TOWN OF MOUNTAIN VILLAGE REGULAR DESIGN REVIEW BOARD MEETING AGENDA

THURSDAY NOVEMBER 5, 2020 10:00 AM MOUNTAIN VILLAGE TOWN HALL

455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO

TO BE HELD https://us02web.zoom.us/j/81182917825?pwd=YjZHVHdmbFJXZDluNllLWHZyU01QZz09 (see login details below)

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	Time	Min.	Presenter	Туре	
1.	10:00		Chair		Call to Order
2.	10:00	2	Ward	Action	Reading and Approval of Summary of Motions of the of the October 1, 2020 Design Review Board Meeting.
3.	10:02	3	Haynes	Action	Approval of the DRB Schedule 2021
4.	10:05	5	Miller	Action	Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation. A motion to continue will be considered before the public hearing is opened. This item was continued from 3.26.2020, 5.7.2020, 6.4.2020, 7.2.2020, 8.6.2020, 9.3.2020 and 10.1.2020
5.	10:10	20	Haynes Applicant	Action	A recommendation to Town Council regarding a Conditional Use Permit to allow for driveway access over an estimated 800 square foot portion of OSP 20 for Lot 716 driveway consistent with Table 3-1: Town of Mountain Village Use Schedule.
6.	10:30	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new single-family residence on Lot 716, 167 Adams Ranch Road, pursuant to CDC Section 17.4.11.
7.	11:15	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a Class 3 Residential Addition, Lot 424, 121 Touchdown Drive, pursuant to CDC Section 17.4.11. This item was continued from 10.01.2020.
8.	12:00	30	Ward Applicant	Quasi-Judicial	Review and Recommendation to the Design Review Board regarding a Density Transfer and Rezone located at Lots 517 and 518, 146 Russell Dr., to transfer one single-family unit of density into the density bank.
9.	12:30	5	Miller Applicant	Action	Review and Recommendation to Town Council regarding a Conditional Use Permit to allow for a Health and Wellness Program to occur within a Single-Family Home located at Lot 114, 160 Country Club Drive, pursuant to Section 17.4.14. This item was continued from 10.01.2020. The applicant has withdrawn this application.

Please note that this Agenda is subject to change. (Times are approximate and subject to change) 455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435

Phone: (970) 369-8242

Fax: (970) 728-4342

DESIGN REVIEW BOARD MEETING AGENDA FOR NOVEMBER 5, 2020

10.	12:35	30	Haynes Applicant	Action	A recommendation to Town Council regarding a Major PUD Amendment to Extend the Length of Validity and Vested Property Rights for a Site-Specific Development Plan for Lot 109R from December 8, 2020 to December 8, 2022
11.	1:05		Chair		Adjourn

Topic: November 5, 2020 Regular DRB Meeting Time: Nov 5, 2020 10:00 AM Mountain Time (US and Canada)

Join Zoom Meeting https://us02web.zoom.us/j/81182917825?pwd=YjZHVHdmbFJXZDluNllLWHZyU01QZz09

Meeting ID: 811 8291 7825
Passcode: 495918
One tap mobile
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+12532158782,,81182917825#,,,,,0#,,495918# US (Tacoma)

Dial by your location +1 669 900 9128 US (San Jose) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 646 558 8656 US (New York) +1 301 715 8592 US (Germantown) +1 312 626 6799 US (Chicago) Meeting ID: 811 8291 7825

Passcode: 495918
Find your local number: https://us02web.zoom.us/u/kepajtbEHv

Consistent with Resolution No. 2020-0514-10 regarding virtual (electronic) meetings, written testimony shall be submitted to cd@mtnvillage.org and must be received no later than 48 hours prior to the public hearing. Oral testimony, for those wishing to testify, must register by sending an email to cd@mtnvillage.org at least one hour prior to the agendized hearing.

Please note that this Agenda is subject to change. (Times are approximate and subject to change)
455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435
Phone: (970) 369-8242
Fax: (970) 728-4342

DESIGN REVIEW BOARD MINUTES TOWN OF MOUNTAIN VILLAGE DESIGN REVIEW BOARD MEETING THURSDAY OCTOBER 8, 2020

Call to Order

Vice Chairman David Craige called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:01 AM on OCTOBER 8, 2020, held remotely via ZOOM: https://us02web.zoom.us/j/85616106288?pwd=K1haeWRrUHJQZzV3L3FsS3dEZEJOZz09

Attendance

The following Board members were present and acting:

David Craige
Greer Garner
Cath Jett
Liz Caton
Ellen Kramer (1nd alternate)
Scott Bennett (2nd alternate)

The following Board members were absent:

Banks Brown
David Eckman

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director John Miller, Senior Planner Amy Ward, Planner Paul Wisor, Town Attorney

Public in attendance:

Anton Benitez Jean Nictakis

APPROVAL OF MINUTES

On a **MOTION** by Jett, **SECONDED** by Garner, the DRB approved the minutes dated September 3, 2020. Scott Bennet abstained because he was absent from the meeting and we otherwise have a quorum of those in attendance voting on the matter.

AGENDA ITEMS FOR CONTINUATION

Staff requested the continuation of Agenda Item #3 and Item #5 to the November 5, 2020, Design Review Board (DRB) meeting. The following items were heard for the purposes of continuation and the Public Hearing was not opened.

On a **MOTION** made by Garner and **SECONDED** by Jett, the DRB voted unanimously to continue DRB Agenda Item #3 and Item #5 to the November 5, 2020 Regular DRB meeting

<u>Item 4. Consideration of a Design Review: Final Architecture and Site Review for a new single-family residence on Lot 630, Double Eagle Drive, pursuant to CDC Section 17.4.11.</u>

John Miller presented on behalf of staff Narcis Tudor, architect, presented as the applicant Public comment: none

On a **MOTION** by Garner and **SECONDED** by Bennet, the DRB voted unanimously to the Final Architectural and Site Review for a new single-family home located at Lot 630, based on the evidence provided within the Staff Report of record dated September 18, 2020, and with the following specific approval of:

1) Earthen Roof; planted with native grasses

And, with the following conditions:

- 1) Prior to the issuance of a building permit, the address monument must be revised to demonstrate dry stack rock arrangement to match the home.
- 2) Prior to the issuance of a building permit, the applicant shall provide an updated lighting plan to be reviewed and approved by staff and a member of the DRB.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 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) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 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 fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

<u>Item 6. Consideration of a Design Review: Initial Architecture and Site Review for a new single-family residence on Lot 716, 167 Adams Ranch Road, pursuant to CDC Section 17.4.11.</u>

John Miller presented on behalf of staff

Justin Kilbane, architect, presented as the applicant

Public comment: none

On a **MOTION** by Caton and **SECONDED** by Kramer, the DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 716, based on the evidence provided within the Staff Report of record dated September 18, 2020, with the following Design Variations and Specific Approvals:

- 1) Composite Wood Siding;
- 2) Metal Fascia;

3) Retaining wall heights for driveways

And, with the following conditions:

- Prior to submittal for a Final Architectural Review, the applicant shall revise the
 exterior elevations to demonstrate pre-disturbed and finished grade in relation to
 the overall height of the home to include exterior elevations and parallel plane
 analysis.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall either revise the building siting or provide an alternative analysis to demonstrate that the required GE encroachments cannot be addressed through minor modifications to the design of the home and parking area.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall demonstrate all areas of exterior snowmelt.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall provide design and location details for the address monument, to include lighting details.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan providing additional variation in the proposed tree species.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide a detailed lighting plan to include specific fixture cut sheets, dimmer switch details, and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 7) Prior to the issuance of a building permit, the owner must demonstrate that all necessary approvals related to access through adjacent Open Space lots have been obtained. If the easement and necessary approvals have not been obtained, the owner will be required to submit a revision to the plan according to CDC requirements.
- 8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 9) 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.
- 10) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 11) 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.
- 12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 13) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s):
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

<u>Item 7. Review and Recommendation to Town Council regarding a Conditional Use Permit to allow for a Health and Wellness Program to occur within a Single Family Home located at Lot 114, 160 Country Club Drive, pursuant to Section 17.4.14</u>

On a **MOTION** made by Jett and **SECONDED** by Garner, the DRB voted unanimously to continue DRB Agenda Item #7 to the November 5, 2020 Regular DRB meeting

<u>ADJOURN</u>

MOTION to adjourn by Kramer seconded by Jett by unanimous consent, the Design Review Board voted to adjourn the October 1, 2020 meeting at 12:10 pm.

Prepared and Submitted by,

Amy Ward Planner

2021 DRB Meeting Schedule

DRB Meeting Dates for 2021	
Thursday, January 7, 2021	10am
Thursday, February 4, 2021	10am
Thursday, March 4, 2021	10am
Thursday, March 25, 2021 (Replaces April 1st)	10am
Thursday, May 6, 2021	10am
Thursday, June 3, 2021	10am
Thursday, July 1, 2021	10am
Thursday, August 5, 2021	10am
Thursday, September 2, 2021	10am
Thursday, October 7, 2021	10am
Thursday, November 4, 2021	10am
Thursday, December 2, 2021	10am



Agenda Item No. 4 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Meeting; November 5, 2020

DATE: October 26, 2020

RE: Motion to Continue Agenda Item 4

BACKGROUND: Staff is requesting the continuation of Agenda Items 4 to the December 3, 2020, Design Review Board (DRB) meeting. The memo is being provided not to open the public hearing for the agenda item but solely for the purpose of the DRB providing a motion to continue to the December meeting date. DRB could otherwise table the item, which would require the applicants to re-notice the project at a time in the future.

AGENDA ITEM FOR CONTINUATION:

Agenda Item 4: Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation.

RECOMMENDED MOTION: I move to continue, DRB Agenda Item 4 as detailed in this Staff Memo, to the Regular DRB Meeting scheduled December 3, 2020.

/JJM



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

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

Agenda Item #5

TO: Design Review Board

FROM: Michelle Haynes, Planning and Development Services Director

FOR: November 5, 2020

DATE: October 19, 2020

RE: A Recommendation to the Town Council Regarding a Conditional Use Permit to

allow for driveway access over an estimated 800 square foot portion of OSP 20 for Lot 716 driveway consistent with Table 3-1: Town of Mountain Village Use

Schedule found in the Community Development Code.

PROJECT GEOGRAPHY

Legal Description: Lot 716 and OSP 20 on file with the planning department

Address: 168 Adams Ranch Road

Applicant/Agent: Justin Kilbane **Owner:** Justin Kilbane

Zoning: Single Family and Active Open Space **Existing Use:** Single Family and Active Open Space

Proposed Use: Use of a portion of OSP 20 for a driveway and access

Adjacent Land Uses:

North: Telluride Ski and Golf

Active Open Space

South: Vacant Single-Family Lot
 East: Vacant Single-Family Lot
 West: Active Open space Golf

Course Use

ATTACHMENTS

Exhibit A: Applicant Narrative

Exhibit B: Existing Conditions Survey Exhibit C: Easement Agreement

Exhibit D: Conditional Use Permit Exhibit, limits of

asphalt - red hatch layer

Lot 716

REQUEST

The owner's property (Lot 716) is configured with a narrow driveway entry with above grade utilities that further encumber the use of the property for typical driveway access. A Conditional Use Permit is required in order to perfect driveway access by utilizing a portion of Telluride Ski and Golf Active Open Space for driveway and access. Approximately 800 square feet is needed to shift the driveway slightly north for this purpose. The owner has a concurrent design review

application in review with the Design Review Board that is conditioned upon receiving the appropriate Conditional Use Permit review and approval.

SITE ORIENTATION AND BACKGROUND

Lot 716 is adjacent to open space on the north and west, and vacant single family lots on the east and south. The owner has a concurrent design review application in review for a single-family home.

CRITERIA FOR DECISION, CDC Section 17.4.14.D.

- a) The proposed conditional use is in general conformity with the principles, policies and actions set forth in the Comprehensive Plan;
 - The proposal is consistent with the Comprehensive Plan, Mountain Village Subarea Principal Policies and Actions that support single family home development and consistency in the development pattern.
- b) The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
 - A conditional use permit for to allow for a portion of driveway over open space is consistent with the surround land use and does not create a substantial adverse impact on adjacent properties or on service infrastructure. It rather, allows for all surface infrastructure to remain in place that otherwise currently encumber a portion of the entry to the lot.
- The design, development and operation of the proposed conditional use will not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
 - This will not constitute a substantial physical hazard to the neighborhood, public facilities infrastructure or open space. TSG and the homeowner are agreement to the use.
- d) The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses; The small portion of driveway use will not have any significant adverse effect to the surrounding property.
- e) The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
 - The application does not have a significant adverse effect on open space or the purposes of the facilities owned by the Town.
- f) The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
 - The driveway use will look cohesive and simply shifted north to accommodate reasonable driveway access. Some associated grading will occur and is in review as part of the design review application.

- g) The design, development and operation of the proposed conditional use shall provide adequate infrastructure;

 Adequate infrastructure is being provided.
- h) The proposed conditional use does not potentially damage or contaminate any residential agricultural public, private, or water supply source; No water source will be impacted by the drivewav use.
- i) The proposed conditional use permit meets all applicable Town regulations and standards.

Yes.

STAFF ANALYSIS AND RECOMMENDATION

Staff recommends approval of the Conditional Use Permit (CUP). The Conditional Use Permit is generally good for five years unless the Town Council determine another time frame that is then incorporated into the approval Resolution or development agreement. In this case, the CUP should be valid as long as the use is occurring and consistent with the easement agreement.

DESIGN REVIEW BOARD PROPOSED MOTION

I move to recommend approval to the Town Council for a Conditional Use Permit for Lot 716 to allow for driveway access and a driveway over an estimated 800 square foot portion of OSP 20 consistent with Table 3-1: Town of Mountain Village Use Schedule found in the Community Development Code with the findings as stated in the staff memo of record and the following conditions:

- 1) The Resolution and Easement Agreement will be recorded concurrently and before a building permit is issued for the property.
- 2) Any disturbance or grading within the OSP 20 property for the purposes of home construction will require TSG approval.
- 3) The CUP remain valid so long as the driveway use remain and consistent with the easement agreement terms.

/mbh



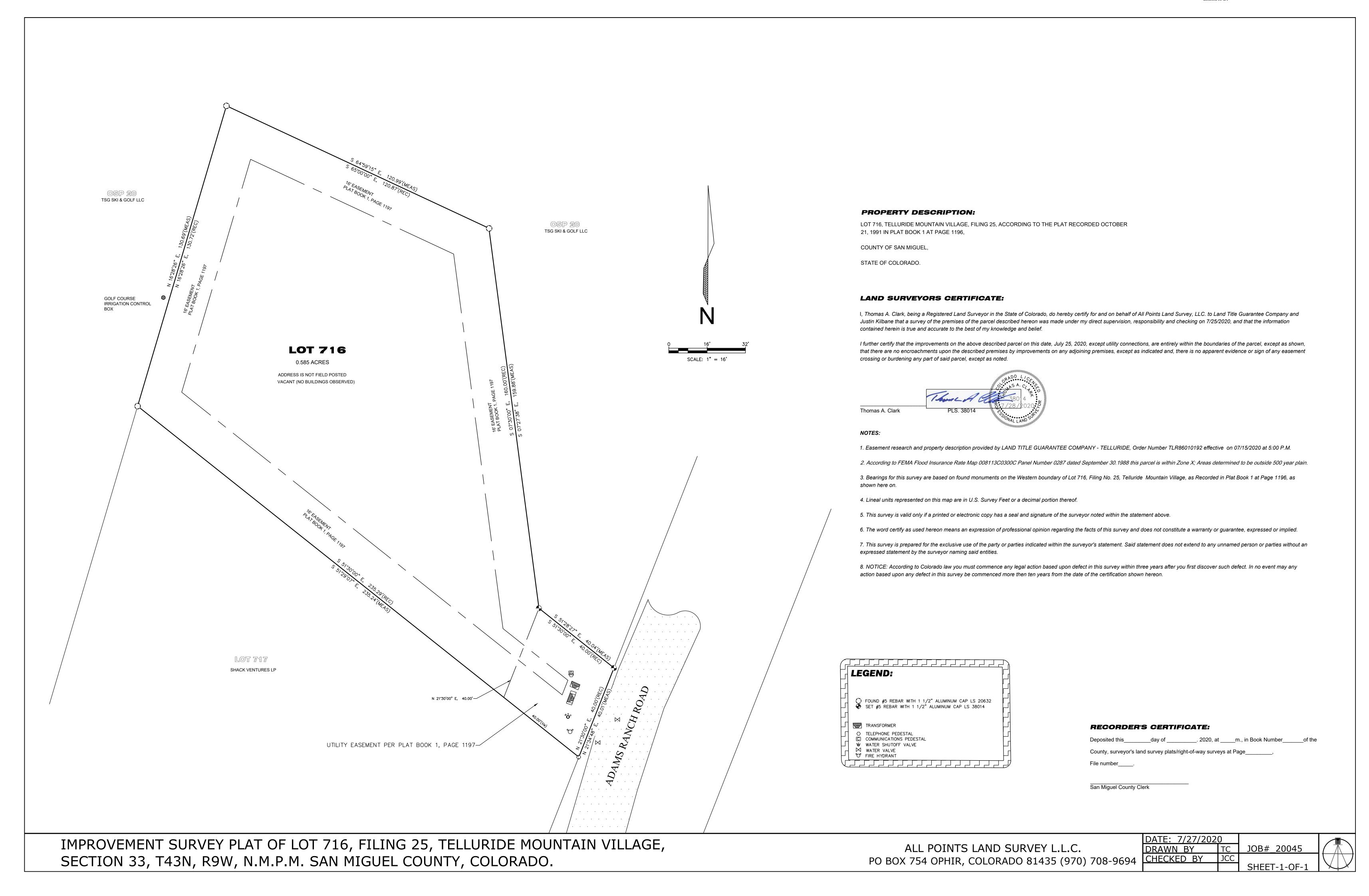
PLANNING & DEVELOPMENT SERVICES 455 Mountain Village Blvd. Suite A Mountain Village, CO 81435 970-728-1392

Narrative for Lot 716 Adams Ranch Rd. Conditional Use Permit:

Lot 716 was originally platted with a flag driveway with only 40' of access off Adams Ranch Rd. Since the lot was platted at some point utilities were brought down Adams Ranch Rd and inside the 40' of frontage a fire hydrant, two power pedestals, three data pedestals and a water main were all installed. One of the power pedestals installed feeds three phase power to the entire village and to be moved would require trenching over 2,000ft. the best solution agreed upon between TSGC, the town and I was to purchase an easement over OSP 20 adjacent to 716 for a small sliver of land shown on the attached drawings to gain access to lot 716 without disrupting the in place utilities. Please call or email me with any questions or comments regarding this application.

- 1. The following criteria will be met for the review authority to approve a conditional use permit:
- a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;
- b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
- c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
- d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
- e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
- f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
- g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
- h. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
- i. The proposed conditional use permit meets all applicable Town regulations and standards.

Thank You,



DRIVEWAY EASEMENT AGREEMENT (Lot 716, Town of Mountain Village)

THIS DRIVEWAY EASEMENT AGREEMENT ("**Agreement**") is dated for reference purposes as of October 15, 2020, by and between TSG SKI & GOLF, LLC, a Delaware limited liability company ("**Grantor**") and JUSTIN KILBANE and KENDRA KILBANE, husband and wife ("**Grantee**"). Grantor and Grantee may sometimes individually be referred to herein as a "**Party**" and sometimes collectively as the "**Parties**."

RECITALS

- A. Grantee is the owner of Lot 716 Telluride Mountain Village Filing 25 filling plat book 1 page 119. ("Grantee's Property").
- B. Grantor is the owner of the following described real property located in the Town of Mountain Village, San Miguel County, Colorado (collectively the "**Grantor's Property**"):
- OSP-20, a tract of land lying in the E Half of the NE quarter of Section 5 the W half of the NW quarter of Section 4 T42N the SE quarter of the SE quarter of Section 32 and the SW quarter of the SW quarter of Section 33 T43N R9W NMPM San Miguel County, Colorado described as active open space Tract OSP 20, Telluride Mountain Village, according to Plat Book 1, Page 1430, recorded in the Clerk and Recorder's Office of SMC, Colorado, on February 19, 1993;
- C. Grantee seeks and Grantor is willing to grant and convey to Grantee a permanent, perpetual and non-exclusive easement for ingress and egress ("Driveway Easement") over a portion of Grantor's Property as the same is depicted on attached Exhibit "A" and described on attached Exhibit "B" ("Driveway Easement Area") to allow Grantee to construct, use, repair and maintain a driveway ("Driveway") that will serve Grantee's Property subject to the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the above-recited premises and the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. **Grant of Easement**.

- 1.1 Subject to the terms and conditions set forth herein, Grantor hereby grants and conveys to Grantee, and their heirs, successors and assigns (collectively, "Successors") a perpetual, and non-exclusive easement on, over and across the Driveway Easement Area for (a) ingress and egress for vehicles, equipment, and machinery by Grantee, and their Successors, agents, contractors, invitees, tenants, guests, and occupants; (b) ingress and egress by emergency vehicles and service equipment; (c) construction and maintenance of the Driveway by Grantee's contractors and subcontractors; (d) installation and maintenance of snow melt or snow removal systems; (e) to inspect, maintain, repair, reconstruct, upgrade, replace and improve the Driveway; and (f) foot traffic and non-motorized vehicle access to and from Grantee's Property. Such rights may be exercised by Grantee and their Successors without charge, payment or fee.
- 1.2 Grantor reserves the right to use the Driveway Easement and, if reasonable and feasible, the Driveway Easement Area for access to and from Grantor's Property, *provided* such use does

Page 1 of 8

not block any portion of the Driveway Easement Area or otherwise impede Grantee's use of the Driveway Easement and the Driveway.

- 1.3 Grantee hereby represents and warrants that the Driveway shall be constructed in material compliance with all governing laws, rules and regulations.
- 2. <u>Approval of Drawings</u>. The Driveway shall be constructed in accordance with the plans for the Driveway approved by the Town of Mountain Village, Colorado.
- 3. <u>Construction</u>. Grantee shall, at its sole cost and expense: (a) incur all costs associated with the construction and use of the Driveway and the Driveway Easement Area; (b) carry out all construction activities related to the Driveway in a workmanlike and professional manner; (c) to the extent reasonably possible and not cost prohibitive, minimize disturbance to the natural condition of the surface area of the Driveway Easement Area; and (d) cause any disturbance to the natural condition of the unimproved surface area of the Driveway Easement Area to be reseeded and/or recontoured as may be necessary to return such area as nearly as practicable to its condition prior to the construction of the Driveway, in compliance with the Wetlands Management Plan and governing laws.
- 4. <u>Wetlands Management Plan</u>. Grantee acknowledges that they have received a copy of the Wetlands Management Plan for the Telluride Mountain Village dated October 1996 ("Wetlands Management Plan"). Grantee hereby covenants and agrees that any and all installations, construction, operation, maintenance and/or repair carried out by Grantee within the Driveway Easement Area will comply with the Wetlands Management Plan or such other compliance protocol agreed to by the Army Corp of Engineers and Grantor.
- 5. <u>Contractors and Sub-Contractors Affidavits</u>. Prior to the commencement of construction of the Driveway and the use of the Driveway Easement Area, Grantee shall cause those contractors and subcontractors working on the Driveway to execute Contractor and Sub-Contractor Affidavits in accordance with Section 6.2 of the Wetlands Management Plan and shall forward executed copies of all such affidavits to Grantor.
- 6. <u>Indemnification.</u> The Grantee hereby agrees to indemnify and save harmless Grantor and its affiliates, parent, subsidiaries, agents, employees, representatives, assignees, directors, officers, partners, shareholders, successors and assigns from any and all mechanics' lien(s), expense, claim, action, liability, loss, damage, or suit (including attorneys' fees and costs), and costs of any kind (collectively, "Claims") arising out of, or in any way connected with the Driveway or the existence of the Driveway on or about the Driveway Easement Area, including without limitation, any claim brought by the United States Environmental Protection Agency or the United States Army Corps of Engineers; but excluding any Claims resulting from the negligence or intentional acts of Grantor, or its employees, agents, invitees, or contractors.
- 7. <u>Insurance</u>. Grantee shall keep and maintain, at its sole cost and expense, a general liability insurance coverage for the Driveway Easement Area and the operation of the Driveway containing minimum limits per occurrence of \$1,000,000 and \$2,000,000 in the aggregate. Prior to the commencement of construction of the Driveway, Grantee shall provide Grantor with written proof of such insurance. Said insurance coverage shall commence with the commencement of the construction of the Driveway and shall continue until the Driveway Easement is terminated. The amount of the coverage shall be reviewed as necessary and any changes mutually agreed upon, at least every five years, and adjusted to keep pace with

the market for similar transportation systems, but in no event will the amount of the coverage be less than the amount stated above.

- 8. <u>Term</u>. The term of this Agreement ("Term") shall commence upon the recordation of this Agreement in the Official Records of the San Miguel County Recorder, and, thereafter, shall be perpetual until terminated by written instrument executed by the Parties.
- 9. Runs with the Land, Successors and Assigns. The easements, benefits and rights granted and agreed to herein and the burdens, duties and obligations imposed and agreed to herein shall run with the land and shall be a benefit of and burden upon Grantor's Property on the one hand, and Grantee's Property on the other hand, as applicable, during the Term defined herein. Further, the easements, benefits and rights granted and agreed to herein and the burdens, duties and obligations imposed and agreed to herein shall be binding upon and shall inure to the benefit of, and be a burden upon, the designees, successors, and assigns of all of the Parties to this Agreement during the Term.
- 10. Governing Law. Remedies. Costs and Expenses. This Agreement is and shall be made pursuant to the laws of the State of Colorado. Venue shall be in the courts of San Miguel County. The prevailing party in any legal action shall be entitled to an award of all reasonable costs and expenses, including attorneys' fees.
- 11. <u>Severability</u>. If any provision of this Agreement shall be found invalid or unenforceable, this shall not affect the validity of the remaining provisions of this Agreement, and the remaining provisions shall remain in full force and effect.
- 12. <u>No Implied Rights</u>. Nothing in this Agreement shall be construed to expressly or implicitly grant Grantee any right to enter upon any portion of property owned by Grantor other than the Driveway Easement Area.
- 13. <u>Authorization and Signatories</u>. The undersigned represent and warrant that they are fully authorized to execute this Agreement on behalf of their respective principals and that they have taken all actions necessary to obtain such authorization authorized to execute this Agreement.
- 14. **Recording.** This Agreement will be recorded with the Clerk and Recorder for San Miguel County, Colorado.
- 15. **Entire Agreement**. This Agreement contains the entire agreement and understanding of the Parties with respect to the subject matter hereof, and no other representations, promises, agreements or understandings or obligations with respect to the payment of consideration or agreements to undertake other actions regarding the subject matter hereof shall be of any force or effect unless in writing, executed by all Parties hereto and dated after the date hereof.
- 16. <u>Modifications and Waiver</u>. No amendment, modification or termination of this Agreement or any portion thereof shall be valid or binding unless it is in writing, dated subsequent to the date hereof and signed by each of the Parties hereto. No waiver of any breach, term or condition of this Agreement by any party shall constitute a subsequent waiver of the same or any other breach, term or condition.
- 17. <u>Notice.</u> All notices, demands or writings in this Agreement provided to be given or made or sent that may be given or made or sent by either party hereto to the other, shall be deemed to have been fully given or made or sent when made in writing and delivered either by Fax, Email or United States Mail

(certified, return receipt requests and postage pre-paid), and addressed to the party, at the below stated mailing address, email address or fax number. The mailing address, email address or fax number to which any notice, demand or writing may be changed by sending written notice to each party notifying the party of the change.

If to Grantor:	If to Grantee:
TSG SKI & GOLF, LLC Phone: Fax: Email:	Justin Kilbane Post Office Box 2006 Carefree, AZ 85377 480-225-7282 justin@jk.studio
With a Copy to	With a Copy to
TSG Ski & Golf, LLC Legal Department 565 Mountain Village Blvd Mountain Village, CO 81435	INSERT

18. <u>Counterparts and Electronic Copies</u>. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Electronic copies of any party's signature hereon shall be deemed an original for all purposes of this Agreement.

[SIGNATURE PAGES TO FOLLOW]

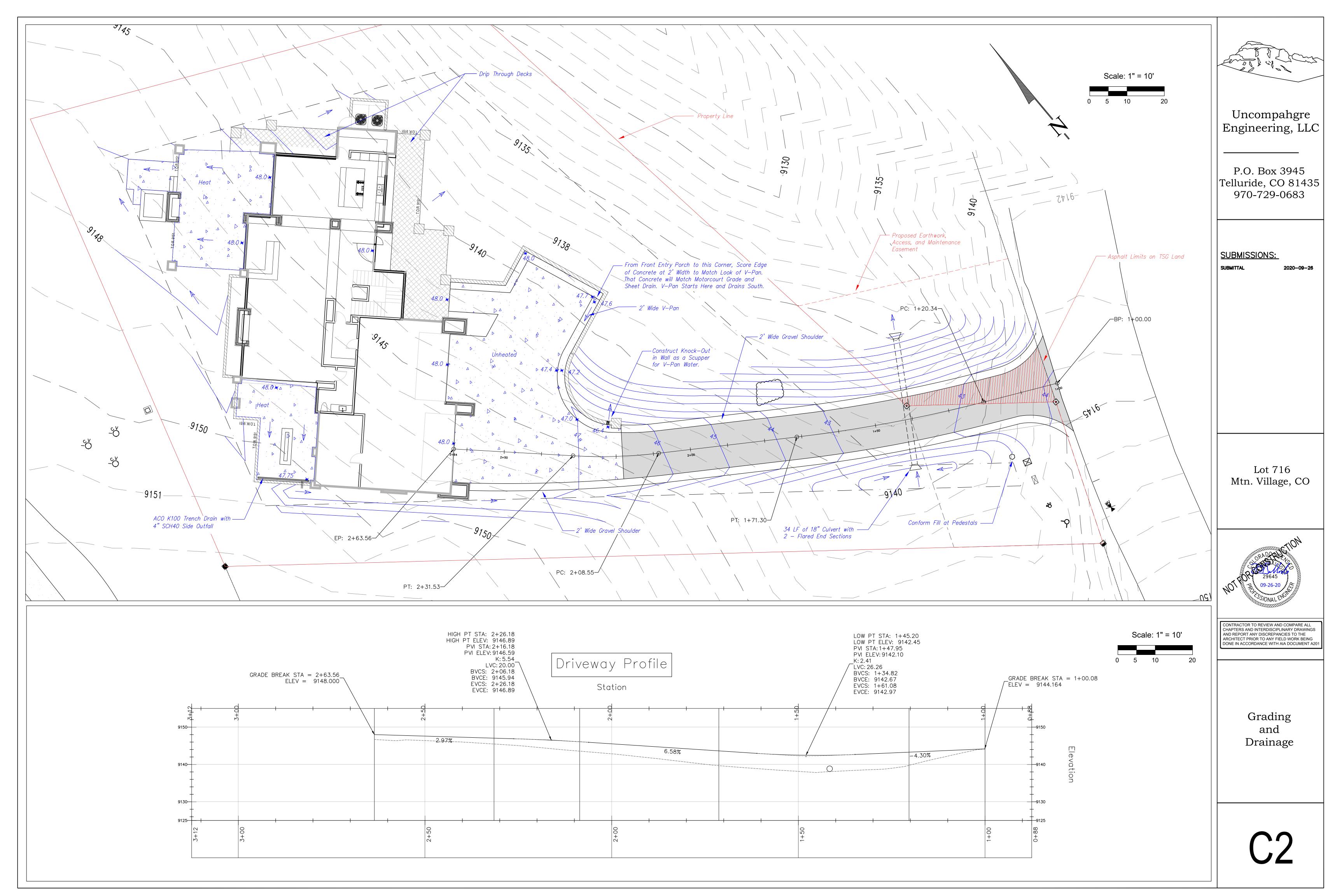
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement, intending it to be effective as of the Effective Date.

GRANTOR: TSG SKI & GOLF, LLC, a Delaware limited liability company By: ______Printed Name: ______ Title: _____ State of Colorado)ss County of San Miguel) Subscribed to and acknowledged before me this ____ day of _____, 2020, by _____, as the _____ of TSG SKI & GOLF, LLC, a Delaware limited liability company. Witness my hand and official seal. My commission expires: Notary Public

GRANTEE:			
JUSTIN KILBANE	Date:		
KENDRA KILBANE	Date:		
STATE OF ARIZONA COUNTY OF MARICOPA)) ss.		
COUNTY OF MARICOPA)		
Acknowledged, subscribed an KILBANE.	nd sworn to before me this	day of	, 2020, by JUSTIN
Witness my hand and official	seal.		
N. 4 D. 1.1'	My comm	nission expires:	
Notary Public			
STATE OF ARIZONA)) ss.		
COUNTY OF MARICOPA) 55.		
Acknowledged, subscribed an KENDRA KILBANE.	nd sworn to before me this	day of	, 2020, by
Witness my hand and official	seal.		
Notary Public	My comm	ission expires:	
NOTATY PUBLIC			

EXHIBIT "A" (Depiction of Driveway Easement Area)

EXHIBIT "B" (Description of Driveway Easement Area)





AGENDA ITEM 6 PLANNING & DEVELOPMENT SERVICE PLANNING DIVISON

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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; November 5, 2020

DATE: October 24, 2020

RE: Staff Memo – Final Architecture Review (FAR) Lot 716

APPLICATION OVERVIEW: New Single-Family Home on Lot 716

PROJECT GEOGRAPHY

Legal Description: Lot 716, Telluride Mountain Village, Filing 25, Plat Book 1 at Page

1196, County of San Miguel, State of Colorado.

Address: 167 Adams Ranch Road
Applicant/Agent: Justin Kilbane, JK Companies

Owner: Justin Kilbane
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.585 AC

Adjacent Land Uses:

North: Open Space
 South: Single-Family
 East: Single-Family
 West: Open Space

ATTACHMENTS

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



<u>Case Summary</u>: Justin Kilbane of the JK Companies, Applicant for Lot 716, is requesting Design Review Board (DRB) approval of an Final Architecture Review for a new single-family home on Lot 716, 167 Adams Ranch Road. The Lot is approximately 0.585 acres and is zoned Single-Family. The overall square footage of the home is approximately 5,887 gross square feet and provides 4 interior parking spaces within the proposed garage.

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	<u>Proposed</u>
Maximum Building Height**	35' (shed) / 40' (gable) Maximum	35'-0"
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	25.96'
Maximum Lot Coverage	40% Maximum	39.8%
General Easement Setbacks*		
North	16' setback from lot line	16-5"
South	16' setback from lot line	16'-1"
East	16' setback from lot line	168.50'
West	16' setback from lot line	16'
Roof Pitch		
Primary		3:12
Secondary		n/a
Exterior Material**		
Stone	35% minimum	35%
Wood (composite siding)		31%
Wood Fascia		6%
Windows/Doors	40% maximum	22%
Metal Accents		6%
Parking	2 enclosed / 2 exterior	4/2

^{**} Please see staff notes under building height limits below.

Design Review Board Design Variation Requests:

1. Synthetic Siding Materials - Composite Wood

Design Review Board Specific Approvals:

1. Metal Fascia to match roof materials

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

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring 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 both Gabled and Shed roof forms which are granted different height allowances in the CDC. Gabled roof forms are granted a maximum building height of 40 feet with shed roof forms limited to 35 feet. The maximum average height must be at or below 30 feet for shed roof forms and 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: As part of this application, the applicant provided both a Maximum Building Height and Average Building Height analysis located on Page A-6.2. Based on the heights provided within this table, the applicant has indicated that tallest portion of the home is 35' feet from the highest ridge to the grade below.

During the Initial Architectural and Site Review (IASR), the applicant was directed to provide more information on the building heights as it relates to the most restrictive grade (natural pre-distrubed grade versus finished grade). The applicant did provide these details on page A-4.1, but staff believes that the parallal plane analysis does not accurately demonstrate the height due to the complex nature of the roof. The applicant has alternatively provided a 3-D model demonstrating that no portion of the roof penetrates the 35 foot parallel plane which does sufficiently satisfy staffs concerns related to building height.

17.3.14: General Easement Setbacks

Lot 716 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. 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, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- Driveway and Address Monument: Although the address monument has not been shown at this time, it is assumed that the monument will be located within the GE and will require a GE encroachment agreement.
- Utilities: Utilities are already located within Double Eagle Drive and will require crossing the GE to the home.

Staff: There are additional encroachments into the GE as shown within this proposal. These include roof overhangs within three of the GE areas as well as grading and landscaping in the GE. The DRB indicated at the IASR that they were generally ok with the design of the home but wanted the applicant to investigate if the structural encroachment could be removed. It appears based on the plans submitted for final, that there are still minor encorachments into the GE as described above. Any GE disturbed as part of construction shall be returned to its original condition. The DRB needs to grant approval for any GE encroachments not provided for within the CDC.

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: Based on feedback from the DRB at the IASR, there was general comfort with the mass and form of the home as well as the material palette as proposed. The home is very contemporary and is designed with shed roof forms that are accented with glazing and composite wood siting. A very important feature of the home is the large projecting glass

atrium-like feature that will be seen from Adams Ranch Road. Although relatively a-typical for homes in the Mountain Village, the DRB discussed and felt comfortable with the design with minor changes. As part of the discussion, there was a request for the applicant to revise the glass atrium to remove the glass ceiling in order to reduce potential light pollution.

It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular. The DRB expressed comfort at the IASR with the use of composite wood materials discussed in more depth below.

17.5.5: Building Siting Design

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

Staff: The building siting for the proposed design is largely driven by both the shape and topography of the lot. Due to the topography, the home has been pushed to the rear for a flatter homesite. If the home was required to be pushed forward on the lot to the east, it would require additional grading and site disturbance. As currently designed, the home will require significant retainage for the exterior parking areas which could maybe be accomplished better in other areas of the Lot. If its unfeasible to relocate exterior parking, then staff requests that the associated retaining wall be reduced in height through the use of stepped walls with no individual portion of the wall over 5 feet in height (discussed in more detail below).

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. In order to accomplish this, the applicant is proposing a dry stack telluride gold stone in a random rectangular arrangement. Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing. The proposed siding is a composite wood material called Newtech Norwegian Siding which is proposed in two alternate colors. Because the CDC requires natural materials and prohibits the use of plastic or vinyl siding, the DRB must issue a design variation for its use in the Mountain Village. Overall, the contrast of the composite wood color and arrangement appears to complement the design.

Window and door trim is proposed as Sierra Pacific dark anodized product, and the garage is proposed as metal panels and tempered glass. The home would have clear glass doors. The proposed roofing material is a matte black standing seam product, and the fascia of the home will match. According to the CDC, the use of metal fascia is a specific approval and the DRB will need to grant this approval as part of this application. The CDC allows for black and grey standing seam roofing materials and this appears to meet that requirement.

The applicant has not proposed any snowmelt at this time, but it is anticipated that this home will have exterior snowmelt. Prior to submittal for a building permit, the applicant shall verify total snow melt areas in order to determine if any energy off-set fees are required.

17.5.7: Grading and Drainage Design

Staff: Since the IASR, the applicant has updated the Grading and Drainage Plan demonstrating areas of grading and disturbance as well as demonstrating positive drainage away from the home. As stated at the IASR, all retaining wall heights must be

demonstrated as retaining walls associated with driveways and parking areas are not permitted to be more than 5 feet in height. Any walls that are determined to be over 5' must be modified to step with the landscape to reduce the overall perceived height. This is particularly important in the front parking area facing Adams Ranch Road. The specific standards for parking and driveway design are listed in the supplementary regulation portion of the CDC – which is not authorized in the CDC for the DRB granting of a Design Variation.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family developments to provide two interior and two exterior parking spaces. At the IASR, the applicant was directed to demonstrate the parking spaces meet the dimensional requirements of the CDC. It does not appear that this information has been provided. Staff believes that the applicant is meeting the size requirements, but the plans need to specifically address how they do in fact meet those standards.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan to include irrigation notes, revegetation notes, and other general requirements. This plan shall be revised to meet the Forestry provisions of the CDC and in particular the removal of the Limber Pine and Blue Spruce from the Zone 1 Fire Mitigation Area. The applicant has revised their plan to otherwise address plant diversity, satisfying staffs request.

17.5.11: Utilities

Staff: All utilities are currently located within the Adams Ranch Rd roadway and will only require connections from the road to the home. The applicant shall work with the Public Works Director before the final review to determine the specific locations of the connections for the home. The plan set shows the proposed connections and the locations of the proposed utilities based on field research.

17.5.12: Lighting Regulations

Staff: The applicant has provided an updated lighting plan demonstrating the locations and types of fixtures per the CDC requirements. The lighting plan does appear to meet the requirements of the code with the exception of the address monument fixture labled "GU", which is an uplit fixture. This needs to be revised so that the address monument is down lit — a solution may be an downlighting LED strip in a capped block or c-chanel. The applicant has revised the lighting plan to also include the footcandle study demonstrating lighting levels on the property.

17.5.13: Sign Regulations

Staff: The applicant has updated their plans to include an address monument. The monument needs to be revised so that the bottom of the numbers are 54" above adjacent grade. Currently, the monument is 54" to the top from adjacent grade. Additionally, the numbering needs to be identified as having a reflective coating in the case of power outages. Due to the proposed lighting and number heights, the address monument will likely need to be redesigned.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Due to the size of the site and lack of vegetation, staff is requesting that the fire mitigation requirement be waived except for Zone 1. This would necessitate the Limber Pine and Blue Spruce be removed from the area 15 feet from the dripline of the home.

Steep Slopes: The building site does not contain steep slopes.

17.6.6: Roads and Driveway Standards

Staff: Although not shown on the plans explicitly, the driveway as shown meets the CDC standards with 12 feet width and 2-foot shoulders on each side. The maximum grade of the driveway appears to be approximately 6.50% for a very short distance but overall, it ranges from 2-4.5% grade. It should be noted that the applicant has submitted an application that will run slightly concurrently with the FAR of this home, requesting to allow for the driveway of the home to cross over roughly 800 square feet the adjacent open space lot by a Conditional Use Permit approval and through an easement agreement. TSG has consented to the town application and easement agreement. If this Conditional Use Permit is not granted, the driveway will need to be redesigned. The CDC requires that retaining walls associated with driveways and parking not exceed five feet in height, and instead step down to reduce the overall appearance of the mass. Staff is recommending the plans be revised so that this step is shown for the retaining wall associated with guest parking. The DRB does not have the authority to grant specific approval for this requirement.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces that will solely utilize gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted some requirements of the CMP in the final submittal, but the application still does not address the requiments related to material staging, parking for workers, toilets and trash locations. It is also still unclear to staff if there will be a crane necessary for this project and if so, how it will be staged. Its recommended that either before FAR approval or at minimum building permit issuance, that the CMP be modified to specifically address all the requirements of the CDC.

Staff supports the proposal with the note that any areas of the General Easement to be utilized shall be returned to the pre-disturbed condition before the project's issuance of a certificate of occupancy.

Staff Recommendation: Based on the narrative provided above, Staff recommends the DRB approve the Final Architecture Review for Lot 716, 167 Adams Ranch Road.

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

Proposed Motion:

I move to approve the Final Architecture Review for a new single-family home located at Lot 716, based on the evidence provided within the Staff Report of record dated October 24, 2020, with the following Design Variations and Specific Approvals:

- 1) Composite Wood Siding:
- 2) Metal Fascia;

And, with the following conditions:

- 1) Prior to submittal for a building permit, the applicant shall revise the address monuments height and specific lighting to meet CDC requirements.
- 2) Prior to the submittal for a building permit, the applicant shall provide a revised landscaping plan removing the limber pine and blue spruce from Zone 1.
- 3) Prior to the issuance of a building permit, the owner must demonstrate that all necessary approvals related to access through adjacent Open Space lots have been obtained and legally executed (conditional use permit resolution and associated easement agreement). If the easement and necessary approvals have not been obtained, the owner will be required to submit a revision to the plan according to CDC requirements.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 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) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved by the DRB.
- 7) 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.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) 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

/jjm



SHEET NO



PROJECT TEAM:

INTERIOR DESIGNER:

KENDRA KILBANE DESIGN BOX 2006 CAREFREE, AZ 85377 (480) 231-2471

||CIVIL ENGINEER:

UNCOMPAHGRE ENGINEERING BOX 3945 TELLURIDE CO 81435 (970) 729-0683

STRUCTURAL ENGINEER:

PH STRUCTURAL 2812 N. NORWALK SUITE 113 MESA, AZ 85215 (480)854-3343

LIGHTING DESIGNER:

ACOUSTIC DESIGNS GROUP 16074 N. 78TH WAY SUITE B104 SCOTTSDALE, AZ 85260 (888) 296-0950

LANDSCAPE ARCHITECT:

CF DESIGN 8308 E. PLAZA AVE. SCOTTSDALE, AZ 85250 (602)561-3373

GENERAL CONTRACTOR:



ARCHITECTURE I DEVELOPMENT JUSTIN@JK.STUDIO POST BOX 2006 CAREFREE, AZ 85377 **ROC 322127**

HOMES + LAND (480)225-7282

A-6.1

A-8.1

A-8.2

A-8.4

S1.0

S2.0

S2.1

S3.0

S3.1

S4.0

S4.1

PL-4

NP-1

AREA CALCULATIOINS:

THE SQUARE FOOTAGE IS MEASURED AND CALCULATED TO THE OUTSIDE FACE OF EXTERIOR ENCLOSING WALLS IN ACCORDANCE TO ANSI Z765-2003. THE CALCULATIONS WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED HOUSE AS

MAIN CONDITIONED 2,270 SQ.FT 1,427 SQ.FT UPPER LEVEL 2,190 SQ.FT. BASEMENT LEVEL 5,887 SQ.FT. TOTAL CONDITIONED 1,415 SQ.FT. GARAGE & STORAGE 5,636 SQ.FT. TOTAL UNDER ROOF: RETAINING WALLS LN.FT SITE WALLS 25,480.65 SQ.FT. LOT SIZE LOT COVERAGE 10,164=39.8% SQ.FT.

LISTING OF CODES-MOUNTAIN VILLAGE The following codes are effective Feb. 15, 2014 2012 International Building Code 2012 International Residential Code 2012 International Mechanical Code 2012 International Plumbing Code 2012 International Fuel Gas Code 2012 International Energy Conservation Code

Disabilities Act -Federal ADA (ADAAG)

2012 International Fire Code

2017 National Electrical Code

SHEET INDEX: ARCHITECTURAL COVER CIVIL COVER SHEET GRADING AND DRAINAGE ARCH. SITE PLAN F L O O R P L A N FLOOR PLAN DETAILS DIMENSION PLAN BUILDING ELEVATIONS SITE SECTIONS W A L L S E C T I O N S S E C T I O N D E T A I L S S E C T I O N D E T A I L S OVERALL ROOF PLAN ROOF ANALYSIS ROOF PLAN DETAILS OVERALL CEILING PLAN CEILING PLAN DETAILS WINDOW SCHEDULES/ELEVATIONS WINDOW/DOOR DETAILS WINDOW/DOOR DETAILS WINDOW/DOOR DETAILS STRUCTURAL NOTES BASEMENT FOUNDATION PLAN MAIN LEVEL FRAMING PLAN MAIN LEVEL ROOF FRAMING PLAN UPPER LEVEL ROOF FRAMING PLAN MAIN LEVEL SHEAR WALL PLAN UPPER LEVEL SHEAR WALL PLAN MECHANICAL NOTES M E C H A N I C A L P L A N

MECHANICAL PLAN

ELECTRICAL NOTES AND ONE-LINE

ELECTRICAL NOTES AND SCHEDULES

E L E C T R I C A L P L A N

PHOTOMETRIC PLAN

PHOTOMETRIC CUTSHEETS

PHOTOMETRIC CUTSHEETS

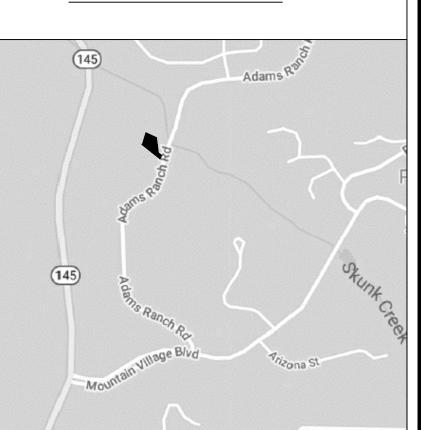
PHOTOMETRIC CUTSHEETS

NATIVE PLANT

LANDSCAPE SITE PLAN

R E V E G P L A N S

VICINITY MAP:



SITE DATA:

LOT 716 TELLURIDE MOUNTAIN VILLAGE FILING 25 CONT 0.585 ACRES ACC TO PLAT BK 1 PG 1196.

SITE ADDRESS:

PARCEL NUMBER:

456532425716

MEETS & BOUNDS

3. Provide a floor or landing at the top and bottom of each stairway. (R311.7.6)

LEGAL DESCRIPTION:

MOUNTAIN VILLAGE 814359522

SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ SECTION 32 & SW $\frac{1}{4}$ OF SW 1/4 SECTION 33/T43NR9W NMPM

FLOOR PLAN NOTES:

a) Doors and Windows

Provide a 1-3/8" solid wood / solid or honeycomb-core steel / 20-minute fire-rated self-closing doors between residence and garage. (R302.5.1)

2. Provide permanent landing at exterior doors. (R311.3) 3. Doors shall not open directly between a sleeping room and a garage. (R302.5.1) 4. Shower doors shall have safety glazing; hinged shower doors shall open outward. (R308.4.5 &

5. Provide and identify all required safety glazing. (R308)

6. Indicate emergency escape and rescue openings in basements and bedrooms. (R310.1) 7. Show direction of door swing. (R311.3)

8. Show size of each window and type of operation. (R303.1 & 310.2) 3. Site built windows shall comply with section 2404 of the IBC. (R308.5)

10. Glazing maximum U-factor 0.40, Solar Heat Gain Coefficient (SHGC) maximum 0.25 (TN1102.1.2) 11. Opaque doors separating conditioned and unconditioned space- maximum U-factor 0.40. (TN1102.1.2)

2. Skylight - maximum U-factor 0.65, SHGC maximum 0.30. Provide manufacture and ICC-ES number. (TN1102.1.2)

Provide required natural light and ventilation for habitable rooms- Light: 8%, ventilation: 4%.

Provide mechanical exhaust ventilation for bathrooms, water closet rooms, laundry room, and kitchen, ducted direct to outside. Except where functioning as a component of a whole house ventilation system, exhaust fans in bathrooms shall be provided with a delay timer or humidity/condensation control sensor. Exhaust fans shall be switched separately from lighting systems. (R303.3 amended & M1507.2)

Provide attic ventilation per (R806.1) unless insulation is applied on the under-side of roof sheathing.

c) Stairways, handrails, guardrails

. Show handrail, notes and dimensions. (R311.7.8)

2. Show guardrails where required. (R312.1)

Provide code complying stairways. Address tread and riser dimensions per type of stairway.

5. Provide stairway illumination per (R303.7 & R303.8)

6. Stairway maximum 12'-3" vertical rise between floor/landing (R311.7.3)

d) Fire Places/Gas Appliances

Provide manufacture, model number and ICC report or equal for each fireplace. (R1002, R1004 &

Provide a permanently installed approved decorative appliance/gas log set. (R1004.4) . Fireplace dampers: Where a listed decorative appliance is installed, the fireplace damper opening shall comply with listed decorative appliance manufacture's installation instructions. (G2453.1)

except where listed and labeled for such use. (R1004.3) 5. Provide outside combustion air for interior fireplaces. (R1006.2).

ENERGY COMPILANCE:

I. Decorative shrouds shall not be installed at the termination of chimneys of factory-built fireplaces

Compliance with chapter 11 of the 2012 IRC or chapter 4 of the 2012 IECC is required (zone 7). A permanent energy certificate (R,U, & SHGC values) is required at time of final inspection to be posted in the electrical

Building envelope (insulation, R-value, U-factor, SHGC) to comply with section 402. mechanical systems to comply with section 403. Minimize air leakage per IECC 402.4

= 10, 4 ft

All modifications to the building envelope must comply with the following: Solar heat gain coefficient = NR

Fenestration u-factor =>0.32=NRFenestration shgc Insulation at walls

Slab

=20+5 OR 13+10 = r-49 minimum Insulation at ceiling Ductwork insulation = r-8 minimum = 15/19Basement wall

GENERAL NOTES:

2015 International Building Code(ord. # 4284, resolution #10597) 2015 International Residential Code(ord. # 4284, resolution #10599)

2015 International Fire Code(ord. # 4283, resolution #10598)

. All products listed by an Evaluation Service Report (ESR) shall be installed per the report and the manufactures written instructions. Product substitutions shall also be listed by an

2. Provide Fire Sprinkler System per Scottsdale Fire Code (IRC R313 amended) 3. Separate permits required: pools, spas, fences, site walls, retaining walls, and gas storage

4. Foundation & Footing depth shall be a minimum of 18 inches below grade (or per property soil report), provide a minimum of 3 inch clearance between Rebar and soil. (R403.1

5. Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20 minute fire rated. (R302.5.1)

6. Exterior wall penetrations by pipes, ducts or conduits shall be sealed. (R703.1)

7. Wood sill plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a

minimum of 6 inches above finish grade. (R317.1) 8. Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled 1/2" sag-resistant gypsum ceiling

board. (Table R702.3.5 (d)) 9. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (P2708.4)

10. Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. (R702.4.2)

1. Plumbing fixtures shall comply with the following conservation requirements: Water closets-Tank type 1.28 gal. /flush. Shower heads- 2.0 gpm. Sinks- 2.2 gpm. Lavatory-1.5 gpm (Table P2903.2 amended)

12. Storage-tank type water heaters shall be installed with a drain pan and drain line.

13. A demand-controlled hot water circulation system shall be provided in accordance with amended Sections N1103.5.1.1 and N1103.5.1.2. 14. Provide roof/attic ventilation unless insulation is applied directly to underside of roof

sheathing or the dimension is 24 inches or less between the ceiling and bottom of roof sheathing. (R806.1 Amended) 15. The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA trade-off (REScheck) **OR** performance (REM/Rate) compliance

path **OR** by the following prescriptive values (Table N1102.1.2): i. Prescriptive minimum R-values : <Ceiling=R-38> / < Walls=R-13> ii. Prescriptive **maximum** Window Fenestration values: <U-Factor=0.40> /

<SHGC=0.25> 16. Provide Minimum R-3 insulation on hot water pipes. (N1103.5.3)

17. Supply and return ducts in attics shall be insulated to a minimum **R-8**. Ducts in other portions of the building shall be insulated to minimum R-6. Ducts and air handlers located completely inside the building thermal envelope are exempt. (N1103.3.1).

18. Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides. 19. Exhaust air from bathrooms, kitchens and toilet rooms shall be exhausted directly to the

outdoors, not recirculated or discharged indoors. (M1507.2 amended) 20. Exhaust fans in bathrooms with a shower or tub shall be provided with a delay timer or humidity/condensation control sensor. Exhaust fans shall be switched separately from lighting systems. (R303.3)

21. Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (E3901.6)

22. Receptacles serving kitchen countertops installed in bathrooms, garages, unfinished accessory buildings, outdoors and located within 6 feet of sinks shall have GFCI protection for personnel. (E3902)

23. All branch circuits that supply 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations

rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by combination type arc-fault circuit interrupter (AFCI) installed to provide protection of the

branch circuit. (E3902.12) 24. General purpose 15- and 20-ampere receptacles shall be listed tamper-resistant.

25. Provide **Smoke Alarms** in new and existing areas of home. (R314) 26. Approved Carbon Monoxide Alarms shall be installed outside of each separate sleepir area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired

27. A minimum of 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps. (N1104.1 amended) 28. Recessed luminaires installed in the building thermal envelope shall be IC-rated and

appliances are installed and in dwelling units that have attached garages. (R315)

labeled as having an air leakage rate not more than 2.0 cfm. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling

covering. (N1102.4.5). 29. Provide illumination with wall switches for stairways when there are 6 or more risers.

30. Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (E3901.2)

31. Provide a minimum of two 20-amp small appliance branch circuits for the

kitchen/dining/breakfast. (E3703.2) 32. Both metal piping systems and grounded metal parts in contact with the circulating water associated with a hydro massage tub shall be bonded together using an insulated, covered, or bare solid copper bonding jumper not smaller than 8 AWG. (E4209)

33. Provide outside combustion air to all indoor fireplaces with air intake located not higher than the firebox. (R1006.1)

34. At least one thermostat shall be provided for each separate heating and cooling system The following three notes are applicable to New Construction only (BPI certified

professionals are approved for testing air leakage in existing buildings, otherwise RESNET professionals are approved for new and existing): 35. The building shall be provided with a whole-house mechanical ventilation system that

meets the requirements of Section M1507. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (N1103.6)

36. The building or dwelling unit shall be tested and verified as having an air leakage rate not | exceeding five air changes per hour for detached dwelling units and seven air changes per hour for attached dwelling units. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by an approved third party (RESNET certified). A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. (N1102.4.1.2 amended)

 Ducts, air handlers, and filter boxes shall be sealed in accordance with N1103.3.2. Joints and seams shall comply with Section M1601.4.1. Ducts shall be pressure tested to

determine leakage by one of the following methods (N1103.3.3): . Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the

2. Post-construction test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

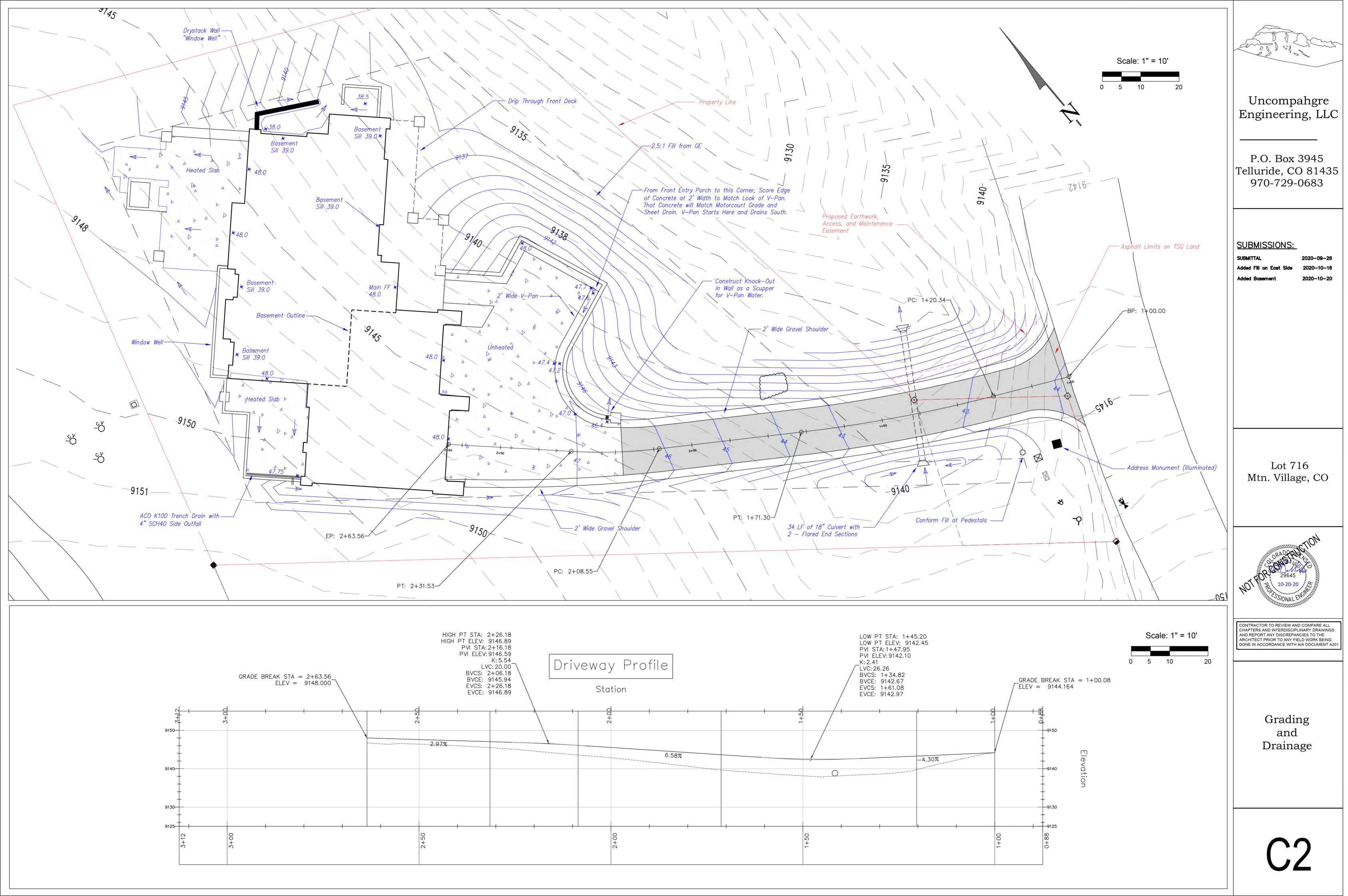
Exception: A duct leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.

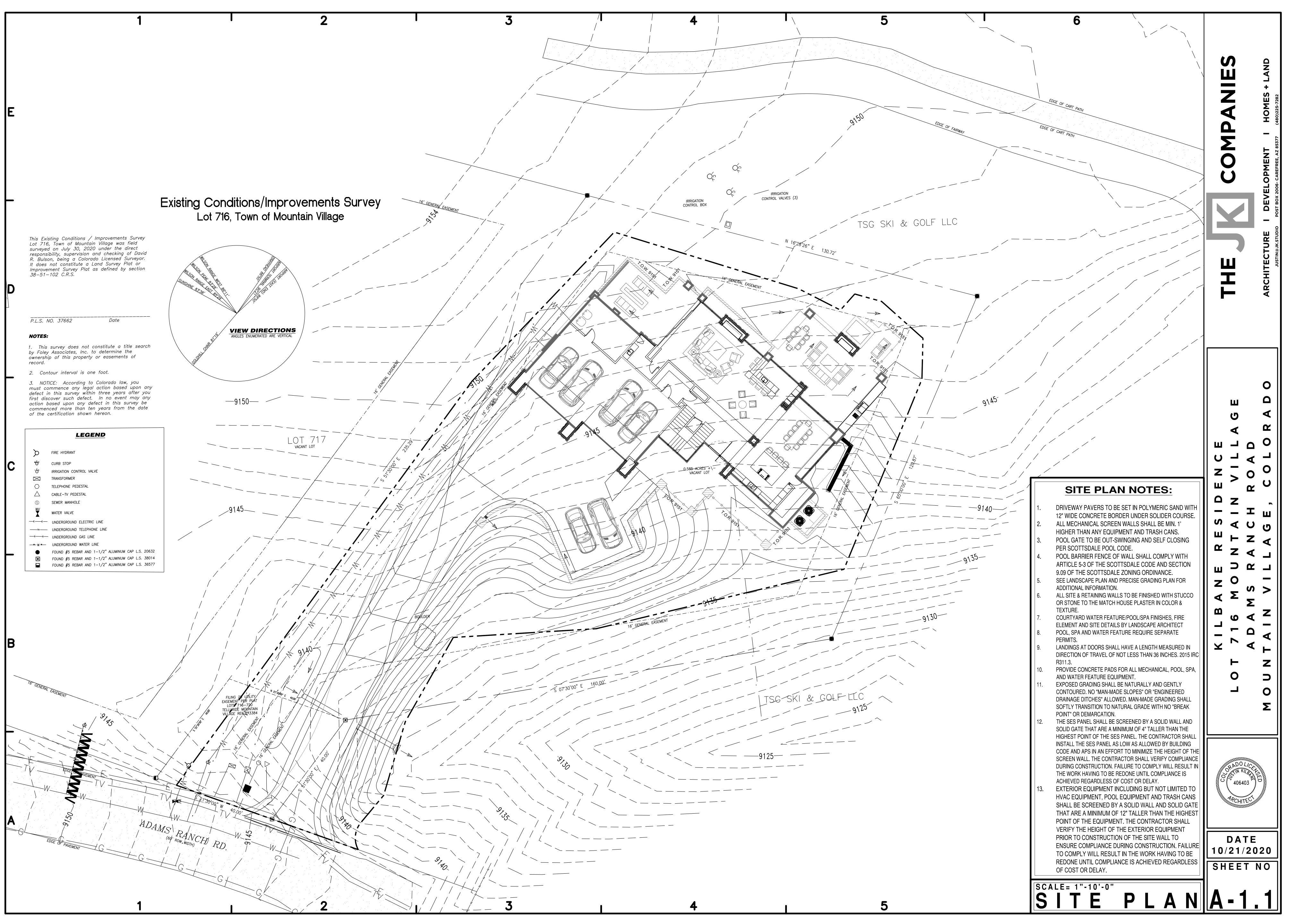
A written report of the results shall be signed by the party conducting the test and provided to the code official prior to the Building Final.

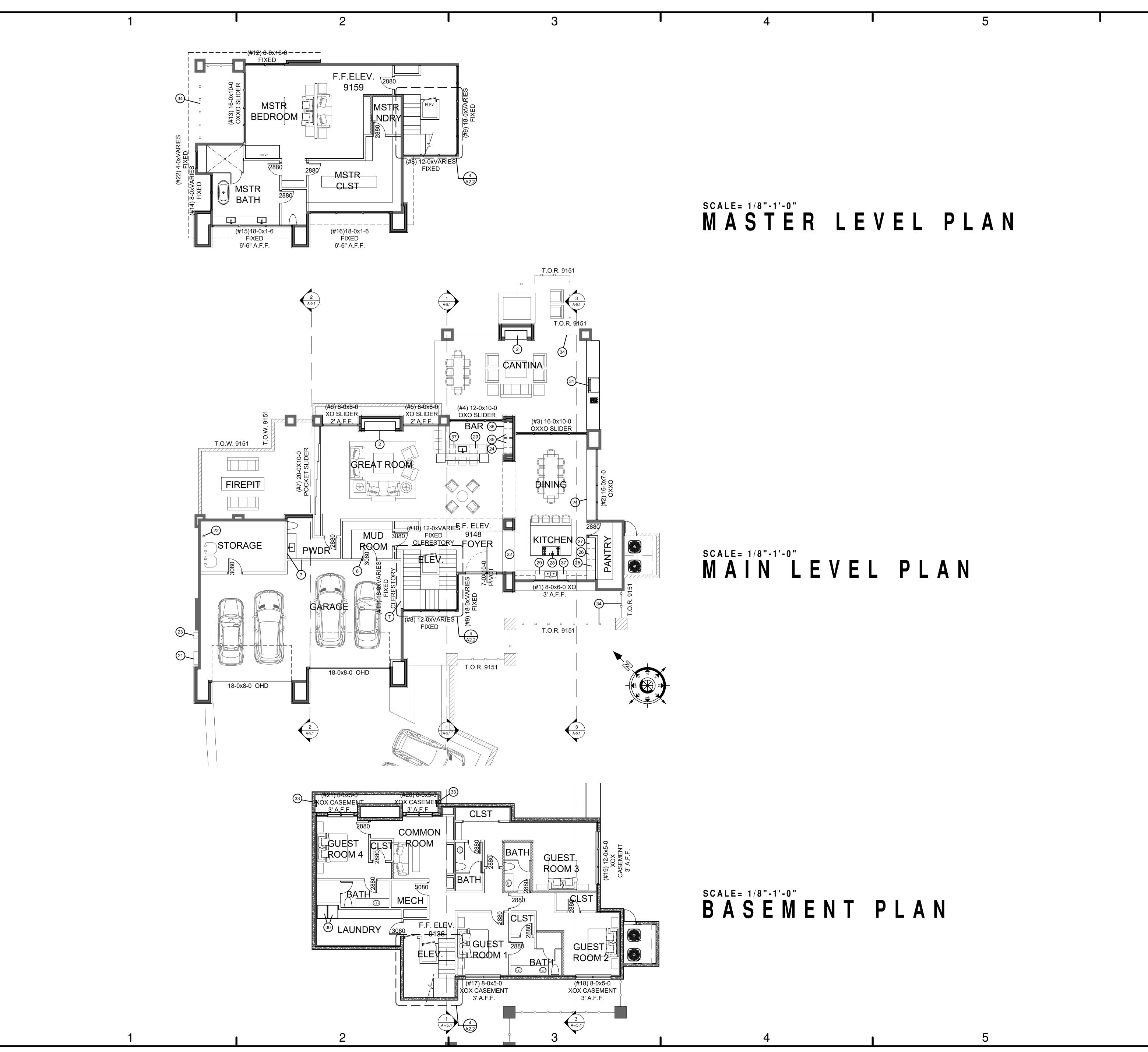


10/21/2020

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WALL TYPES

2X SOUND WALL: 2X6 STUD WALL WITH 5 QUITE ROCK EACH SIDE AND OPEN CELL FOAM INSULATION. 2X6 INTERIOR WALL: 5" DRYWALL EACH SIDE

2X6 EXTERIOR WALL STONE: 5" DRYWALL

INTERIOR-R19 MIN. SPRAY FOAM INSULATION-STONE VENEER EXTERIOR. 2X6 EXTERIOR WALL SIDING: 5" DRYWALL

INTERIOR-R19 MIN. SPRAY FOAM INSULATION-COMPOSITE WOOD WALL PANEL EXTERIOR

CONCRETE WALL: 8" CONCRETE

NSTALLED AT ALL SHOWER AND TUB AREAS PER (R702.4.2). WATER

ISOKERN MANUFACTURED FIREPLACES PER ICC-ESR2316. PROVIDE

OUTSIDE COMBUSTION AIR FOR INTERIOR FIREPLACES. (R1006.2).FIREPLACE DAMPERS: WHERE A LISTED DECORATIVE APPLIANCE S INSTALLED, THE FIREPLACE DAMPER OPENING SHALL COMPLY WITH LISTED DECORATIVE APPLIANCE MANUFACTURE'S INSTALLATION INSTRUCTIONS. (G2453.1)PROVIDE A PERMANENTLY INSTALLED APPROVED

DECORATIVE APPLIANCE GAS LOG SET. R1004.4. ALL MECHANICAL UNITS TO BE DIRECT VENT.

TANK-LESS DIRECT VENT RINNAI WATER HEATER.

MECHANICAL ROOMS TO HAVE \(\frac{1}{8} \) TYPE X DRYWALL AT WALLS AND CEILING AND 18" NON- COMBUSTIBLE PLATFORMS FOR EQUIPMENT.

PROVIDE A 20 MINUTE FIRE RATED 1-3/8" SOLID DOOR ... SELF-CLOSING,

SELF-LATCHING, BETWEEN RESIDENCE AND GARAGE. (R302.5.1 AMEND.). THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN $\frac{5}{8}$ " TYPE X GYPSUM APPLIED TO THE GARAGE

308.4.5" ABOVE FLOOR LEVEL. (BATHROOMS SHALL BE DEFINED AS A

WALL CONSTRUCTION. TYPICAL EXTERIOR AND INTERIOR WALL CONSTRUCTION

TO BE 2X6 STUDS @ 16" O.C., U.N.O. WALL FRAMING TO BE DONE PER STRUCT. FIRE BLOCKING SHALL BE INSTALLED AT THE LOCATIONS SPECIFIED IN 2012 IRC

HORIZONTALLY, INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, CONCEALED SPACE BETWEEN STAIR STRINGERS AT TOP AND BOTTOM RUN, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, AND

PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBS. 2012 UPC 603.0 AND 603.1.

ALL DOORS WITH DIRECT ACCESS TO THE POOL SHALL COMPLY WITH 2012 IRC

ALL FOAM PLASTIC INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 75 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450. 2012 IRC R316.3.

WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450.

DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTION SO CONCEALED (ATTIC AND/OR FLOOR CEILING SPACE(S) DO NOT EXCEED 1,000

WATER CLOSETS, URINALS, LAVATORIES OR BIDET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL PARTITION VANITY OR OTHER OBSTRUCTION, OR CLOSER THAN 30" CENTER TO CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 21" CLEARANCE IN FRONT OF THE WATER CLOSET , URINAL, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR

DOOR. WATER CLOSET COMPARTMENTS SHALL NOT BE LESS THAN 30" WIDE.

GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR **5/8"** WHEN FRAMING MEMBERS ARE **24" O.C.** OR USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD. (TABLE R702.3.5

CORNER WINDOW POST SHALL BE BRAKE METAL TO MATCH WINDOW FRAME MECHANICAL EQUIP.-SEE MECHANICAL PLANS SES-SEE ELECTRICAL

WATER SERVICE GAS METER LOCATION- SEE PLUMBING PLANS

SQFT. 2012 IRC R302.12.

MILLWORK-SEE INTERIORS

14" WIDE LADDER PER IRC R310.2.1 UNDER COUNTER ICE

TRASH DRAWER PULL OUT

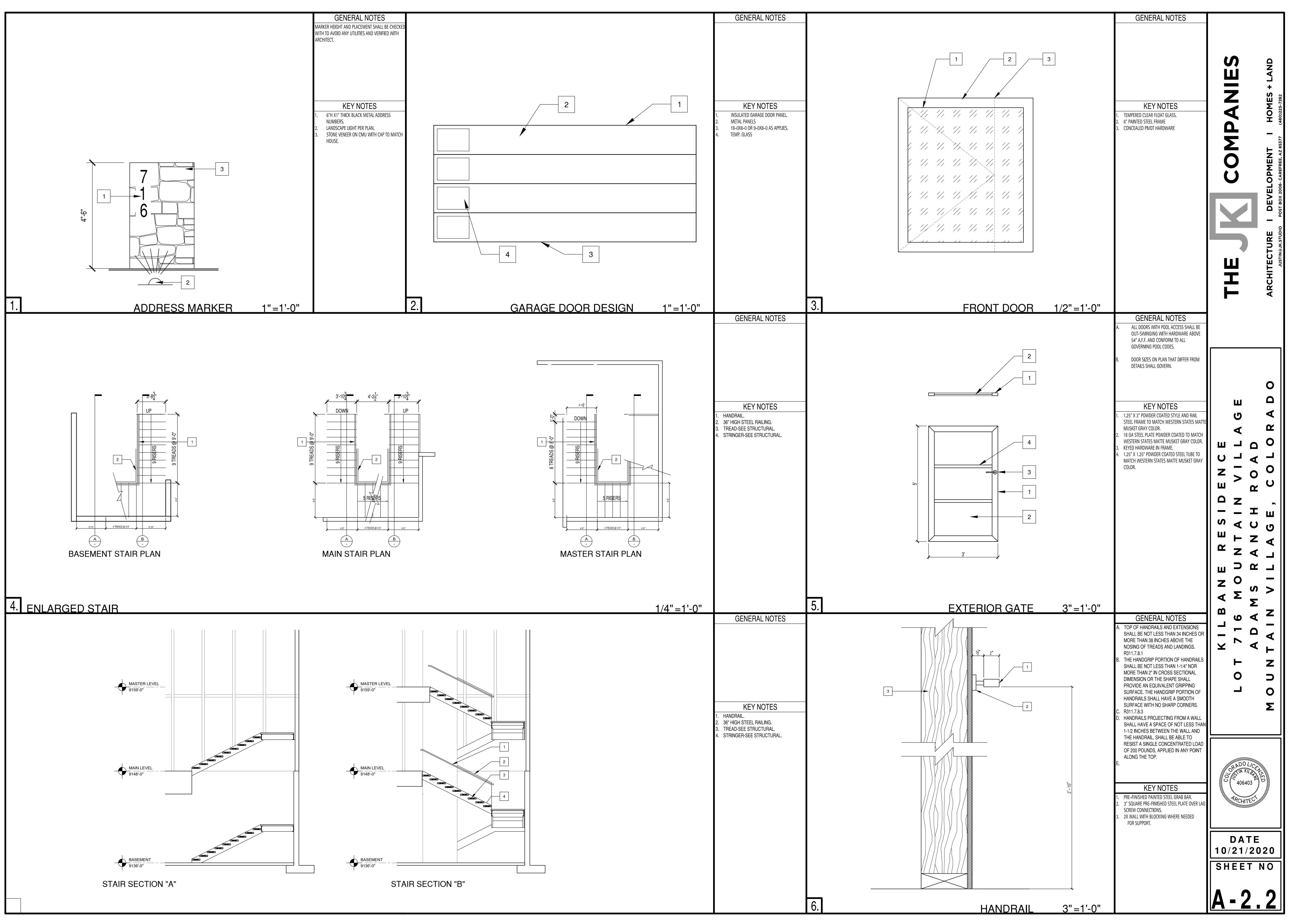
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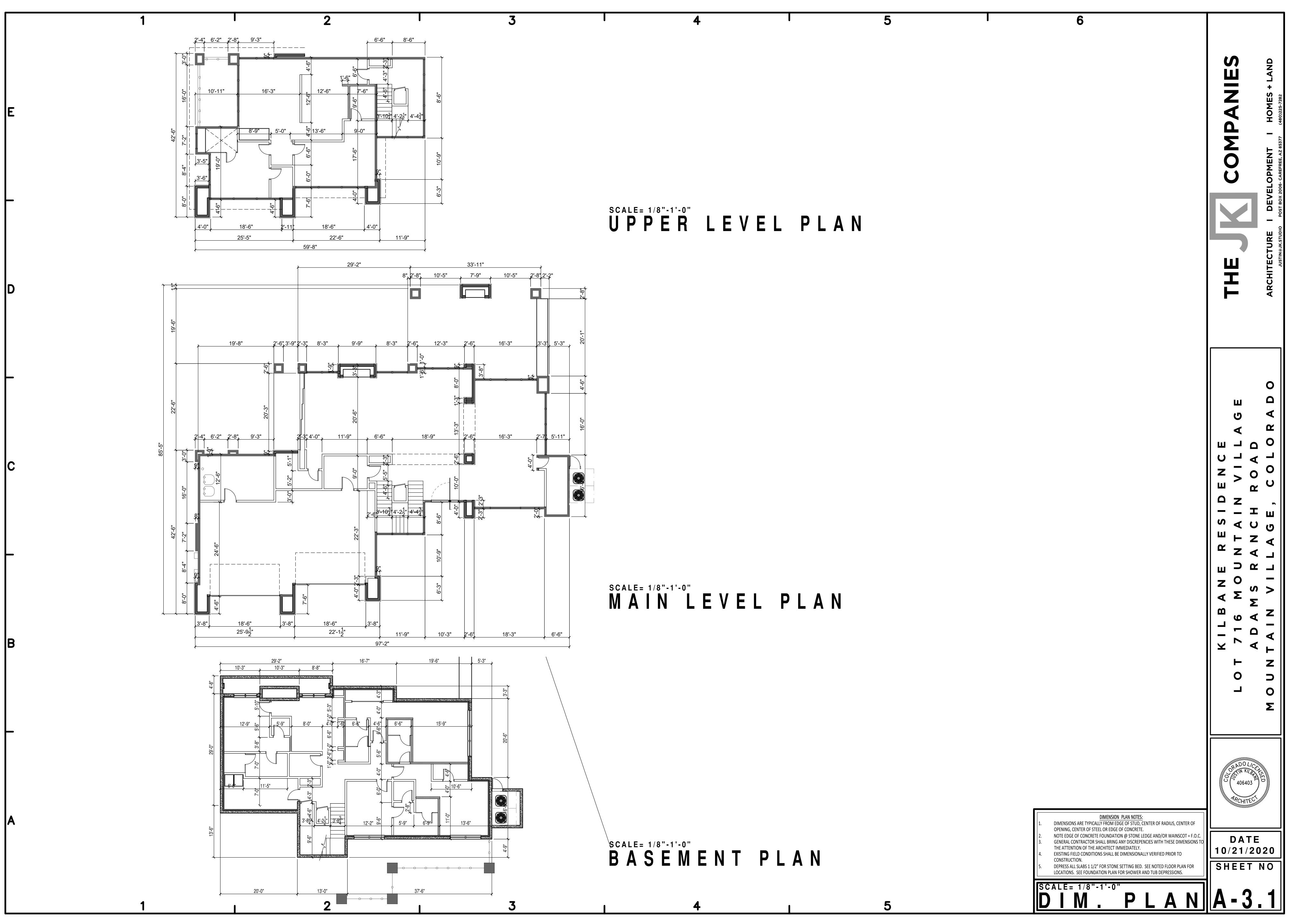
FLOOR PLAN A-2.1

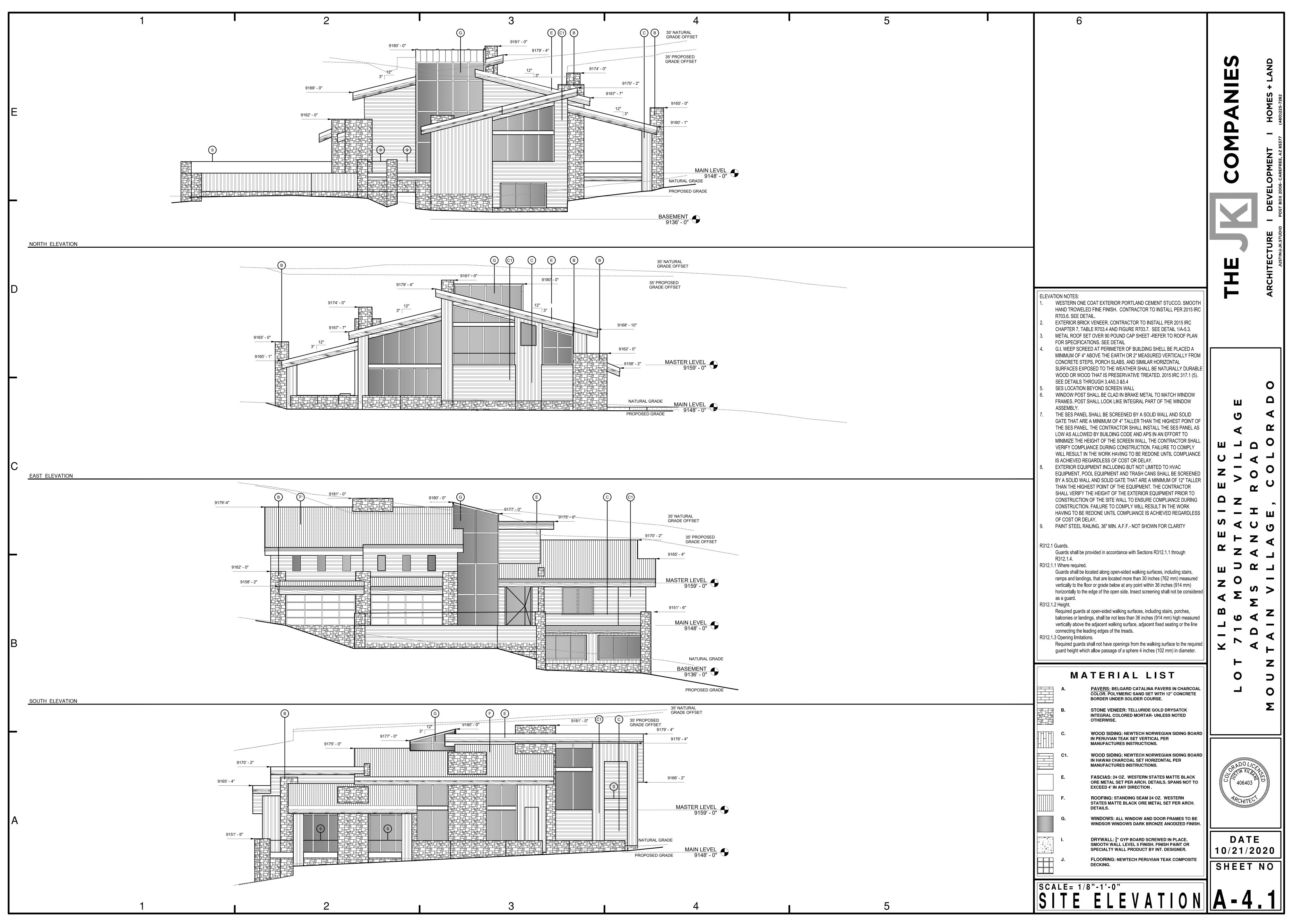
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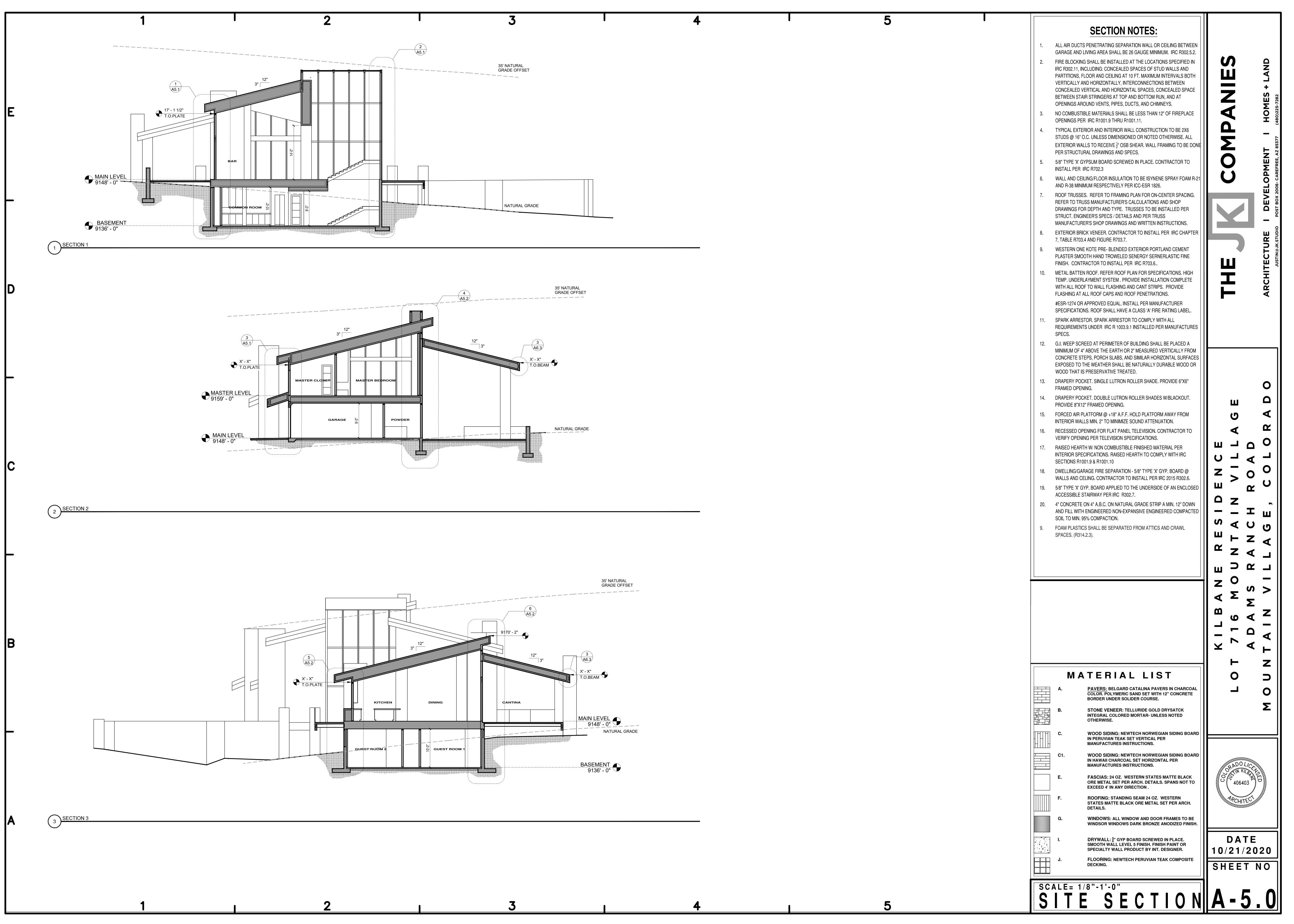
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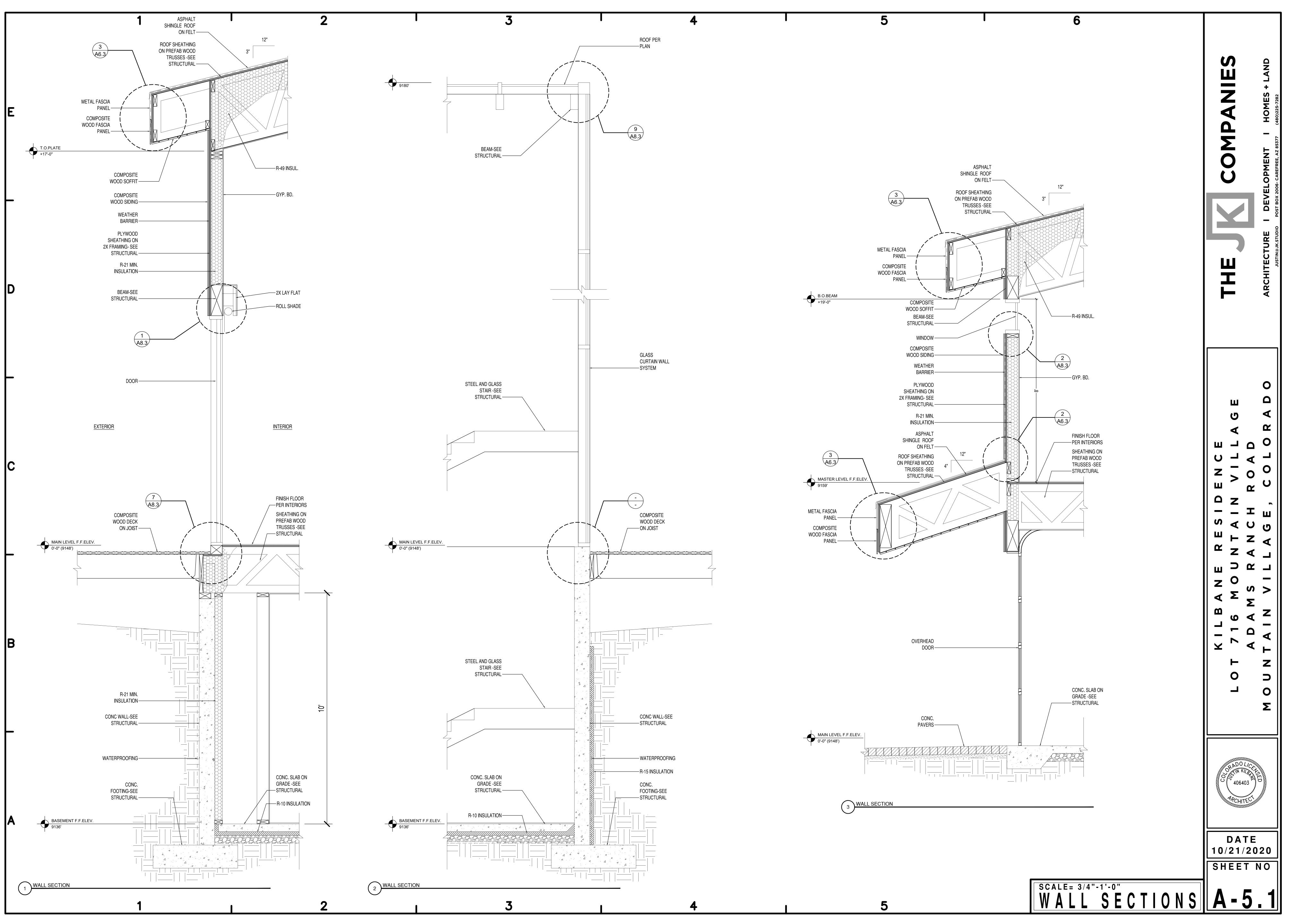
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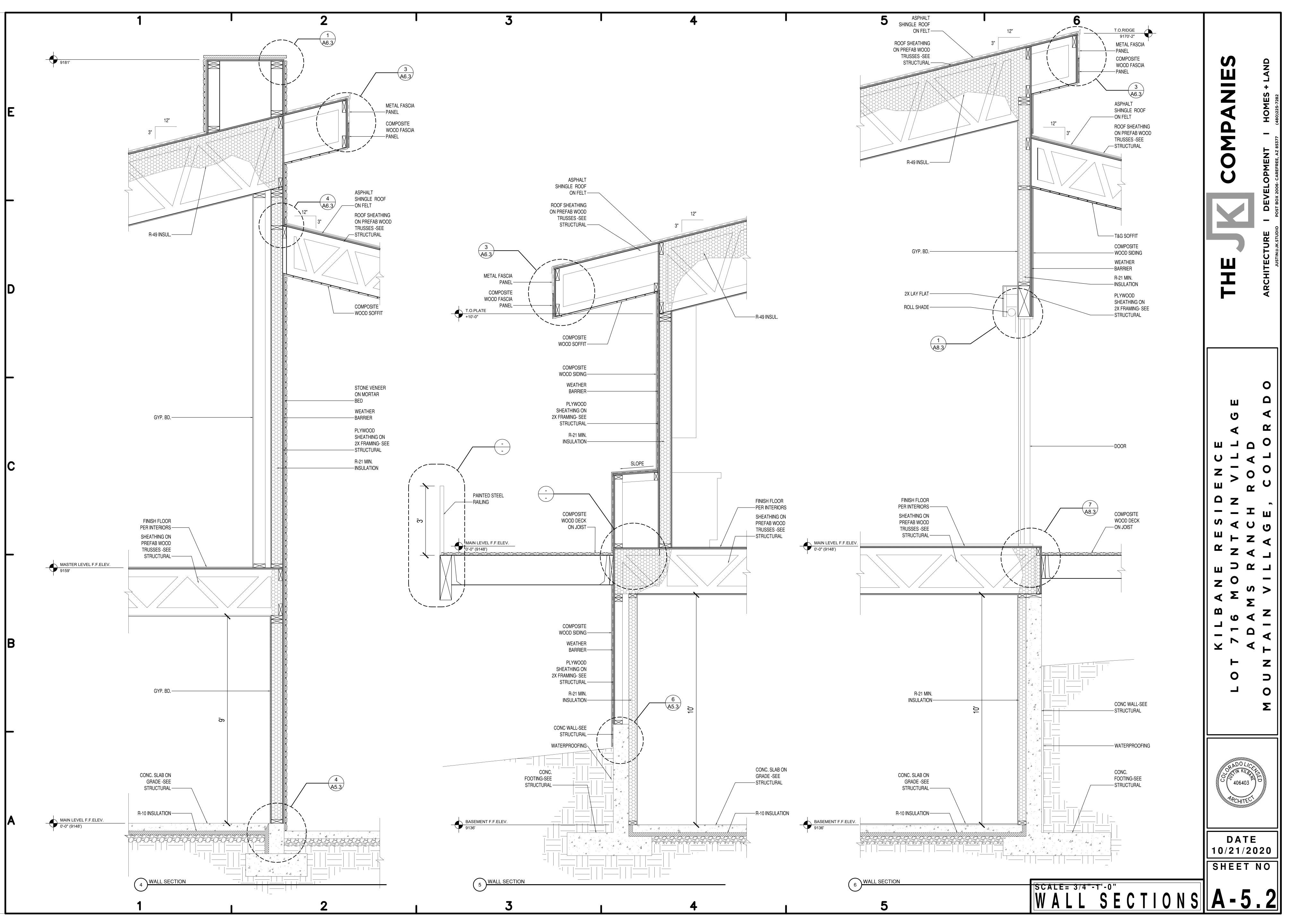


