

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING AGENDA
THURSDAY AUGUST 1, 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/88262566269>
Meeting ID: 882 6256 6269**

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

Agenda Item	Time	Min.	Presenter	Type	Item Description
1.	10:00	0	Chair	Chair	Call to Order
2.	10:00	2	Howe	Action	Reading and Approval of Summary of Motions of the July 11, 2024, Design Review Board Meeting.
3.	10:02	30	Perez/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new single family detached condominium at Lot 649R, TBD Boulders Way Unit 11, pursuant to CDC Section 17.4.11.
4.	10:32	30	Perez/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new single family detached condominium at Lot 165 Unit 2, Cortina Drive Unit 2, pursuant to CDC Section 17.4.11.
5.	11:02	45	Perez/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new single family detached condominium with attached ADU at Lot 649R, TBD Boulders Way Unit 10, pursuant to CDC Section 17.4.11.
6.	11:47	15	Lunch	Lunch	Lunch
7.	12:02	45	Nelson/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new single family residence at Lot BC110RR, TBD Lawson Overlook, pursuant to CDC Section 17.4.11.
8.	12:47	45	Nelson/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new single family detached condominium at Lot 1 Unit 21, Knoll Estates Unit 2, TBD Fairway Dr, pursuant to CDC Section 17.4.11.
9.	1:32	30	Ward	Worksession	Worksession: Size, Scale and Massing Discussion
10.	2:02		Chair	Adjourn	

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
July 11, 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 July 11, 2024.

Attendance

The following Board members were present and acting:

Banks Brown

Greer Garner

Liz Newton

Adam Miller

Scott Bennett

Scott Bennett

David Craig

Jim Austin (alternate, voted on Item 5 when Newton recused herself)

The following Board members were absent:

David Eckman

Town Staff in attendance:

Amy Ward – Community Development Director

Erin Howe – Planning Technician

Drew Nelson – Senior Planner (via Zoom)

Claire Perez – Planner II (via Zoom)

Lars Forsythe – Building (via Zoom)

Public Attendance:

Harvey Mogenson

Patricia McKinley

Richard Thorpe

Jolana Vanek

Jack Wesson

Kristine Perpar

Lea Sisson

Public Attendance via Zoom:

Phillip du Toit

Michael Walton

Zack Hodgins

Terry Cope

Marina Nacheva

Item 2. Reading and Approval of Summary of Motions of the June 6, 2024, Design Review Board Meeting.

On a **MOTION** by **Garner** and seconded by **Newton** the DRB voted **unanimously** to approve the summary of motions of the June 6, 2024, Design Review Board meeting minutes.

Note that Scott Bennett was listed as both attending and not attending the June 6, 2024 DRB Meeting, but he was attending and draft minutes will be changed to reflect this.

Note that there was a suggestion to defer the June 25, 2024 Special Meeting minutes until the August meeting, but this was an error, as no June 25, 2024 Special Meeting occurred.

Item 3. Review and Recommendation to Town Council regarding a CDC Amendment to CDC section 17.5.6 Building Design, pursuant to CDC Section 17.1.7.

Drew Nelson: Presented as Staff

Town of Mountain Village: Presented as Applicant

Public Comment: None

On a **MOTION** by **Miller** and seconded by **Kramer**, the DRB voted **unanimously** to recommend the approval to Town Council of the proposed changes to the Community Development Code to CDC Sections 17.4.3 Development Review Procedures, 17.4.11 Design Review Process, and 17.5.6 Building Design, regarding roofing materials and Design Review processes, based on the evidence provided in the staff memo of record dated June 25, 2024, and the findings of this meeting.

With the **following conditions:**

- 1) *Staff to add additional language regarding prevention of oil canning of said metal fascia.*

Item 4. Consideration of a Design Review: Final Architecture Review for Lot 166AR2-10, 10 Stonegate Dr, pursuant to CDC Section 17.4.11.

Drew Nelson: Presented as Staff

Jack Wesson: Presented as Applicant

Public Comment: Michael Walton

On a **MOTION** by **Kramer** and seconded by **Garner** the DRB voted **2-5** (denial by Brown, Miller, Bennett, Newton, and Craige due to the applicant making requested changes from IAR to FAR) to **continue** the Final Architecture Review for a new single-family residential unit on Lot 166AR2-10, TBD Stonegate Drive to the September 5, 2024 meeting, based on the evidence provided in the staff memo of record dated June 28, 2024, and the findings of the meeting.

On a **MOTION** by **Miller** and seconded by **Newton** the DRB voted **5-2** (denial by Garner and Kramer due to building siting design and square footage on an extremely steep lot) to **approve** the Final Architecture Review for a new single-family residential unit on Lot 166AR2-10, TBD Stonegate Drive, based on the evidence provided in the staff memo of record dated June 28, 2024, and the findings of the meeting, with the following specific approvals and design variations:

DRB Specific Approvals:

- 1) Parking Requirements – Waiver of 1 exterior surface
- 2) Steep Slopes Over 30%

Variance:

- 1) Building Height Variance – 6' over the maximum allowable height

And with the **following conditions:**

- 1) *Prior to Building Permit issuance, the applicant shall work with Public Works and the Telluride Fire Protection District to locate a standpipe from the fire hydrant due to the steep site and lack of a firetruck turnaround.*
- 2) *Prior to Building Permit issuance, 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.*
- 3) *Prior to Building Permit issuance, the applicant shall provide additional details on the layback and foundation plans to certify that no structures will be placed in either the no-build zone or in the general easement on the west and north sides of the structure, respectively.*

- 4) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum and average building height as well as accurately depict footer and foundation locations adjacent to the no-build zone and general easement.*
- 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 structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.*
- 7) *A Knox Box for emergency access is recommended.*
- 8) *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 2024.*
- 9) *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.*
- 10) *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
 - b. *Wood that is stained in the approved color(s);*
 - c. *Any approved metal exterior material;*
 - d. *Roofing material(s); and*
 - e. *Any other approved exterior materials**
- 11) *It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.*

- 12) *Prior to building permit the applicant shall provide revised drawings demonstrating final details of ski path for a Staff level review*
- 13) *Prior to building permit the applicant shall provide final calculations on fenestration for a Staff level review*

Item 5. Review and Recommendation to Town Council regarding a Conditional Use Permit for telecommunications facilities to be located in public rights-of-way, pursuant to CDC Section 17.6.5.

Drew Nelson: Presented as Staff

Terry Cope and Zack: Presented as Applicant (via Zoom)

Public Comment: Harvey Mogensen, Patricia Mckinley, and Jolana Vanek

Newton recuses herself, **Austin** voting for this agenda item.

On a **MOTION** by **Craige** and seconded by **Austin** the DRB voted **unanimously** to recommend **denial** to Town Council for a Conditional Use Permit for telecommunications facilities to be located in public rights-of-way, based on the evidence provided in the staff record of memo dated July 1, 2024, and the findings of this meeting. Reasons for denial cite dimensions not represented on documentation, diameter of poles being too large, concern regarding lightning protection, and not enough information provided by applicant.

Item 6. Lunch.

Item 7. Consideration of a Design Review: Initial Architecture and Site Review for Boulders 11, 11 Boulders Way, pursuant to CDC Section 17.4.11.

Claire Perez: Presented as Staff

Kristine Perpar: Presented as Applicant

Public Comment: Richard Thorpe and Jolana Vanek

On a **MOTION** by **Bennett** and seconded by **Newton** the DRB voted **unanimously** to approve the Initial Architecture Review for a new single-family detached condominium on Lot 649R Unit 11, TBD Boulders Way, based on the evidence provided in the staff memo of record dated June 21, 2024, and the findings of this meeting, with the following specific approvals:

DRB Specific Approvals:

- 1) Setback Encroachment
 - a. Roof overhangs in front setback
 - b. Concrete walkway in front setback

- c. Exterior parking in front setback
- 2) Tandem Parking

And with the **following conditions:**

- 1) *Prior to final review, the applicant shall modify the landscaping and fire mitigation plans to adhere to the CDC and the Forester's comments.*
- 2) *Prior to the issuance of a building permit, the town forester shall sign off on both the landscaping plan and fire mitigation plan.*
- 3) *Prior to the issuance of a building permit, the applicant shall field verify all utility locations.*
- 4) *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.*
- 5) *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.*
- 6) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*
- 7) *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*
 - f. *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.*
- 8) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 75% since the application was submitted in 2024.*
- 9) *The applicant shall meet the following conditions of the Fire Marshall:*

- 10) *A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.*
- 11) *An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.*
- 12) *Carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.*
- 13) *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.*
- 14) *Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.*

Note that **Kristen Perpar** requested to move the FAR to the August 1, 2024 DRB meeting instead of the usual two-months-later September 5, 2024 meeting. This request was approved by **Amy Ward**. The applicant will be required to re-notice for the public hearing due to the date change.

Item 8. Consideration of a Design Review: Final Architecture Review for Lot 205A, 112 Stevens Dr, pursuant to CDC Section 17.4.11.

Claire Perez: Presented as Staff

Lea Sisson: Presented as Applicant

On a **MOTION** by **Miller** and seconded by **Craige** the DRB voted **7-1** (Garner opposed, as they believe the addition is too different from the current architecture of the home) to **approve** the Initial Architecture Review for an addition to an existing single-family home located on lot 205A, 112 Stevens Drive, based on the evidence provided in the staff memo of record dated June 18, 2024, and the findings of this meeting, with the following specific approvals:

DRB Specific Approvals:

- 1) General Easement Encroachment – Exterior Parking

And with the **following conditions:**

- 1) *Prior to Building Permit, the applicant shall provide recess details that comply with CDC requirements.*
- 2) *Prior to Building Permit, the applicant shall provide an updated construction mitigation plan that includes tree protection management devices and trees marked for retention.*
- 3) *Prior to Building Permit, the applicant shall provide an updated landscape plan identifying species in the front garden and demonstrating existing trees on the lot.*

- 4) *Prior to building permit, the applicant shall provide a fire mitigation plan and coordinating landscape plan that demonstrates trees that will remain on site and compliance with fire mitigation standards per the CDC.*
- 5) *Prior to Building Permit, the applicant shall provide an updated parking plan that includes the dimensions of the exterior spaces.*
- 6) *Prior to Building Permit, the applicant shall provide a utility plan for the addition.*
- 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) *The structure shall require a monitored fire alarm system.*
- 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.*
- 11) *The development shall meet the following conditions of the Fire Marshall:*
 - a. *The addition 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 the addition 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.*
- 12) 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.*
 - 13) 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.*
 - 14) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*
 - 15) Prior to the building permit, the applicant shall submit a revised lighting plan for the main home demonstrating compliance with current lighting regulations.*
 - 16) The Applicant must work with neighbors to provide screening on the landscape plan.*

Item 9. Adjourn

The DRB voted **unanimously** to adjourn the July 11, 2024, Design Review Board Meeting at 01:33PM.

Prepared and submitted by,

Erin Howe, Planning Technician



**PLANNING & DEVELOPMENT
SERVICE PLANNING DIVISION**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392
Agenda Item 3

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Public Hearing; August 1, 2024

DATE: July 18, 2024

RE: Staff Memo – Final Architecture Review (FAR) for Lot 649R unit 11, TBD Boulders Way.

APPLICATION OVERVIEW: New Single-Family Home on Lot 649R Unit 11

PROJECT GEOGRAPHY

Legal Description: UNIT 11 THE BOULDERS AT MOUNTAIN VILLAGE LOCATED ON LOT 649R TOWN OF MOUNTAIN VILLAGESAN MIGUEL COUNTY COLORADO ACC TO THE COMMON INTEREST COMMUNITY MAP REC PLAT BK 1 PG 3096 AND DECS AT 354564 REC JAN 24 2003 ALONG WITH ACCESS AND UTILITY EASEMENT AT 354565 AND UTILITY EASEMENT AT 354566

Address: TBD Boulders Way

Applicant/Agent: Kristine Perpar, Shift Architects

Owner: Daniel and Lauren Menhard

Zoning: Multi-family

Existing Use: Vacant

Proposed Use: Single-Family Detached Condominium

Lot Size: 2,709.92, 0.062 Acres

Adjacent Land Uses:

- **North:** Multi-family
- **South:** Passive Open-Space
- **East:** Multi-family
- **West:** Multi-family

Figure 1: Vicinity Map



ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment

Case Summary: Kristine Perpar of Shift Architects is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) for a new single-family detached condominium on Lot 649R Unit 11, TBD Boulders Way. The lot is approximately 0.062 acres, 2,709 sf, and is zoned multi-family. The proposed design consists of a three-story structure. The overall square footage of the home is approximately 3,908.50 gross square feet and provides 1 interior parking space within the proposed garage. The property is located in the Boulders neighborhood.

The proposed development requires Design Review Board specific approvals for several setback encroachments and tandem parking.

This application previously went through Initial Architecture and Site Review on March 31, 2022, and Final Architecture Review on May 5, 2022. This application is being reviewed again by the DRB due to an expired Notice of Action. The applicant has made minor changes to the application, but the design remains mostly the same as it was from the previous review.

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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) Maximum	35'
Maximum Avg. Building Height	30' (shed) Maximum	16.76'
Maximum Lot Coverage	To extent of building envelope (2,400 sf)	1,381 sf
General Easement Setbacks	No encroachment	Setback Encroachment
Roof Pitch		
Primary		5:12
Secondary		
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	18%
Parking	2 enclosed	1 interior/ 1 exterior

DRB Specific Approval:

1. Setback Encroachment
2. Tandem Parking

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 June 21, 2024.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Staff: Criteria met.

17.3.14: General Easement Setbacks

There is no General Easement on site. Lot 649R Unit 11 has an established building envelope. Lot 649R Unit 11 is burdened by a 5' side setback as well as a 10' setback adjacent to Boulders Way, and a 3' setback on the back of the lot. 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.

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

- *Utilities: The applicant has provided a utility plan for Lot 649R-11 demonstrating the proposed locations of utility lines and connections. It will be necessary for these to cross the front and side GE.*
- *Landscaping: There is proposed natural landscaping within the setbacks of the home.*

The proposal also includes some setback encroachments requiring specific DRB approval:

- *Roof overhangs in front and rear setback*
- *Concrete walkway in front setback*
- *Exterior Parking in front setback*

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

Staff: Criteria met.

17.5.5: Building Siting Design

Staff: Criteria met.

17.5.6: Building Design

Staff: The home incorporates Telluride stone in a horizontal arrangement, dark brown wood siding, and black standing seam metal roofing. The applicant has updated the window color to black. The soffit and fascia will match the wood siding. These materials will blend well with the neighboring homes and provide a durable contrasting design for Unit 11.

17.5.7: Grading and Drainage Design

Staff: The grading plan shows positive drainage away from the home with no re-grading necessary. Staff sees no issues with the grading plan.

17.5.8: Parking Regulations

Staff: The applicant has shown one interior parking space and one exterior space on their architectural site plan. The parking configuration as shown will require DRB specific approval of tandem parking. Due to the limited size of the Lot, the applicant has

proposed a portion of the exterior space be located within the front setback which will require DRB approval of the setback encroachment.

17.5.9: Landscaping Regulations

Staff: The applicant has provided a landscape plan on Sheet A1.2. There is no existing vegetation on site. The applicant has removed Aspen from the plan. The applicant has proposed bristle cone pines and woods rose on the site. The bristle cones near the sides of the home need to be relocated so they are out of fire mitigation zone 1. The plan should be revised to meet CDC requirements prior to building permit.

17.5.11: Utilities

Staff: Criteria met.

17.5.12: Lighting Regulations

Staff: Criteria met.

17.5.13: Sign Regulations

Staff: The applicant has met the requirements for a wall mounted address monument as shown in the provided plans.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Aspen has been removed from the landscape plan. The planned bristlecone pine trees are located too close to the home, within the Zone 1 wildfire mitigation zone. Evergreen trees are highly flammable and are not allowed in the Zone 1 wildfire mitigation area. Evergreen trees must be located at least 15 feet away from the home or they must be substituted with a Firewise plant species.

17.6.6: Roads and Driveway Standards

Staff: Criteria met.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does not include any solid fuel burning devices.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: A construction mitigation plan was provided on Sheet C3. The plan does not include onsite parking. The applicant will need to coordinate off-site parking with the Town prior to building permit issuance. Workers will likely need to be shuttled from off-site during construction. The plan includes a dumpster, porta-toilet, and material laydown area. The dumpster must be bear proof. The plan should be revised to include storm water management devices such as silt fencing and wattles. As a condition of approval, the applicant shall revise the Construction Mitigation Plan to include off-site parking as well as stormwater management devices that meet Town standards.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 649R Unit 11, TBD Boulders Way 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 home located at Lot 649R Unit 11, based on the evidence provided within the Staff Report of record dated July 18, 2024, with the following design variations and specific approvals:

DRB Specific Approval:

- 1) Setback Encroachments
- 2) Tandem Parking

And, with the following conditions:

- 1) Prior to building permit, the applicant shall revise the landscape and fire mitigation plan to remove the bristle cone pines from zone 1.
- 2) Prior to building permit, the applicant shall revise the construction mitigation plan to include stormwater management devices.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utility locations.
- 4) 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.
- 5) 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.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 7) 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
- 8) 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.
- 9) The applicant shall meet the following conditions of the Fire Marshall:
 - a. A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
 - b. An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
 - c. Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.

- d. 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.
- e. 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: July 17, 2024
By: Kristine Perpar, Architect

Property address:

Lot 11; Boulders
Mountain Village, CO 81435

Sent to: MV DRB

Re: Revisions for the Final DRB Meeting

Dear Mountain Village Design Review Board,

Changes to the drawing are listed below with reference to sheet numbers .

1. Revised landscape plan. All aspen trees have been removed from the 15' fire mitigation setback. Ref. A1.2
2. Updated window colors to black. Ref A 3.1
3. Updated Fire Codes, Carbon Monoxide and Fire Sprinklers; Ref. G1.0 under Project Code Information
4. Added a note for Electrical Vehicle Outlet note. Ref A2.1

Sincerely,



Kristine Perpar



The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000

GENERAL NOTES:

CONTRACT DOCUMENTS:

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

ORGANIZATION:

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

CODE COMPLIANCE:

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

INTENT:

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

COORDINATION:

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

SUBSTITUTIONS:

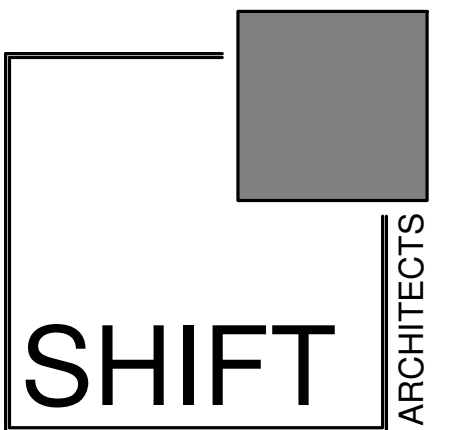
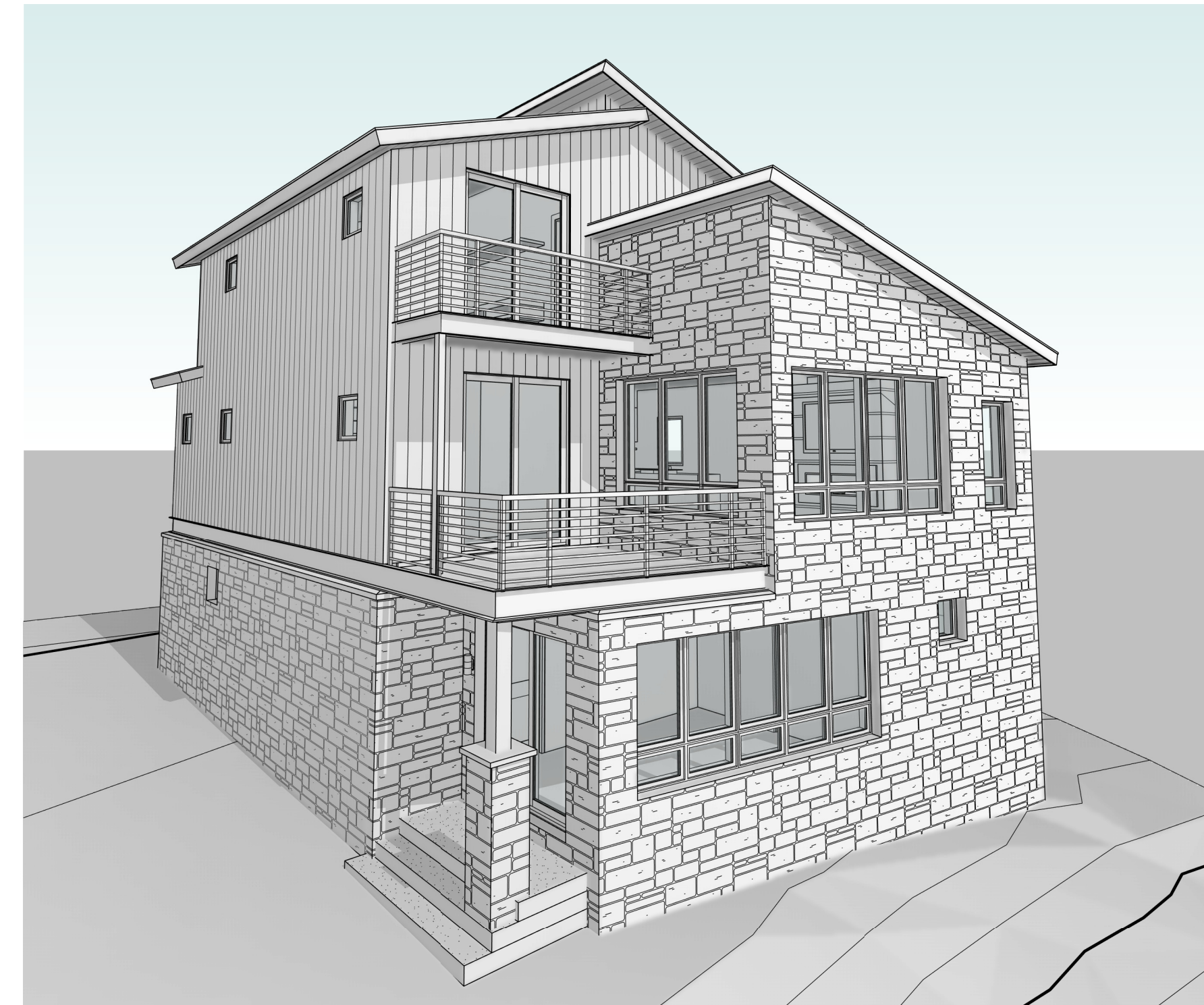
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED.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

SHOP DRAWINGS:

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

SAFETY & PROTECTION OF WORK:

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



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www.shift-architects.com

PROJECT ISSUE DATE:
07.16.24 REVISED DRB SUBMITTAL

PROJECT CODE INFORMATION

ZONING:	MULTI-FAMILY
SUBDIVISION:	BOULDERS
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESIGN REQUIREMENTS:	BOULDER TOWN OF MOUNTAIN VILLAGE
	MULTI-STORY DWELLING
DESCRIPTION:	R-3
OCCUPANCY CLASSIFICATION:	RESIDENTIAL
AUTOMATIC FIRE SPRINKLER:	NFPA 13D, 2018 IFC, AND TFPD AMENDED CODES
FIRE RESISTIVE RATING:	GARAGE - 1 HR MECHANICAL - 1 HR
CARBON MONOXIDE DETECTION	2018 IFC 915.2.1
FIREALARM SYSTEM	NFPA72,2018 IFC AND TFPD AMENDED CODES

PROJECT INFORMATION

TYPE OF UNIT:	SINGLE FAMILY HOME	MAX BUILDING HEIGHT:	35'-0"
GROSS FLOOR AREA:		ALLOWABLE	35.00'
		PROPOSED	
LEVEL 1	645.61 SF	MAX AVERAGE HEIGHT:	30'-0"
LEVEL 2	1053.49 SF	ALLOWABLE	
LEVEL 3	814.00 SF	PROPOSED	26.76'
TOTAL:	<u>2,513.10 SF</u>	PARKING REQUIRED:	1 SPACE PROVIDED (ENCLOSED IN GARAGE)
GARAGE	374.90 SF		
BASEMENT	1,020.50 SF		
TOTAL:	<u>3,908.50 SF</u>		
LOT AREA:	0.062 ACRES (2,709.92 SF)		
BUILDING FOOTPRINT:			
ALLOWABLE	2,400 SF		
PROPOSED	1,381.31 SF		

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT / BUILDING FOOTPRINT CALCULATIONS

SHEET INDEX

GENERAL

G1.0 COVER SHEET

SURVEY

0 SURVEY

CIVIL

C1 NOTES
C2 SITE DRAINAGE AND UTILITY PLAN
C3 CONSTRUCTION MITIGATION PLAN

ARCHITECTURAL

A1.1 ARCHITECTURAL SITE PLAN
A1.2 LANDSCAPE PLAN
A2.1 FLOOR PLANS
A2.2 FLOOR & ROOF PLAN
A3.1 MATERIAL CALCULATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS
A3.4 ELEVATION HEIGHT CALCULATIONS
A3.5 ELEVATION HEIGHT CALCULATIONS
A6.1 PERSPECTIVES
A6.2 PERSPECTIVES
A8.1 WINDOW SCHEDULE
A8.2 DOOR SCHEDULE

LIGHTING

E1.1 LIGHTING PLANS
E1.2 LIGHTING PLANS

VICINITY MAP



PROJECT TEAM

OWNER:

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1.970.519.1322

ARCHITECT:

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GENERAL CONTRACTOR:

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SURVEYOR:

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F. 970.728.6050

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MENHARD RESIDENCE

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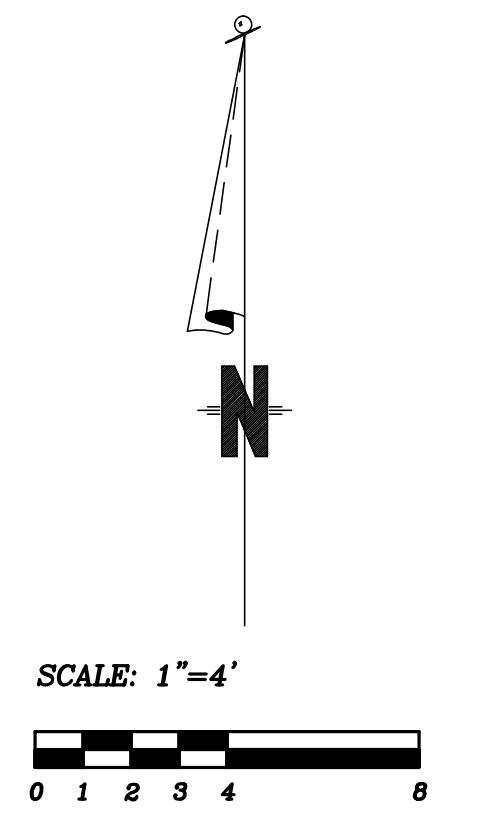
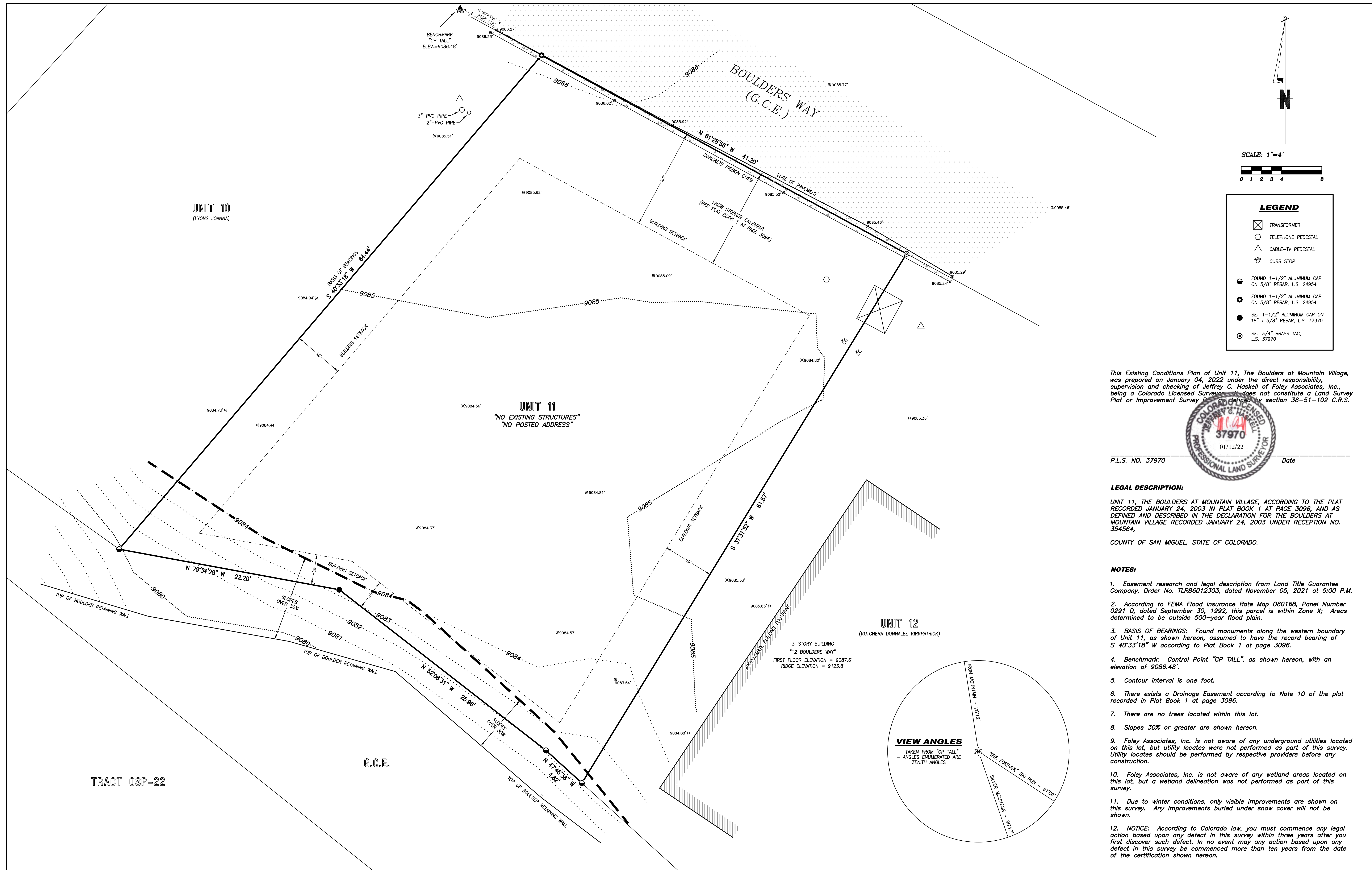
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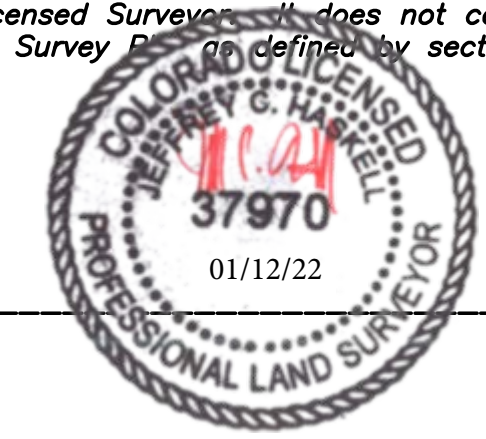
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LEGEND

- ⊗ TRANSFORMER
- TELEPHONE PEDESTAL
- △ CABLE-TV PEDESTAL
- ⊕ CURB STOP
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24954
- SET 1-1/2" ALUMINUM CAP ON 18" x 5/8" REBAR, L.S. 37970
- ⊙ SET 3/4" BRASS TAG, L.S. 37970

This Existing Conditions Plan of Unit 11, The Boulders at Mountain Village, was prepared on January 04, 2022 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37970 _____ Date

LEGAL DESCRIPTION:

UNIT 11, THE BOULDERS AT MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 24, 2003 IN PLAT BOOK 1 AT PAGE 3096, AND AS DEFINED AND DESCRIBED IN THE DECLARATION FOR THE BOULDERS AT MOUNTAIN VILLAGE RECORDED JANUARY 24, 2003 UNDER RECEPTION NO. 354564, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and legal description from Land Title Guarantee Company, Order No. TLR66012303, dated November 05, 2021 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 080168, Panel Number 0291 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
3. BASIS OF BEARINGS: Found monuments along the western boundary of Unit 11, as shown hereon, assumed to have the record bearing of S 40°33'18" W according to Plat Book 1 at page 3096.
4. Benchmark: Control Point "CP TALL", as shown hereon, with an elevation of 9086.48'.
5. Contour interval is one foot.
6. There exists a Drainage Easement according to Note 10 of the plat recorded in Plat Book 1 at page 3096.
7. There are no trees located within this lot.
8. Slopes 30% or greater are shown hereon.
9. Foley Associates, Inc. is not aware of any underground utilities located on this lot, but utility locates were not performed as part of this survey. Utility locates should be performed by respective providers before any construction.
10. Foley Associates, Inc. is not aware of any wetland areas located on this lot, but a wetland delineation was not performed as part of this survey.
11. Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.
12. 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.

EXISTING CONDITIONS PLAN
 Unit 11, The Boulders at Mountain Village,
 Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC				
Checked by:					
Start date:	01/04/2022				



970-728-6153 970-728-6050 fax
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 125 W. PACIFIC, SUITE B-1
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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 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-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.

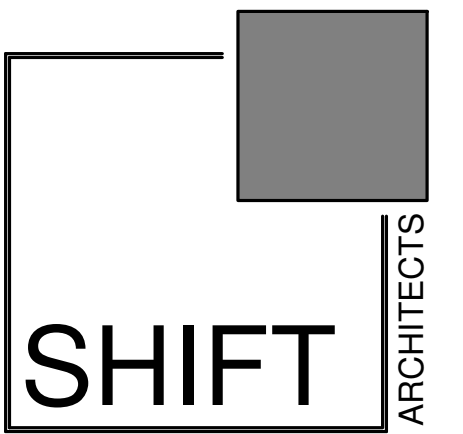
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

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).



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PROJECT ISSUE DATE:
07.16.24 REVISED DRB SUBMITTAL

MENHARD RESIDENCE

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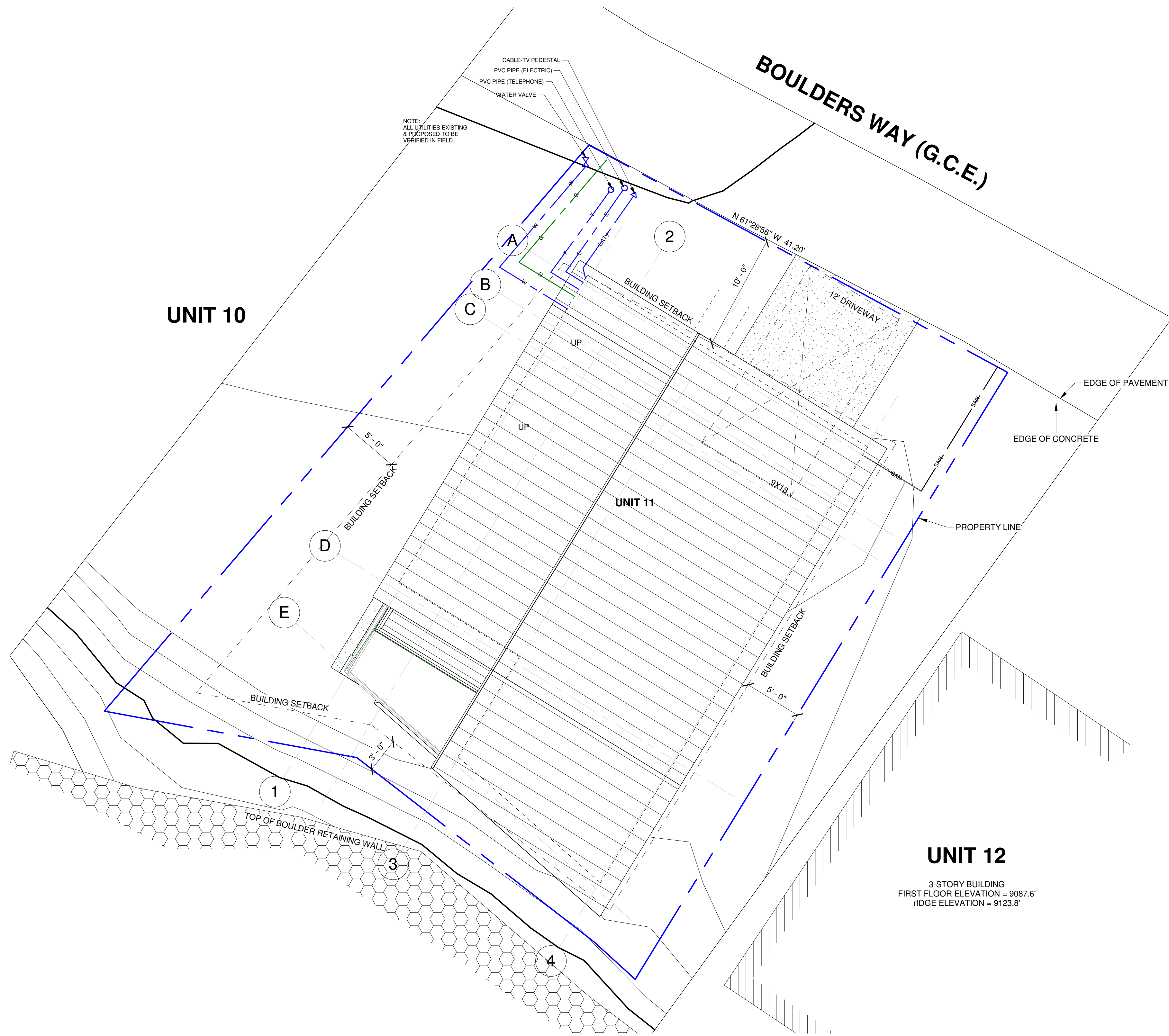
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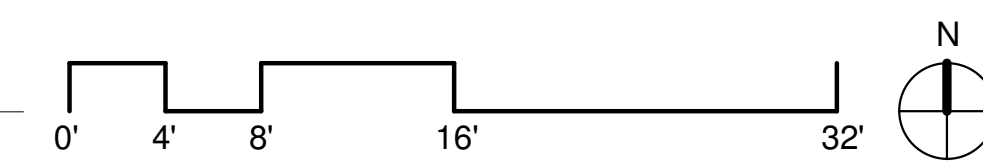
**SITE DRAINAGE AND
 UTILITY PLAN**

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SHEET NUMBER

1 UTILITIES PLAN

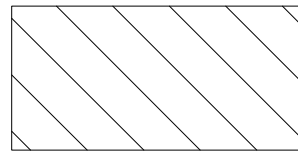
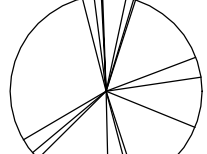
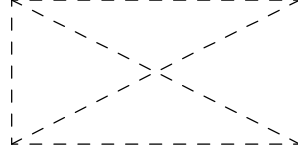
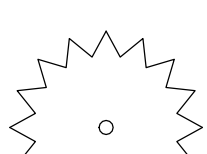




3/16" = 1'-0"



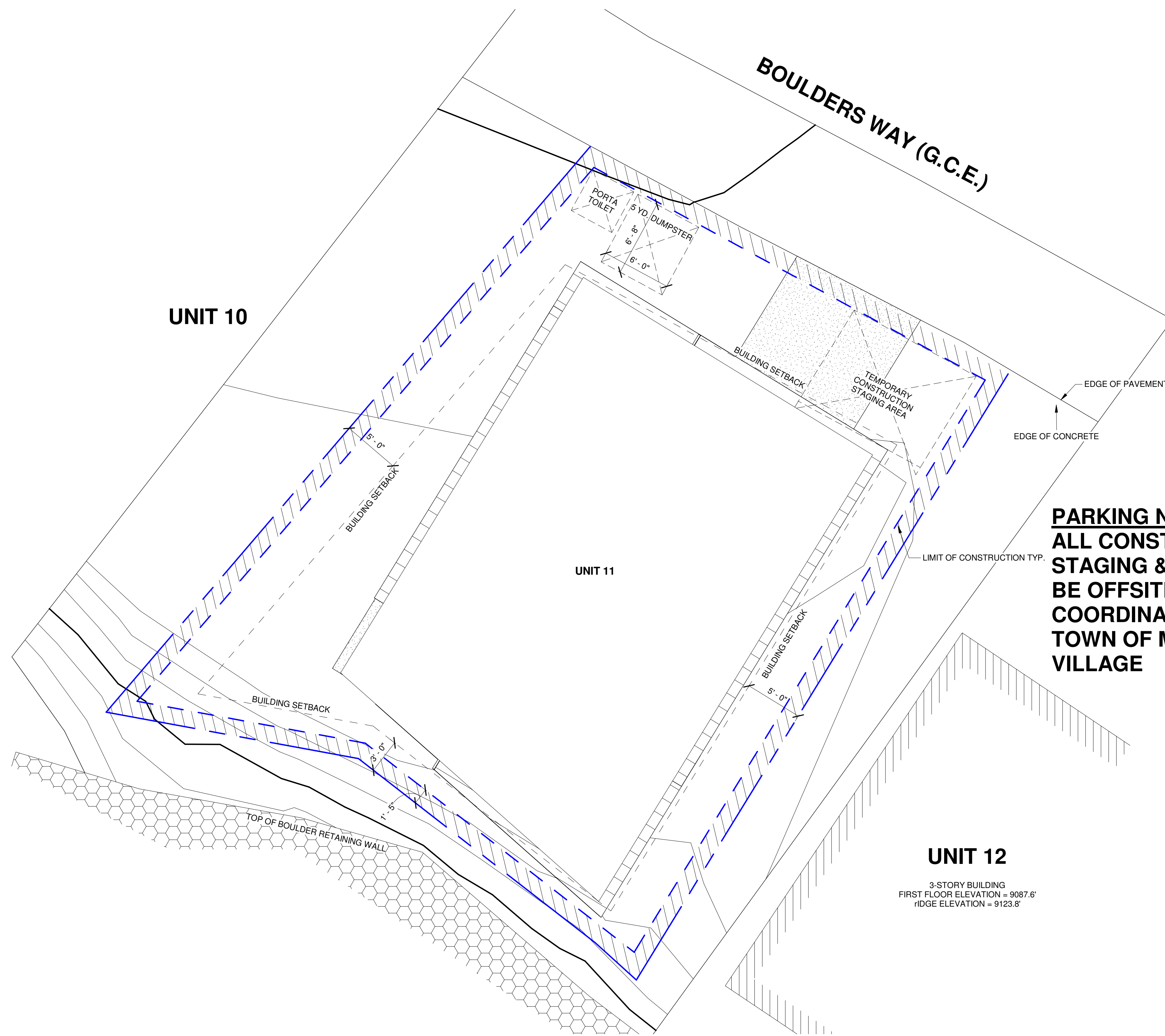
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C2

CONSTRUCTION MITIGATION LEGEND

	LIMITS OF CONSTRUCTION		EXISTING ASPEN TREE TO REMAIN
	TEMPORARY PARKING		EXISTING EVERGREEN TREE TO REMAIN
	REVEGETATION AREAS		
	LIMIT OF CONSTRUCTION		
	PERIMETER FENCING W/ ATTACHED GREEN SCREENING		
	TREE PROTECTION FENCING		

- ALL DEVELOPMENT SHALL COMPLY WITH DECLARATION OF THE TOWN OF MOUNTAIN VILLAGE CDC 17.7.20 REQUIREMENTS.
- COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
- ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



PARKING NOTE:
ALL CONSTRUCTION STAGING & PARKING WILL BE OFFSITE AND COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE

MENHARD RESIDENCE

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Telluride, CO 81435, USA

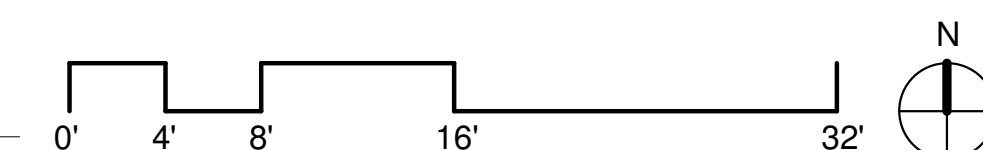
CONSTRUCTION MITIGATION PLAN

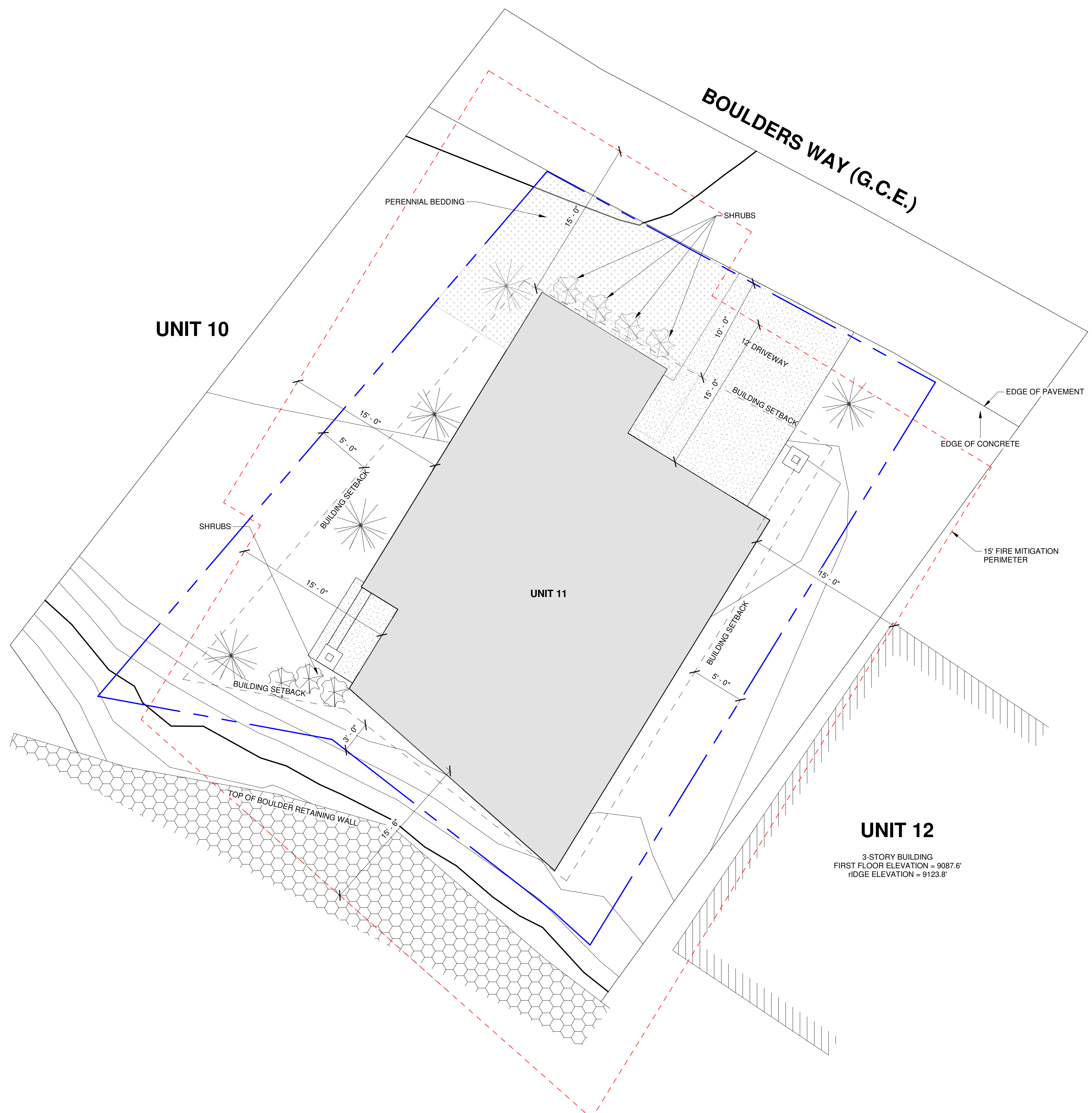
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SHEET NUMBER

1 CONSTRUCTION MITIGATION PLAN

3/16" = 1'-0"





LEGEND

	CONCRETE PAVERS		INDIGENOUS SHRUBS		EXISTING EVERGREEN TREE
	WILDFIRE MITIGATION BOUNDARY		EXISTING ASPEN TREE		EXISTING EVERGREEN TREE TO BE REMOVED
	LIMIT OF DISTURBANCE		EXISTING ASPEN TREE TO BE REMOVED		NEW EVERGREEN TREE
	METAL GATE TO MATCH FENCE		NEW ASPEN TREE		BRISTLE CONE PINE
	TREE PROTECTION FENCING	NOTE: ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.			
	REVEGETATE W/ NATIVE GRASS				
	DISTURBED AREAS				
	MULCH LANDSCAPE BEDDING				
	PERENNIAL BEDDING				
	FLAGSTONE				
	STONE PAVER				
	SNOW MELT AREAS				

- ### GENERAL NOTES:
- ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
 - 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 STRIPS.
 - PERENNIAL PLANTING BEDS SHALL BE FILLED 6" DEPTH 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 A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
 - ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
 - LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH DECLARATION OF CONDOMINIUM FOR KNOLL ESTATES, A CONDOMINIUM AND TOWN OF MOUNTAIN VILLAGE CDC 17.5.9 LANDSCAPING 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 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.

- ### REVEGETATION NOTES:
- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
 - TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
 - BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 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.

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%

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
PINUS ARISTATA	BRISTLE CONE PINE	2-4 FT IN HT	5
WOODS ROSE	ROSA WOODSII		4
PERENNIALS - BED A			N/A
PERENNIALS - BED B			N/A

SHIFT ARCHITECTS

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PROJECT ISSUE DATE:
07.17.24 REVISED DRB SUBMITTAL

MENHARD RESIDENCE

Boulders Way, Mountain Village
Telluride, CO 81435, USA

LANDSCAPE PLAN

SHEET NUMBER

A1.2

2 LANDSCAPE PLAN

3/16" = 1'-0"

7/17/2024 3:28:12 PM

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MENHARD RESIDENCE

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 Telluride, CO 81435, USA

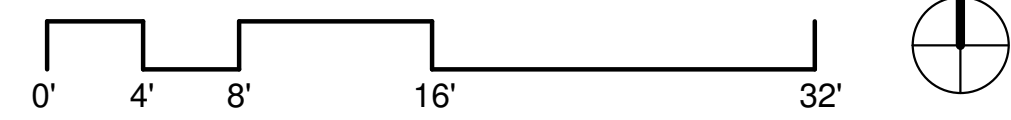
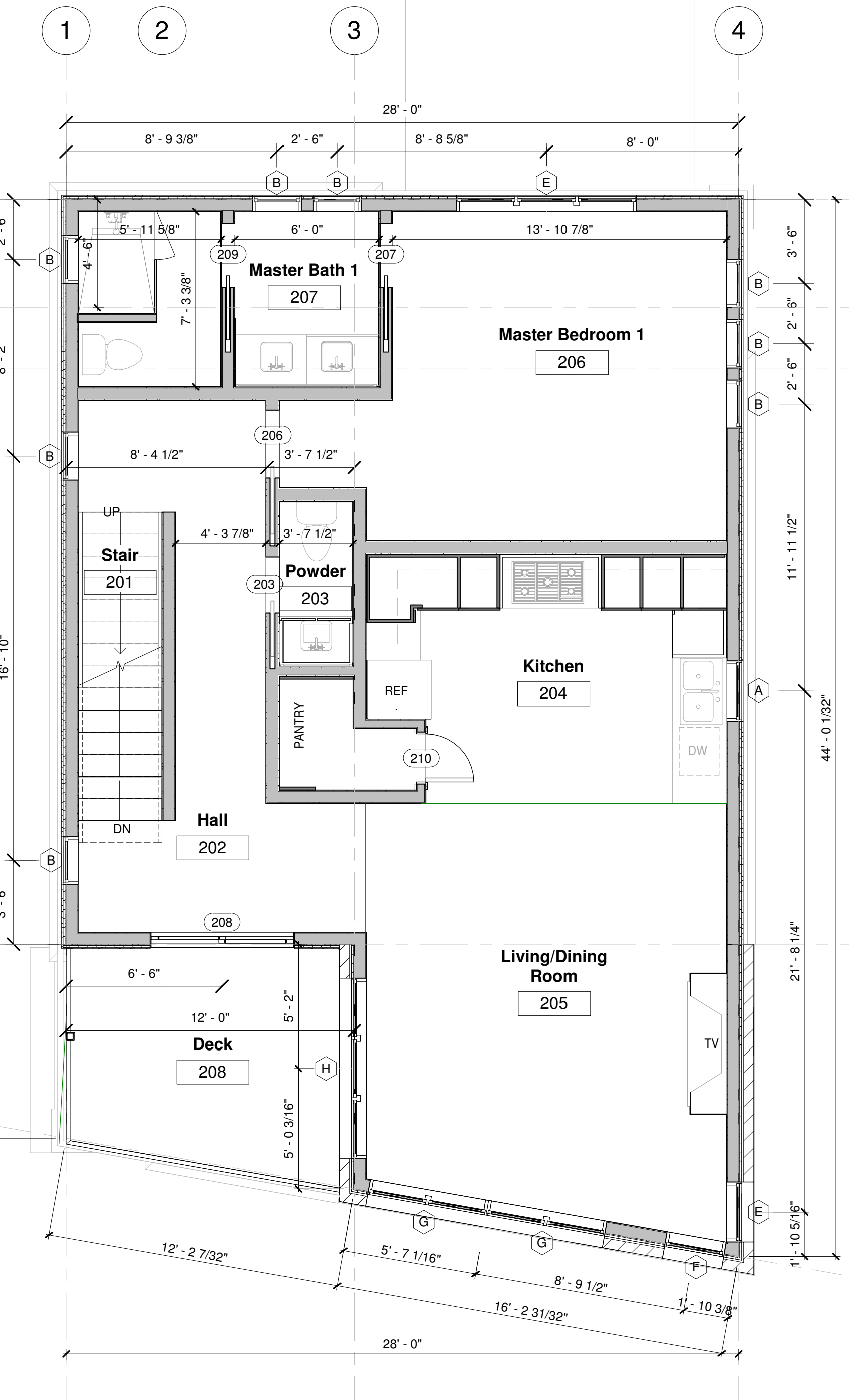
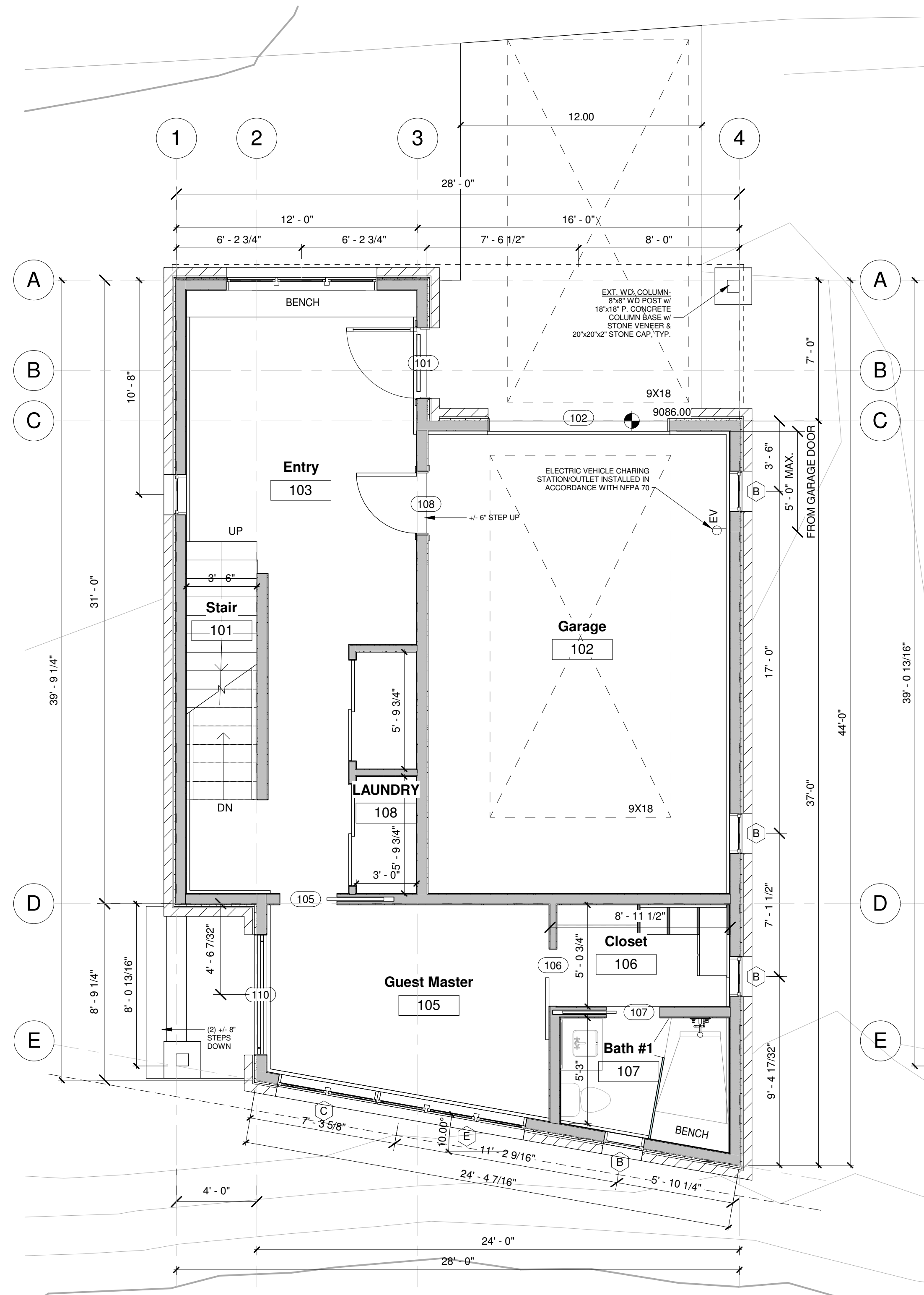
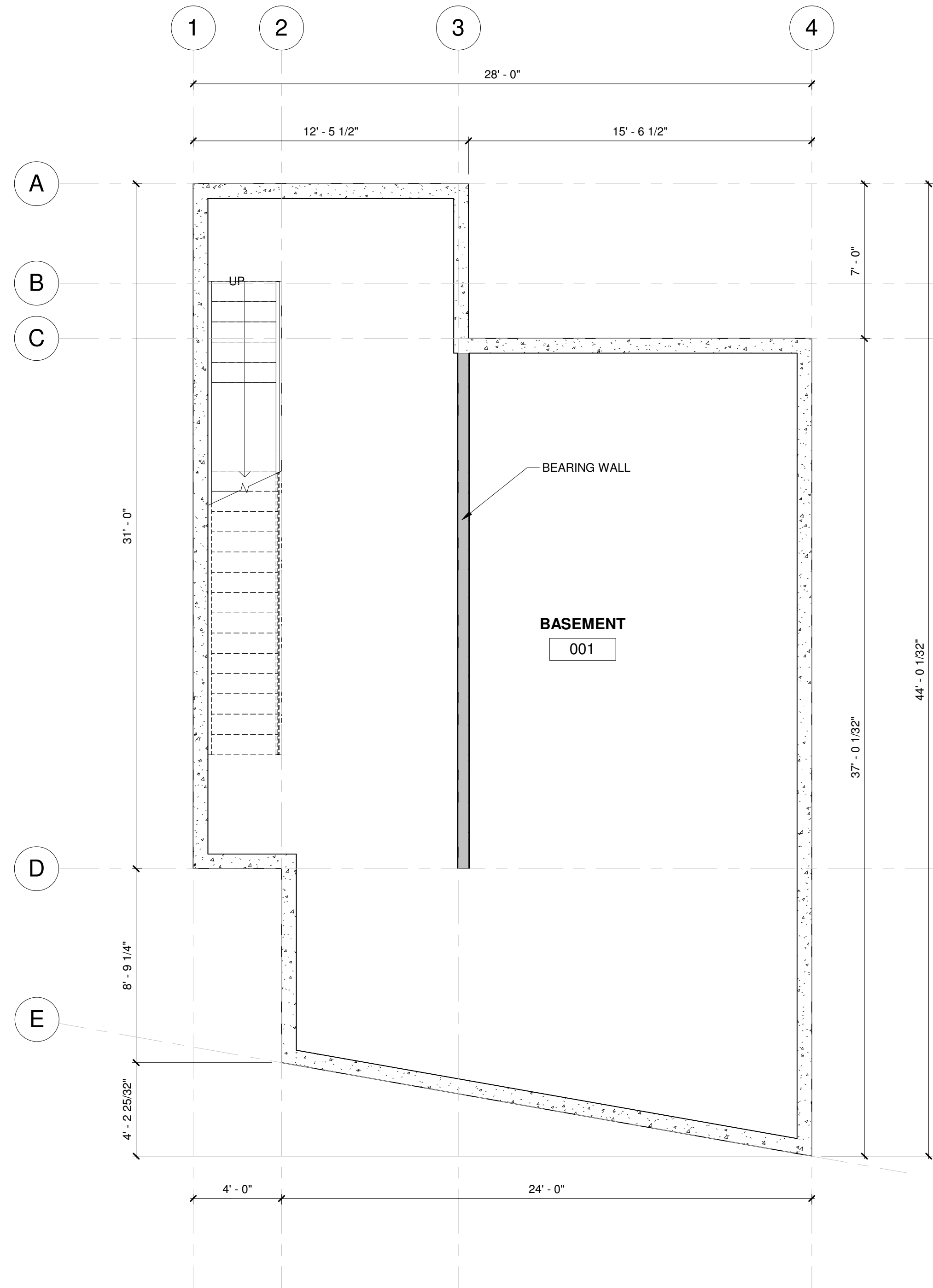
FLOOR PLANS

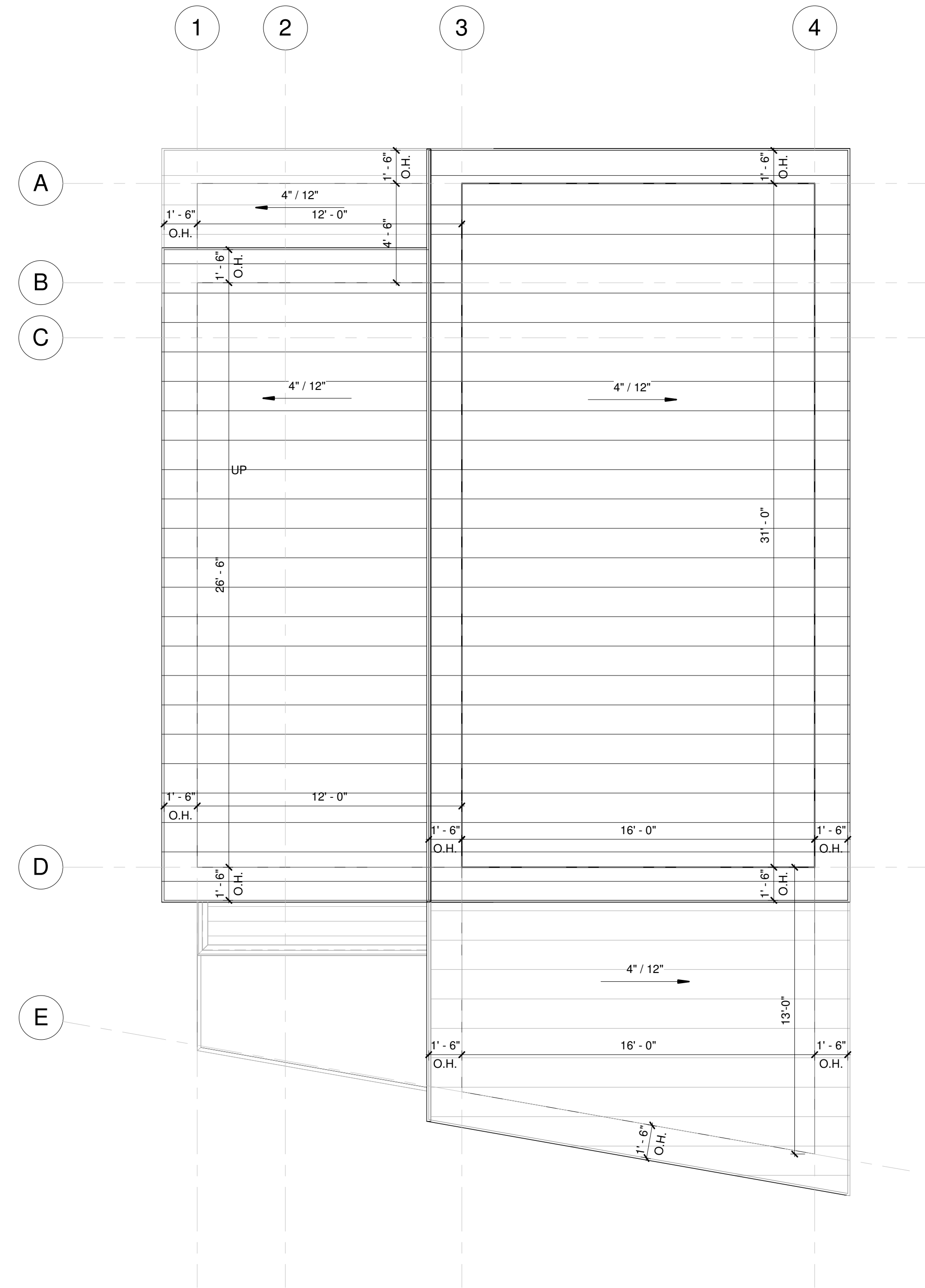
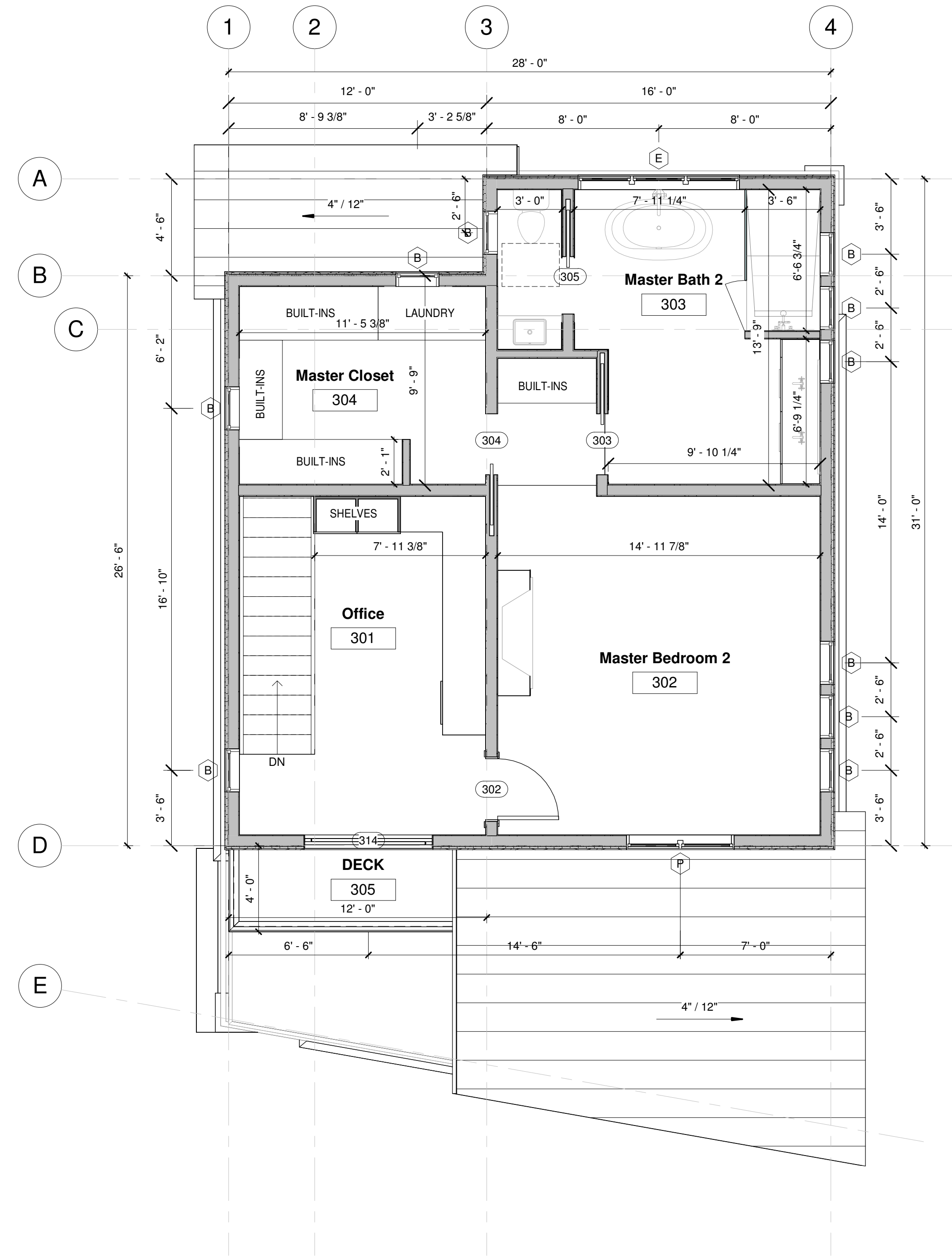
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A2.1





MENHARD RESIDENCE

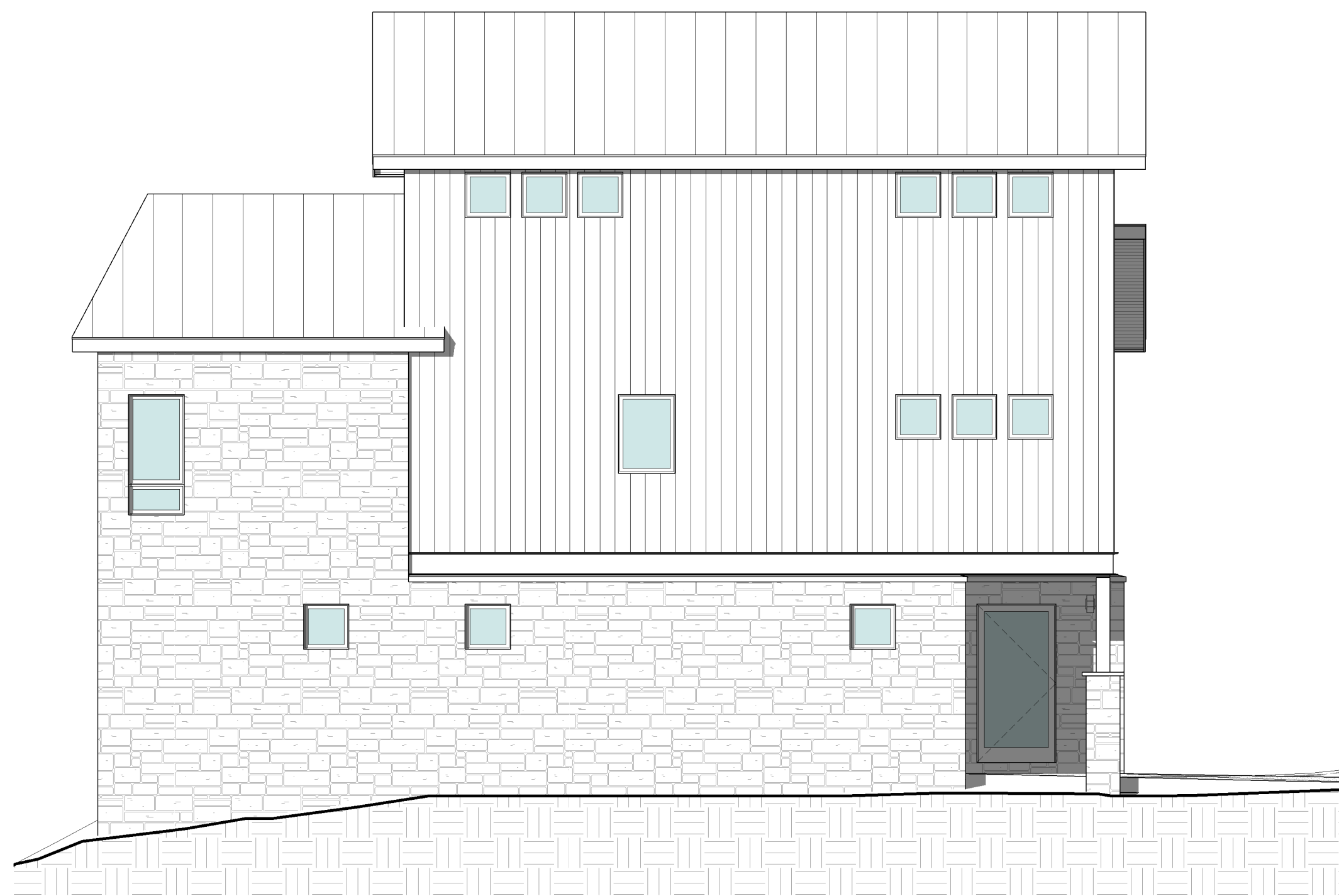
Boulders Way, Mountain Village
 Telluride, CO 81435, USA

FLOOR & ROOF PLAN

SHEET NUMBER

A2.2

7/16/2024 9:14:35 PM



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



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

MATERIAL CALCULATIONS

NORTH		
STONE	155 SF	
WOOD SIDING	454 SF	
WINDOW/DOOR GLAZING	86 SF	
WOOD DOORS	67.5 SF	
TOTAL	762.5 SF	
SOUTH		
STONE	374 SF	
WOOD SIDING	220 SF	
WINDOW/DOOR GLAZING	176 SF	
TOTAL	770 SF	
EAST		
STONE	518 SF	
WOOD SIDING	482 SF	
WINDOW/DOOR GLAZING	63 SF	
TOTAL	1,063 SF	
WEST		
STONE	503 SF	
WOOD SIDING	523 SF	
WINDOW/DOOR GLAZING	83 SF	
TOTALS	1,109 SF	
TOTALS		
TOTAL SF	3,704.5 SF	100 %
STONE	1,550 SF	41.84 %
WOOD SIDING	1,679 SF	45.32 %
WINDOW/DOOR GLAZING	408 SF	11.02 %
WOOD DOORS	67.5 SF	1.82 %
GLAZING CALCULATIONS ARE BASE ON UNIT SIZE. ACTUAL GLASS T.B.D. BY MANUFACTURER'S SPECIFICATIONS.		
STONE VENEER CALCULATION REQUIREMENT PER TOWN OF MOUNTAIN VILLAGE CDC 17.5.6 EXTERIOR WALL MATERIALS E.1		



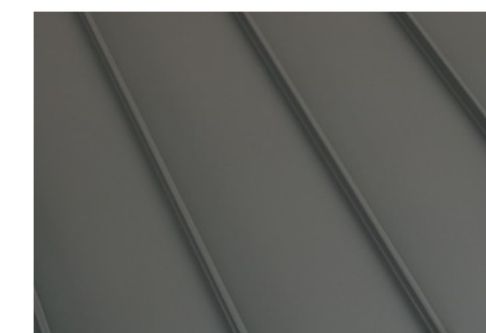
3 WEST ELEVATION
 3/16" = 1'-0"



4 SOUTH ELEVATION
 3/16" = 1'-0"



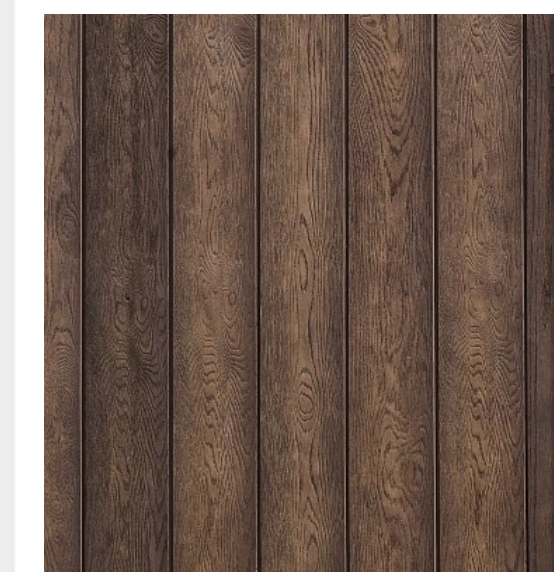
STONE VENEER
 (TELLURIDE GOLD)



ROOF
 BLACK STANDING SEAM



WINDOWS
 (BLACK FRAME)



SIDING / SOFFIT / FASCIA
 (ENGINEERED ENVELLOR MILLBOARD)

MENHARD RESIDENCE

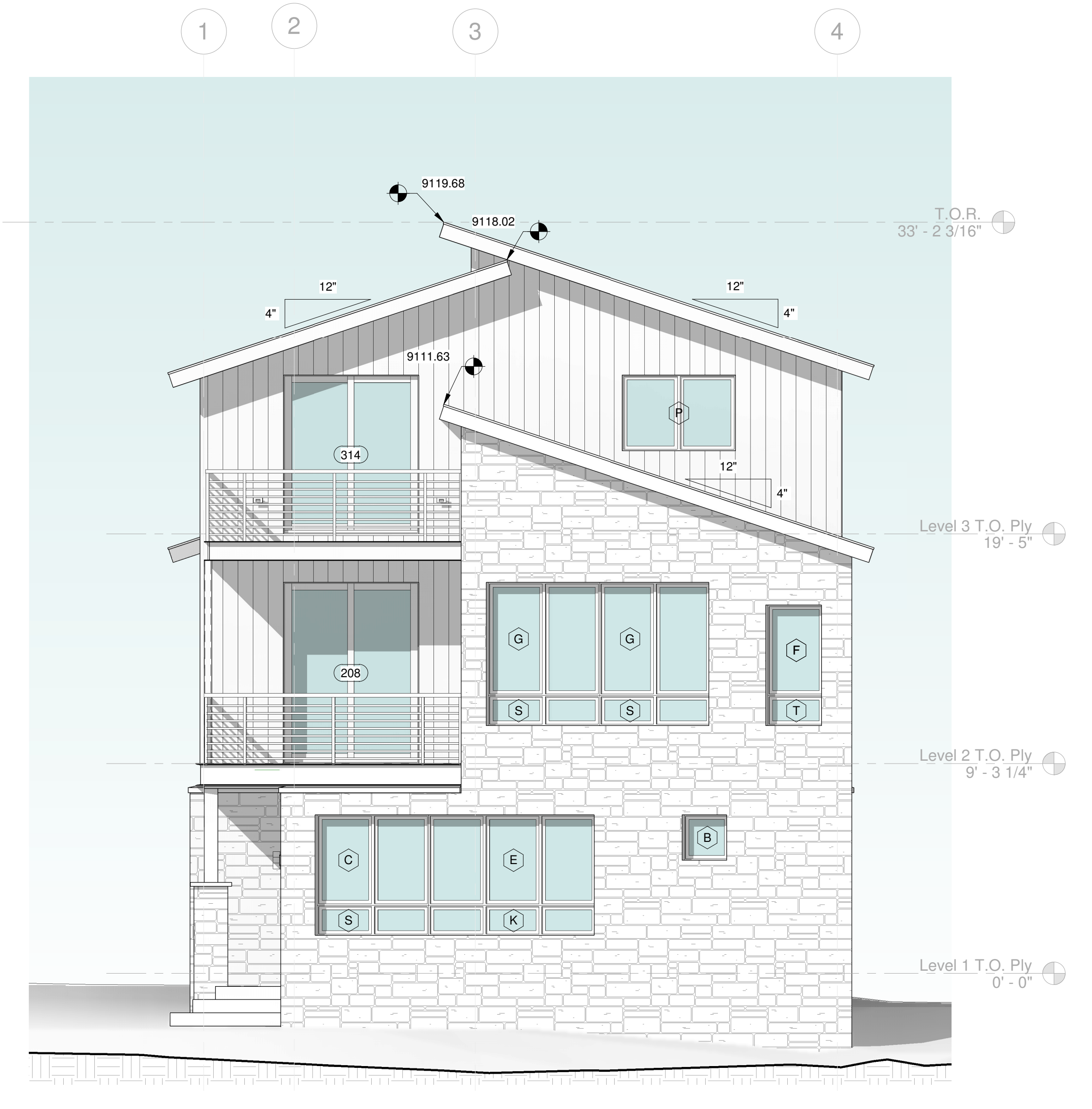
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EXTERIOR
 ELEVATIONS

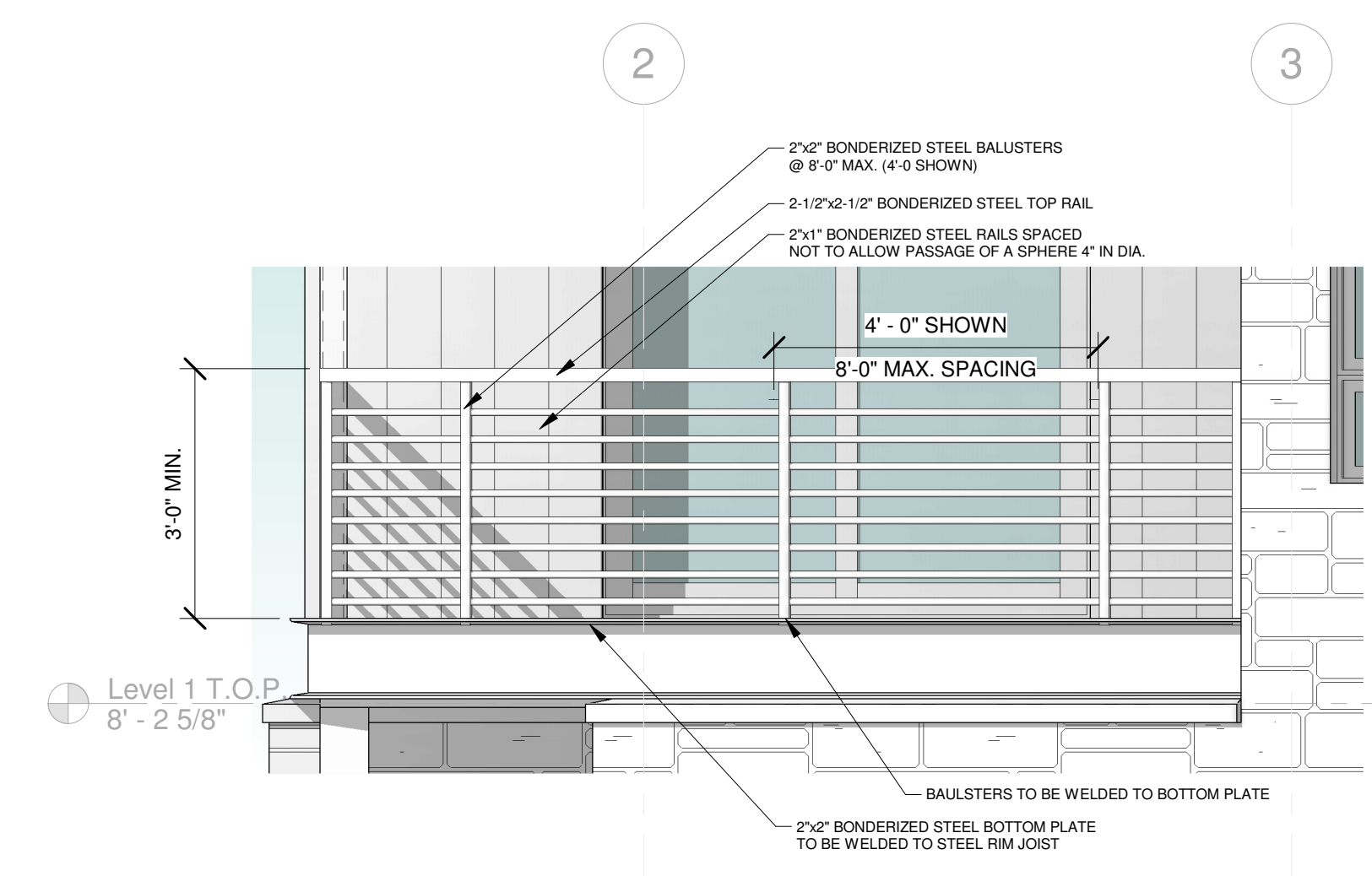
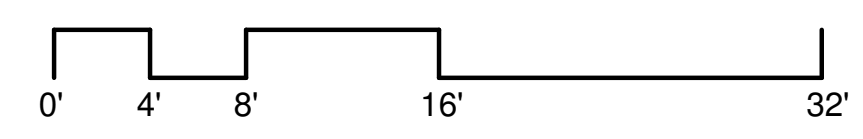
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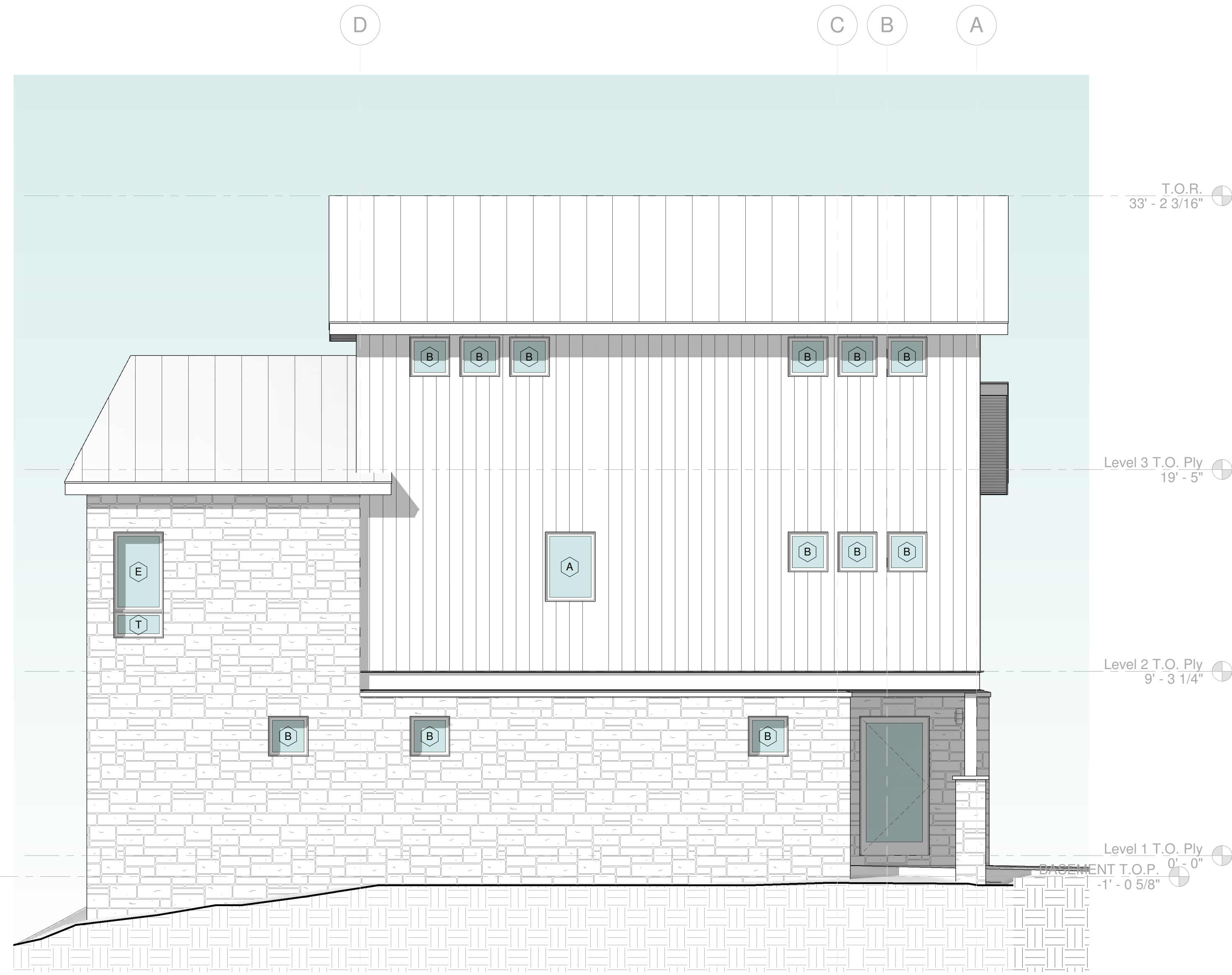
1 WEST ELEVATION
 1/4" = 1'-0"



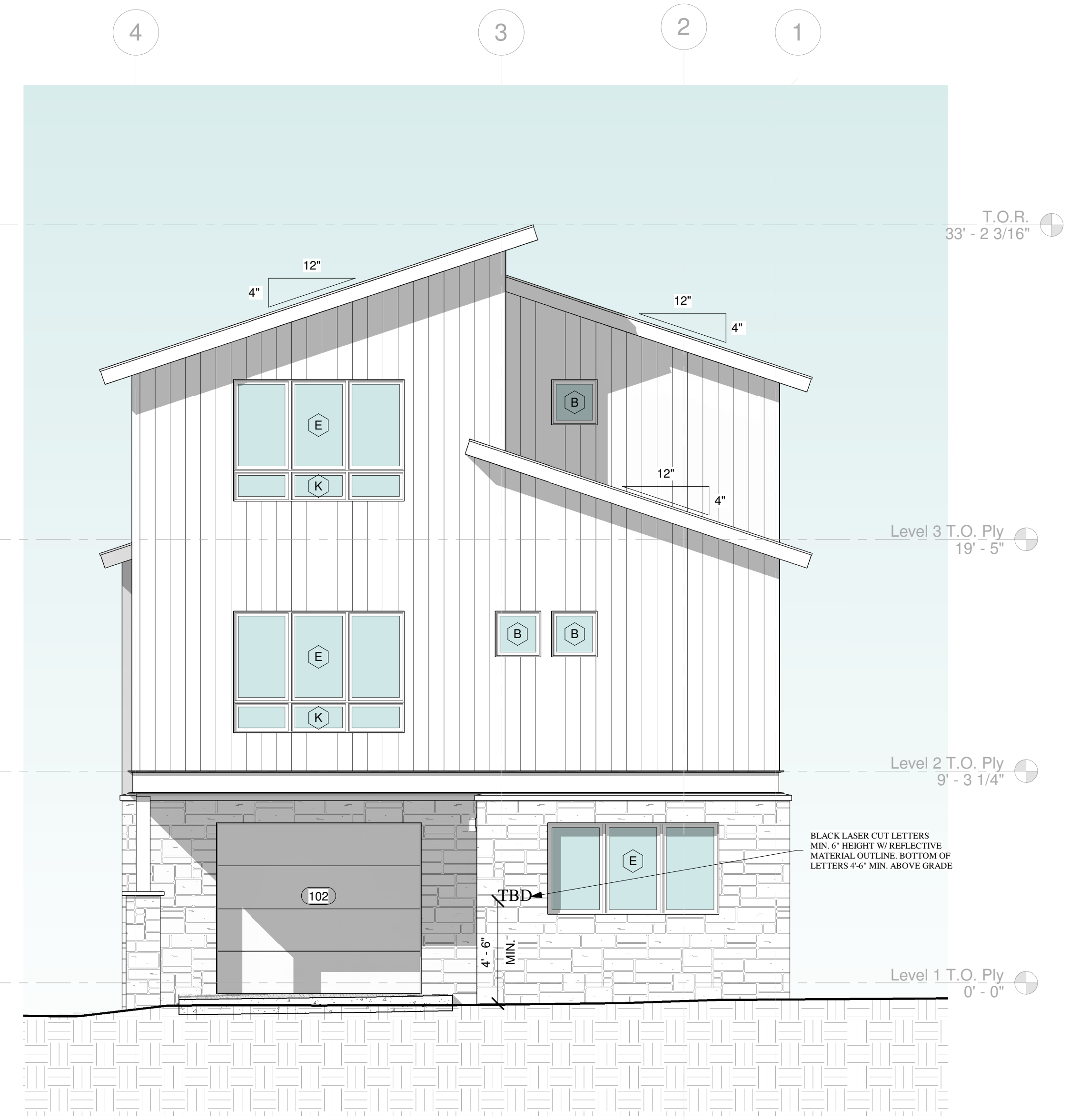
2 SOUTH ELEVATION
 1/4" = 1'-0"



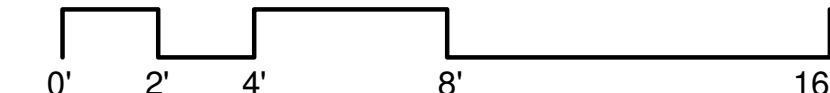
3 RAILING DETAIL
 1/2" = 1'-0"



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



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



MENHARD RESIDENCE

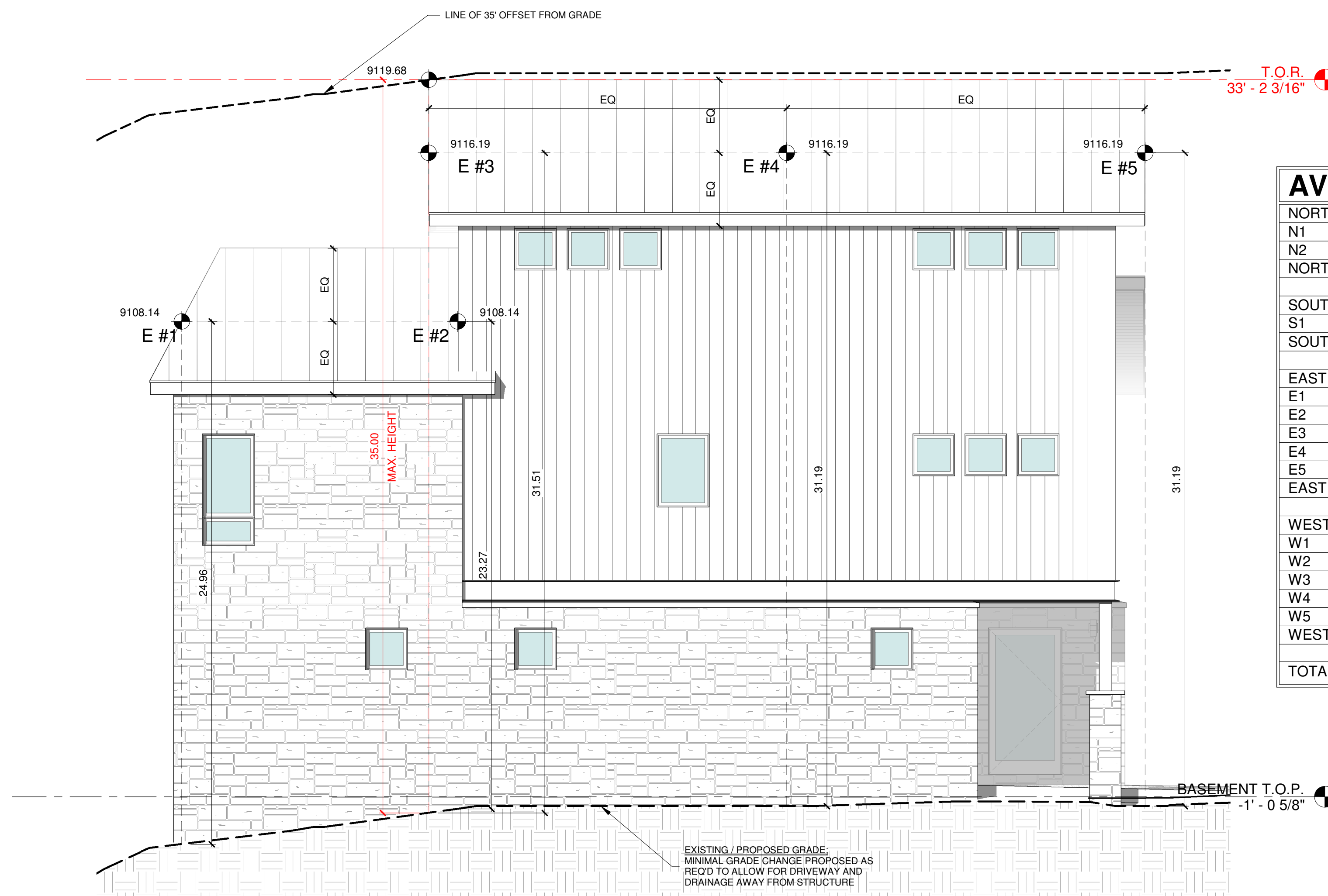
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EXTERIOR
 ELEVATIONS

SHEET NUMBER

A3.3

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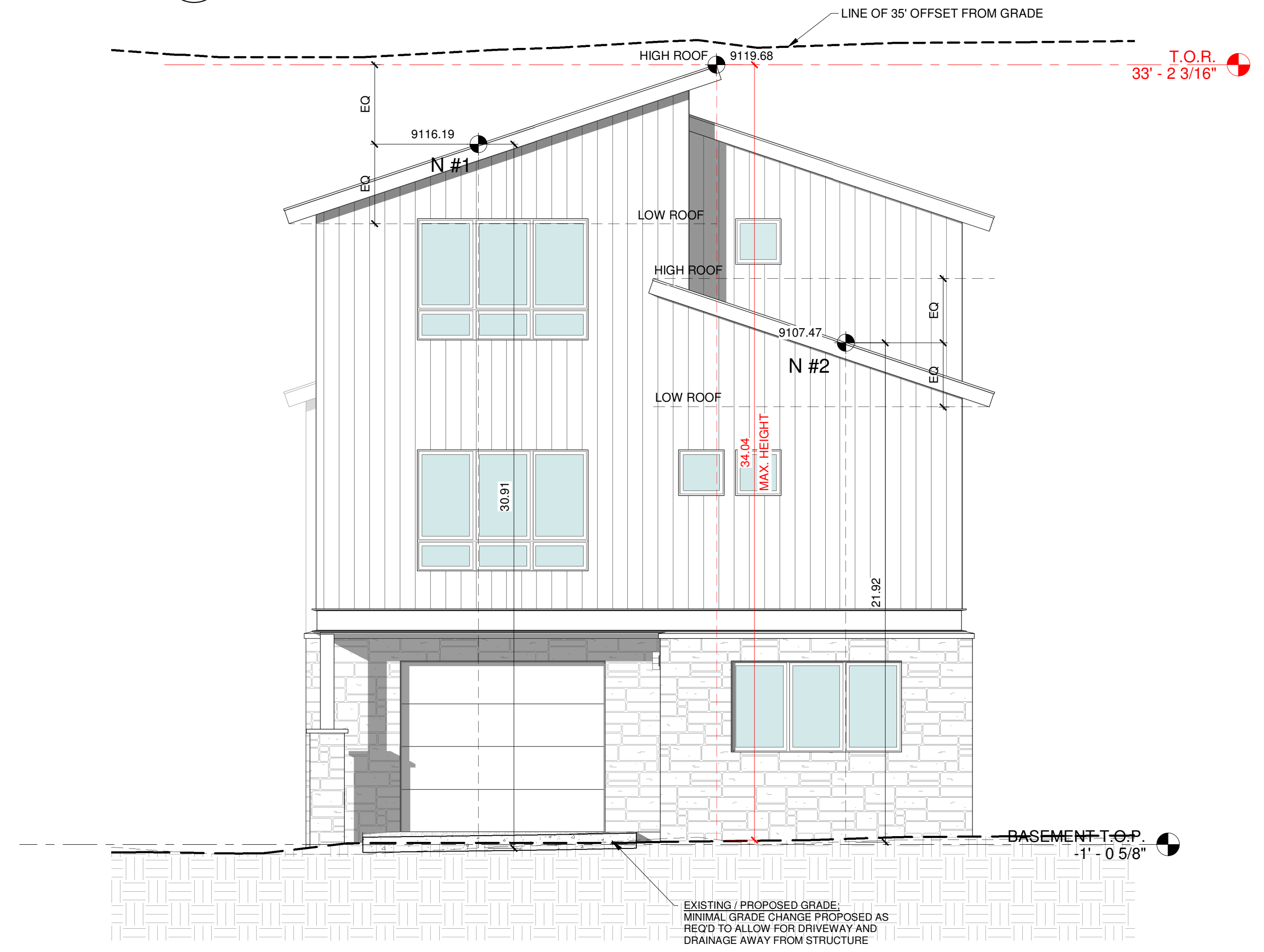
AVG ROOF HT :

NORTH ELEVATION	
N1	30.91'
N2	21.92'
NORTH AVERAGE	26.42'
SOUTH ELEVATION	
S1	25.55'
SOUTH AVERAGE	25.55'
EAST ELEVATION	
E1	24.96'
E2	23.27'
E3	31.51'
E4	31.19'
E5	31.19'
EAST AVERAGE	28.42'
WEST ELEVATION	
W1	21.52'
W2	21.76'
W3	29.42'
W4	29.97'
W5	30.50'
WEST AVERAGE	26.63'
TOTAL AVERAGE	26.76'

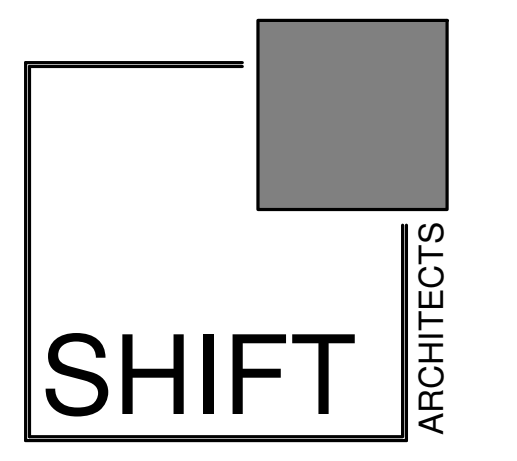
MAX. ROOF HT:

NORTH ELEVATION	34.04'
SOUTH ELEVATION	29.12'
EAST ELEVATION	35.00'
WEST ELEVATION	33.59'

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



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



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MENHARD RESIDENCE

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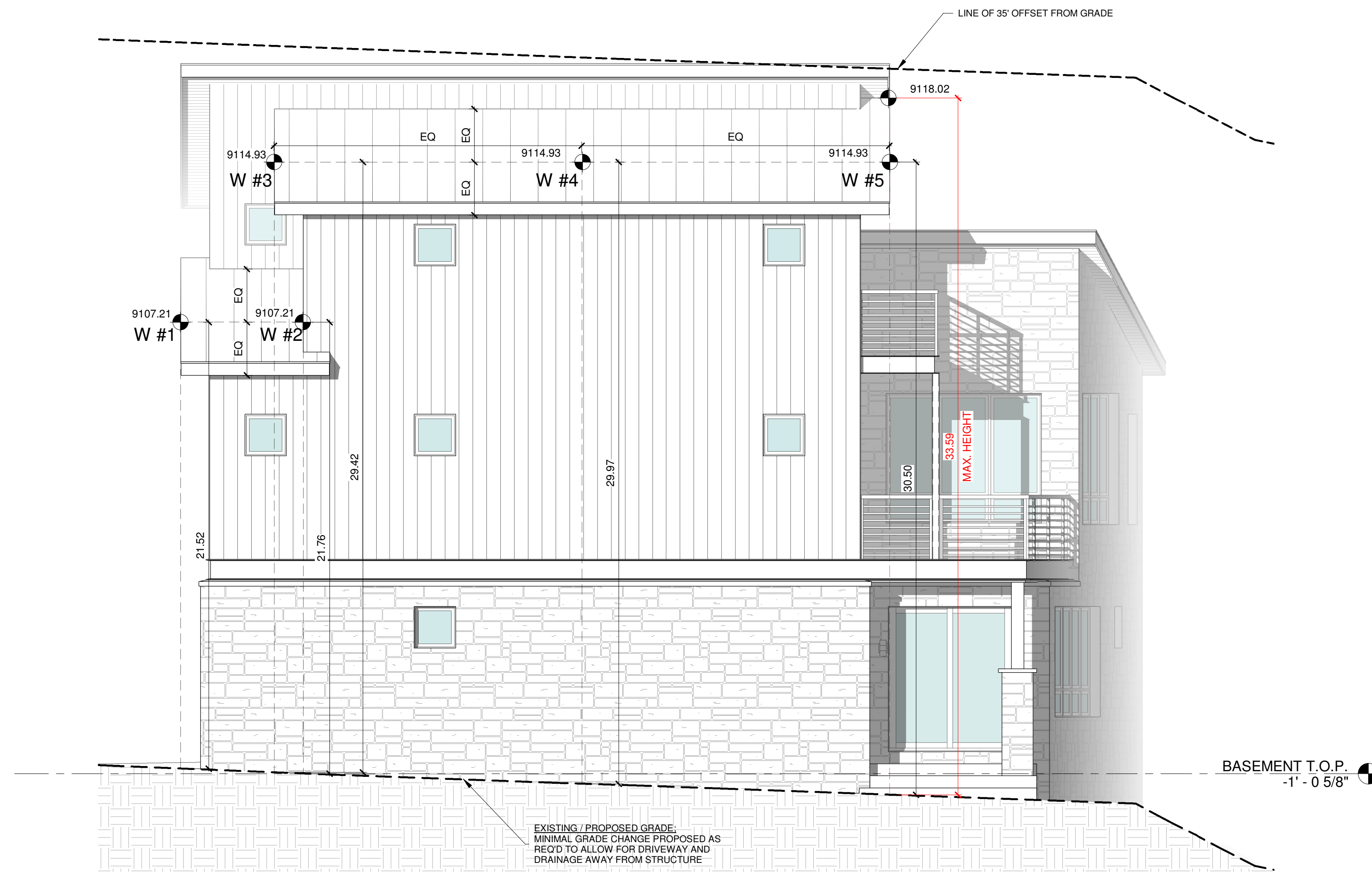
ELEVATION HEIGHT
CALCULATIONS

SHEET NUMBER

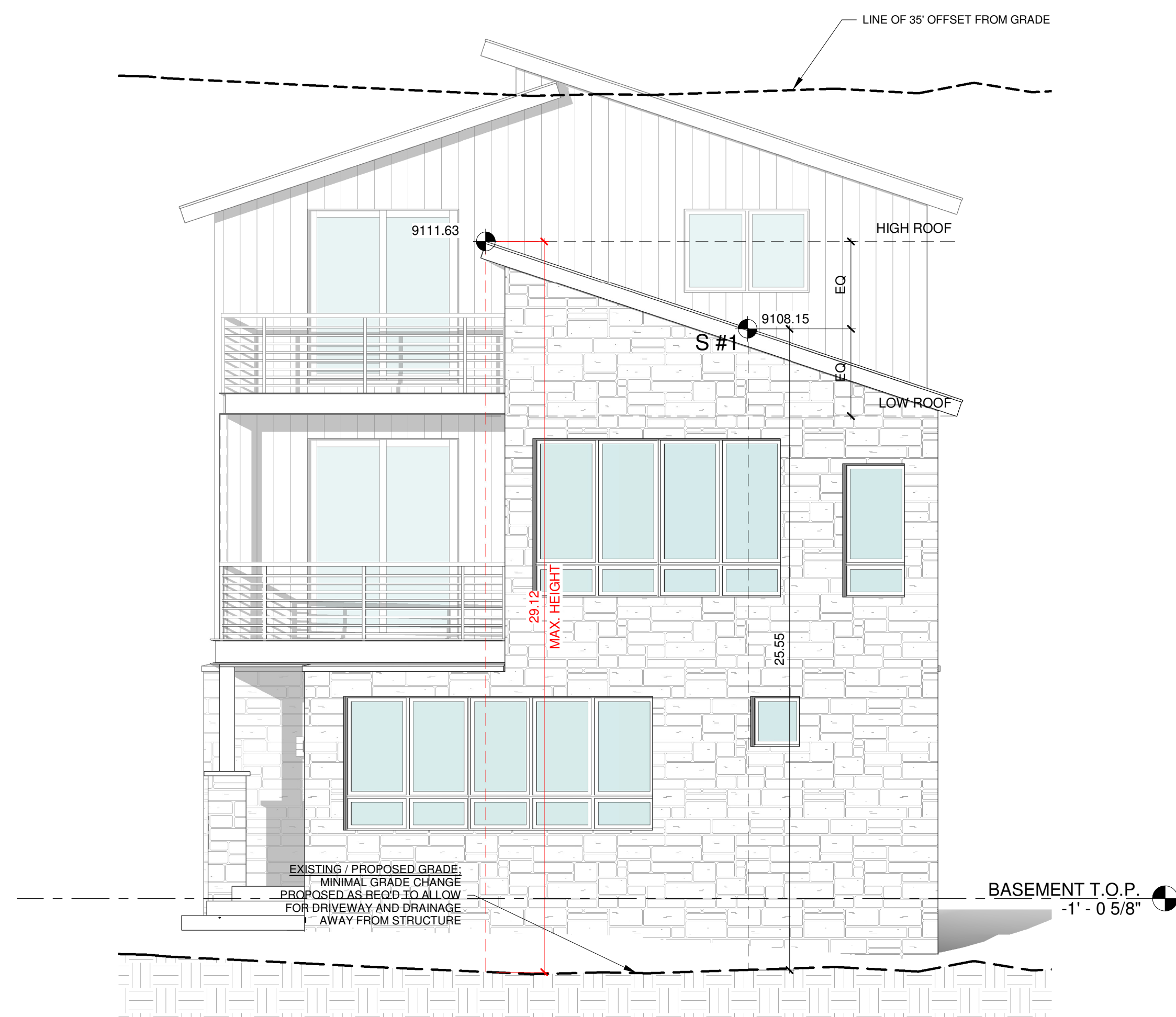
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1 WEST ELEVATION
 1/4" = 1'-0"



