

# Pustmueller Residence

DRB APPLICATION SET  
2023.2.13

UNIT 33 KNOLLS ESTATE  
TELLURIDE MOUNTAIN  
VILLAGE, CO 81435

## GENERAL NOTES

- A. THE AIA DOCUMENT 201 "GENERAL CONDITIONS OF THE CONTRACT FROM CONSTRUCTION" LATEST EDITION, ARE HEREBY MADE A PART IF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT
- B. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THROUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY
- C. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES
- D. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENT.
- E. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFIRM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTOR SHALL SUBMIT REQUESTS AND SAMPLED FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DENY WORK IN PROGRESS
- F. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH E, ABOVE.
- G. WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
- I. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DIMENSIONAL ERRORS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- J. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
- K. CONTRACTOR WILL ASSUME RESPONSIBILITY OF THE ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
- L. CONTRACTOR WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR'S TAKE-OFFS.
- M. SEE SPECIFICATIONS FOR DOOR, WINDOW, AND FINISH SCHEDULES.
- N. SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS.
- O. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCH DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION
- P. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK SHALL REMOVE HIS/HER TRASH DEBRIS.
- Q. FIRE SPRINKLER SYSTEM (WHEN APPLICABLE) SHOULD BE PROVIDED THROUGHOUT THE BUILDING BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE REQUIRED SYSTEM. THE FIRE SPRINKLER SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.
- R. ALL WELDING AND METAL WORK TO BE REVIEWED BY THE ARCHITECT. ANY INTERIOR WELDS OR METAL WORK THAT IS NOT ACCEPTED WILL BE RE-WORKED ACCORDING TO THE ARCHITECT DIRECTION. CALL THE ARCHITECT TO INSPECT DESIGN LOCATED ANYWHERE WITHIN THE SCOPE OF THE WORK.



## CODE SUMMARY

## OVERVIEW

CODE REVIEW: 2018 I.R.C.  
DESCRIPTION: 3 STORY RESIDENCE WITH BASMENT

## LAND USE SUMMARY

UNIT 33 (lot) KNOLLS ESTATE  
LEGAL DESCRIPTION: UNIT33 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13  
ZONING: ACC TO PLAY BK 1 PG 1023 THRU 24  
USE: SINGLE FAMILY RESIDENCE

## LIVEABLE AREA SUMMARY

-03 Lower Level: 1,321 SF  
-02 Master Bedroom 1,111 SF  
00 Entrance: 1,127 SF  
**TOTAL 3,559 SF**  
GARAGES: 637 SF  
MECH 477 SF  
**TOTAL ENCLOSED: 4,673 SF**  
DECKS AND PATIOS: 1,660 SF

## SETBACKS

16' GENERAL EASEMENT AT ALL PROPERTY LINES

MAXIMUM HEIGHT  
ALLOWED: 35'  
PROPOSED: 34' - 11 1/4"

AVERAGE HEIGHT  
ALLOWED: 35'  
PROPOSED: 25 - 11'

## SITE COVERAGE

LOT SIZE: 4,529 SF / 0.104 ACRES  
SITE COVERAGE  
ALLOWED: 40% (1,811.6 SF)  
PROPOSED: 40% (1,800 SF)  
HEATED: 1,114 SF

PARKING REQUIRED: 2 ENCLOSED  
2 SURFACE

PARKING PROPOSED: 2 ENCLOSED  
2 SURAFCE

## PROJECT LOCATION



LOCATION - NEIGHBORHOOD



LOCATION - REGION

TRUL

ARCHITECTURE

TruLinea.com

113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435  
LUKE TRUJILLO AIA - 970-708-1445  
E:truinea@gmail.com

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## PROJECT DIRECTORY:

OWNER:	JOEL AND LYN PUSTMUELLER
ARCHITECT:	TRULINEA ARCHITECTS INC. LUKE TRUJILLO AIA 113 LOST CREEK LANE SUITE B MOUNTAIN VILLAGE, CO 81435 www.Trulinea.com truinea@gmail.com
INTERIOR DESIGNER:	ALICE COTTRELL INTERIOR DESIGN ALICE COTTRELL 2936 ELM STREET DALLAS, TEXAS 75226 https://www.alicecottrellinteriordesign.com/ ALICE@ALICECOTTRELLINTERIORDSIGN.COM
CONTRACTOR:	RA NELSON LUKE RICHTER 51 Eagle Road, #2 P.O. Drawer 5400 Avon, Colorado 81620 https://ranelson.com/ info@ranelson.com
STRUCTURAL ENGINEER:	RESOURCE ENGINEERING GROUP DODSON HARPER & AUGUST HASZ 502 WHITE ROCK AVE CRESTED BUTTE, CO 81224 970.349.1216 dodson@reginc.com
MECHANICAL ENGINEER:	RESOURCE ENGINEERING GROUP DODSON HARPER & AUGUST HASZ 502 WHITE ROCK AVE CRESTED BUTTE, CO 81224 970.349.1216 dodson@reginc.com
CIVIL ENGINEER:	ALL SITE GRADING WILL BE REVIEWED BY ARCHITECT AND GC. ALL DIRT SPOILS TO BE REMOVED FROM SITE. THERE IS NO GRADING OR MAJOR SITE GRADING FOR THIS PROJECT.
LIGHTING DESIGNER:	AE DESIGN STEPHANIE KALTZ & BRYAN JASS 1900 WAZEE STREET #350 DENVER, CO 80202 303.296.3034 skaltz@aedesign-inc.com
LANDSCAPE INSTALLER:	TBD

## PROJECT NOTES

STATE OF COLORADO  
LUKE ALLEN  
TRUJILLO  
4011346  
2023.2.13  
LICENSED ARCHITECT

Project number 1900  
Print Date 21/02/2023 01:06:32 p.m.  
Modeled by Author  
Checked by Checker  
Scale 1/4" = 1'-0"

2023.2.13

A.000

COVER

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21/02/2023 01:06:32 p.m.



*This Existing Conditions Plan of Unit 33, Knoll Estates, Town of Mountain Village, was field surveyed in September of 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined in section 38-51-102 C.R.S.*



UNIT 33, THE KNOLL ESTATES, A CONDOMINIUM,  
AS DEFINED AND DESCRIBED IN THE SECOND  
AMENDED AND RESTATED CONDOMINIUM  
DECLARATION RECORDED MAY 25, 2021 UNDER  
RECEPTION NO. 470308 AND ACCORDING TO THE  
CONDOMINIUM MAP RECORDED MARCH 29, 1990 IN  
PLAT BOOK 1 AT PAGE 1023 AND AS AMENDED  
BY AMENDED AND RESTATED CONDOMINIUM MAP  
RECORDED MAY 25, 2021 UNDER RECEPTION NO.  
470309,

**NOTES:**

1. Easement research and property description from Land Title Guarantee Company, Order Number TLR86011994, dated August 18, 2021 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 08113C0286-C, dated September 30, 1988, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
3. Benchmark: Control point "CP RESECT", as shown hereon, with an assumed elevation of 9254.03 feet.
4. Contour interval is two feet.
5. BASIS OF BEARINGS: Found monuments along the Western boundary of Unit 33, as shown hereon, assumed to have the record bearing of S 11°34'36" W according to Plat Book 1 at page 1023.
6. Slopes greater than 30% exist on Unit 33 as shown hereon.
7. There are no known underground utilities located on Unit 33, but utility locates were not performed at the time of this survey. Utility locates should be performed by respective providers prior to construction.
8. There are no trees located on Unit 33.
9. Foley Assoc. Inc. is not aware of any wetlands located on Unit 33, but a wetland delineation was not performed. The owner should confirm with the Town of Mountain Village that a delineation is not required.
10. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



VIEW FROM SITE IN FALL OF 2021

**Located within Section 33, T.43N., R.9W., N.M.P.M., San Miguel County, Colorado**

Project Mgr:	JH
Technician:	FO
Technician:	
Checked by:	
Start date:	08 / 2021



Drawing path: dwg\00046 EC Plan 08-21.dwg

970-728-6153 970-728-6050 fax  
PO Box 1385  
125 W. Pacific Ave., Suite B-1  
Telluride, Colorado, 81435

Sheet1 of 1

Project #:	00046
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TRULINE ARCHITECTURE

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Truline.a.com

113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435

PUSTMUELLER RESIDENCE  
UNIT 33 KNOLLS ESTATE  
TELLURIDE MOUNTAIN  
VILLAGE, CO 81435

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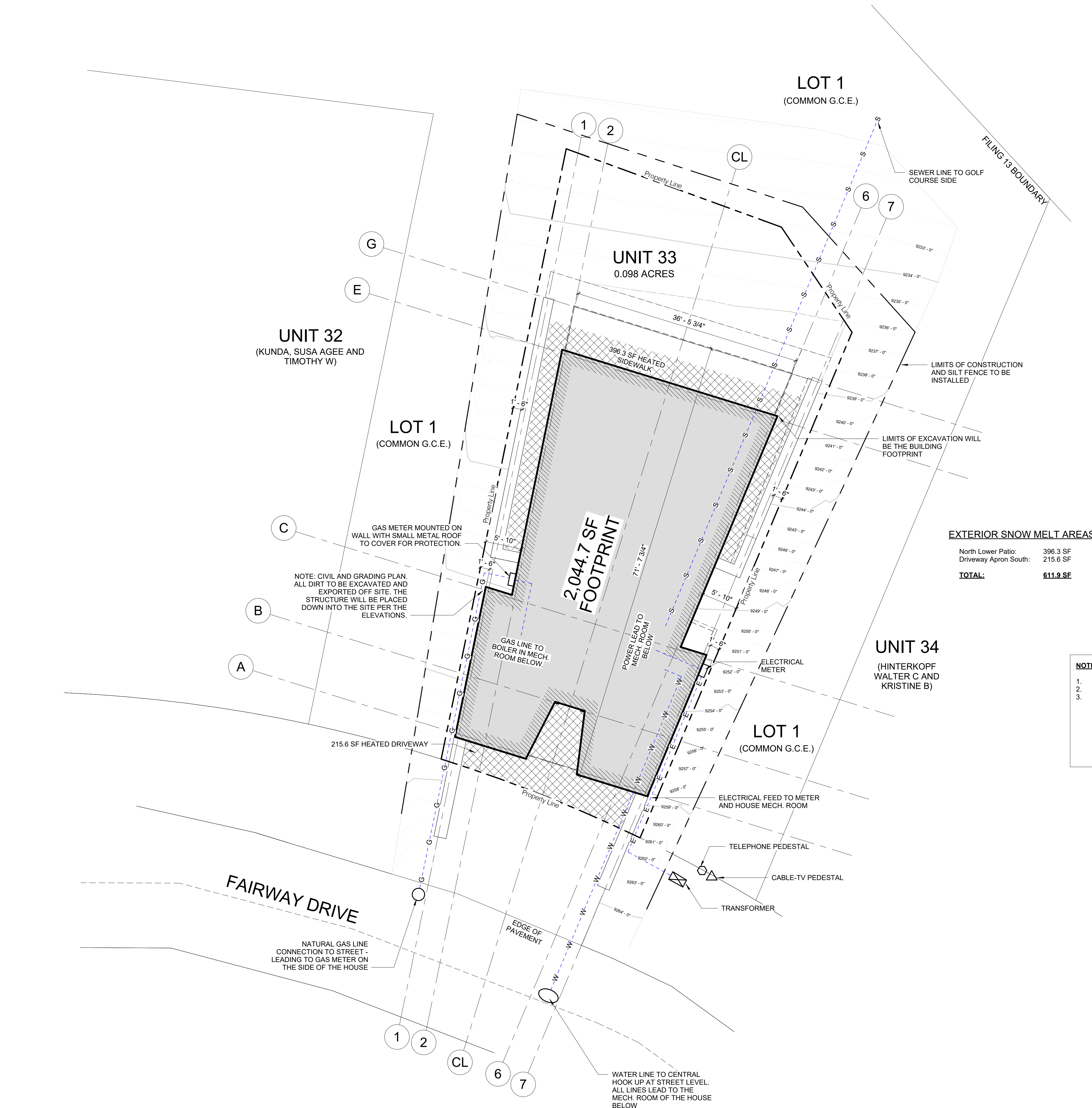
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Checked by	Checker
Scale	1/8" = 1'-0"

