# TOWN OF MOUNTAIN VILLAGE REGULAR DESIGN REVIEW BOARD MEETING AGENDA THURSDAY APRIL 4, 2024, 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/84702471169 Meeting ID: 8847 0247 1169

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Agenda Item	Time	Min.	Presenter	Туре	Item Description
1.	10:00	0	Chair	Chair	Call to Order
2.	10:00	2	Habib	Action	Reading and Approval of Summary of Motions of the March 7, 2024, Design Review Board Meeting
3.	10:02	30	Perez/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for Lot 165 Unit 3, TBD Cortina Dr, pursuant to CDC Section 17.4.11
4.	10:32	30	Perez/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for Lot 1 Unit 1, TBD Eagle Dr, pursuant to CDC Section 17.4.11
5.	11:02	45	Nelson/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for Lot 166AR2-1, TBD Stonegate Dr, pursuant to CDC Section 17.4.11
6.	11:47	15		Lunch	
7.	12:02	15	Nelson	Quasi-Judicial	Review and Recommendation to Town Council regarding a Major PUD Amendment for Lot 38-50-51RR, 568 Mountain Village Blvd, pursuant to CDC Section 17.4.12
8.	12:17	15	Ward/ Forsythe	Quasi-Judicial	Review and Recommendation to Town Council regarding proposed CDC building code amendments, pursuant to CDC Section 17.1.7
9.	12:32	15	Ward	Quasi-Judicial	Review and Recommendation to Town Council regarding a CDC Amendment to Open Space Map Reference, pursuant to CDC Section 17.1.7
10.	12:47		Chair	Adjourn	

# DESIGN REVIEW BOARD MINUTES TOWN OF MOUNTAIN VILLAGE REGULAR DESIGN REVIEW BOARD MEETING MARCH 7, 2024, 10:00 AM

### **Call to Order**

Chair **Brown** called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:00 a.m. on March 7, 2024.

### **Attendance**

### The following Board members were present and acting:

**Banks Brown** 

David Eckman

Ellen Kramer

**Greer Garner** 

Liz Caton

Adam Miller

Scott Bennett

David Craige (Zoom)

### The following Board members were absent:

Jim Austin

### **Town Staff in attendance:**

Claire Perez - Planner II

Amy Ward – Community Development Director

Jason Habib – Planning Technician

Drew Nelson - Senior Planner

Haley Carmer - Town Attorney

Sonny Sin – Design Workshop (via zoom)

Jennifer Pintar – Design Workshop (via zoom)

### **Public Attendance:**

David and Barbara Mack Jack Wesson Kristine Perpar

David Ballode

Tommy Hein

### **Public Attendance via Zoom:**

Dale Reed

Kristine Perpar

Stephanie Fanos

Marcino Stromecki Chris Hawkins Mike Balser Chris Hazen

# <u>Item 2. Reading and Approval of Summary of motions February 1, 2024, Design Review Board Meeting minutes</u>

On a **MOTION** by **Garner** and seconded by **Bennett** the DRB voted **unanimously** to approve the summary of motions of the February 1, 2024, Design Review Board meeting minutes.

# Item 3. Review and Recommendation to Town Council regarding a height variance application for Lot 166AR2-10, TBD Stonegate Dr, pursuant to CDC Section 17.4.16

Drew Nelson: Presented as Staff Jack Wesson: Presented as Applicant

Public Comment: None

On a **MOTION** by **Bennett** and seconded by **Kramer** to continue the recommendation for approval to Town Council of a maximum height variance of 25.25 feet above the allowable, to the May 2, 2024 Regular Design Review Board Meeting, per the height restrictions listed in the CDC for portions of a new single-family detached condominium located at Lot 166AR2-10, 10 Stonegate Dr based on the evidence provided in the staff memo of record dated February 28, 2024 and the findings of this meeting.

### Item 4. Consideration of a Design Review: Initial Architecture and Site Review for Lot 166AR2-10, TBD Stonegate Drive, pursuant to CDC Section 17.4.11

Drew Nelson: Presented as Staff

Jack Wesson: Presented as Applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Bennett** the DRB voted **unanimously** to continue the Initial Architecture and Site Review for a new single-family home located at Lot 166AR2-10 to the May 2, 2024 Regular Design Review Board Meeting, based on the evidence provided in the staff memo of record dated February 28, 2024, and the findings of this meeting

# <u>Item 5. Consideration of a Design Review: Initial Architecture and Site Review for Lot 165 Unit 3, TBD Cortina Dr, pursuant to CDC Section 17.4.11</u>

Sonny Sin of Design Workshop: Presented as Staff

Kris Perpar and David Ballode and Amy Alvarez: Presented as Applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Miller** the DRB voted **unanimously** to approve the Initial Architecture and Site Review for a new multi-family home located at Lot 165 Unit 3, based on the evidence provided in the staff memo of record dated February 26, 2024, and the findings of the meeting, with the following specific approvals and variations:

Design Review Board Specific Approval:

Setback Encroachment – Front Staircases

2. Material: Metal Fascia

### Design Review Board Variation:

1. Driveway Grade

And with the following conditions:

- 1) Prior to final review the applicant will obtain approval from Town Council for the proposed height variance. If a variance is not approved, an updated Initial Review shall be required.
- 2) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum and average building height.
- 3) Prior to final review, the applicant shall clarify the use of driveway indicated as 'Joint Access for Lot 3 and 4 (Submitted and Approved with Lot 4)' in Exhibit A by noting that this is a temporary access for construction only.
- 4) Prior to final review, the applicant shall provide an updated landscape and fire mitigation plans showing compliance with the Fire Mitigation standards.
- 5) The applicant shall work with public works and utility providers to finalize the utilities plan as a condition of approval prior to building permit.
- 6) The applicant shall work with public works to coordinate construction parking.
- 7) Prior to building the permit the applicant will enter into a development agreement with the town to assure that the temporary construction access is removed, restored to preexisting grade, and landscaped per the approved landscape plan.
- 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) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 50% since the application was submitted and deemed complete 2023.
- 11) Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Or constructed so that all exposed structural members are enclosed with an approved one hour assembly by the Building Official, or constructed in coordination with the Planning Department upon approval of a wildfire

mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) – Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection.

- 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 6. Consideration of a Design Review: Initial Architecture and Site Review for a private art installment at Lot 161CR, pursuant to CDC Section 17.4.11

Claire Perez: Presented as Staff
Dale Reed: Presented as Applicant

Public Comment: None

On a **MOTION** by **Miller** and seconded by **Bennett** the DRB voted **6-2** (**Craige and Kramer opposed, as they believe the art fixture is too large on scale and is too visible from public <b>spaces**) to approve the initial architecture and site review for proposed Private Art on Lot 161CR, pursuant to CDC Section 17.4.11, based on the evidence provided within the Staff Report of record dated February 15, 2024, and the findings of this meeting.

And, with the following conditions:

- 1. Prior to finalization of the project, Planning Staff shall verify compliance with the approved design shown in the attached plans by conducting a site visit.
- 2. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.
- 3. All areas disturbed by construction must be revegetated to natural state per Mountain Village approved seed mix.
- 4. Trees shall have tree protection fencing installed at a minimum of the dripline of each

tree. No backfill, excavation, trenching, stagging, material storage, or concrete waste shall be permitted within the tree protection zone of any tree. If any of the above activities need to occur within the tree protection zone of any tree, permission must first be obtained from a Planning Department staff member to either authorize adjustments to the tree protection zone or to issue a tree removal permit so the tree may be removed.

5. Approval shall be valid for 18 months from the date of this hearing

### Item 7. Adjourn

On a **MOTION** by **Miller** the DRB voted **unanimously** to adjourn the March 7, 2024, meeting at 11:50 a.m.

### **Lunch**



# DESIGN REVIEW BOARD MINUTES TOWN OF MOUNTAIN VILLAGE REGULAR DESIGN REVIEW BOARD MEETING MARCH 7, 2024, 12:00 PM

### Call to Order

Chair **Brown** called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 12:06 p.m. on March 7, 2024.

### **Attendance**

### The following Board members were present and acting:

Banks Brown

David Eckman

Ellen Kramer

**Greer Garner** 

Liz Caton

Adam Miller

Scott Bennett

David Craige (Zoom)

### The following Board members were absent:

Jim Austin

### **Town Staff in attendance:**

Claire Perez – Planner II

Amy Ward - Community Development Director

Jason Habib - Planning Technician

Drew Nelson – Senior Planner

Haley Carmer - Town Attorney

Jennifar Pintar - Design Workshop (via zoom)

Sonny Sin - Design Workshop (via zoom)

Finn Kjome

Jim Loebe

### **Public Attendance:**

Rick Gruebel

David Ballode

Tommy Hein

### **Public Attendance via Zoom:**

Chris Hazen

**Chris Hawkins** 

Stephanie Fanos

Kim - RSA
Kristine Perpar
Marcino Stromecki
Mike Balser
Ashleigh du Preez
Dominique Raymond
Horn Brothers Roofing
Jim Keo

# <u>Item 2: Consideration of a Design Review: Final Architecture Review for a private art installment at Lot 161CR, pursuant to CDC Section 17.4.11</u>

Claire Perez: Presented as Staff
Dale Reed: Presented as Applicant

**Public Comment: None** 

On a MOTION by Miller and seconded by Bennett the DRB voted 6-2 (Craige and Kramer opposed, as they believe the art fixture is too large on scale, does not qualify as an art installation, and is too visible from public spaces) approve the final architecture review for proposed Private Art on Lot 161CR, pursuant to CDC Section 17.4.11, based on the evidence provided within the Staff Report of record dated February 15, 2024, and the findings of this meeting.

And, with the following conditions:

- 1. Prior to finalization of the project, Planning Staff shall verify compliance with the approved design shown in the attached plans by conducting a site visit.
- 2. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.
- 3. All areas disturbed by construction must be revegetated to natural state per Mountain Village approved seed mix.
- 4. Trees shall have tree protection fencing installed at a minimum of the dripline of each tree. No backfill, excavation, trenching, stagging, material storage, or concrete waste shall be permitted within the tree protection zone of any tree. If any of the above activities need to occur within the tree protection zone of any tree, permission must first be obtained from a Planning Department staff member to either authorize adjustments to the tree protection zone or to issue a tree removal permit so the tree may be removed.
- 5. Approval shall be valid for 18 months from the date of this hearing

# <u>Item 3: Consideration of a Design Review: Initial Architecture and Site Review for Lot 344R, TBD Rocky Rd, pursuant to CDC Section 17.4.11</u>

Claire Perez: Presented as Staff

Tommy Hein: Presented as Applicant

Public Comment: Rick Gruebel

On a **MOTION** by **Caton** and seconded by **Miller** the DRB voted **unanimously** to approve the Initial Architecture and Site Review for a new single-family home located at Lot 344R, TBD Rocky Rd, based on the evidence provided in the staff memo of record dated February 23, 2024, and the findings of this meeting, with the following design variations and specific approvals:

### **Design Variations:**

- 1. Road and Driveway standards retaining walls over 5', driveway grade, and width
- 2. Green Roof

### DRB Specific Approval:

- GE Encroachments Retaining wall and grading
- 2. Materials Board Form Concrete and Hilfiker Walls

### And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the plans to show (2) exterior parking spaces in a separate location from the TFPD turnaround.
- 2) Prior to final review, the applicant shall provide window recess details.
- 3) Prior to final review, the applicant shall revise the address monument plan to include a lighting specification and to otherwise meet the requirements of the CDC.
- 4) Prior to final review, the applicant shall revise the fire mitigation plan to adhere with the CDC and the Forester's comments.
- 5) Prior to final review, the applicant shall revise the landscape plan to adhere to the CDC and the Forester's comments.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 7) 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.
- 8) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the general easement. This includes any encroachments that already exist on the property as well as any new encroachments.
- 9) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);

- c. Any approved metal exterior material;
- d. Roofing material(s); and
- e. Any other approved exterior materials
- 10) 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.
- 11) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 50% since the application was submitted and deemed complete in 2024.
- 12) The applicant must meet the following conditions of the fire marshal:
  - a. The structure shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.
  - b. A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
  - c. An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
  - d. Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.
  - e. Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.
  - f. Electric vehicle charging stations/outlets shall be installed in accordance with the TFPD Amended Fire Code and NFPA 70.
  - g. A Knox box is recommended at the main entrance on the address side for emergency access.

### <u>Item 4: Consideration of a Design Review: Final Architecture Review for Lot 926R, 133</u> <u>Sundance Ln, pursuant to CDC Section 17.4.11</u>

Jennifar Pintar of Design Workshop: Presented as Staff

Tommy Hein: Presented as Applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Caton** the DRB voted **unanimously** to continue the Final Architecture Review for a new single-family home located at Lot 926R, 133 Sundance Ln, to the June 6, 2024 Regular Design Review Board Meeting, based on the evidence provided in the staff memo of record dated February 26, 2024, and the findings of this meeting, with the following design variations and specific approvals

# <u>Item 5: Consideration of a Design Review: Final Architecture Review for Lot 1 Unit 38, TBD Knoll Estates Dr. pursuant to CDC Section 17.4.11</u>

Sonny Sin of Design Workshop: Presented as Staff

Kris Perpar: Presented as Applicant

**Public Comment: None** 

On a **MOTION** by **Caton** and seconded by **Miller** the DRB voted **unanimously** to approve the Final Architecture and Review for a new single-family detached condominium located at Lot 1 Unit 38, TBD Knoll Estates Drive, based on the evidence provided in the staff memo of record dated February 26, 2024, and the findings of this meeting, with the following design variations and specific approvals:

### **Design Variations:**

1. Address Monument: Wall-Mounted

### **DRB Specific Approvals:**

1. Materials – Black Metal Fascia

And, with the following conditions:

- 1) Prior to building permit the applicant shall provide verified approval from the HOA related to all GCE encroachments.
- 2) Prior to building permit the applicant shall provide the agreement with Telski related to the grading and any utilities encroachment.
- 3) Prior to building permit, the applicant shall update the lighting plan to show photometric study to comply with the CDC.
- 4) The applicant shall comply with all TFPD requirements.
- 5) Prior to building permit, the applicant shall include a photograph or diagram depicting the pattern, grout, block size and color of the proposed stone and setting pattern.
- 6) Prior to building permit, the applicant shall work with Public Works to field verify all utilities.
- 7) Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Or constructed so that all exposed structural members are enclosed with an approved one hour assembly by the Building Official, or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) Fire Mitigation and Forestry Management. All

appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection. 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:

- 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.
- 10) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
- 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.
- 12) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 50% since the application was submitted and deemed complete in 2023.
- 13) The fascia must match the color of the roof material.

# <u>Item 6: Consideration of a Design Review: Specific Approval for roofing material in the Village</u> <u>Center on Lots 82R1 and 105R2, 145 and 117 Sunny Ridge Pl, pursuant to CDC Section 17.4.11</u>

Jason Habib: Presented as Staff

Horn Brothers Roofing: Presented as Applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Craige** the DRB voted **unanimously** to approve the specific approval for roofing material in the Village Center for the installation of Dark Bronze Standing Seam Metal for Lots 82R1 and 105R2, 145 Sunny Ridge Pl and 117 Sunny Ridge Pl, based on the evidence provided in the staff record of memo dated February 26, 2024, and the findings of this meeting, with the following conditions:

- 1) Snow fencing shall be installed per the CDC requirements for pedestrian walkways.
- 2) Any guttering as applicable shall be of a like material and color to the proposed metal roofing. The guttering shall not be pre-manufactured K-style guttering.
- 3) Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.:
- 4) Any landscape disturbance caused by construction activities must be revegetated using town approved seed mix.

# <u>Item 7: Discussion regarding a Conceptual Work Session for design of proposed Mountain</u> <u>Village bus stops</u>

Amy Ward, Finn Kjome, Jim Loebe: Presented as Staff

Jim Keo: Presented as Applicant

# Item 8: Discussion regarding Design Review Process as it relates to staff/DRB recommendations to Town Council

Amy Ward and David McConaughy: Presented as Staff

### Item 9: Adjourn

On a **MOTION** by **Miller** the DRB voted **unanimously** to adjourn the March 7, 2024, meeting at 2:58 pm.

Prepared and submitted by,

Jason Habib, Planning Technician



### **AGENDAITEM 3**

### PLANNING & DEVELOPMENT SERVICE **PLANNING DIVISON**

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

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Public Hearing; April 4, 2024

DATE: March 19, 2024

RE: Staff Memo -Final Architecture Review (FAR) Lot 165 Unit 3, 130 Cortina

Drive, pursuant to the CDC

### PROJECT GEOGRAPHY

### APPLICATION OVERVIEW: New Single-Family residence on Lot 165 Unit 3

**Legal Description:** Unit 3 Cortina Land Condominiums Acc To The Map Of The Cortina Land Condominiums A Colorado Common Interest Community Lot 165

Town Of Mountain Village.

IRC 2018 and all applicable codes as required by the Town of Mountain

Village.

Address: 130 Cortina Drive

Applicant/Agent: Kristine Perpar, Shift

Architects LLC

Owner: Chalets at Cortina, LLC

**Zoning:** Multi-Family Existing Use: Vacant

Proposed Use: Single-Family Detached

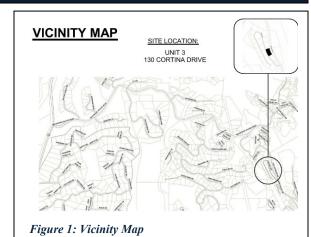
Condominium Lot Size: .339 acres

Adjacent Land Uses: East: Multi-Family West: Multi-Family

**North**: Multi-Family South: Multi-Family

### **ATTACHMENTS**

Exbibit A: Architectural Plan Set Exhibit B: Staff/Public Comments



<u>Case Summary</u>: Kristine Perpar of Shift Architects LLC is requesting Design Review Board (DRB) approval of a Final Architecture Review (FAR) application for a new single-family detached condominium on Lot 165 Unit 3, 130 Cortina Drive. The Town Council granted a height variance for the lot at the February 15, 2024, meeting. The height variance allows for a maximum height of 19 feet above the allowable and an average height of 6 feet above the allowable height.

The site is extremely sloped, with a majority of the site having a grade of over 53%. The proposed structure is a single-family detached condominium located in the multi-family zone district. While the structure reads as a single story from Cortina Drive, it is a four-story building that steps down the site towards San Joaquin Road.

The proposed structure is 4,299.98 sq ft, including a 652.5 sq ft garage, and utilizes a mixture of wood, stone, and metal siding for the exterior materials. The proposed structure includes two interior 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.

CDC Provision	Requirement	<u>Proposed</u>
Maximum Building Height	35' (shed) Maximum	48.46' (originally proposed at 53.31')
Avg. Building Height	30' Maximum	32.83' (originally proposed at 35.76')
Maximum Lot Coverage	65% (9,598.4 sq ft)	21% (3,072 sq ft)
General Easement Setbacks	No encroachment	n/a
Roof Pitch		
Primary		2:12
Secondary		5:12
Exterior Material		
Stone	35% minimum	39% (Including retaining wall)
Windows/Door Glazing	40% maximum	17%
Metal	n/a	8%
Wood	n/a	34%
Parking	2 spaces*	2 spaces

### **Design Review Board Specific Approval:**

- 1) Setback Encroachment Front Staircases
- 2) Material: Metal Soffit and Fascia

### **Design Review Board Variation:**

1) Driveway Grade

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 February 29, 2024.

# Chapter 17.3: ZONING AND LAND USE REGULATIONS 17.3.11 and 17.3.12: Building Height and Building Height Limits

Staff: The primary roof form of the proposed structure is shed and is therefore granted a maximum height of 35 feet and an average height of 30 feet. The Town Council approved a height variance request at the February 15<sup>th</sup> regular meeting. The variance allows for a maximum height of 19' above the allowable and an average height of 6 feet above the allowable height restrictions. The area of impact for the variance is limited to the garage area and portions of a shed roof form. The applicant has updated the design to reduce the height from 49.36' to 48.46'. This was achieved by reducing the slope of the shed roof over the garage. The slope was reduced from 2:12 to 1:12. The maximum average height of the home slightly increased from 32.17' to 32.83'. Staff finds the criteria met.

### 17.3.14: General Easement Setbacks

The CDC provides that setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within setbacks such as driveways, ski access, natural landscaping, utilities, address monuments, and fire mitigation. There is no general easement on the site, but Cortina 3 is burdened by a 16-setback on three sides of the lot as well as an increased 30-foot setback located on the downslope portion of the site adjacent to San Joaquin Road to the east.

Staff: There are some encroachments in the setbacks including the following:

- Utilities: Utilities are proposed to cross all sides of setback.
- Driveway: The motor court and associated retaining walls is proposed to take
  access from Cortina Drive and crosses the setback to the homesite. The
  driveway includes two structural support walls that encroach upon the setback
  and Cortina Drive Right of Way. The driveway and associated structural walls are
  essential to provide access to the site in a safe grade given the extreme slope of
  the site. The proposed encroachments need to be reviewed and approved by the
  Cortina HOA.
- Address Monument: The address monument is located at the intersection of the driveway and Cortina Drive in the setback.

Staff: The proposal also includes encroachments that are not considered permitted activity which will require a specific approval.

Front two Staircases.

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

17.5.5: Building Siting Design

### 17.5.6: Building Design

Staff: The form of the proposed residential structure follows an alpine mountain design that is grounded to withstand the extreme natural forces of wind, snow, and heavy rain. The roof design is a mixture of shed roof forms that are broken up to create visual interest. The roof above the garage has been revised to have a 1:12 slope. Although the roof reads as flat from the west elevation it slopes slightly towards the east. The roof material is matte black standing seam metal and incorporates snow retention systems. The applicant provided revised material calculations on Sheets A2.3 and A2.4. The base of the east elevation was revised so that the entirety of the home is wrapped in stone and steel. This reinforces the grounding of the home. An access door was also added to the ground level of the east elevation. The total stone percentage increased from 38% to 39%. The glazing percentage decreased from 18% to 17%. The window on the third level on the east elevation was revised to accommodate the slope of the roof. All CDC requirements are met.

### 17.5.7: Grading and Drainage Design

Staff: Criteria met.

### 17.5.8: Parking Regulations

Staff: Criteria met.

### 17.5.9: Landscaping Regulations

Staff: Criteria met.

# **17.5.11: Utilities**Staff: Criteria met.

**17.5.12: Lighting Regulations**Staff: The lighting plan has not been updated since the Initial Review. Both fixtures proposed are Dark Sky compliant and adhere to the CDC requirements.

### 17.5.13: Sign Regulations

Staff: Criteria met.

### **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

### 17.6.1: Environmental Regulations

Staff: A fire mitigation plan was provided on Sheet C5. The plan shows Zone 1 and Zone 2 Fire mitigation. Due to the lot size and steepness of the slope, Zone 2 encompasses the area between Zone 1 and the property line. The fire mitigation plan adheres to the CDC standards.

### 17.6.6: Roads and Driveway Standards

Staff: The driveway has not been revised since the previous review. The CDC requires that driveway grades do not exceed 5% for the first twenty feet from the edge of the public roadway or access tract. The proposed driveway has a maximum grade of 5.12% throughout the driveway. Staff finds that a design variation is appropriate given the site constraints.

### 17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that all fireplaces in the proposed structures will be natural gas, which meet the requirements of the CDC.

# Chapter 17.7: BUILDING REGULATIONS 17.7.20: Construction Mitigation

Staff: A revised construction mitigation plan was provided on Sheet C4. The plan includes a joint construction access road for lots 3 and 4. This is also illustrated on the landscape plan. The construction access road will be revegetated after construction is completed, and a development agreement with financial surety is in place to ensure that revegetation and rehabilitation will occur. Material storage, the port-a-john, and bear proof poly-cart were relocated to the downhill side of Unit 4, adjacent to San Joaquin Road. Two additional construction parking spots were added to the plan in the right of way of San Joaquin Road. The contractor will need to coordinate parking with Public Works.

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

### Staff Recommendation:

Staff suggests the following motion for approval of the Final Architecture Review:

I move to approve the Final Architecture Review for a new multi-family home located at Lot 165 Unit 3, based on the evidence provided in the staff memo of record dated March 19, 2024, and the findings of this meeting.

With the following specific approvals:

### **Design Review Board Specific Approval:**

- 1) Setback Encroachment- Front Staircases
- 2) Material: Metal Fascia

### **Design Review Board Variation:**

1) Driveway Grade

### **Conditions:**

- 1) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum and average building height.
- 2) The applicant shall work with public works and utility providers to finalize the utilities plan as a condition of approval prior to building permit.
- 3) The applicant shall work with public works to coordinate construction parking.
- 4) Prior to building the permit the applicant will enter into a development agreement with the town to assure that the temporary construction access is removed, restored to preexisting grade, and landscaped per the approved landscape plan.
- 5) The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.
- 6) A Knox Box for emergency access is recommended.
- 7) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 50% since the application was submitted and deemed complete 2023.
- 8) Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Or constructed so that all exposed structural

members are enclosed with an approved one hour assembly by the Building Official, or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) – Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection.

- 9) 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
- 10) 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.

### Shift Architects

**Date:** March 18, 2023

By: Kristine Perpar, Architect

**Sent to:** Mountain Village Planning Staff **Re**: Design Review Application Narrative

Dear Mountain Village Design Review Board,

This narrative outlines a request for Design Review Board Final Architecture and Site Review for Lot 165 - Unit 3, 130 Cortina Drive along with the relevant Criteria for Decision provided in the CDC.

### **Requests:**

1. Final Architectural and Site Review Approval

Updates can be found on the set and have been clouded for clarity.

### Clouded items:

- 1. Cover sheet C4 Construction Mitigation Plan
- 2. A1.3 Landscape Plan New access road and note
- 3. A2.4 Material Calcs updated with new stone and steel panels
- 4. A4.3 Exterior Elev New stone and metal panels
- 5. A.4.2 Exterior Elev Garage shed roof.

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

Sincerely,

Kristine Perpar



### 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

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

### **CODE COMPLIANCE**:

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

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.

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

### **SAFETY & PROTECTION OF WORK**

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



# PROJECT CODE INFORMATION

MULTI-FAMILY (LOT 165, TRACT: UNIT 3)

IRC 2018 AND ALL APPLICABLE CODES AS **BUILDING CODE:** REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE

**DESCRIPTION:** MULTI-STORY DWELLING

OCCUPANCY CLASSIFICATION: R-3

CARBON MONOXIDE DETECTION:

MONITORED NFPA 13D, 2018 IFC AND TFPD AUTOMATIC FIRE SPRINKLER:

AMENDED CODES SPRINKLER SYSTEM

REQUIRED

NATIONAL FIRE ALARM & MONITORED NFPA 72, 2018 IFC, AND TFPD

SIGNALING CODE: AMENDED CODES ALARM SYSTEM REQUIRED **EMERGENCY ACCESS:** PROVIDE KNOX BOX FOR EMERGENCY ACCESS

FIRE RESISTIVE RATING: GARAGE - 1 HR

**MECHANICAL - 1 HR** 

PROVIDED MONITORED DETECTION IN ACCORDANCE WITH 2018 IFC 915.2.1

ELECTRIC VEHICLE CHARGING INSTALL IN ACCORDANCE WITH NFPA 70 AND LOCATED WITHIN 5 FT OF THE GARAGE DOOR STATION / OUTLET:

# **PROJECT INFORMATION**

PROPOSED FLOOR AREA:

MUD LEVEL

LOWER LEVEL 2147.56 SF 1900.97 SF **GROUND LEVEL** 

ALLOWABLE

MAX BUILDING HEIGHT:

35'-0" (SHED ROOF)

PROPOSED

TOTAL FLOOR AREA 4299.98 SF MAX AVERAGE HEIGHT: GARAGE / MECH 652.5 SF ALLOWABLE

251.45 SF

4952.48 SF

**PROPOSED** 32.17'

LOT AREA: .339 ACRES (14,768 SF)

LOT COVERAGE:

TOTAL:

**ALLOWABLE** 

5.907.2 SF (40% MAX) **PROPOSED** 3,072 SF (21%) PARKING REQUIRED: 2 SPACES PROVIDED (2 REQUIRED) (2 ENCLOSED IN GARAGE)

30'-0" (SHED ROOF)

**SEE SHEET A2.1 FOR 35' PARALLEL OFFSET** 

SEE SHEET A2.2 FOR MAXIMUM BUILDING HEIGHT CALCULATION

# **VICINITY MAP SITE LOCATION:** UNIT 3 130 CORTINA DRIVE

# **PROJECT TEAM**

CHALETS AT CORTINA LLC A CO LLC 3521 N 32ND TER

HOLLYWOOD, FL 330212618

ARCHITECT:

SHIFT ARCHITECTS, LLC KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211

TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com

**GENERAL CONTRACTOR:** HOINS CONSTRUCTION

**BILL HOINS** 137 SOCIETY DRIVE TELLURIDE, CO 81435 P. 970.728.9371 hoinsoffice@gmail.com

**SURVEYOR:** FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1

P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050

CIVIL:

UNCOMPAHGRE ENGINEERING LLC DAVID BALLODE P.E. PO BOX 3945 TELLURIDE, CO 81435 P. 970.729.0683 dballode@msn.com

<u>STRUCTURAL</u>:

TELLURIDE ENGINEERING JACK GARDNER, P.E. PO BOX 4045 TELLURIDE, CO 81435 P. 970.728.5440 jgardner.pe@gmail.com

MECHANICAL:

HUGHES CONSULTING ENGINEERING, PA DIMITRI MERRILL, P.E.

TELLURIDE, CO 81435 P. 970.239.1949 F. 785.842.2492 dimitri@hce-pa.com

LANDSCAPING:

SHIFT ARCHITECTS, LLC KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263

kristine@shift-architects.com

A8.2

# **SHEET INDEX**

G1.0 COVER SHEET

ABBREVIATIONS AND LEGENDS

CIVIL C1 NOTES

GRADING AND DRAINAGE PLAN WITHOUT

TREES DISPLAYED

GRADING AND DRAINAGE PLAN WITH TREES

DISPLAYED UTILITY PLAN

CONSTRUCTION MITIGATION PLAN

FIRE MITIGATION PLAN

SURVEY / MAPPING

**EXISTING CONDITIONS PLAN ARCHITECTURAL** 

ARCHITECTURAL SITE PLAN BUILDING SITE PLAN

LANDSCAPE PLAN

**IRRIGATION PLAN** 

SITE 35' PARALLEL OFFSET MAX BUILDING HEIGHT

MATERIAL CALCULATIONS

<sup>28</sup> A2.4 MATERIAL CALCULATIONS FLOOR PLAN

FLOOR PLAN

FLOOR PLAN

26\{ A3.4} **ROOF PLAN** 

> **EXTERIOR ELEVATIONS EXTERIOR ELEVATION**

**EXTERIOR ELEVATION** 

**EXTERIOR ELEVATIONS** 

**EXTERIOR ELEVATIONS** 

PRESENTATION ELEVATIONS DOOR SCHEDULE *∕*⁄⁄, **,&8.1**\

LTG1.1 EXTERIOR LIGHTING PLAN

WINDOW SCHEDULE

P.O. Box 3206 100 W. Colorado Suite 211 Telluride, Colorado 81435 p 970-275-0263

kristine@shift-architects.com www.shift-architects.com

PROJECT ISSUE DATE:

03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

8 12.19.23 Revised building height calculations

27 03.20.24 Modified Window at Garage 28 03.20.24 Revised Material Calcs

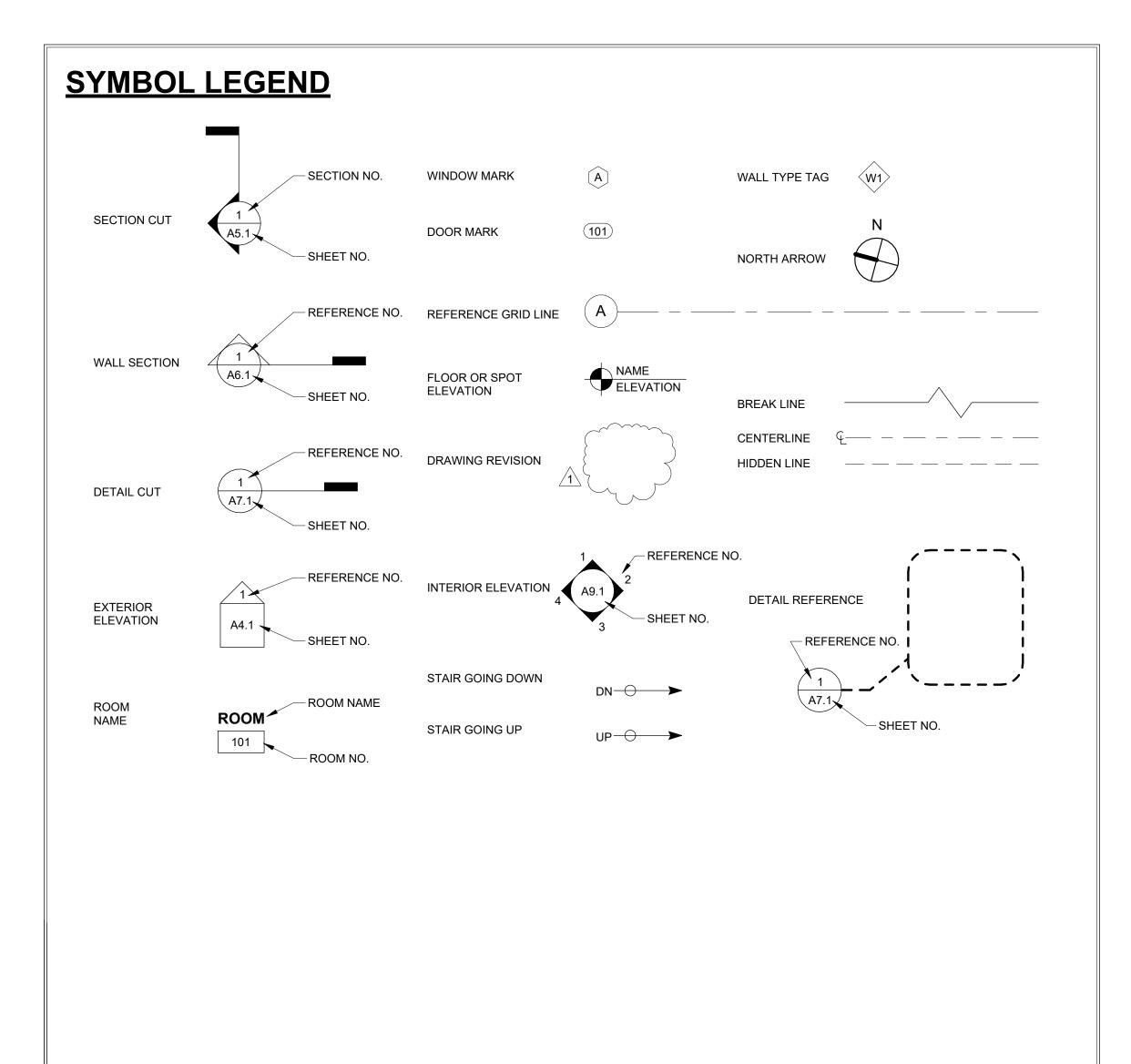
29 03.20.24 Revised Building Hight Calcs

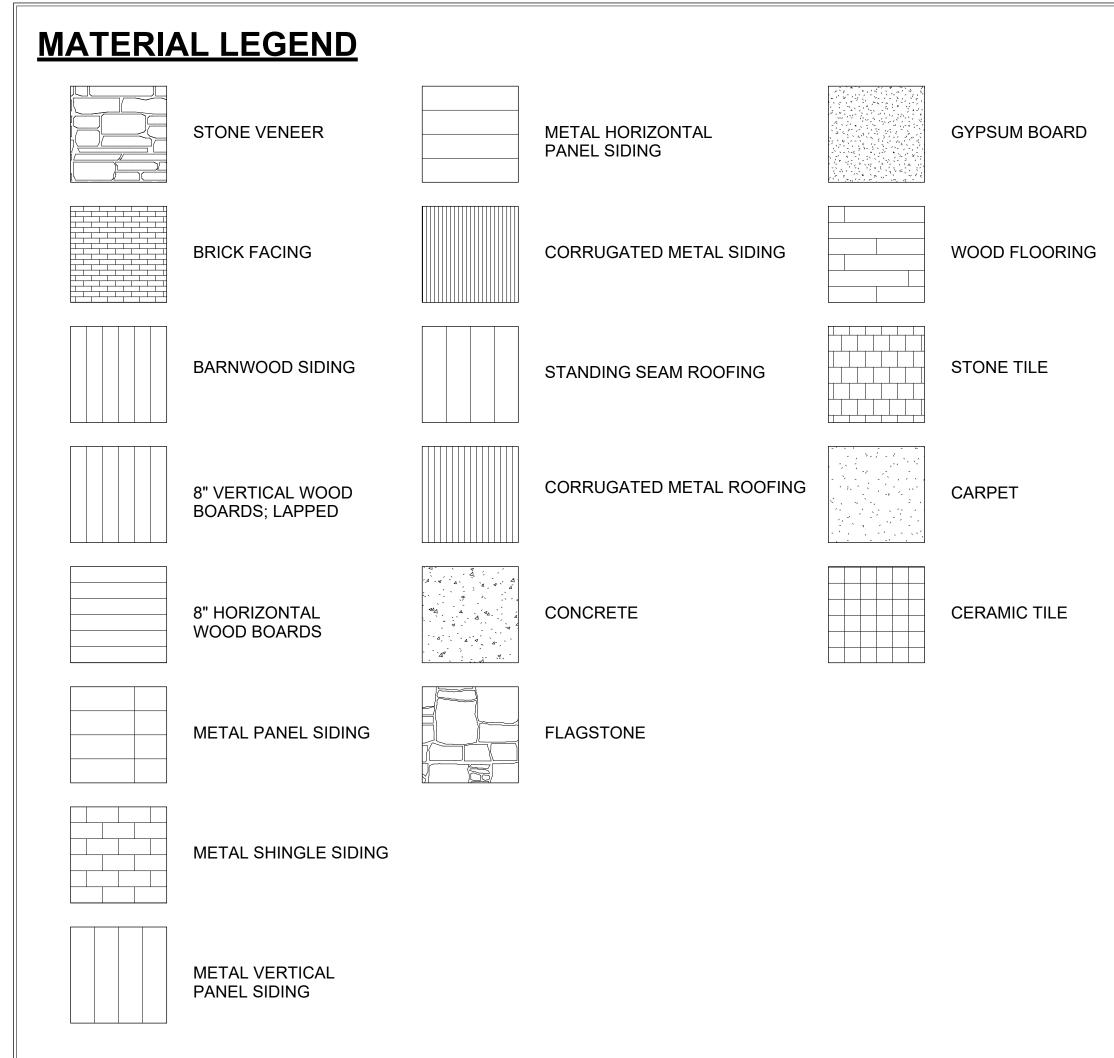
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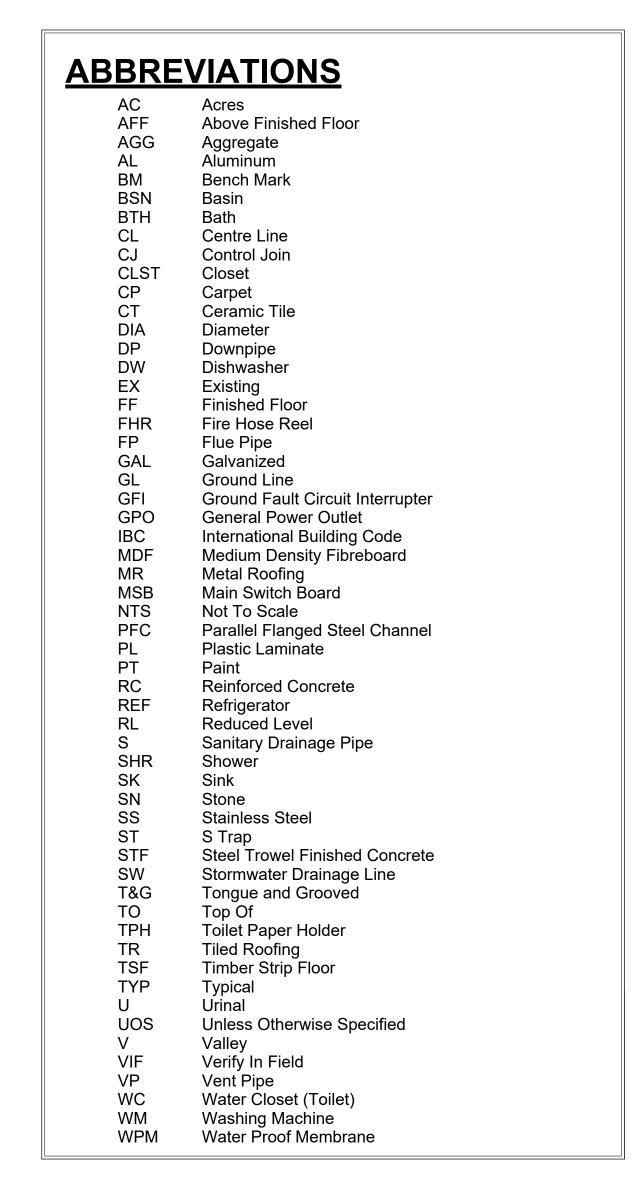
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**COVER SHEET** 

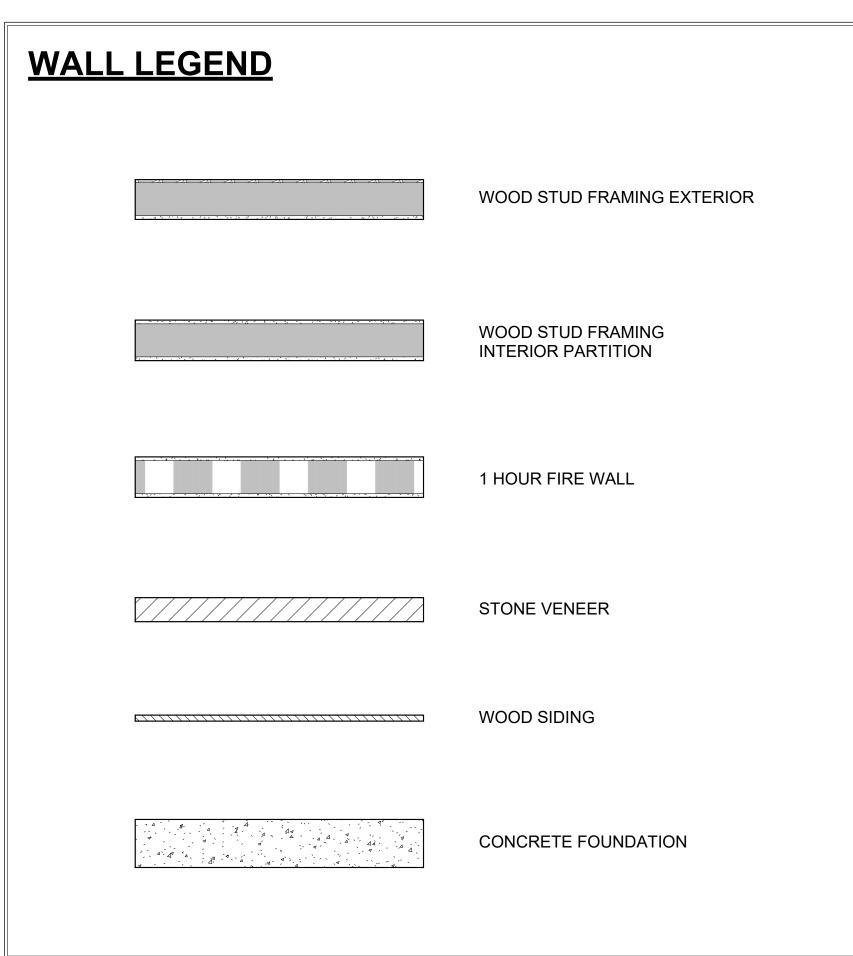
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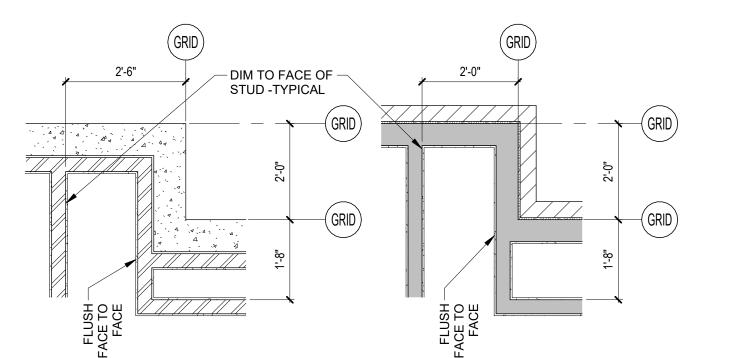






# **DIMENSIONING LEGEND**

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



# PROJECT DATUM LEGEND

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

T.O. Slab Ground Lvl
T.O. Ply Ground Lvl
T.O. Ply Ground Lvl
T.O. Ply Ground Lvl
O'-0" PROJECT ELEV

SHIF

P.O. Box 3206 100 W. Colorado Suite 211 Telluride, Colorado 81435 p 970-275-0263 kristine@shift-architects.com www.shift-architects.com

PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

TINALAND CONDOMINIUMS A COLORADO COMMON INTER RIVE, MOUNTAIN VILLAGE, CO 81435 A LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTER 37 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE

UNIT 3 CORTINA LAND CONDOMINIUMS COMMUNITY LOT 165 TOWN OF MOUN DECLARATION REC NOV 30 2004 AT RE

ABBREVIATIONS AND

LEGENDS

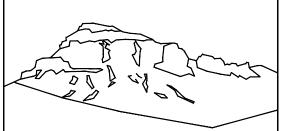
SHEET NUMBER

G1.1

### GENERAL CIVIL ENGINEERING NOTES:

TELEPHONE: CENTURY LINK

- 1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.
- INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.
- THE UTILITY PROVIDERS ARE:
  SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
  NATURAL GAS: BLACK HILLS ENERGY
  POWER: SAN MIGUEL POWER
- 2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIRIEMENTS. REFER TO THE SITE—SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION..
- 4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.
- 5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT—OF—WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.
- 6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.
- 7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.
- 9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.
- 10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.
- 11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY—DOWN MACHINE.
- 12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.
- 13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT—OFF IN SERVICE.
  THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY
  PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT—OFF'S MUST BE APPROVED BY THE TOWN AND TOWN
  VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.
- 14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.
- 15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.
- 16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.
- 17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON—STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.
- 18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
- 19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.
- 20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.
- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.
- 22. ALL DISTURBED GROUND SHALL BE RE—SEEDED WITH A TOWN—APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.
- 23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.
- 24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.
- 25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).
- 26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



Uncompahgre Engineering, LLC

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

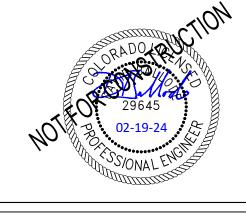
SUBMISSIONS:

 DRB SUBMITTAL
 2023-09-03

 DRB
 2024-01-11

 Final DRB
 2024-02-19

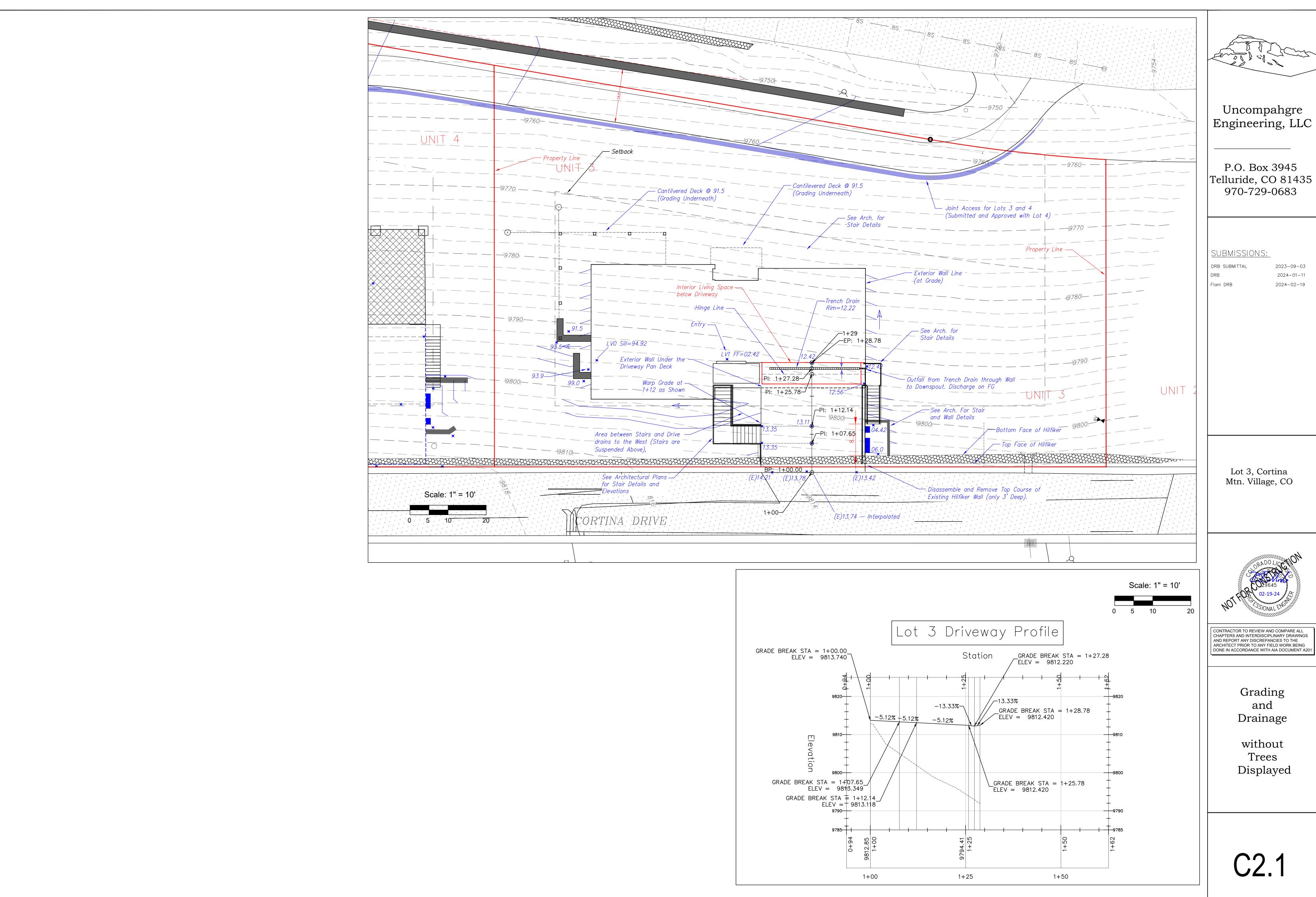
Lot 3, Cortina Mtn. Village, CO



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 A20

Notes

C





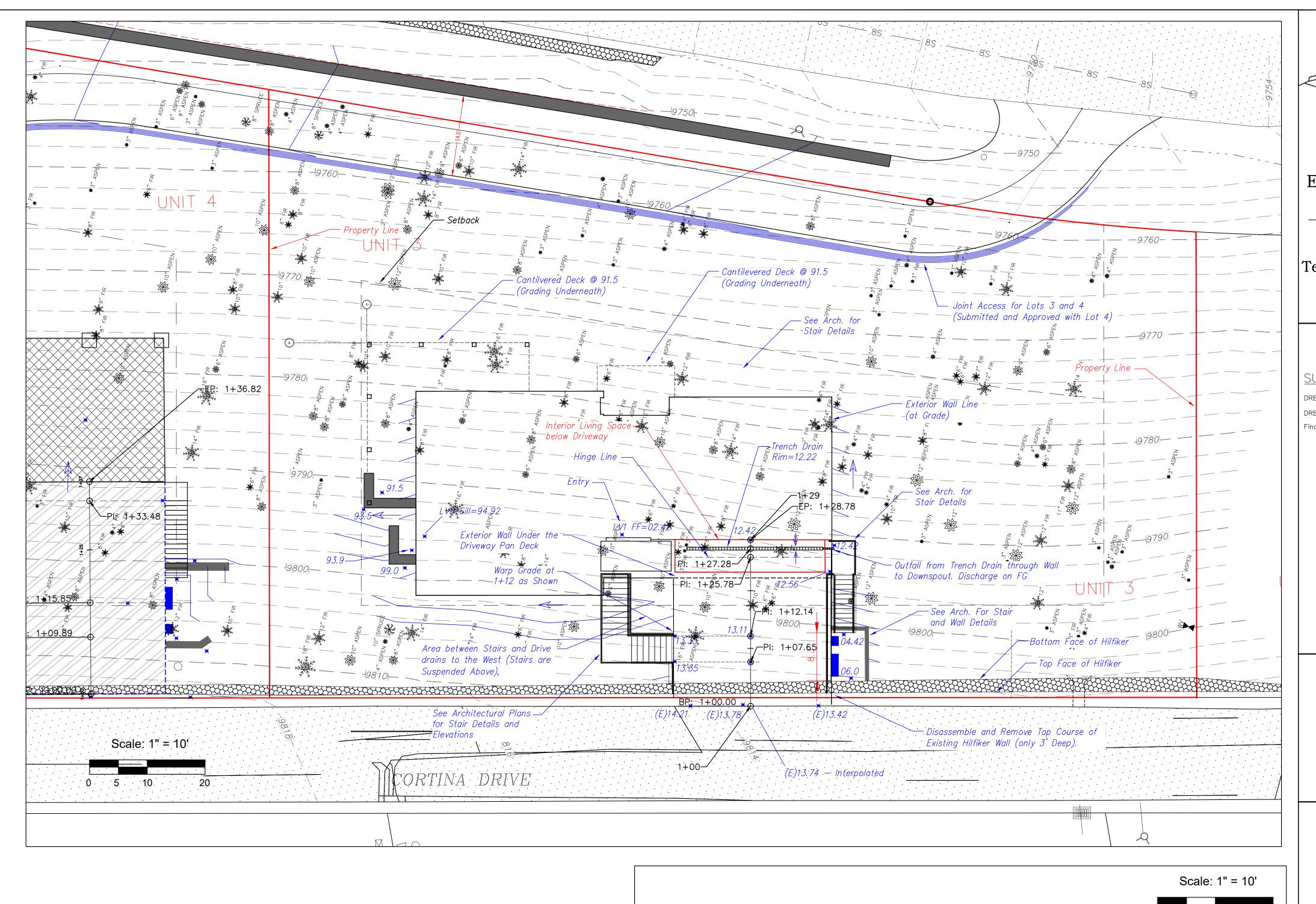
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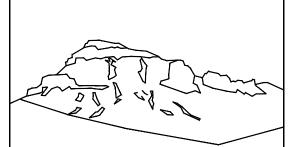
P.O. Box 3945 Telluride, CO 81435

2023-09-03 2024-01-11 2024-02-19



Displayed





Uncompahgre Engineering, LLC

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

# SUBMISSIONS:

 DRB SUBMITTAL
 2023-09-03

 DRB
 2024-01-11

 Final DRB
 2024-02-19

Lot 3, Cortina Mtn. Village, CO



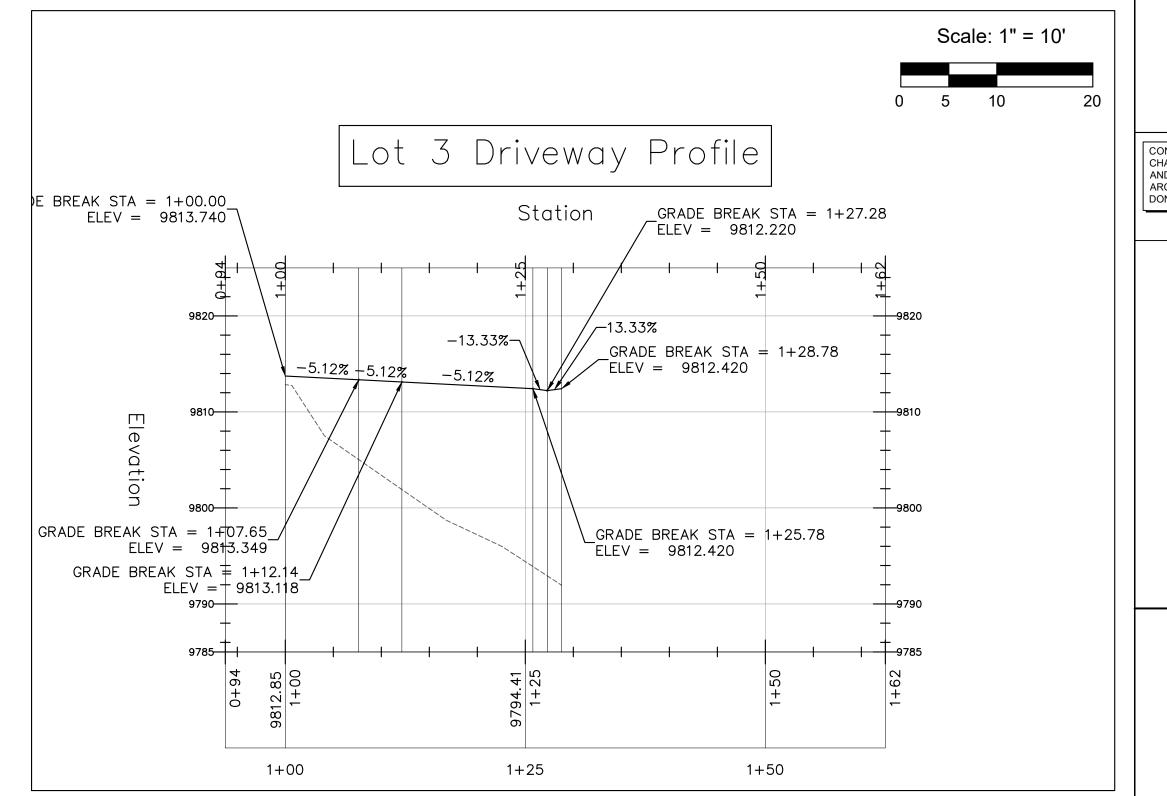
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

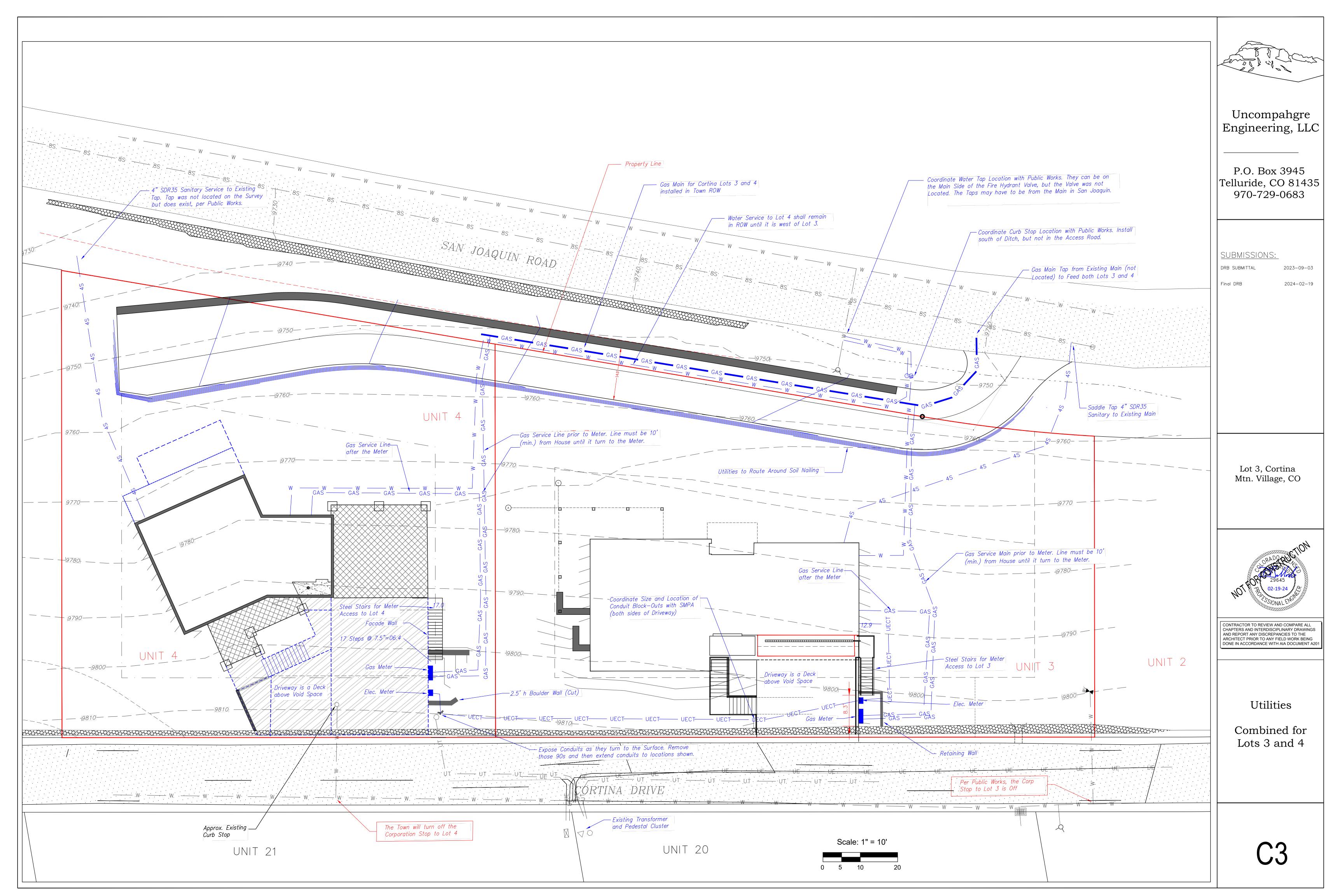
> Grading and Drainage

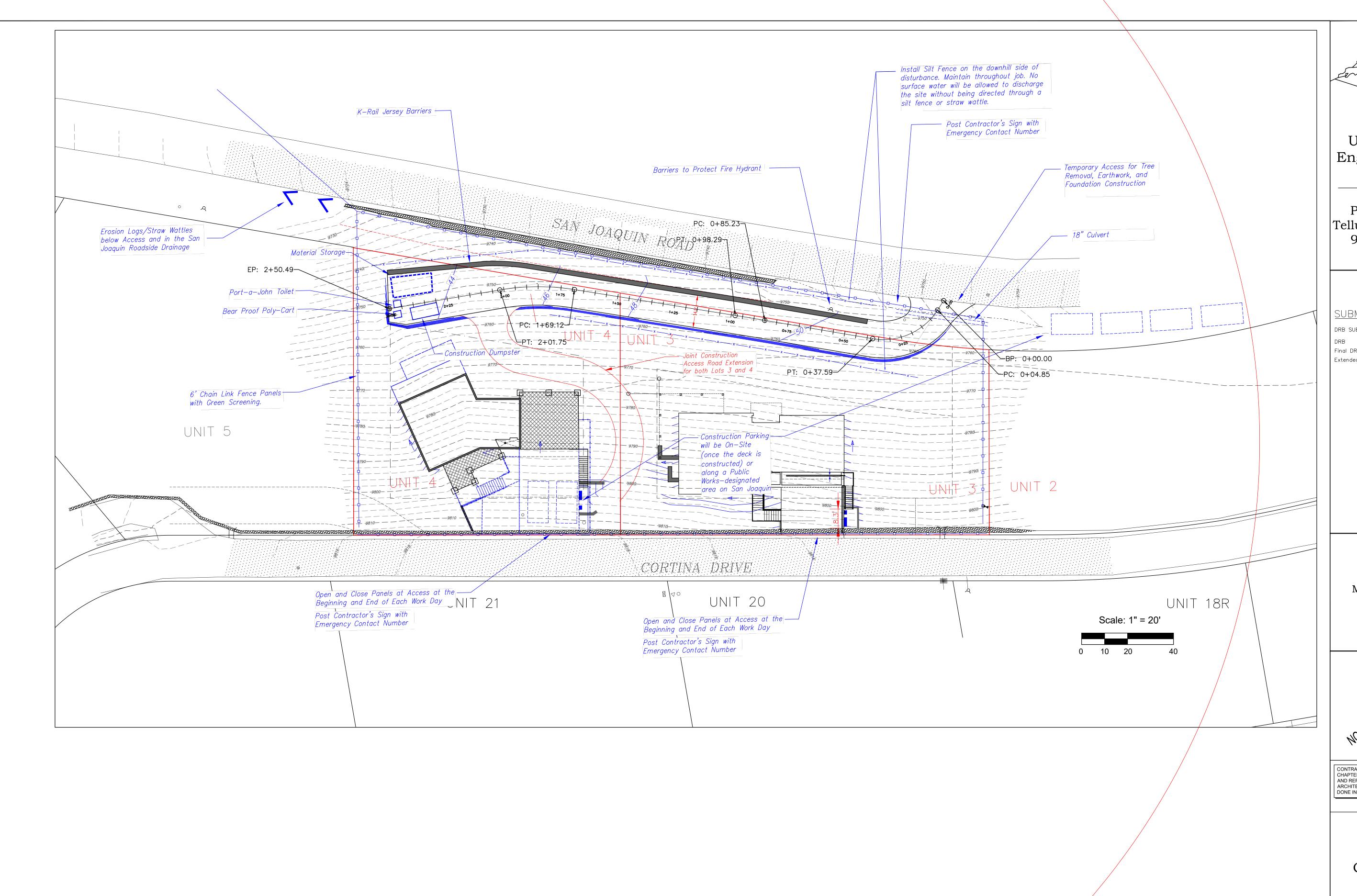
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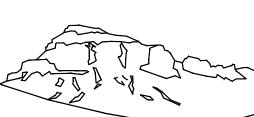
Trees Displayed

C2.2









Uncompangre Engineering, LLC

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

**SUBMISSIONS:** 

 DRB SUBMITTAL
 2023-09-03

 DRB
 2024-01-11

 Final DRB
 2024-02-19

 Extended Access
 2024-03-18

Lot 3, 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

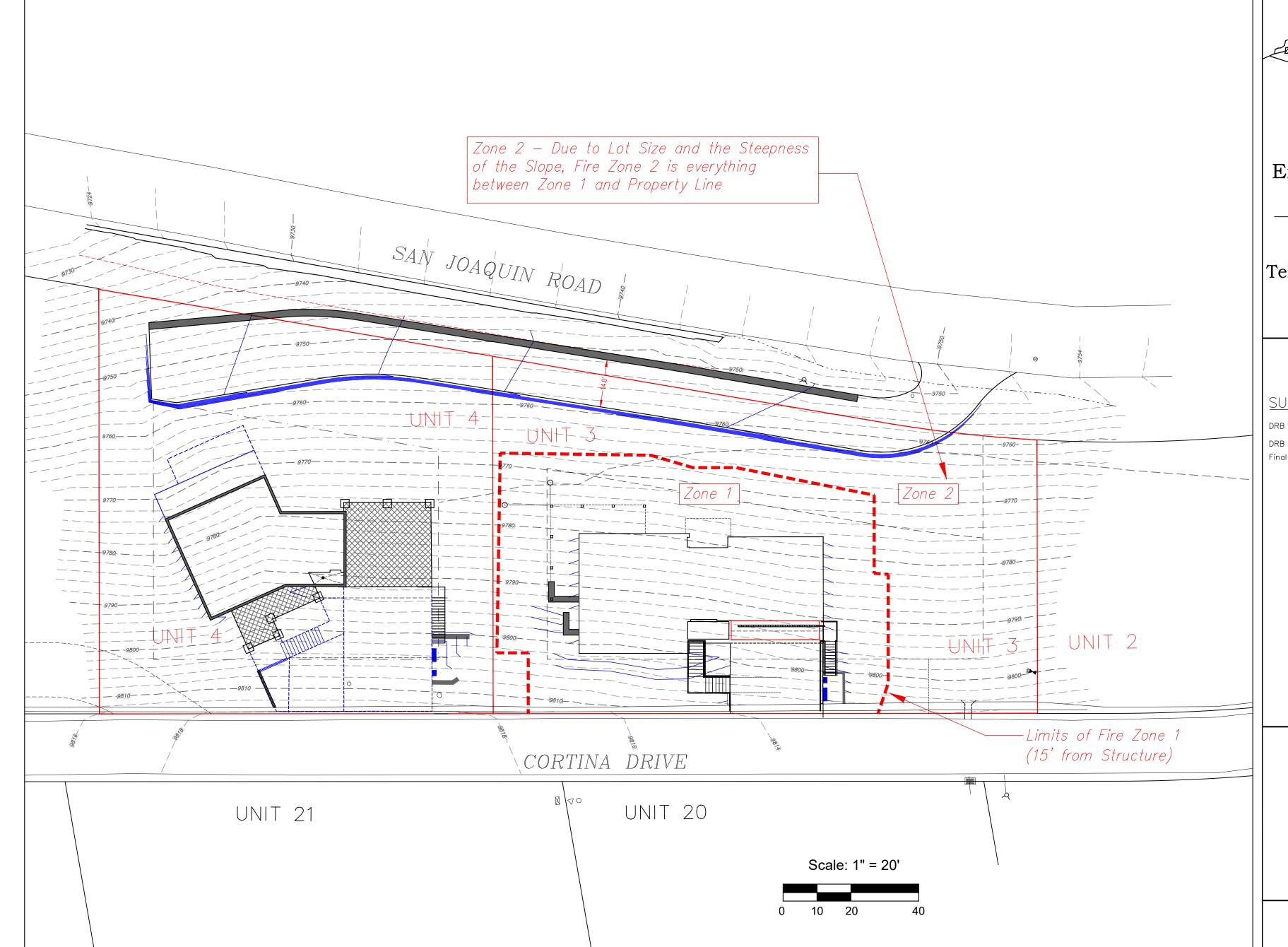
> Construction Mitigation

for Lots 3 and 4

### Wildfire Mitigation Notes:

Wildfire Mitigation will be performed according to the Town of Mountain Village requirements, CDC Chapter 17.6. Zones 1, 2, and 3 are identified on the plan.

- D. The following requirements shall be followed in creating the required wildfire mitigation plan:
- i. Zone 1 is the area that consists of fifteen feet (15") around the building as measured from the outside edge of the building's dripline, including decks, planters or patios attached to the building. The following provisions shall apply in Zone 1:
  - 1. (a) All slash and flammable vegetation as identified by staff shall be removed from Zone 1.
  - 2. (b) All trees and shrubs located within Zone 1 shall be removed.
  - 3. (c) The following exceptions apply to Zone 1:
  - 1. (i.) A tree or shrub may remain within Zone 1 provided the defensible space distance is measured commencing from the vegetation's drip edge rather than from the building plane (so the tree is considered part of or an extension of the structure), and provided the distance is not limited by a lot
  - 2. (ii.) Flammable vegetation shall be allowed in planters attached to the building so long as the planter is within ten feet (10') of a building, and vegetation is not planted directly beneath windows or next to foundation vents.
  - 4. (d) In the event Zone 1 encroaches upon the general easement, the review authority shall allow the creation of defensible space as required by this section.
- ii. Zone 2 is the area that extends from the outer edge of Zone 1 for the distance specified in Figure 6–1 (Sec. 17.6.1 of the CDC), Fire Mitigation Zones, based on slope, to the lot line, whichever is less.
- The following provisions shall apply in Zone 2:
  - (iii.) Dominant and co-dominant live trees with a dbh of four inches (4") or greater shall be spaced with a ten foot (10') crown-to- crown separation. All ladder fuels and slash shall be removed from the ten foot (10') crown-to-crown separation area.
  - 4. (iv.) All stressed, diseased, dead or dying trees and shrubs, as identified by staff, shall be removed except for standing dead trees that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
  - 5. (v.) Shrubs over five feet (5') tall shall have an average spacing of ten feet (10') from shrub-to-shrub.
- (A) The following exceptions apply to Zone 2:
  - 2. (i.) 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.
  - 3. (ii.) 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.
  - 4. (iii.) 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.
  - 5. (iv.) Tree removal for the creation of defensible space, if such tree removal is determined to be impractical by the Town due to steep slopes, wetland or other environmental constraints, and other mitigation is provided.
  - 3. (c) Trees remaining within Zone 2 shall have branches pruned to a height of ten feet (10'), but notwithstanding said height requirement, branches need not be pruned to more than one—third (1/3) of the tree height with the following exceptions:
  - 1. (i.) Aspen trees; and
  - 2. (ii.) Isolated spruce and fir trees.
  - 4. (d) In the event that Zone 1 or 2 extends upon the general easement, the review authority shall allow the removal of trees to implement the wildfire mitigation plan.
  - 5. (e) Chipped wood and small timber may be spread throughout either Zone 2 or Zone 3 provided the wood chips have a maximum depth of two to three inches (2" 3") and small timber has a diameter of three inches (3") or less and is cut up into lengths that are three feet (3') or less.
- iii. Zone 3 is the area extending beyond Zone 2 to the edge of the lot subject to development. In Zone 3, all diseased, beetle infested, dead or dying trees, as identified by staff, shall be removed except for standing dead trees (aka tree snags) that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
- (a) For lots greater than five (5) acres in size, the Town shall only require that Zone 3 be implemented for a distance of 500 feet from the outside edge of Zone 2. A lot owner may propose to implement Zone 3 for all of the lot
- E. Firewood may only be stored on a lot that has a solid fuel burning device permit issued by the Town that meets the following limitations:
- i. Indoor storage can only occur within an enclosed room that is a part of the primary structure on the lot.
- ii. Outdoor storage shall only occur in the rear yard.
- iii. Up to ten (10) cubic feet of outdoor firewood storage may be located in Zone 1 or Zone 2.
- iv. Outdoor firewood storage larger than ten (10) cubic feet shall have a minimum thirty foot (30') distance from the structure.
- v. Outdoor firewood storage shall be screened from view from surrounding lots
- F. Prior to the issuance of any certificate of occupancy or certificated of completion, staff shall inspect the lot affected by the fire mitigation plan to ensure that such plan has been implemented in accordance with the approved wildfire mitigation plan.
- G. The wildfire mitigation plan shall be maintained by the lot owner as required by this section.





