

**TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD  
REGULAR MEETING  
WEDNESDAY NOVEMBER 16, 10:00 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA**

<https://us06web.zoom.us/j/85227058722?pwd=OWpYd0txKzdGOU5nQkxlRXBuSXk5UT09>

Zoom participation in public meetings is being offered as a courtesy, however technical difficulties can happen and the Town bears no responsibility for issues that could prevent individuals from participating remotely. Physical presence in Council chambers is recommended for those wishing to make public comments or participate in public hearings

	<b>Time</b>	<b>Min.</b>	<b>Presenter</b>	<b>Type</b>	
<b>1.</b>	10:00		Chair		Call to Order
<b>2.</b>	10:00	30	Ward	Work Session	Discussion regarding a Conceptual Work Session for Lot 166AR2-10 to develop a new Single-Family residence, pursuant to CDC sections 17.4.11.
<b>3.</b>	10:30	30	Ward	Work Session	Discussion regarding a Conceptual Work Session for Lot 165, Unit 4 to develop a new Single-Family residence, pursuant to CDC sections 17.4.11.
<b>4.</b>	11:00		Chair		Adjourn



AGENDA ITEM 2  
**PLANNING & DEVELOPMENT SERVICE**  
**PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

---

**TO:** Mountain Village Design Review Board  
**FROM:** Amy Ward, Community Development Director  
**FOR:** Design Review Board Regular Meeting, November 16, 2022  
**DATE:** November 11, 2022  
**RE:** Discussion regarding a Conceptual Work Session for Lot 166AR2-10 to develop a new Single-Family residence, pursuant to CDC sections 17.4.11.

### Work Session Overview

#### **PROJECT GEOGRAPHY**

**Legal Description:** A REPLAT OF LOT 166 AR2 10 TELLURIDE MTN VILLAGE ACC TO THE REPL OF LOTS 166AR OSP51 AND OSP166 TO LOTS 116AR2 1 THRU 166AR2 15 PARCEL A OSP51A OSP51B AND OS166R REC 4 4 03 IN PL BK 1 PG 3116 TOGETHER WITH THOSE RTS FOR EASEMENT AGREEMENT FOR UTILITY AT 356307 AND EASEMENT AGREEMENT FOR DRIVEWAY AT 356308 AND EASEMENT AGREEMENT FOR SLOPE EASEMENT FOR BERM AT 356309 UNDER THE NAME AND STYLE OF DRIVEWAY AND UTILITY EASEMENT MODIFICATION REC NO. 434639 9/23/14 .524 AC

(this area left intentionally blank)

**Address:** 10 Stonegate Drive  
**Applicant/Agent:** Jack Wesson, Jack Wesson Architects  
**Owner:** Shavano Investments LLC  
**Zoning:** Single-Family  
**Existing Use:** Vacant  
**Proposed Use:** Single Family Home

**Lot Size:** 0.524 Acres

**Adjacent Land Uses:**

- **North:** Single-Family
- **South:** Open space
- **East:** Single-Family
- **West:** Open space

**ATTACHMENTS**

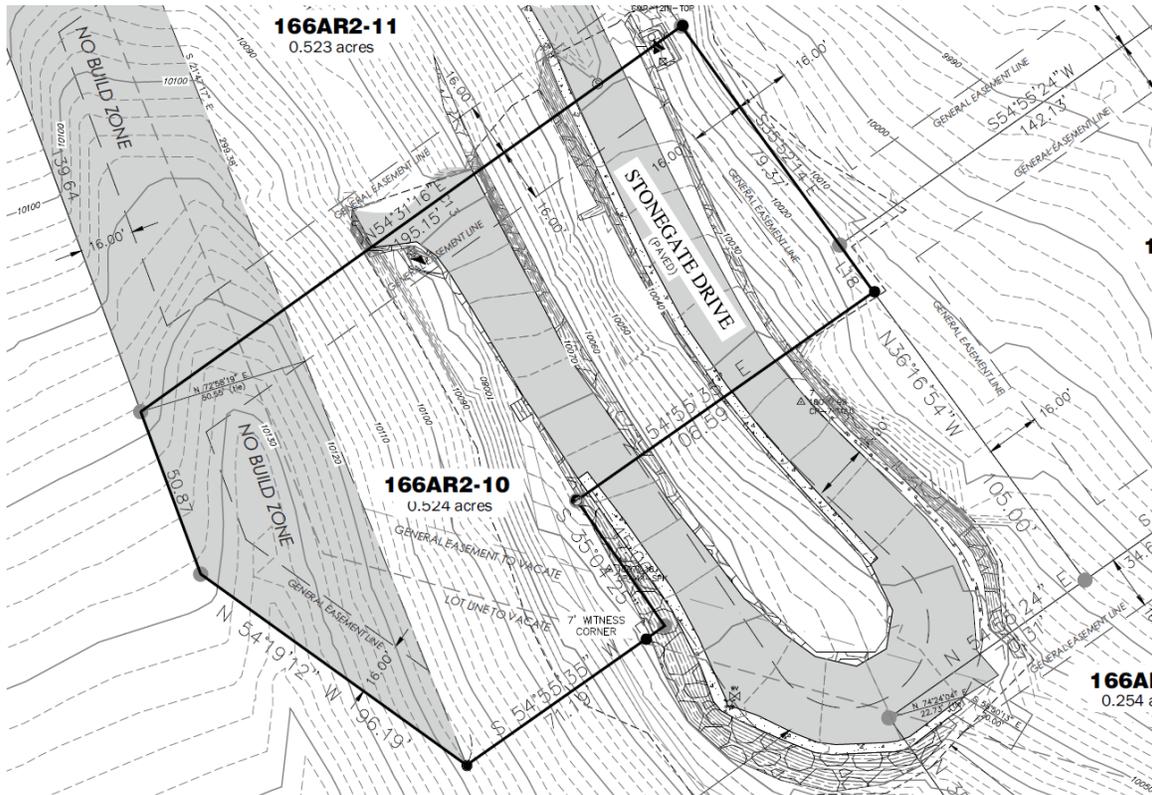
- Exhibit A: Plan Set



**Case Summary:**

Jack Wesson (Applicant), working on behalf of the Shavano Investments LLC (Owner), has requested a work session with the Design Review Board to discuss a proposed single family home to be located at Lot 166AR2-10 (Stonegate). The applicant has provided some conceptual architectural designs for the proposed home and as part of the work session would like to discuss plans for the development of the Lot. The proposed design includes various options for additional structure to accommodate parking that sits across the Stonegate road from the home site. The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues, and possible solutions. Because the plans are so conceptual in nature at this point, Staff has not conducted a design review of the project in relation to the intent and standards of the Design Regulations of the CDC.

**Existing Conditions:** Stonegate is a development along the Stonegate Rd. off of San Joaquin Rd. It consists of 15 lots, approximately half of which are built or currently under construction. The development is on a very steep hillside and the Stonegate road makes a switchback turn just before it reaches #10. The configuration of the lot is complex. Looking at the existing condition survey, you'll see that stonegate drive actually traverses the lot twice, see below:



Additionally there is a large no-build zone to the west of the lot.

**Design Review:**

The focus of this work session is largely to discuss the DRB’s thoughts on the various parking options. The applicant has shown (8) different options for a retained structure to the east of Stonegate drive, but still within the property lines, that could accommodate the two required exterior parking spaces. An alternative to building such a structure would be for the applicant to request and the DRB to grant a design variation waiving the requirement for those two spaces.

Additionally, the applicant has provided some sketch drawing elevations of the proposed home design. The structure is tall and narrow, stepping up the hillside with a total of five levels. It appears that the home is meeting maximum height requirements.

**Fire Safety:**

Although not a specific request of the applicant, staff has some concerns about this property as it relates to fire safety and would like to understand better how the applicant plans to accommodate a fire truck turn-around or otherwise provide a way to access the structure with hoses in case of fire.

**RECOMMENDATION**

A conceptual work session is a process that allows for the DRB to provide an informal, non-binding review of a conceptual development proposal. The DRB shall evaluate a proposed concept based on the applicable criteria for decision in the future. Any comments or general direction given by the DRB shall not be considered binding or represent any warranties or guarantees of approval of any kind. No formal action is taken by the DRB on conceptual work sessions.

Staff recommends the DRB review and evaluate the proposed concept plans based on the applicable criteria for decision for the future development application and provide non-binding feedback and direction to the applicant regarding the design and proposed density.

/AW





## DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES  
 455 Mountain Village Blvd. Suite A  
 Mountain Village, CO 81435  
 970-728-1392  
 970-728-4342 Fax  
 cd@mntvillage.org

DESIGN REVIEW PROCESS APPLICATION		
<b>APPLICANT INFORMATION</b>		
Name: Jack Wesson		E-mail Address: jwesson@me.com
Mailing Address: POB 2051		Phone: 9705191551
City: Telluride	State: CO	Zip Code: 81435
Mountain Village Business License Number: 10567		
<b>PROPERTY INFORMATION</b>		
Physical Address: 10 Stonegate Drive		Acreage: .524
Zone District: Single Family	Zoning Designations: Single Family	Density Assigned to the Lot or Site: 4 people- 1 home
Legal Description: Lot 166AR2-10		
Existing Land Uses: Vacant		
Proposed Land Uses: Single Family Home		
<b>OWNER INFORMATION</b>		
Property Owner: Shavano Investments LLC		E-mail Address: lorrie@residetelluride.com
Mailing Address: POB 3352		Phone: 970 729 1783
City: Telluride	State: CO	Zip Code: 81435
<b>DESCRIPTION OF REQUEST</b>		



# DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-728-1392  
970-728-4342 Fax  
cd@mtnvillage.org

**OWNER/APPLICANT  
ACKNOWLEDGEMENT  
OF RESPONSIBILITIES**

I, Corrie Denesik, the owner of Lot AC 166-10 (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Shaena Investments LLC 8/16/22  
Signature of Owner Date

by Corrie Denesik Manager 8/16/22  
Signature of Applicant/Agent Date  
Jack Wesson Jack Wesson Architects inc 8/16/22

**OFFICE USE ONLY**

Fee Paid:

By:

Planner:



# DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-728-1392  
970-728-4342 Fax  
cd@mtnvillage.org

## OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent name) Lorrie Denesik  
of (agent's business name) Shavano Investments LLC to be and to act as my designated  
Jack Wesson Architects representative and represent the development application through all aspects of the development review  
process with the Town of Mountain Village.

Lorrie Denesik

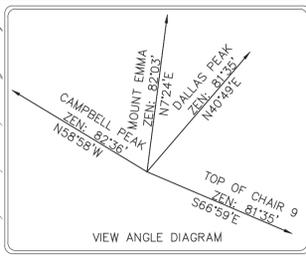
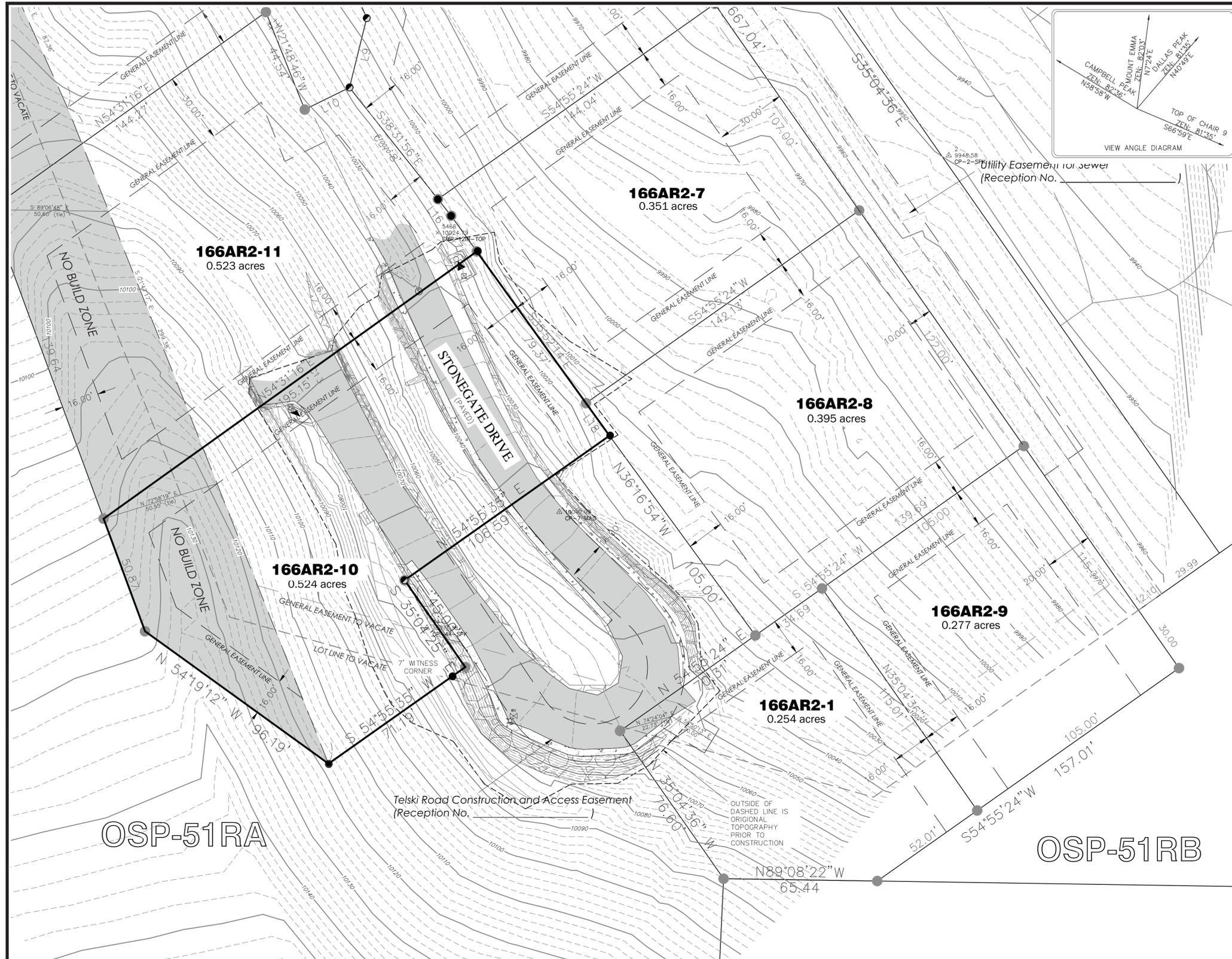
(Signature)

8/10/22

(Date)

Lorrie Denesik

(Printed name)



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.93	N35°04'36"W
L2	1.62	S15°29'17"E
L3	23.57	S32°56'14"E
L4	17.41	S32°56'14"E
L5	32.50	S21°48'46"E
L6	18.91	S56°12'16"E
L7	13.75	S56°12'16"E
L8	14.26	S23°23'38"E
L9	30.33	N14°01'14"E
L10	21.22	N63°50'12"E
L11	7.60	S32°56'14"E
L12	29.93	S32°56'14"E
L13	14.77	S15°29'17"E
L14	2.04	S35°04'36"E
L15	9.02	S38°31'56"E
L17	18.64	S33°52'14"E
L18	17.02	S35°52'14"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	27.27	260.88	439.37	187.93	N89°38'24"E
C2	27.24	260.88	439.36	187.92	N89°38'24"E
C3	40.77	288.00	1137.28	287.28	N89°38'24"E
C4	40.74	288.00	1137.27	287.27	N89°38'24"E
C5	33.50	110.00	174.56	54.44	S33°
C6	33.50	110.00	174.56	54.44	S33°
C7	33.50	110.00	174.56	54.44	S33°
C8	33.50	110.00	174.56	54.44	S33°
C9	33.50	110.00	174.56	54.44	S33°
C10	33.50	110.00	174.56	54.44	S33°

- LEGEND**
- ROCK RETAINING WALL
  - GUARD RAIL
  - GENERAL EASEMENT LINE
  - GENERAL EASEMENT TO BE VACATED
  - LOT LINE TO BE VACATED
  - SET REBAR AND ALUMINUM CAP, LS 36577
  - PROPERTY CORNER
  - FOUND REBAR AND ALUMINUM CAP, LS 28652
  - FOUND REBAR AND ALUMINUM CAP, LS 36577
  - CABLE PEDISTAL
  - TELEPHONE PEDISTAL
  - TRANSFORMER
  - FIRE HYDRANT
  - WATER VALVE
  - SEWER MAN HOLE
  - INDICATES NO BUILD ZONE.
  - INDICATES UTILITY EASEMENT.

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

- NOTES:**
- Vertical datum is based on CP-7, having an elevation of 10042.98 feet, as depicted.
  - Fieldwork was performed September 11, 2017.
  - Lineal Units U.S. Survey Feet

**PROPERTY DESCRIPTION:**  
Lot 166AR2-10, Mountain Village. According to the Plat Recorded December 08, 2004 in Plat Book 1 at page 3116.  
County of San Miguel,  
State of Colorado.

