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

PROJECT DIRECTORY

ARCHITECT:
OLSON KUNDIG

159 SOUTH JACKSON STREET, SUITE 600
SEATTLE, WA 98104
PHONE: 206.624.5670
PRINCIPAL ARCHITECT: TOM KUNDIG, ERICA WILLIAMS
EMAIL: tom@olsonkundig.com, erica@olsonkundig.com
CONTACT: AUDREY GIBSON
EMAIL: audrey.gibson@olsonkundig.com

GEOTECHNICAL ENGINEER:
TRAUTNER

649 TECH CENTER DR #A
DURANGO, CO 81301
CONTACT: JON BUTLER
CELL PHONE: 970.759.3113
OFFICE PHONE: 970.259.5095

CIVIL
ROARING FORK ENGINEERING

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CONTACT:
EMAIL:

LANDSCAPE ARCHITECT
DESIGN WORKSHOP

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ASPEN, CO 81611
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CONTACT: MIKE ALBERT
malbert@designworkshop.com

STRUCTURAL ENGINEER
HOLMES

870 3rd Avenue, Suite 350
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CONTACT: DENNY KWAN
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MECHANICAL ENGINEER
BURGGRAAF ASSOCIATES INC.

1404 Hawk Pkway Unit 218
Montrose, CO 81401
PHONE: 970.946.3103
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EMAIL: m.burggraaf@bai-eng.biz

ENVELOPE DESIGN
RDH

6145 Broadway
Denver, CO 80216
PHONE: 206.930.7611
CONTACT: DAVE FOX
EMAIL: dfox@rdh.com

LIGHTING
Luminosity

618 Mountain Village Blvd #203a
Mountain Village, CO 81435
PHONE: 970.729.8892
CONTACT: CRAIG SPRING
EMAIL: craig@luminosityald.com

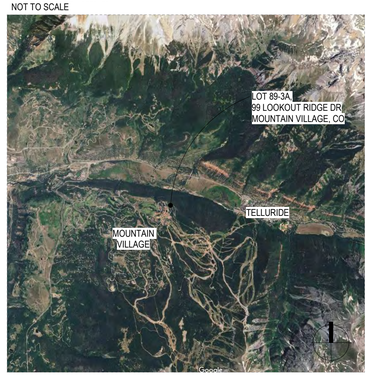
SYSTEMS INTEGRATION
DDG

P.O. Box 1772
Paonia, CO 81428
PHONE: 970.376.5716
CONTACT: MATT DAVIDSON
EMAIL: matt@ddgeng.com

PROJECT INFORMATION

PROJECT ADDRESS:	99 LOOKOUT RIDGE DR MOUNTAIN VILLAGE, CO 81435
ASSESOR'S PARCEL NUMBER:	456534401066
LEGAL DESCRIPTION:	LOT 89 3A TELLURIDE MOUNTAIN VILLAGE ACC TO PLAT BK 1 PG 1066 REC AUG 7 1990 CONT 0.521 ACRES
APPLICABLE CODES:	2024 INTERNATIONAL BUILDING CODE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2024 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2024 INTERNATIONAL RESIDENTIAL CODE 2021 MOUNTAIN VILLAGE MUNICIPAL CODE * NOTE: ALL CODES ARE SUBJECT TO MOUNTAIN VILLAGE AND COLORADO STATE AMENDMENTS.
AUTHORITY HAVING JURISDICTION:	TOWN OF MOUNTAIN VILLAGE
PHYSICAL ADDRESS:	411 MOUNTAIN VILLAGE BLVD MOUNTAIN VILLAGE, CO 81435
BUILDING:	<970.369.8248>
ELECTRONIC MAIL:	PLANNING@MTNVILLAGE.ORG
EXISTING USE/OCCUPANCY	VACANT LAND
LOT SIZE:	0.52 ACRES
LAND USE DESIGNATION:	SINGLE-FAMILY (SF), RIDGELINE LOT PER MOUNTAIN VILLAGE MUNICIPAL CODE SECTION 17.5.16
DENSITY:	LOW DENSITY 1 ACTUAL UNIT PER CDC 17.3.7 TABLE 3-2.
PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE WITH BASEMENT, ATTACHED GARAGE, AND SPA. SITEWORK INCLUDES GRADING AND DRAINAGE FOR NEW STRUCTURE, AS WELL AS DRIVEWAY AND ADJACENT HARDSCAPE AND LANDSCAPING.
HEIGHT:	MAXIMUM BUILDING HEIGHT IN FEET: 35' MAXIMUM AVERAGE BUILDING HEIGHT IN FEET: 30' PROPOSED BUILDING HEIGHT: 34.98 PROPOSED AVERAGE BUILDING HEIGHT: 27.70 REFER TO DRAWINGS FOR BUILDING HEIGHT CALCULATIONS
YARD SETBACKS:	BUILDING SETBACKS, GENERAL EASEMENT: N: 16' E: 16' S: 16' W: 16' PER CDC 17.3.14.A, THE MAJORITY OF ALL LOTS OUTSIDE THE VILLAGE CENTER ZONE DISTRICT ARE BURDENED BY A SIXTEEN (16) FOOT GENERAL EASEMENT CREATING A BUILDING SETBACK SIXTEEN (16) FEET AROUND THE PERIMETER OF THE LOT
ENERGY CODE COMPLIANCE:	2024 INTERNATIONAL ENERGY CONSERVATION CODE VERTICAL GLAZING U-FACTOR: 0.30 CEILING R-VALUE: 49 INSULATION ENTIRELY ABOVE ROOF DECK: 30CI WOOD FRAMED WALL R-VALUE: 30 OR 20 + 5CI OR 13 + 10CI OR 0 + 20CI MASS WALL R-VALUE: 15/20 FLOOR R-VALUE: 30 OR 19 + 7.5CI OR 20CI BASEMENT WALL R-VALUE: 15CI OR 19 OR 13 + 5CI UNHEATED SLAB R-VALUE & DEPTH: 10CI, 4 FT HEATED SLAB R-VALUE & DEPTH: R-10CI, 4 FT AND R-5 FULL SLAB CRAWL SPACE WALL R-VALUE: 15CI OR 19 OR 13 + 5CI * CI = CONTINUOUS INSULATION

VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

Olson Kundig

Olson Kundig, Inc.
159 S Jackson St, Suite 600
Seattle, WA 98104, USA
+1 206 624 5670
olsonkundig.com

LOOKOUT RIDGE

99 LOOKOUT RIDGE DRIVE
TELLURIDE MOUNTAIN VILLAGE, CO 81435

DRB SUBMISSION
4/16/2025

STATE OF COLORADO
THOMAS W. KUNDIG
ARC-401558
LICENSED ARCHITECT

ORIGINALLY PREPARED	DATE REVISED	SHEET NAME & NUMBER
4/16/2025		**02** Cover Sheet
4/16/2025		**03** Site Photos
4/16/2025		**04** Project Narrative
4/16/2025		**05** Axonometric 3D Views
4/16/2025		**06** Survey
4/16/2025		**07** Proposed Site Plan
4/16/2025		**08** Proposed Grading Plan
4/16/2025		**14** Main Level Plan
4/16/2025		**15** Lower Level Plan
4/16/2025		**16** Upper Level Plan
4/16/2025		**17** Roof Plan
4/16/2025		**18** Elevations
4/16/2025		**19** Elevations
4/16/2025		**20** Max. Height Diagrams
4/16/2025		**21** Max. Height Diagrams
4/16/2025		**22** Window Schedule & Details
4/16/2025		**23** Material Palette
4/16/2025		**24** Material Palette
4/16/2025		**25** Variance Request Exhibit
4/16/2025		**26** Variance Request Exhibit
4/16/2025		**27** Variance Request Exhibit






Project Narrative

99 Lookout Ridge Drive
Telluride Moutain Village, CO 81435
#Lot 89-3A - Ridgeline Lot

This property consists of 22,651 sf with steep slopes to both the North and South. The proposed project is a 9,500 sf single-family residence with an attached 2-car garage. Program consists of a main living space, kitchen, breakfast nook, family room, gym, amenity rooms, two offices and seven bedroom suites.

The proposed design is perched on the central ridgeline. On the South side, the house will be shielded from view with a setback of 100'-0" from Mountain Village Boulevard and an Aspen grove to provide internal privacy and light screening.

Proposed building materials include board-formed concrete, metal panel siding, steel fascia and steel windows. Our priority is to ensure the final material selections blend with the surrounding landscape mimicking natural patterns, colors, and textures.

Variance proposition 2 - see page 20-21 for examples

Steep slopes in conjunction with maximum height requirements set by grade informed the height of our massing and overall roof strategy.

Variance proposition 1 - see page 22 for alternatives analysis diagrams

Design Standards

Town Design Theme

- Building siting that is sensitive to the building location, access, views, solar gain, tree preservation, and visual impacts to the existing design context of surrounding neighborhood development.
- Massing that is simple in form and steps with the natural topography.
- Grounded bases that are designed to withstand alpine snow conditions.
- Structure that is expressive of its function to shelter from high snow loads.
- Materials that are natural and sustainable.
- Colors that blend with nature.

Ridgeline Lot Criteria

- All improvements in Ridgeline lots are subject to a ridgeline covenant with San Miguel County as recorded at reception number 329093.
- No lighting or any part of any building or structure shall extend into the view plane as shown on the Coonskin View Plane drawing recorded at reception number 328113.
- New development must erect story pole to reflect maximum height.
- To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building.

Roof Form

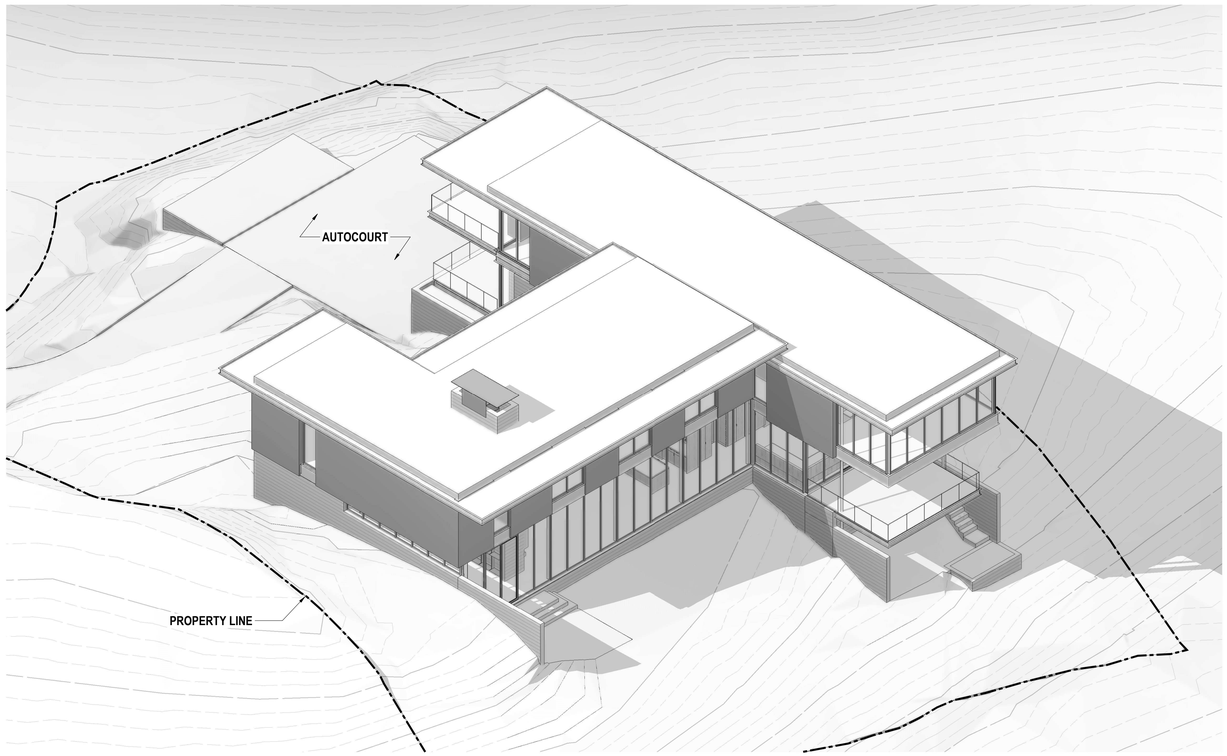
- The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets.
- Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to prevent the need for heat tracing.
- Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.
- The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.

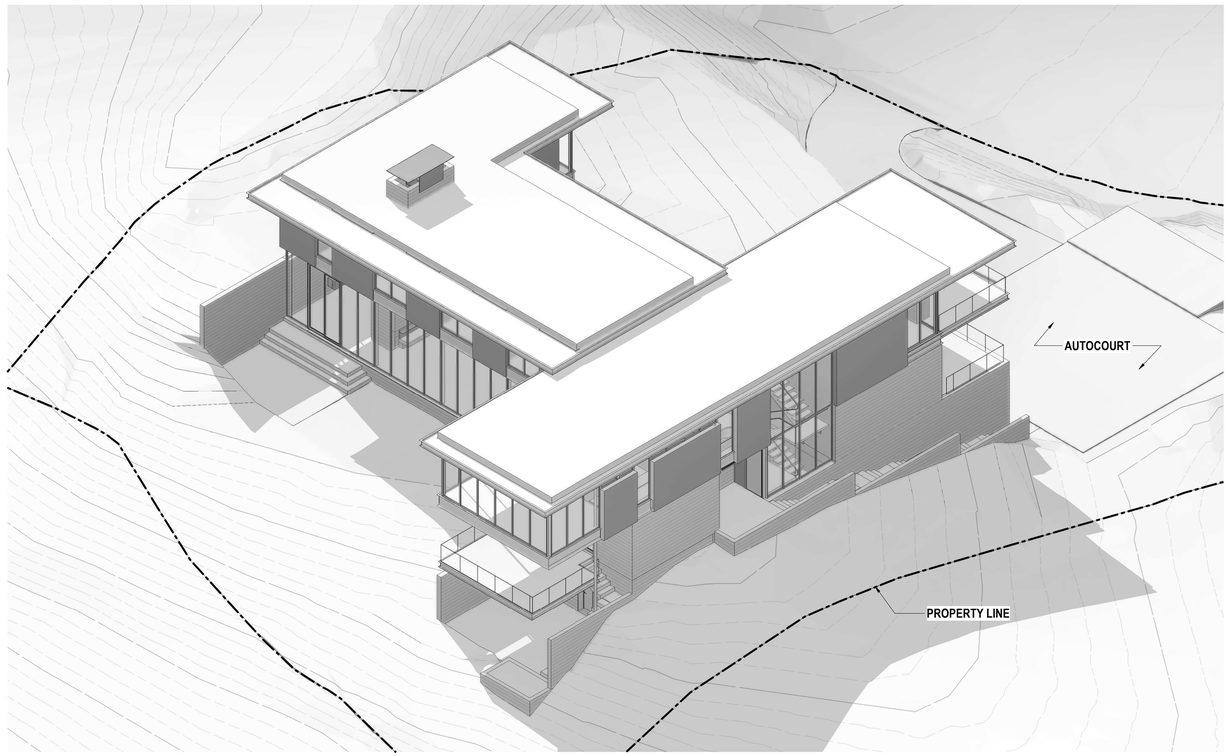
Exterior Wall Material

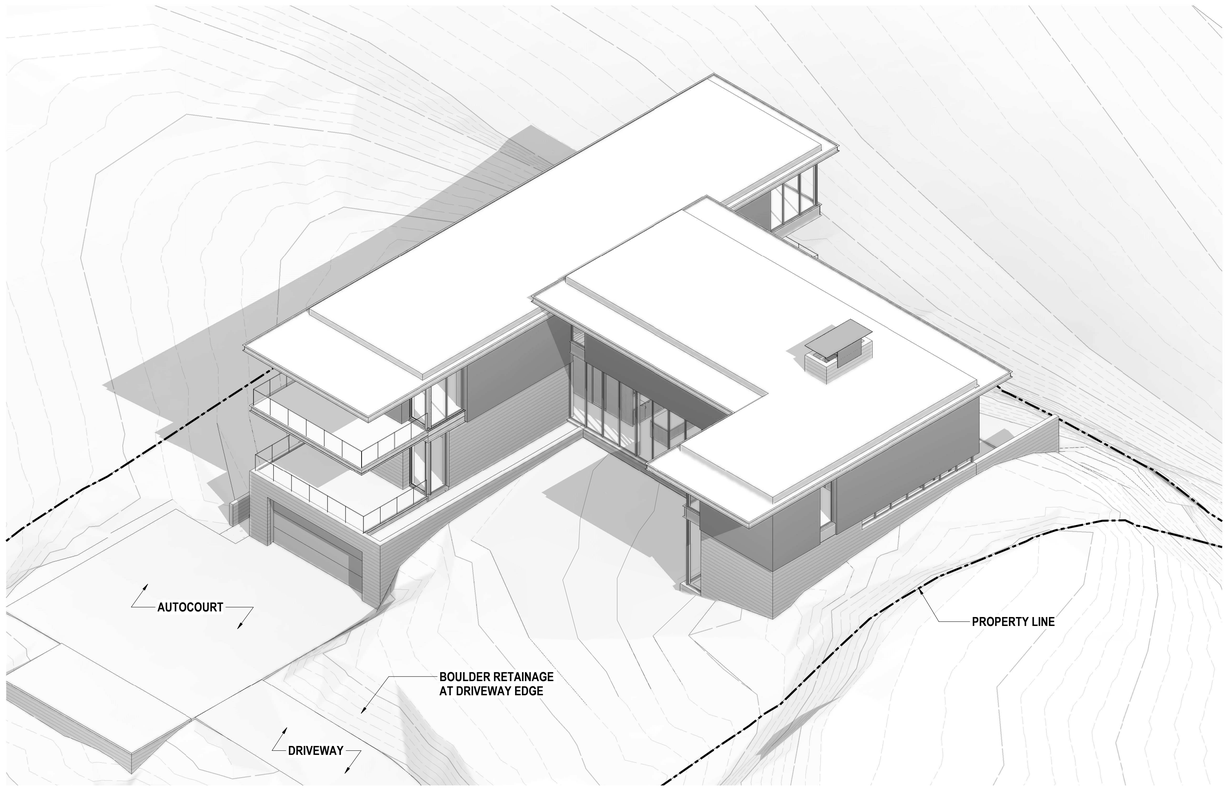
- Min. 35% Stone Required on entire building
  - Stone incorporated in retaining walls that are an integral part of the building design may be included in the building's exterior stone material calculation.