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2023.2.13

A.002

21/02/2023 01:05:36 p. m



**1 UTILITY AND CIVIL PLAN**  
1/8" = 1'-0"



PUSTMUELLER RESIDENCE  
UNIT 33 KNOLLS ESTATE  
TELLURIDE MOUNTAIN  
VILLAGE, CO 81435

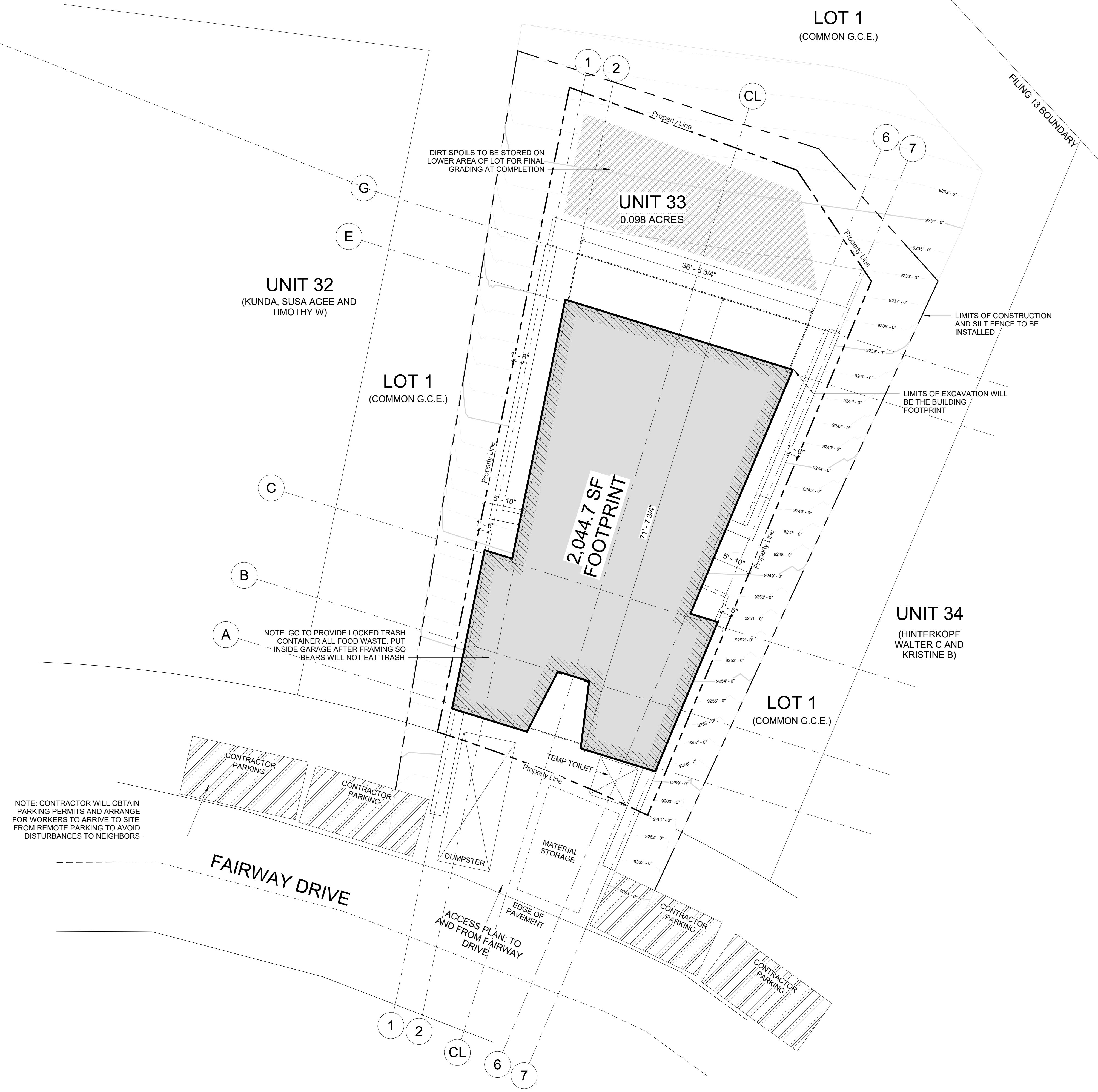
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Modeled by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

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21/02/2023 01:06:37 p.m.



- NOTES FOR SITE AND CONSTRUCTION:**
1. NO CRANES ARE PROPOSED AT THIS APPLICATION.
  2. NO CONST. TRAILER PROPOSED AT THIS TIME.
  3. TRASH AND DUMPSTER WILL BE ACCESSED DIRECTLY FROM THE STREET. TRASH TO BE COVERED DURING NON-OPERATIONAL HOURS.
  4. GC KEEP THE JOB SITE CLEAN FOR NEIGHBORS.



U	E
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Checked by	Checker
Scale	1" = 10'-0"



LANDSCAPE PLAN

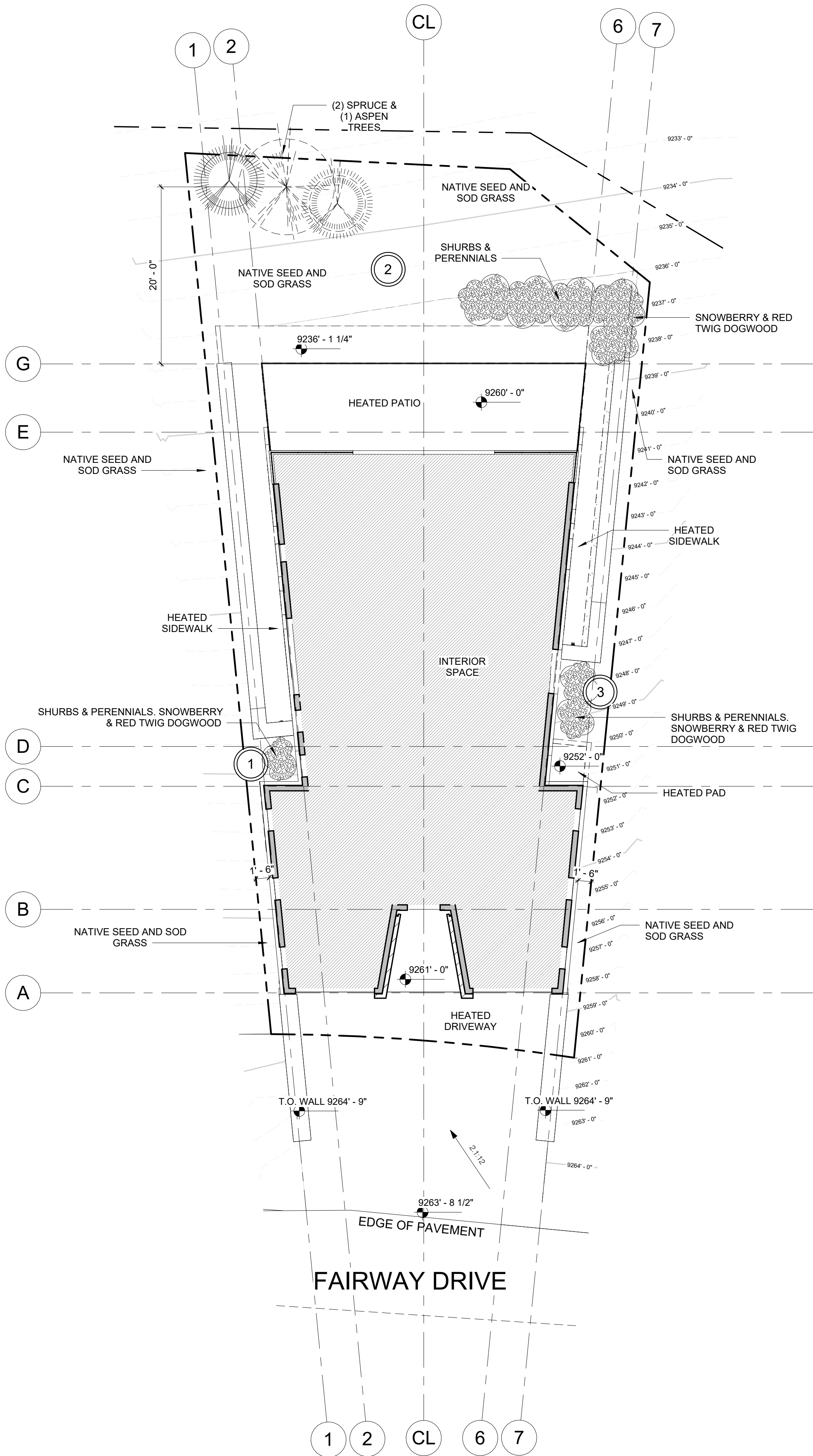
#	SUBMISSION	DATE
11	REVISED DATE	DATE/11/11
2	HOA SCHEMATIC	2022.8.15

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Checked by	Checker
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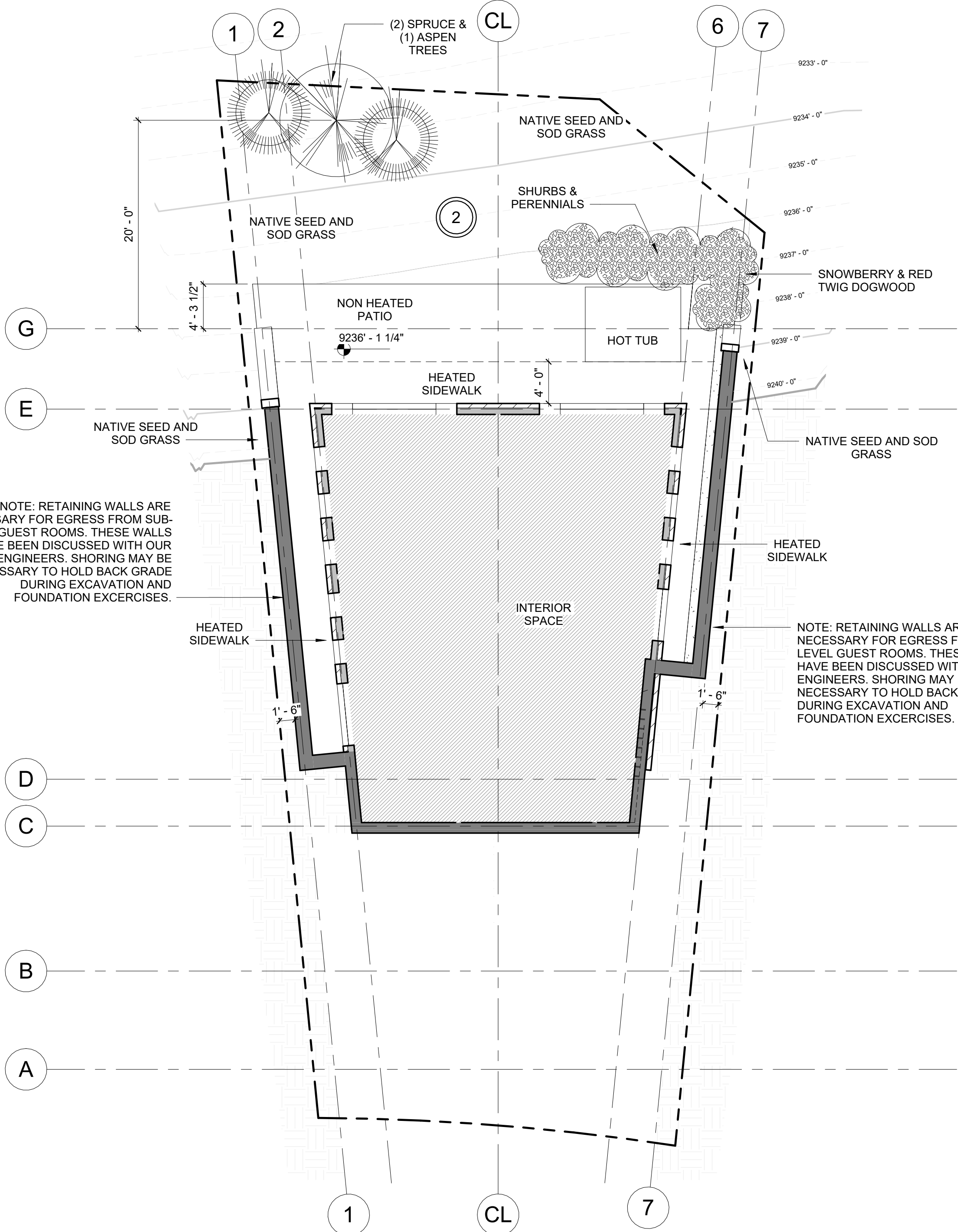
2023.2.13

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21/02/2023 01:06:40 p.m.



1 00 Entrance - LANDSCAPE  
1/8" = 1'-0"



2 -03 Lower Level - LANDSCAPE  
1/8" = 1'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	POPULUS TREMULOIDES	ASPEN	5'	1
	PICEA PUNGENS	COLORADO BLUE SPRUCE	4'	2
	PERENNIAL BED • CORNUS SERICEA FARROW • SYMPHORICARPOS ALBUS	• RED TWIG DOGWOOD • SNOWBERRY		145.4 SF

WATER USE

1 ASPEN	30 GAL/MONTH	30 GALLONS
2 SPRUCES	40 GAL/MONTH	80 GALLONS
145.4 SF OF PERENNIALS	1.5 GAL/MONTH	217.5 GALLONS
<b>TOTAL</b>		<b>327.5 GAL/MONTH</b>

IRRIGATION SCHEMATIC

ZONE 1	EAST STRIP
ZONE 2	NORTH YARD
ZONE 3	WEST STRIP
NOTES:	
Per Aldasoro Requirements	
• Install excess flow check valve.	
• Install rain sensing device.	
• Install irrigation water meter with remote readout.	

