

Date: April 2, 2024
By: Kristine Perpar, Architect

Property address:

Lot 11; Boulders
Mountain Village, CO 81435

Sent to: MV DRB

Re: Development of a Single Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Unit 11; Lot 649R was designed for sensitivity of the restricted site, neighbors and the existing topography.

Unit 11 is currently vacant of structures and trees. The building site is essentially flat with a slight slope at the west end.

Exterior elevations, plans and roof are simple in form. Roofs are all Shed roofs at a 5:12 pitch. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment, neighboring properties and for durability.

The proposed landscape plan is simple. Aspen trees to be planted on the north and either side of the structure.

Sincerely,



Kristine Perpar

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:

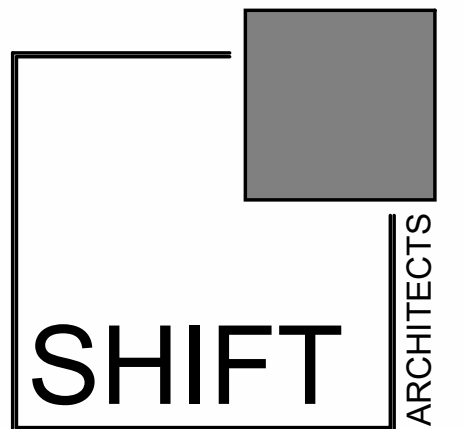
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. 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.



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:
02.20.24 REVISED DRB SUBMITTAL

PROJECT CODE INFORMATION

ZONING:	MULTI-FAMILY
SUBDIVISION:	BOULDERS
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESIGN REQUIREMENTS:	BOULDER TOWN OF MOUNTAIN VILLAGE
	MULTI-STORY DWELLING
DESCRIPTION:	R-3
OCCUPANCY CLASSIFICATION:	REQUIRED
AUTOMATIC FIRE SPRINKLER:	GARAGE - 1 HR MECHANICAL - 1 HR
FIRE RESISTIVE RATING:	

PROJECT INFORMATION

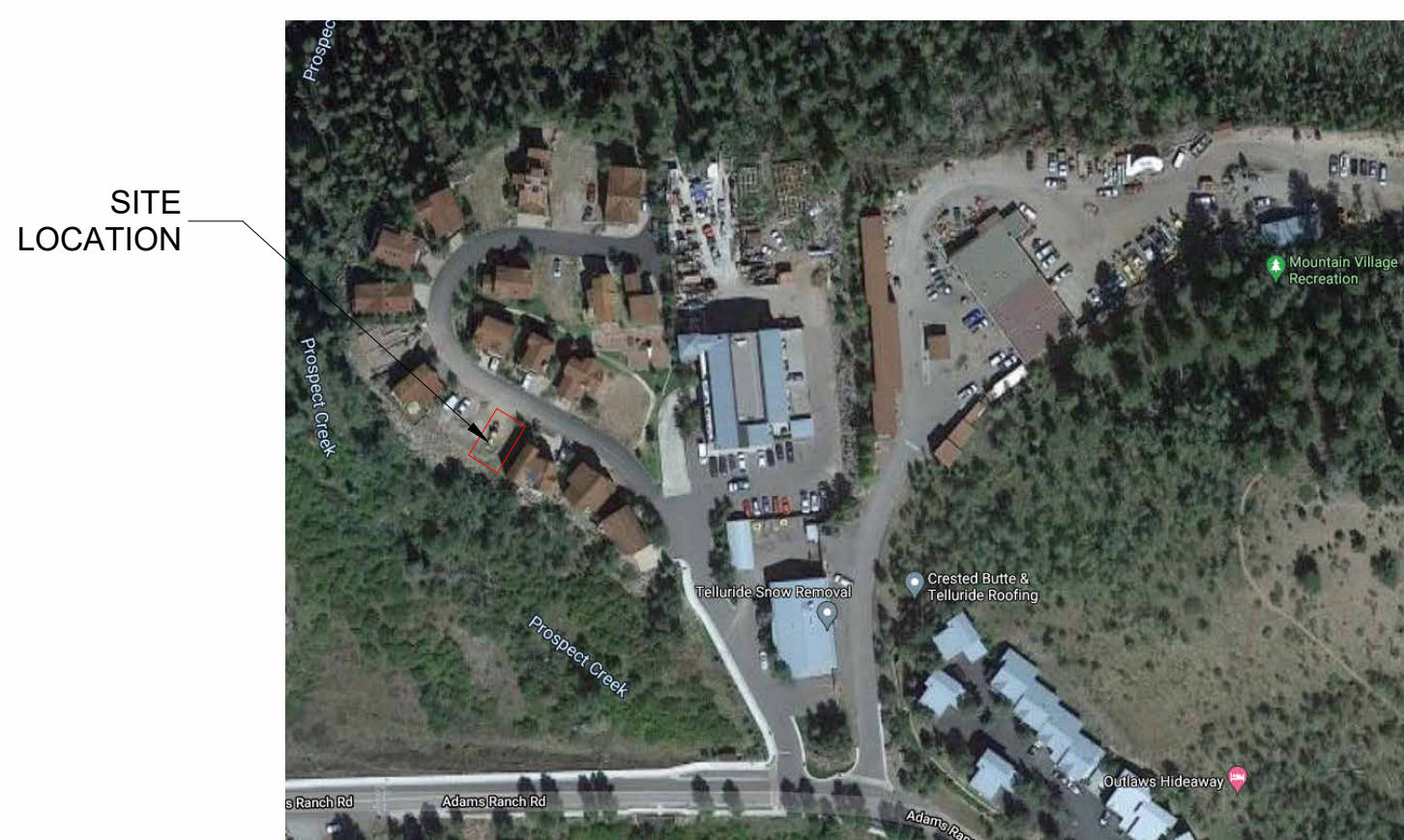
TYPE OF UNIT:	SINGLE FAMILY HOME	MAX BUILDING HEIGHT:	35'-0"
		ALLOWABLE	
		PROPOSED	35.00'
GROSS FLOOR AREA:		MAX AVERAGE HEIGHT:	30'-0"
		ALLOWABLE	
		PROPOSED	26.76'
		PARKING REQUIRED:	1 SPACE PROVIDED (ENCLOSED IN GARAGE)
LEVEL 1	645.61 SF		
LEVEL 2	1053.49 SF		
LEVEL 3	814.00 SF		
TOTAL:	<u>2,513.10 SF</u>		
GARAGE	374.90 SF		
BASEMENT	1,020.50 SF		
TOTAL:	<u>3,908.50 SF</u>		
LOT AREA:	0.062 ACRES (2,709.92 SF)		
BUILDING FOOTPRINT:			
ALLOWABLE	2,400 SF		
PROPOSED	1,381.31 SF		

