

**LEGEND**

- SET MARK WITH RED FLAGGING
- ALL BUILDING ENVELOPE CORNERS
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 37662
- SANITARY SEWER MANHOLE

**SURVEYOR'S CERTIFICATE:**

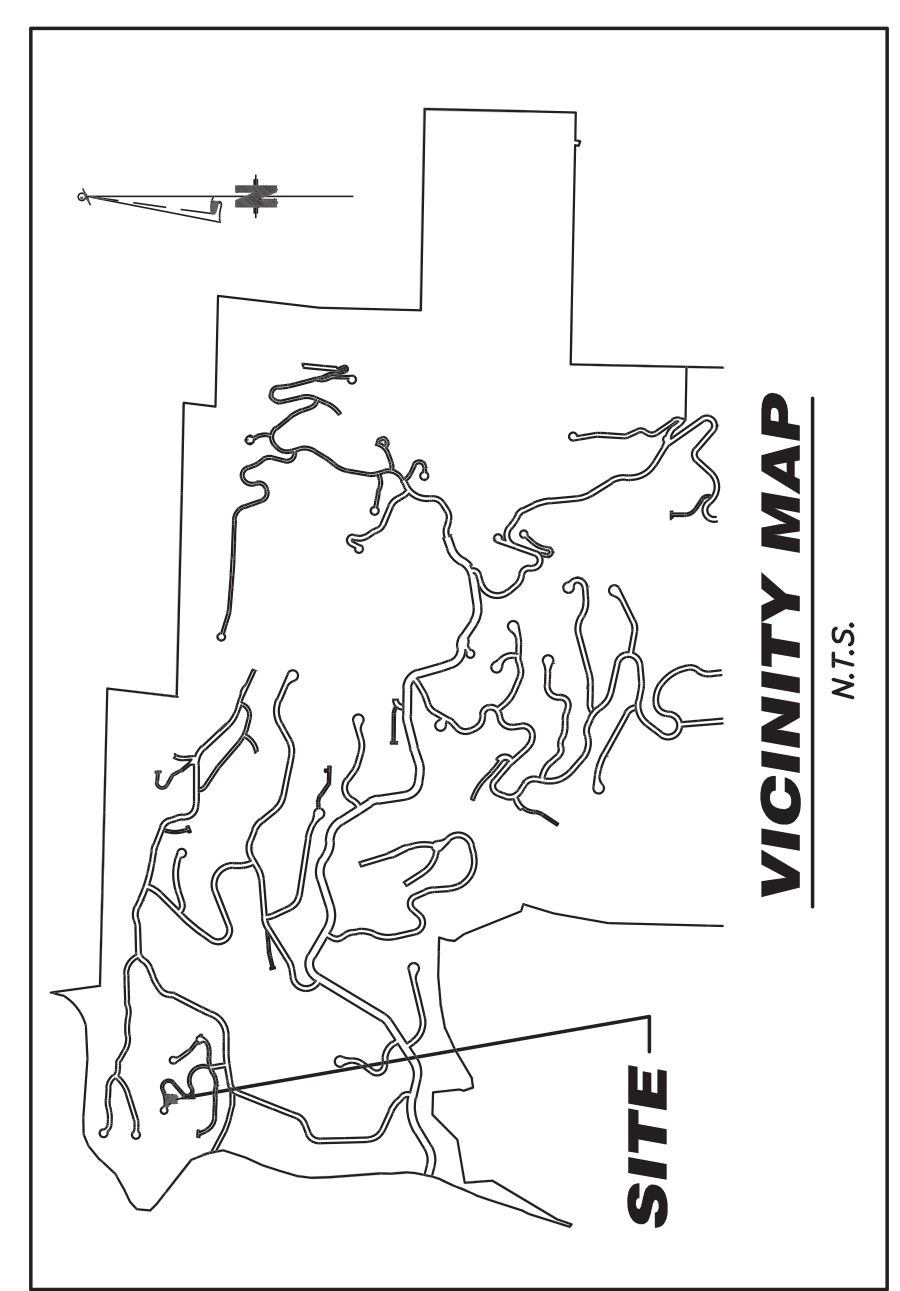
This topographic survey of Unit AR-53R2, Timber Ridge at Mountain Village was field surveyed beginning on August 17, 2018 under the direct responsibility, supervision and checking of David R. Buisson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



David R. Buisson PLS 37662

**NOTES:**

1. Easement research and legal description from Land Title Guarantee Company, Order No. TLR66007965, dated March 22, 2018 at 5:00 P.M.
2. Benchmark: Control Point "CP FLORA-4" as show hereon, with an elevation of 9081.03 Feet.
3. NOTICE: According to Colorado law you must complete any legal action closed upon the date of this survey within three years after you first discover any defect in no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
4. Easement research and legal description from Security Title Guaranty Company, Order No. 30197110 dated January 24, 2007 at 8:00 A.M.
5. Contour interval = 1 foot.
6. Only living trees larger than 3" at chest height were located.



**Topographic Survey**  
Unit AR-53R2, Timber Ridge at Mountain Village,  
San Miguel County, Colorado.

Project Mgr:	JH
Technician:	FO
Checked by:	
Start date:	08/17/2018

DATE	DESCRIPTION	BY
7/17/2018	ADDED VIEW ANGLES/TREES	JH



970-728-6153 970-728-6050 Fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR 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, AND CABLE TV: TOWN OF MOUNTAIN VILLAGE  
NATURAL GAS: BLACK HILLS ENERGY  
POWER: SAN MIGUEL POWER  
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL 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 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 COORDINATE THE DISCHARGE REQUIREMENTS 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-OFFS 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-PROFF 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 MONUMENTATION AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

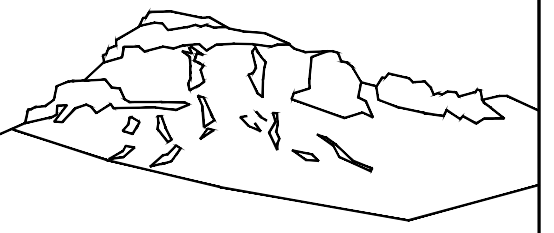
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

25. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

26. HOT TUB DRAINS CANNOT BE CONNECTED TO THE SANITARY SEWER SYSTEM.

27. JOINTS IN SEWER MAINS THAT ARE WITHIN 18 INCHES VERTICALLY AND 10 FEET HORIZONTALLY SHALL BE ENCASED IN CONCRETE.

28. 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.



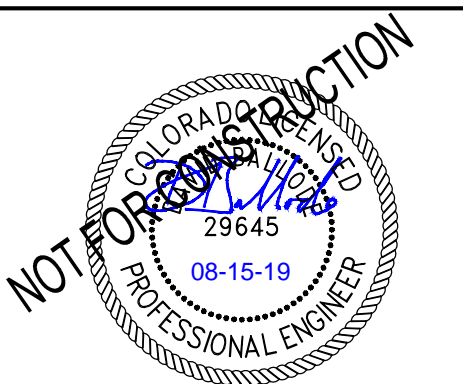
Uncompahgre  
Engineering, LLC

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

**SUBMISSIONS:**

DRB 2019-08-15

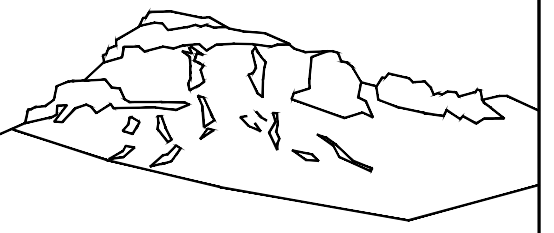
Conger-Austin  
Lot AR53R2  
Mtn. Village, CO



