Our application is in compliance with the already BOCC approved Resolutions for the Bighorn Ridge P.U.D Subdivision. Resolution 92-260.

The applicant is seeking approval from:

1. Bighorn Ridge P.U.D. Subdivision Architectural Control Authority. As per the protective covenants of the Bighorn Ridge P.U.D. Subdivision in Pitkin County Colorado we are constructing a single-family private dwelling unit with a semi-attached garage. Our form is a dwelling house.
2. The Village of Redstone Historic Preservation Committee. The purview of the RHPC is our applications compliance with the Village of Redstone Design Guidelines as required by Sec 7-20-100 of Pitkin County LUC. The referral by the RHPC is in order to assist Pitkin county Community Development in reviewing our land use application.
3. Pitkin County Planning.

Bighorn Ridge P.U.D Subdivision Architectural Guidelines

6. A. The Parelman residence does not obstruct views from neighboring sites. We have made use of the natural features and contours of the side to protect the natural beauty of the environment and minimize both construction and site disturbance. Any disturbance outside of the 10' perimeter (defensible) space will be revegetated within one year of occupancy.

6. B. The Parelman residence is in conformance with Pitkin County Land use, using earth tone materials, minimal site clearing, using existing disturbance patterns and is in conformance with Pitkin County lighting ordinances and is dark sky compliant.

6. C. Existing vegetation and trees will be protected through construction. In our construction management plan we have proposed erected tree protection zones (TPZ) around trees to minimize disturbances to the native landscape. No additional planting is proposed at this time. No irrigation is proposed at this time. There will be minimal hardscape added outside of the existing two-track and improvements for the driveway to the garage. Our approved building envelope is above the existing trail easement. Our site improvements do no impact the existing trail easement.

6. D. The Parelman residence will comply with full dark sky compliant lighting and cut sheets for the exterior lighting is included with the application. There is minimal outdoor lighting planned at the garage and breezeway. The cylindrical lighting is all down lighting with a controlled beam spread, minimizing light pollution and observes LUC required full site cut-off.

6. E. The Parelman residence is constructed of Class A roofing materials. The primary structure gable and garage shed roof are both standing seam metal roofs.

6. F. The residential foundation design and site retaining wall are engineered by a Carbondale Registered PE. The soil borings are by a Glenwood Springs geotechnicalengineer.

6. G. The property is in the jurisdiction of the Redstone Historic Preservation Committee. We have adapted, rather than replicated, the style and aesthetics of homes in Redstone. We have worked with the natural landscape, to minimize cut and fill. The roof lines do not incorporate any shed roofs, rather a primary gable for the residence and shed for the garage/wood studio.

6. H. We do not exceed the maximum floor area for the principal dwelling. We do not have any accessory structures. We have performed height and square footage calculations as per Pitkin County Land Use Code 5-20-60 and 5-20-70.

6. I. Our residence and access are in conformance with the pre-approved building envelope and we are seeking site plan approval (driveway and utilities) with the AHJ.

6. J. We will furnish the Architectural Control Authority our full CD set as we have already submitted to the AHJ/Pitkin County and RHPC.

12. We will maintain defensible space around the permitter of the residence in accordance with the Rural Fire Department guidelines , Firewise Construction (NFPA guidelines are strictly adhered to) and the recommendations of Pitkin County. As part of our construction management plan we will maintain ABC fire extinguisher both on site during construction and at occupancy.

Applicable Land Use Code, Pitkin County Planning
Our building is in the already approved building envelope as per the P.U.D.. Our driveway makes use of the existing two-track on the vacant land. Our site plan maximizes open space and undisturbed land on the parcel.

5-20-60 Measurement of Building Height
Our building height as calculated by (a) pitched roofs, is taken at the mid-point of the roof (halfway between the top the ridge and the eave-point. Our measurement vertically is from existing grade vertically. The Parelman residence building height measured from bottom of slab to mid-point of the roof is 27' - 2 9/64". (Peak 29 9 3/16- Mid Point of the roof 1/2"(5'-2 7/64").