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT / BUILDING FOOTPRINT CALCULATIONS

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A1.2	LANDSCAPE PLAN
A2.1	FLOOR PLANS
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LIGHTING	
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E1.2	LIGHTING PLANS

VICINITY MAP



PROJECT TEAM

OWNER:	SURVEYOR:	MECHANICAL:
NOVAEZ ERIC AND NOVAEZ MONIQUE AS JT 1411 W 46TH ST AUSTIN TX 787563005 Eric Novaez ericnovaez@gmail.com 1.210.286.5585	FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050	HUGHES CONSULTING ENGINEERING, PA DIMITRI MERRILL, P.E. TELLURIDE, CO 81435 P. 970.239.1949 F. 785.842.2492 dimitri@hce-pa.com
ARCHITECT:	CIVIL:	LANDSCAPING:
SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com	UNCOMPAGRE ENGINEERING LLC DAVID BALLODE P.E. PO BOX 3945 TELLURIDE, CO 81435 P. 970.729.0683 dbalode@msn.com	SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com
GENERAL CONTRACTOR:	STRUCTURAL:	
TBD.	ALPINE EDGE ENGINEERING LLC MATTHEW D. HEPP, P.E. 605 RIVER PARK DR. RIDGWAY, CO 81432 P. 970.318.1469 matthewheppeng@gmail.com	

MENHARD RESIDENCE

Boulders Way, Mountain Village
Telluride, CO 81435, USA

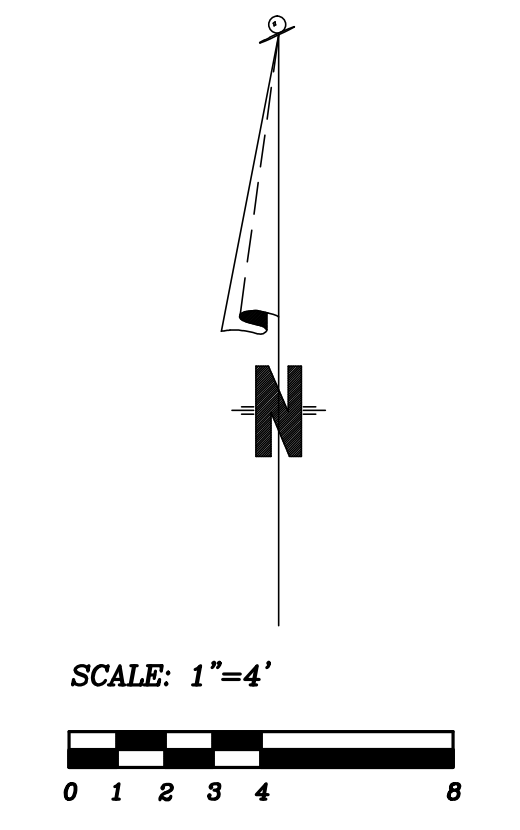
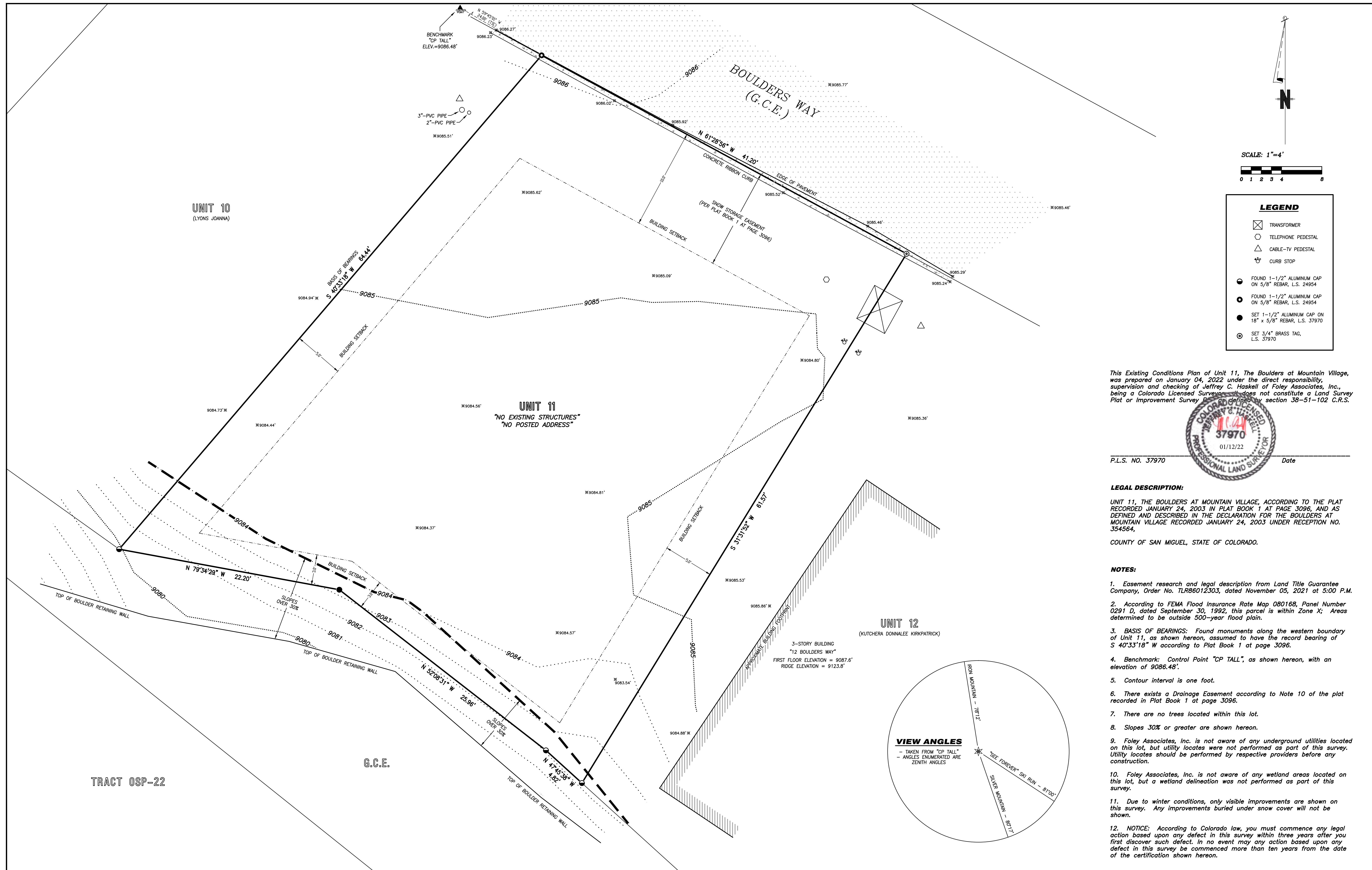
COVER SHEET

