

**Date:** November 26, 2023

**By:** Kristine Perpar, Architect

**Sent to:** Mountain Village Planning Staff

**Re:** Design Review Application Narrative

**Property Address:** Unit 1, Lot 1 - Knoll Estates, Mountain Village, CO 81435

Dear Mountain Village Design Review Board,

This narrative outlines a request for Design Review Board Initial Architecture and Site Review for Lot 1 - Unit 1, 100 Eagle Drive ("Unit 1") along with the relevant Criteria for Decision provided in the CDC.

---

**Requests:**

1. Initial Architectural and Site Review Approval

**Project Overview:**

**Legal Description:** UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE REC 10 6 95 BK 1 PG 1918

**Address:** 100 Eagle Drive

**Zoning:** Multi-Family outside Village Center

**Existing Use:** Vacant

**Proposed Use:** Single-Family Detached Condominium

**Lot Size:** 0.124 Acres

CDC Provision	Requirement	Proposed
Maximum Building Height	40'-0" (Gable)	39.96'
Maximum Avg. Building Height	35'-0"	25.31'
Maximum Lot Coverage	3,510.9 SF (65%)	2,396 SF
General Easement Setbacks	No GE	No GE
Roof Pitch		
Primary		7:12
Secondary		3:12
Exterior Materials		
Stone	35% Minimum	46%
Glazing	40% Maximum	23%
Parking	2 spaces	2 spaces

**DRB Specific Approvals:**

Materials – Black Metal Fascia



GENERAL NOTES:

CONTRACT DOCUMENTS:  
CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTES WITH "N.T.S." DENOTES NOT TO SCALE.

ORGANIZATION:  
THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTG SHEETS).

CODE COMPLIANCE:  
ALL WORK, MATERIALS AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

INTENT:  
THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

COORDINATION:  
THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS. VERIFY ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

SUBSTITUTIONS:  
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE 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 SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

SHOP DRAWINGS:  
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 "SUBSTITUTIONS" ABOVE.

SAFETY & PROTECTION OF WORK:  
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.



PROJECT CODE INFORMATION

ZONING:	MULTI-FAMILY RESIDENCE (KNOLL ESTATES LOT K1)
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
	SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR THE KNOLL ESTATES IN ADDITION TO ANY REQUIREMENTS BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	MULTI-STORY DWELLING
OCCUPANCY CLASSIFICATION:	R-3
AUTOMATIC FIRE SPRINKLER:	MONITORED NFPA 13D SPRINKLER SYSTEM REQUIRED
NATIONAL FIRE ALARM & SIGNALING CODE:	MONITORED NFPA 72 ALARM SYSTEM REQUIRED
EMERGENCY ACCESS:	PROVIDE KNOX BOX FOR EMERGENCY ACCESS
FIRE RESISTIVE RATING:	GARAGE - 1 HR, MECHANICAL - 1 HR
CARBON MONOXIDE DETECTION:	PROVIDED MONITORED DETECTION IN ACCORDANCE WITH 2018 IFC 915.2.1

VICINITY MAP



LOT K1, KNOLL ESTATES  
100 EAGLE DRIVE  
MOUNTAIN VILLAGE, CO

PROJECT INFORMATION

PROPOSED FLOOR AREA:		MAX BUILDING HEIGHT:	
LOWER LEVEL	1,379.25 SF	ALLOWABLE	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROUND LEVEL	1,287.77 SF		
UPPER LEVEL	1,252.25 SF	PROPOSED	39.96'
TOTAL FLOOR AREA:	3,919.27 SF	MAX AVERAGE HEIGHT:	
GARAGE	552.25 SF	ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
TOTAL:	4,471.52 SF	PROPOSED	25.31"
LOT AREA:	.124 ACRES (5401.44 SF)	KNOLL ESTATES HEIGHT:	
		ALLOWABLE	NON-PERIMETER LOT (REFER TO MOUNTAIN VILLAGE)
BUILDING FOOTPRINT:		PARKING REQUIRED:	
ALLOWABLE	2,400 SF		2 SPACES PROVIDED (2 REQUIRED) (2 ENCLOSED IN GARAGE)
PROPOSED	2,396 SF		

SEE SHEET A2.2 / A2.3 FOR MAXIMUM BUILDING HEIGHT

PROJECT TEAM

OWNER: CHALETS AT KNOLL ESTATES LLC A CO LLC 3521 N 32ND TER HOLLYWOOD, FL 330212618	SURVEYOR: FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050	MECHANICAL: HUGHES CONSULTING ENGINEERING, PA DIMITRI MERRILL, P.E. TELLURIDE, CO 81435 P. 970.239.1949 F. 785.842.2492 dimitri@hce-pa.com
ARCHITECT: SHIFT ARCHITECTS, LLC KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com	CIVIL: UNCOMPAGHRE ENGINEERING LLC DAVID BALLODE P.E. PO BOX 3945 TELLURIDE, CO 81435 P. 970.729.0683 dballode@msn.com	LANDSCAPING: SHIFT ARCHITECTS, LLC KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com
GENERAL CONTRACTOR: HOINS CONSTRUCTION BILL HOINS 137 SOCIETY DRIVE TELLURIDE, CO 81435 P. 970.728.9371 hoinsoffice@gmail.com	STRUCTURAL: TELLURIDE ENGINEERING JACK GARDNER, P.E. PO BOX 4045 TELLURIDE, CO 81435 P. 970.728.5440 jgardner.pe@gmail.com	

SHEET INDEX

GENERAL	
G1.0	COVER SHEET
G1.1	ABBREVIATIONS AND LEGENDS
CIVIL	
C1	NOTES
C2	SITE GRADING
C3	UTILITY PLAN
C4	CONSTRUCTION MITIGATION PLAN
SURVEY / MAPPING	
0	EXISTING CONDITIONS PLAN
ARCHITECTURAL	
A1.1	ARCHITECTURAL SITE PLAN
A1.2	BUILDING SITE PLAN
A1.3	LANDSCAPE PLAN NOTES / LEGENDS
A1.4	LANDSCAPE PLAN
A1.5	IRRIGATION PLAN
A2.1	SITE 40' PARALLEL OFFSET
A2.2	MAX BUILDING HEIGHT
A2.3	MAX BUILDING HEIGHT
A2.4	MATERIAL CALCULATIONS
A2.5	MATERIAL CALCULATIONS
A3.1	FLOOR PLAN
A3.2	FLOOR PLAN
A3.3	FLOOR PLAN
A3.4	ROOF PLAN
A4.0	AXONS
A4.1	EXTERIOR ELEVATION
A4.2	EXTERIOR ELEVATION
A4.3	EXTERIOR ELEVATION
A4.4	PRESENTATION ELEVATIONS
A8.1	DOOR SCHEDULE
A8.2	WINDOW SCHEDULE

LTG1.1 EXTERIOR LIGHTING PLAN

SHIFT

ARCHITECTS

P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS  
NO. DATE DESC.

KNOLL ESTATES UNIT 1

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10.6.95 BK 1 PG 1918

COVER SHEET

SHEET NUMBER

G1.0

@shift architects

NOT FOR CONSTRUCTION



SECTION CUT

1

A5.1

SECTION NO.

SHEET NO.

1

A6.1

REFERENCE NO.

SHEET NO.

1

A7.1

REFERENCE NO.

SHEET NO.

1

A4.1

REFERENCE NO.

SHEET NO.

1

A7.1

REFERENCE NO.

SHEET NO.

WINDOW MARK

A

DOOR MARK

101

FLOOR OR SPOT ELEVATION

NAME

ELEVATION

DRAWING REVISION

1

INTERIOR ELEVATION

1

A9.1

2

3

4

REFERENCE NO.

SHEET NO.

STAIR GOING DOWN

DN

STAIR GOING UP

UP

WALL TYPE TAG

W1

NORTH ARROW

N

BREAK LINE

CENTERLINE

C

HIDDEN LINE

DETAIL REFERENCE

1

A7.1

REFERENCE NO.

SHEET NO.

STONE VENEER

BRICK FACING

BARNWOOD SIDING

8" VERTICAL WOOD BOARDS, LAPPED

8" HORIZONTAL WOOD BOARDS

METAL PANEL SIDING

METAL SHINGLE SIDING

METAL VERTICAL PANEL SIDING

METAL HORIZONTAL PANEL SIDING

CORRUGATED METAL SIDING

STANDING SEAM ROOFING

CORRUGATED METAL ROOFING

CONCRETE

FLAGSTONE

GYPSUM BOARD

WOOD FLOORING

STONE TILE

CARPET

CERAMIC TILE

ABBREVIATIONS

AC

Acres

AFF

Above Finished Floor

AGG

Aggregate

AL

Aluminum

BM

Bench Mark

BSN

Basin

BTH

Bath

CL

Centre Line

CJ

Control Join

CLST

Closet

CP

Carpet

CT

Ceramic Tile

DIA

Diameter

DP

Downpipe

DW

Dishwasher

EX

Existing

FF

Finished Floor

FHR

Fire Hose Reel

FP

Flue Pipe

GAL

Galvanized

GL

Ground Line

GFI

Ground Fault Circuit Interrupter

GPO

General Power Outlet

IBC

International Building Code

MDF

Medium Density Fibreboard

MR

Metal Roofing

MSB

Main Switch Board

NTS

Not To Scale

PFC

Parallel Flanged Steel Channel

PL

Plastic Laminate

PT

Paint

RC

Reinforced Concrete

REF

Refrigerator

RL

Reduced Level

S

Sanitary Drainage Pipe

SHR

Shower

SK

Sink

SN

Stone

SS

Stainless Steel

ST

S Trap

STF

Steel Trowel Finished Concrete

SW

Stormwater Drainage Line

T&G

Tongue and Grooved

TO

Top Of

TPH

Toilet Paper Holder

TR

Tiled Roofing

TSF

Timber Strip Floor

TYP

Typical

U

Urinal

UOS

Unless Otherwise Specified

V

Valley

VIF

Verify In Field

VP

Vent Pipe

WC

Water Closet (Toilet)

WM

Washing Machine

WPM

Water Proof Membrane

WOOD STUD FRAMING EXTERIOR

WOOD STUD FRAMING INTERIOR PARTITION

1 HOUR FIRE WALL

STONE VENEER

WOOD SIDING

CONCRETE FOUNDATION

DIMENSIONING LEGEND

1. GRIDS ALIGN WITH OUTSIDE FACE OF FOUNDATION WALL AND OUTSIDE FACE OF STUD AT EXTERIOR STRUCTURAL FRAME WALL.

2. WALLS AND PARTITIONS SHOWN IN PLAN INCLUDE FINISH MATERIALS.

3. DIMENSIONS ARE SHOWN FROM GRID TO GRID, GRID TO FACE OF STUD, AND FACE OF STUD TO FACE OF STUD AT INTERIOR PARTITIONS, TYPICAL.

4. INTERIOR PARTITIONS FLUSH FACE TO FACE WITH THEIR EXTERIOR COUNTERPARTS, TYPICAL.

GRID

2'-6"

DIM TO FACE OF STUD - TYPICAL

GRID

2'-0"

GRID

2'-0"

GRID

1'-8"

FLUSH FACE TO FACE

GRID

2'-0"

GRID

2'-0"

GRID

1'-8"

FLUSH FACE TO FACE

PROJECT DATUM LEGEND

ACTUAL ELEVATION ABOVE SEA LEVEL = PROJECT 0'-0"

T.O. Slab Ground Lvl

T.O. Ply Ground Lvl

T.O. Gyp Ground Lvl

XXXX.X' USGS

0'-0" PROJECT ELEV

SHIFT

ARCHITECTS

P.O. Box 3206

100 W. Colorado Suite 211

Telluride, Colorado 81435

p. 970-728-8145

kristine@shift-architects.com

www.shift-architects.com

PROJECT ISSUE DATE:

12.05.23 DRB PRELIMINARY SUBMITTAL

REVISIONS

NO.

DATE

DESC.

KNOLL ESTATES UNIT 1

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435

UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE

REC 10.6.95 BK 1 PG 1918

ABBREVIATIONS AND LEGENDS

SHEET NUMBER

G1.1

NOT FOR CONSTRUCTION

©shift architects

12/5/2023 11:42:06 AM



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, 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.

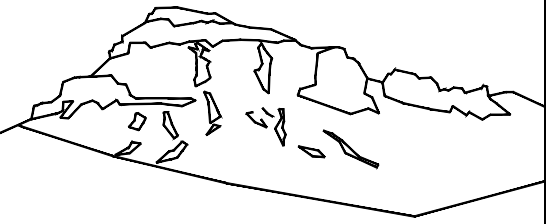
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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:

HOA SUBMITTAL	2023-10-24
DRB SUBMITTAL	2023-11-29

Lot 1  
Knoll Estates  
Mtn. Village, CO

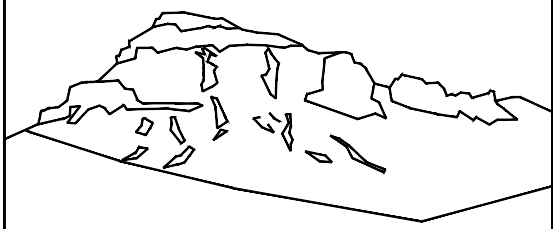


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

C1





Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

HOA SUBMITTAL 2023-10-24  
DRB SUBMITTAL 2023-11-29

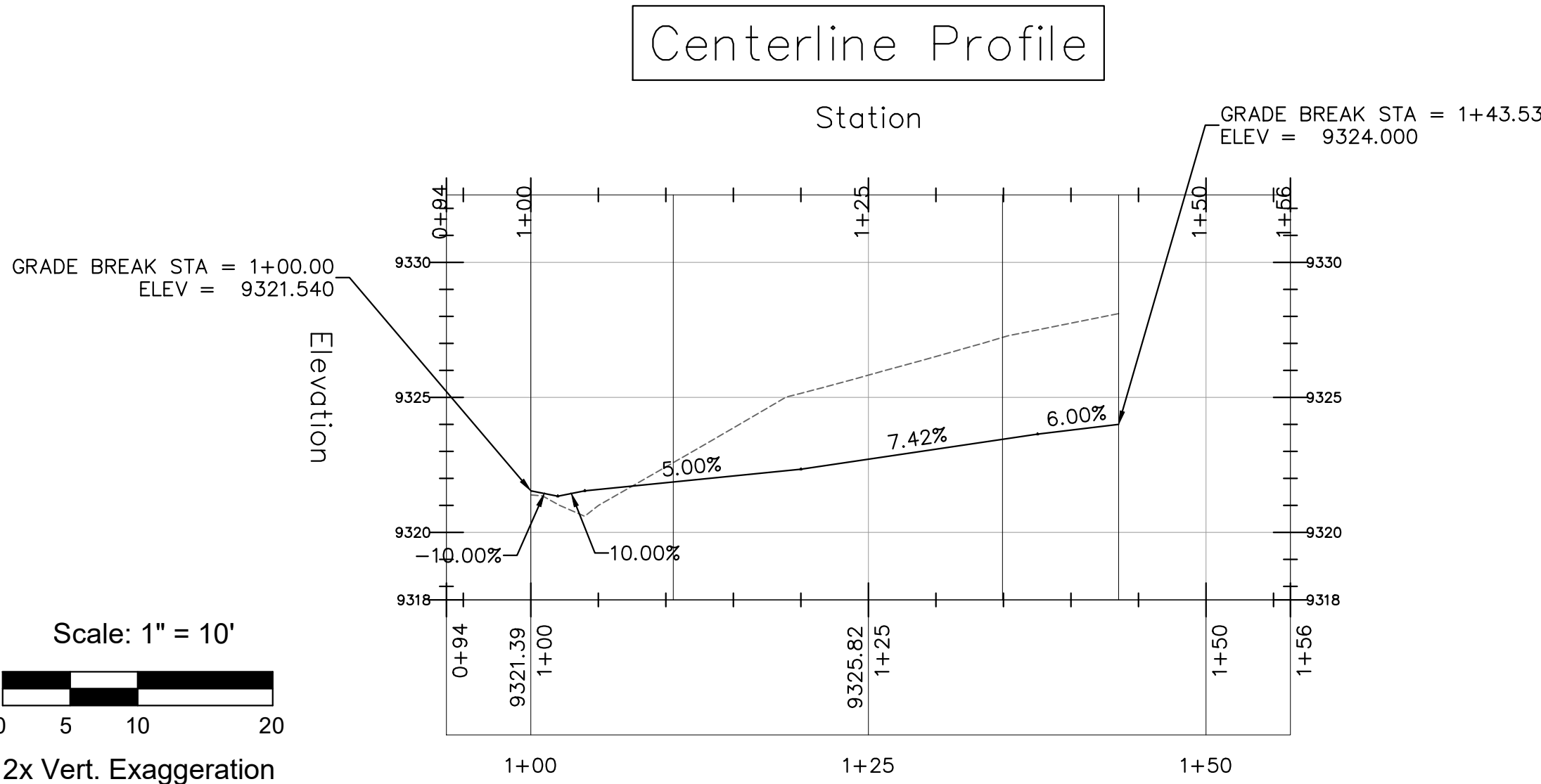
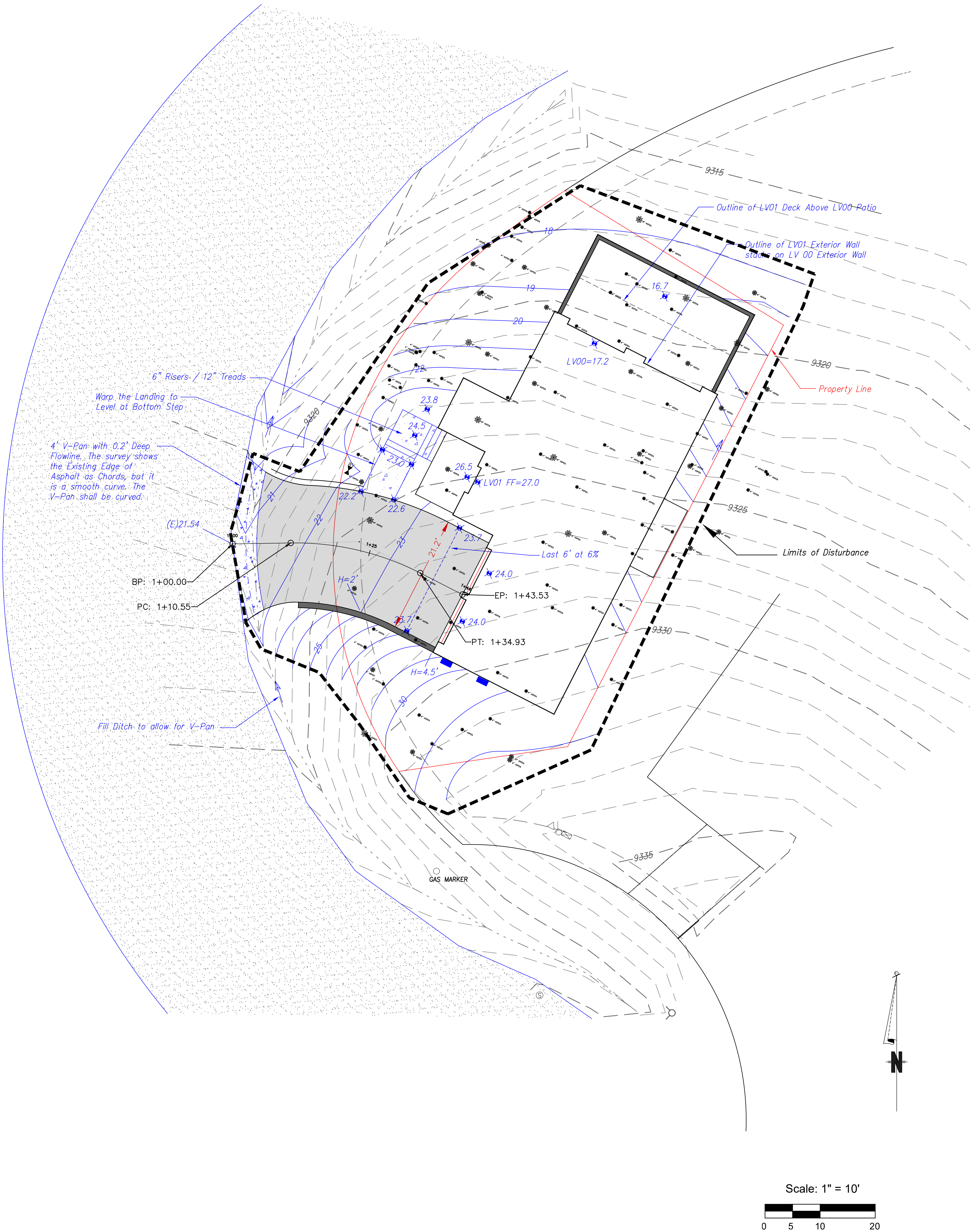
Lot 1  
Knoll Estates  
Mtn. Village, CO



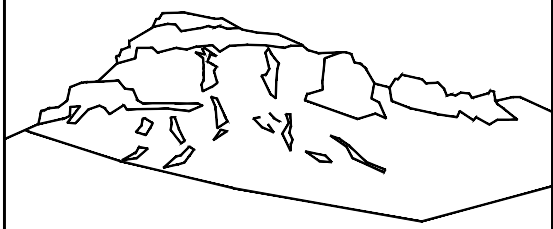
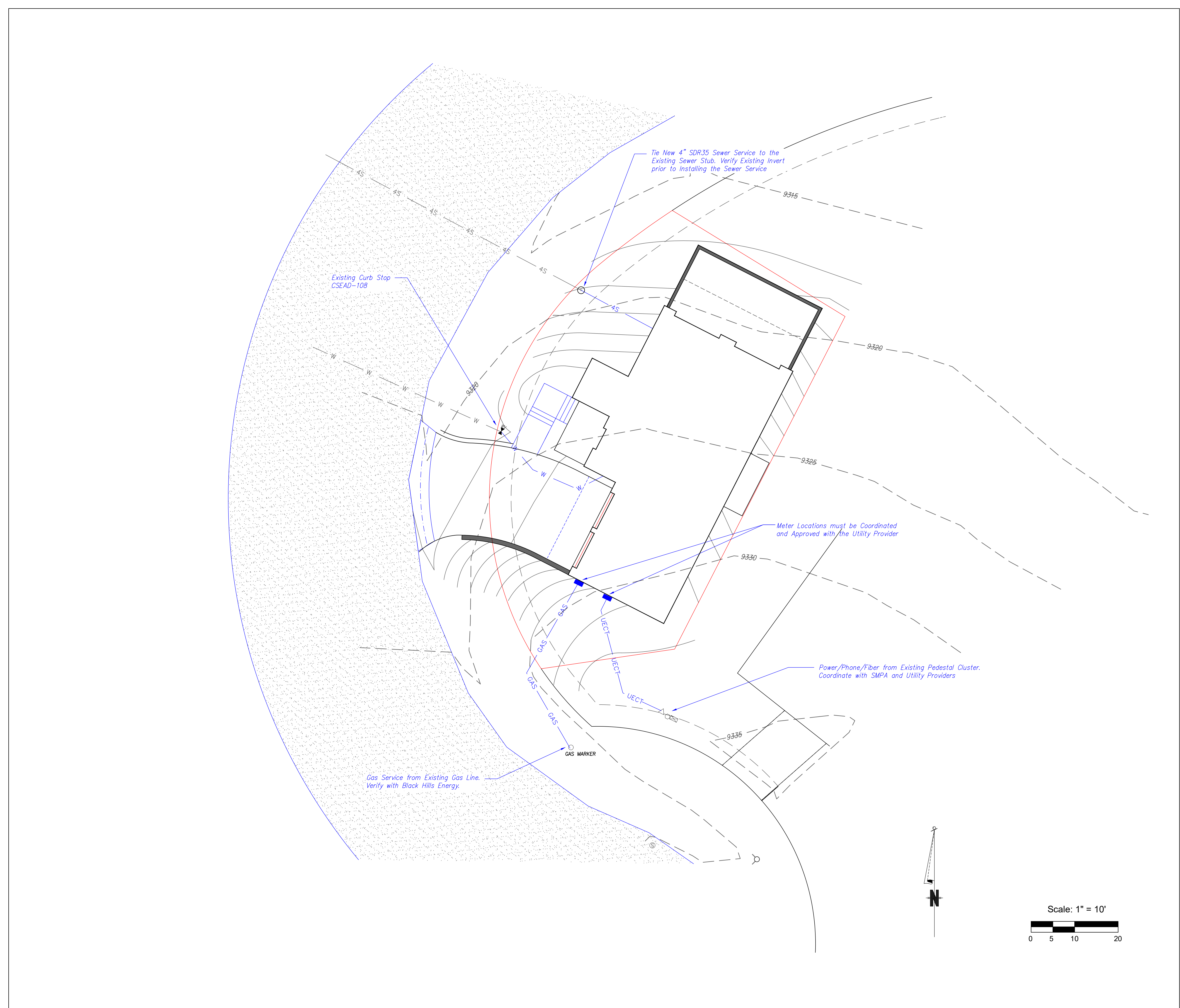
CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site  
Grading

C2







Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

HOA SUBMITTAL	2023-10-24
DRB SUBMITTAL	2023-11-29

Lot 1  
Knoll Estates  
Mtn. Village, CO

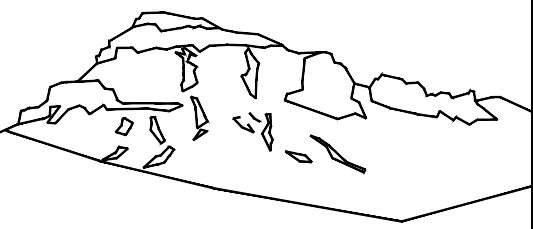


CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3





Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:	
HOA SUBMITTAL	2023-10-24
DRB SUBMITTAL	2023-11-29

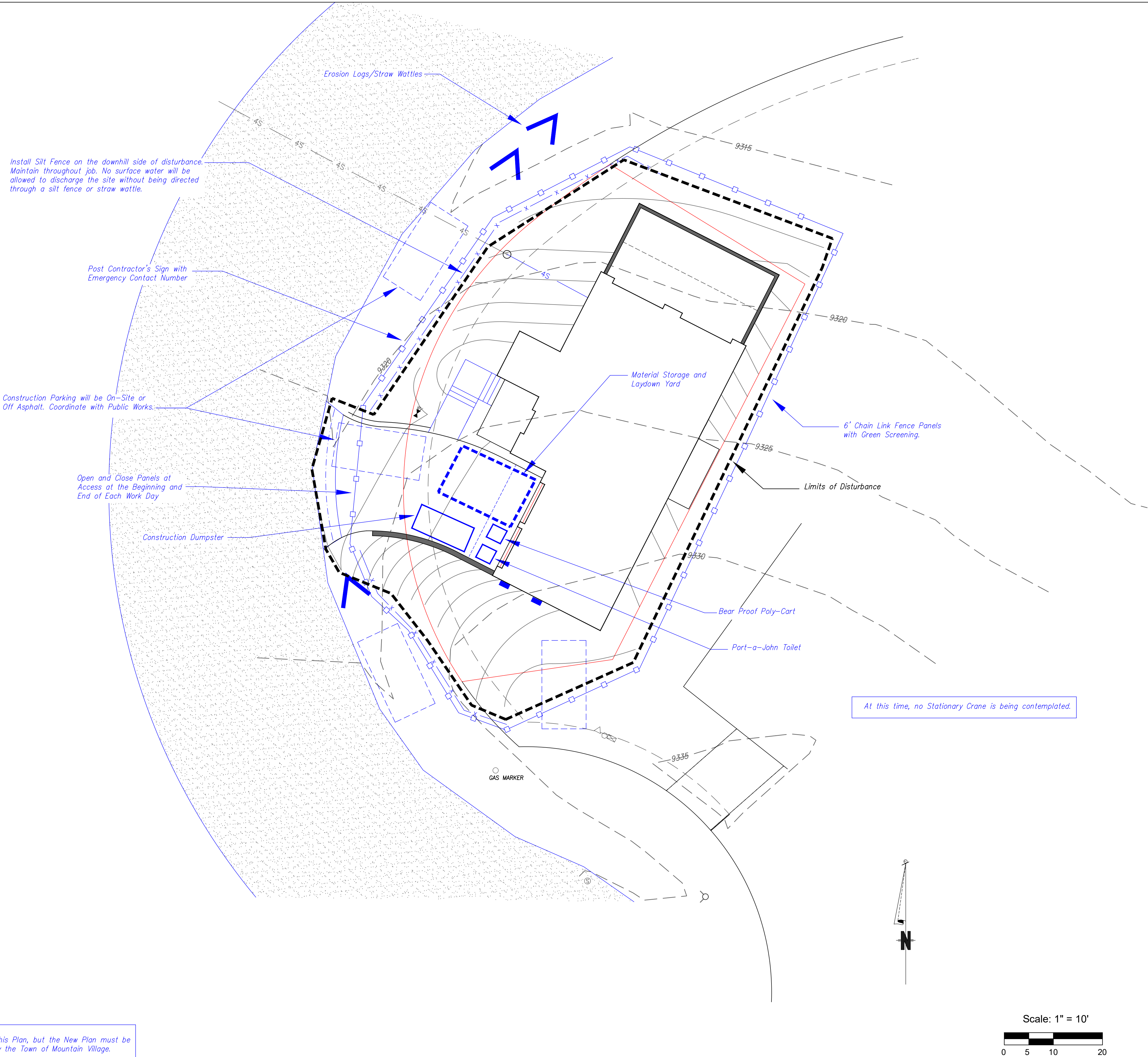
Lot 1  
Knoll Estates  
Mtn. Village, CO