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 IIA DOCUMENT A201

General  
Notes

C1

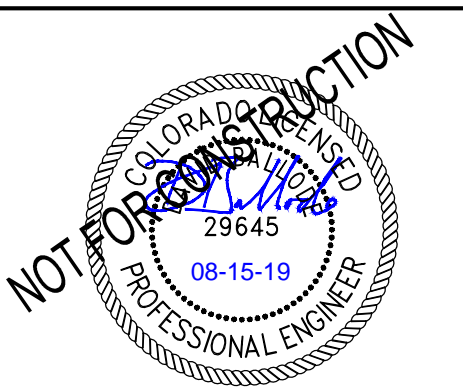


Uncompahgre Engineering, LLC

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

**SUBMISSIONS:**  
DRB 2019-08-15

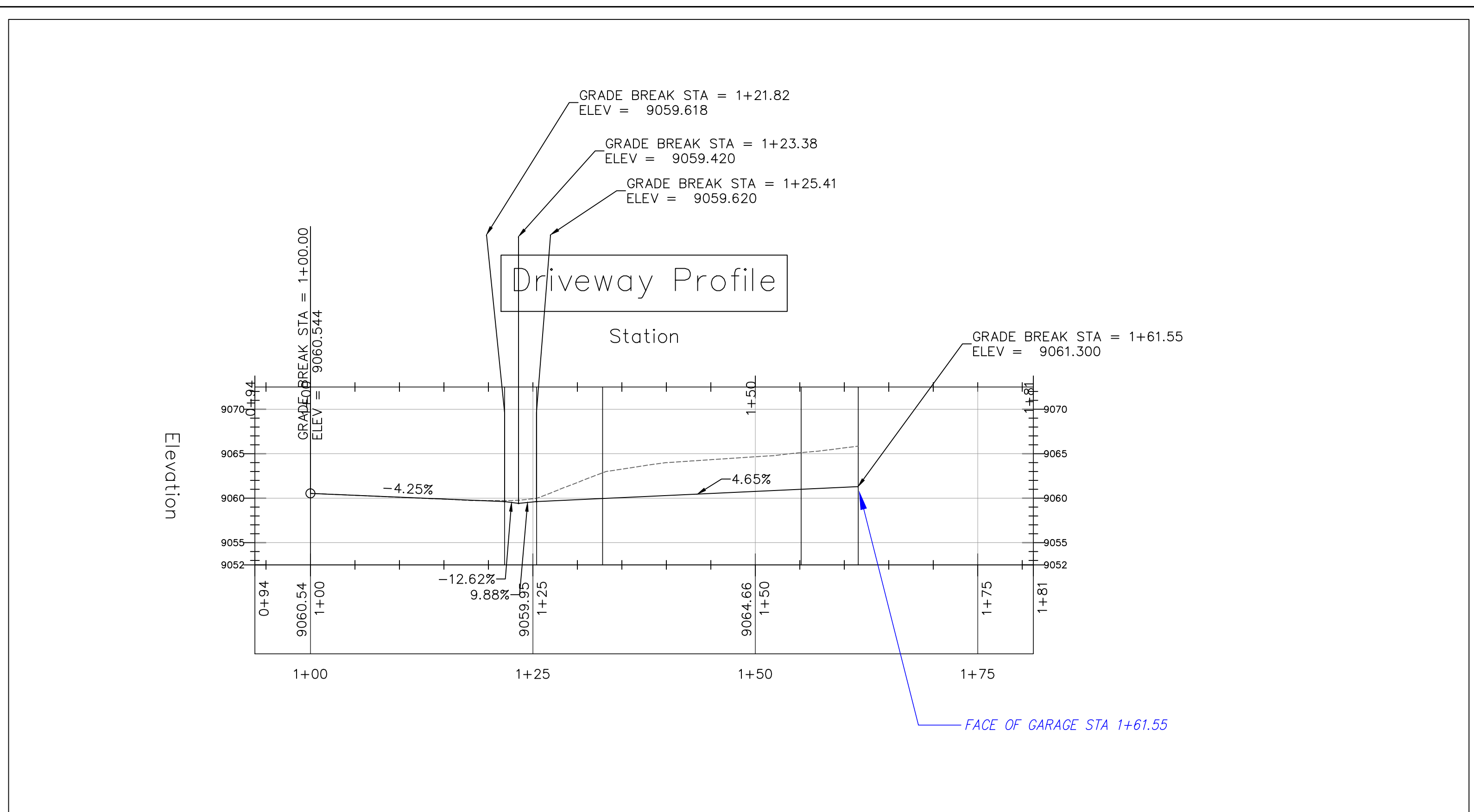
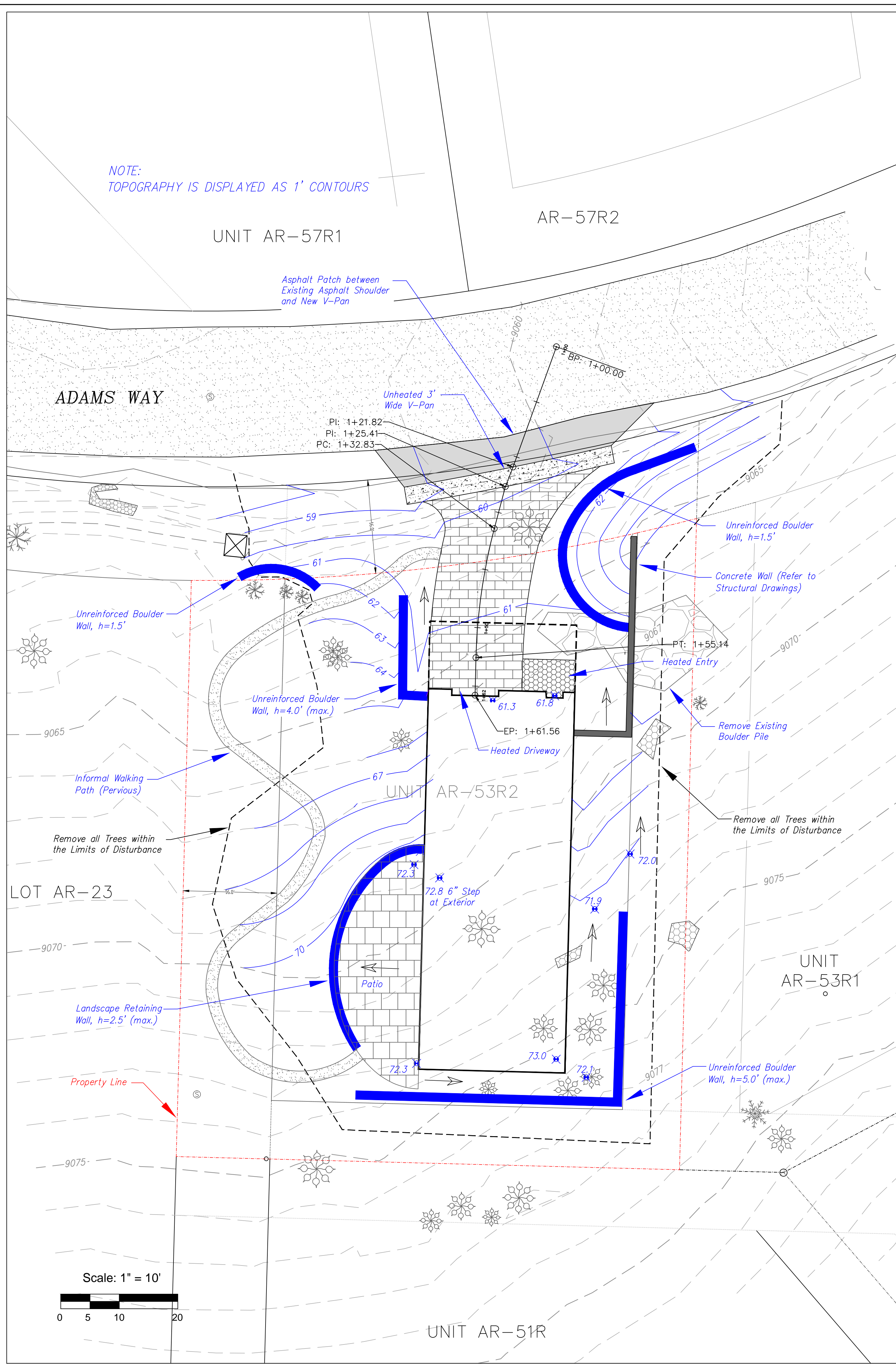
Conger-Austin  
Lot AR53R2  
Mtn. Village, CO



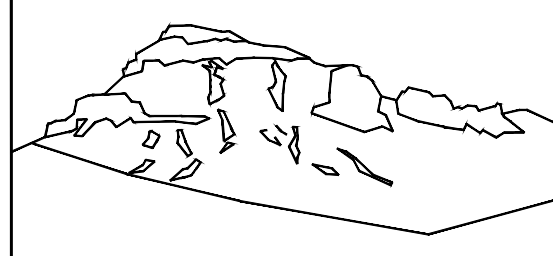
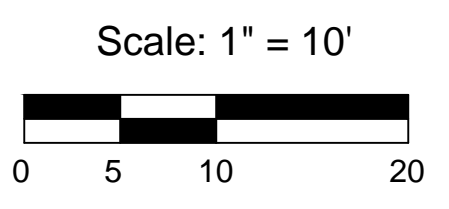
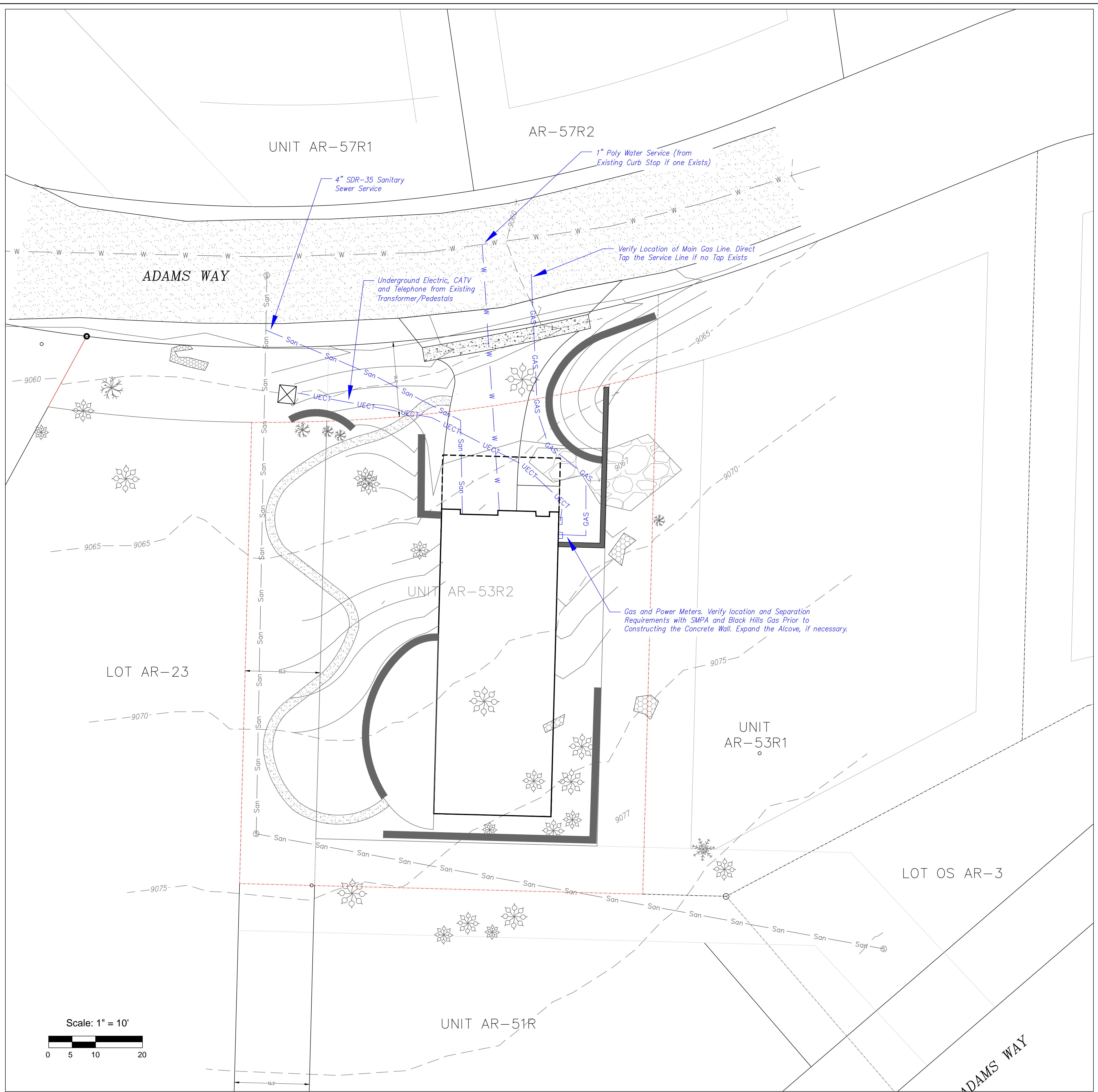
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading and Drainage  
with Driveway Profile