SYMBOL:  
 ZONE NUMBER

LANDSCAPE NOTES

LANDSCAPE MAINTENANCE NOTES:

- SOD SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

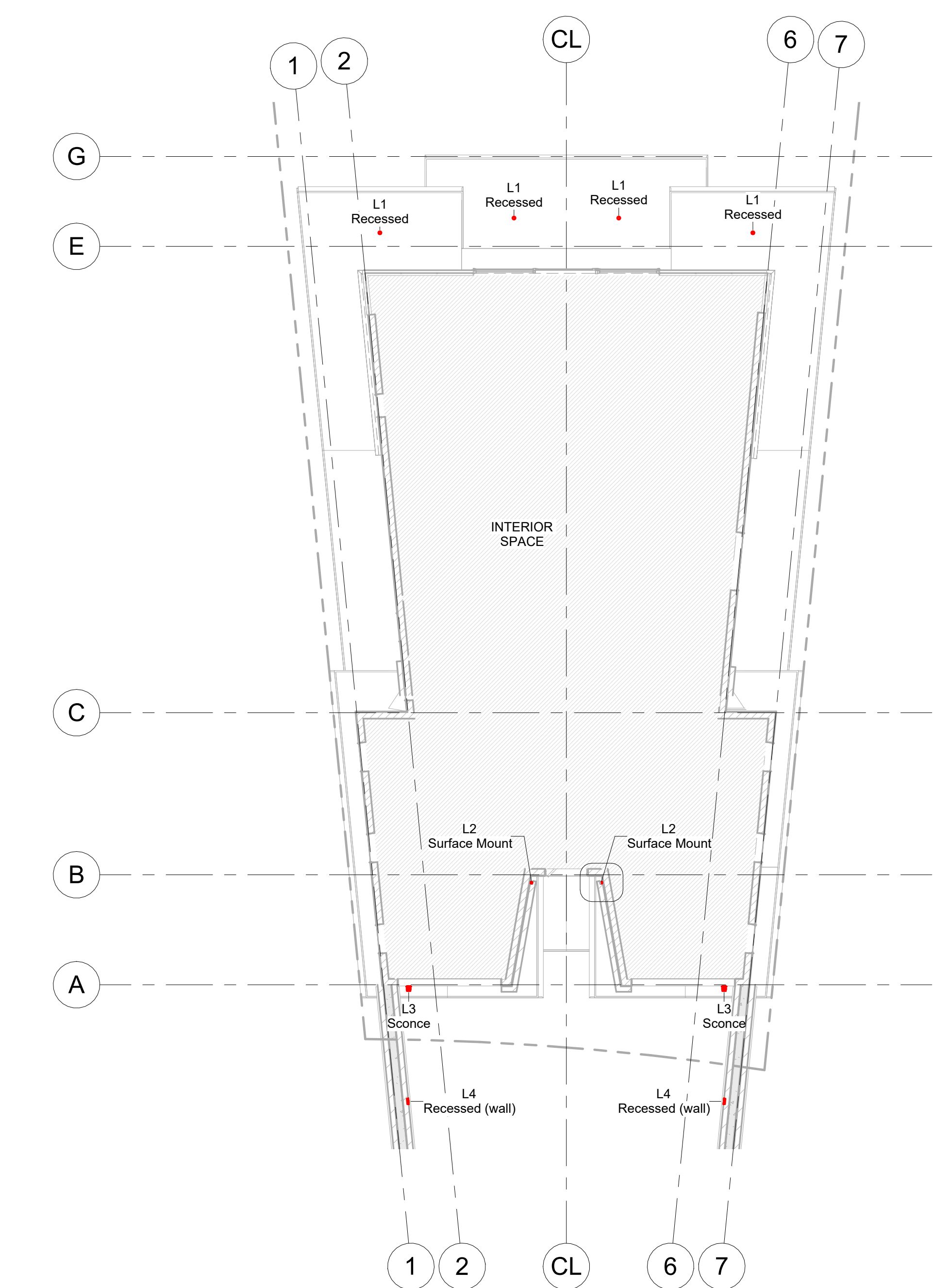
GENERAL NOTES:

- ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT/OWNER.
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- TREES TO REMAIN SHALL BE STACKED WITH 4' METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
- PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- MULCH ALL PERENNIAL BEDS WITH SOIL CONDITIONER (COMPOST OR NUTRIMULCH).
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTED MATERIALS SHALL BE NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST.

REVEGETATION NOTES:

- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON-FILL AREAS.
- TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENT ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
- BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
- AREAS WHICH HAVE BEEN COMPACTED OR RELATIVELY UNDISTURBED AND NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING THE SEED.
- BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. CERTIFIED WEED-FREE STRAW SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 2 TONS PER ACRE FOR STRAW, CRIMP IN & OR WATER DOWN.
- ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
- SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MOISTURE AT A RATE OF 50 LBS. PER ACRE OF ALDASORO MIX.





## 1 -01 Main Level - LIGHTING

1/8" = 1'-0"

### Fixture: L1

LED recessed ceiling downlight - narrow beam

**Application**  
Designed for down lighting artiums, canopies, passages, and other interior and exterior locations featuring a symmetrical narrow beam light distribution.

**Materials**  
Luminaire housing constructed of die-cast marine grade, copper free (60/35% copper content) A360.0 aluminum alloy  
Clear safety glass  
Silicone gasketed recessed into ceiling  
High temperature silicone gasket  
Stainless steel screw clamps  
Gasket mounted driver enclosure constructed of aluminum  
NRTL listed to North American Standards, suitable for wet locations  
Protection class IP65  
Weight: 2.1 lbs

**Electrical**  
Operating voltage: 120-277VAC  
Minimum start temperature: -30°C  
LED module wattage: 4.2W  
System wattage: 6W  
Dimmable: 0-10V dimmable  
Color rendering index: 90  
Luminaire lumens: 327 lumens (3000K)  
Lifetime at Ta = 25°C: >50,000 h (L70)  
Lifetime at Ta = 35°C: 150,000 h (L70)

**LED color temperature**  
□ 4000K - Product number - **K4**  
□ 3000K - Product number - **K35**  
□ 3000K - Product number - **K2**  
□ 2700K - Product number - **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**  
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.  
Available colors: □ Black (BLK) □ White (WHT) □ RAL  
□ Bronze (BRZ) □ Silver (SLV) □ OUS

**Mounting options**  
□ CP Ceiling pan

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• Energy and Performance Data [page 4](#)  
• Mounting and Installation [page 4](#)  
• Installation Instructions [page 4](#)  
• Product Warranty

**Top Product Features**  
• Cove lighting fixture with integral driver  
• IP68 rated for exterior wet locations or interior installations  
• Up to 1500 lm/ft (3 light level options at 500, 1000 and 1500 lm/ft)  
• Up to 300 ft run from a single power drop  
• Up to 130 lm/W  
• Dimming to 1% (0-10V, 100% - 1%)  
• 90+ CRI  
• Waveflex wireless control option

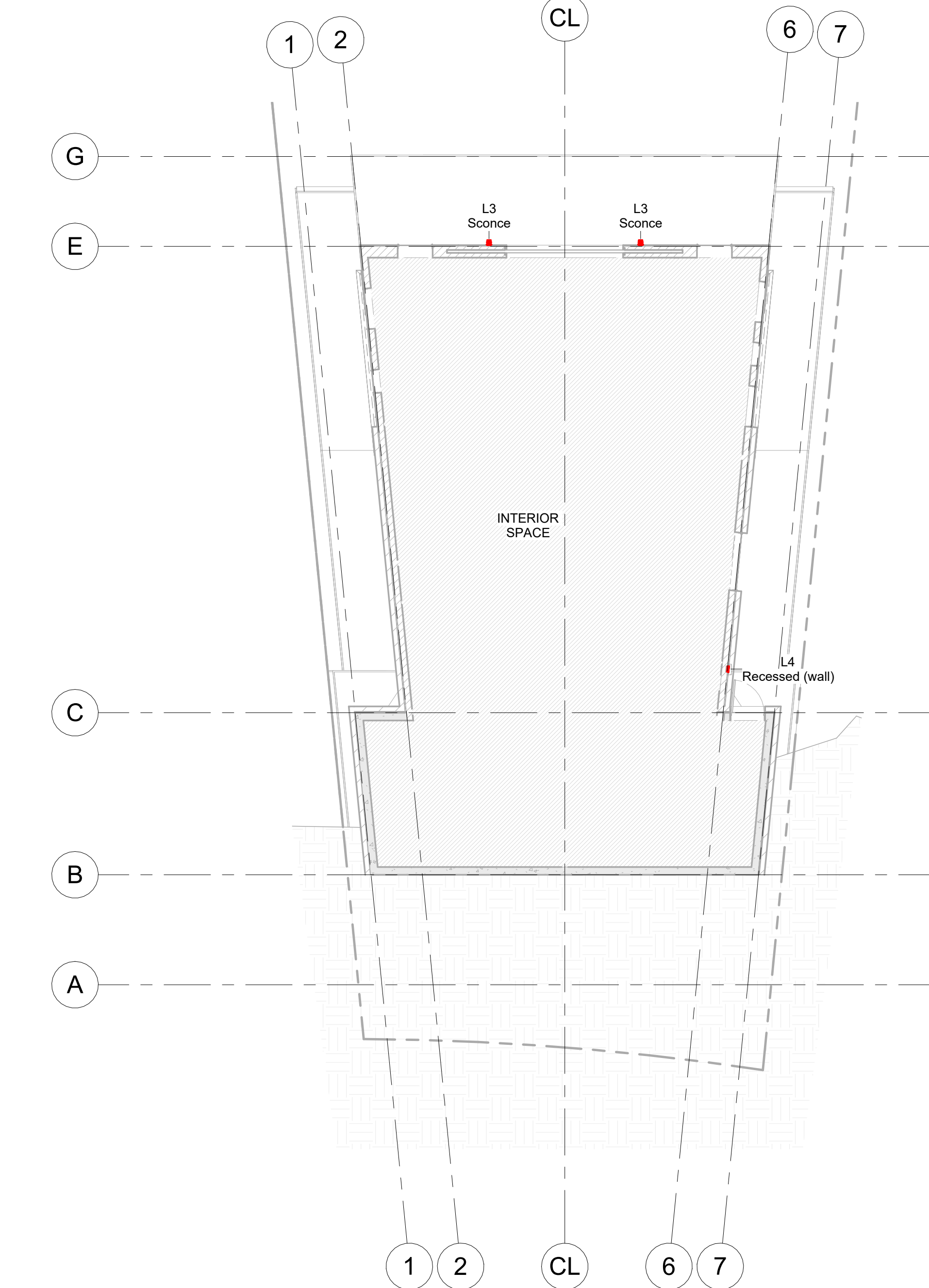
**Dimensions**

**Scale**

**LED recessed ceiling downlight - narrow beam**

55921 4.2W 27° 37° 21°

BECA 1000 BEGA Way, Carpinteria, CA 93013 805.684.0333 info@bega-us.com  
Data file: BEGA 55921 4.2W IP68 product and the associated photometric, luminaire data in this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
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## 2 -02 Master Bedroom - LIGHTING

1/8" = 1'-0"

### Fixture: L3

**HUBBARDTON FORGE**

PRODUCT SPECIFICATIONS

**Erlenmeyer Dark Sky Friendly Outdoor Sconce**

Base Item #307716  
Configured Item #307716-1006  
307716-SK1-80-78

**FINISH**  
Coastal Black - 80

**ACCENT**  
Coastal Burnished Steel - 78

**LAMPING**  
Incandescent

**Options**

**FINISH**  
Coastal Oil Rubbed Bronze - 14  
Coastal Natural Iron - 20  
Coastal Bronze - 75  
Coastal Dark Smoke - 77  
Coastal Burnished Steel - 78  
Coastal Black - 80

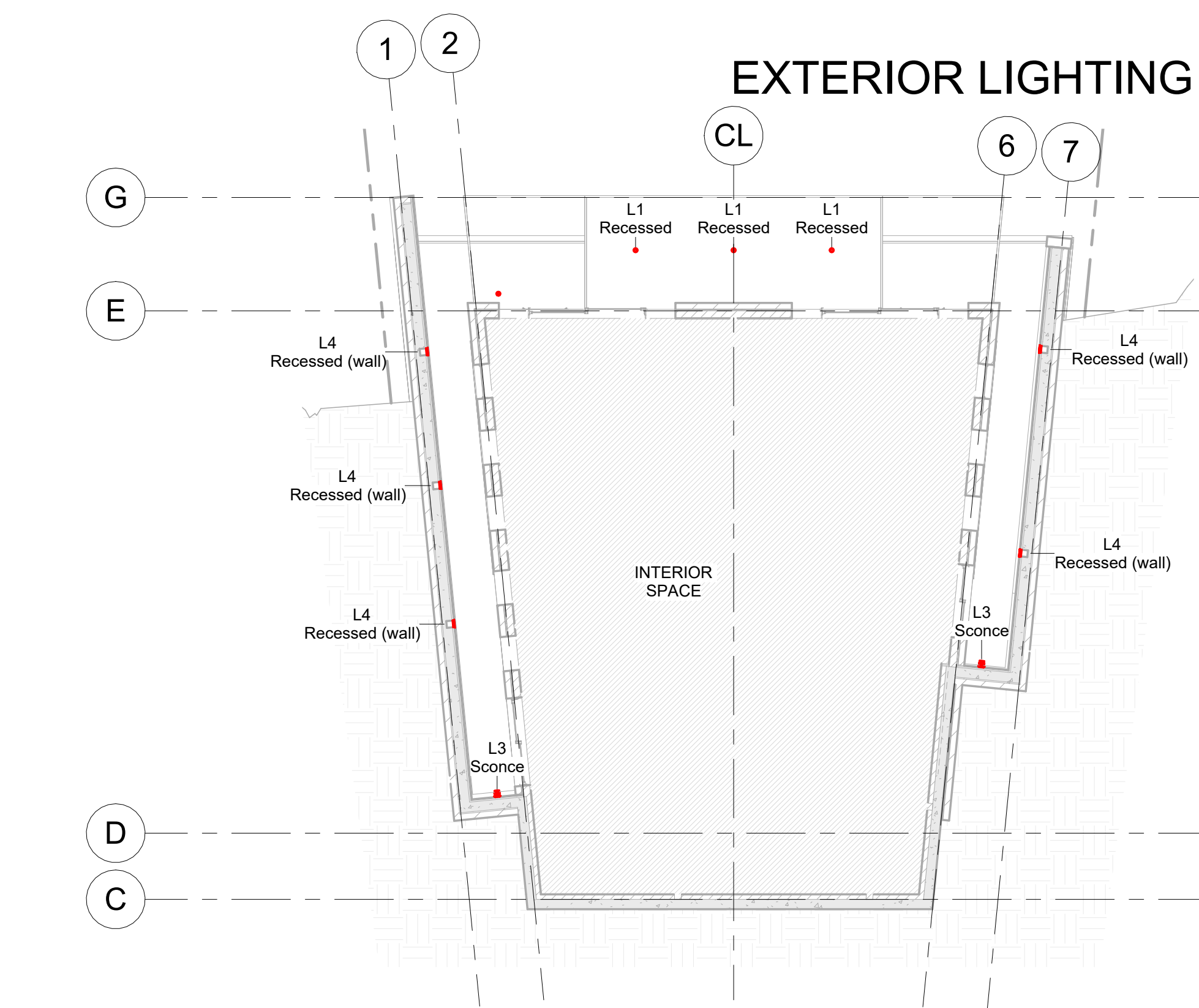
**ACCENT**  
Coastal Oil Rubbed Bronze - 14  
Coastal Natural Iron - 20  
Coastal Bronze - 75  
Coastal Dark Smoke - 77  
Coastal Burnished Steel - 78  
Coastal Black - 80