SHEET NUMBER

G1.0

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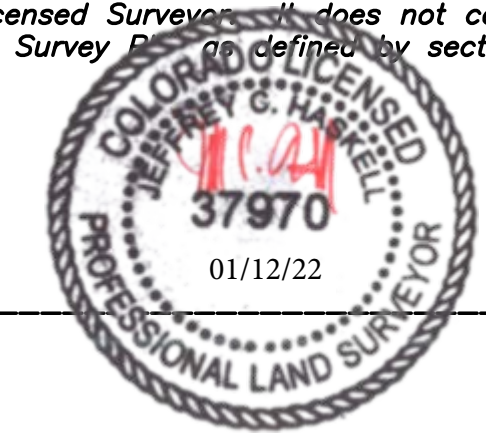
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LEGEND

- ⊗ TRANSFORMER
- TELEPHONE PEDESTAL
- △ CABLE-TV PEDESTAL
- ⊕ CURB STOP
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24954
- SET 1-1/2" ALUMINUM CAP ON 18" x 5/8" REBAR, L.S. 37970
- ⊙ SET 3/4" BRASS TAG, L.S. 37970

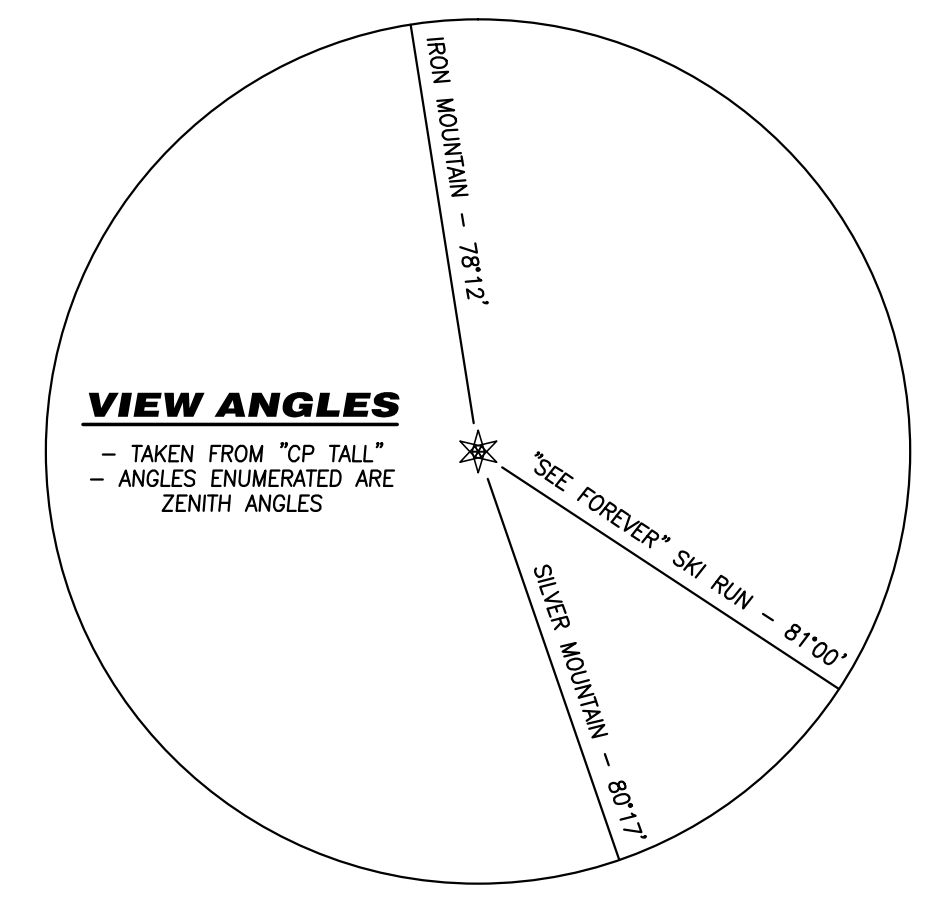
This Existing Conditions Plan of Unit 11, The Boulders at Mountain Village, was prepared on January 04, 2022 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37970 _____ Date

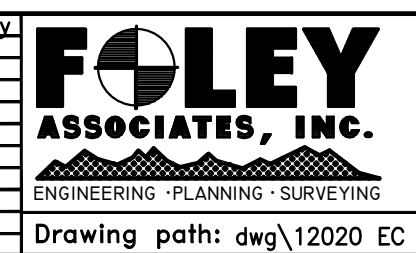
LEGAL DESCRIPTION:
 UNIT 11, THE BOULDERS AT MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 24, 2003 IN PLAT BOOK 1 AT PAGE 3096, AND AS DEFINED AND DESCRIBED IN THE DECLARATION FOR THE BOULDERS AT MOUNTAIN VILLAGE RECORDED JANUARY 24, 2003 UNDER RECEPTION NO. 354564,
 COUNTY OF SAN MIGUEL, STATE OF COLORADO.