**SURVEYOR'S CERTIFICATE:**  
I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of a portion of Tract 5, Gracies Sky Mountain Ranch (Amended) was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

*Christopher R. Kennedy*  
Christopher R. Kennedy, P.L.S. 36577  
09/15/2017



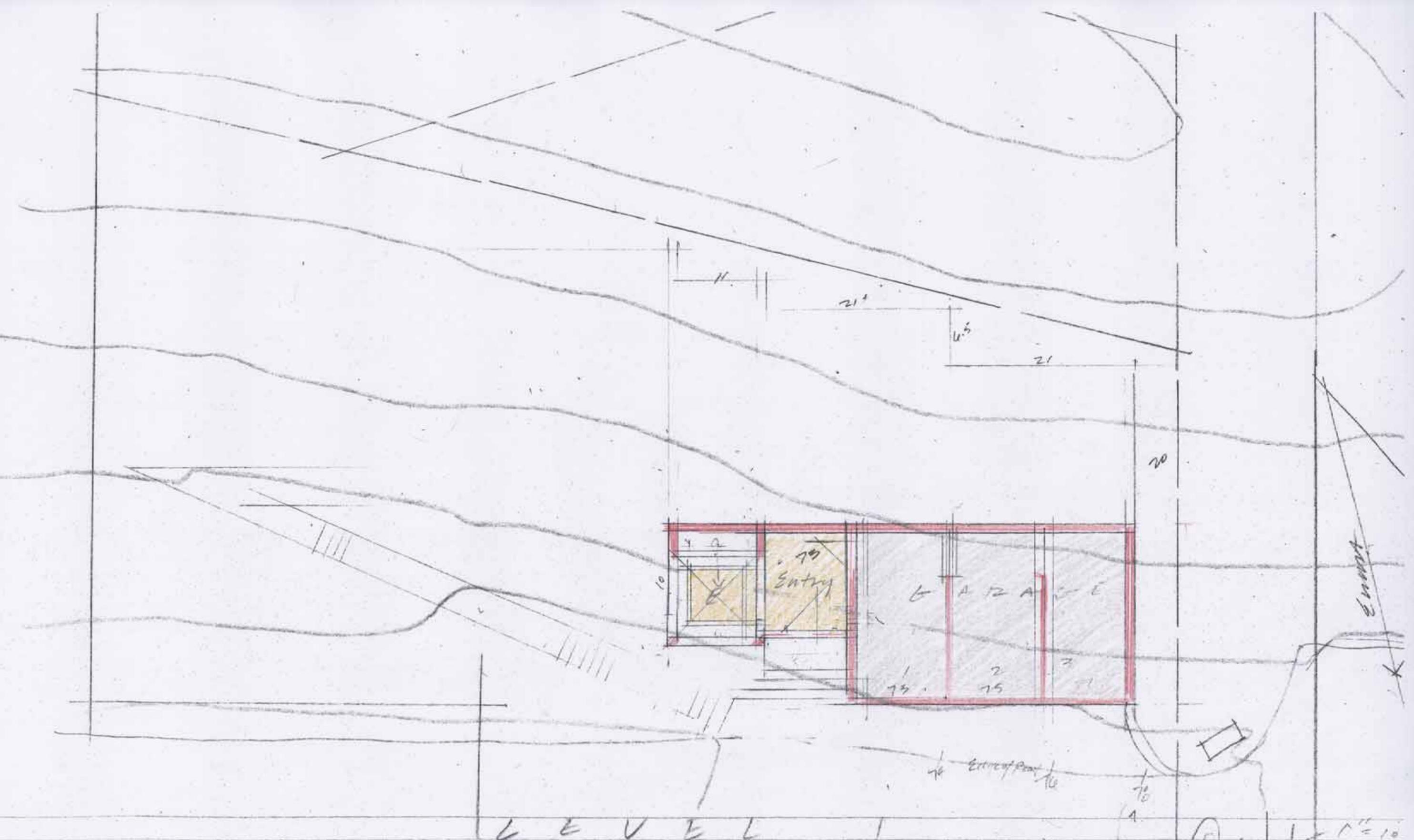
**TOPOGRAPHIC SURVEY**  
**LOT 166AR2-10, MOUNTAIN VILLAGE**

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

DATE:	9/14/2017
JOB:	02005
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1







Stargate

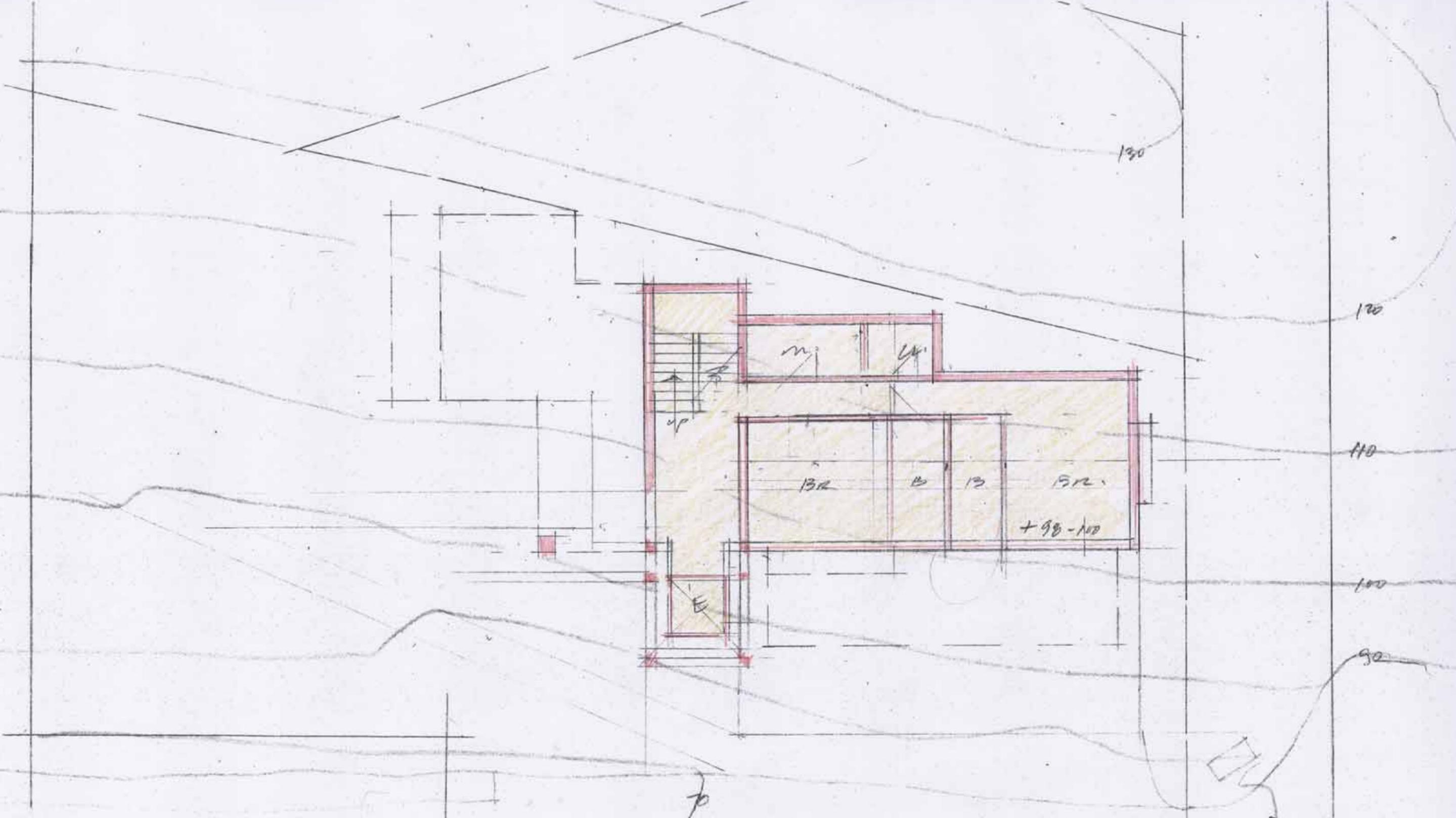
LEVEL 10

1.2.22

John Wayne Architects

1" = 10'



