

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING AGENDA
THURSDAY SEPTEMBER 5, 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/82646423126>
Meeting ID: 826 4642 3126**

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 August 1, 2024, Design Review Board Meeting.
3.	10:02	30	Nelson/ Applicant	Worksession	Worksession: Lot 1171R, TBD San Joaquin Rd
4.	10:32	2	Perez/ Applicant	Quasi-Judicial	Request to Table Consideration of a Design Review: Final Architecture Review for a new single-family home at Lot 344R, 111 Rocky Rd, pursuant to CDC Section 17.4.11.
5.	10:34	2	Perez/ Applicant	Informational	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. This item was previously noticed for this date, but was re-noticed for an earlier date, August 1, 2024. This item will not be reviewed at today's hearing.
6.	10:36	10	Nelson/ Applicant	Quasi-Judicial	Consideration of a Density Transfer and Rezone to Lots 373R/374R, 539 Benchmark, pursuant to CDC Sections 17.14.9 and 17.4.10.
7.	10:46	15	Perez/ Applicant	Quasi-Judicial	Consideration of a Design Review: Specific Approval for roofing material in the Village Center on Lot 34, 129 Lost Creek Lane, pursuant to CDC Section 17.4.11.
8.	11:01	30	Nelson/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for Lot BC110RR, TBD Lawson Overlook, pursuant to CDC Section 17.4.11.
9.	11:31		Chair	Adjourn	

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
AUGUST 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 August 1, 2024.

Attendance

The following Board members were present and acting:

Banks Brown
Ellen Kramer (via Zoom)
David Craige
Greer Garner
Liz Newton
Adam Miller
Scott Bennett
David Eckman

The following Board members were absent:

Jim Austin

Town Staff in attendance:

Amy Ward – Community Development Director
Drew Nelson – Senior Planner
Claire Perez – Planner II (via Zoom)
Erin Howe – Planning Technician

Public Attendance:

Catie Bell
Jolana Vanek
Daniel Oldmixon
Kristine Perpar
Brendon Hamlet

Public Attendance via Zoom:

Yvette Rauff
Kenneth Adler

Item 2. Approval of July 11, 2024 Design Review Board Meeting Minutes.

On a **MOTION** by **Bennett** and seconded by **Newton** the DRB voted **unanimously** to approve the summary of motions of the July 11, 2024, Design Review Board meeting minutes.

Note that **Item 8** was a FAR but listed as an IASR in the motion, and this was corrected.

Item 3. 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.

Claire Perez: Presented as Staff
Kristine Perpar: Presented as Applicant
Public Comment: Jolana Vaneck

On a **MOTION** by **Miller** and seconded by **Newton** the DRB voted **unanimously** to approve the 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, based on the evidence provided in the staff memo of record dated July 18, 2024, and the findings of this meeting, with the following specific approvals:

DRB Specific Approvals:

1. 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.*
- 10) *Prior to Building Permit, the applicant shall revise the construction mitigation plan with a narrative that details use of shared lot for offsite parking for staff level review.*
- 11) *Prior to Building Permit, the applicant shall revise the lighting plan to provide a light fixture for the address monument for staff level review.*

Item 4. 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.

Claire Perez: Presented as Staff

Brendan Hamlet: Presented as Applicant

Public Comment: None

On a **MOTION** by **Newton** and seconded by **Bennett** the DRB voted **unanimously** to approve the 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, 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, design variations, and variances:

DRB Specific Approvals:

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

Design Variations:

- 1) Address Plaque
- 2) Flat Roof

Variance:

- 1) Building Height Variance

And with the following conditions:

- 1) *Prior to building permit, the applicant shall provide a light fixture for the address signage for staff level review.*
- 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.*
- 13) *Prior to Building Permit, the applicant shall provide a lighting plan and foot-candle study to be approved by a DRB member.*

Item 5. 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.

Claire Perez: Presented as Staff

Kristine Perpar: Presented as Applicant

Daniel Oldmixon: Presented as Owner & Builder

Public Comment: Jolana Vaneck

On a **MOTION** by **Miller** and seconded by **Garner** the DRB voted **unanimously** to approve the Initial Architecture 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, based on the evidence provided in the staff memo of record dated July 22, 2024, and the findings of this meeting, with the following specific approvals:

DRB Specific Approvals:

- 1) Setback Encroachments – Parking, Paving, Landscape steppingstones, and Window Wells
- 2) Tandem Parking
- 3) Materials: Metal Fascia and Composite Wood

Design Variations:

- 1) Less than 35% Stone Material

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. *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.*

Item 6. Lunch

Item 7. 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.

Drew Nelson: Presented as Staff

Kristine Perpar: Presented as Applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Kramer** the DRB voted **unanimously** to approve the Initial Architecture and Site Review for a new single-family residence at Lot BC110RR, TBD Lawson Overlook, pursuant to CDC Section 17.4.11, based on the evidence provided in the staff memo of record dated July 23, 2024, and the findings of this meeting, with the following specific approvals:

DRB Specific Approvals:

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

And with the following 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 material, 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.

Note that the applicant, **Kristine Perpar**, requested to move the FAR to the September 5, 2024 DRB meeting instead of the usual two-months-later October 3, 2024 meeting. This request was approved by the **Design Review Board**. The applicant will be required to re-notice for the public hearing due to the date change.

Item 8. 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.

Drew Nelson: Presented as Staff

Kristine Perpar: Presented as Applicant

Public Comment: None

On a **MOTION** by **Bennett** and seconded by **Garner** the DRB voted **unanimously** to approve the 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, based on the evidence provided in the staff memo of record dated July 23, 2024, and the findings of this meeting, with the following specific approvals:

DRB Specific Approvals:

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

Design Variations:

- 1) Building-Mounted Address Plaque

And with the following 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 regarding 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) *The applicant shall work with Public Works and utility providers to finalize the utilities plan as a condition of approval prior to building permit.*
- 4) *The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.*
- 5) *A Knox Box for emergency access is recommended.*
- 6) *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.*
- 7) *Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Or constructed so that all exposed structural members are enclosed with an approved one-hour assembly by the Building Official or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) – Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection.*
- 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) Prior to Final Architecture Review, the applicant must rework the location/design of the chimney and simplify roof lines*

Item 9. Worksession: Size, Scale, and Massing Discussion

Amy Ward: Presented as Staff

Item 10. Adjourn

The DRB voted **unanimously** to adjourn the August 1, 2024, Design Review Board Meeting at 1:40PM.

Prepared and submitted by,

Erin Howe, Planning Technician



TO: Mountain Village Design Review Board

FROM: Drew Nelson, Senior Planner

FOR: Design Review Board Regular Meeting, September 5, 2024

DATE: August 28, 2024

RE: Conceptual Work Session for Lot 1171R, TBD San Joaquin Road, to Develop a New Single-Family Residence, Pursuant to CDC sections 17.4.11.

Work Session Overview: Driveway Retaining Wall Design

PROJECT GEOGRAPHY

Legal Description: LOT 1171R ACC TO REPLAT OF LOTS 1171 AND 1172, FILING 30, SAN JOAQUIN VILLAGE REC 04 29 2010 PLAT BK 1 PG 4334 1.868 AC MOL

Address: Lot 1171R, TBD San Joaquin Road

Applicant/Agent: Christopher Hawkins, Alpine Planning LLC and Tommy Hein Architects

Owner: JCCS Realty LLC

Zoning: Single Family

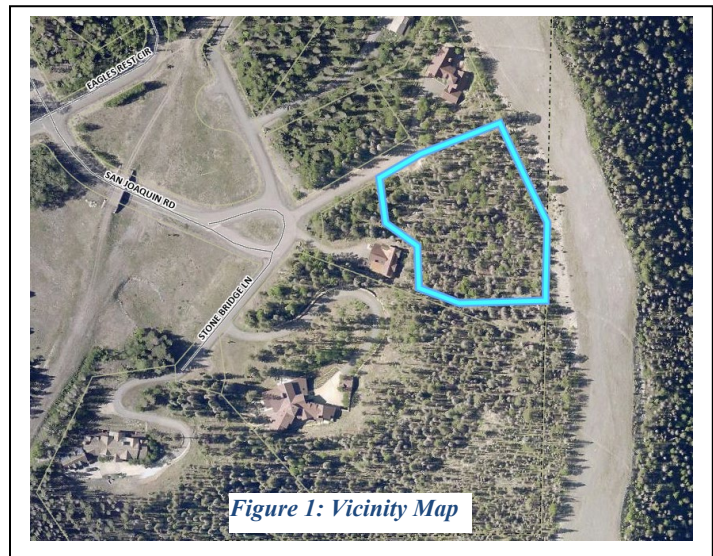
Existing Use: Vacant

Proposed Use: Single-Family Residence

Lot Size: 1.868 Acres

Adjacent Land Uses:

- **North:** Single-Family Residence
- **South:** Single-Family Residence
- **East:** Open Space/Ski Area
- **West:** Single-Family Residence



ATTACHMENTS

- Exhibit A: Plan Set

Case Summary:

Christopher Hawkins and Tommy Hein (Applicants), working on behalf of JCCS Realty, LLC (Owner), has requested a work session with the Design Review Board to discuss a proposed single family home to be located at Lot 1171R, TBD San Joaquin Road. The applicant has provided conceptual driveway designs for the proposed home and as part of the work session would like to gauge the Design Review Board's opinion of the proposal. The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues, and possible solutions.

Existing Conditions:

Lots 1171R and 1172R were created via a Minor Subdivision in 2010 which realigned the existing lot lines to provide greater access for Lot 1171R to the Sundance ski run. Access to the property is provided through an access tract off the cul-de-sac of San Joaquin Road. This access tract is also used to access a single-family residence on the adjacent Lot 1170.

Design Review:

As noted in the applicant's narrative, the owner wishes to construct a single-family residence that has ski-in/ski-out access to the Sundance ski run. In order to access the upper portions of the lot to achieve this, a long, winding driveway would need to be constructed on the property. The current proposal is for a 560-foot-long driveway that transitions between 12%, then to 8% through a switchback, and back to 12% to reach the proposed development site. In order to switchback the site, retaining walls up to thirty-four feet (34') in height would need to be installed on the uphill side of the driveway. In response to comments from the Telluride Fire Protection District, the applicant recently added a proposed fire turnaround on the downhill side of the driveway.

The applicant provided two separate designs in their packet, listed as Scheme A and Scheme B. The applicant's most recent submittal is sheet C2, listed as "TFPD Compliant", which is what Town staff reviewed for this worksession. The most significant change in Scheme B design was the addition of a firetruck turnaround, which is not represented in the most current 3D renderings in this packet (the applicant should provide an updated 3D rendering at the worksession).

There are numerous provisions of the CDC that the proposed driveway does not meet:

CDC Section 17.6.6.B.2.a: For driveways that service three (3) or fewer single-family dwellings, the minimum paved drive surface width shall be twelve feet (12') for driveway lengths less than 150 feet. Driveway lengths exceeding 150 feet which service three (3) or fewer single-family dwellings shall have a minimum paved surface of sixteen feet (16'). Shoulders may be required by the Fire Code.

Staff Comment: With the driveway length of 560 feet as shown in Scheme B, the CDC requires a driveway width of 16 feet. The applicant has proposed a 12-foot-wide driveway, which does not meet the Town's standards. A wider driveway may necessitate taller retaining walls, which the DRB should discuss. It should be noted that a development site lower down the hill and closer to the access tract would not need such long driveway and could meet the lower driveway width standards. As noted in the project narrative, this design is being proposed specifically to create ski-in/ski-out access to the home.

CDC Section 17.6.6.B.4: Maximum Grade. Driveway grade shall not exceed eight percent (8%) except:

a. Garage entrances, parking and required fire apparatus turnaround areas shall not exceed five to six percent (5% – 6%) grades without specific approval from the review authority in consultation with the Telluride Fire Protection District and Public Works Department.

i. If driveways grades for such areas are approved greater than five to six (5% – 6%) percent, then the review authority may require that a snowmelt system be incorporated into the driveway design.

b. The maximum driveway grades shall not exceed five percent (5%) for the first twenty (20') feet from the edge of the public roadway or access tract.

c. Transitional sections not exceeding 500 feet may be allowed a maximum of ten (10%) percent if approved by the Town in consultation with the Fire Marshal. Transitional sections exceeding eight (8%) percent shall not be within 500 feet of each other. Curves with a centerline radius of less than 250 feet shall not exceed eight (8%) percent.

d. Transitional sections may be allowed a maximum grade up to twelve (12%) percent providing all residences are equipped with an approved fire sprinkler system meeting the Fire Code.

e. Curves with a centerline radius of less than 250 feet shall not exceed eight percent (8%) grade.

Staff Comment: The proposal meets some of the provisions of this section of the CDC; however, the two sections of 12% grade are within approximately 110 feet of each other. The TFPD provided the following comments (it should be noted that the design has since been modified):

1) A sign reading NO FIRE ACCESS shall be posted on the address monument. This mitigation is due to there being no fire apparatus turnaround within 225 feet of the structure, the inside radius under 32 feet, and the grade at 12% in option B.

2) Hard surface (concrete or steel) stairs, with landings at 10 foot elevations, shall be installed at the entrance of the driveway in a straight line to the 5+00 area of the driveway. This mitigation is due to there being no fire apparatus turnaround within 225 feet of the structure, the inside radius under 32 feet, and the grade at 12% in option B.

3) A dry standpipe intake connection shall be installed on the address monument with a discharge connection at the top of the stairs. This mitigation is due to there being no fire apparatus turnaround within 225 feet of the structure, the inside radius under 32 feet, and the grade at 12% in option B

4) The structure shall have a monitored fire suppression and alarm system.

CDC Section 17.6.6.B.7: Grading. The maximum cut and fill slope shall be 3:1 without a soils report prepared by a Colorado professional engineer that shows steeper slopes are warranted. Slopes steeper than 2:1 shall require retaining walls that are designed by a Colorado professional engineer. Notwithstanding the foregoing, a maximum slope of 1.5:1 may be approved by the review authority based on a soils report prepared by a Colorado professional engineer if the aesthetic of such slope is determined to be appropriate.

a. The maximum retaining wall height shall be five feet (5'), with a minimum "step" in between walls of four feet (4') to allow for landscaping to soften the walls.

b. Retaining walls shall be setback from driveways at least five (5) feet, where practicable, to allow proper room for drainage, snow plowing and snow storage.

Staff Comment: With numerous retaining wall sections both above and below the proposed driveway between 12 feet and 34 feet in height, this CDC standard is not being met. The CDC should discuss whether the 5-foot standard should be followed, as it would require additional site disturbance in order to step walls in such a manner. It also appears that the uphill wall in the switchback does not provide the minimum 5 feet for plowing and snow storage, but there may be the ability to push snow to the downhill side of the driveway.

The design also includes a large retaining wall adjacent to the garage and does not provide much turnaround space at the house, if any. Without a turnaround at the house, any exterior parking spaces may be problematic to navigate around. The DRB should discuss whether additional turnaround space at the house would be necessary, along with the location and appropriateness of the exterior parking spaces.

CDC Section 17.3.14.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.

CDC Section 17.3.14.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.

Staff Comment: The applicant has proposed to a portion of the driveway through the General Easement on the west side of the property, as well as soil nails into the General Easement on the south side of the property in the vicinity of the switchback. The driveway would appear to be within 30 feet of the adjacent residence on Lot 1172, which could impact the homeowners there. The DRB should discuss whether a significant length of driveway and soil nails are appropriate to be located within the General Easement and adjacent to another home.

RECOMMENDATION

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

Staff recommends the DRB review and evaluate the proposed concept plans based on the applicable criteria for decision for the future development application and provide non-binding feedback and direction to the applicant regarding the design and proposed density. Future applications for development of this site will require referral to the Telluride Fire Protection District as well as the Public Works Department, so additional feedback should be anticipated during that process as well.



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



Lot 1171R Conceptual Worksession TBD San Joaquin

Revised June 17, 2024



Uncompahgre
Engineering, LLC



Site Context and Design

JCCS Realty LLC (“Owner”) is the owner of Lot 1171R, Mountain Village Filing No. 30 (“Property”). Juan Carlos Casias has owned the Property for 20 years with the goal of building a ski-in/ski-out home in Mountain Village. The Site is vacant and located in the Single-family Zone District.

The Property is located next to the Sundance Ski Run on the southeast side of the town as shown in Figure 1. Access to the Property is from Access Tract F-30 A-3 that extends from the San Joaquin cul-du-sac loop. The Owner desires to construct a home at the far east side of the property that is adjacent to the Sundance Ski Run to allow for ski-in/ski-out access. The Property contains mostly steep slope areas that are 30% or greater which make access to the building area challenging and requires a creative design approach to reach the upper building area.

The Property was re-subdivided by Mr. Casias in 2010 as shown in Figure 2 to allow for more run/length for the driveway from the access tract to allow for a driveway that accesses the building site adjacent to the Sundance Ski Run. Prior to this re-subdivision, Lot 1171 and lot 1172 both had frontage onto the San Joaquin Right-of-Way with Access Tract F-30 A-3 also providing access to Lot 1171 and the shared lot line running in an east-to-west direction. The 2010 replat created a much smaller lot for Lot 1172R that contains 0.823 acres and a much larger area for Lot 1171R that contains 1.868 acres.

Property Access

Tommy Hein Architects and Uncompahgre Engineering worked with the Owner over the course of several months evaluating the best access design for the Property, with the goals to minimize site disturbance, minimize driveway costs, and provide access to the Owner’s desired building site. The final plan designed by the team and Owner is shown in the work session plan set as Scheme A.

The plan sets shows two other options that were considered: Scheme B that has significantly more site disturbance, cut and retaining walls, and a prior plan for the Property that was prepared by Gregg Anderson that also has significantly more site disturbance, cut, fill and retaining walls. Scheme A is the best option to minimize overall site disturbance, costs and the amount of retaining walls to allow access to the Owner’s desired building site.

The proposed plans necessitate Driveway Standard variations pursuant to CDC Section 17.6.6.B.23:

“Variation. The review authority may grant a variation to the driveway standards provided the review authority finds such exemption will not adversely affect public health, safety and welfare.”

We are specifically seeking the following Driveway Standard variations:

1. CDC Section 17.6.6.B.7a-b:

a. The maximum retaining wall height shall be five feet (5’), with a minimum “step” in between walls of four feet (4’) to allow for landscaping to soften the walls.

b. Retaining walls shall be setback from driveways at least five (5) feet, where practicable, to allow proper room for drainage, snow plowing and snow storage.”

The design proposes up to a 32-foot high stone-faced retaining wall as shown in the plan set. Proposed Scheme A retaining wall heights range from 7 to 32 feet, with a 23-foot high wall at the garage autocourt area. CDC

2. Section 17.6.6.B.2.a:

a. For driveways that service three (3) or fewer single-family dwellings, the minimum paved drive surface width shall be twelve feet (12’) for driveway lengths less than 150 feet. Driveway lengths exceeding 150 feet which service three (3) or fewer single-family dwellings shall have a minimum paved surface of sixteen feet (16’). Shoulders may be required by the Fire Code.”



Figure 1. The Property

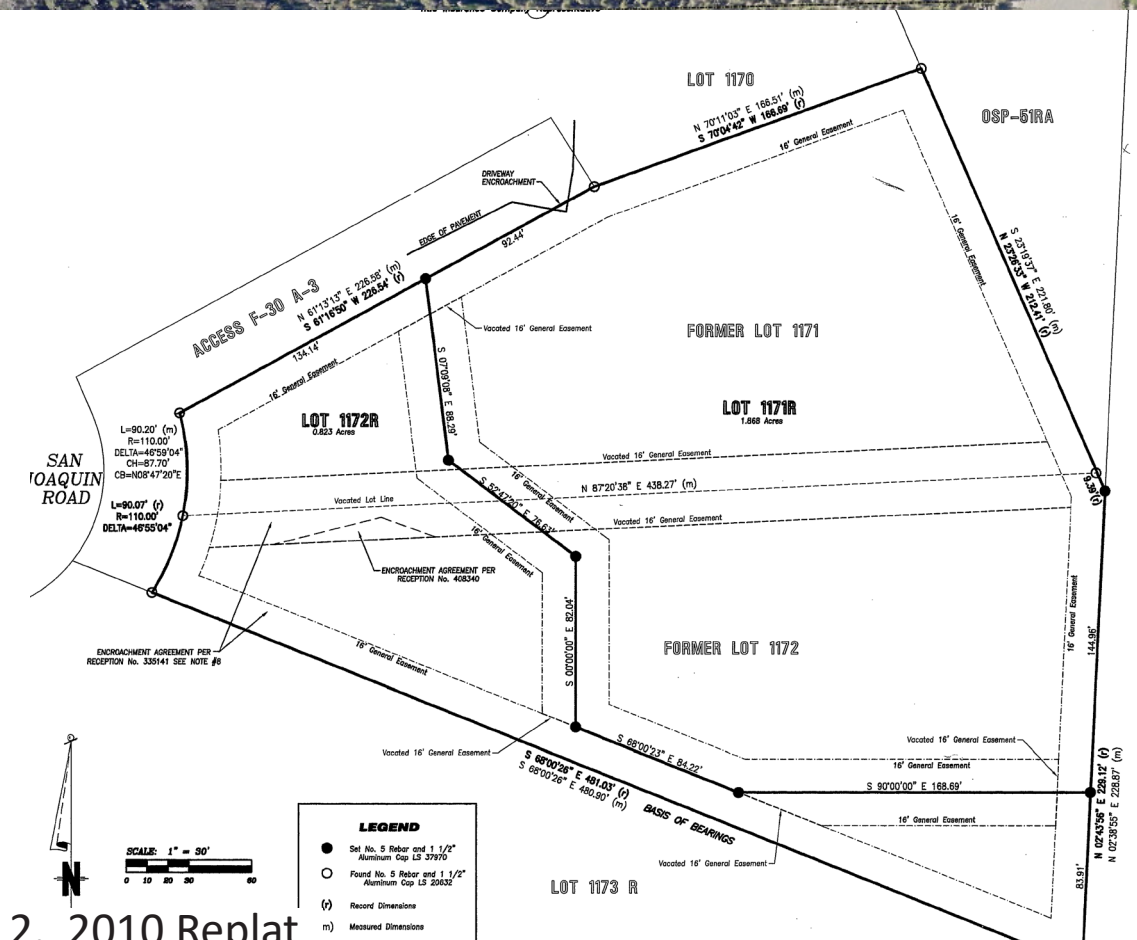


Figure 2. 2010 Replat

3. CDC Section 17.6.6.B.4:

“4. Maximum Grade. Driveway grade shall not exceed eight percent (8%) except:

- a. Garage entrances, parking and required fire apparatus turnaround areas shall not exceed five to six percent (5% – 6%) grades without specific approval from the review authority in consultation with the Telluride Fire Protection District and Public Works Department.
- i. If driveways grades for such areas are approved greater than five to six (5% – 6%) percent, then the review authority may require that a snowmelt system be incorporated into the driveway design.
- b. The maximum driveway grades shall not exceed five percent (5%) for the first twenty (20’) feet from the edge of the public roadway or access tract.
- c. Transitional sections not exceeding 500 feet may be allowed a maximum of ten (10%) percent if approved by the Town in consultation with the Fire Marshal. Transitional sections exceeding eight (8%) percent shall not be within 500 feet of each other. Curves with a centerline radius of less than 250 feet shall not exceed eight (8%) percent.
- d. Transitional sections may be allowed a maximum grade up to twelve (12%) percent providing all residences are equipped with an approved fire sprinkler system meeting the Fire Code.
- e. Curves with a centerline radius of less than 250 feet shall not exceed eight percent (8%) grade.

4. CDC Section 17.6.6.B.6:

“Turning Radius. The inside turning radii of a corner shall not be less than thirty-two feet (32’).”

The Scheme A driveway is designed with a 5% grade at the access tract that transitions to a 11.8% grade, 7.5% grade, 11.8% grade and 4.1% grade at the proposed homesite. The driveway is also designed with a width of 12’ feet, 2-foot shoulders on either side and a curve radius of 29 feet.

The proposed Driveway Standard variations are needed in order to access the building site adjacent to the ski run and significantly limit site disturbance, grading, retaining wall areas, and tree removal. The Driveway Standard variations will necessitate Telluride Fire Protection District (“**District**”) approval that will ensure protection of the public health, safety and welfare, with the plans referred to the District. District comments on the Scheme A plans will be provided once received.

Hilfiker retaining walls are proposed below the driveway while soil nailing is proposed above the walls, with all retaining walls to be stone-faced as required by the Design Regulations.

Steep Slope Regulations

The Property contains mostly steep slope areas. Any development of the Property will therefore require review and approval pursuant to the CDC Steep Slope Regulations.

Section 17.6.1(C)(2)(a) of the Community Development Code (“**CDC**”) states that:

“Building and development shall be located off slopes that are thirty percent (30%) or greater to the extent practical.

- i. In evaluating practicable alternatives, the Town recognizes that it may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations.”

The development of the Site necessitates disturbance of steep slopes that are 30% or greater.

CDC Section 17.6.1(C)(2)(c) states, with our compliance comments shown in blue text:

“The review authority shall only allow for disturbance to slopes thirty percent (30%) or greater if it is demonstrated that there is not a practicable alternative to avoiding such activities and if the following criteria are met:

- i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan. *The proposed disturbance for driveway access and a home are in general conformance with the Mountain Village Comprehensive Plan because it envisions the Property with single-family land uses. The Owner desires to locate the home adjacent to the Sundance Ski Run that is at the highest portion of the site and to also access mountain and valley views to the north and west. Ski area access is very important for all lots that abut ski runs in the town. The civil engineering and structural engineering design will ensure that environmental resources are not impacted.*
- ii. The proposed disturbance is minimized to the extent practical. *The impact to steep slope areas is minimized to the extent practical with the proposed design intended to limit cut and fill, and site disturbance. Requiring lower retaining walls, lower road grades, a wider road or a wider turn radius will only increase the site disturbance and increase the amount of cut and fill.*

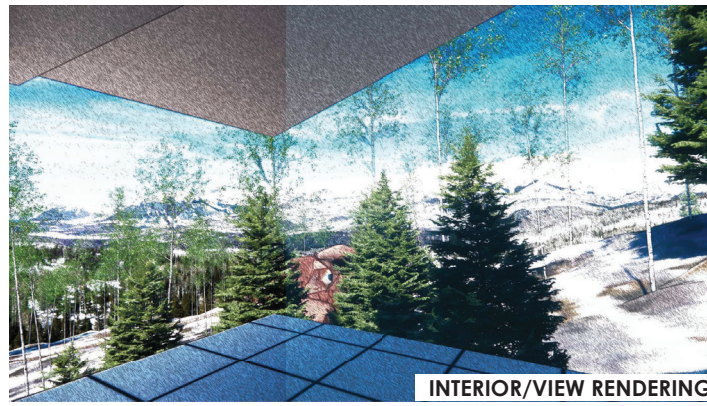
A Colorado professional engineer or geologist has provided: (a) A soils report or, for a subdivision, a geologic report. *A geologic report and soils report will be provided with the Final Architectural Review application materials.*

(b) An engineered civil plan for the lot, including grading and drainage plans. *The civil plans were prepared by Uncompahgre Engineering and are included in the work session plan set.*

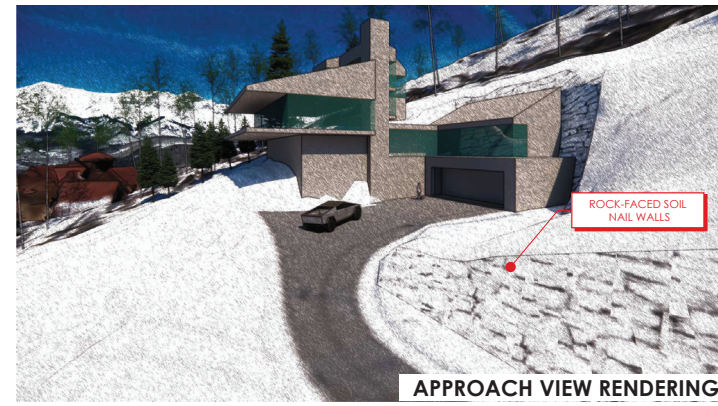
iv. And the proposal provides mitigation for the steep slope development in accordance with the engineered plans.” *Grading of the steep slope areas is minimized as shown in the civil plan. The Design Review Process plan set will include construction mitigation measures, such as the use of waddles or other appropriate erosion control materials.*



VIEW ALIGNMENT RENDERING



INTERIOR/VIEW RENDERING



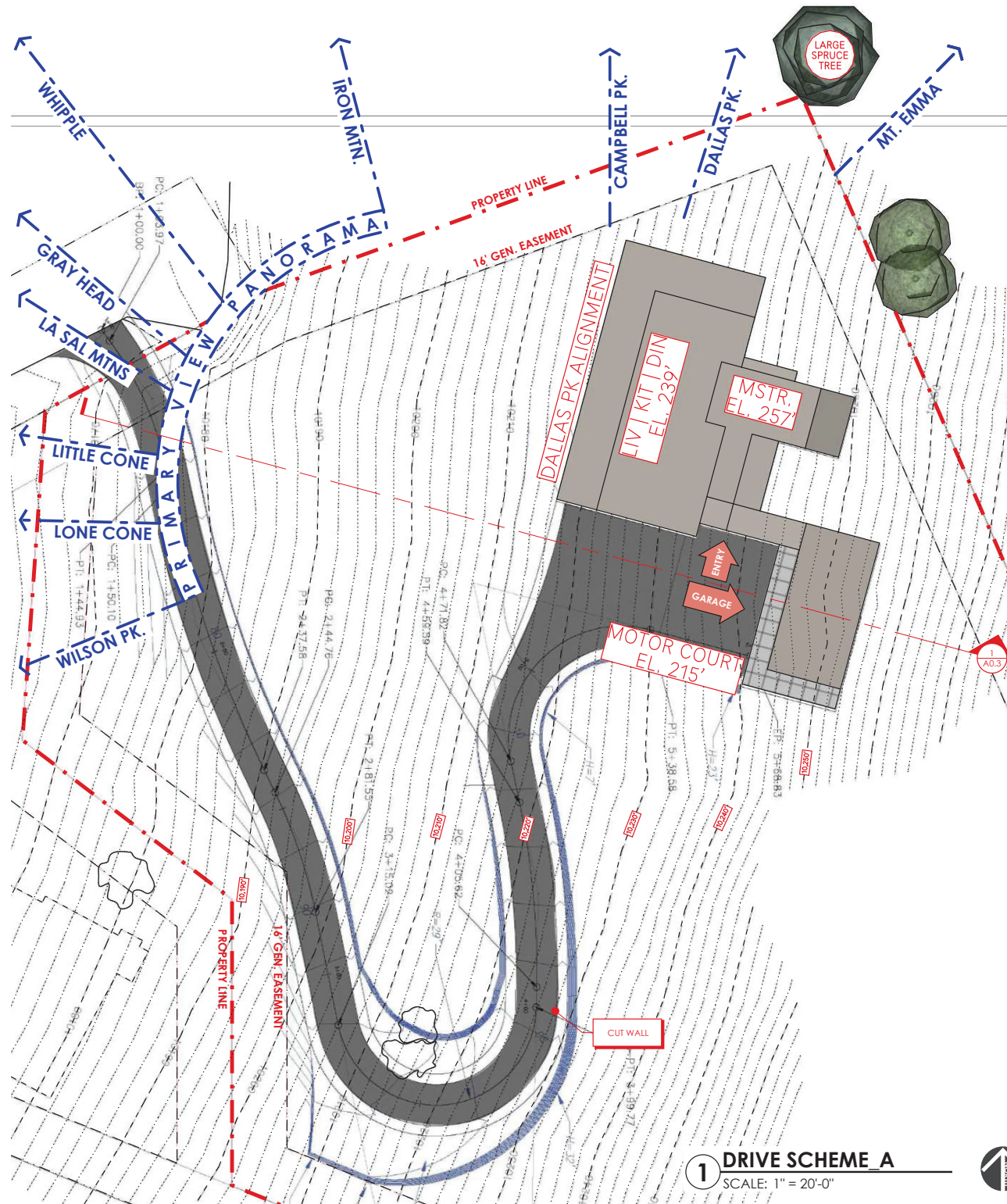
APPROACH VIEW RENDERING



DRIVEWAY CONTEXT VIEW LOOKING SOUTH EAST

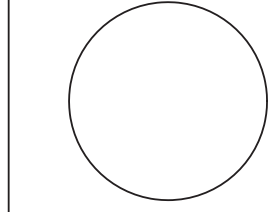


DRIVEWAY CONTEXT VIEW LOOKING NORTH



1 DRIVE SCHEME A
SCALE: 1" = 20'-0"

Tommy Hein
ARCHITECTS
Box 3327 Telluride, Colorado 970.728.1220 | 108 S. Oak St. Penthouse Colorado 81435 | www.TommyHein.com