Uncompangre Engineering, LLC

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

SUBMISSIONS:

 DRB SUBMITTAL
 2023-09-03

 DRB
 2024-01-11

 Final DRB
 2024-02-19

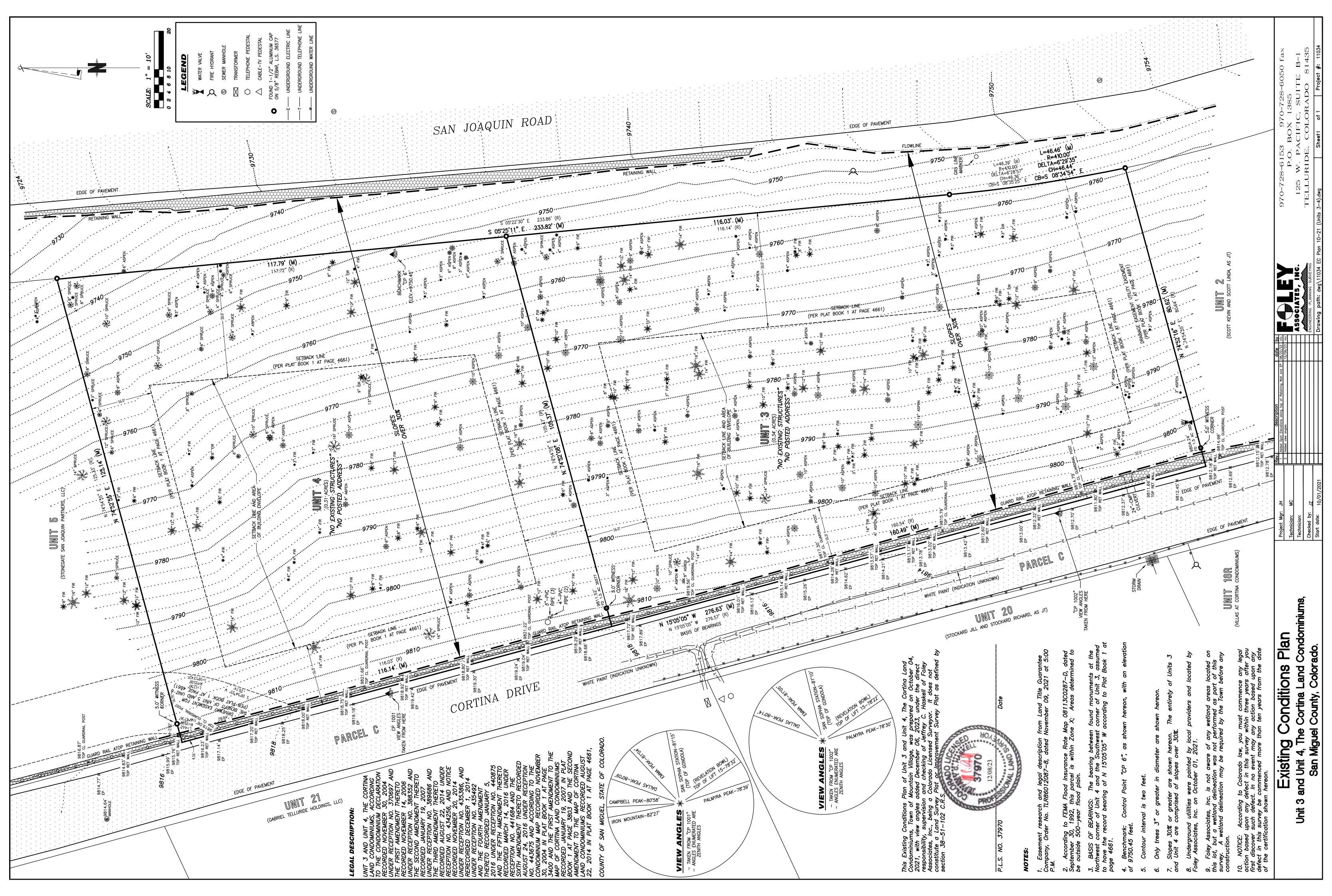
Lot 3, Cortina Mtn. Village, CO

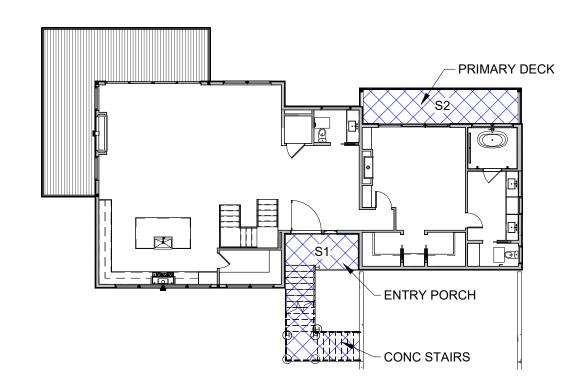


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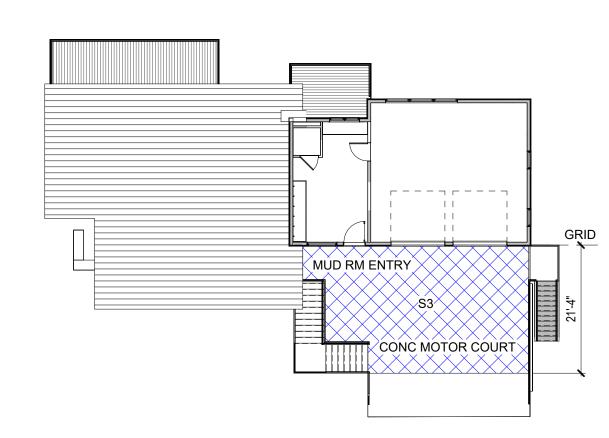
Fire Mitigation

C5

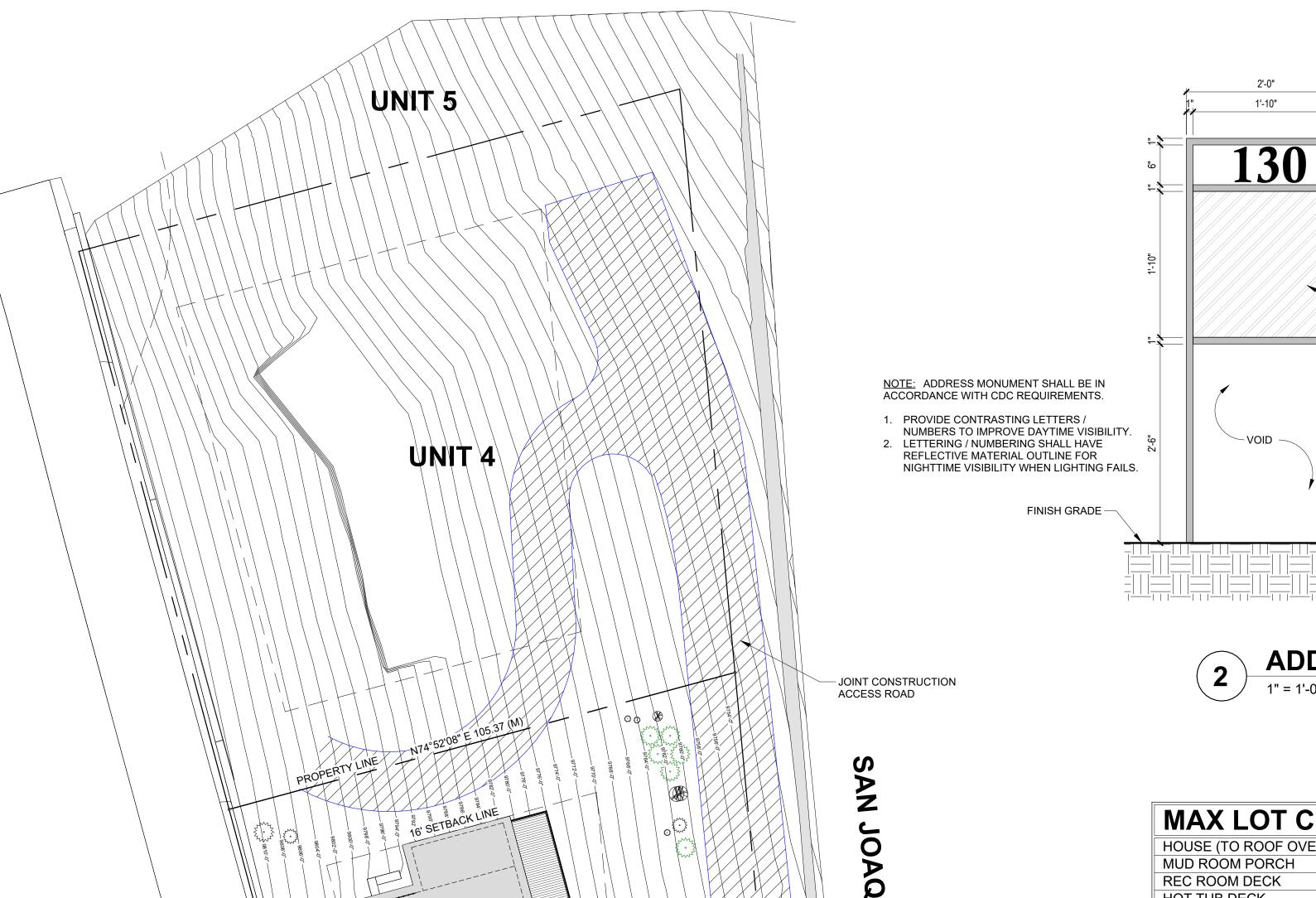




# **GROUND LEVEL SNOW MELT**



**MUD / GARAGE LEVEL SNOW MELT** 



UNIT 3

UNIT 2

CORTINA

ADDRESS MONUMENT SEE DTL 2 SHT A1.1 LOCATION TO BE VERIFIED —

DRIVE



CONSEALED LED

- 1/2" THICK MILL FINISH LASER CUT STEEL

- 1" MILL FINISH TUBE

- 1/2" THICK MILL FINISH

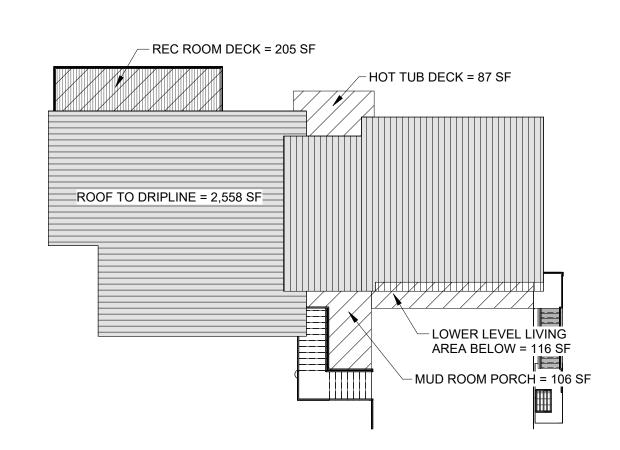
STEEL PANEL ETCHED

STEEL TYP.

NUMBERS W/ REFLECTIVE MATERIAL OUTLINE

SIGN LIGHT

MAX LOT COVERAGE:		
HOUSE (TO ROOF OVERHANG DRIP LINE)	2,558 SF	
MUD ROOM PORCH	106 SF	
REC ROOM DECK	205 SF	
HOT TUB DECK	87 SF	
LOWER LEVEL LIVING AREA	116 SF	
TOTAL:	2 072 SE	
TOTAL.	3,072 SF	



MAX LOT COVERAGE

ARCHITECTURAL SITE PLAN

1/16" = 1'-0"



P.O. Box 3206 100 W. Colorado Suite 211 Telluride, Colorado 81435 p 970-275-0263 kristine@shift-architects.com www.shift-architects.com

PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

5 10.23.23 Revised snow melt calculations 7 12.18.23 Revised snow melt calculation

3 SMININIMS

ARCHITECTURAL SITE PLAN

SHEET NUMBER



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PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

10 12.19.23 Revised house location on site
11 12.19.23 Revised floor elevation levels

# CORTINA LAND CONDOMINIUMS UNIT 3 130 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

BUILDING SITE PLAN

SHEET NUMBER

A1.2



PROPOSED PARKING:

FLOOR ELEVATIONS:

T.O. GYP @ LOWER LEVEL = 9791'-11" T.O. GYP @ GROUND LEVEL = 9802'-5" T.O. GYP @ MUD LEVEL = 9812'-11"

MOTOR COURT @ GARAGE DOOR = 9812'-5"

(2) ENCLOSED

## **IRRIGATION NOTES**

- PROVIDE IRRIGATION SYSTEM IN ACCORDANCE WITH CDC REQUIREMENTS (17.5.9 LANDSCAPING REGULATIONS, TABLE 5-3 IRRIGATION SYSTEM DESIGN)
- IRRIGATION CONTROL EQUIPMENT SHALL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER HAVING PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES. AUTOMATIC IRRIGATION CONTROLLERS SHALL HAVE BATTERY BACKUP TO RETAIN THE IRRIGATION PROGRAMS.
- 4. PERENNIAL BEDS SHALL BE SPRAY HEADS. USE SOAKER HOSE, LOW VOLUME MIST AND/OR EMITTERS EQUIPPED WITH ADJUSTABLE NOZZLES TO LIMIT OVER/UNDER WATERINNG WITHIN A SPECIFIC ZONE.
- 6. ALL AREAS TO BE REVEGETATED WITH NATIVE GRASS SEED MIX MAY BE IRRIGATED UNTIL THE GRASS IS ESTABLISHED, BUT NO MORE THAN ONE (1) FULL GROWING SEASON WITH ANY SUCH EXTRA IRRIGATION INSTALLED ON A SEPARATE ZONE THAT WILL BE PERMANENTLY SHUT OFF AFTER SUCCESSFUL
- AN ADDITIONAL 2 YEAR GUARANTEE ON WATERING IS REQUIRED.

# **PLANT SCHEDULE**

BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>QTY</u>
PICEA ENGELMANNII	ENGELMANN SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	14 EA
PICEA PUNGENS	COLORADO BLUE SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	3 EA
PINUS ARISTATA	BRISTLECONE PINE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	8 EA

# TREE PLANTING NOTES

- TREE PLANTING SHALL ADHERE TO CDC: 17.5.9.C.7
- IRRIGATED LAWN AREAS SHOULD BE AERATED TWO (2) TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES AND PROVIDE A HEALTHY LAWN. ORGANICS, FERTILIZATION AND AMENDMENT INCORPORATION AT SAME TIME ARE ENCOURAGED.
- TREES AND SHRUBS SHALL BE MULCHED UPON INITIAL PLANTING AND AS NEEDED TO REDUCE WATER EVAPORATION.
- TREES AND SHRUB HOLES SHALL BE DUG SIX INCHES (6") DEEPER THAN THE ROOT BALL SIZE TO FACILITATE THE PLACEMENT OF APPROPRIATE MULCH MATERIAL AND FACILITATE GROWTH.
- . TREES SHALL BE STAKED AND HELD IN PLACE BY WEBBING AND WIRE TO ENSURE SUCCESSFUL ROOT ESTABLISHMENT FOR A PERIOD OF TWO (2) FULL GROWING SEASONS
- . BURLAP AND WIRE SHALL BE REMOVED FROM THE ROOT BALL PRIOR TO PLANTING. IF ALL OF THE WIRE CANNOT BE REMOVED DUE TO THE SIZE OF THE TREE. THEN TWO-THIRDS OF THE WIRE SHALL BE REMOVED FROM THE UPPER PORTION OF THE ROOT BALL

# TREE PROTECTION / REMOVAL NOTES

- TREE PROTECTION FENCING IS REQUIRED BY THE CDC TO BE INSTALLED AT OR BEYOND THE CROWN DRIPLINE OF EACH TREE THAT WILL REMAIN (TREE PROTECTION ZONE) IN ACCORDANCE WITH CDC: 17.6.1.A.4.f.
- 2. TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE TOWN FORESTER BEFORE EXCAVATION MAY BEGIN.
- B. THE TOWN FORESTER MUST BE CONTACTED BEFORE EXCAVATION BEGINS TO MARK OR APPROVE THE TREES TO BE REMOVED AND TO APPROVE THE PLACEMENT OF THE TREE PROTECTION FENCING. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE TOWN FORESTER BEFORE TREE REMOVAL OPERATIONS MAY BEGIN.
- I. NO BACKFILL, STORAGE, OR STAGING IS PERMITTED INSIDE THE TREE PROTECTION AREA INSIDE THE TREE PROTECTION FENCING.

TREES REMOVED FROM ACCESS DRIVE:		
4.0051.1 (011)		
ASPEN (3")	2 EA	
ASPEN (4")	4 EA	
ASPEN (6")	1 EA	
ASPEN (8")	1 EA	
SPRUCE (8")	1 EA	
FIR (6")	1 EA	
FIR (10")	1 EA	
FIR (14")	1 EA	
TOTAL:	14 EA	

**CONCRETE PAVERS** WILDFIRE MITIGATION BOUNDARY

ATTACHED GREEN SCREENING

TREE PROTECTION FENCING

REVEGETATED AREA W/

LIMIT OF DISTURBANCE

----- PERIMETER FENCING W/

**SHRUBS** 

EXISTING DECIDUOUS

EXISTING DECIDUOUS TREE TO BE REMOVED

TREE

**IRRIGATION NEW DECIDUOUS** REVEGETATE W/ NATIVE GRASS

DISTURBED AREAS

**LEGEND** 

PERENNIAL BEDDING: PROVIDE LAVA ROCK MULCH

MULCH LANDSCAPE BEDDING

FLAGSTONE

STONE PAVER

PROVIDE TREE PROTECTION FENCING

**EXISTING EVERGREEN** TREE TO BE REMOVED

**NEW EVERGREEN TREE** 

**EXISTING EVERGREEN** 

**GENERAL NOTES:** 

AS REQUIRED BY THE CDC.

- 1. ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER. 2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- NECESSARY TREES SHALL BE STAKED WITH 4' METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE
- 4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- 5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES
- 6. MULCH ALL PERENNIAL BEDS WITH LAVA ROCK
- 7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK. 8. LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS

**NOXIOUS WEEDS:** 

1. ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED IN THE NOXIOUS WEED CDC TABLE 5-5 OR SUBSEQUENTLY DESIGNATED AS A NOXIOUS WEED BY THE STATE OF COLORADO, OR THE TOWN.

LANDSCAPE MAINTENANCE NOTES

- 1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME
- 2. NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
- 3. ALL SHRUBS IN SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT 4. IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

# **REVEGETATION NOTES:**

- 1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS. 2. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS
- APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS. AREAS WHICH HAVE BEEN COMPACTED OR ARE RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
- 4. BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN 5. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED
- IN PLACE OF STRAW MULCH AND PINNED. 6. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
- 7. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
- 8. REVEGETATION WILL REQUIRE 12" OF EXISTING TOP SOIL TO BE REMOVED AND STORED UNTIL REVEGETATION HAPPENS.
- 9. TOPSOIL SPECIFICATION: REPLACE WITH ORIGINAL EXCAVATED FROM THE SITE AND SUPPLEMENT WITH LOCAL NATIVE TOPSOIL. TOPSOIL WILL CONTAIN 4-5% ORGANIC MATTER WHICH SHALL BE MIXED IN DURING TTHE RESTORATION PROCESS (THE ORGANIC MATTER SHOULD BE DERIVED FROM DISEASE AND HERBICIDE FREE PARTIALLY DECOMPOSED, CURED, WOOD CHIPS). 10. REVEGETATION WILL BE BROUGHT BACK TO ORIGINAL GRADE.

**SPECIES** PURE LIVE SEED PER ACRE **WESTERN YARROW** TALL FESCUE 10% ARIZONA FESCUE

HARD FESCUE CREEPING RED FESCUE ALPINE BLUEGRASS **CANADA BLUEGRASS** 10% PERENNIAL RYEGRASS 15% 10% **SLENDER WHEATGRASS** 15% MOUNTAIN BROME

LANDSCAPE PLAN



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PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

3

NO. DATE DESC.

17 02.12.24 Revised tree protection fencing 22 03.19.24 New joint construction access road, revegetate

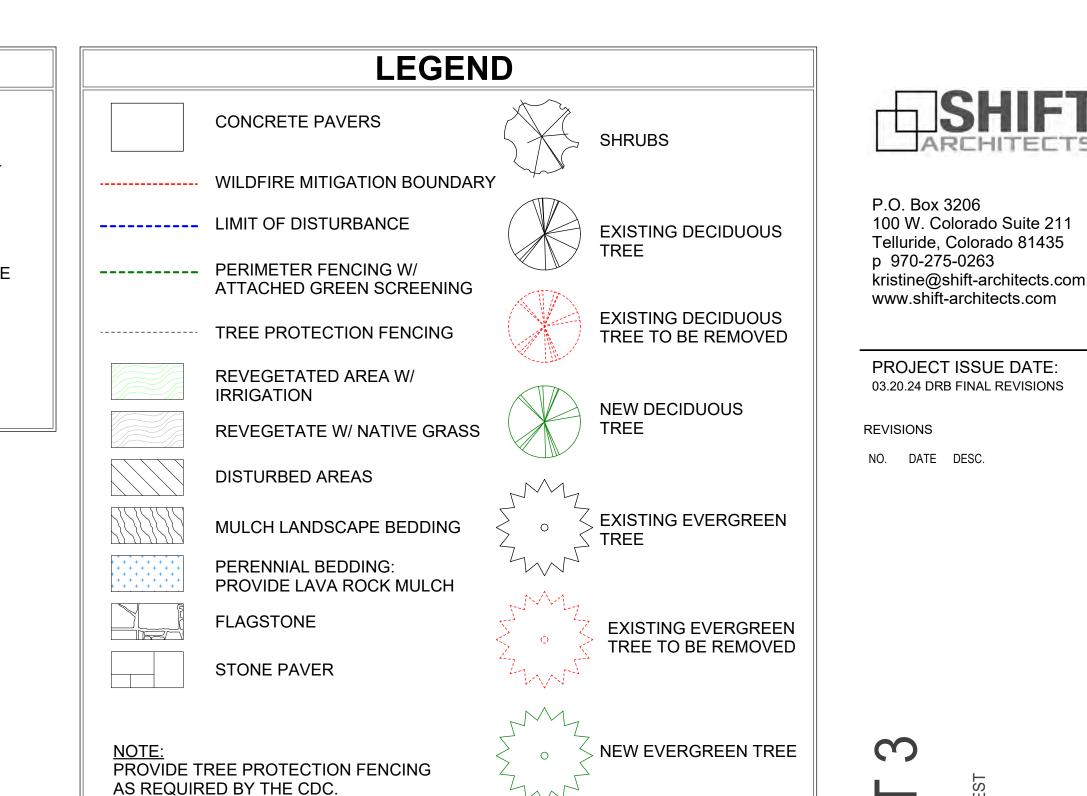
after construction

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LANDSCAPE PLAN

SHEET NUMBER



# **IRRIGATION NOTES**

- 1. PROVIDE IRRIGATION SYSTEM IN ACCORDANCE WITH CDC REQUIREMENTS (17.5.9 LANDSCAPING REGULATIONS, TABLE 5-3 IRRIGATION SYSTEM DESIGN) AND THE TOWN OF MOUNTAIN VILLAGE WATER AND SEWER REGULATIONS. IRRIGATION CONTROL EQUIPMENT SHALL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER HAVING PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES. AUTOMATIC IRRIGATION CONTROLLERS SHALL HAVE BATTERY BACKUP TO RETAIN THE IRRIGATION PROGRAMS.
- 3. TREES AND SHRUBS SHALL BE DRIP IRRIGATION.
- 4. PERENNIAL BEDS SHALL BE SPRAY HEADS. USE SOAKER HOSE, LOW VOLUME MIST AND/OR EMITTERS EQUIPPED WITH ADJUSTABLE NOZZLES TO LIMIT OVER/UNDER WATERINNG WITHIN A SPECIFIC ZONE.
- 5. TURF GRASS SHALL BE SPRAY HEADS. 6. ALL AREAS TO BE REVEGETATED WITH NATIVE GRASS SEED MIX MAY BE
- IRRIGATED UNTIL THE GRASS IS ESTABLISHED, BUT NO MORE THAN ONE (1) FULL GROWING SEASON WITH ANY SUCH EXTRA IRRIGATION INSTALLED ON A SEPARATE ZONE THAT WILL BE PERMANENTLY SHUT OFF AFTER SUCCESSFUL REVEGETATION.
- 7. AN ADDITIONAL 2 YEAR GUARANTEE ON WATERING IS REQUIRED.

IRRIGATION SCHEDULE			
ZONE	<u>LOCATION</u>	<u>HEAD</u>	<u>GPM</u>
1	DECIDUOUS TREES	DRIP EMITTERS	-
1	EVERGREEN TREES	DRIP EMITTERS	-
2	SHRUBS	DRIP EMITTERS	-
3	PERENNIALS	1806 POP UPS	-
4	REVEGETATION AREAS	ROTORS	24

# **WATER USAGE CHART**

TYPE	MONTHLY USE	TOTAL#	TOTAL MONTHLY USAGE
REVEGETATION	2 GAL / S.F.	X	X (FIRST SEASON)
ENGELMANN SPRUCE	10 GAL / EA	14	140 GAL
COLORADO BLUE SPRUCE	10 GAL / EA	3	30 GAL
BRISTLECONE PINE	10 GAL / EA	8	80 GAL

X GAL

COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT) (POST ESTABLISHMENT) 250 GAL

PLANT SCHEDULE			
BOTANICAL NAME	COMMON NAME	SIZE	<u>QTY</u>
PICEA ENGELMANNII	ENGELMANN SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	14 EA
PICEA PUNGENS	COLORADO BLUE SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	3 EA
PINUS ARISTATA	BRISTLECONE PINE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	8 EA

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**IRRIGATION PLAN** 

SHEET NUMBER





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REVISIONS

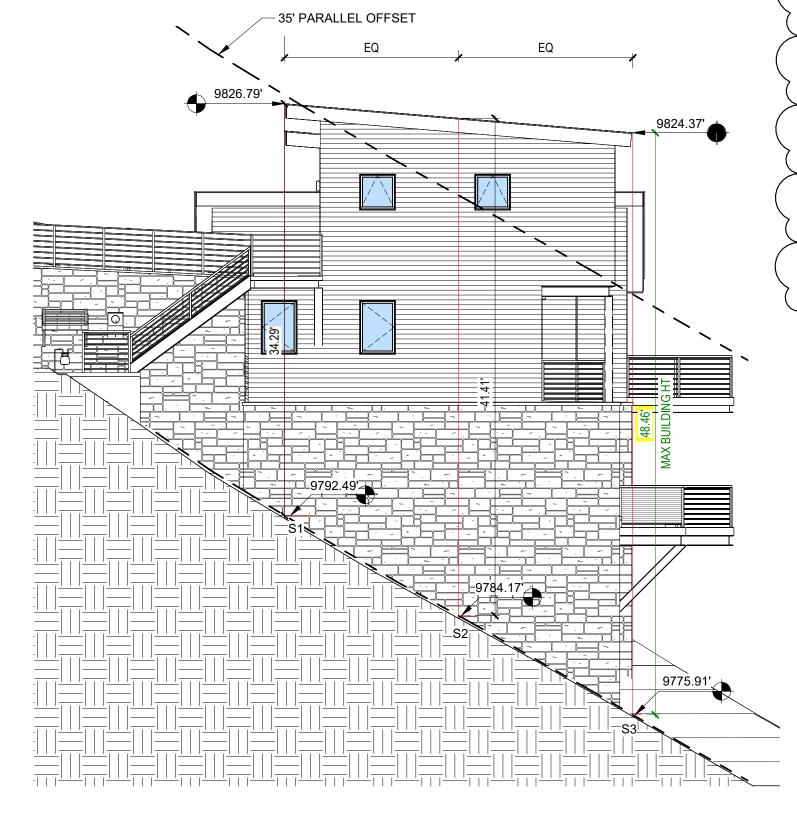
NO. DATE DESC.

CORTINA LAND CONDOMINIUMS UNIT 3

SITE 35' PARALLEL OFFSET

SHEET NUMBER

**A2.1** 



>	<b>MAX BUILDING HT</b>	
	HIGHEST POINT RELATIVE TO GRADE	Ξ:
	LOCATION: E1 & S3	48.46'
>	MAX BUILDING HT ALLOWABLE	35.00'
	ROOF HEIGHT	9824.37'
	MOST RESTRICTIVE GRADE BELOW	9775.91'
>		
	2ND HIGHEST POINT RELATIVE TO G	RADE:
	LOCATION: E2	47.68'
_	MAX BUILDING HT ALLOWABLE	35.00'
	ROOF HEIGHT	9824.37'
	MOST RESTRICTIVE GRADE BELOW	9776.69'
>	3RD HIGHEST POINT RELATIVE TO G	RADE:
	LOCATION: E1, S3	46.47'
	MAX BUILDING HT ALLOWABLE	35.00'
-	ROOF HEIGHT	9824.37'
	MOST RESTRICTIVE GRADE BELOW	9777.9'

<b>AVG ROOF</b>	HT:
NORTH ELEVATION	
N1	31.92'
N2	25.18'
N3	18.44'
N4	11.26'
SUB-TOTAL:	86.80'
# OF LOCATIONS:	4
AVERAGE:	21.70'
SOUTH ELEVATION	
S1	34.29'
S2	41.41'
S3	48.46'
SUB-TOTAL:	124.16'
# OF LOCATIONS:	3
AVERAGE:	41.38'
EAST ELEVATION	
E1	48.46'
E2	47.68'
E3	46.47'
E4	41.28'
E5	43.83'
E6	37.85'
E7	34.91'
E8	31.92'
SUB-TOTAL:	332.40'
# OF LOCATIONS:	8
AVERAGE:	41.55'
WEST ELEVATION	
W1	11.35'
W2	14.82'
W3	
	19.04'
W4 W5	32.16' 33.64'
VVO	.3.3 h4



PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

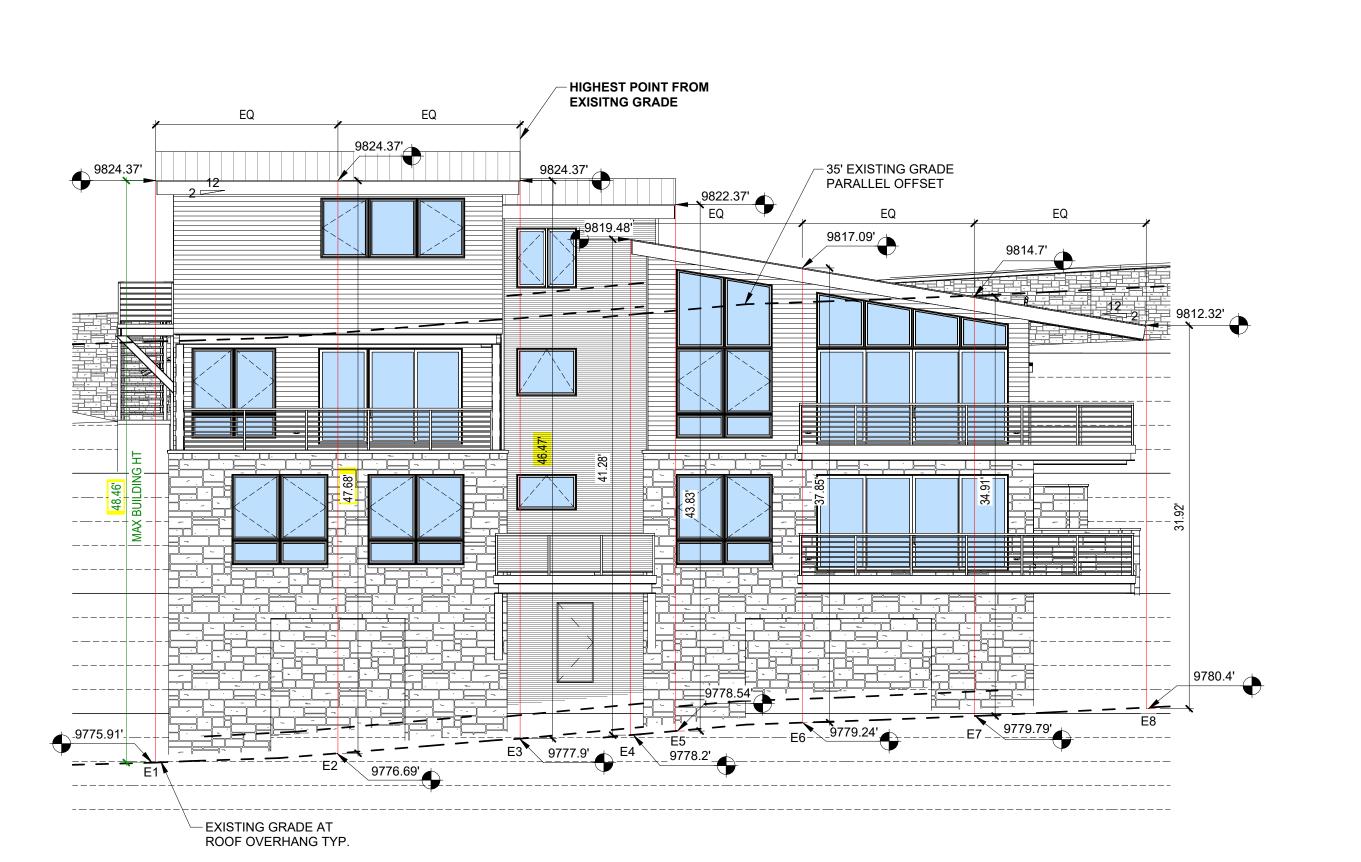
8 12.19.23 Revised building height calculations 29 03.20.24 Revised Building Hight Calcs

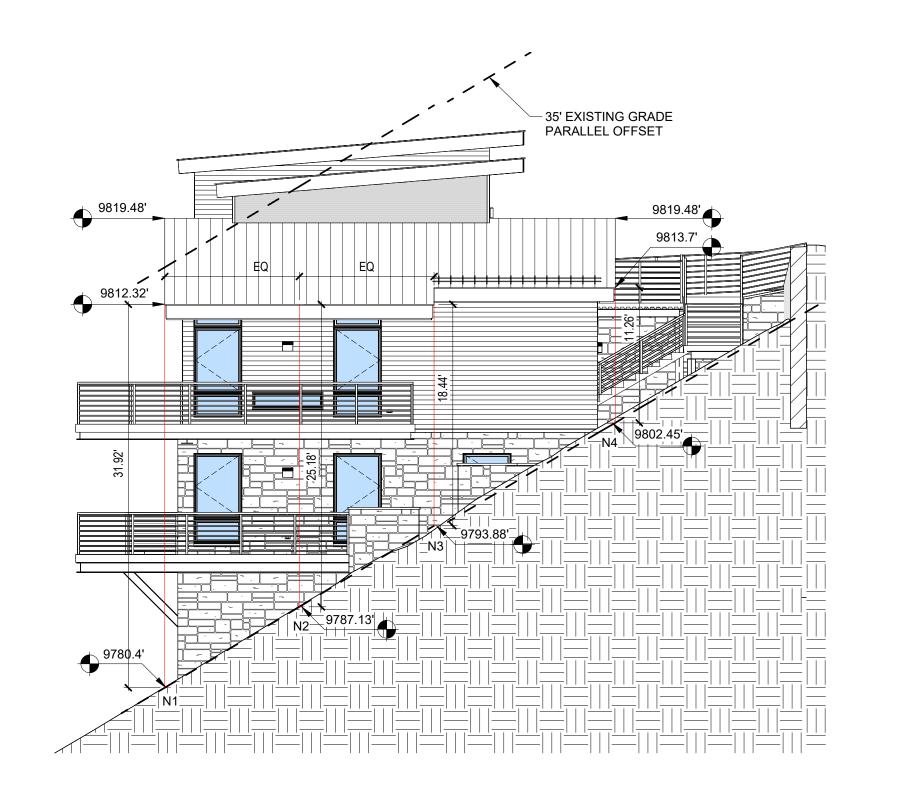
3 SMUINIMO

33.64' 35.21' 146.22' SUB-TOTAL: # OF LOCATIONS: 24.37' AVERAGE: 689.58' NUMBER OF LOCATIONS: AVERAGE: 32.83'

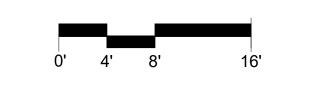
WEST ELEVATION
1/8" = 1'-0"







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



MAX BUILDING HEIGHT

SHEET NUMBER

# 3 S $\geq$

MATERIAL CALCULATIONS

SHEET NUMBER

SOUTH STONE WOOD SIDING WINDOW/DOOR GLAZING STEEL SIDING SUBTOTAL: EAST STONE WOOD SIDING WINDOW/DOOR GLAZING STEEL SIDING SUBTOTAL: WEST STONE WOOD SIDING WINDOW/DOOR GLAZING STEEL SIDING GARAGE DOOR SUBTOTAL: NORTH AT ENTRY PORCH WOOD SIDING SUBTOTAL: SOUTH AT ENTRY PORCH STONE WOOD SIDING SUBTOTAL: NORTH AT HOT TUB DECK STONE SUBTOTAL SOUTH AT HOT TUB DECK STONE WOOD SIDING WINDOW/DOOR GLAZING SUBTOTAL: STONE AT FACADE SOUTH ELEVATION NORTH AT ENTRY PORCH SUBTOTAL: STONE AT RETAINING WALL STONE (LOWER LVL DECK) STONE (LOWER LVL WINDOW) TOTALS 2,412 SF STONE WOOD SIDING 2,501 SF 1,289.5 SF WINDOW/DOOR GLAZING STEEL SIDING 629 SF GARAGE DOOR 153 SF STONE AT FACADE 390 SF STONE AT RETAINING WALL 162.5 SF 7,537 SF

**PERCENTAGES** 

STONE AT FACADE

WOOD SIDING

STEEL SIDING GARAGE DOOR

STONE AT RETAINING WALL

WINDOW/DOOR GLAZING

CODE CDC 17.5.6.E.1

**MATERIAL CALCULATIONS** 

302 SF

403 SF

156 SF

77 SF 938/SF

517 SF

507 SF

45 SF

1,069 SF

1,189 SF

864.5 SF

2,960.5 SF

506 SF

401 SF

244 SF

815 SF

203 SF

151 SF

153 SF

59 SF

59 SF

9 SF

145 SF

154 SF

76 SF

76 SF

75 SF

66 SF

21 SF

162 SF

210 SF

180 SF

390 SF

97 SF

65.5 SF

162.5 SF

39% TOTAL

2%

34%

17%

2%

STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL

(35% REQUIRED)

1,566 SF

N/A

32% 43%

17%

48%

48%

4%

100%

40%

17%

29%

14%

100%

15.5%

52%

13%

9.5%

10%

100%

100%

100%

6%

94%

100%

100%

100%

46%

41%

13%

100%

54%

46%

100%

60%

40%

8%

STONE

WOOD SIDING

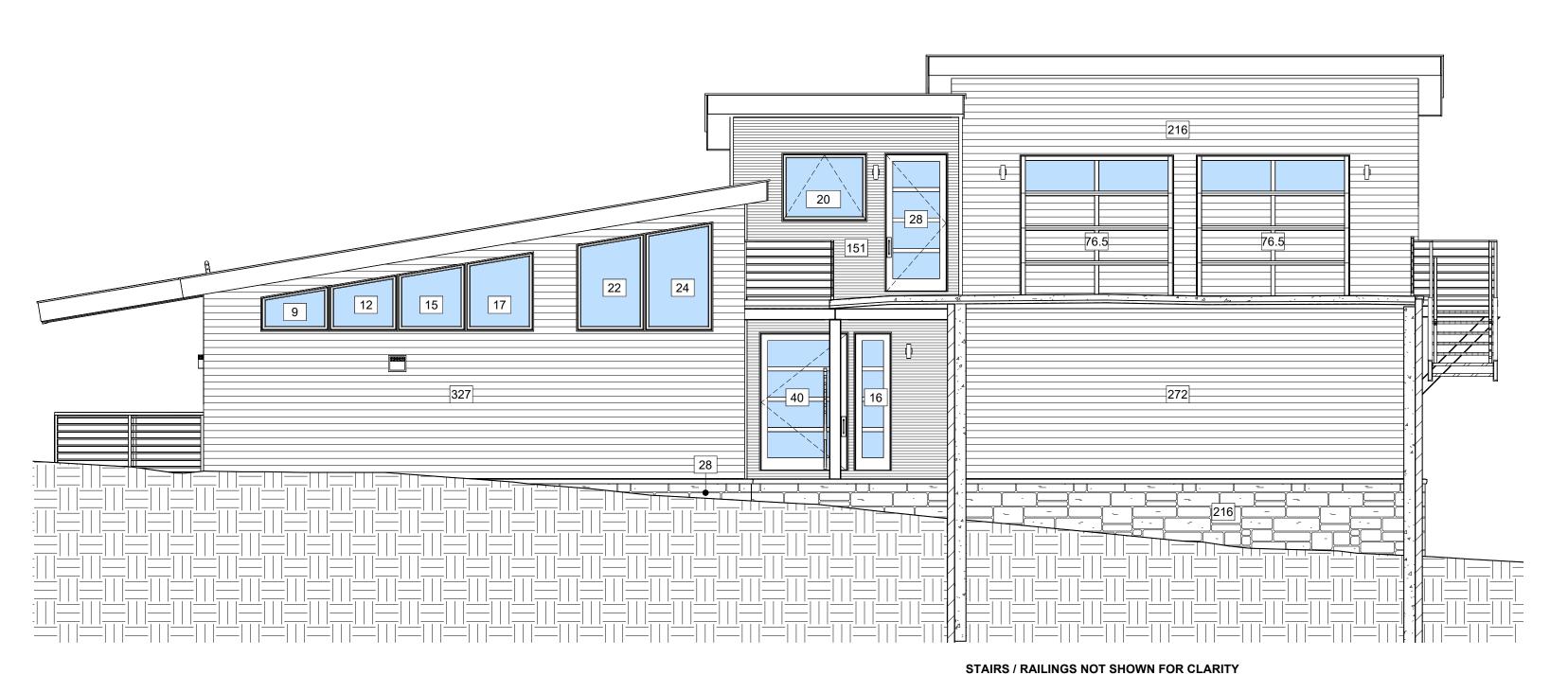
STEEL SIDING

SUBTOTAL:

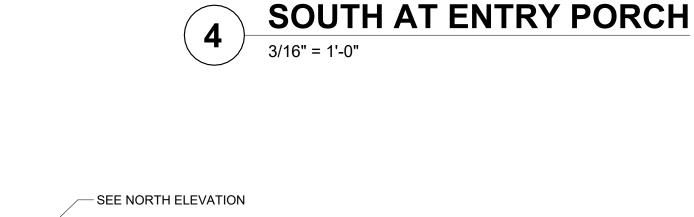
WINDOW/DOOR GLAZING

SEE NORTH ELEVATION STONE VENEER AT FACADE

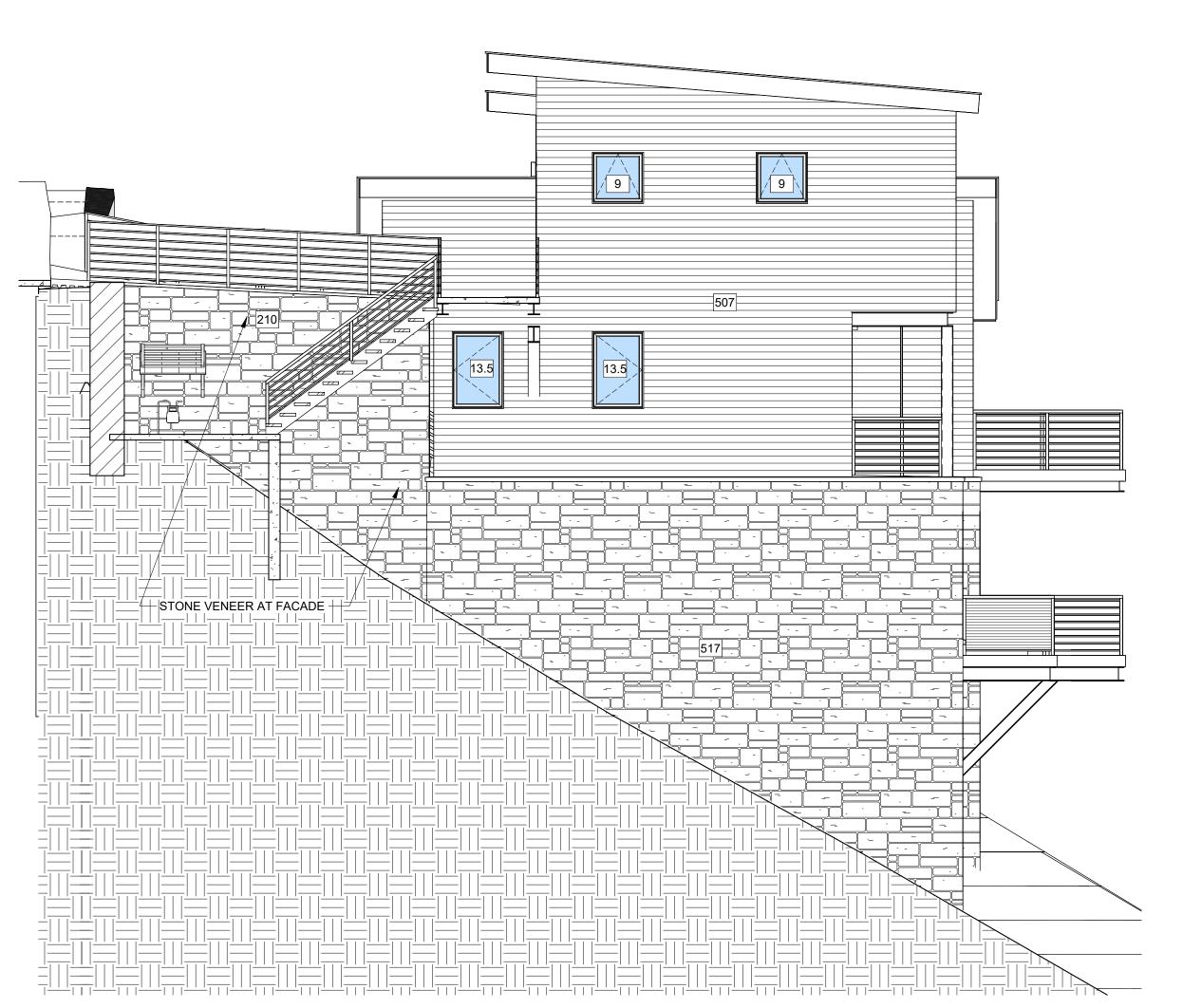








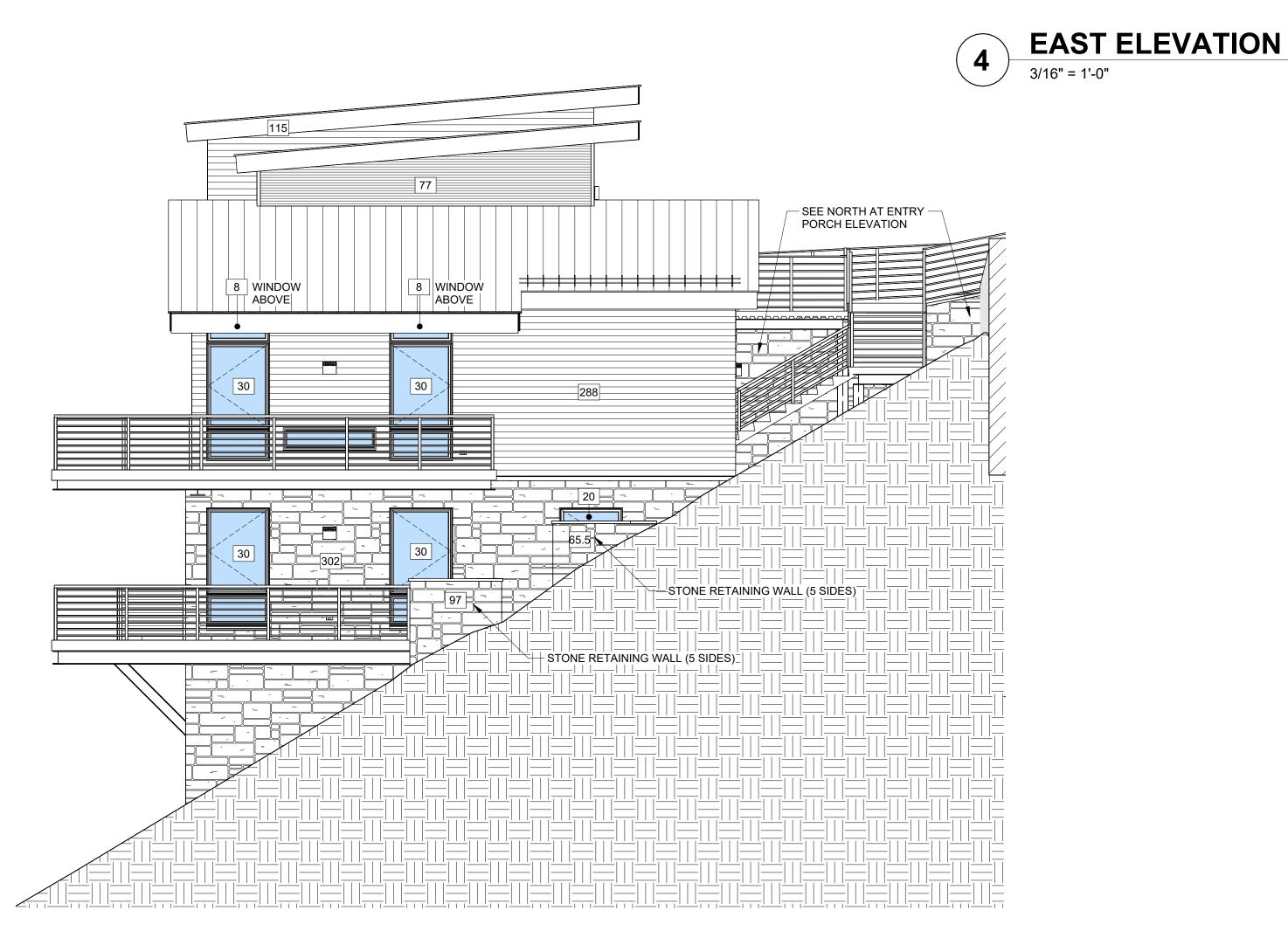
145



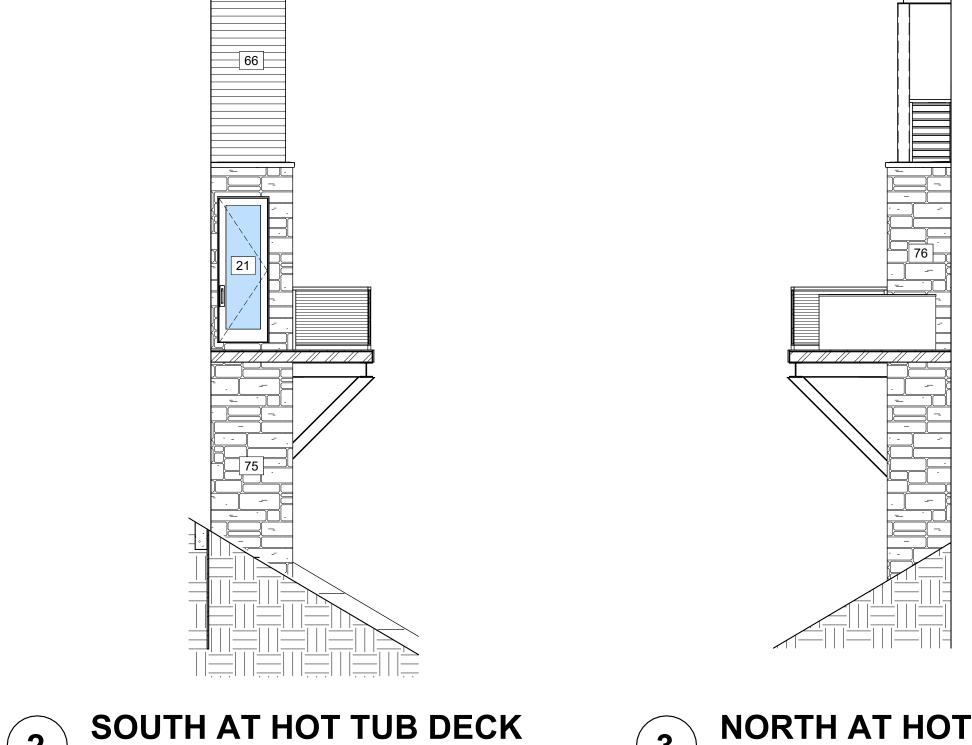
SOUTH ELEVATION

3/16" = 1'-0"





NORTH ELEVATION



STONE 302 SF 32% WOOD SIDING 43% 403 SF WINDOW/DOOR GLAZING 156 SF 17% 77 SF STEEL SIDING 8% 938 SF\_ SOUTH STONE 517 SF 48% 507 SF 48% WOOD SIDING WINDOW/DOOR GLAZING 45 SF 4% STEEL SIDING N/A SUBTOTAL: 1,069 SF 100% EAST STONE 1,189 SF 40% WOOD SIDING 17% 506 SF WINDOW/DOOR GLAZING 864.5 SF 29% STEEL SIDING 401 SF 14% SUBTOTAL: 2,960.5 SF 100% WEST 244 SF 15.5% 815 SF 52% WOOD SIDING WINDOW/DOOR GLAZING 203 SF 13% 151 SF STEEL SIDING 9.5% 153 SF GARAGE DOOR 10% 1,566 SF SUBTOTAL: 100% NORTH AT ENTRY PORCH WOOD SIDING 59 SF 100% SUBTOTAL: 59 SF 100% SOUTH AT ENTRY PORCH STONE 9 SF 6% 145 SF WOOD SIDING 94% 100% SUBTOTAL: 154 SF NORTH AT HOT TUB DECK STONE 76 SF 100% SUBTOTAL 76 SF 100% SOUTH AT HOT TUB DECK 75 SF 46% 66 SF 41% WOOD SIDING WINDOW/DOOR GLAZING 21 SF 13% 162 SF 100% SUBTOTAL: STONE AT FACADE SOUTH ELEVATION 210 SF NORTH AT ENTRY PORCH 180 SF 46% SUBTOTAL: 390 SF 100% STONE AT RETAINING WALL STONE (LOWER LVL DECK) 97 SF 60% STONE (LOWER LVL WINDOW) 65.5 SF 40% STONE 2,412 SF WOOD SIDING 2,501 SF 1,289.5 SF WINDOW/DOOR GLAZING STEEL SIDING 629 SF GARAGE DOOR 153 SF STONE AT FACADE 390 SF 162.5 SF STONE AT RETAINING WALL 7,537 SF **PERCENTAGES** 39% TOTAL STONE AT FACADE (35% REQUIRED) STONE AT RETAINING WALL 2% WOOD SIDING 34% WINDOW/DOOR GLAZING STEEL SIDING GARAGE DOOR 2% TOTAL: STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE CDC 17.5.6.E.1

**MATERIAL CALCULATIONS** 

P.O. Box 3206 100 W. Colorado Suite 211 Telluride, Colorado 81435 p 970-275-0263 kristine@shift-architects.com www.shift-architects.com

PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

18 02.12.24 Revised material calculation 24 03.19.24 New material

28 03.20.24 Revised Material Calcs

3

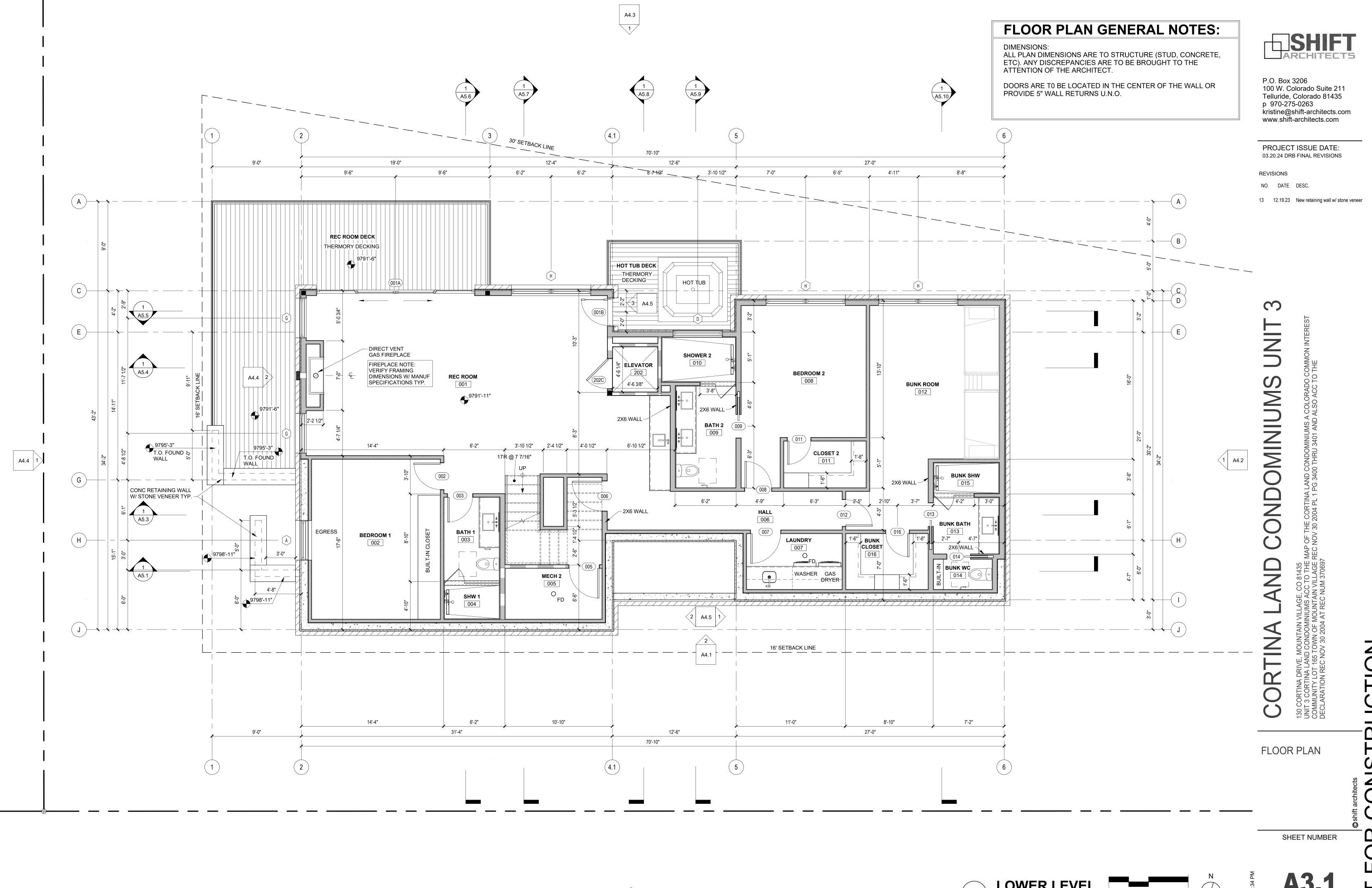
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MATERIAL **CALCULATIONS** 

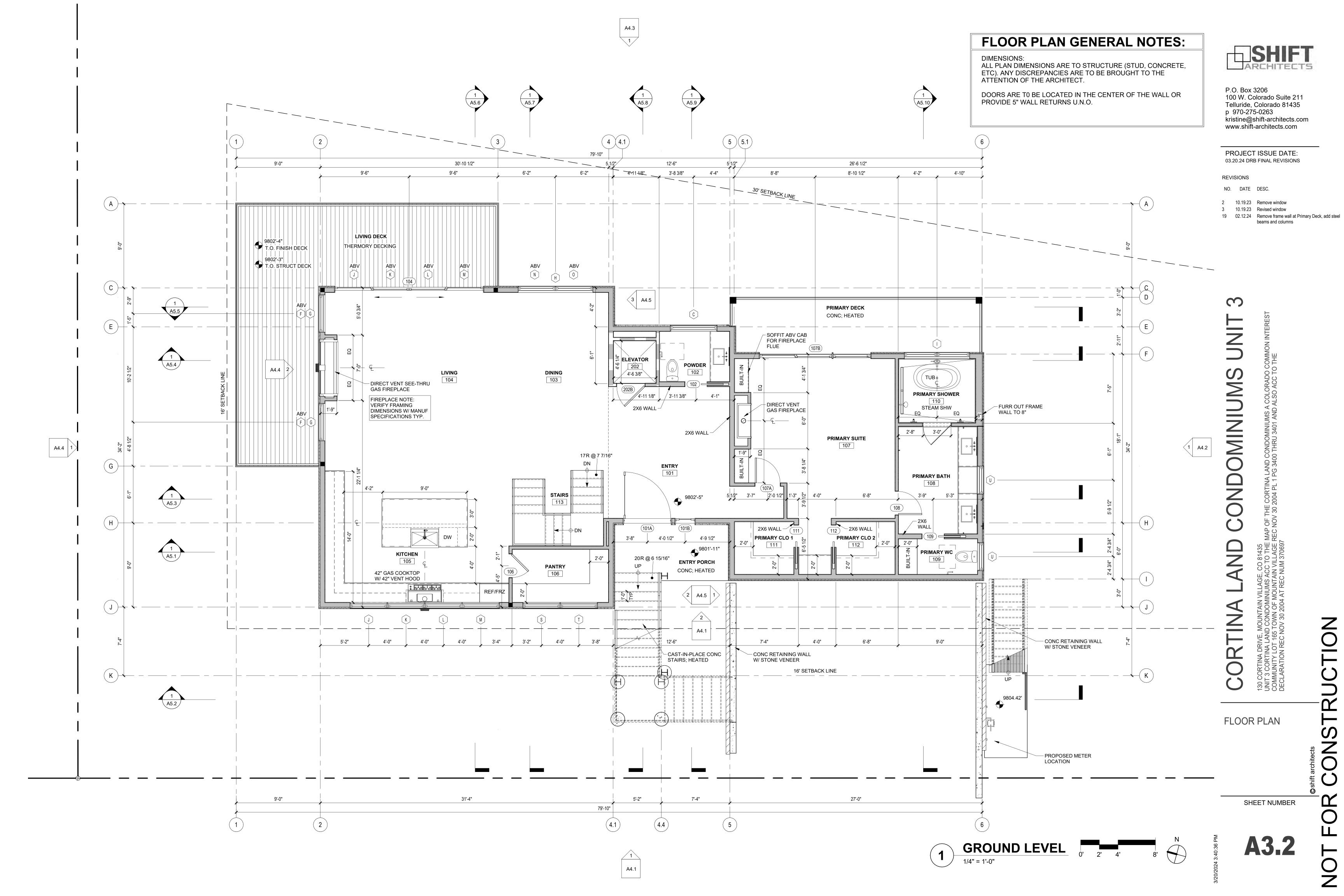
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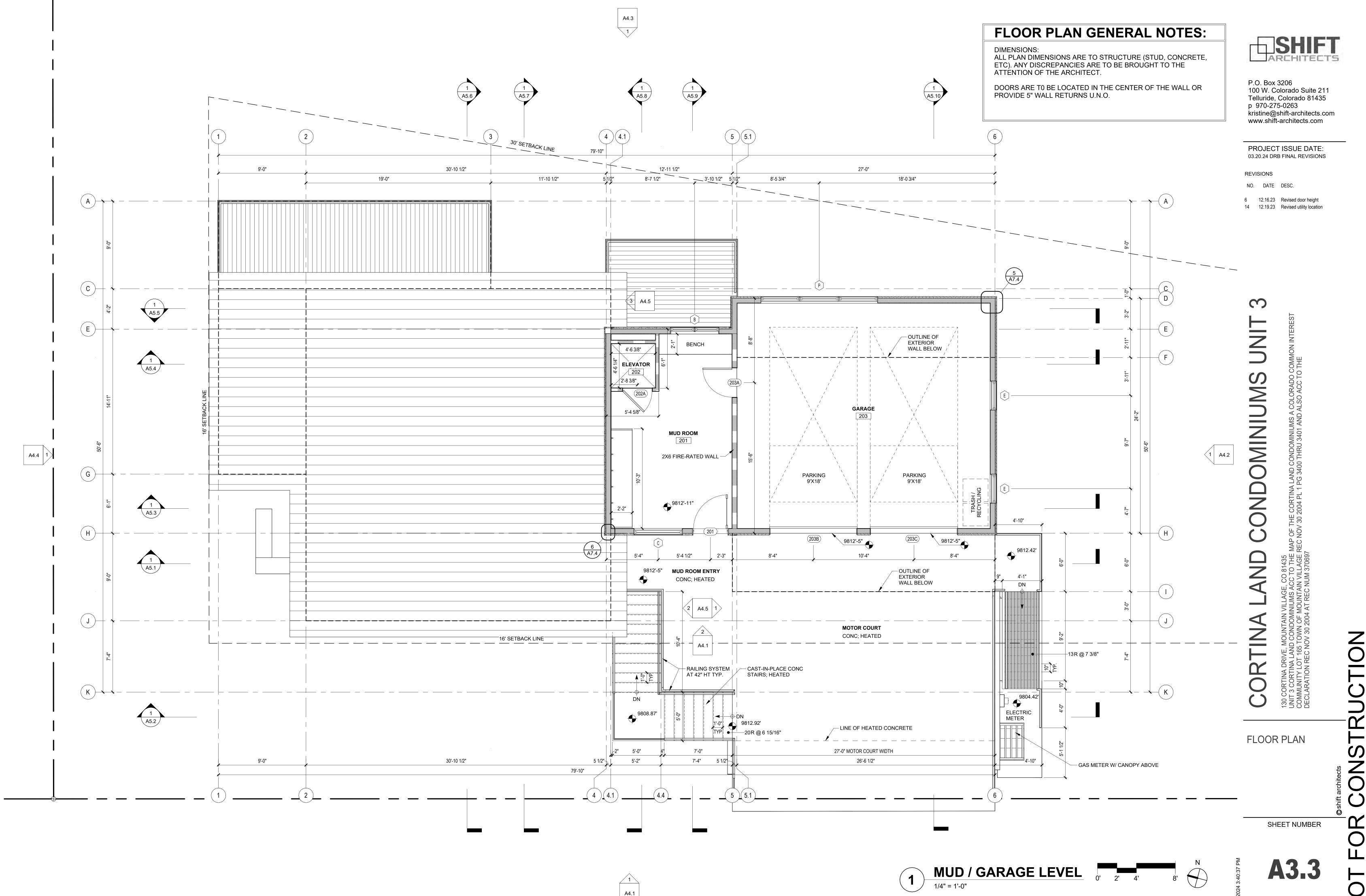
NORTH AT HOT TUB DECK

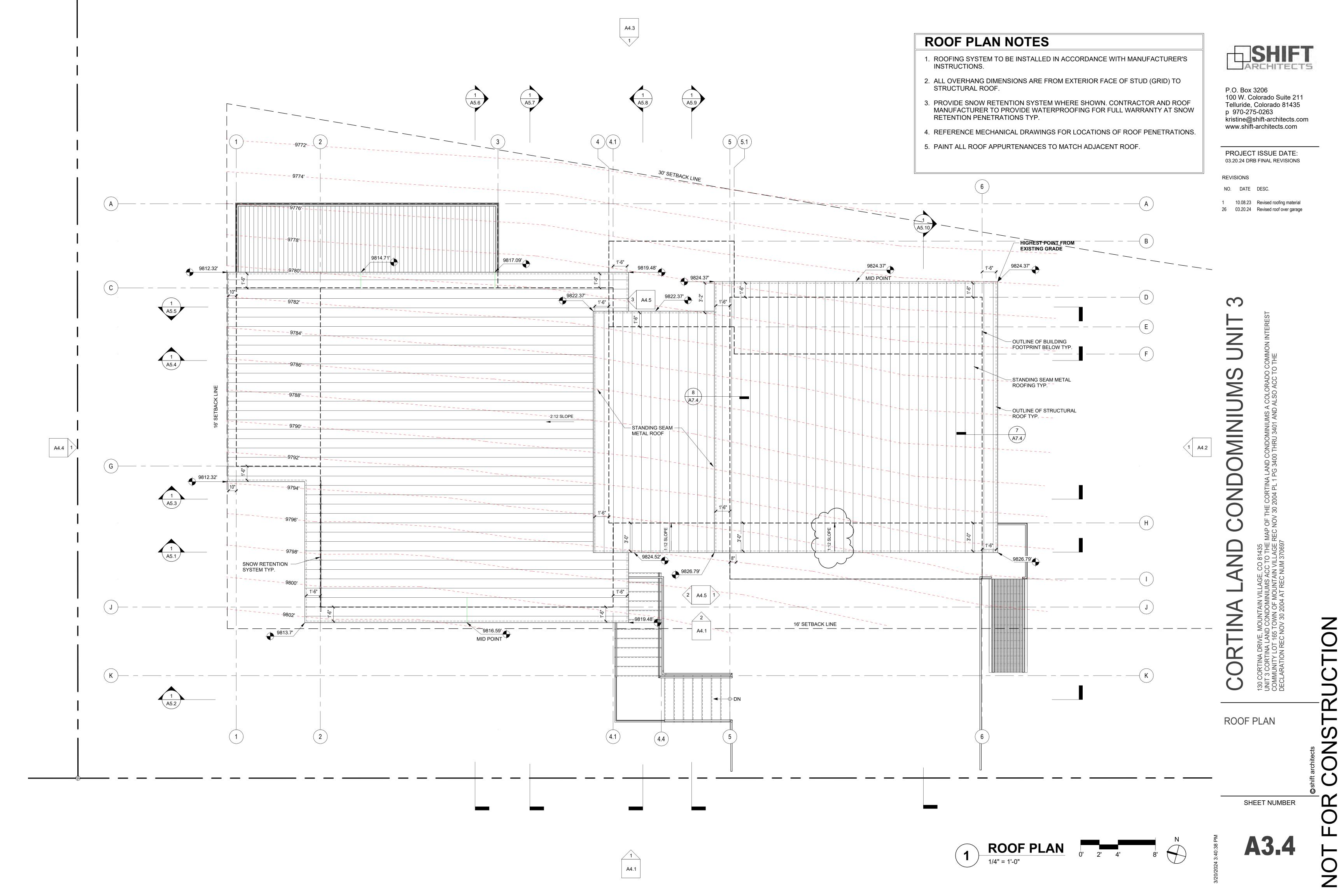
SEE NORTH ELEVATION -

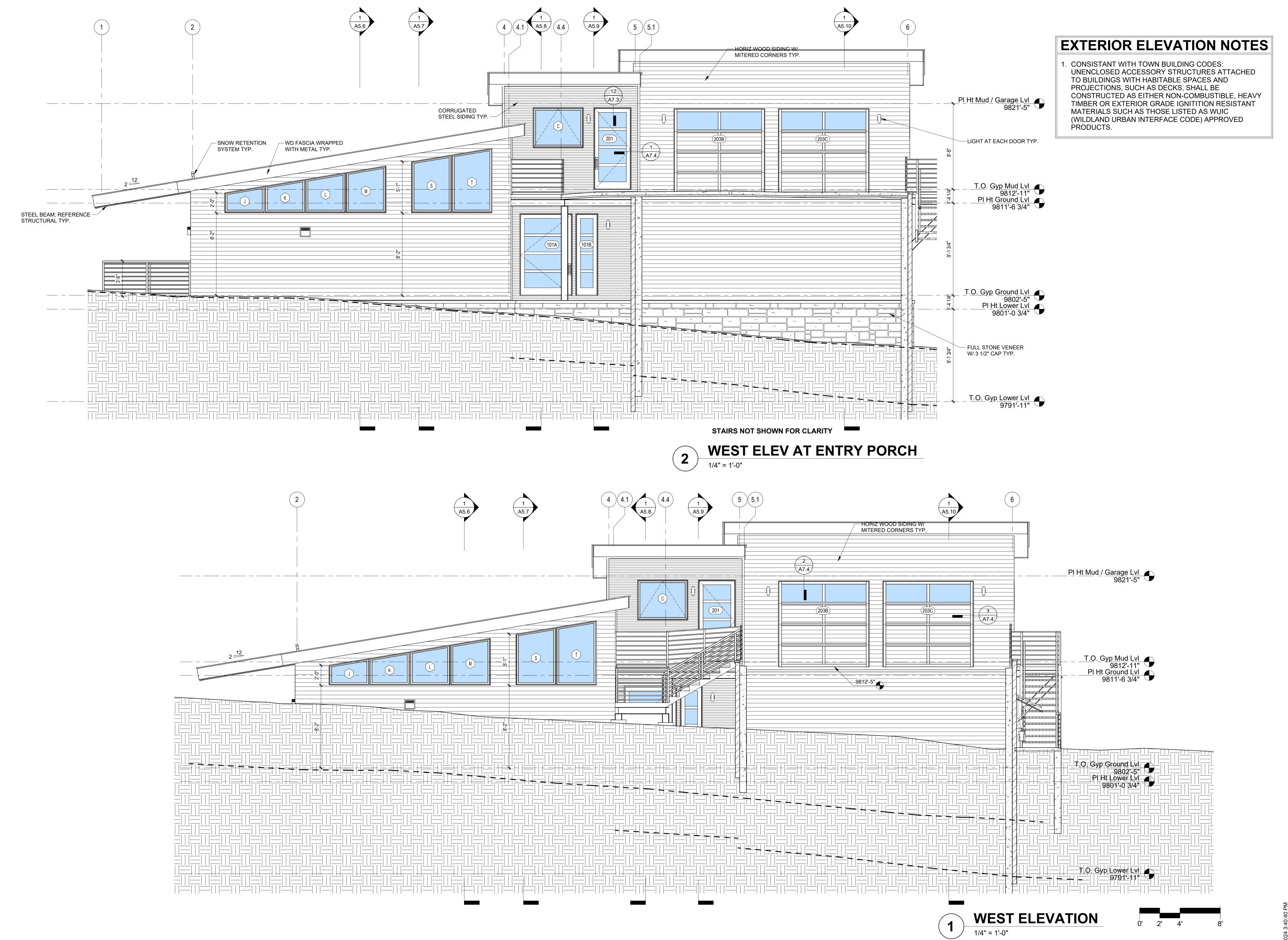


1 LOWER LEVEL 0' 2' 4' 8'









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PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

15 02.08.24 Revised garage door

CORTINA LAND CONDOMINIUMS UNIT 3

EXTERIOR ELEVATIONS

SHEET NI IMI

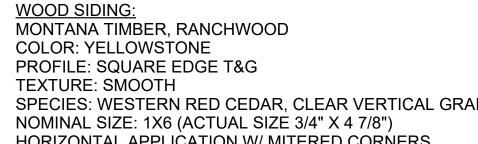
**A4.**1



STONE VENEER: TELLURIDE STONE HERITAGE SERIES PILATUS **FULL STONE VENEER** 



**METAL SIDING: BONDERIZED CORRUGATED STEEL** HORIZONTAL APPLICATION FINISH: BLACK





**METAL SIDING:** FLUSH STEEL PANEL 18" PROFILE HORIZONTAL APPLICATION FINISH: BLACK



PAC-CLAD METAL ROOFING 12" STANDING SEAM 22 GAUGE STEEL FINISH: MATTE BLACK



WINDOWS / DOORS: YAWAL ALUMN; RAL9005 MATT FINISH



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

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

STEEL BEAMS / COLUMNS / BRACING: FINISH: PAINTED BLACK

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

WOOD FASCIA WRAPPED W/ METAL FLAT SHEET FINISH: MATCH ROOFING

<u>SOFFIT:</u> PAC-CLAD FLUSH SOFFIT 7" PROFILE, 24 GAUGE STEEL



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PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

2 10.19.23 Remove window

10.19.23 Revised window 4 10.19.23 Revised window / door manufacturer

12 12.19.23 New metal siding 19 02.12.24 Remove frame wall at Primary Deck, add steel

