



PROJECT: 120 Cortina Residence  
REGARDING: TOMV Preliminary Design Review Narrative  
DATE: 4.05.2024

### **Site**

The site is located toward the bottom of the Cortina Land Condominiums directly across the street from the Villas at Cortina. The site slopes down toward San Joaquin Road below, and the Building Envelope (B.E.) is placed relatively close to Cortina Drive. The access side of this site (West) is within 5' of the Property line and is encumbered by an existing retaining wall flanking Cortina Drive. The orientation of the B.E. is generally running North / South. The primary views are to the Northeast, and the geometry of the B.E. lends itself to glazing being located on the East (downhill) side of the home.

### **Design**

A unique building design resulted by working around the site constraints and capitalizing on the assets to yield a home that fits right there. The site is steep, the short axis of the B.E. is narrow and we propose a driveway directly connected to the Garage with the formal entry flanking this sequence. The approach to the home from Cortina Drive is low, welcoming and sensitive to the neighbors. The Entry is visible from the street and allows the occupant to discover the views to the East and Northeast upon entering into the home. The short sides of the home are supported by hefty masonry bases while the downhill side of the home is continuously supported by the same masonry plinth. The home is grounded. The Garage is to be supported by substantial steel columns and beams. Associated decks and walks are also supported in a similar manner, the character of which harkens back to the mining vernacular present throughout western Colorado.

The grade of the lot does not allow for much (if any) occupiable landscape areas, thus we have built in several outdoor areas connected to the building. A continuous deck on the East side of Main Level for outdoor living is not overly excessive but does allow the occupant to experience the outdoors as the seasons allow. The Lower Level has a sheltered patio below the Garage which is a perfect location for a hot tub and associated outdoor living. We envision this area to be a quiet, tranquil place for the occupants to enjoy the outdoors.

### **Lighting**

We work within the constraints of the night sky initiative frequently, and thus have placed exterior lighting as necessary by code only. Step lights have been placed at the exterior of the building at walkways and doorways to assist the occupant in safely navigating the property while not creating an oppressive beacon of light in the night.

The East Elevation has a fair amount of glazing (well within the 40% maximum) and we will work to ensure that interior lights will produce a minimum amount of light bleed to the exterior. We

will specify ceiling mounted lights to have shielded bulb / light source to minimize the often offensive viewing of light source(s).

### **Construction**

The owner of Cortina 2 also owns the neighboring lots Cortina 3 and 4. These neighboring lots have constructed an access road from San Joaquin to aid in construction from below thus relieving the need to use Cortina Drive as primary access for construction. We intend to amend this access road to exist below Cortina 2 as well so that we can employ the same strategy of construction largely from below.

### **Property and Zoning Information**

Legal Description: Unit 2, Cortina Land Condominiums according to the map of the Cortina Land Condominiums, A C Colorado Common Interest Community, Lot 165 Town of Mountain Village recorded November 30, 2004 in Plat Book 1 Page 3400 thru 3401 and also according to the Declaration recorded November 30, 2004 at Reception No. 370697, County of San Miguel State of Colorado

Parcel ID: 477903405004

Address: 120 Cortina Drive Mountain Village, CO 81435

Lot Size: 12,244 SF

Zone District: Multi Family

Max Building Height: Required = 35' for Shed Roof, 40' for Gable Roof. Proposed = 41.5'

Average Building Height: Required = 30'. Proposed = 27.6'

Lot Coverage: Required = 40% Max. Proposed = 39.7%

Setbacks:

Front: Required = 5'. Proposed = 7'-6"

Sides: Required = 16'. Proposed North = 21'-1". Proposed South = 21'-3"

Rear: Required = 30'. Proposed = 30'-4"

Roof Pitches: Primary 1.5"/12". Secondary 1"/12"

Exterior Materials:

Stone: Required = 35% Minimum. Proposed = 43.53%

Windows: Required 40% Maximum. Proposed = 17.35%

Parking: Required = 2 Enclosed. Proposed 2 Enclosed

### **17.5.4.F: Town Design Theme**

1. The home is sited to capitalize on the site constraints and is sensitive to the surrounding neighbors. The Garage is located on the Southern portion of the home and the driveway provides direct access to Cortina Drive. The home appears low from Cortina Drive and is sensitive to the neighbors across the street in regards to retaining their primary views to the East. The views of the home are largely from the rear looking East and Northeast. The majority of the glazing toward the views faces East which allows for gentle morning light. The Fire Mitigation Zones 1 and 2 mandate that all substantial trees to be removed. Upon TOMV Preliminary Approval, Landscape design will commence to revegetate the site to the benefit of the neighborhood and the homeowner.



2. The massing of the home is sensitive to the topography. The Entry / Main Level of the home relates to grade on the Cortina Drive side of the home. The home steps with the topography as it pushes North. The Garage is to be supported by substantial beams and columns which allows for a wellness deck below. The view of the home from San Joaquin Road has been carefully thought out by providing simple massing and engaging rusticated masonry base.

3. The majority of the home is resting on a Masonry plinth. The portions of the home not on Masonry will be flashed accordingly to withstand the alpine snow conditions.

4. The low sloping roof elements with snow retention features fit into the high alpine contemporary architectural language and will be property tied to site drainage design.

5&6. A combination of warm gray stone similar to the neighbors with natural brown wood siding and bonderized flat lock panel with wood and metal fascia provides a natural color palette.

#### **15.5.5.A. Building Siting Design**

1. The home is sited within the building envelope, the HOA initially thought the home was too close to the road. The home was then pushed away from the road within reason to accommodate their request. This does, however, elevate the home a bit more. The HOA was happy with this adjustment and has approved as such. The driveway is situated to connect the garage direct to Cortina Drive, the Entry is shielded and flanks the driveway. Utilities are out of view, the decks are on the back side of the home and are largely out of view from Cortina Drive.

*Design Variation: 17.3.13 D: We will likely be asking for a few subterranean elements (footers) to be located outside of the B.E. We have been careful with design to keep all associated above grade elements clear of the B.E., but as we begin Structural design it may be the case that some of the foundation footers may need to extend beyond. Given the relatively constraining B.E., we would prefer to proceed with the exterior envelope as designed without having to shrink the building further.*

*With the shifting of the home further away from the road per HOA request, we will also be asking for a design variation as a portion of the deck above grade and a portion of the Garage roof will protrude into the General Easement by approximately 10”.*

2. The building siting, foundation plan and construction plan envisions minimizing the amount of site disturbance as reasonable while allowing for tree and fire mitigation as noted on the Landscape Plans. The HOA has also requested that the home be largely constructed from below as to not block Cortina Drive. A temporary curb cut at San Joaquin is proposed to service a temporary service road below the home, SEE Civil Drawings. Once the home is complete, this site disturbance will be brought back to its native state.

3. The shed roofs are all pitched away from pedestrian and vehicular travel. Every roof will be guttered (with heat tape) and downspouts will tie into Civil drainage to direct and mitigate water

infiltration. Although the roof pitches are low, we will be installing snow retention devices to mitigate snow fall from roofs.

#### **17.5.6.A Building Form**

The form of the building has a substantially grounded base in areas of the predominant views which are to the East and Northeast. The massing of the overall building is broken into smaller elements in floor plan and in elevation. Masonry walls have only a select few windows located, they will be recessed back from the face of the masonry to reveal a 5" depth to convey heavy, thick massing.

#### **17.5.6.B Exterior Wall Form**

Walls of varied materials overall are simple in design allowing the larger expanses of windows to express views from the interior with overhangs assisting in shielding the glass from the adjacent view lines. A heavy stone base supports the majority of the home.

*Design Variance - 17.4.16: We will be requesting a height variance of 7'. The driveway and Garage are located as low as possible within this design, and the ceiling of the Garage is only 8' at the low side to assist in keeping things low. The entire home is designed using shed roofs to capitalize on the views and to provide sheltering from across the street. Per the Town of Mountain Village (TOMV), this type of roof is allowed to be located 35' from grade. The roof at the Garage has been oriented to shed water away from the driveway, and this shape also works well with the 35' grade offset. The rest of the building steps down approximately 4' in an effort to reduce the overall height of the building.*

*If we were to use Gable roofs, then we could extend an additional 5', to a total of 40'. You will see on sheet "A005 Heights Exhibit" we have demonstrated that shed roofs are better for this design in terms of keeping the entire building low for occupant and community benefit. We could use the same floor plan with Gable roofs and not need to ask for a variance, but this would yield a significantly taller perceived mass.*



**SYMBOL LEGEND**

**SECTION**  
DRAWING NO. (TYP) 1 A.4.001  
SHEET NO. (TYP) 1

**MATCH LINE**

**GRID LINE** A

**DETAIL (PLAN)**  
1 A.1.001

**SPOT ELEVATION** 01

**DETAIL**  
1 A.6.001

**DRAWING REVISION**

**EXTERIOR ELEVATION**  
1 X.3.001

**INTERIOR ELEVATION**

**ROOM NAME & NUMBER** LIVING 100

**WINDOW MARK** W101

**DOOR MARK** D101

**ASSEMBLY MARK** W1

# 120 CORTINA RESIDENCE

## Mountain Village, CO

TOMV Prelim. - 4/25/24

PROJECT INFO:		CODE & ZONING INFORMATION:		PROJECT SCOPE:
PROJECT ADDRESS:	120 Cortina Drive Mountain Village CO 81435	IRC EDITION:	2018	Construction of a new single family home on vacant lot. The two level home consists of garage, mudroom, kitchen, dining, living, 4 bedrooms, 5 bathrooms, flex space, deck and patio.
JURISDICTION:	Town of Mountain Village	IECC EDITION:	2018	
PARCEL ID:	477903405004	CLIMATE ZONE:	6B	
LEGAL DESCRIPTION:	SEE SURVEY	ZONING DISTRICT:	MULTI FAMILY	
SUBDIVISION:	CORTINA LAND CONDOS-5006	HOA:	Cortina Land Condominium Owners Association	
BLOCK:	SEE SURVEY	FIRE SPRINKLERS:		
LOT NUMBER:	UNIT 2			
LOT SIZE:	12244 SF			

**GENERAL**

- A001 COVER SHEET SURVEY
- A002 PHOTOS
- A003 SITE PLAN
- A004 F.A.R. PLANS
- A005 HEIGHTS PLANS
- A006 HEIGHTS EXHIBIT
- A007 EXTERIOR MATERIAL AREAS
- A008 LANDSCAPE PLAN
- A009 IRRIGATION PLAN

**CIVIL**

- C1 Notes
- C2.1 Grading and Drainage
- C3 Utilities
- C4 Construction Mitigation and Access
- C5 Fire Mitigation

**ARCHITECTURAL**

- A601 LOWER LEVEL PLAN
- A602 MAIN LEVEL PLAN
- A603 ROOF PLAN
- A701 ELEVATIONS
- A702 ELEVATIONS
- A703 3D VIEWS
- A801 BUILDING SECTIONS
- A802 BUILDING SECTIONS
- A803 BUILDING SECTIONS
- A901 DOOR & WINDOW SCHEDULE

**PROJECT DIRECTORY**

**OWNER**  
Chalets at Cortina 2, LLC  
PO BOX 490718  
Key Biscayne, FL 331490718

**CONTACT:** Architect  
Architect  
Architect

**ARCHITECT**  
KA DesignWorks, Inc.  
525 Basalt Avenue, Unit I-201  
Basalt, CO 81621

**CONTACT:** Kenneth Adler  
(970) 948-9510  
ken@ka-designworks.com

**CONTRACTOR**  
XXX  
XXX Main Street  
City, CO 12345

**CONTACT:** XXX XXXX  
(XXX) XXX-XXXX  
contractor@email.com

**CIVIL ENGINEER**  
Uncompahgre Engineering, LLC  
PO Box 3945  
Telluride, CO 81435

**CONTACT:** David Balode  
(970) 729-0683  
dbalode@msn.com

**STRUCTURAL ENGINEER**  
XXX  
XXX Main Street  
City, CO 12345

**CONTACT:** XXX XXXX  
(XXX) XXX-XXXX  
structural@email.com

**LANDSCAPE ARCHITECT**  
XXX  
XXX Main Street  
City, CO 12345

**CONTACT:** XXX XXXX  
(XXX) XXX-XXXX  
landscape@email.com

**SURVEYOR**  
San Juan Surveying  
102 Society Drive  
Telluride, CO 81435

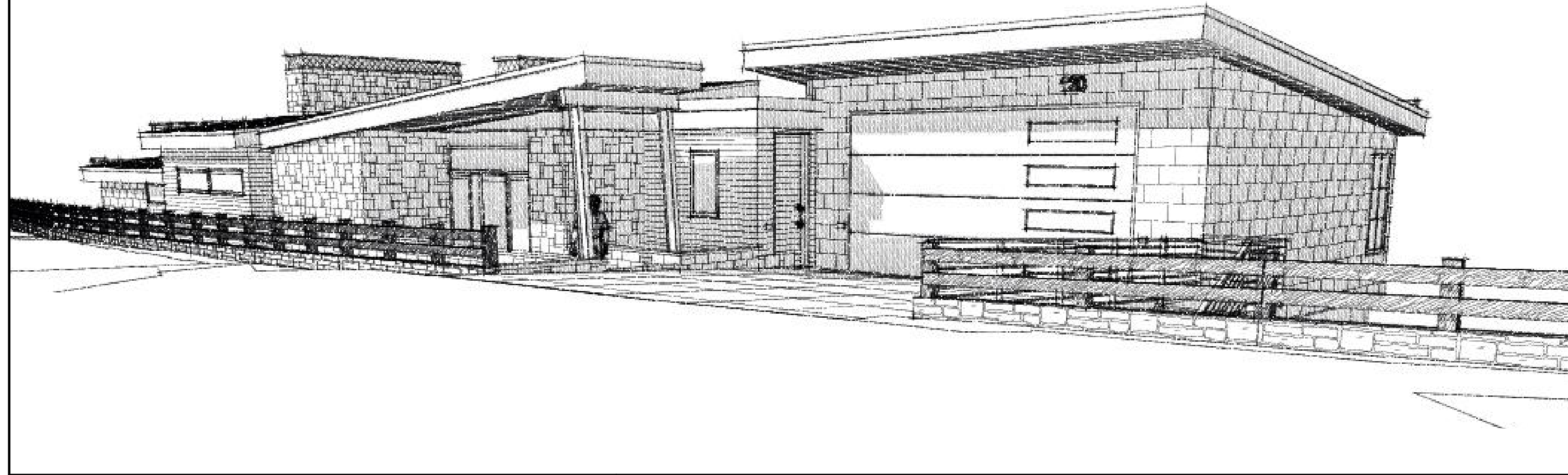
**CONTACT:** Christopher Kennedy  
(970) 728-1128  
office@sanjuansurveying.net

**ENERGY CONSULTANT**  
XXX  
XXX Main Street  
City, CO 12345

**CONTACT:** XXX XXXX  
(XXX) XXX-XXXX  
energy@email.com

**GEOTECHNICAL ENGINEER**  
Lambert and Associates  
PO Box 45  
Montrose, CO 81402

**CONTACT:** Daniel Lambert  
(970) 249-2154



**ABBREVIATIONS**

AAD	Atic Access Door	GALV	Galvanized	RW	Roof Window
ADD	Addendum	GC	General Contractor	RO	Rough Opening
ADJ	Adjacent	GL	Glass	SAN	Sanitary
ADR	Area of Refuge	GR	Grade	SECT	Section
AGG	Aggregate	GLB	Laminated Wood Beam	SEW	Sewer
AFF	Above Finished Floor	GYP	Gypsum	SHT	Sheet
ALT	Alternate	GWB	Gypsum Wallboard	SHLV	Shelves
ARCH	Architectural	HDW	Hardware	SIM	Similar
BM	Beam	HD	Head	SL	Sliding
BRG	Bearing	HT	Hoisting, Ventilating, and Air Conditioning	SM	Sheet Metal
BET	Between	HT	Height	STC	Sound-Transmission Class
BD	Board	HWY	Highway	SPEC	Specification
BS	Both Sides	HOR	Horizontal	SQ	Square
BO	Bottom Of	ID	Inside Diameter	STD	Standard
BLDG	Building	INT	Interior	STL	Steel
CAB	Cabinet	IT	Joint	STR	Structure (all)
CL	Centerline	JT	Joint	SUB	Substitute
CER	Ceramic	LAM	Laminate	SUPPL	Supplier (all)
CLR	Clear	LAV	Lavatory	SUSP	Suspend (ed)
CLOS	Closest	MFG	Manufacturer	TEL	Telephone
CMU	Concrete Masonry Unit	MO	Masonry Opening	TV	Television
COL	Column	MTL	Material	TEMP	Tempered
CONC	Concrete	MAX	Maximum	IE	Is
CJ	Construction Joint	MC	Medicine Cabinet	THK	Thick
CONT	Continuous	MECH	Mechanical	TPH	Toilet Paper Holder
DP	Dampproofing	MIN	Minimum	T&G	Tongue and Groove
DET	Detail	MISC	Miscellaneous	T&B	Top and Bottom
DIA	Diameter	NIC	Not In Contract	TO	Top Of
DIM	Dimension	NA	Not Applicable	T	Tread
DW	Dishwasher	NTS	Not to Scale	TS	Tube Steel
DN	Down	OC	On Center	TP	Typical
DR	Drain	OPG	Opening	UG	Underground
DS	Downsloped	OPP	Opposite	U.N.O.	Unless Noted Otherwise
DRWG	Drawing	OPH	Opposite Hand	UNFIN	Unfinished
EA	Each	OD	Outside Diameter	UB	Uniform Building Code
EL	Elevation	P	Penny (nails, etc.)	USG	United States Gage
EQ	Equal	PERF	Perforated (d)	V	Variable
EXIST	Existing	PFSM	Prefinished Sheet Metal	VENT	Ventilate
EJ	Expansion Joint	PL	Plate	VIF	Verify In Field
EXT	Exterior	PLY	Plywood	VERT	Vertical
FEC	Fire Extinguisher Cabinet	PROD	Product	VAT	Vinyl Asbestos Tile
FCC	Face Of Concrete	PROJ	Project	V	Voltage
FOS	Face Of Stud	PROP	Property	WC	Water Closet
FIN	Finish	R	Radius or Riser	WP	Waterproof
FP	Fingroof	REF	Refer	WT	Weight
FL	Floor	REFR	Refrigerator	WN	Window
FD	Floor Drain	RENF	Reinforce (d)	WI	With (comb. form)
FTG	Footing	REQD	Required	WO	Without
FDN	Foundation	RHSM	Round Head Sheet Metal Screw	WD	Wood
GA	Gauge	RM	Room		

**GENERAL NOTES**

- A. THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", 2017, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
- B. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATIONS, AND THE 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 DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- C. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES. GENERALLY, ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE REGULATED OR SPECIFIED BY ARCHITECT OR GOVERNING BODIES.
- D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS.
- E. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR 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 ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE MATERIALS ARE ORDERED AND WORK HAS COMMENCED. WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
- F. 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 E, ABOVE.
- G. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- H. 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.
- I. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DRAWINGS NOT TO BE SCALED, NOTIFY ARCHITECT OF ANY CONFLICTS OR OMISSIONS.
- J. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- K. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
- L. CONTRACTOR TO PROVIDE PHYSICAL EXTERIOR MATERIAL SAMPLES INCLUDING COLORS/FINISHES AND CONFIGURATIONS FOR OWNER APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.

**DRAWING INDEX**



ASPEN | BASALT | COLORADO  
P: 970.948.9510  
KA-DESIGNWORKS.COM

**120 CORTINA RESIDENCE**

120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

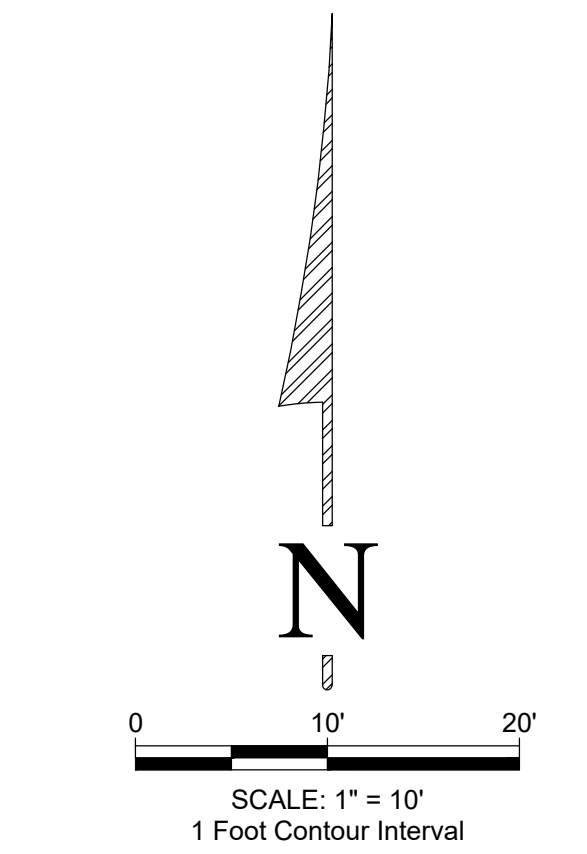
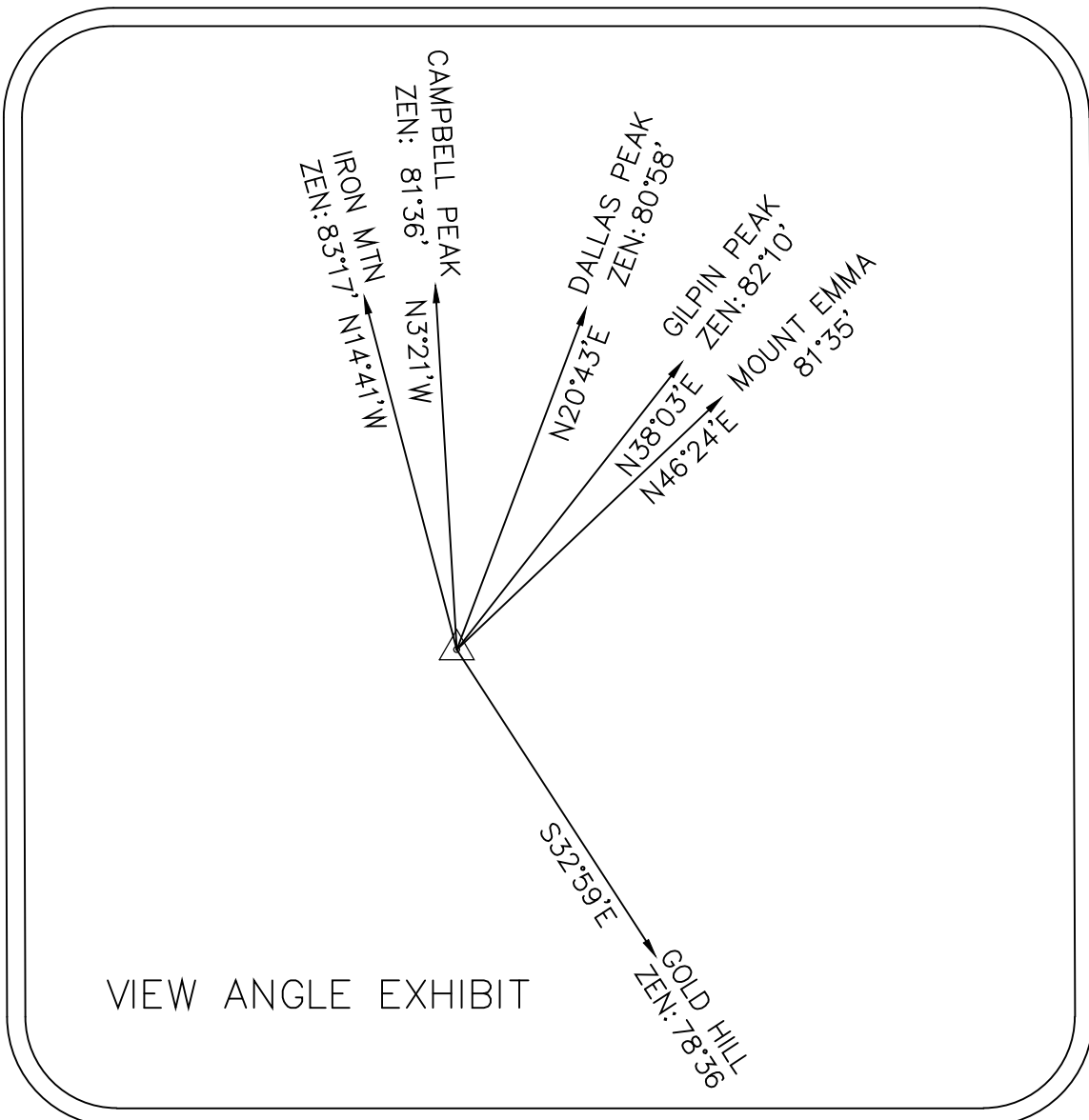
© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE

**COVER SHEET**

**A001**





- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
  - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
  - ◆ FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 37642
  - FOUND #5 REBAR WITH YELLOW PLASTIC CAP, LS 3011
  - ⊙ SANITARY MAN-HOLE
  - ⊕ FIRE HYDRANT
  - ⊖ WATER VALVE
  - ⊗ CATV PEDESTAL
  - ⊘ CURB STOP
  - ⊙# ASPEN TREE "#" DENOTES CALIPER
  - ⊙# FIR TREE "#" DENOTES CALIPER
  - CATCH BASIN
  - GUARD RAIL
  - SAN — UNDERGROUND SEWER LOCATE
  - W — UNDERGROUND WATER LOCATE
  - GAS — UNDERGROUND GAS LOCATE
  - UE — UNDERGROUND ELECTRIC LOCATE
  - FO — UNDERGROUND FIBER OPTIC LOCATE
  - UT — UNDERGROUND TELEPHONE LOCATE

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

- NOTES:**
- According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
  - Vertical datum is based on the found South Corner of Unit 2, a Plastic Cap Rebar, LS 3011, having an elevation of 9812.81 feet.
  - Fieldwork was performed January 2, 2024.
  - Lineal Units U.S. Survey Feet
  - Utility locates were done by others, provided for design and engineering and are not to be used for excavation.