C2



Station	Elevation	Notes
0+94	9060.54	GRADE BREAK STA = 1+00.00, ELEV = 9060.544
1+00	9059.95	-4.25% grade
1+25	9059.95	-12.62% grade
1+21.82	9059.618	GRADE BREAK STA = 1+21.82, ELEV = 9059.618
1+23.38	9059.420	GRADE BREAK STA = 1+23.38, ELEV = 9059.420
1+25.41	9059.620	GRADE BREAK STA = 1+25.41, ELEV = 9059.620
1+50	9064.66	4.65% grade
1+50	9064.66	1+50.00
1+61.55	9061.300	GRADE BREAK STA = 1+61.55, ELEV = 9061.300
1+75	9061.300	FACE OF GARAGE STA 1+61.55

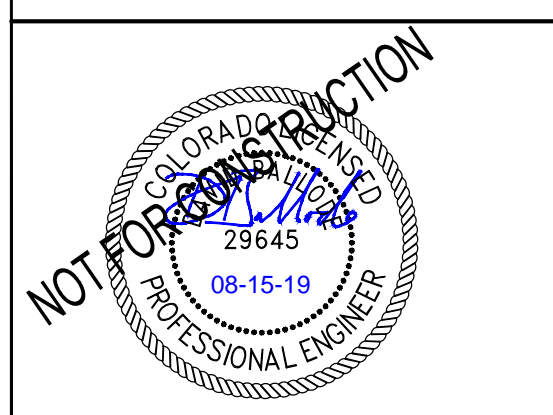


Uncompahgre  
Engineering, LLC

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

**SUBMISSIONS:**  
DRB 2019-08-15

Conger-Austin  
Lot AR53R2  
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 A201

Utilities

C3

IRRIGATION ZONE SCHEDULE		
ZONE	MATERIAL	HEAD
1	PERENNIALS	MICROS/POPUPS
2 TO 4	REVEG	ROTORS-TEMPORARY
5	GROUND COVER	DRIP
6	PERENNIALS	MICROS/POPUPS
7	SHRUBS	DRIP
8 TO 10	LOW GROW GRASS	POPUPS

WATER USAGE CHART: PERMANENT REGULAR ZONES				
VEGETATION TYPE	IRRIGATION HEAD TYPE	MONTHLY USAGE	SIZE OR TOTAL #	MONTHLY TOTALS
Perennials	Popup	4/SF	TBD-approx 450 sq ft	1,800 Gallons/Month
Low Grow Grass Seed	Rotors	2.5/GAL S.F.	TBD-approx 1,200 sq ft	3,000 Gallons/Month
TOTAL				4,800 Gallons/Month once materials are established grass usage will be reduced

WATER USAGE CHART: TEMPORARY ZONES				
VEGETATION TYPE	IRRIGATION HEAD TYPE	MONTHLY USAGE	SIZE OR TOTAL #	MONTHLY TOTALS
Reveg Grass Seed	Rotors	Seasonal		Temp Until Established
Deciduous Shrubs	Drip	6.4/GAL EA.	14 (#5 and B&B)	Temp Until Established
TOTAL				Zones will be turned off once material is established

IRRIGATION NOTES	
1.	All irrigation materials shall be contractor's grade Rain Bird or Hunter parts.
2.	System shall include all electrical wiring of valves and clock.
3.	System shall include automatic clock, drain, shut off, valves, valve boxes, pipe and heads.
4.	Smart clock and water meter technology will be installed provided internet signal is strong enough.
5.	Backflow preventer and water line stub out shall be provided by contractor and shall include tie into one inch copper line with male or female adaptor and internal drain.
6.	All walkways and driveway shall have 4 inch PVC sleeve provided by contractor.
7.	GFI external outlet or clock hard wiring shall be provided by contractor.
8.	All revegetation areas shall be irrigated with impact rotor heads.
9.	All smaller seeded low grow zones shall be irrigated with pop up heads.
10.	All perennial beds shall have pop up or pop up mister heads.
11.	All trees shall have 2 staked drip set ups and be on a drip zone.
12.	System shall have an overriding master valve or flow control meter.
13.	System shall include installation of a rain sensor and/or smart irrigation control box with weather adjustment capability.

IRRIGATION SYSTEM REQUIREMENTS	
1.	A backflow preventer installed by a Colorado licensed plumber and installed after receiving town plumbing permit.
2.	Interior and exterior drain valves and an interior drain.
3.	Interior and exterior shut off points.
4.	Head to head or double coverage.
5.	Flow control or flow meter device to prevent water loss.

LANDSCAPE PLAN NOTES	
REVEGETATION NOTES:	
1.	All revegetation shall be compliant with the Town of Mountain Village Design Regulations.
2.	Subsoil surface shall be tilled to a depth of 4 to 6 inches on all non fill areas.
3.	Topsoil shall be spread to a minimum depth of 4 to 6 inches over all revegetation areas.
4.	Revegetation shall be done with screened topsoil and mixed with site topsoil to prevent creation of hardpan layers.
5.	All seed shall be spread at a ratio that meets or exceeds the pound per square foot ratio as stated by the manufacturer's label.
6.	All seed shall be raked in immediately after topsoil preparation to reduce noxious weed development and erosion.
7.	All revegetation areas shall be mulched with Back to Earth organic mulch and not straw or hay to prevent seeding of hay.
8.	Back to Earth organic mulch shall be applied immediately after seeding to a depth adequate for topdressing.
9.	Slopes with greater than a 3:1 ratio shall have erosion control net if broadcast seeding cannot be quickly established.
10.	All revegetation seeding near building and driveways shall be seeded with low grow grass seed.
11.	All disturbed areas away from buildings, easements and any other areas disturbed by construction shall be seeded with mountain mix native grass seed.
WILDFIRE MITIGATION AND DEFENSIBLE SPACE NOTES:	
1.	Any existing deciduous or evergreen trees within a 15 foot perimeter of building shall be removed to allow for Zone 1 defensible space.
2.	All new trees planted shall be outside of 15 foot perimeter of building to maintain a 15 foot wildfire mitigation boundary.

PLANT SCHEDULE AND LEGEND (ALL MATERIALS WILL BE SITE LOCATED BY DESIGNER)				
PLANT SYMBOL	QUANTITY	SIZE	LATIN	COMMON NAME
	14	#5 and B&B	Mix of deciduous shrubs: Examples include Prunus, Sambucus, Potentilla, Alnus	Chokecherry, Elderberry, Potentilla, Alder
	2.5 per sq. ft.	Approx 400 sq.ft.	Mix of perennial flowers: Examples Achillea, Aconitum, Aquilegia, Campanula, Lupinus, Paeonia, Grass Festuca, Nepeta, Iris and Geranium	Yarrow, Monkshood, Columbine, Bellflower, Lupine, Peony, Blue Fescue Grass, Catnip, Iris and Geranium
	2.5 per sq. ft.	Approx 80 sq.ft.	Thymus praecox 'Pseudolanuginosus'	Woolly Thyme

LANDSCAPE LEGEND (ALL MATERIALS WILL BE SITE LOCATED BY DESIGNER)			
MATERIAL SYMBOL	SIZE	MATERIAL	GENERAL INFORMATION
	TBD	Stone patio pavers	Layed in random pattern-light to loose with wide soil joints for plantings
	TBD	Steel plate retaining wall	Steel plates powder coated in flat, low gloss black
	TBD	1/4" Gage 4" Hot rolled flat metal edging	Edging for perennial beds and footpath
	Approx 600 sqft	Crushed or 3/4 inch mix light colored rock	For base of Perennial Beds A & B and for footpath from drive to upper patio
		15 Foot Boundary	15 Foot Wildfire Mitigation Boundary

GENERAL SITE WORK, TREE AND PLANTING NOTES:	
1.	Any existing trees marked on plan for preservation shall be fenced with tree protection.
2.	All newly planted and irrigated trees and shrubs shall be guaranteed for two growing seasons provided Telluride Land Works is providing summer maintenance services.
3.	All trees and shrubs shall be backfilled with a screened topsoil/organic soil amendment mixture at a ratio of 2:1.
4.	Perennial beds shall be tilled to an 8 inch depth and amended with screened topsoil and organic soil amendment.
5.	Perennials planted at a square foot ratio of 2.5:1 with 7 one gallon containers equal to 1 flat perennial flowers.
6.	All perennial and shrub plantings shall be field located by project designer.
7.	All perennial beds shall be mulched with Back to Earth organic mulch to a minimum depth of 2 inches.
8.	Site shall have adequate drainage to prevent standing water and protect natural watershed areas.
9.	Topsoil from site in sections not containing noxious weed seeds shall be moved during construction, stockpiled on site and redistributed with final grade where possible.
10.	All plant material shall be non-noxious as specified within San Miguel County.
11.	All debris from site work and landscaping shall be removed from site upon project completion.

SEED MIXTURE NOTES:	
Native Grass Mix (General Revegetation Areas)	
	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%
Low Grow Grass Mix (Areas Closest To House and West side)	
	Crested Wheatgrass 30%
	Blue Fescue 20%
	Dwarf Perennial Ryegrass 25%
	Canada Bluegrass 15%
	Chewings Fescue 10%

EXISTING TREE LEGEND	
ASPEN	
SPRUCE	
FIR	



## LOT AR53R2

125 ADAMS WAY  
MOUNTAIN VILLAGE, CO 81435

**JIM JUSTIN AND SUSAN CONGER-AUSTIN**  
OWNER  
1521 N NORTH PARK AVE  
CHICAGO IL 60610

**S. CONGER ARCHITECTS LLC**  
ARCHITECT OF RECORD  
1521 N NORTH PARK AVE  
CHICAGO IL 60610

**ANNETTE HUGHES ARCHITECTS**  
ASSOCIATE ARCHITECT  
1015 LEE STREET  
EVANSTON IL 60202

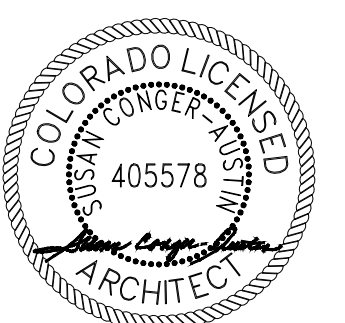
**UNCOMPAGRE ENGINEERING LLC**  
CIVIL ENGINEER:  
PO BOX 3945  
TELLURIDE, CO 81435