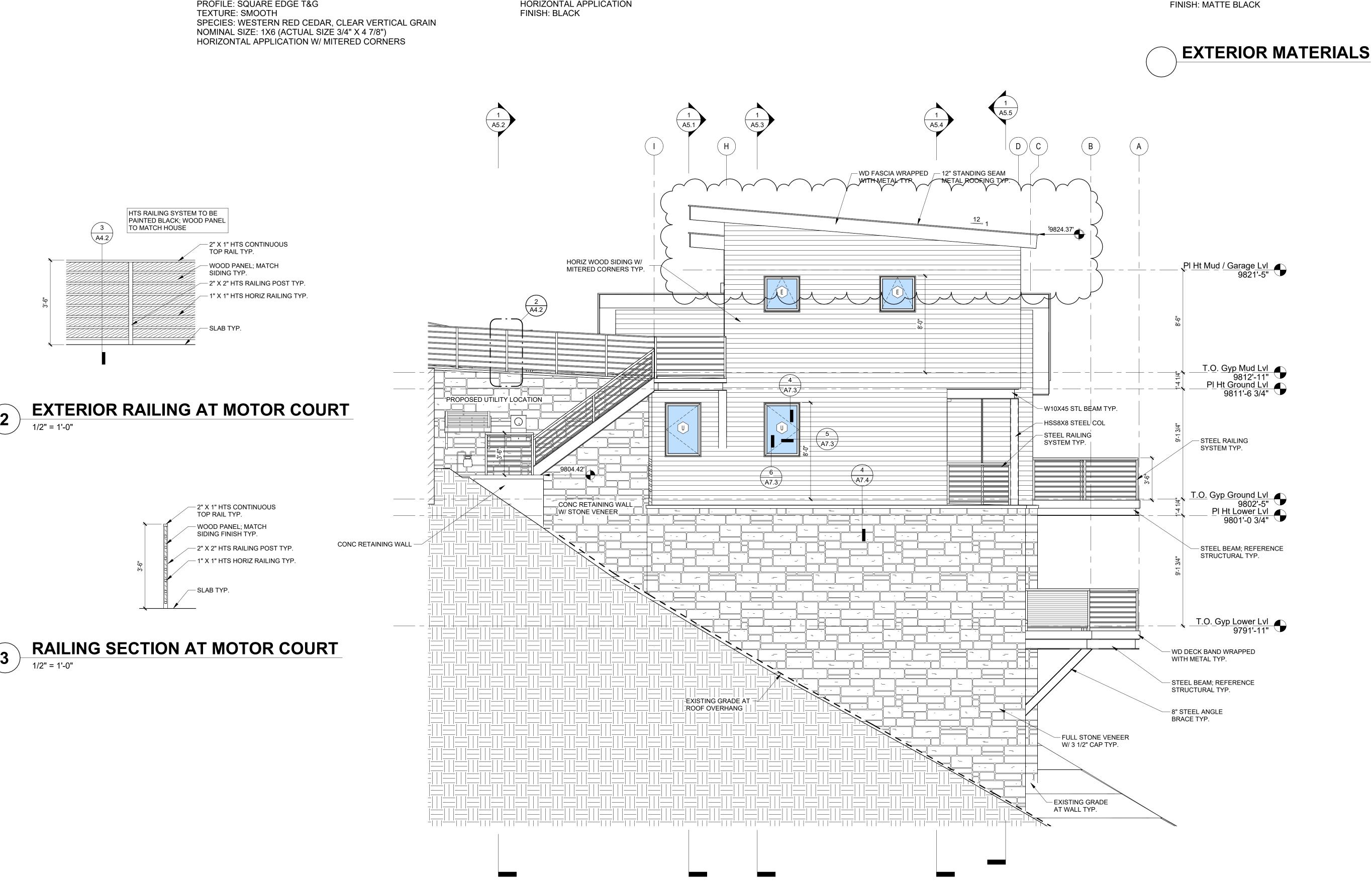
beams and columns 33 Date 33 Revision 33

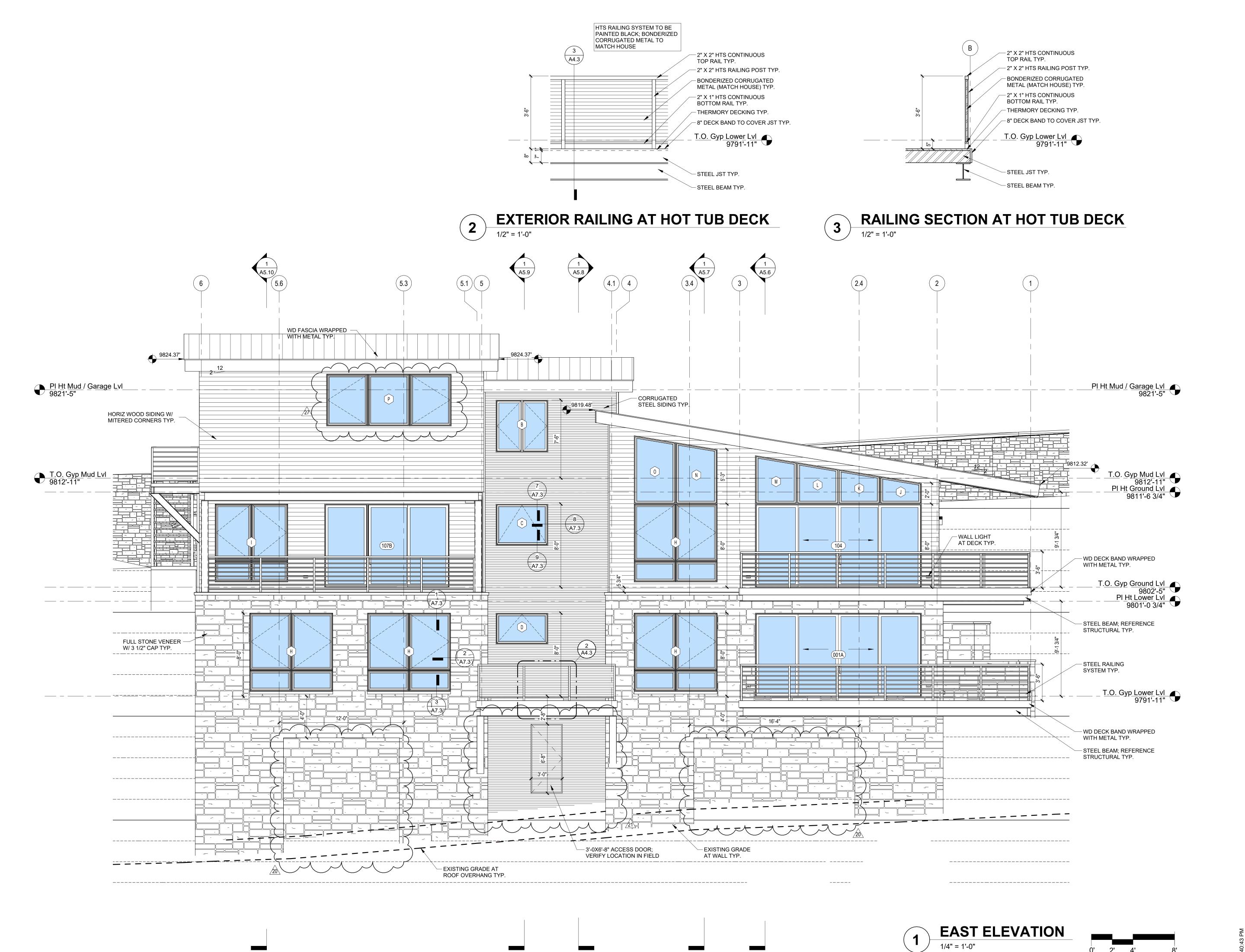
3

SMININIMS

**EXTERIOR** 

**ELEVATION** 







PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

12 12.19.23 New metal siding

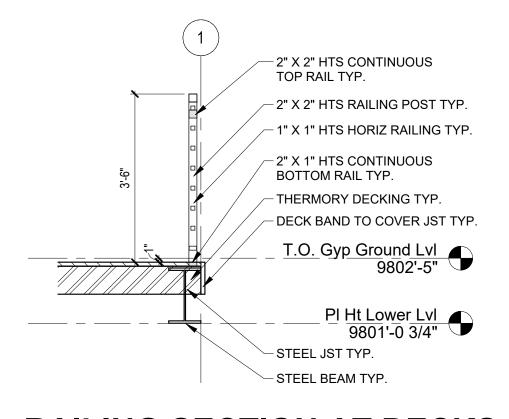
16 02.12.24 Eliminate metal panel, widen stone veneer 20 03.19.24 New stone veneer panel

21 03.19.24 New corrugated metal panel w/ access door

27 03.20.24 Modified Window at Garage

3 SMININIMS

**EXTERIOR ELEVATION** 



PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

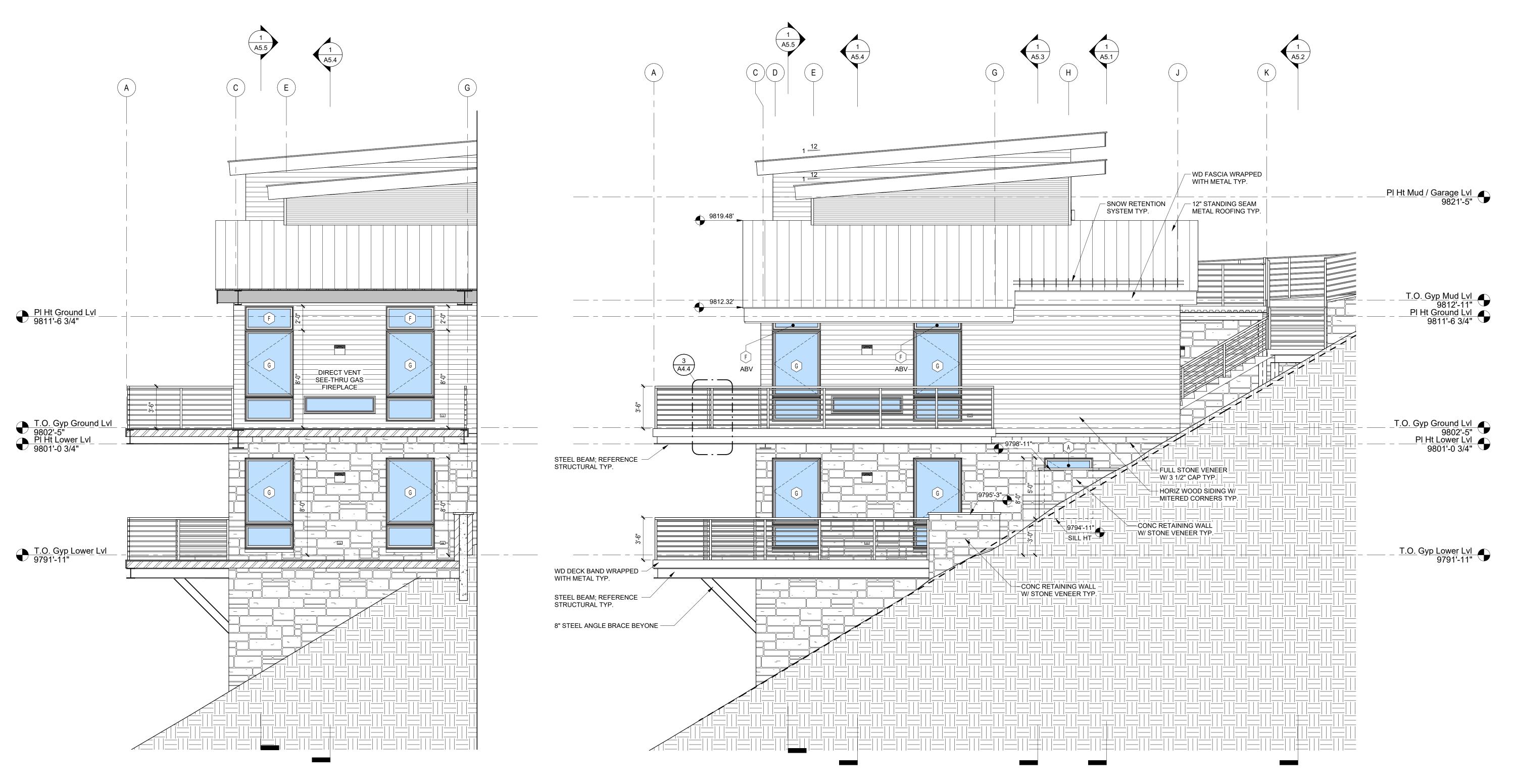
11 12.19.23 Revised floor elevation levels
13 12.19.23 New retaining wall w/ stone veneer

EXTERIOR RAILING AT DECKS

1/2" = 1'-0"

RAILING SECTION AT DECKS

1/2" = 1'-0"



CORTINA LAND CONDOMINIUMS UNIT 3

EXTERIOR ELEVATIONS

SHEET NII IME

Δ4.4

PARTIAL ELEVATION AT GROUND LEVEL DECK

1/4" = 1'-0"





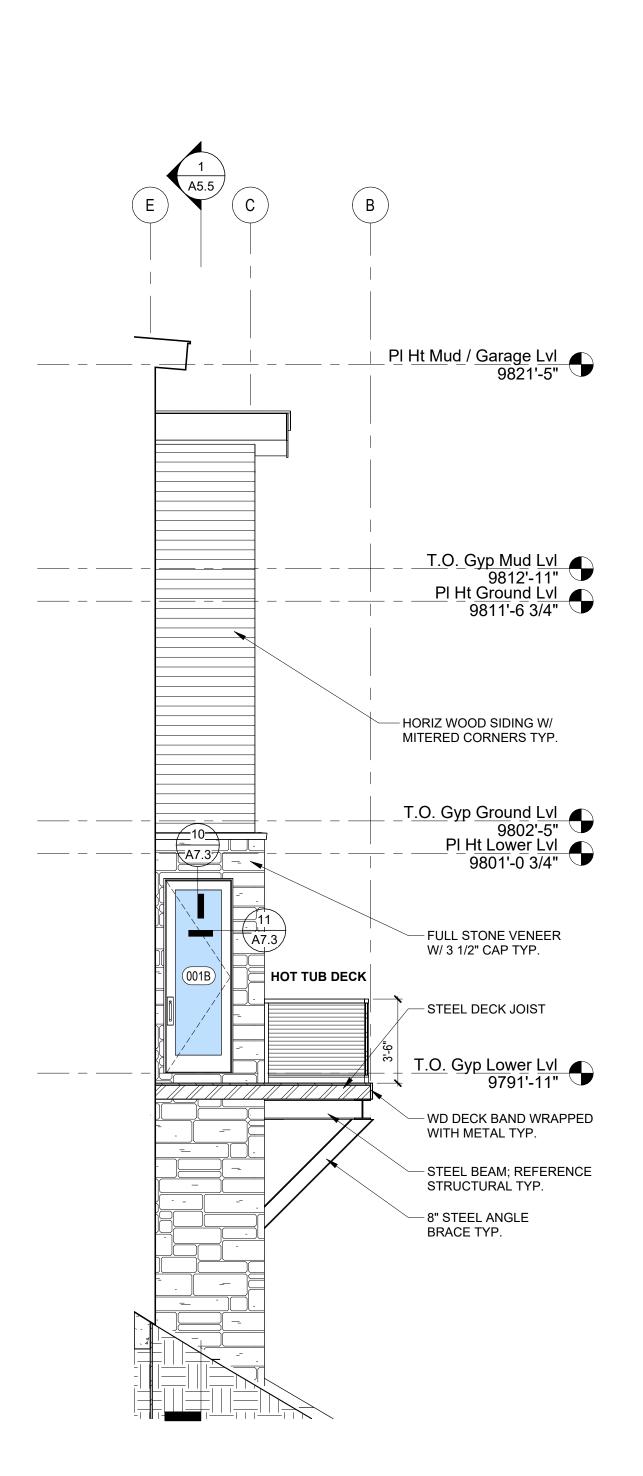
PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

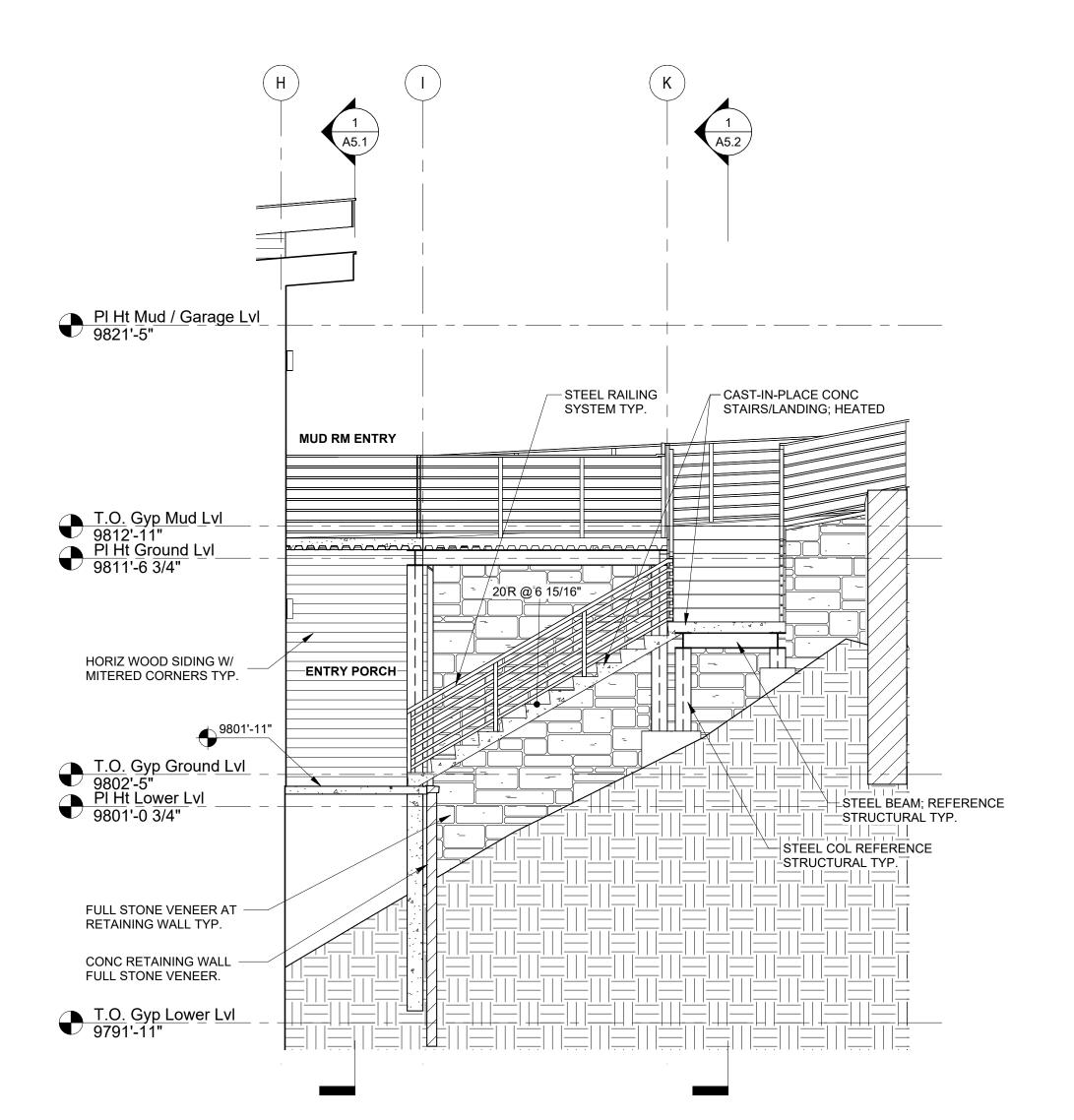
REVISIONS

3

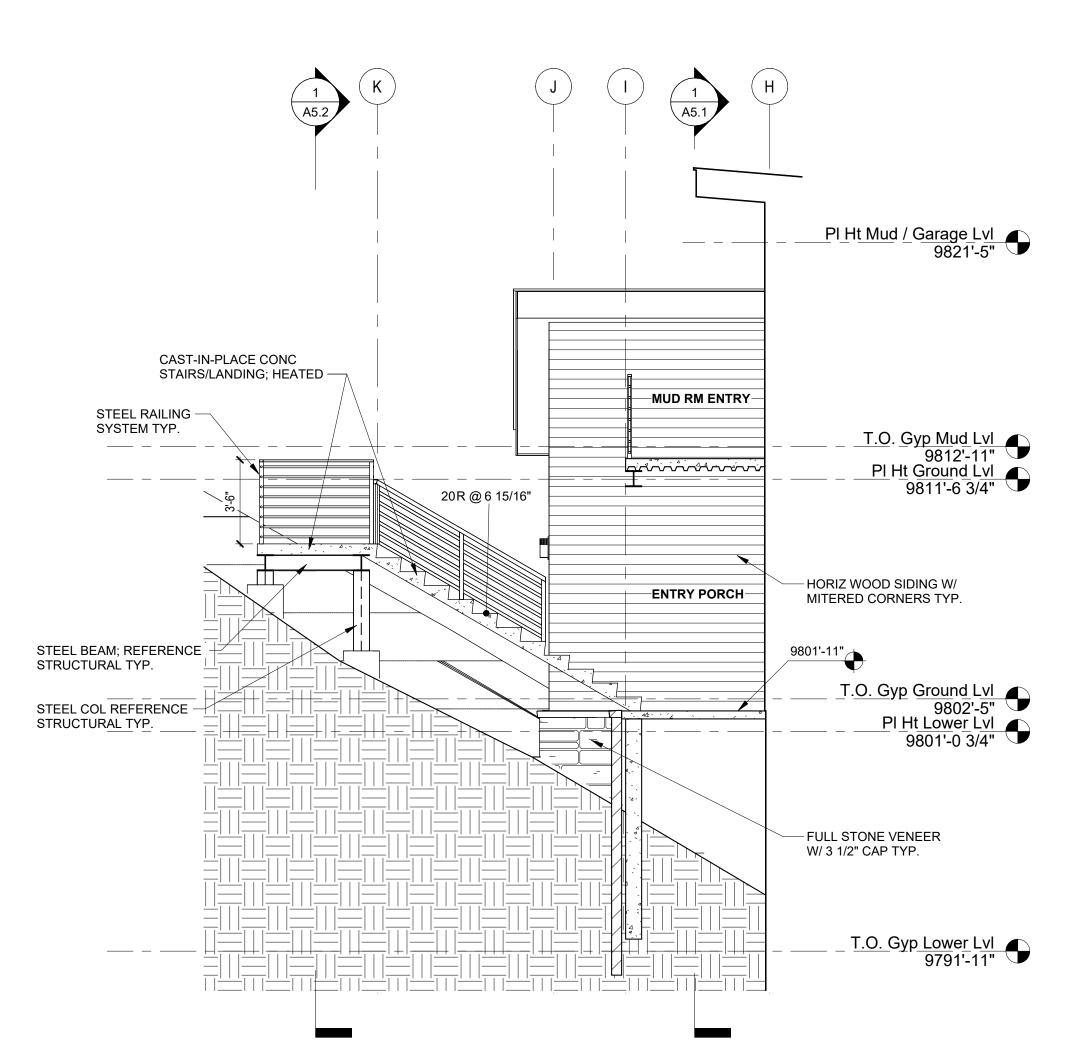
OMINIUMS

NO. DATE DESC.





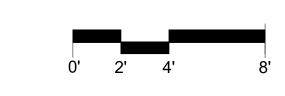




SOUTH ELEVATION AT ENTRY PORCH

3 SOUTH ELEV AT HOT TUB DECK

1/4" = 1'-0"



EXTERIOR ELEVATIONS

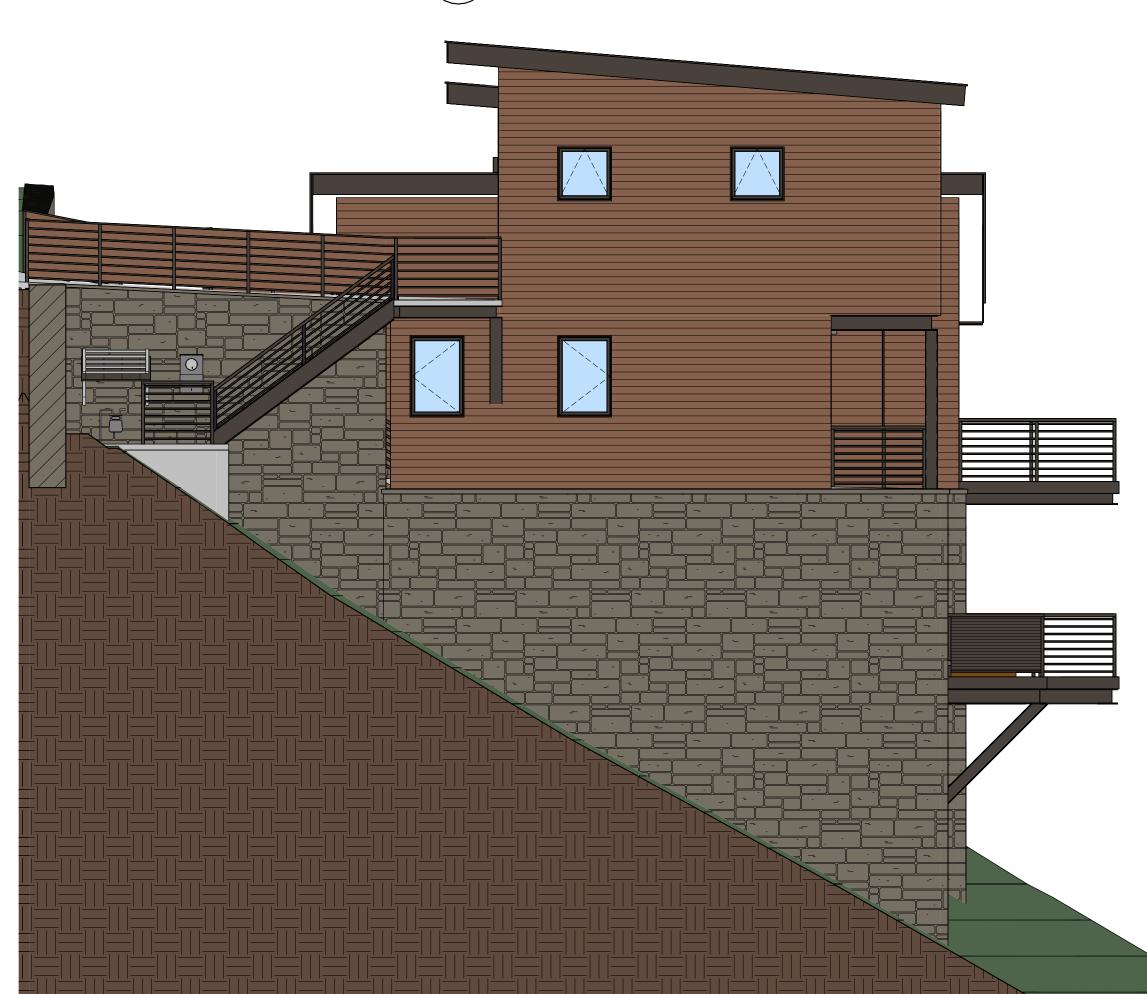
SHEET NUMBER

A4.5





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SOUTH ELEVATION

3/16" = 1'-0"



PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

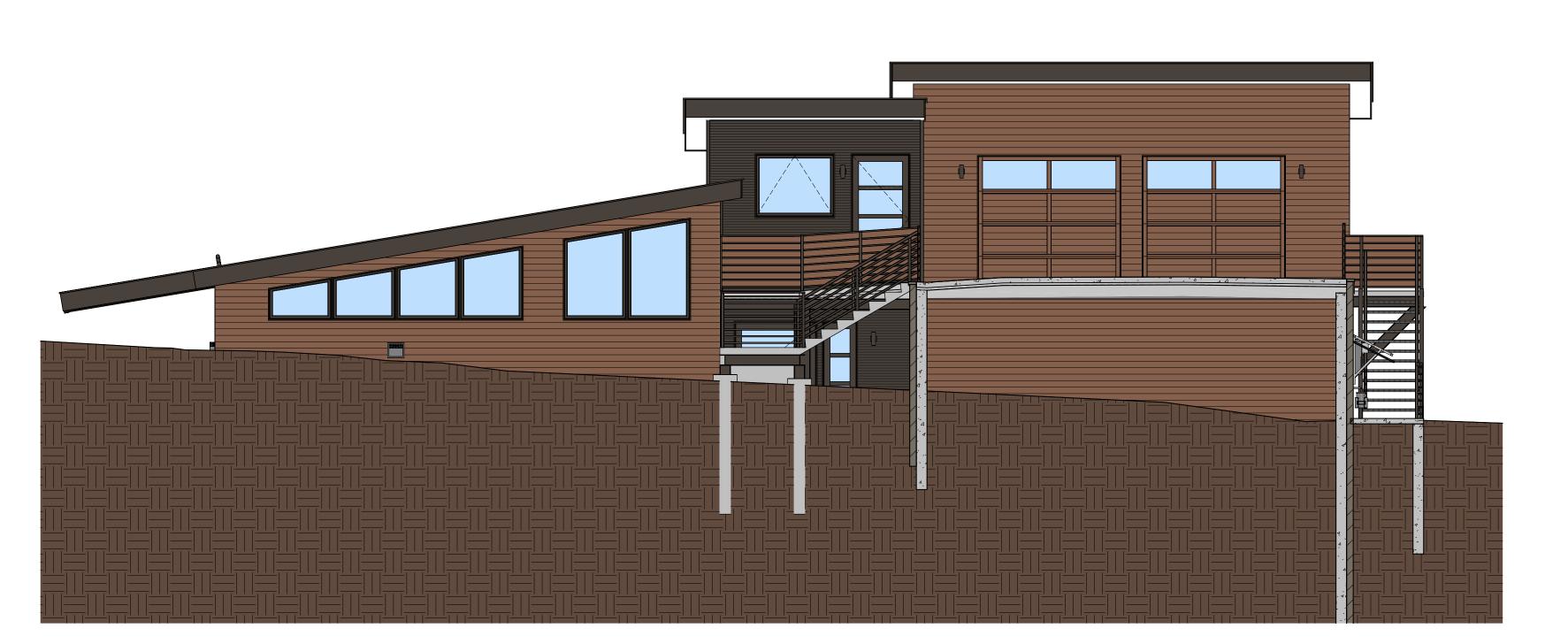
3 **SMININIMS** 

PRESENTATION ELEVATIONS

SHEET NUMBER







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

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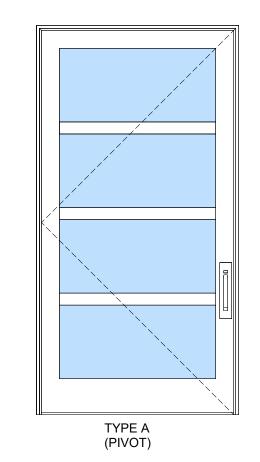
## **DOOR NOTES:**

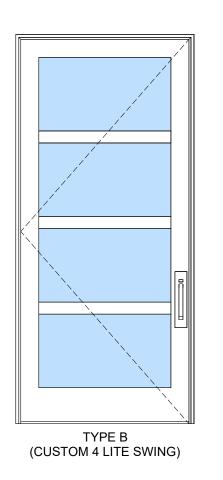
- 1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
- 3. SEE ELEVATIONS FOR DOOR MUNTIN PATTERN.
- 4. DOOR HARDWARE TO BY VERIFIED W/ DEVELOPER.
  5. DOOR MANUFACTURER: YAWAL ALUMN; RAL9005 MATT FINISH
- 6. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
- 7. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS. 8. PROVIDE SCREENS FOR ALL DOORS.
- 9. 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).

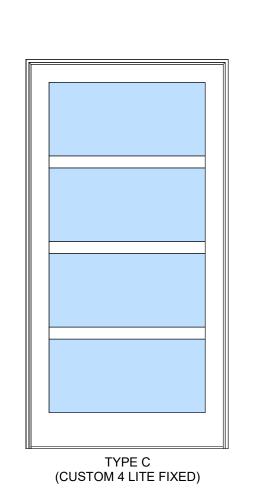
	DOOR SCHEDULE EXTERIOR PANEL						
MARK ROOM NAME TYPE MARK WIDTH HEIGHT TYPE MANUFACTURER COMMENTS							
001B	REC ROOM	D	2'-8"	8'-0"	SWING	YAWAL ALUMN; RAL9005 MATT FINISH	
101A	ENTRY	A	5'-0"	8'-0"	CUSTOM PIVOT	YAWAL ALUMN; RAL9005 MATT FINISH	
101B	ENTRY	С	2'-0"	8'-0"	FIXED PATIO	YAWAL ALUMN; RAL9005 MATT FINISH	
201	MUD ROOM	В	3'-6"	8'-0"	SWING	YAWAL ALUMN; RAL9005 MATT FINISH	FROSTED GLASS
203B	GARAGE	G	9'-0"	8'-6"	OVERHEAD DOOR		2 LITE; FROSTED GLASS / WOOD SIDING TO MATCH HOUSE
203C	GARAGE	G	9'-0"	8'-6"	OVERHEAD DOOR		2 LITE; FROSTED GLASS / WOOD SIDING TO MATCH HOUSE

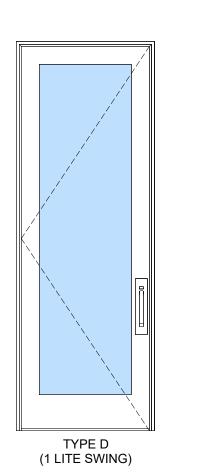
DOOR SCHEDULE EXTERIOR FRAME							
MARK	MARK ROOM NAME TYPE MARK WIDTH HEIGHT TYPE MANUFACTURER COMMENTS						
001A	REC ROOM	Е	16'-0"	8'-0"	BI-PARTING (4 PANEL)	YAWAL ALUMN; RAL9005 MATT FINISH	
104	LIVING	E	16'-0"	8'-0"	BI-PARTING (4 PANEL)	YAWAL ALUMN; RAL9005 MATT FINISH	WINDOW TYPE 7 ABOVE
107B	PRIMARY SUITE	F	12'-0"	8'-0"	SLIDING PATIO (3 PANEL)	YAWAL ALUMN; RAL9005 MATT FINISH	

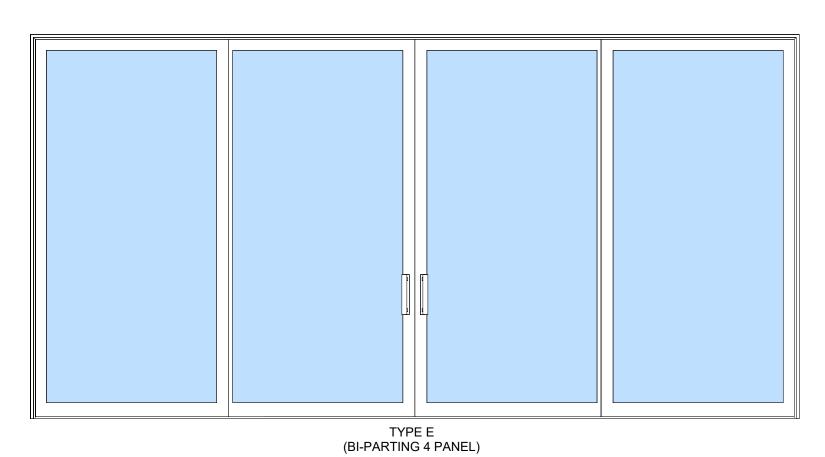
	DOOR SCHEDULE INTERIOR PANEL							
			PANEL	PANEL				
MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT		TYPE	COMMENTS	
002	BEDROOM 1	Н	2'-8"	8'-0"	SWING			
003	BATH 1	Н	2'-6"	8'-0"	SWING			
005	MECH 2	Н	3'-0"	5'-0"	SWING		20 MIN FIRE RATED	
006	HALL	Н	3'-0"	7'-0"	SWING			
007	LAUNDRY	Н	3'-0"	8'-0"	SWING			
800	BEDROOM 2	Н	2'-8"	8'-0"	SWING			
009	BATH 2	I	2'-4"	8'-0"	POCKET			
011	CLOSET 2	Н	2'-4"	8'-0"	SWING			
012	BUNK ROOM	Н	2'-8"	8'-0"	SWING			
013	BUNK BATH	I	2'-4"	8'-0"	POCKET			
014	BUNK WC	I	2'-4"	8'-0"	POCKET			
016	BUNK CLOSET	Н	2'-4"	8'-0"	SWING			
102	POWDER	I	2'-4"	8'-0"	POCKET			
106	PANTRY	Н	2'-6"	8'-0"	SWING			
107A	PRIMARY SUITE	Н	2'-8"	8'-0"	SWING			
108	PRIMARY BATH	Н	2'-6"	8'-0"	SWING			
109	PRIMARY BATH	I	2'-4"	8'-0"	POCKET			
111	PRIMARY CLO 1	I	2'-4"	8'-0"	POCKET			
112	PRIMARY CLO 2	I	2'-4"	8'-0"	POCKET			
202A	ELEVATOR	Н	3'-0"	6'-8"	SWING		ELEVATOR DOOR IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS	
202B	ELEVATOR	Н	3'-0"	6'-8"	SWING		ELEVATOR DOOR IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS	
202C	ELEVATOR	Н	3'-0"	6'-8"	SWING		ELEVATOR DOOR IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS	
203A	GARAGE	Н	3'-0"	8'-0"	SWING		20 MIN FIRE RATED	

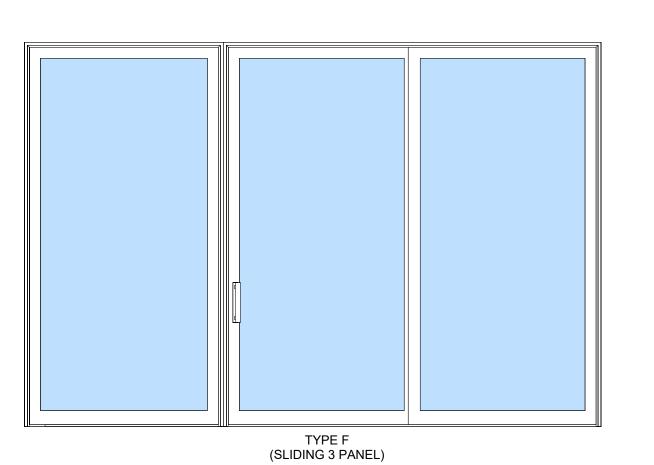


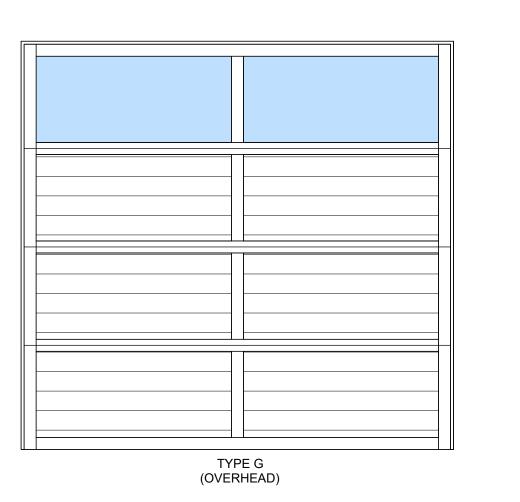


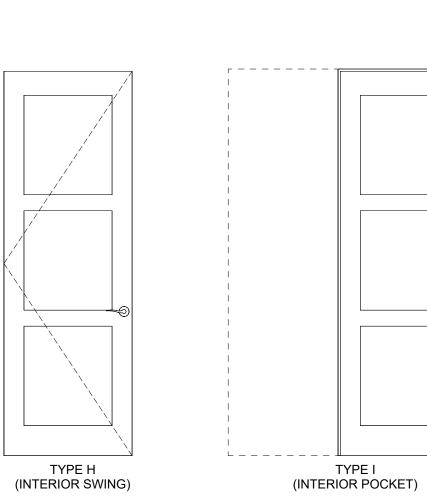












DOOR TYPES

SHIFT

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PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

3

NO. DATE DESC.

4 10.19.23 Revised window / door manufacturer

6 12.16.23 Revised door height
15 02.08.24 Revised garage door

CONDOMINIUMS UNIT

130 CORTINA DRIVE, MOUNTAIN V UNIT 3 CORTINA LAND CONDOMIN COMMUNITY LOT 165 TOWN OF MO

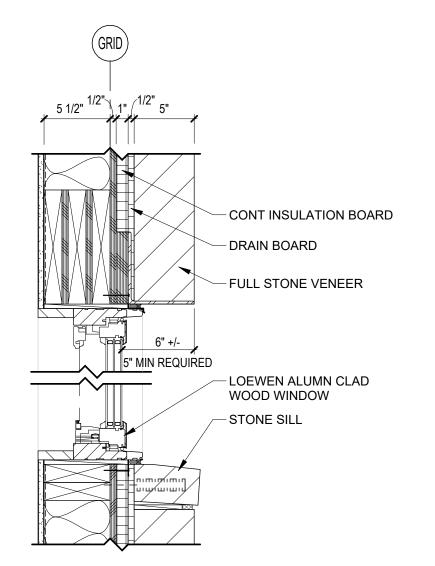
DOOR SCHEDULE

SHEET NUMBER

A8.

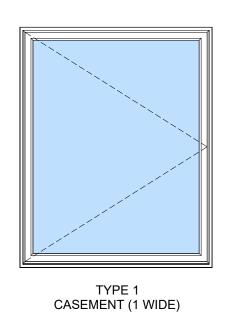
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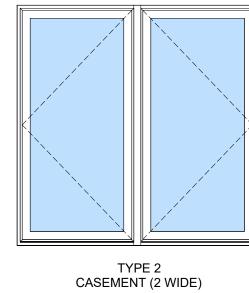
- 1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH
- MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
- 3. SEE ELEVATIONS FOR WINDOW MUNTIN PATTERN.
- 4. WINDOW MANUFACTURER: YAWAL ALUMN; RAL9005 MATT FINISH
- 5. WINDOW HARDWARE TO BE VERIFIED W/ DEVELOPER.
- 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).

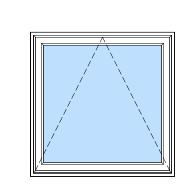


## WINDOW HEAD/SILL STONE VENEER

	WINDOW SCHEDULE						
ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH UNIT HEIGH	T TYPE MARK	TYPE	MANUFACTURER	COMMENTS
001	REC ROOM	G	4'-0" 7'-6"	5	CASEMENT O/ PICTURE (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	CASEMENT 4'-0" X 5'-6" / PICTURE 4'-0" X 2'-0"
001	REC ROOM	G	4'-0" 7'-6"	5	CASEMENT O/ PICTURE (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	CASEMENT 4'-0" X 5'-6" / PICTURE 4'-0" X 2'-0"
001	REC ROOM	Н	8'-0" 7'-6"	6	CASEMENT O/ PICTURE (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	CASEMENT DBL 4'-0" X 5'-6" / PICTURE DBL 4'-0" X 2'-0"
002	BEDROOM 1	А	4'-0" 5'-0"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	EGRESS
008	BEDROOM 2	Н	8'-0" 7'-6"	6	CASEMENT O/ PICTURE (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	CASEMENT DBL 4'-0" X 5'-6" / PICTURE DBL 4'-0" X 2'-0"
010	SHOWER 2	D	5'-0" 3'-0"	3	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
012	BUNK ROOM	Н	8'-0" 7'-6"	6	CASEMENT O/ PICTURE (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	CASEMENT DBL 4'-0" X 5'-6" / PICTURE DBL 4'-0" X 2'-0"
102	POWDER	С	5'-0" 4'-0"	3	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	DINING	ш	8'-0" 7'-6"	6	CASEMENT O/ DICTUDE (2 M/DE)	VAVAAL ALLIMAN, DALOGOE MATT FINICII	CASEMENT DBL 4'-0" X 5'-6" / PICTURE DBL 4'-0" X 2'-0"
103	DINING	H N	8'-0" 7'-6" 4'-0" 5'-3"	8	CASEMENT O/ PICTURE (2 WIDE) PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH YAWAL ALUMN; RAL9005 MATT FINISH	ABOVE WINDOW H / DINING ROOM (SEE ELEVATION)
103	DINING	0	4'-0" 5'-11"	8	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	ABOVE WINDOW H / DINING ROOM (SEE ELEVATION)  ABOVE WINDOW H / DINING ROOM (SEE ELEVATION)
103	DIMINO		4-0   0-11	0	TICTORE (IVARETIEAD)	TAVAL ALOMIN, NAL9000 MATTI MOT	ADOVE WINDOW IT DIMING ROOM (SEE ELEVATION)
104	LIVING	F	4'-0" 2'-0"	4	PICTURE (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
104	LIVING	F	4'-0" 2'-0"	4	PICTURE (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
104	LIVING	G	4'-0" 7'-6"	5	CASEMENT O/ PICTURE (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	CASEMENT 4'-0" X 5'-6" / PICTURE 4'-0" X 2'-0"
104	LIVING	G	4'-0" 7'-6"	5	CASEMENT O/ PICTURE (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	CASEMENT 4'-0" X 5'-6" / PICTURE 4'-0" X 2'-0"
104	LIVING	J	4'-0" 2'-0"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
104	LIVING	K	4'-0" 2'-8"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
104	LIVING	L	4'-0" 3'-4"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
104	LIVING	M	4'-0" 4'-0"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	ABOVE DOOR 104 / LIVING (SEE ELEVATION)
405	KITOLIEN		41.011	7	DIOTUDE (DAKELIEAD)	WANAL ALLIMAN, DALOGOS MATT FINIOLI	7
105	KITCHEN	J	4'-0" 2'-0"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
105	KITCHEN	K	4'-0" 2'-8"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
105	KITCHEN	L NA	4'-0" 3'-4"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
105	KITCHEN	M	4'-0" 4'-0"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
106	PANTRY	S	4'-0" 5'-1"	10	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
106	PANTRY	Т	4'-0" 5'-9"	10	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
						·	
108	PRIMARY BATH	U	3'-0" 4'-6"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
109	PRIMARY WC	U	3'-0" 4'-6"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
110	PRIMARY SHOWER	I	7'-0" 7'-6"	6	CASEMENT O/ PICTURE (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	CASEMENT DBL 3'-6" X 5'-6" / PICTURE DBL 3'-6" X 2'-0"
201	MUD ROOM	В	5'-0" 5'-0"	2	CASEMENT (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
201	MUD ROOM	C	5'-0" 4'-0"	3	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
					·		
203	GARAGE	E	3'-0" 3'-0"	3	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
203	GARAGE	E	3'-0" 3'-0"	3	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
203	GARAGE	Р	12'-0" 5'-0"	9	CASEMENT / FIXED / CASEMENT (3 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	

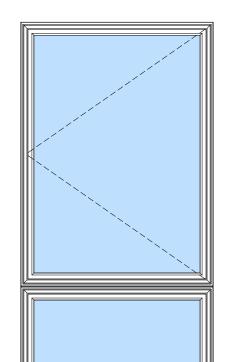


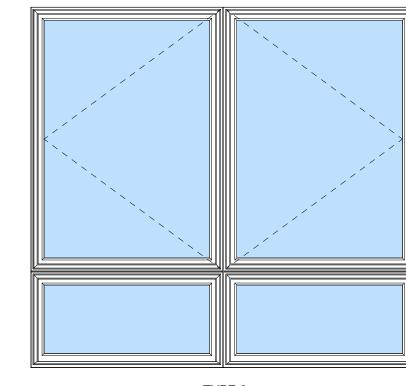


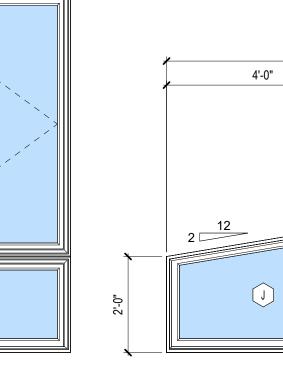


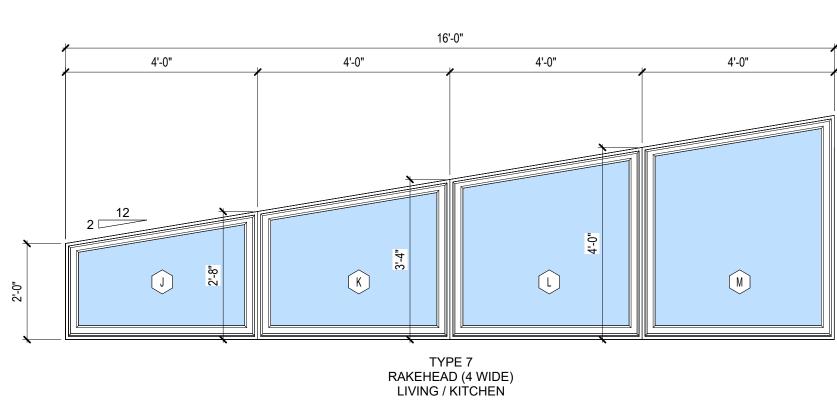
TYPE 3 AWNING (1 WIDE)

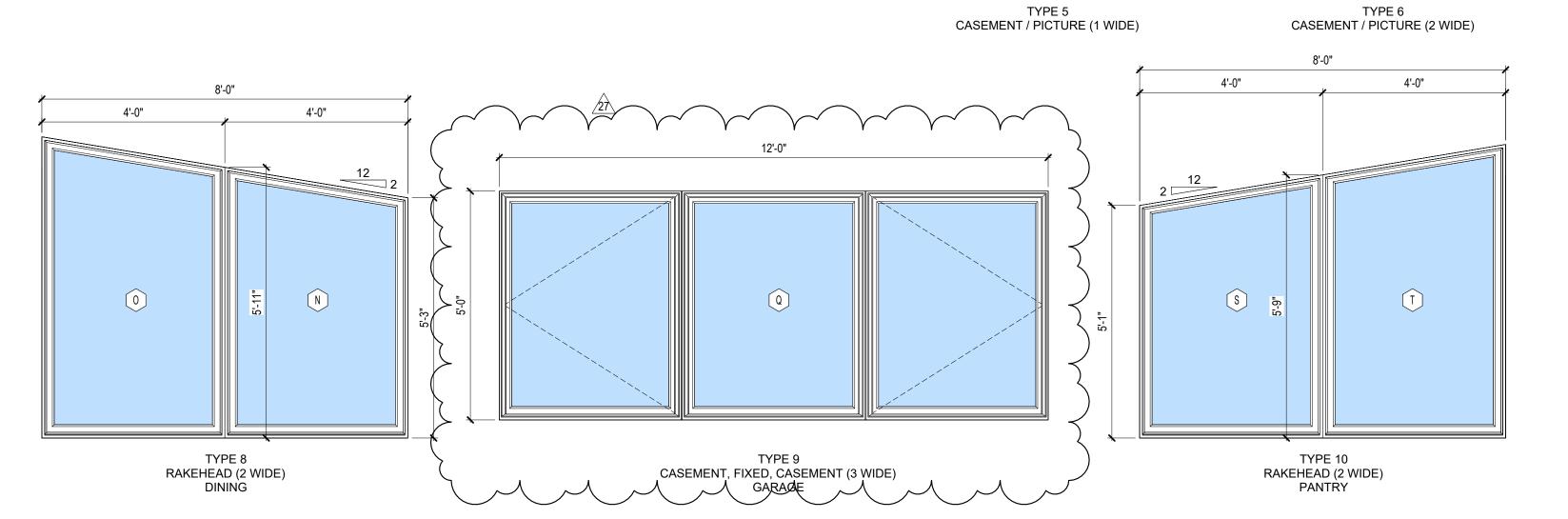












**WINDOW TYPES** 

P.O. Box 3206 100 W. Colorado Suite 211 Telluride, Colorado 81435 p 970-275-0263 kristine@shift-architects.com www.shift-architects.com

PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

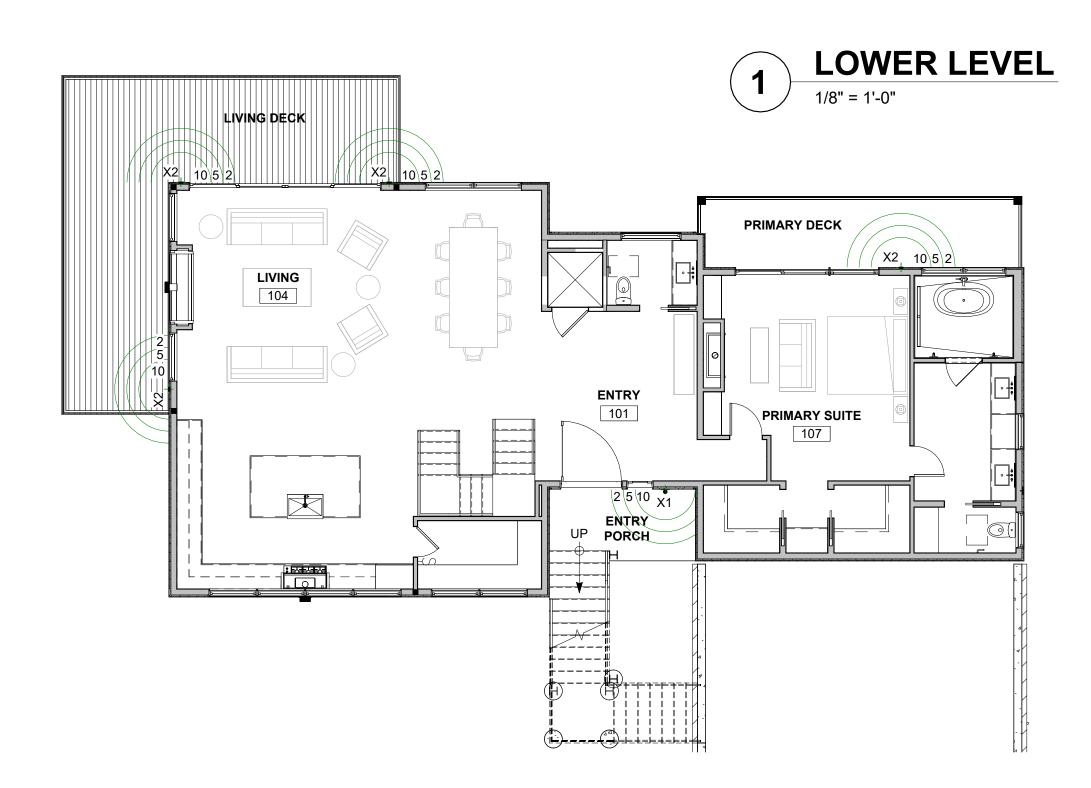
NO. DATE DESC.

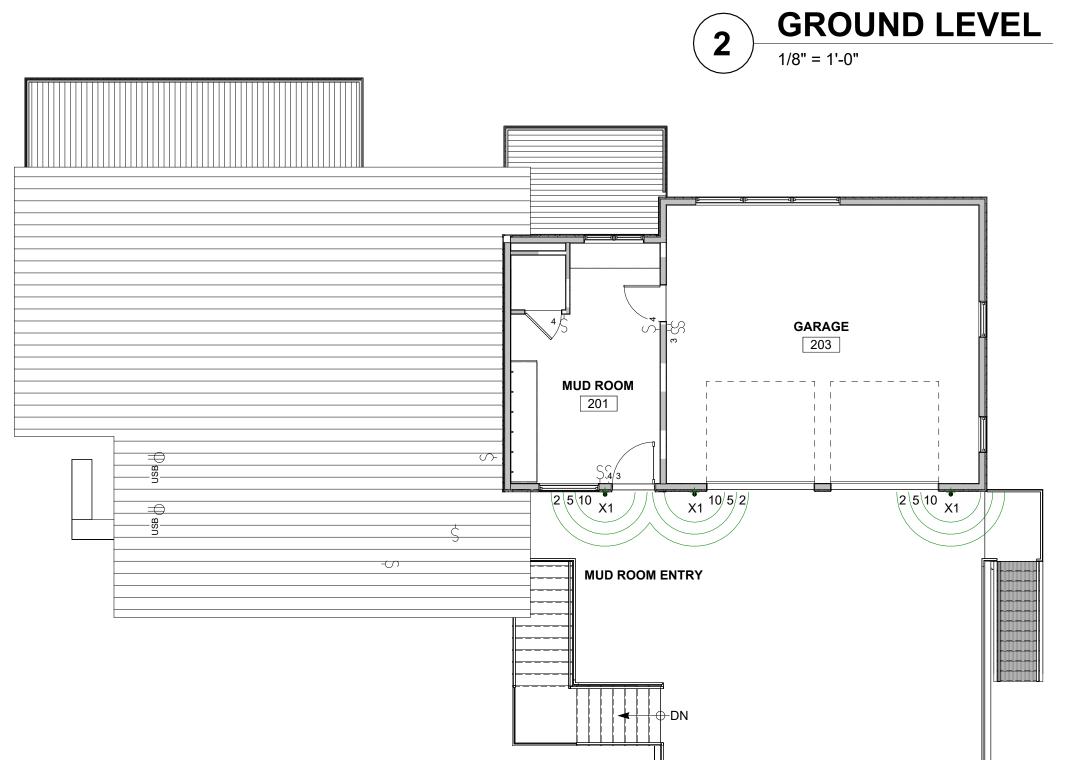
3 10.19.23 Revised window 4 10.19.23 Revised window / door manufacturer

27 03.20.24 Modified Window at Garage

3 CONDOMINIUMS

WINDOW SCHEDULE





**MUD / GARAGE LEVEL** 

1. FIELD VERIFY ALL LIGHTING LOCATIONS.

(2 EA) PER RUN (1) EA PER LANDING

ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.

- 4. ALL RECESSED FIXTURES AT INSULATED CEILINGS TO BE IC RATED AND CERTIFIED AIR TIGHT CONSTRUCTION. ALL EXTERIOR FIXTURES, SHOWER FIXTURES AND FIXTURES OVER TUBS TO
- 6. PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.
- 7. MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.
- FLOORS SHALL REQUIRE EITHER A TIMER OR SENSOR TO REDUCE USAGE AND ENERGY LOSS DURING TIMES OF INACTIVITY.
- OUTLETS.
- STAND). VERIFY LOCATION IN FIELD.

## **LIGHTING NOTES:**

- 2. TYPICAL LIGHTING LOCATION AT STAIRS:
- 3. CONTRACTOR SHALL TAKE CARE IN PLANNING
- BE MARKED "SUITABLE FOR DAMP LOCATIONS".
- 5. LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT **CODE 17.5.12 LIGHTING REGULATIONS**
- 8. EXTERIOR LIGHTING ON SECOND AND UPPER
- 9. PROVIDE SCREWLESS CAPS IN ALL SWITCHES AND
- 10. PROVIDE OUTLET W/ USB AT EA BED (NIGHT
- 11. LIGHTING LAYOUT GRID DIMENSIONS ARE TO FACE OF FRAME WALLS TYP.

## I IGHTING I EGEND

LIGHTIN	IG LEGEND		
⊘ <sub>C1</sub>	RECESSED CAN	MS	MOTION SENSOR
⊘ <sub>C2</sub>	RECESSED CAN; DIRECTIONAL	OP	PENDANT
⊘ <sub>C3</sub>	RECESSED CAN; WET LOCATIONS —	uc	UNDER CABINET LED STRIP
⊘ <sub>C4</sub>	RECESSED CAN; LOW PROFILE —	R	RECESSED LED LIGHT
⊘ <sub>E</sub>	RECESSED CAN; EXTERIOR	⊕ TL	TABLE LAMP RECEPTACLE
		₽FL	FLOOR LAMP RECEPTACLE
	CEILING FAN W/ LIGHT	USB	OUTLET WITH USB
	2' LINEAR CLOSET FIXTURE	S	WALL MOUNTED SCONCE
FN	EXHAUST FAN	ST	STEP LIGHT
FN	EXHAUST FAN WITH LIGHT	\$ <b>2</b>	TWO WAY SWITCH
		\$ <sub>3</sub>	THREE WAY SWITCH
F1	2'X2' FLUSH MOUNT LED LIGHT	TV	TV OUTLET
		—WG	WALL GRAZING
F2	2'X4' FLUSH MOUNT LED LIGHT	X1	EXTERIOR SCONCE

SURFACE MOUNT FIXTURE

 $\oplus_{\mathsf{CH}}$ CHANDELIER MONO POINT FIXTURE

DOUBLE HEADED MONO POINT

P.O. Box 3206 100 W. Colorado Suite 211 Telluride, Colorado 81435 p 970-275-0263 kristine@shift-architects.com www.shift-architects.com

PROJECT ISSUE DATE: 03.20.24 DRB FINAL REVISIONS

REVISIONS

NO. DATE DESC.

3

**SMININMS** 

EXTERIOR WALL / STEP

FIXTURE LAYOUT GRID

## **EXTERIOR FIXTURE X1:**



## EXTERIOR LED WALL LIGHT (4 TOTAL)

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

## **EXTERIOR FIXTURE X2:**



## EXTERIOR WALL LIGHT (8 TOTAL)

WL-LED 100	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WL-LED100-C-BK
MATERIAL	DIE-CAST ALUMINUM
GLASS	3000K
WIDTH	5"
HEIGHT	3"
LUMENS	68
EFFICACY (Im/W)	8
CRI	90
RATED LIFE	50,000 HOURS
WATTAGE	3.9W
DIMMABLE	WITH ELECTRONIC LOW VOLTAGE (ELV) DIMMER
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
LIGHT SOURCE	PRIMARY BULB: X 3.90 WATTS INTEGRATED LED MODULE
VOLTAGE	120V, DIRECT WIRING

**EXTERIOR LIGHTING** PLAN



## PLANNING & DEVELOPMENT SERVICE PLANNING DIVISON

455 Mountain Village Blvd. Mountain Village, CO 81435 (970) 728-1392 Agenda Item 4.

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

**FOR:** Design Review Board Public Hearing; April 4, 2024

**DATE:** March 18, 2024

**RE:** Staff Memo – Final Architecture Review (FAR) Lot 1 Unit 1, TBD Eagle

Drive.

## APPLICATION OVERVIEW: New Single-Family Home on Lot 1 Unit 1

### PROJECT GEOGRAPHY

Legal Description: UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE REC 10 6 95 BK 1 PG 1918

Address: TBD Eagle Drive

Applicant/Agent: Kristine Perpar, Shift

Architects

Owner: Chalets at Knoll Estates, LLC

Zoning: Multi-family Existing Use: Vacant

Proposed Use: Single-Family Detached

Condominium

Lot Size: 5,401.44 square feet, 0.124 Acres

Adjacent Land Uses:

North: Multi-family
 South: Multi-family
 East: Multi-family
 West: Multi-family



Exhibit A: Architectural Plan Set Exhibit B: Staff/Public Comment



<u>Case Summary</u>: Kristine Perpar of Shift Architects is requesting Design Review Board (DRB) approval of a Final Architecture Review FAR) for a new single-family detached condominium on Lot 1 Unit 1, TBD Eagle Drive. The lot is approximately 0.124 acres and is zoned multi-family. The proposed design consists of a three-story structure. The overall square footage of the home is approximately 4,471.52 gross square feet and provides 2 interior parking spaces within the proposed garage. The maximum lot coverage is 44.26% or 2,396 square feet. The property is located along Eagle Drive in Knoll Estates.

The proposed development requires Design Review Board specific approvals for the use of metal fascia and a design variation for an address plaque.

**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	40' (gable) Maximum	39.96'
Maximum Avg. Building Height	35' (gable) Maximum	25.31'
Maximum Lot Coverage	To extent of building envelope	44.26%, 2,396 sq.ft*
General Easement Setbacks	No encroachment	No Encroachment
Roof Pitch		
Primary		7:5:12
Secondary		
Exterior Material		
Stone	35% minimum	46%
Windows/Doors	40% maximum	23%
Parking	2 enclosed	2 enclosed

### **DRB Specific Approval:**

1. Materials - Metal Fascia

### **Design Variation:**

1. Address Plaque

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 first 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 January 15, 2024.

## 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 maximum building height and average building height, along with providing the height allowances for specific types of buildings based on their roof form. The proposed design incorporates a gable roof form, therefore is allowed a max eight of 40' and an average height of 35'. The average height is an average of measurements from a point halfway between the roof ridge and eave. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Staff has determined that the primary roof form for the home is a gable roof and therefore is granted a maximum height of 40' and an average height of 35'. The applicant has calculated a maximum height of 39.96' and an average height of 25.31'. The CDC allows chimneys and similar structures to extend 5' past the maximum building height. The chimney height is 35.67'. Staff finds this criteria met.

### 17.3.14: General Easement Setbacks

Lot 1 Unit 1 does not have a general easement. Per CDC Section 17.3.14, for lots where a general easement does not exist, the review authority may require the establishment of a building setback as determined by the DRB at the time of review of a development application. The review authority may not require a setback for such lots if the Town has established other design allowances by a recorded development agreement or other legally binding approval that establishes a different general easement or other setback. Lot 1 Unit 1 has an established building envelope. The development may occupy up the extent of the building envelope per the subdivision's original approval. Per Chapter 17.8 (Definitions), a disturbance envelope must contain all grading, clearing, excavation, development, drainage, and other improvements. Driveways and utilities are allowable exceptions. Lot 1 Unit 1 has a 5' earthwork easement along the western portion of the lot. The lot is bounded by General Common elements on each side of the site.

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

- Driveway and Address Monument: The driveway as shown currently takes access from Eagle Drive and crosses the GCE.
- Utilities: The water and sewer lines are located in Eagle Drive and cross the western GCE with access lines to the house. The gas and internet lines are shown crossing the southern GCE and running to meters on the side of the home.

There are also several encroachments into the General Common Element requiring approval by the Knoll Estates HOA. The applicant has provided written approval from the Knoll Estates HOA.

- The applicant has proposed grading into the northern, eastern, and southern GGE. Staff finds this encroachment appropriate given the site constraints.
- The applicant has identified a walkway connecting the driveway to the front entrance on Sheet C2. The corner of the walkway encroaches into the earthwork easement surrounding the western boundary of the lot.
- The retaining wall associated with the driveway also encroaches into the earthwork easement and GCE. Staff finds the encroachment appropriate.

## **Chapter 17.5: DESIGN REGULATIONS**

### 17.5.4: Town Design Theme

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

continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

Staff: Criteria met.

### 17.5.5: Building Siting Design

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

Staff: Criteria met.

### 17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. The siding on the home is a mix of Telluride Gold stone, Dark horizontal wood siding, black metal, and steel. The structure follows an alpine mountain design that is well grounded to withstand the extreme forces of wind, snow, and heavy rain. Moreover, the exterior walls are simple in design and portray a massing that is well grounded to the site.

The applicant has included a complete window and door schedule. The recess depth of all doors and windows in stone areas meets the CDC requirements. The windows and doors have black matte aluminum cladding. The primary roof form is gable with secondary shed roofs. The proposed roofing material is a black matte standing seam metal. The fascia is wood wrapped with sheet metal to match the roof. The soffit is wood that matches the siding of the home. The south elevation has been revised to include an additional window. Stairs were also added to the lower patio.

### 17.5.7: Grading and Drainage Design

Staff: Criteria met.

### 17.5.8: Parking Regulations

Staff: Criteria met.

### 17.5.9: Landscaping Regulations

Staff: The applicant has provided a revised landscaping plan on Sheet A1.4. The applicant has increased the number of trees to be removed from the site. The plan includes 3 new aspen and 8 chokecherry shrubs. The chokecherry shrubs near the front of the home have been pulled back from the home so that they are 5' from the building. Staff finds the criteria met.

### 17.5.11: Utilities

Staff: Criteria met.

### 17.5.12: Lighting Regulations

Staff: A lighting plan was provided on Sheet LTG1.1. The applicant has indicated that the step light is revised, however, no additional information has been provided. Both light fixtures proposed are Dark Sky compliant and adhere to the CDC's lighting regulations. There are an appropriate number of fixtures proposed.

### 17.5.13: Sign Regulations

Staff: Due to the proximity of the home to the street, the address plaque is proposed on the side of the home. The CDC allows homes to forgo a freestanding address monument if the home is located within 20' of the roadway, subject to review authority and Fire District approval. The driveway is 21.54 feet from the edge of the pavement of Eagle Drive. Because the home is located 21 feet from the roadway, the address plaque is a design

variation. The plaque is shown between the front entrance and garage door. The indicated heights and lettering meet CDC guidelines. The applicant has indicated that the fixture will be illuminated by fixture 1, the wall sconce. The fixture is dark sky and CDC compliant.

### **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

### 17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant provided a Fire Mitigation plan on Sheet C5. The site is located within an Aspen grove. The zone 1 fire mitigation extends beyond the property line, so all trees will be removed up to the property line. The property line is essentially the building envelope on the lot, so the tree removal plan is logical for this site. Staff finds the criteria met.

### 17.6.6: Roads and Driveway Standards

Staff: Criteria met.

### 17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has not identified any solid fuel burning devices in the home. A gas fireplace is shown on Sheet A3.2.

### **Chapter 17.7: BUILDING REGULATIONS**

17.7.19: Construction Mitigation

Staff: Criteria met.

**Staff Recommendation:** Staff recommends the DRB approve the Final Architecture Review for Lot 1 Unit 1, TBD Eagle Drive based on the findings and CDC requirements listed in the staff memo of record.

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

### **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 Architecture Review for a new single-family detached condominium located at Lot 1 Unit 1, based on the evidence provided within the Staff Report of record dated March 18, 2024, with the following design variations and specific approvals:

DRB Specific Approval:

1) Materials - Metal Fascia

Design Variation:

1) Address Plaque

And, with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall field verify all utility locations.
- 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.
- 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.
- 4) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 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:
  - 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
- 6) 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.
- 7) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 50% since the application was submitted in 2023.
- 8) A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
- 9) An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
- 10) Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.
- 11) Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.
- 12) Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.

/cp

### **Shift Architects**

**Date:** March 14, 2023

By: Kristine Perpar, Architect

**Sent to:** Mountain Village Planning Staff **Re**: Design Review Application Narrative

Dear Mountain Village Design Review Board,

This narrative outlines a request for Design Review Board Final Architecture and Site Review for Lot 1 - Unit 1, 100 Eagle Drive ("Unit 1") along with the relevant Criteria for Decision provided in the CDC.

### Requests:

1. Final Architectural and Site Review Approval

### **Project Overview:**

**Legal Description**: UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN

VILLAGE REC 10 6 95 BK 1 PG 1918

Address: 100 Eagle Drive

**Zoning:** Multi-Family outside Village Center

Existing Use: Vacant

Proposed Use: Single-Family Detached Condominium

Lot Size: 0.124 Acres

Updates can be found on the set and have been clouded for clarity.

- 1. Chimney has been dimensioned
- 2. Snowmelt calculations have been updated. Ref A1.2
- 3. Landscape plan has been updated. Ref. Sheets A1.3, A1.4 & A1.5
- 4. A window was added on the south elevation. Ref. A4.1
- 5. Material Calculations were updated. Ref. A2.4
- 6. Steps were added at the lower level patio. Ref. A3.1
- 7. Exterior step lights were updated. Ref. LTG1.1

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

Sincerely,

Kristine Perpar



CONTRACT DOCUMENTS:
CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE
CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE
CONTRACT DOCUMENTS CHAIL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. A 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

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).

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

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

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 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



**SHEET INDEX** 

G1.0 COVER SHEET

NOTES

**SURVEY / MAPPING** 

ARCHITECTURAL

SITE GRADING

FIRE MITIGATION PLAN

EXISTING CONDITIONS PLAN

ARCHITECTURAL SITE PLAN

SITE 40' PARALLEL OFFSET

MATERIAL CALCULATIONS

MATERIAL CALCULATIONS

MAX BUILDING HEIGHT MAX BUILDING HEIGHT

EXTERIOR ELEVATION

EXTERIOR ELEVATION

**EXTERIOR ELEVATION** 

DOOR SCHEDULE

UTILITY PLAN

A1.2 BUILDING SITE PLAN

FLOOR PLAN

FLOOR PLAN FLOOR PLAN

**ROOF PLAN** 

**AXONS** 

LANDSCAPE PLAN

IRRIGATION PLAN

**CIVIL** 

C1

C2

ABBREVIATIONS AND LEGENDS

CONSTRUCTION MITIGATION PLAN

LANDSCAPE PLAN NOTES / LEGENDS

P.O. Box 3206 100 W. Colorado Suite 211 Telluride, Colorado 81435 p 970-275-0263 kristine@shift-architects.com www.shift-architects.com

PROJECT ISSUE DATE: 03.05.24 DRB FINAL REVIEW

REVISIONS

NO. DATE DESC.

1 02.02.04 Chimney height

S Z

SHEET NUMBER

## PROJECT CODE INFORMATION

ZONING: MULTI-FAMILY (KNOLL ESTATES LOT K1)

**BUILDING CODE:** IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE

> SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR THE KNOLL

ESTATES IN ADDITION TO ANY REQUIREMENTS BY THE TOWN OF MOUNTAIN VILLAGE

MONITORED NFPA 72, 2018 IFC, AND TFPD

LOCATED WITHIN 5 FT OF THE GARAGE DOOR

**DESCRIPTION:** MULTI-STORY DWELLING

OCCUPANCY CLASSIFICATION: R-13

MONITORED NFPA 13D, 2018 IFC AND TFPD **AUTOMATIC FIRE SPRINKLER:** 

AMENDED CODES SPRINKLER SYSTEM REQUIRED

SIGNALING CODE: AMENDED CODES ALARM SYSTEM REQUIRED

**EMERGENCY ACCESS:** PROVIDE KNOX BOX FOR EMERGENCY ACCESS

GARAGE - 1 HR, MECHANICAL - 1 HR FIRE RESISTIVE RATING:

CARBON MONOXIDE DETECTION: PROVIDED MONITORED DETECTION IN ACCORDANCE WITH 2018 IFC 915.2.1

INSTALLED IN ACCORDANCE WITH NFPA 70 AND ELECTRIC VEHICLE CHARGING

STATION / OUTLET:

**VICINITY MAP** 

NATIONAL FIRE ALARM &

## **PROJECT INFORMATION**

PROPOSED FLOOR AREA: LOWER LEVEL **GROUND LEVEL** 

UPPER LEVEL

**TOTAL FLOOR AREA:** 

BUILDING FOOTPRINT:

ALLOWABLE

**PROPOSED** 

GARAGE

TOTAL:

LOT AREA:

1,379.25 SF 1,287.77 SF

4,013.16 SF

4,565.41 SF

.124 ACRES

(5401.44 SF)

2,400 SF

2,396 SF

552.25 SF

PROPOSED MAX AVERAGE HEIGHT: **ALLOWABLE** 

MAX BUILDING HEIGHT:

**ALLOWABLE** 

35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1) PROPOSED

CHIMNEY HEIGHT: ALLOWABLE **PROPOSED** 

45'-0" (40'-0" + 5'-0" GABLE RIDGE. CDC TABLE 3-3 FOOTNOTE 2) KNOLL ESTATES HEIGHT: NON-PERIMETER LOT (REFER TO MOUNTAIN VILLAGE)

**ALLOWABLE** PARKING REQUIRED:

2 SPACES PROVIDED (2 REQUIRED) (2 ENCLOSED IN GARAGE)

40'-0" (35'-0" + 5'-0" GABLE RIDGE,

CDC TABLE 3-3 FOOTNOTE 1)

SEE SHEET A2.2 / A2.3 FOR MAXIMUM BUILDING HEIGHT

A CO LLC 3521 N 32ND TER

HOLLYWOOD, FL 330212618

## <u> ARCHITECT:</u>

KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com

SURVEYOR:

P. 970.728.6153 F. 970.728.6050

DAVID BALLODE P.E. PO BOX 3945 TELLURIDE, CO 81435 P. 970.729.0683 dballode@msn.com

JACK GARDNER, P.E.