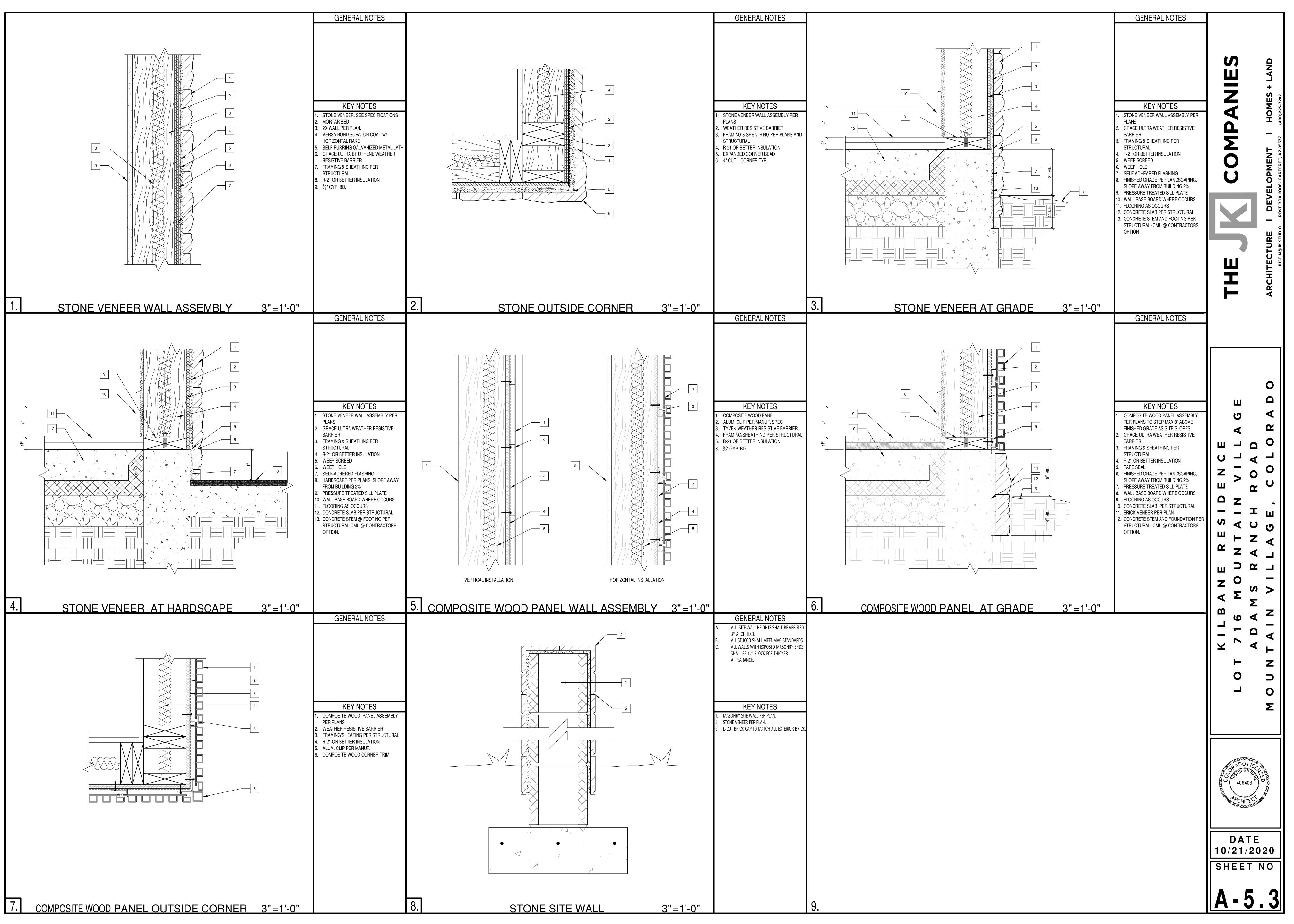


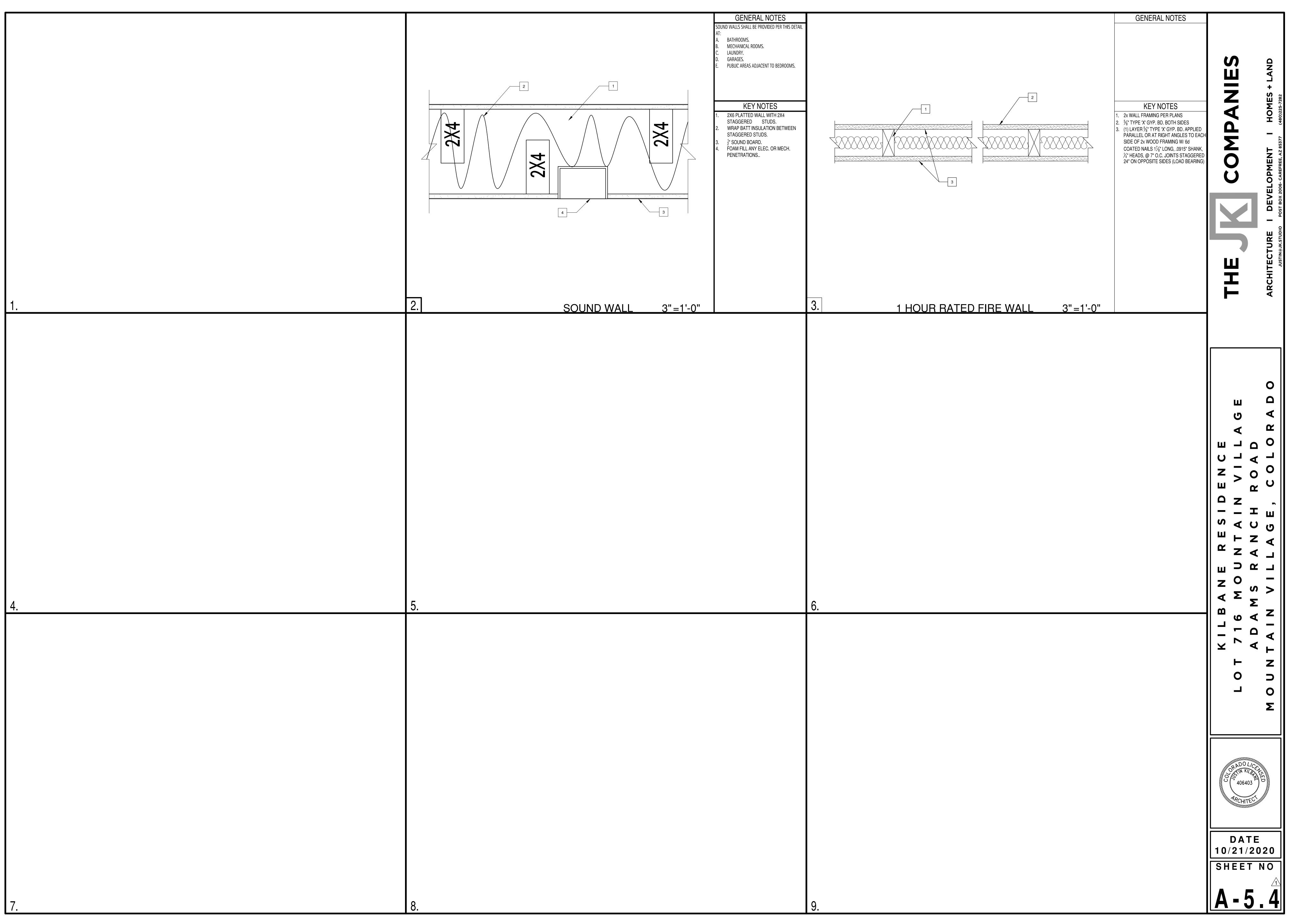


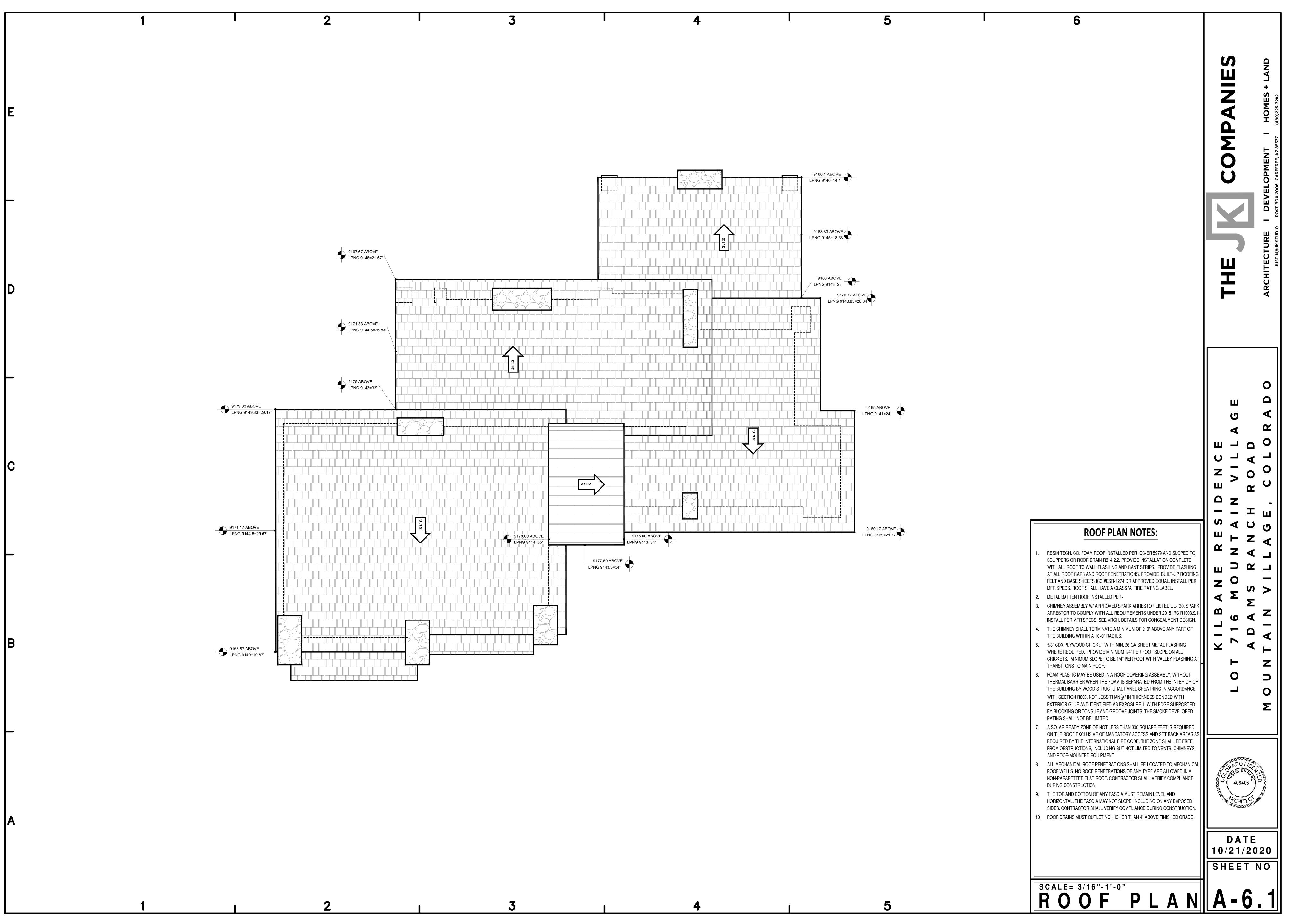


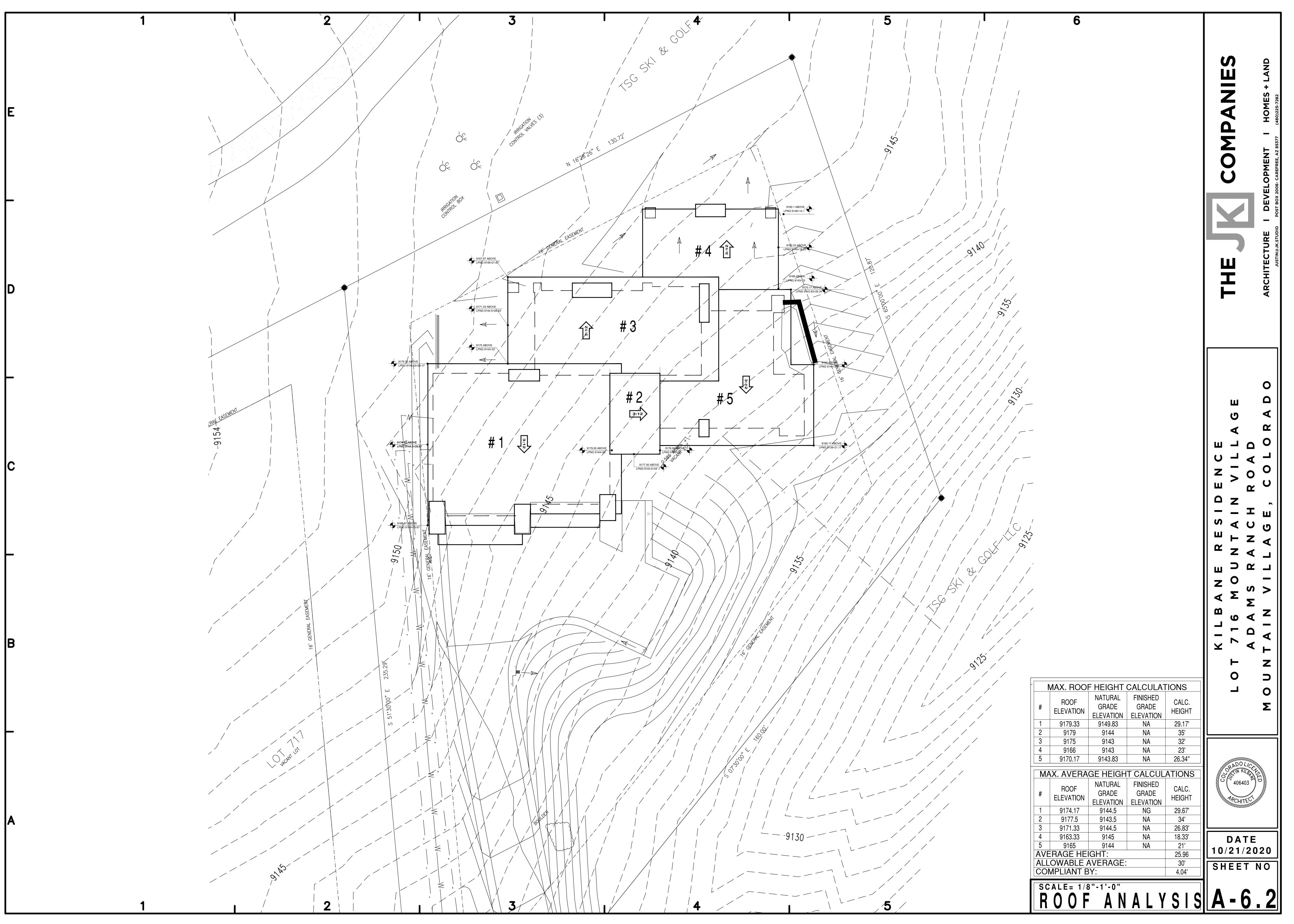


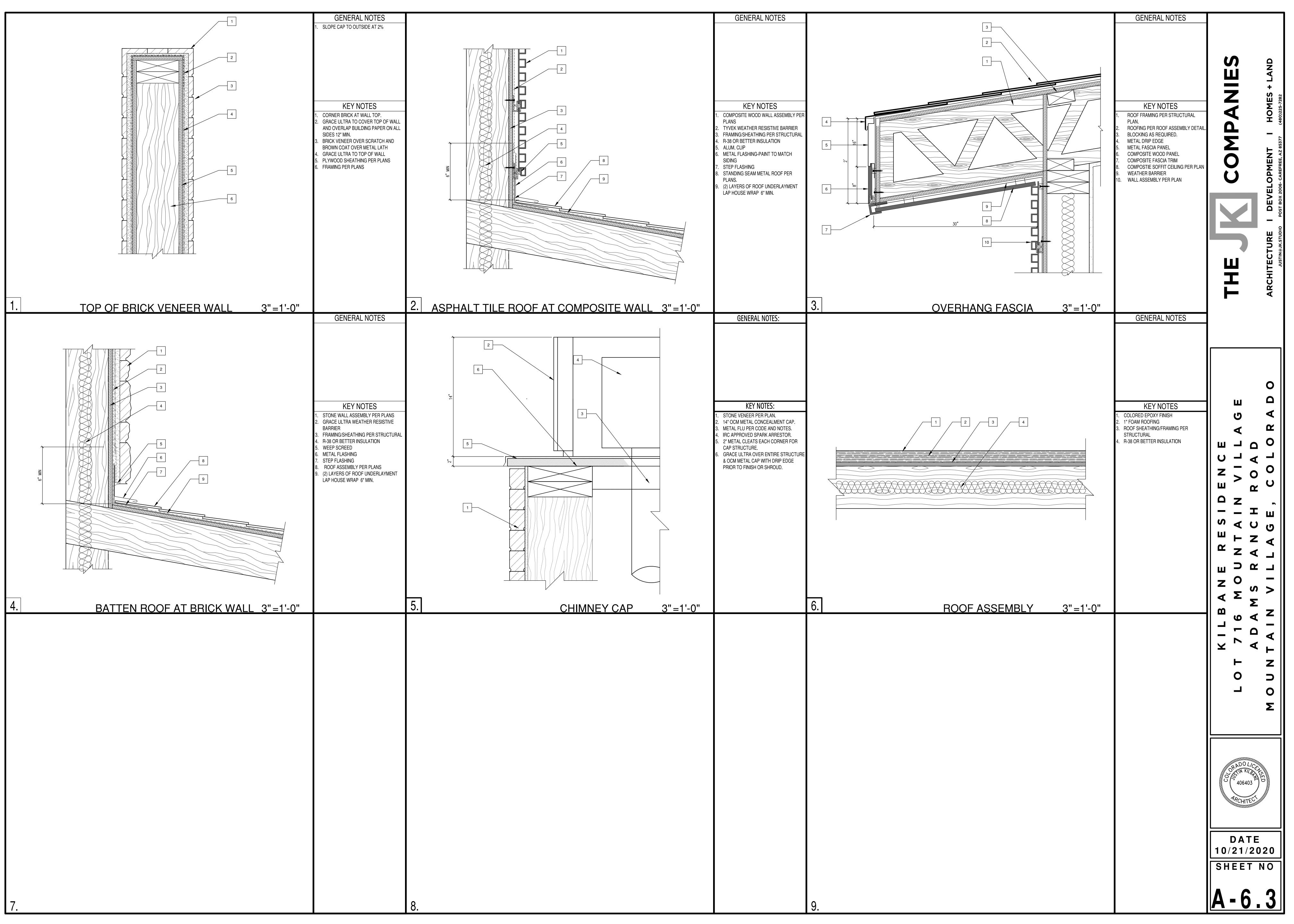


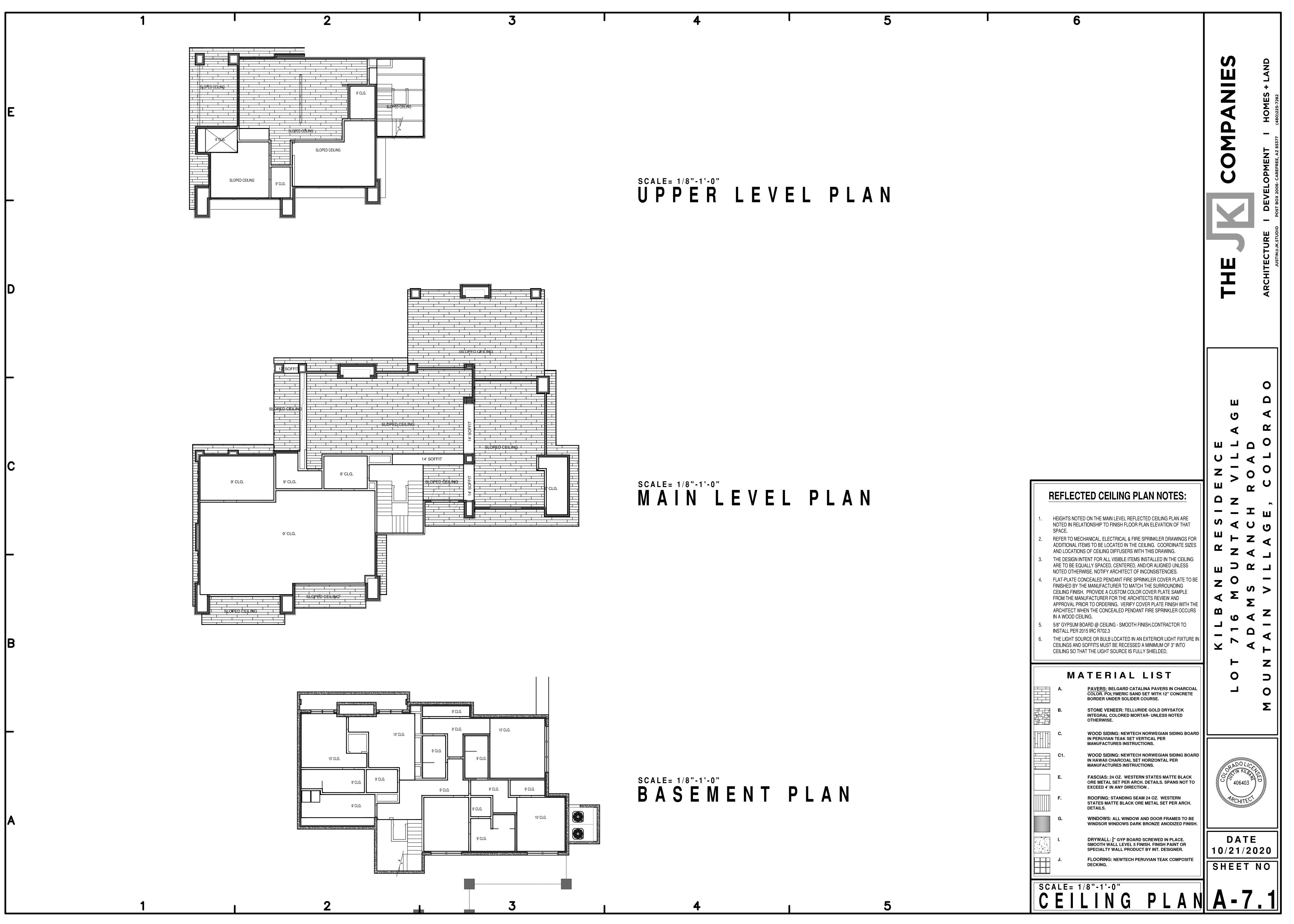


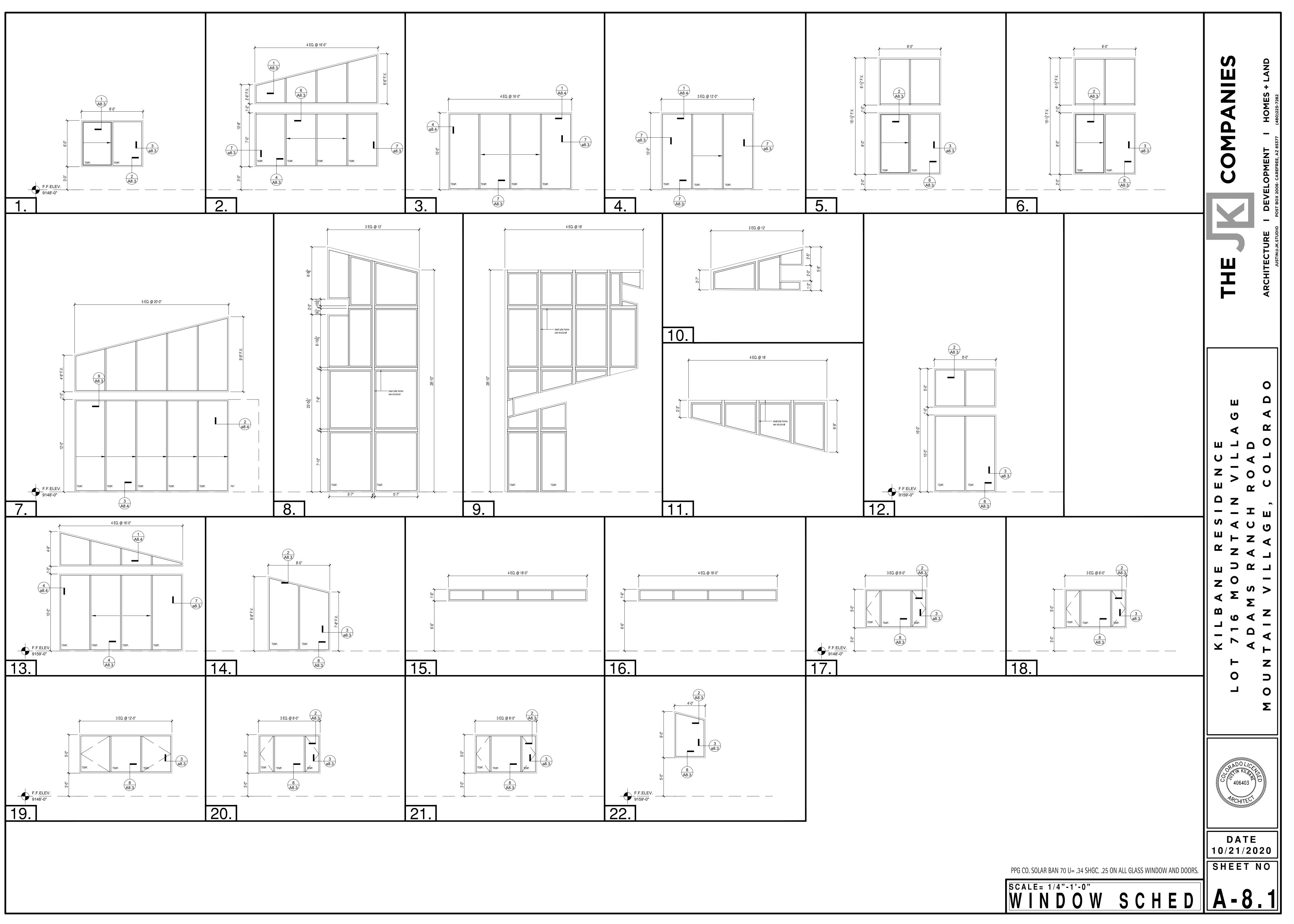


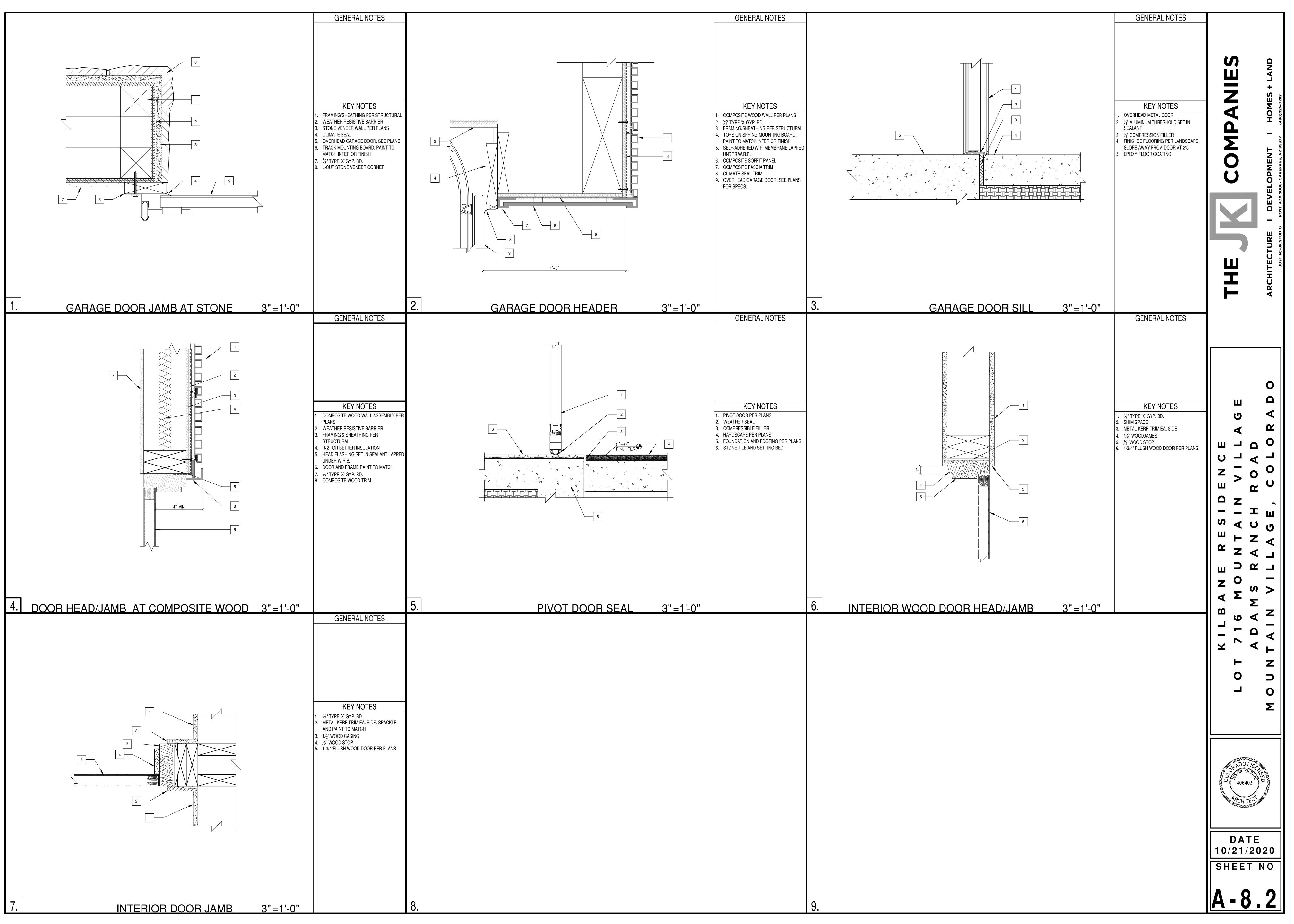


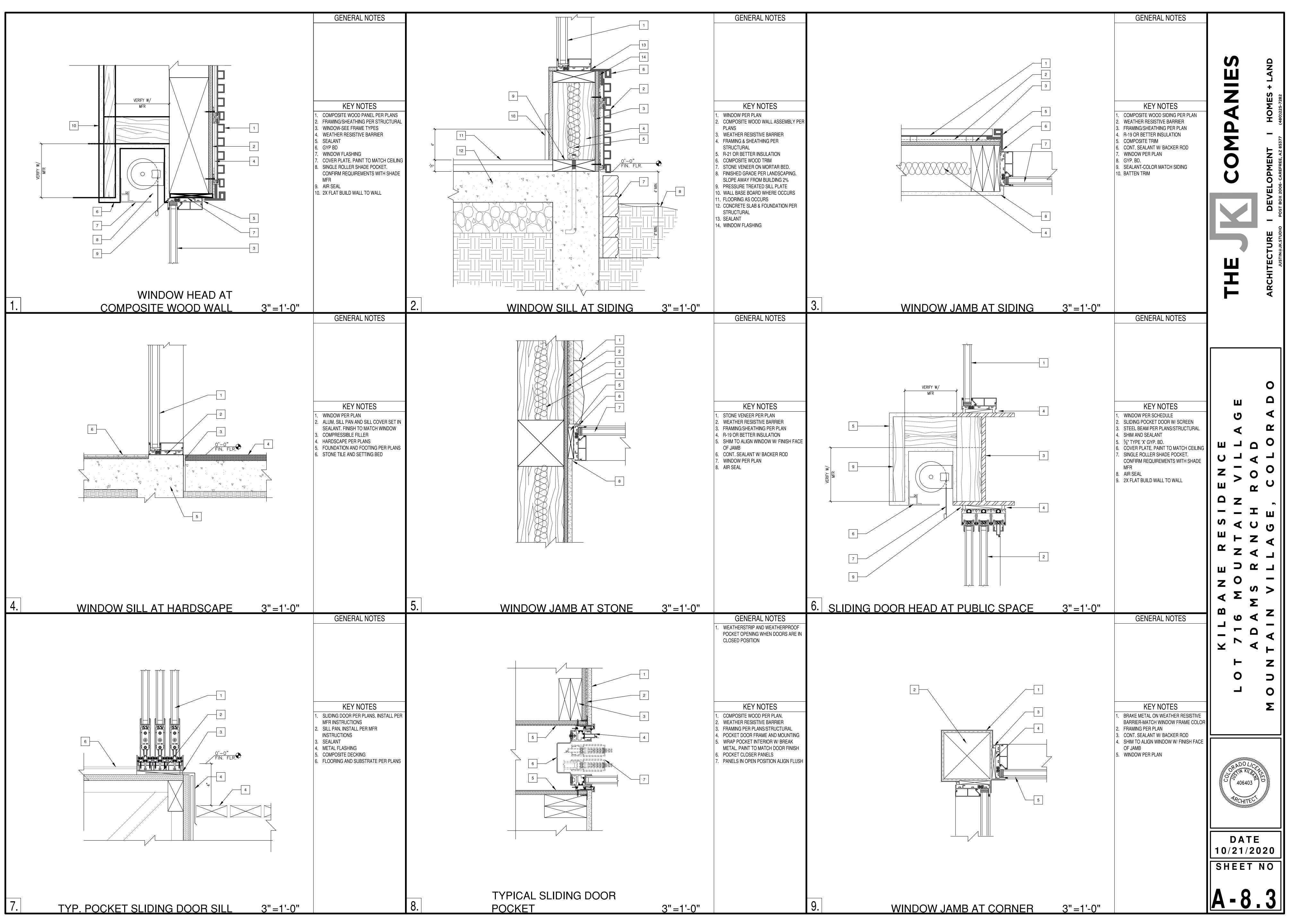












2. SPECIAL INSPECTION IS REQUIRED DURING THE FOLLOWING OPERATIONS PER IBC CHAPTER 17.A. EXPANSION BOLTING: REVIEW TORQUE OF ALL BOLTS TO ENSURE THAT INSTALLATION

AND EMBEDMENT REQUIREMENTS HAVE BEEN MET.

B. EPOXY BOLTING: DURING INSTALLATION OF ALL BOLTS TO ENSURE THAT INSTALLATION AND EMBEDMENT REQUIREMENTS HAVE BEEN MET.

C. MASONRY: VERIFICATION OF IN-PLACE REINFORCING STEEL, PLACEMENT OF GROUT AND TESTING OF MASONRY PRISMS.

D. STEEL CONSTRUCTION: CONTINUOUSLY DURING ALL STRUCTURAL FIELD WELDING & SHOP WELDING. EXCEPT WHERE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED & APPROVED BY THE BUILDING OFFICIAL.

3. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:

a. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE

WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

b. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ENGINEER OR ARCHITECT OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ENGINEER OR ARCHITECT OF RECORD AND THE BUILDING OFFICIAL.

c. UPON COMPLETION OF THE ASSIGNED WORK, THE SPECIAL INSPECTOR SHALL COMPLETE AND SIGN A FINAL REPORT CERTIFYING THAT TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

MASONRY NOTES:

- 1. MASONRY WORK SHALL CONFORM TO ALL REQUIREMENTS OF IRC AND ACI 530, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES." VERTICAL REINFORCING SHALL BE #5 BAR AT 32" O.C. AND AT ALL CORNERS, WALL ENDS, JAMBS AND EACH SIDE OF CONTROL JOINTS. HORIZONTAL REINFORCING SHALL BE 9 GAGE LADDER JOINT REINFORCING AT 16"O.C. VERTICALLY & (2)#5 CONTINUOUS BARS IN 8" BOND BEAM AT ALL ROOF AND FLOOR LEVELS. SEE PLANS, DETAILS & TYPICAL REINFORCING SCHEDULE ON SHEET S2.0 FOR ADDITIONAL REQUIREMENTS TYPICAL.
- 2. HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYP 1, F'm = 1500 PSI, NET COMPRESSIVE STRENGTH OF 1900 PSI PER ASTM C140, RUNNING BOND.
- 3. MORTAR SHALL CONFORM TO ASTM C270, TYPE S WITH 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI, TESTED PER 2018 IRC TABLE R607.1. MASONRY CEMENT, PRE-MIXED MORTAR AND RETARDANT ADDITIVES SHALL NOT BE USED.
- 4. GROUT SHALL CONFORM TO ASTM C476, FINE OR COARSE GROUT, WITH 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI, TESTED PER 2018 IRC R609.1.1. GROUT SHALL BE FREE OF FLY ASH AND/OR CHLORIDE.
- 5. ALL CELLS AND COURSES WITH REINFORCING AND ADDITIONAL GROUT SPACES AS REQUIRED BY THE DRAWINGS SHALL BE FILLED SOLID WITH GROUT. MAXIMUM GROUT LIFT 4'-8" WITH EACH GROUT POUR STOPPING 1-1/2 INCHES BELOW THE TOP COURSE OF LIFT. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 5'-0". PLACE GROUT CONTINUOUSLY. DO NOT INTERRUPT GROUTING FOR MORE THAN ONE HOUR. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. RODDING OF GROUT IS NOT ACCEPTABLE.
- 6. PROVIDE CONTROL JOINTS AT 20'-0" O.C. MAXIMUM.
- 7. ANY RADIUS WALLS SHALL HAVE A MINIMUM OF #5 VERTICALS AT 24" O.C. AND #4 HORIZONTALS AT 24" O.C. UNLESS MORE IS REQUIRED ON PLAN/DETAIL.
- 8. ANY STACK BOND WALLS SHALL HAVE A MINIMUM OF #4 VERTICALS AT 16" O.C. AND #4 HORIZONTALS AT 24' O.C. UNLESS MORE IS REQUIRED ON PLANS/DETAILS.

REINFORCING NOTES:

- 1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 (Fy = 60 KSI) DEFORMED BARS FOR ALL BARS #4 AND LARGER. ASTM A615, GRADE 40 (Fy = 40 KSI) DEFORMED BARS FOR ALL BARS #3 AND SMALLER. REINFORCING TO BE WELDED SHALL CONFORM ASTM A706, GRADE 60 (Fy = 60KSI) LOW ALLOY DEFORMED BARS. NO TACK WELDING OF REINFORCING BARS ALLOWED.
- 2. ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED AND SUPPORTED BY GALVANIZED METAL CHAIRS, SPACERS OR HANGERS. PROVIDE THE FOLLOWING MINIMUM CLEAR CONCRETE COVERAGE:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
EXPOSED TO EARTH OR WEATHER:

#6 AND LARGER

#5 AND SMALLER

1-

#5 AND SMALLER 1-1/2"
ALL OTHERS PER LATEST EDITION OF ACI 318.

3. UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE SHALL BE CLASS "B"
TENSION LAP SPLICES (2'-0" MINIMUM) PER THE LATEST EDITION OF ACI 318.
STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH. EXTEND ALL
HORIZONTAL REINFORCING CONTINUOUS AROUND CORNERS AND INTERSECTIONS OR
PROVIDE BENT CORNER BARS TO MATCH AND LAP HORIZONTAL BARS AT CORNERS
AND INTERSECTIONS OF FOOTINGS AND WALLS.

4. REINFORCING BAR HOOKS SHALL BE STANDARD ACI HOOKS UNLESS NOTED OTHERWISE.

PREMANUFACTURED STEEL STAIRS NOTES:

- 1. THE STAIR MANUFACTURER SHALL BE RESPONSIBLE FOR THE COMPLETE DESIGN AND FABRICATION OF THE STAIRS AND HANDRAILS. STAIR MANUFACTURER SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS FOR ALL STAIRS AND HANDRAILS FOR REVIEW PRIOR TO MANUFACTURE. CALCULATIONS AND SHOP DRAWINGS SHALL BE SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA. ALL SHOP—MADE ASSEMBLIES SHALL USE STRUCTURAL STEEL CHANNEL STRINGERS AND FORMED STEEL SHEET TREADS, RISERS AND LANDINGS. USE ALL WELDED CONSTRUCTION.
- 2. STAIRS AND HANDRAILS SHALL BE DESIGNED FOR DEAD, WIND AND SEISMIC LOADS, AND THE FOLLOWING LIVE LOADS:
- A. TREADS AND LANDINGS: UNIFORM LOAD OF 100 PSF OR A CONCENTRATED LOAD OF 300 LBS SO LOCATED AS TO PRODUCE MAXIMUM STRESSES.
- IN ANY DIRECTION OR A UNIFORM LOAD OF 50 PLF APPLIED IN A HORIZONTAL DIRECTION, WHICHEVER PRODUCES THE MAXIMUM STRESSES.

B. HANDRAILS AND TOPRAILS: CONCENTRATED LOAD OF 200 LBS APPLIED AT ANY POINT

- 3. THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE MET UNLESS OTHERWISE NOTED:
- a. LANDING BEAMS: 8" CHANNEL MINIMUM

SEE ARCHITECTURAL DRAWINGS.

- b. LANDING STIFFENERS: SPACED AT 16" O.C. MAXIMUM
- c. STRINGERS: 8" TUBE STEEL MINIMUM

 4. FOR STAIR DIMENSIONS, INCLUDING STEP RISE AND RUN AND NON-SLIP SURFACES,

. STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM WITH THE LATEST AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDING AND BRIDGES", AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS — ALLOWABLE STRESS DESIGN AND PLASTIC

STEEL NOTES:

DESIGN", INCLUDING COMMENTARY, AND APPLICABLE PROVISIONS OF AWS "STRUCTURAL WELDING CODE." PARAGRAPH 4.2.1 OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" IS HEREBY MODIFIED BY DELETION OF THE FOLLOWING SENTENCE: "THIS APPROVAL CONSTITUTES THE OWNER'S ACCEPTANCE OF ALL RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ANY DETAIL CONFIGURATION OF CONNECTION DEVELOPED BY THE FABRICATOR AS PART OF THEIR PREPARATION OF THESE SHOP DRAWINGS.

STEEL W-SECTIONS SHALL BE ASTM A992 (Fy = 50KSI), STEEL TUBES SHALL BE ASTM A500/GRADE B (Fy = 46KSI) & OTHER STRUCTURAL SHAPES AND PLATES SHALL BE ASTM A36 (Fy = 36KSI).
 BOLTS SHALL BE ASTM A325.

4. ANCHOR BOLTS AND PLAIN THREADED BARS AND ANCHORS SHALL BE ASTM A36 OR A307, GRADE A.

5. BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC. SHALL BE INSTALLED WITH STEEL WASHERS.

ELECTRODES SHALL CONFORM TO AWS D1.1, GRADE E70XX. E90 SERIES ELECTRODES SHALL BE USED FOR ASTM A706 REINFORCING BARS. ALL WELDING SHALL BE DONE BY WELDERS HOLDING VALID CERTIFICATES ISSUED BY AN ACCEPTED TESTING AGENCY AND HAVING CURRENT EXPERIENCE IN TYPE OF WELDS SHOWN ON THE DRAWINGS OR NOTES. ALL WELDING PER AMERICAN WELDING SOCIETY STANDARDS. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THEIR DISCRETION. SHOP WELDS OR FIELD WELDS SHALL BE SHOWN ON SHOP DRAWINGS.

7. DRYPACK FOR COLUMN BASE PLATES AND BEARING PLATES SHALL BE FIVE STAR GROUT OR AN EQUAL NON-METALLIC SHRINKAGE-RESISTANT GROUT.

CONCRETE NOTES:

- . CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
- 2. CONCRETE SHALL BE READY MIXED CONCRETE IN ACCORDANCE WITH ASTM C94.
 MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 3,000 PSI (DESIGNED FOR 2,500 PSI U.N.O.) EXCEPT AS FOLLOWS:

SLABS ON GRADE 3,000 PSI FOUNDATIONS 2,500 PSI

3. CEMENT SHALL CONFORM TO ASTM C150, TYPE II. AGGREGATE PER ASTM C33. LIGHTWEIGHT AGGREGATE PER ASTM C330. MAXIMUM 3" SLUMP FOR SLABS ON GRADE, 4' FOR OTHER CONCRETE. CONCRETE CONTAINING SUPERPLASTICIZING ADMIXTURE SHALL HAVE FIELD—VERIFIED 3" MAXIMUM SLUMP PRIOR TO ADDING ADMIXTURE AND 8" MAXIMUM SLUMP AT PLACEMENT. MIX DESIGNS SHALL BE DESIGNED BY THE CONCRETE PRODUCTION FACILITY IN ACCORDANCE WITH ACI 301 AND REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

4. CONCRETE SHALL BE FREE OF CHLORIDE. NO FLY ASH ADDITIVES SHALL BE USED IN CONCRETE WHEN USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE. WHEN USED, FLY ASH SHALL CONFORM TO ASTM C618, CLASS F. FLY ASH SHALL NOT REPLACE MORE THAN 15% OF CEMENT BY WEIGHT.

MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED TO BE VIBRATED ONLY AROUND UNDERFLOOR DUCTS, ETC. CAST CLOSURE POUR AROUND COLUMNS AFTER DEAD LOAD IS APPLIED UNLESS APPROVED OTHERWISE IN WRITING BY ARCHITECT. ALL CONCRETE SLABS ON GRADE SHALL BE BOUNDED BY CONTROL JOINTS, KEYED OR SAW CUT SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 225 SQUARE FEET. KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING. ALL OTHER JOINTS MAY BE SAW CUT.
 CONCRETE WHICH HAS CONTAINED WATER FOR MORE THAN 90 MINUTES (60 MINUTES IF AIR TEMPERATURE EXCEEDS 85F) SHALL NOT BE USED. RETEMPERING OF CONCRETE INITIAL SET HAS OCCURRED IS NOT PERMITTED.

7. CURE EXPOSED CONCRETE FOR A MINIMUM OF 7 DAYS IN ACCORDANCE WITH ACI 301 PROCEDURES IN ORDER TO PREVENT CRACKING. CURE WITH CURING AND SEALING COMPOUND, MOIST CURING, MOISTURE—RETAINING COVER CURING OR COMBINATIONS THEREOF.

8. CONCRETE COMPRESSIVE STRENGTH AND SLUMP SHALL BE TESTED PER ASTM C31, C39 AND C143. PROVIDE 3 CYLINDERS PER TEST FOR EACH DAY'S CONCRETE PLACEMENT OR AS DIRECTED BY THE ARCHITECT. TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS. TESTING SHALL BE DONE BY A QUALIFIED TESTING LABORATORY.

PREFAB WOOD TRUSSES:

- 1. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE COMPLETE DESIGN, FABRICATION AND ERECTION PROCEDURES FOR ALL TRUSSES, BLOCKING, INCIDENTAL FRAMING, FRAMING FOR OPENINGS NOT SHOWN ON DRAWINGS, TEMPORARY AND PERMANENT BRACING AND BRIDGING, CONNECTIONS, HOLDOWN ANCHORS AND ALL OTHER ITEMS REQUIRED FOR COMPLETE AND SAFE INSTALLATION OF THE TRUSS SYSTEM. TRUSS CONFIGURATIONS ARE SHOWN ON DRAWINGS.
- 2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH 2018 IBC TO SUPPORT THEIR OWN WEIGHT PLUS SUPERIMPOSED DEAD, LIVE AND LATERAL LOADS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE THE PROJECT IS LOCATED FOR REVIEW PRIOR TO MANUFACTURE. CALCULATIONS AND SHOP DRAWINGS SHALL INCLUDE BUT NOT BE LIMITED TO DESIGN LOADS, ALLOWABLE STRESSES, STRESS DIAGRAMS, TRUSS TO TRUSS CONNECTIONS, SPECIAL BEARING OR CONNECTION DETAILS AND ERECTION DRAWINGS.
- BETWEEN PANEL POINTS AND TENSION TESTED TO MINIMUM OF 1.2 TIMES THE ALLOWABLE TENSION PARALLEL TO THE GRAIN (PER NATIONAL DESIGN SPECIFICATIONS). LIVE LOAD DEFLECTION SHALL BE LIMITED TO SPAN/360 AT ROOF AND SPAN/480 AT FLOOR AT SIMPLE SPAN MEMBERS AND 2 X SPAN/360 AT CANTILEVER MEMBERS. ROOF TRUSS DURATION OF LOAD FACTOR SHALL BE 1.25 UNLESS THERE IS A SNOW LOAD WHICH WOULD REDUCE IT TO 1.15. ALL TRUSSES SHALL BE CAMBERED FOR 1.2 TIMES THE DESIGN DEAD LOAD. LIVE LOAD DEFLECTION DIFFERENCE BETWEEN ADJACENT TRUSSES SHALL BE KEPT TO LESS THAN 1/4" DIFFERENCE.
- BRACING AND BRIDGING SIZES AND SPACING BY TRUSS MANUFACTURER IN
 ACCORDANCE WITH THE LATEST RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE
 (TPI). MINIMUM REQUIREMENTS ARE SHOWN ON THE DRAWINGS. INSTALL AND LAP
 BRACING AND BRIDGING PER LATEST TPI RECOMMENDATIONS. SPECIAL BRACING MAY
 BE REQUIRED FOR MULTIPLE OR CANTILEVER TRUSSES AND WIND UPLIFT CONDITIONS.
 ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL
 EQUIPMENT.
- 6. ALL CONNECTORS SPECIFIED BY THE MANUFACTURER SHALL HAVE CURRENT ICC APPROVAL AND SHALL BE DESIGNED AND SIZED FOR TWICE THE CALCULATED LOAD. NO OFF-SETS FOR CONNECTIONS WILL BE PERMITTED.
- 7. ALL TRUSS TO TRUSS CONNECTIONS ARE THE DESIGN RESPONSIBILITY OF THE TRUSS MANUFACTURER. CALCULATIONS AND DETAILS FOR CONNECTIONS SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.

SHOP DRAWING NOTES:

- 1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ANY ITEMS REQUIRED BY THE ARCHITECTURAL SPECIFICATIONS. CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
- 2. THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTAL. ANY SHOP DRAWINGS OR PRODUCT DATA NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. THE CONTRACTOR SHALL CLOUD OR FLAG ALL ITEMS NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. VERIFY ALL DIMENSIONS WITH ARCHITECT.
- 3. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED BY THE MANUFACTURER OR FABRICATOR. ANY CHANGES, SUBSTITUTIONS OR DEVIATIONS WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED ALLOWED AFTER THE ENGINEER'S REVIEW, UNLESS NOTED ACCORDINGLY BY THE STRUCTURAL ENGINEER.
- 4. THE STRUCTURAL ENGINEER RESERVES THE RIGHT TO ALLOW OR NOT ALLOW ANY CHANGES TO THE ORIGINAL CONTRACT DRAWINGS AT ANY TIME BEFORE OR AFTER SHOP DRAWING REVIEW.
- 5. THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND WHICH ARE NOT NOTED AS ALLOWED BY THE STRUCTURAL ENGINEER OR ARCHITECT ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ITEMS OMITTED OR SHOWN INCORRECTLY ARE CONSTRUCTED IN ACCORDANCE WITH THE ORIGINAL CONTRACT DRAWINGS.
- 6. ALL ENGINEER DESIGNS AND LAYOUTS PERFORMED BY OTHERS SHALL BE SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
- 7. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS AND COMPLETENESS SHALL REST WITH THE CONTRACTOR.
- 8. SHOP DRAWINGS WILL BE RETURNED FOR RESUBMITTAL IF MAJOR ERRORS ARE FOUND DURING REVIEW.
- 9. NO MORE THAN TWO SETS OF BLUELINE PRINTS AND ONE SET OF REPRODUCIBLES WILL BE REVIEWED FOR ANY ADDITIONAL SUBMITTAL.
- 10. ALLOW A MINIMUM OF FIVE WORKING DAYS FOR REVIEW OF SHOP DRAWINGS BY THE STRUCTURAL ENGINEER.

FRAMING NOTES:

- . WOOD FRAMING SHALL CONFORM TO 2018 IBC.
- 2. FRAMING LUMBER SHALL COMPLY WITH THE 2012 EDITION OF THE NATIONAL DESIGN SPECIFICATION. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF A LUMBER GRADING AGENCY CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%. ALL SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH WITH THE FOLLOWING GRADES:

TYPICAL U.N.O. - #2
6X POSTS AND BEAMS - #1

3. ALL PLYWOOD SHALL CONFORM TO PRODUCT STANDARD 1-192 OR APA PRP-108 AND HAVE AN EXTERIOR OR EXPOSURE 1 DURABILITY CLASSIFICATION, AND SHALL BEAR THE STAMP OF AN ICC APPROVED TESTING AGENCY. LAY UP ROOF WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS. ON ROOFS WHERE PLYWOOD IS LAID UP WITH THE LONG DIMENSION PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD. AT WALLS, PROVIDE 2X WOOD BLOCKING AT ALL UNSUPPORTED EDGES. ALL NAILING SHALL BE WITH COMMON NAILS. ALL PLYWOOD SHALL BE OF THE FOLLOWING MINIMUM THICKNESS, SPAN/INDEX RATIO, AND SHALL BE NAILED AS FOLLOWS:

	S	SPAN/INDE	ΣX	
USE	THICKNESS	RÁTIO	EDGE NAILING	FIELD NAILING
	5/8"	32/16	10d AT 6" O.C.	10d AT 12" O.C.
	,	48/24	#10 AT 6" O.C.	#10 AT 10" O.C.
FLOOR	1-1/8" T&G	60/48	#10 AT 6" O.C.	#10 AT 10" O.C.
SHEAR WALL	3/8" U.N.O.	24/0	8d AT 6" O.C.	8d AT 12" O.C.

GLUE ALL FLOOR SHEATHING TO FRAMING MEMBERS BELOW AND USE 3" LONG X #10 SCREWS MINIMUM.

- 4. ALL OSB STRUCTURAL PANELS SHALL MEET OR EXCEED THE PROPERTIES OF THE PLYWOOD STRUCTURAL PANELS SPECIFIED FOR USE ON THE PLANS. WOOD STRUCTURAL PANELS (INCLUDING THOSE USED FOR SIDING, ROOF AND WALL SHEATHING, SUBFLOORING, DIAPHRAGMS AND BUILT—UP MEMBERS) SHALL CONFORM TO THE REQUIREMENTS FOR ITS TYPE IN DOC PS 1 OR PS 2. EACH PANEL OR MEMBER SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY (IBC PARAGRAPH 2303.1.4).
- 5. ALL NAILING SHALL BE WITH COMMON NAILS. DOUBLE UP JOISTS AND TRUSSES BELOW MECHANICAL EQUIPMENT. PROVIDE 2X SOLID BLOCKING AT MID—SPAN AND AT SUPPORTS OF ALL JOISTS. DOUBLE UP STUDS AT JAMBS AND UNDER BEAMS IN BEARING WALLS. PROVIDE 2X BLOCKING AT MID—HEIGHT OF BEARING STUD WALLS. ALL NAILING NOT NOTED SHALL BE ACCORDING TO THE INTERNATIONAL BUILDING CODE
- 6. DO NOT NOTCH, DRILL OR SPLICE JOISTS, BEAMS OR LOAD BEARING OR STRUCTURAL STUDS WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER.
- 7. JOISTS HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG—TIE COMPANY OR EQUAL BY OTHER MANUFACTURER WITH CURRENT ICC APPROVAL. MULTIPLE, SKEWED AND/OR SLOPED HANGERS SHALL BE SUPPLIED BY THE CONTRACTOR WHERE NECESSARY. ALL NAIL HOLES IN JOIST HANGERS AND MISCELLANEOUS FRAMING ANCHORS SHALL BE FILLED WITH NAILS OF THE LARGEST SIZE SHOWN IN THE MANUFACTURER'S LATEST CATALOG.
- B. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA FOR THE DEAD AND LIVE LOADS STATE ON THE DRAWINGS. ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT. SHOP DRAWINGS AND CALCULATIONS STAMPED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
- 9. GLULAM BEAMS SHALL BE DOUGLAS FIR-LARCH 24F-V4 WITH THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,400 PSI, Fv = 265 PSI, Fc (PERP.) = 650 PSI AND E = 1,800,000 PSI. BEAMS CANTILEVERING OVER SUPPORTS SHALL HAVE THE SPECIFIED MINIMUM PROPERTIES TOP AND BOTTOM.
- 10. PARALLAM BEAMS SHALL BE LEVEL TRUSS JOIST PSL 2.0E WITH THE FOLLOWING MINIMUM PROPERTIES: Fb=2,900 PSI, Fv=290 PSI, Fc (PERPENDICULAR) = 750 PSI AND E=2,000,000 PSI.
- 11. FABRICATION AND HANDLING PER THE LATEST AMERICAN INSTITUE OF TIMBER CONSTRUCTION (AITC) STANDARDS. ALL BEAMS SHALL BEAR AITC STAMP AND CERTIFICATE AND GRADE STAMP. ALL BEAMS SHALL BE FABRICATED WITH WATERPROOF GLUE. APPEARANCE GRADE REQUIREMENTS SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
- 12. CAMBER BEAMS AS SHOWN ON THE DRAWINGS. IF NO CAMBER IS SPECIFIED, PROVIDE MANUFACTURER'S STANDARD CAMBER.
- ALL WOOD SILL PLATES ON A CONCRETE SLAB THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE—TREAED WOOD.
 WOOD FRAMING MEMBERS AND FURRING STRIPS IN DIRECT CONTRACT WITH THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE—TREATED WOOD.

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE.
 CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
 THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, BRACING, SHORING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, NOR WILL THE STRUCTURAL ENGINEER BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.
- 4. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- 5. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. WHERE NO SPECIFIC DETAIL IS SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. FOR BIDDING PURPOSES, WHERE ANY MEMBER OR STRUCTURAL ELEMENT IS SHOWN BUT NOT CALLED OUT ON THE PLANS OR DETAILS, THE LARGEST SIMILAR MEMBER OR ELEMENT USED IN THE PROJECT SHALL BE UTILIZED.
 6. DESIGN LOADS:

ROOF DEAD LOAD (SLOPED) = 20 PSF

ROOF LIVE LOAD = 20 PSF (REDUCIBLE) FLOOR DEAD LOAD = 30 PSF

FLOOR LIVE LOAD = 40 PSF

SNOW: GROUND SNOW LOAD = 130PSF (REDUCIBLE), Ce = 1.1, Is = 1.0, Ct = 1.0 WIND: ULTIMATE WIND SPEED = 115 MPH (ULT.) - 3 SEC. GUST, EXPOSURE "C" SEISMIC: DESIGN CATEGORY "C"

FOUNDATION NOTES:

- 1. ALL PERIMETER FOUNDATIONS AND ISOLATED EXTERIOR FOUNDATIONS SHALL BEAR ON 1.0 FEET OF NON-EXPANSIVE FILL AND 8 INCHES OF MOISTURE-CONDITIONED ON-SITE SOIL AT MINIMUM OF 4 FEET BELOW FINAL ADJACENT SITE GRADE. MAXIMUM NET ALLOWABLE BEARING CAPACITY IS 2,000PSF. MINIMUM HORIZONTAL SET BACK OF 10FEET SHOULD BE MAINTAINED BETWEEN THE FOUNDATION BASE AND THE SLOPE FACE FOR FOUNDATIONS ADJACENT TO THE SLOPE.
- 2. DESIGN EARTH LATERAL PRESSURE VALUES ARE: ULTIMATE PASSIVE EARTH PRESSURE RESISTANCE OF 350PSF/FT AND FRICTION FACTOR OF 0.35, AND FACTOR OF SAFETY OF 1.5.
- 3. FOR ALL EARTHWORK REQUIREMENTS FOR THIS PROJECT REFERENCE THE GEOTECHNICAL EVALUATION REPORT No. 3120JS062 PREPARED ON SEPTEMBER 17, 2020 BY WESTERN TECHNOLOGIES INC. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY GEOTECHNICAL ASPECTS OF THIS PROJECT.

EXP. AND EPOXY NOTES:

- EXPANSION BOLTS USED IN CONCRETE SHALL BE A "STRONG-BOLT 2" BY SIMPSON STRONG-TIE, INSTALLED IN ACCORDANCE WITH ICC REPORT NO. ESR-3037.
 EPOXY BOLTS AND DOWELS USED IN "CONCRETE" SHALL BE A THREADED ROD OR
- REINFORCING BAR DOWEL WITH THE "SET-XP" ADHESIVE SYSTEM BY SIMPSON STRONG-TIE, INSTALLED IN ACCORDANCE WITH ICC REPORT NO. ESR-2508.

 3. EPOXY BOLTS AND DOWELS USED IN "MASONRY" SHALL BE A THREADED ROD OR
- REINFORCING BAR DOWEL WITH THE "SET" ADHESIVE SYSTEM BY SIMPSON STRONG-TIE, INSTALLED IN ACCORDANCE WITH ICC REPORT NO. ESR-1772.

 4. CONTRACTOR MAY SUBSTITUTE EXPANSION BOLTS OR EPOXY ADHESIVE OF EQUAL

SHALL NOT BE USED IN MASONRY.

STRUCTURAL ABBREVIATIONS

VALUE IN THE SPECIFIED MATERIAL WITH CURRENT ICC REPORT. EXPANSION BOLTS

ŀ				
	AFF A.B. ACI	ABOVE FINISHED FLOOR ANCHOR BOLT(S) AMERICAN CONCRETE INSTITUTE	LBS (LLV) (LSV)	POUNDS LONG LEG VERTICAL LONG SIDE VERTICAL
	AISC AITC APA ASTM	AMERICAN INSTITUTE OF STEEL CONSTRUCTION AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AMERICAN PLYWOOD ASSOCIATION AMERICAN SOCIETY FOR TESTING & MATERIALS	MAX MCJ MIN	MAXIMUM MASONRY CONTROL JOINT MINIMUM
	AWS	AMERICAN WELDING SOCIETY	N.T.S.	NOT TO SCALE
	CJ CLR CMU	CONTROL JOINT CLEAR CONCRETE MASONRY UNIT	OPP O.C.	OPPOSITE ON CENTER
	CONT CRSI CTJ	CONTINUOUS CONCRETE REINFORCING STEEL INSTITUTE CONSTRUCTION JOINT	PCF PLF PSF	POUNDS PER CUBIC FOOT POUNDS PER LINEAR FOOT POUNDS PER SQUARE FOOT
	d DF	PENNY (nails) DOUGLAS FIR-LARCH		POUNDS PER SQUARE INCH
ŀ	EQ	EQUAL	RS	ROUGH SAWN
	FFE	FINISHED FLOOR ELEVATION	SIM (SLV)	SIMILAR SHORT LEG VERTICAL SHORT SIDE VERTICAL
	GLB G.S.N.	GLUED-LAMINATED BEAM GENERAL STRUCTURAL NOTES	(SSV)	TONGUE AND GROOVE
	HSS	HOLLOW STEEL SECTIONS	TS TYP	TUBE SECTION TYPICAL
	IBC	INTERNATIONAL BUILDING CODE	U.N.O.	UNLESS NOTED OTHERWISE
	ICC ICF	ICC INTERNATIONAL CODE COUNCIL ICF INSULATED CONCRETE FORM		WELD WIRE FABRIC
ĺ	K	KIP(S)		

DEFERRED SUBMITTALS NOTES:

- 1. THE FOLLOWING ITEMS SHALL BE ISSUED AS A DEFERRED SUBMITTAL PER 2012 IBC
 A. PREFABRICATED WOOD TRUSSES.
- B. STEEL STAIRS.
- 2. ALL ITEMS ISSUED AS DEFERRED SUBMITTALS SHALL BE ISSUED A MINIMUM OF 30 DAYS PRIOR TO INSTALLATION AND SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED FOR GENERAL CONFORMANCE TO THE DRAWINGS FIRST BY THE ENGINEER OF RECORD AND THEN THE CITY JURISDICTION BUILDING OFFICIAL. A COPY OF THE SUBMITTAL DOCUMENTS SHALL BE FORWARDED TO THE CITY BUILDING INSPECTOR AFTER THE ENGINEER OF RECORD HAS REVIEWED THE DOCUMENTS AND PRIOR TO ERECTION OF THE DEFERRED SUBMITTAL ITEMS.



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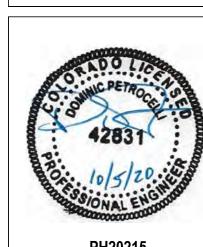
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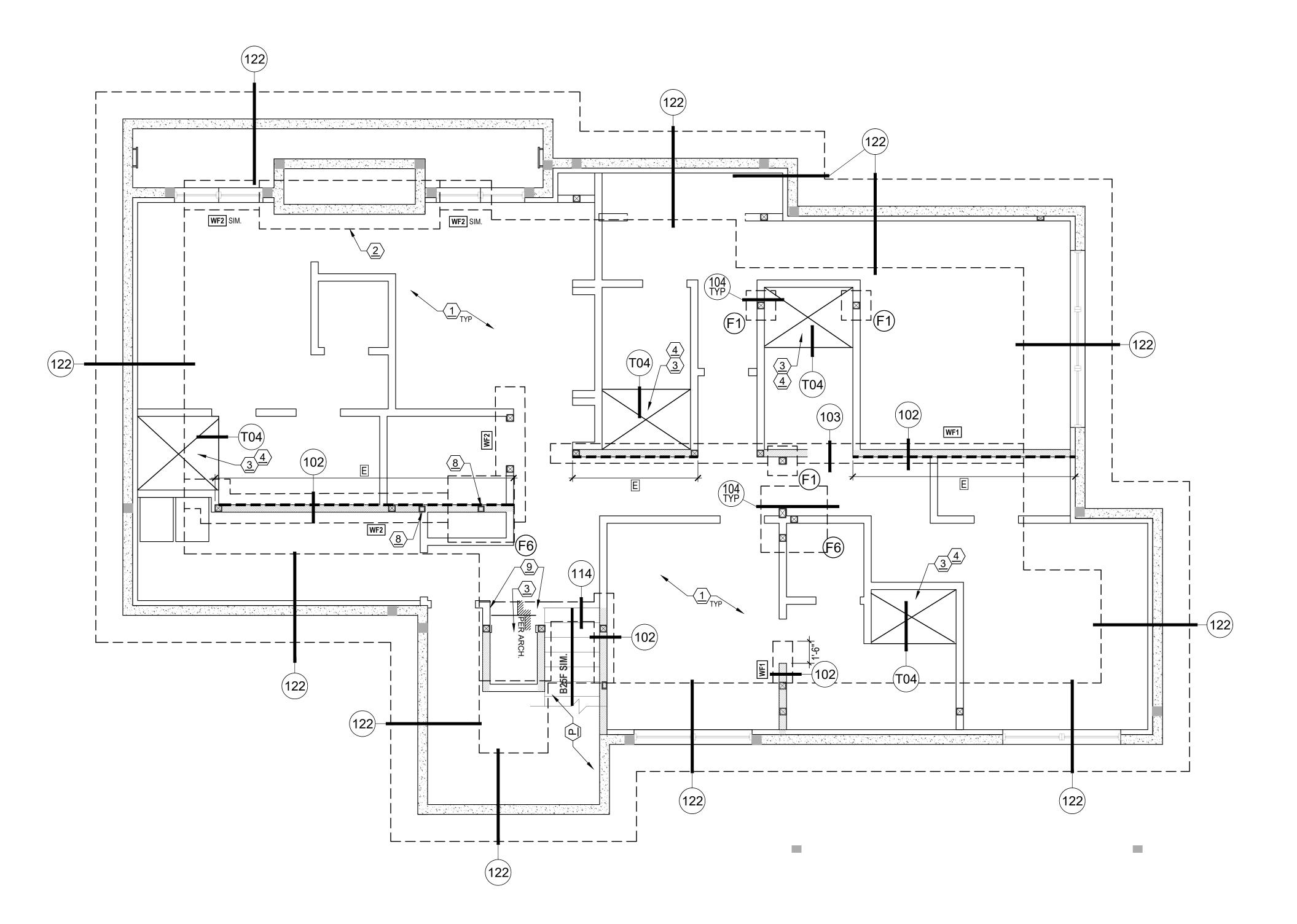
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KILBANE RESIDEN C LOT 716 MOUNTAIN VI ADAMS RANCH RO, MOUNTAIN VILLAGE, COL



DATE 08/22/2020

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HOLDOWN NOTE: SEE SHEET S4.0 FOR LOCATION OF ALL HOLDOWNS AND SHEAR WALL INFORMATION - FRAMING AND FOUNDATION CONTRACTORS TO COORDINATE INSTALLATION PRIOR TO

TYPICAL DETAIL NOTE: REFERENCE TYPICAL DETAIL SHEETS S5.0 & S5.1 FOR TYPICAL DETAILS NOT REFERENCED ON THIS PLAN.

FOUNDATION/STEM POUR.

FOOTING SCHEDULE

(F1) = 24" SQUARE X 12" THICK MINIMUM WITH 3 #4'S EACH WAY (F2) = 30" SQUARE X 12" THICK MINIMUM WITH 3 #5'S EACH WAY

(F3) = 36" SQUARE X 12" THICK MINIMUM WITH 4 #5'S EACH WAY

(F4) = 42" SQUARE X 12" THICK MINIMUM WITH 5 #5'S EACH WAY

(F5) = 48" SQUARE X 14" THICK MINIMUM WITH 6 #5'S EACH WAY

(F6) = 54" SQUARE X 14" THICK MINIMUM WITH 7 #5'S EACH WAY

(F7) = 60" SQUARE X 14" THICK MINIMUM WITH 8 #5'S EACH WAY

(F8) = 66" SQUARE X 14" THICK MINIMUM WITH 9 #5'S EACH WAY

(F9) = 12" THICK X SEE PLANS WITH #5 @ 12" O.C. EACH WAY AT

BOTTOM OF FOOTING WF1 = 1'-4" WIDE X 10" (MIN.) THICK X CONT. WITH (2) #4 CONT. AT

ALL BEARING WOOD STUD WALLS U.N.O.

WF2 = 2'-0" WIDE X 12" THICK CONT. WITH (3) #4 CONT.

SCALE: 1/4"=1'-0"

BASEMENT

WF3] = 2'-6" WIDE X 12" THICK CONT. WITH (3) #5 CONT. & #5 TRANSVERSE AT 12" O.C.

(#) FOUNDATION KEYNOTES:

CONCRETE SLAB (WITH #4 HORIZONTALS AT 24"O.C. OR #3 AT 18" O.C.) EACH WAY CENTERED IN SLAB) OVER 4" A.B.C. SEE G.S.N. REPORT REQUIRING SLAB SUPPORT OF 24" MIN. NON-EXPANSIVE FILL AND 8" OF MOISTURE-CONDITIONED ON-SITE SOIL. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS. SLABS SHOULD HAVE CONTROL JOINTS AT 12 FEET O.C. MAXIMUM AND LEADING FROM RE-ENTRANT CORNERS PER TYPICAL DETAIL T01. VERIFY IF TOOLED OR SAWCUT JOINTS ARE TO BE USED AT EXPOSED CONCRETE SLABS WITH ARCHITECT/OWNER. RE-ENTRANT CORNERS WITHOUT CONTROL JOINTS AND DISCONTINUOUS SLAB JOINTS SHALL HAVE (2)#4 X 48" LONG CENTERED IN SLAB AT 6"O.C. TO PREVENT CRACKING.

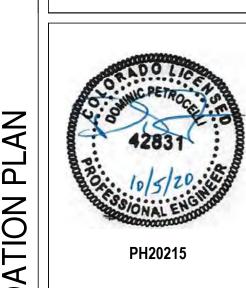
- 12" THICK CONCRETE FOOTING UNDER PREFAB. FIREPLACE/HEARTH/SURROUNDS WITH #5 HORIZONTAL REINFORCING AT 12"O.C. EACH WAY - EXTEND FOOTING 8" BEYOND ALL SIDES.
- 3. DEPRESS CONCRETE SLAB THIS LOCATION SEE ARCHITECTURAL DRAWINGS
- FOR ADDITIONAL INFORMATION.
- SLOPE CONCRETE FLOOR SLAB TO FLOOR DRAIN LOCATION SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL REFERENCE.
- WOOD POST PER FRAMING PLANS WITH (4) SIMPSON H3 CLIPS (ONE EACH CORNER) AT 2X TREATED PLATE WITH 1/2"Ø ANCHOR BOLT 6" MINIMUM FROM POST (EACH SIDE WHERE POSSIBLE).
- WOOD POST PER FRAMING PLANS WITH ABU POST BASE DRYPACK BASE WITH NON-SHRINK GROUT PRIOR TO INSTALLING POST.
- STEP DOWN FOOTINGS TO MEET LOWER FOOTINGS OR CONNECT FOOTING TO UPPER WALL PER DETAIL 118.
- WITH (4) 3/4" Ø ANCHOR BOLTS X 7" EMBEDMENT (9" O.C. EACH WAY) SEE

TYPICAL FOUNDATION NOTES:

- SEE SHEET S1.0 FOR GENERAL STRUCTURAL NOTES.
- SEE GENERAL STRUCTURAL NOTES FOR EARTHWORK REQUIREMENTS PROVIDE 1/2" PREFORMED JOINT FILLER AT ALL LOCATIONS WHERE EXTERIOR SLABS ABUT THE BUILDING U.N.O. ON ARCHITECTURAL
- ALL HORIZONTAL REINFORCING IN FOOTINGS, STEM WALLS AND WALLS SHALL BE CONTINUOUS AROUND ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS.
- SEE ARCHITECTURAL SITE PLAN AND/OR G&D PLAN FOR LOCATIONS AND LIMITS OF SITE WORK, SIDEWALKS, CURBS, SITE WALLS, ETC. STEP FOOTINGS AS REQUIRED PER TYPICAL DETAIL TO MAINTAIN BOTTOM
- OF FOOTING 1'-6" MINIMUM BELOW FINISHED GRADE OR FINISHED FLOOR ELEVATIONS. ALL RETAINING WALL HEIGHTS TO BE VERIFIED WITH FINAL CIVIL G&D
- PLANS. IF RETAINING HEIGHTS EXCEED THE LIMITS SHOWN ON THE DETAILS. NOTIFY ENGINEER OF RECORD FOR ADDITIONAL INFORMATION REQUIRED PRIOR TO ANY FOUNDATION EXCAVATIONS.

PROVIDE CONCRETE HOUSE KEEPING PAD FOR CONDENSING UNITS.

8. STEEL COLUMN PER FRAMING PLAN WITH 3/4" THICK X 10" SQUARE BASE PLATE WITH (4) 3/4" Ø ANCHOR BOLT X 7"EMBEDMENT (7" O.C. EACH WAY) 9. STEEL COLUMN PER FRAMING PLAN WITH 3/4" THICK X 12" SQUARE BASE PLATE DETAILS WHERE STEM WALL / BEAM OCCURS BELOW COLUMN AT 9* FOUNDATION PLAN



DATE 08/22/2020

			CLIDDODTIO	
MARK	BEAM SIZE	BEAM CAMBER		
B1	5-1/8 X 10.5" GLB	0"	(3) 2X6 POST // 208	(3) 2X6 POST // 208
B2	5-1/8 X 10.5" GLB	0"	6X8 POST // 208	(3) 2X6 POST // 205
B3	5-1/8 X 10.5" GLB	0"	6X8 POST // 208	6X8 POST // 208
B4	5-1/8 X 10.5" GLB	0"	(3) 2X6 POST // 203 OR 205	(3) 2X6 POST // 203 OR 205
B5	5-1/8 X 10.5" GLB	0"	(3) 2X6 POST // 205	6X6 POST // 208
B6	HSS8X4X1/4"	_	HSS5X4X1/4" COL. // 238	HSS5X4X1/4" COL. // 238
B7	HSS6X4X1/4"		HSS5X4X1/4" COL. U.N.O.	HSS5X4X1/4" COL. U.N.O.
B8	5-1/8 X 9" GLB	-	ON PLAN // 238 OR 239 (3) 2X6 POST // 208	ON PLAN // 238 OR 239 HSS5X5X1/4" COL. //
В9	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 205	6X6 POST // 206
B10A	5-1/8 X 12" GLB	STD.	6X6 POST // 206	(3) 2X6 POST //216
B10B	5-1/8 X 12" GLB	STD.	(3) 2X6 POST //216	(3) 2X6 POST // 205
B11	5-1/8 X 16.5" GLB	STD.	6X6 POST // 208	6X6 POST // 204
B12	6-3/4 X 21" GLB	STD.	BEAM // 219A	6X8 POST // 205
B13	5-1/8 X 12" GLB	STD.	6X8 POST // 208	(3) 2X6 POST // 216
B14	5-1/8 X 15" GLB	STD.	(3) 2X6 POST // 203	(3) 2X6 POST // 208
B15A	5-1/8 X 15" GLB	STD.	6X6 POST // 203	6X6 POST // 208
B15B	5-1/8 X 15" GLB	STD.	BEAM // 219B	6X6 POST // 203
B16	5-1/8 X 15" GLB	STD.	6X10 POST // 208	BEAM // 219A
B17	5-1/8 X 13.5" GLB	STD.	6X6 POST // 206	6X6 POST // 206
B18	5-1/8 X 13.5" GLB	STD.	BEAM // 219B	6X6 POST // 206
B19	W18 X 16	0"	HSS4X4X1/4" COL. // 229	BEAM // 246
B20	W18 X 50	0"	BEAM // 246	HSS4X4X1/4" COL. // 229
B21	W21 X 73	0"	HSS4X4X1/4" COL. // 229	HSS4X4X1/4" COL. // 229
B22	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 203 OR 205
B23	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 205
B24A	5-1/8 X 13.5" GLB	STD.	HSS5X5X1/4" COL. // 240 SIM.	HSS5X5X1/4" COL. // 240
B24B	W21X68	0"	HSS5X5X1/4" COL. // 229	HSS5X5X1/4" COL. // 229
B25A	HSS6X4X1/4"	-	HSS5X4X1/4" COL. U.N.O. ON PLAN // 239	HSS5X4X1/4" COL. U.N.O. ON PLAN // 239
B25B	W12X26	0"	HSS5X4X1/4" COL. // 229	BEAM // 246
B25C	HSS8X6X1/4"	-	BEAM // 230	BEAM // 236
B25D	HSS6X4X1/2"	-	HSS5X5X1/4" COL. // 238	CONC. WALL // 244 SIM.
B25E	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 208	BEAM // 219A
B25F	HSS8X6X1/4"	_	BEAM // 230	BEAM // 236
B26	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	BEAM // 219B
B27		l NC	I OT USED	
B28	5-1/8 X 9" GLB	STD.	CONC. WALL // 243	(3) 2X6 POST // 205
B29	5-1/8 X 9" GLB	STD.	CONC. WALL // 243	(3) 2X6 POST // 204
B30	5-1/8 X 9" GLB	STD.	CONC. WALL // 243	HSS5X5X1/4" COL. // 240
B31	5-1/8 X 9" GLB	STD.	(2) 2X6 STUB POST // 208	SIM. (3) 2X6 POST // 205
B32	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 203 OR 205	(3) 2X6 POST // 203 OR 209
B33	5-1/8 X 13.5" GLB	STD.	6X6 POST // 204	6X6 POST // 204
	5-1/8 X 18" GLB	STD.	(3) 2X6 POST // 204	
B34		STD.	6X6 POST // 206	6X6 POST // 206 CONC. WALL // 243
B35	5-1/8 X 18" GLB			
B36	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 208
B37	5-1/8 X 13.5" GLB	STD.	(3) 2X6 POST // 208	CONC. WALL // 243
B38	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 208	CONC. WALL // 243
B39	5-1/8 X 9" GLB	STD.	BEAM // 219A	CONC. WALL // 243
B40	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 208
B41	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 208
B42	6-3/4 X 21" GLB	STD.	6X6 POST // 206	6X6 POST // 208
B43	6-3/4 X 21" GLB	STD.	CMU PIER / (1) SIMPSON GLB / 248	CMU PIER / (1) SIMPSON GLB / 248
B44	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 208	CMU PIER / (1) SIMPSON GLB / 248
B45	5-1/8 X 12" GLB	STD.	CMU PIER / (1) SIMPSON GLB / 248	CMU PIER / (1) SIMPSON GLB / 248
		,	т	, — — — — — — — — — — — — — — — — — — —

NOTE(S):

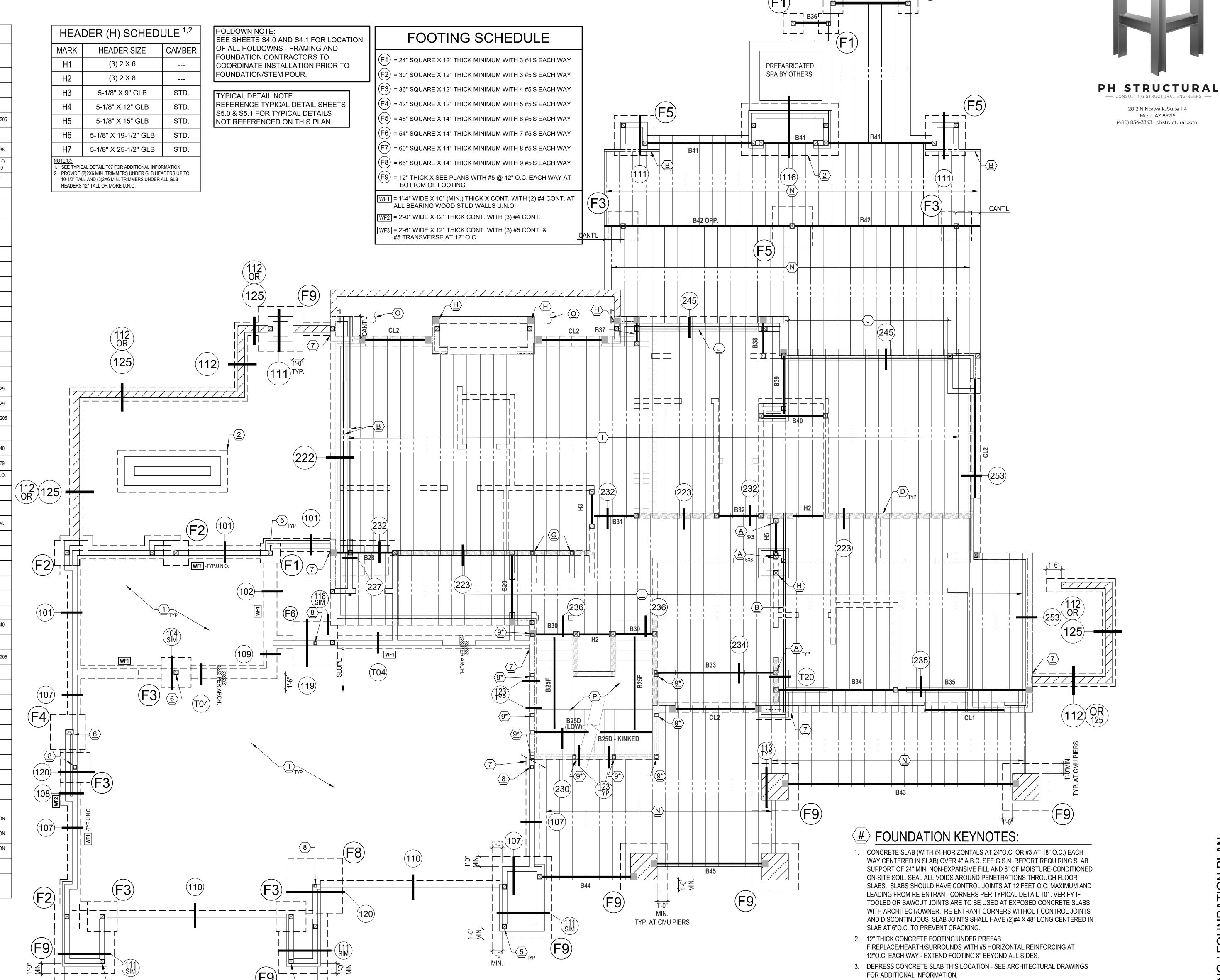
1. WHERE BEAM CAMBER IS SPECIFIED OTHER THAN STANDARD CAMBER, CONTRACTOR HAS THE OPTION TO CONTACT THE ENGINEER OF RECORD FOR A BEAM SIZE WITH STANDARD CAMBER IF DESIRED.