**JESSE PEKKALA, P.E. LLC**  
STRUCTURAL ENGINEERS  
PO BOX 688  
TELLURIDE, CO 81435

**BURGGRAAF ASSOCIATES INC**  
MEP FP ENGINEER  
1404 HAWK PARKWAY #218  
MONTROSE, CO 81401

**TELLURIDE LAND WORKS**  
LANDSCAPE DESIGNER  
315 ADAMS RANCH ROAD, #2-2A  
MOUNTAIN VILLAGE, COLORADO 81435

1.	DRB SUBMISSION	8/18/19
	NO. ISSUED FOR	DATE
	PLOT DATE:	8/18/19
SEAL AND SIGNATURE		



PROJECT NUMBER: 1901

## SITE PLAN

# L-001

**LOT AR53R2**

125 ADAMS WAY  
MOUNTAIN VILLAGE, CO 81435

**JIM JUSTIN AND SUSAN CONGER-AUSTIN**  
OWNER  
1521 N NORTH PARK AVE  
CHICAGO IL 60610

**S. CONGER ARCHITECTS LLC**  
ARCHITECT OF RECORD  
1521 N NORTH PARK AVE  
CHICAGO IL 60610

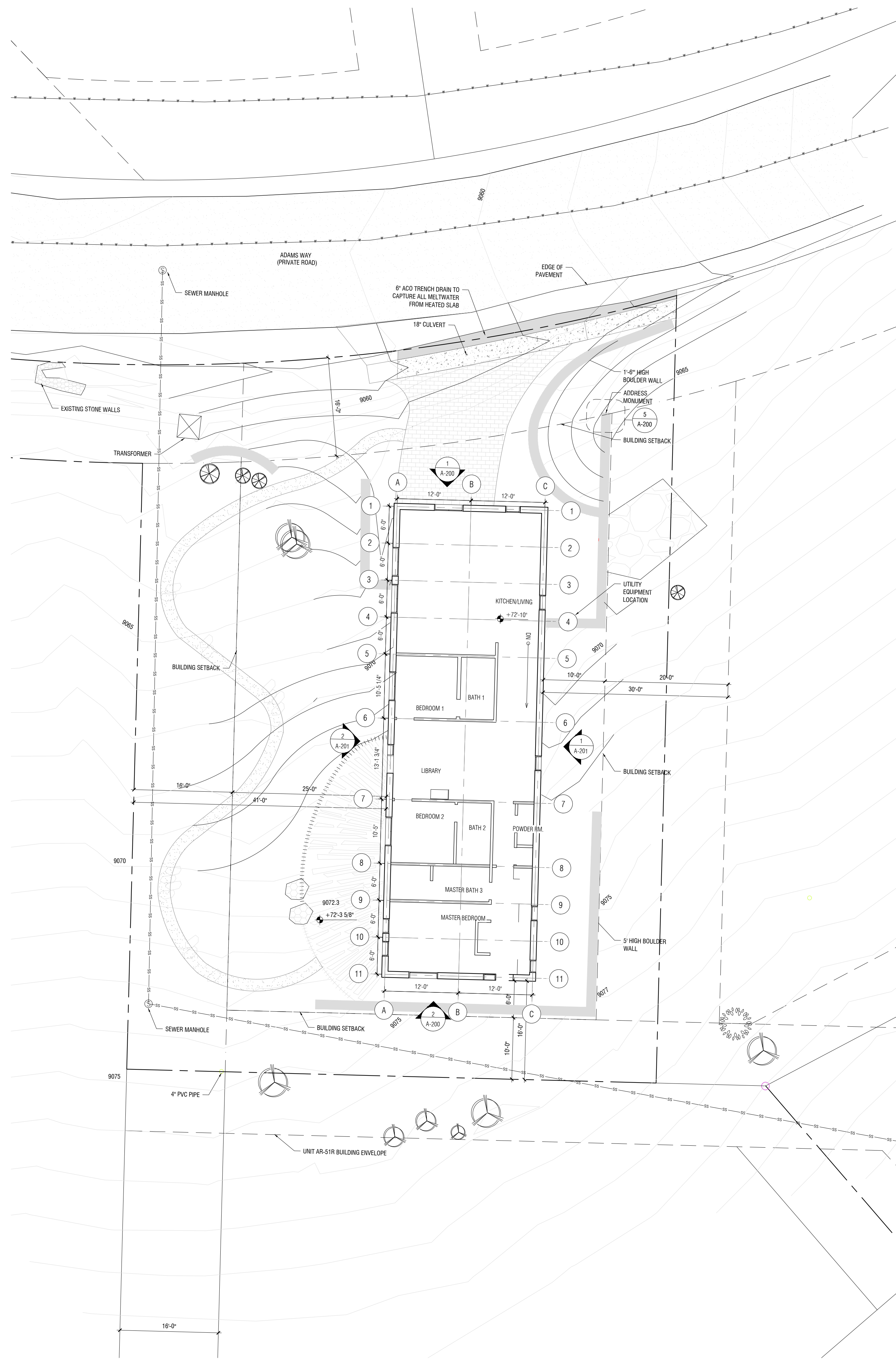
**ANNETTE HUGHES ARCHITECTS**  
ASSOCIATE ARCHITECT  
1015 LEE STREET  
EVANSTON IL 60202

**UNCOMPAGHRE ENGINEERING LLC**  
CIVIL ENGINEER:  
PO BOX 3945  
TELLURIDE, CO 81435

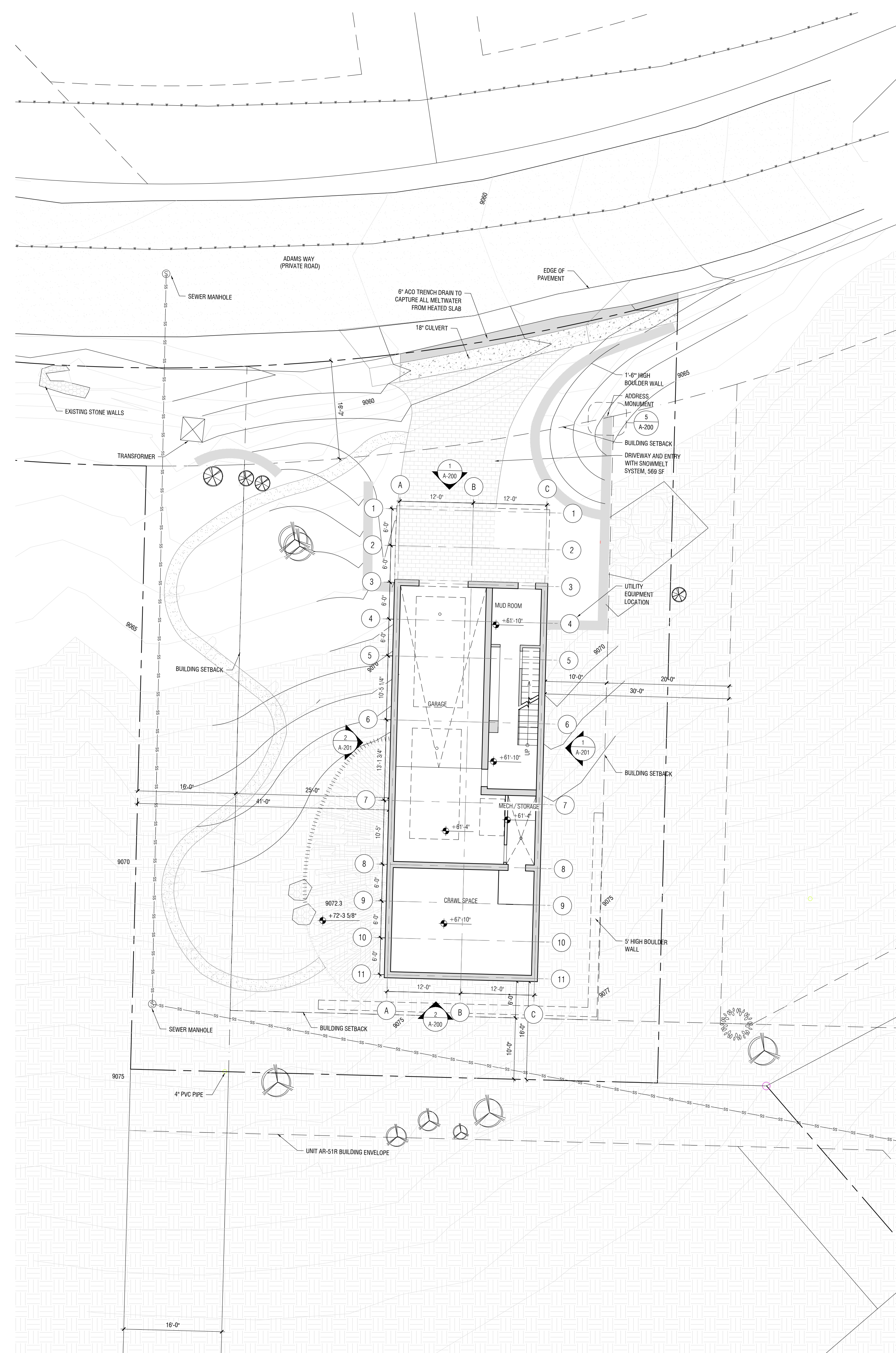
**JESSE PEKKALA, P.E. LLC**  
STRUCTURAL ENGINEERS  
PO BOX 688  
TELLURIDE, CO 81435

**BURGGRAAF ASSOCIATES INC**  
MEP FP ENGINEER  
1404 HAWK PARKWAY #218  
MONTROSE, CO 81401

**TELLURIDE LAND WORKS**  
LANDSCAPE DESIGNER  
315 ADAMS RANCH ROAD, #2-2A  
MOUNTAIN VILLAGE, COLORADO 81435



**2** SITE PLAN @ UPPER LEVEL  
SCALE: 1"=10'



**1** SITE PLAN @ LOWER LEVEL  
SCALE: 1"=10'

NOTE: PLAN CUT @ 4'-6" ABOVE FINISH FLOOR.  
INDICATES AREA BELOW GRADE

1. DRB SUBMISSION	8/18/19
NO. ISSUED FOR	DATE
PLOT DATE:	8/18/19
SEAL AND SIGNATURE	
PROJECT NUMBER: 1901	
<b>SITE PLAN</b>	
<b>A-001</b>	