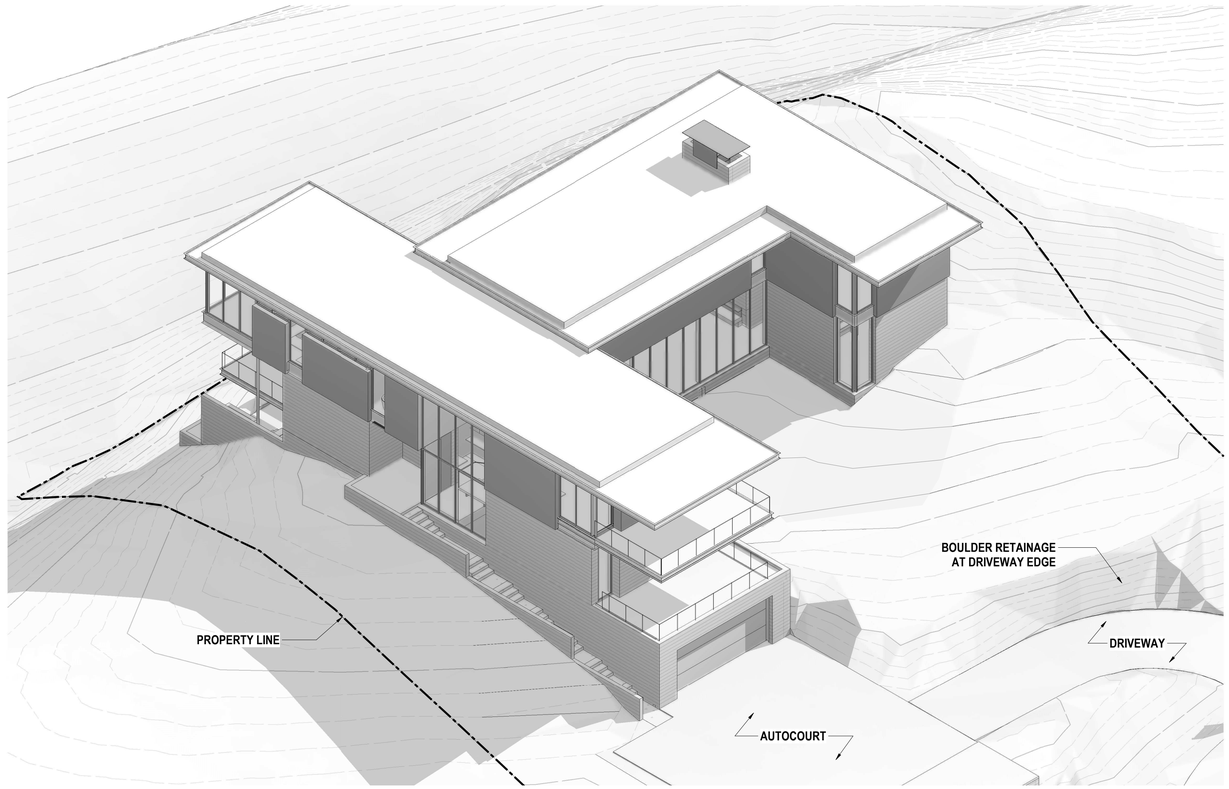
Windows

- The maximum window area of a building shall be forty percent (40%) of the total building façade area. Window placement and size shall be sensitive to light spill to adjacent properties.

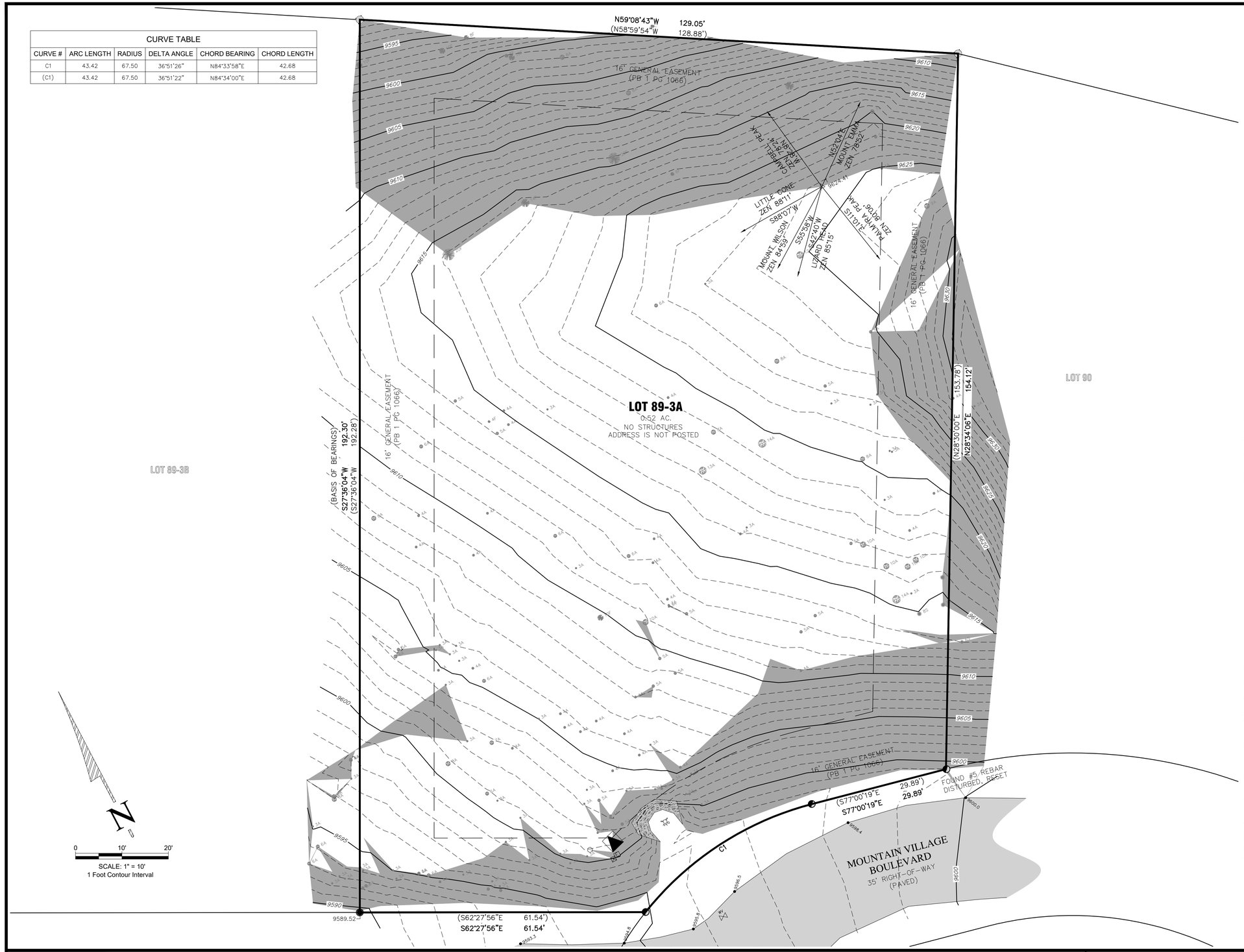

AUTOCOURT
PROPERTY LINE


AUTOCOURT
PROPERTY LINE


AUTOCOURT
BOULDER RETAINAGE
AT DRIVEWAY EDGE
DRIVEWAY
PROPERTY LINE


PROPERTY LINE
BOULDER RETAINAGE
AT DRIVEWAY EDGE
DRIVEWAY
AUTOCOURT

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.42	67.50	36°51'26"	N84°33'58"E	42.68
(C1)	43.42	67.50	36°51'22"	N84°34'00"E	42.68



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28652
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- SET #5 REBAR WITH 1 1/2 ALUMINUM CAP, LS 36577
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- WV WATER VALVE
- #S SPRUCE TREE, # INDICATES CALIPER
- #A ASPEN TREE, # INDICATES CALIPER
- #F FIR TREE, # INDICATES CALIPER
- CABLE PEDESTAL
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- SEWER MANHOLE
- SLOPES > 30%

NOTICE:

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

NOTES:

1. According to Flood Insurance Rate Map 08113C0286 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TLR86011276, Effective Date 03/02/2021 at 05:00 PM.
3. Vertical datum is based on the found Southeast corner of Lot 8, an Aluminum Cap Rebar, LS 24954, having an elevation of 9589.52 feet NAVD88, as depicted. Elevations were determined by a GPS Static observation, reduced by NGS Opus website.
4. Ownership was researched from the county GIS and is for informational purposes only.
5. Lineal Units U.S. Survey Feet
6. The use of this Improvement Survey Plat by any person or entity other than the person or entity certified to without the express permission of San Juan Surveying is prohibited.

PROPERTY DESCRIPTION:

Lot 89-3A, Telluride Mountain Village, according to the Plat Recorded August 7, 1990 in Plat Book 1 at Page 1066, and the Technical Amendment thereto Recorded August 31, 1990 in Book 469 at Page 878,

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the West line of Lot 89-3A, according to the Plat recorded in Plat Book 1 at page 1066, said bearing being **N 27°36'04" E**, both being found monuments as depicted on this plat.

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, Deep Creek Mesa 101 LLC, Ramesh Cherukuri, Radha Cherukuri, and Uma Cherukuri, was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

Christopher R. Kennedy, P.L.S. 36577
01/12/2022

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER R. KENNEDY
36577
01/12/22

IMPROVEMENT SURVEY PLAT
LOT 89-3A, TELLURIDE MOUNTAIN VILLAGE

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

DATE:	01/12/2022
JOB:	97083
DRAWN BY:	CRK
CHECKED BY:	KSK
REVISION DATES:	
SHEET:	1 OF 1

99 Lookout Ridge Drive
Telluride, CO 81435
#Lot 89-3A - Ridgeline Lot

Project Data

- Zoning Overlay: Town of Mountain Village
- Parcel Number: 456534401066
- Zoning: Single-Family (Ridgeline Lot)
- Lot Size: 0.52 acres
- Allowable Coverage:
  - Single Family with lots less than 1 Acre: 40% max. lot coverage
  - 22,683 SF (total lot) x 40% = 9,073 SF
  - Proposed lot coverage = 5,606.25 SF < 9,073 SF
  - The calculation of the total horizontal area of any building, carport, porte-cochere, or arcade and shall also include walkways, roof overhangs, eaves, exterior stairs, decks, covered porch, terraces and patios. Such horizontal measurements shall be from the building driplines and from the exterior surface of the total wall assembly, whichever is more restrictive.
- Setbacks:
  - 16ft general easement
- Height:
  - Max. alllowable building height: 35'-0"
  - Max. allowable average building height: 30'-0"
    - The average building height calculation shall be determined by taking the average of heights at equal intervals (max 20' interval) around the perimeter of a building.
    - When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to the highest point on the rooftop, roof ridge, parapet or topmost portion of the structure.

Address monument design and lighting to comply with CDC section 17.5.13.3 and 17.5.13.F

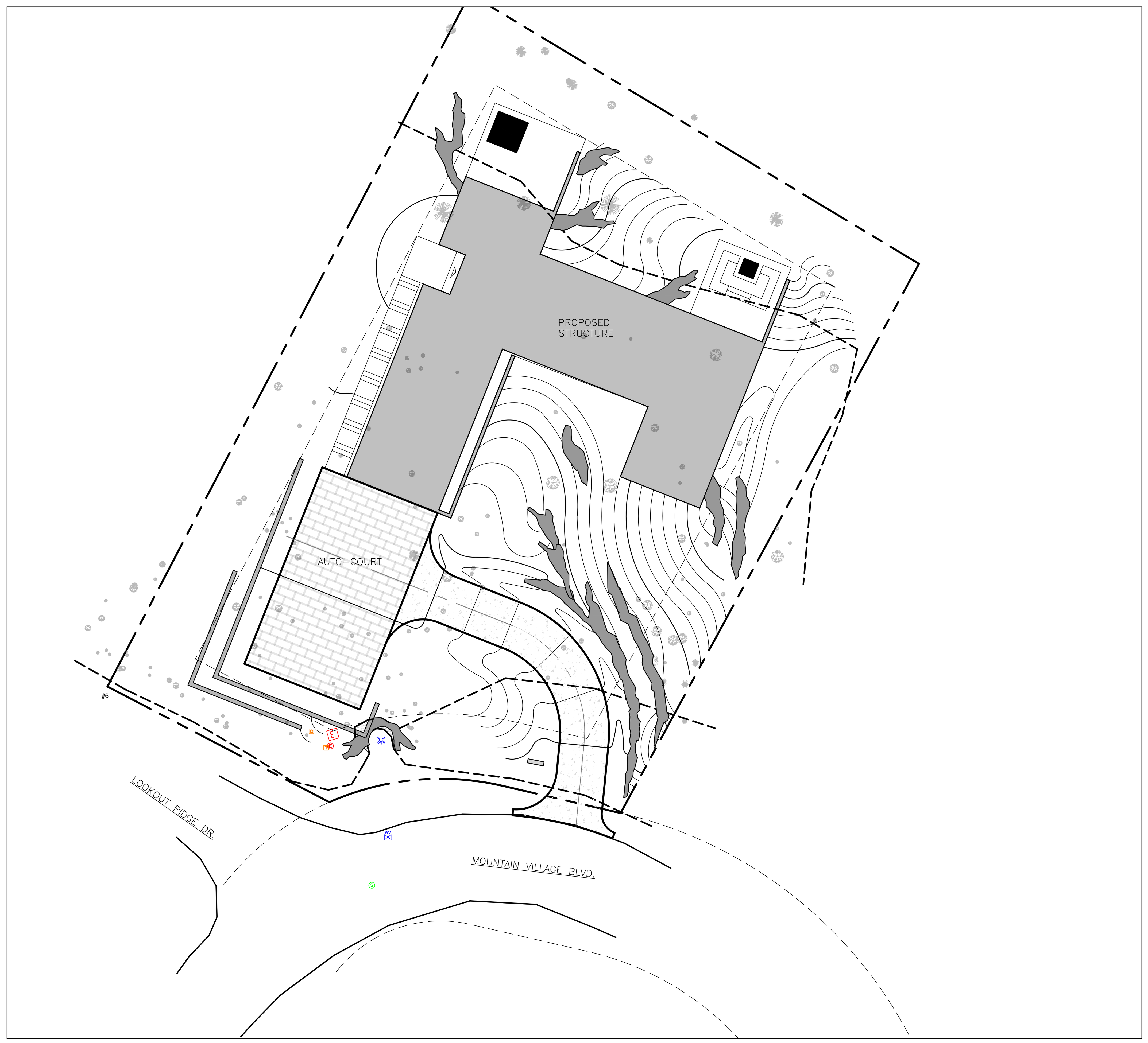
Landscape Planting Notes

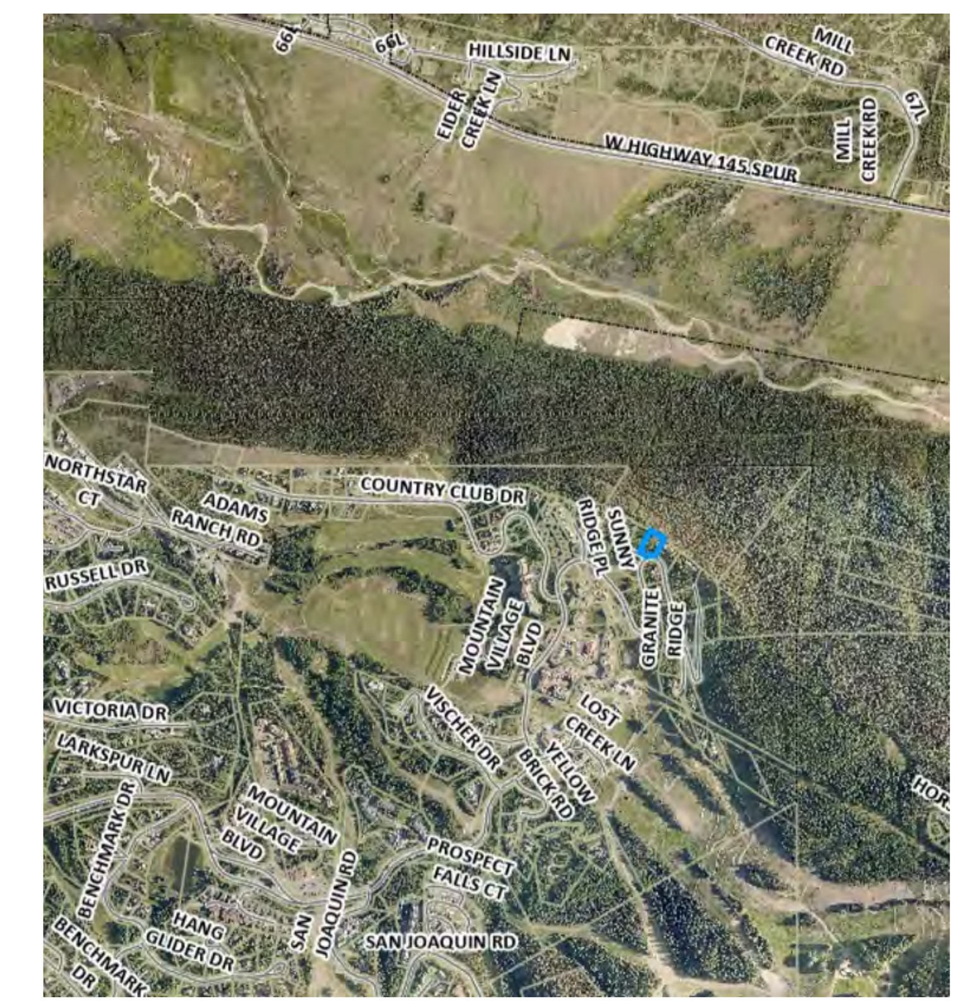
1. Exact locations of plant materials shall be approved by the Landscape Architect in the field prior to installation. Stake or otherwise layout all proposed planting for review.
2. Trees shall be planted a minimum of 10 feet from face of building and a minimum of 4 feet from the edge of pavement, except as approved by Landscape Architect.
3. Shrubs shall be planted a minimum of 3 feet from face of building and a minimum of 12 inches from edge of pavement, exept as approved by Landscape Architect.
4. All othe rplants shall be planted a minimum of 12 inches from face of building and a minimum of 6 inches from edge of pavement, exept as approved by Landscape Architect.
5. Finish grades of planting areas shall be flush and meet smoothly and evenly with adjacent paving, providing positive drainage. Shovel V-cut edges shall be provided at planting area transitions to adjacent pavement as indicated to allow for mulch installation.