PO BOX 4045 TELLURIDE, CO 81435 P. 970.728.5440 jgardner.pe@gmail.com DIMITRI MERRILL, P.E. TELLURIDE, CO 81435

F. 785.842.2492

## **LANDSCAPING**:

SHIFT ARCHITECTS, LLC KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com

## PROJECT TEAM

CHALETS AT KNOLL ESTATES LLC

# SHIFT ARCHITECTS, LLC

LOT K1, KNOLL ESTATES 100 EAGLE DRIVE MOUNTAIN VILLAGE, CO

SITE LOCATION

**GENERAL CONTRACTOR** HOINS CONSTRUCTION BILL HOINS 137 SOCIETY DRIVE TELLURIDE, CO 81435 P. 970.728.9371

hoinsoffice@gmail.com

## FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1

P.O. BOX 1385 TELLURIDE, CO 81435

## UNCOMPAHGRE ENGINEERING LLC

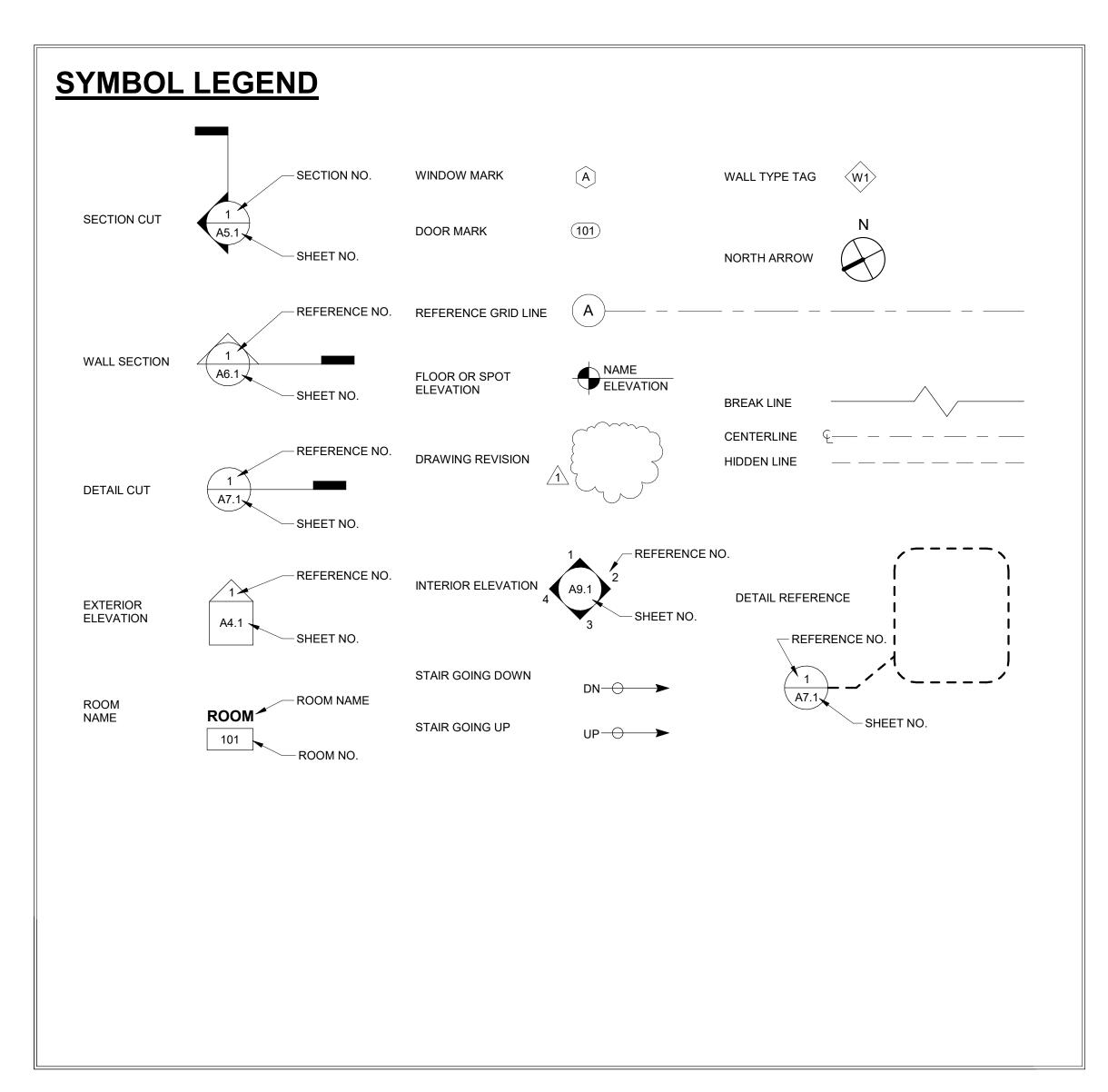
## STRUCTURAL: TELLURIDE ENGINEERING

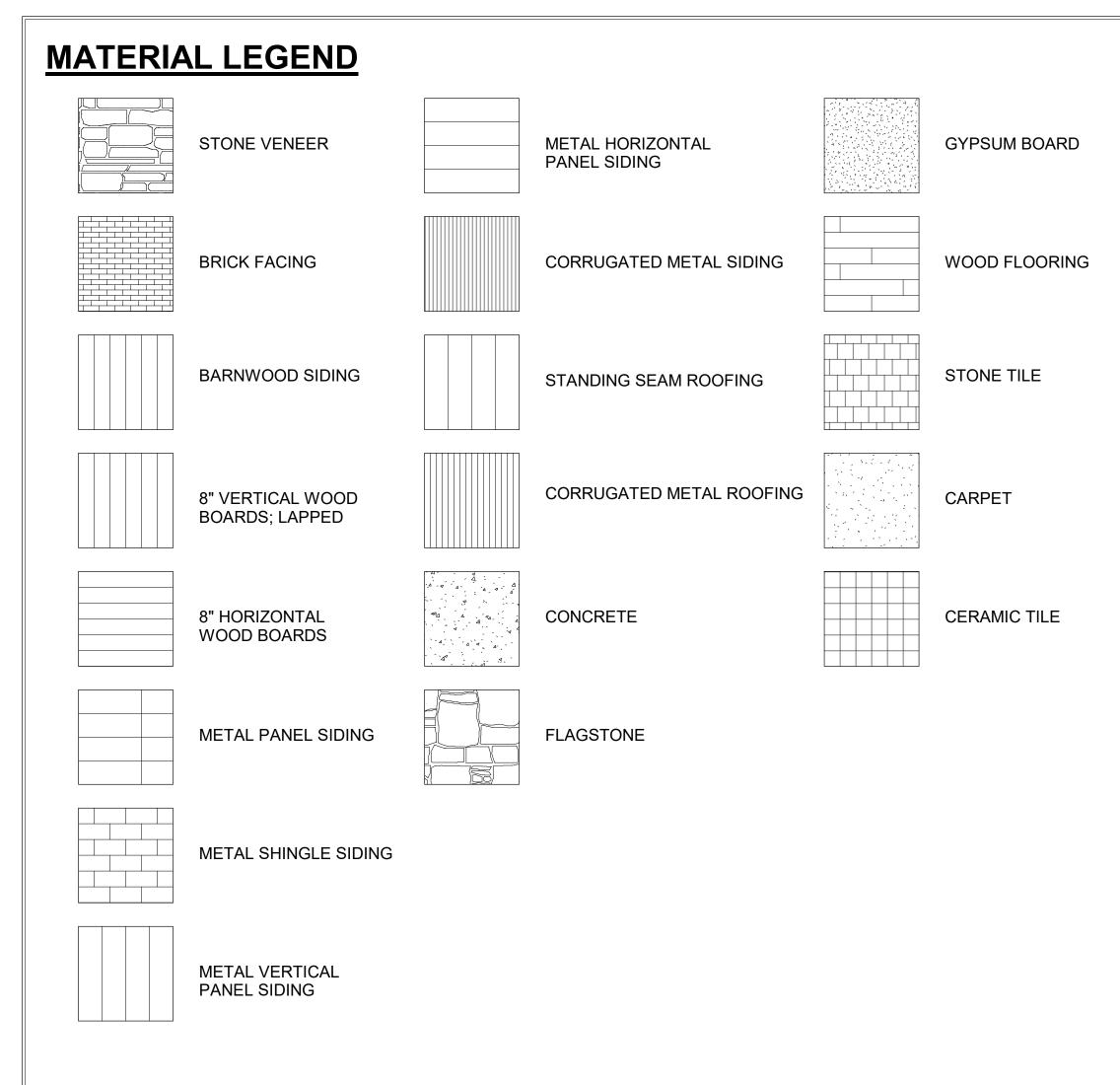
<u>MECHANICAL</u> HUGHES CONSULTING ENGINEERING, PA

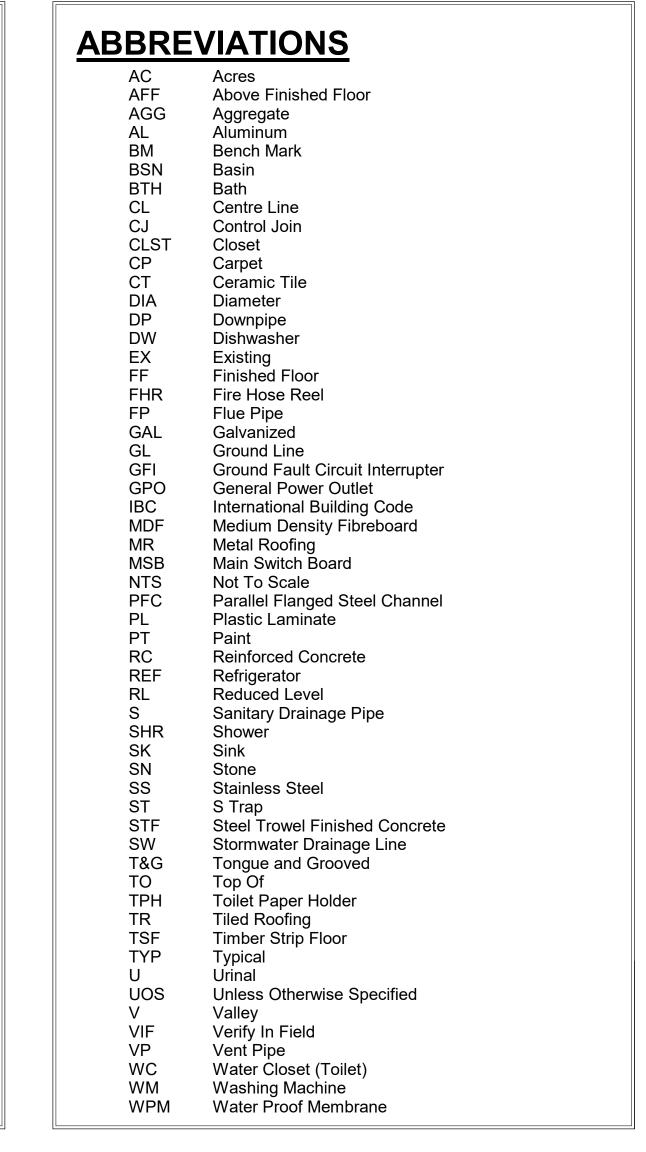
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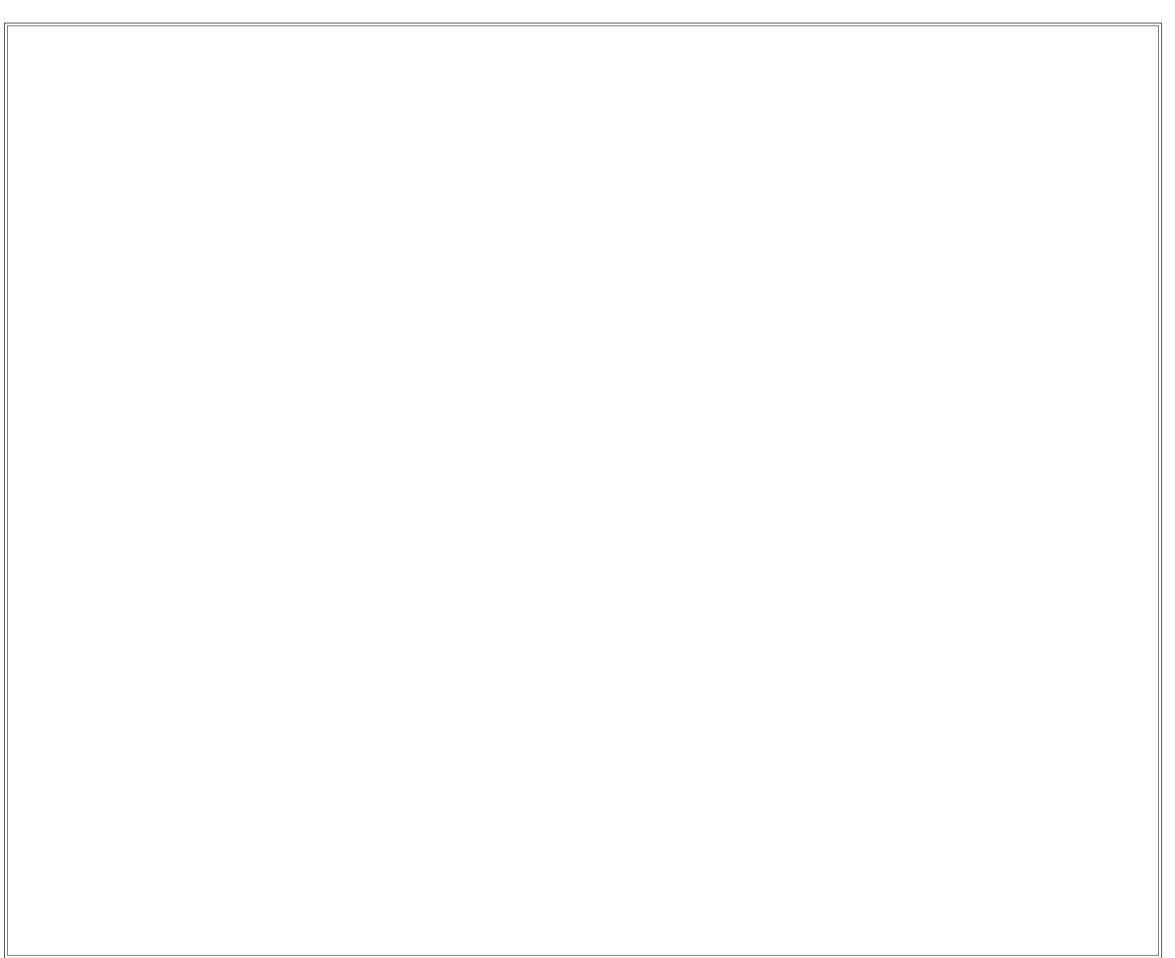
## dimitri@hce-pa.com

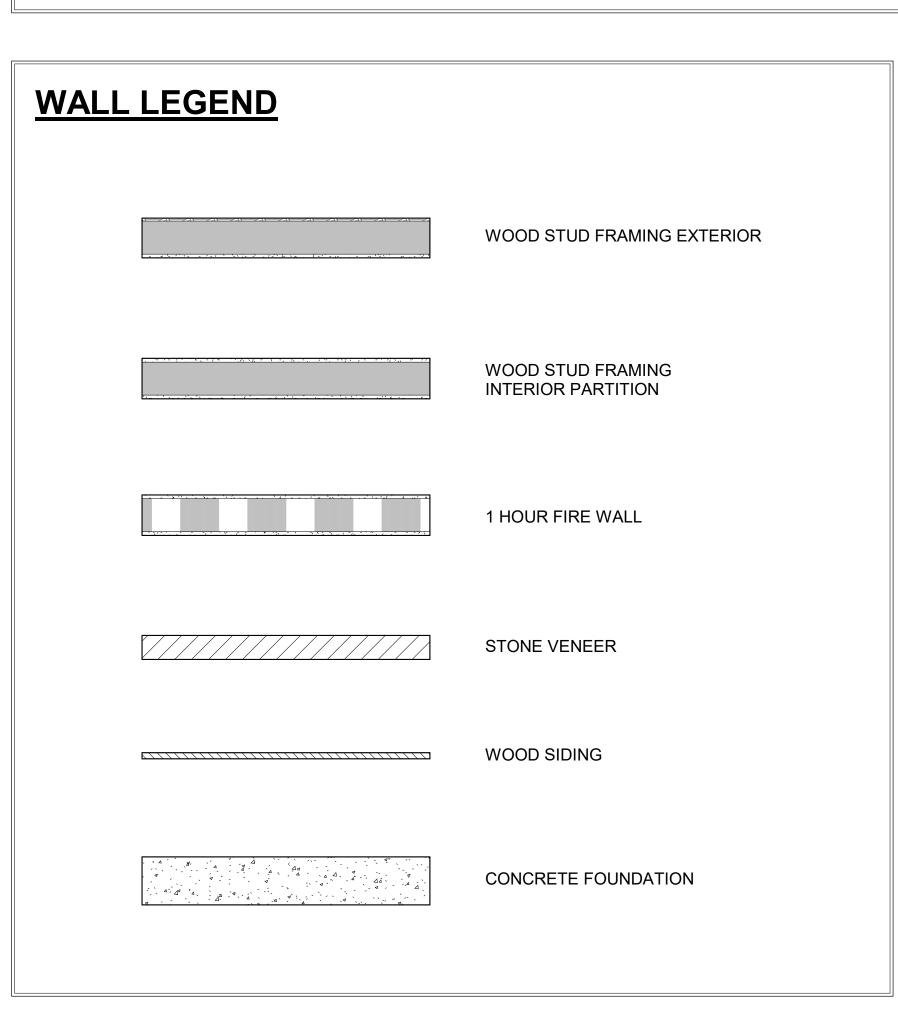
PRESENTATION ELEVATIONS **COVER SHEET** WINDOW SCHEDULE LTG1.1 EXTERIOR LIGHTING PLAN





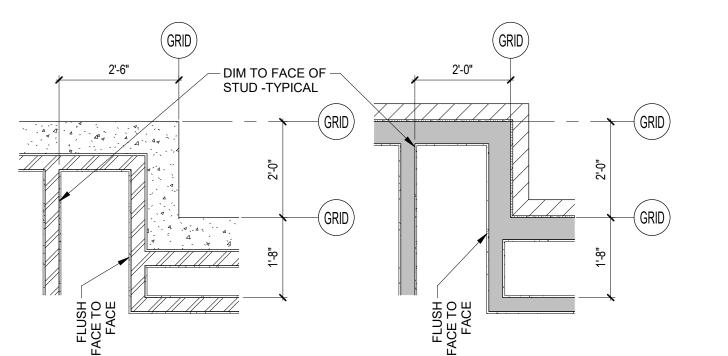






## **DIMENSIONING LEGEND**

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



## PROJECT DATUM LEGEND

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

T.O. Slab Ground Lvl T.O. Ply Ground Lvl T.O. Gyp Ground Lvl

XXXX.X' USGS
0'-0" PROJECT ELEV

P.O. Box 3206 100 W. Colorado Suite 211 Telluride, Colorado 81435

kristine@shift-architects.com www.shift-architects.com

PROJECT ISSUE DATE:

03.05.24 DRB FINAL REVIEW

p 970-275-0263

REVISIONS

NO. DATE DESC.

KNOL

ABBREVIATIONS AND LEGENDS

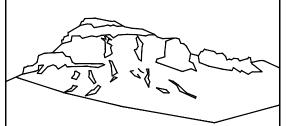
### GENERAL CIVIL ENGINEERING NOTES:

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

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

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

- 2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIRIEMENTS. REFER TO THE SITE—SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION..
- 4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.
- 5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT—OF—WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.
- 6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.
- 7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.
- 9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.
- 10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.
- 11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY—DOWN MACHINE.
- 12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.
- 13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT—OFF IN SERVICE.
  THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY
  PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT—OFF'S MUST BE APPROVED BY THE TOWN AND TOWN
  VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.
- 14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.
- 15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.
- 16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS—BUILTS TO THE TOWN.
- 17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON—STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.
- 18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
- 19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.
- 20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.
- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.
- 22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.
- 23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.
- 24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.
- 25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).
- 26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

 HOA SUBMITTAL
 2023-10-24

 DRB SUBMITTAL
 2023-11-29

 DRB SUBMITTAL
 2024-03-04

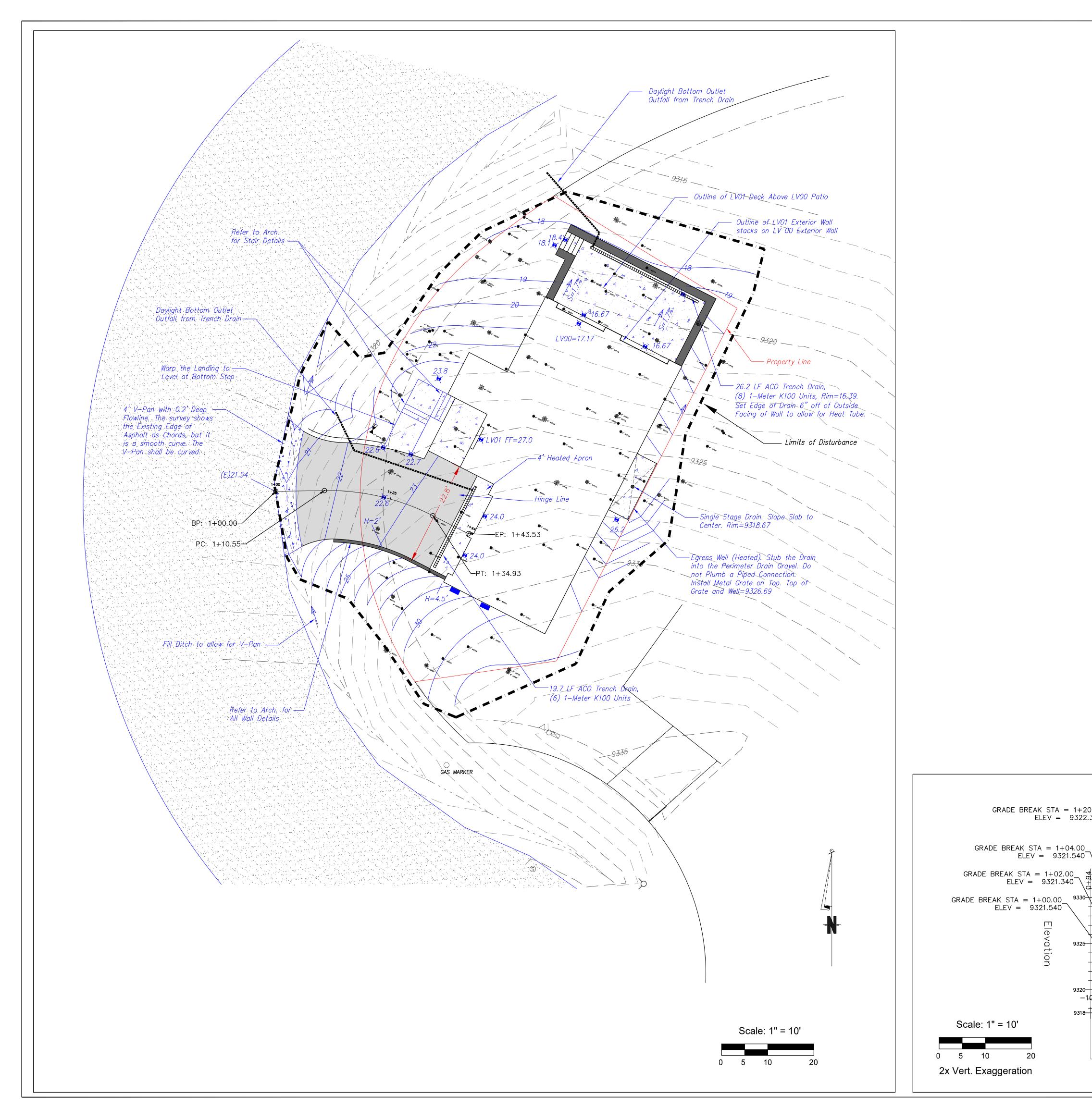
Lot 1 Knoll Estates Mtn. Village, CO

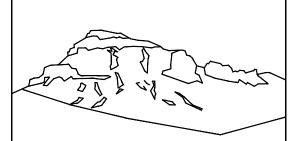


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A20

Notes

C





Uncompahgre Engineering, LLC

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

## <u>SUBMISSIONS:</u>

2023-10-24 HOA SUBMITTAL DRB SUBMITTAL 2023-11-29 DRB SUBMITTAL 2024-03-04

> Lot 1 Knoll Estates 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

GRADE BREAK STA = 1+20.00 ELEV = 9322.340

9320

-1**\.**00%-\

1+00

Centerline Profile

Station

GRADE BREAK STA = 1+39.53\_/ ELEV = 9323.840

1+25

GRADE BREAK STA = 1+43.53 ELEV = 9324.000

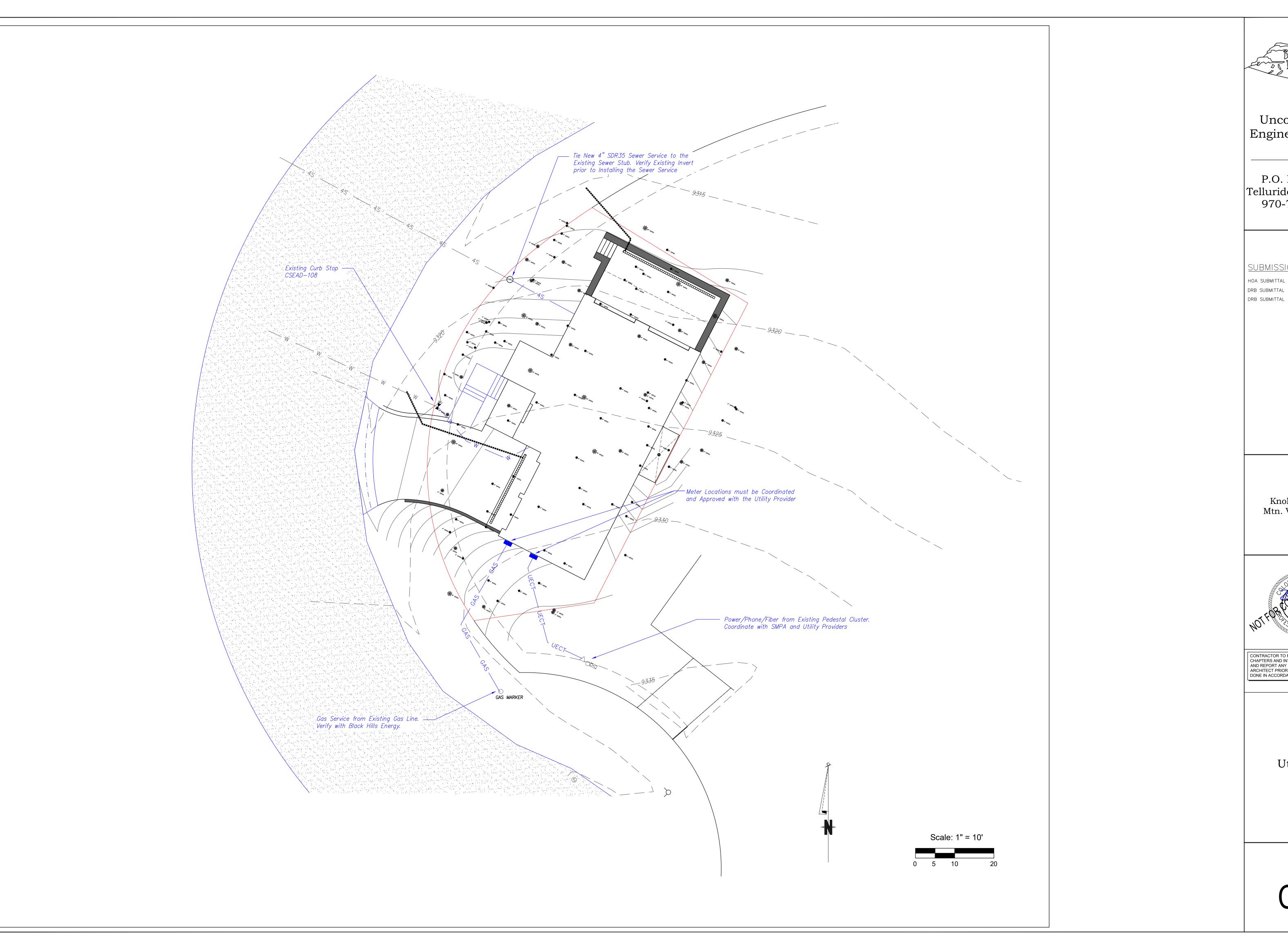
- 4' Heated Slab. Recess Trench \_Drain 1" to Insure that No

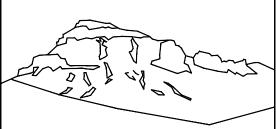
Meltwater can discharge onto

Unheated Driveway

1+50

Site Grading





Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL

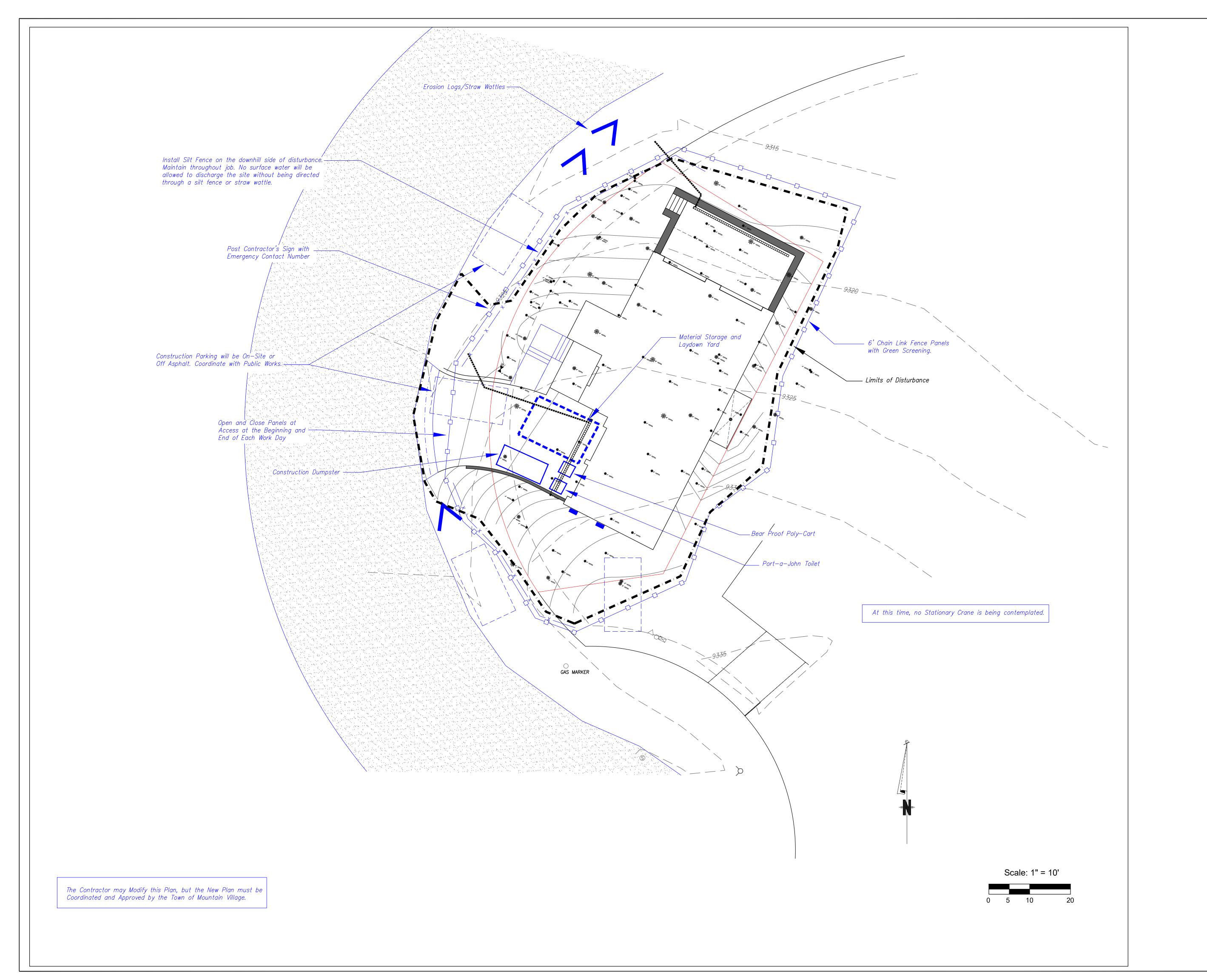
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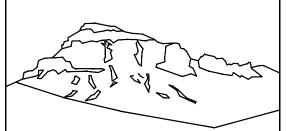
Lot 1 Knoll Estates Mtn. Village, CO



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





Uncompahgre Engineering, LLC

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

<u>SUBMISSIONS:</u>

HOA SUBMITTAL DRB SUBMITTAL DRB SUBMITTAL

2023-10-24 2023-11-29 2024-03-04

Lot 1 Knoll Estates Mtn. Village, CO



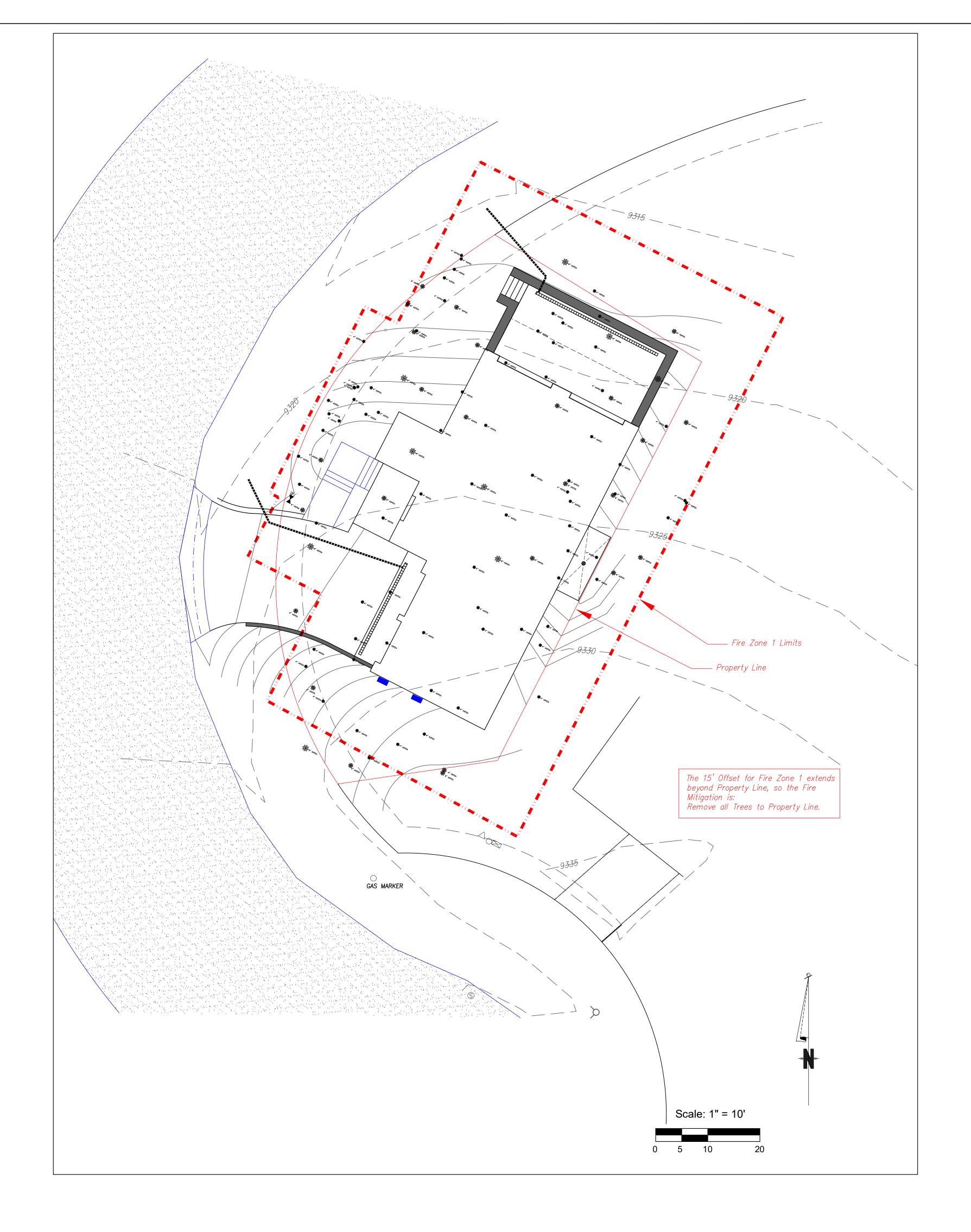
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Construction Mitigation

## Wildfire Mitigation Notes:

Wildfire Mitigation will be performed according to the Town of Mountain Village requirements, CDC Chapter 17.6. Zones 1, 2, and 3 are identified on the plan.

- D. The following requirements shall be followed in creating the required wildfire mitigation plan:
- i. Zone 1 is the area that consists of fifteen feet (15") around the building as measured from the outside edge of the building's dripline, including decks, planters or patios attached to the building. The following provisions shall apply in Zone 1:
- 1. (a) All slash and flammable vegetation as identified by staff shall be removed from Zone 1.
- 2. (b) All trees and shrubs located within Zone 1 shall be removed.
- 3. (c) The following exceptions apply to Zone 1:
- 1. (i.) A tree or shrub may remain within Zone 1 provided the defensible space distance is measured commencing from the vegetation's drip edge rather than from the building plane (so the tree is considered part of or an extension of the structure), and provided the distance is not limited by a lot
- 2. (ii.) Flammable vegetation shall be allowed in planters attached to the building so long as the planter is within ten feet (10') of a building, and vegetation is not planted directly beneath windows or next to foundation vents.
- 4. (d) In the event Zone 1 encroaches upon the general easement, the review authority shall allow the creation of defensible space as required by this section.
- ii. Zone 2 is the area that extends from the outer edge of Zone 1 for the distance specified in Figure 6-1 (Sec. 17.6.1 of the CDC), Fire Mitigation Zones, based on slope, to the lot line, whichever is less.
- The following provisions shall apply in Zone 2:
  - (iii.) Dominant and co-dominant live trees with a dbh of four inches (4") or greater shall be spaced with a ten foot (10') crown-to- crown separation. All ladder fuels and slash shall be removed from the ten foot (10') crown-to-crown separation area.
  - 4. (iv.) All stressed, diseased, dead or dying trees and shrubs, as identified by staff, shall be removed except for standing dead trees that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
  - 5. (v.) Shrubs over five feet (5') tall shall have an average spacing of ten feet (10') from shrub-to-shrub.
- (A) The following exceptions apply to Zone 2:
  - 2. (i.) 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.
  - 3. (ii.) 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.
  - 4. (iii.) 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.
  - 5. (iv.) Tree removal for the creation of defensible space, if such tree removal is determined to be impractical by the Town due to steep slopes, wetland or other environmental constraints, and other mitigation is provided.
  - 3. (c) Trees remaining within Zone 2 shall have branches pruned to a height of ten feet (10'), but notwithstanding said height requirement, branches need not be pruned to more than one—third (1/3) of the tree height with the following exceptions:
  - 1. (i.) Aspen trees; and
  - 2. (ii.) Isolated spruce and fir trees.
  - 4. (d) In the event that Zone 1 or 2 extends upon the general easement, the review authority shall allow the removal of trees to implement the wildfire mitigation plan.
  - 5. (e) Chipped wood and small timber may be spread throughout either Zone 2 or Zone 3 provided the wood chips have a maximum depth of two to three inches (2" 3") and small timber has a diameter of three inches (3") or less and is cut up into lengths that are three feet (3") or less.
- iii. Zone 3 is the area extending beyond Zone 2 to the edge of the lot subject to development. In Zone 3, all diseased, beetle infested, dead or dying trees, as identified by staff, shall be removed except for standing dead trees (aka tree snags) that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
- (a) For lots greater than five (5) acres in size, the Town shall only require that Zone 3 be implemented for a distance of 500 feet from the outside edge of Zone 2. A lot owner may propose to implement Zone 3 for all of the lot.
- E. Firewood may only be stored on a lot that has a solid fuel burning device permit issued by the Town that meets the following limitations:
- i. Indoor storage can only occur within an enclosed room that is a part of the primary structure on the lot.
- ii. Outdoor storage shall only occur in the rear yard.
- iii. Up to ten (10) cubic feet of outdoor firewood storage may be located in Zone 1 or Zone 2.
- iv. Outdoor firewood storage larger than ten (10) cubic feet shall have a minimum thirty foot (30') distance from the structure.
- v. Outdoor firewood storage shall be screened from view from surrounding lots
- F. Prior to the issuance of any certificate of occupancy or certificated of completion, staff shall inspect the lot affected by the fire mitigation plan to ensure that such plan has been implemented in accordance with the approved wildfire mitigation plan.
- G. The wildfire mitigation plan shall be maintained by the lot owner as required by this section.





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DRB SUBMITTAL

DRB SUBMITTAL

2023-10-24 2023-11-29 2024-03-04

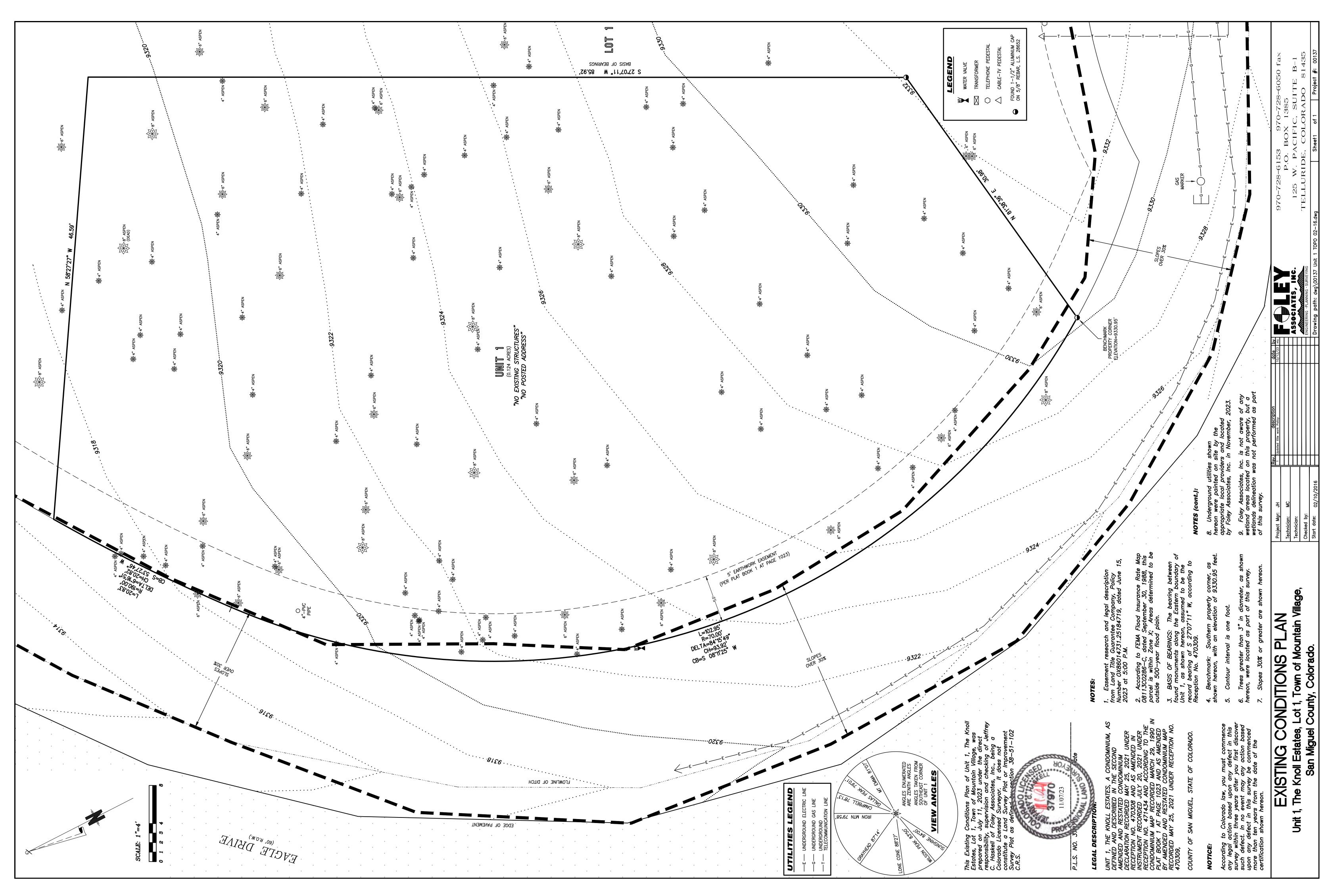
Lot 1 Knoll Estates Mtn. Village, CO

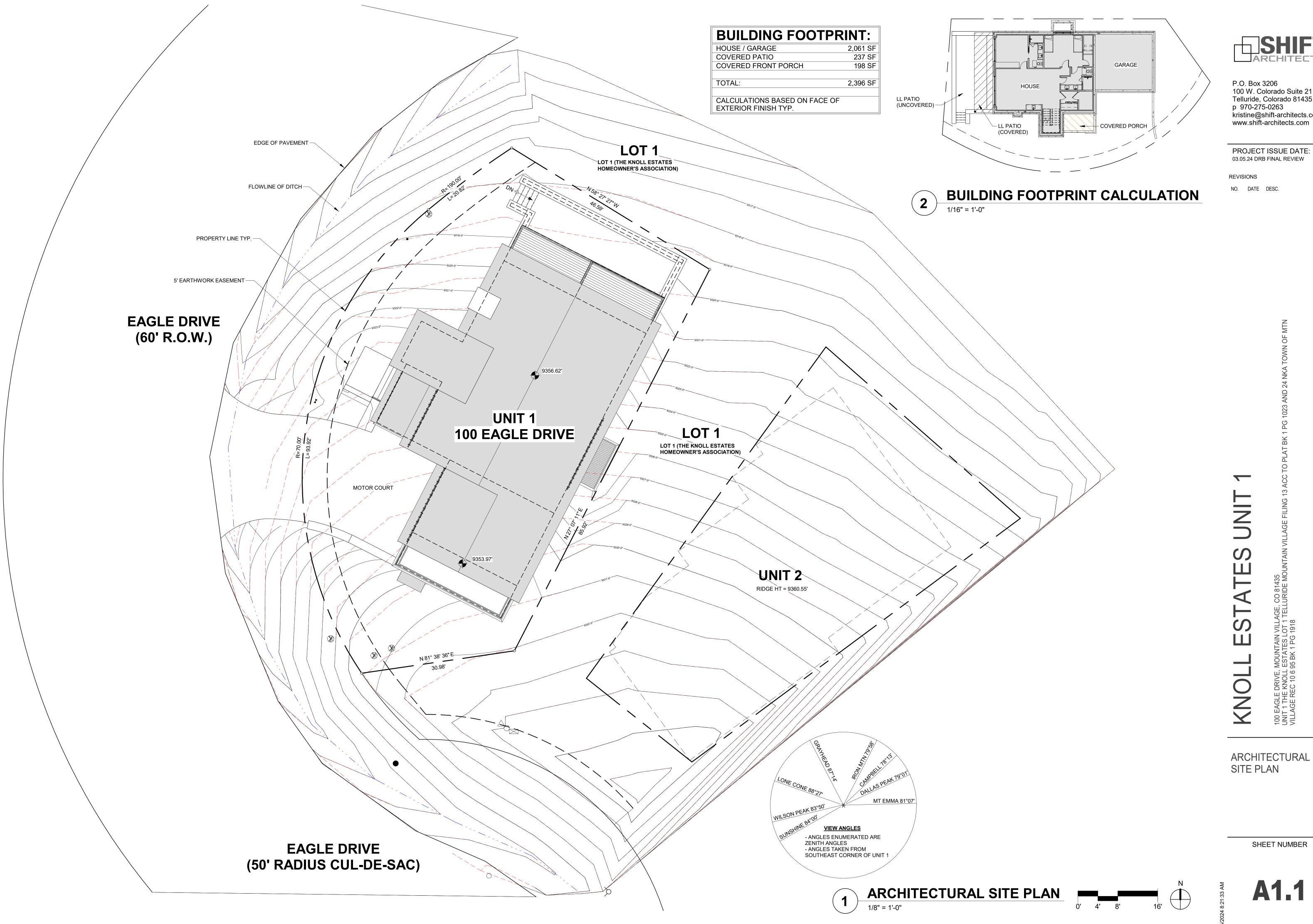


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Fire Mitigation

C5

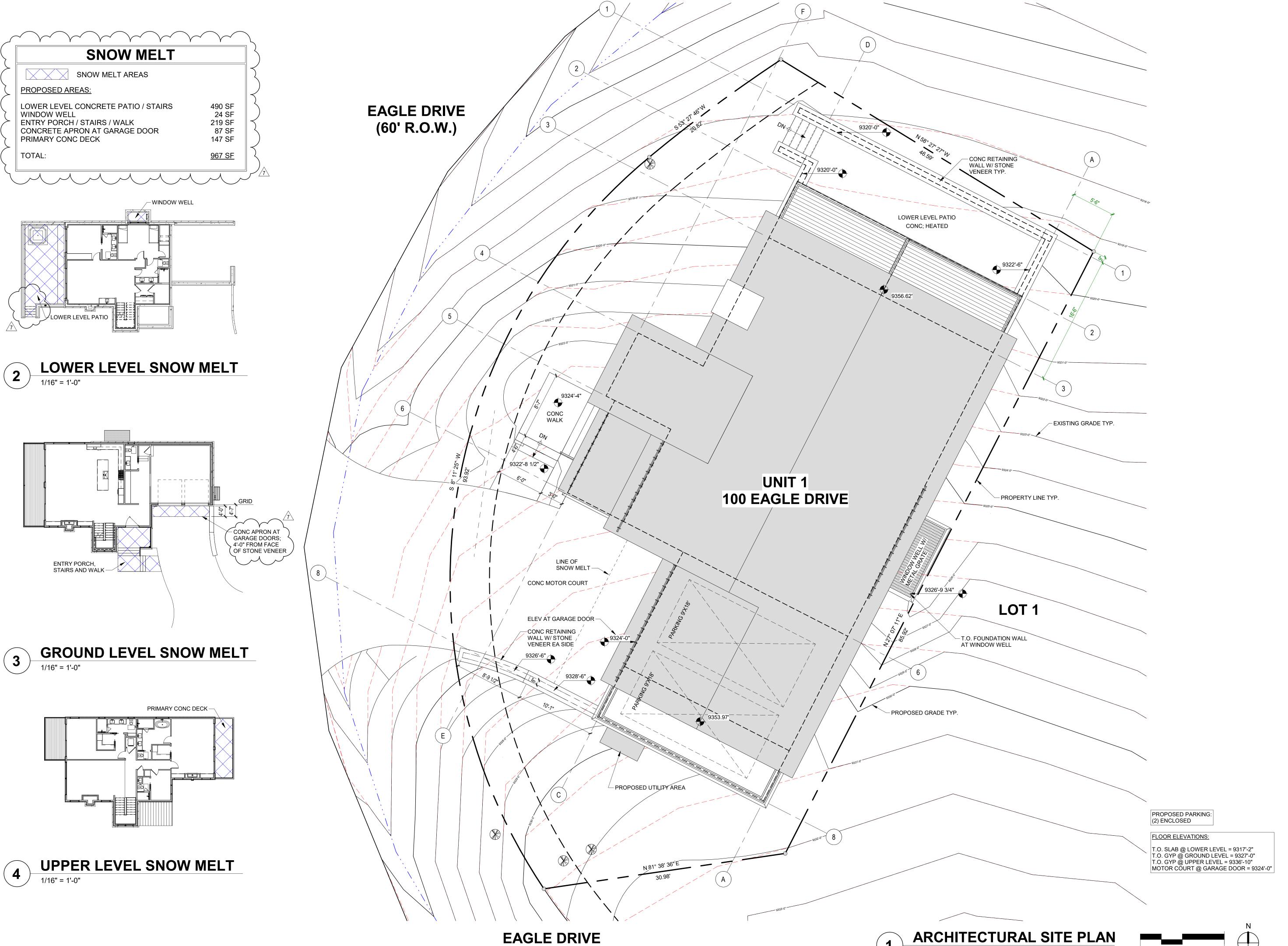




PROJECT ISSUE DATE: 03.05.24 DRB FINAL REVIEW

NO. DATE DESC.

SITE PLAN



(50' RADIUS CLU-DE-SAC)



P.O. Box 3206 100 W. Colorado Suite 211 Telluride, Colorado 81435 p 970-275-0263 kristine@shift-architects.com www.shift-architects.com

PROJECT ISSUE DATE: 03.05.24 DRB FINAL REVIEW

REVISIONS

NO. DATE DESC.

7 02.13.24 Revised snow melt area due to additional stairs at Lower Level Patio and garage door apron shortened to 4'-0"

BUILDING SITE PLAN

**EXISTING DECIDUOUS** 

**EXISTING DECIDUOUS** 

TREE TO BE REMOVED

**EXISTING EVERGREEN** 

**EXISTING EVERGREEN** 

TREE TO BE REMOVED

TREE

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

ZONE 3 - REMOVE ALL DISEASED. DEAD OR DYING TREES

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

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

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

**PLANT SCHEDULE** 

**BOTANICAL NAME COMMON NAME** <u>QTY</u> 3" CAL. DBH 3 EA POPULUS TREMULOIDES QUAKING ASPEN 8 EA PRUNUS VIRGINIANA NATIVE CHOKECHERRY 5 GAL. **MELANOCARPA** SHRUB PERENNIAL BEDDING A 17 SF

## TREE PLANTING NOTES

1. TREE PLANTING SHALL ADHERE TO CDC: 17.5.9.C.7. 2. IRRIGATED LAWN AREAS SHOULD BE AERATED TWO (2) TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES AND PROVIDE A HEALTHY LAWN. ORGANICS, FERTILIZATION AND AMENDMENT INCORPORATION AT SAME TIME ARE ENCOURAGED

3. TREES AND SHRUBS SHALL BE MULCHED UPON INITIAL PLANTING AND AS NEEDED TO REDUCE WATER EVAPORATION.

4. TREES AND SHRUB HOLES SHALL BE DUG SIX INCHES (6") DEEPER THAN THE ROOT BALL SIZE TO FACILITATE THE PLACEMENT OF APPROPRIATE MULCH MATERIAL AND FACILITATE GROWTH.

5. TREES SHALL BE STAKED AND HELD IN PLACE BY WEBBING AND WIRE TO ENSURE SUCCESSFUL ROOT ESTABLISHMENT FOR A PERIOD OF TWO (2) FULL GROWING SEASONS.

6. BURLAP AND WIRE SHALL BE REMOVED FROM THE ROOT BALL PRIOR TO PLANTING. IF ALL OF THE WIRE CANNOT BE REMOVED DUE TO THE SIZE OF THE TREE, THEN TWO-THIRDS OF THE WIRE SHALL BE REMOVED FROM THE UPPER PORTION OF THE ROOT BALL.

## TREE PROTECTION / REMOVAL NOTES

 TREE PROTECTION FENCING IS REQUIRED BY THE CDC TO BE INSTALLED AT OR BEYOND THE CROWN DRIPLINE OF EACH TREE THAT WILL REMAIN (TREE PROTECTION ZONE) IN ACCORDANCE WITH CDC: 17.6.1.A.4.f. 2. TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE

TOWN FORESTER BEFORE EXCAVATION MAY BEGIN.

3. THE TOWN FORESTER MUST BE CONTACTED BEFORE EXCAVATION BEGINS TO MARK OR APPROVE THE TREES TO BE REMOVED AND TO APPROVE THE PLACEMENT OF THE TREE PROTECTION FENCING. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE TOWN FORESTER BEFORE TREE REMOVAL OPERATIONS MAY BEGIN.

4. NO BACKFILL, STORAGE, OR STAGING IS PERMITTED INSIDE THE TREE PROTECTION AREA INSIDE THE TREE PROTECTION FENCING.

TRE	E REMOVAI	L SCHE	DULE
TYPF	COMMON NAME	SIZF	OTY

7				
$\rightarrow$	TYPE	COMMON NAME	SIZE	<u>QTY</u>
	A04	QUAKING ASPEN	4"	76 E
	A06	QUAKING ASPEN	6"	23 E
\	A08	QUAKING ASPEN	8"	7 E
	TOTAL:			106 EA

**LEGEND** 

NOTE:
PROVIDE TREE PROTECTION FENCING AS REQUIRED BY THE CDC.

## **CONCRETE PAVERS NEW DECIDUOUS SHRUB** WILDFIRE MITIGATION BOUNDARY LIMIT OF DISTURBANCE **EXISTING DECIDUOUS** TREE PERIMETER FENCING W/ ATTACHED GREEN SCREENING EXISTING DECIDUOUS TREE PROTECTION FENCING TREE TO BE REMOVED REVEGETATED AREA W/ IRRIGATION NEW DECIDUOUS **REVEGETATE W/ NATIVE GRASS** TREE DISTURBED AREAS PERENNIAL BEDDING: **EXISTING EVERGREEN** PROVIDE LAVA ROCK MULCH TREE **FLAGSTONE** STONE PAVER **EXISTING EVERGREEN** TREE TO BE REMOVED

## **GENERAL NOTES:**

- ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER. 2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- 3. NECESSARY TREES SHALL BE STAKED WITH 4' METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE
- 4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH
- TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- 5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES. 6. MULCH ALL PERENNIAL BEDS WITH LAVA ROCK.
- 7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK 8. LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.

**NOXIOUS WEEDS:** 

1. ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED IN THE NOXIOUS WEED CDC TABLE 5-5 OR SUBSEQUENTLY DESIGNATED AS A NOXIOUS WEED BY THE STATE OF COLORADO, OR THE TOWN.

**LANDSCAPE MAINTENANCE NOTES:** 

- 1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.
- 2. NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO
- PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
- 3. ALL SHRUBS IN SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT. 4. IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

## **REVEGETATION NOTES:**

- 1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS. 2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
- 3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
- 4. AREAS WHICH HAVE BEEN COMPACTED OR ARE RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED. 5. BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING,
- OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN. 6. ON SLOPES GREATER THAN 2:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.

STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE

- 7. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER
- INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. 8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.

PURE LIVE SEED PER ACRE
5%
10%
5%
5%
10%
15%
10%
15%
10%
15%

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REVISIONS

NEW EVERGREEN TREE

NO. DATE DESC.

9 02.21.24 Revised plant schedule 11 02.21.24 Revised tree removal schedule

LANDSCAPE PLAN NOTES / LEGENDS



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REVISIONS

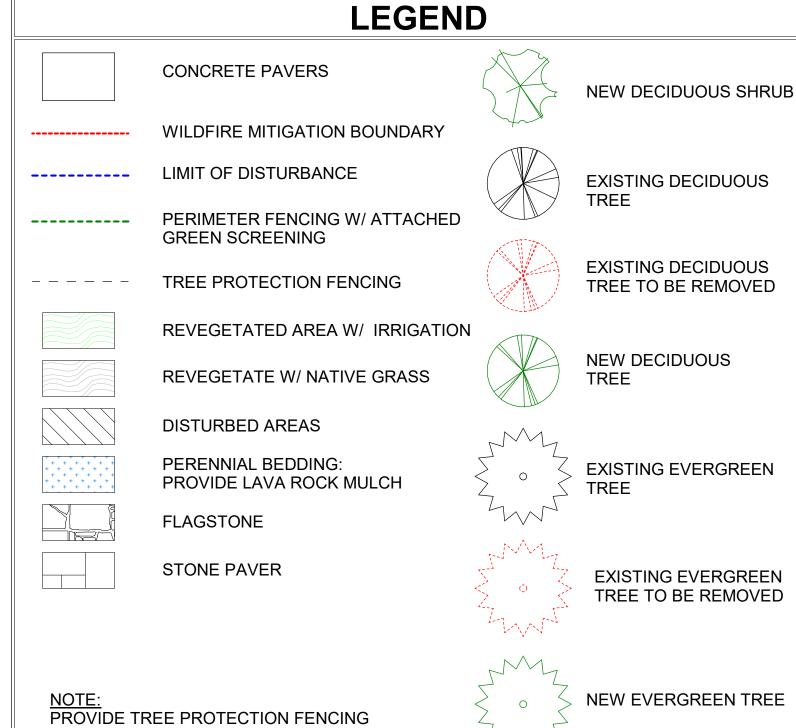
NO. DATE DESC.

8 02.21.24 Existing tree to be removed, inside 15' fire zone

10 02.21.24 Proposed aspen tree inside of 15' fire zone to be removed

13 02.21.24 Snow storage area

LANDSCAPE PLAN



## **IRRIGATION NOTES**

- 1. PROVIDE IRRIGATION SYSTEM IN ACCORDANCE WITH CDC REQUIREMENTS (17.5.9 LANDSCAPING REGULATIONS, TABLE 5-3 IRRIGATION SYSTEM DESIGN) AND THE TOWN OF MOUNTAIN VILLAGE WATER AND SEWER REGULATIONS. 2. IRRIGATION CONTROL EQUIPMENT SHALL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER HAVING PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES. AUTOMATIC IRRIGATION CONTROLLERS SHALL HAVE BATTERY BACKUP TO RETAIN THE IRRIGATION PROGRAMS.
- 3. TREES AND SHRUBS SHALL BE DRIP IRRIGATION.
- 4. PERENNIAL BEDS SHALL BE SPRAY HEADS. USE SOAKER HOSE, LOW VOLUME MIST AND/OR EMITTERS EQUIPPED WITH ADJUSTABLE NOZZLES TO LIMIT OVER/UNDER WATERINNG WITHIN A SPECIFIC ZONE.
- 5. TURF GRASS SHALL BE SPRAY HEADS.
- 6. ALL AREAS TO BE REVEGETATED WITH NATIVE GRASS SEED MIX MAY BE IRRIGATED UNTIL THE GRASS IS ESTABLISHED, BUT NO MORE THAN ONE (1) FULL GROWING SEASON WITH ANY SUCH EXTRA IRRIGATION INSTALLED ON A SEPARATE ZONE THAT WILL BE PERMANENTLY SHUT OFF AFTER SUCCESSFUL

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

## **WATER USAGE CHART**

AL MONTHLY USAGE
(FIRST SEASON)
5

COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT) (POST ESTABLISHMENT)

## **IRRIGATION LEGEND**

- TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER
- RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER
- 1.5" WILKINS MODEL 500 PRESSURE REGULATOR
- RAINBIRD 150-PEB 1.5" ELECTRIC REMOTE CONTROL VALVE

—— CLASS 200 PVC MAINLINE 1 1/2"

1:80 NSF POLYLATERAL LINE WATER SENSOR BY RAINBIRD

LANDSCAPE PLAN



5,978.5 GAL

88.5 GAL



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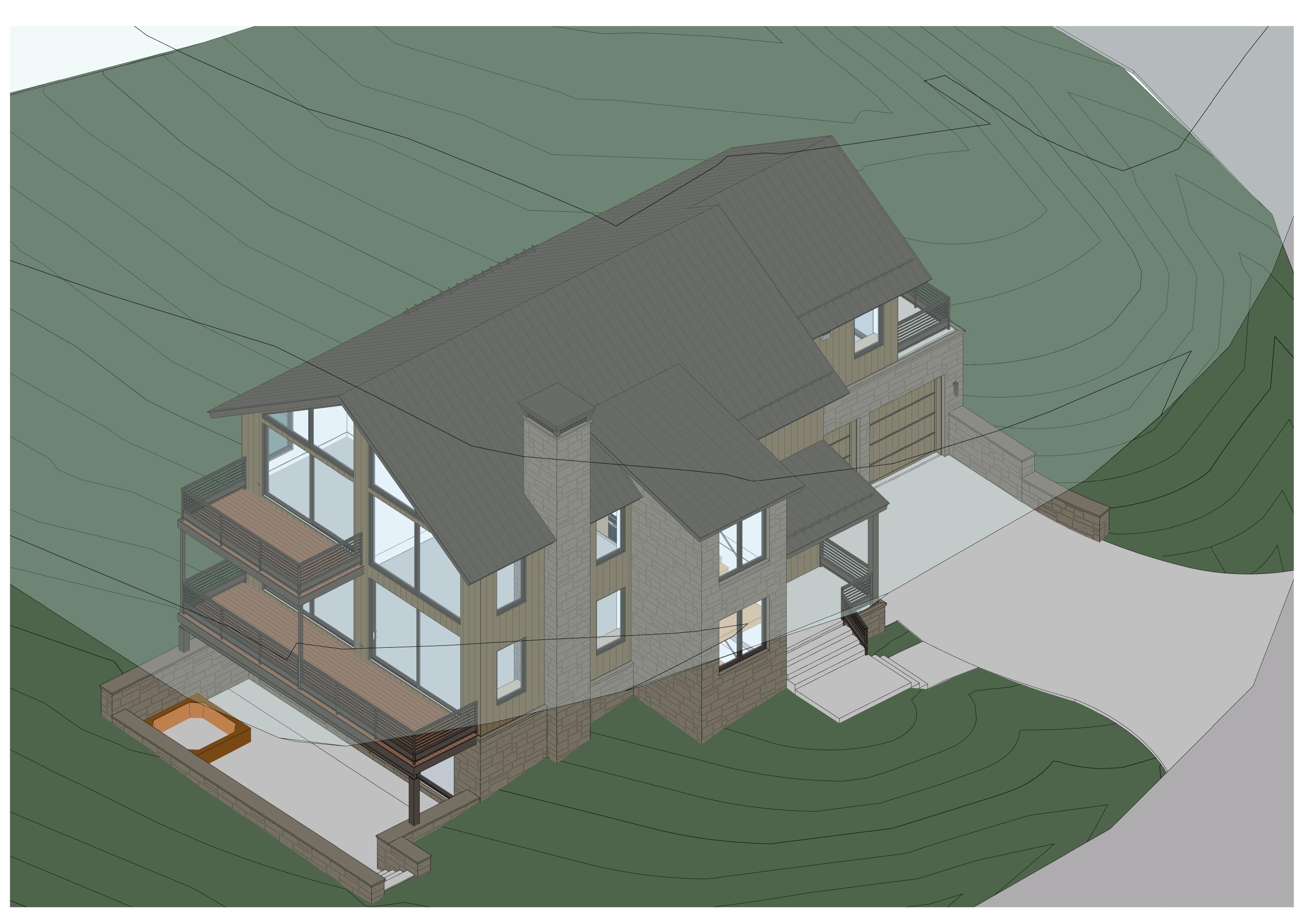
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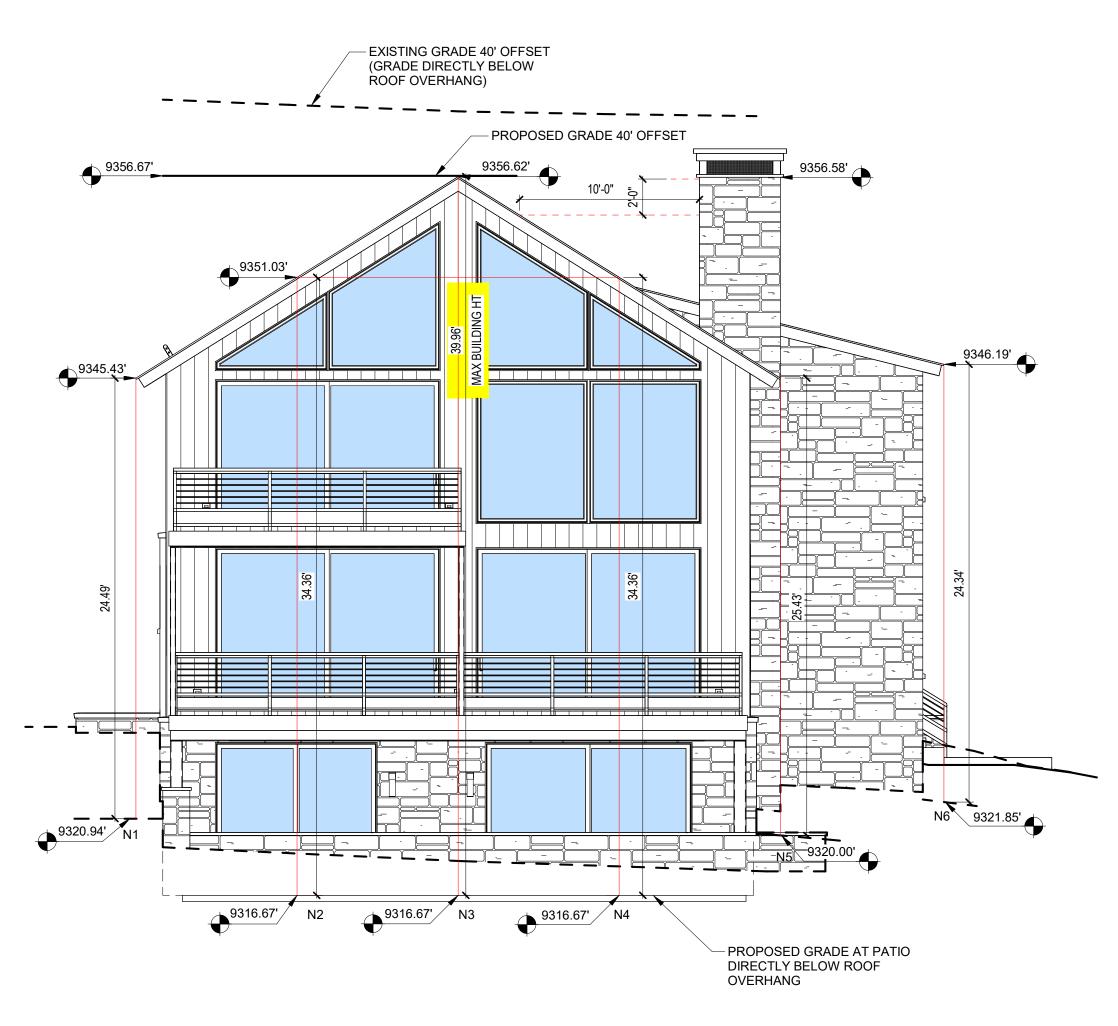
REVISIONS

NO. DATE DESC.

12 02.21.24 Revised water usage chart

**IRRIGATION PLAN** 





1 NORTH ELEVATION

MAX BUILDING HT:

HIGHEST POINT RELATIVE TO GRADE:

LOCATION: N3 39.96'

MAX BUILDING HT ALLOWABLE 40.00'

ROOF HEIGHT 9356.62'

MOST RESTRICTIVE GRADE BELOW 9316.67'

<b>AVG ROOF</b>	HT:					
NORTH ELEVATION	NORTH ELEVATION		SOUTH AT ENTRY PORCH		WEST ELEVATION	
N1	24.49'	SE1	21.43'	W1	31.05'	
N2	34.36'	SE2	21.71'	W2	29.32'	
N3	39.96'	SE3	27.03'	W3	28.22'	
N4	34.36'	SUB-TOTAL:	70.17'	W4	26.70'	
N5	25.43'	# OF LOCATIONS:	3	W5	27.03'	
N6	24.34'	AVERAGE:	23.39'	W6	25.70'	
SUB-TOTAL:	182.94'			W7	25.70'	
# OF LOCATIONS:	6	EAST ELEVATION		SUB-TOTAL:	193.70'	
AVERAGE:	30.49'	E1	18.84'	# OF LOCATIONS:	7	
		E2	19.64'	AVERAGE:	27.67'	
SOUTH ELEVATION		E3	21.84'			
S1	16.38'	E4	23.94'	TOTAL:	683.54'	
S2	19.90'	E5	26.08'	NUMBER OF LOCAT	TIONS: 27	
S3	18.78'	E6	28.13'	AVERAGE:	25.31'	
S4	13.99'	E7	30.21'			
SUB-TOTAL:	69.05'	SUB-TOTAL:	168.68'			
# OF LOCATIONS:	4	# OF LOCATIONS:	7			
AVERAGE:	17.26'	AVERAGE:	24.09'			

EXISTING GRADE 40' OFFSET



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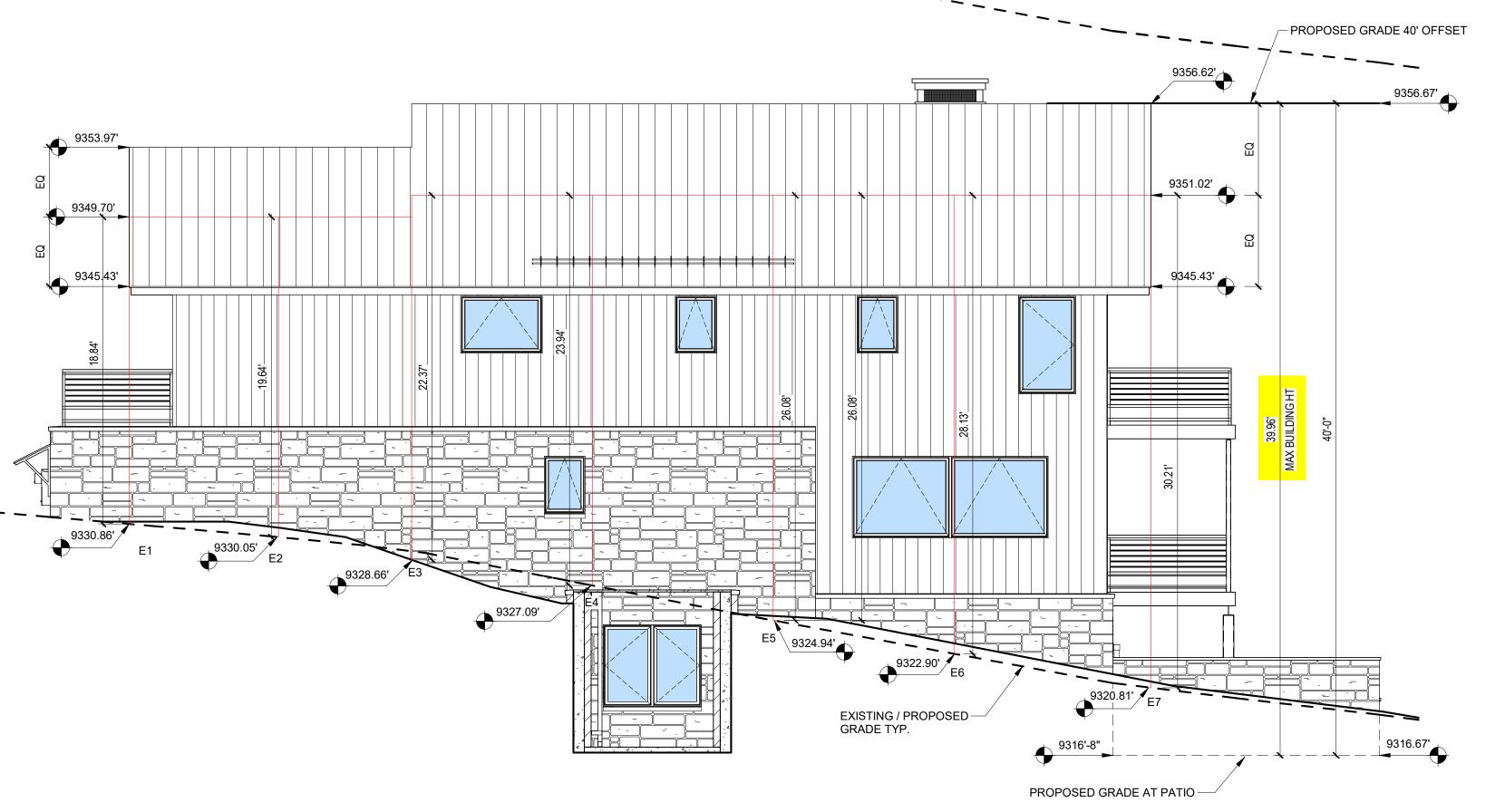
REVISIONS

NO. DATE DESC.