- NOTES:**
- Easement research and legal description from Land Title Guarantee Company, Order No. TLR66012303, dated November 05, 2021 at 5:00 P.M.
 - According to FEMA Flood Insurance Rate Map 080168, Panel Number 0291 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
 - BASIS OF BEARINGS:** Found monuments along the western boundary of Unit 11, as shown hereon, assumed to have the record bearing of S 40°33'18" W according to Plat Book 1 at page 3096.
 - Benchmark: Control Point "CP TALL", as shown hereon, with an elevation of 9086.48'.
 - Contour interval is one foot.
 - There exists a Drainage Easement according to Note 10 of the plat recorded in Plat Book 1 at page 3096.
 - There are no trees located within this lot.
 - Slopes 30% or greater are shown hereon.
 - Foley Associates, Inc. is not aware of any underground utilities located on this lot, but utility locates were not performed as part of this survey. Utility locates should be performed by respective providers before any construction.
 - Foley Associates, Inc. is not aware of any wetland areas located on this lot, but a wetland delineation was not performed as part of this survey.
 - Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.
 - 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.



EXISTING CONDITIONS PLAN
 Unit 11, The Boulders at Mountain Village,
 Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC				
Checked by:					
Start date:	01/04/2022				



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

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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 AND WATER: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
BROADBAND: CLEARNETWORK
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-OFFS MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-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.

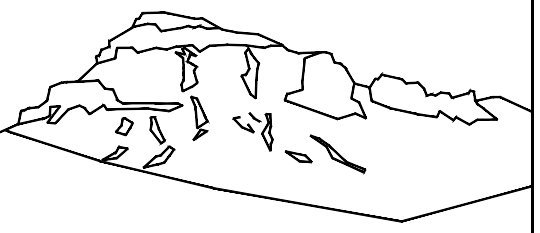
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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:

DRB 2024-04-30

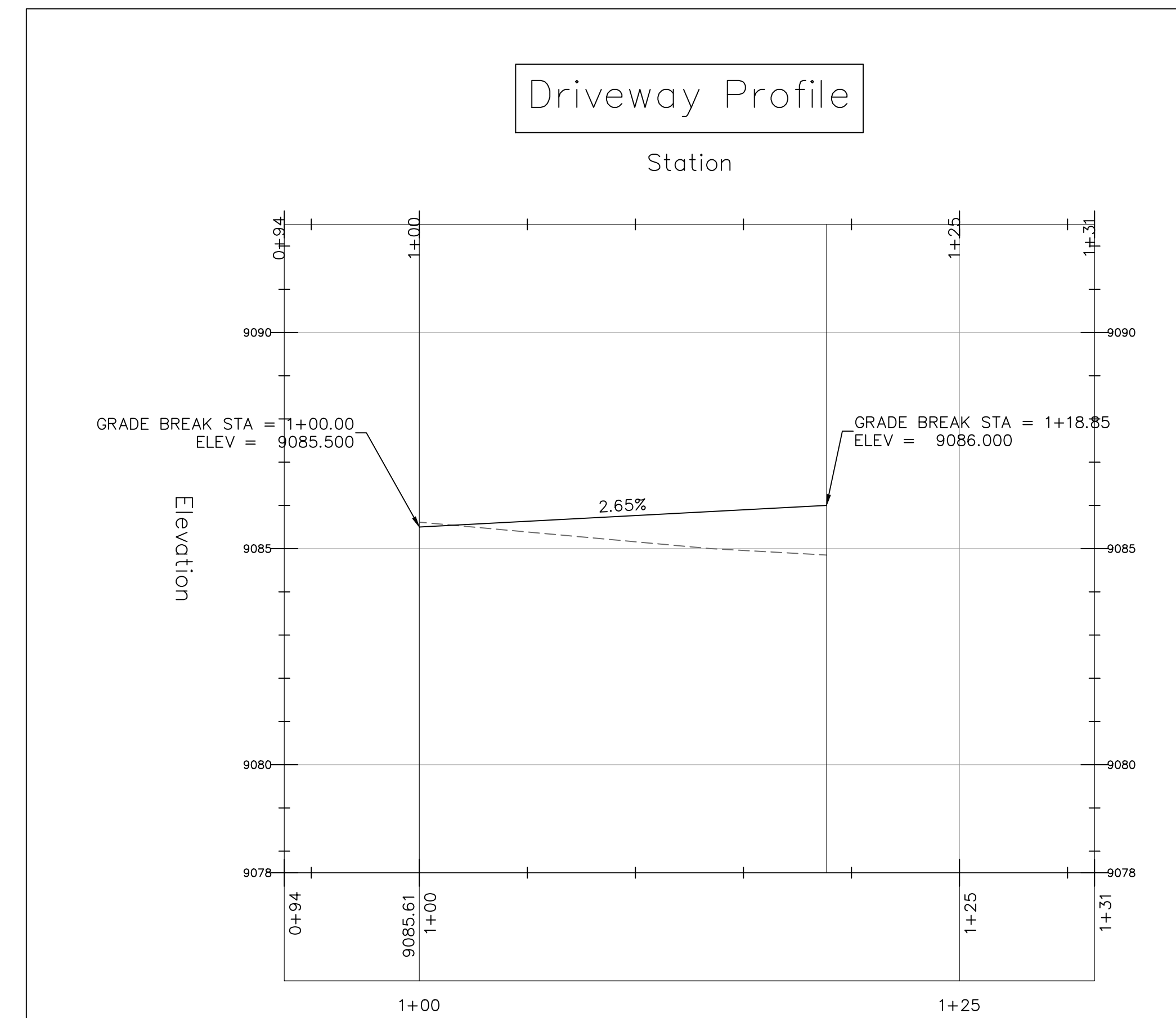
Menhard Residence
Lot 11
The Boulders
Mtn. Village, CO