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

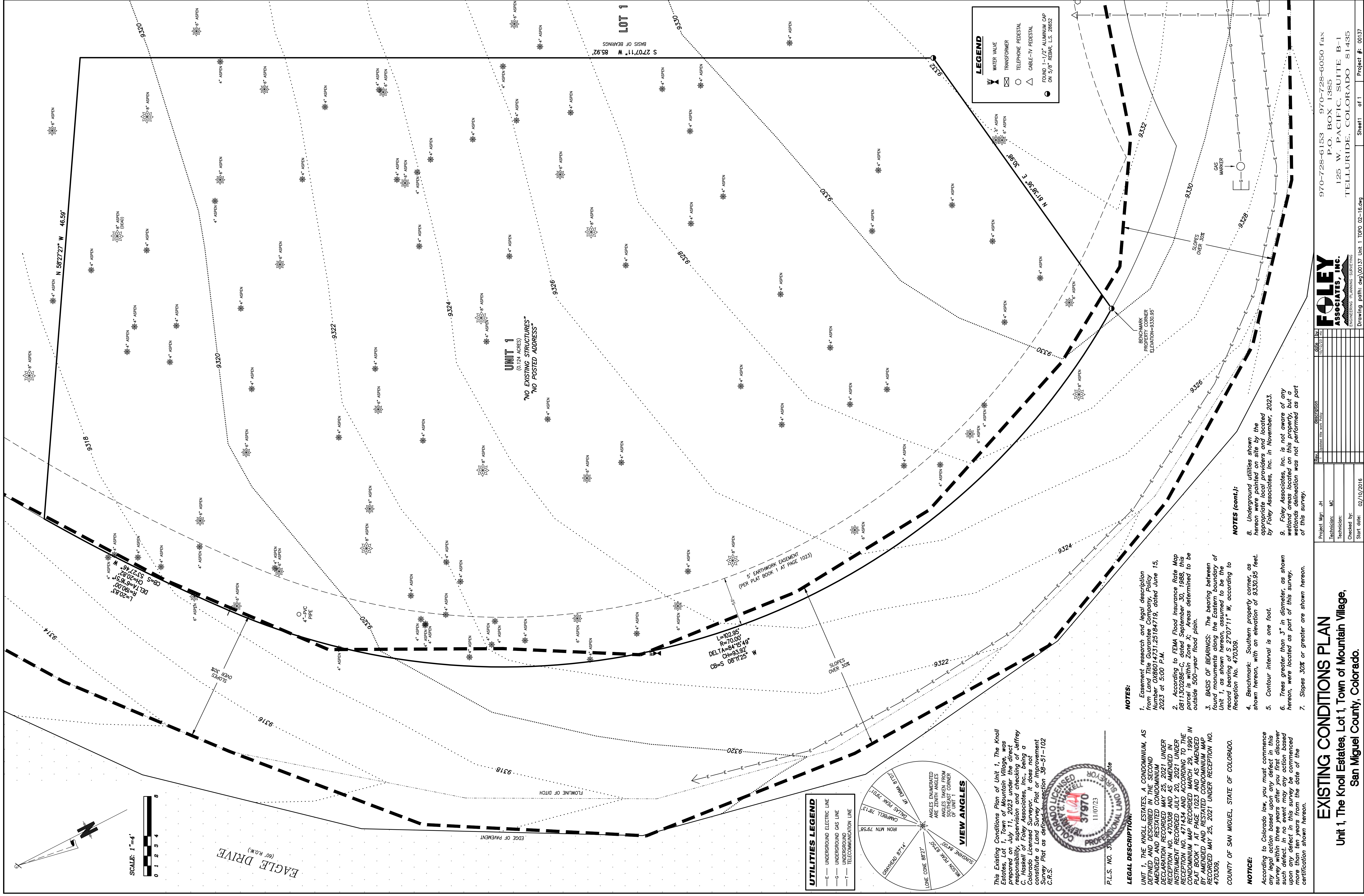
Construction  
Mitigation

C4

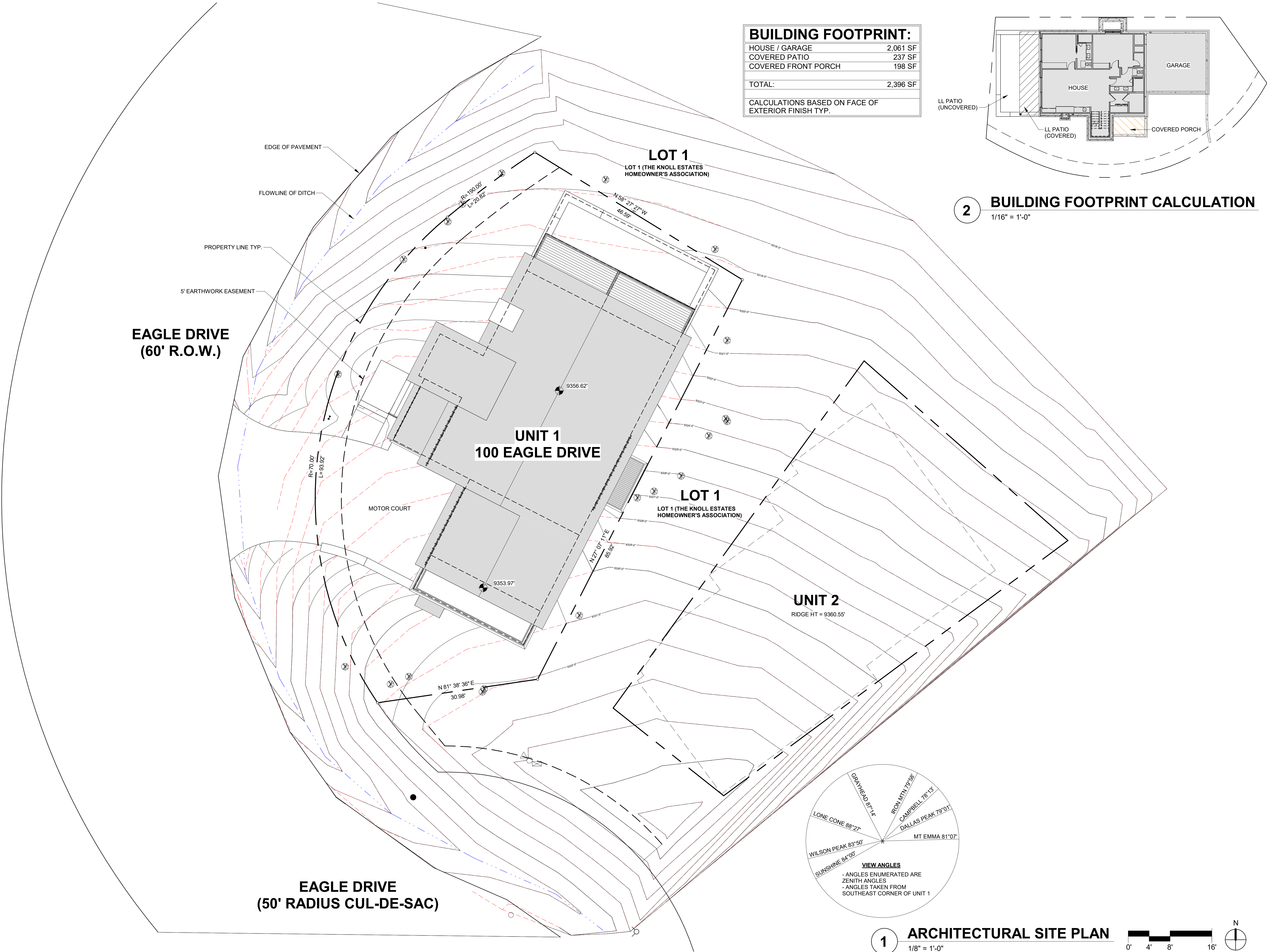


The Contractor may Modify this Plan, but the New Plan must be  
Coordinated and Approved by the Town of Mountain Village.

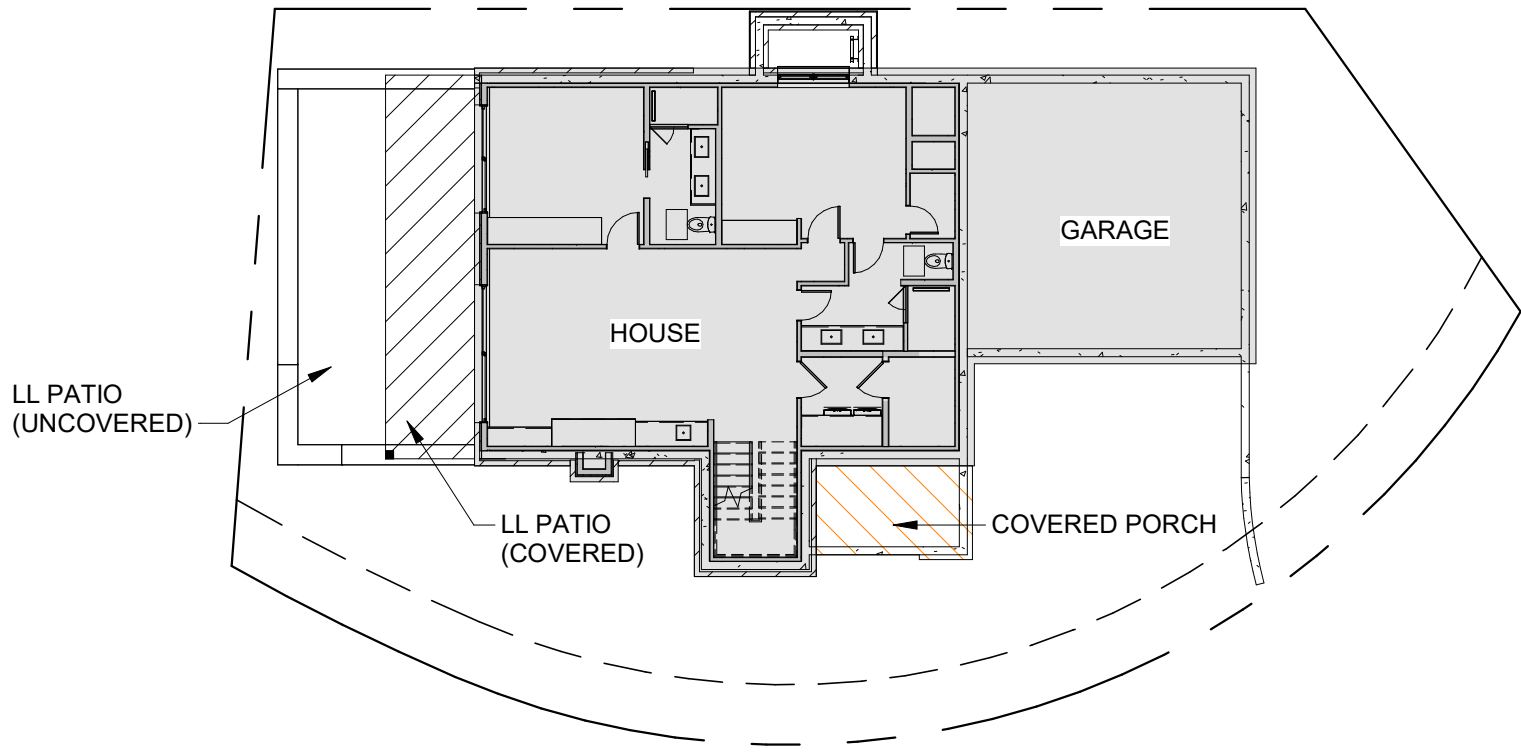








BUILDING FOOTPRINT:	
HOUSE / GARAGE	2,061 SF
COVERED PATIO	237 SF
COVERED FRONT PORCH	198 SF
TOTAL:	2,396 SF
CALCULATIONS BASED ON FACE OF EXTERIOR FINISH TYP.	



## 2 BUILDING FOOTPRINT CALCULATION

1/16" = 1'-0"

SHIFT

ARCHITECTS

P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:		
12.05.23 DRB PRELIMINARY SUBMITTAL		
REVISIONS		
NO.	DATE	DESC.

# KNOLL ESTATES UNIT 1

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10.6.95 BK 1 PG 1918

ARCHITECTURAL  
SITE PLAN

SHEET NUMBER

A1.1

NOT FOR CONSTRUCTION

©shift architects

12/5/2023 11:42:07 AM

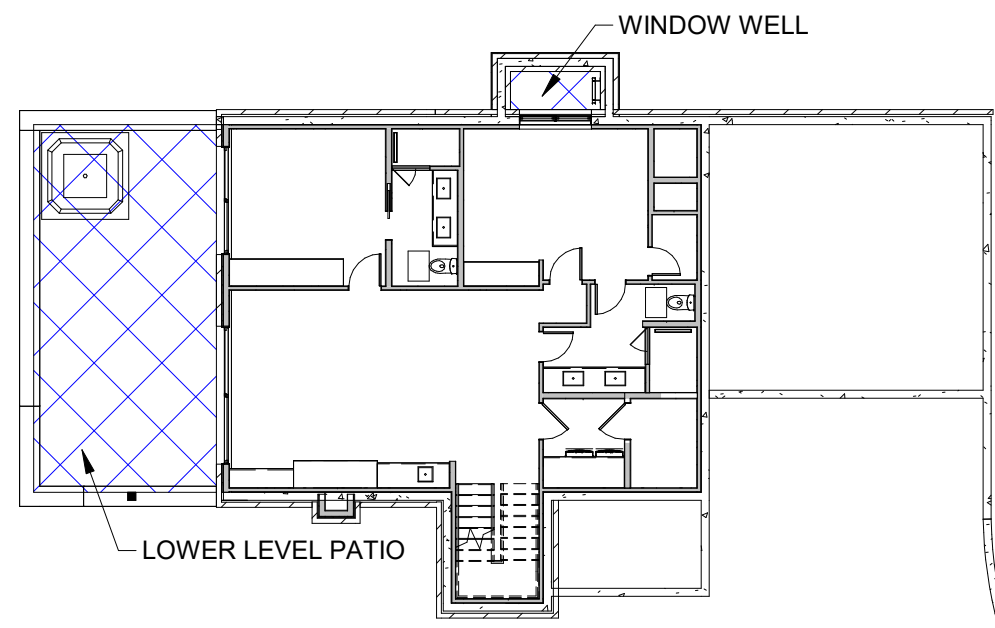
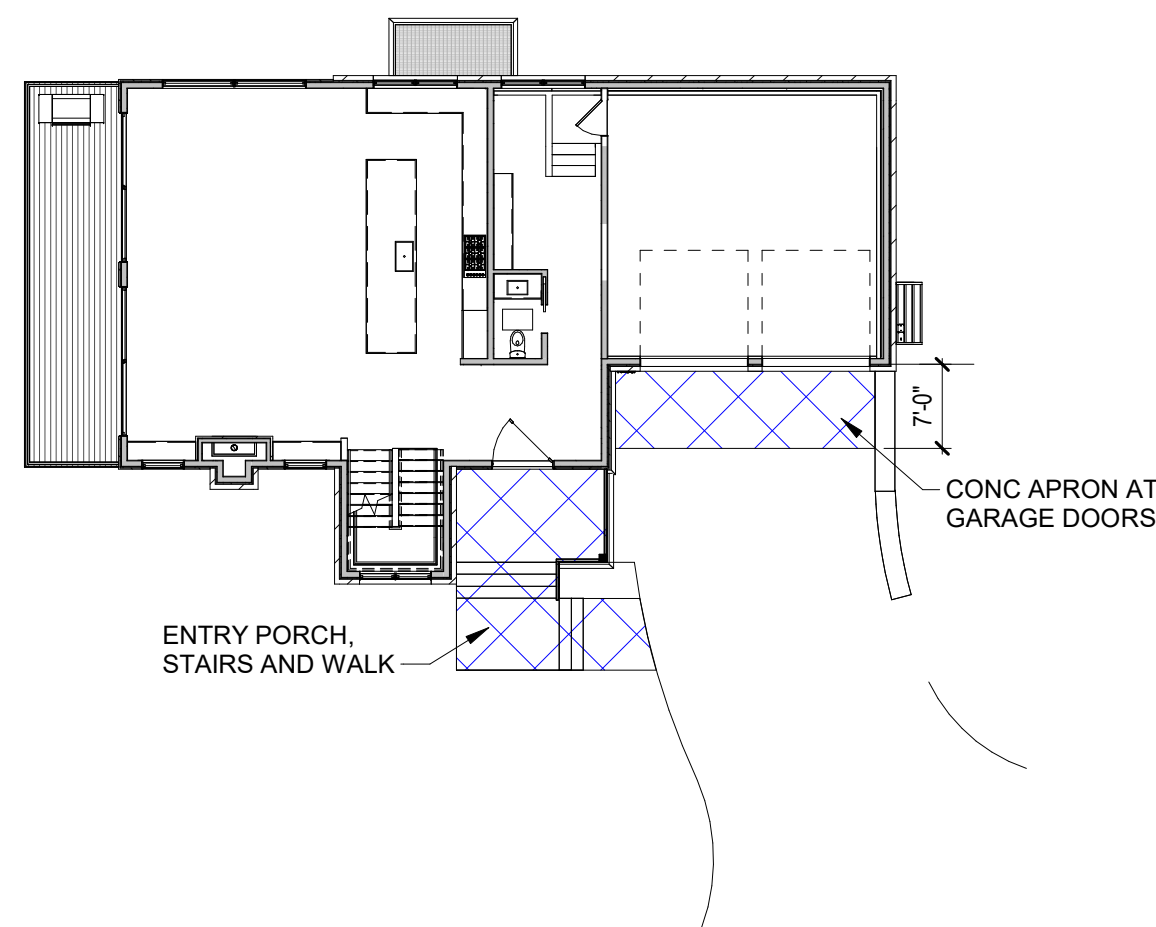
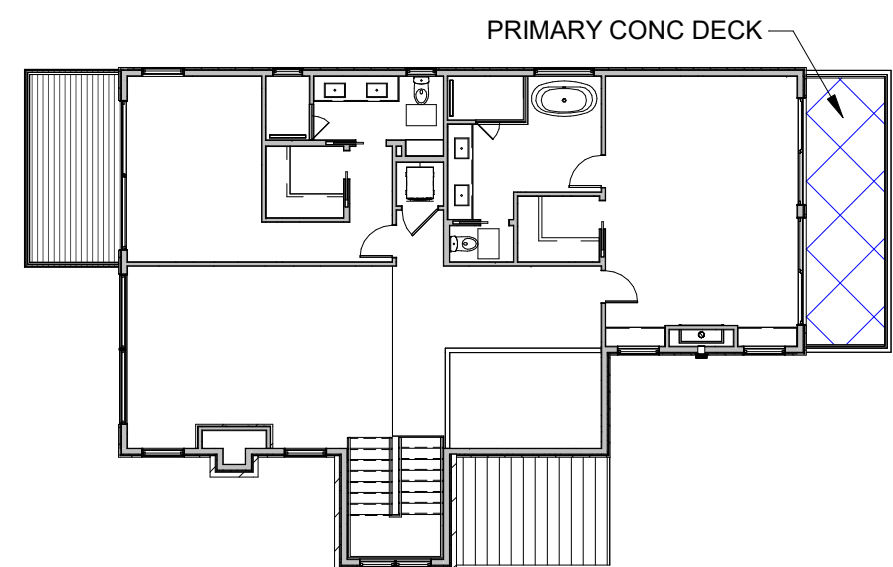




SNOW MELT AREAS

LOWER LEVEL CONCRETE PATIO	468 SF
WINDOW WELL	24 SF
ENTRY PORCH / STAIRS / WALK	219 SF
CONCRETE APRON AT GARAGE DOOR	139 SF
PRIMARY CONC DECK	147 SF

TOTAL:	<u>997 SF</u>
--------	---------------


$$1/16'' = 1'-0''$$

$$1/16'' = 1'-0''$$


---

1/16" = 1'-0"

**EAGLE DRIVE  
(50' RADIUS CLU-DE-SAC)**

**UNIT 1**  
**100 EAGLE DRIVE**

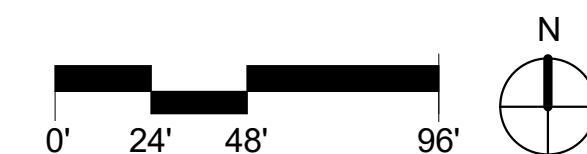
## LOT 1

PROPOSED PARKING:  
(2) ENCLOSED

FLOOR ELEVATIONS:

T.O. SLAB @ LOWER LEVEL = 9317'-2"  
T.O. GYP @ GROUND LEVEL = 9327'-0"  
T.O. GYP @ UPPER LEVEL = 9336'-10"  
MOTOR COURT @ GARAGE DOOR = 9324'-0"

# 1 ARCHITECTURAL SITE PLAN



# SHIFT

P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS		
NO.	DATE	DESC.

# KNOLL ESTATES UNIT 1

1000 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10 6 95 BK 1 PG 1918

BUILDING SITE PLAN

SHEET NUMBER

## A1.2

©shift architects

NOT FOR CONSTRUCTION

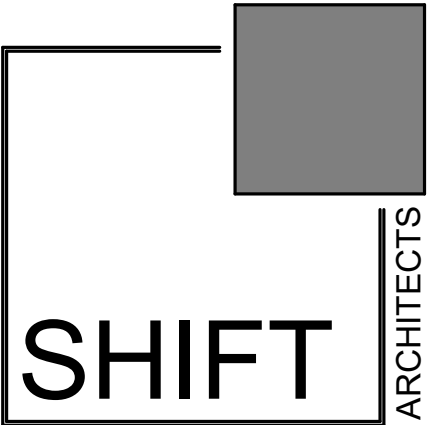
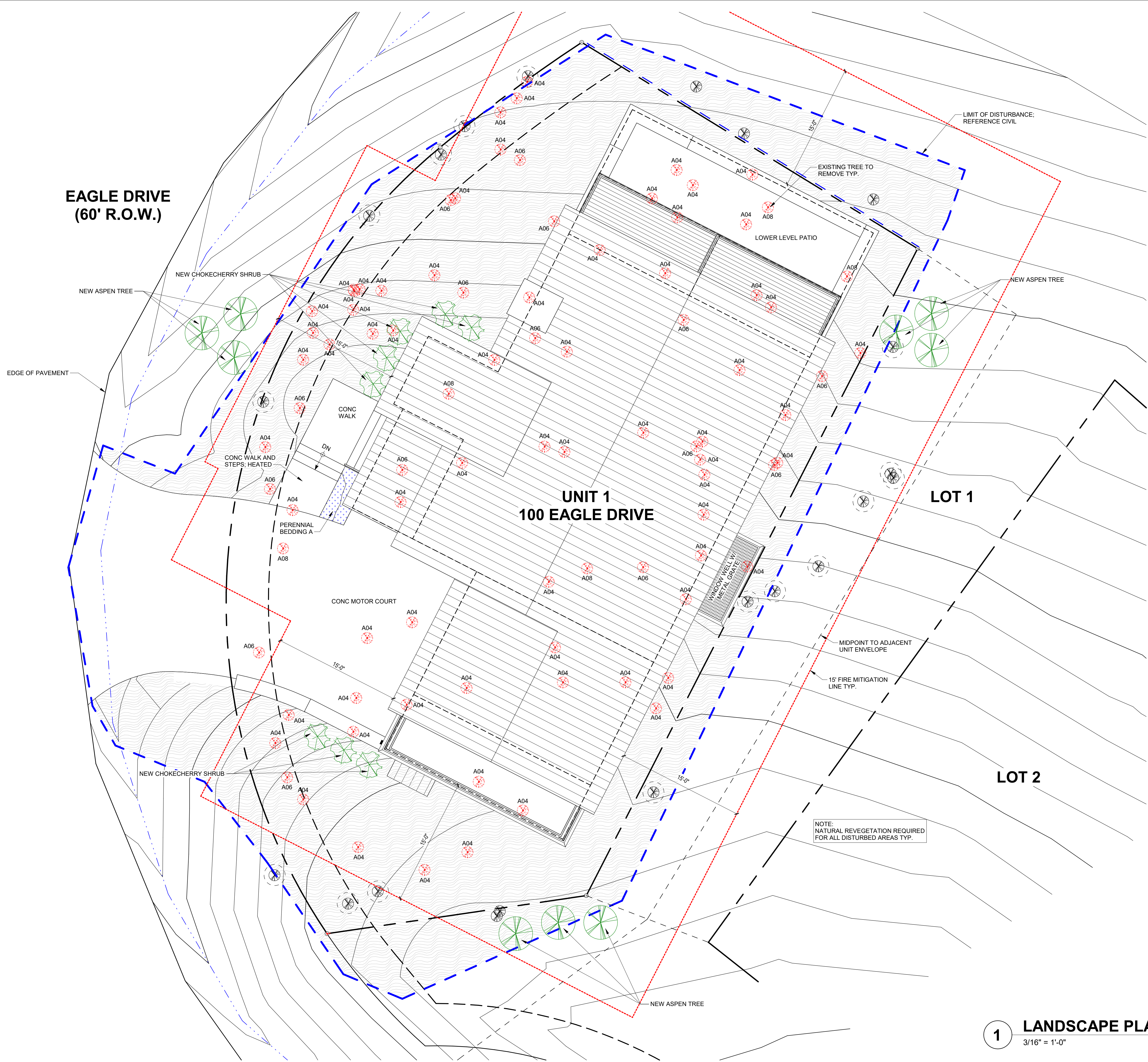
©shift architects

12/5/2023 11:42:08 AM









P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS		
NO.	DATE	DESC.