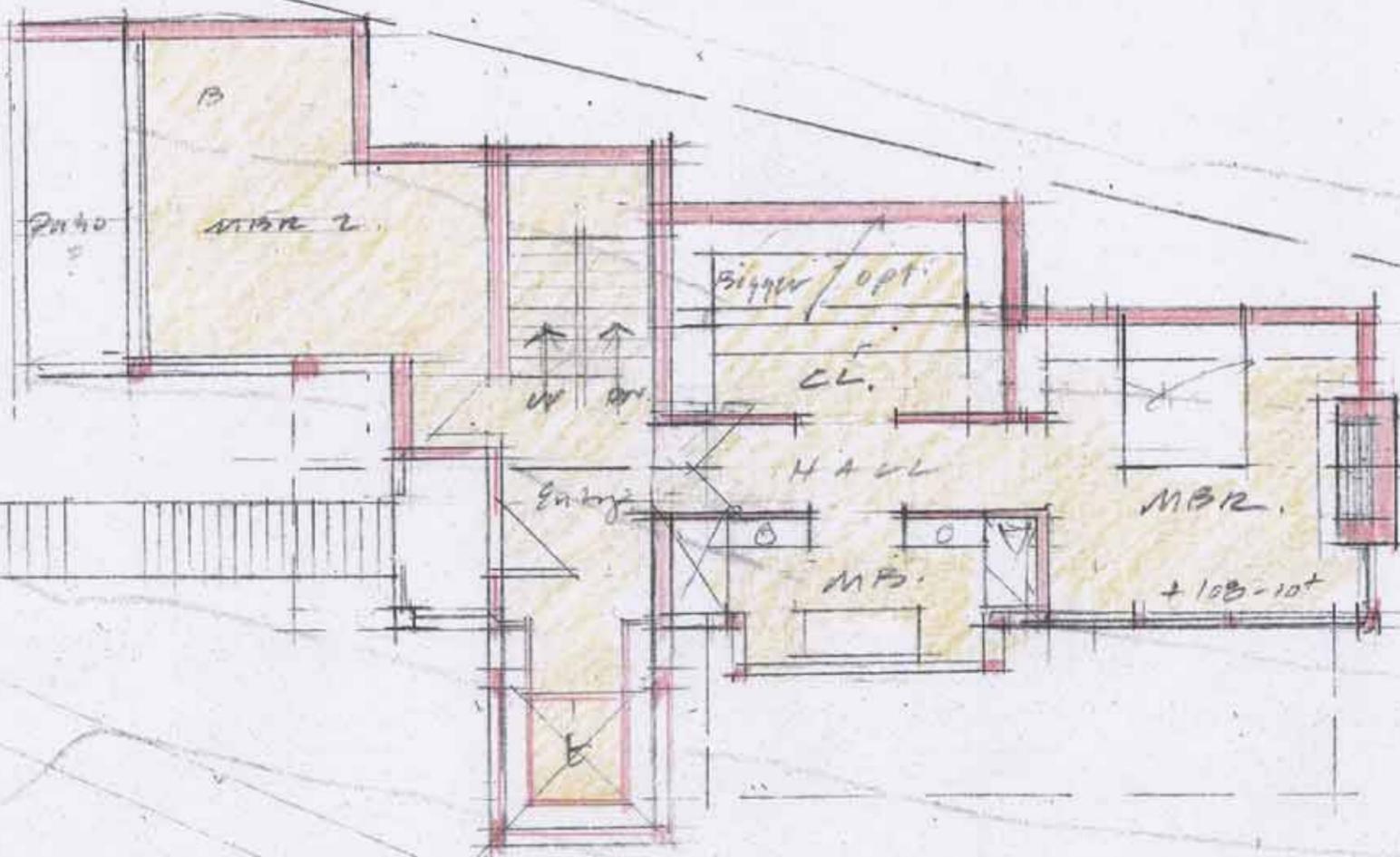


Stonegate

LEVEL 3  
10

1.2.22

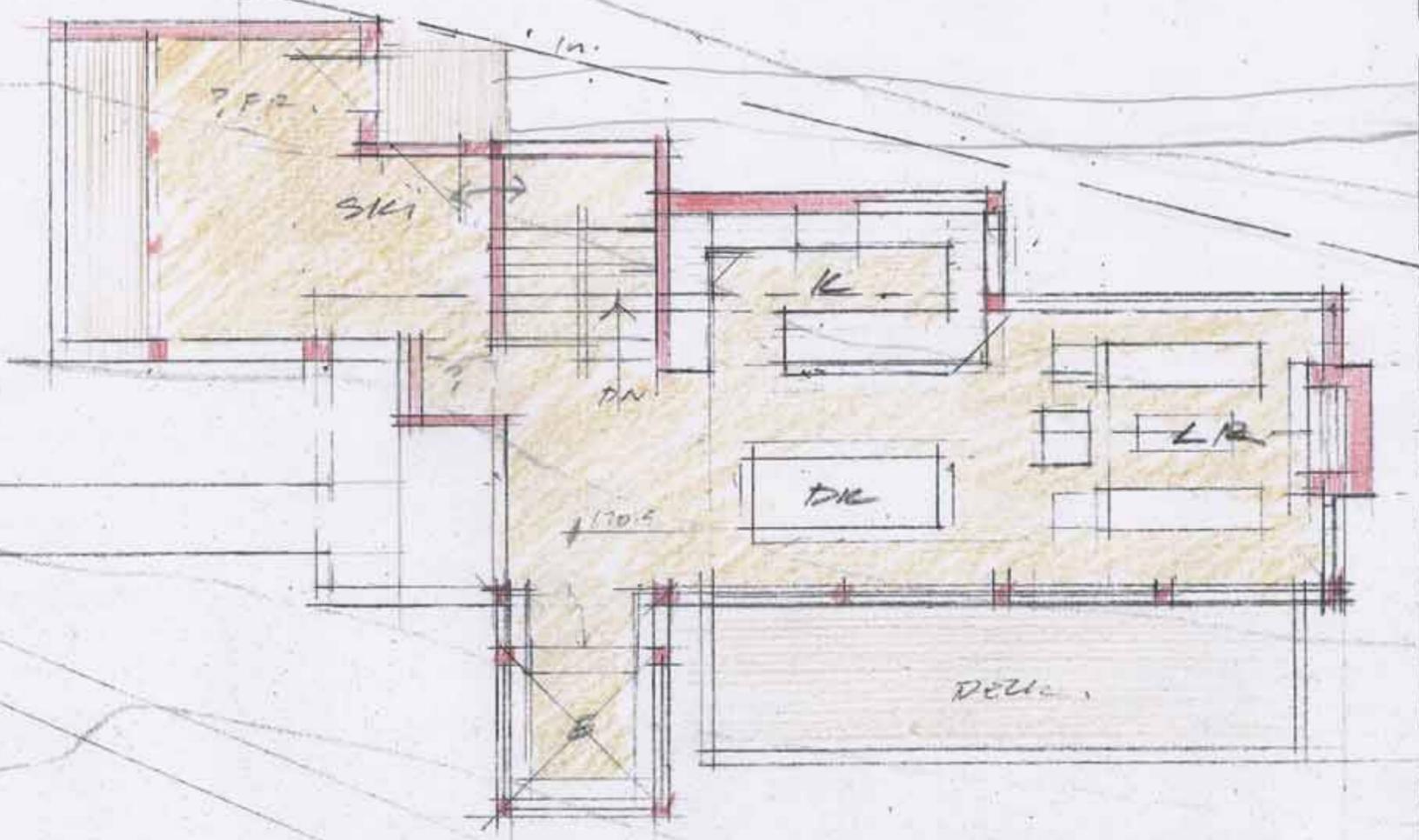
John Wilson Architects



Stonegate

LEVEL 4  
10 1.2.22

Jonathan Chalkin



L E V E L 5

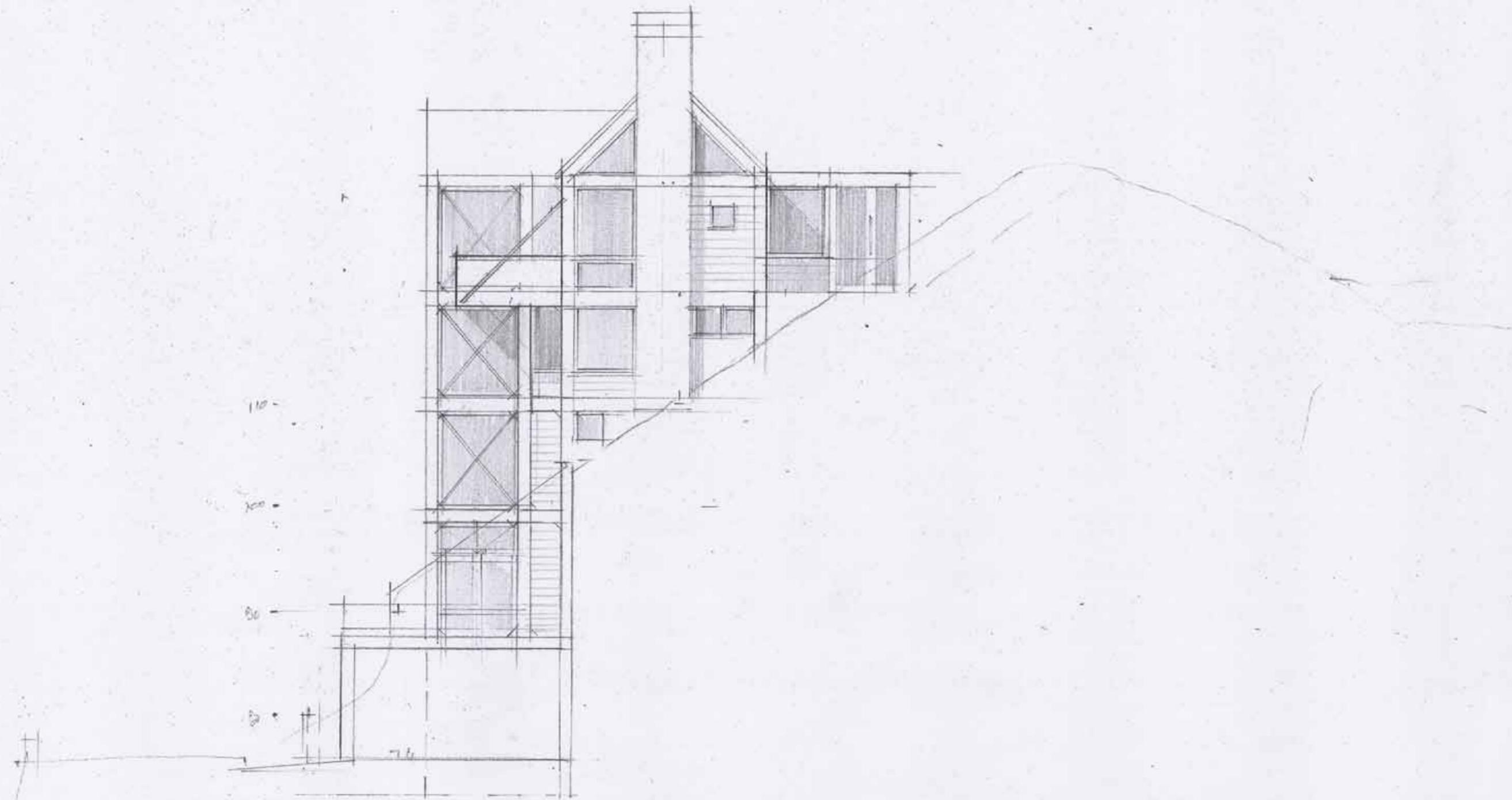
alt. 12015

Sydneygata

10

1:2:22

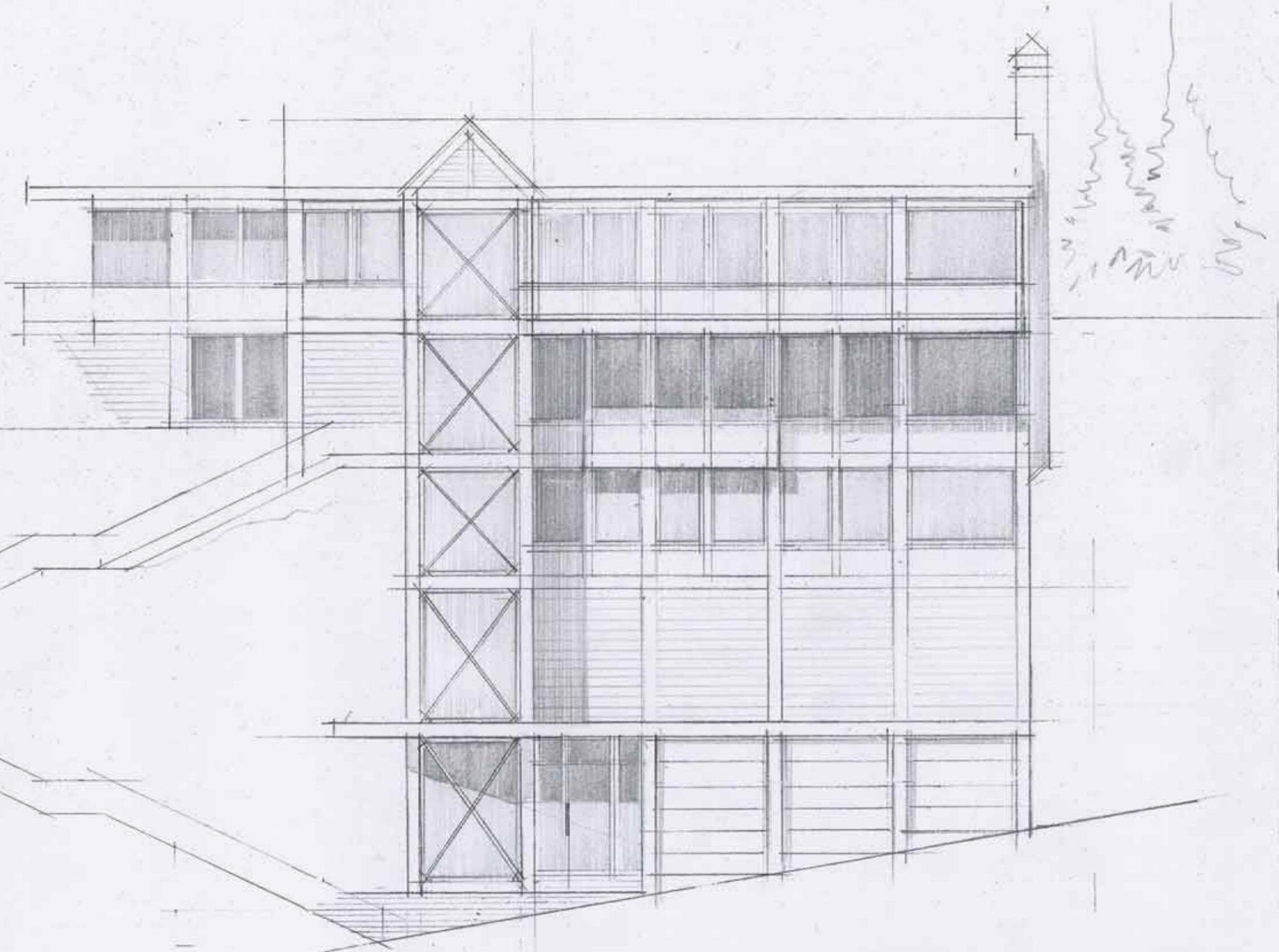
John & Emma Architects



Freight NORTH  
10 1.2.22

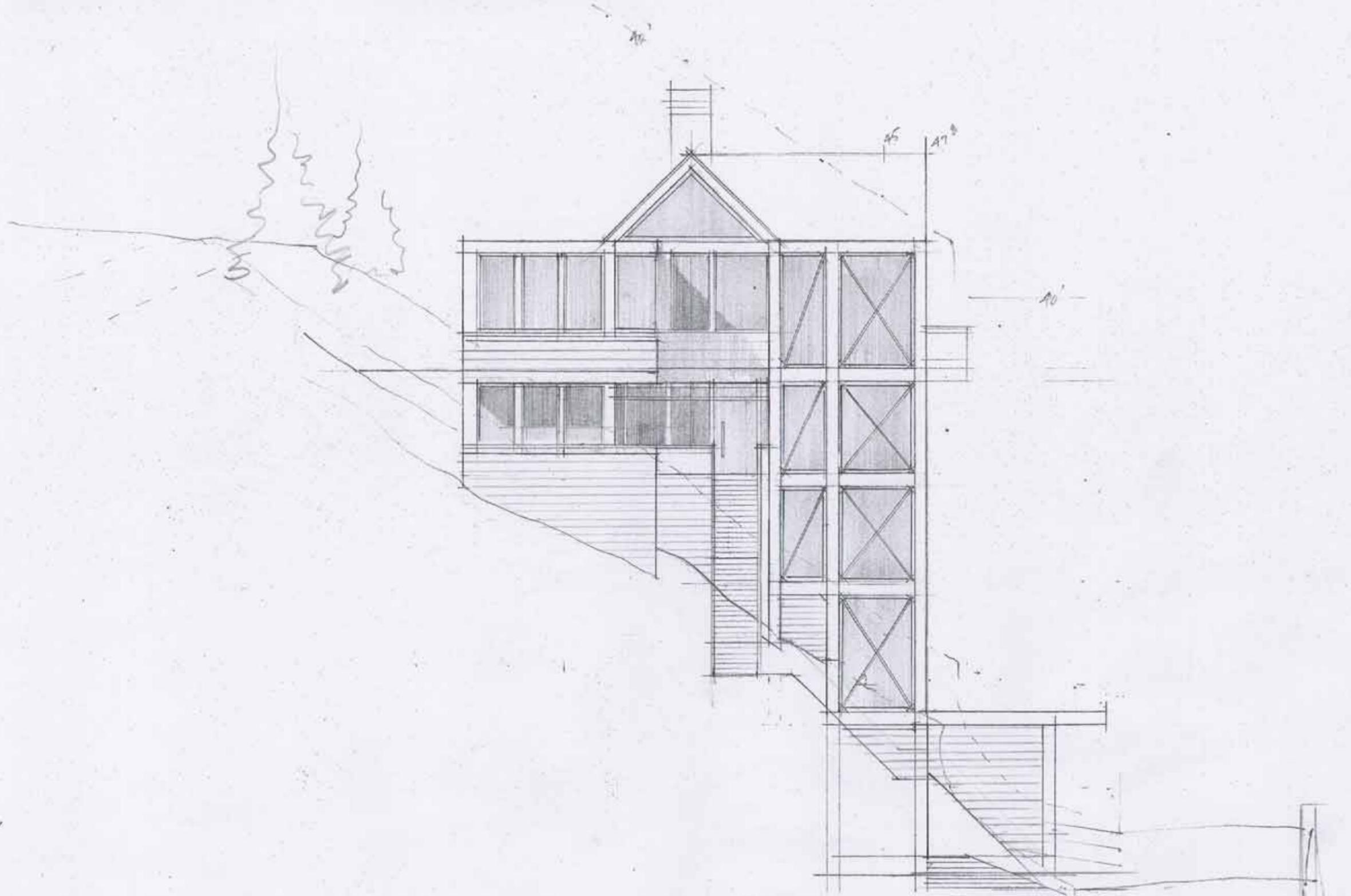
Jordan & Co Architects 1" = 10'

*Handwritten notes on the left side of the drawing, including "2nd floor" and "3rd floor" with arrows pointing to the respective levels of the building.*



*Handwritten notes on the right side of the drawing, including "3rd floor" and "2nd floor" with arrows pointing to the respective levels of the building.*

STONEGATE E X G +  
10 1/2 22 John Wynn Architects 1" = 10'



Stoneygate 10

S O U T H  
1.2.22

Jack Nelson Architects 1" = 10'



**TO:** Mountain Village Design Review Board

**FROM:** Amy Ward, Community Development Director

**FOR:** Design Review Board Regular Meeting, November 16, 2022

**DATE:** November 11, 2022

**RE:** Discussion regarding a Conceptual Work Session for Lot 165, Unit 4 to develop a new Single-Family residence, pursuant to CDC sections 17.4.11.

## Work Session Overview

### PROJECT GEOGRAPHY

**Legal Description:** UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 370697

**Address:** 140 Cortina Drive

**Applicant/Agent:** Kristine Perpar, Shift Architects

**Owner:** Chalets at Cortina LLC

**Zoning:** Multi-Family

**Existing Use:** Vacant

**Proposed Use:** Detached  
Condominium

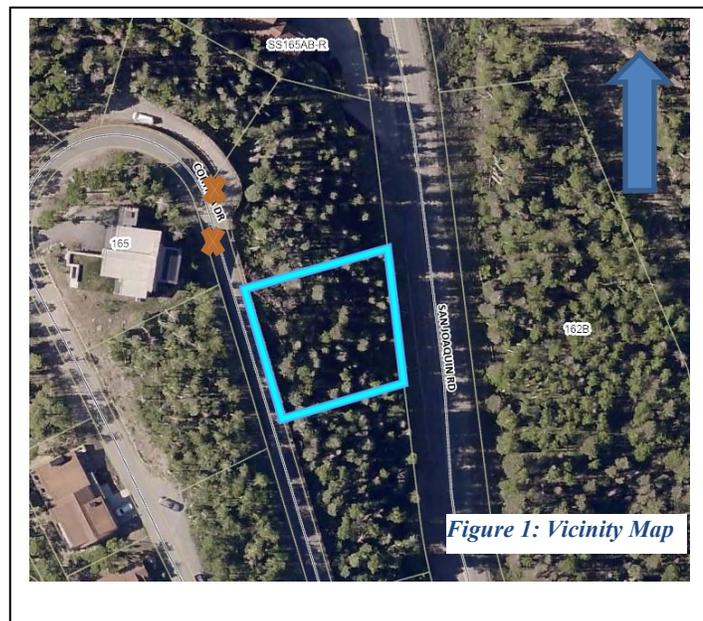
**Lot Size:** 0.30 Acres

**Adjacent Land Uses:**

- **North:** Multi-Family
- **South:** Multi-Family
- **East:** Single Family
- **West:** Multi-Family

### ATTACHMENTS

- Exhibit A: Plan Set



*Figure 1: Vicinity Map*

**Case Summary:**

Kristine Perpar (Applicant), working on behalf of the Chalets at Cortina LLC (Owner), has requested a work session with the Design Review Board to discuss a proposed Detached Condominium to be located at Lot 165 (Cortina), Unit 4. The applicant has provided conceptual architectural designs for the proposed home and as part of the work session would like to discuss plans for the development of the Unit. The proposed design has necessitated a request for a Variance to the provisions of the CDC for Maximum Building Height with the request at approximately 21 feet over the allowed height. The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues, and possible solutions. Staff has conducted a cursory review of the project in relation to the intent and standards of the Design Regulations of the CDC.

**History and Existing Conditions:** The Cortina Land Condominiums (Cortina) is along San Joaquin Road between the existing Cassidy Ridge and Winterleaf developments. When approved, a total of 22 Condominium Units and 3 Parcels (A, B and C) originally designated as a General Common Element of the land condos were approved by the Town. Subsequent to the creation of the common interest community, Units 18 and 19 were replatted into Unit 18R to allow for the development of a multi-family project on Units 17, 18R, 20, and Parcel A (later identified as Unit 23). The remainder of the Lots within Cortina are designated for single-family detached homes. A large number of the Units within Cortina face topographical issues such as steep forested slopes with difficult access.

Unit 4 is located between Cortina Drive and San Joaquin Rd. It is a steeply sloped and extensively forested site. The applicant is proposing to access the property directly from Cortina Drive.

**Design Review:**

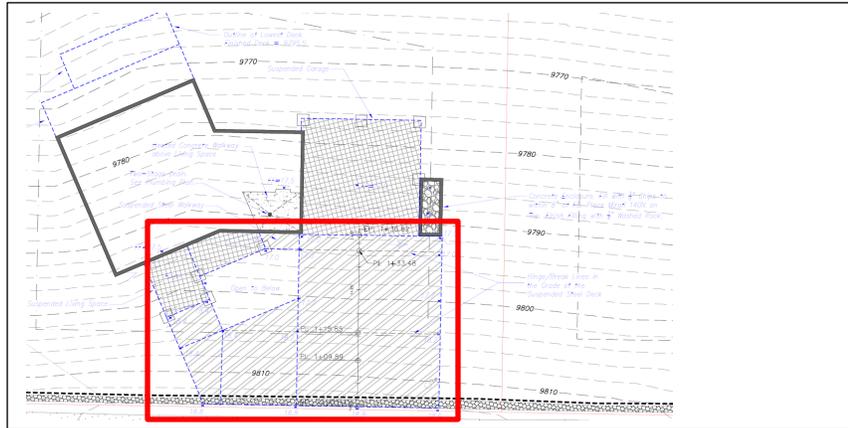
The focus of this work session is largely to discuss the DRB's comfort with the proposed variance request, as this variance determines the architectural design of the home. With that, staff will provide some minor information related to the design review portion of the request. The applicant has provided initial design concepts within the plan sets generally addressing things such as site context and constraints, specific building designs, massing, and parking. The material palette consists of telluride stone in a square cut random installation, vertical pine wood cladding, metal panel cladding. The roof form is a combination of low angle shed roofs in standing seam metal.

As briefly discussed above, there are geographical constraints, namely the steepness of the lot. The applicants have indicated that the steepness of the site has driven the design of the home and has necessitated a variance to the CDC maximum building height provisions. The design theme of the home appears to fit well with existing homes within Cortina as well as with the contemporary Mountain Modern style of wood siding, metal accents, and the prominent use of stone. Generally speaking, the Mountain Village has seen an increased number of new homes requesting shed roof forms given the contemporary architectural trends, but it should be noted that the use of shed roof forms in the Mountain Village results a maximum height allowance that is 5 feet less than a home with a gabled roof form and therefore increases the variance request for Unit 4.

Staff will give a high-level review of the proposed designs below for DRB discussion. The proposed shed roof form design for Unit 4 is viewed as a single-story home from Cortina Drive (page G1.0). The majority of the massing of the home is seen from the north elevation (page A4.2), but the difference in apparent scale between the two elevations

demonstrates the slope of the site. In order to accommodate this slope, the applicant attempts to step the home down the site.

Because the applicant is proposing to take access from Cortina Drive, a suspended steel deck is proposed to bridge the gap from Cortina to the building edge. This is shown below in the provided elevation (page A2.4).



Although the plans are still at a work session level, it does appear that there will be Setback encroachments as part of this request. Note, that the Cortina units do not have a General Easement and rather relies on building setbacks established as part of the subdivision. The CDC intends that the setbacks are to be maintained in the same manner as the GE.

The site plan for Unit 4 identifies the following encroachments:

1. A portion of the suspended steel bridge (driveway access)
2. A portion of the concrete enclosure that supports the suspended garage

As the plans are still in conceptual format, there could be additional encroachments. The DRB should discuss these proposed encroachments and determine if these encroachments are appropriate.

### **Construction Mitigation**

One additional consideration that should be discussed at this time is construction mitigation. Though a formal construction mitigation plan has not yet been submitted, given the constraints of the site, the building of this home is sure to present some challenges. The owner of this unit also owns Unit 3. Access to the lot from the downhill side seems necessary to construct. See the image below of Units 3 and 4:



The red rectangle indicates a retaining wall between the units and San Joaquin Rd. In order to access Unit 4 from below, you would likely have to enter off of Unit 3. Staff has concerns regarding potential traffic impact on San Joaquin Rd. as well as the necessity to revegetate any impacts on Unit 3, including potentially needing to replace trees removed for access. Staff asks that the applicant speak more to the plan for construction mitigation at the work session and that DRB give meaningful feedback as to potential solutions.

**Variance Request:**

The applicant has requested a Variance to the Maximum Building Height requirements. As proposed within the provided plans, the applicant is requesting a max building height of 56.13’.

While staff does believe a variance request may be appropriate given the steepness of the Unit, there are concerns related to the magnitude of the request. It may be preferable to alter roof lines in a way that reduces the overall variance request. The decision to utilize a shed roof form for Unit 4 has decreased the overall height allowance that would be granted if the home had a gabled roof form.

Recently, the board reviewed a variance request of 56’ 4” (21’ 4” over allowable) at Lot 165-6 (Cortina 6), which was ultimately withdrawn by the applicant due to feedback received from the board. Unit 6 faced similar site constraints as Unit 4. It should be noted that the proposal for Unit 4 is more modest in scale than that which was proposed for Unit 6, site coverage has not been maximized with this current proposal. It will be very important to give clear guidance to the applicant regarding this request as the current design of the home cannot be accomplished without this request being ultimately recommended by DRB and approved by Town Council. If the DRB determines that the request is appropriate, then the applicant intends to proceed with the request.

**RECOMMENDATION**

A conceptual work session is a process that allows for the DRB to provide an informal, non-binding review of a conceptual development proposal. The DRB shall evaluate a proposed concept based on the applicable criteria for decision in the future. Any comments or general direction given by the DRB shall not be considered binding or

represent any warranties or guarantees of approval of any kind. No formal action is taken by the DRB on conceptual work sessions.

Staff recommends the DRB review and evaluate the proposed concept plans based on the applicable criteria for decision for the future development application and provide non-binding feedback and direction to the applicant regarding the design and proposed density.

/AW



Search...

Parcel Details: 477903405006

I want to...