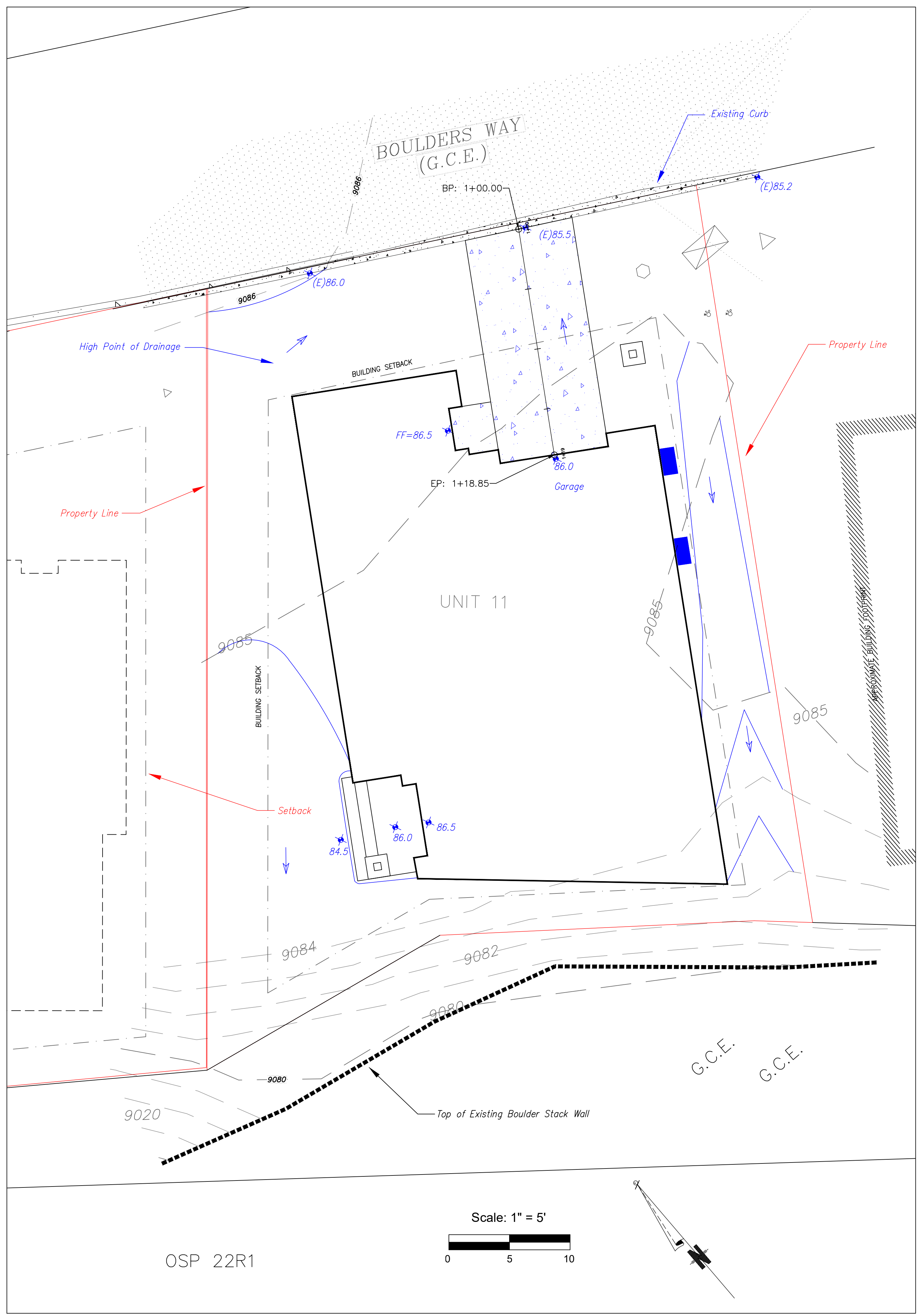


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

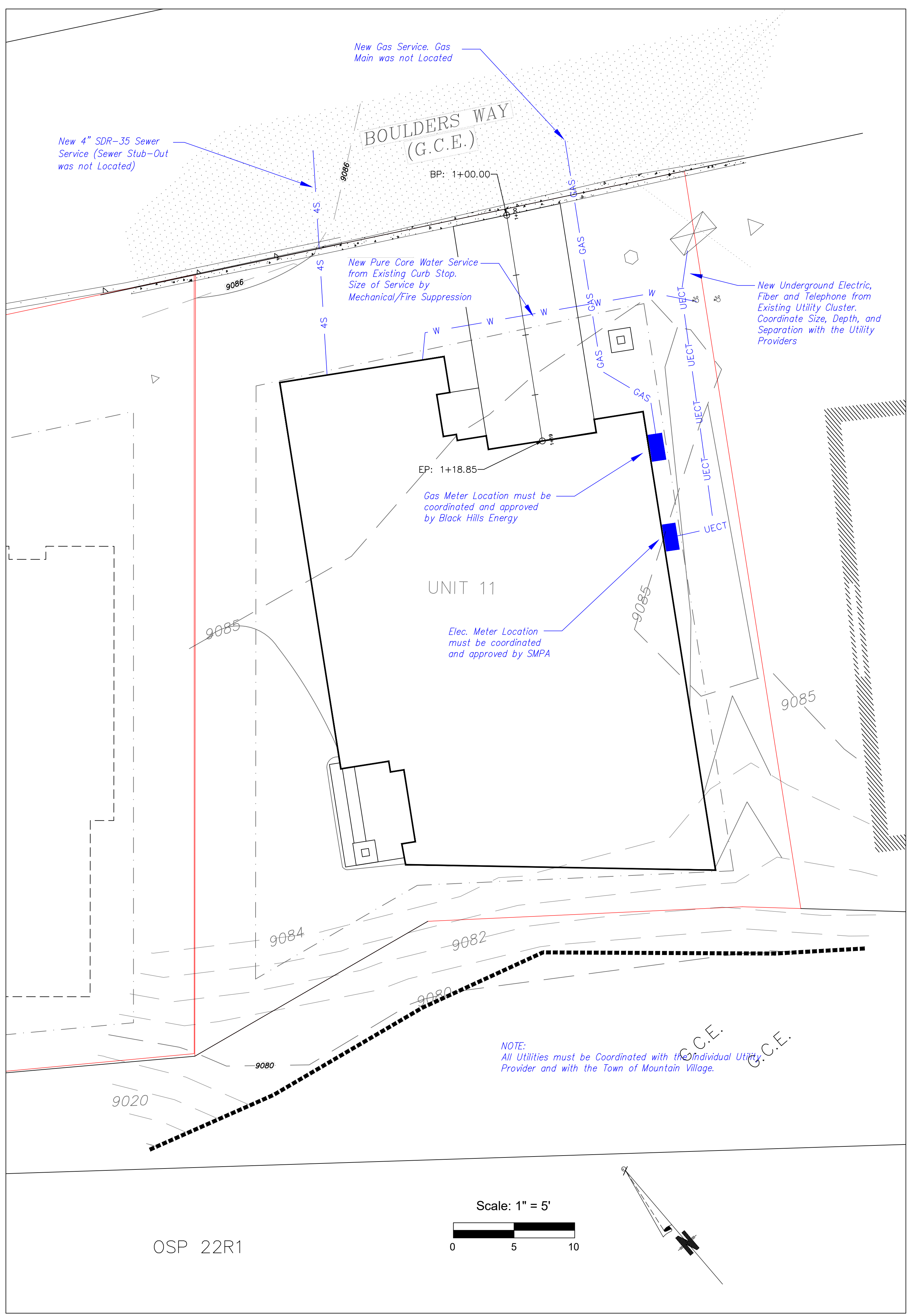
Notes

C1

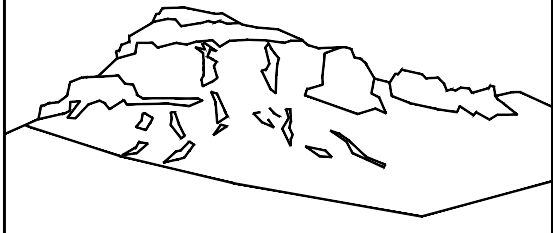




Site Grading and Drainage Plan



Utility Plan



Uncompahgre Engineering, LLC