SUBMISSIONS

DATE	SUBMISSION
2024.05.10	DRIVE CONCEPTS
2024.05.30	DRB WORK SESSION

NOT FOR CONSTRUCTION

LOT 1171R
MTN. VILLAGE
COLORADO
81435

DRIVE SCHEME_A

A.0.1



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

Internal 2024-06-01

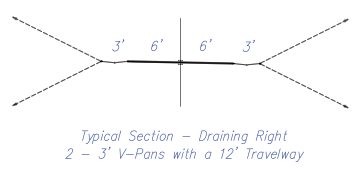
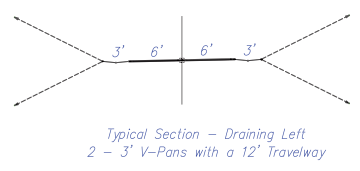
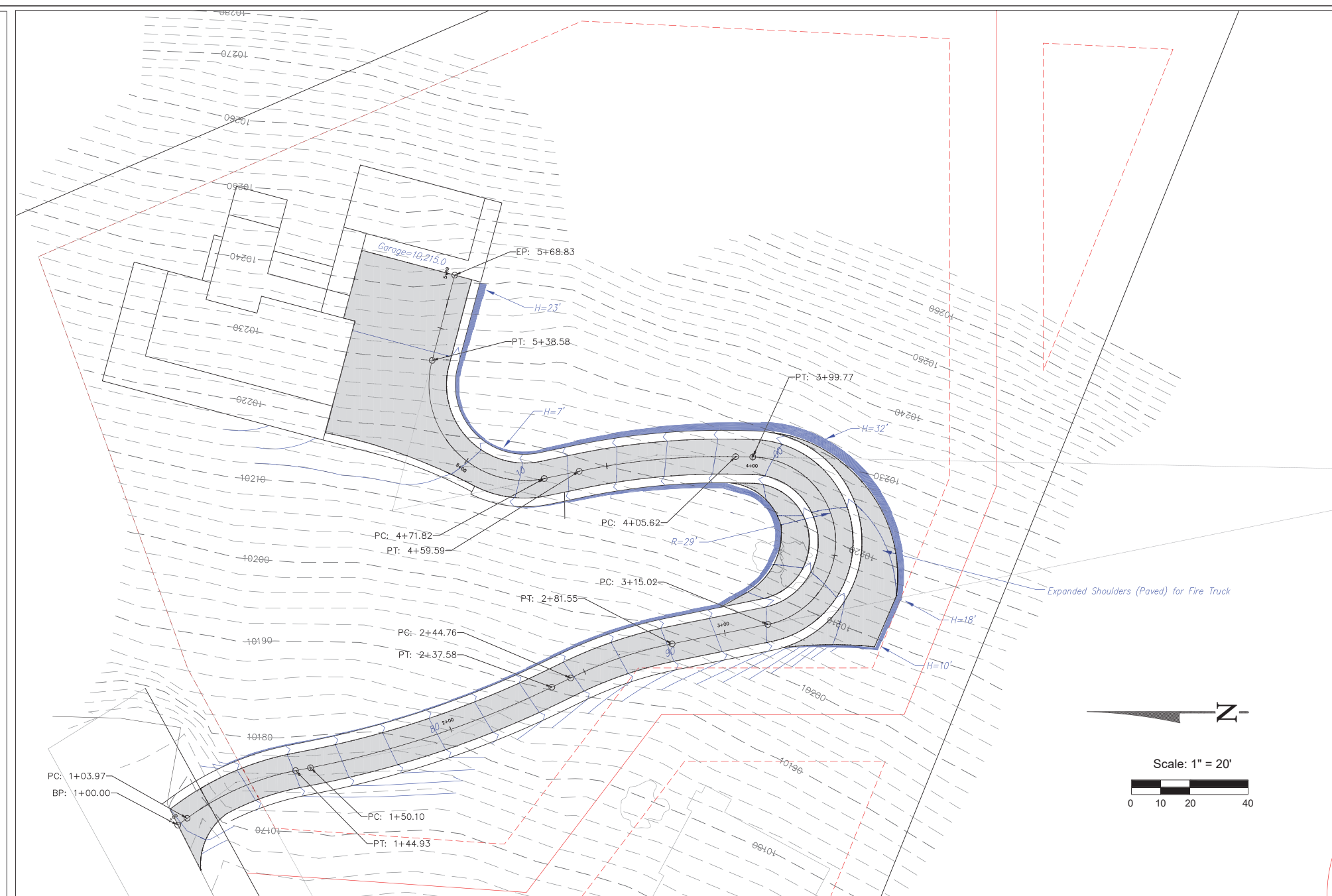
Lot 1171
Mtn. Village, CO

NOT FOR CONSTRUCTION

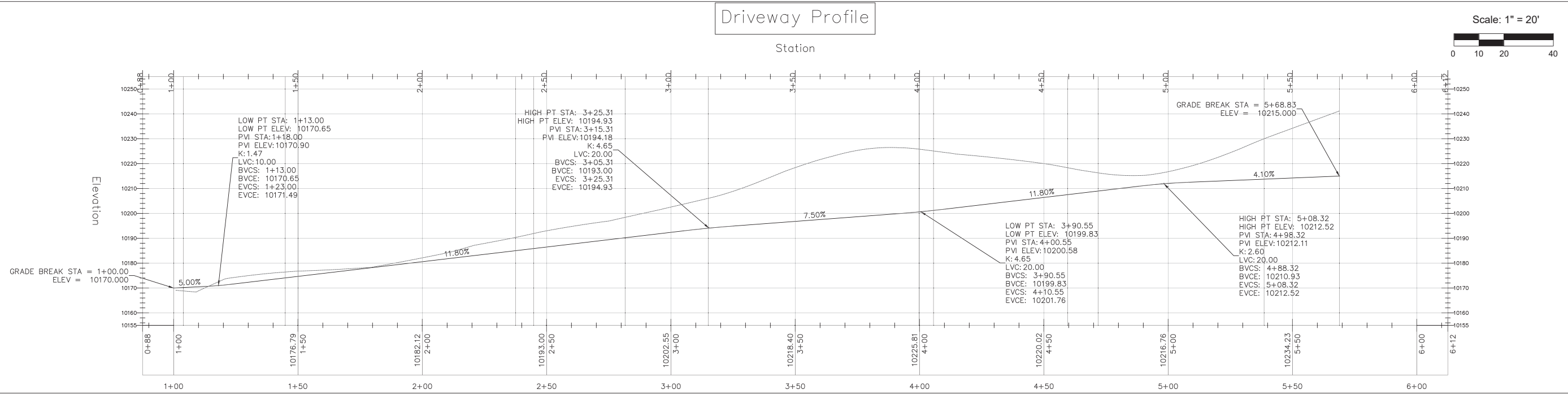
CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Scheme A

C2



Driveway Profile



GRADE BREAK STA = 1+00.00
ELEV = 10170.000

LOW PT STA: 1+13.00
LOW PT ELEV: 10170.65
PVI STA: 1+18.00
PVI ELEV: 10170.90
K: 1.47
LVC: 10.00
BVCS: 1+13.00
BVCE: 10170.65
EVCS: 1+23.00
EVCE: 10171.49

HIGH PT STA: 3+25.31
HIGH PT ELEV: 10194.93
PVI STA: 3+15.31
PVI ELEV: 10194.18
K: 4.65
LVC: 20.00
BVCS: 3+05.31
BVCE: 10193.00
EVCS: 3+25.31
EVCE: 10194.93

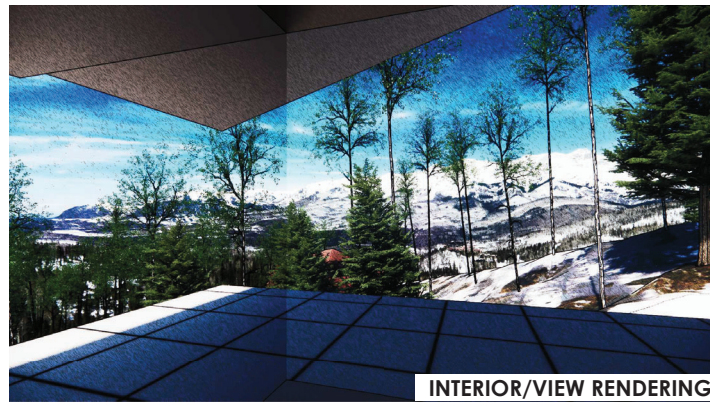
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LOW PT ELEV: 10199.83
PVI STA: 4+00.55
PVI ELEV: 10200.58
K: 4.65
LVC: 20.00
BVCS: 3+90.55
BVCE: 10199.83
EVCS: 4+10.55
EVCE: 10201.76

GRADE BREAK STA = 5+68.83
ELEV = 10215.000

HIGH PT STA: 5+08.32
HIGH PT ELEV: 10212.52
PVI STA: 4+98.32
PVI ELEV: 10212.11
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EVCE: 10212.52



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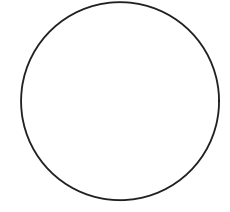


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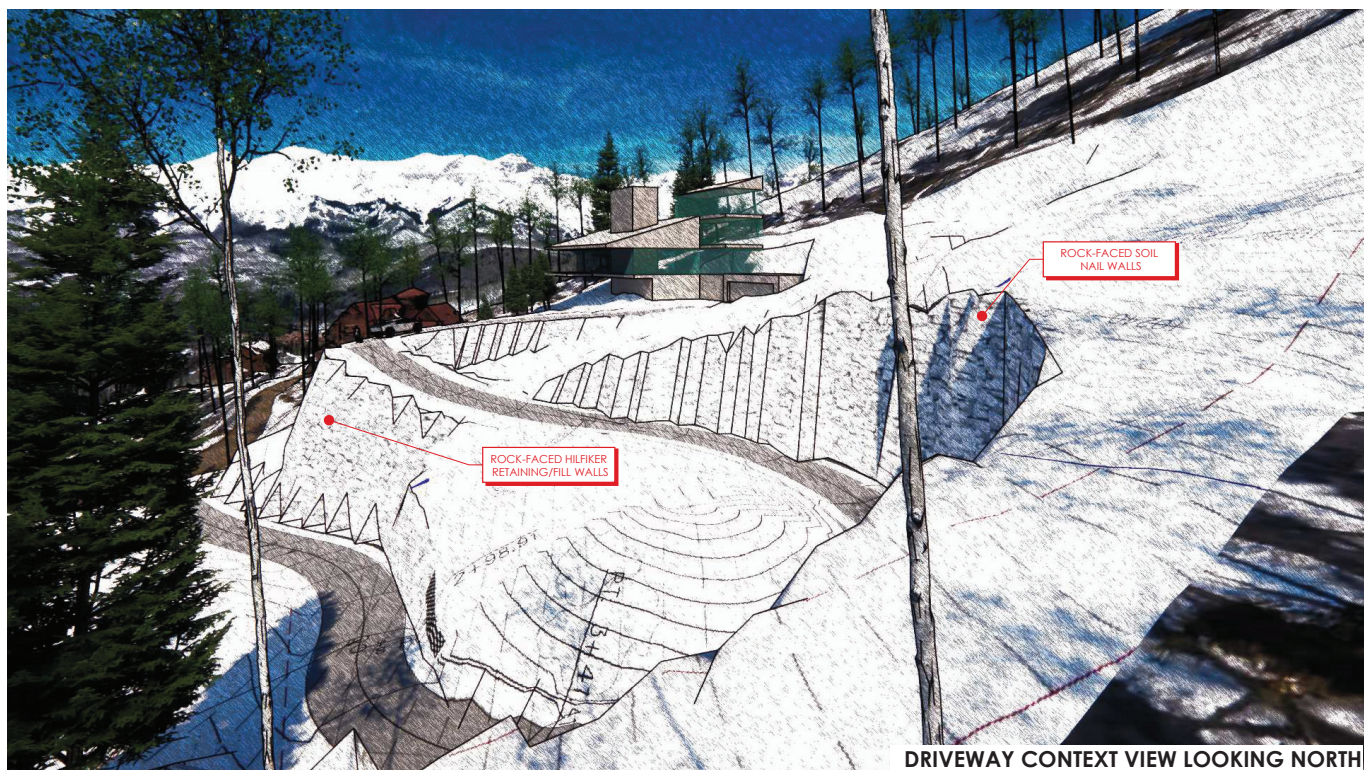


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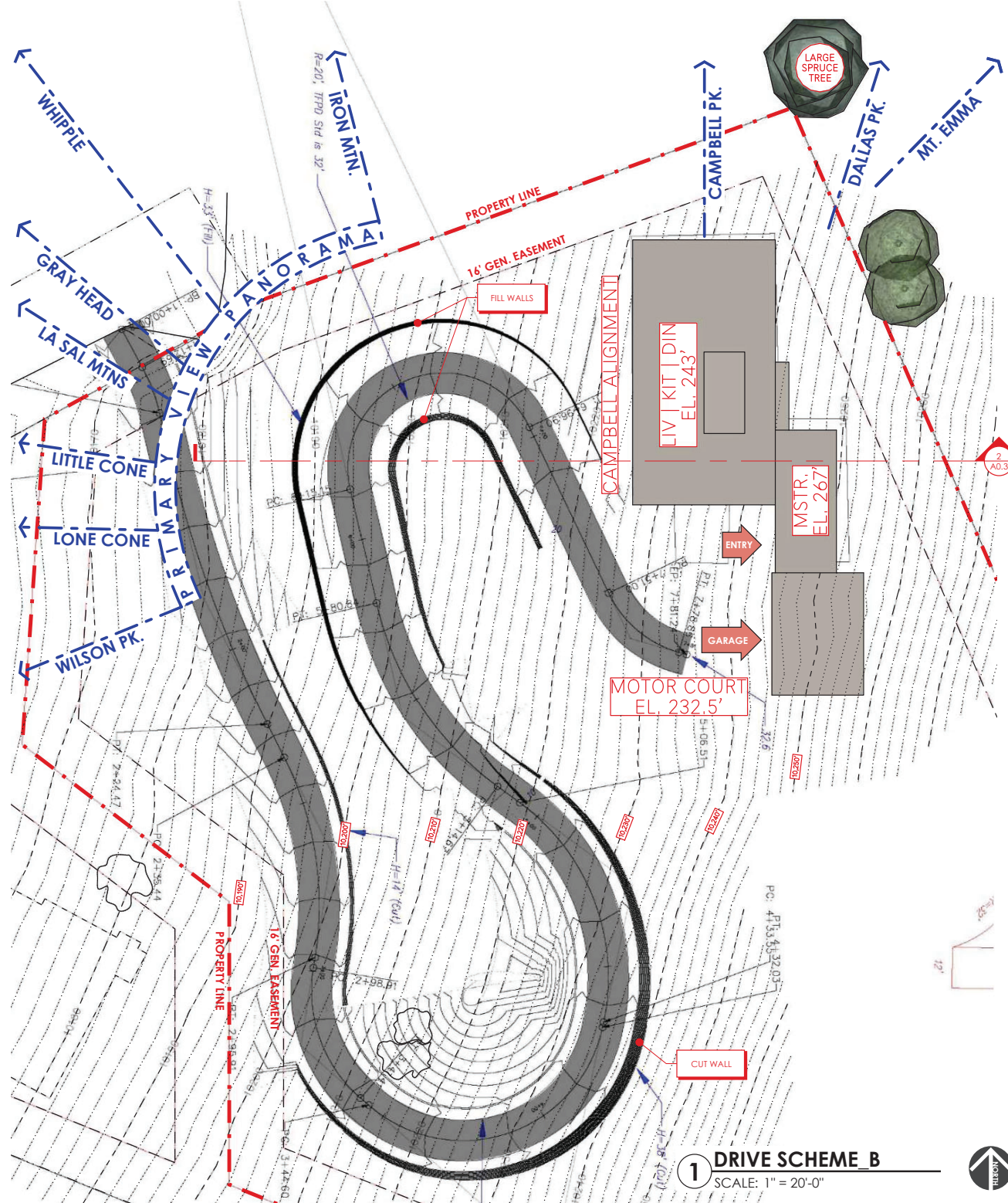
Tommy Hein
ARCHITECTS
Box 3327 Telluride, CO 81435
970.728.1220 Penthouse 81435
www.TommyHein.com



DRIVEWAY CONTEXT VIEW LOOKING SOUTH EAST



DRIVEWAY CONTEXT VIEW LOOKING NORTH



1 DRIVE SCHEME B
SCALE: 1" = 20'-0"

SUBMISSIONS

DATE	SUBMISSION
2024.05.10	DRIVE CONCEPTS
2024.05.30	DRB WORK SESSION

NOT FOR CONSTRUCTION

**LOT 1171R
MTN. VILLAGE
COLORADO
81435**

DRIVE SCHEME_B

A0.2

Plot Time: 06.17.2024 AO_Drive Schemes_1171



Uncompahgre Engineering, LLC

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

SUBMISSIONS:
Internal 2024-06-01

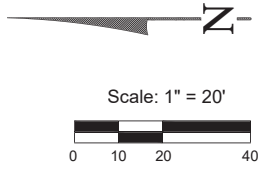
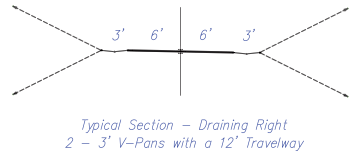
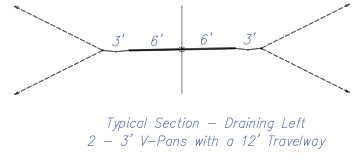
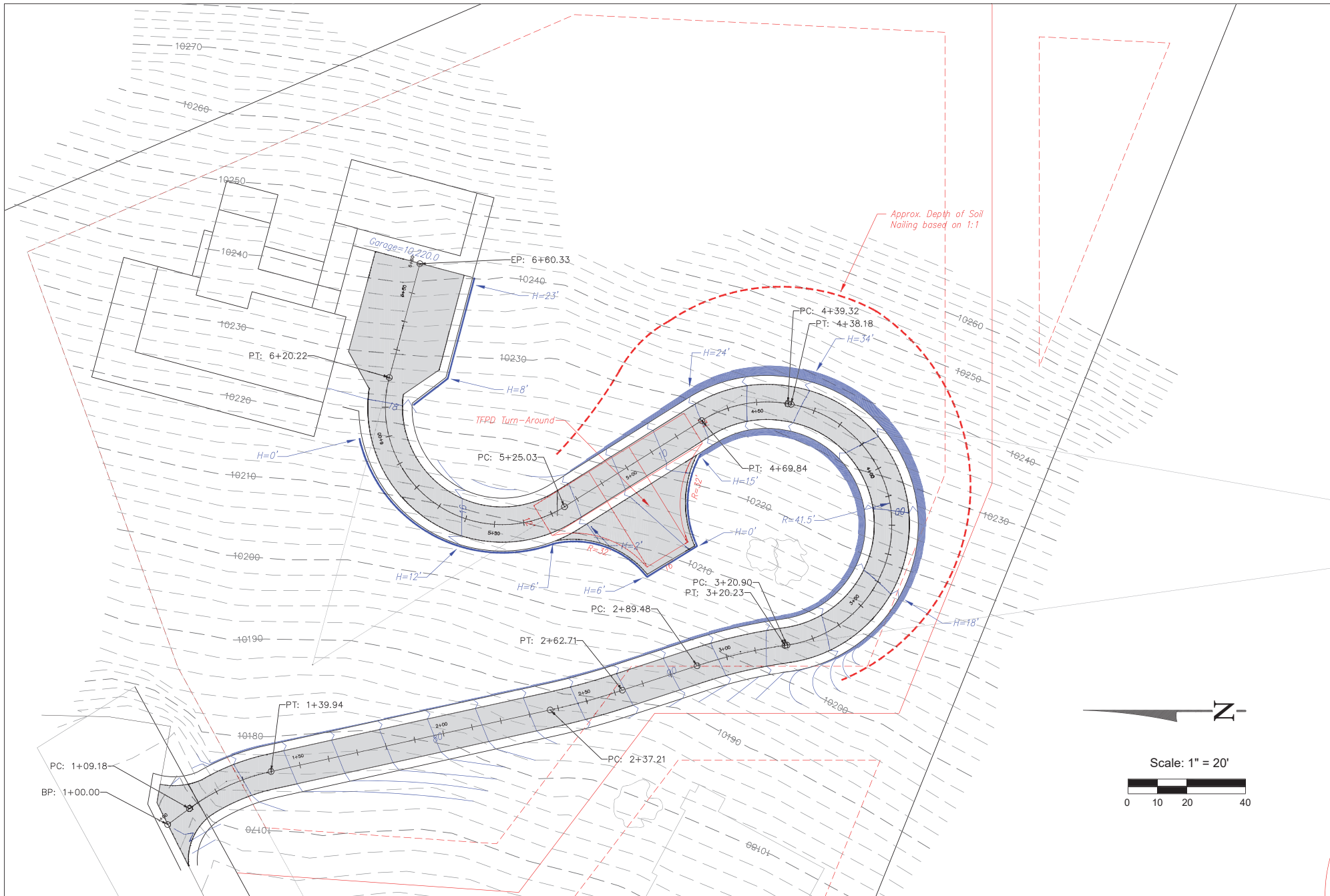
Lot 1171
Mtn. Village, CO

NOT FOR CONSTRUCTION

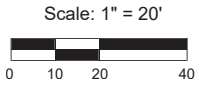
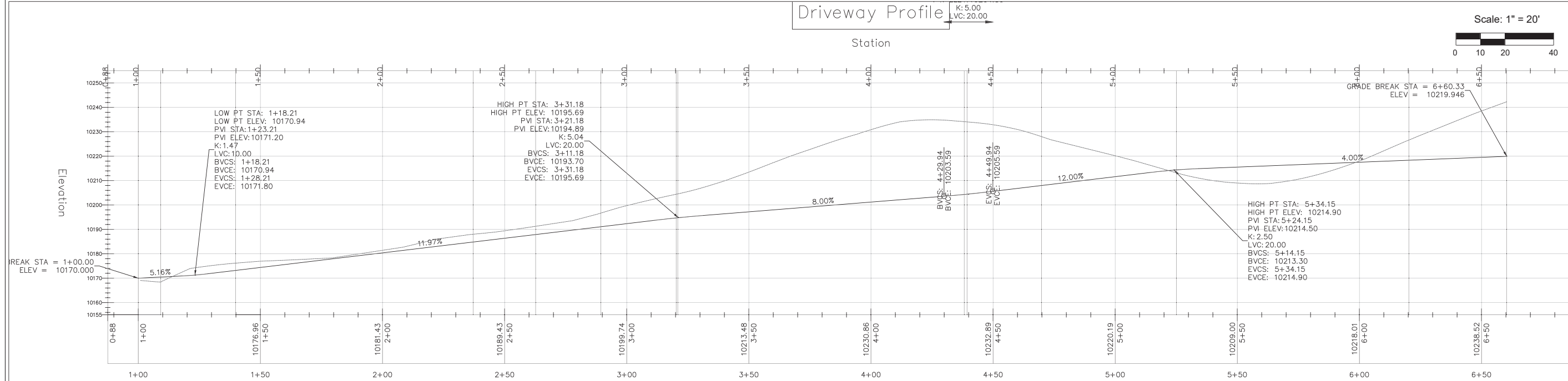
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

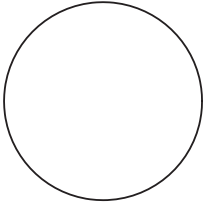
TFPD Compliant

C2



Driveway Profile





SUBMISSIONS

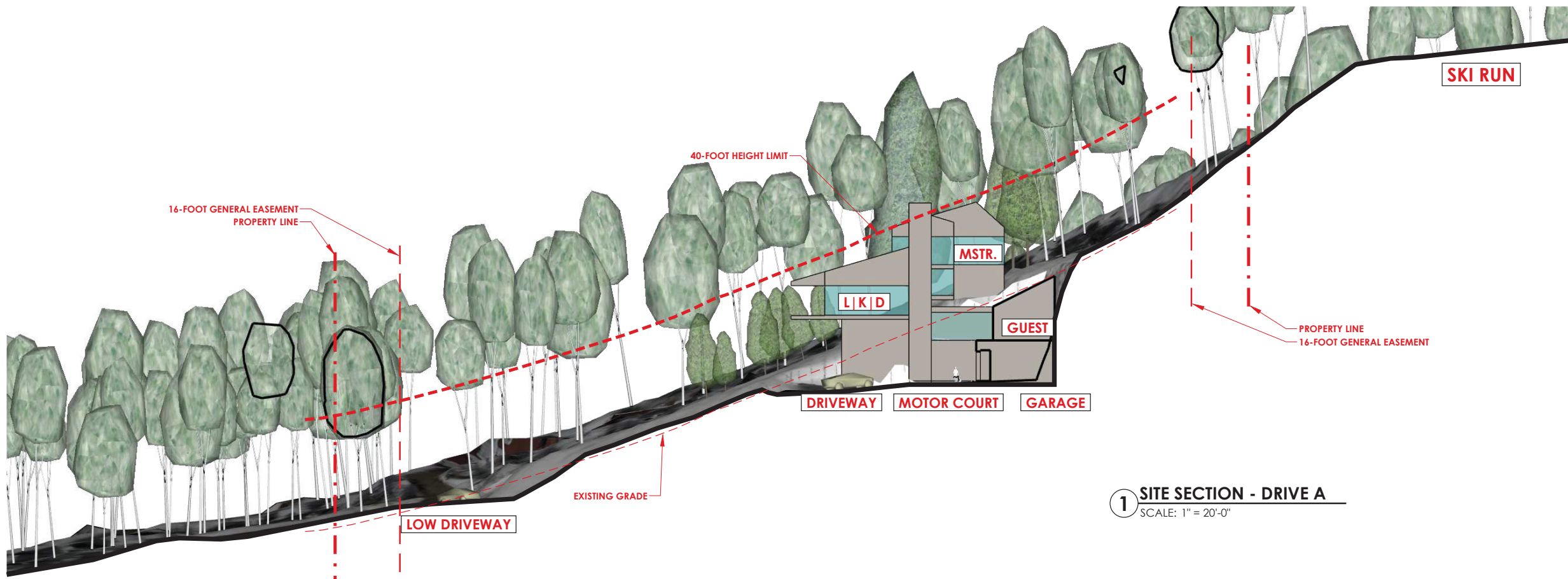
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2024.05.10	DRIVE CONCEPTS
2024.05.30	DRB WORK SESSION

NOT FOR CONSTRUCTION

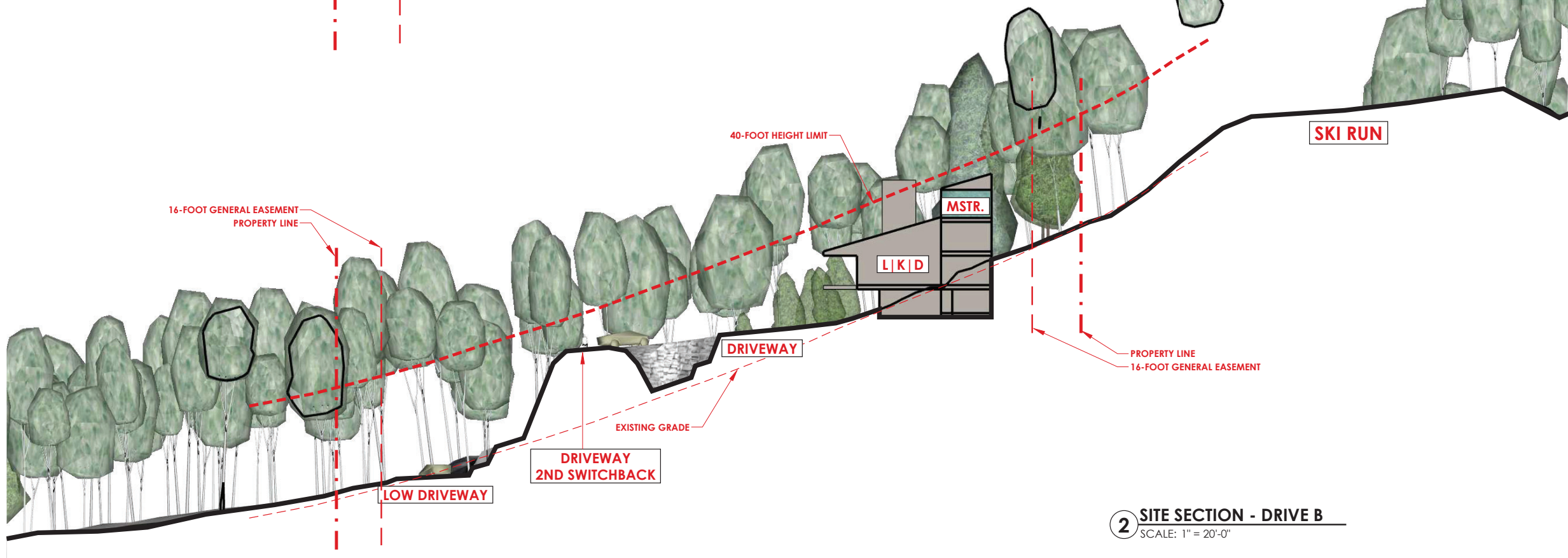
LOT 1171R
MTN. VILLAGE
COLORADO
81435

**SITE-SECTIONS
DRIVE A &
DRIVE B**

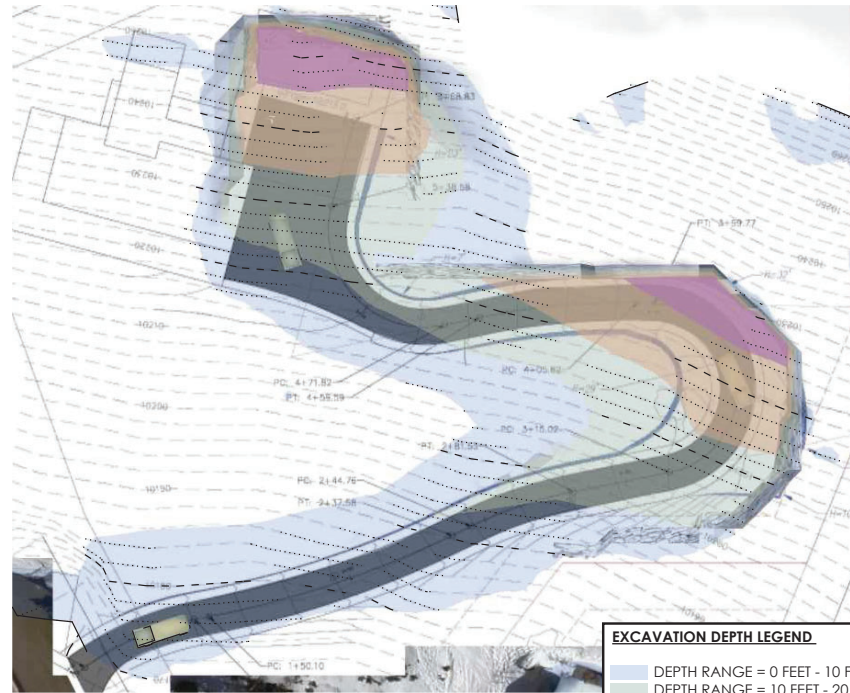
A.0.3



1 SITE SECTION - DRIVE A
SCALE: 1" = 20'-0"



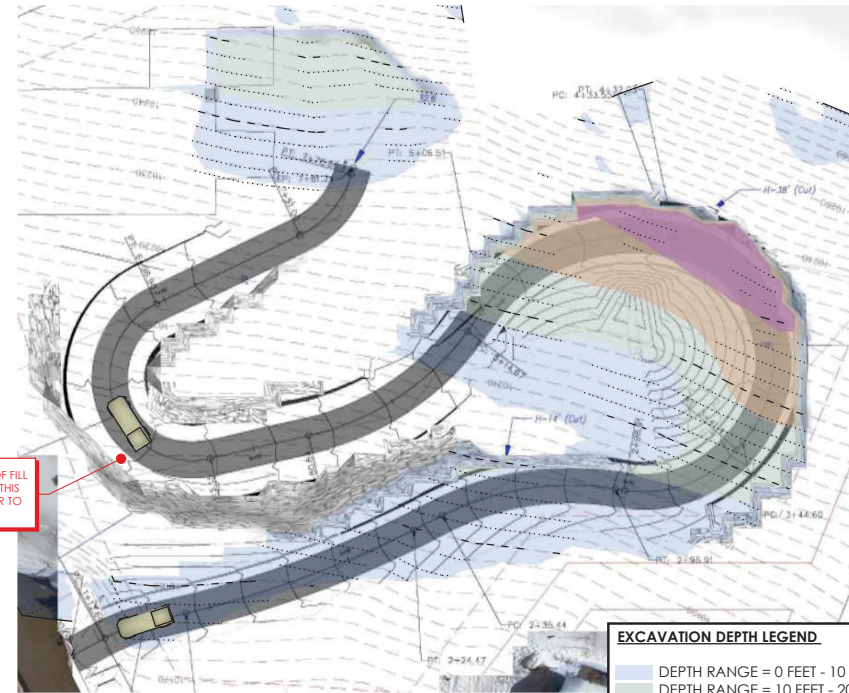
2 SITE SECTION - DRIVE B
SCALE: 1" = 20'-0"



