



July 25, 2017
AAPC # 1713

**Dillon Flats
Lot 17 A & B
La Bonte Street**

**NARRATIVE
Town of Dillon Design Guidelines**

We are proposing a 24-unit residential building on Lot A & B, Dillon Flats, at the corner of La Bonte Street and Main Street. 27 parking spaces with storage spaces are provided under the residences, and 26 surface spaces are also provided. Above the partially buried garage level are 3 stories of residential with 8 units per floor. Each unit is provided with a private deck.

Since our site is between the mountain and lake areas of town, we have incorporated both "Lake" and "Mountain" characteristics into the design. The Town of Dillon Design Standards checklist is attached. Many of the checklist sections are oriented towards a mixed-use project with a commercial/retail ground floor. These items are not applicable to an all residential project as we propose. These are indicated on the checklist with an N/A.

The building elevations are organized in a three part scheme, base, middle, and top. The first story is articulated with a combination of rock and metal siding. The second, third, and fourth stories, or middle, are primarily horizontal siding with some vertical accent siding. The roof creates a dominant top layer, or cap with both gable and shed roofs. The building form is thus expressed; minor base, major middle, and minor top. The ratio is 1:3:1.

The building weight and structure is expressed as a solid connection to the ground, due to the all residential program. The stairs are clearly expressed as projections with a shed roof. Timber structure and metal accents are expressed thru out.



2 CHARACTER & ENVIRONMENT

DESIGN STANDARDS CHECKLIST

LOT 17 A & B DILLON FLATS

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
DRAW AUTHENTICITY FROM HISTORIC ARCHITECTURE			
Symbolic connection to historic architecture	Y		
DEFINE THE PUBLIC DOMAIN			
2-story datum at buildings taller than 2 stories	N/A		Not common
Building base use(s) meets intent of acceptable uses	N/A		All residential
Base height relates to 2-story datum, where possible	N/A		Not commercial
15' floor-to-floor height at grade level	N/A		Not commercial
Window sills no higher than 36"	Y		
Storefront mullion colors to be dark (other finishes approved on a case-by-case basis)	N/A		Not commercial
Glazing meets or exceeds 60% transparent/40% solid ratio at <u>primary façade</u> base	N/A		Not commercial
Simply detailed storefront design	N/A		Not commercial
Roofs/awnings designed for snowmelt mitigation	Y		
Fabric awning slope 1:3	N/A		None
Permanent awning slope 3:12	N/A		None
Primary façade to have main building entrance	Y		
(2) primary façades for buildings with (3) façades visible from public right-of-way	Y		
Façade materials should wrap corners a min. of 24"	Y		
Blank walls visible to the public are not acceptable	Y		
CREATE COMPLEMENTARY DEVELOPMENTS			
National brands adoption of these Guidelines for exterior architectural design	N/A		Not commercial
TAKE ADVANTAGE OF THE CLIMATE			
Conceal rooftop utilities from sight	N/A		None



3 BUILDING FORM & ARTICULATION

DESIGN STANDARDS CHECKLIST

Lot 17 A & B Dillon Flats

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
EXPRESS THE BASE, MIDDLE, & TOP			
Articulate building façades into Base, Middle, & Top	Y		
Description of Base, Middle, & Top in Design Narrative	Y		
No overly complex roofs or incompatible roof styles	Y		
Use of proportional rules for Base, Middle, & Top	Y		
EXPRESS THE BUILDING WEIGHT & STRUCTURE			
Description of contextual influence emphasis relative to apparent weight: Mountain or Lake	Y		
BUILDING HEIGHTS & VIEW CORRIDORS			
Modulate façades above 2-story datum to differentiate from building base	Y		
EXPRESS THE ROOF FORM			
Emphasize Top layer that caps building volumes below	Y		
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if <u>Jewel building</u>)	NO		4:12 & 10:12 roof slopes
3:12 min. roof slope for projections/permanent awnings	N/A		
No mansard-style roof forms	Y		
Simple, powerful, character-defining roof(s)	Y		
Dormers set in a consistent rhythm, set 3' back from eave edge or projecting past eave edge	Y		
Shed and gable roofs: 24" min. roof overhang at primary façades, 18" min. roof overhang at secondary façades	Y		
Use of structural beams, outriggers, and/or brackets at 18"+ roof overhangs. 2"x2" minimum dimension for exposed support ends	Y		
Roof runoff mitigation plan	Y		
CREATE RECESSES & PROJECTIONS			
Use of projections to protect building entrances	Y		
Concealed drainage at projections	NO		



4 CRAFT, MATERIALS, & COLORS

DESIGN STANDARDS CHECKLIST

Lot 17 A & B Dillon Flats

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
HIGHLIGHT THE CRAFT			
Utilize or mimic authentic fastening and joinery methods	N		
Pragmatic and highly crafted architectural features	N		
USE LOCAL MATERIALS & TEXTURES			
Minimum of (2) primary façade materials	Y		
Stone heights min. 4"H, with preference for 8-12"H	Y		
Materials wrap building corners min. of 24"	Y		
Ashlar pattern at stone cladding	Y		
Rough-sawn or hand-hewn finish at timbers	Y		
Use of acceptable wood cladding patterns	Y		
Use of metal cladding for roof and/or wall accent only	Y		
Use of acceptable metal wall and/or roof patterns	Y		
Clear glazing ratio of 60% min. glazing to 40% solid	N/A		Not commercial
Clear glazing with no more than 10% light reduction. No opaque films or glass at <u>public domain</u> .	Y		
Stucco at building Middle layer, not Base layer	N/A		No stucco
COLOR PALETTES & ACCENTS			
Darker tone storefront mullion color	N/A		Not commercial
Natural color palette with combination of marine accents (if Lake style influences)	Y		
Façade colors of medium to dark natural tones. Bright colors only used for interventions or minor focal elements.	Y		
Roof colors of dark natural tones (unless galvanized), muted, low reflectivity, natural tones. Bright colors only used for interventions or minor focal elements.	Y		
10% maximum area usable for accent colors on façades	Y		