Tools

Description

[Return to wizard](#)

Primary Owner Mailing Address  
CHALETS AT CORTINA LLC A CO LLC  
3521 N 32ND TER  
HOLLYWOOD FL 330212618

Property Address and City (if assigned)  
140 None MOUNTAIN VILLAGE

Parcel ID 477903405006  
Tax ID R1080050027  
Tax District 108  
Lot Block Sub 165 CORTINA LAND CONDOS

Legal Description  
UNIT 4 CORTINA LAND CONDOMINIUMS ACC  
TO THE MAP OF THE CORTINA LAND  
CONDOMINIUMS A COLORADO COMMON  
INTEREST COMMUNITY LOT 165 TOWN OF  
MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG  
3400 THRU 3401 AND ALSO ACC TO THE  
DECLARATION REC NOV 30 2004 AT REC NUM  
370697

Details





## GENERAL NOTES:

### CONTRACT DOCUMENTS:

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

### ORGANIZATION:

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

### CODE COMPLIANCE:

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

### INTENT:

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

### COORDINATION:

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

### SUBSTITUTIONS:

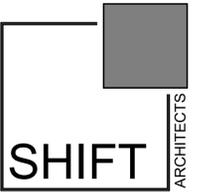
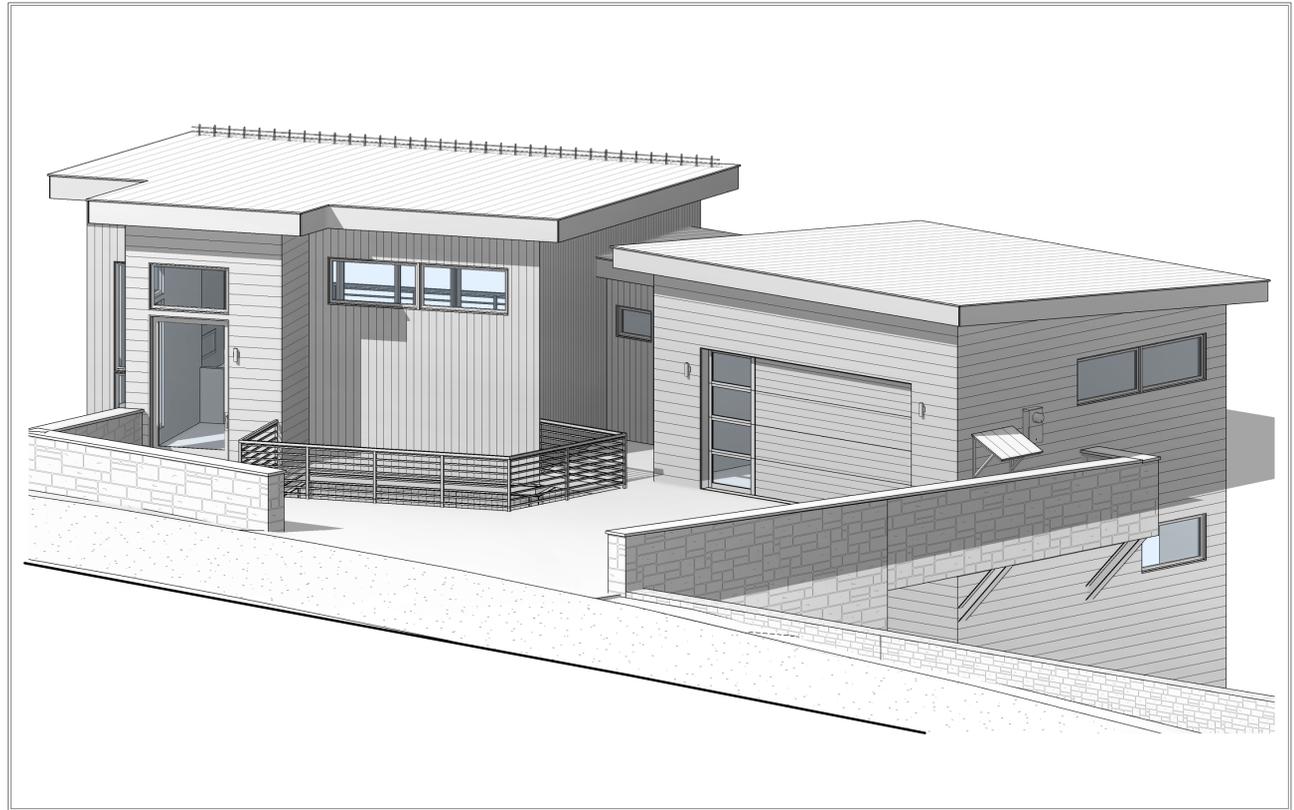
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED.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

### SHOP DRAWINGS:

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

### SAFETY & PROTECTION OF WORK:

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



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

PROJECT ISSUE DATE:  
11.04.22 DRB ALTERNATE  
ELEVATIONS

REVISIONS

NO. DATE DESC.

CORTINA LAND CONDOMINIUMS UNIT 4

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 4, CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST  
COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION  
REC NOV 30 2004 AT REC NUM 370697

## PROJECT CODE INFORMATION

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

## PROJECT INFORMATION

PROPOSED FLOOR AREA:		MAX BUILDING HEIGHT:	
WALKOUT LEVEL	1,981.24 SF	ALLOWABLE	35'-0"
LOWER LEVEL	1,508.43 SF	PROPOSED	56.13'
GROUND LEVEL	1,223.42 SF		
TOTAL FLOOR AREA:	4,713.09 SF	MAX AVERAGE HEIGHT:	
GARAGE	627.97 SF	ALLOWABLE	30'-0"
		PROPOSED	44.56'
TOTAL:	5,341.06 SF		
LOT AREA:	.3074 ACRES (13,390 SF)		
LOT COVERAGE:		PARKING REQUIRED:	3 SPACES PROVIDED (4 REQUIRED) (2 ENCLOSED IN GARAGE) (1 SURFACE SPACE)
ALLOWABLE	(40% MAX) 5,356 SF		
PROPOSED	(23%) 3,030 SF		

SEE SHEET A2.1 FOR 35' PARALLEL OFFSET  
SEE SHEET A2.2 / A2.3 FOR MAXIMUM BUILDING HEIGHT CALCULATIONS

## SHEET INDEX

### GENERAL

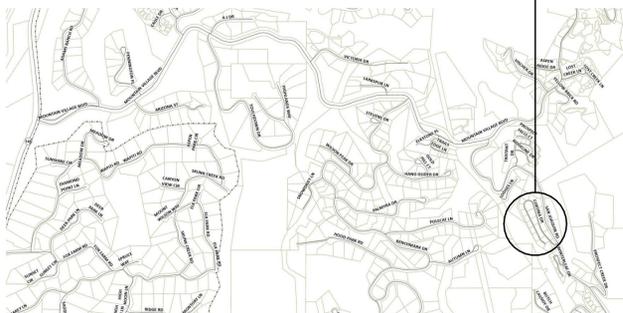
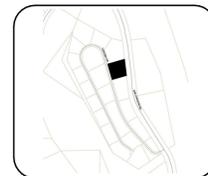
G1.0 COVER SHEET

### ARCHITECTURAL

- A3.1 FLOOR PLAN
- A3.2 FLOOR PLAN
- A3.3 FLOOR PLAN
- A3.4 ROOF PLAN
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR ELEVATIONS
- A4.3 EXTERIOR ELEVATIONS
- A4.4 EXTERIOR ELEVATIONS
- A4.5 EXTERIOR ELEVATIONS
- A4.6 EXTERIOR ELEVATIONS
- A4.7 EXTERIOR ELEVATIONS
- A4.8 PRESENTATION ELEVATIONS
- A8.1 DOOR SCHEDULE
- A8.2 WINDOW SCHEDULE

## VICINITY MAP

SITE LOCATION:  
UNIT 4  
140 CORTINA DRIVE



## PROJECT TEAM

<b>OWNER:</b>	CHALETS AT CORTINA LLC A CO LLC 3521 N 32ND TER HOLLYWOOD, FL 330212618	<b>SURVEYOR:</b>	FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050	<b>MECHANICAL:</b>	HUGHES CONSULTING ENGINEERING, PA DIMITRI MERRILL, P.E. TELLURIDE, CO 81435 P. 970.239.1949 F. 785.842.2492 dimitri@hce-pa.com
<b>ARCHITECT:</b>	SHIFT ARCHITECTS, LLC KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com	<b>CIVIL:</b>	UNCOMPAGRE ENGINEERING LLC DAVID BALLODE P.E. PO BOX 3945 TELLURIDE, CO 81435 P. 970.729.0683 dbalode@msn.com	<b>LANDSCAPING:</b>	SHIFT ARCHITECTS, LLC KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com
<b>GENERAL CONTRACTOR:</b>	HOINS CONSTRUCTION BILL HOINS 137 SOCIETY DRIVE TELLURIDE, CO 81435 P. 970.728.9371 hoinsoffice@gmail.com	<b>STRUCTURAL:</b>	TELLURIDE ENGINEERING JACK GARDNER, P.E. PO BOX 4045 TELLURIDE, CO 81435 P. 970.728.5440 jgardner.pe@gmail.com		

COVER SHEET

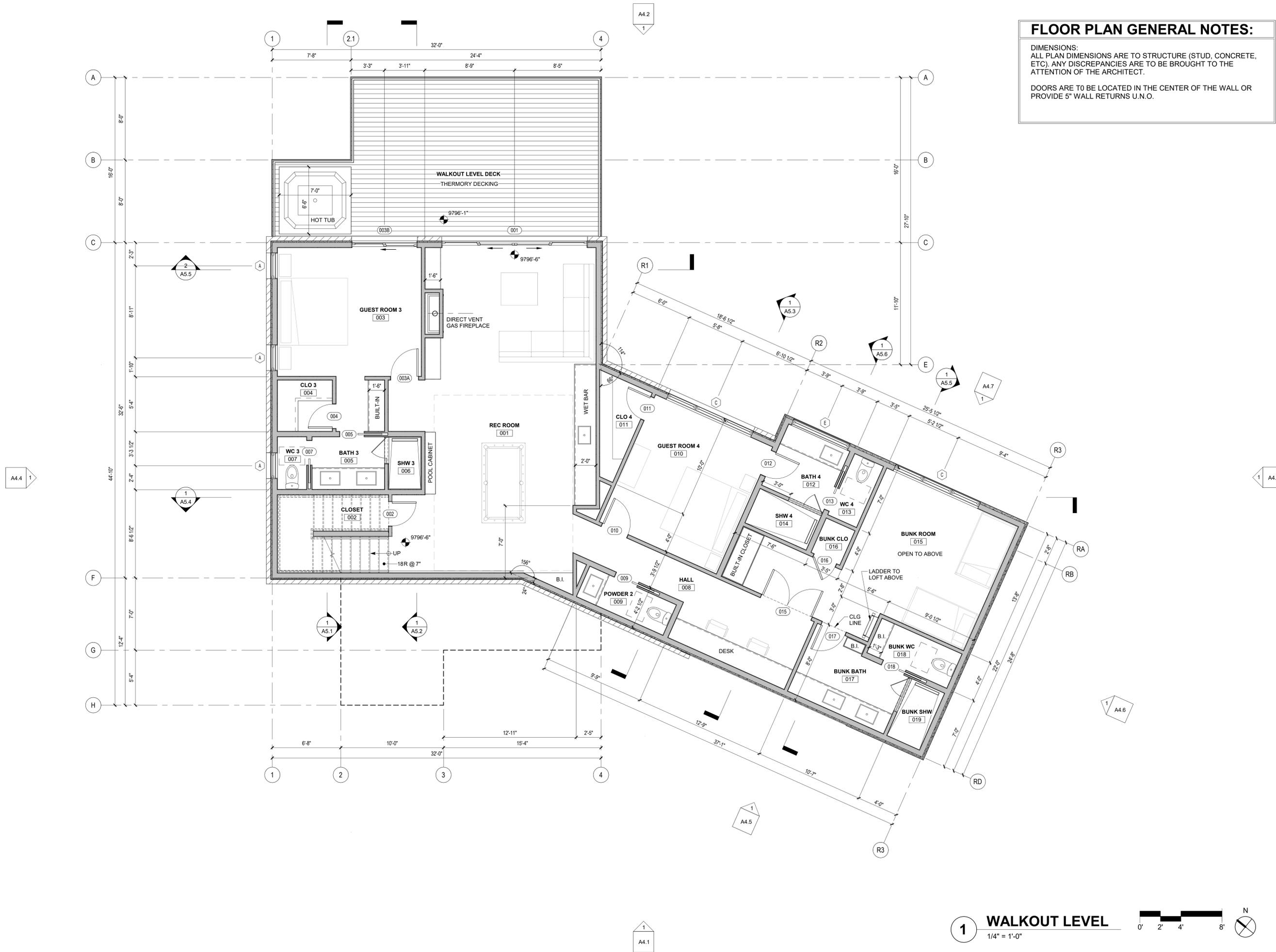
SHEET NUMBER

**G1.0**

11/4/2022 12:12:35 PM

NOT FOR CONSTRUCTION

@shift architects



**FLOOR PLAN GENERAL NOTES:**

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

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

**SHIFT ARCHITECTS**

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

PROJECT ISSUE DATE:  
11.04.22 DRB ALTERNATE ELEVATIONS

REVISIONS  
NO. DATE DESC.

**CORTINA LAND CONDOMINIUMS UNIT 4**

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 370697

FLOOR PLAN

SHEET NUMBER

**A3.1**

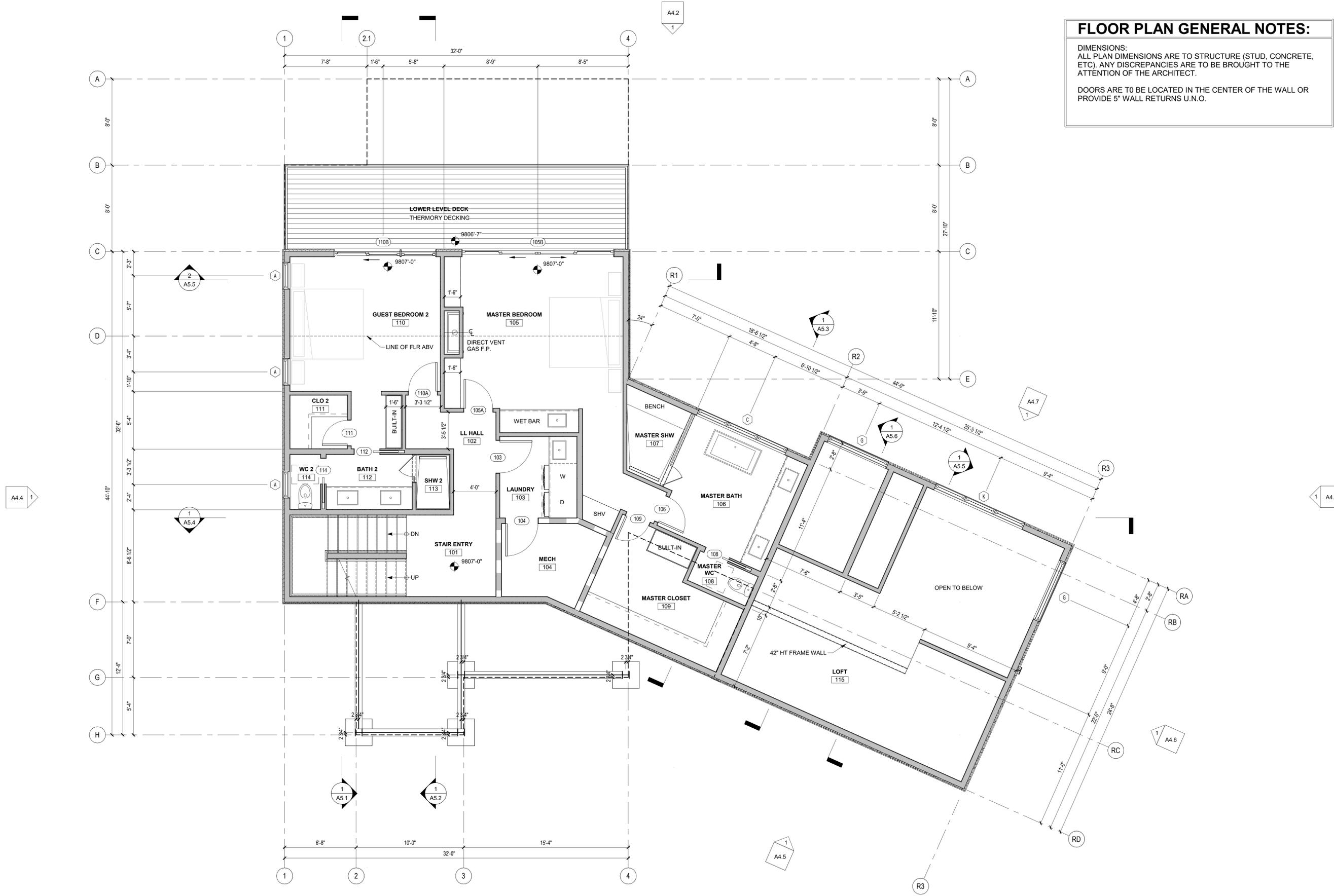
**1 WALKOUT LEVEL**  
1/4" = 1'-0"



NOT FOR CONSTRUCTION

©shift architects

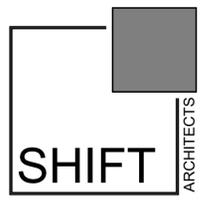
11/4/2022 12:12:36 PM



**FLOOR PLAN GENERAL NOTES:**

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

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



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

PROJECT ISSUE DATE:  
 11.04.22 DRB ALTERNATE ELEVATIONS

REVISIONS  
 NO. DATE DESC.