TYPICAL FOUNDATION NOTES:

SEE SHEET S1.0 FOR GENERAL STRUCTURAL NOTES

DRAWINGS.

- PROVIDE 1/2" PREFORMED JOINT FILLER AT ALL LOCATIONS WHERE
- ALL HORIZONTAL REINFORCING IN FOOTINGS, STEM WALLS AND WALLS SHALL BE CONTINUOUS AROUND ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS.
- SEE ARCHITECTURAL SITE PLAN AND/OR G&D PLAN FOR LOCATIONS AND LIMITS OF SITE WORK, SIDEWALKS, CURBS, SITE WALLS, ETC. STEP FOOTINGS AS REQUIRED PER TYPICAL DETAIL TO MAINTAIN BOTTOM OF FOOTING 1'-6" MINIMUM BELOW FINISHED GRADE OR FINISHED FLOOR ELEVATIONS.
- ALL RETAINING WALL HEIGHTS TO BE VERIFIED WITH FINAL CIVIL G&D PLANS. IF RETAINING HEIGHTS EXCEED THE LIMITS SHOWN ON THE DETAILS, NOTIFY ENGINEER OF RECORD FOR ADDITIONAL INFORMATION REQUIRED PRIOR TO ANY FOUNDATION EXCAVATIONS.
- PROVIDE CONCRETE HOUSE KEEPING PAD FOR CONDENSING UNITS.



MAIN LEVEL FLOOR FRAMING / FOUNDATION PLAN

- 4. SLOPE CONCRETE FLOOR SLAB TO FLOOR DRAIN LOCATION SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL REFERENCE.
- 5. WOOD POST PER FRAMING PLANS WITH (4) SIMPSON H3 CLIPS (ONE EACH CORNER) AT 2X TREATED PLATE WITH 1/2"Ø ANCHOR BOLT 6" MINIMUM FROM POST (EACH SIDE WHERE POSSIBLE).
- 6. WOOD POST PER FRAMING PLANS WITH ABU POST BASE DRYPACK BASE WITH
- NON-SHRINK GROUT PRIOR TO INSTALLING POST.

WITH (4) 3/4" Ø ANCHOR BOLT X 7"EMBEDMENT (7" O.C. EACH WAY)

- 7. STEP DOWN FOOTINGS TO MEET LOWER FOOTINGS OR CONNECT FOOTING TO UPPER WALL PER DETAIL 118. 8. STEEL COLUMN PER FRAMING PLAN WITH 3/4" THICK X 10" SQUARE BASE PLATE
- 9. STEEL COLUMN PER FRAMING PLAN WITH 3/4" THICK X 12" SQUARE BASE PLATE WITH (4) 3/4" Ø ANCHOR BOLTS X 7" EMBEDMENT (9" O.C. EACH WAY) - SEE DETAILS WHERE STEM WALL / BEAM OCCURS BELOW COLUMN AT 9*

2812 N Norwalk, Suite 114

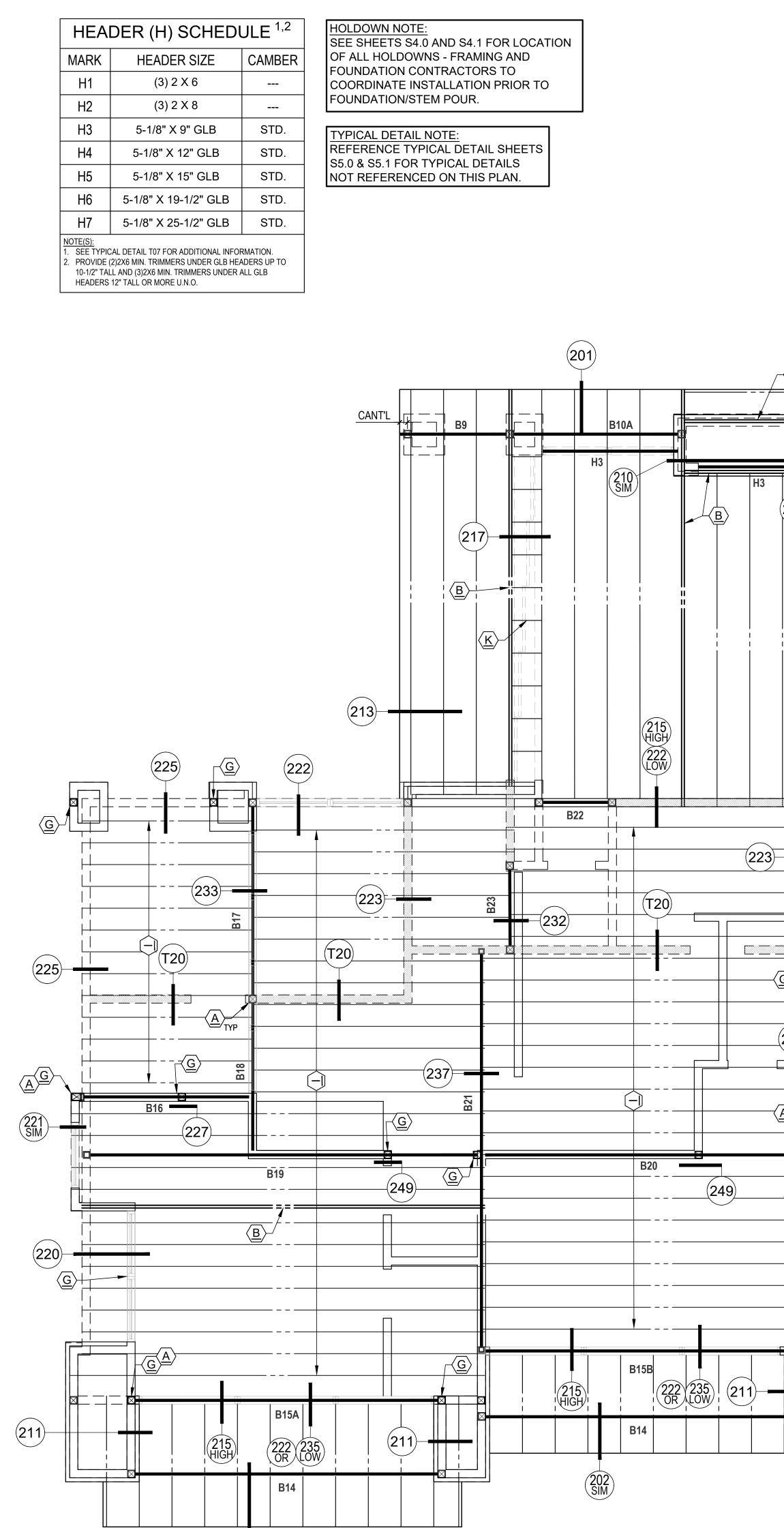
Mesa, AZ 85215

42831

DATE 08/22/2020

BEAM (B) SCHEDULE ¹				
MARK	BEAM SIZE	BEAM CAMBER		ONNECTION
			LEFT (BOTTOM)	RIGHT (TOP)
B1	5-1/8 X 10.5" GLB	0"	(3) 2X6 POST // 208	(3) 2X6 POST // 208
B2	5-1/8 X 10.5" GLB	0"	6X8 POST // 208	(3) 2X6 POST // 205
B3	5-1/8 X 10.5" GLB	0"	6X8 POST // 208	6X8 POST // 208
B4	5-1/8 X 10.5" GLB	0"	(3) 2X6 POST // 203 OR 205	(3) 2X6 POST // 203 OR 205
B5	5-1/8 X 10.5" GLB	0"	(3) 2X6 POST // 205	6X6 POST // 208
B6	HSS8X4X1/4"	-	HSS5X4X1/4" COL. // 238	HSS5X4X1/4" COL. // 238
В7	HSS6X4X1/4"	-	HSS5X4X1/4" COL. U.N.O. ON PLAN // 238 OR 239	HSS5X4X1/4" COL. U.N.O. ON PLAN // 238 OR 239
B8	5-1/8 X 9" GLB	-	(3) 2X6 POST // 208	HSS5X5X1/4" COL. //
В9	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 205	6X6 POST // 206
B10A	5-1/8 X 12" GLB	STD.	6X6 POST // 206	(3) 2X6 POST //216
B10B	5-1/8 X 12" GLB	STD.	(3) 2X6 POST //216	(3) 2X6 POST // 205
B11	5-1/8 X 16.5" GLB	STD.	6X6 POST // 208	6X6 POST // 204
B12	6-3/4 X 21" GLB	STD.	BEAM // 219A	6X8 POST // 205
B13	5-1/8 X 12" GLB	STD.	6X8 POST // 208	(3) 2X6 POST // 216
B14	5-1/8 X 15" GLB	STD.	(3) 2X6 POST // 203	(3) 2X6 POST // 208
B15A	5-1/8 X 15" GLB	STD.	6X6 POST // 203	6X6 POST // 208
B15B	5-1/8 X 15" GLB	STD.	BEAM // 219B	6X6 POST // 203
B16	5-1/8 X 15" GLB	STD.	6X10 POST // 208	BEAM // 219A
			6X10 POST // 208	
B17	5-1/8 X 13.5" GLB	STD.		6X6 POST // 206
B18	5-1/8 X 13.5" GLB	STD.	BEAM // 219B	6X6 POST // 206
B19	W18 X 16	0"	HSS4X4X1/4" COL. // 229	BEAM // 246
B20	W18 X 50	0"	BEAM // 246	HSS4X4X1/4" COL. // 229
B21	W21 X 73	0"	HSS4X4X1/4" COL. // 229	HSS4X4X1/4" COL. // 229
B22	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 203 OR 205
B23	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 205
B24A	5-1/8 X 13.5" GLB	STD.	HSS5X5X1/4" COL. // 240 SIM.	HSS5X5X1/4" COL. // 240
B24B	W21X68	0"	HSS5X5X1/4" COL. // 229	HSS5X5X1/4" COL. // 229
B25A	HSS6X4X1/4"	-	HSS5X4X1/4" COL. U.N.O. ON PLAN // 239	HSS5X4X1/4" COL. U.N.O. ON PLAN // 239
B25B	W12X26	0"	HSS5X4X1/4" COL. // 229	BEAM // 246
B25C	HSS8X6X1/4"	-	BEAM // 230	BEAM // 236
B25D	HSS6X4X1/2"	-	HSS5X5X1/4" COL. // 238	CONC. WALL // 244 SIM.
B25E	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 208	BEAM // 219A
B25F	HSS8X6X1/4"	-	BEAM // 230	BEAM // 236
B26	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	BEAM // 219B
B27		NC	⊥ OT USED	
B28	5-1/8 X 9" GLB	STD.	CONC. WALL // 243	(3) 2X6 POST // 205
B29	5-1/8 X 9" GLB	STD.	CONC. WALL // 243	(3) 2X6 POST // 204
B30	5-1/8 X 9" GLB	STD.	CONC. WALL // 243	HSS5X5X1/4" COL. // 240
B31	5-1/8 X 9" GLB	STD.	(2) 2X6 STUB POST // 208	SIM. (3) 2X6 POST // 205
B32	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 203 OR 205	(3) 2X6 POST // 203 OR 205
	5-1/8 X 13.5" GLB	STD.	6X6 POST // 204	6X6 POST // 204
B33				
B34	5-1/8 X 18" GLB	STD.	(3) 2X6 POST // 204	6X6 POST // 206
B35	5-1/8 X 18" GLB	STD.	6X6 POST // 206	CONC. WALL // 243
B36	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 208
B37	5-1/8 X 13.5" GLB	STD.	(3) 2X6 POST // 208	CONC. WALL // 243
B38	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 208	CONC. WALL // 243
B39	5-1/8 X 9" GLB	STD.	BEAM // 219A	CONC. WALL // 243
B40	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 208
B41	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 208
B42	6-3/4 X 21" GLB	STD.	6X6 POST // 206	6X6 POST // 208
B43	6-3/4 X 21" GLB	STD.	CMU PIER / (1) SIMPSON GLB / 248	CMU PIER / (1) SIMPSON GLB / 248
B44	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 208	CMU PIER / (1) SIMPSON GLB / 248
B45	5-1/8 X 12" GLB	STD.	CMU PIER / (1) SIMPSON GLB / 248	CMU PIER / (1) SIMPSON GLB / 248
B46	5-1/8 X 9" GLB	0"	6X8 POST // 206	(3) 2X6 POST // 208
		<u> </u>	1	<u> </u>

STUD WALL SCHEDULE					
MAXIMUM PLATE HEIGHT	LOCATION	STUD SIZE	STUD SPACING	NOTES	
14'-0"	EXTERIOR	2X6 D.F.#2	AT 16" O.C.	DET. T07	
18'-0"	EXTERIOR	2X6 D.F.#2	AT 12" O.C.	DET. T07	
21'-0"	EXTERIOR	2X8 D.F.#2	AT 12" O.C.	DET. T07	



SCALE: 1/4"=1'-0" MAIN LEVEL ROOF / UPPER FLOOR FRAMING



POST PER BEAM SCHEDULE U.N.O. PER PLAN.

#> FRAMING KEYNOTES:

- GIRDER TRUSS PER TRUSS MANUFACTURER SEE FRAMING PLAN NOTES FOR TYPICAL BEARING SUPPORT.
- C. NOT USED

B25A TYP. LAID FLAT (HIGH&LOW)

_____ - INDICATES INTERIOR BEARING/SHEAR WALL (OR INTERIOR BEARING OF THICKENED WALL).

(250)

- INDICATES OVERFRAMING PER TYPICAL DETAIL T18. GLASS PANELS BY OTHERS. SEE ARCHITECTURAL DRAWINGS AND MANUFACTURER'S
- DRAWINGS FOR MORE INFORMATION AND CONNECTION REQUIREMENTS. POST FROM ABOVE - SEE SHEET S3.1 FOR ADDITIONAL INFORMATION.
- DESIGN TRUSS FOR AXIAL LOAD SHOWN ON PLAN DUE TO WIND OR SEISMIC PREFAB. FLOOR TRUSS AT 16"O.C. - REFERENCE ARCHITECTURAL SECTIONS FOR & ADDITIONAL INFORMATION.
- J. TRUSS MANUFACTURERS TO DESIGN TRUSSES TO SUPPORT LINE LOAD EXERTED FROM WINDOWS/DOORS ABOVE.

TYPICAL BEAM BETWEEN STEEL COLUMNS AT PERIMETER AT TOP OF FRAME AND AT

- K. 2X6 MINIMUM WOOD BLOCKING BETWEEN WOOD TRUSSES AT 24" O.C. WHERE WINDOW WALL BELOW OCCURS. REFER TO DETAIL 217 FOR MORE INFORMATION.
- 8'-0" O.C. MAX VERTICALLY SEE PLAN FOR SIZE M. ATTACH STEEL COLUMN TO (2) WOOD STUDS ON EACH SIDE OF COLUMN WITHIN STUD WALL WITH 1/2"Ø THREADED BOLTS CENTERED AND WELDED TO COLUMN WITH 3/16" FILLET WELD ALL AROUND AND BOLTED THROUGH (2) STUDS MIN. ON EACH
- SIDE AND AT 32" O.C. VERTICALLY FOR FULL HEIGHT OF COLUMN. N. WOOD JOISTS AT 16" O.C.
- USE 3X12 D.F. #1 FOR 9'-0" MAX. SPAN USE 4X12 D.F. #1 FOR 14'-0" MAX. SPAN
- O. NO FRAMING OPEN AREA SEE ARCHITECTURAL FOR MORE INFORMATION. P. STEEL STAIRS SHALL BE A DEFERRED SUBMITTAL BY OTHERS AND FINAL DESIGN SHALL BE SUBMITTED FOR REVIEW PER THE SHOP DRAWING PROCESS AS DESCRIBED IN THE G.S.N.

TYPICAL FRAMING NOTES:

PROFILES WITH ARCHITECTURAL DRAWINGS.

(201)

- SEE SHEET S1.0 FOR GENERAL STRUCTURAL NOTES.
- ALL EXTERIOR STUD WALLS SHALL BE 2X6 MIN. STUDS AT 16"O.C. AT PLATE HEIGHTS UP TO 14'-0" MAX. HEIGHT. SEE STUD WALL SCHEDULE FOR WALLS EXCEEDING 14'-0". SEE TYPICAL WOOD STUD WALL FRAMING DETAIL T07 U.N.O. ALL INTERIOR BEARING STUD WALLS SHALL BE 2X6 MIN. STUDS AT 16"O.C. PER
- TYPICAL WOOD STUD WALL FRAMING DETAIL U.N.O. USE (2)2X6 MIN. POST UNDER ALL BEAMS, GIRDERS OR MULTI-PLY TRUSSES AT
- BEARING POINTS U.N.O. ON PLANS OR SCHEDULES. SHEATH ALL EXTERIOR WOOD STUDS WITH 3/8" PLYWOOD AND ATTACH WITH NAILS AT
- 6"O.C. EDGES AND 12"O.C. FIELD -TYPICAL U.N.O. ROOF SHEATHING SHALL BE 5/8" PLYWOOD AT SLOPED ROOFS AND 1/2" PLYWOOD MINIMUM AT FLAT ROOFS.
- ROOFS SHALL BE FRAMED WITH PREFABRICATED WOOD TRUSSES AT 24"O.C. (MAX). DOUBLE TRUSSES AROUND OPENINGS, ETC. AS REQUIRED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR 300# POINT LOAD IN ADDITION TO OTHER POINT LOADS -TYPICAL. TRUSS MANUFACTURER TO VERIFY ALL TRUSS
- INTERIOR FLOOR SHEATHING SHALL BE 1-1/8" T&G PLYWOOD, GLUED AND SCREWED U.N.O.
- EXTERIOR FLOOR SHALL BE 3/4" T&G PLYWOOD, GLUED AND SCREWED U.N.O. SEE BEAM SCHEDULE FOR ALL BEAM END SUPPORTS AND CONNECTION DETAILS -TYPICAL U.N.O. PER PLAN.



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42831

DATE 08/22/2020

BEAM (B) SCHEDULE ¹					
MARK	BEAM SIZE	BEAM CAMBER	SUPPORT/C LEFT (BOTTOM)	ONNECTION RIGHT (TOP)	
B1	5-1/8 X 10.5" GLB	0"	(3) 2X6 POST // 208	(3) 2X6 POST // 208	
B2	5-1/8 X 10.5" GLB	0"	6X8 POST // 208	(3) 2X6 POST // 205	
В3	5-1/8 X 10.5" GLB	0"	6X8 POST // 208	6X8 POST // 208	
B4	5-1/8 X 10.5" GLB	0"	(3) 2X6 POST // 203 OR 205	(3) 2X6 POST // 203 OR 205	
B5	5-1/8 X 10.5" GLB	0"	(3) 2X6 POST // 205	6X6 POST // 208	
B6	HSS8X4X1/4"	-	HSS5X4X1/4" COL. // 238	HSS5X4X1/4" COL. // 238	
B7	HSS6X4X1/4"	-	HSS5X4X1/4" COL. U.N.O. ON PLAN // 238 OR 239	HSS5X4X1/4" COL. U.N.O. ON PLAN // 238 OR 239	
B8	5-1/8 X 9" GLB	-	(3) 2X6 POST // 208	HSS5X5X1/4" COL. //	
В9	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 205	6X6 POST // 206	
B10A	5-1/8 X 12" GLB	STD.	6X6 POST // 206	(3) 2X6 POST //216	
B10B	5-1/8 X 12" GLB	STD.	(3) 2X6 POST //216	(3) 2X6 POST // 205	
B11	5-1/8 X 16.5" GLB	STD.	6X6 POST // 208	6X6 POST // 204	
B12	6-3/4 X 21" GLB	STD.	BEAM // 219A	6X8 POST // 205	
B13	5-1/8 X 12" GLB	STD.	6X8 POST // 208	(3) 2X6 POST // 216	
B14	5-1/8 X 15" GLB	STD.	(3) 2X6 POST // 203	(3) 2X6 POST // 208	
B15A	5-1/8 X 15" GLB	STD.	6X6 POST // 203	6X6 POST // 208	
B15B	5-1/8 X 15" GLB	STD.	BEAM // 219B	6X6 POST // 203	
B16	5-1/8 X 15" GLB	STD.	6X10 POST // 208	BEAM // 219A	
B17	5-1/8 X 13.5" GLB	STD.	6X6 POST // 206	6X6 POST // 206	
B18	5-1/8 X 13.5" GLB	STD.	BEAM // 219B	6X6 POST // 206	
B19	W18 X 16	0"	HSS4X4X1/4" COL. // 229	BEAM // 246	
B20	W18 X 50	0"	BEAM // 246	HSS4X4X1/4" COL. // 229	
B21	W21 X 73	0"	HSS4X4X1/4" COL. // 229	HSS4X4X1/4" COL. // 229	
B22	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 203 OR 205	
B23	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 205	
B24A	5-1/8 X 13.5" GLB	STD.	HSS5X5X1/4" COL. // 240 SIM.	HSS5X5X1/4" COL. // 240	
B24B	W21X68	0"	HSS5X5X1/4" COL. // 229	HSS5X5X1/4" COL. // 229	
B25A	HSS6X4X1/4"	_	HSS5X4X1/4" COL. U.N.O. ON PLAN // 239	HSS5X4X1/4" COL. U.N.O. ON PLAN // 239	
B25B	W12X26	0"	HSS5X4X1/4" COL. // 229	BEAM // 246	
B25C	HSS8X6X1/4"	-	BEAM // 230	BEAM // 236	
B25D	HSS6X4X1/2"	_	HSS5X5X1/4" COL. // 238	CONC. WALL // 244 SIM.	
B25E	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 208	BEAM // 219A	
B25F	HSS8X6X1/4"	_	BEAM // 230	BEAM // 236	
B26	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	BEAM // 219B	
B27		NC	T USED		
B28	5-1/8 X 9" GLB	STD.	CONC. WALL // 243	(3) 2X6 POST // 205	
B29	5-1/8 X 9" GLB	STD.	CONC. WALL // 243	(3) 2X6 POST // 204	
B30	5-1/8 X 9" GLB	STD.	CONC. WALL // 243	HSS5X5X1/4" COL. // 240 SIM.	
B31	5-1/8 X 9" GLB	STD.	(2) 2X6 STUB POST // 208	(3) 2X6 POST // 205	
B32	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 203 OR 205	(3) 2X6 POST // 203 OR 205	
B33	5-1/8 X 13.5" GLB	STD.	6X6 POST // 204	6X6 POST // 204	
B34	5-1/8 X 18" GLB	STD.	(3) 2X6 POST // 204	6X6 POST // 206	
B35	5-1/8 X 18" GLB	STD.	6X6 POST // 206	CONC. WALL // 243	
B36	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 208	
B37	5-1/8 X 13.5" GLB	STD.	(3) 2X6 POST // 208	CONC. WALL // 243	
B38	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 208	CONC. WALL // 243	
B39	5-1/8 X 9" GLB	STD.	BEAM // 219A	CONC. WALL // 243	
B40	5-1/8 X 9" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 208	
B41	5-1/8 X 12" GLB	STD.	(3) 2X6 POST // 208	(3) 2X6 POST // 208	
B42	6-3/4 X 21" GLB	STD.	6X6 POST // 206	6X6 POST // 208	
B43	6-3/4 X 21" GLB	STD.	CMU PIER / (1) SIMPSON	CMU PIER / (1) SIMPSON	
B44	5-1/8 X 12" GLB	STD.	GLB / 248 (3) 2X6 POST // 208	GLB / 248 CMU PIER / (1) SIMPSON GLB / 248	
B45	5-1/8 X 12" GLB	STD.	CMU PIER / (1) SIMPSON	GLB / 248 CMU PIER / (1) SIMPSON	
٠,٠	5 ./5 / 12 OLD		GLB / 248	GLB / 248	

WHERE BEAM CAMBER IS SPECIFIED OTHER THAN STANDARD CAMBER, CONTRACTOR HAS THE OPTION TO CONTACT THE ENGINEER OF RECORD FOR A BEAM SIZE WITH STANDARD CAMBER IF DESIRED.

5-1/8 X 9" GLB

(3) 2X6 POST // 208

HEADER (H) SCHEDULE 1,2 **HEADER SIZE** MARK (3) 2 X 6 (3) 2 X 8 5-1/8" X 9" GLB STD. STD. 5-1/8" X 12" GLB STD. 5-1/8" X 15" GLB 5-1/8" X 19-1/2" GLB

H7 5-1/8" X 25-1/2" GLB STD. SEE TYPICAL DETAIL T07 FOR ADDITIONAL INFORMATION. PROVIDE (2)2X6 MIN. TRIMMERS UNDER GLB HEADERS UP TO 10-1/2" TALL AND (3)2X6 MIN. TRIMMERS UNDER ALL GLB HEADERS 12" TALL OR MORE U.N.O.

EXTERIOR

EXTERIOR

EXTERIOR

LOCATION | STUD SIZE

MAXIMUM

PLATE

HEIGHT

14'-0"

18'-0"

21'-0"

STUD WALL SCHEDULE

2X6 D.F.#2

2X6 D.F.#2

2X8 D.F.#2

SPACING

AT 16" O.C.

AT 12" O.C.

AT 12" O.C.

HOLDOWN NOTE: SEE SHEETS S4.0 AND S4.1 FOR LOCATION OF ALL HOLDOWNS - FRAMING AND FOUNDATION CONTRACTORS TO COORDINATE INSTALLATION PRIOR TO FOUNDATION/STEM POUR.

TYPICAL DETAIL NOTE: REFERENCE TYPICAL DETAIL SHEETS S5.0 & S5.1 FOR TYPICAL DETAILS NOT REFERENCED ON THIS PLAN.

NOTES

DET. T07

DET. T07

TYPICAL FRAMING NOTES:

- SEE SHEET S1.0 FOR GENERAL STRUCTURAL NOTES. ALL EXTERIOR STUD WALLS SHALL BE 2X6 MIN. STUDS AT 16"O.C. AT PLATE HEIGHTS UP TO 14'-0" MAX. HEIGHT. SEE STUD WALL SCHEDULE FOR WALLS EXCEEDING 14'-0". -SEE TYPICAL WOOD STUD WALL FRAMING DETAIL T07 U.N.O.
- ALL INTERIOR BEARING STUD WALLS SHALL BE 2X6 MIN. STUDS AT 16"O.C. PER TYPICAL WOOD STUD WALL FRAMING DETAIL U.N.O.
- USE (2)2X6 MIN. POST UNDER ALL BEAMS, GIRDERS OR MULTI-PLY TRUSSES AT BEARING POINTS U.N.O. ON PLANS OR SCHEDULES.
- SHEATH ALL EXTERIOR WOOD STUDS WITH 3/8" PLYWOOD AND ATTACH WITH NAILS AT 6"O.C. EDGES AND 12"O.C. FIELD -TYPICAL U.N.O.
- ROOF SHEATHING SHALL BE 5/8" PLYWOOD AT SLOPED ROOFS AND 1/2" PLYWOOD MINIMUM AT FLAT ROOFS.
- ROOFS SHALL BE FRAMED WITH PREFABRICATED WOOD TRUSSES AT 24"O.C. (MAX). DOUBLE TRUSSES AROUND OPENINGS, ETC. AS REQUIRED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR 300# POINT LOAD IN ADDITION TO OTHER POINT LOADS -TYPICAL. TRUSS MANUFACTURER TO VERIFY ALL TRUSS PROFILES WITH ARCHITECTURAL DRAWINGS.
- INTERIOR FLOOR SHEATHING SHALL BE 1-1/8" T&G PLYWOOD, GLUED AND SCREWED

- EXTERIOR FLOOR SHALL BE 3/4" T&G PLYWOOD, GLUED AND SCREWED U.N.O. - SEE BEAM SCHEDULE FOR ALL BEAM END SUPPORTS AND CONNECTION DETAILS -TYPICAL U.N.O. PER PLAN.

PH STRUCTURAL

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D. [_____ - INDICATES INTERIOR BEARING/SHEAR WALL (OR INTERIOR BEARING OF THICKENED WALL). - INDICATES OVERFRAMING PER TYPICAL DETAIL T18.

F. GLASS PANELS BY OTHERS. SEE ARCHITECTURAL DRAWINGS AND MANUFACTURER'S DRAWINGS FOR MORE INFORMATION AND CONNECTION REQUIREMENTS. G. POST FROM ABOVE - SEE SHEET S3.1 FOR ADDITIONAL INFORMATION.

B. GIRDER TRUSS PER TRUSS MANUFACTURER - SEE FRAMING PLAN NOTES FOR

DESIGN TRUSS FOR AXIAL LOAD SHOWN ON PLAN DUE TO WIND OR SEISMIC PREFAB. FLOOR TRUSS AT 16"O.C. - REFERENCE ARCHITECTURAL SECTIONS FOR MAXIMUM TRUSS DEPTHS. TRUSS MANUFACTURER TO PROVIDE BLOCK-OUT IN WEBS FOR MECHANICAL DUCT RUNS. SEE MECHANICAL DRAWINGS FOR DUCT LOCATIONS

& ADDITIONAL INFORMATION. J. TRUSS MANUFACTURERS TO DESIGN TRUSSES TO SUPPORT LINE LOAD EXERTED FROM WINDOWS/DOORS ABOVE.

K. 2X6 MINIMUM WOOD BLOCKING BETWEEN WOOD TRUSSES AT 24" O.C. WHERE WINDOW WALL BELOW OCCURS. REFER TO DETAIL 217 FOR MORE INFORMATION. L. TYPICAL BEAM BETWEEN STEEL COLUMNS AT PERIMETER AT TOP OF FRAME AND AT 8'-0" O.C. MAX VERTICALLY - SEE PLAN FOR SIZE

M. ATTACH STEEL COLUMN TO (2) WOOD STUDS ON EACH SIDE OF COLUMN WITHIN STUD WALL WITH 1/2"Ø THREADED BOLTS CENTERED AND WELDED TO COLUMN WITH 3/16" FILLET WELD ALL AROUND AND BOLTED THROUGH (2) STUDS MIN. ON EACH SIDE AND AT 32" O.C. VERTICALLY FOR FULL HEIGHT OF COLUMN.

N. WOOD JOISTS AT 16" O.C. USE 3X12 D.F. #1 FOR 9'-0" MAX. SPAN

⟨#⟩ FRAMING KEYNOTES:

TYPICAL BEARING SUPPORT.

C. NOT USED

A. POST PER BEAM SCHEDULE U.N.O. PER PLAN.

USE 4X12 D.F. #1 FOR 14'-0" MAX. SPAN O. NO FRAMING - OPEN AREA SEE ARCHITECTURAL FOR MORE INFORMATION. P. STEEL STAIRS SHALL BE A DEFERRED SUBMITTAL BY OTHERS AND FINAL DESIGN SHALL BE SUBMITTED FOR REVIEW PER THE SHOP DRAWING PROCESS AS DESCRIBED IN THE G.S.N.

B7 TYP. LAID FLAT

SCALE: 1/4"=1'-0"
UPPER LEVEL **ROOF FRAMING**

5-1/2 X 9" GLB -



DATE 08/22/2020 SHEET NO

SHEAR WALL PLAN NOTES:

- ALL 2X USED AS SHEAR WALLS SHALL BE AT 16" O.C. MAXIMUM
- SEE SHEET S1.0 FOR GENERAL STRUCTURAL NOTES.
- ALL SHEATHING CONTINUOUS TO TOP OF WALL UNLESS NOTED OTHERWISE. NAILING REQUIREMENTS APPLY TO ALL PANEL EDGES, TOP AND BOTTOM PLATES, AND BLOCKING. STUDS FOR PLYWOOD SHEAR WALLS TO BE NOT SMALLER THAN 2X6 SPACED AT NOT MORE THAN 16" O.C. (TYPICAL) U.N.O. ON SHEAR WALL SCHEDULE. STUDS FOR GYPSUM WALL BOARD SHEAR WALLS TO BE NOT SMALLER THAN 2X6 SPACED AT NOT MORE THAN 16" O.C.. 3/8" AND 15/32" PANEL GRADE PLYWOOD SHEATHING SHALL BE STRUCTURAL U.N.O.
- FOR FRAMING POST SIZES SEE FRAMING PLAN
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 3/8" MINIMUM PLYWOOD AND ATTACHED WITH 8d NAILS AT 6" O.C. EDGE AND 12" O.C. FIELD. 2X SILL PLATE WITH 1/2" Ø ANCHOR BOLTS AT 48" O.C. U.N.O. IN SHEAR WALL SCHEDULE.

(#) SHEAR WALL KEYNOTES:

1. STRAP AROUND WINDOW PER TYPICAL DETAIL T28. 2. ATTACH SHEAR WALL CHORD MEMBER TO ADJACENT WOOD POST

W/ (2) 16d FACE NAILS AT 4" O.C. VERTICALLY FULL HEIGHT.

HOLDOWN SCHEDULE 1,2,5						
HOLDOWN SCHEDULE						
MARK	TYPE	CAPACITY(#) (CONCRETE)	ANCHOR BOLT (SIMPSON)	DETAIL		
HD-1	STHD10	2,910#		T13		
HD-2	STHD14	4,935#		T13		
HD-3	HTT5	5,090#	SB 5/8 X 24 ³	T12		
HD-4	HDQ8 ⁴	9,230#	SB 7/8 X 24 ^{3,7}	T12		
HD-5	CS14	2,490#	16" END LENGTH	T22		
HD-6	CMST14	6,490#	30" END LENGTH	T22		

1. SEE DETAILS T12, T13 & T22 FOR TYPICAL HOLDOWN INSTALLATION.

- 2. FOUNDATION AND FRAMING CONTRACTORS TO COORDINATE PRIOR TO CONSTRUCTION. 3. DEEPEN FOOTING TO MAINTAIN 3" MINIMUM SOIL CLEARANCE FROM
- 4. USE (3)2X6 MIN. POST AT THESE HOLDOWNS & ATTACH WITH 20-SDS 1/4" X 3" SCREWS.
- 5. USE 16d X 2-1/2" NAILS FOR HOLDOWN ATTACHMENT U.N.O. 6. AS OPTION CONTRACT MAY DRILL & EPOXY ALL—THREADED EPOXY RODS OF THE SAME DIAMETER IN LIEU OF SB ANCHOR BOLTS. MINIMUM ROD EMBEDMENT INTO CONCRETE SHALL BE 12" & 15" FOR 5/8"Ø & 7/8"Ø, RESPECTIVELY. USE SIMPSON "SET-XP" ADHESIVE. SPECIAL STRUCTURAL INSPECTION IS REQUIRED FOR EPOXY PROCEDURE.

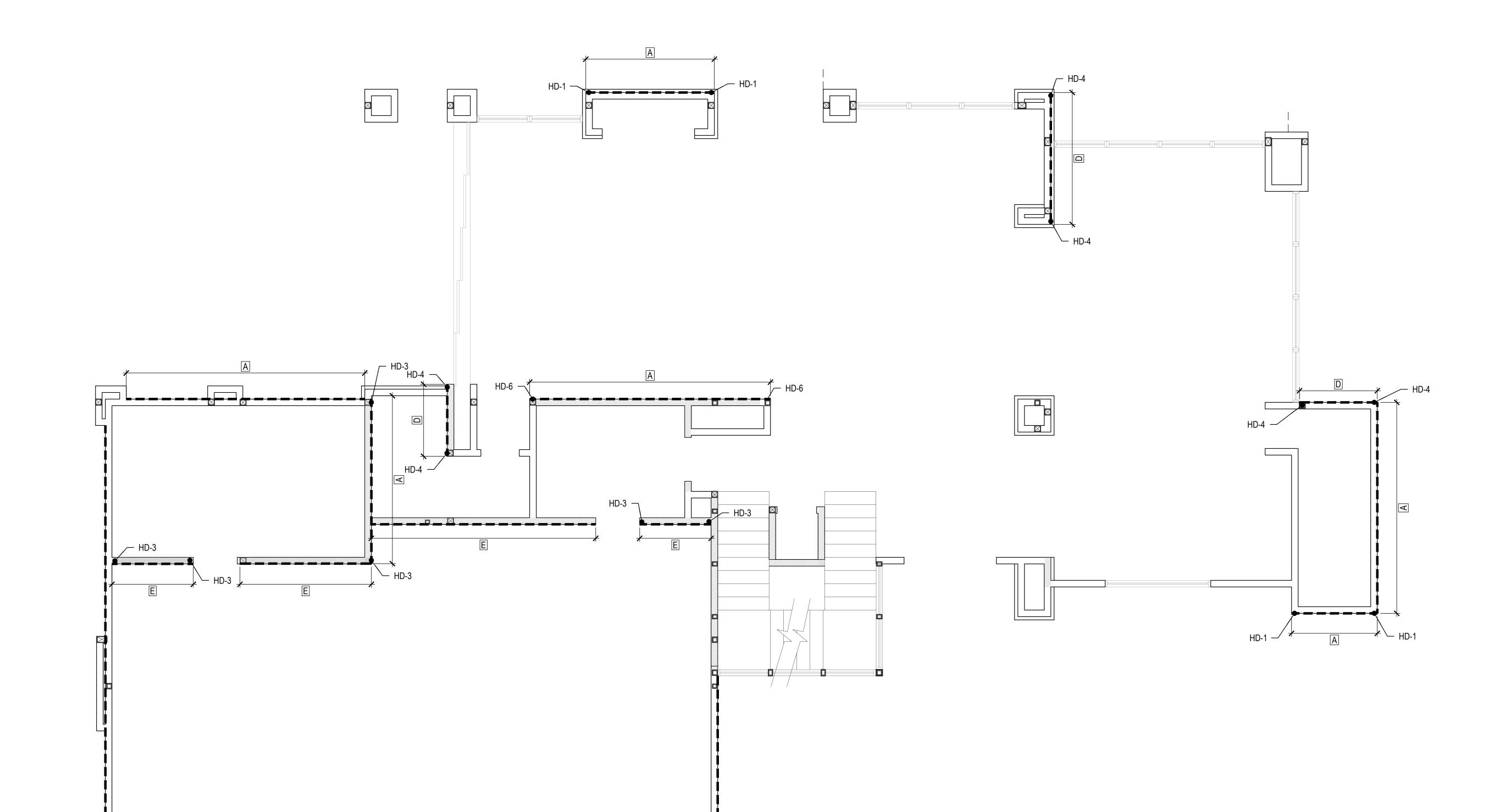
7. 8" THICK STEM REQUIRED AT THESE ANCHORS.

ANCHOR BOLT.

	SHEAR WALL SCHEDULE 1,4					
1 MARK	SHEATHING MATERIAL	SILL PLATE BOLTING/NAILING	MIN. WALL 3 CHORD MEMBER			
А	3/8" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 6" O.C. (V= 364 PLF)	2x SILL PLATE ANCHOR BOLTS 1/2" DIA. AT 32" O.C. "OR" 16d NAILS AT 6" O.C. AT SILL PLATE AT UPPER LEVEL	(2) 2X STUDS			
В	3/8" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 4" O.C. (V= 532 PLF)	2x SILL PLATE ANCHOR BOLTS 1/2" DIA. AT 16" O.C. "OR" 16d NAILS AT 4" O.C. AT SILL PLATE AT UPPER LEVEL	(2) 2X STUDS			
С	3/8" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 3"O.C. (V= 686PLF)	2x SILL PLATE ANCHOR BOLTS 1/2" DIA. AT 12" O.C. "OR" 16d NAILS AT 3" O.C. AT SILL PLATE AT UPPER LEVEL	(2) 2X STUDS			
2	15/32" STRUCTURAL I GRADE PLYWOOD AT SINGLE FACE OF WALL WITH 10d NAILS AT 2"O.C. (V= 1,217PLF)	2x SILL PLATE ANCHOR BOLTS 1/2" DIA. AT 8" O.C. OR (2) 16d NAILS AT 4" O.C. AT SILL PLATE AT UPPER LEVEL	4X POST			
E	5/8" GYP. WALLBOARD BLOCKED AT INSIDES OF WALL WITH 6d COOLER NAILS AT 4" O.C.	2x SILL PLATE ANCHOR BOLTS 1/2" DIA. AT 48 O.C. "OR" 16d NAILS AT 6" O.C. AT SILL PLATE AT UPPER LEVEL	(2) 2X STUDS			

1. FOR LOCATIONS OF SHEAR WALLS, SEE PLANS.

- 2. WHEN 15/32" PLYWOOD & 10d NAILS ARE SPECIFIED FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL, OR TWO 2" NOMINAL MEMBERS FASTENED TOGETHER, AND NAILS SHALL BE STAGGERED.
- 3. USE (3)2X MIN. WALL CHORD MEMBER WHEN "HDQ8" TYPE HOLDOWNS ARE SPEC'D. 4. ALL SHEAR WALLS SHALL HAVE STUDS SPACED AT 16"O.C. & 2X BLOCKING AT PANEL JOINTS.



TYPICAL DETAIL NOTE: REFERENCE TYPICAL DETAIL SHEETS S5.0 & S5.1 FOR TYPICAL DETAILS NOT REFERENCED ON THIS PLAN.

ALL ANCHOR BOLTS AT SHEAR WALLS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"X3"X3" IN SIZE. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE WOOD PLATE SIDE(S) WITH SHEATHING MATERIAL.

HOLDOWN NOTE: HD-3 HOLDOWNS MAY BE USED IN LIEU OF ANY HD-1 OR HD-2 HOLDOWNS AT CONTRACTORS DISCRETION

SCALE: 1/4"=1'-0"

MAIN LEVEL SHEAR WALL PLAN WALL 08/22/2020

SHEET NO

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TYPICAL DETAIL NOTE: REFERENCE TYPICAL DETAIL SHEETS S5.0 & S5.1 FOR TYPICAL DETAILS NOT REFERENCED ON THIS PLAN.

ALL ANCHOR BOLTS AT SHEAR WALLS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"X3"X3" IN SIZE. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE WOOD PLATE SIDE(S) WITH SHEATHING MATERIAL

HOLDOWN NOTE: HD-3 HOLDOWNS MAY BE USED IN LIEU OF ANY HD-1 OR HD-2 HOLDOWNS AT CONTRACTORS DISCRETION

SEE BELOW FOR HD INFO SEE BELOW FOR HD INFO

SCALE: 1/4"=1'-0"
UPPER LEVEL SHEAR WALL PLAN

SHEAR WALL PLAN NOTES:

- ALL 2X USED AS SHEAR WALLS SHALL BE AT 16" O.C. MAXIMUM
- SEE SHEET S1.0 FOR GENERAL STRUCTURAL NOTES.
- ALL SHEATHING CONTINUOUS TO TOP OF WALL UNLESS NOTED OTHERWISE. NAILING REQUIREMENTS APPLY TO ALL PANEL EDGES, TOP AND BOTTOM PLATES, AND BLOCKING. STUDS FOR PLYWOOD SHEAR WALLS TO BE NOT SMALLER THAN 2X6 SPACED AT NOT MORE THAN 16" O.C. (TYPICAL) U.N.O. ON SHEAR WALL SCHEDULE. STUDS FOR GYPSUM WALL BOARD SHEAR WALLS TO BE NOT SMALLER THAN 2X6 SPACED AT NOT MORE THAN 16" O.C.. 3/8" AND 15/32" PANEL GRADE PLYWOOD SHEATHING SHALL BE STRUCTURAL U.N.O. FOR FRAMING POST SIZES SEE FRAMING PLAN
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 3/8" MINIMUM PLYWOOD AND ATTACHED WITH 8d NAILS AT 6" O.C. EDGE AND 12" O.C. FIELD. 2X SILL PLATE WITH 1/2" Ø ANCHOR BOLTS AT 48" O.C. U.N.O. IN SHEAR WALL SCHEDULE.

SHEAR WALL KEYNOTES:

1. STRAP AROUND WINDOW PER TYPICAL DETAIL T28.

2. ATTACH SHEAR WALL CHORD MEMBER TO ADJACENT WOOD POST W/ (2) 16d FACE NAILS AT 4" O.C. VERTICALLY FULL HEIGHT.

HOLDOWN SCHEDULE 1,2,5,6						
MARK	TYPE	CAPACITY(#) (CONCRETE)	ANCHOR BOLT (SIMPSON)	DETAIL		
HD-1	STHD10	2,910#		T13		
HD-2	STHD14	4,935#		T13		
HD-3	HTT5	5,090#	SB 5/8 X 24 ³	T12		
HD-4	HDQ8 4	9,230#	SB 7/8 X 24 ^{3,7}	T12		
HD-5	CS14	2,490#	16" END LENGTH	T22		
HD-6	CMST14	6,490#	30" END LENGTH	T22		
NOTES:						

NOTES: 1. SEE DETAILS T12, T13 & T22 FOR TYPICAL HOLDOWN INSTALLATION. 2. FOUNDATION AND FRAMING CONTRACTORS TO COORDINATE PRIOR TO

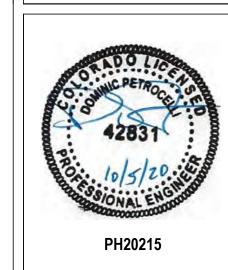
- CONSTRUCTION. 3. DEEPEN FOOTING TO MAINTAIN 3" MINIMUM SOIL CLEARANCE FROM ANCHOR BOLT.
- 4. USE (3)2X6 MIN. POST AT THESE HOLDOWNS & ATTACH WITH 20-SDS 1/4" X 3" SCREWS.
- 5. USE 16d X 2-1/2" NAILS FOR HOLDOWN ATTACHMENT U.N.O. 6. AS OPTION CONTRACT MAY DRILL & EPOXY ALL—THREADED EPOXY RODS OF THE SAME DIAMETER IN LIEU OF SB ANCHOR BOLTS. MINIMUM ROD EMBEDMENT INTO CONCRETE SHALL BE 12" & 15" FOR 5/8"Ø & 7/8"Ø, RESPECTIVELY. USE SIMPSON "SET-XP" ADHESIVE. SPECIAL STRUCTURAL INSPECTION IS REQUIRED FOR EPOXY PROCEDURE.

7. 8" THICK STEM REQUIRED AT THESE ANCHORS.

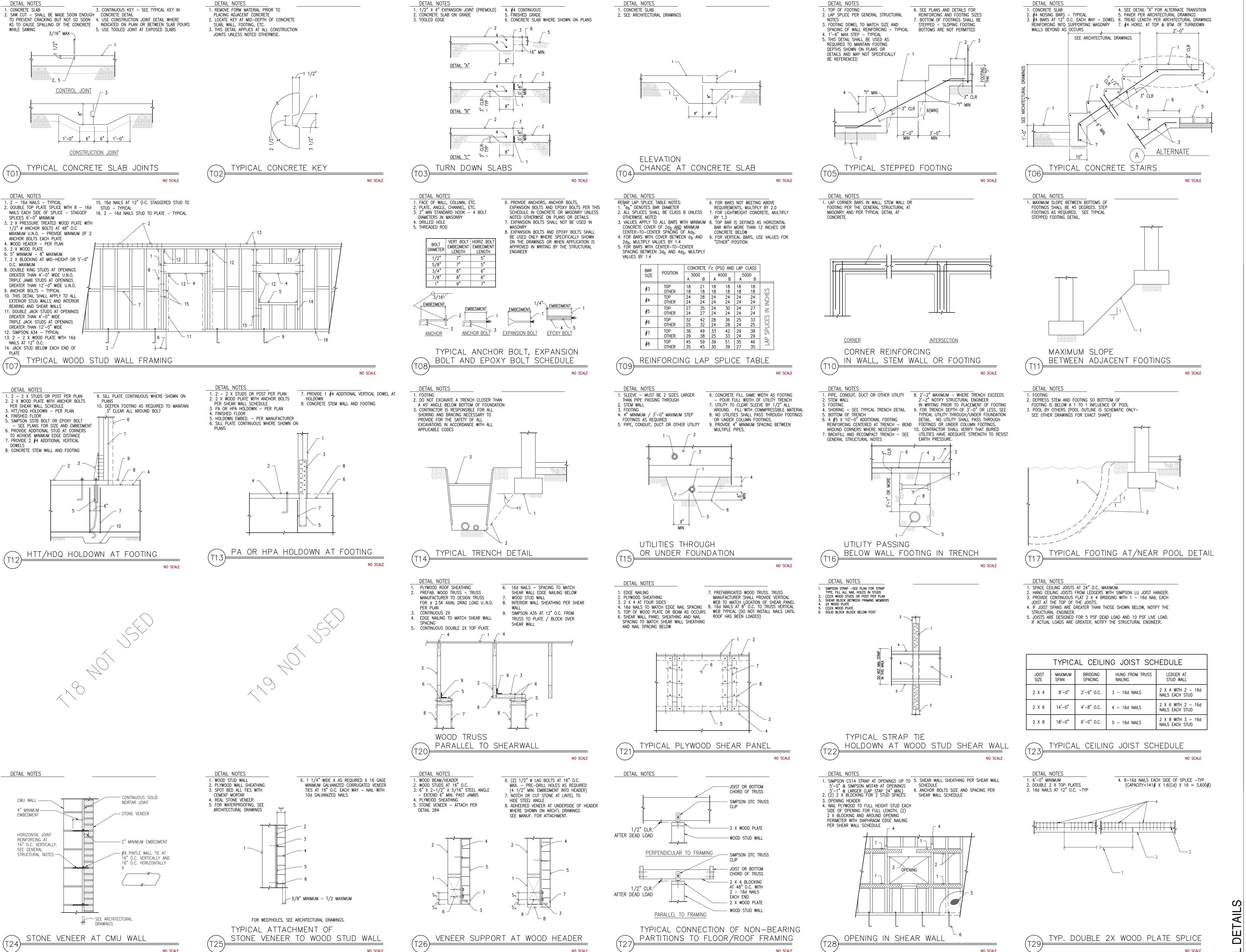
	SHEAR V	VALL SCHEDU	JLE 1,4
1 MARK	SHEATHING MATERIAL	SILL PLATE BOLTING/NAILING	MIN. WALL CHORD MEMBER
А	3/8" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 6" O.C. (V= 364 PLF)	2x SILL PLATE ANCHOR BOLTS 1/2" DIA. AT 32" O.C. "OR" 16d NAILS AT 6" O.C. AT SILL PLATE AT UPPER LEVEL	(2) 2X STUDS
В	3/8" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 4" O.C. (V= 532 PLF)	2x SILL PLATE ANCHOR BOLTS 1/2" DIA. AT 16" O.C. "OR" 16d NAILS AT 4" O.C. AT SILL PLATE AT UPPER LEVEL	(2) 2X STUDS
С	3/8" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 3"O.C. (V= 686PLF)	2x SILL PLATE ANCHOR BOLTS 1/2" DIA. AT 12" O.C. "OR" 16d NAILS AT 3" O.C. AT SILL PLATE AT UPPER LEVEL	(2) 2X STUDS
2	15/32" STRUCTURAL I GRADE PLYWOOD AT SINGLE FACE OF WALL WITH 10d NAILS AT 2"O.C. (V= 1,217PLF)	2x SILL PLATE ANCHOR BOLTS 1/2" DIA. AT 8" O.C. OR (2) 16d NAILS AT 4" O.C. AT SILL PLATE AT UPPER LEVEL	4X POST
Е	5/8" GYP. WALLBOARD BLOCKED AT INSIDES OF WALL WITH 6d COOLER NAILS AT 4" O.C. (V= 175 PLF)	2x SILL PLATE ANCHOR BOLTS 1/2" DIA. AT 48 O.C. "OR" 16d NAILS AT 6" O.C. AT SILL PLATE AT UPPER LEVEL	(2) 2X STUDS

1. FOR LOCATIONS OF SHEAR WALLS, SEE PLANS.

- 2. WHEN 15/32" PLYWOOD & 10d NAILS ARE SPECIFIED FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL, OR TWO 2" NOMINAL MEMBERS FASTENED TOGETHER, AND NAILS SHALL BE STAGGERED.
- 3. USE (3)2X MIN. WALL CHORD MEMBER WHEN "HDQ8" TYPE HOLDOWNS ARE SPEC'D. 4. ALL SHEAR WALLS SHALL HAVE STUDS SPACED AT 16"O.C. & 2X BLOCKING AT PANEL



DATE 08/22/2020



DETAIL NOTES 1. CONCRETE SLAB

1. TOP OF FOOTING

6. SEE PLANS AND DETAILS FOR

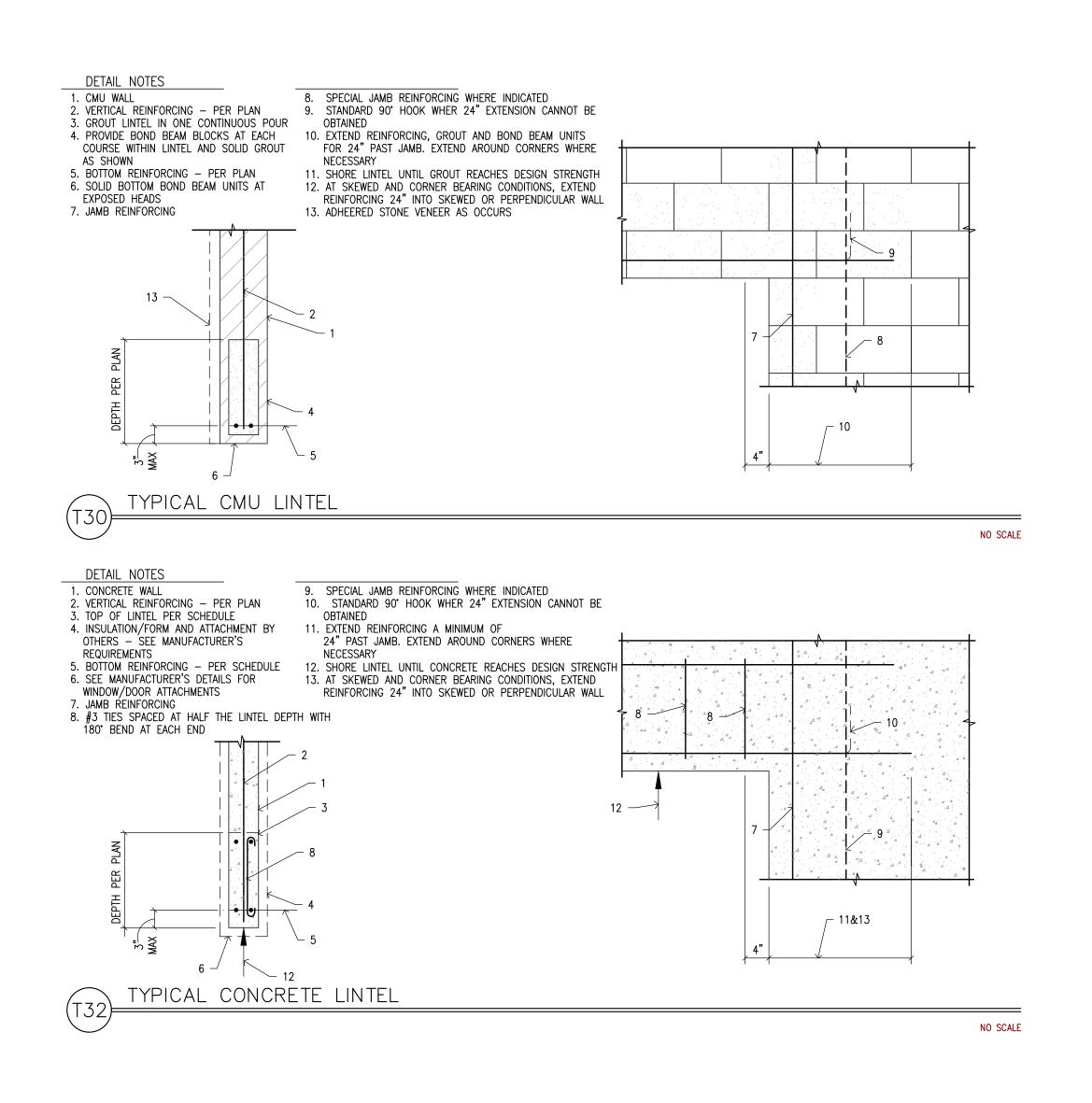
4. #4 CONTINUOUS

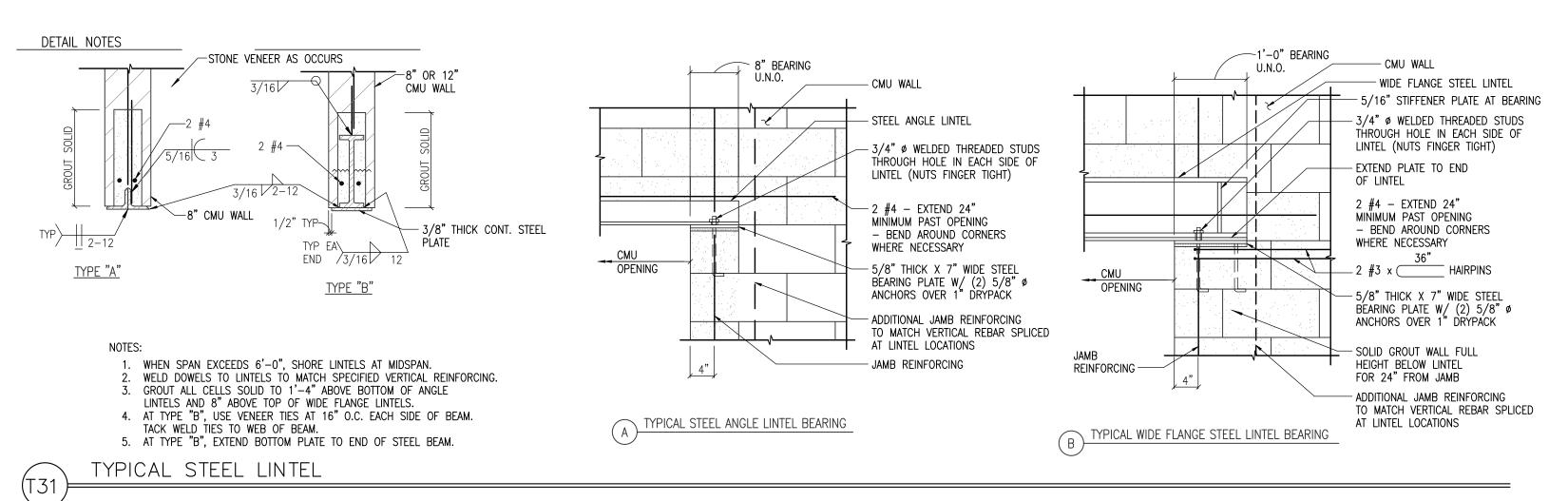
3. CONTINUOUS KEY - SEE TYPICAL KEY IN

. REMOVE FORM MATERIAL PRIOR TO

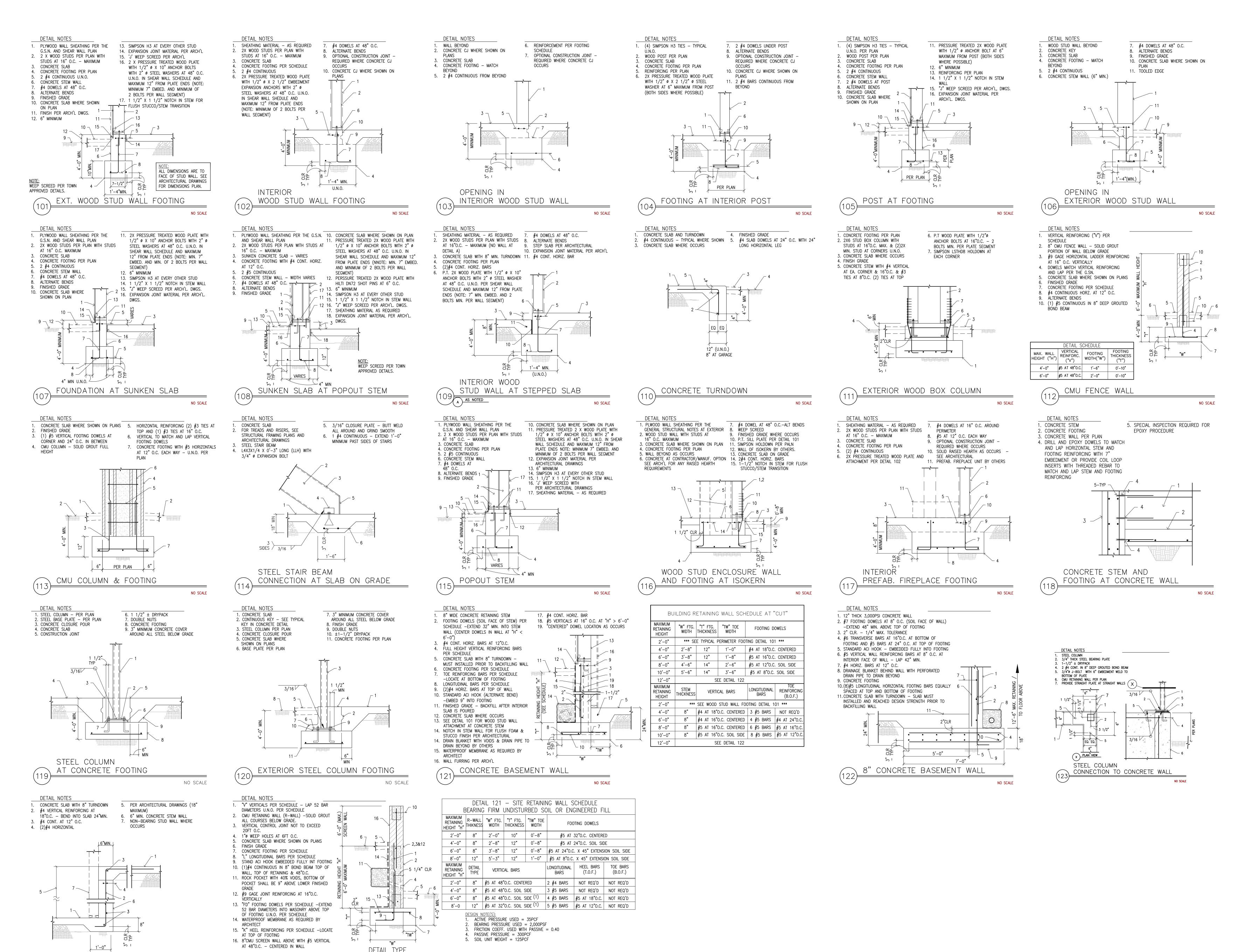
4. SEE DETAIL "A" FOR ALTERNATE TRANSITION

DATE 08/22/2020 SHEET NO





DATE **□ DATE**08/22/2020



STEP IN CONCRETE SLAB

NO SCALE

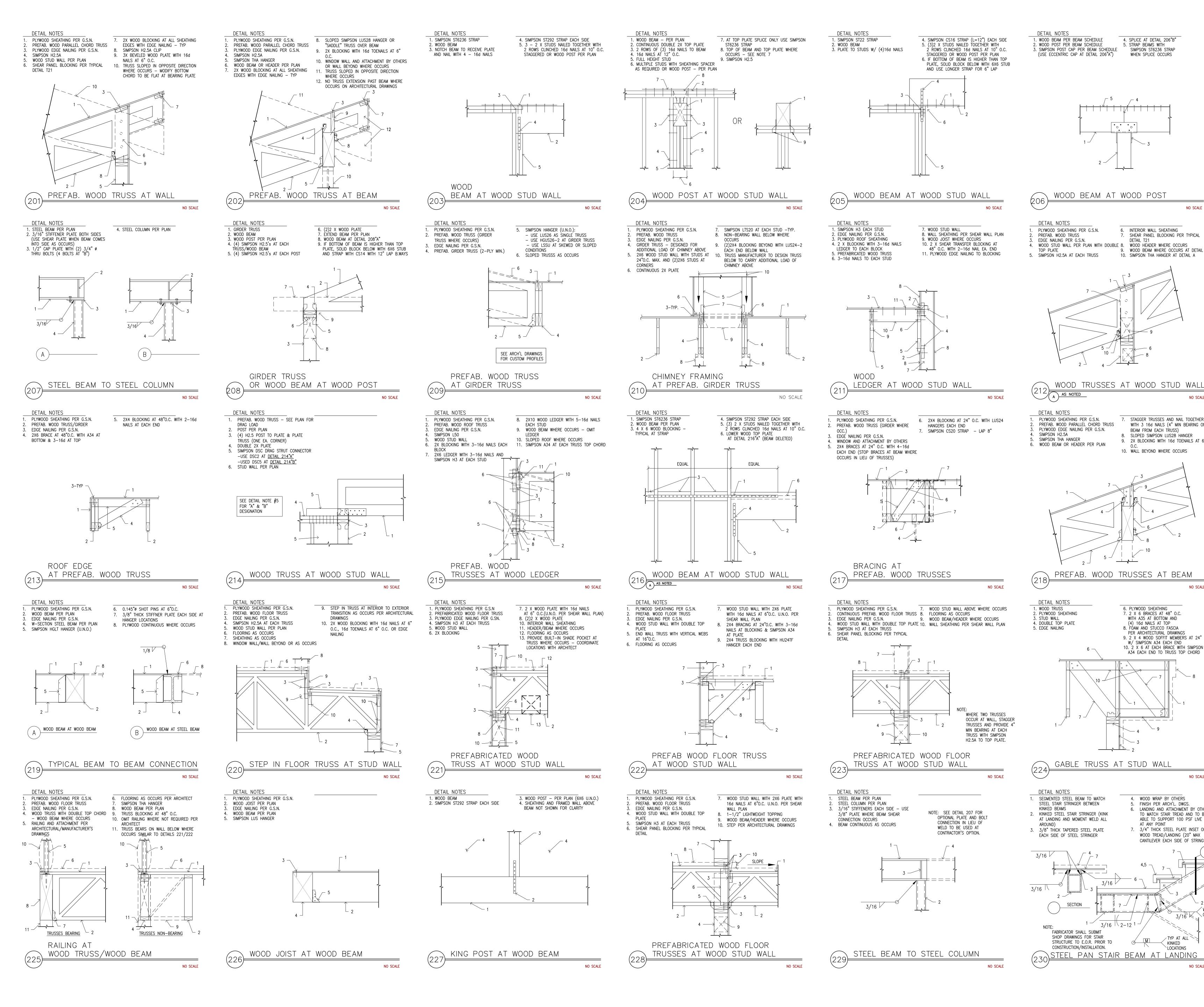
CMU SITE RETAINING WALL

NO SCALE

08/22/2020

SHEET NO

DATE



NO SCALE

4. SPLICE AT DETAIL 206"B"

6. INTERIOR WALL SHEATHING

DETAIL T21

. SHEAR PANEL BLOCKING PER TYPICAL

10. SIMPSON THA HANGER AT DETAIL A

7. STAGGER TRUSSES AND NAIL TOGETHER

BEAM FROM EACH TRUSS)

10. WALL BEYOND WHERE OCCURS

6. PLYWOOD SHEATHING

7. 2 X 6 BRACES AT 48" O.C.

WITH A35 AT BOTTOM AND

(4) 16d NAILS AT TOP

8. FOAM AND STUCCO FASCIA

PER ARCHITECTURAL DRAWINGS

W/ SIMPSON A34 EACH END

4. WOOD WRAP BY OTHERS

AT ANY POINT

. FINISH PER ARCH'L. DWGS

6. LANDING AND ATTACHMENT BY OTHERS

7. 3/4" THICK STEEL PLATE INSET OF

WOOD TREAD/LANDING (20" MAX

KINKED

TO MATCH STAIR TREAD AND TO BE

ABLE TO SUPPORT 100 PSF LIVE LOAD

9. 2 X 4 WOOD SOFFIT MEMBERS AT 24" O.C.

10. 2 X 6 AT EACH BRACE WITH SIMPSON

A34 EACH END TO TRUSS TOP CHORD

8. SLOPED SIMPSON LUS28 HANGER

WITH 3 16d NAILS (4" MIN BEARING ON

NO SCALE

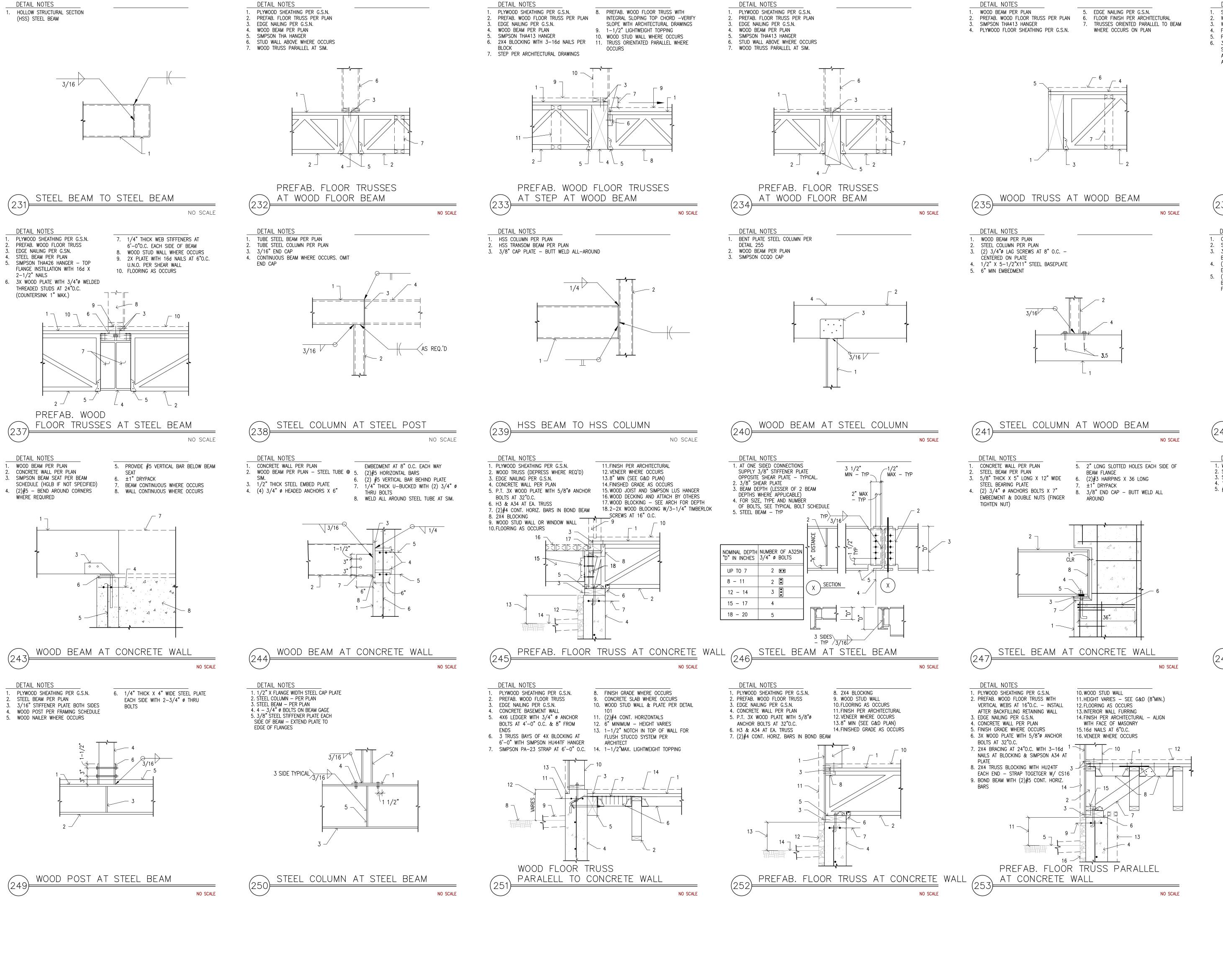
NO SCALE

9. 2X BLOCKING WITH 16d TOENAILS AT 6"

WOOD BEAM WHERE OCCURS AT DETAIL A

STRAP BEAMS WITH

DATE 08/22/2020 SHEET NO



DETAIL NOTES STEEL STAIR BEAM PER PLAN 7. FOR TREADS AND RISERS, SEE WOOD TRUSS PER PLAN STRUCTURAL FRAMING PLANS AND WOOD BEAM PER PLAN WHERE OCCURS ARCHITECTURAL DRAWINGS . FLOORING PER ARCH'L PLYWOOD FLOOR SHEATHING CENTERED ON BEAM 6. 3/8" BENT PLATE X 1/2" BEYOND 9. (2) 3/4"ø THRU BOLTS AT 1-1/2" STEEL BEAM AT EXTERIOR AND BELOW AND 4-1/2" WIDER AT INTERIOR TO ACCOMMODATE BOLTS

8. (2) 3/4"ø LAG SCREWS AT 3" O.C. AND FROM INTERIOR SIDE OF STEEL STAIR 10. SIMPSON THAC HANGER

STAIR STRINGER AT WOOD BEAM

CONCRETE WALL PER PLAN 6. 1-1/2" LONG SLOTTED HOLES EACH SIDE STEEL BEAM PER PLAN OF BEAM FLANGE 3. 3/4" THICK X 5" W X 8" WIDER THAN 7. (2) #5 X 48" BARS -CENTERED BELOW BEAM STEEL BEARING PLATE 4. (2) 3/4" ø ANCHORS BOLTS X 7" EMBEDMENT & DOUBLE NUTS

BEAM & BEND AROUND CORNER AS 8. ± 1 " DRYPACK 5. (2) 3/4" BOLTS - TACK WELDED TO 9. 3/8" END CAP - BUTT WELD ALL BOTTOM OF STEEL PLATE. TIGHTEN NUTS AROUND

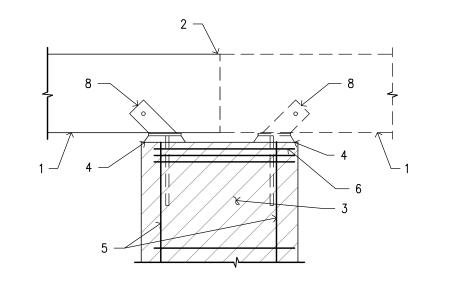
NO SCALE

PLAN

STEEL BEAM AT CONCRETE WALL NO SCALE

1. WOOD BEAM — PER PLAN 2. SPLICE BEAM AS OCCURS 3. SOLID GROUTED MASONRY COLUMN 4. 1"± DRYPACK 5. #5 VERTICAL REINFORCING AT "EACH CORNER AND 24" O.C.

6. #3 TIES AT 16" O.C. AND (3)#3 TIES AT TOP OF COLUMN 8. SIMPSON HGLB BEAM SEAT (1 SEAT PER BEAM)



WOOD BEAM AT MASONRY COLUMN NO SCALE

DATE 08/22/2020 SHEET NO

REQUIRED VENTILATION (PER ASHRAE 62.2 SECTION 4.1.1)				
A, DWELLING-UNIT FLOOR AREA (SQ. FT.)	5380			
n, number of bedrooms	5			
CFM = 0.03(A) + 7.5(N+1)				
TOTAL CFM	206			
•				

A MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED TO PROVIDE CONTINUOUS DWELLING UNIT VENTILATION WHILE OCCUPIED

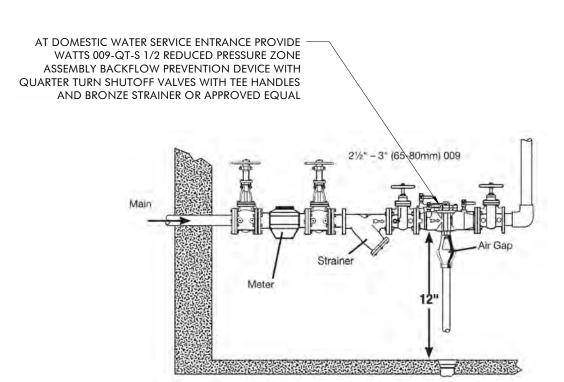
GRILLE	GRILLE SCHEDULE						
ID	DESCRIPTION	MANUFACTURER & MODEL	REMARK\$				
S1	FLOOR SUPPLY	PRICE GRILLES LBP25C	ARCHITECT TO APPROVE STYLE & FINISH				
S2	WALL SUPPLY	PRICE GRILLES LBP25C	ARCHITECT TO APPROVE STYLE & FINISH				
S3	CEILING SUPPLY	PRICE GRILLES LBP25C	ARCHITECT TO APPROVE STYLE & FINISH				
\$4	TOE KICK	PRICE GRILLES LBP15A	ARCHITECT TO APPROVE STYLE & FINISH				
R1	FLOOR RETURN	PRICE GRILLES LBP25C	ARCHITECT TO APPROVE STYLE & FINISH				
R2	WALL RETURN	PRICE GRILLES LBP25C	ARCHITECT TO APPROVE STYLE & FINISH				
R3	CEILING RETURN	PRICE GRILLES LBP25C	ARCHITECT TO APPROVE STYLE & FINISH				
R4	TOE KICK	PRICE GRILLES LBP15A	ARCHITECT TO APPROVE STYLE & FINISH				
EX1	WALL EXHAUST	PRICE GRILLES LBP25C	ARCHITECT TO APPROVE STYLE & FINISH				
EA1	EXHAUST LOUVER	GREENHECK ESD-202	ARCHITECT TO APPROVE STYLE & FINISH, WITH INSECT & BIRD SCREEN				
QA1	OUTSIDE AIR LOUVER	GREENHECK ESD-202	ARCHITECT TO APPROVE STYLE & FINISH, WITH INSECT & BIRD SCREEN				

BOILER UNIT SCHEDULE									
	ID	DESCRIPTION	MANUFACTURER & MODEL	MAX CAPACTITY (MBH)		REMARKS			
				INPUT	OUTPUT				
	B-1	NATURAL-GAS CONDENSING MODULATING BOILER	LOCHINVAR WHB285N	285	225	SPECIFY HIGH-ELEVATION USE			
	B-2	NATURAL-GAS CONDENSING MODULATING BOILER	<i>LOCHINVAR</i> WHB285N	285	225	SPECIFY HIGH-ELEVATION USE			

ID	LOCATION	MANUFACTURER & MODEL	APPLICATION	CFM	ESP	VOLT	RLA	REMARKS
EF-1	BATH 1	PANASONIC FV-08VQC	VENTILATION & MOISTURE	80	0.25	120	0.2	MOISTURE CONTROL WITH OVERRID
EF-2	BATH 2	PANASONIC FV-08VQC	VENTILATION & MOISTURE	80	0.25	120	0.2	MOISTURE CONTROL WITH OVERRIE
EF-3	ватн з	PANASONIC FV-08VQC	VENTILATION & MOISTURE	80	0.25	120	0.2	MOISTURE CONTROL WITH OVERRIE
EF-4	BATH 4	PANASONIC FV-08VQC	VENTILATION & MOISTURE	80	0.25	120	0.2	MOISTURE CONTROL WITH OVERRIE
EF-5	LAUNDRY	PANASONIC FV-08VQC	VENTILATION & MOISTURE	80	0.25	120	0.2	MOISTURE CONTROL WITH OVERRIE
EF-6	MECHANICAL	PANASONIC FV-08VQC	VENTILATION & MOISTURE	80	0.25	120	0.2	MOISTURE CONTROL WITH OVERRII
EF-7	POWDER	PANASONIC FV-05VK	SPOT VENTILATION	50	0.25	120	0.2	PROVIDE OCCUPANCY SENSOR OR T
EF-8	MUD ROOM	<i>PANASONIC</i> FV-08VQC	VENTILATION & MOISTURE	80	0.25	120	0.2	MOISTURE CONTROL WITH OVERRII
EF-9	GARAGE	PANASONIC FV-30VQ3	VENTILATION & MOISTURE	290	0.25	120	0.2	THERMOSTAT
F-10	range hood	BY OWNER	RANGE HOOD WITHOUT MAKEUP AIR	<400				CONSULT MECH. FOR CFM ABOVE
F-11	MASTER BATHROOM	<i>PANASONIC</i> FV-08VQC	VENTILATION & MOISTURE	80	0.25	120	0.2	MOISTURE CONTROL WITH OVERRI
F-12	MASTER W.C.	PANASONIC FV-05VK	SPOT VENTILATION	50	0.25	120	0.2	PROVIDE OCCUPANCY SENSOR OR T

FAN (coil unit schedule											
FAN COIL UNIT								OUTDOOR CONDENSING UNIT				
ID	DESCRIPTION	MANUFACTURER & MODEL	CFM	Q.A.	HEATING	CIRCULATOR	TOTAL COOLING	POWER	lD	MANUFACTURER & MODEL	SEER	POWER
FC-1	BASEMENT AND MAIN LEVEL AIR HANDLER	LENNOX CBWMV-36C-090, C33-36 COIL	1200	125	112 MBH, 180 EWT, 9.5 GPM	<i>GRUNDFOS</i> 26-64F, 4.9 GPM, 20 FT. HEAD, 120V	34,800 MBH	120V, 15 AMP	AC-1	<i>LENNOX</i> XC16-036-230	15.5	230V, 35 AMP
FC-2	UPPER LEVEL AIR HANDLER	<i>LENNOX</i> CBWMV-36C-090, C33-36 COIL	1200	125	112 MBH, 180 EWT, 9.5 GPM	GRUNDFOS 26-64F, 4.9 GPM, 20 FT. HEAD, 120V	1 34 800 AARH 1	120V, 15 AMP	AC-2	<i>LENNOX</i> XC16-036-230	15.5	230V, 35 AMP
SCT - SATURATED CONDENSER TEMPERATURE, SET - SATURATED EVAPORATOR TEMPERATURE, EAT - ENTERING AIR TEMPERATURE, EWT - ENTERING WATER TEMPERATURE												

MECHANICAL SCHEDULES



3 TYP. BACKFLOW DETAIL
SCALE: NONE

PROJECT NARRATIVE: HEATING: PRIMARY HEATING IS PROVIDED BY RADIANT FLOORING

WITH HEATING WATER/GLYCOL MIXTURE PROVIDED BY A HIGH-EFFICIENCY CONDENSING BOILER. HEATING ZONES PER PLAN SHALL HAVE INDIVIDUAL THERMOSTATS OR TEMPERATURE SENSORS WITH CENTRALLY LOCATED THERMOSTATS FOR CONTROL. FIELD-VERIFY FINAL LOCATIONS OF HEATING MANIFOLDS, LOCATED IN CLOSETS WHERE POSSIBLE. ROUTE SUPPLY HEAT TUBING ALONG EXTERIOR WALLS. FASTEN TUBING AT 18" MAXIMUM SPACING.

VENTILATION SHALL BE PROVIDED BY OUTSIDE AIR DUCT CONNECTION TO FAN COIL RETURN, PROVIDE

BALANCING DAMPERS.

PROVIDE BY R-410A DX COILS ASSOCIATED WITH FC-1 AND FC-2, PER SCHEDULES.

INSULATION FOR OUTSIDE AIR DUCTWORK AND

EXHAUST:

EXHAUST FANS SHALL BE ROUTED TO AN ERV OR TO THE EXTERIOR. EXHAUST FANS SHALL BE PROVIDED PER MECHANICAL PLAN FOR SPOT VENTILATION AND HUMIDITY CONTROL. FOR EXTERIOR DUCT TERMINATIONS, FIELD-VERIFY FINAL ROUTING AND TERMINATIONS WITH ARCHITECT OR OWNER TO AND APPROVED EXTERIOR LOCATION NOT LESS THAN 36" FROM AN OPERABLE OPENING AND NOT LESS THAN 10' FROM A MECHANICAL INTAKE OPENING.

PROJECT DESIGN INFORMATION:

PROJECT LOCATION: MOUNTAIN VILLAGE, CO BUILDING JURISDICTION: CLIMATE ZONE: OUTDOOR DESIGN: INDOOR DESIGN: BUILDING CODES:

MOUNTAIN VILLAGE, CO -14°F, 81°F 70°F, 75°F 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL RESIDENTIAL CODE

(1.02) CONTROL NOTE ID CFM CFM GRILLE CALLOUT SUPPLY DUCT RETURN DUCT OUTSIDE AIR DUCT BALANCING DAMPER ZONE DAMPER

2300 INSTALLATION NOTE

TEMPERATURE SENSOR OR THERMOSTAT

SYMBOLS:

INSULATED O.A. DUCT ACOUSTIC LINED R.A. DUCT — CIRCULATING PUMP SOLENOID VALVE

BALANCING VALVE CHECK VALVE ANTI-SCALDING VALVE

RADIANT ZONE VALVE RADIANT HEATING MANIFOLD GENERAL NOTES (MECHANICAL): 1. ALL WORK SHALL CONFORM TO THE 2018 VERSION OF THE INTERNATIONAL MECHANICAL CODE.

2. ALL DUCT CONSTRUCTION, GAUGES, METHODS OF HANGING AND SUPPORTING SHALL CONFORM TO THE LATEST SMACNA STANDARDS AND CHAPTER 6 OF THE IMC.

3. ALL EXHAUST AND SUPPLY DUCTS SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL TO SMACNA 2" PRESSURE CLASS. ALL

JOINTS AND SEAMS SHALL BE SEALED AIRTIGHT. 4. ALL ROUND EXHAUST, RETURN, AND SUPPLY DUCTS SHALL BE STANDARD GALVANIZED "SNAP - LOCK" PIPE WITH ALL CHANGES IN DIRECTION MADE VIA ADJUSTABLE ELBOWS. ALL JOINTS AND SEAMS SHALL BE SEALED AIRTIGHT.

5. COORDINATE THE LOCATION OF DUCTWORK WITH THE PLACEMENT OF THE LIGHT FIXTURES AND THE STRUCTURAL

6. THE CONTRACTOR SHALL VERIFY ALL STRUCTURAL CONDITIONS FOR THE CEILING SPACE AND EXACT DUCT ROUTE PRIOR TO FABRICATION. VERIFY IN THE FIELD EXACT ROUTING OF DUCTWORK TO ALLOW PROPER LOCATION OF LIGHTS AS SHOWN.

BUILDING EXHAUST, FLUES, OR PLUMBING VENTS AS REQUIRED BY 8 ANY FRAMING REQUIRED FOR DIFFUSER INSTALLATION IN HARD CEILINGS SHALL BE BY THE GENERAL CONTRACTOR.

7. ANY FRESH AIR INTAKE SHALL BE SEPARATED FROM THE

9. ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED, WITH ADEQUATE ROOM FOR SERVICING.

10. HVAC UNITS SHALL BE MOUNTED LEVEL. PROVIDE RUBBER ISOLATORS WITH 3/4" MIN. DEFLECTION FOR MOUNTING FOR VIBRATION CONTROL.

11. FINAL HVAC SYSTEMS AND BALANCING SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT AGENT.

12. SUPPLY SPECIFIED EQUIPMENT OR APPROVED EQUAL.

13. FLUE VENTS SHALL TERMINATE NO LESS THAN 10' FROM THE NEAREST FRESH AIR INTAKE. FIELD VERIFY AND OFFSET AS

14. CONTRACTOR SHALL REVIEW ALL EQUIPMENT NAME PLATES AND INSTALLATION REQUIREMENTS PRIOR TO DOING WORK. EQUIPMENT IS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

15. HYDRONIC HEATING MANIFOLDS SHALL BE LOCATED AT BASE OF WALL BEHIND COVER. VERIFY FINAL LOCATION AND COVER STYLE WITH ARCHITECT.

VENTING, AND PLUMBING HOLES IN STRUCTURAL MEMBERS SHALL MEET MANUFACTURER GUIDELINES. 17. ANY QUESTIONS OR CONCERNS REGARDING EQUIPMENT, METHODS, OR INSTALLATIONS SHALL BE

SUBMITTED IN WRITING TO THE ENGINEER AS A REQUEST FOR

16. IF REQUIRED, SIZE AND LOCATION OF ALL DUCT,

18. ALL DUCTWORK SHALL HAVE 1" DUCT LINER. OUTSIDE AIR DUCTWORK SHALL BE INSULATED WITH R-4 MINIMUM WRAP. FLEXIBLE DUCTWORK (5'-0" MAX) SHALL BE INSULATED. PROVIDE 1/2" DUCT LINER AT SUPPLY AN RETURN GRILLE

19. PAINT ALL VISIBLE DUCTWORK MATTE BLACK TO MINIMIZE VISIBILITY THROUGH AIR DEVICES.

INSTALLATION FOR CLARIFICATION.