1" = 10'-0"

PROPOSED SITE PLAN

LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE MOUNTAIN VILLAGE, CO





VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER
C1	GENERAL NOTES
C2	EXISTING CONDITIONS
C3	SITE PLAN
C4	DRIVEWAY P&P
C5	EROSION CONTROL

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

CHECKED BY: RBG
DRAWN BY: TRS

DRAWN BY
TRS

DATE
05.05.2025

DESCRIPTION
Schematic Design

1

JOB #: 2025-16

NOT FOR CONSTRUCTION

LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE, CO

COVER

1. GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE MOST RECENT MOUNTAIN VILLAGE IN ADDITION TO THE SAN MIGUEL COUNTY AND TELLURIDE FIRE PROTECTION DISTRICT STANDARDS SPECIFICATIONS.
2. WORK REQUIRES AN APPROVED MOUNTAIN VILLAGE PERMIT.
3. LIMITS OF CONSTRUCTION SHALL BE 10' EACH SIDE OF THE CENTERLINE OF UTILITY INSTALLATIONS BUT NOT BEYOND RIGHT-OF-WAY LINES. PROJECT LIMITS ADDITIONALLY INCLUDE ALL DESIGNATED BORROW AREAS, EXCAVATION DISPOSAL AREAS OR MATERIAL OR TOPSOIL STOCKPILE AREAS. RESPECT ALL TREE/VEGETATION PRESERVATION ZONES (PER SPECS).
4. TEMPORARY CONSTRUCTION EASEMENTS MAY BE REQUIRED AND ARE TO BE COORDINATED WITH PROPERTY OWNER AND THE HOA.
5. THE CONTRACTOR MUST CERTIFY THAT ALL AGGREGATES USED ON THIS PROJECT ARE FREE FROM HAZARDOUS COMPONENTS IN EXCESS OF THE THRESHOLD CONCENTRATIONS ESTABLISHED BY THE E.P.A.
6. ANY SIGNAGE REMOVED DURING CONSTRUCTION THAT IS NOT SHOWN TO BE ON THE PLANS SHALL BE REPLACED OR RETURNED TO ITS ORIGINAL LOCATION.
7. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE SECTIONS OF THE GEOTECHNICAL REPORT. CONTRACTOR TO NOTE REQUIREMENTS FOR EXCAVATION, BACKFILL AND SUPPORT MATERIALS. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION CONTAINED IN THIS REPORT PRIOR TO CONSTRUCTION.
8. THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR MUST KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE AS NECESSARY. THE CONTRACTOR HAS TWENTY-FOUR (24) HOURS AFTER THE DEPOSIT OF ANY EARTH, GRAVEL OR OTHER EXCAVATED MATERIAL TO REMOVE SUCH DEPOSIT. IN THE EVENT THAT THE EARTH, GRAVEL OR OTHER EXCAVATED MATERIAL IS NOT REMOVED, THE ENGINEER OR OWNER WILL DIRECT SUCH REMOVAL AND THE COST INCURRED SHALL BE DEDUCTED FROM THE BOND. DUST CONTROL WILL ONLY BE REQUIRED IF ADJACENT PROPERTY OWNERS ARE ADVERSELY AFFECTED OR IF DUST ADVERSELY AFFECTS MAINTENANCE OF TRAFFIC DURING THE PROJECT SUCH THAT, IN THE OPINION OF ENGINEER, ADJUSTMENT OF THE CONTROL PROGRAM IS APPROPRIATE. IT IS ANTICIPATED DUST CONTROL WILL BE REQUIRED ON THIS PROJECT.
9. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SURFACES THROUGHOUT THE PROJECT TO MAINTAIN TRAFFIC AND PEDESTRIAN ACCESS. THE COST SHALL BE INCIDENTAL TO WORK.
10. CONSTRUCTION DE-WATERING IS TO BE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ALL ASSOCIATED PERMITTING.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
12. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
13. SUBMITTALS SHALL BE PREPARED FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT AND SENT TO THE ENGINEER FOR REVIEW AND APPROVAL.
14. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS OF THE CONDITIONS TO BE ENCOUNTERED DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL LIMIT ALL WORK AND STORAGE AREAS TO THE PROJECT SITE. ANY WORK INSIDE PUBLIC RIGHT-OF-WAYS WILL REQUIRE APPROVAL FROM THE JURISDICTION OF AUTHORITY PRIOR TO CONSTRUCTION. USE OF ANY PRIVATE AREAS FOR THIS PROJECT BY THE CONTRACTOR MUST BE APPROVED IN WRITING BY THE PROPERTY OWNER WITH A COPY OF THIS APPROVAL PROVIDED TO THE ENGINEER PRIOR TO USAGE.
16. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
17. THE ENGINEER SHALL BE NOTIFIED WITHIN 48 HOUR PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
18. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT THEIR OWN EXPENSE.
19. THE CONTRACTOR SHALL NOT REMOVE AND SHALL PROTECT FROM DAMAGE ALL TREES, BUSHES, AND EXISTING IMPROVEMENTS INSIDE AND OUTSIDE THE LIMITS OF WORK NOT CALLED OUR FOR REMOVAL OR REPLACEMENT. SPECIFIC PROVISIONS ARE SHOWN ON THE PLANS.
20. NO TREES SHALL BE REMOVED OR TRIMMED WITHOUT PRIOR ACKNOWLEDGEMENT OF THE PROPERTY OWNER AND/OR PROJECT ENGINEER. ALL APPLICABLE PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
21. THE CONTRACTOR SHALL PROTECT THE EXISTING DRAINAGE STRUCTURES AND REROUTE ANY RUNOFF AS NECESSARY DURING CONSTRUCTION ACTIVITIES TO PREVENT EROSION AND DAMAGE.
22. THE CONTRACTOR SHALL PROVIDE SAFE PEDESTRIAN ACCESS AT ALL TIMES DURING THE PROJECT.
23. THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED.
24. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
25. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

2. EROSION CONTROL NOTES:

1. THE ULTIMATE RECEIVING WATERS ARE THE SAN MIGUEL RIVER.
2. TOPSOIL WILL BE STRIPPED AND STOCKPILED WITH REINFORCED FILTER LOGS SURROUNDING STOCKPILE AND THEN SEEDED AND STRAWED FOR STABILIZATION. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF DIRT FROM VEHICLES LEAVING THE SITE PER MOUNTAIN VILLAGE & SAN MIGUEL COUNTY CODE.
3. EROSION AND SEDIMENT CONTROLS ARE TO BE INSPECTED EVERY FOURTEEN CALENDAR DAYS OR AFTER EVERY STORM EVENT THAT EQUALS OR EXCEEDS A HALF INCH OF PRECIPITATION.
4. CONTRACTOR IS RESPONSIBLE FOR CHECKING THAT ALL EROSION CONTROL BMPS ARE FREE OF MUD, DIRT, AND DEBRIS. ALL STRUCTURES ARE TO BE CLEANED ONCE DEPOSITED SEDIMENT REACHES ONE THIRD THE HEIGHT OF THE STRUCTURE.
5. ACTUAL LOCATIONS OF ALL EROSION AND SEDIMENT CONTROL MEASURES CAN BE FIELD MODIFIED IF NECESSARY BY ENGINEER OF RECORD AND APPROVED BY MOUNTAIN VILLAGE AND THE PROJECT MANAGER.
6. EROSION CONTROL FENCING AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AFTER ALL VEGETATION SEEDING IS AT LEAST 80 PERCENT GERMINATED.
7. CONSTRUCTION ROAD, STABILIZED ENTRANCE, STAGING AREA, AND PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OR EXCAVATION ACTIVITIES.
8. STOCKPILED MATERIALS SHALL BE SURROUNDED WITH FILTER LOGS AND WEIGHED DOWN WITH SAND BAGS. LOGS MAY NOT CONTAIN STRAW. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF DIRT FROM VEHICLES LEAVING THE SITE.
9. ALL DRAINAGE STRUCTURES ARE TO BE PROTECTED BY EROSION CONTROL MEASURES.
10. IF ANY TEMPORARY FLOW LINE IS TO OCCUR DUE TO INTERMITTENT GRADE CHANGE, CHECK DAMS, SURFACE ROUGHENING AND ADDITIONAL BMPS SHOULD BE IMPLEMENTED.
11. RESURFACING OR REVEGETATION PRACTICES SHALL FOLLOW ALL LAND DISTURBING ACTIVITIES IMMEDIATELY UPON COMPLETION OF SAID ACTIVITIES. IF REVEGETATION PRACTICES ARE DELAYED, FINISHED TOPSOIL GRADE SHALL BE PROTECTED AGAINST WIND AND WATER EROSION WITH TEMPORARY EROSION CONTROL BMP'S IMMEDIATELY UPON COMPLETION.
12. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. LOCATIONS SHALL BE AS ORDERED. THE COST OF WATER SHALL BE INCIDENTAL TO OTHER BID ITEMS. SWEEPING AND CLEANING ADJACENT STREETS AND SIDEWALKS DURING CONSTRUCTION WILL BE PERFORMED AS NECESSARY AND AS DIRECTED BY THE ENGINEER. SWEEPING, AND DUST MITIGATION IS CONSIDERED TO BE INCIDENTAL TO THE WORK.

3. UTILITY GENERAL NOTES

1. ANY CONTRACTOR-CAUSED DAMAGE TO UTILITY AND/OR SERVICE LINES SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE REPAIRED OR REPLACED AT NO COST TO OWNER OF THE LINE AND SHALL BE ACCOMPLISHED BY THE CONTRACTOR, SUBCONTRACTOR OR AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK IN THE PROJECT AREA. LIKEWISE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK AND THAT OF THE INVOLVED UTILITIES IN THE PROJECT AREA.
2. UTILITY LINES SHOWN ON THE PLAN SHEETS ARE LOCATED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL UTILITIES IN PLACE.
3. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 A MINIMUM OF TWO BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION OR GRADING.
4. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES AND STRUCTURES AFFECTED BY THE WORK. ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE OWNER, AND UTILITY PROVIDER. THE CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS AS NECESSARY.
5. EXCAVATION AT GAS LINES: TEMPORARY COVER DURING CONSTRUCTION SHALL BE AT LEAST 18 INCHES OVER THE GAS CONDUIT. FINISH GRADE OVER THE GAS CONDUIT MUST BE AT LEAST TWO FEET AND NO MORE THAN SIX FEET.
6. EXISTING UNDERGROUND TELEPHONE, FIBER AND CABLE TELEVISION FACILITIES MAY BE LOCATED IN CLOSE PROXIMITY TO THE WORK. THE CONTRACTOR MAY, IF NECESSARY, TEMPORARILY DISPLACE THE CABLES DURING CONSTRUCTION AND REINSTALL THEM IN ACCORDANCE WITH THE APPROPRIATE TELEPHONE, FIBER OR CABLE TELEVISION COMPANY'S GUIDELINES WITH THEIR PRIOR CONSENT. COORDINATION WITH BOTH THE TELEPHONE AND CABLE TELEVISION COMPANY IS REQUIRED TO BE DONE BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL AT THEIR EXPENSE, SUPPORT AND PROTECT ALL UTILITIES, SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION EXCEPT THOSE DESIGNATED TO BE TEMPORARILY SHUT DOWN. THE CONTRACTOR SHALL GET AUTHORIZATION FOR TEMPORARY SERVICE DISRUPTIONS PRIOR TO ANY UTILITY WORK AT LEAST 48 HOURS IN ADVANCE. CUSTOMERS SHALL BE NOTIFIED ACCORDING TO THE UTILITY PROVIDERS REQUIREMENTS. SHOULD A UTILITY FAIL AS A RESULT OF THE CONTRACTOR'S OPERATIONS, IT WILL BE REPAIRED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE UTILITY PROVIDER AT THE FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
8. ALL VALVE BOXES, CLEANOUTS, MANHOLES, GUY WIRES, SHALL BE ADJUSTED TO FINAL GRADE.
9. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL SANITARY SEWER SERVICES AND WATER SERVICES PRIOR TO CONSTRUCTION.
10. IRRIGATION LINES MAY EXIST WITHIN THE PROJECT BOUNDARY. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE IRRIGATION LINES THAT MAY BE AFFECTED BY THEIR WORK. ANY DAMAGED IRRIGATION EQUIPMENT OR LINES WILL BE REPLACED AT THE COST OF THE CONTRACTOR.
11. TEMPORARY SHORING MAY BE REQUIRED FOR UTILITY INSTALLATION WORK ESPECIALLY IN AREA CLOSE TO OR IN EXISTING SLOPES. THE CONTRACTOR SHALL MAINTAIN SLOPE/TRENCH STABILITY UNTIL EXCAVATION IS BACKFILLED. THE CONTRACTOR SHALL SUBMIT SHORING PLANS TO THE TOWN OF MOUNTAIN VILLAGE, AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO SHORING OPERATIONS.

4. EARTHWORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
2. ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
3. ALL EMBANKMENT MATERIAL REQUIRING COMPACTION WILL CONFORM TO CDOT/ASTM STANDARDS.
4. IF GROUNDWATER IS ENCOUNTERED CONTACT ENGINEER/PROJECT MANAGER BEFORE PROCEEDING WITH WORK IN AREA OF GROUNDWATER.
5. IF BEDROCK IS ENCOUNTERED CONTACT ENGINEER/PROJECT MANAGER BEFORE PROCEEDING WITH WORK IN AREA OF BEDROCK.
6. EXISTING DITCHES RUN ALONG THE PROPERTY. IF DISTURBED, THE DITCH SHALL BE REPLACED IN ITS ORIGINAL LOCATION BY RE-SCARIFING MATERIAL EIGHT INCHES BELOW THE DITCH AND COMPACTING WITH A NEW THREE INCH LAYER OF BENTONITE MIXED SOIL. ONE (1) POUND OF BENTONITE PER ONE (1) SQUARE FOOT OF AREA IS REQUIRED. THE CONTRACTOR SHALL CONTACT AND COORDINATE ALL WORK WITH THE DITCH COMPANY.
7. AREAS OF HEAVY VEGETATION, TREES, ROCKS, ETC. MAY NOT ALL BE SHOWN ON PLAN SET. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND REQUIRED CONSTRUCTION METHODS TO PERFORM THE WORK. CERTAIN AREAS MAY REQUIRE TREE REMOVAL, BOULDER RELOCATION, CLEARING AND GRUBBING, ETC. THAT MAY NOT BE SPECIFICALLY CALLED OUT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR ANY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STORM WATER DISCHARGE OR DE-WATERING PERMITS THAT CORRESPOND WITH THESE ACTIVITIES.
9. ONSITE NATIVE MATERIAL CAN BE USED FOR STRUCTURAL BACKFILL IF APPROVED BY A GEOTECHNICAL ENGINEER AND SHALL BE SCREENED TO SIX INCH MINUS, INSTALLED IN TWELVE INCH LIFTS AND COMPACTED TO 95 PERCENT WITH OPTIMUM MOISTURE CONTENT.
10. STRIPPED TOPSOIL GENERATED ONSITE TO BE STOCKPILED AND USED FOR RE-VEGETATION.