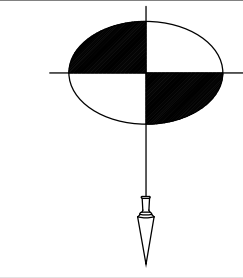
**PROPERTY DESCRIPTION:**  
Unit 2, Cortina Land Condominiums according to the map of the Cortina Land Condominiums, A Colorado Common Interest Community, Lot 165 Town of Mountain Village recorded November 30, 2004 in Plat Book 1 Page 3400 thru 3401 and also according to the Declaration recorded November 30, 2004 at Reception No. 370697.  
County of San Miguel,  
State of Colorado.

**SURVEYOR'S CERTIFICATE:**  
I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Unit 2, The Cortina Land Condominiums was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

*Christopher R. Kennedy*  
Christopher R. Kennedy, P.L.S. 36577  
01/03/2024

# TOPOGRAPHIC SURVEY

## UNIT 2, THE CORTINA LAND CONDOMINIUMS



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

DATE:	01/03/2024
JOB:	04028
DRAWN BY:	AHM
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1





**120 CORTINA RESIDENCE**

120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR  
CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

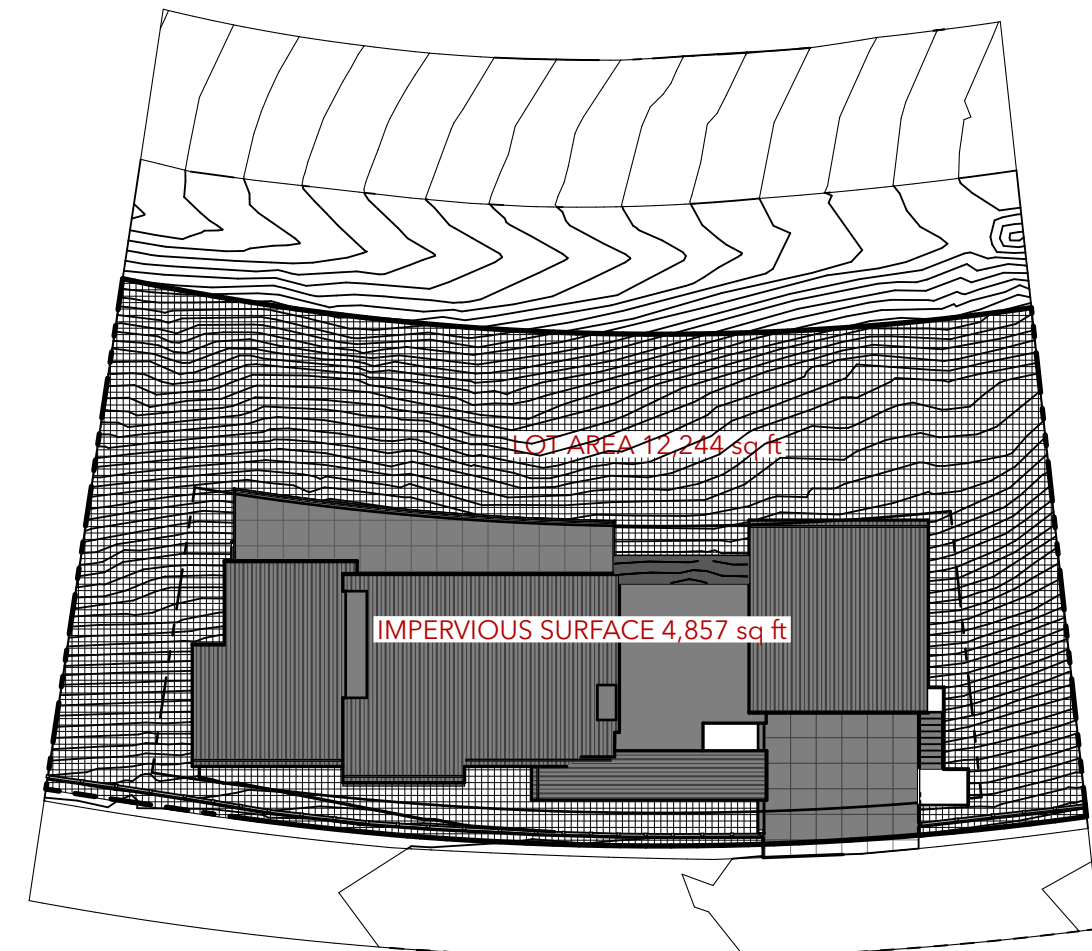
© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE

**PHOTOS**

**A002**





Lot Coverage **3**

0 30' 60'  
SCALE: 1" = 30'

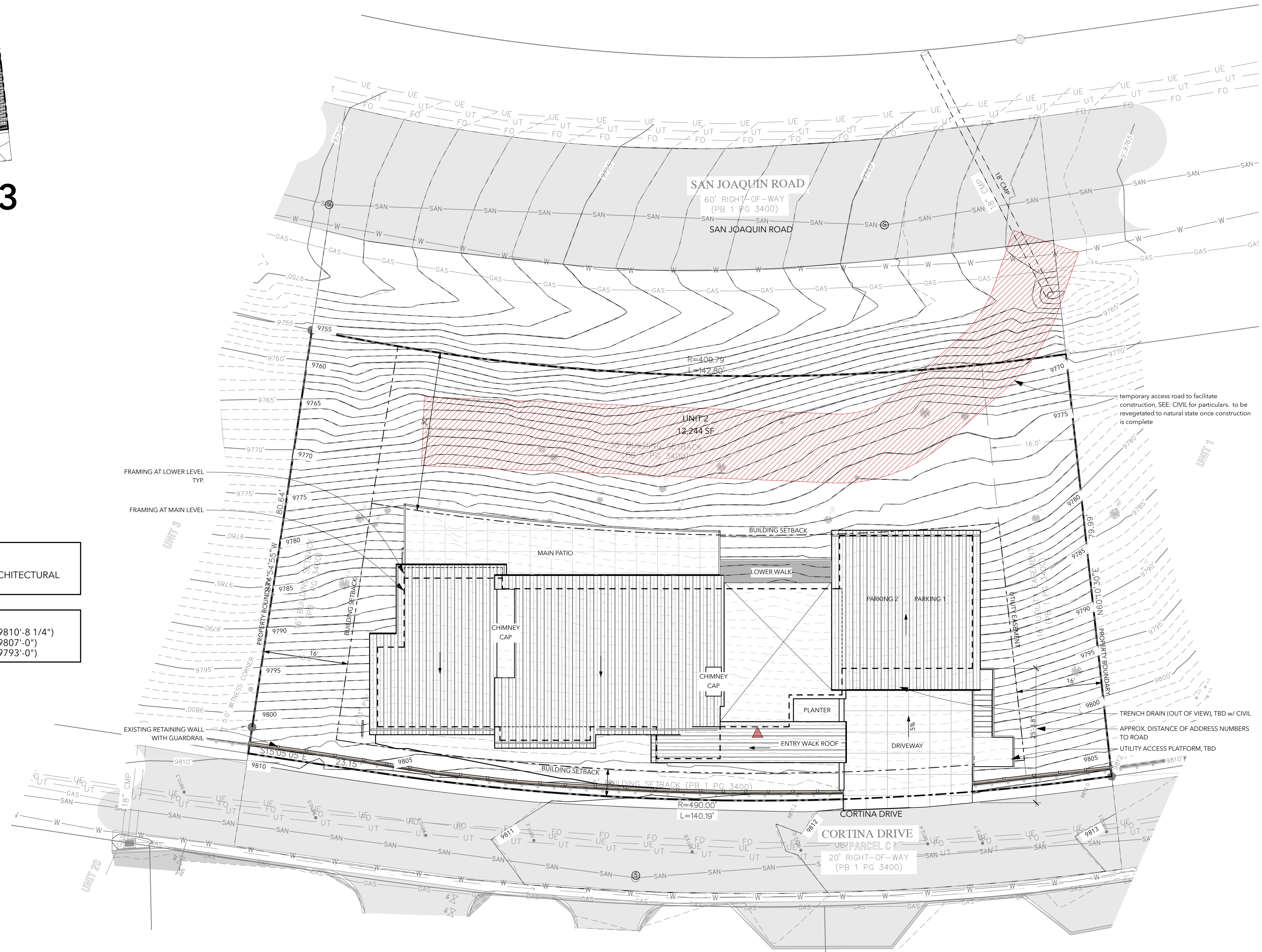
**LOT COVERAGE LEGEND**  
MAX LOT COVERAGE = 40%

SITE AREA =	12244 SF
IMPERVIOUS AREA =	4857 SF
<b>LOT COVERAGE =</b>	<b>39.7%</b>

**SITE NOTES**  
1. GREY BACKGROUND DENOTES EXISTING SURVEY.  
2. SEE CIVIL AND LANDSCAPE FOR RESPECTIVE SCOPE(S). ARCHITECTURAL SITE PLAN IS FOR CONTEXT ONLY.

**FLOOR ELEVATIONS**

GARAGE - T.O. CONC. (F.F.)	= 103'-8 1/4"	(SITE = 9810'-8 1/4")
MAIN LEVEL - T.O. PLY.	= 100'-0"	(SITE = 9807'-0")
LOWER LEVEL - T.O. CONC.	= 86'-0"	(SITE = 9793'-0")



**120 CORTINA RESIDENCE**  
120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.  
Reproduction prohibited without approval of the Architect.

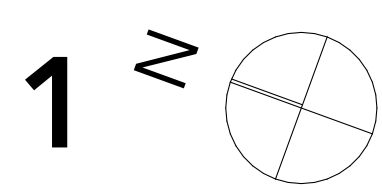
© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE

**SITE PLAN**

SITE PLAN **1**

0 5' 10' 20'  
SCALE: 1" = 10'

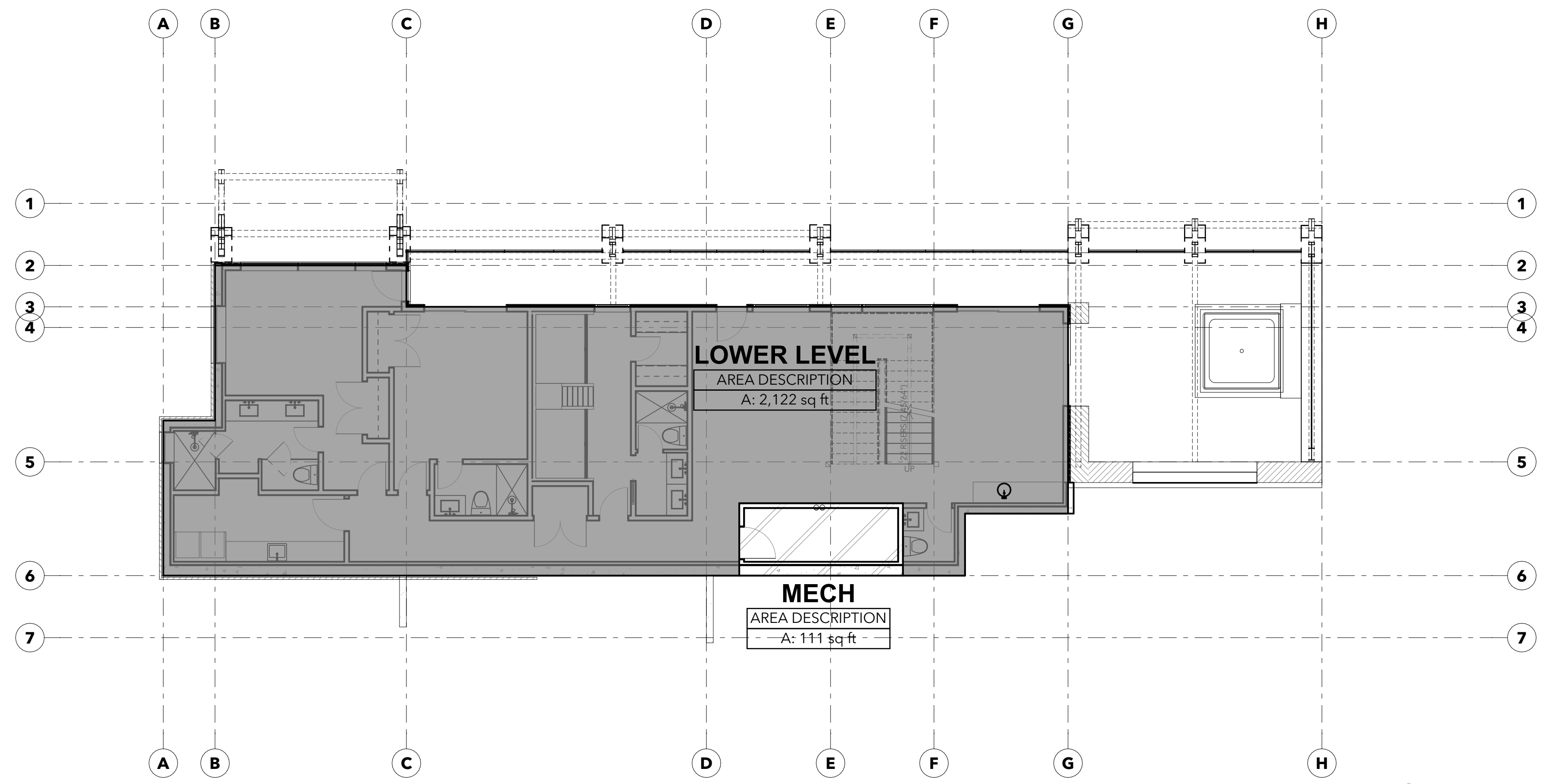


**A003**

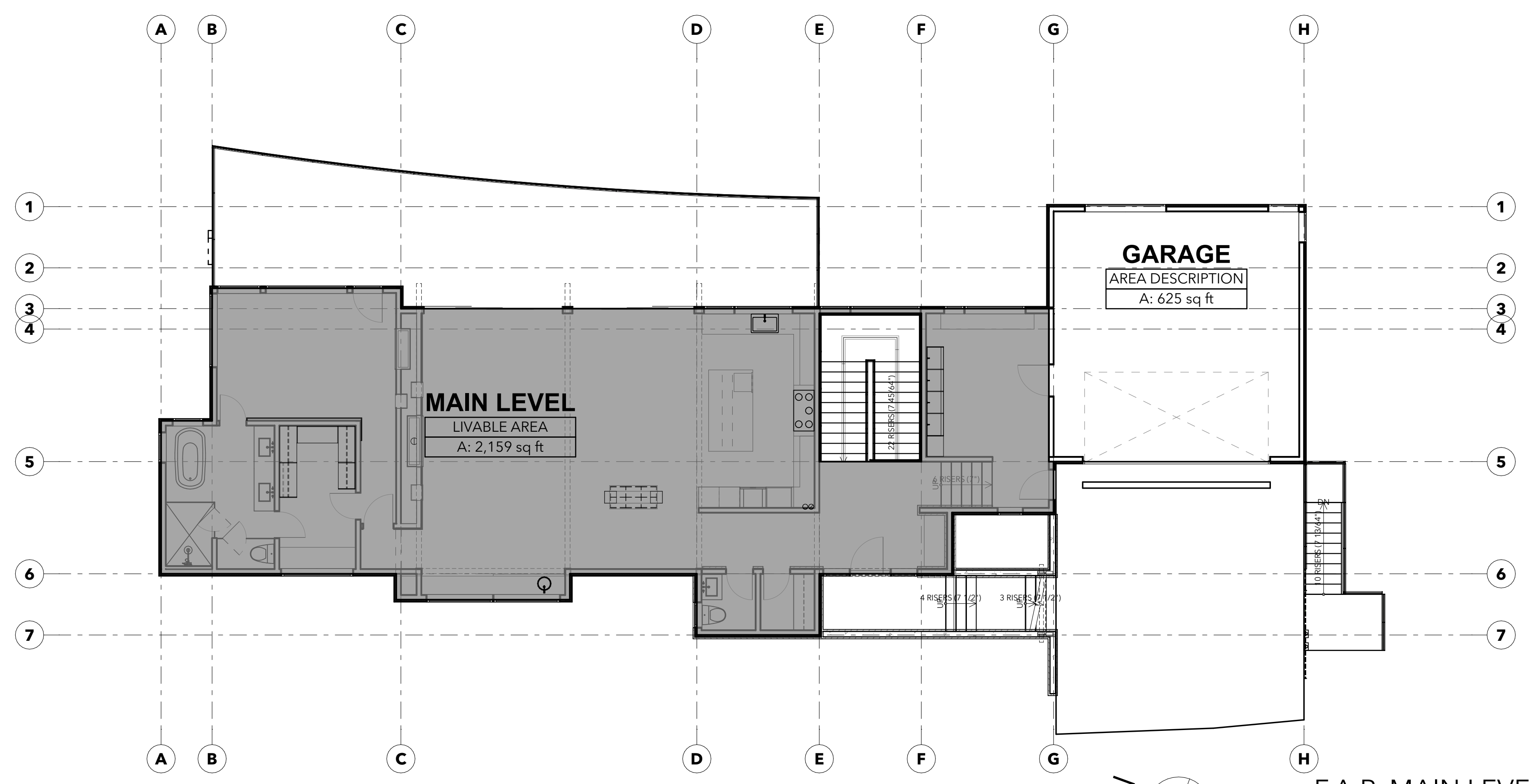


NET SQUARE FOOTAGE	
FLOOR LEVEL/ZONE	AREA
LOWER LEVEL	2,122
MAIN LEVEL	2,159
MECH	111
	<b>4,392 ft<sup>2</sup></b>

GROSS SQUARE FOOTAGE	
FLOOR LEVEL/ZONE	AREA
GARAGE	625
LOWER LEVEL	2,122
MAIN LEVEL	2,159
MECH	111
	<b>5,017 ft<sup>2</sup></b>



F.A.R. LOWER LEVEL **2**



F.A.R. MAIN LEVEL **1**

**120 CORTINA RESIDENCE**  
120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.  
Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE  
**F.A.R. PLANS**

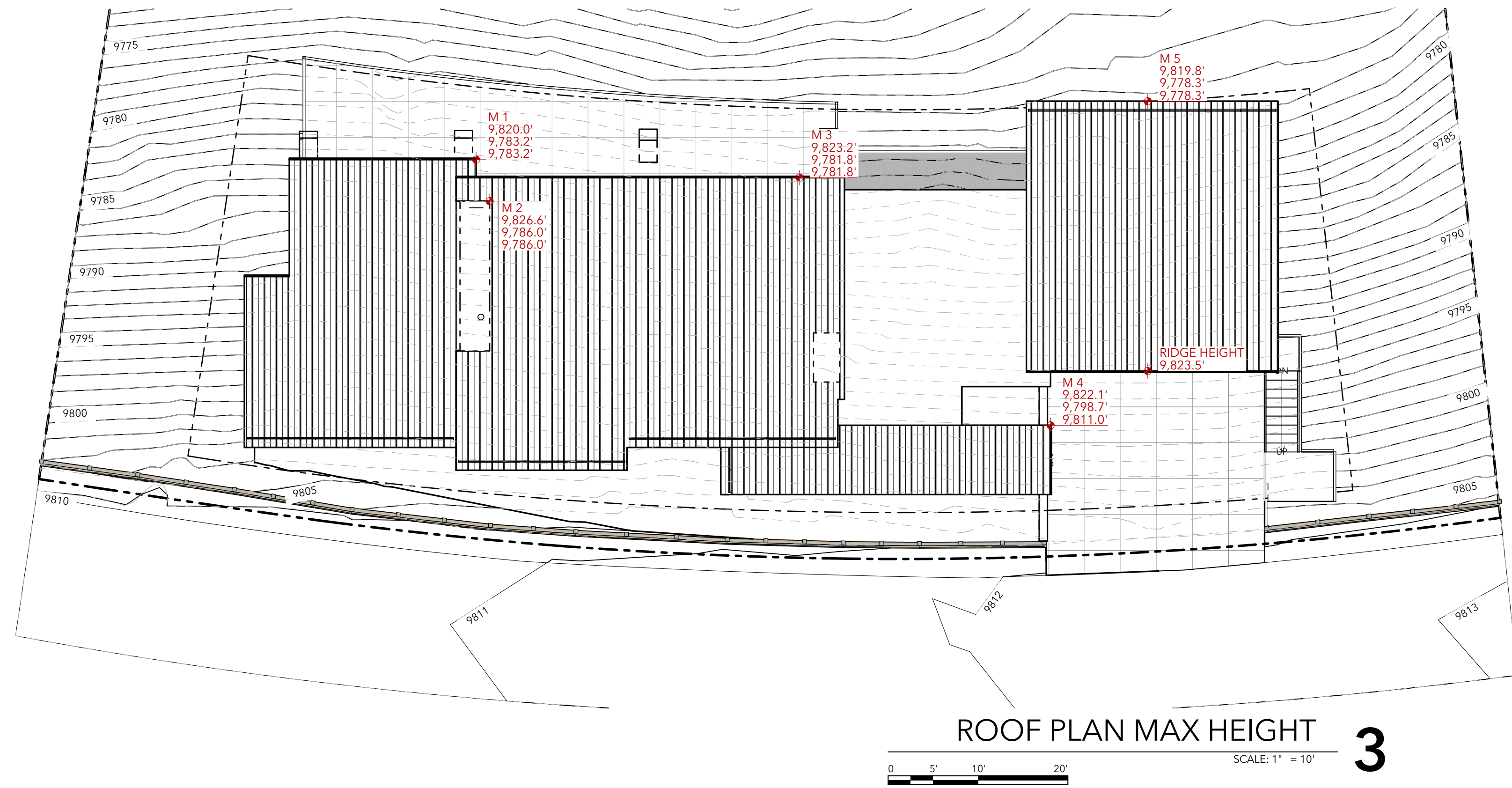
**A004**

**120 CORTINA RESIDENCE**

120 Cortina Drive  
Mountain Village, CO 81435

Roof Point	Roof Point Elevation	Natural Grade Below	Roof Height Above Natural Grade	Proposed Grade Below	Roof Height Above Proposed Grade
M 1	9820.0	9783.2	36.8	9783.2	36.8
M 2	9826.6	9786.9	39.7	9786.0	40.6
M 3	9823.2	9781.8	41.4	9781.8	41.4
M 4	9822.1	9798.7	23.4	9811.0	11.1
M 5	9819.8	9778.3	41.5	9778.3	41.5