KNOLL ESTATES UNIT 1

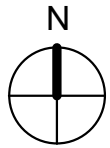
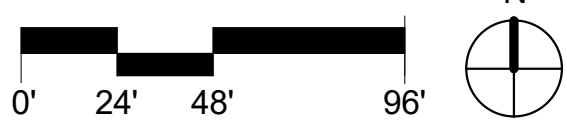
100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10.6.95 BK 1 PG 1978

LANDSCAPE PLAN

SHEET NUMBER

A1.4

1 LANDSCAPE PLAN  
3/16" = 1'-0"

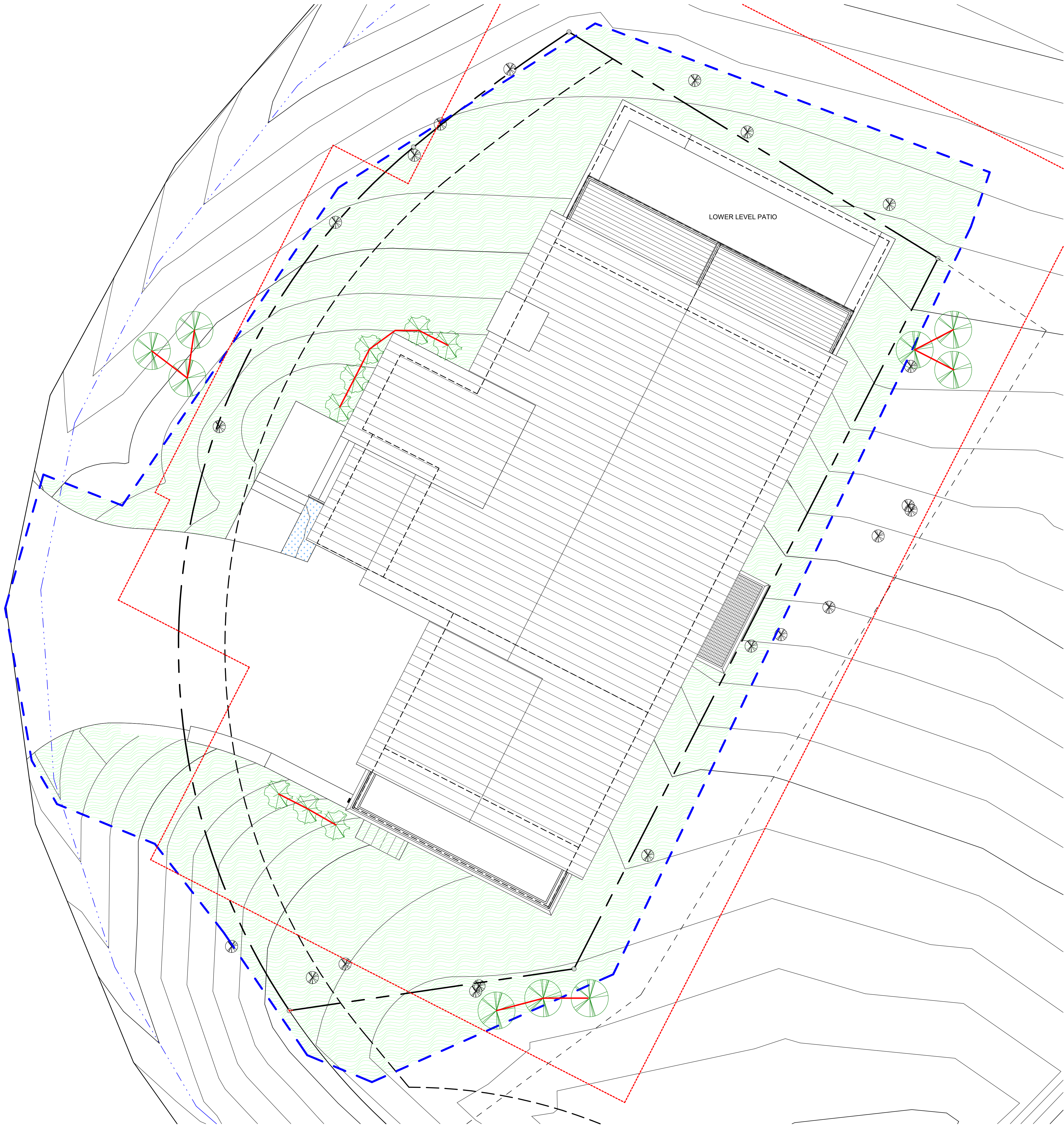


NOT FOR CONSTRUCTION

©shift architects

12/5/2023 11:42:09 AM





CONCRETE PAVERS

WILDFIRE MITIGATION BOUNDARY

LIMIT OF DISTURBANCE

PERIMETER FENCING W/ ATTACHED GREEN SCREENING

TREE PROTECTION FENCING

REVEGETATED AREA W/ IRRIGATION

REVEGETATE W/ NATIVE GRASS

DISTURBED AREAS

PERENNIAL BEDDING: PROVIDE LAVA ROCK MULCH

FLAGSTONE

STONE PAVER

NEW DECIDUOUS SHRUB

EXISTING DECIDUOUS TREE

EXISTING DECIDUOUS TREE TO BE REMOVED

NEW DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING EVERGREEN TREE TO BE REMOVED

NEW EVERGREEN TREE

NOTE:  
PROVIDE TREE PROTECTION FENCING  
AS REQUIRED BY THE CDC.

IRRIGATION NOTES

1. PROVIDE IRRIGATION SYSTEM IN ACCORDANCE WITH CDC REQUIREMENTS (17.5.9 LANDSCAPING REGULATIONS, TABLE 5-3 IRRIGATION SYSTEM DESIGN) AND THE TOWN OF MOUNTAIN VILLAGE WATER AND SEWER REGULATIONS.

2. IRRIGATION CONTROL EQUIPMENT SHALL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER HAVING PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES. AUTOMATIC IRRIGATION CONTROLLERS SHALL HAVE BATTERY BACKUP TO RETAIN THE IRRIGATION PROGRAMS.

3. TREES AND SHRUBS SHALL BE DRIP IRRIGATION.

4. PERENNIAL BEDS SHALL BE SPRAY HEADS. USE SOAKER HOSE, LOW VOLUME MIST AND/OR EMITTERS EQUIPPED WITH ADJUSTABLE NOZZLES TO LIMIT OVER/UNDER WATERINNG WITHIN A SPECIFIC ZONE.

5. TURF GRASS SHALL BE SPRAY HEADS.

6. ALL AREAS TO BE REVEGETATED WITH NATIVE GRASS SEED MIX MAY BE IRRIGATED UNTIL THE GRASS IS ESTABLISHED, BUT NO MORE THAN ONE (1) FULL GROWING SEASON WITH ANY SUCH EXTRA IRRIGATION INSTALLED ON A SEPARATE ZONE THAT WILL BE PERMANENTLY SHUT OFF AFTER SUCCESSFUL REVEGETATION.

IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	ASPEN TREES	DRIP EMITTERS	-
1	EVERGREEN TREES	DRIP EMITTERS	-
2	SHRUBS	DRIP EMITTERS	-
3	PERENNIALS	1806 POP UPS	-
4	REVEGETATION AREAS	ROTORS	24

WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2 GAL / S.F.	2,945	5,890 (FIRST SEASON)
PERENNIALS	2.5 GAL / S.F.	17 SF	42.5
ASPENS	10 GAL / EA	9	90
NATIVE SHRUBS	2 GAL / EA	8	16
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			6,038.5 GAL
(POST ESTABLISHMENT)			148.5 GAL

IRRIGATION LEGEND

T

TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER

C

RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER

PR

1.5" WILKINS MODEL 500 PRESSURE REGULATOR

O

RAINBIRD 150-PEB 1.5" ELECTRIC REMOTE CONTROL VALVE

—

CLASS 200 PVC MAINLINE 1 1/2"

—

1:80 NSF POLYLATERAL LINE

W

WATER SENSOR BY RAINBIRD

1

LANDSCAPE PLAN

3/16" = 1'-0"

0'

24'

48'

96'

N

SHIFT

ARCHITECTS

P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS

NO.

DATE

DESC.

KNOLL ESTATES UNIT 1

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10.6.95 BK 1 PG 1918

IRRIGATION PLAN

SHEET NUMBER

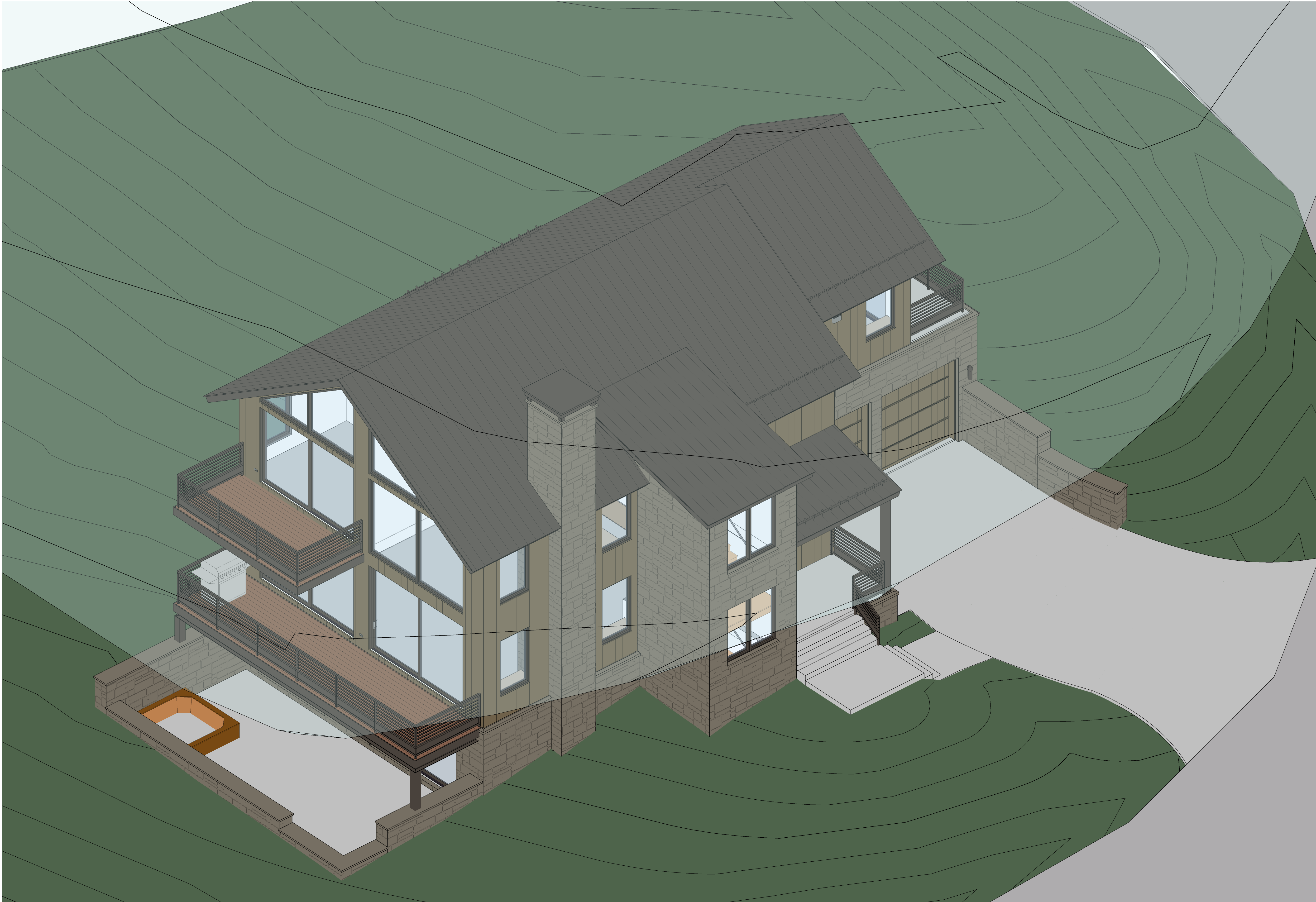
A1.5

NOT FOR CONSTRUCTION

©shift architects

12/5/2023 11:42:10 AM





KNOLL ESTATES UNIT 1

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10.6.95 BK 1 PG 1918

SITE 40' PARALLEL  
OFFSET

SHEET NUMBER

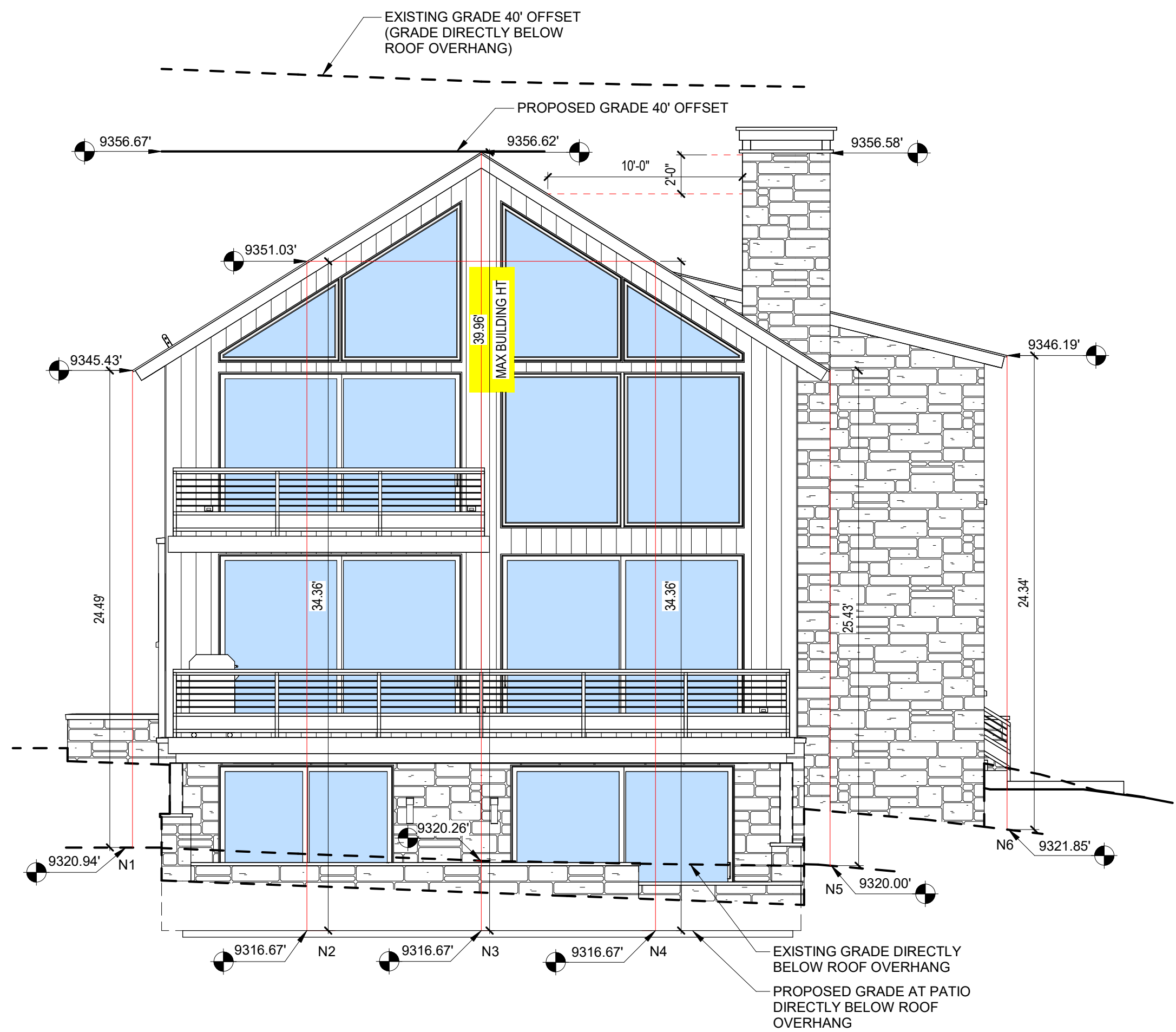
A2.1

1 SITE - 40' PARALLEL OFFSET

12/5/2023 11:45:54 AM

©shift architects  
NOT FOR CONSTRUCTION





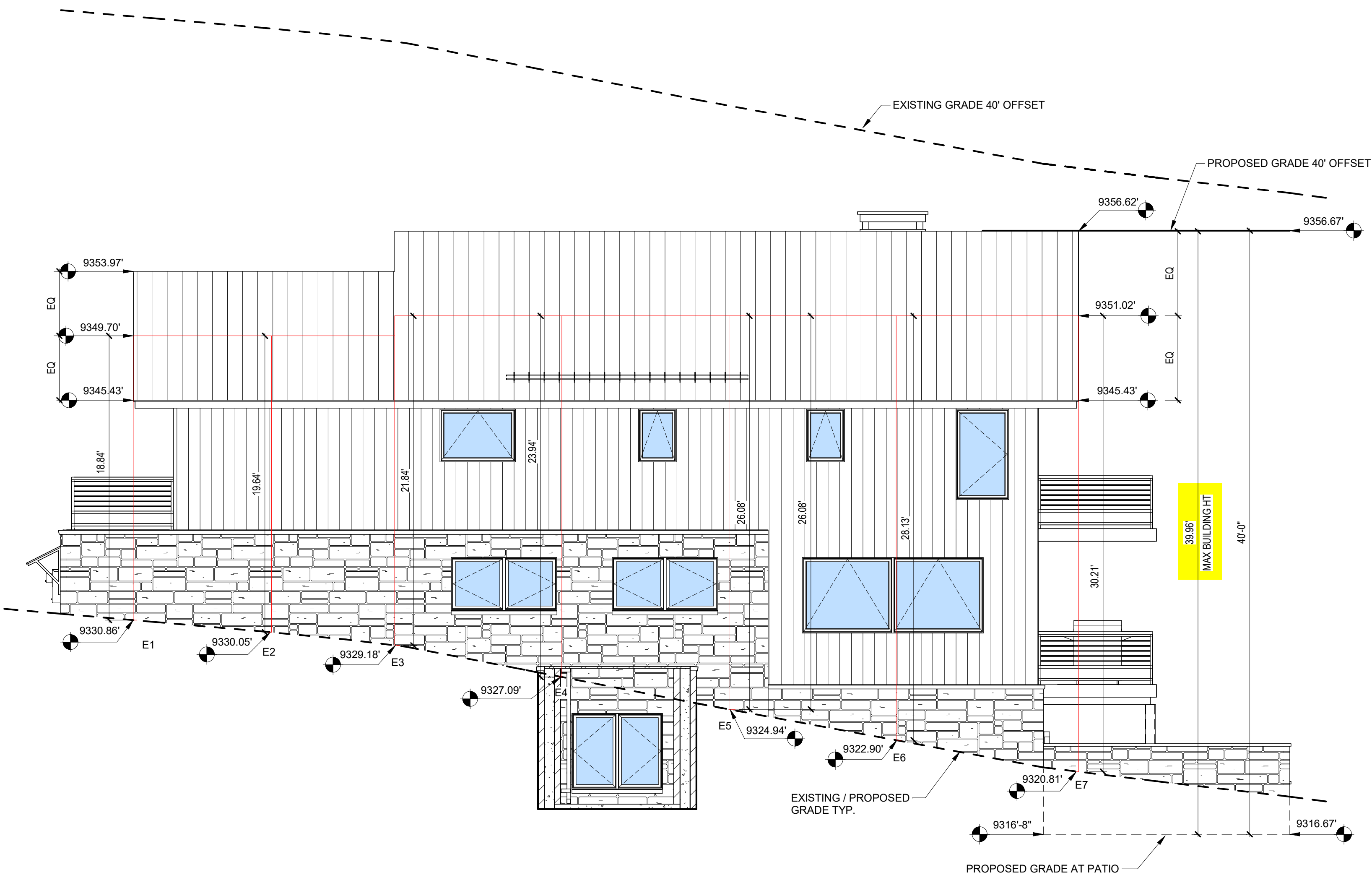
**1 NORTH ELEVATION**  
3/16" = 1'-0"

**MAX BUILDING HT :**

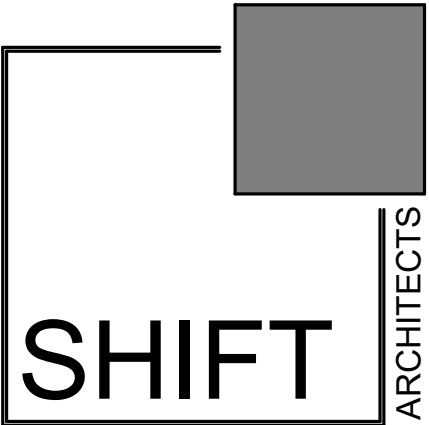
HIGHEST POINT RELATIVE TO GRADE:	39.96'
LOCATION: N3	
MAX BUILDING HT ALLOWABLE	40.00'
ROOF HEIGHT	9356.62'
MOST RESTRICTIVE GRADE BELOW	9316.67'

**AVG ROOF HT :**

NORTH ELEVATION		SOUTH AT ENTRY PORCH		WEST ELEVATION	
N1	24.49'	SE1	21.43'	W1	31.05'
N2	34.36'	SE2	21.71'	W2	29.32'
N3	39.96'	SE3	27.03'	W3	28.22'
N4	34.36'	SUB-TOTAL: 70.17'		W4	26.70'
N5	25.43'	# OF LOCATIONS: 3		W5	27.03'
N6	24.34'	AVERAGE: 23.39'		W6	25.70'
SUB-TOTAL: 182.94'				W7	25.70'
# OF LOCATIONS: 6		EAST ELEVATION		SUB-TOTAL: 193.70'	
AVERAGE: 30.49'		E1	18.84'	# OF LOCATIONS: 7	
		E2	19.64'	AVERAGE: 27.67'	
		E3	21.84'		
SOUTH ELEVATION				TOTAL: 683.54'	
S1	16.38'	E4	23.94'	NUMBER OF LOCATIONS: 27	
S2	19.90'	E5	26.08'	AVERAGE: 25.31'	
S3	18.78'	E6	28.13'		
S4	13.99'	E7	30.21'		
SUB-TOTAL: 69.05'		SUB-TOTAL: 168.68'			
# OF LOCATIONS: 4		# OF LOCATIONS: 7			
AVERAGE: 17.26'		AVERAGE: 24.09'			



**2 EAST ELEVATION**  
3/16" = 1'-0"



P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS  
NO. DATE DESC.

**KNOLL ESTATES UNIT 1**

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10.6.95 BK 1 PG 1918

MAX BUILDING  
HEIGHT

SHEET NUMBER

**A2.2**

12/5/2023 11:42:13 AM

NOT FOR CONSTRUCTION

©shift architects





AVG ROOF HT :					
NORTH ELEVATION		SOUTH AT ENTRY PORCH		WEST ELEVATION	
N1	24.49'	SE1	21.43'	W1	31.05'
N2	34.36'	SE2	21.71'	W2	29.32'
N3	39.96'	SE3	27.03'	W3	28.22'
N4	34.36'	SUB-TOTAL:	70.17'	W4	26.70'
N5	25.43'	# OF LOCATIONS:	3	W5	27.03'
N6	24.34'	AVERAGE:	23.39'	W6	25.70'
SUB-TOTAL:	182.94'			W7	25.70'
# OF LOCATIONS:	6	EAST ELEVATION		SUB-TOTAL:	193.70'
AVERAGE:	30.49'	E1	18.84'	# OF LOCATIONS:	7
		E2	19.64'	AVERAGE:	27.67'
SOUTH ELEVATION		E3	21.84'		
S1	16.38'	E4	23.94'	TOTAL:	683.54'
S2	19.90'	E5	26.08'	NUMBER OF LOCATIONS:	27
S3	18.78'	E6	28.13'	AVERAGE:	25.31'
S4	13.99'	E7	30.21'		
SUB-TOTAL:	69.05'	SUB-TOTAL:	168.68'		
# OF LOCATIONS:	4	# OF LOCATIONS:	7		
AVERAGE:	17.26'	AVERAGE:	24.09'		

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS

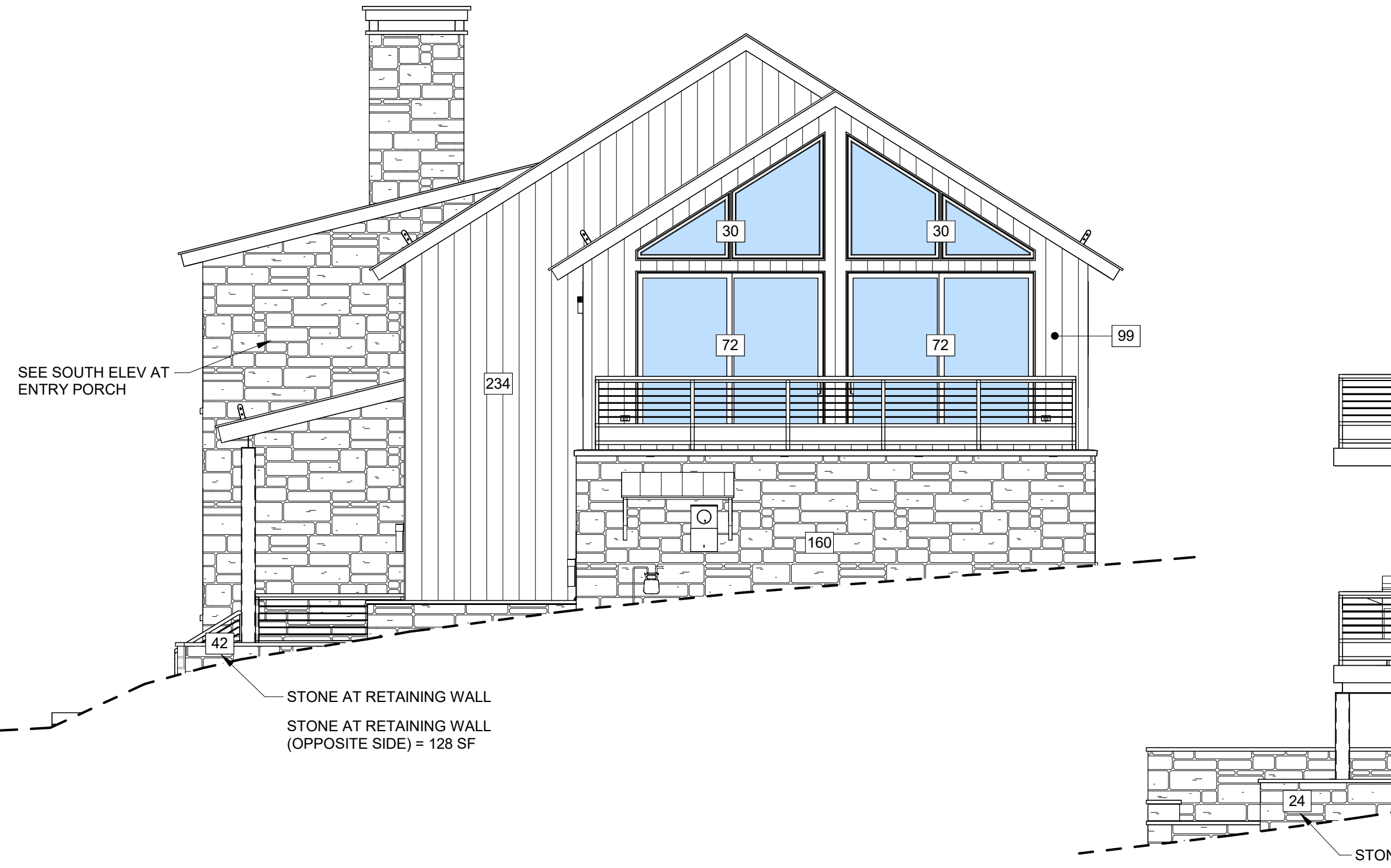
NO.	DATE	DESC.
-----	------	-------



NOT FOR CONSTRUCTION



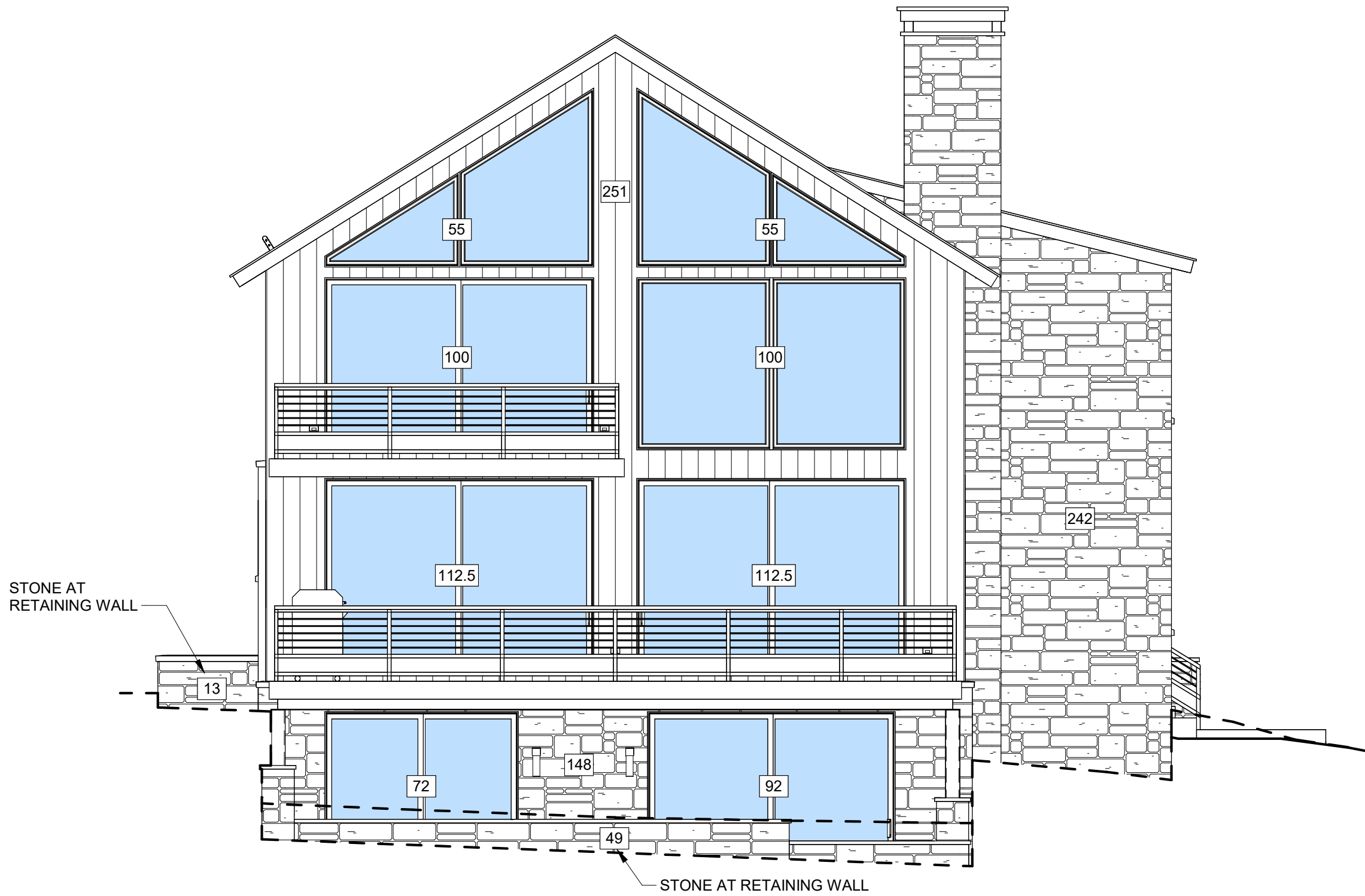
MATERIAL CALCULATIONS		
NORTH		
STONE	390 SF	28%
STONE @ RETAINING WALL	62 SF	4%
WOOD SIDING	251 SF	18%
WINDOW/DOOR GLAZING	699 SF	50%
SUBTOTAL:	1402 SF	100%
SOUTH		
STONE	160 SF	18%
STONE @ RETAINING WALL	170 SF	20%
WOOD SIDING	333 SF	38%
WINDOW/DOOR GLAZING	204 SF	24%
SUBTOTAL:	867 SF	100%
EAST		
STONE	436 SF	35%
STONE @ RETAINING WALL	42 SF	3%
WOOD SIDING	584 SF	46%
WINDOW/DOOR GLAZING	195.5 SF	16%
SUBTOTAL:	1257.5 SF	100%
WEST		
STONE	380 SF	30%
STONE @ RETAINING WALL	24 SF	2%
WOOD SIDING	496 SF	38%
WINDOW/DOOR GLAZING	234.5 SF	18%
WOOD GARAGE DOORS	162 SF	12%
SUBTOTAL:	1296.5 SF	100%
NORTH PATIO / DECK		
STONE @ RETAINING WALL	250 SF	100%
SUBTOTAL:	250 SF	100%
WINDOW WELL		
STONE @ RETAINING WALL	153 SF	100%
SUBTOTAL:	153 SF	100%
SOUTH @ ENTRY PORCH		
STONE	241 SF	100%
SUBTOTAL:	241 SF	100%
CHIMNEY (STONE)		
NORTH	83 SF	26%
SOUTH	34 SF	11%
EAST	62 SF	19%
WEST	139 SF	44%
SUB-TOTAL:	318 SF	100%
TOTALS		
STONE	1607 SF	
STONE @ RETAINING WALL	701 SF	
CHIMNEY (STONE)	318 SF	
WOOD SIDING	1664 SF	
WINDOW/DOOR GLAZING	1333 SF	
WOOD GARAGE DOORS	162 SF	
TOTAL:	5785 SF	
PERCENTAGES		
STONE	29 %	46 %
STONE @ RETAINING WALL	12 %	
CHIMNEY (STONE)	5 %	
WOOD SIDING	28 %	
WINDOW/DOOR GLAZING	23 %	
WOOD GARAGE DOORS	3 %	
TOTAL:	100 %	
STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE CDC 17.5.6 E.1		