5. LANDSCAPE NOTES:

1. ALL AREAS DISTURBED BY ROAD OR UTILITY CONSTRUCTION SHALL BE FINE GRADED AND RAKED TO REMOVE ALL ROCKS OVER THREE INCHES IN DIAMETER. PLACE TOPSOIL TO A DEPTH OF SIX INCHES ON ALL DISTURBED AREAS.
2. PRIOR TO TOPSOIL PLACEMENT, ALL CUT OR FILL SLOPES WILL BE CONTOURED TO BLEND WITH ADJACENT TERRAIN. CONTRACTOR WILL USE VARIOUS SLOPE MOLDING TECHNIQUES TO ENHANCE THE AESTHETIC QUALITY OF THE SLOPE, WHILE MAXIMIZING THE REVEGETATION POTENTIAL. ALL CUT AND FILL SLOPES SHALL BE ROUNDED AT THE TOE TO BLEND WITH THE EXISTING TERRAIN. ADDITIONALLY, WHERE SOILS AND STEEPNESS OF SLOPES PERMIT, TERRACES WILL BE CONSTRUCTED TO AID THE REVEGETATION PROCESS.
3. THE CONTRACTOR SHALL NOT REMOVE AND SHALL PROTECT FROM DAMAGE ALL TREES, BUSHES, AND EXISTING IMPROVEMENTS INSIDE AND OUTSIDE THE LIMITS OF WORK. SPECIFIC PROVISIONS ARE SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LANDSCAPE, HARDSCAPE, AND SNOWMELTED AREAS IN-KIND.
5. SPECIFIC HIGHLY VEGETATED AREAS AND AREAS WITH TREES IN PROXIMITY TO THE WORK ARE CALLED OUT ON THE PLANS, BUT MAY NOT INCLUDE ALL SUCH AREAS. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION CONSIDERATIONS IN HIGHLY VEGETATED AREAS. ALL DAMAGED OR REMOVED VEGETATION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.

6. BENCHMARK AND SURVEY CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY MONUMENTS, RANGE POINTS, TIES, BENCHMARKS, AND/OR SURVEY CONTROL POINTS WHICH MAY BE DISTRIBUTED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENT BY A REGISTERED PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO. PROPERTY CORNERS WHICH FALL WITHIN NEW CONCRETE FLATWORK SHALL BE DURABLE AND SET FLUSH. THIS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
UNDERGROUND ELECTRIC LINE	XEL	E
FIBER OPTIC LINE	XFO	FO
CABLE TV LINE	XTV	TV
UNDERGROUND TELEPHONE LINE	XUT	T
GAS LINE	XGAS	G
SANITARY SEWER LINE (SIZE)	XSA	SS
WATER LINE	XWL	W
WATER SERVICE LINE	WS	WS
IRRIGATION LINE	IRR	IRR
MAJOR CONTOUR		
MINOR CONTOUR		
FOUNDATION DRAIN	FD	FD
STORM DRAIN LINE		
FLOW LINE		
SILT FENCE		
EROSION LOGS		

LEGEND

	EXISTING	PROPOSED
CABLE BOX	C	C
TELEPHONE PEDESTAL	T	T
SEWER MANHOLE	S	S
FIRE HYDRANT		
GATE VALVE	WV	WV
GAS VALVE		
CURB STOP		
ELECTRIC TRANSFORMER	E	E
SPOT ELEVATION		
EVERGREEN TREE		
DECIDUOUS TREE		

ABC	AGGREGATE BASE COURSE
AP	ANGLE POINT
APPROX.	APPROXIMATE
ASPH.	ASPHALT
BP	BEGINNING POINT
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
℄	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
DW	DRIVEWAY
EB	EAST BOUND
EG	EXISTING GRADE
EOG	EDGE OF GRAVEL
EL.	ELEVATION
ELEC.	ELECTRIC
EP	END POINT
EOA	EDGE OF ASPHALT
EX.	EXISTING
FG	FINISHED GRADE
℄	FLOWLINE
FT	FEET
GB	GRADE BREAK
GR	GUARDRAIL
GRAV.	GRAVEL
HCL	HORIZONTAL CONTROL LINE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
HBP	HOT BITUMINOUS PAVEMENT
HMA	HOT MIX ASPHALT
IN	INCH
INV.	INVERT
L	LEFT
LDA	LIMITS OF DISTURBED AREA
LF	LINEAR FEET
LP	LOW POINT
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
MSE	MECHANICALLY STABILIZED EARTH
O/S	OFFSET
OWTS	ONSITE WASTEWATER TREATMENT SYSTEM
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
PGL	PROFILE GRADE LINE
PNT.	POINT
PRC	POINT OF REVERSE CURVATURE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INFLECTION
PVMT.	PAVEMENT
R/R	REMOVE & REPLACE
R	RIGHT; RADIUS
RAD.	RADIAL
RCP	REINFORCED CONCRETE PIPE
REF.	REFERENCE
ROW	RIGHT-OF-WAY
SECT.	SECTION
SF	SQUARE FEET
SH.	SHEET
SDMH	STORM DRAIN MANHOLE
SSMH	SEWER MANHOLE
STA	SOIL TREATMENT AREA
STA.	STATION
SW	SIDEWALK
SY	SQUARE YARD
TBC	TOP BACK CURB
TP	TOP OF PIPE
TW	TOP OF WALL
TYP.	TYPICAL
WB	WEST BOUND

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

CHECKED BY: RBG
DRAWN BY: TRS

#	DESCRIPTION	DATE	DRAWN BY
1	Schematic Design	05.05.2025	TRS

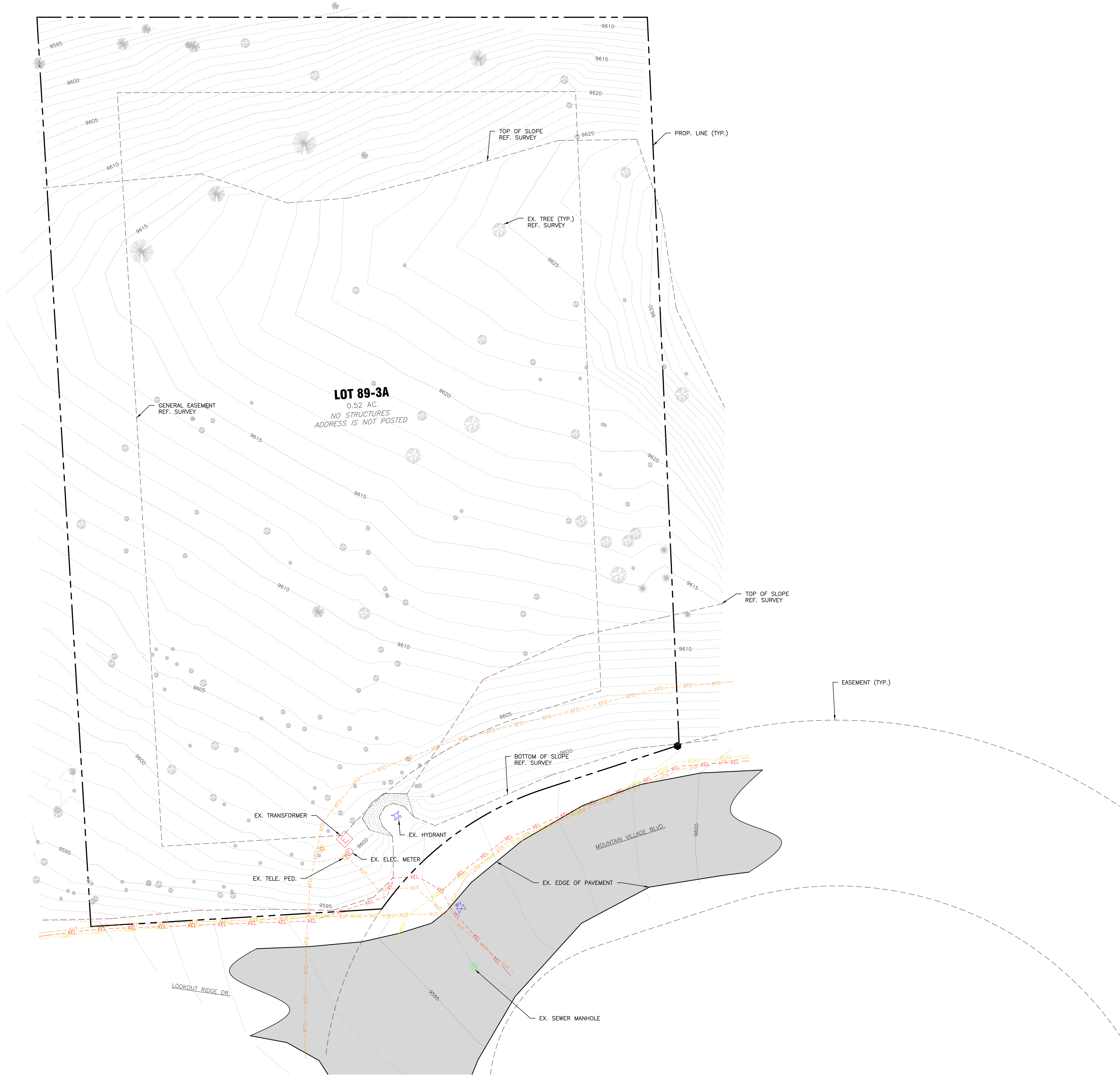
JOB #: 2025-16

NOT FOR CONSTRUCTION

LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE, CO

GENERAL NOTES

C1
Of 6



GRAPHIC SCALE
0 5 10
IN FEET: 1"=10'

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

CHECKED BY: RBG
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DRAWN BY
TRS

DATE
05.05.2025

DESCRIPTION
Schematic Design

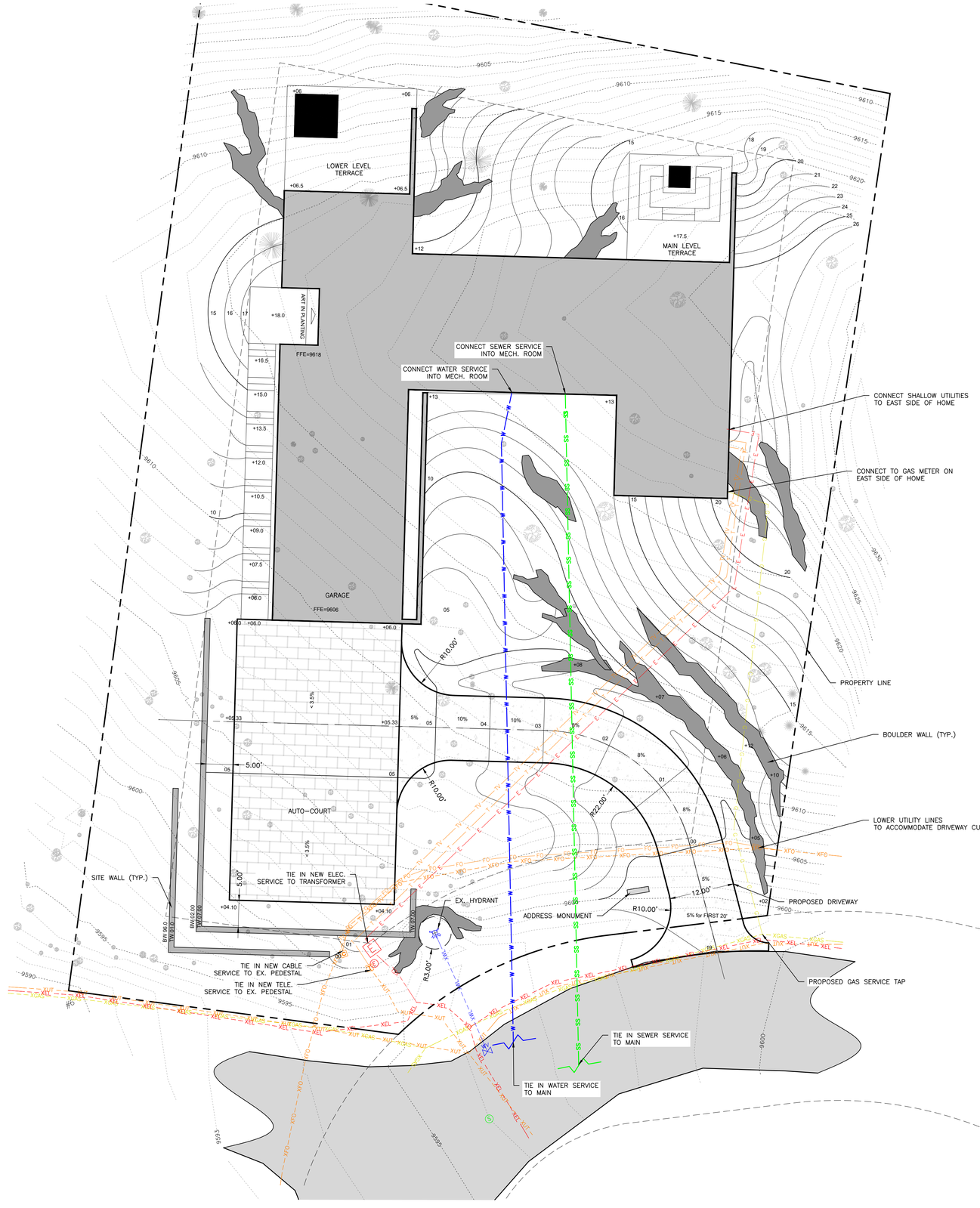
1

JOB #: 2025-16
NOT FOR CONSTRUCTION

LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE, CO

EXISTING CONDITIONS

C2
Of 6



ROARING FORK ENGINEERING
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RFENG.BIZ | (970) 340-4130

GRAPHIC SCALE
0 5 10
IN FEET: 1"=10'

CHECKED BY: RBG
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TRS

DATE
05.05.2025

#	DESCRIPTION
1	Schematic Design

JOB #: 2025-16
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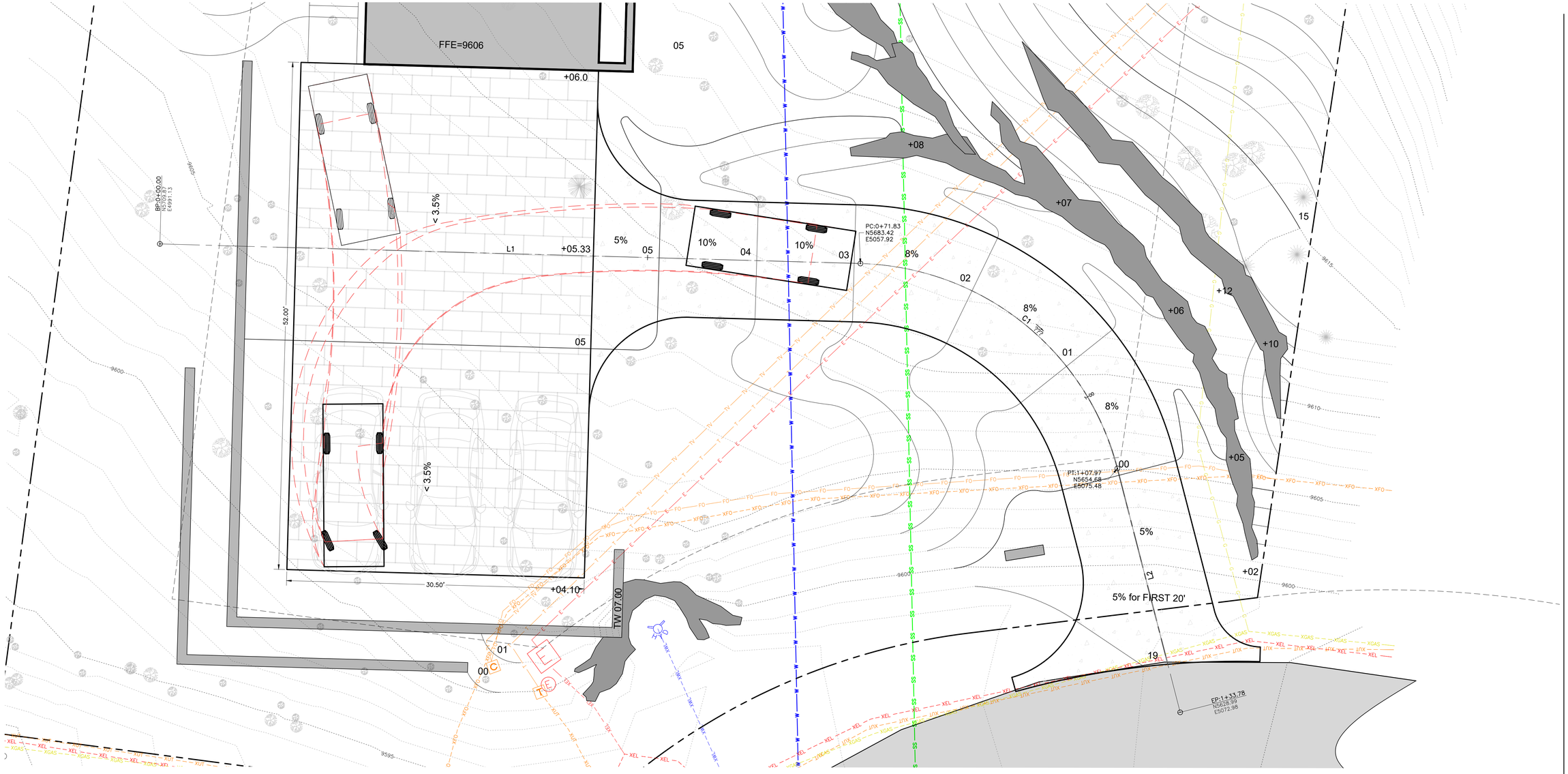
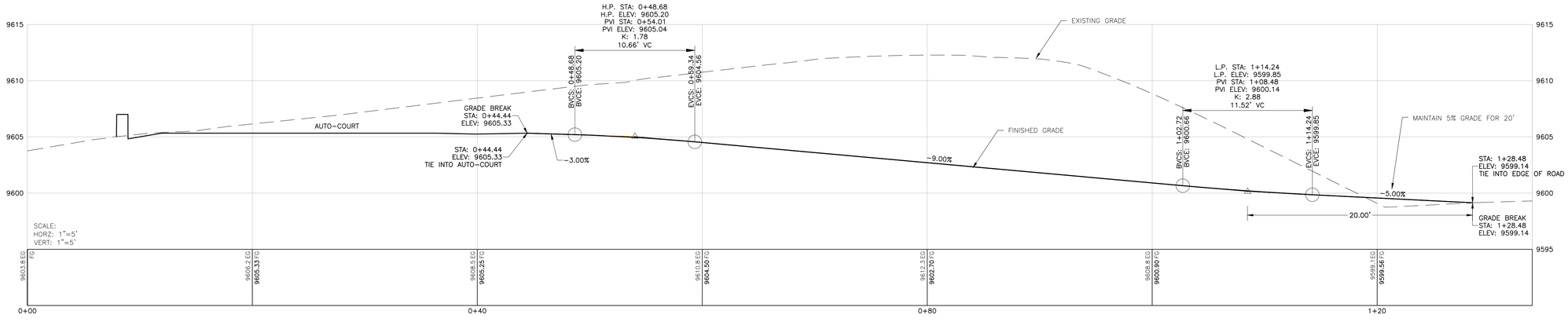
SITE PLAN