**LAMPING**  
Incandescent

**Specifications**

**Erlenmeyer Dark Sky Friendly Outdoor Sconce**  
Base Item #: 307716  
Configured Item #: 307716-1006  
307716-SK1-80-78

**Socket Lamping**  
Socket: G9  
Bulb: G-9, 60W Max  
Number of Bulbs: 1 (included)



## 3 -03 Lower Level - LIGHTING

1/8" = 1'-0"

Lighting Fixture Schedule					
Type Mark	Installation	Manufacturer	Model	Description	Count
-03 Lower Level					
L1	Recessed	BEGA-US	55921	LED recessed ceiling downlight	3
L3	Sconce	Hubbardton Forge	Erlenmeyer	Dark Sky Friendly Outdoor Sconce	2
L4	Recessed (wall)	BEGA-US	24210	Recessed wall luminaire - directed light	5
-02 Master Bedroom					
L3	Sconce	Hubbardton Forge	Erlenmeyer	Dark Sky Friendly Outdoor Sconce	2
L4	Recessed (wall)	BEGA-US	24210	Recessed wall luminaire - directed light	1
-01 Main Level					
L1	Recessed	BEGA-US	55921	LED recessed ceiling downlight	4
00 Entrance					
L2	Surface Mount	Cooper Lighting Solutions.	CoviO Linear LED	Architectural Cove Integral Drive	2
L3	Sconce	Hubbardton Forge	Erlenmeyer	Dark Sky Friendly Outdoor Sconce	2
L4	Recessed (wall)	BEGA-US	24210	Recessed wall luminaire - directed light	2
					23

### Fixture: L4

Recessed wall luminaire - directed light

**Application**  
Recessed wall luminaire with forward throw light distribution for the illumination of ground surfaces, stairs and pathways.

**Materials**  
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (60/35% copper content) A360.0 aluminum alloy  
Clear safety glass  
Silicone gasketed recessed into ceiling  
High temperature silicone gasket  
Mechanically fastened stainless steel fasteners  
Stainless steel screw clamps  
Composite insulation housing  
NRTL listed to North American Standards, suitable for wet locations  
Protection class IP65  
Weight: 2.1 lbs

**Electrical**  
Operating voltage: 120-277VAC  
Minimum start temperature: -40°C  
LED module wattage: 2.9W  
System wattage: 5.8W  
Dimmable: 0-10V dimmable  
Color rendering index: Ra=90  
Luminaire lumens: 321 lumens (3000K)  
LED service life (L70): 50,000 hours

**LED color temperature**  
□ 4000K - Product number - **K4**  
□ 3000K - Product number - **K35**  
□ 3000K - Product number - **K2**  
□ 2700K - Product number - **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**  
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidirectional Fresh, a fluoropolymer technology, provides superior salt protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

**Available colors**  
□ Black (BLK) □ White (WHT) □ RAL  
□ Bronze (BRZ) □ Silver (SLV) □ OUS

**Mounting options**  
□ CP Ceiling pan

**Interactive Menu**  
• Order Information [page 2](#)  
• Photometric Data [page 4](#)  
• Energy and Performance Data [page 4](#)  
• Mounting and Installation [page 4](#)  
• Installation Instructions [page 4](#)  
• Product Warranty

**Top Product Features**  
• Cove lighting fixture with integral driver  
• IP68 rated for exterior wet locations or interior installations  
• Up to 1500 lm/ft (3 light level options at 500, 1000 and 1500 lm/ft)  
• Up to 300 ft run from a single power drop  
• Up to 130 lm/W  
• Dimming to 1% (0-10V, 100% - 1%)  
• 90+ CRI  
• Waveflex wireless control option

**Dimensions**

**Scale**

**Recessed wall luminaire - directed light**

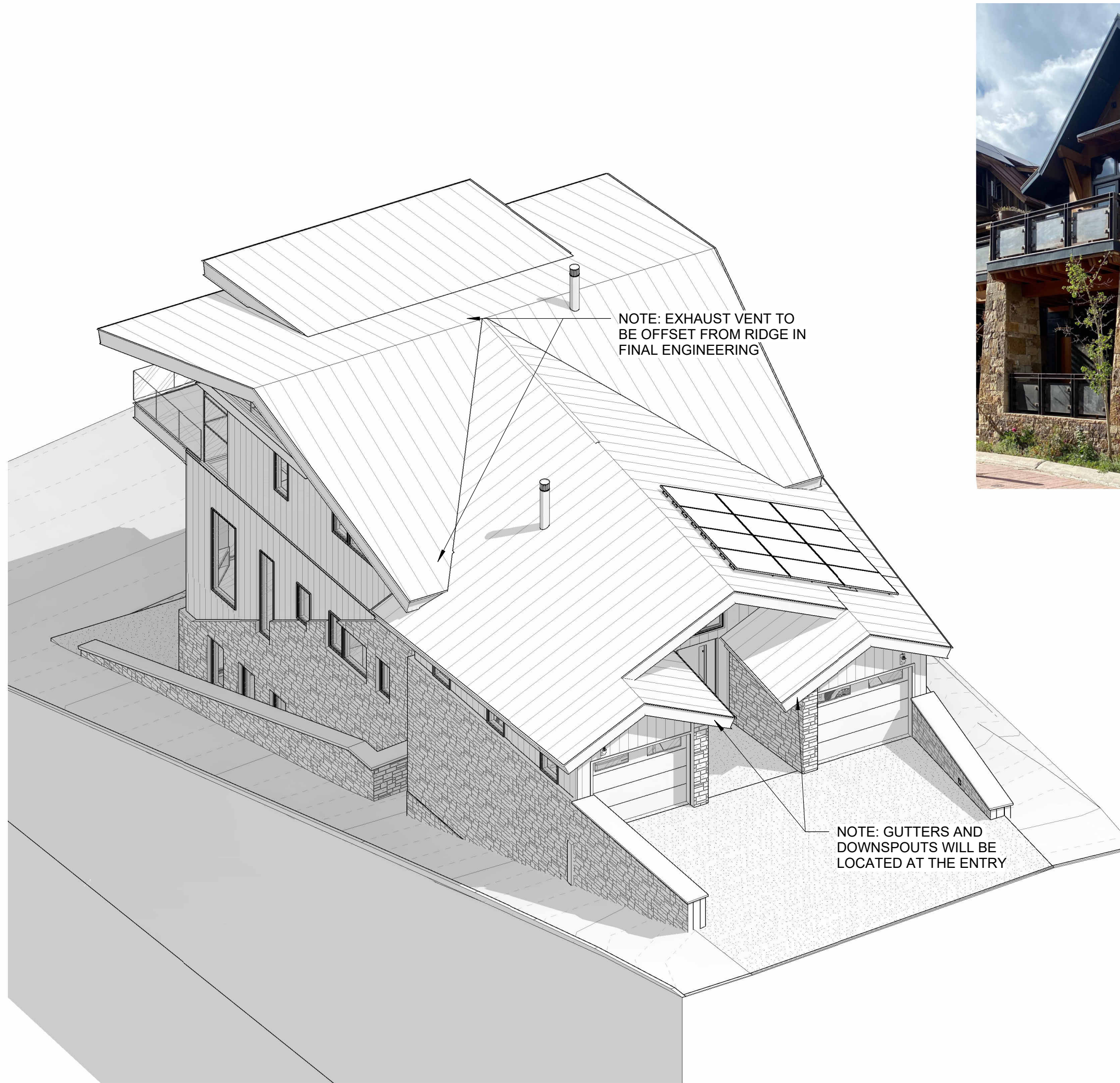
24210 2.9W 0° 0° 0°

BECA 1000 BEGA Way, Carpinteria, CA 93013 805.684.0333 info@bega-us.com  
Data file: BEGA 24210 2.9W IP65 product and the associated photometric, luminaire data in this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
© copyright BEGA 2023

## 4 L2 - INSTALLATION DETAIL

1/2" = 1'-0"