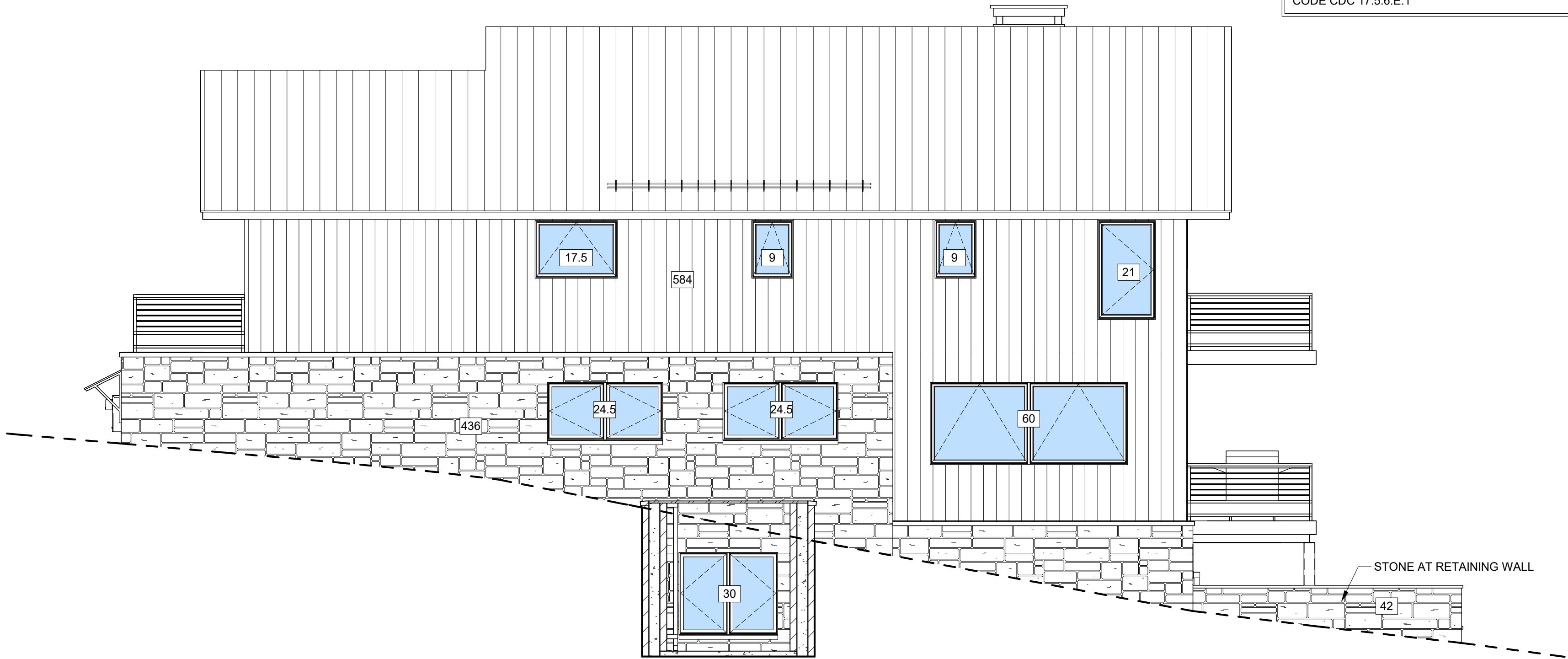
3 SOUTH ELEVATION  
3/16" = 1'-0"



4 WEST ELEVATION  
3/16" = 1'-0"



1 NORTH ELEVATION  
3/16" = 1'-0"

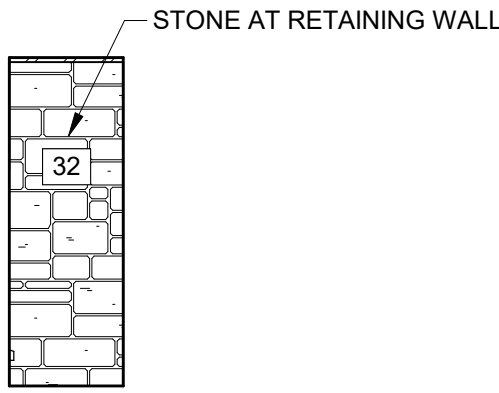


2 EAST ELEVATION  
3/16" = 1'-0"

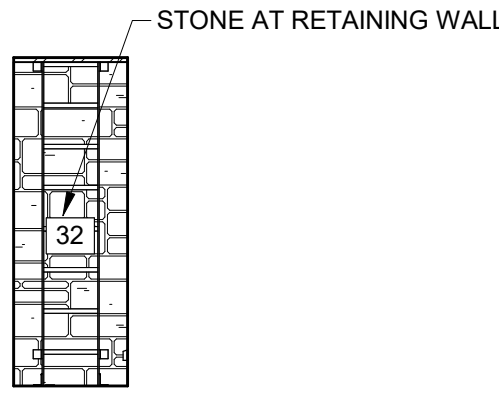


MATERIAL CALCULATIONS

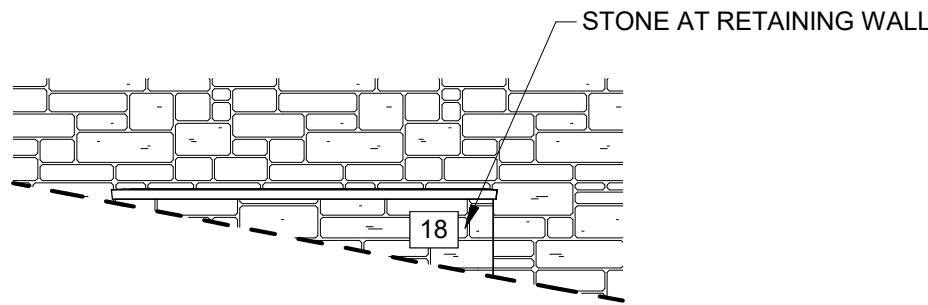
NORTH		
STONE	390 SF	28%
STONE @ RETAINING WALL	62 SF	4%
WOOD SIDING	251 SF	18%
WINDOW/DOOR GLAZING	699 SF	50%
SUBTOTAL:	1402 SF	100%
SOUTH		
STONE	160 SF	18%
STONE @ RETAINING WALL	170 SF	20%
WOOD SIDING	333 SF	38%
WINDOW/DOOR GLAZING	204 SF	24%
SUBTOTAL:	867 SF	100%
EAST		
STONE	436 SF	35%
STONE @ RETAINING WALL	42 SF	3%
WOOD SIDING	584 SF	46%
WINDOW/DOOR GLAZING	195.5 SF	16%
SUBTOTAL:	1257.5 SF	100%
WEST		
STONE	380 SF	30%
STONE @ RETAINING WALL	24 SF	2%
WOOD SIDING	496 SF	38%
WINDOW/DOOR GLAZING	234.5 SF	18%
WOOD GARAGE DOORS	162 SF	12%
SUBTOTAL:	1296.5 SF	100%
NORTH PATIO / DECK		
STONE @ RETAINING WALL	250 SF	100%
SUBTOTAL:	250 SF	100%
WINDOW WELL		
STONE @ RETAINING WALL	153 SF	100%
SUBTOTAL:	153 SF	100%
SOUTH @ ENTRY PORCH		
STONE	241 SF	100%
SUBTOTAL:	241 SF	100%
CHIMNEY (STONE)		
NORTH	83 SF	26%
SOUTH	34 SF	11%
EAST	62 SF	19%
WEST	139 SF	44%
SUB-TOTAL:	318 SF	100%
TOTALS		
STONE	1607 SF	
STONE @ RETAINING WALL	701 SF	
CHIMNEY (STONE)	318 SF	
WOOD SIDING	1664 SF	
WINDOW/DOOR GLAZING	1333 SF	
WOOD GARAGE DOORS	162 SF	
TOTAL:	5785 SF	
PERCENTAGES		
STONE	29 %	46 %
STONE @ RETAINING WALL	12 %	
CHIMNEY (STONE)	5 %	
WOOD SIDING	28 %	
WINDOW/DOOR GLAZING	23 %	
WOOD GARAGE DOORS	3 %	
TOTAL:	100 %	
STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE CDC 17.5.6 E.1		



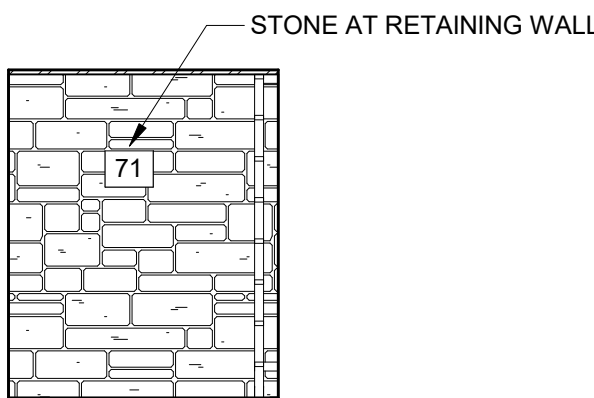
6 WINDOW WELL SOUTH  
3/16" = 1'-0"



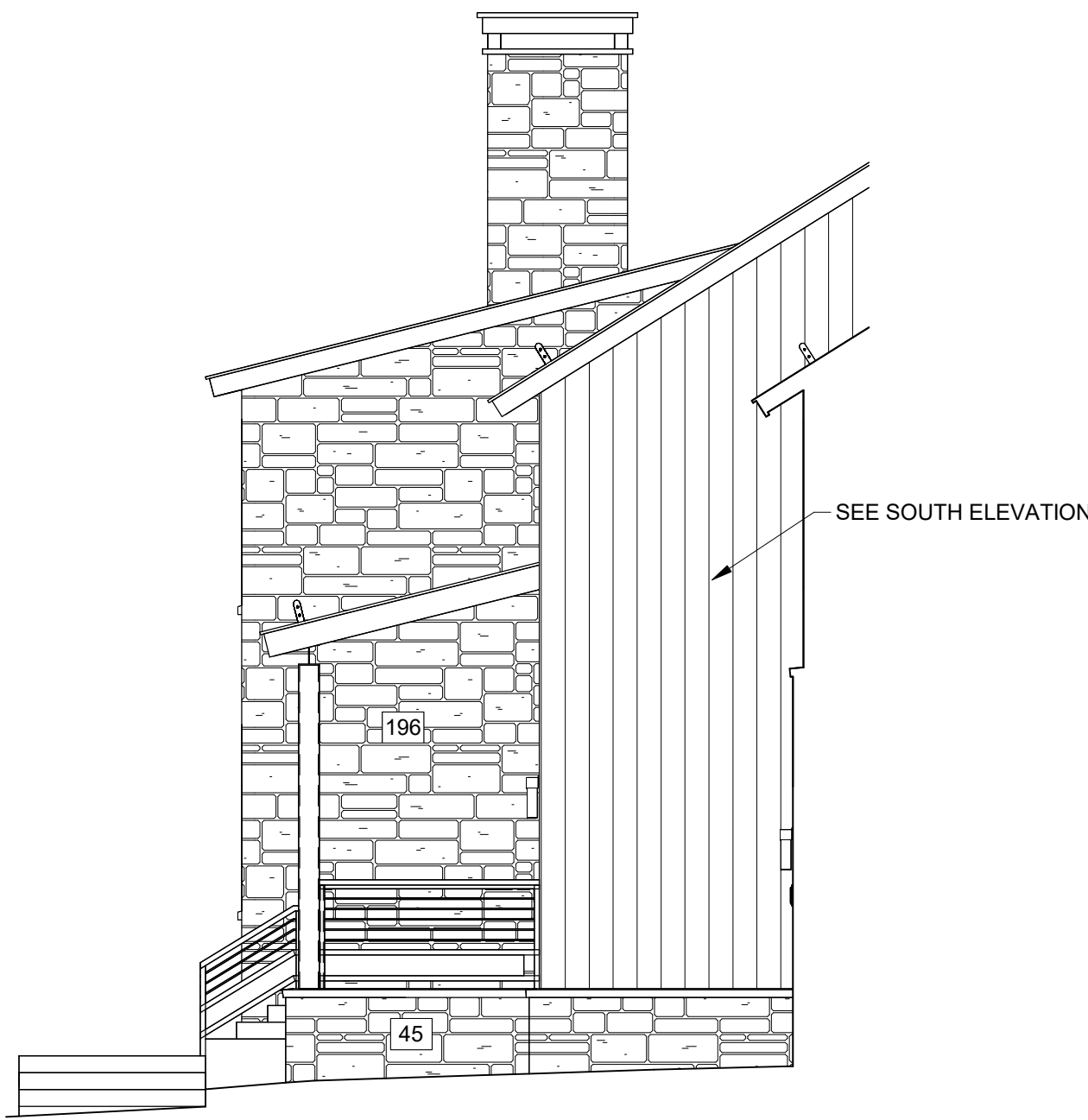
7 WINDOW WELL NORTH  
3/16" = 1'-0"



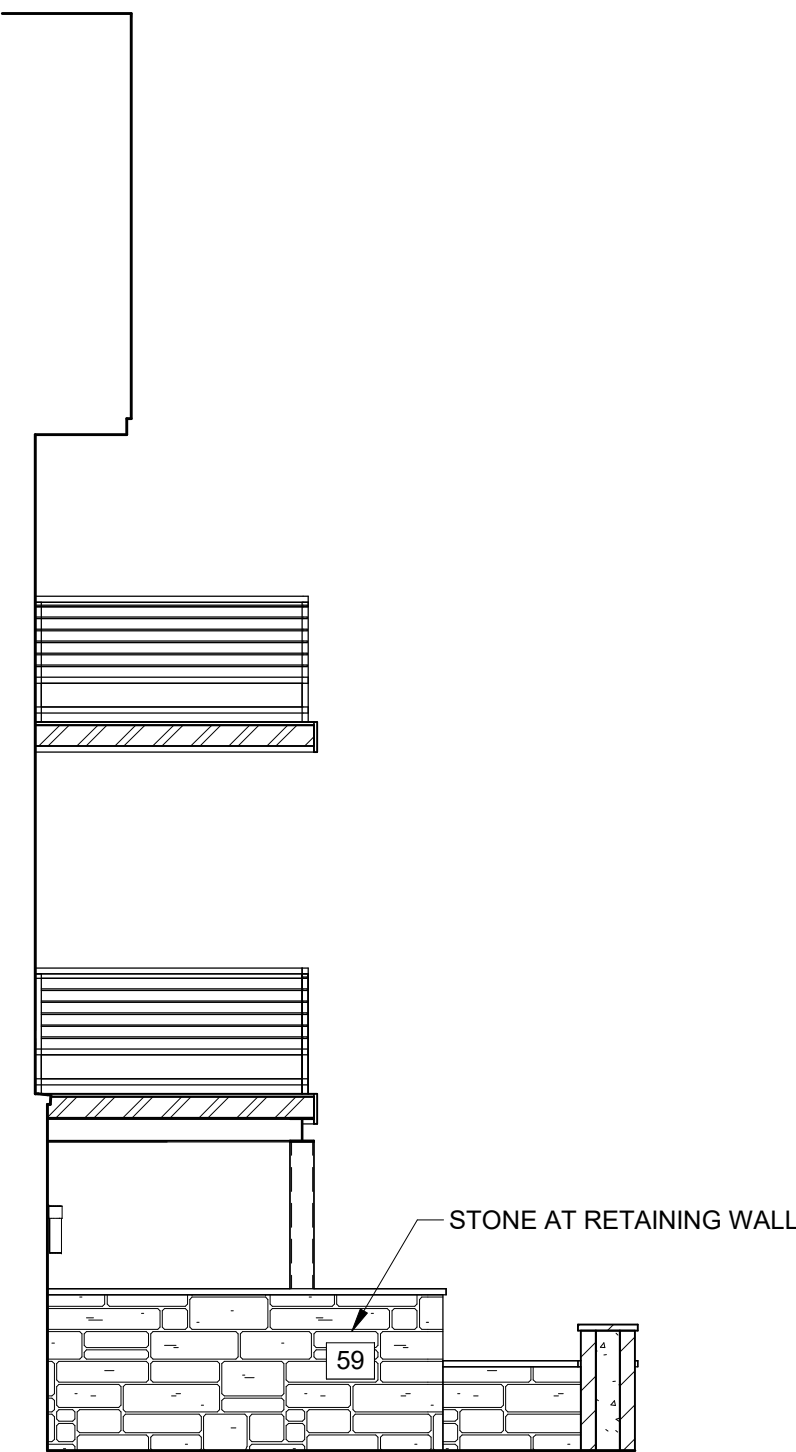
4 WINDOW WELL EAST  
3/16" = 1'-0"



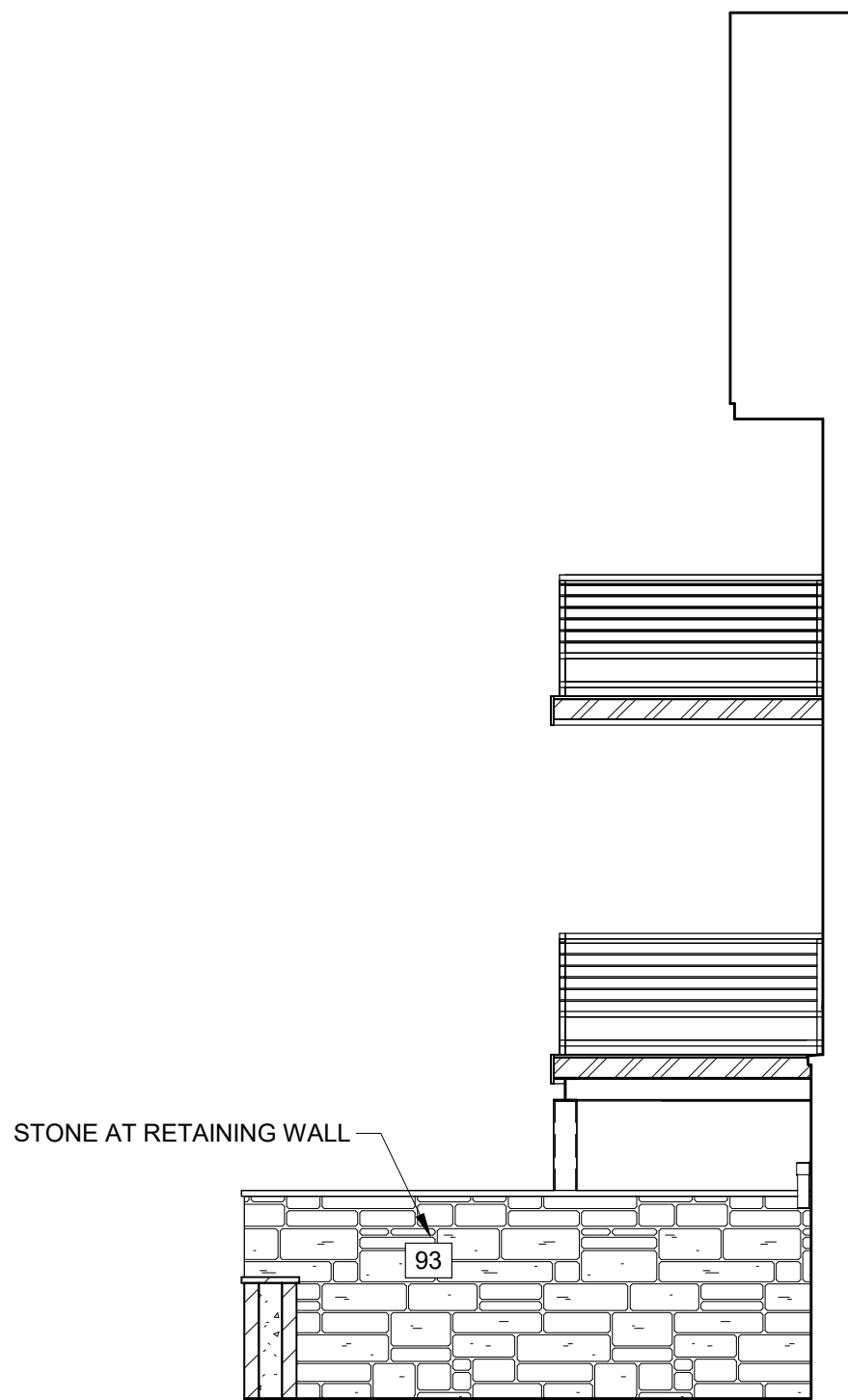
5 WINDOW WELL WEST  
3/16" = 1'-0"



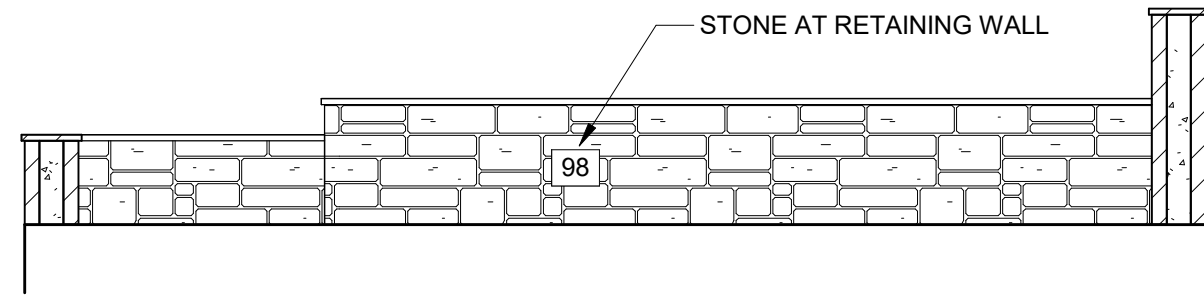
8 SOUTH AT ENTRY PORCH  
3/16" = 1'-0"



1 PATIO / DECK EAST  
3/16" = 1'-0"

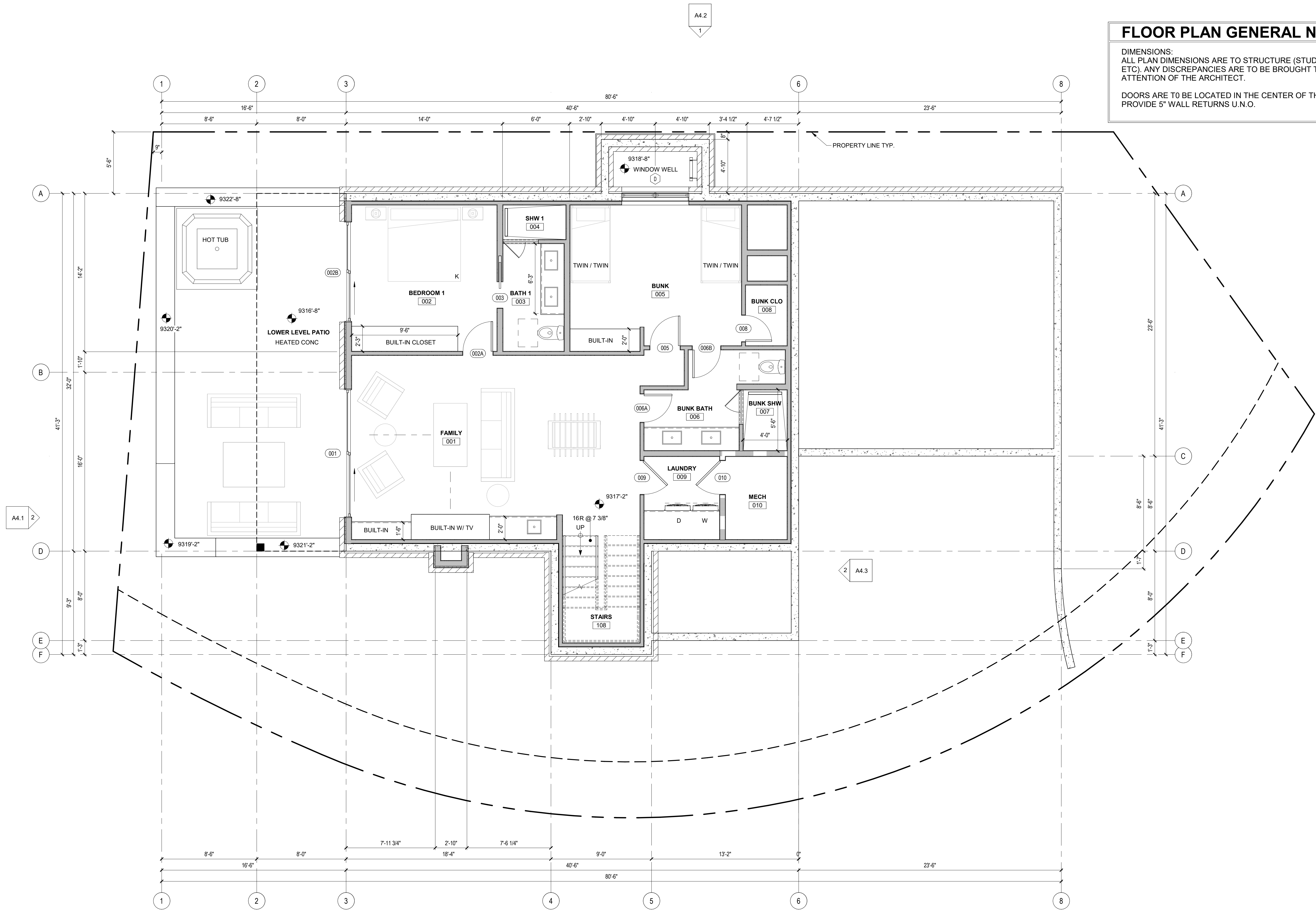


2 PATIO / DECK WEST  
3/16" = 1'-0"

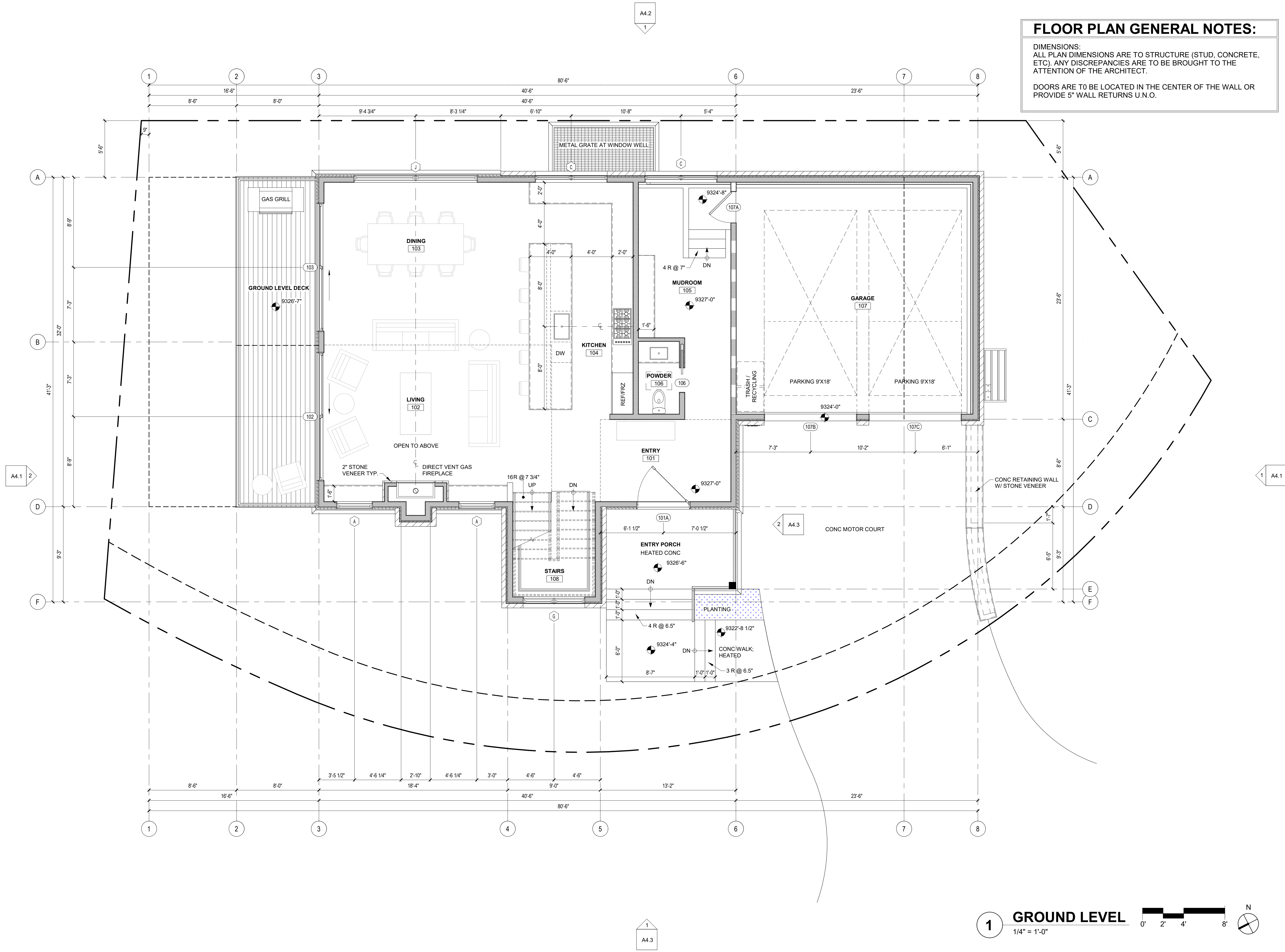


3 LOWER LEVEL PATIO SOUTH  
3/16" = 1'-0"









**FLOOR PLAN GENERAL NOTES:**

DIMENSIONS:  
ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.