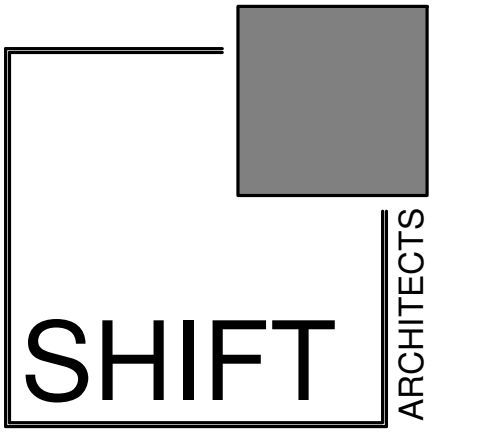
2 SOUTH ELEVATION
 1/4" = 1'-0"

AVG ROOF HT :

NORTH ELEVATION	
N1	30.91'
N2	21.92'
NORTH AVERAGE	26.42'
SOUTH ELEVATION	
S1	25.55'
SOUTH AVERAGE	25.55'
EAST ELEVATION	
E1	24.96'
E2	23.27'
E3	31.51'
E4	31.19'
E5	31.19'
EAST AVERAGE	28.42'
WEST ELEVATION	
W1	21.52'
W2	21.76'
W3	29.42'
W4	29.97'
W5	30.50'
WEST AVERAGE	26.63'
TOTAL AVERAGE	26.76'

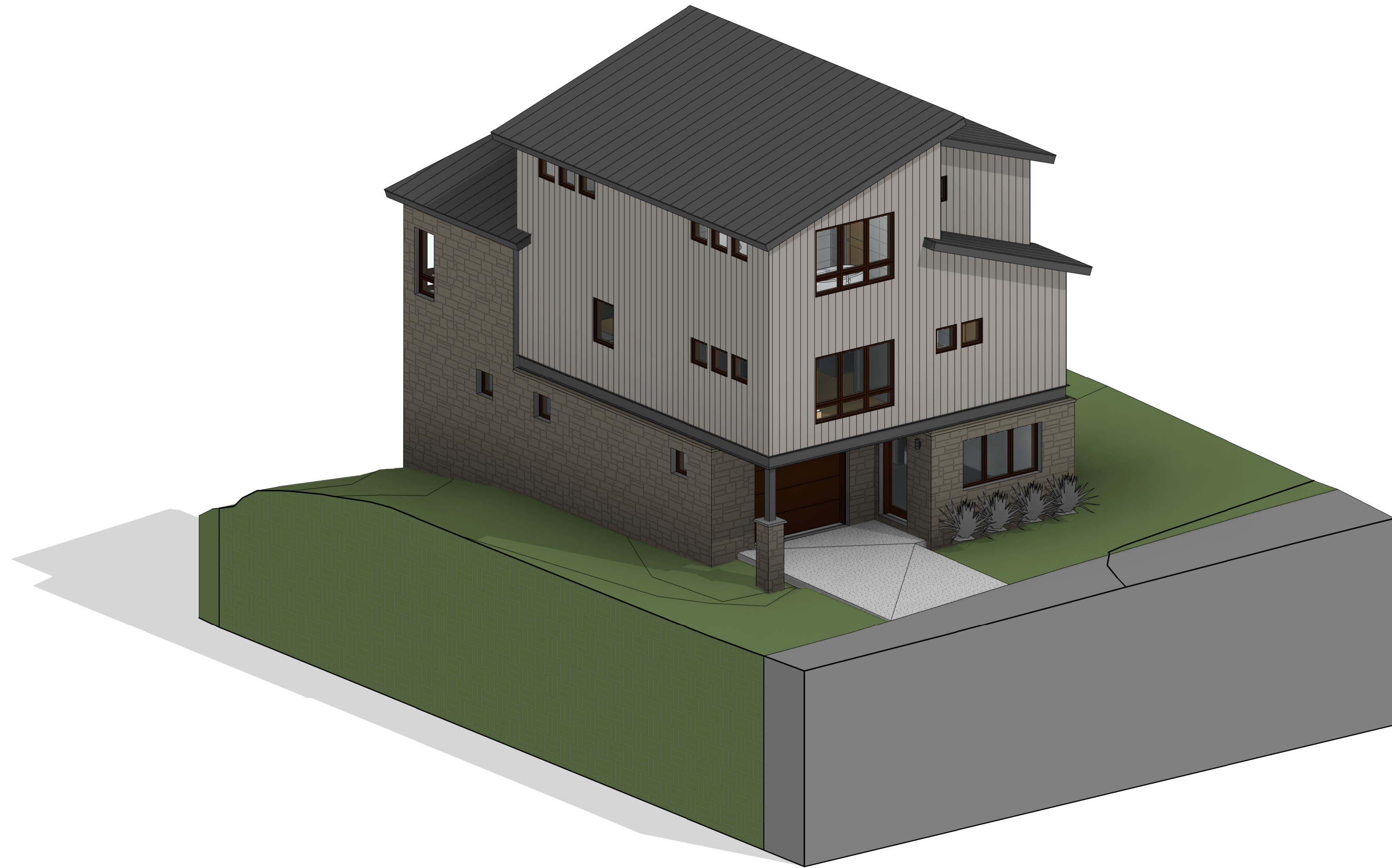
MAX. ROOF HT:

NORTH ELEVATION	34.04'
SOUTH ELEVATION	29.12'
EAST ELEVATION	35.00'
WEST ELEVATION	33.59'

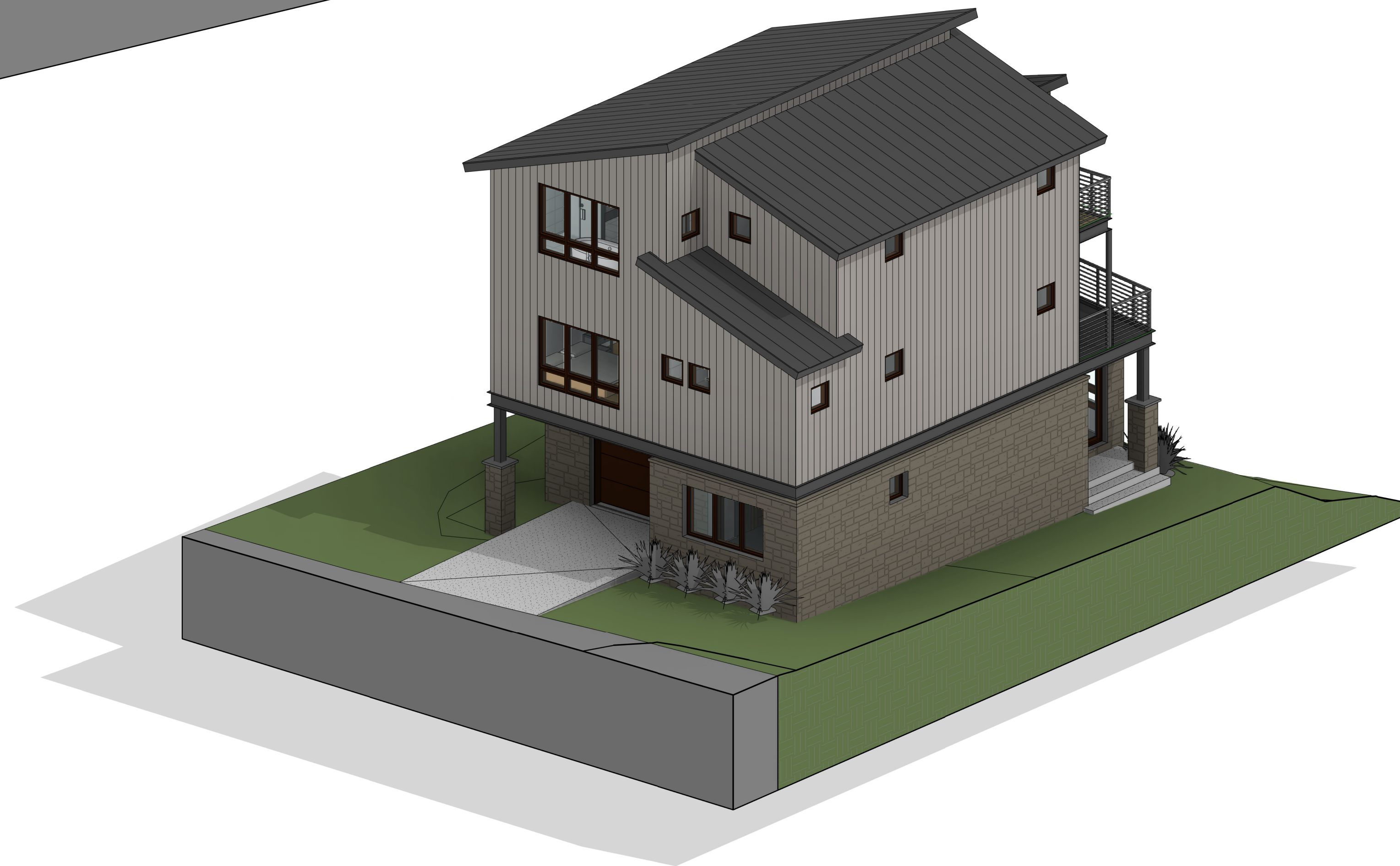


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1 NE PERSPECTIVE



2 NW PERSPECTIVE

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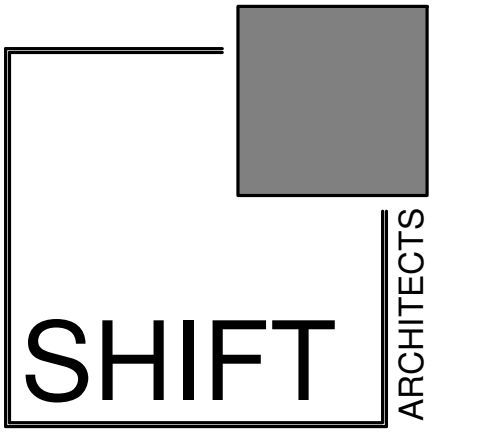
PERSPECTIVES

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SHEET NUMBER

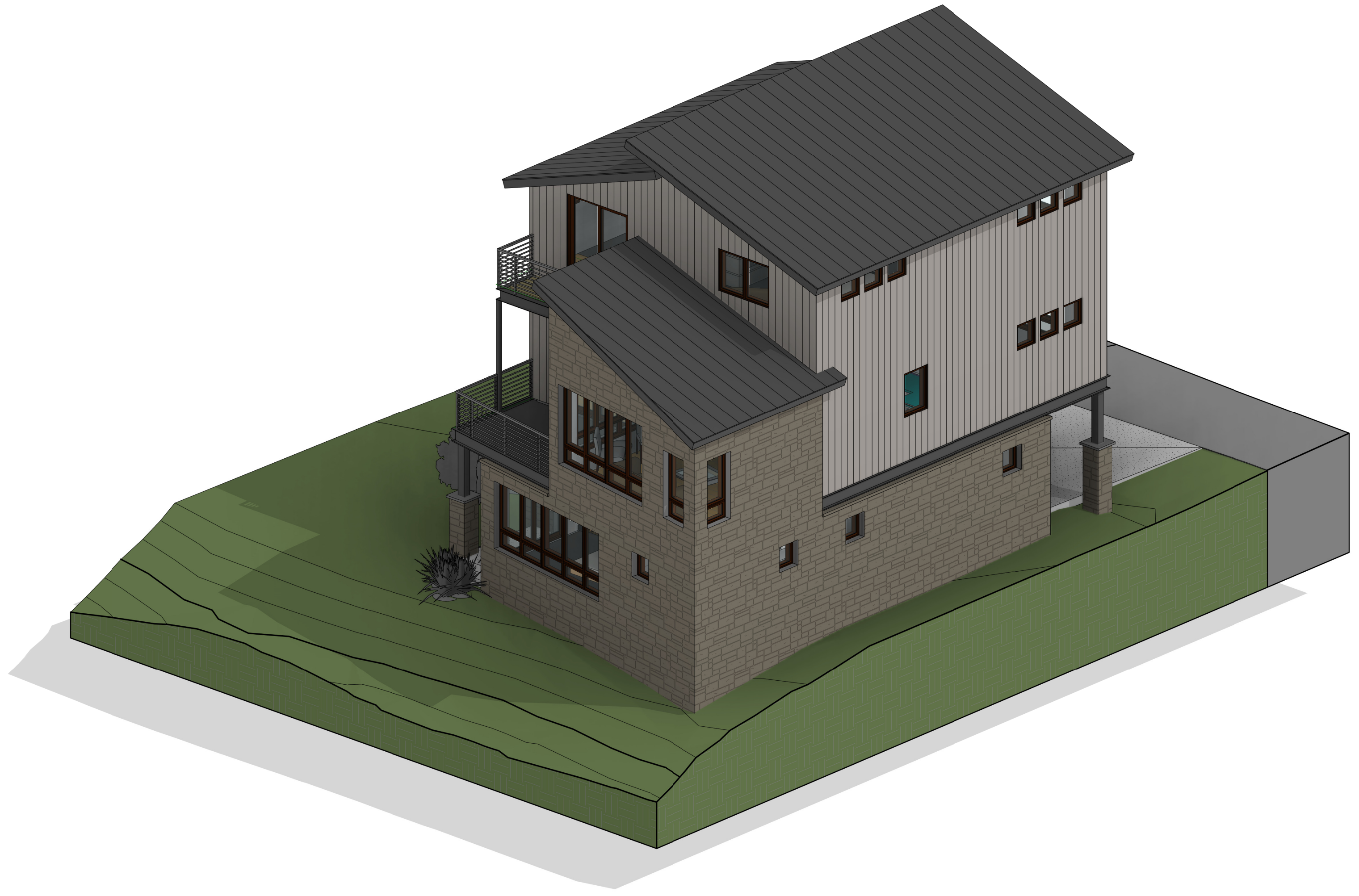
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A6.1

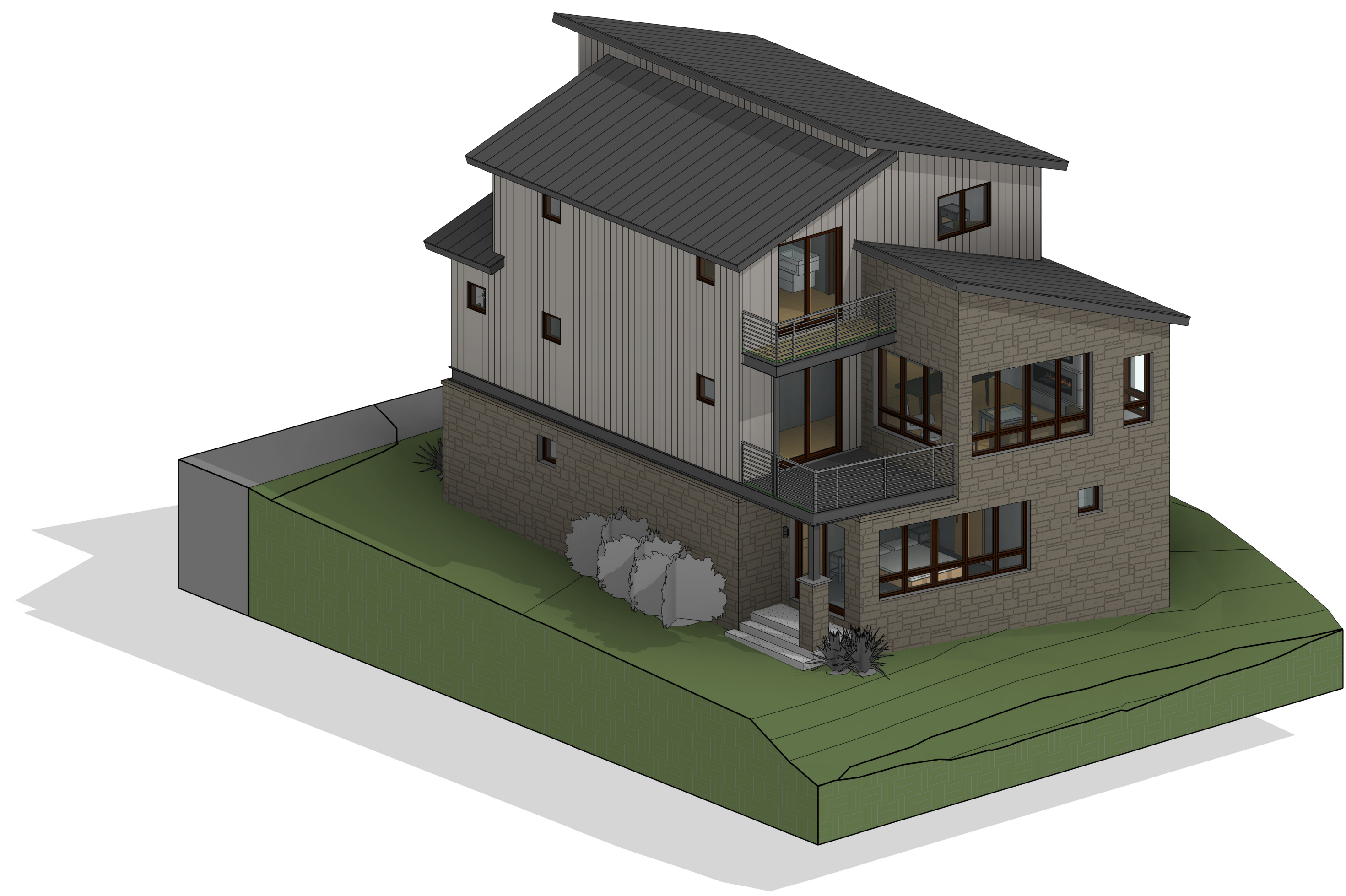


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1 SE ELEVATION



2 SW PERSPECTIVE

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PERSPECTIVES

SHEET NUMBER

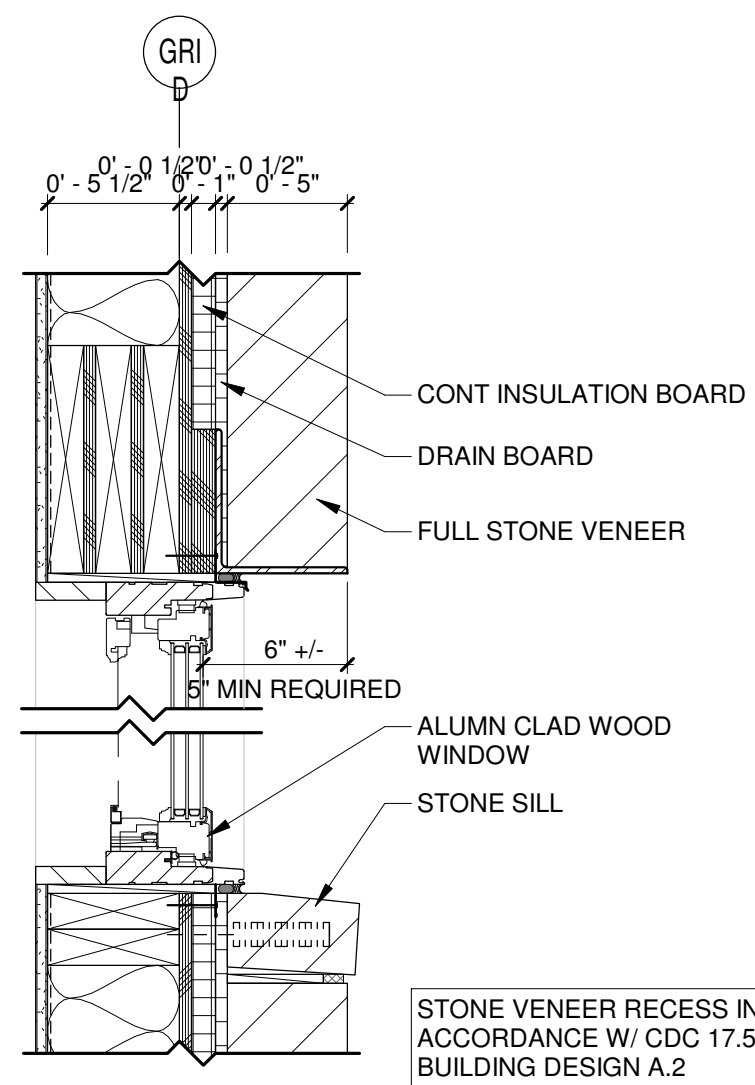
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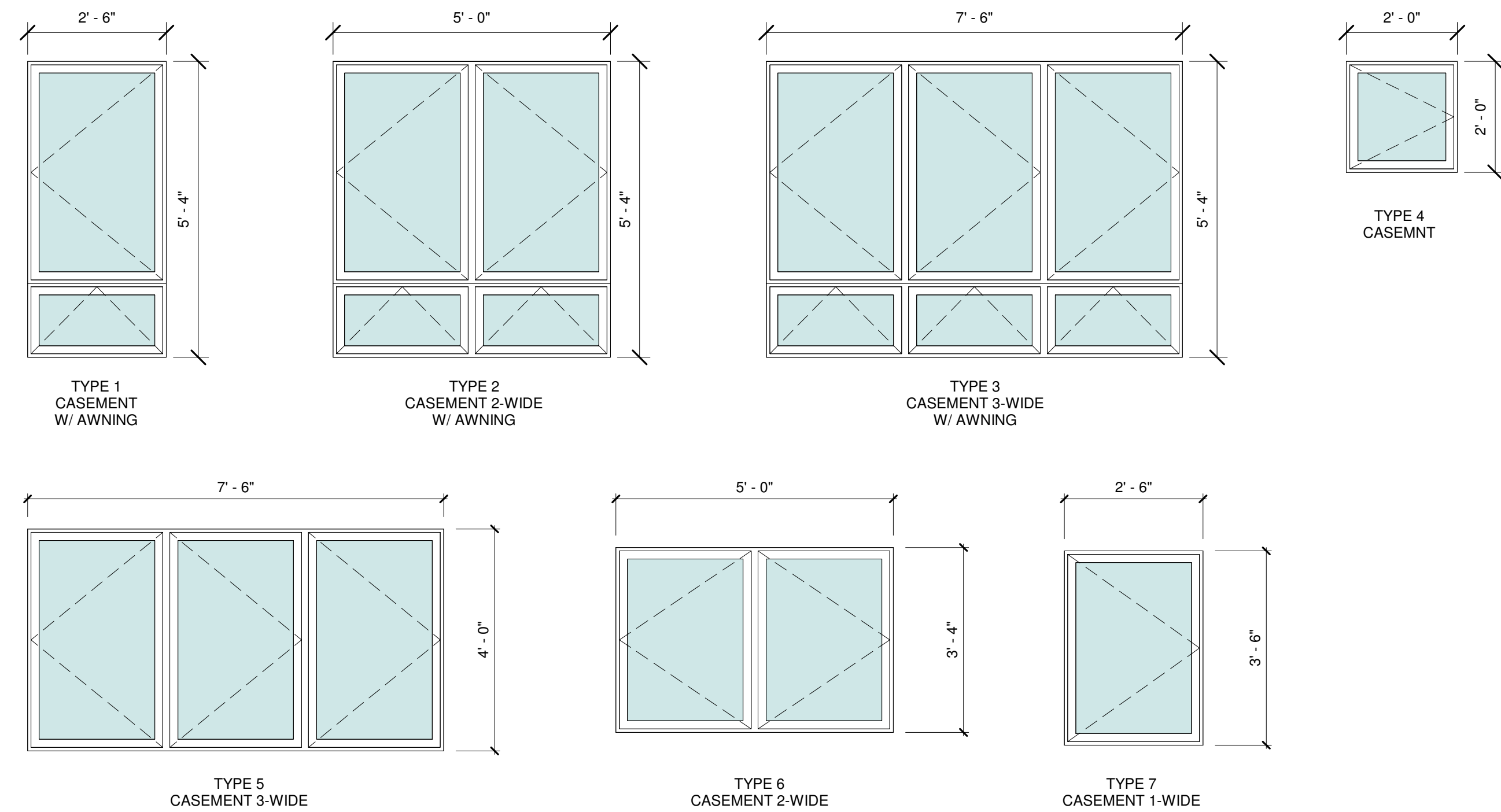
WINDOW SCHEDULE

ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
102	Garage	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
102	Garage	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
103	Entry	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
103	Entry	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	
105	Guest Master	C	5' - 0"	4' - 0"	2	Casement 2-Wide	Kolbe	
105	Guest Master	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	
105	Guest Master	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
105	Guest Master	S	5' - 0"	1' - 4"	2	Awning 2-Wide	Kolbe	
106	Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
107	Bath #1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
202	Hall	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
202	Hall	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
204	Kitchen	A	2' - 6"	3' - 6"	7	Casement	Kolbe	
205	Living/Dining Room	E	2' - 6"	4' - 0"	1	Casement 1-Wide	Kolbe	
205	Living/Dining Room	F	2' - 6"	4' - 0"	1	Casement 1-Wide	Kolbe	
205	Living/Dining Room	G	5' - 0"	5' - 0"	2	Casement 2-Wide	Kolbe	
205	Living/Dining Room	G	5' - 0"	5' - 0"	2	Casement 2-Wide	Kolbe	
205	Living/Dining Room	H	7' - 6"	5' - 0"	3	Casement 3-Wide	Kolbe	
205	Living/Dining Room	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
205	Living/Dining Room	S	5' - 0"	1' - 4"	2	Awning 2-Wide	Kolbe	
205	Living/Dining Room	S	5' - 0"	1' - 4"	2	Awning 2-Wide	Kolbe	
205	Living/Dining Room	T	2' - 6"	1' - 4"	1	Awning	Kolbe	
205	Living/Dining Room	T	2' - 6"	1' - 4"	1	Awning	Kolbe	
206	Master Bedroom 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom 1	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	EGRESS
206	Master Bedroom 1	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
207	Master Bath 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
207	Master Bath 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
207	Master Bath 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
301	Office	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	P	5' - 0"	3' - 4"	6	Casement 2-Wide	Kolbe	EGRESS
303	Master Bath 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
303	Master Bath 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
303	Master Bath 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
303	Master Bath 2	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	
303	Master Bath 2	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
304	Master Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
304	Master Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	



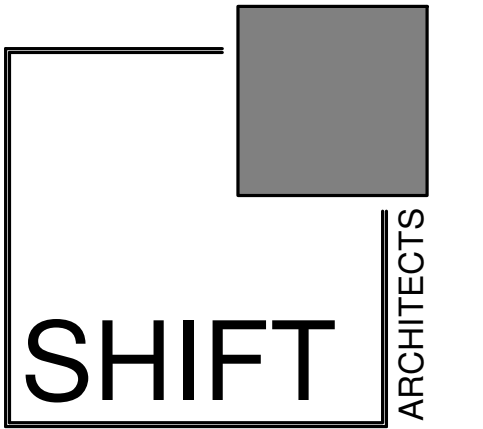
WINDOW NOTES:

1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
3. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
5. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
6. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
7. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.



1 WINDOW DETAIL W/ STONE VENEER

1 1/2" = 1'-0"



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MENHARD RESIDENCE

Boulders Way, Mountain Village
 Telluride, CO 81435, USA

WINDOW SCHEDULE

SHEET NUMBER

A8.1

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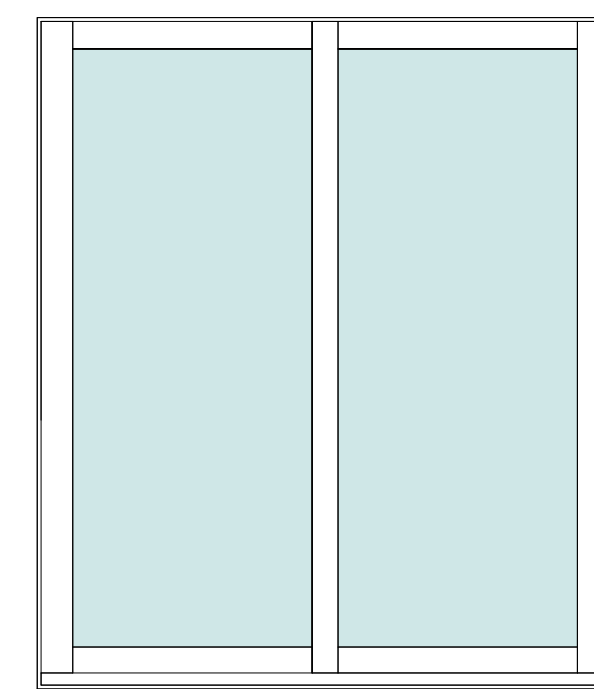
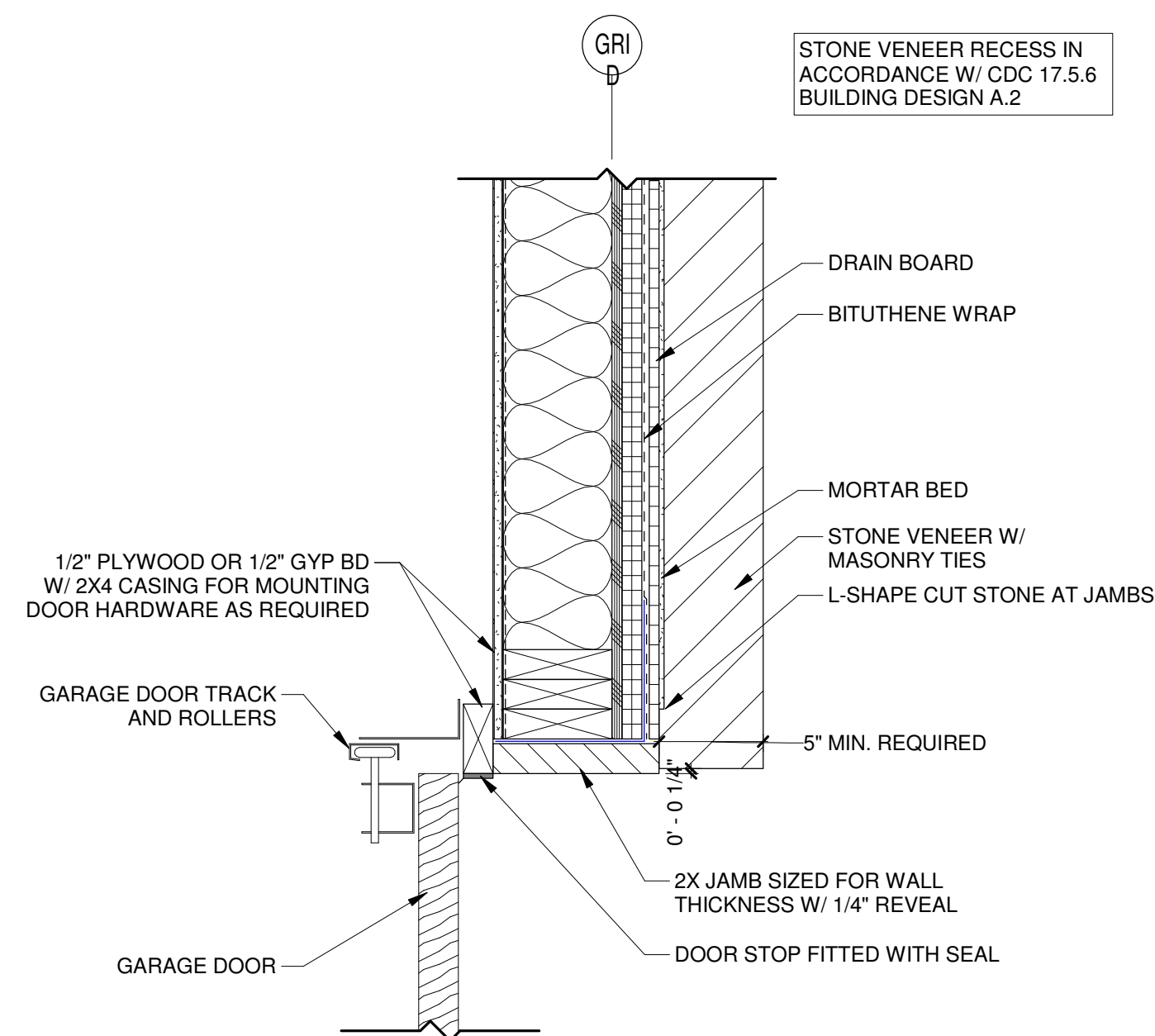
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DOOR SCHEDULE

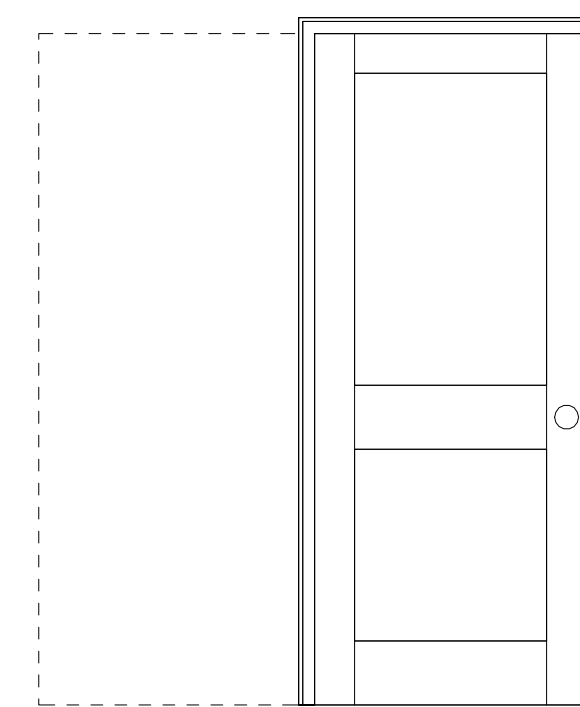
MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	LOCATION	COMMENTS
101	Entry	D	3' - 6"	7' - 0"	SWING		EXTERIOR	
102	Garage	E	9' - 0"	7' - 6"	OVERHEAD DOOR		EXTERIOR	
110	Guest Master	A	6' - 0"	7' - 0"	SLIDING	JELD-WEN	EXTERIOR	
208	Hall	A	6' - 0"	8' - 0"	SLIDING	JELD-WEN	EXTERIOR	
314	DECK	A	6' - 0"	7' - 0"	SLIDING	JELD-WEN	EXTERIOR	
105	Guest Master	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
106	Closet	I	2' - 10"	7' - 0"	BARN DOOR		INTERIOR	
107	Bath #1	B	2' - 8"	7' - 0"	POCKET		INTERIOR	
108	Entry	F	3' - 0"	7' - 0"	SWING		INTERIOR	
111	Entry	J	5' - 0"	7' - 0"	SLIDING		INTERIOR	
112	Entry	J	5' - 0"	7' - 0"	SLIDING		INTERIOR	
203	Powder	B	2' - 4"	7' - 0"	POCKET		INTERIOR	
206	Hall	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
207	Master Bath 1	B	2' - 8"	7' - 0"	POCKET		INTERIOR	
209	Master Bath 1	B	2' - 8"	7' - 0"	POCKET		INTERIOR	
210	Kitchen	F	2' - 0"	6' - 8"	SWING		INTERIOR	
302	Master Bedroom 2	F	2' - 10"	7' - 0"	SWING		INTERIOR	
303	Master Bath 2	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
304	Master Closet	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
305	Master Bath 2	B	2' - 8"	7' - 0"	POCKET		INTERIOR	

DOOR NOTES:

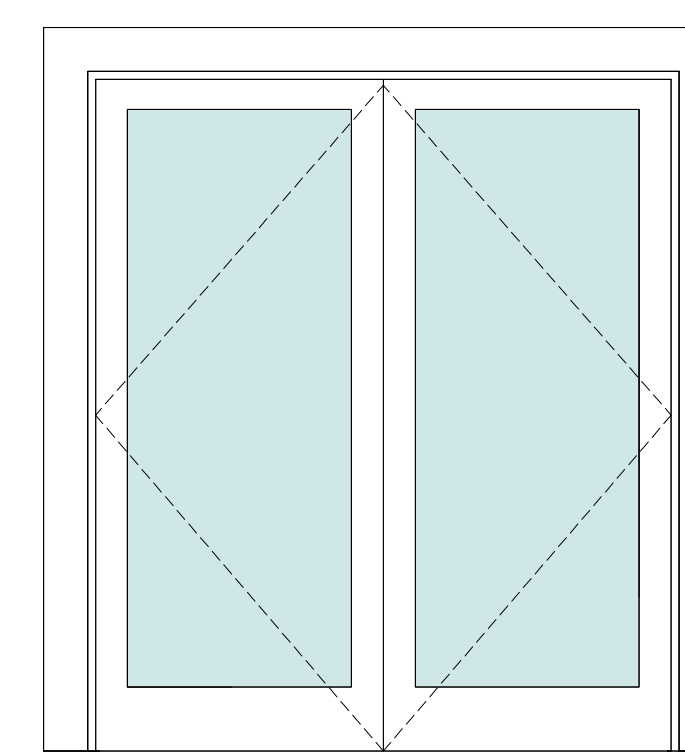
1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR DOOR MULLION PATTERN.
3. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. DOOR & WINDOW MANUFACTURER: WINDSOR
5. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.



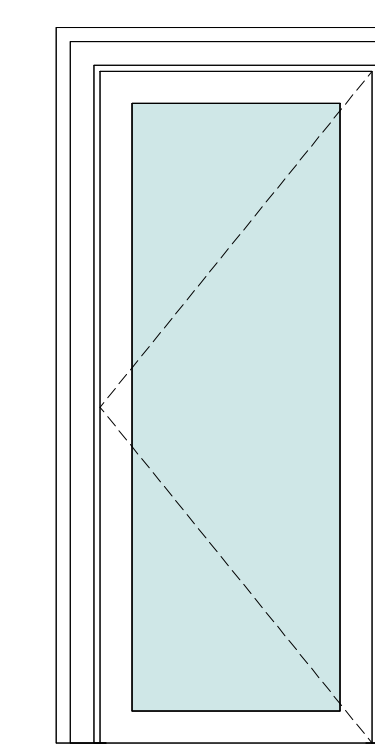
TYPE A



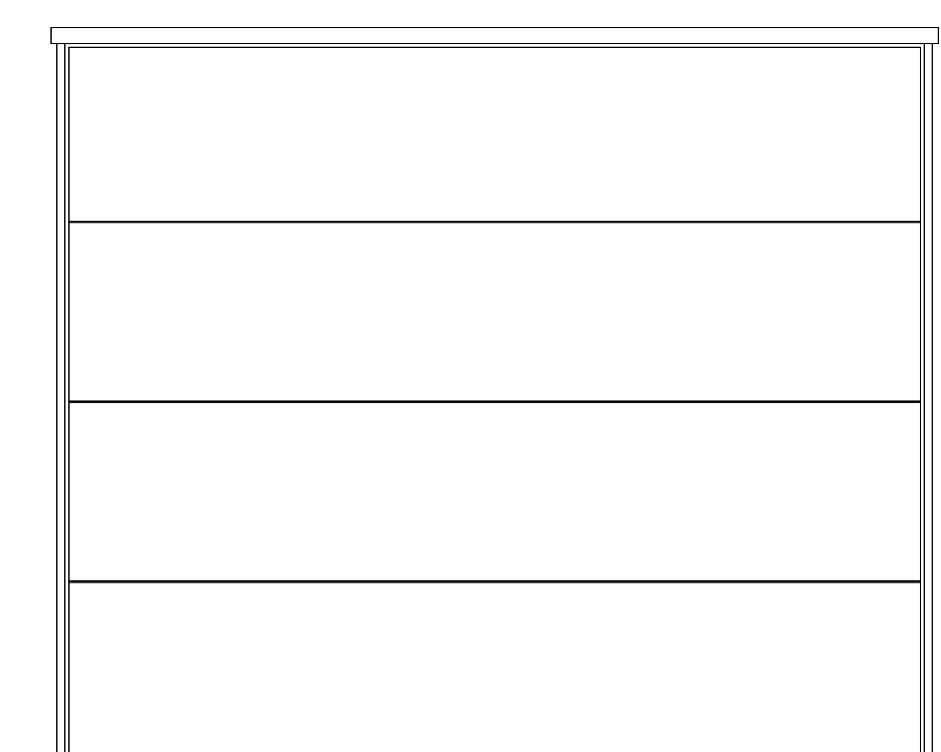
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TYPE C

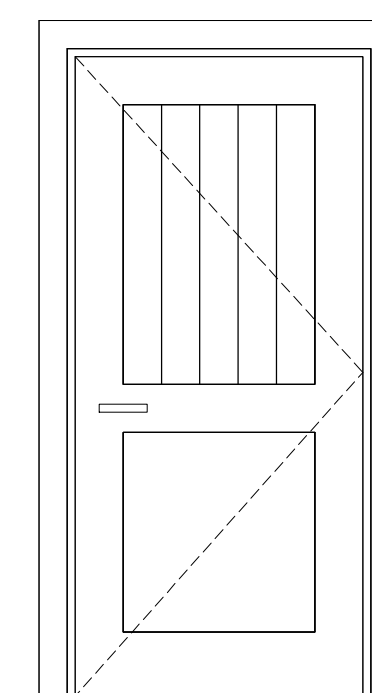


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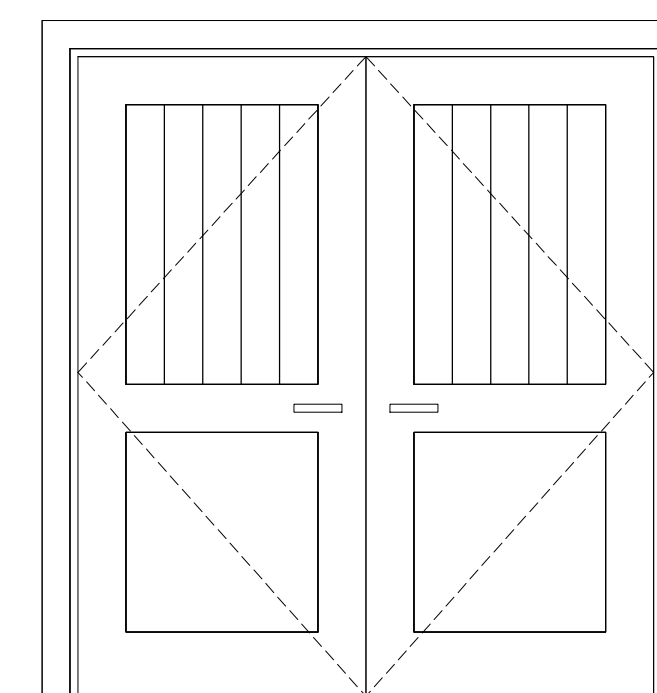


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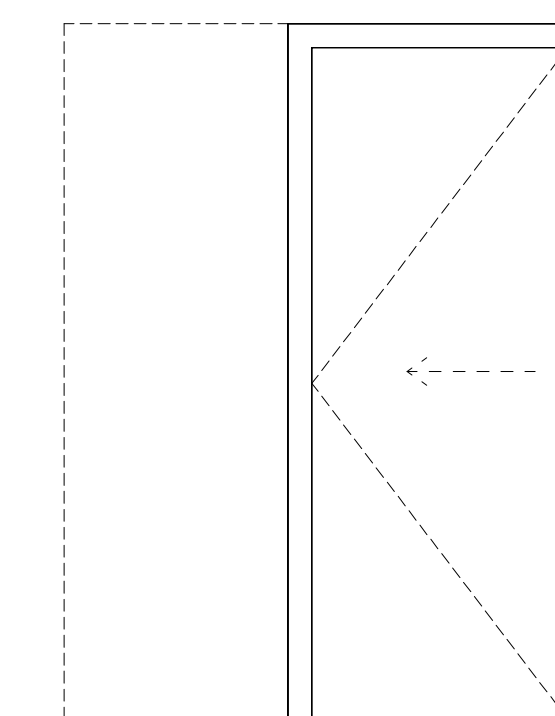
EXTERIOR DOOR TYPES
1/2" = 1'-0"



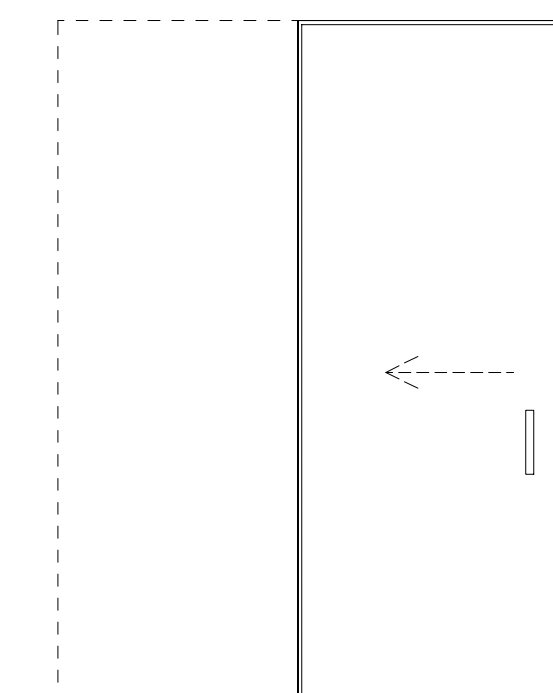
TYPE F



TYPE G



TYPE H



TYPE I

INTERIOR DOOR TYPES
1/2" = 1'-0"

1 GARAGE DOOR JAMB @ STONE VENEER
1 1/2" = 1'-0"



EXTERIOR E-1:

EXTERIOR TWO WAY SCONCE LIGHT

PANDORA LED INDOOR/OUTDOOR WALL SCONCE	
FINISH:	BLACK
MANUFACTURER	MODERN FORMS
ITEM	MFM1720529
MATERIAL	ALUMINUM
GLASS	LED DRIVER
WIDTH	7"
HEIGHT	7"
DEPTH	4.75"
LAMP TYPE	LED
BULB TYPE	12W
LUMENS	270
COLOR TEMPERATURE	3000K
CRI	85
RATED LIFE	50,000 HOURS
CERTIFICATION	ADA COMPLIANT & ETL LISTED WET
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



EXTERIOR E-2:

EXTERIOR STEP AND WALL LIGHT

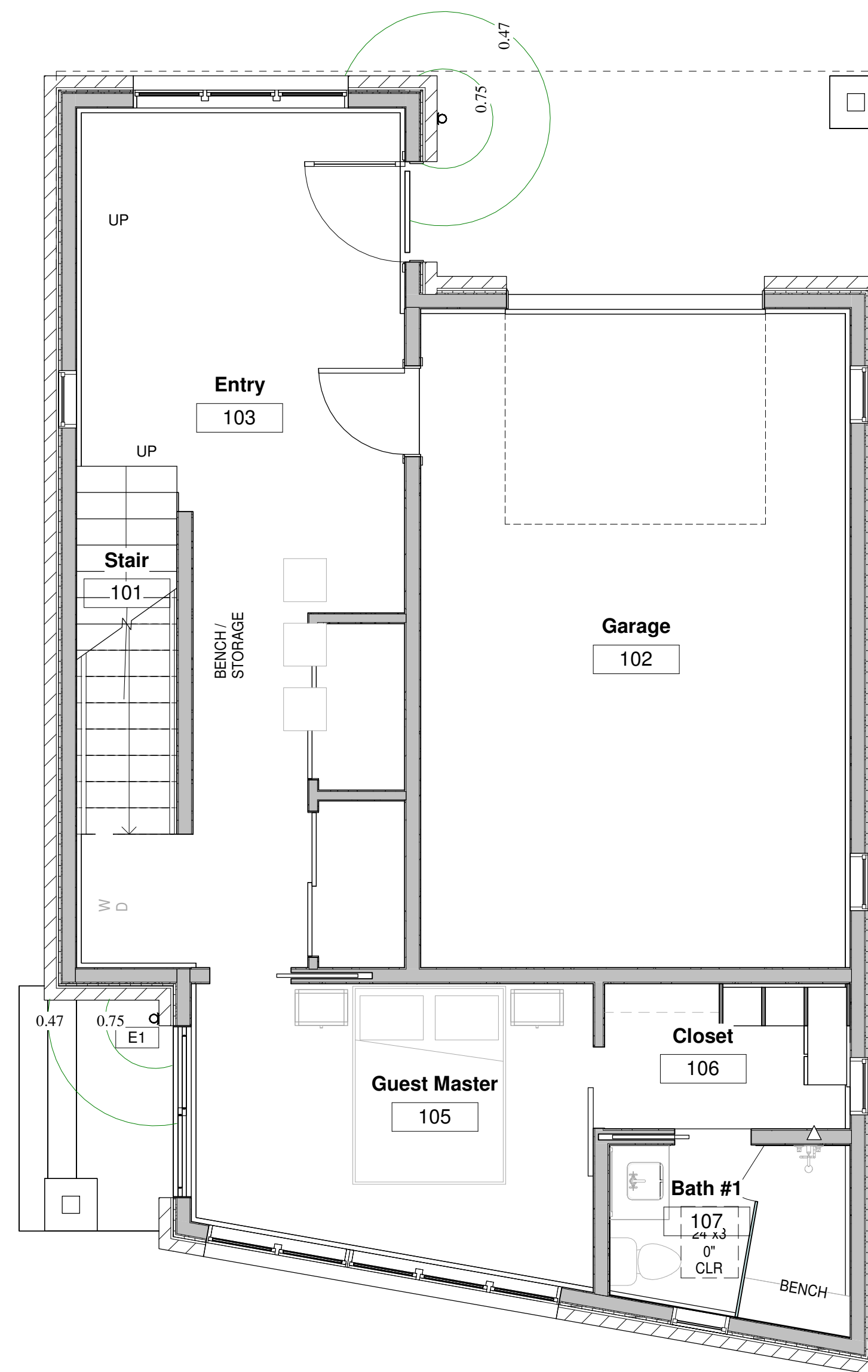
LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT	
FINISH:	BLACK
MANUFACTURER	WAC LIGHTING
ITEM	WAC671977
MATERIAL	CORROSION RESISTANT ALUMINUM
GLASS	ETCHED LENS
WIDTH	5"
HEIGHT	3"
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	3.9W
LUMENS	68
COLOR TEMPERATURE	3000K
CRI	83
RATED LIFE	60,000 HOURS
CERTIFICATION	UL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

LIGHTING NOTES:

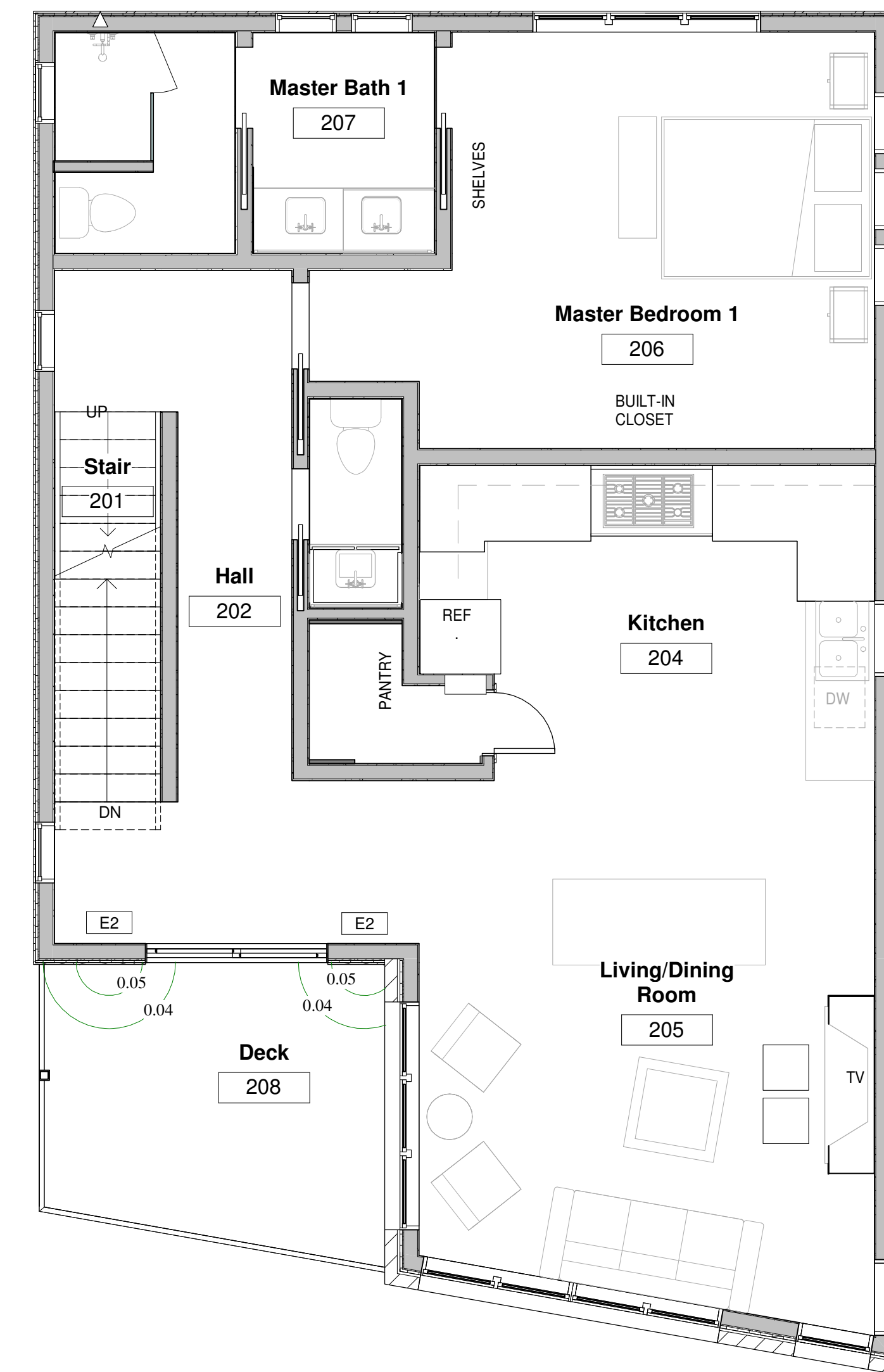
- FIELD VERIFY ALL LIGHTING LOCATIONS.
- TYPICAL LIGHTING LOCATION AT STAIRS:
(1 EA) PER LANDING
(2 EA) PER RUN
- CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
- 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
- PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.
- MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.
- EXTERIOR LIGHTING ON SECOND AND UPPER FLOORS SHALL REQUIRE EITHER A TIMER OR SENSOR TO REDUCE USAGE AND ENERGY LOSS DURING TIMES OF INACTIVITY.

LIGHTING LEGEND

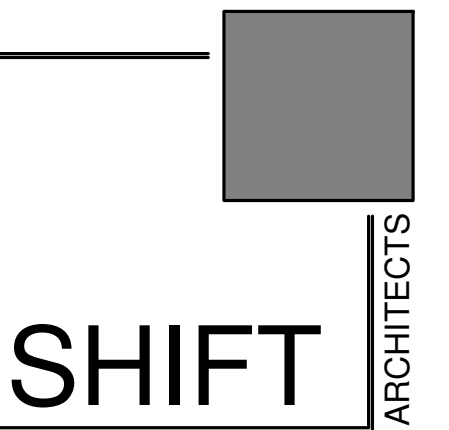
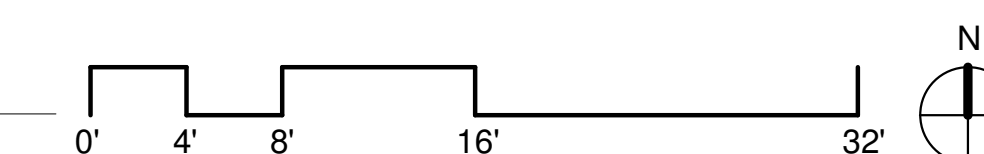
○ C1	RECESSED CAN	↕	DOUBLE HEADED MONO POINT
○ C2	RECESSED CAN; DIRECTIONAL	MS	MOTION SENSOR
○ C3	RECESSED CAN; WET LOCATIONS	○ P	PENDANT
○ EX	RECESSED CAN; EXTERIOR	--- PD	UNDER CABINET LED STRIP
✳	CEILING FAN W/ LIGHT	— R	RECESSED LED LIGHT
— C	2' LINEAR CLOSET FIXTURE	⊕ TL	TABLE LAMP RECEPTACLE
○ FN	EXHAUST FAN	⊕ FL	FLOOR LAMP RECEPTACLE
● FN	EXHAUST FAN WITH LIGHT	⊕ S	WALL MOUNTED SCONCE
▭ F	CEILING MOUNT FLUORESCENT LIGHT	■ ST	STEP LIGHT
⊕	SURFACE MOUNT FIXTURE	S ₂	TWO WAY SWITCH
⊕ CH	CHANDELIER	S ₃	THREE WAY SWITCH
↕	MONO POINT FIXTURE	TV	TV OUTLET
		--- WG	WALL GRAZING
		— X	EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID



1 LEVEL 1 LIGHTING PLAN
1/4" = 1'-0"



2 LEVEL LIGHTING PLAN
1/4" = 1'-0"



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PROJECT ISSUE DATE:
07.16.24 REVISED DRB SUBMITTAL

MENHARD RESIDENCE

Boulders Way, Mountain Village
Telluride, CO 81435, USA

LIGHTING PLANS

SHEET NUMBER

E1.1

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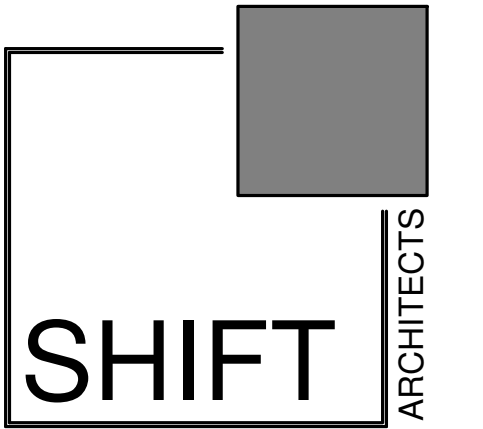
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LIGHTING NOTES:

1. FIELD VERIFY ALL LIGHTING LOCATIONS.
2. TYPICAL LIGHTING LOCATION AT STAIRS:
(1 EA) PER LANDING
(2 EA) PER RUN
3. 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.
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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.

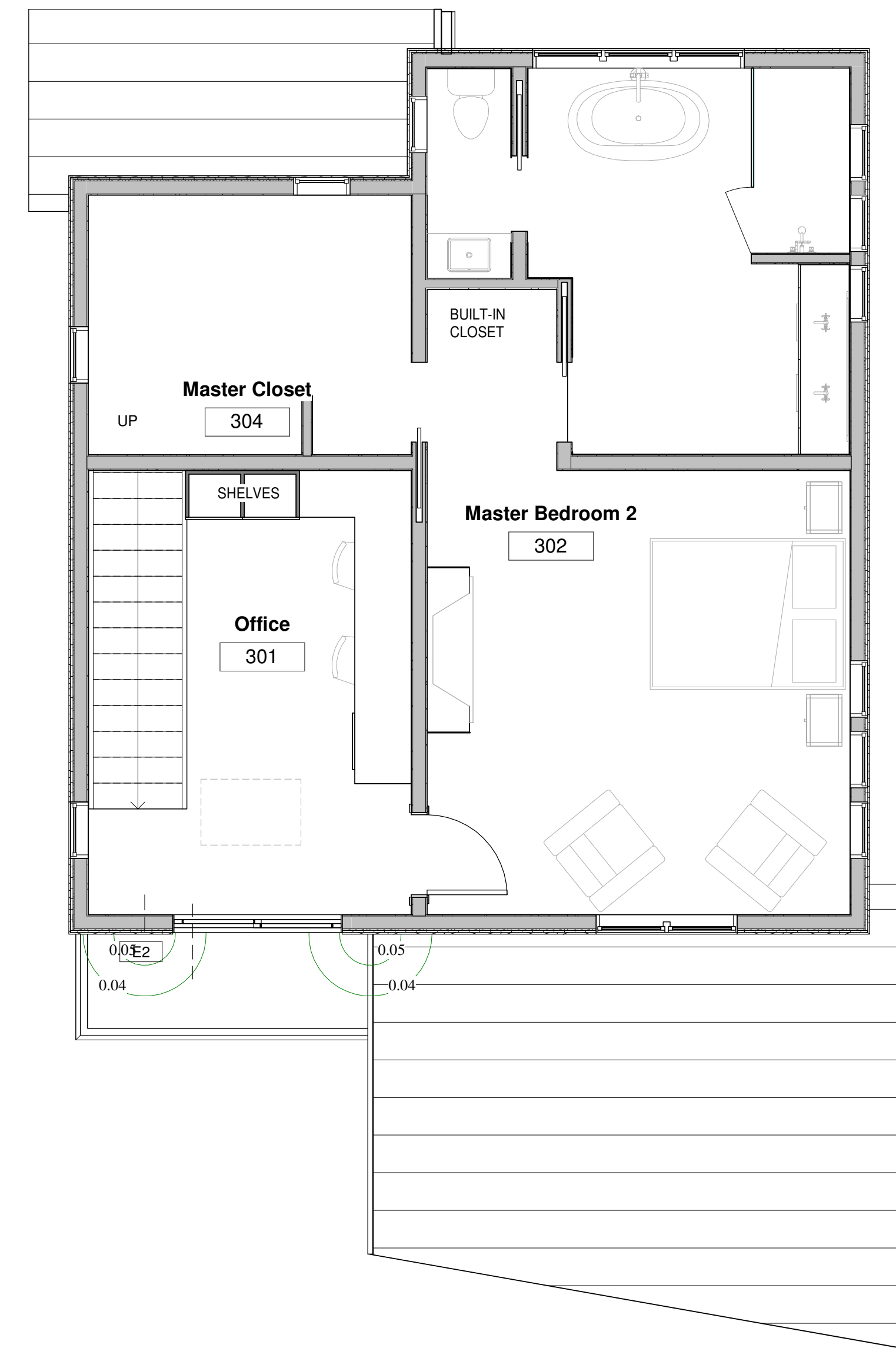
LIGHTING LEGEND

○ C1	RECESSED CAN	↕	DOUBLE HEADED MONO POINT
○ C2	RECESSED CAN; DIRECTIONAL	MS	MOTION SENSOR
○ C3	RECESSED CAN; WET LOCATIONS	○ P	PENDANT
○ EX	RECESSED CAN; EXTERIOR	---	UNDER CABINET LED STRIP
✳	CEILING FAN W/ LIGHT	---	R RECESSED LED LIGHT
— C	2' LINEAR CLOSET FIXTURE	⊕ TL	TABLE LAMP RECEPTACLE
○ FN	EXHAUST FAN	⊕ FL	FLOOR LAMP RECEPTACLE
● FN	EXHAUST FAN WITH LIGHT	⊕ S	WALL MOUNTED SCONCE
▭ F	CEILING MOUNT FLUORESCENT LIGHT	■ ST	STEP LIGHT
⊕	SURFACE MOUNT FIXTURE	S ₂	TWO WAY SWITCH
⊕ CH	CHANDELIER	S ₃	THREE WAY SWITCH
↕	MONO POINT FIXTURE	TV	TV OUTLET
		---	WG WALL GRAZING
		⌒ X	EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID



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PROJECT ISSUE DATE:
07.16.24 REVISED DRB SUBMITTAL



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Boulders Way, Mountain Village
Telluride, CO 81435, USA

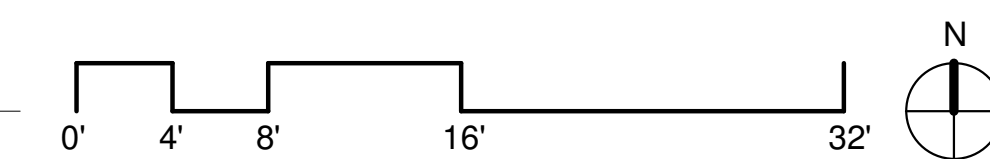
LIGHTING PLANS

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SHEET NUMBER

1 LEVEL 3 LIGHTING PLAN

1/4" = 1'-0"



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E1.2



TO: Mountain Village Design Review Board

FROM: Claire Perez – Planner II

FOR: Design Review Board Public Hearing; August 1, 2024

DATE: July 15, 2024

RE: Staff Memo – Final Architecture Review (FAR) Lot 165 Unit 2, TBD Cortina Drive, pursuant to the CDC

APPLICATION OVERVIEW: New Single-Family residence on Lot 165 Unit 2

PROJECT GEOGRAPHY

Legal Description: UNIT 2 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 370697

Address: TBD Cortina Drive
Applicant/Agent: Brendan Hamlet, KA Design Works
Owner: Chalets at Cortina 2, LLC
Zoning: Multi-Family
Existing Use: Vacant
Proposed Use: Single-Family Detached Condominium
Lot Size: 12, 244 Sf, .2810 Acres
Adjacent Land Uses:

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



Figure 2: Vicinity Map

ATTACHMENTS

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

Case Summary: Brendan Hamlet of KA Design Works is requesting Design Review Board (DRB) approval of Final Architecture Review (FAR) application for a new single-family detached condominium on Lot 165 Unit 2, TBD Cortina Drive.

The site is burdened by steep slopes, with a majority of the site having a grade of over 30%. 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 two-story building that steps down the site towards San Joaquin Road. The Town Council granted a height variance at the June 20, 2024, Town Council meeting. The height variance allows for a maximum height of 7 feet above the allowable maximum height.

The proposed structure is 5,017 gross square feet, 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.***

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	41.1'
Avg. Building Height	30' (shed) Maximum	27.6'
Maximum Lot Coverage	40%, (4,897 Sf)	39.7% (4,857 Sf)
General Easement Setbacks	No encroachment	n/a
Roof Pitch		
Primary		1.5"/12"
Secondary		1"/12"
Exterior Material		
Stone	35% minimum	43.53%
Windows/Door Glazing	40% maximum	17.35%
Metal	n/a	
Wood	n/a	
Parking	2 spaces*	2 spaces

**Single family detached condominiums have historically followed the single-family common interest requirement of the CDC of (2) required spaces*

Design Review Board Specific Approval:

- 1) *Setback Encroachment –Deck and Utility Access Platform*
- 2) *Material: Metal Fascia*
- 3) *Steep Slopes*

Design Variation:

- 1) *Address Plaque*
- 2) *Flat Roof*

Variance

- 1) *Building Height Variance*

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 May 24, 2024.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

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, condominium developments 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 41.1 feet and an average height of 27.7 feet. The maximum height has been lowered from 41.5' to 41.1'. This was achieved by removing the garage from the rear setback. The Town Council approved a height variance request at the June 20th regular Town Council meeting. The variance allows for a maximum height of 7' above the allowable height restrictions. The area of impact for the variance is limited to the garage, living and dining area. 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 2 is burdened by a 16-foot setback on two 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. The lot has a 5' building setback adjacent to Cortina Drive.

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

- *Utilities: Gas, water, and sewer lines are shown running down slope and connecting in San Joaquin Road. Meters and utility platform are in the front setback adjacent to the driveway.*
- *Driveway and Guardrail: The guardrails encroach into front setback. The guardrails tie into the existing retaining wall and guardrail.*

The proposal also includes GE encroachments that require DRB specific approval:

- *Patio: The patio encroaches into the eastern set back. Staff recommends that the applicant reduce the patio so that it fits within the building envelope.*

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

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

Staff: Criteria met.

17.5.5: Building Siting Design

Staff: As noted above, the development is largely within the building envelope with the exception of a few encroachments. The applicant has removed the garage and roof overhang from the eastern setback. The development does not propose grading, clearing, direct drainage, direct access or other direct impact onto the adjoining lots.

17.5.6: Building Design

Staff: Criteria met.

17.5.7: Grading and Drainage Design

Staff: Criteria met.

17.5.8: Parking Regulations

Staff: Two interior parking spaces are provided in the garage. The CDC stipulates a minimum of two parking spaces per single-family detached condominium. The dimensions of the parking spaces are shown on the plan and meet CDC requirements.

17.5.9: Landscaping Regulations

Staff: A landscape plan was provided on sheet A008. The development will require the removal of all trees on the lot. The applicant has proposed planting several choke cherry, maple, aspen, fir, and spruce on the downhill side of the property. The proposed plantings will help soften the visual impacts of the home from San Joaquin Road.

A temporary access road is proposed off San Joaquin Road. The owners will be required to enter into a development agreement with financial surety with the Town to ensure the construction access can be restored to previous grade and re-vegetated.

17.5.11: Utilities

Staff: All utilities are currently located within proximity to the home. All utilities should be verified with public Works prior to building permit.

17.5.12: Lighting Regulations

Staff: The applicant has proposed a step light. The fixture is CDC compliant. The proposed locations of the step lights are shown on Sheets A201 and A202. Staff recommends revising the plan to reduce the number of step lights in the entry way.

17.5.13: Sign Regulations

Staff: The applicant has proposed metal address numbers attached to the side of the building. The address numbers are 25' – 3.8" from Cortina Drive. The CDC allows homes to forgo a freestanding address monument if the home is located within 20' of the roadway. Because the numbers are 25' from Cortina Drive, the address numbers are a design variation. The applicant has not provided a light fixture for the signage. A light fixture

should be provided prior to Building permit. The Fire Department does not have any concerns regarding the proposal. The numbers meet CDC requirements.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: A Fire Mitigation plan was provided on Sheet C5. Due to the lot size and steepness of the lot, Zone 2 is everything between zone 1 and the property line. The Fire Mitigation plan adheres to the CDC requirements

17.6.6: Roads and Driveway Standards

Staff: Criteria met.

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: The construction mitigation plan has not been updated since the previous review. The following comments are still relevant:

The plan includes a temporary construction access road. The road has a maximum grade of 14.39%. The road will require a large cut into the steep slope. The access road is approximately 12,244 sf. Staff has concerns about the potential for falling debris on San Joaquin Road. Prior to building permit, the applicant should clarify how San Joaquin Rd will be protected during construction, and if a retaining wall is needed. The applicant will be required to enter into a development agreement with the Town to assure that the access road is removed, restored to pre-existing grade, and landscaped per the approved landscape plan.

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 suggest the following motion for approval of the Final Architecture Review:

I move to approve the Final Architecture Review for a new single-family home located at Lot 165 Unit 2, based on the evidence provided in the staff memo of record dated July 15, 2024, and the findings of this meeting.

With the following specific approvals and design variation:

Design Review Board Specific Approval:

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

Design Variation:

- 1) Address Plaque
- 2) Flat Roof

Conditions:

- 1) *Prior to building permit, the applicant shall provide a light fixture for the address signage.*

- 2) *Prior to building permit, the applicant shall clarify protection for San Joaquin Road from falling debris from the construction access road.*
- 3) *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 pre-existing grade, and landscaped per the approved landscape plan.*
- 4) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum and average building height.*
- 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 structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.*
- 7) *A Knox Box for emergency access is recommended.*
- 8) *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.*
- 9) *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.*
- 10) *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
 - a. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
 - b. *Wood that is stained in the approved color(s);*
 - c. *Any approved metal exterior material;*
 - d. *Roofing material(s); and*
 - e. *Any other approved exterior materials*
- 11) *It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.*
- 12) *The following conditions of the Fire Marshall shall be met:*
 - 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.

/cp



PROJECT: 120 Cortina Residence (Unit 2)
REGARDING: TOMV Final Design Review Narrative
DATE: 8.01.2024

The following is based on DRB Meeting Minutes authored by TOMV Planning Department meeting which took place June 6th:

The DRB unanimously approved the Initial Architectural and Site Review for new single family home located at Lot 165 Unit 2, TBD Cortina Drive based on the evidence provided in the staff memo of record dated May 24, 2024, and the findings on the meeting, with the following Specific Approvals and Design Variations.

(Architect responses / comments in RED)

DRB Specific Approvals:

1. Seback Encroachment - Deck, and Utility Access Platform **The Garage was previously shown encroaching to East and was not approved. The East wall of the Garage and associated roof have been relocated to existing within the Building Envelope.**
2. Material: Metal Fascia **The Permit documents will show a fascia detail that will be substantial as to minimize “oil canning” of the material.**

Design Variations:

1. Address Plaque
2. Flat Roof

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. **Town Council approved height variance during the meeting that took place June 20, 2024.***
2. *Prior to final review, the applicant shall revise the parking plan to meet the CDC parking space size requirements. **(2) parking spots of 18' X 9' are shown on: A003 SITE PLAN.***
3. *Prior to final review, the applicant shall provide an updated landscape and fire mitigation plans showing compliance with the Fire Mitigation standards. **Sheet A008 Landscape Plan shows updated planting plan w/ Fire Mitigation standards.***

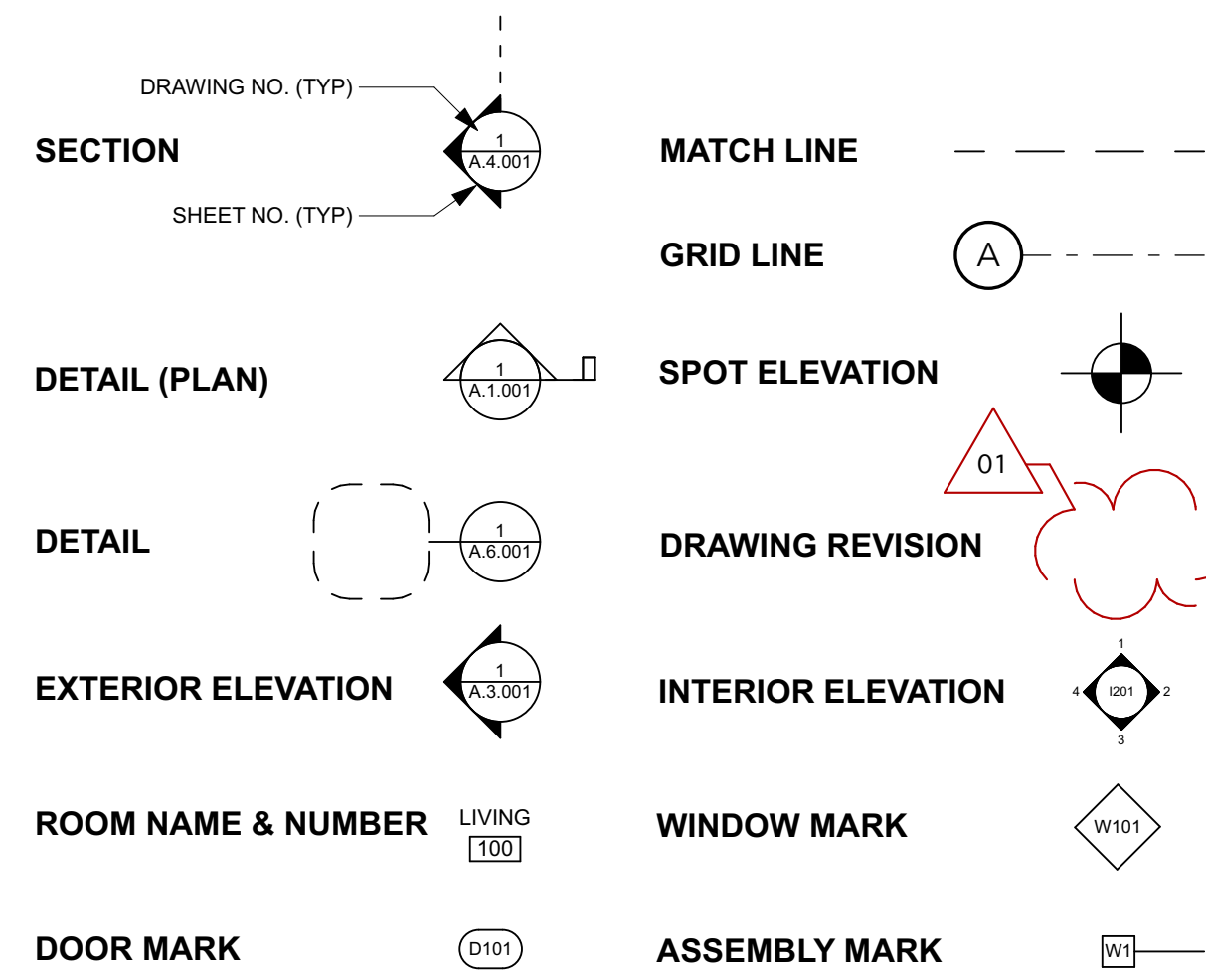
4. *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum and average building height.*
5. *The applicant shall work with public works and utility providers to finalize the utilities plan as a condition of approval prior to building permit.*
6. *Prior 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 pre-existing grade, and landscaped per the approved landscape plan.*
7. *The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.*
8. *A Knox Box for emergency access is recommended.*
9. *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.*
10. *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. **Drawing 1/A402 includes a TYPICAL note regarding habitable spaces under projections.***
11. *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:*
 1. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
 2. *Wood that is stained in the approved color(s);*
 3. *Any approved metal exterior material;*
 4. *Roofing material(s); and*
 5. *Any other approved exterior materials*
12. *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.*
13. *The following conditions of the Fire Marshall shall be met:*
 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. **Note on A001.***
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.
Note on 2/A302.*
6. *Electric vehicle charging stations/outlets shall be installed in accordance with the TFPD Amended Fire Code and NFPA 70. **Note on A202.***
7. *A Knox box is recommended at the main entrance on the address side for emergency access.*
14. *Special consideration shall be provided to the landscape plan per the Design Review Board's discussion. **We perceive the Landscape design to be an interactive process with the DRB and TOMV Forester as the project nears completion.***



The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000

SYMBOL LEGEND



120 CORTINA RESIDENCE

Mountain Village, CO

TOMV Final - 8/01/2024

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:	2021	
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:	Sprinklers per NFPA 13D, 2018 IFC and TFPD codes	
LOT NUMBER:	UNIT 2			
LOT SIZE:	12244 SF			

DRAWING INDEX

GENERAL

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

CIVIL

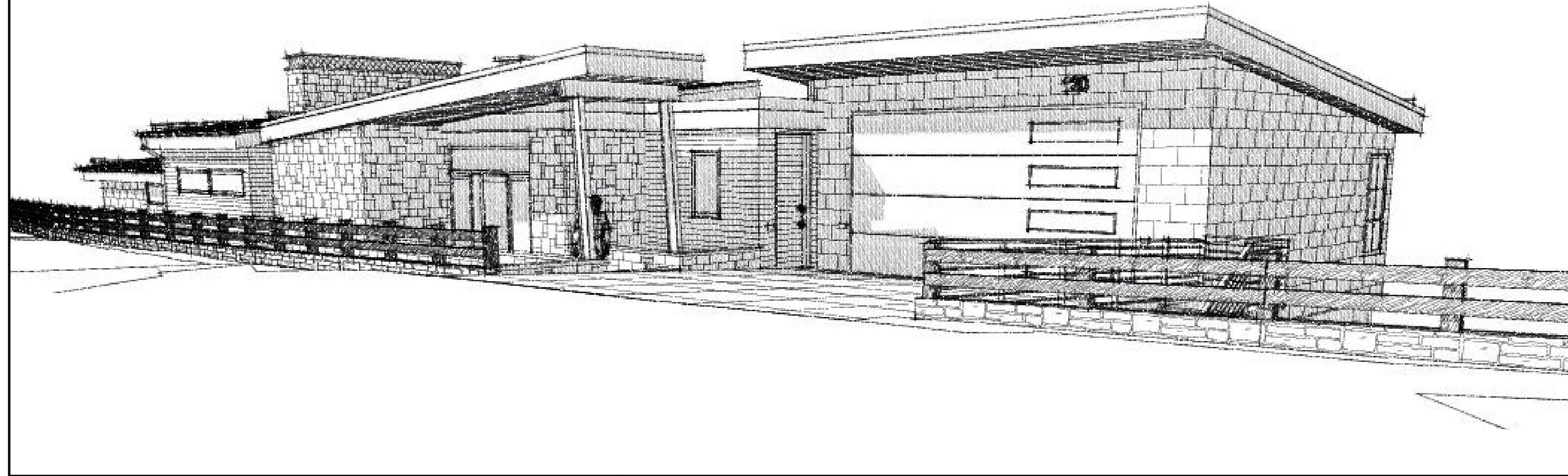
- C1 Notes
- C2.1 Grading and Drainage
- C3 Utilities
- C4 Construction Mitigation and Access
- C5 Fire Mitigation

ARCHITECTURAL

- A201 LOWER LEVEL PLAN
- A202 MAIN LEVEL PLAN
- A203 ROOF PLAN
- A301 ELEVATIONS
- A302 ELEVATIONS
- A303 3D VIEWS
- A401 BUILDING SECTIONS
- A402 BUILDING SECTIONS
- A403 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
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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



VICINITY MAP



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	SHV	Shelves
BM	Beam	HD	Head	SL	Similar
BRG	Bearing	HT	Hoisting, Ventilating, and Air Conditioning	SM	Sheet Metal
BET	Between	HT	Height	SM	Sheet Metal
BD	Board	HWY	Highway	STC	Sound - Transmission Class
BS	Both Sides	HOR	Horizontal	SPEC	Specification
BO	Bottom Of	ID	Inside Diameter	SQ	Square
BLDG	Building	INT	Interior	STD	Standard
CAB	Cabinet	IT	Joint	STL	Steel
CL	Centerline	JT	Joint	STR	Structure (all)
CER	Ceramic	LAM	Laminate	SUB	Substitute
CLR	Clear	LAV	Lavatory	SUPPL	Supplement (all)
CLOS	Closest	MFG	Manufacturer	SUSP	Suspend (ed)
CMU	Concrete Masonry Unit	MO	Masonry Opening	TEL	Telephone
COL	Column	MTL	Metal	TV	Television
CONC	Concrete	MAX	Maximum	TEMP	Tempered
CJ	Construction Joint	MC	Medicine Cabinet	TH	Thick
CONT	Continuous	MECH	Mechanical	TPH	Toilet Paper Holder
CP	Damproofing	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	TYP	Typical
DR	Drain	OPG	Opening	UG	Underground
DS	Downspout	OPP	Opposite	U.N.O.	Unless Noted Otherwise
DRWG	Drawing	OPH	Opposite Hand	UNFIN	Unfinished
EA	Each	OD	Outside Diameter	UBC	Uniform Building Code
EL	Elevation	P	Penny (nails, etc.)	USG	United States Gage
EQ	Equal	PERF	Perforated (d)	V	Variable
EXIST	Existing	PFSM	Pre-finished Sheet Metal	VENT	Ventilate
EJ	Expansion Joint	PL	Plate	VF	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)	W	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 MUST CONFORM TO THE REVIEWED SAMPLES. ANY 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.



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	TOMV Final	08.01.2024
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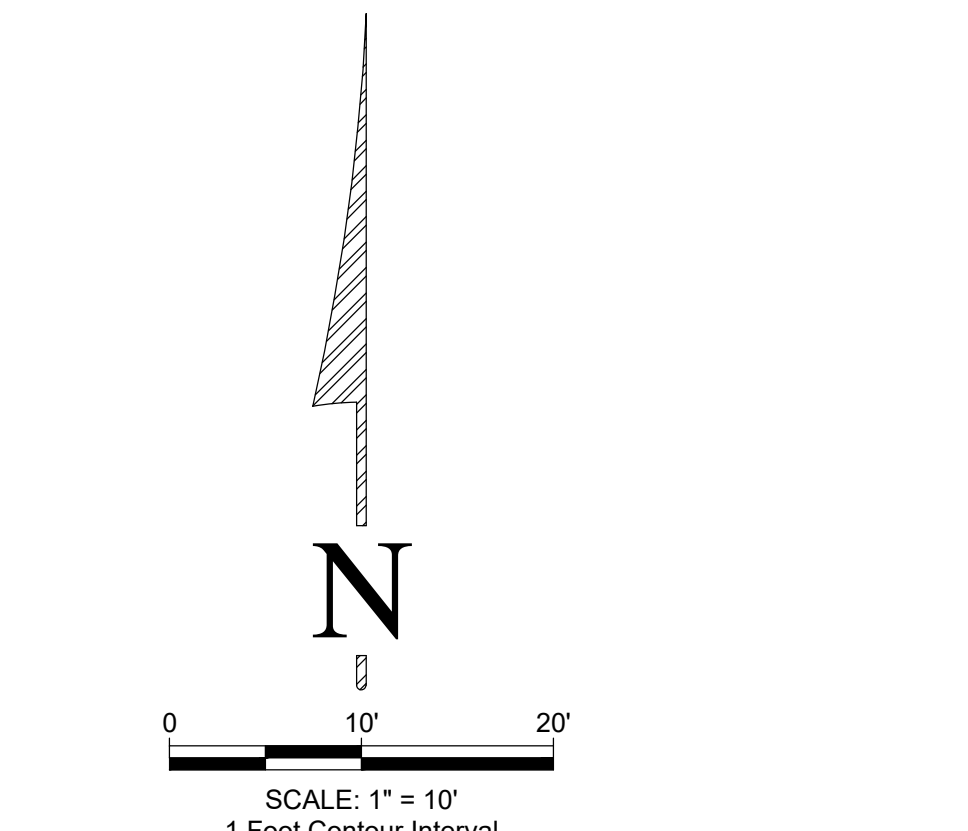
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SHEET TITLE

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

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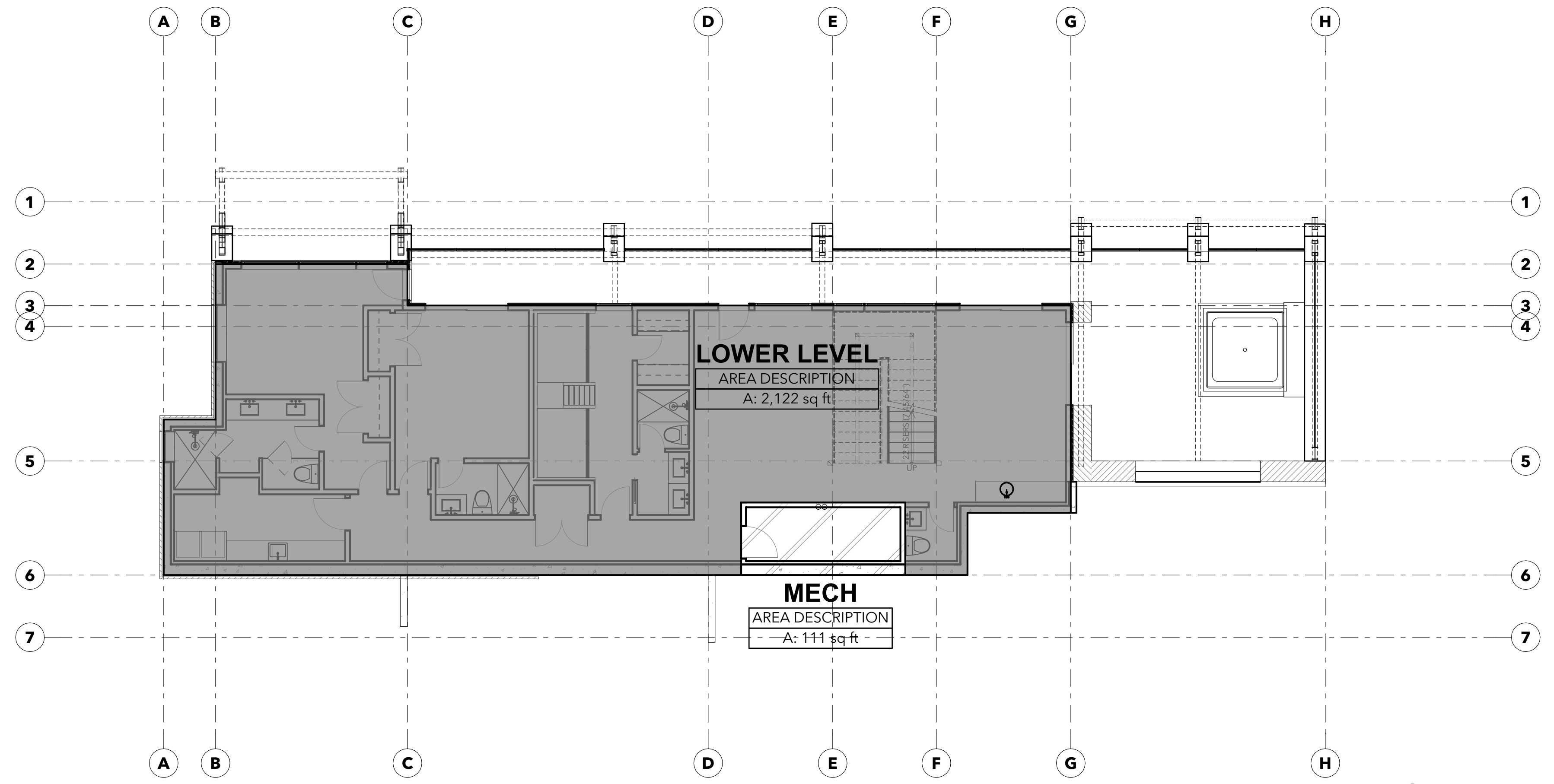
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PHOTOS

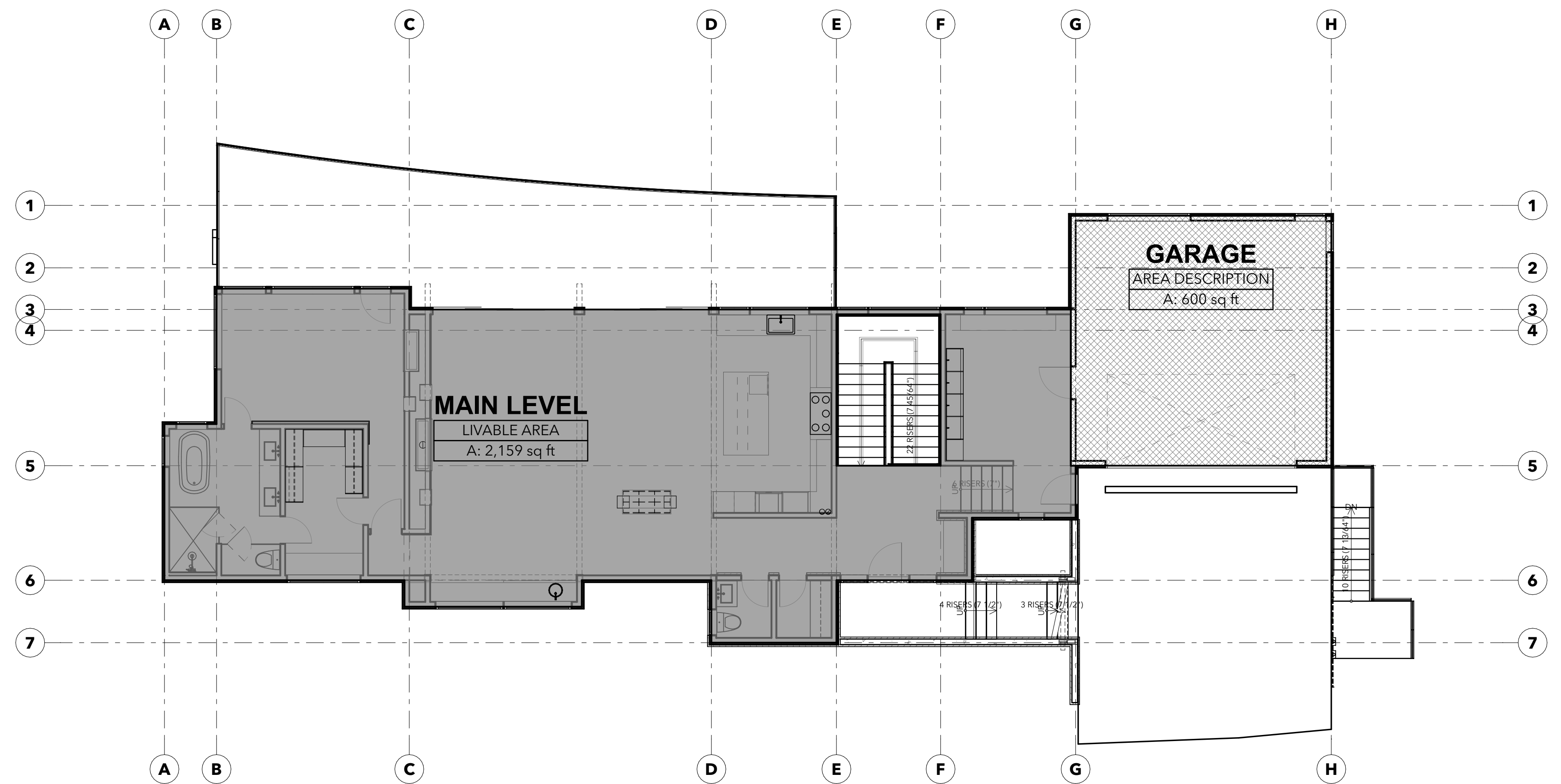
A002

NET SQUARE FOOTAGE	
FLOOR LEVEL/ZONE	AREA
LOWER LEVEL	2,122
MAIN LEVEL	2,159
MECH	111
	4,392 ft²

GROSS SQUARE FOOTAGE	
FLOOR LEVEL/ZONE	AREA
GARAGE	600
LOWER LEVEL	2,122
MAIN LEVEL	2,159
MECH	111
	4,992 ft²



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



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

NOT FOR CONSTRUCTION

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F.A.R. PLANS

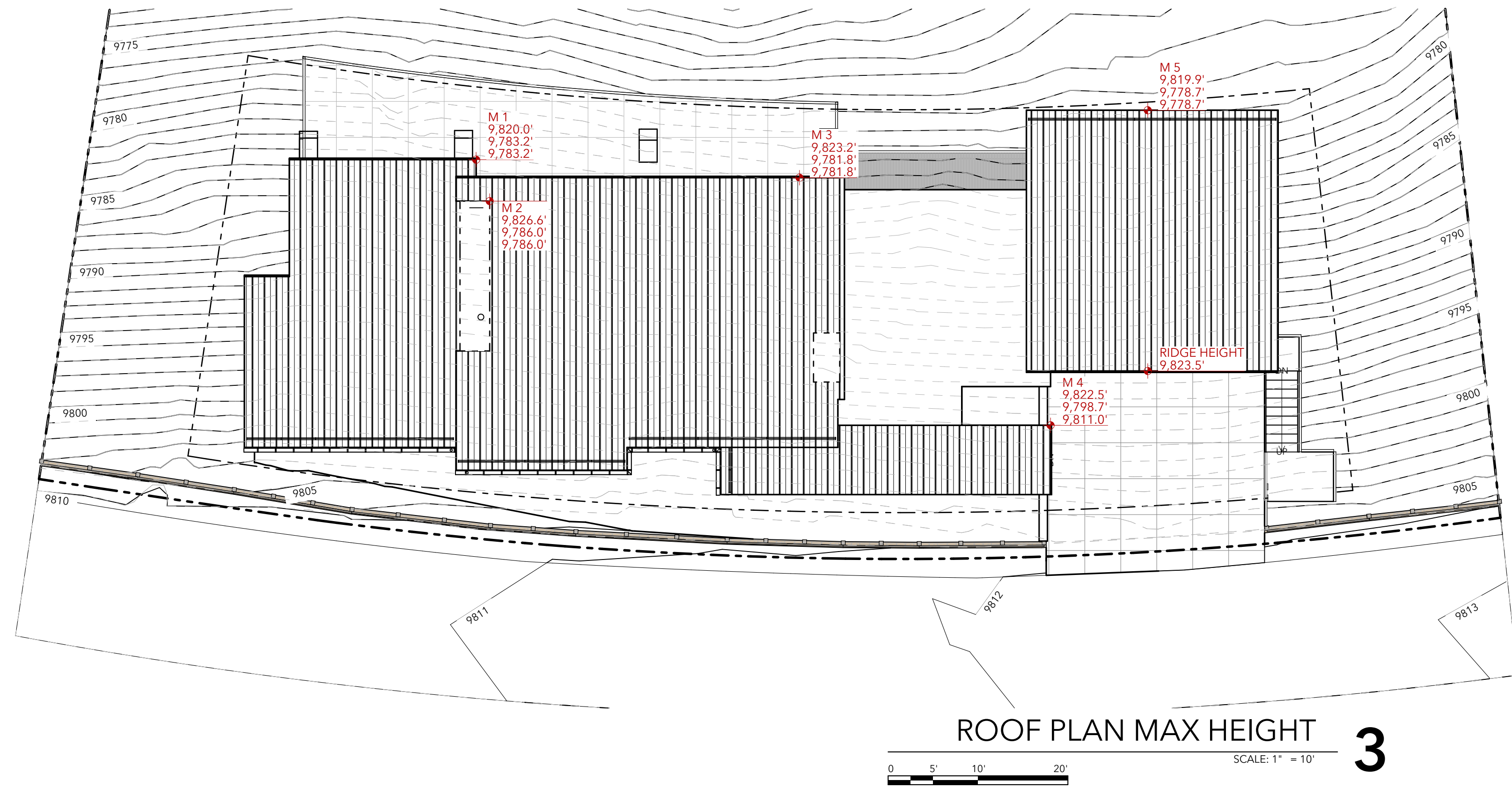
A004

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	9822.5	9798.7	23.8	9811.0	11.5
M 5	9819.8	9778.7	41.1	9778.7	41.1

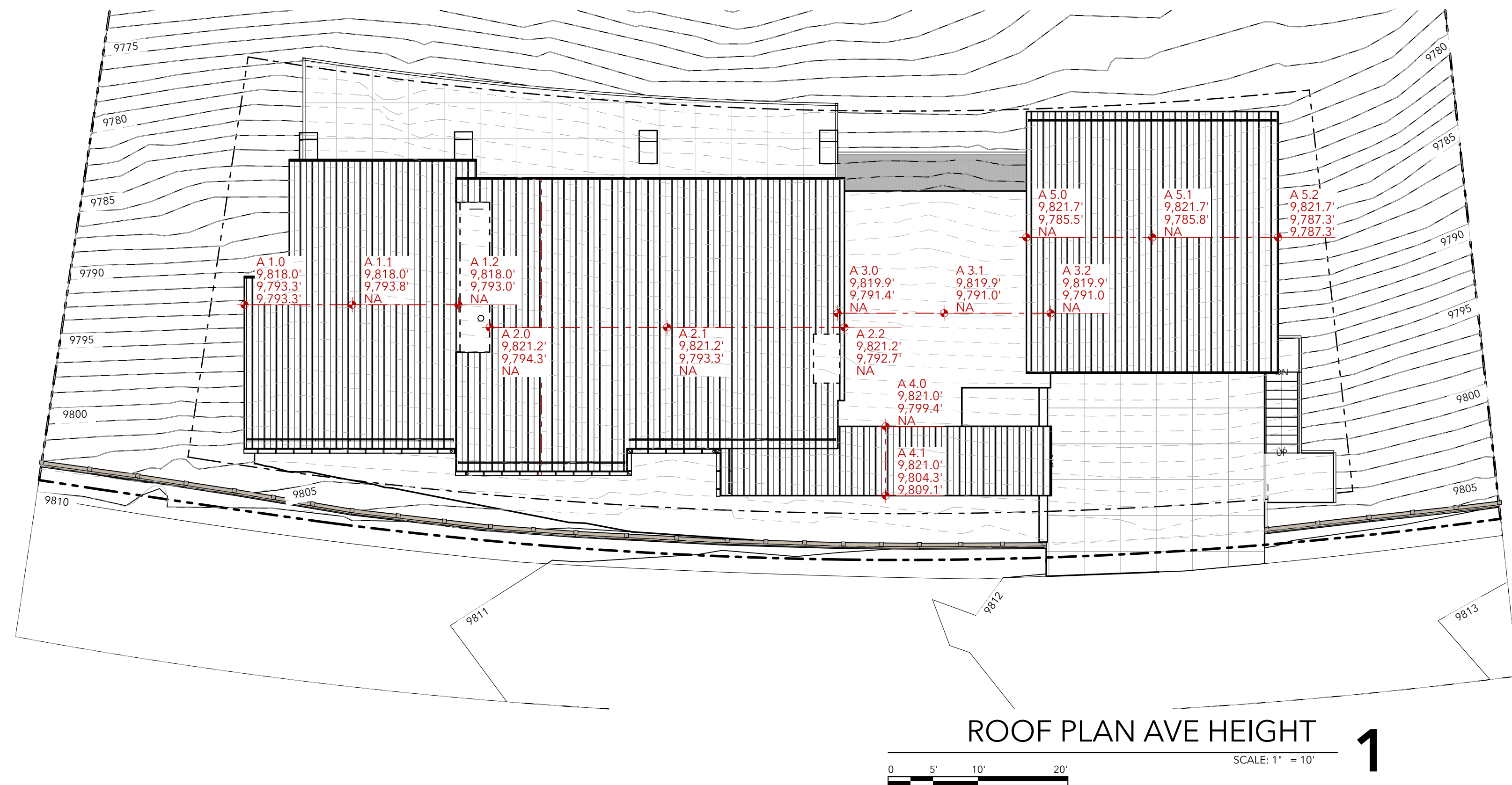
Max Height **4**



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	9821.0	9799.4	NA	NG	21.6
A 4.1	9821.0	9805.2	9809.1	NG	15.8
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
AVERAGE HEIGHT					27.7

Ave Height **2**



ROOF PLAN AVE HEIGHT **1**

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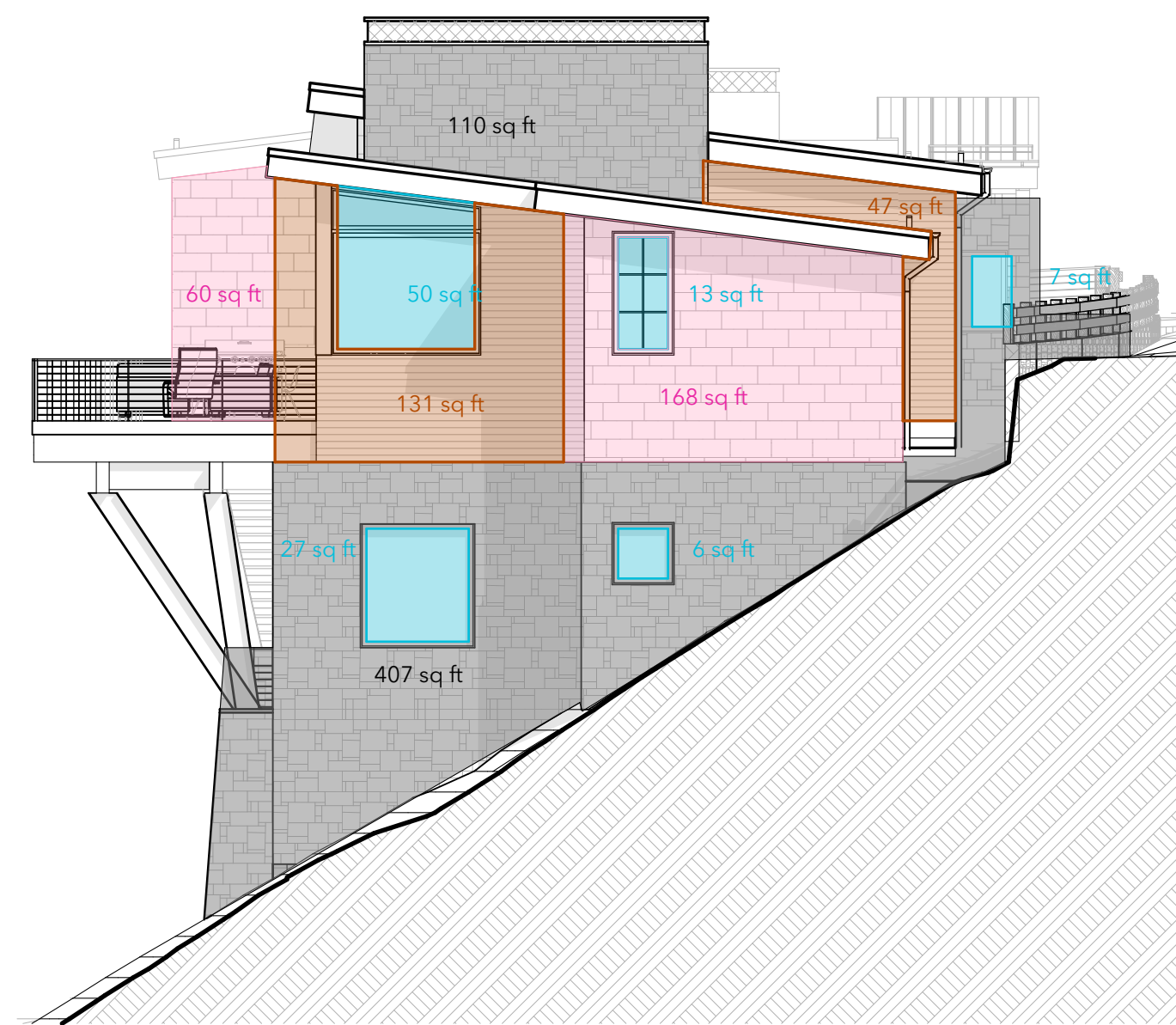
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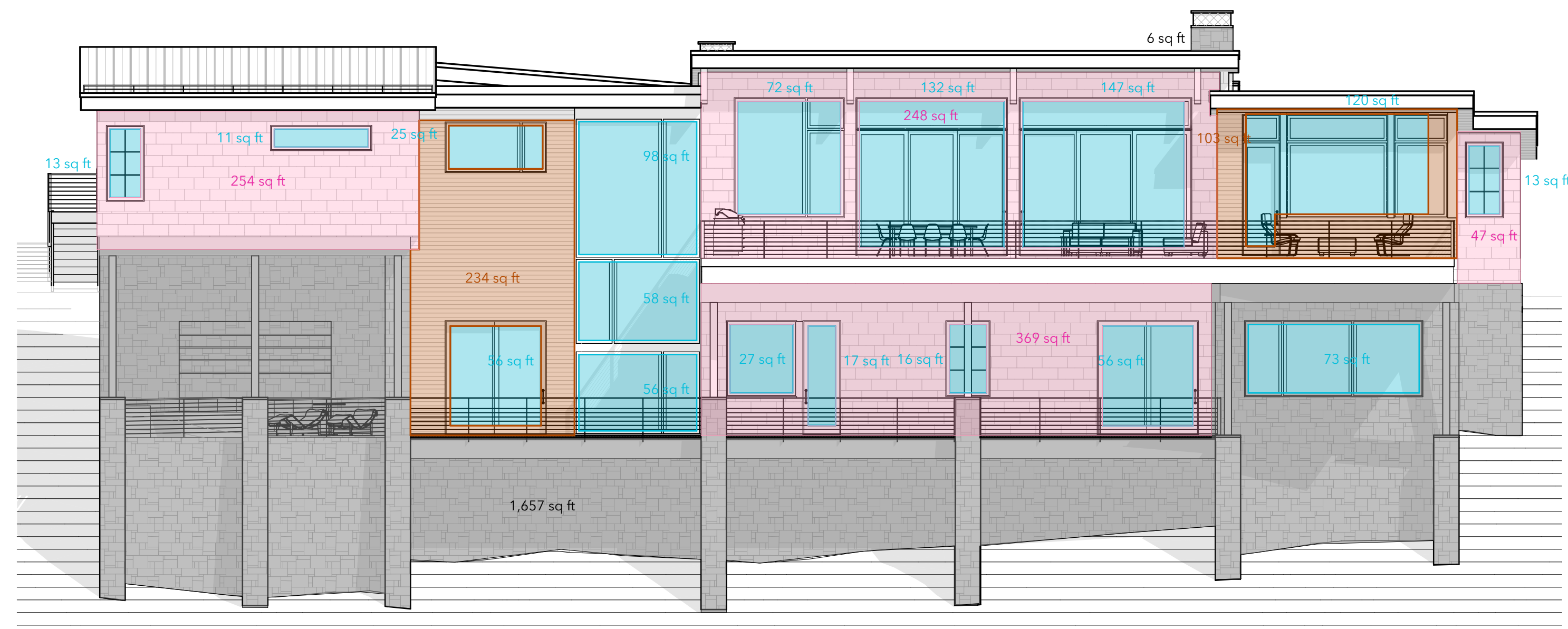
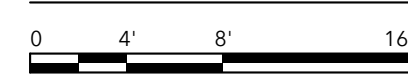
SHEET TITLE

HEIGHTS PLANS

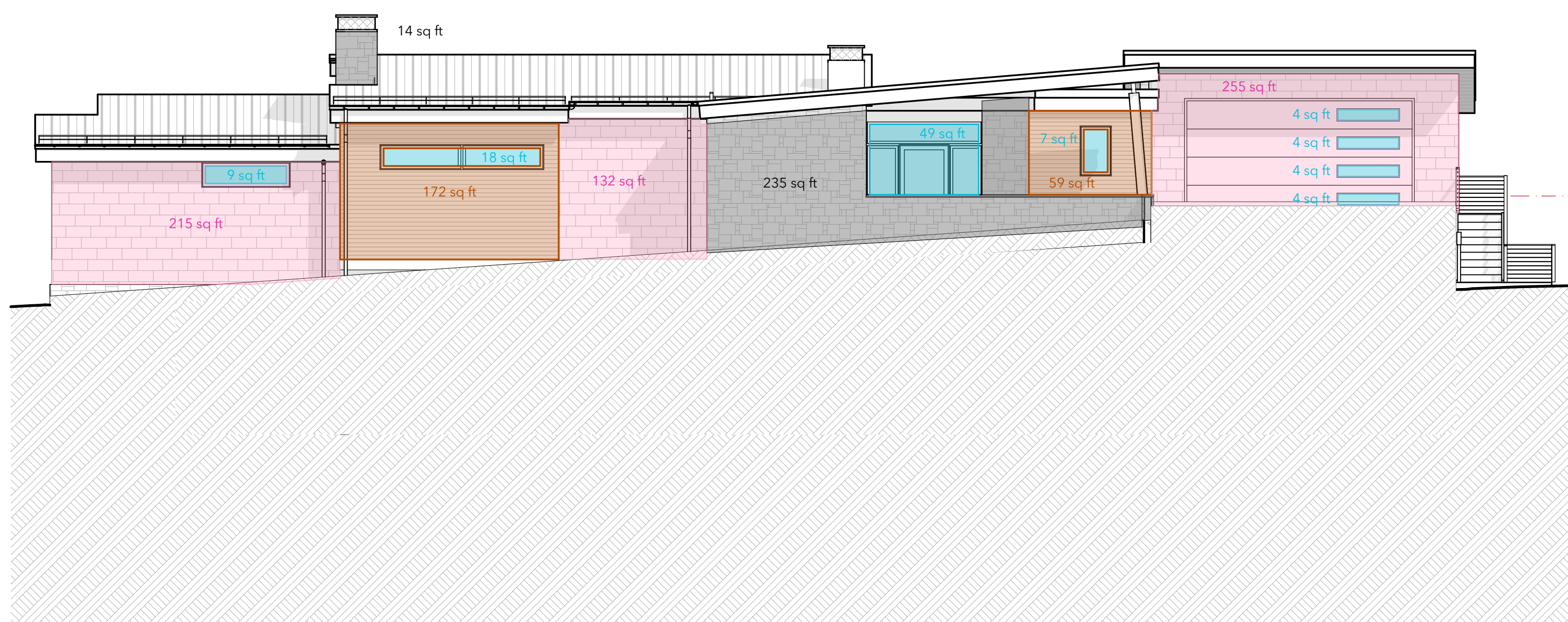
A005



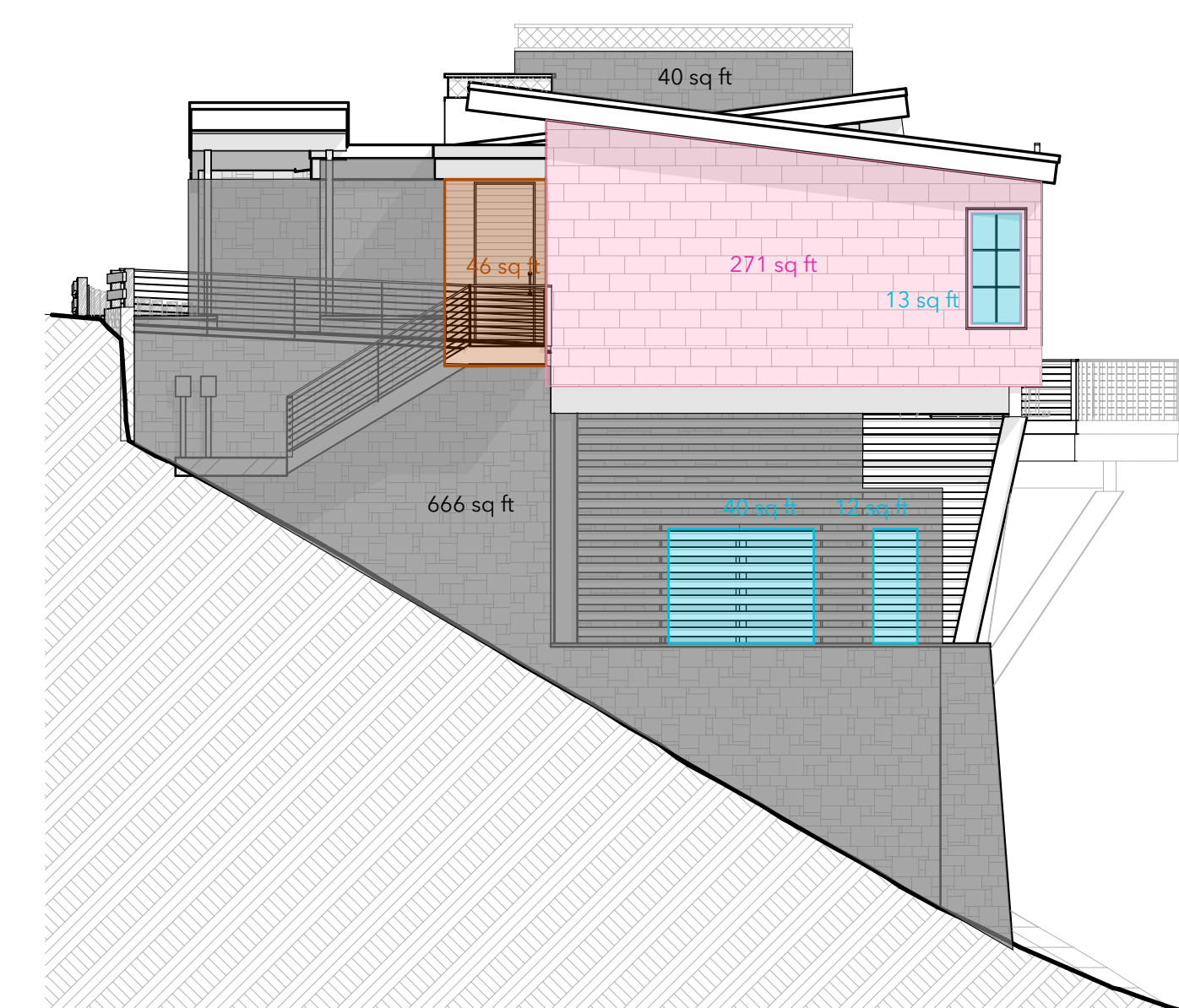
ELEVATION NORTH **2**
SCALE: 1/8" = 1'-0"



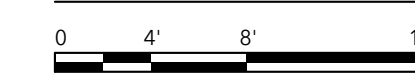
ELEVATION EAST **1**
SCALE: 1/8" = 1'-0"



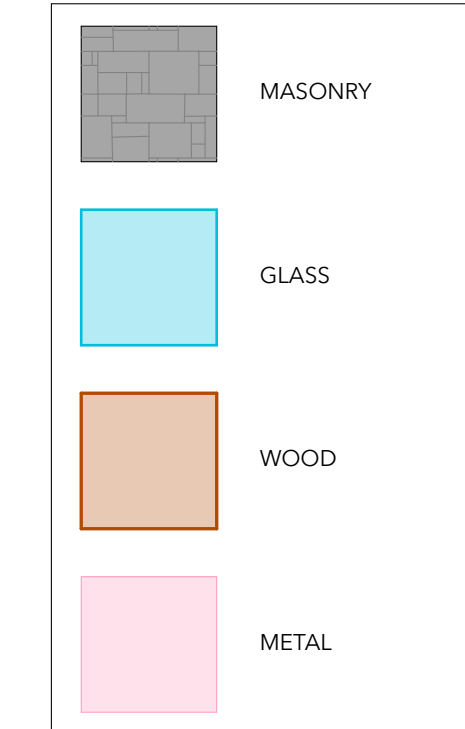
ELEVATION WEST **4**
SCALE: 1/8" = 1'-0"



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



WALL MATERIAL LEGEND



MATERIALS	SQ. FT.	% OF TOTAL WALL AREA
ELEVATION NORTH		
STONE	517	50.39%
GLASS	103	10.04%
WOOD	178	17.35%
METAL	228	22.22%
TOTAL	1026	100.00%
ELEVATION EAST		
STONE	1663	42.55%
GLASS	990	25.33%
WOOD	337	8.62%
METAL	918	23.49%
TOTAL	3908	100.00%
ELEVATION SOUTH		
STONE	706	64.89%
GLASS	65	5.97%
WOOD	46	4.23%
METAL	271	24.91%
TOTAL	1088	100.00%
ELEVATION WEST		
STONE	267	22.27%
GLASS	99	8.26%
WOOD	231	19.27%
METAL	602	50.21%
TOTAL	1199	100.00%
TOTAL WALL AREA		
STONE	3153	43.66%
GLASS	1257	17.41%
WOOD	792	10.97%
METAL	2019	27.96%
TOTAL	7221	100.00%

Wall Areas **5**

120 CORTINA RESIDENCE

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SHEET TITLE

EXTERIOR MATERIAL AREAS

A006

GENERAL NOTES

1. ALL TREES AND SHRUBS TO BE LOCATED BY ARCHITECT / OWNER. CONSULT WITH TOMV FORESTER PRIOR TO ORDERING AND PLANTING TREES / SHRUBS.
2. ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STAKED WITH 4" METAL "T" POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEEP 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, LANDSCAPE REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.