1 DRIVE SCHEME A
SCALE: 1" = 30'-0"



EXCAVATION DEPTH LEGEND	
	DEPTH RANGE = 0 FEET - 10 FEET
	DEPTH RANGE = 10 FEET - 20 FEET
	DEPTH RANGE = 20 FEET - 30 FEET
	DEPTH RANGE = 30 FEET - 40 FEET



NOTE: 30+ FEET OF FILL
REQUIRED FOR THIS
PORTION - REFER TO
CIVIL

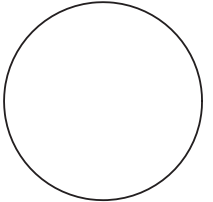
2 DRIVE SCHEME B
SCALE: 1" = 30'-0"



EXCAVATION DEPTH LEGEND	
	DEPTH RANGE = 0 FEET - 10 FEET
	DEPTH RANGE = 10 FEET - 20 FEET
	DEPTH RANGE = 20 FEET - 30 FEET
	DEPTH RANGE = 30 FEET - 40 FEET

Tommy Hein
ARCHITECTS

Box 3327 108 S. Oak St. Penthouse
Telluride, Colorado 81435
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SUBMISSIONS

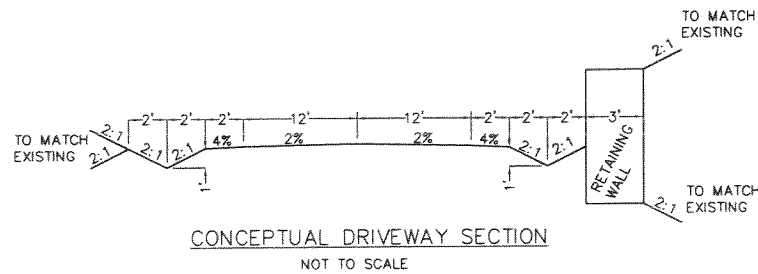
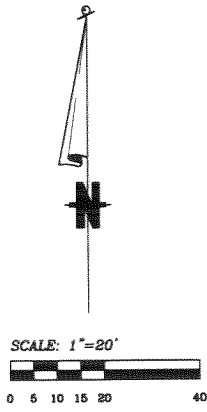
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2024.05.30	DRB WORK SESSION

**NOT FOR
CONSTRUCTION**

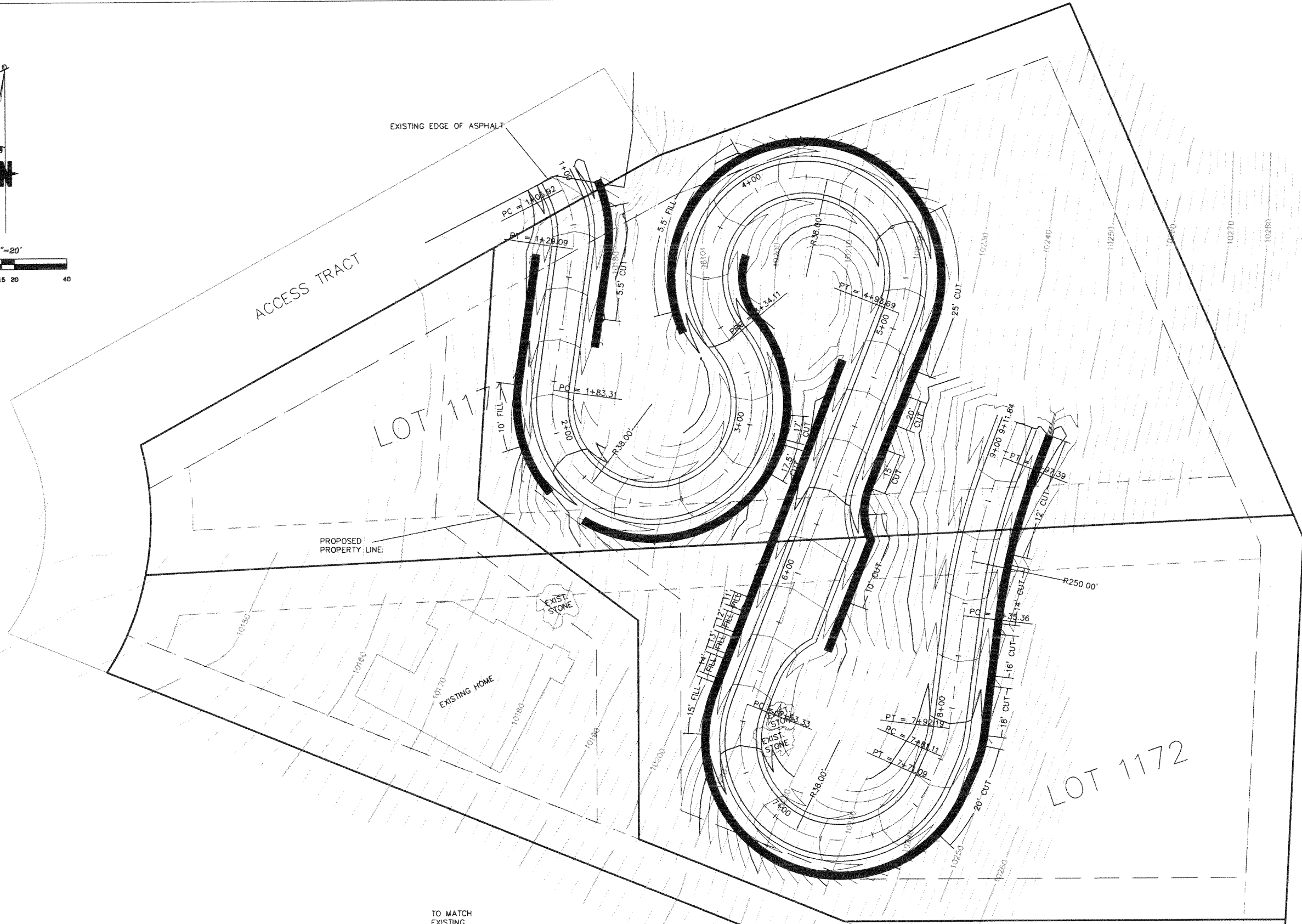
LOT 1171R
MTN. VILLAGE
COLORADO
81435

**DRIVEWAY &
GARAGE
EXCAVATION
EXHIBITS**

**A
0.4**



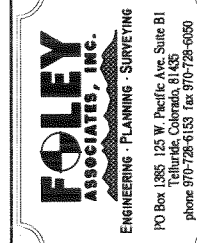
CONCEPTUAL DRIVEWAY SECTION
NOT TO SCALE



THIS PLAN HAS BEEN
REDUCED TO 11 X 17
HALF SCALE

**THESE PLANS ARE
CONCEPTUAL
EXHIBITS ONLY AND
NOT FOR FINAL
PLANNING OR
CONSTRUCTION**

**LOT 1171 & 1172 TMV
CONCEPTUAL DRIVEWAY EXHIBIT PLAN**



Rev.	description	date	by

Project Mgr: GEA
 Drawn by:
 Checked by:
 Start date: 09-03-09
 Des path:
 Sheet No.
1 OF 2
 Project #: 95133

Contact:

Client:

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**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Meeting; September 5, 2024

DATE: August 14, 2024

RE: Consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot 344R, TBD Rocky Road, pursuant to CDC Section 17.4.11.

BACKGROUND: Staff is requesting to table the Final Architecture Review for Lot 344R, TBD Rocky Road. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to table the item.

RECOMMENDED MOTION: I move to table, the consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot 344R, TBD Rocky Road, pursuant to CDC Section 17.4.11.

/cp



TO: Mountain Village Design Review Board

FROM: Drew Nelson, Senior Planner

FOR: Design Review Board Public Hearing; September 5, 2024

DATE: August 28, 2024

RE: Staff Memo – Review and Recommendation by the Design Review Board regarding a Density Transfer and Rezone Application for Lots 37R and 374R per Community Development Code Sections 17.4.9 and 17.4.10

APPLICATION OVERVIEW: Density Transfer and Rezone Application

PROJECT GEOGRAPHY

Legal Description:

Parcel A: Lot 373R, Telluride Mountain Village, Filing 18, According to the Replat of Lots 373 and 374, Telluride Mountain Village, Filing 18 Recorded October 31, 2000 in Plat Book 1 at Page 2820, County of San Miguel, State of Colorado.

Parcel B: Lot 374R, Telluride Mountain Village, Filing 18, According to the Replat of Lots 373 and 374, Telluride Mountain Village, Filing 18 Recorded October 31, 2000 in Plat Book 1 at Page 2820, County of San Miguel, State of Colorado.

Address: 539 Benchmark Drive

Applicant/Agent: Thomas G. Kennedy, attorney

Owner: DAMB Properties, LLC, a Colorado limited liability company, and All Views LLC, a Colorado limited liability company

Zoning: Single-family

Existing Use: Single Family Residence

Proposed Use: Single Family Residence

Lot Size: 12.36 acres

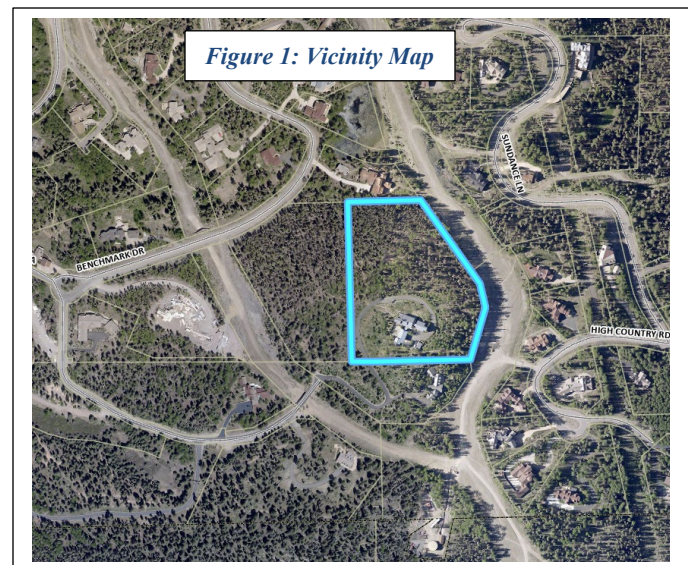
Adjacent Land Uses:

- **North:** Single Family Residence
- **South:** Single Family Residence
- **East:** Open Space / Ski Area
- **West:** Open Space / Ski Area

ATTACHMENTS

Exhibit A: Narrative/Replat

Exhibit B: Staff/Public Comment



Case Summary: DAMB Properties, LLC and All Views, LLC, represented by Thomas Kennedy, are the owners of Lots 373R and 374R and have applied for a Rezone and Density Transfer as well as a concurrent Minor Subdivision to combine the two lots into one large lot. Both of the LLCs are under the same ownership. Currently there is an existing single-family residence on Lot 374R, while 373R is vacant. Both lots have one unit of Single-Family Density assigned for a total of eight (8) person equivalents between the two lots. If the Town Council determines that the proposed replat is appropriate, the newly created Lot 374R2 would have one extra unit of density (a 4-person equivalent) that would be required per the CDC to be transferred into the Town's Density Bank.

It should be noted that the Design Review Board's purview in this application relates solely to the recommendation of the density transfer and rezone application, and the Town Council is the sole ruling body on the Minor Subdivision (replat). Any future proposed development on the site, such as a potential ADU or a significant addition, would be presented to the DRB for 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

	Existing Zoning Designations Built	Existing Zoning Designations Platted and unbuilt	Proposed Zoning Designations Built	Proposed Zoning Designations Platted and Unbuilt	Person Equivalents	Total Person Equivalents
Lot 373R	1	0	1	0	4	
Lot 374R	0	1	0	0	4	
Total						8
Lot 374R2	1	0	1	0	4	4
(373R) To Density Bank				1	4	4
			Total:			8

Staff: The proposal will result in a net decrease of one Single Family Unit of Density, or 4 person equivalents on Lot 373R. The density will be transferred to the Density Bank and the owners will continue to pay any associated fees for this density.

CRITERIA, ANALYSIS AND FINDINGS

The criteria for the decision to evaluate a rezone that changes the zoning designation and/or density allocation assigned to a lot is listed below. The following criteria must be met for the review authority to approve a rezoning application:

CRITERIA, ANALYSIS, AND FINDINGS

The criteria for the decision to evaluate a rezone that changes the zoning designation and/or density allocation assigned to a lot is listed below. The following criteria must be met for the review authority to approve a rezoning application:

17.4.9: Rezoning Process

3. Criteria for Decision:

- a. The proposed rezoning is in general conformance with the goals, policies, and provisions of the Comprehensive Plan;

Staff Finding: The applicant requests to vacate a lot line between two adjacent lots to create one contiguous lot that would be 12.36 acres in size. There is an existing single-family home on the eastern property (Lot 374R); Lot 373R, to the west, is currently vacant. The Comprehensive Plan's Land Use Map designates Benchmark Drive as suitable for single-family development. Based on this finding, it appears the proposed density transfer and rezone would meet the intent of the Comprehensive Plan by continuing the use on the future Lot 374R2 as a single-family residence.

- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations.

Staff Finding: The proposed rezone and density transfer meets the requirements of the CDC. The Single-Family Zone is intended to provide lower density single-family dwellings. By reducing the density between the two lots, the owners would be meeting the intent of the CDC.

- c. The proposed rezoning meets the Comprehensive Plan project standards;

The Comprehensive Plan project standards are listed as follows:

1. Visual impacts shall be minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table. It is understood that visual impacts will occur with development.

2. Appropriate scale and mass that fits the site(s) under review shall be provided.

3. Environmental and geotechnical impacts shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table.

4. Site-specific issues such as, but not limited to the location of trash facilities, grease trap cleanouts, restaurant vents and access points shall be addressed to the satisfaction of the Town.

5. The skier experience shall not be adversely affected, and any ski run width reductions or grade changes shall be within industry standards.

Staff Finding: The proposed rezone and density transfer does not include any additional development, and therefore impacts to visual/scenic, environmental, geotechnical and ski resources are not anticipated. The existing single-family residence was evaluated through Design Review Board in 2010, which contains requirements related to visual impact, scale and massing, environmental and geotechnical impacts, waste, and ski experience.

- d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

Staff Finding: This neighborhood is a single-family zone and is being maintained as a single-family neighborhood. There should be a reduced impact to public health, safety and welfare through the reduction of

transportation demand associated with less overall density in this neighborhood.

- e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
Staff Finding: The Future Land Use Map in the Comprehensive Plan identifies Lots 373R and 374R as single-family residential lots and they will continue to be utilized as such, albeit in a reduced overall site density.
- f. Adequate public facilities and services are available to serve the intended land uses;
Staff Finding: Public facilities and services currently serve the existing development. The proposed rezone and density transfer would reduce the need for services in this area.
- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
Staff Finding: The rezoning will not create vehicular or pedestrian circulation hazards. There will be an overall reduction in curb cuts and vehicular movements through the reduction in the density on the lots.
- h. The proposed rezoning meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards.

17.4.10: Density Transfer Process

D. Criteria for Decision

2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.

- a. The criteria for decision for rezoning are met since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
Staff Finding: The applicant has met the criteria for the decision for rezoning as provided above.
- b. The density transfer meets the density transfer and density bank policies; and
Staff Finding: The application meets all applicable density transfer and density bank policies. The applicant is proposing to transfer existing density into the density bank.
- c. The proposed density transfer meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards.

DESIGN REVIEW BOARD CRITERIA FOR REVIEW:

The Design Review Board's purview relates specifically to how density transfers and rezone applications may have design-related implications. The DRB must determine if the proposal to rezone and vacate a lot line between a single-family residence and a vacant lot meets the intent of the CDC and other applicable standards.

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

RECOMMENDATION: If the DRB determines that the application for a Density Transfer and Rezone of Lots 373R and 374R meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

I move to recommend approval to the Town Council an Ordinance regarding the Density Transfer and Rezone application, pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to rezone Lots 373R and 374R and transfer 1 single-family density unit (4-person equivalent density) to the density bank based on the evidence provided within the staff report of record dated August 28, 2024, and with the following conditions:

- 1. Prior to the recordation of the associated ordinance approving the Density Transfer and Rezone, the owner must obtain Town Council approval of the Class 5 Minor Subdivision.*
- 2. The owner of record of density in the density bank, shall be responsible for all dues, fees, and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.*

LOT LINE VACATION PLAT/ MINOR SUBDIVISION APPLICATION

NARRATIVE

July 12, 2024

Applicant: DAMB Properties, LLC, a Colorado limited liability company and All Views LLC, a Colorado limited liability company

Subject Property: Lot 373R and Lot 374R, Telluride Mountain Village (“**Property**”)

All Views LLC, a Colorado limited liability company is the current fee simple owner of the Lot 373R, Telluride Mountain Village, Filing 18, according to the Replat of Lots 373 and 374, Telluride Mountain Village, Filing 18, recorded October 31, 2000 in Plat Book 1 at Page 2820 (“**Lot 373R**”), which is currently an unimproved lot,

DAMB Properties, LLC, a Colorado limited liability company is the current fee simple owner of the Lot 374R, Telluride Mountain Village, Filing 18, according to the Replat of Lots 373 and 374, Telluride Mountain Village, Filing 18, recorded October 31, 2000 in Plat Book 1 at Page 2820 (“**Lot 374R**”), which is currently improved with a single-family residence

All Views LLC and DAMB Properties, LLC are affiliated/related entities owned by the same underlying members. DAMB Properties, LLC and All Views LLC (“**Applicant**”) have jointly submitted its form applications with the Town of Mountain Village seeking the following: (A) approval of a replat to vacate the existing lot line boundaries for and between Lot 373R and Lot 374R, Telluride Mountain Village (“**Lot 374R2 Replat**”), which would result in the creation of one single-family lot designated as Lot 374R2; and (B) the transfer of single-family density from former Lot 373R to the Town Density Bank and any related zoning change that is needed to accompany the density transfer.

Prior to the recordation of the Lot 374R2 Replat, All Views LLC will deed its rights, title and interests in Lot 373R to DAMB Properties, LLC; thereupon DAMB Properties, LLC will be the sole owner of Lot 373R and Lot 374R and will be the sole party signing the Lot 374R2 Replat.

The Lot 374R2 Replat will result in the creation of an excess single-family unit of density that is associated with the unused density attributable to the absence of a residence on Lot 373R. The Applicant’s intend and the Application proposes that the excess unit of single-family density will be transferred to the Town Density Bank and continue to be owned by and credited to DAMB Properties, LLC. As such, the Application submitted by the Applicant will also include a request for a Density Transfer taking the unused density associated with the undeveloped residence on Lot 373R

The Lot 374R2 Replat also contemplates the vacation of an access and utility easement that burdens a portion of Lot 374R and benefits Lot 373R, which will not be necessary when the lots are combined into the combined lot.

In connection with the Lot 374R2 Replat, the Owner states and confirms as follows:

1. No additional lots or parcels are being created by this application,
2. No changes to underlying zoning will occur on either lot.

3. As contemplated by the Application, one unit of single-family density will be transferred from the site to the density bank.
4. The 16' General Easement running through the center of the property, where the lot lines are being vacated is being vacated. The 16' General Easement will be continued around the perimeter of Lot 374R2.

Compliance with the Community Development Code. The Lot 374R2 Replat complies with all applicable standards of CDC, including Section 17.4.13. Of note, the Owner contends as follows:

- The Lot 374R2 Replat is in general conformance with the Comprehensive Plan for the following reasons:
 - It preserves the residential density assigned to the Property.
 - The proposed subdivision of the Property is consistent with the Zoning and Land Use Regulations.
 - Concentrates development on Lot 374R2 to the current site of the existing residence on Lot 374R, leaving much of the remainder of the lot not developed. Although no plans current exist for a guest home, the Applicant will continue to have a right to develop an accessory dwelling on the resulting Lot 374R2 site at some point in the future, which would comply with applicable provisions of the Community Development Code.
 - Protects important environmental elements and features on the Property
- The Lot 374R2 Replat does not contemplate or propose any rezoning of the property. The application does contemplate the transfer of the excess unit of single-family density to the density bank.
- The Lot 374R2 Replat is consistent with the Subdivision Regulations. In particular:
 - The residential lot access adjoining Town roads and have access rights over certain easements and access tracts that serve Lot 374R.
 - The subdivision will be served by an existing private access driveway designed to Town road standards
 - The design, width and shape of the lots take advantage of topographic features, are suitably designed to accommodate the proposed development activities and are logically arranged to be able to be served by shared utilities and access.
 - Development on Lot 374R were designed and constructed in accordance with Town drainage design standards.
 - Fire protection is being provided to Lot 374R
 - Development on Lot 374R will continue to be served by existing water, sewer and other utilities which have been designed in accordance with applicable Town standards.
 - There are adequate public facilities serving the proposed development of the Property.
 - The site is currently zoned for two residential lots and the application will result in the reduction in density from two residences to one, so no new demands on public facilities will occur.
 - The lot will continue to be served by the existing driveway.
- The Lot 374R2 Replat is consistent with the public health, safety and welfare, as well as the efficient and economical use of the Property.
 - The clustered nature of the development enhances the ability to preserve and protect important environmental features on the Property, including steeper area to the north of the lot.
 - The continued use of the proposed residential lots will conform to the requirements of the CDC.

- Lot 374R2 as depicted and laid out on the Lot 374R2 Replat, meets all applicable Town regulations and standards and will be able to accommodate the contemplated uses and activities proposed by the Owner.
- Lot 374R2 as depicted and laid out on the Lot 374R2 Replat will not create vehicle or pedestrian circulation hazards or cause parking, trash or special delivery congestion given that the property is developed.

The Lots 374R2 Density Transfer conforms with the policies and provisions of the CDC stated in Section 17.3.8 and the procedures stated in 17.4.10 and meets all applicable Town regulations and standards.

The Owner looks forward to presenting this information to the Town Council and DRB during the upcoming noticed meetings and hearings.

Sincerely

By: _____
Thomas G. Kennedy, Authorized Agent

Table of Submitted Materials

The following documents are being submitted with the Town prescribed form Applications for the Rezone/ Subdivision Application and this Narrative.

Exhibit	Document
A	Proof of Ownership/Title Report
B	Owner Authorization/Agency Letter
C	Vicinity Map
D	Copy of [draft] Lot 374R2 Replat



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

Lot 374R2, Telluride Mountain Village,
a Replat to vacate the lot line between Lot 373R and Lot 374R, Town of Mountain Village
located within S10 T42N R9W N.M.P.M.
San Miguel County, State of Colorado

Vicinity Map
NOT TO SCALE

NOTES:

- Approval of this plat may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.
- Easement research and property description from Land Title Guarantee Company, Order Number TLRB015421, dated March 20, 2024 at 5:00 P.M.
- NOTES OF CLARIFICATION:**
 - The Configuration of the following lots, tracts, and right-of-way have been modified by this plat: none
 - The following lots have been created by this plat: Lot 374R2
 - The following lots have been deleted by this plat: Lot 373R and Lot 374R
- The Basis of Bearings for this survey is based on the found rebar and monuments along the northern boundary of Lot 374R and 373R. The bearing along this boundary was measured as N 90°00'00" W according to the replat recorded October 31, 2000 in Plat Book 1 at page 2820, County of San Miguel, State of Colorado.
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
- 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.
- Town of Mountain Village Resolution No. _____ recorded at Reception No. _____ approving Town of Mountain Village Ordinance No. _____ recorded at approving _____
- Notice is hereby given that the area included in the Replat described herein is subject to the regulations of the Community Development Code, of the Town of Mountain Village, February 15, 2024 as amended.
- 16' GENERAL EASEMENT:** A perpetual easement, as depicted hereon, inuring to the benefit of the Town of Mountain Village its successors, assigns and assigns for the purpose of constructing, installing, maintaining, repairing and accessing utilities, drainage, electrical service, communication service, water, sanitary sewer and storm sewer, retaining structures, and above ground utility equipment, pedestals, transformers and facilities, including without limitation grading, recontouring, revegetating and landscaping.

TITLE INSURANCE COMPANY CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of those persons shown in the Owners Certificate which is on the face hereof and is free of all liens and taxes, except as follows:

Title Insurance Company Representative _____ Date _____

TOWN OF MOUNTAIN VILLAGE APPROVAL:

I, _____, as Mayor, of the Town of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town of Mountain Village Town Council in accordance with Ordinance No. _____, the Development Agreement recorded at Reception No. _____ and Town of Mountain Village Resolution No. _____ recorded at Reception No. _____ which authorized my execution of this Replat.

_____, Mayor, Date _____

ACKNOWLEDGEMENT:

State of Colorado)
) as
 County of San Miguel)
 The foregoing signature was acknowledged before me this _____ day of _____, 2024 A.D.
 as mayor of the Town of Mountain Village

My commission expires _____
 Witness my hand and seal.

Notary Public

PLANNING APPROVAL:

I, _____, as the Planning and Development Services Director of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town in accordance with the Community Development Code.

_____, Date: _____
 Community Development Director

TREASURER'S CERTIFICATE:

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records of the San Miguel County Treasurer there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable, in accordance with Mountain Village Municipal Code Section 17.4.1

Dated this _____ day of _____, 20____.

 San Miguel County Treasurer

OWNERS CERTIFICATE:

1. DMB Properties, LLC, a Colorado limited liability company ("Owner") is the current fee simple owner of the following described real property located in the Town of Mountain Village, San Miguel County, Colorado ("Property").
 Lot 373R, Telluride Mountain Village, Filing 18, according to the Replat of Lots 373 and 374, Telluride Mountain Village, Filing 18, recorded October 31, 2000 in Plat Book 1 at Page 2820 ("Lot 373R"), which is currently unimproved lot.

2. The Owner does hereby make and approve the within plat, entitled "Lot 374R2, Town of Mountain Village, a Replat to vacate the Lot Lines Between Lots 373R and 374R" ("Lot 374R2 Replat").

3. The purpose of this Lot 374R2 Replat is to: (a) vacate the lot boundary lines of Lots 373R and 374R, Town of Mountain Village and combine them into one lot designated as Lot 374R2 as shown and depicted herein; (b) vacate a portion of the General Easement over a portion of Lot 374R2 as depicted and identified on this Lot 374R2 Replat, and (c) terminate, vacate and release certain easements as described hereinbelow and depicted on this Lot 374R2 Replat. In connection with the processing of this Lot 374R2 Replat, the Owner has applied for the transfer of density from Lot 373R to the Town of Mountain Village Density Bank. This Lot 374R2 Replat does not change the current zoning of Lot 374R2 nor modify allowable uses and/or densities (following the density transfer from Lot 373R) that can occur on Lot 374R2.

4. The Owner does hereby fully and finally terminate, vacate and release the easements benefitting and burdening Lots 373R and 374R as established the Easement Agreement recorded in Reception No. 337762 as described hereinbelow and depicted on this Lot 374R2 Replat.

THE FOREGOING IS HEREBY ACKNOWLEDGED AND AGREED TO BY THE UNDERSIGNED AS OF _____, 2024

DMB Properties, LLC,
 a Colorado limited liability company

By: _____

STATE OF _____)
) ss.

COUNTY OF _____)

The within Lot 374R2 Replat and Owner Certificate was acknowledged before me this _____ day of _____, 2024 by _____ of DMB Properties, LLC, a Colorado limited liability company.

Witness my hand and official seal.

Notary Public _____

My commission expires: _____

SURVEYOR'S CERTIFICATE:

I, David R. Bulson of Bulson Surveying, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this LOT 373R1, TELLURIDE MOUNTAIN VILLAGE, A REPLAT TO VACATE THE LOT LINE BETWEEN LOT 373R AND LOT 374R, shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS WHEREOF, I here unto affix my hand and official seal this _____ day of _____, A.D. 20____.

No. 37662 Date _____

GENERAL EASEMENT VACATION:

The undersigned being the beneficiaries of record of those portions of land labeled as 16-foot general easement (G.E.) as established along the former lot line between Lot 373R and Lot 374R, and as shown on the Plat recorded in Plat Book 1 at Page 2820 in the Office of the Clerk and Recorder of San Miguel County and as designated on this Lot 374R2 Replat as "16' GENERAL EASEMENT TO BE VACATED" do hereby vacate and relinquish that portion of said easement as shown vacated on this replat. The remaining areas of the 16-foot general easement (G.E.) not shown or designated for vacation on this Lot 374R2 Replat shall remain in place and not vacated by this Lot 374R2 Replat.