**CORTINA LAND CONDOMINIUMS UNIT 4**

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
 UNIT 4, CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 370697

FLOOR PLAN

SHEET NUMBER

**A3.2**

**1 LOWER LEVEL**  
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

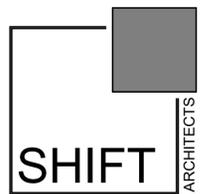
©shift architects

11/4/2022 12:12:37 PM

**FLOOR PLAN GENERAL NOTES:**

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

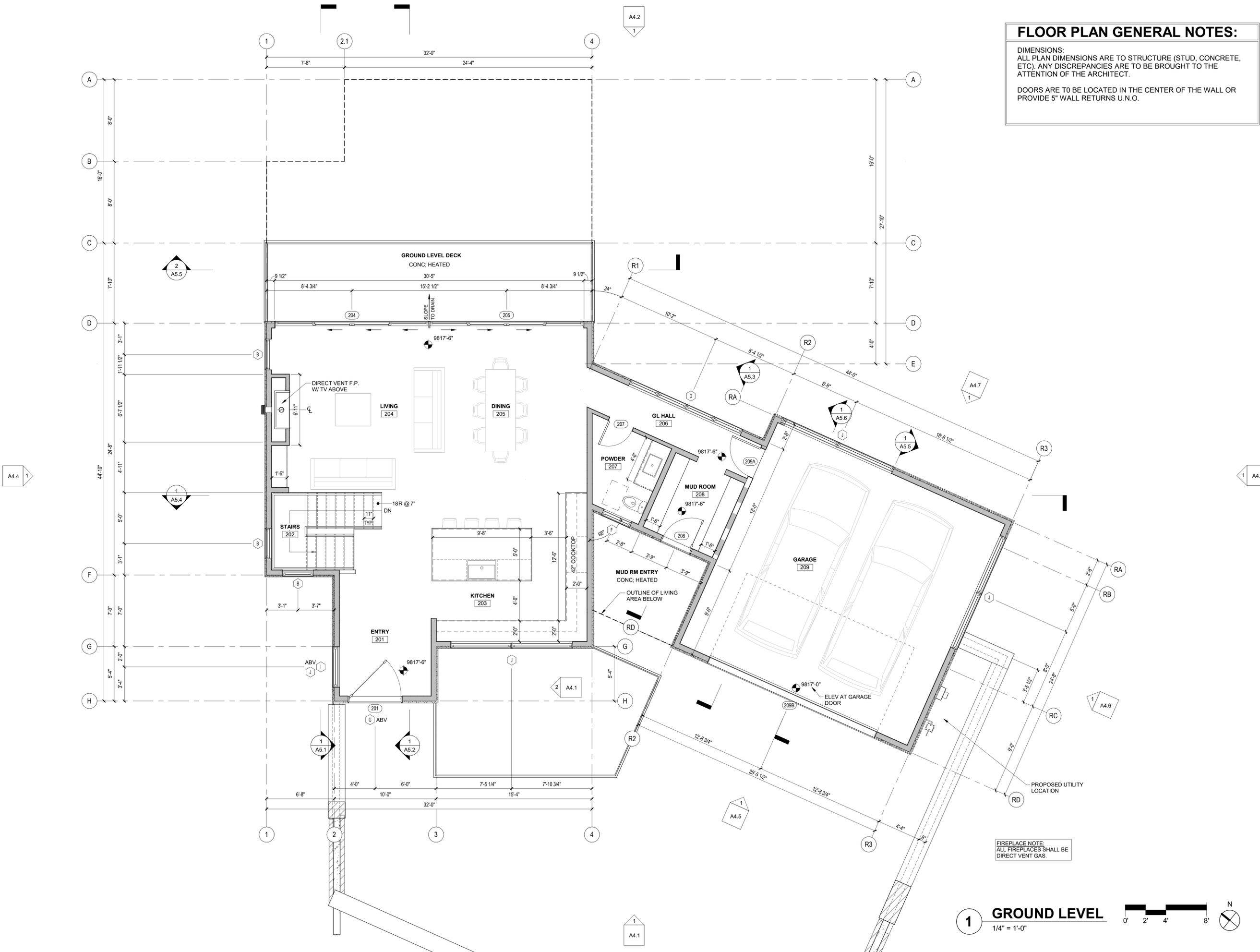
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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

PROJECT ISSUE DATE:  
11.04.22 DRB ALTERNATE  
ELEVATIONS

REVISIONS  
NO. DATE DESC.



**CORTINA LAND CONDOMINIUMS UNIT 4**

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST  
COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION  
REC NOV 30 2004 AT REC NUM 370697

FLOOR PLAN

SHEET NUMBER

**A3.3**

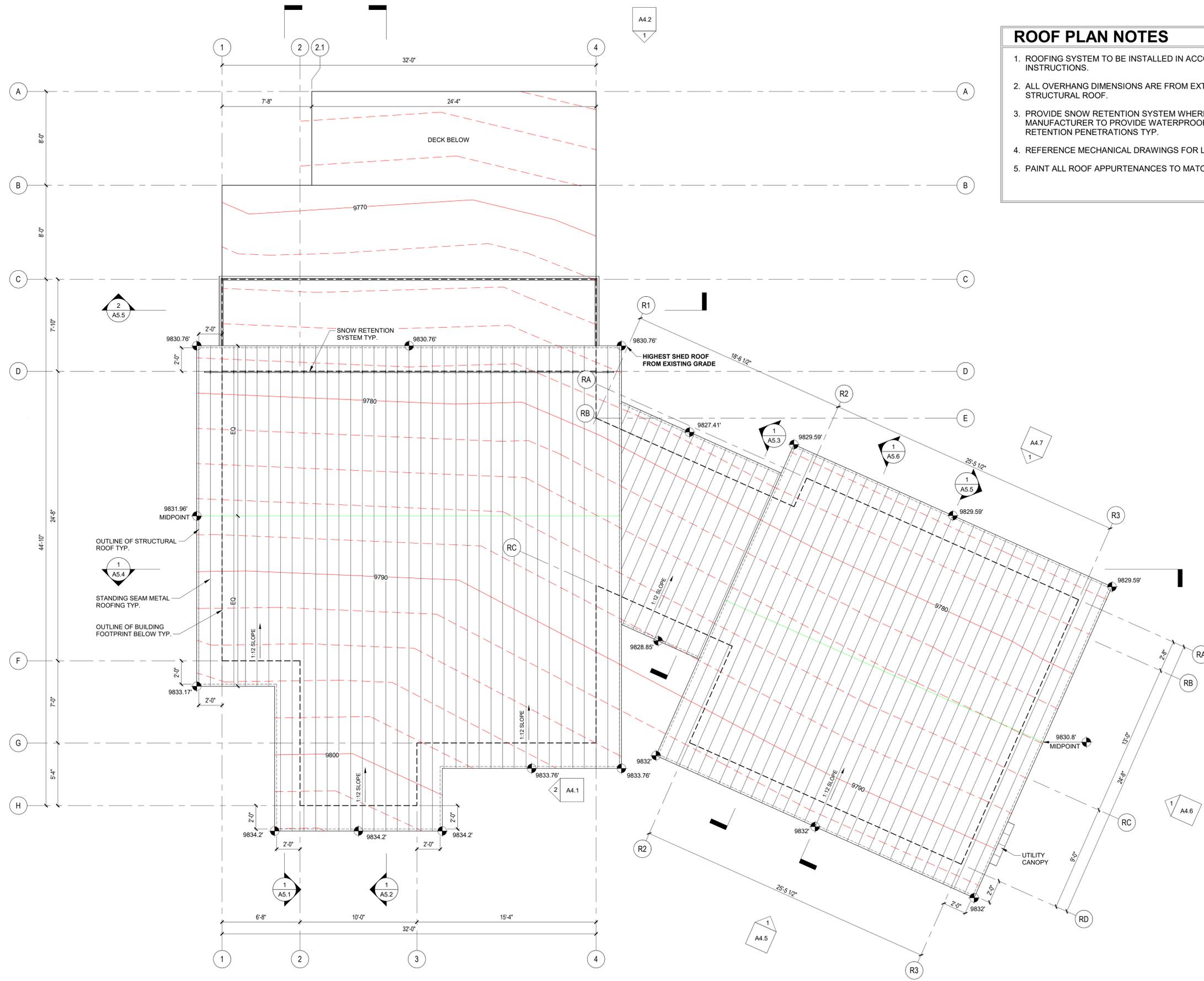
**1 GROUND LEVEL**  
1/4" = 1'-0"



NOT FOR CONSTRUCTION

©shift architects

11/4/2022 12:12:38 PM



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

**SHIFT ARCHITECTS**

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

PROJECT ISSUE DATE:  
 11.04.22 DRB ALTERNATE ELEVATIONS

REVISIONS

NO.	DATE	DESC.

# CORTINA LAND CONDOMINIUMS UNIT 4

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
 UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 370697

ROOF PLAN

SHEET NUMBER

# A3.4

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



NOT FOR CONSTRUCTION

©shift architects

11/4/2022 12:12:38 PM



TELLURIDE STONE HERITAGE SERIES PILATUS FULL STONE VENEER



VERTICAL WOOD SIDING: 6" PINE VERT SIDING W/ MITERED CORNERS FINISH: STAINED; TYPICAL



STEEL HORIZ SIDING: EDCO PRODUCTS 8" TRADITIONAL STEEL LAP SIDING FINISH: CHARCOAL GRAY



WINDOWS / DOORS: LOEWEN ALUMIN CLAD BLACK; EXTERIOR WOOD INTERIOR; PAINTED



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



WOOD DECKING: THERMORY; BENCHMARK ASH 5/4X6 MAX GROOVED (JEM) SPECIES: WHITE ASH COLOR: BROWN (NATURAL)

TYPICAL STAIN: NATURAL

STEEL BEAMS / COLUMNS / BRACING: FINISH: PAINTED BLACK

DECK BAND: DOUG FIR WRAPPED W/ METAL: PAINTED BLACK

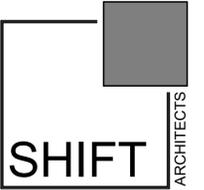
FASCIA: DOUG FIR FASCIA WRAPPED W/ METAL FLAT SHEETS FINISH: MATCH ROOFING

SOFFIT: 1X4 T&G PINE FINISH: STAINED; NATURAL

### EXTERIOR MATERIALS

### EXTERIOR ELEVATION NOTES

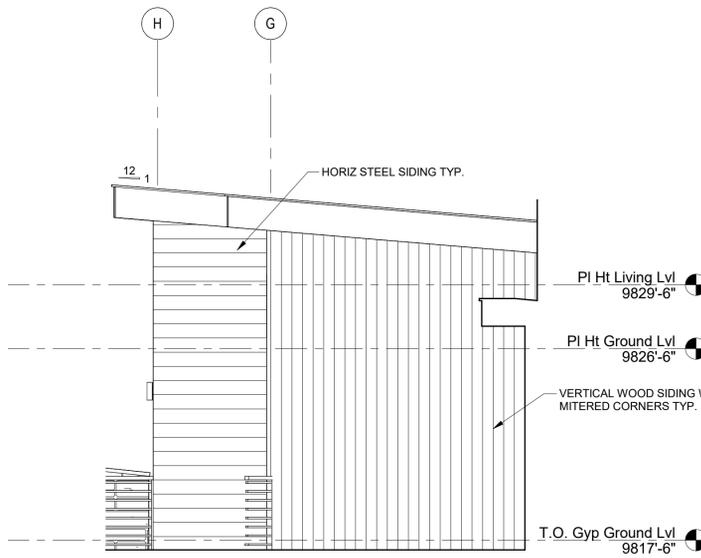
1. CONSISTANT WITH TOWN BUILDING CODES: UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN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



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

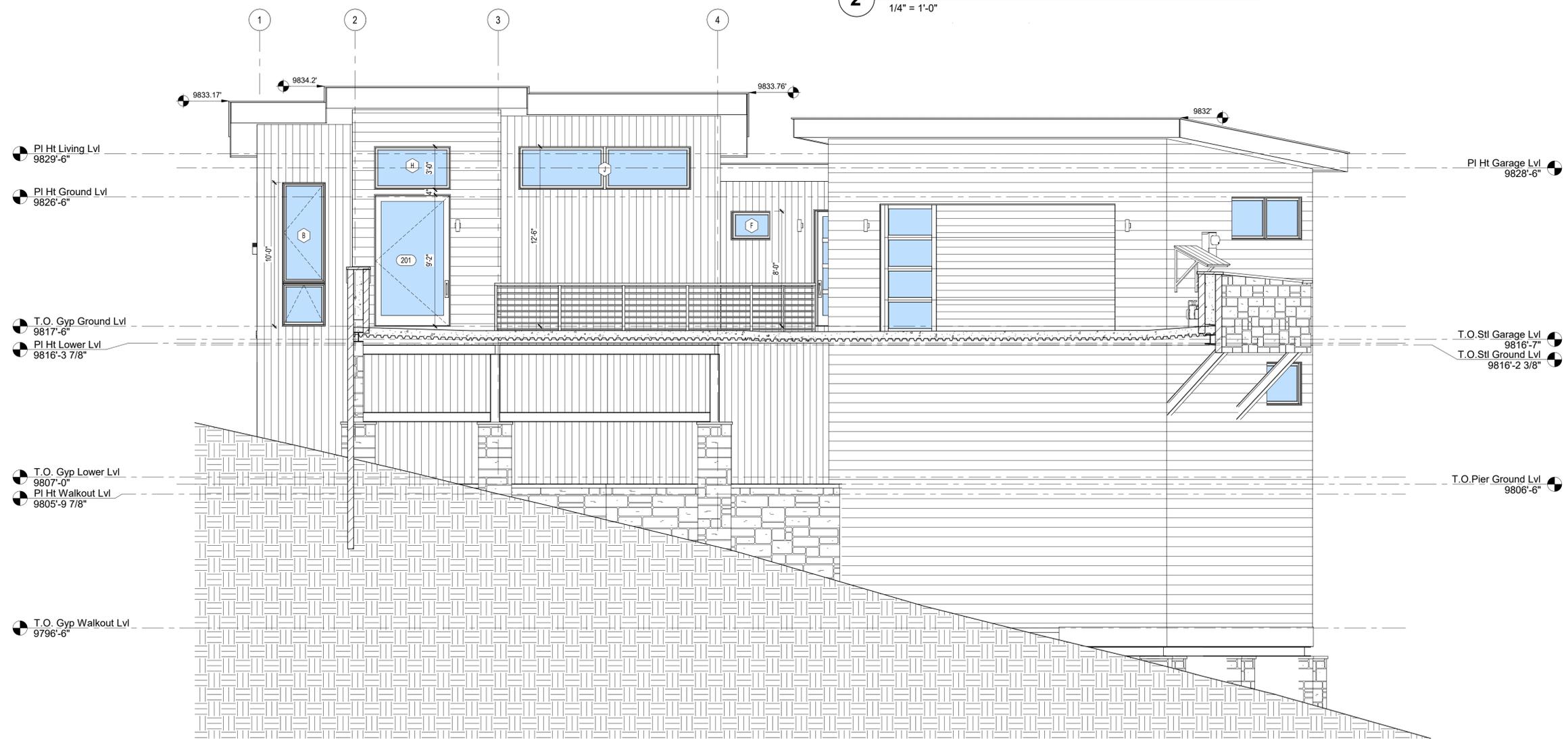
PROJECT ISSUE DATE:  
11.04.22 DRB ALTERNATE ELEVATIONS

REVISIONS  
NO. DATE DESC.



### 2 PARTIAL ELEVATION AT ENTRY EAST

1/4" = 1'-0"



### 1 SOUTH ELEVATION

1/4" = 1'-0"



CORTINA LAND CONDOMINIUMS UNIT 4

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 370697

EXTERIOR ELEVATIONS

SHEET NUMBER

A4.1

11/4/2022 12:12:39 PM

NOT FOR CONSTRUCTION

©shift architects

**CORTINA LAND CONDOMINIUMS UNIT 4**

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST  
COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION  
REC NOV 30 2004 AT REC NUM 370697

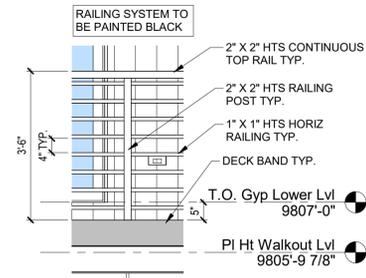
EXTERIOR  
ELEVATIONS

SHEET NUMBER

**A4.2**

NOT FOR CONSTRUCTION

©shift architects



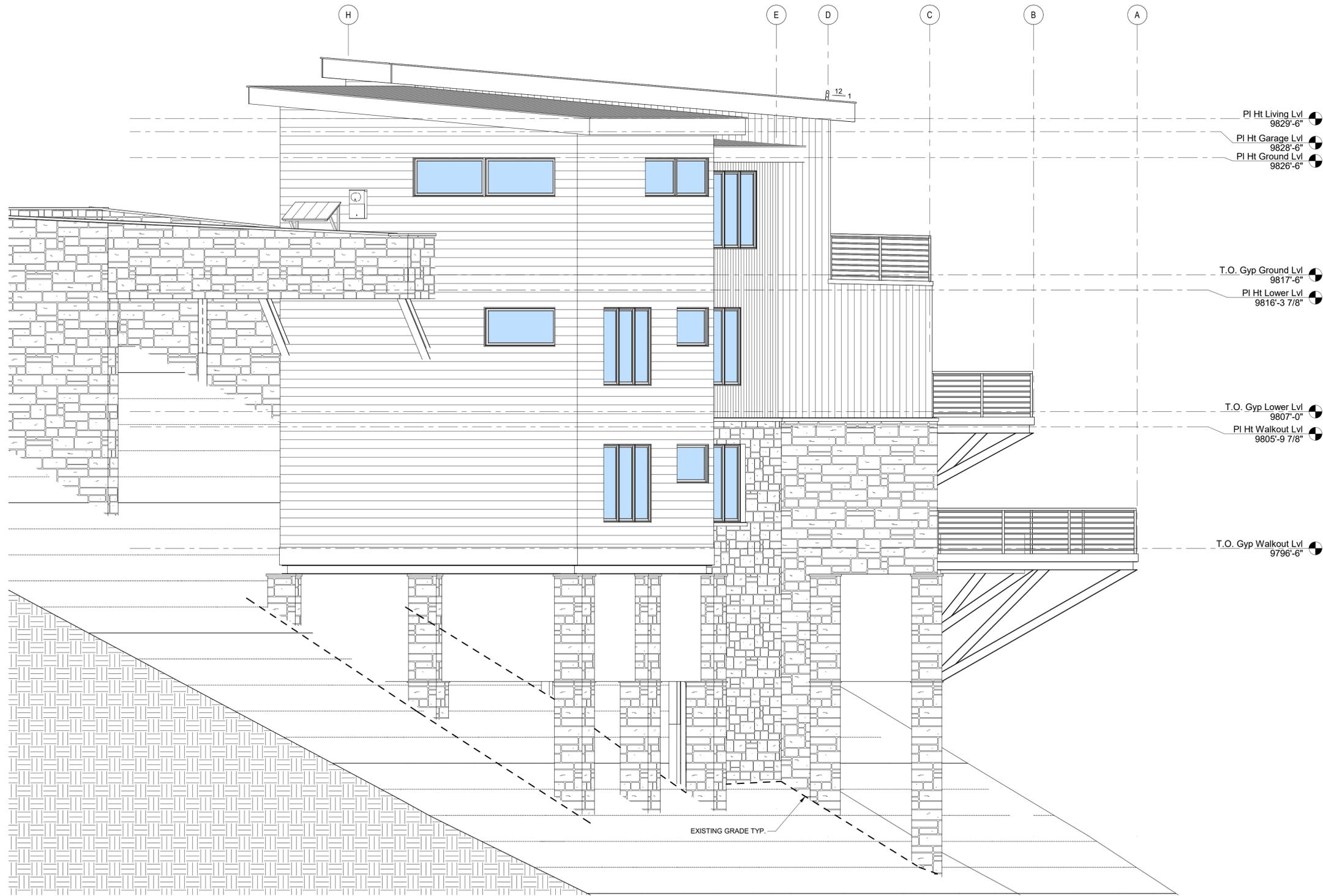
**2 EXTERIOR RAILING DETAIL**  
1/2" = 1'-0"