20. HYDRONIC HEAT TUBING FOR RADIANT ZONES SHALL BE 1/2" PEX+ WITH OXYGEN BARRIER UNLESS NOTED OTHERWISE.



Dimitri Merrill, PE Steven Hughes, PE LEED AP Telluride, CO 81435 ph: (970) 239-1949 fax: (785) 842-2492 dimitri@hce-pa.com

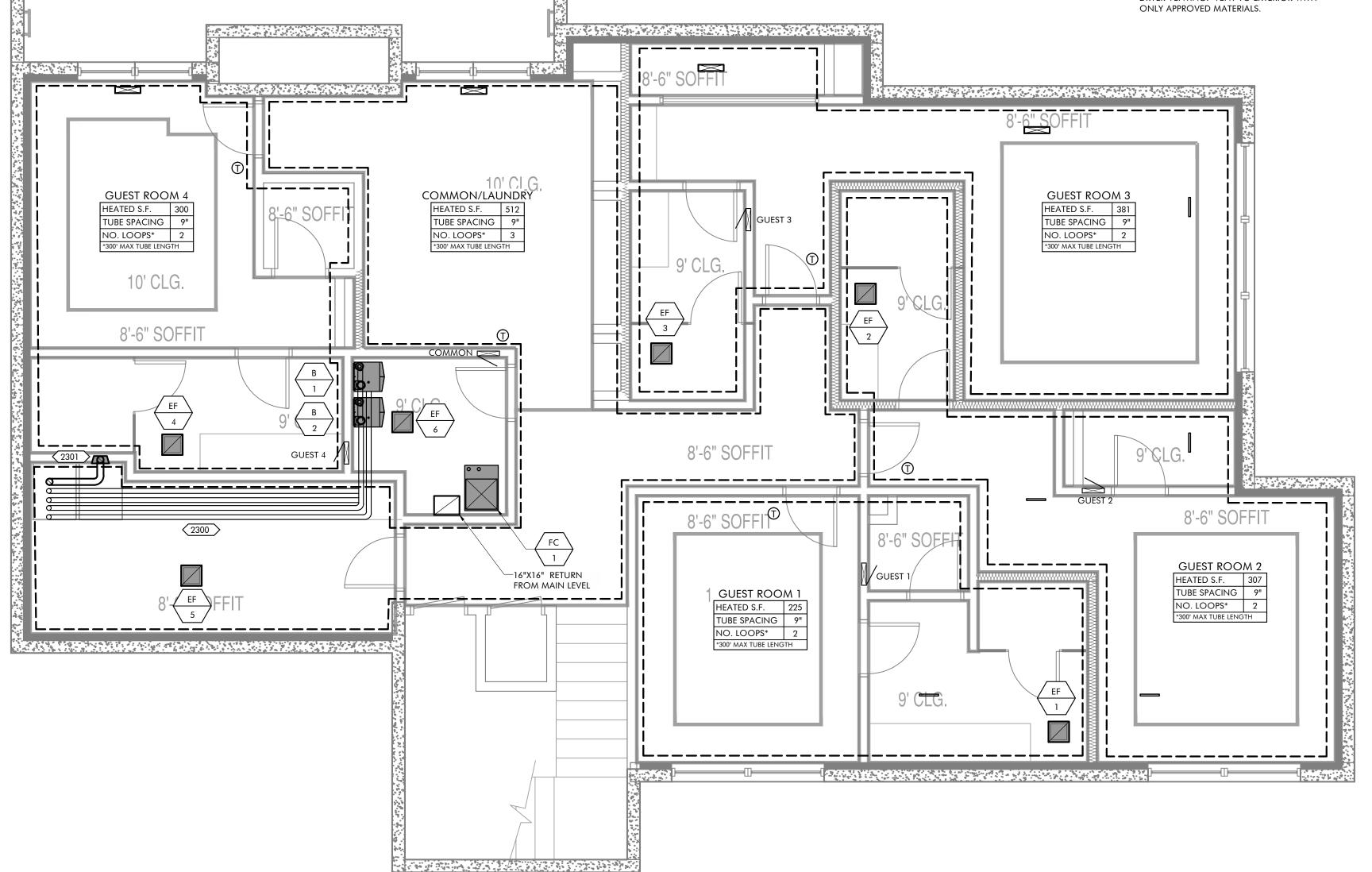
FOR REVIEW

2 NOTES AND PROJECT NARRATIVE SCALE: NONE



PROVIDE WALL TERMINATION KIT KIT30046. VERIFY FINAL TERMINATION LOCATION WITH ARCHITECT, 36" ABOVE GRADE MIN.

2301 PROVIDE RECESSED BOX BEHIND DRYER FOR DRYER VENTING. VENT TO EXTERIOR WITH



4 BASEMENT LEVEL MECHANICAL SCALE: 1/4" = 1'-0"

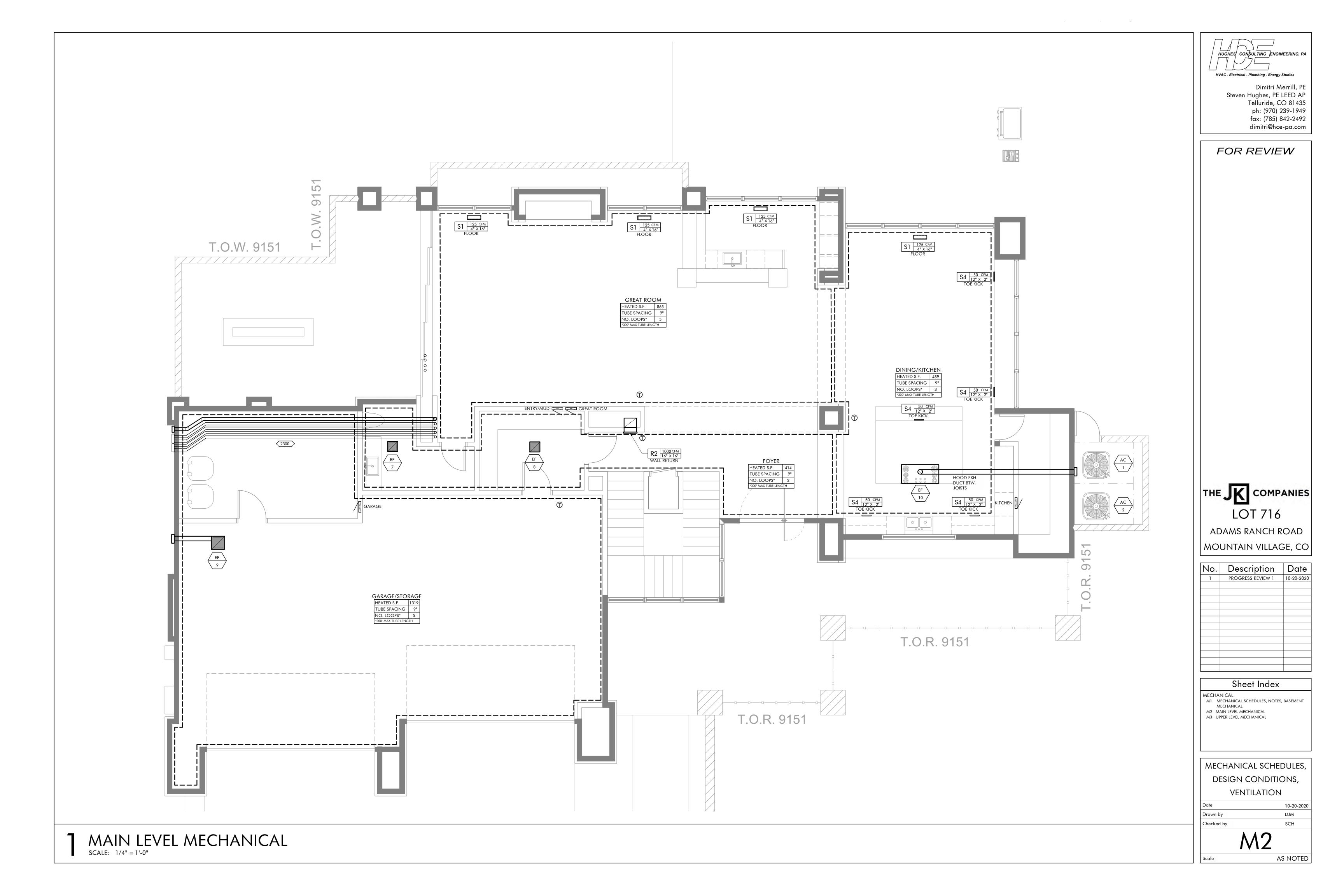
LOT 716 ADAMS RANCH ROAD MOUNTAIN VILLAGE, CO

No.	Description	Date
1	PROGRESS REVIEW 1	10-20-2020

Sheet Index M1 MECHANICAL SCHEDULES, NOTES, BASEMENT M2 MAIN LEVEL MECHANICAL M3 UPPER LEVEL MECHANICAL

MECHANICAL SCHEDULES, DESIGN CONDITIONS, **VENTILATION**

Checked by **AS NOTED**



INSTALLATION NOTES:

- 2300 PROVIDE RECESSED BOX BEHIND DRYER FOR DRYER VENTING. VENT TO EXTERIOR WITH ONLY APPROVED MATERIALS.
- PROVIDE UNIT ACCESS FOR SERVICE, FILTER
 REPLACEMENT IN LAUNDRY ROOM. PROVIDE
 CONDENSATE DRAIN TO WASHER BOX
 BFI OW
- 2302 PROVIDE HIGH/LOW RETURN AIR TRANSFER WITHIN STUD SPACE WITH 1" ACOUSTIC LINER AND 16"X6" GRILLES.
- O.A. TO FAN COIL RETURN, INSULATE TO R-6, PROVIDE BALANCING DAMPER.



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FOR REVIEW



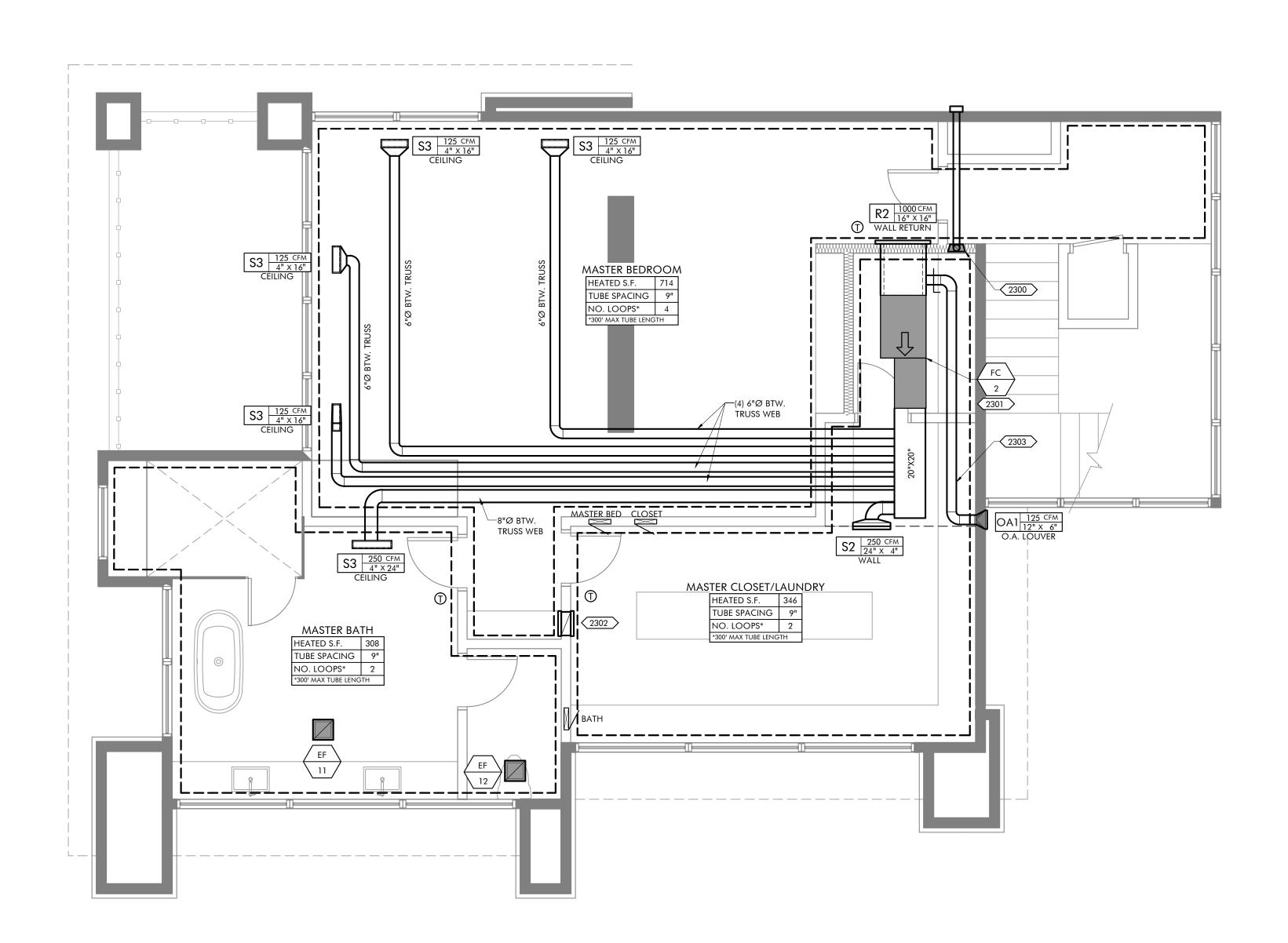
MOUNTAIN VILLAGE, CO

No.	Description	Date		
1	PROGRESS REVIEW 1	10-20-2020		

	Sheet Index
MECI	HANICAL
M1	MECHANICAL SCHEDULES, NOTES, BASEMENT
	MECHANICAL
M2	MAIN LEVEL MECHANICAL
M3	UPPER LEVEL MECHANICAL
W3	UPPER LEVEL MECHANICAL

MECHANICAL SCHEDULES,
DESIGN CONDITIONS,
VENTILATION

wn by		DJW
cked by		SCH
	M3	
е		AS NOTED





SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

9. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

10. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

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12. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.

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PROJECT NOTES

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4. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS

LIGHT CONTROL SYMBOL LEGEND

\$ SINGLE POLE SWITCH

SINGLE POLE JAMB SWITCH SINGLE POLE MOTION SWITCH

S SINGLE POLE TIMER SWITCH

SINGLE POLE DIMMER

¶ 1/2 SWITCHED DUPLEX RECEPTACLE SWITCHED RECESSED CLOCK RECEPTACLE

●FP 1/2 SWITCHED FLOOR PLUG RECEPTACLE

T# REMOTE LOW VOLTAGE TRANSFORMER

CEILING MOUNTED EXHAUST FAN

FIRE IGN ELECTRIC FIREPLACE IGNITOR LIGHTING CONTROL KEYPAD

XXX LIGHTING CONTROL SWITCHLEG

LIGHTING CONTROL ENCLOSURE

SHEET NUMBER: LIGHTING PLAN



designs group

16074 N. 78TH STREET, SUITE

B104 SCOTTSDALE, AZ 85260

WWW.ADGROUPAZ.COM

T 888.296.0950

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Any questions or concerns contact ACOUSTIC DESIGNS G R O U P L L C

ALEXANDRA TALIAFERRO

DATE: SEPT. 3RD, 2020

DRAWN BY:

SCALE:1/4"-1'

REVISIONS:

designs group

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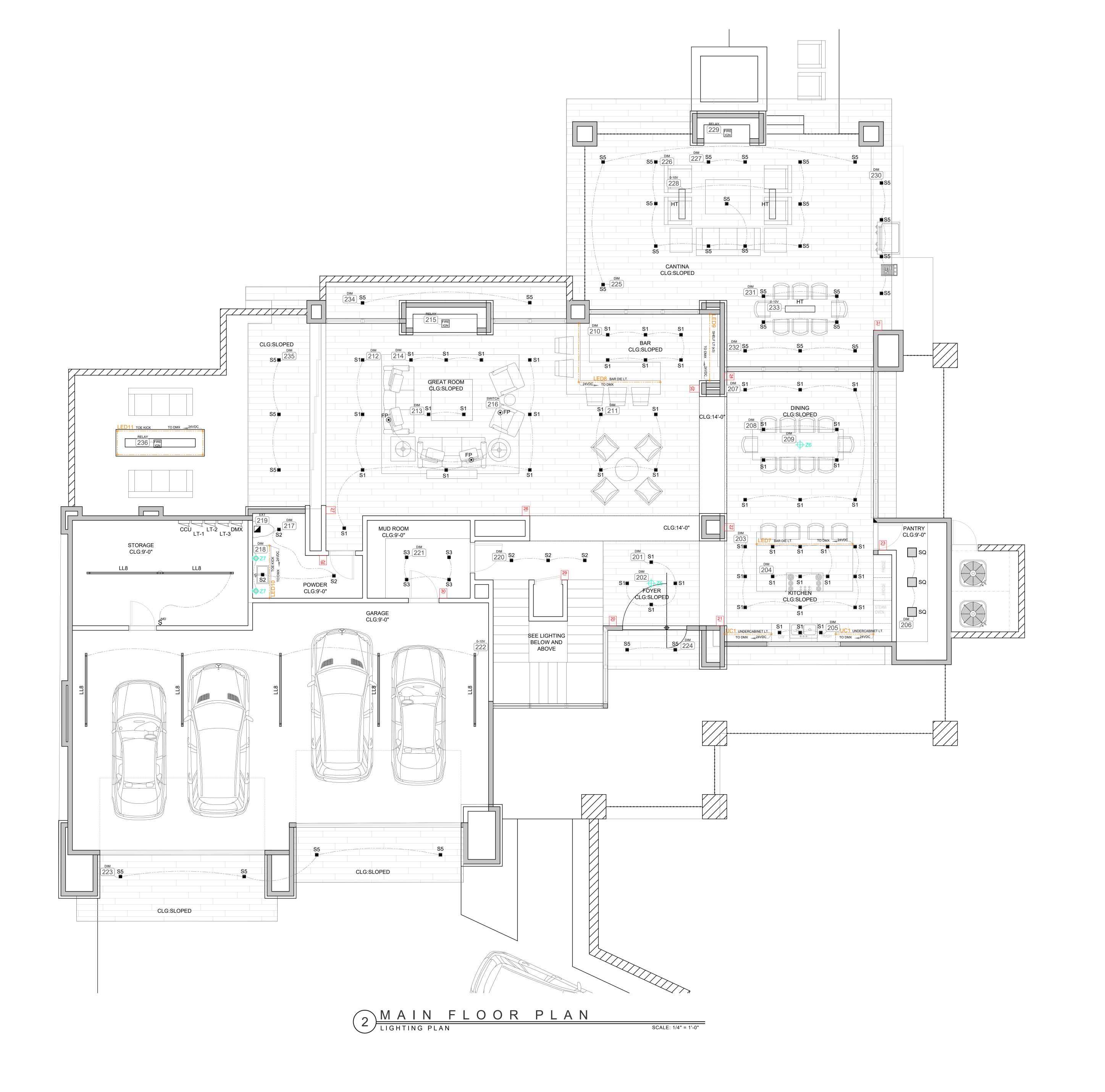
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LIGHTING CONTROL ENCLOSURE

SHEET NUMBER: LIGHTING PLAN

EL 2

designs group

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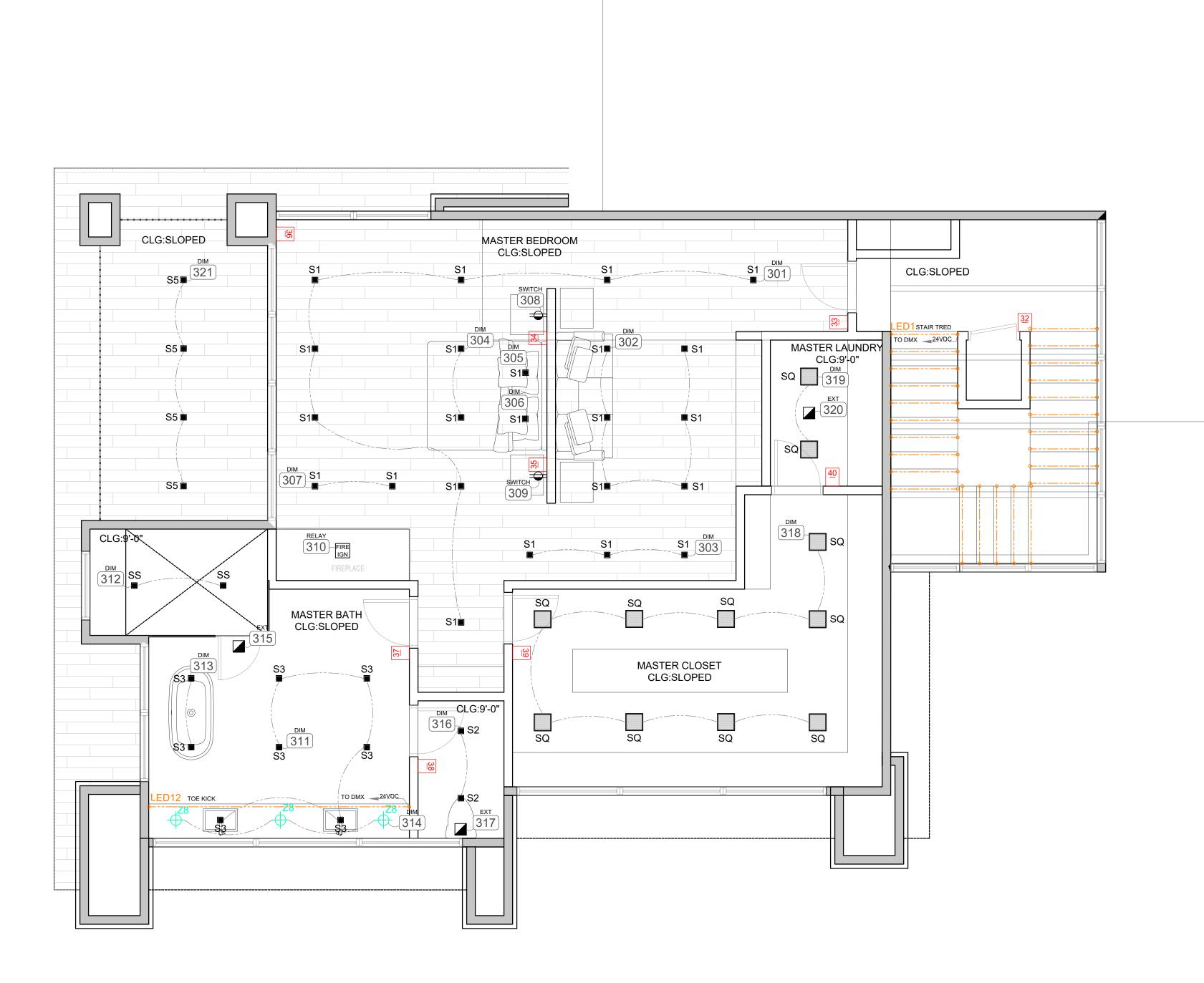
ALEXANDRA TALIAFERRO

DATE: SEPT. 3RD, 2020

DRAWN BY:

SCALE:1/4"-1'

REVISIONS:



3 UPPER FLOOR PLAN
LIGHTING PLAN

SCALE: 1/4" = 1'-0"

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Single Pole Jamb Switch
Single Pole Motion Switch

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FIRE IGN ELECTRIC FIREPLACE IGNITOR

LIGHTING CONTROL KEYPAD

XXX LIGHTING CONTROL SWITCHLEG

LIGHTING CONTROL ENCLOSURE

SHEET NUMBER: LIGHTING PLAN

EL 3

ACOUSTIC DESIGNS GROUP

Lighting Fixture Schedule Project: Telluride Residence

16074 N. 78th Street, Suite B104

Scottsdale, AZ 85260

3	Туре	Manufacturer	Model Number / Description	Volts	Lamp Туре	Watts
	FP	CARLON	976 – RFB		N/A	N/A
734	. V.		deep rectangular floor plug with metallic cover plate	Accordance (Managament)		
3	HT	INFRATECH	HEATERS TO BE SELECTED BY CONTRACTOR recessed heaters to be selected by contractor			
SYSTEM	LED1	ENVIRONMENTAL	LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS)	24V DC	integral LED lamp	3w/ft
3131211	LLD!	LIGHTS	CONTRACTOR TO DETERMINE BILL OF MATERIALS USING	DMX	integrat LLD tamp	3,7,10
			Custom 3 Watt - ct3528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT	CONTROLLED		
			CS106-2m - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER			
			LED-TRACK-END-CAP - END CAPS FOR TRACK	(3-Wire per Feed)		
			DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER			
			DMX-4-5000-3-10A - 4 CHANNEL / 10 AMP DECODER			
			DMX-6-22K-3-6A - 6 CHANNEL / 6 AMP DECODER TRACO POWER SUPPLIES: TIS-XXX-124-115 - TRACO DIN RAIL UL LISTED POWER SUPPLIES			
YSTEM	I FD2-I FD10	, ENVIRONMENTAL	LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS)	24V DC	integral LED lamp	5w/ft
13,2,1	LED12	LIGHTS	CONTRACTOR TO DETERMINE BILL OF MATERIALS USING	DMX	integrat LLD tamp	3.7 10
			ct3528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT	CONTROLLED		
			CS003-2m - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER			
			LED-TRACK-END-CAP - END CAPS FOR TRACK	(3-Wire per Feed)		
			DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER			
			DMX-4-5000-3-10A - 4 CHANNEL / 10 AMP DECODER			
			DMX-6-22K-3-6A - 6 CHANNEL / 6 AMP DECODER			
			TRACO POWER SUPPLIES: TIS-XXX-124-115 - TRACO DIN RAIL UL LISTED POWER SUPPLIES			
YSTEM	LEDII	ENVIRONMENTAL	LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS)	NON-LONG WINDOWS	integral LED lamp	5w/ft
		LIGHTS	CONTRACTOR TO DETERMINE BILL OF MATERIALS USING	DMX		
			wp-ct3528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT	CONTROLLED		
			CS179-2m - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER	D \\\.		
			LED-TRACK-END-CAP - END CAPS FOR TRACK DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER	(3-Wire per Feed)		
			DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER DMX-4-5000-3-10A - 4 CHANNEL / 10 AMP DECODER			
			DMX-6-22K-3-6A - 6 CHANNEL / 6 AMP DECODER			
			TRACO POWER SUPPLIES: TIS-XXX-124-115 - TRACO DIN RAIL UL LISTED POWER SUPPLIES			
1	LL4	CREE	LSQ4-40L-35K-10V	120V AC	integral LED lamp	44
			48" Surface Mounted LED			
7	LL8	CREE	LSQ8-80L-35K-10V 96" Surface Mounted LED	120V AC	integral LED lamp	88
ve was	00000					
76	S1	TECH LIGHTING	EN3S-LH9WDAAI (IC RATED HOUSING) / EN3SF1B-SW	120V AC	integral LED lamp	18
			3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING			
78	S2	TECH LIGHTING	EN3S-L09WDAAI (IC RATED HOUSING) / EN3SF1B-SW	120V AC	integral LED lamp	12
			3" Square Adjustable Downlight with Standard Driver	1207710	integration in the second	
			**VERIFY CCT WITH CLIENT BEFORE ORDERING			
12	S3	TECH LIGHTING	EN3S-LH9WDAAI (IC RATED HOUSING) / EN3SF1B-SW	120V AC	integral LED lamp	18
			3" Square Adjustable Downlight with Standard Driver			
			**VERIFY CCT WITH CLIENT BEFORE ORDERING			
40	S5	TECH LIGHTING	EN3S-L09WDAAI (IC RATED HOUSING) / EN3SF1F-SW	120V AC	integral LED lamp	12
40			3" Square Adjustable Downlight with Standard Driver			
40		1	**VERIFY CCT WITH CLIENT BEFORE ORDERING			
40			VENIT CET WITH CELEVI BEI ONE ONDERING			
	SQ	TECH LIGHTING	700FMLTS-S-12-W-LED930	120V AC	integral LED lamp	22
23	SQ	TECH LIGHTING		120V AC	integral LED lamp	22
3.5500	SQ SS	TECH LIGHTING TECH LIGHTING	700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SF1B-SW	120V AC	integral LED lamp	22
23	A7000 A70		700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SF1B-SW 3" Square Adjustable Downlight with Standard Driver			
23	A7000 A70	TECH LIGHTING	700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SF1B-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING	120V AC	integral LED lamp	12
23	A7000 A70	TECH LIGHTING ENVIRONMENTAL	700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SF1B-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS)	120V AC 24V DC		12
23	SS	TECH LIGHTING	700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SF1B-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING	120V AC 24V DC DMX	integral LED lamp	12
23	SS	TECH LIGHTING ENVIRONMENTAL	700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SF1B-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING ct3528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT	120V AC 24V DC	integral LED lamp	12
23	SS	TECH LIGHTING ENVIRONMENTAL	700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SFIB-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING ct3528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT CS003 - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER	120V AC 24V DC DMX CONTROLLED	integral LED lamp	12
23	SS	TECH LIGHTING ENVIRONMENTAL	700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SFIB-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING ct3528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT CS003 - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER LED-TRACK-END-CAP - END CAPS FOR TRACK	120V AC 24V DC DMX	integral LED lamp	12
23	SS	TECH LIGHTING ENVIRONMENTAL	700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SFIB-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING ct3528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT CS003 - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER LED-TRACK-END-CAP - END CAPS FOR TRACK DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER	120V AC 24V DC DMX CONTROLLED	integral LED lamp	12
23	SS	TECH LIGHTING ENVIRONMENTAL	700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SFIB-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING ct3528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT CS003 - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER LED-TRACK-END-CAP - END CAPS FOR TRACK DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER DMX-4-5000-3-10A - 4 CHANNEL / 10 AMP DECODER	120V AC 24V DC DMX CONTROLLED	integral LED lamp	12
23	SS	TECH LIGHTING ENVIRONMENTAL	700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SFIB-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING ct3528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT CS003 - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER LED-TRACK-END-CAP - END CAPS FOR TRACK DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER	120V AC 24V DC DMX CONTROLLED	integral LED lamp	12
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23 6 YSTEM	SS	TECH LIGHTING ENVIRONMENTAL LIGHTS	700FMLTS-S-12-W-LED930 12" Square Surface Mounted Closet Light EN3S-L09WDAAI (IC RATED HOUSING) / EN3SF1B-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING ct3528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT CS003 - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER LED-TRACK-END-CAP - END CAPS FOR TRACK DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER DMX-4-5000-3-10A - 4 CHANNEL / 10 AMP DECODER DMX-6-22K-3-6A - 6 CHANNEL / 6 AMP DECODER TRACO POWER SUPPLIES: TIS-XXX-124-115 - TRACO DIN RAIL UL LISTED POWER SUPPLIES	120V AC 24V DC DMX CONTROLLED (3-Wire per Feed)	integral LED lamp	12 5w/ft

*** ALL FIXTURES INSTALLED IN EXTERIOR CONDITIONS MUST BE DAMP OR WET RATED.

*** ALL LED PRODUCT IS TO BE FIELD VERIFIED FOR PROPER COLOR RENDERING BEFORE ORDERING
*** ALL TRIM COLORS TO BE VERIFIED WITH HOME OWNER BEFORE ORDERING.

ACOUSTIC DESIGNS GROUP Decorative Fixture Schedule

16074 N. 78th Street, Suite B104

Project: Telluride Residence

Scottsdale, AZ 85260 888.296.0950

Quantity	Туре	Watts Each	Location	Mounting
3	Z1	150	LL - Bath 1 - Sconces	Wall Mounted
2	Z2	150	LL - Bath 2 - Sconces	Wall Mounted
2	Z3	150	LL - Bath 3 - Sconces	Wall Mounted
2	Z4	150	LL - Bath 4 - Sconces	Wall Mounted
1	Z5	350	ML - Foyer - Chandelier	Hanging
1	Z6	350	ML - Dining - Chandelier	Hanging
2	Z7	150	ML - Powder - Sconces	Wall Mounted
3	Z8	150	UL - Master Bath - Pendants	Hanging

Total Number of Decorative Light Fixtures: 16



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ALEXANDRA TALIAFERRO

DATE: SEPT. 3RD, 2020

SCALE:1/4"-1'

REVISIONS:

1

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716 TELLURIE

SHEET NUMBER:

FIXTURE SCHEDULE

EL

^{***} ALL FIXTURES ARE TO BE APPROVED BY OWNER BEFORE ORDERING.

*** ALL LINEAR PRODUCT MUST BE FIELD MEASURED BEFORE ORDERING.

designs group

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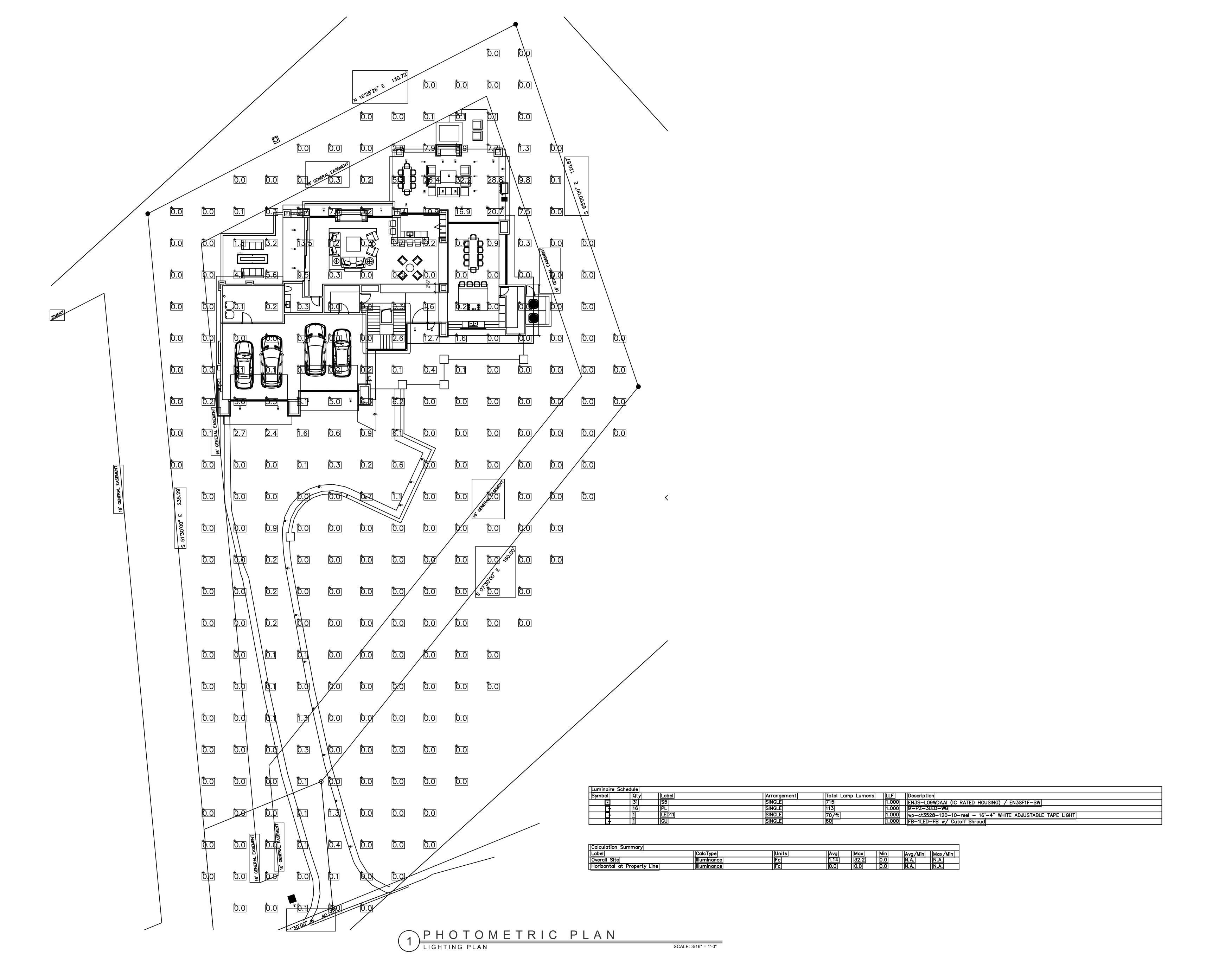
ALEXANDRA TALIAFERRO

DATE: Oct 20th, 2020

SCALE:AS NOTED

DRAWN BY:

REVISIONS:



SHEET NUMBER: PHOTOMETRIC PLAN PLAN

Type: GU FB-1LED-FB w/ Cutoff Shroud

FXLuminaire.

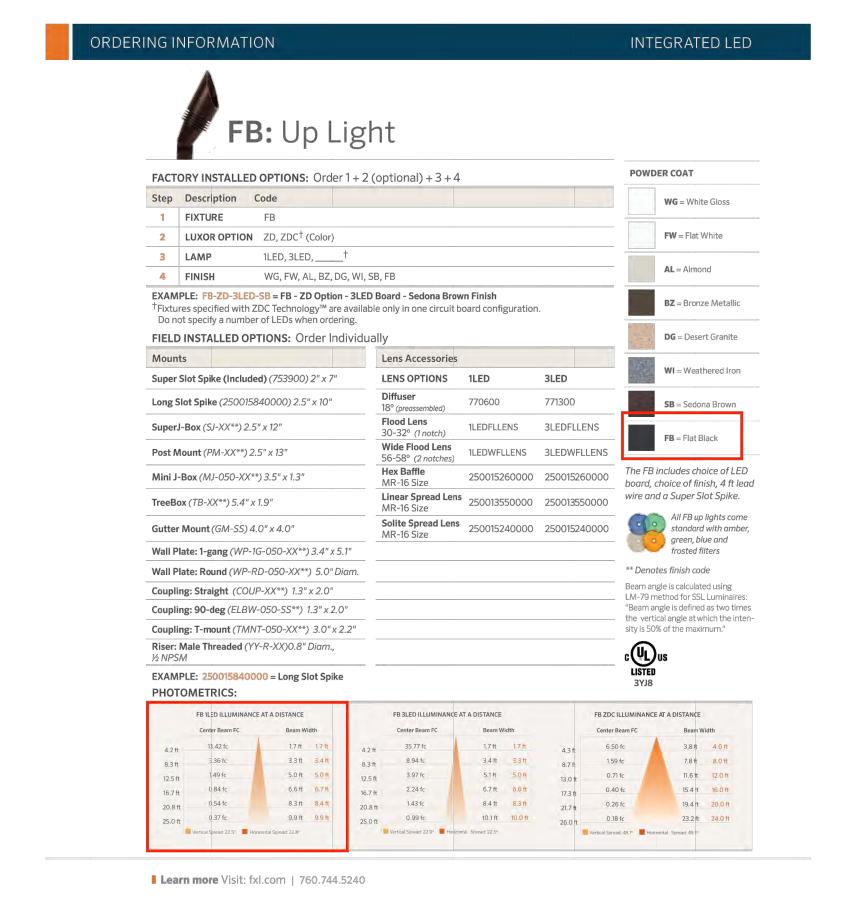


FB: Up Light

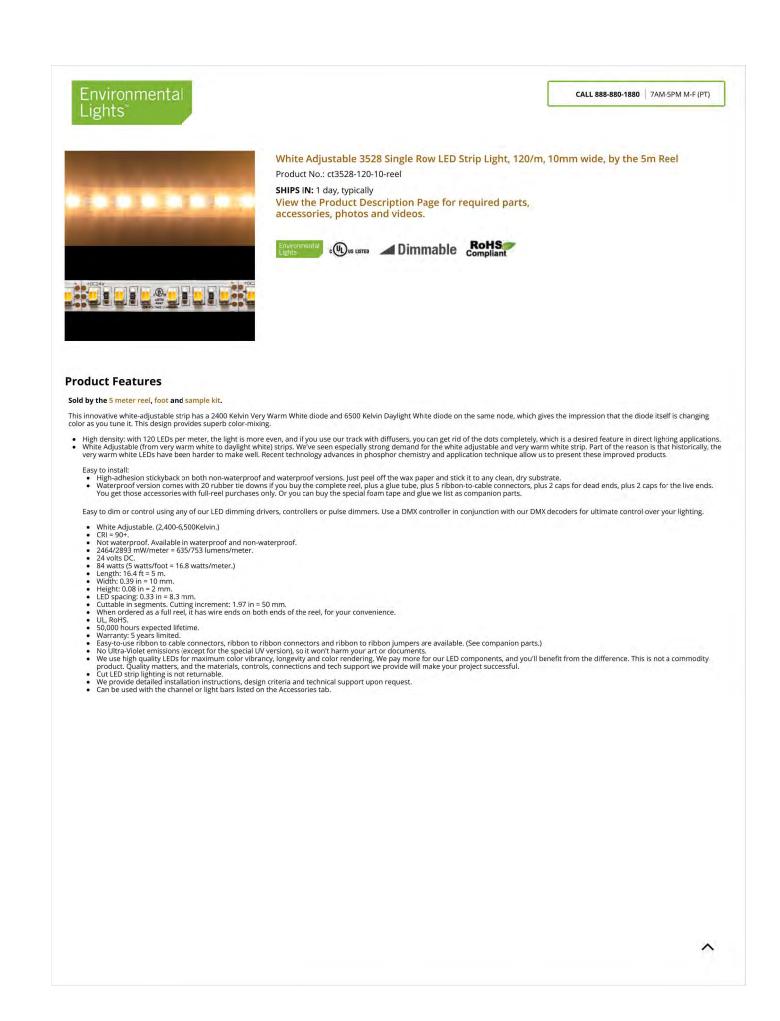
NUMBER OF LEDS:	1	3	ZDC	
HALOGEN LUMEN OUTPUT EQUIVALENT	10 Watt	20 Watt	10 Watt	
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	
INPUT VOLTAGE:	10 to 15V	10 to 15V	11 to 15V	
VA TOTAL*:	2.4	4.5	7.2	
WATTS USED:	2.0	4.2	6.0	
LUMENS PER WATT (EFFICACY):	31	40	28	
TOTAL LUMENS:	60	155	90	
CRI (Ra):	79	78	81	\bowtie
CBCP (CENTER BEAM CANDLE POWER):	233	621	120	
сст:				
AMBER FILTER	2700K	2700K	N/A	
FROSTED FILTER	3900K	3900K	N/A	
GREEN FILTER	4500K	4500K	N/A	
BLUE FILTER	5200K	5200K	N/A	

LANDSCAPE LIGHTING

A Hunter Industries Companypany



Type LED11







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ALEXANDRA TALIAFERRO

DATE: Oct 20th, 2020

SCALE:AS NOTED

REVISIONS:

<u>^1</u>

3

SHEET
NUMBER:
PHOTOMETRIC
CUTSHEETS
PL 2

Type P M-PZ-LED3-FB

FXLuminaire.



M-PZ Path Light SPECIFICATIONS

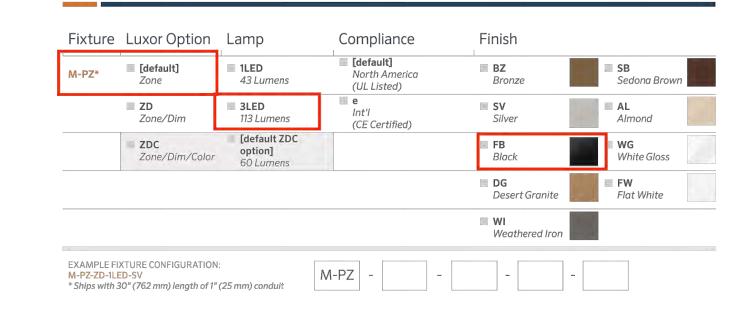
Lamp	1 LED	3LED	ZDC
Total Lumens*	43	113	60
Input Voltage	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	6.0
VA Total	2.4	4.5	7.2
Lumens per Watt (Efficacy)	22	27	10
CRI (Ra)	80+	80+	80+
Max Candela	41	121	43
Dimming	PWM, Phase	PWM, Phase	
RGBW Available	No	No	Yes
Luxor Compatibility			
Default	Zoning	Zoning	
ZD Option	Zoning/Dimming	Zoning/Dimming	
ZDC Option			Zoning/Dimming /Color
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs	55,000 Hrs

*Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

FX Luminaire FX Luminaire is an industry- leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting- edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network. Materials Die-cast A380 aluminum	Lamp Integrated module with Cree LEDs. Gold-plated connectors and conformal coating for maximum reliability and corrosion resistance. Proprietary onboard intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 55,000 hrs. Maximum drive current: 1A. Socket Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture. Optics Polycarbonate color	Wiring 18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length Housing Die-cast A380 aluminum body with capacity for 1LED, 3LED, or ZDC integrated LEDs. Lens UV-stabilized acrylic lens with shock resistance and high tolerance for thermal expansion and stress. Finish Two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards. Weight	Ambient Operating Temperature 0°F to 122°F (-18°C to 50°C) Control ZD or ZDC utilizes Luxor technology to zone fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor. Sustainability Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior	Installation Requirements Designed for installation in the downward lighting direction only. International Compliance Compliant per IEC 60598- 1 and IEC 60598-2-7 by selecting "e" option in part: builder. Warranty 10-year limited warranty. Listings CULUS ROHS COMPLIANT 3YJ8
body with stainless steel hardware.	temperature adjustment	1.0 lb. (0.5 kg)	functionality. Our LED products provide high-	
Power Input 10-15 VAC/VDC, 50/60 Hz. Remote transformer required (specify separately).	luminaire: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Photometry is calculated using LM-79 method for SSL fixtures.	Manufacturing ISO 9001:2015 certified facility Hardware Stainless steel machine screws. Ships with 30" (762 mm) length of 1" (25 mm) conduit for mounting.	quality light at optimal energy efficiency, lifespan, and durability.	

Learn more. Visit: fxl.com | +1760.744.5240

M-PZ Path Light ordering information

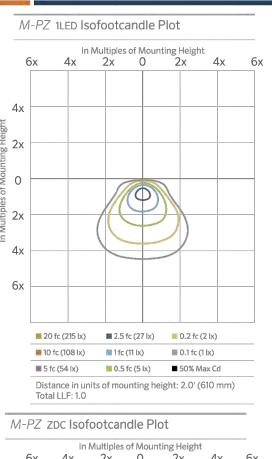


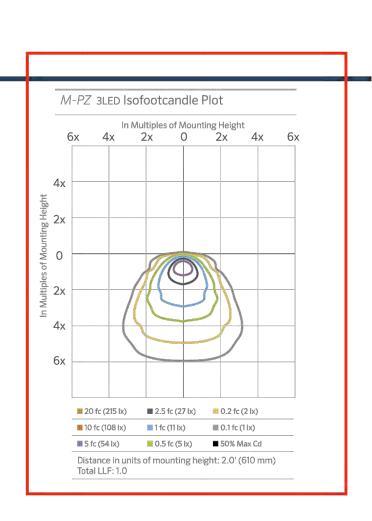
Mounts	Catalog No.	
M-PZ DECK MOUNT 2.5" x 2.5" x 1.7" (64 mm x 64 mm x 43 mm)	MPZ-DM-XX**	

LANDSCAPE LIGHTING

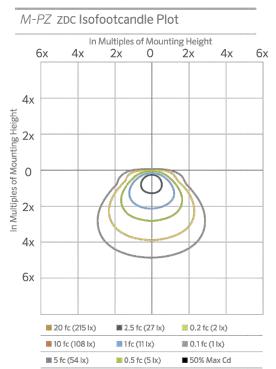
M-PZ Path Light PHOTOMETRICS

LANDSCAPE LIGHTING





FX-252-SS-DESIGNER-PATH-MPZ-EN 9/19



Learn more. Visit: fxl.com | +1 760.744.5240

Distance in units of mounting height: 2.0' (610 mm)
Total LLF: 1.0

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716 TELLU

designs group

16074 N. 78TH STREET, SUITE

B104 SCOTTSDALE, AZ 85260 WWW.ADGROUPAZ.COM T 888.296.0950

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ALEXANDRA TALIAFERRO

DATE: Oct 20th, 2020

SCALE:AS NOTED

DRAWN BY:

REVISIONS:

SHEET
NUMBER:
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ENTRA	SLED	
ADJUSTABLE DO	MANUCLIT & MANUL MARCH	

The ELEMENT Entra 3" adjustable LED downlight offers a cost-effective alternative to meet residential and commercial specifications on budget-sensitive projects. Custom engineered for high performance and reliability, ELEMENT Entra is easy to configure with a complete feature set that offers flexibility without an overwhelming list of options. Entra LED modules are available in High or Low Output, with 4 color temperatures and include 20°, 40° and 65° interchangeable optics with hot-aiming (30° tilt; 359° rotation). Flanged or flangeless (includes mud plate), round or square, flat or beveled die-cast trims in Silver and a paintable White finish. Remodel installation also available with same performance and trim options.

 Hot-aiming (30° tilt; 359° rotation) Flanged or Flangeless Ceiling Appearance

 20°, 40° and 65° interchangeable optics (all included) Accepts 2 optical controls

 Warm Color Dimming 3000K-1800K 3-step color binning

SPECIFICATIONS DELIVERED LUMENS 980 EFFICACY CBCP (AT 3000K) 40° - 2544 65° - 1091 CCT OPTIONS 2700K, 3000K, 3500K, 4000K, Warm Color Dimming (3000K - 1800K)

COLOR CONSISTENCY 3-Step VOLTAGE Universal 120V - 277V TRIAC, ELV or 0-10V (all standard, down to 5%) POWER SUPPLY Constant current driver with +.9 power factor and >87% efficiency 20°, 40°, 65° (all included) ADJUSTABILITY 0-30° tilt, 359° rotation

CEILING APPEARANCE Flanged or Flangeless (Both accommodate 1/2" to 1 ceiling thickness) CEILING APERTURE 4" ceiling cutout IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation. Housing: Heavy gauge cold rolled steel Trims: Die cast aluminum Housing: Black powder coat

GENERAL LISTING ETL listed. Damp listed. Shower version Wet listed. Energy Star. CALIFORNIA TITLE 24 Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 part 6 (JA8-2016, JA8-2019). LED LIFETIME L70: 50,000 hours

WARRANTY** 5 years

shown in flangeless bevel square

TECH LIGHTING

LED 5YEAR

techlighting.com

ENTRA 3" LED techlighting.com ADJUSTABLE DOWNLIGHT & WALL WASH GRIDS

INCLUDES AN LED DRIVER WITH UNIVERSAL INPUT 120V - 277V, DIMMABLE BY TRIAC, ELV OR 0-10V CONTROLS.
HOUSING SHIPS WITH PLASTER-PLATE FOR USE ON FLANGELESS INSTALLATION, DO NOT USE PLATE FOR FLANGED INSTALLS.
TRIMS ARE REQUIRED AND MUST BE ORDERED SEPARATELY.
**ADJUST TO 30° TILT FOR WALL WASH APPLICATION.
**LED MODULE SHIPS WITH 40° OPTIC INSTALLED. INCLUDES 20° AND 65° OPTICS AS WELL. LENSES/LOUVERS* *SHOWER (SANDBLASTED LENS OR SOLITE LENSED) APERTURE (-H AND -S) REQUIRES BEVEL TRIM (B). SOLITE LENSED (-S) IS NOT AVAILABLE IN SILVER. **WALL WASH STYLE TRIM (W) CAN ONLY BE USED WITH WALL WASH LENSED APERTURE (-W). THEW CONSTRUCTION ADJUSTABLE HOUSING ONLY.

PROJECT INFO FIXTURE TYPE & QUANTITY JOB NAME & INFO NOTES TECH LIGHTING Visual Comfort & Co.

techlighting.com

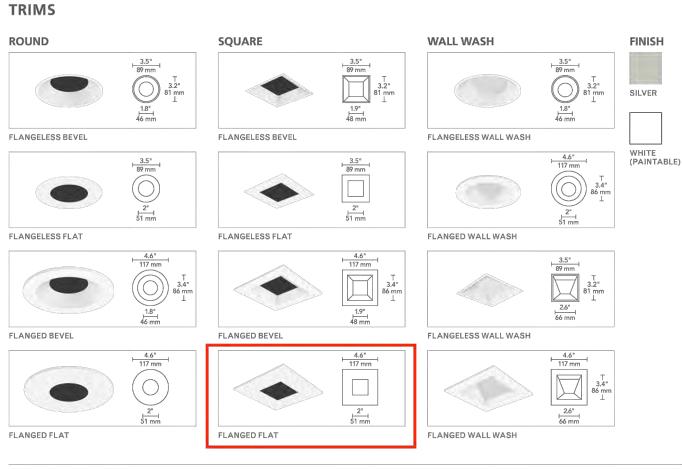
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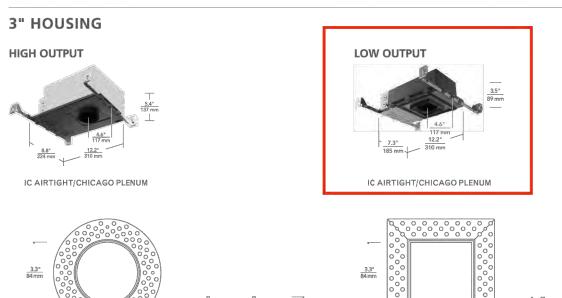
7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400 F 847.410.4500

ENTRA 3" LED ADJUSTABLE DOWNLIGHT & WALL WASH

techlighting.com





*SHIPS WITH MUD/PLASTER PLATE FOR FLANGELESS INSTALLATION

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*SHIPS WITH MUD/PLASTER PLATE FOR FLANGELESS INSTALLATION

ENTRA 3" LED ADJUSTABLE DOWNLIGHT & WALL WASH

techlighting.com

PHOTOMETRICS: 3 "ENTRA LED

DESCRIPTION: 3" LED Module 40° Beam - 0° Tilt, 3000K DESCRIPTION: 3" LED Module 65° Beam - 0° Tilt, 3000K 20° Beam - 0° Tîlt, 3000K MODEL: ENTRA Adjustable 65° Low Output MODEL: ENTRA Adjustable 20° Low Output MODEL: ENTRA Adjustable 40° Low Output INPUT POWER (WATTS): INPUT POWER (WATTS): INPUT POWER FACTOR: INPUT POWER FACTOR: 0.98 INPUT POWER FACTOR: 0.98 ABSOLUTE LUMINOUS FLUX (LUMENS): 950 ABSOLUTE LUMINOUS FLUX (LUMENS): 979 ABSOLUTE LUMINOUS FLUX (LUMENS): 1022 LUMEN EFFICACY (LUMENS PER WATT): 86 LUMEN EFFICACY (LUMENS PER WATT): 80 LUMEN EFFICACY (LUMENS PER WATT): 82
 ANGLE
 0°
 45°
 90°

 0°
 1822
 1822
 1822

 5°
 1771
 1762
 1770

 10°
 1624
 1614
 1588

 15°
 1413
 1375
 1289

 20°
 1130
 1050
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 25°
 795
 700
 562

 30°
 486
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 323

 35°
 267
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 65°
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 80°
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 435
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 30°
 252
 251
 192

 35°
 132
 136
 99

 40°
 65
 71
 51

 48°
 30
 38
 24
 1.7' | 680kc 3.3' | 167fc 5' | 73fc 6.7' | 41fc 8.3' | 26fc 8.3' 10fc 90° — 90°

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ALEXANDRA TALIAFERRO

DATE: Oct 20th, 2020

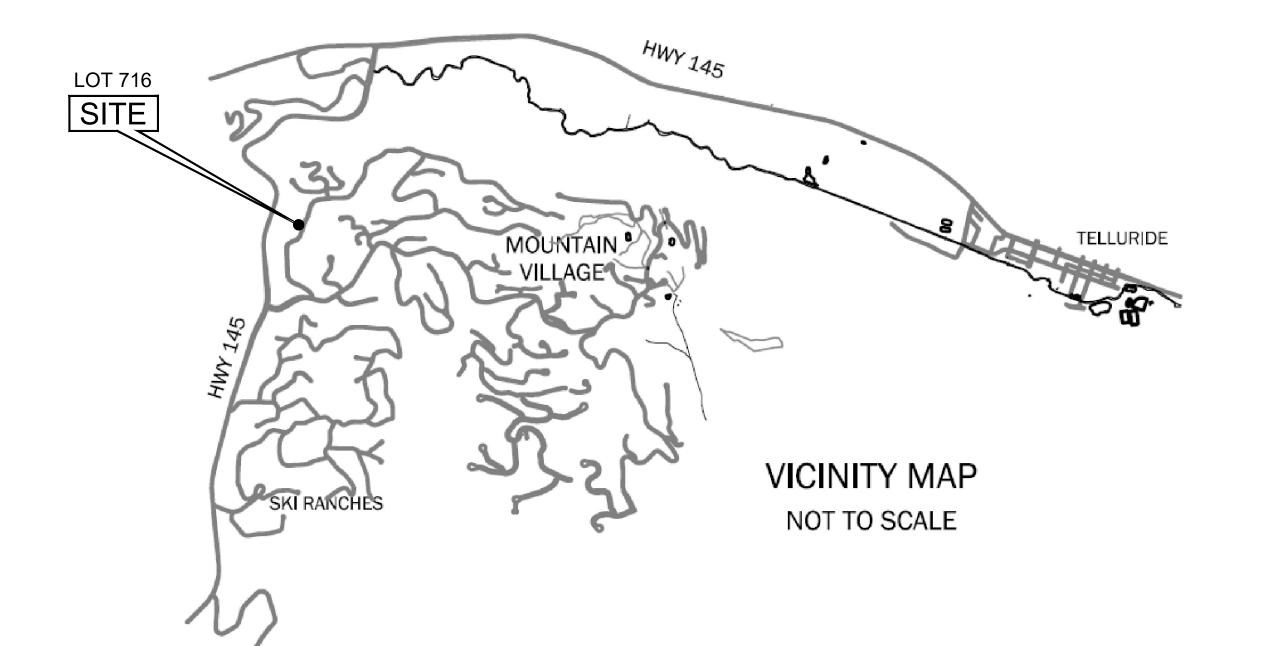
SCALE:AS NOTED

DRAWN BY:

REVISIONS:

LANDSCAPE PLAN LOT 716 TOWN OF MOUNTAIN VILLAGE

REFER TO CIVIL ENGINEERING PLAN FOR FULL SITE PLAN AND SURVEY CONSIDERATIONS. THIS PLAN IS IN REFERENCE TO LANDSCAPE PLANTING AND REVEGETATION ONLY.



FIRE DEPARTMENT SAFETY CHECKLIST

- 2. ESTABLISH AND MAINTAIN THE BUILDING ENVELOPE AS A CLEAR ZONE. THIN AND CLEAR FLAMMABLE MATERIALS AND FLASH FUELS (DRIED GRASSES AND WEEDS) FOR AN ADDITIONAL "BUFFER ZONE" OF 20-30 FEET FROM THE BUILDING ENVELOPE. THERE IS NO NEED TO CLEAR NATURAL LIVE PLANTS, JUST KEEP THESE AREAS MAINTAINED AND
- DEVELOP A "BUFFER ZONE" AND REMOVE ALL LIGHT (FLASH) FUELS FOR AN AREA OF 10-15 FEET FROM THE EDGE OF ALL
- 4. KEEP CONSTRUCTION SITES CLEAR OF EXCESSIVE COMBUSTIBLE AND FLAMMABLE MATERIALS.
- RESTRICT SMOKING WHILE ON THE CONSTRUCTION SITE. ESPECIALLY IN THE WILDLAND INTERFACE AREAS.
- 6. IF A FIRE IS SUSPECTED OR DISCOVERED, IMMEDIATELY CALL 9 1 1 FOR FIRE DEPARTMENT RESPONSE. DO THIS BEFORE ATTEMPTING TO INVESTIGATE OR BEFORE TAKING ANY FIREFIGHTING ACTION.
- 7. TAKE SPECIAL CARE TO LIMIT WELDING AND METAL CUTTING OPERATIONS TO CLEARED AREAS.
- 8. ALWAYS CONSIDER POSTING SPOTTERS WHEN CONDUCTING POTENTIALLY RISKY OPERATIONS.
- 9. HAVE WORKING FIRE EXTINGUISHERS AND/OR CONNECTED WATER HOSE LINES AVAILABLE ON ALL JOB SITES.

MOUNTAIN VILLAGE

INSTALLATION AND MAINTENANCE

IRRIGATED LAWN AREAS SHOULD BE AERATED TWO (2) TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES AND PROVIDE A HEALTHY LAWN. ORGANICS, FERTILIZATION AND AMENDMENT INCORPORATION AT SAME TIME ARE ENCOURAGED.

PLANTING AND AS NEEDED TO REDUCE WATER

DEEPER THAN THE ROOT BALL SIZE TO FACILITATE THE PLACEMENT OF APPROPRIATE MULCH MATERIAL AND

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

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

WEST REGION

WILDFIRE DEFENSIBLE SPACE

EXTENDING 15 FEET BEYOND THE STRUCTURE, INCLUDING

EXTENDED 100 FEET FROM THE HOME TREE CANOPIES SHOULD BE THINNED AND FUEL SOURCES FOR FIRES

MOUNTAIN VILLAGE

IRRIGATION DESIGN STANDARDS

THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED LANDSCAPE PROFESSIONAL THAT HAS EXTENSIVE EXPERIENCE IN DESIGNING IRRIGATION SYSTEMS TO BE EFFICIENT AND TO UNIFORMLY DISTRIBUTE THE WATER. SPECIFIC CRITERIA THAT SHALL BE CONSIDERED IN THE DESIGN INCLUDE SOIL TYPE, SLOPE, ROOT DEPTH, PLANT MATERIALS, MICROCLIMATES, WEATHER CONDITIONS, WATER SOURCE, PEAK DEMAND AND WATERING WINDOWS. TO CONSERVE AND PROTECT WATER RESOURCES, THE IRRIGATION DESIGNER SHALL SELECT APPROPRIATE EQUIPMENT COMPONENTS THAT MEET STATE

AND LOCAL CODE REQUIREMENTS AND SITE REQUIREMENTS

TO CONSERVE AND PROTECT WATER RESOURCES, THE INSTALLED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS, CDC REQUIREMENTS AND THE TOWN'S WATER AND SEWER REGULATIONS.

THE IRRIGATION SYSTEM SHALL BE REGULARLY MAINTAINED BY A QUALIFIED PROFESSIONAL TO PRESERVE THE INTEGRITY OF THE DESIGN AND TO SUSTAIN EFFICIENT OPERATION. THE IRRIGATION SYSTEM SHALL BE REGULARLY SERVICED TO MAINTAIN THE PERFORMANCE OF THE SYSTEM DESIGNED. TO CONSERVE AND PROTECT WATER RESOURCES AND THE ENVIRONMENT, THE SERVICED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS AND STATE AND LOCAL CODE REQUIREMENTS. THE MAINTENANCE SHALL RESULT IN SUSTAINING AN EFFICIENT AND UNIFORM DISTRIBUTION OF THE WATER.

THE IRRIGATION SCHEDULE SHALL BE MANAGED TO MAINTAIN A HEALTHY AND FUNCTIONAL LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER. TO CONSERVE AND PROTECT WATER RESOURCES AND THE ENVIRONMENT, THE IRRIGATION SCHEDULE SHALL BE CHANGED AS REQUIRED TO PROVIDE SUPPLEMENTAL WATER TO MAINTAIN A FUNCTIONAL HEALTHY TURF AND LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER.

IRRIGATION SYSTEMS SHALL INCLUDE:

- 1. A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
- 2. INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN. 3. HEAD-TO-HEAD OR DOUBLE COVERAGE.
- 4. A MASTER CONTROL VALVE.
- 5. A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM. 6. SELF-SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN.
- 7. LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION.

IRRIGATION SYSTEMS SHALL BE DESIGNED TO IMPLEMENT LESS FREQUENT WATERING FOR A LONGER PERIOD OF TIME TO INCREASE SATURATION DEPTH AND PROMOTE DEEP ROOT GROWTH UNLESS THE TOPOGRAPHY REQUIRES A

MOUNTAIN VILLAGE SOIL PROTECTION, EROSION CONTROL

THE FOLLOWING MEASURES SHALL BE TAKEN TO PROTECT AND ENHANCE TOPSOIL AND TO MULCH NEW PLANTINGS:

1. PRIOR TO EXCAVATION, TOPSOIL SHALL BE STRIPPED AND STORED ON THE SITE OR IN A LOCATION APPROVED BY THE REVIEW AUTHORITY. 2. GOOD QUALITY TOPSOIL SHALL BE REPLACED IN

AREAS REQUIRING LANDSCAPING OR REVEGETATION. 3. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR INCHES (4"). 4. A SOIL AMENDMENT, SUCH AS FULLY COMPOSTED

MANURE, SHALL BE ROTOTILLED INTO ALL AREAS THAT WILL BE SODDED OR SEEDED. (a) AMENDMENTS SHALL BE TILLED INTO THE SOIL TO A SIX OR EIGHT INCH (6"-8") DEPTH. (b) THE RATE OF APPLICATION OF SOIL

AMENDMENT SHALL BE THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET. 5. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF WEED FREE MULCHES. ACCEPTABLE MULCHES ARE, STRAW, HYDRO-MULCH AND, WHEN NEEDED, BIODEGRADABLE EROSION-CONTROL NETTING. (NYLON

NETTING IS PROHIBITED)

- 1. ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISTURBED BEYOND WHAT IS SHOWN ON PLANS, SHALL BE REPLANTED AS INDICATED ON THESE PLANS. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND
- 2. ALL WORK SHALL BE COMPLETED AND APPROVED BY THE
- SURFACE.
- 5. ALL PLANT MATERIAL SHALL BE SIZED ACCORDING TO THE COLORADO NURSERY ASSOCIATION STANDARDS. PLANT MATERIAL SIZES NOT ESTABLISHED PER A.N.A. STANDARDS SHALL BE SIZED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- 6. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE DESIGNER OR
- 7. PLANT MATERIALS SPECIFIED SHALL BE SUBJECT TO HAND SELECTION BY THE PROJECT MANAGER AT THE NURSERY. 8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR

ACCURATE PLANT COUNTS.

9. THE SUB-CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE DESIGNER FOR RESOLUTION.

PLANTING NOTES

- 1. STAKE ALL TREE LOCATIONS FOR LANDSCAPE DESIGNER'S
- 2. ALL TREES SHALL BE INSTALLED PRIOR TO INSTALLATION OF
- 3. ALL NEW PLANTING SHALL BE INSTALLED SO AS TO MATCH THE EXISTING NATIVE SPECIES AND DENSITIES ADJACENT
- A TEMPORARY NURSERY LOCATION SHALL BE ESTABLISHED ON SITE FOR SALVAGE MATERIALS, CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION TO SALVAGED MATERIAL
- 6. A TEMPORARY IRRIGATION SYSTEM SHALL BE INSTALLED TO SUPPLEMENT REVEG. PLANT MATERIAL. CONTRACTOR RESPONSIBLE FOR TEMPORARY IRRIGATION SYSTEM.

IRRIGATION NOTES

- 1. THE CLIENT MAY REQUIRE AN IRRIGATION "AS-BUILT" BE CREATED BY THE CONTRACTOR FOR THE OWNERS FILES
- 2. ALL REVEGETATION AREAS TREATED WITH NATIVE SEED MIX
- 3. ALL TRANSPLANTS AND NEW PLANTS SHALL BE WATERED WITH A PROFESSIONALLY INSTALLED DRIP IRRIGATION
- 4. ALL TREES SHALL BE WATERED WITH A DRIP IRRIGATION SYSTEM. THE TREES AND SHRUBS SHALL BE ON SEPARATE WATERING SYSTEMS.
- IRRIGATION LINES SHALL BE IN PLACE AND PRESSURE TESTED PRIOR TO INSTALLATION OF RIP-RAP.

GENERAL NOTES

- THE CITY PRIOR TO OCTOBER 1st.
- 3. ALL DISTURBED SOIL SHALL BE RAKED TO BLEND INTO EXISTING UNDISTURBED TOPSOIL.
- 4. FINISH GRADE OR TOP OF MULCH (WHICHEVER IS HIGHER) SHALL BE 1" BELOW ADJACENT CONCRETE OR OTHER PAVED

- APPROVAL PRIOR TO PLANTING.
- RIP-RAP OR OTHER EROSION CONTROL MEASURES.
- TO THE AREA OF REVEGETATION.
- 4. WHERE RIP-RAP IS REQUIRED AND THE SLOPE WILL HOLD IT, AN APPROVED PLANTING SOIL SHALL BE ADDED ON TOP OF THE RIP-RAP A MINIMUM OF EIGHT INCHES IN DEPTH. THE PLANTING DENSITIES IN THESE AREAS SHALL BE CONSISTENT WITH ALL OTHER AREAS AND THE ORDINANCE
- IN NURSERY.

- UPON COMPLETION OF WORK.
- SHALL BE WATERED BY A SCHEDULED WATERING SERVICE FOR A MINIMUM OF ONE GROWING SEASON. THE WATERING SCHEDULE SHALL BE AT THE DISCRETION OF THE

PROJECT

HOME OWNER:

CAREFREE, ARIZONA 85377

16628 NORTH 53rd PLACE

CONTACT: DAVID CREECH

CAREFREE, ARIZONA 85377

CONTACT: JUSTIN KILBANE

FOLEY ASSOCIATES, INC.

125 WEST PACIFIC, SUITE B-1

TELLURIDE, COLORADO 81435

CONTACT: DAVE BULSON

PHONE: (970) 708.2088

PROJECT

LOT 716 TOWN OF MOUNTAIN VILLAGE

TELLURIDE, COLORADO 81435

TELLURIDE, COLORADO 81435

SITE CALCS:

TOTAL REVEG 9400 S.F.

SITE AREA 0.585 ACRES

167 ADAMS RANCH ROAD

PHONE: (480) 488.1239

SURVEYOR:

PHONE: (302) 561.3379

ARCHITECT:

JK STUDIO

P.O. BOX 2006

SCOTTSDALE, ARIZONA 85254

JUSTIN KILBANE

P.O. BOX 2006

CONSULTANTS

LANDSCAPE DESIGNER:

SHEET INDEX

SITE PLAN and NOTES L2 PLANTING PLAN

SITE **PLAN**



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SITE PLAN

DI8TURBANCE

RESIDENCE

SCALE: 1"=20'-0"

CONSTRUCTION

1. DO NOT BLOCK FIRE HYDRANTS OR EMERGENCY ACCESS TO THE SITE WITH CONSTRUCTION VEHICLES. TREES AND SHRUBS SHALL BE MULCHED UPON INITIAL

EVAPORATION. CLEAR OF THE ANNUAL DRY FLASH FUELS. TREE AND SHRUB HOLES SHALL BE DUG SIX INCHES (6")

FACILITATE GROWTH.

BURLAP AND WIRE SHALL BE REMOVED FROM THE ROOT

DECKS, PATIOS, ETC. THIS AREA SHOULD HAVE ONLY A SMALL AMOUNT OF VEGETATION, REMOVE DEAD VEGETATION OR FLAMMABLE DEBRIS, AND KEEP ALL PLANTS WELL KEPT AND IRRIGATED.

SHOULD BE LIMITED TO REDUCE THE INTENSITY OF ANY FIRE APPROACHING THE HOME.

EXTENDING TO THE PROPERTY BOUNDARY TREES AND LARGE SHRUBS SHOULD BE PRUNED TO PREVENT A GROUND FIRE FROM CLIMBING INTO THE CROWNS OF TREES. REMOVE DEAD AND DOWNED DEBRIS.

EXTERIOR EQUIPMENT NOTE

EXTERIOR EQUIPMENT INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, POOL EQUIPMENT AND TRASH CANS SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 12" TALLER THAN THE HIGHEST POINT OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE HEIGHT OF THE EXTERIOR EQUIPMENT PRIOR TO CONSTRUCTION OF THE SITE WALL TO ENSURE COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE REDONE UNTIL COMPLIANCE IS ACHIEVED REGARDLESS OF COST OR DELAY.

SES SCREENING NOTE

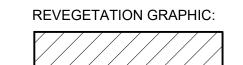
THE SES PANEL SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 4" TALLER THAN THE HIGHEST POINT OF THE SES PANEL. THE CONTRACTOR SHALL INSTALL THE SES PANEL AS LOW AS ALLOWED BY BUILDING CODE AND APS IN AN EFFORT TO MINIMIZE THE HEIGHT OF THE SCREEN WALL. THE CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE REDONE UNTIL

NOTE: PLANTER POTS SHALL BE SUPPLIED WITH 2" PVC SLEEVING TO EACH POT INDIVIDUALLY. IRRIGATION AND DRAINAGE WILL OCCUR THROUGH THESE SLEEVES.

PLANTING FOR THESE POTS SHALL BE BASED UPON LOCATION OF THE POT, THE AVAILABILITY OF PLANT MATERIAL, AND THE DESIGNERS DISCRETION. FINAL POT LOCATIONS AND PLANTINGS SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE DESIGNER AND CLIENT.

PLANT LEGEND

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		TREES	<u> </u>		
p5		PINUS FLEXILIS	LIMBER PINE	10 FEET	4
\$ +		PICEA PUNGENS	COLORADO BLUE SPRUCE	8 FEET	2
		POPULOUS TREMULOIDES	QUAKING ASPEN	3" CAL.	9
		PRUNUS VIRGINIANA	CHOKECHERRY	2.5" CAL	4



TOTAL REVEG 9400 S.F.

MOUNTAIN VILLAGE NATIVE GRASS SEED MIX

COMMON NAME	MIX
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREEPING RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%

1. RIP OR SCARIFY ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF 4".

2. COVER ALL AREAS THAT HAVE EXCESSIVE AMOUNTS OF HARD GRANITE OR ALKALINE SOIL WITH A MINIMUM OF 6" OF FRIABLE TOPSOIL AFTER RIPPING.

3. BROADCAST SEED MIX AT THE RATES DESCRIBED ABOVE IN A UNIFORM MANNER ENSURING THAT ALL AREAS ARE EVENLY COVERED - EITHER MECHANICAL OR HAND BROADCASTING METHODS ARE ACCEPTABLE.

4. MECHANICALLY DRAG OR RAKE ALL SEEDED AREAS AFTER SEED IS UNIFORMLY APPLIED. IDEALLY THIS SHOULD HAPPEN AFTER THE BOXED PLANT MATERIAL IS INSTALLED, AND BEFORE THE SMALL CONTAINERIZED PLANTS ARE INSTALLED.

5. NO SUPPLEMENTAL IRRIGATION IS REQUIRED.

6. OTHER LOW GROW, WILDFLOWER MIXES AND OTHER GRASS SEED MIXES AND RATIOS MAY BE APPROVED BY THE REVIEW AUTHORITY. ALL GRASS SEED MIXES SHALL NOT INCLUDE ANY NOXIOUS WEED SEEDS. A BLEND OF GRASSES AND/OR WILDFLOWERS THAT HAVE GROWING CHARACTERISTICS THAT PROVIDE QUICK COVER, EROSION CONTROL AND POTENTIALLY EVOLVE INTO AN INDIGENOUS CLIMAX PLANT COMMUNITY SHALL BE SPECIFIED FOR ALL AREAS. SEED MIXES AND RATIOS MAY BE ADAPTED TO SPECIFIC LOCATIONS AND MICROCLIMATES. ANY WILDFLOWER GRASS SEED MIX SHALL NOT INCLUDE ANY DAISY SEEDS.

7. SEED SHALL BE APPLIED TO DISTURBED AREAS WITHIN TEN (10) DAYS AFTER TOPSOIL HAS BEEN SPREAD AND SHALL FOLLOW THE RECOMMENDED RATES NOTED BY SUPPLIERS.

8. SLOPES THAT ARE GREATER THAN 3:1 SHALL BE NETTED WITH AN APPROPRIATE MATERIAL TO PREVENT EROSION AND ENSURE SUCCESSFUL REVEGETATION.

MOUNTAIN VILLAGE

IRRIGATION SYSTEM DESIGN TABLE

Landscape Type	Required Irrigation System Design and Operation
Trees and Shrubs	 Drip only. Shut drip zones off two (2) full growing seasons after platestablishment.
Lawn Area/Turf	Spray heads. Separate site zone required.
Perennials and garden planting beds	 Spray heads. Use soaker hose, low volume mist and/or emitters equipped with adjustable nozzles to limit over/under watering within a specific zone.
Revegetation	 Rotors (Review authority may require temporary irrigation as prohibit long-term watering of revegetated areas)
All Landscaping Types	 Irrigation control equipment shall include an automat irrigation controller having program flexibility such as repe cycles and multiple program capabilities. Automatic irrigation
Landscape Type	Required Irrigation System Design and Operation
	controllers shall have battery backup to retain the irrigation

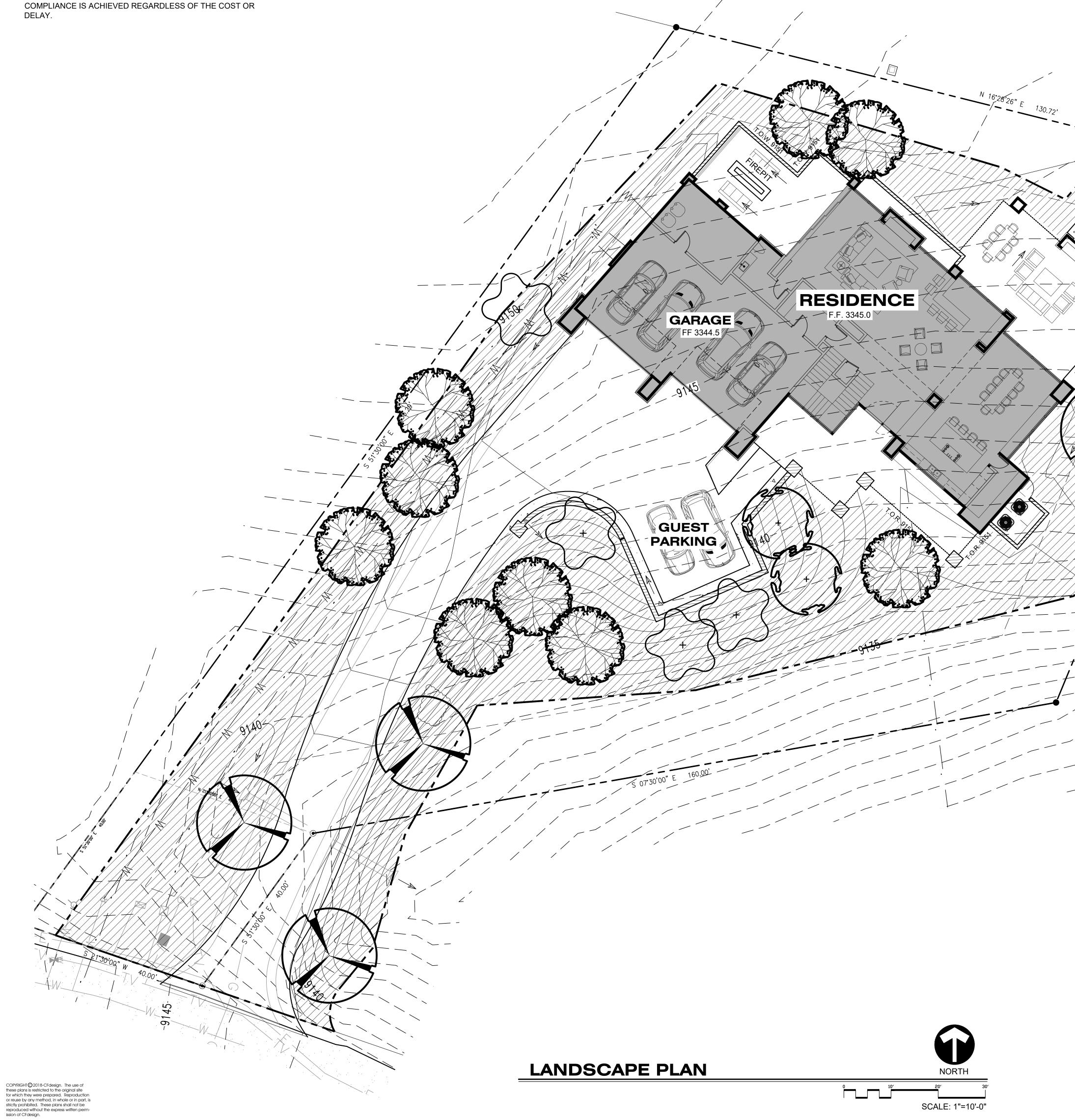
Landscape Type



REVEGETATION PLAN

DATE: 8/24/2020 JOB NO.: CF-716

L2



THE COMPANIES

KILBANE RESIDENCE LOT 716 ADAMS RANCH MOUNTAIN VILLAGE



DEVELOPMENT

HOMES + LAND

JUSTIN@JK.STUDIO

POST BOX 2006- CAREFREE, AZ 85377

(480)225-7282



EXTERIOR ROOFING & FASCIA MATTE BLACK ORE STANDING SEAM METAL.





EXTERIOR STONE: TELLURIDE GOLD DRYSTACK.



WALL PANELS : NEWTECH NORWEIGEN SIDING IN PERUVIAN TEAK.



WALL PANELS:
NEWTECH NORWEIGEN SIDING
IN HAWAIIN TEAK.



DRIVEWAY PAVERS: CATALINA PAVERS IN RIO COLOR.



WINDOWS & DOORS SIERRA PACIFIC DARK ANODIZED FINISH.





ELEVATION	STONE		METAL FASCIA		WOOD FASCIA		GLAZING		SIDING		TOTAL
SOUTH	766	32%	168	7%	168	7%	552	23%	737	31%	2391
WEST	884	37%	185	8%	185	8%	501	21%	618	26%	2373
EAST	837	40%	97	5%	97	5%	585	28%	497	24%	2113
NORTH	911	33%	126	4%	126	4%	521	19%	1117	40%	2801
TOTAL	3398	35%	576	6%	576	6%	2159	22%	2969	31%	9678

John A. Miller

From: Jim Boeckel <jim@telluridefire.com>
Sent: Wednesday, September 23, 2020 1:51 PM

To: John A. Miller

Subject: Re: Class 3 Referral - New SF Home @ Lot 716 adams ranch road

John, Lot 716

I don't have a problem with the request to use a portion of open space to get the driveway away from the bridge. Also if the total square footage of the residence is in excess of 3600 a fire sprinkler system is required

On Wed, Sep 23, 2020 at 12:37 PM John A. Miller < JohnMiller@mtnvillage.org> wrote:

Afternoon all,

Below you will find a link to a proposed new home to be located at Lot 716 shown below. I'm concerned that the driveway as proposed will be really close to the bridge. The applicant has proposed a CUP to use a portion of TSG open space for their driveway to the north of the flagpole access due to existing utilities in place.

Thanks,

J

https://townofmountainvillage.com/site/assets/files/33868/final iasr drb plans.pdf





AGENDA ITEM 7 PLANNING & DEVELOPMENT SERVICE PLANNING DIVISON

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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; November 5, 2020

DATE: October 14, 2020

RE: Staff Memo – Final Architecture Review, Lot 424

APPLICATION OVERVIEW: Class 3 Residential Addition

PROJECT GEOGRAPHY

Legal Description: Lot 424, Telluride Mountain Village, Filing 12

Address: 121 Touchdown Drive

Applicant/Agent: Chris Hawkins, Alpine Planning

Owner: Salter Family Partners LTD, a Texas LTD

Zoning: Single-Family
Existing Use: Single-Family
Proposed Use: Single-Family
Lot Size: 2.012 AC

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Applicant Narrative Exhibit B: Architectural Plan Set



<u>Case Summary</u>: Chris Hawkins of Alpine Planning, Applicant for Lot 424, is requesting Design Review Board (DRB) approval of the Final Architecture Review (FAR) Application for a residential addition at 121 Touchdown Drive. The Lot is approximately 2.012 acres and is zoned Single-Family. The overall existing square footage of the home is currently 7,847 square feet and this proposal would increase that floor area by 2,370 for a total of 10,217.3 square feet. Due to the overall size of the addition, this application is required to

obtain a Class 3 approval by the DRB. It should be noted that the applicant has submitted all required materials per the provisions of Section 17.4.11 of the Community Development Code (CDC) for a Class 3 DRB Initial Architecture and Site 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

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed) / 40' (gable) Maximum	39.58'
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	24.99'
Maximum Lot Coverage	30% Maximum	9.9%
General Easement Setbacks*		
North	16' setback from lot line	66'
South	16' setback from lot line	>50"
East	16' setback from lot line	16'
West	16' setback from lot line	116'
Roof Pitch		
Primary		Multiple
Secondary		
Exterior Material**		
Stone	35% minimum	35.2%
Wood		31.4%
Windows/Doors	40% maximum	11.1%
Metal Accents		21.7%
Parking	2 enclosed / 2 exterior	3/3

Specific Approval Requests:

Earthen Roof

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

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring 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 both Gabled and Shed roof forms which are granted different height allowances in the CDC. Gabled roof forms are granted a maximum building height of 40 feet with shed roof forms limited to 35 feet. The maximum average height must be at or below 30 feet for shed roof forms and 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: The applicant has provided a Building Height Analysis on submitted page A1.5 which demonstrates both Maximum Building Height and Maximum Average Building Height as being complaint with the CDC. In addition, they have provided a parallel plane analysis also demonstrating compliance.

17.3.14: General Easement Setbacks

Lot 424 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. 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, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above typically require encroachment agreements between the property owner and the Town.

Staff: There are no proposed encroachments into the GE as part of this addition. Because the majority of the home is existing, the typical GE encroachment discussion related to items such as address monuments does not apply to this request.

There will be minor disturbances to the GE related to construction and any disturbances will be required to be returned to their original pre-disturbed condition. This is particularly important on the Southern GE where the retaining wall is directly adjacent to the GE. Trees within Zone 1 Fire Mitigation will be required to be removed, even within GE areas.

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 addition appears to fit with the Town's Design Theme as proposed given the material palette of stone, wood, and metal. It should be noted that given the age of the existing home, the proposed addition does appear to be very modern in comparison given its contemporary forms in comparison to timber-based log architecture within the existing footprint. With that being said, the addition does appear to fit architecturally and demonstrates a good example of additions having been designed to represent the architectural time period that it was constructed.

The applicant has proposed horizontal log siding to complement the existing portions of the home but has chosen a metal palette of vertical steel siding, steel panels, and standing seam roofing materials.

It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular that is very popular recently within Mountain Village.

17.5.5: Building Siting Design

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

Staff: Due to the pre-existing nature of the home, the addition appears to be logically sited on the lot. Although this does involve the disturbance of steep slopes as documented in the applicant's submittal, it also appears to meet the goals of the owner for preservation

of existing uses, views, access, etc. Additionally, this location provides much more screening than would be otherwise available in other locations.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. Although the home Is grounded with the use of stone, it does have a portion of the home that is elevated which the DRB must determine is grounded. The applicant is proposing a grouted stone veneer to match the existing home. The proposal meets the 35% requirement for stone. As documented briefly above, the proposed siding is a mixture of vertical steel and log siding.

Window trim is proposed as dark metal clad and the doors appear to be largely glass. The proposed roofing material is a light grey bonderized standing seam. The CDC allows for black and grey standing seam roofing materials and this appears to meet that requirement. It is unclear to staff as to what the soffits and fascia are constructed with. The garage door is proposed to be metal.

The applicant has proposed snowmelt areas for the home, but it should be noted that any snowmelt areas totaling over 1000 square feet may be subject to energy off-set fees.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a revised grading and drainage plan demonstrating areas of disturbance, drainage patterns, and driveway details. On this plan, it has been indicated that the areas surrounding the home will not be disturbed and/or the grades of these areas will be undisturbed. It is not likely that the areas will remain undisturbed throughout construction, but will be remediated to have the same finished grade as the pre-disturbed grade.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family developments to provide two interior and two exterior parking spaces. The applicant has shown three exterior spaces and three interior spaces which complies with the CDC requirements. The proposed addition increased parking by 1/1.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan demonstrating the areas to be landscaped and fire mitigation zones. At IASR, the DRB requested additional information related to the plantings and the earthen roof. This information has been provided by the applicant.

17.5.11: Utilities

Staff: NA – utilities are already at existing home.

17.5.12: Lighting Regulations

Staff: The DRB requested at IASR that the applicant update their lighting plan to demonstrate revised fixtures as well as a photometric study of the property. The applicant has provided an analysis of both within the revised plan set, but it should be noted that the non-compliant fixtures may not be retrofitted with frosted glass as suggested by the applicant as that does not meet the requirements of the CDC. The applicant will be required to replace any non-conforming fixture with a conforming fixture as part of this project. The DRB should maintain a condition that the final lighting plan be reviewed by staff prior to the issuance of the Building Permit to verify that all non-compliant fixtures have been replaced.

17.5.13: Sign Regulations

Staff: No proposed changes to the address monument.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant is proposing to incorporate fire mitigation zones surrounding the addition. Staff does not take issue with the proposed mitigation plan.

Steep Slopes: The proposed addition does impact steep slopes, but it appears that this location is the most logical on the site due to the pre-existing nature of the home.

17.6.6: Roads and Driveway Standards

Staff: The Civil Drawings indicate that the driveway will require slight modifications but will generally remain the existing location. Otherwise, the driveway meets the requirements of the CDC.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed addition does include a natural gas burning fireplace. The applicants have revised their plans since the IASR to demonstrate the fireplaces are gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a CMP as part of this application. Staff supports the proposal with the note that any areas of the General Easement to be utilized shall be returned to the pre-disturbed condition before the project's issuance of a certificate of occupancy. The applicant has not indicated a crane will be necessary for this project and If it is determined that it will be required, the applicant will at that point be required to update their CMP.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 424, 121 Touchdown Drive.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a Class 3 Residential Addition located at Lot 424, 121 Touchdown Drive, based on the evidence provided within the Staff Memo of record dated October 14, 2020, with the following Specific Approvals:

1) Earthen Roof;

And, with the following conditions:

1) Prior to issuance of a Building Permit, the applicant shall revise their lighting plan for approval by staff, to demonstrate that the non-compliant lighting fixtures have been revised to meet the current lighting requirements of the CDC.