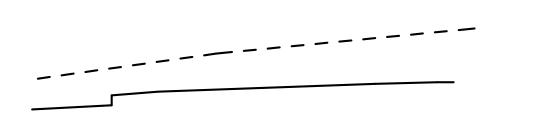
MAX BUILDING HEIGHT

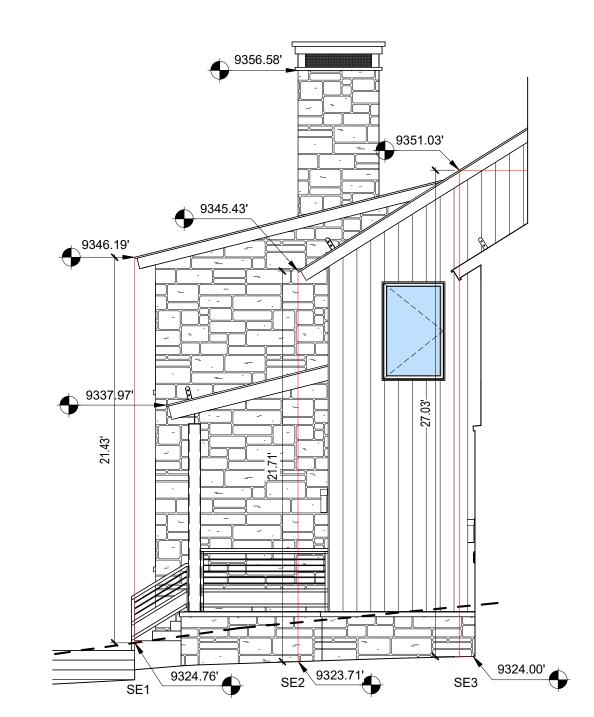
SHEET NUMBER

A2.2



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





# 3 SOUTH AT ENTRY PORCH 3/16" = 1'-0"

	— EXISTING GRADE 40' OFFSET		PROPOSED GRADE 40' OFFSET
PROPOSED GRADE 40' OFFSET	<u></u>		
9356.62'	9356.58'		9356.62'
9351.03'	9346.1		9353.97'
39.96 MAX BUILDING HT	38.67 CHIMNEY HT		
9319.98' W1	9322.81 W2 9321.71' 9320.91' EXISTING / PRO GRADE TYP.	PROPOSED	W5 9324.00' W6 9324.00' W7 9324.00' GRADE TYP.

<b>MAX BUILDING HT:</b>	
HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: N3	39.96'
MAX BUILDING HT ALLOWABLE	40.00'
ROOF HEIGHT	9356.62'
MOST RESTRICTIVE GRADE BELOW	9316.67'

NORTH ELEVATION		SOUTH AT ENTRY PO	RCH	WEST ELEVATION	
N1	24.49'	SE1	21.43'	W1	31.05'
N2	34.36'	SE2	21.71'	W2	29.32'
N3	39.96'	SE3	27.03'	W3	28.22'
N4	34.36'	SUB-TOTAL:	70.17'	W4	26.70
N5	25.43'	# OF LOCATIONS:	3	W5	27.03
N6	24.34'	AVERAGE:	23.39'	W6	25.70
SUB-TOTAL:	182.94'			W7	25.70
# OF LOCATIONS:	6	EAST ELEVATION		SUB-TOTAL:	193.70
AVERAGE:	30.49'	E1	18.84'	# OF LOCATIONS:	7
		E2	19.64'	AVERAGE:	27.67
SOUTH ELEVATION		E3	21.84'		
S1	16.38'	E4	23.94'	TOTAL:	683.54
S2	19.90'	E5	26.08'	NUMBER OF LOCATION	S: 27
S3	18.78'	E6	28.13'	AVERAGE:	25.31
S4	13.99'	E7	30.21'		
SUB-TOTAL:	69.05'	SUB-TOTAL:	168.68'		
# OF LOCATIONS:	4	# OF LOCATIONS:	7		
AVERAGE:	17.26'	AVERAGE:	24.09'		



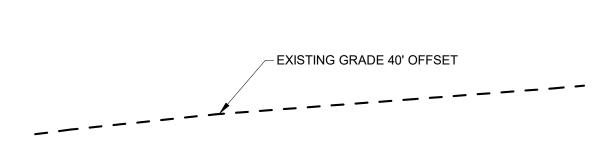
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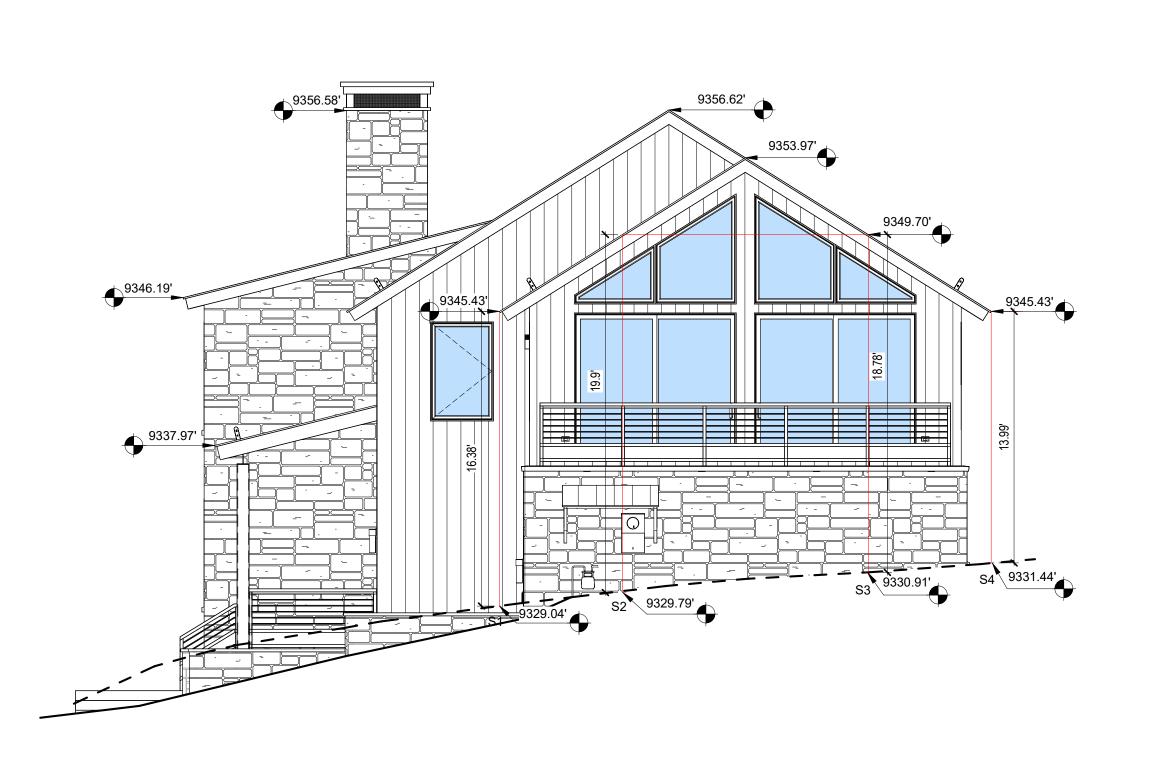
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NO. DATE DESC.

1 02.02.04 Chimney height





MAX BI III DING

MAX BUILDING HEIGHT

SHEET NUMBER

A2.3







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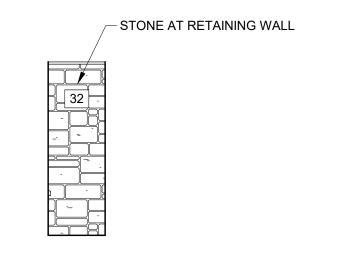
REVISIONS

NO. DATE DESC.

3 02.07.24 Remove window 02.07.24 New window

5 02.13.24 Revised material calculations

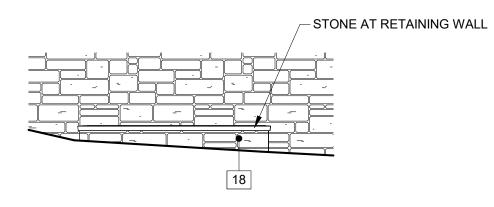
MATERIAL CALCULATIONS



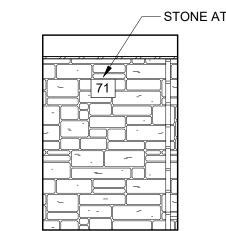
WINDOW WELL SOUTH
3/16" = 1'-0"



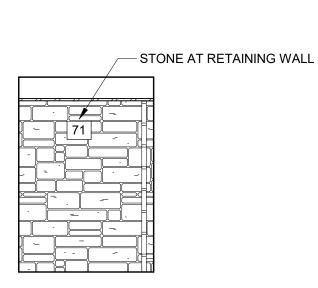
/- STONE AT RETAINING WALL



**WINDOW WELL EAST** 



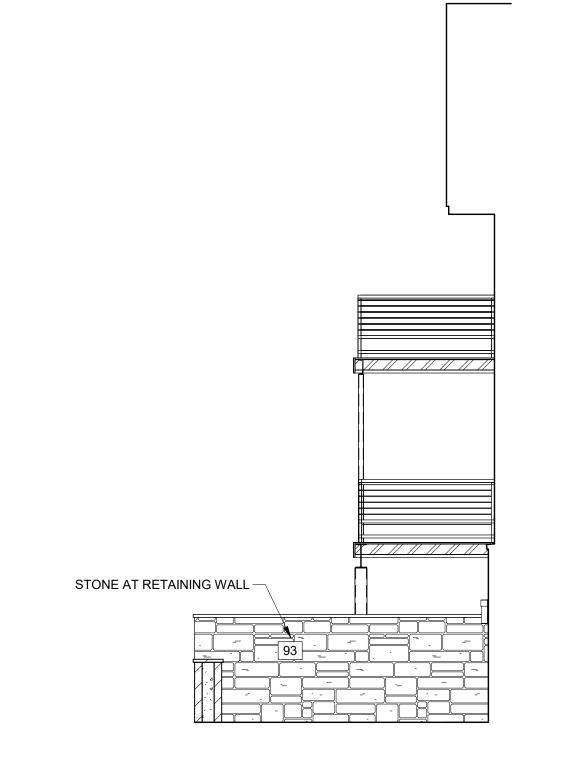
**WINDOW WELL WEST** 3/16" = 1'-0"





STONE AT RETAINING WALL
59

PATIO / DECK EAST



( <u>a</u> )	PATIO / DECK WEST
	3/16" = 1'-0"



STONE AT RETAINING WALL

MATERIAL CAI	<u>_</u> CULA	TIC	NS
NORTH			
STONE	390	) SF	28%
STONE @ RETAINING WALL		2 SF	4%
WOOD SIDING		1 SF	18%
WINDOW/DOOR GLAZING		9 SF	50%
SUBTOTAL:		2 SF	100%
SOUTH			
STONE	160	) SF	19%
STONE @ RETAINING WALL		4 SF	16%
WOOD SIDING	313.75		38%
WINDOW/DOOR GLAZING	223.25		27%
SUBTOTAL:		1 SF	100%
EAST			
STONE	176	S SF	38%
STONE @ RETAINING WALL		2 SF	38/
WOOD SIDING		4 SF	46%
WINDOW/DOOR GLAZING	155.5		13%
SUBTOTAL:	1257.5	5 SF	100%
WEST			
STONE		) SF	30%
STONE @ RETAINING WALL	_	4 SF	2%
WOOD SIDING		SF	38%
WINDOW/DOOR GLAZING	234.5		18%
WOOD GARAGE DOORS	162	2 SF	12%
SUBTOTAL:	1296.5	5 SF	100%
NORTH PATIO / DECK			
STONE @ RETAINING WALL	250	) SF	100%
SUBTOTAL:	250	) SF	100%
WINDOW WELL			
STONE @ RETAINING WALL	150	3 SF	100%
SUBTOTAL:		SF	100%
SUBTUTAL.	153	) SF	100%
SOUTH @ ENTRY PORCH			
STONE	24	1 SF	100%
SUBTOTAL:		1 SF	100%
CHIMNEY (CTONE)			
NORTH	01	3 SF	26%
*******			
SOUTH		4 SF	11%
EAST		2 SF	19%
WEST SUB-TOTAL:		9 SF 3 SF	44% 100%
TOTALS			
TOTALS STONE	1647 SF		
STONE @ RETAINING WALL	665 SF		
CHIMNEY (STONE)	318 SF		
WOOD SIDING	1644.75 SF		
WINDOW/DOOR GLAZING	1312.25 SF		
WOOD GARAGE DOORS TOTAL:	162 SF 5749 SF		
DEDOENTAGEO			
PERCENTAGES	20.07		
STONE & PETAINING WALL	29 %	40.0	
STONE @ RETAINING WALL	12 %	46 %	)
CHIMNEY (STONE)	5 %		
WOOD SIDING	28 %		
WINDOW/DOOR GLAZING	23 %		

WINDOW/DOOR GLAZING

WOOD GARAGE DOORS

23 %

100 %

STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE CDC 17.5.6.E.1

3 %

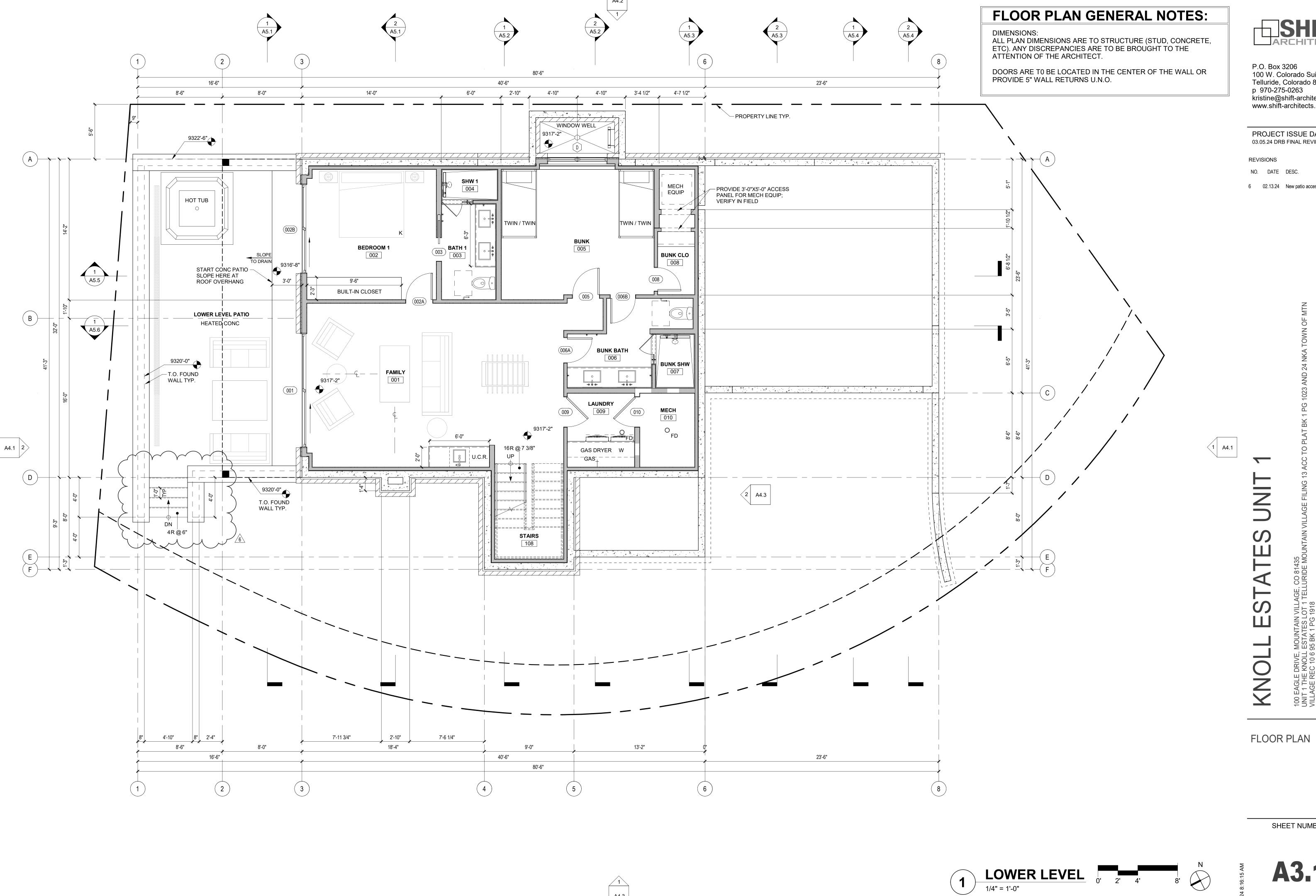
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REVISIONS

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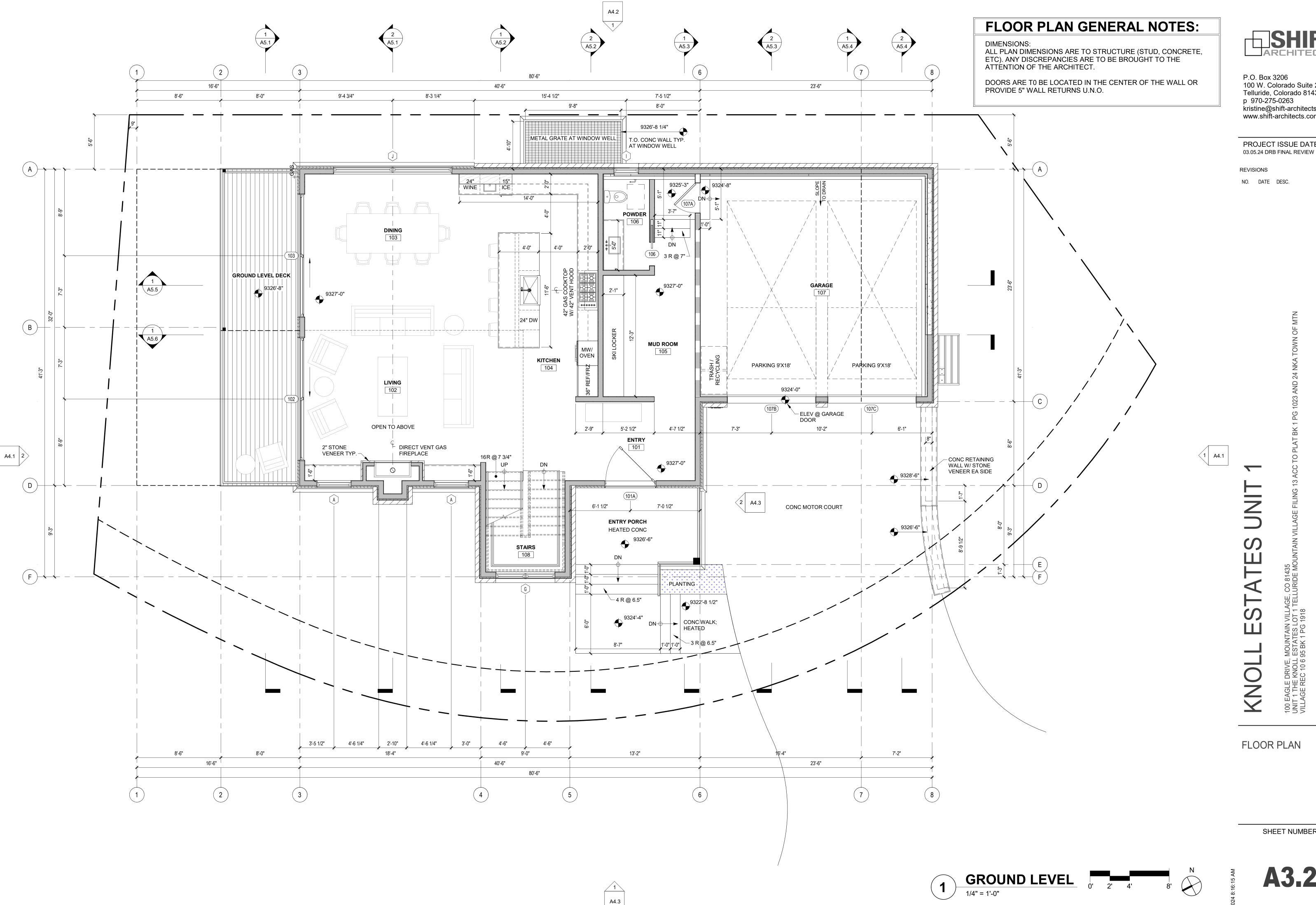
MATERIAL CALCULATIONS



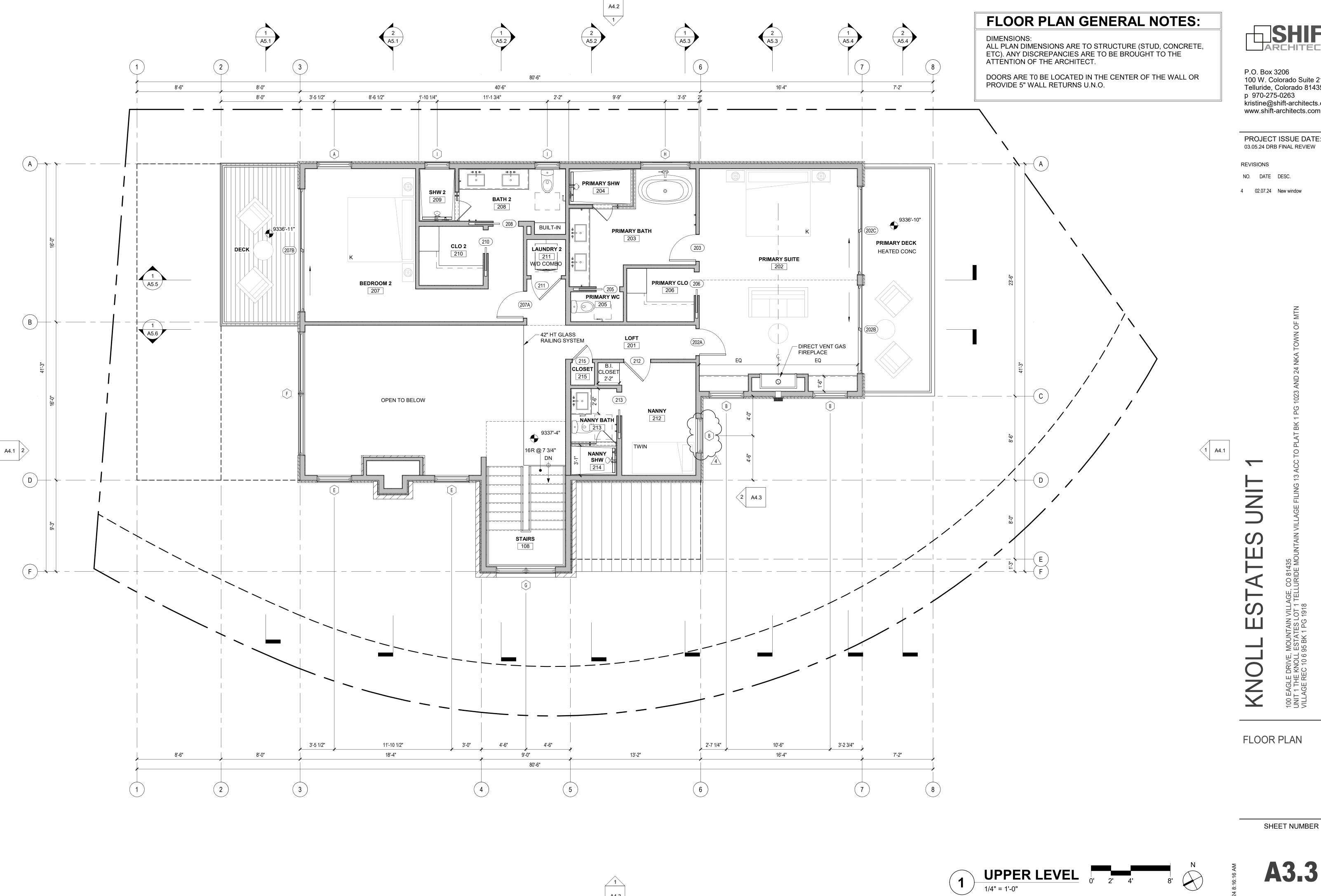
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6 02.13.24 New patio access stairs



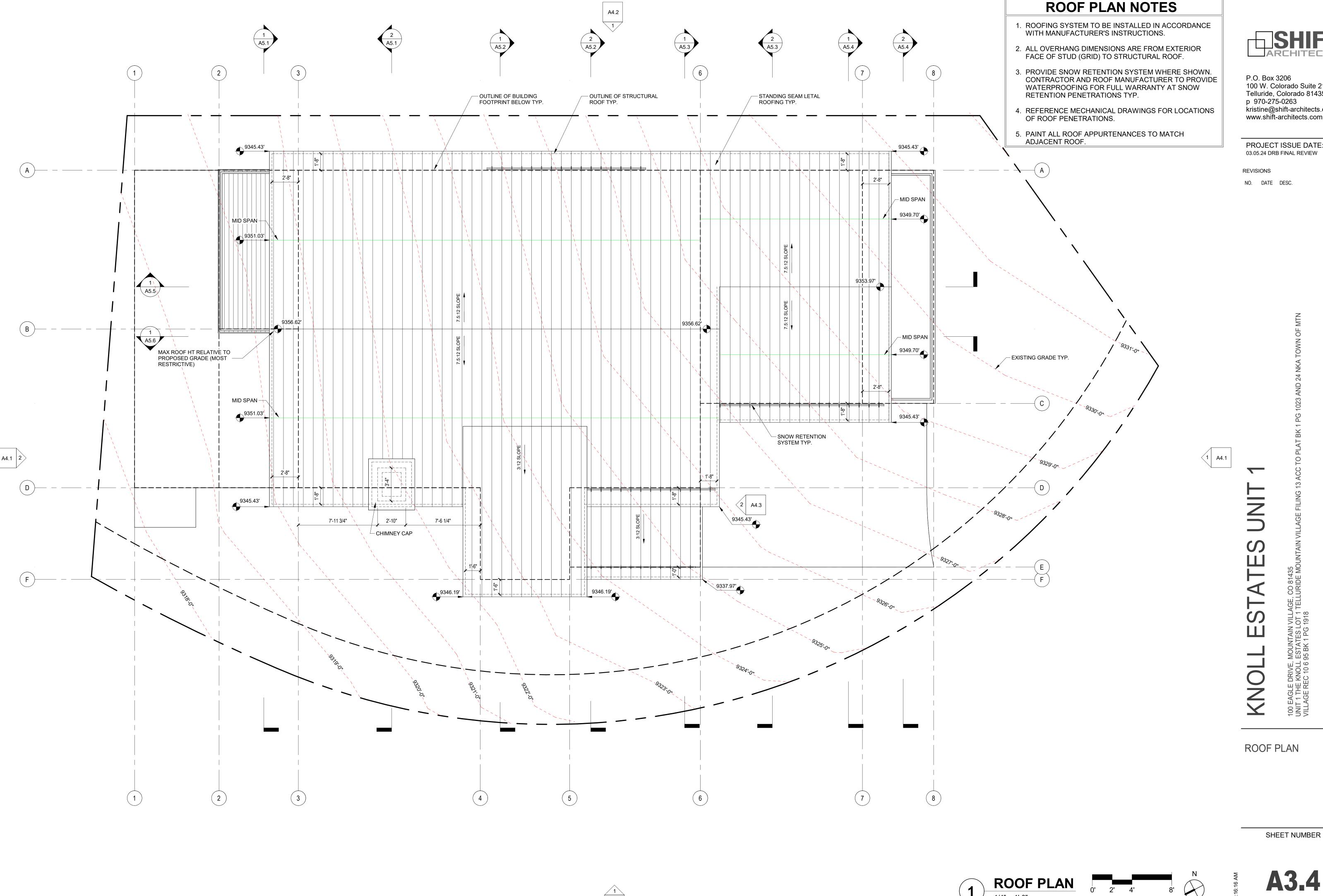


PROJECT ISSUE DATE:



PROJECT ISSUE DATE:

4 02.07.24 New window





PROJECT ISSUE DATE:





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NO. DATE DESC.

1 PG 1023 AND 24 NKA TOWN OF MTN

ES UNIT 1

AGLE DRIVE, MOUNTAIN VILLAGE, CO 81435 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILI 1GE REC 10 6 95 BK 1 PG 1918

AXONS

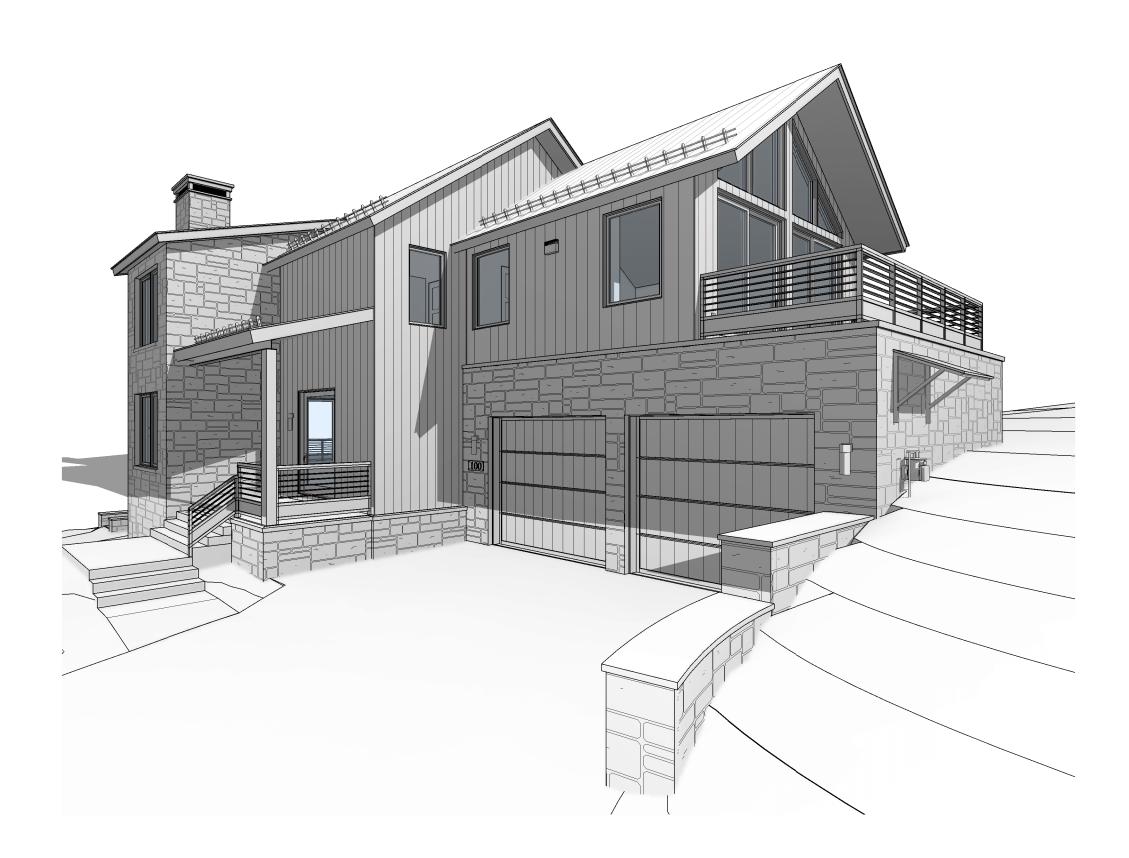
KNOLL

SHEET NUMBER

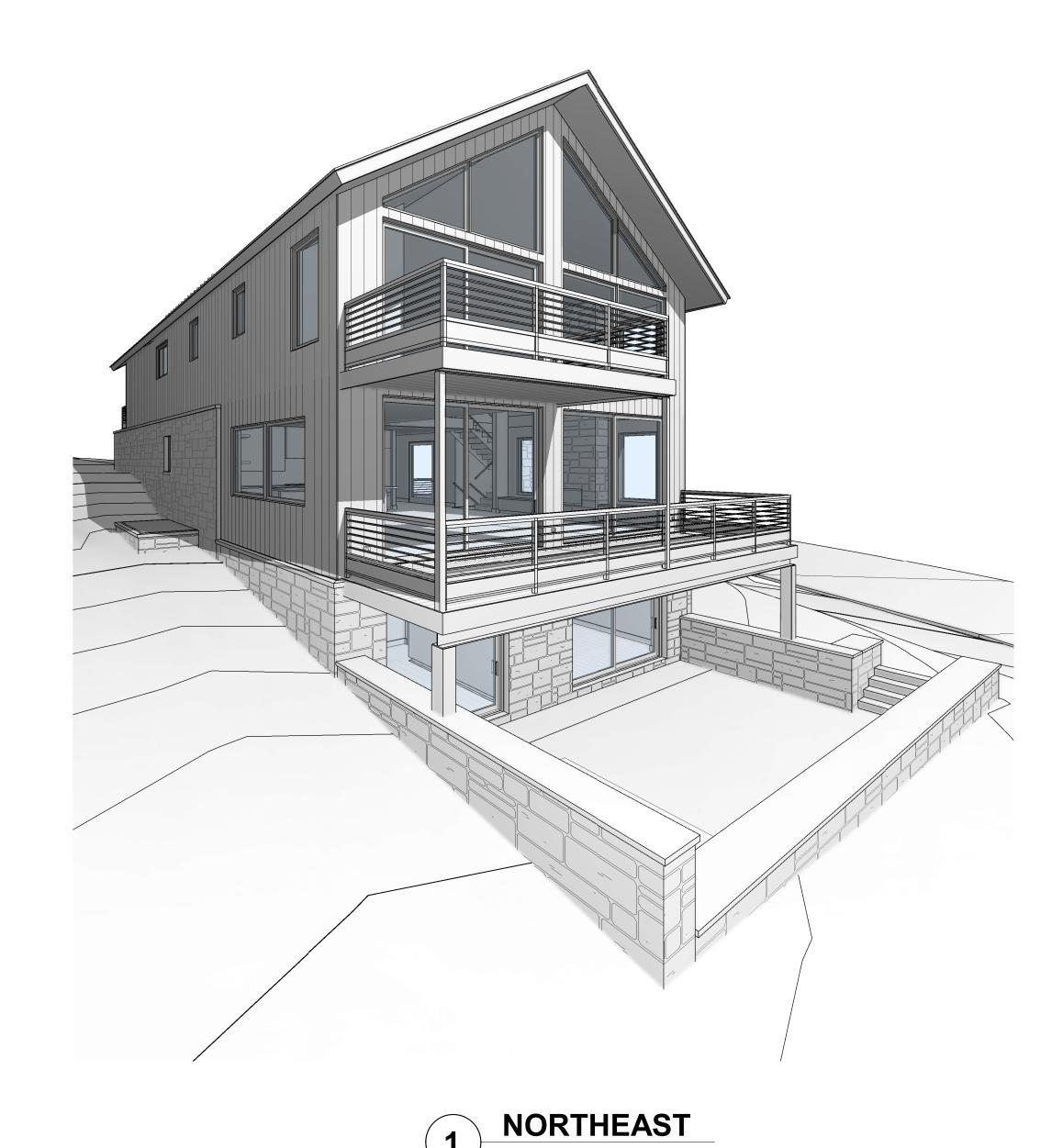
A4.0



NORTHWEST



SOUTHWEST







STONE VENEER: TELLURIDE GOLD SERIES SKYLINE **FULL STONE VENEER** 

WINDOWS / DOORS:



PAC-CLAD 150 12" STANDING SEAM YAWAL ALUMN; RAL9005 MATT FINISH METAL ROOFING; MATTE BLACK



**WOOD SIDING:** 

COLOR: WESTERN

PROFILE: SQUARE EDGE

**TEXTURE: WIRE BRUSHED** 

MONTANA TIMBER, RANCHWOOD

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

**INSTALLATION TYPE: HIDDEN** COLOR: BROWN (NATURAL)

FASCIA: 2X6 RAFTER TAIL W/ 2X8 WOOD FASCIA WRAPPED W/ FLAT METAL SHEET FINISH: MATCH ROOFING

#### STEEL BEAMS / COLUMNS: FINISH: PAINTED BLACK

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

## RAILING: STEEL RAILING SYSTEM

FINISH: BLACK POWDER COATED

MONTANA TIMBER, RANCHWOOD COLOR: WESTERN PROFILE: TONGUE & GROOVE TEXTURE: WIRE BRUSHED SPECIES: WESTERN RED CEDAR / CLEAR VERTICAL GRAIN NOMINAL SIZE: 1X4 (ACTUAL SIZE 3/4" X 3 1/2")

## **EXTERIOR ELEVATION NOTES**

 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 IGNITITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.



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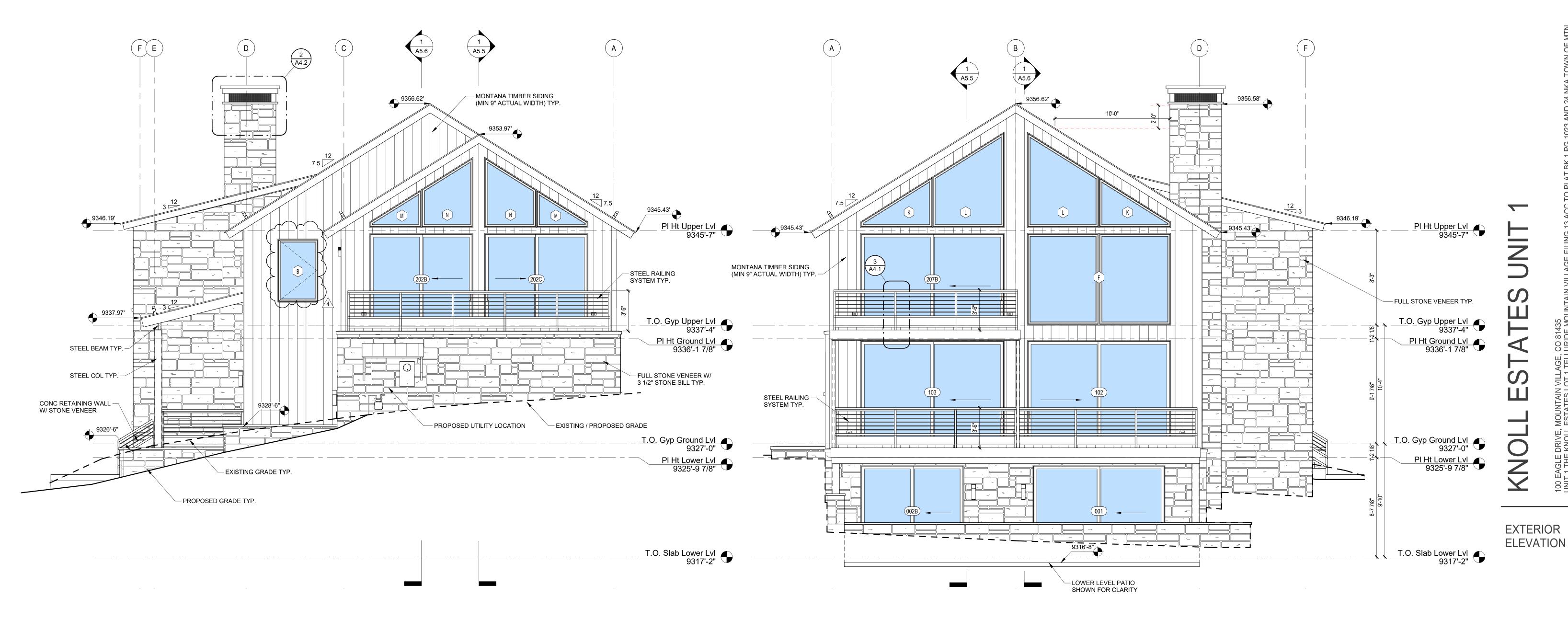
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REVISIONS

NO. DATE DESC.

4 02.07.24 New window

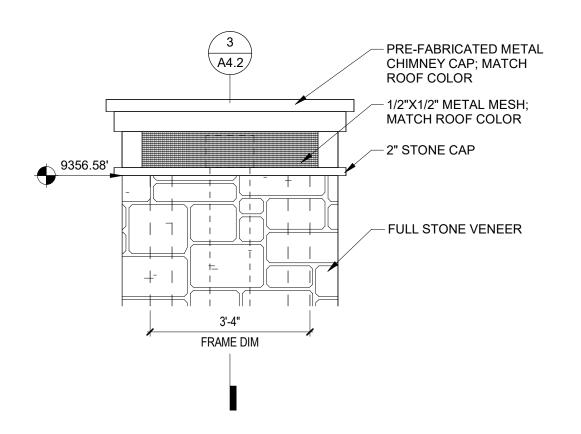
## **EXTERIOR MATERIALS**

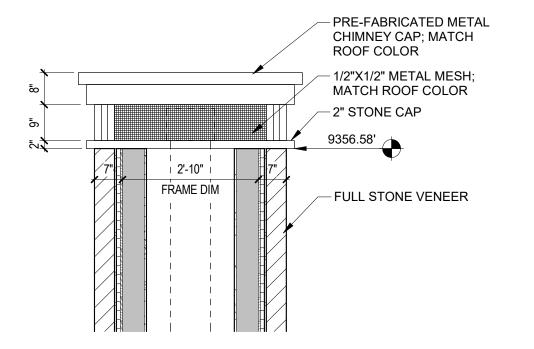


**SOUTH ELEVATION** 

NORTH ELEVATION







CHIMNEY CAP ELEVATION
1/2" = 1'-0"

**CHIMNEY CAP SECTION** 



**EXTERIOR ELEVATION** 

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REVISIONS

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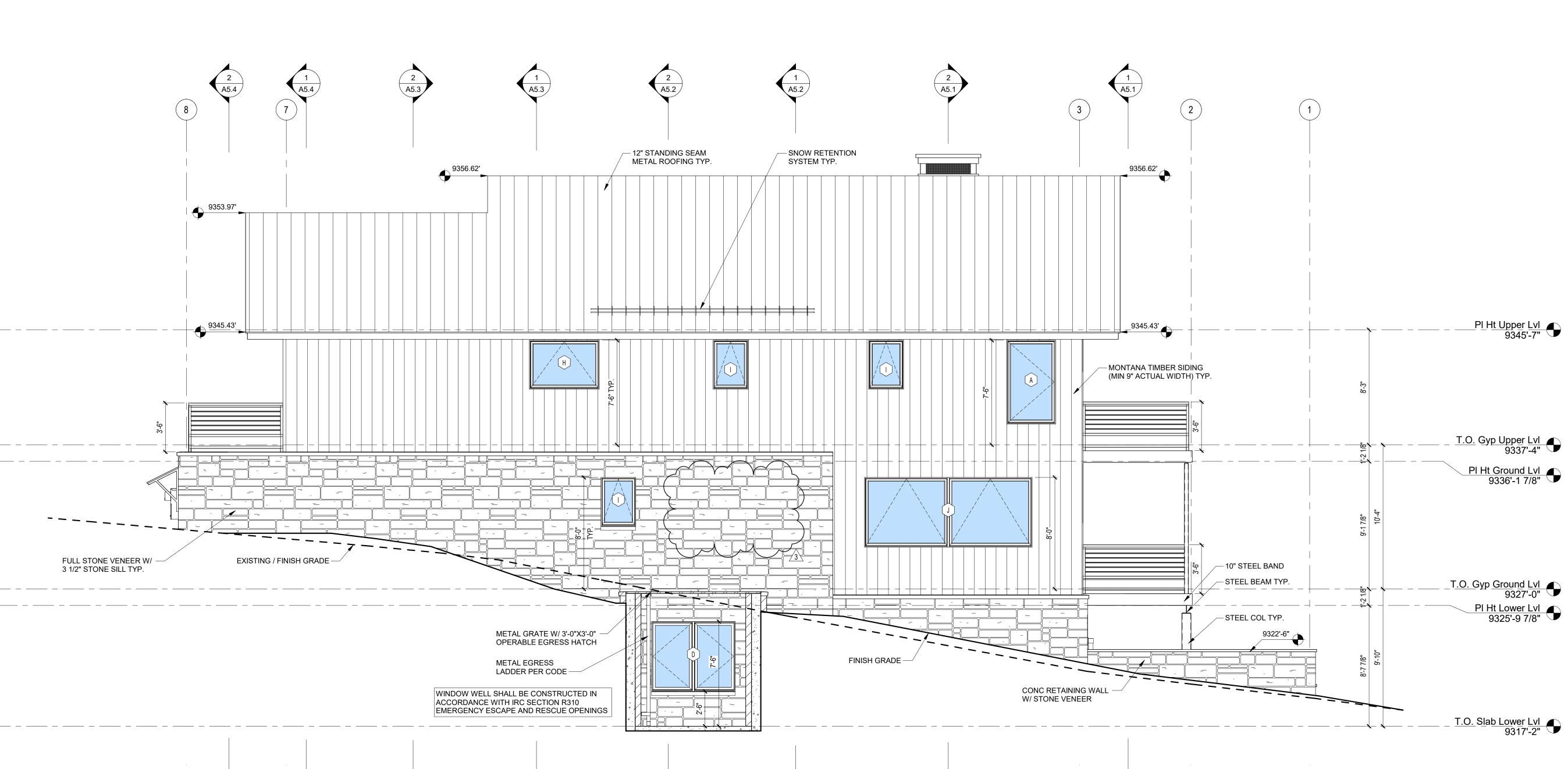
3 02.07.24 Remove window

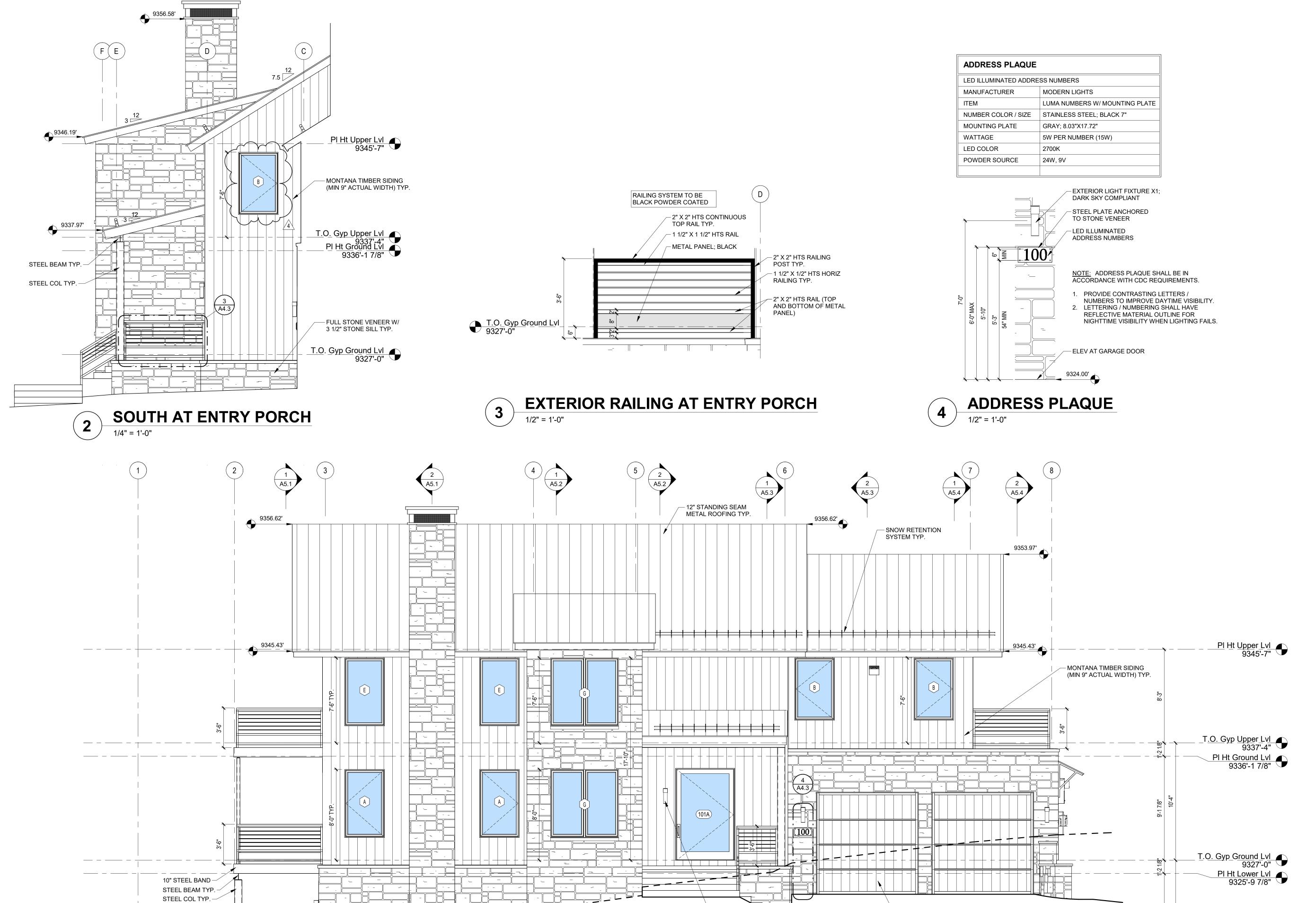
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SHEET NUMBER

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





— EXISTING / FINISH GRADE

- FULL STONE VENEER W/ 3 1/2" STONE SILL TYP.

- CONC RETAINING WALL

W/ STONE VENEER TYP.

- WOOD DOOR; MATCH VERTICAL WOOD SIDING

WEST ELEVATION

1/4" = 1'-0"

- EXTERIOR LIGHTING TYP.

P.O. Box 3206 100 W. Colorado Suite 211 Telluride, Colorado 81435 p 970-275-0263 kristine@shift-architects.com www.shift-architects.com

PROJECT ISSUE DATE: 03.05.24 DRB FINAL REVIEW

REVISIONS

NO. DATE DESC.

4 02.07.24 New window

**EXTERIOR ELEVATION** 

SHEET NUMBER

T.O. Slab Lower Lvl 9317'-2"

ESENITATIO

PRESENTATION ELEVATIONS

SHEET NUMBER

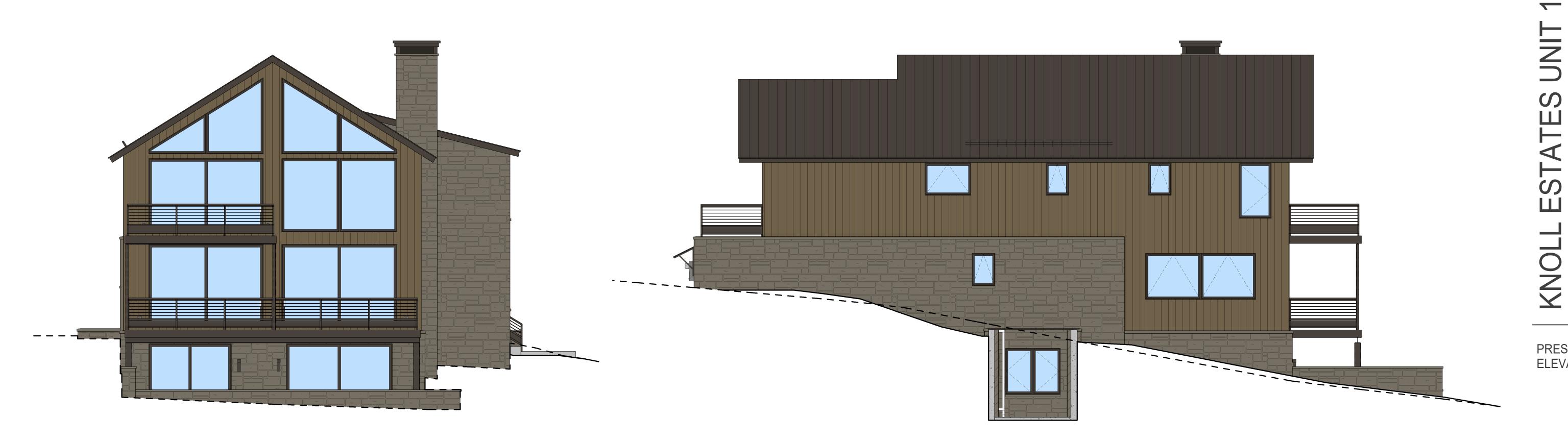
**A4.4** 













## **DOOR NOTES:**

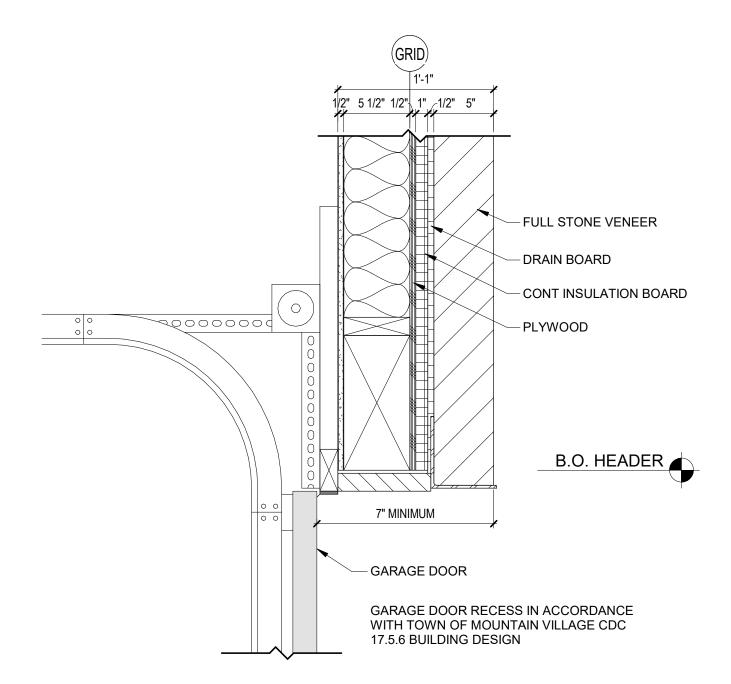
1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE. 3. SEE ELEVATIONS FOR DOOR MUNTIN PATTERN.

4. DOOR HARDWARE TO BE SELECTED BY DEVELOPER.

5. DOOR MANUFACTURER: KAWAL ALUMN; RAL9005 MATT FINISH. 6. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

7. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS. 8. PROVIDE SCREENS FOR ALL DOORS.

9. 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).

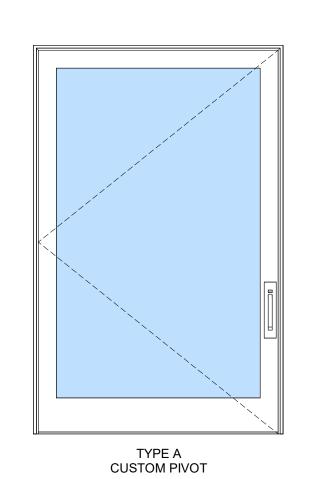


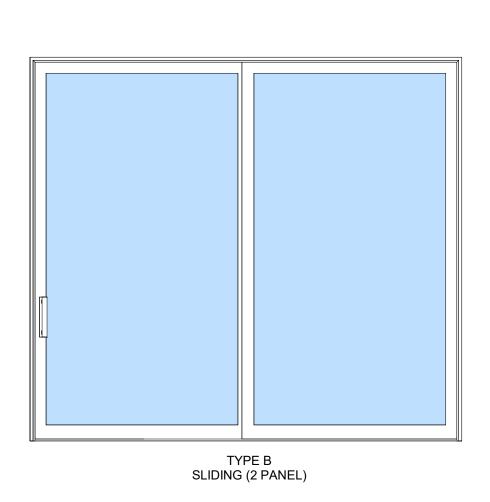
## **GARAGE DOOR RECESS** 1 1/2" = 1'-0"

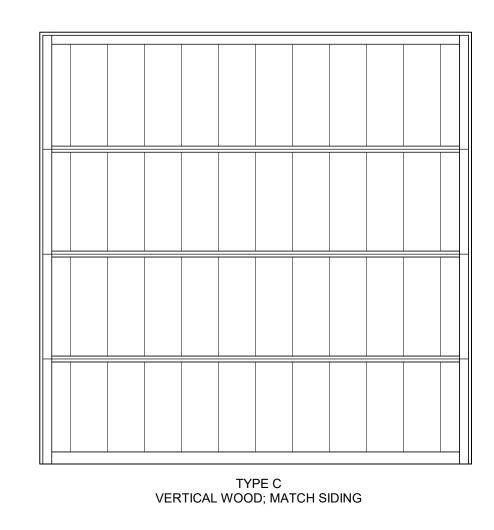
	DOOR SCHEDULE EXTERIOR PANEL						
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
101A	ENTRY	A	5'-0"	8'-0"	CUSTOM PIVOT		
107B	GARAGE	С	9'-0"	9'-0"	OVERHEAD DOOR		VERTICAL WOOD; MATCH SIDING
107C	GARAGE	С	9'-0"	9'-0"	OVERHEAD DOOR		VERTICAL WOOD; MATCH SIDING

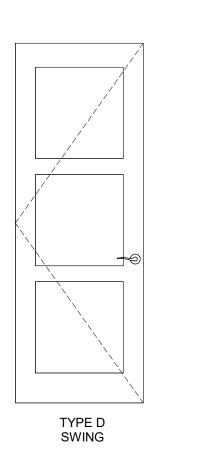
	DOOR SCHEDULE EXTERIOR FRAME						
MARK	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE	MANUFACTURER	COMMENTS
001	FAMILY	В	11'-6"	8'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
002B	BEDROOM 1	В	9'-0"	8'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	В	12'-6"	9'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
103	DINING	В	12'-6"	9'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
202B	PRIMARY SUITE	В	9'-0"	8'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
202C	PRIMARY SUITE	В	9'-0"	8'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
207B	BEDROOM 2	В	12'-6"	8'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	

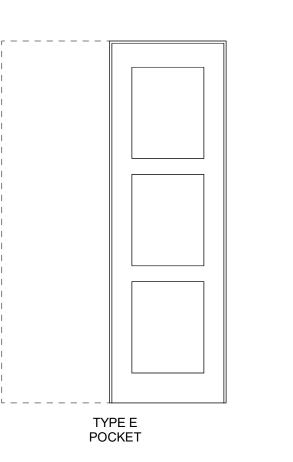
				DO	OR SCHEDULE IN	TERIOR PANEL	
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
002A	BEDROOM 1	D	2'-8"	7'-6"	SWING		
003	BATH 1	E	2'-4"	7'-6"	POCKET		
05	BUNK	D	2'-8"	7'-6"	SWING		
06A	BUNK BATH	D	2'-6"	7'-6"	SWING		
006B	BUNK BATH	D	2'-6"	7'-6"	SWING		
800	BUNK CLO	D	2'-4"	7'-6"	SWING		
09	LAUNDRY	D	3'-0"	7'-6"	SWING		
10	MECH	D	3'-0"	7'-6"	SWING		20 MIN FIRE RATED
06	POWDER	E	2'-4"	7'-6"	POCKET		
07A	GARAGE	D	3'-0"	7'-6"	SWING		20 MIN FIRE RATED
02A	PRIMARY SUITE	D	2'-8"	7'-6"	SWING		
03	PRIMARY BATH	D	2'-8"	7'-6"	SWING		
05	PRIMARY WC	E	2'-4"	7'-6"	POCKET		
06	PRIMARY CLO	E	2'-4"	7'-6"	POCKET		
07A	BEDROOM 2	D	2'-8"	7'-6"	SWING		
08	BATH 2	E	2'-6"	7'-6"	POCKET		
10	CLO 2	E	2'-4"	7'-6"	POCKET		
11	LAUNDRY 2	F	3'-0"	7'-6"	SWING (LOUVERED)		
12	NANNY	D	2'-8"	7'-6"	SWING		
13	NANNY BATH	E	2'-4"	7'-6"	POCKET		
15	CLOSET	D	2'-0"	7'-6"	SWING		

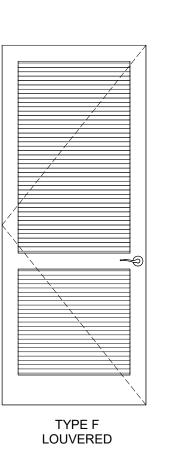












**DOOR TYPES** 

SHEET NUMBER

KNOLL

P.O. Box 3206

p 970-275-0263

REVISIONS

NO. DATE DESC.

100 W. Colorado Suite 211

kristine@shift-architects.com www.shift-architects.com

Telluride, Colorado 81435

PROJECT ISSUE DATE: 03.05.24 DRB FINAL REVIEW

DOOR SCHEDULE

- 1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH
- MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
   SEE ELEVATIONS FOR WINDOW MUNTIN PATTERN.
- 4. WINDOW MANUFACTURER: KAWAL ALUMN; RAL9005 MATT FINISH.
- 5. WINDOW HARDWARE TO BE SELECTED BY DEVELOPER.
- 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).

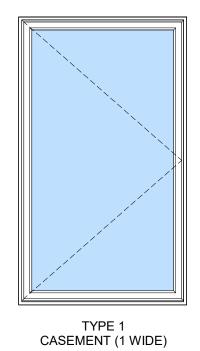
(GRID)	
2" 1/2" \ 1" \ 1" \ 1" 5"	
2 P P 3 P	
CONT INSULATION BOARD	
DRAIN BOARD	
A A A A A A A A A A A A A A A A A A A	
FULL STONE VENEER	
6" +/-	
LOEWEN ALUMN CLAD	
WOOD WINDOW	
STONE SILL	
nimizimin nimizimin	

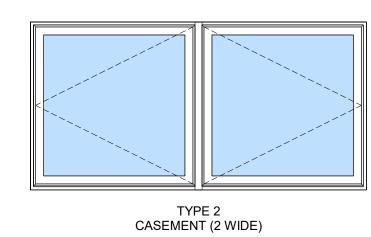
						WINDOW SCHI	EDULE	
ROOM NUMBER	ROOM NAME	MARK	UNIT WIE	TH UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
005	BUNK	D	6'-0"	5'-0"	2	CASEMENT (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
003	BONK		0-0	3-0		CAGLIVILIVI (2 WIDL)	TAVAL ALUMIN, IVAL9003 MATTI TINISTI	
102	LIVING	Α	3'-6"	6'-0"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	A	3'-6"	6'-0"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	Е	3'-6"	6'-0"	3	PICTURE (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	E	3'-6"	6'-0"	3	PICTURE (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	F	12'-6"	8'-0"	4	PICTURE (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	K	6'-3"	6"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	L	6'-3"	4'-4 7/8"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
103	DINING	J	12'-0"	5'-0"	6	AWNING (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
106	POWDER	I	2'-6"	3'-6"	5	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
108	STAIRS	G	6'-0"	6'-0"	4	PICTURE (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
108	STAIRS	G	6'-0"	6'-0"	4	PICTURE (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	В	3'-6"	5'-6"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	В	3'-6"	5'-6"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	M	4'-6"	6"	8	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	M	4'-6"	6"	8	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	N	4'-6"	3'-3 3/4"	8	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	N	4'-6"	3'-3 3/4"	8	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
203	PRIMARY BATH	Н	5'-0"	3'-6"	5	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
207	BEDROOM 2	Α	3'-6"	6'-0"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
207	BEDROOM 2	K	6'-3"	6"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
207	BEDROOM 2	L	6'-3"	4'-4 7/8"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
208	BATH 2	I	2'-6"	3'-6"	5	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
209	SHW 2	I	2'-6"	3'-6"	5	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
212	NANNY	В	3'-6"	5'-6"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	

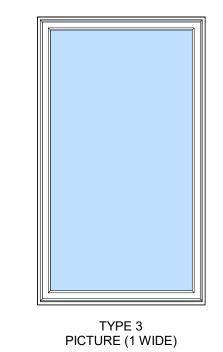
## 1 W

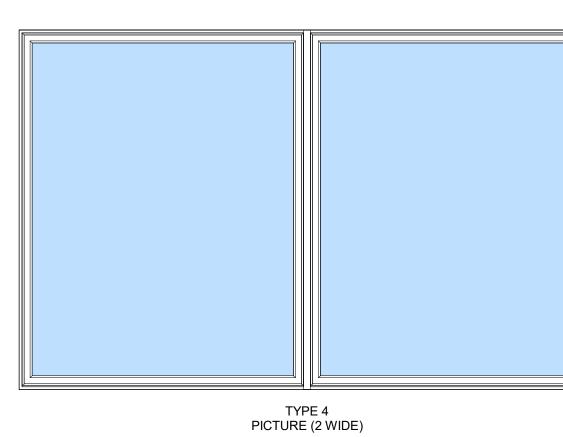
## WINDOW HEAD/SILL STONE VENEER

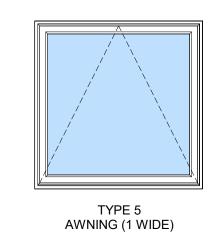
1 1/2" = 1'-0"

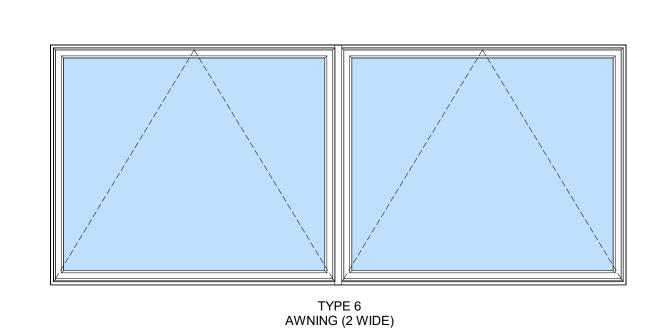


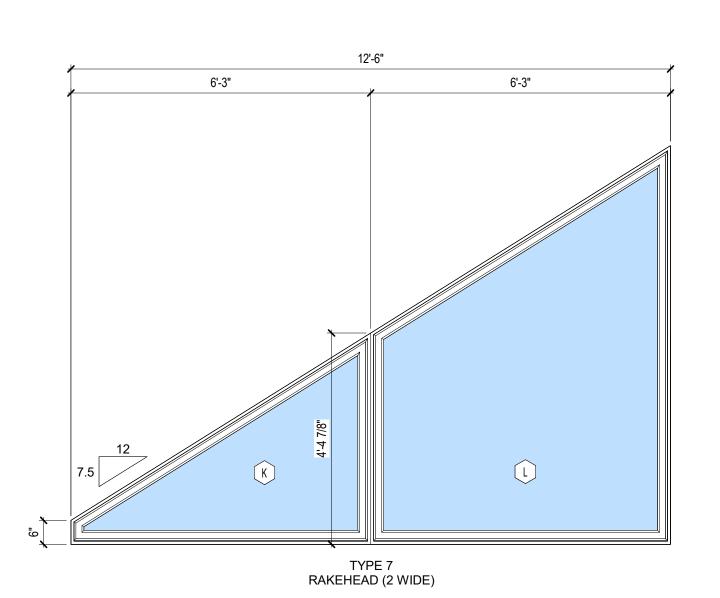


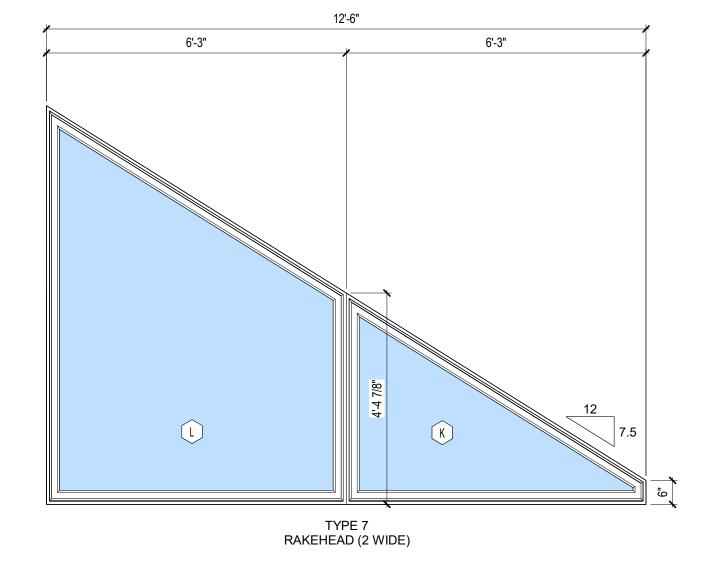


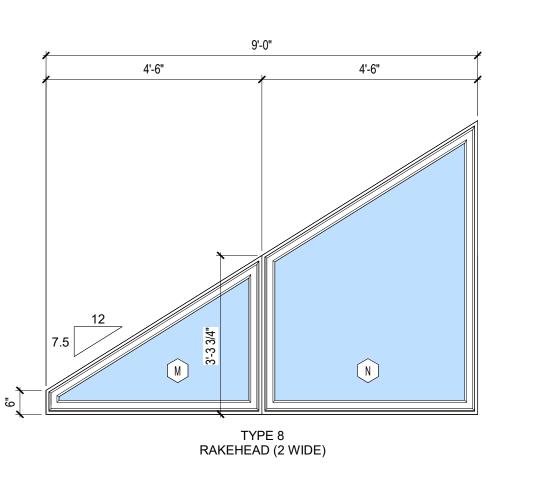


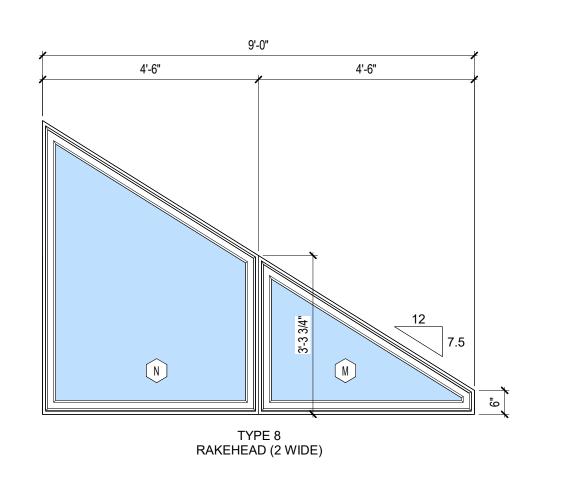














SHIFT

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PROJECT ISSUE DATE: 03.05.24 DRB FINAL REVIEW

REVISIONS

NO. DATE DESC.

4 02.07.24 New window

13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN

DRIVE, MOUNTAIN VILLAGE, CO 81435

WINDOW SCHEDULE

SHEET NUMBER

A8.2

## **EXTERIOR FIXTURE X1:**

**EXTERIOR WALL SCONCE (5 TOTAL)** 



### MEDIUM WALL MOUNT LANTERN

COASTAL ELEMENTS COLLECT	ON
MANUFACTURER	HINKLEY
ITEM	TAPER 2144TK
FINISH	TEXTURED BLACK
MATERIAL	COMPOSITE
GLASS	ETCHED LENS
WIDTH	7"
HEIGHT	15"
WEIGHT	3.5 LB
BACK PLATE	7"W X 15"H
EXTENSION	3.5"
TOP OF OUTLET	7.5"
LIGHT SOURCE	INTEGRATED LED
LED NAME	L214X-6
VOLTAGE	120V
COLOR TEMP	3000
LUMENS	600
CRI	90
INCANDESCENT EQUIVALENCY	1X60W
DIMMABLE	YES - CL TYPE DIMMER (SSL7A)
WET LOCATION	SUITABLE AS DEFINED BY NEC AND CEC
DARY SKY	YES

## **EXTERIOR FIXTURE X2:**

EXTERIOR WALL / STEP LIGHT (7 TOTAL)



### LED STED AND WALL LIGHT

LED STEP AND WALL LIGHT				
BLACK ON ALUMINUM				
MANUFACTURER	WAC LIGHTING			
ITEM	WL-LED100-C-BK			
MATERIAL	CORROSION RESISTANT ALUMINUM ALLOY			
WIDTH	5"			
HEIGHT	3"			
DEPTH	1 1/2"			
LUMENS	68			
CRI	90			
COLOR TEMP	3000K			
RATED LIFE	54,000 HOURS			
DIMMABLE	10% - 100%			
	WITH ELECTRONIC LOW VOLTAGE (ELV) DIMMER			
LIGHT SOURCE	PRIMARY BULB: X 3.90 WATTS INTEGRATED LED MODULE			
WATTAGE	3.9W			
VOLTAGE	120V, DIRECT WIRING			
CERTIFICATION	IP66, UL & cUL FOR WET LOCATIONS			
1 1	1 1 1 1			

### **LIGHTING NOTES:**

- 1. FIELD VERIFY ALL LIGHTING LOCATIONS.
- 2. TYPICAL LIGHTING LOCATION AT STAIRS: (2 EA) PER RUN (1) EA PER LANDING
- CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
- 4. ALL RECESSED FIXTURES AT INSULATED CEILINGS TO BE IC RATED AND CERTIFIED AIR TIGHT CONSTRUCTION. ALL EXTERIOR FIXTURES, SHOWER FIXTURES AND FIXTURES OVER TUBS TO BE MARKED "SUITABLE FOR DAMP LOCATIONS".
- LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.5.12 LIGHTING REGULATIONS
- 6. FULL CUT-OFF FIXTURE DESIGN. ALL EXTERIOR LIGHTING SHALL BE EIGHTY-FIVE DEGREES (85°) FULL CUT-OFF FIXTURES THAT DIRECT THE LIGHT DOWNWARD WITHOUT ANY OFF-SITE GLARE. EXCEPT AS EXEMPTED IN SECTION 17.5.12(D). A.) EACH EXTERIOR LUMINAIRE SHALL BE FULLY SHIELDED DOWN DIRECTED LIGHT SOURCES AND SHALL NOT EXCEED 850 LUMENS, WITH THE **EXCEPTION OF RESIDENTIAL OUTDOOR PATHWAY** AND RECESSED STAIRWAY LIGHTING WHICH SHALL NOT EXCEED 300 LUMENS PER LUMINAIRE.
- . MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.
- 8. EXTERIOR LIGHTING ON SECOND AND UPPER FLOORS SHALL REQUIRE EITHER A TIMER OR SENSOR TO REDUCE USAGE AND ENERGY LOSS DURING TIMES OF INACTIVITY.
- 9. PROVIDE SCREWLESS CAPS IN ALL SWITCHES AND OUTLETS.
- 10. PROVIDE OUTLET W/ USB AT EA BED (NIGHT STAND). VERIFY LOCATION IN FIELD.
- 11. LIGHTING LAYOUT GRID DIMENSIONS ARE TO FACE OF FRAME WALLS TYP.

## LIGHTING LEGEND

 $\oplus_\mathsf{CH}$ 

CHANDELIER

- WALL / STEP LIGHT TYP.