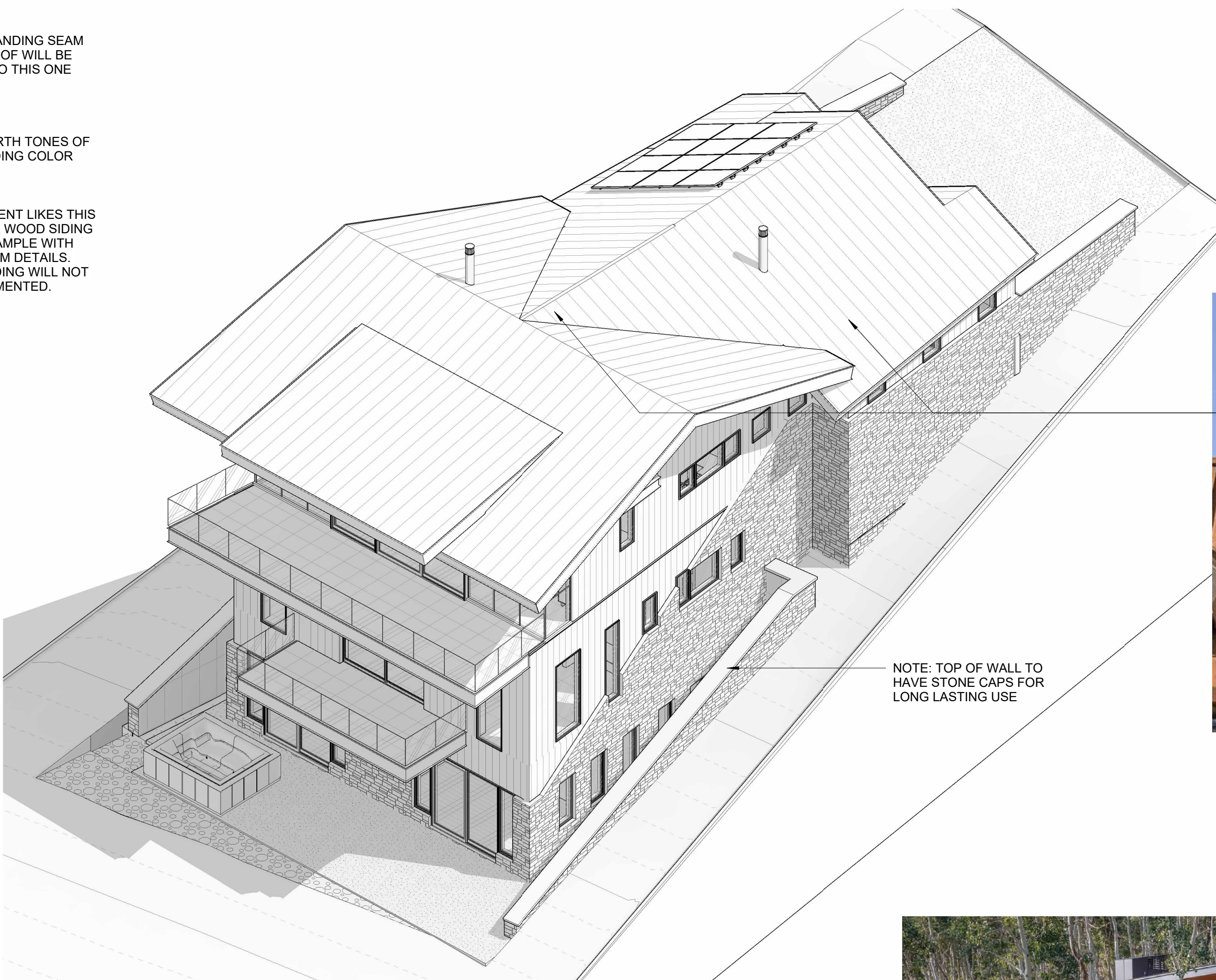


NOTE: STANDING SEAM METAL ROOF WILL BE SIMILAR TO THIS ONE

NOTE: EARTH TONES OF WOOD SIDING COLOR

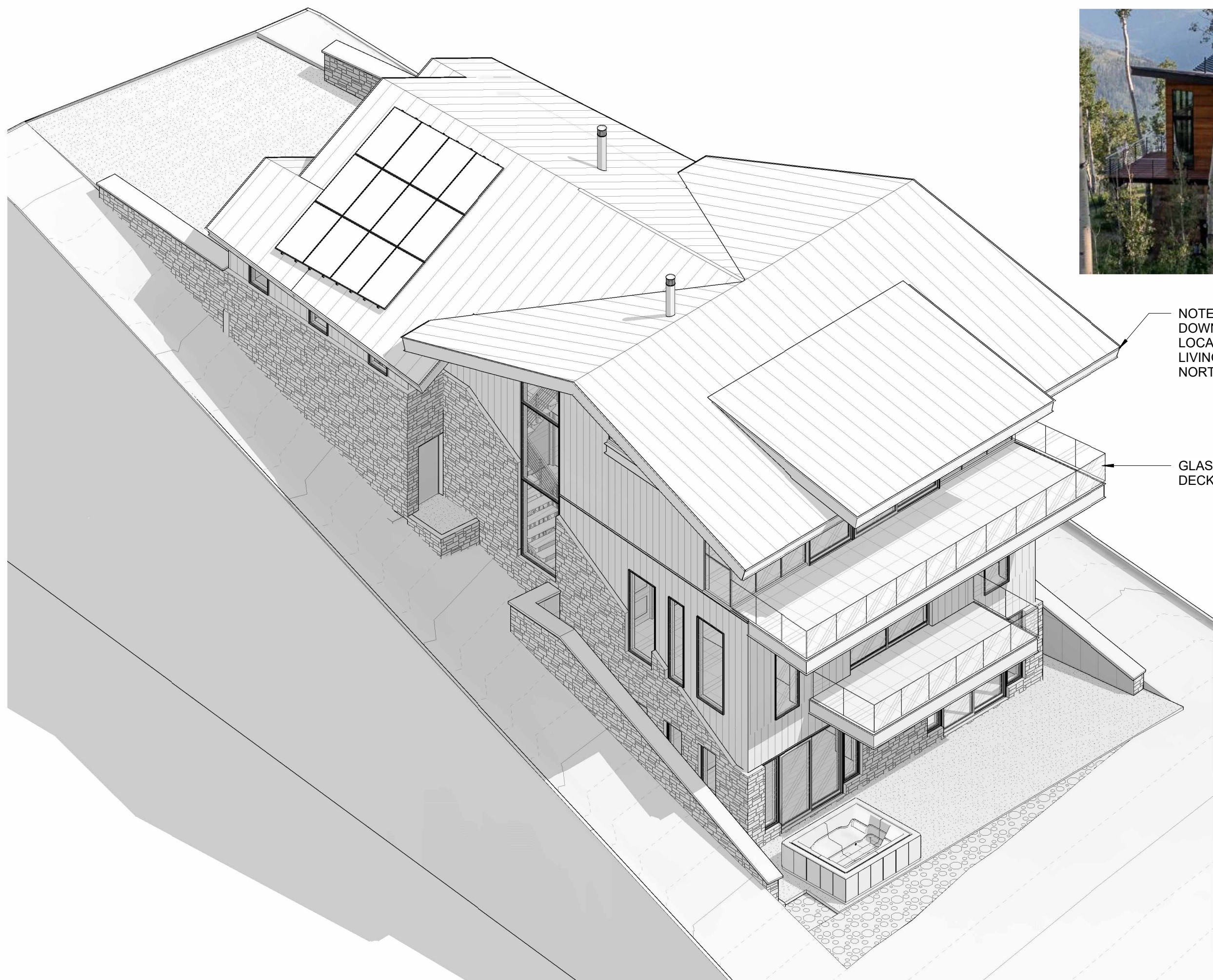
NOTE: CLIENT LIKES THIS EXTERIOR WOOD SIDING AS AN EXAMPLE WITH STEEL TRIM DETAILS. BLACK SIDING WILL NOT BE IMPLEMENTED.

NOTE: EARTH TONES OF STONE VENEER



NOTE: SIMILAR USE OF STEEL EDGE ON FASCIA IS PROPOSED FOR LONG LASTING ROOF EDGES WITHOUT MAINTENANCE.

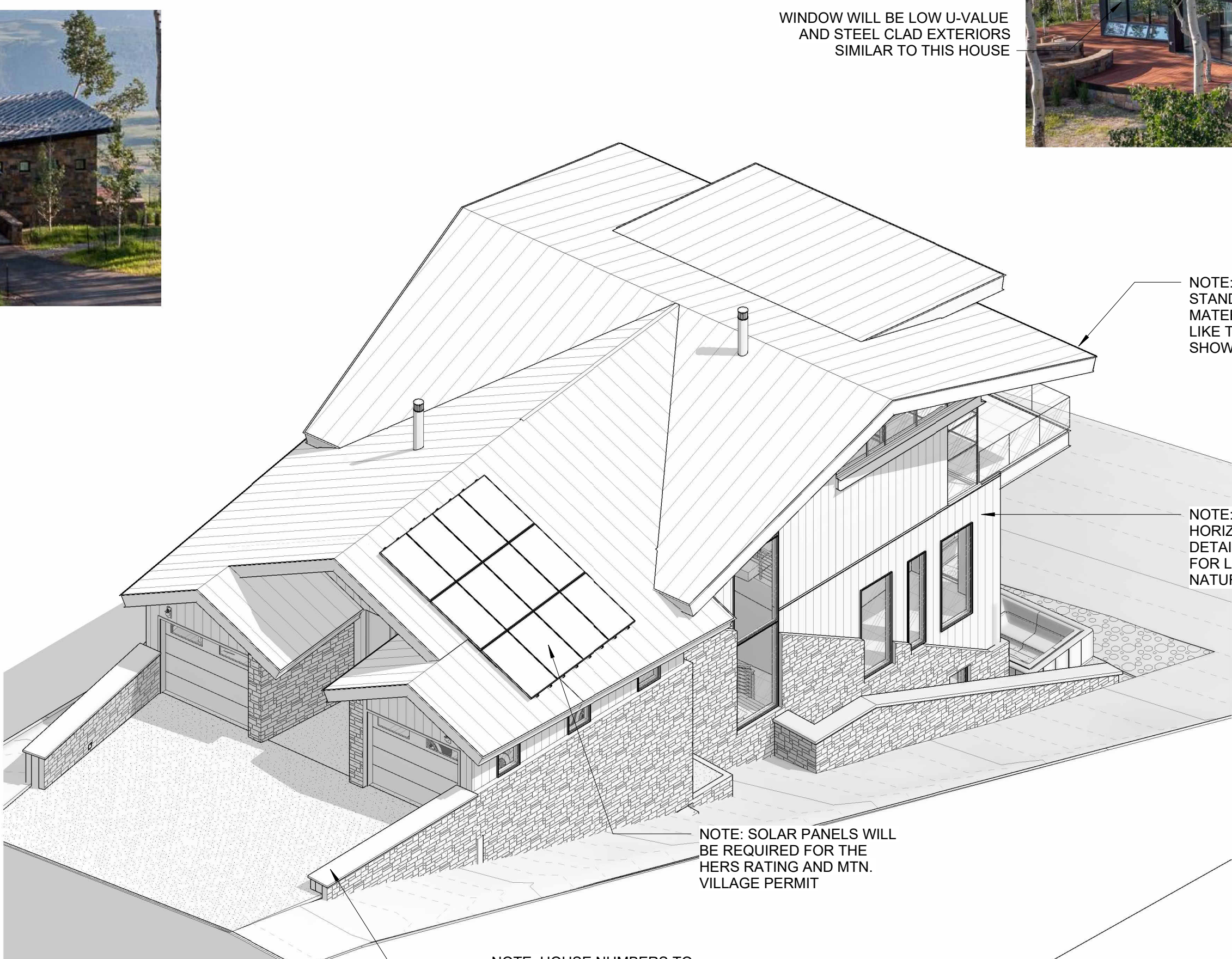
2 AXONOMETRIC - NORTH/WEST



EXAMPLE OF METAL STANDING SEAM ROOF

NOTE: GUTTERS AND DOWNSPOUTS WILL BE LOCATED AT THE MAIN LIVING FACING THE VIEW NORTH

GLASS GUARDRAILS AT DECKS ARE PROPOSED



WINDOW WILL BE LOW U-VALUE AND STEEL CLAD EXTERIORS SIMILAR TO THIS HOUSE

NOTE: HOUSE NUMBERS TO BE MOUNTED ON WALL WITH SIMPLE BACK-LIGHT FOR FIRE DEPARTMENT. NO LARGE SCALE MONUMENT WILL BE BUILT.

1 AXONOMETRIC - NORTH/EAST

## MATERIALS

TRUL ARCHITECTURE

TruLinea.com

113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435

PUSTMUELLER RESIDENCE  
UNIT 33 KNOLLS ESTATE  
TELLURIDE MOUNTAIN  
VILLAGE, CO 81435

#	SUBMISSION	DATE
1	START DATE	2022.7.11
2	HOA SCHEMATIC	2022.8.15

Project number	1900
Print Date	21/02/2023 01:07:24 p.m.
Modeled by	Author
Checked by	Checker
Scale	

2023.2.13

A.007

MATERIALS



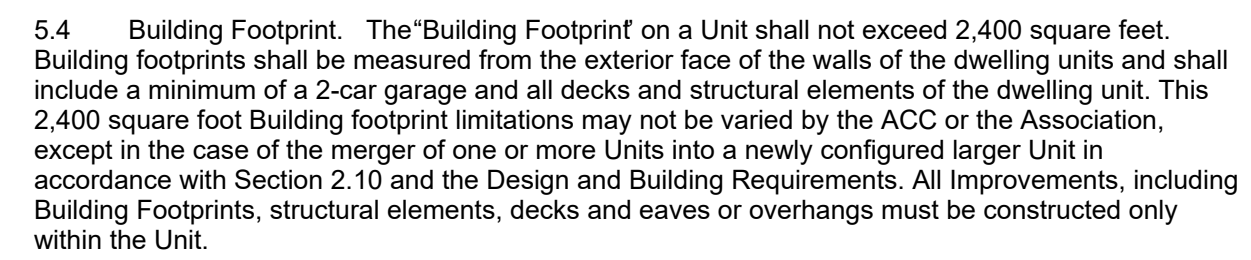
113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435

#	SUBMISSION	DATE
1	START DATE	2022.7.11
2	HOA SCHEMATIC	2022.8.15

	S	C	M
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SITE ARCHITECTURAL PLAN

21/02/2023 01:07:26 p. m.

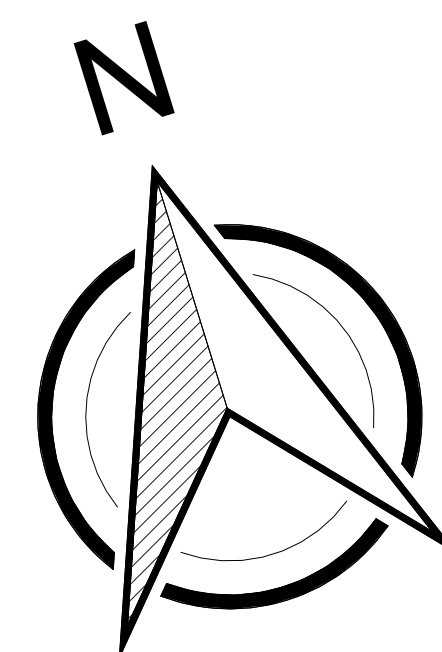


BUILDING FOOTPRINT +  
MAIN PATIO = 2394 SF

**1 SITE - ARCHITECTURAL PLAN**  
1/8" = 1'-0"



## MAIN LEVEL PLAN



TRULINE ARCHITECTURE

truline.com  
193 East Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435

PUSTMUELLER RESIDENCE  
UNIT 33 KNOLLS ESTATE  
TELLURIDE MOUNTAIN  
VILLAGE, CO 81435

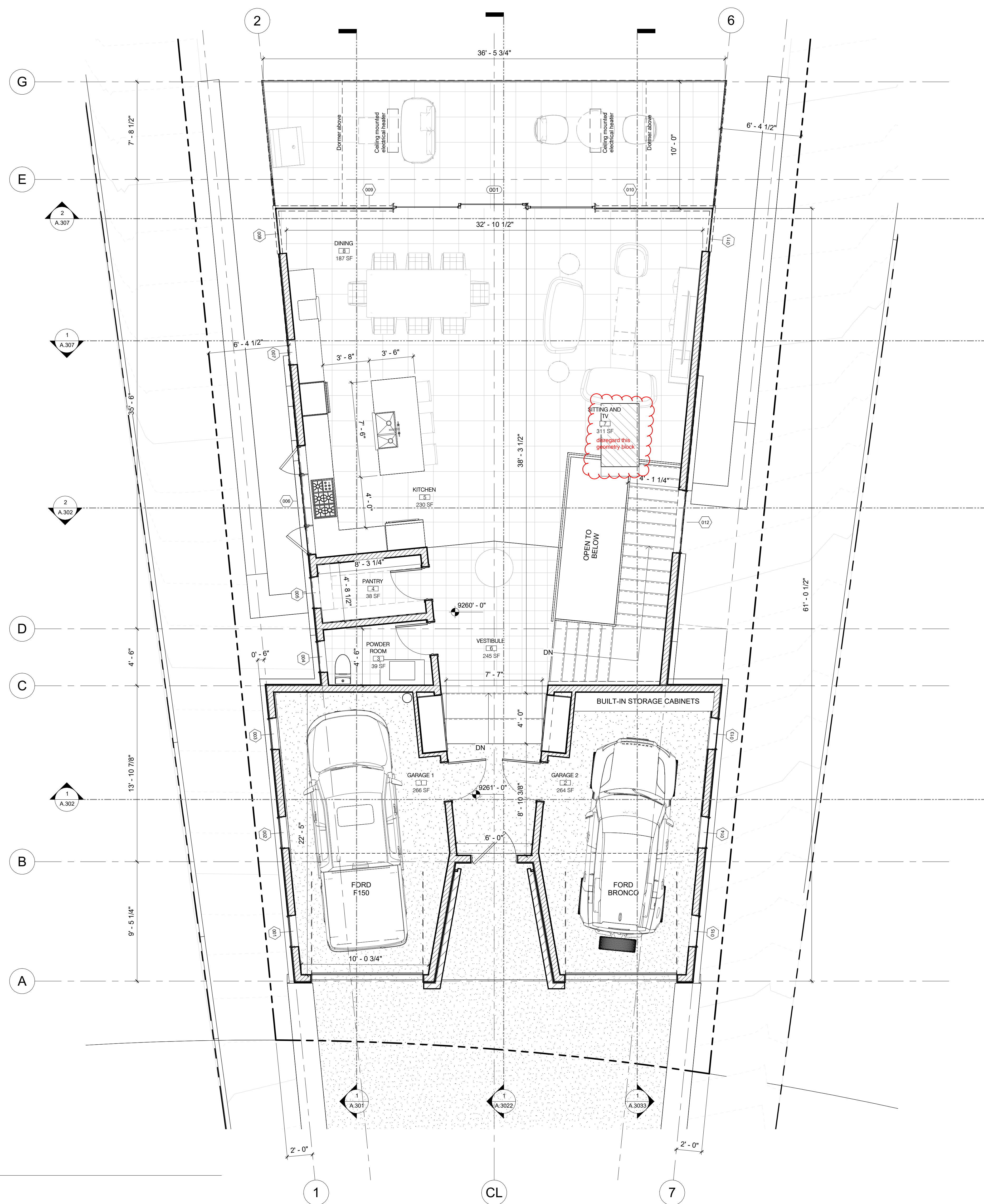
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Project number	1900
Print Date	21/02/2023 01:07:31 p
Modeled by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