- 2) 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.
- 3) Prior to the submittal for Building Permit, the applicant shall verify square footage of all areas of external snowmelt with the Building Department– if applicable.
- 4) 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.
- 5) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE.
- 6) 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

/jjm

John A. Miller

From: chris@alpineplanningllc.com

Sent: Thursday, September 24, 2020 10:13 AM

To: John A. Miller

Cc: 'Devon Reed'; 'Drew Goss'; 'Mike Balser'; 'Tommy Hein'

Subject: Lot 424 Revised Plans

Morning John, Here is the revised plan set to address the DRB conditions as

follows: https://tommyhein.egnyte.com/dl/deFKLBwMwz

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall revise the Civil plans to demonstrate CDC requirements as documented in this memo. *Please refer to the revised civil plan set on Sheet C2*.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall revise the proposed fire mitigation plan to demonstrate compliance on all of Lot 424. Zone 1 and Zone 2 are shown for the downhill side of the current home and addition on Sheet A1.2.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan providing additional details on the earthen roof and turf areas. A cross section of the roof is shown on Sheet A1.2.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide a detailed lighting plan to include specific fixture cut sheets and a photometric study of the Lot demonstrating compliance with the CDC lighting standards. This plan shall incorporate the entirety of Lot 424 and is required to address non-compliant existing fixtures. A lighting plan has been included starting on Sheets
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall revise plans to demonstrate that the fireplaces are natural gas burning. *Sheet A2.2 shows the gas fireplace notation*.
- 6) 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. Notation has been added to Sheet A3.1 regarding non-combustible construction.
- 7) Prior to the submittal for a Final Architectural Review, the applicant shall revise the plans to demonstrate areas of snowmelt if applicable. The area of snow melt has not been coordinated with mechanical and civil plans yet. Snow melt area is not covered by the Design Regulations or the Supplementary Regulations, but rather the Building Regulations. Snowmelt will be consistent with the Building Regulations prior to submitting for building permit. We would hope no condition is needed to address meeting a Building Regulation requirement.

In addition, a visual rendering of the proposed addition as seen from Touchdown Drive has been provided.

Thank you for your help.

Respectfully,

Chris Hawkins, AICP Alpine Planning, LLC 970-964-7927 www.alpineplanningllc.com



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LOT COVERAGE &	FLOOR AREA CAI	LCULATIONS	
STANDARDS	ALLOWED PROPOSED		
LOT COVERAGE			
GROSS LOT AREA (S.F. AND ACREAGE)	< 30% LOT COVERAGE	2.012 ACRES= 87,642.72 s.f. MAX COVERAGE=26,292.82 s.f. COVERAGE SF= 8,660.6 s.f. COVERAGE %= 9.88% (9.88% IS 20.12% BELOW THE	
LOT COVERAGE	< 30%	ALLOWABLE 30%)	
FLOOR AREA CALCULATIONS			
		SEE SHEET A1.4 FOR ALL AREA CALCULATIONS	
MISC REQUIREMENTS			
BUILDING SETBACKS	16'	16'	
BUILDING HEIGHT - MAXIMUM - AVERAGE NUMBER OF UNITS BY TYPE PARKING SPACES	- 35' (+5' EXCEPTION) - 30' - 1 RESIDENTIAL	- 39.58' - 24.99' - 1 RESIDENTIAL	
-ENCLOSED	- 2 ENCLOSED	- 1 ENCLOSED	
-SURFACE	- 2 SURFACE	- 1 SURFACE	
SNOWMELT AREA	- SEE MECHANICAL	- SEE MECHANICAL	
EXTERIOR MATERIALS	- SEE A3 SERIES	- SEE A3 SERIES	
		. –	

CODE SUMMARY

ZONING -SINGLE FAMILY RESIDENTIAL BUILDING CODE -IRC-2012

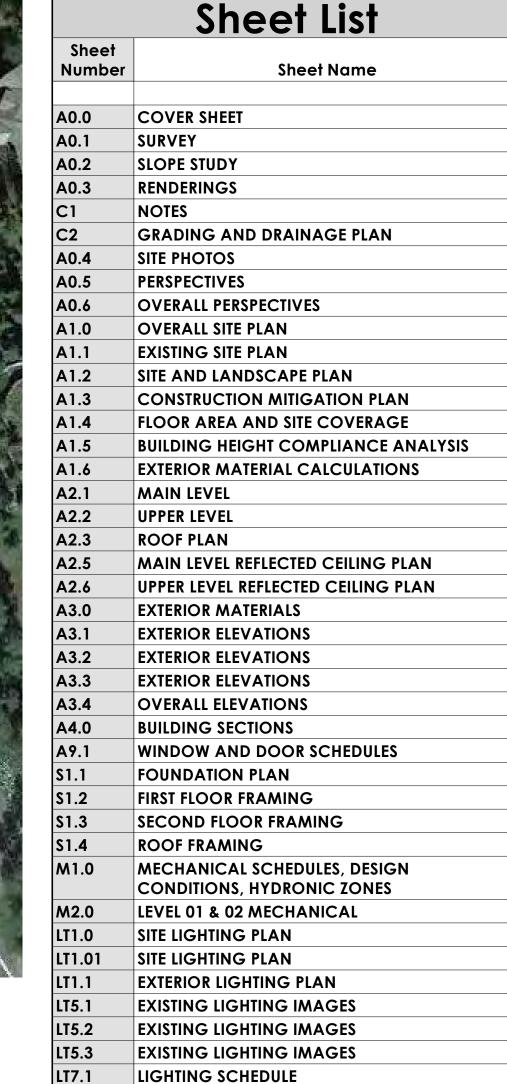
DESCRIPTION -2.0 STORY WITH BASEMENT OCCUPANCY CLASSIFICATION -IRC 1&2

AUTOMATIC FIRE SPRINKLERS -NFPA 13D- SPRINKLERED GREATER THAN 3,600 S.F.
FIRE RESISTIVE RATING SHAFT ENCLOSURES - 1 HR.
EXIT ENCLOSURE RATING 1 HR.

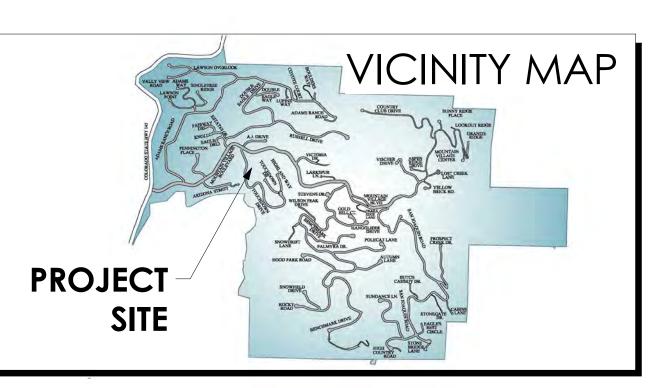
ELEVATOR SHAFT 2 HR.



SITE CONTEXT







PROJECT TEAM

OWNER:

PATRICK & CARLY LATCHAM/SALTER C/O TOMMY HEIN ARCHITECTS

ARCHITECT:

TOMMY HEIN ARCHITECTS
TOMMY HEIN
108 S. OAK ST- P.O. BOX 3327
TELLURIDE, CO 81435
p. 970.728.1220 f. 970.728.1294
TOMMY@TOMMYHEIN.COM

PROJECT PLANNER:

ALPINE PLANNING, LLC
CHRIS HAWKINS
P.O. BOX 654
RIDGWAY, CO 81432
p. 970.964.7927
CHRIS@ALPINEPLANNINGLLC.COM

CONTRACTOR:

TBD

INTERIORS:

LANDSCAPE:

CIVIL:

UNCOMPAHGRE ENGINEERING, LLC DAVID BALLODE, P.E. P.O. BOX 3945
TELLURIDE, CO 81435
970.729.0683
DBALLODE@MSN.COM

STRUCTURAL:

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CRESTED BUTTE, CO 81224
970.349.5922
MIKE@COLORADOSTRUCTURAL.COM

MECHANICAL, ELECTRICAL,

PLUMBING:
HUGHES CONSULTING ENGINEERING
DIMITRI MERRILL

220 W. COLORADO AVE. TELLURIDE, CO 81435 p. 970.239.1949 DIMITRI@HCE-PA.COM

<u>LIGHTING:</u>

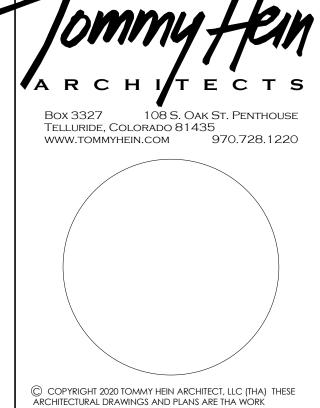
ROBERT SINGER & ASSOCIATES INC.
KIM QUINT
P.O. BOX 8929
ASPEN, CO 81621
p.970.963.5692 f.970.963.5684
RSINGER@ROBERTSINGERLIGHTING.COM
KQUINT@ROBERTSINGERLIGHTING.COM

SURVEYOR:

ALL POINTS LAND SURVEY LLC
TOM CLARK
PO BOX 754
OPHIR, CO 81435
p.970.708.9694
ALLPOINTSLANDSURVEY@GMAIL.COM

REGULATORY COMPLIANCE

THE CONTRACTOR SHALL ENSURE THAT THE WORK AND CONSTRUCTION ADMINISTRATION PROCESSES COMPLY WITH ALL APPLICABLE GOVERNMENTAL AND PRIVATE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE TOWN OF TELLURIDE LAND USE CODE (LUC), DESIGN GUIDELINES, HISTORIC AND ARCHITECTURAL REVIEW COMMISSION (HARC) CONDITIONS, CERTIFICATES OF APPROPRIATENESS (CAS) AND IMPACT STATEMENTS; THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE (CDC) AND DESIGN REVIEW BOARD (DRB) CONDITIONS; SAN MIGUEL COUNTY BUILDING REGULATIONS; AND ALL COVENANTS, CONDITIONS & RESTRICTIONS, DECLARATIONS, ARCHITECTURAL GUIDELINES AND RULES AND REGULATIONS ESTABLISHED BY ANY PRIVATE OWNERS ASSOCIATIONS THAT GOVERN THE PROJECT SITE



Submissions

PRODUCT AND CAN NOT BE UTILIZED OR DUPLICATED WITHOUT THA'S EXPRESS WRITTEN PERMISSION

DRB REVIEW 20.08.06
PRICING SET 20.08.24
TAGS & SCHEDS 20.09.08
DRB FINAL REVIEW 20.09.24



LOT 424 TOUCHDOWN DRIVE,

ADDITION

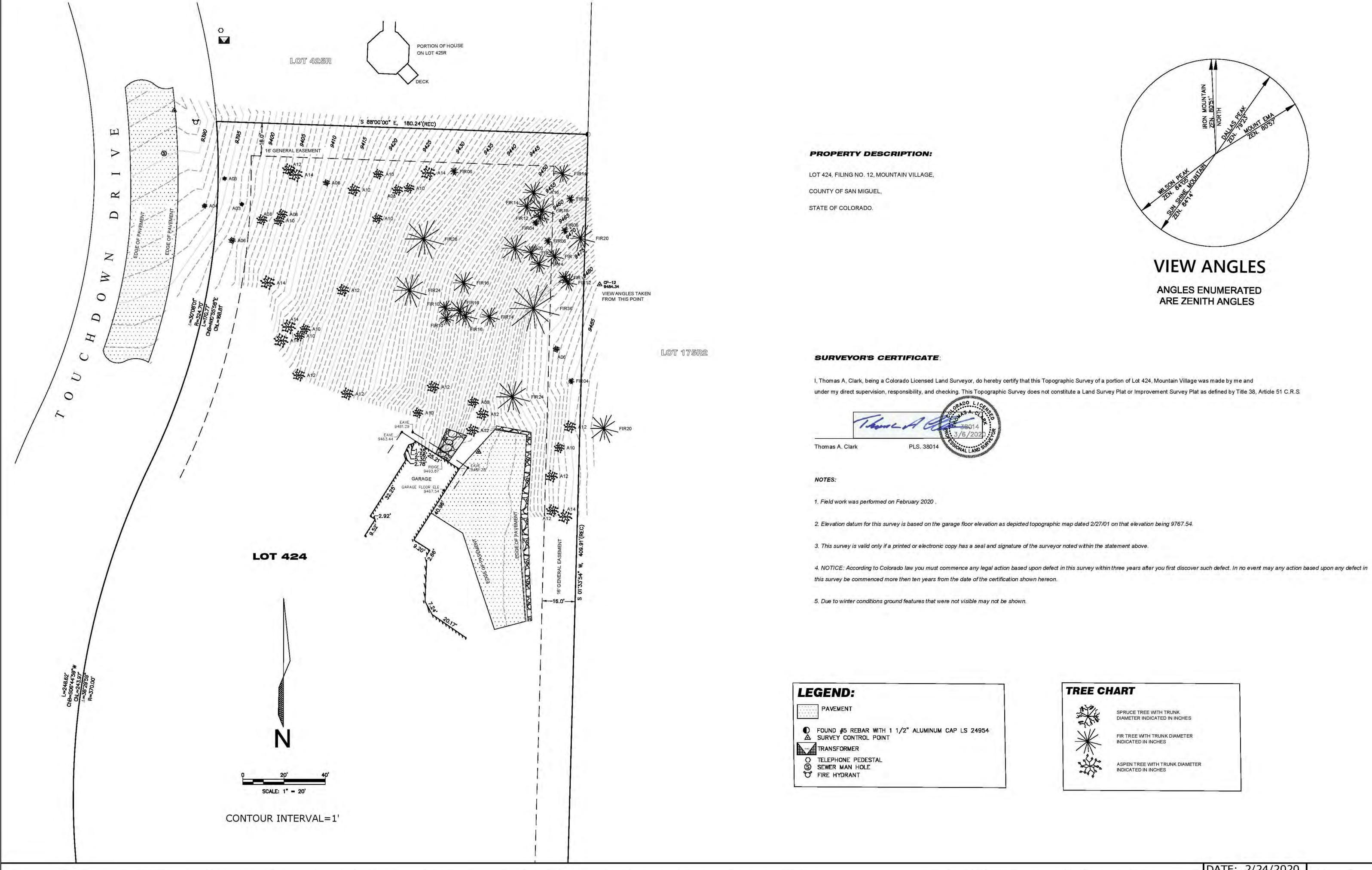
MOUNTAIN VILLAGE

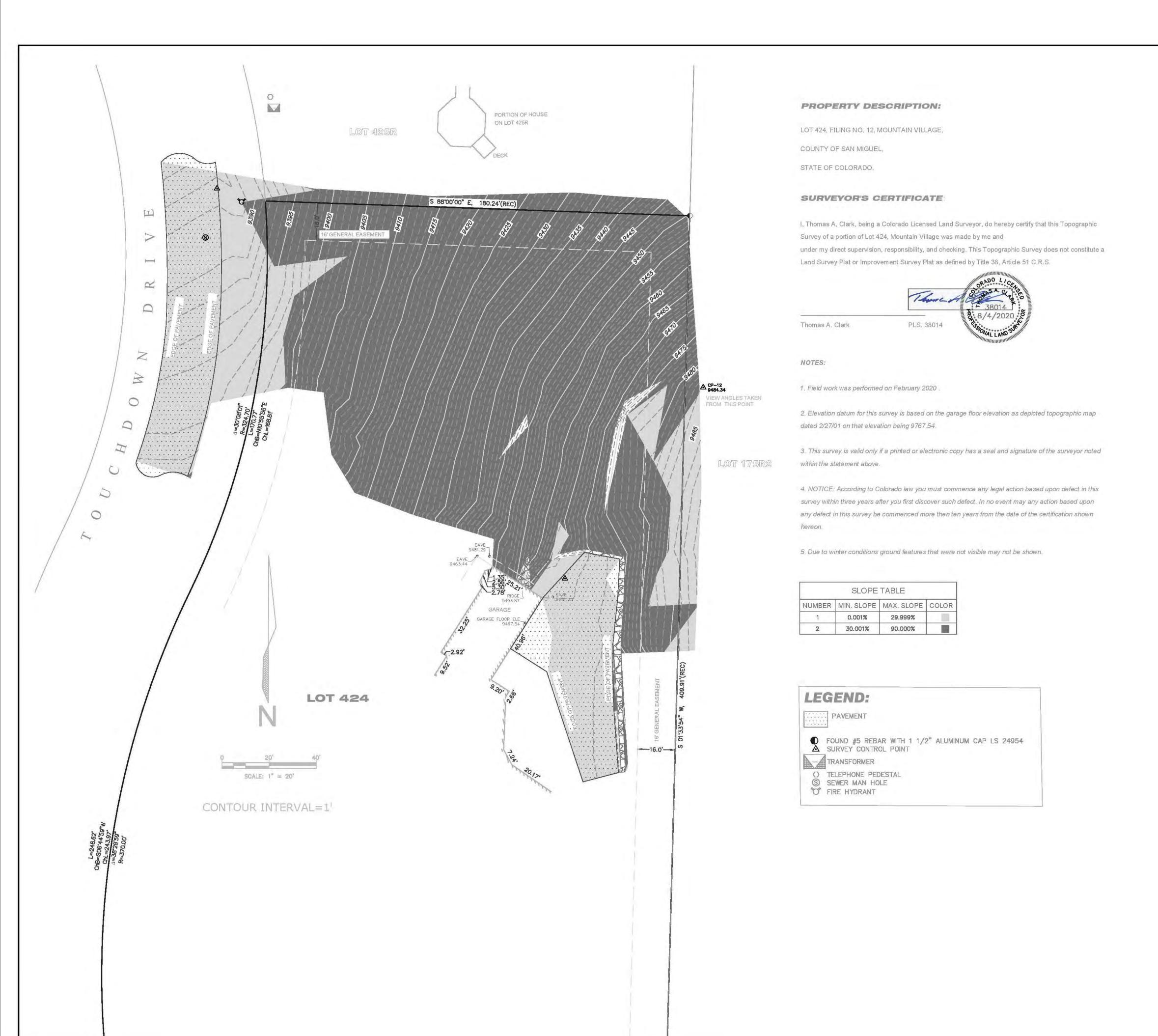
COVER SHEET

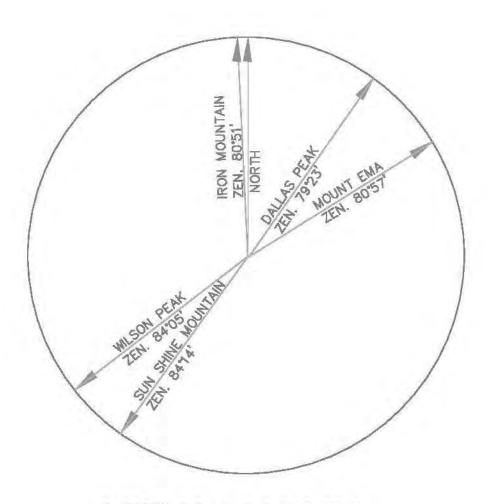
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

A0.0

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VIEW ANGLES

ANGLES ENUMERATED ARE ZENITH ANGLES

TREE CHART

SPRUCE TREE WITH TRUNK DIAMETER INDICATED IN INCHES

FIR TREE WITH TRUNK DIAMETER INDICATED IN INCHES

ASPEN TREE WITH TRUNK DIAMETER INDICATED IN INCHES



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Submissions

DRB REVIEW
PRICING SET
TAGS & SCHEDS
DRB FINAL REVIEW

20.08.06 20.08.24 20.09.08 20.09.24



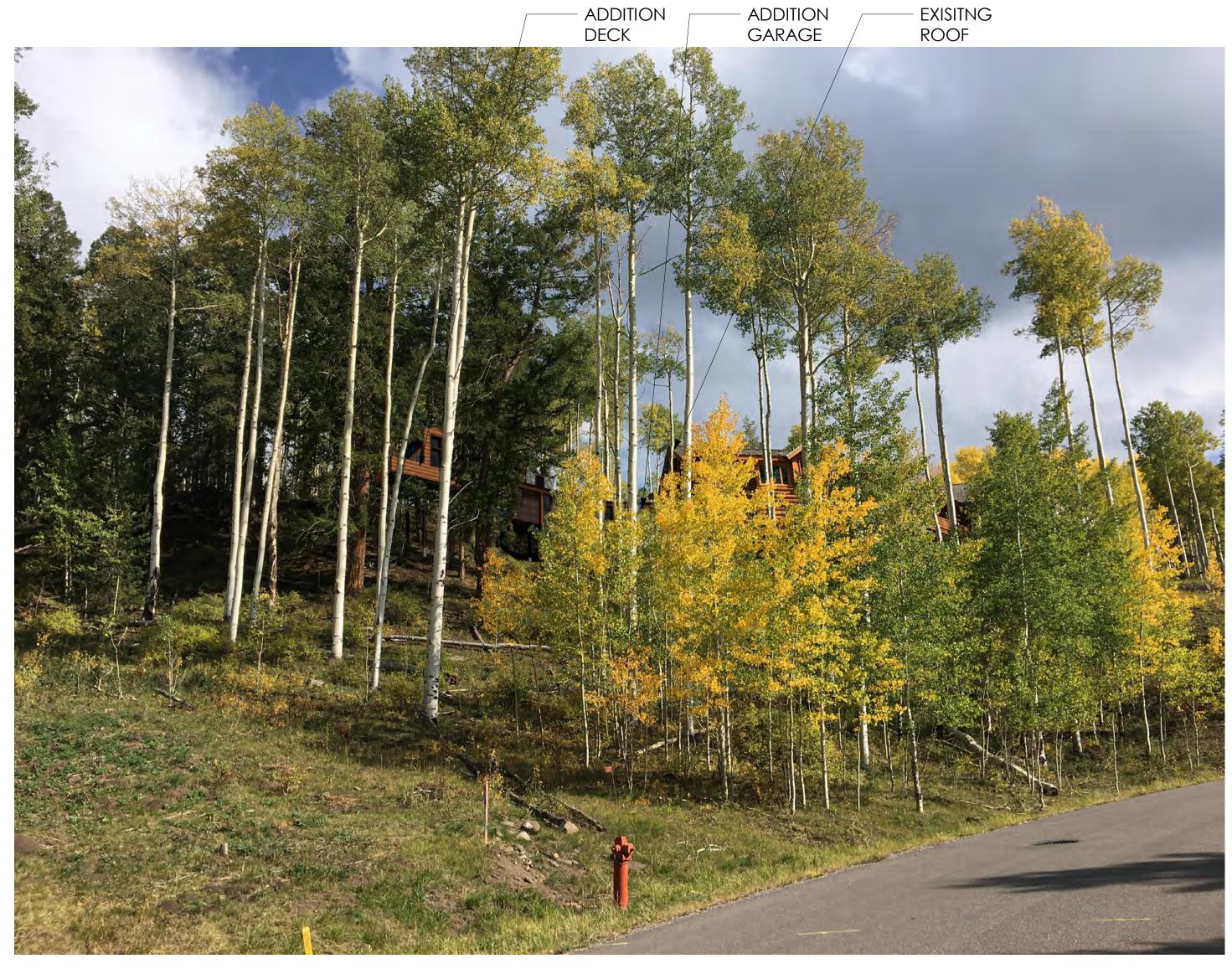
ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

RENDERINGS

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

A0.3





PROPOSED EXISTING

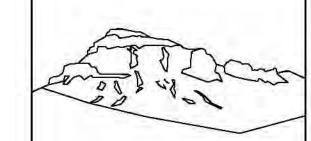
GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL

DRB FINAL REVIE

EW 2020-00-

2020-08-06

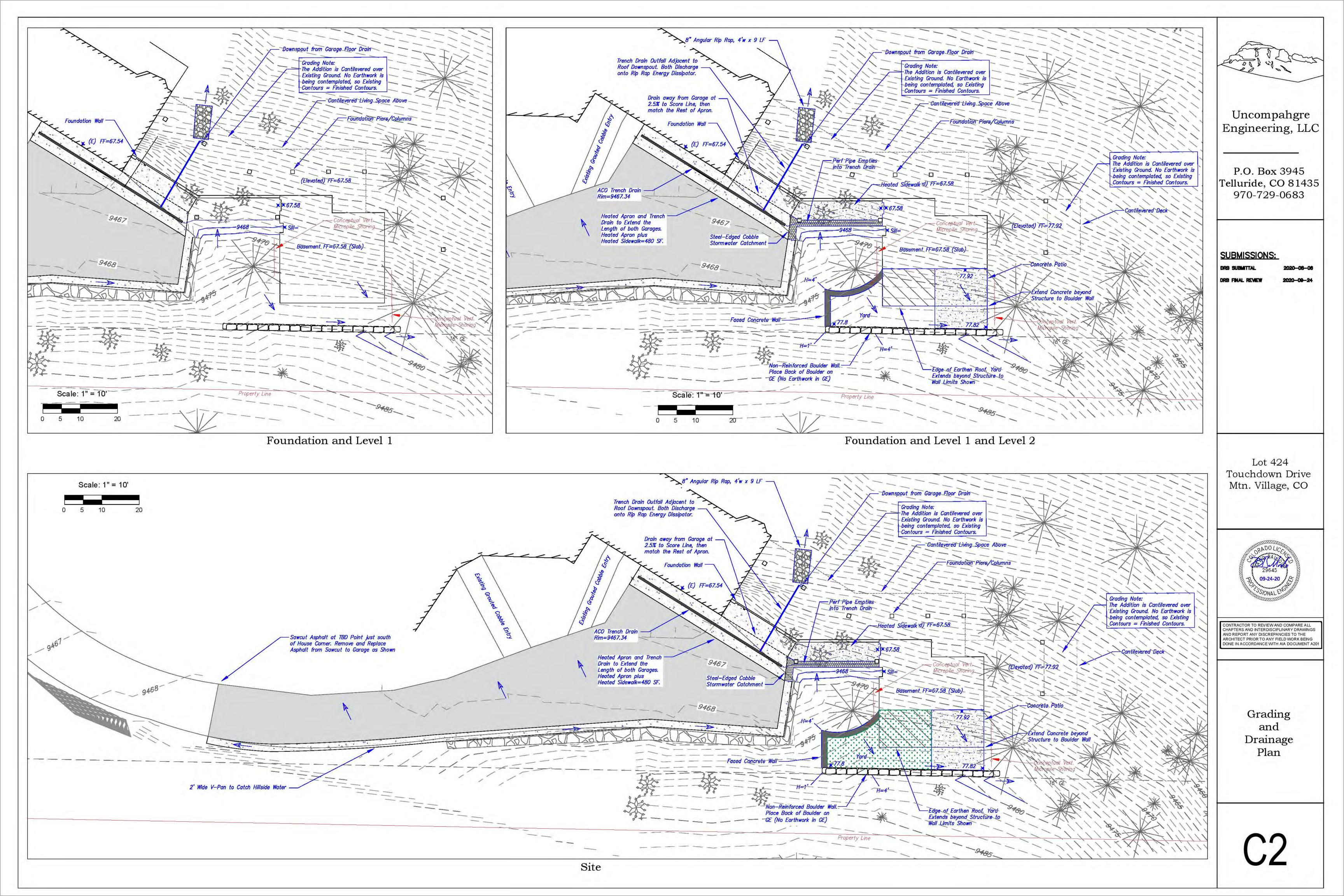
Lot 424 Touchdown Drive Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A2D

Notes

C1

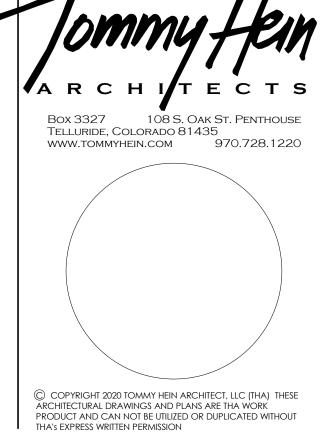










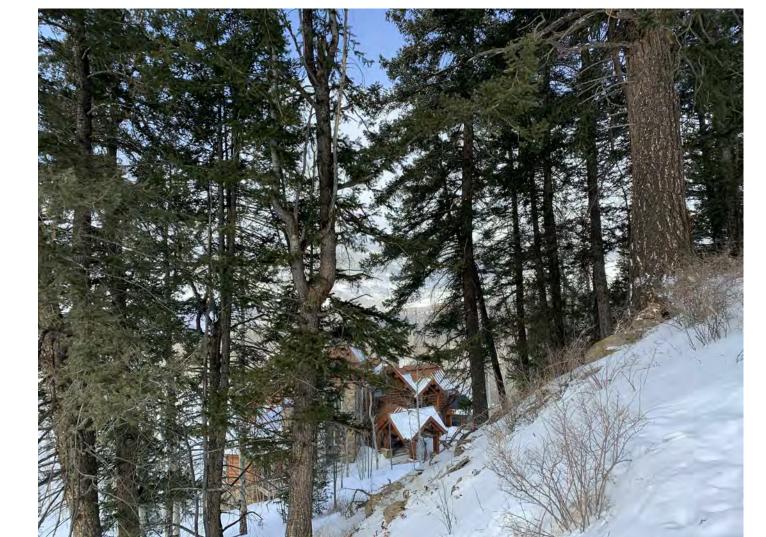


DRB REVIEW
PRICING SET
TAGS & SCHEDS
DRB FINAL REVIEW

20.08.06 20.08.24 20.09.08 20.09.24











ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE



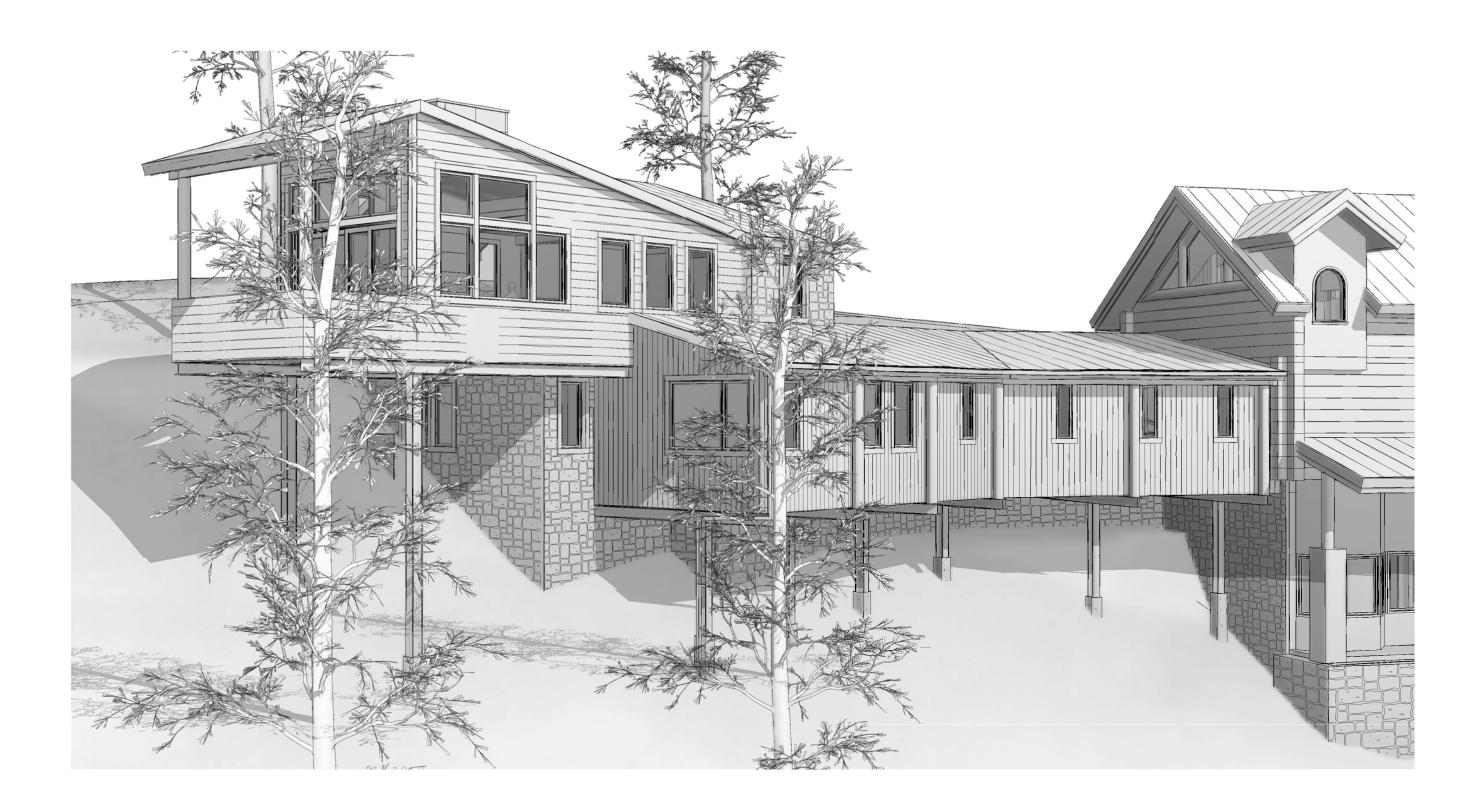




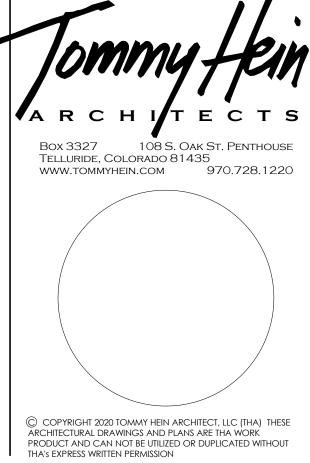


SITE PHOTOS

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







DRB REVIEW
PRICING SET
TAGS & SCHEDS
DRB FINAL REVIEW

20.08.06 20.08.24 20.09.08 V 20.09.24







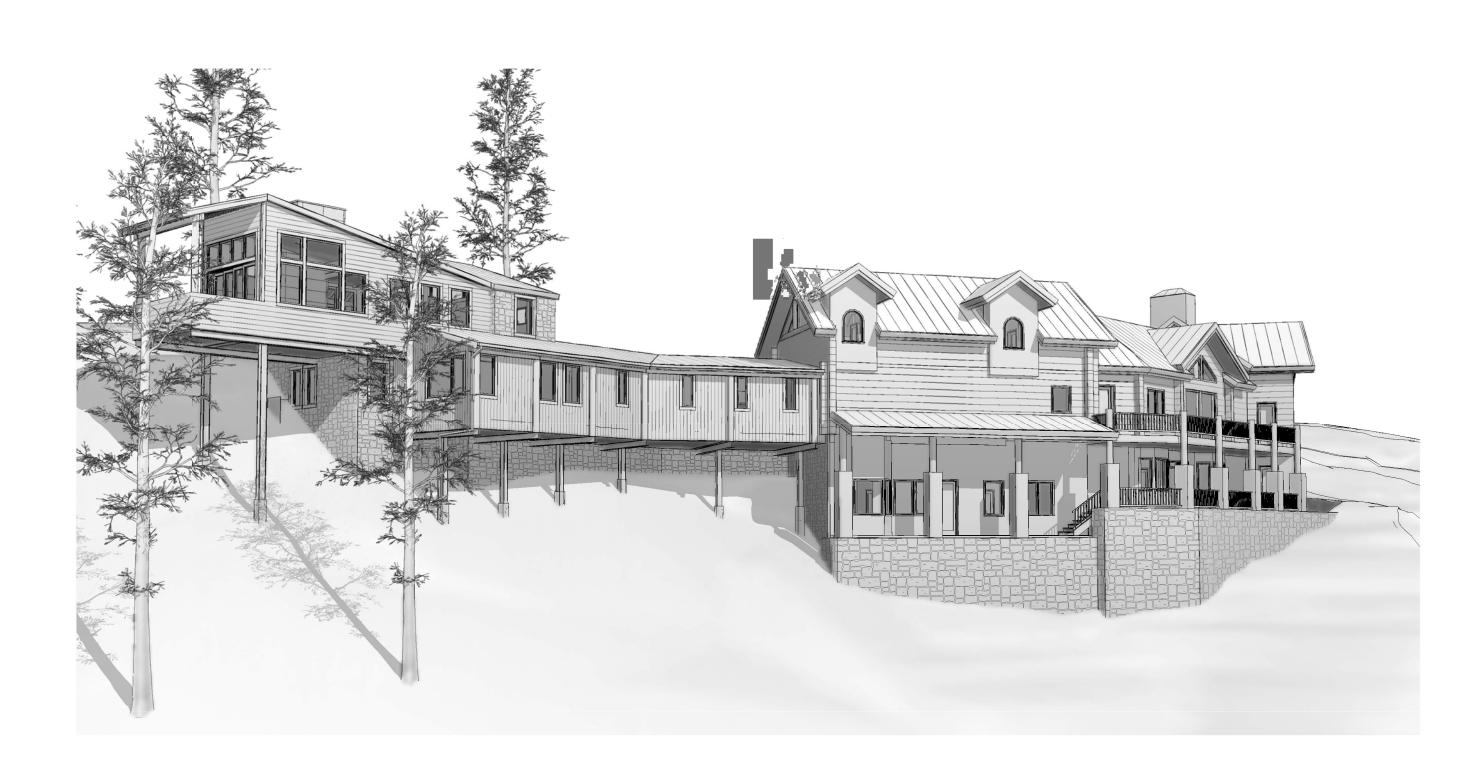
ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

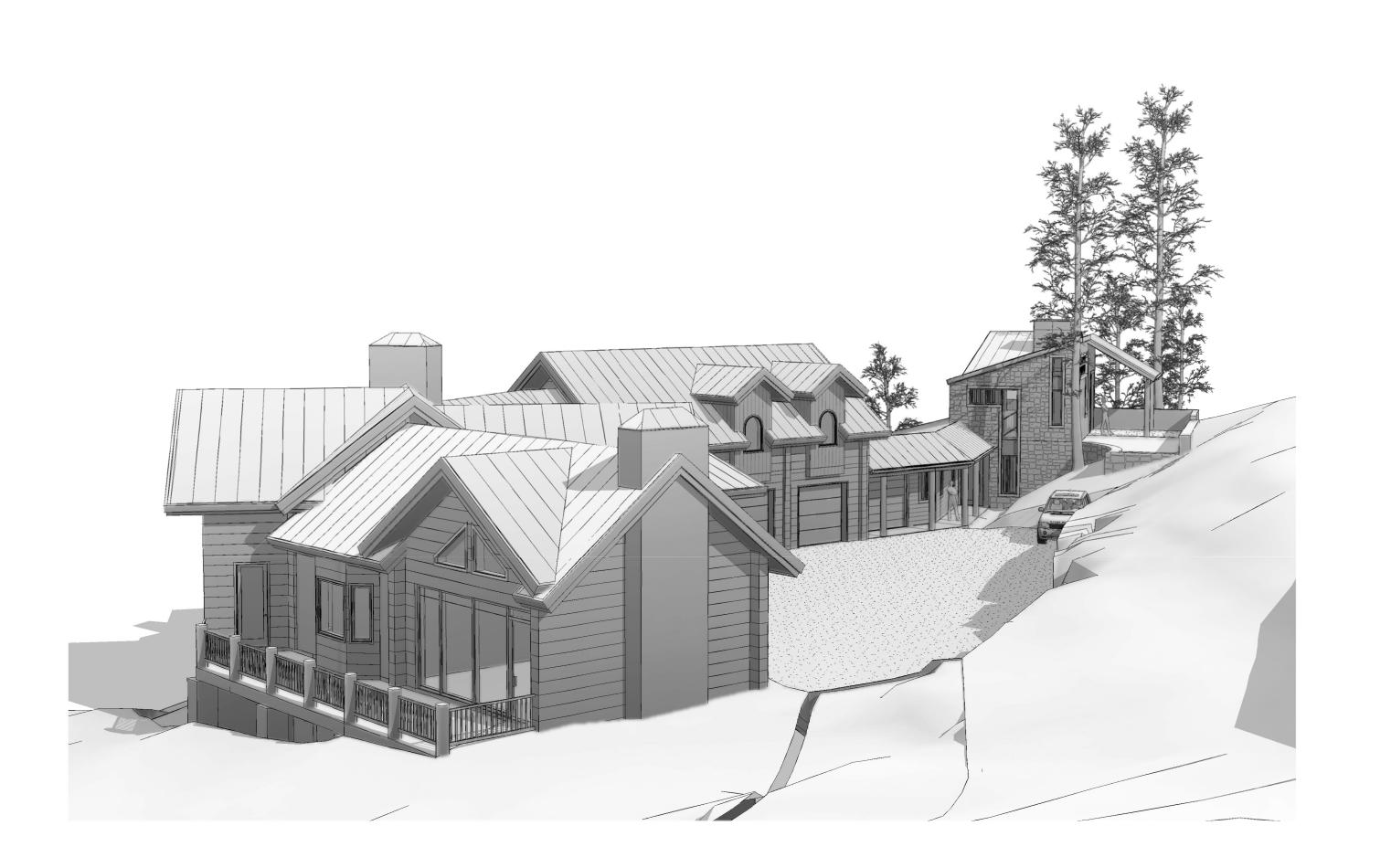
PERSPECTIVES

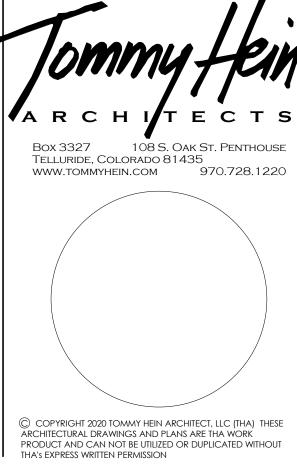
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

A0.5









DRB REVIEW
PRICING SET
TAGS & SCHEDS 20.08.06 20.08.24 20.09.08 20.09.24 DRB FINAL REVIEW



ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

OVERALL PERSPECTIVES

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

A0.6

S 01°33'54" W, 409.91'(REC)

Overall Site Plan

L=248.62' ChB=\$96°44'59"W



Submissions

DRB REVIEW PRICING SET TAGS & SCHEDS 20.08.24 20.09.08 DRB FINAL REVIEW 20.09.24

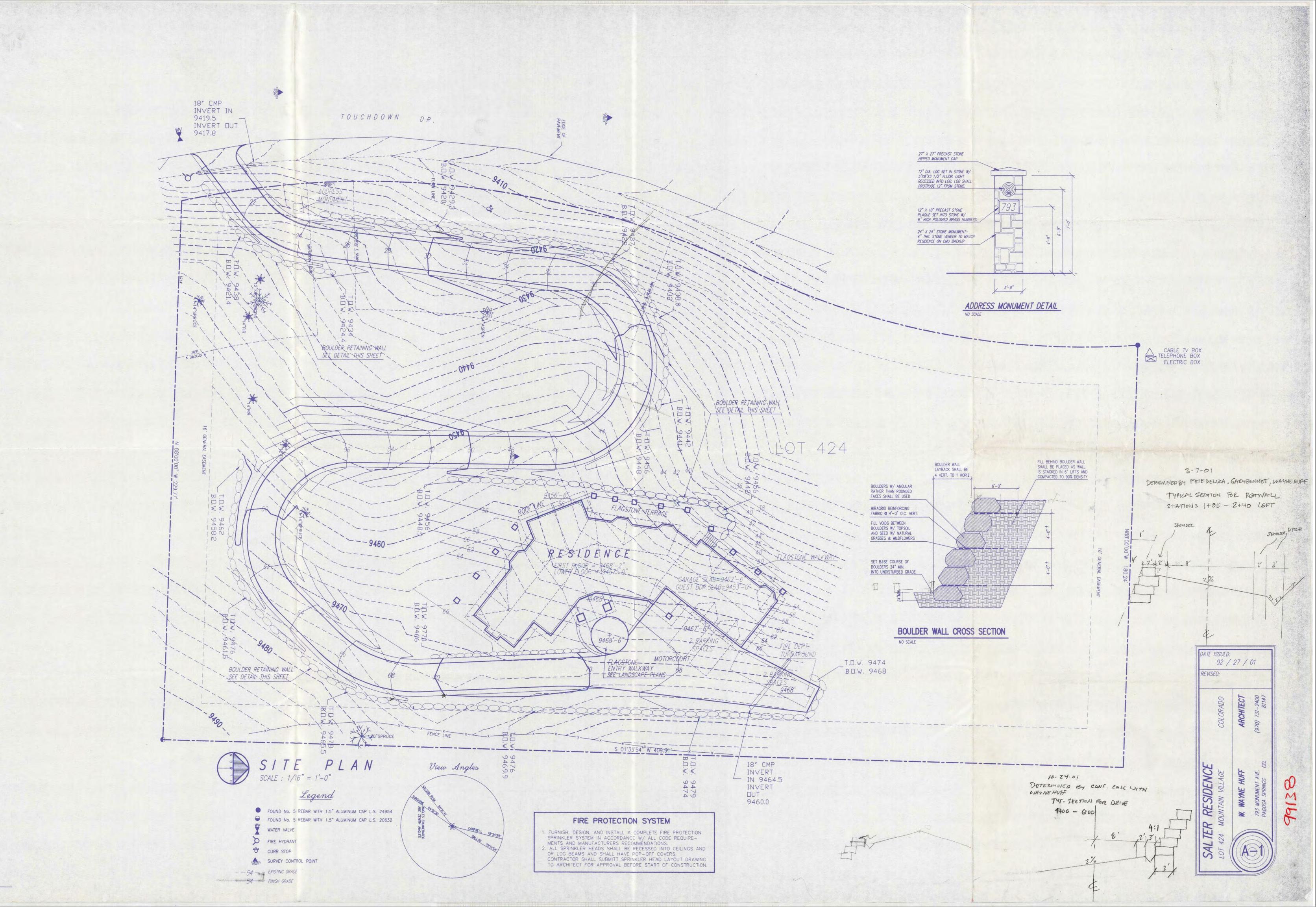


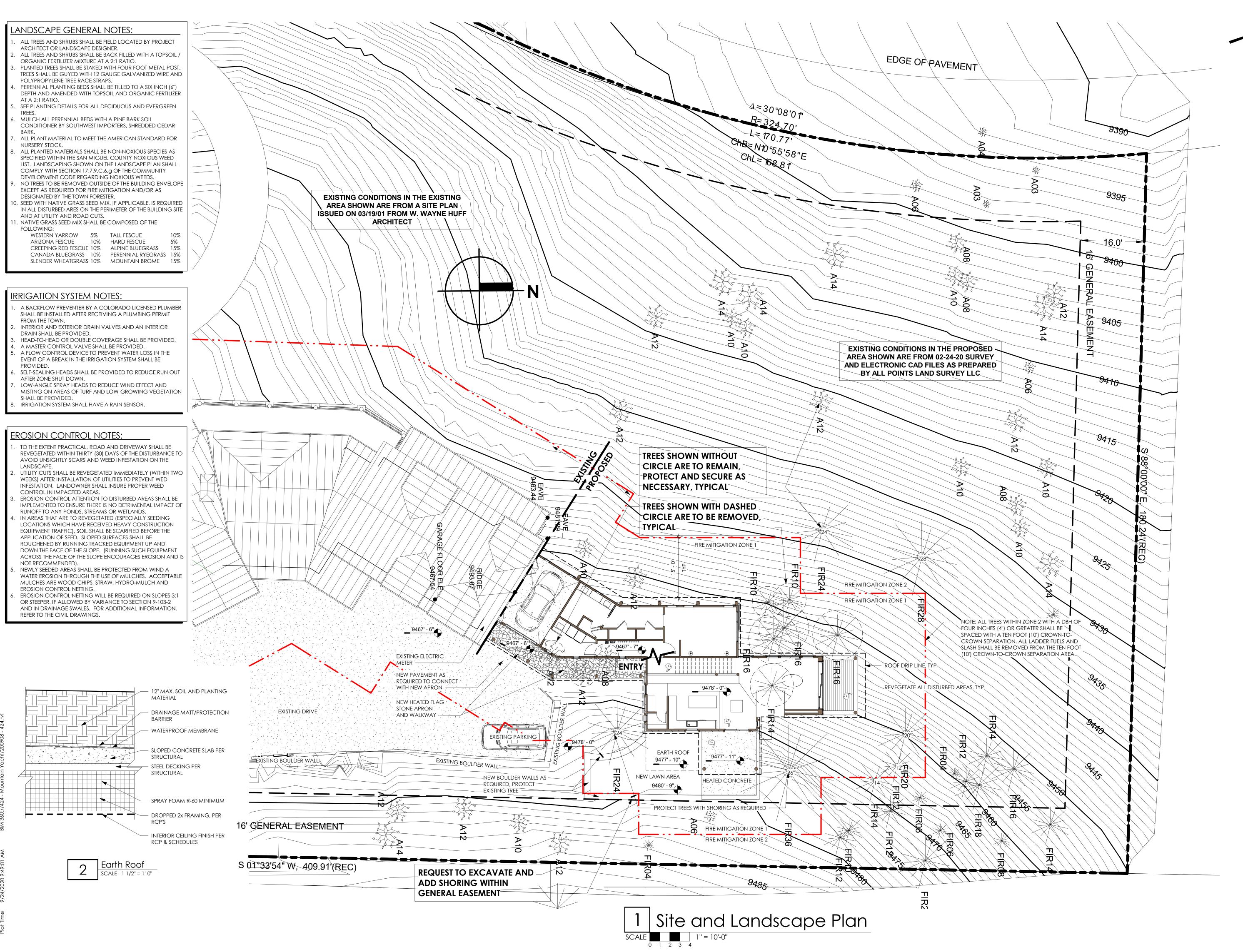
ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

OVERALL SITE PLAN

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

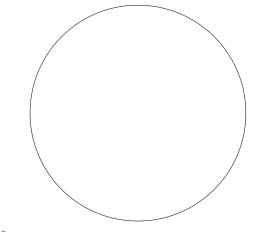




ARCHITECTS

BOX 3327 108 S. OAK ST. PENTHOUSE

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Submissions

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PRICING SET
TAGS & SCHEDS
DRB FINAL REVIEW

20.08.24 20.09.08 20.09.24

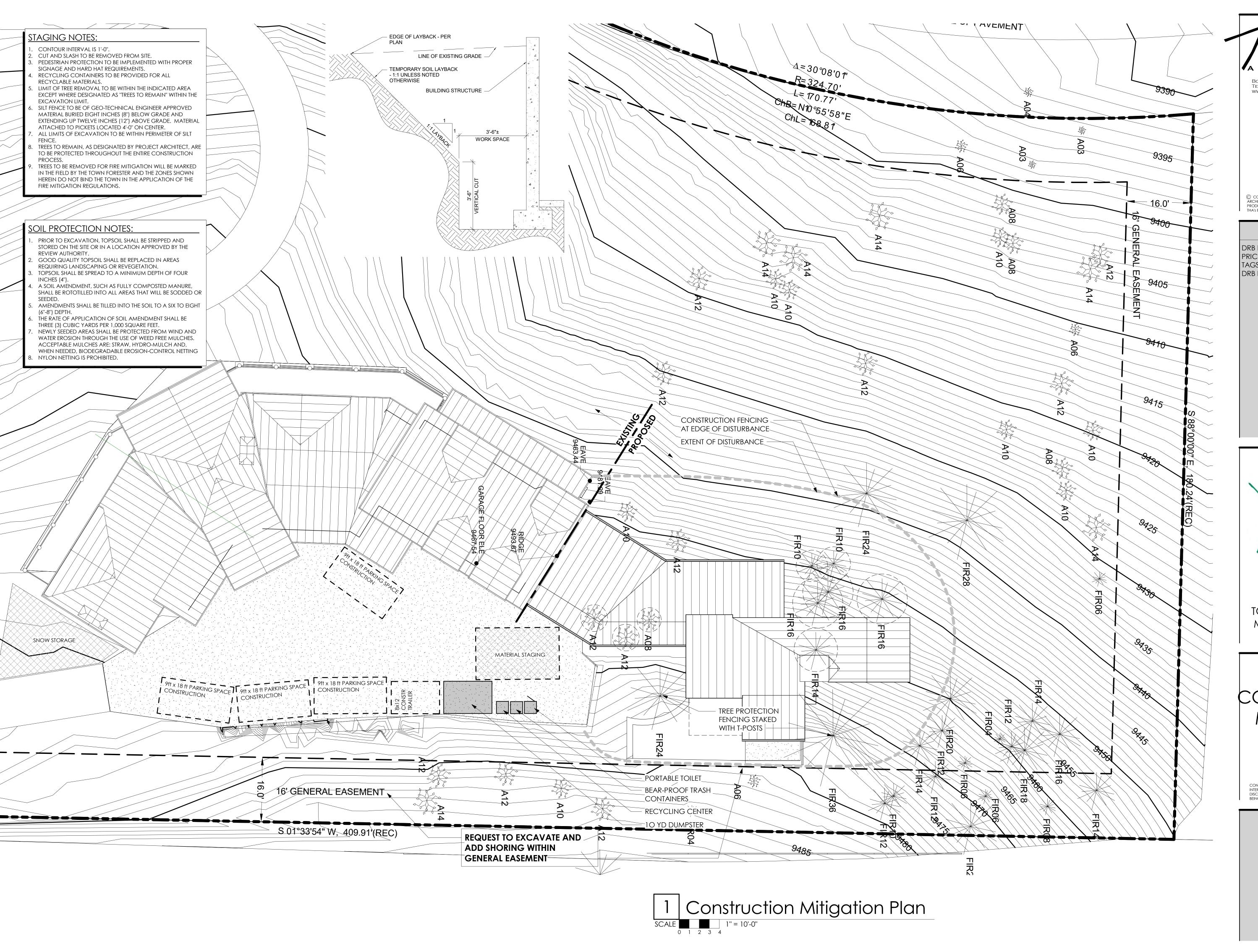
Mountain ACHT

ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

SITE AND LANDSCAPE PLAN

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Submissions

 DRB REVIEW
 20.08.06

 PRICING SET
 20.08.24

 TAGS & SCHEDS
 20.09.08

 DRB FINAL REVIEW
 20.09.24

Mountain ACHT

ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

CONSTRUCTION
MITIGATION
PLAN

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

CDC SITE COVERAGE DEFINITION:

THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCHES, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE DRIP LINES OF BUILDINGS AND FROM THE EXTERIOR SURFACE OF THE TOTAL WALL ASSEMBLY

SITE COVERAGE

MAX COVERAGE ALLOWED = 30% MAX (SINGLE FAMILY WITH LOTS > 1 TO 5 ACRES)

LOT SIZE = 87,642.72 SF

SITE COVERAGE (INCLUDING EXISTING AND PROPOSED) = 8,660.6 SF (9.88%)

9.88% IS 20.12% BELOW THE ALLOWABLE 30%

MV CDC - FLOOR AREA DEFINITION

THE SUM OF ALL AREA(S) WITHIN THE EXTERIOR WALLS OF A BUILDING OR PORTION THEREOF, MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS, EXCLUDING THE AREA WITHIN ATTACHED OR DETACHED GARAGES AND ATTICS OR CRAWL SPACES PROVIDED THAT SUCH AREAS MEET THE FOLLING FLOOR AREA EXCLUSIONS.

e. STAIRWAYS: STAIRS WITHIN A DWELLING UNIT SHALL ONLY BE COUNTED ON EVERY OTHER LEVEL.

GROSS FLOOR AREA SUMMARY

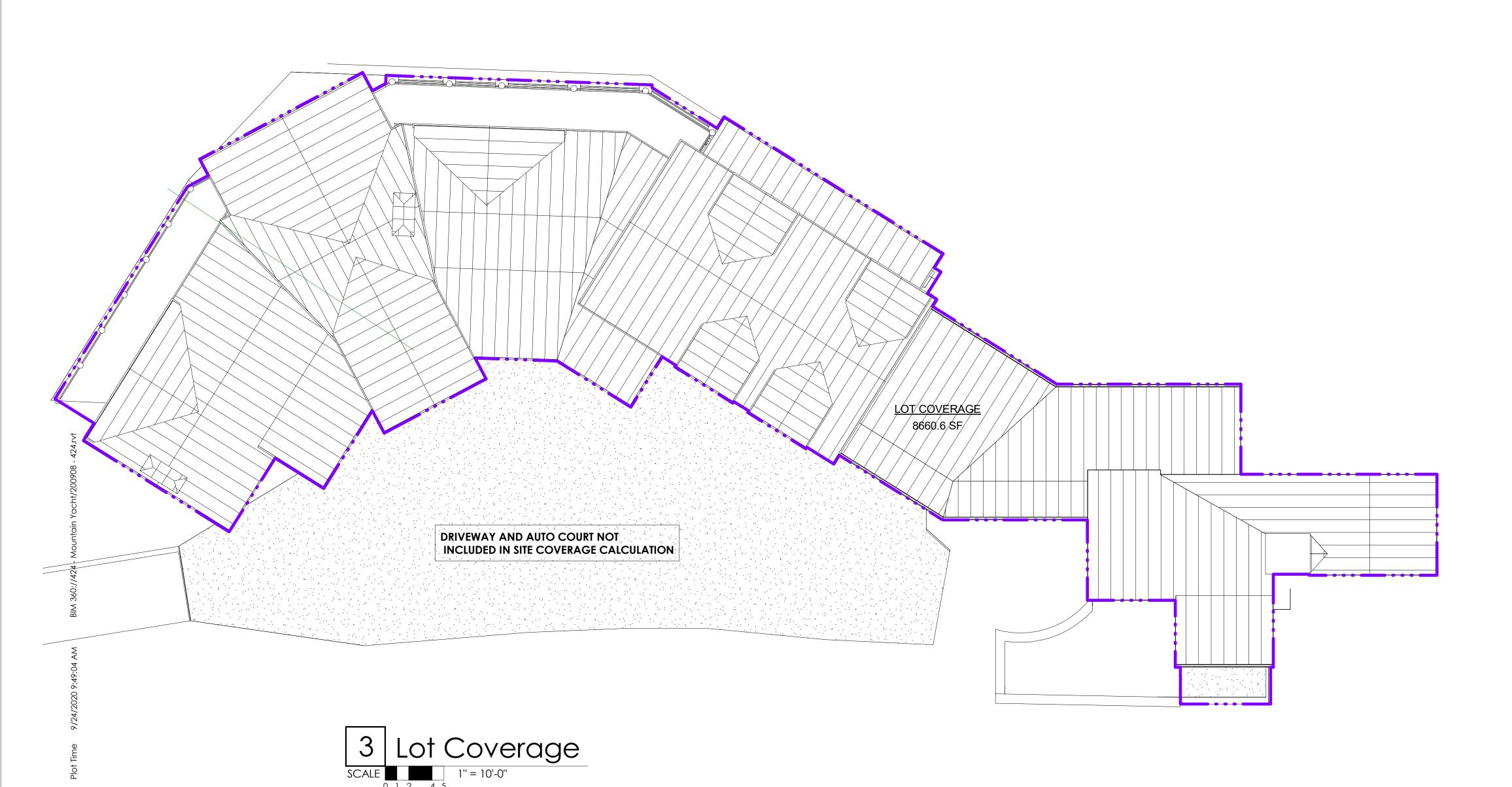
TOTAL EXISTING FLOOR AREA: = 7,847 SF

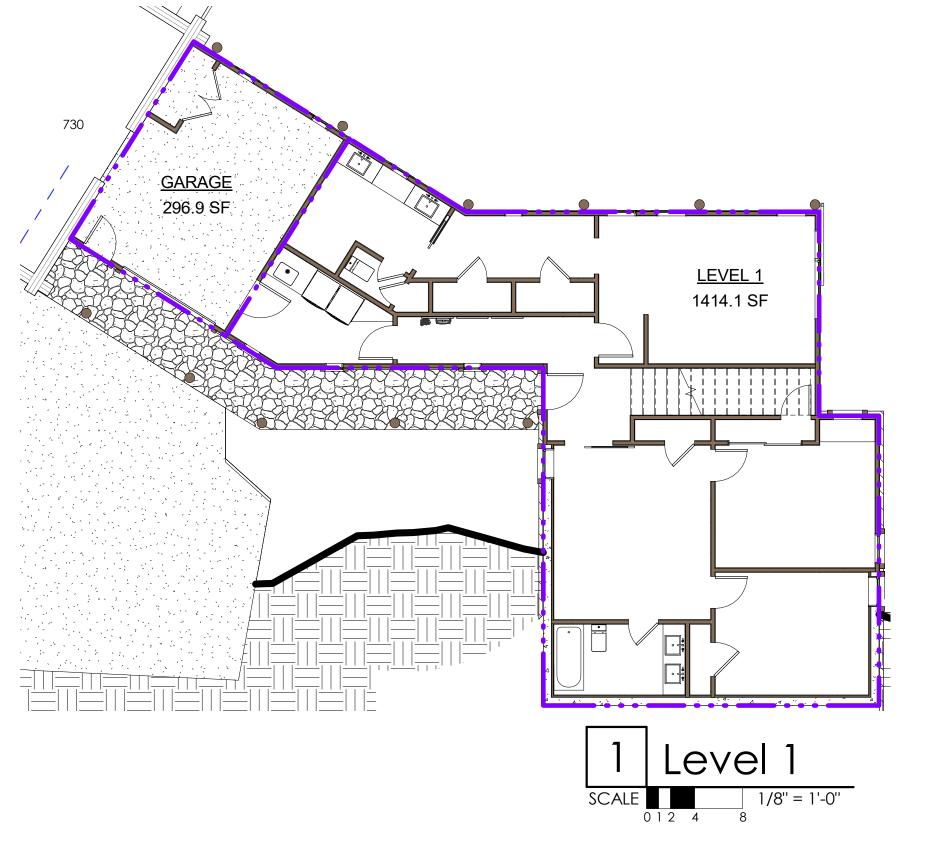
TOTAL PROPOSED FLOOR AREA: = 2,370.4 SF

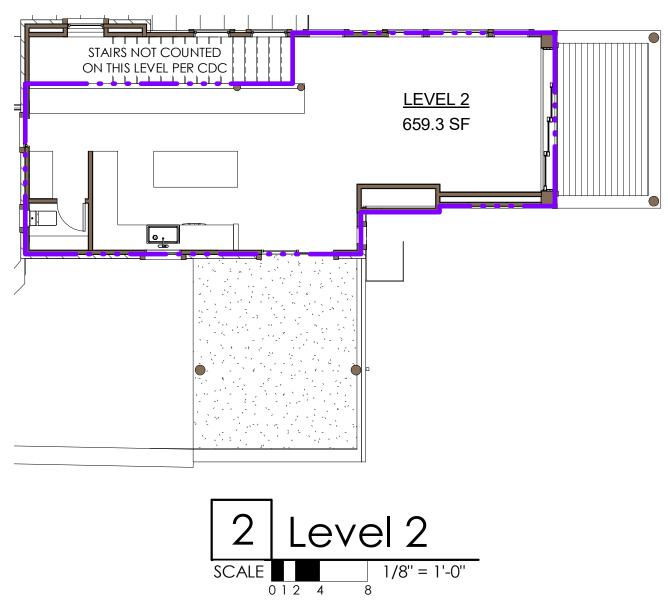
TOTAL COMBINED FLOOR AREA: = 10,217.4 SF

LOOR AREA	A - GROSS
Level	Area
Level 1	1414.1 SF
Level 1	296.9 SF
Level 2	659.3 SF
	2370.4 SF
	Level 1 Level 1

FLOOR AREA SUMA	MARY
EXISTING STRUCTURE LEVEL 00: LEVEL 01: LEVEL 02: CARETAKER: GARAGE:	= 3,268 SF = 3,045 SF = 274 SF = 530 SF = 730 SF
TOTAL EXISTING FLOOR AREA:	= 7,847 SF
PROPOSED ADDITION LEVEL 01: LEVEL 02: GARAGE: TOTAL PROPOSED FLOOR AREA:	= 1,414.1 SF = 659.3 SF = 296.9 SF = 2,370.4 SF
TOTAL COMBINED FLOOR AREA:	= 10,217.4 SF









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 20.08.06

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 20.08.24

 TAGS & SCHEDS
 20.09.08

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 20.09.24

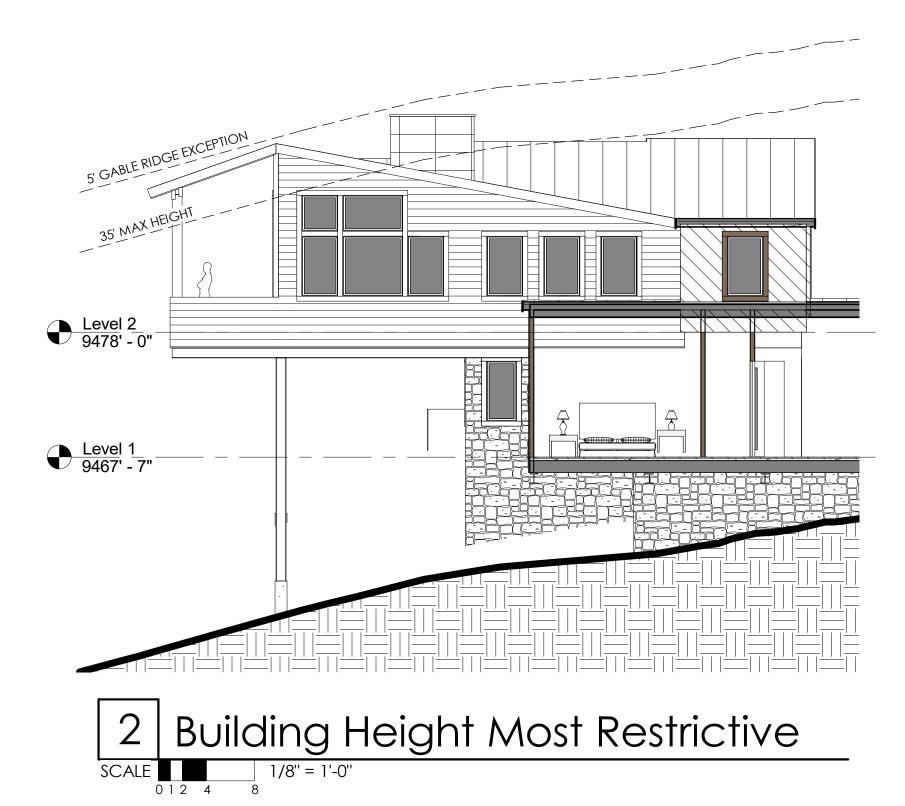


ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

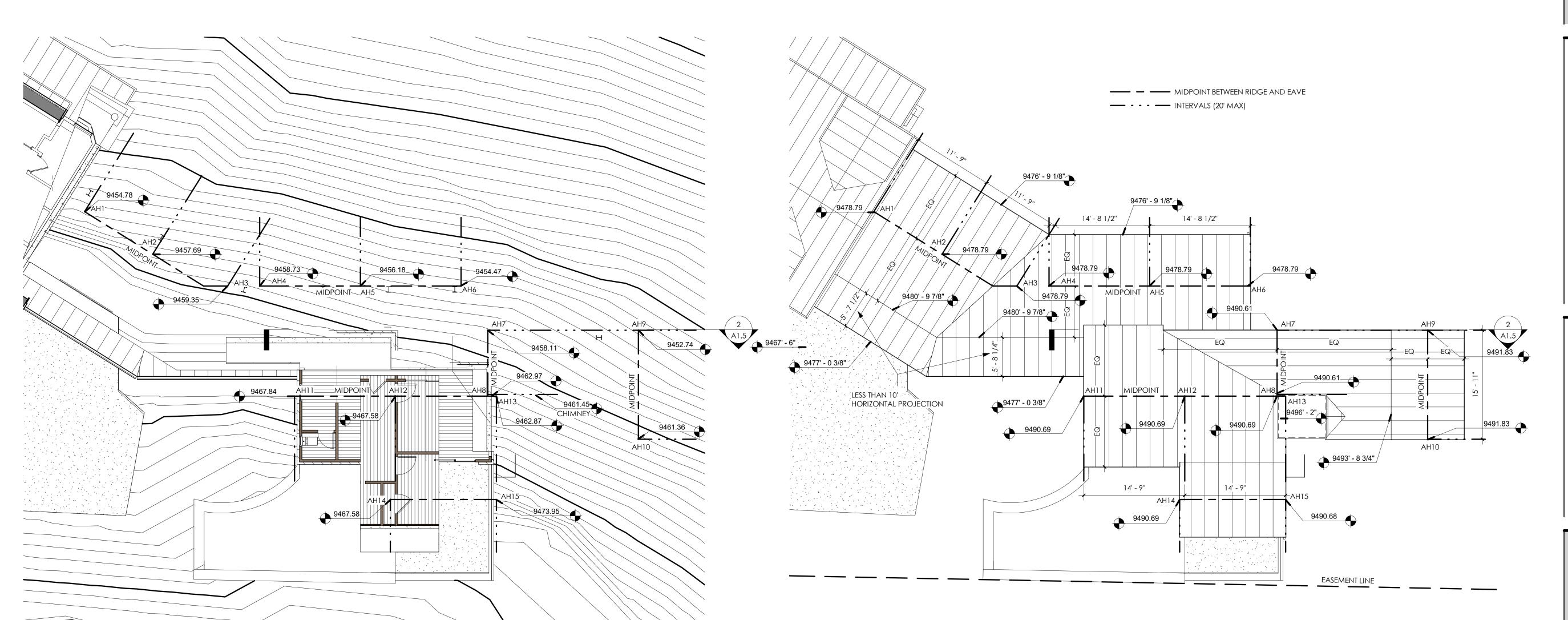
FLOOR AREA AND SITE COVERAGE

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



3 Max Average Height Site Plan

D 0 1 1 1	ING HEI	GHT AVER	AGE
NUMBER	ROOF HEIGHT	GRADE HEIGHT	<u>HEIGHT</u>
AH1	9478.79	9454.78	24.01
AH2	9478.79	9457.69	21.1
AH3	9478.79	9459.35	19.44
AH4	9478.79	9458.73	20.06
AH5	9478.79	9456.18	22.61
AH6	9478.79	9454.47	24.32
AH7	9490.61	9458.11	32.5
AH8	9490.61	9462.97	27.64
AH9	9491.83	9452.74	39.09
AH10	9491.83	9461.36	30.47
AH11	9490.69	9467.84	22.85
AH12	9490.69	9467.58	23.11
AH13	9490.69	9462.87	27.82
AH14	9490.69	9467.58	23.11
AH15	9490.69	9473.95	16.74
A\/EDACE	UEICUT -		24.00
	<u> height =</u> Rage allowable	<u>-</u>	24.99 30
COMPLIA			5.01
COMILIA	141 01 –		5.01
	A BUILDING HEIGH	IT PER CDC	-
HIGHEST R	_		9493.73
HIGHEST R GRADE BE	ELOW=		9454.15
HIGHEST R GRADE BE MAX HEIG	ELOW= BHT AT MOST RESTI	RICTIVE=	9454.15 39.58
HIGHEST R GRADE BE MAX HEIG MAX HEIG	ELOW= BHT AT MOST REST I BHT ALLOWABLE=	RICTIVE=	9454.15 39.58 40' (35'-
HIGHEST R GRADE BE MAX HEIG	ELOW= BHT AT MOST REST I BHT ALLOWABLE=	RICTIVE=	9454.15 39.58
HIGHEST R GRADE BE MAX HEIG MAX HEIG COMPLIA	ELOW= BHT AT MOST REST I BHT ALLOWABLE=		9454.15 39.58 40' (35'-
HIGHEST R GRADE BE MAX HEIG MAX HEIG COMPLIA	ELOW= BHT AT MOST RESTI BHT ALLOWABLE= NT BY= MNEY HEIGHT PER		9454.15 39.58 40' (35'- 0.42
HIGHEST R GRADE BE MAX HEIG MAX HEIG COMPLIA	ELOW= SHT AT MOST RESTI SHT ALLOWABLE= NT BY= MNEY HEIGHT PER POINT=		9454.15 39.58 40' (35'-
HIGHEST R GRADE BE MAX HEIG MAX HEIG COMPLIA MAX CHII HIGHEST F GRADE BE	ELOW= SHT AT MOST RESTI SHT ALLOWABLE= NT BY= MNEY HEIGHT PER POINT=	CDC	9454.15 39.58 40' (35'- 0.42 9496.17 9461.45 34.72
MAX HEIG MAX HEIG MAX HEIG COMPLIA MAX CHII HIGHEST F GRADE BE MAX HEIG	ELOW= SHT AT MOST REST! SHT ALLOWABLE= NT BY= MNEY HEIGHT PER POINT= ELOW=	CDC	9454.15 39.58 40' (35'- 0.42 9496.17 9461.45



Max Average Height Roof Plan

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 20.09.24

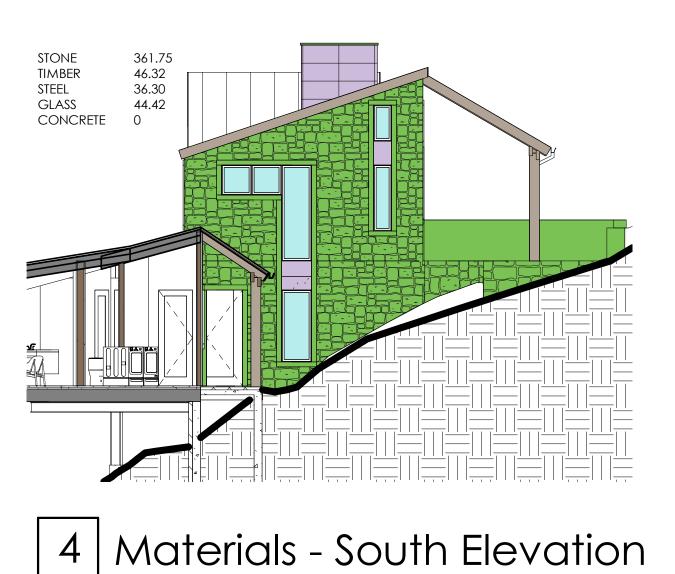


ADDITION

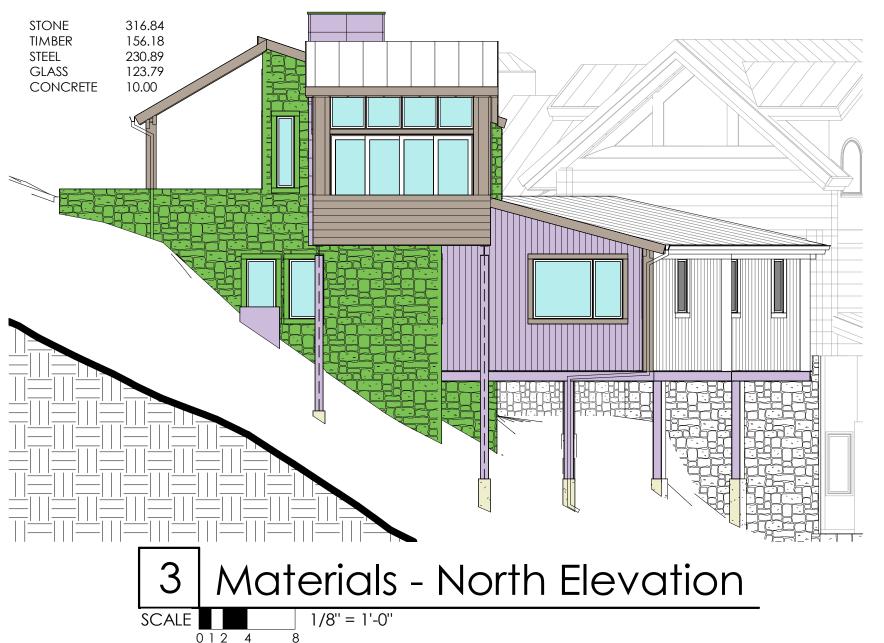
LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

BUILDING
HEIGHT
COMPLIANCE
ANALYSIS

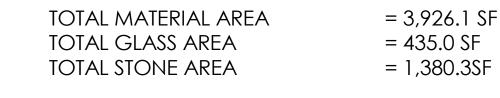
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SCALE 1/8" = 1'-0"



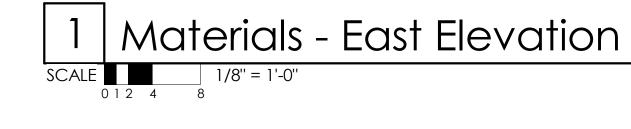


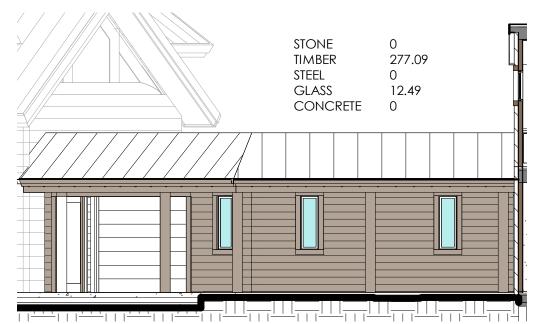


GLASS % (MAX ALLOWED 40%) = 11.1% STONE % (35% REQUIRED) = 35.2%

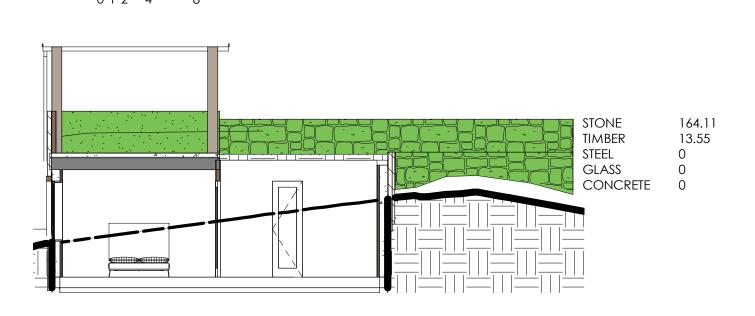
MATERIALS			
Material	Area		
CONCRETE	10.0 SF		
CONCRETE	13.3 SF		
GLASS	123.8 SF		
GLASS	44.4 SF		
GLASS	90.2 SF		
GLASS	12.5 SF		
GLASS	164.1 SF		
STEEL	230.9 SF		
STEEL	36.3 SF		
STEEL	128.7 SF		
STEEL	457.5 SF		
STONE	316.8 SF		
STONE	361.8 SF		
STONE	213.0 SF		
STONE	324.6 SF		
STONE	164.1 SF		
TIMBER	156.2 SF		
TIMBER	46.3 SF		
TIMBER	239.2 SF		
TIMBER	277.1 SF		
TIMBER	501.9 SF		
TIMBER	13.6 SF		
Grand total	3926.1 SF		













Area
156.2 SF
46.3 SF
239.2 SF
277.1 SF
501.9 SF
13.6 SF
1234.2 SF

ME	METAL		
Material	Area		
STEEL	230.9 SF		
STEEL	36.3 SF		
STEEL	128.7 SF		
STEEL	457.5 SF		
TOTAL	853.3 SF		

CONCRETE		
Material	Area	
CONCRETE	10.0 SF	
CONCRETE	13.3 SF	
TOTAL	23.3 SF	

STONE		
Area		
040.0.05		
316.8 SF		
361.8 SF		
213.0 SF		
324.6 SF		
164.1 SF		
1380.3 SF		

GLASS		
Material	Area	
GLASS	123.8 SF	
GLASS	44.4 SF	
GLASS	90.2 SF	
GLASS	12.5 SF	
GLASS	164.1 SF	
TOTAL	435.0 SF	

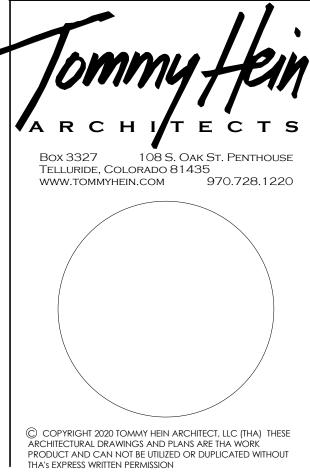
MATERIAL HATCHES:

CONCRETE

STEEL

STONE

GLASS



S	ubr	nis	sior	IS

DRB REVIEW	20.08.06	
PRICING SET	20.08.24	
TAGS & SCHEDS	20.09.08	
DRB FINAL REVIEW	20.09.24	



ADDITION

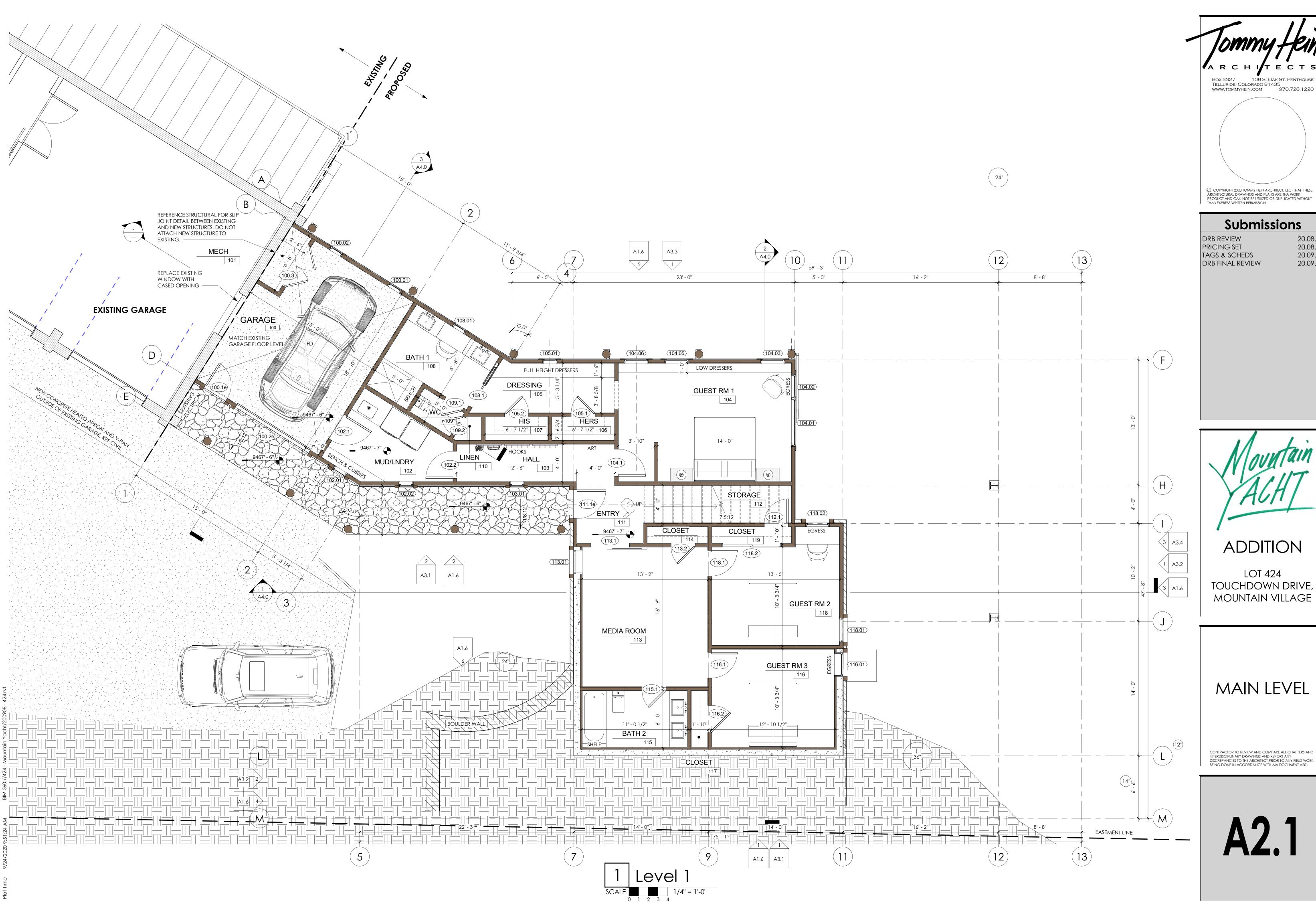
LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

EXTERIOR

MATERIAL

CALCULATIONS

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



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Submissions

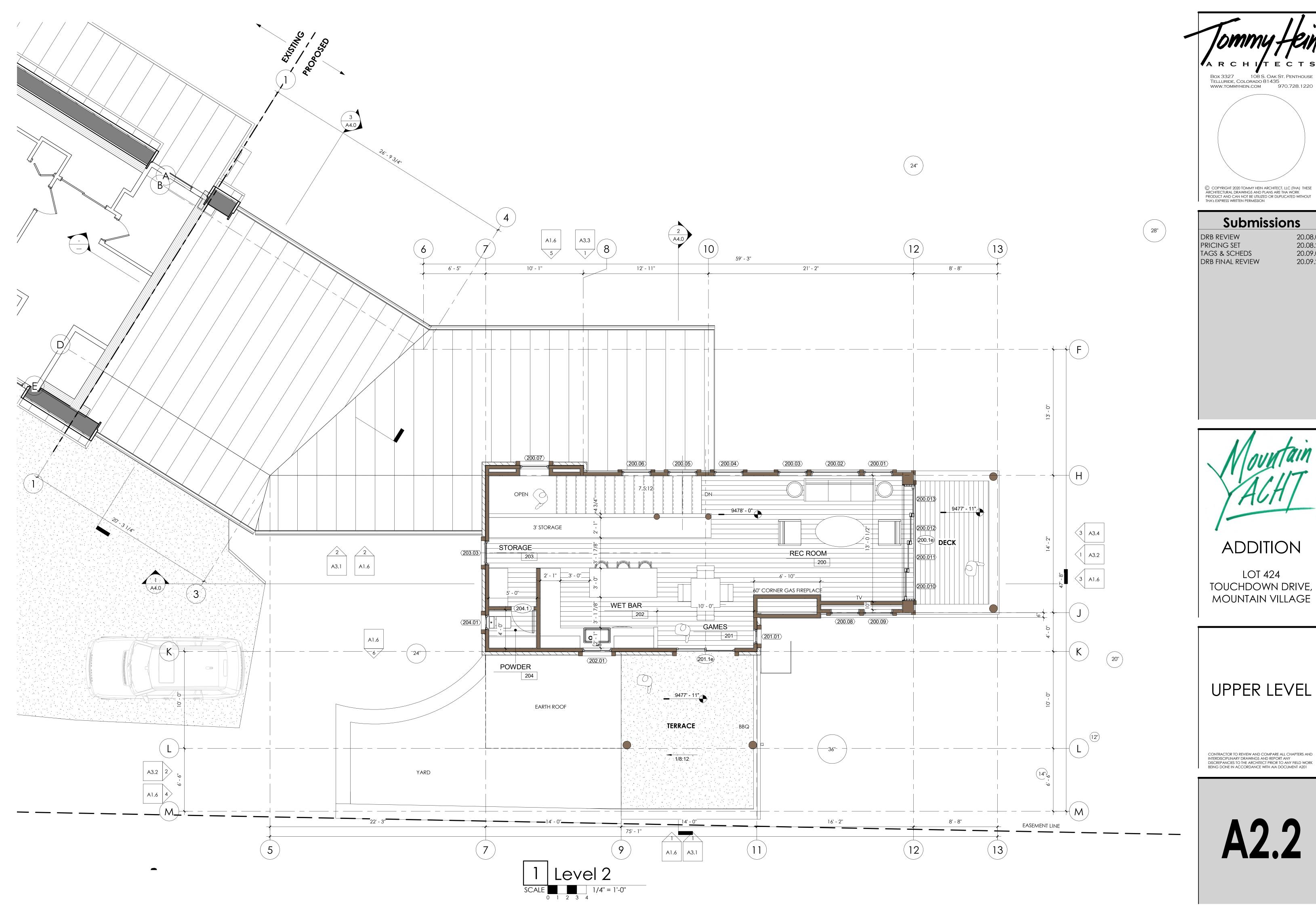
20.08.24 20.09.08 TAGS & SCHEDS 20.09.24 DRB FINAL REVIEW

ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

MAIN LEVEL

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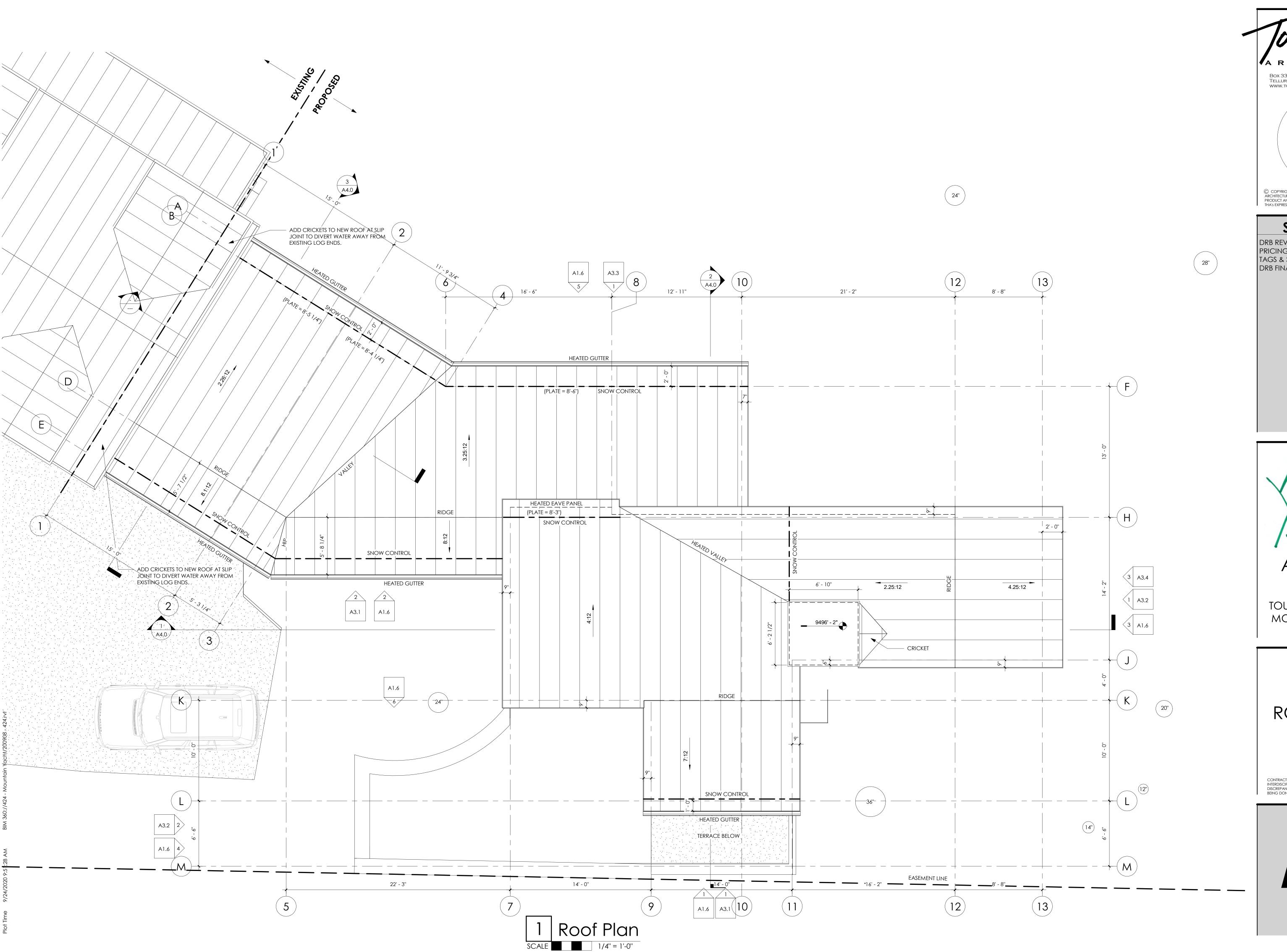
DRB REVIEW 20.08.24 20.09.08 PRICING SET TAGS & SCHEDS DRB FINAL REVIEW 20.09.24