**BEDROOM 2** 207

MONO POINT FIXTURE

DOUBLE HEADED MONO POINT

⊘ <sub>C1</sub>	RECESSED CAN	MS	MOTION SENSOR
⊘ <sub>C2</sub>	RECESSED CAN; DIRECTIONAL	OP	PENDANT
⊘ <sub>C3</sub>	RECESSED CAN; WET LOCATIONS —	uc	UNDER CABINET LED STRIP
⊘ <sub>C4</sub>	RECESSED CAN; LOW PROFILE ——	R	RECESSED LED LIGHT
⊘ <sub>E</sub>	RECESSED CAN; EXTERIOR	igoplus TL	TABLE LAMP RECEPTACLE
		⊕FL	FLOOR LAMP RECEPTACLE
	CEILING FAN W/ LIGHT	⊕USB	OUTLET WITH USB
	2' LINEAR CLOSET FIXTURE	S	WALL MOUNTED SCONCE
FN	EXHAUST FAN	ST	STEP LIGHT
FN	EXHAUST FAN WITH LIGHT	\$ <b>2</b>	TWO WAY SWITCH
		\$ <b>3</b>	THREE WAY SWITCH
2'X2' FLUSH MOUNT LED LIGHT		TV	TV OUTLET
		—WG	WALL GRAZING
F2	2'X4' FLUSH MOUNT LED LIGHT	X1	EXTERIOR SCONCE
<del>-</del>	SURFACE MOUNT FIXTURE	_ X2	EXTERIOR WALL / STEP
$\bigoplus_{\mathbf{CU}}$	CHANDELIER		FIXTURE LAYOUT GRID

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www.shift-architects.com

PROJECT ISSUE DATE: 03.05.24 DRB FINAL REVIEW

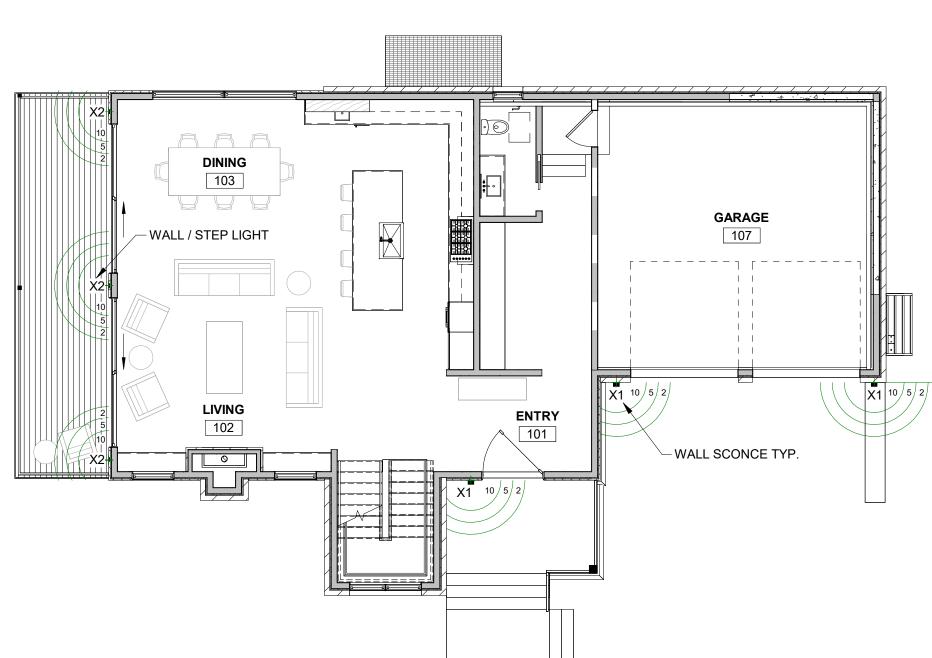
REVISIONS

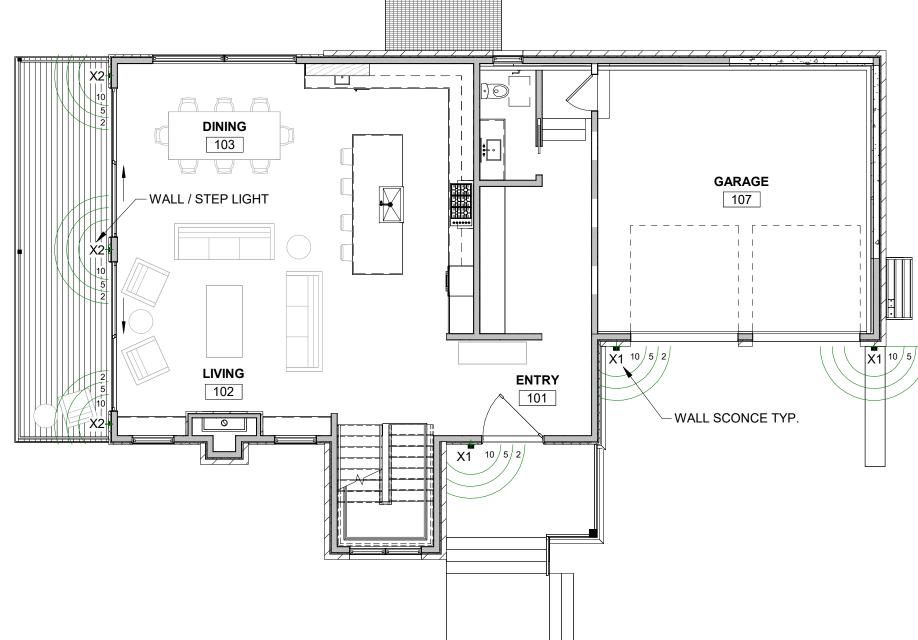
NO. DATE DESC.

2 02.02.24 Revised lighting fixture

EXTERIOR LIGHTING PLAN

SHEET NUMBER





**LOWER LEVEL** 

**BEDROOM 1** 

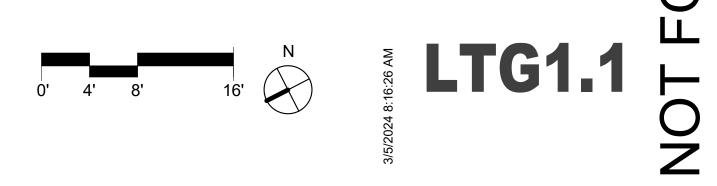
LOWER LEVEL PATIO

WALL SCONCE -



**GROUND LEVEL** 

**UPPER LEVEL** 



PRIMARY SUITE



## AGENDA ITEM 7 PLANNING & DEVELOPMENT SERVICE PLANNING DIVISON

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

TO: Mountain Village Design Review Board

FROM: Drew Nelson, Senior Planner

**FOR:** Design Review Board Public Hearing; April 4, 2024

**DATE:** March 26, 2024

RE: Staff Memo –Initial Architecture and Site Review (IASR) Lot 166AR2-1,

TBD Stonegate Drive, pursuant to the Community Development Code

#### **PROJECT GEOGRAPHY**

#### APPLICATION OVERVIEW: New Single-Family residence on Lot 166AR2-1

Legal Description: A REPLAT OF LOT 166 AR2 1 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 9/23/2014 .254 AC Address: TBD Stonegate Drive

Applicant/Agent: Scott Beans, Sprout

Architecture and Engineering Owner: E2M Properties, LLC

**Zoning:** Single Family **Existing Use:** Vacant

**Proposed Use:** Single-Family Residence

Lot Size: .254 acres

#### Adjacent Land Uses:

North: Single-Family Residence

East: Vacant

West: Active Open Space – Ski Area

South: Active Open Space – Ski Area/USFS



Figure 1: Vicinity Map

#### **ATTACHMENTS**

Exhibit A: Architectural Plan Set Exhibit B: Staff/Public Comments

<u>Case Summary</u>: Scott Beans, on behalf of owners E2M Properties, LLC, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) application for a new single-family residential unit on Lot 166AR2-1, TBD Stonegate Drive.

The site is extremely sloped, with nearly the entire property over 30% slopes and many portions over 60%. The proposed structure is a single-family residence in the single-family zone district. The structure is proposed to follow the slope of the lot and is accessed at the switchback on Stonegate Drive. A 16' general easement is present on the northwest and northeast sides of the lot, but no general easement exists on the other three sides. The property is impacted by a portion of Stonegate Drive and is accounted for with a driveway and utility easement that was established on the original subdivision plat in 2003 and substantially modified in 2014.

The proposed structure is 6,310 square feet of habitable space, with a total gross square footage of 6,960 square feet, and utilizes a mixture of wood, stone, and metal siding for the exterior materials. The proposed structure includes two interior parking spaces and four exterior spaces per the narrative.

**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	35' (post const.)*
Avg. Building Height	30' (shed) Maximum	29.71'
Maximum Lot Coverage	40% (9,598.4 sq ft)	38% (3,072 sq ft)
General Easement Setbacks	No encroachment	16' NE and NW
Roof Pitch		
Primary		3.5:12
Secondary (shed)		Flat
Exterior Material		
Stone	35% minimum	43.9%
Windows/Door Glazing	40% maximum	15.8%
Metal	n/a	15.1%
Wood	n/a	13.7%
Parking	2 enclosed/2 surface	2 enclosed/4 surface

#### **Design Review Board Specific Approval:**

- 1) Material: Board Form Concrete: 9.8%
- 2) Material: EPDM on Flat Roofs
- 3) Material: Painted Metal Panels
- 4) Steep Slopes >30%
- 5) Tandem Parking
- 6) General Easement Encroachment: Retaining Wall

#### **Design Variation:**

1) Flat Roofs

### Chapter 17.3: ZONING AND LAND USE REGULATIONS 17.3.3 Use Schedule

Staff: The applicant has identified that this structure is a single-family residence, and the lot is located in the single-family zone district. According to Table 3-1 Town of Mountain Village Land Use Schedule, a single-family residence is an allowable use in the single-family zone district.

#### 17.3.13 Maximum Lot Coverage

Staff: The maximum lot coverage for single-family homes with lots under one acre is 40%. On this site, the maximum allowable site coverage is 4,425.7 square feet. The proposed structure and infrastructure covers 4,205 square feet, or 38% of the site, and is below (but near) the 40% threshold.

#### 17.3.11 and 17.3.12: Building Height and Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring maximum building height and average building height, along with providing the height allowances for specific types of buildings based on their roof form. The proposed design incorporates shed roof forms. Single-family residences with shed roofs are granted a maximum height of 35 feet and an average height of 30 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: The primary roof form of the proposed structure is shed and is therefore granted a maximum height of 35 feet and an average height of 30 feet. The applicant has indicated that the maximum height of the current proposed structure is 35 feet and has an average height of 27'11". Heights demonstrated by the applicant in the plan set indicate that the existing and finished grade will be the same.

Due to the extreme slope of the site (with slopes over 60% for much of the site), the structure is proposed to step up the hillside in order to keep all roof forms below the 35' height limit. Figures 2-6 show the elevation from Stonegate Drive as related to the natural grade and height measurements of the proposed structure at various vertical planes through the structure.

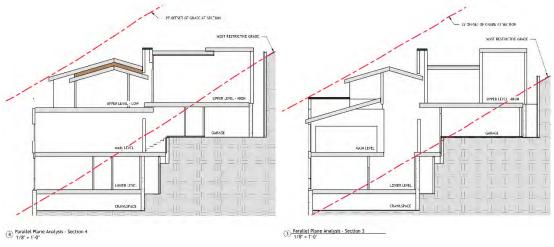


Figure 2: Building Height

Figure 3: Building Height

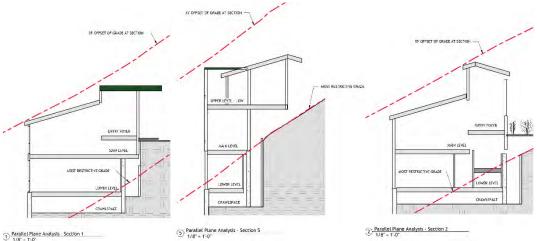


Figure 4: Building Height

Figure 5: Building Height

Figure 6: Building Height

#### 17.3.14: General Easement Setbacks

The CDC provides that setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within setbacks such as driveways, ski access, natural landscaping, utilities, address monuments, and fire mitigation. The proposed building siting impacts the general easement on the northwest side of the property with a retaining wall and driveway access, which is covered by an easement established on the subdivision plat and last amended in 2014 through a separate instrument.

Staff: The proposed development includes a retaining wall system due to the extreme slopes of the site. In order to provide access and retain the driveway, a retaining wall will be necessary within the general easement on the northwest side of the lot. This requires a Specific Approval by the DRB.

#### **Chapter 17.5: DESIGN REGULATIONS**

#### 17.5.4: Town Design Theme

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

Staff: The proposed development reflects the design goals of the Town of Mountain Village as outlined in section 17.5.4 of the CDC. The proposed design seeks to enhance the current architectural style found in the Stonegate subdivision and Mountain Village by adapting it to suit the challenging alpine building conditions. The proposed design utilizes a mix of stone, metal and wood, showing sensitivity to the architectural context of the neighborhood and community.

#### 17.5.5: Building Siting Design

The CDC requires that any proposed development blend into and protect to the extent possible the existing landforms and vegetation. The CDC requires that any proposed

improvements on sites adjacent to open space are submitted to the owner of the affected open space for review and approval.

Staff: The applicant has proposed to locate the structure centrally to the lot, bound by the general easement on the northeast and northwest sides of the lot, and utilizes the location of the shared access drive to enter the property at the switchback of Stonegate Drive. The proposed design covers much of the buildable area of the lot outside of the general easement, and the applicant has indicated that the project will utilize soil nails to retain areas of steep slope impacted by the structure. The applicant has indicated that no soil nails will extend into either the general easement or outside of the property lines. However, a retaining wall is proposed within the general easement on the northwest side of the property in order to provide access to the site and retain the driveway. This requires a Specific Approval by the DRB.

As noted elsewhere, the site is over 30% sloped (and is in fact much steeper than that). Section 17.6.1.C. of the CDC allows for development on slopes greater than 30% as a Specific Approval by the DRB if certain criteria are met, including disturbance of the slope being minimized to the greatest extent. The proposed design utilizes the slope to step the building up the hillside, and generally is in conformance with the CDC.

#### 17.5.6: Building Design

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



#### **Building Form:**

The form of the proposed residential structure follows an alpine mountain design related to the existing forms found in Mountain Village and is grounded to withstand the extreme natural forces of wind, snow, and heavy rain. The proposed use of stone at the base reinforces this requirement.

#### Exterior Wall Form:

The proposed residential structure has exterior walls that are relatively simple in design and portray a massing that is substantially grounded to the site, while simultaneously reflecting other structures found in Mountain Village. This is reinforced through the use of stone materials as the base, and metal and wood siding above. The design also proposes to include board form concrete on lower walls of the unit, which requires Specific Approval from the DRB (see Figure 7). Those portions of walls are on the south and west sides of the structure and generally would not be visible from any locations off the lot.





Figure 7: Board-Form Concrete Locations

#### Roof Form:

The roof design is a mixture of shed forms that are broken up to create visual interest. There are two portions of the roof (the front entry and the master bathroom above the garage) that are proposed as a flat roof and require a Design Variation from the DRB as well as a Specific Approval for the use of a membrane material. The shed roof material is standing seam metal; however, the color is not listed in the materials sheet. Once the roof color is provided, indicating either rusted metal, gray, or black materials, the roof would adhere to the requirements of the CDC.

#### Chimneys, Vent and Rooftop Equipment Design:

The designs indicate both an indoor and outdoor fireplace on the upper level but do not provide any information about fuel sources or chimney designs, but are noted as stone caps above the fireplace locations. Prior to Final Architectural Review the application will need to provide more information about materials and fuel sources as well as to fully identify building and chimney heights.

#### Exterior Walls Materials and Color:

The building utilizes light gray full-depth limestone at the base of the home. A mix of vertical metal panels, textured metal panels to emulate wood (requiring a Specific Approval from the DRB), steel, bonderized siding and horizontal wood siding is incorporated along the exterior of the structure. Stone walls account for approximately 43.9 percent of exterior materials, which meets the minimum 35 percent stone requirement. The applicant has also proposed the use of board-form concrete, which requires a Specific Approval from the DRB. The plans do not

provide information about the soffit/fascia materials, but if metal finish is to be proposed it will require a Specific Approval from the DRB. The applicant has initially stated a wood soffit and fascia would be used.







FULL-DEPTH LIMESTONE



METAL SIDING: DARK METAL PANELS



VERTICAL 'WOOD':
TEXTURED METAL PANEL



SLOPED ROOF: STANDING SEAM METAL

#### Glazing:

The maximum window area of the building, including window and door glazing, is approximately 15.8% of the total building façade.

#### Doors and Entryways:

Sheet A300 in the attached plans provide the window and door schedules, as well as schedule for the garage doors. However, more information is needed on the products proposed, including the actual colors to be proposed for all windows and doors (Sheet A202 simply indicates "dark metal panels"). Once the color is provided, all CDC requirements can be met.

#### Decks and Balconies:

The proposed balconies enhance the overall architecture of the building by creating variety and detail on the exterior elevations as outlined in the CDC and provide exterior outdoor space on a very steep lot. The balconies do not project out from the design of the building, keeping the building form grounded. The exterior railings consist of glass-paneled guardrails and are non-combustible in nature.

#### Required Surveys and Inspections:

A monumented land survey will need to be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height, as the proposed building height is within 5 feet of allowable. A materials board is required to be created for the DRB final approval per the requirements outlined in section 17.5.6-J3 of the CDC. The board shall remain on the site in a readily visible location until the project receives a certificate of occupancy. The Planning Division is responsible for conducting site inspections prior to the issuance of a certificate of occupancy to ensure the development is proceeding in accordance with the approved plans.

#### 17.5.7: Grading and Drainage Design

Staff: Minimal site grading will be possible due to the steep slope of the site; however, a significant amount of materials will need to be removed from the site to accommodate the anticipated excavation for the lower levels of the structure. The overall site grading will largely conform to the existing conditions before the final construction phase. The current drainage around the house meets the CDC requirements, maintaining a positive slope away from the residence. The applicant has indicated that the proposed driveway/autocourt will be 950 square feet in size and will be snowmelted. The applicant is also proposing a large soil retention system around the home, which will be covered with a stone veneer matching the stone used on the home. There is a retaining wall proposed to be installed in the general easement on the northwest side of the property, which requires Specific Approval by the DRB.

#### 17.5.8: Parking Regulations

Staff: The applicant generally meets the parking criteria, which stipulates a minimum of two internal and two external parking spaces per single-family residence. The proposed design includes 2 internal spaces and 4 external spaces in the autocourt, with two spaces located in tandem outside of the garage (which requires Specific Approval from the DRB). The two tandem spaces are appropriate due to the extreme slope of the site.

The subdivision plat for Stonegate indicates that access to this lot and the nearby lots 10 and 11 are via a shared driveway and utility easement. This section of shared driveway is not a public roadway maintained by the Town, and would not meet current standards of the CDC. However, this section of driveway has already been constructed and is in use, and would be considered a pre-existing non-conforming design approved by a prior DRB.

The parking regulations (Section 17.5.8.C.2.) requires that garages that are designed to have cars backing out shall have a minimum of 25' of backup space for vehicles exiting a garage, which is being met with this design despite the unique nature of Stonegate Drive existing on the property.

#### 17.5.9: Landscaping Regulations

Staff: An initial landscaping plan was provided on sheet L001 of Exhibit A. The applicant is proposing to revegetate with native grasses and a few trees around the exterior of the structure.

The Town Forester provided the following comments:

"The plan set shows no landscape plan. A landscape plan showing the wildfire mitigation zones is required. The landscape plan must show the trees to be removed and trees to be retained. Trees to be retained must show tree protection fencing."

All recommendations of the Town Forester should be incorporated into the landscape plan prior to Final Architectural Review, and a fire mitigation plan must be submitted as well indicating that Zone 1 be free of vegetation for fire protection.

#### 17.5.10: Trash, Recycling, and General Storage Areas

Staff: The applicant has not provided the exact location of trash and recycling areas on the plans; however, the floorplans indicate large storage areas within the garage that can accommodate these uses. These locations will need to be provided in the plans prior to Final Architecture Review.

#### 17.5.11: Utilities

Staff: Utilities are in the roadway for Stonegate Drive, and currently provide services to the homes located in the subdivison. The utility plan, as presented on sheet C3 within the submitted documentation, indicates that all utility connections will be coordinated with the proper authorities, including the Town of Mountain Village. The Public Works Department has not provided the referral comments. Prior to Final Architecture Review, the applicant must provide final utility locations in a manner suitable to the Public Works Department.

The Telluride Fire Protection District provided the following comments:

- 1) The structure shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.
- 2) A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.

- 3) An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
- 4) Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.
- 5) Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.
- 6) Electric vehicle charging stations/outlets shall be installed in accordance with the TFPD Amended Fire Code and NFPA 70.
- 7) A Knox box is recommended at the main entrance on the address side for emergency access.

#### 17.5.12: Lighting Regulations

Staff: The applicant has provided an initial lighting plan on sheet A400 of Exhibit A. This illustrated the lighting types and locations. The plan proposes the use of three different exterior lighting fixtures: an exterior wall sconce, a driveway sconce, and recessed downlights. The wall sconces are proposed adjacent to the garage doors, front entry, and upper deck, which will need to be modified in the final design due to Section 17.5.12.F.6.b. of the CDC. The driveway sconces are proposed in walls around the driveway/autocourt. Additional detail, including cut sheets are required as part of the lighting plan submission at final review. All lighting fixtures meet the requirements of the CDC.



Figure 9: Exterior Wall Sconce

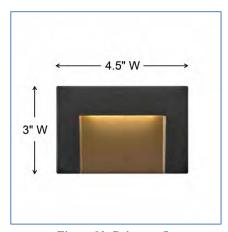


Figure 10: Driveway Sconce

#### 17.5.13: Sign Regulations

Staff: The applicant is proposing a freestanding sign away from the structure facing Stonegate Drive. The address monument is shown on Sheet A001 of Exhibit A, and meets the requirements of the CDC.

#### Chapter 17.6: SUPPLEMENTARY REGULATIONS

#### 17.6.1: Environmental Regulations

Staff: Fire Mitigation Plan is not required for the initial review. The applicant is required to provide it for the final review, and should incorporate the comments from the Town Forester as noted for the landscape plan.

#### 17.6.6: Roads and Driveway Standards

Staff: As noted previously, the site is accessed via Stonegate Drive, which is a shared access drive at this location. Stonegate Drive includes a switchback directly in front of the proposed home that provides a good access point. Stonegate Drive is steep and narrow, and would not meet Town standards for roadways today; however, it is a pre-existing non-conforming driveway that already provides access to homes in the neighborhood. On the

site, the proposed driveway accessing the garage spaces is proposed to be at a slope less than 5% for the first 20 feet as required by the CDC.

#### 17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has not provided information on the fuel sources for the fireplaces proposed for the structure. Prior to Final Architecture Review, the plans will need to be updated to include this information.

### Chapter 17.7: BUILDING REGULATIONS 17.7.20: Construction Mitigation

Staff: A Construction Mitigation Plan was provided in the plan set. The applicant has indicated that there will be two parking spaces utilized on the lot and additional spaces coordinated with Public Works either at the intersection of Stonegate Drive and San Joaquin Road, or through the use of the Gondola Parking Garage, with workers shuttled to the job site. The applicant will need to work with Public Works, the Fire District, and potentially neighboring properties on construction mitigation prior to any Final Architecture Review.

#### Building Department:

- 1. The attached construction mitigation plan indicates two parking spaces in adjacent to Stonegate Drive. To utilize this area for parking is unrealistic as this area provides the only access for construction purposes. Additionally, no parking will be permitted on Stonegate Drive, and parking in the immediate vicinity to San Joaquin is limited. Please provide a realistic plan for parking.
- The initial plan calls for soil nailing at the retaining walls on the south and west sides adjacent to USFS and TSG properties. Because of the proximity to these properties, please provide confirmation of the design that there will be no encroachment.
- 3. A crane is not indicated currently. Please verify that the proposed design will not require the use of a crane. If a crane may be utilized, please provide information on location for review.
- 4. Please confirm if blasting will be required for excavation. If so, please provide a mitigation plan.
- 5. Due to proximity to adjacent parcels on the south and east sides of the proposed development, please verify that no encroachment will be needed for grading and construction purposes.

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

**Staff Recommendation:** The item before the DRB with this application is an Initial Architectural and Site Review. Staff suggests the following motion for approval:

I move to approve the Initial Architecture and Site Review for a new single-family home located at Lot 166AR2-1, based on the evidence provided in the staff memo of record dated March 26, 2024, and the findings of this meeting.

With the following specific approvals:

#### **Design Review Board Specific Approval:**

- 1) Material: Board Form Concrete: 9.8%
- 2) Material: EPDM on Flat Roofs
- 3) Material: Painted Metal Panels

- 4) Steep Slopes >30%
- 5) Tandem Parking
- 6) General Easement Encroachment: Retaining Wall

#### **Design Variation:**

1) Flat Roofs

#### **Conditions:**

- 1) Prior to final review, the applicant shall provide an updated landscape and fire mitigation plan showing compliance with the Fire Mitigation standards and the Town Forester's comments.
- 2) Prior to final review, the applicant shall provide additional information about all fireplaces proposed for the site, including fuel sources.
- 3) Prior to final review, the applicant shall provide additional details for exterior materials proposed for the structure, including soffit/fascia materials, to determine whether a Specific Approval is required.
- 4) Prior to final review, the applicant shall provide additional color details for roofing materials, window frames, garage doors, all exterior doors, and all other materials necessary to meet CDC guidelines.
- 5) Prior to final review, the applicant shall provide additional information indicating trash and recycling locations on the site.
- 6) Prior to final review, the applicant shall provide a revised construction mitigation plan reflecting the comments made by the Building Department regarding construction parking, soil nailing, crane location, blasting, and any additional encroachments anticipated with the project.
- 7) Prior to final review, the applicant shall amend the lighting plan to remove any protruding wall sconces on any upper level decks in conformance with Section 17.5.12.F.6.b. of the CDC.
- 8) A monumented land survey will need to be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height as well as accurately depict footer and foundation locations adjacent to the general easement. A materials board is required to be created for the DRB final approval per the requirements outlined in section 17.5.6-J3 of the CDC. The board shall remain on the site in a readily visible location until the project receives a certificate of occupancy.
- 9) The applicant shall work with Public Works and utility providers to finalize the utilities plan as a condition of approval prior to building permit.
- 10) The structure shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.
- 11) A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
- 12) An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
- 13) Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.
- 14) Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.
- 15) Electric vehicle charging stations/outlets shall be installed in accordance with the TFPD Amended Fire Code and NFPA 70.
- 16) A Knox box is recommended at the main entrance on the address side for emergency access.

- 17) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 75% since the application was submitted and deemed complete in 2024.
- 18) Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Or constructed so that all exposed structural members are enclosed with an approved one hour assembly by the Building Official, or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection.
- 19) 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
- 20) 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.

Should the DRB choose to require additional information be provided prior to consideration of the Initial Architecture and Site Review, staff recommends the following motion:

I move to continue the Initial Architecture and Site Review for a new single-family home located at Lot 166AR2-1 to the May 2, 2024, regular Design Review Board meeting.



**Date:** January 22, 2024

**To:** Mountain Village Planning Staff **From:** Scott Beans, PE, NCARB **Re:** Design Review Application

Property: Lot 166AR2-1, Stonegate Drive

Dear Mountain Village Town Council and Design Review Board:

The owner of Lot 166AR2-1, Stonegate Drive intends to construct a single-family residence on the site, which is currently vacant. The accompanying drawings outline the proposed residence, including building height, site stabilization, construction impacts, exterior materials & lighting, and landscaping + revegetation. This narrative summarizes select information included in the drawings and addresses relevant criteria for this project as well as any requested variances per Title 17 of the Community Development Code.

#### **Project Description:**

The site is located in the Single-Family Zone District, near the end of Stonegate Drive, with the proposed driveway accessed at the outside of a large U-turn. The lower side of the road near the driveway entrance is supported by a retaining wall which should not be impacted by this project. Just past the driveway, Stonegate Drive has existing earth retention above the road, some of which may be impacted by this project. Per conversations with Finn Kjome, the project team will be allowed to impact and re-construct (as necessary) portions of the existing retention system. Prior to demolition or construction, engineered drawings will be submitted to Public Works for review.

The site slopes downhill from North to South, at a slope of 50%+. The site will be retained by two tiers of earth retention (likely soil nail walls), with the lower level constructed on one tier, and the garage + driveway level constructed on the upper tier. No portions of roof, wall, or foundation element will extend into the general easement or beyond any property lines. Additionally, the locations of retention walls and foundation walls are such that no impacts from construction, nor any soil nails, will extend beyond property lines. This project is proposing general disturbance, followed by revegetation, within portions of the general easement at the NE and NW lot lines.

The rooflines of the home step with the contours of the site, which keeps all portions of rooflines under the required 35' offset. In one location, the top of a chimney extends 16 inches above the 35' offset. No height variance is being requested.

#### **CDC Provisions:**

CDC Provision	Requirement	Proposed
Maximum Building Height	35'-0"	35′-0″
Maximum Average Building Height	30'-0"	27′-11″
Maximum Lot Coverage	4,423 sq ft (40%)	4,204 sq ft (38%)
General Easement	no encroachment	construction impacts only,
General Easement	no encroacimient	followed by revegetation
Primary Roof Pitch		3.5:12
Secondary Roof Pitch		Flat (0:12)
Exterior Materials – Stone	35% minimum	43.9%
Exterior Materials – Glazing	40% maximum	15.8%
Parking	2 enclosed spaces;	2 enclosed spaces;
raikilig	2 surface spaces	4+ surface spaces

#### **Criteria for Decisions & Variations:**

#### **17.3.11-12: Building Height**

All rooflines and upper-level decks remain under the allowable 35' maximum building height. The stepping rooflines and decks of the home are designed to follow existing site contours. In one location, the top of a chimney extends 16 inches above the 35' offset. Final grade will match existing grade above soil nail walls and below the home, meaning the 35' parallel plane offset shown in drawings is relative to both natural + finished grade (in essence, the same grade).

Sheet A002 provides 5 section cuts, each at a critical height location on the project.

#### 17.3.14: General Easement Setbacks

The lot contains a 16' general easement on the NE and NW lot lines, and no easement on the other 3 lot lines. Construction disturbance is proposed to occur in 5' of the 16' general easement, with planned revegetation in these areas (primarily native grasses, with some native shrubs/trees as makes sense). Construction disturbance will occur up to the SE lot line, and near, but not touching, the remaining 2 lot lines. Refer to sheet CM001 for additional information.

No portion of the home (foundation elements, walls, roofs) is proposed within the general easement. Portions of the driveway and accompanying retaining walls are within the NW general easement (there is currently a dirt parking area at this location). No portion of soil nails will extend beyond any property lines/into adjacent properties. Construction staging and parking will occur within the driveway, with additional offsite parking as noted on sheet CM001.

#### 17.4.11: Design Review Process

Variance requests include construction impacts within the general easement, construction on steep slopes, and a review of select exterior materials. Per 17.4.11.D (Criteria for Decision), the project meets the design and zoning regulations, with proposed use as a single-family residence, building massing and style, and materiality. The project is in compliance with height standards, lot coverage, road and driveway standards, and, as a whole, follows regulations of the CDC.

#### 17.5.6: Building Design

The building mass and style are appropriate for an alpine mountain environment. The home has a large amount of stone on the exterior, which visually help to ground it. The downhill sides of the home contain a large amount of glass to capture views, while many uphill portions of the home adjacent to large soil retention walls and are more enclosed. Additional exterior materials include metal panels (near the front entry, between windows, and along the downhill façade of the home), and metal panels which mimic wood along the upper level of the home and on the uphill side.

An approximately 4' space will remain between the home and soil retention walls. Within this space, which is hidden from view, will be a gravel base and board-formed concrete walls. Because these spaces are prone to filling with snow, concrete will extend up one level, with wood framing and exterior siding on the upper level. Board-formed concrete is proposed as in this area, as this is a balance of cost (no need to place a veneer over these portions of wall), while providing a visual element of higher quality than typical concrete foundation walls. Visible portions of retention walls (e.g. above the driveway) will be faced with a stone veneer to match the home.

#### 17.5.9: Landscaping Regulations

This project site is small, and thus will contain very little landscaping. In areas just above and below the home/retention walls, native revegetation will occur in the form of native grasses, with some native shrubs and/or trees at select locations (plantings per Table 5-4 of the CDC). Other landscaped areas include a small region adjacent to the front entry of the home, and a small retaining wall containing plantings on the uphill side of the driveway, to help visually break the mass of the soil retention wall.

#### 17.5.12: Lighting Regulations

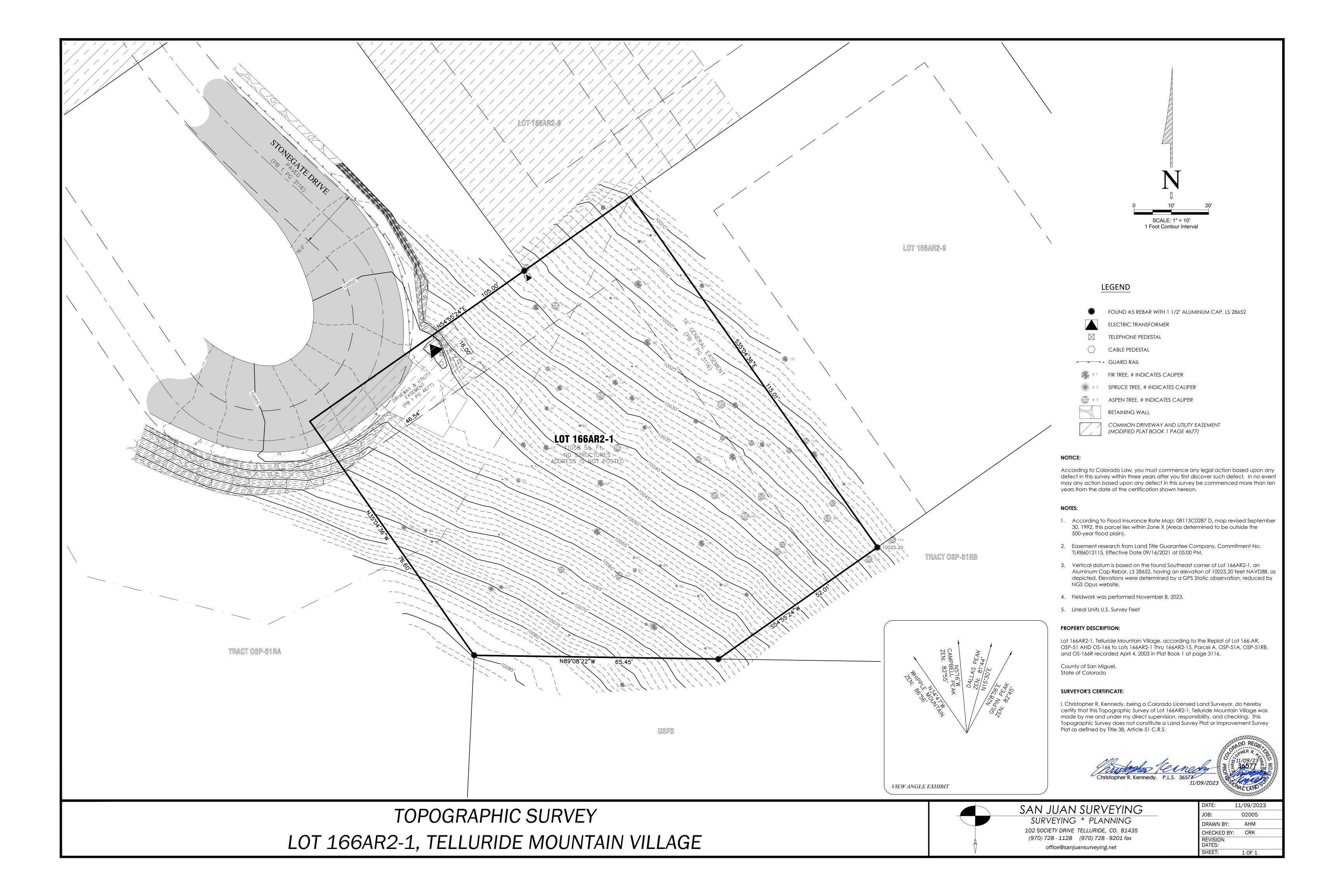
Please refer to sheet A400 for exterior lighting plans. Three forms of exterior lighting are proposed on this project, all of which meet DarkSky regulations: at covered decks and the front entry canopy, LED can lights are located in soffits; adjacent to the front door, garage door, and upper level deck exterior doors are downcast wall sconces; and located along driveway retaining walls are small, downcast lights.

We appreciate your time and effort reviewing this project, and we look forward to working with Mountain Village. Feel free to call or email me with any questions or comments.

Sincerely,

Scott Beans, PE, NCARB

scott@sproutaec.com 970.759.3745



#### GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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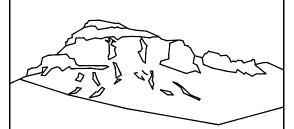
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24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

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

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



Uncompahgre Engineering, LLC

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2024-01-20

SUBMISSIONS:

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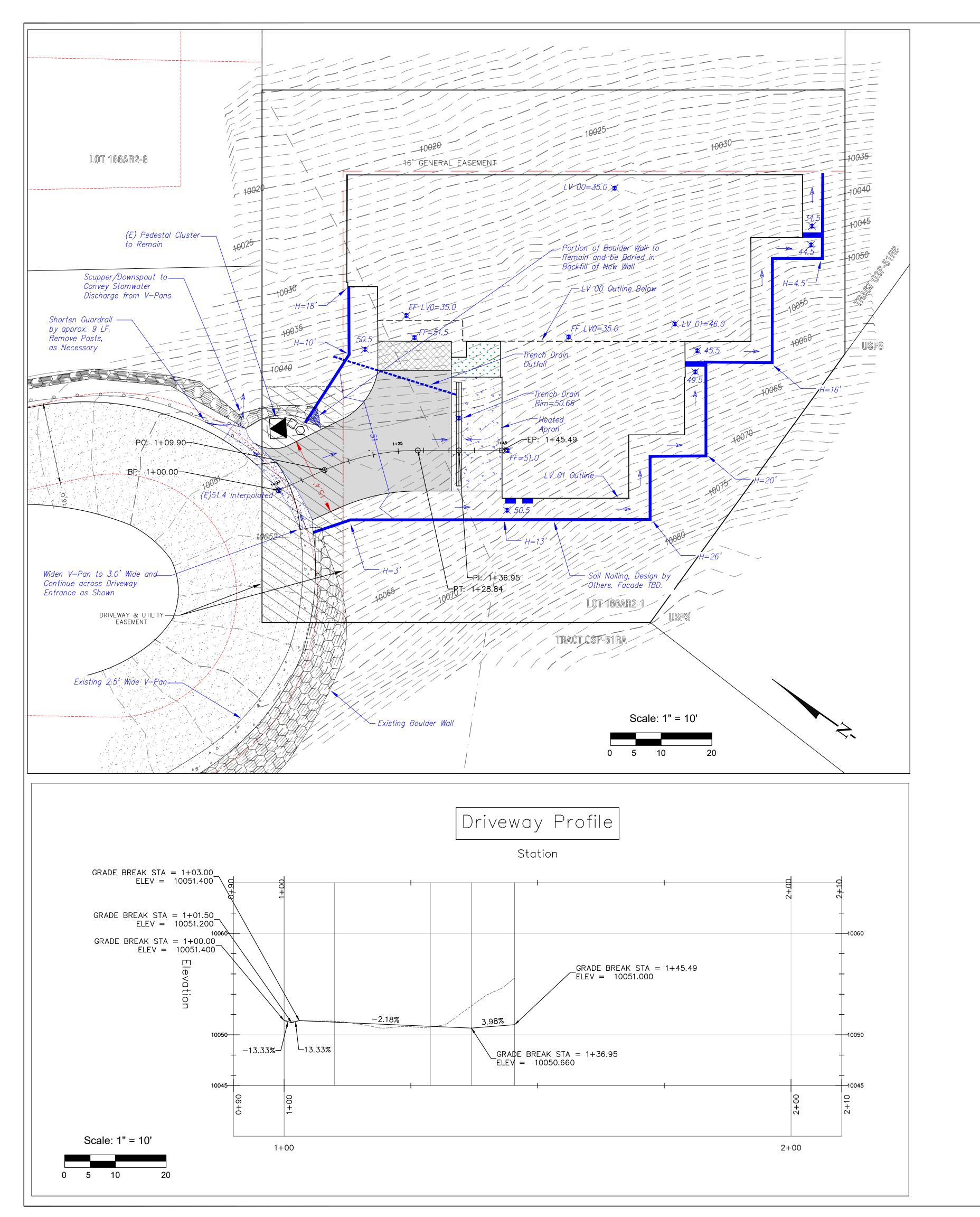
Lot 166AR2-1 Stonegate Mtn. Village, CO

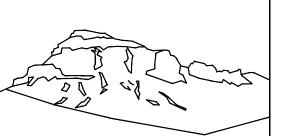


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

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Uncompahgre Engineering, LLC

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

2024-01-20

<u>SUBMISSIONS:</u>

SUBMITTAL

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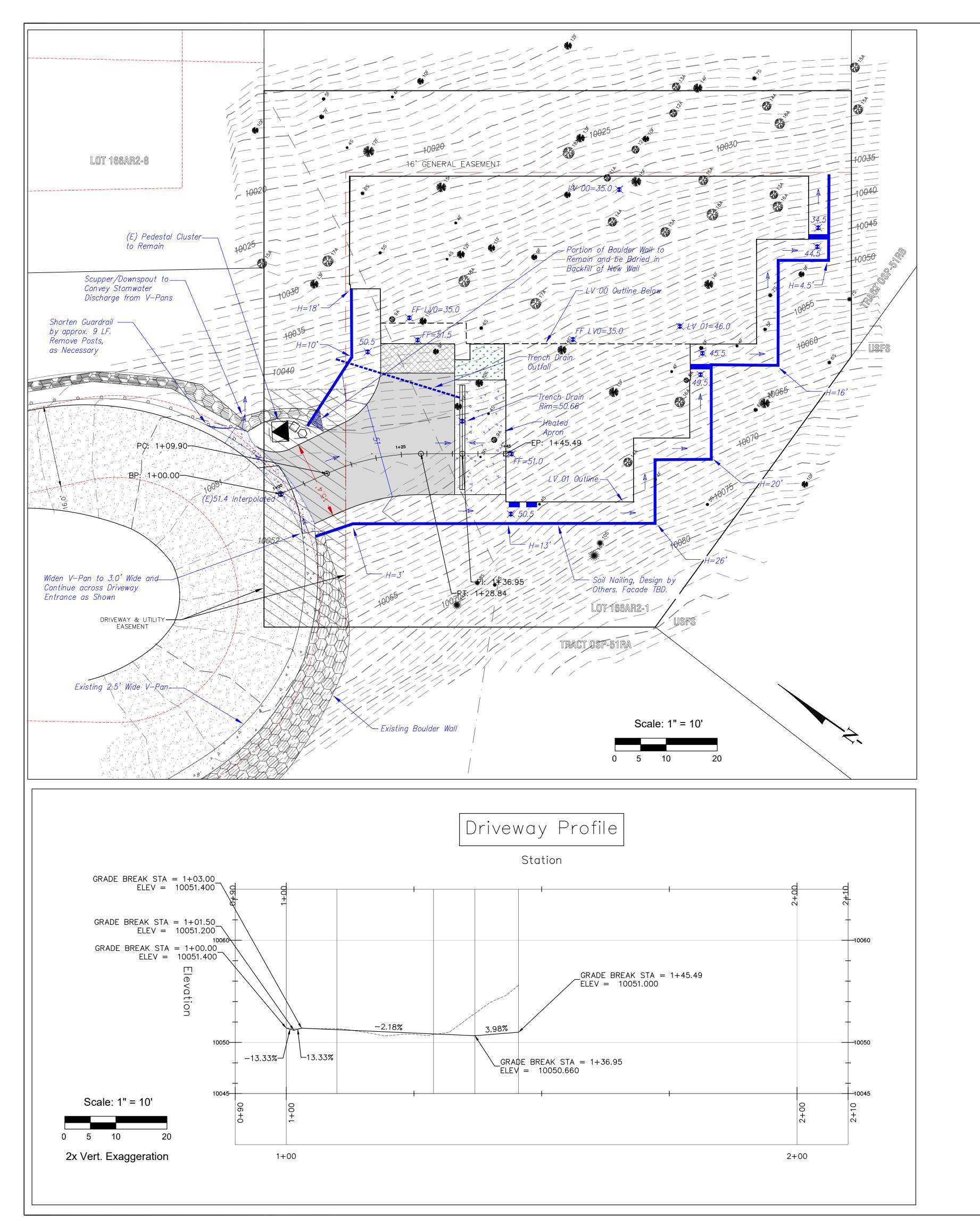


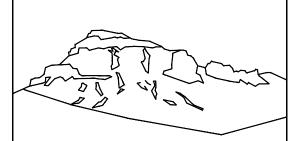
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> Grading and Drainage

No Trees Displayed

C2.1





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Lot 166AR2-1 Stonegate Mtn. Village, CO

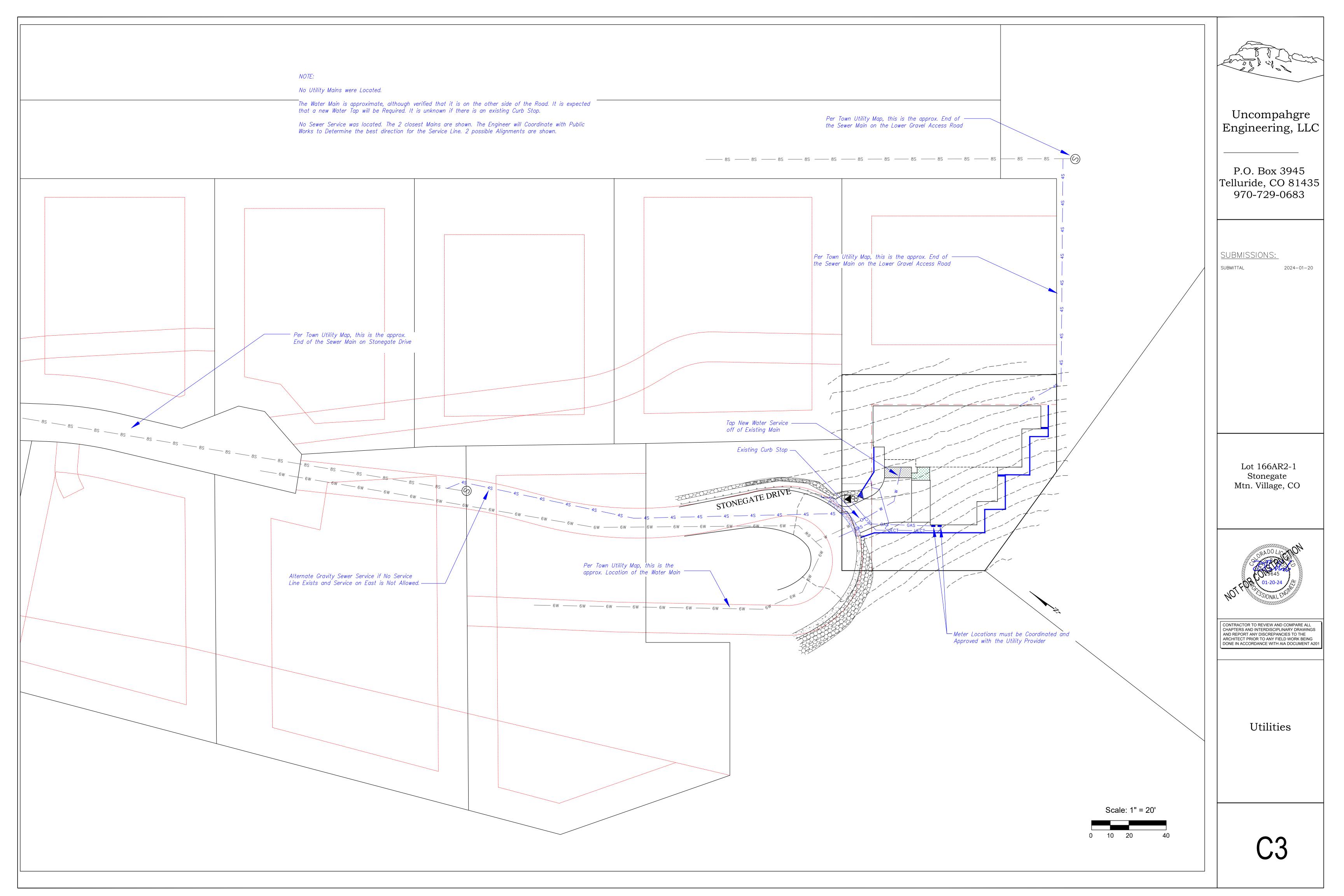


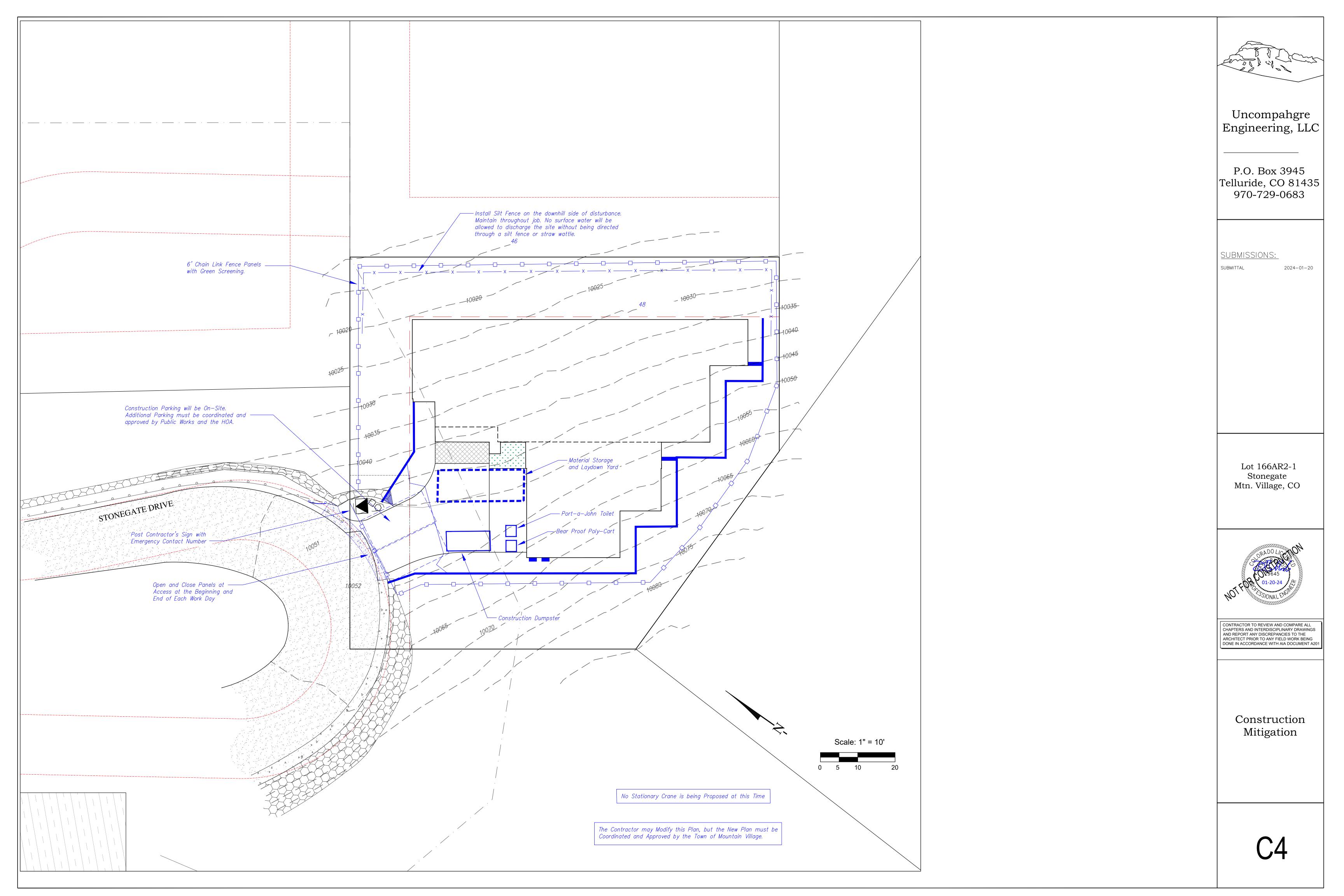
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> Grading and Drainage

With Trees Displayed

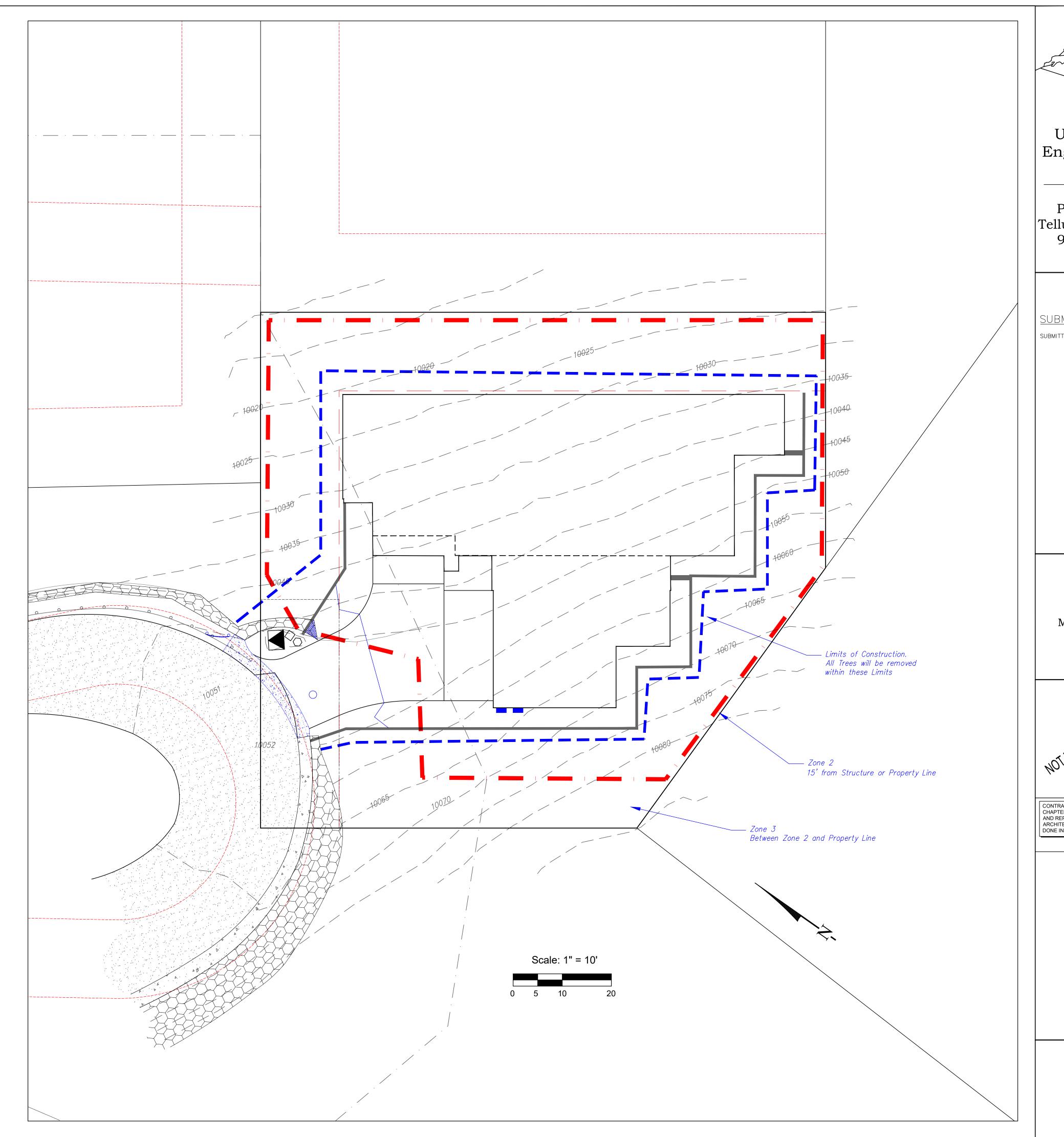
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# GENERAL CIVIL ENGINEERING NOTES:

- 1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.
- INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.
- THE UTILITY PROVIDERS ARE:
- SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
- NATURAL GAS: BLACK HILLS ENERGY
- POWER: SAN MIGUEL POWER TELEPHONE: CENTURY LINK
- 2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIRIEMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION..
- 4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.
- 5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.
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**SUBMISSIONS:** 

2024-01-20

Lot 166AR2-1 Stonegate Mtn. Village, CO



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> Fire Mitigation

# PROJECT INFORMATION

SITE INFORMATION:

ADDRESS: LOT 166AR2-1, STONEGATE DRIVE MOUNTAIN VILLAGE, CO 81435

PARCEL #: 477910102001 LOT SIZE: 0.254 ACRES

OCCUPANCY CLASSIFICATION: R-3

APPLICABLE BUILDING CODES: 2018 IRC AND APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE

BUILDING HEIGHT: 35'-0" MAX | 35'-0" PROPOSED AVERAGE BLDG HT: 30'-0" MAX | 27'-11" PROPOSED

REFER TO SHEETS A002, A003

SQ FOOTAGE: FINISHED INTERIOR 6,310 SQ FT

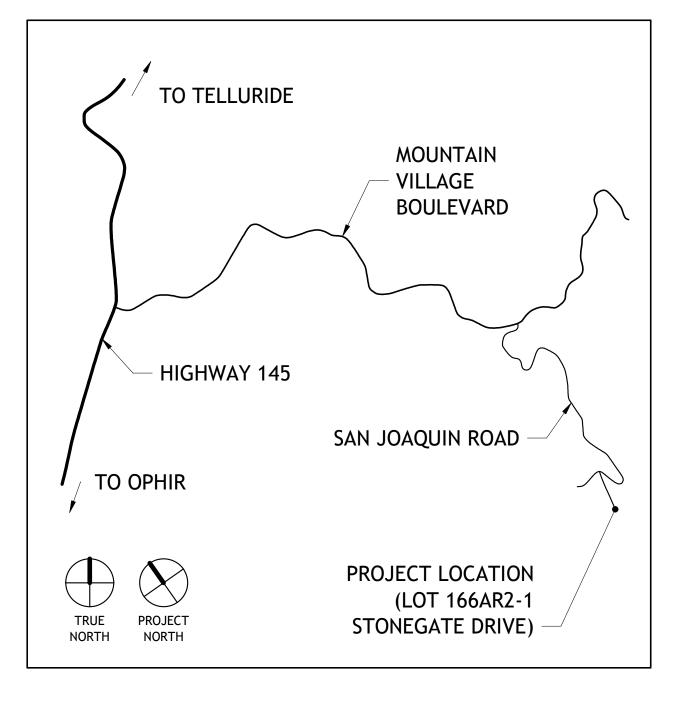
GARAGE 650 SQ FT EXTERIOR DECK 990 SQ FT

LOT COVERAGE: 40% MAX | 38% PROPOSED

PARKING: REQ'D - 2 ENCLOSED, 2 SURFACE

PROVIDED - 2 ENCLOSED, 4 SURFACE

# LOCATION/VICINITY MAP



# MAHFUZ RESIDENCE



# GENERAL NOTES

- 1. THIS DRAWING SET IS INTENTED SOLELY FOR DESIGN REVIEW SUBMISSION TO THE TOWN OF MOUNTAIN VILLAGE, COLORADO.
- 2. THIS SET IS NOT FOR CONSTRUCTION, NOR SHALL IT BE ACCEPTED BY ANY BUILDING DEPARTMENT AS SUCH.
- 3. ANY COST ESTIMATES BASED ON THIS SET ARE AT THE DISCRETION OF THE OWNER AND//OR CONTRACTOR, AS THIS SET DOES NOT CONTAIN ADEQUATE INFORMATION FOR A DETALED & ACCURATE PRICING EXERCISE.

# **INSULATION REQ'TS**

CLIMATE ZONE
ROOF/CEILING
R-49
WOOD FRAME WALL
BASEMENT WALL
FLOOR
SLAB-ON-GRADE
WINDOW
DOOR
R-30
U-0.30
U-0.30

- a. 2" CLOSED CELL SPRAY FOAM (R-14) + 3.5" FIBERGLASS BATT (R-15)
- b. FOUNDATION EXTERIOR FACE (CONTINUOUS) MINIMUM INSULATION: R-15; FOUNDATION INTERIOR FACE (CAVITY) MINIMUM INSULATION: R-19
- c. 2" RIDGID INSULATION; VERTICAL FACE OF INSULATION TO EXTEND MINIMUM 2 FEET BELOW GRADE AT FACE OF SLAB; (a+b = 4 FEET)
- d. PROVIDE CLASS II VAPOR RETARDER AT WARM SIDE OF EXTERIOR WALLS AS INDICATED IN WALL ASSEMBLIES
- e. ALL PIPING AND WATER DRAINS NEAR EXTERIOR WALLS SHALL BE WRAPPED WITH MIN. R-8 PRE-FORMED POLYETHYLENE FOAM INSULATION.
- f. INSULATE WITH MIN. R-8 BATT AROUND ALL DUCTING TO EXTERIOR, INCLUDING EXHAUST FAN.
- g. ALL MECHANICAL SYSTEM PIPING SHALL BE WRAPPED WITH MIN R-3 PRE-FORMED POLYETHYLENE FOAM INSULATION.
- h. ALL CIRCULATING HOT WATER SYSTEM PIPING SHALL BE WRAPPED WITH MIN. R-2 PRE-FORMED POLYETHYLENE FOAM NSULATION.

# SHEET LIST

SUBMITTAL NARRATIVE (EXST) SURVEY + EXISTING CONDITIONS PLAN CIVIL GENERAL NOTES GRADING & DRAINAGE PLAN (WITH TREES) GRADING & DRAINAGE PLAN (WITHOUT TREES) UTILITIES CONSTRUCTION MITIGATION PLAN FIRE MITIGATION PLAN DRB SUBMITTAL COVER SHEET ARCHITECTURAL SITE PLAN PARALLEL PLANE HEIGHT ANALYSIS A002 AVERAGE BUILDING HEIGHT CALCULATION A100 LOWER LEVEL FLOOR PLAN MAIN LEVEL FLOOR PLAN A101 ENTRY & GARAGE LEVEL FLOOR PLAN A103 UPPER LEVEL FLOOR PLAN A104 **ROOF PLAN EXTERIOR 3-D VIEWS** A201 **EXTERIOR ELEVATIONS** EXTERIOR MATERIAL CALCULATIONS DOOR & WINDOW SCHEDULES EXTERIOR LIGHTING PLANS LANDSCAPE PLAN



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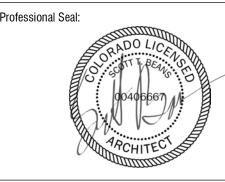
Civil Engineer Uncompahgre Engineering, LLC David Ballode dballode@msn.com

Structural Engineer Sprout aec, Ilc Scott Beans scott@sproutaec.com

Mechanical Engineer Hughes Consulting Engineering Dimitri Merrill dimitri@hce-pa.com

HERS Consultant
Lotus Energy Solutions
Kim Wheels
lotusenergysolutions@gmail.com

Revision Description Date



Project Description:

Mahfuz Residence
Lot 166AR2-1, Stonegate Drive
Mountain Village, CO 81435

Drawing Description:

DRB Submittal Cover Sheet

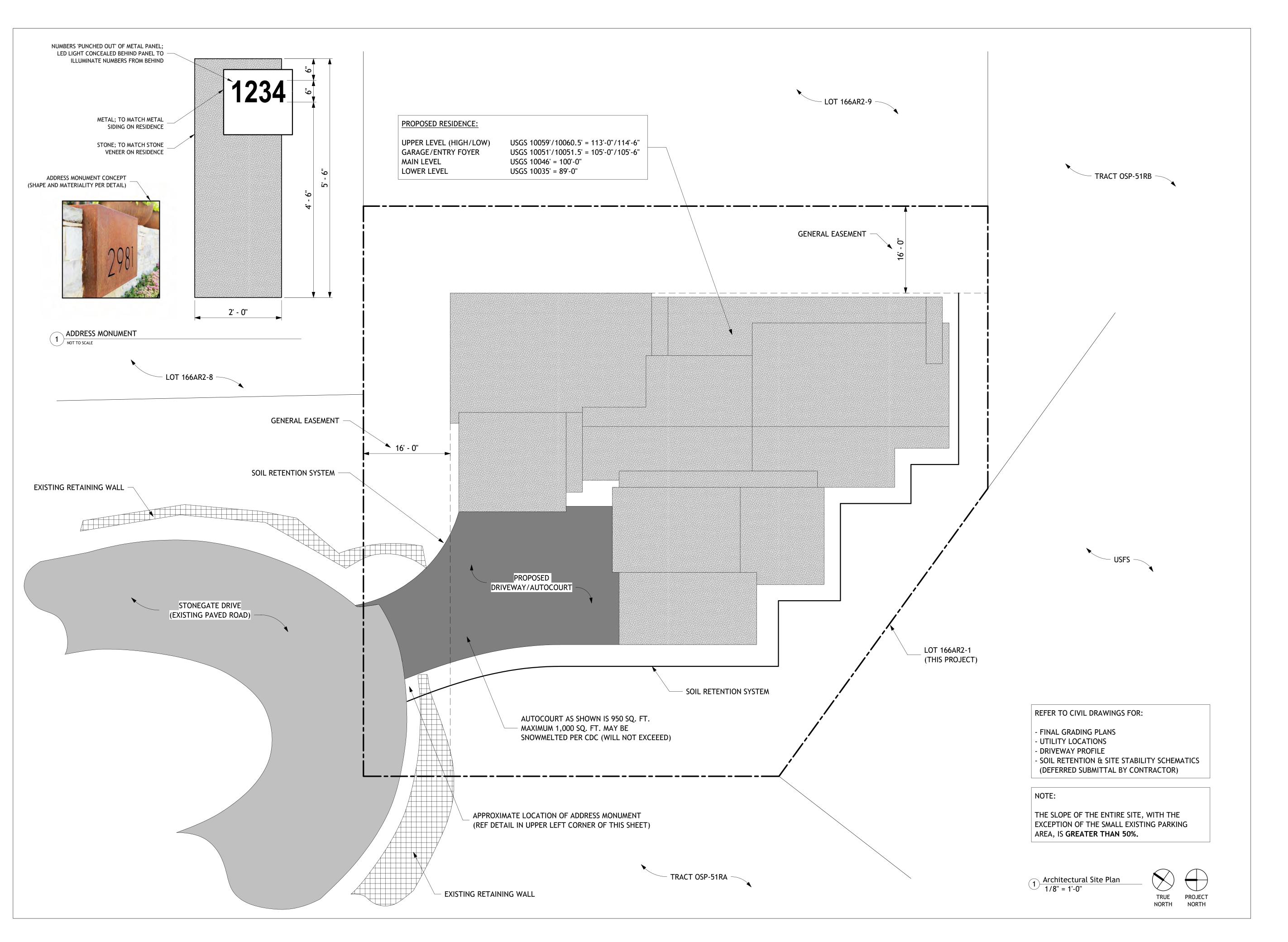
Project Number

Date 1.22.2024

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Checked By STB

A000





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Mechanical Engineer Hughes Consulting Engineering Dimitri Merrill dimitri@hce-pa.com 970.239.1949

HERS Consultant Lotus Energy Solutions Kim Wheels lotusenergysolutions@gmail.com 970.708.9674

Revision Description Date

Professional Seal:

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Project Description:

Mahfuz Residence

Lot 166AR2-1, Stonegate Drive

Mountain Village, CO 81435

Drawing Description:

Architectural Site Plan

Project Number

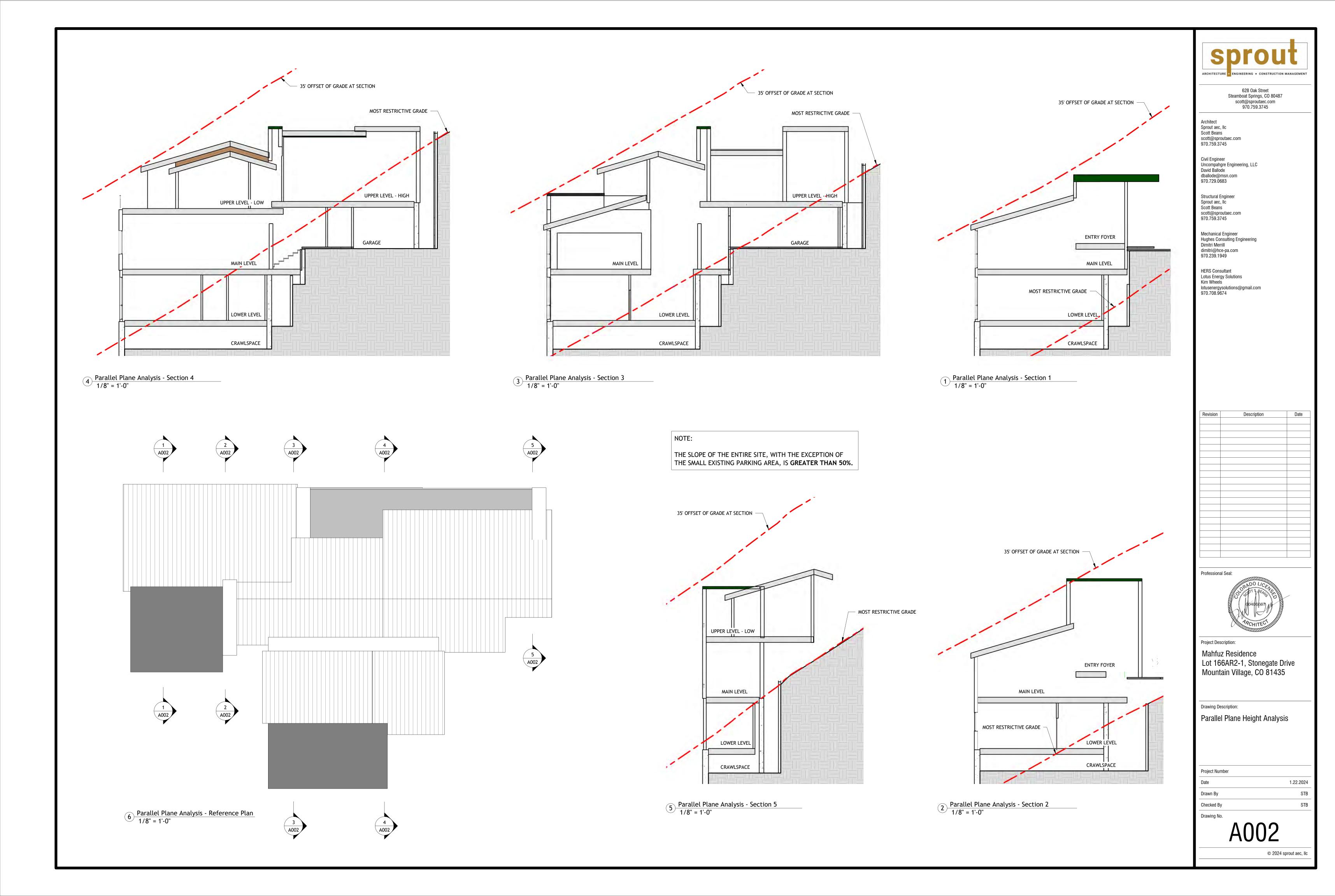
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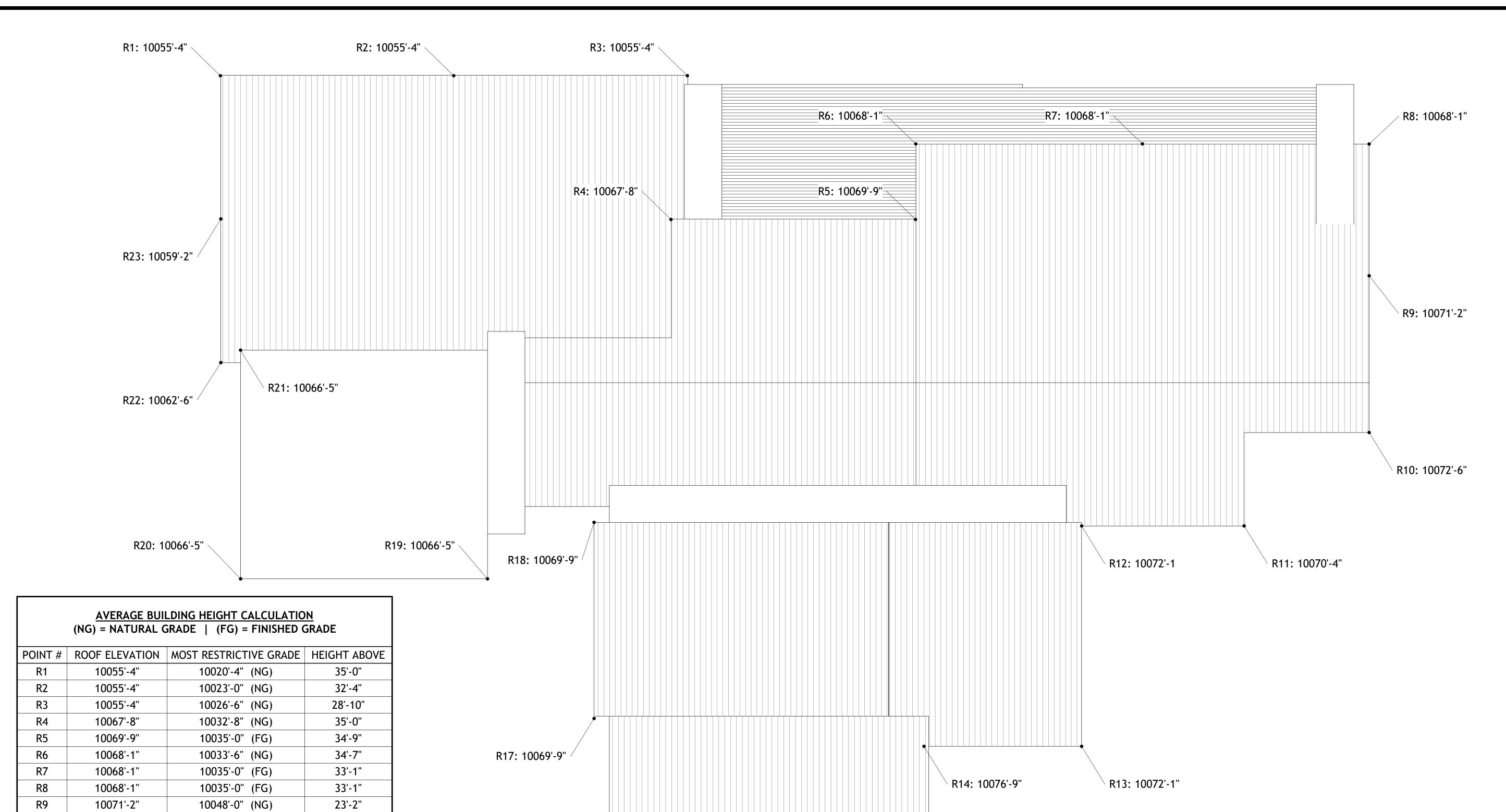
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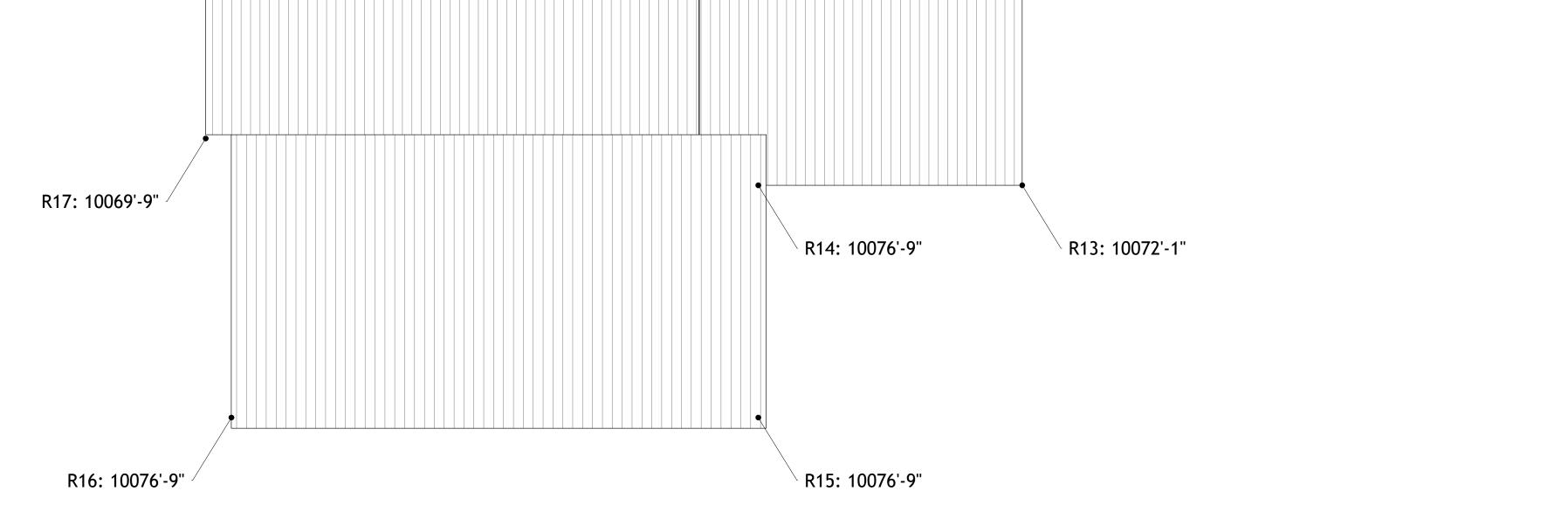
Drawing No.