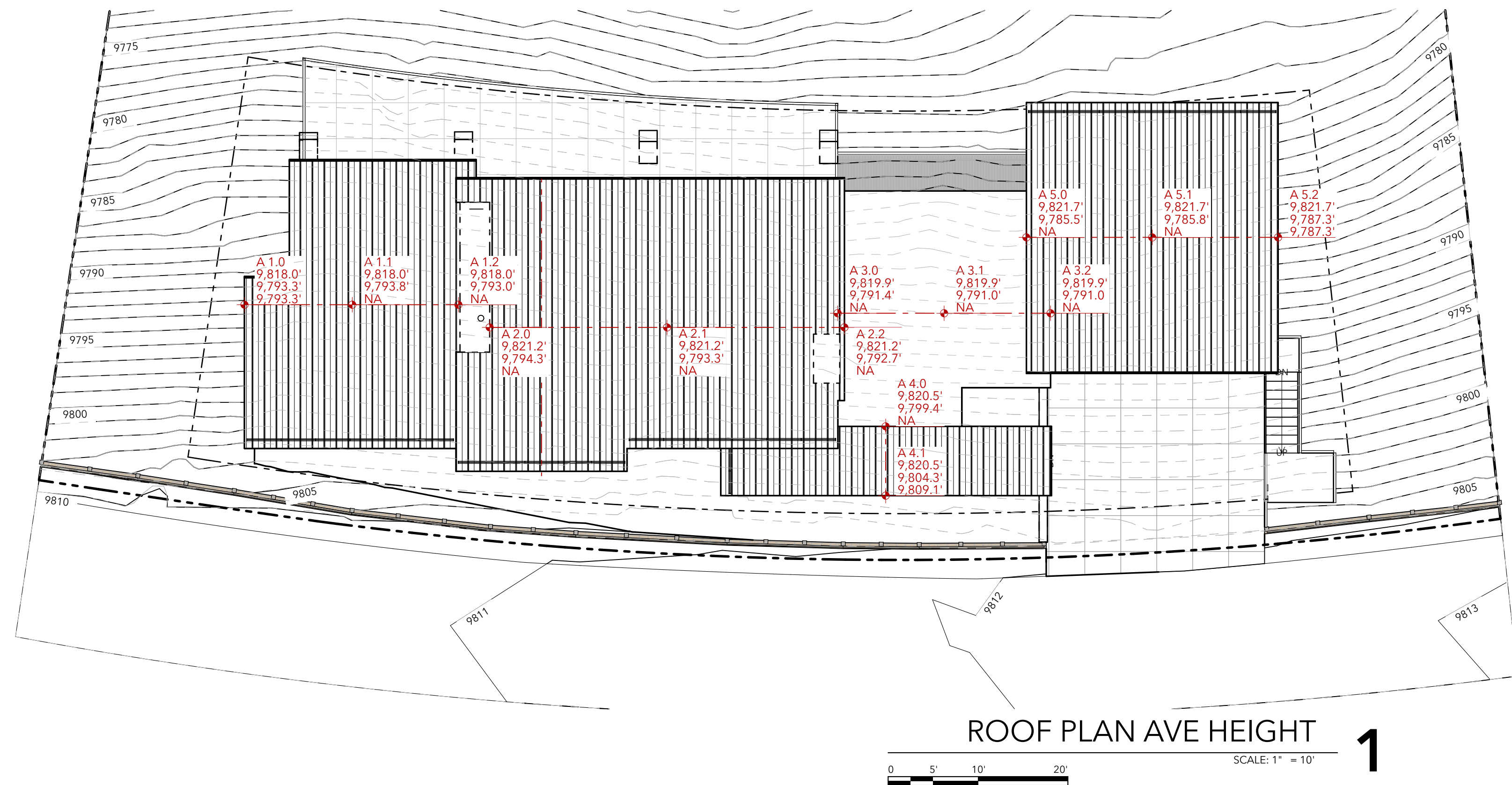
Max Height **4**



ROOF PLAN MAX HEIGHT **3**

Roof Point	Roof Mid Point Elevation	Natural Grade Below	Proposed Grade Below	NG = Natural Grade PG = Proposed Grade	Roof Height Above Most Restrictive Grade
A 1.0	9818.0	9793.3	9793.3	NG	24.7
A 1.1	9818.0	9793.8	NA	NG	24.2
A 1.2	9818.0	9793.0	NA	NG	25.0
A 2.0	9821.2	9794.3	NA	NG	26.9
A 2.1	9821.2	9793.3	NA	NG	27.9
A 2.2	9821.2	9792.7	NA	NG	28.5
A 3.0	9819.9	9791.4	NA	NG	28.5
A 3.1	9819.9	9791.0	NA	NG	28.9
A 3.2	9819.9	9791.0	NA	NG	28.9
A 4.0	9820.5	9799.4	NA	NG	21.1
A 4.1	9820.5	9805.2	9809.1	NG	15.3
A 5.0	9821.7	9785.5	NA	NG	36.2
A 5.1	9821.7	9785.8	NA	NG	35.9
A 5.2	9821.7	9787.3	9787.3	NG	34.4
<b>AVERAGE HEIGHT</b>					<b>27.6</b>

Ave Height **2**



ROOF PLAN AVE HEIGHT **1**

**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

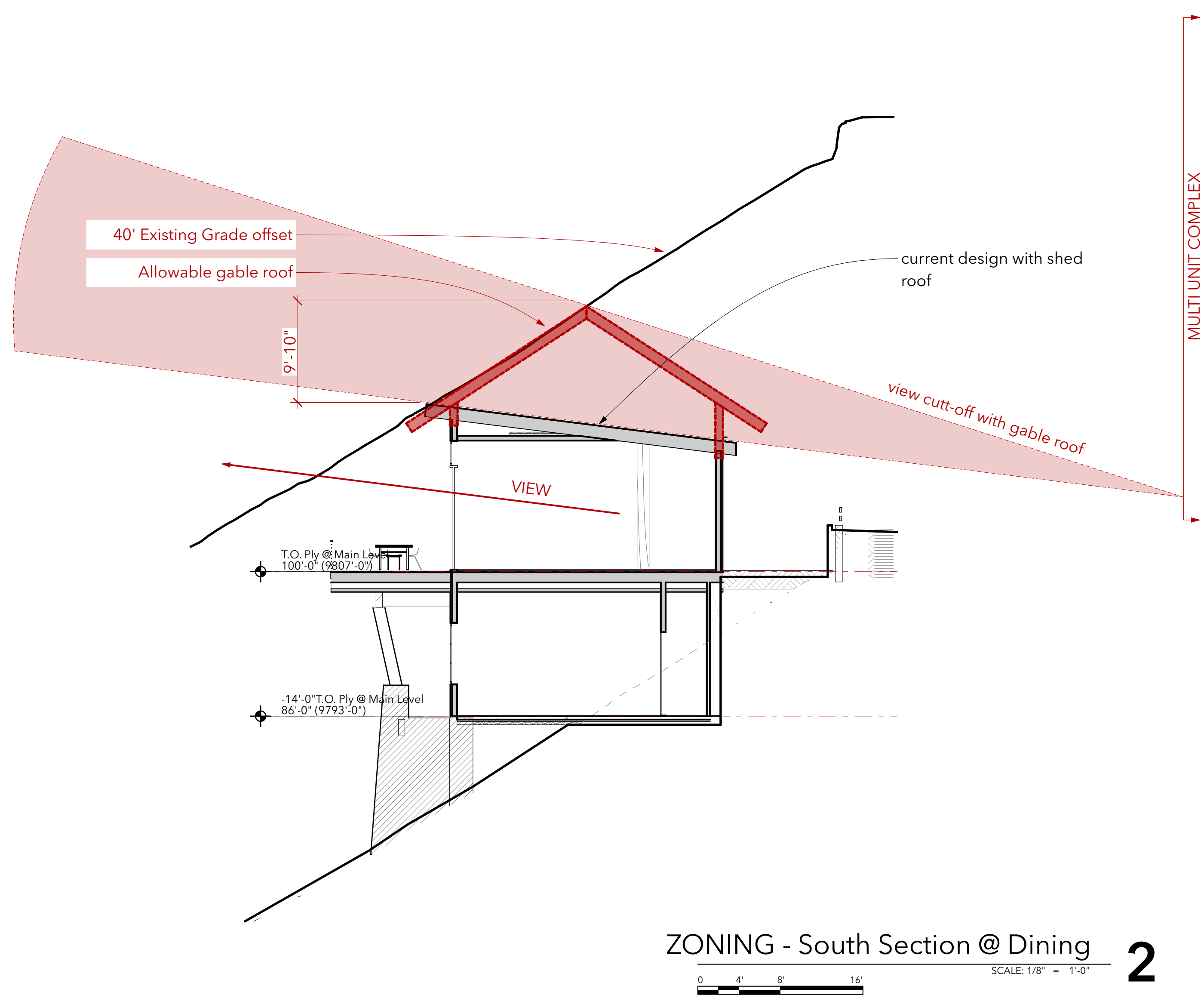
© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE

**HEIGHTS PLANS**

**A005**





ZONING - South Section @ Dining **2**  
SCALE: 1/8" = 1'-0"



3D Zoning Southeast **3**  
SCALE: 1:74.54



3D Zoning SOUTH **1**  
SCALE: 1:50.01

**120 CORTINA RESIDENCE**  
120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

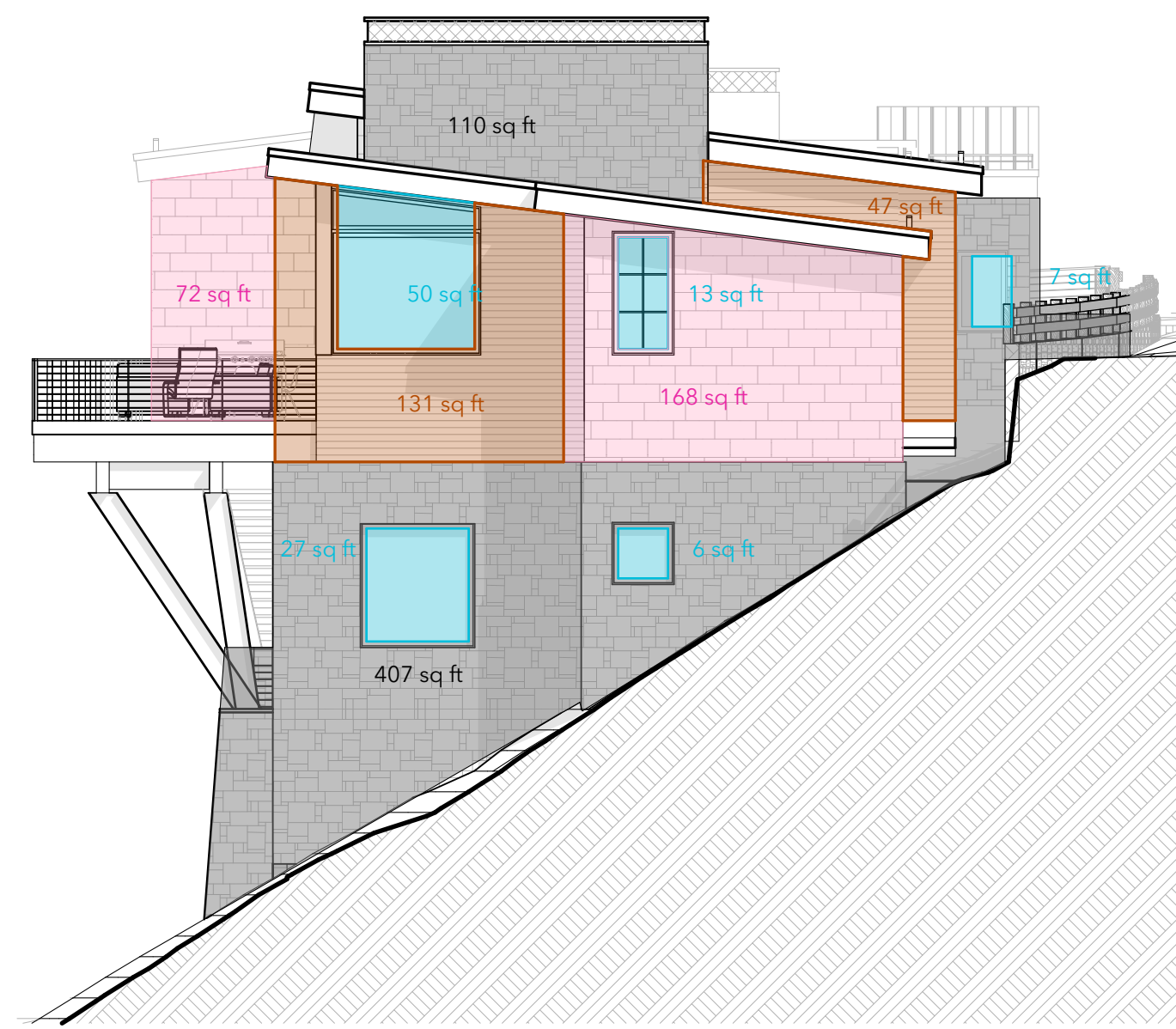
© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE

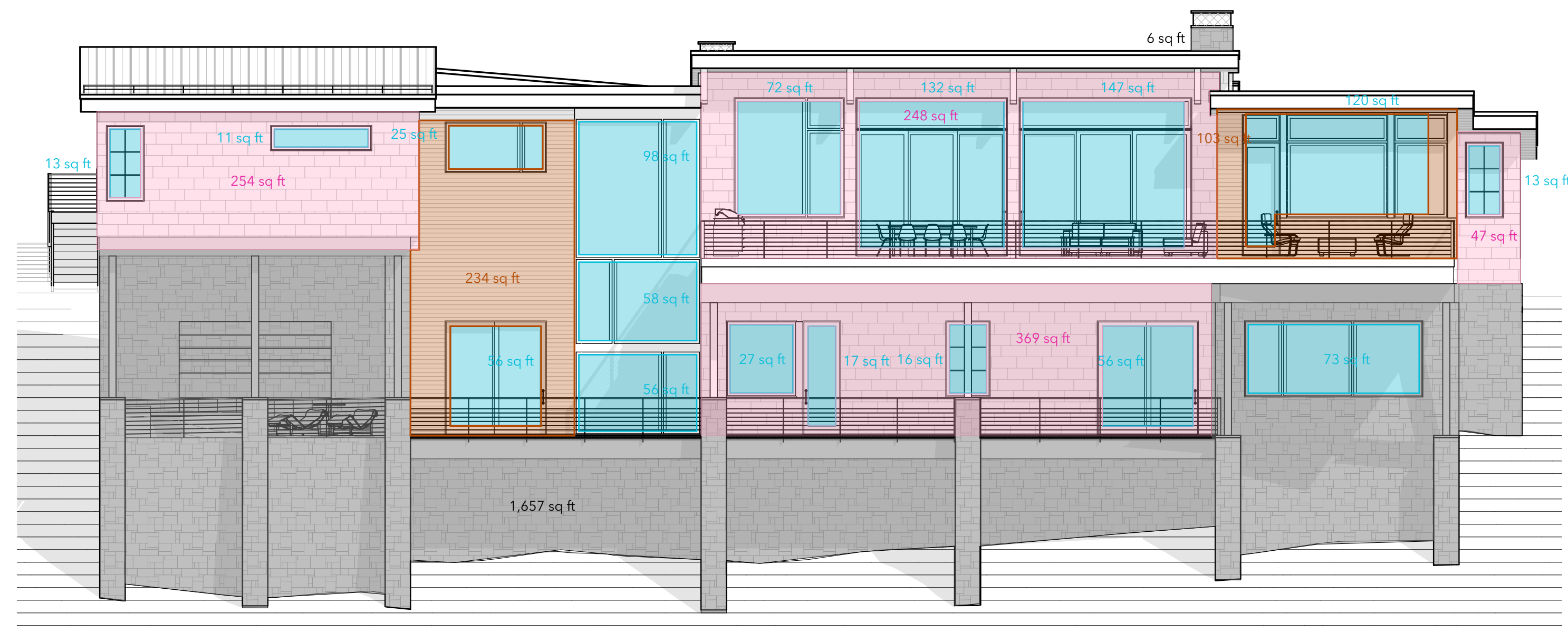
**HEIGHTS EXHIBIT**

**A006**





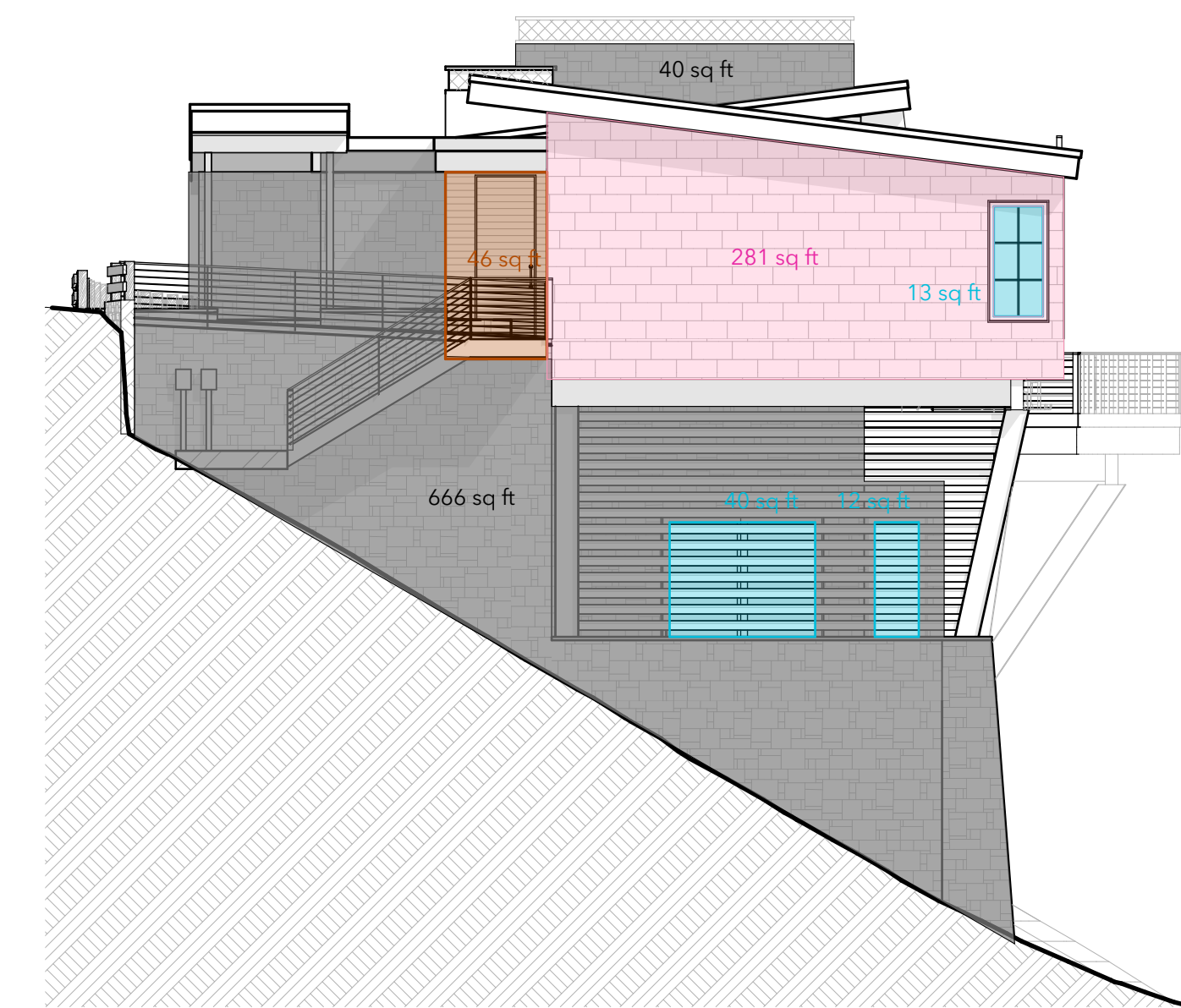
ELEVATION NORTH 2  
SCALE: 1/8" = 1'-0"



ELEVATION EAST 1  
SCALE: 1/8" = 1'-0"

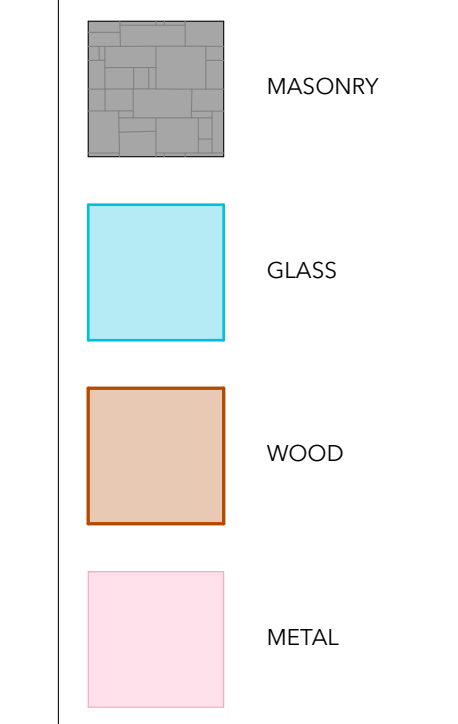


ELEVATION WEST 4  
SCALE: 1/8" = 1'-0"



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

WALL MATERIAL LEGEND



MATERIALS	SQ. FT.	% OF TOTAL WALL AREA
<b>ELEVATION NORTH</b>		
STONE	517	49.81%
GLASS	103	9.92%
WOOD	178	17.15%
METAL	240	23.12%
TOTAL	1038	100.00%
<b>ELEVATION EAST</b>		
STONE	1663	42.55%
GLASS	990	25.33%
WOOD	337	8.62%
METAL	918	23.49%
TOTAL	3908	100.00%
<b>ELEVATION SOUTH</b>		
STONE	706	64.30%
GLASS	65	5.92%
WOOD	46	4.19%
METAL	281	25.59%
TOTAL	1098	100.00%
<b>ELEVATION WEST</b>		
STONE	267	22.27%
GLASS	99	8.26%
WOOD	231	19.27%
METAL	602	50.21%
TOTAL	1199	100.00%
<b>TOTAL WALL AREA</b>		
STONE	3153	43.53%
GLASS	1257	17.35%
WOOD	792	10.93%
METAL	2041	28.18%
TOTAL	7243	100.00%