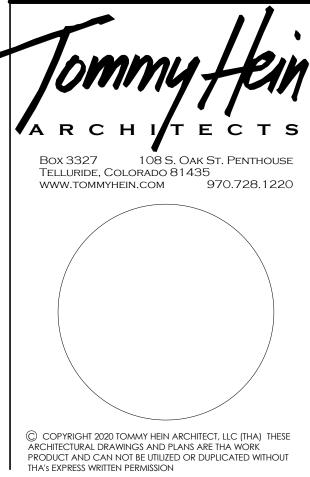
ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

UPPER LEVEL

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





DRB REVIEW 20.08.06
PRICING SET 20.08.24
TAGS & SCHEDS 20.09.08
DRB FINAL REVIEW 20.09.24

Mountain ACHT

ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

ROOF PLAN

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A2.3

STONE VENEER

EXISTING - VARIBLE COLOR AND PATTERN TO BE DUPLICATED FOR ADDITION CONTRACTOR TO PROVIDE MOCK-UP FOR OWNER APPROVAL



STEEL PANELS

DARK GREY ANNODIZED 12X24 STRAIGHT LAY FOR CHIMNEY



HORIZONTAL LOG SIDING

424 2x8 LOG SIDING - SHIP-LAP, HEWNED AND STAINED "REDWOOD" TONE

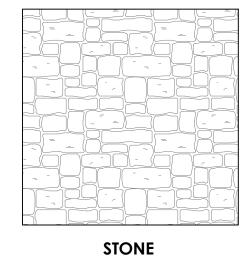


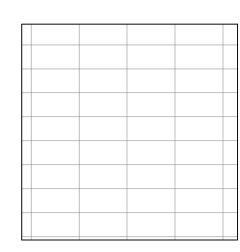
NEW METAL ROOFING - STANDING SEAM
LIGHT GRAY BONDERIZED STANDING SEAM FOR ADDITION



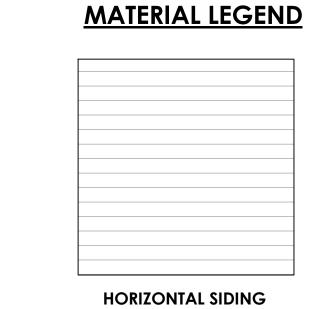
VERTICAL STEEL SIDING

12" x 24" STEEL PANELS LIGHT GREY PATINA



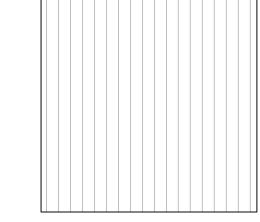


STEEL PANELS



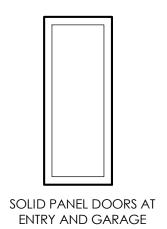
WOOD

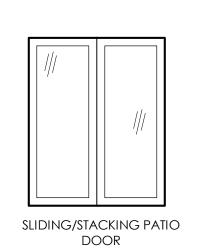


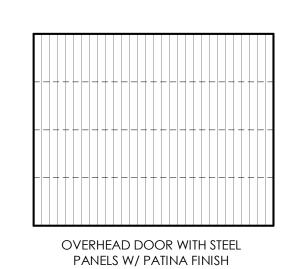


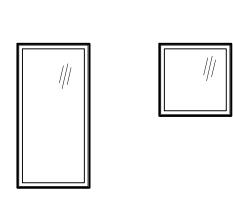
STANDING SEAM

VERTICAL SIDING STEEL







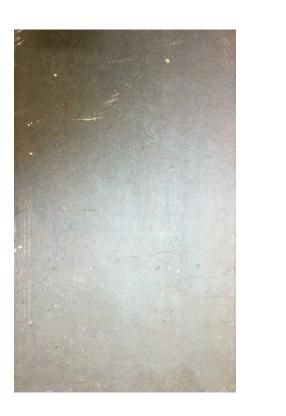


VERTICALLY ORIENTED OR SQUARE CASEMENT AND FIXED METAL CLAD WOOD WINDOWS



TERRACE CONCRETE

DAVIS COLORED CONCRETE - "OUTBACK" #677
SCORE PATTERN PER SHT. A2.4

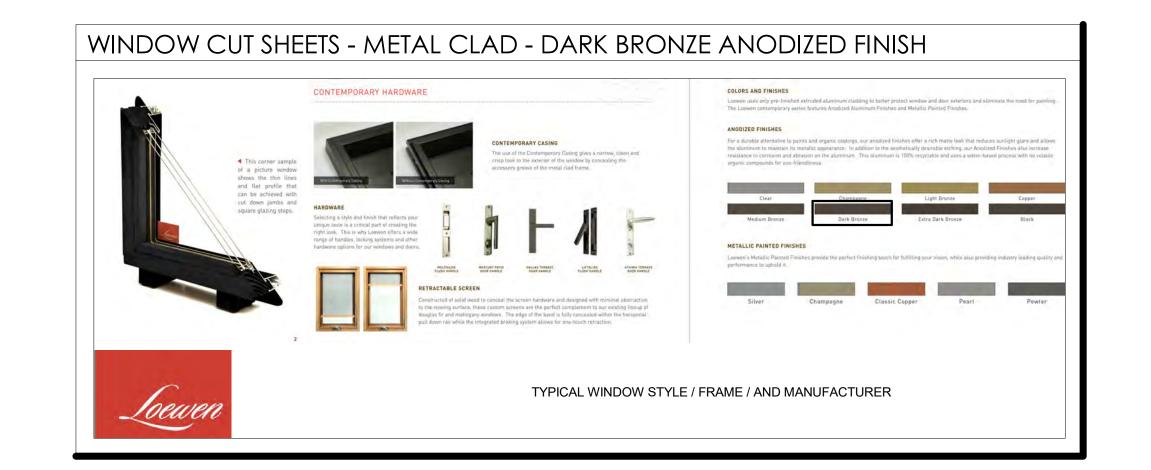


STEEL PLATE - RETAINING WALL
PATINATED FINISH



STEEL - TRIM & PORCHES
PAINTED DARK GRAY







EXISTING LOGS

EXISTING - RESTAIN WITH "REDWOOD" TONE



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Submissions

20.08.24

20.09.08

20.09.24

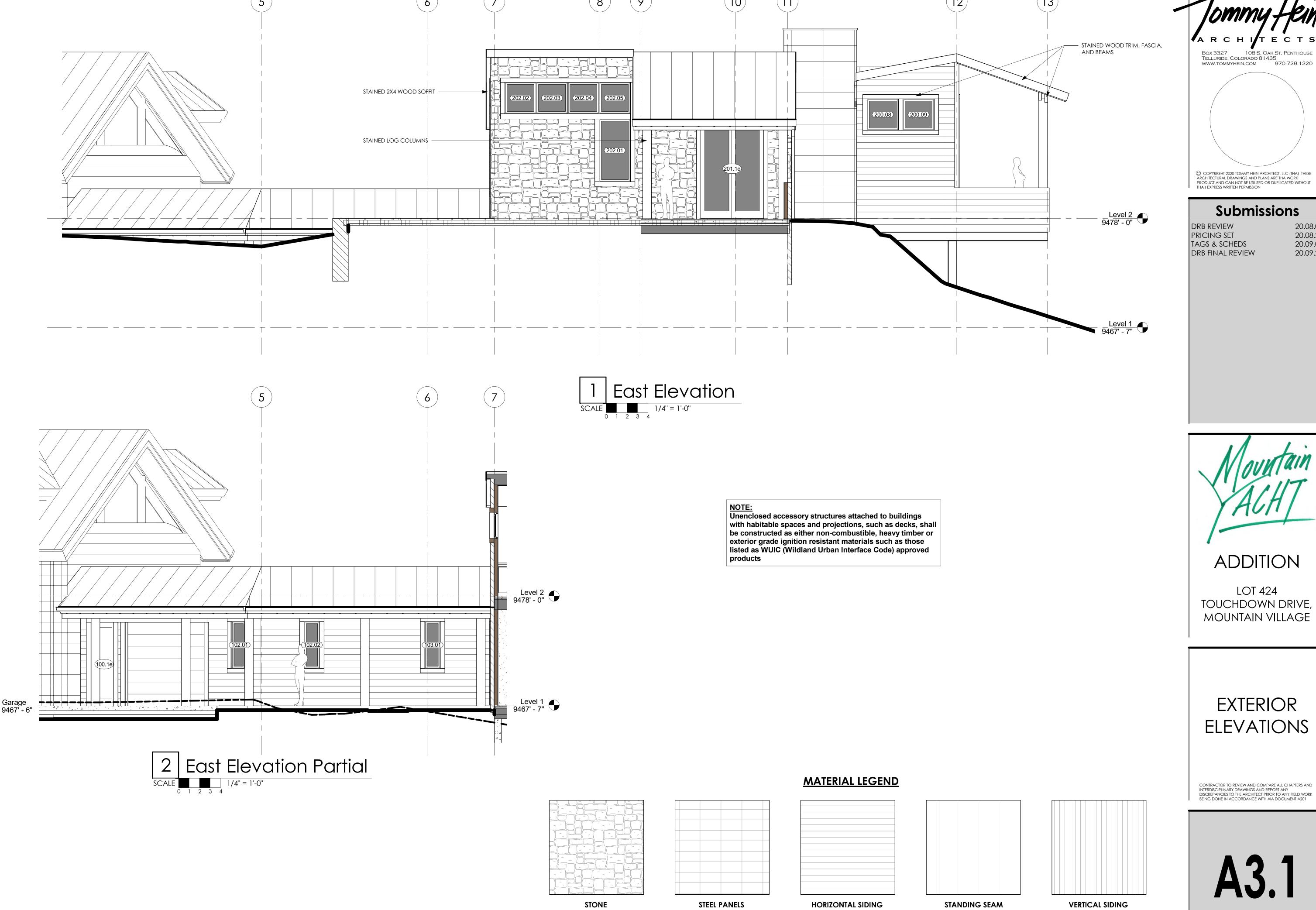
DRB REVIEW

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TAGS & SCHEDS DRB FINAL REVIEW

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A3.0



STEEL PANELS

HORIZONTAL SIDING

WOOD

STANDING SEAM

VERTICAL SIDING

STEEL

Submissions

20.08.24

20.09.08

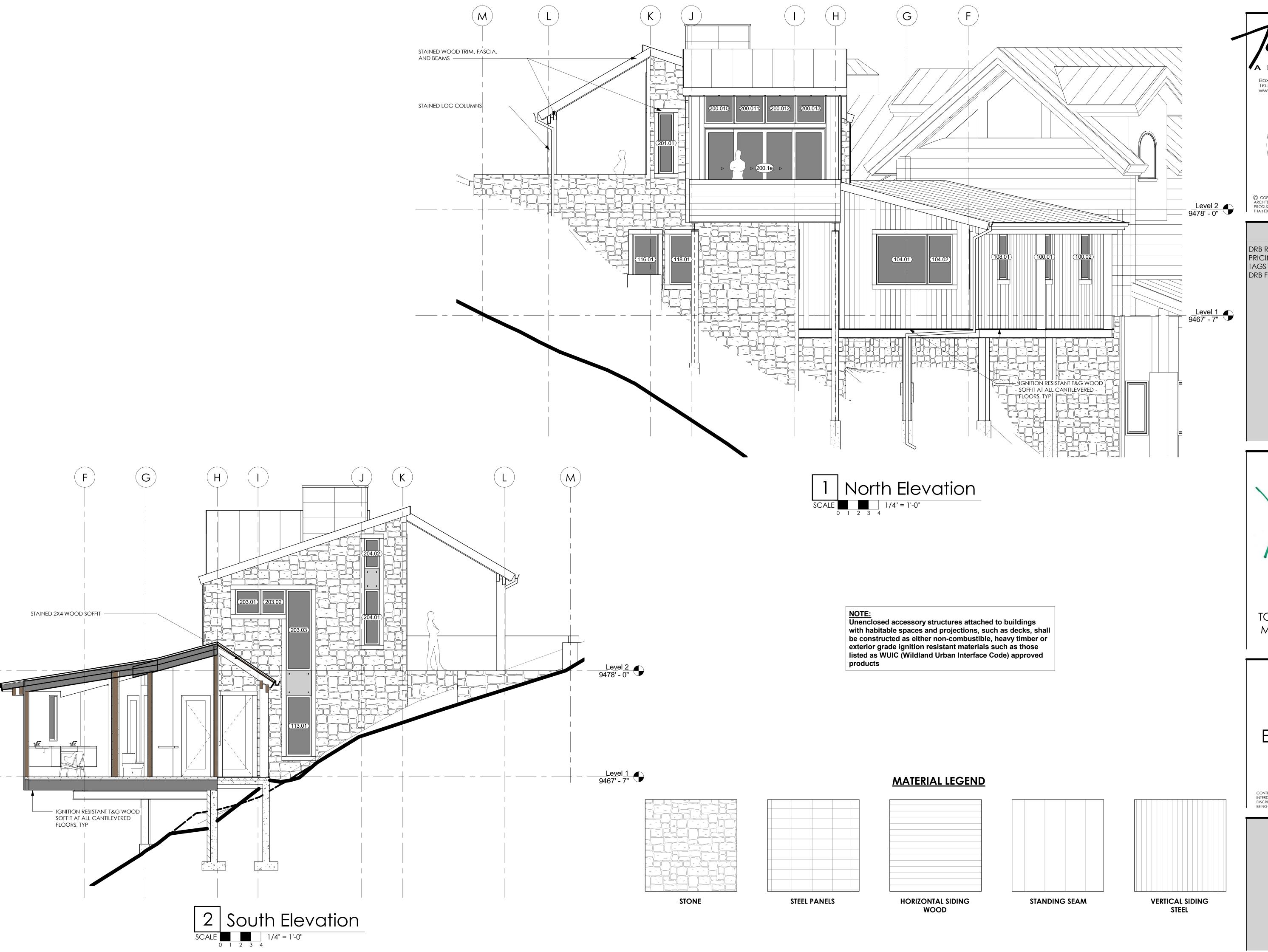
20.09.24

ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

EXTERIOR ELEVATIONS

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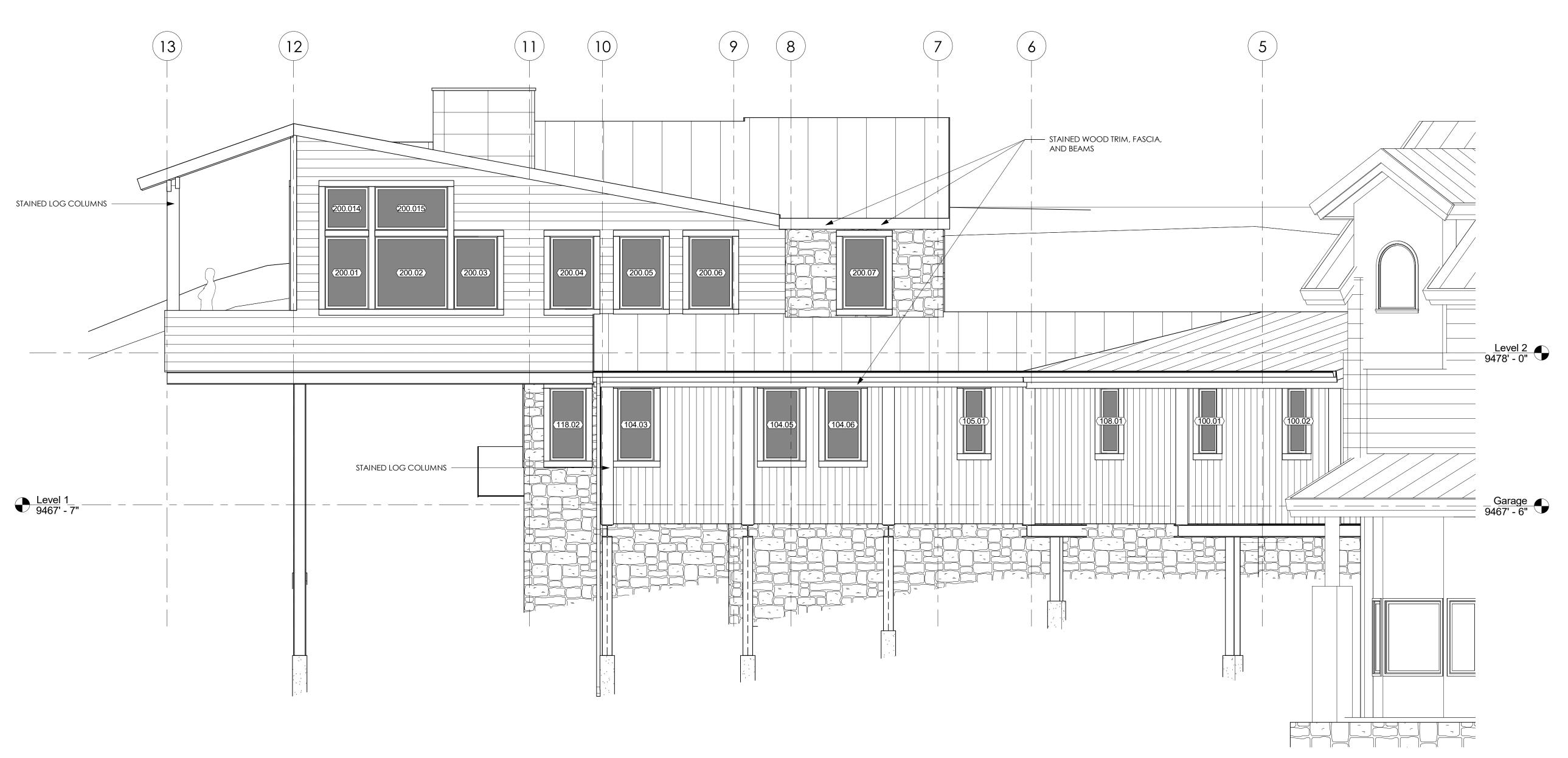
ADDITION

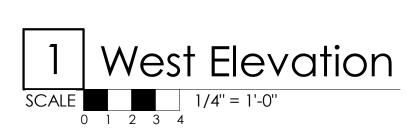
LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

EXTERIOR ELEVATIONS

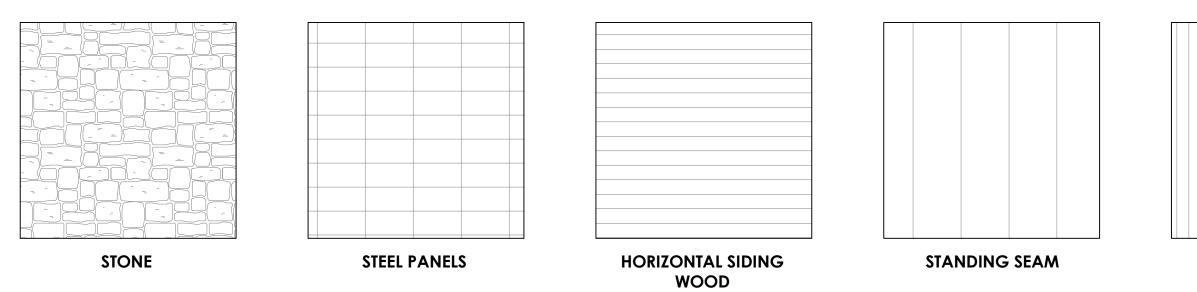
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43.2





MATERIAL LEGEND



VERTICAL SIDING

NOTE:
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

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DRB REVIEW 20.08.24 PRICING SET 20.09.08 TAGS & SCHEDS 20.09.24 DRB FINAL REVIEW



ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

EXTERIOR ELEVATIONS

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



A R C H I/T E C T S

BOX 3327 108 S. OAK ST. PENTHOUSE TELLURIDE, COLORADO 81435
WWW.TOMMYHEIN.COM 970.728.1220

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Submissions

20.08.06 20.08.24 20.09.08

20.09.24

DRB REVIEW
PRICING SET
TAGS & SCHEDS
DRB FINAL REVIEW

Mountain ACHT

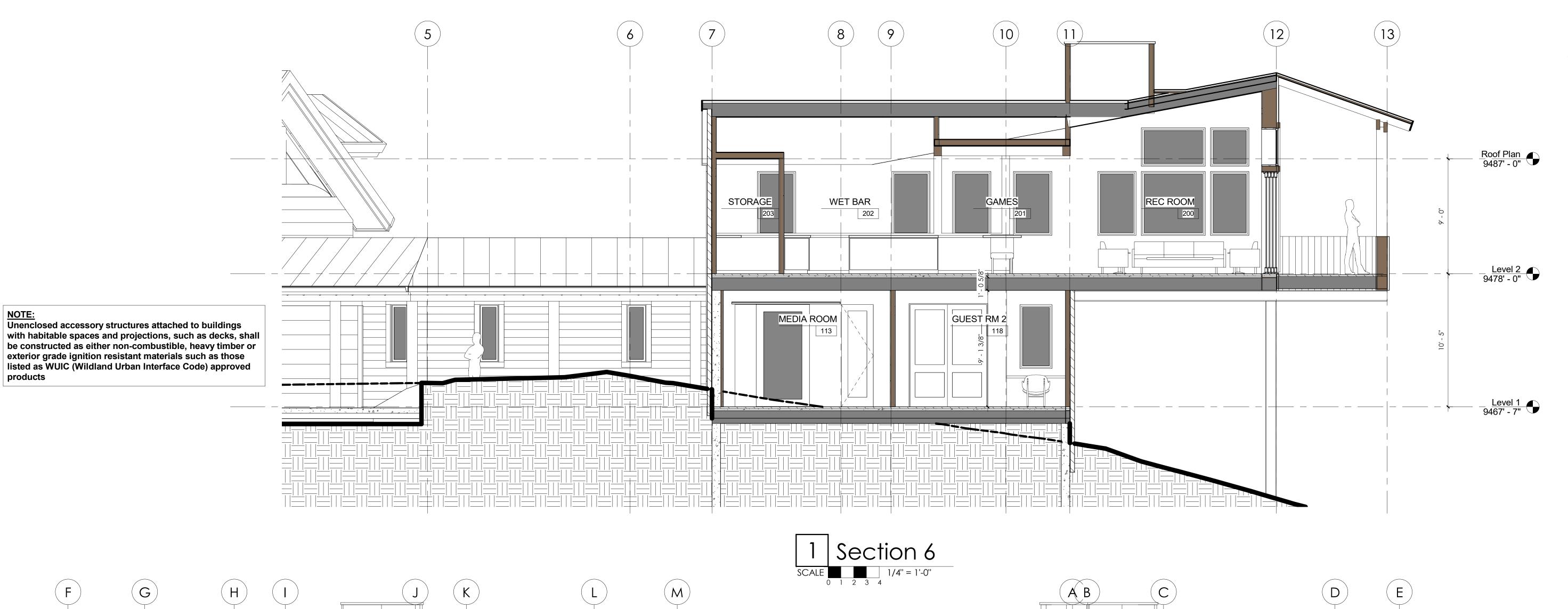
ADDITION

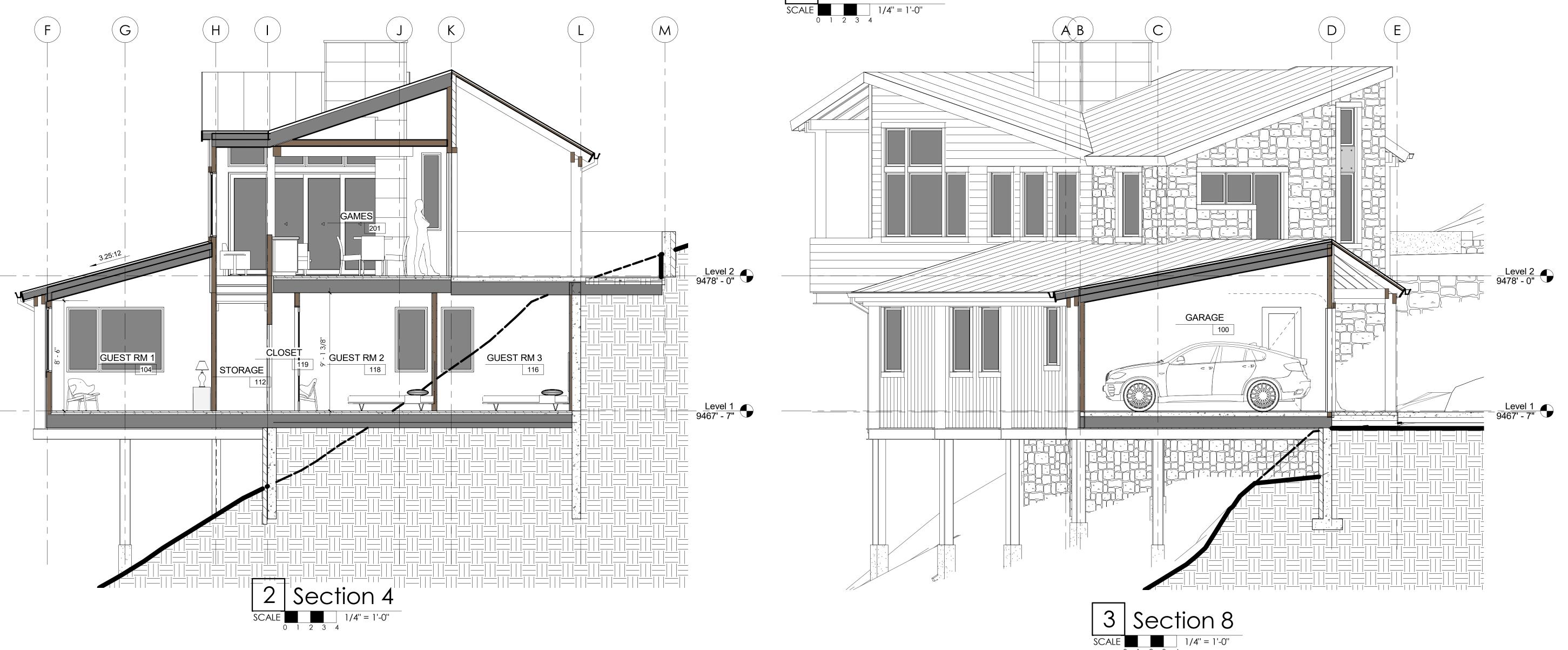
LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

OVERALL ELEVATIONS

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

A3.4





products



Box 3327 108 S. Oak St. Penthouse Telluride, Colorado 81435 WWW.TOMMYHEIN.COM 970.728.1220

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Submissions

20.08.24

20.09.08

20.09.24

DRB REVIEW

PRICING SET

TAGS & SCHEDS

DRB FINAL REVIEW

ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

BUILDING SECTIONS

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

A4.0

Tog		Window Schedule													
100.02 Garage 11'-6"	Tag	Level	Width	Height	Finish Frame Height	Operation	Head/Jamb/Sill	Comments							
100.02 Garage 11'-6"															
102.01 Level 1	100.01	Garage	1' - 6''	4' - 6''	8' - 1"	Casement									
102.02 Level 1 1'-6'	100.02	Garage	1' - 6"	4' - 6''	8' - 1"	Casement									
103.01 Level 1	102.01	Level 1	1' - 6"	4' - 6''	8' - 0''	Casement									
104.01 Level 1	102.02	Level 1	1' - 6''	4' - 6''	8' - 0''	Casement									
104.02	103.01	Level 1	1' - 6''	4' - 6''	8' - 0''	Casement									
104.03 Level 1 2' - 6" 5' - 0" 8' - 0" Casement 104.05 Level 1 2' - 6" 5' - 0" 8' - 0" Casement 104.06 Level 1 2' - 6" 5' - 0" 8' - 0" Casement 105.01 Level 1 1' - 6" 4' - 6" 8' - 0" Casement 108.01 Level 1 1' - 6" 4' - 6" 8' - 0" Casement 113.01 Level 1 2' - 6" 6' - 0" 8' - 0" Casement 113.01 Level 1 2' - 6" 5' - 0" 8' - 0" Casement Egress 118.01 Level 1 2' - 6" 5' - 0" 8' - 0" Casement Egress 118.02 Level 1 2' - 6" 5' - 0" 8' - 0" Casement Egress 120.01 Level 2 3' - 0" 5' - 0" 8' - 0" Casement Egress 120.02 Level 2 3' - 0" 5' - 0" 8' - 0" Casement Egress 120.03 Level 2 3' - 0" 5' - 0" 8' - 0" Casement Egress 120.04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.05 Level 2	104.01	Level 1	5' - 0''	5' - 0''	8' - 0''	Fixed									
104.05 Level 1	104.02	Level 1		5' - 0''	8' - 0''	Casement		Egress							
104.06 Level 1	104.03	Level 1	2' - 6''		8' - 0''	Casement									
105.01 Level 1	104.05	Level 1	2' - 6''	5' - 0''	8' - 0''	Casement									
108.01 Level 1	104.06	Level 1	2' - 6''	5' - 0''	8' - 0''	Casement									
113.01 Level 1 2' - 6" 6' - 0" 8' - 0" Casement Egress 118.01 Level 1 2' - 6" 5' - 0" 8' - 0" Casement Egress 118.02 Level 1 2' - 6" 5' - 0" 8' - 0" Casement Egress 120.01 Level 2 3' - 0" 5' - 0" 8' - 0" Casement Egress 120.02 Level 2 3' - 0" 5' - 0" 8' - 0" Casement Casement 120.03 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.05 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.06 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.07 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 120.08 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.09 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.015 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.016 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.017 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.018 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.019 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 120.010 Level 2 3' - 0" 3' - 0"	105.01	Level 1	1' - 6''	4' - 6''	8' - 0''	Casement									
116.01 Level 1 2' - 6" 5' - 0" 8' - 0" Casement Egress 118.01 Level 1 2' - 6" 5' - 0" 8' - 0" Casement Egress 118.02 Level 1 2' - 6" 5' - 0" 8' - 0" Casement Egress 200.01 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.02 Level 2 5' - 0" 5' - 0" 8' - 0" Casement 200.03 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.05 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.06 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.07 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.08 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.09 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.015 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.016 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.017 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.018 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.019 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.015 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.016 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.017 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.018 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.019 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixe	108.01	Level 1	1' - 6''	4' - 6''	8' - 0''	Casement									
118.01 Level 1 2'-6" 5'-0" 8'-0" Casement Egress 118.02 Level 1 2'-6" 5'-0" 8'-0" Casement Egress 200.01 Level 2 3'-0" 5'-0" 8'-0" Casement 200.02 Level 2 5'-0" 5'-0" 8'-0" Casement 200.03 Level 2 3'-0" 5'-0" 8'-0" Casement 200.04 Level 2 3'-0" 5'-0" 8'-0" Casement 200.05 Level 2 3'-0" 5'-0" 8'-0" Casement 200.06 Level 2 3'-0" 5'-0" 8'-0" Casement 200.07 Level 2 3'-0" 5'-0" 8'-0" Casement 200.08 Level 2 3'-0" 3'-0" 11'-5" Fixed 200.09 Level 2 3'-0" 3'-0" 11'-5" Fixed 200.010 Level 2 3'-0" 3'-0" 11'-5" Fixed 200.012 <td< td=""><td>113.01</td><td>Level 1</td><td>2' - 6''</td><td>6' - 0''</td><td>8' - 0''</td><td>Casement</td><td></td><td></td></td<>	113.01	Level 1	2' - 6''	6' - 0''	8' - 0''	Casement									
118.02	116.01	Level 1	2' - 6"	5' - 0''	8' - 0''	Casement		Egress							
200.01 Level 2 3' - 0" 5' - 0" 8' - 0" Casement	118.01	Level 1	2' - 6"	5' - 0''	8' - 0''	Casement		Egress							
200.02 Level 2 5' - 0" 5' - 0" 8' - 0" Fixed 200.03 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.05 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.06 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.07 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.08 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.09 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.01	118.02	Level 1	2' - 6''	5' - 0''	8' - 0''	Casement		Egress							
200.03 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.05 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.06 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.07 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.08 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.09 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 201.	200.01	Level 2	3' - 0''	5' - 0''	8' - 0''	Casement									
200,04 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200,05 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200,06 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200,07 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200,08 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200,09 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200,010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200,011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200,012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200,013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200,014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200,015 Level 2 5' - 0" 3' - 0" 11' - 5" Fixed 201,0	200.02	Level 2	5' - 0''	5' - 0''	8' - 0''	Fixed									
200.05 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.06 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.07 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.08 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.09 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.015 Level 2 5' - 0" 3' - 0" 11' - 5" Fixed 201.01 Level 2 3' - 0" 11' - 5" Casement 202.02 Level	200.03	Level 2	3' - 0''	5' - 0''	8' - 0''	Casement									
200.06 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.07 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.08 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.09 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 201.01 Level 2 5' - 0" 3' - 0" 11' - 5" Fixed 201.01 Level 2 3' - 0" 9' - 6" Casement 202.01 Level 2 3' - 0" 3' - 0" Fixed <tr< td=""><td>200.04</td><td>Level 2</td><td>3' - 0''</td><td>5' - 0''</td><td>8' - 0''</td><td>Casement</td><td></td><td></td></tr<>	200.04	Level 2	3' - 0''	5' - 0''	8' - 0''	Casement									
200.07 Level 2 3' - 0" 5' - 0" 8' - 0" Casement 200.08 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.09 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 201.01 Level 2 5' - 0" 3' - 0" 11' - 5" Fixed 201.01 Level 2 1' - 6" 6' - 0" 9' - 6" Casement 202.01 Level 2 3' - 0" 3' - 0" 13' - 0" Fixed 202.02 Level 2 3' - 0" 3'	200.05	Level 2	3' - 0''	5' - 0''	8' - 0''	Casement									
200.08 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.09 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.015 Level 2 5' - 0" 3' - 0" 11' - 5" Fixed 201.01 Level 2 1' - 6" 6' - 0" 9' - 6" Casement 202.02 Level 2 3' - 0" 3' - 0" 13' - 0" Fixed 202.03 Level 2 3' - 0" 3' - 0" 13' - 0" Fixed	200.06	Level 2	3' - 0''	5' - 0''	8' - 0''	Casement									
200.09 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.010 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.015 Level 2 5' - 0" 3' - 0" 11' - 5" Fixed 201.01 Level 2 1' - 6" 6' - 0" 9' - 6" Casement 202.01 Level 2 3' - 0" 3' - 0" 13' - 0" Fixed 202.02 Level 2 3' - 0" 3' - 0" 13' - 0" Fixed	200.07	Level 2	3' - 0''	5' - 0''	8' - 0''	Casement									
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200.011 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.012 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.015 Level 2 5' - 0" 3' - 0" 11' - 5" Fixed 201.01 Level 2 1' - 6" 6' - 0" 9' - 6" Casement 202.01 Level 2 3' - 0" 3' - 0" 13' - 0" Fixed 202.02 Level 2 3' - 0" 3' - 0" Fixed	200.09	Level 2	3' - 0''	3' - 0''	11' - 5"	Fixed									
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200.013 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed Transom 200.014 Level 2 3' - 0" 11' - 5" Fixed 200.015 Level 2 5' - 0" 3' - 0" 11' - 5" Fixed 201.01 Level 2 1' - 6" 6' - 0" 9' - 6" Casement 202.01 Level 2 3' - 0" 9' - 6" Casement 202.02 Level 2 3' - 0" 13' - 0" Fixed 202.03 Level 2 3' - 0" 13' - 0" Fixed	200.011	Level 2	3' - 0''	3' - 0''	11' - 5"	Fixed		Transom							
200.014 Level 2 3' - 0" 3' - 0" 11' - 5" Fixed 200.015 Level 2 5' - 0" 3' - 0" 11' - 5" Fixed 201.01 Level 2 1' - 6" 6' - 0" 9' - 6" Casement 202.01 Level 2 3' - 0" 6' - 0" 9' - 6" Casement 202.02 Level 2 3' - 0" 3' - 0" 13' - 0" Fixed 202.03 Level 2 3' - 0" 3' - 0" 13' - 0" Fixed	200.012	Level 2	3' - 0''	3' - 0''	11' - 5"	Fixed		Transom							
200.015 Level 2 5' - 0" 3' - 0" 11' - 5" Fixed 201.01 Level 2 1' - 6" 6' - 0" 9' - 6" Casement 202.01 Level 2 3' - 0" 6' - 0" 9' - 6" Casement 202.02 Level 2 3' - 0" 3' - 0" Fixed 202.03 Level 2 3' - 0" 3' - 0" Fixed	200.013	Level 2	3' - 0''	3' - 0''	11' - 5"	Fixed		Transom							
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202.01 Level 2 3' - 0" 6' - 0" 9' - 6" Casement 202.02 Level 2 3' - 0" 3' - 0" 13' - 0" Fixed 202.03 Level 2 3' - 0" 3' - 0" Fixed	200.015	Level 2	5' - 0''	3' - 0''	11' - 5"	Fixed									
202.02 Level 2 3' - 0" 13' - 0" Fixed 202.03 Level 2 3' - 0" 13' - 0" Fixed	201.01	Level 2	1' - 6''	6' - 0''	9' - 6''	Casement									
202.03 Level 2 3' - 0" 3' - 0" Fixed	202.01	Level 2	3' - 0''	6' - 0''	9' - 6''	Casement									
	202.02	Level 2	3' - 0''	3' - 0''	13' - 0''	Fixed									
202.04 Level 2 3' - 0" 3' - 0" Fixed	202.03	Level 2	3' - 0''	3' - 0''	13' - 0''	Fixed									
	202.04	Level 2	3' - 0''	3' - 0''	13' - 0''	Fixed									
202.05 Level 2 3' - 0" 3' - 0" Fixed	202.05	Level 2	3' - 0''	3' - 0''	13' - 0''	Fixed									
203.01 Level 2 2' - 6" 2' - 6" 8' - 0" Fixed	203.01	Level 2	2' - 6"	2' - 6''	8' - 0''	Fixed									
203.02 Level 2 2' - 6" 2' - 6" 8' - 0" Fixed	203.02	Level 2			8' - 0''	Fixed									
203.03 Level 2 2' - 6" 8' - 0" Casement	203.03					Casement									
204.01 Level 2 1' - 6" 5' - 6" 8' - 0" Casement															
204.02 Level 2 1' - 6" 3' - 0" 13' - 0" Casement															

		Door Sc	hedule ·	- Interior Doc	ors
Tag	Level	Height	Width	Head/Jamb/Sill	Comments
100.3	Garage	7' - 0''	5' - 0''		Double Swing
102.1	Level 1	8' - 0''	3' - 0''		
102.2	Level 1	8' - 0''	2' - 10''		
104.1	Level 1	8' - 0''	2' - 10''		
105.1	Level 1	8' - 0''	2' - 6"		
105.2	Level 1	8' - 0''	2' - 6"		
108.1	Level 1	8' - 0''	2' - 8''		Pocket Door
109.1	Level 1	8' - 0''	2' - 2"		
109.2	Level 1	8' - 0''	2' - 2"		
112.1	Level 1	6' - 8''	2' - 6"		
113.1	Level 1	8' - 0''	4' - 0''		Barn Door
113.2	Level 1	8' - 0''	2' - 6"		
115.1	Level 1	8' - 0''	2' - 6"		
116.1	Level 1	8' - 0''	2' - 8''		
116.2	Level 1	8' - 0''	2' - 10''		
118.1	Level 1	8' - 0''	2' - 8''		
118.2	Level 1	8' - 0''	6' - 0''		Double Sliding
204.1	Level 2	8' - 0''	2' - 4''		

	Door Schedule - Exterior Doors														
Tag	Level	Height	Width	Head/Jamb/Sill	Comments										
100.1e	Garage	8' - 0''	2' - 8''												
100.2e	Garage	8' - 0''	9' - 0''		Overhead										
111.1e	Level 1	8' - 0''	3' - 0''		Door Entry										
200.1e	Level 2	8' - 0''	12' - 0''												
201.1e	Level 2	9' - 6''	6' - 0''		Double Sliding										



BOX 3327 108 S. OAK ST. PENTHOUSE TELLURIDE, COLORADO 81435
WWW.TOMMYHEIN.COM 970.728.1220

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Submissions

 DRB REVIEW
 20.08.06

 PRICING SET
 20.08.24

 TAGS & SCHEDS
 20.09.08

 DRB FINAL REVIEW
 20.09.24

Mountain ACHT

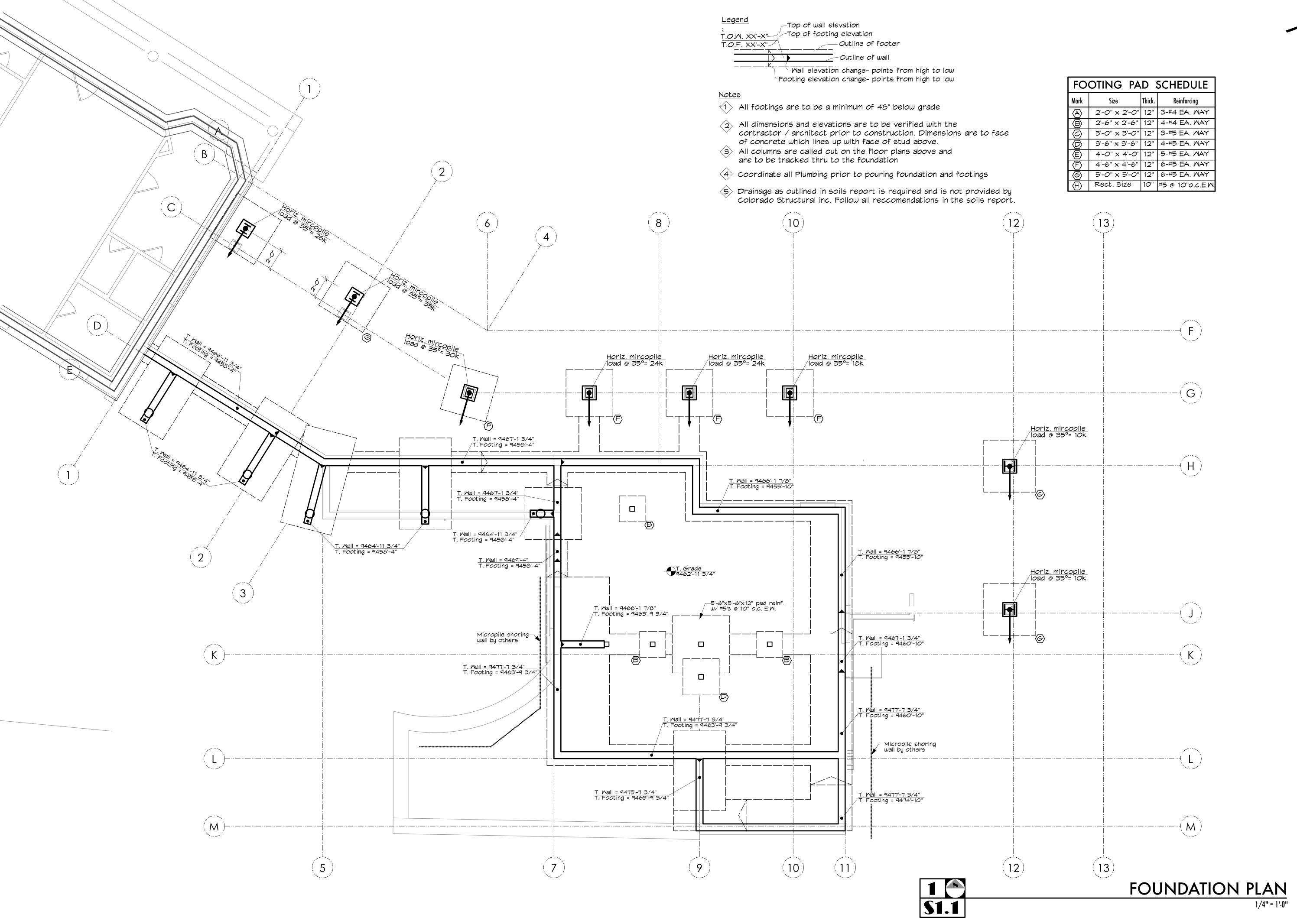
ADDITION

LOT 424 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE

WINDOW AND DOOR SCHEDULES

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

A9.1







SUBMISSIONS:
STRUCT. LAYOUT 07.28.20
PRICING SET 08.20.20

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Mountain Yacht

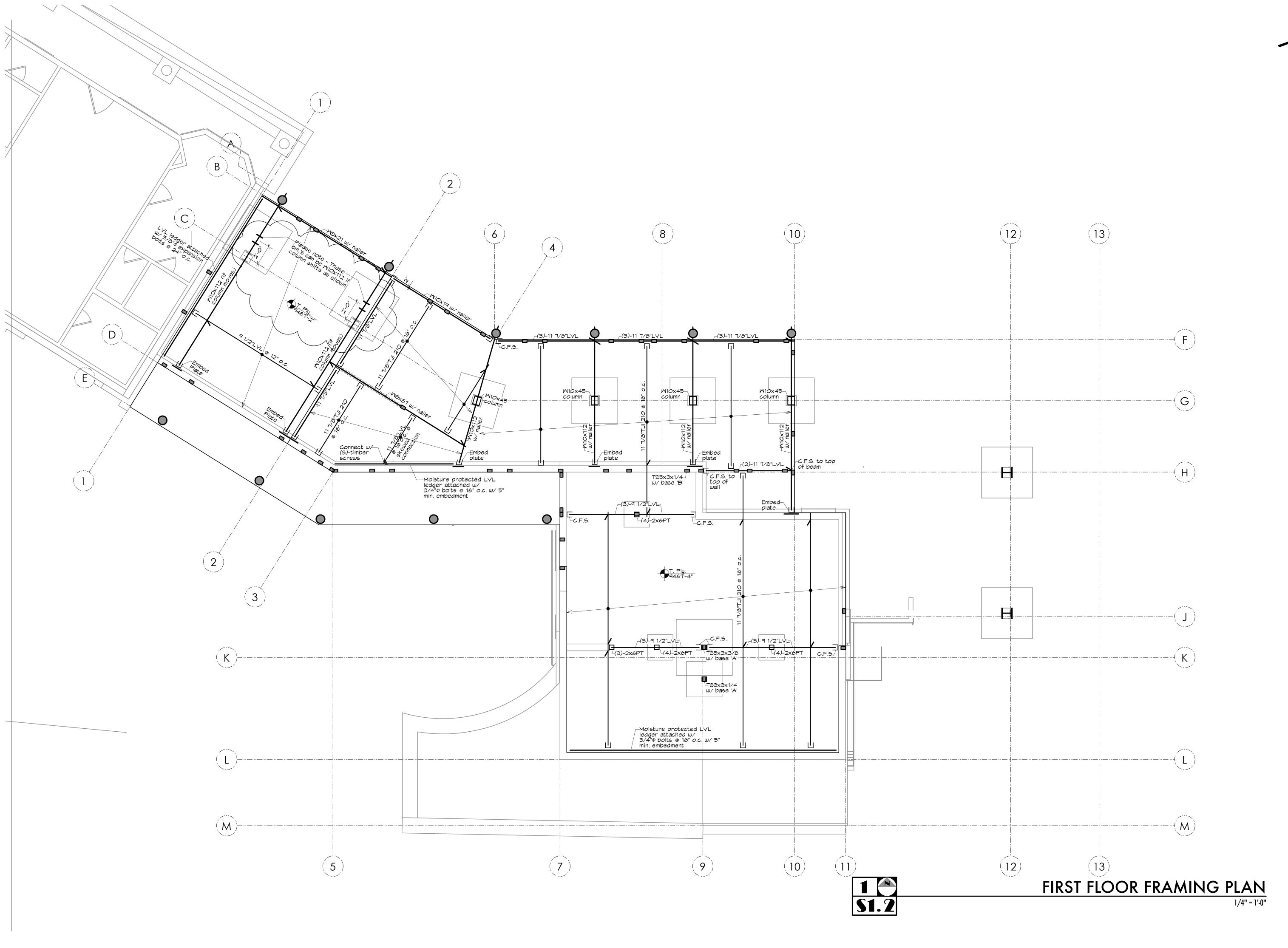
Lot 424

Touchdown Drive

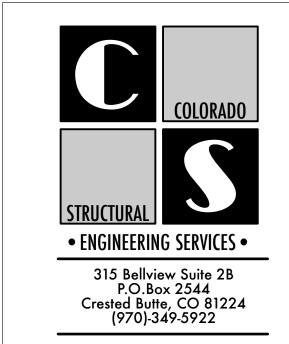
Mountain Village Colorado

Foundation Plan

Scale 1/4"=1'-0"







SUBMISSIONS:
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PRICING SET 08.20.20

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

Mountain Yacht

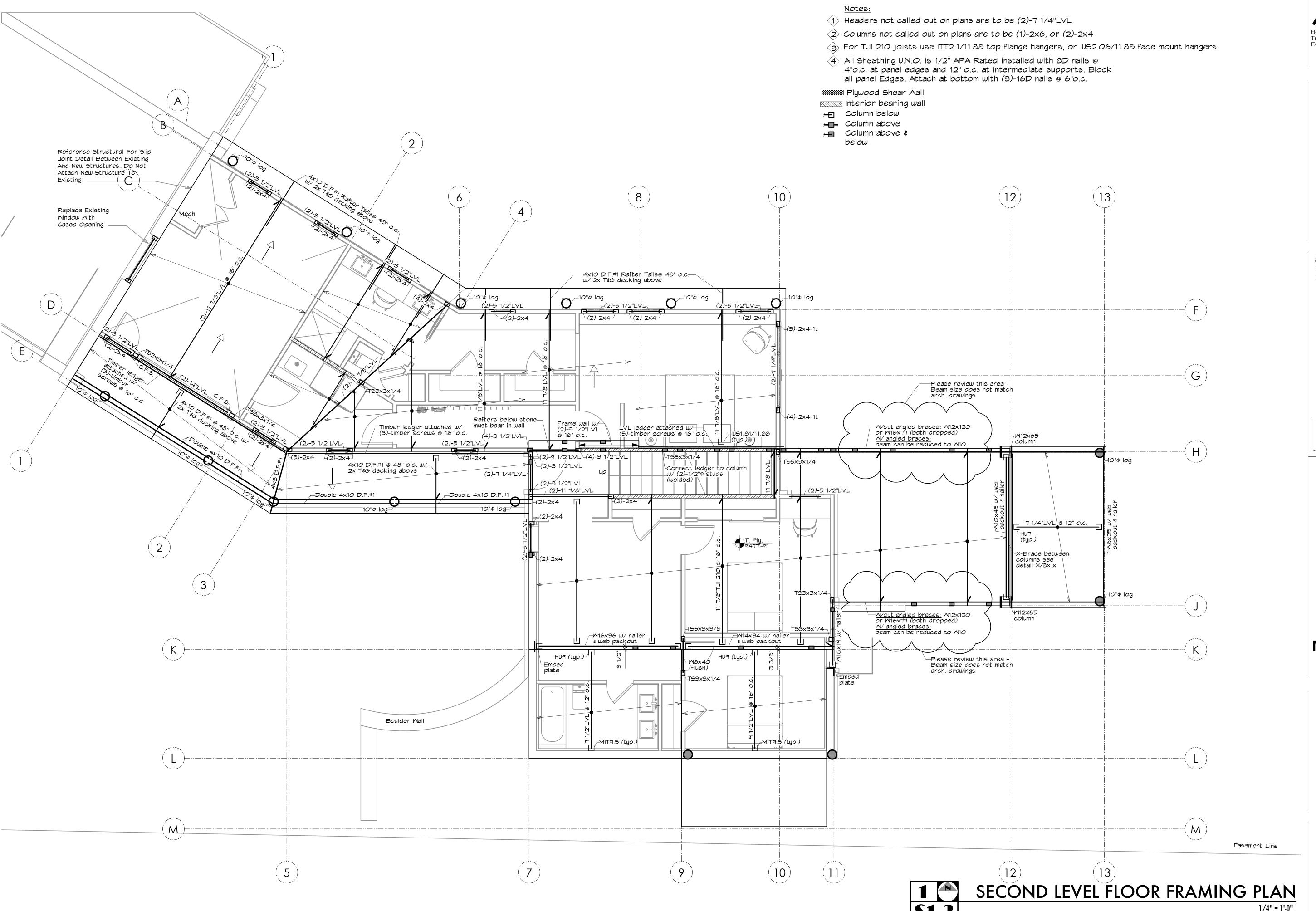
Lot 424

Touchdown Drive

Mountain Village Colorado

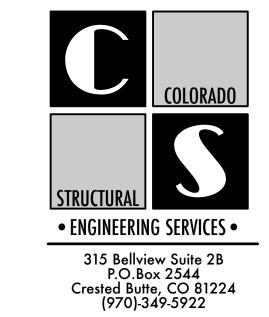
First Floor Framing

Scale 1/4"=1'-0"



ARCHITECTS

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FAX 728.1294 WWW.TOMMYHEIN.COM



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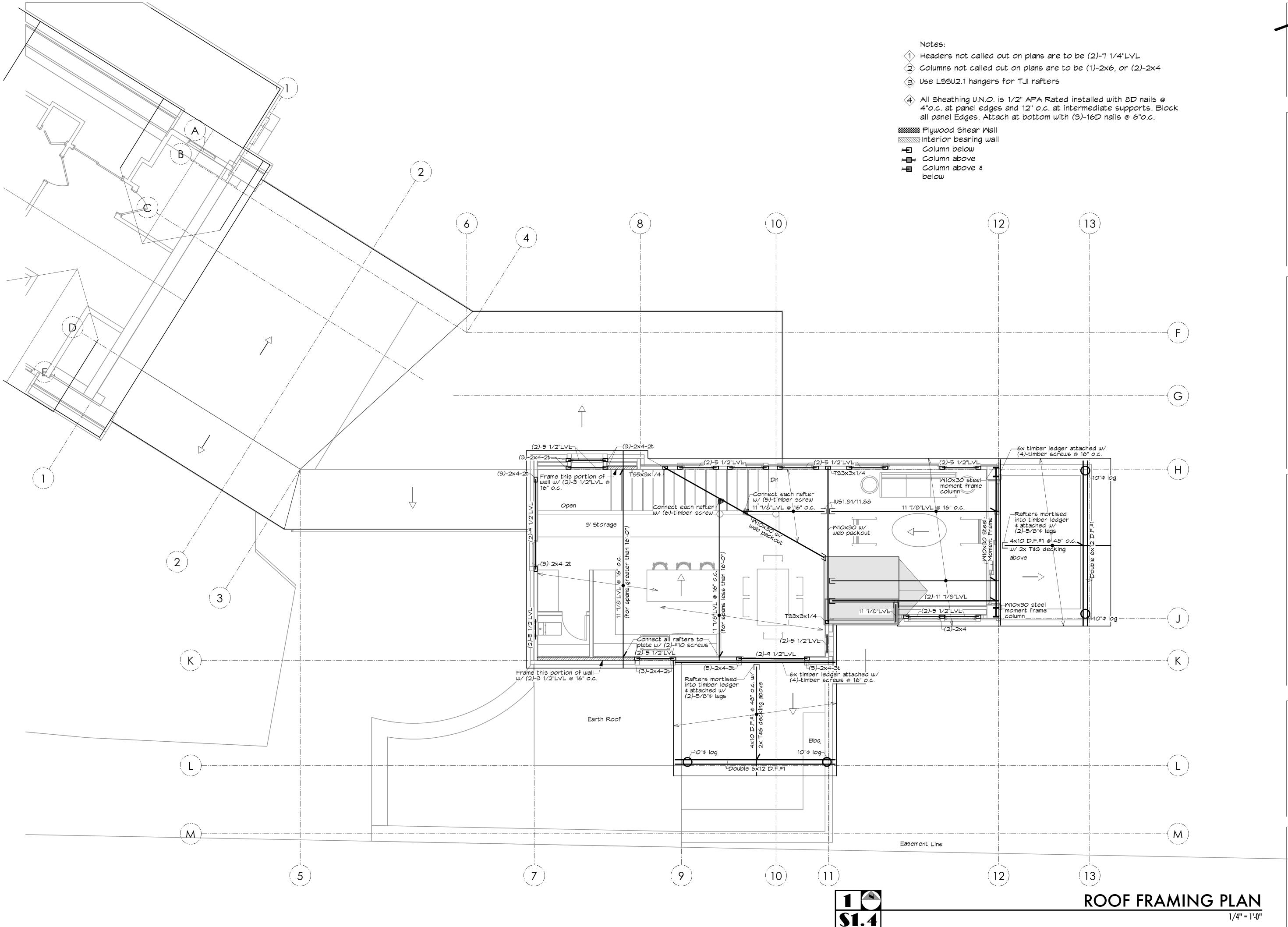
Mountain Yacht

Lot 424

Touchdown Drive

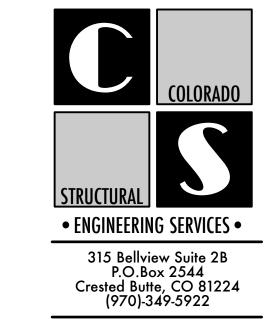
Mountain Village Colorado

Second Level Floor Framing Scale 1/4"=1'-0"



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DONE IN ACCORDANCE WITH AIA DOCUMENT A201

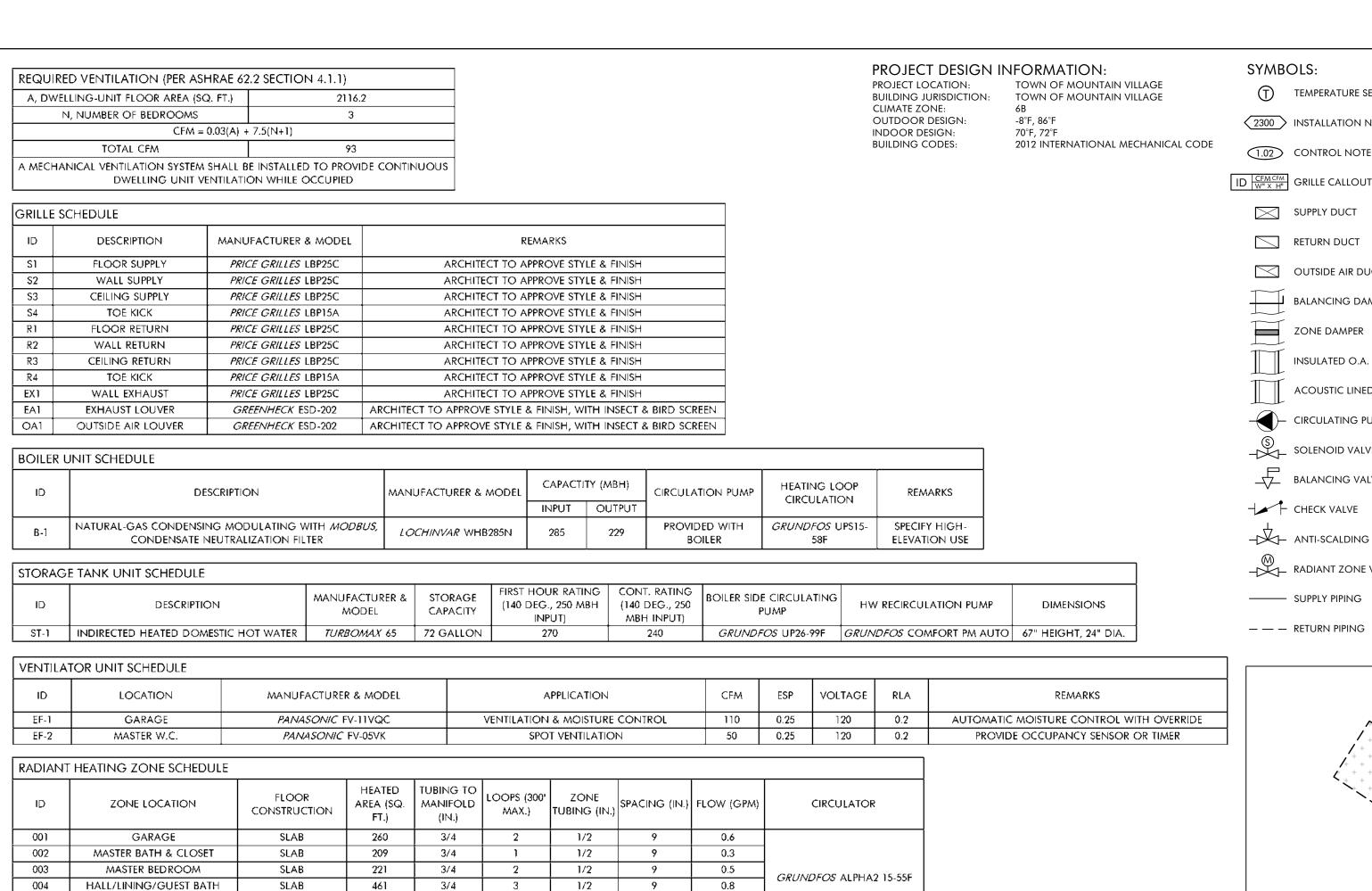
Mountain Yacht

Lot 424

Touchdown Drive

Mountain Village Colorado

> Roof Framing Scale 1/4"=1'-0"



ID	ZONE LOCATION	FLOOR CONSTRUCTION	HEATED AREA (SQ. FT.)	TUBING TO MANIFOLD (IN.)	LOOPS (300' MAX.)	ZONE TUBING (IN.)	SPACING (IN.)	FLOW (GPM)	CIRCULATOR
001	GARAGE	SLAB	260	3/4	2	1/2	9	0.6	
002	MASTER BATH & CLOSET	SLAB	209	3/4	1	1/2	9	0.3	
003	MASTER BEDROOM	SLAB	221	3/4	2	1/2	9	0.5	CRUMPEOC ALBUAD 15 555
004	HALL/LINING/GUEST BATH	SLAB	461	3/4	3	1/2	9	0.8	GRUNDFOS ALPHA2 15-55F
005	EAST GUEST BEDROOM	SLAB	142	3/4	1	1/2	9	0.2	
006	WEST GUEST BEDROOM	SLAB	162	3/4	1	1/2	9	0.3	
101	KITCHEN/DINING/GUEST BATH	THINSLAB	360	3/4	3	1/2	6	1.1	CRUMPEOC ALBUAR 15 FEE
102	LIVING ROOM	THINSLAB	194	3/4	2	1/2	6	1.0	GRUNDFOS ALPHA2 15-55F
S1	BBQ PATIO	SNOWMELT SLAB	217	3/4	2	3/4	9	4.9	COUNTRIOS LIBRA OVE
\$2	APRON AND WALK	SNOWMELT SLAB	480	3/4		3/4	9	10.2	GRUNDFOS UP26-96F
INCLUDE	TUBING IN SHOWER BENCHES, 50	% PROPYLENE GLYCO	L MIXTURE	•	,	•			

REMARKS

ELECTRICAL

84

84

VOLTAGE

120

120

120

CFM ESP

95 0.4

95 0.4

MANUFACTURER & MODEL

PANASONIC FV-10VEC

PANASONIC FV-10VEC1

PANASONIC FV-10VEC1

ERV-2

ERV-3

SYMBOLS: PROJECT NARRATIVE:

TEMPERATURE SENSOR OR THERMOSTAT

2300 INSTALLATION NOTE

(1.02) CONTROL NOTE

SUPPLY DUCT

RETURN DUCT

BALANCING DAMPER

OUTSIDE AIR DUCT

HEATING: HEATING IS PROVIDED BY RADIANT FLOORING WITH HEATING WATER/GLYCOL MIXTURE PROVIDED BY A HIGH-EFFICIENCY CONDENSING BOILER. HEATING ZONES TEMPERATURE SENSORS WITH CENTRALLY LOCATED

PER PLAN SHALL HAVE INDIVIDUAL THERMOSTATS OR THERMOSTATS FOR CONTROL. FIELD-VERIFY FINAL LOCATIONS OF HEATING MANIFOLDS, LOCATED IN CLOSETS WHERE POSSIBLE. ROUTE SUPPLY HEAT TUBING ALONG EXTERIOR WALLS. FASTEN TUBING AT 18" MAXIMUM SPACING.

OPERABLE OPENING AND NOT LESS THAN 10' FROM A

VENTILATION:
VENTILATION SHALL BE PROVIDED BY ENERGY RECOVERY VENTILATORS. MECHANICAL VENTILATION EQUIPMENT

SHALL OPERATE WHEN THE BUILDING IS OCCUPIED. COOLING: NOT PROVIDED

MECHANICAL INTAKE OPENING.

ZONE DAMPER

EXHAUST FANS SHALL BE PROVIDED PER MECHANICAL PLAN FOR SPOT VENTILATION, HUMIDITY CONTROL, AND INSULATED O.A. DUCT TEMPERATURE CONTROL. FIELD-VERIFY ROUTING OF EXHAUST FAN TO AN ARCHITECT OR OWNER APPROVED ACOUSTIC LINED R.A. DUCT EXTERIOR LOCATION NOT LESS THAN 36" FROM AN

- CIRCULATING PUMP SOLENOID VALVE

CHECK VALVE ANTI-SCALDING VALVE

BALANCING VALVE

RADIANT ZONE VALVE

— — — RETURN PIPING

— SUPPLY PIPING

GENERAL NOTES (MECHANICAL):

1. ALL WORK SHALL CONFORM TO THE 2012 VERSION OF THE INTERNATIONAL MECHANICAL CODE.

2. ALL DUCT CONSTRUCTION, GAUGES, METHODS OF HANGING AND SUPPORTING SHALL CONFORM TO THE LATEST SMACNA STANDARDS AND CHAPTER 6 OF THE IMC. 3. ALL EXHAUST AND SUPPLY DUCTS SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL TO SMACNA 2" PRESSURE CLASS. ALL JOINTS AND SEAMS SHALL BE SEALED AIRTIGHT.

4. ALL ROUND EXHAUST, RETURN, AND SUPPLY DUCTS SHALL BE STANDARD GALVANIZED "SNAP - LOCK" PIPE WITH ALL CHANGES IN DIRECTION MADE VIA ADJUSTABLE ELBOWS. ALL JOINTS AND SEAMS SHALL BE SEALED AIRTIGHT.

5. COORDINATE THE LOCATION OF DUCTWORK WITH THE PLACEMENT OF THE LIGHT FIXTURES AND THE STRUCTURAL MEMBERS.

6. THE CONTRACTOR SHALL VERIFY ALL STRUCTURAL CONDITIONS FOR THE CEILING SPACE AND EXACT DUCT ROUTE PRIOR TO FABRICATION. VERIFY IN THE FIELD EXACT ROUTING OF DUCTWORK TO ALLOW PROPER LOCATION OF LIGHTS AS SHOWN. 7. ANY FRESH AIR INTAKE SHALL BE SEPARATED FROM THE BUILDING EXHAUST,

8 ANY FRAMING REQUIRED FOR DIFFUSER INSTALLATION IN HARD CEILINGS SHALL BE BY THE GENERAL CONTRACTOR.

FLUES, OR PLUMBING VENTS AS REQUIRED BY LOCAL CODE.

9. ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED, WITH ADEQUATE ROOM FOR SERVICING.

10. HVAC UNITS SHALL BE MOUNTED LEVEL. PROVIDE RUBBER ISOLATORS WITH 3/4" MIN. DEFLECTION FOR MOUNTING FOR VIBRATION CONTROL.

11. FINAL HVAC SYSTEMS AND BALANCING SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT AGENT.

12. SUPPLY SPECIFIED EQUIPMENT OR APPROVED EQUAL

13. FLUE VENTS SHALL TERMINATE NO LESS THAN 10' FROM THE NEAREST FRESH AIR INTAKE. FIELD VERIFY AND OFFSET AS REQUIRED.

14. CONTRACTOR SHALL REVIEW ALL EQUIPMENT NAME PLATES AND INSTALLATION REQUIREMENTS PRIOR TO DOING WORK. EQUIPMENT IS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

15. HYDRONIC HEATING MANIFOLDS SHALL BE LOCATED AT BASE OF WALL BEHIND COVER. VERIFY FINAL LOCATION AND COVER STYLE WITH ARCHITECT.

16. IF REQUIRED, SIZE AND LOCATION OF ALL DUCT, VENTING, AND PLUMBING HOLES IN STRUCTURAL MEMBERS SHALL MEET MANUFACTURER GUIDELINES.

17. ANY QUESTIONS OR CONCERNS REGARDING EQUIPMENT, METHODS, OR INSTALLATIONS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER AS A REQUEST FOR INSTALLATION FOR CLARIFICATION.

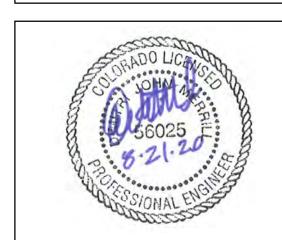
18. ALL DUCTWORK SHALL HAVE 1" DUCT LINER. OUTSIDE AIR DUCTWORK SHALL BE INSULATED WITH R-4 MINIMUM WRAP. FLEXIBLE DUCTWORK (5'-0" MAX) SHALL BE INSULATED. PROVIDE 1/2" DUCT LINER AT SUPPLY AN RETURN GRILLE

19. PAINT ALL VISIBLE DUCTWORK MATTE BLACK TO MINIMIZE VISIBILITY THROUGH AIR DEVICES.

20. HYDRONIC HEAT TUBING FOR RADIANT ZONES SHALL BE 1/2" PEX+ WITH OXYGEN BARRIER UNLESS NOTED OTHERWISE.

ZONE 101

LIVING ROOM ZONE 102



HUGHES CONSULTING ENGINEERING, PA

Steven Hughes, PE LEED AP

Dimitri Merrill, PE

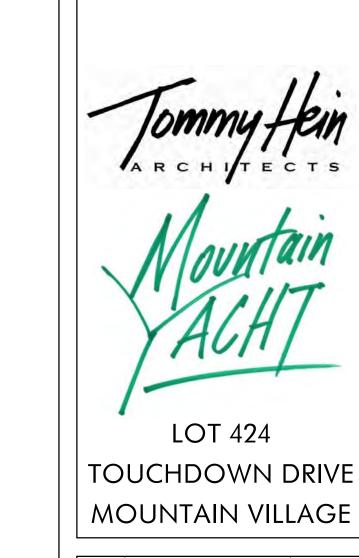
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dimitri@hce-pa.com

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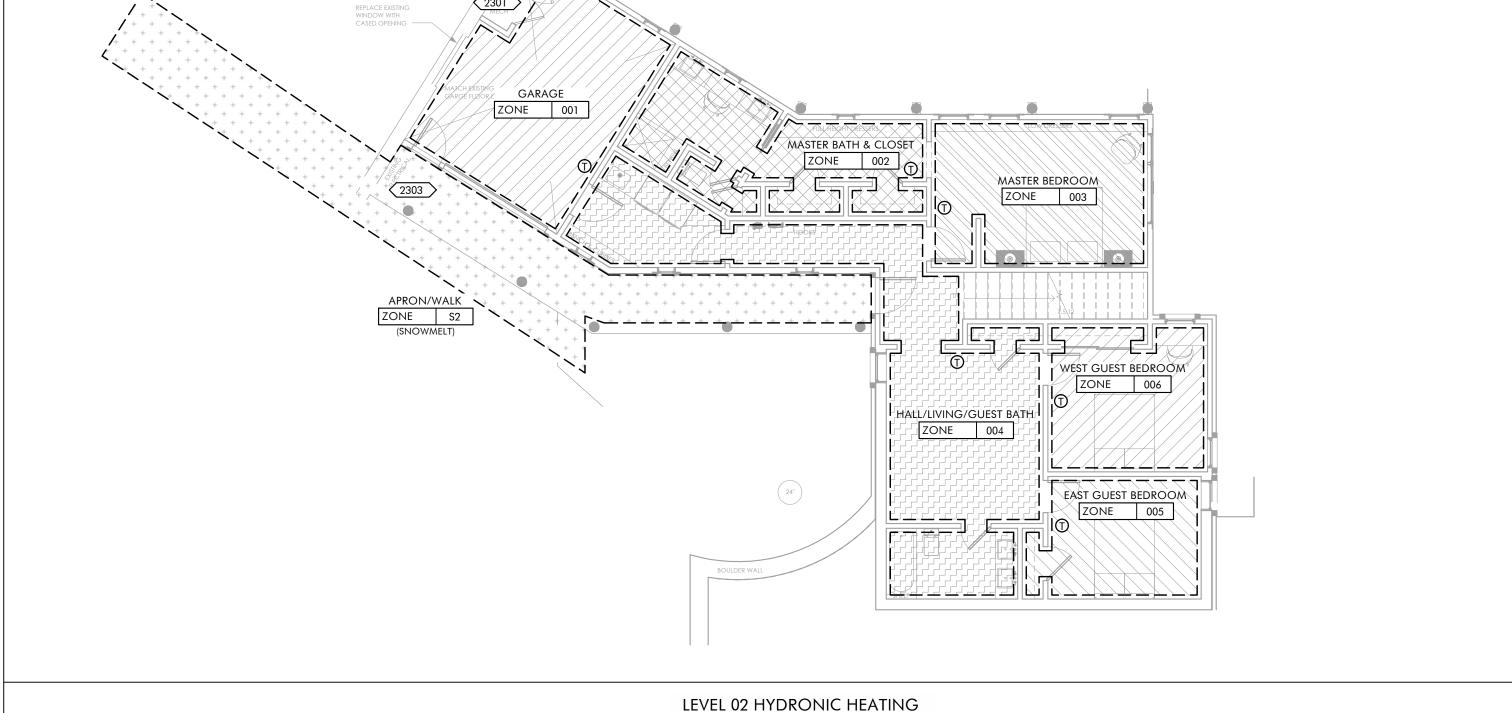
No.	Description	Dat
1	REVIEW/PRICING	8-21-20
2	SNOWMELT COORD.	9-24-20

Sheet Index MECHANICAL M1.0 MECHANICAL SCHEDULES, NOTES, HYDRONIC HEATING M2.0 MECHANICAL LAYOUTS				
MECHANICAL M1.0 MECHANICAL SCHEDULES, NOTES, HYDRONIC HEATING				
MECHANICAL M1.0 MECHANICAL SCHEDULES, NOTES, HYDRONIC HEATING				
MECHANICAL M1.0 MECHANICAL SCHEDULES, NOTES, HYDRONIC HEATING				
M1.0 MECHANICAL SCHEDULES, NOTES, HYDRONIC HEATING		She	et Index	
HEATING	MECH	ANICAL		
M2.0 MECHANICAL LAYOUTS	M1.0		SCHEDULES, NOTES,	HYDRONIC
	M2.0	MECHANICAL I	LAYOUTS	

MECHANICAL SCHEDULES
design conditions,
HYDRONIC ZONES

A A 7	3CH
Drawn by Checked by	SCH
Date	9-24-2020

*I***V1** . **U** AS NOTED



LEVEL 01 HYDRONIC HEATING

2 HYDRONIC HEATING ZONES

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

INSTALLATION NOTES (HYDRONIC HEATING): 2300 PROVIDE NEUTRALIZING FILTER AT CONDENSATE BOILER

2301 BOILER EXHAUST/INTAKE TO EXTERIOR PROVIDE WALL

TERMINATION KIT KIT30046. VERIFY FINAL TERMINATION LOCATION WITH ARCHITECT, 36" ABOVE GRADE MIN.

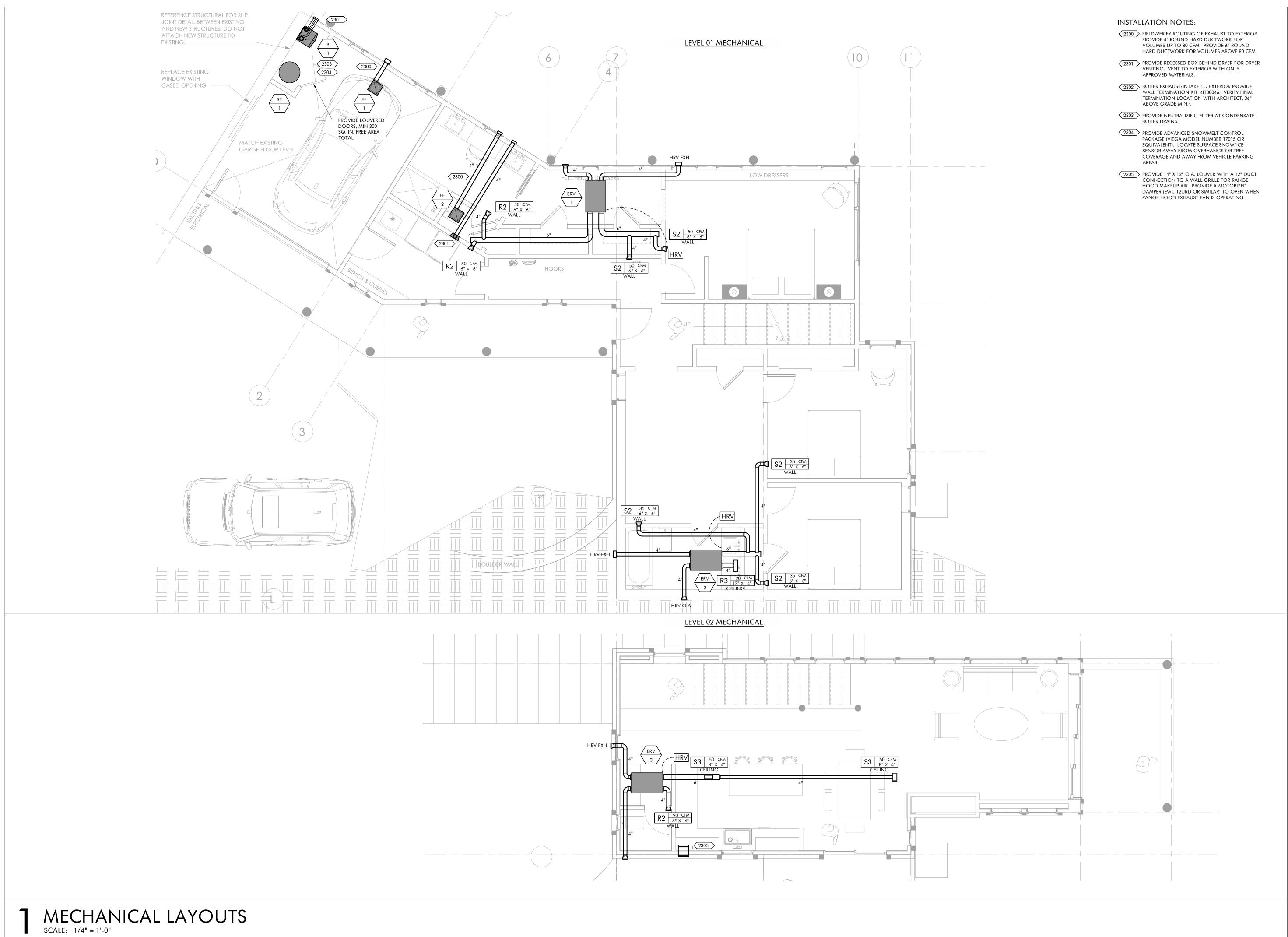
MODEL NUMBER 17015 OR EQUIVALENT). LOCATE SURFACE SNOW/ICE SENSOR AWAY FROM OVERHANGS OR TREE COVERAGE AND AWAY FROM VEHICLE PARKING AREAS.

AREA APRON AND WALKWAY IS 480 S.F. SEE CIVIL PLANS FOR

2302 PROVIDE ADVANCED SNOWMELT CONTROL PACKAGE (VIEGA

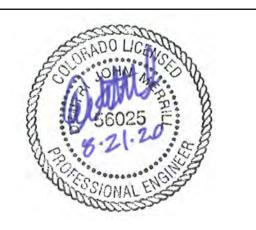
2303 EXTEND SNOWMELT APRON ACROSS BOTH GARAGES. TOTAL

LAYOUT AND ADDITIONAL DRAINAGE DETAILS.



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> Dimitri Merrill, PE Steven Hughes, PE LEED AP Telluride, CO 81435 ph: (970) 239-1949 fax: (785) 842-2492 dimitri@hce-pa.com



LOT 424 TOUCHDOWN DRIVE MOUNTAIN VILLAGE

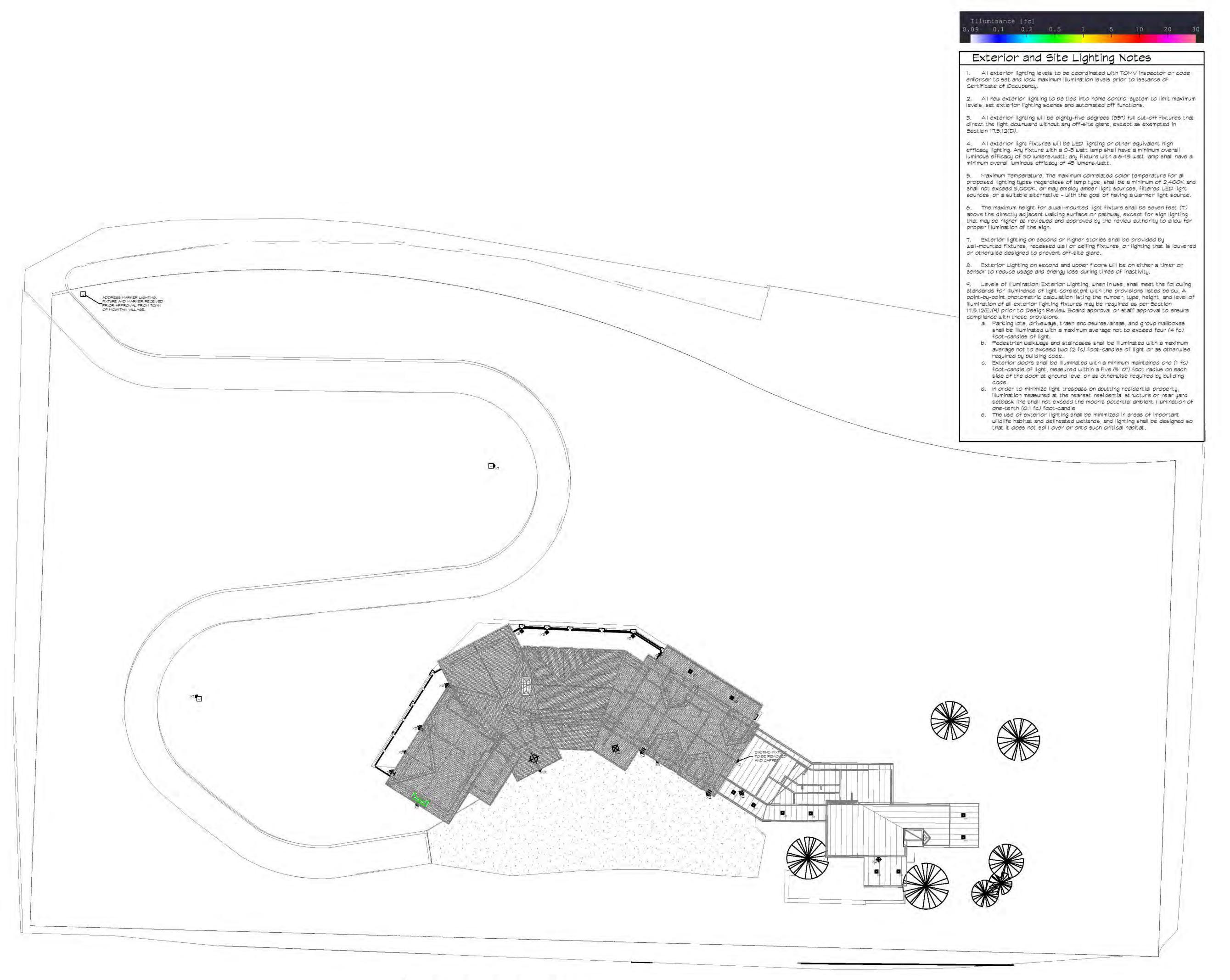
No.	Description	Date
1	REVIEW/PRICING	8-21-2020
2	SNOWMELT COORD.	9-24-2020

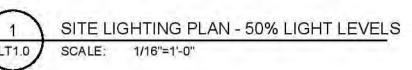
Sheet Index MECHANICAL M1.0 MECHANICAL SCHEDULES, NOTES, HYDRONIC
HEATING
M2.0 MECHANICAL LAYOUTS

> LEVEL 01 & 02 MECHANICAL

9-24-2020 DJM Checked by

AS NOTED







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DESIGN CONSULTANTS LIGHTING SPECIALISTS Corporate Member IALD, IES

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6842 E. Hummingbird Ln.