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

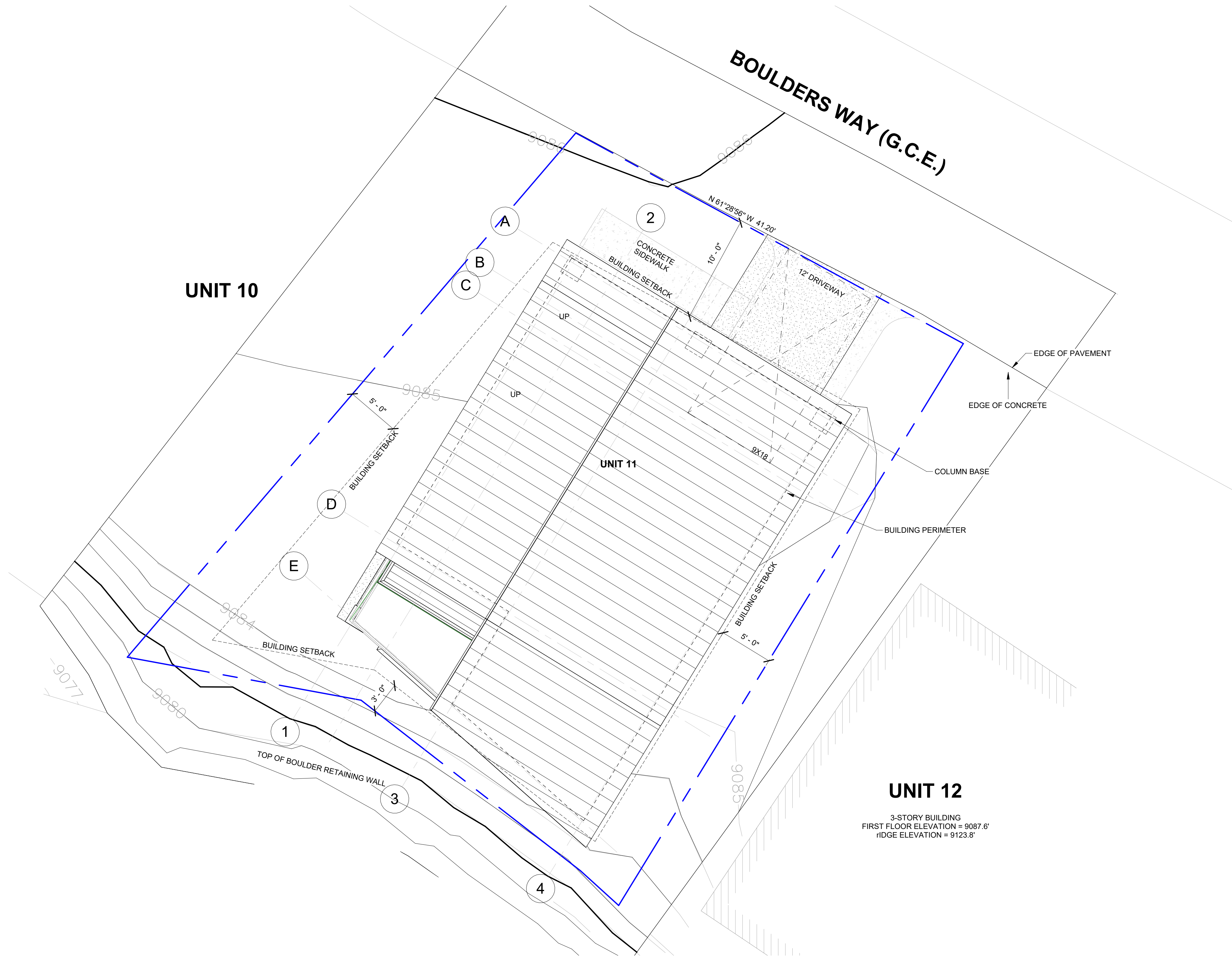
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Menhard Residence
Lot 11
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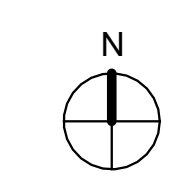
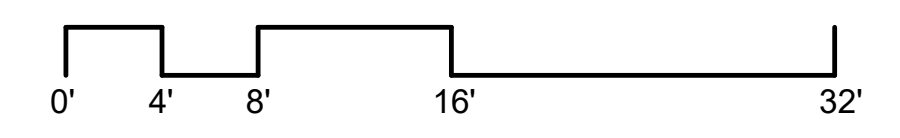