**LOT AR53R2**

125 ADAMS WAY  
MOUNTAIN VILLAGE, CO 81435

**JIM AUSTIN AND SUSAN CONGER-AUSTIN**  
OWNER  
1521 N NORTH PARK AVE  
CHICAGO IL 60610

**S. CONGER ARCHITECTS LLC**  
ARCHITECT OF RECORD  
1521 N NORTH PARK AVE  
CHICAGO IL 60610

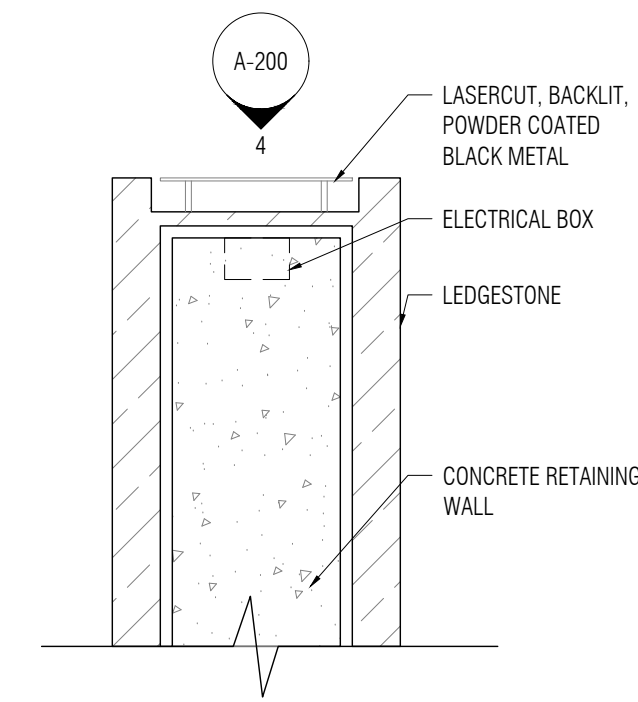
**ANNETTE HUGHES ARCHITECTS**  
ASSOCIATE ARCHITECT  
1015 LEE STREET  
EVANSTON IL, 60202

**UNCOMPAGRE ENGINEERING LLC**  
CIVIL ENGINEER:  
PO BOX 3945  
TELLURIDE, CO 81435

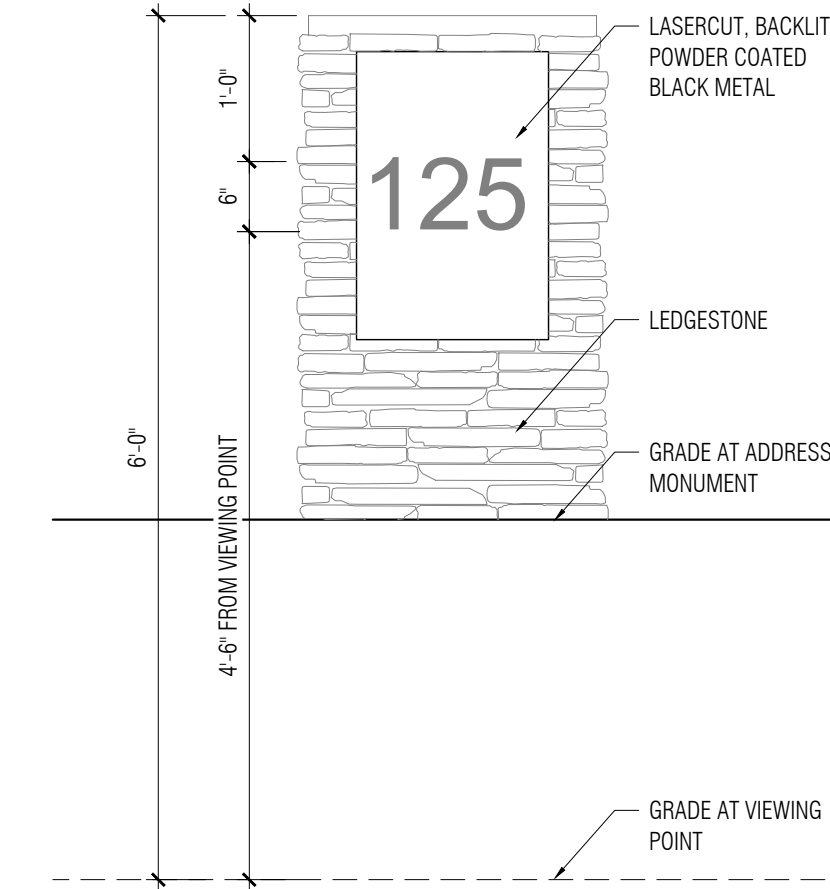
**JESSE PEKKALA, P.E. LLC**  
STRUCTURAL ENGINEERS  
PO BOX 688  
TELLURIDE, CO 81435

**BURGGRAAF ASSOCIATES INC**  
MEP FP ENGINEER  
1404 HAWK PARKWAY #218  
MONTROSE, CO 81401

**TELLURIDE LAND WORKS**  
LANDSCAPE DESIGNER  
315 ADAMS RANCH ROAD, #2-2A  
MOUNTAIN VILLAGE, COLORADO 81435



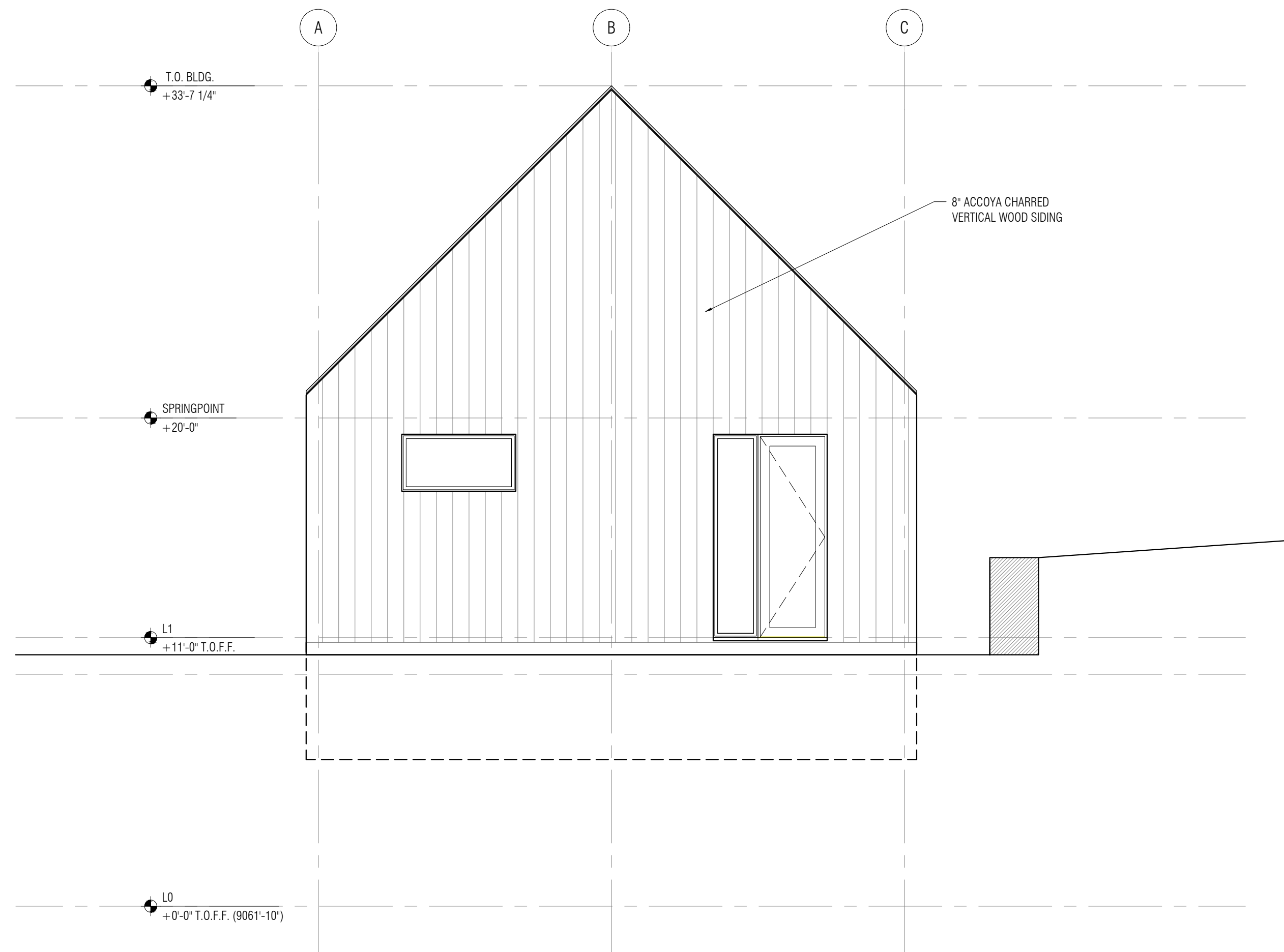
**5 ADDRESS MONUMENT PLAN DETAIL**  
SCALE: 3/4" = 1'-0"