5-20-70 Measurement of Floor Area
Our square footage as calculated by Pitkin County 5-20-70 is less than allowed in the PUD. The P.U.D allows a maximum of 4,500 SF and an accessory structure of 1,000 SF. Our application is for a building of (maximum floor area) 2,134 SF and a garage of 439 SF.
Our plan includes three (3) bedrooms, less than the approved as per the P.U.D. of five (5) bedrooms.

Floor area of the Parelman residence is:

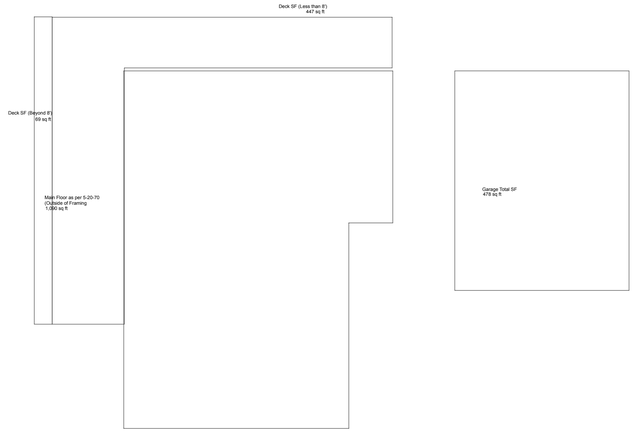
Main level	1,090 SF
Lower Level	1,032 SF
Covered deck	69 SF (deck in excess of 8' on the main level, 460 SF less than 8' and 72 SF greater than 8').
Garage	0 SF (Area in excess of 750 counts toward SF Calculations)
Total SF	**2,191 SF as defined by 5-20-70: Measurement of Floor Area, as measured from the outside face of framing.**
Garage SF	**478 SF, as per 5-20-70(2)**

(A) Our MEP room exceeds the 2% of the total floor area. The MEP room is 75 SF which is 3.42% of the floor area (excluding the garage)

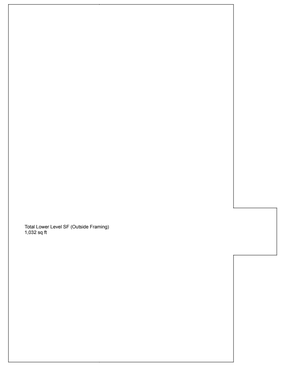
(C) Our roof and deck overhangs exceed 8', so the roof and decks were included in the square footage calculations, after our exempt 8'. We included the square footage outside of the 8' in our total floor area calculations and do not exceed our maximum allowable square footage as per the PUD.

(D) Crawl spaces were not included in our square footage calculations. There are no crawl spaces.
(E) Attic spaces were not included in our square footage calculations.

5-20-70(2) Garages and Carports where the principal use is a single family residence we are exempted up to a maximum of seven hundred fifty (750) square feet. Even without the garage exemption our floor area is less than the PUD square footage allotment.



3 / A106 Second Floor Planning SF
SCALE: 1/8" = 1'-0"



4 / A106 First Floor Planning SF
SCALE: 1/8" = 1'-0"

A106 PUD_Planning_04142021

Cloud Hill Design, LLC
Snowmass CO 81654 USA

CONSULTANTS

General Contractor
Jason Segal
Segal Development

Structural Engineer
Jon Steurer, PE
Evolve Structural Design

Soils
Dan Hardin
HP/Kumar

Site Survey
True North

BigHorn Ridge

Redstone CO Pitkin County

Staci and Joe Parelman
Account # R015682
Parcel ID # 272917408002
Lot 2, Bighorn Ridge PUD
Redstone CO USA

MARK	DATE	DESCRIPTION
	01/12/21	SD Approvals
	04/16/21	Pre-Application/Planning
	06/18/21	Pre-Application/Meeting

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SHEET TITLE

Planning Sheet

A106

SHEET 12

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