C3
Of 6





DRIVEWAY PROFILE

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

GRAPHIC SCALE
0 2.5 5
IN FEET: 1"=5'

CHECKED BY: RBG
DRAWN BY: TRS

DRAWN BY
TRS

DATE
05.05.2025

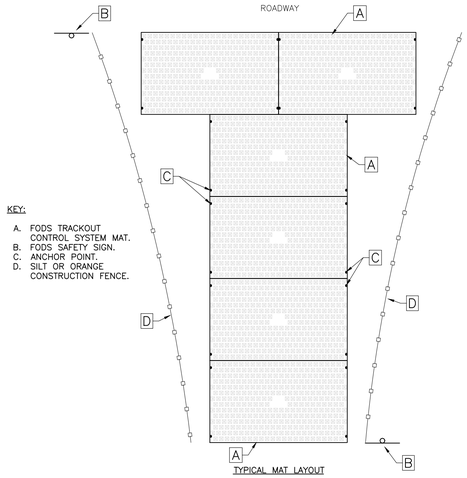
#	DESCRIPTION
1	Schematic Design

JOB #: 2025-16
NOT FOR CONSTRUCTION

LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE, CO

DRIVEWAY P&P

C4
Of 6



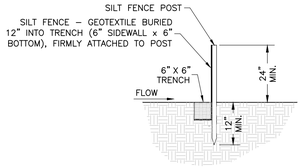
KEY:

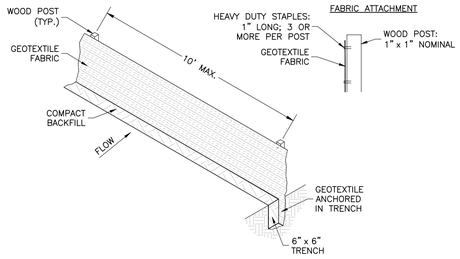
A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.

VEHICLE TRACKING PAD DETAIL
SCALE: NTS

NOTES:

1. VEHICLE TRACKING PAD TO BE FODS TRACKOUT CONTROL SYSTEM OR APPROVED OTHER.
2. TRACKOUT SYSTEM SHALL BE INSTALLED AT THE CONSTRUCTION ENTRANCE OFF SUMMIT ST.
3. INSTALL TRACKOUT SYSTEM PER MANUFACTURER'S INSTRUCTIONS.

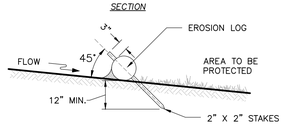




SILT FENCE DETAIL
SCALE: NTS

UNTRENCHED INSTALLATION

SECTION

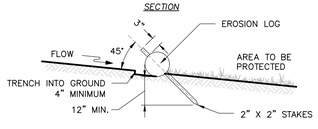


OR

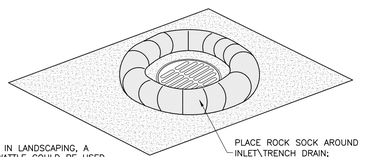
ENTRENCHED INSTALLATION*

*THIS APPLICATION MAY NOT BE USED WITH LOGS SMALLER THAN 12"

SECTION

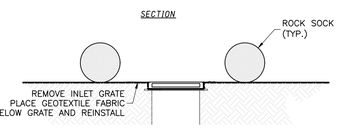


EROSION LOG DETAIL
SCALE: NTS

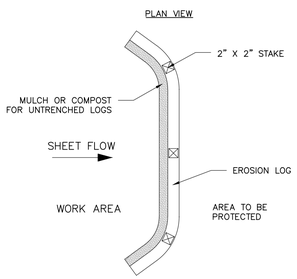


NOTE:
IF USED IN LANDSCAPING, A STRAW WATTLE COULD BE USED INSTEAD OF A ROCK SOCK

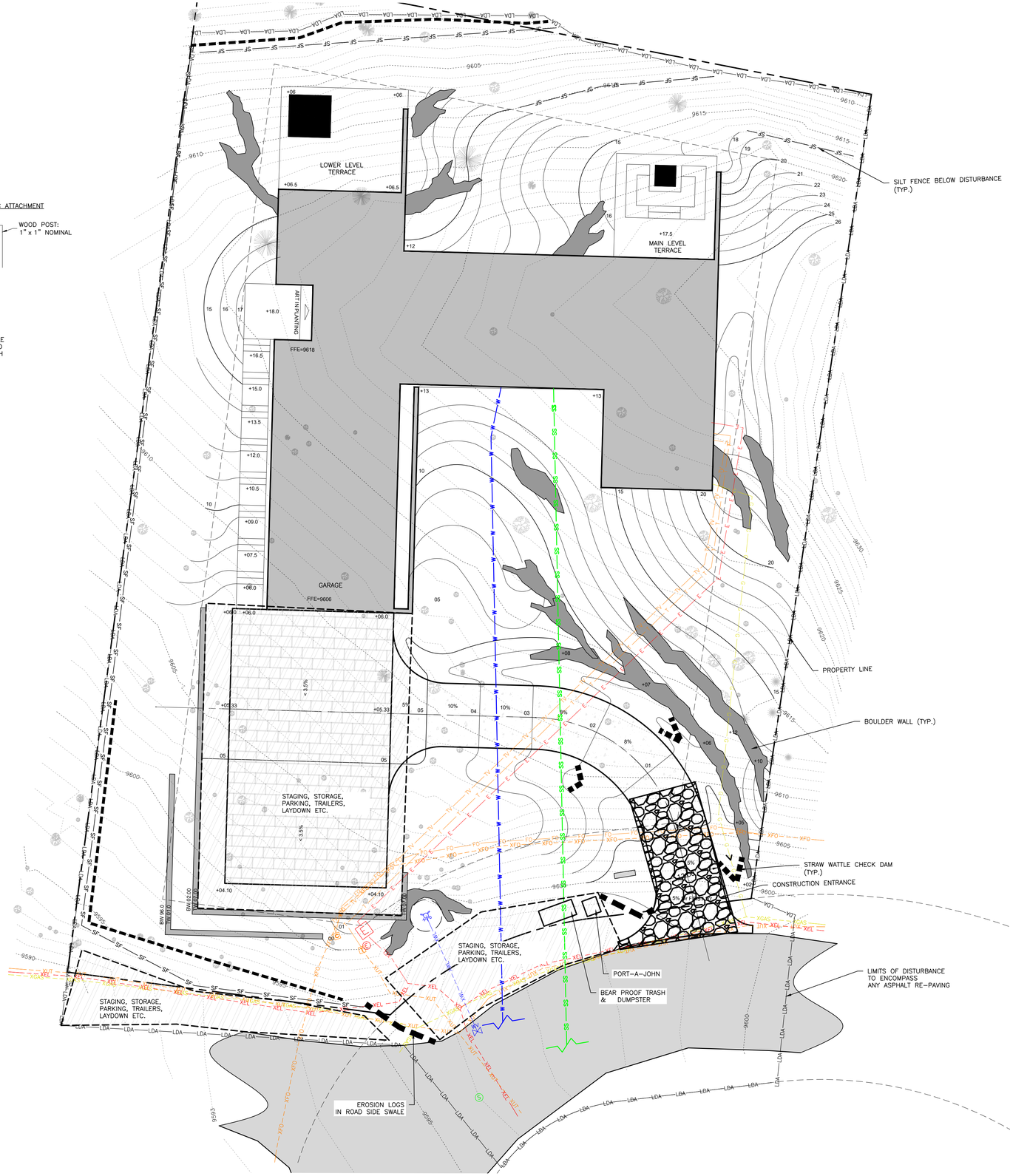
SECTION



PLAN VIEW



INLET PROCTECTION DETAIL
SCALE: NTS



GRAPHIC SCALE
0 5 10
IN FEET: 1"=10'

ROARING FORK ENGINEERING
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CHECKED BY: RBG
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#	DESCRIPTION	DRAWN BY	DATE
1	Schematic Design	TRS	05.05.2025

JOB #: 2025-16
NOT FOR CONSTRUCTION

LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE, CO

EROSION CONTROL

C5
Of 6

0 2' 4' 6' 8' 16' 24'

1/8" = 1'-0"

MAIN LEVEL

OK

0 2' 4' 6' 8' 16' 24'

1/8" = 1'-0"

LOWER LEVEL

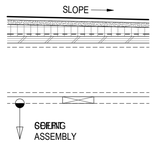
OK

0 2' 4' 6' 8' 16' 24'

1/8" = 1'-0"

DESCRIPTION:	MARK:
MEMBRANE ROOF AT EAVES	**R2**
PROJECT TARGET:	FIRE RATING:
R-49 + 5ci	**N/A**

EXT.



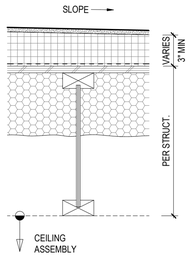
EXT.

- PVC MEMBRANE
- 1/2" NON-COMBUSTIBLE COVER BOARD
- R-5 (MIN) RIGID INSULATION TAPERED FOR SLOPE, POLYISO
- SELF-ADHERED VAPOR RETARDER
- PRESSURE TREATED PLYWOOD SHEATHING PER STRUCTURAL
- STEEL FRAMING PER STRUCTURAL
- R-49 CLOSED CELL SPRAY FOAM INSULATION

[SOFFIT ASSEMBLY PER PLAN]

DESCRIPTION:	MARK:
MEMBRANE ROOF OVER WOOD FRAMING	**R1**
PROJECT TARGET:	FIRE RATING:
R-49 + 15ci	**N/A**

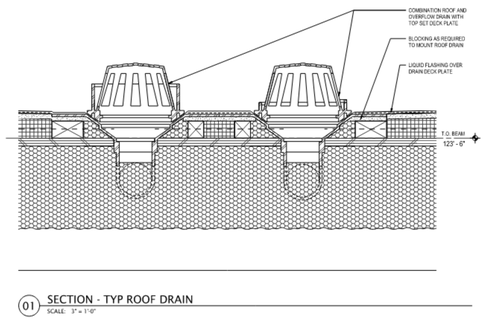
EXT.



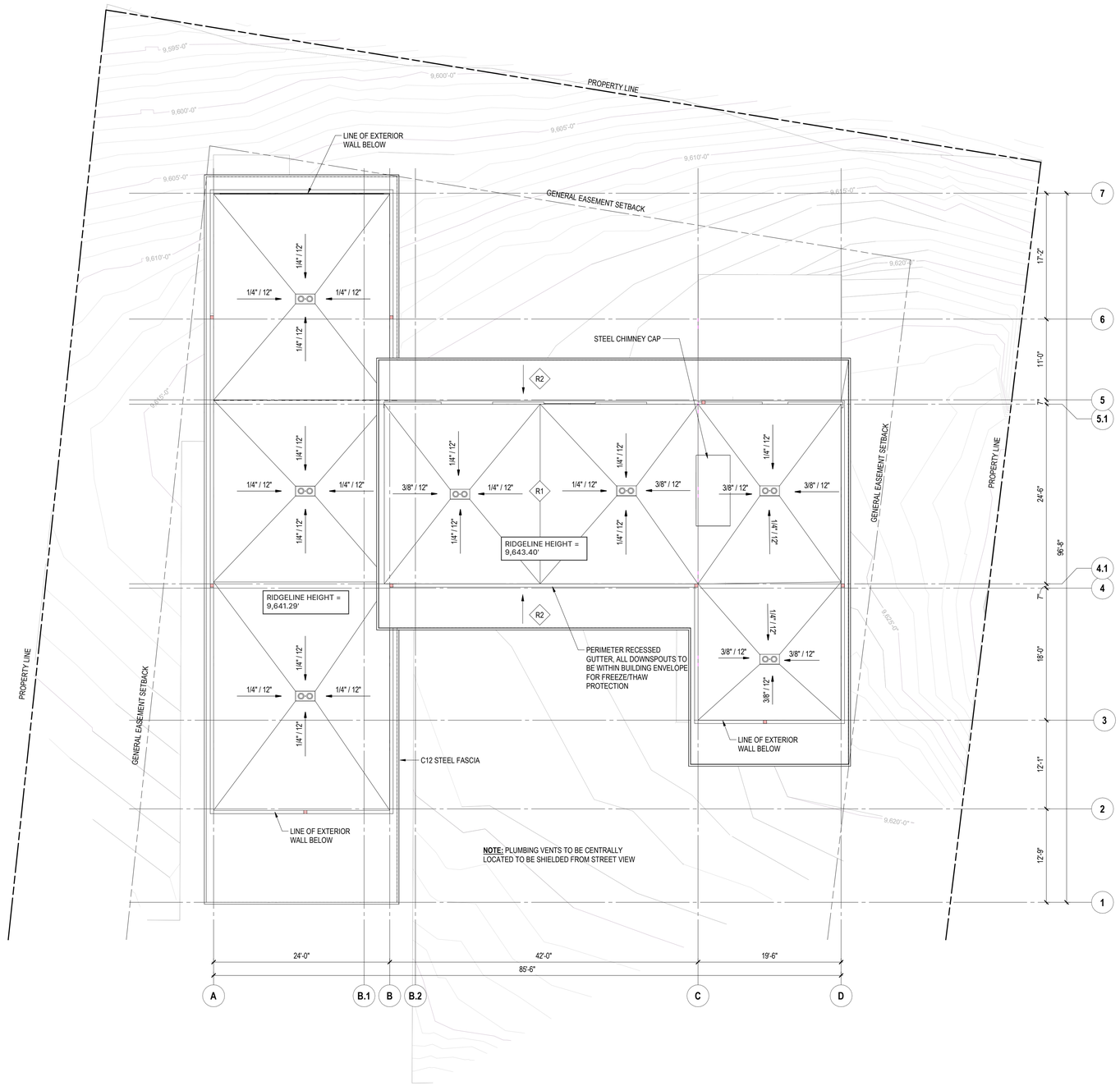
INT.

- PVC MEMBRANE
- 1/2" NON-COMBUSTIBLE COVER BOARD
- R-15 (MIN) RIGID INSULATION TAPERED FOR SLOPE, POLYISO
- SELF-ADHERED VAPOR RETARDER
- PRESSURE TREATED PLYWOOD SHEATHING PER STRUCTURAL
- WOOD FRAMING PER STRUCTURAL
- R-49 CLOSED CELL SPRAY FOAM INSULATION

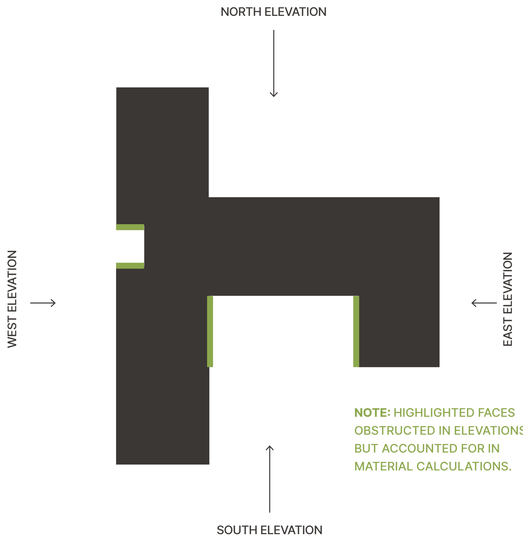
[CEILING ASSEMBLY PER PLAN]



01 SECTION - TYP ROOF DRAIN
SCALE: 3" = 1'-0"



PLAN DIAGRAM



NOTE: HIGHLIGHTED FACES OBSTRUCTED IN ELEVATIONS, BUT ACCOUNTED FOR IN MATERIAL CALCULATIONS.