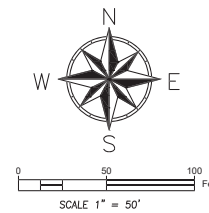
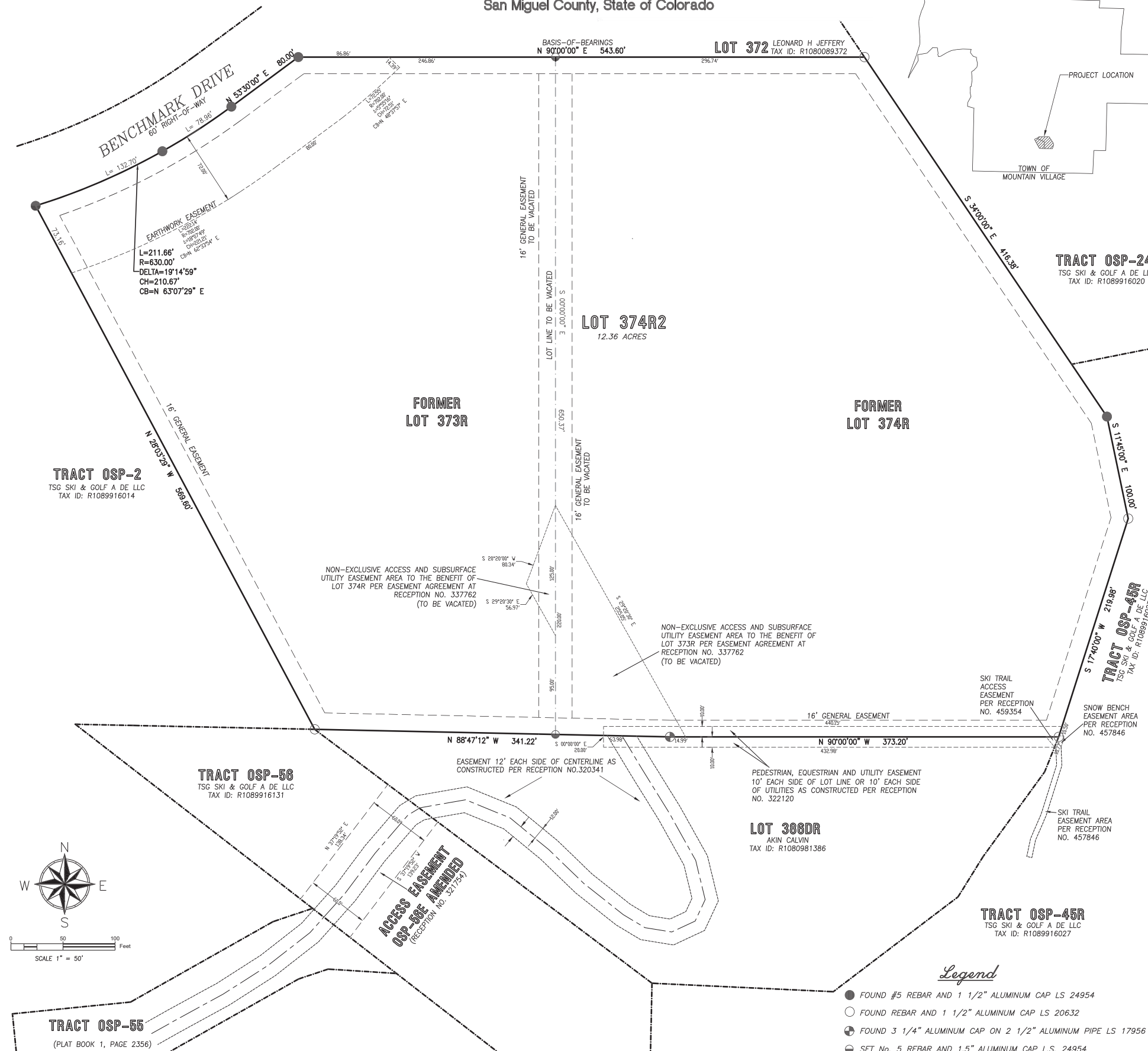
_____, Mayor, Date _____

_____, Town Manager, Date _____

RECORDER'S CERTIFICATE:

This Plat was filed for record in the Office of the San Miguel County Clerk and Recorder on this _____ day of _____, 20____, at Reception No. _____, Time _____.

 San Miguel County Clerk



Legend

- FOUND #5 REBAR AND 1 1/2" ALUMINUM CAP LS 24954
- FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 20632
- ⊕ FOUND 3 1/4" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE LS 17956
- SET No. 5 REBAR AND 1.5" ALUMINUM CAP L.S. 24954

Damb Properties LLC a CO LLC 539 Benchmark Drive Mountain Village, CO 81435	Lot 374R2 Town of Mountain Village S10 T42N R9W NMPM
June 26, 2024	BULSON SURVEYING
PROJECT: 24008	

C:\Users\damb\Bulson Surveying Dropbox\Bulson Surveying Jobs (Active)\24008 Lot 374R2 Subdivision Exemption Plat\24008 Lot 374R2 replat 04032024.dwg, 6/26/2024 10:13:59 AM, DWG TO PDF.pc3



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item 8

TO: Mountain Village Design Review Board
FROM: Claire Perez, Planner II
FOR: Design Review Board Public Hearing; September 5, 2024
DATE: August 23, 2024
RE: Staff Memo –Specific Approval for roofing material in the Village Center on Lot 34, 129 Lost Creek Lane

**APPLICATION OVERVIEW: Specific Approval for Roofing Materials on Lot 34,
129 Lost Creek Lane**

PROJECT GEOGRAPHY

Legal Description: KAYENTA LEGEND HOUSE UNIT 8 PLAT BK 1 PG 720 DECS BK 437 PG 59 ELO 14.9 PERCENT

Address: 129 Lost Creek Lane
Applicant/Agent: Doug Meade, Trifecta Construction LLC
Owner: Dan Witkowski
Zoning: Village Center
Existing Use: Condominium
Lot Size: .156 Acres
Proposed Use:
Adjacent Land Uses:
o **North:** Village Center
o **South:** Village Center
o **East:** Ski Resort Active Open Space
o **West:** Village Center



Figure 1 Vicinity Map

ATTACHMENTS

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

Case Summary:

Doug Meade of Trifecta Construction is requesting Design Review Board (DRB) specific approval for roof materials in the Village Center for a roof replacement at 129 Lost Creek Lane. The proposal consists of the replacement of the existing red tile roof with standing seam metal in the color, Classic bronze. The applicant has also proposed Traditional Black as an alternative color. The applicant has indicated that Classic Bronze is their preferred color choice. Classic bronze

and Traditional Black standing seam roofing are consistent with materials allowed in CDC section 17.5.6.C.3.e.

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*.**

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. 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 applicant indicates that the proposed roofing material will meet code required materials. Classic bronze and black standing seam metal are common roofing materials within the Town, although it is mostly utilized on homes outside of the Village Center. Dark metal has been approved on units in Telemark. Moreover, the DRB approved black tile on the adjacent Kayenta building on lot 34 in May of 2023. The existing red tile on the building has been discontinued, so it is anticipated that other roofs in the Village Center will change materiality from the traditional red concrete tile to other materials as the tiles reach the end of their lifespan. Overall, it appears that the proposed materials and design would fit within the existing Mounting Village Design Theme.

17.5.6: Building Design

The CDC requires that roofing within the Village Center require a Class 3 development application and building specific design review. Metal roofing material is approvable by the DRB and is found to be consistent with the Town design theme and applicable Design Regulations. The existing concrete tile material is no longer manufactured, so replacement of roofs within the core necessitates the use of other materials. The applicant proposes to remove existing tile roof and replace with charcoal grey standing seam roof with a matching gutter in a lighter gauge.

Staff: Section 17.5.6 states that within the Village Center “some variation of roof material color is permissible by specific DRB approval as long as it is contextually compatible in design, color, theme and durability”. Moreover, Section 17.5.6 states “In the Village Center, all exposed metal flashing, gutters, downspouts, and other roof hardware shall be copper [...]. The DRB may grant specific approval to allow for metal flashing, gutters, downspouts, and other roof hardware as long as its contextually is compatible in design, color, theme, material and durability as the approved roofing materials”. The proposed roofing and gutter materials meet the CDC.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has included a Construction Mitigation Plan as part of their application. The plan shows the required trash container and port-a-toilet. No cranes, construction trailer, or tree removal will be needed for this process. The applicant has indicated that construction parking will be along Yellow Brick Road. The applicant will need to coordinate parking with the Town at the time of construction.

Staff Recommendation: Staff recommends approval of the Specific Approval for roofing materials in the Village Center for the installation of Dark Bronze Standing Seam metal on Lot 34, 129 Lost Creek Lane.

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 DRB deems this application to be appropriate for **approval**, then staff suggests the following motion:

I move to approve the specific approval for roofing material in the Village Center for the installation of classic bronze metal standing Seam Roof at Lot 34, 129 Lost Creek Lane based on the evidence provided in the staff record of memo dated August 23, 2024, and the findings of this meeting with the following conditions:

- 1. Prior to finalization of the building permit, Planning Staff shall verify compliance with the approved design shown in the attached plans.*
- 2. Snow fencing shall be installed per the CDC requirements for pedestrian walkways.*
- 3. Any guttering as applicable shall be of a like material and color to the proposed metal roofing. The guttering shall not be pre-manufactured K-style guttering.*
- 4. Prior to issuance of the Building Permit, the applicant shall provide a construction mitigation plan demonstrating areas for material staging and demo to the Town's Building Official.*
- 5. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.*
- 6. Trees shall have tree protection fencing installed at a minimum of the dripline of each tree. No backfill, excavation, trenching, staking, material storage, or concrete waste shall be permitted within the tree protection zone of any tree. If any of the above activities need to occur within the tree protection zone of any tree, permission must first be obtained from a Planning Department staff member to either authorize adjustments to the tree protection zone or to issue a tree removal permit so the tree may be removed.*
- 7. Any landscape disturbance caused by construction activities must be revegetated using town approved seed mix.*

/cp



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





NANTUCKET GRAY ✓



ASPEN BRONZE ✓



CHESTNUT BROWN ✓



CLASSIC BRONZE ✓



MIDNIGHT GREEN



PINE



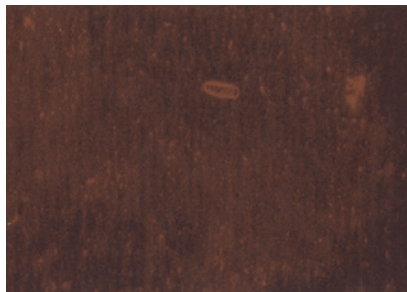
INKWELL ✓



TRADITIONAL BLACK



AUTUMN RED ✓



ANTIQUE METAL

SPECIAL PRINT *premium*

SHERWIN-WILLIAMS®
Coil Coatings

- Available in 24g, 26g and various widths 20", 24", 27.5"
- Not all colors and gauges are stocked in all locations. Contact your local sales rep for specific stocking information.

✓ = COOL ROOF RATED

LOW GLOSS METAL ROOFING, WALL, AND PERIMETER EDGE FINISHES

• = Standard Product

✓ = CRRC Approved Finishes

Product Options	SR	SRI	24 ga x 20"	24 ga x 48"	22 ga x 48"	26 ga x 20"	26 ga x 27.5"	26 ga x 48"	0.032 x 20"	0.032 x 48"	0.040 X 48"	0.050 x 48"	0.063 x 48"	Cool Roof Rated
Standard Colors														
Aged Bronze	0.29	29	•	•										✓
Almond	0.53	62	•	•	•					•	•	•		✓
Antique Bronze	0.29	28	•	•	•				•	•	•	•		✓
Black	0.20	17	•	•	•			•	•	•	•	•	•	✓
Bone White	0.67	81	•	•	•	•		•	•	•	•	•	•	✓
Buckskin	0.38	41	•	•					•	•				✓
Burgundy	0.24	23	•	•						•		•		✓
Charcoal	0.27	27	•	•					•	•	•	•		✓
Cityscape	0.44	49	•	•	•				•	•	•	•		✓
Colonial Red	0.32	34	•	•				•	•	•	•	•		✓
Dark Bronze	0.26	24	•	•	•				•	•	•	•	•	✓
Forest Green	0.10	6	•	•	•			•	•	•	•	•		✓
Hartford Green	0.29	29	•	•					•	•	•	•		✓
Hemlock Green	0.29	29	•	•					•	•	•	•		✓
Interstate Blue	0.13	8	•	•					•	•	•	•		✓
Iron Ore	0.27	26	•	•				•	•	•	•	•		✓
Mansard Brown	0.29	29	•	•	•				•	•	•	•		✓
Medium Bronze	0.26	26	•	•	•			•	•	•	•	•	•	✓
Midnight Bronze	0.06	0	•	•							•			✓
Military Blue	0.29	29	•	•					•	•				✓
Musket Gray	0.31	32	•	•	•				•	•		•		✓
Pacific Blue	0.25	24	•	•					•	•		•		✓
Patina Green	0.33	34	•	•					•	•		•		✓
Regal White	0.60	78	•	•				•	•	•	•	•		✓
Sandstone	0.49	56	•	•	•				•	•	•	•	•	✓
Sierra Tan	0.36	39	•	•	•				•	•	•	•		✓
Slate Gray	0.37	40	•	•	•			•	•	•	•	•		✓
Stone White	0.64	77	•	•	•				•	•	•	•	•	✓
Teal	0.26	25	•	•					•	•				✓
Terra Cotta	0.36	39	•	•					•	•		•		✓
Low Gloss Colors														
Aspen Bronze	0.26	26	•	•		•		•						✓
Autumn Red	0.32	34	•	•		•		•						✓
Chestnut Brown	0.29	29	•	•		•		•						✓
Classic Bronze	0.29	28	•	•		•		•	•					✓
Granite	0.32	33	•	•	•				•	•	•	•		✓
Inkwell	0.27	26	•	•		•		•	•					✓
Midnight Green	0.29	29	•	•		•		•						✓
Nantucket Gray	0.37	40	•	•		•		•						✓
Pine	0.10	6	•	•		•		•						✓
Traditional Black	0.20	17	•	•		•		•						✓
Antique Metal	0.34	34	•	•										✓
Metallics														
Aged Copper	0.26	25		•					•	•				✓
Champagne	0.40	42		•					•	•	•	•		✓
Copper Penny	0.47	53	•	•					•	•	•	•		✓
Silver	0.49	54	•	•	•				•	•	•	•		✓
Weathered Zinc	0.26	23	•	•	•				•	•	•	•		✓
Zinc*	0.33	35	•	•					•	•	•	•		✓
Exotics - 10-year Color Fade Warranty														
Award Blue (10-YR)*	0.21	17	•	•						•		•		✓
Cardinal Red (10-YR)*	0.37	39	•	•					•	•		•		✓
Bare Products														
DrexLume™			•	•	•	•	•	•						
Mill Finished Aluminum									•	•	•	•	•	
Clear Anodized									•	•	•	•	•	
Dark Bronze Anodized									•	•	•	•	•	
Black Anodized											•	•	•	
Vintage®			•	•										
Urban Slate			•	•										
HDG G90			• 16ga x 48" x 120"	• 18 ga x 48" x 120"	• 20 ga x 48" x 120"	• 22 ga x 48" x 120"								

- High-performance painted metal roofing and perimeter edge products.
- Drexel Metals standard sheets come in 48" x 120".
- 35-year paint warranty on Galvalume® and Aluminum substrates, excluding Exotics. Ask about our Gold Standard Warranty.
- 25-year warranty on DrexLume™.

- Not all colors and gauges are stocked in all locations. Contact your local sales rep for specific stocking information and special requests including 22" coils, and custom gauges and widths.
- Custom colors available.
- Oil canning is not a cause for rejection.



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Parking Along Yellow Brick Road

Material Storage along the sides and back of building

Bear Poly-cart along side of building



C42Z CLAMP-ON

- Designed for standing seam metal roofs
- Available for rib types including: Tee Seam, Zip Rib, Batten Lock
- Accepts 3/4" fence tube
- Allows for full installation without any penetration of the roof surface
- Allows for expansion and contraction of panel
- Powder coated to match roofing material color
- Overall dimensions: 4.50"L X 1.52"W X 4.81"H
- Height of clamp may vary based on rib type and height
- 3/8" Dia X 1-3/4" or 2" carriage bolt (2)



MATERIALS

- Zinc Coated Steel: 3/16" (ASTM A36)
- Copper: 1/4" (ASTM B152)
- Stainless Steel: 8 ga. (ASTM A240)

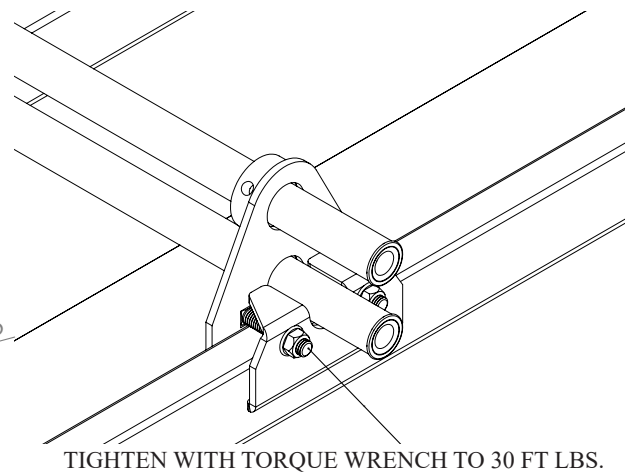
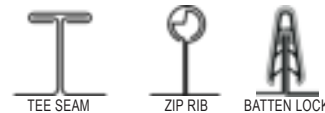
COLORS/FINISHES

- Raw Steel
- Zinc Plated Steel
- Hot-Dipped Galvanized Steel
- Mill Finish Copper
- Stainless Steel
- Powder coating available in many colors visit <http://trasnowandsun.com/color-chart/> to see color chart

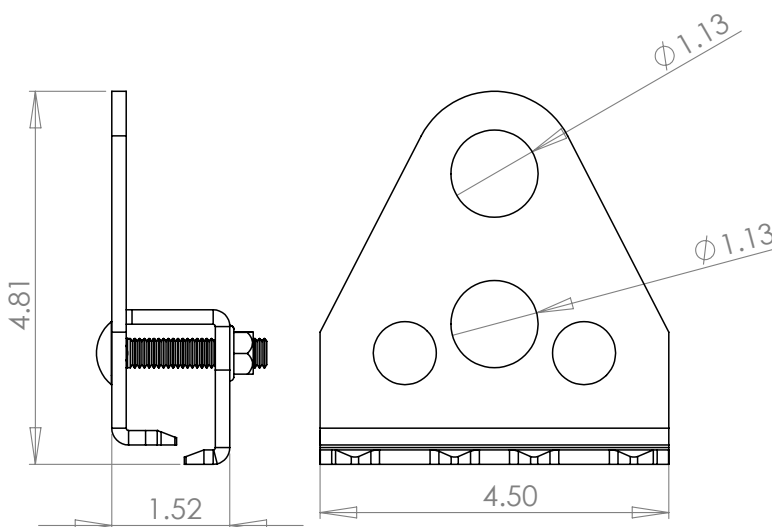
NOTE: Due to specific job conditions, TRA Snow and Sun will only warranty a snow retention system/layout that has been designed by TRA Snow and Sun.

2 RAIL STANDING SEAM SNOW FENCE

USED ON: STANDING SEAM METAL



INSTALLATION:
CLAMP THE SNOW FENCE TO THE RIB BY USING A TORQUE WRENCH WITH 30 FT - LBS. OF PRESSURE APPLIED TO EACH BOLT. FOR SPECIFIC ENGINEERING & PLACEMENT CALL TRA SNOW & SUN AT 801-756-8666.



* These dimensions may vary based on the panel rib type and height.

DIMENSIONS
DO NOT SCALE



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 35, 125 Lost Creek Lane:

No issues from Public Works for the new roof/materials at Kayenta II.
Thank you,
Scott Pittenger, Public Works Director, Town of Mountain Village

Approval from TFPD.
Kind regards,
Scott Heidergott, Telluride Fire



AGENDA ITEM 8
COMMUNITY DEVELOPMENT DEPARTMENT

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

TO: Mountain Village Design Review Board
FROM: Drew Nelson, Senior Planner
FOR: Design Review Board Public Hearing; September 5, 2024
DATE: August 27, 2024
RE: Staff Memo – Final Architecture Review (FAR) 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 Final Architecture Review (FAR) 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 5,910 gross square feet (3,891 habitable) 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. The DRB issued an initial approval on August 1, 2024.

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

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	40' (gable) Maximum	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) *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.

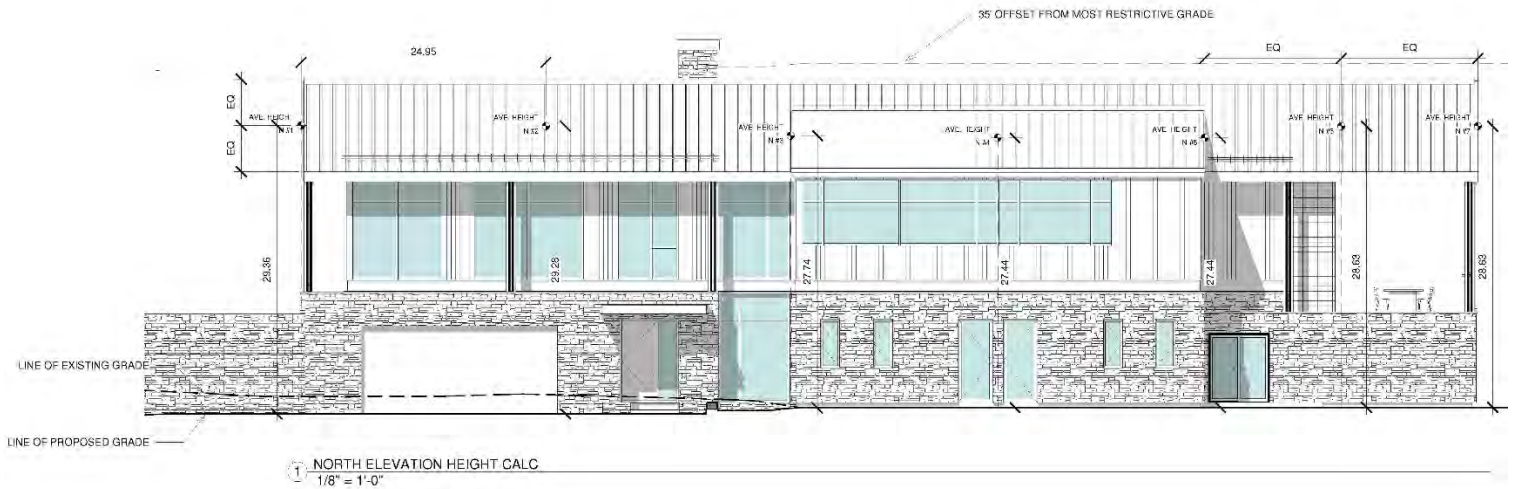


Figure 2: North Elevation

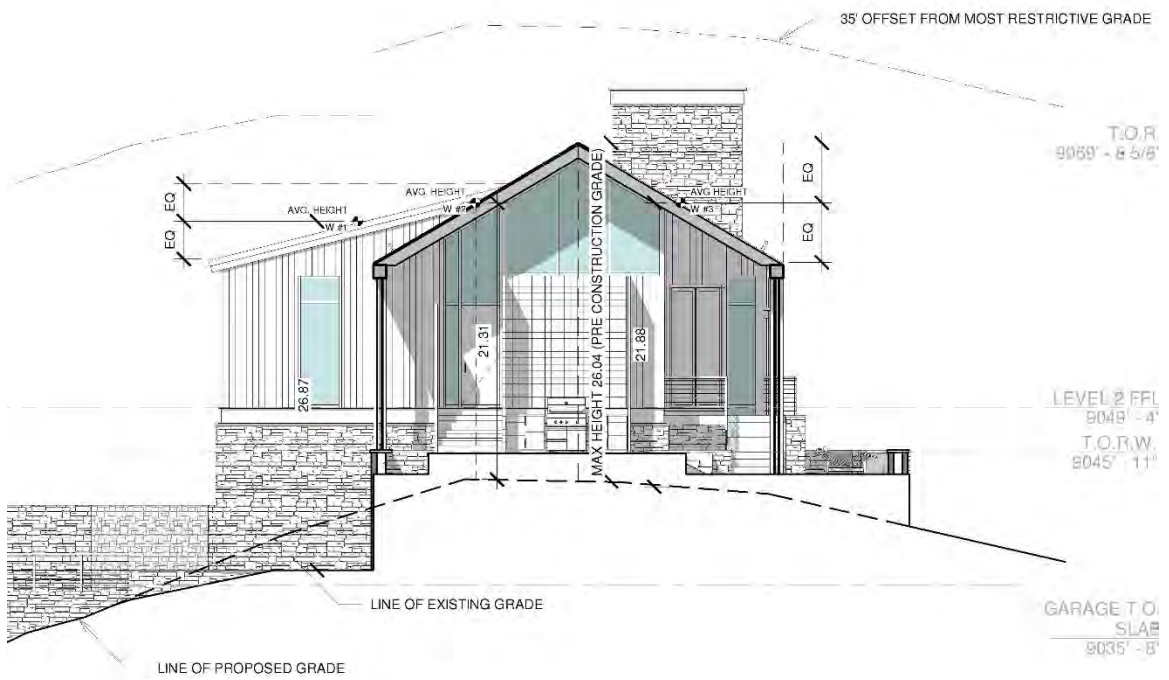


Figure 3: West Elevation

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.

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.

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 building permit, 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 which trees will remain on 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.

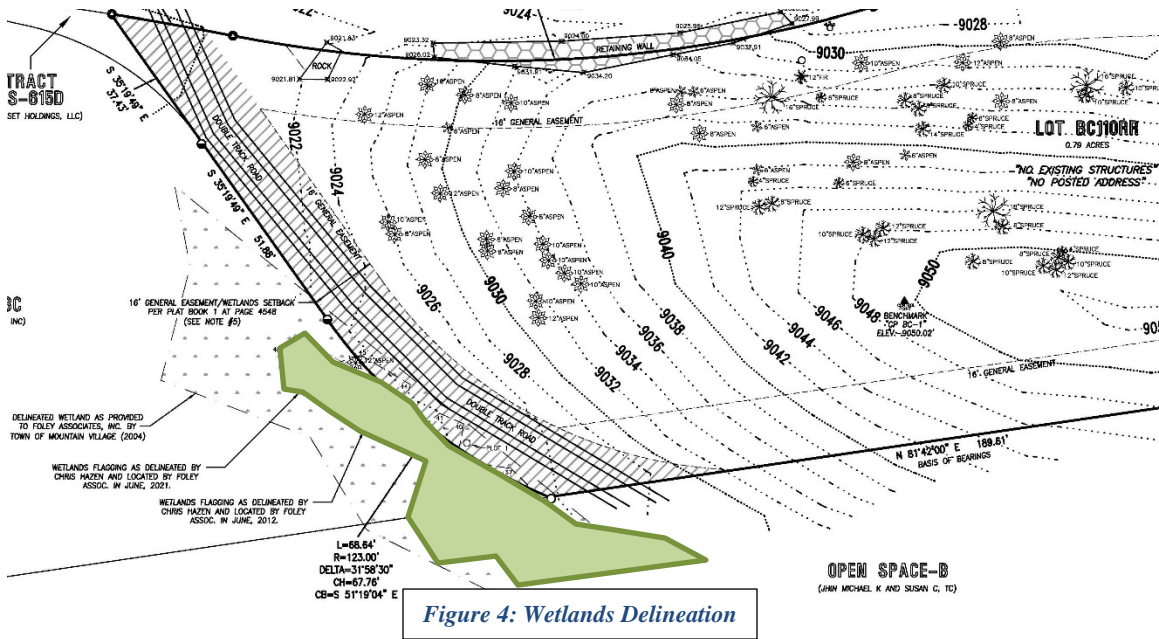
The Town Forester provided the following comments:

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 sheet 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.”



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 Final Architecture Review:

I move to approve the Final Architecture 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 August 27, 2024, and the findings of this meeting, with the conditions noted in the staff report.

With the following Specific Approvals:

DRB Specific Approval:

- 1) Grading in the General Easement

Conditions:

- 1) *Prior to building permit, the applicant shall update the landscape plan to indicate trees to be removed within the Zone 1 Fire Mitigation area of the site.*
- 2) *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.*
- 3) *The applicant shall work with Public Works and utility providers to finalize the utilities plan as a condition of approval prior to building permit.*
- 4) *A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.*
- 5) *An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.*
- 6) *A Knox Box for emergency access is recommended.*
- 7) *Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Or constructed so that all exposed structural members are enclosed with an approved one hour assembly by the Building Official, or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) – Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a*

cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection.

- 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.*

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

I move to continue the Final Architecture Review for a new single-family home located at BC110R, TBD Lawson Overlook to the _____, 2024, regular Design Review Board meeting.



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:

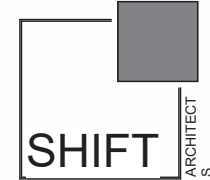
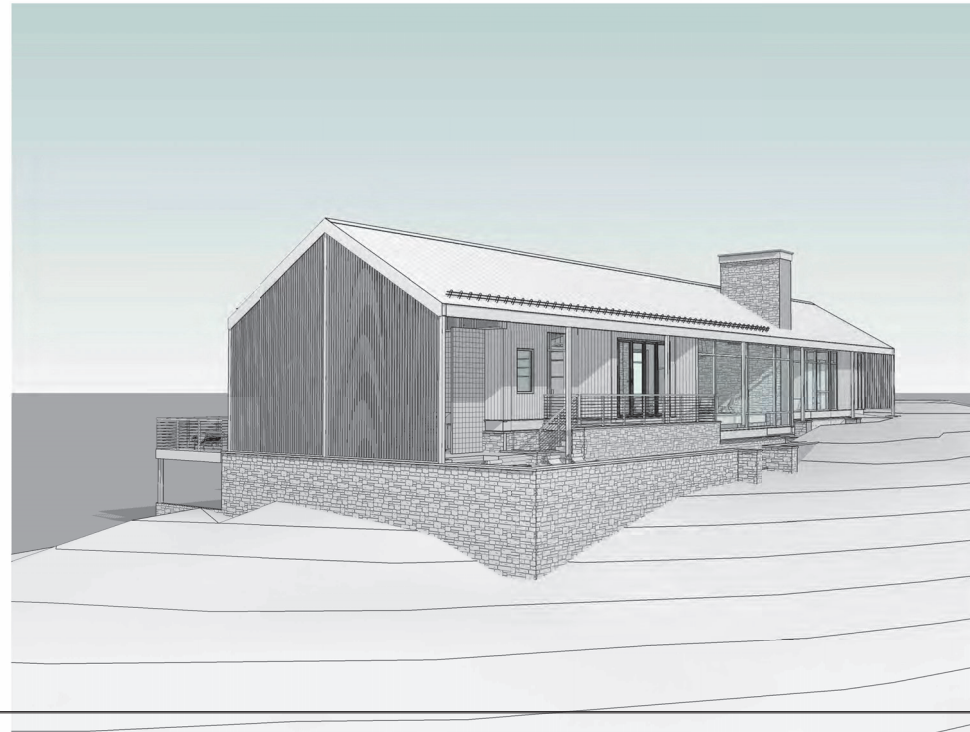
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. 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:
8/28/24 FINAL
DRB
SUBMITTAL

PROJECT CODE INFORMATION

ZONING:	(SF) SINGLE FAMILY - R3 OCCUPANCY
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	TWO STORY RESIDENTIAL 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

VICINITY MAP



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
PROPOSED HEIGHT

35.00 FT.
34.05 FT.

FLOOR AREA

1ST FLOOR LIVING GARAGE	2,243.68 S.F.
PATIO	837.97 S.F.
2ND FLOOR PATIO	96.36 S.F.
TOTAL ALLOWABLE	2,813.57 S.F.
TOTAL PROPOSED	1085.19 S.F.