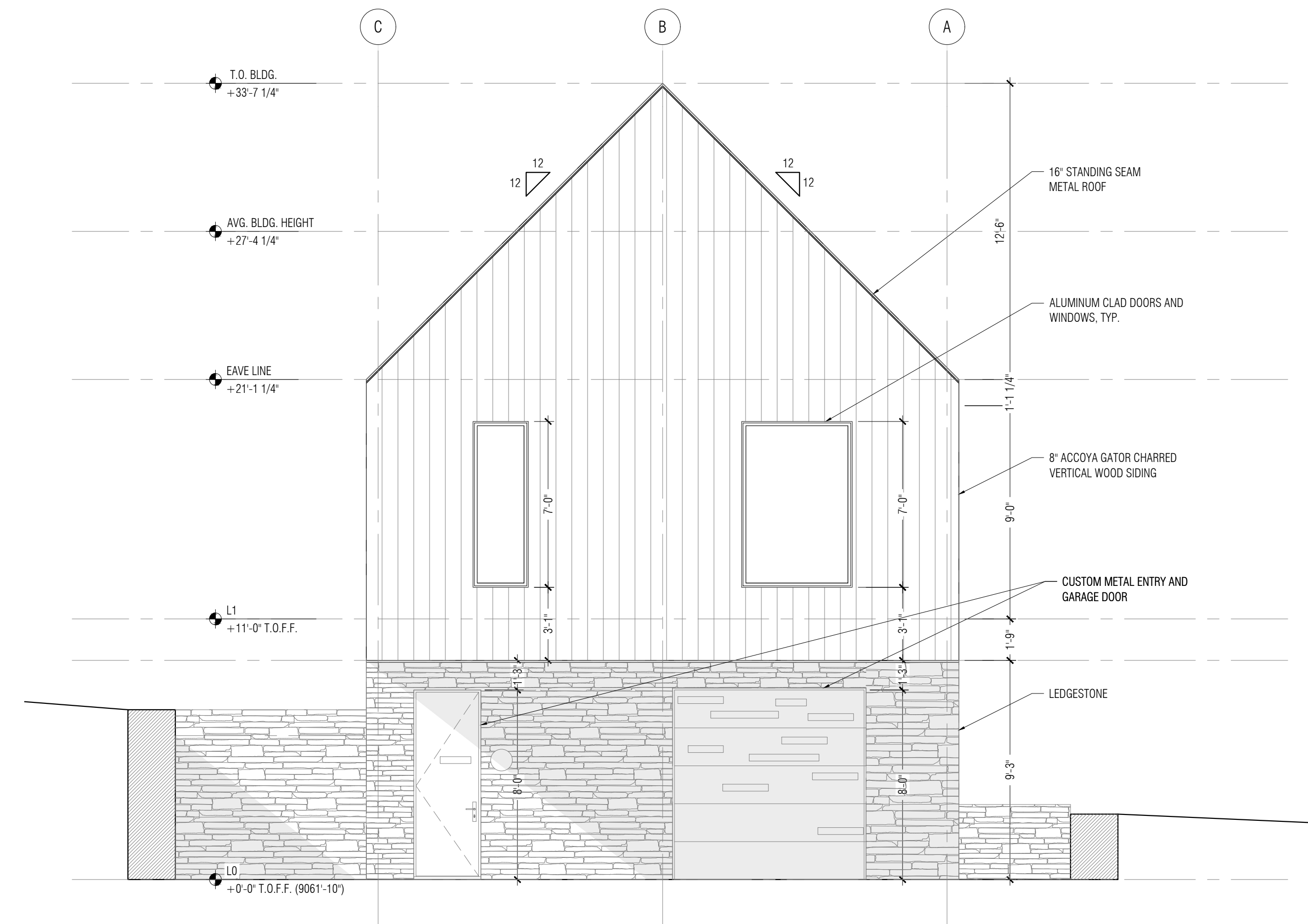
**4 ADDRESS MONUMENT ELEVATION**  
SCALE: 3/4" = 1'-0"

MATERIAL LEGEND	
ACCOYA GATOR CLEAR	
BLACK STANDING SEAM METAL	
FIELD STONE	

**3 MATERIAL LEGEND**  
SCALE: NTS

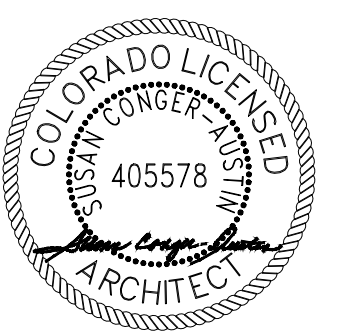


**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

1. DRB SUBMISSION	8/18/19
NO. ISSUED FOR	DATE
PLOT DATE:	8/18/19
SEAL AND SIGNATURE	



PROJECT NUMBER: 1901

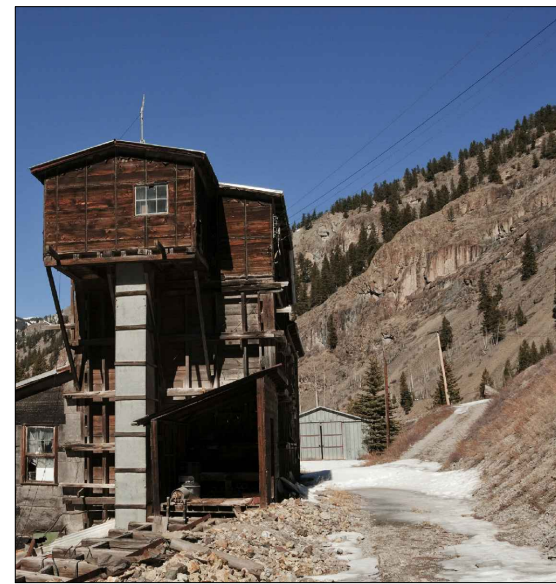
**EXTERIOR ELEVATIONS**

**A-200**





Historical Precedent  
Traditional Cabin



Historical Precedent  
Mining Structure



Historical Precedent  
Traditional Cabin

**LOT AR53R2**

125 ADAMS WAY  
MOUNTAIN VILLAGE, CO 81435

**JIM AUSTIN AND SUSAN CONGER-AUSTIN**  
OWNER  
1521 N NORTH PARK AVE  
CHICAGO IL 60610

**S. CONGER ARCHITECTS LLC**  
ARCHITECT OF RECORD  
1521 N NORTH PARK AVE  
CHICAGO IL 60610

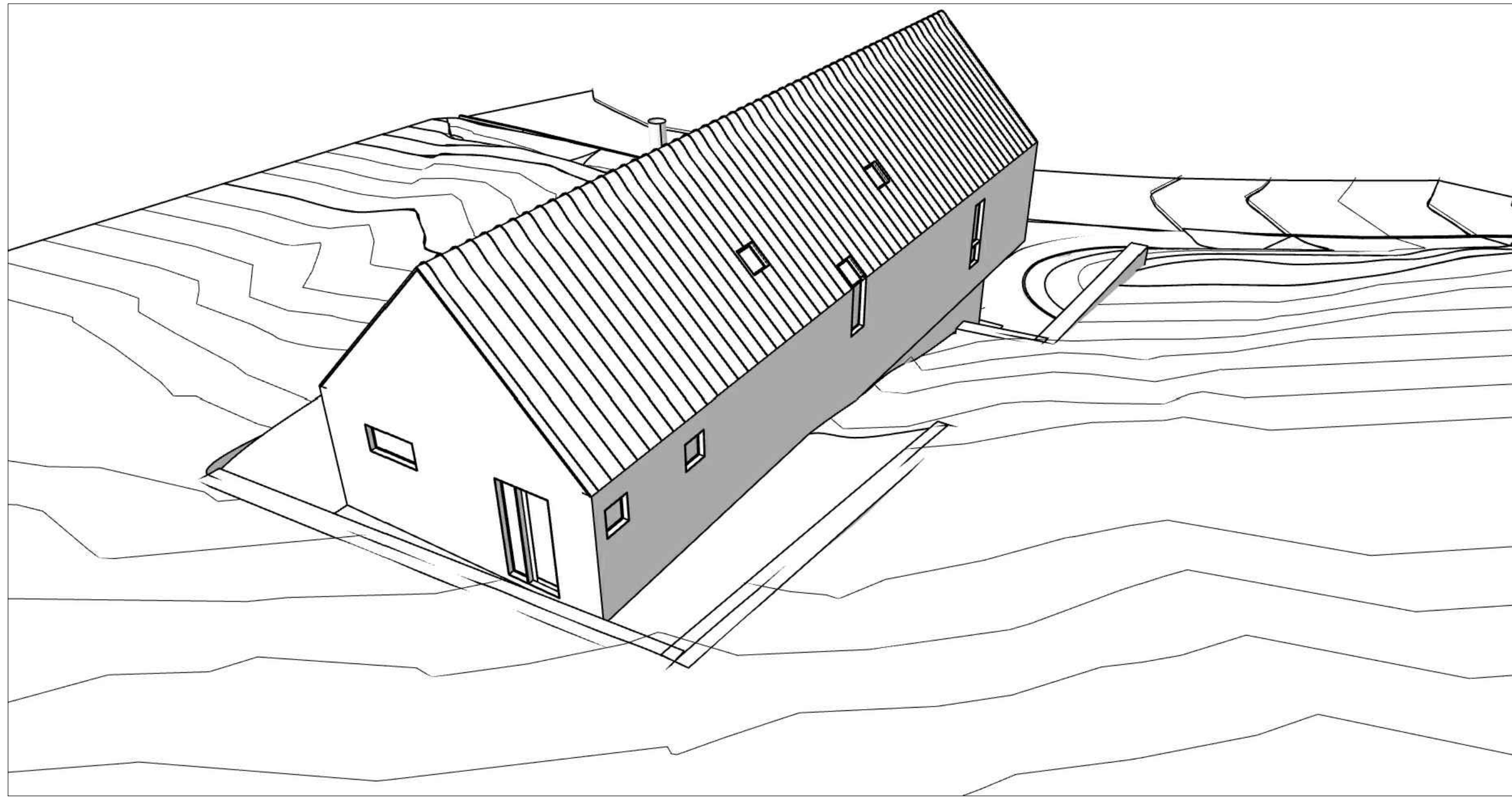
**ANNETTE HUGHES ARCHITECTS**  
ASSOCIATE ARCHITECT  
1015 LEE STREET  
EVANSTON IL, 60202