SHIFT

ARCHITECTS

P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS

NO.	DATE	DESC.
-----	------	-------

**KNOLL ESTATES UNIT 1**

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10.6.95 BK 1 PG 1918

FLOOR PLAN

SHEET NUMBER

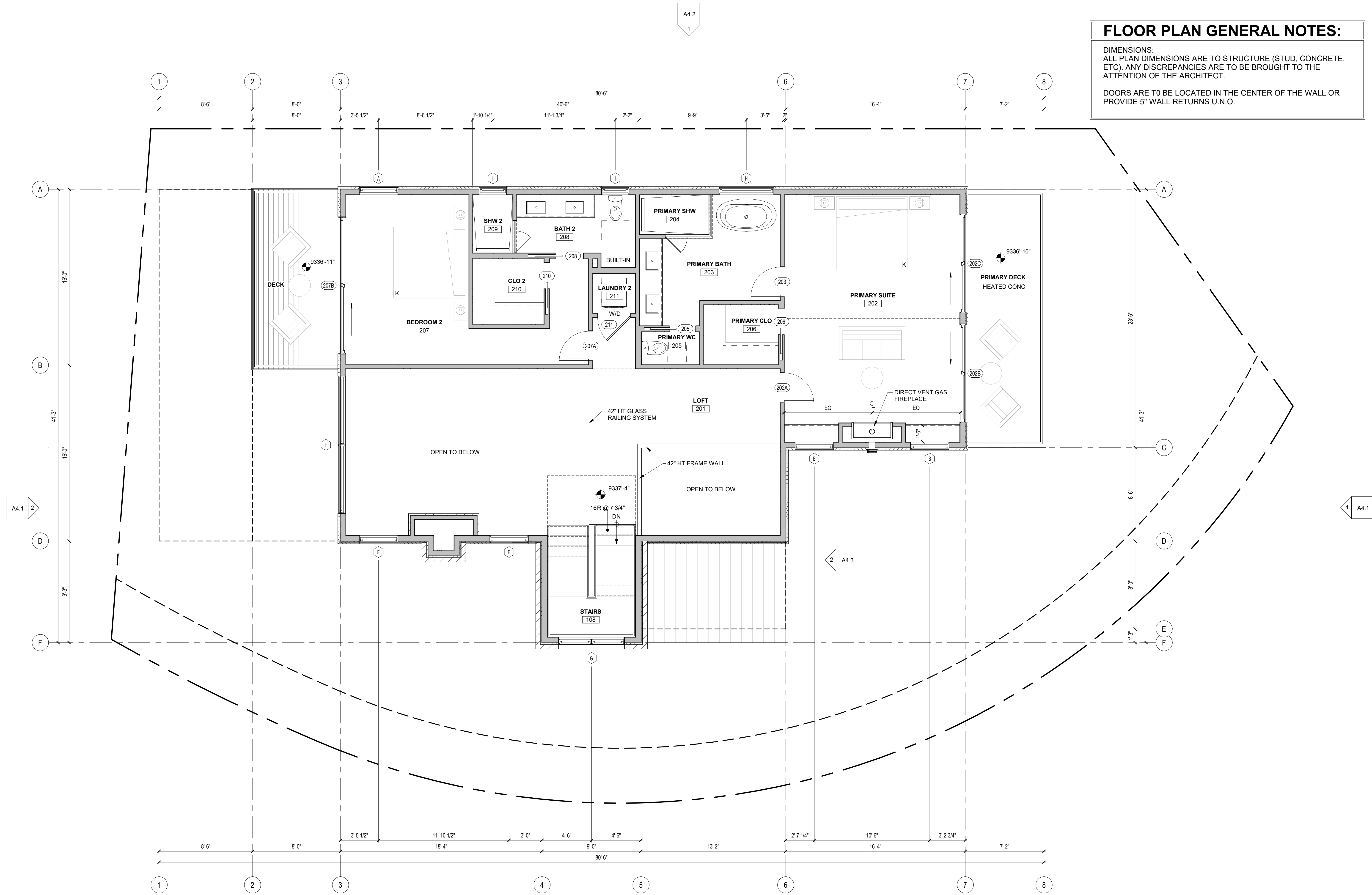
**A3.2**

NOT FOR CONSTRUCTION

©shift architects

12/5/2023 11:42:16 AM

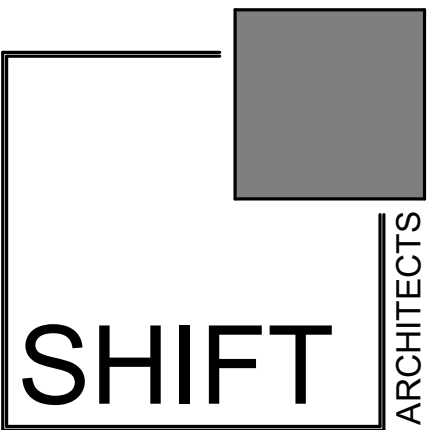




## FLOOR PLAN GENERAL NOTES:

DIMENSIONS:  
ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS  
NO. DATE DESC.

## KNOLL ESTATES UNIT 1

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10.6.95 BK 1 PG 1918

FLOOR PLAN

SHEET NUMBER

A3.3

NOT FOR CONSTRUCTION

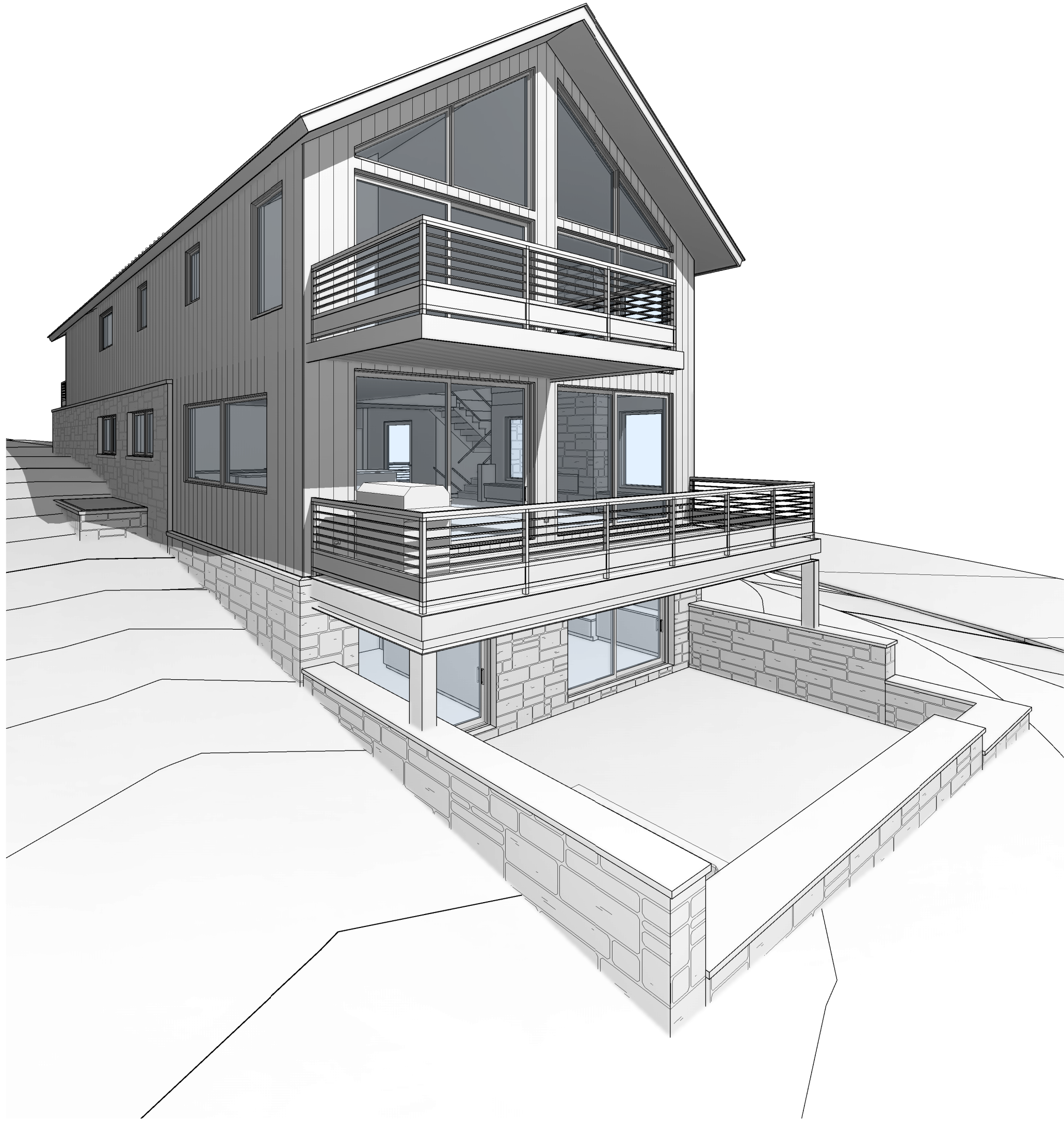
©shift architects

12/5/2023 11:42:16 AM

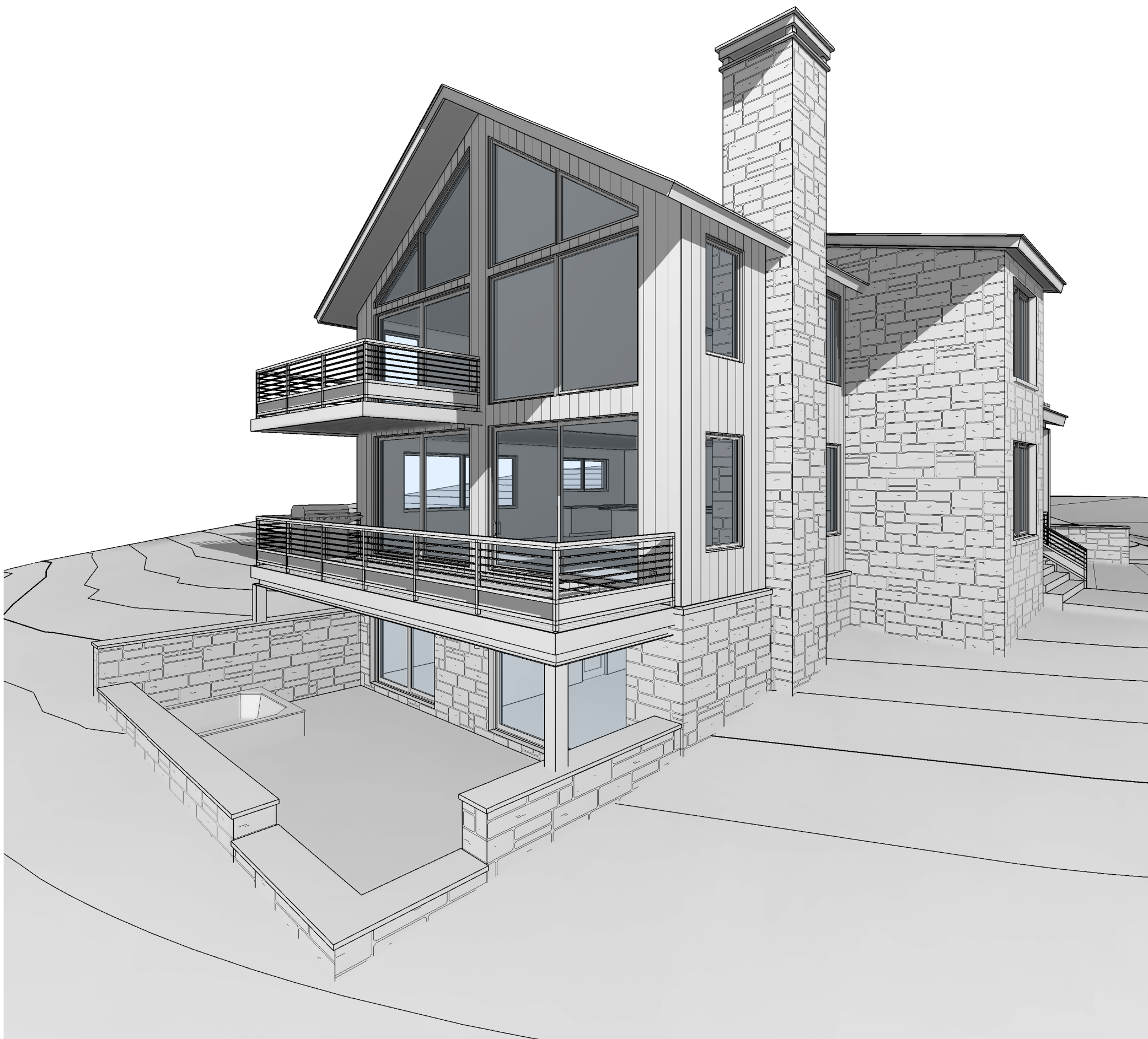




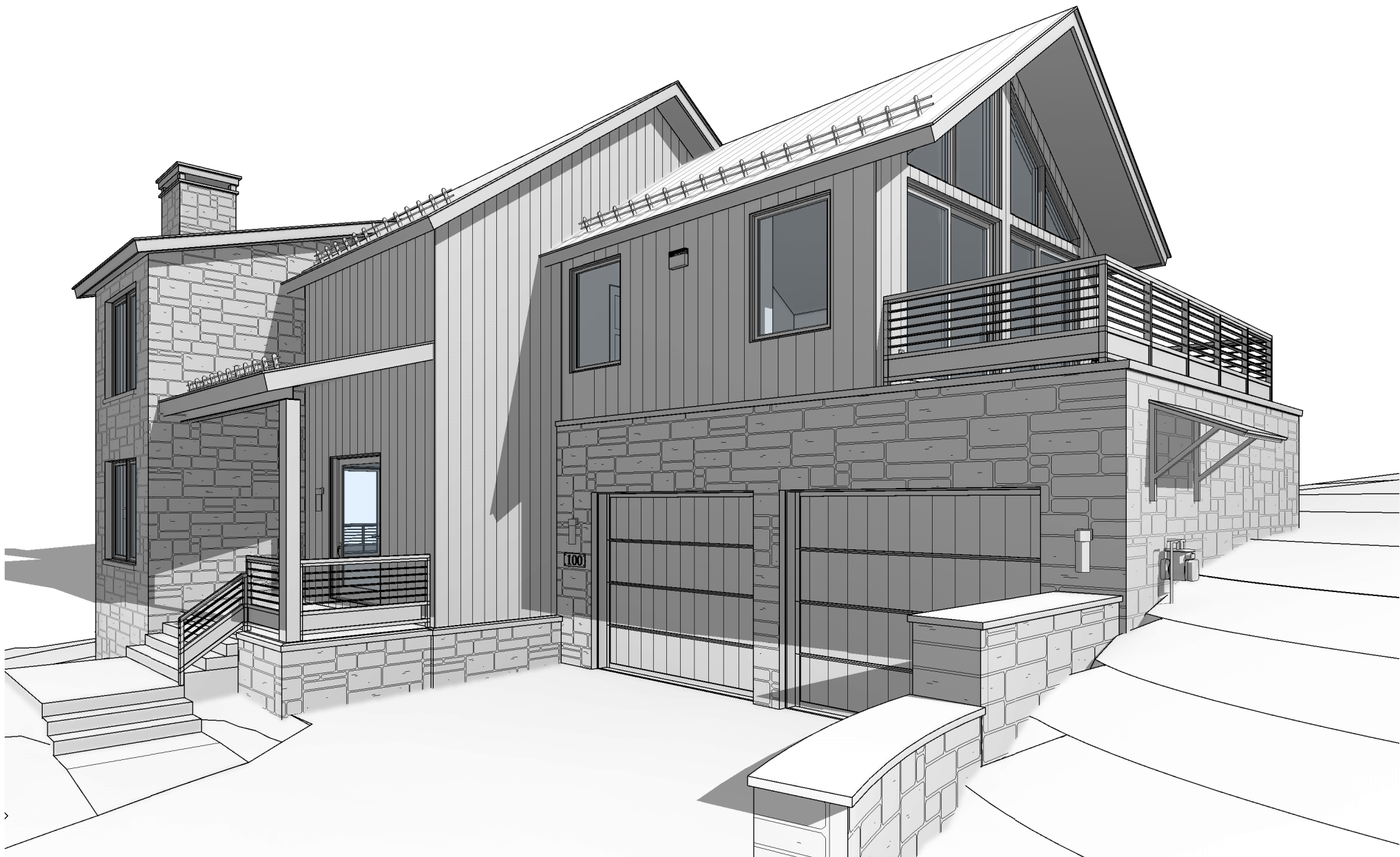




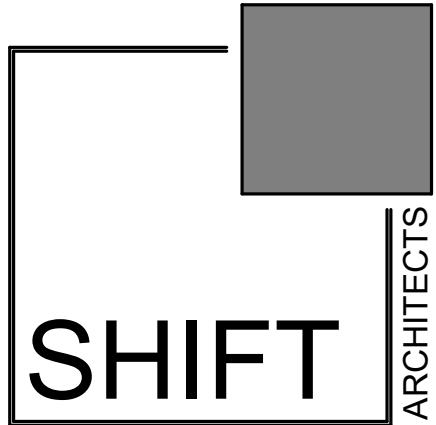
1 NORTHEAST



2 NORTHWEST



3 SOUTHWEST



P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS  
NO. DATE DESC.

## KNOLL ESTATES UNIT 1

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10.6.95 BK 1 PG 1918

AXONS

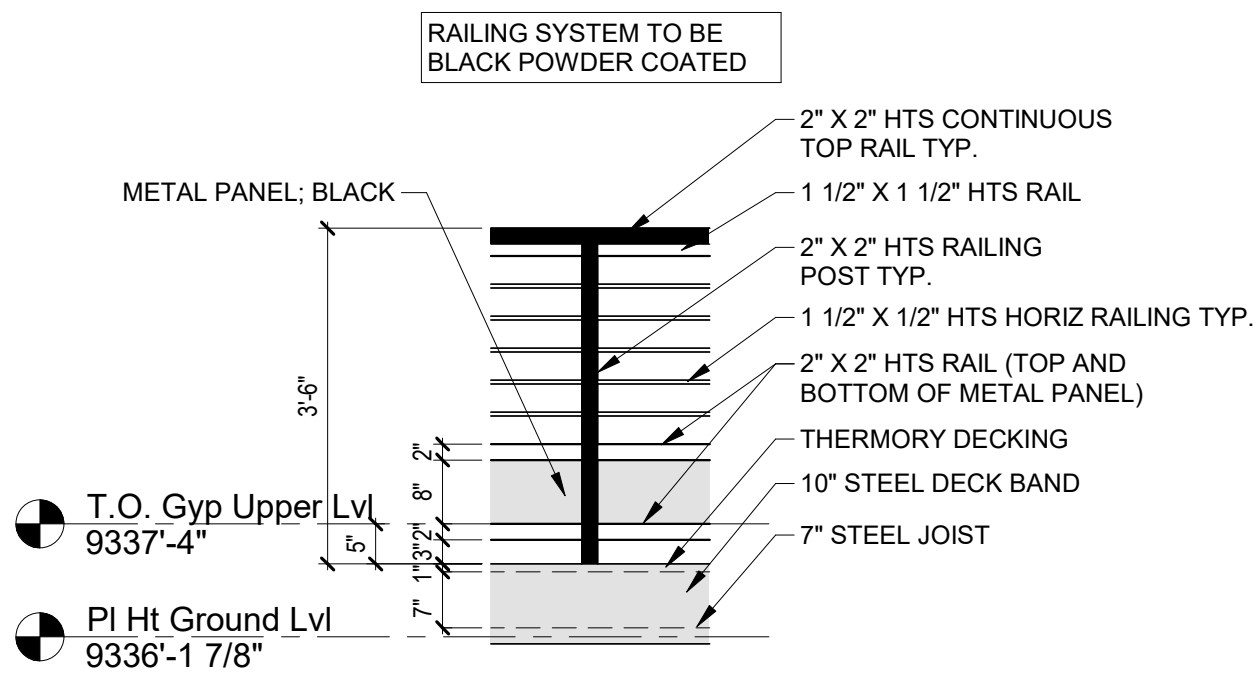
SHEET NUMBER

A4.0

NOT FOR CONSTRUCTION

©shift architects

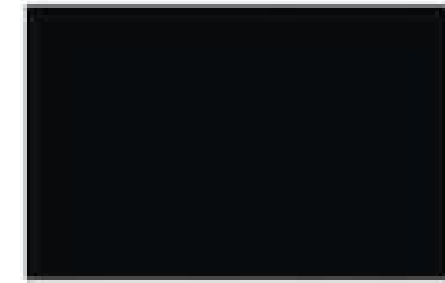




**3 EXTERIOR RAILING DETAIL**  
1/2" = 1'-0"



**STONE VENEER:**  
TELLURIDE GOLD SERIES  
SKYLINE  
FULL STONE VENEER



**WINDOWS / DOORS:**  
YAWAL ALUMN; RAL9005 MATT FINISH



**WOOD SIDING:**  
MONTANA TIMBER, RANCHWOOD  
COLOR: WESTERN  
PROFILE: SQUARE EDGE  
TEXTURE: WIRE BRUSHED  
SPECIES: WESTERN RED CEDAR / CLEAR VERTICAL GRAIN  
NOMINAL SIZE: 2X10 (ACTUAL SIZE 1 1/2" X 9 1/4")  
VERTICAL APPLICATION W/ MITERED CORNERS



**ROOFING:**  
PAC-CLAD 150 12" STANDING SEAM  
METAL ROOFING; MATTE BLACK



**WOOD DECKING:**  
THERMORY; BENCHMARK ASH  
5/4X6 MAX GROOVED (JEM)  
SPECIES: WHITE ASH  
INSTALLATION TYPE: HIDDEN  
COLOR: BROWN (NATURAL)

**FASCIA:**  
2X6 RAFTER TAIL W/ 2X8 WOOD FASCIA WRAPPED  
W/ FLAT METAL SHEET  
FINISH: MATCH ROOFING

**STEEL BEAMS / COLUMNS:**  
FINISH: PAINTED BLACK

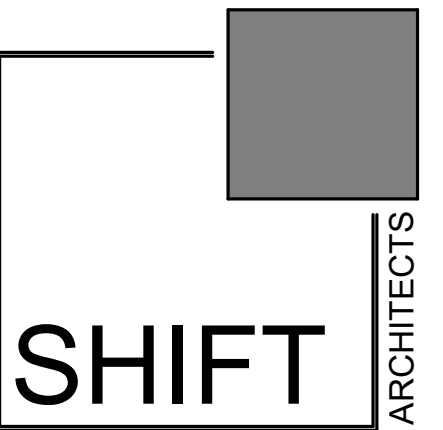
**DECK BAND:**  
DOUG FIR WRAPPED W/ METAL: PAINTED BLACK

**RAILING:**  
STEEL RAILING SYSTEM  
FINISH: BLACK POWDER COATED

**SOFFIT:**  
MONTANA TIMBER, RANCHWOOD  
COLOR: WESTERN  
PROFILE: TONGUE & GROOVE  
TEXTURE: WIRE BRUSHED  
SPECIES: WESTERN RED CEDAR / CLEAR  
VERTICAL GRAIN  
NOMINAL SIZE: 1X4 (ACTUAL SIZE 3/4" X 3 1/2")