Wall Areas 5

**120 CORTINA RESIDENCE**

120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE

**EXTERIOR MATERIAL AREAS**

**A007**



**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE  
**LANDSCAPE PLAN**

**A008**

**LANDSCAPE LEGEND**

- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING
- EXISTING TREE TO BE REMOVED
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PERENNIAL BED (SHRUBS)
- AREA TO BE REVEGETATED (NATIVE SEED MIX)

- GENERAL NOTES**
- ALL TREES AND SHRUBS TO BE LOCATED BY ARCHITECT / OWNER.
  - ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
  - NECESSARY TREES SHALL BE STAKED WITH 4" METAL "T" POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
  - PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEEP AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
  - SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
  - MULCH ALL PERENNIAL BEDS WITH LAVA ROCK.
  - ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
  - LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH CDC 17.5.9, LANDSCAPE REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.
- NOXIOUS WEEDS:**
- 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:**
- 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.
  - NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
  - ALL SHRUBS IN THE SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
  - IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

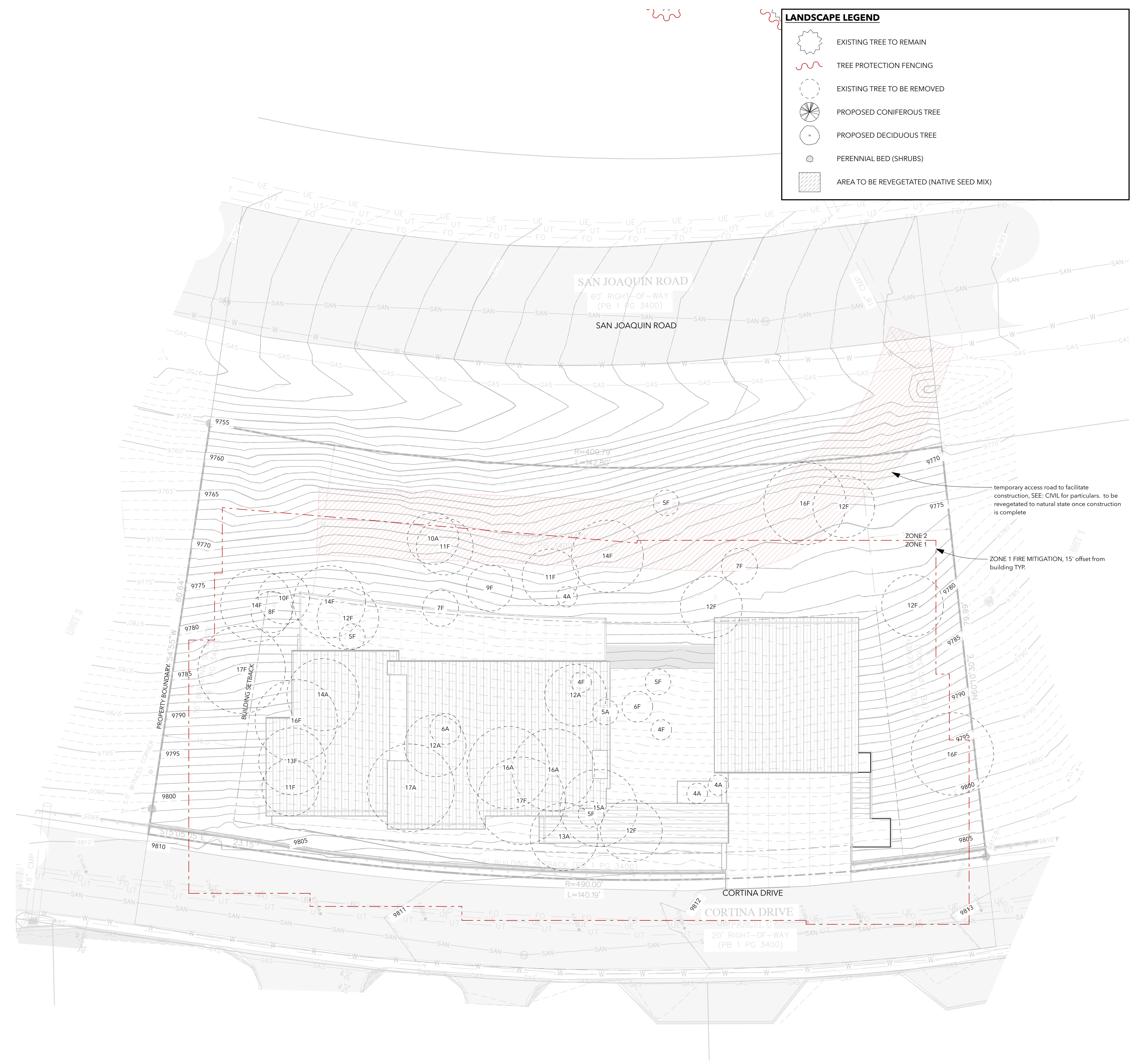
- TREE PROTECTION / REMOVAL NOTES**
- TREE PROTECTION FENCING IS REQUIRED BY THE CEC TO BE INSTALLED AT OR BEYOND THE CROWN DRIFLINE OF EACH TREE THAT WILL REMAIN (TREE PROTECTION ZONE) IN ACCORDANCE WITH CDC: 17.6.1.
  - TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE TOWN FORESTER BEFORE EXCAVATION MAY BEGIN.
  - 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 OPERATION MAY BEGIN.
  - NO BACKFILL, STORAGE, OR STAGIN IS PERMITTED INSIDE THE TREE PROTECTION AREA INSIDE THE TREE PROTECTION FENCING.

- TREE PLANTING NOTES**
- TREE PLANTING SHALL ADHERE TO CDC 17.5.9.
  - TREES AND SHRUBS SHALL BE MULCHED UPON INITIAL PLANTING AND AS NEEDED TO REUCE 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 AS PART OF INSTALLATION. IF 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. ENSURE ALL WIRE / TWINE IS REMOVED FROM AROUND THE TRUNK.

**PLANT SCHEDULE**

BOTANICAL NAME	COMMON NAME	SIZE	QTY
PICEA ENGELMANNII	ENGLEMANN SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	##EA
PICEA PUNGENS	COLORADO BLUE SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	##EA
PINUS ARISTATA	BRISTLECONE PINE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	##EA

- REVEGETATION NOTES**
- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS
  - 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.
  - 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.
  - ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
  - ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
  - SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
  - REVEGETATION WILL REQUIRE 12" OF EXISTING TOP SOIL TO BE REMOVED AND STORED UNTIL REVEGETATION HAPPENS.
  - 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 THE RESTORATION PROCESS (THE ORGANIC MATTER SHOULD BE DERIVED FROM DISEASE AND HERBICIDE FREE PARTIALLY DECOMPOSED, CURED WOOD CHIPS).
  - REVEGETATION WILL BE BROUGHT BACK TO ORIGINAL GRADE.
- NATIVE GRASS SEED MIX:**
- | SPECIES             | PURE LIVE SEED PER ACRE |
|---------------------|-------------------------|
| WESTERN YARROW      | 5%                      |
| TALL FESCUE         | 10%                     |
| ARIZONA FESCUE      | 5%                      |
| HARD FESCUE         | 5%                      |
| CREeping RED FESCUE | 10%                     |
| ALPINE BLUEGRASS    | 15%                     |
| CANADA BLUEGRASS    | 10%                     |
| PERENNIAL RYEGRASS  | 15%                     |
| SLENDER WHEATGRASS  | 10%                     |
| MOUNTAIN BROME      | 15%                     |



LANDSCAPE PLAN 1 >

SCALE: 1" = 10'



**IRRIGATION NOTES**

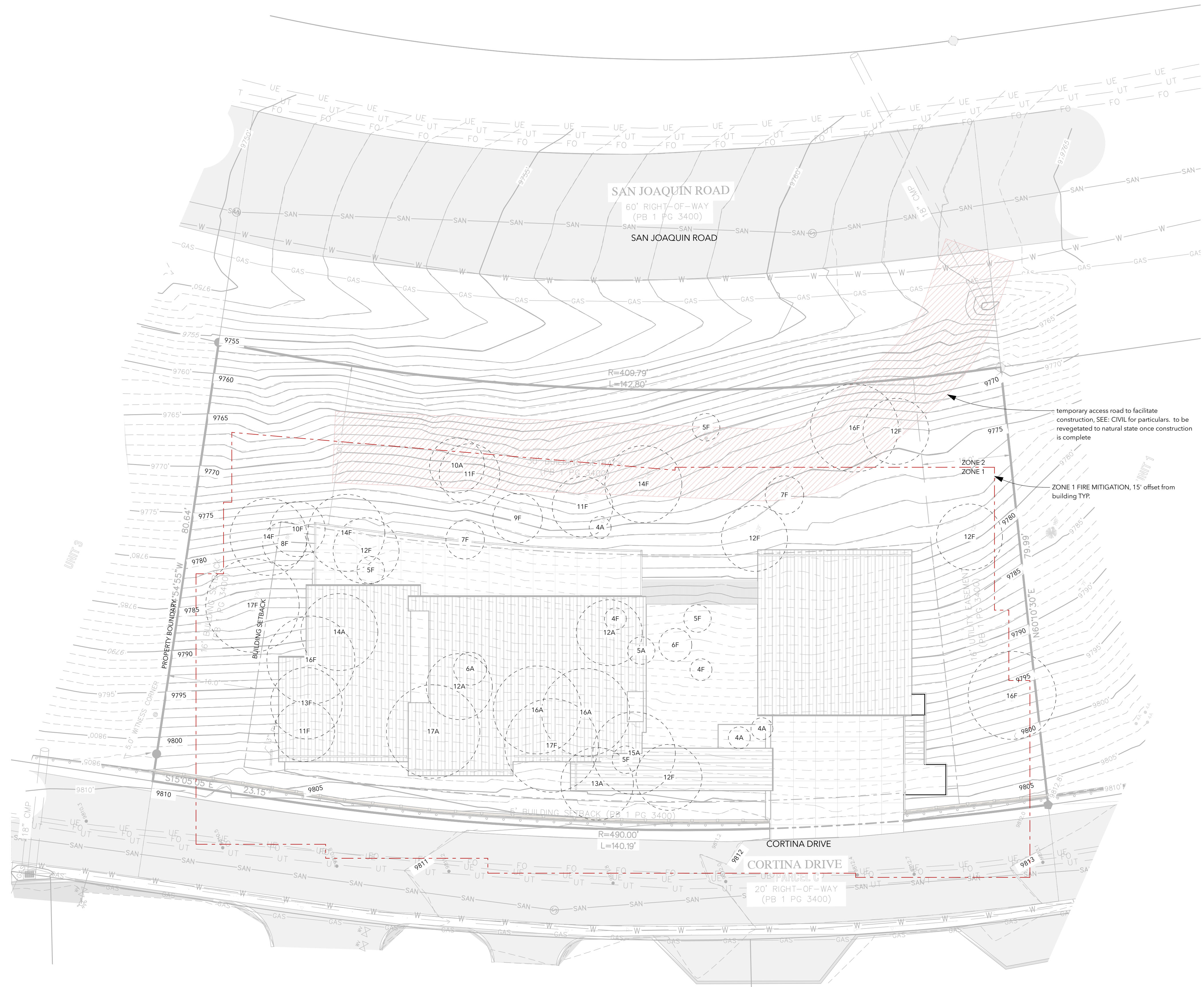
1. PROVIDE IRRIGATION SYSTEM IN ACCORDANCE WITH CDC REQUIREMENTS (17.5.9, TABLE 5-3 IRRIGATION SYSTEM DESIGN) AND THE TOWN OF MOUNTAIN VILLAGE WATER & SEWER REGULATIONS.
2. IRRIGATION CONTROL EQUIPMENT SHALL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER HAVING PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES. AUTOMATIC IRRIGATION CONTROLLERS SHALL HAVE BATTERY BACKUP TO RETAIN THE IRRIGATION PROGRAMS IN THE EVENT OF A LOSS OF POWER.
3. TREES AND SHRUBS SHALL BE DRIP IRRIGATED.
4. PERENNIAL BEDS SHALL UTILIZE SPRAY HEADS, SOAKER HOSE, LOW VOLUME MIST AND / OR EMITTERS EQUIPPED WITH ADJUSTABLE NOZZLES TO LIMIT OVER / UNDER WATERING WITHIN A SPECIFIC ZONE.
5. TURF GRASS SHALL BE SPRAY / OR ROTOR 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(S) THAT WILL BE PERMANENTLY SHUT OFF AFTER SUCCESSFUL REVEGETATION.
7. AN ADDITIONAL 2 YEAR GUARANTEE ON WATERING IS REQUIRED.

**IRRIGATION SCHEDULE**

ZONE	LOCATION	HEAD	GPM
1			
2			
3			
4			
5			

**WATER USAGE CHART**

TYPE	GAL/MONTH	TOTAL #	TOTAL GALLONS PER MONTH
1			
2			
3			
4			
5			



**120 CORTINA RESIDENCE**

120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

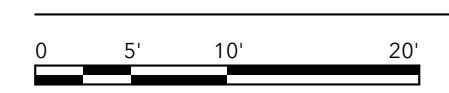
**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

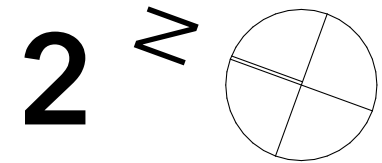
© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE  
**IRRIGATION PLAN**

**LANDSCAPE PLAN**



SCALE: 1" = 10'



**A009**



GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ACO DRAIN KlassikDrain - K100 Galvanized steel edge rail channel system

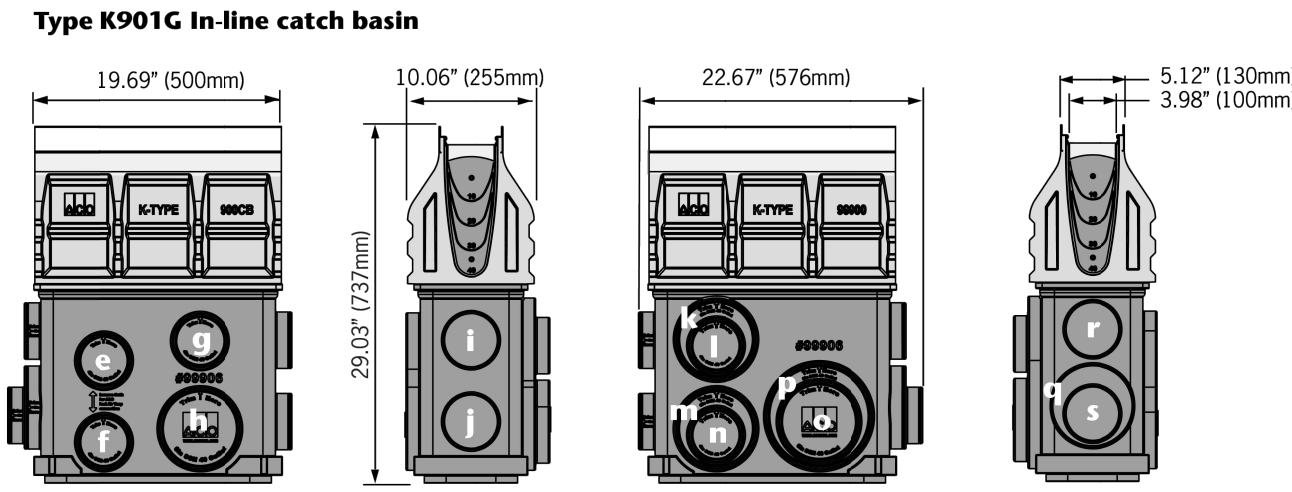
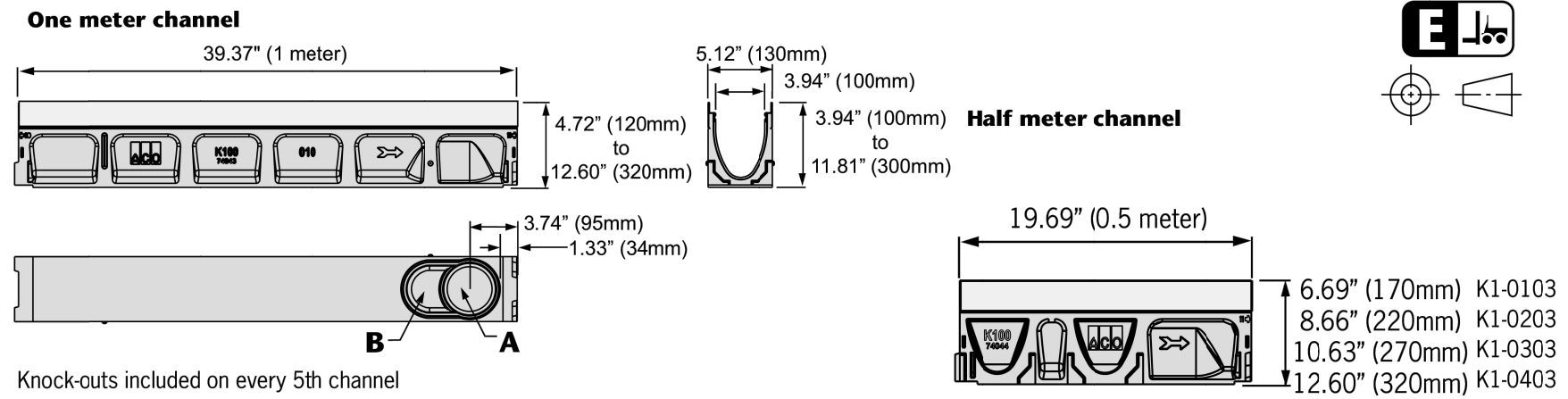


Table with columns: Outlet, Product, Outlet size (Sch. 40), Invert Depth, GPM, CFS, End Cap. Lists various outlet types and their flow rates.

Notes: These are the pipe flow rates at the specified outlet, NOT channel flow rates. Catch basin flow rates are without trash bucket - using trash bucket reduces flow.

ACO Trench Drain Cut Sheet

ACO DRAIN Type 478Q Longitudinal ductile iron grate (ADA)

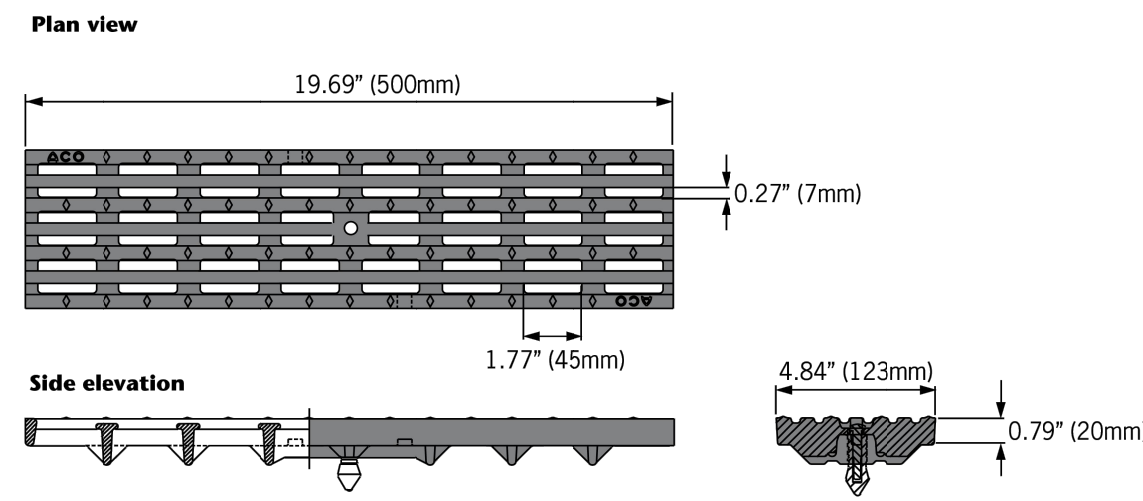
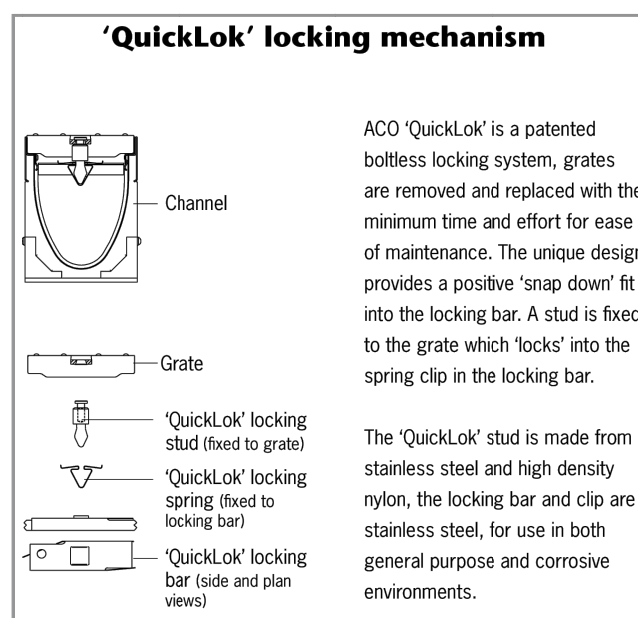


Table with columns: Description, Part No., Length inches (mm), Width inches (mm), Weight lbs. Lists grate, locking bar, and removal tool.



CO Specification Information

ACO Trench Drain Grate

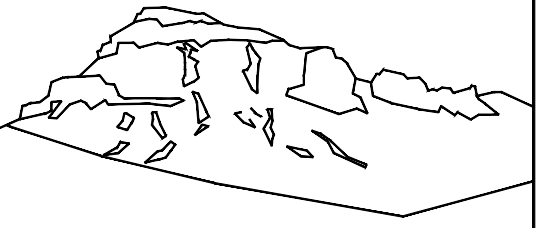
ACO DRAIN KlassikDrain - K100 Galvanized steel edge rail channel system

Large table with columns: Description, Part No., Invert Inche#, mmp, Weight Lbs. Lists various channel types and their specifications.

- Notes: 1. This channel offers a bottom knockout feature... 2. Inverts shown are for the male end... 3. This catch basin kit includes a polymer concrete top... 4. This catch basin kit includes a polymer concrete top, removable QuickLok locking bar...

Specifications table with columns: Specifications, Water absorption, Frost proof, Salt proof, Dilute acid and alkali resistant, 0.07% YES YES YES, cast in by the manufacturer to ensure maximum homogeneity...