**UNCOMPAGRE ENGINEERING LLC**  
CIVIL ENGINEER:  
PO BOX 3945  
TELLURIDE, CO 81435

**JESSE PEKKALA, P.E. LLC**  
STRUCTURAL ENGINEERS  
PO BOX 688  
TELLURIDE, CO 81435

**BURGGRAAF ASSOCIATES INC**  
MEP FP ENGINEER  
1404 HAWK PARKWAY #218  
MONTROSE, CO 81401

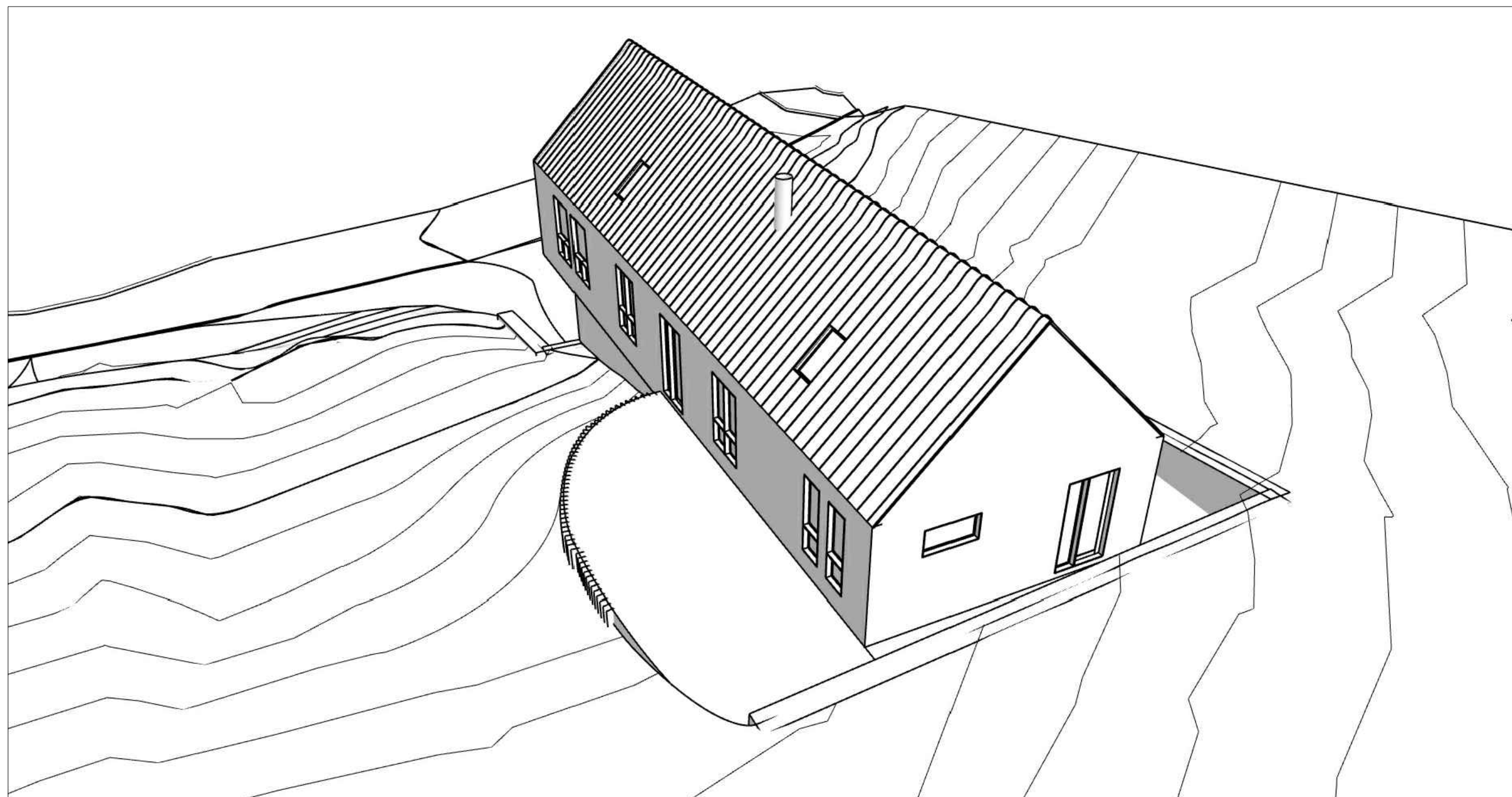
**TELLURIDE LAND WORKS**  
LANDSCAPE DESIGNER  
315 ADAMS RANCH ROAD, #2-2A  
MOUNTAIN VILLAGE, COLORADO 81435



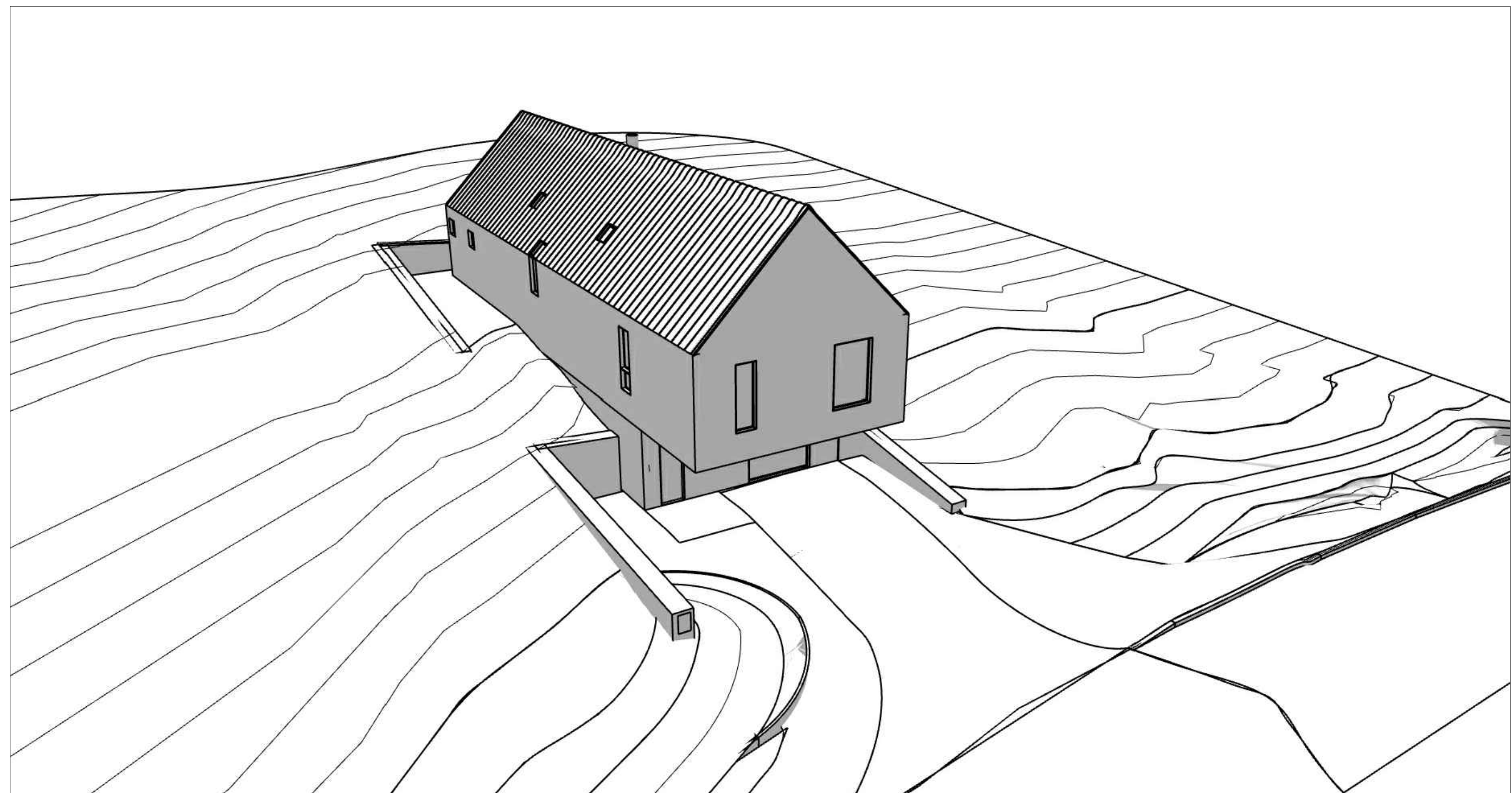
4 AERIAL VIEW LOOKING NORTHWEST  
SCALE: NTS



3 AERIAL VIEW LOOKING SOUTHEAST  
SCALE: NTS



2 AERIAL VIEW LOOKING NORTHEAST  
SCALE: NTS



1 AERIAL VIEW LOOKING SOUTHWEST  
SCALE: NTS

1. DRB SUBMISSION	8/18/19
NO. ISSUED FOR	DATE
PLOT DATE:	8/18/19
SEAL AND SIGNATURE	
PROJECT NUMBER: 1901	
<b>CONCEPTUAL VIEWS</b>	
<b>T-002</b>	







**LOT AR53R2**

125 ADAMS WAY  
MOUNTAIN VILLAGE, CO 81435

**JIM AUSTIN AND SUSAN CONGER-AUSTIN**  
OWNER  
1521 N NORTH PARK AVE  
CHICAGO IL 60610

**S. CONGER ARCHITECTS LLC**  
ARCHITECT OF RECORD  
1521 N NORTH PARK AVE  
CHICAGO IL 60610

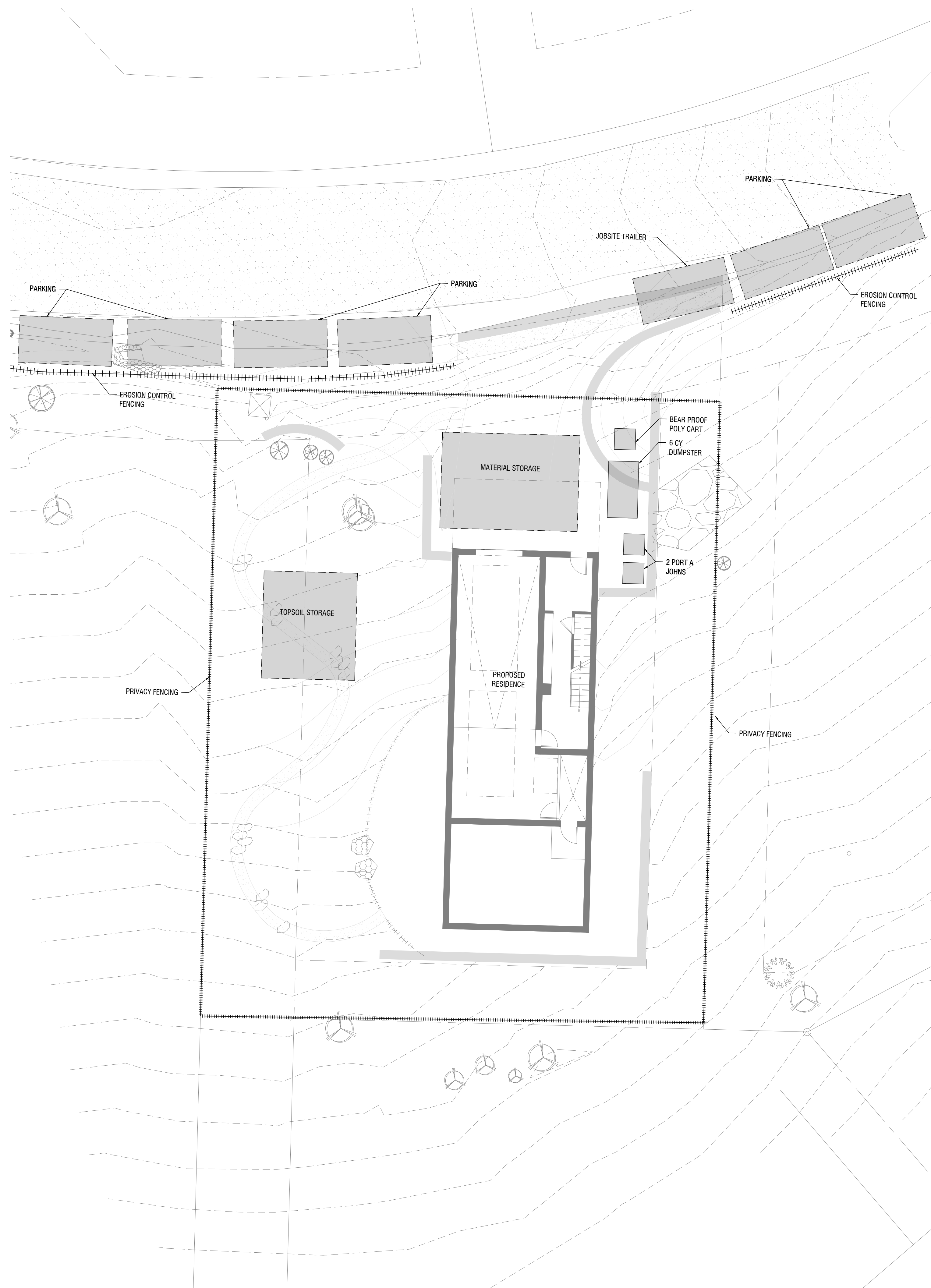
**ANNETTE HUGHES ARCHITECTS**  
ASSOCIATE ARCHITECT  
1015 LEE STREET  
EVANSTON IL, 60202