2023.2.13

A.102

21/02/2023 01:07:31 (p. m)





TRULINE ARCHITECTURE

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Truline.a.com

113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435

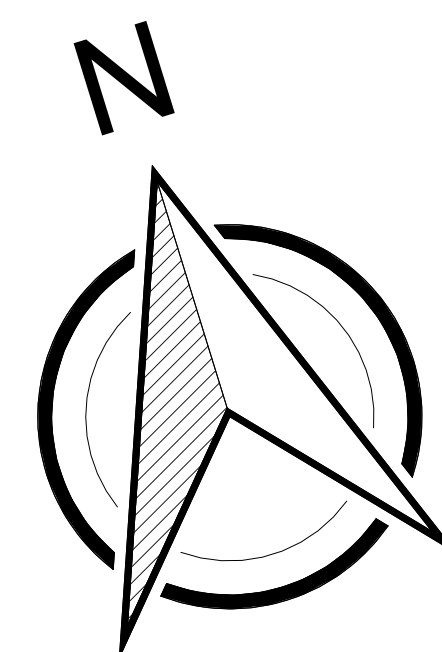
[illegible]

2023.2.13

A 103

MASTER BEDROOM PLAN

A.103





TRULINE ARCHITECTURE

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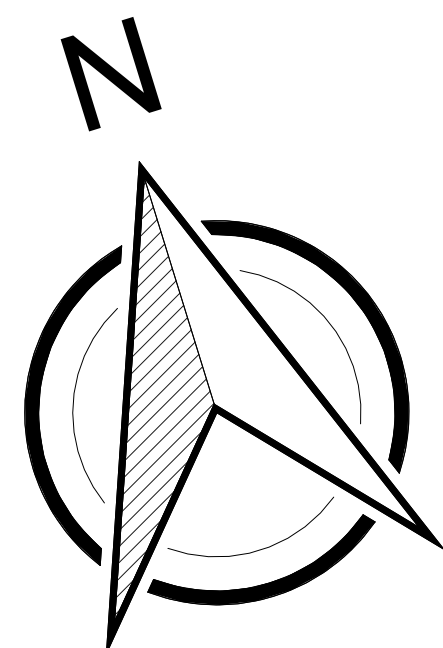
Truline.a.com

113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435

[illegible]

<p>2023.2.13</p>	<p>A.104</p>	<p>GUEST ROOMS PLANS</p>
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1/02/2023 01:07:35 p. m



**1 -03 Lower Level**  
1/4" = 1'-0"



## A large, two-story house with a dark metal roof and a mix of wood, stone, and stucco siding. The house features a prominent gable with a large window and a smaller dormer. A bare tree is in the foreground on the right.

NOTE: ROOFING TO BE DARK STANDING SEAM SIMILAR TO 307 FAIRWAY DRIVE.

TruLine a.com  
113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435

PUSTMUELLER RESIDENCE  
UNIT 33 KNOLLS ESTATE  
TELLURIDE MOUNTAIN  
VILLAGE, CO 81435

[illegible]

Project number	1900
Print Date	21/02/2023 01:07:49 p.m.
Modeled by	Author
Checked by	Checker
Scale	3/16" = 1'-0"

2023.2.13

A.105

21/02/2023 01:07:49 p. m

ROOF PLAN

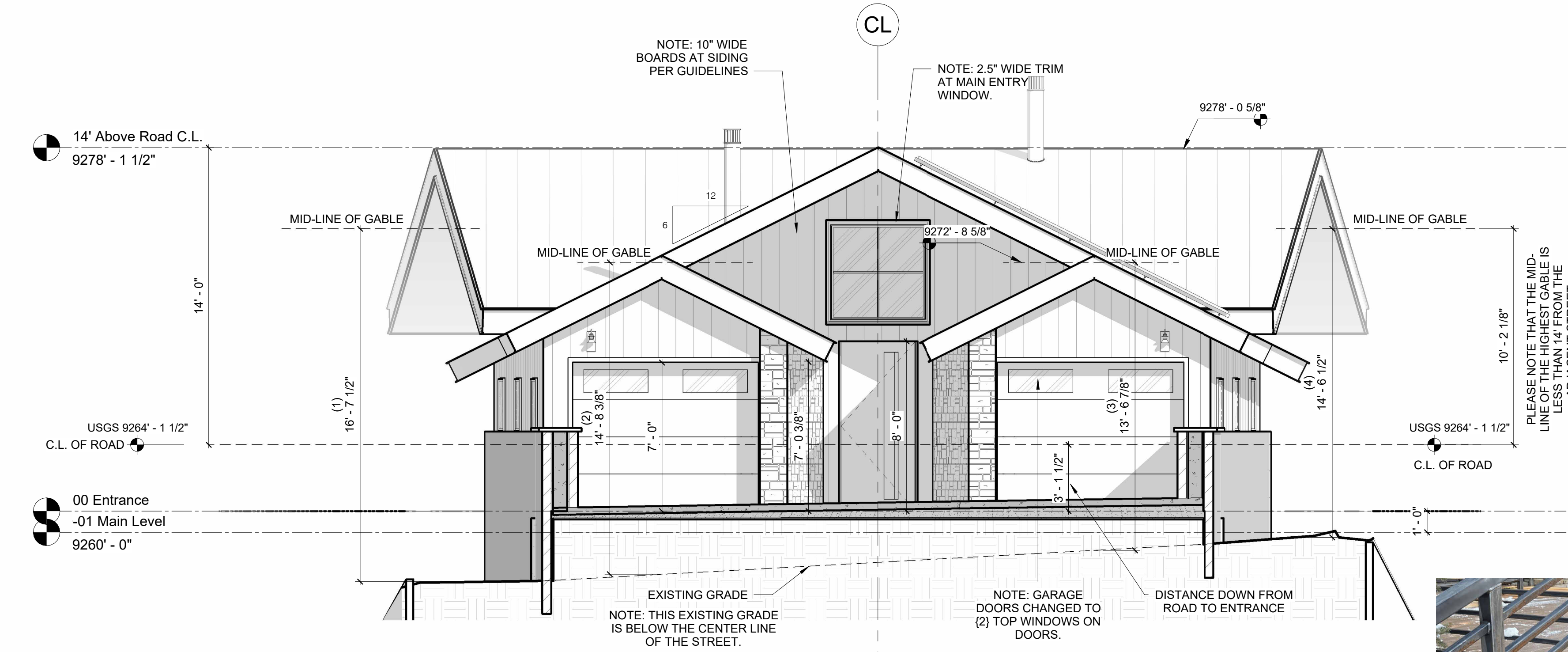
1 SITE - ROOF PLAN  
3/16" = 1'-0"

② PARTIAL ROOF PLAN ABOVE ENTRY  
3/16" = 1'-0"

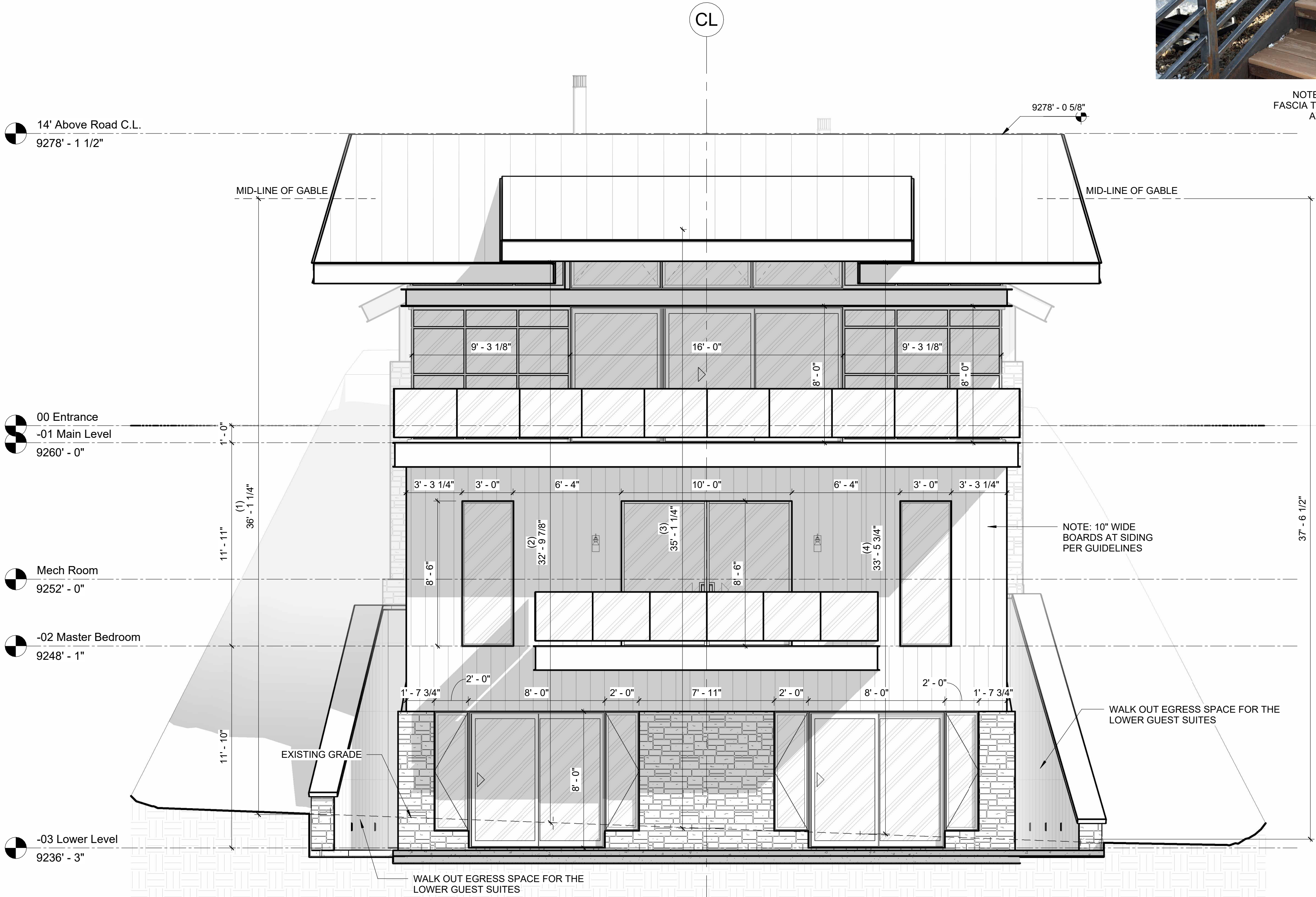
FAIRWAY DRIVE



NORTH AND SOUTH ELEVATIONS



1 SOUTH  
1/4" = 1'-0"



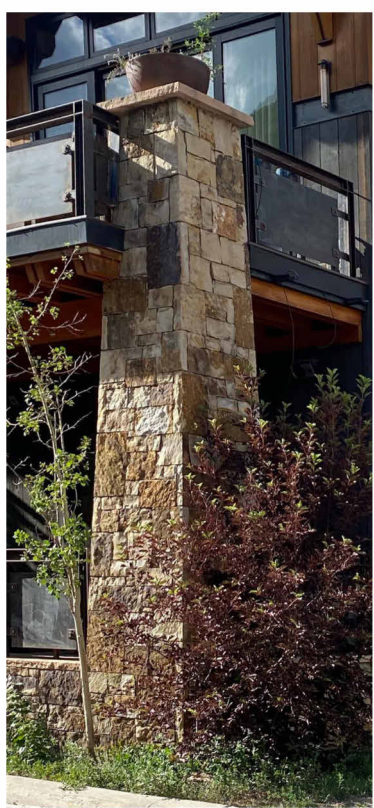
2 NORTH  
1/4" = 1'-0"



South Facade Visualization



North Facade Visualization



Note: Example of stone veneer

**Method for Measuring Building Height**  
On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the building height shall also be demonstrated relative to a plane parallel to and measured vertically from the natural grade or finished grade, whichever is most restrictive, to the maximum building heights established in Table 3-3 of the CDC. No portion of the building may exceed this parallel plane or slope except as otherwise permitted within the CDC.