NOXIOUS WEEDS:

9. 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:

10. 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.
11. NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
12. ALL SHRUBS IN THE SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
13. IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

TREE PROTECTION / REMOVAL NOTES

1. 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.
2. TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE TOWN FORESTER BEFORE EXCAVATION MAY BEGIN.
3. 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.
4. NO BACKFILL, STORAGE, OR STAGIN IS PERMITTED INSIDE THE TREE PROTECTION AREA INSIDE THE TREE PROTECTION FENCING.

TREE PLANTING NOTES

1. TREE PLANTING SHALL ADHERE TO CDC 17.5.9.
2. TREES AND SHRUBS SHALL BE MULCHED UPON INITIAL PLANTING AND AS NEEDED TO REUCE WATER EVAPORATION.
3. 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.
4. 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.
5. 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 (ES)	8-10 FT IN HT W/ 30% 10 FT OR LARGER	3 EA
PSEUDOTSUGA MENZIESII	DOUGLAS FIR (DF)	8-10 FT IN HT W/ 30% 10 FT OR LARGER	2 EA
POPULUS TREMULOIDES	ASPEN (AS)	2 IN CALLIPER W/ 30% 3 IN OR LARGER	9 EA
ACER GINNALA	AMUR MAPLE (AM)	3-4 FT IN HT W/ 30% 4-5 FT IN HT	3 EA
PRUNUS VIRGINIANA	CHOKE CHERRY (CC)	4-5 FT IN HT W/ 30% 5-6 FT IN HT	2 EA

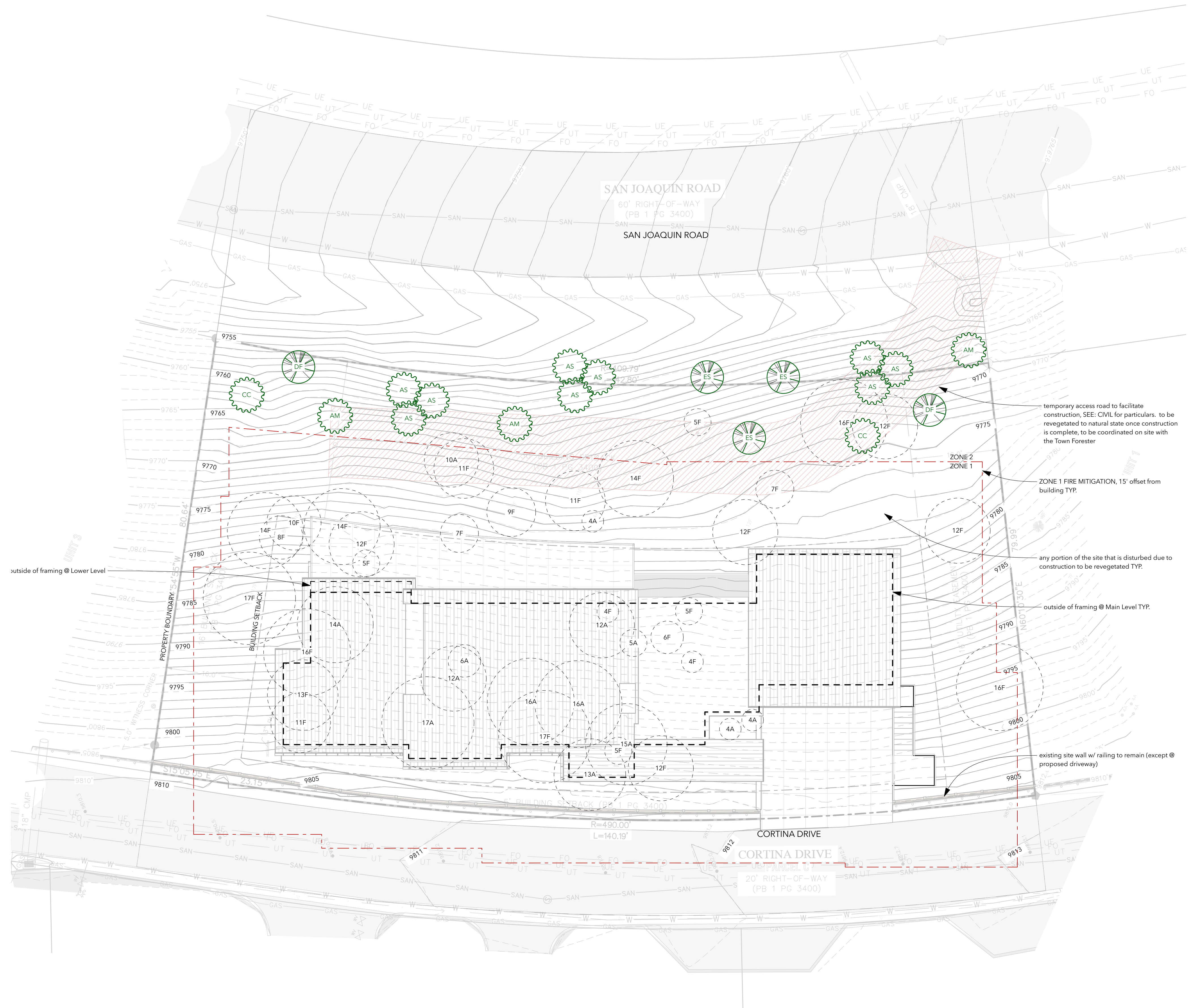
REVEGETATION NOTES

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.
3. 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 5-8% 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).
10. 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 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)



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	TOMV Final	08.01.2024
04		
05		
06		
07		
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SHEET TITLE

LANDSCAPE PLAN

LANDSCAPE PLAN

SCALE: 1" = 10'

1

A007

ID	ISSUE	DATE
01	HGA / SD	02.16.2024
02	TOMV Prelim.	04.08.2024
03	TOMV Final	08.01.2024
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SHEET TITLE

IRRIGATION PLAN

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 A 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. SYSTEM TO INCLUDE ZEBCO (OR SIM.) BACKFLOW PREVENTOR, RAIN SENSOR, PRV. DESIGN BUILD PER SUB CONTRACTOR.
4. TREES AND SHRUBS SHALL BE DRIP IRRIGATED.
5. 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.
6. TURF GRASS SHALL BE SPRAY / OR ROTOR HEADS.
7. 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.
8. AN ADDITIONAL 2 YEAR GUARANTEE ON WATERING IS REQUIRED.

IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	TREES	DRIP EMITTERS	NEGL
2	REVEGETATION	ROTOR HEADS	2.5 EA
3	REVEGETATION	ROTOR HEADS	2.5 EA
4	REVEGETATION	POPUPI SPRAY	1.8 EA
5	REVEGETATION	POPUPI SPRAY	1.8 EA
6	PERENNIAL	MICRO SPRAY	NEGL

WATER USAGE CHART

TYPE	GAL/MONTH	TOTAL #	TOTAL GALLONS PER MONTH
TREES	10 GAL EA	18	180
REVEGETATION	2 GAL / SF	X	X (FIRST SEASON)
PERENNIAL	0.5	4	20

TOTAL FOR ESTABLISHMENT X GAL
TOTAL ONCE ESTABLISHED 200 GAL

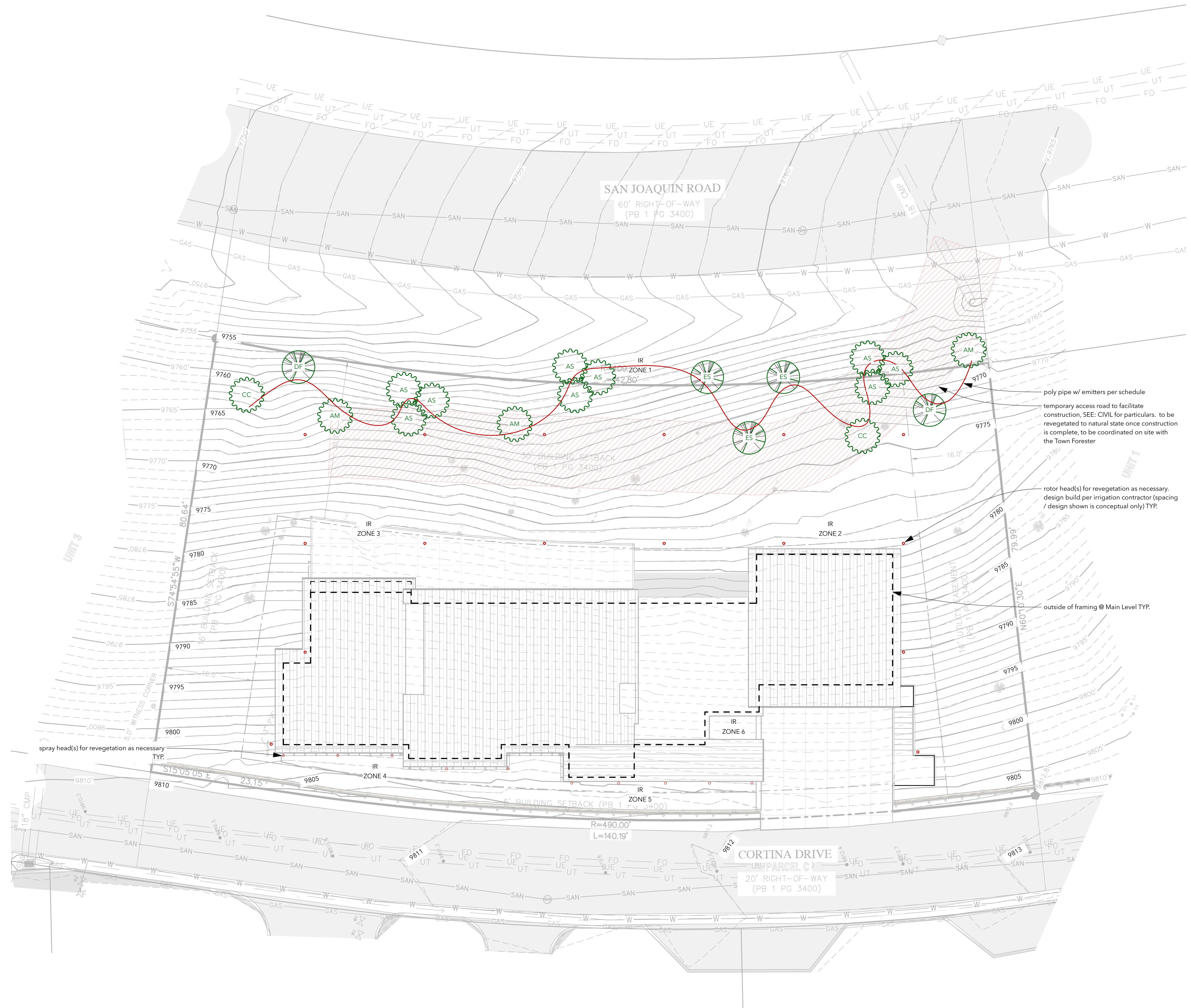
PLANT SCHEDULE

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PRUNUS VIRGINIANA	CHOKE CHERRY (CC)	4-5 FT IN HT W/ 30% 5-6 FT IN HT	2 EA

- 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.
 3. 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 5-8% 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).
 10. REVEGETATION WILL BE BROUGHT BACK TO ORIGINAL GRADE.

NATIVE GRASS SEED MIX:

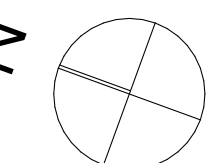
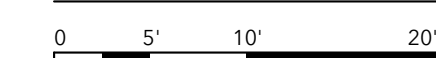
SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%



IRRIGATION PLAN

SCALE: 1" = 10'

2 >



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-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.

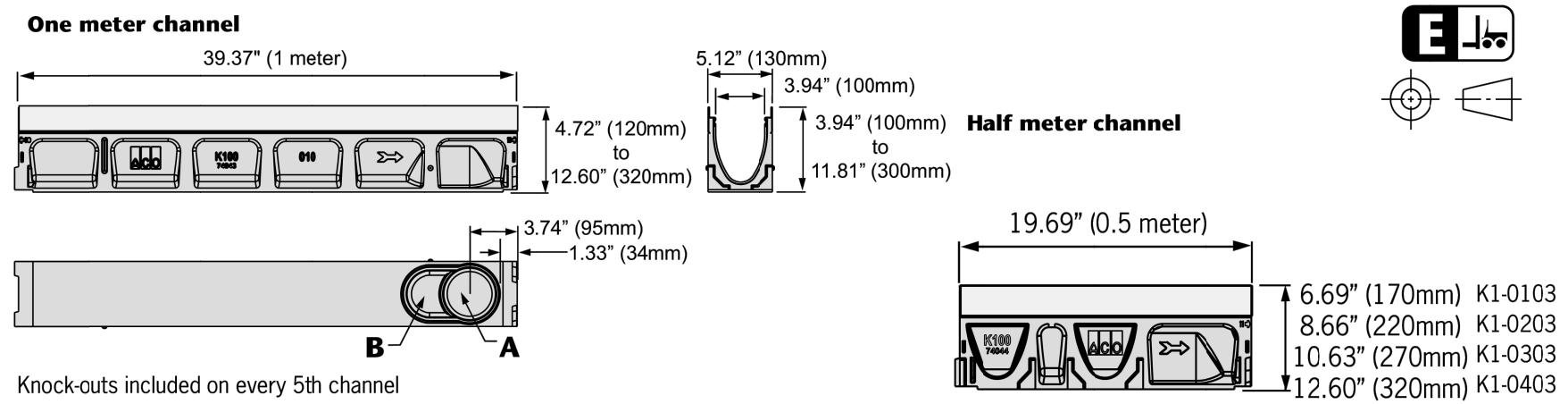
24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

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

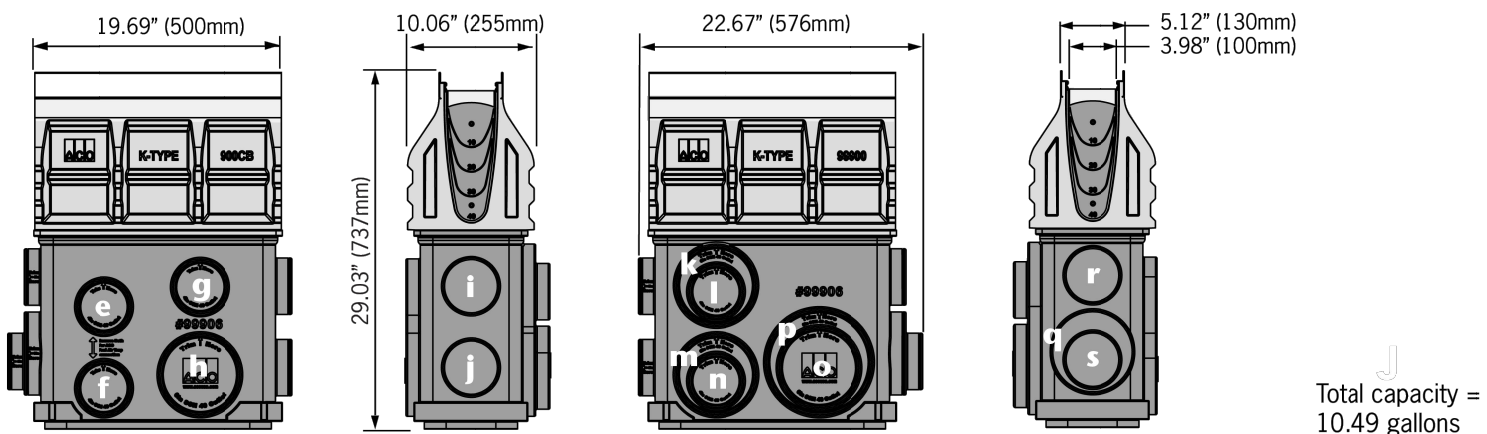
26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

ACO DRAIN

KlassikDrain - K100 Galvanized steel edge rail channel system



Type K901G In-line catch basin



Outlet flow rates

Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS	End Cap
a	Bottom outlet - K00	4" round	3.94"	108	0.24	
a	Bottom outlet - K40	4" round	11.81"	187	0.42	
b	Bottom outlet - K00	6" oval	3.94"	177	0.39	
b	Bottom outlet - K40	6" oval	11.81"	306	0.68	
c	End outlet - K20	4" round	7.87"	132	0.29	
c	End outlet - K40	4" round	11.81"	171	0.38	
d	K1-308-6" outlet cap	6" oval	9.84"	233	0.52	
e	K1-408-6" outlet cap	6" oval	11.81"	264	0.59	
f	Type K1-901G	4" round	19.30"	226	0.50	
g	Type K1-901G	4" round	25.67"	265	0.59	
h	Type K1-901G	4" round	25.30"	263	0.59	
i	Type K1-901G	4" round	18.56"	222	0.49	
j	Type K1-901G	6" round	25.85"	586	1.30	
k	Type K1-901G	4" round	25.43"	269	0.60	
l	Type K1-901G	4" round	19.36"	227	0.51	
m	Type K1-901G	6" round	27.30"	604	1.35	
n	Type K1-901G	6" round	19.99"	505	1.12	
o	Type K1-901G	6" round	26.43"	593	1.32	
p	Type K1-901G	8" round	27.30"	1051	2.34	
q	Type K1-901G	4" round	27.17"	273	0.61	
r	Type K1-901G	4" round	20.68"	235	0.52	
s	Type K1-901G	4" round	18.99"	224	0.50	
t	Type K1-901G	6" round	27.17"	602	1.34	

Note: 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

KlassikDrain - K100 Galvanized steel edge rail channel system

Description	Part No.	Invert Inche ^s	mm ^s	Weight Lbs.	Description	Part No.	Invert Inche ^s	mm ^s	Weight Lbs.
K1-00 Neutral channel - 39.37" (1m) ²	74041	3.94	100	28.1	K1-28 Sloped channel - 39.37" (1m)	74028	9.45	240	49.8
K1-1 Sloped channel - 39.37" (1m)	74001	4.13	105	28.1	K1-29 Sloped channel - 39.37" (1m)	74029	9.65	245	50.6
K1-2 Sloped channel - 39.37" (1m)	74002	4.33	110	28.9	K1-30 Sloped channel - 39.37" (1m) ²	74030	9.84	250	51.4
K1-3 Sloped channel - 39.37" (1m)	74003	4.53	115	29.7	K1-030 Neutral channel - 39.37" (1m)²	74047	9.84	250	51.4
K1-4 Sloped channel - 39.37" (1m)	74004	4.72	120	30.5	K1-030S Neutral channel - 19.69" (0.5m)²	74048	9.84	250	24.0
K1-5 Sloped channel - 39.37" (1m) ²	74005	4.92	125	31.3	K1-31 Sloped channel - 39.37" (1m)	74031	10.04	255	52.2
K1-6 Sloped channel - 39.37" (1m)	74006	5.12	130	32.1	K1-32 Sloped channel - 39.37" (1m)	74032	10.24	260	53.0
K1-7 Sloped channel - 39.37" (1m)	74007	5.31	135	32.9	K1-33 Sloped channel - 39.37" (1m)	74033	10.43	265	53.8
K1-8 Sloped channel - 39.37" (1m)	74008	5.51	140	33.7	K1-34 Sloped channel - 39.37" (1m)	74034	10.63	270	54.6
K1-9 Sloped channel - 39.37" (1m)	74009	5.71	145	34.5	K1-35 Sloped channel - 39.37" (1m) ²	74035	10.83	275	55.4
K1-10 Sloped channel - 39.37" (1m) ²	74010	5.91	150	35.3	K1-36 Sloped channel - 39.37" (1m)	74036	11.02	280	56.2
K1-010 Neutral channel - 39.37" (1m)²	74043	5.91	150	35.3	K1-37 Sloped channel - 39.37" (1m)	74037	11.22	285	57.0
K1-010S Neutral channel - 19.69" (0.5m)²	74044	5.91	150	17.0	K1-38 Sloped channel - 39.37" (1m)	74038	11.42	290	57.9
K1-11 Sloped channel - 39.37" (1m)	74011	6.10	155	36.1	K1-39 Sloped channel - 39.37" (1m)	74039	11.61	295	58.7
K1-12 Sloped channel - 39.37" (1m)	74012	6.30	160	36.9	K1-40 Sloped channel - 39.37" (1m) ²	74040	11.81	300	59.5
K1-13 Sloped channel - 39.37" (1m)	74013	6.50	165	37.7	K1-040 Neutral channel - 39.37" (1m)²	74049	11.81	300	59.5
K1-14 Sloped channel - 39.37" (1m)	74014	6.69	170	38.5	K1-040S Neutral channel - 19.69" (0.5m)²	74050	11.81	300	27.5
K1-15 Sloped channel - 39.37" (1m) ²	74015	6.89	175	39.3	K1-901G In-line catch basin - 19.69" (0.5m) ²	94608	28.81	701.9	52.6
K1-16 Sloped channel - 39.37" (1m)	74016	7.09	180	40.1	K1-621G catch basin - 19.69" (0.5m) ²	94617	28.84	732.5	55.8
K1-17 Sloped channel - 39.37" (1m)	74017	7.28	185	40.9	K1-631G catch basin - 19.69" (0.5m) ²	94631	40.84	1037.4	65.8
K1-18 Sloped channel - 39.37" (1m)	74018	7.48	190	41.7	K1-Series 600 Optional plastic riser	99902	-	-	10.0
K1-19 Sloped channel - 39.37" (1m)	74019	7.68	195	42.5	Foul air trap - fits both 900 & 600 series basins	90854	-	-	1.2
K1-20 Sloped channel - 39.37" (1m) ²	74020	7.87	200	43.4	K1-304-6" Inlet Cap	96839	9.84	250	5.2
K1-020 Neutral channel - 39.37" (1m)²	74045	7.87	200	43.4	K1-308-6" Outlet Cap	96840	9.84	250	5.0
K1-020S Neutral channel - 19.69" (0.5m)²	74046	7.87	200	20.5	K1-404-6" Inlet Cap	96834	11.81	300	6.0
K1-21 Sloped channel - 39.37" (1m)	74021	8.07	205	44.2	K1-408-6" Outlet Cap	96836	11.81	300	5.8
K1-22 Sloped channel - 39.37" (1m)	74022	8.27	210	45.0	Universal end cap	96822	11.81	300	0.4
K1-23 Sloped channel - 39.37" (1m)	74023	8.46	215	45.8	Debris strainer for 4" bottom knockout	93488	-	-	0.2
K1-24 Sloped channel - 39.37" (1m)	74024	8.66	220	46.6	4" Oval to 6" round outlet adapter	95140	-	-	1.1
K1-25 Sloped channel - 39.37" (1m) ²	74025	8.86	225	47.4	K1-Installation device	97477	-	-	2.8
K1-26 Sloped channel - 39.37" (1m)	74026	9.06	230	48.2	Grate removal tool	01318	-	-	0.3
K1-27 Sloped channel - 39.37" (1m)	74027	9.25	235	49.0	K1-QuickLok locking bar	02899	-	-	0.1

Notes:

- This channel offers a bottom knockout feature; 4" round/6" oval.
- Inverts shown are for the male end; for female invert depth subtract: 5mm (-0.2") from the male invert (except for neutral channels, where it will be same as male invert). To calculate the overall channel depth add 20mm (-0.8") to invert depth.
- This catch basin kit includes a polymer concrete top, removable QuickLok locking bar, trash bucket and plastic base. Select an appropriate grate.
- This catch basin kit includes a polymer concrete top, removable QuickLok locking bar, deep trash bucket, plastic riser and plastic base. Select an appropriate grate.

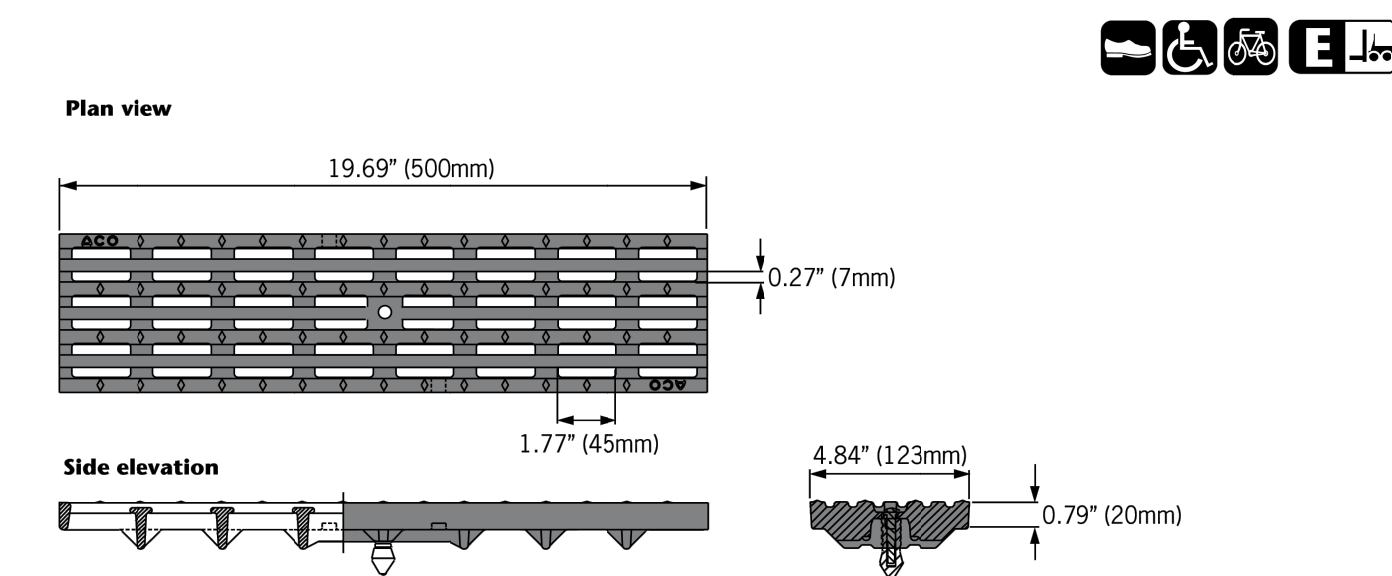
Specifications

General	Water absorption	0.07%	cast in by the manufacturer to ensure maximum homogeneity between polymer concrete body and edge rail. Each edge rail shall be at least 3/32" (2.5mm) thick.
The surface drainage system shall be ACO Drain K100 complete with gratings secured with QuickLok locking as manufactured by ACO, Inc. or approved equal.	Frost proof	YES	
	Salt proof	YES	
	Dilute acid and alkali resistant	YES	
Materials The trench system bodies shall be manufactured from polyester polymer concrete with the minimum properties as follows: Compressive strength: 14,000 psi Flexural strength: 4,000 psi	The nominal clear opening shall be 4" (100mm) with overall width of 5.12" (130mm). Pre-cast units shall be manufactured with either an invert slope of 0.5% or with neutral invert and have a wall thickness of at least 0.50" (13mm). Each unit will feature a partial radius in the trench bottom and a male to female interconnecting end profile. Units shall have horizontal cast in anchoring keys on the outside wall to ensure maximum mechanical bond to the surrounding bedding material and pavement surface. The galvanized steel edge rail will be integrally		Grates Grates shall be specified. See separate ACO Spec info grate sheets for details. After removal of grates and QuickLok bar there shall be uninterrupted access to the trench to aid maintenance. Installation The trench drain system shall be installed in accordance with the manufacturer's installation instructions and recommendations.

ACO Trench Drain Cut Sheet

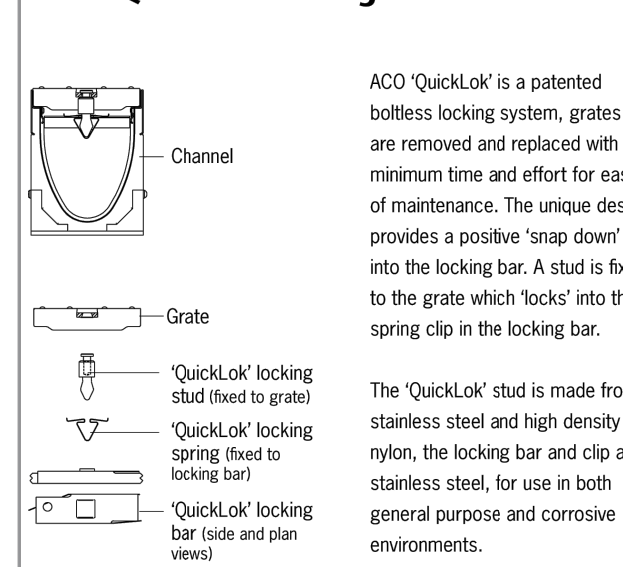
ACO DRAIN

Type 478Q Longitudinal ductile iron grate (ADA)

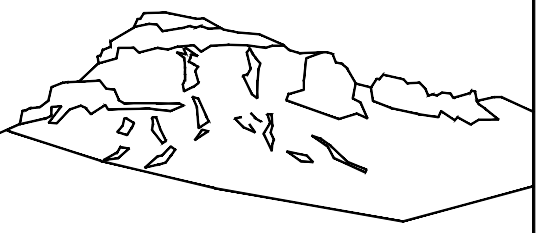


Description	Part No.	Length inches (mm)	Width inches (mm)	Weight lbs.
QuickLok grate	03314	19.69 (500)	4.85 (123.1)	12.8
Type 478Q Ductile iron longitudinal grate	02999	-	-	0.5
QuickLok locking bar	01318	-	-	0.3
QuickLok grate removal tool	-	-	-	-

'QuickLok' locking mechanism



ACO Trench Drain Grate



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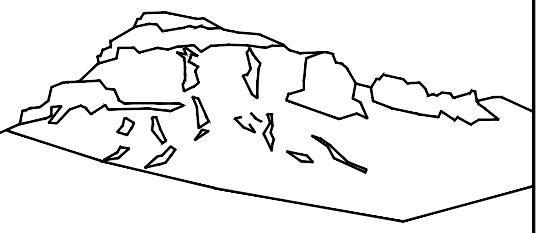
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Notes

C1



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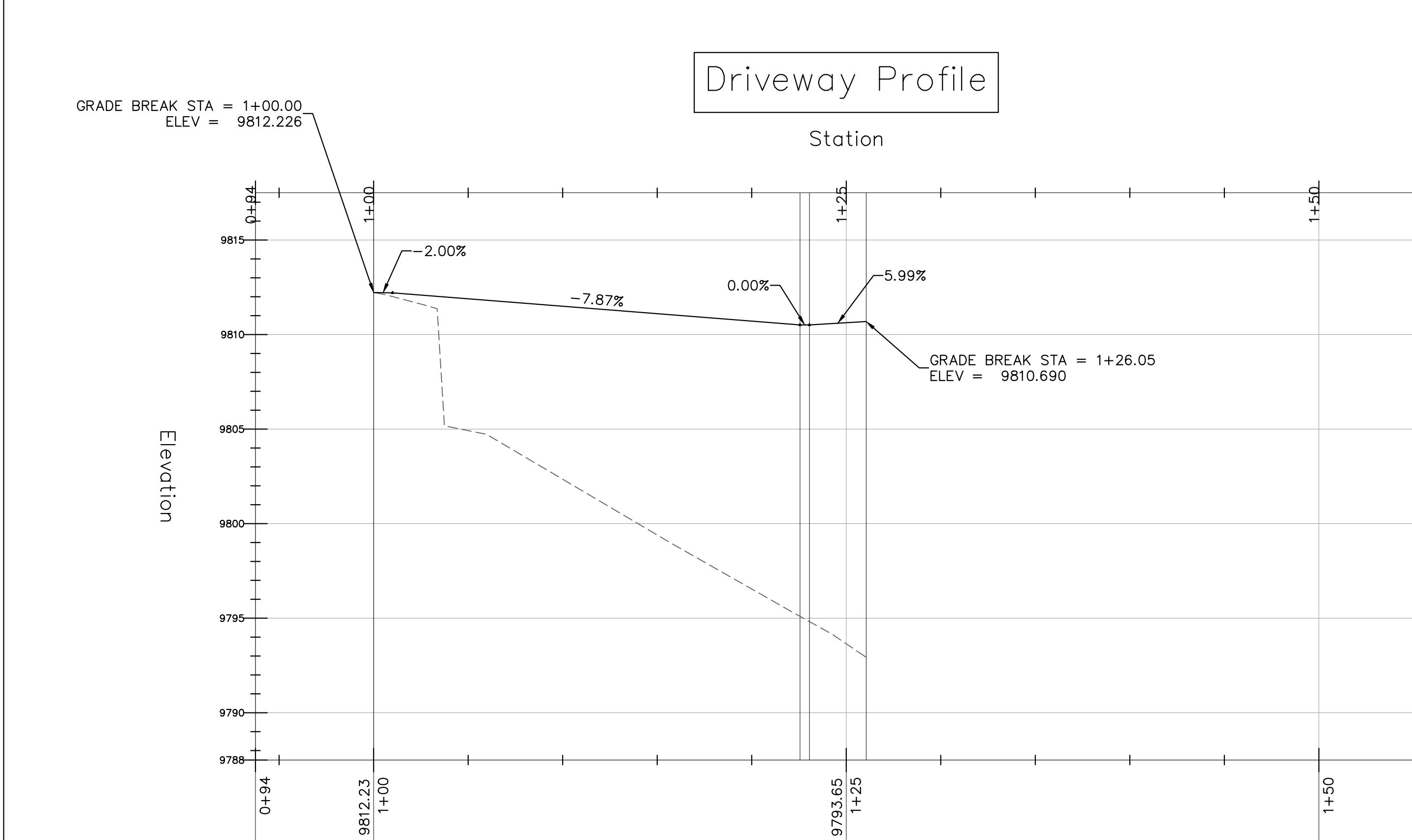
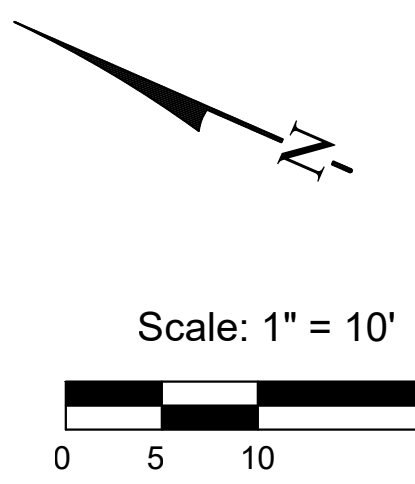
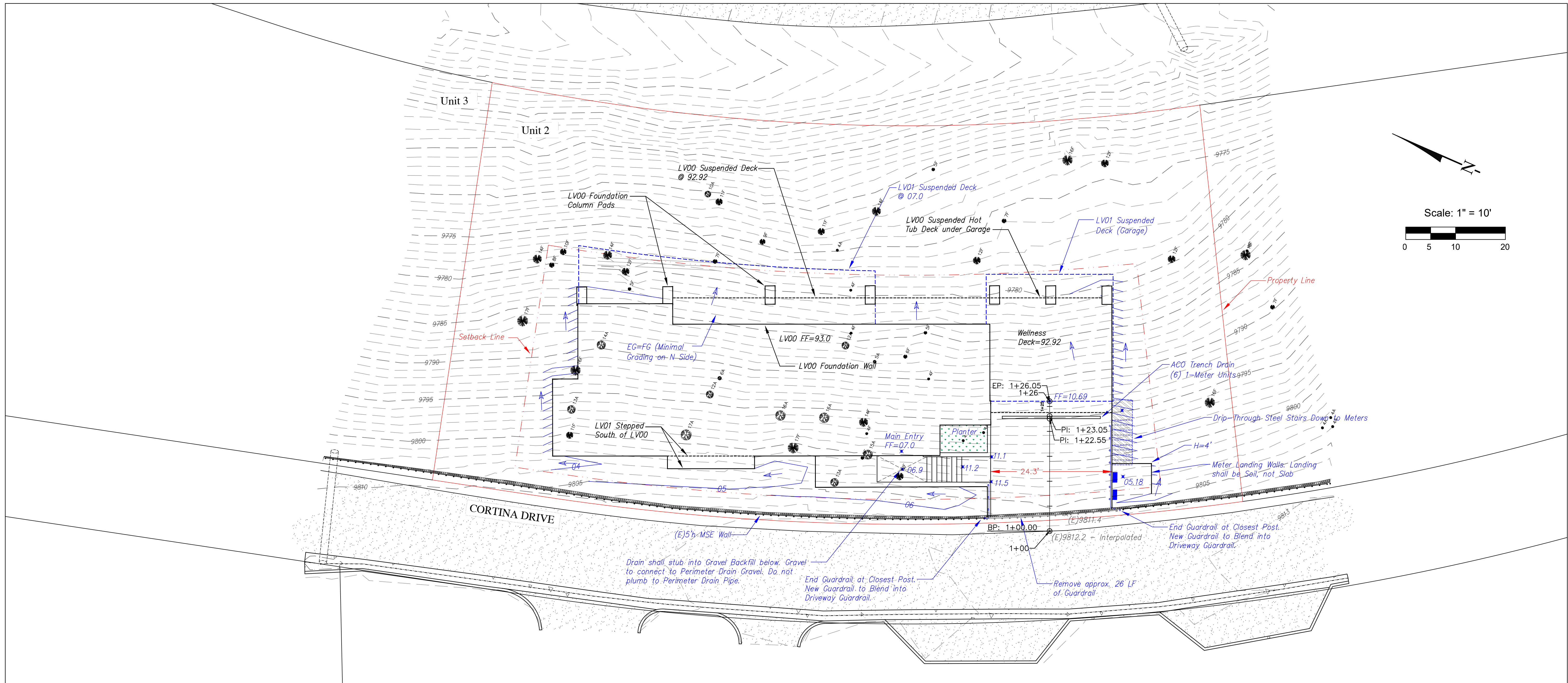
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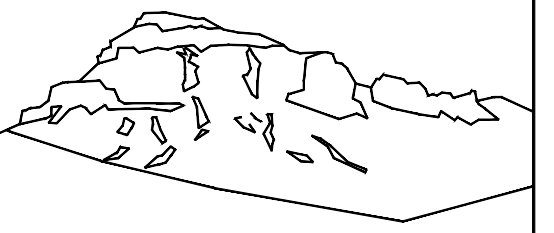


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Grading and Drainage

C2.1





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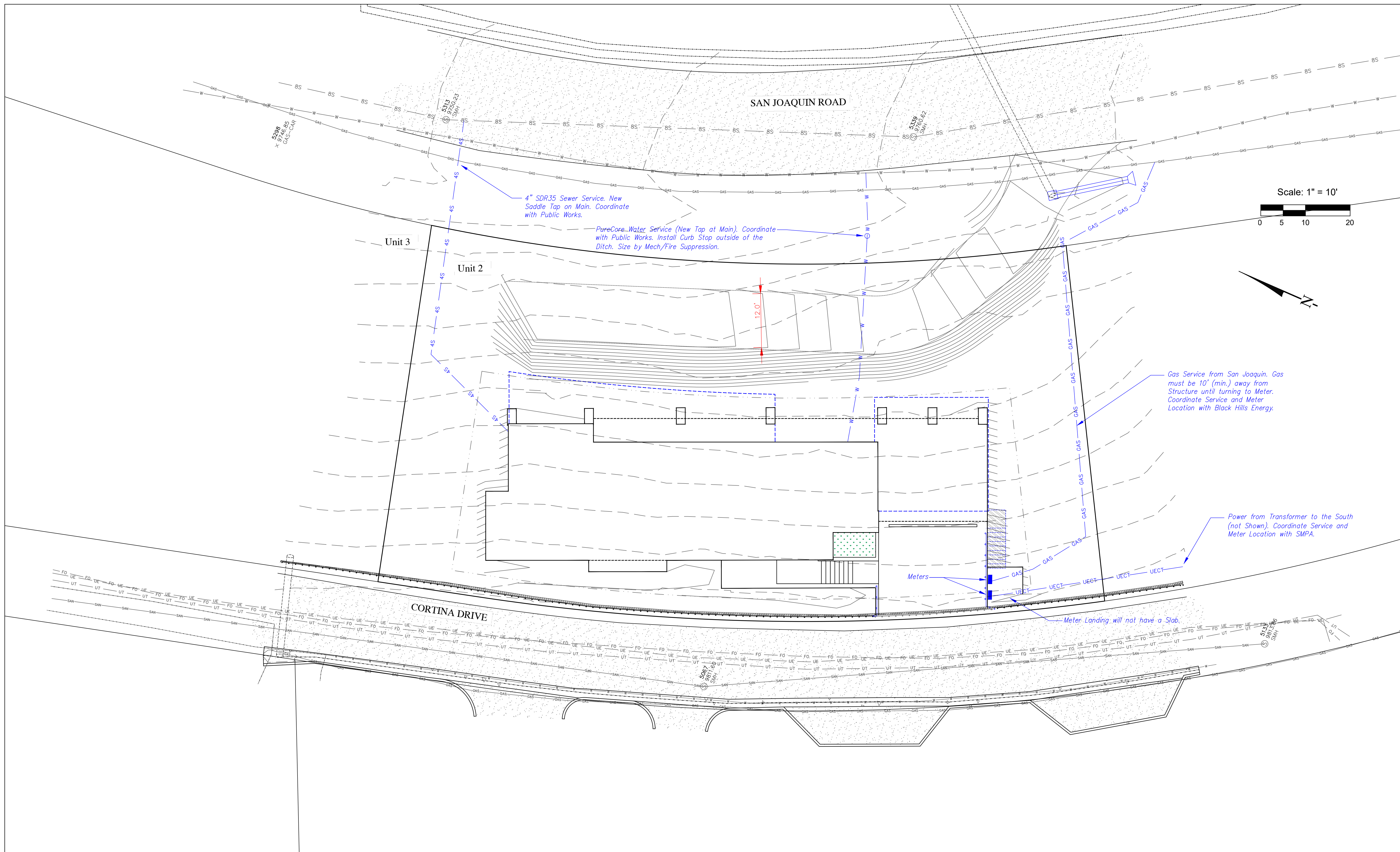
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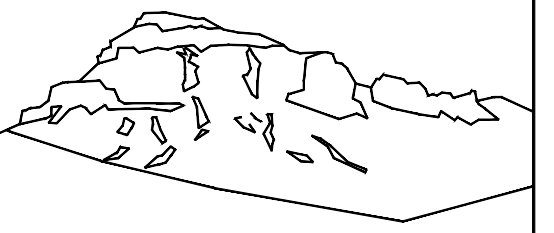


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Utilities

C3





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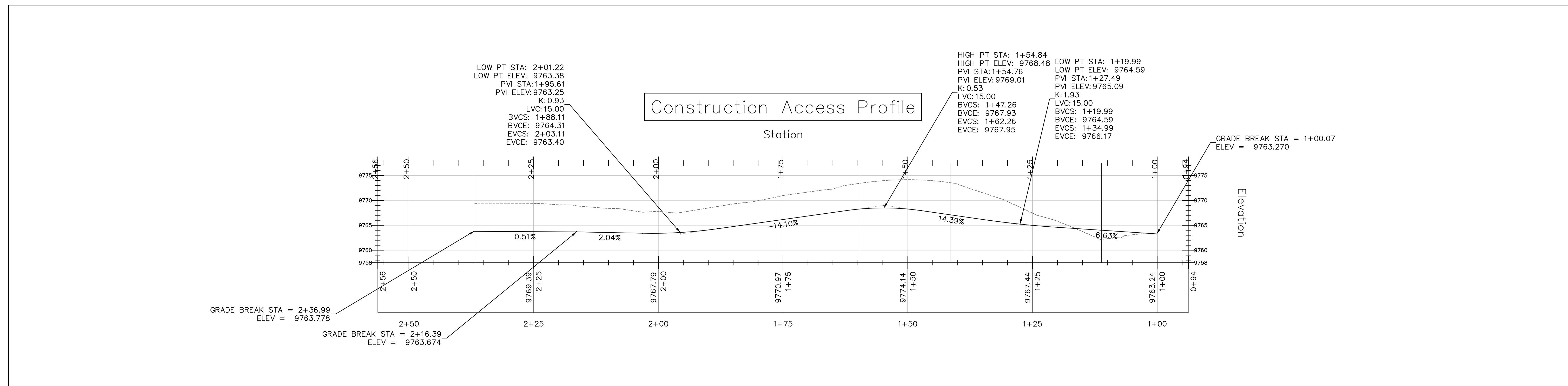
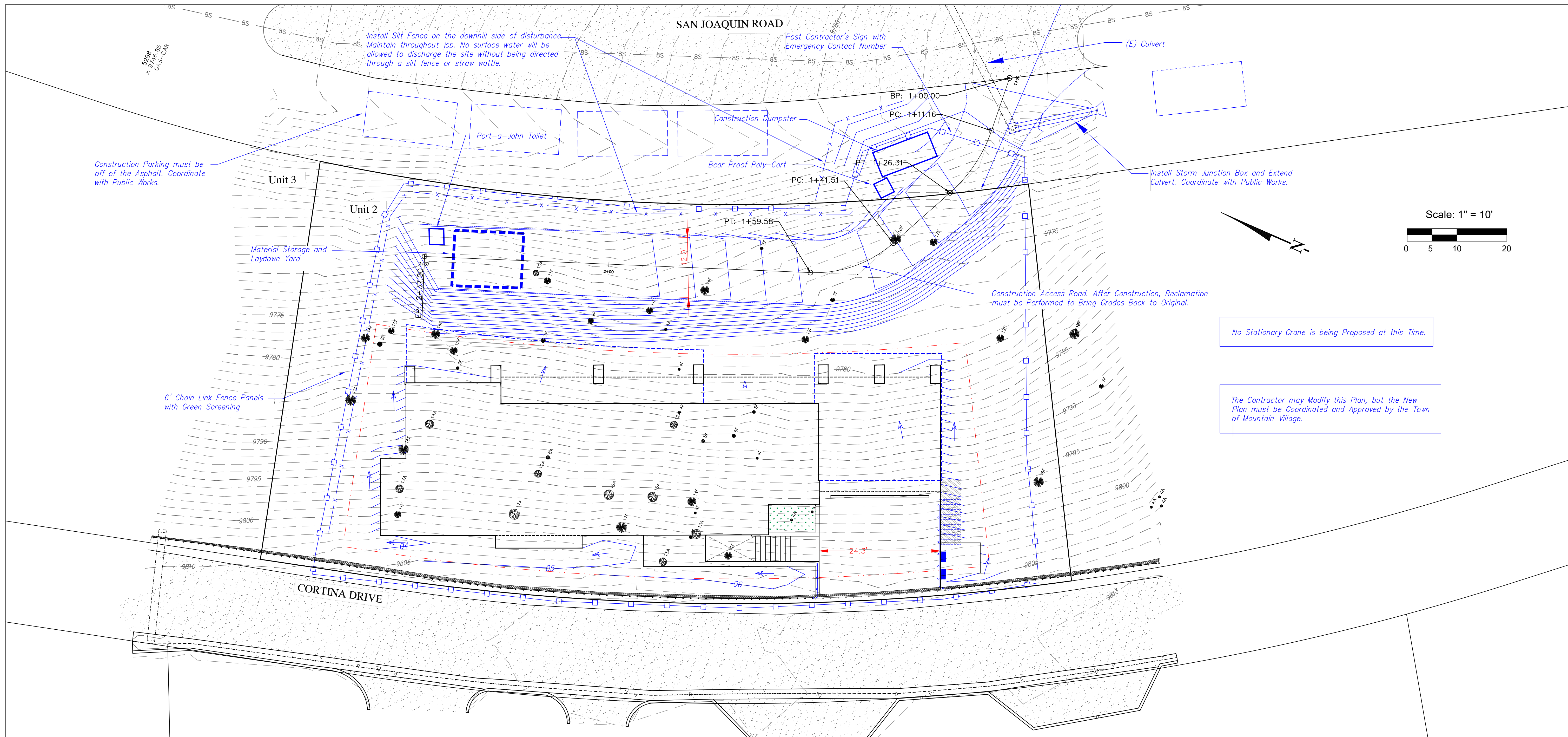
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Construction Mitigation and Access

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:

1. (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.

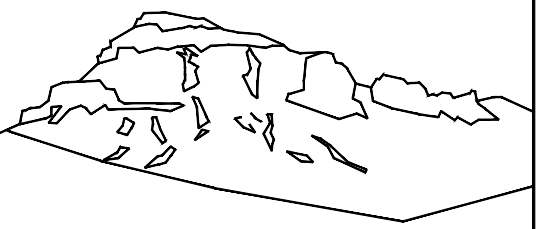
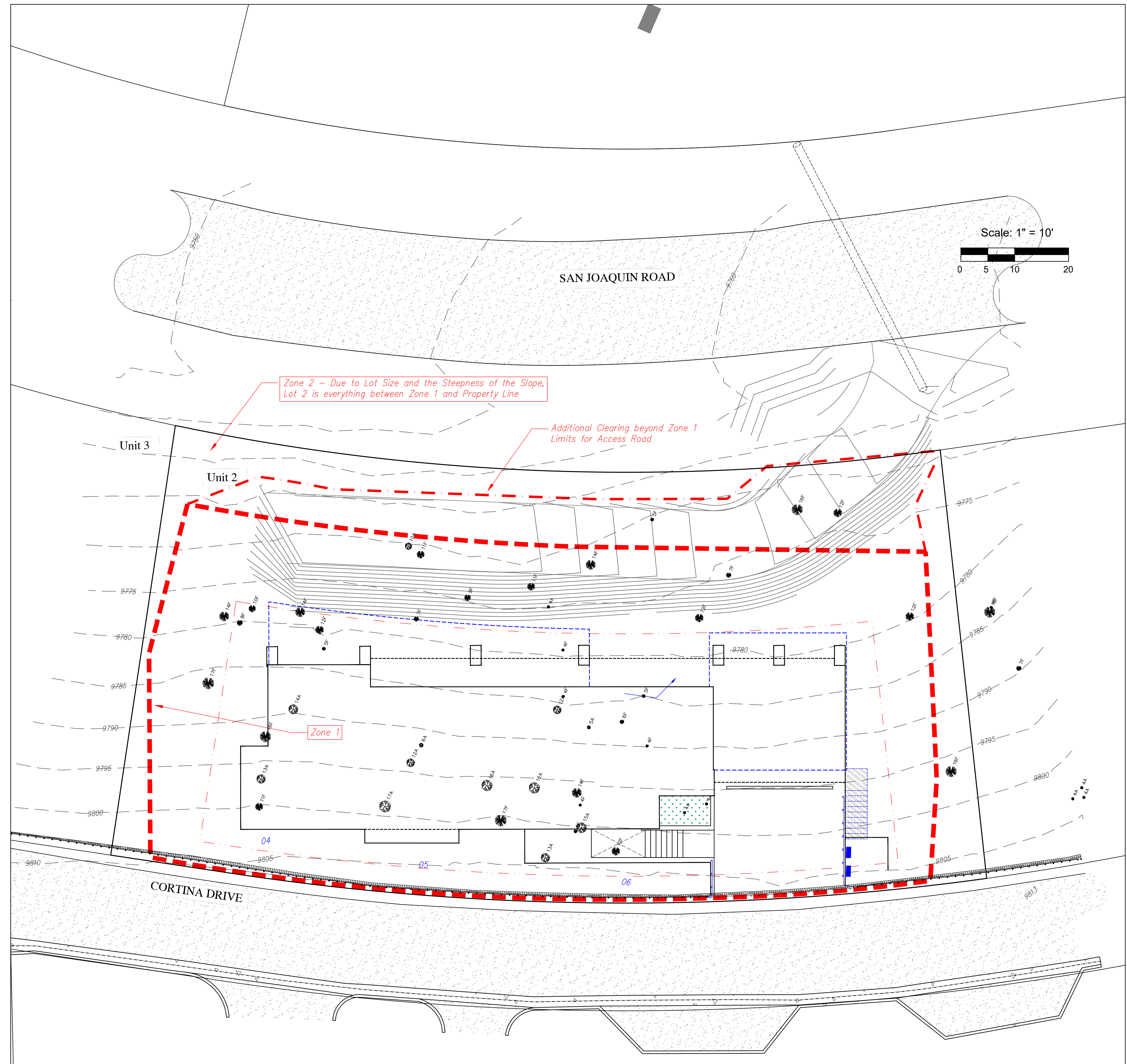
(a) For lots greater than five (5) acres in size, the Town shall only require that Zone 3 be implemented for a distance of 500 feet from the outside edge of Zone 2. A lot owner may propose to implement Zone 3 for all of the lot.

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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Fire
Mitigation

C5

120 CORTINA RESIDENCE

120 Cortina Drive
Mountain Village, CO 81435

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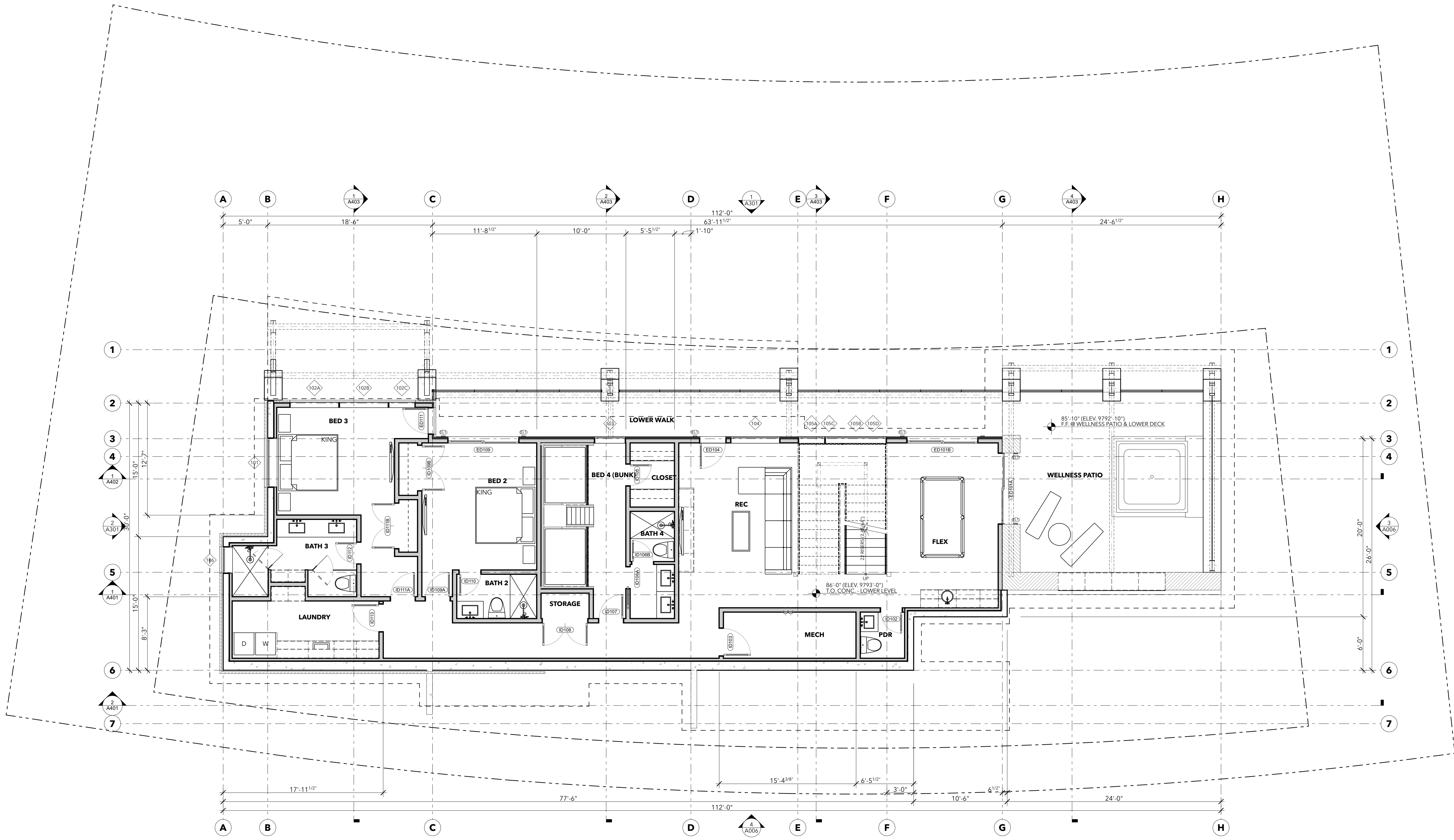
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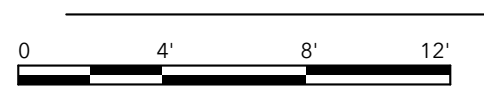
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SHEET TITLE
LOWER LEVEL PLAN

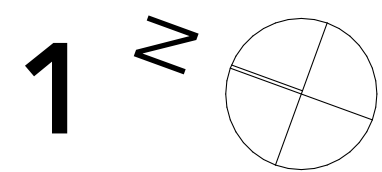
A201



LOWER LEVEL



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



120 CORTINA RESIDENCE

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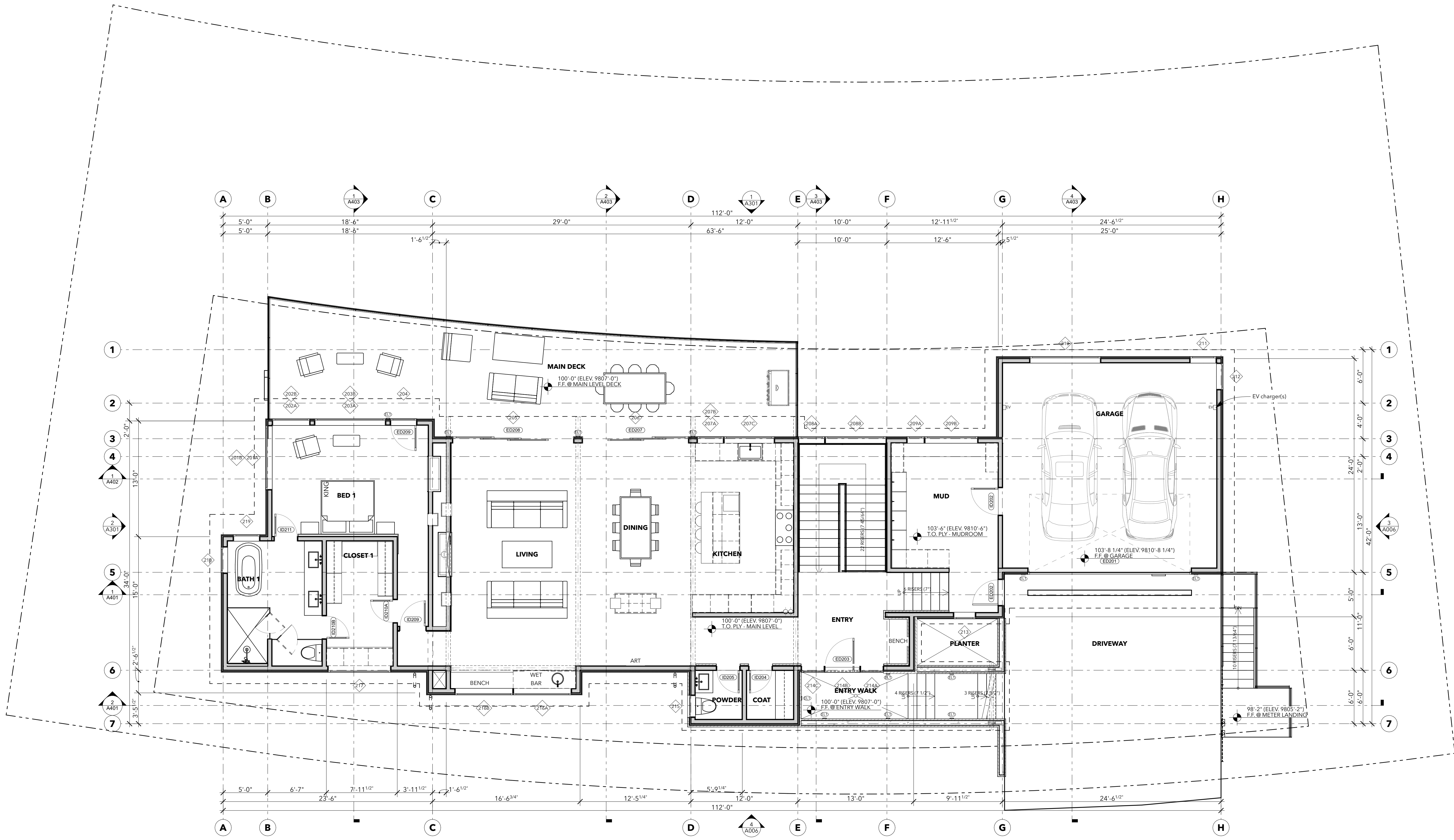
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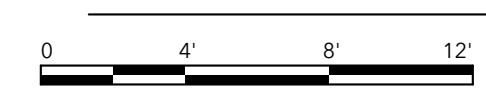
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SHEET TITLE
MAIN LEVEL PLAN

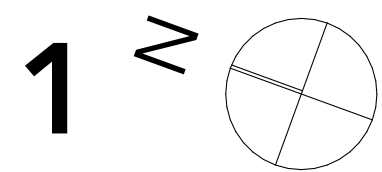
A202



MAIN LEVEL

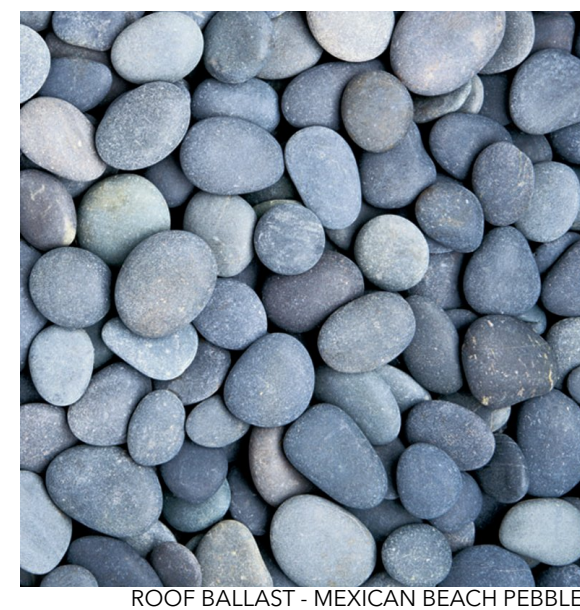


SCALE: 3/16" = 1'-0"





METAL ROOF - STANDING SEAM BONDERIZED



ROOF BALLAST - MEXICAN BEACH PEBBLES

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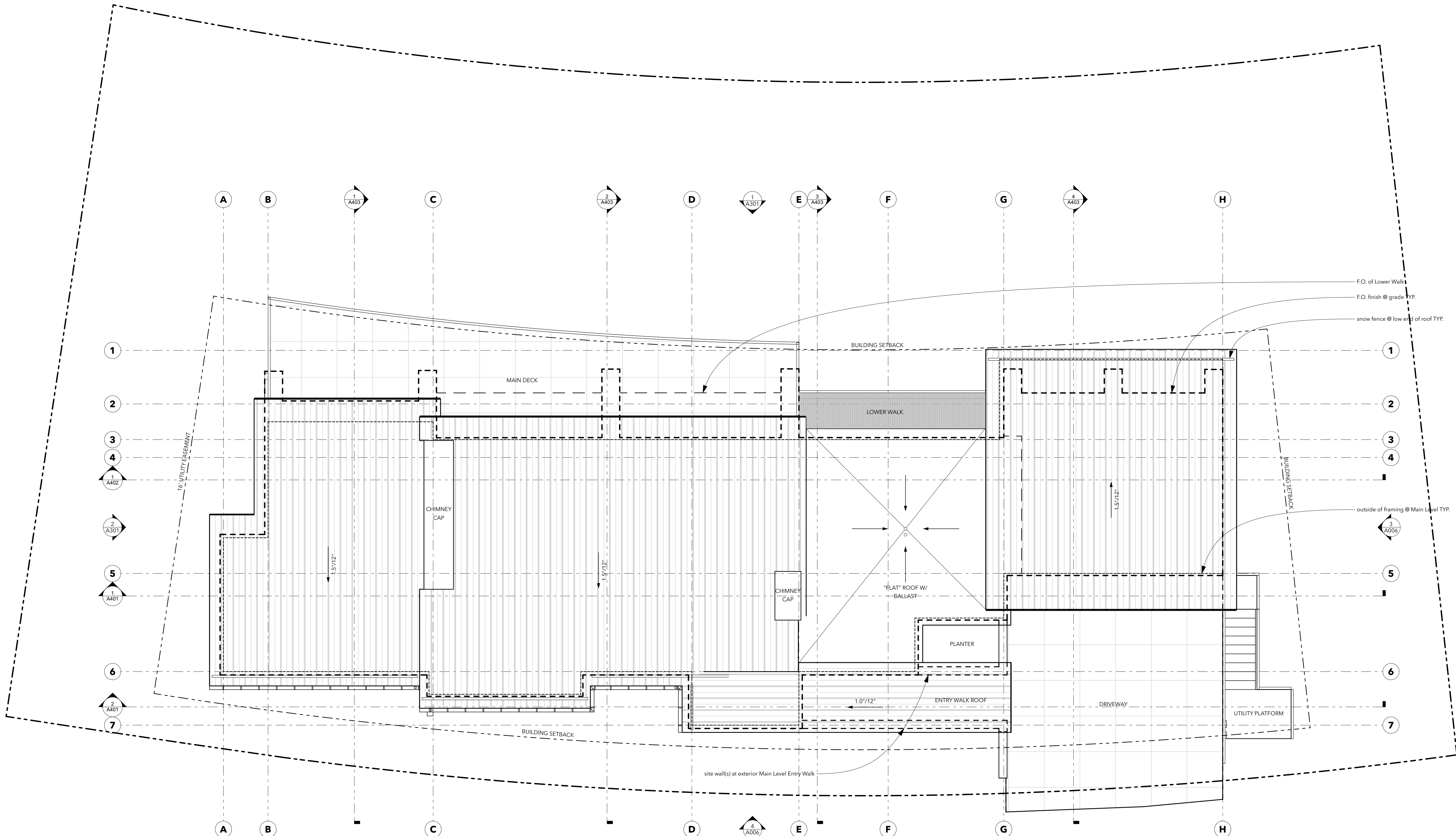
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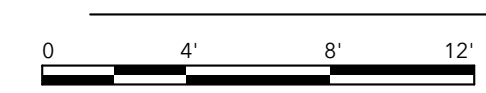
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ROOF PLAN

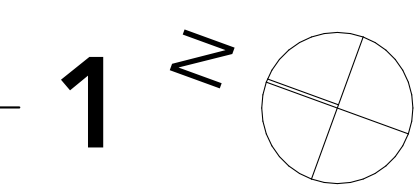
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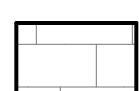
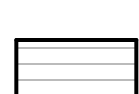
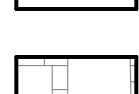
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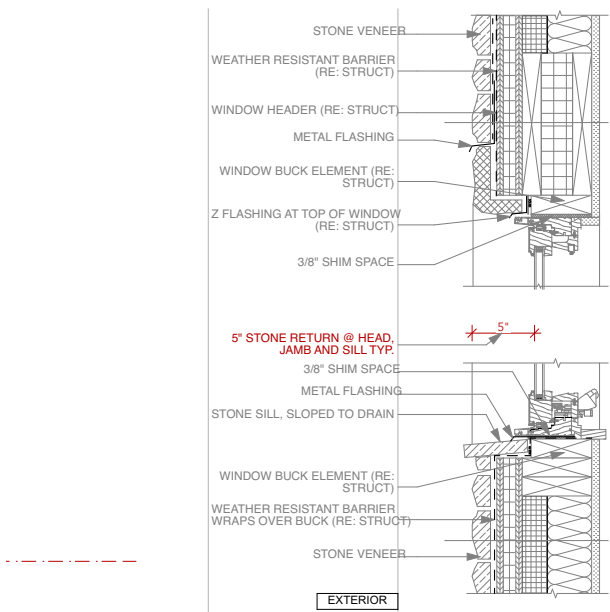
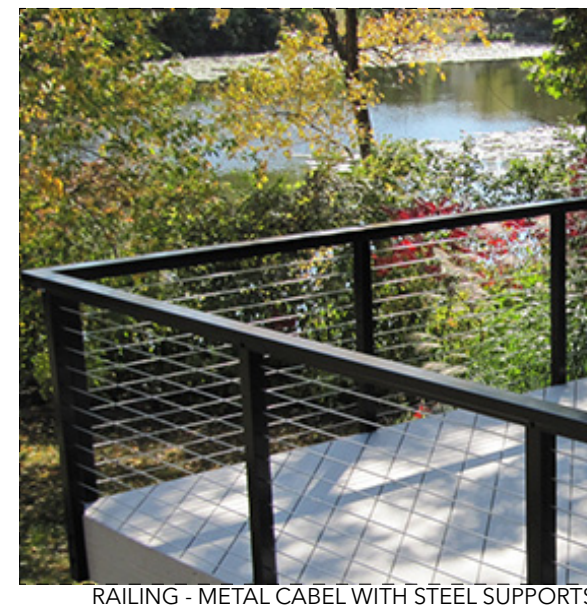


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



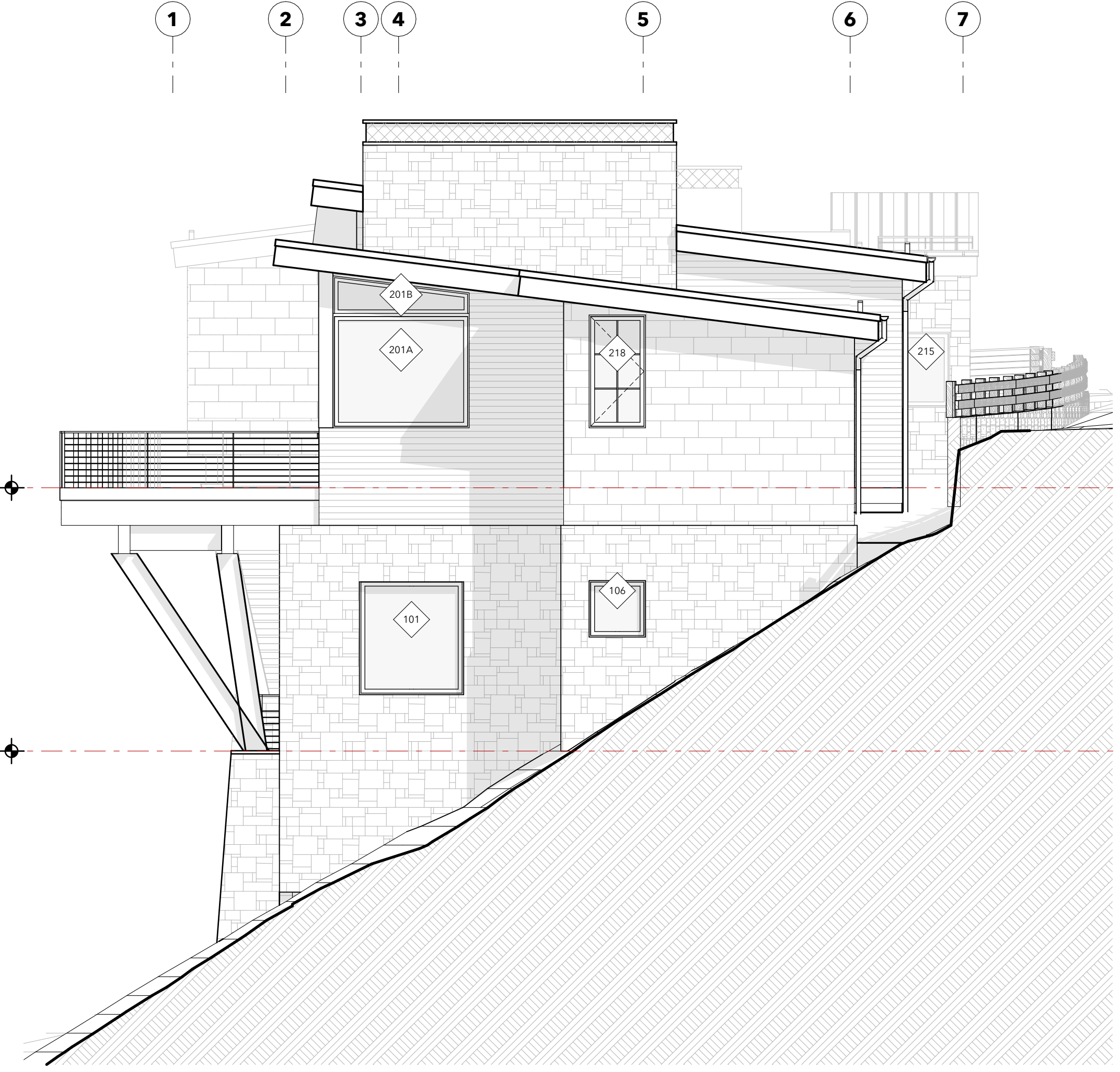
ELEVATION MATERIAL LEGEND

-  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



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SHEET TITLE

ELEVATIONS

A301

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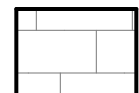
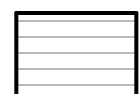
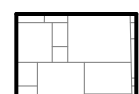
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

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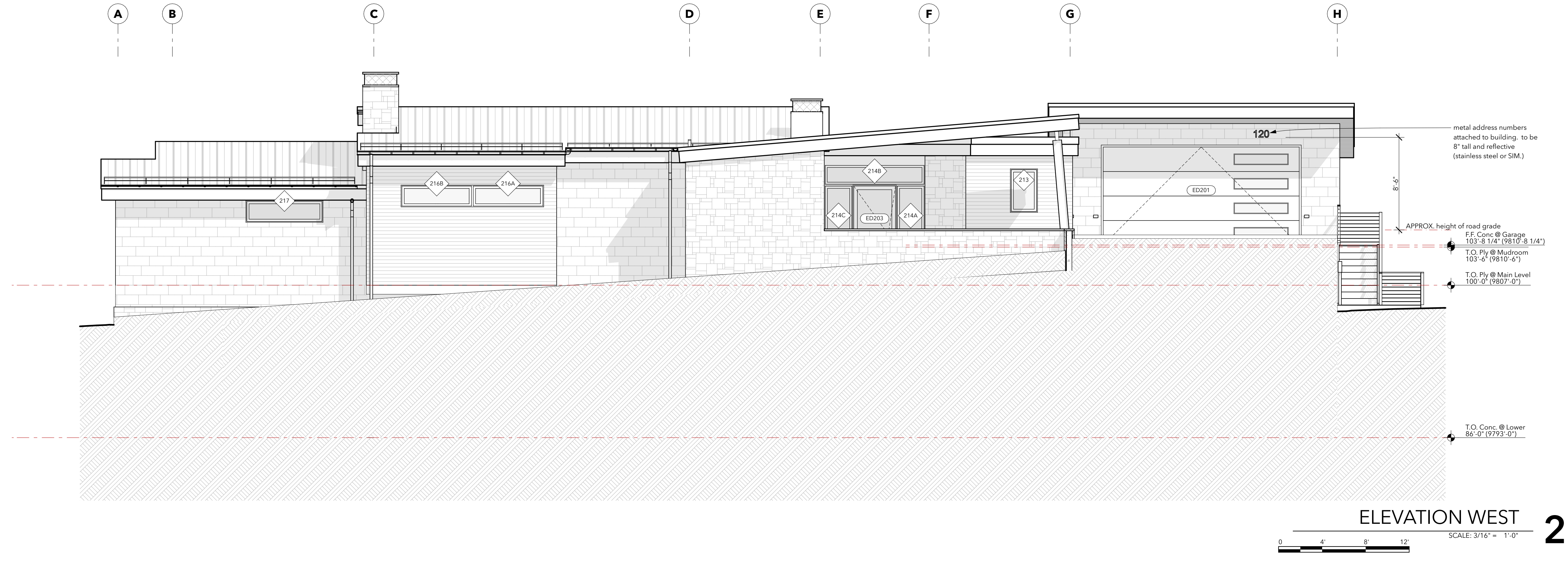
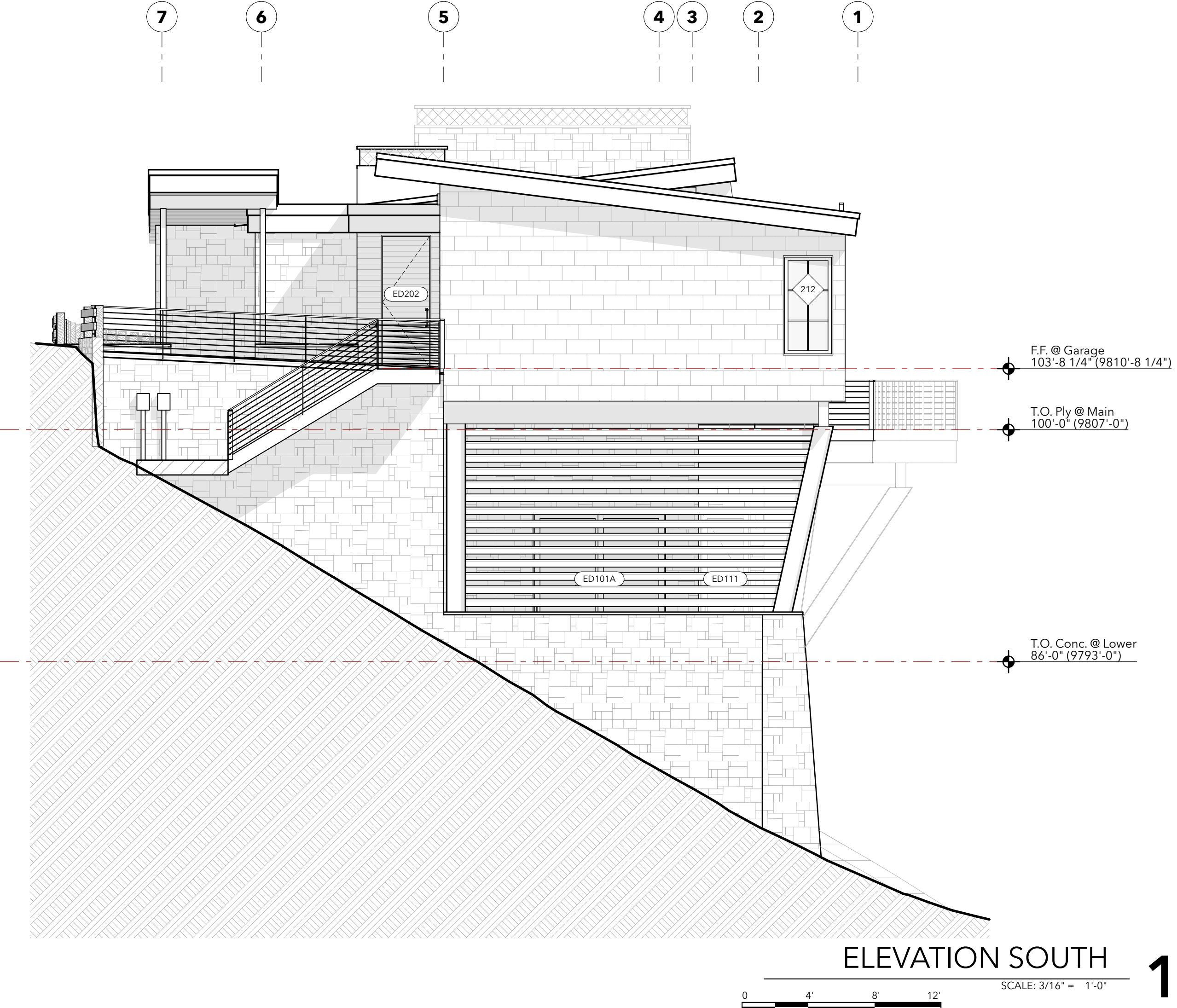
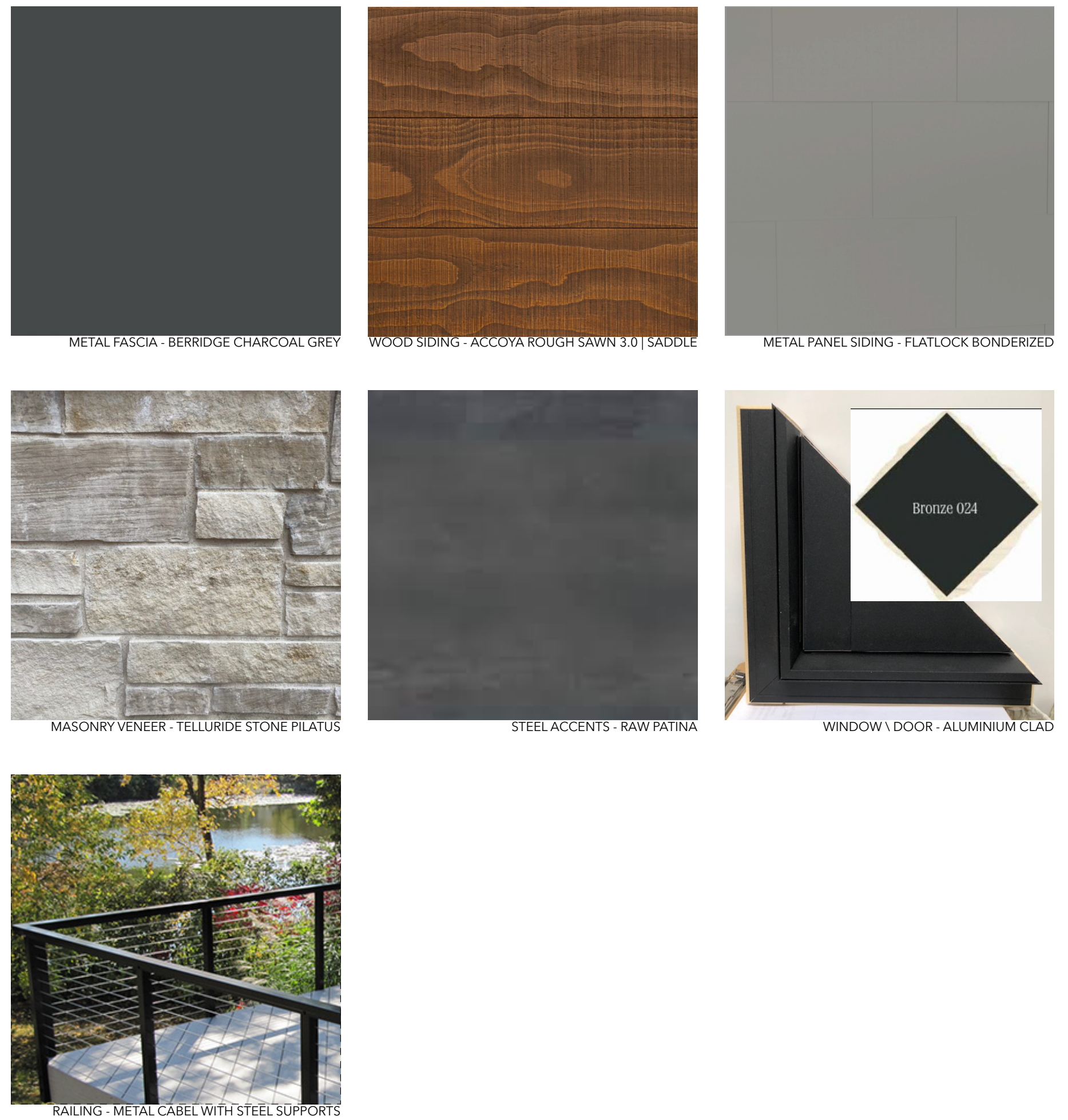
SHEET TITLE
ELEVATIONS

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





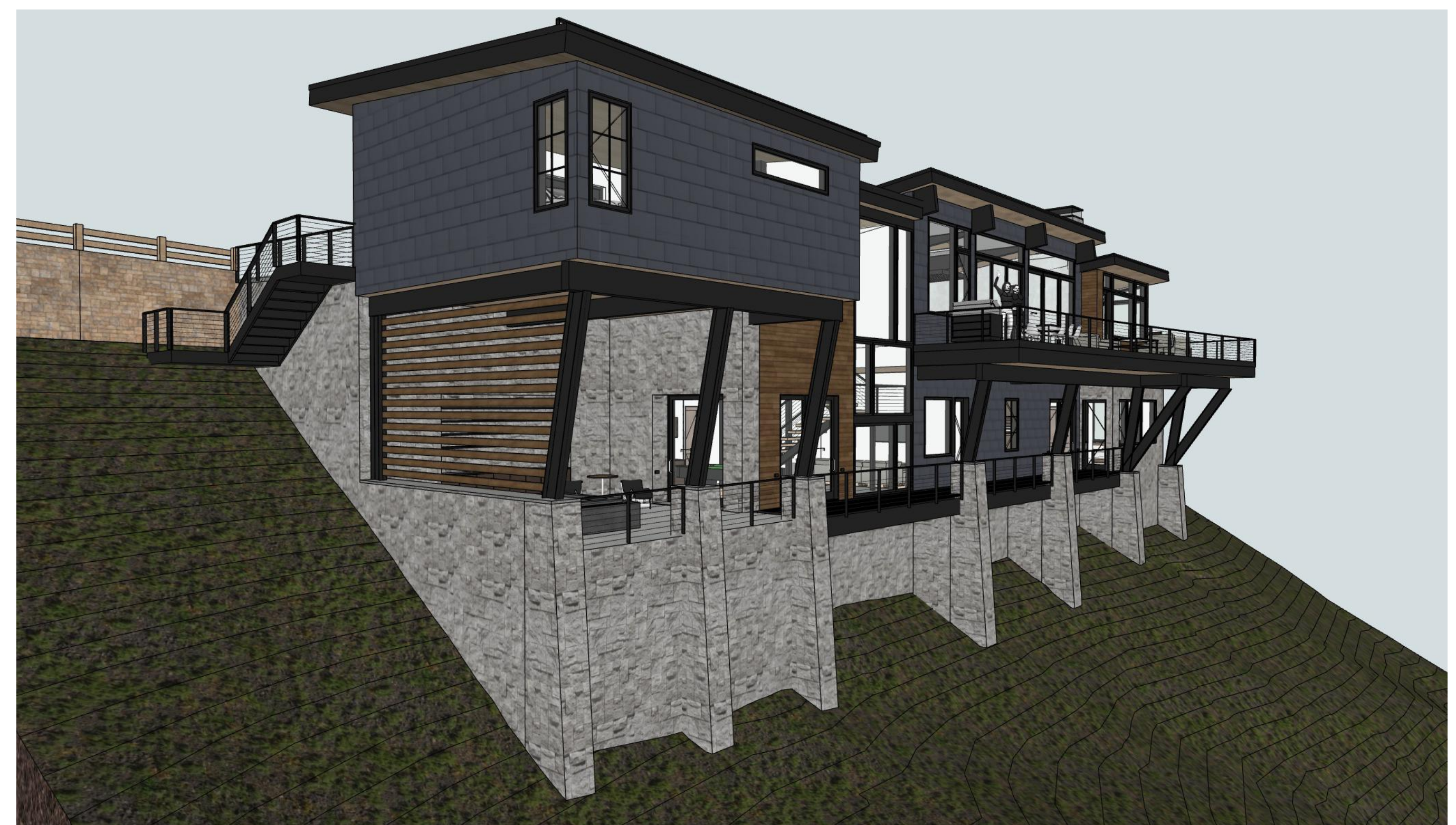
SW 3D **1**



NW 3D **2**



NE 3D **3**



SE 3D **4**

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	TOMV Final	08.01.2024
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SHEET TITLE

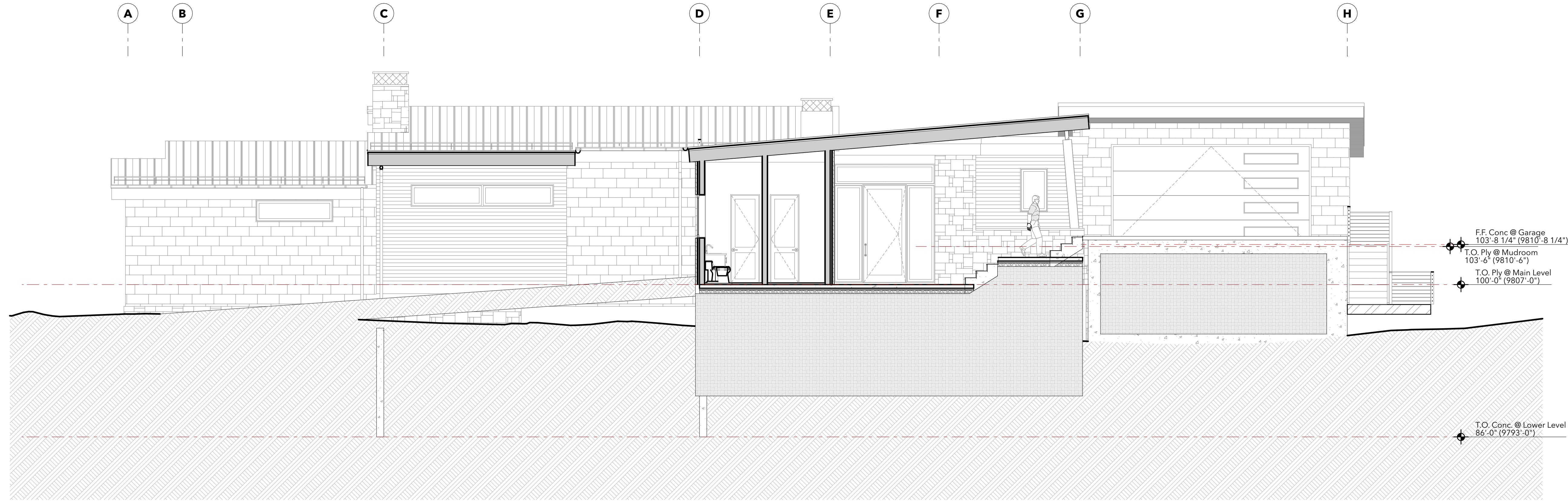
3D VIEWS

A303

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

GENERAL NOTES

1) INDICATES WALL ASSEMBLY, SEE WALL ASSEMBLIES ON A601

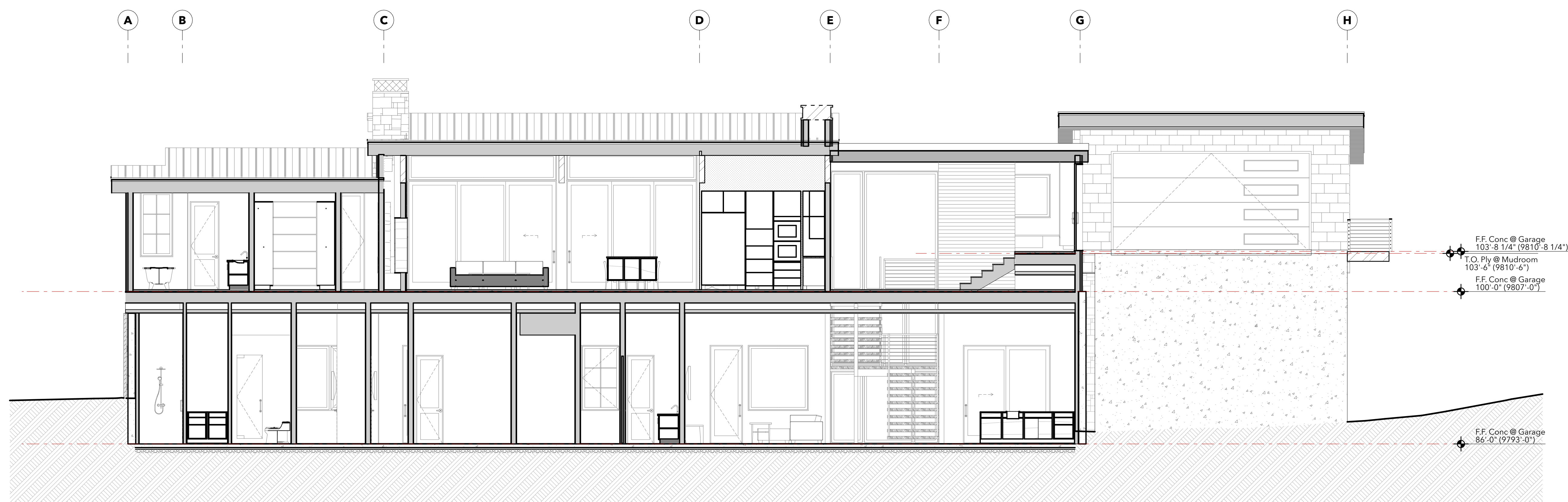


East Section @ Entry

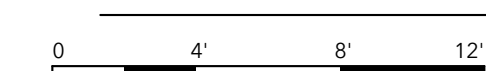


SCALE: 3/16" = 1'-0"

2



East Section @ Short Stair



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

1

120 CORTINA RESIDENCE

120 Cortina Drive
Mountain Village, CO 81435

NOT FOR CONSTRUCTION

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01	HGA / SD	02.16.2024
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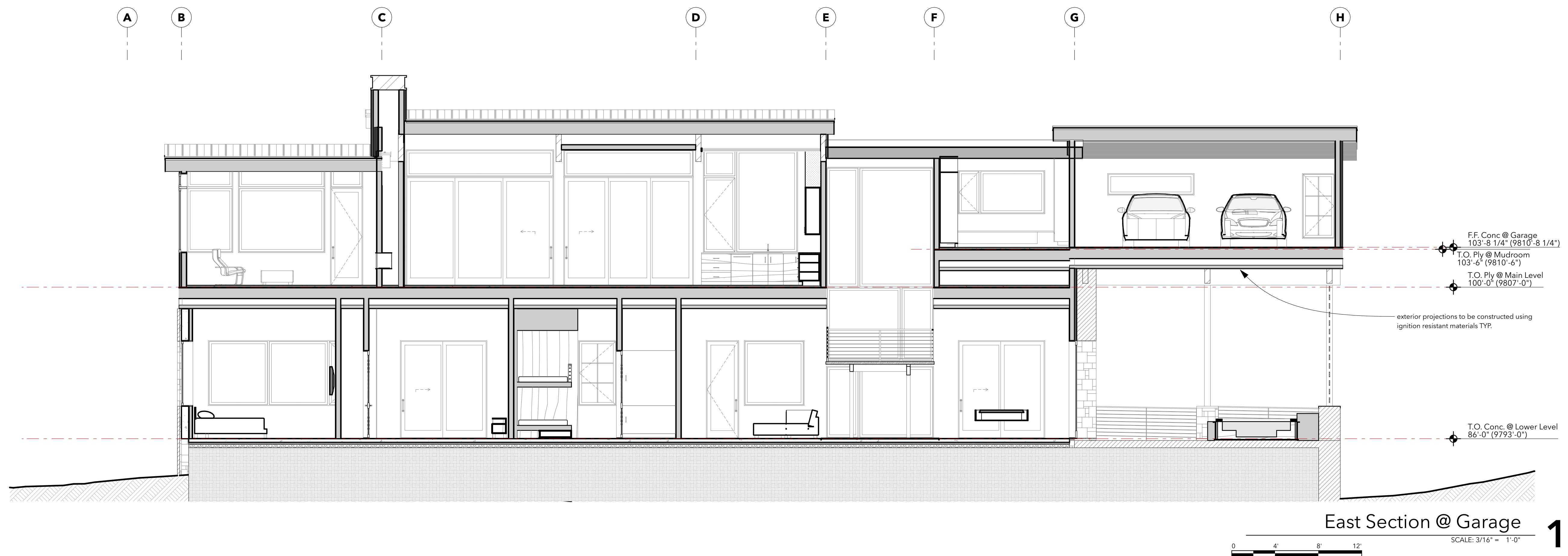
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SHEET TITLE
BUILDING SECTIONS

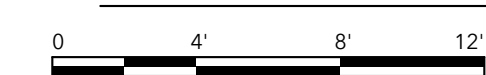
A401

120 CORTINA RESIDENCE

120 Cortina Drive
Mountain Village, CO 81435



East Section @ Garage



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

1

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CONSTRUCTION**

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03	TOMV Final	08.01.2024
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SHEET TITLE
BUILDING SECTIONS

A402

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03	TOMV Final	08.01.2024
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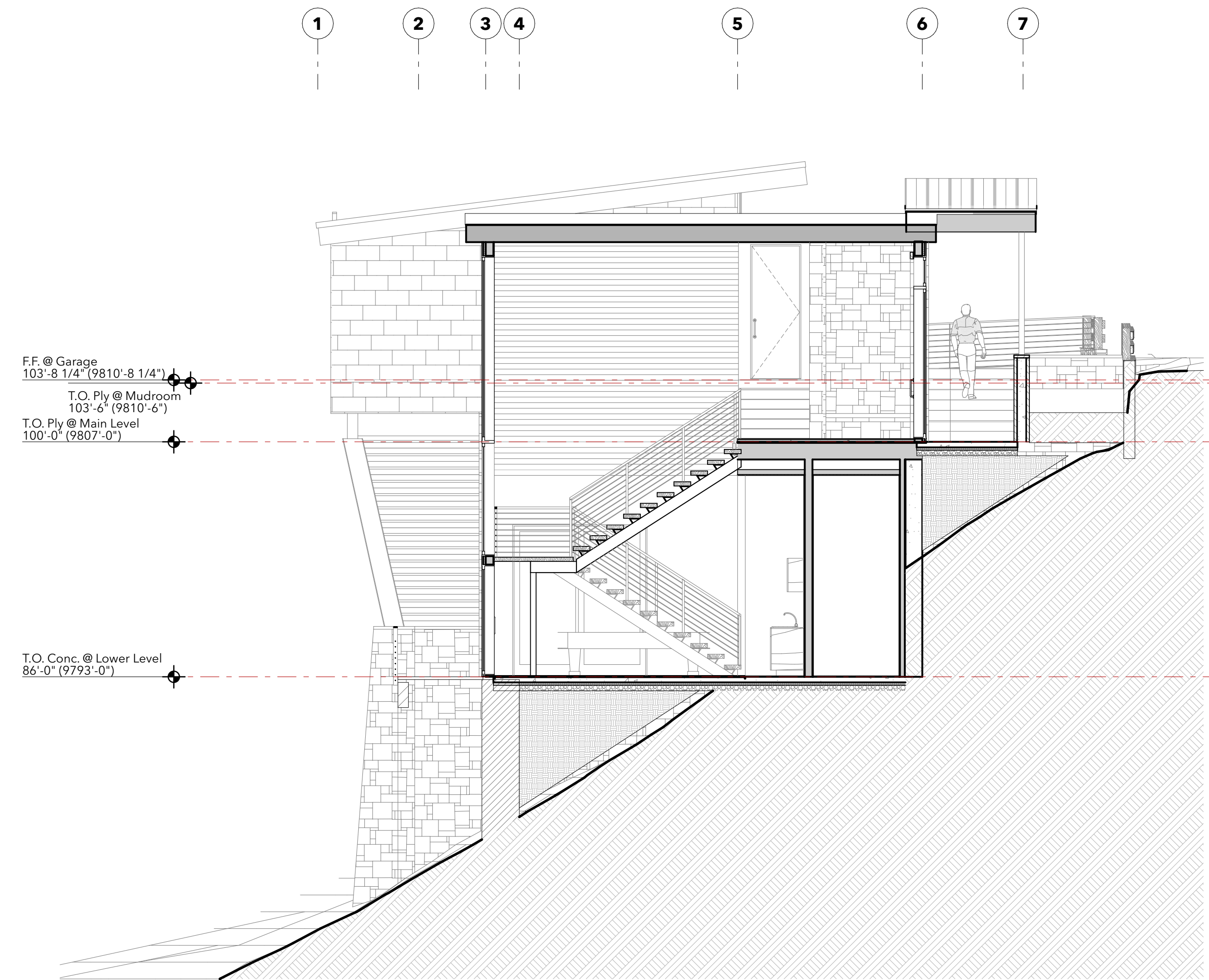
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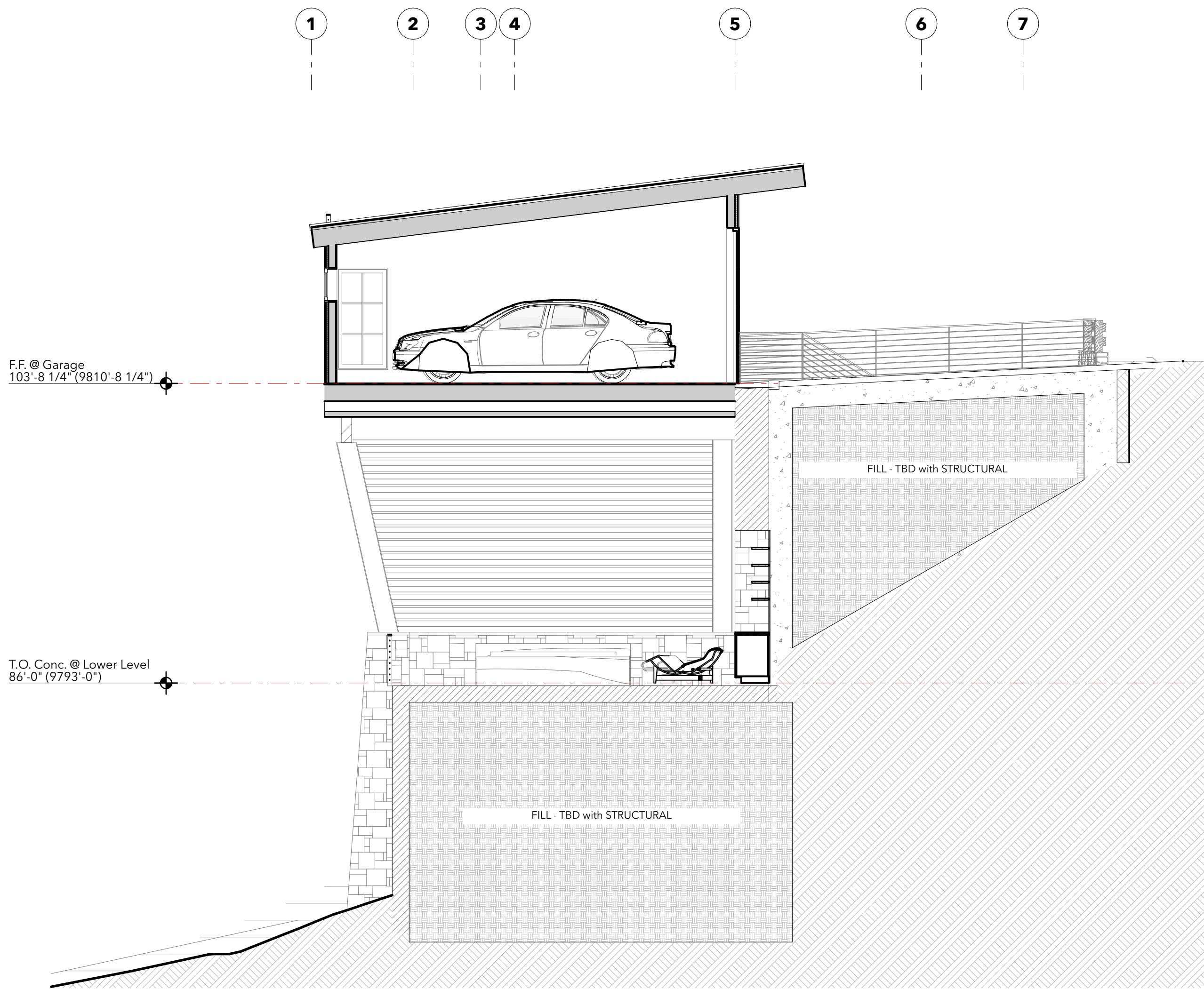
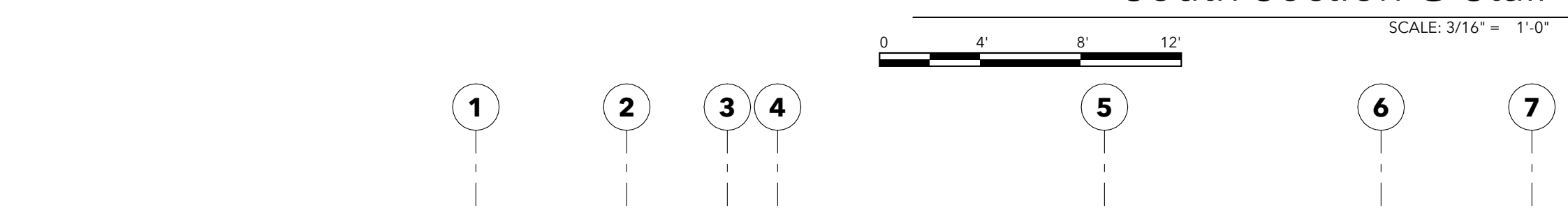
SHEET TITLE

BUILDING SECTIONS

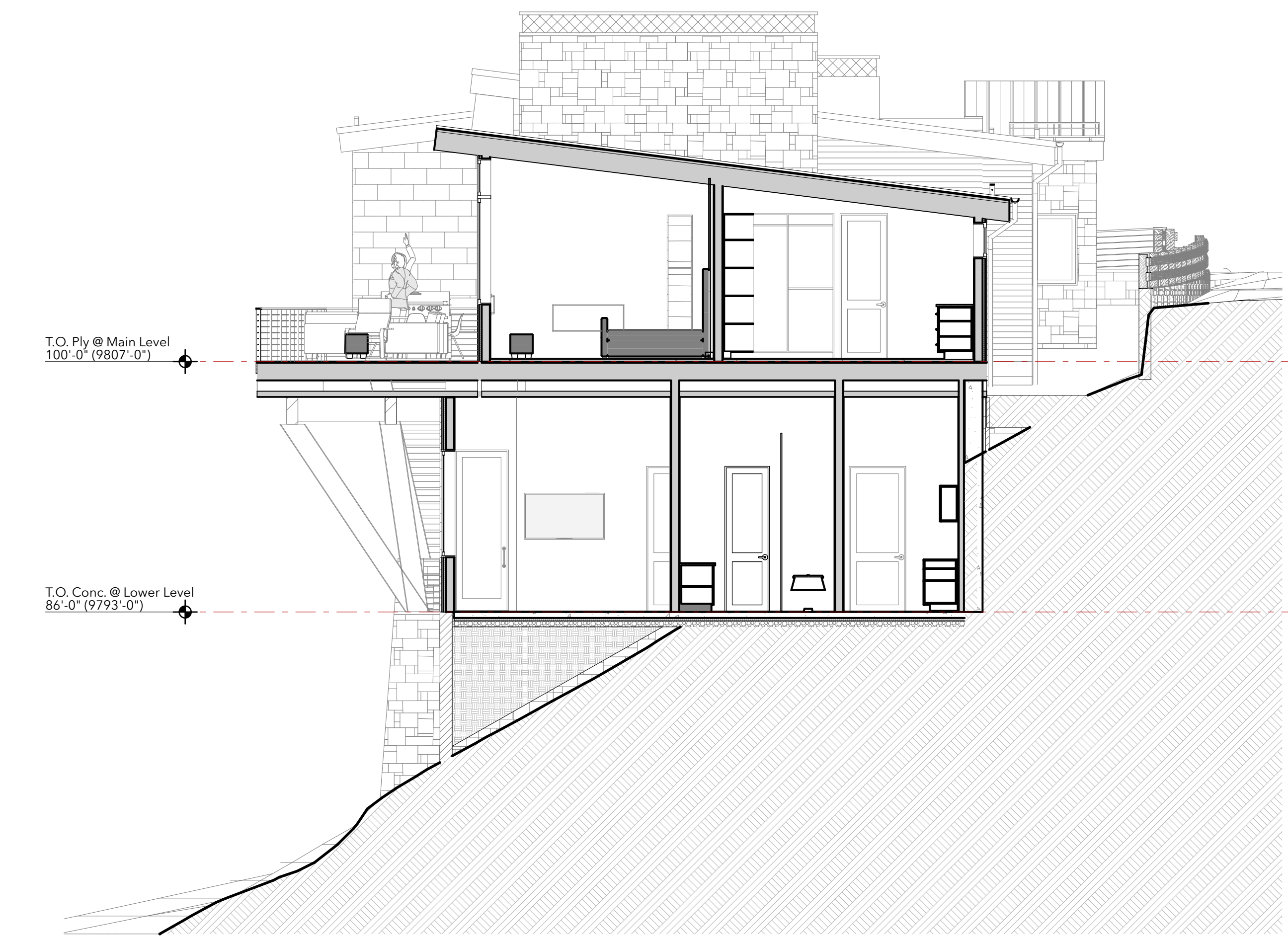
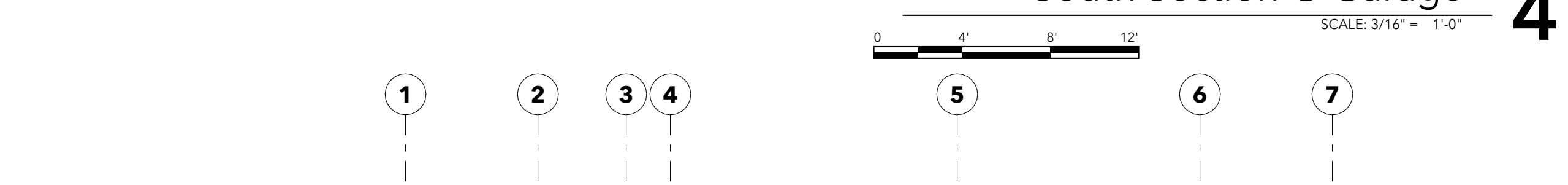
A403



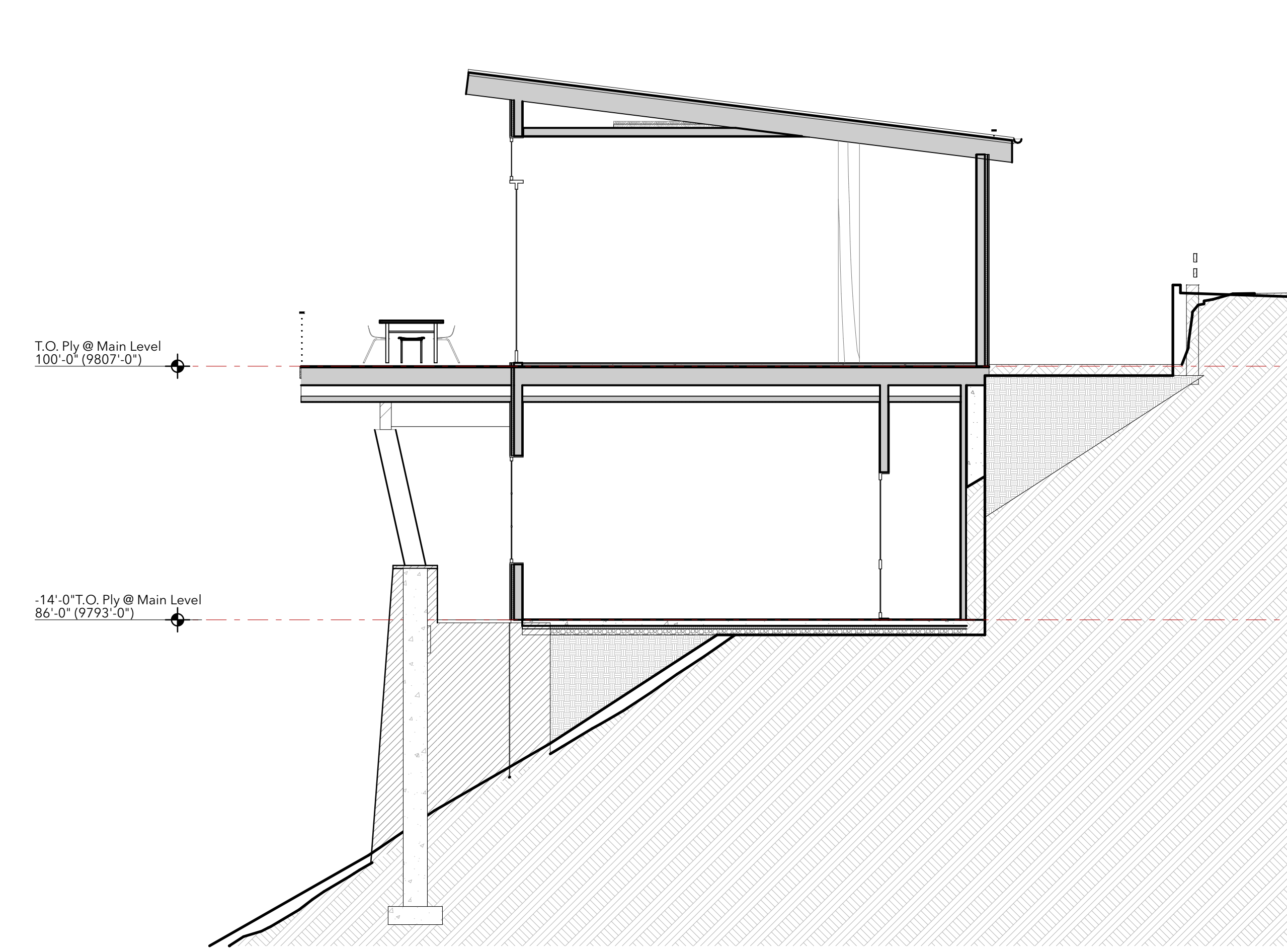
South Section @ Stair **3**



South Section @ Garage **4**



South Section @ Bed 1 **1**



South Section @ Dining **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 2021 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
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SHEET TITLE
DOOR & WINDOW SCHEDULE

A901



**PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392
Agenda Item 5

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Public Hearing; August 1, 2024

DATE: July 22, 2024

RE: Staff Memo – Initial Architecture and Site Review (IASR) for Lot 649R unit 10, TBD Boulders Way.