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



11/4/2022 12:12:39 PM



**1 EAST ELEVATION**  
 1/4" = 1'-0"

**CORTINA LAND CONDOMINIUMS UNIT 4**

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
 UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST  
 COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION  
 REC NOV 30 2004 AT REC NUM 370697

EXTERIOR  
 ELEVATIONS

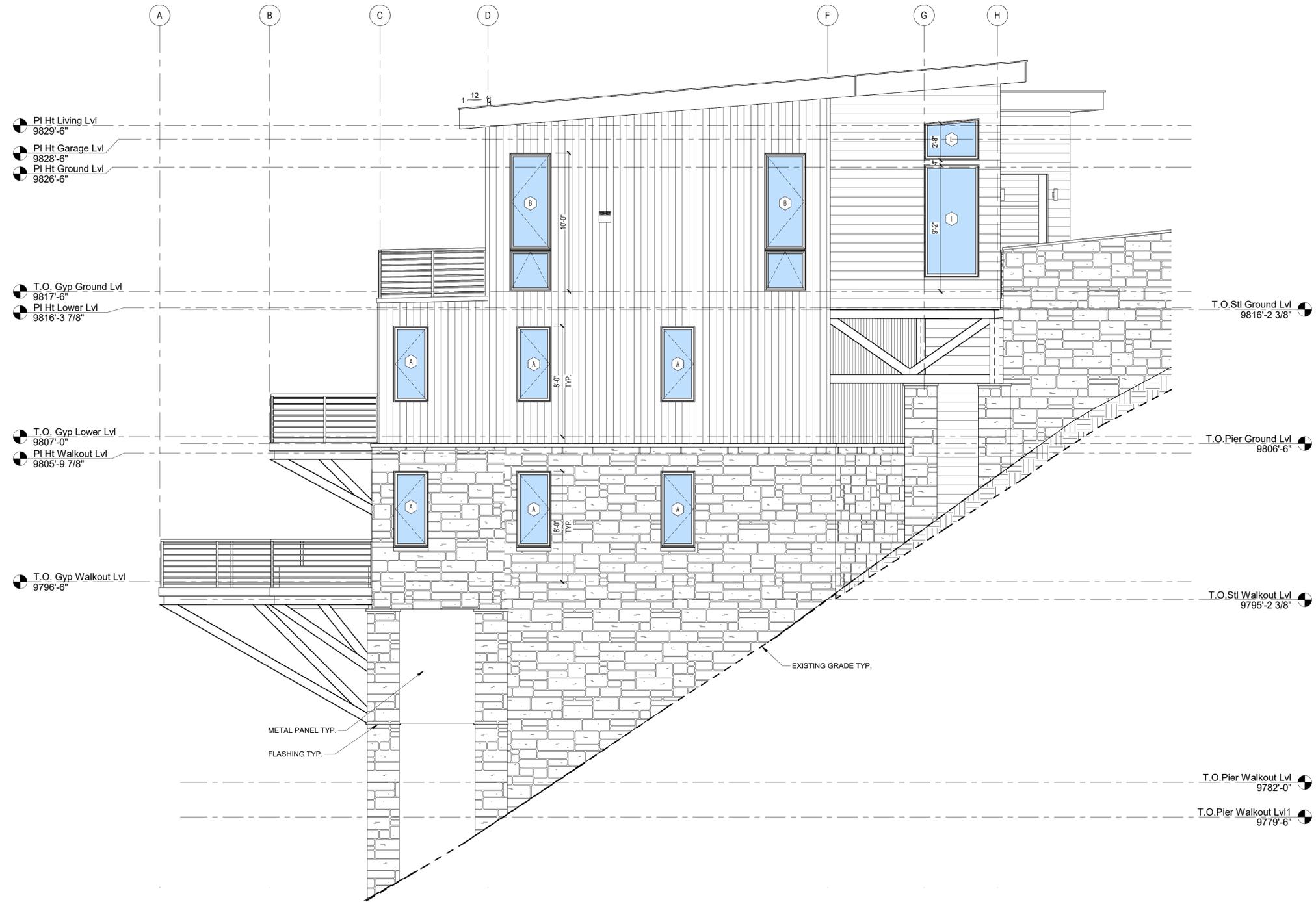
SHEET NUMBER

**A4.3**

11/4/2022 12:12:40 PM

NOT FOR CONSTRUCTION

©shift architects



**CORTINA LAND CONDOMINIUMS UNIT 4**

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
 UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST  
 COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION  
 REC NOV 30 2004 AT REC NUM 370697

EXTERIOR  
 ELEVATIONS

SHEET NUMBER

**A4.4**

**1 WEST ELEVATION**  
 1/4" = 1'-0"



CORTINA LAND CONDOMINIUMS UNIT 4

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
 UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST  
 COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION  
 REC NOV 30 2004 AT REC NUM 370697

EXTERIOR  
 ELEVATIONS

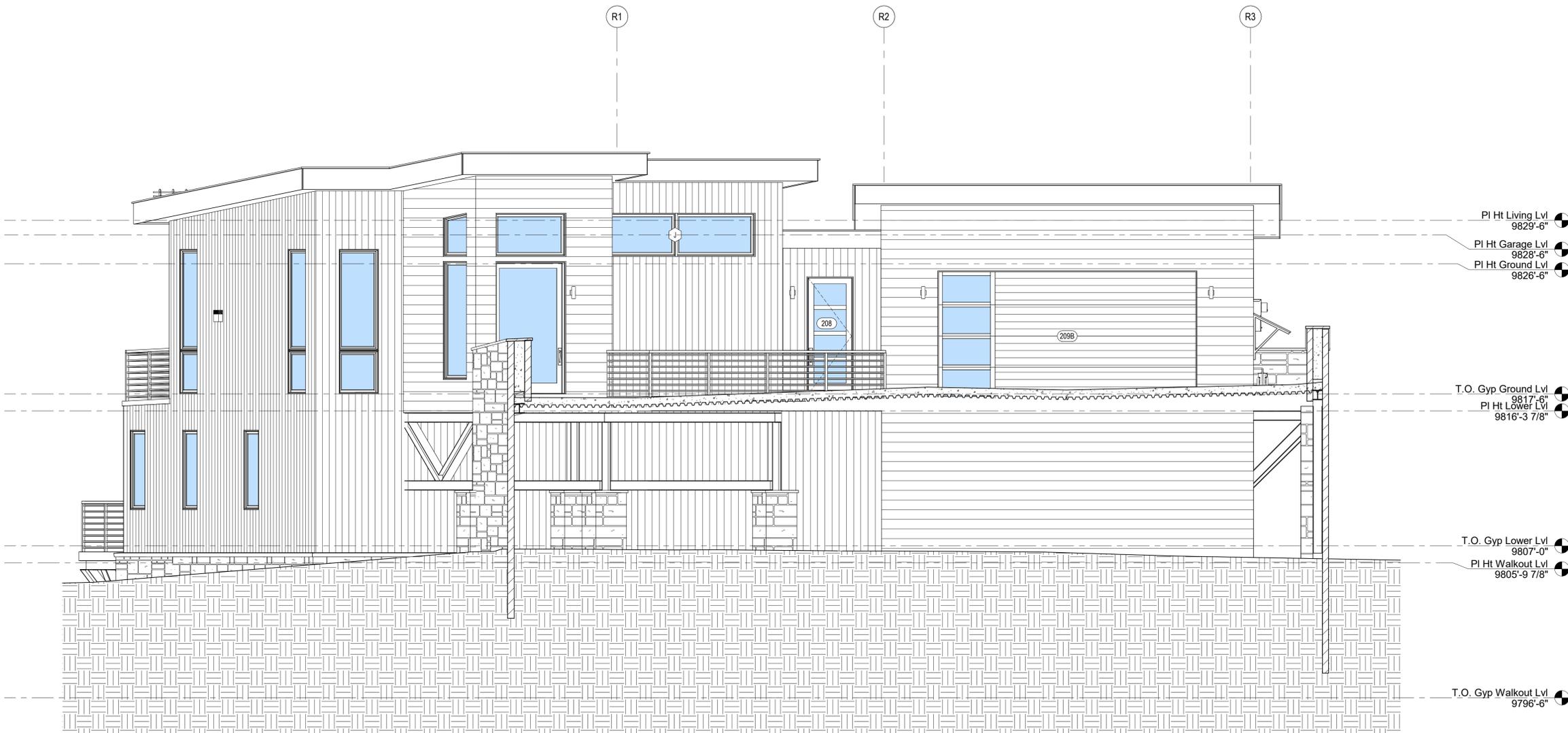
SHEET NUMBER

A4.5

11/4/2022 12:12:41 PM

NOT FOR CONSTRUCTION

©shift architects

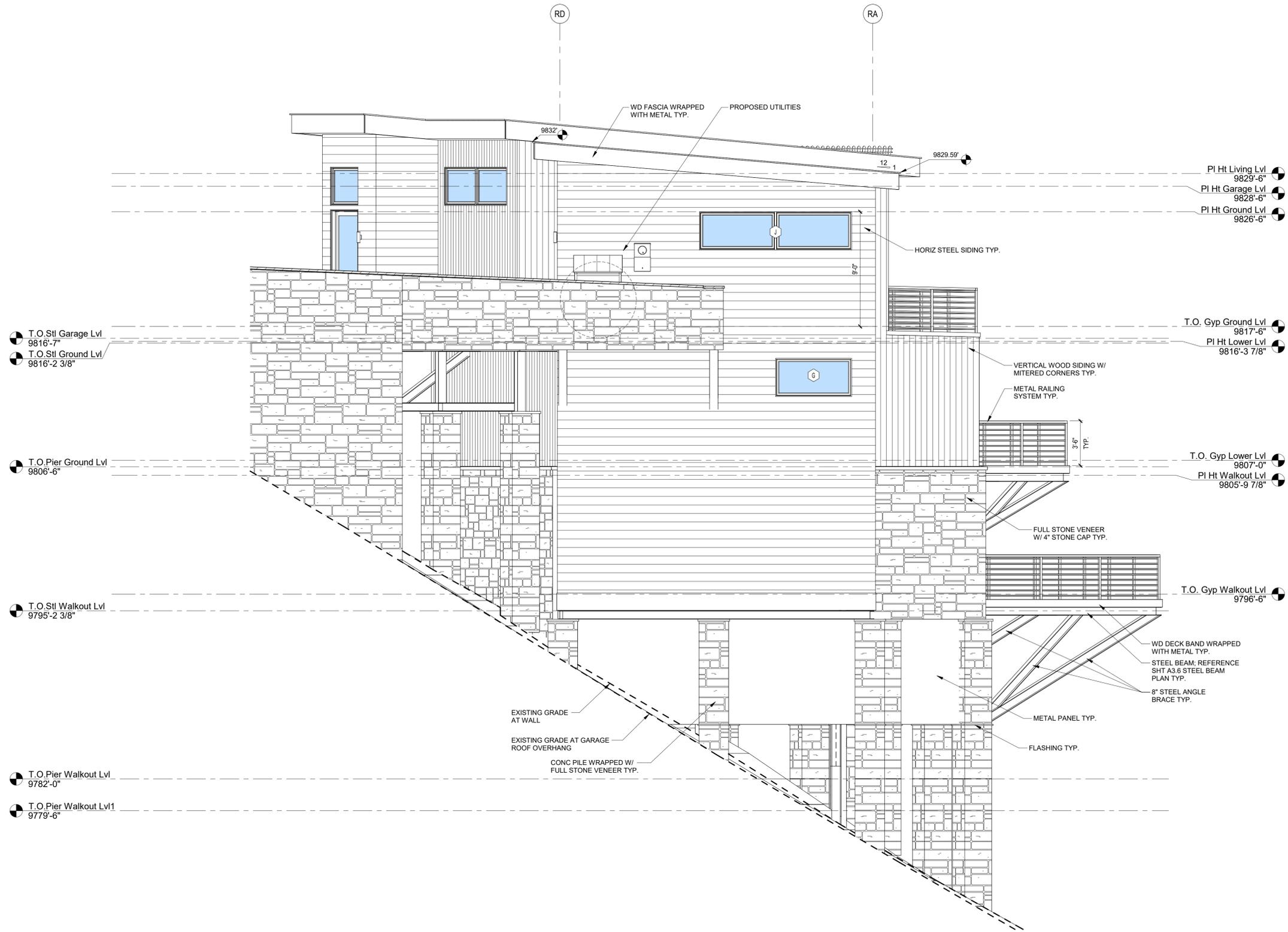


1

PARTIAL ELEVATION AT GARAGE SOUTH

1/4" = 1'-0"





**CORTINA LAND CONDOMINIUMS UNIT 4**

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
 UNIT 4, CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST  
 COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION  
 REC NOV 30 2004 AT REC NUM 370697

EXTERIOR  
 ELEVATIONS

SHEET NUMBER

**A4.6**

**1 PARTIAL ELEVATION AT GARAGE EAST**  
 1/4" = 1'-0"



11/4/2022 12:21:23 PM

NOT FOR CONSTRUCTION

©shift architects

**CORTINA LAND CONDOMINIUMS UNIT 4**

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
 UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST  
 COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION  
 REC NOV 30 2004 AT REC NUM 370697

EXTERIOR  
 ELEVATIONS

SHEET NUMBER

**A4.7**

NOT FOR CONSTRUCTION

©shift architects



**1 PARTIAL ELEVATION AT GARAGE NORTH**  
 1/4" = 1'-0"



11/4/2022 12:12:41 PM



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



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



**3 GARAGE EAST**  
 1/8" = 1'-0"



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



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



CORTINA LAND CONDOMINIUMS UNIT 4

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
 UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST  
 COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION  
 REC NOV 30 2004 AT REC NUM 370697

PRESENTATION  
 ELEVATIONS

SHEET NUMBER

**A4.8**

**DOOR NOTES:**

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

**DOOR SCHEDULE EXTERIOR PANEL**

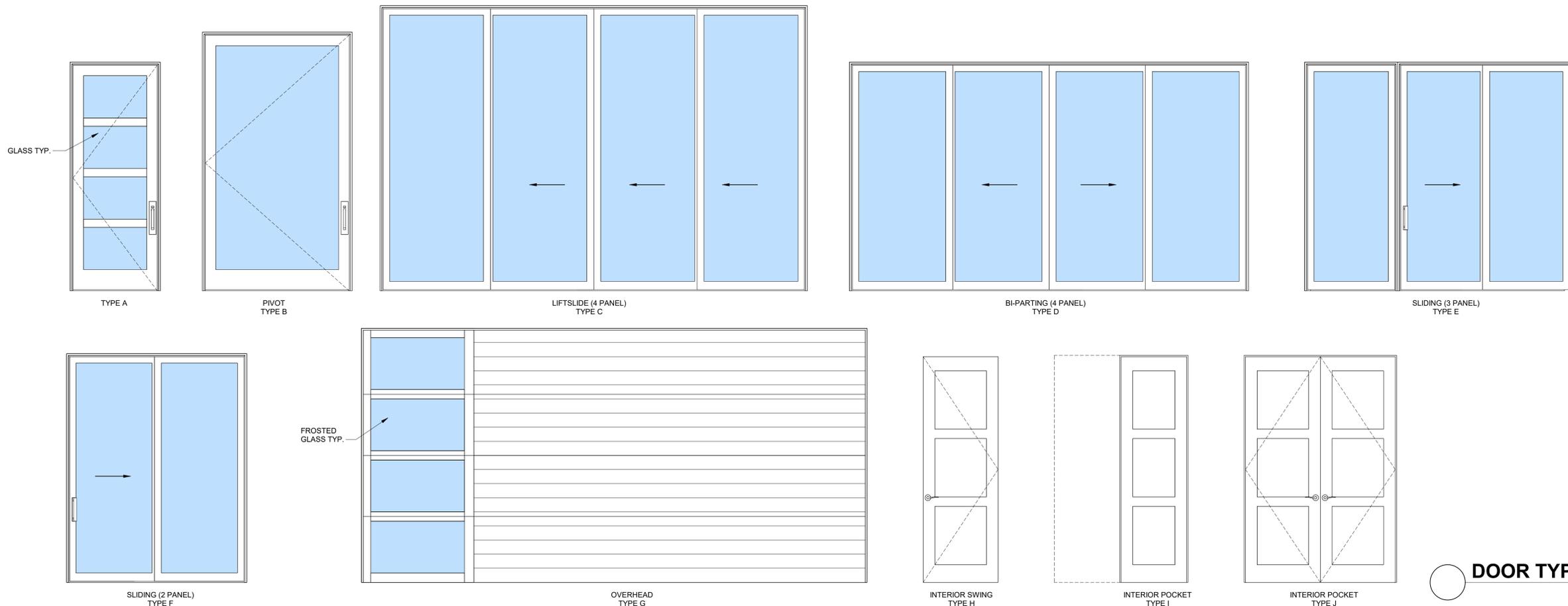
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
201	ENTRY	B	5'-1 1/2"	9'-0 3/4"	PIVOT		
208	MUD ROOM	A	3'-0"	8'-0"	SWING	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	(4) LITE
209B	GARAGE	G	18'-0"	9'-0"	OVERHEAD DOOR		6" HORIZ PINE (MATCH SIDING AT HOUSE); (3) LITE, FROSTED GLASS

**DOOR SCHEDULE EXTERIOR FRAME**

MARK	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT WIDTH	TYPE	MANUFACTURER	COMMENTS
001	REC ROOM	D	14'-2 1/2"	8'-1 1/4"	BI-PARTING (4 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
003B	GUEST ROOM 3	F	6'-5"	8'-1 1/4"	SLIDING PATIO (2 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
105B	MASTER BEDROOM	D	14'-2 1/2"	8'-1 1/4"	BI-PARTING (4 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
110B	GUEST BEDROOM 2	E	9'-5"	8'-1 1/4"	SLIDING PATIO (3 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
204	LIVING	C	15'-2 1/2"	10'-1 1/4"	LIFTSIDE (4 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
205	DINING	C	15'-2 1/2"	10'-1 1/4"	LIFTSIDE (4 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	