**Method for Measuring the Average Building Height.**  
The Average Building Height shall be measured from the natural grade or the finished grade, whichever is more restrictive, to the point on the roof plane midway between the eave and the highest point on the rooftop, roof ridge, parapet or topmost portion of the structure. An average building height calculation is produced for each of the four (4) architectural elevations. The four (4) height calculations are then averaged to derive the Average Building Height.

**Project Average Height**  
East: 25' - 11 1/8"  
West: 27' - 10 1/8"  
North: 34' - 11 1/2"  
South: 14' - 10 1/4"

Average: 25' - 11'

**Height Restrictions.**  
All improvements shall conform to the height restrictions imposed by the Town of Mountain Village. The following Units: 3, 4, 5, 6, 7, 15, 16, 17, 18, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40 shall be subject to a further height restriction that limits the mid-point of the roof (top of ridge to bottom of eave) to a height that does not exceed fourteen feet (14') above the Road adjacent to the such Unit. The reference point in the Road is determined by the intersection of the center line of the driveway and the edge of the Road pavement. This building height restriction is intended to provide for view protection of the Units. The ACC may only grant variances to the height restrictions for these designated Units if there is insufficient slope to practically meet these criteria.

East Elevation:	West Elevation:	North Elevation:	South Elevation:	Average:
1. 14' - 1 1/2"	1. 35' - 6 7/8"	1. 36' - 1 1/4"	1. 16' - 7 1/2"	• EAST: 25' - 11 1/8"
2. 17' - 8 3/4"	2. 32' - 11"	2. 32' - 9 7/8"	2. 14' - 8 3/8"	• WEST: 27' - 10 1/8"
3. 26' - 2 3/4"	3. 33' - 9 3/8"	3. 35' - 1 1/4"	3. 13' - 6 7/8"	• NORTH: 34' - 11 1/2"
4. 32' - 2 7/8"	4. 28' - 2 3/4"	4. 33' - 5 3/4"	4. 14' - 6 1/2"	• SOUTH: 14' - 10 1/4"
5. 31' - 3 5/2"	5. 20' - 9 1/2"	5. 20' - 9 1/2"		
6. 33' - 11 1/8"	6. 15' - 9 1/2"			
Average East: 25' - 11 1/8"	Average West: 27' - 10 1/8"	Average North: 34' - 11 1/2"	Average South: 14' - 10 1/4"	

AVERAGE HEIGHT: 25' - 11"

HEIGHTS:  
<https://mountainvillage.municipal.codes/MVMC/17.3.11>

#	SUBMISSION	DATE
1	START DATE	2022.7.11
2	HOA SCHEMATIC	2022.8.15

Project number	1900
Print Date	21/02/2023 01:07:59 p.m.
Modeled by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

2023.2.13

A.201



TRU | ARCHITECTURE

TruLinea.com  
113 Lost Creek Lane, Suite B  
Tomball, TX 77375

PUSTMUELLER RESIDENCE  
UNIT 33 KNOLLS ESTATE  
TELLURIDE MOUNTAIN  
VILLAGE, CO 81435

#	SUBMISSION	DATE
1	START DATE	2022.7.11
2	HOA SCHEMATIC	2022.8.15

Project number	1900
Print Date	21/02/2023 01:08:08 p

Modeled by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

2023.2.13

A.202

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AVERAGE HEIGHT: 25' - 11"

HEIGHTS:  
<https://mountainvillage.municipal.codes/MVMC/17.3.11>

**Method for Measuring Building Height**  
On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the building height shall also be demonstrated relative to a plane parallel to and measured vertically from the natural grade or finished grade, whichever is most restrictive, to the maximum building heights established in Table 3-3 of the CDC. No portion of the building may exceed this parallel plane or slope except as otherwise permitted within the CDC.

**Method for Measuring the Average Building Height.** The Average Building Height shall be measured from the natural grade or the finished grade, whichever is more restrictive, to the point on the roof plane midway between the eave and the highest point on the rooftop, roof ridge, parapet or topmost portion of the structure. An average building height calculation is produced for each of the four (4) architectural elevations. The four (4) height calculations are then averaged to derive the Average Building Height.

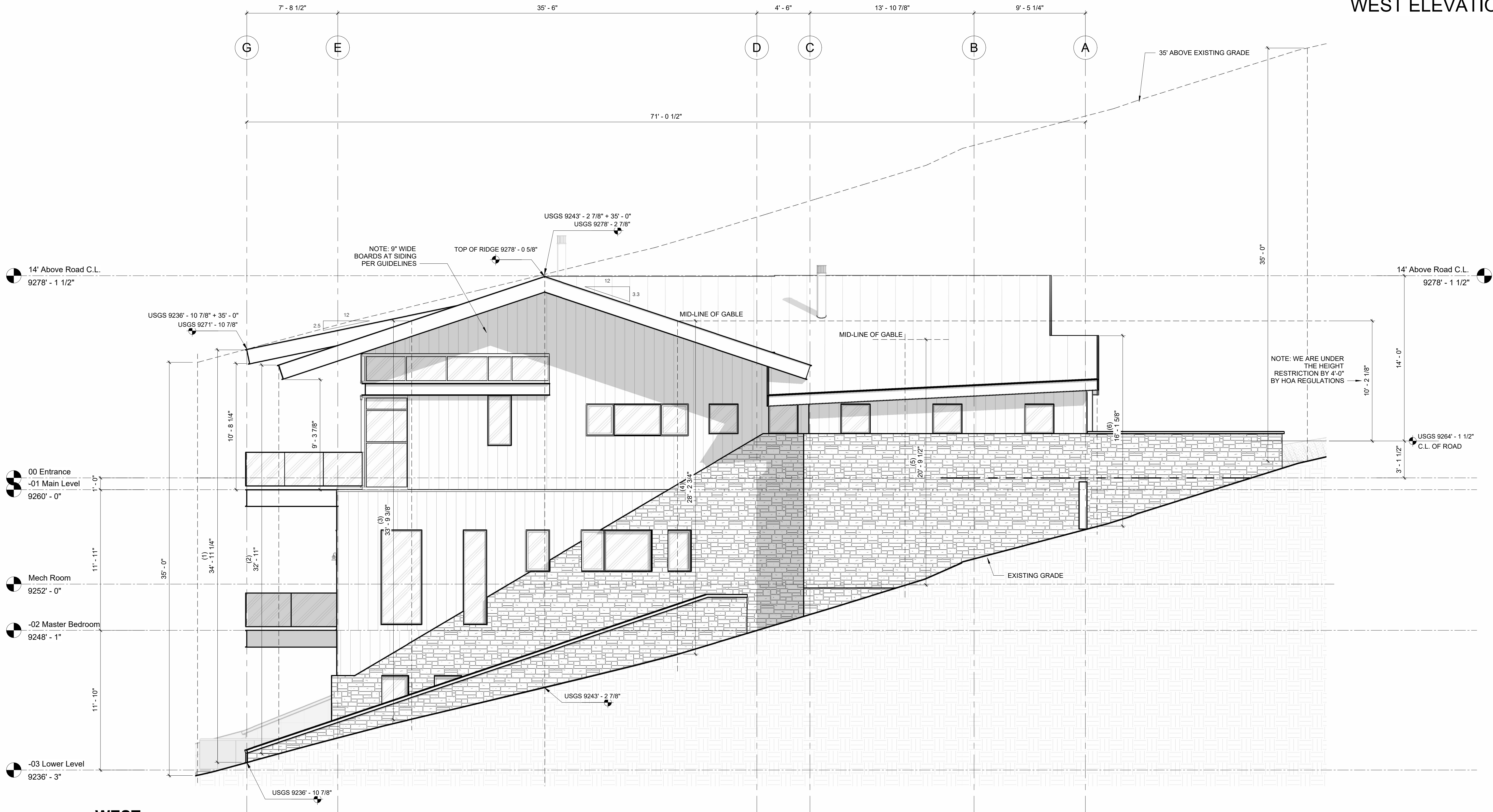
**Project Average Height**  
 East: 25' - 11 1/8"  
 West: 27' - 10 1/8"  
 North: 34' - 11 1/2"  
 South: 14' - 10 1/4"

Average: 25' - 11"

**Height Restrictions.** All improvements shall conform to the height restrictions imposed by the Town of Mountain Village. The following Units: 3, 4, 5, 6, 7, 15, 16, 17, 18, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 40 shall be subject to a further height restriction that limits the mid-point of the roof (top of ridge to bottom of eave) to a height that does not exceed fourteen feet (14') above the Road adjacent to the such Unit. The reference point on the Road is determined by the intersection of the center line of the driveway and the edge of the Road pavement. This building height restriction is intended to provide for view protection of the Units. The ACC may only grant variances to the height restrictions for these designated Units if there is insufficient slope to practically meet these criteria.

UNIT 33 PUSTMUELLER





1 WEST  
1/4" = 1'-0"

East Elevation:

1. 14' - 1 1/2"
2. 17' - 8 3/4"
3. 26' - 2 3/4"
4. 32' - 2 7/8"
5. 31' - 3 5/2"
6. 33' - 11 1/8"

Average East:  
25' - 11 1/8"

West Elevation:

1. 35' - 6 7/8"
2. 32' - 11"
3. 33' - 9 3/8"
4. 28' - 2 3/4"
5. 20' - 9 1/2"
6. 15' - 9 1/2"

Average West:  
27' - 10 1/8"

North Elevation:

1. 36' - 1 1/4"
2. 32' - 9 7/8"
3. 35' - 1 1/4"
4. 33' - 5 3/4"
5. 37' - 6 1/2"

Average North:  
34' - 11 1/2"

South Elevation:

1. 16' - 7 1/2"
2. 14' - 8 3/8"
3. 13' - 6 7/8"
4. 14' - 6 1/2"

Average South:  
14' - 10 1/4"

Average:

- EAST: 25' - 11 1/8"
- WEST: 27' - 10 1/8"
- NORTH: 34' - 11 1/2"
- SOUTH: 14' - 10 1/4"

AVERAGE HEIGHT: 25' - 11"

HEIGHTS:

<https://mountainvillage.municipal.codes/MVMC/17.3.11>

Method for Measuring Building Height

On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the building height shall also be demonstrated relative to a plane parallel to and measured vertically from the natural grade or finished grade, whichever is most restrictive, to the maximum building heights established in Table 3-3 of the CDC. No portion of the building may exceed this parallel plane or slope except as otherwise permitted within the CDC.

Method for Measuring the Average Building Height.

The Average Building Height shall be measured from the natural grade or the finished grade, whichever is more restrictive, to the point on the roof plane midway between the eave and the highest point on the rooftop, roof ridge, parapet or topmost portion of the structure. An average building height calculation is produced for each of the four (4) architectural elevations. The four (4) height calculations are then averaged to derive the Average Building Height.

Project Average Height

East: 25' - 11 1/8"  
West: 27' - 10 1/8"  
North: 34' - 11 1/2"  
South: 14' - 10 1/4"

Average: 25' - 11"

Height Restrictions.

All improvements shall conform to the height restrictions imposed by the Town of Mountain Village. The following Units: 3, 4, 5, 6, 7, 15, 16, 17, 18, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40 shall be subject to a further height restriction that limits the mid-point of the roof (top of ridge to bottom of eave) to a height that does not exceed fourteen feet (14') above the Road adjacent to the such Unit. The reference point in the Road is determined by the intersection of the center line of the driveway and the ridge of the Road pavement. This building height restriction is intended to provide for view protection of the Units. The ACC may only grant variances to the height restrictions for these designated Units if there is insufficient slope to practically meet these criteria.

WEST ELEVATION

TRUL ARCHITECTURE

TruLine a.com  
113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435

PUSTMUELLER RESIDENCE  
UNIT 33 KNOLLS ESTATE  
TELLURIDE MOUNTAIN  
VILLAGE, CO 81435

#	SUBMISSION	DATE
1	START DATE	2022.7.11
2	HOA SCHEMATIC	2022.8.15

Project number 1900  
Print Date 21/02/2023 01:08:16 p.m.