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	(NG) = NATURAL (	GRADE   (FG) = FINISHED (	GRADE
POINT #	ROOF ELEVATION	MOST RESTRICTIVE GRADE	HEIGHT ABOVE
R1	10055'-4"	10020'-4" (NG)	35'-0"
R2	10055'-4"	10023'-0" (NG)	32'-4"
R3	10055'-4"	10026'-6" (NG)	28'-10"
R4	10067'-8"	10032'-8" (NG)	35'-0"
R5	10069'-9"	10035'-0" (FG)	34'-9"
R6	10068'-1"	10033'-6" (NG)	34'-7"
R7	10068'-1"	10035'-0" (FG)	33'-1"
R8	10068'-1"	10035'-0" (FG)	33'-1"
R9	10071'-2"	10048'-0" (NG)	23'-2"
R10	10072'-6"	10057'-2" (NG)	15'-4"
R11	10070'-4"	10035'-0" (FG)	34'-8"
R12	10072'-1	10046'-0" (FG)	26'-1"
R13	10072'-1"	10051'-0" (FG)	21'-1"
R14	10076'-9"	10051'-0" (FG)	25'-9"
R15	10076'-9"	10051'-0" (FG)	25'-9"
R16	10076'-9"	10051'-0" (FG)	25'-9"
R17	10069'-9"	10051'-0" (FG)	18'-9"
R18	10069'-9"	10044'-8" (NG)	25'-1"
R19	10066'-5"	10045'-4" (NG)	21'-1"
R20	10066'-5"	10043'-6" (NG)	22'-11"
R21	10066'-5"	10031'-5" (NG)	35'-0"
R22	10062'-6"	10032'-0" (NG)	30'-6"
R23	10059'-2"	10025'-10" (NG)	23'-4"
AVERA	GE HEIGHT		27'-11"
MAX A'	VERAGE ALLOWABL	E HEIGHT	30'-0"
COMPL	IANT BY		2'-1"







1.22.2024 Drawn By STB STB Checked By Drawing No.

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Revision

Professional Seal:

Project Description:

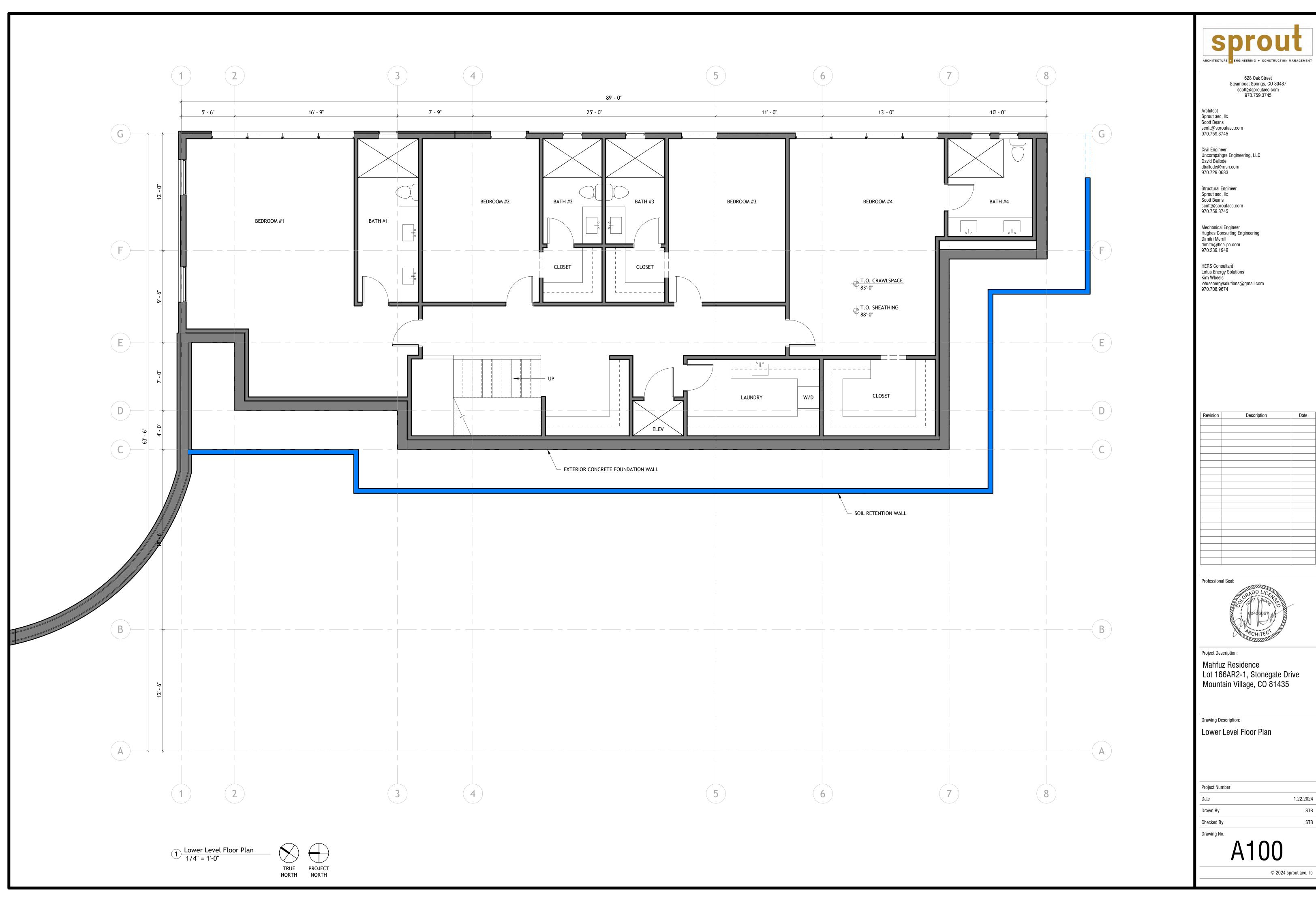
Drawing Description:

Mahfuz Residence Lot 166AR2-1, Stonegate Drive Mountain Village, CO 81435

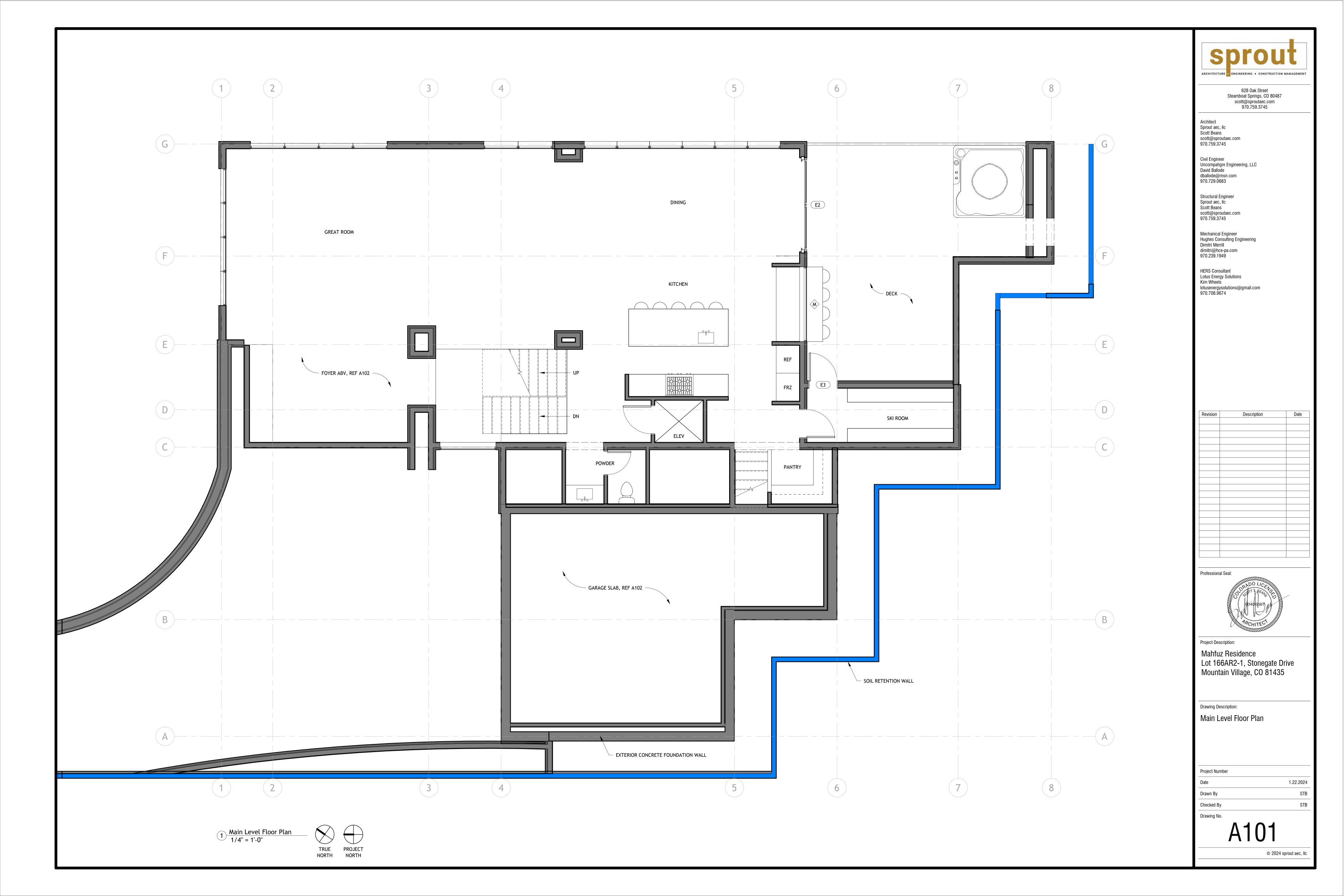
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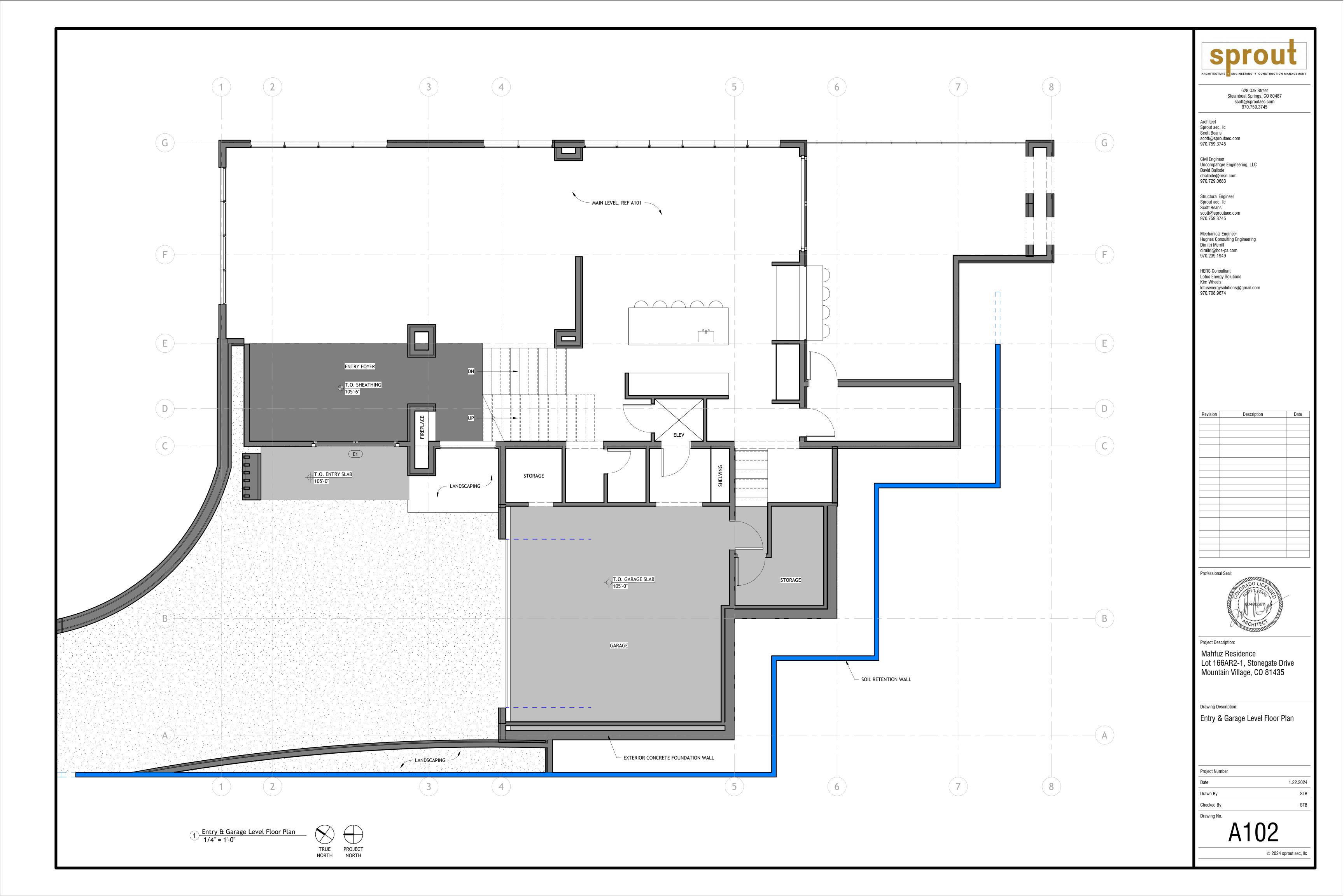
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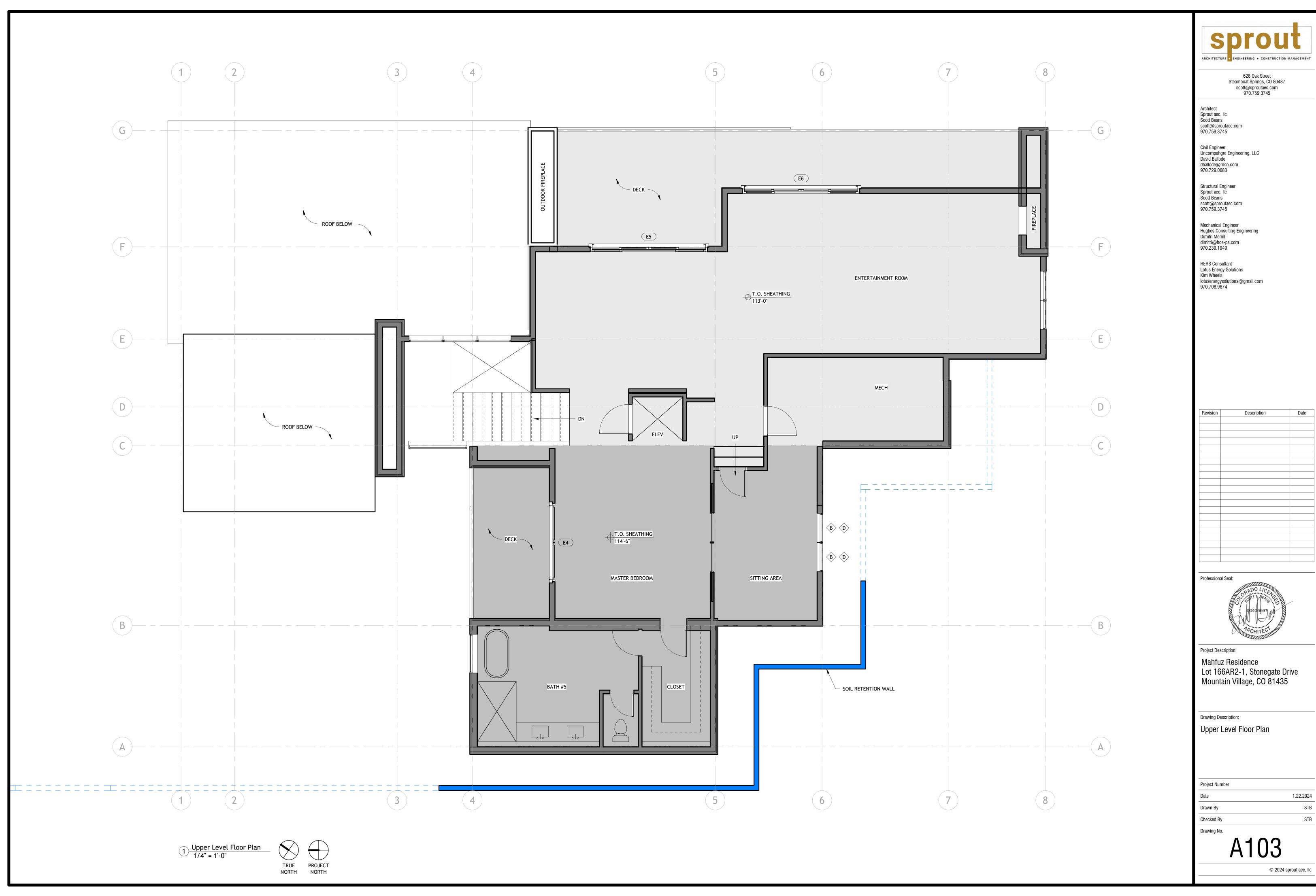
Date



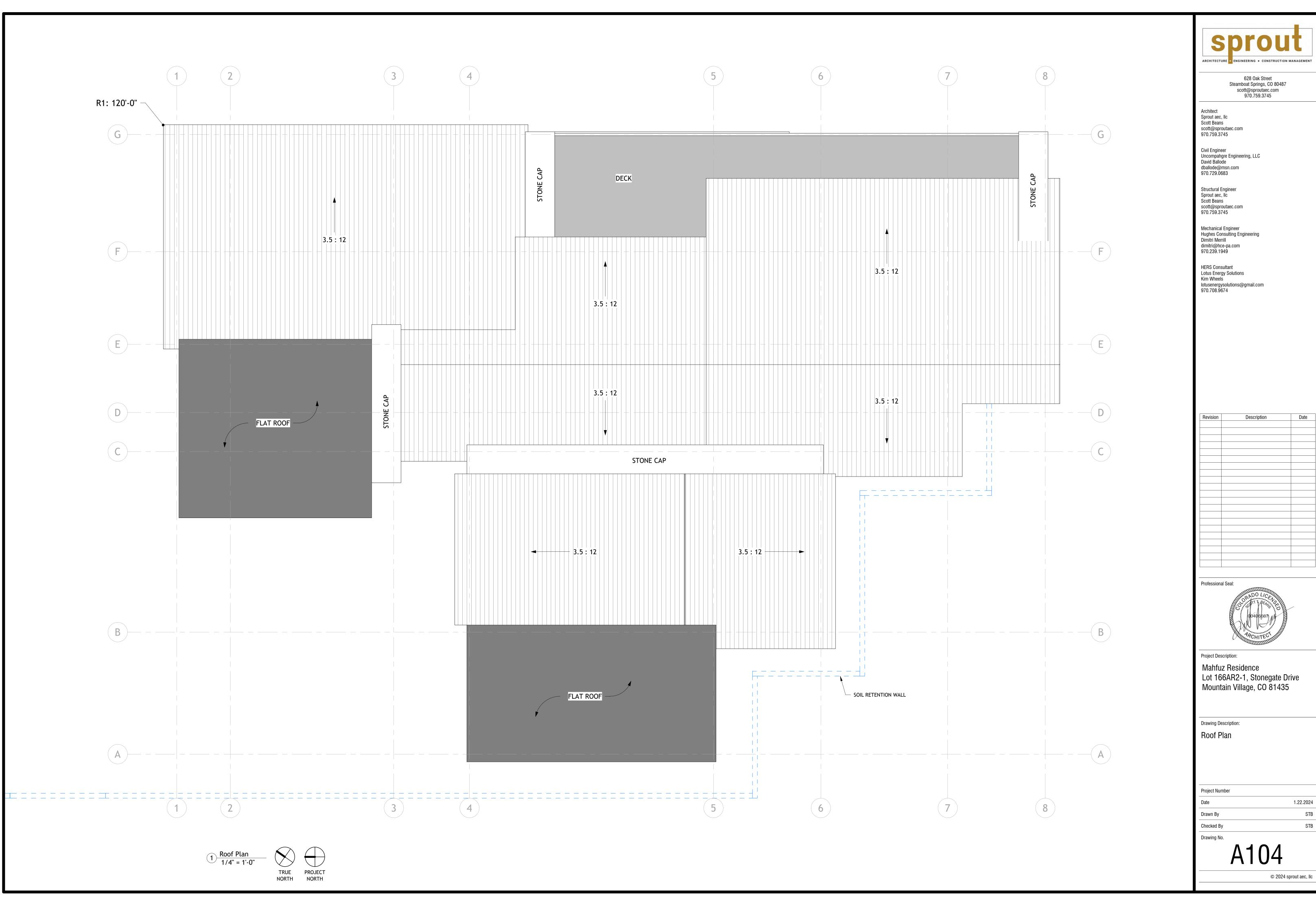
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Checked By	STB
Drawing No.	











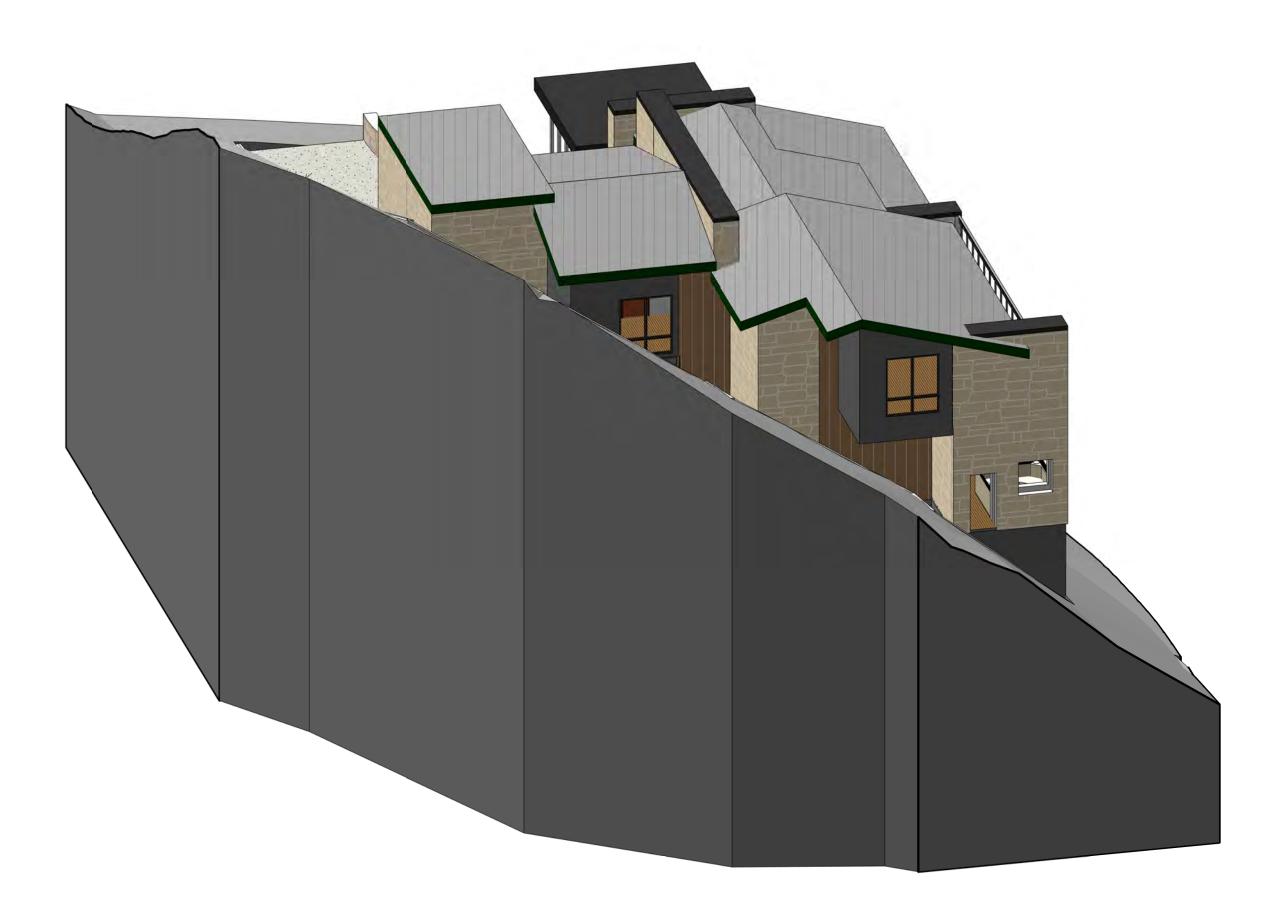


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3-D View #4



2 3-D View #2



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Revision	Description	Date
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Professional Seal:

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Mahfuz Residence

Lot 166AR2-1, Stonegate Drive

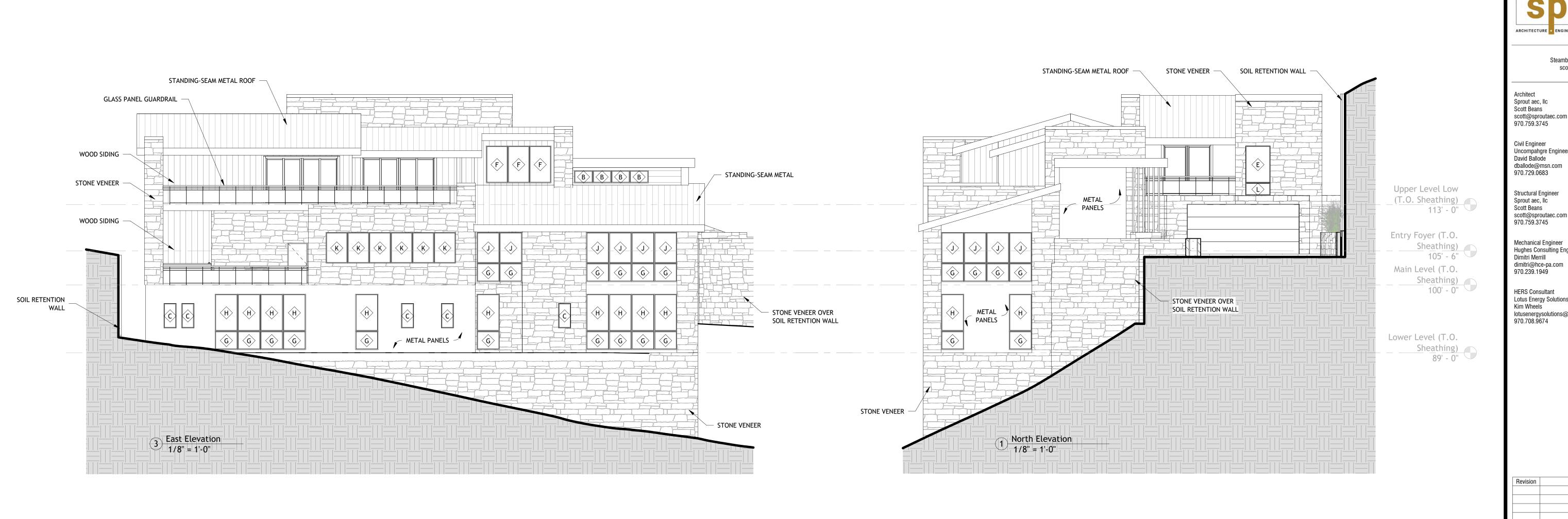
Mountain Village, CO 81435

Drawing Description:

Exterior 3-D Views

Project Numbe	r	
Date		1.22.2024
Drawn By		STB
Checked By		STB
Drawing No.		
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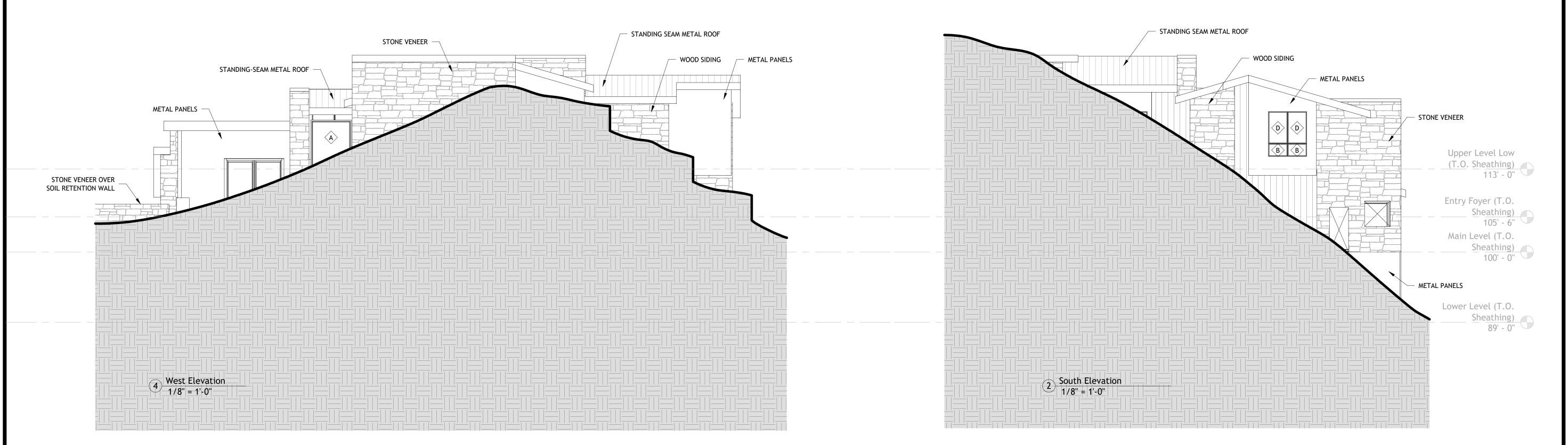
Date Revision Description

Professional Seal:

Project Description: Mahfuz Residence Lot 166AR2-1, Stonegate Drive Mountain Village, CO 81435

Drawing Description: Exterior Elevations

Project Number 1.22.2024 STB Drawn By STB Checked By Drawing No.





**EXPOSED CONCRETE: BOARD-FORMED** 



STONE: FULL-DEPTH LIMESTONE



METAL SIDING: DARK METAL PANELS



**VERTICAL 'WOOD':** TEXTURED METAL PANEL



**SLOPED ROOF:** STANDING SEAM METAL

EXTERIOR MATERIALS:								
STONE	4,072 SF	43.9%						
GLASS	1,462 SF	15.8%						
METAL PANEL	1,404 SF	15.1%						
WOOD	1,272 SF	13.7%						
EXPOSED CONC.	911 SF	9.8%						
GARAGE DOOR	158 SF	1.7%						

STONE	4,072 SF	43.9%
GLASS	1,462 SF	15.8%
METAL PANEL	1,404 SF	15.1%
WOOD	1,272 SF	13.7%
(POSED CONC.	911 SF	9.8%
ARAGE DOOR	158 SF	1.7%











2 SOUTH ELEVATION - MATERIAL CALCULATIONS 1/8" = 1'-0"

Sheathing) 100' - 0"

Sheathing) 105' - 6"

Lower Level (T.O. Sheathing) 89' - 0"

Drawing No.

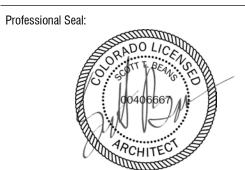
(T.O. Sheathing) 113' - 0" Sheathing) 105' - 6" Sheathing) 100' - 0" Revision Sheathing) 89' - 0"

628 Oak Street Steamboat Springs, CO 80487 scott@sproutaec.com 970.759.3745 Architect Sprout aec, Ilc Scott Beans scott@sproutaec.com 970.759.3745 Civil Engineer Uncompahgre Engineering, LLC David Ballode dballode@msn.com 970.729.0683 Structural Engineer Sprout aec, Ilc Scott Beans scott@sproutaec.com 970.759.3745

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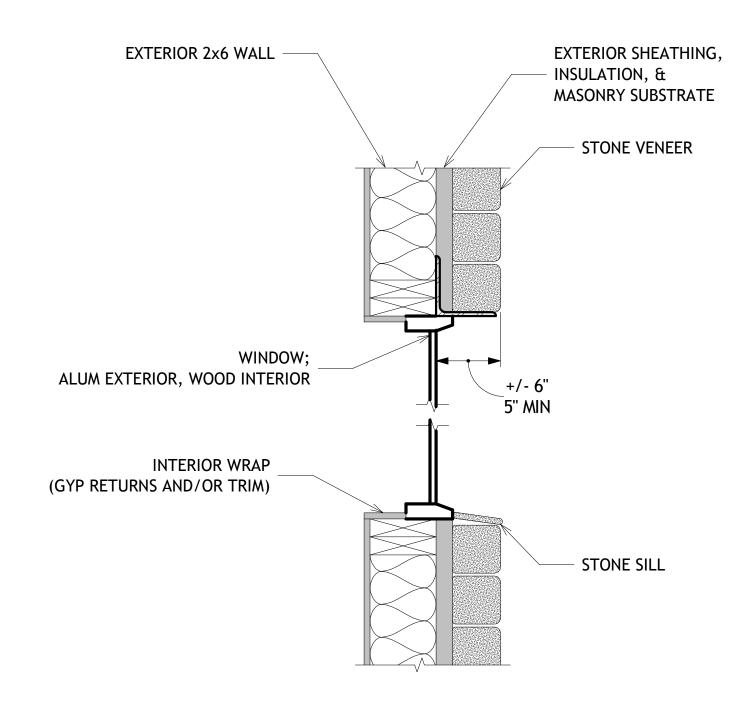
Date Description



Project Description: Mahfuz Residence Lot 166AR2-1, Stonegate Drive Mountain Village, CO 81435

Drawing Description: Exterior Material Calculations

Project Number 1.22.2024 STB Drawn By STB Checked By





	Door Schedule						
		Door					
	Size		Size	Size			
Mark	Width	Height	Material	Finish	Comments		
	,						
E1	9' - 0"	9' - 0"					
E2	10' - 0"	8' - 0"					
E3	3' - 0"	6' - 8"					
E4	8' - 0"	8' - 0"					
E5	12' - 0"	7' - 6"					
E6	12' - 0"	7' - 6"					

	Window Schedule						
		ize				Head	
Type Mark	Width	Height	Type	Material	Finish	Height	Comments
A	6' - 0"	15' - 0"				15' - 0"	
В	3' - 0" 3' - 0"	2' - 0"				13' - 0" 4' - 0"	
B B	3' - 0"	2' - 0"				4 - 0"	
В	3' - 0"	2' - 0"				4' - 0"	
ВВ	3' - 0" 3' - 0"	2' - 0"				4' - 0'' 4' - 0''	
В	3' - 0"	2' - 0"				2' - 6"	
В	3' - 0"	2' - 0"				2' - 6"	
C	2' - 0" 2' - 0"	4' - 0" 4' - 0"				8' - 0" 8' - 0"	
C	2' - 0"	4' - 0"				8' - 0"	
С	2' - 0"	4' - 0"				8' - 0"	
D	2' - 0" 3' - 0"	4' - 0" 5' - 0"				8' - 0" 9' - 0"	
D	3' - 0"	5' - 0"				9' - 0"	
D	3' - 0"	5' - 0"				7' - 6"	
D E	3' - 0" 4' - 0"	5' - 0" 6' - 0"				7' - 6" 8' - 0"	
F	3' - 6"	6' - 0"				8' - 0"	
F	3' - 6"	6' - 0"				8' - 0"	
G	3' - 6" 3' - 8"	6' - 0" 3' - 0"				8' - 0" 3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G G	3' - 8" 3' - 8"	3' - 0" 3' - 0"				3' - 6" 3' - 6"	
G	3' - 8"	3' - 0"				3 - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8" 3' - 8"	3' - 0"				3' - 6" 3' - 6"	
G G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G G	3' - 8"	3' - 0"				3' - 6" 3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G G	3' - 8"	3' - 0"				3' - 6" 3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G G	3' - 8"	3' - 0"				3' - 6" 3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G H	3' - 8" 3' - 8"	3' - 0" 6' - 0"				3' - 6" 9' - 6"	
Н	3' - 8"	6' - 0"				9' - 6"	
Н	3' - 8"	6' - 0"				9' - 6"	
H H	3' - 8" 3' - 8"	6' - 0" 6' - 0"				9' - 6"	
Н	3' - 8"	6' - 0"				9' - 6"	
Н	3' - 8"	6' - 0"				9' - 6"	
H H	3' - 8" 3' - 8"	6' - 0" 6' - 0"				9' - 6" 9' - 6"	
Н	3' - 8"	6' - 0"				9' - 6"	
Н	3' - 8"	6' - 0"				9' - 6"	
H	3' - 8" 3' - 8"	6' - 0" 5' - 0"				9' - 6" 8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0" 5' - 0"				8' - 6" 8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0" 5' - 0"				8' - 6" 8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
K	3' - 6"	5' - 0" 5' - 0"				8' - 6" 8' - 6"	
K	3' - 6"	5' - 0"				8' - 6"	
К	3' - 6"	5' - 0"				8' - 6"	
K	3' - 6" 3' - 6"	5' - 0" 5' - 0"				8' - 6" 8' - 6"	
L	4' - 0"	2' - 0"				2' - 0"	
M	8' - 0"	4' - 0"				7' - 0"	
Grand total: 74							



628 Oak Street Steamboat Springs, CO 80487 scott@sproutaec.com 970.759.3745

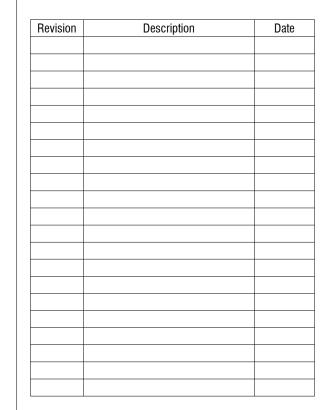
Architect Sprout aec, IIc Scott Beans scott@sproutaec.com 970.759.3745

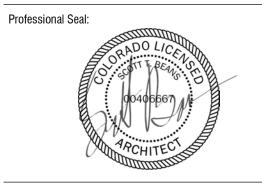
Civil Engineer Uncompahgre Engineering, LLC David Ballode dballode@msn.com 970.729.0683

Structural Engineer Sprout aec, Ilc Scott Beans scott@sproutaec.com 970.759.3745

Mechanical Engineer Hughes Consulting Engineering Dimitri Merrill dimitri@hce-pa.com 970.239.1949

HERS Consultant Lotus Energy Solutions Kim Wheels lotusenergysolutions@gmail.com 970.708.9674





Project Description:

Mahfuz Residence

Lot 166AR2-1, Stonegate Drive

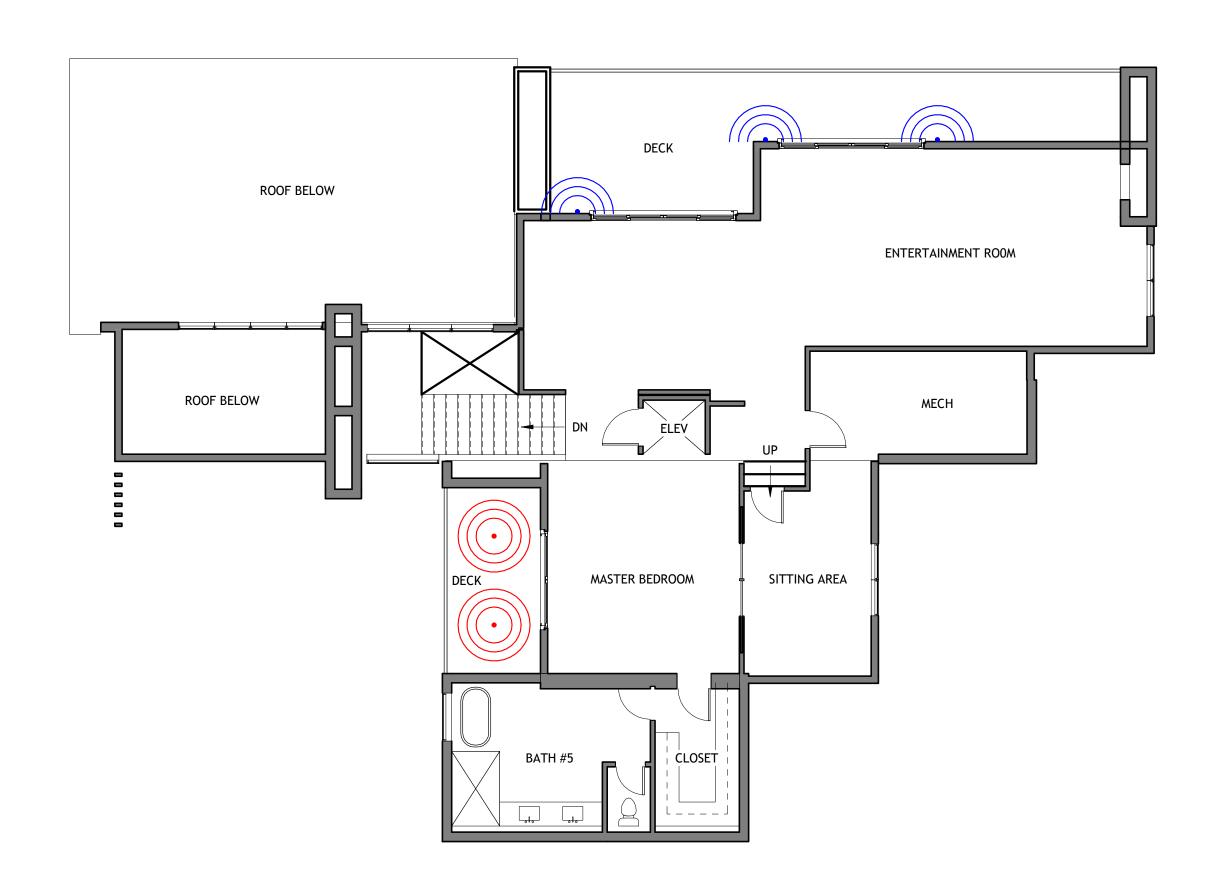
Mountain Village, CO 81435

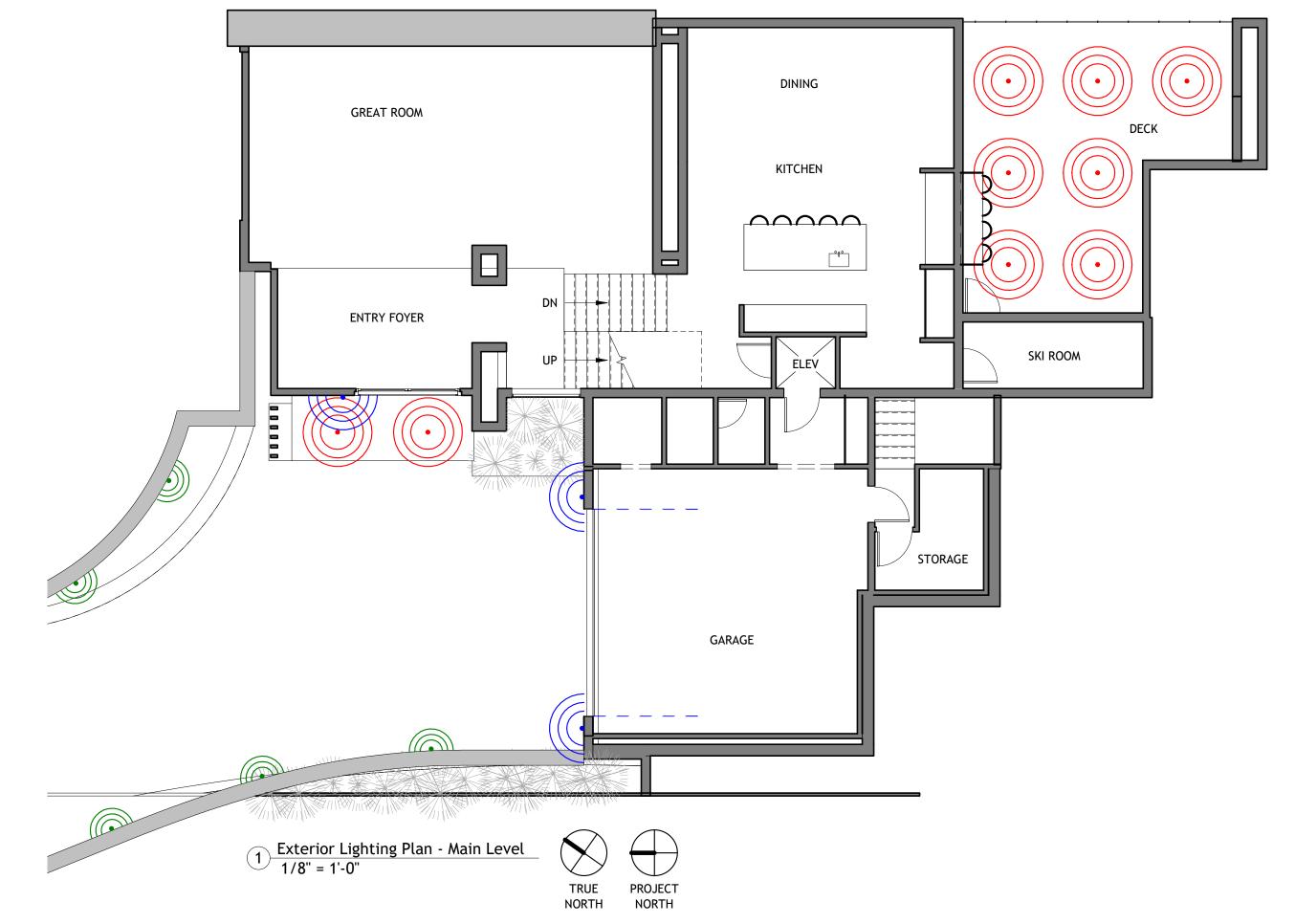
Drawing Description:

Door & Window Schedules

Project Number	
Date	1.22.202
Drawn By	ST
Checked By	ST

A300





# Lithonia Wafter LED Recessed Downlight | WF4 LED 27K30K35K



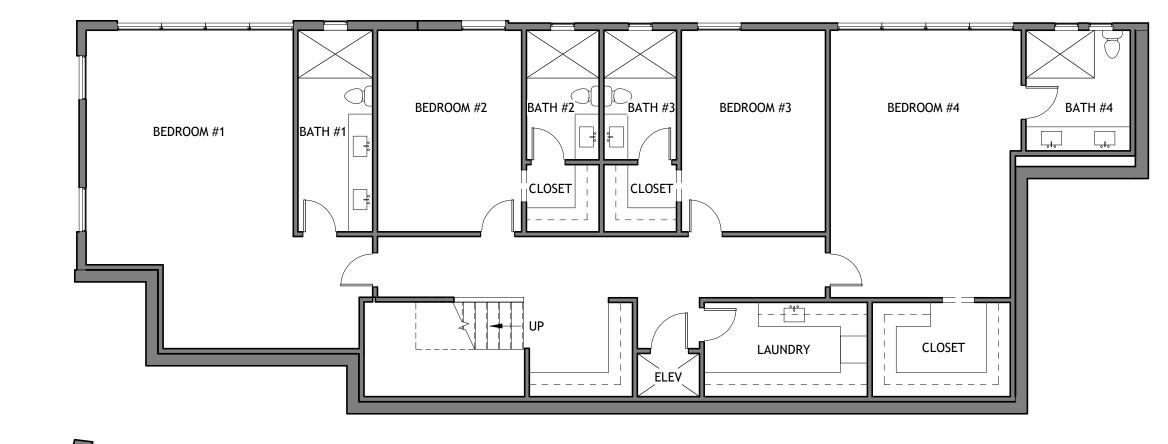
3 Exterior Lighting Plan - Upper Level 1/8" = 1'-0"

Color Temperature	3000K
Lumens	800
CRI	90
Rated wattage	10.1
Lu/Watts	79.2
Min. starting temp	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards
Input voltage	120V
Min. power factor	0.97
Input frequency	50/60 Hz
Input power	120V
Input current	0.09A

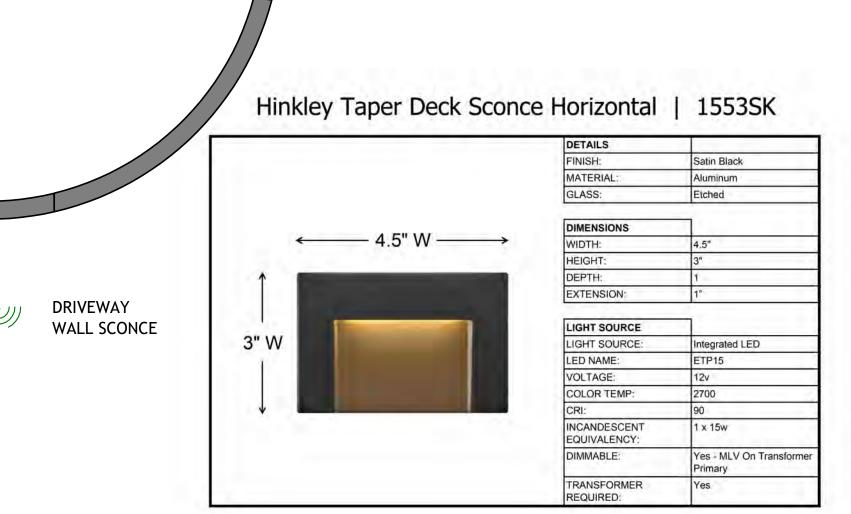
# Hinkley Taper Medium Wall Mount Lantern | 2144TK



	DETAILS	
COASTAL	FINISH:	Textured Black
FUENEA	MATERIAL:	Composite
ection 7" W	GLASS:	Etched
1		
	DIMENSIONS	
	WIDTH:	7"
	HEIGHT:	15"
	WEIGHT:	3.5 lbs.
	BACK PLATE:	7"W X 15"H
	EXTENSION:	3,5"
	TOP TO OUTLET:	7.5"
America Maria		
15" H	LIGHT SOURCE	
	LIGHT SOURCE:	Integrated LED
	LED NAME:	L214X-6
	WATTAGE:	8w LED *Included
	WATTAGE: VOLTAGE:	8w LED *Included 120v
	100000000000000000000000000000000000000	
	VOLTAGE:	120v
	VOLTAGE: COLOR TEMP:	120v 3000
	VOLTAGE: COLOR TEMP: LUMENS:	120v 3000 600



2 Exterior Lighting Plan - Lower Level 1/8" = 1'-0"



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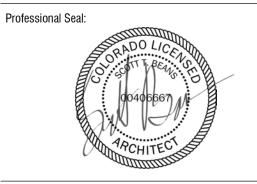
Civil Engineer Uncompahgre Engineering, LLC David Ballode dballode@msn.com 970.729.0683

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Revision	Description	Date



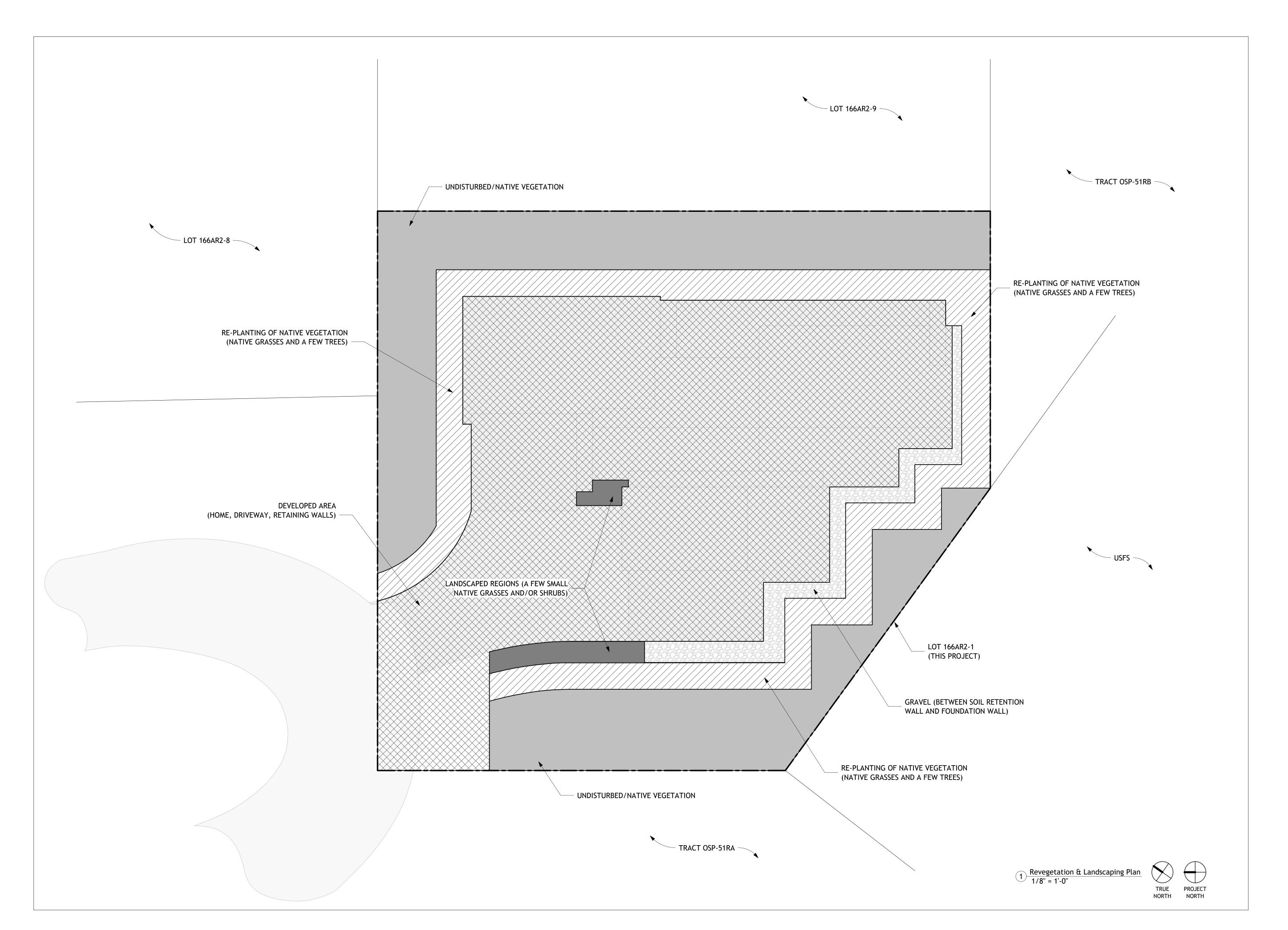
Project Description: Mahfuz Residence Lot 166AR2-1, Stonegate Drive Mountain Village, CO 81435

Drawing Description:

Exterior Lighting Plans

Project Number	
Date	1.22.2024
Drawn By	STB
Checked By	STB
Drawing No.	
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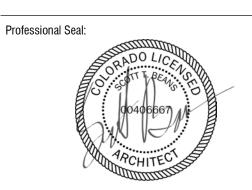
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HERS Consultant Lotus Energy Solutions Kim Wheels lotusenergysolutions@gmail.com 970.708.9674

Revision	Description	Date



Project Description:

Mahfuz Residence

Lot 166AR2-1, Stonegate Drive

Mountain Village, CO 81435

Drawing Description:

Revegetation & Landscaping Plan

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# AGENDA ITEM 7 PLANNING & DEVELOPMENT SERVICE PLANNING DIVISION

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

TO: Mountain Village Design Review Board

**FROM:** Drew Nelson, Senior Planner

**FOR:** Design Review Board Public Hearing: April 4, 2024

**DATE:** March 20, 2024

**RE:** Staff Memo – Planned Unit Development Amendment, Pursuant to Section

17.4.12.N. of the Community Development Code

APPLICATION OVERVIEW: Planned Unit Development Amendment Lots 38-50-51RR and OS-1A-MVB – Madeline Hotel Ice Rink Management

# **PROJECT GEOGRAPHY**

**Legal Description:** HC 702 TELLURIDE MOUNTAIN VILLAGE RESORT CONDOMINIUMS LOT 38 50 51RR ACC TO PLAT BK 1 PG 4849 AND DECS 445635 DEC 23 2016 ALSO PL BK 1 PG 4061 PL BK 1 PG 4064 AND DECS 405677 FEB 11 2009 420677 NOV 23 2011 430163 OCT 7 2013 436249 JAN 29 2015 436900 MARCH 20 2015 437569 MAY 15 2015

Address: 568 Mountain Village Boulevard Applicant/Agent: Town of Mountain Village

Owner: Town of Mountain Village
Zoning: Village Center/Mixed Use
Existing Use: Ice Rink – Madeline Hotel
Proposed Use: Private Use of Public

Skating Rink **Lot Size:** 0.858

Adjacent Land Uses:
• North: Mixed Use

East: Mixed UseWest: Mixed UseSouth: Mixed Use



Figure 1: Vicinity Map

## **ATTACHMENTS**

Exhibit A: Application Narrative

Exhibit B: Development and Conveyance Agreement Exhibit C: Lease and Management Agreement

<u>Case Summary</u>: The Town of Mountain Village owns and maintains the ice rink located adjacent to the Madeline Hotel and Residences at 568 Mountain Village Boulevard. The Madeline Hotel serves as the operator of the skate rental concession. The Town has been in negotiations with hotel management to amend and modernize the existing Lease and Management Agreement along with the Development and Conveyance Agreement that establishes the terms of use of the ice rink. The draft amended agreements will memorialize the general terms that the Town and hotel management have reached for shared use between the parties. These proposed terms include revenue sharing, private use by the hotel for special events, and overall management improvements of the public benefits to allow for better use of the ice rink. No physical changes to the exterior of the hotel or plaza are proposed through these agreements.

This application is considered a Major PUD Amendment because it changes the terms of the original Development Agreement and slightly alters the public benefits as outlined in the approved PUD.

Specific terms of the proposed amendment include the following:

- Allows the hotel up to eight (8) private events each ice season, with blackout dates for popular holidays.
- Allows the Town up to six (6) public events each ice season, with the same blackout dates as noted above.
- Allows for free public skating for anyone who brings their own skates, and a free skate rental for hotel guests under 12 years of age.
- Allows each partner the opportunity for two (2) social purpose days to provide a fundraising opportunity for non-profit organizations.
- Splits the net profits/losses for the ice rink equally between the partners, including the costs for the fountain room.
- Sunsets the remaining financial obligation in the Conveyance Agreement after one full replacement of the sun shade system used to preserve ice.
- Commits the parties to remodel the public restrooms that are part of the hotel.

**Applicable CDC Requirement Analysis:** The DRB's role in reviewing PUDs and amendments is focused on the physical design of any proposed development, so limited review of this PUD amendment is appropriate in this case. The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. **Please note that Staff comments will be indicated by** Italicized Text.

# **Chapter 17.4: PLANNED UNIT DEVELOPMENT REGULATIONS**

## 17.4.12.N. Planned Unit Development Amendment Process

Section 17.4.12.N. of the CDC guides the DRB and Town Council in the process of major amendments to PUDs. The CDC specifically notes that a major amendment shall be processed as a Class 4 development application, and the criteria for a decision for a PUD amendment are the same as for the creation of a PUD. Section 17.4.12.O.2. allows the Town of Mountain Village to initiate the amendment process, which is the case for this application.

Staff: The proposed amendments to the Agreements is in conformance with the policies and procedures for PUDs as established by the CDC. The CDC requires that any changes to the public benefits or improvements outlined in the Development Agreement be

considered a major amendment to the PUD, which requires the Class 4 review by the DRB and Town Council.

## 17.4.12.E. Criteria for Decision

Section 17.4.12.E. of the CDC provides for nine (9) criteria that shall be met for the review authority to approve the PUD and its associated Development Agreement:

1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan.

Staff: As noted in the application narrative prepared by the Town, there are two sections of the 2022 Comprehensive Plan that are applicable to this PUD amendment:

- Open Space and Recreation 3E "Mountain Village continues to work with regional partners to provide a world-class recreational experience."
- Community Facilities Vision "Mountain Village maintains progressive, sustainable, and responsive public services and community facilities."

Staff believes this criteria is being met.

2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards.

Staff: No material changes are being proposed to the underlying zoning or major components of the existing approved PUD; thus, the DRB's review of this application is narrow. The proposed amendment will create a more equitable management arrangement between the Town and the hotel. It will also allow for limited private use of a public facility.

3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general.

Staff: The use of the ice rink by the public as an amenity for both residents and guests of the hotel provides for a creative approach to management of the facility, and splits costs and responsibilities more equitably between the parties for the betterment of the community.

4. The proposed PUD is consistent with and furthers the PUD purposes and intent.

Staff: The PUD amendment allows for the ice rink to continue to be a public amenity as originally envisioned in the approved PUD. The amendment would allow the Town to fund the cost of operations and maintenance with revenues directly related to the ice rink itself.

5. The PUD meets the PUD general standards.

Staff: Section 17.4.12.I. of the CDC provides for general standards when applying for a PUD that includes the following:

• Authority to Initiate – The Town of Mountain Village is initiating the PUD amendment, and is authorized by the CDC to do so.

- Eligible Property the property is eligible and the application is supported by hotel management.
- Minimum PUD Size not applicable.
- Minimum Density not applicable.
- Rezoning Ordinance Required the Town Council will consider an ordinance that would approve the proposed amended Development Agreement and Lease/Management Agreement. There is no rezoning proposed.
- Prior Approved PUDs This is an amendment to the prior approved PUD.
- Density Transfer not applicable.
- Landscaping and Buffering not applicable.
- Infrastructure the proposed PUD amendment would not change any of the physical infrastructure associated with the ice rink.
- Phasing there is no phasing proposed as part of the PUD amendment.
- 6. The PUD provides adequate community benefits.

Staff: As noted in the application narrative, the proposed PUD amendment would continue to provide the public with the benefit of access to the ice rink. In addition, the community benefits from cost and revenue sharing between the Town and the hotel to work towards breaking even on the management of the ice rink. This amendment would also require the hotel to pay for a full replacement of the sun shade system, which is a significant benefit as it extends the ice season to the end of ski season. The Development Agreement also memorializes a remodel of public restrooms as previously authorized by the Town Council.

7. Adequate public facilities and services are or will be available to serve the intended land uses.

Staff: Through the proposed PUD amendment, the public continues to have access and services related to the ice rink. Further, the public benefits through cost and revenue sharing rather than the imbalance that exists between the Town and the hotel currently.

8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.

Staff: The proposed PUD does not create any additional circulation hazards, and all parking/trash/delivery issues would not be changed by the amended agreements.

9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.

Staff: The amendment will allow for private use of a public facility as defined in the Lease and Management Agreement that is proposed for the PUD amendment. Section 17.6.2. of the CDC regulates special events in the Town, and any private use by the hotel will still require a Special Event Permit to be approved prior to the use of the ice rink.

**Staff Recommendation:** Staff recommends the DRB recommend approval of the PUD Amendment to the Mountain Village Town Council as proposed.

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

# **Proposed Motion:**

Following a public hearing, if the DRB deems this application to be appropriate for a recommendation of approval to the Town Council, staff has provided the suggested motion below.

# Approval:

I move to recommend approval of an amended Planned Unit Development, amending the Lease and Management Agreement and the Development and Conveyance Agreement, for Lot 38-50-51RR and Lot OS-1A-MVB, based on the evidence provided in the staff memo of record dated March 21, 2024, and the findings of this meeting.



TO: DRB

FROM: Molly Norton, Community Engagement Coordinator

J.D. Wise, Economic Development & Sustainability Director

DATE: February 21, 2024

**RE:** Madeline Ice Rink Management Agreement – Major PUD Amendment

**Application** 

## **SUMMARY**

The Town has been working with the Madeline Hotel & Residences to renegotiate the ice rink lease and management agreement. The Town owns and maintains the ice rink under the Ice Rink Easement Agreement and has historically done so at a significant loss. The Town seeks to execute a new ice rink lease and management agreement with the Madeline with the inclusion of the below terms, which necessitates a major PUD amendment application. The proposed terms for this new agreement envision an equitable share of revenues/losses once both entities costs are covered.

## PROPOSED ICE RINK AGREEMENT TERMS:

- Madeline allowed up to 8 private events each ice season.
  - Blackout dates December 20 January 5, Friday Monday of MLK weekend, Friday Monday of Presidents weekend.
- TMV allowed up to 6 public events same blackout dates apply.
- Free public skating for anyone who brings their own skates.
- Madeline guests under 12 can receive a token for a free skate rental during their stay.
- Town commits to remodeling the public restrooms (already an obligation of the Town under the Development Agreement) in the TMV civic condominium to current remodel standards.
   Madeline contractor will perform all work and Madeline will bill the town for the remodel costs up to \$355,000.
- Town and Madeline to split the 2022 overage cost for the fountain water room 50/50 (\$16,700 total overage amount).
- Town will amend the OS1A MVB Conveyance Agreement to re-state Madeline's obligation to provide one full replacement of the ice rink shade structure not to exceed the \$110,000 obligation in the current agreement and removing the obligation for excess funds to be used for additional R&M purposes. Madeline has already contributed ~\$25,000 for the initial system.
  - Parties agree to communicate the need for a new system no less than 6 months in advance of the ice season to allow reasonable time for budgeting purposes.
- Madeline shall be allowed up to two "social purpose" days where 100% of net proceeds are donated to a 501(c)(3) of Madeline's choice. Madeline shall confer with the Town for selection of the 501(c)(3).
- Town shall be allowed up to two "social purpose" days same as above with proceeds benefiting a local non-profit.
- Madeline and Town will split net profit or loss on the ice rink 50/50:
  - Net profits accounting for all revenues minus actual operating expenses (labor, equipment lease, etc.) for both parties.
  - Not to include capital improvements, equipment purchases, new skates, etc.
- Parties are working in good faith to bring through a PUD amendment and subsequently execute this agreement. If the PUD amendment is approved, this arrangement would go into effect retroactive to the 2022/2023 ice season and payment shall be made in arrears for the 2022/23 and 2023/24 ice seasons.



### **BACKGROUND:**

In the original PUD for the Madeline Hotel & Residences, the ice rink at Reflection Plaza was built as a public benefit. The Town owns and maintains the ice rink and has engaged various operators over the years to handle day-to-day operations of the rink and associated skate center. In recent years the Madeline has operated the rink under the 'Commercial Lease and Management Agreement Mountain Village Ice Rink and Skate Center' which expired in 2022.

In November 2022 the Town and the Madeline entered into a short-term Ice Rink Lease Agreement establishing a desire by both parties to renegotiate a long-term agreement to realize the ice rink's full potential.

In the previous agreement, the Town received a revenue share of 5% of gross revenues and was responsible for utility costs and the day-to-day maintenance of the ice surface. For the 2022/2023 season, this would have resulted in revenues of \$4,340 paid to the Town, with expenses of \$69,697 in labor and utility costs for a net loss of (\$65,357). Meanwhile, the Madeline would have realized a net profit of \$51,451.

In the agreement purposed in this major PUD amendment, the Town and the Madeline would share in any profits or losses equally, with profits only being realized once both entities costs had been recovered. For the 2022/2023 ice season, overall costs were not met, and each entity would realize a loss of (\$6953). Moving forward, the Madeline is confident that they will continue to drive use of the rink and, along with the ability to sell the ice rink for private rentals, will generate modest profits in the coming season.

PROPOSED Reflection Plaza Ice Rink Agreement		
Based on 22/23 Winter Season		
Revenue (22/23)	Costs	Profit/Loss
\$86,791	\$100,697	(\$13,906)
TMV	\$69,697	(\$6,953)
Madeline	\$31,000	(\$6,953)

PREVIOUS Reflection Plaza Ice Rink Agreement  Based on 22/23 Winter Season			
	\$86,791	\$100,697	(\$13,906)
TMV (5% of reveune)	\$4,340	\$69,697	(\$65,357)
Madeline	\$82,451	\$31,000	\$51,451

## **CRITERIA FOR DECISION:**

Section 17.4.12(E):



the PUD Zone District, along with the associated PUD development agreement:

1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;

The Comprehensive Plan's Open Space and Recreation Vision emphasizes the importance of recreation activities and facilities in our community. The policies and principles in 3E of the Comprehensive Plan outline that "II. Mountain Village continues to work with regional partners to provide a world-class recreational experience." Furthermore, 3.II.B. & C. outline the need to strengthen and forge new partnerships and to provide residents and visitors with diverse and exciting recreational opportunities.

As demonstrated in this application and the new agreement, Town looks to continue to work with the Madeline, our local partner, to provide the day-to-day management of the ice skating operations. The application seeks to enhance the partnership and community benefit with Town's commitment to work with Madeline on a cost-savings approach to remodel the public restrooms and improve the quality of those facilities as well as opportunities for "social purpose" days for local non-profits. The Madeline has proven to be a valuable partner in providing the staffing and skate equipment for the ice rink. They continue to invest in events to promote and enhance the guest experience, including an alpenglow projection show on the ice for the 2023/2024 winter season.

Lastly, the Community Facilities Vision states, "Mountain Village maintains progressive, sustainable, and responsive public services and community facilities." With the new agreement under this PUD amendment, Town will realize meaningful revenues to support the operation and maintenance of this important community facility. Additionally, the facility becomes more accessible to the public, with free skating allowed during all operating hours when participants bring their own skates.

2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;

No changes to zone district or zoning designations are proposed as part of this application.

3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general;

No new development is proposed as part of this application. The new terms of the commercial lease and management agreement provide a creative approach to sharing revenue after outlined costs are covered; enabling Town to pay for the costs of operating and maintaining the facility with rental revenues rather than taxpayer dollars. Additionally, the new agreement provides an opportunity for a limited number of private rentals to help generate increased revenue (a practice commonly utilized at similar public facilities) as well as the opportunity for ice skating revenues to assist in benefiting non-profit organizations.

4. The proposed PUD is consistent with and furthers the PUD purposes and intent;

The PUD amendment continues to provide the ice rink as a public benefit as outlined in the original PUD and provides for a replacement of the sunshade system as outlined in the OS1A MVB Conveyance Agreement not to exceed the costs originally outlined in the original agreement. The Town remains responsible for costs of maintaining the rink per the Ice Rink Systems Easement Agreement, but with the ability now to fund those costs with the ice skate rink revenues.



## 5. The PUD meets the PUD general standards;

This PUD amendment meets the PUD general standards as outlined in 17.4.12(I) of the CDC:

- 1. Authority to Initiate. The Town of Mountain Village, under its authority in the CDC, is bringing this application forward.
- 2. Eligible Property. Lot 38-50-51R is an eligible property.
- 3. Minimum PUD Size. Not applicable to this application.
- 4. Minimum Density. Not applicable to this application.
- 5. Rezoning Ordinance Required. Not applicable to this application.
- 6. *Prior-Approved PUDs.* This was a prior approved PUD and at the time of approval it met PUD standards or was granted variances pursuant to the provided public benefits.
- 7. Density Transfer. Not applicable to this application.
- 8. Landscaping and Buffering. This application does not change the physical aspects of the ice rink, landscaping or public spaces.
- 9. *Infrastructure*. This application does not change any infrastructure of the ice rink or associated facilities.
- 10. Phasing. Not applicable to this application.
- 6. The PUD provides adequate community benefits;

This new agreement improves the community benefits of the original agreement. This includes the ice rink still as a public benefit with the additional benefit of the costs of operating and maintaining the ice rink to be appropriately covered by the revenues of the ice rink, free public skating during all operational hours with you bring your own skates, Town's ability to host up to 2 days where all revenues will benefit a local non-profit and remodeled public restrooms located in the breezeway nearest top of Chair 1.

7. Adequate public facilities and services are or will be available to serve the intended land uses;

The ice rink remains a public facility, managed under the commercial lease and management agreement by the Madeline Hotel and Residences. The new agreement improves free, public use of the facility with free skate hours extended from 1 hour to all hours of operation. Previously, free skate was limited to 12-1. Anyone bringing their own skates may use the facility for free during operating hours. The new agreement also allows for private rental of the facility up to 8 days in the season, of which revenues will be shared equally between Town and the Madeline, as well as Town's ability to reserve use of the rink for special events.

8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and



The proposed amendment does not create vehicular or pedestrian circulation hazards nor cause parking, trash or service delivery congestion.

9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.

The proposed amendment follows Town regulations and standards. The newly added ability for private and special use events will follow the Special Events Regulations and application process.

# **ATTACHMENTS**

Appendix A: 2024 Mountain Village Ice Rink Lease and Management Agreement Appendix B: Combined First Amendment to Development Conveyance Agreements

# COMBINED FIRST AMENDMENT TO THIRD AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR LOT 3850-51R PLANNED UNIT DEVELOPMENT AND SECOND AMENDED AND RESTATED OS-1A-MVB CONVEYANCE AGREEMENT

THIS COMBINED FIRST AMENDMENT ("Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2024 ("Effective Date"), by and between TOWN OF MOUNTAIN VILLAGE, a Colorado home rule municipality ("Town"), and Telluride Resort Partners LLC ("Owner," and together with the Town, the "Parties").