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

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 / FIRE MITIGATION PLAN
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATION HEIGHT CALCS
A4.1	SECTIONS
A4.2	SECTIONS
A4.3	SECTIONS
A5.1	PERSPECTIVES
A8.1	WINDOW / DOOR SCHEDULE
A8.2	SCHEDULES
A9.1	INT. ELEVATIONS 1ST FL.
A9.2	INT. ELEVATIONS 1ST FL.
A9.3	INT. ELEVATIONS 2ND FL.
A9.4	INT. ELEVATIONS 2ND FL.
A9.5	INT. ELEVATION 2ND FL.
LTG1.1	LEVEL 1 LIGHTING PLAN
LTG1.2	LEVEL 2 LIGHTING PLAN
E1.1	EXT. LIGHTING PLANS
E1.2	EXT. LIGHTING PLAN
S0	STRUCTURAL
S1	STRUCTURAL
S2	STRUCTURAL
S3	STRUCTURAL
S4	STRUCTURAL
S5	STRUCTURAL
S6	STRUCTURAL
S7	STRUCTURAL
S8	STRUCTURAL
M1	MECHANICAL SCHEDULES
M2	LEVEL 1 MECHANICAL
M3	LEVEL 2 MECHANICAL

PROJECT TEAM

OWNER:

BELL BRANDON & BELL CATIE
342 W VISTA AVE
PHOENIX
AZ 85021
PHONE 602-410-1741
CBELL@ROMULUSINC.COM

SURVEYOR:

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

ARCHITECT:

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

GENERAL CONTRACTOR:

BILL WARD CONSTRUCTION
PO BOX 3422
96 DIAMOND POINT LN.
TELLURIDE, CO 81435
970-708-1502(C)
WWW.BILLWARDCONSTRUCTION.COM

STRUCTURAL:

MIKE ARBANEY P.E.
COLORADO STRUCTURALS, INC
P. 970.349.5922
F. 970.349.5926
MIKE@COLORADOSTRUCTURALS.COM

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

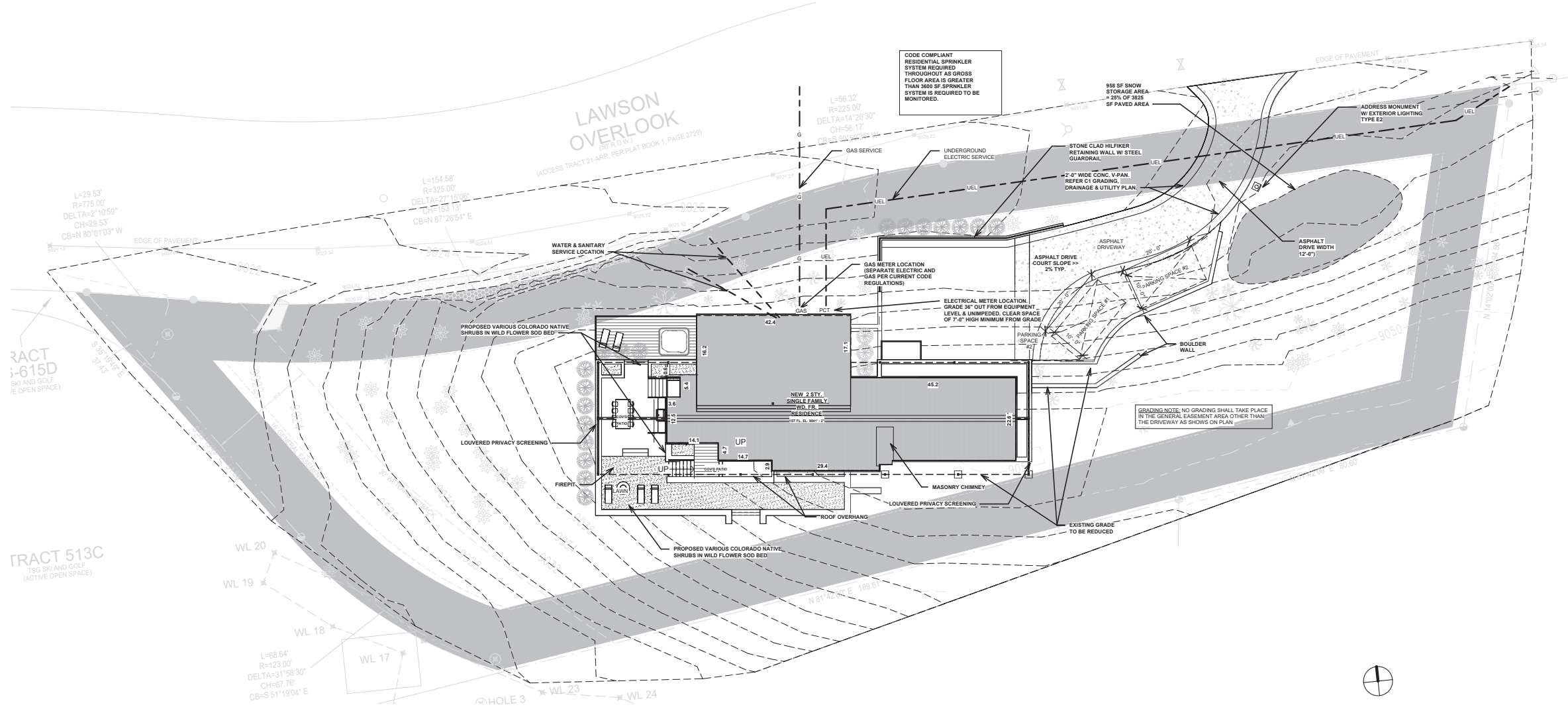
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G1.1

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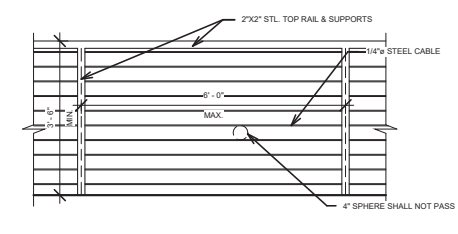
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1 SITE PLAN
1/16" = 1'-0"

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"

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

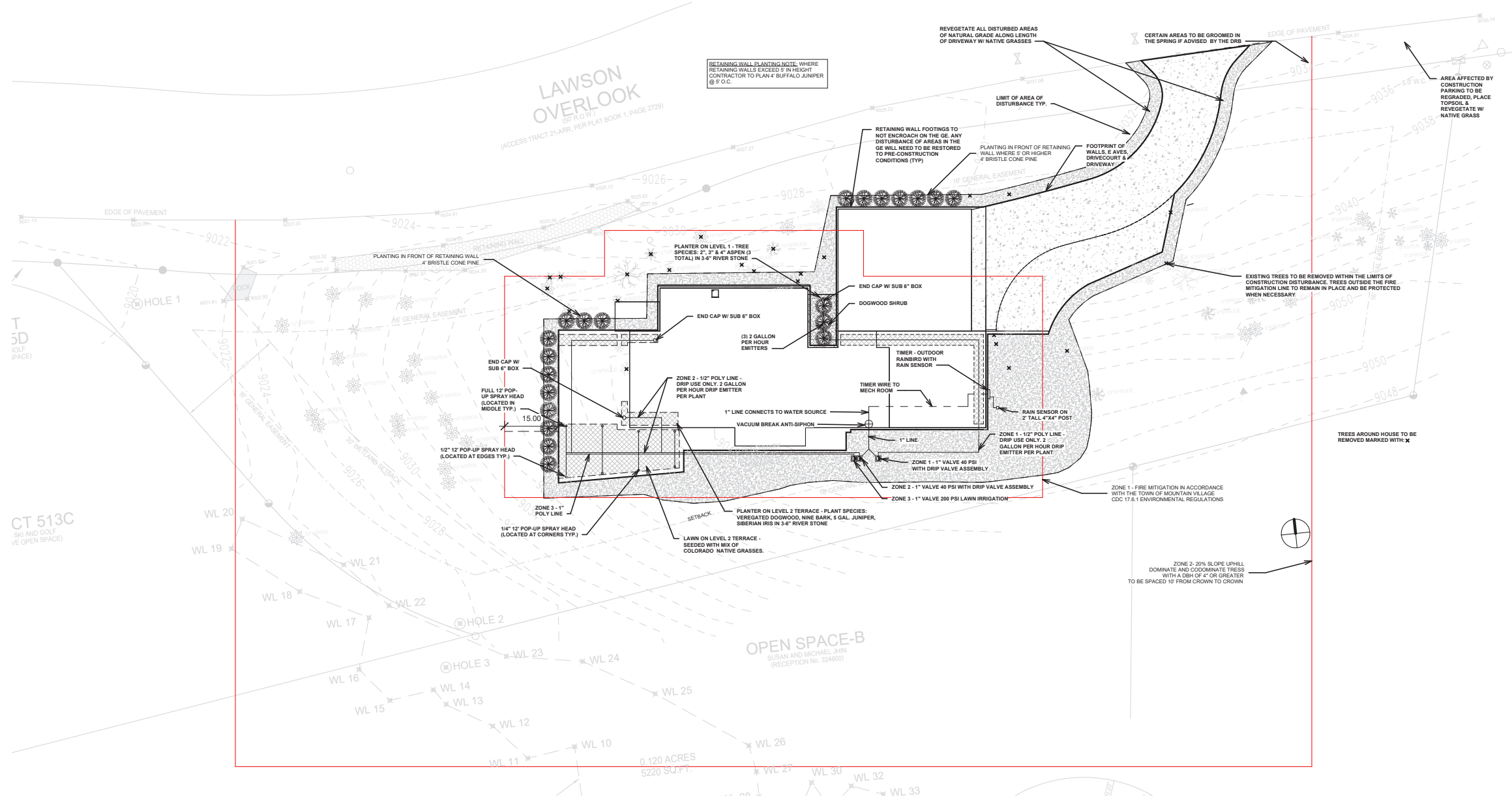
SITE PLAN

SHEET NUMBER

A1.1

NOT FOR CONSTRUCTION

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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
- HERPERIS MATRONALIS
- LINUM PERENNE LEWIS
- LUPINUS ARGENTEUS
- MYOSOTIS SYLVATICA
- PENSTEMON STRUCTUS
- RUDBECKIA HIRTA
- SILENE ARMENIA

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

TYPE	LBS PURE LIVE SEED / ACRE
ANNUAL RYEGRASS	3
CANADA BLUEGRASS (REJBENS)	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

- PROTECT ALL REMAINING TREES AND VEGETATION WITH HAY BALES AND CONSTRUCTION FENCING.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- SUB-SOIL SURFACE SHALL BE TILLED TO A 6" DEPTH IN NON-FILL AREAS.
- TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED.
- 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.
- SEED SHALL BE HAND RAKED OR DRILL SEEDED INTO THE TOP 1" OF SOIL. STRAW OR SEEDLESS HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREAS AT A DEPTH OF 1/2" TO 1".
- EROSION CONTROL BLANKETING SHALL BE INSTALLED OVER SEED AREAS EXCEEDING 3:1 SLOPE.
- PROPERTY OWNER PROVIDES TOMV DRB A 2 YEAR PLANT GUARANTEE ON ALL PLANT MATERIALS PLANTED AS PART OF THIS LANDSCAPE PLAN.

TREE PROTECTION

- AVOID COMPACTION OF EARTH WITHIN THE CROWN OF THE TREE.
- WHERE SPECIFICALLY NOTED, MAXIMUM TREE PROTECTION SHALL BE AS FOLLOWS:
 - A. NO GRADING ADJUSTMENTS MAY OCCUR WITHIN TREE DRIFLINE.
 - 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 DRIFLINE OF TREE.
 - D. HAY BALES TO BE PLACED AROUND FENCE.
- PROTECT ALL OTHER REMAINING TREES AND VEGETATION WITH HAY BALES AND CONSTRUCTION FENCING AS REQUIRED.
- 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.

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

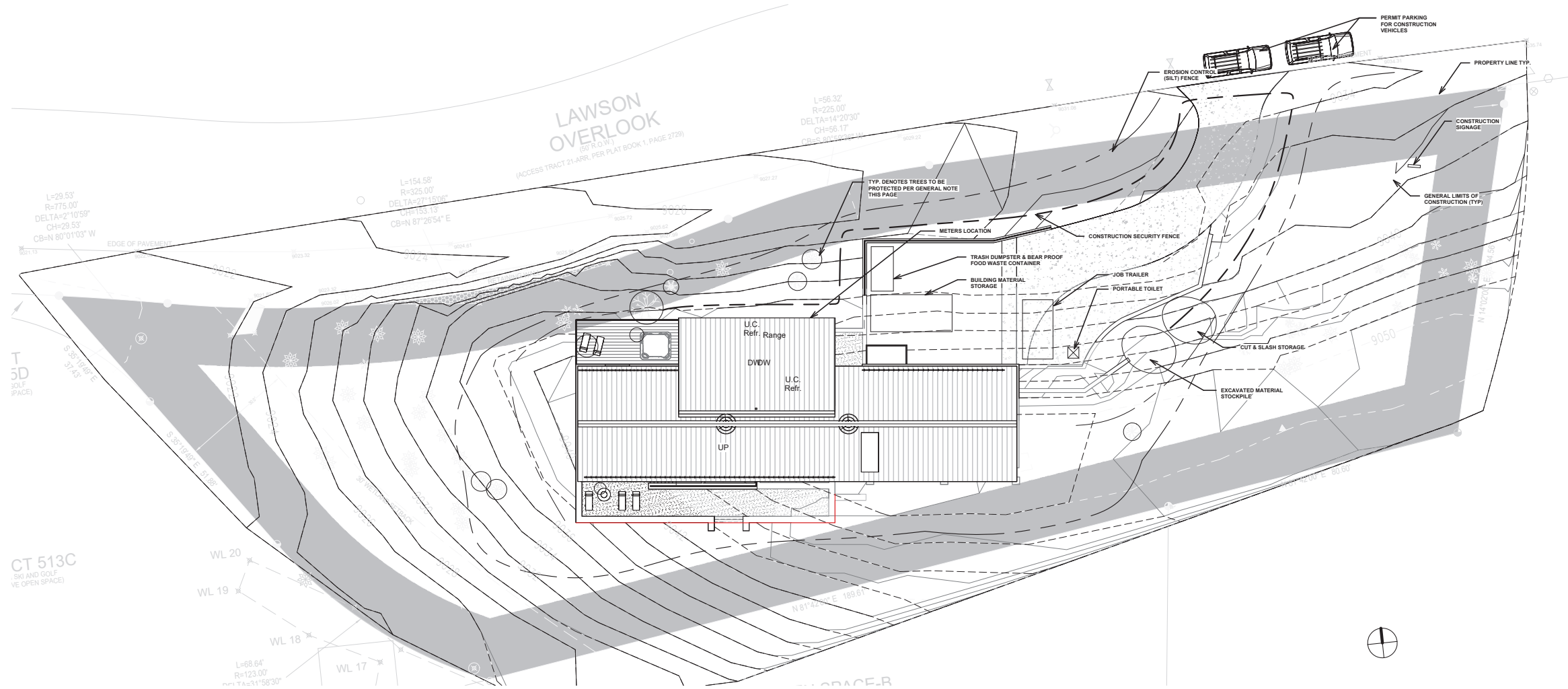
LANDSCAPE PLAN /
FIRE MITIGATION
PLAN

SHEET NUMBER

A1.2

NOT FOR CONSTRUCTION

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1 CONSTRUCTION MITIGATION PLAN
1/16" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS WITH EACH UTILITY AGENCY.
2. THE CONTRACTOR SHALL VERIFY BUILDING LOCATION AND FLOOR ELEVATIONS WITH THE OWNER AND ARCHITECT PRIOR TO EXCAVATION.
3. UTILITY ROUTING AND CONDUIT TRENCH LOCATIONS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES WITH REFERENCE TO HORIZONTAL AND VERTICAL SEPARATION.
4. ELECTRICAL METER SHALL HAVE THE ABILITY TO BE READ REMOTELY BY POWER COMPANY.
5. WATER SUPPLY LINE TO BE 1 1/2" POLYETHYLENE AND 8'-0" BELOW GRADE.
6. SURVEY INFORMATION PROVIDED BY:
FOLEY ASSOCIATES INC
125 WEST PACIFIC AVENUE, SUITE B-1
TELLURIDE, CO 81435
(970) 728-6153

STAGING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM METRO SERVICES FOR ALL CONSTRUCTION STAGING IN THE FIELD PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND 16'-0" GENERAL EASEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REVISIONS OR ALTERATIONS TO THE CONSTRUCTION STAGING PLAN PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR TO INSTALL STRAW BALES IN ADDITION TO SILT FENCE AT LOCATIONS OF POTENTIAL RUN-OFF INTO WETLAND AREAS.

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

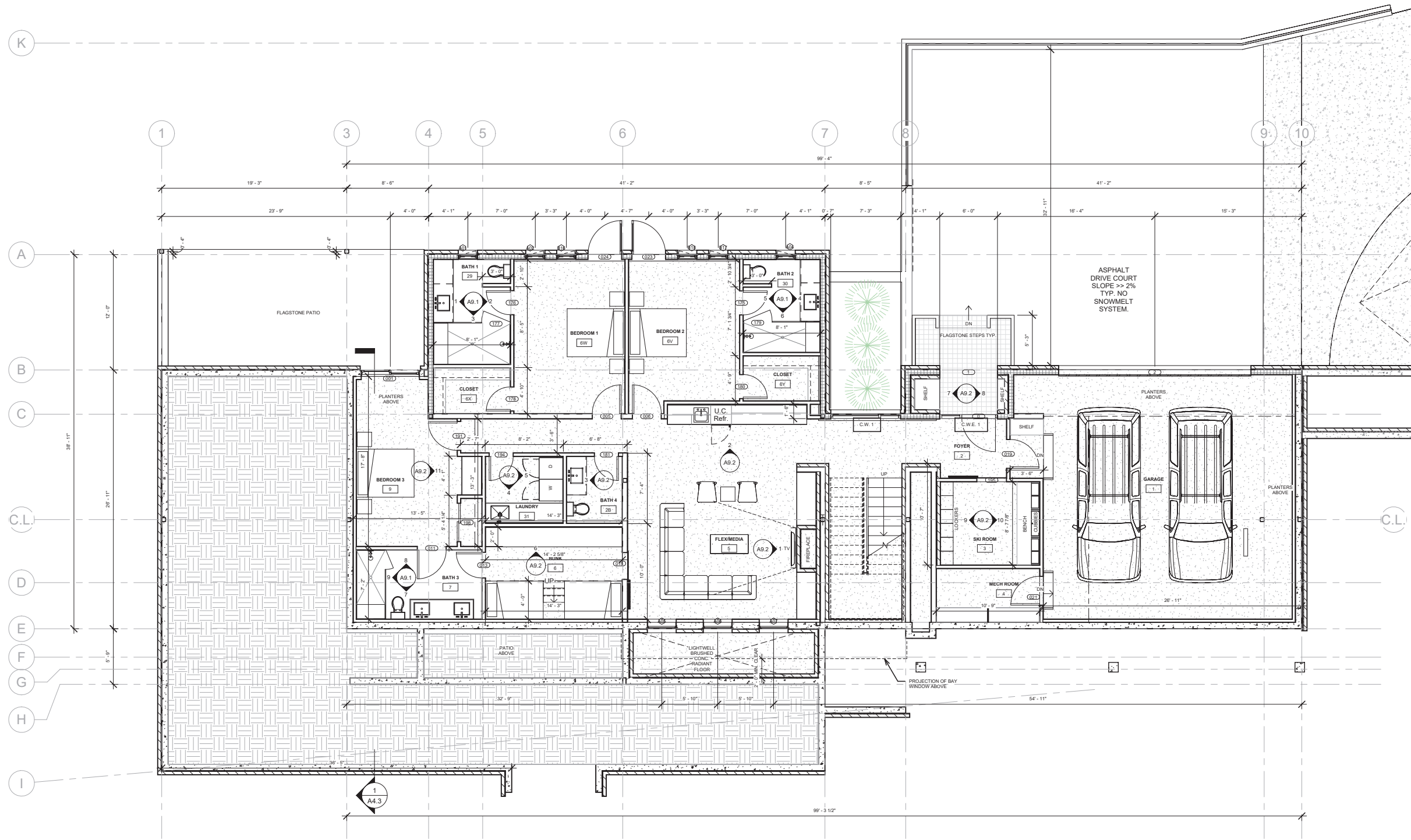
CONSTRUCTION
MITIGATION PLAN

SHEET NUMBER

A1.3

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② LEVEL 1
3/16" = 1'-0"

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

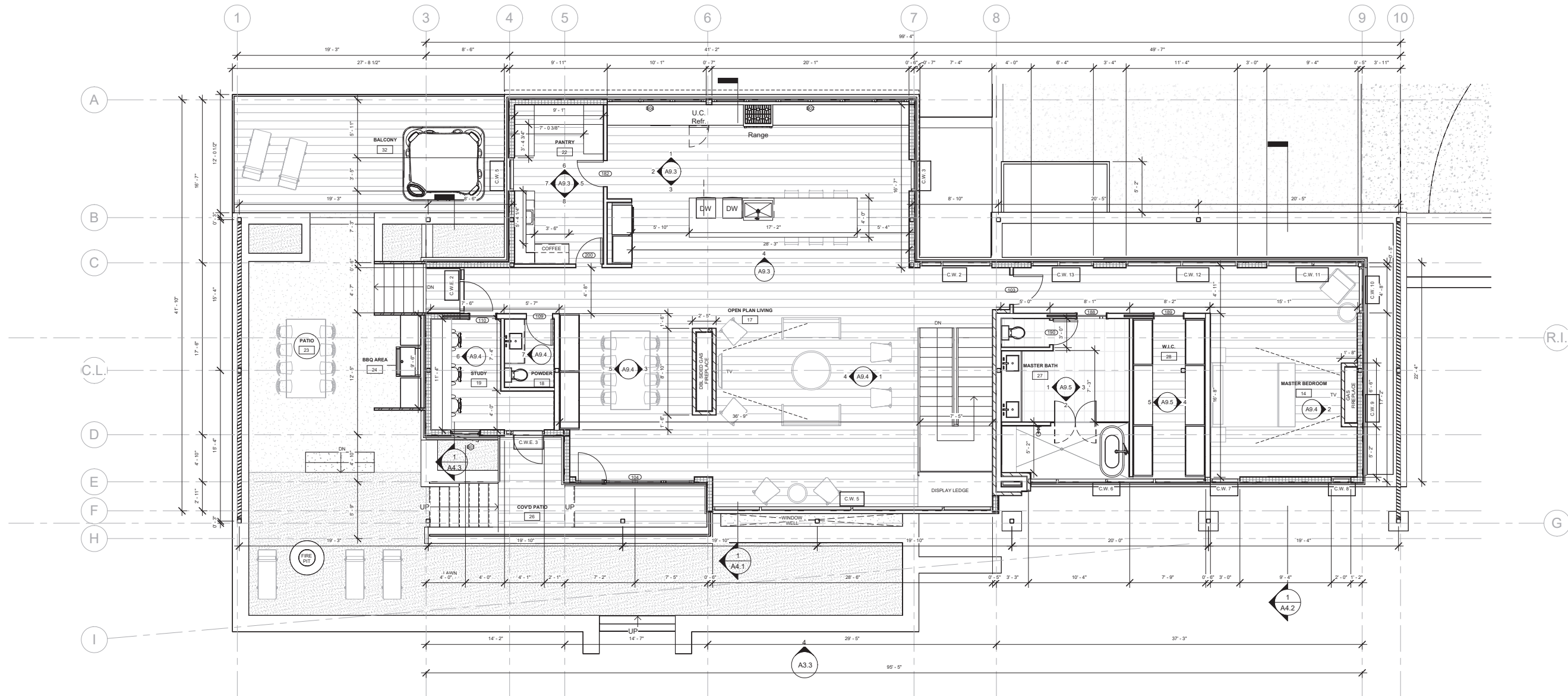
FLOOR PLANS

SHEET NUMBER

A2.1

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① LEVEL 2
3/16" = 1'-0"

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC10RR

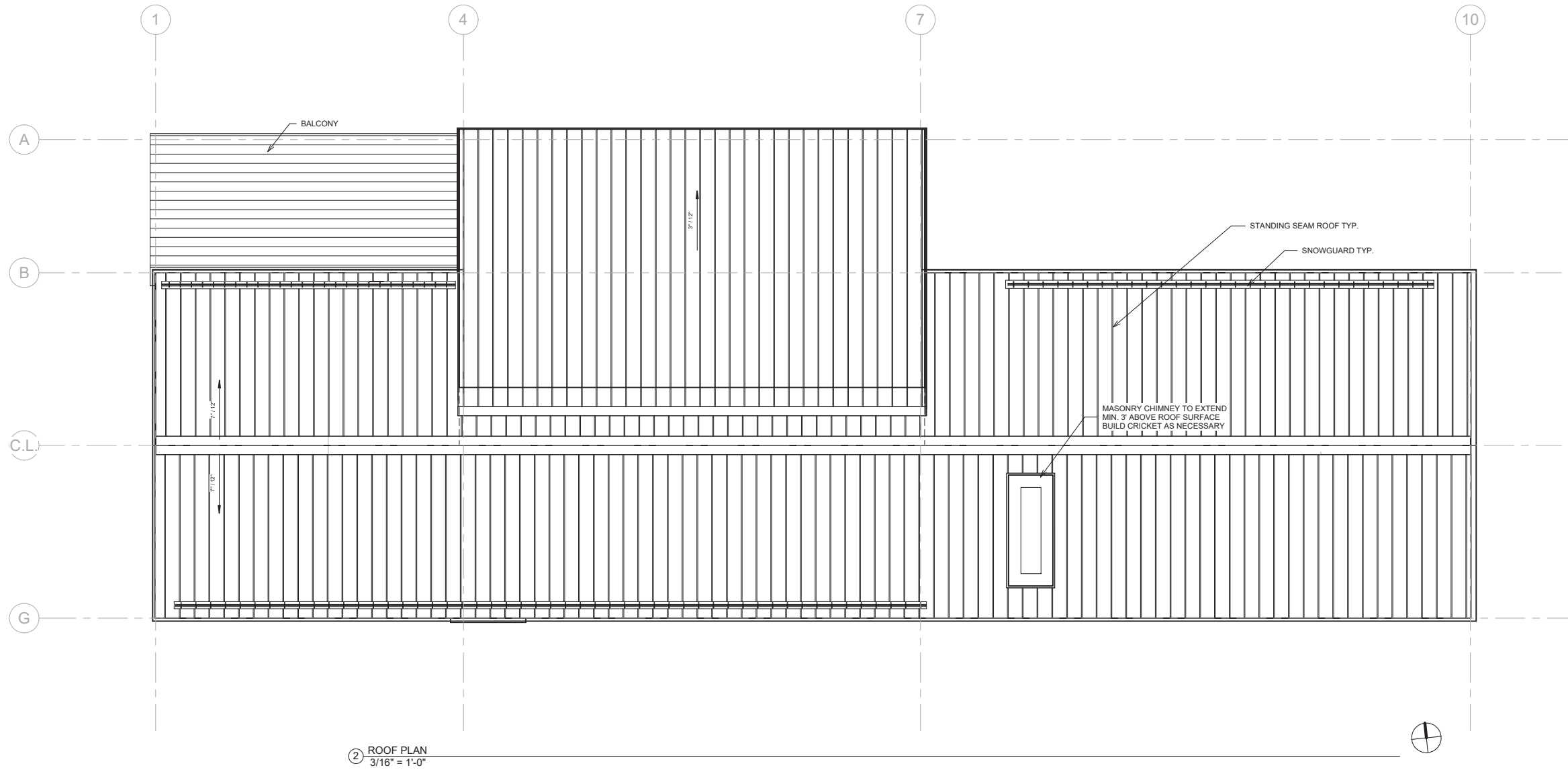
FLOOR PLANS

SHEET NUMBER

A2.2

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BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

ROOF PLAN

SHEET NUMBER

A2.3

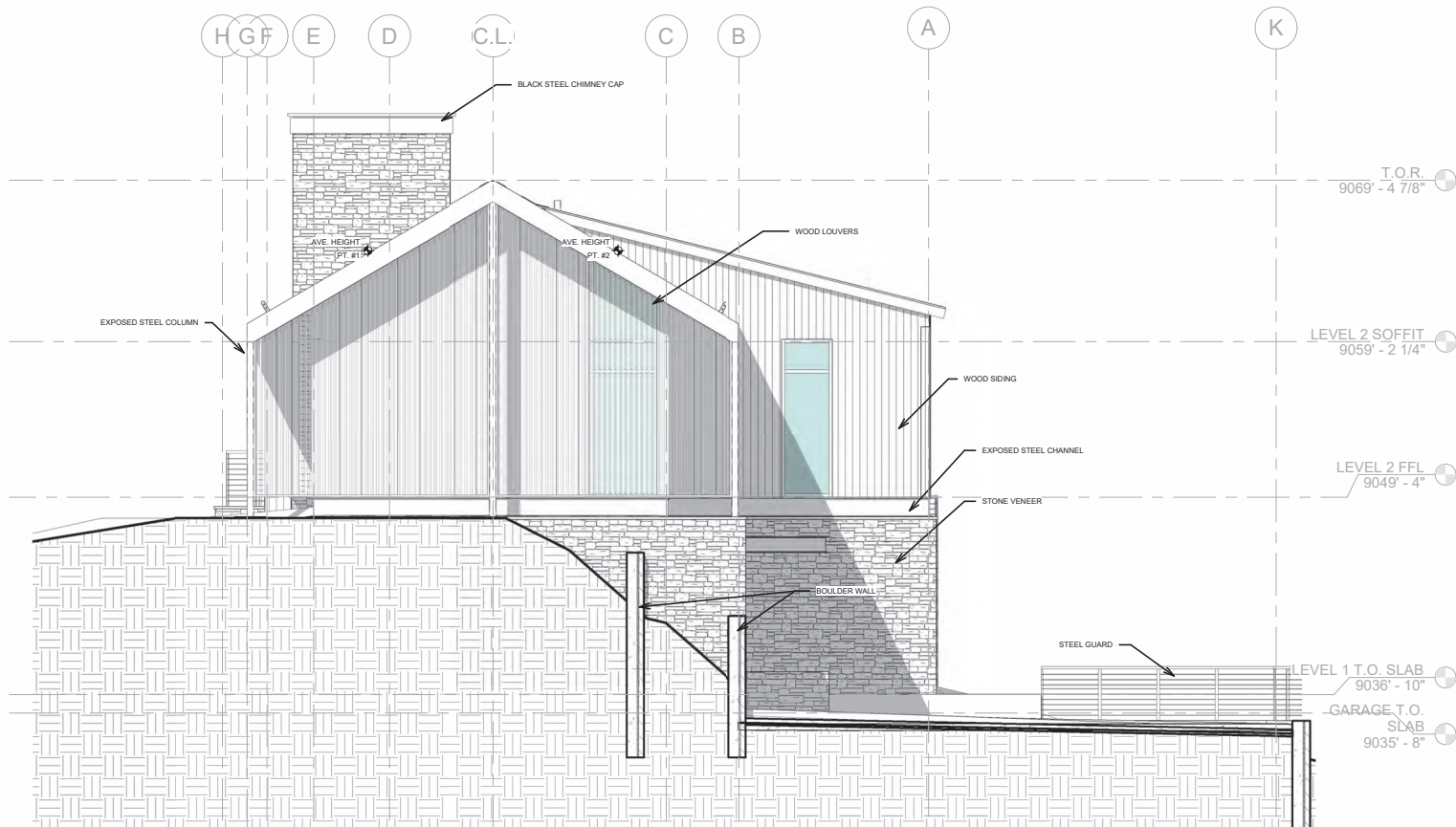
NOT FOR CONSTRUCTION

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① NORTH ELEVATION
3/16" = 1'-0"

EXTERIOR WALL MATERIAL AREAS TABLE (SF)				
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	364.29	512.92	85.46
TOTAL AREA	1601	1486	2687	986
TOTAL %	23.7	22	39.7	14.6
TOTAL AREA OF EXTERIOR WALL: 6760				



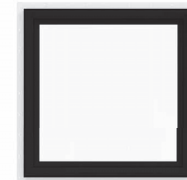
② EAST ELEVATION
3/16" = 1'-0"