APPLICATION OVERVIEW: New Single-Family Home on Lot 649R Unit 10

PROJECT GEOGRAPHY

Legal Description: UNIT 10 THE BOULDERS AT MOUNTAIN VILLAGE LOCATED ON LOT 649R TOWN OF MOUNTAIN VILLAGESAN MIGUEL COUNTY COLORADO ACC TO THE COMMON INTEREST COMMUNITY MAP REC PLAT BK 1 PG 3096 AND DECS AT 354564 REC JAN 24 2003 ALONG WITH ACCESS AND UTILITY EASEMENT AT 354565 AND UTILITY EASEMENT AT 354566

Address: TBD Boulders Way

Applicant/Agent: Kristine Perpar, Shift Architects

Owner: Daniel Oldmixon

Zoning: Multi-family

Existing Use: Vacant

Proposed Use: Single-Family Detached Condominium

Lot Size: 2,282 sf, 0.052 Acres

Adjacent Land Uses:

- **North:** Multi-family
- **South:** Passive Open-Space
- **East:** Multi-family
- **West:** Multi-family

Figure 1: Vicinity Map



ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment

Case Summary: Kristine Perpar of Shift Architects is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) for a new single-family detached condominium on Lot 649R Unit 10, TBD Boulders Way. The lot is approximately 0.052 acres, 2,282 sf, and is zoned multi-family. The proposed design consists of a three-story structure. The overall square footage of the home is approximately 3,098 gross square feet and provides 1 interior parking space within the proposed garage. The property is located in the Boulders neighborhood. The proposal includes a 785 square foot Accessory Dwelling Unit (ADU) in the basement. ADU's are permitted in detached condominium units.

The proposed development requires Design Review Board specific approvals for several setback encroachments and tandem parking.

This application previously went through Initial Architecture and Site Review on March 31, 2022, and Final Architecture Review on May 5, 2022. This application is being reviewed again by the DRB due to an expired Notice of Action. The applicant has made several changes to the new application.

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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable) Maximum	38.84'
Maximum Avg. Building Height	35' (gable) Maximum	32.90'
Maximum Lot Coverage	To extent of building envelope (1,483 sf)	937 sf
General Easement Setbacks	No encroachment	Setback Encroachment
Roof Pitch		
Primary		8:12
Secondary		2 1/2:12
Exterior Material		
Stone	35% minimum	25%
Windows/Doors	40% maximum	15%
Parking	2 enclosed	1 interior/ 2 exterior

DRB Specific Approval:

1. Setback Encroachments
2. Tandem Parking
3. Fence
4. Materials: Metal Fascia and Composite Wood

Design Variation:

1. Less than 35% Stone Material

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 maximum building height must be below 40 feet and the average height must be at or below 35 feet for gabled roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: The proposed design incorporates primary gable roof forms with a secondary shed roof form. 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 38.84' and an average height of 32.90'. Staff finds this criteria met.

17.3.14: General Easement Setbacks

There is no General Easement on site. Lot 649R Unit 10 has an established building envelope. Lot 649R Unit 10 is burdened by a 5' side setback as well as a 10' setback adjacent to Boulders Way, and a 3' setback on the back of the lot. 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.

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

- *Utilities: The applicant has provided a utility plan for Lot 649R-10 demonstrating the proposed locations of utility lines and connections. It will be necessary for these to cross the front and side GE.*
- *Landscaping: There is proposed natural landscaping within the setbacks of the home.*

The proposal also includes some setback encroachments requiring specific DRB approval:

- *Exterior parking in front setback.*
- *Paving stones for parking in front and side setback.*
- *Landscape steppingstones in side setback. The stones will provide access to the ADU entrance on the side of the home.*
- *Gate in side setback to provide access to the ADU entrance.*
- *Window wells in side setback.*
- *Fence in side setbacks.*

The HOA has approved the above setbacks encroachments. The proposed setback encroachments are mostly related to the ADU entrance on the side of the home.

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 home features the traditional material palette of the Mountain Village – Stone, composite Wood, and Metal. These materials are capable of withstanding the high alpine environment. The proposal is currently not meeting the minimum 35% stone requirement. Stone accounts for 25% of the total materials, while composite wood accounts for 55% of the total materials. Staff recommends that the DRB discuss if stone could be better incorporated into the home in lieu of composite wood. Composite wood requires a specific approval from the DRB.

17.5.5: Building Siting Design

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

Staff: The structure mostly adheres to the established building envelope with the exception of a few setback encroachments. The back of the lot contains an area with over 30% slope. Staff finds that the proposed home blends into the existing landforms and vegetation.

17.5.6: Building Design

Staff: The home is a mountain modern home that incorporates grey Flint Sawn Stone in a horizontal arrangement, Mountain Sage lap siding, black corrugated metal roofing, and black clad windows. The fascia is black metal to match the roof. Metal fascia requires DRB specific approval. The soffit material has not been provided. The CDC requires that Board and batten wood siding is not the predominant siding pattern. Moreover, the CDC also states that exterior material colors should harmonize with the natural landscape within and surrounding the Town. The DRB should discuss if the sage lap siding meets this requirement, and how it will blend in with the Boulders neighborhood.

As noted above, the proposal contains a design variation for not meeting the minimum stone requirement of 35%. Staff recommends that the applicant incorporate more stone into the base of the home to better ground the home. The base of the home is comprised of stone and black corrugated skirting.

17.5.7: Grading and Drainage Design

Staff: Staff: The grading plan shows positive drainage away from the home with no re-grading necessary. Staff sees no issues with the grading plan.

17.5.8: Parking Regulations

Staff: The applicant has shown one interior parking space and two exterior spaces on their architectural site plan. The exterior parking spaces are separated by landscape steppingstones in the center. The parking configuration as shown will require DRB specific approval of tandem parking. Due to the limited size of the Lot, the applicant has proposed a portion of the exterior spaces within the front and side setback. The setback encroachments require specific approval from the DRB.

17.5.9: Landscaping Regulations

Staff: The applicant has provided a landscape plan on Sheet A1.2. There is no existing vegetation on site. The applicant has proposed planting 2 Aspen and 8 Woods Rose bushes on the site. The landscaping plan needs to be revised to include a tree planting detail that shows the proper steps required in planting trees/shrubs. The plan also needs a note that states that the burlap and wire basket must be removed to at least the top 12 -16 inches of the root ball. The plan should be amended per the Forester's comments prior to Final Review.

The applicant has proposed a black metal 5' fence around the property. The fence has gates on either side of the home and surrounds the property line. The proposed fence design matches the design of the home. It also provides privacy for the ADU entrance. Fences require specific approval by the DRB. The CDC requires that beyond fifteen feet from the dwelling, the wall or fence shall be constructed so as to not be readily visible and disappear into the natural landscaping. Staff recommends that the applicant explore landscape options to better conceal the fence from the front and sides of the home.

17.5.11: Utilities

Staff: The applicant provided a utility plan on Sheet C2. The plan shows the sewer and gas lines crossing the front setback to connect in Boulders Way. The electricity lines will cross the side setback to connect to an existing Pedestal to the east. Staff sees no issues with this plan. The applicant will need to field verify the proposed locations.

17.5.12: Lighting Regulations

Staff: A lighting plan has been provided demonstrating the specific types and locations of the proposed lighting. The applicant has proposed utilizing a recessed can, sconce, and step light. The fixtures proposed are dark sky and CDC compliant. Staff recommends that the applicant revise the plan to reduce the number of fixtures in the entry way and ADU entry to just the amount necessary for safety.

17.5.13: Sign Regulations

Staff: The applicant has met the requirements for a wall mounted address monument as shown in the provided plans.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: A fire mitigation plan has not been provided at this time. It should be noted that fire mitigation plans are not required until Final Architecture Review.

17.6.6: Roads and Driveway Standards

Staff: The applicant has proposed a section of concrete driveway, with pavers to the left of the driveway. The proposed concrete driveway is approximately 11 feet in width. The minimum width required by the CDC is 12'. The applicant should provide the total dimensions of the driveway including the pavers; however, it appears that they are meeting the width requirement including the pavers. The slope is meeting code at 2.40.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does not include any solid fuel burning devices.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, and a port a toilet. The plan should be revised to silt fencing or storm water management devices on the downhill side of the lot. There is only one parking space indicated on the plan. The applicant has indicated on the CMP that construction parking and staging will be off-site and coordinated with Mountain Village and the adjacent lot.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 649R Unit 10, TBD Boulders Way based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 649R Unit 10, based on the evidence provided within the Staff Report of record dated July 22, 2024, with the following design variations and specific approvals:

DRB Specific Approval:

- 1) Setback Encroachments
- 2) Tandem Parking
- 3) Fence
- 4) Materials: Metal Fascia and Composite Wood

Design Variation:

- 1) Less than 35% stone requirement

And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the construction mitigation plan to include storm water management devices on the downhill slope.
- 2) Prior to final review, the applicant shall modify the landscaping and fire mitigation plans to adhere to the CDC and the Forester's comments.
- 3) Prior to the issuance of a building permit, the town forester shall sign off on both the landscaping plan and fire mitigation plan.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utility locations.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 6) 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.
- 7) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

- 8) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 9) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 10) The applicant shall meet the following conditions of the Fire Marshall:
 - a. A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
 - b. An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
 - c. Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.
 - d. 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.
 - e. Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.

/cp

Date: May 14, 2024
By: Kristine Perpar, Architect

Property address:

Lot 10; Boulders
Mountain Village, CO 81435

Sent to: MV DRB

Re: Development of a Single-Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Unit 10; Lot 649R was designed for sensitivity of the restricted site, the neighbors and the existing topography.

Unit 10 is currently vacant of structures and trees. The building site is essentially flat with a slight slope at the west end.

Exterior elevations, plans and roof are simple in form. Gable and Shed roofs area at pitch of 10:12 and 2.5:12. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment, neighboring properties and for durability.

The proposed landscape plan is simple. Aspen trees to be planted on the south side of the structure with perennials and shrubs at the front of the house.

Sincerely,



Kristine Perpar



The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000

GENERAL NOTES:

CONTRACT DOCUMENTS:

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

ORGANIZATION:

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

CODE COMPLIANCE:

ALL WORK, MATERIALS AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND 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.

INTENT:

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

COORDINATION:

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

SUBSTITUTIONS:

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

SHOP DRAWINGS:

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

SAFETY & PROTECTION OF WORK:

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



REVISION

NO. DATE DESC.

PROJECT CODE INFORMATION

ZONING:	MULTI-FAMILY
SUBDIVISION:	BOULDER ESTATES
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESIGN REQUIREMENTS:	DECLARATION AND BOULDER ESTATES DESIGN COVENANTS IN ADDITION TO ANY REQUIREMENTS BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	MULTI-STORY DWELLING
OCCUPANCY CLASSIFICATION:	R-3
AUTOMATIC FIRE SPRINKLER:	NOT REQUIRED
FIRE RESISTIVE RATING:	GARAGE - 1 HR MECHANICAL - 1 HR

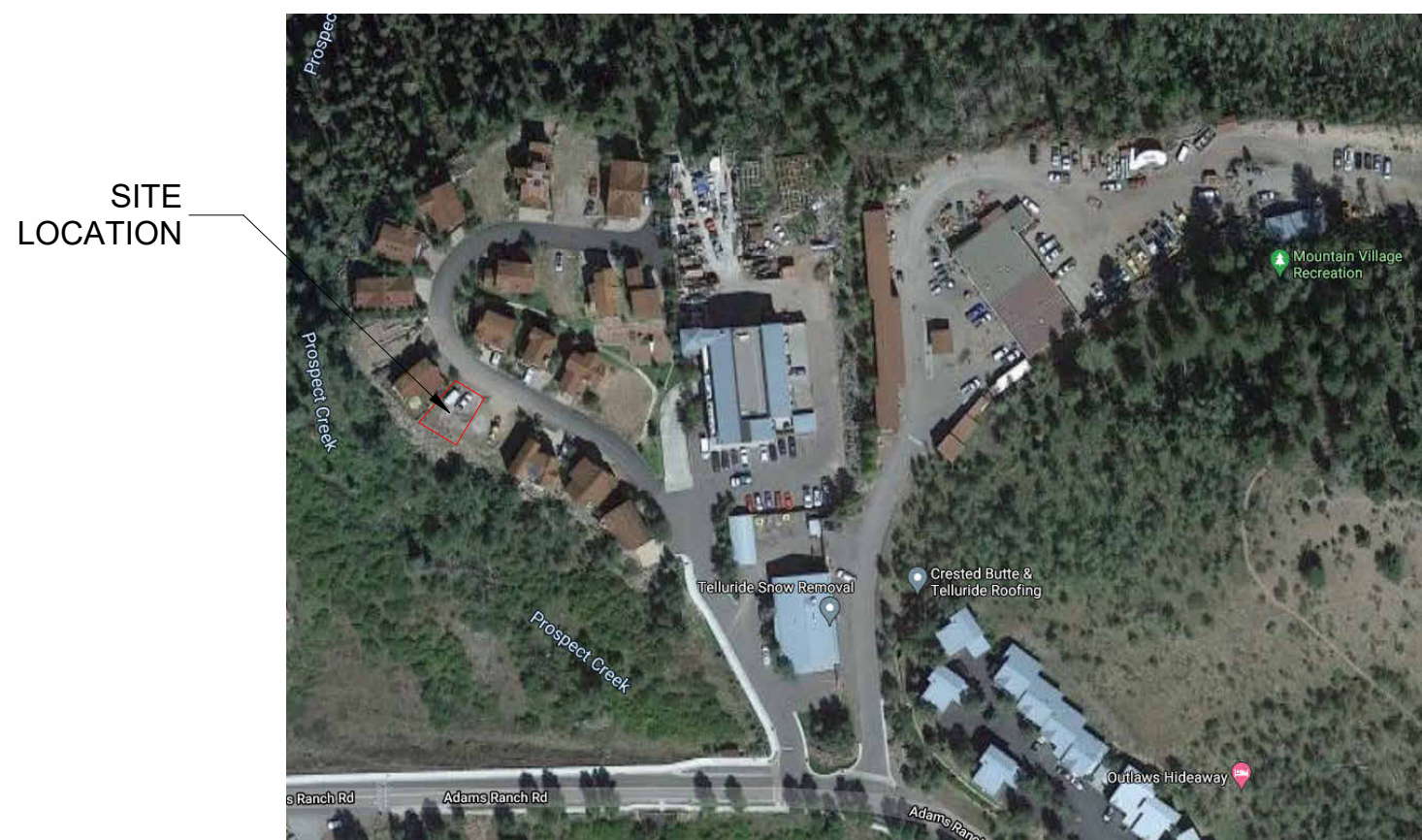
PROJECT INFORMATION

TYPE OF UNIT:	SINGLE FAMILY HOME	MAX BUILDING HEIGHT: ALLOWABLE	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROSS FLOOR AREA: LIVING	785 SF	PROPOSED	38.84'
BASEMENT	481 SF	MAX AVERAGE HEIGHT: ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROUND LEVEL	743 SF	PROPOSED	32.90'
MAIN LEVEL	785 SF	PARKING REQUIRED:	3 SPACES PROVIDED (1 ENCLOSED IN GARAGE) (2 SURFACE)
UPPER LEVEL	785 SF		
TOTAL:	<u>2,794 SF</u>		
GARAGE	304 SF		
TOTAL:	<u>3,098 SF</u>		
LOT AREA:	2282.01 SF		
BUILDING FOOTPRINT: ALLOWABLE	1,483.30 SF		
PROPOSED	937 SF		

SHEET INDEX

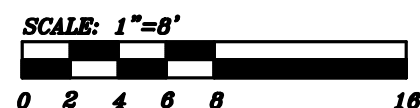
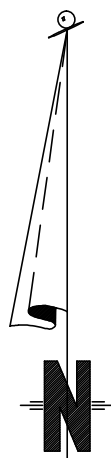
GENERAL	
G1.0	COVER SHEET
SURVEY	
0	SURVEY / EXISTING CONDITIONS
CIVIL	
C1	NOTES
C2	SITE DRAINAGE AND UTILITY PLAN
C3	CONSTRUCTION MITIGATION PLAN
ARCHITECTURAL	
A1.1	ARCHITECTURAL SITE PLAN
A1.2	LANDSCAPE PLAN
A3.1	FLOOR PLANS
A3.2	FLOOR & ROOF PLAN
A4.1	PROPOSED ELEVATIONS
A4.2	PROPOSED ELEVATIONS
A4.3	ELEVATION HEIGHT CALCS
A4.4	ELEVATION HEIGHT CALCS
A4.5	COLORIZED PERSPECTIVE
A4.6	COLORIZED PERSPECTIVE
A8.1	DOOR & WINDOW SCHEDULE
LIGHTING	
LTG1.1	LIGHTING PLANS
LTG1.2	LIGHTING PLAN

VICINITY MAP

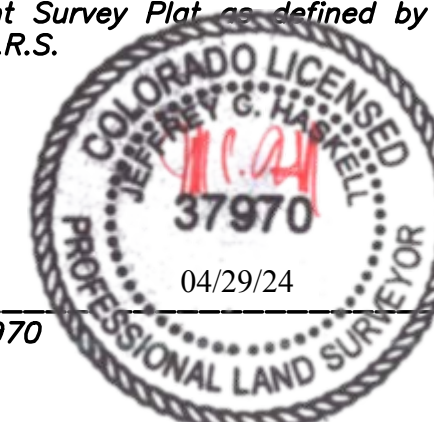


PROJECT TEAM

OWNER:	SURVEYOR:	MECHANICAL:
DANIEL OLDMIXON PO BOX 99 TELLURIDE, CO 81435 P. 970.708.9515 DANIEL@OLDMIXONCO.COM	FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050	TBD
ARCHITECT:	CIVIL:	LANDSCAPING:
SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com	UNCOMPAGRE ENGINEERING LLC DAVID BALLODE P.E. PO BOX 3945 TELLURIDE, CO 81435 P. 970.729.0683 dbalode@msn.com	SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com
GENERAL CONTRACTOR:	STRUCTURAL:	
OLDMIXON CONSTRUCTION DANIEL OLDMIXON PO BOX 99 TELLURIDE, CO 81435 P. 970.708.9515 DANIEL@OLDMIXONCO.COM	TBD	



This Existing Conditions Plan Unit 10, The Boulders at Mountain Village, was field surveyed in August of 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37970 Date

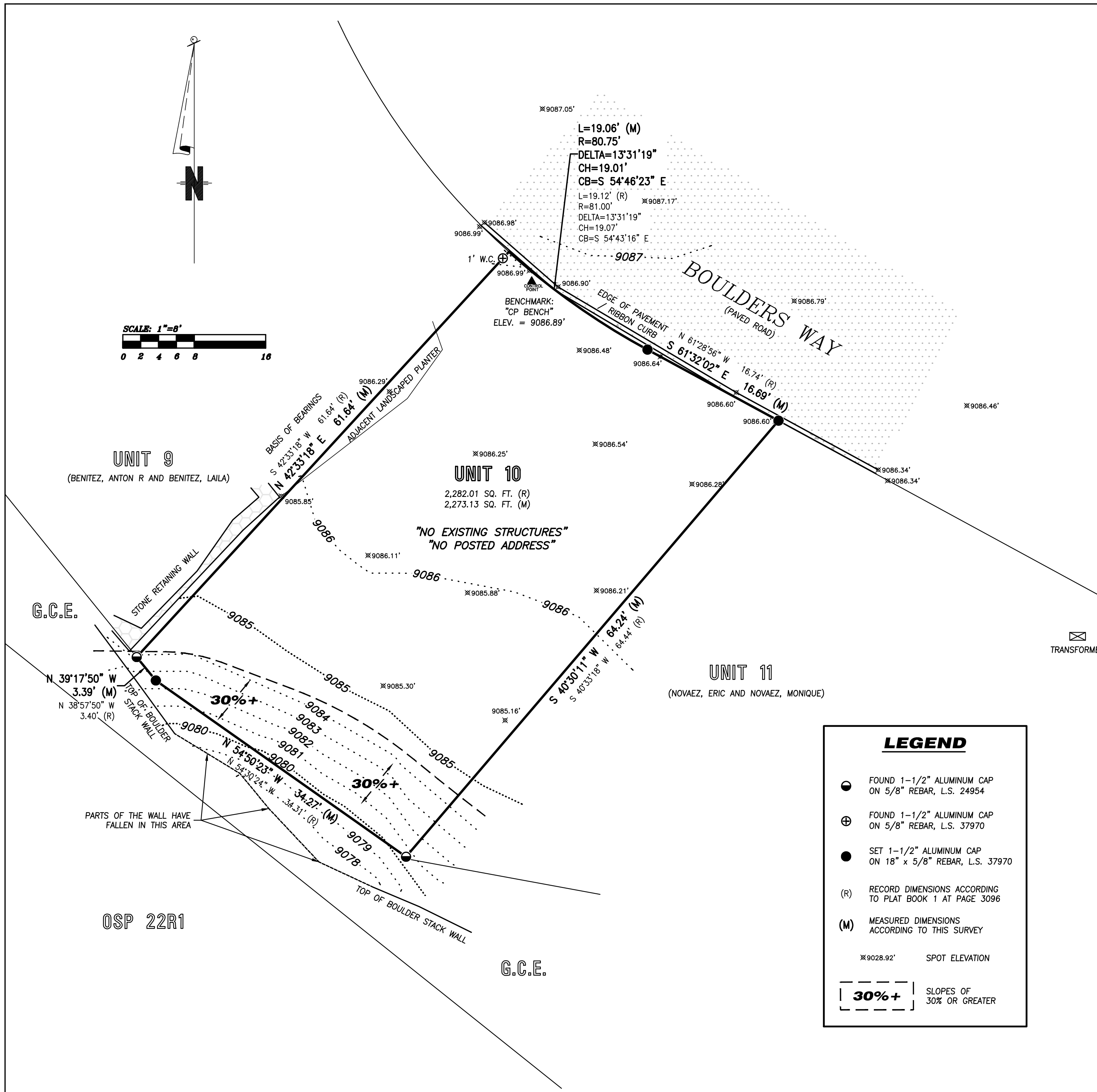
PROPERTY DESCRIPTION:

UNIT 10, THE BOULDERS AT MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 24, 2003 IN PLAT BOOK 1 AT PAGE 3096, AND AS DEFINED AND DESCRIBED IN THE DECLARATION FOR THE BOULDERS AT MOUNTAIN VILLAGE RECORDED JANUARY 24, 2003 UNDER RECEPTION NO. 354564,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number TLR86011806, dated July 8, 2021 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 080168, Panel Number 0291 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
- Benchmark: "CP BENCH" as shown hereon with an assumed elevation of 9086.89 feet.
- Contour interval is one foot.
- BASIS OF BEARINGS: Found monuments along the Western boundary of Unit 10, as shown hereon, assumed to have the record bearing of N 42°33'18" E according to Plat Book 1 at page 3096.
- Slopes steeper than 30% exist on Unit 10 as shown hereon.
- The utilities shown hereon are based on visible infrastructure and utility locates should be performed by respective providers prior to construction.
- No trees greater than 4" in diameter exist on Unit 10.
- No known wetlands exist on Unit 10.
- 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.



LEGEND

- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24954
- ⊕ FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 37970
- SET 1-1/2" ALUMINUM CAP ON 18" x 5/8" REBAR, L.S. 37970
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 3096
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- ⊗ SPOT ELEVATION
- 30%+ --- SLOPES OF 30% OR GREATER

Existing Conditions Plan

Unit 10, The Boulders at Mountain Village,
located within Section 33, T.43N., R.9W., N.M.P.M., San Miguel County, Colorado

Project Mgr:	JH
Technician:	FO/MC
Checked by:	
Start date:	08 / 2021



970-728-6153 970-728-6050 fax
PO Box 1385
125 W. Pacific Ave., Suite B-1
Telluride, Colorado, 81435

Drawing path:	dwg\21033 ECP 08-21 (ADJUSTED ELEV).dwg	Sheet1	of 1	Project #:	21033
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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 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 AND WATER: TOWN OF MOUNTAIN VILLAGE

NATURAL GAS: BLACK HILLS ENERGY

POWER: SAN MIGUEL POWER

BROADBAND: CLEARNETWORK

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-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.

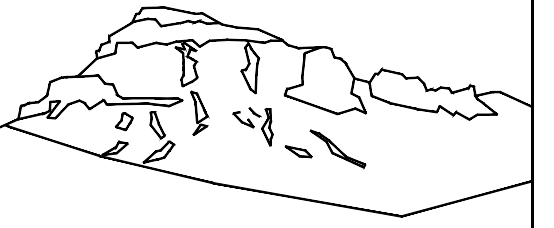
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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.



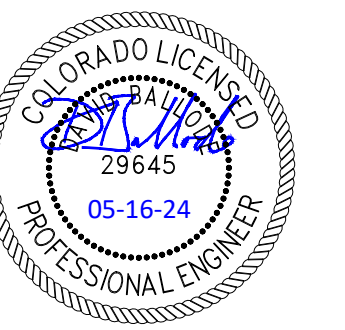
Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2022-03-14
SUBMITTAL	2024-05-16

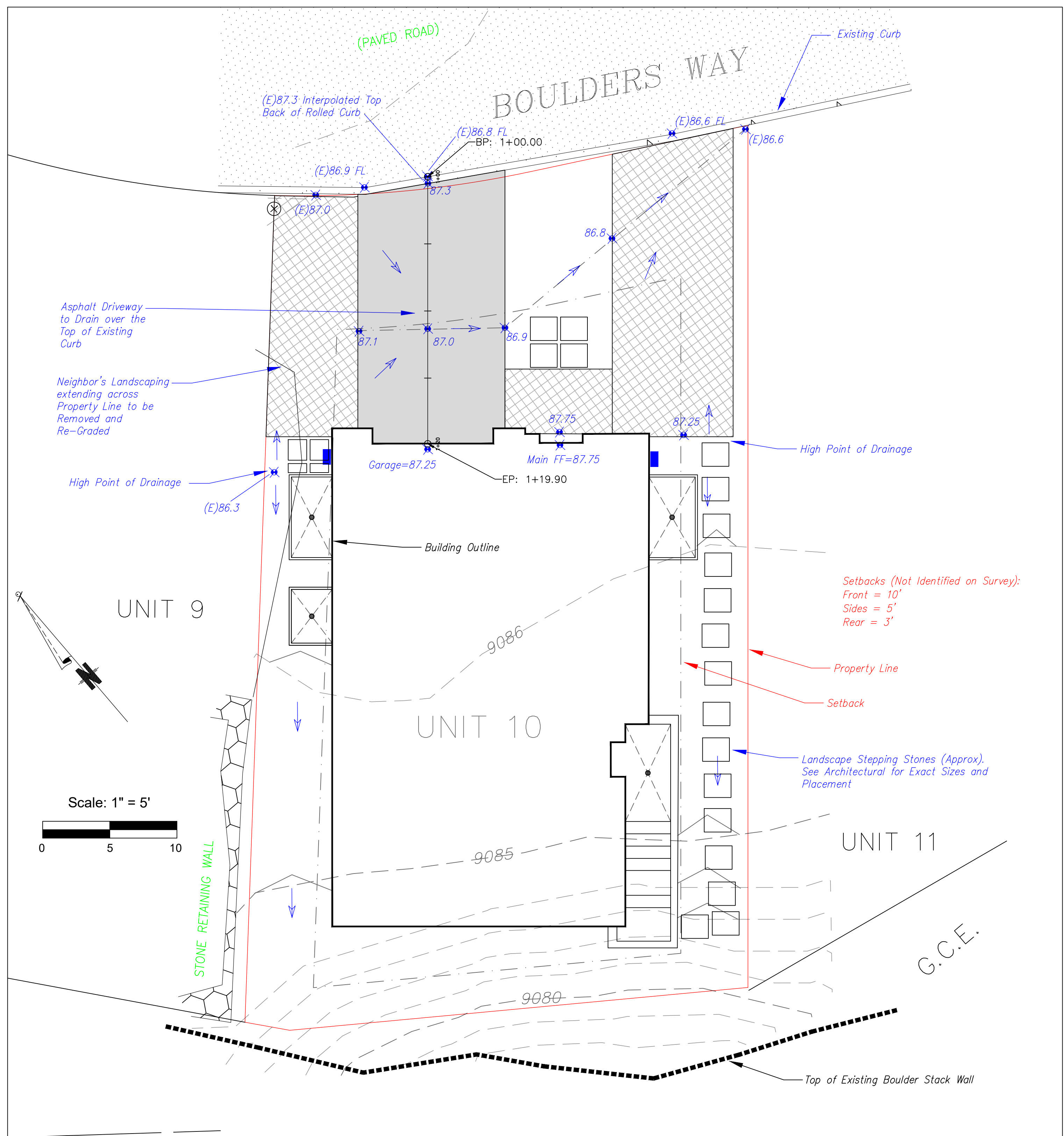
Oldmixon Residence
Lot 10
The Boulders
Mtn. Village, CO



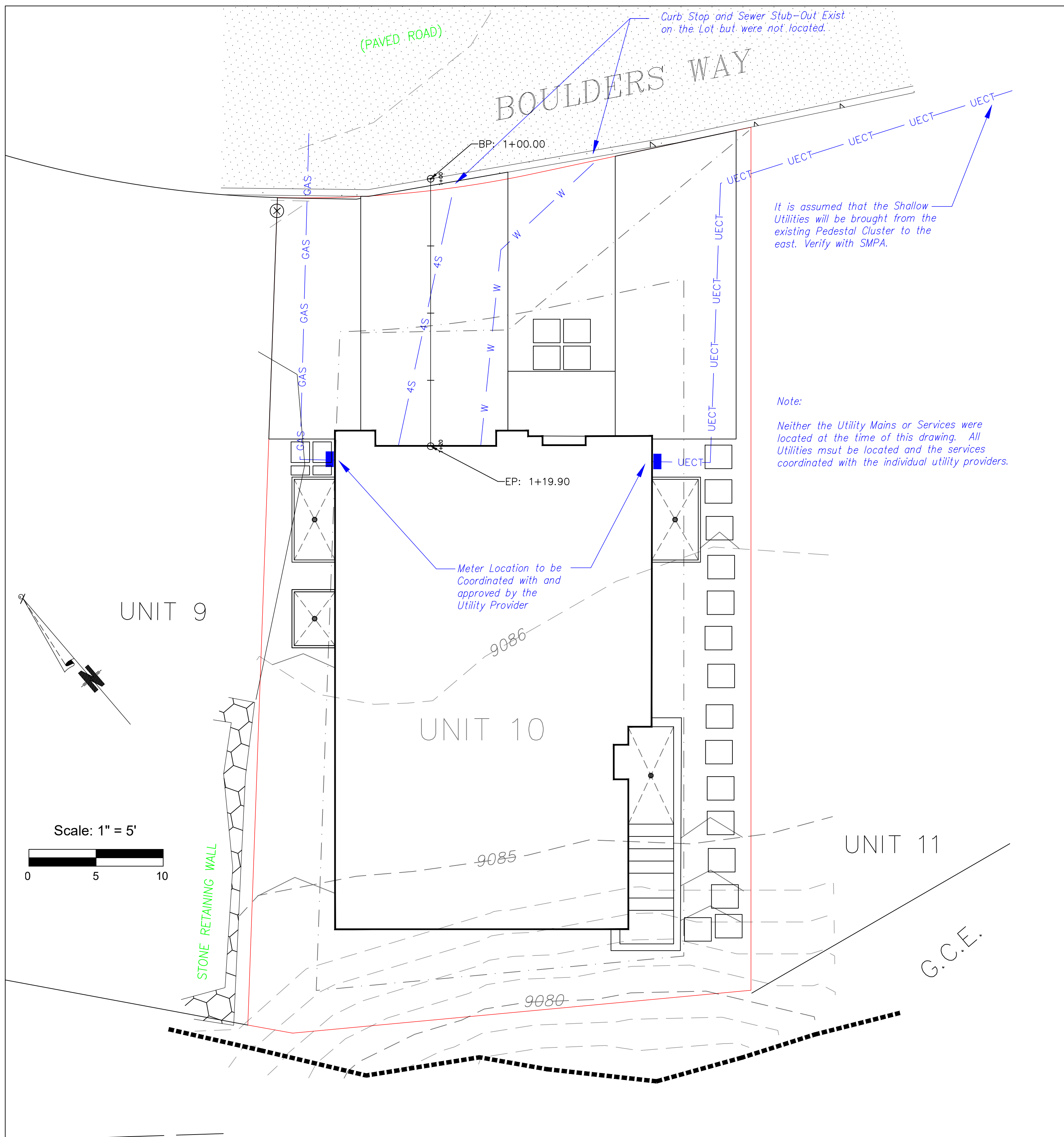
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

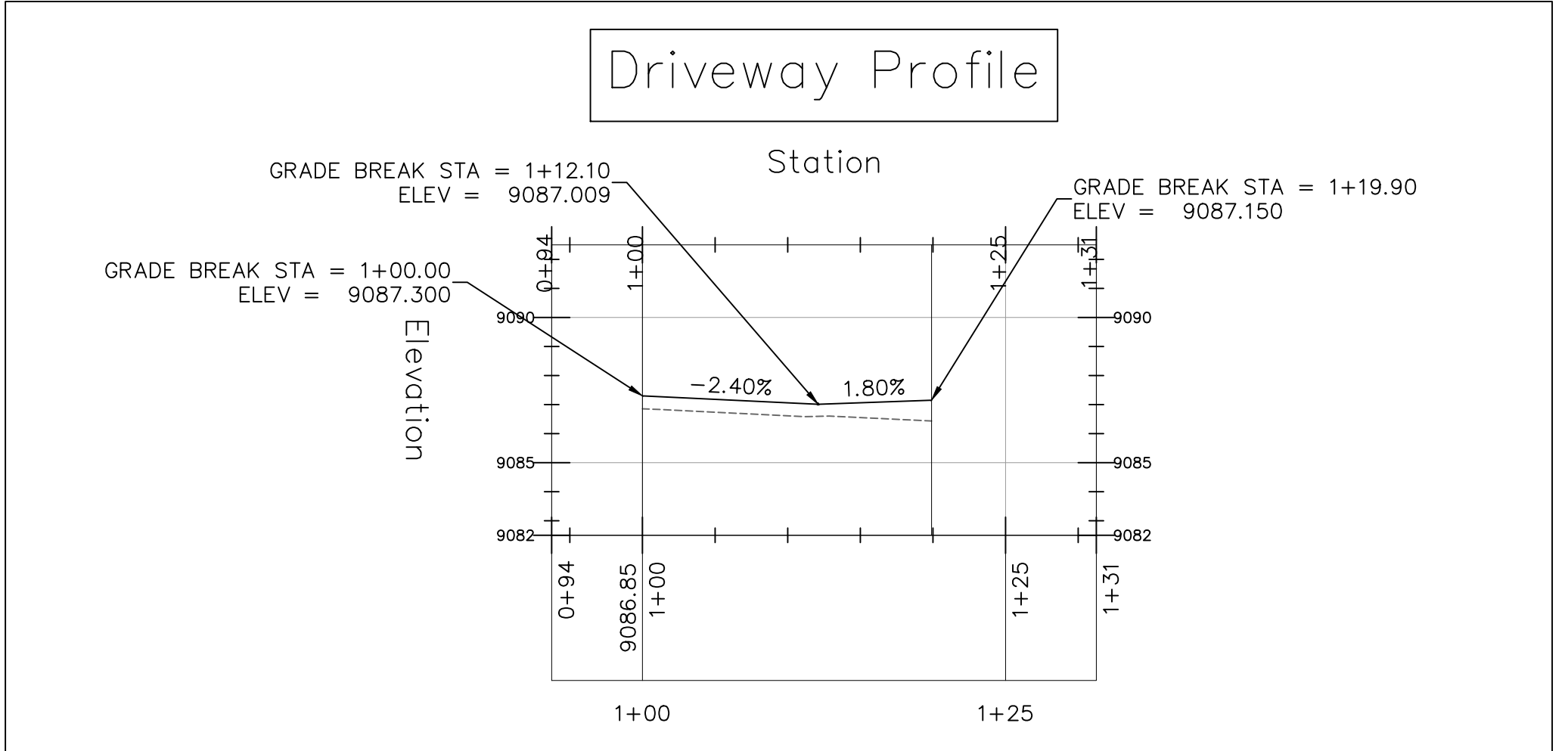
C1



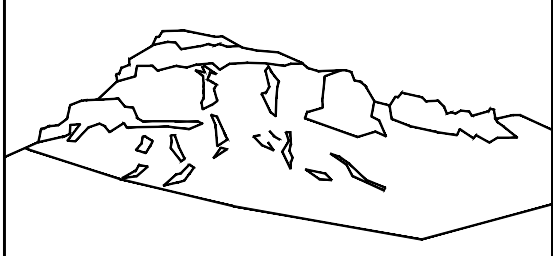
Site Grading and Drainage Plan



Utility Plan



Driveway Profile

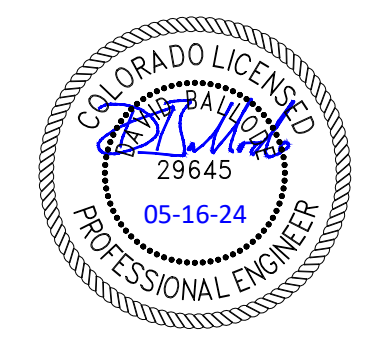


Uncompahgre Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2022-03-14
SUBMITTAL 2024-05-16

Oldmixon Residence
Lot 10
The Boulders
Mtn. Village, CO

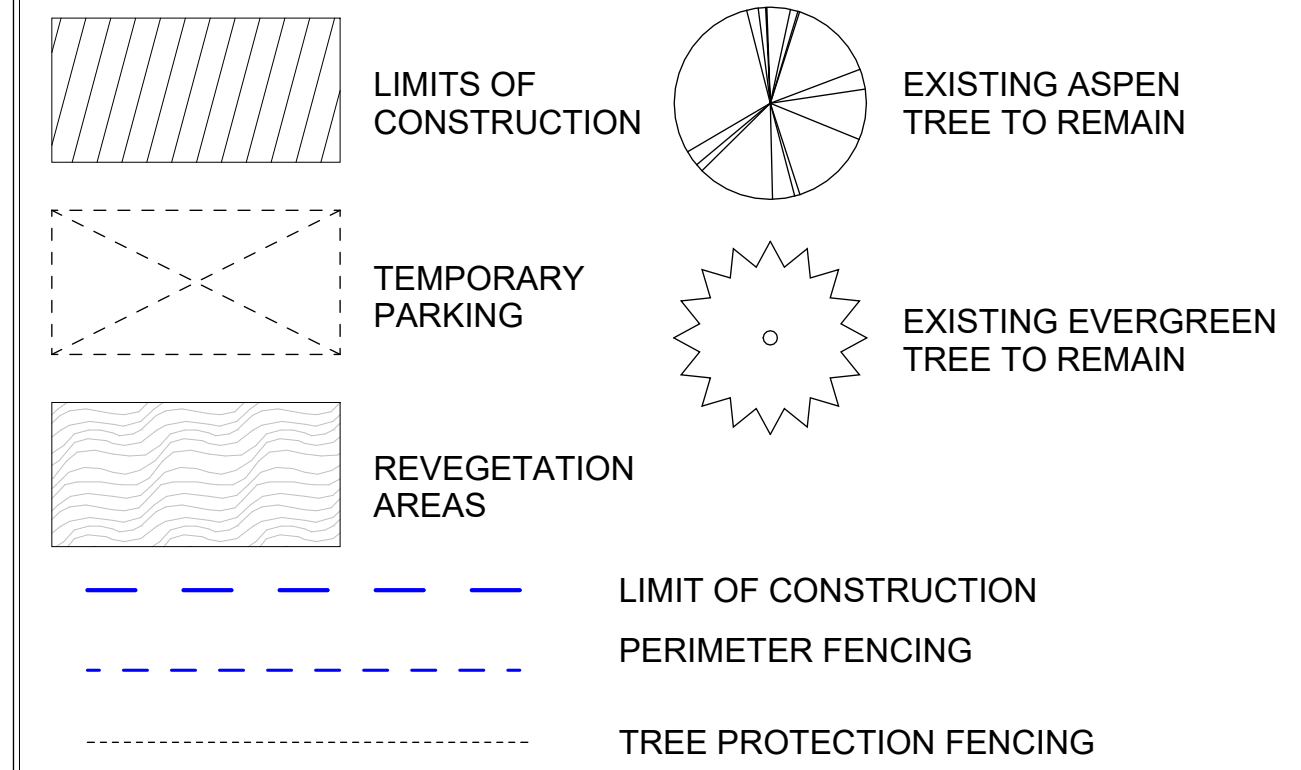


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

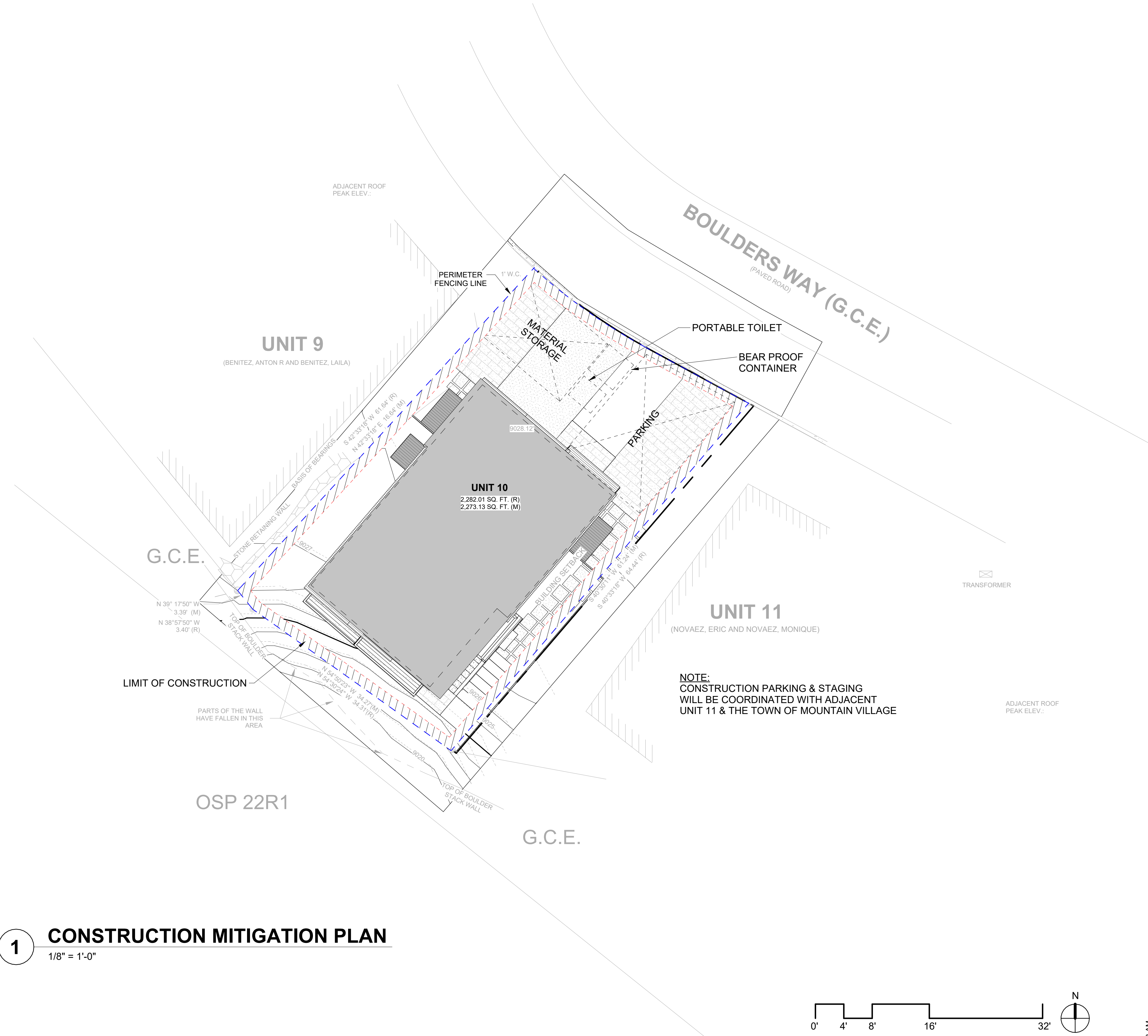
Site Grading and Drainage Plan
and
Utility Plan

C2

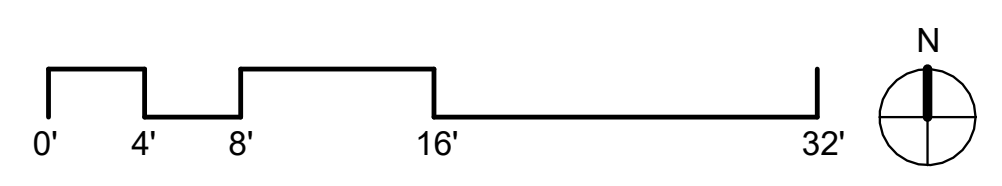
CONSTRUCTION MITIGATION LEGEND

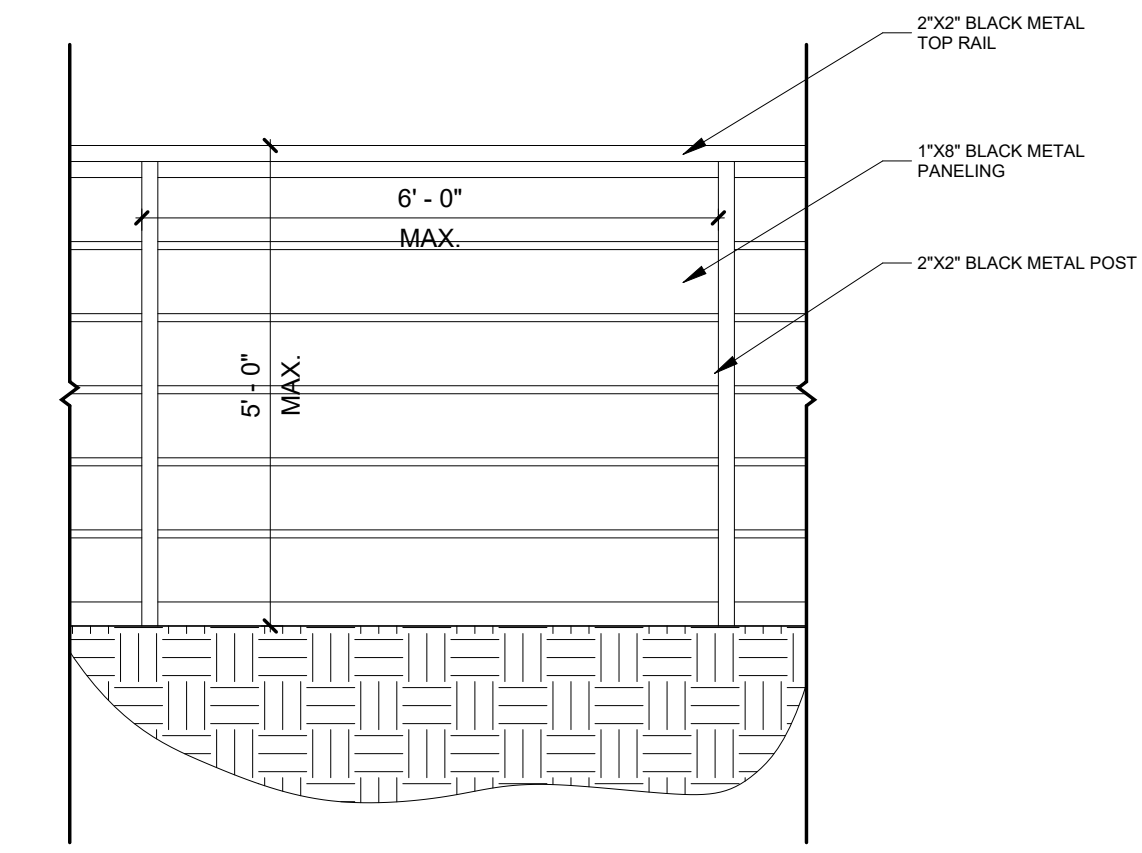
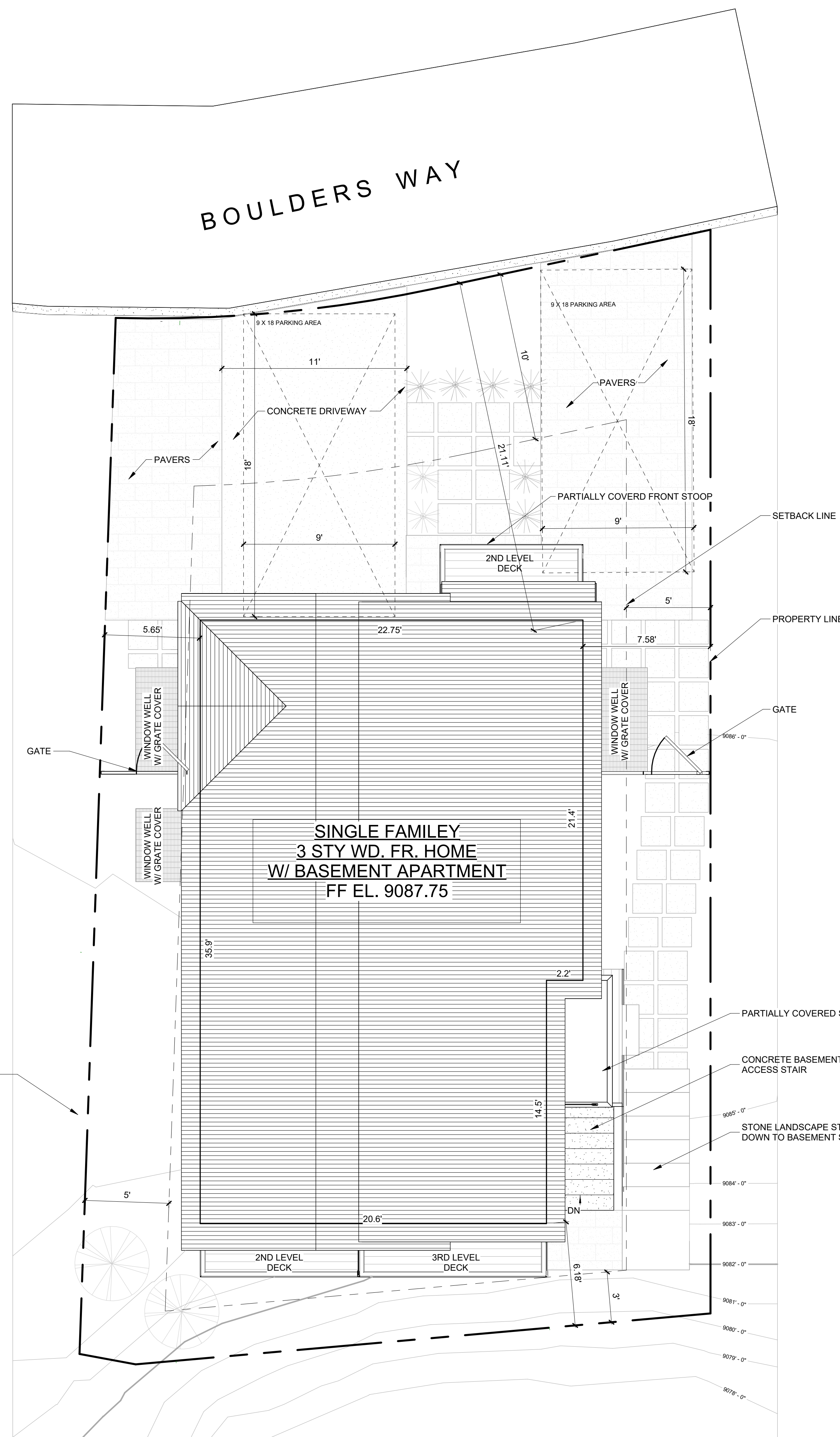


- ALL DEVELOPMENT SHALL COMPLY WITH DECLARATION OF CONDOMINIUM FOR KNOLL ESTATES, A CONDOMINIUM IN ADDITION TO TOWN OF MOUNTAIN VILLAGE CDC 17.7.20 REQUIREMENTS.
- COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
- ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



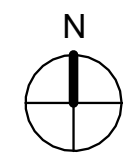
1 CONSTRUCTION MITIGATION PLAN
1/8" = 1'-0"





2 5' FENCE ELEVATION
1/2" = 1'-0"

1 ARCHITECTURAL SITE PLAN
1/4" = 1'-0"



GENERAL NOTES:

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.
3. NECESSARY TREES SHALL BE STACKED WITH 4" METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
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 A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LANDSCAPING SHALL BE IN ACCORDANCE WITH L.U.C. "SECTION 3-505 MAINTENANCE, REMOVAL, OR RELOCATION OF TREES".

NOXIOUS WEEDS:

1. ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY'S MOST CURRENT NOXIOUS WEED LIST.

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 OF SLOPES GREATER THAN 3:1) AND AMENDMENT 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 RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING THE SEED.
5. 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.
6. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
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.

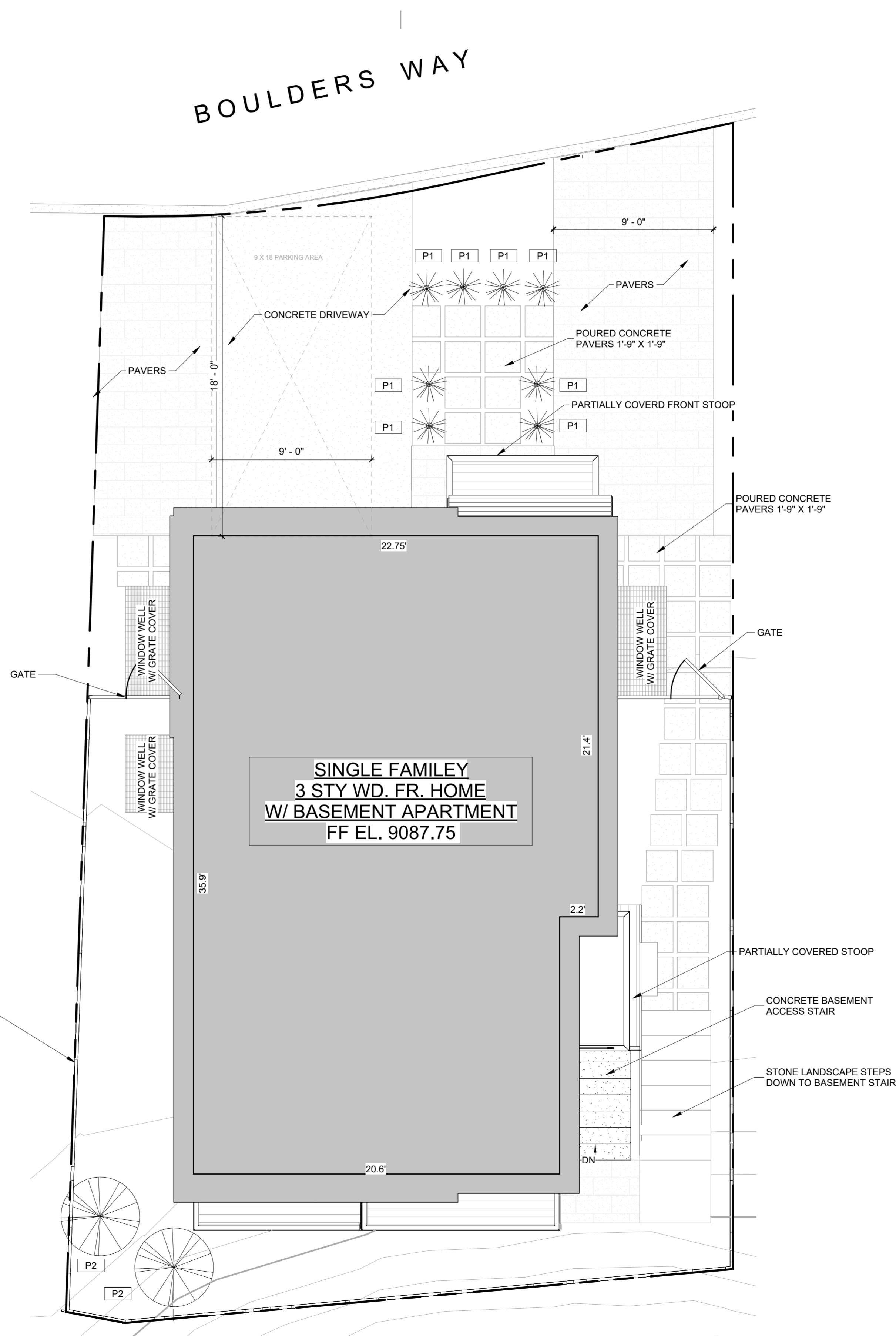
SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%
MOUNTAIN BROME (BROMAR)	10%

LANDSCAPE LEGEND

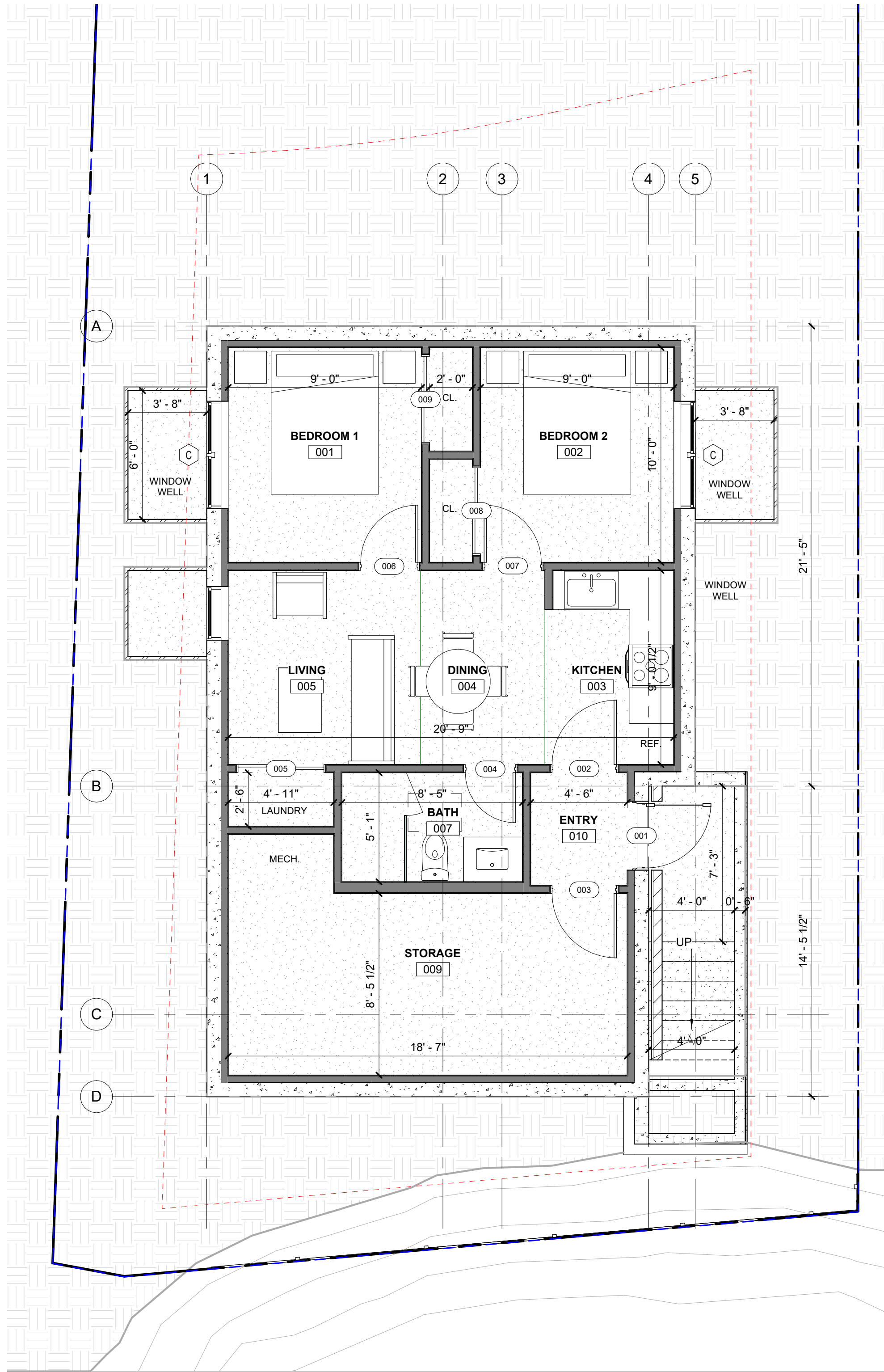
	CONCRETE PAVERS		INDIGENOUS SHRUBS
	FENCE; WOOD FRAME AND HOGWIRE		TREE; ASPEN
	METAL GATE TO MATCH FENCE		TREE; SPRUCE
	METAL LANDSCAPE WALL		FENCE; WOOD
	METAL GRATE WITH 3' X 3' EGRESS HATCH AT WINDOW WELL		
	DISTURBED AREAS		
	MULCH LANDSCAPE BEDDING		
	PERENNIAL BEDDING		
	FLAGSTONE		

NOTE:
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

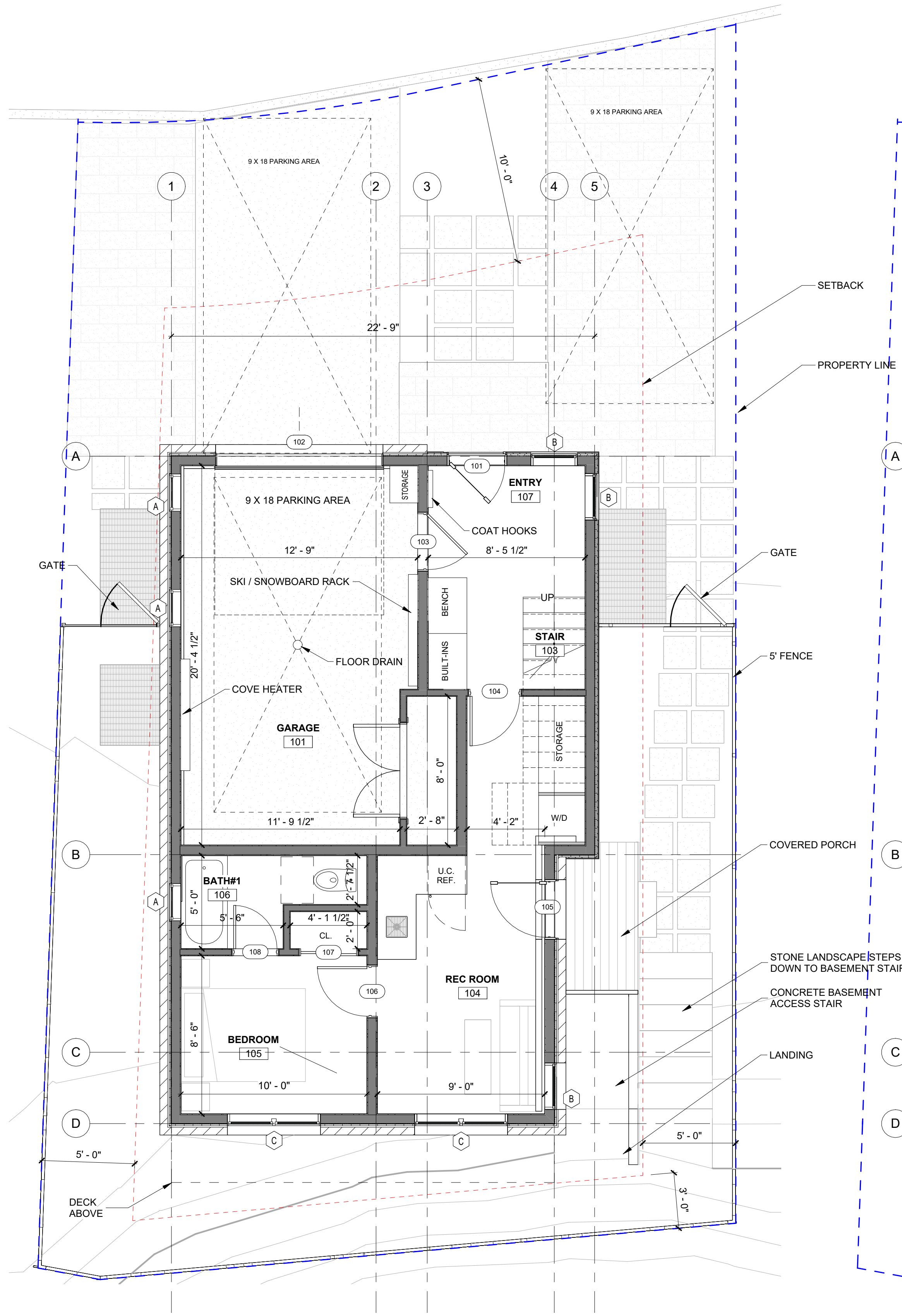
PLANTING SCHEDULE				
Type	LATIN NAME	Type Mark	SIZE	Count
WOODS ROSE	ROSA WOODSII	P1		8
QUAKING ASPEN	POPULUS TRMULOIDES	P2	3" CAL DBH	2
Grand total: 10				



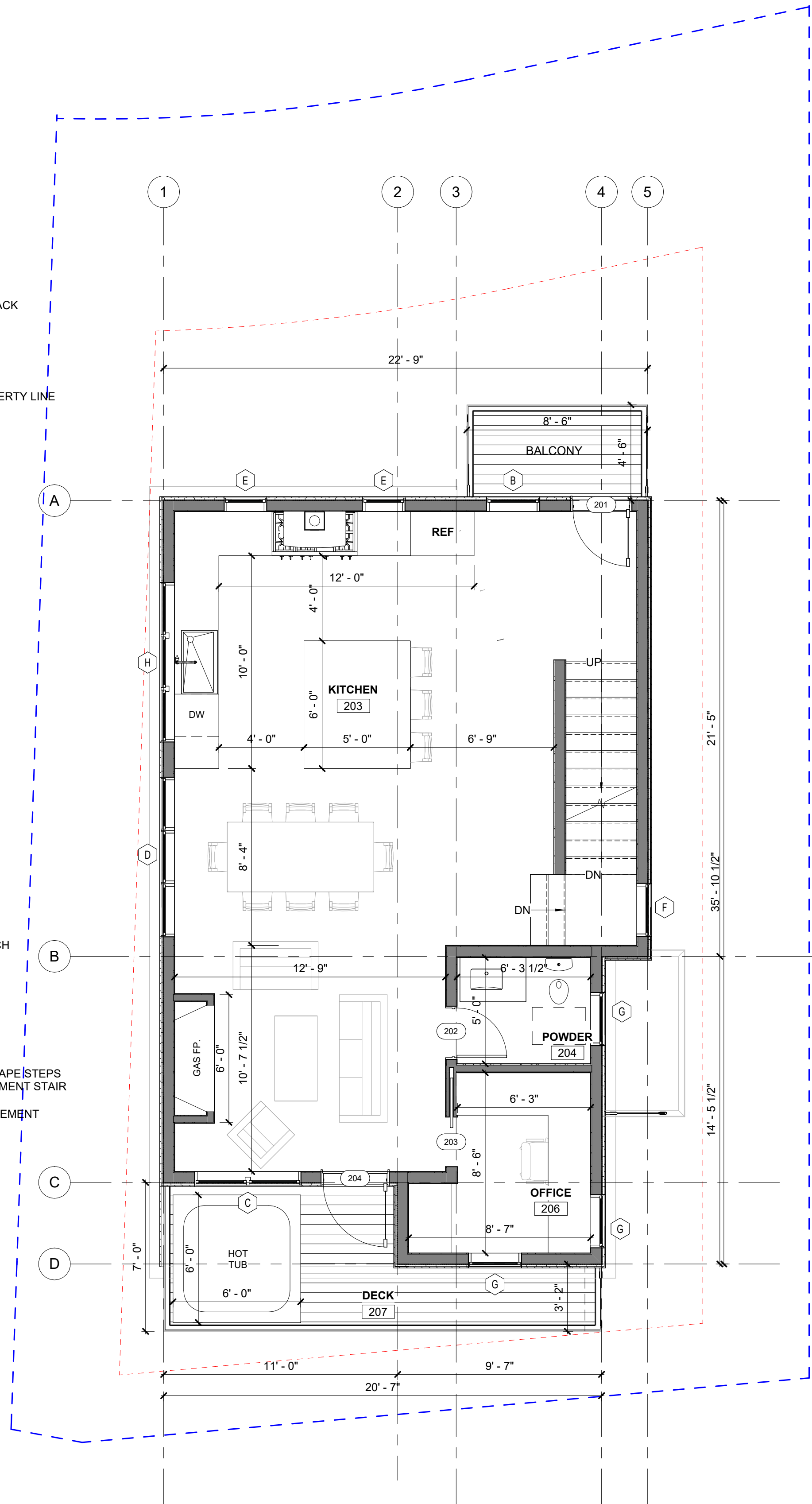
1 LANDSCAPE PLAN
1/4" = 1'-0"



3 BASEMENT
1/4" = 1'-0"



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



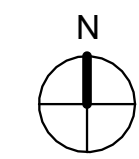
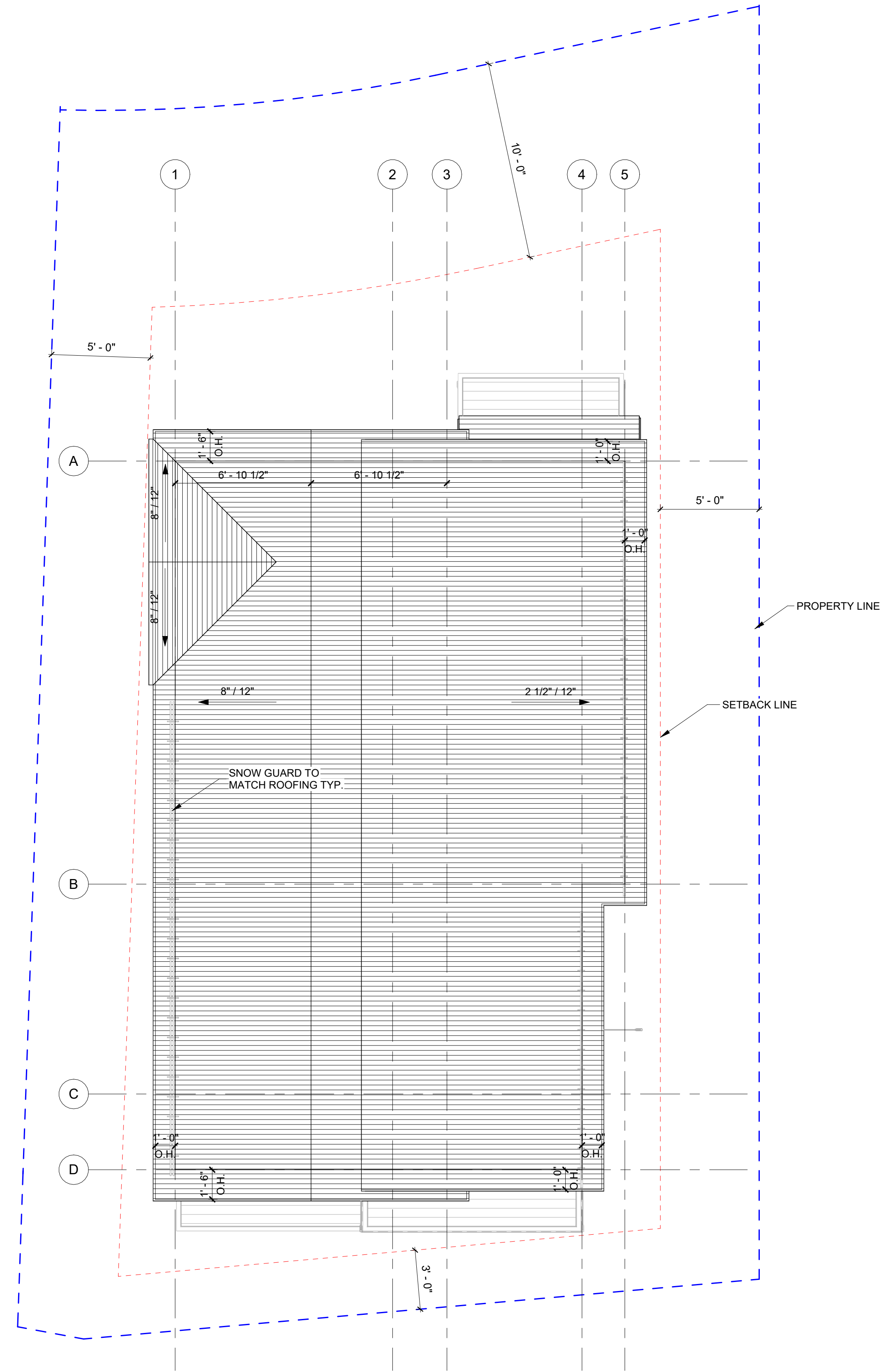
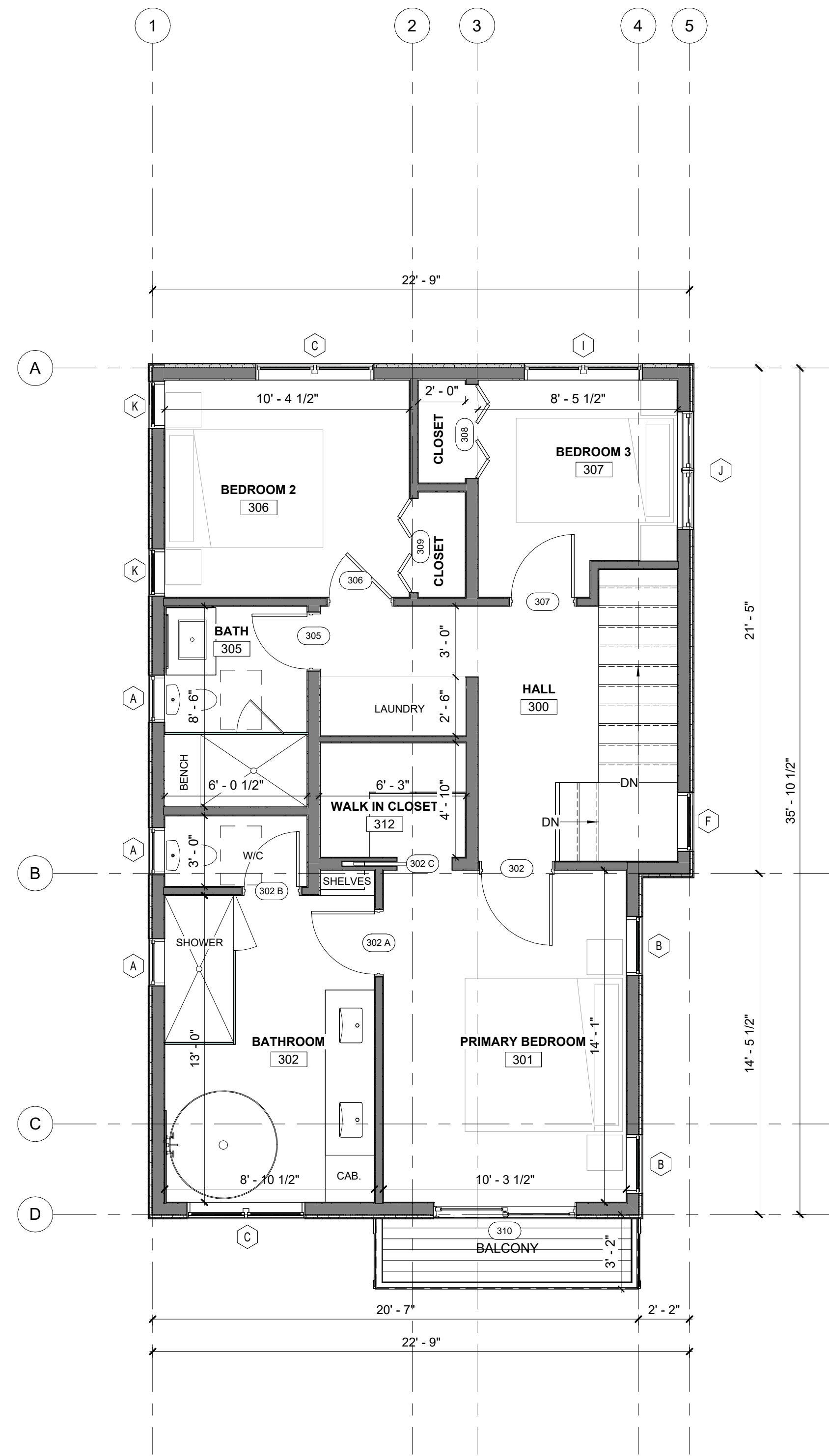
2 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

SERENITY MV

Unit-10, Boulders Way, Mountain Village
Telluride, CO 81435, USA

FLOOR PLANS

SHEET NUMBER

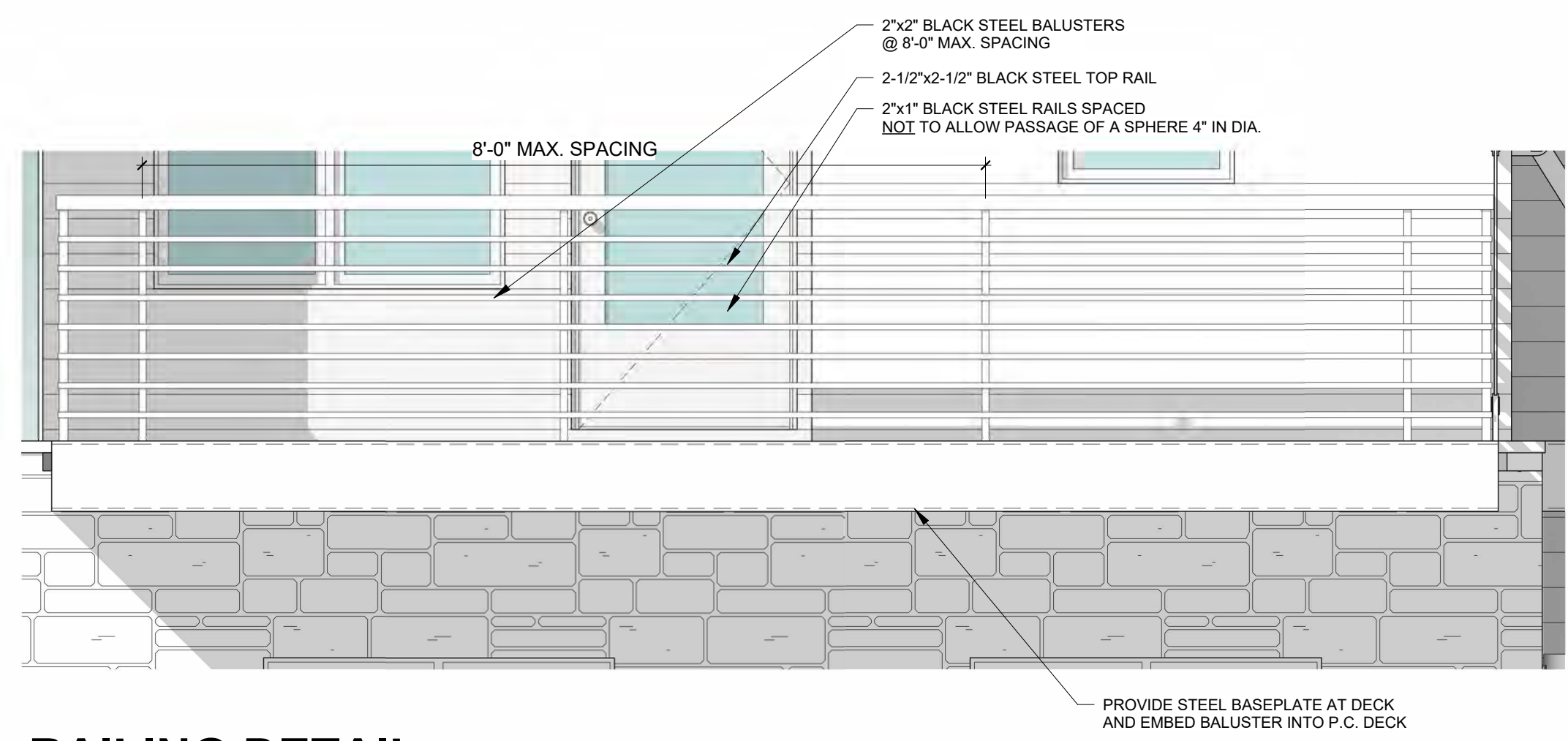
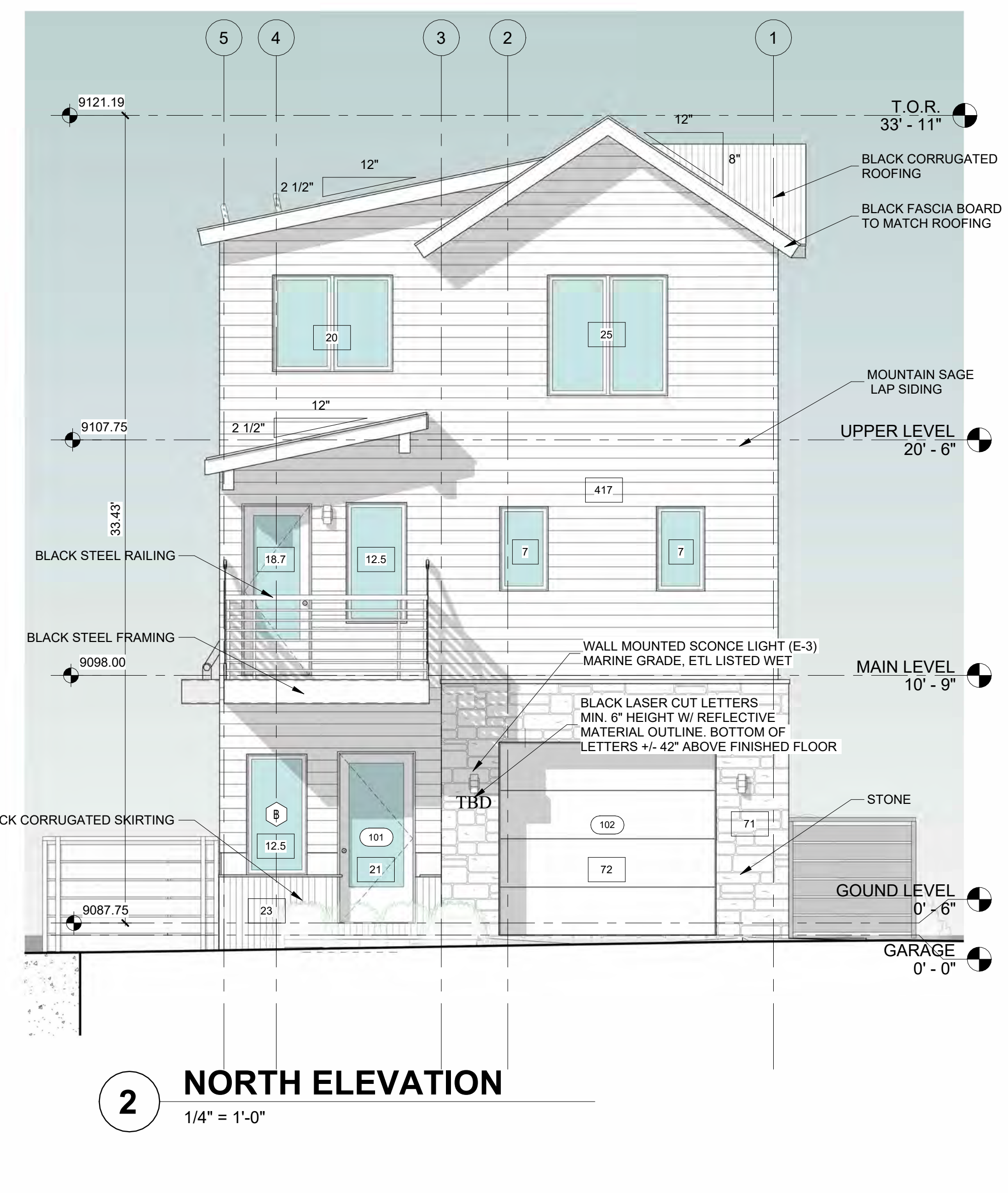


MATERIAL CALCULATIONS

NORTH		
STONE	71 SF	
WOOD SIDING	417 SF	
METAL SIDING	23 SF	
WINDOW / DOOR GLAZING	123.7 SF	
GARAGE DOOR	72 SF	
TOTAL	706.7 SF	
SOUTH		
STONE	274 SF	
WOOD SIDING	302 SF	
METAL SIDING	4 SF	
WINDOW/DOOR GLAZING	192.2 SF	
TOTAL	772.2 SF	
EAST		
STONE	135 SF	
WOOD SIDING	708 SF	
METAL SIDING	71 SF	
WINDOW/DOOR GLAZING	118.5 SF	
TOTAL	1,032.5 SF	
WEST		
STONE	416 SF	
WOOD SIDING	546 SF	
WINDOW/DOOR GLAZING	110.5 SF	
TOTALS	1,072.5 SF	
TOTALS		
TOTAL SF	3,583.9 SF	100 %
STONE	896 SF	25 %
WOOD SIDING	1,973 SF	55 %
METAL SIDING	98 SF	3 %
WINDOW/DOOR GLAZING	544.9 SF	15 %
GARAGE DOORS	72 SF	2 %

GLAZING CALCULATIONS ARE BASE ON UNIT SIZE. ACTUAL GLASS T.B.D. BY MANUFACTURER'S SPECIFICATIONS.