**DOOR SCHEDULE - INTERIOR PANEL**

MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
002	CLOSET	H	2'-4"	8'-0"	SWING		
003A	GUEST ROOM 3	H	2'-8"	8'-0"	SWING		
004	CLO 3	H	2'-4"	8'-0"	SWING		
005	GUEST ROOM 3	I	2'-4"	8'-0"	POCKET		
007	BATH 3	I	2'-4"	8'-0"	POCKET		
009	HALL	I	2'-4"	8'-0"	POCKET		
010	GUEST ROOM 4	H	2'-8"	8'-0"	SWING		
011	CLO 4	H	2'-4"	8'-0"	SWING		
012	BATH 4	H	2'-6"	8'-0"	SWING		
013	WC 4	I	2'-4"	8'-0"	POCKET		
015	BUNK ROOM	J	5'-4"	8'-0"	DOUBLE SWING		
016	BUNK CLO	H	2'-4"	8'-0"	SWING		
017	BUNK BATH	H	2'-6"	8'-0"	SWING		
018	BUNK BATH	I	2'-4"	8'-0"	POCKET		
103	LL HALL	H	3'-0"	8'-0"	SWING		
104	MECH	H	3'-0"	8'-0"	SWING		20 MIN FIRE RATED
105A	MASTER BEDROOM	H	2'-8"	8'-0"	SWING		
106	MASTER BATH	H	2'-6"	8'-0"	SWING		
108	MASTER WC	I	2'-4"	8'-0"	POCKET		
109	MASTER BEDROOM	H	2'-4"	8'-0"	SWING		
110A	GUEST BEDROOM 2	H	2'-8"	8'-0"	SWING		
111	CLO 2	H	2'-4"	8'-0"	SWING		
112	GUEST BEDROOM 2	I	2'-4"	8'-0"	POCKET		
114	BATH 2	I	2'-4"	8'-0"	POCKET		
207	POWDER	H	2'-6"	8'-0"	SWING		
209A	GARAGE	H	3'-0"	8'-0"	SWING		20 MIN FIRE RATED



**CORTINA LAND CONDOMINIUMS UNIT 4**

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 4, CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 370697

DOOR SCHEDULE

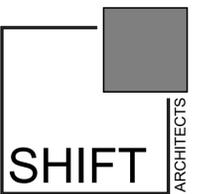
SHEET NUMBER

**A8.1**

**DOOR TYPES**

11/4/2022 12:12:44 PM

**NOT FOR CONSTRUCTION**



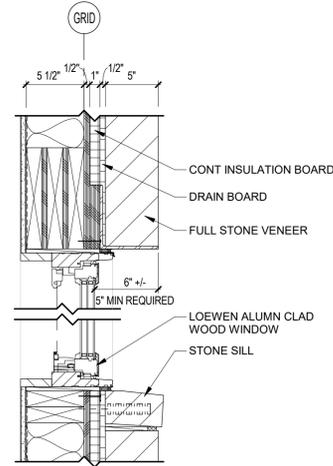
P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
11.04.22 DRB ALTERNATE ELEVATIONS

REVISIONS  
NO. DATE DESC.

### WINDOW NOTES:

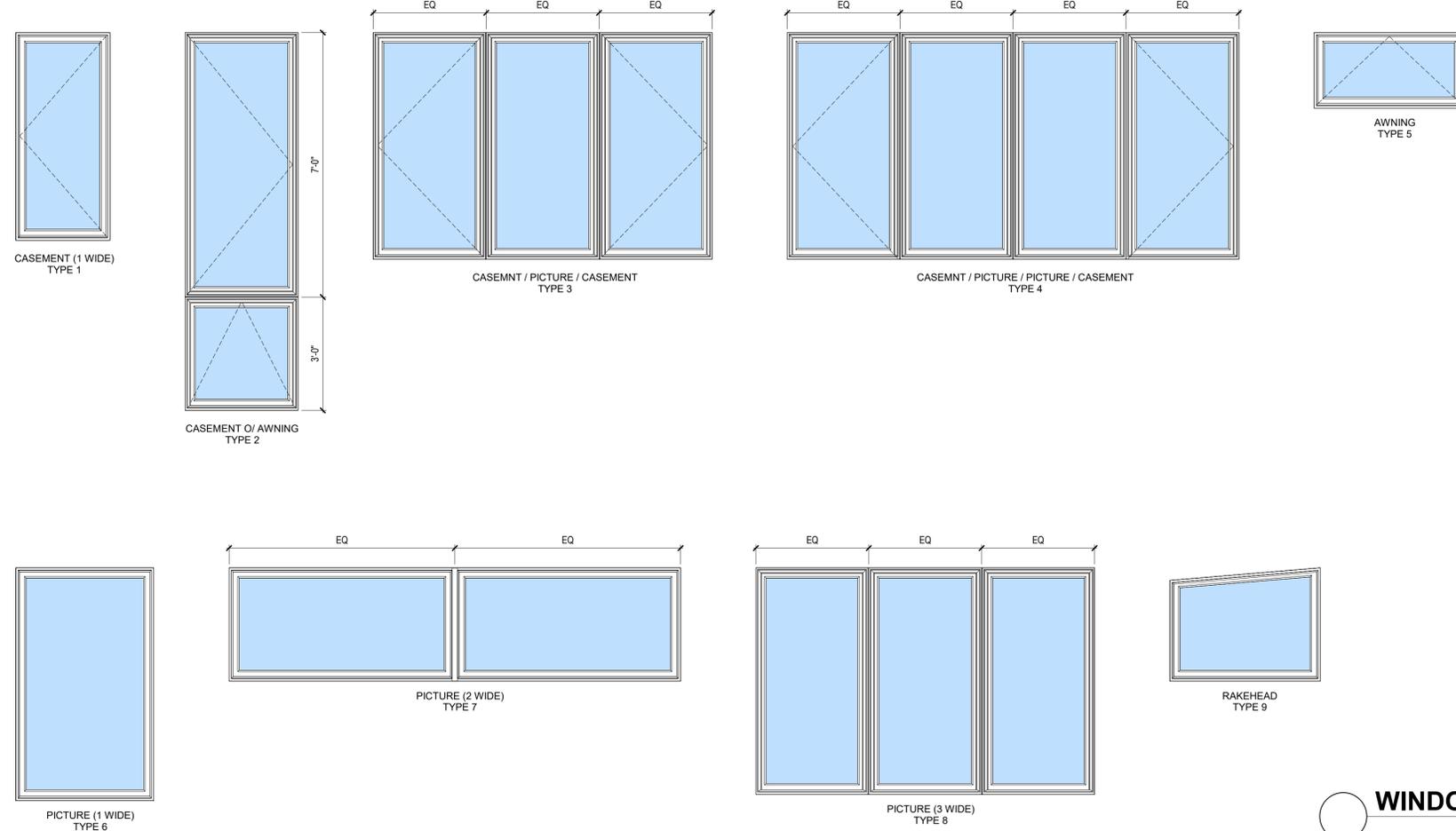
1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
3. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
4. WINDOW MANUFACTURER: LOEWEN ALUMN CLAD EXTERIOR / WOOD INTERIOR, PAINTED.
5. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
6. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
7. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
8. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
9. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.
10. WINDOWS SHALL BE IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE CHAPTER 17.5 DESIGN REGULATIONS (17.5.6.G GLAZING).



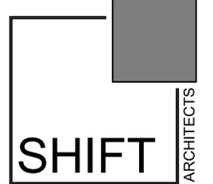
### 1 WINDOW HEAD/SILL STONE VENEER

1 1/2" = 1'-0"

ROOM NUMBER	ROOM NAME	MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
003	GUEST ROOM 3	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
003	GUEST ROOM 3	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
007	WC 3	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
010	GUEST ROOM 4	C	9'-0"	6'-0"	3	CASEMENT / PICTURE / CASEMENT (3 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
012	BATH 4	E	6'-0"	3'-0"	5	AWNING (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
012	BATH 4	G	6'-0"	3'-0"	6	PICTURE (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
015	BUNK ROOM	C	9'-0"	6'-0"	3	CASEMENT / PICTURE / CASEMENT (3 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
015	BUNK ROOM	G	6'-0"	3'-0"	6	PICTURE (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
015	BUNK ROOM	K	9'-0"	6'-0"	8	PICTURE (3 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
106	MASTER BATH	C	9'-0"	6'-0"	3	CASEMENT / PICTURE / CASEMENT (3 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
110	GUEST BEDROOM 2	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
110	GUEST BEDROOM 2	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
114	WC 2	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
201	ENTRY	H	5'-4"	3'-0"	6	PICTURE (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
201	ENTRY	I	4'-0"	8'-2"	6	PICTURE (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
201	ENTRY	L	4'-0"	2'-8"	9	PICTURE (RAKEHEAD)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
202	STAIRS	B	3'-0"	10'-0"	2	CASEMENT / AWNING (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	3'-0"X7'-0" CASEMENT / 3'-0"X3'-0" AWNING
202	STAIRS	B	3'-0"	10'-0"	2	CASEMENT / AWNING (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	3'-0"X7'-0" CASEMENT / 3'-0"X3'-0" AWNING
203	KITCHEN	J	12'-0"	3'-0"	7	PICTURE (2 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
204	LIVING	B	3'-0"	10'-0"	2	CASEMENT / AWNING (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	3'-0"X7'-0" CASEMENT / 3'-0"X3'-0" AWNING
206	GL HALL	D	12'-0"	6'-0"	4	CASEMENT / PICTURE / PICTURE / CASEMENT (4 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
207	POWDER	F	3'-0"	2'-0"	5	AWNING (1 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
209	GARAGE	J	12'-0"	3'-0"	7	PICTURE (2 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	
209	GARAGE	J	12'-0"	3'-0"	7	PICTURE (2 WIDE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED BLACK	



### WINDOW TYPES



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

PROJECT ISSUE DATE:  
11.04.22 DRB ALTERNATE  
ELEVATIONS

REVISIONS  
NO. DATE DESC.

## CORTINA LAND CONDOMINIUMS UNIT 4

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST  
COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION  
REC NOV 30 2004 AT REC NUM 370697

### WINDOW SCHEDULE

SHEET NUMBER

# A8.2

NOT FOR CONSTRUCTION

11/4/2022 12:12:44 PM

©shift architects

## EXHIBIT A

The Cortina Land Owners' Association board has reviewed the proposed plans and is pleased to inform you of our approval of your plans as presented, subject to the following:

1. Approval of your plans by the Town of Mountain Village DRB - You should provide us with a copy of the "Notice of Action" from the Town, noting their approval and including any conditions related to their approval.
2. Receipt by us of your final submissions to the Town of Mountain Village DRB. Please provide us with (1) A copy of the plans submitted to the DRB that will be the subject of the DRB Hearings; and (2) a copy of the final plans as approved by the Town DRB (including any conditions that require the plans to be revised and finalized); (3) the identity of and sufficient background information about the modular contractor evidencing experience in these types of projects; and (4) physical samples of the exterior materials to be used. Your submissions to the Town DRB should be consistent with the plans you presented to us -- To the extent that the plans you submitted to us are changed as part of the DRB submittal and/or approval process, you will need to come back to us for our approval of those changes. You should provide us at least 7 calendar days advance notice of the date you are scheduled to be on the DRB Agenda for review -- notice should be by email addressed to Larry Mallard of Alpine Lodging.
3. If you anticipate times that movement along Cortina Drive will be obstructed in whole or in part by activities related to your site, you provide a "flagger" to ensure safe traffic flow along Cortina Drive by your site. You agree to abide by the Town of Mountain Village parking rules and regulations, which prohibit parking along Cortina Drive.
4. Naming the Cortina Land Owners Association and the Villas at Cortina HOA as an additional insureds on your builders risk insurance policies, etc.; you will provide us with copies evidencing this requirement.
5. Receipt by the Cortina Land Owners' Association of a \$5,000 security deposit for potential damage to common areas caused by activities related to your development (this amount would be refunded upon completion of your development, less any amounts deducted for damages). To the extent that this deposit is used in connection with repairing any damage caused in whole or in part by your activities, the amount will be replenished so that there is always \$5,000 as a security deposit held by our HOA.

Date: September 1, 2022  
By: Kristine Perpar, Architect

Property address:

Cortina Unit 4  
Telluride, CO 81435

**Sent to:** MV DRB

**Re:** Variance Application

Dear Mountain Village Town Council and The Design Review Board,

We are requesting a height variance on the proposed Structure. The East Elevation is 20.13' over the 35' height for a allowable shed roof. The North Elevation has a max height of 52.81'; 17.81' above the 35' allowable height for a shed roof. Ref. Sheet A2.1, A2.2 and A2.3

**Criteria for Decision**

1. The following criteria shall be met for the review authority to approve a variance:

a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;

**The topography of Unit 4 is all above a 30 degree slope**

b. The variance can be granted without substantial detriment to the public health, safety and welfare;

**The public health, safety and welfare are not affected by this request.**

c. The variance can be granted without substantial impairment of the intent of the CDC;

**This is allowable request and permissible approval per the CDC**

d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;

**No other variances or requests are being proposed in this application. Other than the height variance request, the project complies with the CDC guidelines**

e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;

**We are proposing the min height variance along with a minimum proposed slope roof od 1:12**

f. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;

**The lot was not created in violation of the Town Regulations or Colorado State Statues.**

g. The variance is not solely based on economic hardship alone; and

**There is no economic hardship being requested**

h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

**Yes, The proposed variance meets all applicable Town regulations and standards.**

2. It shall be the burden of the applicant to demonstrate that submittal material and the

Shift Architects

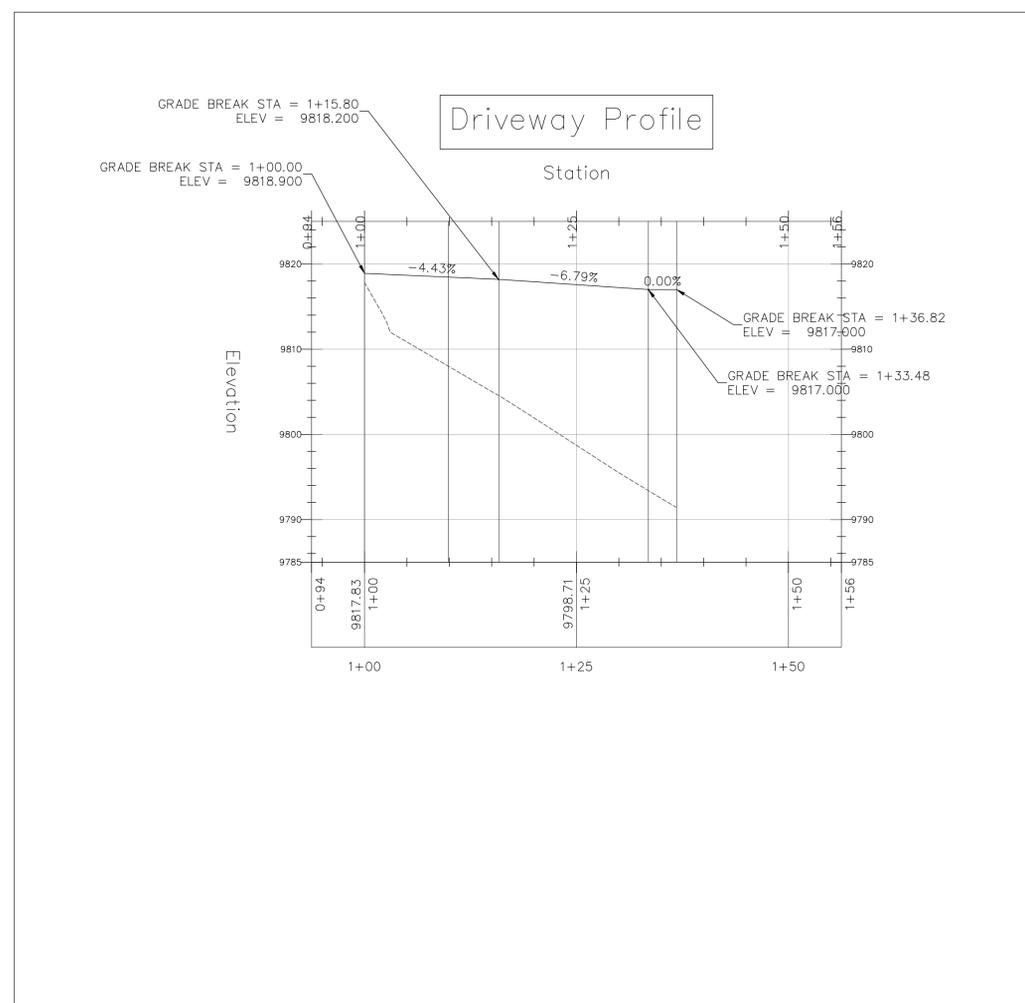
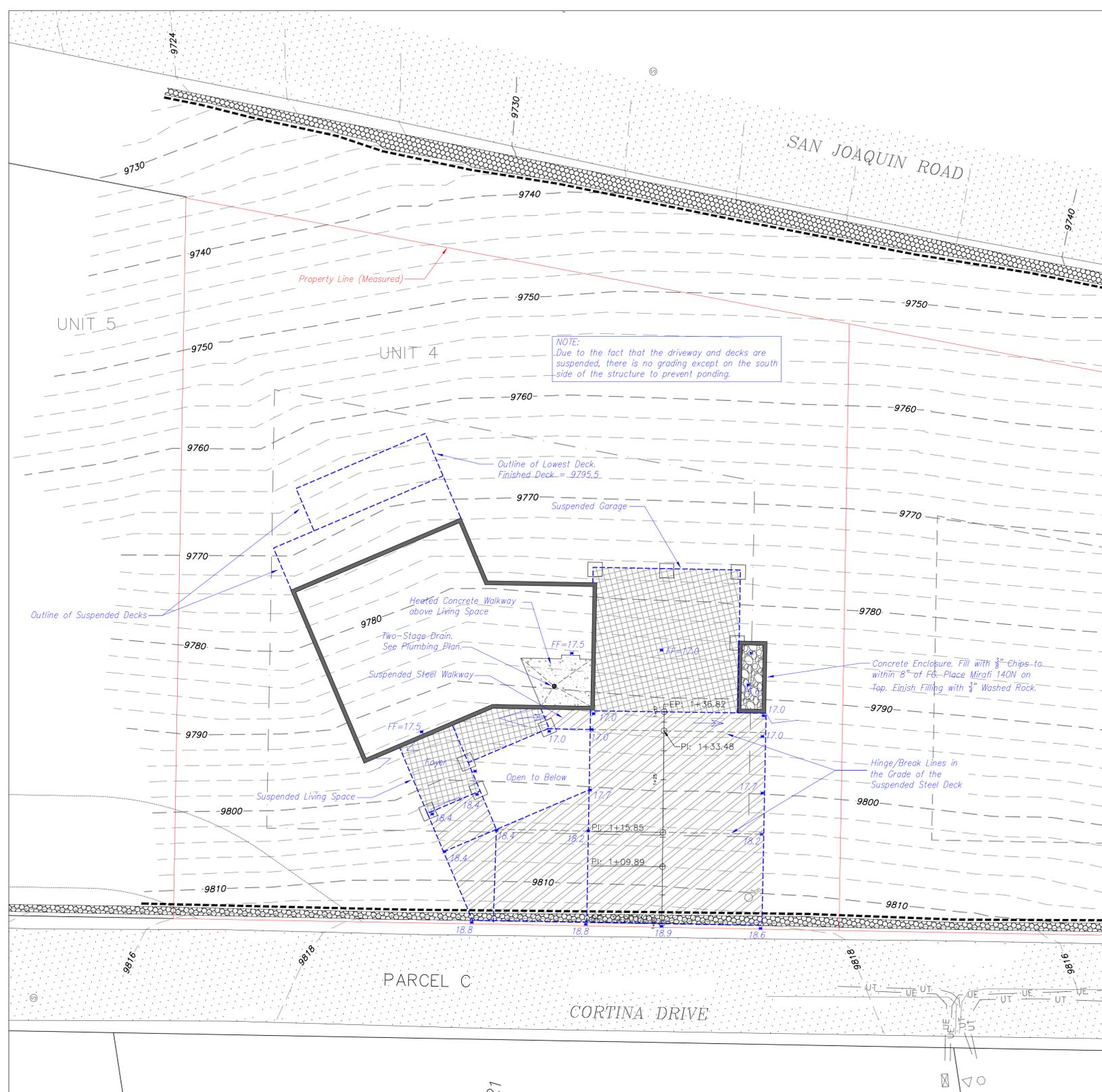
proposed development substantially comply with the variance review criteria.  
[See attached Submittal](#)