STONE VENEER



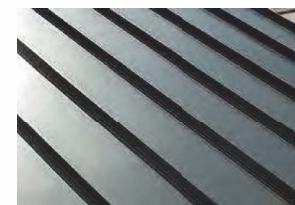
WOOD SIDING



BLACK FRAME WINDOWS



WOOD LOUVERS



BLACK STANDING SEAM ROOF

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

ELEVATIONS

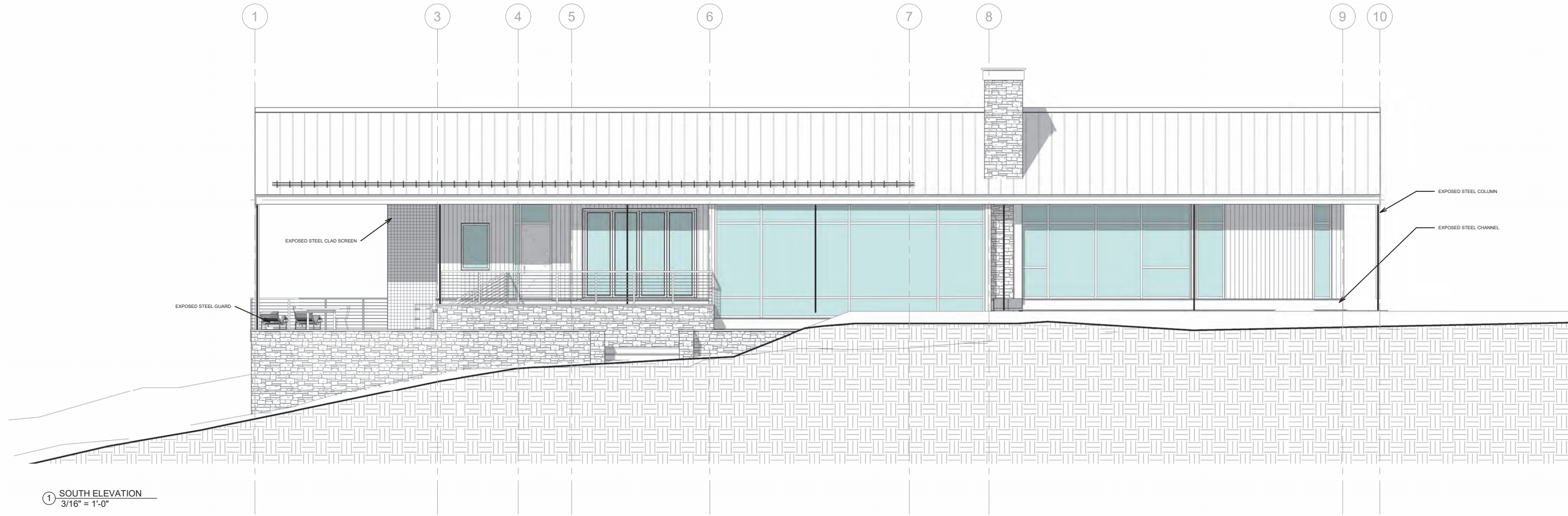
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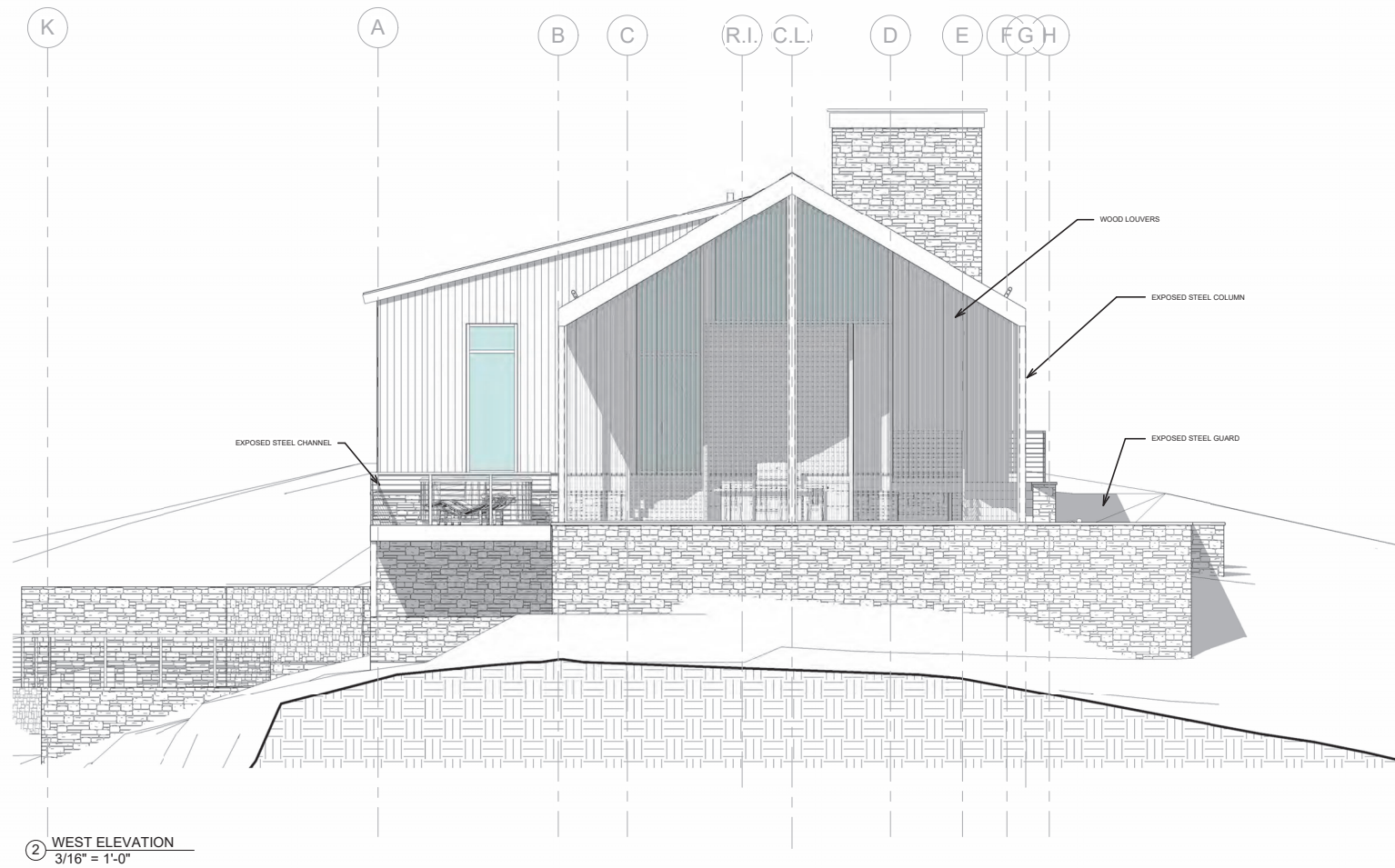
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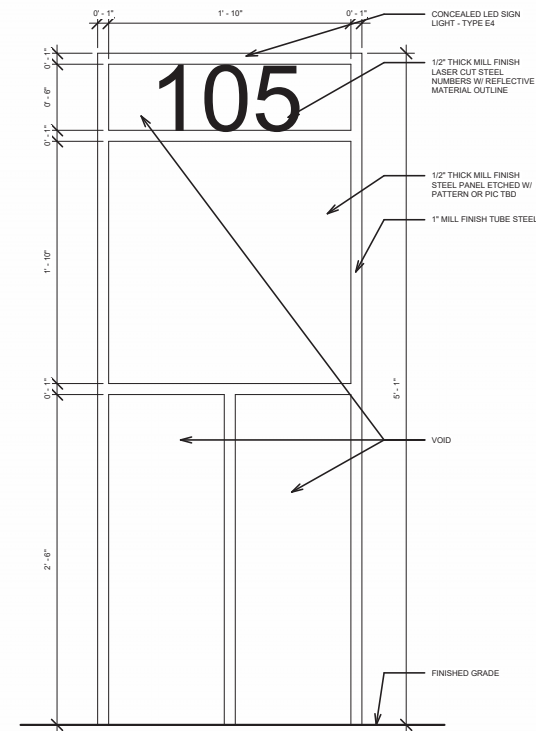
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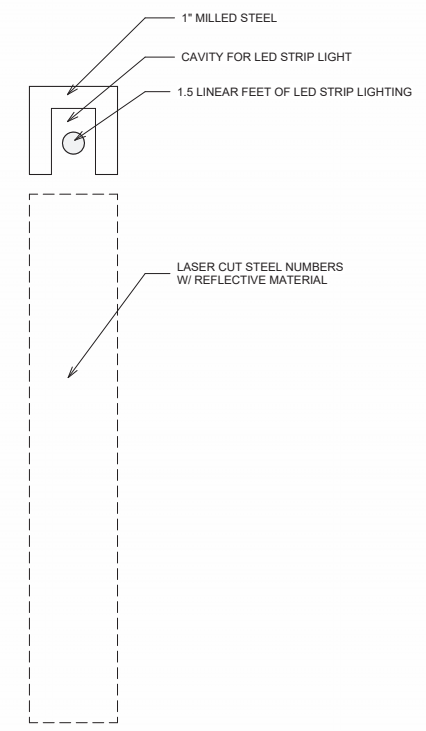
① SOUTH ELEVATION
3/16" = 1'-0"



② WEST ELEVATION
3/16" = 1'-0"



③ ADDRESS MONUMENT
1 1/2" = 1'-0"



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

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

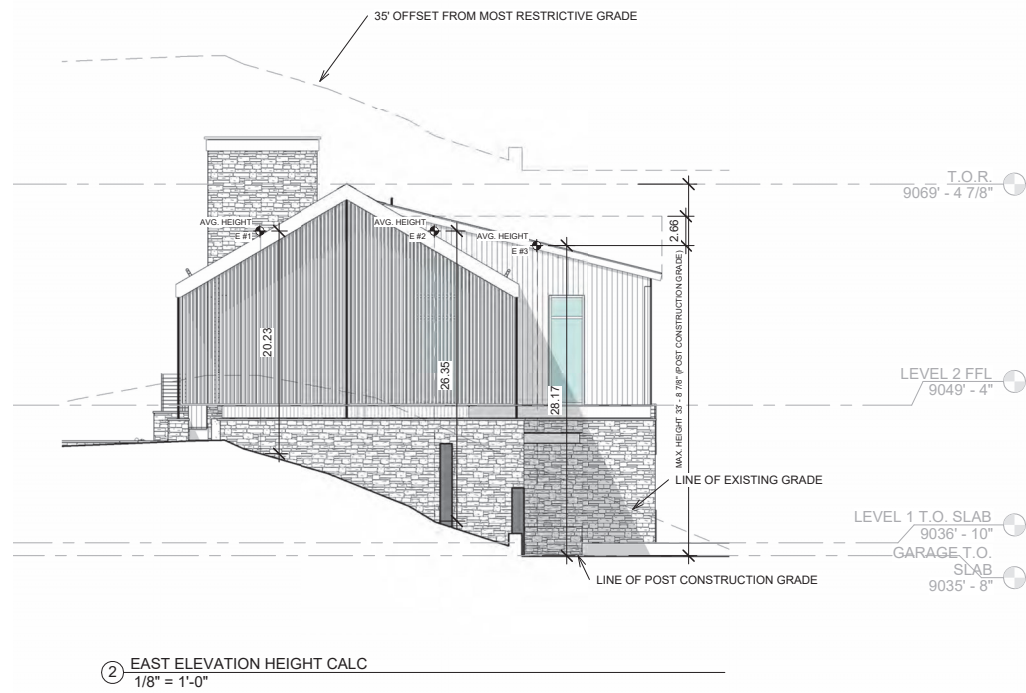
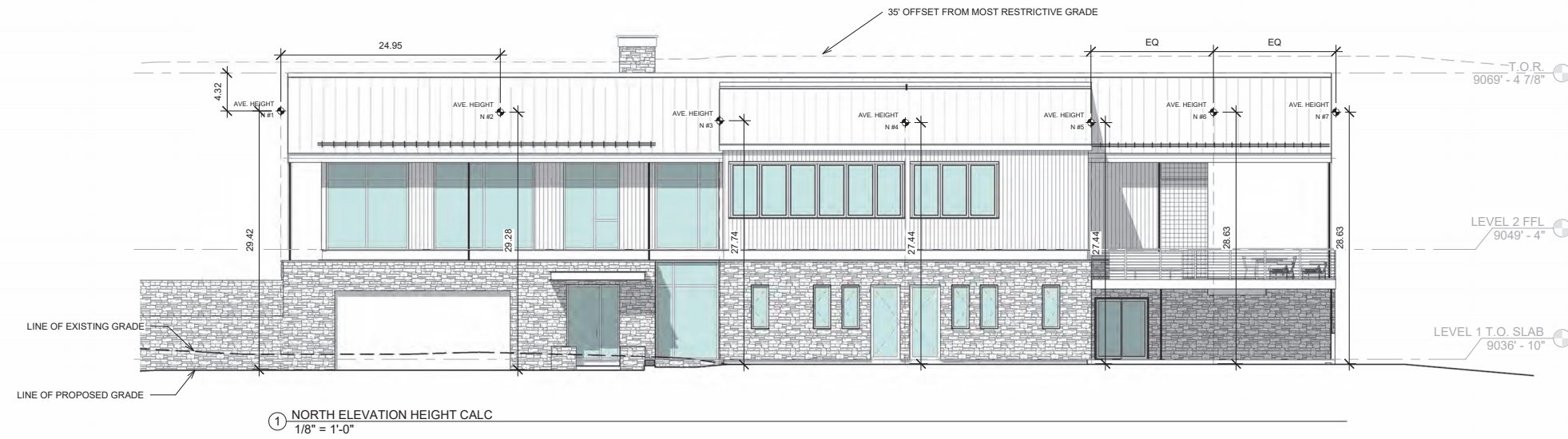
ELEVATIONS

SHEET NUMBER

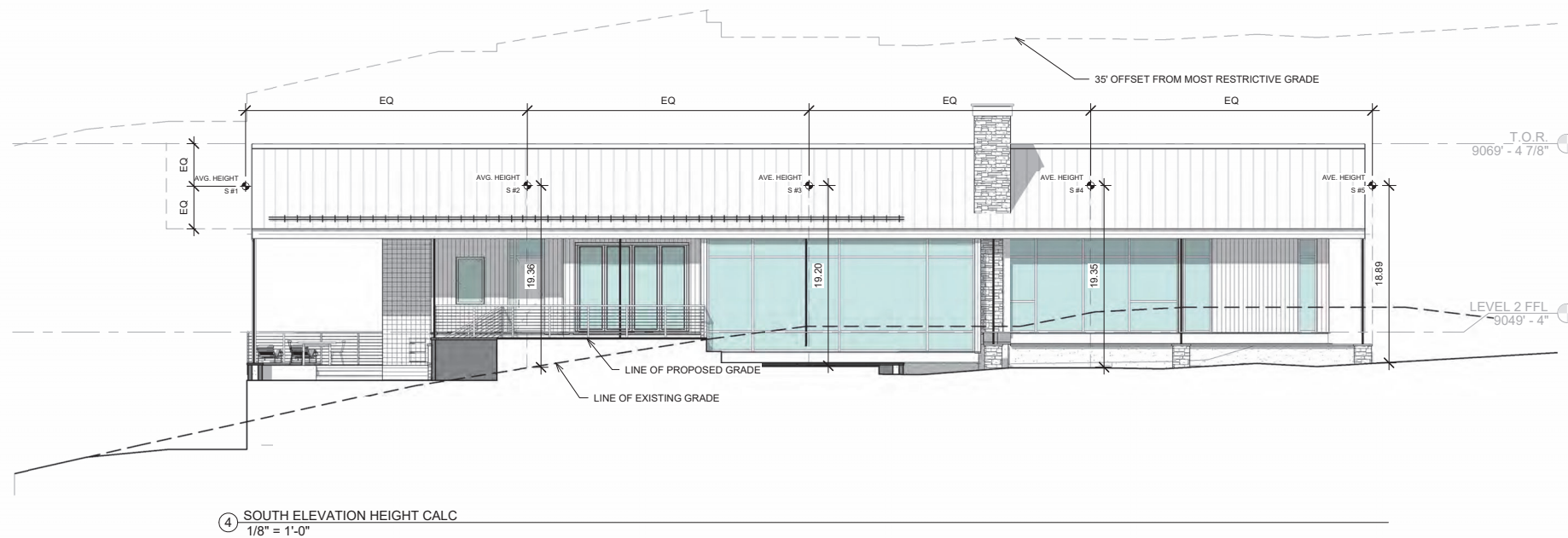
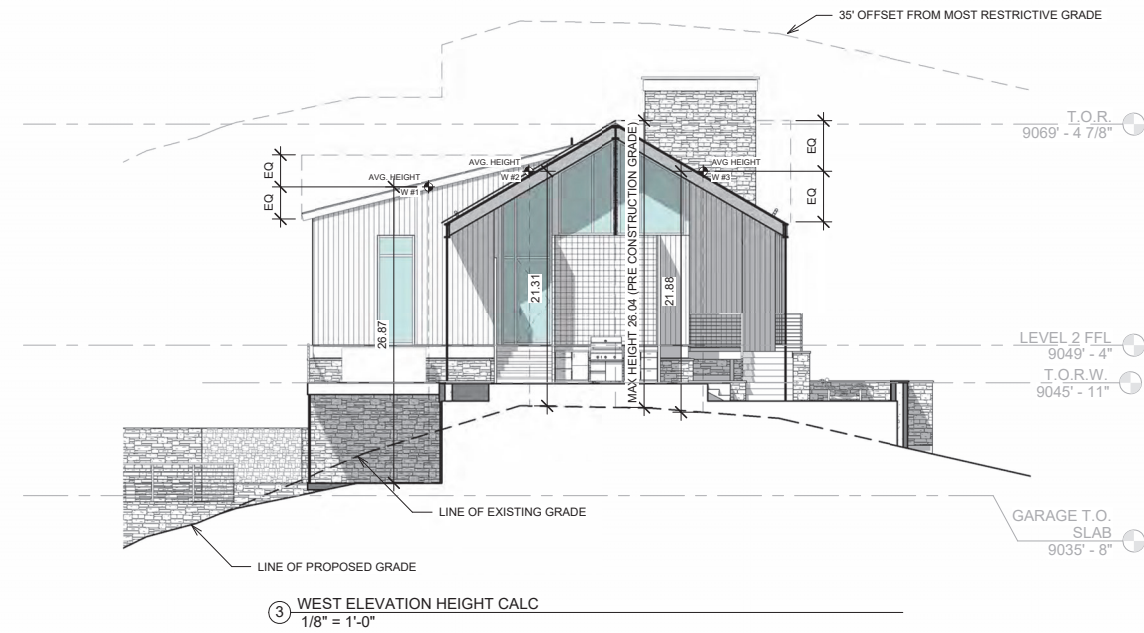
A3.2

NOT FOR CONSTRUCTION

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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.	28.38'
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	



BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

ELEVATION HEIGHT
CALCS

SHEET NUMBER

A3.3

NOT FOR CONSTRUCTION

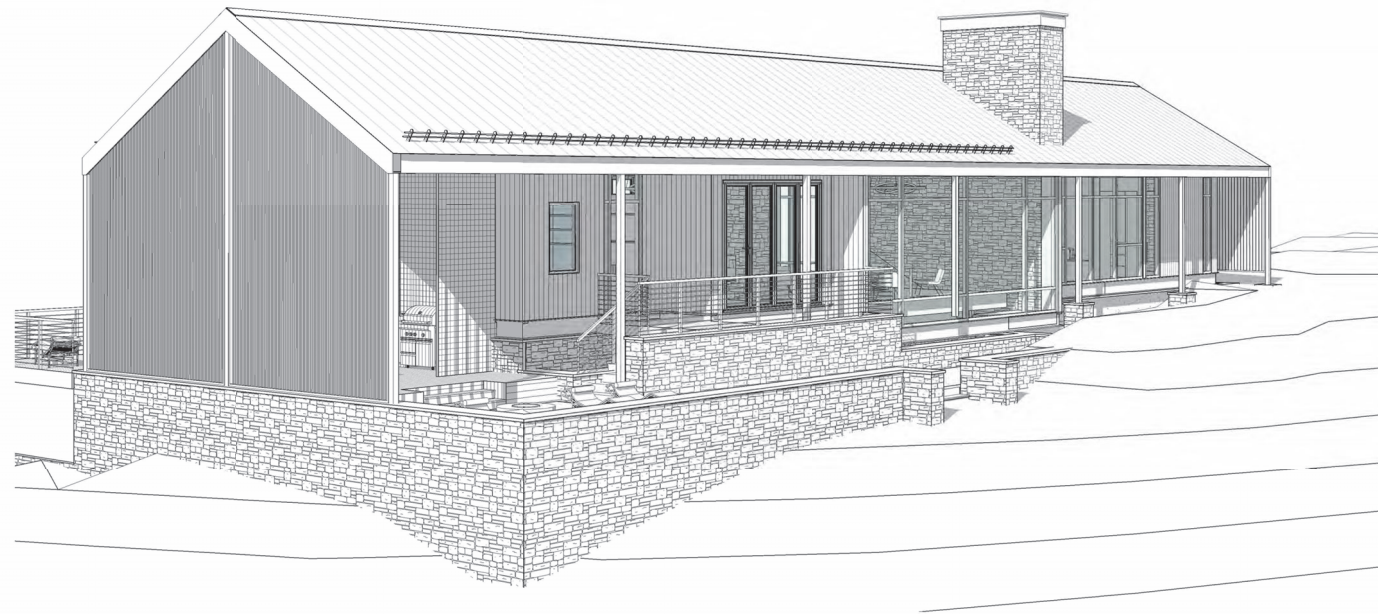
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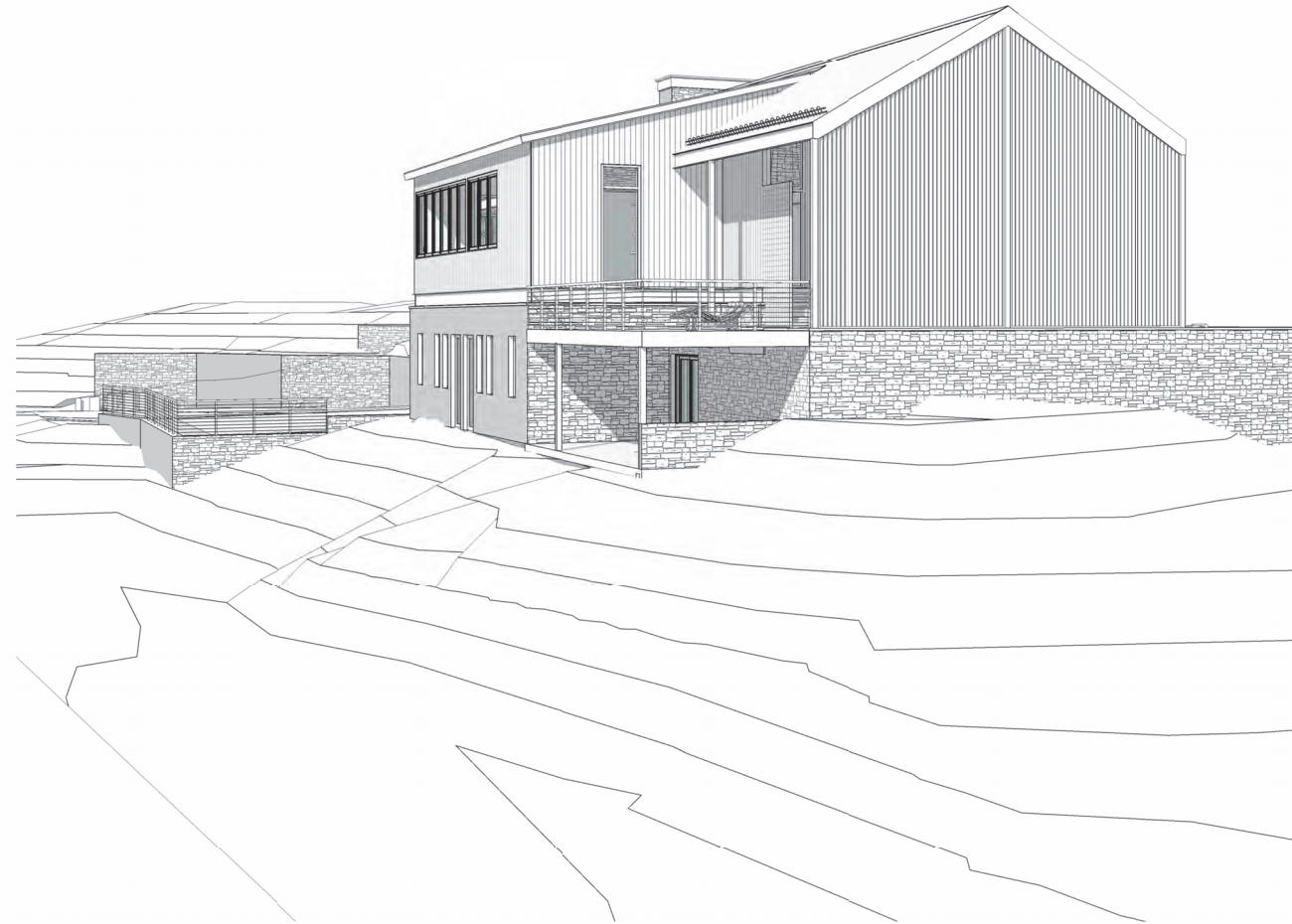
① FROM DRIVEWAY



② FROM SOUTH EAST



③ FROM SOUTH WEST



④ FROM NORTH WEST

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

PERSPECTIVES

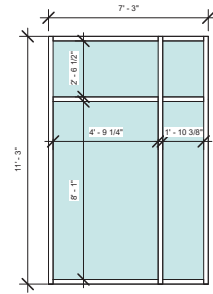
SHEET NUMBER

A5.1

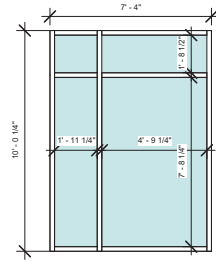
8/28/2024 11:25:30 AM

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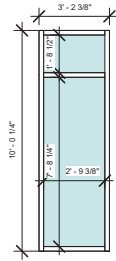
Window Schedule				
Family	Type	Mark	Width	Height
CASEMENT	2-0 X 5-0	A01	2'-0"	5'-0"
CASEMENT	2-0 X 5-0	A02	2'-0"	5'-0"
CASEMENT	2-0 X 5-0	A04	2'-0"	5'-0"
CASEMENT	3-0 X 5-0	B01	3'-0"	5'-0"
FIXED	4-0 X 6-0	A05	3'-0"	4'-0"
FIXED	4-0 X 6-0	A06	3'-0"	4'-0"
FIXED	4-0 X 6-0	A07	3'-0"	4'-0"
Window-Panoramic_Doors-Folding	6-6 X 20-0	B02	20'-0"	6'-6"
Window-Panoramic_Doors-Folding	6-6 X 10-0	B04	10'-0"	6'-6"
CASEMENT	2-0 X 5-0	B16	2'-0"	5'-0"
CASEMENT	2-0 X 5-0	B17	2'-0"	5'-0"
CASEMENT	2-0 X 5-0	B18	2'-0"	5'-0"



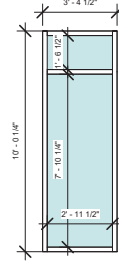
① CURTAIN WALL 1
1/4" = 1'-0"



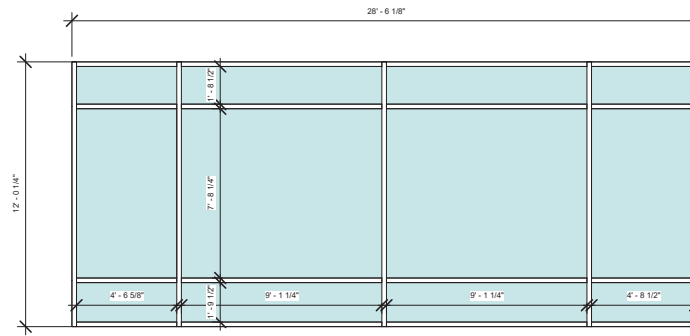
② CURTAIN WALL 2
1/4" = 1'-0"



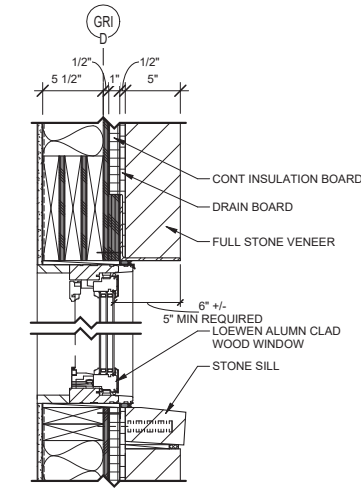
③ CURTAIN WALL 3
1/4" = 1'-0"



④ CURTAIN WALL 4
1/4" = 1'-0"

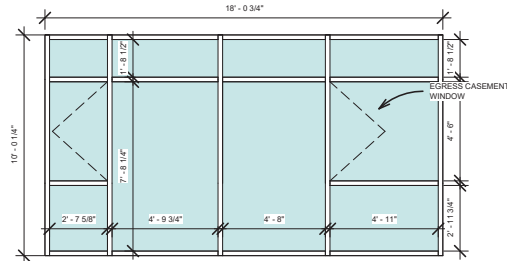


⑤ CURTAIN WALL 5
1/4" = 1'-0"

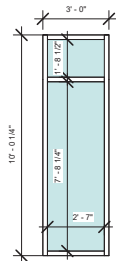


⑨ WINDOW HEAD/SILL STONE VENEER
1 1/2" = 1'-0"

Door Schedule				
Family	Type	Mark	Width	Height
Opening_262	6-0 X 8-6	1	6'-0"	8'-6"
SLIDING GLASS	6-0 7-0	001	6'-0 5/8"	6'-11 1/2"
Overhead-Sectional	9'-0" x 20'	2	20'-0"	9'-0"
Single-Flush	3-0 X 7-0	005	3'-0"	7'-0"
Single-Flush	3-0 X 7-0	006	3'-0"	7'-0"
Single-Flush	3-0 X 7-0	011	3'-0"	7'-0"
Single-Flush	2-8 X 7-0	013	2'-8"	7'-0"
Door_Barn_Authentic	3-0 X 7-0	015	0'-0"	0'-0"
Single-Flush	3-0 X 7-0	019	3'-0"	7'-0"
Single-Flush	3-0 X 7-0	021	3'-0"	7'-0"
Single-Glass 1	3-6 X 8-6	023	3'-6"	8'-6"
Single-Glass 1	3-6 X 8-6	024	3'-6"	8'-6"
Single-Flush	3-0 X 7-0	103	3'-0"	7'-0"
Door-Panoramic_Doors-Folding	9-6 X 12-0	104	12'-0"	9'-6"
Single-Flush	2-8 X 7-0	109	2'-8"	7'-0"
Door-Interior-Single-Pocket-1 Panel-Wood	2-8 X 7-0	110	2'-8"	7'-0"
Single-Flush	2-6 X 7-0	175	2'-6"	7'-0"
Single-Flush	2-6 X 7-0	176	2'-6"	7'-0"
Door-Curtain-Wall-Single-Glass	Door-Curtain-Wall-Single-Glass	177	2'-11 7/8"	11'-2 5/8"
Single-Flush	2-6 X 7-0	178	2'-6"	7'-0"
Door-Curtain-Wall-Single-Glass	Door-Curtain-Wall-Single-Glass	179	3'-0 1/8"	11'-2 5/8"
Single-Flush	2-6 X 7-0	180	2'-6"	7'-0"
Single-Flush	2-6 X 7-0	181	2'-6"	7'-0"
Single-Flush	2-8 X 7-0	182	2'-8"	7'-0"
Door-Interior-Single-Pocket-1 Panel-Wood	3-0 X 7-0	188	3'-0"	7'-0"
Door-Interior-Single-Pocket-1 Panel-Wood	3-0 X 7-0	189	3'-0"	7'-0"
Single-Flush	2-6 X 7-0	190	2'-6"	7'-0"
Single-Flush	3-0 X 7-0	191	3'-0"	7'-0"
Single-Flush	2-6 X 7-0	194	2'-6"	7'-0"
Door_Barn_Authentic	3-0 X 7-0	195	0'-0"	0'-0"
Sliding-Closet	4-0 X 7-0	198	4'-0"	7'-0"
Single-Flush	2-8 X 7-0	200	2'-8"	7'-0"
Frameless_Glass_Door_13578	0650 x 2134mm	201	2'-1 5/8"	7'-0"
Frameless_Glass_Door_13578	0650 x 2134mm	202	2'-1 5/8"	7'-0"



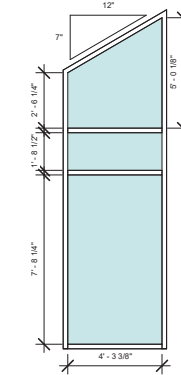
⑥ CURTAIN WALL 6
1/4" = 1'-0"



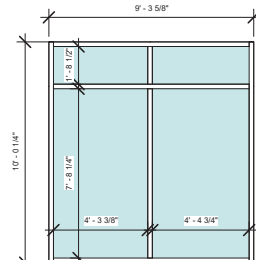
⑦ CURTAIN WALL 7
1/4" = 1'-0"



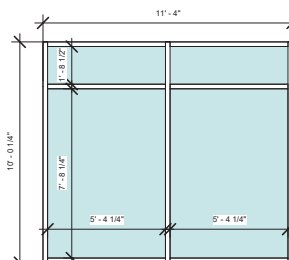
⑧ CURTAIN WALL 8
1/4" = 1'-0"



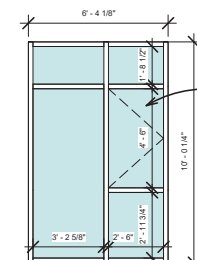
⑩ CURTAIN WALL 10
1/4" = 1'-0"



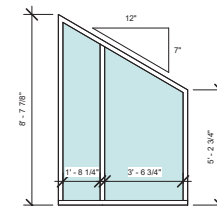
⑪ CURTAIN WALL 11
1/4" = 1'-0"



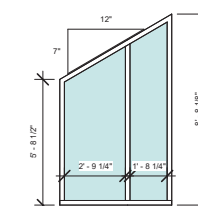
⑫ CURTAIN WALL 12
1/4" = 1'-0"



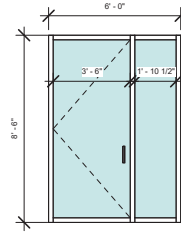
⑬ CURTAIN WALL 13
1/4" = 1'-0"



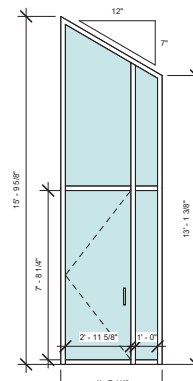
⑭ CURTAIN WALL 14
1/4" = 1'-0"



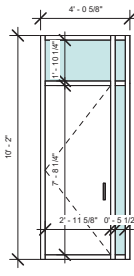
⑮ CURTAIN WALL 15
1/4" = 1'-0"



⑯ CURTAIN WALL ENTRY 1
1/4" = 1'-0"



⑰ CURTAIN WALL ENTRY 2
1/4" = 1'-0"



⑱ CURTAIN WALL ENTRY 3
1/4" = 1'-0"



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

PROJECT ISSUE DATE:
8/28/24 FINAL DRB SUBMITTAL

REVISIONS
NO. DATE DESC.