## EXTERIOR ELEVATION NOTES

1. CONSISTANT 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.

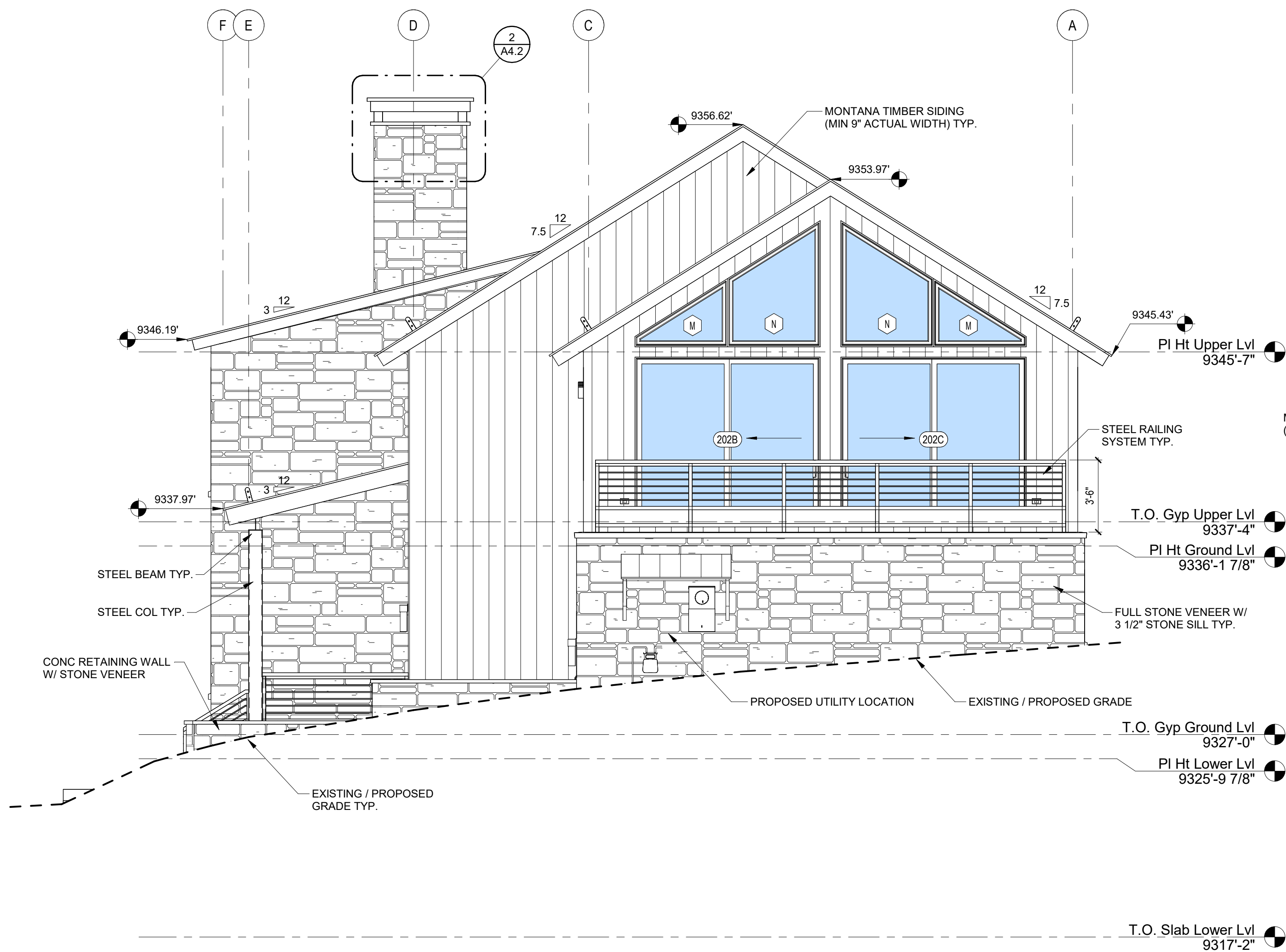


P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

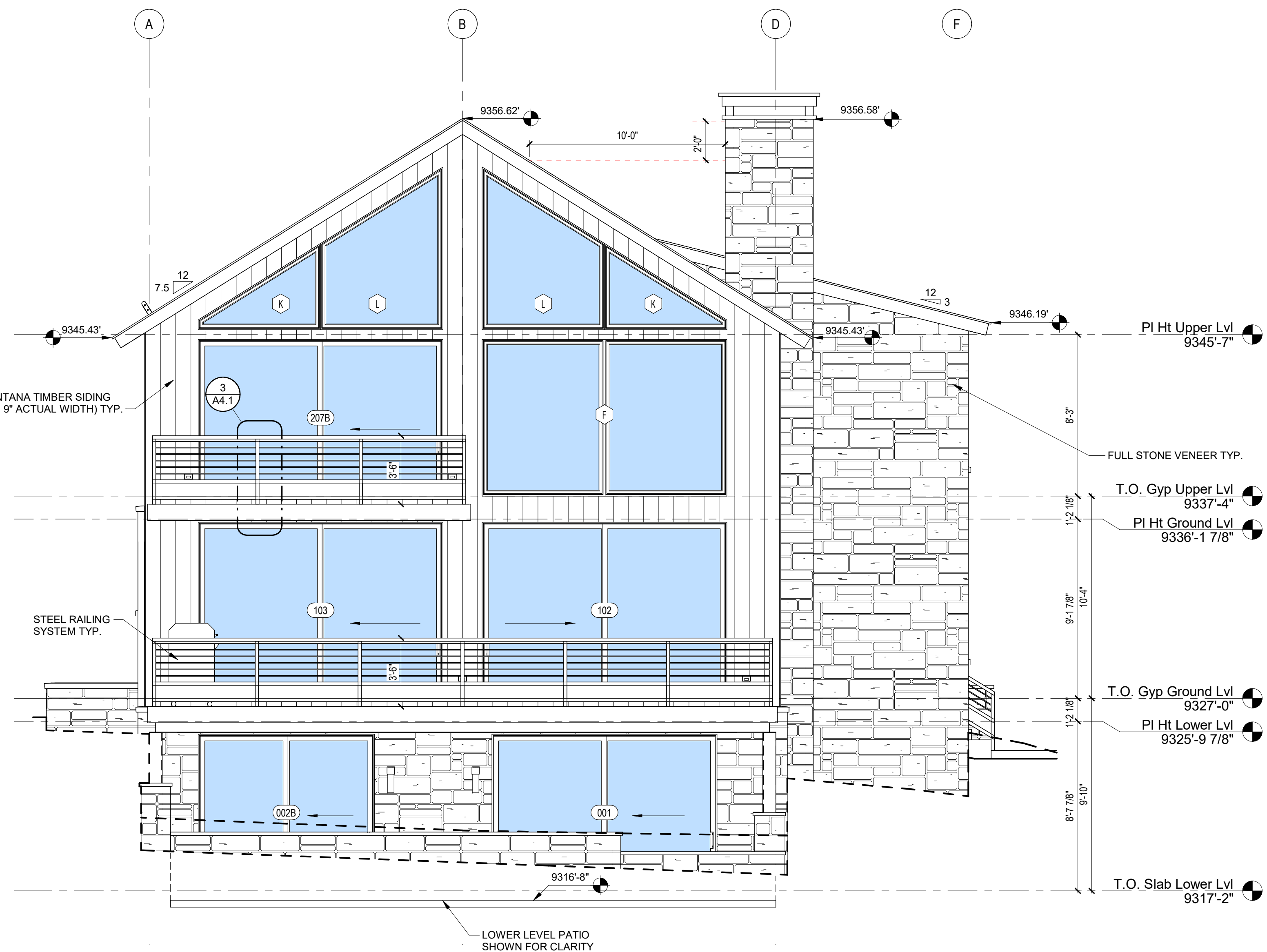
PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS  
NO. DATE DESC.

## EXTERIOR MATERIALS



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



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



## KNOLL ESTATES UNIT 1

EXTERIOR  
ELEVATION

SHEET NUMBER

**A4.1**

12/5/2023 11:42:21 AM

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10 6 95 BK 1 PG 1918

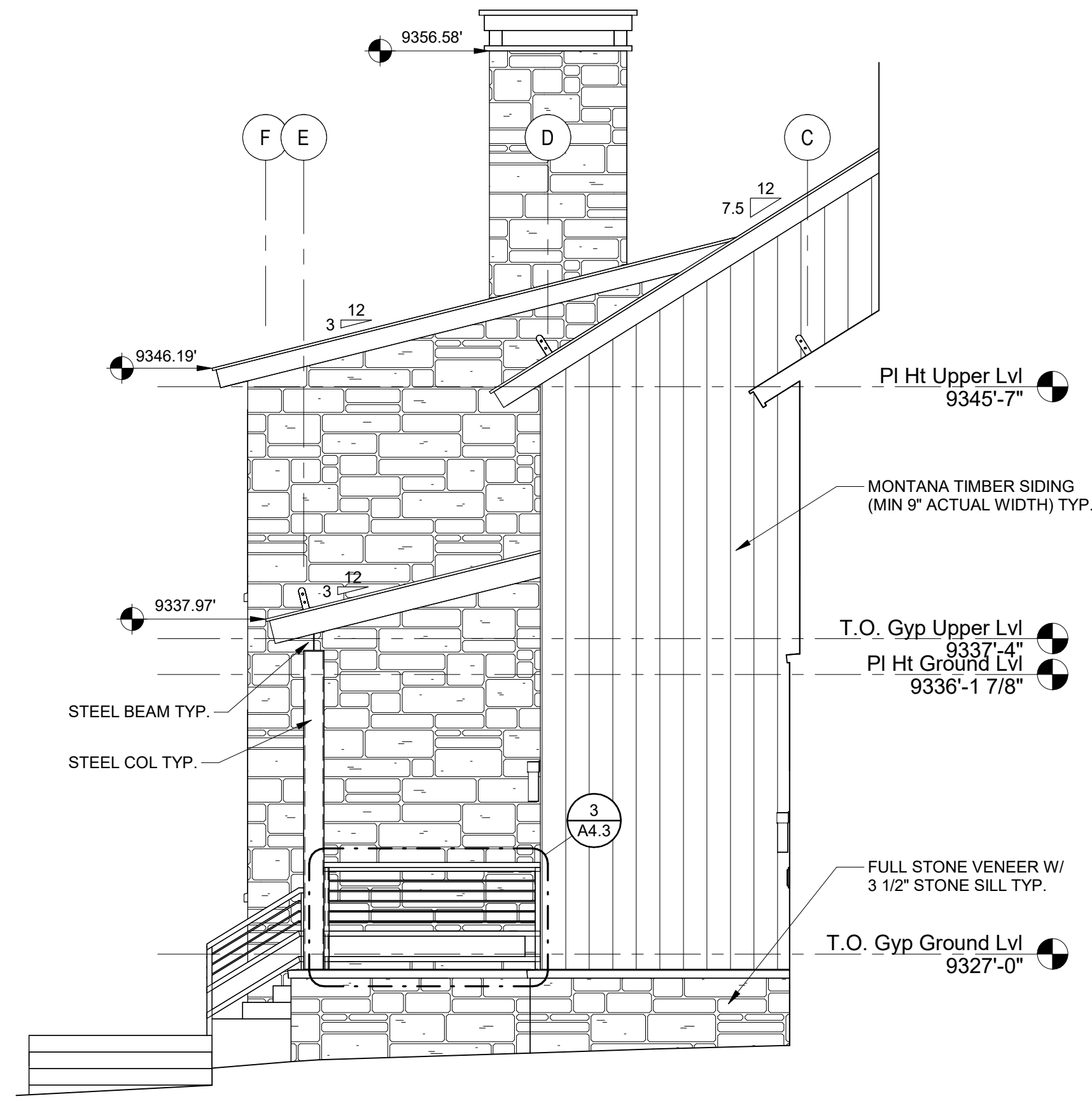
©shift architects

NOT FOR CONSTRUCTION

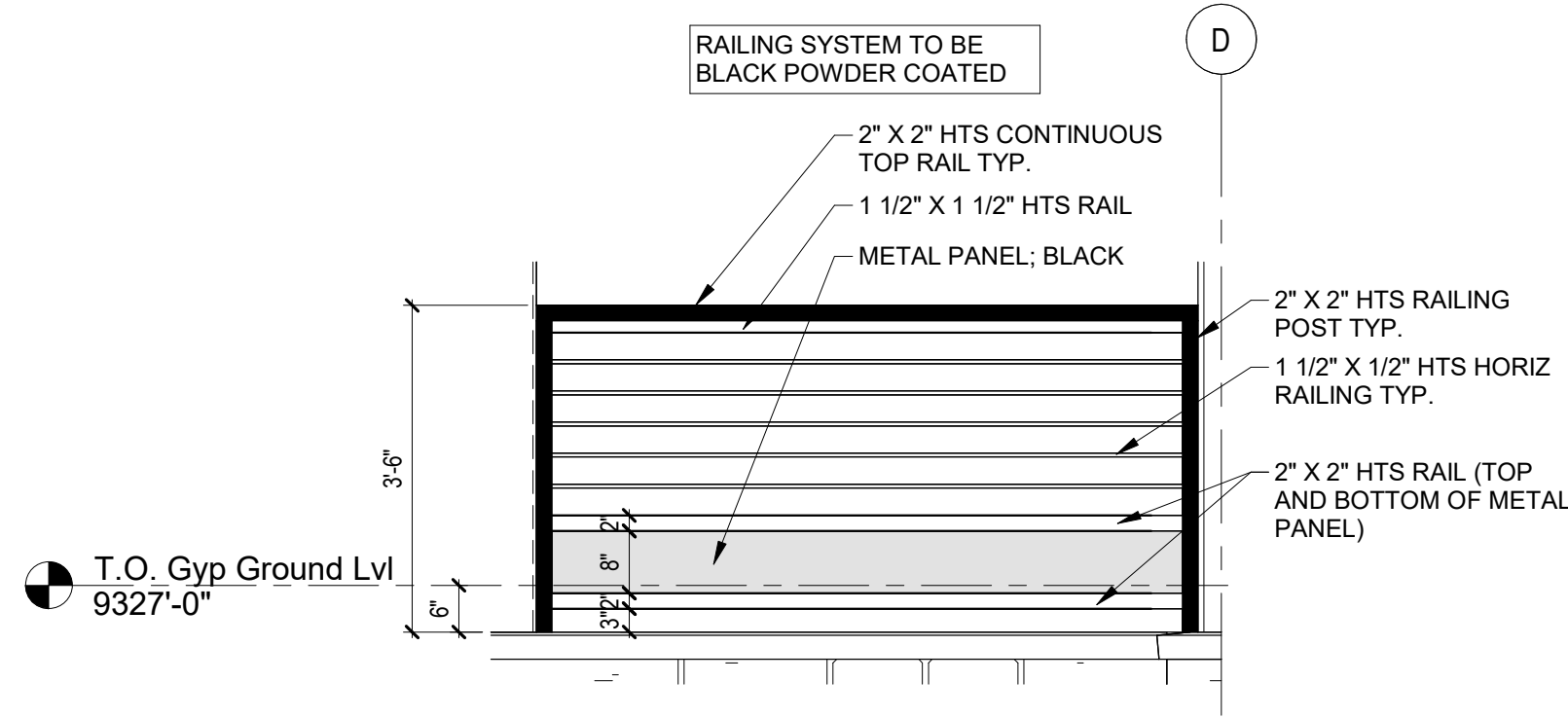






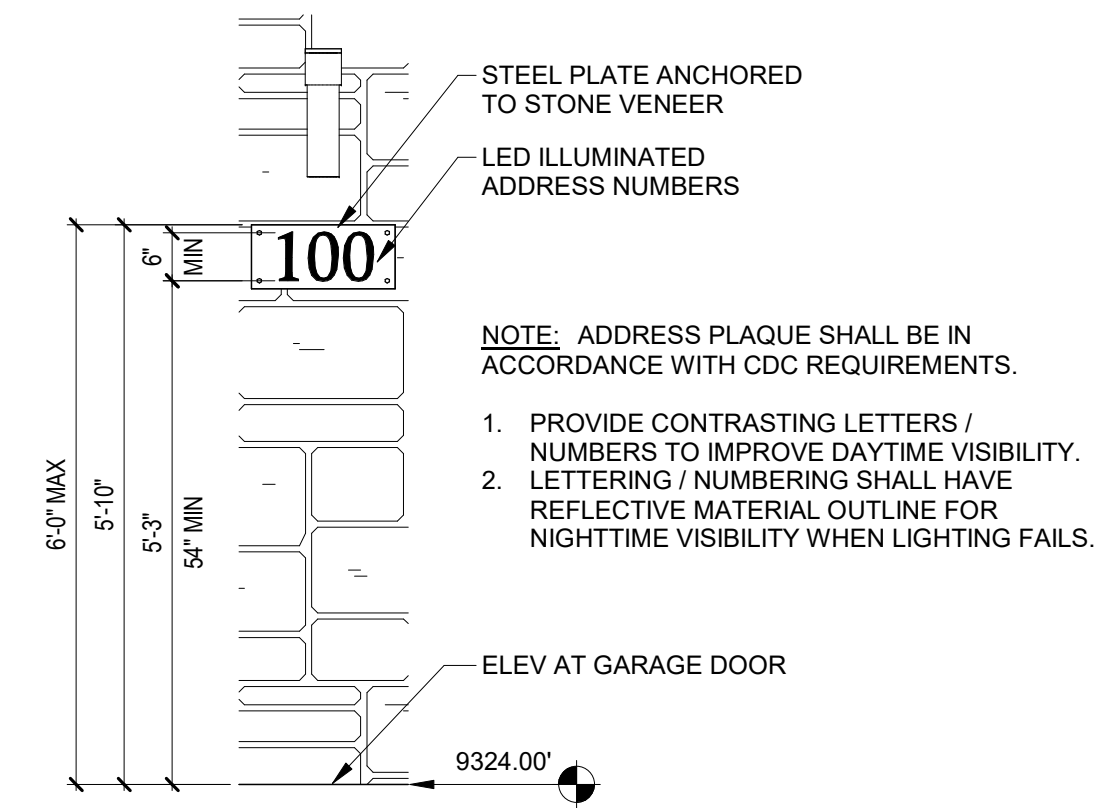


**2 SOUTH AT ENTRY PORCH**  
1/4" = 1'-0"

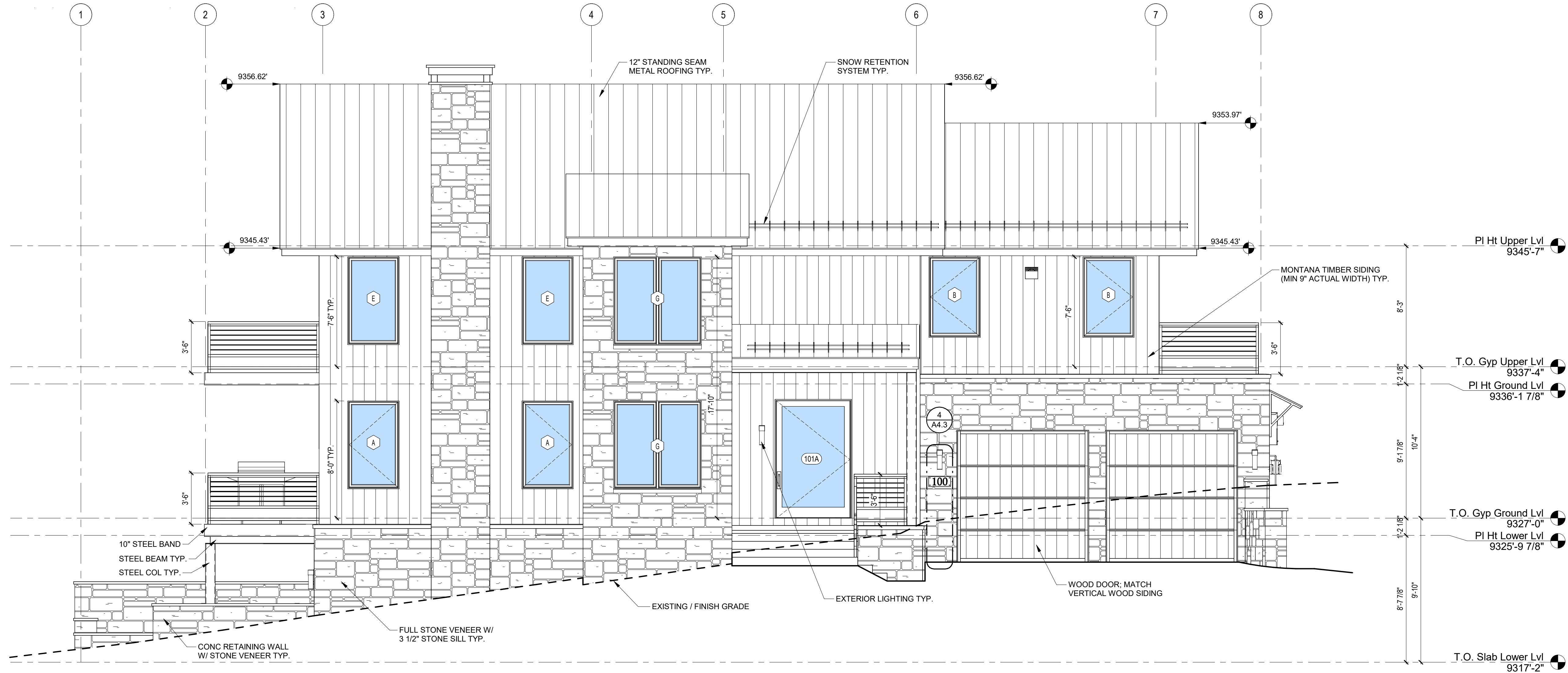


**3 EXTERIOR RAILING AT ENTRY PORCH**  
1/2" = 1'-0"

ADDRESS PLAQUE	
LED ILLUMINATED ADDRESS NUMBERS	
MANUFACTURER	MODERN LIGHTS
ITEM	LUMA NUMBERS W/ MOUNTING PLATE
NUMBER COLOR / SIZE	STAINLESS STEEL; BLACK 7"
MOUNTING PLATE	GRAY; 8.03"x17.72"
WATTAGE	5W PER NUMBER (15W)
LED COLOR	2700K
POWDER SOURCE	24W, 9V



**4 ADDRESS PLAQUE**  
1/2" = 1'-0"



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



## KNOLL ESTATES UNIT 1

EXTERIOR  
ELEVATION

SHEET NUMBER

**A4.3**

12/5/2023 11:42:22 AM

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10 6 95 BK 1 PG 1918

NOT FOR CONSTRUCTION

©shift architects

SHIFT

ARCHITECTS

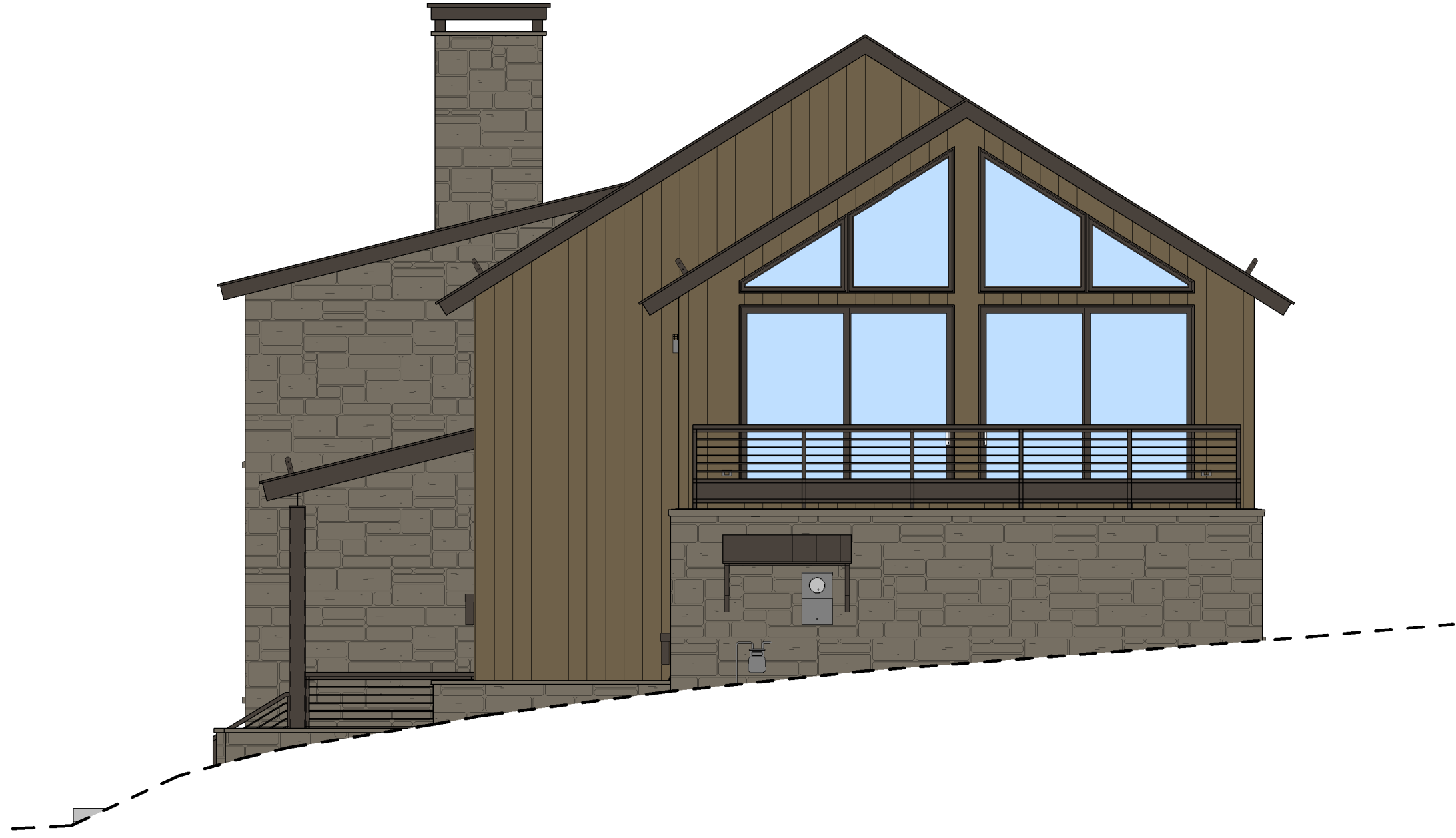
P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS

NO.	DATE	DESC.
-----	------	-------





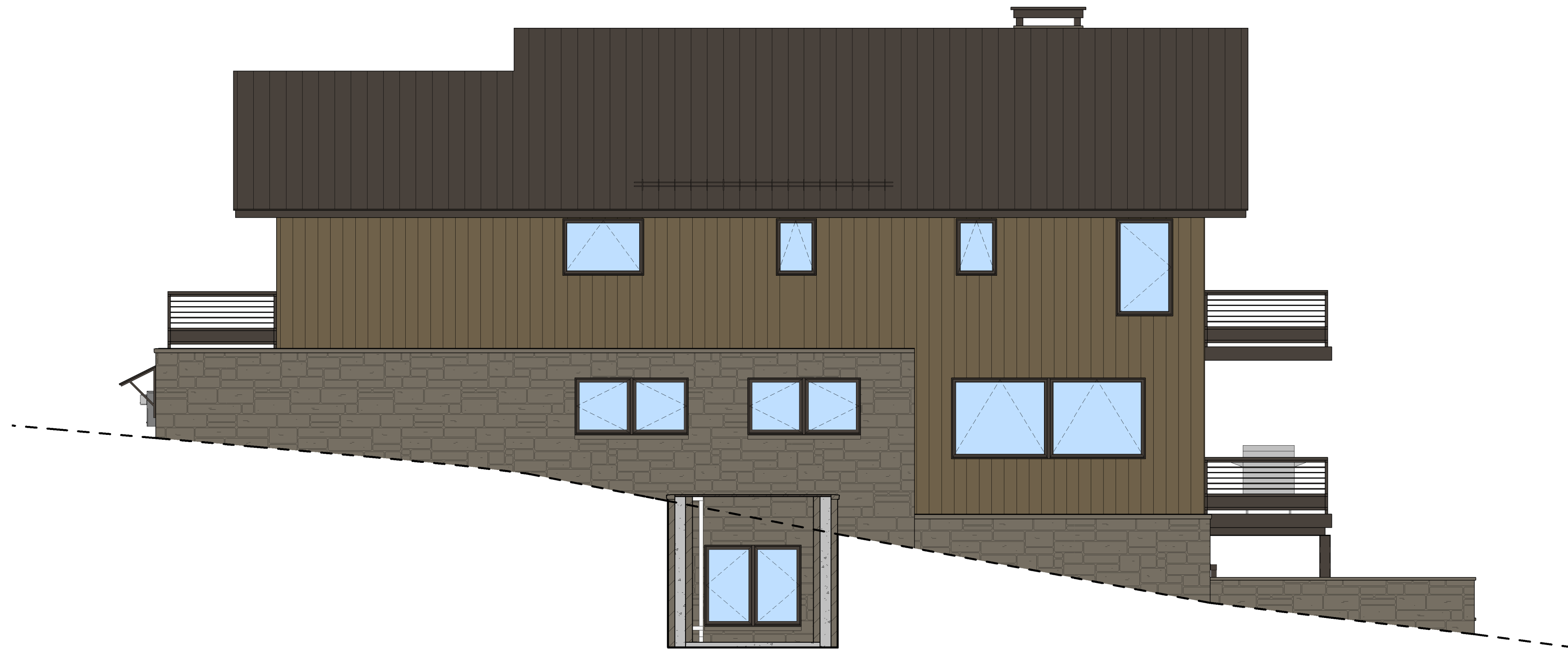
3 SOUTH ELEVATION  
3/16" = 1'-0"



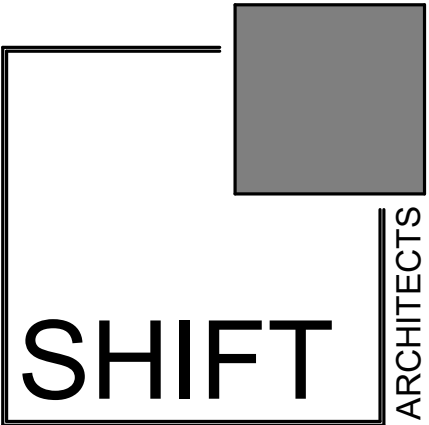
4 WEST ELEVATION  
3/16" = 1'-0"



1 NORTH ELEVATION  
3/16" = 1'-0"



2 EAST ELEVATION  
3/16" = 1'-0"



P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS  
NO. DATE DESC.