STONE VENEER CALCULATION REQUIREMENT PER TOWN OF MOUNTAIN VILLAGE CDC 17.5.6 EXTERIOR WALL MATERIALS E.1



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



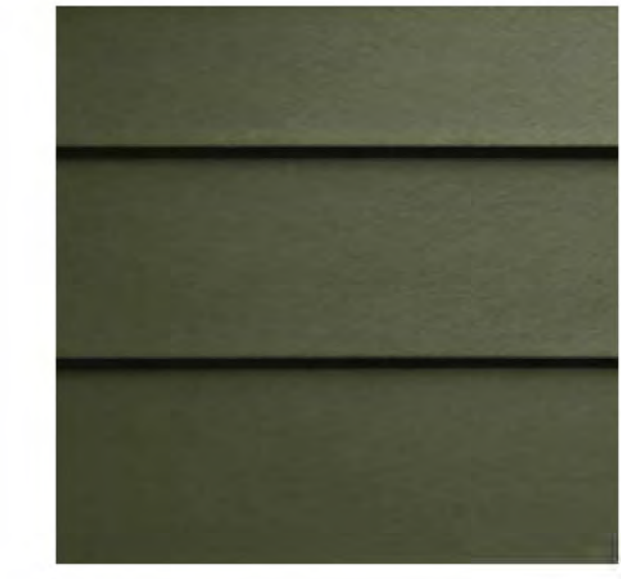
BLACK FRAME WINDOWS



BLACK CORRUGATED SIDING & ROOFING



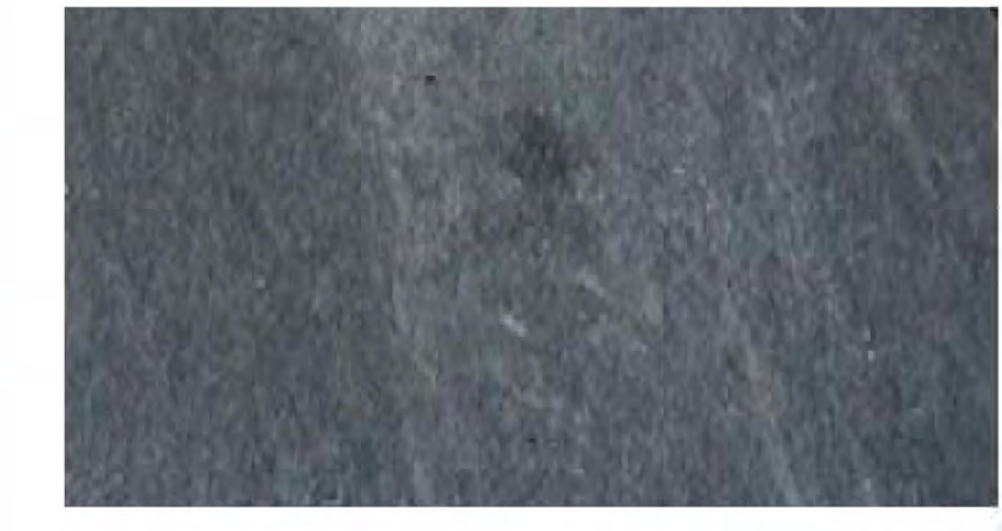
FLINT SAWN STONE



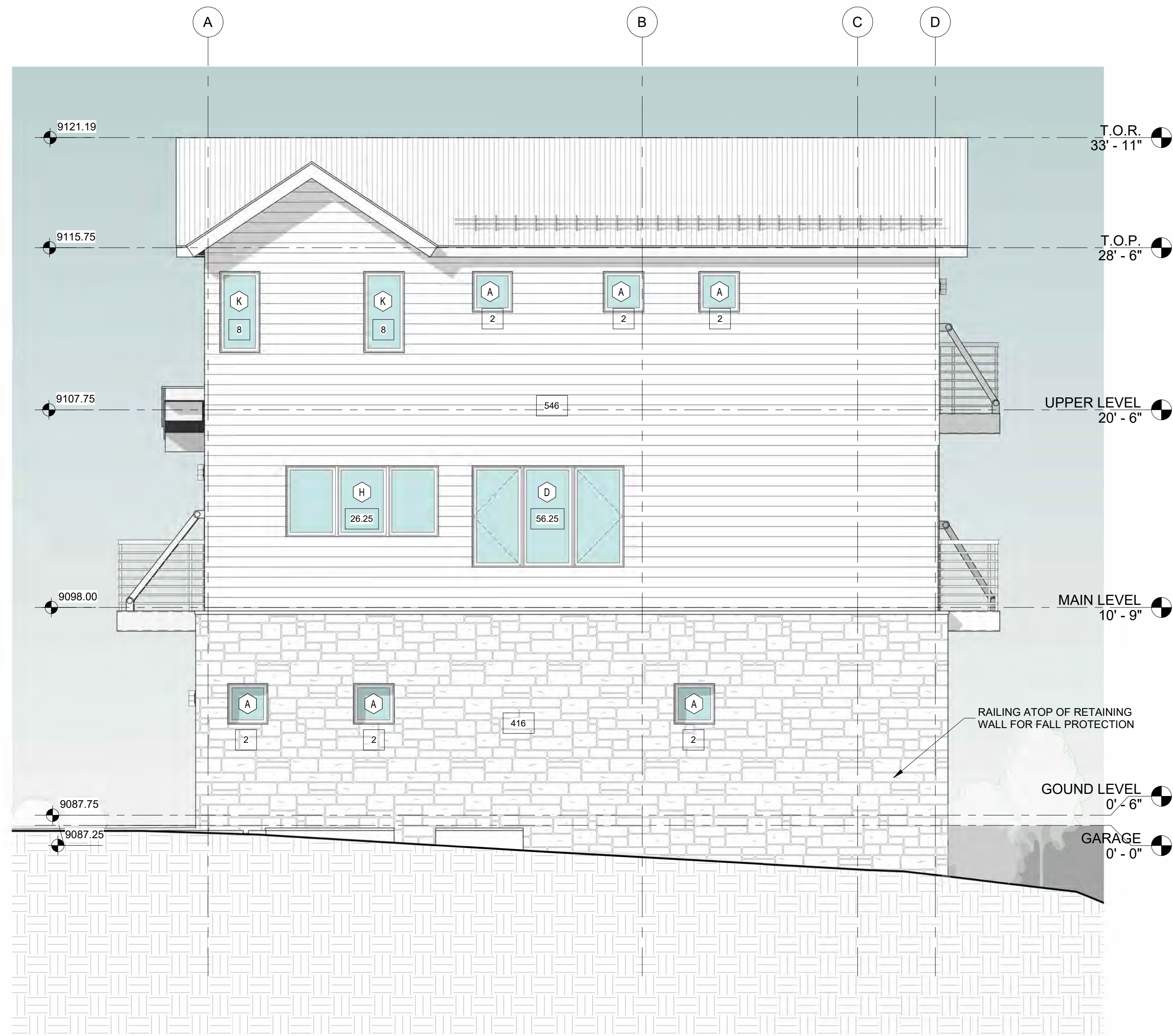
MOUNTAIN SAGE LAP SIDING



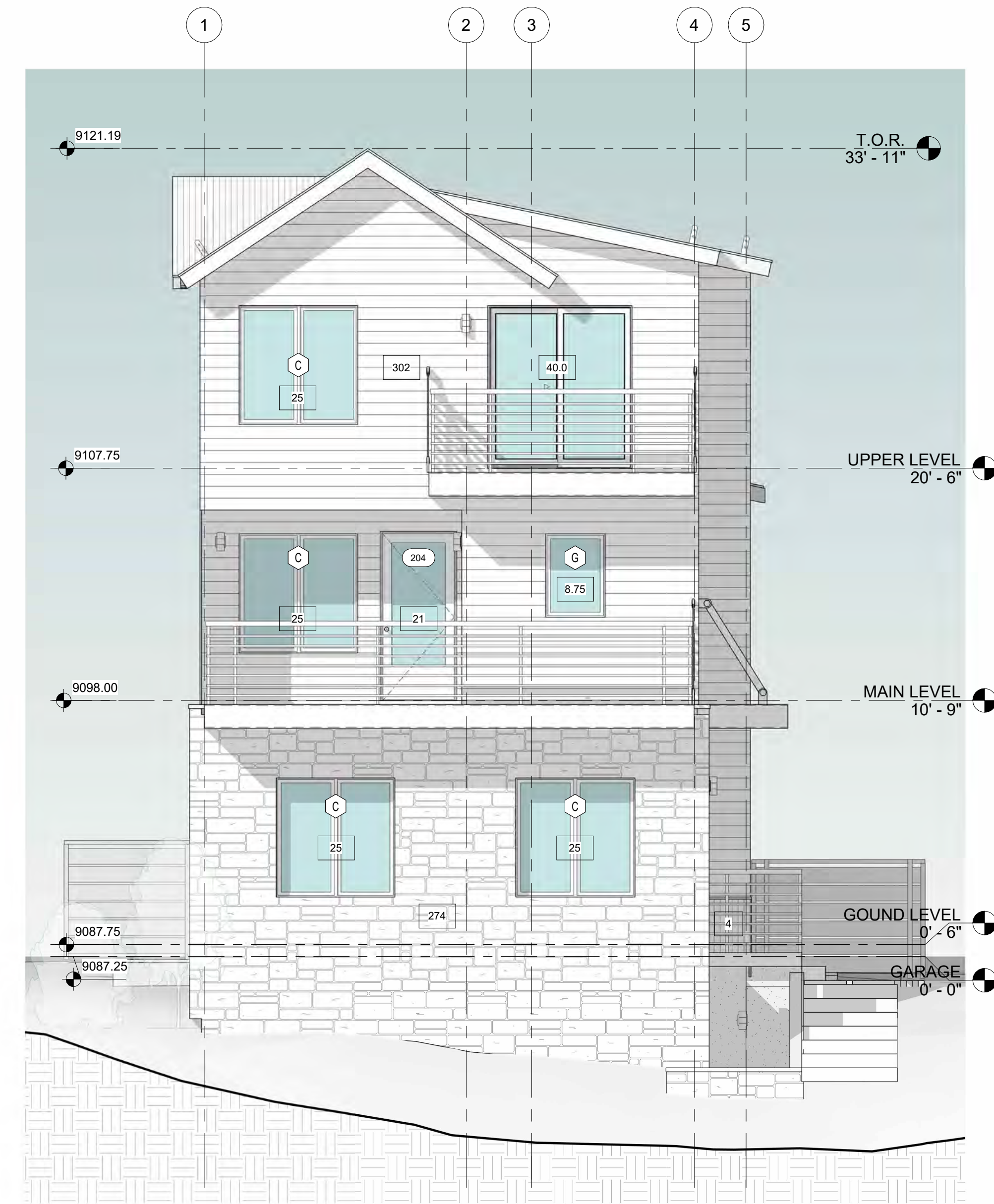
2X6 CEDAR DECKING



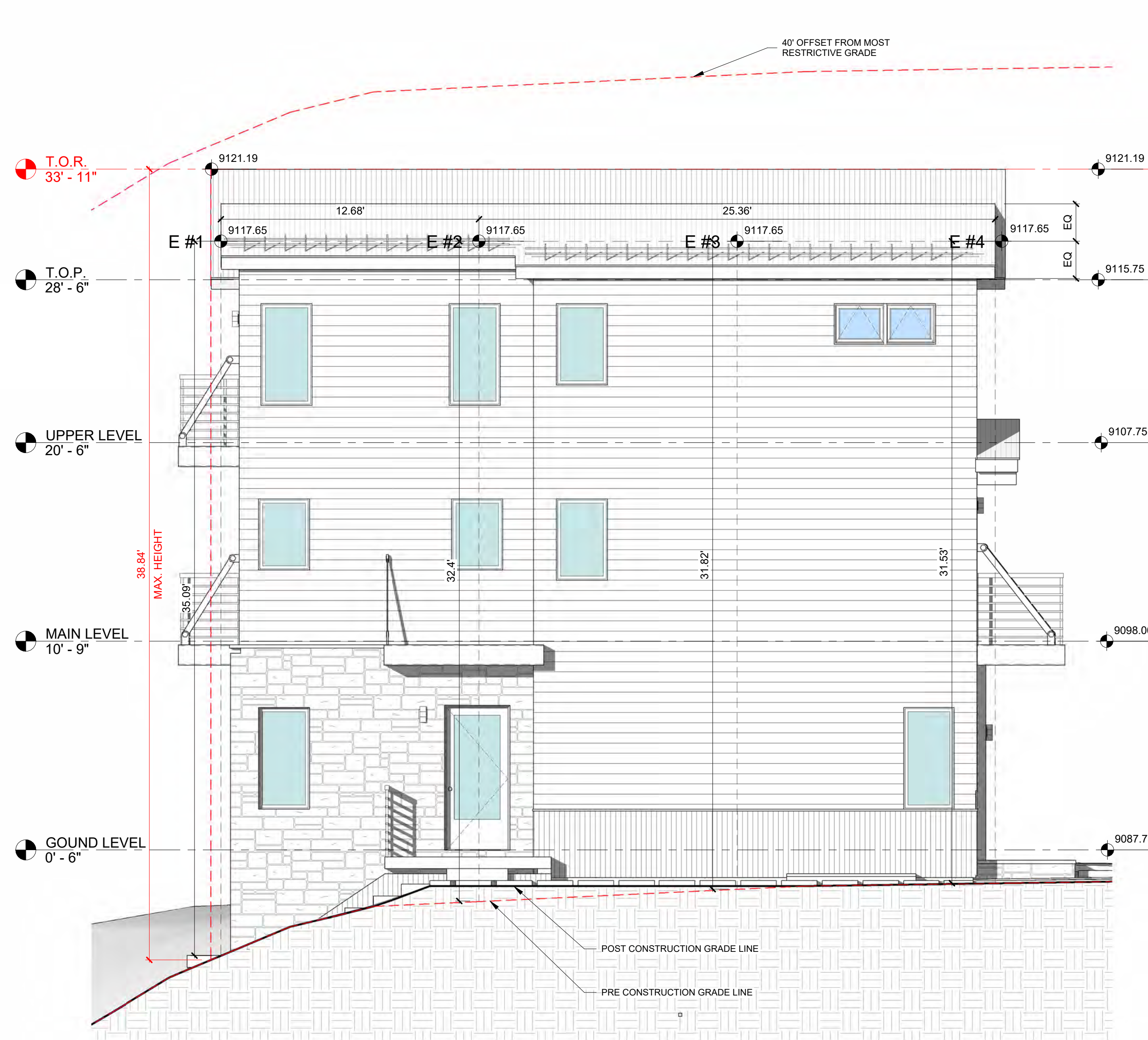
12X24 LIME BLACK PAVERS



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



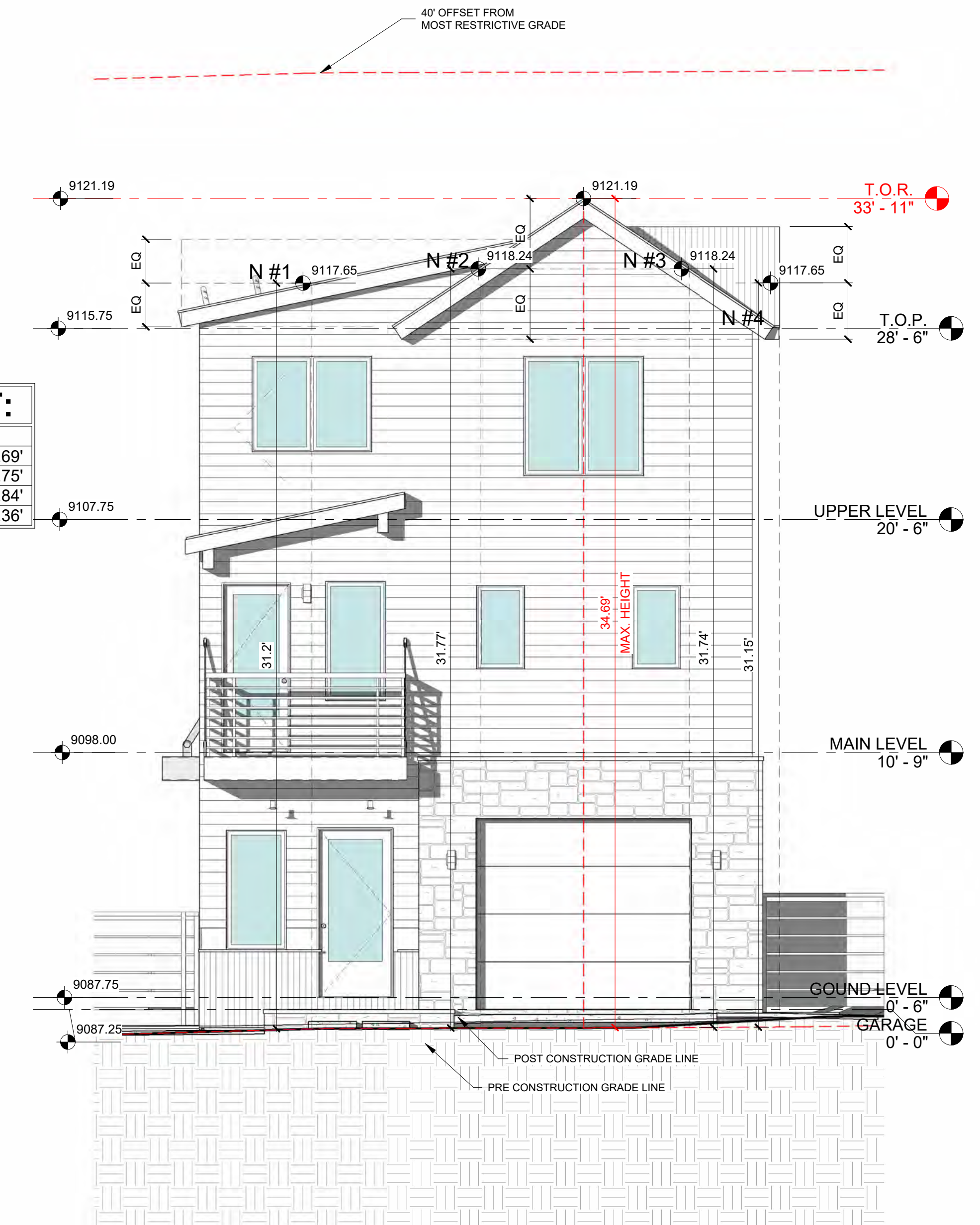
2 SOUTH ELEVATION
1/4" = 1'-0"



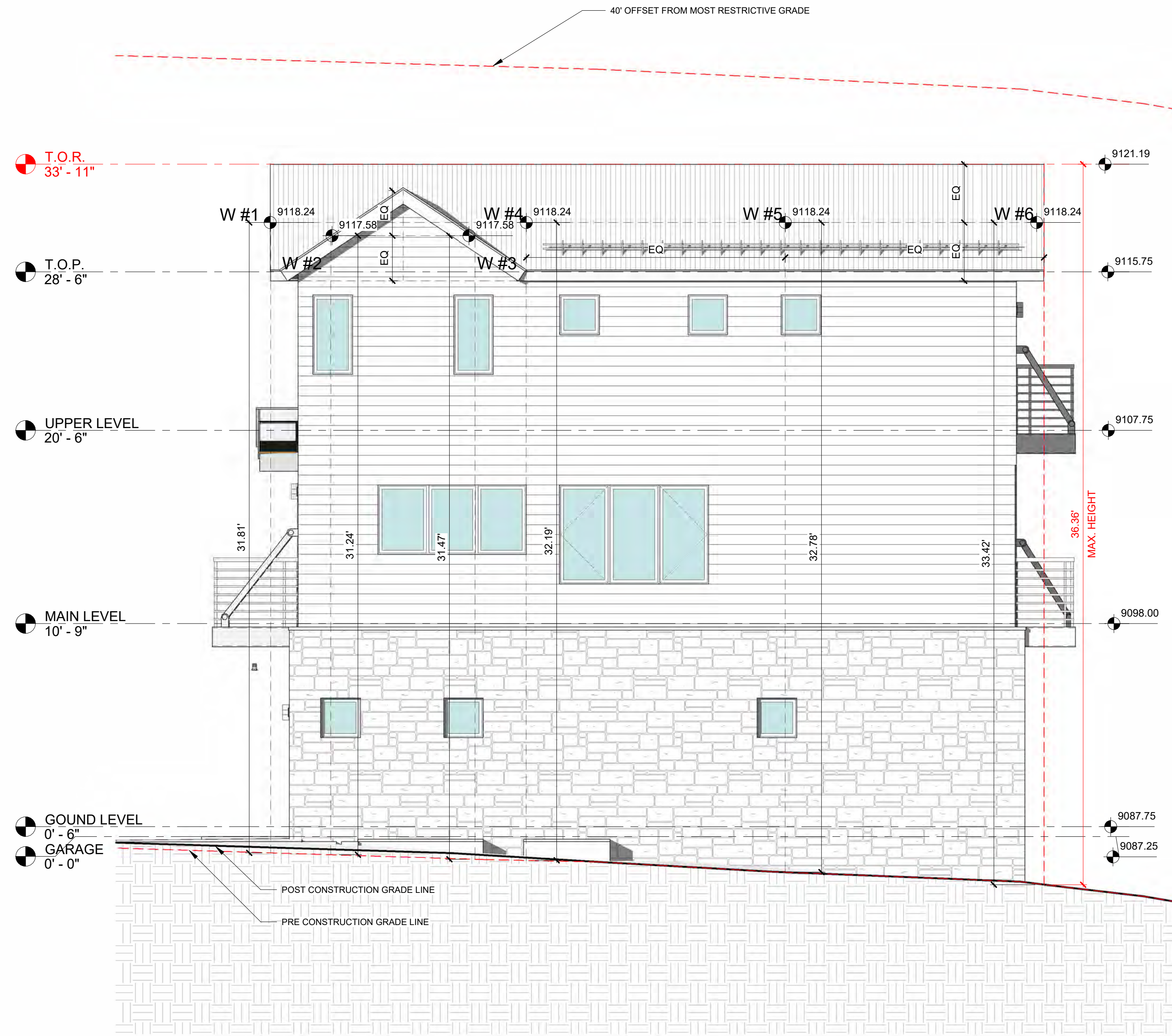
1 EAST ELEVATION
1/4" = 1'-0"

AVG ROOF HT :	
NORTH ELEVATION	
N1	31.20'
N2	31.77'
N3	31.74'
N4	31.15'
NORTH AVERAGE	31.46'
SOUTH ELEVATION	
S1	33.42'
S2	34.96'
S3	36.48'
S4	36.29'
SOUTH AVERAGE	35.28'
EAST ELEVATION	
E1	35.09'
E2	32.40'
E3	31.82'
E4	31.53'
EAST AVERAGE	32.71'
WEST ELEVATION	
W1	31.81'
W2	31.24'
W3	31.47'
W4	32.19'
W5	32.78'
W6	33.48'
WEST AVERAGE	32.16'
TOTAL AVERAGE	32.90'

MAX. ROOF HT:	
NORTH ELEVATION	34.69'
SOUTH ELEVATION	38.75'
EAST ELEVATION	38.84'
WEST ELEVATION	36.36'



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



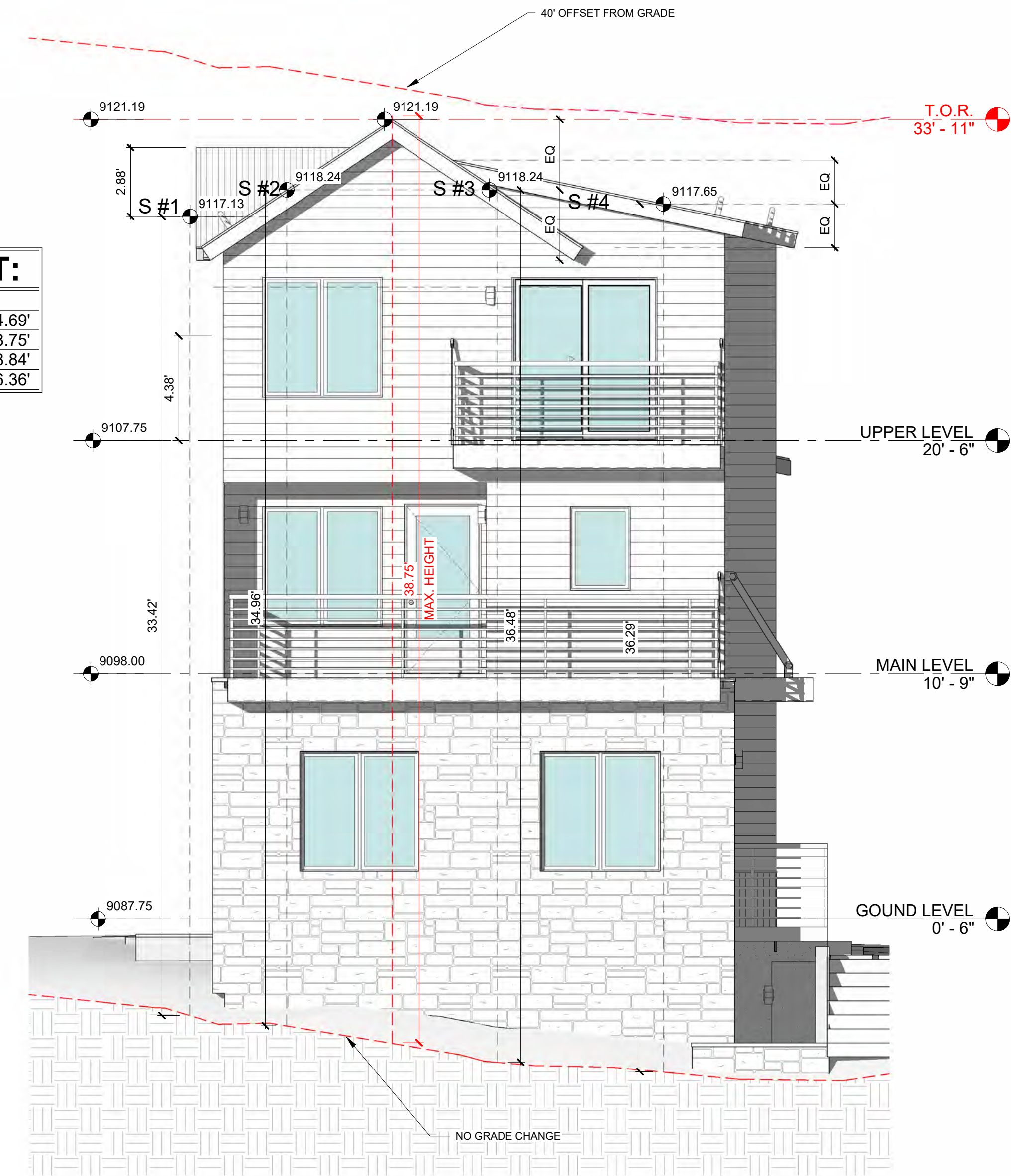
1 WEST ELEVATION
1/4" = 1'-0"

AVG ROOF HT :

NORTH ELEVATION	
N1	31.20'
N2	31.77'
N3	31.74'
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EAST AVERAGE	32.71'
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W2	31.24'
W3	31.47'
W4	32.19'
W5	32.78'
W6	33.48'
WEST AVERAGE	32.16'
TOTAL AVERAGE	32.90'

MAX. ROOF HT:

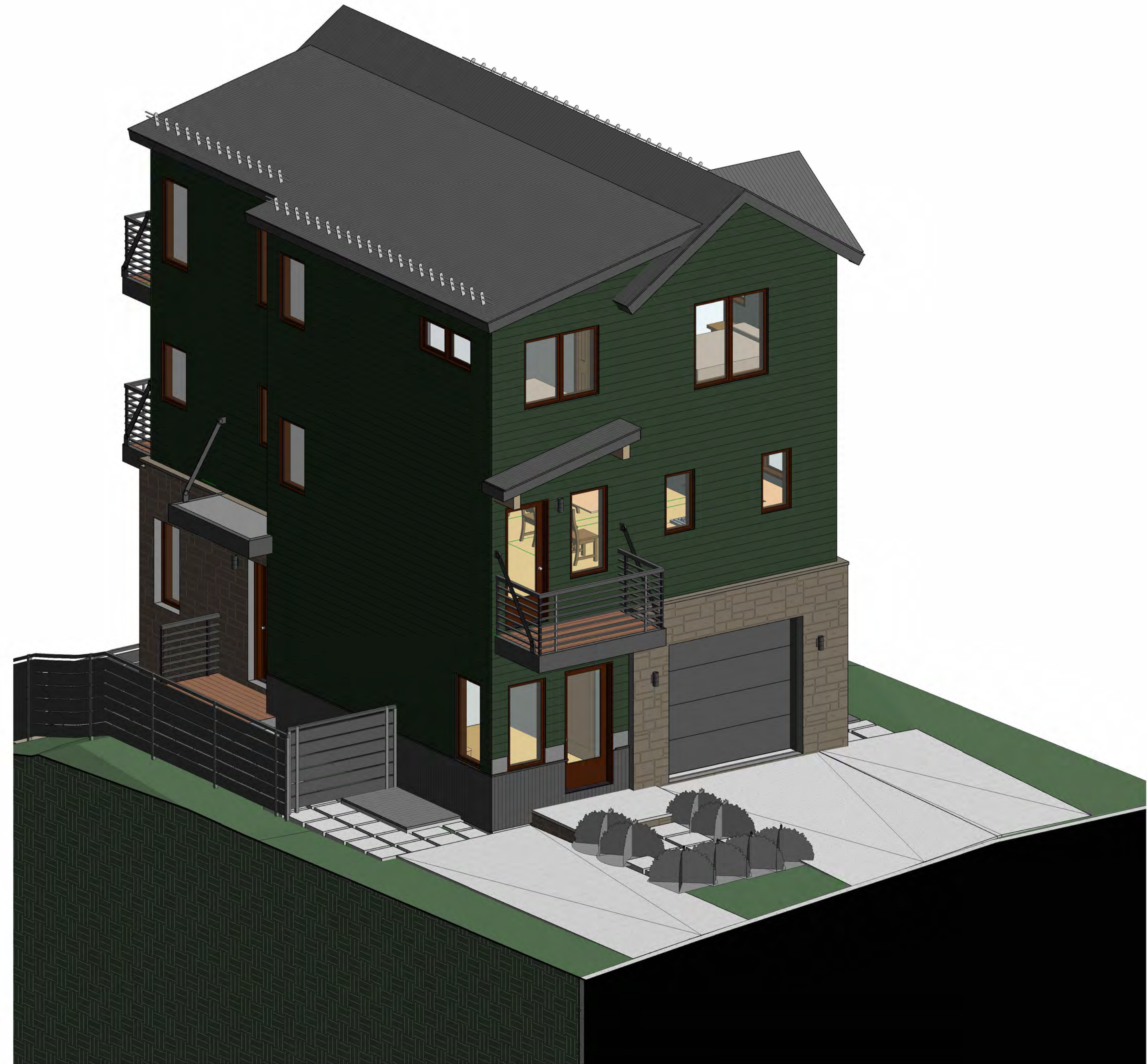
NORTH ELEVATION	34.69'
SOUTH ELEVATION	38.75'
EAST ELEVATION	38.84'
WEST ELEVATION	36.36'



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



NW PERSPECTIVE



NE PERSPECTIVE

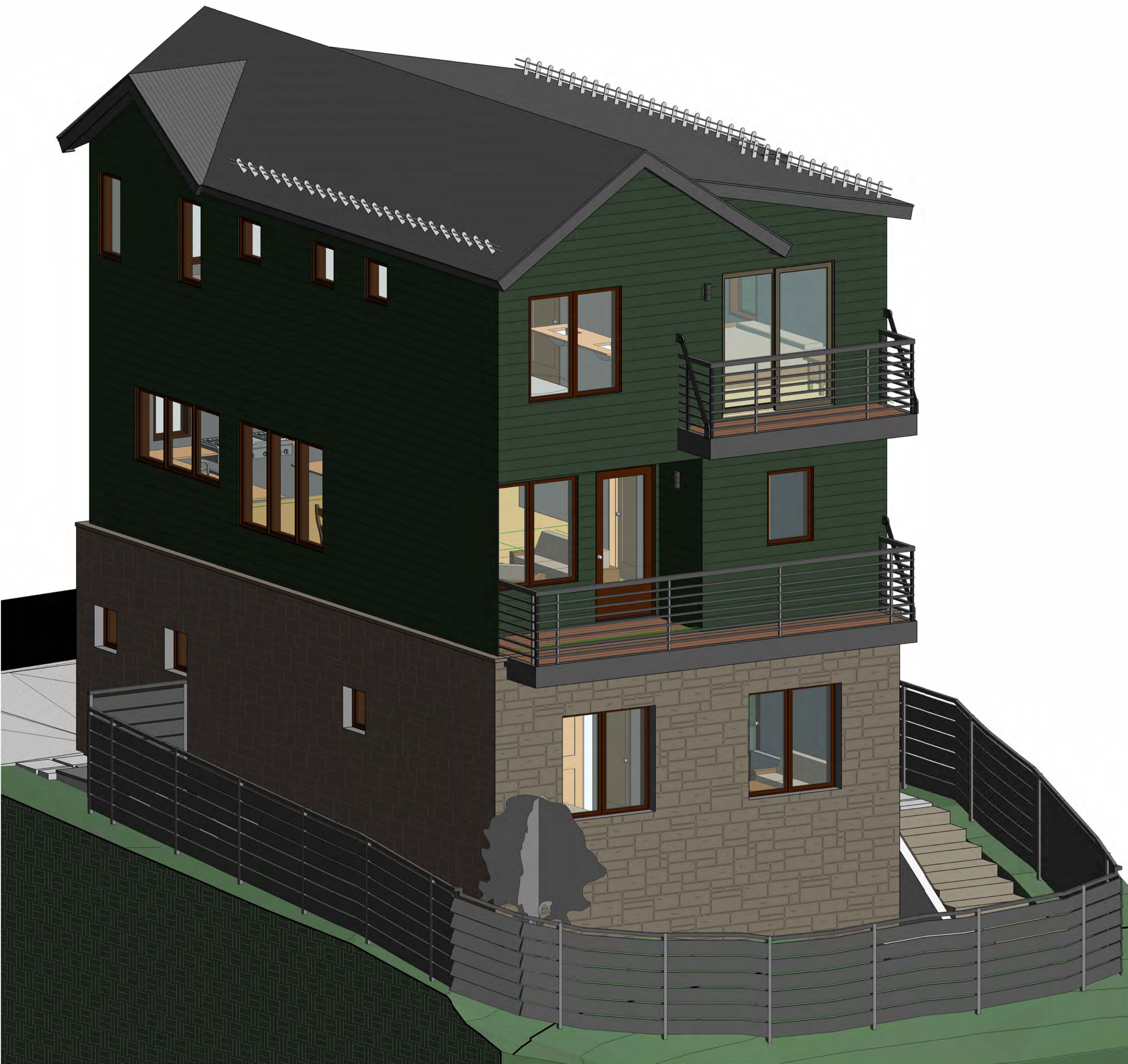
SERENITY MV

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 Telluride, CO 81435, USA

COLORIZED
 PERSPECTIVE

SHEET NUMBER

A4.5



SW PERSPECTIVE



SE PERSPECTIVE

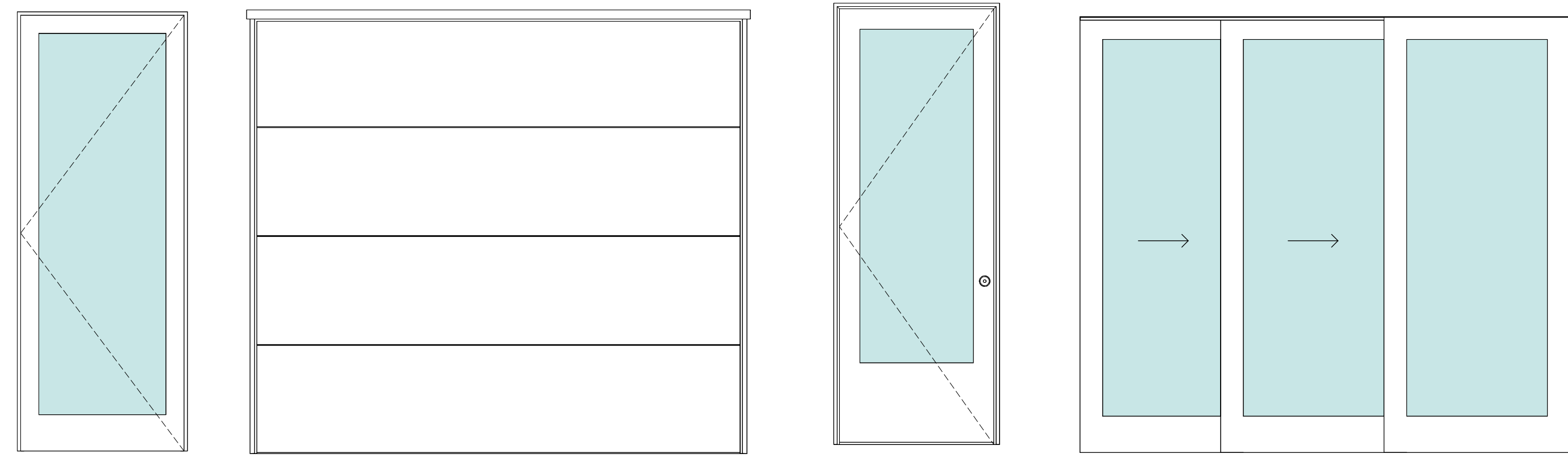
SERENITY MV

Unit-10, Boulders Way, Mountain Village
Telluride, CO 81435, USA

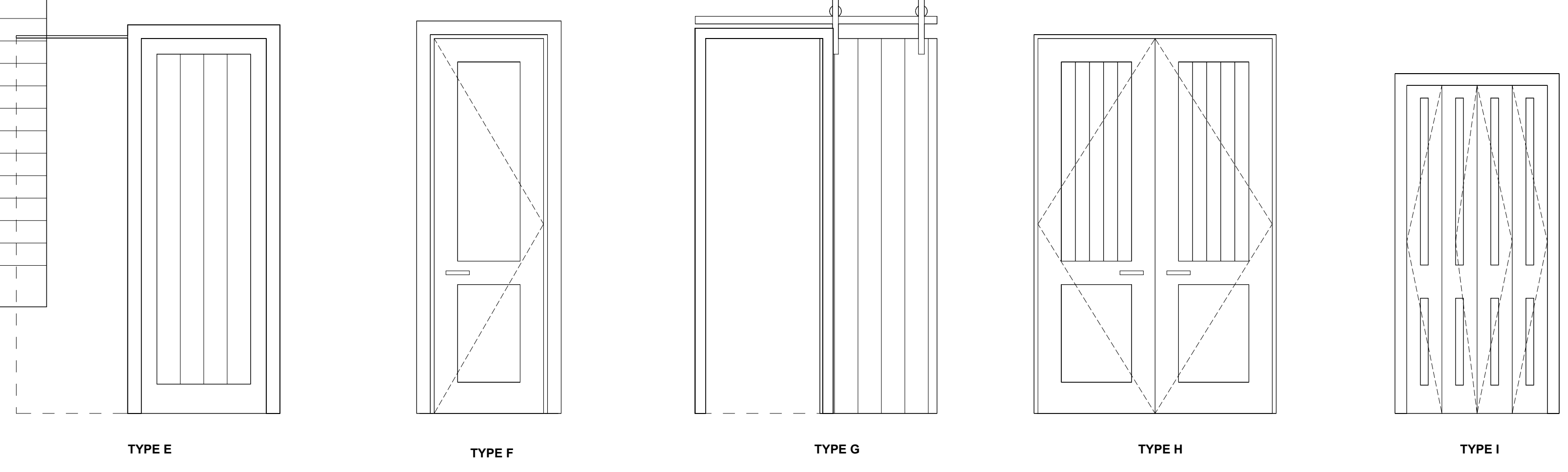
COLORIZED
PERSPECTIVE

SHEET NUMBER

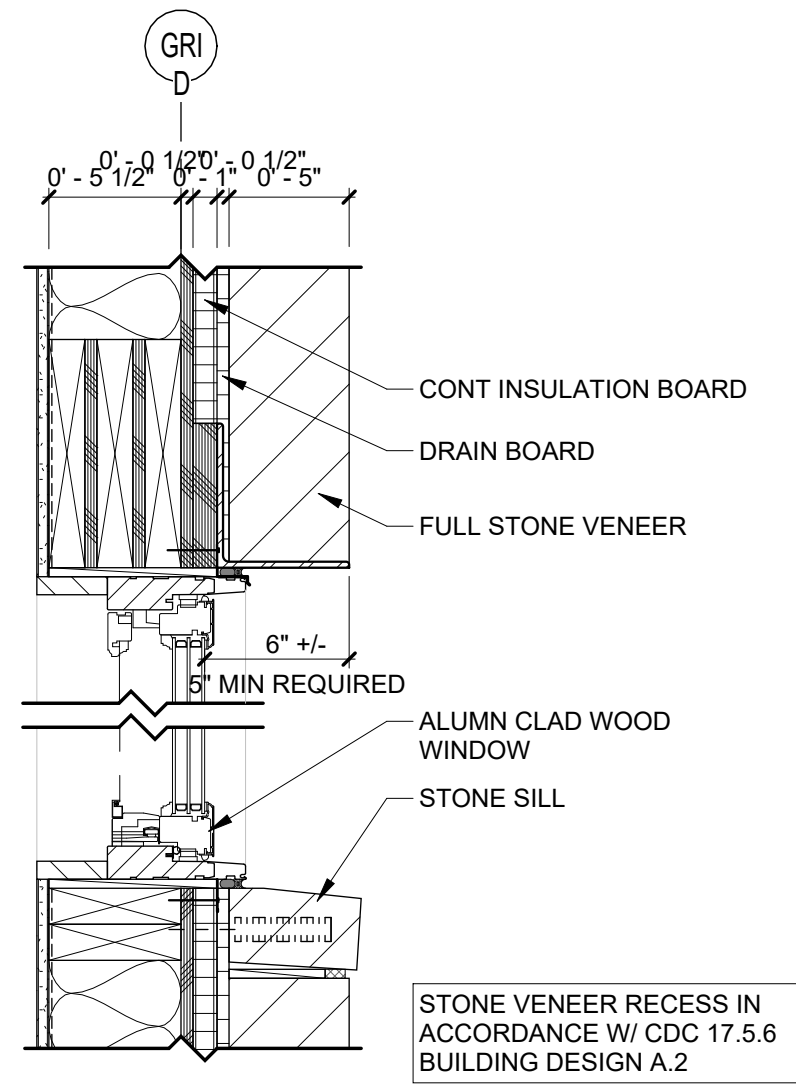
DOOR SCHEDULE					
DOOR TYPE	MARK	HEIGHT	WIDTH	HARDWARE	Description
EXTERIOR SINGLE GLASS PANEL	001	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	002	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	003	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	004	7' - 0"	2' - 4"		
INTERIOR DOUBLE SLIDING	005	7' - 0"	4' - 0"		
INTERIOR SINGLE SWING	006	7' - 0"	2' - 8"		
INTERIOR SINGLE SWING	007	7' - 0"	2' - 8"		
INTERIOR DOUBLE SLIDING	008	7' - 0"	4' - 0"		
INTERIOR DOUBLE SLIDING	009	7' - 0"	4' - 0"		
EXTERIOR SINGLE GLASS PANEL	101	7' - 0"	3' - 0"		
OVERHEAD GARAGE DOOR	102	8' - 0"	9' - 0"		
INTERIOR SINGLE SWING	103	7' - 0"	3' - 0"		
INTERIOR SINGLE PANEL	104	7' - 0"	2' - 8"		
EXTERIOR SINGLE GLASS PANEL	105	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	106	7' - 0"	2' - 8"		
INTERIOR DOUBLE SLIDING	107	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	108	7' - 0"	2' - 4"		
INTERIOR DOUBLE SWING	109	7' - 0"	2' - 6"		
EXTERIOR SINGLE GLASS PANEL	201	7' - 0"	2' - 8"		
INTERIOR SINGLE SWING	202	7' - 0"	2' - 4"		
INTERIOR SINGLE POCKET	203	7' - 0"	2' - 4"		
EXTERIOR SINGLE GLASS PANEL	204	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	302	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	302 A	7' - 0"	2' - 8"		
INTERIOR SINGLE SWING	302 B	7' - 0"	2' - 4"		
INTERIOR SINGLE POCKET	302 C	7' - 0"	2' - 4"		
INTERIOR SINGLE SWING	305	7' - 0"	2' - 4"		
INTERIOR SINGLE SWING	306	7' - 0"	2' - 8"		
INTERIOR SINGLE SWING	307	7' - 0"	2' - 8"		
INTERIOR BIFOLDING	308	7' - 0"	4' - 0"		
INTERIOR BIFOLDING	309	7' - 0"	4' - 0"		
EXTERIOR SLIDING GLASS	310	6' - 10"	6' - 0 1/2"		



EXTERIOR DOOR TYPES
1/2" = 1'-0"



INTERIOR DOOR TYPES
1/2" = 1'-0"

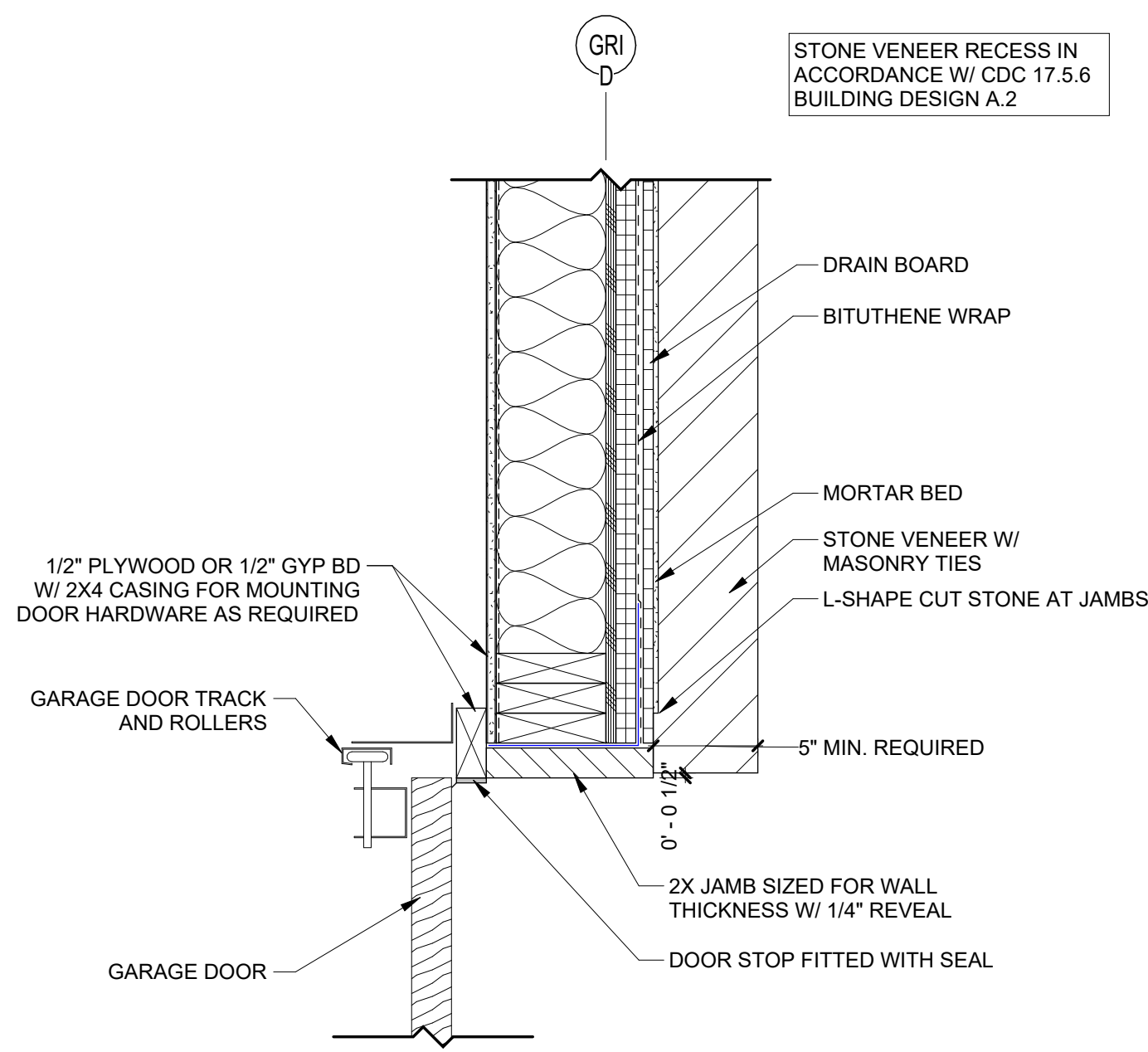


WINDOW DETAIL W/ STONE VENEER
1 1/2" = 1'-0"

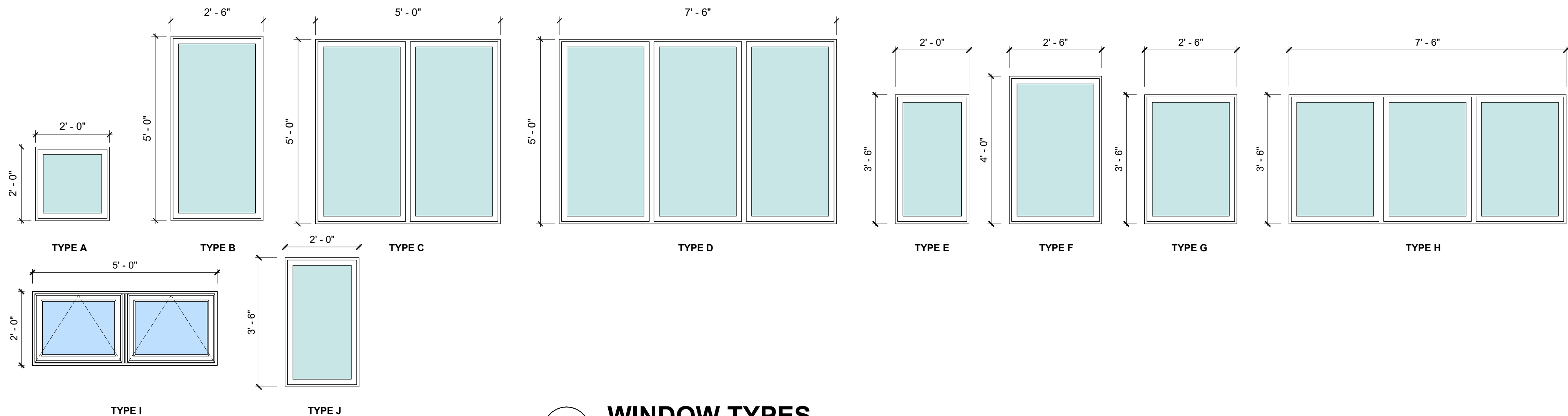
WINDOW SCHEDULE				
TYPE	TYPE	Count	UNIT WIDTH	UNIT HEIGHT
Casement	A	6	2' - 0"	2' - 0"
Casement	B	7	2' - 6"	5' - 0"
Casement 2-Wide	C	7	5' - 0"	5' - 0"
Casement 3-Wide	D	1	7' - 6"	5' - 0"
Casement	E	2	2' - 0"	3' - 6"
Casement	F	2	2' - 6"	4' - 0"
Casement	G	3	2' - 6"	3' - 6"
Casement 3-Wide	H	1	7' - 6"	3' - 6"
Casement 2-Wide	I	1	5' - 0"	4' - 0"
AWNING (2 WIDE)	J	1	5' - 0"	2' - 0"
Casement	K	2	2' - 0"	4' - 0"

- WINDOW NOTES**
1. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
 2. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
 3. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
 4. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.

- DOOR NOTES**
1. NEW EXTERIOR DOORS TO BE 2/3 LITE PER GS#34.
 2. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
 3. DOOR & WINDOW MANUFACTURER: LOEWEN ALUMN CLAD WOOD OR SIMILAR.
 4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

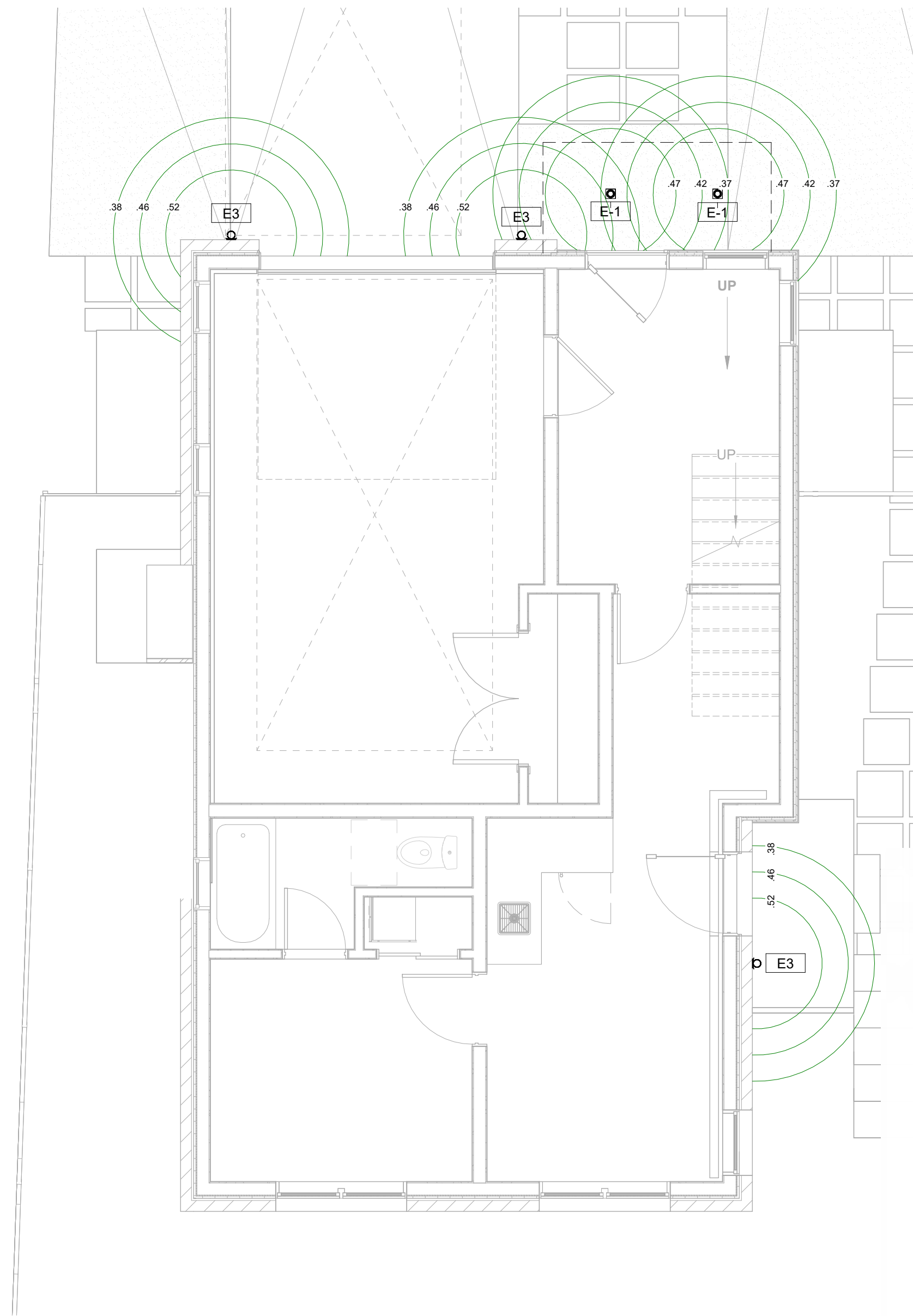
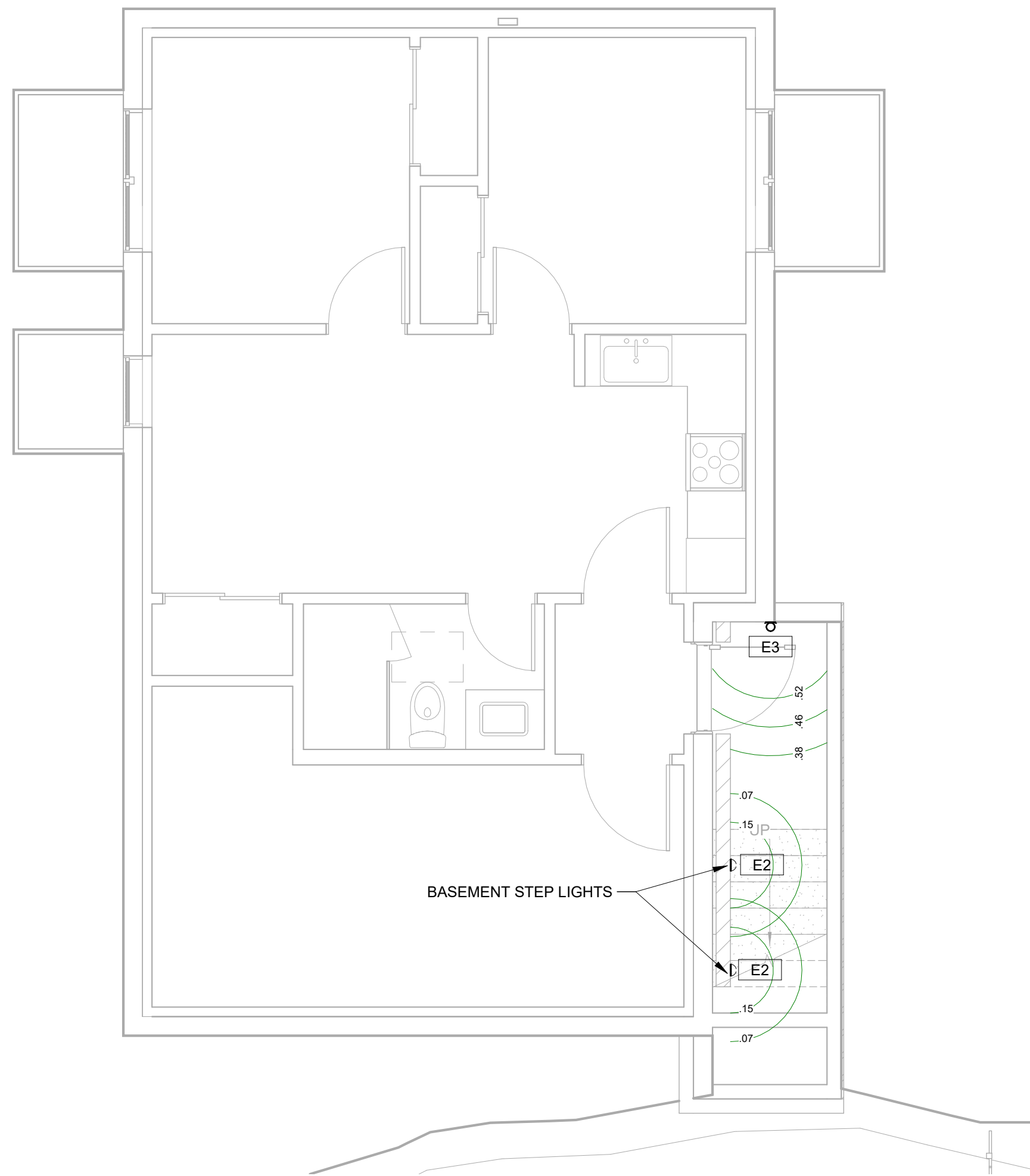


GARAGE DOOR JAMB @ STONE VENEER
1 1/2" = 1'-0"



WINDOW TYPES
1/2" = 1'-0"

- LIGHTING NOTES:**
1. FIELD VERIFY ALL LIGHTING LOCATIONS.
 2. TYPICAL LIGHTING LOCATION AT STAIRS:
(1 EA) PER LANDING
(2 EA) PER RUN
 3. 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".
 5. LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.5.12 LIGHTING REGULATIONS
 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.
 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.



EXTERIOR E-1:
EXTERIOR RECESSED LED CAN

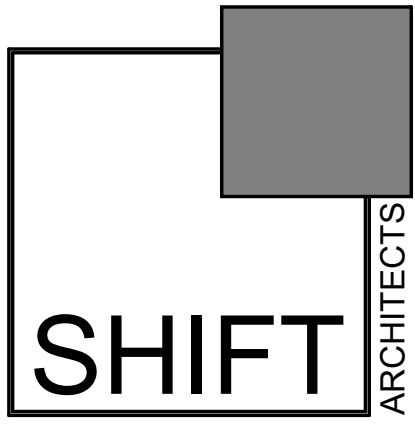
TESLA PRO 2	
FINISH: BRUSHED NICKEL	
MANUFACTURER	WAC LIGHTING
ITEM	WAC514031
MATERIAL	DIE-CAST ALUMINIUM
GLASS	ETCHED LENSE
WIDTH	4.25" DIA.
HEIGHT	4.25" DIA.
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	14.5W
LUMENS	535
COLOR TEMPERATURE	2700K
CRI	85
RATED LIFE	90,000 HOURS
CERTIFICATION	IP66, UL & cUL LISDTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

EXTERIOR E-2:
EXTERIOR STEP AND WALL LIGHT

LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WAC671977
MATERIAL	CORROSION RESISTANT ALUMINIUM
GLASS	ETCHED LENS
WIDTH	5"
HEIGHT	3"
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	3.9W
LUMENS	68
COLOR TEMPERATURE	3000K
CRI	83
RATED LIFE	60,000 HOURS
CERTIFICATION	UL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

EXTERIOR E-3:
EXTERIOR WALL SCONCE

PANDORA LED INDOOR/OUTDOOR WALL SCONCE	
FINISH: BRONZE	
MANUFACTURER	MODERN FORMS
ITEM	MFM1720529
MATERIAL	ALUMINIUM
GLASS	LED DRIVER
WIDTH	7"
HEIGHT	7"
DEPTH	4.75"
LAMP TYPE	LED
BULB TYPE	12W
LUMENS	270
COLOR TEMPERATURE	3000K
CRI	85
RATED LIFE	50,000 HOURS
CERTIFICATION	ADA COMPLIANT & ETL LISTED WET
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



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

PROJECT ISSUE DATE:
05.17.24 REVISED DRB SUBMITTAL

REVISION
NO. DATE DESC.

SERENITY MV

Unit-10, Boulders Way, Mountain Village
Telluride, CO 81435, USA

LIGHTING PLANS

©shift architects

SHEET NUMBER

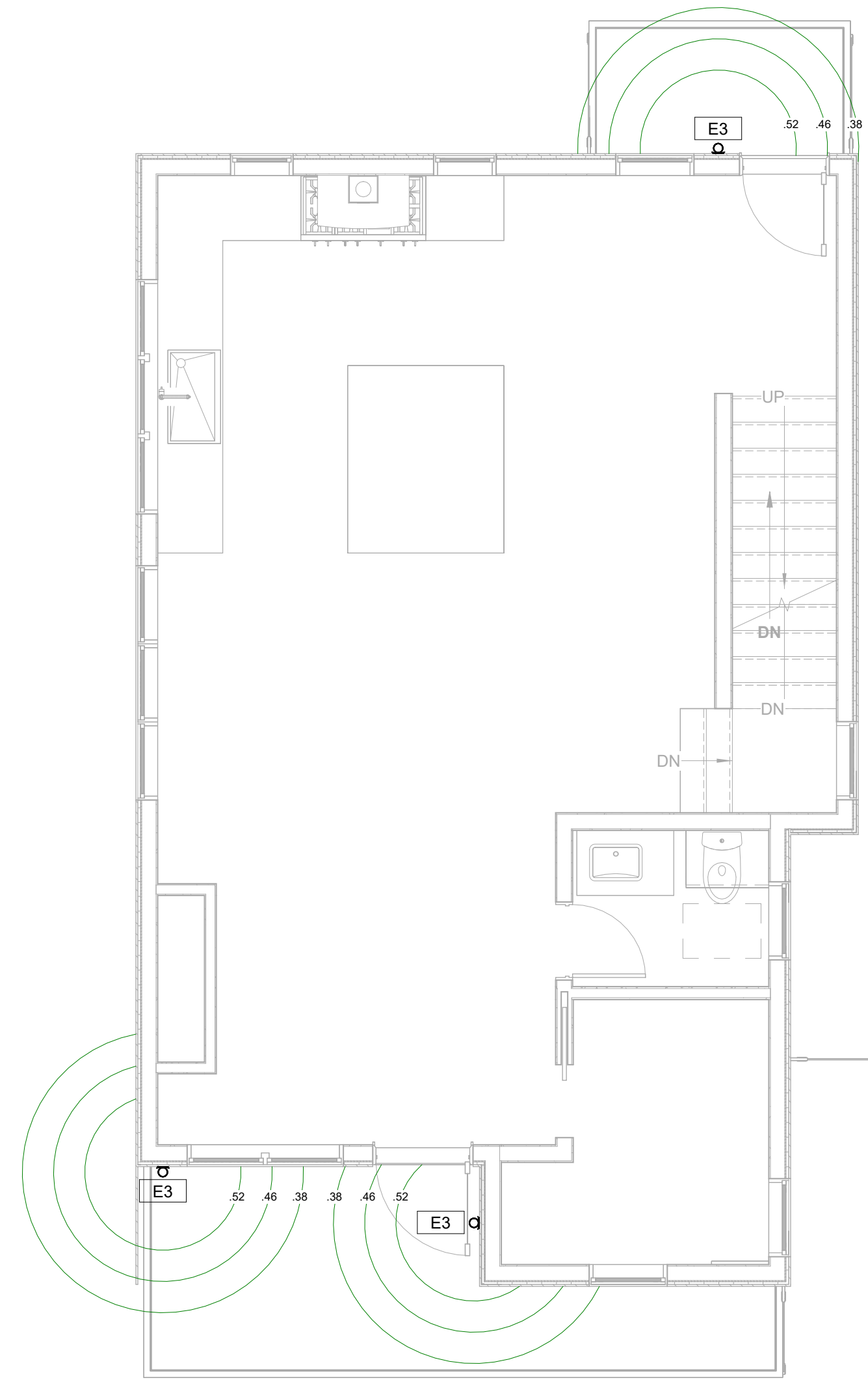
2 BASEMENT EXTERIOR LIGHTING PLAN

1/4" = 1'-0"

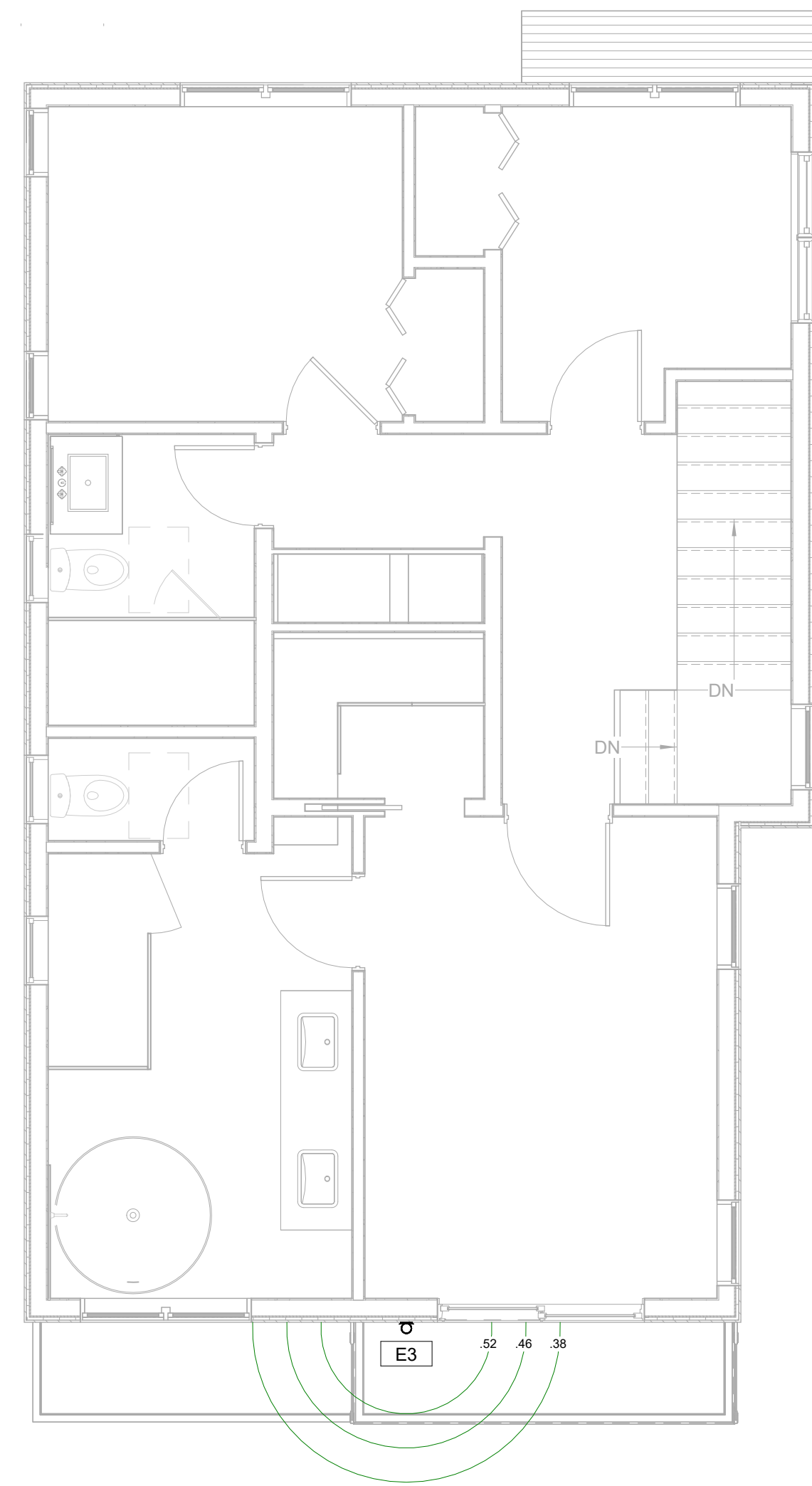
1 LOWER LEVEL EXTERIOR LIGHTING PLAN

1/4" = 1'-0"

5/17/2024 8:04:50 AM **LTG1.1**



1 MAIN LEVEL EXTERIOR LIGHTING PLAN
 1/4" = 1'-0"



2 UPPER LEVEL EXTERIOR LIGHTING PLAN
 1/4" = 1'-0"



DEVELOPMENT REFERRAL FORM

Planning & Development Services
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435
(970) 728-1392

Referral Agency Comments Lot 649R Unit 10

Building: Parking will be an issue, and the neighbor to the west will not like it if they do not follow their parking plan...

No concerns from Public Works. We will need to field verify the locations and condition of the water and sewer connections with the contractor.

Thank you,

TFPD approves the submitted plans

Forester:

The landscaping plan needs a tree planting detail that shows the proper steps required in planting trees/shrubs, including a note that states that the burlap and wire basket must be removed to at least the top 12 -16 inches of the root ball.



TO: Mountain Village Design Review Board

FROM: Drew Nelson, Senior Planner

FOR: Design Review Board Public Hearing; August 1, 2024

DATE: July 23, 2024

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot BC110R, TBD Lawson Overlook

APPLICATION OVERVIEW: New Single-Family Home on Lot BC110R

PROJECT GEOGRAPHY

Legal Description: LOTS BC110RR, TELLURIDE MOUNTAIN VILLAGE, ACC TO REPLAT OF LOT BC110R REC 11 6 2012 INPLAT BK1 PG 4548, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: TBD Lawson Overlook

Applicant/Agent: Kristine Perpar, Shift Architects

Owner: Brandon and Catie Bell

Zoning: Single-family

Existing Use: Vacant

Proposed Use: Single-family

Lot Size: 0.79 acres

Adjacent Land Uses:

- **North:** Single-family
- **South:** Open Space
- **East:** Single-family
- **West:** Single-family

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



Figure 1: Vicinity Map

Case Summary: Kristine Perpar of Shift Architectures, Applicant for Lot BC110R is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot BC110R, TBD Lawson Overlook. The Lot is approximately 0.79 acres and is zoned Single-family. The overall square footage of the home is approximately 5,589 gross square feet and provides 2 interior parking spaces within the proposed garage and 2 exterior parking spaces. The site generally has a ridge splitting it, along with a small wetlands area in the southwest corner of the property.

An earlier version of this design was approved by DRB in 2013, but it was never built. A second approval was granted by the DRB in 2021, and received a Renewal in 2022, but both of those approvals have expired. The home is essentially the same as the first two approvals with some minor exterior changes.

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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable) Maximum	34.05'
Maximum Avg. Building Height	35' (gable) Maximum	24.4'
Maximum Lot Coverage	40% (13,765 s.f.)	7% (4270 s.f.)
General Easement Setbacks	No encroachment	None
Roof Pitch		
Primary		7:12
Secondary		3:12
Exterior Material		
Stone	35% minimum	39.7%
Windows/Doors	40% maximum	23.7%
Parking	2 enclosed / 2 exterior	2/2

Design Review Board Specific Approvals:

- 1) *Metal Fascia and Soffit*
- 2) *Grading in the General Easement*

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 in the Multifamily zone district is 40%. The property is 34,412 square feet in size. On this site, the maximum allowable site coverage is 13,764.8 square feet. The proposed structure covers 4,270 square feet, or 12.41 % of the site, and is below 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 Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a primary gabled roof form. Homes with a primary gabled roof form are granted a maximum building height of 40 feet. The maximum average height must be at or below 35' feet for gable roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Staff has determined that the primary roof form for this home is a gable and therefore granted a maximum height of 40 feet. The applicant has demonstrated compliance with max heights on their plan set for both Maximum and Maximum Average heights.

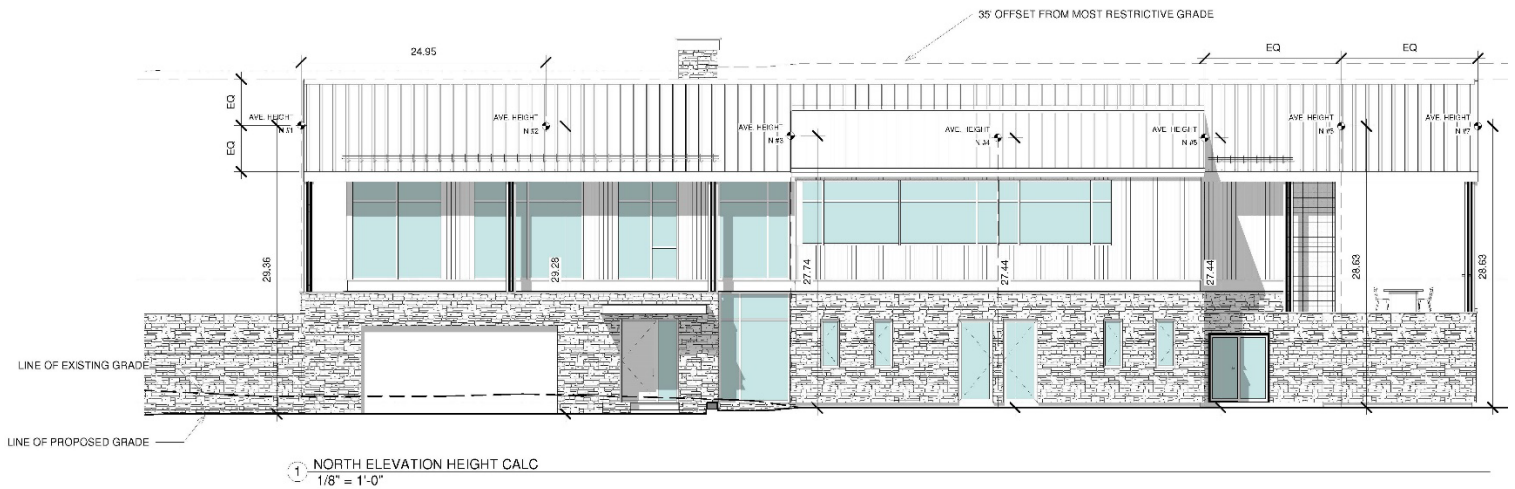


Figure 2: North Elevation

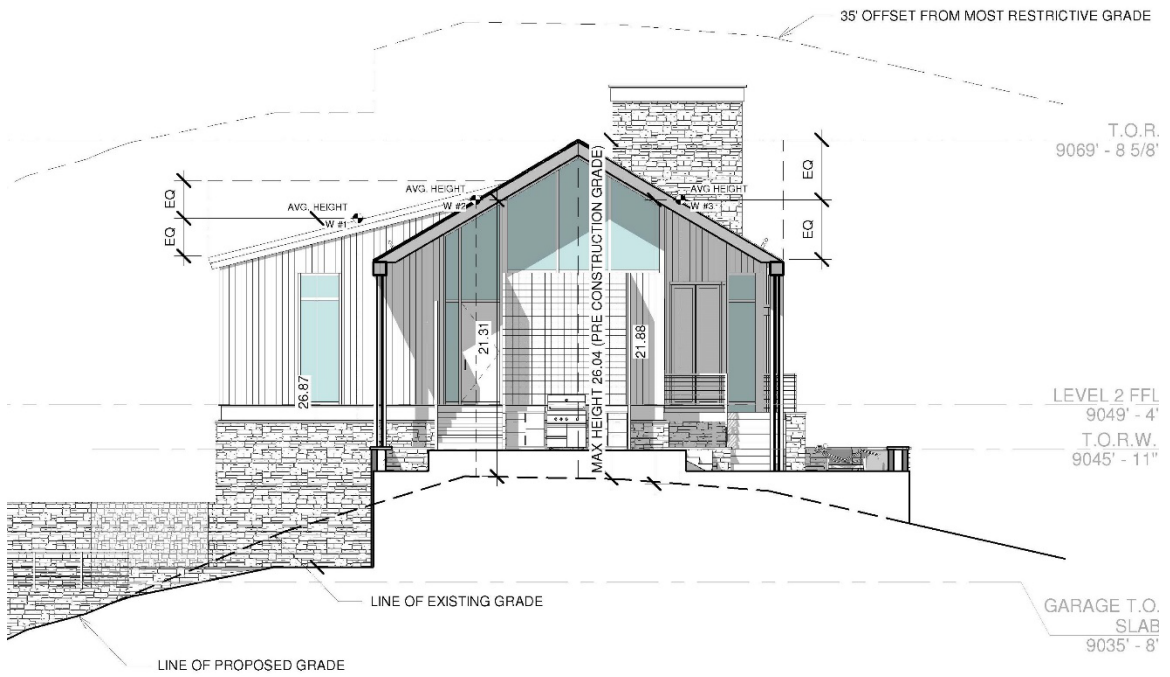


Figure 3: West Elevation

17.3.14: General Easement Setbacks

Lot BC110R, is bound on all sides by a 16' General Easement (GE). The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

The survey indicates an existing retaining wall on the north side of the lot as well as an existing overgrown double track road.

Staff: The survey indicates two GE encroachments that already exist on the property – there is an existing retaining wall on the north side of the lot as well as a double track road on the northwest side of the property. The proposal includes several GE encroachments that fall into the above category of permitted GE development activity including the following:

- *Driveway: The Driveway as shown currently takes access from Lawson Overlook and crosses the General Easement to the homesite.*
- *Utilities: Given Lot BC110R's location and the location of the existing utilities, the GE will need to be crossed on the north GE, accessing utilities within Lawson Overlook.*

In addition, the applicant has requested some grading that extends into the GE, which falls into the category of GE encroachments that require DRB Specific Approval. The landscape plan indicates that any grading proposed in the GE will be revegetated with native grass.

17.3.4 Specific Zone District Requirements

Lots that are greater than 0.75 acres may develop an accessory dwelling unit that is detached from the main single-family dwelling unit

Staff: Although there are no plans for an accessory dwelling unit indicated on this plan, at .79 acres, this property would be eligible to build a detached ADU. Staff strongly encourages the applicant to consider adding one to the property.

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 home is simple in form and will not compete with the landscape surrounding it. The long gable roof is reminiscent of a barn structure and seems compatible with the historic ranches that were originally part of Mountain Village. Contemporary materials of whitewashed wood and light stone will contrast with the dark

roof and window cladding as well as the darker wood louvers and contemporize the form a bit.

The plans indicate a Hilfiker retaining wall clad in stone with a steel guardrail on the north side of the building, which generally meets the requirements of the CDC.

17.5.5: Building Siting Design

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

Staff: The proposed home utilizes an existing east/west ridge to orient the home. By utilizing the natural slope of the site, the lower level and garage basically recess into the hillside and the home appears mostly as a one to one-and-a-half story structure. There are some high retaining walls facing Lawson Overlook, and additional landscaping as a buffer would help to soften the visual impact of these walls and help to further settle the home into the existing landform. Many of the existing trees to the east and west of the home will be retained and staff believes that the home should blend nicely into the existing vegetation.

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.

Staff: Staff comments regarding each of the relevant subsections are below.

Building Form:

The form of the proposed residential structure follows an alpine mountain design related to the mining traditions in the region 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. Staff believes the design meets the overall standards of the CDC.

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 evoking the designs commonly found in Mountain Village. This is reinforced through the use of stone materials as the base and wood siding above.

Roof Form:

The roof design is a gabled form with a 7:12 pitch that has variation to create unique pitches with dormers and a 3:12 shed roof to give variety to the roof. The roof material is standing seam metal in matte black, which meets the colors required by the CDC. The applicant has indicated a desire to use black metal fascia and soffit to match the roof, which requires a Specific Approval.

Chimneys, Vent and Rooftop Equipment Design:

The applicant has indicated that the proposed home utilizes a two natural gas fireplaces with a chimney as shown on Sheets A2.2 and A3.1. The application adheres to the requirements of the CDC for equipment design, but coordination should occur between the fireplace locations and the single chimney.

Exterior Walls Materials and Color:

The building utilizes a light colored stone veneer at the base of the home. The design includes vertical wood shiplap siding for 22% of the exterior elevations. Stone walls account for approximately 39.7% of exterior materials, which meets the minimum 35 percent requirement of the CDC. The applicant has indicated that the fascia and soffit will be made of black metal, needing a Specific Approval from the DRB.

Glazing:

The maximum window area of the building, including window and door glazing, is approximately 23.7% of the total building façade.

Doors and Entryways:

Sheet A3.1 provides the door and window specifications, but excludes a full schedule and the inset requirements for windows set in stone. The applicant has indicated that the windows and doors will be matte black aluminum clad, which would complement the matte black standing seam metal roof. Prior to Final Architecture Review, the applicant shall provide a window and door schedule that includes detail on the window recess of a minimum of five inches (5").

Decks and Balconies:

The two proposed exterior patios 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. The applicant has proposed wood louvers that also enhance the look of the home, along with providing some added privacy for the outdoor spaces.

Required Surveys and Inspections:

The applicant has provided information indicating the maximum building height and the maximum average building height. 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 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: There is extensive retainage all around the home. There is one (1) retaining walls that exceeds the 5' maximum specified by the CDC on the southwest corner of the home. The DRB should determine if stepping these walls to meet the code and extending the disturbance over more of the site is preferable to allowing a larger wall. The applicant is proposing some grading into the GE on the north side of the site. The grading plan appears to create positive drainage away from the home. Because of the east/west ridge on the lot, run-off has the potential to flow both north towards Lawson Overlook and south and west towards the wetland area. There is stormwater mitigation/silt fencing indicated on the Construction Management Plan. This will be especially important to prevent silt and run-off from the southwest corner of the lot from entering the wetlands area.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family homes to provide two interior and two exterior parking spaces. The applicant has shown two interior spaces and two exterior parking spaces that are 20' x 10' in size. This appears to meet the requirements of the CDC.

17.5.9: Landscaping Regulations

The applicant has provided a preliminary landscaping plan. The applicant has indicated plantings of Colorado Dogwood trees in front of retaining walls in excess of five feet (5') in height. The applicant has added upper level planters on the two patios to plan Wood's Rose in those areas. Prior to Final Architecture Review, the applicant shall update the landscape plan to indicate trees to be removed within the Zone 1 Fire Mitigation area of the site.

17.5.11: Utilities

Staff: Utilities are all proposed to be served by existing underground utilities in Lawson Overlook. There are existing water and sewer stubs in the General Easement on the property. Prior to issuance of a Building Permit, the applicant shall work with the Public Works Director and all other utilities to verify all access points.

17.5.12: Lighting Regulations

Staff: The applicant has provided an exterior lighting plan with fixture specifications. It should be noted that a lighting plan is not required for Initial Architecture Review; however, one of the fixtures (Exterior E-3) appears to exceed the lumen levels in the CDC. Prior to Final Architecture Review, the applicant shall change fixture Exterior E-3 to a different fixture that meets the maximum 850 lumens required in the CDC.

17.5.13: Sign Regulations

Staff: The address marker is on the east side of the drive will be visible from the street. Materials proposed for the sign are mill finish steel and would be illuminated with an LED strip as noted in the lighting plan.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: The applicant has submitted a landscape plan that mostly meets the fire mitigation provisions of the CDC; however, it is unclear which existing trees are proposed for removal both in Zone 1 and Zone 2. A note on the plans indicates that trees remaining in Zone 2 will meet the Fire Mitigation standards of crown-to-crown distance and pruning.

There is a delineated wetland on the southwest corner that just crosses into the GE (see Figure 4), but not into the building area of Lot BC110R. Section 17.6.1.B.2.f requires that all development applications submit a wetlands report performed by a qualified wetlands consultant. It appears that the wetlands were flagged and delineated by a wetlands consultant and surveyed in 2021 that showed a significant reduction in the original wetlands identified per Plat Book 1, Page 4548; however, additional information on this survey is needed. Prior to Final Architecture Review, the applicant shall provide a wetlands report as required by Section 17.6.1.B.2.f of the CDC.

The Town Forester provided the following comments:

The landscape plan (Sheet A1.2) needs to show the location of where the limits of disturbance fencing will be placed. It needs a distance scale, and it also needs to indicate the location of tree protection fencing for all trees that will be retained within the limits of

disturbance fencing. This sheets states that “light grey trees indicated trees to be removed within the limits of construction disturbance, dark grey colored trees to remain in place and be protected.” However, when looking at the sheet, it is impossible to tell the difference between “light grey” and “dark grey”. Please distinguish the trees that are planned for retention better and indicate the location of the tree protection fencing.

The dogwoods and roses that are indicated to be planted right up next to the home are not recommended according to defensive space wildfire mitigation best management practices (BMPs). These BMPs recommend there be vegetation free zone to a minimum distance of 5 feet away from the edge of the home. No trees or shrubs may be planted by vents or directly underneath windows. The Aspens are indicated to be planted too close to the home. Trees should be placed in such a way that the edge of the canopy will remain at least 10 feet away from the edge of the soffit when they have reached mature size. Only species that are indicated as a Firewise plant species on the Colorado Firewise Plant List should be planted within Zone 1.

Tree and shrub planting details need to be included in the plans. The tree planting detail needs to indicate the proper shape of the planting hole and the location of the trunk flare in relationship to the existing grade. A note must be included on the landscaping plan that states “All burlap and wire must be removed from the root ball to a distance of at least 12 – 16 inches down from the top of the root ball to allow the root systems of the plants to grow without obstruction. Removal of all burlap and wire from the root balls is highly recommended.”

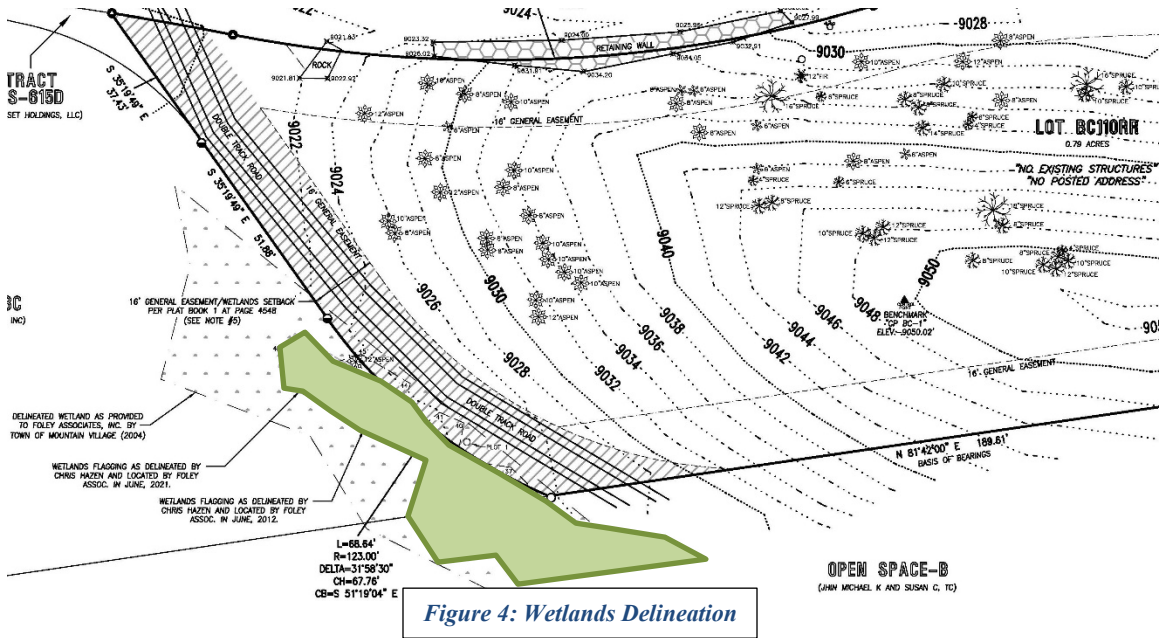


Figure 4: Wetlands Delineation

17.6.6: Roads and Driveway Standards

Staff: The driveway grade varies from 1.23% to 3.94%, meeting the standards set forth in the CDC. The driveway is approximately 110 feet in length, 12 feet in width, and appears to meet the standards in relation to both grades and width.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include two fireplaces and that they are to be served by natural gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows required material staging, dumpster, parking and a port a toilet. The construction fencing and silt fencing seem to accurately represent the limits of disturbance. The applicant has indicated tree protection for any remaining trees that are close to the home site and likely to be impacted by construction. No crane is indicated on the Construction Management Plan. No comments or concerns were received from the Public Works and Building Departments regarding the Construction Management Plan

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 Initial Architecture and Site Review:

I move to approve the Initial Architecture and Site Review for a new single-family home located at Lot BC110R, TBD Lawson Overlook, based on the evidence provided within the staff memo of record dated July 23, 2024, and the findings of this meeting, with the conditions noted in the staff report.

With the following Specific Approvals:

DRB Specific Approval:

- 1) Metal Fascia
- 2) Grading in the General Easement

Conditions:

- 1) *Prior to Final Architecture Review, the applicant shall provide a window and door schedule that includes detail on the window recess of a minimum of five inches (5").*
- 2) *Prior to Final Architecture Review, the applicant shall update the landscape plan to indicate trees to be removed within the Zone 1 Fire Mitigation area of the site as well as address the comments by the Town Forester.*
- 3) *Prior to Final Architecture Review, the applicant shall provide a wetlands report as required by Section 17.6.1.B.2.f of the CDC.*
- 4) *Per CDC Section 17.3.9, Housing Impact Mitigation requirements for this development application are set at 75% as the application was first submitted in 2024.*
- 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) *A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.*
- 7) *An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.*
- 8) *A Knox Box for emergency access is recommended.*
- 9) *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.

- 10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
 - b. Wood that is stained in the approved color(s);*
 - c. Any approved metal exterior material;*
 - d. Roofing material(s); and*
 - e. Any other approved exterior materials**
- 11) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.*

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 BC110R, TBD Lawson Overlook to the _____, 2024, regular Design Review Board meeting.

Date: June 4, 2024

By: Kristine Perpar, Architect

Property address:

Lot BC110R
Mountain vaillge, CO 81435

Sent to: MV DRB

Re: Development of a Single Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Lot BC110R; Mountain View Estates was designed to capture the views to the house, sensitivity to the site and neighbors and the existing topography.

BC110R is currently vacant of structures with trees on the northern portion.

The driveway is situated off of Lawson Overlook with a gradual slope to the proposed home.

Exterior elevations, plans and roof are simple in form. Roofs consist of a 7:12 gabled a 3:12 shed. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment, neighboring properties and for durability.

The proposed landscape plan is simple with revegetation plan and elevated terraces and planters.

Sincerely,



Kristine Perpar



The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000

GENERAL NOTES

CONTRACT DOCUMENTS:

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

ORGANIZATION:

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

CODE COMPLIANCE:

ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS, AND 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.

INTENT:

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

COORDINATION:

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

SUBSTITUTIONS:

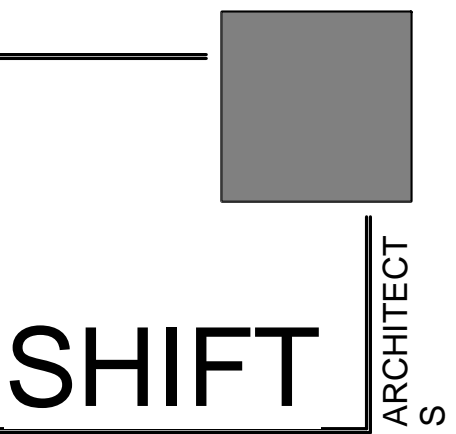
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED.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

SHOP DRAWINGS:

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

SAFETY & PROTECTION OF WORK:

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



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

DATE:
06.18.21
FINAL
SUBMITTAL

PROJECT CODE INFORMATION

ZONING	(SF) SINGLE FAMILY - R3 OCCUPANCY
BUILDING CODE	2018 IRC
DESCRIPTION	TWO STORY RESIDENTIAL DWELLING

PROJECT INFORMATION

SCOPE OF WORK	NEW 2 STY SINGLE FAMILY DWELLING w/ COV'D PATIO & RETAINING WALLS AS DESCRIBED.	
LOT COVERAGE	SITE	34,412 S.F.
	BUILDING FOOTPRINT	3,355.00 S.F.
	PATIO & TERRACE	915.00 S.F.
	TOTAL ALLOWABLE (40%)	13,764.8 S.F.
	TOTAL PROPOSED (12.41%)	4,270 S.F.
MAX BUILDING HEIGHT		35.00 FT.
PROPOSED HEIGHT		34.05 FT.

REQUIRED PARKING	2 ENCLOSED, 2 EXTERIOR
PROPOSED PARKING	2 ENCLOSED, 2 EXTERIOR

FLOOR AREA		
1ST FLOOR W/ GAR.	2,907.30 S.F.	
2ND FLOOR	2,682.37 S.F.	
TOTAL ALLOWABLE		
TOTAL PROPOSED	5,589.67 S.F.	

SHEET INDEX

G1.1	COVER SHEET
0	SURVEY
C.1	GENERAL NOTES
C.2	DRIVEWAY PLAN
C.3	UTILITY PLAN
C.5	CONSTRUCTION MITIGATION PLAN
A1.1	SITE PLAN
A1.2	LANDSCAPE PLAN
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATION HEIGHT CALCS
A5.1	PERSPECTIVES
A8.1	SCHEDULES
E1.1	EXT. LIGHTING PLANS
E1.2	EXT. LIGHTING PLAN

VICINITY MAP



PROJECT TEAM

OWNER:

ROBERT AND MICHELENA HOWL
5611 COVEHAVEN DR
DALLAS TX 752524936
Phone 1 214 600 4778
roberthowl@gmail.com

ARCHITECT:

SHIFT ARCHITECTS
100 W COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

GENERAL CONTRACTOR:

TBD

STRUCTURAL:

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COLORADO STRUCTURALS, INC
P. 970.349.5922
F. 970.349.5926
MIKE@COLORADOSTRUCTURAL.COM

SURVEYOR:

FOLEY ASSOCIATE INC.
125 W PACIFIC AVE STE B-1
TELLURIDE, CO 81435
P. 970.728.6153
F. 970.728.6050

HOWL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

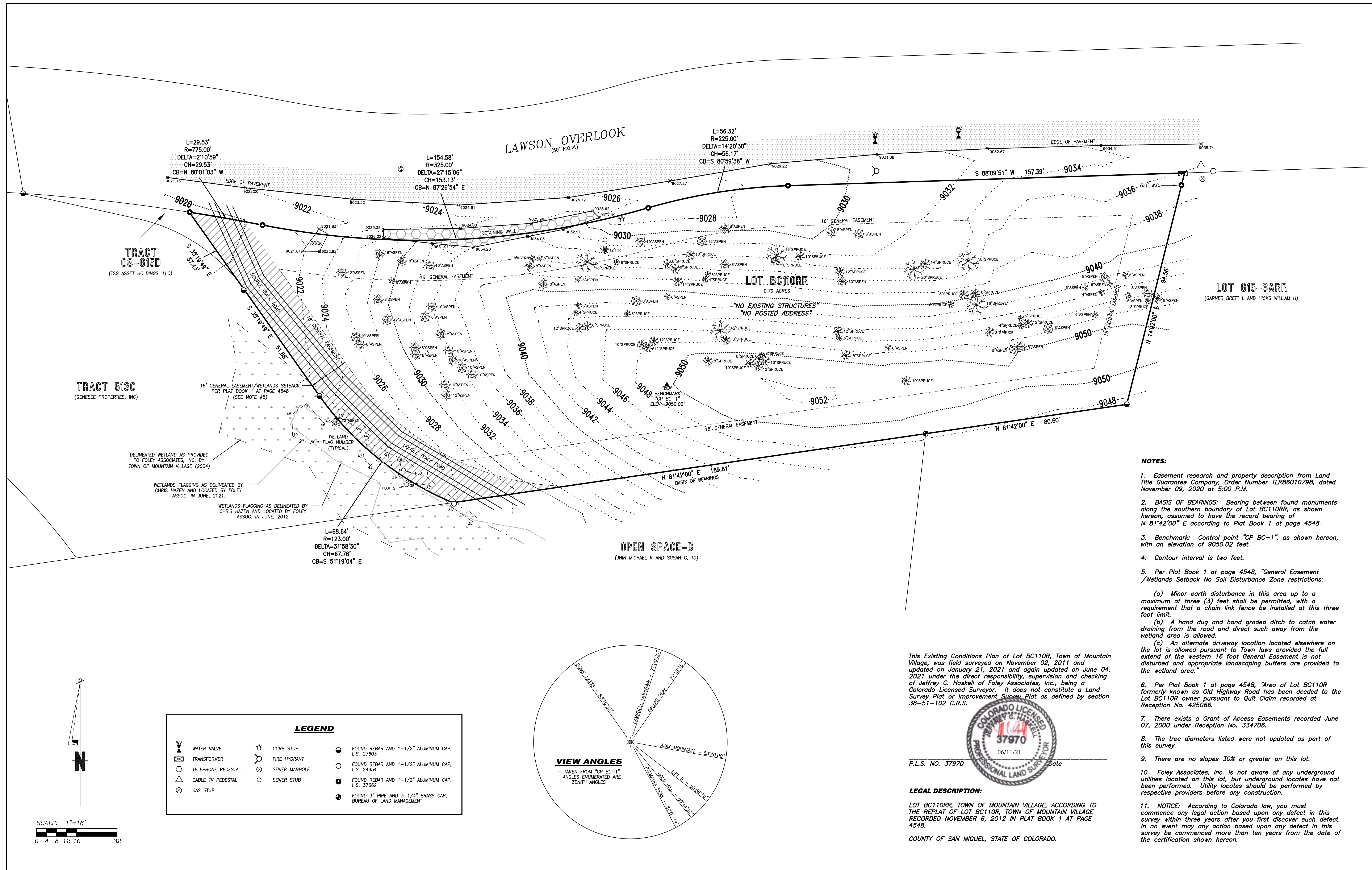
COVER SHEET

SHEET NUMBER

G1.1

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shift architects



TRACT OS-615D
(TSG ASSET HOLDINGS, LLC)

TRACT 513C
(GENESSEE PROPERTIES, INC)

LOT 615-3ARR
(GARNER BRETT L AND HICKS WILLIAM H)

OPEN SPACE-B
(JHIN MICHAEL K AND SUSAN C, TC)

DELINEATED WETLAND AS PROVIDED TO FOLEY ASSOCIATES, INC. BY TOWN OF MOUNTAIN VILLAGE (2004)

WETLANDS FLAGGING AS DELINEATED BY CHRIS HAZEN AND LOCATED BY FOLEY ASSOC. IN JUNE, 2021.

WETLANDS FLAGGING AS DELINEATED BY CHRIS HAZEN AND LOCATED BY FOLEY ASSOC. IN JUNE, 2012.

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number TLR6010798, dated November 09, 2020 at 5:00 P.M.
- BASIS OF BEARINGS:** Bearing between found monuments along the southern boundary of Lot BC110RR, as shown hereon, assumed to have the record bearing of N 81°42'00" E according to Plat Book 1 at page 4548.
- Benchmark: Control point "CP BC-1", as shown hereon, with an elevation of 9050.02 feet.
- Contour interval is two feet.
- Per Plat Book 1 at page 4548, "General Easement /Wetlands Setback No Soil Disturbance Zone restrictions:
 - Minor earth disturbance in this area up to a maximum of three (3) feet shall be permitted, with a requirement that a chain link fence be installed at this three foot limit.
 - A hand dug and hand graded ditch to catch water draining from the road and direct such away from the wetland area is allowed.
 - An alternate driveway location located elsewhere on the lot is allowed pursuant to Town laws provided the full extend of the western 16 foot General Easement is not disturbed and appropriate landscaping buffers are provided to the wetland area."
- Per Plat Book 1 at page 4548, "Area of Lot BC110R formerly known as Old Highway Road has been deeded to the Lot BC110R owner pursuant to Quit Claim recorded at Reception No. 425066.
- There exists a Grant of Access Easements recorded June 07, 2000 under Reception No. 334706.
- The tree diameters listed were not updated as part of this survey.
- There are no slopes 30% or greater on this lot.
- Foley Associates, Inc. is not aware of any underground utilities located on this lot, but underground locates have not been performed. Utility locates should be performed by respective providers before any construction.
- 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.

This Existing Conditions Plan of Lot BC110R, Town of Mountain Village, was field surveyed on November 02, 2011 and updated on January 21, 2021 and again updated on June 04, 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

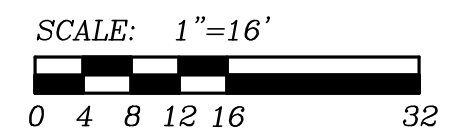
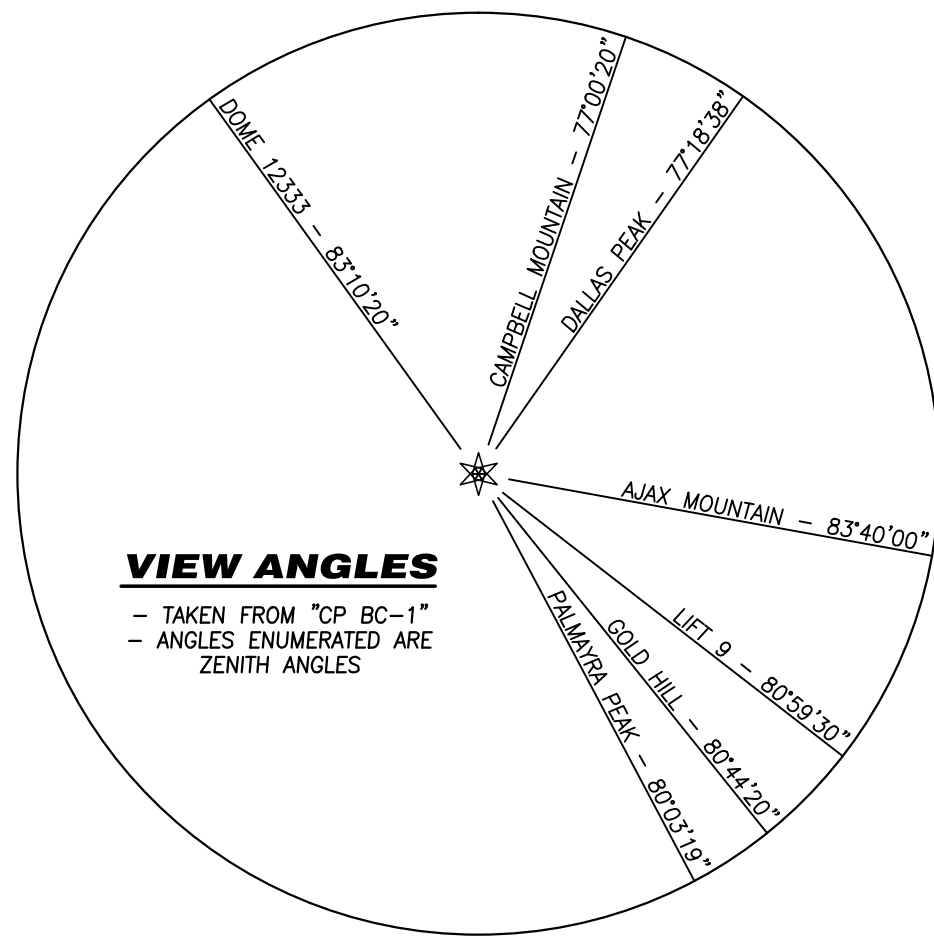


P.L.S. No. 37970 Date

LEGAL DESCRIPTION:

LOT BC110RR, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT BC110R, TOWN OF MOUNTAIN VILLAGE RECORDED NOVEMBER 6, 2012 IN PLAT BOOK 1 AT PAGE 4548,
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LEGEND		
	WATER VALVE	
	TRANSFORMER	
	TELEPHONE PEDESTAL	
	CABLE TV PEDESTAL	
	GAS STUB	
	CURB STOP	
	FIRE HYDRANT	
	SEWER MANHOLE	
	SEWER STUB	



Existing Conditions Plan
Lot BC110RR, Town of Mountain Village,
located within the SW 1/4 of Section 33, T.43N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	DC
Start date:	06/04/2021



970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

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-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.

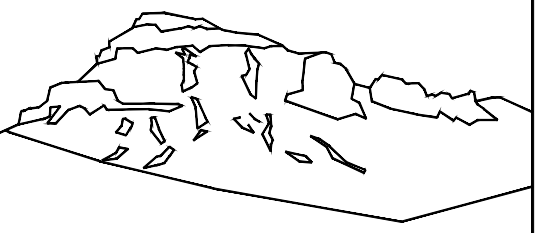
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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:

SUBMITTAL	2021-02-16
Revised Floor Elevs and Driveway	2021-05-17

Lot BC110 RR
Lawson Overlook
Mtn. Village, CO

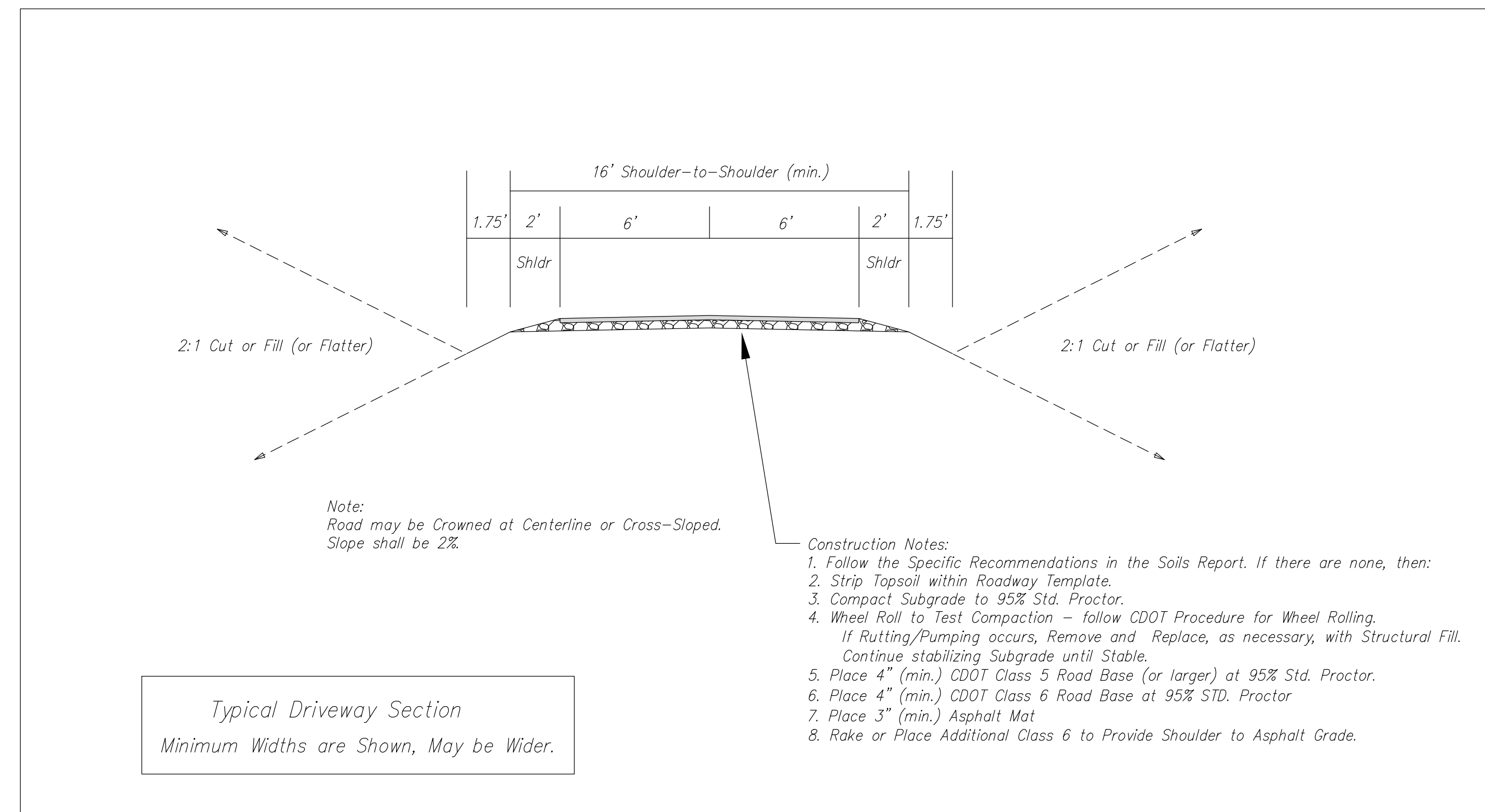


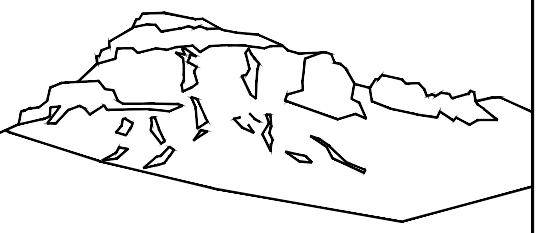
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil
Engineering

General
Notes

C1





Uncompahgre Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2021-02-16
Revised Floor Elevations and Driveway 2021-05-17

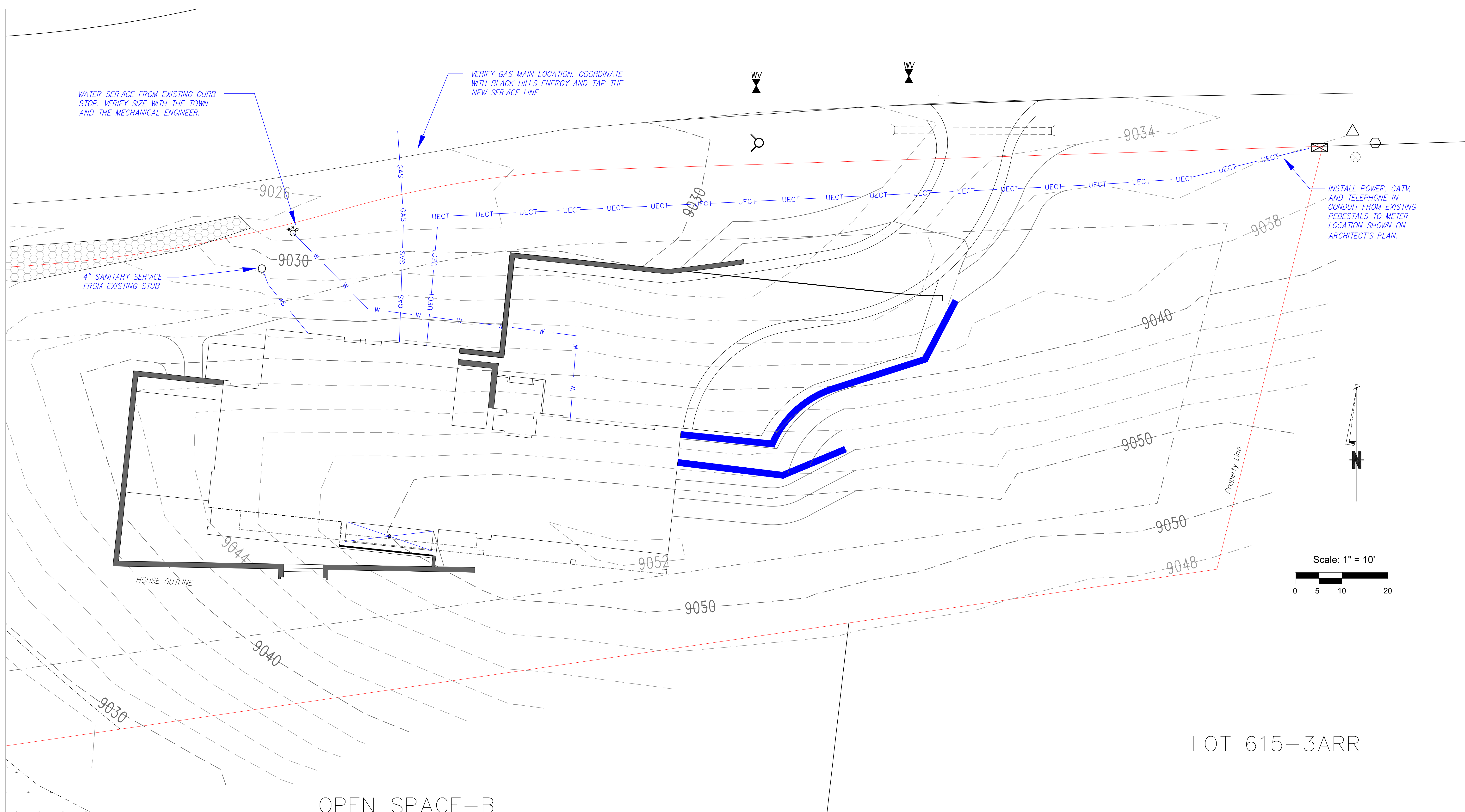
Lot BC110 RR
Lawson Overlook
Mtn. Village, CO

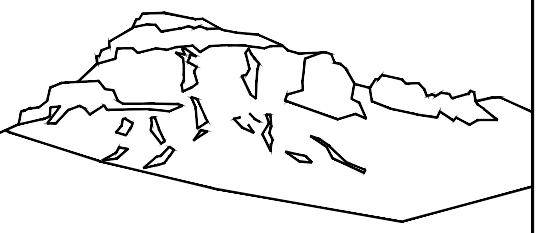


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utility Plan

C3





Uncompahgre Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2021-02-16
Revised Floor Elevs and Driveway 2021-05-17

Lot BC110 RR
Lawson Overlook
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 Plan

C5

Scale: 1" = 10'
0 5 10 20

Install Silt Fence on the downhill side of disturbance. Maintain throughout job. No surface water will be allowed to discharge the site without being directed through a silt fence

6' Chain Link Fence Panels with Green Screening

Construction Parking will be On-Site

Open and Close Panels at Access at the Beginning and End of Each Work Day

Straw Wattles

Part-a-John Toilet

Construction Dumpster

Material Storage

Bear Proof Poly-Cart

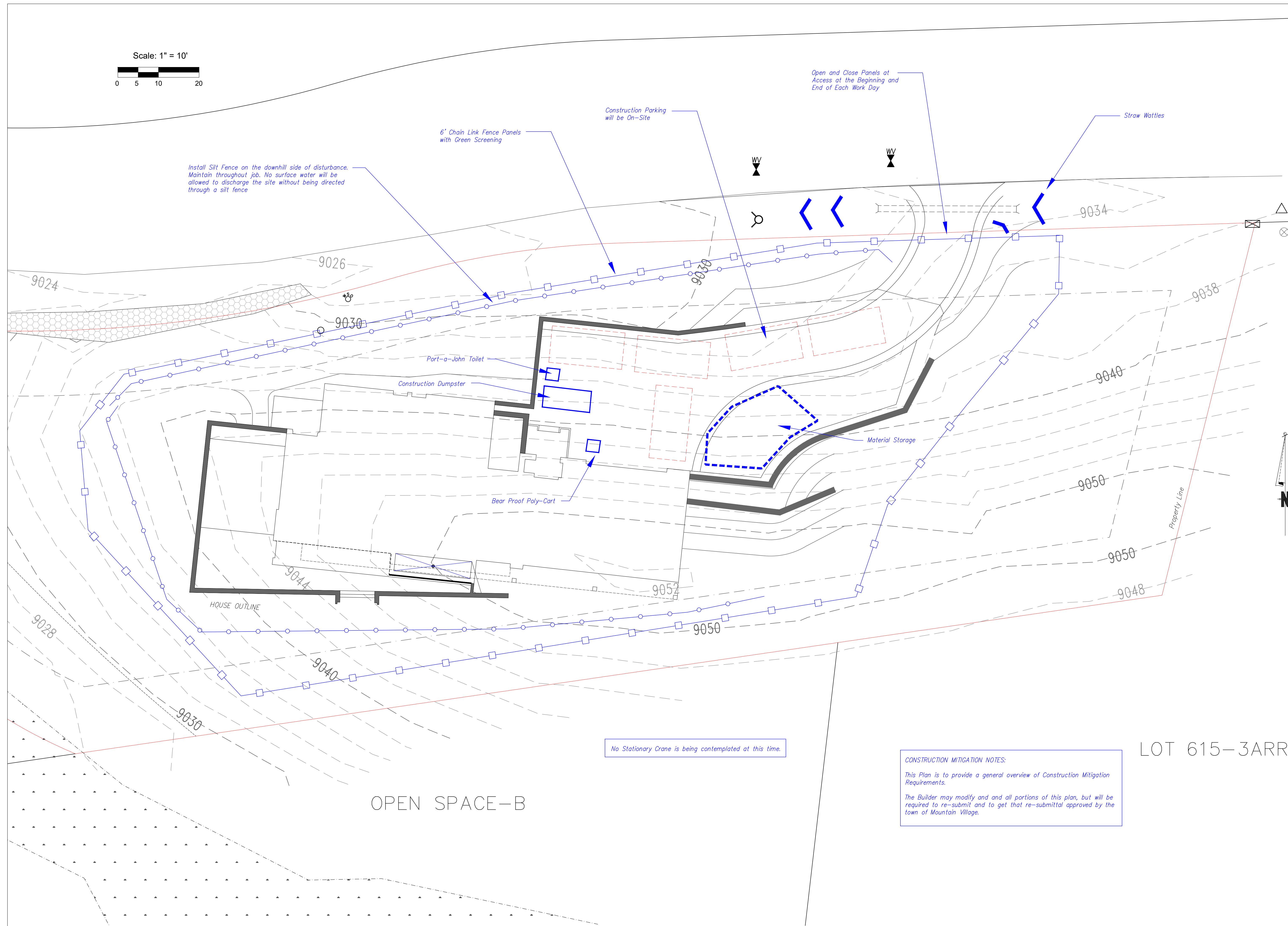
HOUSE OUTLINE

No Stationary Crane is being contemplated at this time.

CONSTRUCTION MITIGATION NOTES:
This Plan is to provide a general overview of Construction Mitigation Requirements.
The Builder may modify and amend all portions of this plan, but will be required to re-submit and to get that re-submittal approved by the town of Mountain Village.