Modeled by Author  
Checked by Checker  
Scale 1/4" = 1'-0"

2023.2.13

A.203

WEST ELEVATION



ARCHITECTURE

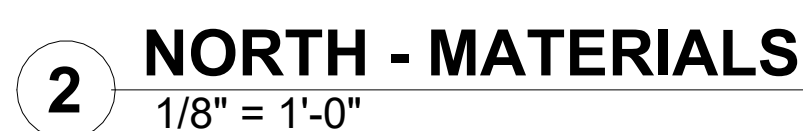
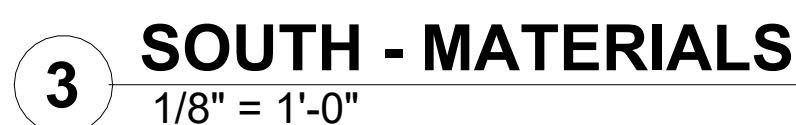
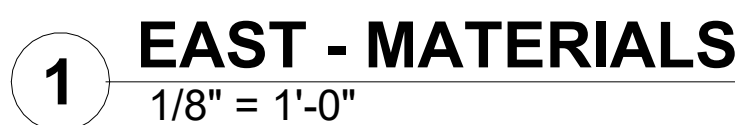
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TruLine.com  
113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435

[illegible]

A.204

21/02/2023 01:08:28 p. m



- STONE IS AT 38% = COMPLIANT

Door Schedule				
Mark	Operation	Width	Height	Location
001	3 panel sliding	16' - 0"	8' - 0"	SITTING AND TV
101	MAX-XP Slider	10' - 0"	8' - 6"	MASTER BEDROOM
201	Sliding	6' - 0"	8' - 0"	GUEST SUITE 3
202	Sliding	8' - 0"	8' - 0"	GUEST SUITE 1
203	Sliding	8' - 0"	8' - 0"	GUEST SUITE 2
204	Sliding	5' - 0"	8' - 0"	LOUNGE AND ARTWORK







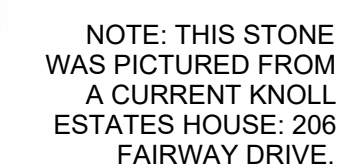
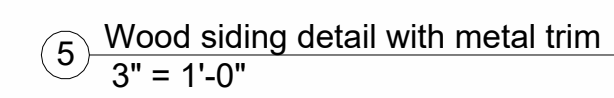
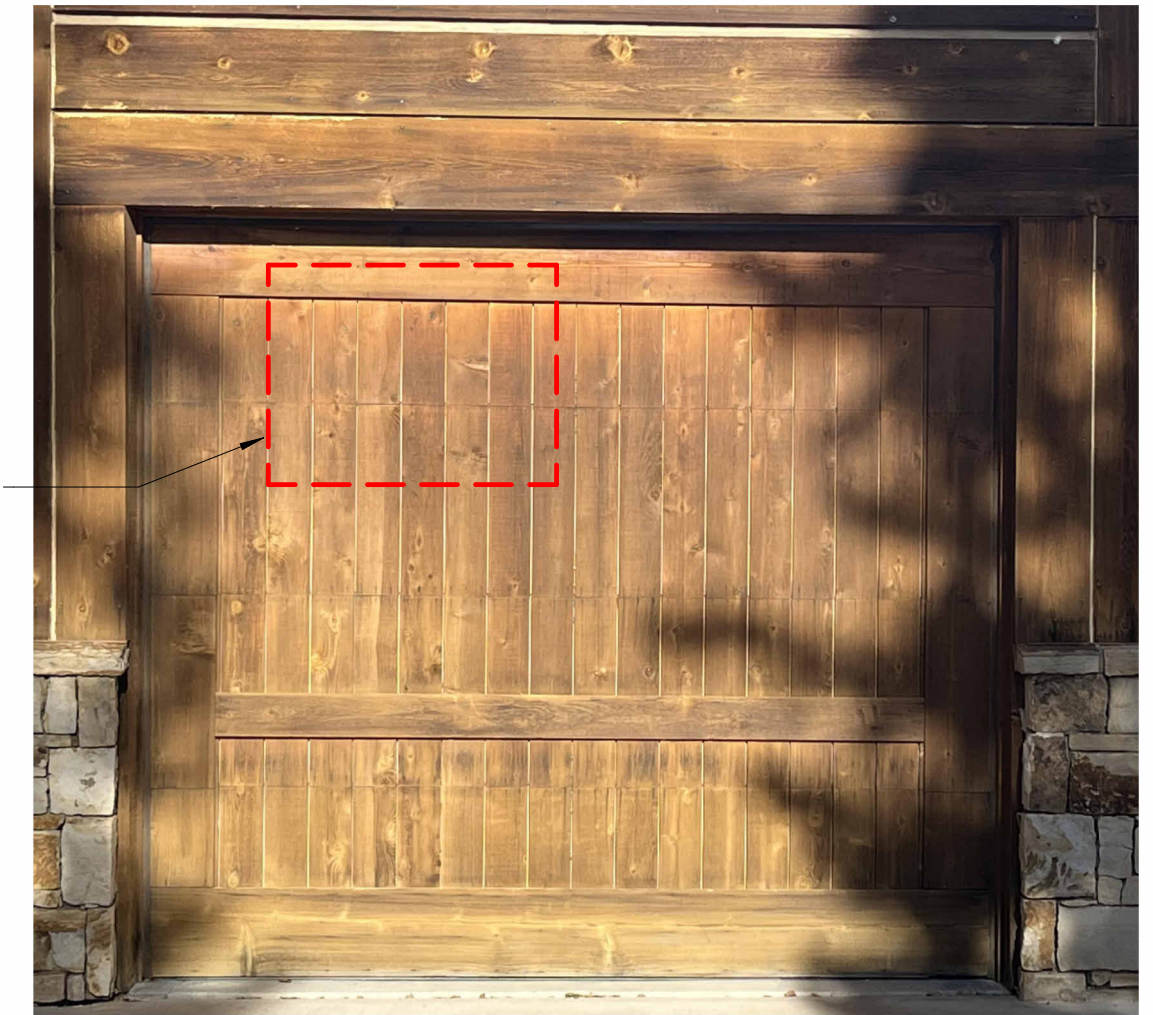
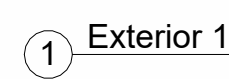




TRULINE ARCHITECTURE

TruLinea.com

113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435



## — STONE EXAMPLES

PUSTMUELLER RESIDENCE  
UNIT 33 KNOLLS ESTATE  
TELLURIDE MOUNTAIN  
VILLAGE, CO 81435

[illegible]

Project number	1900
Print Date	21/02/2023 01:09:31 p
Modeled by	Author
Checked by	Checker
Scale	3" = 1'-0"

2023.2.13

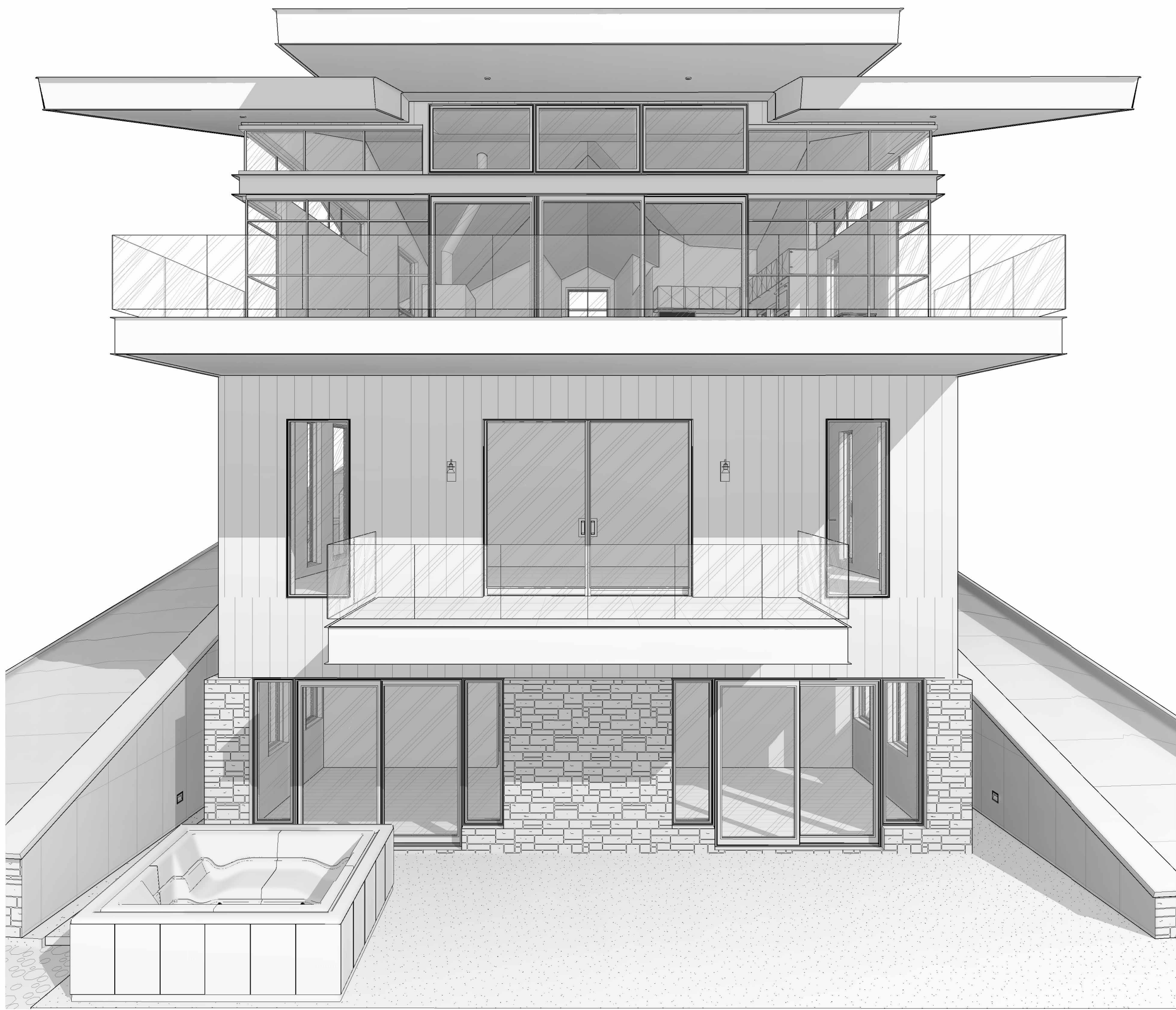
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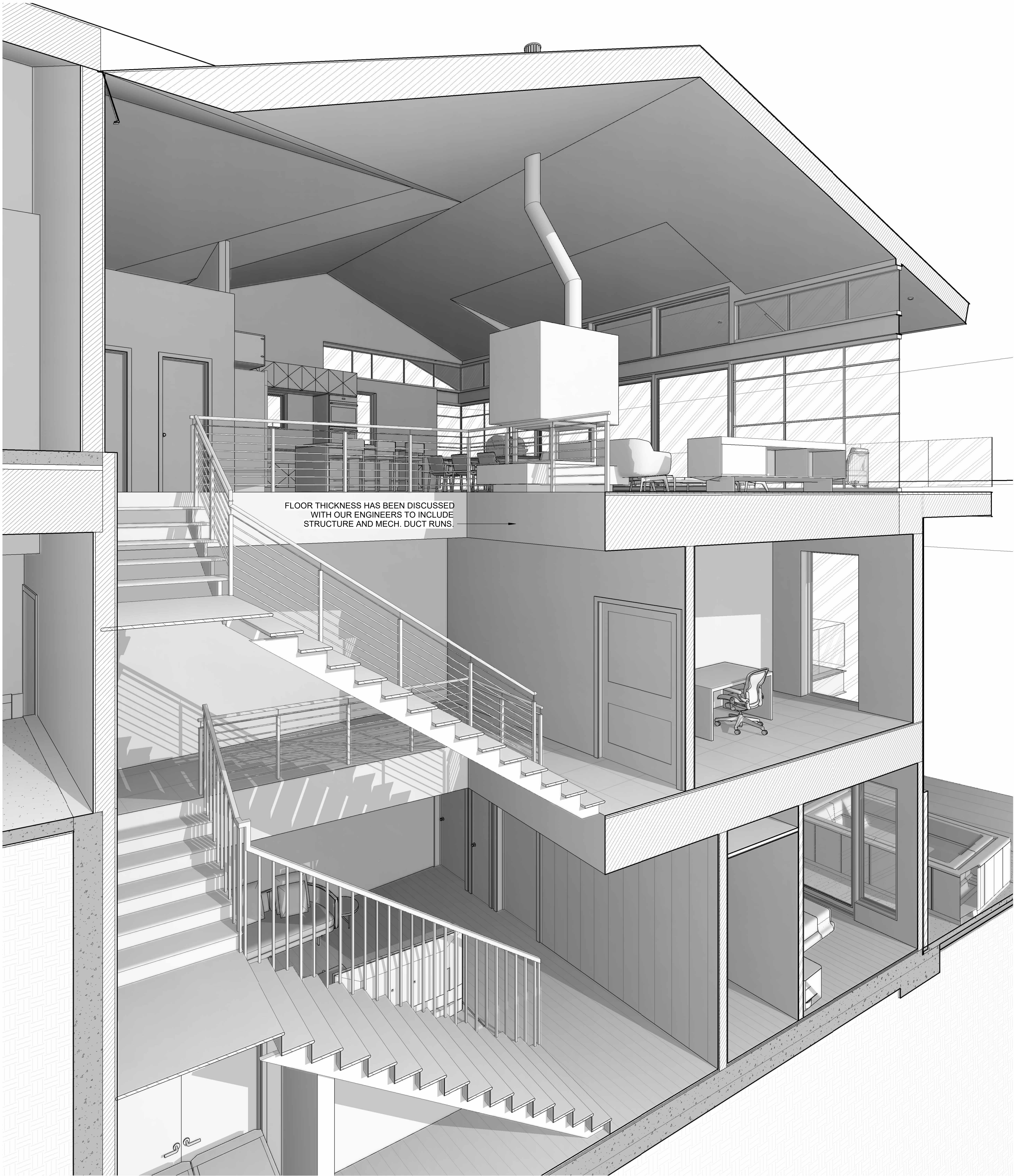




1 Exterior 5



2 Exterior 6



3 PERSPECTIVE SECTION

#	SUBMISSION	DATE
1	START DATE	2022.7.11
2	HOA SCHEMATIC	2022.8.15

Project number	1900
Print Date	21/02/2023 01:10:25 p.m.
Modeled by	Author
Checked by	Checker
Scale	