KNOLL ESTATES UNIT 1

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10.6.95 BK 1 PG 1918

PRESENTATION  
ELEVATIONS

SHEET NUMBER

A4.4

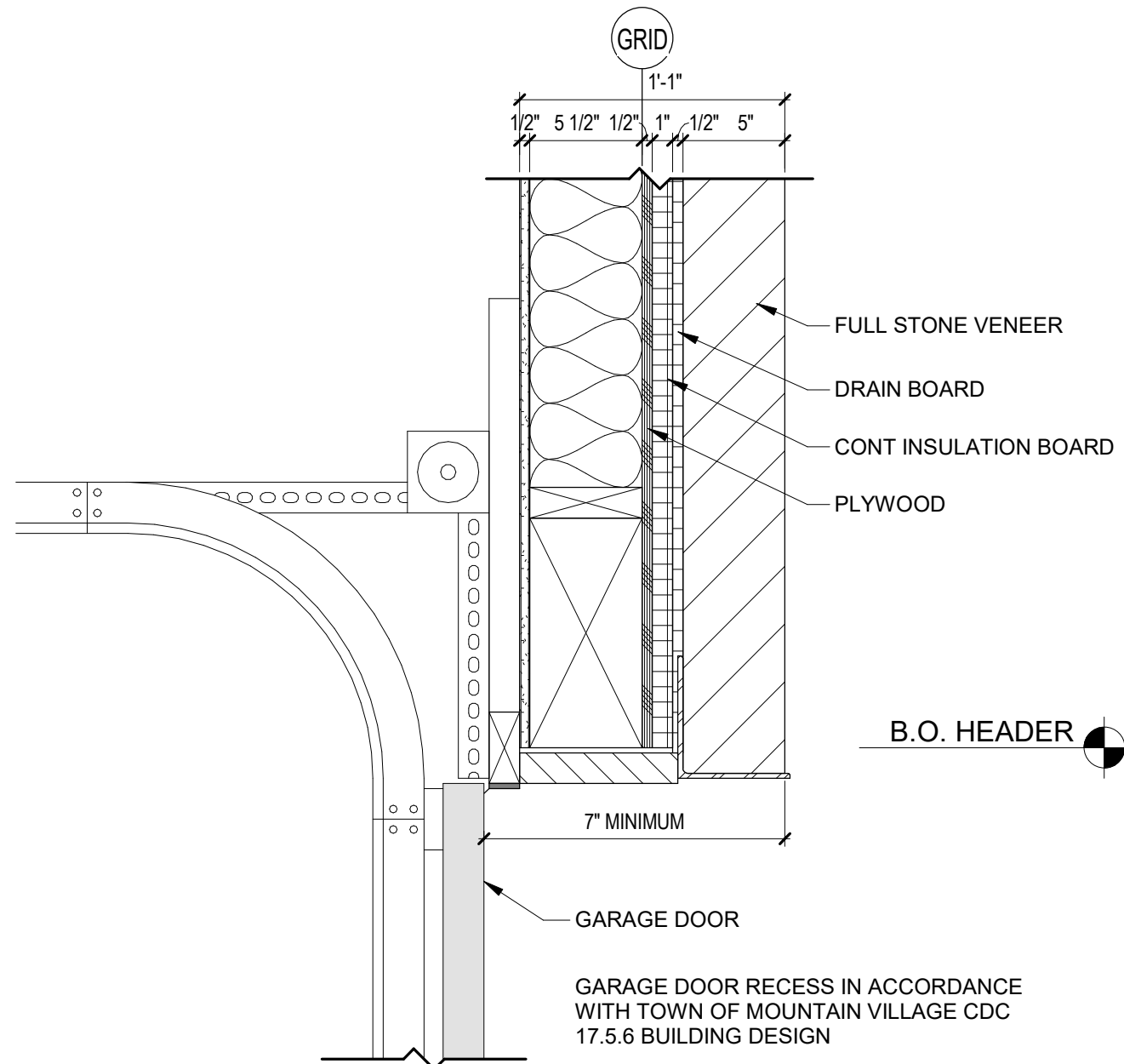
12/5/2023 11:47:39 AM

©shift architects  
NOT FOR CONSTRUCTION



DOOR NOTES:

1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
3. SEE ELEVATIONS FOR DOOR MUNTIN PATTERN.
4. DOOR HARDWARE TO BE SELECTED BY DEVELOPER.
5. DOOR MANUFACTURER: KAWAL ALUMN; RAL9005 MATT FINISH.
6. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
7. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
8. PROVIDE SCREENS FOR ALL DOORS.
9. DOORS SHALL BE IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE CHAPTER 17.5 DESIGN REGULATIONS (17.5.6.H DOORS AND ENTRY WAYS).



1 GARAGE DOOR RECESS

1 1/2" = 1'-0"

DOOR SCHEDULE EXTERIOR PANEL

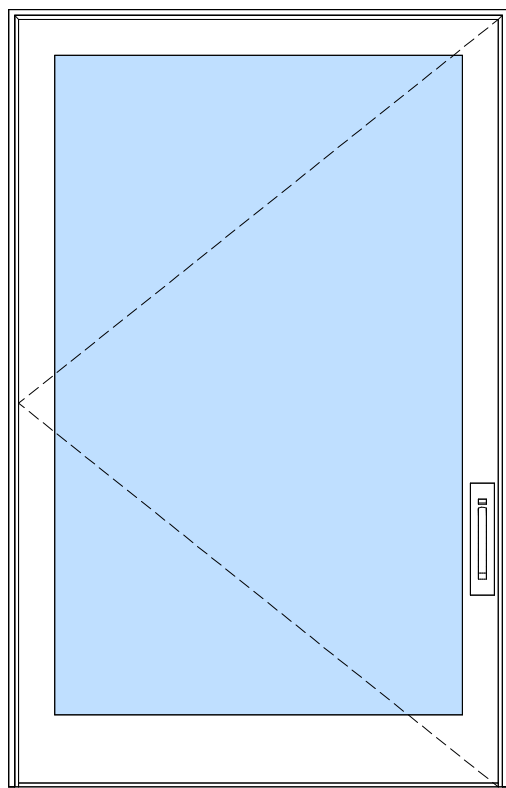
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
101A	ENTRY	A	5'-0"	8'-0"	CUSTOM PIVOT		
107B	GARAGE	C	9'-0"	9'-0"	OVERHEAD DOOR		VERTICAL WOOD; MATCH SIDING
107C	GARAGE	C	9'-0"	9'-0"	OVERHEAD DOOR		VERTICAL WOOD; MATCH SIDING

DOOR SCHEDULE EXTERIOR FRAME

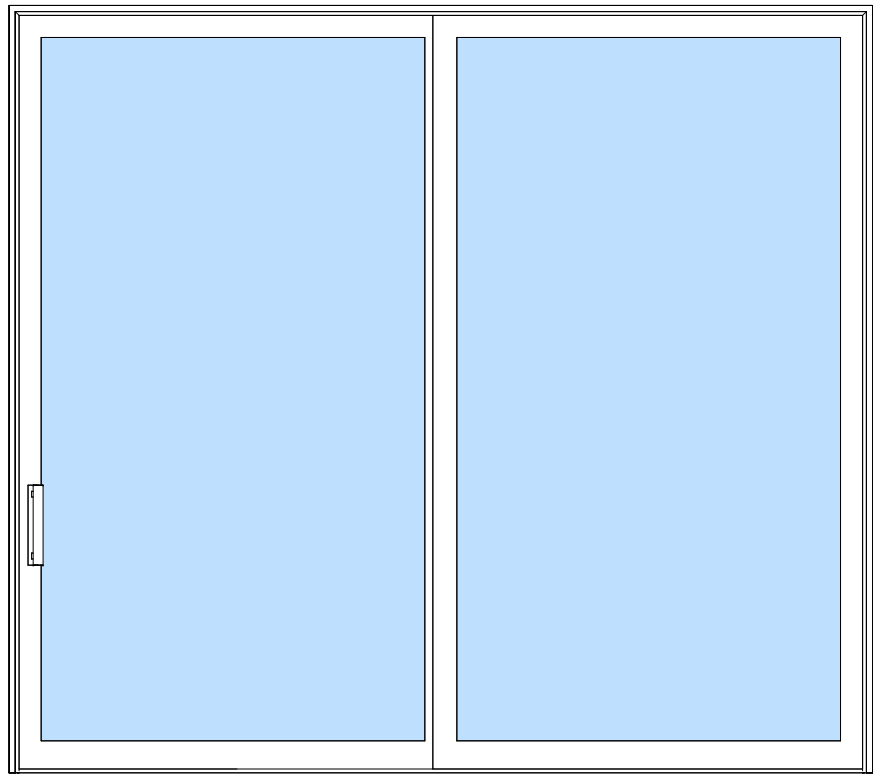
MARK	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE	MANUFACTURER	COMMENTS
001	FAMILY	B	11'-6"	8'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
002B	BEDROOM 1	B	9'-0"	8'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	B	12'-6"	9'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
103	DINING	B	12'-6"	9'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
202B	PRIMARY SUITE	B	9'-0"	8'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
202C	PRIMARY SUITE	B	9'-0"	8'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	
207B	BEDROOM 2	B	12'-6"	8'-0"	SLIDING PATIO (2 PANEL)	KAWAL ALUMN; RAL9005 MATT FINISH	

DOOR SCHEDULE INTERIOR PANEL

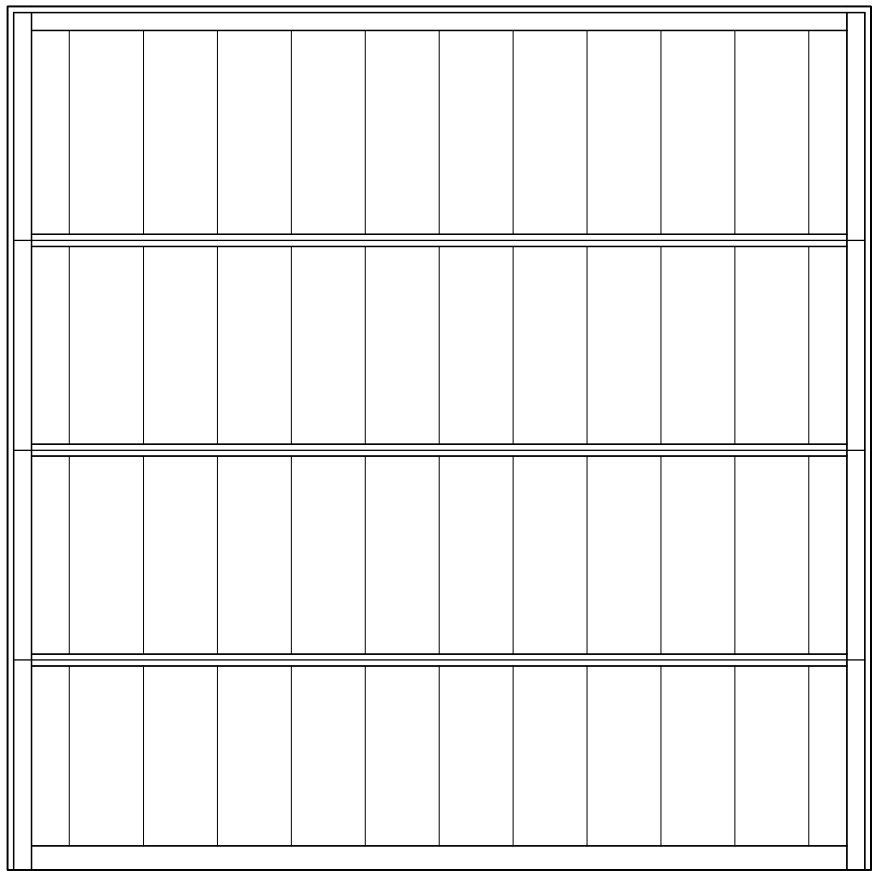
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
002A	BEDROOM 1	D	2'-8"	7'-6"	SWING		
003	BATH 1	E	2'-4"	7'-6"	POCKET		
005	BUNK	D	2'-8"	7'-6"	SWING		
006A	BUNK BATH	D	2'-6"	7'-6"	SWING		
006B	BUNK BATH	D	2'-6"	7'-6"	SWING		
008	BUNK CLO	D	2'-4"	7'-6"	SWING		
009	LAUNDRY	D	3'-0"	7'-6"	SWING		
010	MECH	D	3'-0"	7'-6"	SWING		20 MIN FIRE RATED
106	POWDER	E	2'-4"	7'-6"	POCKET		
107A	GARAGE	D	3'-0"	7'-6"	SWING		20 MIN FIRE RATED
202A	PRIMARY SUITE	D	2'-8"	7'-6"	SWING		
203	PRIMARY BATH	D	2'-8"	7'-6"	SWING		
205	PRIMARY WC	E	2'-4"	7'-6"	POCKET		
206	PRIMARY CLO	E	2'-4"	7'-6"	POCKET		
207A	BEDROOM 2	D	2'-8"	7'-6"	SWING		
208	BATH 2	E	2'-6"	7'-6"	POCKET		
210	CLO 2	E	2'-4"	7'-6"	POCKET		
211	LAUNDRY 2	F	3'-0"	7'-6"	SWING (LOUVERED)		



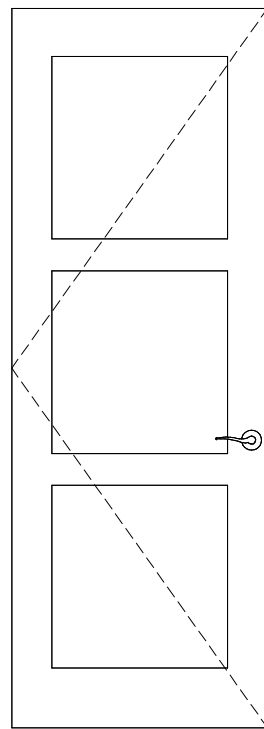
TYPE A  
CUSTOM PIVOT



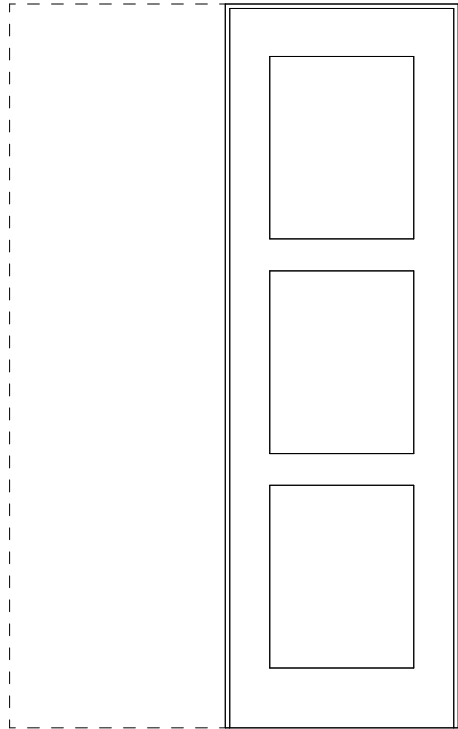
TYPE B  
SLIDING (2 PANEL)



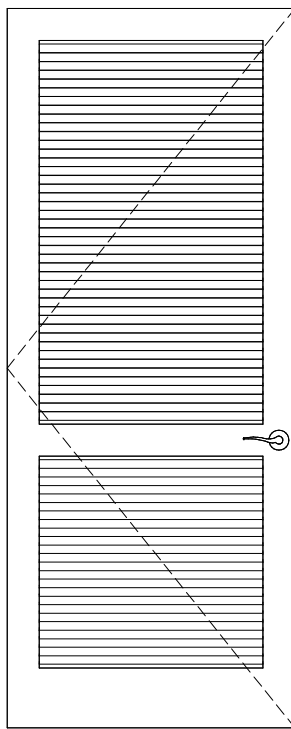
TYPE C  
VERTICAL WOOD; MATCH SIDING



TYPE D  
SWING



TYPE E  
POCKET



TYPE F  
LOUVERED

DOOR TYPES

KNOLL ESTATES UNIT 1

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10 6 95 BK 1 PG 1918

DOOR SCHEDULE

SHEET NUMBER

A8.1

SHIFT

ARCHITECTS

P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

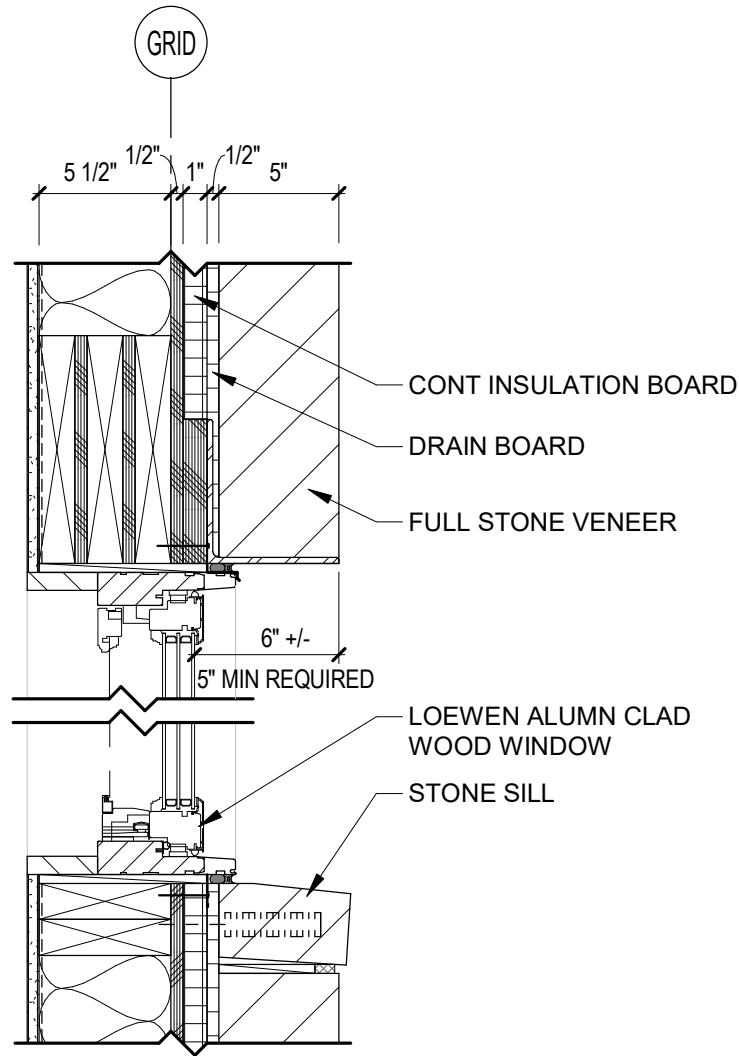
REVISIONS

NO.	DATE	DESC.
-----	------	-------



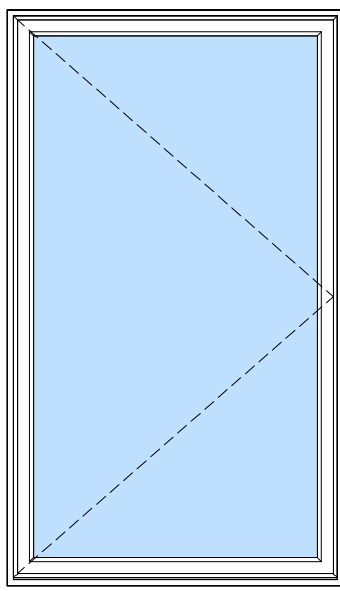
WINDOW NOTES:

1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
3. SEE ELEVATIONS FOR WINDOW MUNTIN PATTERN.
4. WINDOW MANUFACTURER: KAWAL ALUMN; RAL9005 MATT FINISH.
5. WINDOW HARDWARE TO BE SELECTED BY DEVELOPER.
6. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
7. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
8. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
9. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.
10. WINDOWS SHALL BE IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE CHAPTER 17.5 DESIGN REGULATIONS (17.5.6.G GLAZING).

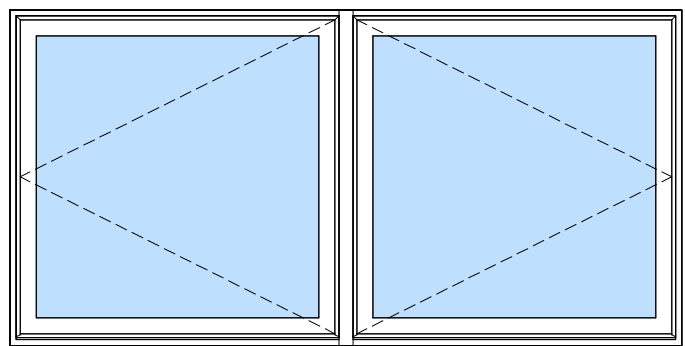


1 WINDOW HEAD/SILL STONE VENEER

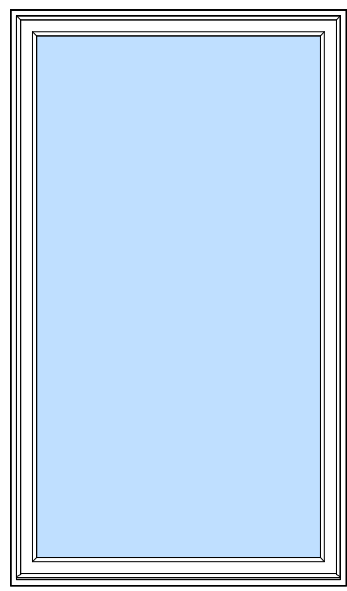
1 1/2" = 1'-0"



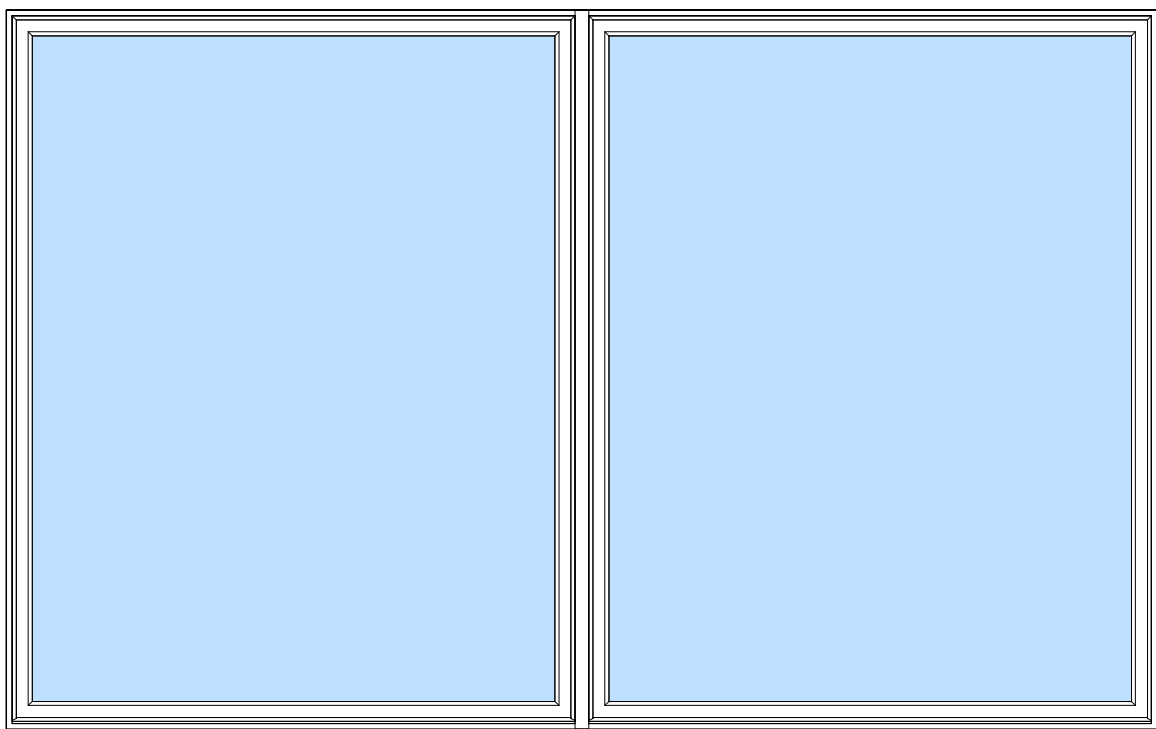
TYPE 1  
CASEMENT (1 WIDE)



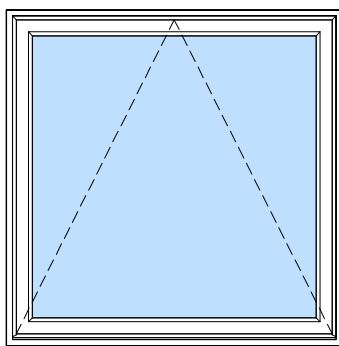
TYPE 2  
CASEMENT (2 WIDE)



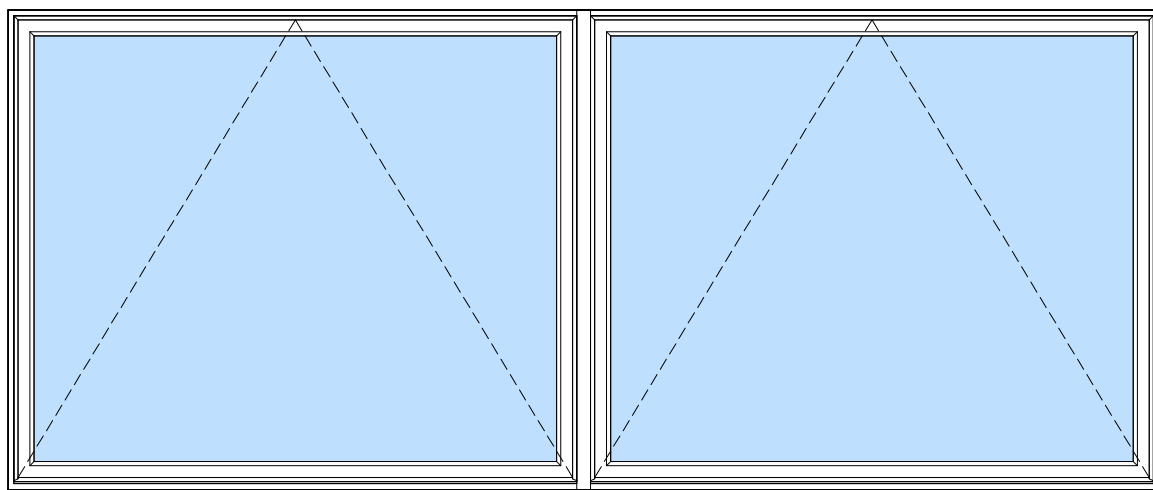
TYPE 3  
PICTURE (1 WIDE)



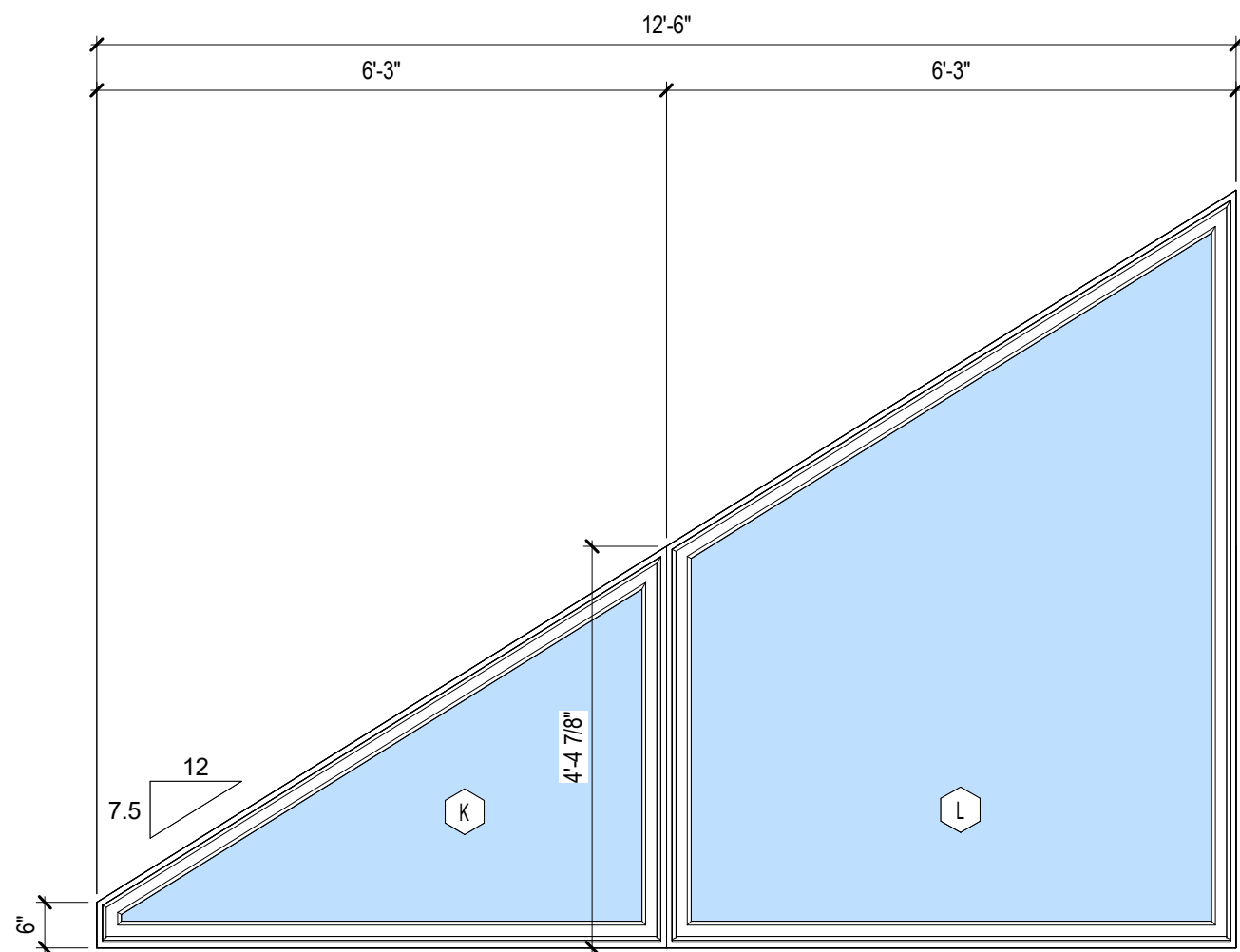
TYPE 4  
PICTURE (2 WIDE)