OPEN SPACE-B

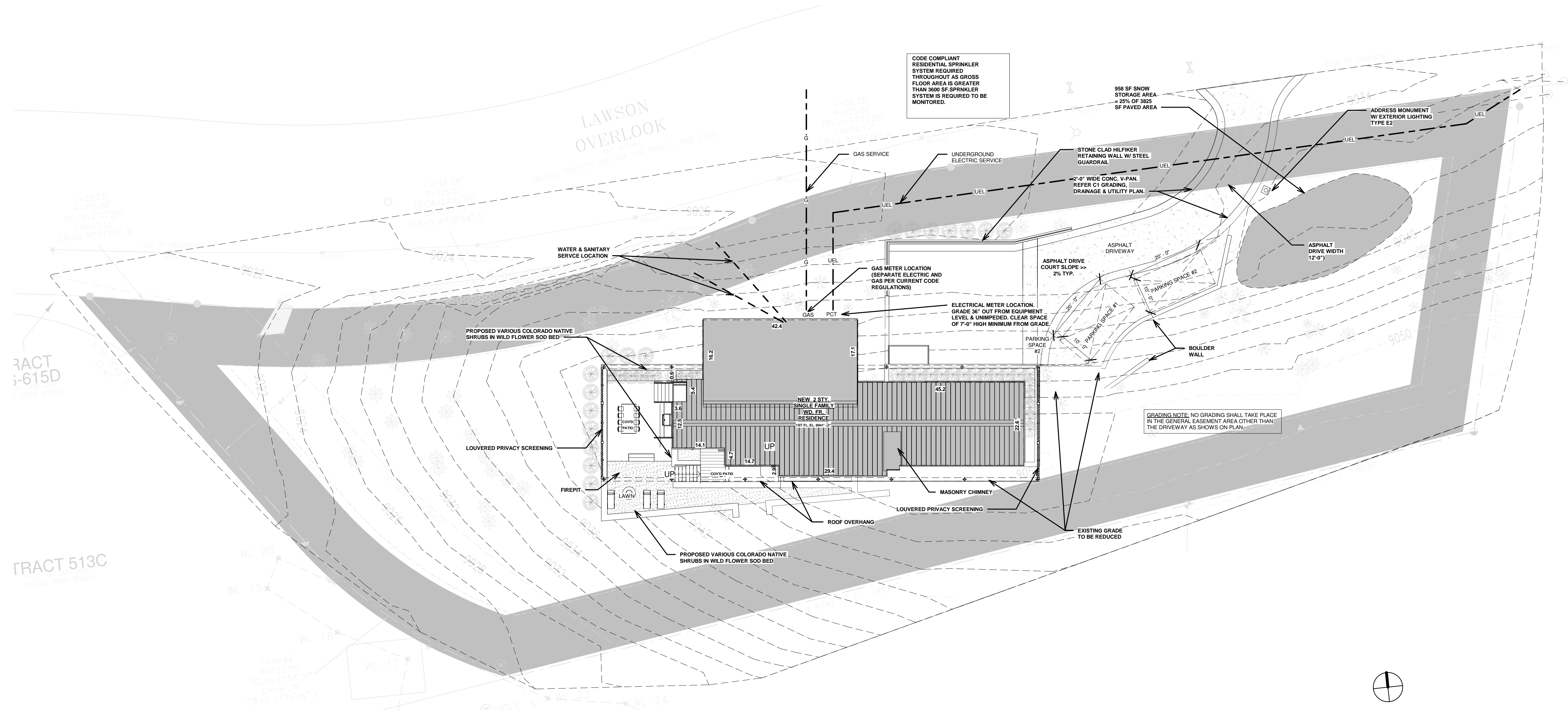
LOT 615-3ARR



DATE:
 06.18.21 FINAL SUBMITTAL

Revision Schedule

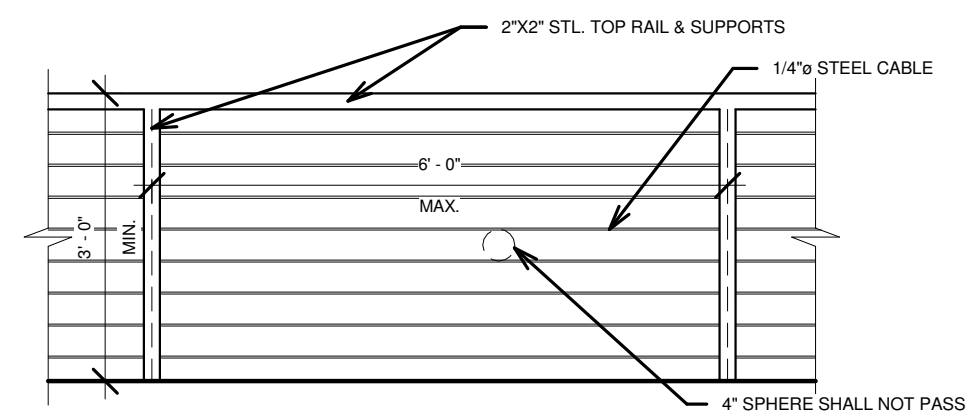
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



1 SITE PLAN
 1/16" = 1'-0"

GENERAL SITE NOTES

1. ANY TREE THINNING AS MAY BE INDICATED ON THE PLAN IS TO BE FIELD INSPECTED AND VERIFIED BY THE BUILDING INSPECTOR TO ENSURE NO MORE TREES ARE REMOVED THAN WHAT IS NECESSARY AND THAT THE AREA IS NOT CLEAR CUT.
2. DISTURBANCE IN THE GENERAL EASEMENT AND ROAD RIGHT OF WAY FOR UTILITY INSTALLATION TO BE KEPT AT A MINIMUM AND REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
3. SPECIFIED STONE AS PARGED GRAY GROUT W/ CHIEF JOSEPH W/ RED SANDSTONE ACCENTS.



2 GUARD RAIL DETAIL
 1/2" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

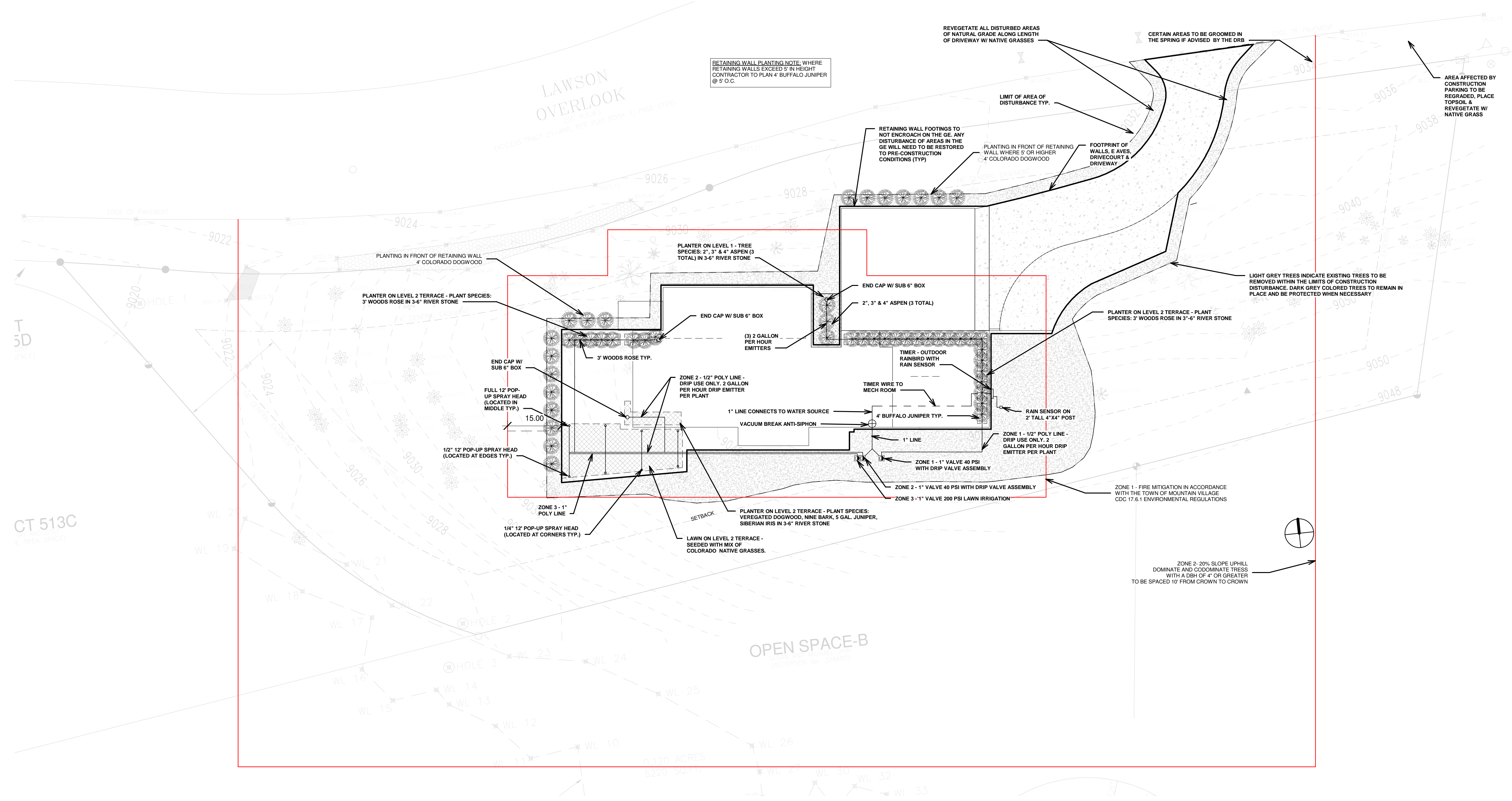
SITE PLAN

SHEET NUMBER

A1.1

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



1 LANDSCAPE & IRRIGATION PLAN
1/16" = 1'-0"

- WILD FLOWER SOD
- NATIVE GRASS REVEGETATION
- BLUE GRASS SOD

SEED 'WILD FLOWER SEED' AREAS WITH APPLEWOOD SEED COMPANY'S MOUNTAIN MIX AT A RATE IF 12 LBS PER ACRE.

- WILD FLOWERS MAY INCLUDE:
- AQUILEGIA CAERULEA
 - ERIGERON SPECIOSUS
 - ESCHSCHOLZIA CALIFORNICA
 - GALLARDIA ARISTATA
 - HERPES MATRONALIS
 - LINUM PERENNE LEWIS
 - LUPINUS ARGENTEUS
 - MYOSOTIS SYLVATICA
 - PENSTEMON STRUCTUS
 - RUDEBECKIA HIRTA
 - SILENE ARMENIA

NOTE: ALL DISTURBED AREAS SHALL BE SEEDDED WITH ALL 'NATIVE GRASS' EXCEPT WHERE GROUNDCOVERS ARE INDICATED AND REVEG. AREAS WITH THE FOLLOWING MIX:

TYPE	LBS PURE LIVE SEED / ACRE
ANNUAL RYEGRASS	3
CANADA BLUEGRASS (REUBENS)	2
KENTUCKY BLUEGRASS (PARK)	2
MOUNTAIN BROME (BROMAR)	10
ORCHID GRASS (POTOMAC)	2
TIMOTHY GRASS	2
SLENDER WHEATGRASS	4
PERENNIAL RYEGRASS	3
TOTAL PURE LIVE SEED PER ACRE	29

GENERAL LANDSCAPE NOTES

1. PROTECT ALL REMAINING TREES AND VEGETATION WITH HAY BALES AND CONSTRUCTION FENCING.
2. THE GENERAL CONTRACTOR'S LANDSCAPING SUBCONTRACTOR SHALL SUBMIT AN IRRIGATION PLAN AND SHOP DRAWINGS TO THE OWNER, ARCHITECT AND MOUNTAIN VILLAGE DRB AND BUILDING DEPARTMENT, IF APPLICABLE.
3. ALL TREE AND SHRUB LOCATIONS, SPECIES AND QUALITY SHALL BE FIELD VERIFIED PRIOR TO PLANTING AND SHALL BE OF SIZE AND TYPE SPECIFIED IN TOMV CDC SECTION 17.5.9 TABLE 5.4.
4. ALL TREE AND SHRUB PLANTINGS SHALL BE BACK-FILLED WITH TOPSOIL, ORGANIC SOIL AMENDMENT MIXTURE AT A 2:1 RATIO. PROPOSED SOIL AMENDMENTS SELECTED BY LANDSCAPE CONTRACTOR SHALL BE APPROVED PRIOR TO USAGE BY LANDSCAPE ARCHITECT.
5. ALL TREES GREATER THAN 6'-0" IN HEIGHT SHALL BE STAKED WITH METAL T-POSTS AND OR DUCKBILL ANCHORING SYSTEMS. TREES SHALL BE SUYED WITH 12 GA. GALVANIZED WIRE AND POLYPROPYLENE TREE BRACE STRAPS. DECIDUOUS TREES SHALL REQUIRE A MINIMUM OF TWO STRAPPING SYSTEMS WHILE EVERGREEN TREES SHALL REQUIRE A MINIMUM OF THREE. STAKING AND STRAPS SHALL BE REMOVED AFTER TWO GROWING SEASONS.
6. PERENNIAL PLANTING BED AND SOD AREA SOILS SHALL BE TILLED TO A 6" DEPTH AND MIXED WITH ORGANIC SOIL AMENDMENT MIXTURE AT A 2:1 RATIO.
7. PERENNIAL GROUND COVERS SHALL BE PLANTED 9-12" ON VENTER, ONLY PERENNIALS INDIGENOUS TO THIS AREA (SEE PLANT LIST IN THE TOWN OF MOUNTAIN VILLAGE LAND USE ORDINANCE) SHALL BE USED.
8. ALL PLANT MATERIAL SHALL MEET THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS FOR NURSERY STOCK, PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPARATION, SEEDING, MULCHING, AND FERTILIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO.
9. ALL TOPSOIL TO BE AFFECTED BY FOOTPRINT OF RESIDENCE TO BE STRIPPED AND STORED ON SITE, TOPSOIL TO BE REUSED IN REVEGETATED AREAS.

REVEGETATION NOTES

1. SUB-SOIL SURFACE SHALL BE TILLED TO A 6" DEPTH IN NON-FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED.
3. BROADCASTING OF SEED AND MULCHING SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED TO MINIMIZE EROSION AND WEED INFESTATION. LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 TOMV DESIGN REGULATIONS RE: NOXIOUS WEEDS.
4. SEED SHALL BE HAND RAKED OR DRILL SEEDDED INTO THE TOP 1" OF SOIL. STRAW OR SEEDLESS HAY SHALL BE UNFORMALLY APPLIED OVER SEEDDED AREAS AT A DEPTH OF 1/2" TO 1".
5. EROSION CONTROL BLANKETING SHALL BE INSTALLED OVER SEED AREAS EXCEEDING 3:1 SLOPE.
6. PROPERTY OWNER PROVIDES TOMV DRB A 2 YEAR PLANT GUARANTEE ON ALL PLANT MATERIALS PLANTED AS PART OF THIS LANDSCAPE PLAN.

TREE PROTECTION

1. AVOID COMPACTION OF EARTH WITHIN THE CROWN OF THE TREE.
2. WHERE SPECIFICALLY NOTED, MAXIMUM TREE PROTECTION SHALL BE AS FOLLOWS:
 - A. NO GRADING ADJUSTMENTS MAY OCCUR WITHIN TREE DRIPLINE.
 - B. AVOID ROOT EXPOSURE DURING ROAD EXCAVATION, IMMEDIATELY BACKFILL AREA AROUND TREE AFTER INITIAL EXCAVATION.
 - C. STEEL CABLE ON METAL FENCE POSTS TO BE PLACED 2'-0" OUTSIDE DRIPLINE OF TREE.
 - D. HAY BALES TO BE PLACED AROUND FENCE.
3. PROTECT ALL OTHER REMAINING TREES AND VEGETATION WITH HAY BALES AND CONSTRUCTION FENCING AS REQUIRED.
4. PROTECT ALL OTHER REMAINING TREES AND VEGETATION WITH HAY BALES AROUND TREE PERIMETER AND WRAP TREE TRUNK WITH 2X6'S SECURED WITH 12 GA. WIRE OR EQUALLY PROTECTIVE DEVICE.

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

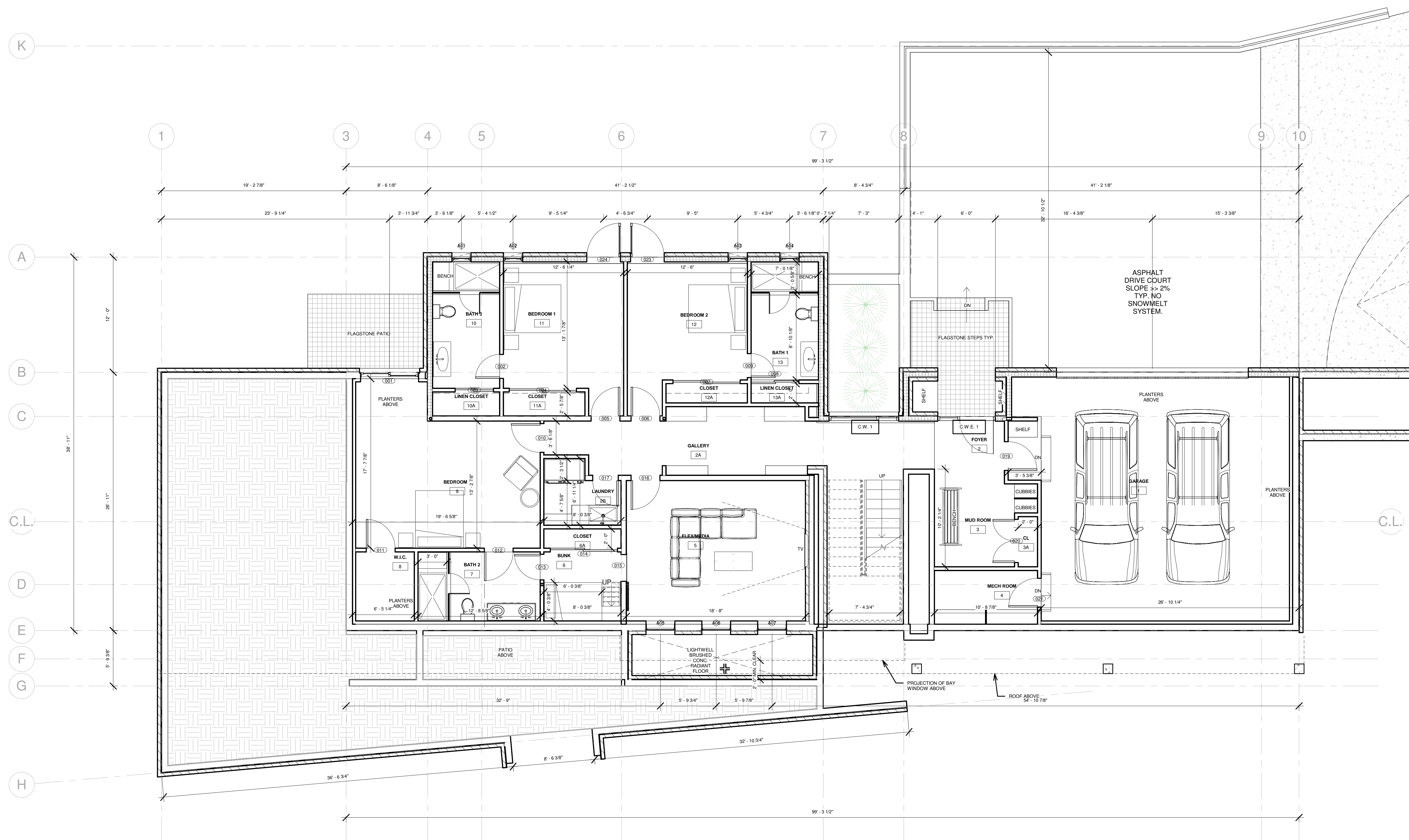
LANDSCAPE PLAN

SHEET NUMBER

A1.2

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



② LEVEL 1
 3/16" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

FLOOR PLANS

SHEET NUMBER

A2.1

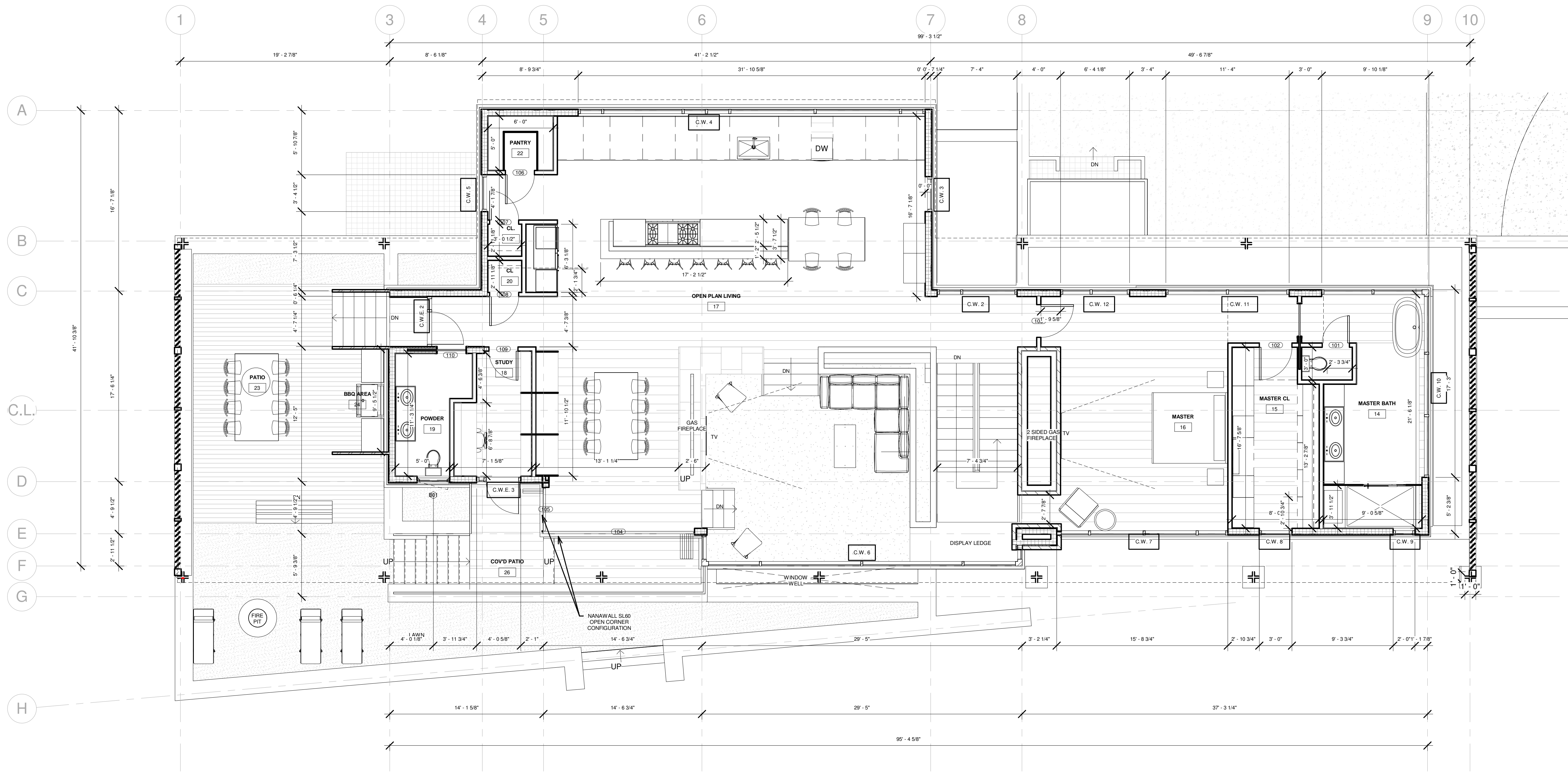
Revision Schedule

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01	01-26-21	DRB DRAFT
02	02-03-21	REVISED

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

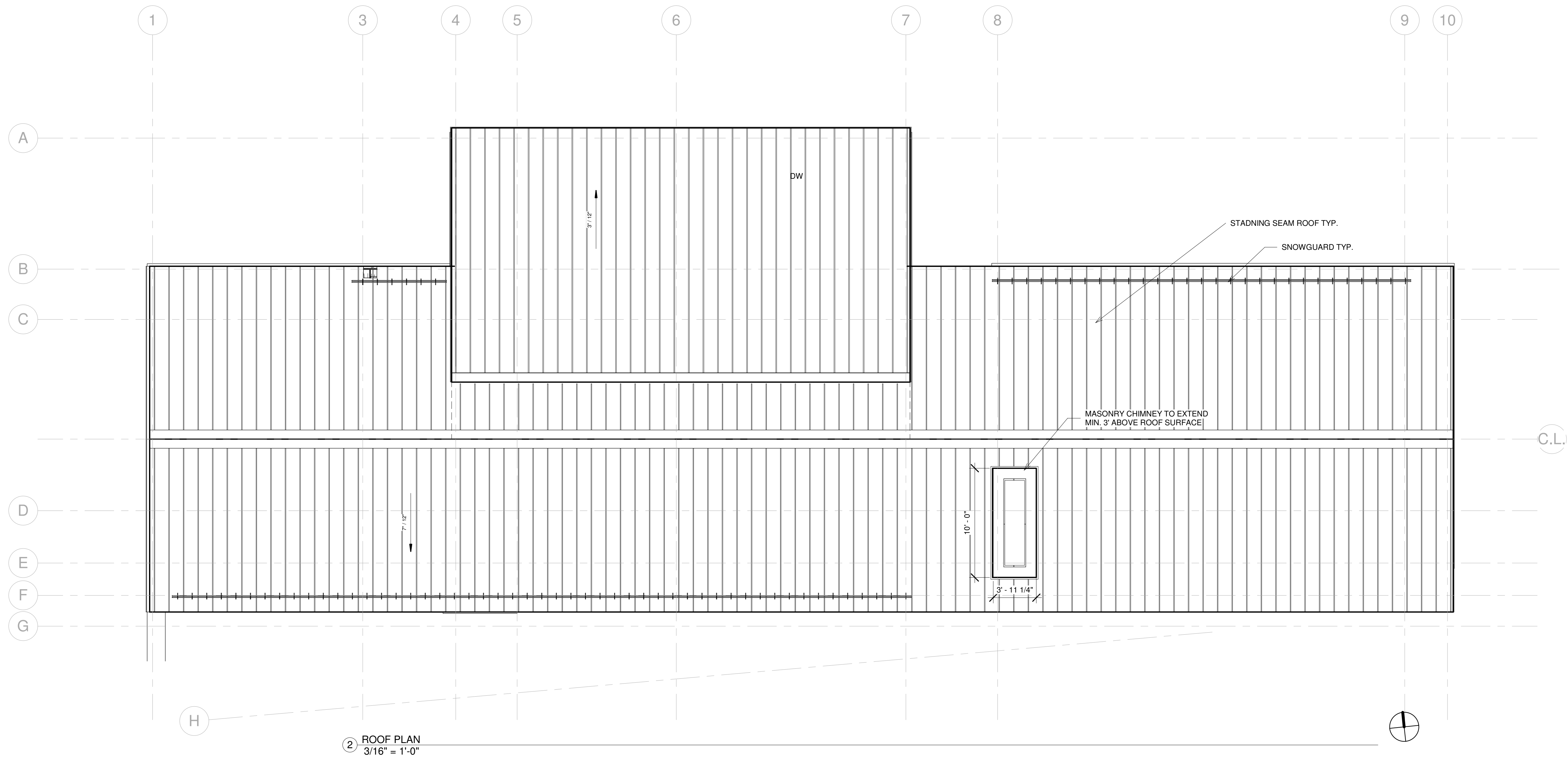
FLOOR PLANS



① LEVEL 2
 3/16" = 1'-0"

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC10RR
 MOUNTAIN VILLAGE, CO

ROOF PLAN

SHEET NUMBER

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



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

DOOR & WINDOW SPECIFICATIONS:

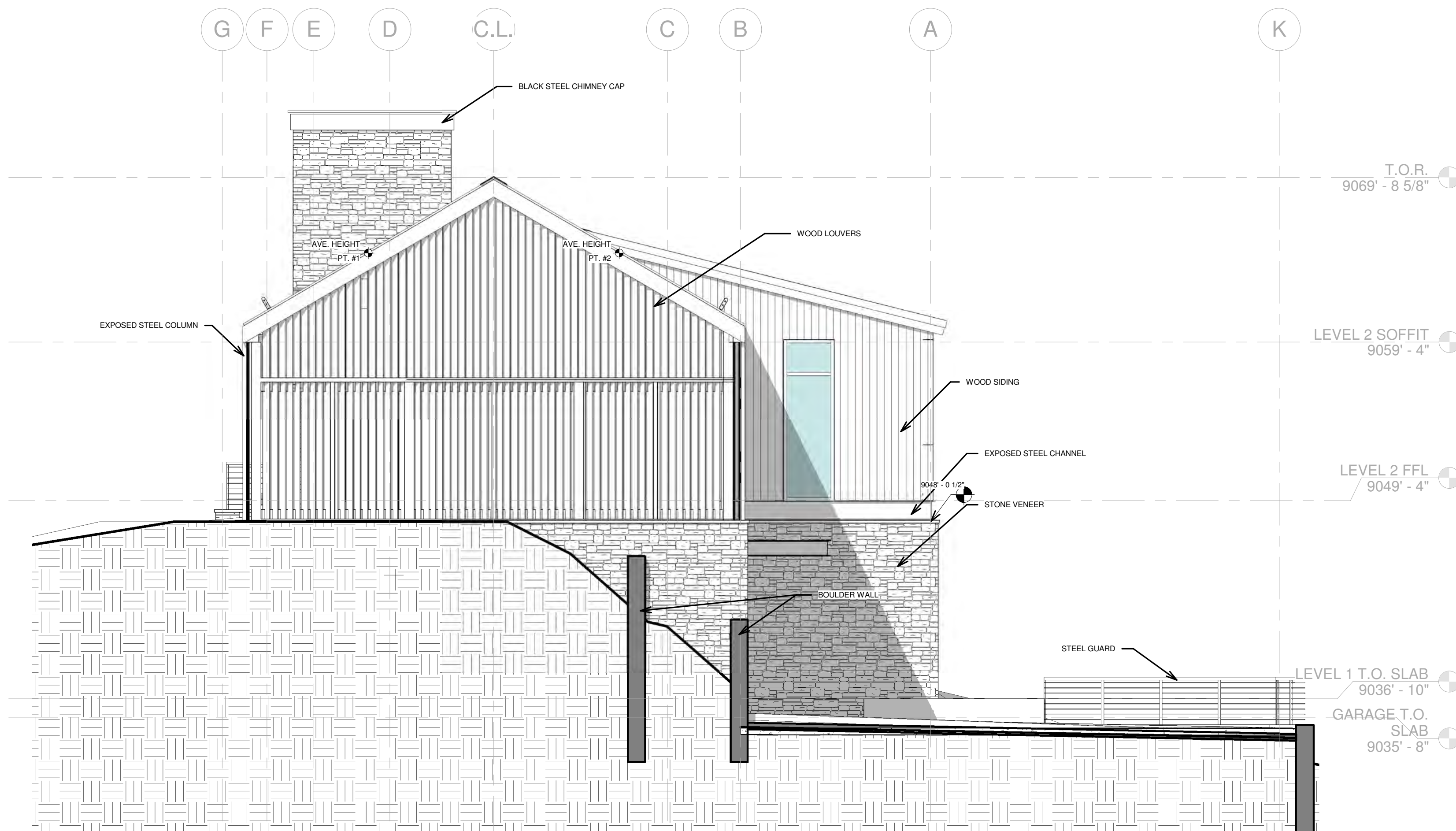
NOTES:
1. ALL EXTERIOR WINDOWS SHALL BE ASSUMED TYPE 'A' UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR DOORS SHALL BE ASSUMED TYPE 'A' UNLESS NOTED OTHERWISE.

WINDOW TYPE 'A':
MFR: DYNAMIC
STYLE: 'STEELARTE' WITH L-STOP GLAZING STOP
GLASS: TRIPLE GLAZED CARDINAL 366 W/ EDGE TECH SPACER
U VALUE: 0.28

DOOR TYPE 'A':
MFR: DYNAMIC
STYLE: 'STEELARTE' WITH L-STOP GLAZING STOP
GLASS: TRIPLE GLAZED CARDINAL 366 W/ EDGE TECH SPACER
U VALUE: 0.28

ELEVATION	GLASS	WOOD	STONE	ACCENT
WEST	95.46	388.52	735.55	226.05
NORTH	690.93	471.47	905.39	443.88
SOUTH	625.73	241.73	533.06	230.71
EAST	188.48	384.29	512.92	85.46
TOTAL AREA	1601	1486	2687	986
TOTAL %	23.7	22	39.7	14.6

TOTAL AREA OF EXTERIOR WALL: 6760



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



STONE VENEER



WOOD SIDING



BLACK FRAME WINDOWS



WOOD LOUVERS



BLACK STANDING SEAM ROOF

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

ELEVATIONS

SHEET NUMBER

A3.1

DATE:
06.18.21 FINAL SUBMITTAL

Revision Schedule

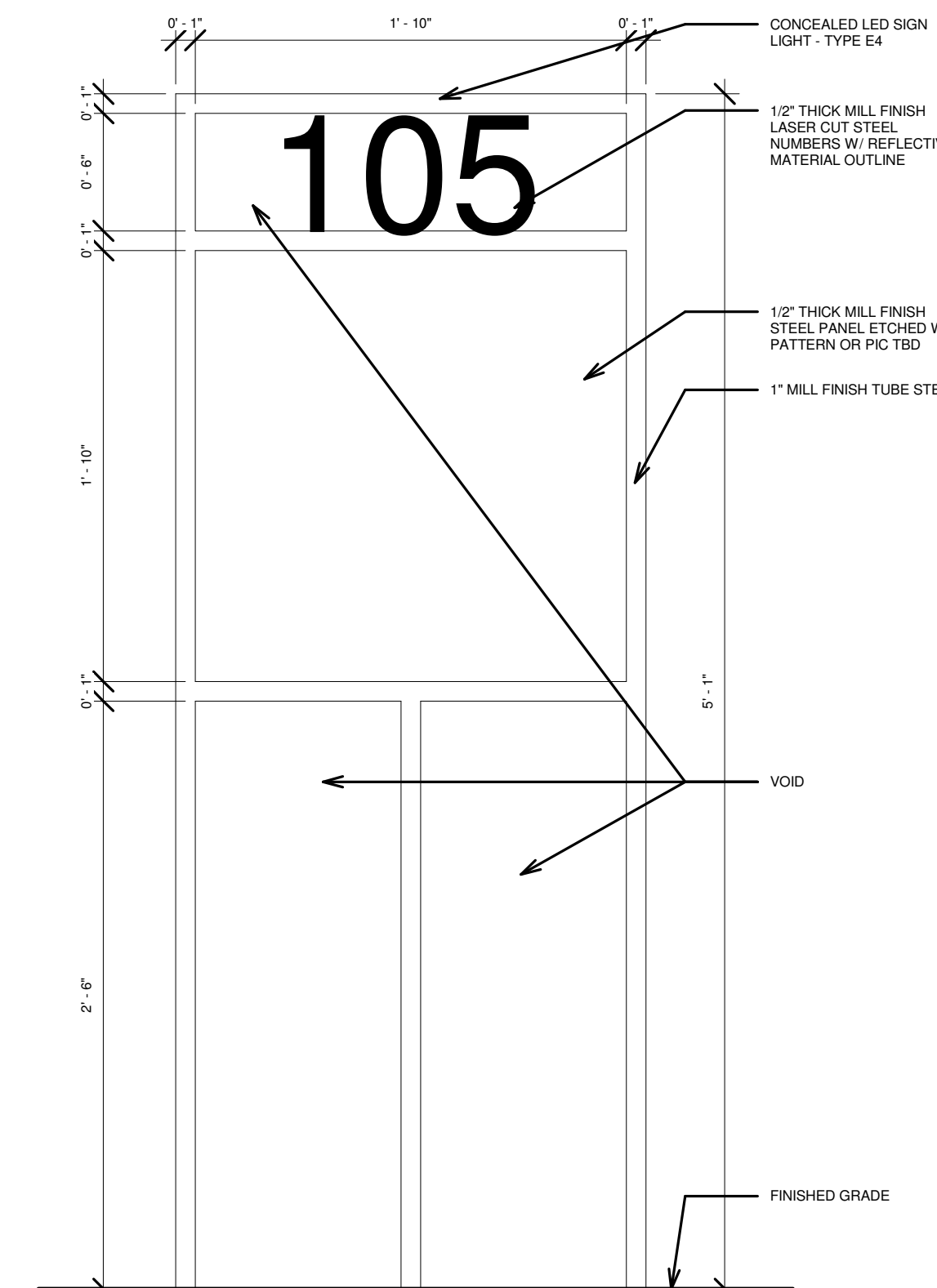
Number	Date	Revision Description
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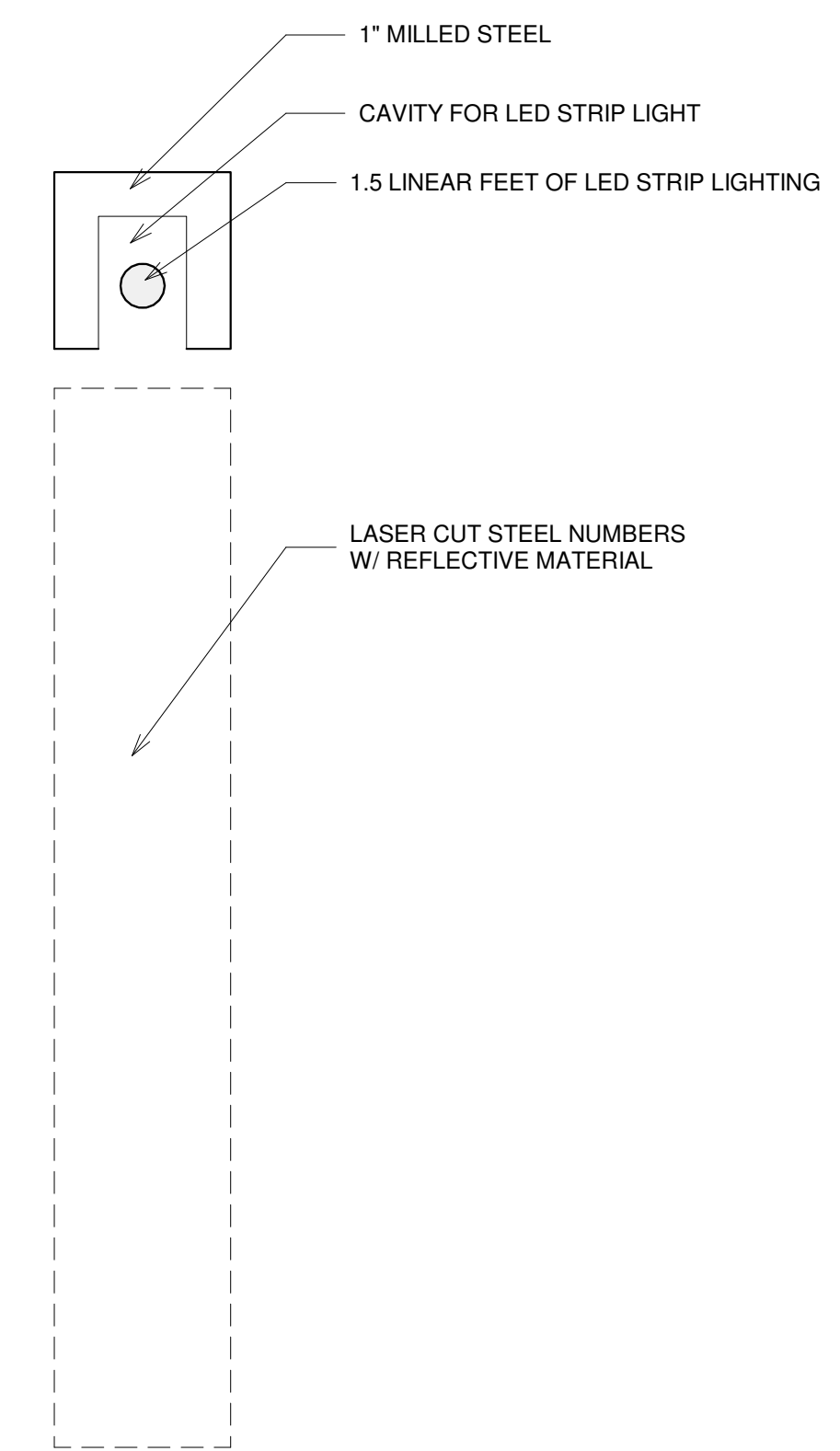
1 SOUTH ELEVATION
3/16" = 1'-0"



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



3 ADDRESS MONUMENT
1 1/2" = 1'-0"



4 RECESSED LED MONUMENT LIGHT
DETAIL
12" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

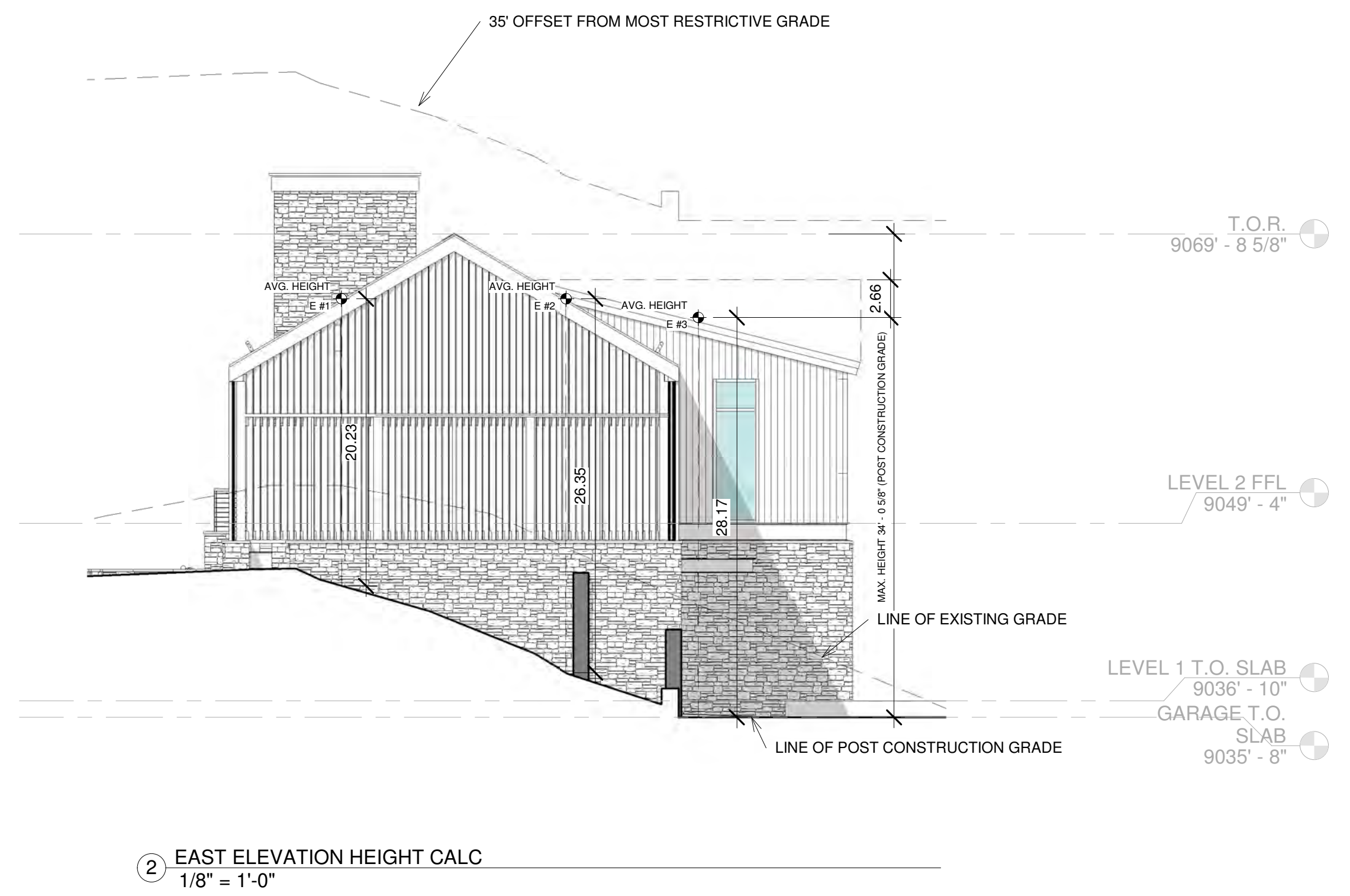
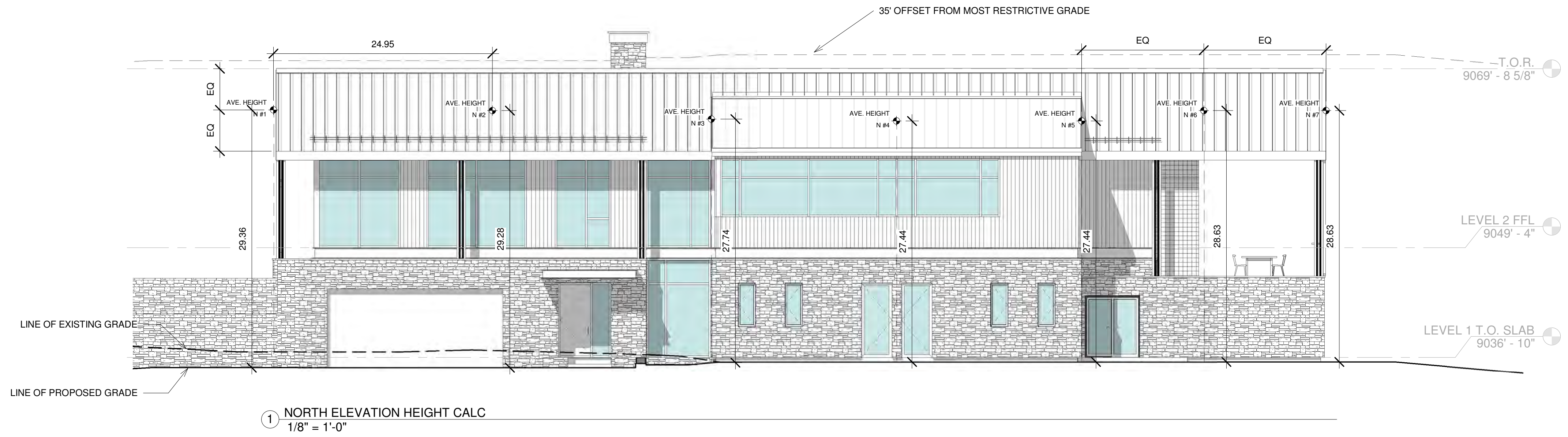
ELEVATIONS

SHEET NUMBER

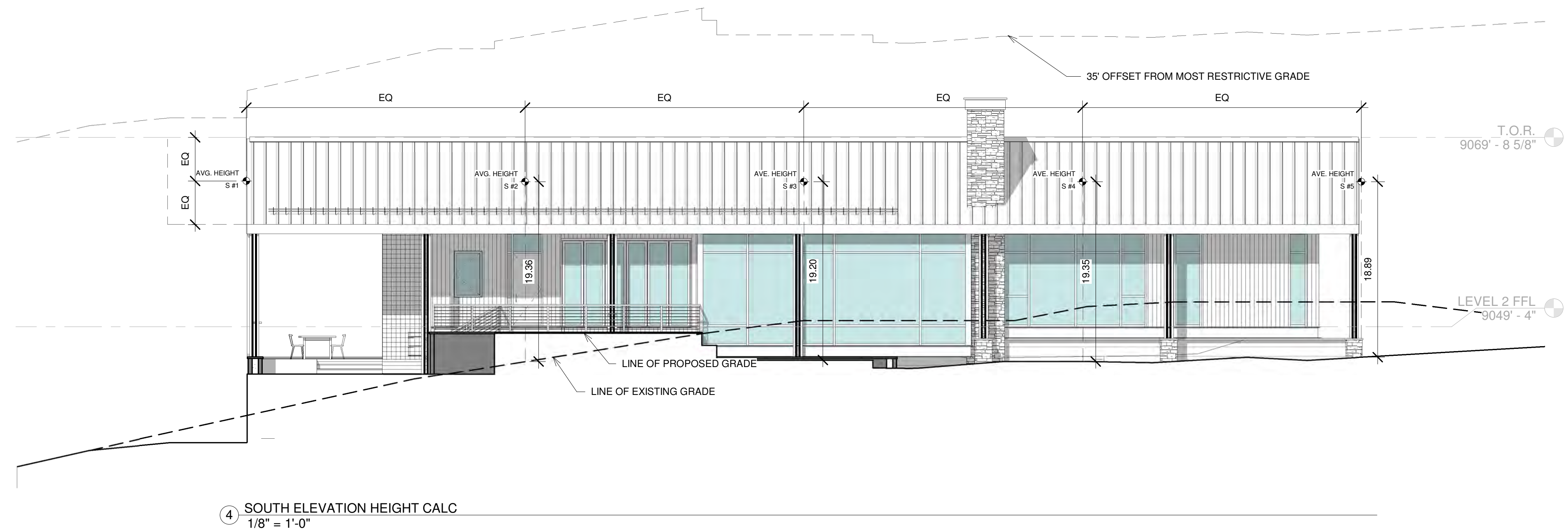
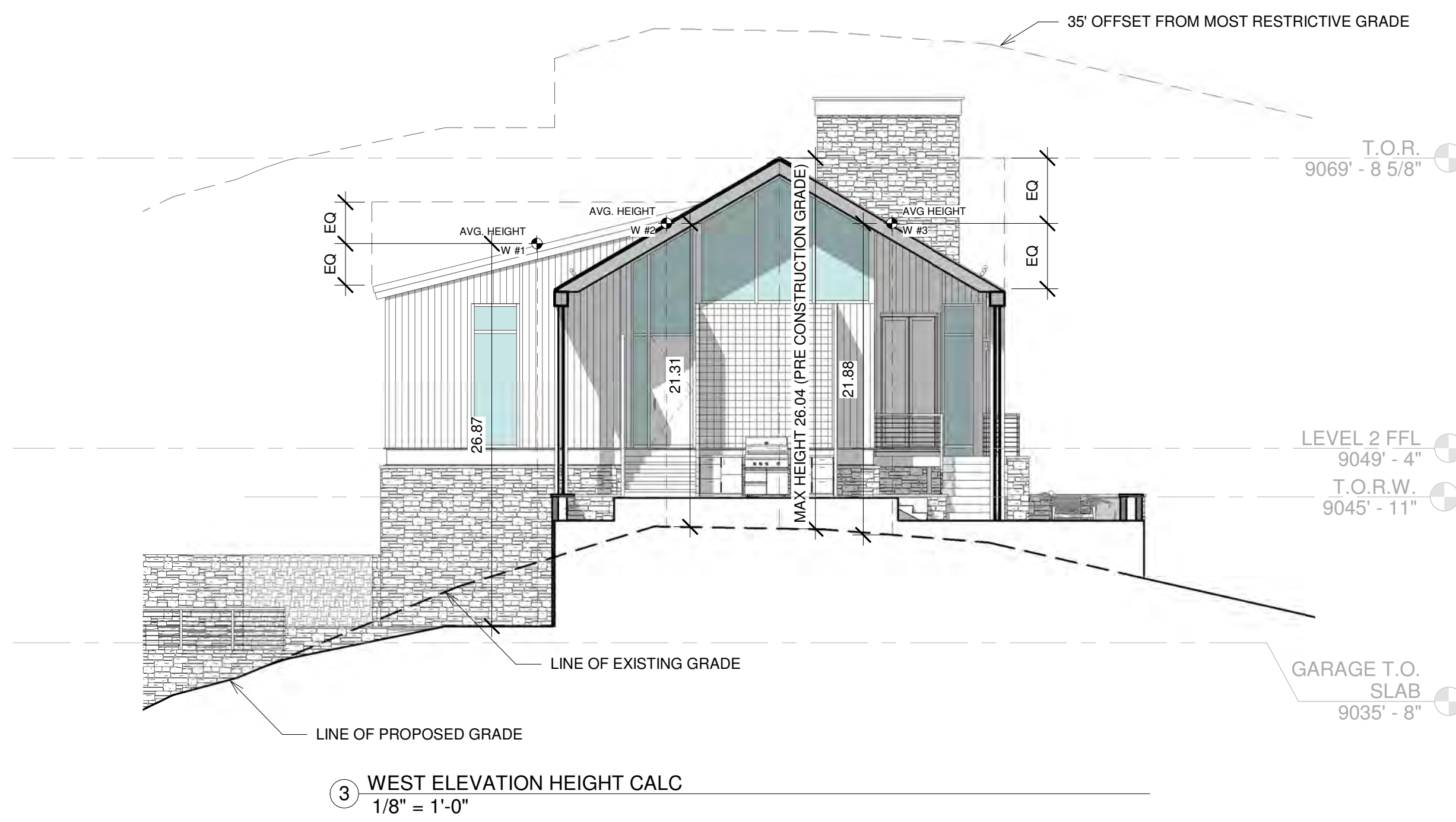
A3.2

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



AVERAGE HEIGHT CALCULATION	
POINT	HEIGHT
N #1	29.36
N #2	29.28
N #3	27.74
N #4	27.44
N #5	27.44
N #6	28.63
N #7	28.63
NORTH AVG.	28.36'
E #1	20.23
E #2	26.35
E #3	28.06
EAST AVG.	24.88'
S #1	28.19
S #2	19.36
S #3	19.20
S #4	19.35
S #5	18.89
SOUTH AVG.	21.00'
W #1	26.87
W #2	21.31
W #3	21.88
WEST AVG.	23.35'
TOTAL AVG.	24.40'
AS PER SEC 17.3.11	



HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

ELEVATION HEIGHT CALCUS

SHEET NUMBER

DATE:
 06.18.21 FINAL SUBMITTAL

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



① FROM DRIVEWAY



② FROM SOUTH EAST



③ FROM SOUTH WEST



④ FROM NORTH WEST

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

PERSPECTIVES

SHEET NUMBER

A5.1

6/18/2021 1:39:04 PM



EXTERIOR FIXTURE E-1:

OUTDOOR WALL LIGHT

VEX	
SATIN BLACK	
MANUFACTURER	TECH LIGHTING
ITEM	700QWVEX93020BDOUNV
MATERIAL	ALUMINUM
GLASS	ETCHED LENS
WIDTH	4.6"
HEIGHT	12"
DEPTH	4"
LAMP TYPE	LED
BULB TYPE	18.9W
LUMENS	557
COLOR TEMPERATURE	3000K
CRI	90
RATED LIFE	70,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

○ LIGHTING FIXTURE E-1
12" = 1'-0"



BK- Black Finish

EXTERIOR E-2:

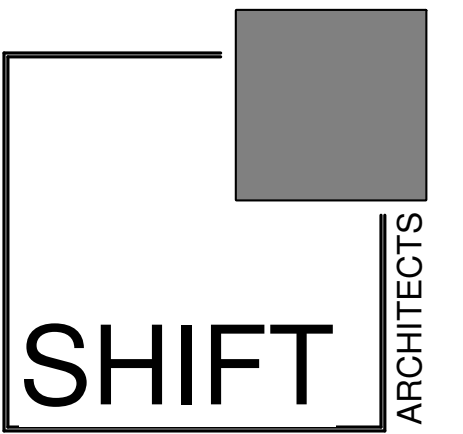
EXTERIOR STEP AND WALL LIGHT

WL-LED 100	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WL-LED100-C-BK
MATERIAL	DIE-CAST ALUMINUM
GLASS	ETCHED LENS
WIDTH	5"
HEIGHT	3"
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	3.9W
LUMENS	31
COLOR TEMPERATURE	3000K
CRI	83
RATED LIFE	40,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

○ LIGHTING FIXTURE E-2
12" = 1'-0"

LIGHTING NOTES:

1. FIELD VERIFY ALL LIGHTING LOCATIONS.
2. TYPICAL LIGHTING LOCATION AT STAIRS:
(1 EA) PER LANDING
(2 EA) PER RUN
3. 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".
5. LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.5.12 LIGHTING REGULATIONS
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.
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.

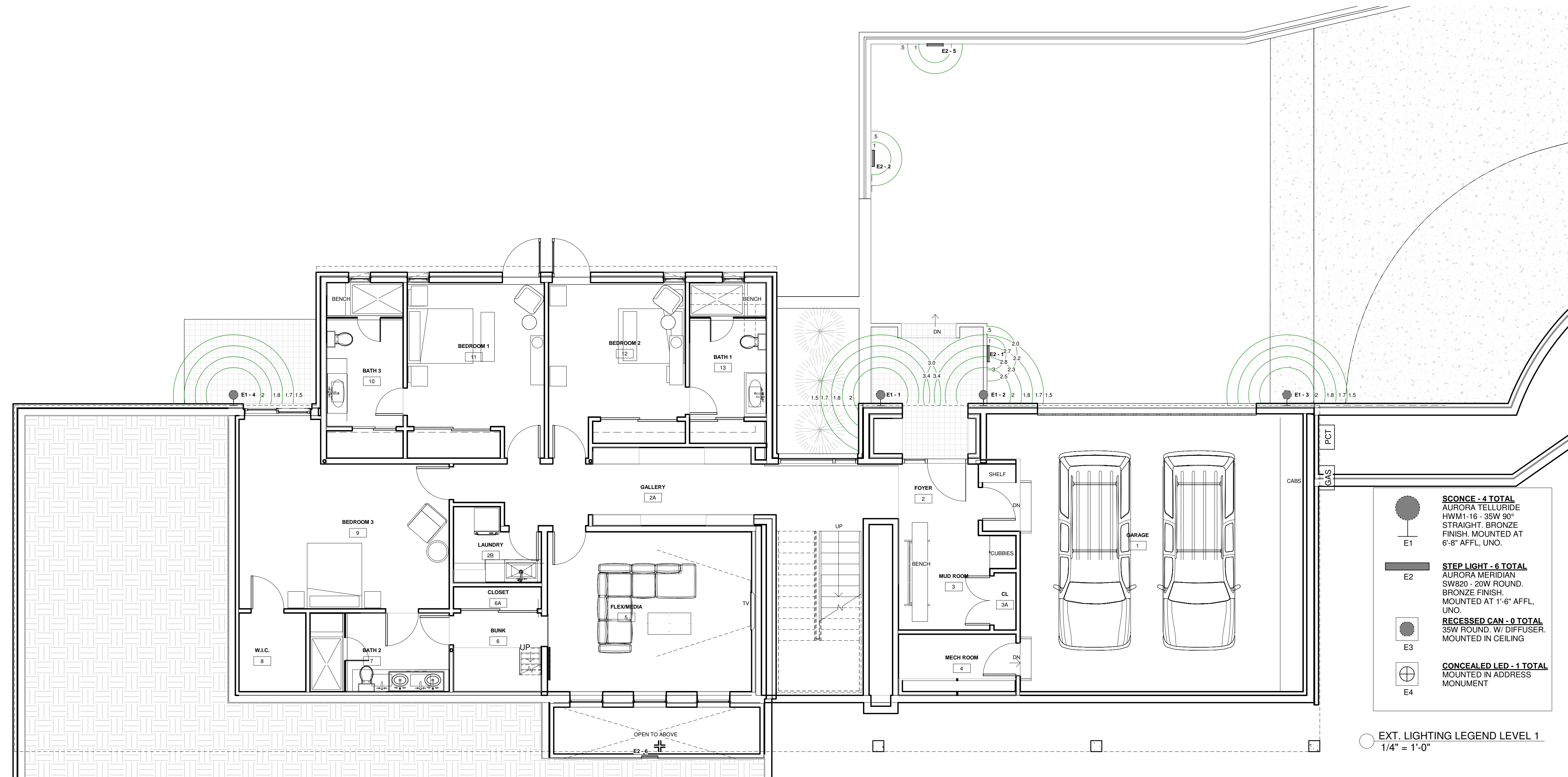


P.O. Box 3206
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Telluride, Colorado 81435
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kristine@shift-architects.com
www.shift-architects.com

DATE:
06.18.21 FINAL SUBMITTAL

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



SCNCE - 4 TOTAL
AURORA TELLURIDE
HWM1-16 - 35W 90°
STRAIGHT BRONZE
FINISH. MOUNTED AT
6'-8" AFFL. UNO.

STEP LIGHT - 6 TOTAL
AURORA MERIDIAN
SW820 - 20W ROUND.
BRONZE FINISH.
MOUNTED AT 1'-6" AFFL.
UNO.

RECESSED CAN - 0 TOTAL
35W ROUND. W/ DIFFUSER.
MOUNTED IN CEILING

CONCEALED LED - 1 TOTAL
MOUNTED IN ADDRESS
MONUMENT

○ EXT. LIGHTING LEGEND LEVEL 1
1/4" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC10RR
MOUNTAIN VILLAGE, CO

EXT. LIGHTING
PLANS

SHEET NUMBER

6/18/2021 1:39:04 PM

E1.1



Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED

EXTERIOR E-3:

EXTERIOR RECESSED ADJUSTABLE LIGHT



VOLTA 4.5 INCH	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WAC854186
MATERIAL	DIE-CAST ALUMINUM
GLASS	ETCHED LENS
WIDTH	4.5"
HEIGHT	4.5"
DEPTH	6.88"
LAMP TYPE	LED
BULB TYPE	22W
LUMENS	1140
COLOR TEMPERATURE	3000K
CRI	90
RATED LIFE	2,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

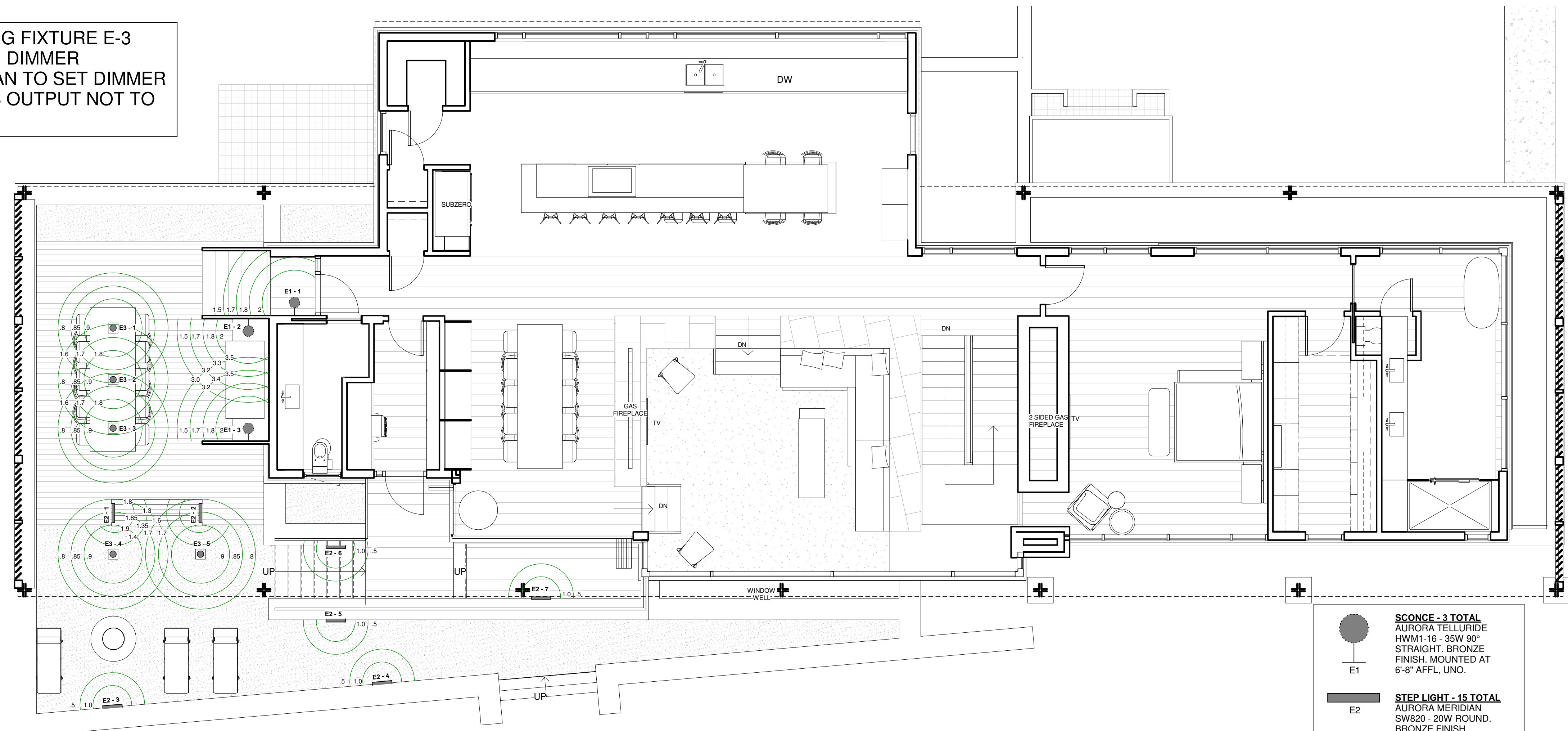
EXTERIOR E-4:

LED STRIP LIGHTING	
MEGALUX HD	
FINISH: WARM WHITE	
MANUFACTURER	RIBON STAR
ITEM	RL-DX-MGL-WW-10
MATERIAL	TAPE
GLASS	N/A
LENGTH	1.5'
LAMP TYPE	LED
LUMENS	1317 / FT
COLOR TEMPERATURE	3000K
RATED LIFE	50,000 HRS
CERTIFICATION	CE, RoHS, ETL LISTED
DARK SKY	YES
VOLTAGE	24 VDC

○ LIGHTING FIXTURE E-3
 12" = 1'-0"

○ LIGHTING FIXTURE E-4
 12" = 1'-0"

DIMMER NOTE: LIGHTING FIXTURE E-3 TO BE INSTALLED WITH DIMMER SWITCHES. ELECTRICIAN TO SET DIMMER FOR MAXIMUM LUMENS OUTPUT NOT TO EXCEED 850 LUMENS



	SCONCE - 3 TOTAL AURORA TELLURIDE HWM1-16 - 35W 90° STRAIGHT, BRONZE FINISH. MOUNTED AT 6'-8" AFFL, UNO.
	STEP LIGHT - 15 TOTAL AURORA MERIDIAN SW820 - 20W ROUND, BRONZE FINISH.
	RECESSED CAN - 5 TOTAL 35W ROUND, W/ DIFFUSER, MOUNTED IN CEILING

○ EXT. LIGHTING LEGEND LEVEL 2
 1/4" = 1'-0"

① LEVEL 2 - OUTDOOR LIGHTING PLAN
 3/16" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

EXT. LIGHTING PLAN

SHEET NUMBER



TO: Mountain Village Design Review Board
FROM: Drew Nelson, Senior Planner
FOR: Design Review Board Public Hearing; August 1, 2024
DATE: July 23, 2024
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 1, Unit 21, TBD Fairway Drive, pursuant to the CDC

APPLICATION OVERVIEW: New Single-Family Detached Condominium Residence on Lot 1, Unit 21

PROJECT GEOGRAPHY

Legal Description: UNIT 21, THE KNOLL ESTATES, A CONDOMINIUM, AS DEFINED AND DESCRIBED IN THE AMENDED AND RESTATED CONDOMINIUM DECLARATION RECORDED JULY 22, 2005 UNDER RECEPTION NO. 376405 AND FIRST AMENDMENT RECORDED SEPTEMBER 25, 2009 UNDER RECEPTION NO. 409017 AND SUPPLEMENT RECORDED OCTOBER 10, 2017 UNDER RECEPTION NO. 450743 AND ACCORDING TO THE CONDOMINIUM MAP RECORDED MARCH 29, 1990 IN PLAT BOOK 1 AT PAGE 1023, COUNTY OF SAN MIGUEL, STATE OF COLORADO.



Figure 1: Vicinity Map

Address: TBD Fairway Drive

Applicant/Agent: Kristine Perpar, Shift Architects

Owner: Thomas E. Tompros and Evan E. Tompros

Zoning: Multifamily

Existing Use: Vacant

Proposed Use: Single-Family Detached Condominium Residence

Lot Size: .097 acres

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comments

Case Summary: Kristine Perpar, on behalf of owners Thomas and Evan Tompros, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) application for a new single-family detached condominium residential unit on Lot 1, Unit 21, TBD Fairway Drive, located in Knoll Estates. The lot is .097 acres in size and is zoned Multifamily. The proposed design consists of a three-story structure, with a lower level partially underground. The overall square footage of the home is 3,421.63 square feet, with 2,909.54 square feet of habitable interior space. Two parking spaces are provided interior to the garage, with access provided by Fairway Drive. The proposed driveway is 25.78 feet in length at a slope of 4.33%.

The proposed design includes a mix of stone with wood siding, along with a metal roof. The applicant is requesting to use metal fascia, requiring a Specific Approval, along with a building-mounted address plaque, requiring a Design Variation.

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)

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable) Maximum	34.00' (post const.)
Avg. Building Height	35' (gable) Maximum	24.89'
Maximum Lot Coverage	65% (2,746.49 sq ft)	17.08% (2,105 sq ft)
General Easement Setbacks	No General Easement	No General Easement
Roof Pitch		
Primary		8:12
Secondary		3:12
Exterior Material		
Stone	35% minimum	41%
Windows/Door Glazing	40% maximum	17%
Metal	n/a	n/a
Wood	n/a	40%
Parking	2 enclosed	2 enclosed

Design Review Board Specific Approval:

- 1) *Metal Fascia*
- 2) *Grading in the General Common Element*

Design Variation

- 1) *Building-Mounted Address Plaque*

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 detached condominium residence, and the lot is located in the Multifamily zone district. According to Table 3-1 Town of Mountain Village Land Use Schedule, a single-family detached condominium residence is an allowable use in the Multifamily zone district.

17.3.13 Maximum Lot Coverage

Staff: The maximum lot coverage for single-family detached condominium homes in the Multifamily zone district is 65%. The property is .097 acres in size, or 4,225 square feet. On this site, the maximum allowable site coverage is 2,400 square feet per the HOA. The proposed structure covers 2,105 square feet, or 49.82% of the site, and is below the 65% 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 a gable roof form. Single-family detached condominium residences with gabled roofs are granted a maximum height of 40 feet and an average height of 35 feet. The average height is an average of measurements from a point halfway relative 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 gabled and is therefore granted a maximum height of 40 feet and an average height of 35 feet. The applicant has indicated that the maximum height of the current proposed structure is 34.00 feet and has an average height of 24.89 feet (Sheet A2.1 of the attached plan set). The CDC requires that height is demonstrated relative to both existing and proposed grade and that the most restrictive measurements be used to determine height. This application meets the requirements of the CDC for height

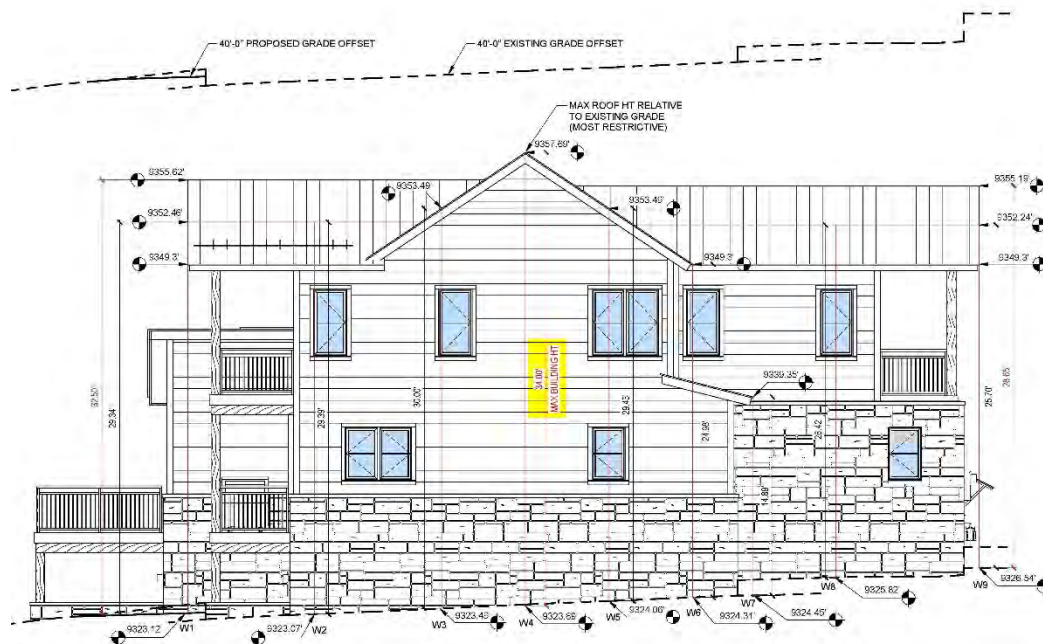


Figure 2: West Elevation

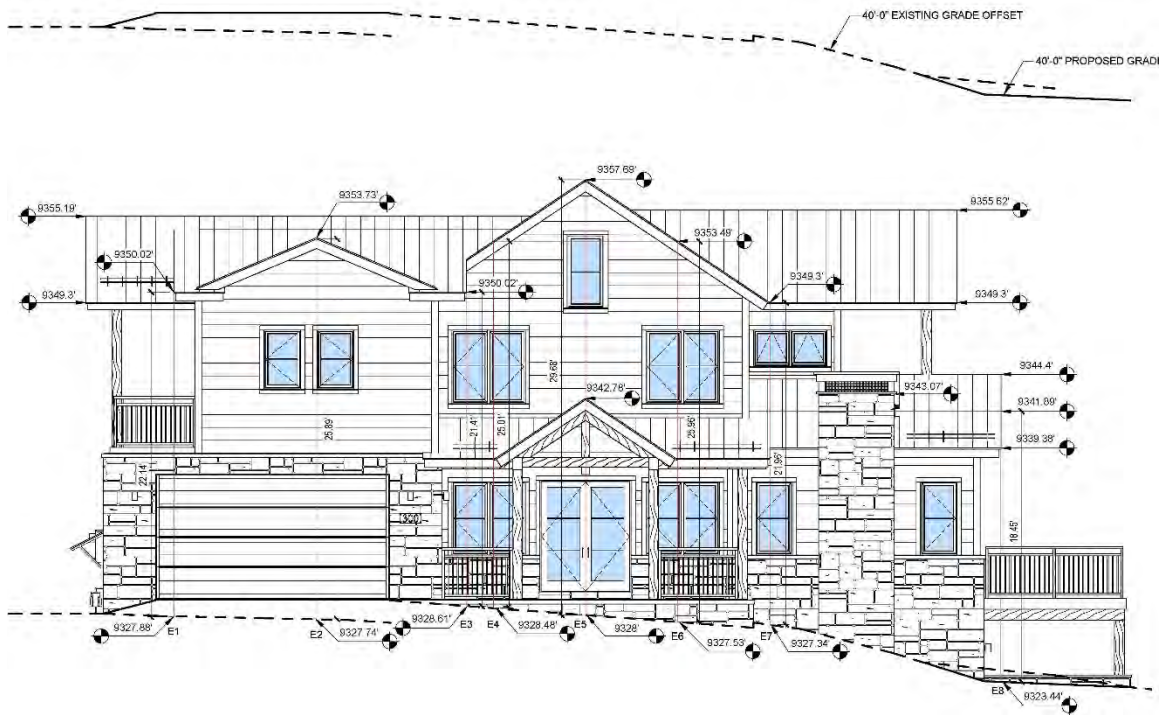


Figure 3: East Elevation

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 mimic the current architectural style found in the Knoll Estates subdivision and Mountain Village by adapting it to suit the challenging alpine building conditions. The proposed design preserves the traditional choice of materials commonly found in Mountain Village, 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 on the lot, within the property lines as created by the Knoll Estates subdivision plat. Due to this property being a single-family detached condominium in the Multifamily zone district, there are no General Easements in the Knoll Estates subdivision. Rather, there are units within the

overall lot (Lot 1) with General Common Elements (GCEs) located between the units. Existing trails are on the north and west sides of the proposed structure.

Lot 1 Unit 21 has an established building envelope, and the development may occupy up to the extend of the envelope per the subdivision's original approval. Per Chapter 17.8 of the CDC, a building envelope must contain all grading, clearing, excavation, development, drainage, and other improvements. Driveways and utilities are allowable exceptions, and are currently shown outside the building envelope. This includes a walkway connecting the driveway to the front door along with two exterior landscaping areas. The applicant has provided signed approval by the Knoll Estates HOA for the proposed design.

The applicant is showing utilities connecting through the GCE for water, gas, and electrical service in Fairway Drive, and with sewer service connecting to an existing sanitary main on the northwest side of the structure in the GCE. The applicant is showing a very small area of grading outside the building envelope, requiring a Specific Approval by the DRB.

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.

Staff: Staff comments regarding each of the relevant subsections are below.

Building Form:

The form of the proposed residential structure follows an alpine mountain design related to the mining traditions in the region 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. Staff believes the design meets the overall standards of the CDC.

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 evoking the designs commonly found in Mountain Village. This is reinforced through the use of stone materials as the base and wood siding above.

Roof Form:

The roof design is a gabled form with an 8:12 pitch that has variation to create unique pitches with dormers and shed roofs to give variety to the roof. The roof material is standing seam metal in dark bronze, which staff and the DRB have accepted as meeting the gray coloration required by the CDC. The applicant has indicated a desire to use metal fascia, which requires a Specific Approval.

Chimneys, Vent and Rooftop Equipment Design:

The applicant has indicated that the proposed home utilizes a natural gas fireplace with a direct vent as shown on Sheet A3.2. The application adheres to the requirements of the CDC for equipment design.

Exterior Walls Materials and Color:

The building utilizes gold Telluride stone veneer at the base of the home. The design includes wood shiplap siding for 40% of the exterior elevations. Stone walls account for approximately 41 percent of exterior materials, which meets the minimum 35 percent stone requirement. The applicant has indicated that the fascia will be made of metal, needing a Specific Approval from the DRB.

Glazing:

The maximum window area of the building, including window and door glazing, is approximately 17% of the total building façade.

Doors and Entryways:

Sheet A8.1 provides the window sill and jamb designs. The applicant has indicated that the windows and doors will be dark “luxury bronze” matte aluminum clad, which would complement the dark bronze standing seam metal roof. All windows set in stone are proposed to meet the 5-inch offset required by the CDC.

Decks and Balconies:

The three 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 relatively small lot.

Required Surveys and Inspections:

The applicant has provided information indicating the maximum building height and the maximum average building height. 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 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 necessary due to the flat nature of the site. The applicant has shown some grading off the building envelope in the GCE on both the north and east sides of the home to accommodate the structure. Grading outside the building envelope requires a Specific Approval by the DRB. This grading in the GCE has been approved by the Knoll Estates HOA.

17.5.8: Parking Regulations

Staff: The proposed design includes two (2) internal parking spaces located in the garage (see Figure 4). Section 17.5.8 of the CDC requires a minimum of two (2) parking spaces for all units located in a Single-family common interest community, which is the official designation of the Knoll Estates subdivision. This design meets the requirements of the CDC.

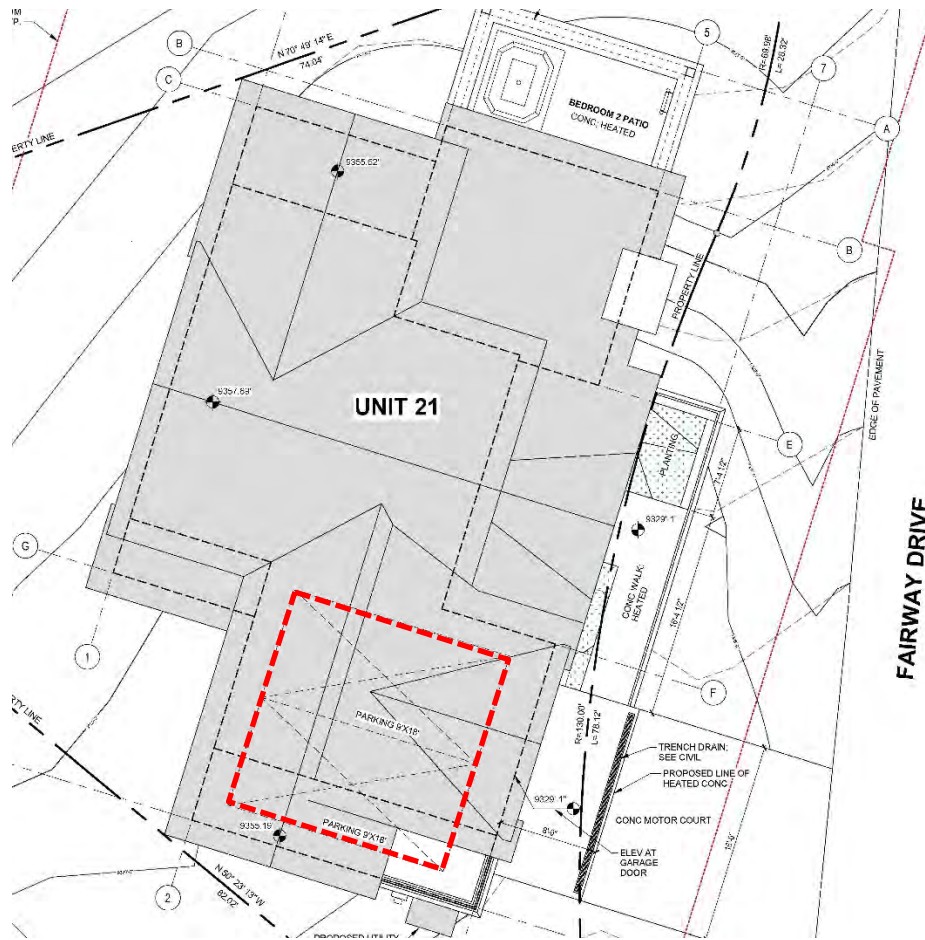


Figure 4: Site Plan – Proposed Parking

17.5.9: Landscaping Regulations

Staff: An initial landscaping plan was provided on Sheets A1.3 through A1.5. The applicant is proposing the addition of 5 Aspen trees or multi-stems, 9 chokecherry shrubs, and 76 square feet of perennial beds in the front of the home. One existing Aspen tree located within Zone 1 is proposed to be removed on the south side of the home.

The Town Forester provided the following comments:

“The landscape plan, sheet A1.3 needs to include a tree planting detail that shows the proper location of the trunk flare in relationship to the grade and other details such as planting hole shape, etc. This sheet also needs a note stating that “all trees to be retained must have tree protection fencing installed at the dripline of the trees or beyond before excavation may begin.

A note needs to be included on the grading or landscape plan that states “A Town of Mountain Village Tree Removal Permit is required before any trees may be removed for development.”.

All recommendations of the Town Forester should be incorporated into the landscape plan prior to Final Architectural Review.

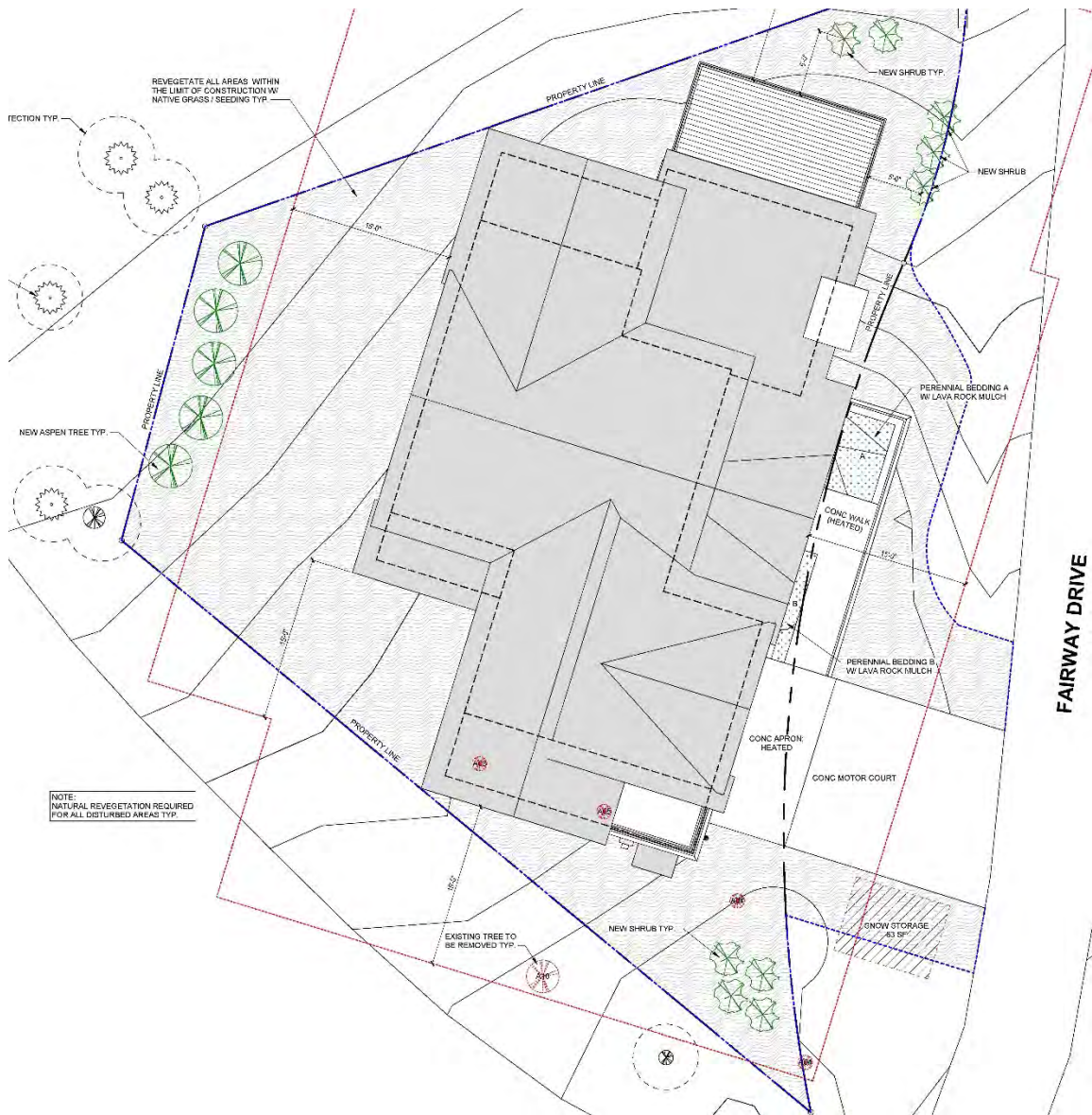


Figure 5: Landscape Plan

17.5.10: Trash, Recycling, and General Storage Areas

Staff: The applicant has shown the trash and recycling areas internal to the garage on the unit (Sheet A3.2). This complies with the provisions of the CDC.

17.5.11: Utilities

Staff: Utilities are in the roadway for Fairway Drive as well as in the GCE adjacent to the home, and currently provide services to homes in the neighborhood. 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 provided the following referral comments:

“Parking will be an issue on this one as well. Three spaces indicated on the mitigation plan will not be enough and there are not many other areas to be utilized in this area.

Public Works will need to field verify the location of our water main in the area. Sewer connection looks good.”

The Town did not receive comments from the Telluride Fire Protection District.

17.5.12: Lighting Regulations

Staff: The applicant has provided an initial lighting plan on Sheet LTG1.1 of Exhibit A. This illustrates the lighting types and locations. The plan proposes the use of two exterior lighting fixtures: an exterior sconce and a step light. The wall sconces are proposed on the lower level patios and adjacent to the front door and garage, while the recessed step lights are proposed around doors on upper level decks. All lighting fixtures meet the requirements of the CDC.



Figure 6: Exterior Sconce



Figure 7: Step Light

17.5.13: Sign Regulations

Staff: The applicant is proposing wall-mounted address numbers to be placed on the east elevation facing Fairway Drive, adjacent to the garage. The CDC allows homes that are located within 20’ of the roadway to attach address identification numbers to the building with DRB and Fire District approval. Because the home is more than 20’ from the roadway, the address plaque will require a Design Variation. The applicant has indicated that the address plaque will be illuminated by an exterior wall sconce adjacent to the garage.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation Plan is not required for the initial review but was provided by the applicant. 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: The project will directly access Fairway Drive. The CDC requires at least 25’ of backing space for garages that back out onto the road. The driveway is 25.78’ in length, meeting the standards of the CDC. As noted earlier, the driveway grade of 4.33% also meets the standards of the CDC.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the fireplace in the proposed structure will be natural gas, which meets the requirements of the CDC.

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 only 3 parking spaces for workers, which makes the site and neighborhood quite a challenge due to the number of workers anticipated. 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.

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 Initial Architecture and Site Review:

I move to approve the Initial Architecture and Site Review for a new single-family detached condominium residence located at Lot 1 Unit 21, TBD Fairway Drive, based on the evidence provided in the staff memo of record dated July 23, 2024, and the findings of this meeting, with the conditions as noted in the staff report.

With the following Specific Approvals and Design Variation:

Design Review Board Specific Approval:

- 1) *Metal Fascia*
- 2) *Grading in the General Common Element*

Design Variation

- 1) *Building-Mounted Address Plaque*

Conditions:

- 1) *Prior to final review, the applicant shall revise the construction mitigation plan to increase parking access and to address the comments of the Public Works Department with regard to parking.*
- 2) *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.*
- 3) *Per CDC Section 17.3.9, Housing Impact Mitigation requirements for this development application are set at 75% as the application was first submitted in 2024.*
- 4) *The applicant shall work with Public Works and utility providers to finalize the utilities plan as a condition of approval prior to building permit.*
- 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 75% since the application was submitted and deemed complete 2024.*
- 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.

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 1 Unit 21, TBD Fairway Drive to the _____, 2024, regular Design Review Board meeting.

Date: May 14, 2024

By: Kristine Perpar, Architect

Sent to: Mountain Village Planning Staff

Re: Design Review Application Narrative

Property Address: Unit 21, Lot 1 - Knoll Estates, Mountain Village, CO 81435

Dear Mountain Village Design Review Board,

This narrative outlines a request for Design Review Board Initial Architecture and Site Review for Lot 21 - Unit 1, 300 Fairway Drive ("Unit 21") along with the relevant Criteria for Decision provided in the CDC.

Requests:

1. Initial Architectural and Site Review Approval

Project Overview:

Legal Description: UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

Address: 300 Fairway Drive

Zoning: Multi-Family outside Village Center

Existing Use: Vacant

Proposed Use: Single-Family Detached Condominium

Lot Size: 0.097 Acres

CDC Provision	Requirement	Proposed
Maximum Building Height	40'-0" (Gable)	34.00'
Maximum Avg. Building Height	35'-0"	24.89'
Maximum Lot Coverage	2746.49 (65%)	2,105 SF
Maximum Lot Coverage (HOA)	2400 Sq. Ft	2,105 SF
General Easement Setbacks	No GE	No GE
Roof Pitch		
Primary		8:12
Secondary		3:12
Exterior Materials		
Stone	35% Minimum	41%
Glazing	40% Maximum	17%
Parking	2 spaces	2 spaces

DRB Specific Approvals:

Materials – 2x8 wood fascia wrapped in flat metal sheet to match roofing color

Criteria for Decision: *The following criteria for Initial Architecture and Site Review have been addressed as part of this narrative. We feel that we are meeting the CDC requirements within this application, narrative, and architectural plan set; allowing for the DRB to grant approval of this Initial Review.*

Applicant notes will be provided in [Blue Text](#). In order to reduce the length of this narrative, only relevant sections of the DRB Rules and Regulations related to the project have been addressed.

Chapter 17.3: Zoning and Land Use Regulations

17.3.12: Building Height Limits

Applicant Note: Building Height and Maximum Average Building heights along with parallel slope projections are shown on sheet A2.1 of the submitted documents. The current Maximum and Maximum Average Building Heights are 34.00' and 24.89' respectively. Both heights are below the allowable maximums per the CDC requirements.

17.3.14: General Easement Setbacks

Applicant Note: Knoll Estates does not have the typical General Easements (GE) seen in the Mountain Village. Instead, there are building sites with General Common Elements between lots. As such, the provisions of Section 17.3.14 do not apply to this project.

Chapter 17.5: Design Regulations

17.5.4: Town Design Theme

Applicant Note: The Mountain Modern style home with stone and wood siding and a metal gabled roof form contributes to a strong community image and sense of place by embracing and enhancing its mountain setting. The design harmonizes with the high-alpine environment of Mountain Village, respecting the forests, streams, wetlands, and mountainous topography. The use of natural materials like stone and wood ensures the home blends seamlessly with its surroundings, promoting a balance between human habitation and nature. The architecture, characterized by its sturdy, alpine-inspired forms, responds to the traditional and functional aesthetics common to alpine regions. The home's design integrates influences typical of high alpine environments, creating a visual link with traditional mountain buildings. This approach results in a unique mountain vernacular that respects historical precedents while embracing contemporary interpretations and sustainable practices, fostering a design evolution that connects past, present, and future within the local context.

The home's thoughtful siting maximizes access, views, and solar gain while preserving trees and minimizing visual impacts on the neighborhood. The building massing steps with the natural topography, maintaining simplicity in form. The stone base provides a grounded appearance capable of withstanding harsh alpine snow conditions. The structure is expressive of its functional need to shelter from high snow loads, ensuring durability and resilience. The use of natural, sustainable materials—stone, wood, and metal—along with colors that blend with the natural environment, further strengthens the home's alignment with the Town's design theme.

17.5.5: Building Siting Design

Applicant Note: Unit 21 has been thoughtfully designed to fit the landscape, with site planning that ensures the building blends seamlessly into the existing environment. The siting of the building respects and relates to the natural landforms and vegetation,

organizing the building mass in a manner that is specific to the terrain and functional constraints of the site. The placement of Unit 21 and the routing of driveways, utilities, walkways, and drainage have been carefully planned to blend with the topography, minimizing disturbances to existing vegetation. Natural features are preserved and protected as much as possible, balancing the owner's development goals with the Town's regulations, standards, and the Comprehensive Plan.

The roofing plan on page A3.4 includes a snow shed plan for roofs, walkways, and drives. This plan details areas where snow or ice may shed from roofs and includes methods to protect pedestrian and vehicular traffic from potential injury or damage.

In terms of residential building siting, Unit 21 has been positioned with careful consideration of surrounding development, shade and shadow impacts, views, solar exposure, natural vegetation, and water run-off. Additionally, to protect sensitive site features such as open space, and common areas, the design of the home does not encroach on any adjacent General Common Elements.

17.5.6: Building Design

Applicant Note: The architectural design integrates modern aesthetics with a strong emphasis on traditional mountain design. While incorporating certain contemporary elements, the home primarily features a classic mountain style. Its main gable roof forms are enhanced by minimally visible shed roofs, and the limited use of overall glazing is deliberate, ensuring harmony with the neighboring homes in Knoll Estates. The material palette skillfully combines stone, wood, and metal, creating a solid and grounded foundation that evokes a traditional mountain ambiance. The proposed home features Telluride Gold Highline Series in a dry stack arrangement, complemented by dark-stained horizontal wood shiplap edge siding. This strategic blend of stone, horizontal wood elements, and metal detailing breaks up the massing, providing an appealing contrast to the adjacent homes without overwhelming the streetscape.

Included in this submittal are a full window and door schedule, along with recess depth details for installation as required by the CDC. All windows and doors are proposed to be dark "luxury bronze" matte aluminum clad, which complements the dark bronze standing seam roof. Additionally, we are requesting DRB Specific Approval for the roof's fascia to match the same bronze material as the proposed roof.

17.5.7: Grading and Drainage Design

Applicant Note: The home will require minimal grading to the front yard area as shown on sheet C2 to allow for positive drainage away from the home. This is due to the sloping nature of Unit 21. Because of the slope and limited size of the Lot, we are proposing very minor grading on adjacent open-space, owned by the Knoll Estates HOA. It should be noted that the HOA has approved this small grading request. The goal of the project was to limit site disturbance where possible but the majority of the unit will be impacted by the project. With that, the home currently has positive drainage away from the home and is meeting the requirements of the CDC as shown.

17.5.8: Parking Regulations

Applicant Note: The proposal currently is meeting the parking requirements of two spaces per home for single-family detached condominiums. The parking plan demonstrates that parking requirements have been met for both number and size of spaces.

17.5.9: Landscaping Regulations

Applicant Note: Although the Landscaping Plan is not required to be shown for Initial Architecture and Site Review, it has been conceptually addressed as part of this application. As currently proposed, the plan calls for removal of the 5 existing aspen trees within the land unit, to be replaced with 5 aspen and 9 chokecherry trees. The entirety of the site is to be revegetated with native grasses. Additionally, there are two areas on the front façade proposed to incorporate perennial planters with plants to be identified as part of final review.

17.5.11: Utilities

Applicant Note: Utilities are located directly adjacent to Unit 21, with water and gas connections in Fairway Drive. The submitted utility plan demonstrates these locations. Connections to the site will be minimally invasive due to proximity.

17.5.14: Lighting Regulations

Applicant Note: While Lighting Plans are not required for Initial Architecture and Site Review, a conceptual plan has been included in this application. The lighting design is deliberately subtle, featuring a total of 13 fixtures. Notably, all proposed fixtures adhere to Dark Sky compliance and meet the CDC's stipulations for lumen output and Color Temperature. Furthermore, the lighting system includes a thoughtful touch of functionality, as all fixtures are equipped with dimmable capabilities. To provide a comprehensive understanding of the illumination levels, a photometric diagram accompanies the application, detailing foot candle levels at each fixture.

17.5.13: Signs

Applicant Note: Due to the proximity to Knoll Estate Drive, we are proposing a wall mounted address plaque consisting of a steel plate anchored to the stone veneer of the home. The lettering as proposed is 54" in height not exceeding 6.0' in height. The plaque is illuminated by a wall mounted fixture directly above. The monument is meeting the requirements of the CDC.

Chapter 17.6: Supplementary Regulations

17.6.1: Environmental Regulations

Applicant Note: Fire Mitigation and Forestry Management: Given the size of the lot, it is anticipated that the majority of trees on the site will need to be removed for construction as well as fire mitigation requirements. Because the majority of the trees on the site are aspen, we do not anticipate removal of the existing trees on the adjacent GCE open space.

17.6.6: Road and Driveway Standards

Applicant Note: As shown, the driveway is meeting the slope and width requirements of the CDC, with the grade for the driveway at 4.09% slope and its width 16 feet.

17.6.8: Solid Fuel Burning Device Regulations

Applicant Note: There are currently no solid fuel burning devices in the home. We have proposed a direct vent gas fireplace as shown on sheet A3.2.

Chapter 17.7: Building Regulations

Shift Architects

Applicant Note: A conceptual construction mitigation plan is not required at Initial, but will be addressed as part of the final review. It should be noted that the proposed snowmelt is currently shown at 710.5 sq. ft. which is allowable without additional review or offset payments.

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

Sincerely,



Kristine Perpar



The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000

GENERAL NOTES:

CONTRACT DOCUMENTS:

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

ORGANIZATION:

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

CODE COMPLIANCE:

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

INTENT:

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

COORDINATION:

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

SUBSTITUTIONS:

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

SHOP DRAWINGS:

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

SAFETY & PROTECTION OF WORK:

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



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

PROJECT ISSUE DATE:
05.21.24 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.

PROJECT CODE INFORMATION

ZONING:	MULTI-FAMILY RESIDENCE (LOT K21)
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR THE KNOLL ESTATES IN ADDITION TO ANY REQUIREMENTS BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	MULTI-STORY DWELLING
OCCUPANCY CLASSIFICATION:	R-3
AUTOMATIC FIRE SPRINKLER:	MONITORED NFPA 13D, 2018 IFC AND TFPD AMENDED CODES SPRINKLER SYSTEM REQUIRED
NATIONAL FIRE ALARM & SIGNALING CODE:	MONITORED NFPA 72, 2018 IFC, AND TFPD AMENDED CODES ALARM SYSTEM REQUIRED
EMERGENCY ACCESS:	PROVIDE KNOX BOX FOR EMERGENCY ACCESS
FIRE RESISTIVE RATING:	GARAGE - 1 HR, MECHANICAL - 1 HR
CARBON MONOXIDE DETECTION:	PROVIDED MONITORED DETECTION IN ACCORDANCE WITH 2018 IFC 915.2.1
ELECTRIC VEHICLE CHARGING STATION / OUTLET:	INSTALLED IN ACCORDANCE WITH NFPA 70 AND LOCATED WITHIN 5 FT OF THE GARAGE DOOR

PROJECT INFORMATION

PROPOSED FLOOR AREA:		MAX BUILDING HEIGHT:	
LOWER LEVEL	946.52 SF	ALLOWABLE	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROUND LEVEL	930.25 SF	PROPOSED	34.0'
UPPER LEVEL	1,032.77 SF		
TOTAL FLOOR AREA:	2,909.54 SF	MAX AVERAGE HEIGHT:	
GARAGE	512.09 SF	ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
TOTAL:	3,421.63 SF	PROPOSED	24.89'
LOT AREA:	.097 ACRES (4,225.32 SF)	KNOLL ESTATES HEIGHT:	
BUILDING FOOTPRINT:		ALLOWABLE	NON-PERIMETER LOT (REFER TO MOUNTAIN VILLAGE)
ALLOWABLE	2,400 SF	PARKING REQUIRED:	2 SPACES PROVIDED (2 REQUIRED) (2 ENCLOSED IN GARAGE)
PROPOSED	2,105 SF		

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT CALCULATION

SHEET INDEX

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- G1.0 COVER SHEET
- G1.1 ABBREVIATIONS AND LEGENDS

CIVIL

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- C2 GRADING AND DRAINAGE PLAN
- C3 UTILITY PLAN
- C4 CONSTRUCTION MITIGATION PLAN

SURVEY / MAPPING

- 0 EXISTING CONDITIONS PLAN

ARCHITECTURAL

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- A1.2 BUILDING SITE PLAN
- A1.3 LANDSCAPE PLAN NOTES / LEGEND
- A1.4 LANDSCAPE PLAN
- A1.5 IRRIGATION PLAN
- A2.1 MAX BUILDING HEIGHT
- A2.2 MATERIAL CALCULATIONS
- A2.3 MATERIAL CALCULATIONS
- A3.1 FLOOR PLAN
- A3.2 FLOOR PLAN
- A3.3 FLOOR PLAN
- A3.4 ROOF PLAN
- A4.0 AXONS
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR ELEVATIONS
- A4.3 EXTERIOR ELEVATIONS
- A4.4 PRESENTATION ELEVATIONS
- A8.1 DOOR SCHEDULE
- A8.2 WINDOW SCHEDULE

- LTG1.1 EXTERIOR LIGHTING PLAN

VICINITY MAP



SITE LOCATION



LOT 21
THE KNOLL ESTATES
300 FAIRWAY DRIVE,
MOUNTAIN VILLAGE, CO

PROJECT TEAM

OWNER:

TTET LLC A CO LLC
270 E COLLEGE DR UNIT 202
DURANGO, CO 81301-5599

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:

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ludwigconstruction@hotmail.com

SURVEYOR:

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

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chris@anvil-EFD.com

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F. 785.842.2492
dimitri@hce-pa.com

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

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

COVER SHEET

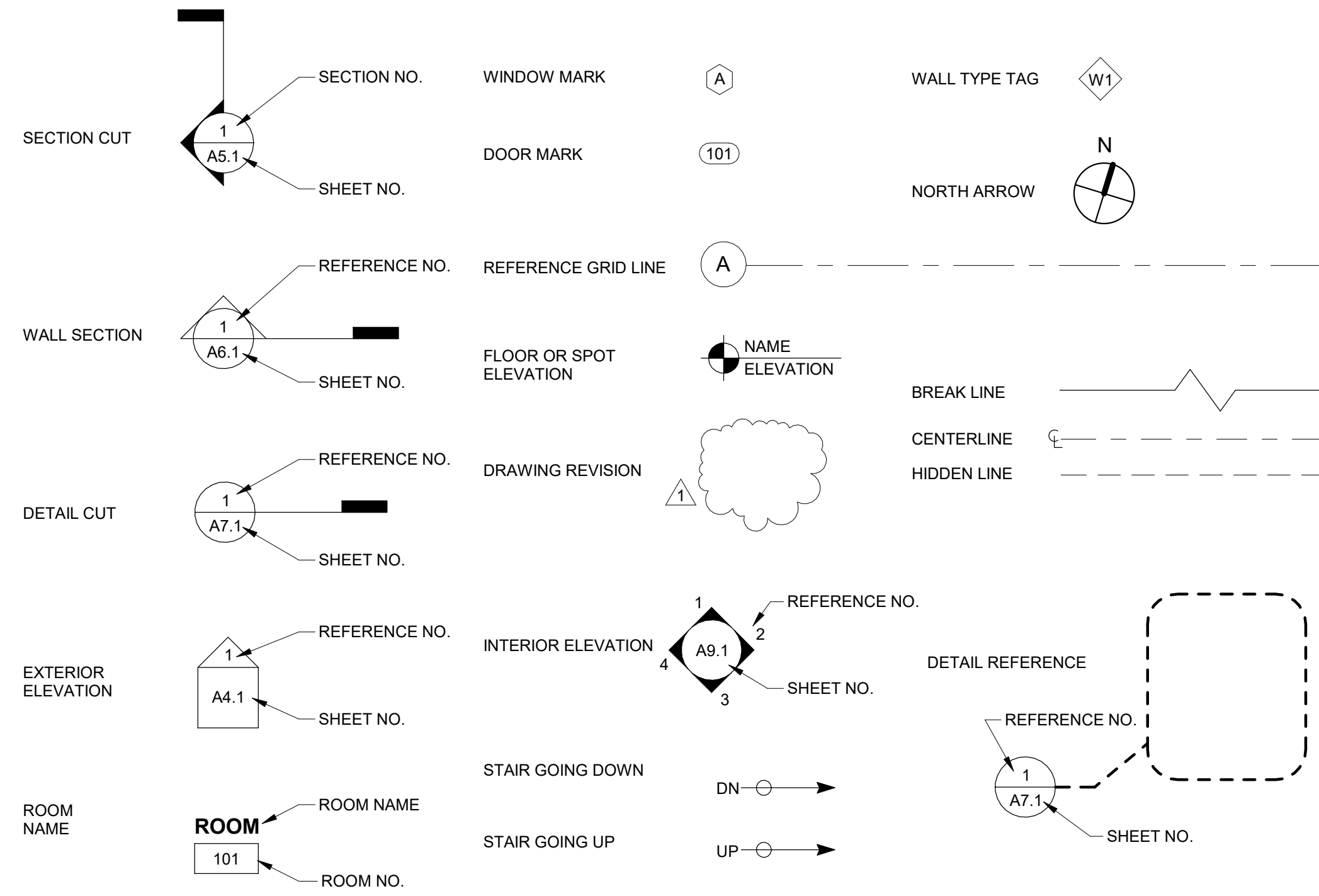
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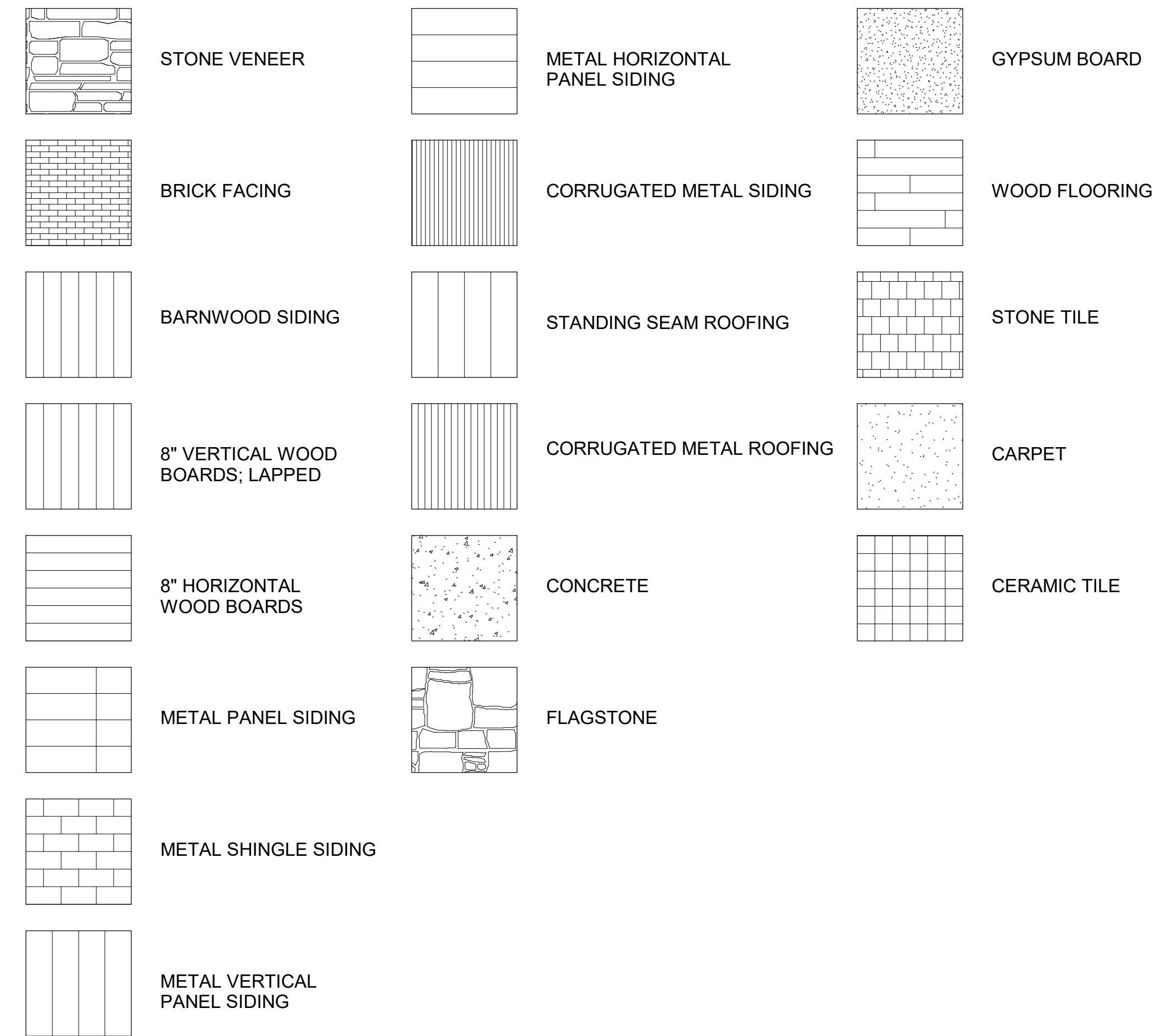
NOT FOR CONSTRUCTION

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SYMBOL LEGEND



MATERIAL LEGEND



ABBREVIATIONS

AC	Acres
AFF	Above Finished Floor
AGG	Aggregate
AL	Aluminum
BM	Bench Mark
BSN	Basin
BTH	Bath
CL	Centre Line
CJ	Control Join
CLST	Closet
CP	Carpet
CT	Ceramic Tile
DIA	Diameter
DP	Downpipe
DW	Dishwasher
EX	Existing
FF	Finished Floor
FHR	Fire Hose Reel
FP	Flue Pipe
GAL	Galvanized
GL	Ground Line
GFI	Ground Fault Circuit Interrupter
GPO	General Power Outlet
IBC	International Building Code
MDF	Medium Density Fibreboard
MR	Metal Roofing
MSB	Main Switch Board
NTS	Not To Scale
PFC	Parallel Flanged Steel Channel
PL	Plastic Laminate
PT	Paint
RC	Reinforced Concrete
REF	Refrigerator
RL	Reduced Level
S	Sanitary Drainage Pipe
SHR	Shower
SK	Sink
SN	Stone
SS	Stainless Steel
ST	S Trap
STF	Steel Trowel Finished Concrete
SW	Stormwater Drainage Line
T&G	Tongue and Grooved
TO	Top Of
TPH	Toilet Paper Holder
TR	Tiled Roofing
TSF	Timber Strip Floor
TYP	Typical
U	Urinal
UOS	Unless Otherwise Specified
V	Valley
VIF	Verify In Field
VP	Vent Pipe
WC	Water Closet (Toilet)
WM	Washing Machine
WPM	Water Proof Membrane



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PROJECT ISSUE DATE:
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TOMPROS RESIDENCE
 300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
 UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

ABBREVIATIONS AND LEGENDS

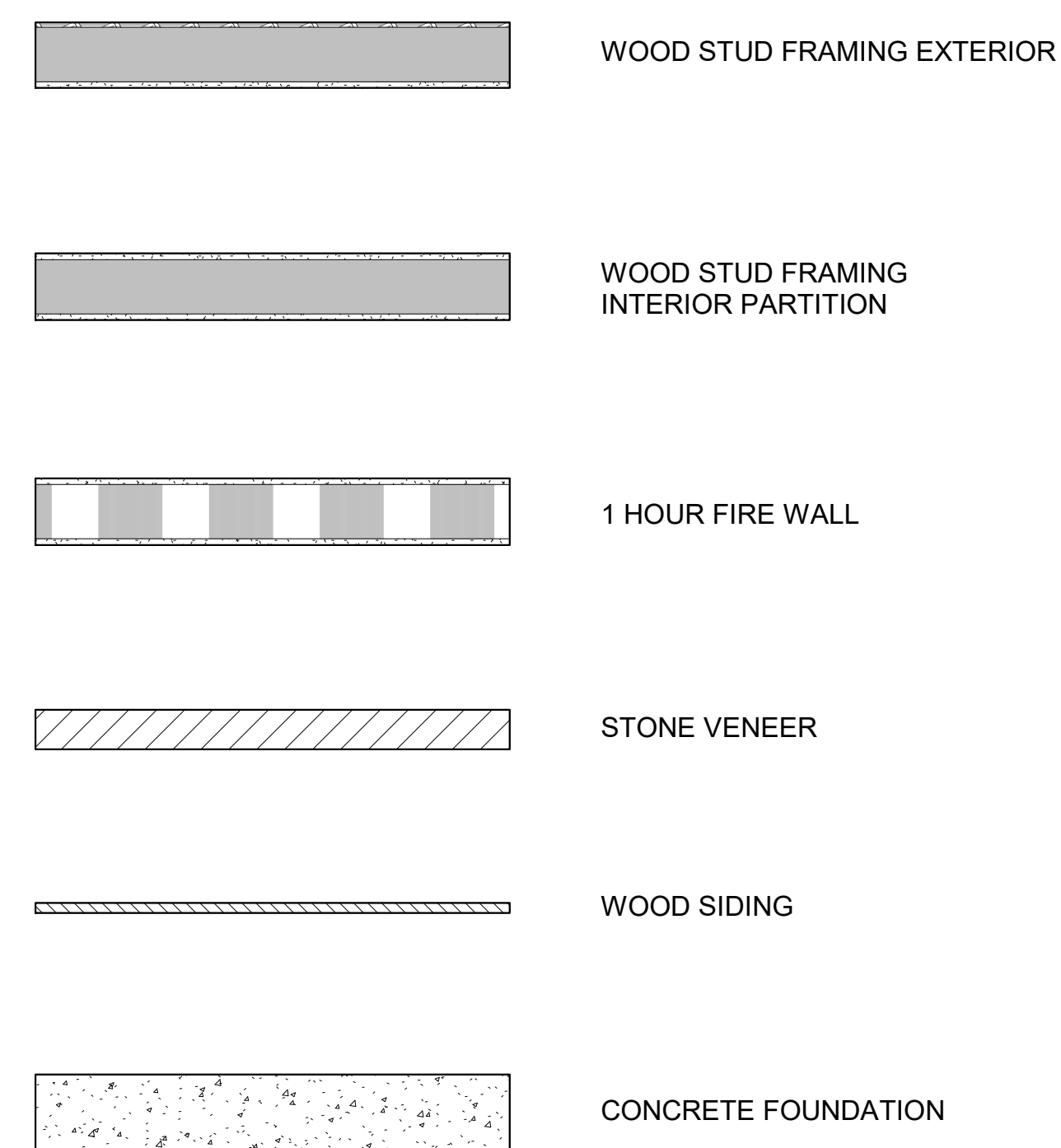
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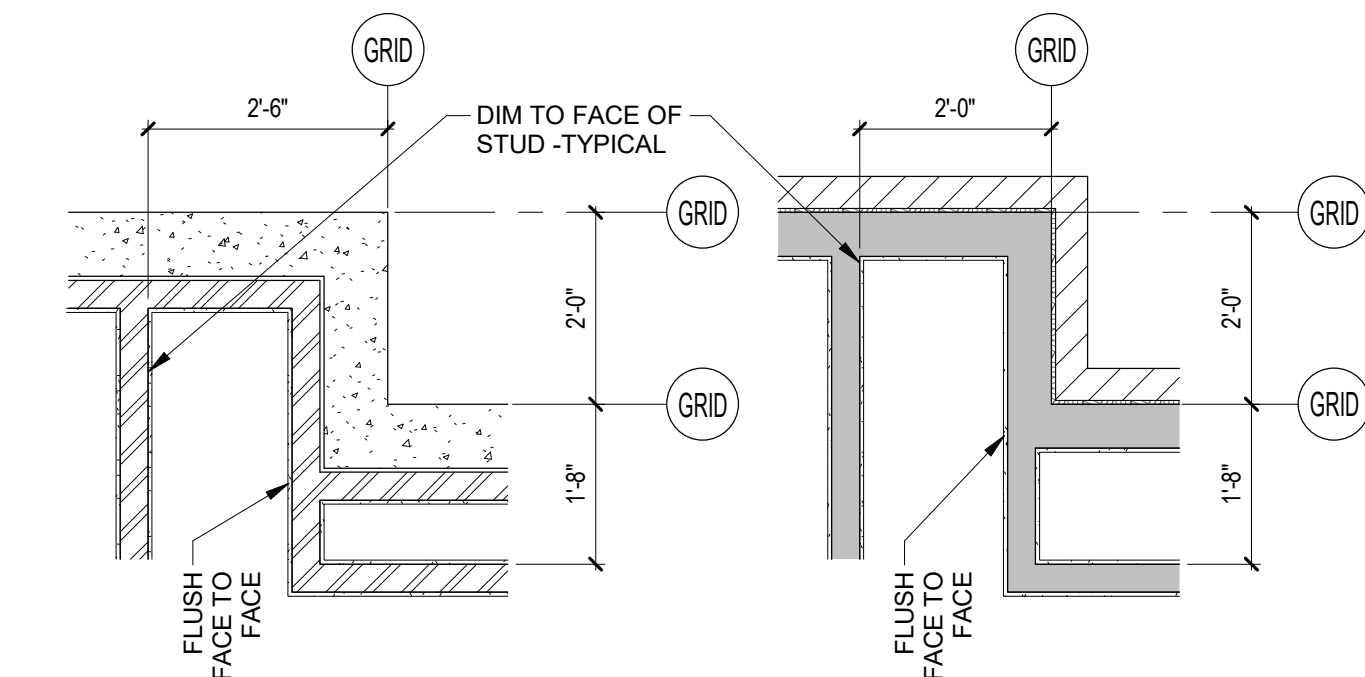
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WALL LEGEND



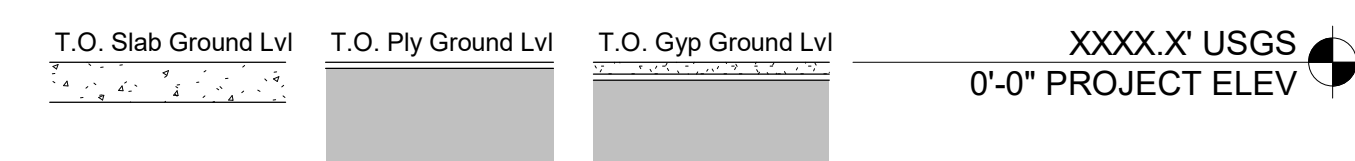
DIMENSIONING LEGEND

- GRIDS ALIGN WITH OUTSIDE FACE OF FOUNDATION WALL AND OUTSIDE FACE OF STUD AT EXTERIOR STRUCTURAL FRAME WALL.
- 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.
- INTERIOR PARTITIONS FLUSH FACE TO FACE WITH THEIR EXTERIOR COUNTERPARTS, TYPICAL.