ACO Trench Drain Cut Sheet



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2024-03-19

Cortina, Unit 2 Cortina Drive Mtn.Village, CO

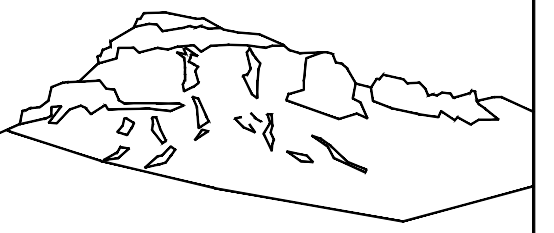


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

C1





Uncompahgre Engineering, LLC

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

SUBMISSIONS:  
SUBMITTAL 2024-03-19

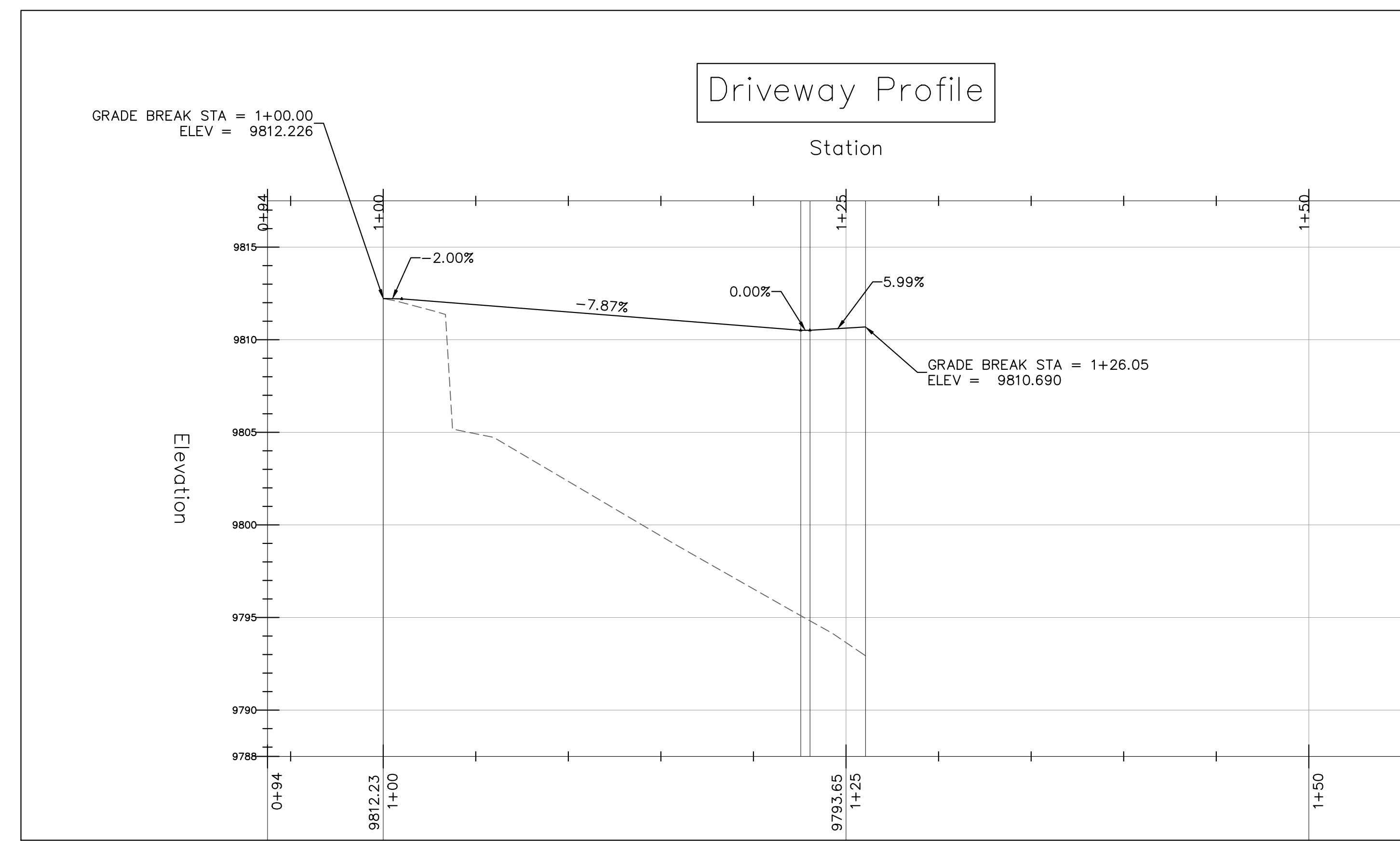
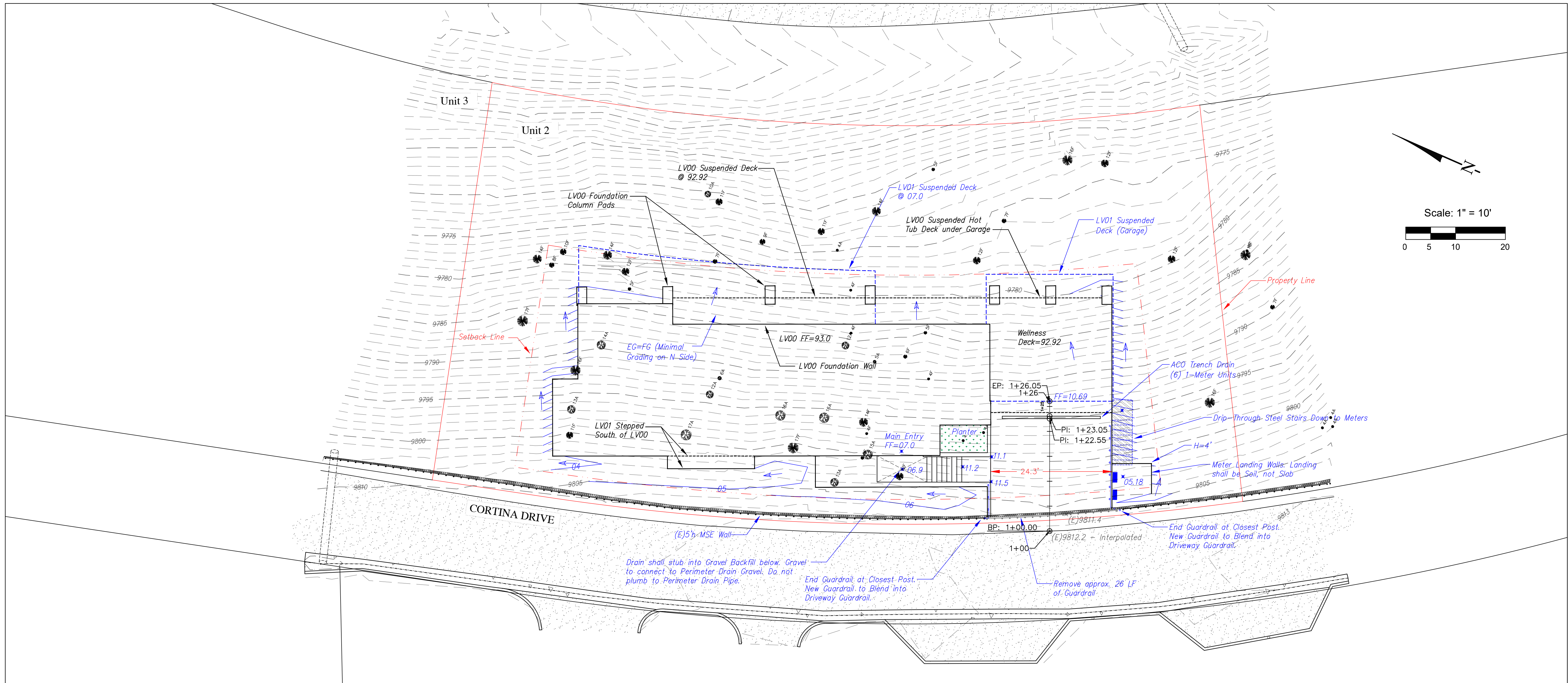
Cortina, Unit 2  
Cortina Drive  
Mtn. Village, CO



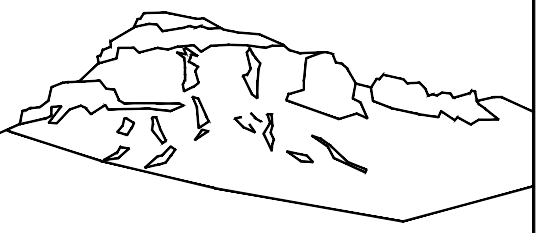
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading and Drainage

C2.1







Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:  
SUBMITTAL 2024-03-19

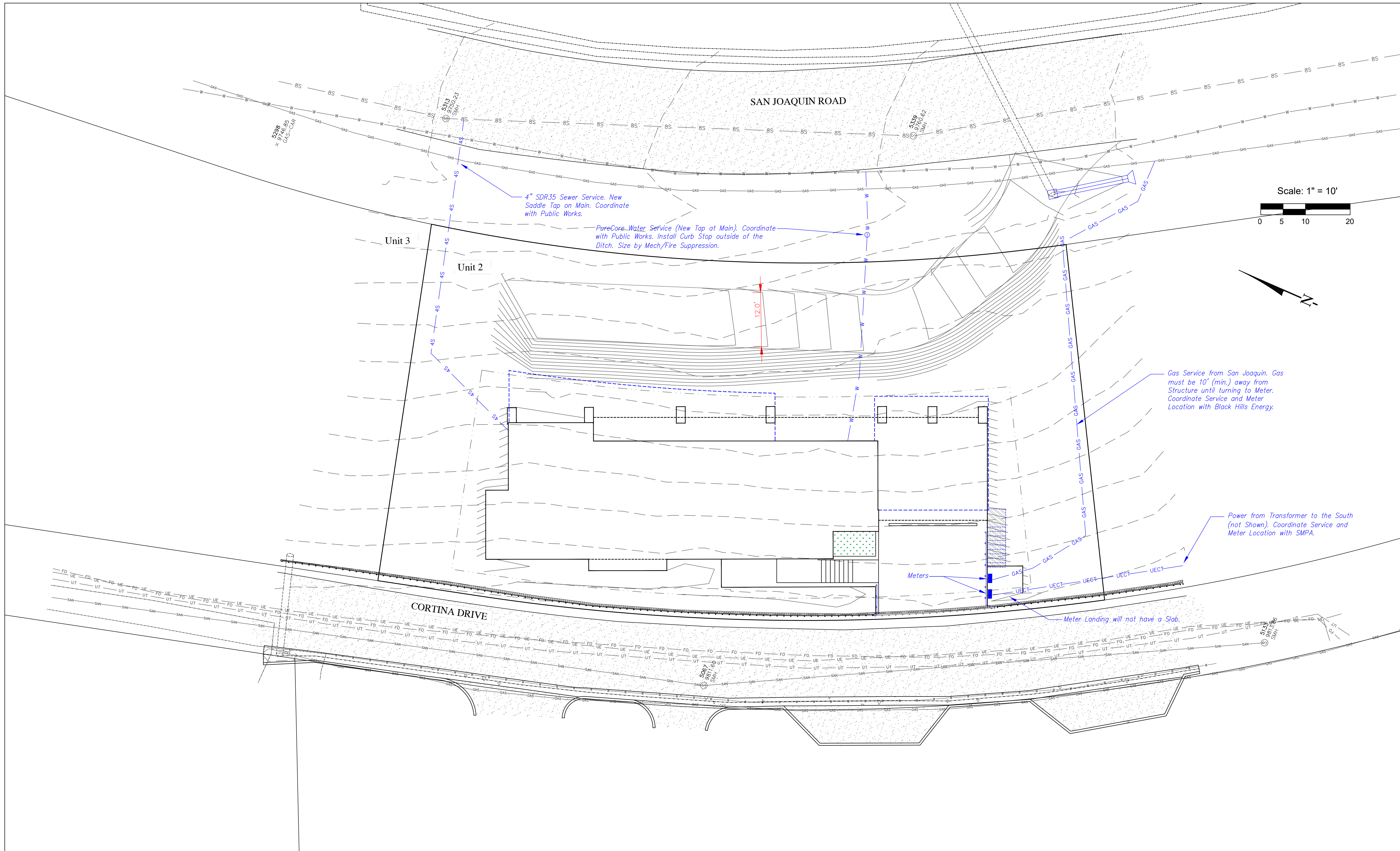
Cortina, Unit 2  
Cortina Drive  
Mtn. Village, CO



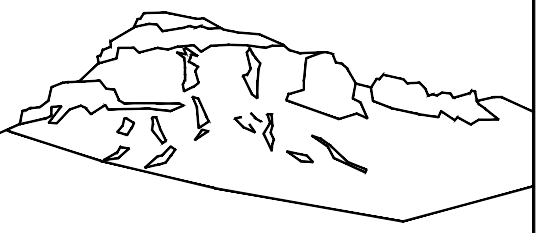
CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3







Uncompahgre Engineering, LLC

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

SUBMISSIONS:  
SUBMITTAL 2024-03-19

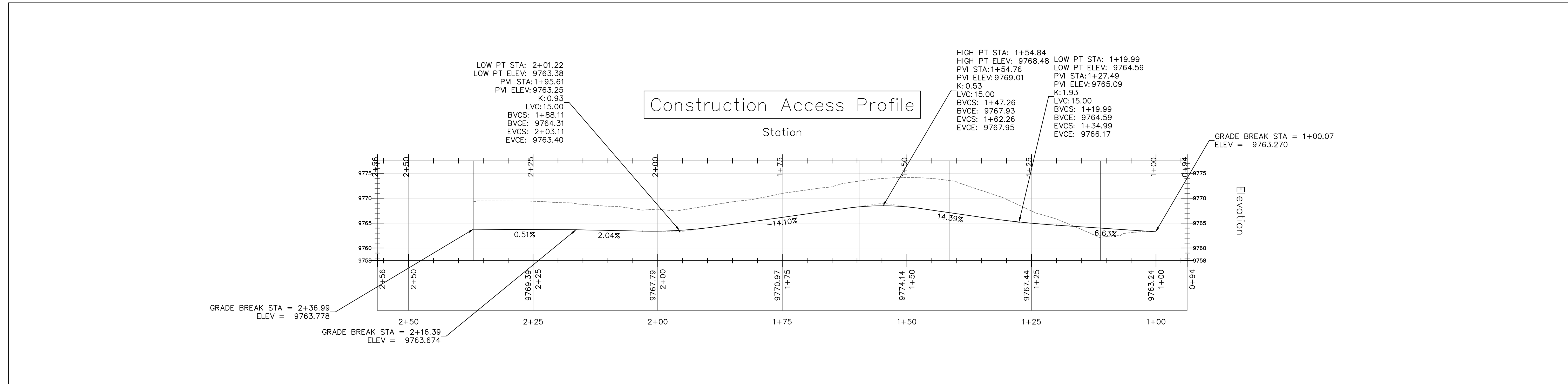
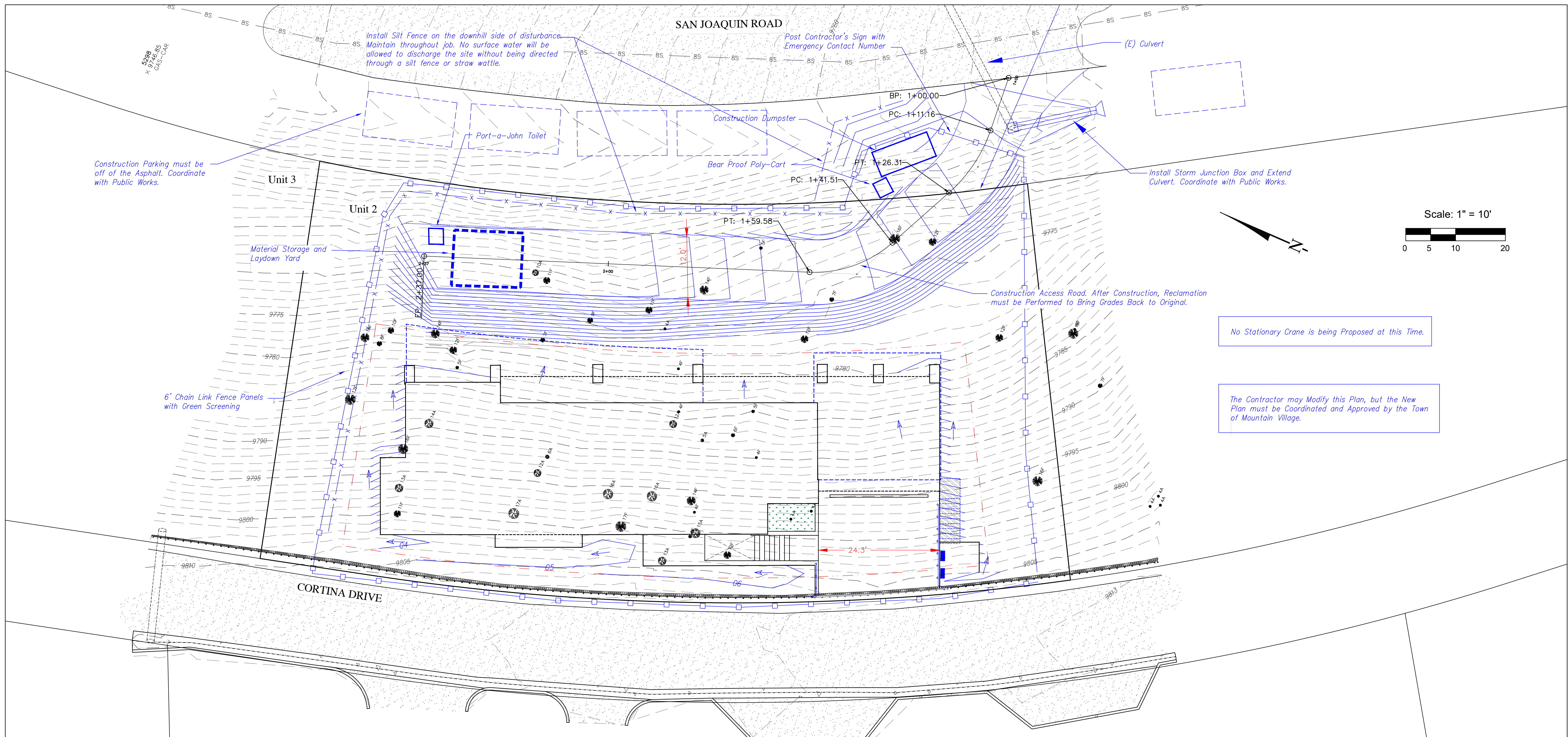
Cortina, Unit 2  
Cortina Drive  
Mtn. Village, CO



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 and Access

C4





**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 line.
  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.

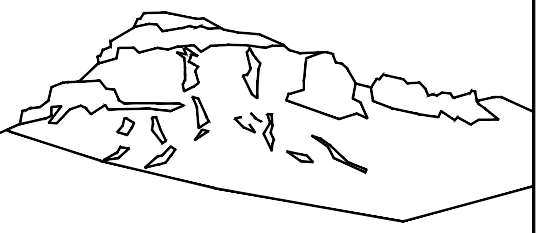
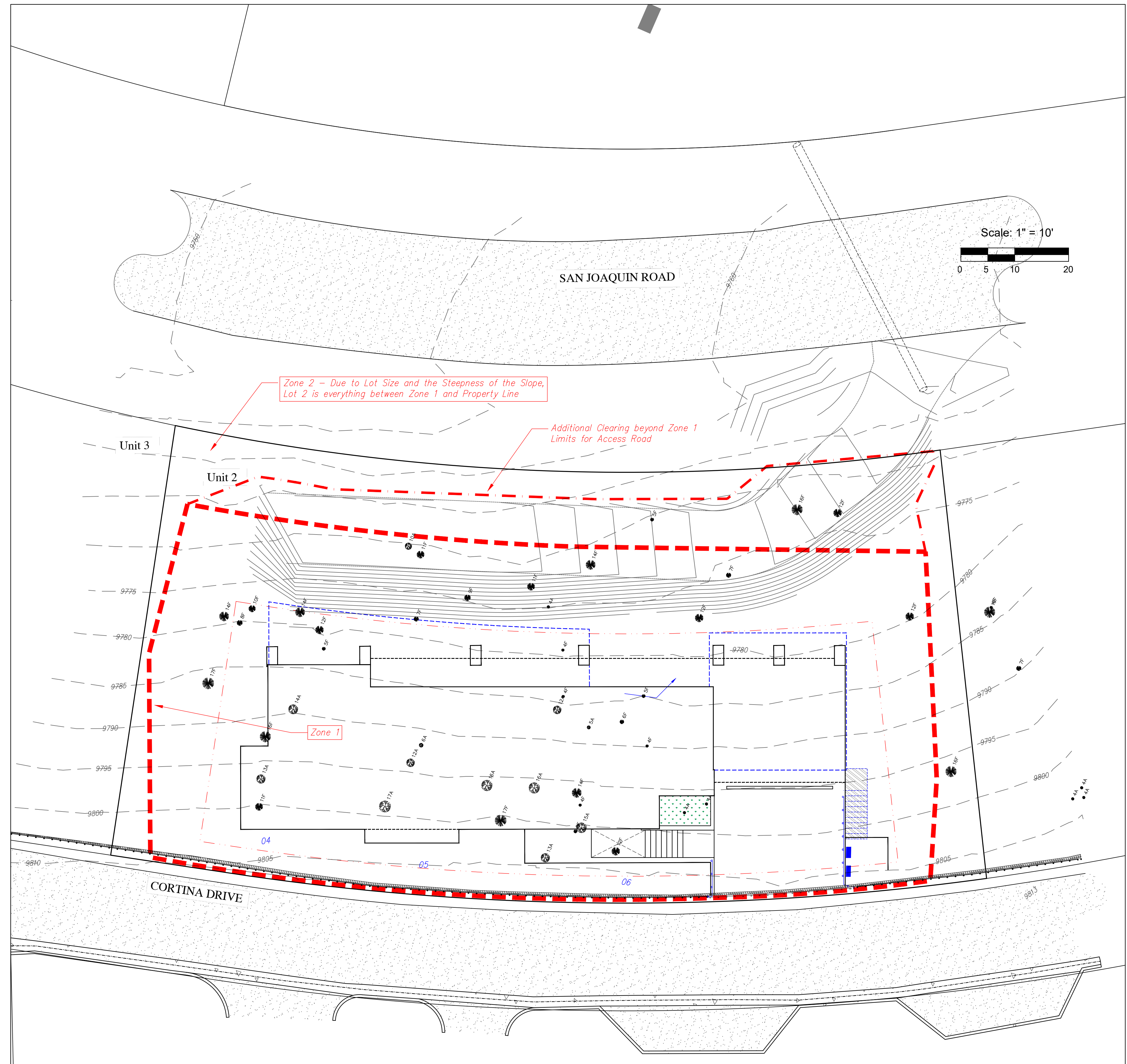
E. Firewood may only be stored on a lot that has a solid fuel burning device permit issued by the Town that meets the following limitations:

- 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.