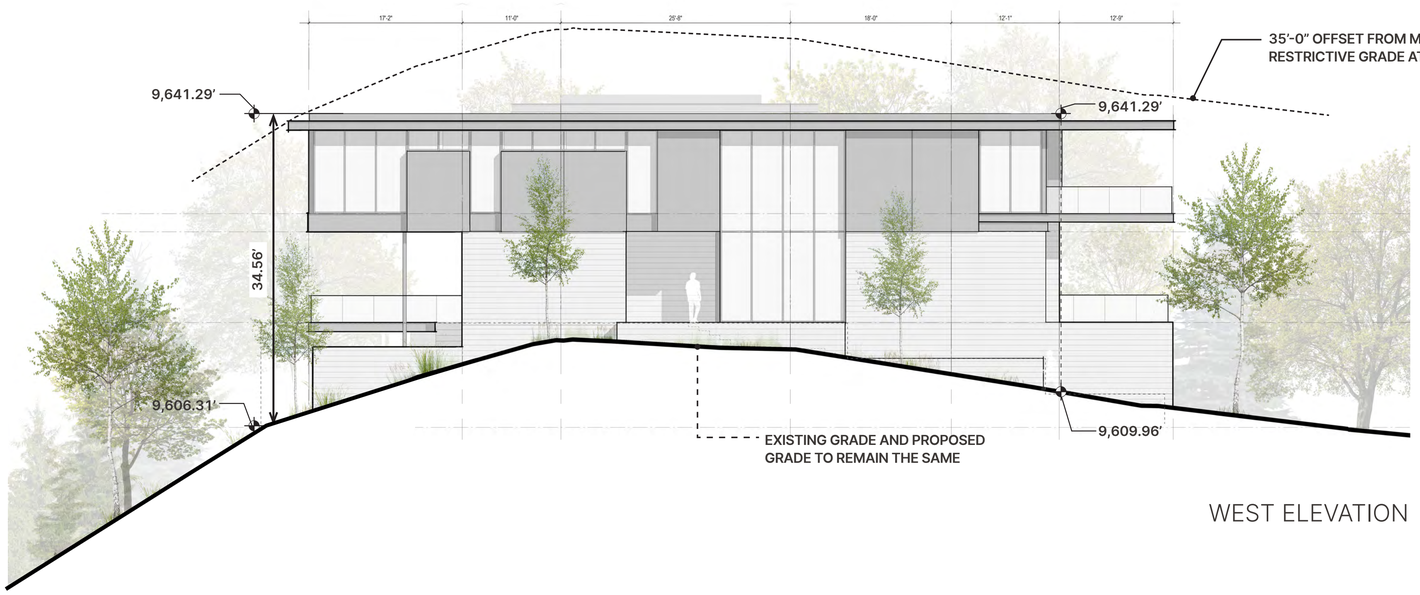
MATERIAL CALCULATIONS

ELEVATION	**MATERIAL**	**AREA** (SF)
WEST	GLAZING	653.81
	BASE MATERIAL	1657.42
	TOTAL	3207.25
SOUTH	GLAZING	795.66
	BASE MATERIAL	698.52
	TOTAL	2644.51
EAST	GLAZING	368.71
	BASE MATERIAL	872.24
	TOTAL	2583.54
NORTH	GLAZING	1306.59
	BASE MATERIAL	593.14
	TOTAL	2626.04
OVERALL TOTALS		
	GLAZING	3124.77
	BASE MATERIAL	3821.32
	GRAND TOTAL	11061.34
MATERIAL PERCENTAGES		
	GLAZING	**28%**
	BASE MATERIAL	**35%**

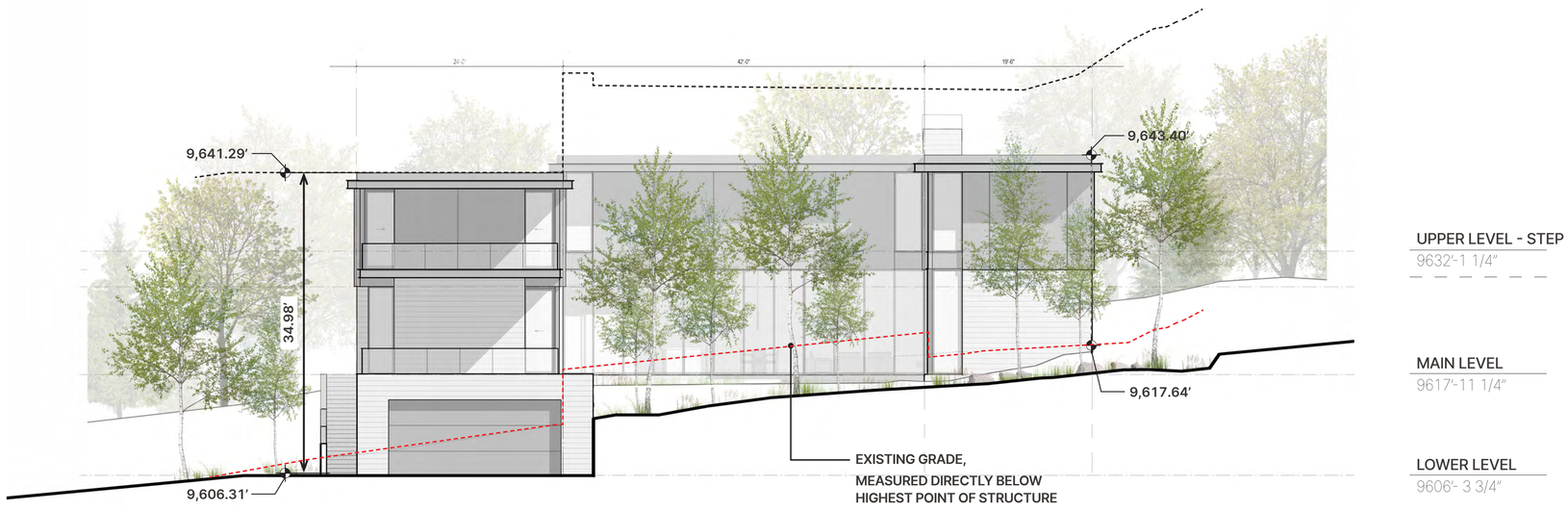
CDC 17.5.6.E.1.A. All buildings with wood or other approved exterior materials shall have **35%** minimum stone walls.

CDC 17.5.6.G. Glazing. The maximum window area of a building shall be **40%** of the total building facade area.

Proposed Average Building Height = 27.70 < 30'



WEST ELEVATION



SOUTH ELEVATION

PLAN DIAGRAM

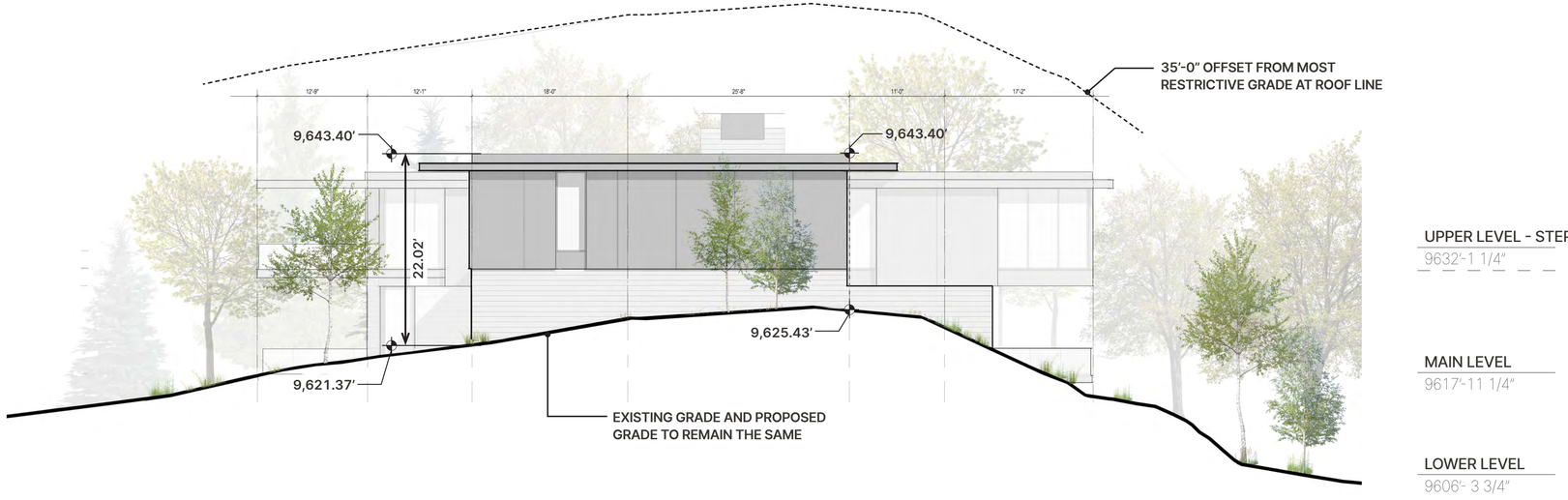
NOTE: HIGHLIGHTED FACES OBSTRUCTED IN ELEVATIONS, BUT ACCOUNTED FOR IN MATERIAL CALCULATIONS.

MATERIAL CALCULATIONS

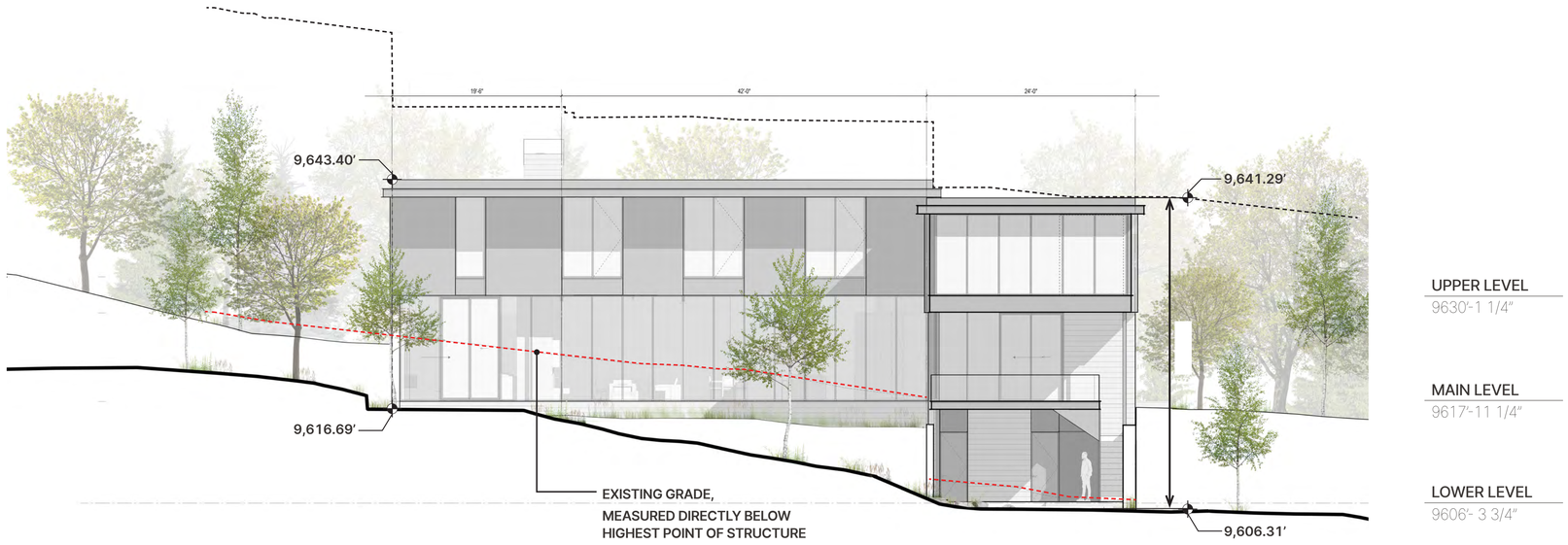
WEST	GLAZING	653.81
	BASE MATERIAL	1657.42
	TOTAL	3207.25
SOUTH	GLAZING	795.66
	BASE MATERIAL	698.52
	TOTAL	2644.51
EAST	GLAZING	368.71
	BASE MATERIAL	872.24
	TOTAL	2583.54
NORTH	GLAZING	1306.59
	BASE MATERIAL	593.14
	TOTAL	2626.04
	GLAZING	3124.77
	BASE MATERIAL	3821.32
	GRAND TOTAL	11061.34
	GLAZING	**28%**
	BASE MATERIAL	**35%**

CDC 17.5.6.E.1.A. All buildings with wood or other approved exterior materials shall have 35% minimum stone walls.

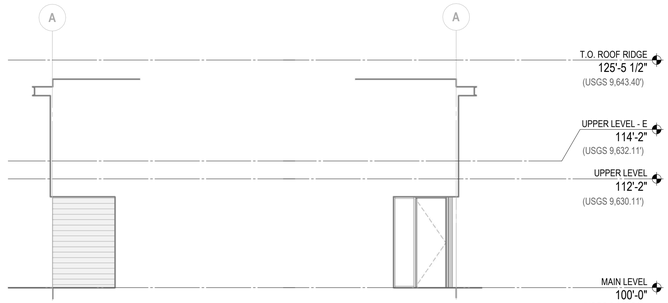
CDC 17.5.6.G. Glazing. The maximum window area of a building shall be 40% of the total building facade area.



EAST ELEVATION



NORTH ELEVATION

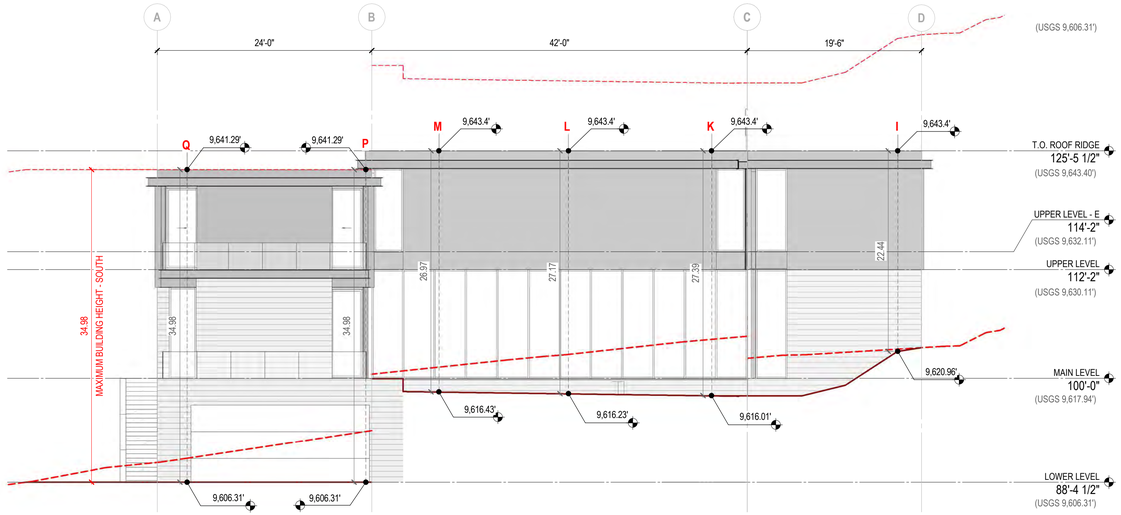


5 NORTH ELEVATION ENTRY

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

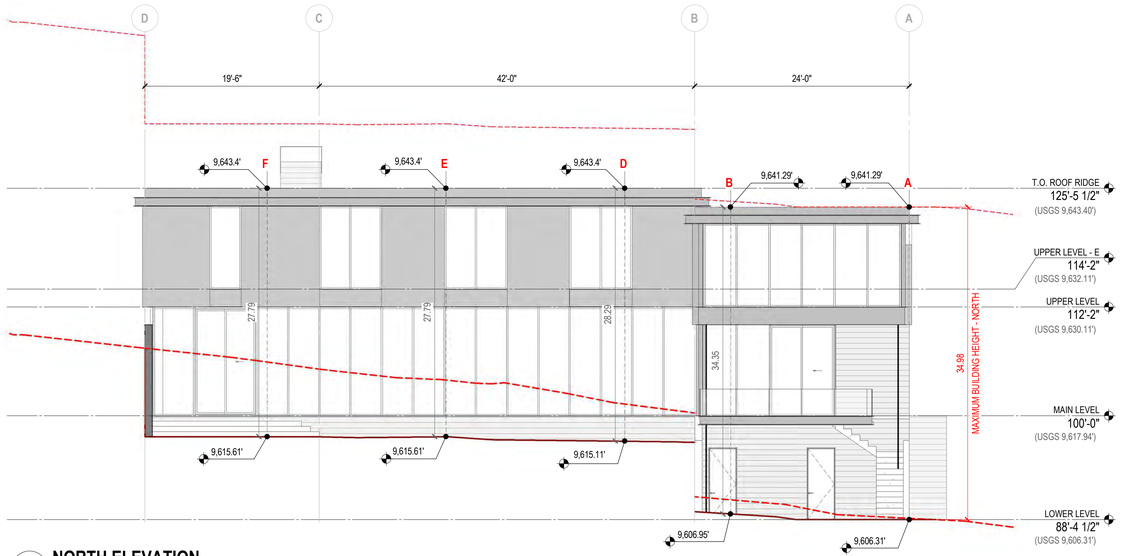
4 SOUTH ELEVATION - ENTRY

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



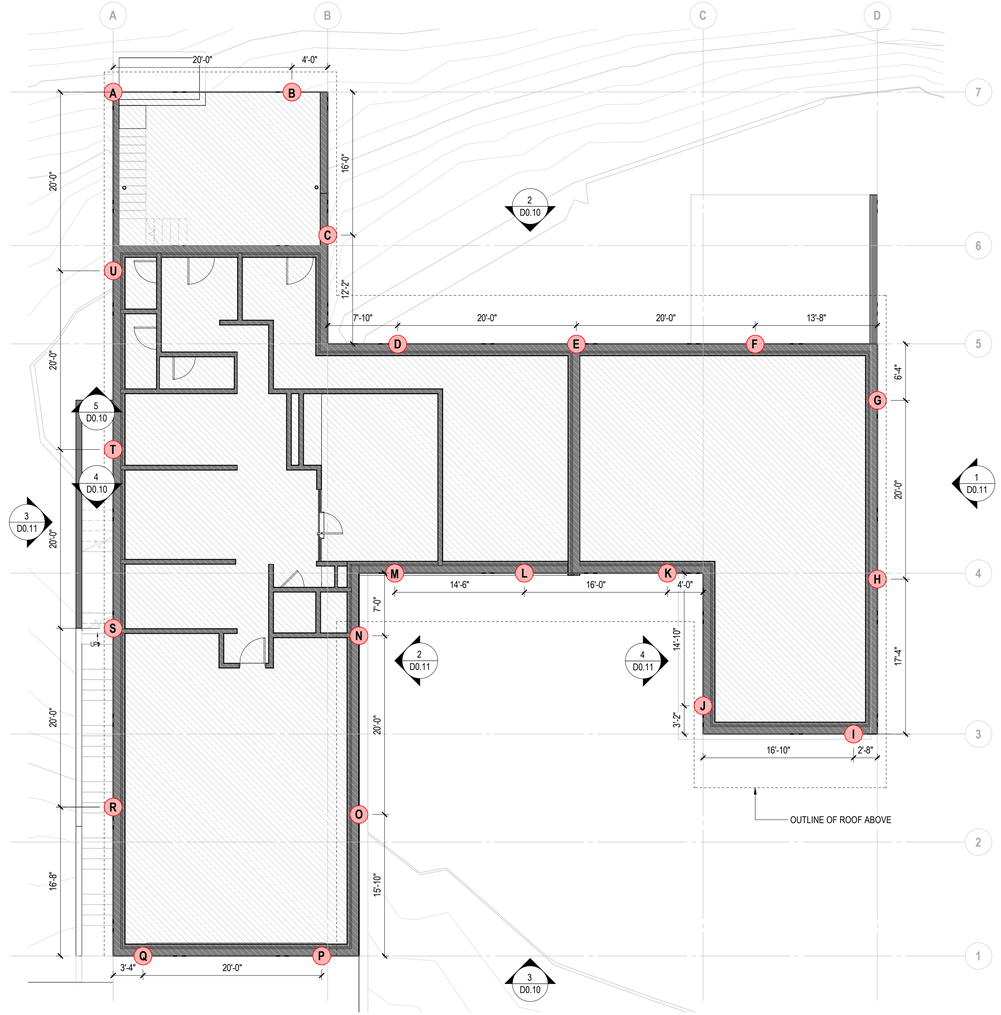
3 SOUTH ELEVATION

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



2 NORTH ELEVATION

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



1 PLAN - AVERAGE HEIGHT ELEVATION POINTS

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

BUILDING HEIGHT LIMIT

LOT 89-3A IS GOVERNED BY THE **RIDGELINE LOT PROVISIONS**

MAX. ALLOWABLE BUILDING HEIGHT PER CDC 17.3.11, TABLE 3-3: **35'-0"**
PROPOSED BUILDING HEIGHT: **34.98'** < 35.00' ALLOWABLE