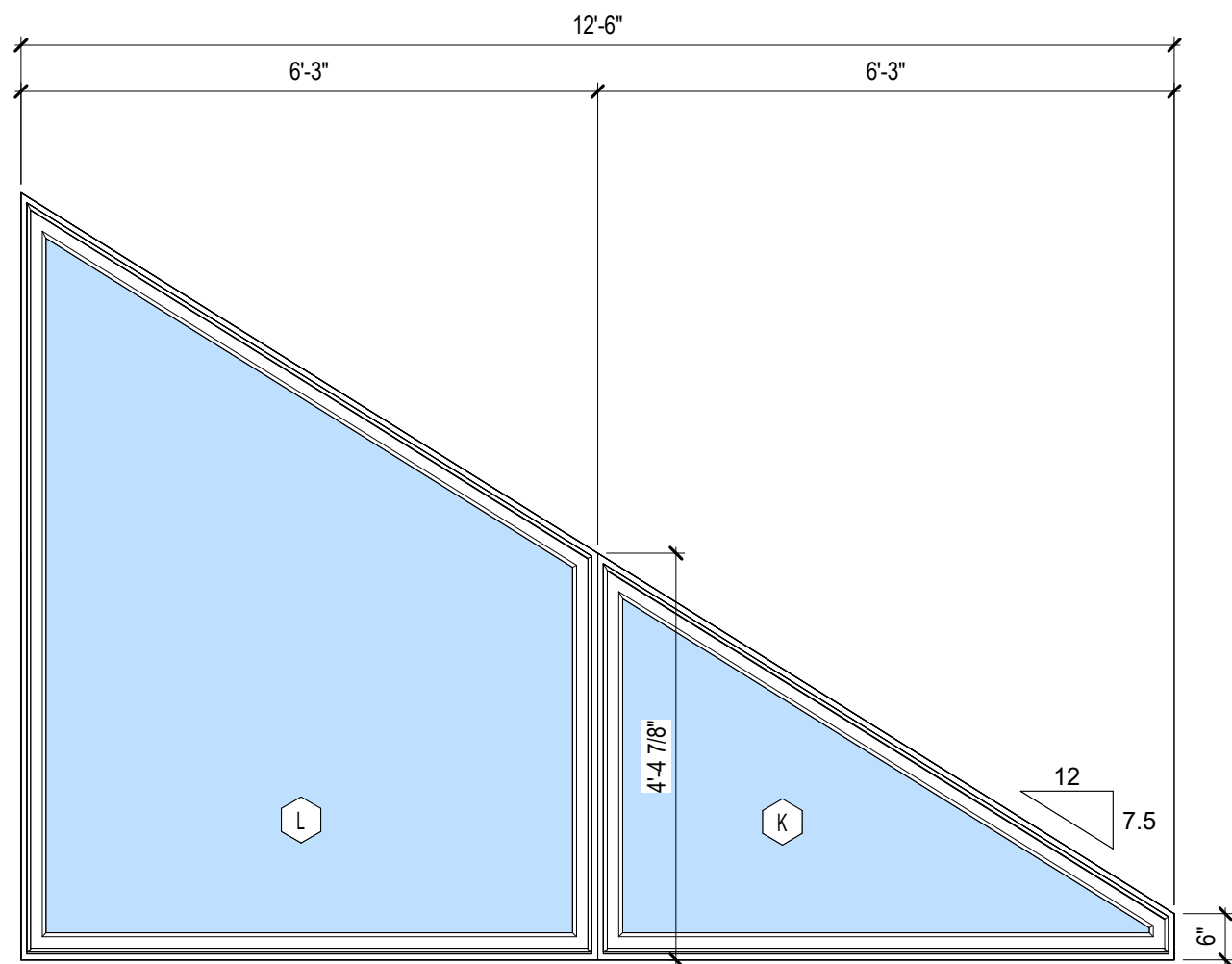
TYPE 5  
AWNING (1 WIDE)



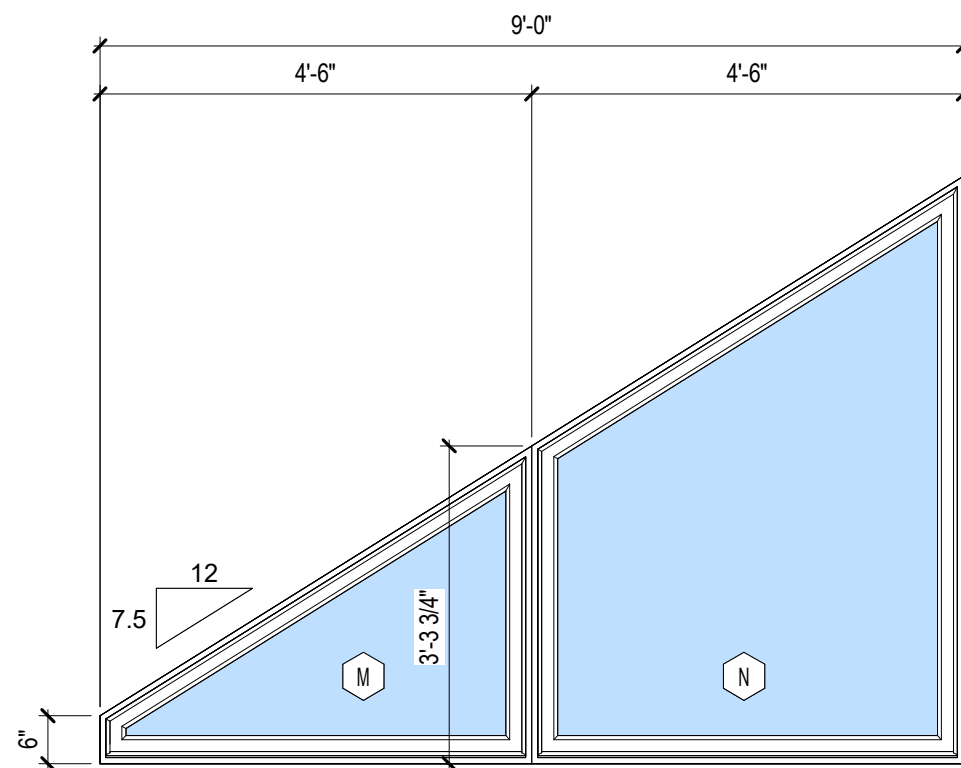
TYPE 6  
AWNING (2 WIDE)



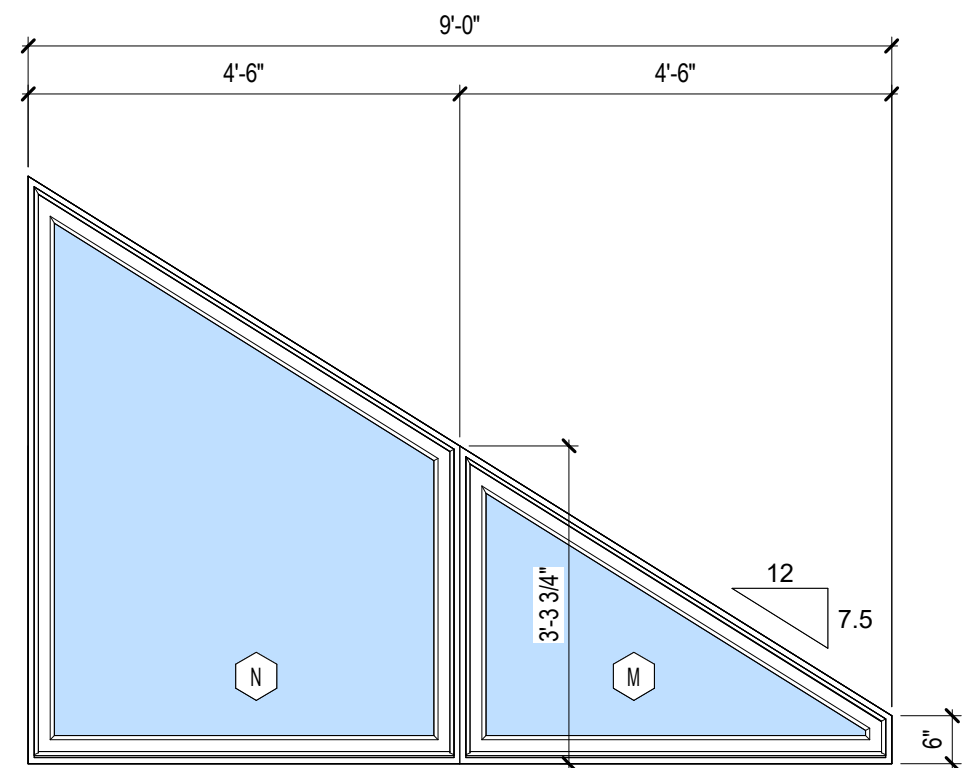
TYPE 7  
RAKEHEAD (2 WIDE)



TYPE 7  
RAKEHEAD (2 WIDE)



TYPE 8  
RAKEHEAD (2 WIDE)



TYPE 8  
RAKEHEAD (2 WIDE)

WINDOW TYPES

WINDOW SCHEDULE

ROOM NUMBER	ROOM NAME	MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
005	BUNK	D	6'-0"	5'-0"	2	CASEMENT (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	A	3'-6"	6'-0"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	A	3'-6"	6'-0"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	E	3'-6"	6'-0"	3	PICTURE (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	E	3'-6"	6'-0"	3	PICTURE (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	F	12'-6"	8'-0"	4	PICTURE (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	K	6'-3"	6"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
102	LIVING	L	6'-3"	4'-4 7/8"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
103	DINING	J	12'-0"	5'-0"	6	AWNING (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
104	KITCHEN	C	7'-0"	3'-6"	2	CASEMENT (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
105	MUDROOM	C	7'-0"	3'-6"	2	CASEMENT (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
108	STAIRS	G	6'-0"	6'-0"	4	PICTURE (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
108	STAIRS	G	6'-0"	6'-0"	4	PICTURE (2 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	B	3'-6"	5'-6"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	B	3'-6"	5'-6"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	M	4'-6"	6"	8	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	M	4'-6"	6"	8	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	N	4'-6"	3'-3 3/4"	8	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
202	PRIMARY SUITE	N	4'-6"	3'-3 3/4"	8	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
203	PRIMARY BATH	H	5'-0"	3'-6"	5	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
207	BEDROOM 2	A	3'-6"	6'-0"	1	CASEMENT (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
207	BEDROOM 2	K	6'-3"	6"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
207	BEDROOM 2	L	6'-3"	4'-4 7/8"	7	PICTURE (RAKEHEAD)	YAWAL ALUMN; RAL9005 MATT FINISH	
208	BATH 2	I	2'-6"	3'-6"	5	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	
209	SHW 2	I	2'-6"	3'-6"	5	AWNING (1 WIDE)	YAWAL ALUMN; RAL9005 MATT FINISH	

SHIFT

ARCHITECTS

P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS

NO. DATE DESC.

KNOLL ESTATES UNIT 1

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10.6.95 BK 1 PG 1918

WINDOW SCHEDULE

SHEET NUMBER

A8.2

NOT FOR CONSTRUCTION

©shift architects

12/5/2023 11:42:24 AM



EXTERIOR FIXTURE X1:  
EXTERIOR WALL SCONCE (5 TOTAL)



MEDIUM WALL MOUNT LANTERN	
COASTAL ELEMENTS COLLECTION	
MANUFACTURER	HINKLEY
ITEM	TAPER 2144TK
FINISH	TEXTURED BLACK
MATERIAL	COMPOSITE
GLASS	ETCHED LENS
WIDTH	7"
HEIGHT	15"
WEIGHT	3.5 LB
BACK PLATE	7"W X 15"H
EXTENSION	3.5"
TOP OF OUTLET	7.5"
LIGHT SOURCE	INTEGRATED LED
LED NAME	L214X-6
VOLTAGE	120V
COLOR TEMP	3000
LUMENS	800
CRI	90
INCANDESCENT EQUIVALENCY	1X60W
DIMMABLE	YES - CL TYPE DIMMER (SSL7A)
WET LOCATION	SUITABLE AS DEFINED BY NEC AND CEC
DARY SKY	YES

EXTERIOR FIXTURE X2:  
EXTERIOR WALL / STEP LIGHT (7 TOTAL)



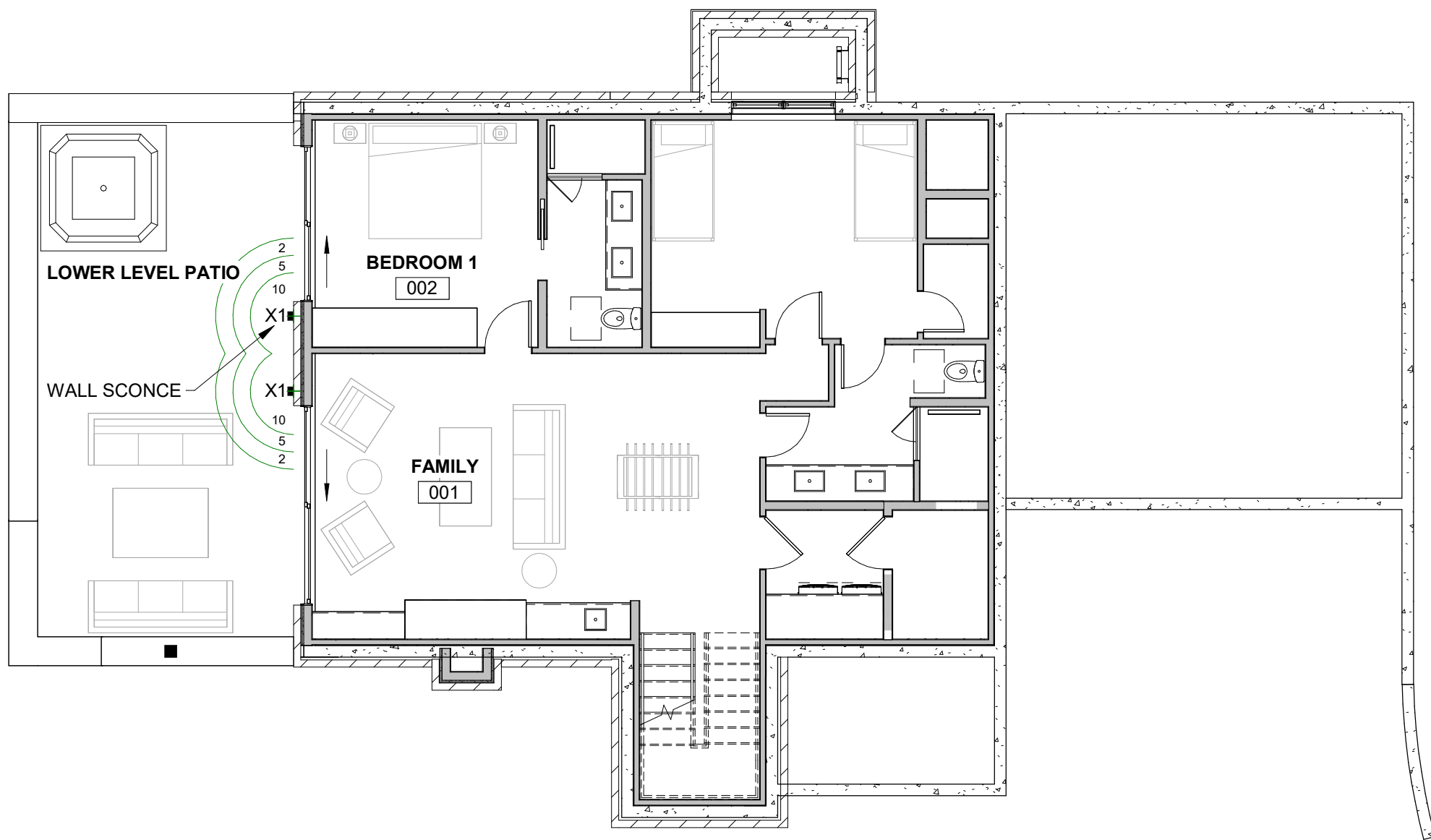
LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT	
BLACK ON ALUMINUM	
MANUFACTURER	WAC LIGHTING
ITEM	4011-30-BK
MATERIAL	CORROSION RESISTANT ALUMINUM ALLOY
GLASS	FROSTED GLASS DIFFUSER
WIDTH	5"
HEIGHT	3"
DEPTH	1 1/2"
LUMENS	68
BEAM SPREAD	50"
CRI	90
COLOR TEMP	3000K
PRIMARY BULB	1 X 2.0 WATTS 2.0 LED
RATED LIFE	60,000 HOURS
DIMMABLE	10% - 100% DIMMING
	WITH ELECTRONIC LOW VOLTAGE (ELV) DIMMER
VOLTAGE	12V
LIGHT SOURCE	2 WATT (68 LUMENS) 12 VOLT INTEGRATED LED
CERTIFICATION	UL1838, IP66 WET LOCATIONS

LIGHTING NOTES:

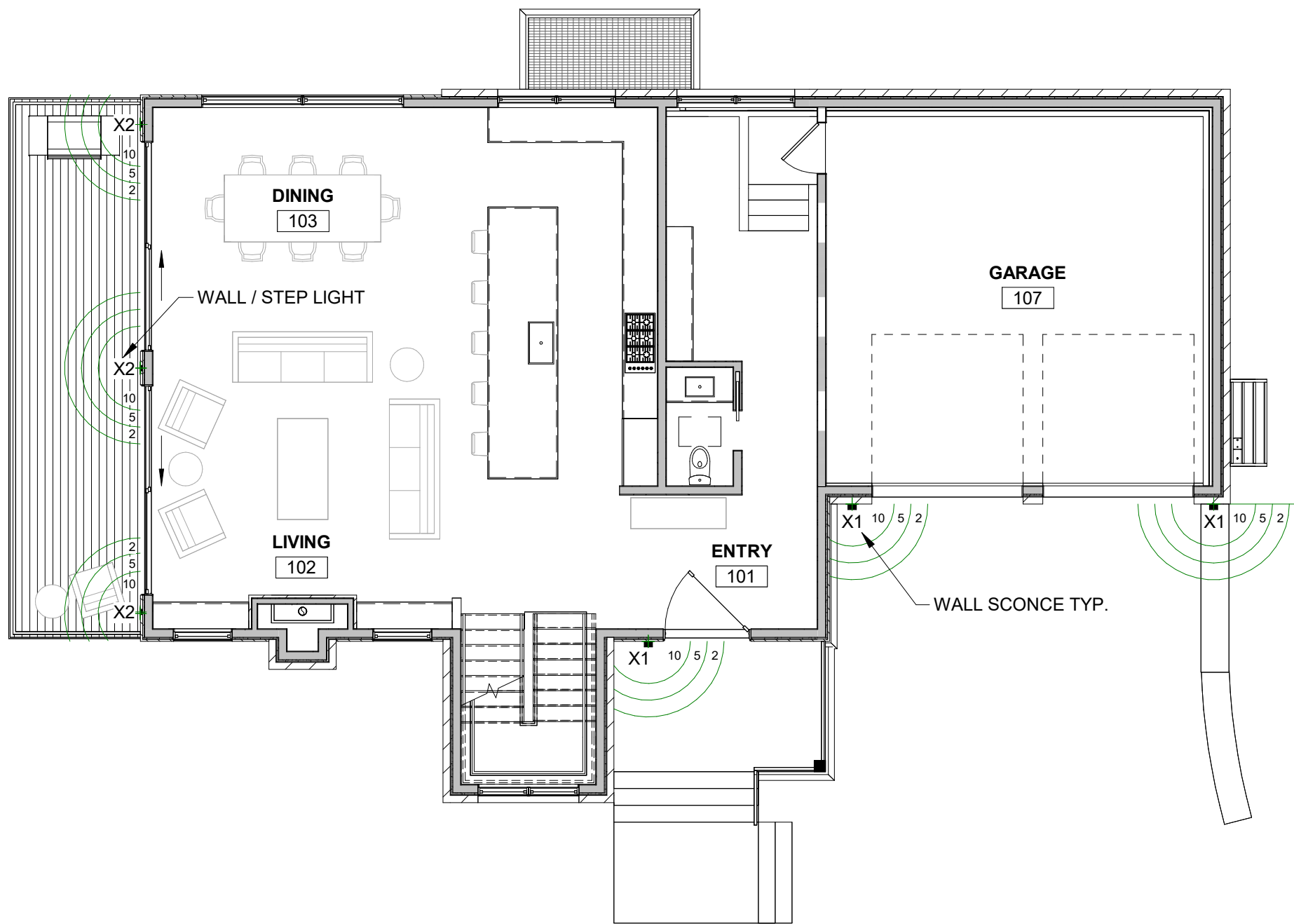
1. FIELD VERIFY ALL LIGHTING LOCATIONS.
2. TYPICAL LIGHTING LOCATION AT STAIRS: (2 EA) PER RUN (1) EA PER LANDING
3. CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
4. ALL RECESSED FIXTURES AT INSULATED CEILINGS TO BE IC RATED AND CERTIFIED AIR TIGHT CONSTRUCTION. ALL EXTERIOR FIXTURES, SHOWER FIXTURES AND FIXTURES OVER TUBS TO BE MARKED "SUITABLE FOR DAMP LOCATIONS".
5. LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.5.12 LIGHTING REGULATIONS
6. PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.
7. MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.
8. EXTERIOR LIGHTING ON SECOND AND UPPER FLOORS SHALL REQUIRE EITHER A TIMER OR SENSOR TO REDUCE USAGE AND ENERGY LOSS DURING TIMES OF INACTIVITY.
9. PROVIDE SCREWLESS CAPS IN ALL SWITCHES AND OUTLETS.
10. PROVIDE OUTLET W/ USB AT EA BED (NIGHT STAND). VERIFY LOCATION IN FIELD.
11. LIGHTING LAYOUT GRID DIMENSIONS ARE TO FACE OF FRAME WALLS TYP.

LIGHTING LEGEND

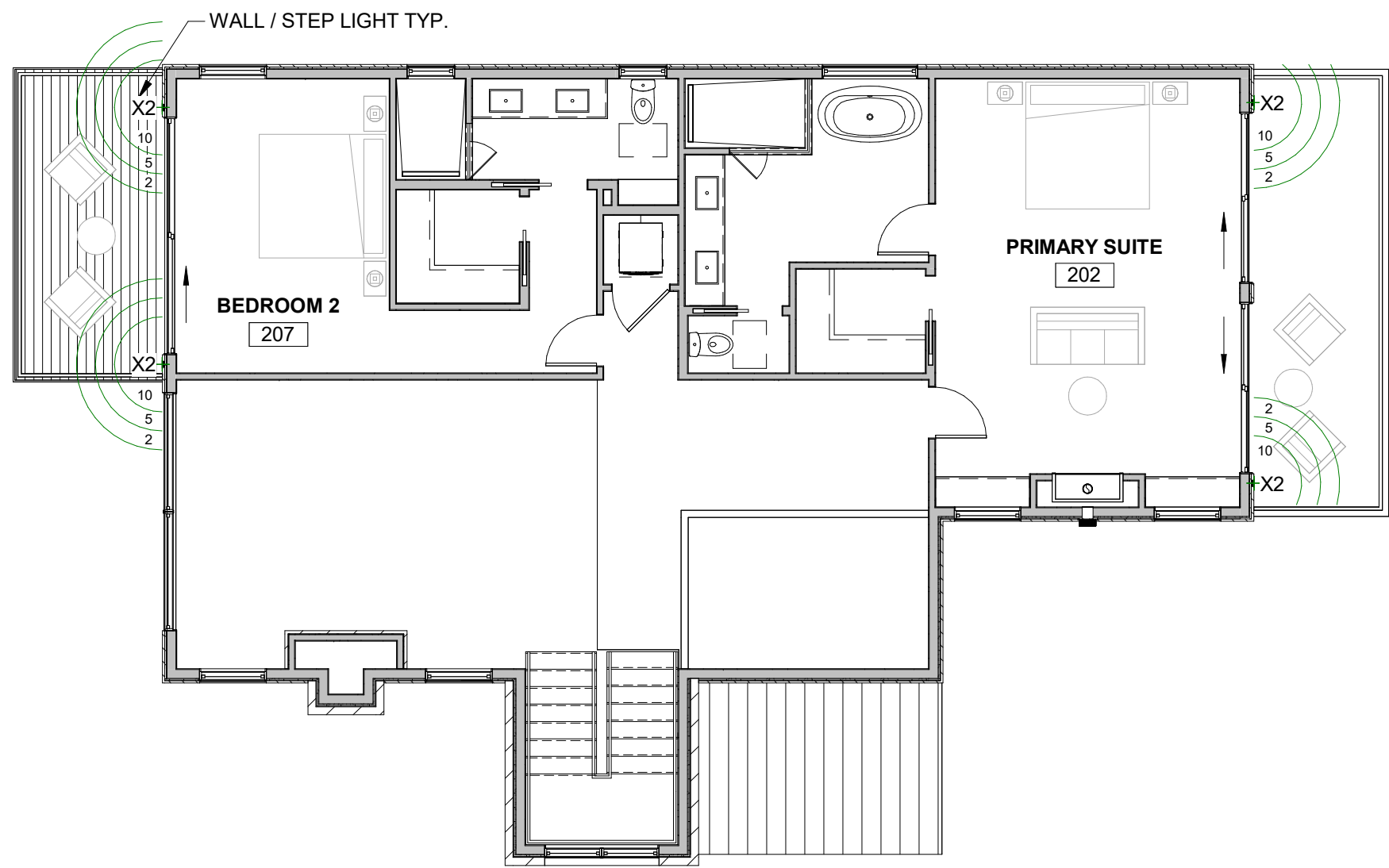
	RECESSED CAN		MOTION SENSOR
	RECESSED CAN; DIRECTIONAL		PENDANT
	RECESSED CAN; WET LOCATIONS		UNDER CABINET LED STRIP
	RECESSED CAN; LOW PROFILE		RECESSED LED LIGHT
	RECESSED CAN; EXTERIOR		TABLE LAMP RECEPTACLE
	CEILING FAN		FLOOR LAMP RECEPTACLE
	2' LINEAR CLOSET FIXTURE		OUTLET WITH USB
	EXHAUST FAN		WALL MOUNTED SCONCE
	EXHAUST FAN WITH LIGHT		STEP LIGHT
	2'X2' FLUSH MOUNT LED LIGHT		TWO WAY SWITCH
	2'X4' FLUSH MOUNT LED LIGHT		THREE WAY SWITCH
	SURFACE MOUNT FIXTURE		TV OUTLET
	CHANDELIER		WALL GRAZING
	MONO POINT FIXTURE		EXTERIOR SCONCE
	DOUBLE HEADED MONO POINT		EXTERIOR WALL / STEP
			FIXTURE LAYOUT GRID



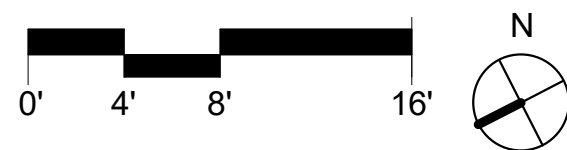
1 LOWER LEVEL  
1/8" = 1'-0"



2 GROUND LEVEL  
1/8" = 1'-0"



3 UPPER LEVEL  
1/8" = 1'-0"



KNOLL ESTATES UNIT 1

100 EAGLE DRIVE, MOUNTAIN VILLAGE, CO 81435  
UNIT 1 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24 NKA TOWN OF MTN VILLAGE  
REC 10 6 95 BK 1 PG 1918

EXTERIOR LIGHTING  
PLAN

SHEET NUMBER

LTG1.1

12/5/2023 11:42:25 AM

NOT FOR CONSTRUCTION

©shift architects

SHIFT

ARCHITECTS

P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
12.05.23 DRB PRELIMINARY  
SUBMITTAL

REVISIONS

NO.	DATE	DESC.
-----	------	-------