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

WINDOW / DOOR
SCHEDULE

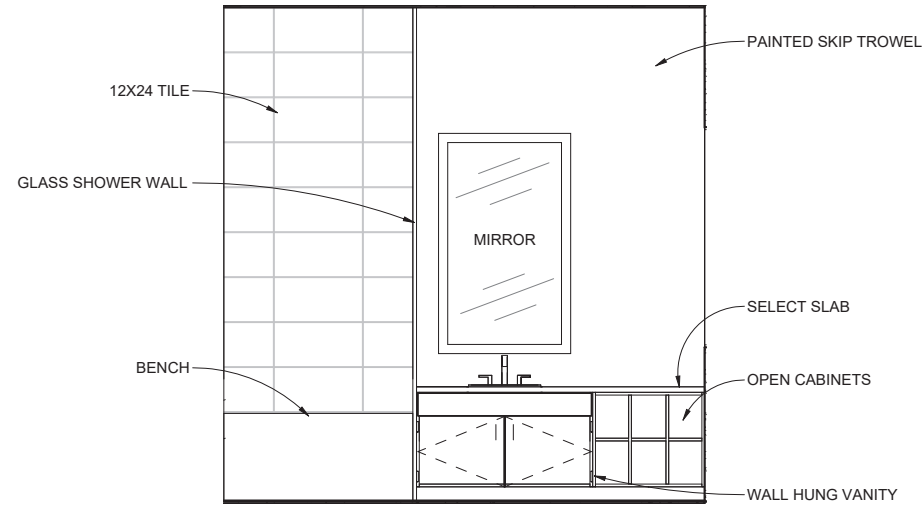
SHEET NUMBER

A8.1

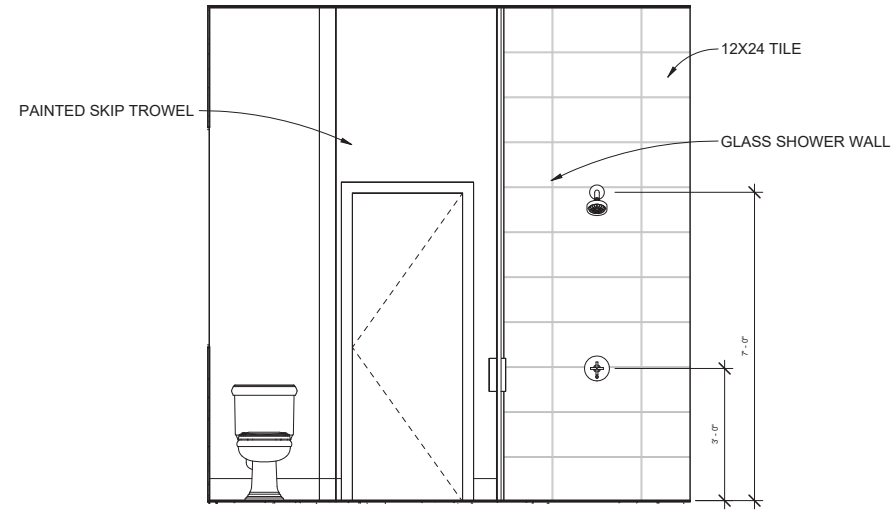
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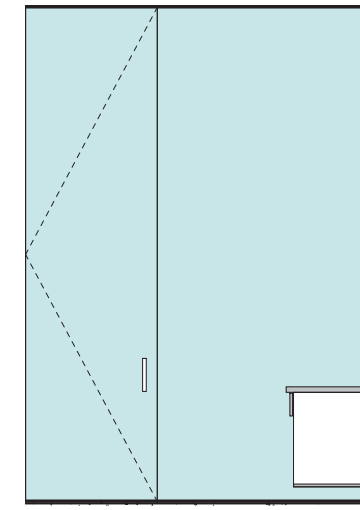
8/28/2024 11:25:30 AM



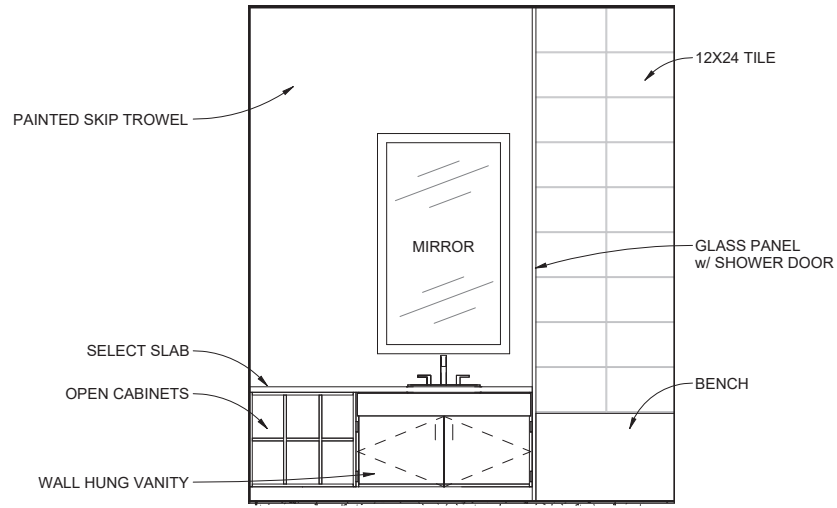
① BATH 1 (VANITY WALL)
1/2" = 1'-0"



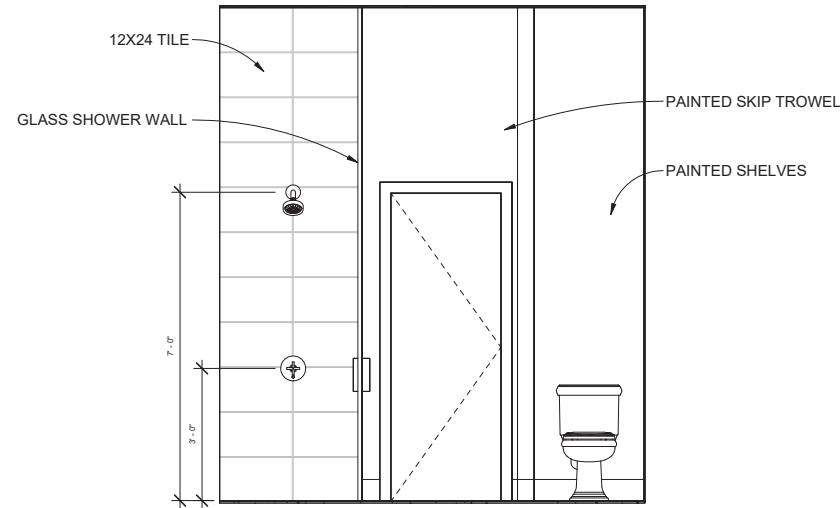
② BATH 1 (ENTRY WALL)
1/2" = 1'-0"



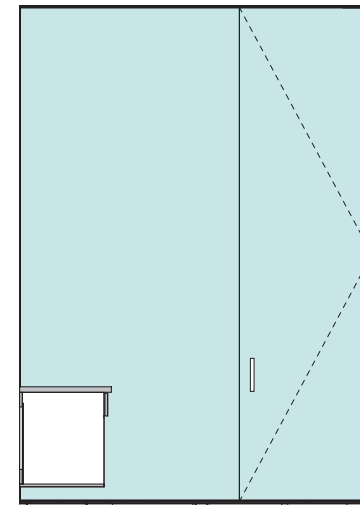
③ BATH 1 (SHOWER WALL)
1/2" = 1'-0"



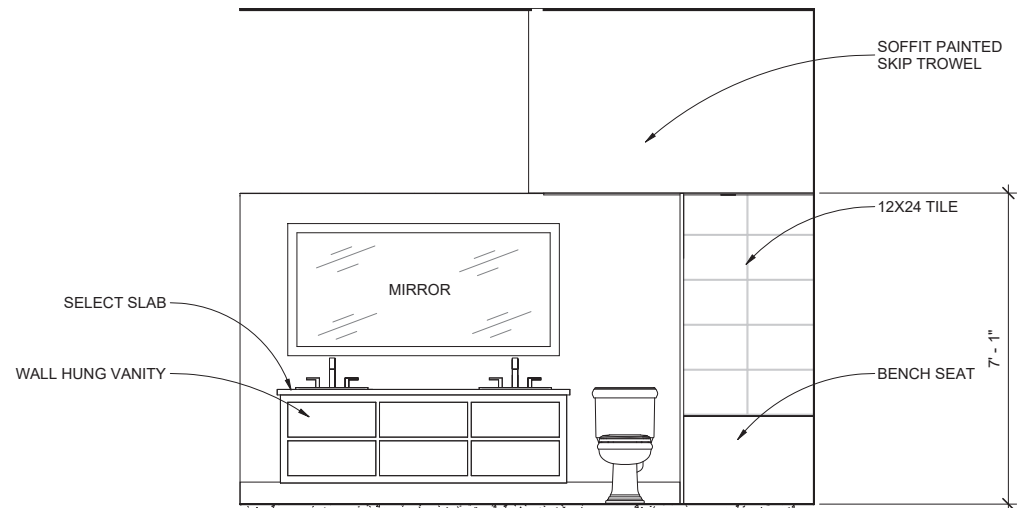
④ BATH 2 (VANITY WALL)
1/2" = 1'-0"



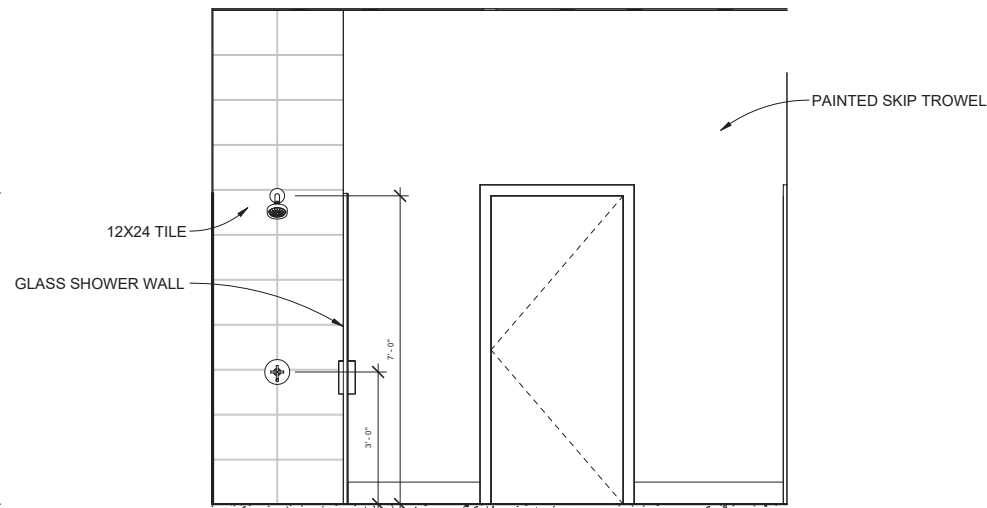
⑤ BATH 2 (ENTRY WALL)
1/2" = 1'-0"



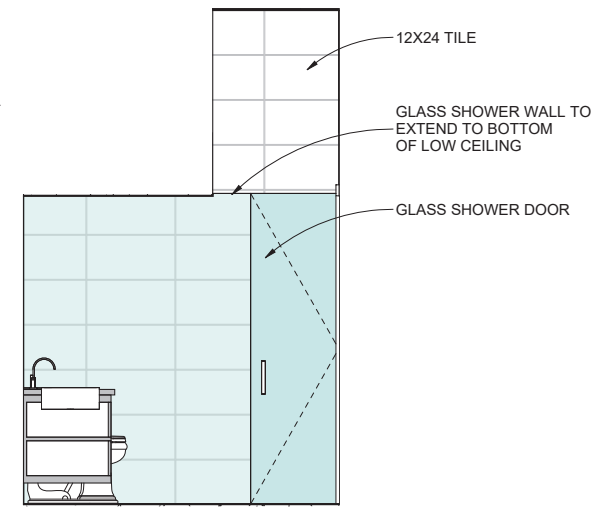
⑥ BATH 2 (SHOWER WALL)
1/2" = 1'-0"



⑦ BEDROOM 3 (VANITY WALL)
1/2" = 1'-0"



⑧ BATH 3 (ENTRY WALL)
1/2" = 1'-0"



⑨ BEDROOM 3 (SHOWER WALL)
1/2" = 1'-0"

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

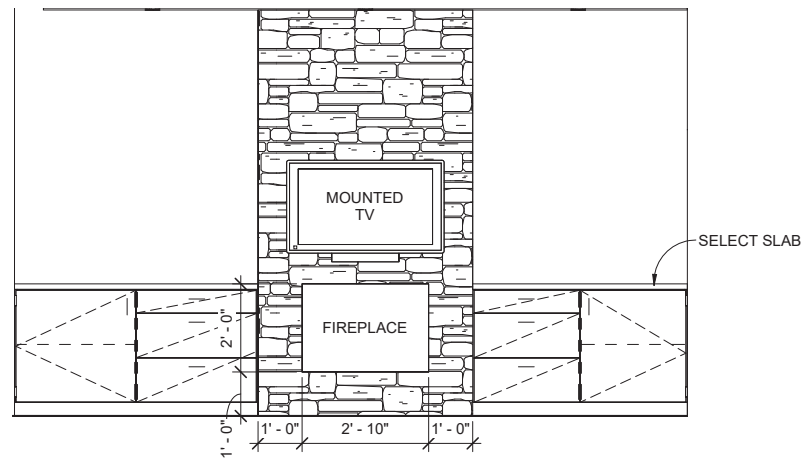
INT. ELEVATIONS
1ST FL.

SHEET NUMBER

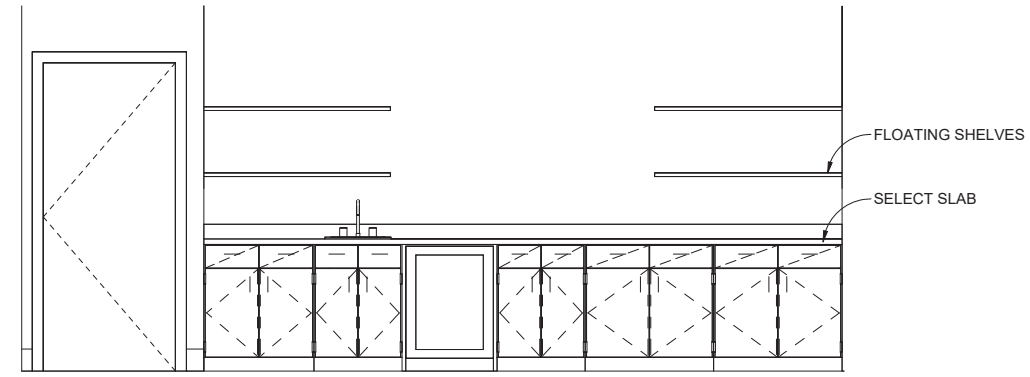
A9.1

NOT FOR CONSTRUCTION

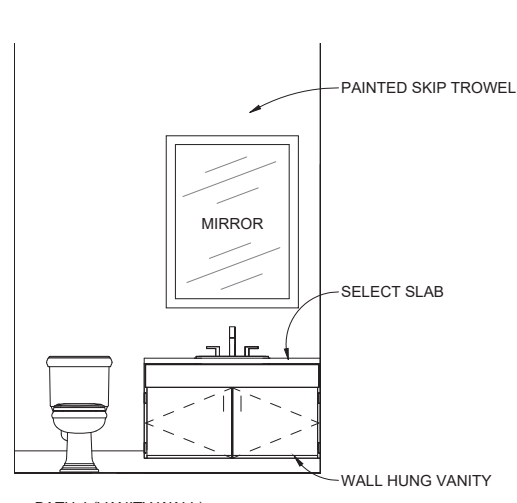
©shift architects



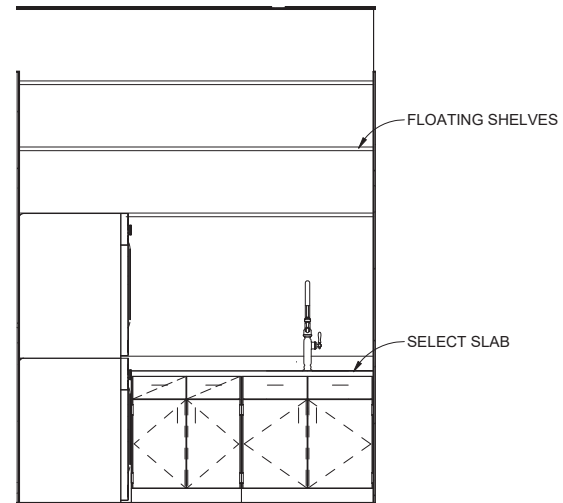
① FLEX/MEDIA (FIREPLACE WALL)
1/2" = 1'-0"



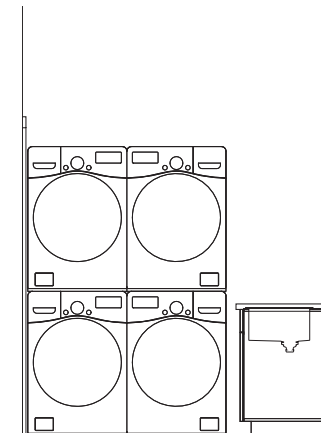
② FLEX/MEDIA (KITCHENETTE)
1/2" = 1'-0"



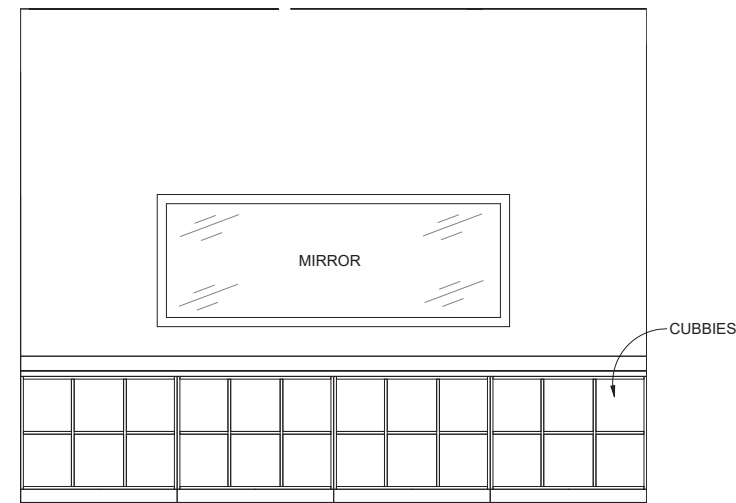
③ BATH 4 (VANITY WALL)
1/2" = 1'-0"



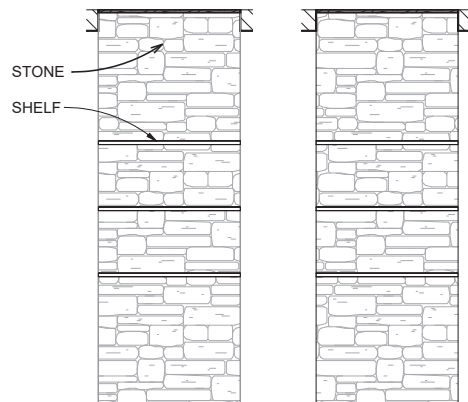
④ LAUNDRY ROOM SOUTH
1/2" = 1'-0"



⑤ LAUNDRY (APPLIANCE WALL)
1/2" = 1'-0"

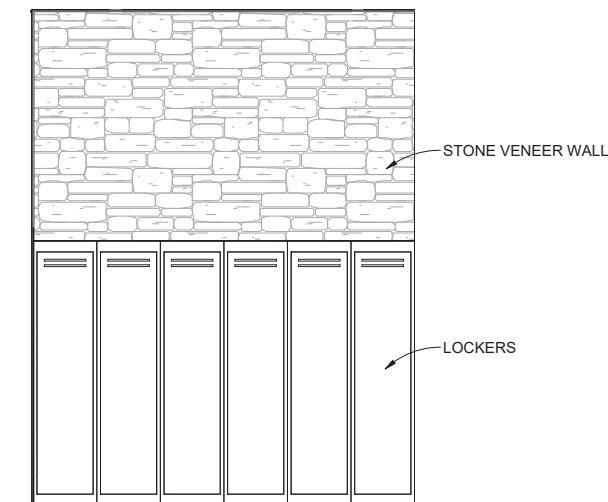


⑥ BUNK ROOM DRESSER WALL
1/2" = 1'-0"

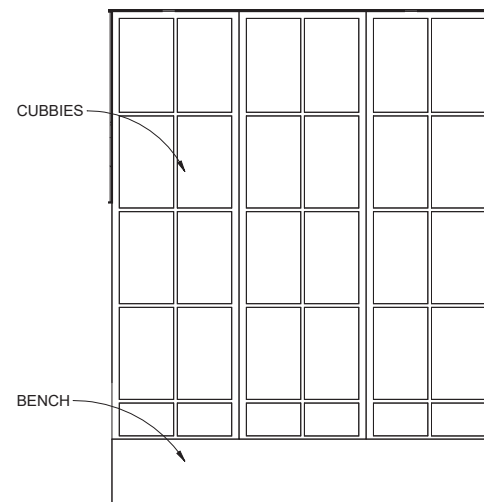


⑦ ENTRY WEST
1/2" = 1'-0"

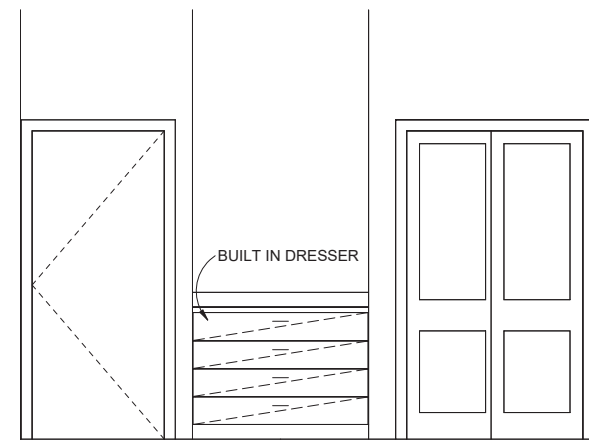
⑧ ENTRY EAST
1/2" = 1'-0"



⑨ MUDROOM WEST (LOCKERS)
1/2" = 1'-0"



⑩ MUDROOM EAST (CUBBIES)
1/2" = 1'-0"



⑪ BEDROOM 3 - BUILT IN DRESSER
1/2" = 1'-0"

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

INT. ELEVATIONS
1ST FL.

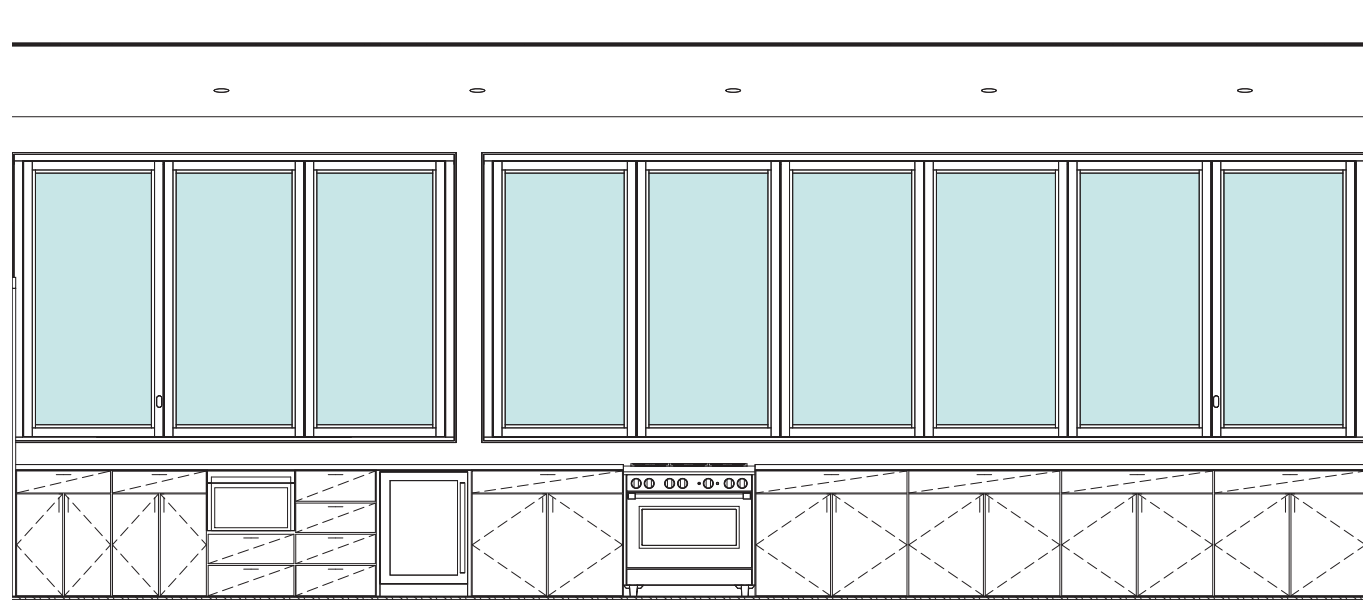
SHEET NUMBER

A9.2

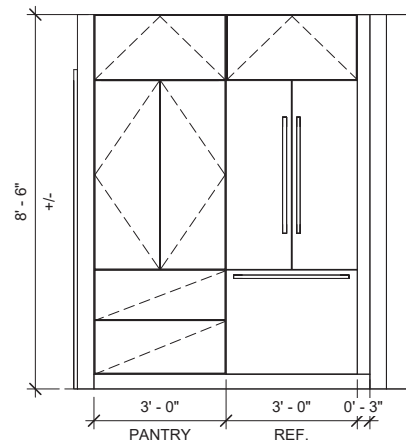
8/28/2024 11:26:33 AM

NOT FOR CONSTRUCTION

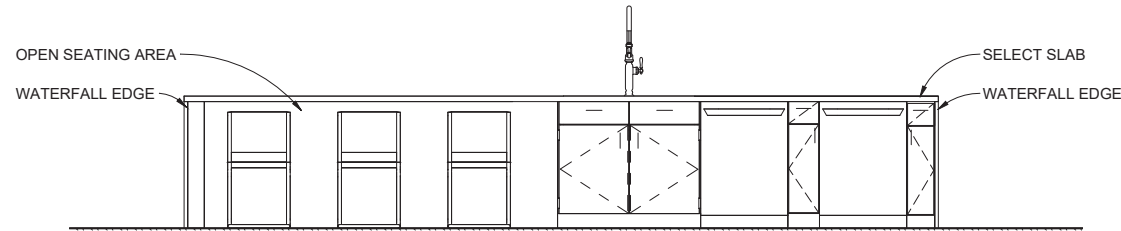
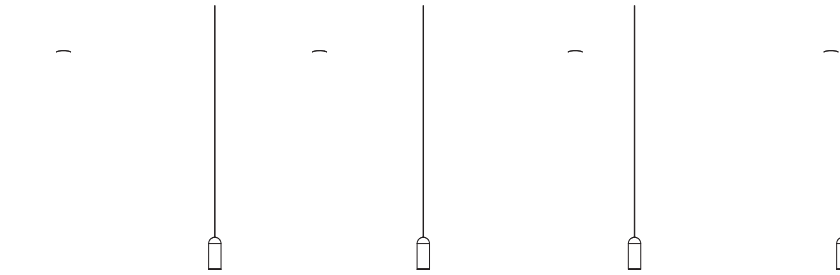
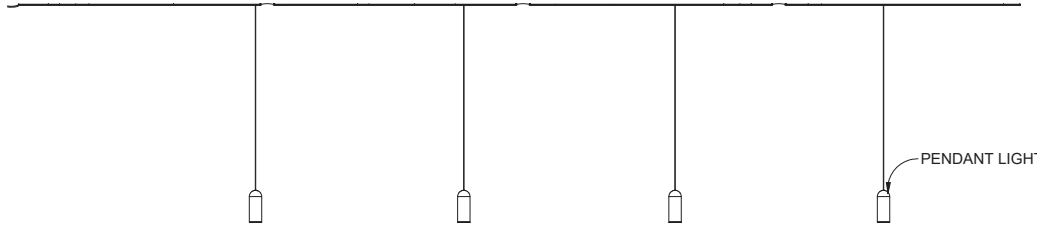
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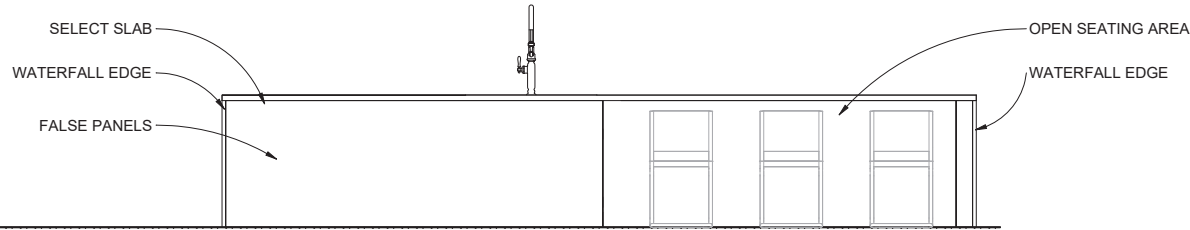
① KITCHEN NORTH (OVEN WALL)
1/2" = 1'-0"



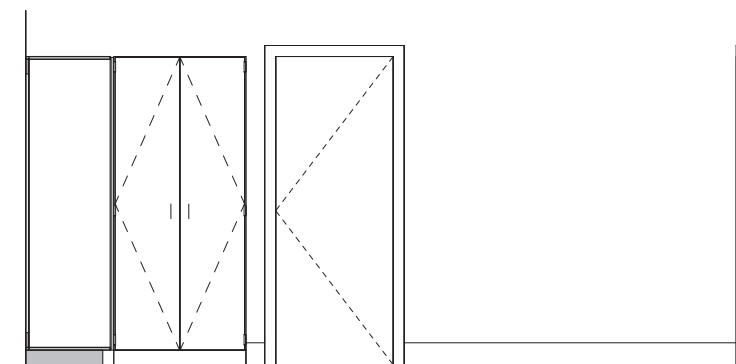
② KITCHEN WEST (FRIDGE WALL)
1/2" = 1'-0"



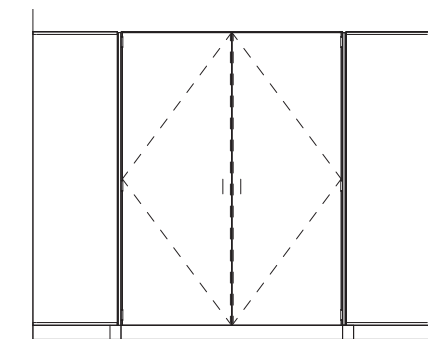
③ KITCHEN ISLAND SOUTH
1/2" = 1'-0"