MAX. ALLOWABLE AVERAGE BUILDING HEIGHT PER CDC 17.3.11, TABLE 3-3: **30'-0"**
PROPOSED AVERAGE BUILDING HEIGHT: **27.70'** < 30.00' ALLOWABLE

ELEVATION KEY

PROPOSED GRADE

EXISTING GRADE

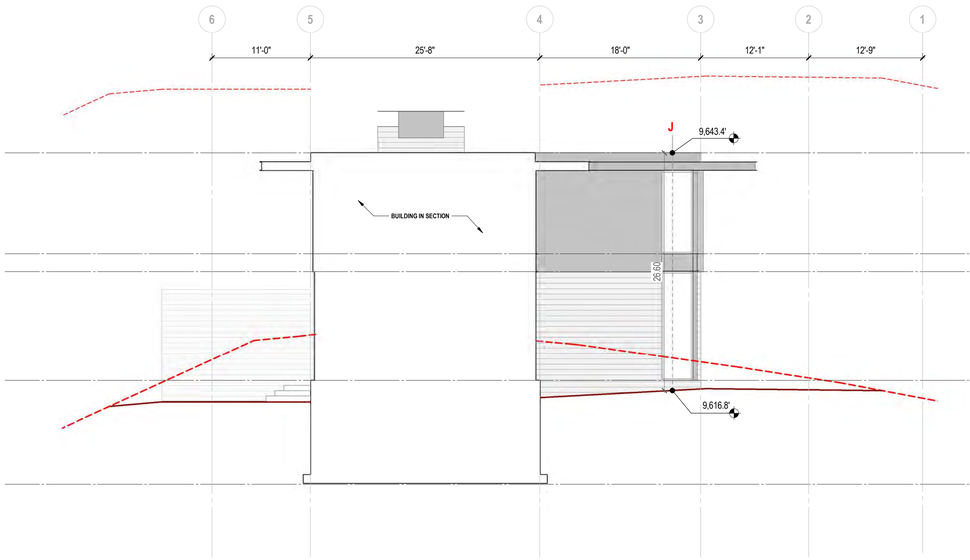
35' OFFSET FROM MOST RESTRICTIVE GRADE

BUILDING HEIGHT CALCULATION

ELEVATION ORIENTATION	MAXIMUM HEIGHT
NORTH	34.98
EAST	33.85
SOUTH	34.98
WEST	34.56
MAXIMUM PROPOSED ELEVATION	**34.98 < 35.00**

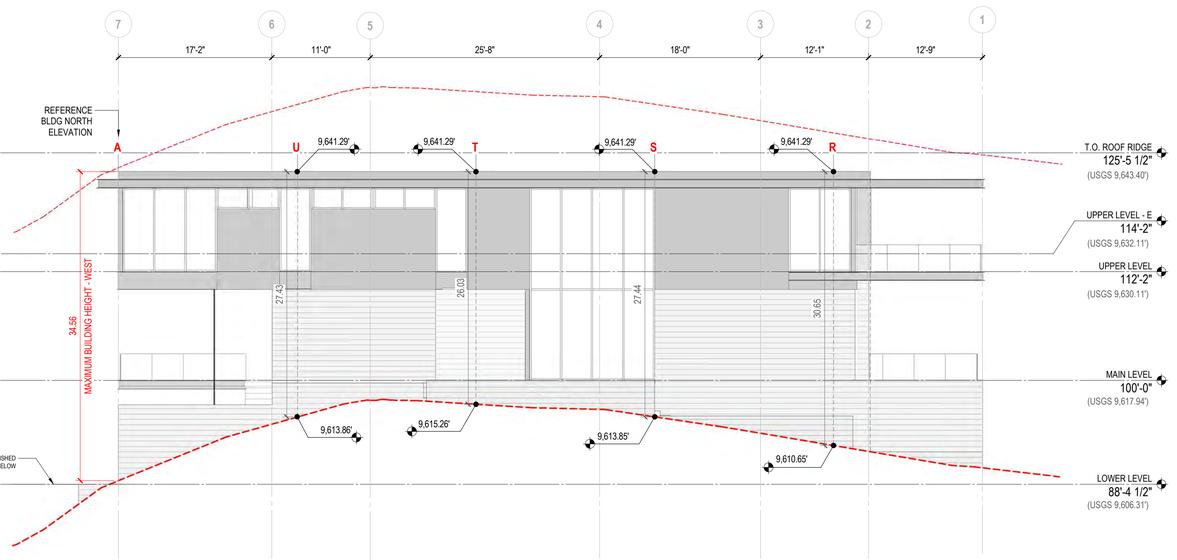
AVERAGE BUILDING HEIGHT CALCULATION

LOCATION MARK	HIGHEST POINT ON ROOFTOP	PROPOSED GRADE	EXISTING GRADE	MOST RESTRICTIVE HEIGHT
A	9641.29	9606.31	9606.46	34.98
B	9641.29	9606.95	9608.53	34.34
C	9641.29	9612.84	9616.17	28.45
D	9643.40	9615.11	9619.27	28.29
E	9643.40	9615.61	9621.95	27.79
F	9643.40	9615.61	9623.96	27.79
G	9643.40	9625.64	9625.64	17.76
H	9643.40	9624.29	9624.29	19.11
I	9643.40	9620.96	9621.23	22.44
J	9643.40	9616.80	9620.46	26.60
K	9643.40	9616.01	9622.32	27.39
L	9643.40	9616.23	9620.64	27.17
M	9643.40	9616.43	9619.22	26.97
N	9641.29	9616.42	9617.96	24.87
O	9641.29	9615.00	9615.00	26.29
P	9641.29	9606.31	9612.02	34.98
Q	9641.29	9606.31	9609.00	34.98
R	9641.29	9610.65	9610.65	30.64
S	9641.29	9613.85	9613.85	27.44
T	9641.29	9615.26	9615.26	26.03
U	9641.29	9613.86	9613.86	27.43
TOTAL AVERAGE				**27.70** < 30'-0"