**UNCOMPAGRE ENGINEERING LLC**  
CIVIL ENGINEER:  
PO BOX 3945  
TELLURIDE, CO 81435

**JESSE PEKKALA, P.E. LLC**  
STRUCTURAL ENGINEERS  
PO BOX 688  
TELLURIDE, CO 81435

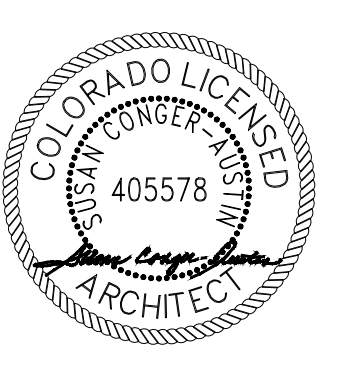
**BURGGRAAF ASSOCIATES INC**  
MEP FP ENGINEER  
1404 HAWK PARKWAY #218  
MONTROSE, CO 81401

**TELLURIDE LAND WORKS**  
LANDSCAPE DESIGNER  
315 ADAMS RANCH ROAD, #2-2A  
MOUNTAIN VILLAGE, COLORADO 81435



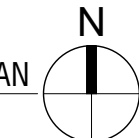
NO.	ISSUED FOR	DATE
1.	DRB SUBMISSION	8/18/19
	NO. ISSUED FOR	DATE
	PLOT DATE:	8/18/19

SEAL AND SIGNATURE



PROJECT NUMBER: 1901  
**CONSTRUCTION MITIGATION PLAN**

**CM-001**



# Aether 3.5IN Round 90CRI Downlight Invisible Trim



**Description:**

Aether 3.5IN Round 90CRI Downlight Invisible Trim was designed to fit in tight plenum spaces with complex HVAC ducts, sprinkler pipes, and conduit runs. Extruded aluminum heat sink with a White, Haze, or Black reflector. Dimmable to 0% with 0-10V dimmers (120 & 277V) or to 10% with low-voltage electronic dimmers (120V only). Choice of 2700K or 3000K color temperature. 35 degree cutoff angle for downlight. 3.5 inch trim aperture and housing height. Accommodates ceiling thickness of 0.5-1.5 inches. Housing required, sold separately. 5 year WAC Lighting warranty. ETL listed. Wet location listed.

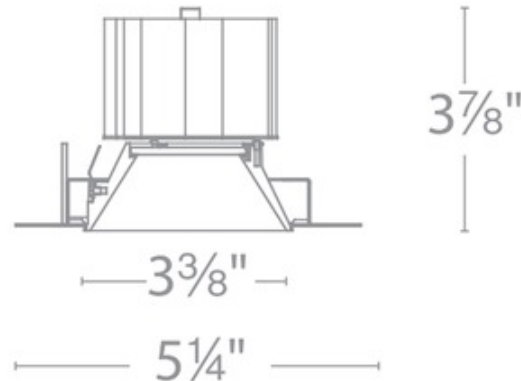
Shown in: Haze

List Price: \$274.93  
 Our Price: \$197.95

Shade Color: N/A  
 Body Finish: Haze  
 Lamp: 1 x LED/16.5W/120V LED  
 Wattage: 16.5W  
 Dimmer: Dimmable  
 Dimensions: 5.25"W x 3.88"H

**Technical Information**

Luminous Flux: 1025 lumens  
 Lumens/Watt: 62.12  
 Lamp Color: 2700 K  
 Color Rendering: 90 CRI  
 Beam Angle: 40°  
 Lamp Life: 70000 hours  
 Ceiling Type: Drywall with Trim  
 Aperture Shape: Round  
 Aperture Size: 3.500"



Product Number: <b>WAC589807</b>			
Company:		Fixture Type:	Date: Jul 27, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com



# Flindt Outdoor Wall Light



**Description:**

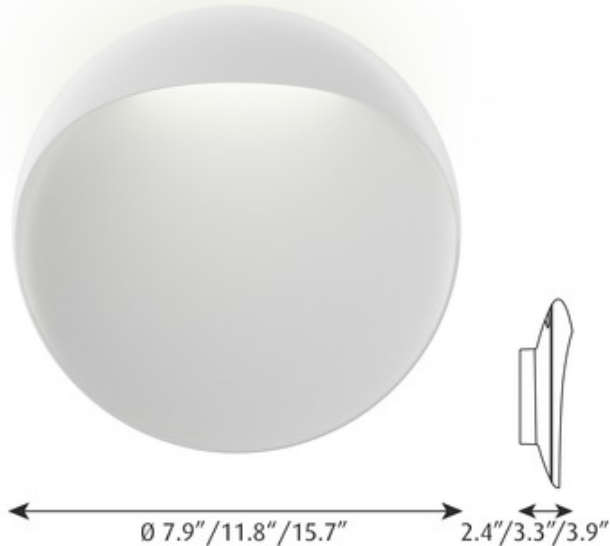
Flindt Outdoor Wall Light designed by Christian Flindt, emits an asymmetrical glare-free, downward directed light distribution. Softly illuminating its cut-out shape while providing an efficient horizontal illumination on the ground or floor. This piece is a perfect fit for indoor as well as outdoor applications. Available in Natural Aluminum, White, or Corten finishes in small, medium, and large sizes with 2700K or 3000K color temperatures. Wet location rated. UL listed.

Shown in: Natural Aluminum

**List Price:** \$1105.00  
**Our Price:** \$884.00

**Shade Color:** N/A  
**Body Finish:** Natural Aluminum  
**Lamp:** 1 x LED/10W/120V LED  
**Wattage:** 10W  
**Dimmer:** 0-10V  
**Dimensions:** 11.8"W x 11.8"H x 3.3"D

**Technical Information**  
**Lamp Color:** 2700 K



Product Number: <b>LPL765616</b>			
Company:		Fixture Type:	Date: Jul 27, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

# Slant Outdoor Dark Sky Wall Light



**Description:**

Slant Outdoor Dark Sky Wall Light is a cleverly designed minimalist piece, perfect in any exterior space. Can be rotated 180 degrees for alternate mounting options. Available in Black or Brushed Aluminum. Dark Sky Ordinance was developed as outdoor lighting standards that reduce glare, light trespass, and sky glow. ADA compliant. Dark Sky compliant. Wet location rated. JA8-2016. Title 24 compliant. ETL listed.

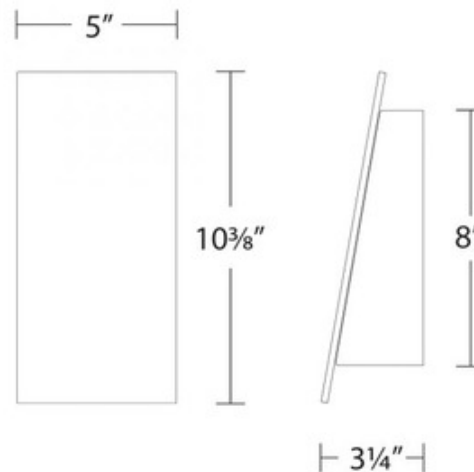
Shown in: Black / Opal

List Price: \$198.69  
 Our Price: \$158.95

Shade Color: Opal  
 Body Finish: Black  
 Lamp: 1 x LED/7W/120V LED  
 Wattage: 7W  
 Dimmer: Low Voltage Electronic  
 Dimensions: 5"W x 10.63"H x 3.25"D

**Technical Information**

Luminous Flux: 352 lumens  
 Lumens/Watt: 50.29  
 Lamp Color: 3000 K  
 Color Rendering: 90 CRI  
 Lamp Life: 50000 hours



WS-W14911

Product Number: <b>DWE831732</b>			
Company:		Fixture Type:	Date: Jul 29, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

# Ledge 12V Path Light



**Description:**

The Ledge 12V Path Light features a sleek linear design which blends seamlessly into pathways while providing soft, even illumination. Available in Aluminum with a Bronze or Black finish. Integrated 3 watt 12 volt LED light source. Choice of 2700K Warm White or 3000K Pure White color temperature. 3.5 inch width x 23 inch height x 5.5 inch depth. Magnetic transformer required, sold separately. IP66 rated. UL listed.

Shown in: Bronze / Clear

List Price: \$242.36  
 Our Price: \$174.50

Shade Color: Clear  
 Body Finish: Bronze  
 Lamp: 1 x LED/3W/12V LED  
 Wattage: 3W  
 Dimmer: Low Voltage Magnetic  
 Dimensions: 3.5"W x 23"H x 5.5"D

**Technical Information**

Luminous Flux: 105 lumens  
 Lumens/Watt: 35.00  
 Lamp Color: 2700 K  
 Color Rendering: 90 CRI  
 Beam Spread: Flood  
 Lamp Life: 60000 hours



Product Number: <b>WAC558075</b>			
Company:		Fixture Type:	Date: Jul 27, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com