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Issue:

DRB CLARIFICATION

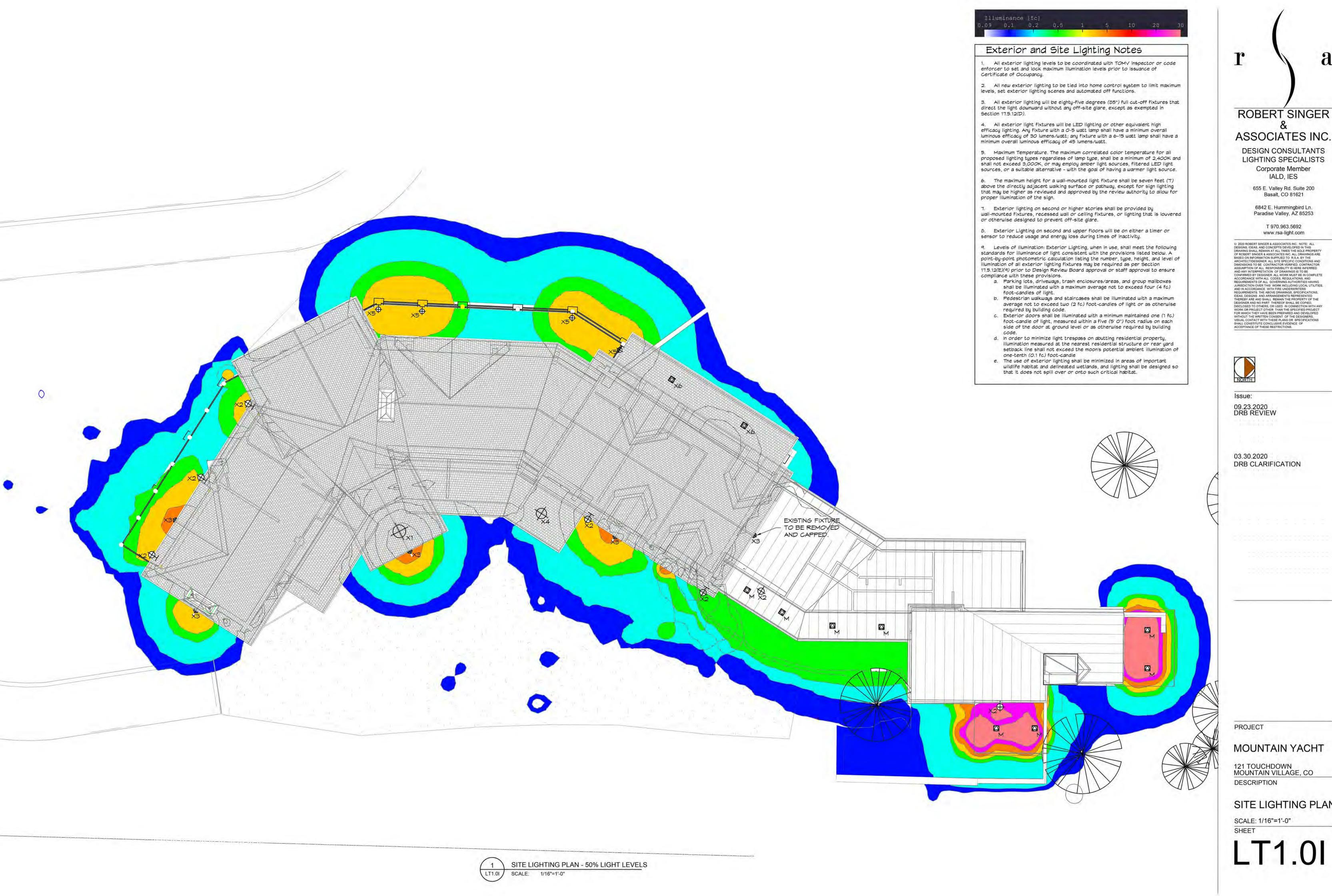
PROJECT

MOUNTAIN YACHT

121 TOUCHDOWN MOUNTAIN VILLAGE, CO DESCRIPTION

SITE LIGHTING PLAN

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





09.23.2020 DRB REVIEW

03.30.2020 DRB CLARIFICATION

IALD, IES

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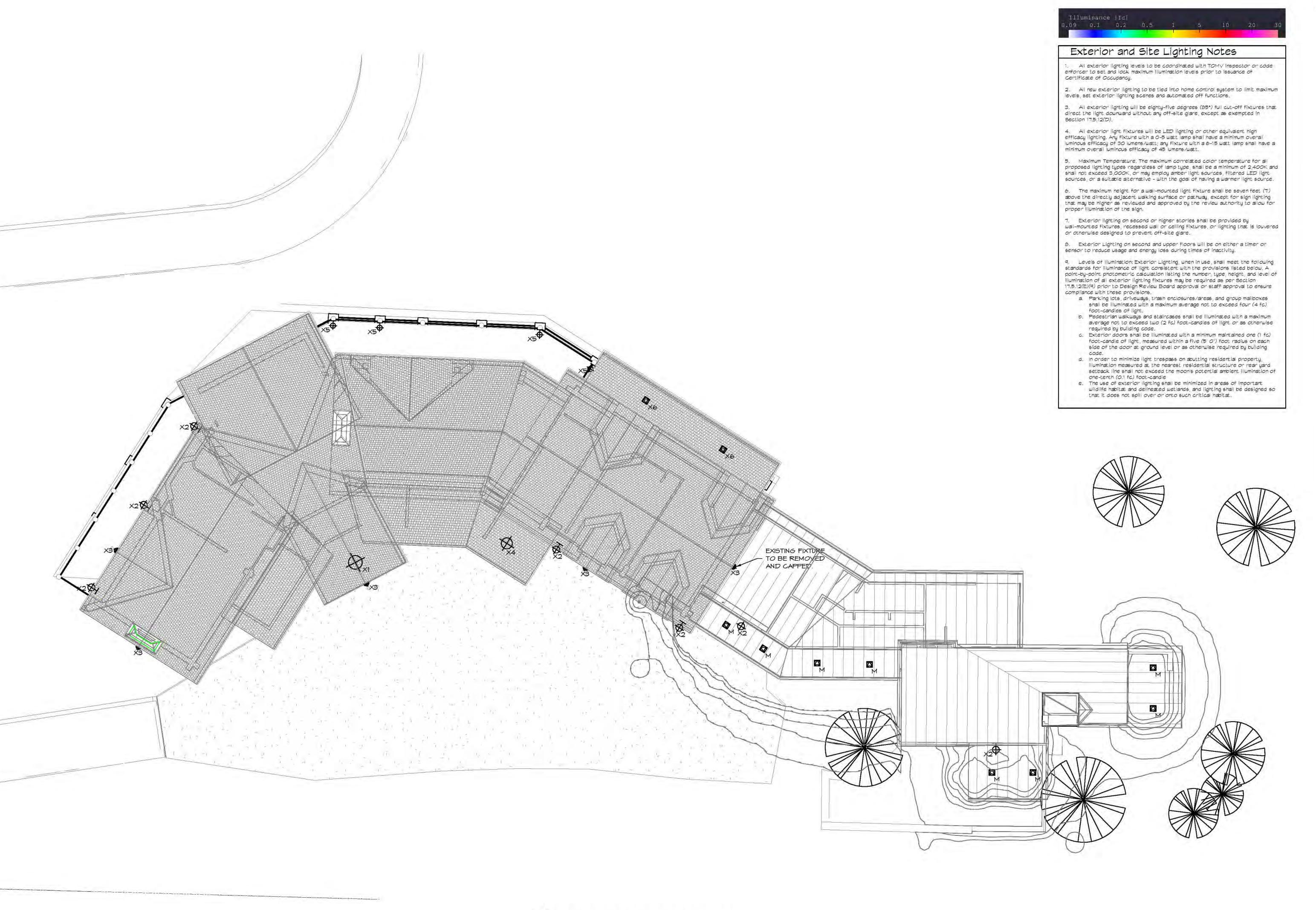
PROJECT

MOUNTAIN YACHT

121 TOUCHDOWN MOUNTAIN VILLAGE, CO DESCRIPTION

SITE LIGHTING PLAN

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





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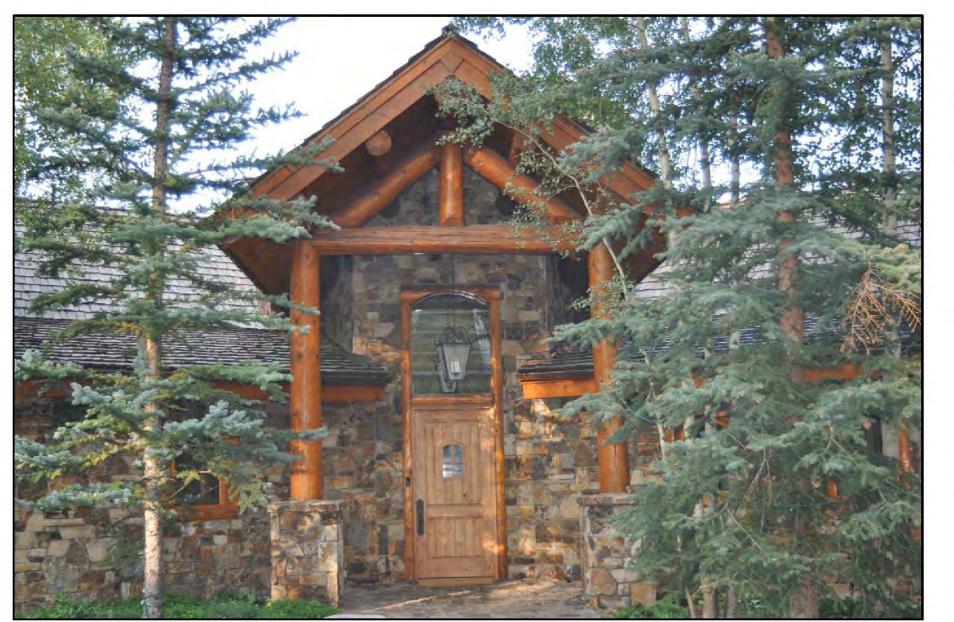
PROJECT

MOUNTAIN YACHT

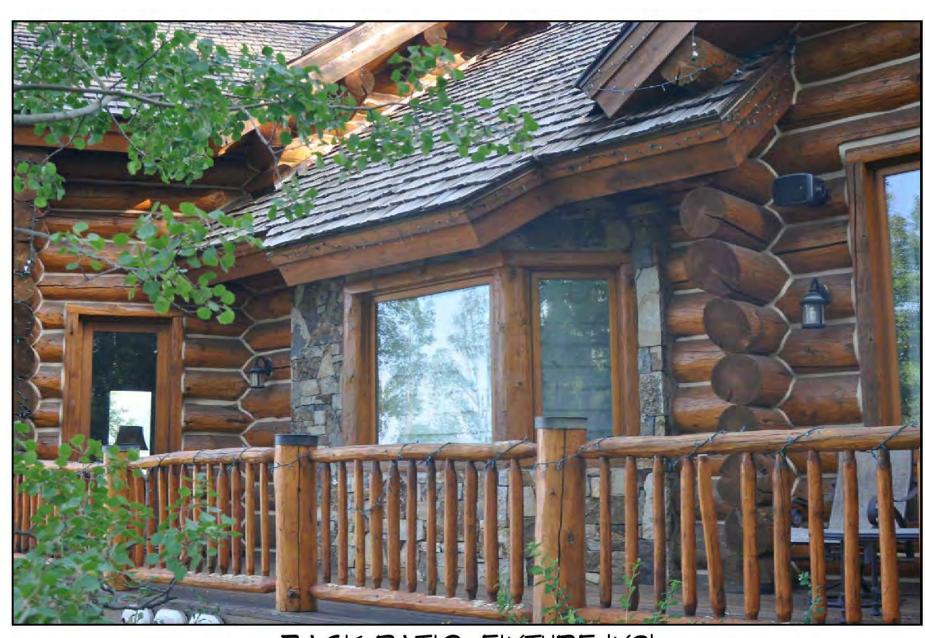
121 TOUCHDOWN MOUNTAIN VILLAGE, CO DESCRIPTION **EXTERIOR LIGHTING** PLAN

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

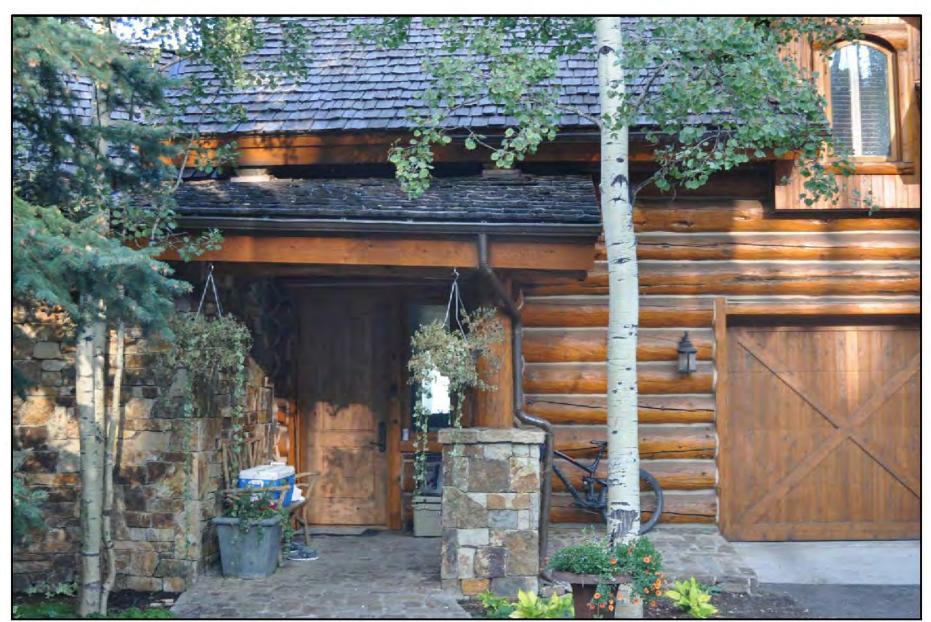
EXTERIOR LIGHTING PLAN - 50% LIGHT LEVELS



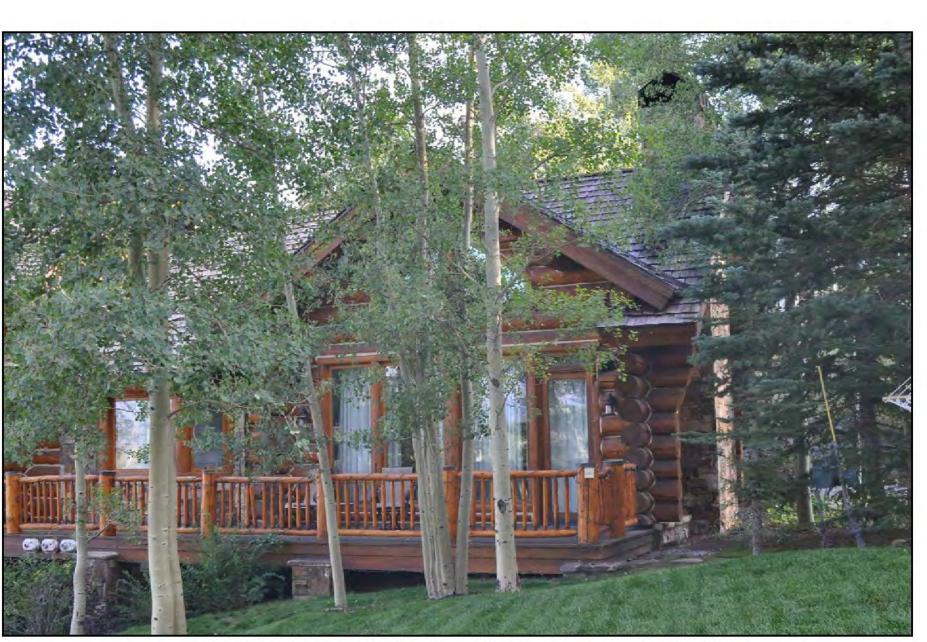
FRONT ENTRY, FIXTURE 'X1'



BACK PATIO, FIXTURE 'X2'



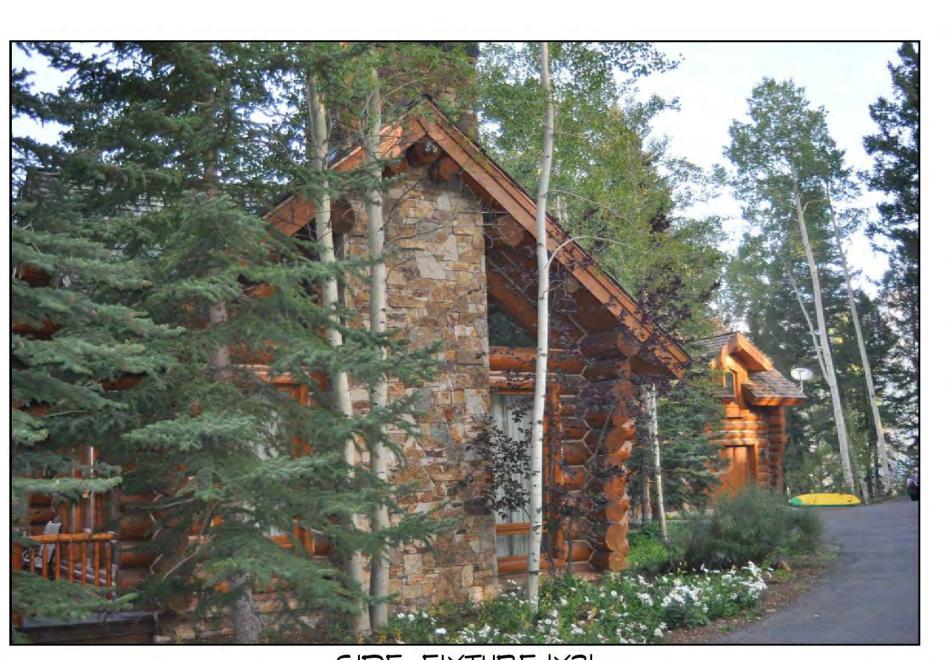
SIDE ENTRY, FIXTURES 'X4' AND 'X2'



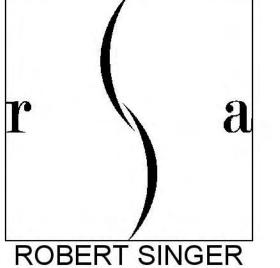
BACK PATIO, FIXTURES 'X2' AND 'X3'



GARAGE, FIXTURES 'X2' AND 'X3'



SIDE, FIXTURE 'X3'



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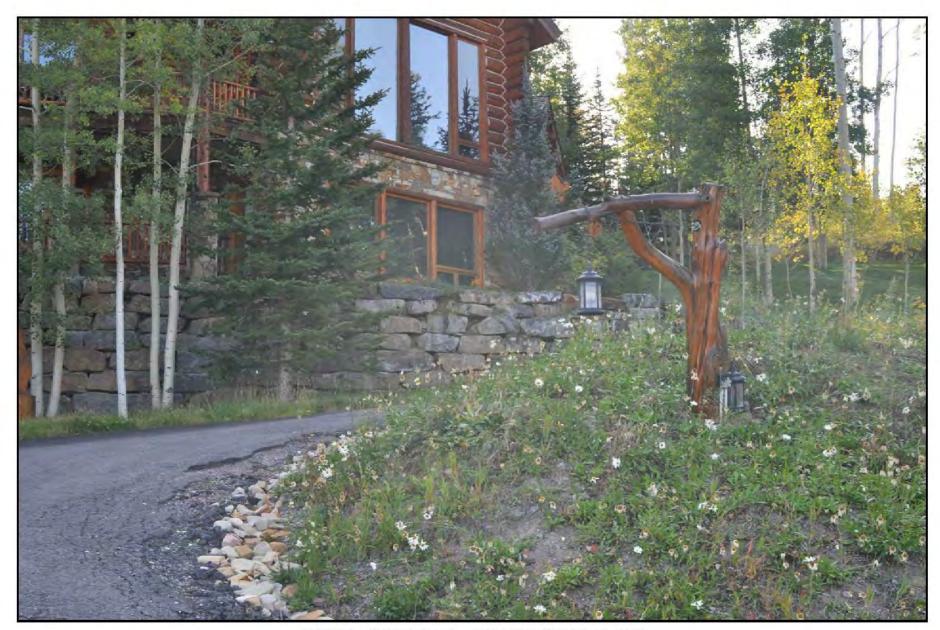
PROJECT

MOUNTAIN YACHT

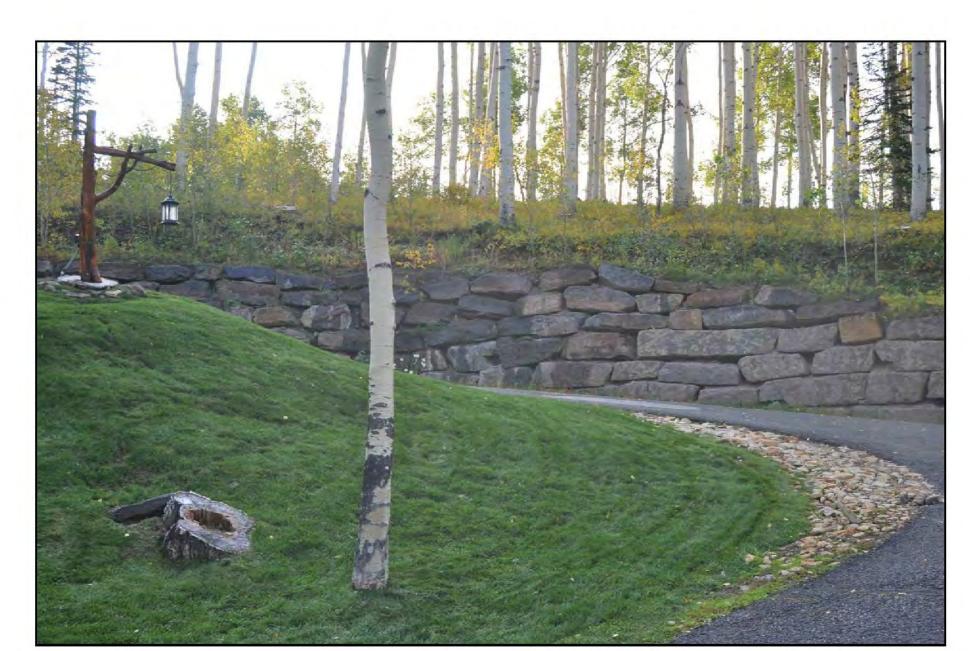
121 TOUCHDOWN
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DESCRIPTION
EXISTING LIGHTING
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SCALE: NOT TO SCALE

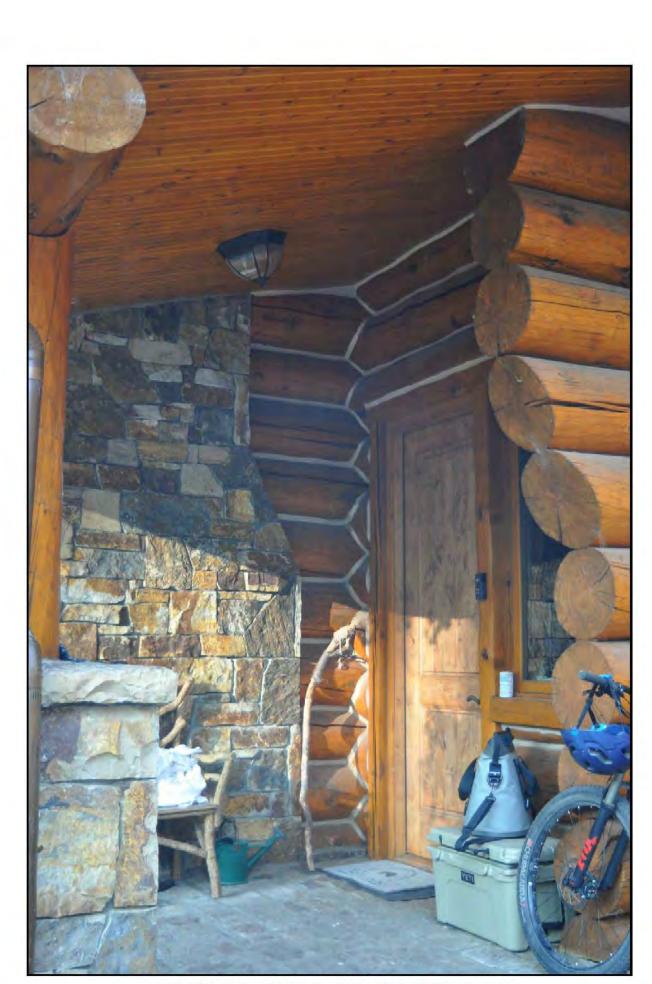
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DRIVEWAY, FIXTURE 'X7'



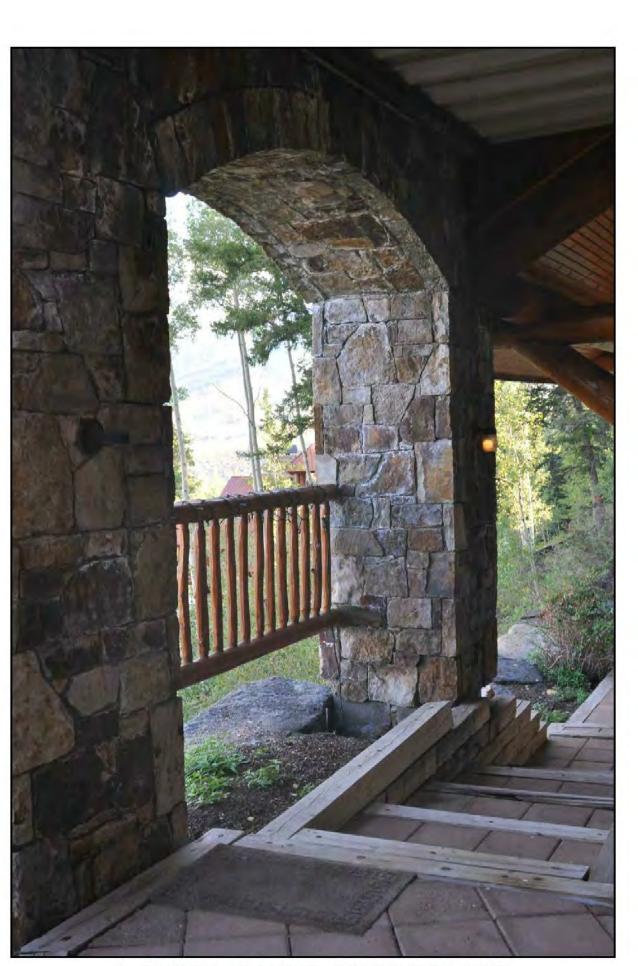
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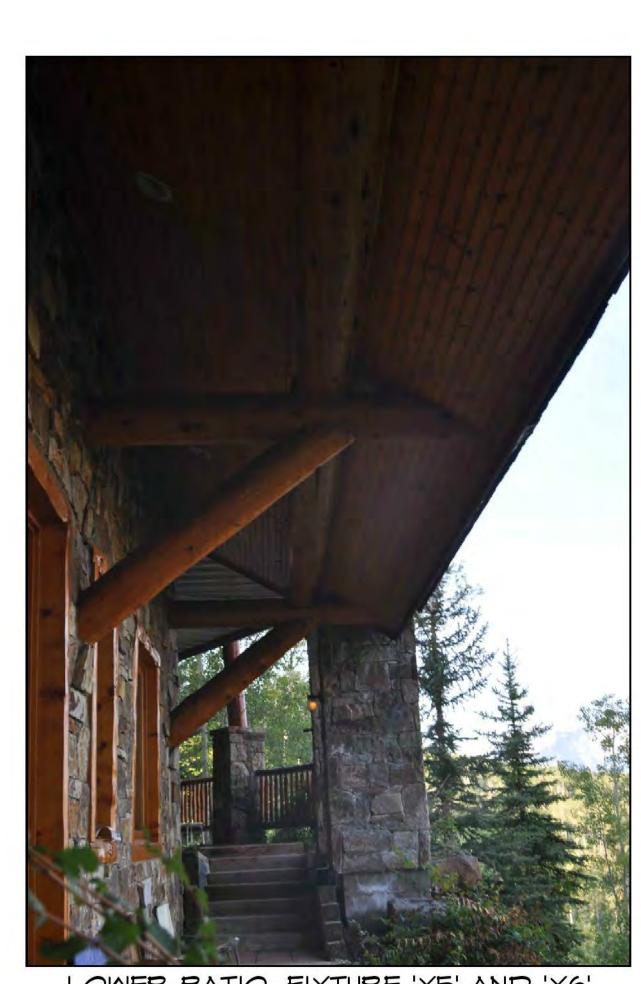
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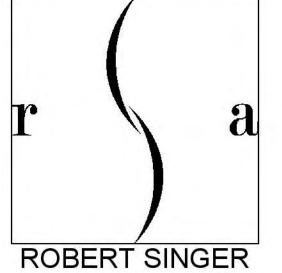
LOWER PATIO, FIXTURE 'X5'



LOWER PATIO, FIXTURE 'X5'



LOWER PATIO, FIXTURE 'X5' AND 'X6'



ASSOCIATES INC.

DESIGN CONSULTANTS LIGHTING SPECIALISTS Corporate Member IALD, IES

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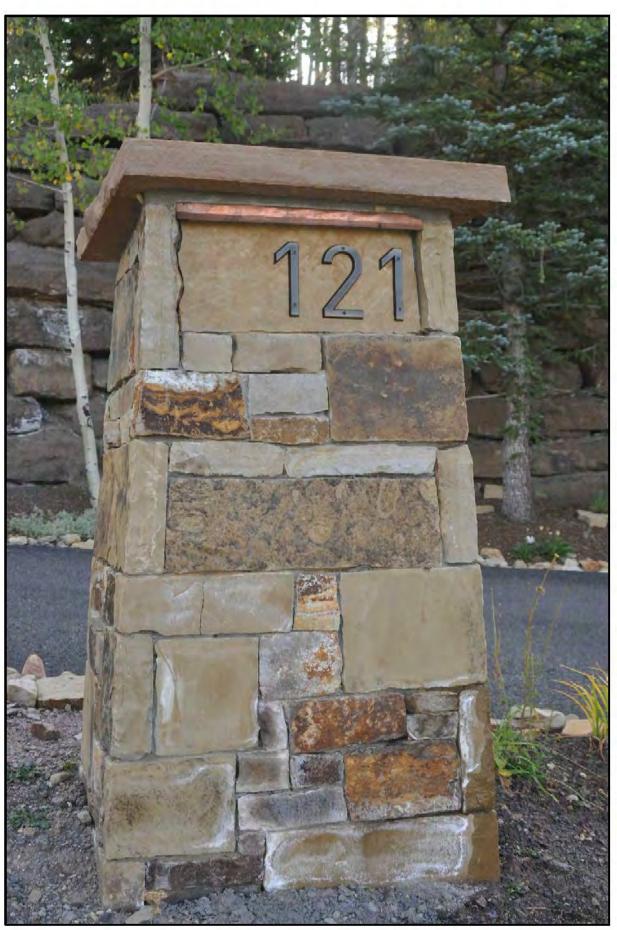
PROJECT

MOUNTAIN YACHT

121 TOUCHDOWN MOUNTAIN VILLAGE, CO DESCRIPTION **EXISTING LIGHTING IMAGES**

SCALE: NOT TO SCALE

LT5.2



CURRENT ADDRESS MARKER



CURRENT SURFACE, FIXTURE 'X4'



CURRENT PENDANT, FIXTURE 'X1'



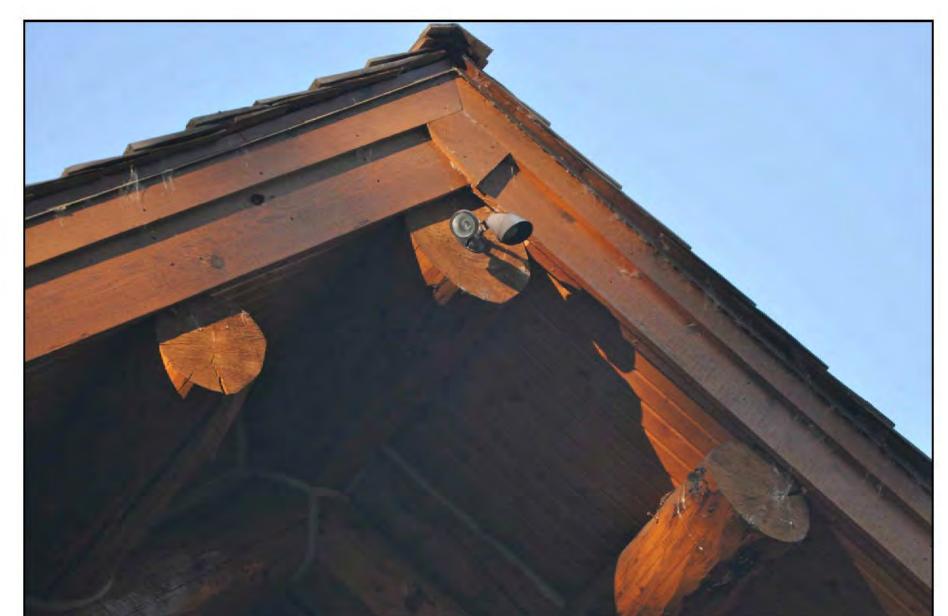
CURRENT LOWER PATIO, FIXTURE 'X5'



CURRENT SCONCE, FIXTURE 'X2'



CURRENT DRIVEWAY, FIXTURE 'X7



CURRENT PERIMETER, FIXTURE 'X3'

RSA SUGGESTS THE REPLACEMENT OF ALL EXISTING FIXTURES IN ORDER TO COMPLY WITH CURRENT TOWN OF MOUNTAIN VILLAGE REGULATIONS. ALTERNATES TO THE FIXTURES CHOSEN SHALL BE IN COMPLIANCE WITH TOMY REGULATIONS. ALTERNATIVELY FROSTING THE INSIDE OF EXISTING DECORATIVE FIXTURES WILL BRING FIXTURES INTO COMPLIANCE WITH CURRENT REGULATIONS.

OWNERS HAVE REPLACED THE ADDRESS MARKER WITH A NEW MONUMENT. RATHER THAN REPLACE EXISTING LANTERNS TYPE 'X7' THE OWNERS MAY CHOOSE TO INSTALL STONE MONUMENTS TO MATCH EXISTING ADDRESS MARKER WITH STEPLIGHT AT DRIVEWAY FACE OR POST TOP. FIXTURE CHOSEN SHALL BE IN COMPLIANCE WITH TOMY REGULATIONS.



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PROJECT

MOUNTAIN YACHT

121 TOUCHDOWN MOUNTAIN VILLAGE, CO DESCRIPTION EXISTING LIGHTING **IMAGES**

SCALE: NOT TO SCALE

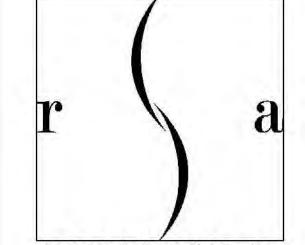
LT5.3

Lot 424 -	121	Touchdown
DRB Review	9/23/	2020



Туре	Image	Product / Manufacturer	Attributes	Notes
Archited	tural Lighting			
М		HK Lighting Group "Surface Mount LED" Description: Wet Location LED Monopoint	Catalog #: ZXL11-SQ-GSA-12V-7-30-42-DK-SOL; CB4.0-SQ; LEDDRV-H-60 Lamping: 7W; 3000K; 80CRI; 560 Lumens Dimming Type: ELV Dimming Voltage: 12V with Canopy Mount Transformer	Length: 6.06" Width: 2.46" Height: 9.25"
Х3		HK Lighting Group "Wall Mount LED" Description: SUGGESTED REPLACEMENT - Wet Location LED Monopoint	Catalog #: ZXL20i-WM-SQ-GSA-UNV-X18-30-26-PH-BK-SOL; CB5.1 Lamping: 18W; 3000K; 83CRI; 1390 Lumens Dimming Type: Phase Dimming Voltage: Universal	Length: 6.06" Width: 2.46" Height: 9.25"
X7		TBD LED Solutions "Step Light"	Catalog #: TBD.STS5.3-30K-**-**; QOM-**DC+CAP-120/12-*x*+CK-S	Length: 1,76" Width: 5.22" Height: 3.28"
		Description: MONUMENT OPTION - Horizontal Recessed LED Steplight	Lamping: 2W; 185 Lumen; 90+ CRI; 3000°K LED Voltage: 12V DC/120V Dimming Type: LED Forward Phase Driver: Line Voltage or Remote Power Supply	Location for remote power supply by EC.
Decorat	ive Lighting			
X1		Troy Lighting "Exterior Pendant" Description: SUGGESTED REPLACEMENT - Wet Location LED Pendant	Catalog #: Bennington F1358FBZ; LEDBA11 Lamping: (3)5.5W; 3000K; 90CRI; 500 Lumen Location: Main Entry Quantity: 1	Width: 13.5"Sq Height: 15.25"
X2		Modern Forms "Exterior Sconce" Description: SUGGESTED REPLACEMENT - Wet Location LED Sconce	Catalog #: WS-W28521-ORB Lamping: 15W; 3000K; 90CRI; 1200 Lumens Location: Perimeter Sconce Quantity: 7	Width: 9" Height: 21" Proj: 10-1/4"
RSA				970-963-5692 www.rsa-light.c

Type	Image	Product / Manufacturer	Attributes	Notes
X4		HK Lighting Group "Surface Mount LED" Description: SUGGESTED REPLACEMENT - Wet Location LED Monopoint	Catalog #: ZXL11-SQ-GSA-12V-7-30-42-DK-SOL; CB4.0-SQ; LEDDRV-H-60 Lamping: 7W; 3000K; 80CRI; 560 Lumens Dimming Type: ELV Dimming Voltage: 12V with Canopy Mount Transformer	Length: 6.06" Width: 2.46" Height: 9.25"
X5	9	WAC Lighting "Exterior Sconce" Description: SUGGESTED REPLACEMENT - Wet Location LED Sconce	Catalog #: WS-W24509-AB-10W-744-400 Lamping: 10W; 3000K; 90CRI; 744 Lumens Location: Lower Patio Sconce Quantity: 4	Width: 6" Height: 9-1/2" Proj: 7-1/8"



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PROJECT

MOUNTAIN YACHT

121 TOUCHDOWN MOUNTAIN VILLAGE, CO DESCRIPTION

LIGHTING SCHEDULE

SCALE: NOT TO SCALE
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Agenda Item No. 8 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

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

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Meeting, November 5, 2020

DATE: October 26, 2020

RE: A Review and Recommendation by the Design Review Board regarding a a

Density Transfer and Rezone application for Lot 517 and 518 at 142 Russel Drive

per Community Development Code Sections 17.4.9 & 17.4.10

PROJECT GEOGRAPHY

Legal Description: Lot 517 & 518, Telluride Mountain Village

Address: 142 Russell Drive

Owner: David & Katherine Petty

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

Proposed Use: Replat Lots 517 and

518 into Lot 518R for a single family residence

Lot Size: Lot 517 .557 Acres

Lot 518 .736 Acres Combined 1.293 Acres

Adjacent Land Uses:

North: Single-Family and Open Space

South: Open SpaceEast: Single-FamilyWest: Single-Family

ATTACHMENTS

• Exhibit A: Applicant's narrative

Exhibit B: Existing PlatExhibit C: Proposed Plat

Exhibit D: Conceptual Future Site Plan



CASE SUMMARY:

David and Katherine Petty, the owners of Lots 517 and 518 are proposing a Density Transfer and Rezone which is associated with a concurrent Class 5 Minor Subdivision to replat the two aforementioned vacant single-family zoned properties into one lot. Both of the lots are under the

same ownership and the purpose of the replat is to provide a lot more suitable for the future development of one single-family home. Currently, both Lots 517 and 518 have 1 unit of Single-Family Density assigned for a total of 8 person equivalents between the two lots. If the Town Council determines that the replat of Lots 517 ad 518 is appropriate, the newly created Lot 518R would at that point have 1 extra unit of density that would be required per the CDC to be transferred into the Density Bank.

With that, the applicants have submitted two concurrent applications 1) Minor Subdivision to be heard by Town Council on November 19, 2020, and 2) A Density Transfer and Rezone to transfer 1 Unit of Single-Family density into the density bank. As part of the above case summary, it should be noted that the Design Review Board's (DRB) purview in this application relates solely to the recommendation of the density transfer and rezone application, and Town Council is the sole ruling body on the Minor Subdivision (replat). Before the submittal for design review and building permits, the DRB and Town Council will need to determine that the application for density transfer and rezone is appropriate.

Table 1: Lot 517 and 518 Zoning Designations and Density Table Existing and Proposed

	Existing Zoning Designatio ns Built	Existing Zoning Designations Platted and unbuilt	Proposed Zoning Designations Built	Proposed Zoning Desingations Platted and Unbuilt	Person Equivalents	Total Person Equivalents
Lot 517	0	1			4	
Lot 518	0	1				
			Total:			8
Lot 518R	-	-	0	1	4	4
(517) To Density Bank				1	4	4
			Total:			8

Staff Note: The proposal will result in a net decrease of 1 Single Family Unit of Density – or 4 person equivalents on Lot 517. The density will be transferred to the density bank and the owners will continue to pay any associated fees for this density.

In addition, there was a previous approved development application for Lot 518 which has since lapsed, which granted a General Easement (GE) encroachment into the western GE of Lot 518 for landscaping and utilities. As part of this approved GE encroachment, the previous owner entered into a GE Encroachment Agreement with the Town for the portion of the lot identified for future development. Because the approval is no longer valid, and the utilities / landscaping were never installed, the current owners would like to dissolve this general easement encroachment agreement as it is in the likely building envelope of the new larger lot (see exhibit D). This would occur with Town Council as part of the Minor Subdivision process.

Staff provided an opportunity to comment on the proposed development per the referral process and received the following comments - Finn Kjome with public works confirmed that there were no utilities between Lots 517 & 518.

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: (***)
 - The proposed rezoning is in general conformance with the goals, policies, and provisions of the Comprehensive Plan;

 Staff Finding: The Comprehensive Plan speaks in detail on the benefits of maintaining the character of single-family neighborhoods in the Mountain Village. As part of that, the overall desity of a neighborhood can impact the livability for existing residents as the remaining lots are developed in what can be described as infill. The particular location of Lots 517 and 518 are unique in they front an intersection along Russell Drive and Double Eagle Drive. This project is proposing to reduce the overall density of this area in an otherwise very visable portion of the Mountain Village. Based on this, it appears the proposed density transfer and rezone would meet the intent of the Comprehensive Plan by continuing the use on the future Lot 518R as 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 that intent of providing lower density.

All other land use regulations are being met. Parking is addressed in more detail below, but it should be generally noted that by reducing the density, there will be less required parking between the two lots.

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

The Comprehensive Plan Project Standards are listed as follows:

- 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: Generally, single family lots are not discussed in a site-specific context within the Comprehensive Plan as it relates to the standards listed above. With that, item 1 above discusses visual impacts and it may be helpful to note that

by reducing the overall density on Lots 517 and 518 you would remove the ability to build two homes on the Lots. Although this could result in a larger home, one may assume that the overall visual impact of one home would be less than the impact from two.

- 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 proposal is an efficient use of land and resources. There should be a reduced impact to public health safety and welfare through the reduction of overall density in this area and the associated impacts.
- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning; Staff Finding: The comprehensive plan envisions Lot 517 and 518 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: There are currently adequate public services to accommodate this request.
- 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 proposed location, design, and other applicable standards have been met.

RECOMMENDATION: If DRB determines that the application for a Density Transfer and Rezone of Lots 517 and 518 meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

I move to recommend to 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 Lot 517 and 518 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 October 26, 2020, 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.
- 3. The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.

This motion is based on the evidence and testimony provided at a public hearing held on November 5, 2020, with notice of such hearing as required by the Community Development Code.

/abw

Katherine and David Petty 162 Prince George Street Annapolis, MD 21401 (443) 995-9567

Date: September 17, 2020

By: Katherine and David Petty, Property Owners

Sent to: Town of Mountain Village DRB

RE: Minor subdivision for the removal of a shared property line and a replat of lots 517 and 518 on Russel Drive, Town of Mountain Village.

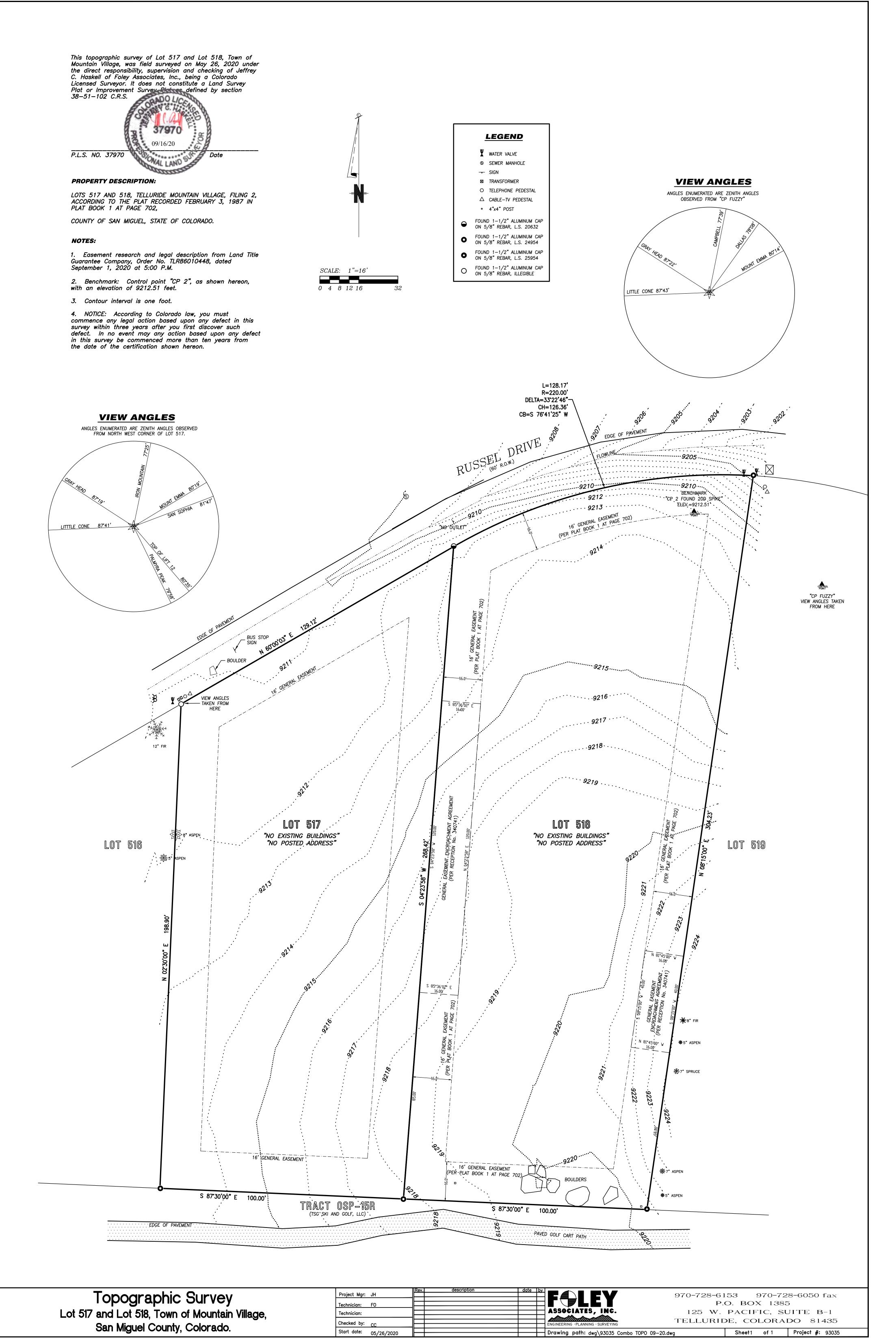
Dear Mountain Village Design Review Board,

We are requesting approval for vacating the property line between lots 517 and 518. We anticipate developing a single-family home of approximately 4,000 square feet that spans both properties. By doing so, we can position the house to maximize the view corridor between Dallas Peak and the San Sophia Ridge and Palmyra Peak towards the South East. We are also able to protect any future developments from interfering with those views.

Sincerely,

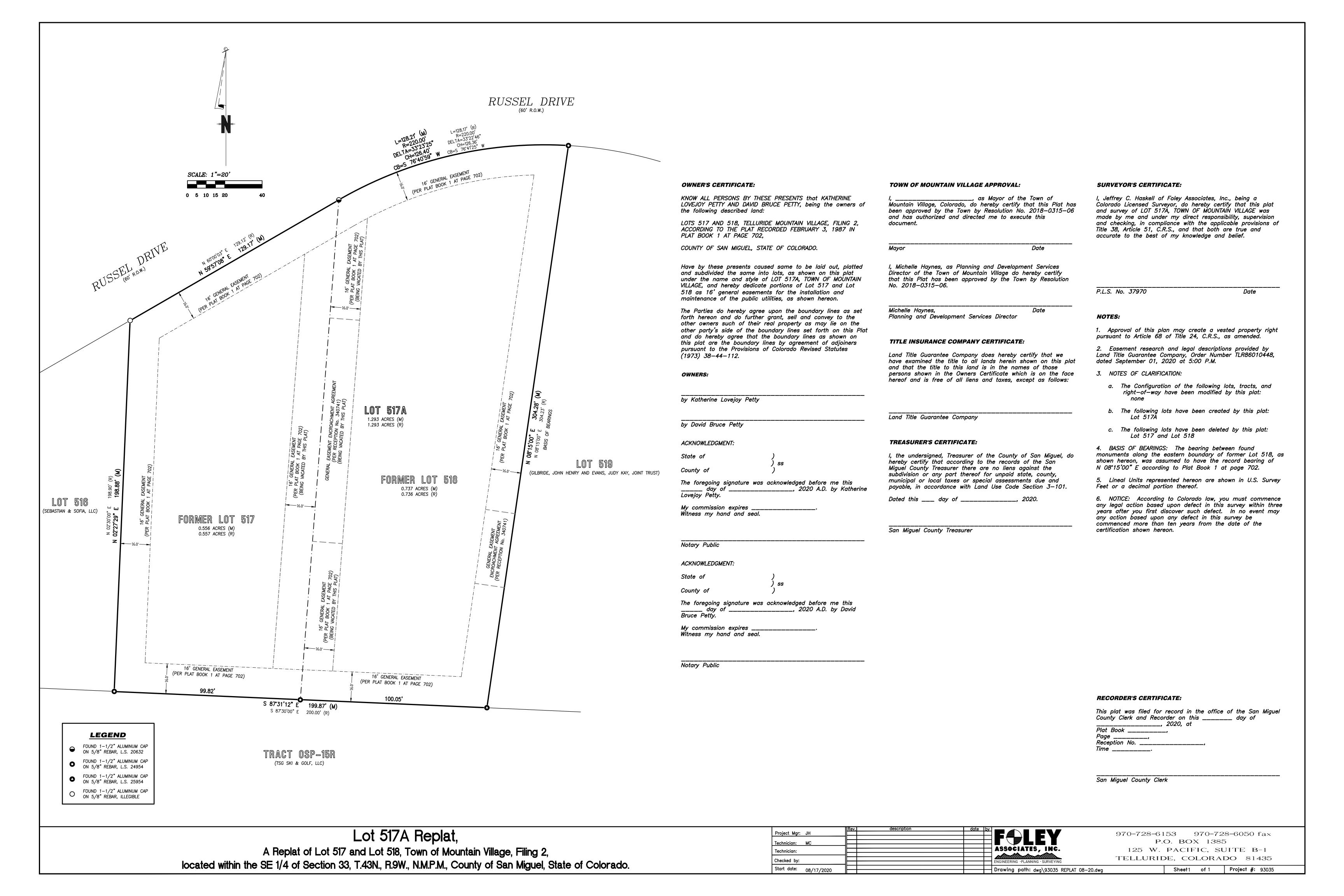
Katherine Petty David Petty

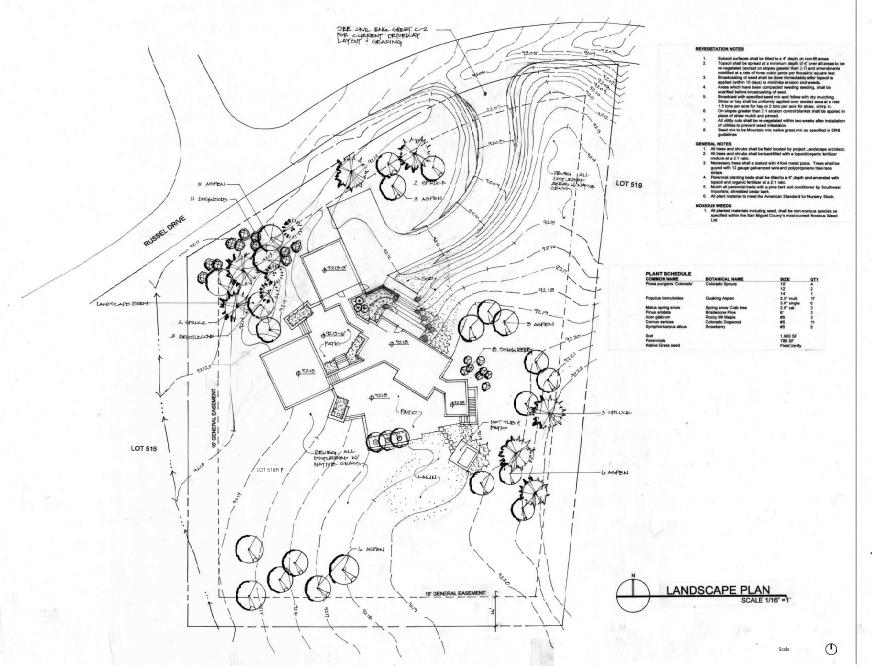
Katherine Petty, David Petty



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SKA STUDIO

47 Randall St. Suite 2 Annapolis, MD 21401 skastudio.com 301 858 5853

ISSUE RECORD INITIAL DESIGN REVIEW

PETTY RESIDENCE

LOT 518R MOUNTAIN VILLAGE, COLORADO PROJECT # 10269

NOT FOR CONSTRUCTION

LANDSCAPE PLAN



Agenda Item No. 9 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Meeting; November 5, 2020

DATE: October 26, 2020

RE: Withdrawn Application, Lot 114 CUP

BACKGROUND: The purpose of this memo is to notify the Design Review Board and members of the public, that the applicant for the Conditional Use Permit at Lot 114, has requested that the application be withdrawn from the agenda. No action from the DRB is necessary.

Prior to any future application, the project will be required to be re-noticed per the requirements of the CDC.

/JJM

John A. Miller

From: Daniel Zemke <daniel@dzemkelaw.com>
Sent: Wednesday, October 21, 2020 3:44 PM

To: John A. Miller Cc: Michelle Haynes

Subject: Reset Telluride CUP application

John and Michelle,

Thanks for updating us on the hearing set for 111/5. At this time, we are still not ready to address the application as we are continuing to work with neighborhood residents to address their concerns.

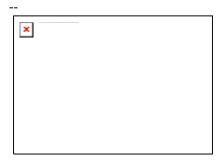
In that connection, we are looking to address this matter in May 2021. Rather than continue the hearing each month until then, we would like to pull out the application and resubmit at that time, with all proper noticing required. We appreciate your cooperation thus far, but we still have some work to do.

As the application has not yet been heard, can Reset request a waiver on the application fee when we resubmit at that time? Or, will we be required to submit a new fee payment again?

Please advise when you have a moment.

Thank you,

Daniel Zemke



LAW OFFICE OF DANIEL T. ZEMKE, P.C.
P.O. Box 2603 (U.S. Mail)
100 W. Colorado Ave., Ste. 240D (UPS and FedEx)
Telluride, CO 81435
Tel:(970) 708-0993
daniel@dzemkelaw.com
www.dzemkelaw.com

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COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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

TO: Design Review Board

FROM: Michelle Haynes, Director of Planning and Development Services

FOR: Public Hearing on November 5,2 020

DATE: October 12, 2020

RE: A recommendation to Town Council regarding a Major PUD Amendment to

Extend the Length of Validity and Vested Property Rights for a Site Specific Development Plan for Lot 109R from December 8, 2020 to December 8, 2022

PROJECT GEOGRAPHY

Legal Description: Lot 109R

Address: 632-642 Mountain Village Blvd.

Owner/Applicant: MV Colorado Development Partners, LLC

Agent: Law Offices of Thomas G Kennedy **Zoning:** Village Center Zone District

Existing Use: Vacant; North Village Center Parking Lot

Approved Use Pursuant to PUD Development Agreement: 66 efficiency lodge units; 38 lodge units, 20 condominium units, one employee apartment and 20,164 sq. ft. of commercial

space.

Site Area: .825 acres

Adjacent Land Uses:

North: Vacant 89 LotsSouth: Shirana Condos

East: Westermere & Palmyra

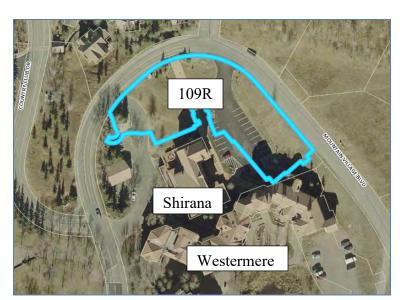
Condos

• West: See Forever & The

Peaks

ATTACHMENTS

- a) Applicant Narrative
- b) Draft 2nd Amended PUD Agreement
- c) PUD Agreement
- d) Resolution PUD Approval
- e) Approved PUD Plan Set



RECORD DOCUMENTS

- Town of Mountain Village Community Development Code (as amended)
- Town of Mountain Village Home Rule Charter (as amended)
- Design Review Application as maintained by the Planning and Development Services Department.

PUBLIC COMMENT

None received

DEVELOPMENT HISTORY BACKGROUND

The Town Council approved the final PUD development application on December 8, 2010 Resolution Number 2010-1208-31 as recorded at Reception Number 415339. The PUD development agreement was recorded on March 18, 2011 at Reception Number 416997 (PUD Agreement). The PUD Agreement established the length of validity until December 8, 2015. In July of 2015, the applicant applied for an extension to the PUD agreement and associated vested property rights. The First Amendment to the Development Agreement was approved to extend the PUD from December 8, 2015 to December 8, 2020 and recorded at reception Number 438754 on August 5, 2015. Approved by Ordinance No. 2015-07. The applicant is requesting an extension for two years, from December 8, 2020 to December 8, 2022, in order to allow the owner to continue monitoring the market conditions and allow for time for the owner to amend the existing approvals to something they feel is more in line with Village Center development in terms of density, use and scale.

REQUEST

The only requested amendment to the PUD Agreement is an extension of the approved final PUD plan and the associated vested property rights. Section 12.16 of the PUD Agreement (and First Amendment), allows the developer to seek an extension to the PUD. The Community Development Code does not have a PUD extension process with the major PUD amendment process the only avenue for seeking an extension which is a Class 4 application.

APPROVAL HISTORY

The creation of the Mountain Village Hotel PUD included the creation of Lot 109R that is now a platted lot, with the density assigned to this lot via the Town's approval of the final PUD plan and the associated PUD Agreement. The Town received Lot 644 in The Meadows in exchange for land it conveyed to the developer that is now a part of Lot 109R. The density assigned by the PUD is also assigned to the site. Thus, the developer and the Town have received benefits that cannot be reversed, with Lot 109R platted to fit the density and development allowed by the PUD Agreement. Staff would also note that it took several years, numerous public hearings and lots of resources to create the PUD and the associated site specific development plan. The owners would rather extend the entitlements than let it expire at this juncture, as stated above, so that they can perfect a more suitable PUD amendment and resulting development plan.

A number of variations and waivers were granted as part of the development plan, the recitals of which can be found in the approval Resolution, exhibit d.

In the event the Town Council does not approve extension of the PUD to 2022, consistent with the Development Agreement, and as amended, the platting and density will remain on the property.

STAFF RECOMMENDATION

Staff recommends that the DRB approve the requested PUD amendment with the following motion:

"I move to recommend the Town Council approve a Second major PUD amendment for Lot 109R to extend the PUD Agreement and the associated vested property rights a period of two years, expiring on December 8, 2022."

If the DRB does not recommend an extension, staff has provided the following motion

"I move to recommend denial to the Town Council of the second major PUD amendment for Lot 109R."

/mbh

ADDENDUM/NARRATIVE TO PUD EXTENSION/AMENDMENT

August 27, 2020

MV Colorado Development Partners, LLC, a Texas limited liability company or its successor in interest ("Owner") secured certain approvals ("Town Approvals") by the Town of Mountain Village ("Town"), authorizing the Owner to pursue a mixed use development project ("Project") on Lot 109R, Town of Mountain Village. The documents reflect the Town Approvals include, without limitation, the following documents:

- 1. Town Council PUD Approval Resolution
- Replat
- 3. Development Agreement and First Amendment (extending the expiration date)
- 4. Final PUD Plan

We will establish a dropbox account and place documents relating to the Town Approvals at that site for your access to documents.

The Town Approvals and vesting period was initially granted through December 8, 2015 ("Town Approvals Expiration Date"), at which time they would expire unless Owner has either: (a) obtained a building permit and commenced construction of the Project Condominium; or (b) applied for and obtained an approval to extend this Agreement and the Town Approvals.

In 2015, Owner submitted its application seeking to extend the Town Approvals Expiration Date to December 8, 2020, which was approved by the Town.

The within application is being submitted by Owner to amend the Town Approvals, including the Final PUD approval for the Project, for the purpose of further extending the Town Approvals Expiration Date from December 8, 2020 to December 8, 2022 and the period of extended vesting for the Project through December 8, 2022 for reasons set forth herein.

The project as reflected in the Town Approvals allowed for the following uses and densities, which would be allowed in a building allowed to build up to maximum height of 88'-9" and a maximum average height of 65'-2.9" with a total of approximately 270,000 sf of buildable space. The project includes a sizable hotel component.

Approved Density/Commercial SF										
# Units Density Per Total Density										
Efficiency Lodge Units	66	.5	33							
Lodge Units	38	.75	28.5							
Unrestricted Condominium Units	20	3	60							
Employee Apartment	1	3	3							
Commercial SF	20,164									
	Total Density		124.5							

Since the granting of the Town Approvals, much has changed in the Mountain Village and with the Owner. Due to the unfortunate death of a principal of the Owner who was heading up the development team for this project, the owner shifted the focus of its development program from resort projects to other

development uses. Since that event, the Owner has been actively marketing the property for sale to qualified purchasers. These marketing efforts over recent years have not proven successful.

Based upon feedback from potential parties interested in purchasing and developing Lot 109R, Owner learned that there is not interest in the marketplace to develop the property as a resort/hotel project, consistent with its approvals. The Owner consulted with its marketing consultants and learned that there would be stronger interest from potential buyers/developers of the site should it be developed as a largely residential project, similar in mass/scale and uses to the surrounding developments. Starting in the fall of 2019, the Owner began discussions with the Town about modifying the approved plans to largely remove the PUD approvals and return the development of the property to more of a "use by right" project in terms of mass and scale and develop the property generally in line with those uses (residential) and densities (25 to 30) that was allowed on the property prior to the PUD approvals. A more traditional residential project would be designed to allow for and embrace short-term rental opportunities (VRBO AIRBNB, etc) which is a growing trend among owners of residential units in Mountain Village and proving to be a viable way to provide units for guests/visitors looking for accommodation units.

As Owner was getting ready to start the formal review process with the Town to amend the Town Approvals to convert it to a "use by right" project, the COVID pandemic hit and the Owner has suspended its pursuit of the application until such time as the Town was able to meet in person and not remotely. As things stand now, the Owner still wants to pursue these amendments with the Town, but would prefer to hold these meetings/hearings on the amendments with the Town in the course of in person meeting.

Should the Town Approvals expire without some type of controlled provisions in place, it would cause much confusion over the status of the project in terms of uses, densities, allowable mass/scale, etc. It was this reason that the Owner wanted to work with the Town on an amendment to the approvals to enable the "use by right" project, which would allow for an orderly change to the allowable development of Lot 109R. The approvals currently are set to expire December 8, 2020. Owner is seeking Town approval for a two-year extension to PUD expiration date to enable Owner and Town to work through a revised land use plan for Lot 109R for the "use by right" plan. Given the uncertainties surrounding the COVID circumstances and how that will affect the manner in which the Town will conduct hearings on land use applications, the Owner thought it prudent to seek the two-year extension just in case 2021 proves to be similar to 2020. The Owner is anxious to submit and have the Town review a formal amendment to the land use approvals for the revised "use by right" project, so as to enable the Owner to be able to market the property to buyers who are much more interested in pursuing a development that does not have the hotel component.

Respectfully Submitted,

By: John A Wagner
Title: VP

MV Colorado Development Partners, LLC,

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT Lot 109R, Town of Mountain Village, Planned Unit Development

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT ("Amendment"), made
effective as of, 2020 ("Effective Date"), is made by and between Town of Mountain
Village, a Colorado Home Rule Municipality and Political Subdivision of the State of Colorado ("Town")
and MV Colorado Development Partners, LLC, a Texas limited liability company or its successor in
interest ("Owner"). Town and Owner are sometimes each individually referred to as a "Party" and
sometimes collectively as the "Parties". The Parties agree as follows:
1. The Parties entered into that certain Development Agreement Lot 109R, Town of
Mountain Village, Planned Unit Development ("Development Agreement") recorded on March 18, 2011
in Reception No. 416997 as amended by the First Amendment to the Development Agreement recorded
on in Reception No ("First Amendment to
Development Agreement")
2. Owner is the current fee simple owner of certain real property described as Lot 109R,
Town of Mountain Village as further described on the plat recorded on March 18, 2011 at Reception
Number 416994 ("Property").
The Term Council annual a DID development for the Development ("DID Annual")
3. The Town Council approved a PUD development for the Property ("PUD Approval")
evidenced by Town Council Resolution Number 2010-1208-31 adopted on December 8, 2010, as
recorded at Reception Number 415339. The PUD Approval was valid through December 8, 2015 and
subsequently was extended through December 8, 2020.
The DUD Assured and the Development Assurement evidenced the counting and exection
4. The PUD Approval and the Development Agreement evidenced the granting and creation
of a vested property right for a site-specific development plan for the Property for a period of five (5)
years that is valid until December 8, 2015 ("Vested Property Right"). The First Amendment to
Development Agreement extended the term of the Vested Property Right for an additional five (5) years
through December 8, 2020.
5. The Owner submitted its development application ("PUD Extension Application")
seeking Town approval to extend the PUD Approval and the Vested Property Right until December 8,
2022.
6. The PUD Extension Application was reviewed and approved by the Town, evidenced by
a certain Town Council Ordinance, recorded in Reception No
("Town PUD Extension Ordinance").
(Town TOD Extension Ordinance).
7. The Parties wish to modify portions of the Development Agreement in the manner
provided for in this Amendment consistent with the Town PUD Extension Ordinance.
•
8. Section 12.16 of the Development Agreement is amended and restated to read as follows
12.16. Term of Agreement. This Agreement and the Town Approvals as they relate to
the Applications, except for the Replat, shall expire as of December 8, 2022 unless Owner has

either: (a) obtained a building permit and commenced construction of the Project Condominium; or (b) applied for and obtained an approval to extend this Agreement and the Town Approvals. If construction has not timely commenced or an extension not obtained prior to December 8, 2022, the Town Approvals shall expire, except that the Replat and the density assigned to the Property shall remain in place, but prior to any use and development of the Property, the Owner of the

Property must reapply for and obtain necessary approvals of applications for rezoning, PUD, waivers/variations and design review approval for any project contemplated for the Property, which will be reviewed in accordance with LUO and Design Regulations in place at the time of the submission of any such application.

- 9. The Vested Property Right is extended to December 8, 2022.
- 10. In the event that any terms, conditions and provisions contained in this Amendment are inconsistent with or otherwise in conflict with any terms, conditions and provisions contained in the Development Agreement and/or any amendments thereto, the terms, conditions and provisions contained in this Amendment shall control.
- 11. No other amendments, modifications or alterations to the Development Agreement, other than the amendments specifically stated herein, are contemplated or made by the execution of this Amendment. All other terms, conditions, provisions, rights, duties and benefits stated in the Development Agreement shall continue in full force and effect.
- 12. This Amendment may be executed in multiple counterparts or by legible facsimile copy, each of which shall constitute an original, but all of which, taken together, shall constitute one and the same instrument. The facsimile transmission or scanned/emailed of a signed copy of this Amendment shall be considered valid and constitute a signed original.

IN WITNESS THEREOF, the Parties have executed this Agreement intending that it become effective as of the Effective Date.

TOWN:

Town of Mountain Village, a Colorado Home Rule Municipality and Political		
Subdivision of the State of Colorado		
By:	Date:	
Printed Name:	Title:	
Attest:		
By: Kim Montgomery, Town Manager	Date:	
STATE OF		
COUNTY OF	58	
Acknowledged, subscribed and sworn to b	pefore me this day of	, 2020 by
Village.	Of The	e rown or wiountain
Witness my hand and official seal.		
Notary Public	My commission expires: _	
STATE OF		
STATE OF) COUNTY OF	SS	
Acknowledged, subscribed and sworn to be Montgomery as the Town Manager of The		, 2020 by Kim
Witness my hand and official seal.		
	My commission expires: _	 ;
Notary Public		

My commission expires:

Notary Public

416タタフ Page 1 of 39 SAN MIGUEL COUNTY, CO M. KATHLEEN ERIE, CLERK-RECORDER 03-18-2011 01:27 PM Recording Fee \$201.00

DEVELOPMENT AGREEMENT Lot 109R, Town of Mountain Village, Planned Unit Development

THIS DEVELOPMENT AGREEMENT ("Agreement"), dated and made effective as of 3(5), 2011 ("Effective Date"), is entered into by and between the Town of Mountain Village, a Colorado Home Rule Municipality and Political Subdivision of the State of Colorado ("Town") and MV Colorado Development Partners, LLC, a Texas limited liability company or its successor in interest ("Owner"). Town and Owner are sometimes each individually referred to as a "Party" and sometimes collectively as the "Parties".

DEFINITIONS

Unless otherwise provided for herein, all capitalized but undefined terms used in this Agreement shall have the meanings set forth in the LUO and/or the Design Regulations (defined below). In addition, the Parties acknowledge and agree to the following definitions ("Definitions") and further agree that each of the Definitions: (a) form a portion of the basis of this Agreement; and (b) are incorporated in this Agreement. As used herein, the following Definitions shall be given the meaning ascribed to the term as the same are stated below.

- A. "Act" shall mean the Colorado Common Interest Ownership Act, Colorado Revised Statutes 38-33.3-101 through 38-33.3-319.
- B. "Application" shall collectively mean the various land use applications, including plans, drawings, specification, narratives, reports, studies and other materials prepared by Owner and submitted to the Town concerning the development of the Project on the Property, inclusive of: (1) Planned Unit Development (Conceptual, Sketch and Final PUD Plan)("PUD") pursuant to Section 3-5 of the LUO; (2) Replat pursuant to Section 4-4 of the LUO; (3) Rezone pursuant to Section 4-3 of the LUO; (4) Density Transfer pursuant to Section 4-2 of the LUO; (5) Variations/waivers for certain sections of the LUO and Design Regulations pursuant to Section 4-601(2) of the LUO; and (6) Extended Vested Rights.
- C. "Commercial Condominium Units" shall mean each of those particular Condominium Units specifically designed for commercial uses by the Project Condominium Documents and the Town Approvals.
- D. "Common Elements" shall mean the common elements, including any limited common elements formed in the Condominium and designated as such pursuant to the Project Condominium Documents.
- E. "Condominium Units" shall mean the individual condominium units formed in the Project Condominium and designated as such pursuant to the Project Condominium Documents, which are designated for separate ownership by the Unit Owners and shall consist of the Residential Condominium Units and Commercial Condominium Units.
- F. "Contributed Town Property" means certain land owned by the Town, which the Town agreed to allow Owner to include in the Replat and incorporated into the Property and Project pursuant to the Land Exchange Agreement.
- G. "Design Regulations" shall mean the Mountain Village Design Regulations adopted by the Town, as amended through the Effective Date.

- H. "DRB" or "Design Review Board" shall mean the Town of Mountain Village Design Review Board.
- I. "Efficiency Lodge Units" shall mean each of those Residential Condominium Units included in the Project that are zoned and designated as an Efficiency Lodge Unit (within the meaning of the LUO) in the Town Approvals.
- J. "Final PUD Plans" shall mean the final plans, drawings and specifications for the Property for the Property and Project that have been approved by the DRB and the Town Council, as reflected in the Town Council Approval Resolution, which plans, drawings and specifications consist of each of the documents are listed and described on attached Exhibit "A".
- K. "Furniture Package" shall mean those certain standard furnishing packages specified by Owner and the Hotel Operator for the Residential Condominium Units.
- L. "Hotel Covenant" shall mean that certain Declaration of Covenants and Restrictions (Hotel Operator and Hotel Amenities, Facilities and Services Covenant) recorded in Reception No. 416997 in the Official Records.
- M. "Hotel Guests" shall mean those persons who are staying in any of the Hotel Rooms or any of the Residential Condominium Units for short-term accommodation usage purposes as part of the Rental Management Program.
- N. "Hotel Operator" means the company initially retained by the Owner and approved by the Town in the manner provided for in this Agreement and the Hotel Covenant to operate and manage the Rental Management Program in the Project Condominium.
- O. "Hotel Rooms" means each of those forty (40) Efficiency Lodge Units located in the Project and designated and dedicated only for use and occupancy by Hotel Guests in the Rental Management Program that are deemed to be part of the Hotel Facilities Unit and will be held in the common ownership with the other portions of the Project denoted as the Hotel Facilities Unit. The location of the Hotel Rooms shall be generally consistent with the Final PUD Plans and be designated on the building permit plans and later designated on the Project Condominium Documents.
- P. "Hotel Facilities Unit" means the Hotel Rooms, lobby area, front desk and associated office, and similar areas of the Project that are necessary for the operation of the hotel. The Hotel Facilities Unit will be owned by one entity that may change from time-to-time.
- Q. "Lock-Off Unit" shall mean a Condominium Unit in the Project consisting of Lodge Units and Efficiency Lodge Units that shall be separated from an adjacent unit by a common keyed door.
- R. "Lodge Units" shall mean each of those Residential Condominium Units included in the Project that are zoned and designated as a Lodge Unit (within the meaning of the LUO) in the Town Approvals.
- S. "LUO" shall mean the Land Use Ordinance adopted by the Town of Mountain Village, as amended through the Effective Date.
- T. "Official Records" shall mean the Official Records of the Clerk and Recorder for San Miguel County, Colorado.

- U. "Owner" shall mean MV Colorado Development Partners, LLC, a Texas limited liability company, its successors, assigns and transferees.
- V. "Parking Condominium Units" shall mean those particular Condominium Units designed for parking uses by the Project Condominium Documents.
- W. "Project" shall mean the development of a certain mixed-use hotel, residential condominium and commercial project on the Property, which was approved by the Town as reflected in the Town Council Approval Resolution. The Project shall consist of: (1) a minimum of the 40 Hotel Rooms zoned Efficiency Lodge Units to be operated and deed restricted as part of the hotel and included as part of the Hotel Facilities Unit as required by this Agreement and as shown on the Final PUD Plans; (2) 26 additional Efficiency Lodge Units; (3) 38 Lodge Units; (4) 20 Unrestricted Condominium Units; and (5) approximately 20,000 sq. ft. of commercial space.
- X. "Project Association" shall mean the non-profit corporation formed to manage the Project Condominium as contemplated by the Project Condominium Documents.
- Y. "Project Condominium" shall mean the condominium regime to be established on the Property in accordance with the Act and the Project Condominium Documents. The Condominium consists of certain Condominium Units and Common Elements as established and designated by Project Condominium Documents.
- Z. "Project Condominium Documents" shall mean the documents prepared in connection with the formation and operation of the Project Condominium, which are anticipated to consist of the following instruments: (1) Condominium Declaration; (2) Condominium Map; (3) The Articles of Incorporation and Bylaws for the Project Association; (4) any Rules and Regulations for the Project Condominium; and (5) any and all such other pertinent documents, as the same may be amended and/or supplemented from time to time.
- AA. "Project Operational Standards" means the standards for operating the Project as determined by the Hotel Operator, in consultation with the Owner and Project Association, consistent with the terms and conditions of the Town Approvals and the operating standards customarily followed by the Hotel Operator for similar projects managed by Hotel Operator located in mountain resort locations which are intended to promote a high standard of quality. The Project Operational Standards are intended to be followed for purposes of promoting the use and operation of the Project as a full service Hotel within the Hotel Facilities Unit and those Residential Condominium Units participating in the Rental Management Program. When developing and implementing the Operational Standards, the Hotel Operator shall exercise its good faith, commercially reasonable judgment and adhere to industry standards for similar projects located in mountain resort locations as well as the actual operational needs of the Hotel and/or Hotel Guest. It is recognized and agreed that the Project Operational Standards may vary from time to time given due consideration to winter periods, summer periods and shoulder seasons between winter and summer periods.
- BB. "Project PUD Resolution" shall mean that certain resolution duly adopted by the Town concerning the Project Approvals for the Property and Project recorded in Reception No. 415 339 in the Official Records concerning the Development of the Project and shall include the Final PUD Plan approved by the Town.

- CC. "Property" shall mean Lot 109R, Town of Mountain Village, San Miguel County, Colorado according to the Replat.
- DD. "Rental Management Program" means the short-term rental management and accommodations styled program (for usage periods of less than 30 days) operated in the Condominium Project by the Hotel Operator consisting of some or all of the Condominium Units and/or the Common Elements.
- EE. "Replacement Town Property" shall mean Lot 644, Town of Mountain Village or other mutually acceptable property to be transferred and conveyed to the Town by the Owner pursuant to the terms and conditions of this Agreement.
- FF.* "Replat" shall mean that certain Replat entitled "Replat of Lot 109R and Tract OS-3BR-2" establishing the boundaries of the Property recorded on March 18 ____, 2011 in Plat Book 1, Page 4455 Reception No. 416994 ____ in the Official Records concerning the development of the Project.
- GG. "Residential Condominium Units" shall mean those particular Condominium Units that are zoned as Lodge Units, the Efficiency Lodge Units and the Unrestricted Condominium Units, specified for residential uses by the Project Condominium Documents and the Town Approvals.
 - HH. "Town" shall mean the Town of Mountain Village, Colorado.
- II. "Town Approvals" shall mean those certain land use entitlement approvals concerning the Property and the Project that have been granted by the Town, including, without limitation, approvals for PUD, Variance, Rezone, Replat and Density Transfer and any other plans or permits granted by the Town for the Property and the Project. The Town Approvals are further reflected in the Project PUD Resolution, the Project Development Agreement, the Replat, The Land Exchange Agreement and this Agreement.
 - JJ. "Town Council" shall mean the Town of Mountain Village Town Council.
- KK. "Town Council Approval Resolution" shall mean Resolution No. 2010-1208-31 adopted by the Town Council, approving the Application for the Project, which was recorded on December 10, 2010 at Reception No. 415339 in the Official Records.
- LL. "Town Enforceable Restriction" shall mean those provisions established in the Project Condominium Documents that also run to the benefit of the Town, that may be specifically enforced by the Town and may not be modified without the prior written consent of the Town.
- MM. "Town Laws" shall mean the Town of Mountain Village Land Use Ordinance, Town of Mountain Village Building Code, Town of Mountain Village Charter and the Town of Mountain Village Municipal Code.
- NN. "Town /Owner Land Exchange" means the transfer and conveyance of the Contributed Town Property by the Town to Owner in exchange for the transfer and conveyance of the Replacement Town Property by the Owner to the Town in accordance with the terms and conditions of this Agreement.
 - OO. "Unit Owners" shall mean the respective owners of each of the Condominium Units.

PP. "Unrestricted Condominium Units" shall mean each of those Residential Condominium Units included in the Project that are zoned and designated as a Condominium Unit (within the meaning of the LUO) in the Town Approvals.

RECITALS

The Parties acknowledge and agree to the following recitals ("Recitals") and further agree that each of the Recitals: (a) form a portion of the basis of this Agreement; and (b) are incorporated in this Agreement.

- A. Owner is the current, fee simple owner of the Property.
- B. Owner submitted the Application to the Town, which was reviewed and considered by the Town in accordance with applicable law, including but not limited to, the LUO and Design Regulations.
- C. The Town authorized the Owner to include the Contributed Town Property in the Application and to pursue the contemplated development of the Project on the Property, including portions affecting the Contributed Town Property, provided that Owner has transferred and conveyed the Replacement Town Property in the manner and timeframe required by this Agreement.
- D. The Parties acknowledge and agree that the proposed use and development of the Contributed Town Property are exempt from the Temporary Moratorium Prohibiting the Rezoning of Active Open Space adopted by the Town (Ordinance No. 2009-03) in accordance with its provisions.
- E. Nothing contained herein or in the Land Exchange Agreement is intended to establish any joint venture between Owner and Town with respect to the ownership, operation, management and development of the Project.
- F. At a duly noticed and conducted public hearing on March 28, 2008, the DRB recommended to the Town Council that the Application for Conceptual PUD Plan be approved with conditions pursuant to LUO Section 4-606.
- G. At a duly noticed and conducted public hearing on March 11, 2010, the Town Council granted Conceptual PUD Plan approval to the Application pursuant to LUO Section 4-606.
- H. At a duly noticed and conducted public hearings held on June 24, 2010 and again on July 22, 2010, the DRB granted Sketch PUD Plan approval to the Application pursuant to LUO Section 4-607.
- I. At a duly noticed and conducted public hearing on October 28, 2010, the DRB recommended to the Town Council that the Application for Final PUD Plan be approved pursuant to LUO Section 4-608 as well as other components of the Application.
- J. At a duly noticed and conducted public hearing on November 18, 2010, the Town Council considered Final PUD approval and continued the matter to December 8, 2010.
- K. At a duly noticed and conducted public hearing on December 8, 2010, the Town Council granted Final PUD Plan approval to the Application pursuant to LUO Section 4-609 as well as other components of the Application, including, specifically and without limitation, the request for Extended Vesting Rights.

- L. After conducting the respective public hearings, receiving evidence and taking testimony and comment thereon, the DRB and the Town Council respectively found that: (i) the Property achieves one (1) or more of the applicable purposes listed in Section 4-616 of the LUO, and (ii) the resulting development will be consistent with the provisions of Section 4-617 of the LUO.
- M. The public hearings referred to above were preceded by publication of public notice of such hearing(s) on such dates and/or dates from which such hearings were continued in the *Telluride Watch* and by mailing of public notice to property owners located within four hundred feet (400') of the Property, as required by the LUO.
- N. The publication of the granting of the Extended Vested Rights for the Project was accomplished with placement of public notice in the Daily Planet on December 31, 2010, as required by the LUO.
- O. The Town Council has adopted the Town Council Approval Resolution, the terms and conditions of which are incorporated herein by this reference.
- P. Owner has now met all requirements for: (1) Final PUD approval and has addressed conditions 1 through 9 of Final PUD approval as set forth by the DRB and Town Council in the Town Council Approval Resolution, the remaining conditions are ongoing conditions that are set forth in this Agreement; and (2) final approval for the components of the Application relating to the Replat, Rezone, Density Transfer, variations/waivers and Extended Vesting Rights.
 - Q. This Agreement shall be recorded with the Replat.

AGREEMENTS AND CONSIDERATION

NOW THEREFORE, in consideration of the foregoing Recitals and Definitions, which are incorporated into this Agreement and the mutual agreements, obligations and promises set forth below and in further consideration of the Town Approvals upon all terms and conditions contained herein, the obligations and expenditures of development undertaken by Owner and the mutual obligations and promises set forth below, the receipt and sufficiency of which consideration is hereby acknowledged, the Owner and the Town covenant and agree as follows:

- 1. General. This Agreement establishes the land uses and density that shall be permitted within the Property, a general development plan, development standards and conditions that must be adhered to by Owner. This Agreement also specifies improvements that must be made, and conditions, which must be fulfilled in conjunction with the development of the Property. Where this Agreement does not address a specific development standard or requirement of the Town, the provisions of the LUO or Charter shall apply. Where this Agreement addresses a specific development standard or requirement, the provisions of this Agreement shall supersede the provisions of the LUO. In all cases the provisions of the Charter shall supersede the provisions of the Agreement.
- 2. <u>Town Approval</u>. Subject to the conditions herein, Town does hereby approve this Agreement, the Replat, the rezone, the variances, the density transfer, the extended vesting and the Final PUD Plans. This Agreement shall be incorporated by reference on the Replat. These instruments shall constitute the complete approval of the Application for the Project. The Replat and this Agreement shall be recorded, at the Owner's expense, in the records of the San Miguel County Clerk and Recorder and shall run with the Property. The Final PUD Plans shall be filed of record with the Town of Mountain

Village Community Development Department. For purposes of this Agreement, the term "Town Approvals" shall mean those certain land use entitlement approvals concerning the Property and the Project that have been granted by the Town, including, without limitation, approvals for the Applications, the Final PUD Plans and any other plans or permits granted by the Town for the Property and the Project. The Town Approvals are further reflected in the Town Council Approval Resolution, the Replat, the Hotel Operator and Hotel Amenities, Facilities and Services Covenant and this Agreement.

3. Approval of Replat; Town/Owner Land Exchange; and Recordation of Easements.

3.1. Approval and Recordation of Replat. Pursuant to the terms and conditions of the Land Exchange Agreement, the Town agreed to transfer and convey the Contributed Town Property to Owner in exchange for the agreement of Owner to transfer and convey the Replacement Town Property to the Town. In addition, the Town authorized Owner to include the Contributed Town Property in the Application, including the unrecorded Replat, prior to the consummation of the exchanges contemplated by the Land Exchange Agreement. The DRB and Town Council have approved the Replat, which shall be recorded simultaneous with this Agreement. Upon recordation of the Replat, Lot 109R will be owned by Owner and Tract OS-3BR-2 will be owned by the Town. The term Property as used in this Agreement refers to Lot 109R as reconfigured and replatted pursuant to the Replat, but not Tract OS-3BR-2, which is not intended to be burdened by this Agreement except for the condominium space below such land that is utilized for the parking garage, which shall be subject to the terms of this Agreement. In addition, this Agreement establishes certain responsibilities outside the Property, such as the need to maintain the drainage system, the need to maintain the snowmelt system in the plaza area, and the need to remove snow from Mountain Village Boulevard.

3.2. Town/Owner Land Exchange.

- 3.2.1. The Town has determined that the Replacement Town Property is suitable and acceptable to the Town as replacement for the Contributed Town Property. Owner is obligated to transfer and convey the Replacement Town Property to the Town in full satisfaction of its obligation to provide the Town with Replacement Town Property.
- 3.2.2. The Town/Owner Land Exchange shall occur simultaneously with the recordation of the Replat.
- 3.2.3. At the closing of the Town/Owner Land Exchange ("Town/Owner Land Exchange Closing"), the Parties shall proceed as follows:
 - A. The Town/Owner Land Exchange Closing shall be conducted by a title company mutually agreeable to the Parties ("Title Company").
 - B. The Town shall convey fee simple title, vesting good and merchantable title to the Contributed Town Property, to Owner or its designee, by special warranty deed, free and clear of all monetary liens and encumbrances and subject only to those exceptions accepted by Owner in a current commitment for title insurance to be obtained and provided by Owner by the Title Company. The Town will cooperate and assist Owner in seeking to modify, amend or delete a title exception for which Owner has interposed its reasonable objection and if the objection can not be resolved to the satisfaction of Owner.
 - C. Owner shall cause fee simple title to be conveyed to the Town, vesting good and merchantable title to the Replacement Town Property, to the Town or its

designee, by special warranty deed, free and clear of all monetary liens and encumbrances and subject only to those exceptions noted in a current commitment for title insurance to be obtained and provided by Owner by the Title Company. The cost and expense of procuring the title insurance shall be incurred by Owner.

- D. Owner shall pay all recording costs, closing fees and costs due to the Title Company.
- E. To the extent applicable and required, Owner shall pay any Real Estate Transfer Assessments (RETA), if any, that may arise in connection with the Town/Owner Land Exchange. The Parties shall cooperate and assist each other in providing information that may support the granting of a full or partial exemption from the RETA.
- F. Charges for any real estate property taxes and/or homeowner associations' dues and assessments for the property being exchanged hereunder shall be prorated through the date of Closing.
- G. The Parties acknowledge and agree that no real estate brokerage commissions shall become due and payable as a result of the completion of the Town/Owner Land Exchange.
- 3.2.4. The Parties acknowledge and agree that no other consideration is due and owing for the completion of the Town/Owner Land Exchange.
- 3.3. <u>Recordation of Easements</u>. At such time as Owner records the Replat, Owner and Town shall also simultaneously execute and record easements necessary and appropriate for the Project, on mutually acceptable terms and conditions.

4. Approval of Rezoning.

4.1. Prior to the Town Approvals, the Property was zoned and platted as follows:

Table 1 - DESIGNATED EXISTING LAND USE FOR THE PROPERTY:

Lot	Acreage	Zone District	Zoning Designation	Units	Density Per Unit	Total Density
73-76R	.141	Village Center	Condo	12	3	36
	111/2		Commercial	145		
A. A.	Long-		Employee Condo	1	3	3
109	.092	Village Center	Condo	8	3	24
			Commercial			
110	.077	Village Center	Condo	6	3	18
			Commercial			14
89A	.020	Village Center	Commercial			
OS3-BR	2.489	Open Space	Active Open Space			
Total				27		81

4.2. The zoning and platting of the Property as a result of the Town Approvals and reflected in the Town Council Approval Resolution is as follows:

Table 2 - APPROVED ZONING/LAND USES/DENSITY FOR THE PROPERTY:

Approved Density/Commercial SF				
	# Units	Density Per	Total Density	
Efficiency Lodge Units	66	.5	33	
Lodge Units	38	.75	28.5	
Unrestricted Condominium Units	20	3	60	
Employee Apartment	1	3	3	
Commercial SF	20,164		1407-1-1	
	Total Density		124.5	

5. Approval of Density Transfer and Zoning.

- 5.1. The zoning designations and appurtenant density currently approved for the Property (prior to the approval of the Replat) is the same as is set forth in Table 1 of Section 4.1 above.
- 5.2. Certain density transfers for and among the Property were recommended for approval by the DRB and approved by the Town Council as reflected in the Town Council Approval Resolution as the same is set forth in Table 2 of Section 4.2 above.
- 5.3. Upon approval of and recordation of this Agreement and the Replat, the Zoning, Zoning Designations and appurtenant Density for the same shall be as set forth in Table 2 of Section 4.2 above.
- 5.4. The Town authorized Owner to include the Contributed Town Property in the Application, including the Density Transfer, prior to the consummation of the exchanges contemplated by the Land Exchange Agreement, contingent upon compliance with the applicable terms and conditions of the Land Exchange Agreement.
- 5.5. The Town authorized the Property to be zoned "Village Center" subject to the applicable provisions of the LUO. The Official Zoning Map for the Town of Mountain Village has therefore been amended to show the Property with the Village Center zoning designation.
- 5.6. The Town authorized OS-3BR-2 to be zoned as Active Open Space subject to the applicable provisions of the LUO. The Official Zoning Map for the Town of Mountain Village has therefore been amended to show OS-3BR-2 with the Active Open Space zoning designation.

6. Approval of LUO and Design Regulation Waivers and Variations.

- 6.1. At the request of the Owner, in the course of the consideration of the Final PUD, the DRB and Town Council have approved certain waivers and variations to the LUO and the Design Regulations for the Project, as appropriately granted by the Town through the authority arising generally from Section 4-6(2) of the LUO, as the same are reflected in the Town Council Approval Resolution, including, the following:
- 6.1.1. Variation/waiver to LUO Section 2-416 to allow Lot 109 and 110, Building Footprint Lots, to expand by more than 25%.
 - 6.1.2. Variation/waiver to LUO Section 4-308-9 to allow an increase in

- maximum to 88' 9"and maximum average height of 65' 2.9".
- 6.1.3. Variation/waiver to LUO Section 4-308-2 to allow for permitted uses (parking, pedestrian paths, etc. as shown in plans) in Active Open Space as shown on the Final PUD Plans to be approved pursuant to the PUD process and not the special use permit process.
- 6.1.4. Variation/waiver to LUO Section 4-308-2(f) to allow for conference and meeting space on the plaza level.
- 6.1.5. Variation/waiver to LUO Section 2-466 to allow for the proposed lock-off unit configuration as shown in the Final PUD Plans.
- 6.1.6. Variation/waiver to LUO Section 4-609-5 to extend the PUD vesting period from three (3) to five (5) years.
- 6.1.7. Variation/waiver to LUO Section 9-13 through 9-16 to allow for the "festoon" lights over the plaza area.
- 6.2. At the request of the Owner, in the course of the consideration of the PUD, the DRB and Town Council granted certain specific approvals and authorizations concerning the Project as required by the LUO and the Design Regulations for the Project, as the same are reflected in the Town Council Approval Resolution, including, the following:
- 6.2.1. Specific approval from the Town Council to allow residential occupancy on the plaza level for an Employee Housing Apartment (LUO Section 4-308-4).
- 6.2.2. Specific approval from the DRB to allow tandem parking to be included as required parking (Design Regulations Section 7-306-2).
- 6.2.3. Specific approval from the DRB to allow for modification of the tile roofing material, not design (Design Regulations Section 8-211-5).
- 6.2.4. Specific approval from the DRB to allow for 2:12 roof pitch (Design Regulations Section 8-202)

Public Benefits/Community Purposes.