Uncompahgre  
Engineering, LLC

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

**SUBMISSIONS:**

SUBMITTAL 2024-03-19

Cortina, Unit 2  
Cortina Drive  
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

Fire  
Mitigation

C5



**120 CORTINA RESIDENCE**

120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR  
CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

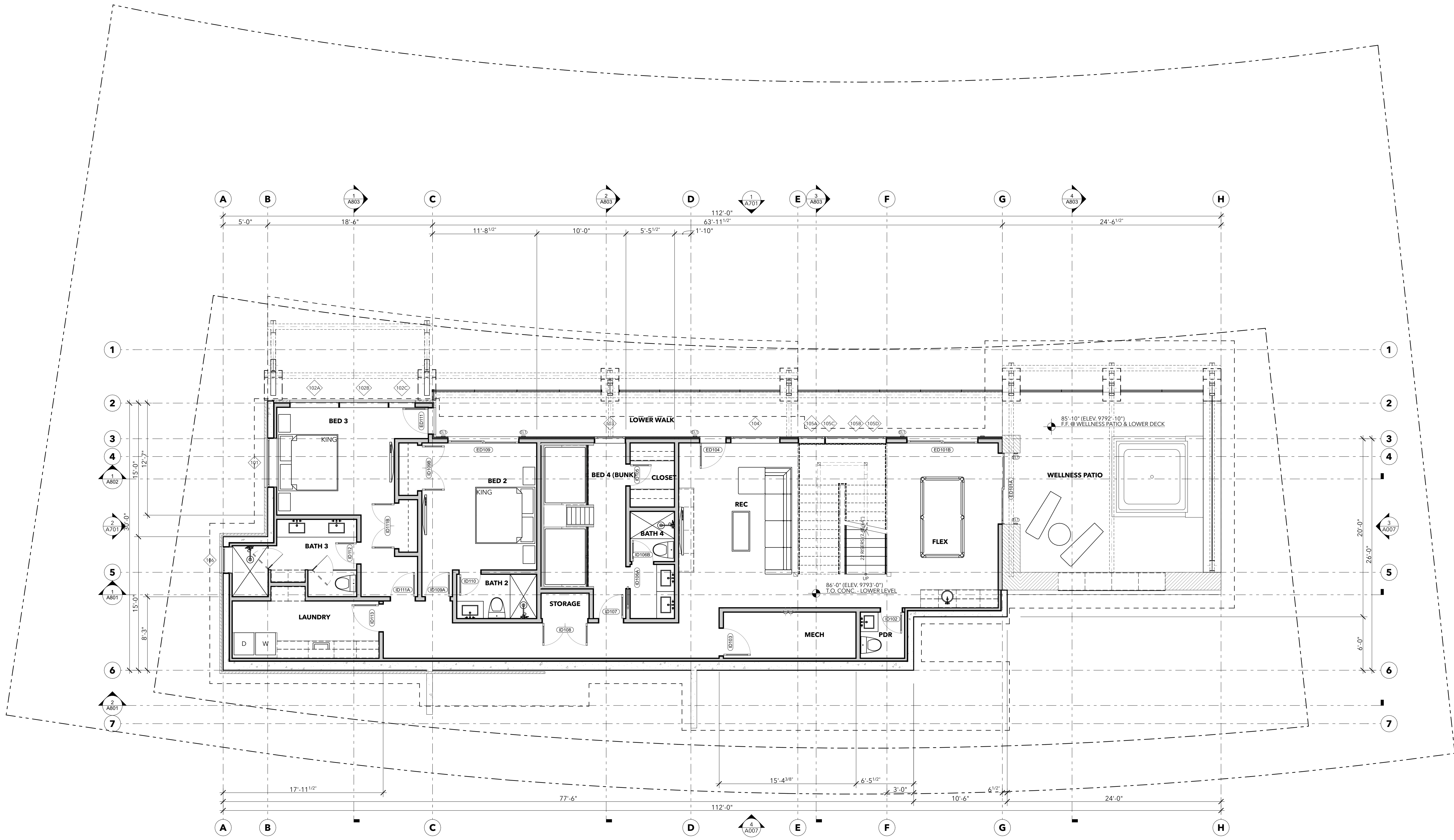
**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

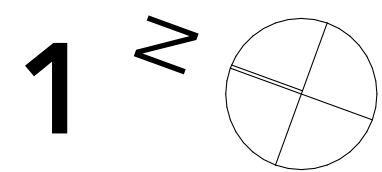
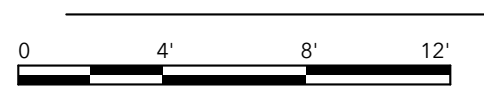
SHEET TITLE  
**LOWER LEVEL PLAN**

**A601**



**LOWER LEVEL**

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



**120 CORTINA RESIDENCE**

120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR  
CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

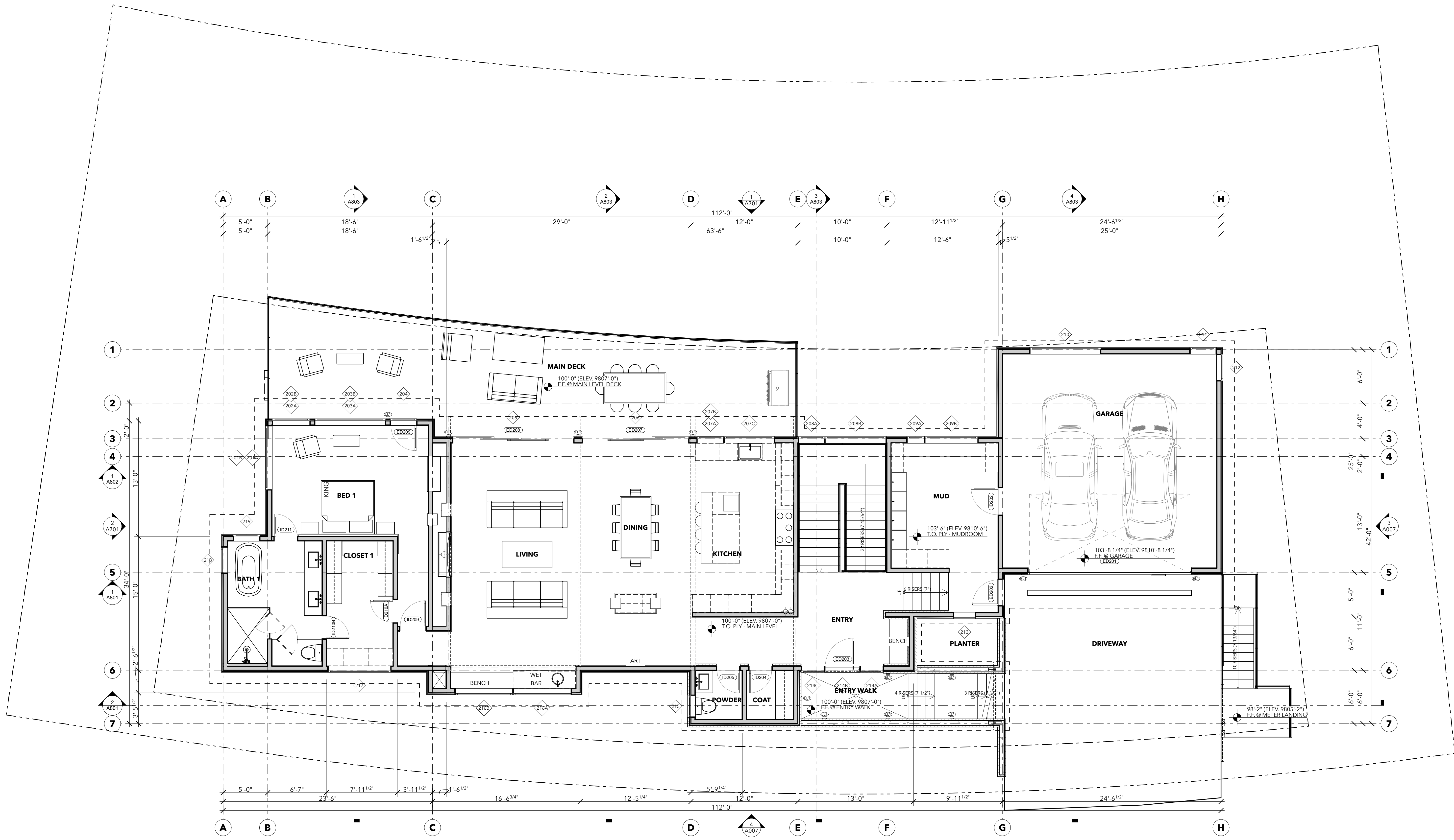
**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

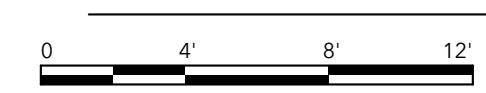
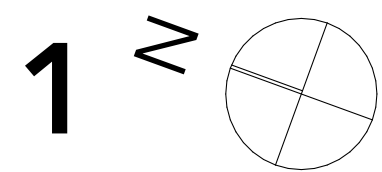
SHEET TITLE  
**MAIN LEVEL PLAN**

**A602**



**MAIN LEVEL**

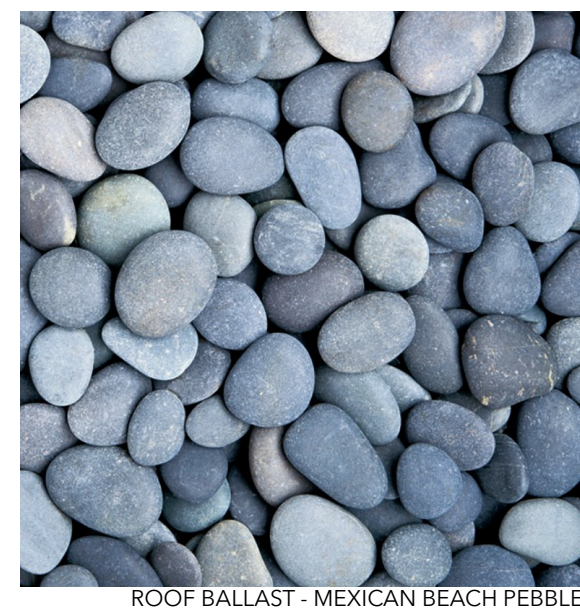
SCALE: 3/16" = 1'-0"







METAL ROOF - STANDING SEAM BONDERIZED



ROOF BALLAST - MEXICAN BEACH PEBBLES



ASPEN | BASALT | COLORADO  
P: 970.948.9510  
KA-DESIGNWORKS.COM

# 120 CORTINA RESIDENCE

120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR  
CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

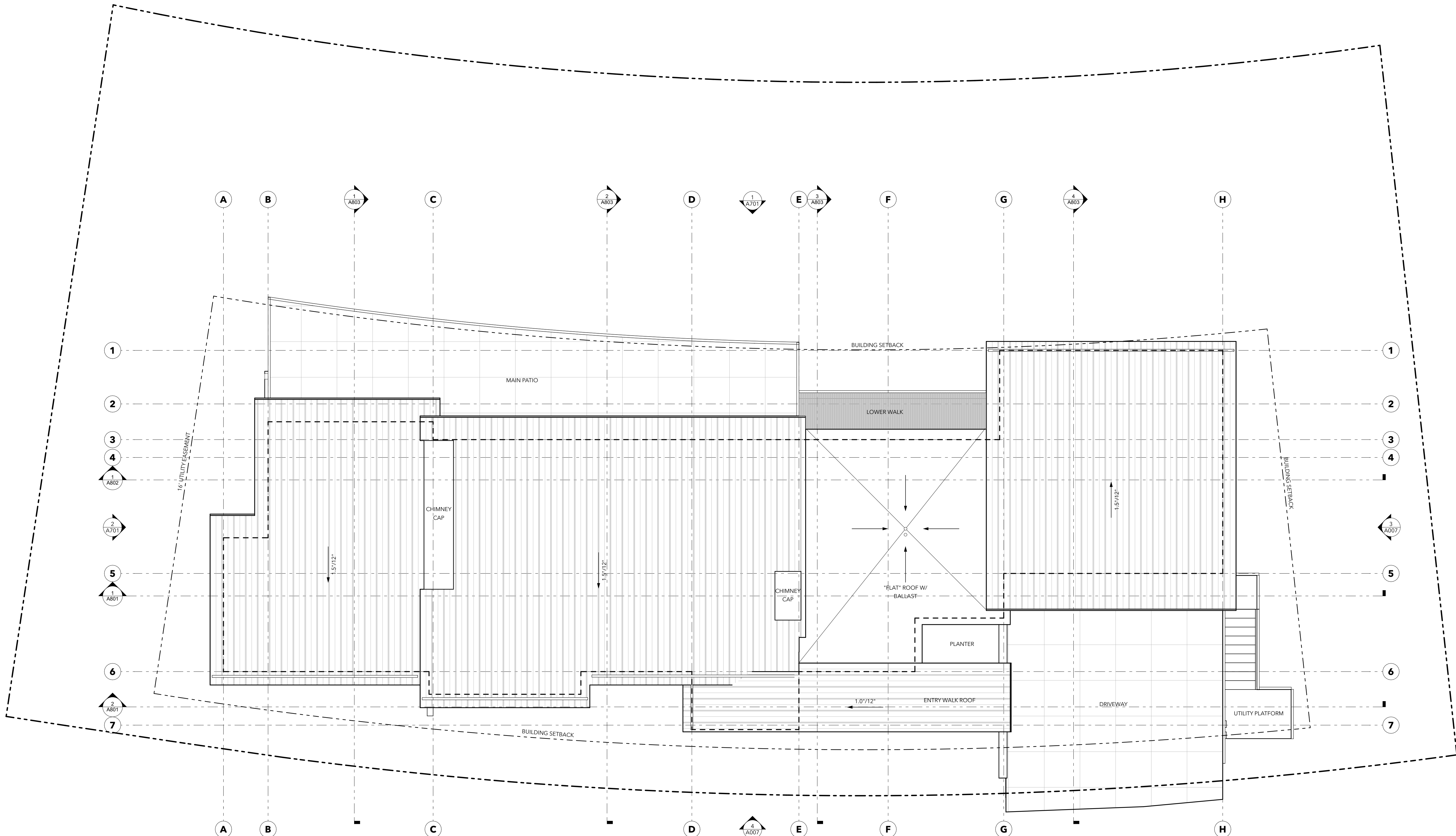
Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE

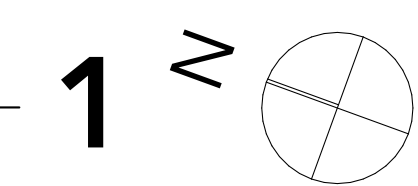
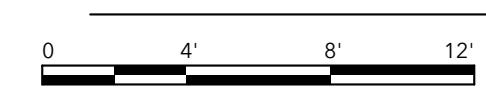
**ROOF PLAN**

# A603



**ROOF PLAN**

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




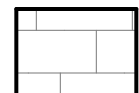
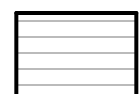
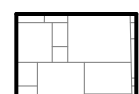
Cortina 2, BIMcloud: Iadesignworks - BIMcloud Software as a Service/Cortina 2

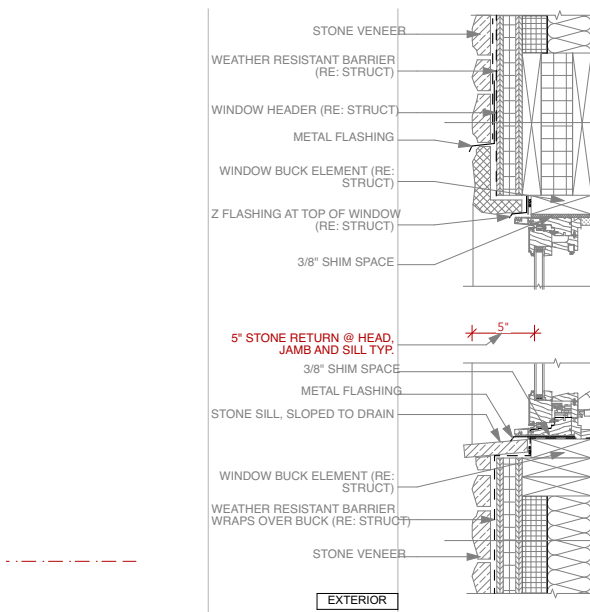
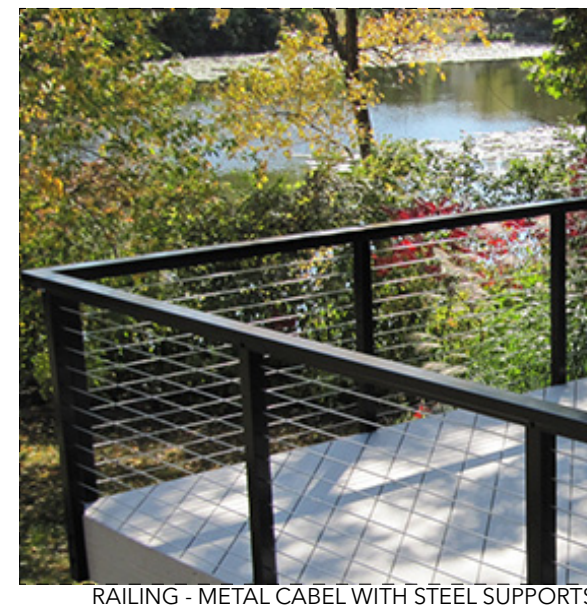


**120 CORTINA RESIDENCE**



120 Cortina Drive  
Mountain Village, CO 81435

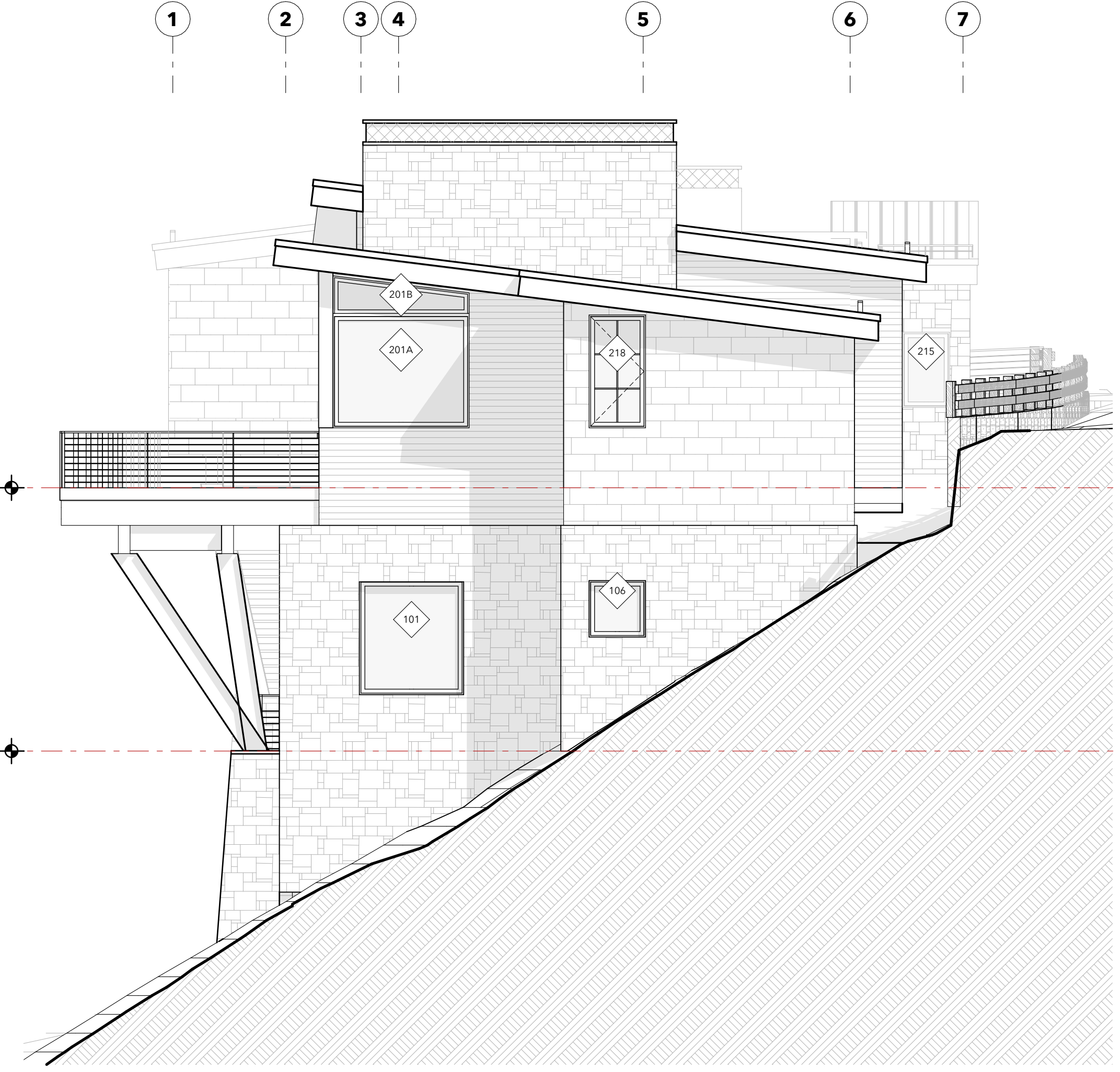
**ELEVATION MATERIAL LEGEND**

-  **WOOD/METAL FASCIA**
-  **METAL PANEL**
-  **WOOD SIDING**
-  **MASONRY VENEER**

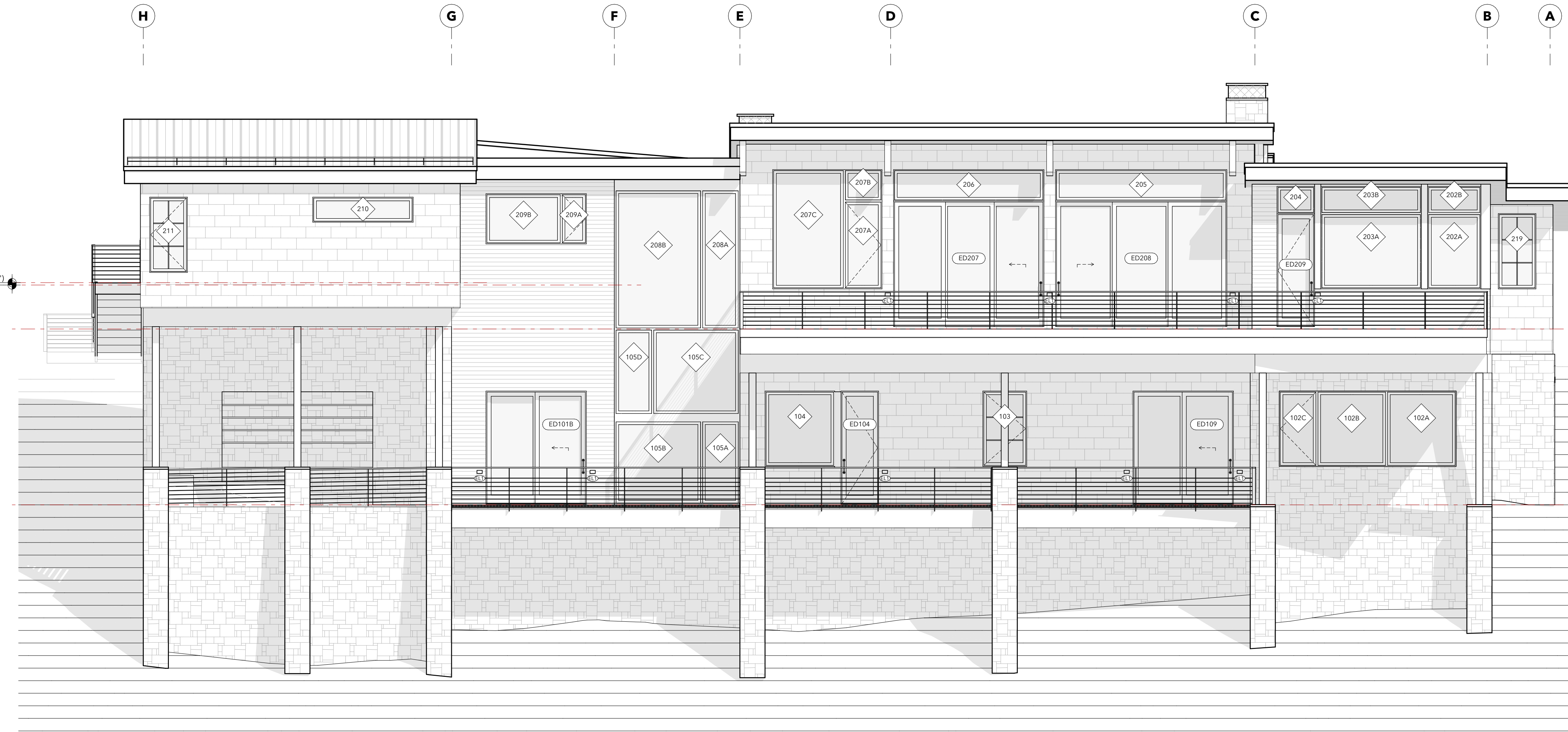


**GENERAL NOTES**

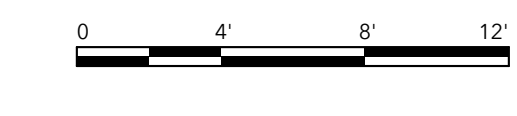
- 1)  INDICATES DOOR, SEE DOOR SCHEDULE ON A601
- 2)  INDICATES WINDOW, SEE WINDOW SCHEDULE ON A601



**ELEVATION NORTH**  
SCALE: 3/16" = 1'-0" **2**



**ELEVATION EAST**  
SCALE: 3/16" = 1'-0" **1**



**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE  
**ELEVATIONS**

**A701**



**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		


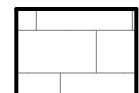
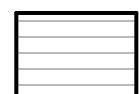
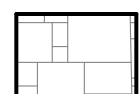
**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.



© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

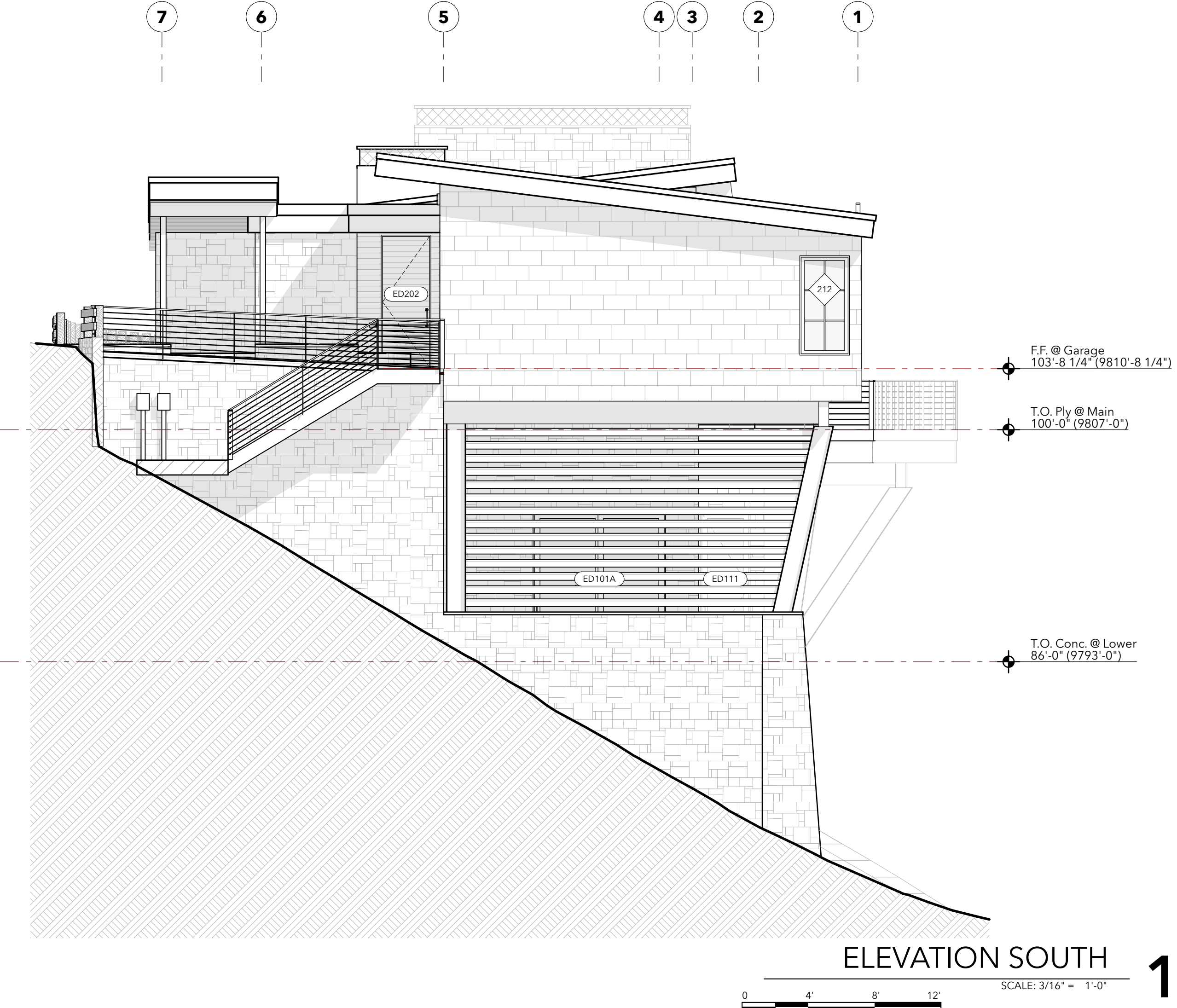
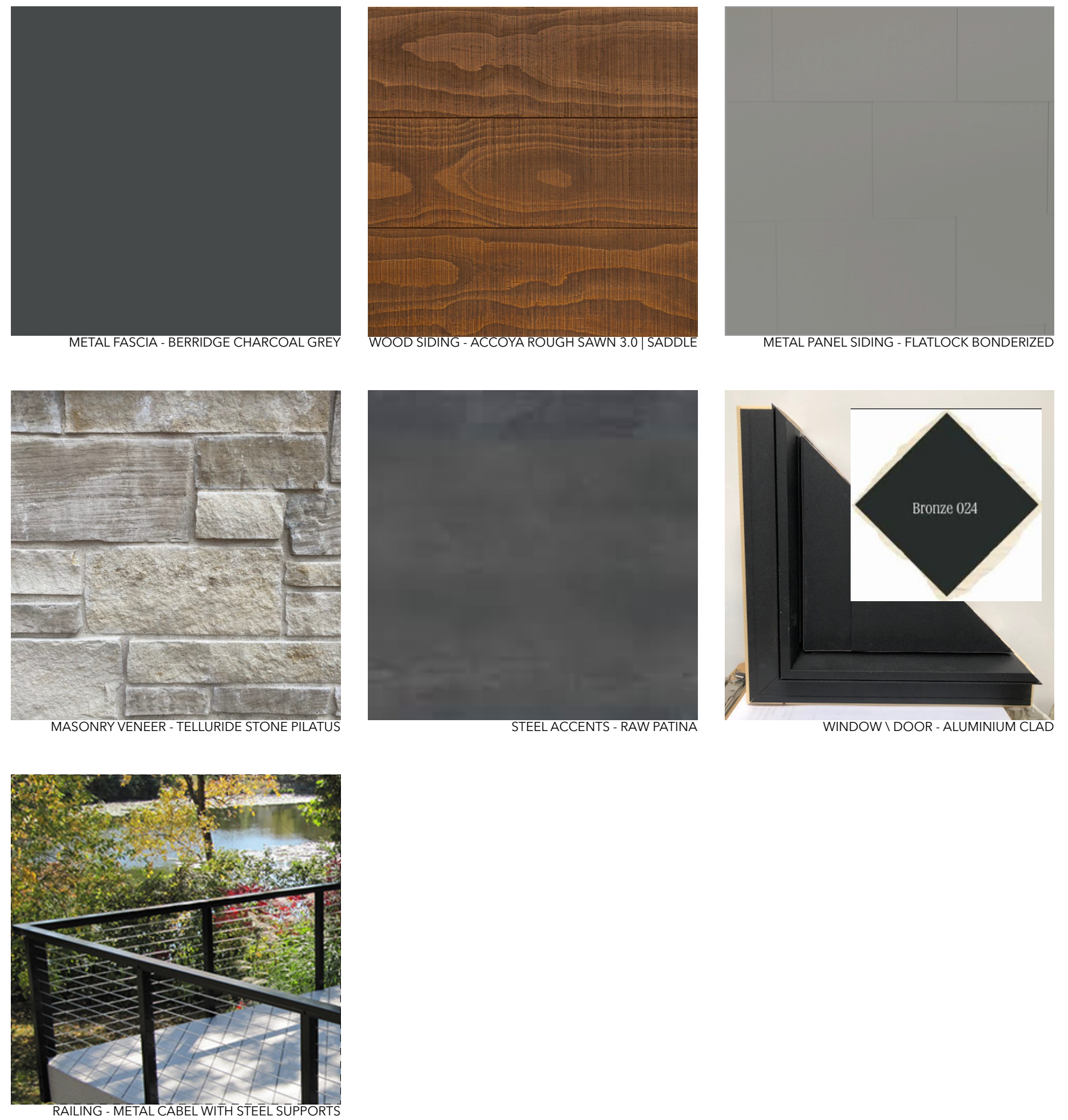
SHEET TITLE  
**ELEVATIONS**

**ELEVATION MATERIAL LEGEND**

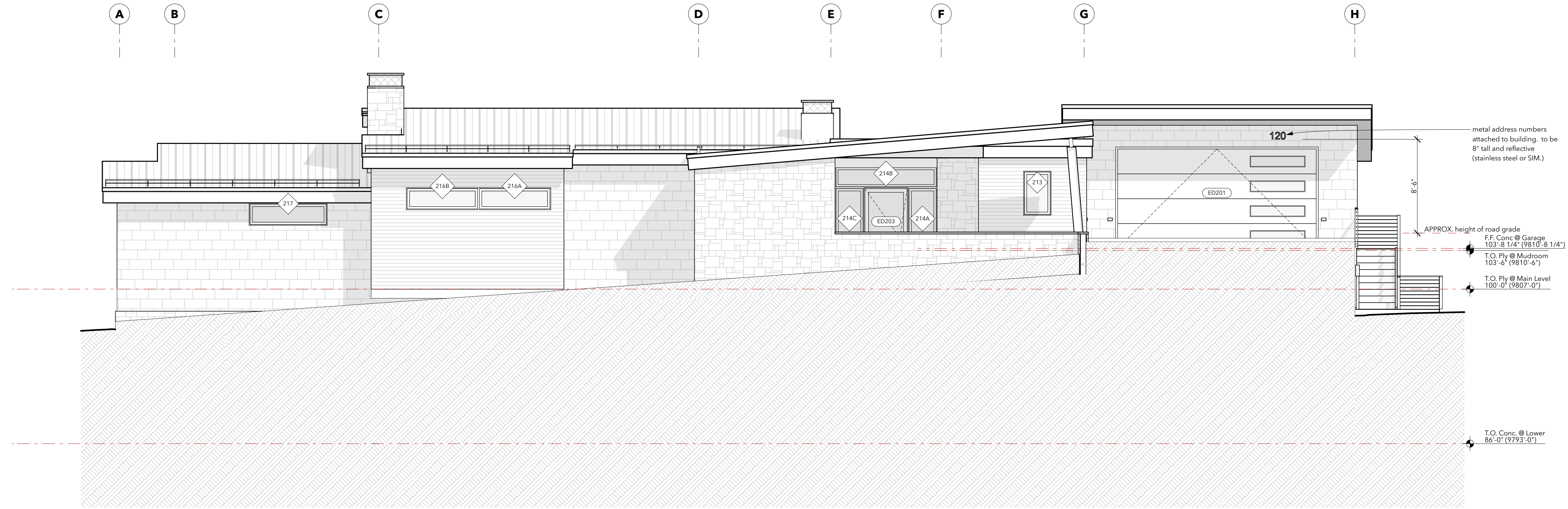
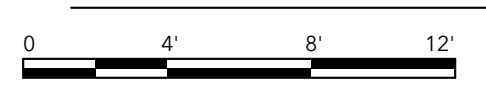
-  **WOOD/METAL FASCIA**
-  **METAL PANEL**
-  **WOOD SIDING**
-  **MASONRY VENEER**

**GENERAL NOTES**

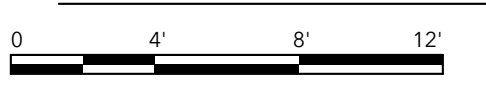
- 1)  INDICATES DOOR, SEE DOOR SCHEDULE ON A601
- 2)  INDICATES WINDOW, SEE WINDOW SCHEDULE ON A601



**ELEVATION SOUTH**



**ELEVATION WEST**





**120 CORTINA RESIDENCE**

120 Cortina Drive  
Mountain Village, CO 81435



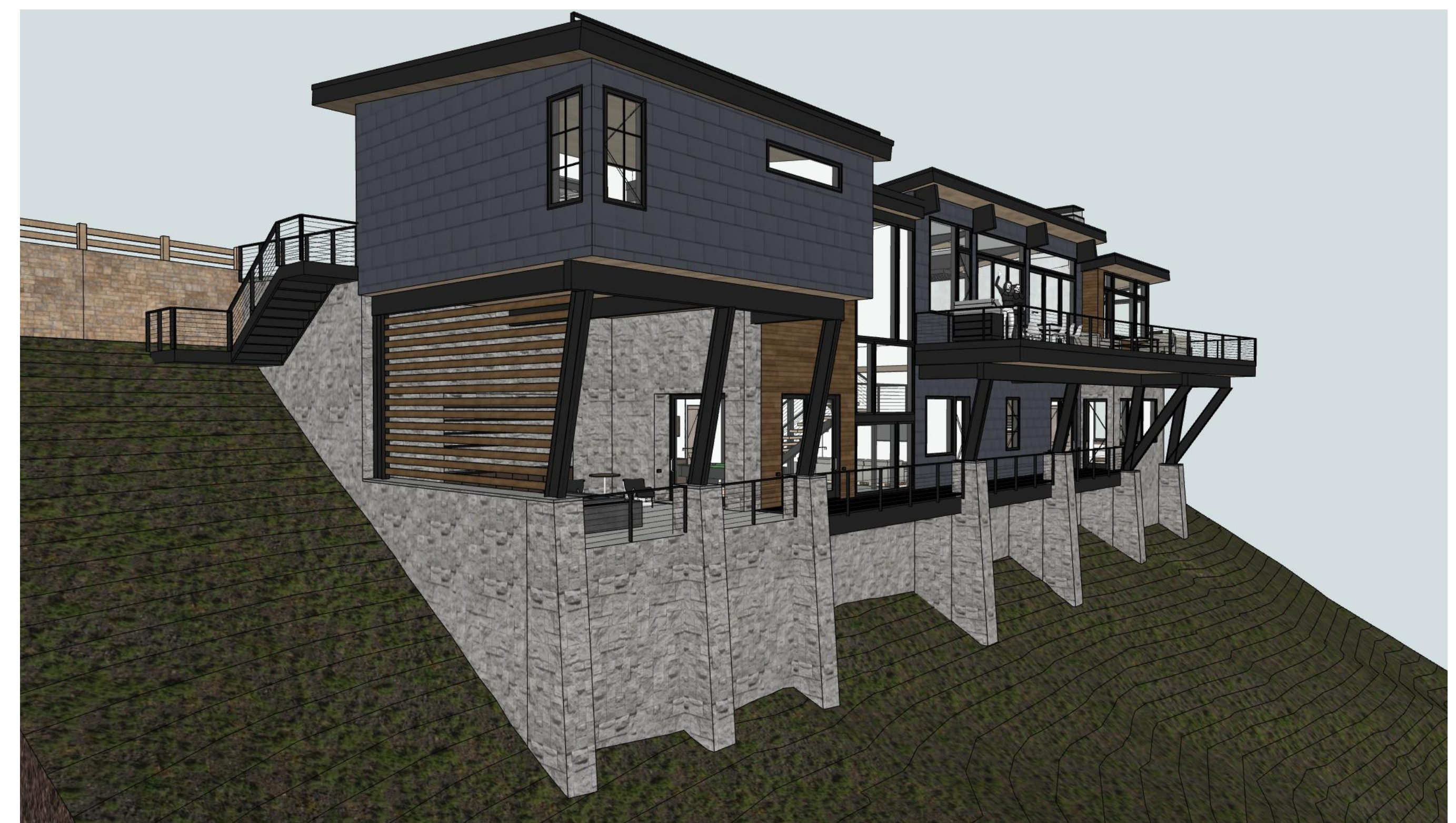
SW 3D **1**



NW 3D **2**



NE 3D **3**



SE 3D **4**

**NOT FOR  
CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE

**3D VIEWS**

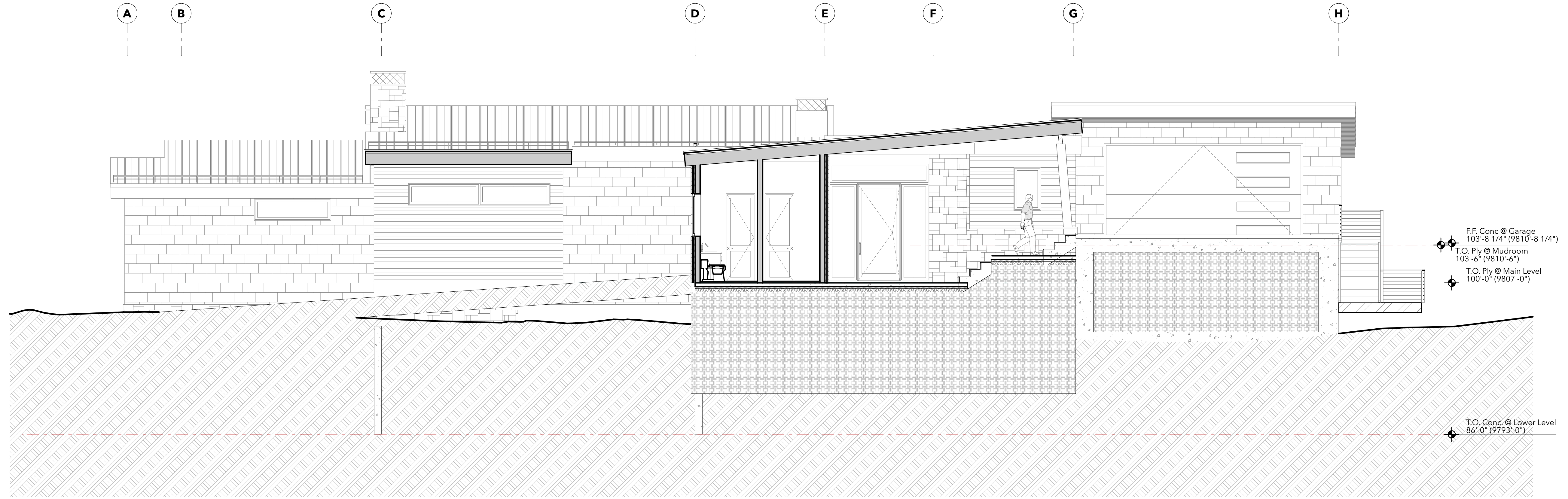
**A703**

**3D RENDERING NOTES**  
Shown for context and character only, RE: Plans, Elevations, Sections, Assemblies and Details for further information.

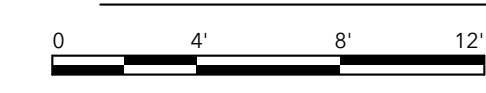


**GENERAL NOTES**

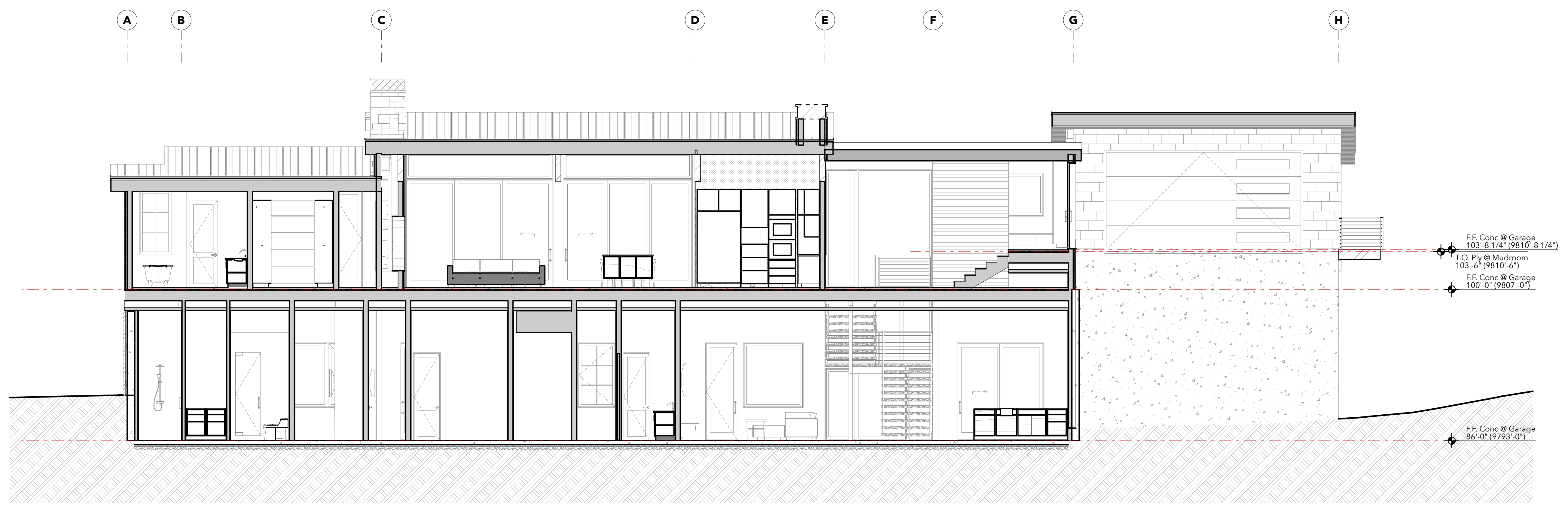
1) [Symbol] INDICATES WALL ASSEMBLY, SEE WALL ASSEMBLIES ON A601