PROJECT DATUM LEGEND

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



5/21/2024 10:56:24 AM

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 AND WATER: TOWN OF MOUNTAIN VILLAGE
BROADBAND: CLEARNETWORK
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-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.

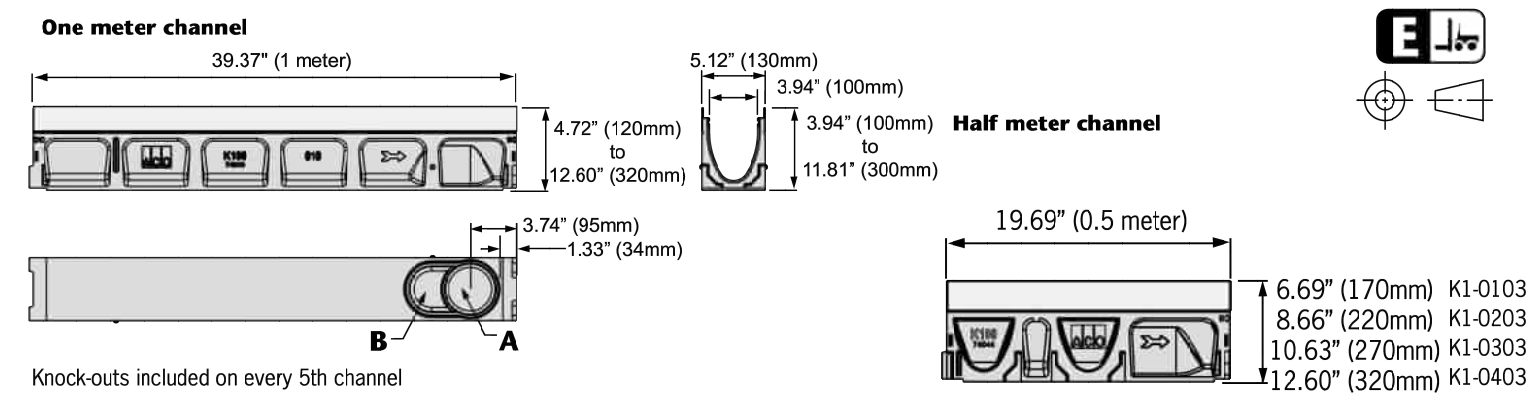
23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

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

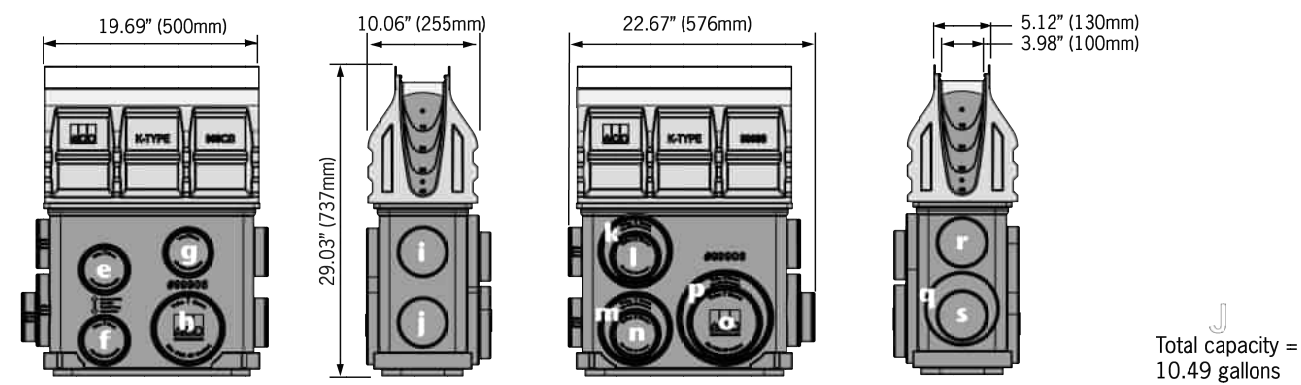
25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO A CLEAN-OUT).

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



Type K901G in-line catch basin



Outlet flow rates

Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS	End Cap
a	Bottom outlet - K00	4" round	3.94'	108	0.24	
a	Bottom outlet - K60	4" round	11.81'	187	0.42	
b	Bottom outlet - K00	6" oval	3.94'	177	0.39	
b	Bottom outlet - K40	6" oval	11.81'	306	0.68	
c	End outlet - K20	4" round	7.87'	132	0.29	
c	End outlet - K40	4" round	11.81'	171	0.38	
d	K1-308 6" outlet cap	6" oval	9.84'	233	0.52	
e	K1-408 6" outlet cap	6" oval	11.81'	264	0.59	
f	Type K1-901G	4" round	19.30'	226	0.50	
g	Type K1-901G	4" round	25.30'	263	0.59	
h	Type K1-901G	4" round	18.56'	223	0.52	
i	Type K1-901G	6" round	25.85'	586	1.30	
j	Type K1-901G	4" round	26.43'	269	0.60	
k	Type K1-901G	4" round	19.36'	227	0.51	
l	Type K1-901G	6" round	27.30'	604	1.35	
m	Type K1-901G	6" round	19.99'	505	1.12	
n	Type K1-901G	6" round	26.43'	593	1.32	
o	Type K1-901G	8" round	27.30'	1051	2.34	
q	Type K1-901G	4" round	27.17'	273	0.61	
r	Type K1-901G	4" round	20.68'	235	0.52	
s	Type K1-901G	4" round	18.99'	224	0.50	
t	Type K1-901G	6" round	27.17'	6.02	1.34	

Note: 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.

April 2018

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Notes

ACO DRAIN
KlassikDrain - K100 Galvanized steel edge rail channel system

Description	Part No.	Invert Incht	Weight mm²	Description	Part No.	Invert Incht	Weight mm²
K1-00 Neutral channel - 39.37' (1m)²	74041	3.94	100 28.1	K1-28 Sloped channel - 39.37' (1m)	74028	9.45	240 49.8
K1-1 Sloped channel - 39.37' (1m)	74001	4.13	105 28.1	K1-29 Sloped channel - 39.37' (1m)	74029	9.65	245 50.6
K1-2 Sloped channel - 39.37' (1m)	74002	4.33	110 28.9	K1-30 Sloped channel - 39.37' (1m)²	74030	9.84	250 51.4
K1-3 Sloped channel - 39.37' (1m)	74003	4.53	115 29.7	K1-030 Neutral channel - 39.37' (1m)²	74047	9.84	250 51.4
K1-4 Sloped channel - 39.37' (1m)	74004	4.72	120 30.5	K1-0303 Neutral channel - 19.69' (0.5m)²	74048	9.84	250 51.4
K1-5 Sloped channel - 39.37' (1m)²	74005	4.92	125 31.3	K1-31 Sloped channel - 39.37' (1m)	74031	10.04	255 52.2
K1-6 Sloped channel - 39.37' (1m)	74006	5.12	130 32.1	K1-32 Sloped channel - 39.37' (1m)	74032	10.24	260 53.0
K1-7 Sloped channel - 39.37' (1m)	74007	5.31	135 32.9	K1-33 Sloped channel - 39.37' (1m)	74033	10.43	265 53.8
K1-8 Sloped channel - 39.37' (1m)	74008	5.51	140 33.7	K1-34 Sloped channel - 39.37' (1m)	74034	10.63	270 54.6
K1-9 Sloped channel - 39.37' (1m)	74009	5.71	145 34.5	K1-35 Sloped channel - 39.37' (1m)²	74035	10.83	275 55.4
K1-10 Sloped channel - 39.37' (1m)²	74010	5.91	150 35.3	K1-36 Sloped channel - 39.37' (1m)	74036	11.02	280 56.2
K1-11 Sloped channel - 39.37' (1m)	74011	6.10	155 36.1	K1-37 Sloped channel - 39.37' (1m)	74037	11.22	285 57.0
K1-12 Sloped channel - 39.37' (1m)	74012	6.30	160 36.9	K1-38 Sloped channel - 39.37' (1m)	74038	11.42	290 57.9
K1-13 Sloped channel - 39.37' (1m)	74013	6.50	165 37.7	K1-39 Sloped channel - 39.37' (1m)	74039	11.61	295 58.7
K1-14 Sloped channel - 39.37' (1m)	74014	6.69	170 38.5	K1-40 Sloped channel - 39.37' (1m)²	74040	11.81	300 59.5
K1-15 Sloped channel - 39.37' (1m)	74015	6.89	175 39.3	K1-040 Neutral channel - 39.37' (1m)²	74049	11.81	300 59.5
K1-16 Sloped channel - 39.37' (1m)	74016	7.09	180 40.1	K1-0403 Neutral channel - 19.69' (0.5m)²	74050	11.81	300 59.5
K1-17 Sloped channel - 39.37' (1m)	74017	7.28	185 40.9	K1-010 inline catch basin - 19.69' (0.5m)²	94608	28.81	701.9 52.6
K1-18 Sloped channel - 39.37' (1m)	74018	7.48	190 41.7	K1-020 inline catch basin - 19.69' (0.5m)²	94617	28.84	732.5 55.8
K1-19 Sloped channel - 39.37' (1m)	74019	7.68	195 42.5	K1-030 inline catch basin - 19.69' (0.5m)²	94631	40.84	1037.4 65.8
K1-20 Sloped channel - 39.37' (1m)²	74020	7.87	200 43.4	K1-Series 600 Optional plastic riser	99902	-	- 1.0
K1-020 Neutral channel - 39.37' (1m)²	74045	7.87	200 43.4	Four air trap - fits both 900 & 600 series basins	90854	-	- 1.2
K1-0203 Neutral channel - 19.69' (0.5m)²	74046	7.87	200 43.4	K1-304 6" Inlet Cap	96839	9.84	250 5.2
K1-21 Sloped channel - 39.37' (1m)	74021	8.07	205 44.2	K1-308 6" Outlet Cap	96840	9.84	250 5.0
K1-22 Sloped channel - 39.37' (1m)	74022	8.27	210 45.0	K1-404 6" Inlet Cap	96854	11.81	300 6.0
K1-23 Sloped channel - 39.37' (1m)	74023	8.46	215 45.8	K1-408 6" Outlet Cap	96836	11.81	300 5.8
K1-24 Sloped channel - 39.37' (1m)	74024	8.66	220 46.6	Universal end cap	96822	11.81	300 5.4
K1-25 Sloped channel - 39.37' (1m)²	74025	8.86	225 47.4	Debris strainer for 4" bottom knockout	93488	-	- 0.2
K1-26 Sloped channel - 39.37' (1m)	74026	9.06	230 48.2	4" Oval to 6" round outlet adapter	95140	-	- 1.1
K1-27 Sloped channel - 39.37' (1m)	74027	9.25	235 49.0	K1-Installation choice	97477	-	- 2.8
				Grate removal tool	01318	-	- 0.3
				K1-QuickLock locking bar	02899	-	- 0.1

- Notes:
- This channel offers a bottom knockout feature: 4" round/6" oval.
 - Inverts shown are for the male end; for female invert depth subtract 5mm (-0.2") from the male invert (except for neutral channels, where it will be same as male invert). To calculate the overall channel depth add 20mm (0.8") to invert depth.
 - This catch basin kit includes a polymer concrete top, removable QuickLock locking bar, trash bucket and plastic base. Select an appropriate grate.
 - This catch basin kit includes a polymer concrete top, removable QuickLock locking bar, deep trash bucket, plastic riser and plastic base. Select an appropriate grate.

Specifications

General	Water absorption	0.07%	cast in by the manufacturer to ensure maximum homogeneity between polymer concrete body and edge rail. Each edge rail shall be at least 3/32" (2.5mm) thick.
The surface drainage system shall be ACO Drain K100 complete with gratings secured with QuickLock locking as manufactured by ACO, Inc. or approved equal.	Frost proof	YES	
	Salt proof	YES	
	Dilute acid and alkali resistant	YES	
	The nominal clear opening shall be 4" (100mm) with overall width of 5.12" (130mm). Pre-cast units shall be manufactured with either an invert slope of 0.5% or with neutral invert and have a wall thickness of at least 0.50" (12.7mm). Each unit will feature a partial radius in the trench bottom and a male to female interconnecting end profile. Units shall have horizontal cast-in anchoring keys on the outside wall to ensure maximum mechanical bond to the surrounding bedding material and pavement surface. The galvanized steel edge rail will be irregularly		
Materials			
The trench system bodies shall be manufactured from polyester polymer concrete with the minimum properties as follows:			
Compressive strength:	14,000 psi		
Flexural strength:	4,000 psi		

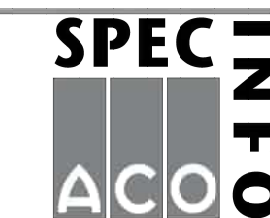
ACO, Inc.

Northeast Sales Office
9470 Pinecone Drive
Mentor, OH 44060
Tel: (440) 639-7230
Toll free: (800) 543-4764
Fax: (440) 639-7235

West Sales Office
825 W. Beechcraft St.
Casa Grande, AZ 85122
Tel: (520) 821-9988
Toll free: (888) 490-9552
Fax: (520) 421-9899

Southeast Sales Office
4211 Pleasant Road
Fort Mill, SC 29708
Tel: (800) 543-4764
Fax: (803) 802-1063

Electronic Contact:
info@ACODrain.us
www.ACODrain.us

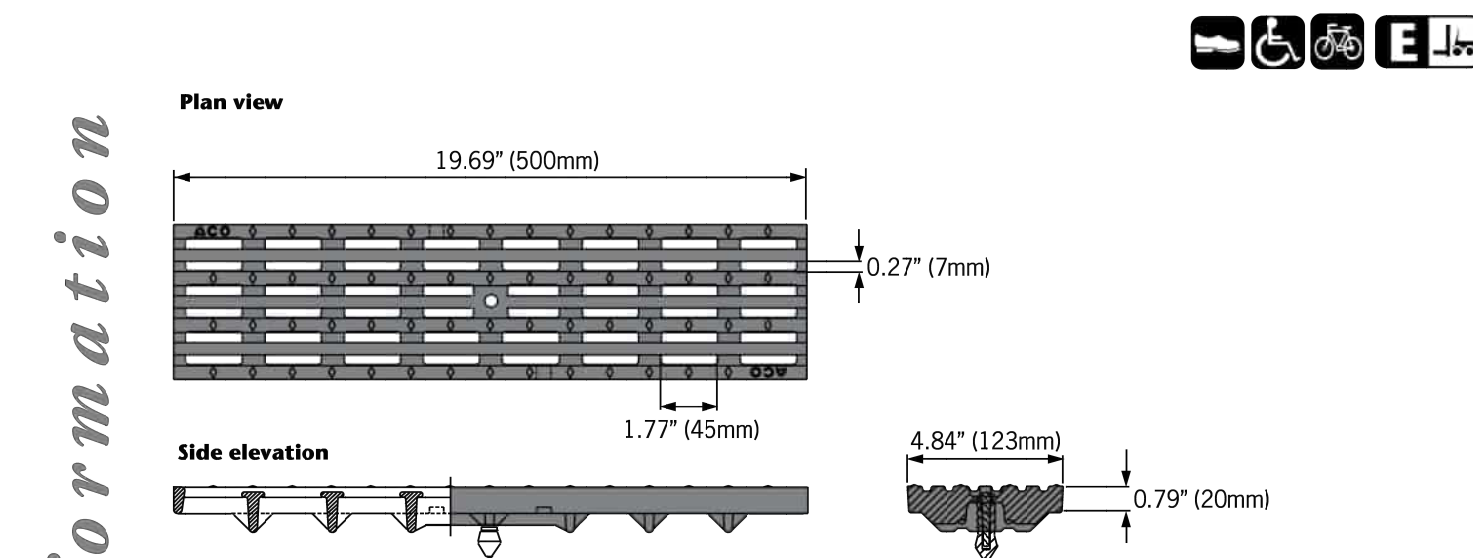


April 2018

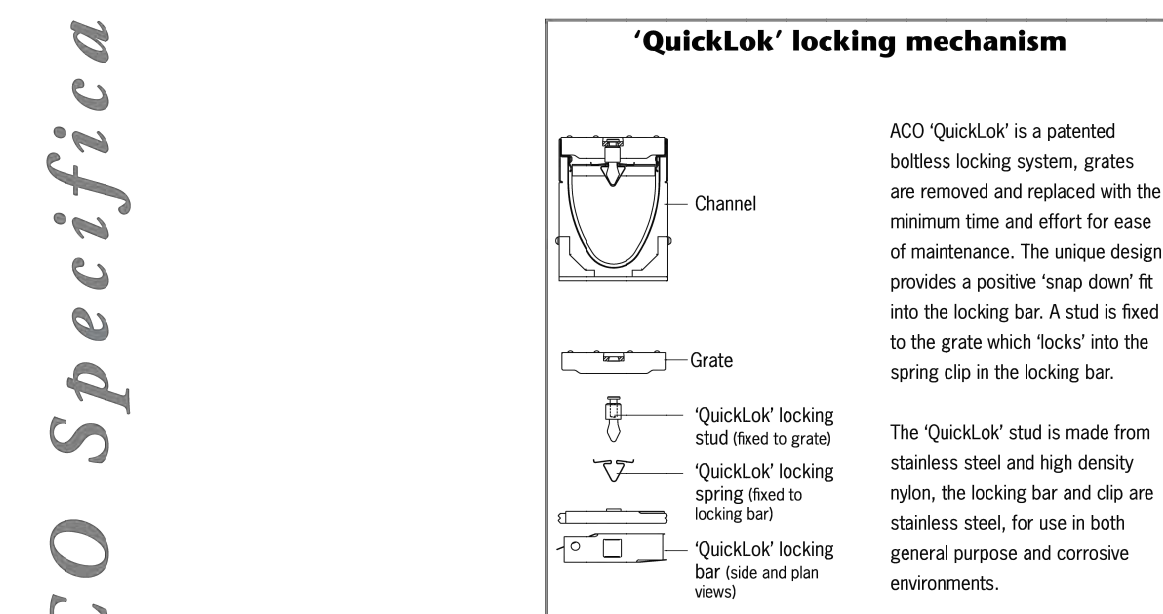
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Notes

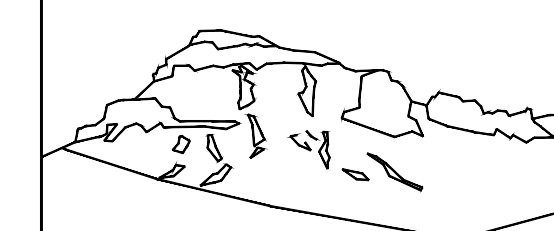
ACO DRAIN
Type 478Q Longitudinal ductile iron grate (ADA)



Description	Part No.	Length Inches (mm)	Width Inches (mm)	Weight lbs.
QuickLock grate				
Type 478Q Ductile iron longitudinal grate	03314	19.69 (500)	4.85 (123.1)	12.8
QuickLock locking bar	02899			0.5
QuickLock grate removal tool	01318			0.3



Trench Drain Grate



Uncompahgre Engineering, LLC

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

SUBMISSIONS:
HOA SUBMITTAL 2024-04-26
DRB SUBMITTAL 2024-05-21

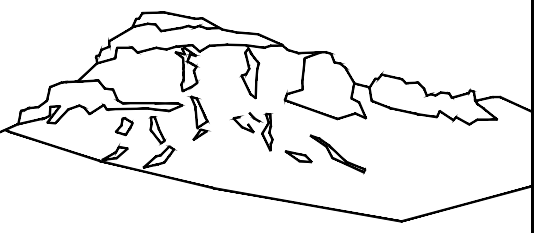
Tompros Residence
Knoll Estates
Lot 21
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHARTERS 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:

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DRB 2024-05-21

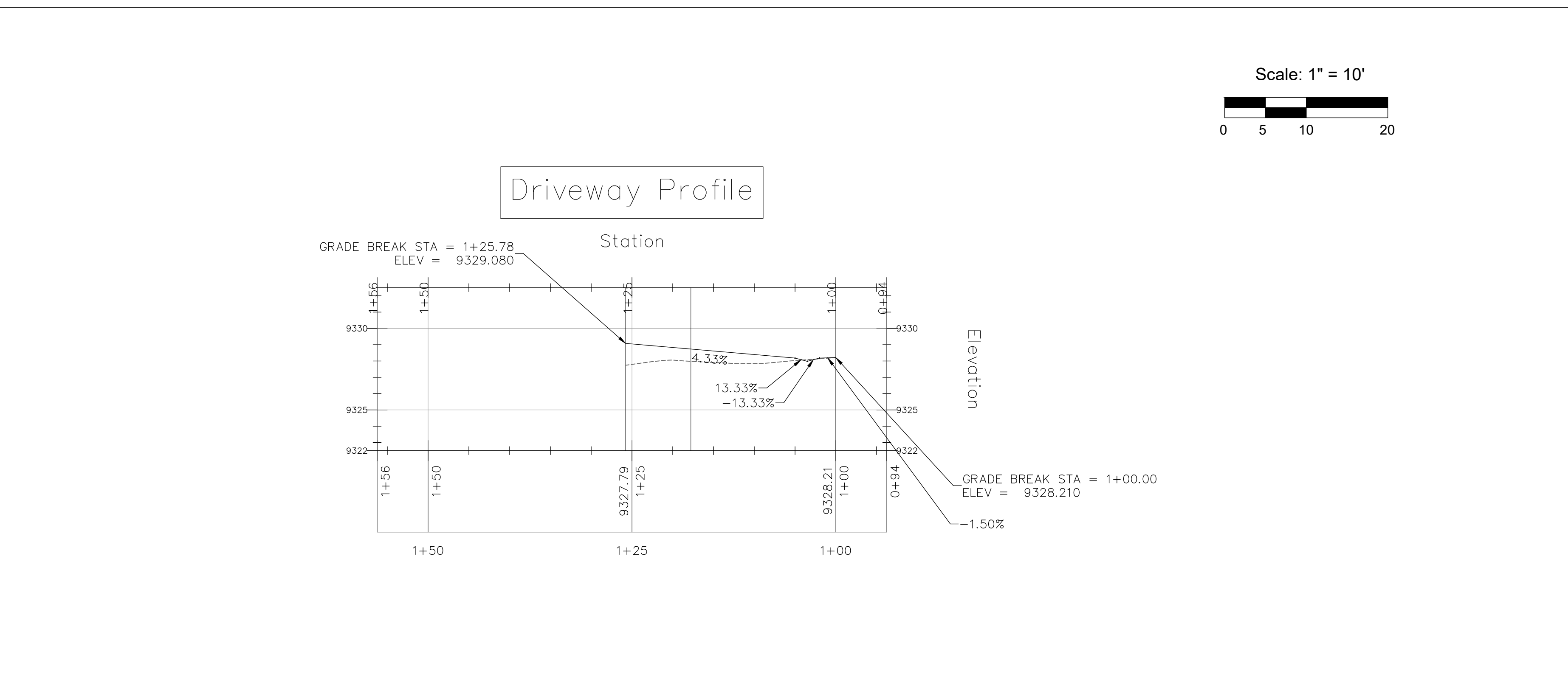
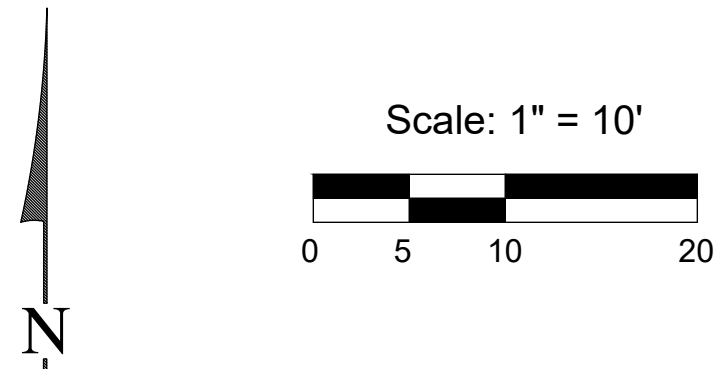
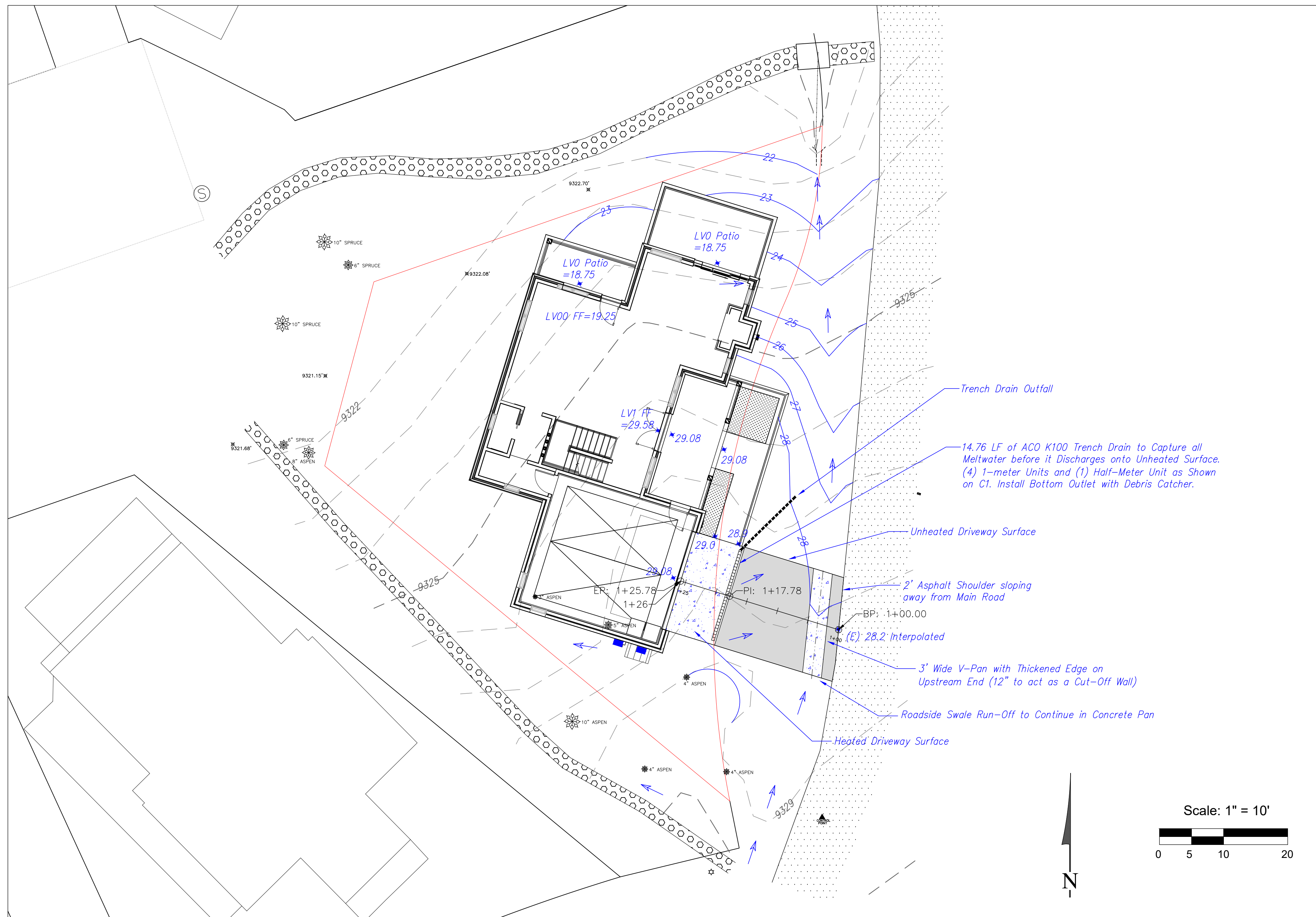
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Knoll Estates
Lot 21
Mtn. Village, CO

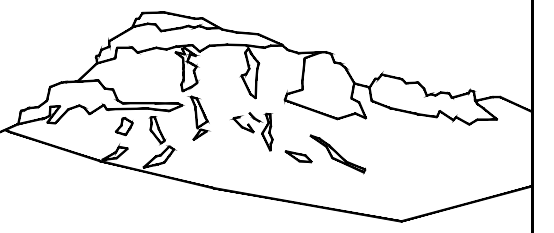


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Grading and Drainage

C2





Uncompahgre
Engineering, LLC

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

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DRB 2024-05-21

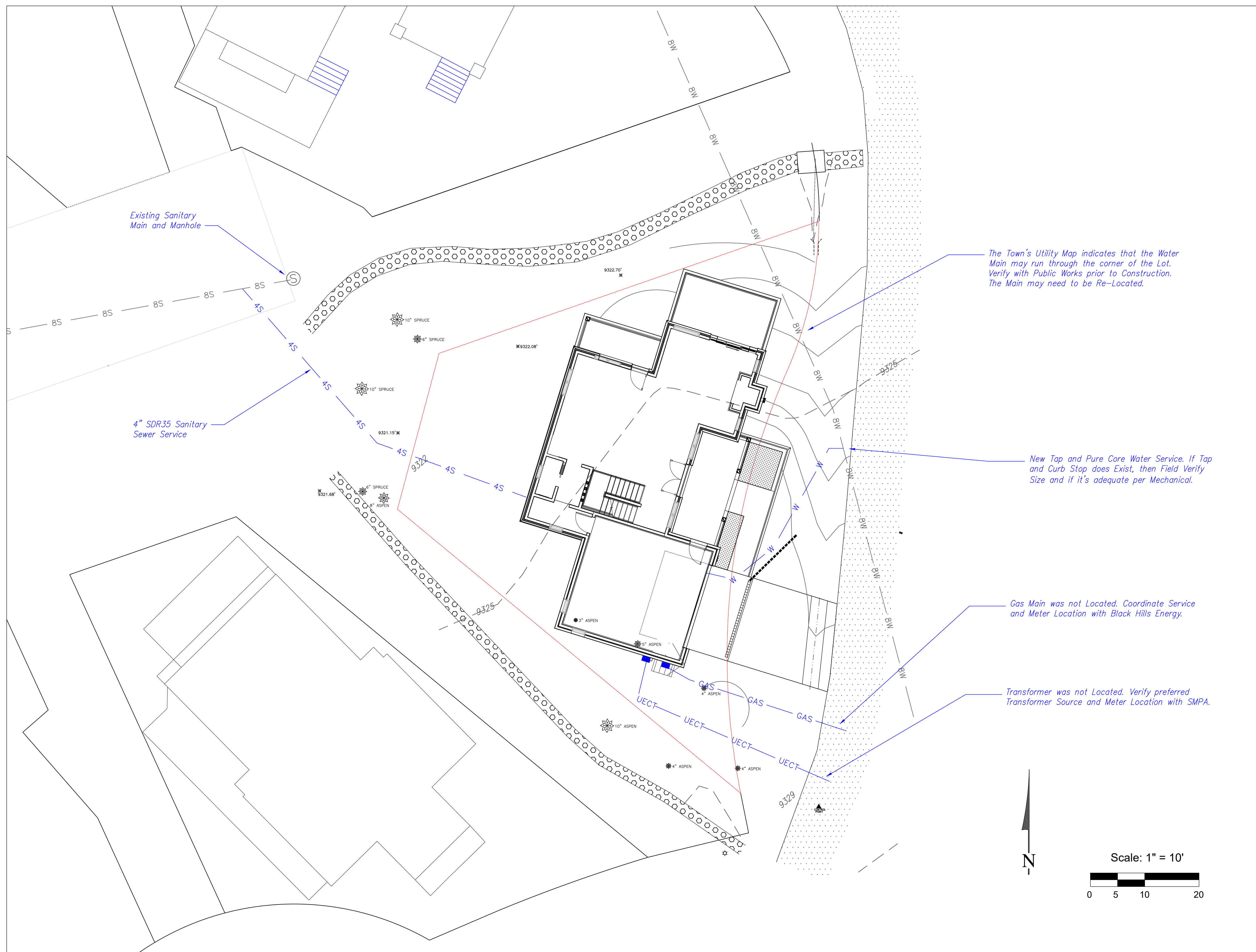
Tompros Residence
Knoll Estates
Lot 21
Mtn. Village, CO

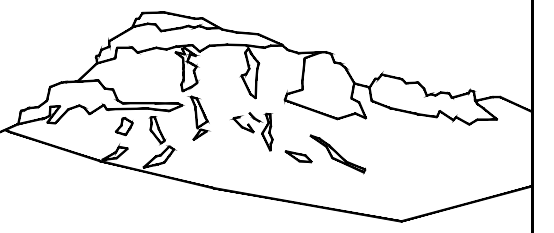


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CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
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Utilities

C3





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Telluride, CO 81435
970-729-0683

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DRB 2024-05-21

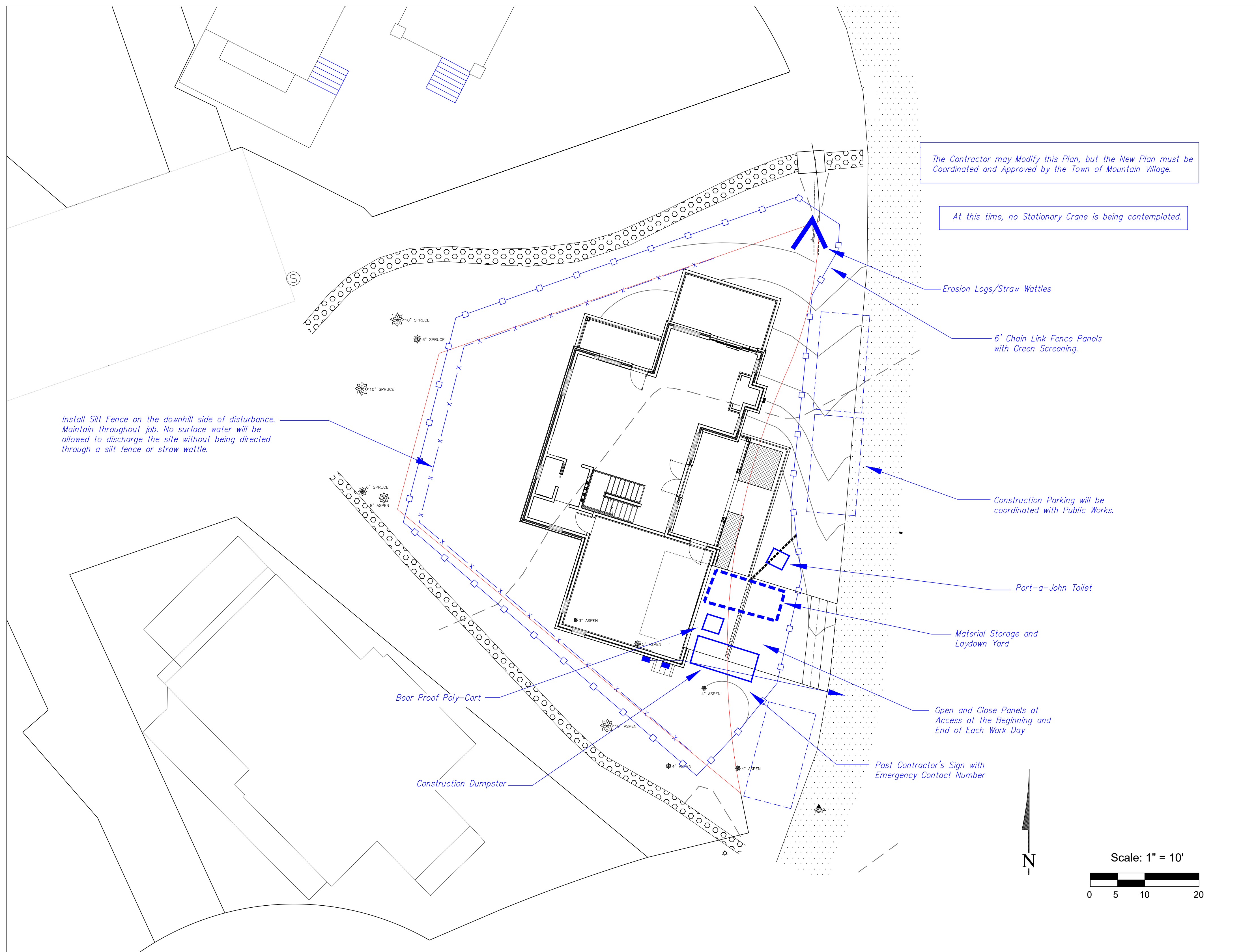
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Knoll Estates
Lot 21
Mtn. Village, CO

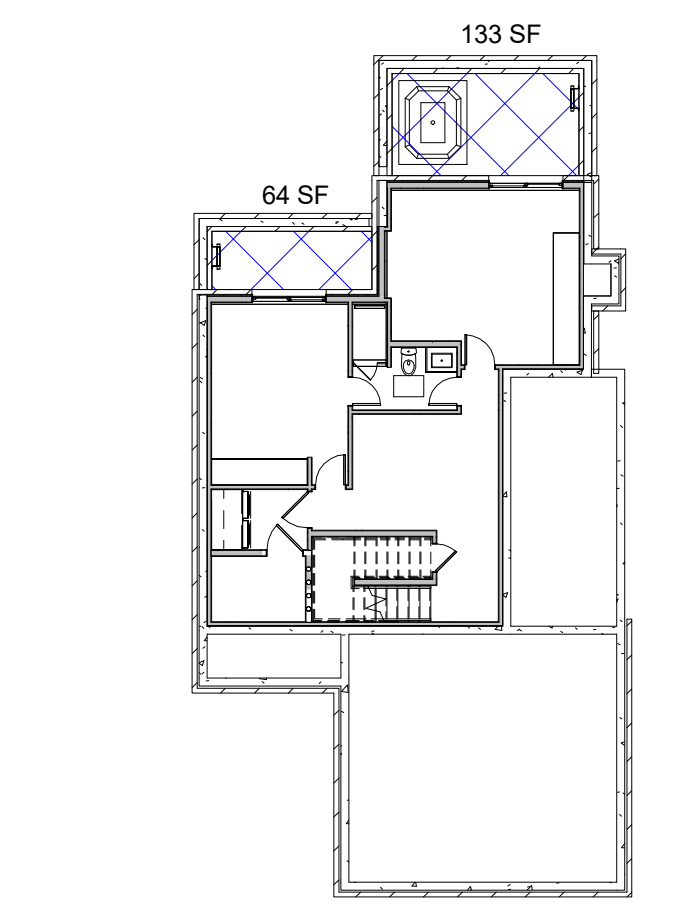


CONTRACTOR TO REVIEW AND COMPARE ALL
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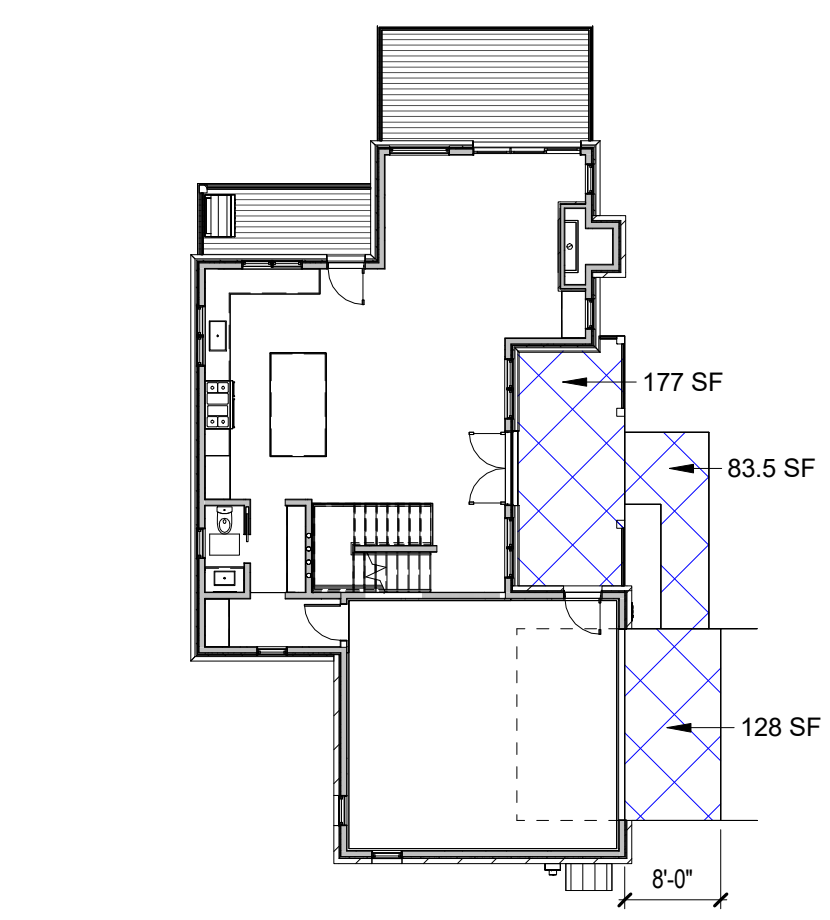
Construction
Mitigation

C4

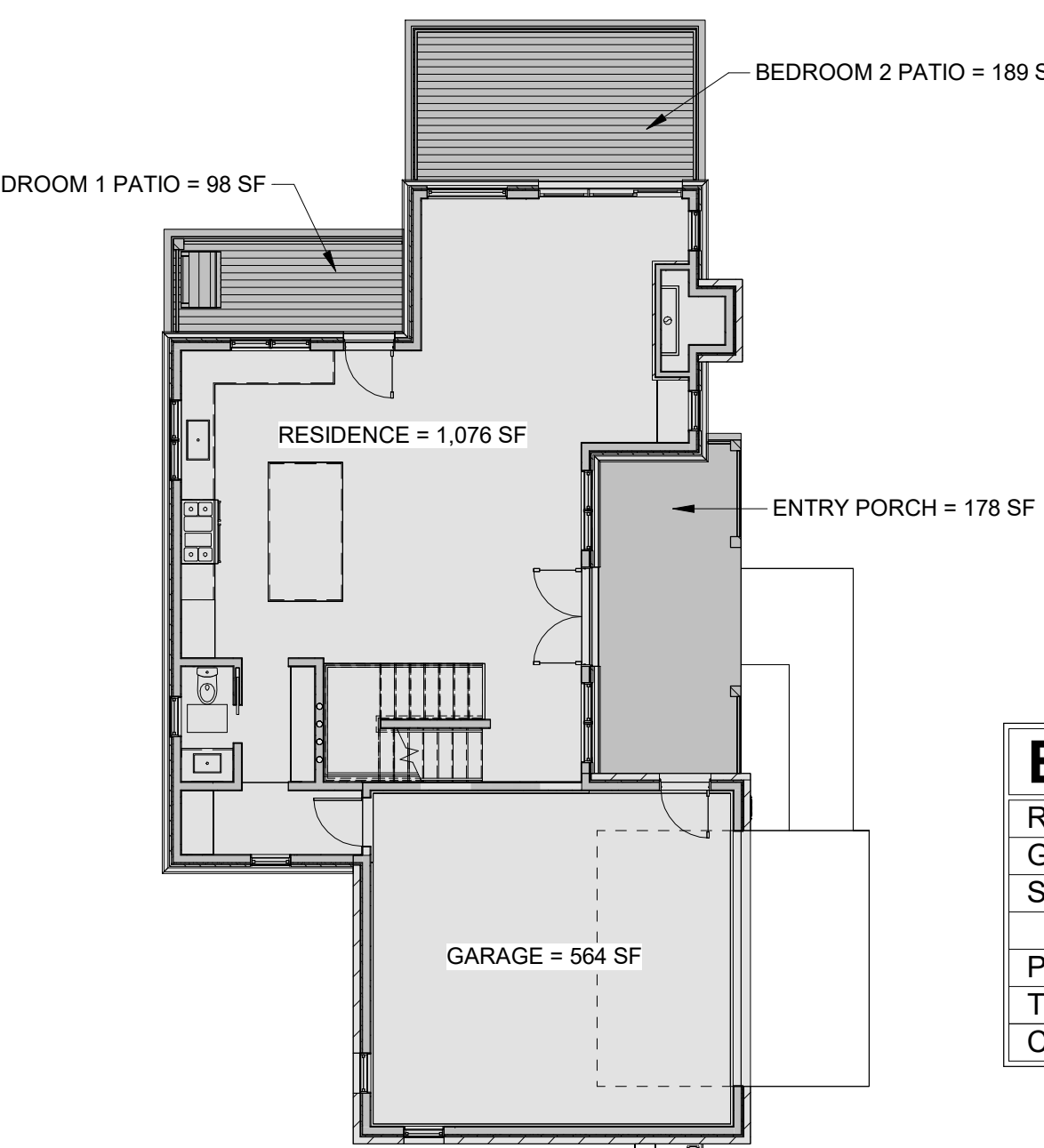




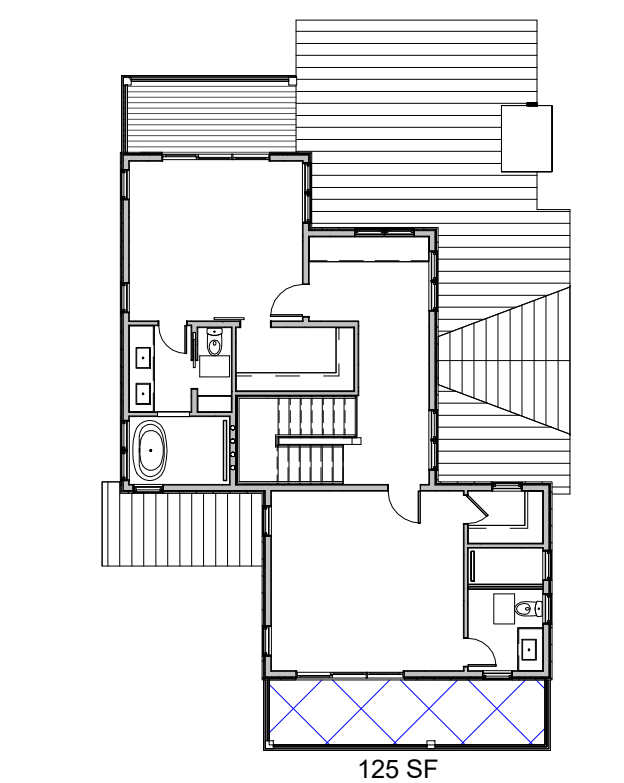
3 LOWER LEVEL
1/16" = 1'-0"



4 GROUND LEVEL
1/16" = 1'-0"



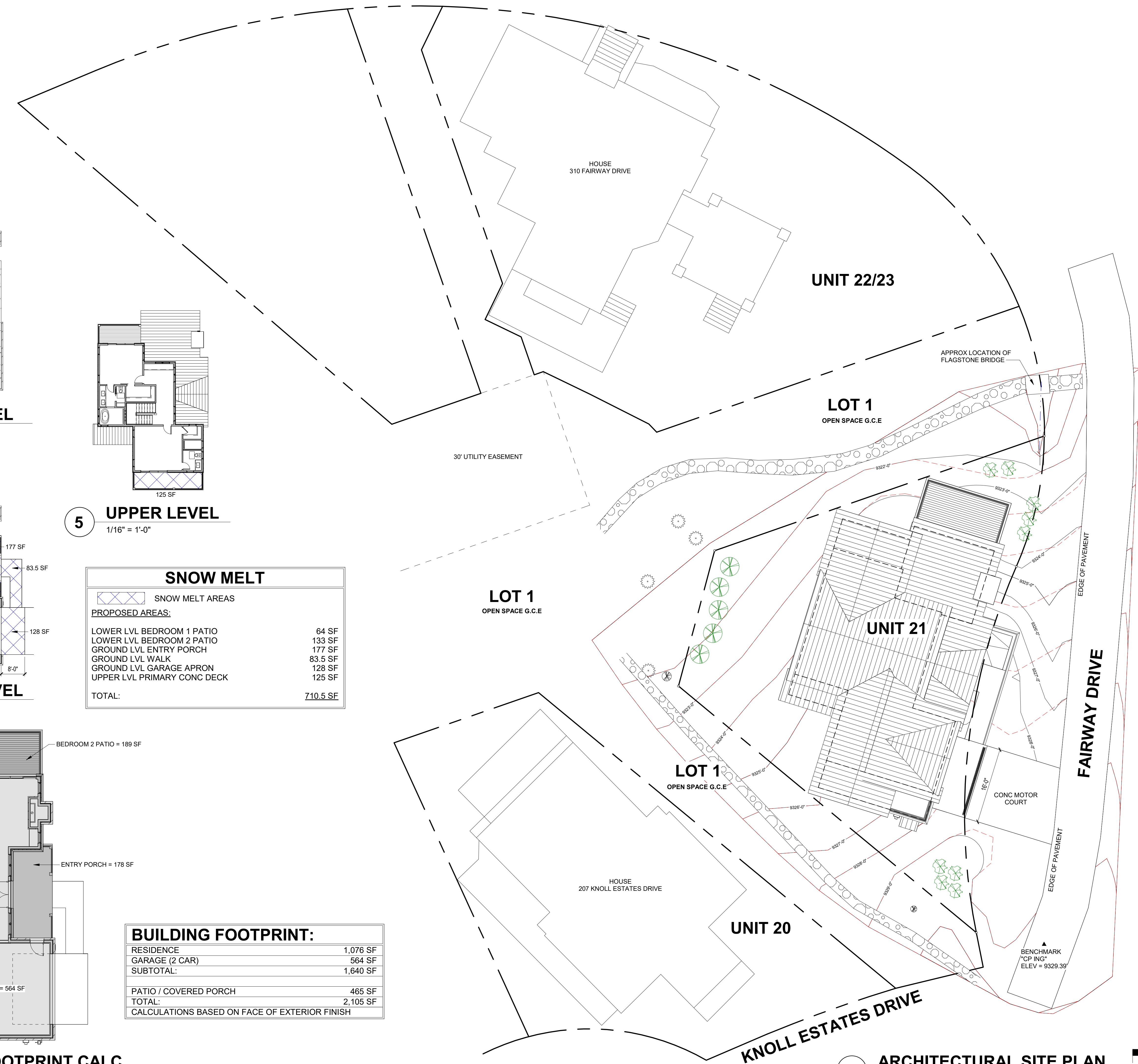
2 BUILDING FOOTPRINT CALC
3/32" = 1'-0"



5 UPPER LEVEL
1/16" = 1'-0"

SNOW MELT	
	SNOW MELT AREAS
PROPOSED AREAS:	
LOWER LVL BEDROOM 1 PATIO	64 SF
LOWER LVL BEDROOM 2 PATIO	133 SF
GROUND LVL ENTRY PORCH	177 SF
GROUND LVL WALK	83.5 SF
GROUND LVL GARAGE APRON	128 SF
UPPER LVL PRIMARY CONC DECK	125 SF
TOTAL:	710.5 SF

BUILDING FOOTPRINT:	
RESIDENCE	1,076 SF
GARAGE (2 CAR)	564 SF
SUBTOTAL:	1,640 SF
PATIO / COVERED PORCH	465 SF
TOTAL:	2,105 SF
CALCULATIONS BASED ON FACE OF EXTERIOR FINISH	



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A1.1

NOT FOR CONSTRUCTION

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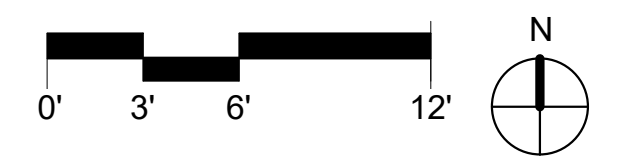
5/21/2024 10:56:27 AM



PROPOSED PARKING:
(2) ENCLOSED

FLOOR ELEVATIONS:
T.O. SLAB @ LOWER LEVEL = 9319'-3"
T.O. GYP @ GROUND LEVEL = 9329'-7"
T.O. GYP @ UPPER LEVEL = 9339'-11"
MOTOR COURT @ GARAGE DOOR = 9329'-1"

1 BUILDING SITE PLAN
3/16" = 1'-0"



TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

BUILDING SITE PLAN

SHEET NUMBER

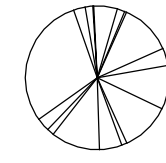
A1.2

NOT FOR CONSTRUCTION

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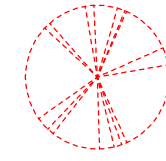
FIRE MITIGATION LEGEND

ZONE 1 - REMOVE ALL SHRUBS, TREES, SLASH AND FLAMMABLE VEGETATION



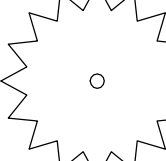
EXISTING ASPEN TREE

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

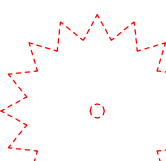


EXISTING ASPEN TREE TO BE REMOVED

ZONE 3 - REMOVE ALL DISEASED, DEAD OR DYING TREES



EXISTING EVERGREEN TREE



EXISTING EVERGREEN TREE TO BE REMOVED

- ALL DEVELOPMENT SHALL COMPLY WITH CDC 17.6.1 ENVIRONMENTAL REGULATIONS. ADDITIONAL TREE CLEARING WILL BE DONE PER FIRE MITIGATION REQUIREMENTS.
- 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 IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.
- CONTRACTOR TO SET UP A MEETING WITH TOWN FORESTER ON ZONE 2 REQUIREMENTS PRIOR TO PERMIT.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	5 EA
PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKECHERRY SHRUB	5 GAL.	9 EA
PERENNIALS - BED A			47 SF
PERENNIALS - BED B			29 SF

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.

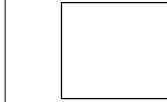
TREE PROTECTION / REMOVAL NOTES

- 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.
- TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE TOWN FORESTER BEFORE EXCAVATION MAY BEGIN.
- 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.
- NO BACKFILL, STORAGE, OR STAGING IS PERMITTED INSIDE THE TREE PROTECTION AREA INSIDE THE TREE PROTECTION FENCING.

TREE REMOVAL SCHEDULE

TYPE	COMMON NAME	SIZE	QTY
A03	QUAKING ASPEN	3"	1 EA
A04	QUAKING ASPEN	4"	2 EA
A05	QUAKING ASPEN	5"	1 EA
A10	QUAKING ASPEN	10"	1 EA

LEGEND



CONCRETE PAVERS



WILDFIRE MITIGATION BOUNDARY



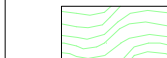
LIMIT OF DISTURBANCE



PERIMETER FENCING W/ ATTACHED GREEN SCREENING



TREE PROTECTION FENCING



REVEGETATED AREA W/ IRRIGATION



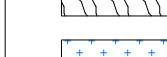
REVEGETATE W/ NATIVE GRASS



DISTURBED AREAS



MULCH LANDSCAPE BEDDING



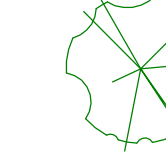
PERENNIAL BEDDING: DRIP EMITTERS



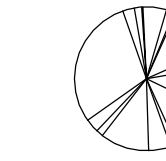
FLAGSTONE



STONE PAVER



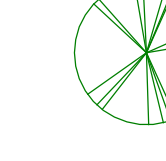
NEW DECIDUOUS SHRUB



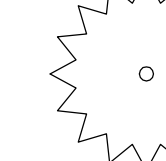
EXISTING DECIDUOUS TREE



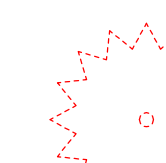
EXISTING DECIDUOUS TREE TO BE REMOVED



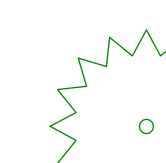
NEW DECIDUOUS TREE



EXISTING EVERGREEN TREE



EXISTING EVERGREEN TREE TO BE REMOVED



NEW EVERGREEN TREE

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

GENERAL NOTES:

- ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
- 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 STRIPS.
- PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH 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 LANDSCAPING 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.

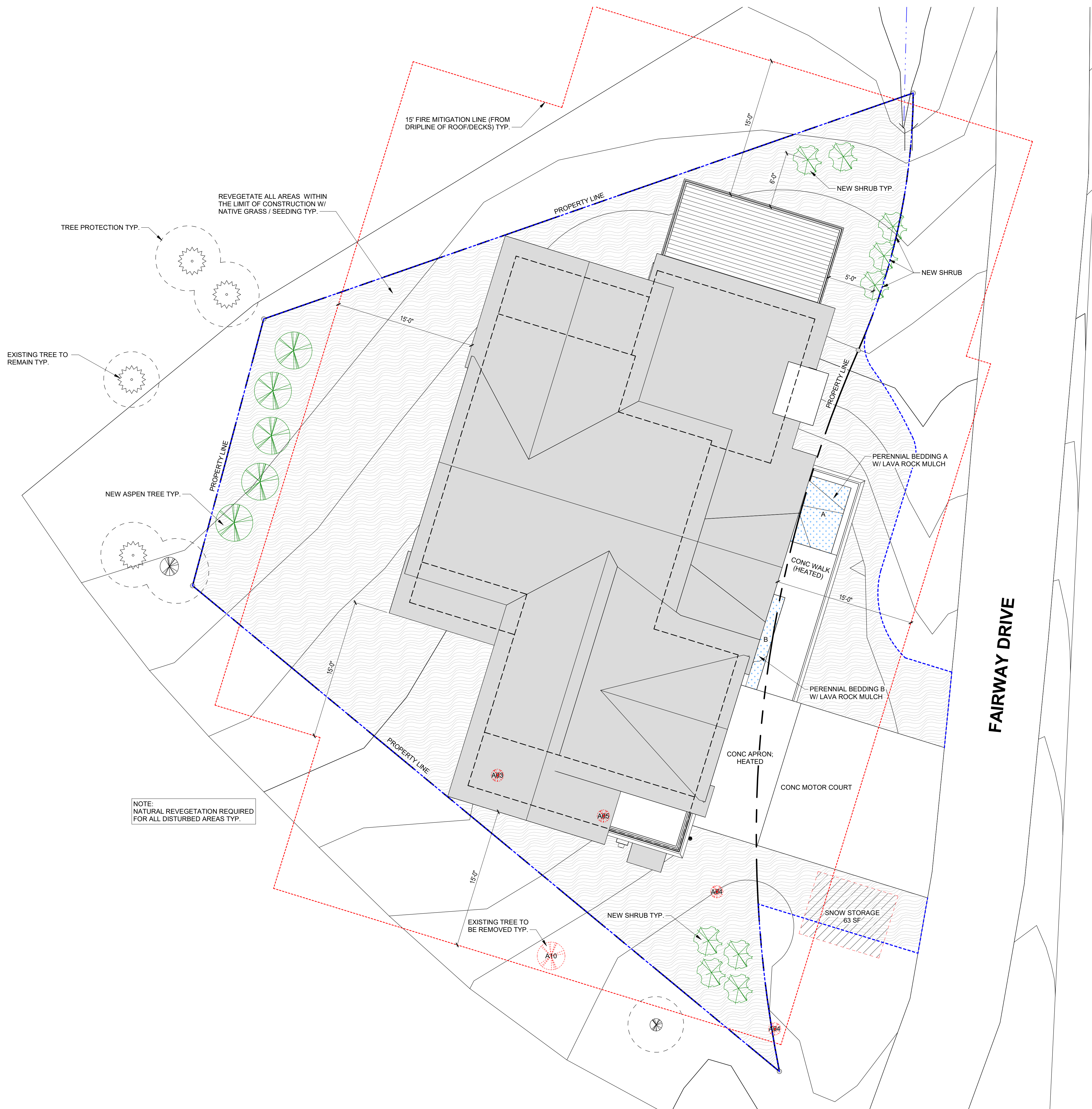
LANDSCAPE MAINTENANCE NOTES:

- 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 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.

REVEGETATION NOTES:

- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
- TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
- BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 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 2:1 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.

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%



TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

LANDSCAPE PLAN

SHEET NUMBER

A1.4

PLANT SCHEDULE			
BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	5 EA
PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKECHERRY SHRUB	5 GAL.	9 EA
PERENNIALS - BED A			47 SF
PERENNIALS - BED B			29 SF

WATER USAGE CHART			
TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2 GAL / S.F.	2,276	4,552 (FIRST SEASON)
PERENNIALS	2.5 GAL / S.F.	76 SF	190 GAL
ASPENS	10 GAL / EA	5 EA	50 GAL
NATIVE SHRUBS	2 GAL / EA	9 EA	18 GAL
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			4,810 GAL
COMPLETE MONTHLY USAGE (POST ESTABLISHMENT)			258 GAL

LEGEND

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

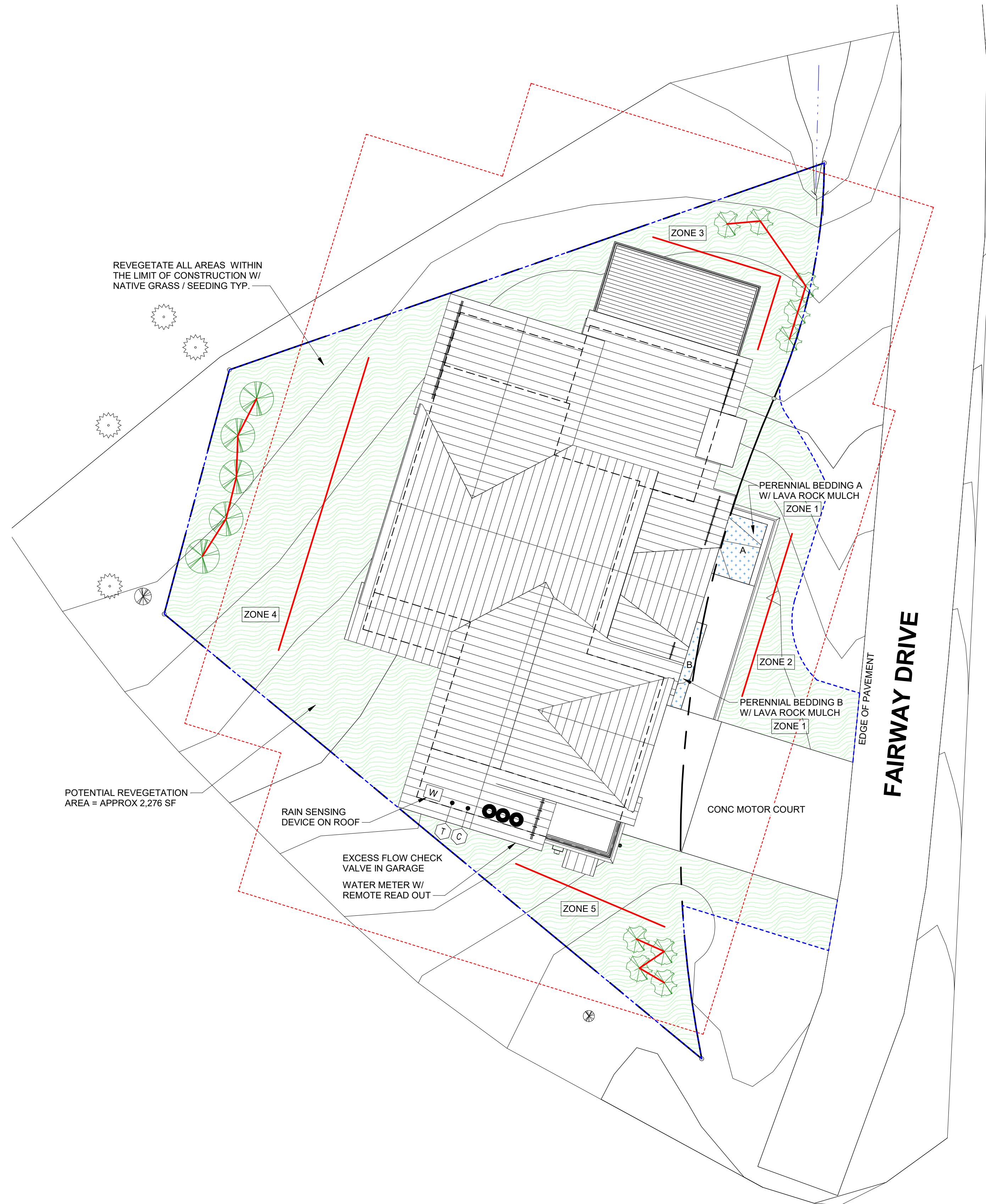
NOTE:
PROVIDE TREE PROTECTION FENCING AS REQUIRED BY THE CDC.



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Telluride, Colorado 81435
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PROJECT ISSUE DATE:
05.21.24 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.



- ### IRRIGATION NOTES
- 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.
 - TREES AND SHRUBS SHALL BE DRIP IRRIGATION.
 - PERENNIAL BEDS SHALL BE SPRAY HEADS. USE SOAKER HOSE, LOW VOLUME MIST AND/OR EMITTERS EQUIPPED WITH ADJUSTABLE NOZZLES TO LIMIT OVER/UNDER WATERING WITHIN A SPECIFIC ZONE.
 - TURF GRASS SHALL BE SPRAY HEADS.
 - 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.

IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	ASPEN TREES	DRIP EMITTERS	-
1	EVERGREEN TREES	DRIP EMITTERS	-
2	SHRUBS	DRIP EMITTERS	-
3	PERENNIALS	1806 POP UPS	-
4	REVEGETATION AREAS	ROTORS	24

- ### 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

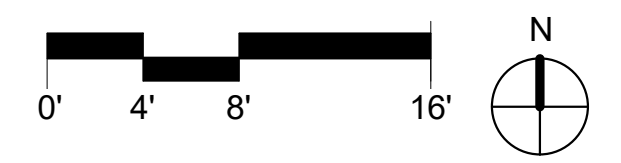
TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

IRRIGATION PLAN

SHEET NUMBER

1 IRRIGATION PLAN
1/8" = 1'-0"



A1.5

NOT FOR CONSTRUCTION

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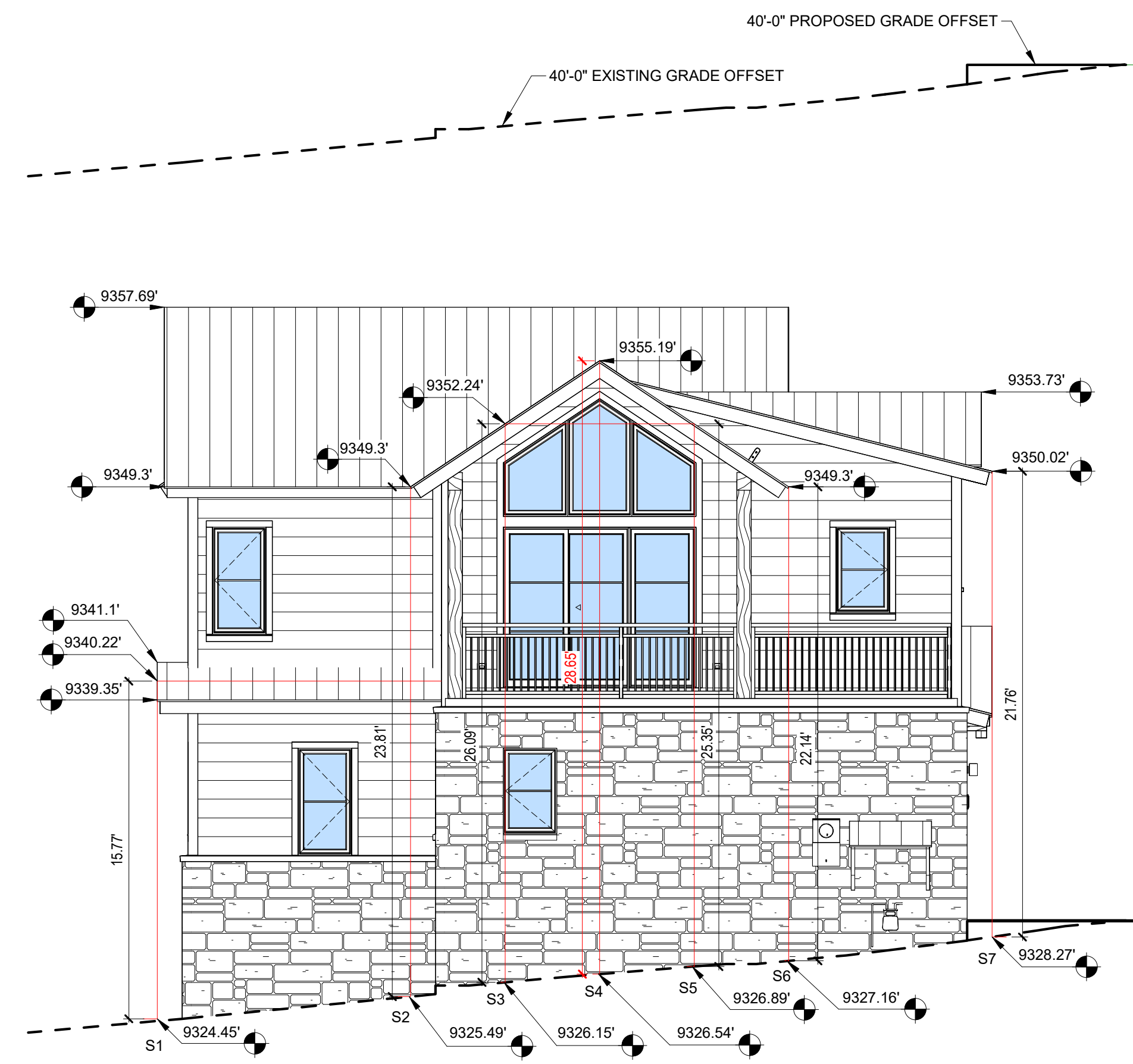
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MAX BUILDING HT :	
HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: W4	34.0'
MAX BUILDING HT ALLOWABLE	40.00'
ROOF HEIGHT	9357.69'
MOST RESTRICTIVE GRADE BELOW	9323.69'
2ND HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: N5	32.5'
MAX BUILDING HT ALLOWABLE	40.00'
ROOF HEIGHT	9355.62'
MOST RESTRICTIVE GRADE BELOW	9323.12'
3RD HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: S4	28.65'
MAX BUILDING HT ALLOWABLE	40.00'
ROOF HEIGHT	9355.19'
MOST RESTRICTIVE GRADE BELOW	9326.54'

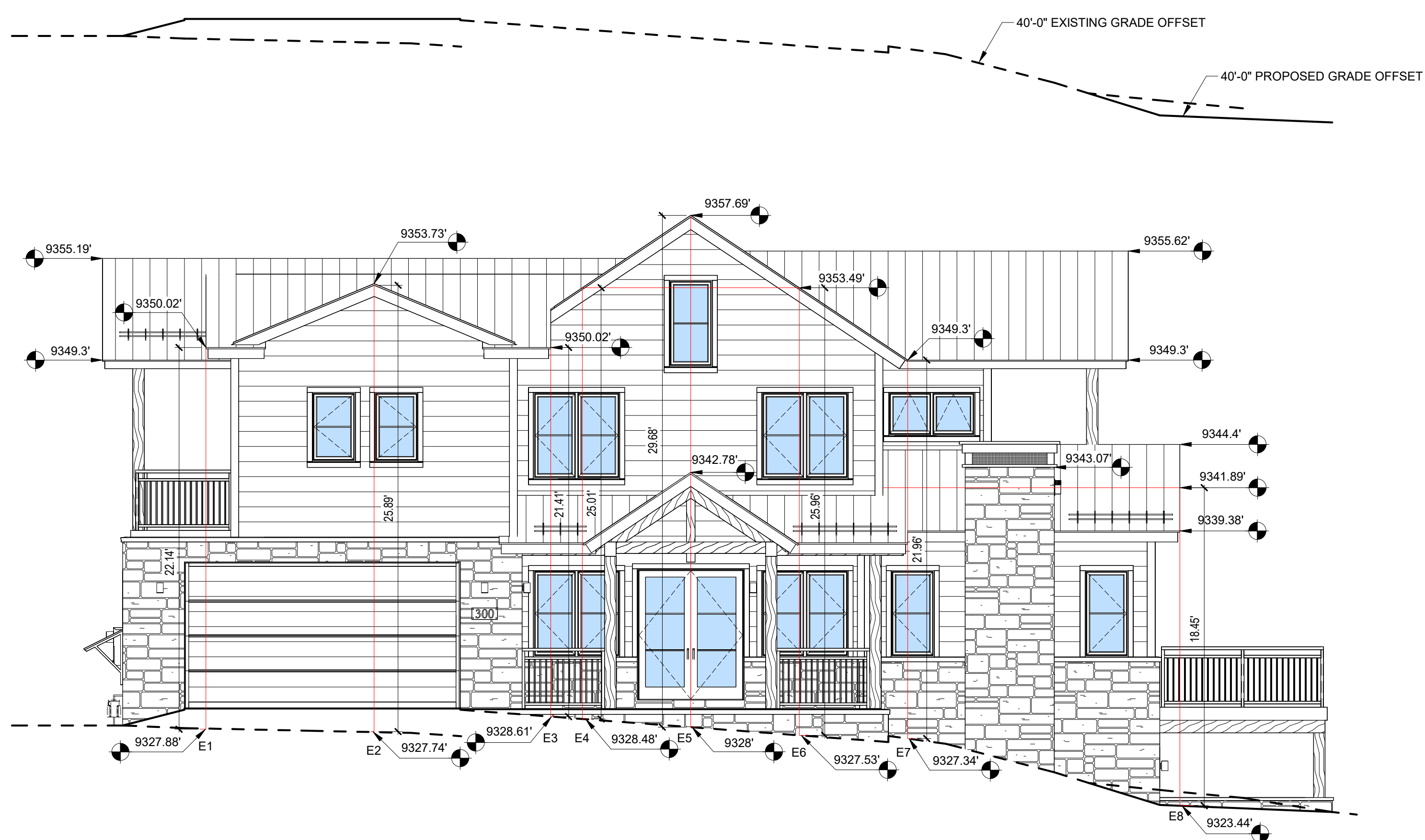
AVG ROOF HT :	
NORTH ELEVATION	
N1	15.94'
N2	23.14'
N3	21.87'
N4	29.34'
N5	32.5'
N6	25.98'
SUB-TOTAL:	148.77'
# OF LOCATIONS:	6
AVERAGE:	24.79'
SOUTH ELEVATION	
S1	15.77'
S2	23.81'
S3	26.09'
S4	28.65'
S5	25.35'
S6	22.14'
S7	21.76'
SUB-TOTAL:	163.57'
# OF LOCATIONS:	7
AVERAGE:	23.36'
EAST ELEVATION	
E1	22.14'
E2	25.89'
E3	21.41'
E4	25.01'
E5	29.68'
E6	25.96'
E7	21.96'
E8	18.45'
SUB-TOTAL:	190.5'
# OF LOCATIONS:	8
AVERAGE:	23.81'
WEST ELEVATION	
W1	29.34'
W2	29.39'
W3	30.0'
W4	34.0'
W5	29.43'
W6	24.98'
W7	14.89'
W8	26.42'
W9	25.7'
SUB-TOTAL:	244.15'
# OF LOCATIONS:	9
AVERAGE:	27.12'
TOTAL:	746.99'
NUMBER OF LOCATIONS:	30
AVERAGE:	24.89'



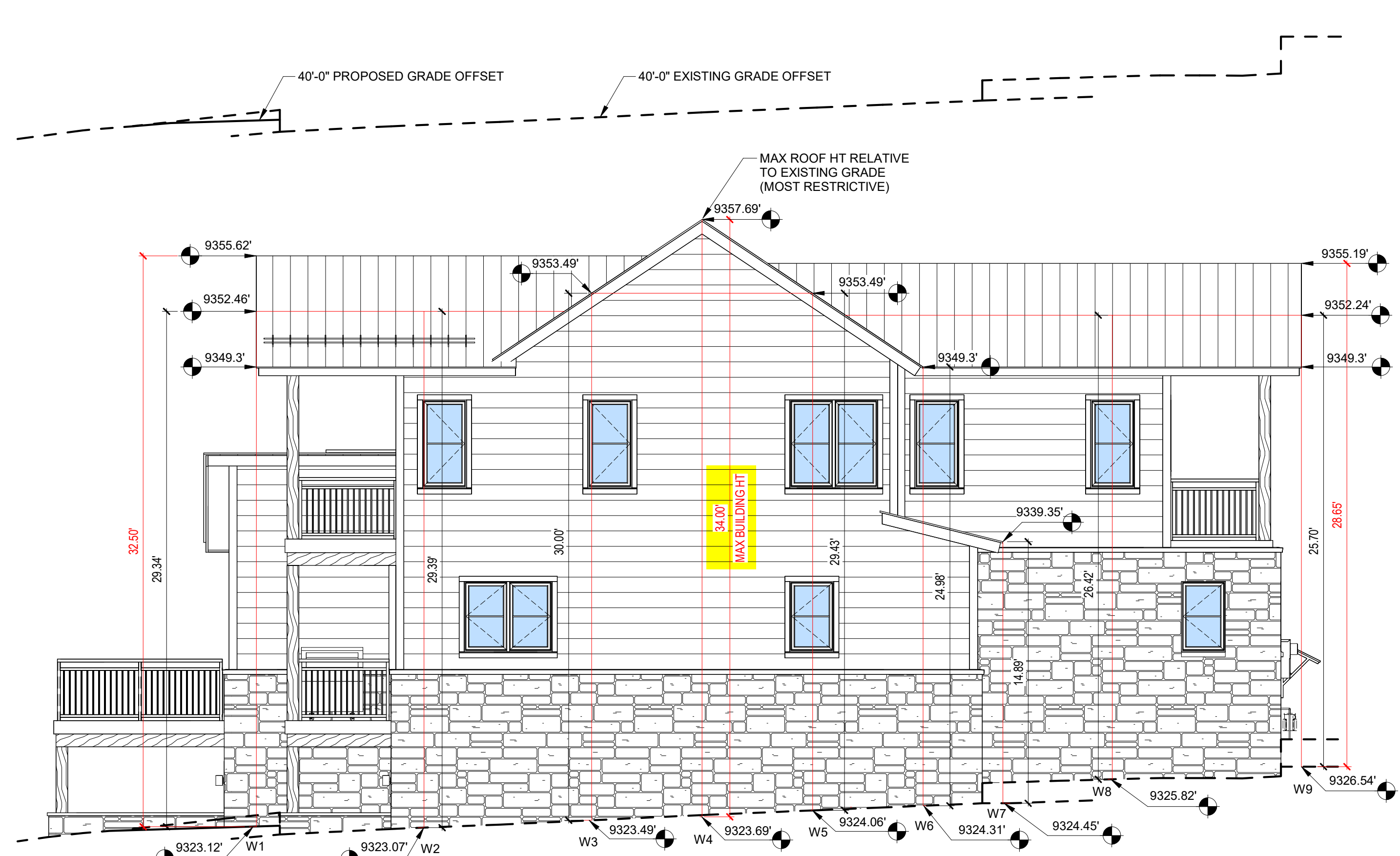
3 NORTH ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"



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



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

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

MAX BUILDING HEIGHT

SHEET NUMBER

A2.1

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MATERIAL CALCULATIONS

NORTH		
STONE	316 SF	32%
WOOD SIDING	290 SF	29%
WINDOW/DOOR GLAZING	387 SF	39%
SUBTOTAL:	993 SF	100%
SOUTH		
STONE	375 SF	43%
WOOD SIDING	345 SF	40%
WINDOW/DOOR GLAZING	148.5 SF	17%
SUBTOTAL:	868.5 SF	100%
EAST		
STONE	209 SF	19%
WOOD SIDING	548 SF	50%
WINDOW/DOOR GLAZING	215 SF	19%
WOOD GARAGE DOOR	136 SF	12%
SUBTOTAL:	1,108 SF	100%
WEST		
STONE	599 SF	40%
WOOD SIDING	785 SF	52%
WINDOW/DOOR GLAZING	115 SF	8%
SUBTOTAL:	1,499 SF	100%
ENTRY NORTH		
STONE	80 SF	38%
WOOD SIDING	97 SF	46%
WINDOW/DOOR GLAZING	32.5 SF	16%
SUBTOTAL:	209.5 SF	100%
ENTRY SOUTH		
STONE	21 SF	28%
WOOD SIDING	54 SF	72%
SUBTOTAL:	75 SF	100%
RETAINING WALLS		
STONE	352 SF	100%
CHIMNEY		
STONE	198 SF	100%
TOTALS		
STONE	1,600 SF	2,150 SF
STONE @ RETAINING WALL	352 SF	
STONE @ CHIMNEY	198 SF	
WOOD SIDING	2,119 SF	
WINDOW/DOOR GLAZING	898 SF	
WOOD GARAGE DOOR	136 SF	
TOTAL:	5,303 SF	
PERCENTAGES		
STONE	30 %	41 %
STONE @ RETAINING WALL	7 %	
STONE @ CHIMNEY	4 %	
WOOD SIDING	40 %	
WINDOW/DOOR GLAZING	17 %	
WOOD GARAGE DOOR	2 %	
TOTAL:	100 %	
STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE CDC 17.5.6.E.1		

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

MATERIAL
CALCULATIONS

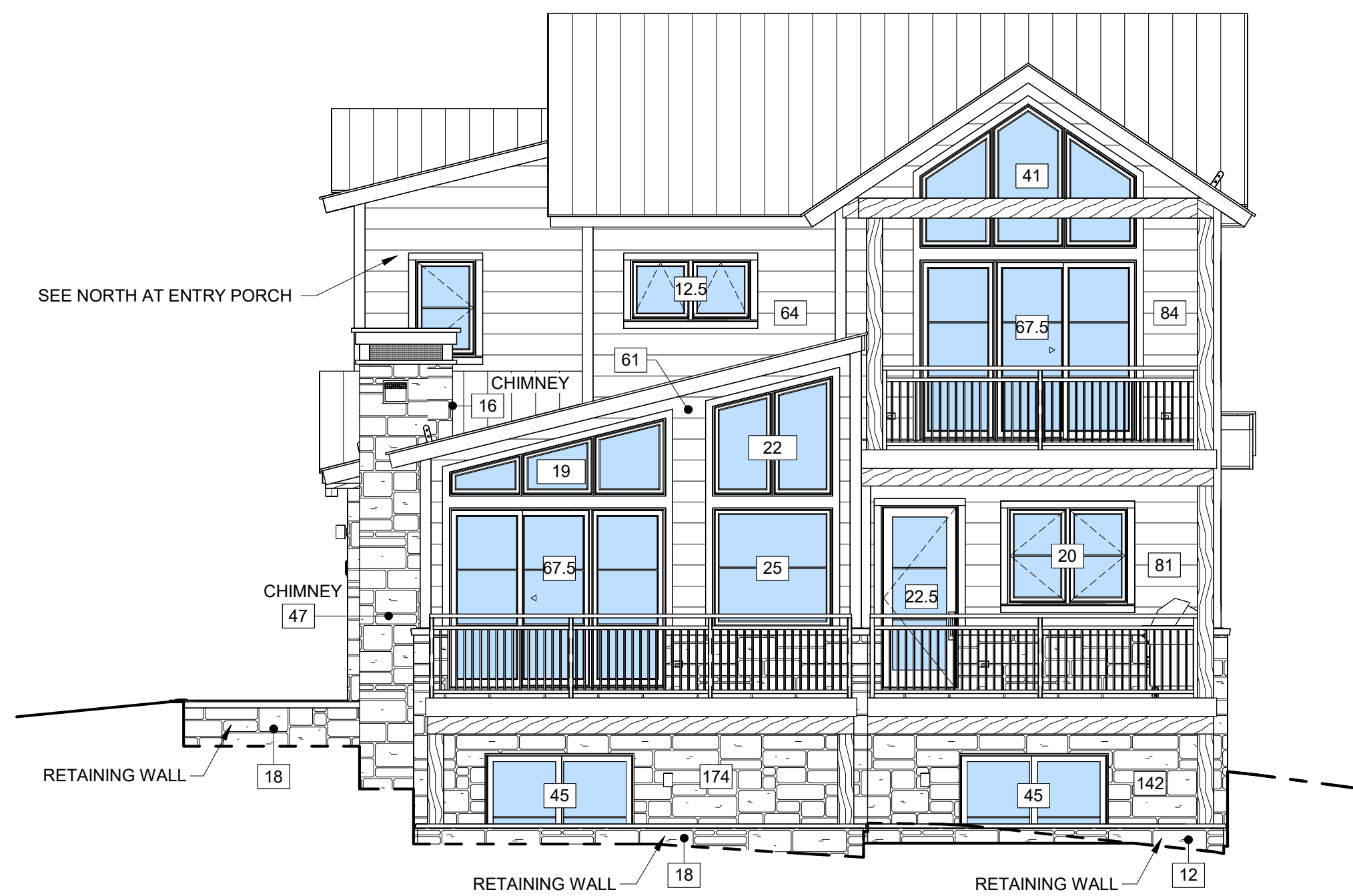
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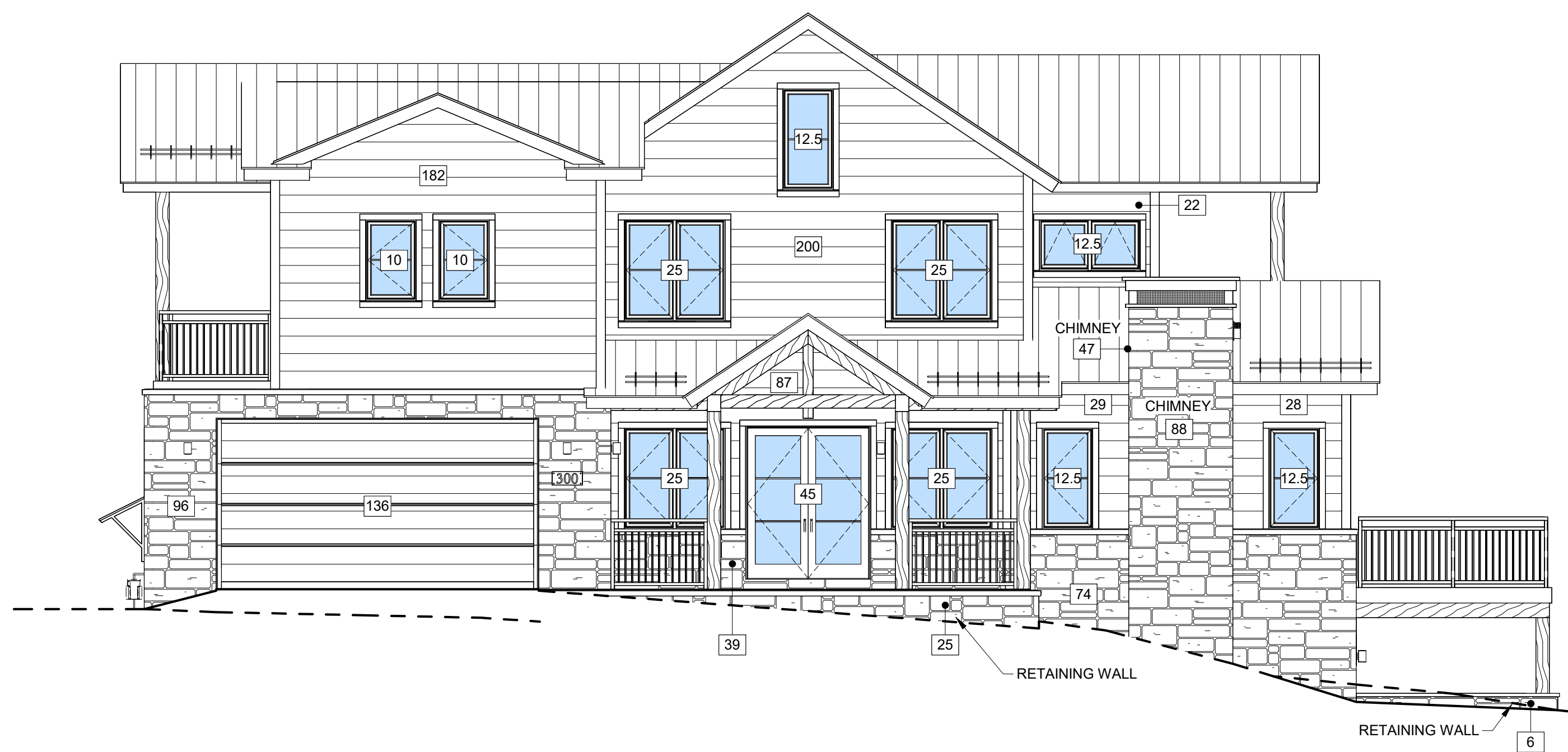
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3 NORTH ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

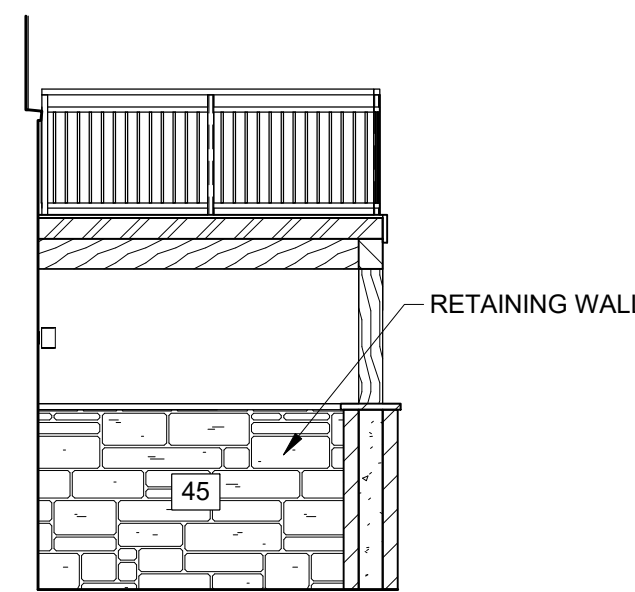


1 EAST ELEVATION
3/16" = 1'-0"

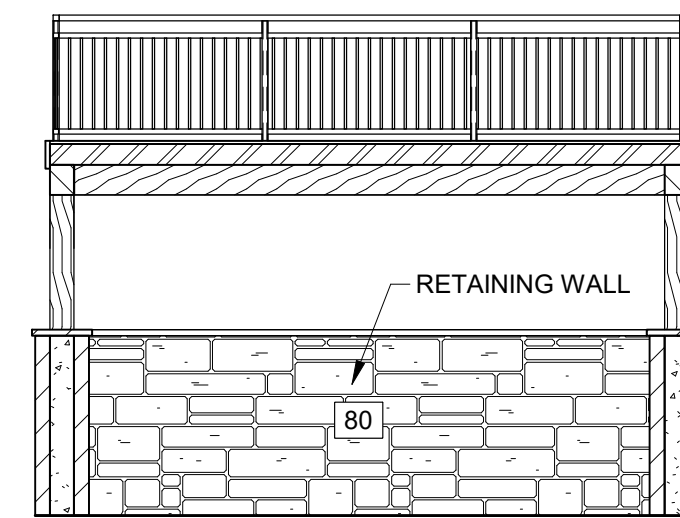


2 WEST ELEVATION
3/16" = 1'-0"

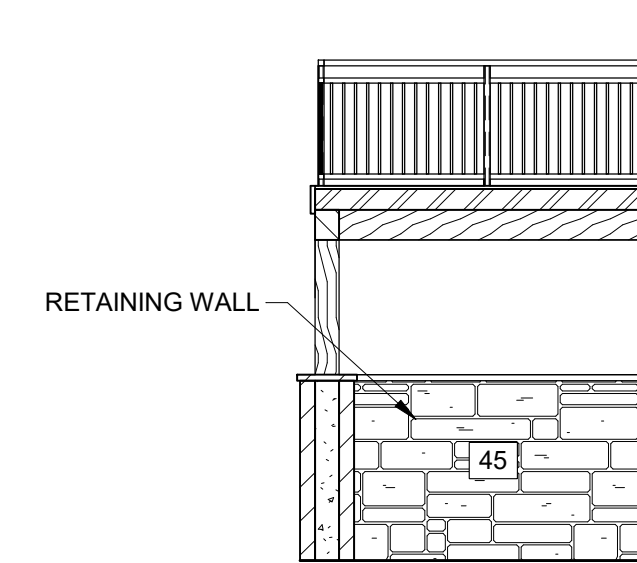
MATERIAL CALCULATIONS		
NORTH		
STONE	316 SF	32%
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WINDOW/DOOR GLAZING	387 SF	39%
SUBTOTAL:	993 SF	100%
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STONE	599 SF	40%
WOOD SIDING	785 SF	52%
WINDOW/DOOR GLAZING	115 SF	8%
SUBTOTAL:	1,499 SF	100%
ENTRY NORTH		
STONE	80 SF	38%
WOOD SIDING	97 SF	46%
WINDOW/DOOR GLAZING	32.5 SF	16%
SUBTOTAL:	209.5 SF	100%
ENTRY SOUTH		
STONE	21 SF	28%
WOOD SIDING	54 SF	72%
SUBTOTAL:	75 SF	100%
RETAINING WALLS		
STONE	352 SF	100%
CHIMNEY		
STONE	198 SF	100%
TOTALS		
STONE	1,600 SF	2,150 SF
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WOOD SIDING	2,119 SF	
WINDOW/DOOR GLAZING	898 SF	
WOOD GARAGE DOOR	136 SF	
TOTAL:	5,303 SF	
PERCENTAGES		
STONE	30 %	41 %
STONE @ RETAINING WALL	7 %	
STONE @ CHIMNEY	4 %	
WOOD SIDING	40 %	
WINDOW/DOOR GLAZING	17 %	
WOOD GARAGE DOOR	2 %	
TOTAL:	100 %	
STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE CDC 17.5.6.E.1		



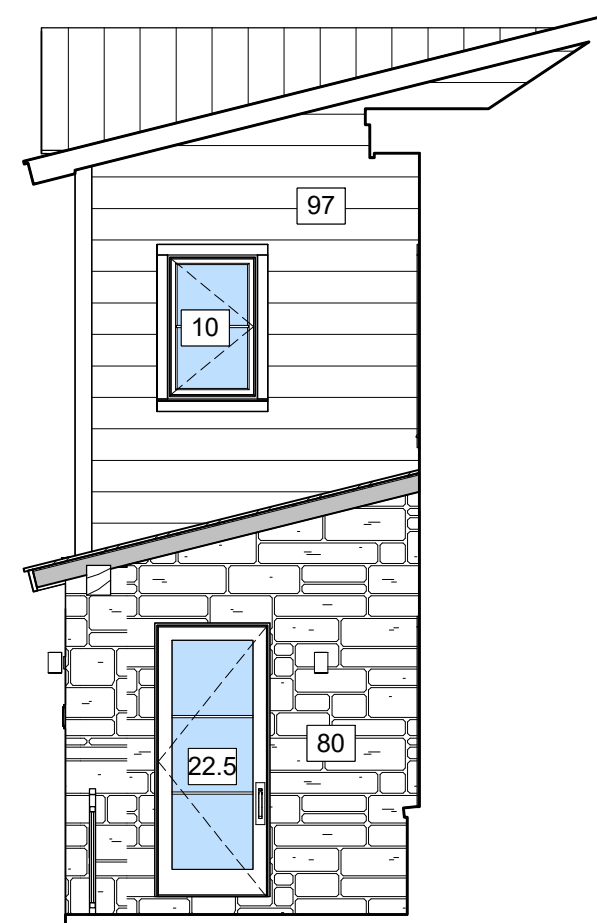
5 BEDROOM 2 PATIO EAST
 3/16" = 1'-0"



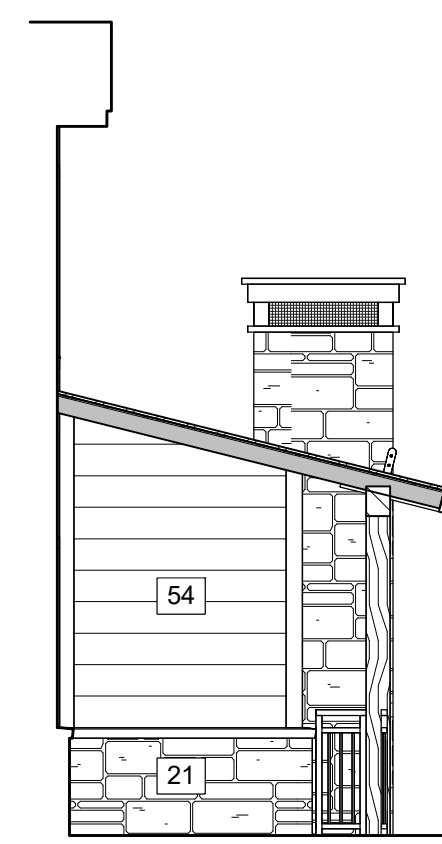
6 BEDROOM 2 PATIO SOUTH
 3/16" = 1'-0"



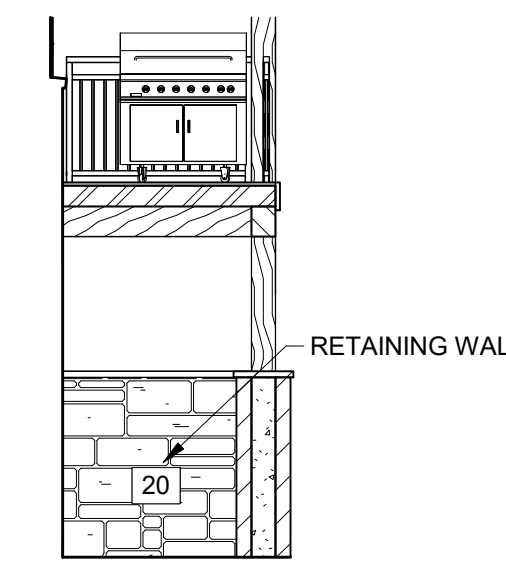
7 BEDROOM 2 PATIO WEST
 3/16" = 1'-0"



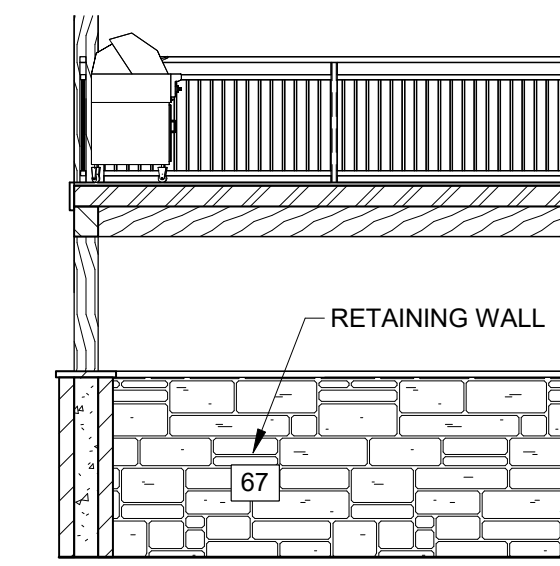
1 ENTRY PORCH NORTH
 3/16" = 1'-0"



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



3 BEDROOM 1 PATIO EAST
 3/16" = 1'-0"



4 BEDROOM 1 PATIO SOUTH
 3/16" = 1'-0"

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
 UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

MATERIAL
 CALCULATIONS

SHEET NUMBER

A2.3

FLOOR PLAN GENERAL NOTES:

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

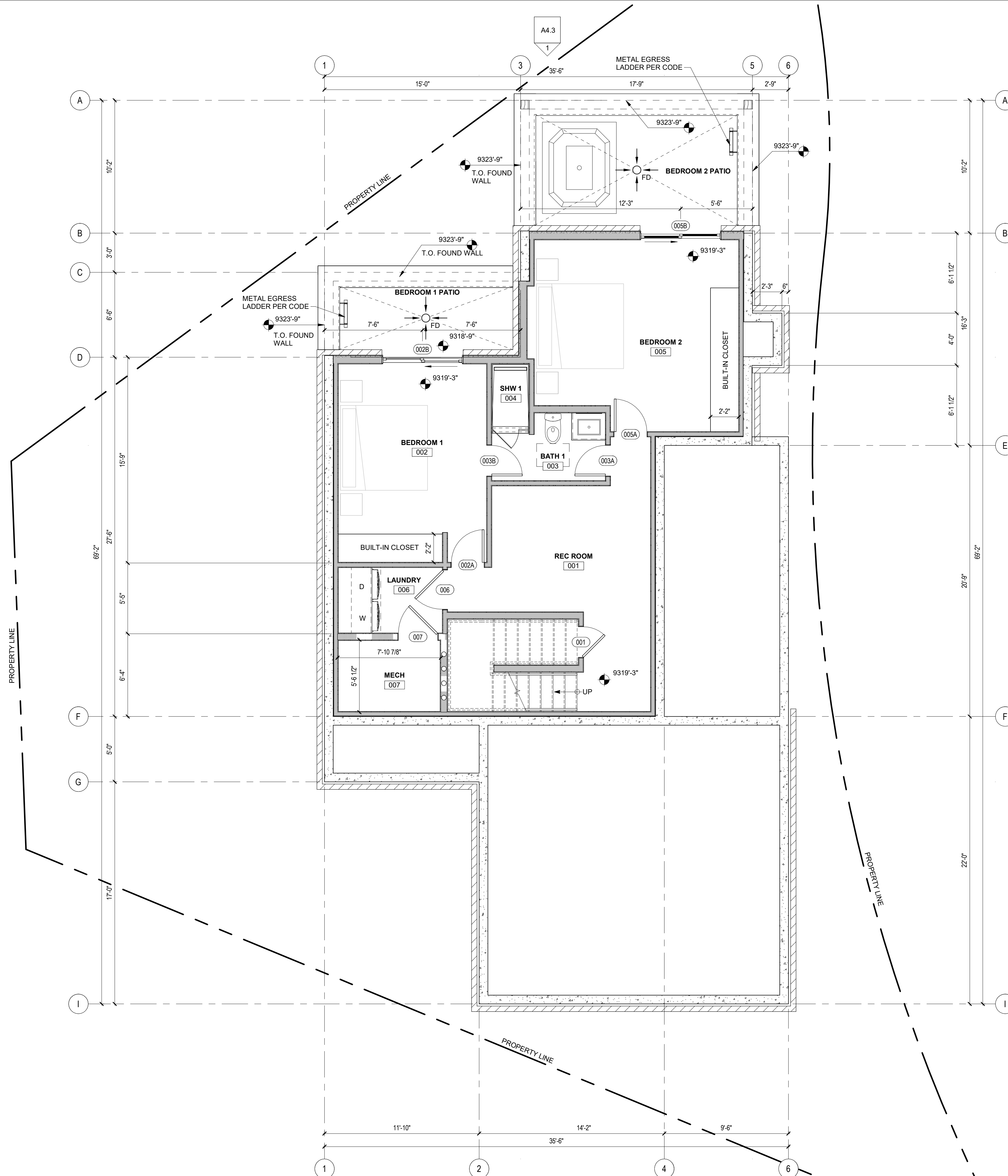
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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p 970-275-0263
kristine@shift-architects.com
www.shift-architects.com

PROJECT ISSUE DATE:
05.21.24 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.