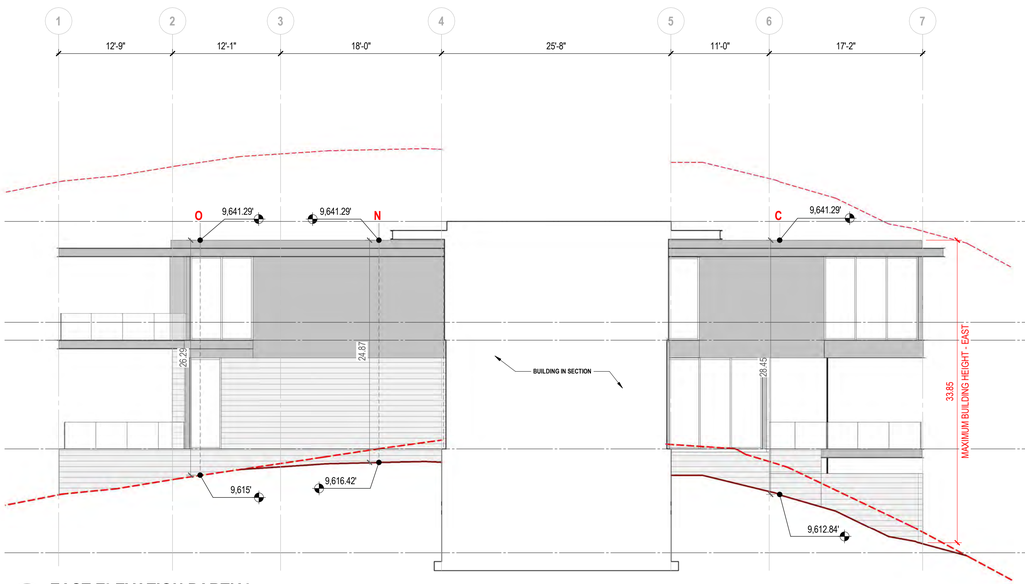
4 WEST ELEVATION PARTIAL

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



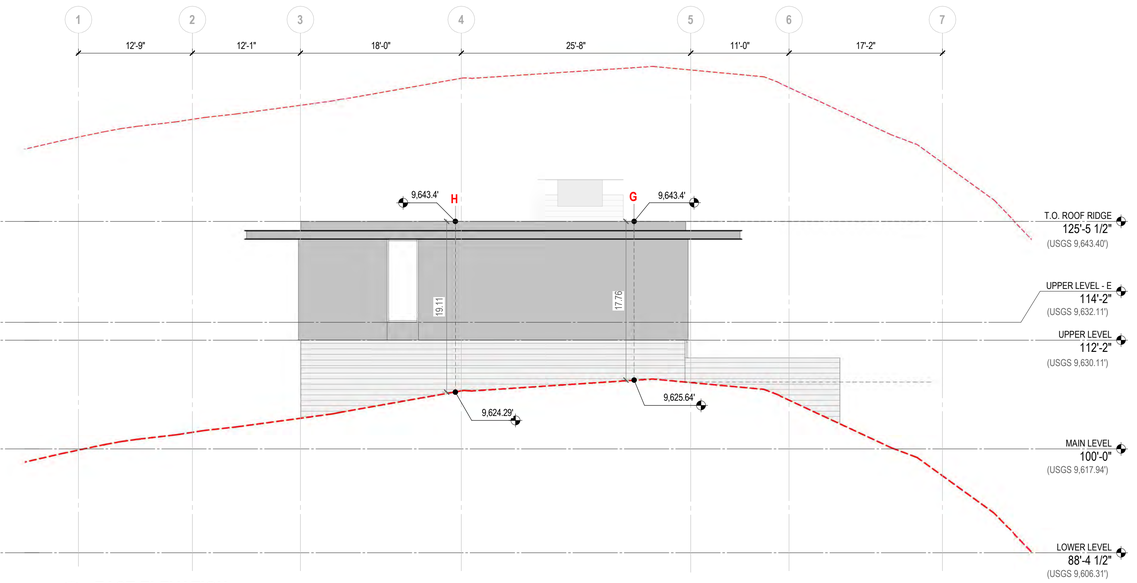
3 WEST ELEVATION

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



2 EAST ELEVATION PARTIAL

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

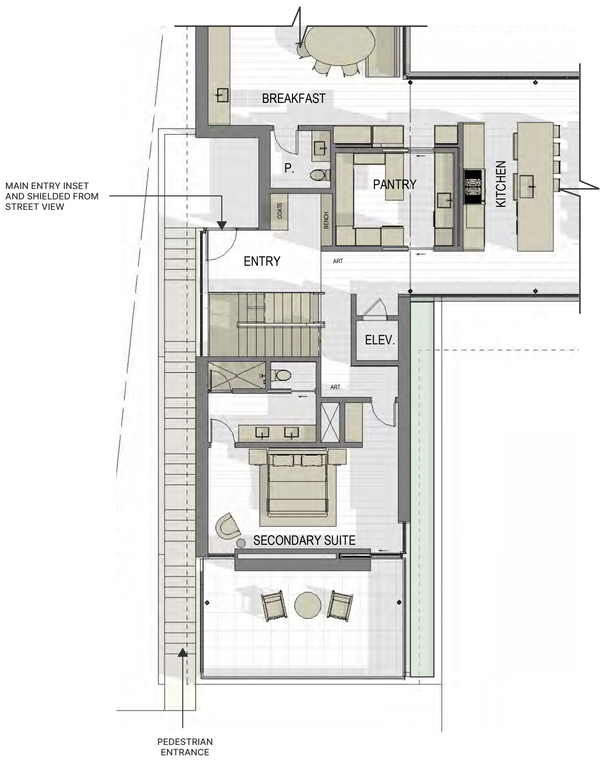


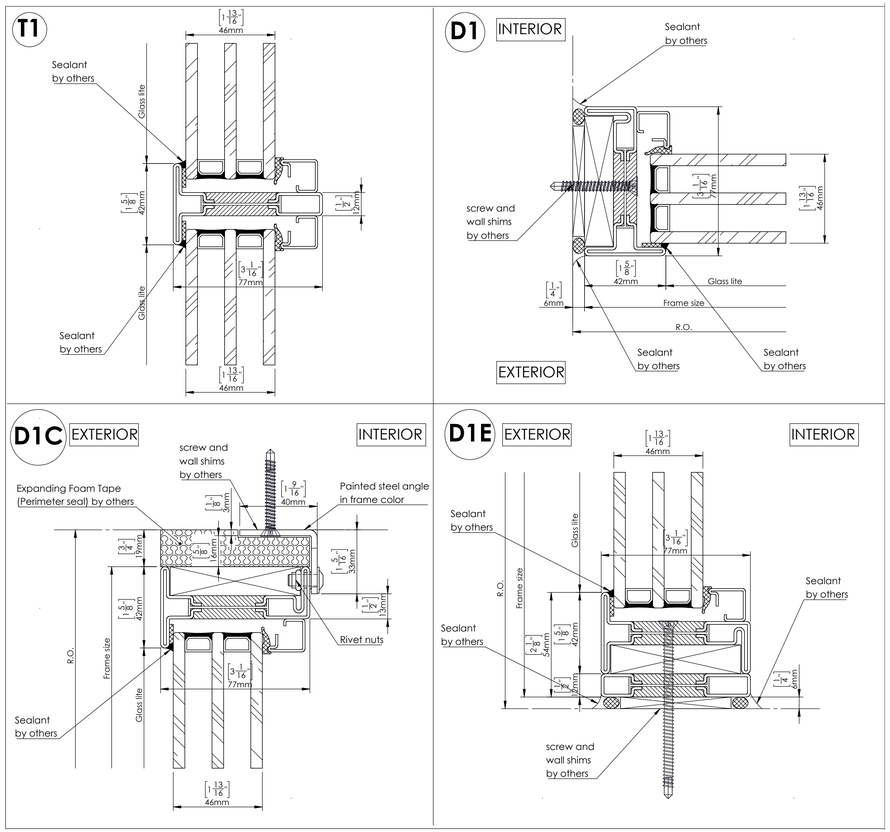
1 EAST ELEVATION

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

GLAZING WALL SCHEDULE

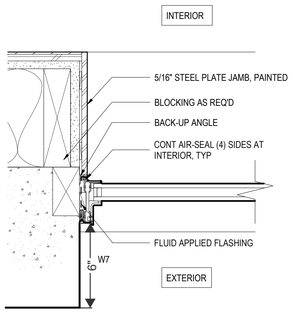
LEVEL	MARK	ROOM LOCATION	ORIENTATION	OPERATION	MANUFACTURER	MODEL	U-VALUE	DIMENSIONS (ROUGH OPENING) WIDTH	HEIGHT	MATERIAL
MAIN LEVEL										
MAIN LEVEL	M1	100 - ENTRY	NORTH	FIXED	SECCO SISTEMI	OS2 75	0.28	2' - 5"	10' - 2"	STEEL
MAIN LEVEL	M2	102 - STAIR	WEST	FIXED			0.28	14' - 3 1/2"	21' - 1 1/4"	STEEL
MAIN LEVEL	M3	104 - SUITE 2	SOUTH	SLIDING GLASS DOOR	SECCO SISTEMI	OS2 75	0.28	3' - 0"	10' - 2"	STEEL
MAIN LEVEL	M4	104 - SUITE 2	SOUTH	SLIDING GLASS DOOR	SECCO SISTEMI	OS2 75	0.28	7' - 0"	10' - 2"	STEEL
MAIN LEVEL	M5	104 - SUITE 2	WEST	FIXED	SECCO SISTEMI	OS2 75	0.28	3' - 6"	10' - 2"	STEEL
MAIN LEVEL	M6	113 - LIVING	SOUTH	FIXED	SECCO SISTEMI	OS2 75	0.28	42' - 0"	12' - 2"	STEEL
MAIN LEVEL	M7	115 - FLEX SUITE	WEST	EGRESS	SECCO SISTEMI	OS2 75	0.28	3' - 6"	12' - 2"	STEEL
MAIN LEVEL	M8	115 - FLEX SUITE	SOUTH	FIXED	SECCO SISTEMI	OS2 75	0.28	3' - 6"	12' - 2"	STEEL
MAIN LEVEL	M9	114 - FAMILY	NORTH	SLIDING GLASS DOOR	SECCO SISTEMI	OS2 75	0.28	18' - 7"	12' - 2"	STEEL
MAIN LEVEL	M10	108 - BREAKFAST	NORTH	SLIDING GLASS DOOR	SECCO SISTEMI	OS2 75	0.28	14' - 10 1/4"	10' - 4"	STEEL
MAIN LEVEL	M11	113 - LIVING	NORTH	FIXED			0.28	42' - 4"	12' - 2"	
UPPER LEVEL										
UPPER LEVEL	U1	205 - OFFICE	WEST	FIXED	SECCO SISTEMI	OS2 75	0.28	7' - 0"	9' - 4 1/4"	STEEL
UPPER LEVEL	U2	205 - OFFICE	SOUTH	SLIDING GLASS DOOR	SECCO SISTEMI	OS2 75	0.28	7' - 0"	9' - 4 1/4"	STEEL
UPPER LEVEL	U3	203 - STUDIO	SOUTH	SLIDING GLASS DOOR	SECCO SISTEMI	OS2 75	0.28	7' - 0"	9' - 4 1/4"	STEEL
UPPER LEVEL	U4	203 - STUDIO	EAST	SLIDING GLASS DOOR	SECCO SISTEMI	OS2 75	0.28	7' - 0"	9' - 4 1/4"	STEEL
UPPER LEVEL	U5	206 - BEDROOM HALL	SOUTH	FIXED	SECCO SISTEMI	OS2 75	0.28	3' - 2 3/4"	9' - 3 3/4"	STEEL
UPPER LEVEL	U6	206 - BEDROOM HALL	SOUTH	FIXED	SECCO SISTEMI	OS2 75	0.28	3' - 2 3/4"	9' - 3 3/4"	STEEL
UPPER LEVEL	U8	219 - BUNK ROOM	WEST	FIXED	SECCO SISTEMI	OS2 75	0.28	3' - 6"	9' - 3 1/2"	STEEL
UPPER LEVEL	U9	219 - BUNK ROOM	SOUTH	FIXED	SECCO SISTEMI	OS2 75	0.28	3' - 6"	9' - 3 1/2"	STEEL
UPPER LEVEL	U10	219 - BUNK ROOM	EAST	EGRESS	SECCO SISTEMI	OS2 75	0.28	3' - 6"	9' - 3 1/2"	STEEL
UPPER LEVEL	U11	218 - BUNK BATH	NORTH	FIXED	SECCO SISTEMI	OS2 75	0.28	3' - 6"	9' - 3 1/2"	STEEL
UPPER LEVEL	U12	216 - BED 3	NORTH	EGRESS	SECCO SISTEMI	OS2 75	0.28	7' - 0"	9' - 3 1/2"	STEEL
UPPER LEVEL	U13	214 - BED 2	NORTH	EGRESS	SECCO SISTEMI	OS2 75	0.28	7' - 0"	9' - 3 1/2"	STEEL
UPPER LEVEL	U14	212 - BED 1	NORTH	EGRESS	SECCO SISTEMI	OS2 75	0.28	7' - 0"	9' - 3 1/2"	STEEL
UPPER LEVEL	U15	207 - PRIMARY HALL	EAST	FIXED	SECCO SISTEMI	OS2 75	0.28	3' - 6"	9' - 3 1/2"	STEEL
UPPER LEVEL	U16	208 - PRIMARY BED	EAST	FIXED	SECCO SISTEMI	OS2 75	0.28	10' - 6"	9' - 4 1/4"	STEEL
UPPER LEVEL	U17	208 - PRIMARY BED	NORTH	FIXED	SECCO SISTEMI	OS2 75	0.28	22' - 1"	9' - 4 1/4"	STEEL
UPPER LEVEL	U18	208 - PRIMARY BED	WEST	EGRESS	SECCO SISTEMI	OS2 75	0.28	10' - 6"	9' - 4 1/4"	STEEL
UPPER LEVEL	U19	209 - PRIMARY CLOSET	WEST	FIXED	SECCO SISTEMI	OS2 75	0.28	3' - 6"	9' - 4 1/4"	STEEL
UPPER LEVEL	U20	210 - PRIMARY BATH	WEST	CASEMENT	SECCO SISTEMI	OS2 75	0.28	3' - 6"	9' - 4 1/4"	STEEL





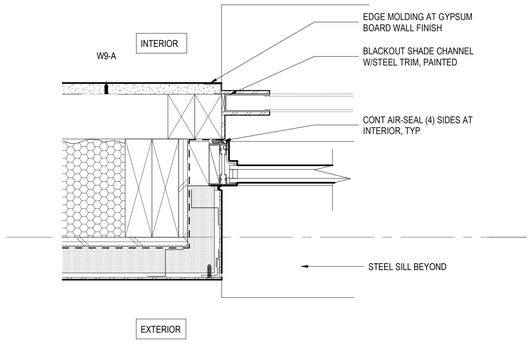
EXAMPLE SHOP DRAIWNGS FROM WINDOW MANUFACTURER

PROFILE: SECCO OS2 75
FINISH: RAL 9004 MATTE TEXTURED FINISH
GLASS: ESG6Th/14+air/ESG6/14+air/ESG6Th - CLEAR, ALL GLASS TEMPERED



WINDOW JAMB @ CONCRETE

SCALE: 3" = 1'-0"



WINDOW JAMB @ METAL

SCALE: 3" = 1'-0"

17.5.6 Building Design

Glazing. Window design must be responsive to the energy code and site conditions. Each window wall composition will be evaluated on the basis of whether it is an integral part of the structure's complete design. Windows shall be designed to meet the following standards:

1. Window openings and patterns shall be responsive to good solar design principles. The design of exterior walls shall also respond to solar exposures.

Planned rotation and siting of massing obstructs direct sun for majority of year at central volume.

a. The maximum window area of a building shall be forty percent (40%) of the total building façade area. Window placement and size shall be sensitive to light spill to adjacent properties.

Proposed maximum window percentage is 28%.

2. Combinations of windows shall be used to establish a human scale to building facades in the Village Center.

Clerestory windows are proposed at upper-level for privacy and reduced scale.

3. Windows within grounded base forms shall appear to be punched into walls. Window patterns and reveals need to be carefully studied to create interest and variety.

a. All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five (5) inches from the outside face of the exterior wall assembly.

Proposed windows are inset from concrete by 6" for punched appearance and proper protection from thermal bridging.

i. Built-out eyebrows shall not be used to circumvent the intent of the window recess requirement.

4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Transitional details must be provided that clearly describe connection of glazing to walls.

7. Windows shall have double or triple glazing or high technology glass as required by the Building Codes.

8. Window frames and trim shall be painted or stained wood, anodized, painted or clad aluminum or patina copper clad.

a. Aluminum is allowed as painted clad material only.

b. The use of vinyl windows is prohibited.

9. Divided-lite windows shall be either individual glass lites with real mullions unless special divided-lite windows with interior spacer bars are otherwise approved by the review authority; or simulated divide lite windows. The use of removable grid (false mullions) is prohibited.

10. The use of mirrored glass is prohibited.

11. If shutters or grills are used on exterior walls, they shall be operable and not merely ornamental.

H. Doors and Entryways.

1. For single-family development, doors and entryways shall use handcrafted materials whenever possible. The primary entrance doorways shall establish interest, variety and character and shall be reviewed by the review authority on an individual basis.

2. Within the Village Center and multifamily development, glass, metal and wood doors shall be used to establish interest, variety and character for the tenant spaces.

3. Flush metal doors will not be permitted unless the review authority determines that such doors are semi-concealed from public ways.

4. All doors shall meet the applicable energy code requirements of the Building Codes.

a. Hollow metal doors are not permitted.

5. The exterior face of a door shall be recessed a minimum of five (5) inches from the outside face of a grounded base.


7 1/4" HORIZONTAL BOARD-FORMED CONCRETE
GLASS GUARDRAILS
STEEL WINDOWS
ASPEN GROVE SCREENING
11 GAUGE WEATHERED STEEL SIDING
STRUCTURAL STEEL ROOF FASCIA
CEDAR SOFFITS

1. 11 ga. Weathered Steel Siding with 1/8” reveals
2. Rough-cut Stone - Site Bouldering
3. Warm Oak Interior Casework
4. CVG Cedar T&G Ceiling
5. Board-formed Concrete
6. Light, Warm Tone Smooth Concrete Patios
7. Plaster - Interior Walls
8. Aspen Trees - Landscape
9. Glazed Ceramic Tile - Bathrooms
10. Structural Steel Fascia

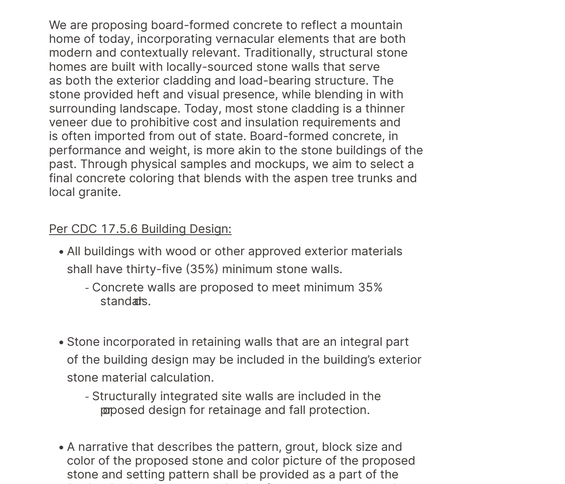
Proposed Variance

Board-Formed Concrete

We are proposing board-formed concrete to reflect a mountain home of today, incorporating vernacular elements that are both modern and contextually relevant. Traditionally, structural stone homes are built with locally-sourced stone walls that serve as both the exterior cladding and load-bearing structure. The stone provided heft and visual presence, while blending in with surrounding landscape. Today, most stone cladding is a thinner veneer due to prohibitive cost and insulation requirements and is often imported from out of state. Board-formed concrete, in performance and weight, is more akin to the stone buildings of the past. Through physical samples and mockups, we aim to select a final concrete coloring that blends with the aspen tree trunks and local granite.

Per CDC 17.5.6 Building Design:

- All buildings with wood or other approved exterior materials shall have thirty-five (35%) minimum stone walls.
  - Concrete walls are proposed to meet minimum 35% standards.
- Stone incorporated in retaining walls that are an integral part of the building design may be included in the building's exterior stone material calculation.
  - Structurally integrated site walls are included in the proposed design for retainage and fall protection.
- A narrative that describes the pattern, grout, block size and color of the proposed stone and color picture of the proposed stone and setting pattern shall be provided as a part of the Design Review Process application for approval by the review authority.
  - Concrete walls are proposed to be formed with 7 1/4" douglas fir board-forms and discreet form ties.



Proposed Variance Alternatives

Low-slope roof at West Massing

Due to the unique amount of slope on the property, several pinch points are created. The elevation diagrams illustrate resulting hardships if a low-slope roof is incorporated into the West massing.

The proposed plan stays within the maximum 35'-0" height requirement and incorporates low-slope roofs with internal drains.

Aesthetically, the owner and the team would like to pursue a less pronounced design that blends in with its surroundings rather than perching above it. We feel that a pitched roof will further emphasize the verticality already created by the ridge.

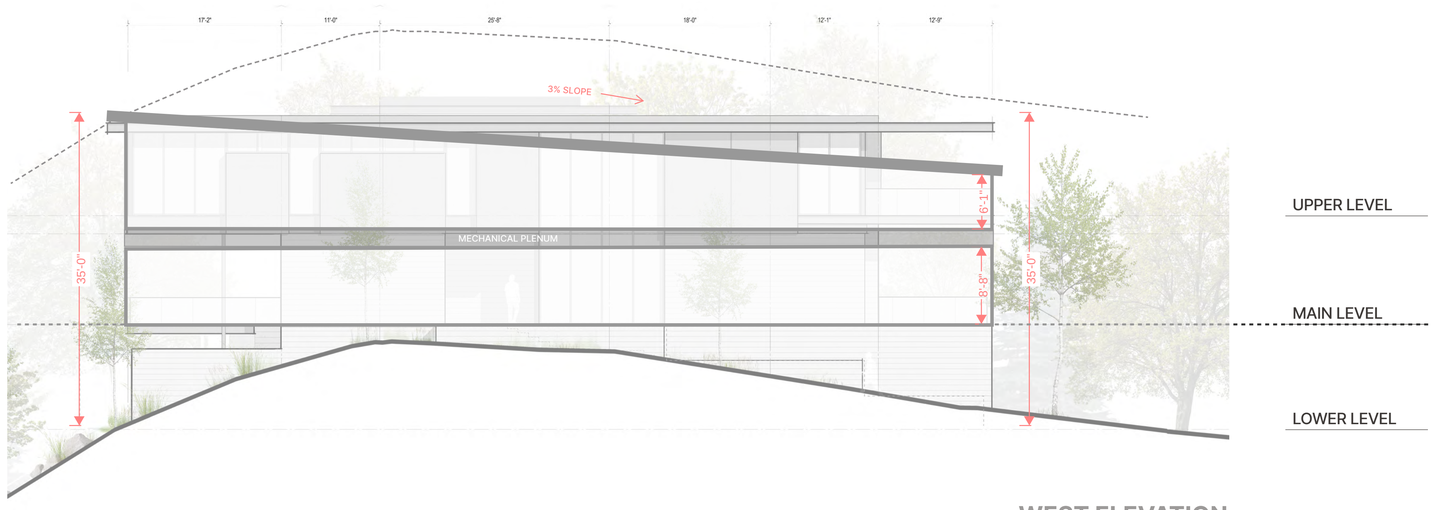
Olson Kundig and Fortenberry and Ricks have several examples of internally drained roofs in snow country and would be happy to discuss further. Olson Kundig can share articles that support this roof strategy, upon request.

The proposed roof will slope away from the perimeter curb toward roof drains. Drains will be located inboard of the perimeter walls to take advantage of building heat preventing re-freezing. All pipes and drain bottoms will be insulated to prevent condensation and ice dams and heat tape will be included as needed. The main advantage of low slope roofs is the overall retainage, preventing snow from falling to the ground over walkways and potential users. Ice dams are minimized and snow cornices can be removed. Wind stripping additionally keeps roof snow depths to manageable levels given the anticipated local wind direction.

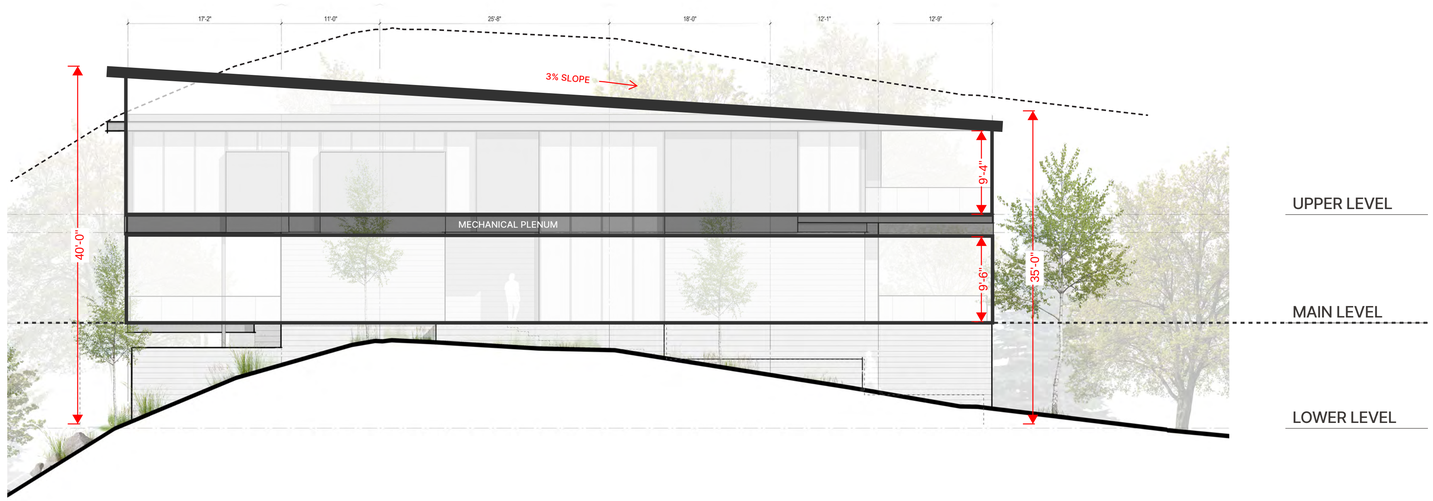
Per CDC 17.5.6 Building Design:

- The roof is comprised of multiple forms as the grade slopes up to the East.
- The roof will be adequately insulated to prevent ice dams. Heat trace will be minimally used.
- Eaves and fascia are proportional to the building massing and adequately engineered for 2024 IRC snow loads.
- The building entry is tucked under the upper level, providing sufficient pedestrian protection.

EXAMPLE OF FLAT ROOF IN JURISDICTION



WEST ELEVATION



WEST ELEVATION