- 7.1. Findings Relating to Community Purposes. The DRB and Town Council have determined that the Project achieves one or more Community Purposes in accordance with LUO Section 4-616 by providing certain public benefits as found and determined by the DRB and Town Council and stated in the Town Council Approval Resolution. The DRB and Town Council have determined that the Project complies with the Review Standards set forth in LUO Section 4-617 as found and determined by the DRB and Town Council and stated in the Town Council Approval Resolution.
- 7.2. Provision of Certain Public Benefits. Owner agrees to provide and/or undertake each of the following public benefits, proffered by Owner and accepted by the Town, which establish that the Project would meet the Community Purpose requirements for the PUD as required by the LUO: Any elimination, cessation, or change to any of these enumerated public benefits shall require a major amendment to the Final PUD Plans in accordance with the LUO.

- 7.2.1. <u>Hot Beds</u>. In order to achieve the community purpose relating to the creation of "hot beds" in the Project, Owner agrees as follows:
 - A. Provision of Dedicated Hotel Rooms. Owner shall provide the forty Hotel Rooms, consisting of certain Efficiency Lodge Units denoted on the Final PUD Plans, which will be owned, operated and dedicated for use only as hotel rooms as part of the operation of the hotel and not as condo-hotel units owned by third parties. The Hotel Rooms are part of the Hotel Facilities Unit and may be condominiumized to enable common ownership with other components of the Hotel Facilities Unit, provided that all of the Hotel Facilities Unit will be under one common ownership, which may change from time to time. The Hotel Facilities Unit shall be made available for exclusive use by hotel guests for only short-term occupancy (30 days or less) and may not be occupied by the individual owner of the Hotel Room. These requirements will be reflected in the Project Condominium Documents in the form of an enforceable covenant that must be established and recorded prior to or simultaneously with the issuance of the initial certificate of occupancy for the Project. The form and content of the covenant shall be subject to the Town's approval. The covenant shall be designated as a Town Enforceable Restriction in the Project Condominium Documents. The location of the Hotel Rooms must be in general conformance with the Final PUD Plans, with minor changes in locations allowed by an administrative approval during the building permit process.
 - Retention of a Hotel Operator. The Project shall be either: (i) B. operated and managed by, and/or (ii) franchised as an internationally or nationally recognized full service hotel operator/brand (as applicable) with significant experience in full service operations with existing broad marketing distribution capabilities ("Hotel Operator") for the life of the Project. The Hotel Operator shall be capable of operating the Project in a manner consistent with the Project Operational Standards. The Hotel Operator should have a high level of name, brand awareness and marketing breadth with the general public and offer customers incentives such as a customer loyalty program. Examples of internationally or nationally recognized full service hotel operators and brands include (but are not limited to) the following: Westin, Marriott (all full service brands), Hyatt (all full service brands), Hilton (all full service brands, including Waldorf Astoria), Fairmont, Intercontinental (all full service brands), Morgans Hotel Group, Wyndham, Le Meridien, Luxury Collection (Starwood), and similarly styled operators, as recognized by accepted industry standards and brands from time to time. Prior to, and as a condition of the issuance of a building permit, the Owner will notify the Town of the proposed Hotel Operator which notice shall contain written confirmation from the Hotel Operator. The Town Council shall promptly (within 30 days) send Owner written notice advising that the Hotel Operator is not acceptable and the grounds for such determination based on the standards and guidelines for the Hotel Operator as set forth in this section. Thereafter, the Owner may meet with the Town Council to discuss and attempt to resolve the Town's rejection of any proposed Hotel Operator. In the event that the Owner or Project Association elects to terminate the approved Hotel Operator at any time, the Owner or Project Association shall provide the Town with: (a) 30 days prior written notice of such termination including the reasons for such termination (which shall be held in confidence by the Town); and (b) within 180 days of termination of the Hotel operator, notice of the replacement Hotel Operator, which notice shall include a letter of intent from the replacement Hotel Operator. The Town shall promptly provide notice of acceptance or non-acceptance within 30 days of receipt of the notice and the failure to provide a response shall be deemed to be an approval of the replacement Hotel Operator by the Town. In considering the acceptability of the Replacement Hotel Operator, the Owner and Town shall adhere to the standards and guidelines of this Section. In the event of a dispute between the Owner and Town concerning the adequacy of the designation of a Hotel Operator consistent with

this Section, the Parties shall mutually identify a qualified, neutral third party recognized as an authority in the hospitality industry to mediate and resolve this dispute through a binding mediation process.

- Covenant. Owner shall provide certain full service amenities, facilities and services within the Project, consistent with the Final PUD Plans and the Project Operational Standards which are intended to help promote "hot beds" for the Residential Condominium Units. These requirements will be reflected in the Hotel Covenant, which shall be recorded in the Official Records simultaneously with this Agreement.
- D. Rental Management Program. The Hotel Operator will manage and operate the Rental Management Program consistent with the Project Operational Standards. All of the Hotel Rooms must be included in the Rental Management Program and may not be used or occupied or blocked off for use and occupancy by the owner of the Hotel Facilities Unit. The Project Condominium Documents and the management contract with the Hotel Operator must allow each of the Residential Condominium Units to be included in the Rental Management Program, provided, however, that nothing herein is intended to require or obligate an owner to place their Residential Condominium Units (other than the Hotel Rooms) in the Rental Management Program or to use the Hotel Operator to rent their Residential Condominium Unit if they elect to rent the unit. Subject to reasonable and actual demand requirements as determined by Owner in consultation with the Hotel Operator, the placement of the Residential Condominium Units, other than the Unrestricted Residential Condominium Units. will be placed in the Rental Management Program until such time as the Residential Condominium Unit is sold to a third party purchaser. The Owner and Hotel Operator shall provide the Rental Management Program documents and any modifications or amendments to the Town for review of compliance with the terms of this Agreement. In the event the Town determines there is non-compliance the Town shall provide written notice of such noncompliance and specify the modifications that must be made in order to achieve compliance, which notice shall be provided within 30 days of receipt of such documents and if no notice is timely received, the Rental Management Program documents shall be deemed acceptable.
- E. Standard Furnishing Package for All Lodge and Efficiency Lodge Units. The Owner, in consultation with the Hotel Operator, will establish uniform Furniture Packages that will be provided for each of the Residential Condominium Unit (exclusive of the Unrestricted Condominium Unit). The Furniture Packages will be developed to insure a quality of decor, furniture, furnishings and appliances suitable to meet the Project Operational Standards, which may include, without limitation, appropriate and suitable fixtures (including bathroom fixtures), cabinetry, carpeting, floor covering, paint, wall covering, furniture (including built-in furniture, if any), lighting, mirrors, decor items, color television, clock, radio, drapes, shades and other window treatments and any and all other fixtures, equipment, utilities and decorative accessories within the Residential Condominium Unit (collectively, the "FF&E"). The design and content of the Furniture Packages will be offered in different variations and themes intended to achieve the Project Operational Standards. As part of the purchase contract for a Residential Condominium Unit (exclusive of the Unrestricted Condominium Unit), a Unit Owner will be required to select one of the variations of the Furniture Package to be included in their unit. The purchase price for each Residential Condominium Unit (exclusive of the Unrestricted Condominium Unit) sold by Owner will reflect the cost for the provision of the items included in the Furniture Package for the Residential Condominium Unit, which each Unit Owner will be required to pay at closing on the Residential

Condominium Unit. The Unit Owner purchasing a Residential Condominium Unit (exclusive of the Unrestricted Condominium Unit) will not be allowed to opt out of paying for Furniture Package assigned to their Residential Condominium Unit. It is expected that the Unit Rental Agreement for each Residential Condominium Unit included in the Rental Management Program shall also provide for, among other things, that the Unit Owner must: (a) obtain and maintain a certain Furniture Package designated for their Residential Condominium Unit by the Hotel Operator, (b) not add or remove elements of the Furniture Package without the prior written approval of the Hotel Operator (which may be granted or withheld in the sole and exclusive discretion of the Hotel Operator), and (c) authorize the escrowing of funds by the Hotel Operator for the repair and replacement of elements of the Furniture Package when deemed necessary as determined by the Hotel Operator. In the event a Unit Owner fails to adhere to the terms and conditions of the Unit Rental Agreement, including those provisions relating to the provision of the required Furniture Package, the Hotel Operator may exclude the noncompliant Residential Condominium Unit from participation in the Rental Management Program. There are no requirements for the provision of a Furniture Package in Unrestricted Condominium Units, provided, however, that the purchaser of an Unrestricted Condominium Unit shall be offered the opportunity to purchase a Furniture Package. The cost of the Furniture Package will not be included in the purchase price of the Unrestricted Condominium Unit.

7.2.2. <u>Cash Payment</u>. Owner agrees to make a one time payment to the Town in the total amount of \$996,288.00 ("Mitigation Payment"), which shall be payable simultaneously with the issuance of the initial building permit, excluding a standalone excavation permit for the Project. The Town shall use the Mitigation Payment for public purposes as determined by the Town and consistent with the Town Council Approval Resolution. The Mitigation Payment is being paid by Owner to, among other things; offset a portion of the housing, parking and transit needs of employees working at the Project. The Town may elect to use a portion of these mitigation funds to relocate the trash facility up to \$250,000.

7.2.3. Employee Mitigation. On the second anniversary of the initial Certificate of Occupancy for the Project, Owner shall provide a certified statement indicating the actual number of full time equivalent employees for the operation of the Project. The certified statement shall confirm to the Town the number of full time equivalents employees based upon time cards, income tax reporting and such other and similar employment records, which shall be reviewed, evaluated, discussed and otherwise held in a confidential manner by the Town. In addition to the Cash Payment, Owner shall elect in its sole discretion to either: (a) pay the Town a one time payment in the total amount equal to the sum of \$4018.52 ("One Time Payment") per full time equivalent employee averaged over the two year period from the initial Certificate of Occupancy for the Project which is in excess of the 90 full time equivalent employees estimated by the Owner; or (b) build employee housing for its usage to further offset employee housing needs generated by the Project for each full time equivalent employee averaged over the two year period from the initial Certificate of Occupancy for the Project which is in excess of the 90 full time equivalent employees estimated by the Owner. The One Time Payment shall be due on the date that is the thirty month anniversary of the initial Certificate of Occupancy for the Project. Thereafter, Owner is not responsible for paying any further or additional One Time Payment or Mitigation Payment to offset a portion of the housing, parking and transit needs of employees working at the Project. In the event that the certified statement indicates that the Project is employing less than the anticipated 90 full time equivalents employees, the Town shall not be required to refund any portion of the One Time Payment or Mitigation Payment to Owner.

7.2.4. Employee Housing Unit. The Employee Housing Restriction on one Unit in the Project is considered a public benefit and shall not include language terminating the

Employee Housing Restriction in the event of a foreclosure on such unit. The unit may be rented by and to an employee of the Project who is a qualified employee under the Town's Employee Housing Restriction.

7.2.5. Public Restrooms. Owner shall construct and make available to the general public, for at least 16 hours per day, 365 days per year, restrooms in the Project reflected in the Final PUD Plans that are accessible from the plaza, without cost to the Town. During peak seasons, the restroom will be open not later than 7 AM. Owner will install directional signage for the bathroom, which signage will include content and be placed at a highly visible location to the plaza areas acceptable to the Town. Ongoing operation and maintenance of the public restroom will be undertaken by the Project Association, at the cost and expense of the Project Association. Owner shall cause easements to be established in the Project Condominium Documents enabling access to the public restrooms through the Project to the extent necessary. The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be designated as a Town Enforceable Restriction in the Project Condominium Documents.

7.2.6. Plaza Improvements. Owner shall construct certain "Plaza Improvements" reflected in the Town Council Approval Resolution, without cost and expense to the Town. The Plaza Improvements as shown on the Final PUD Plans are generally located in the area depicted on attached "Exhibit C". As detailed on the Final PUD Plans, the Plaza Improvements shall also include a snow melt system and drainage system to be installed, operated and maintained by the Project Association. The design of the snow melt and drainage systems which will be reviewed and approved by the Town prior to the issuance of any building permits. The cost of repairing and maintaining the Plaza Improvements shall be funded by the Project Association, which obligation will be established in the Project Condominium Documents. The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be designated as a Town Enforceable Restriction in the Project Condominium Documents. Failure to operate the snow melt system and maintain the plazas that Owner is required to maintain pursuant to this Agreement shall entitle the Town to enter into the Project for the purpose of operating the snow melt system and to maintain the Plaza Improvements. All costs associated with the Town's operation of the snow melt system and maintenance of the Plaza Improvements required to be maintained by Owner shall be reimbursed by the Project Association within 30 days of a receipt of an invoice for such costs. Failure to reimburse the Town for such costs shall entitle the Town to place a mechanics lien on the Property for collection of such costs. The Owner shall defend and hold the Town harmless from and against any and all claims, demands, liabilities, actions, costs, damages, and attorney's fees that may arise out of or result directly or indirectly from the Owner's actions or omissions in connection with the ongoing maintenance and snowmelt operations required of Owner as set forth herein, including but not limited to Owner's improper maintenance and operation of the Plaza Improvements and snowmelt system. Any new drainage through the Westermere parking garage shall require the Owner to provide a letter of permission from Westermere HOA for the drainage system along with requisite public easements for this drainage system. If Owner is unable to secure any required authorizations and consents for such work by Westermere on commercially reasonable terms and conditions, Owner and Town shall meet and discuss alternatives and if no reasonable and comparable alternatives can be identified, then the Owner shall be released from this requirement and any related requirements. For purposes of clarification, the Plaza Improvements will be owned by the Town.

7.2.7. Town Parking Spaces.

- A. The development of the Project will result in the loss of 32 existing surface parking spaces currently located on the Contributed Town Property, inclusive of the three (3) parking spaces that will be disrupted to the north of the current Town operated trash facility. Owner is required to construct and convey 32 covered, garage parking spaces to the Town ("Replacement Parking Spaces").
- B. Owner, as an additional public benefit, has agreed to convey an additional 16 covered, garage parking spaces (beyond the Replacement Parking Spaces) to the Town ("Additional Parking Spaces").
- 7.2.8. Westermere Façade Improvements. The Owner shall improve the Westermere Breezeway and the associated path through such breezeway in substantial accordance with the Final PUD Plans, provided that the Westermere HOA has provided its written authorization and consent to such work on commercially reasonable terms and conditions and within thirty days from when Owner has submitted its request for such authorization. The Owner shall submit the authorization and consent to the Town at the time of applying for the building permit. If the Westermere HOA fails to provide the authorization and consent in form, content or timeframe contemplated by this Agreement, the Owner shall be fully released from its obligation to improve the façade and the associated walkway as shown on the Final PUD Plans.
- 7.3. Review of Plans for the Public Benefits. Owner shall submit a report to the Community Development Department and, if determined it is necessary be referred to the Town Council demonstrating how its construction plans for the Project have been prepared to insure that the required public benefits have been designed to achieve applicable construction standards and requirements and will function and operate in a manner that is consistent with the customary goals and objectives for which the public benefit was accepted by the Town. The report and plans will be reviewed by the Community Development Department to determine compliance with this requirement. In the event that the Community Development Department determines that the report fails to adequately demonstrate compliance, the matter shall be referred to the Town Council for further review and appropriate action. If the matter is not resolved to the mutual agreement of the Town Council and Owner, the dispute will be referred to mediation for resolution by a mutually acceptable mediator. Any such mediation shall be scheduled to occur as expeditiously as possible.
- 8. Provisions to be Addressed in the Project Condominium Documents. Owner shall comply with the following requirements, which will be addressed in the Project Condominium Documents. The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be designated as a Town Enforceable Restriction in the Project Condominium Documents.

8.1. Town Parking Space.

8.1.1. Owner shall construct the 48 Town Parking Spaces and convey them to the Town at the location indicated in the Final PUD Plans, with the public parking area located at the top level of the parking structure above the Project's parking. The Town Parking Spaces, including all operational equipment as well as all structural elements, maneuvering aisles, pedestrian areas, stairwells, elevators, ceiling, walls, floors, mechanical, HVAC, exhaust, electrical, plumbing, life/health welfare systems and facilities directly serving the Town Parking Spaces ("Town's Parking Spaces Support Facilities"), shall be designed as one or more Condominium Units in the Project Condominium Documents. Title to the Town Parking Spaces shall be deeded to the Town at no cost to the Town. The

Town may own, use, sell or lease some or all of the Town Parking Spaces, which ownership and usage shall be subject to the terms and conditions of the Town Approvals, this Agreement and the Project Condominium Documents.

- 8.1.2. Owner shall be responsible for all capital construction costs associated with the design and construction of the Town Parking Spaces, including, without limitation, the installation of the Town-approved gate(s), parking ticket access machine, server, software and required electronic equipment, all compatible with the Town's existing parking system for the heritage parking garage and communications for the electronic ticket machine, parking area stripping, interior parking area signage and exterior parking area signage (including directional signage on the Project building and at Mountain Village Boulevard), lighting, required handicap parking spaces and required aisles and electrical service to each parking space suitable to power an electric car.
- 8.1.3. The Town shall review and approve the final designs of the Town Parking Spaces and all construction, design and signage related to such spaces prior to issuing a building permit which approval will not be unreasonably delayed, withheld or conditioned.
- 8.1.4. The Owner may approach the Town to enter into a legal agreement to operate and manage the public parking garage on behalf of the Town on mutually agreeable terms and conditions, including allocations of costs and revenues.
- 8.1.5. The Project Condominium Documents shall clearly establish that the Town, as the owner of the Town's Parking Spaces and owner or beneficiary of the Town's Parking Spaces Support Facilities, shall only be responsible for those certain costs and expenses directly associated with the ownership, management and operation of the Town's Parking Spaces and the Town's Parking Spaces Support Facilities, which shall include by way of example, property taxes, insurance, utilities, maintenance and repair of such areas ("Allocated Town's Parking Spaces Costs"). The Project Condominium Documents shall establish a mechanism satisfactory to the Town establishing that the Allocated Town's Parking Spaces Costs shall be allocated to the Town as the owner of the Town's Parking Spaces either as limited common expenses as part of a master association that covers the Town's Parking Spaces or, if elected by the Town, as part of a separate sub-association.
- 8.1.6. In all events, the Project Condominium Documents shall provide that a draft budget showing the Allocated Town's Parking Spaces Costs shall be sent to the Town to review and approve, which shall not be unreasonably withheld, conditioned or delayed, with the Town having 45 days to comment. It is the intent of the parties that the actual costs incurred in connection with the Allocated Town's Parking Spaces Costs will be allocated to the Town, which will be billed to the Town on a quarterly basis. The Parking Budget shall not include for any costs that would not be included in a standalone parking garage, including but not limited to costs for sophisticated roof forms, plaza paver installation, complex heating systems or any exterior improvements not related to the Town's Parking Spaces. Further, such expenses shall not include any overhead, management fees, accounting fees or similar expenses passed through by the Project Association, Owner or Hotel Operator. The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be designated as a Town Enforceable Restriction in the Project Condominium Documents. In addition, the Town Staff, Owner and Project Association shall enter into an agreement providing for the management of the Town Parking Spaces and the private parking units included in the Project prior to issuance of a Certificate of Occupancy, a mutually agreeable parking management plan will be developed between the Town staff and the Owner that may change from time-to-time.

- 8.2. Conference Rooms. The Owner shall construct two conference rooms in the Project in general accordance with the Final PUD Plans, which shall be available for use by owners and guests in the Project and non-owner guests. The two conference rooms will be designed, constructed and operated in a manner that will enable them to be broken up into four smaller rooms by sound-proof, industry standard dividers. The conference rooms shall be offered for market rent to the public at comparable rates to room rates at the Telluride Conference Center. Public access to and from the conference rooms shall be provided for in the Project Condominium Documents. The owner of the conference rooms will be responsible to maintain and repair the conferences rooms and keep them in good repair and order as provided for in the Project Condominium Documents. The owner of the conference rooms shall arrange for an entity to book and manage the conference rooms in accordance with the Town Approvals and industry standards. The conference rooms shall be available for rental in concert with other conferences or special events occurring in the Town when not booked for other functions, provided that the Owner, Project Association and Management Company may establish commercially reasonable rules, regulations and other restrictions that will govern the use of the conference rooms in a uniform manner.
 - 8.3. Lock-Off Units. Each Lock-Off Unit shall meet the following requirements:
- 8.3.1. Lock-Off Unit doors that lock-off one unit or room from another unit or room shall be maintained as a separate, lockable door, and shall not be removed for any reason.
- 8.3.2. Each Lock-Off Unit entry shall maintain a separately keyed entry from the other attached Lock-Off Units and its own unit number.
- 8.3.3. Each Lock-Off Unit shall be shown as a separate condominium unit on the project's condominium map, with an owner allowed up to own up to a maximum of three units in a Lock-Off Unit configuration.
- 8.3.4. Each lock-off unit shall maintain a separate, unique unit designation in the common hallway.
- 8.3.5. Each lock off unit shall contain a bed or sleeper sofa for lodging accommodations.
- 8.4. <u>Valet Parking.</u> When the tandem parking spaces shown on the Final PUD Plan are utilized, the Owner or condominium association will provide 24 hour per day valet parking services for the Tandem Parking Spaces through the provision of attendants who take, park and later return vehicles to owners and guests. Such valet services shall provided for in the Project Condominium Documents and designated as a Town Enforceable Restriction. The Town Parking Spaces shall not include any Tandem Parking Spaces.
- 8.5. <u>Snow Removal</u>. The Project Association shall be responsible for removing and/or relocating snow from the south side of upper Mountain Village Boulevard.
- 8.6. Grant of Easements by Town to Owner. The Town agrees to grant and convey necessary easements to the Owner ("Lot 109R Project Easements") to enable Owner to develop, construct, operate, use, repair and maintain the Project in accordance with the Town Approvals. The easements shall, at a minimum, provide for the following:

Lot 109R Project Authorized Uses	Timing for Grant
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Easements		
Plaza Usage	*snowmelt system *Plaza lighting *Landscaping *Hardscaping *Signage *Pedestrian Access *Access to repair and maintain Project, including vehicles and equipment *Drainage systems *Vehicular and pedestrian access to undertake authorized uses *Slope stabilization	Replat
Permanent Underground Structures	* Below grade structural elements (inclusive of, without limitation, footers, walls, foundations, columns, supports and other like components) * Below grade structures (inclusive of, without limitation, commercial space, residential space, storage space, parking garages, parking spaces, snowmelt systems, HVAC systems, mechanical systems, phone systems, boilers, exhaust systems, lights, elevators, stairs, ramps, drains, pipes, utilities and other like components) *Pedestrian Access *Vehicular and pedestrian access to undertake authorized uses	Replat
Vehicular Access	*Vehicular Access	Replat
Mt Village Blvd	*Snow storage *Landscaping *Vehicular and pedestrian access to undertake authorized uses	Replat
Utilities	*Utilities *Vehicular and pedestrian access to undertake authorized uses	Replat
Shoring, Grading, Excavation	*Temporary Shoring, Grading and Excavation *Vehicular and pedestrian access to undertake authorized uses	Building Permit

The use of these easements shall be in a reasonable location designated by Owner and Town and shall be granted and conveyed and used consistent with the Town Approvals, which usage may be made subject to any further reasonable rules and regulations of Owner and Town.

8.7. Grant of Easements by Owner to Town. Owner agrees to grant and convey to the Town certain necessary and suitable easements, licenses or leases for the benefit of the Town and general public as listed below ("Owner Granted Public Easements"). The Owner Granted Public Easements shall be in a form and content acceptable to the Town and Owner. Some of the Owner Granted Public Easements will be established in the Project Condominium Documents. The use of the Owner Granted Public Easements shall be in a reasonable location designated by Owner and Town and shall be subject to reasonable rules and regulations of Owner and Town. The Owner Granted Public Easements shall, at a minimum, provide for the following:

Owner Granted Public Easements	Authorized Uses	Timing for Grant
Interim Utility License	*operate, repair and maintain existing utilities located on the Property	Replat

Modification of Surface Parking Lease Agreement	*lease to enable continued use of Town Parking Lot on Property	Replat
Permanent Utilities	*operate, repair and maintain existing utilities located on the Property	Recordation of Project Condominium Documents
Conference Room Access	*public access and use of Conference Room	Recordation of Project Condominium Documents
Public Rest Room Access	*public access and use of Public Rest Room	Recordation of Project Condominium Documents
Town Parking Spaces Access	*public access and use of Town Parking Spaces	Recordation of Project Condominium Documents
Pedestrian Access through breezeways	*public access and use of pedestrian breezeways	Recordation of Project Condominium Documents

9. Further Requirements by Owner

- 9.1. Owner to Comply With Conditions of Approval. Owner agrees to comply with the terms, conditions, requirements and obligations placed upon Owner in the Town Approvals, including, without limitation, the payment of funds, dedication of lands, creation of easements, construction of improvements and the like as the same are set forth herein and in the Town Council Approval Resolution. The corresponding terms, conditions, requirements and obligations established in the Town Approvals are hereby incorporated into this Agreement by this reference. All representations of the Owner concerning the Project, whether within the submittal or at the DRB hearing and/or the Town Council hearing for the Project, are deemed to be specific obligations of the Owner under this Agreement.
- 9.2. Other Requirements and Undertakings. In addition to the foregoing, the Owner shall also comply with the following additional requirements:
- 9.2.1. Provision of Improvement Location Certificate. Prior to pouring concrete into the building's footers, the Owner shall cause a Colorado Professional Land Surveyor ("Surveyor") to prepare and submit an Improvement Location Certificate ("ILC") for the location of all footers to ensure that such are located within the platted boundaries of the Property as established by the Replat, except for those structures, facilities and other components that have been authorized by the Final PUD Plans to be placed outside of the Property in easements. Prior to the issuance of a Certificate of Occupancy, Owner will cause a Surveyor to prepare and submit to the Town an ILC demonstrating that all structures, facilities and other components of the buildings associated with the Project have been constructed such that they are located within the platted boundaries of the Property as established by the Replat, except for those structures, facilities and other components that have been authorized to be placed outside of the Property within the boundaries of easements granted to the Owner in connection with the Project. The ILC shall be certified to the Town by the surveyor. Any encroachment outside the Property not authorized by the Final PUD Plans shall require the Owner to submit for an amendment to the Replat or for Town Council authorization of an encroachment agreement, with Town Staff determining the appropriate process to remedy any unauthorized encroachment.
- 9.2.2. <u>Drainage System and Maintenance.</u> The Project Condominium shall be responsible for the maintenance and repair of all drainage improvements on the Property and on Tract OS-3-BR-2 leading up to the Town's existing drainage system as indicated on the Final PUD Plan. Such requirement shall be reflected in the Project Condominium Documents. The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be

designated as a Town Enforceable Restriction in the Project Condominium Documents.

- 9.2.3. <u>Drainage Plan Details.</u> Prior to issuing any building permits, Owner shall submit a drainage plan to address permanent dewatering, the provision of sand and oil traps, drainage of the patios, drainage of the garage vents, drainage of the gutter system and other necessary drainage, with such plan submitted for Staff review and approval concurrent with the required building permit review.
- 9.2.4. <u>SMPA Review and Approval of Utility Plans.</u> Prior to the issuance of any building permits, the SMPA shall review and approve the final utility plan.
- 9.2.5. Composite Utility Plans. Prior to the issuance of any building permits, Owner shall submit a composite utility plan for Town review and approval that shows: (1) the proposed utility meter and utility pedestal locations with appropriate screening, (2) plans that conform to the Town's Cable Television Regulations; and (3) Qwest and Source gas approved utility and meter locations.
- 9.2.6. <u>Venting Plans.</u> Prior to the issuance of any building permits, Owner shall submit_detailed venting plans for Staff-DRB Chair review and approval as construction documents are developed for review and approval by Staff and the DRB Chair.
- 9.2.7. <u>Snow Removal Devices and Snow Retention Systems.</u> Prior to the issuance of any building permits, Owner shall submit engineered plans for the snow retention devices, and include one anchor at the roof hatch and other anchors on the roof as required for a safe snow removal system. Building permit plans shall show the snow removal mechanical and safety device requirements consistent with Design Regulation Section 8-210-4.
- 9.2.8. <u>Stucco Details</u>. Prior to the issuance of any building permits, Owner shall submit_Stucco details concurrent with the building permit application consistent with the stucco design details outlined in the exterior materials of Section the Design Regulations.
- 9.2.9. <u>Plan Notation</u>. Prior to the issuance of any building permits, Owner shall submit building permit plans that include a note that states all concrete, exterior walls shall have a stone, stucco or wood finish as deemed appropriate by the Town since it is not possible to see every exterior surface on the submitted elevations.
- 9.2.10. <u>Window Design</u>. Prior to the issuance of any building permits, Owner shall submit Details on window design consistent with the Design Regulations.
- 9.2.11. Revised Geotechnical Reports and Design. Prior to the issuance of any building permits, Owner shall submit revised geotechnical reports prepared by a Colorado Registered Professional Engineer that are based on the proposed building permit building design. Owner shall incorporate revised geotechnical report recommendations into the building's design prior to submitting for a building permit for the project.
- 9.2.12. <u>Miscellaneous Civil Engineering Concerns.</u> Prior to issuing a building permit, the Owner will submit plans that address the comments in the letter from the Town's consultant, Professional Land Consultants, dated Thursday, September 23, 2010 attached hereto as <u>Exhibit "D"</u>.
 - 9.2.13. Construction Mitigation Plan. Prior to the issuance of any building

permits, Owner shall submit a revised detailed construction mitigation plan for Staff review and approval. Key considerations of the construction mitigation plan shall include, but are not limited to: (1) allowing through access to See Forever on the current access path to the extent possible; (2) the location of the crane(s) and avoiding movements of construction materials or equipment over neighboring properties; (3) construction parking; (4) truck ingress and egress from the job site; (5) ensuring minimal to no power or other utility interruptions; (6) the need to obtain a plaza access permit for the area south of Westermere; (7) protection of air and water quality; (8) maintaining traffic and pedestrian flows around the project in a safe manner and (9) an engineered plan for construction shoring and/or soil nailing that ensures adjoining properties will be protected.

- 9.2.14. <u>Grease Trap Plumbing Design</u>. Prior to the issuance of any building permits, Owner shall submit engineering drawings for the plumbing system that includes grease traps prior to the issuance of a building permit Per Design Regulation 11-102. The grease trap access will be located in the parking garage loading dock area.
- 9.2.15. Westermere Courtesy Notice. Prior to the issuance of any building permits, Owner shall notify the Westermere HOA or its property management company when building permit plans are submitted to the Town as a courtesy, provided that the foregoing is not intended to establish any requirement for Westermere to approve such plan as a condition to the issuance of a building permit by the Town
- 9.2.16. Colors and Materials. Prior to the issuance of any building permits, the Town will ensure that the colors and materials presented with the building permit are substantially the same as shown on the model presented as a part of the Final PUD Plan public hearings, with a mock up of all materials and colors presented to Staff and the DRB Chair prior to the issuance of a building permit. Stone will be set with a recessed grout and a tight pattern substantially in accordance with the mock up presented at the October 28, 2010 meeting.
- 9.2.17. Garage Vents Along See Forever Walkway. Prior to the issuance of any building permits, Owner shall provide more detail on the design of the garage vent louver venting to the plaza area along the See Forever walkway to ensure such is screened to the extent practical. To the extent practical, the design of the garage vents shall be based on the size and scale of the windows to the south to provide for a congruent design.
- 9.2.18. <u>Final Exterior Door Designs</u>. Prior to the issuance of any building permits, Owner shall provide final exterior door design details based on the Design Regulations, with such plans submitted concurrent with the building permit application.
- 9.2.19. Acknowledge of the Town Trash Facility. The Owner shall cause the Project Condominium Documents to reflect the existence of the Town trash facility in proximity to the Project to ensure that future property owners are put on notice of this facility and its potential impacts (noise, smell, aesthetics, etc). The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be designated as a Town Enforceable Restriction in the Project Condominium Documents.
- 9.2.20. <u>Damage to Town Trash Facility</u>. The Owner shall be financially responsible for the repair of any damage to the Town Trash Facility caused by the construction of the Project.
 - 9.2.21. Landscape Plan. The Owner shall salvage mature trees located on the

Property to the extent practical and the final landscape plan shall reflect this requirement. In addition, Owner shall maintain the required landscape planting as shown in the Town Approvals, including but not limited to replacing dead trees, pruning, irrigation and mowing in perpetuity.

10. Construction of Public Improvements or Infrastructure Improvements.

- Owner's sole cost and expense, the construction of those certain public improvements or infrastructure improvements set forth on attached **Exhibit "B"** and as shown on the Final PUD Plans ("**Public Improvements**") and as more fully detailed in the Final PUD Plans. The Owner agrees to enter into a Site Plan Improvements Agreement ("**SPIA**") that outlines the actual costs of the Public Improvements at the time a building permits application is submitted. The SPIA will include a clause that states that the cost of the Public Improvements are estimates only, and if the actual cost of the materials or labor exceeds such estimate, the Owner shall nevertheless be responsible therefore. Such agreement shall be substantially based on the terms of this Section of the Agreement and be in a form or manner acceptable to the Town.
- 10.2. Owner's Construction Obligation and Standards. The Owner shall timely construct and complete all required Public Improvements in accordance with the Final PUD Plans, the provisions of this Agreement and in compliance with all laws, regulations, standards, specifications and requirements of the United States, the State of Colorado, the Town of Mountain Village, and all their pertinent agencies.
- 10.3. <u>Completion of Public Improvements</u>. All of the Public Improvements shall be fully completed and result in Final Acceptance as outlined herein, prior to and shall be a condition of the issuance of the final Certificate of Occupancy for the non-public improvement portions of the Project unless a financial guarantee of 200% of the remaining costs for the uncompleted public improvements is provided to the Town as provided for in the SPIA.
- 10.4. Collateral. To secure and guarantee performance of its obligations as set forth herein, Owner, at the time of issuance of the building permit, shall provide the Town with collateral in the sum that is equal to 125% of the cost of the public improvements in the SPIA ("Collateral") which may be posted for the sole benefit and protection of the Town in the form of either: (i) a certified check, (ii) an irrevocable letter of credit from a lending or financial institution in good standing in the state of Colorado and in a form satisfactory to the Town Manager and Town Attorney; (iii) cash or some acceptable combination of the foregoing; and (iv) a performance bond, provided that the Town Manager and Town Attorney, have satisfied themselves that the bonding company and form of the performance bond will satisfactorily protect the interest of the Town consistent with this Agreement. If cash is provided as the Collateral, it shall be deposited by the Town in a separate interest-bearing account with any interest accruing to the benefit of Owner. The Collateral shall be posted as a condition of and shall be due upon issuance of an initial building permit for the physical improvements associated with the Project.
- 10.5. <u>Use of Collateral By Town</u>. If the Town Manager determines that reasonable grounds exist to believe that the Owner is failing or will fail to construct or install the Public Improvements as required by this Agreement, the Town Manager shall notify the Owner in writing that: (i) the Town intends to draw on the Collateral for the purpose of completing the Public Improvements; (ii) the specific reasons therefore; and (iii) Owner may request a hearing before the Town Council on the matter, such request to be made no less than fifteen (15) days from the date of the notice. Should a hearing not be requested within (15) fifteen days, or should the Town Council conduct a hearing and

thereafter determine that the Owner is failing or has failed to satisfactorily install the required Public Improvements, the Town may thereafter draw on the Collateral as necessary to construct the Public Improvements. In such event the Town shall be entitled to recover such costs as are reasonable to administer the construction of the Public Improvements. In no event shall the Owner take any action which shall impair the ability of the Town to draw on the Collateral during the term of this agreement, including after receipt of notice of intent to draw on Collateral by the Town.

10.6. Acceptance and Release of Collateral.

- 10.6.1. Final acceptance of the Public Improvements or any portion or phase thereof shall only be made by the Town ("Final Acceptance").
- 10.6.2. Upon issuance of final Certificate of Occupancy for the Public Improvements, a Town representative shall, within 15 days, inspect all such Public Improvements for Final Acceptance. If based on such inspection the Public Improvements are not acceptable to the Town, the reasons for non-acceptance shall be prompted, reduced to writing and a notice shall be sent to Owner stating the defects and the required corrective measures necessary to come into compliance with the Final PUD Plans, and the SPIA specifications (the "Punch List") at which time the Owner shall have 30 days to complete the corrective measures necessary for Final Acceptance as set forth in the Punch List. The Town shall not be required to make inspections during any period when climatic conditions make thorough inspections impractical.
- 10.6.3. Upon final inspection by the Town correction of any Punch List items which results in Final Acceptance by the Town, the Town shall promptly release all Collateral and shall assume normal maintenance responsibilities, excepting warranty work and maintenance as required under the terms of this Agreement, for the Public Improvements.
- 10.6.4. The SPIA may allow for partial releases of Collateral equivalent to the costs assigned to a completed Public Improvement, provided that the Town is satisfied that the remaining balance of the Collateral is adequate to fund any remaining Public Improvements.
- 10.7. Pursuant to LUO Section 4-618-5, Owner shall warrant to the Town the quality, workmanship and function of all the Public Improvements for a period of two (2) years after Final Acceptance by the Town, or until July 1 of the year during which the winter terminates after Final Acceptance by the Town, whichever is greater.
- 10.8. Owner agrees at its sole cost and expense to repair or restore any existing improvements or facilities damaged during construction of the Project to its pre-existing conditions.
- 10.9. Prior to the issuance of a building permit for the occupiable space in the Project, Owner and the Town shall enter into an agreement allocating the obligations to undertake ongoing repair and maintenance of the Public Improvements. Any obligations of the Town to repair or maintain Public Improvement shall be subject to the Town budget process and annual appropriations by the Town for such maintenance and repair.

11. Vested Rights.

11.1.1 <u>Intent.</u> Development of the Property in accordance with the terms and conditions of this Development Agreement will provide for orderly and well planned growth, promote economic development and stability within the Town, ensure reasonable certainty, stability and fairness

in the land use planning process, secure the reasonable investment-backed expectations of the Owner, foster cooperation between the public and private sectors in the area of land use planning, and otherwise achieve the goals and purposes of the Vested Property Rights Statute, C.R.S. §24-68-101, et. seq., the LUO and the Design Regulations. In exchange for these benefits and the other benefits to the Town contemplated by the Development Agreement, together with the public benefits served by the orderly and well planned development of the Property, the Owner desires to receive the assurance that development of the Property may proceed pursuant to the terms and conditions of the Development Agreement.

- 11.1.2 <u>Site Specific Development Plan</u>. The Replat, Final PUD Plans and this Agreement constitute a "Site Specific Development Plan", pursuant to LUO Section 6-201.
- 11.1.3 <u>Vested Real Property Right</u>. Accordingly, this final approval has created for Owner's benefit a "vested real property right" as defined by C.R.S. § 24-68-101 et seq.
- 11.1.4 <u>Duration</u>. For purposes of this Agreement, the above-referenced vested real property right shall remain vested for five (5) years after December 8, 2010 (the date of the Town Council Approval Resolution approving the Project).
- 11.1.5 <u>Publication</u>. A notation of such vested real property right has been made on the Final PUD Plans and a notice has been published in a newspaper of general circulation within the Town on December 31, 2010.
- 11.1.6 <u>Reliance</u>. The Owner has relied upon the creation of such vested real property right in entering into this Agreement.
- 11.1.7 <u>Future Legislation</u>. During the five (5) year period in which the vested real property right shall remain vested, the Town shall not impose by legislation or otherwise any zoning or land use requirement or obligations upon Owner or their successors or assigns which would alter, impair or diminish the development or uses of the Property as set forth in this Agreement, except:
 - i. With the consent of the Owner; or
- ii. Upon the discovery of natural or man-made hazards on or in the immediate vicinity of the Property, which could not reasonably have been discovered at the time of vested rights approval, and which, if not corrected, would pose a serious threat to the public health, safety and welfare; or
- iii. To the extent that compensation is paid, as provided in Title 24, Article 68, CRS.

The establishment of such vested real property right shall not preclude the application of ordinances or regulations which are general in nature and applicable to all property subject to land use regulation by the Town, including, but not limited to, fee assessments and building, fire, plumbing, electrical, mechanical, water and sewer codes and ordinances.

12. Miscellaneous.

- 12.1. Recording. This Agreement will be recorded in the Official Records.
- 12.2. Default. Notice and Cure. In all instances under this Agreement, at such time

as a Party ("Claiming Party") claims that any other Party ("Responding Party") has violated or breached any of the terms, conditions or provisions of this Agreement ("Default"), the Claiming Party shall promptly prepare and deliver to the Responding Party a written notice ("Notice of Default") claiming or asserting that the Claiming Party is in default under a term or provision of this Agreement, which notice shall clearly state and describe: (a) each section(s) of the Agreement which the Responding Party has allegedly violated, (b) a summary of the facts and circumstances being relied upon to establish the alleged violation, (c) the specific steps ("Cure Events") that must be undertaken to come into compliance with the Governing Documents, and (d) the reasonable timeframe, not less than ten days for a monetary default and not less than thirty days for a non-monetary default (unless emergency circumstances require a shorter response time), within which time the alleged violation should be cured ("Cure Completion Date").

- 12.3. Remedies For Breach Or Default. In the event Owner should fail to perform or adhere to its obligations as set forth herein, or fail to meet specified performance timelines, the Town shall have the following remedies against the Owner, or its successors and assigns, which remedies are cumulative and non-exclusive and which may be exercised after the provision of written notice stating that Owner is in breach, the specific steps required to cure the breach and a reasonable timeframe within which to cure the breach:
 - 12.3.1. Specific performance;
 - 12.3.2. Injunctive relief, both mandatory and or prohibitory;
 - 12.3.3. Withdrawal or cancellation of PUD approval;
- 12.3.4. Injunction prohibiting the transfer or sale of any lot or unit created under the PUD approval;
- 12.3.5. Denial, withholding, or cancellation of any building permit, certificate of occupancy or any other authorization authorizing or implementing the development of the Property and/or any structure or improvement to be constructed on the Property; or
- 12.3.6. The Town shall have enforcement powers for violations of this Agreement as if they are violations of the LUO including the power to assess fines and penalties as set forth in the LUO.
- 12.4. Governing Law. Costs and Expenses. This Agreement shall be construed under and governed by the laws of Colorado, with jurisdiction and venue restricted to a court of competent jurisdiction in San Miguel County, Colorado. In addition to the remedies of the Town pursuant to Section 12.4, a Party may pursue any and all available remedies under applicable law, including, without limitation, injunctive relief and specific performance. All of the rights and remedies of the Parties under this Agreement shall be cumulative. In any action to enforce or construe the terms of this Agreement, the substantially prevailing Party shall recover all legal and related court costs, including all reasonable attorneys' fees and expert witness fees, costs and expenses.
- 12.5. <u>Indemnity</u>. Except as otherwise set forth herein, the Owner shall defend and hold the Town harmless from and against any and all claims, demands, liabilities, actions, costs, damages, and attorney's fees that may arise out of or result directly or indirectly from the Owner's actions or omissions in connection with this Agreement, including but not limited to Owner's improper design or construction of the Public Improvements required thereunder, or Owner's failure to construct or

complete the same. After inspection and acceptance by the Town of the Public Improvements, and after expiration of any applicable warranty period, this agreement of indemnity shall expire and be of no future force or effect.

- binding upon the Town and its successors and assigns and upon the Owner, its successors (including subsequent owners of the Property, or any part thereof), legal representatives and assigns. This Agreement shall constitute an agreement running with the Property until: (a) modification or release by mutual agreement of the Town and the Owner (subsequent transferee owners' consent to modification(s) or release(s) shall not be required unless the modification(s) directly limit or restrict the zoning or development rights awarded to a subsequent transferee owner's specific lot); or (b) expiration of the term hereof. This Agreement may be amended or supplemented by the Town and Owner without any requirement for Owner to obtain the approval of any Unit Owners or the Association, except that notice of any amendment shall be duly noticed in accordance with the LUO and each Unit Owner and the Association shall be entitled to attend any hearing and comment on any proposed amendment to this Agreement.
- 12.7. Parties Representations. In entering into this Agreement, the Parties acknowledge and agree and represent and warrant to each other as follows: (a) that they will perform their duties and obligations in a commercially reasonable and good faith manner and that this commitment is being relied upon by each other Party; (b) that parties will promptly provide a response to a notice when required, the response will be provided within the timeframe established and if no timeframe is stated, it shall be deemed to be 30 days and the failure to timely provide a response shall be deemed to be an approval; (c) that the Party is a duly qualified and existing entity, capable of doing business in the state of Colorado; and (d) that the Party has actual and express authority to execute this Agreement, has taken all actions necessary to obtain such authorization, the Agreement constitutes a binding obligation of the Party and the person signing below is duly authorized and empowered to execute this Agreement.
- 12.8. Severability and Further Assurances. If any term or provision or Article of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the applications or such term or provision or Article to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Each Party shall execute and deliver such documents or instruments and take such action as may be reasonably requested by the other Party to confirm or clarify the intent of the provisions hereof and to effectuate the agreements herein contained and the intent hereof.
- 12.9. Entire Agreement. This Agreement contains the entire agreement and understanding of the Parties with respect to the subject matter hereof, and no other representations, promises, agreements or understandings or obligations with respect to the payment of consideration or agreements to undertake other actions regarding the subject matter hereof shall be of any force or effect unless in writing, executed by all Parties hereto and dated after the date hereof.
- 12.10. <u>Modifications and Waiver</u>. No amendment, modification or termination of this Agreement or any portion thereof shall be valid or binding unless it is in writing, dated subsequent to the date hereof and signed by each of the Parties hereto. No waiver of any breach, term or condition of this Agreement by any party shall constitute a subsequent waiver of the same or any other breach, term or condition.

- 12.11. Counterparts and Facsimile Copies. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Facsimile copies of any party's signature hereon shall be deemed an original for all purposes of this Agreement.
- 12.12. Notice. All notices, demands or writings in this Agreement provided to be given or made or sent that may be given or made or sent by either party hereto to the other, shall be deemed to have been fully given or made or sent when made in writing and delivered either by Fax, Email or United States Mail (certified, return receipt requests and postage pre-paid), and addressed to the party, at the below stated mailing address, email address or fax number. The mailing address, email address or fax number to which any notice, demand or writing may be changed by sending written notice to each party notifying the party of the change.

Town:	Owner:
Town of Mountain Village	MV Colorado Development Partners, LLC Attn:
Attention: Town Manager	Robert Harper
455 Mountain Village Blvd., Suite A	1601 Elm Street, Suite 4000
Mountain Village, CO 81435	Dallas, Texas 75201
	Fax: (214)720-1662
With a Copy to:	With copy to:
J. David Reed, Esquire	MV Colorado Development Partners, LLC
PO Box 196	Attn: Alan Tompkins, Esq.
Montrose, CO 81402	1601 Elm Street, Suite 4000
	Dallas, Texas 75201
	Fax: (214)720-1662
	And a Copy to:
	Thomas G. Kennedy, Esquire
	P.O. Box 3081
	Telluride, CO 81435
	Fax: (970)728-9439

- 12.13. Exhibits And Attachments. All exhibits and attachments to this Agreement shall be incorporated herein and deemed a part of this Agreement.
- 12.14. Rights of Lenders. The Town is aware that financing for acquisition, development and/or construction of the Project ("Owner Loan") may be provided in whole or in part, from time to time, by one or more lenders. In the event of an event of default by the Owner under this Agreement, the Town shall provide notice of such event of default, at the same time notice is provided to Owner, to any lender previously identified in writing to the Town ("Registered Lender") pursuant to this Paragraph 12.14. If a Registered Lender is permitted under the terms of any agreements with Owner to cure the event of default and/or to assume Owner's position with respect to this Agreement, the Town agrees to recognize the right of such Registered Lender and to otherwise permit such Registered Lender to assume all of the rights and obligations of Owner under this Agreement, provided that nothing contained in this Agreement shall not create any duty, obligation or other requirement on the part of the Registered Lender to assume any of the duties and obligations of Owner under this Agreement unless the Registered Lender takes fee simple title to the Project through foreclosure, deed in lieu or other legal instrument in which case the lender shall be bound by the terms and conditions of this Agreement. For so long as the Owner Loan remains outstanding, Owner and Town recognize and agree that this Agreement may only be modified or amended with the prior written approval of each Registered Lender.

- 12.15. No Further Rights; No Third Party Rights. Nothing contained herein shall be construed as creating any rights in any third persons or parties other than the parties specifically intended to be benefited or burdened by this Agreement.
- 12.16. Term of Agreement. This Agreement and the Town Approvals as they relate to the Applications, except for the Replat, shall expire as of December 8, 2015 unless Owner has either: (a) obtained a building permit and commenced construction of the Project Condominium; or (b) applied for and obtained an approval to extend this Agreement and the Town Approvals. If construction has not timely commenced or an extension not obtained prior to December 8, 2015, the Town Approvals shall expire, except that the Replat and the density assigned to the Property shall remain in place, but prior to any use and development of the Property, the Owner of the Property must reapply for and obtain necessary approvals of applications for rezoning, PUD, waivers/variations and design review approval for any project contemplated for the Property, which will be reviewed in accordance with LUO and Design Regulations in place at the time of the submission of any such application.
- 12.17. Conflicts Between Hotel Covenant and Development Agreement. Any conflicts between the terms of this Agreement and the Hotel Covenant shall be resolved in favor of the most restrictive applicable term in either document.
- 12.18. <u>Industry Standards and Norms.</u> Customary industry practices, standards and norms shall be relied upon if and when necessary for purposes of interpreting, applying and enforcing the terms and conditions established in this Agreement.

IN WITNESS THEREOF, the Parties have executed this Agreement intending that it become effective as of the Effective Date.

TOWN:

Town of Mountain Village, a Colorado Home Rule Municipality and Political Subdivision of the State of Colorado	
By: Robert H. Delyes, Mayor	Date: 3 17 11
Attest: By: Gregory L. Spayks, Town Manager	Date: 3/16/11
STATE OF COLORADO)s COUNTY OF SAN MIGUEL)	s
Acknowledged, subscribed and sworn to be H. Delves as the Mayor of The Town of Mo	
Witness my hand and official seal. Notary Public	My commission expires: 6/5/2014 8 COLOR
STATE OF <u>COCORADO</u>)) SE COUNTY OF <u>BAN HIGOE</u> L	S Chies Ol
Acknowledged, subscribed and sworn to be Sparks as the Town Manager of The Tov	
Witness my hand and official seal. Sant Marin H	My commission expires: 4/5/2014
solary Public	OF A SUMMAN OF A SUMAN OF A SUMMAN OF A SUMAN OF A SUMAN OF A SUMA

OWNER:		
MV Colorado Development Partners, LLC, a Texas límited liability company		
By: 1662 Hayper, IR	Date: Murch 14, 2011	
Printed Name: Robert R HARPER T	<u>rw</u>	
State of <u>lexas</u>)		
County of Dallas)	A. A.	
Subscribed to and acknowledged before me	this 14th day of March, 2011 by as Vice President	of MV
Witness my hand and official seal.		
Kodly H. Mc Camel	My commission expires: 4-21-11	
KATHY H. McDANIEL Notary Public, State of Texas Comm. Exp. 04-21-11		
0.0000		

Exhibit "A" Sheet Index:

Cover Sheet/Index		
A0.00	Sheet Index & Project Information	
Civil Drawings		
C0.00	Sheet Index & Project Information	
DM1	Demolition Plan	
SP1	Site Plan	
SP2	Site Plan	
OU1	Overall Utility Plan	
GR1	Grading Plan	
EC1	Erosion Control Plan	
SD1	Storm Drain Plan and Profile	
SD2	Storm Drain Plan and Profile	
SS01	Sanitary Sewer Plan and Profile	
WT01	Water Main Plan and Profile	
UR1	SMPA Utility Relocation Plan	
UR2	Qwest Utility Relocation Plan	
UR3	Cable TV Utility Relocation Plan	
DT1	Details - Grading and Erosion Control	
DT2	Details - Storm Drainage	
DT3	Details - Storm Drainage and Roadway	
DT4	Details - Sanitary Sewer	
DT5	Details - Water	
Landscape Drawings		
L1.01	Landscape Plan	
L1.01a	Landscape Plan	
L1.01b	Landscape Plan	
L1.01c	Landscape Plan	
L1.01d	Landscape Plan	
L1.02	Westermere Improvement Plan	
L1.03	Landscape Details	
11.01	Irrigation Plan	
12.01	Irrigation Details	
12.02	Irrigation Details	
Architectural Drawings		
A1.01	Site Plan	
A1.01a	Garbage Truck Circulation Plan	
A1.01b	Construction Staging Plan	
A1.01c	Snow Melt Plan	_
A1.01d	Site Photos	
A1.01e	Site Ownership Diagram	
A1.01f	Site Density Diagram	
A1.01g	Site Circulation Diagram	_
A1.02	Parking Diagram Plan (reference only)	_
A1.03	Loading Dock Detail Plan	
A1.04	Erosion Control Plan	-
A1.05	Upper Garage Lighting Plan	_
A1.06	Ground Floor Lighting Plan	-
A1.07	Level 1 Lighting Plan	
A1.08	Level 2 Lighting Plan	_
A1.09	Level 3 Lighting Plan	_

A1.10	Level 4 Lighting Plan	
A1.11	Level 5 Lighting Plan	_
A1.12	Level 6 Lighting Plan	-
A1.13	Level 7 Lighting Plan	
E1.00	Lighting Cut Sheets	-
E1.06		-
E1.07	Garage Basement Floor Plan - Overall	
Programme and the second secon	Level 1 Lighting Plan	-
E1.08	Level 1 Lighting Plan	
PTP.200	Garage Basement Point to Point	
PTP.201	Lower Garage Point to Point	
PTP.202	Upper Garage Point to Point	_
A2.00	Garage Basement Floor Plan - Overall	
A2.01	Lower Garage Floor Plan – Overall	
A2.02	Upper Garage Floor Plan - Overall	
A2.03	Ground Floor Plan - Overall	
A2.04	Level 1 Floor Plan – Overall	
A2.05	Level 2 Floor Plan – Overall	
A2.06	Level 3 Floor Plan – Overall	
A2.07	Level 4 Floor Plan – Overall	
A2.08	Level 5 Floor Plan – Overall	
A2.09	Level 6 Floor Plan - Overall	
A2.10	Level 7 Floor Plan - Overall	
A2.11	Roof Plan – Overall	-
A2.12	Average Height Targa Plan	
A2.13	Maximum Height Plan	
A3.02	Site Circulation Plan	
A4.01	Exterior Elevation - Overall	
A4.02	Exterior Elevation - Overall	
A4.03	Exterior Elevation - Overall	
A4.04	Exterior Elevation - Overall	
A4.05	Exterior Elevation - Overall	
A4.06	Exterior Elevation - Overall	
A4.07	Exterior Elevation - Overall	
A4.08	Exterior Elevation - Overall	
A4.09	Exterior Elevation - Overall	
A4.10	Exterior Elevation – Overall	
4.21	Exterior Elevation - Snow Melt Study	
4.22	Exterior Elevation – Snow Melt Study	
4.23	Exterior Elevation – Snow Melt Study	-
4.24	Exterior Elevation – Snow Melt Study	-
4.25	Exterior Elevation – Snow Melt Study	
4.26	Exterior Elevation – Snow Melt Study	-
4.27	Exterior Elevation – Snow Melt Study	
4.28	Exterior Elevation – Snow Melt Study Exterior Elevation – Snow Melt Study	-
4.29	Exterior Elevation – Snow Melt Study Exterior Elevation – Snow Melt Study	-
4.30		-
	Exterior Elevation – Snow Melt Study	-
A5.01	Building Section	
A5.02	Building Section	
A5.03	Building Section	
A5.04	Building Section	
A5.05	Building Section	
A6.01	Typical Exterior Details	
A6.01a	Typical Exterior Details	

A6.01b	Typical Exterior Details	
A6.02	Miscellaneous Details	
A6.03	Service Diagram	
A6.04	Upper Mountain Village Blvd Site Details	
A6.05	Upper Mountain Village Site Details	

Exhibit "B" (Schedule of Improvements)

Public Improvement	
Provision of 40 efficiency lodge units to be dedicated to hotel u	se.
Provision for public restrooms	
Plaza improvements	
Improvements to the Westermere Breezeway Plaza.	
Provision of Conference Rooms facilities.	
16 covered, garage parking spaces	
A \$996,288.00 cash contribution toward Town public purposes	

Exhibit "C" (Area of Plaza Improvements)

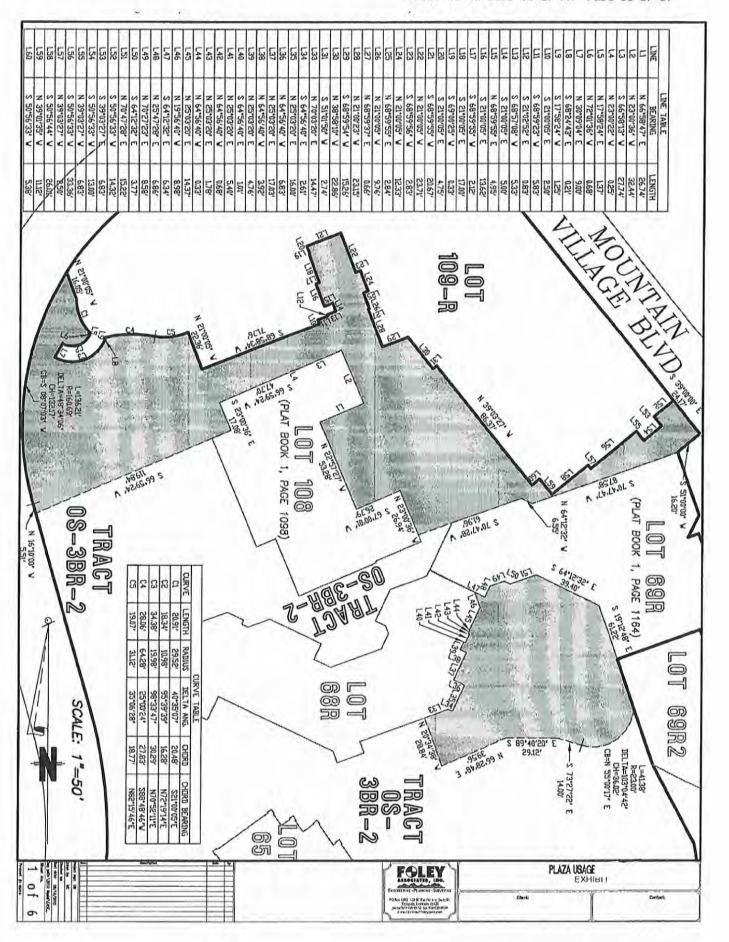




Exhibit "D" (Miscellaneous Civil Engineering Concerns)

Professional Consultants Incorporated 2121 Academy Circle, Suite 202 Colorado Springs, Colorado 80909 Tel.: 719-380-8857 Fax: 719-380-8858

Thursday, September 23, 2010

Chris Hawkins Community Dev. Dept. TMV 455 Mountain Village Blvd. Mountain Village, CO 82435

Re: Final PUD Plans for Lots 73-76R, 89A, 109, 110 at 628 and 632 Mtn. Village Blvd., Town of Mountain Village, Colorado.

Dear Chris,

This letter is in response to your request for comments to the above-referenced project on behalf of the Town of Mountain Village. Professional Consultants Incorporated has previously reviewed this project and submitted comments. So, the commends below have to do with this latest submittal only.

Comments:

- 1. Sheet DM1 It is evident that several, if not all, utilities are being removed and relocated. It is not clear how the interim service to the existing users of the Town would be accomplished while the infrastructure is configured to the proposed layout. I do not believe that this is something that should be left to the project owner and/or contractor to decide. The TMV is likely not interested in suspending services while the project is constructed, so, it is important to require that the logistics of interim service be presented in this approval process to recognize and avert any problems.
- Sheet SP1 There are significant common areas located above an under-ground parking garage.
 After all the recent experiences between the TMV and certain locations in the village core, it is
 important to cover all aspects of the existence of public facilities located over underground
 structures before any plans are approved. Issues of liability, maintenance responsibility,
 replacement responsibility, etc. need to be sorted out.
- 3. Sheet SP1 The layout seems to be silent about or not indicate where the hotel intends to accommodate larger supply vehicles while loading and unloading. Is this activity planned to be done by parking on the street? If so, where?
- 4. OU1 Specific comments for each infrastructure component will be made below. However, even though the overall utilities seem to follow a cleaner layout than the current, there's not enough information provided to evaluate a) whether or not some utilities are too close to building foundations so as to deserve to be sleeved; b) whether the historic capacity of the storm and sewer lines has been maintained through the site with the alternative alignments proposed, and c) Who will own the lines located inside the buildings? As more information is provided, I am sure more questions will arise. It may desirable for the TMV to require that all lines located within the perimeter of any new building in the Village Core be owned and maintained by the building owner and that a perpetual license be granted to the town to flow all its tributary storm water, water and sewer through the lines. This would prevent any issue

related to access to the facilities and/or having to deal with the building owner in the event of a failure within the structure. In addition, the quality of the infrastructure that will be installed is likely to be much better because no owner wants to have sewer problems inside an underground garage. Maintenance access to many of the utilities is going to be quite difficult. Generally, pipe joints must be minimized or eliminated through the village core. That means that for water, the lines should be welded steel or restrained joints ductile iron pipe. For storm and sanitary sewers, the piping should be water pressure rated, high density polyethylene with fused joints. Sanitary sewers inside structure should also be sleeved and protected from impact with independent members that would deflect damage to the pipes.

- GR1 and EC1 No comment, except to say that the plans are not complete. There are references to sheets that are not labeled as specified, such as "DTX".
- SD1 and SD2 Designer should be asked to specifically answer how the proposed piping system protects and improves the current storm water conveyance capacity that the TMV has in place. There also seems to be many floor drains which are not shown as connected to the storm drain. Storm drain sizing of the inlets and conveyance pipes has to recognize that these pipes are in a publicly transited area and are subject to larger debris, sand and gravel influx than a pipe located purely within a building. It seems that the main drainage conveyance and multiple inlet collection lines for storm flows should not be any smaller than 12" in diameter at 75% of depth maximum flow capacity with a Manning's coefficient n=0.015. Again, as stated earlier, the piping used should have no joints (i.e. fused HDPE type). A detention facility is shown with no details as to what flows it will retain and how it will release to historic levels. Who will own and maintain the detention pond? My recommendation is that said box is retaining the projects excess flows and must be owned and maintained by the project's owner. It is not a regional facility. The SD1 and SD2 plans are missing a few details that are necessary for a thorough review. The profile in SD1 is incomplete. There's reference to an elevation for the piping located in the building, but no indication of what's at the bottom of the reference, i.e. floor of the garage, If it is the floor of the garage, is the vertical clearance constant throughout the length of the pipe, i.e. the garage floor is dropping at the same grade (doubtful). No turns of the storm sewer should be allowed unless inside a concrete box inlet appropriately sized for maintenance access or a standard sized manhole. Several inlets are not connected to the storm drain. All storm sewer collection lines must start with an inlet box or a manhole for maintenance access. This is true for all 8" to 12" inlet collection lines also. Is the slotted drain proposed for ground water dewatering or surface water conveyance? The storm drain line between manholes MH-4 and AD-4 may be in conflict with the adjacent building foundation. Finally, the storm drain piping system inside the building must be protected against vehicular impacts. No details are available to evaluate this condition. The earlier comment about ownership of the line and licensing back to the TMV also apply. There's a portion of storm drain flowing into MH-12 that is being demolished and not replaced with an alternative.
- 7. SS01 Manhole SS-7 falls approximately 15' into a 16' General Easement, it is shown to be over 15' deep to the bottom. The concern is that the current easement is too limited to allow for proper construction and maintenance of this line due to the depth of trench requirement and side slope stability, even if using construction boxes. So, as a minimum, there will be encroachment into lot 89-1C with construction and for the long term there's no room to repair or maintain the line without encroachment into that lot once more. So, an easement is needed for construction now and for ownership, access and maintenance later. The designer must provide information to support the sizing of the sewer lines such that it is demonstrated that the carrying capacity of the existing TMV lines at 75% of depth and n=0.013 is retained and or improved upon. It is doubtful that this is taking place because the lines shown through the

building are at 0.5% slope and yet retain the same minimum sizing of 8" diameter. My earlier comments about materials for the lines and possible ownership within the building's limits still apply. It is recommended that manholes deeper (rim to bottom of base) than 16', but not deeper than 28', be 5' in diameter. After 30' deep they should be 6' in diameter. Also, the 4' diameter manholes should be limited to pipes 16" in diameter or less, when one inlet and one outlet exist. If multiple inlets to one outlet, less than 16" in diameter, or single inlet/outlet for pipe diameters between 18" and 30" exist the manhole should be a minimum of 5' in diameter.

- WT01 Water lines within 10' of any foundation should be sleeved by steel encasement. In addition, earlier comments about pipe materials and joint restraints or steel welded pipe apply.
- DT2 Pipe sizing recommendation by manufacturer "Nyloplast" conflict with recommendations made here for outside drains that would be conveyed to the TMV.
- 10. ST3 Manhole detail needs to be changed to reflect that manhole inside diameter needs to be 4' for pipes up to 16" with single inlet and outlet and 5' I.D. for pipes between 18" and 30" with single inlet and outlet. All concrete for manholes must be 4,000 psi. Refer to earlier reference for depth to diameter of manholes specifications.
- 11. In summary, I do not know if this is the last time the TMV gets to see these plans before approving construction. If that's the case, the plans are not complete. Too many details are missing and certain items must be proven not to cause detriment to the current TMV's system capacity.

I hope the information provided assists you I your review of the application. If we can be of further service, please advise. Thanks you.

Cordially,

Alvaro J. Testa, Ph.D., P.E.

415339 Pase 1 of 10 SAN MIGUEL COUNTY, CO PEGGY NERLIN CLERK-RECORDER 12-10-2010 10:29 AM Recording Fee \$56.00

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, MOUNTAIN VILLAGE, COLORADO APPROVAL OF FINAL PLANNED UNIT DEVELOPMENT APPLICATION MOUNTAIN VILLAGE HOTEL PLANNED UNIT DEVELOPMENT

Resolution No. 2010-1208-31

WHEREAS, MV Development Partners, LLC, a Texas limited liability company ("Applicant") is the owner of record of certain real property described as Lots 73-76R, Lot 109, Lot 110 and Lot 89-A ("Applicant Property");

WHEREAS, the Town of Mountain Village ("Town") is the owner of certain unimproved property known as OS-3-BR-1 ("Town Property");

WHEREAS, the Applicant Property and the Town Property are collectively referred to herein as the "Property";

WHEREAS, the Town authorized the Applicant to include a portion of the Town Property with the Applicant Property in an application seeking (1) Final Planned Unit Development ("PUD") Plan pursuant to Section 4-6 of the Mountain Village Land Use Ordinance ("LUO"), (2) replat, rezone and density transfer pursuant to Sections 4-4 and 4-5 of the LUO; and (3) a site specific development plan and associated vested property rights pursuant to Article 6 of the LUO ("Application");

WHEREAS, the Application includes the following variations/waivers pursuant to the PUD process:

- Variation/waiver to LUO Section 2-416 to allow Lot 109 and 110, Building Footprint Lots, to expand by more than 25%.
- Variation/waiver to LUO Section 4-308-9 to allow an increase in maximum to 88' - 9"and maximum average height of 65' - 2.9".
- Variation/waiver to LUO Section 4-308-2 to allow for permitted uses (parking, pedestrian paths, etc. as shown in plans) in Active Open Space as shown on the Final PUD Plans to be approved pursuant to the PUD process and not the special use permit process.
- Variation/waiver to LUO Section 4-308-2(f) to allow for conference and meeting space on the plaza level.
- Variation/waiver to LUO Section 4-308-2 to allow for permitted uses (parking, pedestrian paths, etc. as shown in plans) in Active Open Space to be approved pursuant to the PUD process and not the special use permit process.
- Variation/waiver to LUO Section 2-466 to allow for the proposed lock-off unit configuration as shown in the Final PUD Plans.
- Variation/waiver to LUO Section 4-609-5 to extend the PUD vesting period from three (3) to five (5) years.

 Variation/waiver to LUO Section 9-13 through 9-16 to allow for the "festoon" lights over the plaza area.

WHEREAS, the Application includes the following specific approvals pursuant to the PUD process:

- Specific approval from the Town Council to allow residential occupancy on the plaza level for an Employee Housing Condominium (LUO Section 4-308-4).
- Specific approval from the DRB to allow tandem parking to be included as required parking (Design Regulations Section 7-306-2).
- 3. Specific approval from the DRB to allow for modification of the tile roofing material, not design (Design Regulations Section 8-211-5).
- 4. Specific approval from the DRB to allow for 2:12 roof pitch (Design Regulations Section 8-202)

WHEREAS, the duly recorded plats of the Property designates the following land uses and density:

Table 1 - DESIGNATED EXISTING LAND USE FOR THE PROPERTY:

Lot	Acres	Zone District	Zoning Designation	Units	Density Per Unit	Total Density
73-76R	.141	Village Center	Condo	12	3	36
	100		Commercial			
			Employee Condo	1	3	3
109	.092	Village Center	Condo	8	3	24
Yata In		Tarin and	Commercial			
110	.077	Village Center	Condo	6	3	18
			Commercial			
89A	.020	Village Center	Commercial			
OS3-BR-I	2.489	Open Space	Active Open Space		1	
Total				27		81

WHEREAS, the Applicant proposes a certain Rezoning and Density Transfer for the Property as a part of the Application as follows:

Table 2 - PROPOSED ZONING/LAND USES/DENSITY FOR THE PROPERTY:

	App	roved Density/Com	mercial SF	A Australia
	# Units	Density Per	Total Density	Density Transfer
Efficiency Lodge Units	66	,5	33	
Lodge Units	38	.75	28.5	
Unrestricted Condominium Units	20	3	60	
Employee Apartment	1	3	3	
Commercial SF	20,164			
	Total Density		124.5	
				43.5

WHEREAS, the Applicant is proposing to transfer 43.5 units owned by the Applicant from the Density Bank as a part of the Application;

WHEREAS, the Applicant is proposing to replat the Property into two lots - Lot 109R and Tract OS-3BR-2 ("Replat"), with the Applicant retaining Lot 109 and the Town retaining OS-3-BR-2

WHEREAS, the Applicant Property contains 14,374.8 sq. ft.;

WHEREAS, the Replat shall include 21,562.2 sq. ft. of the Town Property ("Contributed Town Property") with the Applicant Property creating Lot 109 that contains 35,928 sq. ft.;

WHEREAS, Lot 109R will contain 0.825 acre and Tract OS-3BR-2 contains 1.969 acre;

WHEREAS, The Town authorized the Applicant to include the Contributed Town Property in the Application provided that Applicant transfers and conveys replacement property, which property has been deemed acceptable to the Town (the "Replacement Town Property"), alternatively, in lieu of the conveyance of the Replacement Town Property, the Applicant and Town may agree to the payment of cash or other consideration deemed acceptable to the Town ("Replacement Town Property Payment") on mutually acceptable terms and conditions;

WHEREAS, the Town Council elected to receive Lot 644 as Replacement Town Property in lieu of the Replacement Town Property Payment; -;

WHEREAS, the Applicant is proposing to rezone the new Lot 109R to "Village Center" subject to the applicable provisions of the LUO with the density outlined in Table 2. The Official Zoning Map for the Town of Mountain Village will be amended to show Lot 109 with

the "Village Center" zoning designation upon recordation of this resolution, the Replat, and the Lot 109 Town of Mountain Village, Planned Unit Development;

WHEREAS, the Applicant is proposing to rezone the new tract OS-3BR-2 as "Active Open Space" subject to the applicable provisions of the LUO. The Official Zoning Map for the Town of Mountain Village will be amended to show OS-3BR-2 with the Active Open Space zoning designation;

WHEREAS, the Application has been reviewed and considered by the Town in accordance with applicable law, including but not limited to, the LUO and Design Regulations;

WHEREAS, at a duly noticed and conducted public hearing on October 28, 2010, the DRB recommended to the Town Council that the Application for Conceptual PUD Plan be approved with conditions pursuant to LUO Section 4-606;

WHEREAS, at a duly noticed and conducted public hearing on March 11, 2010, the Town Council granted Conceptual PUD Plan approval to the Application pursuant to LUO Section 4-606;

WHEREAS, at a duly noticed and conducted public hearings held on June 24, 2010 and again on July 22, 2010, the DRB granted Sketch PUD Plan approval to the Application pursuant to LUO Section 4-607;

WHEREAS, at a duly noticed and conducted public hearing on October 28, 2010, the DRB recommended to the Town Council that the Application for Final PUD Plan be approved pursuant to LUO Section 4-608 as well as other components of the Application;

WHEREAS, at a duly noticed and conducted public hearing on December 8th 2010, the Town Council granted Final PUD Plan approval to the Application pursuant to LUO Section 4-609 as well as other components of the Application, including, specifically and without limitation, the request for Extended Vesting Rights;

WHEREAS, after conducting the respective public hearings, receiving evidence and taking testimony and comment thereon, the DRB and the Town Council respectively found that: (i) the Property achieves one (1) or more of the applicable purposes listed in Section 4-616 of the LUO, and (ii) the resulting development will be consistent with the provisions of Section 4-617 of the LUO;

WHEREAS, the public hearings referred to above were preceded by publication of public notice of such hearing(s) on such dates and/or dates from which such hearings were continued in the *Telluride Daily Planet* and by mailing of public notice to property owners located within one hundred and fifty feet (150') of the Property, as required by the LUO;

WHEREAS, the Applicant has now met all requirements for: (1) Final PUD approval and has addressed all conditions of Final PUD approval as set forth by the DRB and Town Council, except as provided herein; and (2) final approval for the components of the Application

relating to the Replat, Rezone, Density Transfer, variations/waivers and Extended Vesting Rights;

WHEREAS, after the public hearings referred to above, the DRB and the Town Council each individually considered the Application submittal materials, and all other relevant materials, public letters and public testimony, and found as follows: (1) the PUD complies with all LUO and Town of Mountain Village Design Regulations ("Design Regulations") provisions applicable to the Property; (2) the PUD achieves one or more of the applicable community purposes/benefits listed in LUO Section 4-616; and, (3) the PUD is consistent with and substantially complies with the applicable review standards and requirements listed in LUO Section 4-617;

WHEREAS, the Applicant has met all requirements for Final PUD Plan approval under LUO Section 4-6 and the Design Regulations, and has addressed, or agreed to address, all conditions of Final PUD Plan approval imposed by Town Council based upon a recommendation for approval by the DRB;

WHEREAS, the Applicant has specifically complied with Section 4-616, Community Purposes, in the following manner:

4-616-2 Development of, or a contribution to the Development of either: (i) public facilities, such as public parking and transportation facilities, public recreation facilities, public cultural facilities, and other public facilities; or (ii) public benefits as either may be identified by the DRB or the Town Council. The public facilities or source of the public benefits may be located within or outside of the PUD but shall be public facilities or public benefits that meet the needs not only of the PUD residents or property owners, but also of other residents, property owners and visitors of the Town.

The Applicant shall provide the following public benefits, the provision of which shall be a condition of this Resolution:

A. The Applicant shall provide at least forty dedicated hotel dooms according to the terms and conditions of the Development Agreement.

B. The Applicant shall require that the Project shall be either: (i) operated and managed by, and/or (ii) franchised as an internationally or nationally recognized full service hotel operator/brand (as applicable) with significant experience in full service operations with existing broad marketing distribution capabilities ("Hotel Operator") for the life of the Project according to the terms and conditions of the Development Agreement Section 7.2.1.B of the Development Agreement shall provide for mediation between the parties in the event the Applicant and the Town are unable to agree on a Hotel Operator and shall further provide that the approved Hotel Operator shall have programs in place that demonstrate broad market exposure.

C. The Applicant shall impose a hotel operator, hotel amenities, services and facilities covenant, enforceable by the Town, on the Property according to the terms and

conditions of the Development Agreement.

D. The Applicant shall impose a covenant on the Property requiring all purchase contracts concerning the initial sale of Lodge and Efficiency Lodge Units that require a buyer to

select a standard furniture package developed by the Hotel Operator and the price for purchasing the unit shall include the cost of the furniture package and such covenant may not be waived by the parties.

- E. The Applicant shall provide for an employee housing mitigation payment to the Town in the sum of \$996,288 ("Mitigation Payment"), which shall be payable simultaneously with the issuance of the initial building permit, excluding a standalone excavation permit for the Project. The Town may use the Mitigation Payment for any public purpose as determined by the Town, which may include, but shall not limited to, employee housing, transportation or trash facility relocation, provided that not less than 60% of the Mitigation Payment shall be used for employee housing purposes. On the second anniversary of the initial Certificate of Occupancy for the Project, Owner shall provide a certified statement indicating the actual number of full time equivalent employees employed at the Project. The certified statement shall confirm to the Town the number of full time equivalents employees based upon time cards, income tax reporting and such other and similar employment records, which shall be reviewed, evaluated, discussed and otherwise held in a confidential manner by the Town. As a further offset to employee housing needs generated by the Project, Owner shall pay the Town a one time payment of \$4,018.52 for each full time equivalent employee averaged over the two year period dating from the issuance of the initial Certificate of Occupancy for the Project in excess of the 90 full time equivalent employees estimated by the Owner ("One Time Payment"). The payment shall be due on the date that is the thirty month anniversary of the initial Certificate of Occupancy for the Project. In the event that the certified statement indicates that the Project is employing less than the anticipated 90 full time equivalents employees, the Town shall not be required to refund any portion of the Mitigation Payment to Owner. The Owner may propose to mitigate any added employees by providing on-site or off site employee units as an alternative to the One Time
- F. Employee Housing Unit. The Employee Housing Restriction on one Unit in the Project is considered a public benefit and shall specifically provide that the Employee Housing Restriction does not terminate in the event of a foreclosure on such unit.
- G. Owner shall construct and make available to the general public, for at least 16 hours per day, 365 days per year, restrooms in the Project reflected in the Final PUD Plans that are accessible from the plaza and associated easements, without cost to the Town according to the terms and conditions of the Development Agreement. The Town and Owner shall meet and confer to establish opening times, which may vary seasonally.
- H. Owner shall construct certain "Plaza Improvements" reflected in the Final PUD Plans and shall maintain such Plaza Improvements according to the terms and conditions of the Development Agreement.
- I. The Owner shall construct, and convey to the Town 48 parking spaces in the project according to the terms and conditions of the Development Agreement. Following conveyance of the 48 parking spaces, the Town may elect, in its sole and absolute discretion, to sell, lease, or further convey the 48 parking spaces. The Owner will improve the Westermere Breezeway and the associated path through such breezeway in substantial accordance with the Final PUD Plans, provided that the Westermere HOA has provided its written authorization and consent to such work on commercially reasonable terms and conditions and within thirty days following Owner's submission of its request for such authorization. The Owner shall submit the authorization and consent to the Town with its application for the building permit. If the Westermere HOA fails to

provide the authorization and consent in form, content or timeframe contemplated by this Resolution, the Owner shall be fully released from its obligation to improve the façade and the associated walkway as shown on the Final PUD Plans.

J. The Owner shall construct two conference rooms in the Project in general accordance with the Final PUD Plans, which shall be available for use by owners and guests in the Project and non-owner guests according to the terms and conditions of the Development Agreement.

K. In order to utilize the tandem parking spaces shown on the Final PUD Plan, the Owner or condominium association shall provide 24 hour per day valet parking services for the tandem parking spaces by providing attendants who receive, park and return vehicles to owners and guests as further detailed in the Development Agreement.

L. The owners association for the Project shall be responsible for removing and/or relocating snow from the south side of upper Mountain Village Boulevard to allow for adequate snow

storage for plowing of upper Mountain Village Boulevard.

The Town Council found that the foregoing proposed Community Benefits satisfy Section 4-616 of the Land Use Ordinance.

WHEREAS, the Applicant has specifically complied with Section 4-617, Review Standards, in the following manner:

The Development proposed for the PUD is generally consistent with the (1)underlying purposes and goals of the LUO and the Design Regulations because, without limitation: (A) it was processed in accordance with the PUD process of the LUO; (B) the project will promote the public health, safety and welfare due to the extensive design review process that assured an appropriate massing that fits within the context of the Village Center while also achieving some envisioned goals of the pending Comprehensive Plan; (C) the project will preserve open space and protect the environment since Active Open Space in the Village Center was always envisioned to be developed by the expansion of footprint lots and the project avoids areas with environmental constraints; (D) the project will enhance and be compatible with the natural beauty of the Town and its surrounding since it will allow for resort development in an area that is currently covered in parking lots and poor vegetation, with the development designed to fit into the context of the site and the Village Center; (F) the project will foster a sense of community because it will provide for more activity and vitality in the Village Center area and provide more hot bed base to the community, with more traffic and activity created for the town as a whole; (G) the project's design will promote good civic design and development because it has been found to meet the Design Regulations and the PUD Regulations for the Town, with numerous public meetings to shape the final design; (H) the project will help to create and preserve an attractive community due to the attention to massing, the stepping of heights, varying wall planes, attractive design, and the modern, high alpine design theme; (I) the project will promote the economic vitality of the town, promote the resort nature and tourism trade of the town and promote property values in the towns due to the hot bed requirements of the PUD, the conference center and by adding more people to the Village Center that support more business and commercial ventures;

- (2) The Development proposed for the PUD represents a creative approach to the development and use of land and related physical facilities to produce a better development than would otherwise be possible under the strict application of the requirements of the underlying Zoning Designation, Zone District and Land Use and Density and will provide amenities for residents of the PUD and the public in general. The PUD allows for the creative use of some low quality active open space and the combination of private lots to create a development that provides for a flag hotel site that would not be possible without the PUD process since such process allows for expanding footprint lots, increased heights, unique lock-off combinations, and other variations.
- (3) The Development proposed for the PUD is designed to be compatible with the surrounding environment, neighborhood and area relative to, but not limited to, architectural design, scale, bulk, building height, buffer zones, character, and orientation and shall not unreasonably affect existing land uses and the future development of the surrounding neighborhood and area. The Applicant has worked with its consultants, the DRB and the Council to create a high density hot bed development that fits into the high density nature of the Village Center. The buildings bulk, scale, building height, landscaping and architectural design have been shaped to be compatible with surrounding area development. The requested maximum building height is found on only one location, with the roof heights cascading down to the south while stepping in a more linear, albeit lower height to the north and west, with specific attention paid to stepping the building towards Westermere. The building's design also breaks up the mass by extensive roof articulation, wall articulation, color changes, material changes, decks and the large open plaza area to the west.
- (4) The landscaping and public spaces proposed for the PUD provides sufficient buffering of uses from one another to minimize adverse impacts and create attractive public spaces consistent with the character of the surrounding environment, neighborhood and area. The project has created a very unique plaza area that will stand out from other plaza areas due to unique paver design, lighting integrated into the pavers, festoon lighting, landscaped planters and commercial facades that are designed to have large glass areas. The building's heavy stone base will provide the vertical walls up from the plaza and create an attractive, high alpine setting. In addition, the plans call for an outdoor dining area which will help create an activity center in the area, which combined with the Westermere and Palmyra retail shops, creates the potential for a very active public place that spills out to the pond. When the pond lots are developed to the south, the whole potential of this area as an attractive, vital place with lots of pedestrian interest should be realized.
- (5) The Development proposed for the PUD provides sufficient parking and traffic circulation. The final PUD plans provide for more parking spaces than required by the Design Regulations. Traffic and pedestrian circulation patterns have been extensively analyzed for this project, with the Applicant submitting a traffic analysis that shows good levels of service for the drive intersection.
- (6) There is only one phase for this PUD project.

(7) The PUD is not proposing a rezoning of a single family lot.

NOW, THEREFORE, BE IT RESOLVED that the Town Council hereby grants the following land use approvals for the Property in accordance with the provisions of the LUO: (1) Final Plan Approval pursuant to Section 4-6 LUO, and (2) replat, rezone and density transfer pursuant to Sections 4-4 and 4-5 of the LUO; with authorization for the Mayor to sign the Resolution, subject to conditions set forth herein, and the requirements of the Development Agreement for the Property in a form substantially similar to the draft development agreement presented at the December 8, 2010 Town Council meeting ("Development Agreement").

Conditions of this Final PUD Plan Approval are as follows:

Prior to recording the final plat, the plat shall be revised to show easements for the utilities
currently traversing through Lot 109R, with notation thereon or by other legal instrument,
allowance for the Applicant to relocate the easements in accordance with the composite
utility plan that is a part of the building permit application.

The Applicant shall provide the Replacement Town Property or payment in lieu as set forth herein in accordance with the terms and conditions of the Development Agreement.

 The Applicant shall provide all public benefits as set forth herein and in accordance with the terms and conditions of the Development Agreement.

4. Such other terms and conditions as set forth in the Development Agreement.

5. All representations of the Applicant, whether within the submittal or at the DRB hearing,

are conditions of this approval.

Per Section 2-1307 of the Town of Mountain Village Design Regulations, this approval
does not allow any violation to the LUO and/or Design Regulations or imply approval of
any errors that may be contained in this Application that violate the LUO and/or the Design
Regulations.

7. The landscaping plan shall be revised to include a requirement to salvage existing trees

located on the Property to the extent practical.

8. The Development Agreement shall contain a mediation clause for the purpose of resolving any issues may that arise as a result of the design or construction of the public benefits.

9. The Development Agreement shall contain a clause that requires the Applicant to submit a report to the Community Development Department, with a copy to Town Council, demonstrating how its construction plans for the project have been prepared to insure that the required public benefits have been designed to achieve applicable construction standards and requirements and will function and operate in a manner that is consistent with the customary goals and objectives for which the public benefit was accepted by the Town. The report and plans will be reviewed by the Community Development Department to determine compliance with this requirement. In the event that the Community Development Department determines that the report fails to adequately demonstrate compliance, the matter shall be referred to the Town Council for further review and appropriate action.

BE IT FURTHER RESOLVED that pursuant to Section 3-511 the Town Council has received a draft of the Development Agreement. The Town Council authorizes the Mayor to

appoint a committee consisting of the Mayor and one or more Town Councilors, who shall, in consultation with the Town Manager, legal counsel and the Director of Community Development, finalize and authorize the Mayor to execute the Development Agreement consistent with the terms and conditions of this Resolution No. 2010-1208-31

BE IT FURTHER RESOLVED that the approval of the Final PUD Plan for the Property as set forth in this Resolution constitutes a Site Specific Development Plan and upon appropriate publication shall create a vested property right for an extended vesting period of five years pursuant to C.R.S. § 24-68-101-106 and Article 6 of the LUO.

BE IT FURTHER RESOLVED that the Property may be developed as submitted in accordance with this Resolution, the Development Agreement and the applicable provisions of the LUO and the Design Guidelines.

APPROVED by the Town Council at a public meeting held on December 8, 2010.

TOWN OF MOUNTAIN VILLAGE, TOWN

COUNCIL

Robert Delves 2010.12.09 16:24:36 -07'00'

By:

Robert H. Delves, Mayor

Attest:

Kim Montgomery

2010.12.09 16:25:12

-07'00'

Kim Montgomery, Town Clerk

TITLE INSURANCE COMPANY CERTIFICATION

The undersigned, being a duly authorized agent for Fidelity National Title Company ("Title Company") states as follows:

- 1. The Title Company is a licensed Colorado Title Insurance Company.
- The Title Company has prepared and issued its title commitment captioned 698-FO354646-398-SDI, Amendment No. 1 ("Title Commitment").
- The Title Commitment is being prepared and issued in connection with the execution and recordation of a certain "Replat" for Lot 109R and Tract OS-3BR-2, Town of Mountain Village, San Miguel County, Colorado according to the Replat entitled "Replat of Lot 109R and Tract OS-3BR-2."
 - Title Company does hereby certifies that the Title Company:
 - Has examined title to the said Lot 109R and Tract OS-3BR-2;
- b. Has determined that title to Lot 109R is vested in the name of MV Colorado Development Partners, LLC, a Texas limited liability company;
- c. Has determined that title to Tract OS-3BR-2 is vested in the name of The Town
 of Mountain Village, a Colorado Home Rule Municipality and Political Subdivision of the State of
 Colorado;
- d. Has determined that title to Lot 109R is free and clear of any and all liens, encumbrances, taxes and special assessments except as follows: ad valorum taxes; and a Deed of Trust in favor of Amegy Bank National Association recorded February 15, 2008 at Reception No. 400061.
- e. Has determined that title to Tract OS-3BR-2 is free and clear of any and all liens, encumbrances, taxes and special assessments except as follows: NONE
- 5. This Certificate is the certificate referred to in the Replat and is intended to be appended to the Replat and recorded simultaneously with the Replat.

Fidelity National Title Company	10.2
By: JK WOOD	Date: 3/14/11
Printed Name: Steven Wood	Title: VP, State Title Operations
State of Colorado)	
County of Denuel)	
Subscribed to and agknowledged before me this	14 day of MARCH, 2011, by
Fidelity National Title Company.	
Witness my hand and official seal.	ic l
Delt O Swerini	My commission expires: 16 - 2015