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



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TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

FLOOR PLAN

SHEET NUMBER

A3.1

NOT FOR CONSTRUCTION

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FLOOR PLAN GENERAL NOTES:

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

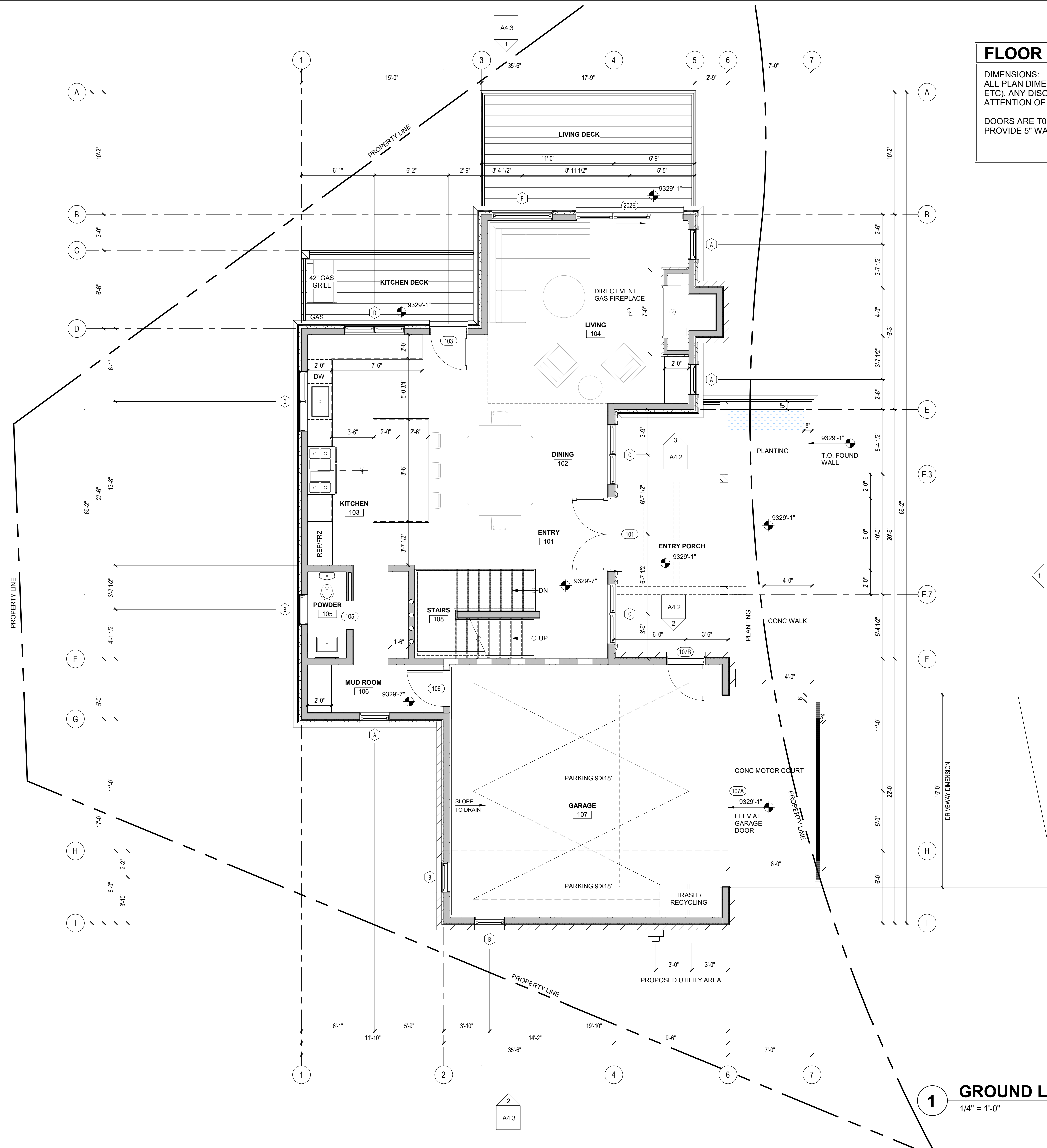
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



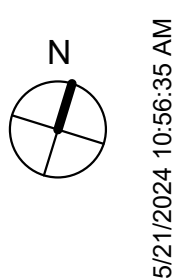
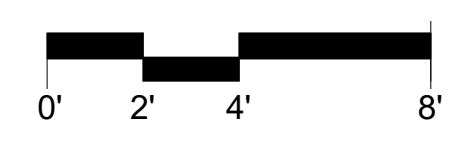
P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-275-0263
kristine@shift-architects.com
www.shift-architects.com

PROJECT ISSUE DATE:
05.21.24 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.



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



TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

FLOOR PLAN

SHEET NUMBER

A3.2

NOT FOR CONSTRUCTION

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5/21/2024 10:56:35 AM

FLOOR PLAN GENERAL NOTES:

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

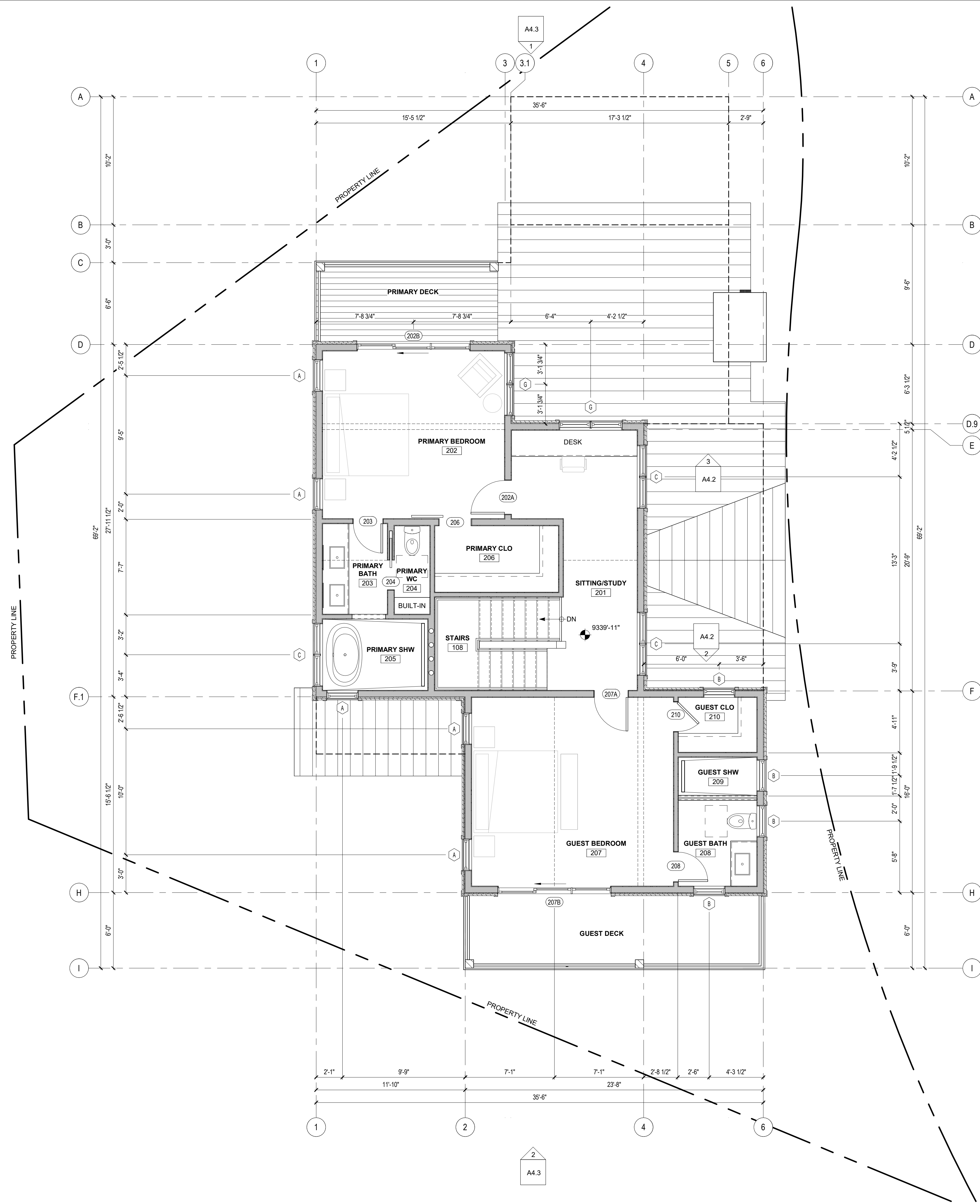
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



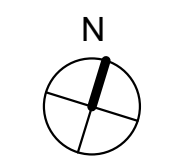
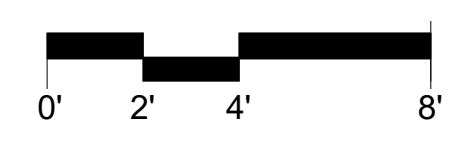
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www.shift-architects.com

PROJECT ISSUE DATE:
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SUBMITTAL

REVISIONS
NO. DATE DESC.



1 UPPER LEVEL
1/4" = 1'-0"



TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

FLOOR PLAN

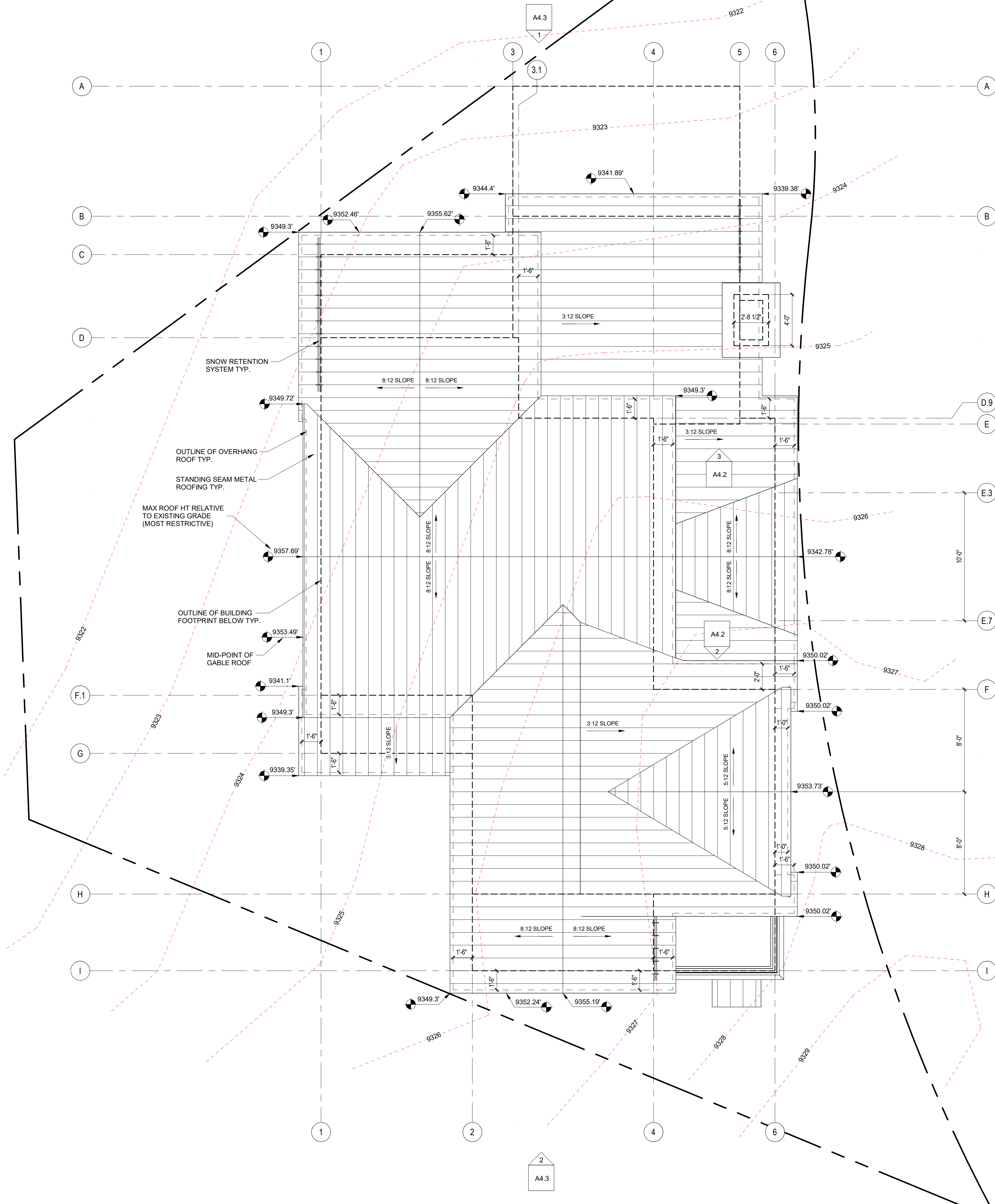
SHEET NUMBER

A3.3

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

SHIFT ARCHITECTS
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 100 W. Colorado Suite 211
 Telluride, Colorado 81435
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 kristine@shift-architects.com
 www.shift-architects.com

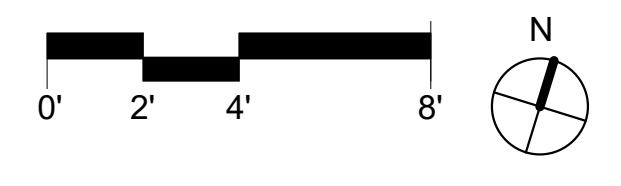
PROJECT ISSUE DATE:
 05.21.24 DRB PRELIMINARY SUBMITTAL
 REVISIONS
 NO. DATE DESC.

A4.2 1

1 A4.1

2 A4.3

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



TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
 UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

ROOF PLAN

SHEET NUMBER

A3.4

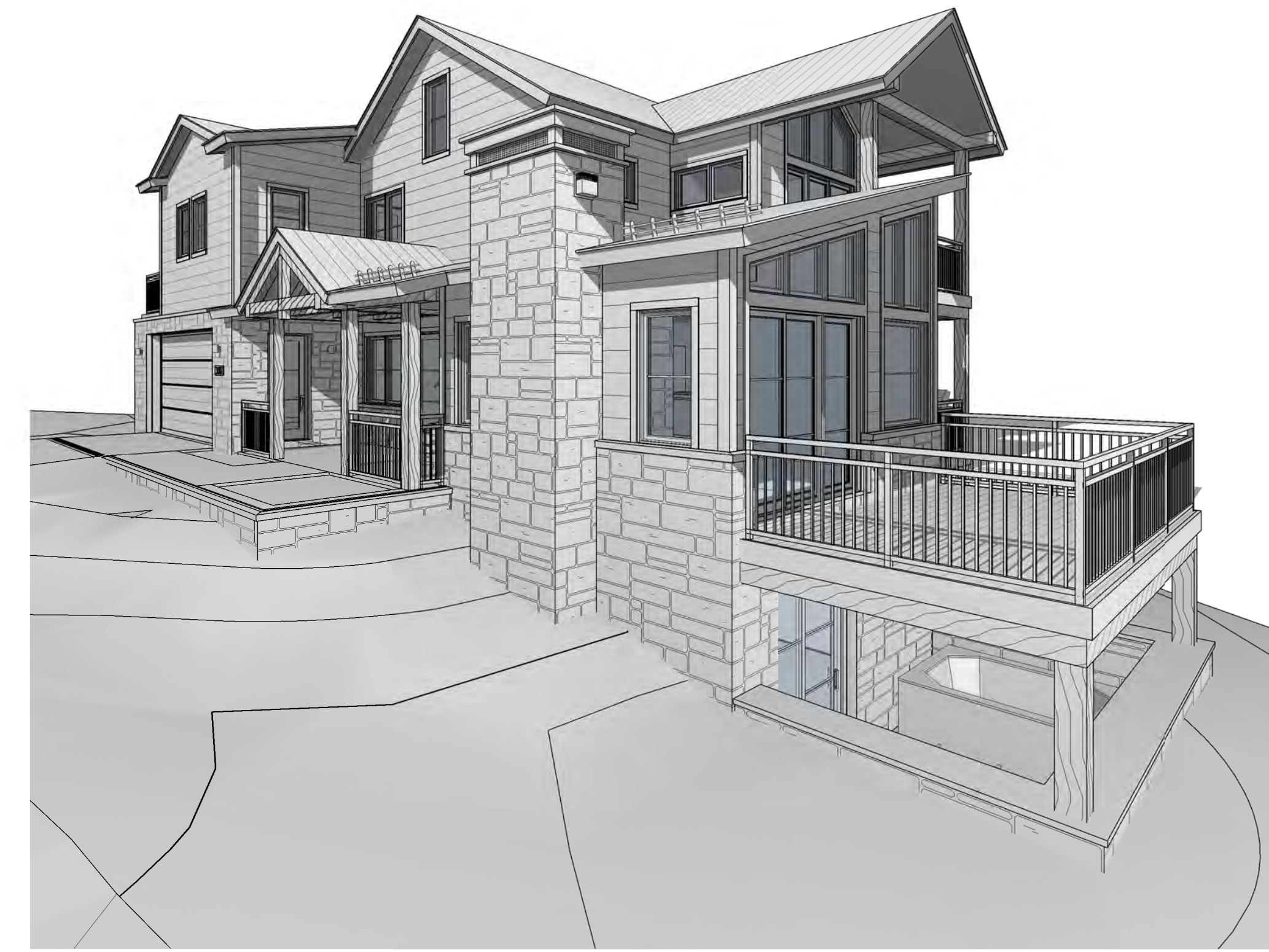
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3 NORTHWEST



4 NORTHEAST



1 SOUTHWEST



2 SOUTHEAST

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

AXONS

SHEET NUMBER

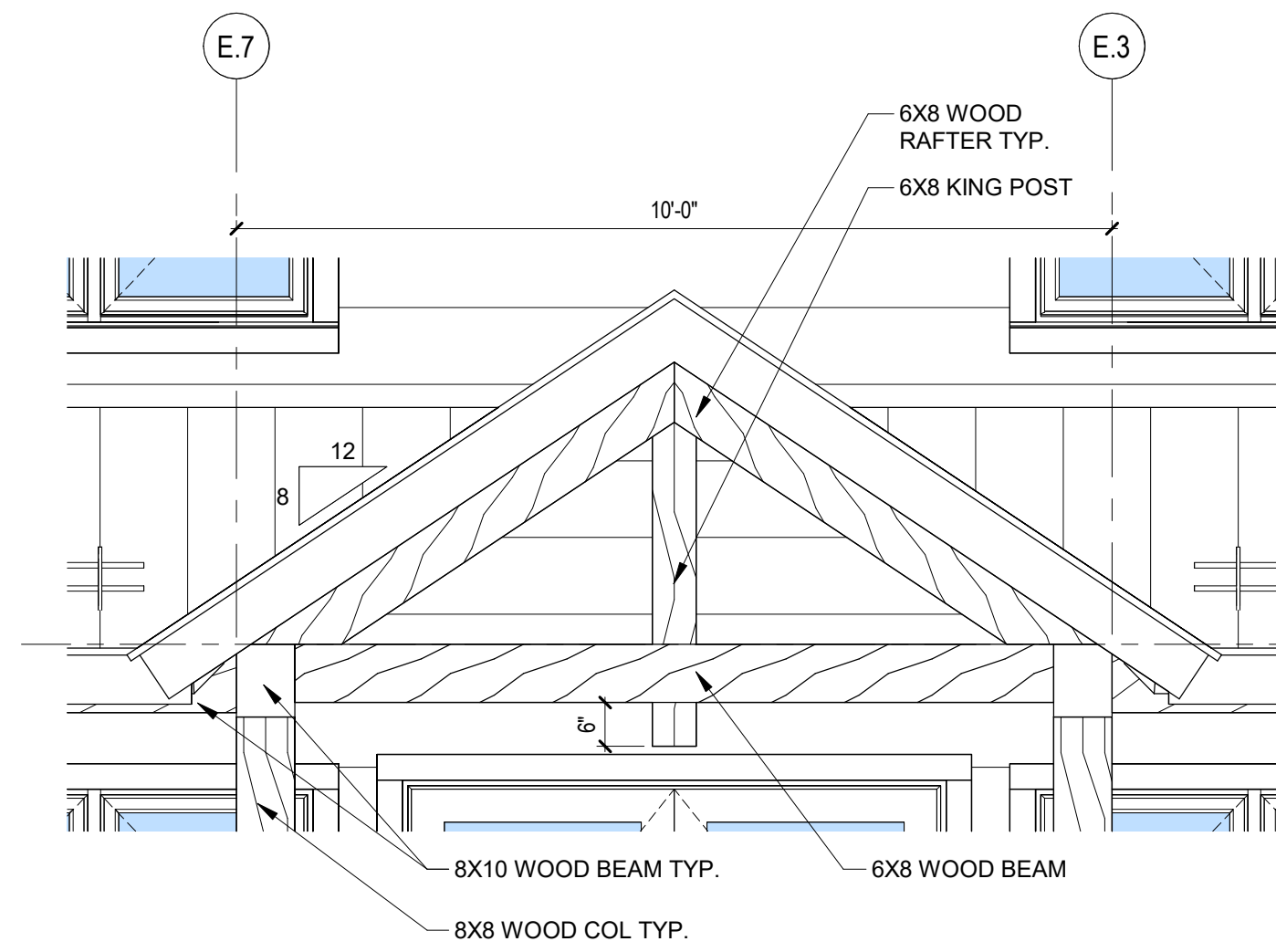
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EXTERIOR ELEVATION NOTES

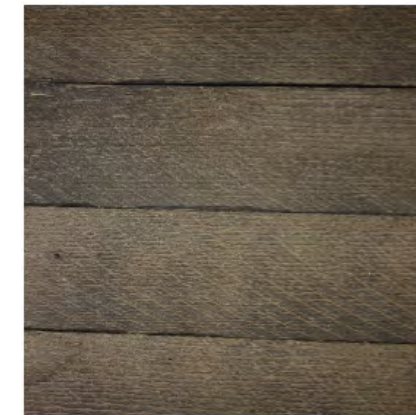
1. CONSISTANT WITH TOWN BUILDING CODES: UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN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



3 CUSTOM TRUSS AT ENTRY PORCH
1/2" = 1'-0"



STONE VENEER:
TELLURIDE GOLD SERIES
HIGHLANDS
FULL STONE VENEER



WOOD SIDING:
MONTANA TIMBER; RANCHWOOD
COLOR: WESTERN
PROFILE: SHIPLAP (1/2" TAB)
TEXTURE: WIRE BRUSHED
SPECIES: WESTERN RED CEDAR / CLEAR VERTICAL GRAIN
NOMINAL SIZE: 2X12 (ACTUAL SIZE 1 1/2" X 11 1/4")
FACE: 10 1/2"



SHIPLAP (1/2" TAB)



WINDOWS / DOORS:
JELD-WEN; SITELINE CONTEMPORARY
SLIDING DOORS: NARROW STILE
EXTERIOR: LUXURY BRONZE
INTERIOR: PRE-PAINTED BLACKIST INK



ROOFING:
PAC-CLAD 150 12" STANDING SEAM
METAL ROOFING; DARK BRONZE



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

WOOD TIMBER TRUSS / BEAMS / COLUMNS:
FINISH: STAINED TO MATCH SIDING

DECK BAND:
2X10 DOUG FIR WRAPPED W/ METAL;
FINISH: MATCH ROOF

RAILING:
STEEL RAILING SYSTEM
FINISH: BLACK POWDER COATED

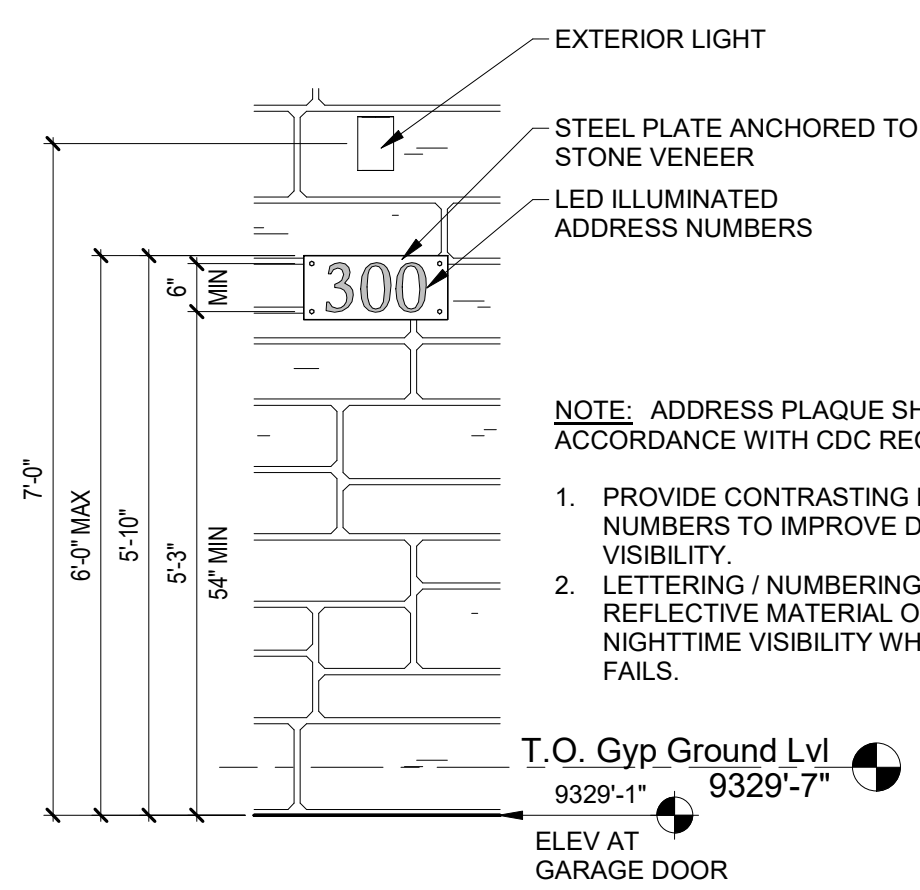
SOFFIT:
MONTANA TIMBER; RANCHWOOD
COLOR: WESTERN
PROFILE: TONGUE & GROOVE
TEXTURE: WIRE BRUSHED
SPECIES: WESTERN RED CEDAR / CLEAR
VERTICAL GRAIN
NOMINAL SIZE: 1X4 (ACTUAL SIZE 3/4" X 3 1/2")

CORNER BOARDS:
MONTANA TIMBER; RANCHWOOD
COLOR: WESTERN
SPECIES: WESTERN RED CEDAR / CLEAR
VERTICAL GRAIN
NOMINAL SIZE: 1X6 (ACTUAL SIZE 3/4" X 5 1/2")

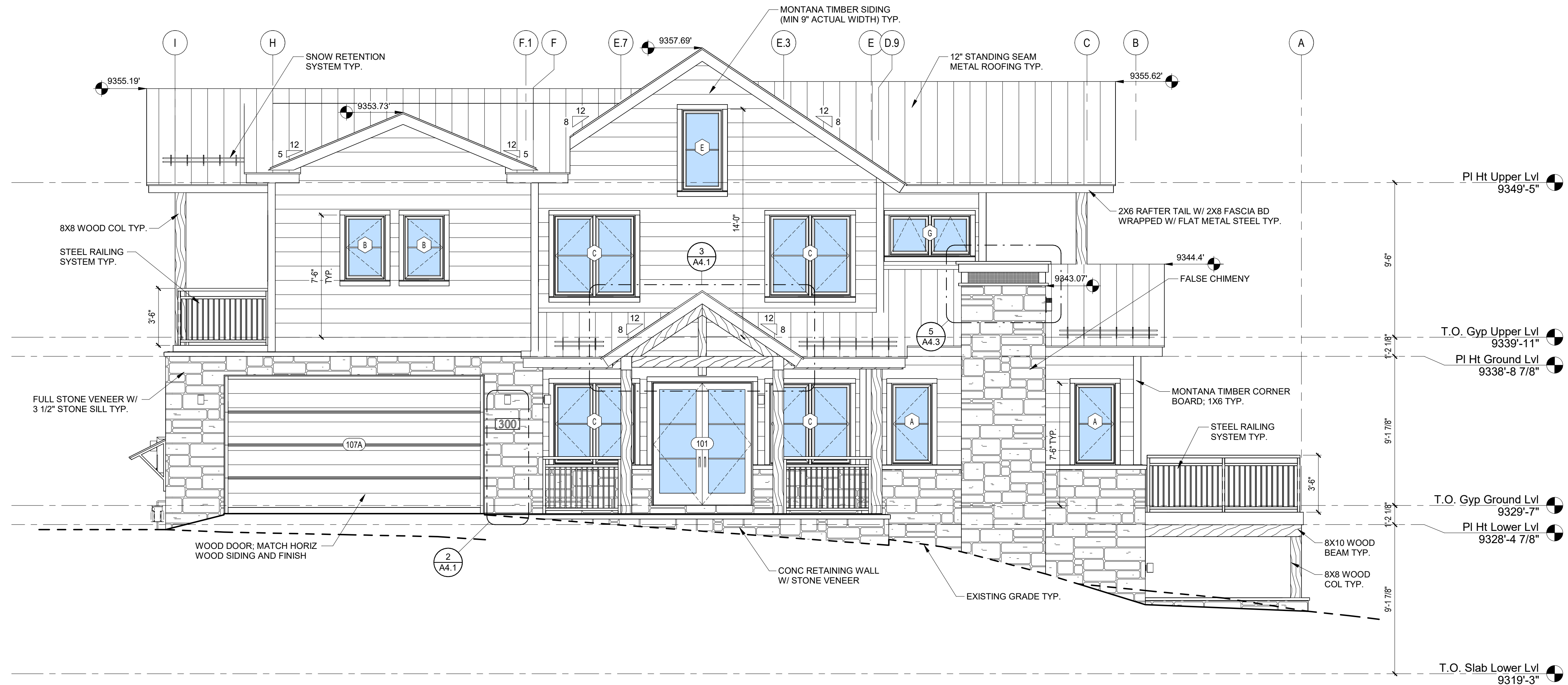
WINDOW/DOOR TRIM:
MONTANA TIMBER; RANCHWOOD
COLOR: WESTERN
SPECIES: WESTERN RED CEDAR / CLEAR
VERTICAL GRAIN
NOMINAL SIZE: 1X4 (ACTUAL SIZE 3/4" X 3 1/2")

EXTERIOR MATERIALS

ADDRESS PLAQUE	
LED ILLUMINATED ADDRESS NUMBERS	
MANUFACTURER	MODERN LIGHTS
ITEM	LUMA NUMBERS W/ MOUNTING PLATE
NUMBER COLOR / SIZE	STAINLESS STEEL; BRUSHED NICKEL 7"
MOUNTING PLATE	BRONZE; 8.03"X17.72"
WATTAGE	5W PER NUMBER (15W)
LED COLOR	2700K
POWDER SOURCE	24W, 9V



2 ADDRESS PLAQUE
1/2" = 1'-0"



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



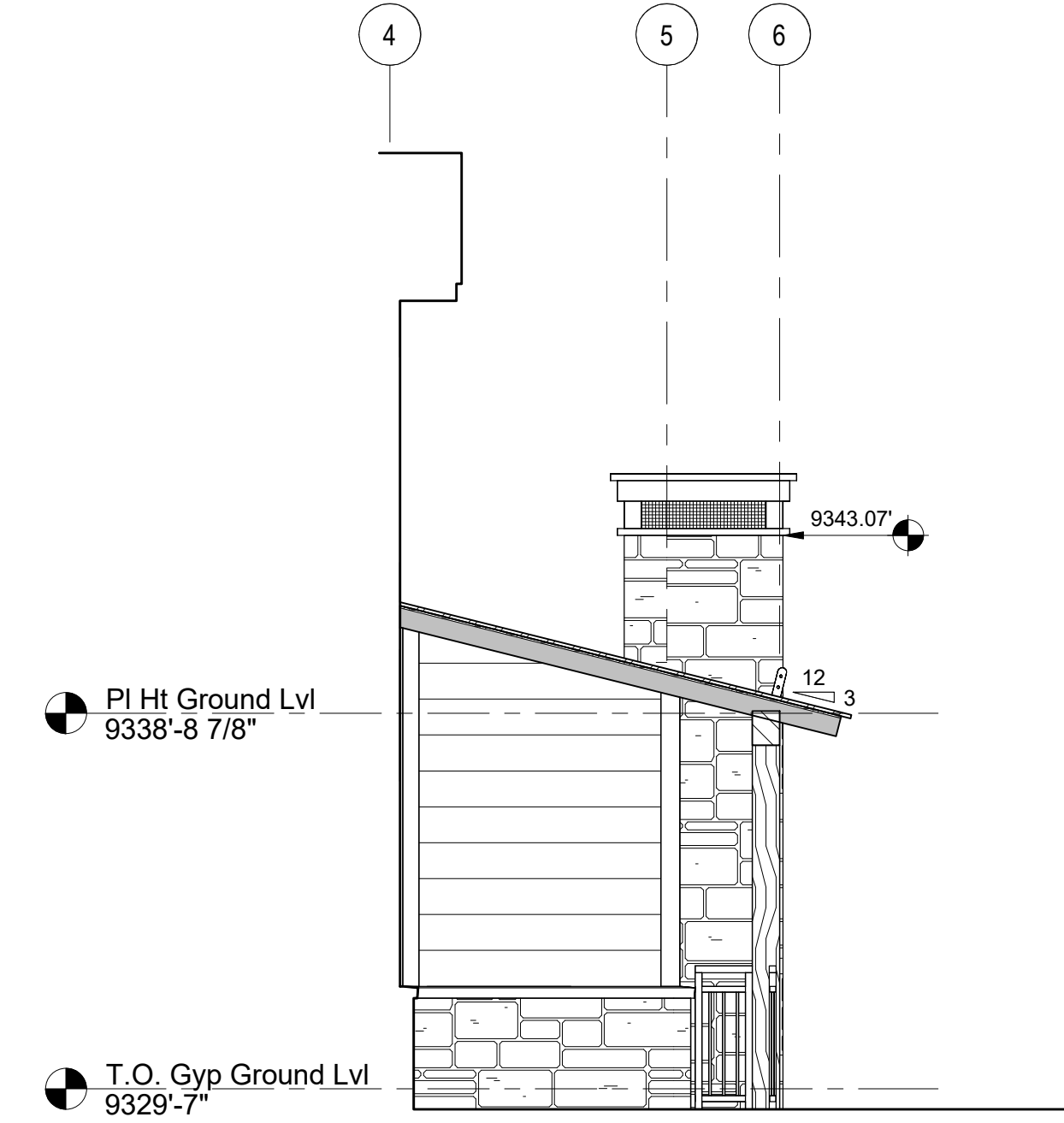
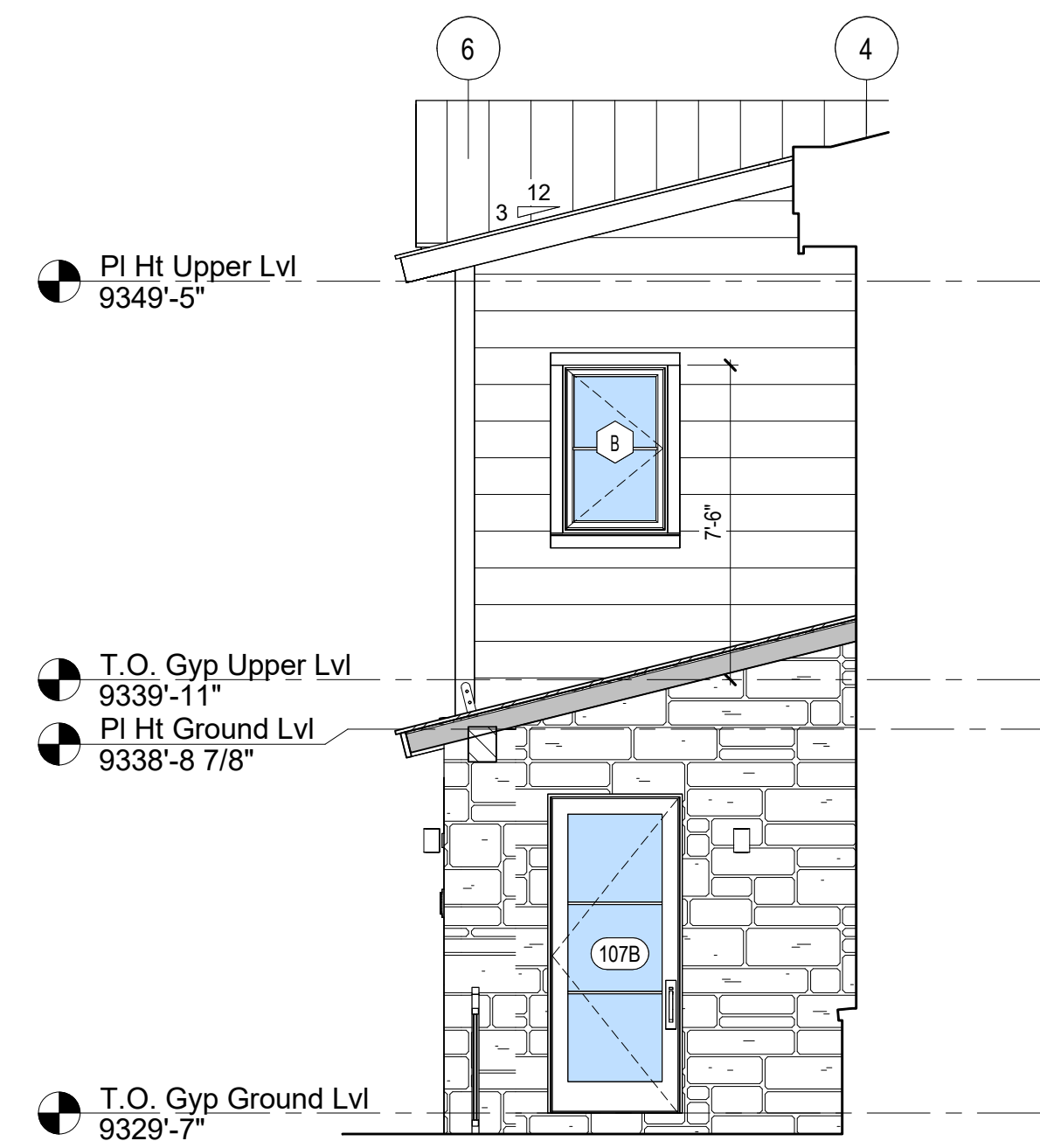
TOMPROS RESIDENCE

EXTERIOR
ELEVATIONS

SHEET NUMBER

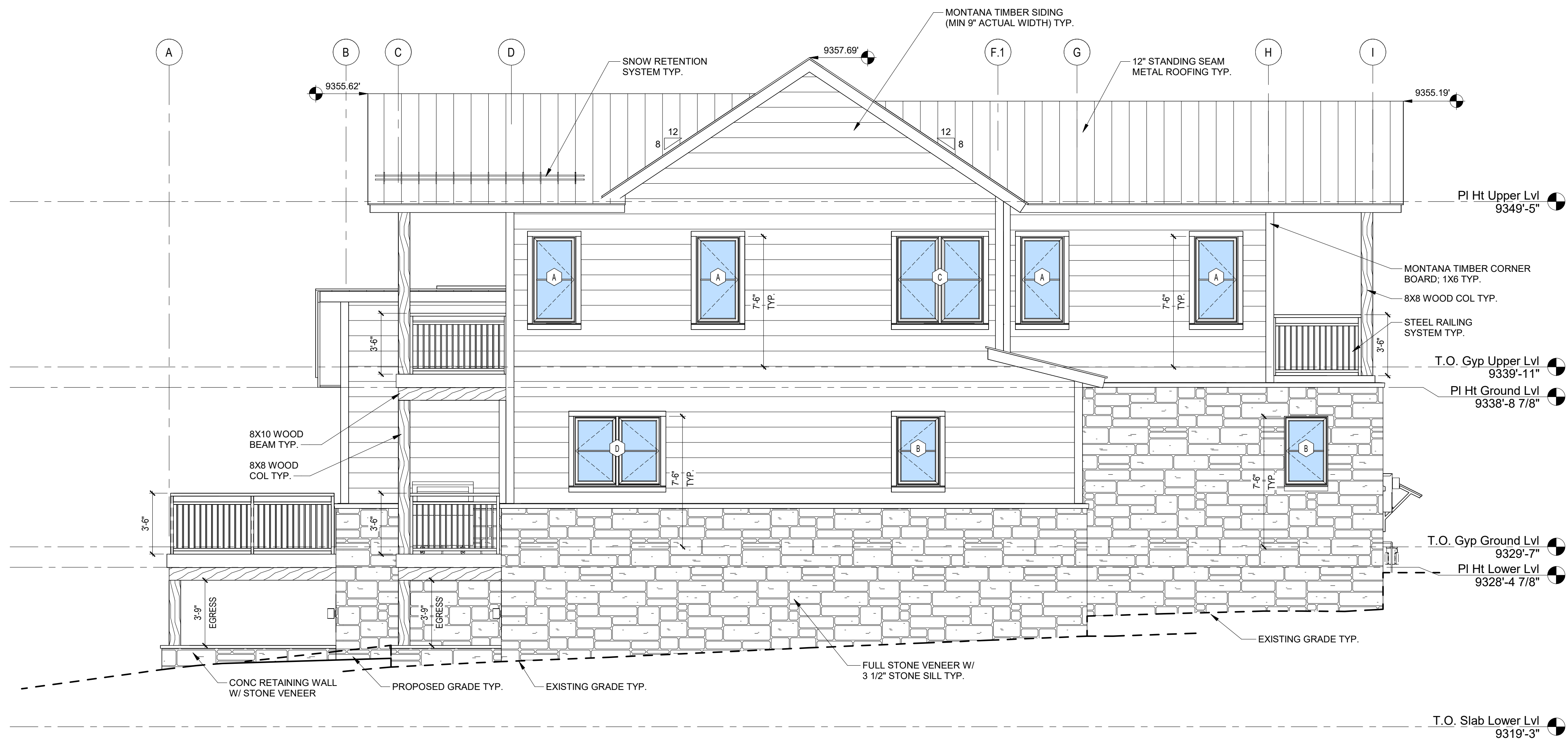
A4.1

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24



2 PARTIAL ELEV AT ENTRY PORCH NORTH
1/4" = 1'-0"

3 PARTIAL ELEV AT ENTRY PORCH SOUTH
1/4" = 1'-0"



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



TOMPROS RESIDENCE

EXTERIOR
ELEVATIONS

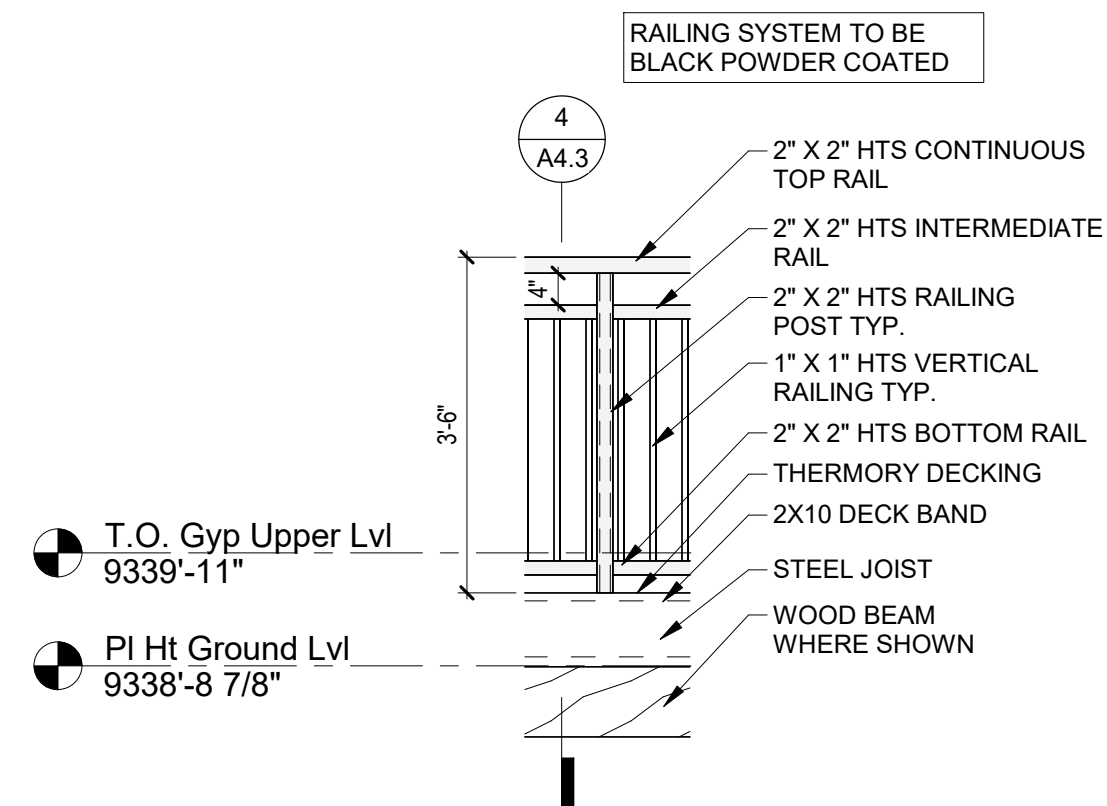
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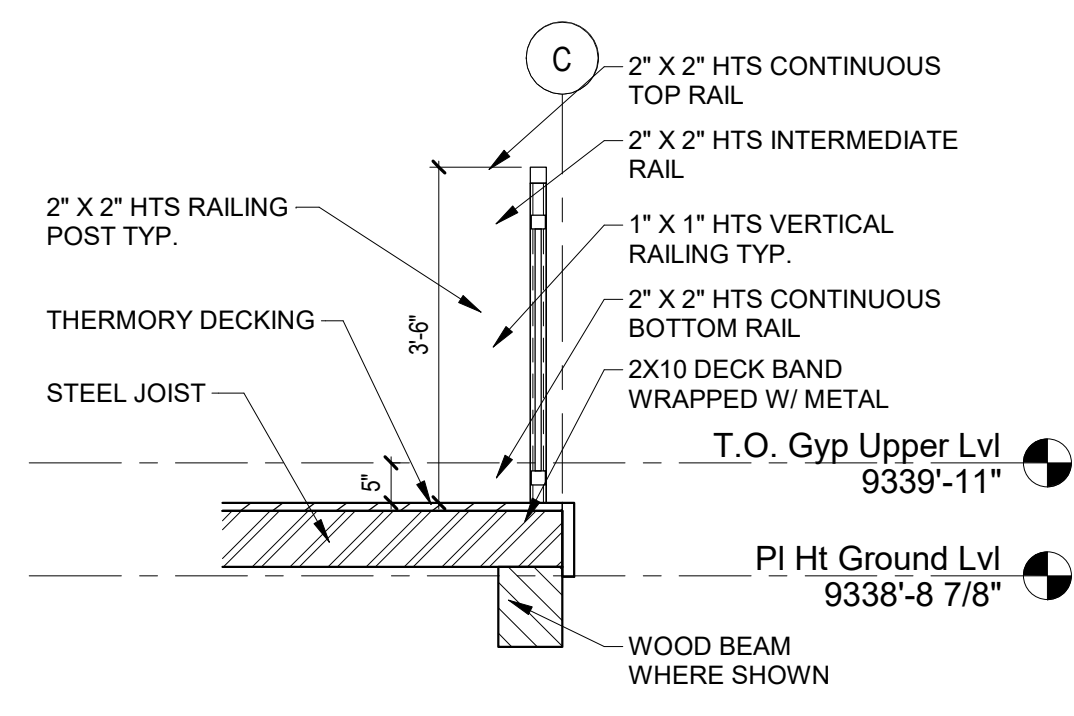
300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

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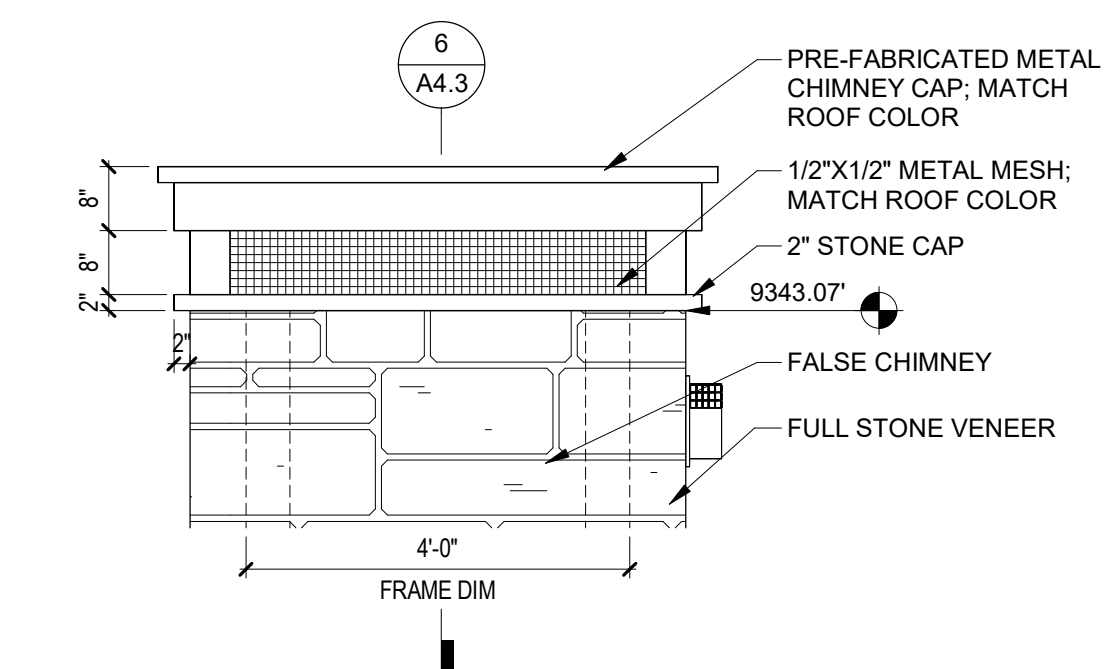
NOT FOR CONSTRUCTION



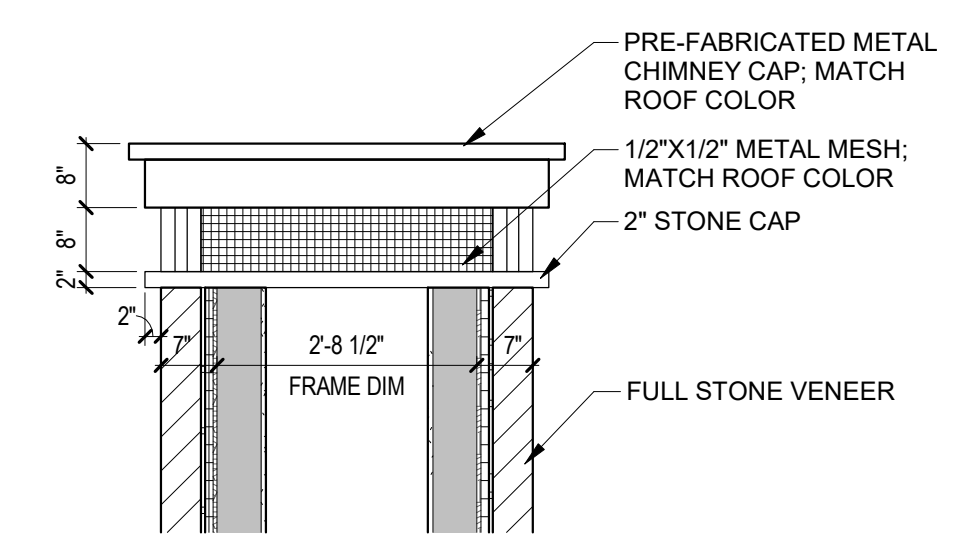
3 EXTERIOR RAILING DETAIL
1/2" = 1'-0"



4 EXTERIOR RAILING SECTION
1/2" = 1'-0"



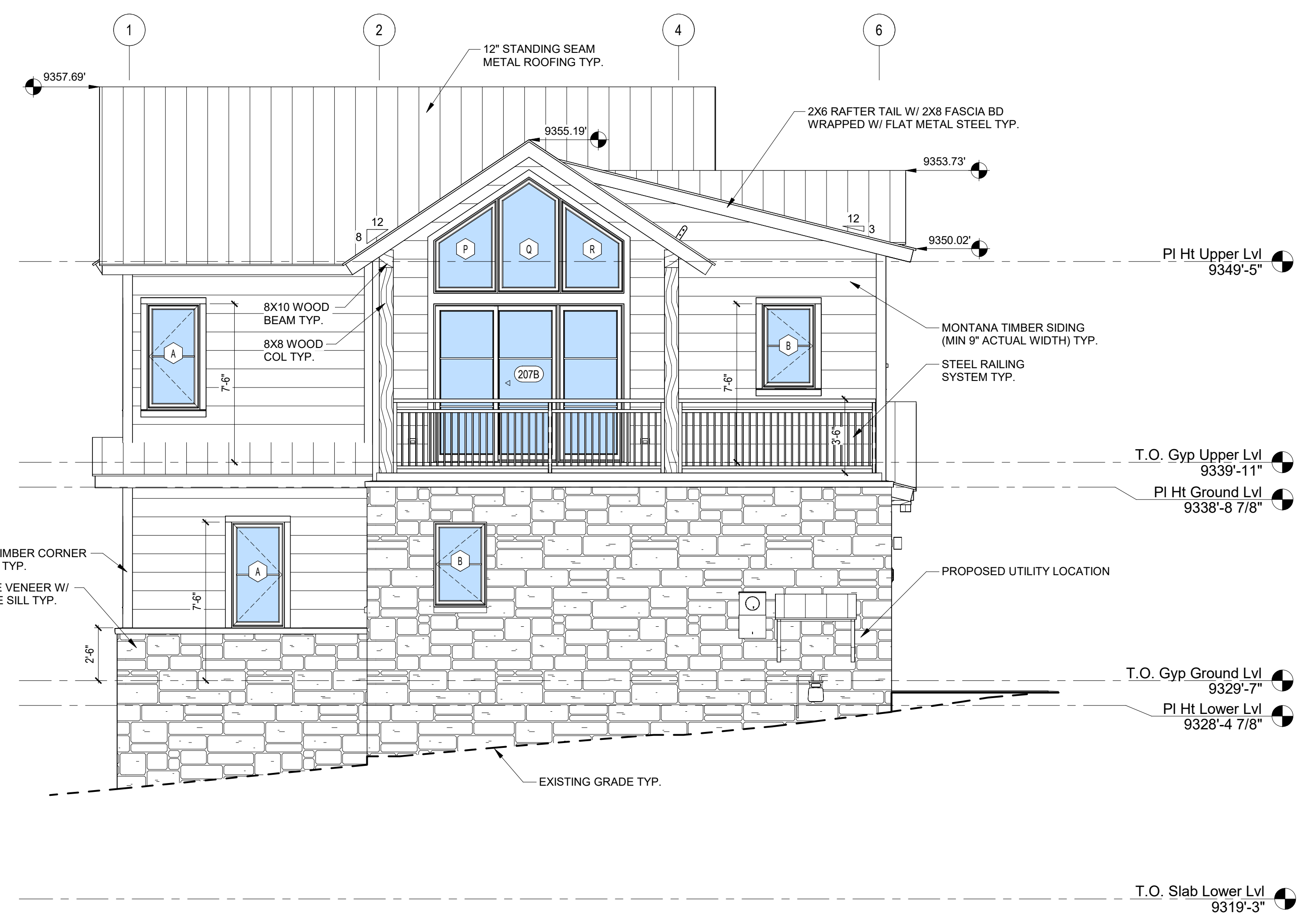
5 CHIMNEY CAP ELEVATION
1/2" = 1'-0"



6 CHIMNEY CAP SECTION
1/2" = 1'-0"



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



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



TOMPROS RESIDENCE

EXTERIOR ELEVATIONS

SHEET NUMBER

A4.3

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

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



4 SOUTH ELEVATION
3/16" = 1'-0"



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



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

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

PRESENTATION
ELEVATIONS

SHEET NUMBER

A4.4

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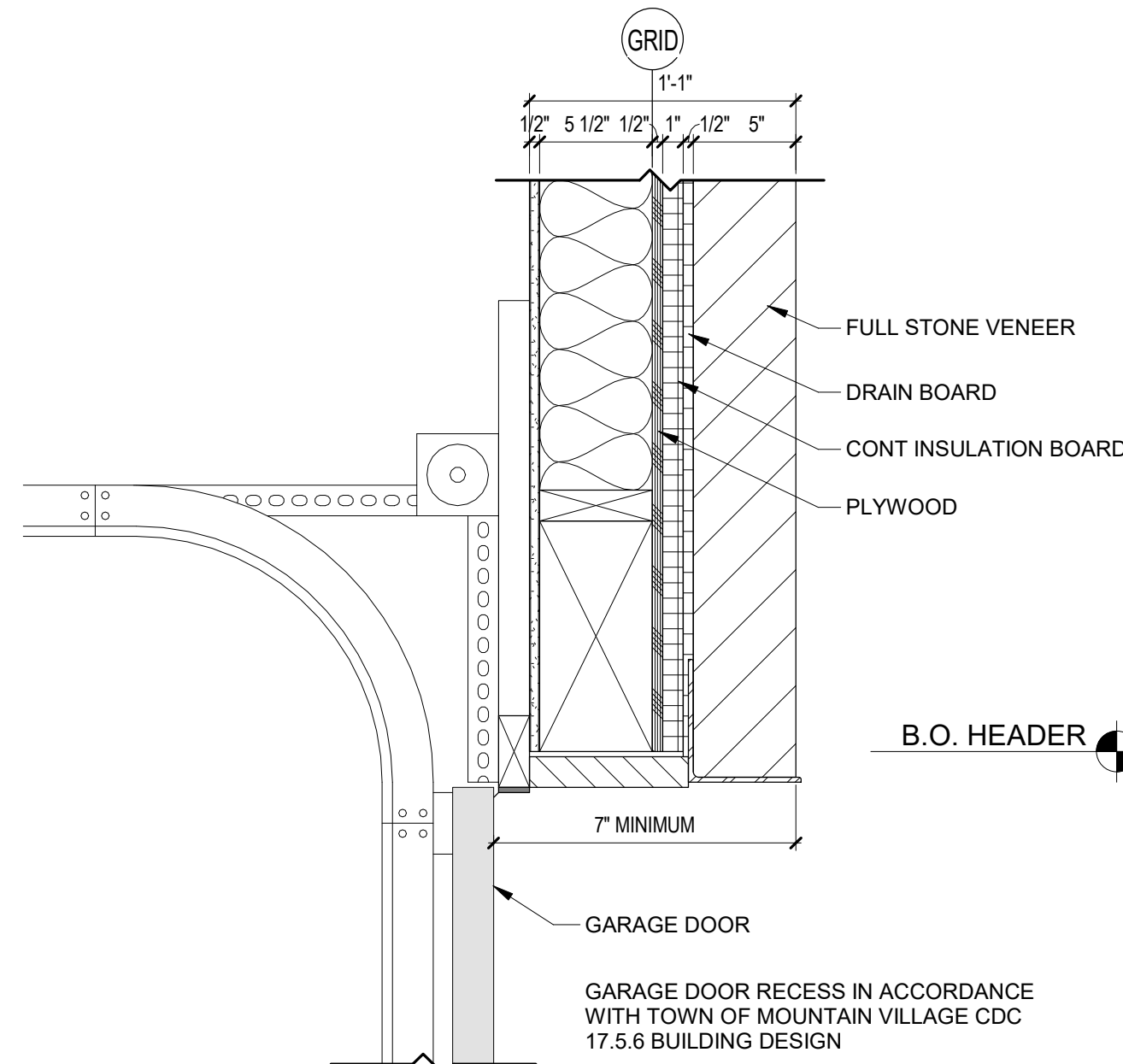
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NOT FOR CONSTRUCTION

- DOOR NOTES:**
- DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
 - SEE ELEVATIONS FOR DOOR MUNTIN PATTERN.
 - DOOR HARDWARE T.B.D. VERIFY WITH ARCHITECT.
 - DOOR MANUFACTURER: JELD-WEN SITELINE CONTEMPORARY ALUMN CLAD EXTERIOR / WOOD INTERIOR, PRE-PAINTED.
 - VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
 - WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
 - PROVIDE SCREENS FOR ALL DOORS.
 - DOORS SHALL BE IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE CHAPTER 17.5 DESIGN REGULATIONS (17.5.6.H DOORS AND ENTRY WAYS).

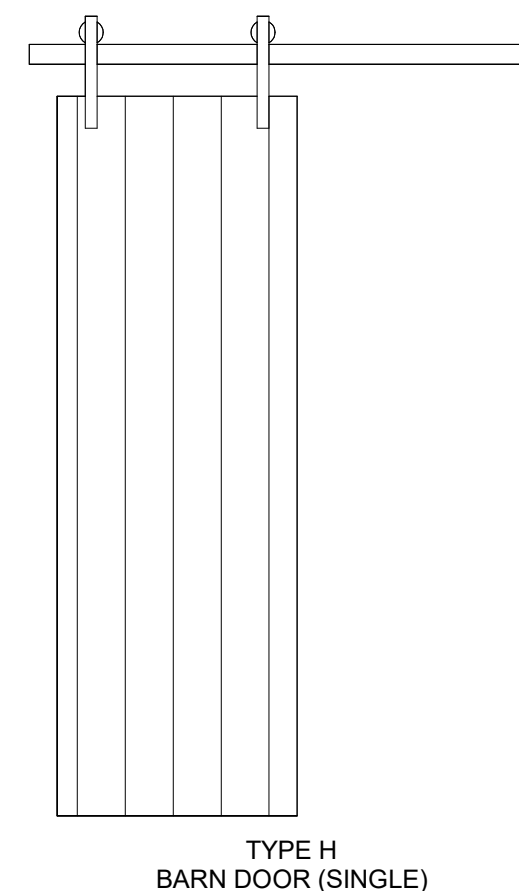
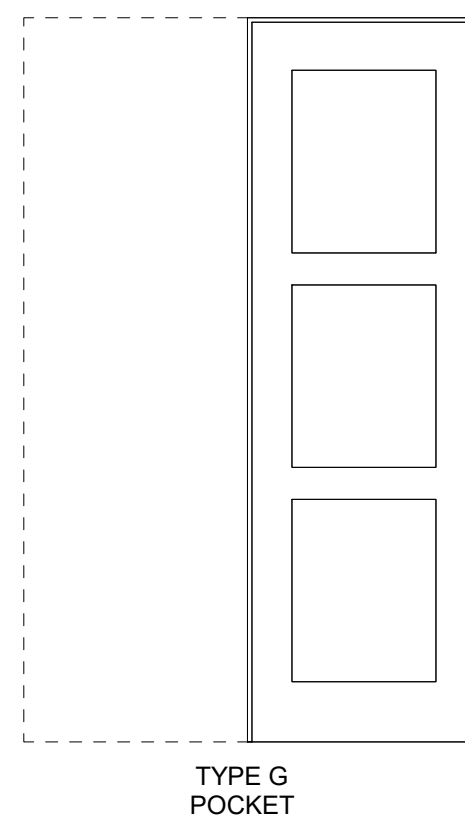
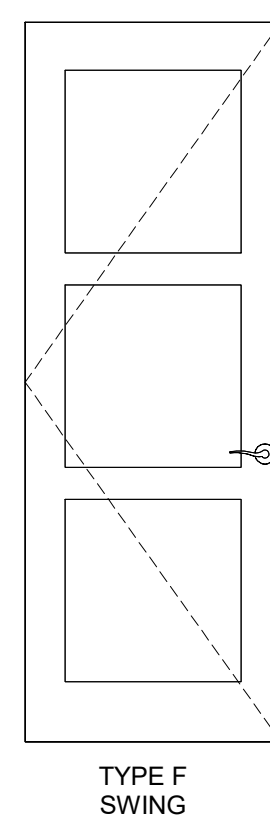
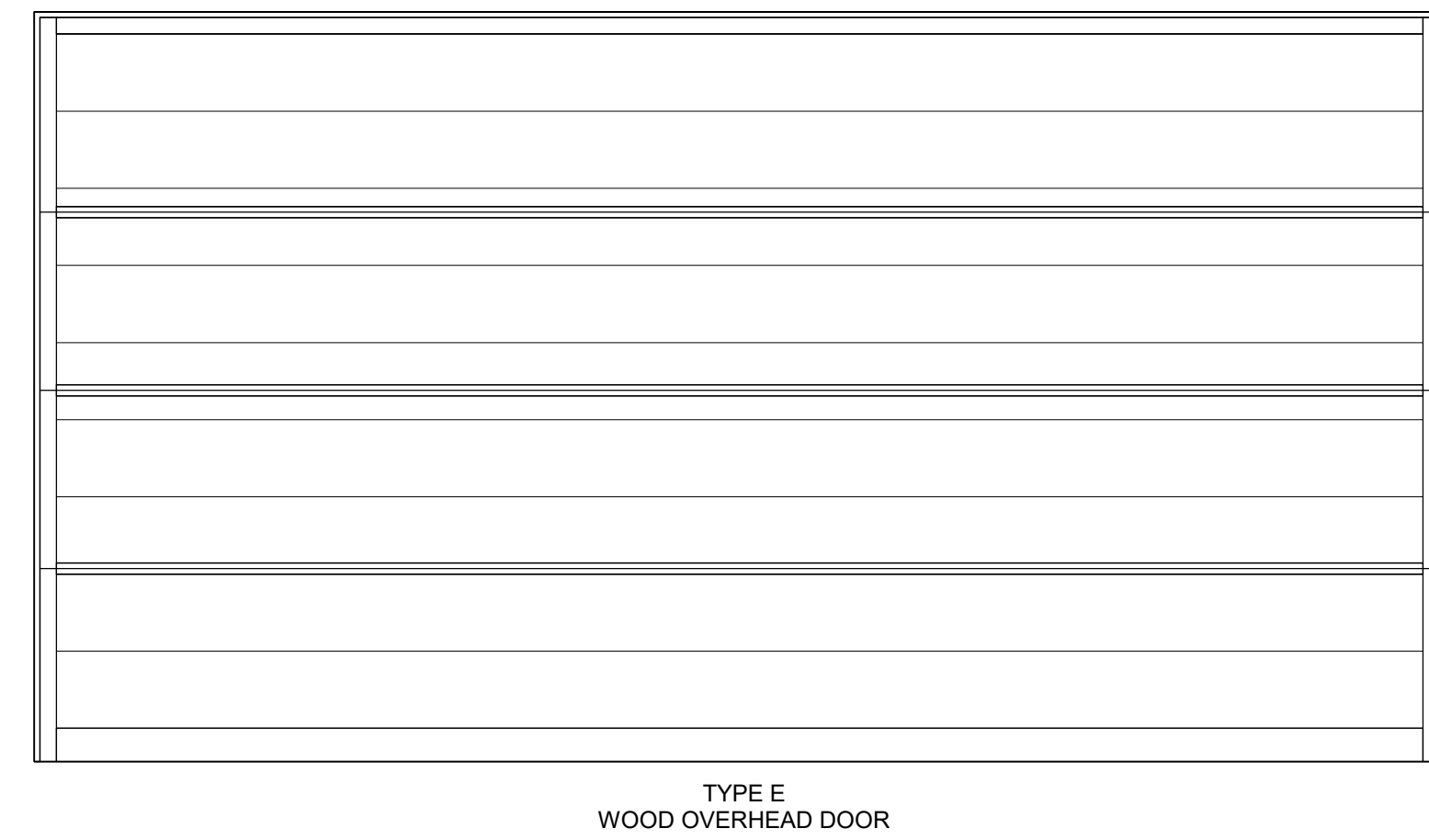
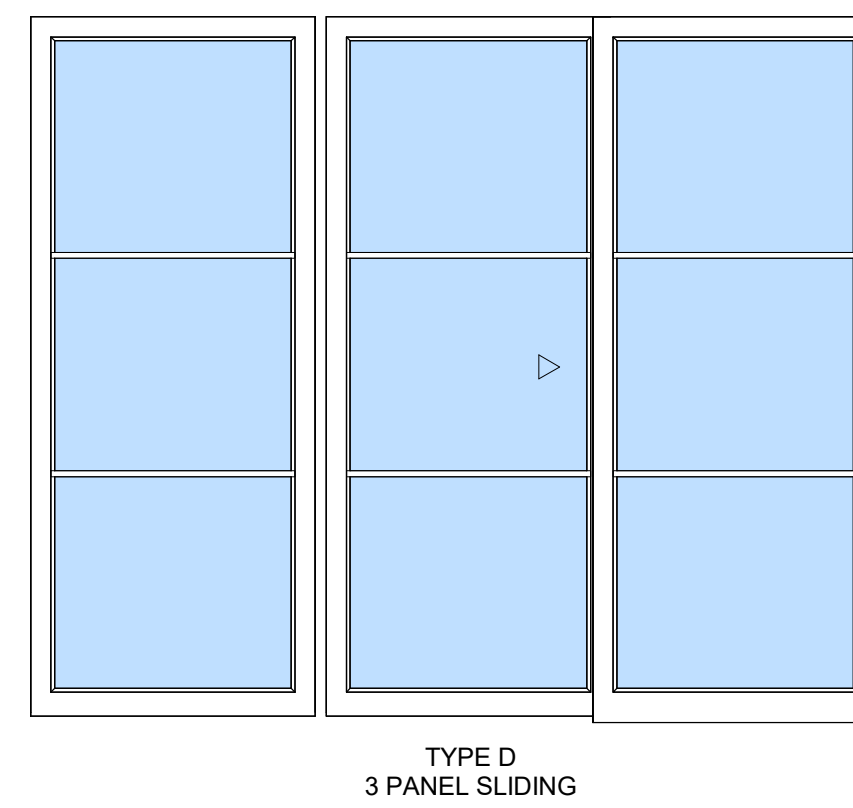
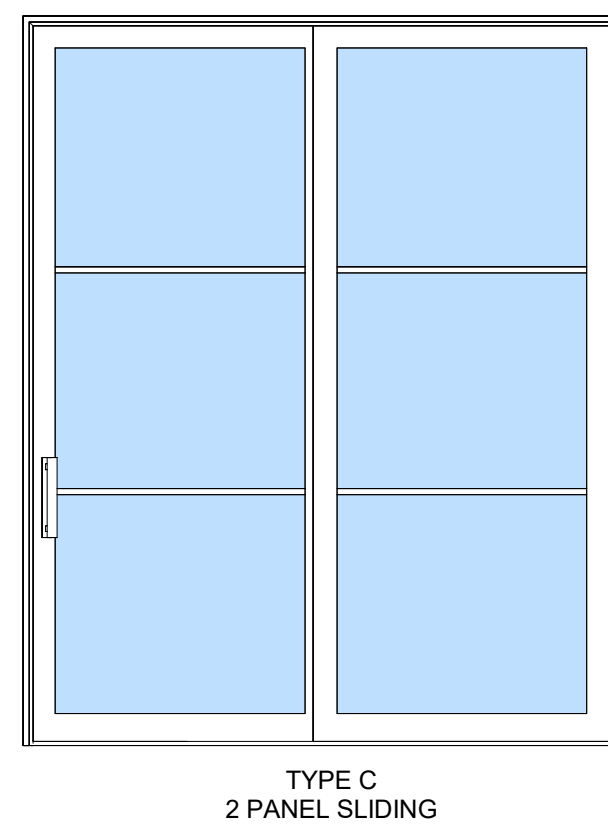
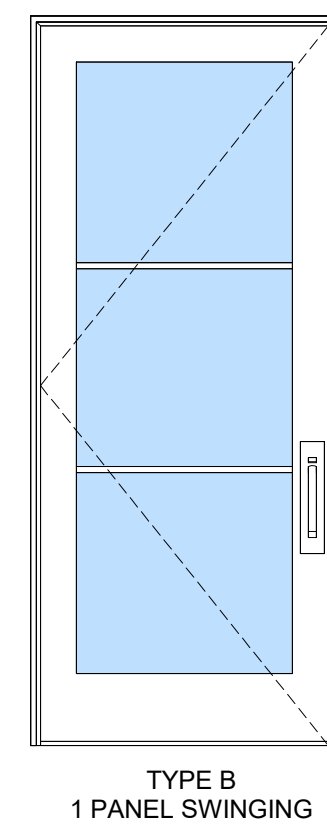
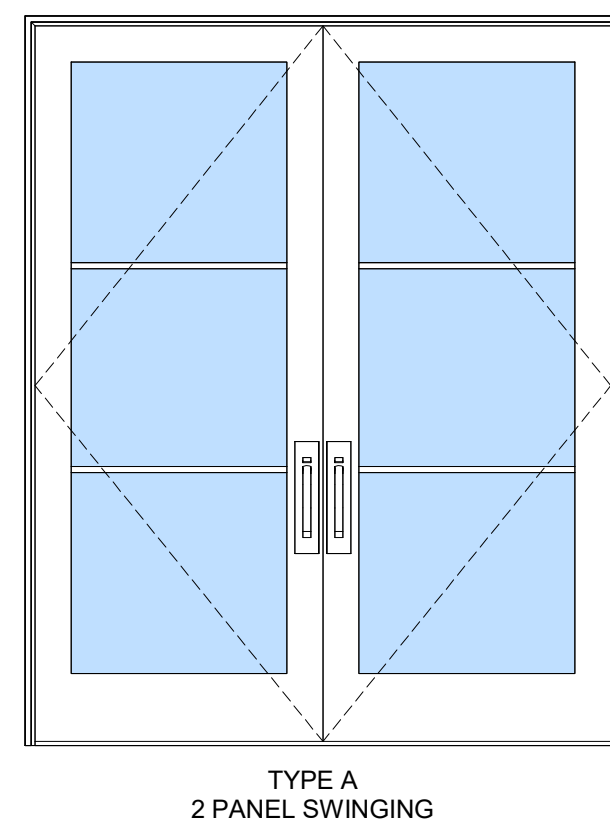
DOOR SCHEDULE EXTERIOR PANEL							
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
101	ENTRY	A	6'-0"	7'-6"	2-PANEL SWINGING	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
103	KITCHEN	B	3'-0"	7'-6"	1-PANEL SWINGING	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
107A	GARAGE	E	16'-0"	8'-6"	OVERHEAD DOOR		HORIZ WOOD; MATCH SIDING
107B	GARAGE	B	3'-0"	7'-6"	1-PANEL SWINGING	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	

DOOR SCHEDULE EXTERIOR FRAME							
MARK	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE	MANUFACTURER	COMMENTS
002B	BEDROOM 1	C	6'-0"	7'-6"	SLIDING PATIO (2 PANEL), NARROW STILE	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
005B	BEDROOM 2	C	6'-0"	7'-6"	SLIDING PATIO (2 PANEL), NARROW STILE	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
202B	PRIMARY BEDROOM	D	9'-0"	7'-6"	SLIDING PATIO (3 PANEL), NARROW STILE	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
202E	LIVING	D	9'-0"	7'-6"	SLIDING PATIO (3 PANEL), NARROW STILE	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
207B	GUEST BEDROOM	D	9'-0"	7'-6"	SLIDING PATIO (3 PANEL), NARROW STILE	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	

DOOR SCHEDULE INTERIOR PANEL							
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	COMMENTS	
001	REC ROOM	F	2'-4"	7'-6"	SWING		
002A	BEDROOM 1	F	2'-6"	7'-6"	SWING		
003A	BATH 1	F	2'-4"	7'-6"	SWING		
003B	BATH 1	F	2'-4"	7'-6"	SWING		
005A	BEDROOM 2	F	2'-6"	7'-6"	SWING		
006	LAUNDRY	F	3'-0"	7'-6"	SWING		
007	MECH	F	3'-0"	7'-6"	SWING	20 MIN FIRE-RATED	
105	POWDER	G	2'-4"	7'-6"	POCKET		
106	MUD ROOM	F	3'-0"	7'-6"	SWING		
202A	PRIMARY BEDROOM	F	2'-8"	7'-6"	SWING		
203	PRIMARY BATH	F	2'-4"	7'-6"	SWING		
204	PRIMARY BATH	F	2'-4"	7'-6"	POCKET		
206	PRIMARY CLO	H	2'-6"	7'-6"	BARN DOOR		
207A	GUEST BEDROOM	F	2'-8"	7'-6"	SWING		
210	GUEST BEDROOM	F	2'-4"	7'-6"	SWING		



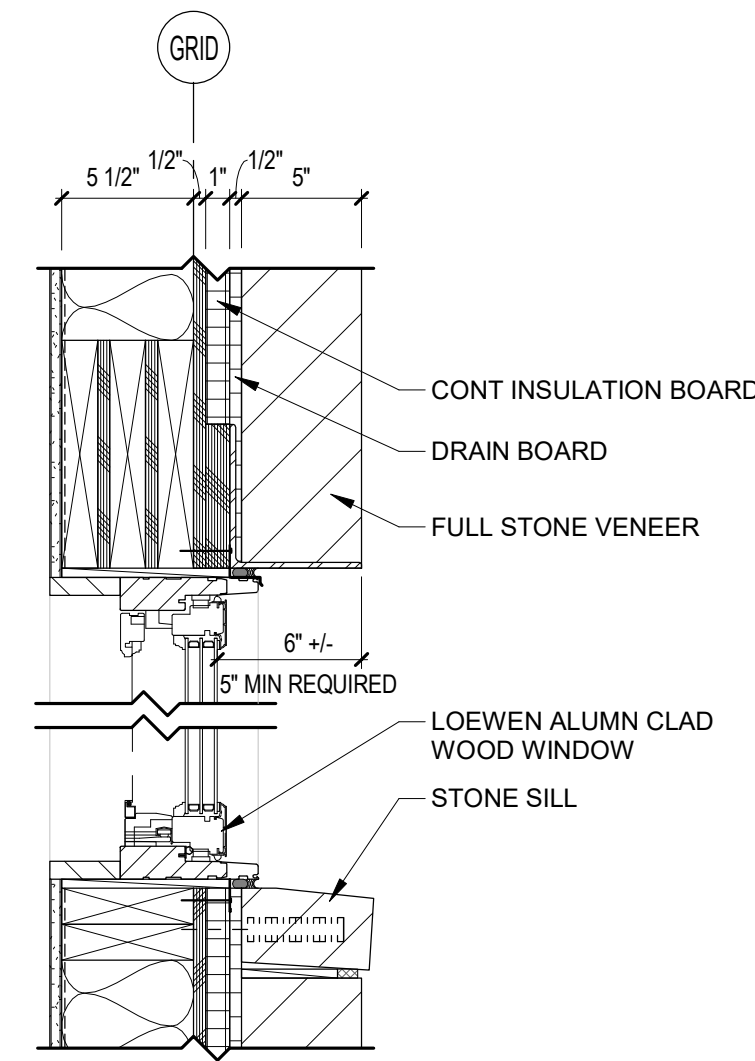
1 GARAGE DOOR RECESS
1 1/2" = 1'-0"



DOOR TYPES

WINDOW NOTES:

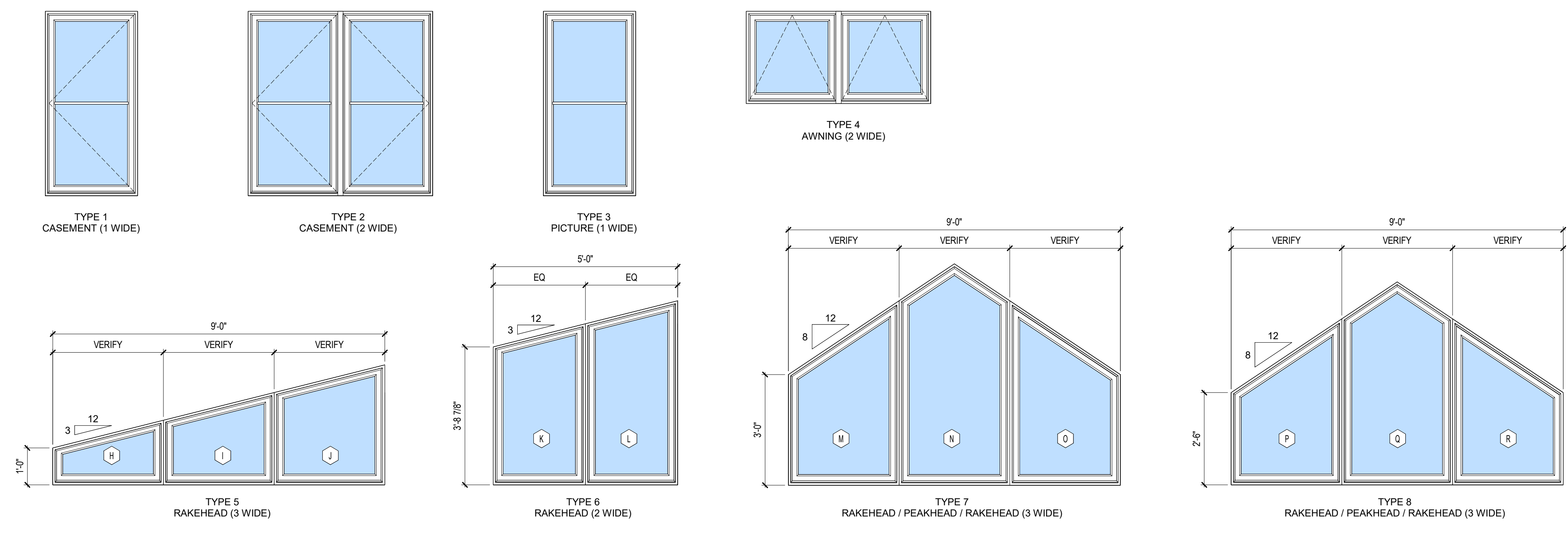
1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
3. SEE ELEVATIONS FOR WINDOW MUNTIN PATTERN.
4. WINDOW MANUFACTURER: JELD-WEN SITELINE CONTEMPORARY ALUMN CLAD EXTERIOR / WOOD INTERIOR, PRE-PAINTED.
5. WINDOW HARDWARE T.B.D. VERIFY WITH ARCHITECT.
6. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
7. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
8. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
9. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.
10. WINDOWS SHALL BE IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE CHAPTER 17.5 DESIGN REGULATIONS (17.5.6.G GLAZING).



1 WINDOW HEAD/SILL STONE VENEER
1 1/2" = 1'-0"

WINDOW SCHEDULE

ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
101	ENTRY	C	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
102	DINING	C	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
103	KITCHEN	D	5'-0"	4'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
103	KITCHEN	D	5'-0"	4'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
104	LIVING	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
104	LIVING	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
104	LIVING	F	5'-0"	5'-0"	3	PICTURE (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
104	LIVING	H	3'-0"	1'-0"	5	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
104	LIVING	I	3'-0"	1'-9"	5	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
104	LIVING	J	3'-0"	2'-6"	5	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
104	LIVING	K	2'-6"	3'-8 7/8"	6	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
104	LIVING	L	2'-6"	4'-4 3/8"	6	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
105	POWDER	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
106	MUD ROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
107	GARAGE	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
107	GARAGE	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
201	SITTING/STUDY	C	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
201	SITTING/STUDY	C	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
201	SITTING/STUDY	E	2'-6"	5'-0"	3	PICTURE (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
201	SITTING/STUDY	G	5'-0"	2'-6"	4	AWNING (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
202	PRIMARY BEDROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
202	PRIMARY BEDROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
202	PRIMARY BEDROOM	G	5'-0"	2'-6"	4	AWNING (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
202	PRIMARY BEDROOM	M	3'-0"	3'-0"	7	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
202	PRIMARY BEDROOM	N	3'-0"	5'-0"	7	PICTURE (PEAKHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
202	PRIMARY BEDROOM	O	3'-0"	3'-0"	7	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
205	PRIMARY SHW	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
205	PRIMARY SHW	C	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
207	GUEST BEDROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
207	GUEST BEDROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
207	GUEST BEDROOM	P	3'-0"	2'-6"	8	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
207	GUEST BEDROOM	Q	3'-0"	4'-6"	8	PICTURE (PEAKHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
207	GUEST BEDROOM	R	3'-0"	2'-6"	8	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
208	GUEST BATH	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
208	GUEST BATH	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
209	GUEST SHW	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	
210	GUEST CLO	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD	



WINDOW TYPES



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PROJECT ISSUE DATE:
05.21.24 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

WINDOW SCHEDULE

SHEET NUMBER

A8.2

NOT FOR CONSTRUCTION

5/21/2024 10:56:45 AM

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EXTERIOR FIXTURE X1:

EXTERIOR WALL SCONCE (6 TOTAL)



CYLINDER LED OUTDOOR WALL SCONCE (SMALL)

BRONZE	
MANUFACTURER	WAC LIGHTING
ITEM	WS-W190208-30-BZ
MATERIAL	DIE CAST ALUMINUM
WIDTH	4.5"
HEIGHT	6.75"
CRI	80
COLOR TEMP	3000K
LUMENS	325
LUMENS (DELIVERED)	260
WATTAGE	6W
LAMP TYPE	LED BUILT-IN
BULB	1X LED / INTEGRATED LED MODULE
LED LIFESPAN	50,000 HRS
VOLTAGE	120 V
DIMMABLE	YES, 100%, 10% ELV
LIGHT STYLE	DOWNLIGHT ONLY
CERTIFICATION	ETL & cETL WET LOCATION LISTED

EXTERIOR FIXTURE X2:

EXTERIOR WALL / STEP LIGHT (7 TOTAL)



LED STEP AND WALL LIGHT

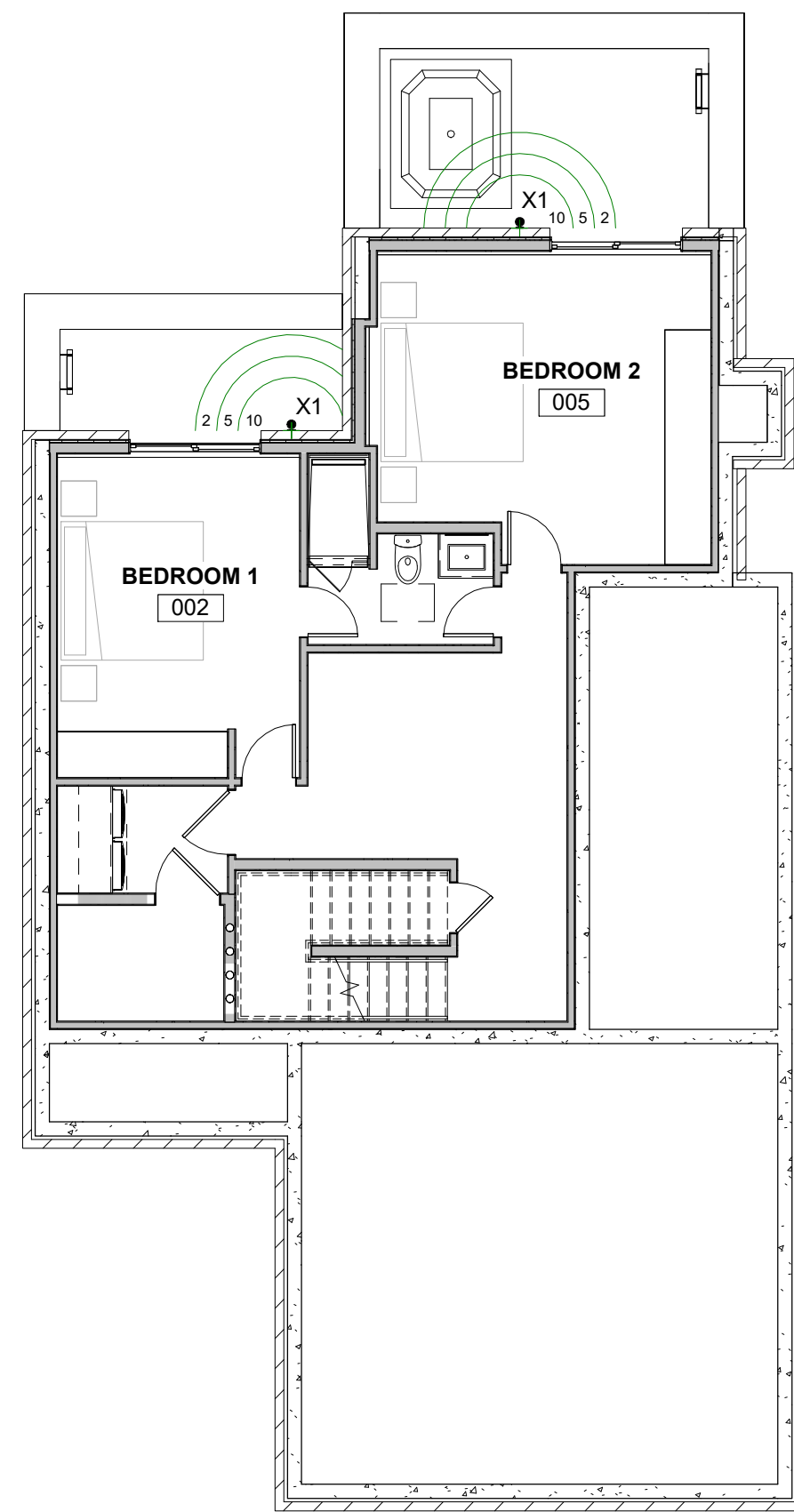
BRONZE ON ALUMINUM	
MANUFACTURER	WAC LIGHTING
ITEM	WL-LED100-C-BZ
MATERIAL	CORROSION RESISTANT ALUMINUM ALLOY
WIDTH	5"
HEIGHT	3"
DEPTH	1 1/2"
LUMENS	68
CRI	90
COLOR TEMP	3000K
RATED LIFE	54,000 HOURS
DIMMABLE	10% - 100%
	WITH ELECTRONIC LOW VOLTAGE (ELV) DIMMER
LIGHT SOURCE	PRIMARY BULB: X 3.90 WATTS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

LIGHTING NOTES:

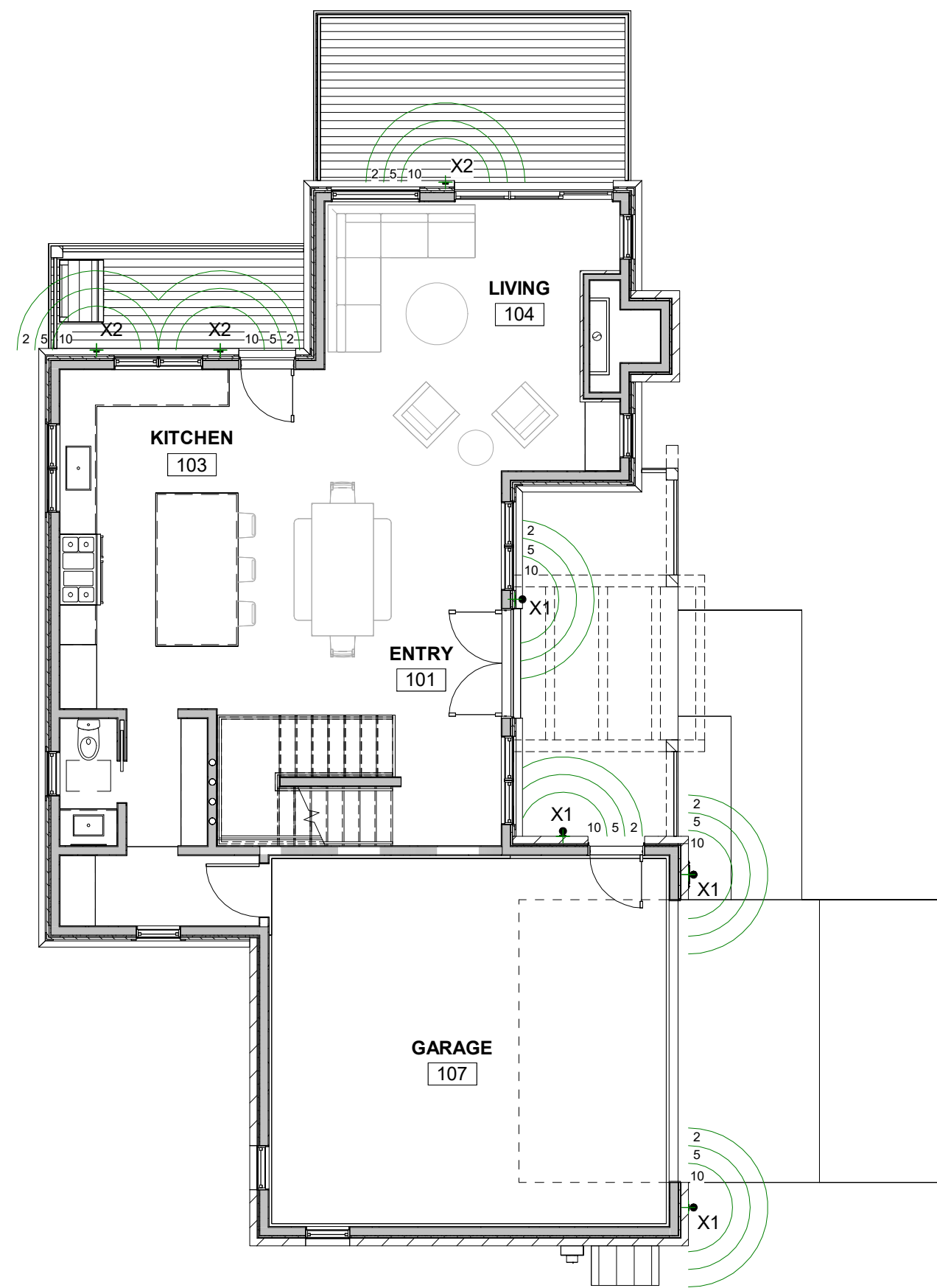
- FIELD VERIFY ALL LIGHTING LOCATIONS.
- TYPICAL LIGHTING LOCATION AT STAIRS: (2 EA) PER RUN (1) EA PER LANDING
- CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
- 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
- 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.
- EXTERIOR LIGHTING ON SECOND AND UPPER FLOORS SHALL REQUIRE EITHER A TIMER OR SENSOR TO REDUCE USAGE AND ENERGY LOSS DURING TIMES OF INACTIVITY.
- PROVIDE SCREWLESS CAPS IN ALL SWITCHES AND OUTLETS.
- PROVIDE OUTLET W/ USB AT EA BED (NIGHT STAND). VERIFY LOCATION IN FIELD.
- LIGHTING LAYOUT GRID DIMENSIONS ARE TO FACE OF FINISH WALLS TYP.

LIGHTING LEGEND

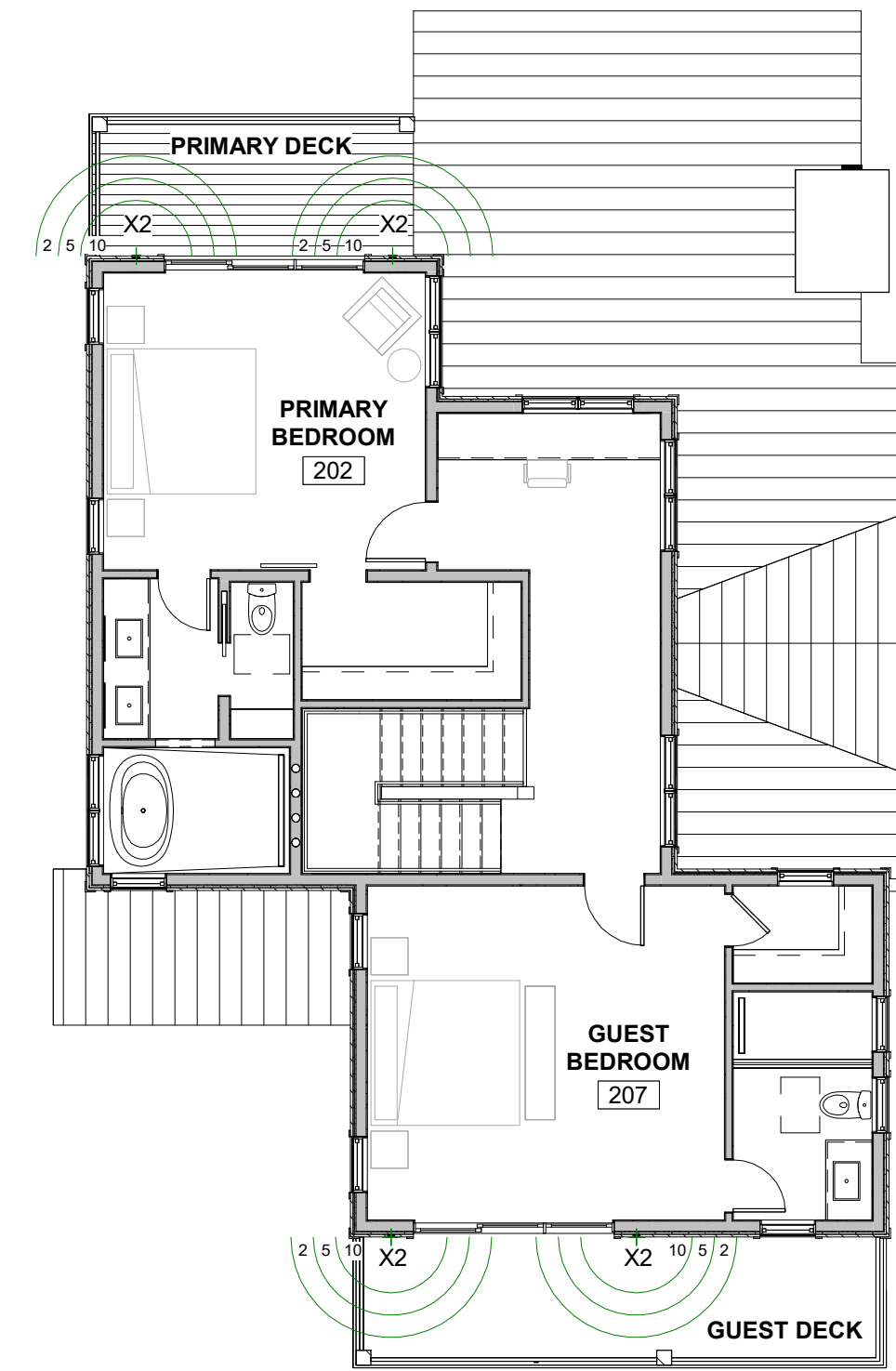
C1	RECESSED CAN	MS	MOTION SENSOR
C2	RECESSED CAN; DIRECTIONAL	P	PENDANT
C3	RECESSED CAN; WET LOCATIONS	UC	UNDER CABINET LED STRIP
C4	RECESSED CAN; LOW PROFILE	R	RECESSED LED LIGHT
E	RECESSED CAN; EXTERIOR	TL	TABLE LAMP RECEPTACLE
C	CEILING FAN	FL	FLOOR LAMP RECEPTACLE
FN	EXHAUST FAN	USB	OUTLET WITH USB
FN	EXHAUST FAN WITH LIGHT	S	WALL MOUNTED SCONCE
F1	2'X2' FLUSH MOUNT LED LIGHT	ST	STEP LIGHT
F2	2'X4' FLUSH MOUNT LED LIGHT	S2	TWO WAY SWITCH
CH	SURFACE MOUNT FIXTURE	S3	THREE WAY SWITCH
CH	CHANDELIER	TV	TV OUTLET
M	MONO POINT FIXTURE	WG	WALL GRAZING
M	DOUBLE HEADED MONO POINT	X1	EXTERIOR SCONCE
		X2	EXTERIOR WALL / STEP
			FIXTURE LAYOUT GRID



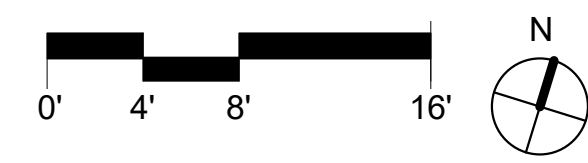
1 LOWER LEVEL
1/8" = 1'-0"



2 GROUND LEVEL
1/8" = 1'-0"



3 UPPER LEVEL
1/8" = 1'-0"



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PROJECT ISSUE DATE:
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EXTERIOR LIGHTING PLAN

SHEET NUMBER

LTG1.1

NOT FOR CONSTRUCTION

5/21/2024 10:56:45 AM

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**AGENDA ITEM 9
COMMUNITY DEVELOPMENT DEPARTMENT**

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

TO: Mountain Village Design Review Board

FROM: Amy Ward, Community Development Director

FOR: Design Review Board Meeting; August 1, 2024

DATE: July 23, 2024

RE: Staff Memo – Work Session Regarding Size, Scale and Massing. General Discussion of current CDC language related to these issues

Summary:

One of the points of discussion in numerous design reviews over the past few years has been the overall mass and scale of proposed new projects within the Mountain Village. This issue is amplified on some of the smaller and more complex sites that we have seen recently as the larger and easier access parcels have been previously developed. Some members of the design review board have asked staff to schedule a work session to discuss general matters of mass and scale, how the CDC currently addresses these issues and whether there is a desire by the board to propose future changes to the CDC that could further regulate mass and scale or overall square footage of homes.

Current CDC Language

There are some parts of the current code that can be discussed as it relates to overall mass and scale of homes. Highlighted below is some language that can drive design in a way that could affect overall mass and scale.

17.5.1 Purpose and Intent

H. Ensure that uses and structures enhance their sites and are compatible with the natural beauty of the Town's setting and its critical natural resources;

17.5.4 Town Design Theme

B. Mountain Village is located in a fragile, high-alpine environment that contains forests, streams, wetlands and mountainous topography. The natural physical features and setting of the Town shall inform the design of our buildings to promote harmony between people and nature that respects and blends with its surroundings and is integrated into the landscape.

E. Architecture within the Town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site.

F. The key characteristics of the Town design theme are:

1. Building siting that is sensitive to the building location, access, views, solar gain, tree preservation, and visual impacts to the existing design context of surrounding neighborhood development.
2. Massing that is simple in form and steps with the natural topography.

17.5.5 Building Siting Design

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

17.5.6 Building Design

C. Roof Form.

D. The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building, or to ensure the building design is following the topography of the site.

E. Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.

17.3.14 General Easement Setbacks

An additional way to ensure more appropriate size buildings as it relates to building siting is through general easements and setbacks. The Board needs to authorize any approved encroachments into these areas, and if encroachments aren't approved homeowners might need to limit building footprints in order to accommodate other site requirements.

The following are key provisions to general easements:

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

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

E. The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.

a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.

b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.

2. Utilities;

a. To the extent practical, all utilities shall follow a driveway alignment.

3. Address monuments;

4. Natural landscaping without any man-made materials or hardscape;

5. Fire mitigation and forestry management without substantial earthwork;

6. Construction staging provided:

a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or

- b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access, and the area can be used for staging until the approved improvement is constructed; and*
- 7. Other uses as provided for in the definition of general easement.*

And these provisions should be met to approve encroachments in the general easement:

F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

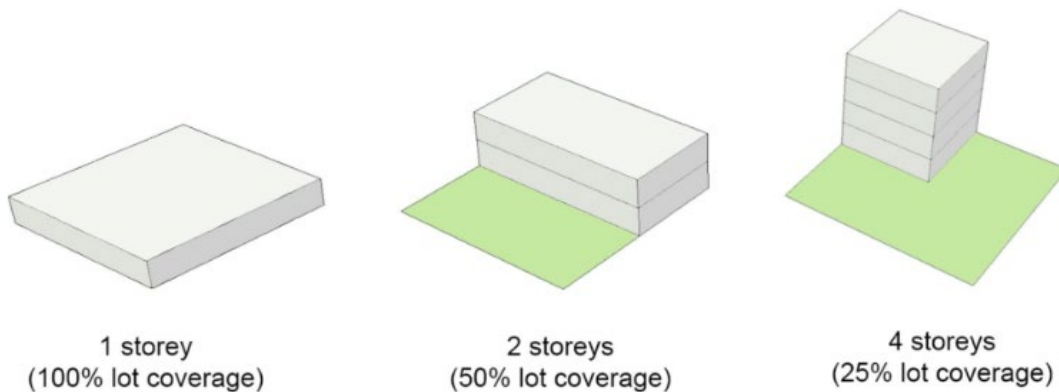
- 1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;*
- 2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;*
- 3. No unreasonable negative impacts result to the surrounding properties;*
- 4. The general easement setback or other setback will be revegetated and landscaped in a natural state;*
- 5. The Public Works Department has approved the permanent above-grade and below-grade improvements;*
- 6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and*
- 7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.*

Other Options

If it was the desire of the Board to take additional steps to limit mass and scale of new construction some form of code amendment could be proposed. If this is the feedback given by the board, staff will come back to the Board with a more refined proposal at a later date. Some tools used by other communities are:

- Maximum square footage allowance – San Miguel County does this, however it doesn't work as well in places like Mountain Village where we have everything from estate size lots to small postage stamp sized detached condominium units. A tiered structure could be considered that proposes different maximums for different size lots.
- Maximum Floor Area Ratio Allowance - Floor area ratio (FAR) is a measurement of a building's total floor area in relation to the size of the land it's built on. It's calculated by dividing the total floor area by the total lot area, and is usually expressed as a decimal. For example, if a building's floor area is 20,000 square feet and the lot is 10,000 square feet, the FAR is 2.0.

Floor Area Ratio (FAR)
An example of 1.0 FAR



For reference, the Town of Snowmass Village allows floor area ratios from .1 to .3 on various size smaller lots, and then transitions to maximum square footage for duplex lots of 4500 s.f. and maximum square footage of 12,000 s.f. for estate size parcels of 100 acres or more.

RECOMMENDATION

This work session allows for the Design Review Board to provide staff informal, non-binding feedback regarding a specific issue – this session centered around mass and scale. Any comments or general direction given by the Board shall not be considered binding or represent any warranties or guarantees of approval of any kind. No formal action is taken by the Board on conceptual work sessions.

Staff recommends that the Board discuss the issues presented in this memo and give staff direction as to whether or not to pursue any changes to the CDC that relate to mass and scale issues.