WHERAS, the Town owns certain real property in San Miguel County located at 568 Mountain Village Boulevard, Mountain Village, Colorado, Assessor Parcel No. 477903106105 (the "Property"), which is subject to the Lot 38-50-51R Planned Unit Development ("PUD"); and

WHEREAS, as part of the Town's approval of the Lot 38-50-51R PUD, as governed by the Second Amended and Restated Development Agreement, recorded in the San Miguel County Clerk and Recorder's Office at Reception No. 439952 ("Development Agreement"), the Town approved a replat of OS-1A-MVB ("Replat Approval"), previously owned by the Town, into Lot 38-50-51R to be incorporated into the Telluride Mountain Village Resort Condominiums ("Community") and to be used for the construction of a porte cochere, elevated outdoor pool, and pool deck for the Community in accordance with plans approved by the Town's Design Review Board ("DRB"); and

WHEREAS, in conjunction with the Replat Approval, the Town conveyed OS-1A-MVB to Owner pursuant to a Special Warranty Deed recorded on March 25, 2015, and in accordance with that certain OS-IA-MVB Conveyance Agreement recorded at Reception No. 436899 ("Conveyance Agreement"); and

WHEREAS, pursuant to Ordinance No. \_\_\_\_\_\_, the Town approved a major amendment to the Lot 38-50-51R PUD to allow for private rentals of the ice rink and to reduce Owner's contribution concerning the shade structure in accordance with the terms and conditions of the Parties' long-term lease agreement for the Property; and

WHEREAS, in accordance with said ordinance, the Parties desire to modify portions of the Development Agreement and Conveyance Agreement in the manner provided herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein, including the above recitals, and for good and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

- 1. <u>Recitals</u>. The foregoing Recitals are incorporated herein by reference.
- 2. <u>Amendment to Development Agreement</u>. The Parties hereby amend Section 5 of the Development Agreement to read as follows:

# 5. PERMITTED USES

B. The permitted uses for the Plaza Unit and Ice Rink Unit shall be the same as for the Full Use Active Open Space Zone District as set forth in the CDC; provided, however, that the Ice Rink Unit may be available for private rental and closed to the public pursuant to the terms of the lease agreement between the Parties.

# 10. ADDITIONAL COMMUNITY BENEFITS

B. The Parties acknowledge that the Owner has contributed \$15,305.57 as of the Effective Date for the design and construction of shade structure improvements over the ice rink ("Shade Structure") located within the Community. The Owner shall pay to the Town the remaining \$2,544.99 for the initial Shade Structure. The Parties agree that the Owner shall also provide one full replacement of the Shade Structure at actual cost not to exceed \$92,150.43, and that the Owner shall no longer be responsible for providing excess funds to be used for additional repairs and maintenance purposes. The Parties

agree to confer regarding the need for a new Shade Structure at least six months in advance of the next winter season to allow each enough time to budget for said structure.

- 3. <u>Amendment to Conveyance Agreement</u>. The Parties hereby amend Section 1.2 of the Conveyance Agreement to read as follows:
  - 1.2 Ice Rink Shade Structure. The Parties acknowledge that the Owner has contributed \$15,305.57 as of the Effective Date for the design and construction of shade structure improvements over the ice rink ("Shade Structure") located within the Community. The Owner shall pay to the Town the remaining \$2,544.99 for the initial Shade Structure. The Parties agree that the Owner shall also provide one full replacement of the Shade Structure at actual cost not to exceed \$92,150.43, and that the Owner shall no longer be responsible for providing excess funds to be used for additional repairs and maintenance purposes. The Parties agree to confer regarding the need for a new Shade Structure at least six months in advance of the next winter season to allow each enough time to budget for said structure.
- 4. <u>This Amendment Controls</u>. In the event that any terms, conditions, and provisions contained in this Agreement are inconsistent with or otherwise conflict with any terms, conditions, and provisions contained in the Development Agreement, Conveyance Agreement, and/or any amendments thereto, the terms, conditions, and provisions contained in this Agreement shall control.
- 5. <u>No Other Modifications</u>. No other amendments, modifications, or alterations to the Development Agreement or Conveyance Agreement, other than the amendments specifically stated herein, are contemplated or made by the execution of this Agreement. All other terms, conditions, provisions, rights, duties, and benefits stated in the Development Agreement and Conveyance Agreement shall continue in full force and effect.
- 6. <u>Counterparts; Electronic Signatures</u>. This Agreement may be executed in multiple counterparts or by legible electronic copy, each of which shall constitute original, but all of which, taken together, shall constitute one and the same instrument. The electronic transmission of a signed copy of this Agreement shall be considered valid and constitute a signed original.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date set forth above.

TOWN	OWNER	
Town of Mountain Village, Colorado	Telluride Resort Partners LLC	
By:		
Name:	Name:	
Title:	Title:	

# MOUNTAIN VILLAGE ICE RINK AND SKATE CENTER LEASE AND MANAGEMENT AGREEMENT

THIS MOUNTAIN VILLAGE ICE RINK AND SKATE CENTER LEASE AND MANAGEMENT AGREEMENT ("Lease") is made this \_\_\_ day of \_\_\_\_\_, 2024 ("Effective Date"), by and between TOWN OF MOUNTAIN VILLAGE, a Colorado home rule municipality ("Landlord" or "Town"), and Telluride Resort Partners LLC ("Tenant," and together with Landlord, the "Parties").

WHEREAS, Landlord owns certain real property in San Miguel County located at 568 Mountain Village Boulevard, Mountain Village, Colorado, Assessor Parcel No. 477903106105 (collectively, the "Premises"); and

WHEREAS, the Parties entered into a Commercial Lease and Management Agreement dated June 19, 2015 ("Original Lease"), whereby Landlord leased to Tenant the Premises according to terms and conditions therein; and

WHEREAS, the Parties subsequently entered into a temporary lease agreement in 2022 ("2022 Lease"), which contemplated the negotiation and execution of a long-term agreement including a revenue-sharing provision, and second temporary lease agreement ("2023 Lease") to continue Tenant's lease and management of the Premises pending the PUD Amendment (defined below); and

WHEREAS, by this Lease, the Parties desire to enter into a long-term agreement as contemplated by the 2022 and 2023 Leases and according to the terms set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein, including the above recitals, and for good and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

- 1. <u>Previous Lease Agreements Superseded.</u> This Lease supersedes and replaces the Original Lease, 2022 Lease, and 2023 Lease.
- 2. <u>Premises</u>. Landlord, for and in consideration of the covenants and agreements hereinafter mentioned, to be kept and performed by the Tenant, does hereby lease to the Tenant the Premises.
- 3. <u>Term.</u> The term of this Lease shall be from the Effective Date until April 30, 2027 ("Term"), unless otherwise terminated as provided herein. This Lease shall automatically renew for successive one-year terms, unless either party provides written notice of termination to the other at least 90 days prior to the expiration of the then-current term.
- 4. <u>Rent</u>. In consideration of the revenues to be shared pursuant to Section 6 below, the rent for the Term shall be \$1.00 per month.
- 5. <u>Use of Premises</u>. The Premises are to be used and occupied by Tenant for the primary purpose of operating a skate rental and retail shop, and Tenant shall manage and operate the ice rink on the Premises ("Ice Rink") in such a manner that does not exclude the guests, residents, or invitees of the Town, except during blackout dates or special events per Section 9. The Ice Rink shall be open and available to the public and free to users who bring their own skates, subject to all applicable ordinances and regulations of the Town, as applied generally to Town property during the Term of this Lease. Tenant shall be responsible for controlling access to the Ice Rink. The hours of operation for the Premises shall be from 12:00 p.m. to 8:00 p.m., weather conditions permitting. Tenant may adjust the length of the hours of operation with written consent of Landlord. During operational hours, Tenant shall have adequate staff on the Premises to manage the Premises. Use of the Premises shall at all times comply with applicable local, state, and federal laws.
- 6. <u>Profit and Loss Sharing</u>. The net profits or losses generated at the Premises during the Term of this Lease shall be shared equally by the Parties. Net profits include all revenues minus actual operating expenses, as outlined in 6.A. and 6.B. including the costs of labor and equipment leases, incurred by both Parties. For purposes of calculating net profits,

operating expenses shall not include capital improvements or equipment purchases. The Parties agree to maintain and provide to the other party financial records, including receipts and invoices, and such other documentation as may be reasonably required to calculate net profits or losses, including actual operating expenses. Upon receipt of a written request, a party shall provide said financial records to the other for this purpose. Tenant shall remit the necessary financial records and net profits applicable to Landlord no later May 31st of each year.

- A. For Landlord, operating expenses shall be defined as actual utility costs for natural gas and utilities for creation and maintenance of ice, actual costs for equipment leases, and actual cost for Parks & Recreation labor.
- B. For Tenant, operating expenses shall be defined as the actual cost of labor for Ice Rink staff and actual utility costs of the Ice Rink building.
- 7. PUD Amendment. The Parties agree to work together in good faith to apply to the Town for an amendment of the Lot 38-50-51R Planned Unit Development ("PUD Amendment"), as governed by the Second Amended and Restated Development Agreement, recorded in the San Miguel County Clerk and Recorder's Office as Reception No. 439952. If the PUD Amendment is approved by the Town, the revenue-sharing arrangement outlined in Section 6 shall be applied retroactively to the 2022/2023 and 2023/2024 winter seasons and payment to Landlord shall be made in arrears accordingly. If the PUD Amendment is denied, this Agreement shall be void ab initio, and the 2023 Lease shall continue in full force and effect.
- 8. <u>Skate Rentals</u>. Guests of the Hotel Madeline who are under the age of 12 may receive a token for one free skate rental during their stay. Tenant shall keep track of and account for all skate rentals provided to guests of the Hotel Madeline free of charge.

# 9. Special Events.

- A. <u>By Tenant</u>. Tenant shall be permitted to rent out the Premises for up to eight private events each winter season. Each event shall last no more than one day. Tenant may charge a rental fee of \$500 per hour, or \$4,000 per day, with the Tenant's ability to increase or decrease the rental fee by 25%, at Tenant's discretion. Tenant may provide further rental fee reductions for non-profit use of the Premises. Tenant shall not impose food and beverage minimums as a requirement of private rental use, nor shall Tenant provide rental fee adjustments in exchange for food and beverage services.
- B. <u>By Landlord</u>. Landlord shall be permitted to rent out the Premises, without paying any private event rental or skate fees, for up to six public or private events each winter season. These events may either be held by Landlord or by a third party, subject to the Town's special event permit regulations. Landlord or third-party use of the Premises may be subject to a fee of \$\_\_\_\_ per hour to cover Ice Rink staff costs, at Landlord's discretion.
- C. <u>Blackout Dates</u>. Blackout dates during which the Parties may not rent out the Premises to hold a special event include: December 20 through January 5; Friday through Monday of Martin Luther King, Jr. weekend; and Friday through Monday of Presidents' Day weekend.
- 10. <u>Social Purpose Days</u>. For up to two days each year, Tenant shall be allowed to name a "Social Purpose" Day, on which 100% of the net profits generated at the Premises will be donated to a 501(c)(3) non-profit of Tenant's choice. Tenant must obtain Landlord's approval regarding its selection of the 501(c)(3) non-profit prior to the Social Purpose Day. For up to two days each year, Landlord shall also be allowed to name a Social Purpose Day, on which 100% of the net profits generated at the Premises will be donated to a 501(c)(3) non-profit of Landlord's choice. The Social Purpose Days may not conflict with blackout dates and the other party's special events, as permitted by Section 9.
- 11. <u>Maintenance</u>. Tenant, at its expense, shall be responsible for routine maintenance and repair of the Premises and agrees to keep the Premises in good, clean condition and to commit no waste thereon. Tenant shall not be responsible for damage caused by unauthorized users of the

Premises that occurs outside the operational hours as set forth herein. Landlord shall be responsible for set up, ice maintenance, and breakdown of the Ice Rink infrastructure to allow for use of the Premises as an ice skating rink during the Term; repair, maintenance, and replacement of all mechanical equipment necessary for the creation, maintenance, and cooling of the ice and any water facilities such as fountains or mechanical facilities related to ice making, water, and plumbing facilities necessary for providing water and cooling for the Ice Rink; and any capital repairs necessary for the Premises. For purposes of this Lease, "capital repairs" shall mean such repairs that Landlord deems in its discretion are necessary to the existing infrastructure of the Premises and shall not include any repairs or additions to the Premises or finishes made by Tenant. Notwithstanding, Landlord shall not be responsible for maintaining or repairing any damage caused by the intentional or negligent acts or omissions of Tenant, which damage shall be Tenant's responsibility.

# 12. Improvements.

- A. <u>Improvements Generally</u>. Tenant and/or Landlord shall have the right to make such temporary improvements and install such equipment on the Premises as may be necessary to make use of the Premises for the purposes described herein; provided, however, that Landlord must approve in writing such improvements before the same are constructed or installed. No permanent improvements shall be installed by either party except pursuant to further written agreement addressing each party's rights and obligations with respect to such improvements. Tenant shall have the right to install and maintain informational signage to promote use of the Premises, subject to compliance with the Town sign code. Tenant shall keep the Premises free and clear of all liens and encumbrances of any type or nature, including, but not limited to, mechanic's liens.
- B. <u>Public Restrooms</u>. The Parties agree that the public restrooms on the Premises need to be remodeled. The Town Manager hereby waives the formal bid process, finding that such process would cause undue delay or hardship and that it is in the best interest of the Town to proceed with the remodel as provided herein. Landlord shall contribute up to \$355,000 to remodel the public restrooms on the Premises to current remodel standards. Tenant shall provide to Landlord all receipts, invoices, and such other documentation as Landlord may reasonably require to determine actual costs of the remodel and the amount due to Tenant for same.
- C. <u>Ice Rink Shade Structure</u>. The Parties acknowledge that Tenant has contributed \$15,305.57 as of the Effective Date for the Ice Rink's shade structure. Tenant shall pay to Landlord the remaining \$2,544.00 for the initial shade structure. The Parties agree that Tenant shall also provide one full replacement of the Ice Rink's shade structure at actual cost not to exceed \$92,150.43, and that Tenant shall no longer be responsible for providing excess funds to be used for additional repairs and maintenance purposes. The Parties agree to confer regarding the need for a new shade structure at least six months in advance of the next winter season to allow each enough time to budget for said structure. The Parties agree to amend the First Amended and Restated OS-1A-MVB Conveyance Agreement, recorded in the San Miguel County Clerk and Recorder's Office as Reception No. 445639, accordingly.

# 13. Utilities.

A. <u>Utilities Generally</u>. Tenant shall pay for the utility expenses incurred in the operation of the Premises as an Ice Rink, including electrical, gas, water and sewer expenses, homeowners' dues, and shared facilities costs ("Utilities"). The Utilities shall not include the cost of electrical, water, sewer, and gas used to generate and maintain the surface of the Ice Rink during the winter season. Utilities shall be billed directly to Tenant; however, in the event Utilities are not billed directly to Tenant, they shall be due and payable within five business days of receipt of any invoice for Utilities delivered by Landlord to Tenant.

- B. Water Feature Mechanical Room Overage. In 2022, a valve leak in the Town water feature mechanical room caused an overage of \$16,700.00 in Tenant's water bill. The Parties agree to split the cost of that overage such that, within 30 days of execution of this Agreement, Landlord shall pay to Tenant \$8,350.00. By such agreement, neither party admits fault, and Landlord does not intend to waive any provision of the Colorado Governmental Immunity Act.
- 14. <u>Insurance</u>. Tenant agrees to maintain at its expense at all times during the Term a comprehensive general liability insurance policy in the minimum amount of Two Million Dollars (\$2,000,000.00) combined single limit for bodily injury and property damage. Landlord shall be named as an additional insured thereon. Upon execution of this Lease, Tenant shall deliver to Landlord a certificate of insurance, which shall declare that the insurer may not cancel the same without giving Landlord at least 30 days' advanced written notice.
- Indemnification. Tenant shall indemnify and hold harmless Landlord and Landlord's elected and appointed officials, staff members, employees, contractors, and agents (collectively "Releasees") from and against any and all claims arising from Tenant's use of the Premises for the conduct of its business or form any activity, work, or other thing done, permitted, or suffered by Tenant in or about the Premises, and shall further indemnify and hold harmless Releasees from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease, or arising from any act or negligence of Tenant or any agent, employee, guest, or licensee of Tenant, and from and against all cost, attorneys' fees, expenses, and liabilities incurred as a result of any such claim or any action or proceed brought thereon or action or proceeding brought against Landlord. Tenant hereby assumes all risk of damage to property or injury to persons (including death), in, upon, or about the Premises, from any cause other than Landlord's intentional misconduct or gross negligence, or failure to perform any of its covenants under this Lease, and Tenant hereby waives all claims in respect thereof against Landlord. Landlord or its agents shall not be liable for any damage to property entrusted to employees of the Premises. Tenant shall give prompt notice to Landlord in case of fire or accident or defects in the Premises or in the fixtures or equipment located therein. The provisions of this paragraph shall survive the expiration or termination of this Lease.
- 16. <u>No Subletting:</u> No Assignment. No part of the Premises will be sublet, nor will this Lease be assigned, without the written consent of the Landlord being first obtained.
- 17. <u>Default</u>. In the event that either party is in default of any provision of this Lease, and if such default is not cured within 10 business days after written notice thereof to the breaching party, then the non-defaulting party shall have all rights available to it at law or in equity, including, but not limited to, termination of this Lease and forcible entry and detainer proceedings. In the event of any action or proceeding brought by one party against the other under this Lease, the prevailing party shall be entitled to recover its costs and reasonable attorneys' fees from the non-prevailing party. Jurisdiction and venue for any legal action arising from or related to this Lease shall be in the state courts of San Miguel County, Colorado.

# 18. Additional Terms and Conditions.

- A. If any term or provision of this Lease shall be invalid or unenforceable, the remainder of this Lease shall not be affected thereby and shall be valid and enforceable to the full extent permitted by law.
- B. This Lease shall only be modified by amendment signed by both Parties.
- C. This Lease shall be binding on the Parties, their personal representatives, successors, and assigns.
- D. Nothing herein shall be deemed a waiver or limitation of the Town's governmental immunity under statute or at common law.
- E. All financial obligations of the Town under this Lease shall be subject to annual budgeting and appropriation.

F. This Lease represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, and agreements, whether written or oral.

SO AGREED as of the Effective Date.

LANDLORD	TENANT	
Town of Mountain Village, Colorado	Telluride Resort Partners LLC	
<b>C</b> 1		
By:		
Name:	Name:	
Title:	Title:	
	21120	



# AGENDA ITEM 8 PLANNING & DEVELOPMENT SERVICE PLANNING DIVISON

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

**TO:** Mountain Village Design Review Board

**FROM:** Lars Forsythe, Chief Building Official

**FOR:** Design Review Board Public Hearing; April 4, 2024

**DATE:** March 28, 2024

RE: Staff Memo – Review and Recommendations of Building Code

Amendments CDC 17.7

# APPLICATION OVERVIEW: Building Code Amendments

In April 2023, the State of Colorado, under the Department of Regulatory Agencies, State Plumbing Board, Plumbing Rules and Regulations 3 CFR 720-1, adopted the 2021 International Plumbing Code (IPC) and the 2021 International Fuel Gas Code (IFGC) as their model code. The Town of Mountain Village Building Division performs plumbing inspections for the State of Colorado, and under provision 1.1 C. of the Plumbing Rules and Regulations, we are required to adopt these codes.

Colorado Revised Statute (C.R.S.) 31-15-602 under section [3] [3.5] [a] requires that a governing body of a municipality located within the State of Colorado who adopts one or more building codes on or after July 1, 2023, is required to also adopt the 2021 International Energy Conservation Code (IECC) as well as the Colorado Model Electric Ready and Solar Ready Code (MERSRC).

# **ATTACHMENTS**

Exbibit A: Colorado Plumbing Rules and Regulations 3 CFR 720-1

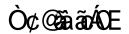
Exhibit B: C.R.S. 31-15-602

Exhibit C: Proposed Ordinances adopting the 2021 IPC, IFGC, IECC and the MERSRC

**Staff Recommendation:** Staff recommends the DRB make a recommendation of approval regarding proposed amendments to the Community Development Code section 17.7, Building Regulations to the Mountain Village Town Council.

# **Proposed Motion:**

If the DRB deems this application to be appropriate for approval, staff suggests the following motion to recommend approval: I move to recommend approval to the Mountain Village Town Council of proposed amendments to the Community Development Code section 17.7, Building Regulations.



### **DEPARTMENT OF REGULATORY AGENCIES**

# **State Plumbing Board**

### PLUMBING RULES AND REGULATIONS

### 3 CCR 720-1

[Editor's Notes follow the text of the rules at the end of this CCR Document.]



#### 1.1 STATEMENT OF BASIS AND PURPOSE

- A. The following Rules and Regulations of the Colorado State Plumbing Board ("Board") are necessary for general clarification, efficient management, expeditious procedures, and safeguarding of the general public, in compliance with Title 12, Article 155 of the Colorado Revised Statutes. These Rules and Regulations shall be known, and may be cited, as "the Rules" and/or "these Rules."
- B. The Board adopts the following Rules pursuant to the authority granted to the Colorado State Plumbing Board ("Board") by sections 12-155-105(1)(e) and 12-155-106(1) and (5), C.R.S., and hereby repeals all previous rules with the same number.
- C. These Rules shall be binding on every person and legal entity authorized to practice, offer to practice, or perform plumbing or plumbing contracting as well as jurisdictions granted authority to perform permitting and inspections and their inspectors in Colorado. All licensees, registrants and plumbing inspectors under Title 12, Article 155 of the Colorado Revised Statutes are charged with having knowledge of the existence of these Rules and shall be deemed to be familiar with their provisions and to understand the Rules. In these Rules, the word "licensee" shall mean any person holding a master plumber license, journeyman plumber license, or residential plumber license. In these Rules, the word "registrant" shall mean any person registered as a plumbing apprentice and any person or legal entity registered with the Board as a plumbing contractor.
- D. These Rules are severable. If one rule or portion of a rule is found to be invalid, all other rules or portions of rules that can be enforced without the invalid rules shall be enforced and shall remain valid.

## 1.2 STANDARDS

## A. Colorado Plumbing Code

The Board hereby adopts and incorporates by reference, with certain additions, revisions, and deletions, the following chapters, sections, and appendices of the International Plumbing Code ("IPC") and International Residential Code ("IRC").

These Rules, together with the following incorporated provisions, shall be known as the Colorado Plumbing Code. The Colorado Plumbing Code sets forth the minimum standards governing the inspection, installation, alteration, and repair of the plumbing fixtures, appliances, and systems throughout Colorado. The Colorado Plumbing Code does not include any later amendments to or editions of the IPC or IRC provisions listed below.

Chapter 1, Sections 101.2, 102, 105, 106.1, 106.3, 106.4, 106.5, 106.5.5, 106.6.1, 107, 108.1, 110.3 Chapters 2-13, 15; and Appendices B, C, D, and E of the IPC, 2021 edition promulgated by the International Code Council 1st printing (March 2020).

2. Chapter 1, Section R101, R102; Chapter 2; Chapter 3, Section R305.1 exceptions 1 and 2, Section R306; Chapters 25-32, of the IRC, 2021 edition, promulgated by the International Code Council, 1st printing (January 2021).

#### B. Colorado Fuel Gas Code

The Board hereby adopts and incorporates by reference, with certain additions, revisions, and deletions, the following chapters, sections, and appendices of the International Fuel Gas Code ("IFGC") and the IRC. These Rules, together with the following incorporated provisions, shall be known as the Colorado Fuel Gas Code. The Colorado Fuel Gas Code sets forth the minimum standards governing the inspection, installation, alteration, and repair of fuel gas piping and systems throughout Colorado. The Colorado Fuel Gas Code does not include any later amendments to or editions of the IFGC and IRC provisions listed below.

- Chapter 1 Section 101, 102, 105, 107, Chapters 2-8 save and except Sections 412 and 413, Appendices A-C of the IFGC, 2021 edition, promulgated by the International Code Council, 1st printing (August 2020).
- 2. Chapter 1, Section R101, R102; Chapter 2; Chapter 24, Sections G2411-G2422, and G2401.1-Table G2428.3(4) and G2448 of the IRC, 2021 edition, promulgated by the International Code Council, 1st printing (January 2021).

## C. Public Copies

Copies of the provisions of the IPC, IFGC, and IRC, adopted and incorporated into the Colorado Plumbing Code and the Colorado Fuel Gas Code, are available for public inspection during regular business hours at the Board office at the Department of Regulatory Agencies Welcome Center, 1560 Broadway, Civic Center Plaza, Denver, Colorado, 80202, and at any state publications depository library. For further information regarding how this material can be obtained or examined, contact the Program Director for the Board ("Program Director") at 1560 Broadway, Suite 1350, Denver, Colorado, 80202, (303) 894-2309. Copies of the IPC, IFGD, and IRC may be obtained from the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001. A list of ICC regional offices is available at http://www.iccsafe.org/AboutICC/Pages/ContactICC.aspx.

## D. General Interpretations

The following shall apply to the Colorado Plumbing Code and Colorado Fuel Gas Code.

- 1. **Code Official.** Whenever the Colorado Plumbing Code and the Colorado Fuel Gas Code refer to "the code official," it shall mean the Board or its designee, if any.
- 2. **Reasonable Time.** As used in the Rules, the term "reasonable time" shall mean thirty calendar days.
- 3. **Amendments to the Colorado Codes.** Any city, town, county or city and county which adopts more stringent standards than the Colorado Codes shall furnish a copy thereof to the Board.
- 4. Abbreviations

ANSI – American National Standards Institute

ASME - American Society of Mechanical

**Engineers** 

## C.R.S. 31-15-602

## **Copy Citation**

Statutes current through Chapter 25 of the 2024 Regular Session, effective as of March 12, 2024. The 2024 legislative changes are not final until compared and reconciled to the 2024 work product of the Colorado Office of Legislative Services later in 2024.

- Colorado Revised Statutes Annotated
- <u>Title 31. Government Municipal (§§ 31-1-101 31-35-712)</u>
- Powers and Functions of Cities and Towns (Arts. 15 35)
- Article 15. Exercise of Municipal Powers (Pts. 1-11)
- Part 6. Building and Fire Regulations (§§ 31-15-601 31-15-603)

## **31-15-602**. Energy efficient building codes - legislative declaration - definitions - repeal.

- (1) The general assembly hereby finds and declares that there is statewide interest in requiring an effective energy efficient building code for the following reasons:
- (a) Excessive energy consumption creates effects beyond the boundaries of the local government within which the energy is consumed because the production of power occurs in centralized locations.
- (b) Air pollutant emissions from energy consumption affects the health of the citizens throughout Colorado.
- (c) The strain on the grid from peak electric power demands is not confined to jurisdictional boundaries.
- (d) There is statewide interest in the reliability of the electrical grid and an adequate supply of heating oil and natural gas.
- (e) Controlling energy costs for residents and businesses furthers a statewide interest in a strong economy and reducing the cost of housing in Colorado.
- (f) More recent energy codes are more effective at ensuring building durability and structural integrity and protecting public health and safety through better:
- (I) Moisture management to prevent mold, mildew, and rot;
- (II) Airflow management; and
- (III) Protection during severe weather.
- (g) More recent energy codes incorporate newer building technologies, techniques, and materials and offer more options for builders.
- (h) Businesses and residents in low-income communities and rural areas of the state deserve at least the same durability, health and safety, and energy cost savings from energy efficient buildings as those in wealthier, urban, and suburban areas of the state.
- (i) Highly energy efficient homes and buildings can reduce energy use and help consumers save money on energy bills.
- (j) Highly energy efficient and low carbon new homes and buildings are critical for meeting the greenhouse gas pollution reduction targets established in section 25-7-102 (2)(g).
- (2) As used in this section, unless the context otherwise requires:
- (a) "Building code" means regulations related to energy performance, electrical systems, mechanical systems, plumbing systems, or other elements of residential or commercial buildings.
- (a.5) "Colorado plumbing code" has the meaning set forth in section 12-155-103 (5).
- (a.8) "Elevator and escalator code" means the rules adopted in accordance with section 9-5.5-112.
- (b) "Energy code" means a subset of building codes related to the total energy performance and carbon emissions of residential and commercial buildings.
- **(b.5)** "International energy conservation code" means the energy code published by the international code council or a successor organization.
- (b.8) "National electrical code" has the meaning set forth in section 12-115-103 (8).
- (c) "Office" means the Colorado energy office created in section 24-38.5-101, C.R.S.
- (3) The governing body of any municipality that has adopted and enforced one or more building codes, or that adopts and enforces one or more building codes after July 1, 2022, shall adopt and enforce an

energy code that applies to the construction of, and major renovations and additions to, all commercial and residential buildings as required by the energy code in the municipality to which the building code applies.

(3.5)

- (a) The governing body of a municipality that has adopted and enforced one or more building codes, and that updates one or more building codes on or after July 1, 2023, and before July 1, 2026, shall adopt and enforce an energy code that achieves equivalent or better energy performance than the 2021 international energy conservation code and the model electric ready and solar ready code language developed for adoption by the energy code board pursuant to section 24-38.5-401 (5) at the same time other building codes are updated.
- **(b)** The governing body of a municipality that has adopted and enforced one or more building codes, and that updates one or more building codes on or after July 1, 2026, shall adopt and begin enforcing an energy code that achieves equivalent or better energy and carbon emissions performance than the model low energy and carbon code language developed for adoption by the energy code board pursuant to section 24-38.5-401 (6) at the same time other building codes are updated.
- (c) When adopting or updating a building code prior to July 1, 2023, the governing body of a municipality shall adopt and enforce an energy code that achieves equivalent or better energy performance than one of the three most recent editions of the international energy conservation code.
- (d) Notwithstanding the timing requirement of subsection (3.5)(a) of this section, a governing body of a municipality may comply with subsection (3.5)(a) of this section when the body adopts one or more building codes other than the national electrical code, the elevator and escalator code, and the Colorado plumbing code, or by June 30, 2026, whichever is earlier, if:
- (I) The governing body of the municipality adopts or updates:
- (A) The national electrical code by reference when adopted or updated by the state electrical board;
- **(B)** The elevator and escalator code by reference when adopted or updated by the director of the division of oil and public safety within the department of labor and employment; or
- (C) The Colorado plumbing code by reference when adopted or updated by the state plumbing board; and
- (II) The adoption or update of the national electrical code, the elevator and escalator code, or the Colorado plumbing code occurs on a timing cycle different from the scheduled adoption or update of one or more building codes other than the national electrical code, the elevator and escalator code, or the Colorado plumbing code.
- (e) Notwithstanding the timing requirement of subsection (3.5)(b) of this section, a governing body of a municipality may comply with subsection (3.5)(b) of this section when the body adopts one or more building codes other than the national electrical code, the elevator and escalator code, and the Colorado plumbing code, or by June 30, 2030, whichever is earlier, if:
- (I) The governing body of a municipality adopts or updates:
- (A) The national electrical code by reference when adopted or updated by the state electrical board;
- **(B)** The elevator and escalator code by reference when adopted or updated by the director of the division of oil and public safety within the department of labor and employment; or
- (C) The Colorado plumbing code by reference when adopted or updated by the state plumbing board; and
- (II) The adoption or update of the national electrical code, the elevator and escalator code, or the Colorado plumbing code occurs on a timing cycle different from the scheduled adoption or update of one or more building codes other than the national electrical code, the elevator and escalator code, or the Colorado plumbing code.

**(4)** 

(a) Repealed.

(b)

**(I)** 

(A) Except as otherwise provided in this section, the aggregate of all charges or other related or associated fees a municipality shall impose or assess to install an active solar electric or solar thermal device or system or a geothermal energy system shall not exceed the lesser of the municipality's actual costs in issuing the permit or five hundred dollars for a residential application or one thousand dollars for a nonresidential application if the device or system produces fewer than two megawatts of direct current electricity or an equivalent-sized thermal energy system, or that exceed the municipality's actual costs in issuing the permit if the device or system produces at least two megawatts of direct current electricity or an equivalent-sized thermal energy system. A municipality may increase its fees or other charges as authorized by this subsection (4)(b)(I) by no more than five

Exhibit C

## Town of Mountain Village Proposed Building Code Amendments

Due to certain changes in Colorado State law, the Town of Mountain Village will be adopting the 2021 International Plumbing Code (IPC), International Fuel Gas Code (IFGC), International Energy Conservation Code (IECC) and the Colorado Model Electric Ready and Solar Ready Code. Currently the 2018 versions of the IPC, IFGC and the IECC are being utilized.

Q. When will this change be implemented?

A. Work to implement these changes is underway and will be presented in public meetings to the Design Review Board in April 2024, with the changes being presented to the Council in April and May 2024. These codes may be in effect as soon as late May 2024.

Q. Why are these changes being introduced?

A. The State of Colorado adopted both the 2021 IPC and IFGC early in 2023 and requires jurisdictions that enforce plumbing codes to do the same. The State of Colorado also requires that any jurisdiction that adopts any new code to adopt the 2021 IECC and the Colorado Model Electric Ready and Solar Ready Code.

Q. How will these new changes in the IPC and IFGC affect me?

A. Overall the changes in the IPC and IFGC will have little effect on plumbing and gas installations, and very little to no cost increases in construction. In fact, there are sections of these codes that will make certain installations less costly.

Q. How will these new changes in the IECC and Colorado Model Electric Ready and Solar Ready Code affect me?

A. Most new housing built in the Town of Mountain Village will not be affected by the changes in the IECC as our existing amendments will remain in effect for the required HERS rating. Remodels and additions that contain conditioned space and/or remove insulation or systems/equipment will be subject to the new provisions of the 2021 IECC. The Colorado Model Electric Ready and Solar Ready Code requires that residential homes and commercial and multi-family buildings under 10,000 square feet to be built electric ready and commercial and multi-family buildings over 10,000 square feet to have additional infrastructure installed.

- Q. Where can I find more information on the Colorado Model Electric Ready and Solar Ready Code?
- A. https://energyoffice.colorado.gov/buildings/building-energy-codes/energy-code-board
- Q. Where can I find more information on the IPC, IFGC and the IECC?
- A. <a href="https://www.iccsafe.org/products-and-services/i-codes/the-i-codes/">https://www.iccsafe.org/products-and-services/i-codes/the-i-codes/</a>
- Q. What if I have specific questions on this change?
- A. Please contact Lars Forsythe at 970-369-8246

# AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE AMENDING SECTIONS 17.7.14 OF THE MOUNTAIN VILLAGE MUNICIPAL CODE REGARDING THE INTERNATIONAL FUEL GAS CODE

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

WHEREAS, the Town has adopted zoning and subdivision regulations codified at Title 17 of the Mountain Village Municipal Code and referred to as the Community Development Code (the "CDC"); and

WHEREAS, the CDC Section 17.7.14 includes regulations adopting and modifying the International Fuel Gas Code; and

WHEREAS, the Colorado revised statutes adopted the 2021 International Fuel Gas Code under the State Plumbing Board, Plumbing rules and Regulations 3 CCR 720-1; and

WHEREAS, Town Council now desires to amend CDC section 17.7.14, International Fuel Gas Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, AS FOLLOWS:

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

Section 2. Amendment of CDC Sec. 17.7.14. The Town Council hereby amends CDC Section 17.7.17 of the Code as follows, with added language in **bold** and <u>underlined</u> typefaces and removed language stricken.

A. *Adoption*. There is hereby adopted and incorporated herein by reference as the plumbing code of the Town of Mountain Village, the International Fuel Gas Code ("IPC"), 2018 2021 Edition, published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

- B. *Amendments, Additions and Modifications*. The International Fuel Gas Code, 2018 2021 Edition is hereby modified as follows:
- 1. Section 101.1 Section 101.1 of the IFGC is hereby modified to read as follows:

"These regulations shall be known as the International Fuel Gas Code of the Town of Mountain Village, hereinafter referred to as "this code" or the "IFGC"

- 2. Section 101.2 Scope. Delete the following exception in entirety. "Exception: Detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code."
- 3. Section 103.1, General. Section 103.1 is hereby amended to read: "Section 103.1, General. The Building Division, is hereby charged with enforcing the IFGC, with the Building Official acting as the code official." Creation of Agency. The Town of Mountain Village Building Department is hereby created and the official in charge thereof shall be known as the code official.
- 4. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.
- 5. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.
- 6. Section 106.6.2 109.2 Fee schedule. Insert Delete and replace with, "All fees shall be per the Planning and Development Services Fee Schedule."
- 7. Section 107.2 Inspections and Testing. Amend by inserting under item 2, "gas pipe shall be tested with 15 PSI for 20 minutes. A category 3 or 4 appliance exhaust vent shall be tested at 5 PSI for 15 minutes."
- 8. Section  $\frac{109}{17.7.8}$  Means of Appeal. Board of Appeals: Delete and replace with section  $\frac{17.7.8}{1.00}$  of the Building Regulations.

Section 401. Section 401 of the IFGC is hereby amended by inserting the following section:

"Section 401.1.2, Underground Installation. Gas service lines shall be separated by 3 feet horizontally of undisturbed or compacted earth from other service lines such as water, sewer, electric and gas.

Exception: The required separation distance shall not apply within the first five feet of the foundation and if the services lines are encased."

- 9. Section 406.4.1 Test pressure. Amend by inserting, "The test pressure for gas piping shall be 15 PSI air for 20 minutes **minimum**". Where the design gas pressure inside the building is greater than 5PSI the pipe shall be welded and tested at 60 PSI for 20 minutes. Category 3 and 4 appliance exhaust pipes shall be tested at 5 pounds for 15 minutes."
- 10. Insert new "Section 409.5.0 4 Gas Fireplace in Sleeping Room Areas. A timer, or permanent thermostat shall be provided to control the main burner operation, shall have a maximum operating time of 1 hour and a maximum temperature setting of 85 degrees Fahrenheit. The control for the timer or thermostat shall be in the same room as the gas fireplace."

- 11. Section 501.8 Appliances not required to be vented. Delete item 1, "Ranges." Insert new section 623.3.1 Exhaust Discharge. Domestic cooking exhaust equipment shall discharge to outdoors through a duct. The duct shall have a smooth interior surface, shall be airtight, shall be equipped with a backdraft damper and shall be independent of all other exhaust systems. Ducts serving domestic cooking equipment shall not terminate in an attic or crawl space or areas inside the building.
- 12. Appendix A, Sizing and Capacities of Gas Piping. Appendix A is a reference standard hereby adopted into the 2018 IFGC.
- 13. Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems. Appendix C is a reference standard hereby adopted into the 2018 IFGC.
- <u>Section 6. Effect of Ordinance</u>. Those provisions of the Code not expressly amended by this Ordinance shall remain unchanged and in full force and effect.

<u>Section 7. Severability.</u> If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 8. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

<u>Section 9. Effective Date.</u> This Ordinance shall become effective on fourteen (14) days after final publication pursuant to Section 4.3 of the Town Charter and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Town Clerk.

Section 10. Public Hearing. A public hearing on this Ordinance was held on of , 2024, in the Town Council Chambers, Town Hall, 455 Mor	
Blvd., Mountain Village, Colorado 81435.	ilitalli village
Section 11. Publication. The Town Clerk or Deputy Town Clerk shall post notice of this Ordinance as required by Article V, Section 5.9 of the Charter.	st and publish
	C 7 C
INTRODUCED, READ, AND REFERRED to public hearing before the Town the Town of Mountain Village, Colorado on the day of	
TOWN OF MOUNTAIN VILLAGE:	
TOWN OF MOUNTAIN VILLAGE, COLORADO, a Home-Rule Municipality	
By:	
Martinique Prohaska, Mayor	

ATTEST
By:
Susan Johnston, Town Clerk
ATTECT
ATTEST
By:
Susan Johnston, Town Clerk
Approved as to Form:
Ву:
David McConaughy, Town Attorney

I, Susan Johnston, the duly qualified ("Town") do hereby certify that:	and acting Town	Clerk of the T	own of Mountain	Village, Colorado
1. The attached copy of Ordinar copy thereof.	ice No. 2024	_ (the "Ordinar	nce") is a true, con	rrect, and complete
2. The Ordinance was introduct hearing by the Town Council the Town Village Blvd., Mountain Village, Coquorum of the Town Council as follows:	vn ("Council") at lorado, on	a regular meetin	ng held at Town I	Hall, 455 Mountain
Council Member Name	"Yes"	"No"	"Absent"	"Abstain"
Marti Prohaska, Mayor				
Scott Pearson, Mayor Pro Tem				
Jack Gilbride				
Peter Duprey				
Harvey Morgenson				
Tucker Magid				
Huascar Gomez				
4. A public hearing on the Or Town Council held at Town Hall,  At the public without amendment by the Town Confollows:	455 Mountain ic hearing, the Or	Village Blvd.	, Mountain Villa nsidered, read by	age, Colorado, on title, and approved
Council Member Name	"Yes"	"No"	"Absent"	"Abstain"
Marti Prohaska, Mayor	Y es	- INO	Absent	Abstain
Scott Pearson, Mayor Pro Tem				
Jack Gilbride				
Peter Duprey				
Harvey Morgenson				
Tucker Magid				
Huascar Gomez				
5. The Ordinance has been sign Clerk, and duly numbered and recorde	ed in the official	records of the T	own.	·
IN WITNESS WHEREOF, I have her2024.	eunto set my har	nd and affixed th	ne seal of the Tow	n this day of
By: Susan Johnston, Town Clerk (S	SEAL)			

# AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE AMENDING SECTIONS 17.7.17 OF THE MOUNTAIN VILLAGE MUNICIPAL CODE REGARDING THE INTERNATIONAL PLUMBING CODE

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

WHEREAS, the Town has adopted zoning and subdivision regulations codified at Title 17 of the Mountain Village Municipal Code and referred to as the Community Development Code (the "CDC"); and

WHEREAS, the CDC Section 17.7.17 includes regulations adopting and modifying the International Plumbing Code; and

WHEREAS, the Colorado revised statutes adopted the 2021 International Plumbing Code under the State Plumbing Board, Plumbing rules and Regulations 3 CCR 720-1; and

WHEREAS, Town Council now desires to amend CDC section 17.7.17, International Plumbing Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, AS FOLLOWS:

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

Section 2. Amendment of CDC Sec. 17.7.17. The Town Council hereby amends CDC Section 17.7.17 of the Code as follows, with added language in **bold** and <u>underlined</u> typefaces and removed language <u>stricken</u>.

A. *Adoption*. There is hereby adopted and incorporated herein by reference as the plumbing code of the Town of Mountain Village, the International Plumbing Code ("IPC"), 2018 2021 Edition, published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

- B. *Amendments, Additions and Modifications*. The International Plumbing Code, 2018 2021 Edition is hereby modified as follows:
- 1. Section 101. Section 101.1 of the IPC is hereby modified to read as follows:

"Section 101.1, Title. Section 101.1 of the IPC is hereby modified to read as follows:

- "These regulations shall be known as the International Plumbing Code of the Town of Mountain Village, hereinafter referred to as "this code" or the "IPC"
- 2. "Section 103.1, General. The Building Division is hereby charged with enforcing the IPC, with the Building Official acting as the code official." Creation of Agency. The Town of Mountain Village Building Department is hereby created and the official in charge thereof shall be known as the code official.
- 3. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.
- 4. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.
- 5. Section 106.6 Fees. Permit fees shall be based on the Planning and Development Services adopted Fee Schedule and shall supersede and replace any fee schedule adopted by the International Plumbing Code or the State of Colorado.
- 6. Section 109 Means of Appeal. Board of Appeals: Delete and replace with section 17.7.8 of the Building Regulations.
- 7. Section 305.4 Freezing. Amend by deleting "by insulation".
- 8. Amend by inserting "Heating piping shall not be located outside the conditioned space excluding properly mixed heating systems mixed with Glycol or approved anti-freeze compound installed in heated flooring or grade level snowmelt."
- 9. 7. Section 305. Section 305 of the IPC is hereby amended as follows:
- "Section 305.6.1 Sewer Depth. Private sewage disposal systems are prohibited in the Town. Building sewers shall be a minimum of 6 feet below grade."
- 10.8. Section 312.3, Drainage and Vent Air Test. Section 312.3 of the IPC is hereby amended as follows:
- 11.9. Section 312.3 Drainage and Vent Air Test. The sentence "Plastic piping shall not tested using air" shall be deleted.
- 12.10. Section 312.5 Water Supply system test. Amend by deleting the sentence "for piping systems other than plastic," delete "50 PSI" and insert "60 PSI."
- 13.11. Section 502.5 Clearances for maintenance and replacement. Shall be amended to read, "Appliances shall be provided with access for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances or any other piping or ducts not connected to the appliance being inspected,

serviced, repaired or replaced. A level working space not less than 36" in length, 30 inches in width and 48" in height shall be provided in front of the control side to service an appliance."

- 14.12. Section 603.2 Separation of Water Service and Sewer. Delete the following, "Where water service piping is in the same trench with the building sewer, such sewer shall be constructed of materials listed in Table 702.2. Where the building sewer piping is not constructed of materials listed in Table 702.2."
- 15.13. Section 606.2 Location of shutoff valves. Amend by inserting, 1. On the fixture supply to each plumbing fixture other than "wall hung sinks", bathtubs and showers.
- 16.14. Section 607.2 Hot or tempered water supply to fixtures. Shall be amended to read, "The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed 200 feet where minimum of R-3 insulation is installed to insulate the piping. Recirculating system piping and heat-traced piping shall be sources of hot or tempered water." Appendix E, Sizing of Water Piping. Adopt entire Appendix E.
- 17.15.-Appendix F, Structural Safety. Adopt entire Appendix F.
- <u>Section 6. Effect of Ordinance</u>. Those provisions of the Code not expressly amended by this Ordinance shall remain unchanged and in full force and effect.
- <u>Section 7. Severability.</u> If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.
- Section 8. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.
- Section 9. Effective Date. This Ordinance shall become effective on fourteen (14) days after final publication pursuant to Section 4.3 of the Town Charter and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Town Clerk.
- Section 10. Public Hearing. A public hearing on this Ordinance was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.
- <u>Section 11. Publication.</u> The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.9 of the Charter.

INTRODUCED,	, READ, AND	<b>REFERRED</b> to	public hearin	g before the Tow	n Council of
the Town of Mou	untain Village,	, Colorado on th	e day of		2024

## **TOWN OF MOUNTAIN VILLAGE:**

TOWN OF MOUNTAIN VILLAGE, COLORADO, a Home-Rule Municipality

By:	
By: Martinique Prohaska, Mayor	-
ATTEST	
By: Susan Johnston, Town Clerk	
Susan Johnston, Town Clerk	
HEARD AND FINALLY ADOPTED by Village, Colorado this day of	the Town Council of the Town of Mountain 2024.
TOWN OF MOUNTAIN VILLAGE: TOWN OF MOUNTAIN VILLAGE, COL	ORADO, a Home-Rule Municipality
By: Martinique Prohaska, Mayor	-
ATTEST	
By:Susan Johnston, Town Clerk	-
Approved as to Form:	
By:	-
David Miccollaughy, 10 wil Audilicy	

1. The attached copy of Ordinance No. 2024 (the "Ordinance") is a true, correct, and copy thereof.  2. The Ordinance was introduced, read by title, approved on first reading and referred hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Village Blvd., Mountain Village, Colorado, on, by the affirmative quorum of the Town Council as follows:    Council Member Name	to public Mountain vote of a
hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Village Blvd., Mountain Village, Colorado, on, by the affirmative quorum of the Town Council as follows:    Council Member Name	Mountain vote of a
Marti Prohaska, Mayor Scott Pearson, Mayor Pro Tem Jack Gilbride Peter Duprey Harvey Morgenson Tucker Magid Huascar Gomez	tain"
Scott Pearson, Mayor Pro Tem Jack Gilbride Peter Duprey Harvey Morgenson Tucker Magid Huascar Gomez	
Jack Gilbride Peter Duprey Harvey Morgenson Tucker Magid Huascar Gomez	
Peter Duprey Harvey Morgenson Tucker Magid Huascar Gomez	
Harvey Morgenson Tucker Magid Huascar Gomez	
Tucker Magid Huascar Gomez	
Huascar Gomez	
Mountain Village Home Rule Charter.  4. A public hearing on the Ordinance was held by the Town Council at a regular meet Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Cole At the public hearing, the Ordinance was considered, read by title, and without amendment by the Town Council, by the affirmative vote of a quorum of the Town Collows:	orado, on approved
Council Member Name "Yes" "No" "Absent" "Abs	toin"
Marti Prohaska, Mayor	tain
Scott Pearson, Mayor Pro Tem	
Jack Gilbride	
Peter Duprey	
Harvey Morgenson	
Tucker Magid	
Huascar Gomez	

# AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE AMENDING SECTION 17.7.12 OF THE MOUNTAIN VILLAGE MUNICIPAL CODE REGARDING THE INTERNATIONAL ENERGY CONSERVATION CODE AND THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE

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

WHEREAS, the Town has adopted building regulations codified at Title 17 of the Mountain Village Municipal Code and referred to as the Community Development Code (the "CDC"); and

WHEREAS, the CDC Section 17.7.12 includes regulations regarding energy conservation; and

WHEREAS, under Colorado Revised Statute 31-15-602 a municipality is required to adopt an energy code that achieves equivalent or better energy performance than the 2021 International Energy Conservation Code and the model electric ready and solar ready code pursuant to CRS section 24-38.5-401(5).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, AS FOLLOWS:

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

Section 2. Amendment of CDC Sec. 17.8.1. The Town Council hereby amends CDC Section 17.7.12 of the Code as follows, with added language in **bold** and <u>underlined</u> typefaces and removed language stricken.

A. *Adoption*. The Town of Mountain Village ("Town") hereby adopts and incorporates herein by reference as the energy codes of the Town of Mountain Village the International Energy Conservation Code, 2018 2021 Edition, ("IECC") published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 and the Colorado Model Electric Ready and Solar Ready Code on file at the Town of Mountain Village, 455 Mountain Village Blvd, Suite A, Mountain Village, CO 81435

- B. *Alternative Methodologies*. A developer may propose to meet LEED Gold or higher certification as an alternative methodology to meeting the requirements of this section.
- C. Amendments, Additions and Modifications. The IECC 2018 2021 edition is hereby amended as follows:

- 1. Section 103.1, Creation of Enforcement Agency. Section 103.1 is hereby amended to read:
- "Section 103.1, Creation of Enforcement Agency. The Building Division is hereby charged with enforcing the IECC, with the Building Official acting as the code official."
- 2. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.
- 3. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.
- 4. <u>1.</u> Section C101.1, Title. Section C101.01, Title is hereby amended as follows:
- "Section C101.1, Title. This Code shall be known as the International Energy Conservation Code of the Town of Mountain Village and shall be cited as "this code" or the "IECC" and the Colorado Model Electric Ready and Solar Ready Code."
- 5. C402.1.1 Low-energy buildings. C402.1.2 Equipment buildings. Insert:

These sections shall apply to all buildings regardless of zoning as applicable in the Town of Mountain Village.

- 6. 2. C402.5.7 Vestibules. Amend by inserting "This section shall only apply to new commercial buildings."
- 7. 3. Local Energy Saving Measures.
- a. *Scope*. The following requirements apply to all new residential construction, remodels, or additions, including without limitation single-family dwellings, multifamily dwellings, and mixed-use developments.
- b. *Mandatory Requirements*. All projects shall comply with the local energy savings measures as set forth herein.
- c. HERS Ratings.
- i. All new detached single-family or detached condominium dwellings shall achieve one of the following Home Energy Rating System ("HERS") ratings prior to the issuance of a building permit based on the gross floor area of the home. A prescriptive method may be used for homes 3,600 square feet or less with no HERS verification prior to a Certificate of Occupancy. The prescriptive or performance (HERS) method shall be confirmed prior to issuing a building permit. Performance methods must meet the follow HERS ratings outlined below.
- (a) 3,601 sq. ft. to 7,000 sq. ft.: HERS rating of 60 or lower.
- (b) 7,001 to 13,000 sq. ft.: HERS rating of 55 or lower

(c) 13,001 feet and larger: HERS rating of 50 or below.

A confirmed HERS rating is required at or before CO. Where no exterior snowmelt is included on the project either electrical or gas, the lowest required HERS rating shall be 60.

- d. Smart Building Program. (Ordinance 2015-02) The intent of the Smart Building Program ("Program") is to reduce the amount of energy and greenhouse gas emissions produced in the community through the promotion of energy efficient designs and building practices.
- i. The following incentives are provided to accomplish the intent of the Program:
- (a) Renewable Energy. A renewable energy 20% building permit fee discount shall be provided when (1) there is no exterior energy use; and (2) at least 20% of the estimated energy use is offset by a renewable energy source.
- (b) *Roof Design*. Roofs are designed to function in this climate without the need for snowmelt systems and with snow and ice fall safety measures (protected entries) Roofs free of snowmelt systems are eligible for a 20% building permit fee discount. This would apply to new buildings and additions only (the rebate only applies to the portion of the permit that includes new square footage), and designs that meet this requirement must be approved by the Building Official.
- (c) Exterior Energy Use: Buildings designed with no exterior energy use elements other than lighting are eligible for an additional 15% building permit fee discount. When this rebate is awarded, a covenant shall be recorded for the property with the Town, acknowledging the acceptance of the owner's forfeit of right to install any exterior energy use items after obtaining the CO for a period of fifty years. If during this period after CO it is found that exterior energy use items are desired by the owner and installed, the awarded rebate pertaining to exterior energy use shall be returned to Mountain Village per the terms of the agreement.
- (d) Interior Energy Use HERS Rating: Buildings designed with a HERS rating below 50 are eligible for a building permit fee discount. The discount calculation begins at a HERS rating of 50. A new building with a HERS rating of 50 would pay 100% of the building permit fee. The building permit fee would be reduced proportionately with the percentage reduction in the HERS rating. For instance, a HERS score of 25 is a 50% reduction in the building permit fee. A HERS score of 53 would result in a 100% building permit fee discount. HERS ratings can be lowered by either on-site or off-she solar photovoltaic systems.

These four (4) owner incentives can be used collectively toward a building permit fee discount. Maximum collective building permit fee discount available with the Program efficient home design is 100% of the building permit fee.

ii. Exterior Energy Use. The IECC or accepted performance compliance methods do not address exterior energy use. However, it is the intent of the Program to include all energy use on site in the evaluation of the building's performance regarding energy use. Therefore, the energy required of exterior snowmelt systems, as well as site-built pools and spas must also be offset with renewable energy via the Offset Program (see below).

- iii. *Program Scope*. The Program shall apply to site built outdoor, spas, pools and all exterior energy used for snowmelt.
- iv. Snowmelt.
- (a) All snowmelt systems on the property shall be offset via the Renewable Energy Mitigation Program (REMP) except for:
- (i) Single-family Development: 1,000 square feet of exempt hydronic snow melt that shall be allowed without mitigation located only on the main drive and/or code required exit walkways, decks, stairs and landings.
- (ii) Multifamily, Mixed Use and Commercial Development:
- 1,000 sq. ft. plus 50 square feet per dwelling unit of exempt hydronic snow melt that shall be allowed without mitigation located only on the main drive(s) decks, amenity areas and/or code required exit walkways, stairs and landings.
- (iii) Attached single-family units reviewed from the IRC (Duplex and Townhomes). 500 square foot of exempt per dwelling unit hydronic snowmelt shall be allowed without mitigation located only on the main drive and/or code required exit walkways, decks stairs and landings.
- (iv) Pedestrian routes and plaza areas in the Village Center and other public use areas.
- (v) Pool deck areas for multifamily or mixed-use hotbed development sites as envisioned in the Comprehensive Plan.
- v. *Spas*. Factory built spas (hot tubs) that are in compliance with the current California Energy Commission requirements in section 1604 of title 20 and have a maximum standby energy use of 205 watts per hour are exempt. Spa energy uses above 205 watts per hour adjusted for local climatic conditions are included in renewable energy mitigation offset requirements. Proof that the site-built spa meets this requirement may be provided by a Town engineering consultant, if needed, and will be at the expense of the owner. The owner of said property shall have the option of providing energy from a Town approved renewable energy system, or making payment in lieu, or a combination of both, in order to offset energy used by exterior energy use equipment with renewable energy sources.
- vi. *Exterior Pools*. Exterior heated swimming pools must prove compliance with the currently adopted Energy Codes. The Council may waive the need to offset exterior pool heating for projects that are envisioned in the Comprehensive Plan or may use a portion of the project revenues to pay for part of or all the energy offset.
- vii. *Heated Garages*. Heated garages must prove compliance with the currently adopted Energy Codes. This can be accomplished with a free program known as RES-Check. The garage would be included in the Res-Check calculation with the heated home. The blower door test required as

per R402.4.1.2 shall apply only to the homes habitable space and the air sealing for the garage shall be visually inspected.

viii. Exterior Energy Use Calculation. The total exterior energy use that must be offset with renewable energy, or payment made as a payment in-lieu as allowed in these regulations, will be calculated by the Town Building Official using the Build Smart Exterior Energy Calculation Spreadsheet ("Spreadsheet") (Appendix 17-2). The Spreadsheet calculations were developed using the standard amount of energy used by the exterior systems and adjusted for local climatic conditions. Alternate and creative engineering solutions to reduce exterior energy use are encouraged and may be accepted as an offset method, when approved by the Building Official. The Spreadsheet will be updated regularly according to market fluctuations and may be amended and adopted by the annual Fee Resolution.

iv.viiii. Renewable Energy Credit Calculation. Renewable mitigation offsets may be produced on-site or off-site and must be approved by the Town. On site renewable energy methods receive double credit for offset purposes. For example, if a town approved renewable energy source such as solar, geothermal heat pump, etc. installed on site produces 4KW then it will get credit for offsetting 8KW of exterior energy use. As new technology or other offsite renewable energy projects come on-line, they may also be considered as approved systems by the Building Official. Where the necessary amount of renewable energy is unattainable on-site, a combination of renewable energy methods may be used.

v.x. Payment In-lieu. The Town has the resources and ability to install renewable energy systems on public property or invest in offsite renewable energy systems that will offset exterior energy used in the community. If preferred by the property owner, the Town may accept payment from the owner of the affected property, in lieu of providing energy produced by a Town approved renewable energy system, Or, the Town may accept partial payment in lieu from the affected property owner that provides only partial energy produced by a Town approved on-site or offsite renewable energy mitigation system. The owner shall make payment prior to receiving the building permit. The payment in lieu shall be calculated using the Spreadsheet.

vi.xi. Approved Renewable Energy Systems. All renewable energy systems proposed as part of the Build Smart Renewable Mitigation Program must be approved in advance by the Building Official. An engineering analysis may be required for calculating the renewable energy mitigation credit produced by an on – or off – site system. Review of the system by a Town engineering consultant, if needed, will be at the expense of the owner.

- (a) On-site renewable energy systems provided to offset exterior energy use will be required to be maintained and operated for the lifetime of the property, through a written agreement with the property owner and a covenant on the property.
- (b) Off-site renewable mitigation shall only be approved by the Building Official if, through a written agreement: (1) the system is legally tied to the property using exterior energy use with the inability to transfer to another property; and (2) the Town can easily verify at any time the offsite renewable energy system continues to provide renewable energy as provided for herein, with no restrictions on the Town's ability to access renewable energy utility information.

- xii. *Shut-off Timers*. Exterior energy use such as outdoor firepits and exterior gas illumination fixtures shall be required to have timers with a maximum of 60 minutes and shall not have continuously burning pilots.
- viii. *Appropriation of funds*. All REMP payments in lieu received by the Town shall be deposited into a separate account with the Town to be used for energy reducing town projects and programs that benefit the community. Carbon reducing town projects and programs may be considered an appropriate use of REMP funds with Town Manager approval.
- e. *Engineered Heating Systems*. All detached single-family dwellings with equipment that meets the requirements for commissioning per sub-section N must have engineered heating systems. Where mechanical ventilation is required high efficiency energy recovery ventilators or heat recovery units shall be utilized for this purpose.
- f. *Direct Vent Furnace*. When the scope of the work of an addition to a dwelling or a remodel of a dwelling requires replacement of a furnace, the furnace shall be replaced with a direct vent unit that has a minimum 92 percent AFUE.
- g. *Direct Vent Boiler*. When the scope of the work of an addition to a dwelling or a remodel of a dwelling requires replacement of a boiler, the boiler shall be a direct vent unit that has a minimum 90 percent AFUE.
- h. Fireplaces. Fireplaces must be EPA or California certified, and have tight fitting gasketed doors. Fireplaces located in sleeping areas must have <u>a</u> shut off timer with 90 minute maximum or thermostat setting maximum of 80 degrees. Wood burning fireplaces shall meet the Solid Fuel Burning Device Regulations.
- i. Programmable Thermostats. Programmable thermostats are required for forced air central heating and cooling systems.
- j. <u>i.</u> Automatic Exhaust Fan Switches. Timers, humidistats or motion sensors are required for bath exhaust fans.
- k. Local Insulation Requirements.
- i. Headers shall be insulated full open depth.
- ii. Framed corners must be capable of being insulated.
- iii. Shaft and knee walls for skylights shall be insulated as exterior walls and provided with adequate backing to support the insulation.
- 1. Range Hood Ducting. Range hoods are required and must be ducted to the exterior.

- m.k. Mechanical Systems Commissioning and Completion Requirements. Engineering and commissioning of the mechanical and hot water heating systems shall be required on all residential where any of the following apply:
- i. The equipment input rating exceeds 200,000 btu.
- ii. The heated water exceeds 210 deg. F
- iii. The heated water or water glycol storage capacity exceeds 120 gallons Prior to the approval of the final mechanical inspection, the registered design professional shall provide evidence of mechanical systems commissioning and completion of the mechanical system installation to the Building Official.
- n. <u>I.</u> Systems Adjusting and Balancing. HVAC systems shall be balanced in accordance with generally accepted engineering standards. Air and water flow rates shall be measured and adjusted to deliver final flow rates within the tolerances provided in the product specifications.
- e. m. Air Systems Balancing. Each supply air outlet and zone terminal device shall be equipped with a means for air balancing in accordance with the International Mechanical Code. Discharge dampers are prohibited on constant volume fans and variable volume fans with motors of 10 hp (7.35 kW) and larger. Air systems shall be balanced in a manner to first minimize throttling losses then, for fans with system power of greater than 1 hp (735 W), fan speed shall be adjusted to meet design flow conditions.

Exception: Fans with fan motor horsepower of 1 hp (735 W) or less.

p. n. Hydronic Systems. Balancing. Individual hydronic heating and cooling coils /zones shall be equipped with means for balancing and measuring flow. Hydronic systems shall be proportionately balanced in a manner to first minimize throttling losses, then the pump impeller shall be trimmed, or pump speed shall be adjusted to meet design flow conditions. Each hydronic system shall have either the capability to measure pressure or temperature across the pump or shall have test ports at each side of each pump.

Exceptions: pumps with pump motors of 5 hp (3677 W) or less where throttling results in not greater than 5 percent of the nameplate horsepower draw above that required if the impeller were trimmed.

- q. o. Functional Performance Testing. Functional performance testing shall be in accordance with the requirements of this section.
- #: p. Equipment. Equipment functional performance testing shall demonstrate the installation and operation of components, systems, and system-to-system interfacing relationships in accordance with approved plans and specifications so that operation, function, and maintenance serviceability for each of the commissioned systems is confirmed. Testing shall include all specified modes of control and sequence of operation, including under full-load, part-load and all of the following emergency conditions:

- i. Each mode as described in the sequence of operation.
- ii. Redundant or automatic backup mode.
- iii. Performance of alarms.
- iv. Mode of operation upon a loss of power and restoration of power.
- s. q. Controls. HVAC control systems shall be tested to document that control devices, components, equipment, and systems are calibrated, adjusted and operated in accordance with the approved plans and specifications. Sequences of operation shall be functionally tested to document that they operate in accordance with the approved plans and specifications.
- **<u>r.</u>** *Economizers*. Air economizers shall undergo a functional test to determine that they operate in accordance with the manufacturer's specifications.
- **u. s.** Acceptance. Buildings, or portions thereof, shall not pass the final mechanical inspection until such time as the code official has received a final commissioning report from the design professional.
- v. t. System Balancing Report. A written report describing the activities and measurements completed shall be provided.
- w. u. Final Commissioning Report. A complete report, signed and sealed by the registered design professional, documenting that the mechanical and service water heating systems comply with the International Energy Conservation Code, the approved plans and manufacturer's specifications shall be provided to the Building Official.
- \*\* v. Site Built Spas and Pools. Site built pools and Spas shall be insulated equivalent to current California Energy compliant factory built hot tubs and spas or be offset by a Town approved renewable energy source. (Ord. No. 2023-03 §2).
- Section 3. Effect of Ordinance. Those provisions on <u>in</u> the Code not expressly amended by this Ordinance shall remain unchanged and in full force and effect.
- <u>Section 4. Severability.</u> If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.
- Section 5. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

after final publication pursuant to Section	dinance shall become effective on fourteen (14) days 4.3 of the Town Charter and shall be recorded in the purpose and shall be authenticated by the signatures of
Section 7. Public Hearing. A public of, 2024, in the Town C Blvd., Mountain Village, Colorado 81435.	c hearing on this Ordinance was held on the day Council Chambers, Town Hall, 455 Mountain Village
Section 8. Publication. The Town notice of this Ordinance as required by Arti	Clerk or Deputy Town Clerk shall post and publish icle V, Section 5.9 of the Charter.
	ED to public hearing before the Town Council of on the day of 2024
TOWN OF MOUNTAIN VILLAGE: TOWN OF MOUNTAIN VILLAGE, COL	ORADO, a Home-Rule Municipality
By: Martinique Prohaska, Mayor	
ATTEST	
By: Susan Johnston, Town Clerk	
HEARD AND FINALLY ADOPTED by Village, Colorado this day of	the Town Council of the Town of Mountain 2024.
TOWN OF MOUNTAIN VILLAGE: TOWN OF MOUNTAIN VILLAGE, COL	ORADO, a Home-Rule Municipality
By: Martinique Prohaska, Mayor	
Martinique Prohaska, Mayor	
ATTEST	
By:Susan Johnston, Town Clerk	
Approved as to Form:	
By:	
= = : : = : : : = : : : : : : : : : : :	

I, Susan Johnston, the duly qualified ("Town") do hereby certify that:	and acting Town	Clerk of the T	own of Mountain	Village, Colorado
1. The attached copy of Ordinar copy thereof.	ice No. 2024	_ (the "Ordinar	nce") is a true, con	rrect, and complete
2. The Ordinance was introduct hearing by the Town Council the Town Village Blvd., Mountain Village, Coquorum of the Town Council as follows:	vn ("Council") at lorado, on	a regular meetin	ng held at Town I	Hall, 455 Mountain
<b>Council Member Name</b>	"Yes"	"No"	"Absent"	"Abstain"
Marti Prohaska, Mayor				
Scott Pearson, Mayor Pro Tem				
Jack Gilbride				
Peter Duprey				
Harvey Morgenson				
Tucker Magid				
Huascar Gomez				
4. A public hearing on the Or Town Council held at Town Hall,  At the public without amendment by the Town Confollows:	455 Mountain ic hearing, the Or	Village Blvd.	, Mountain Villa nsidered, read by	age, Colorado, on title, and approved
Council Member Name	"Yes"	"No"	"Absent"	"Abstain"
Marti Prohaska, Mayor	1 es	NU	Absent	Abstain
Scott Pearson, Mayor Pro Tem				
Jack Gilbride				
Peter Duprey				
Harvey Morgenson				
Tucker Magid				
Huascar Gomez				
5. The Ordinance has been sign Clerk, and duly numbered and recorde	ed in the official	records of the T	own.	·
IN WITNESS WHEREOF, I have her2024.	eunto set my har	nd and affixed th	ne seal of the Tow	n this day of
By: Susan Johnston, Town Clerk (S	SEAL)			



## COMMUNITY DEVELOPMENT DEPARTMENT

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

Agenda Item 9

TO: Design Review Board

FROM: Amy Ward, Community Development Director

**FOR:** April 4, 2024

**DATE:** March 25, 2024

**RE:** Review and Recommendation to the Town Council of an Ordinance Amending

Section 17.3.10 of the Community Development Code regarding reference to the

Open Space Map

### **ATTACHMENTS**

Exhibit A: Proposed Ordinance Exhibit B: Open Space Map

## **OVERVIEW OF PROPOSED AMENDMENT**

The current CDC has a specific reference to the 2012 Open Space Map. This reference doesn't allow for changes as redevelopment and associated rezones happen. For instance, with the approval of the Four Seasons hotel on Lot 161CR there was an approval for an associated subdivision that would re-zone portions of the adjacent Town owned village center open space parcels. The 2012 map would not show this rezone and changes to the open space calculations pursuant to the rezone. The proposed amendment just removes any specific date from the language and instead references the "Open Space Map on record with the Town Clerk." This allows for planning staff to update the Open Space Map on record pursuant to any rezones and associated changes in open space calculations approved by the Town.

## **PUBLIC COMMENT**

None received

## **DESIGN REVIEW BOARD (DRB) RECOMMENDATION**

Staff recommends the Board recommend approval of the Ordinance as presented.

## **DESIGN REVIEW BOARD PROPOSED MOTION**

I move to recommend approval of an Ordinance Amending Section 17.3.10 of the Community Development Code regarding reference to the Open Space Map

/aw

# AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AMENDING SECTION 17.3.10 OF THE MOUNTAIN VILLAGE MUNICIPAL CODE CONCERNING THE OPEN SPACE MAP

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

WHEREAS, Section 17.3.10 of the Mountain Village Municipal Code ("Code") outlines the Town's platted open space requirements and refers to the "2012 Open Space Map"; and

WHERAS, the purpose of maintaining an Open Space Map is to depict all parcels within the Town zoned as Open Space and to aid Town Staff and the public in tracking replacement Open Space if and when such parcels are rezoned; and

WHEREAS, although the Open Space Map is used as a point of reference in conjunction with the relevant provisions of the Code, in order to avoid confusion, the Town desires to update references to the Open Space Map to the most recent version and authorize Town Staff to continue to update the map as needed, from time to time; and

WHEREAS, the Town Council desires to amend the Code accordingly, as set forth below.

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

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

<u>Section 2. Amendment</u>. The Town Council hereby amends Section 17.3.10 of the Code as set forth in Exhibit A, attached hereto. For reference only, a copy of the most recent Open Space Map is attached hereto as Exhibit B. The Town Council hereby authorizes Town Staff to update the Open Space Map as needed, from time to time.

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

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

<u>Section 6. Public Hearing</u>. A public hearing on this Ordinance was held on the \_\_\_ day of \_\_\_\_\_, 2024, in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

required by Article V, Section 5.9 of the Charter.	
INTRODUCED,READ,AND REFERRED Mountain Village,Colorado on the day of	to public hearing before the Town Council of the Town of, 2024.
TOWN OF MOUNTAIN VILLAGE:	TOWN OF MOUNTAIN VILLAGE, COLORADO, A HOME-RULE MUNICIPALITY
ATTEST:	By: Martinique Prohaska, Mayor
Susan Johnston, Town Clerk	
HEARD AND FINALLY ADOPTED by the T day of, 2024.	Town Council of the Town of Mountain Village, Colorado this
TOWN OF MOUNTAIN VILLAGE:	TOWN OF MOUNTAIN VILLAGE, COLORADO, A HOME-RULE MUNICIPALITY
	By: Martinique Prohaska, Mayor
ATTEST:	
Susan Johnston, Town Clerk	
Approved as to Form:	

Section 6. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as

I, Susan Johnston, the duly qualified and acting To ("Town") do hereby certify that:	wn Clerk	of the Tov	wn of Moun	tain Village, Colorado
1. The attached copy of Ordinance No. 2024("Or	dinance")	is a true,	correct, and	complete copy thereof.
2. The Ordinance was introduced, read by title, appr the Town Council the Town ("Council") at a regu Blvd., Mountain Village, Colorado, on Town Council as follows:	ılar meetir	ng held at	Town Hall,	455 Mountain Village
Council Member Name	"Yes"	"No"	Absent	Abstain
Martinique Prohaska, Mayor				
Scott Pearson, Mayor Pro-Tem				
Harvey Mogenson				
Peter Duprey				
Jack Gilbride				
Tucker Magid				
Huascar Gomez				
<ul><li>Home Rule Charter.</li><li>4. A public hearing on the Ordinance was held by Council held at Town Hall, 455 Mountain Village 2024. At the public hearing, the Ordinance wamendment by the Town Council, by the affirmat</li></ul>	Blvd., Mo as consid	untain Vil ered, read	lage, Colora l by title, a	ndo, on, and approved without
Council Member Name	"Yes"	"No"	Absent	Abstain
Martinique Prohaska, Mayor				
Scott Pearson, Mayor Pro-Tem				
Scott Pearson, Mayor Pro-Tem Harvey Mogenson				
Harvey Mogenson Peter Duprey				
Harvey Mogenson Peter Duprey Jack Gilbride				
Harvey Mogenson Peter Duprey Jack Gilbride Tucker Magid				
Harvey Mogenson Peter Duprey Jack Gilbride				
Harvey Mogenson Peter Duprey Jack Gilbride Tucker Magid	cords of th	ne Town.		

#### Exhibit A

## 17.3.10 Platted Open Space Requirements

- A. *Preservation as to Acreage and General Location*. Active and passive open space shall be preserved as to acreage and general location as depicted on the 2012 Open Space Map, which shall be maintained by the Town Clerk and may be updated by Town staff time to time and documented in the associated open space table as recorded at Reception Numbers 426871, 426872, and 426873 ("2012 Open Space Map").
- B. Open Space Percentage Requirement. Active and passive open space within the Original PUD Boundary as depicted on the 2012 Open Space Map shall not be less than sixty percent (60%) of the total acreage within the Original PUD Boundary, excluding village core open space unless such open space has otherwise been provided as Replacement Open Space as provided for in Section 1.5.
- C. *Prohibition on Rezoning of Passive Open Space*. Passive open space within the Original PUD Boundary as shown on the 2012 Open Space Map shall be maintained and shall not be rezoned, nor shall the acreage of such passive open space be reduced below 151.3 acres.
- D. *Rezoning of Active Open Space Permitted*. Active open Space as depicted on the 2012 Open Space Map may be rezoned and replatted as envisioned in the Comprehensive Plan provided:
  - 2. The active open space to be rezoned or replatted is replaced by an equal amount of acreage that is not depicted as such on the 2012 Open Space Map, with such replacement acreage to be zoned as active open space ("Replacement Open Space");
  - 4. The Replacement Open Space is located within any subarea plan as depicted on the 2012-Open Space Map, or Lot 420 subject to compliance with the provisions of section I below, in which case the Replacement Open Space shall be deemed to be in the same general location as the active open space parcels that have been rezoned and replatted for resort development purposes; and,
- E. *Village Core Replacement Open Space*. Village core open Space as depicted on the 2012 Open Space Map may be used as Replacement Open Space within the Mountain Village Center Subarea Plan provided:
  - 2. The 2012 Open Space Map is amended shall be updated by Town staff to depict the Replacement Open Space.

## Exhibit B

## [OPEN SPACE MAP]