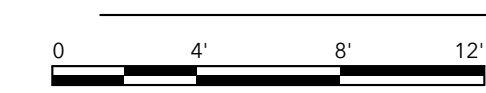
East Section @ Entry



2



East Section @ Short Stair



1

**120 CORTINA RESIDENCE**

120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

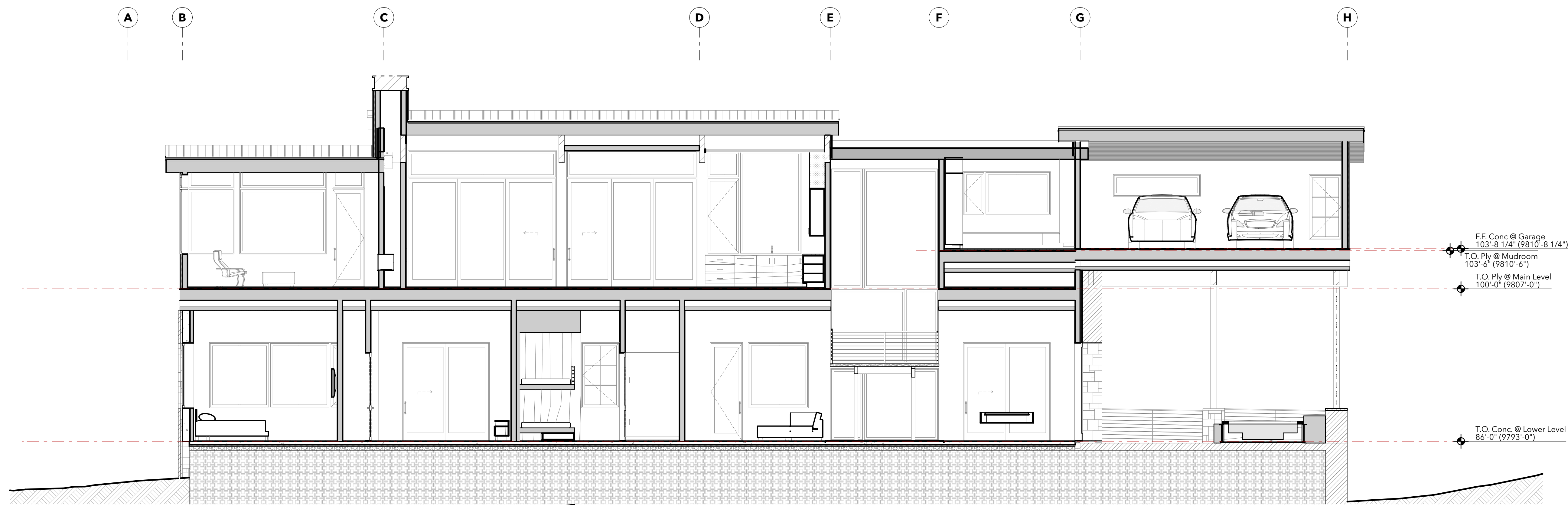
SHEET TITLE  
**BUILDING SECTIONS**

**A801**



**120 CORTINA RESIDENCE**

120 Cortina Drive  
Mountain Village, CO 81435



East Section @ Garage



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

**1**

**NOT FOR  
CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE  
**BUILDING SECTIONS**

**A802**

**NOT FOR  
CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

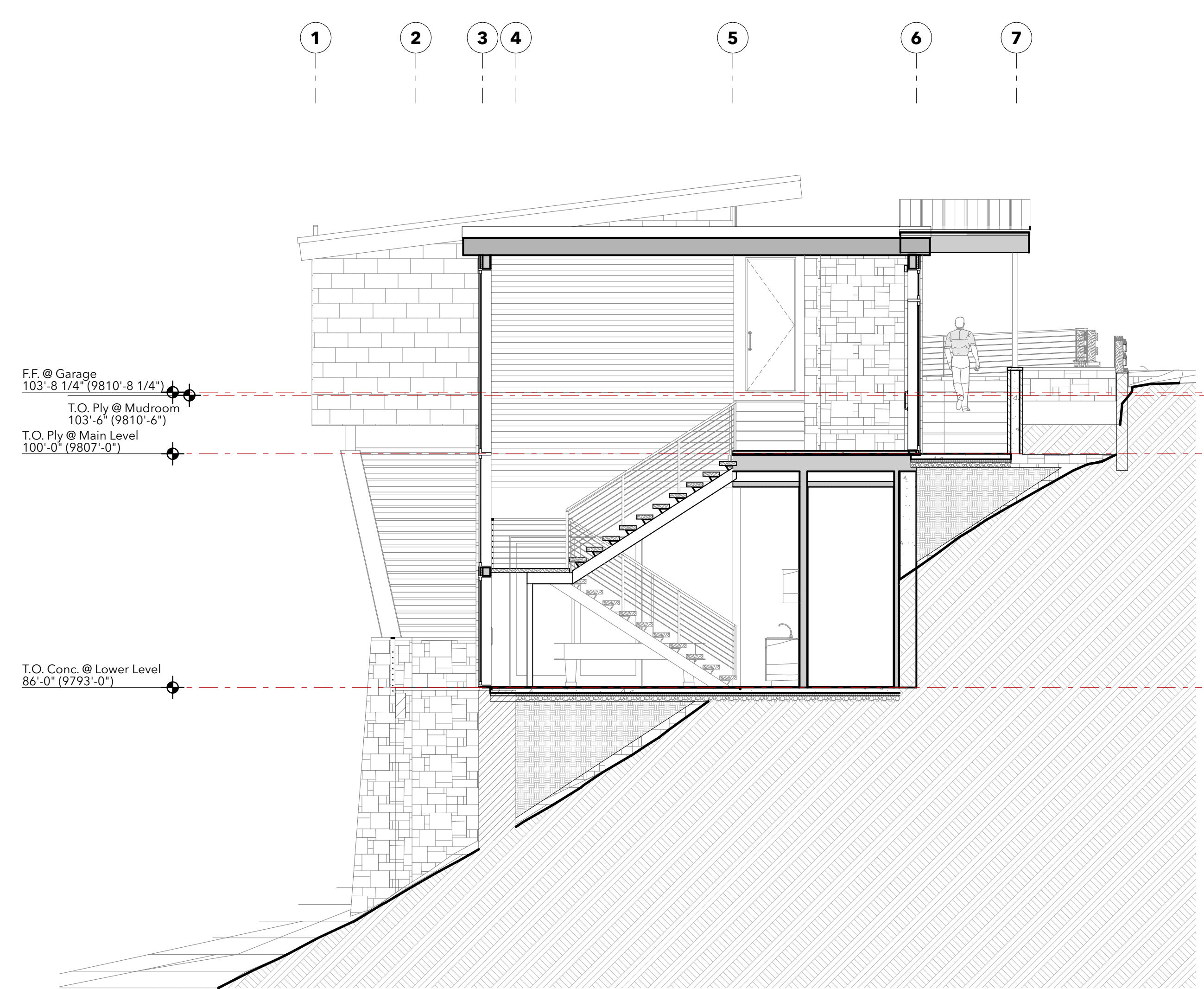
Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE

**BUILDING SECTIONS**

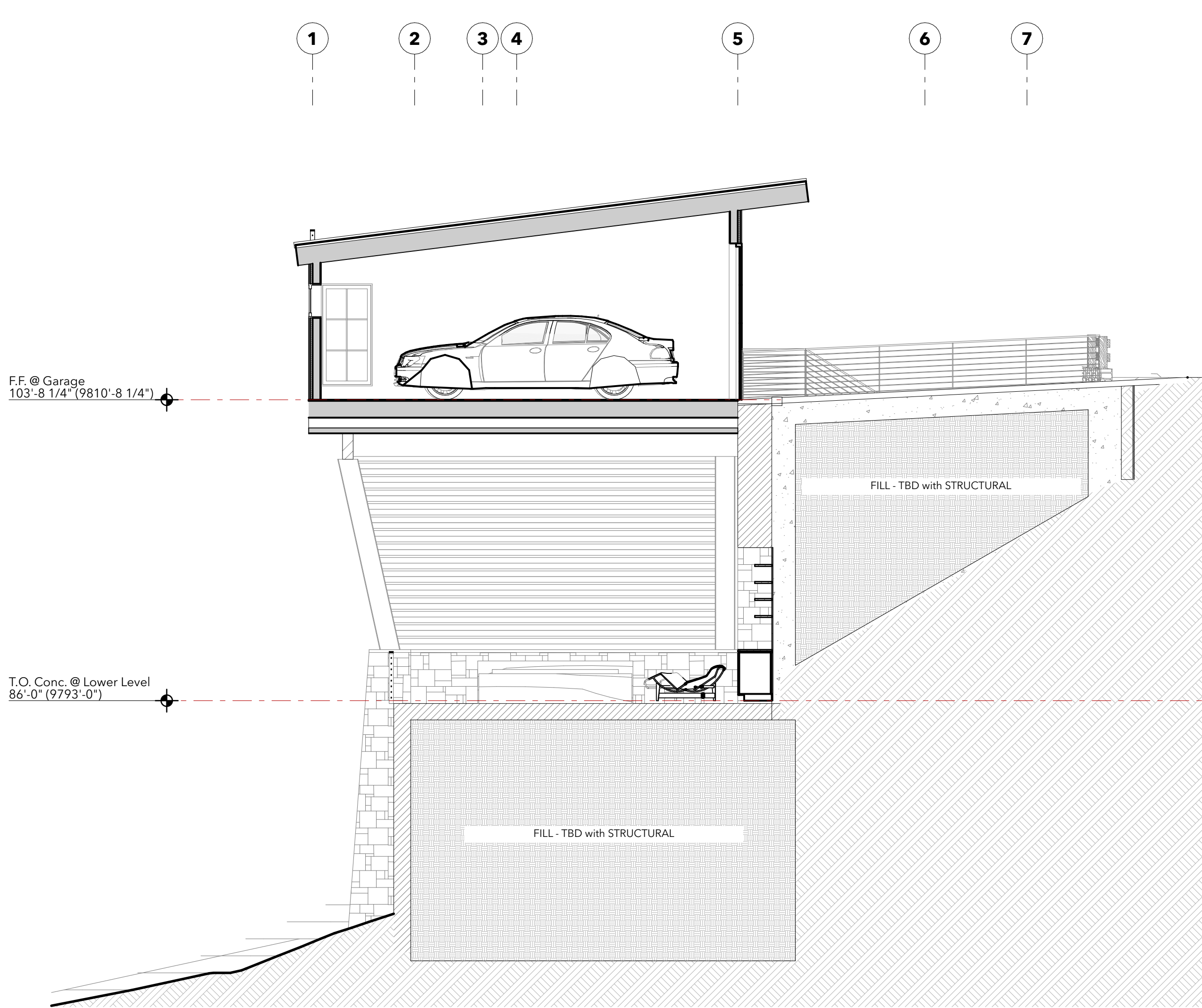
**A803**



South Section @ Stair

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

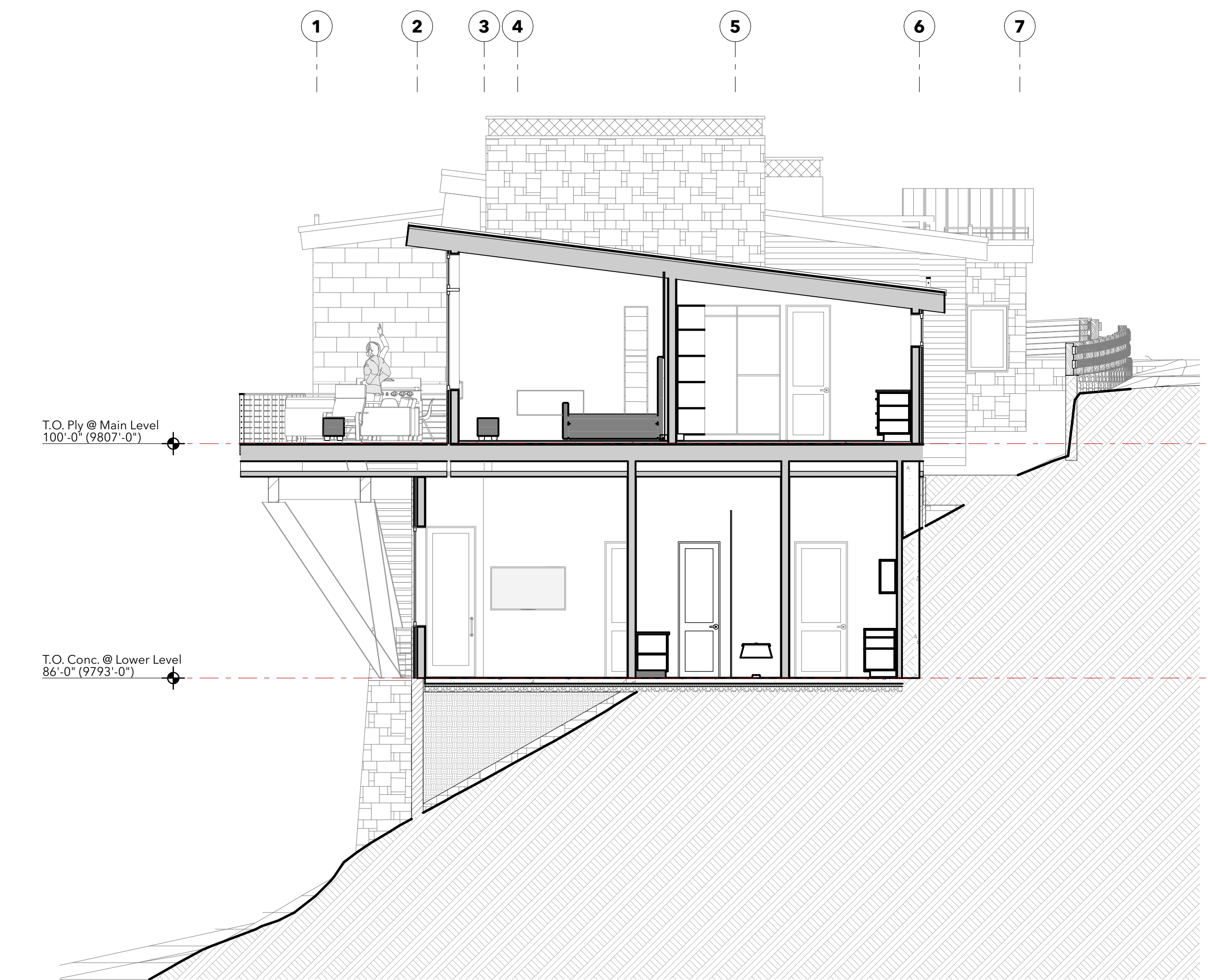
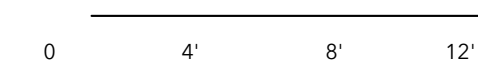
**3**



South Section @ Garage

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

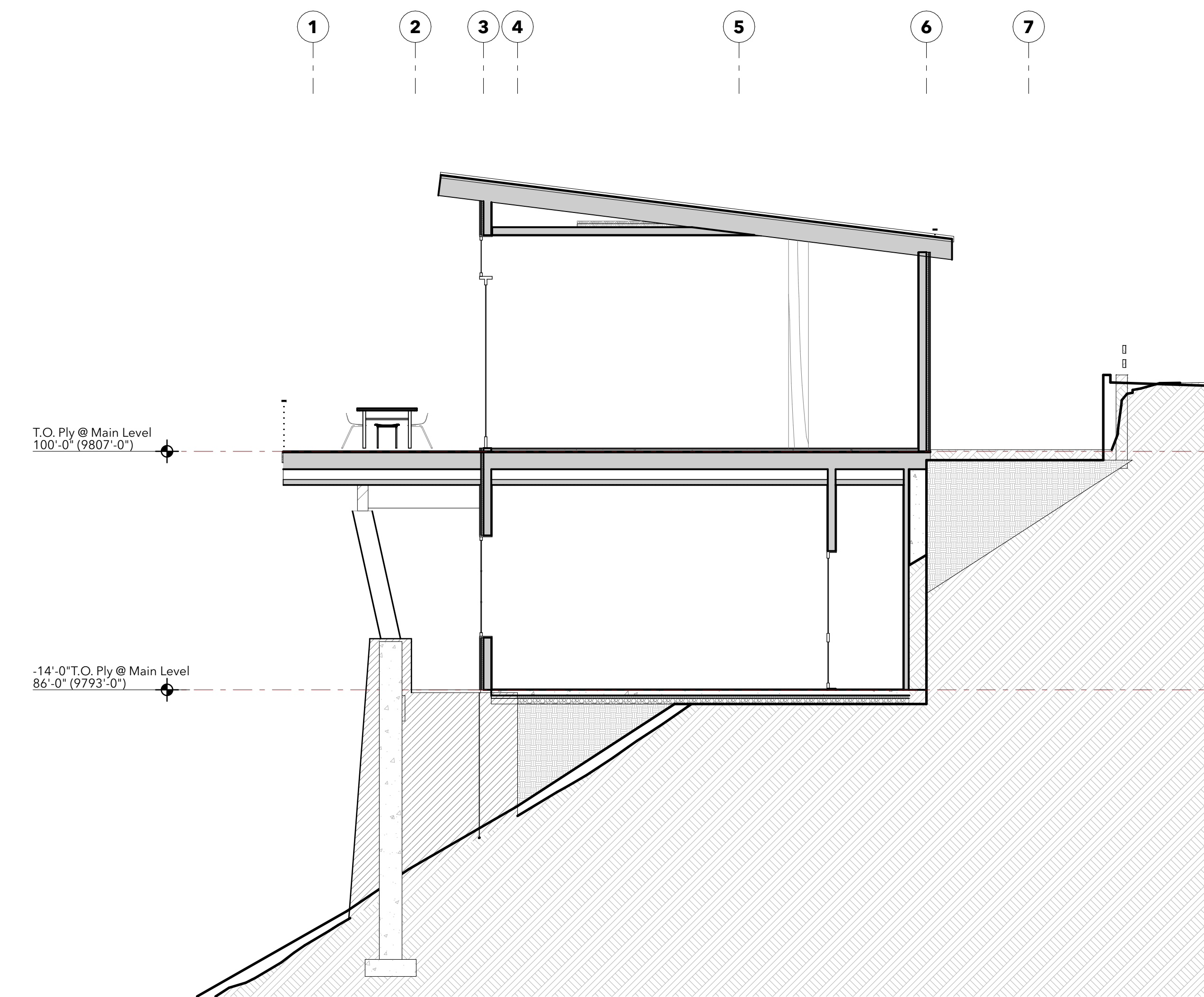
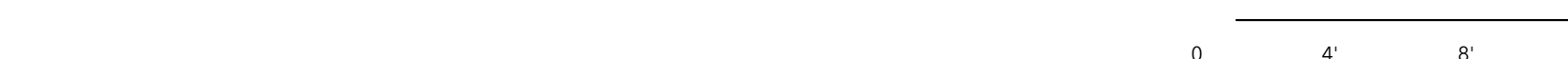
**4**



South Section @ Bed 1

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

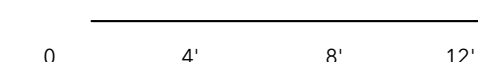
**1**



South Section @ Dining

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

**2**





**DOOR SCHEDULE**

ID	ED101A	ED101B	ED104	ED109	ED111	ED201	ED202	ED203	ED207	ED208	ED209	ID102	ID103	ID105	ID106A	ID106B	ID107	ID108	ID109A	ID109B	ID110	ID111A	ID111B	ID112	ID113	ID202	ID204	ID205	ID209	ID210A	ID210B	ID211		
QTY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
ELEV																																		
W x H	8'-0" x 9'-0"	8'-0" x 9'-0"	3'-0" x 9'-0"	8'-0" x 9'-0"	3'-0" x 9'-0"	18'-0" x 9'-0"	3'-0" x 8'-0"	4'-0" x 9'-0"	11'-11 3/4" x 10'-0"	13'-7 3/4" x 10'-0"	3'-0" x 9'-0"	2'-4" x 8'-0"	3'-0" x 8'-0"	2'-4" x 8'-0"	2'-4" x 8'-0"	2'-4" x 8'-0"	2'-4" x 8'-0"	2'-8" x 8'-0"	5'-0" x 8'-0"	2'-8" x 8'-0"	5'-0" x 8'-0"	2'-4" x 8'-0"	2'-8" x 8'-0"	5'-0" x 8'-0"	2'-4" x 8'-0"	3'-0" x 8'-0"	3'-0" x 8'-0"	2'-6" x 8'-0"	2'-6" x 8'-0"	2'-10" x 8'-0"	2'-6" x 8'-0"	2'-6" x 8'-0"	2'-6" x 8'-0"	
MAT. TYPE																																		
NOTES							clad with siding from host wall																											

**WINDOW SCHEDULE**

ID	101	102A	102B	102C	103	104	105A	105B	105C	105D	106	201A	201B	202A	202B	203A	203B	204	205	206	207A	207B	207C	208A	208B	209A	209B	
QTY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
ELEV																												
W x H	5'-6 1/2" x 6'-0"	5'-6 1/2" x 6'-0"	5'-6 1/2" x 6'-0"	3'-0" x 6'-0"	3'-6" x 6'-0"	5'-6 1/2" x 6'-0"	3'-0" x 6'-7"	6'-10 3/4" x 6'-0"	6'-10 3/4" x 6'-0"	3'-0" x 6'-9"	3'-0" x 3'-0"	7'-2 7/8" x 6'-0"	7'-2 7/8" x 2'-1"	4'-2 7/8" x 6'-0"	4'-2 7/8" x 2'-0"	8'-0" x 6'-0"	8'-0" x 2'-2"	3'-0" x 2'-2"	13'-7 3/4" x 2'-6"	11'-11 3/4" x 2'-6"	3'-0" x 7'-0"	3'-0" x 2'-6"	5'-8 1/2" x 9'-0"	3'-0" x 11'-0" 15'	6'-10 3/4" x 11'-0" 15'	2'-0" x 4'-0"	6'-0" x 4'-0"	
TYPE	W Fixed 26	W Fixed 26	W Fixed 26	W1 Casement 26	W1 Casement 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Trapezoid Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W1 Casement 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W1 Casement 26	W Fixed 26	
NOTES																												

**WINDOW SCHEDULE**

ID	210	211	212	213	214A	214B	214C	215	216A	216B	217	218	219
QTY	1	1	1	1	1	1	1	1	1	1	1	1	1
ELEV													
W x H	8'-0" x 2'-0"	3'-0" x 6'-0"	3'-0" x 6'-0"	2'-6" x 4'-0"	2'-7 1/2" x 9'-0"	9'-3" x 1'-10 3/4"	2'-7 1/2" x 9'-0"	2'-6" x 4'-0"	6'-6 5/8" x 2'-0"	6'-6 5/8" x 2'-0"	7'-1 1/2" x 2'-0"	3'-0" x 6'-0"	3'-0" x 6'-0"
TYPE	W Fixed 26	W1 Casement 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W Fixed 26	W1 Casement 26	W Fixed 26
NOTES													

**DOOR & WINDOW NOTES**

- SEE PLAN & ELEVATIONS FOR DOOR/ WINDOW UNIT OPERATION & SWINGS
- ALL NEW GLAZING TO BE LOW E- GLASS. MINIMUM INSULATION VALUE OF U= .30 PER 2018 IECC REQUIREMENTS FOR CLIMATE ZONE 6B. (OR AS SPECIFIED IN HERS ENERGY REPORT) ← VERIFY
- SAFETY GLAZING TO BE INSTALLED PER IRC R308.4. SEE ELEVATIONS FOR SAFETY GLAZING (SG) LOCATIONS.
- WINDOW MANUFACTURER TO PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. DOOR MANUFACTURER TO PROVIDED SCREENS FOR ALL PROVIDED EXTERIOR DOORS.
- WINDOW/ DOOR MULLIONS PER ELEVATIONS/ SCHEDULE.
- ALUMINUM CLAD DOOR & WINDOW UNITS FINISH COLOR TO BE DARK BRONZE. ← VERIFY
- ARCHITECTURAL INTENT ONLY. DIMENSIONS TO BE VERIFIED WITH DETAILS. SAFETY GLAZING AND OPERATIONAL LIMITERS TO BE REVIEWED. ALL INSULATED AND SOLAR HEAT GAIN RATINGS TO BE COORDINATED WITH ENERGY CODE AND VERIFIED FOR COMPLIANCE.

**120 CORTINA RESIDENCE**

120 Cortina Drive  
Mountain Village, CO 81435

**NOT FOR CONSTRUCTION**

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

**COPYRIGHT**  
These documents have been prepared specifically for the 120 CORTINA RESIDENCE. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.  
Reproduction prohibited without approval of the Architect.

© 2024 KA DesignWorks, Inc.  
PRINTED 4/25/24

SHEET TITLE  
**DOOR & WINDOW SCHEDULE**

**A901**