Please let us know if you need any additional information or have any further comments

Sincerely,



Kristine Perpar



NOTE - This Plan set was from a previous submittal, design has changed slightly, but overall siting should be fairly consistent



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2022-10-05

Lot 4, Cortina  
Mtn. Village, CO

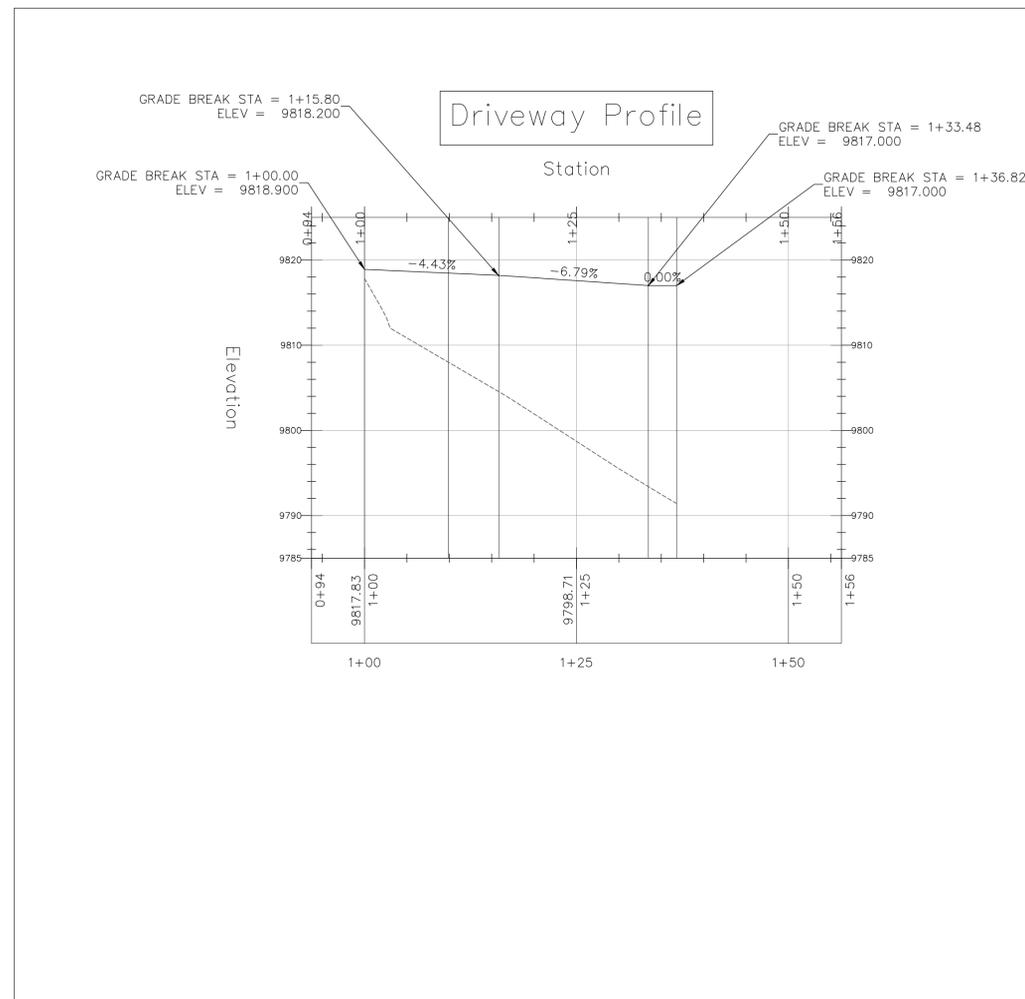
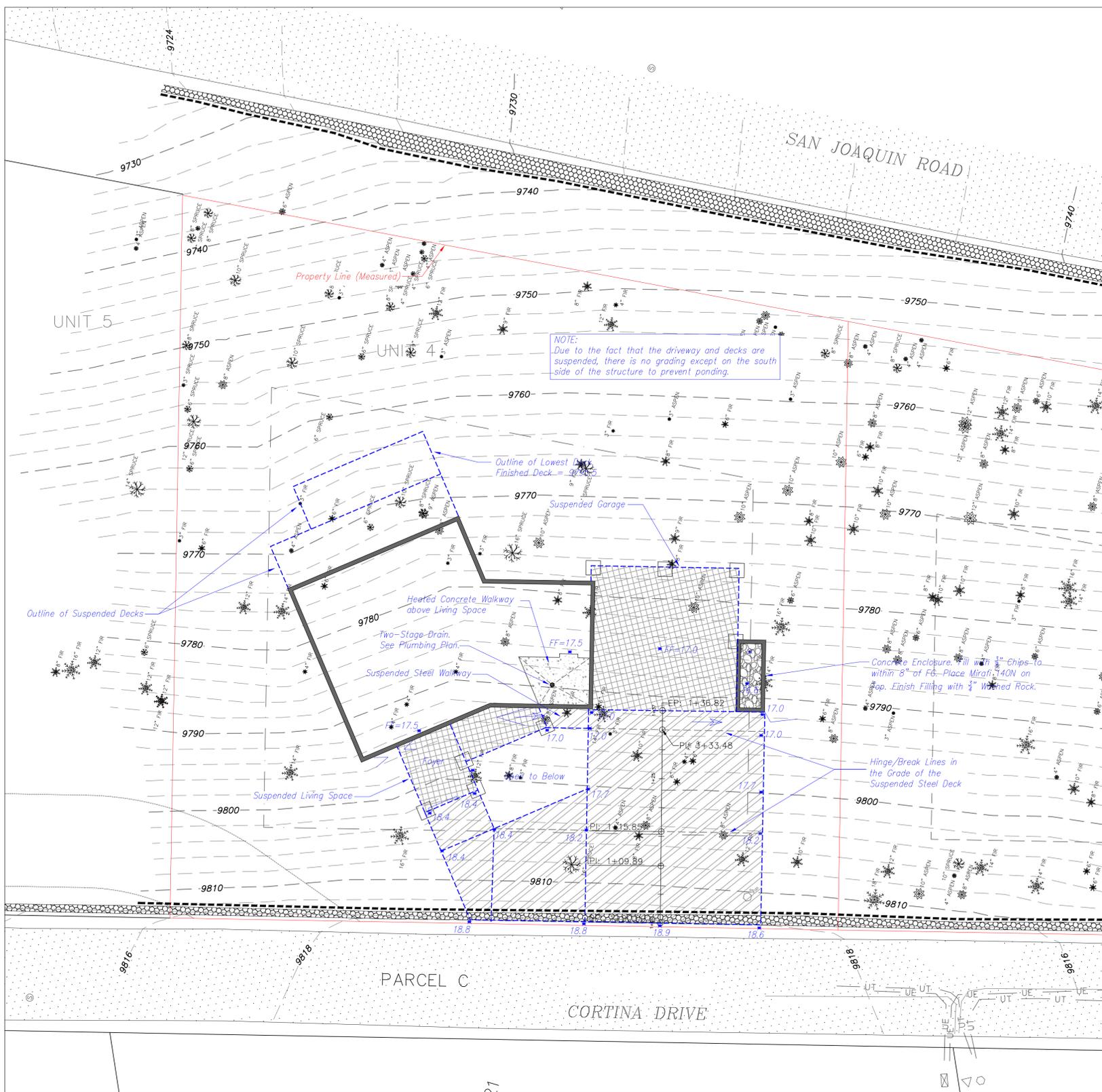


CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading  
and  
Drainage

without  
Trees  
Displayed

C2.1



NOTE - This Plan set was from a previous submittal, design has changed slightly, but overall siting should be fairly consistent



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2022-10-05

Lot 4, Cortina  
Mtn. Village, CO

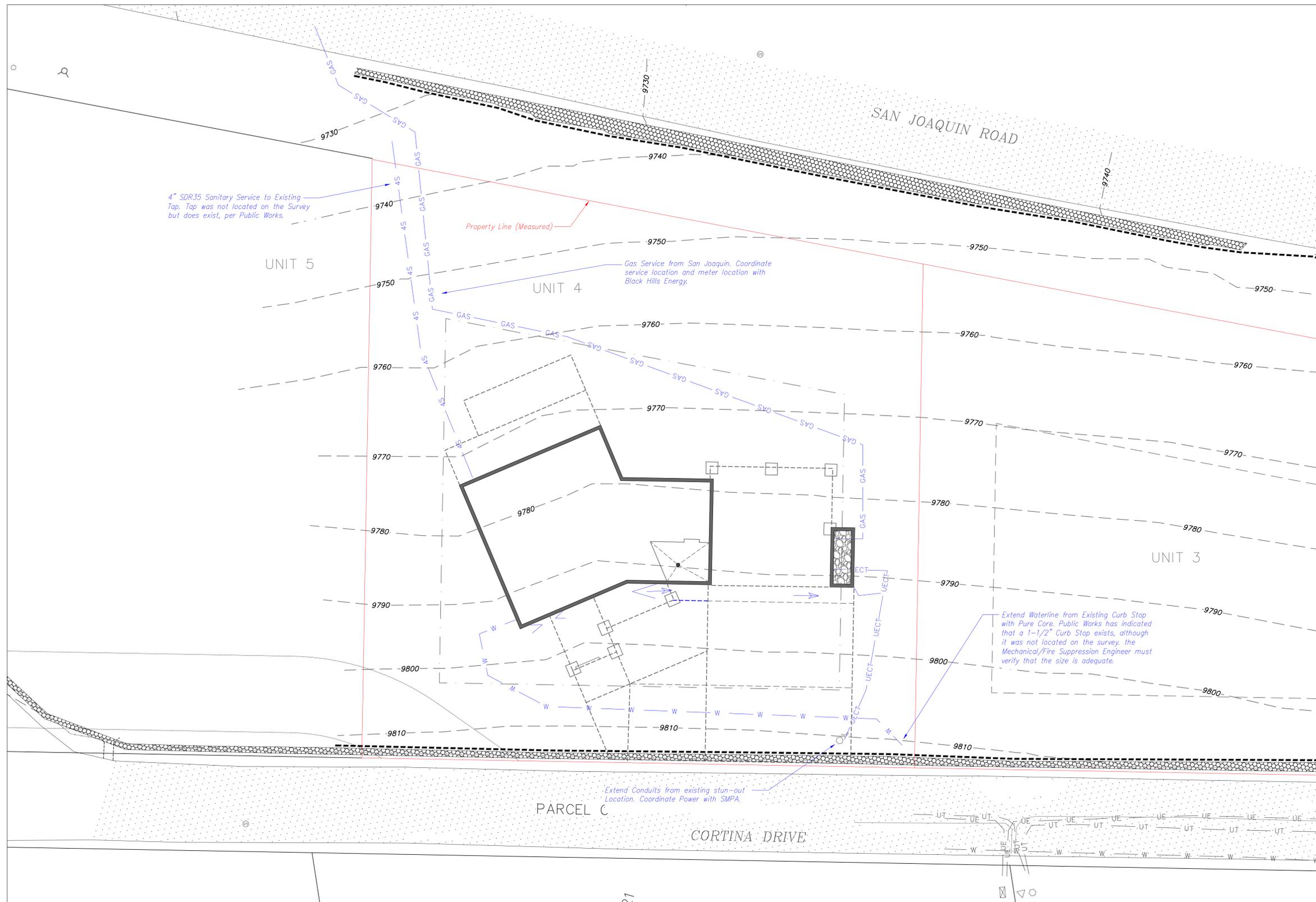


CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading  
and  
Drainage

with  
Trees  
Displayed

C2.2



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:  
DRB SUBMITTAL 2022-10-05

Lot 4, Cortina  
Mtn. Village, CO

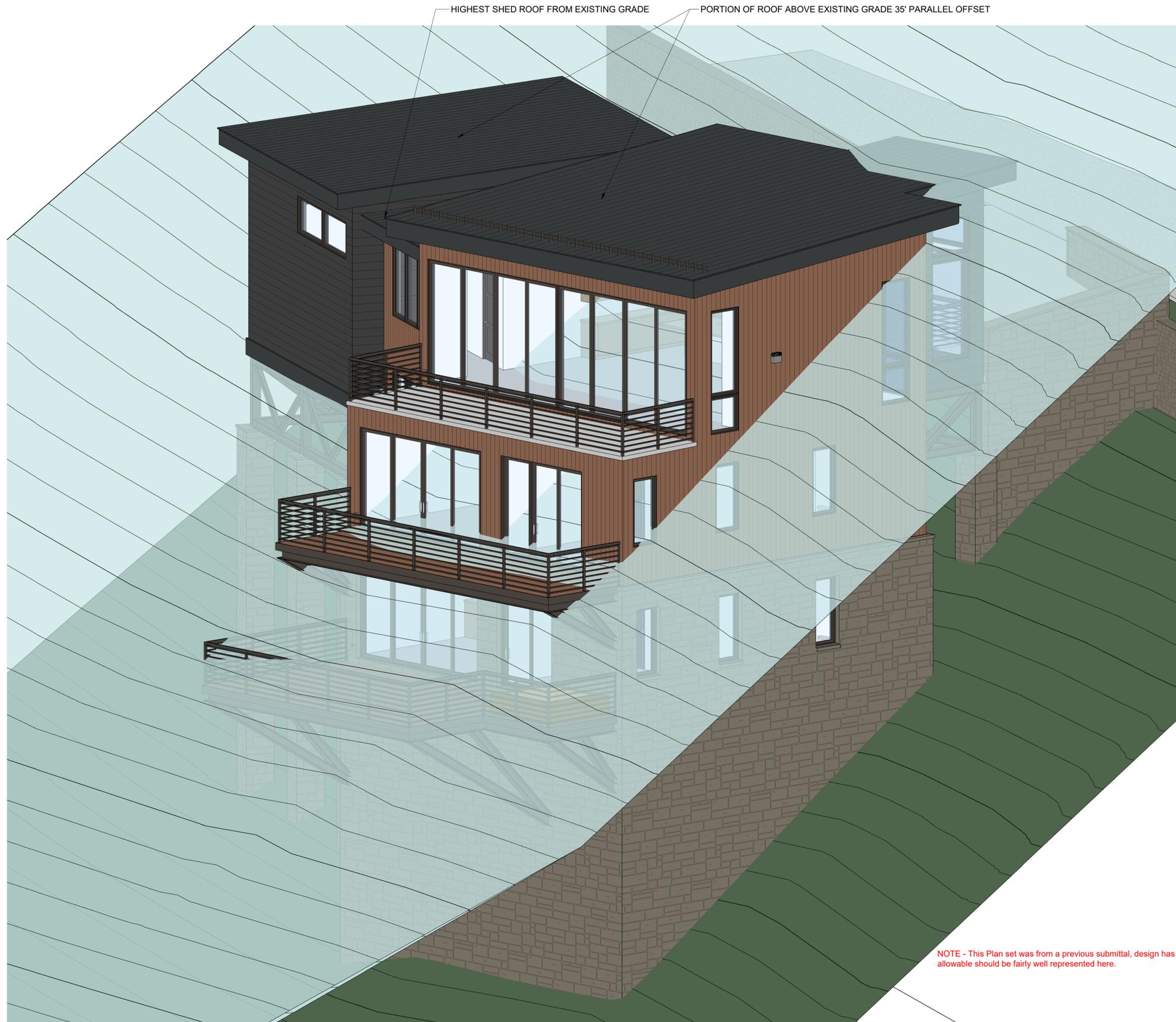


CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

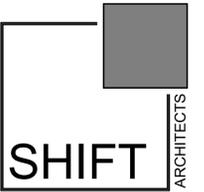
Utilities

NOTE - This Plan set was from a previous submittal, design has changed slightly, but overall siting should be fairly consistent

C3



NOTE - This Plan set was from a previous submittal, design has changed slightly, but height above allowable should be fairly well represented here.



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

PROJECT ISSUE DATE:  
 10.07.22 DRB PRELIMINARY  
 SUBMITTAL

REVISIONS  
 NO. DATE DESC.

**CORTINA LAND CONDOMINIUMS UNIT 4**

140 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435  
 UNIT 4 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST  
 COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION  
 REC NOV 30 2004 AT REC NUM 370697

SITE 35' PARALLEL  
 OFFSET

SHEET NUMBER

**A2.1**

**1** EXISTING GRADE 35' PARALLEL OFFSET

10/7/2022 11:04:40 AM

©shift architects  
**NOT FOR CONSTRUCTION**