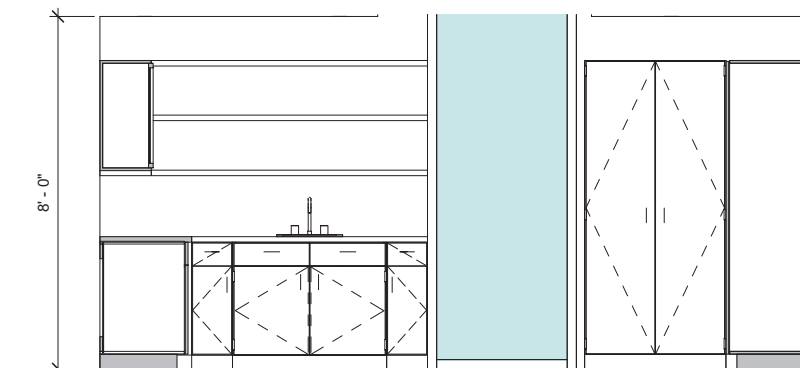
④ KITCHEN ISLAND NORTH
1/2" = 1'-0"



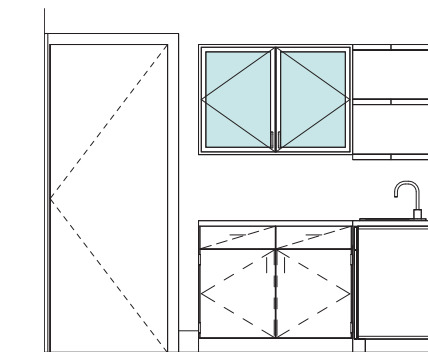
⑤ PANTRY EAST (KITCHEN ENTRY)
1/2" = 1'-0"



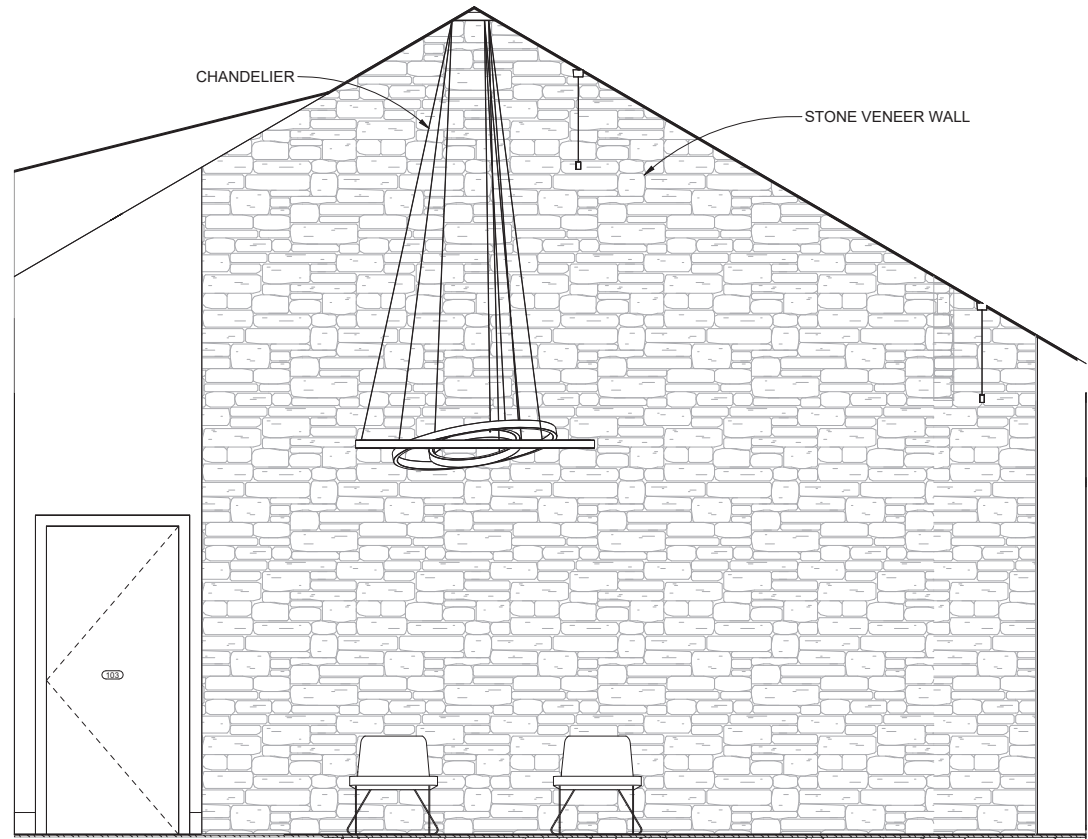
⑥ PANTRY NORTH (CABINET WALL)
1/2" = 1'-0"



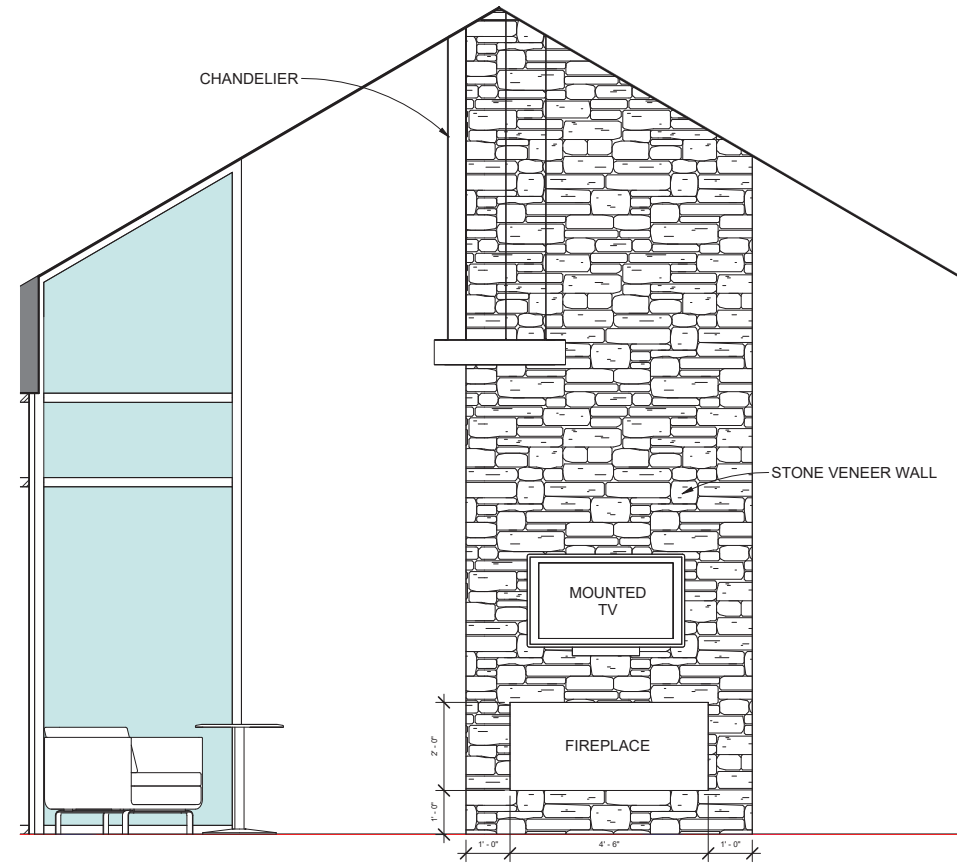
⑦ PANTRY WEST (SINK WALL)
1/2" = 1'-0"



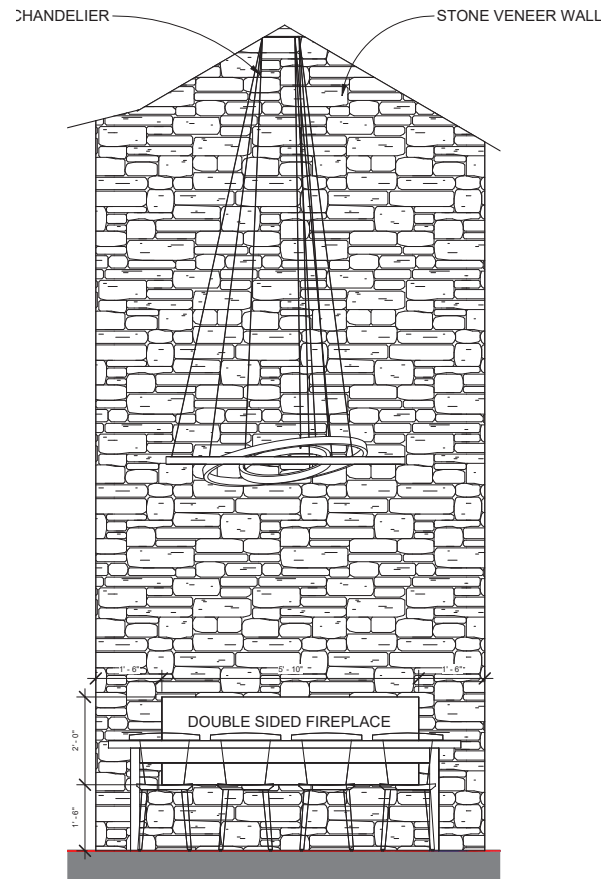
⑧ PANTRY SOUTH (COFFEE WALL)
1/2" = 1'-0"



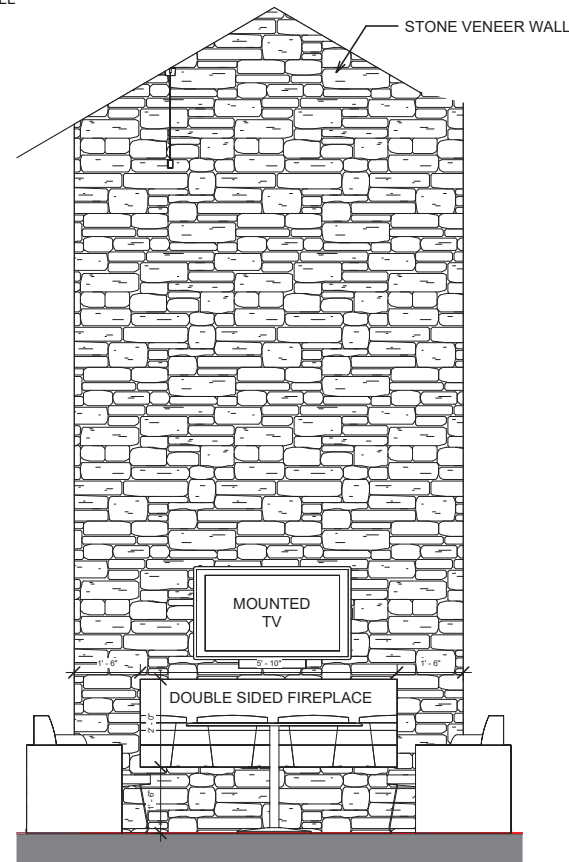
① LOUNGE FIREPLACE
1/2" = 1'-0"



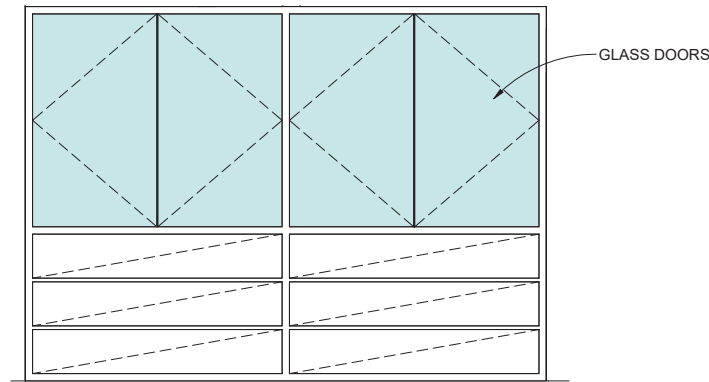
② MASTER BEDROOM (FIREPLACE)
1/2" = 1'-0"



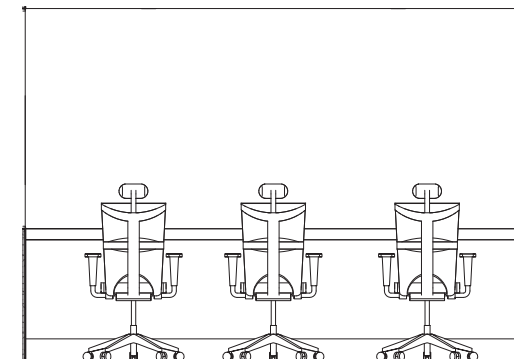
③ DINING FIREPLACE
1/2" = 1'-0"



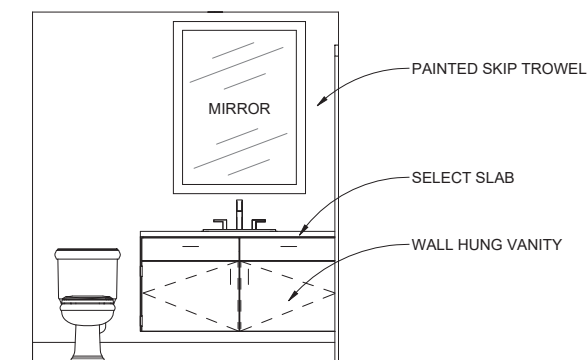
④ LIVING ROOM FIREPLACE
1/2" = 1'-0"



⑤ DINING AREA BUILT-IN
1/2" = 1'-0"



⑥ STUDY (DESK WALL)
1/2" = 1'-0"



⑦ POWDER (VANITY WALL)
1/2" = 1'-0"

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

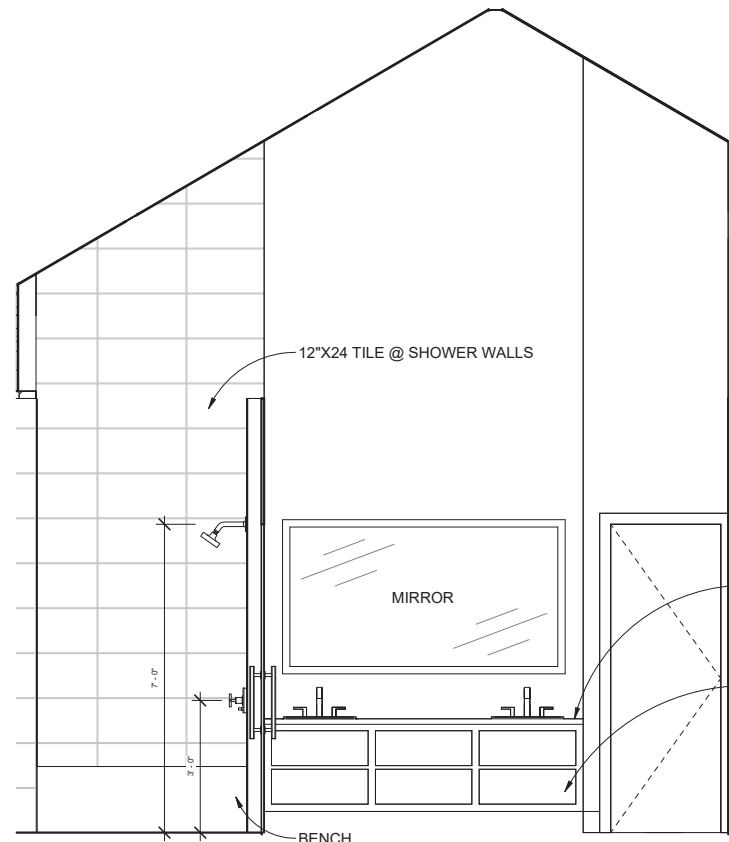
INT. ELEVATIONS
2ND FL.

SHEET NUMBER

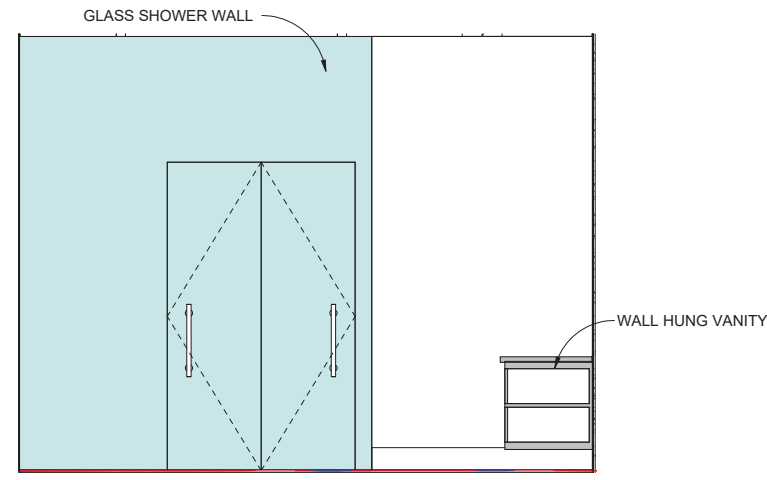
A9.4

NOT FOR CONSTRUCTION

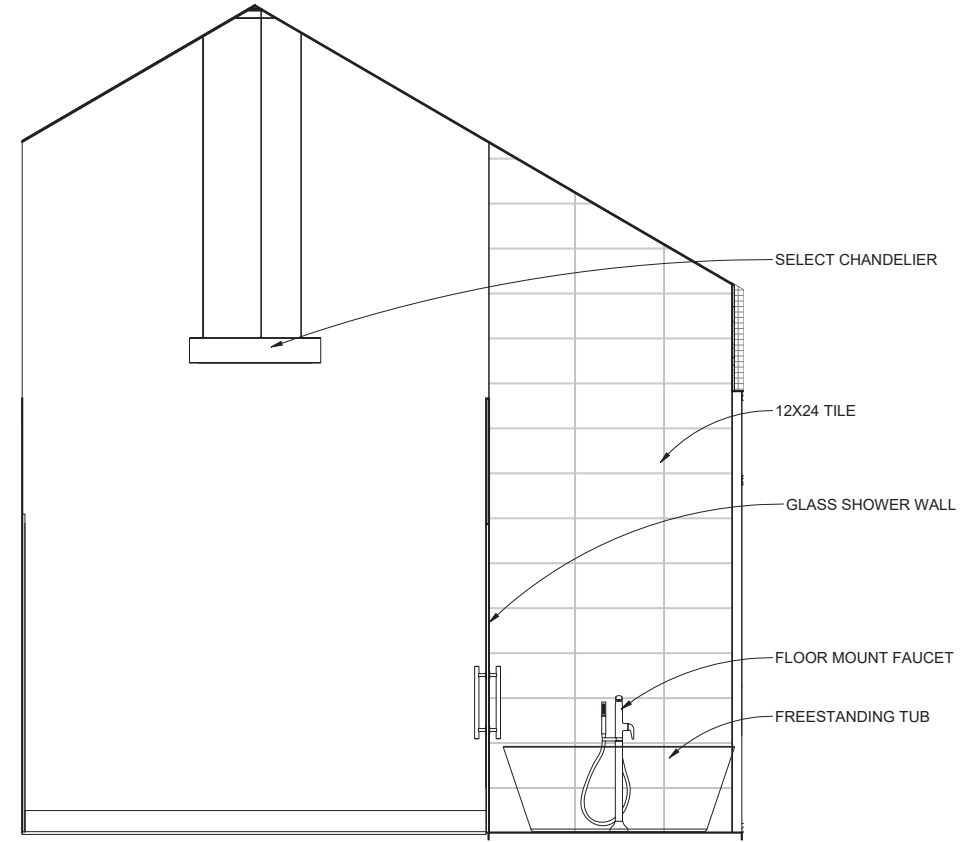
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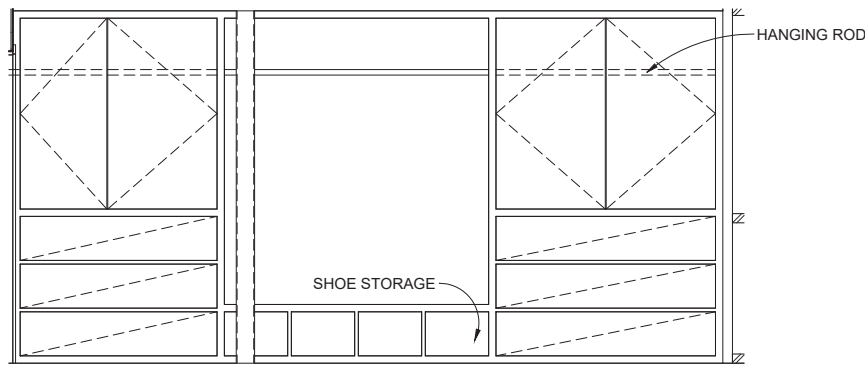
① MASTER BATH WEST
1/2" = 1'-0"



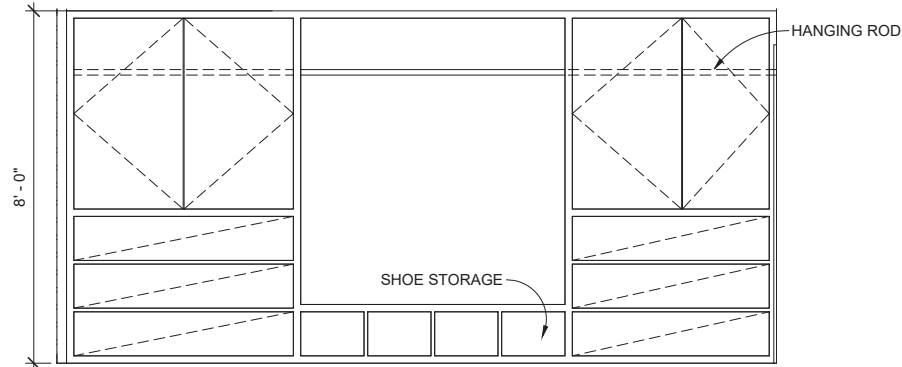
② MASTER BATH SOUTH
1/2" = 1'-0"



③ MASTER BATH EAST
1/2" = 1'-0"



④ MASTER CLOSET EAST
1/2" = 1'-0"



⑤ MASTER CLOSET WEST
1/2" = 1'-0"

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

INT. ELEVATION 2ND
FL.

SHEET NUMBER

A9.5

NOT FOR CONSTRUCTION

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 FIXTURE E-1:

OUTDOOR WALL LIGHT

VEX	
SATIN BLACK	
MANUFACTURER	TECH LIGHTING
ITEM	7000WVEX93012BDOUNV
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



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

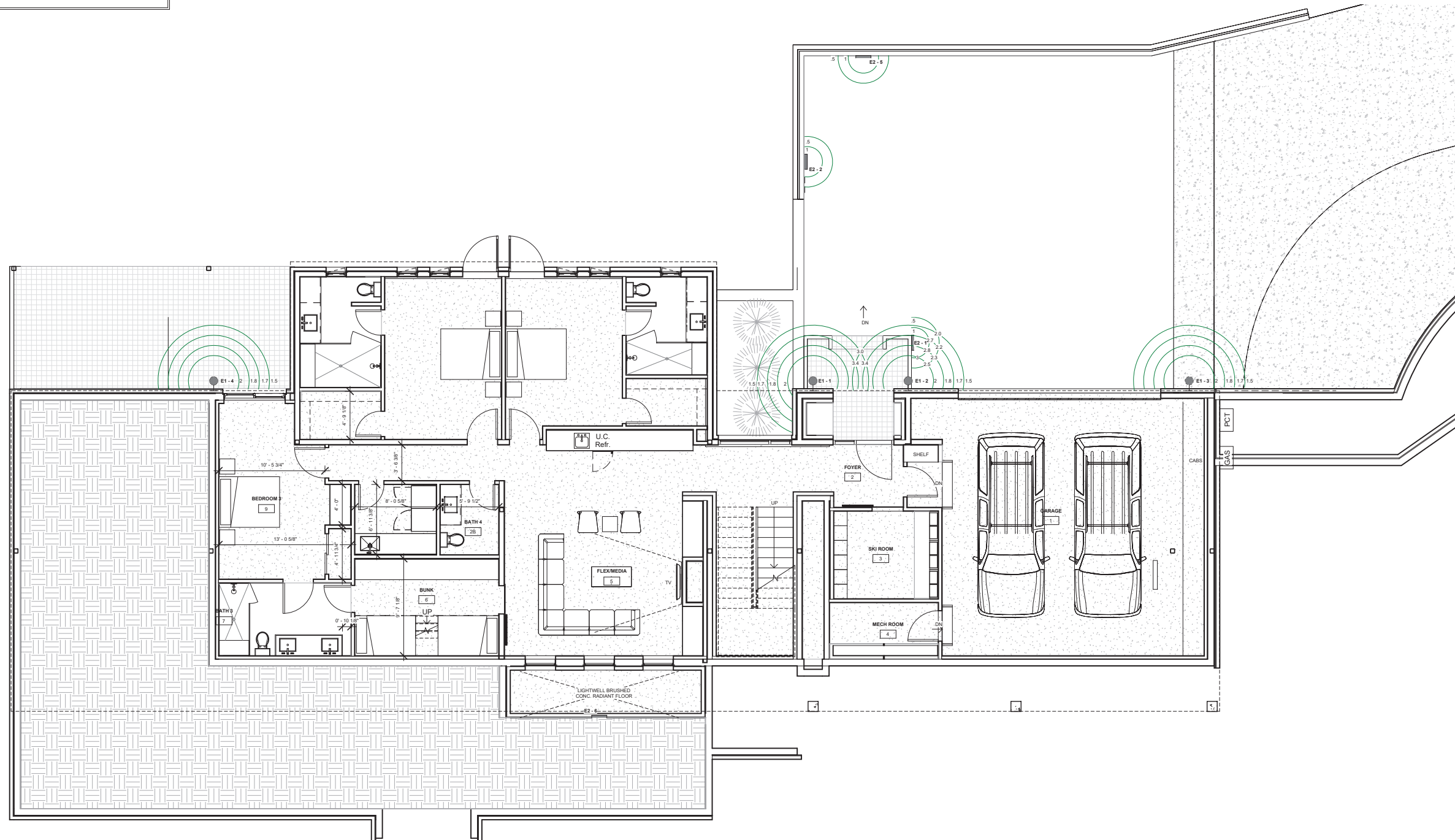
SCONCE - 4 TOTAL
AURORA TELLURIDE
HWM1-16 - 35W 80°
STRAIGHT, BRONZE
FINISH, MOUNTED AT
6'-8" AFFL, UNO.

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"



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



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

PROJECT ISSUE DATE:
8/28/24 FINAL DRB SUBMITTAL

REVISIONS
NO. DATE DESC.

BELL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR

EXT. LIGHTING
PLANS

SHEET NUMBER

E1.1

NOT FOR CONSTRUCTION

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EXTERIOR E-3:

EXTERIOR RECESSED ADJUSTABLE LIGHT

ENTRA CL 3IN ROUND FLANGED TRIM	
FINISH:	BLACK
MANUFACTURER:	VISUAL COMFORT & CO.
ITEM:	ENTRA CL 3" LED
MATERIAL:	DIE-CAST ALUMINUM
GLASS:	ETCHED LENS
WIDTH:	4.3"
HEIGHT:	4"
LAMP TYPE:	LED
LUMENS:	800
COLOR TEMPERATURE:	3000K
CRI:	90+
RATED LIFE:	50,000 HOURS MIN
CERTIFICATION:	ELT LISTED, DAMP LOCATION LISTED
DARK SKY:	YES
VOLTAGE:	120V OR 277V, DIRECT WIRING



EXTERIOR E-4:

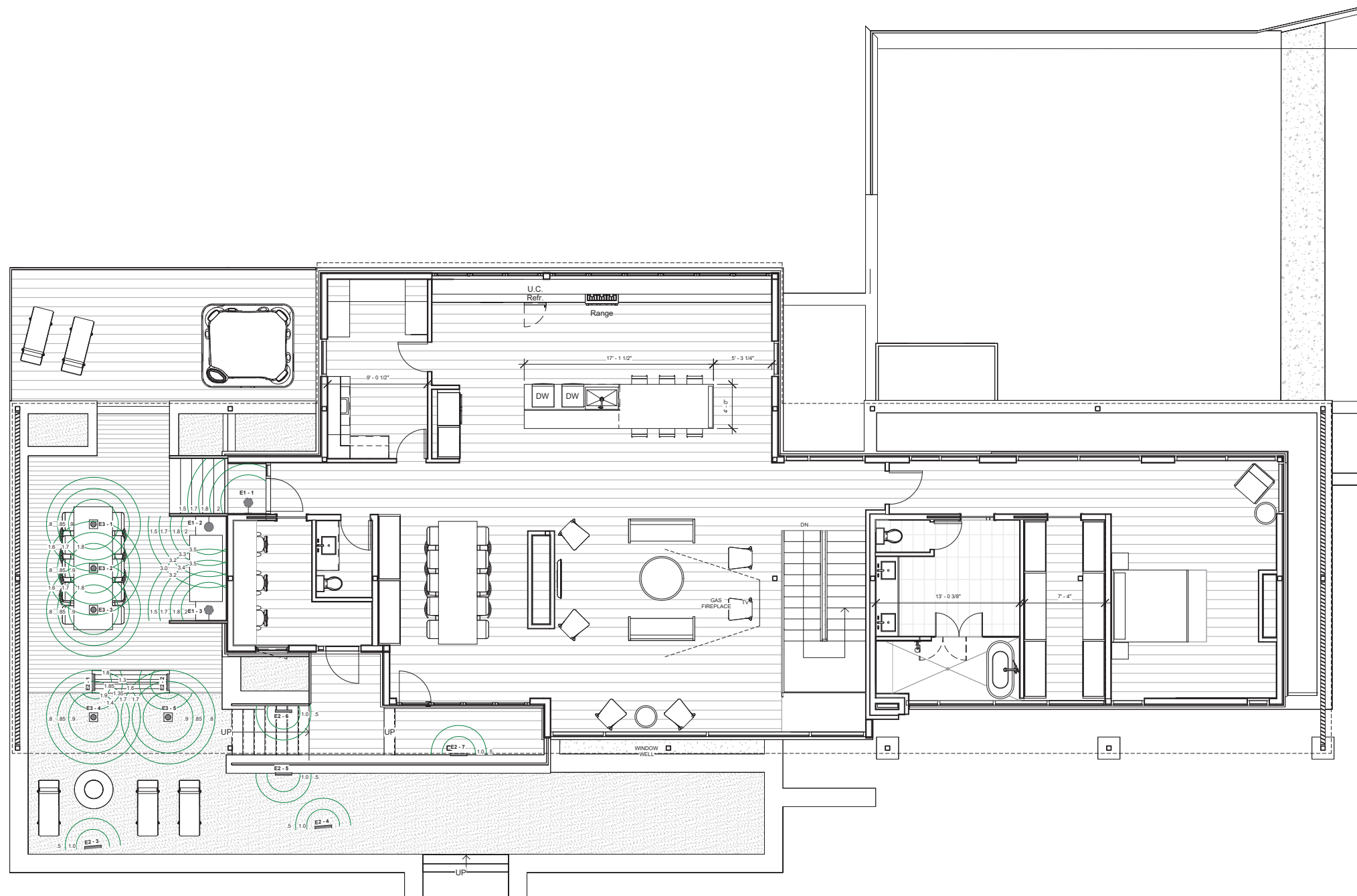
LED STRIP LIGHTING	
MEGALUX HD	
FINISH:	WARM WHITE
MANUFACTURER:	RIBON STAR
ITEM:	RL-DX-MGL-WW-10
MATERIAL:	TAPE
GLASS:	N/A
LENGTH:	1.5'
LAMP TYPE:	LED
LUMENS:	1317 / FT
COLOR TEMPERATURE:	3000K
RATED LIFE:	50,000 HRS
CERTIFICATION:	CE, RoHS, ETL LISTED
DARK SKY:	YES
VOLTAGE:	24 VDC

SCONCE - 3 TOTAL
 AURORA TELLURIDE
 HWM1-16 - 35W 90°
 STRAIGHT, BRONZE
 FINISH. MOUNTED AT
 6'-8" AFFL. UNO.

STEP LIGHT - 15 TOTAL
 E2
 AURORA MERIDIAN
 SW820 - 20W ROUND,
 BRONZE FINISH.

RECESSED CAN - 5 TOTAL
 E3
 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"