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading and Drainage Plan
and
Utility Plan



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



MENHARD RESIDENCE

Boulders Way, Mountain Village
 Telluride, CO 81435, USA

ARCHITECTURAL
 SITE PLAN

SHEET NUMBER

LEGEND

	CONCRETE PAVERS		INDIGENOUS SHRUBS		EXISTING EVERGREEN TREE
	WILDFIRE MITIGATION BOUNDARY		EXISTING ASPEN TREE		EXISTING EVERGREEN TREE TO BE REMOVED
	LIMIT OF DISTURBANCE		EXISTING ASPEN TREE TO BE REMOVED		NEW EVERGREEN TREE
	METAL GATE TO MATCH FENCE		NEW ASPEN TREE		BRISTLE CONE PINE
	TREE PROTECTION FENCING				
	REVEGETATE W/ NATIVE GRASS				
	DISTURBED AREAS				
	MULCH LANDSCAPE BEDDING				
	PERENNIAL BEDDING				
	FLAGSTONE				
	STONE PAVER				
	SNOW MELT AREAS				

NOTE:
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

GENERAL NOTES:

- ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
- ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- NECESSARY TREES SHALL BE STAKED WITH 4" METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
- PERENNIAL PLANTING BEDS SHALL BE FILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
- MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH DECLARATION OF CONDOMINIUM FOR KNOLL ESTATES, A CONDOMINIUM AND TOWN OF MOUNTAIN VILLAGE CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.

NOXIOUS WEEDS:

- ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED IN THE NOXIOUS WEED CDC TABLE 5-5 OR SUBSEQUENTLY DESIGNATED AS A NOXIOUS WEED BY THE STATE OF COLORADO, OR THE TOWN.

LANDSCAPE MAINTENANCE NOTES:

- TURF 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.
- NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
- ALL SHRUBS IN SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
- IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

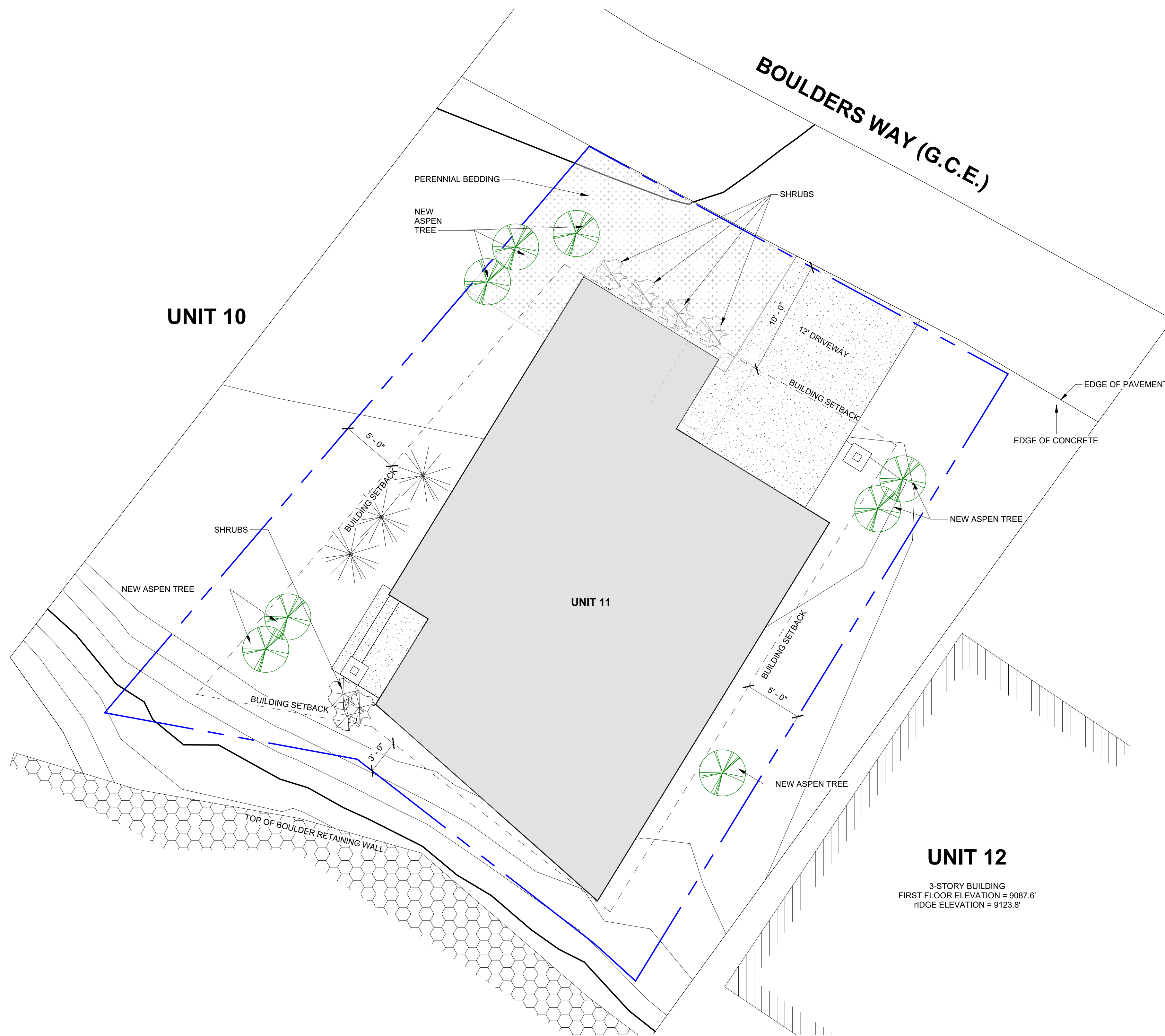
REVEGETATION NOTES:

- 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 REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS 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 ARE RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
- BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING, STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
- ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
- ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
- SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.

SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	8
PINUS ARISTATA	BRISTLE CONE PINE	8-10 FT IN HT	7
WOODS ROSE	ROSA WOODSII		4
PERENNIALS - BED A			N/A
PERENNIALS - BED B			N/A



MENHARD RESIDENCE

Boulders Way, Mountain Village
 Telluride, CO 81435, USA

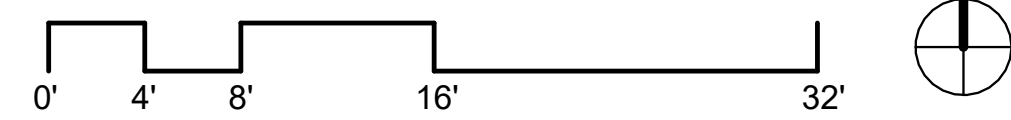
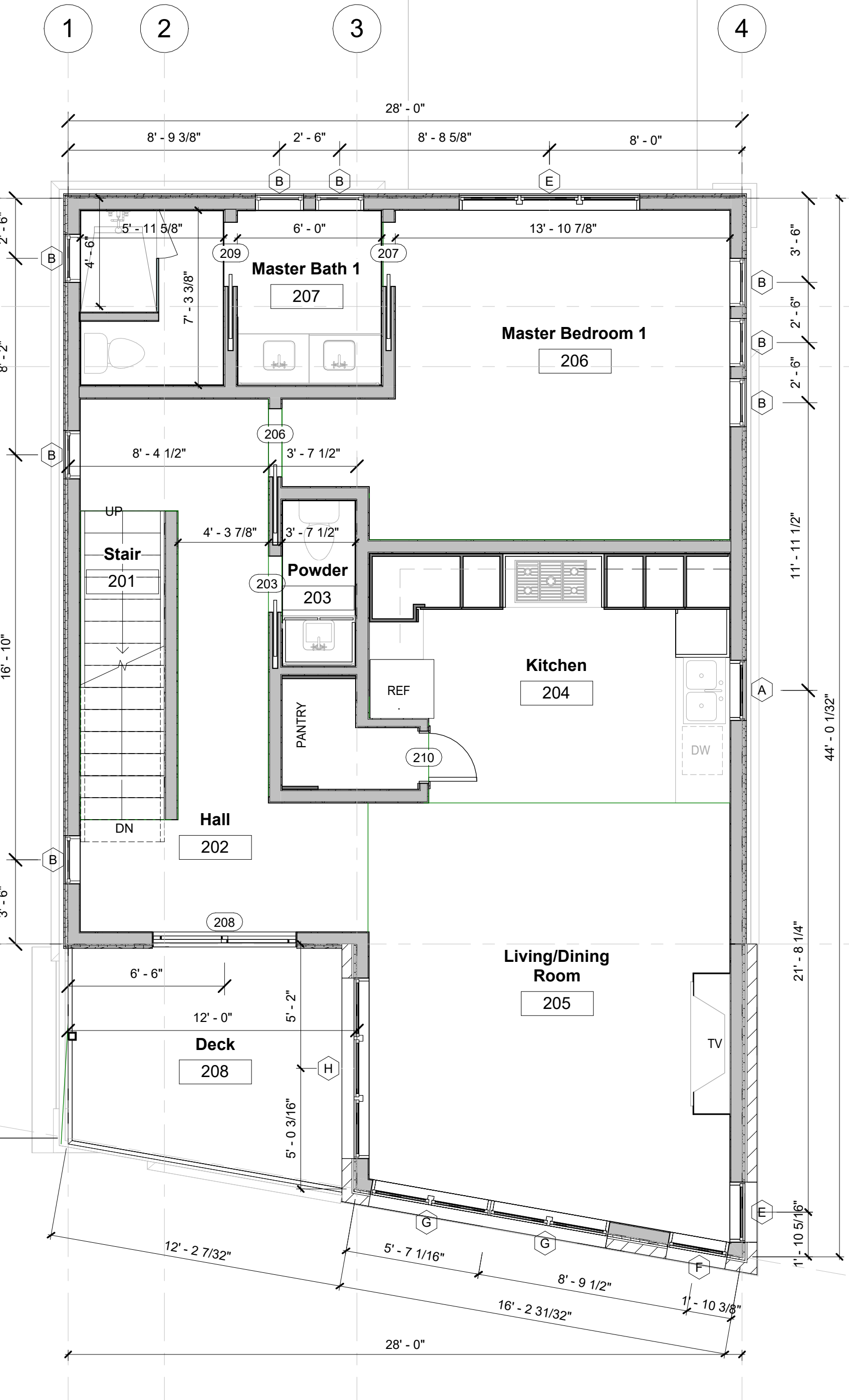
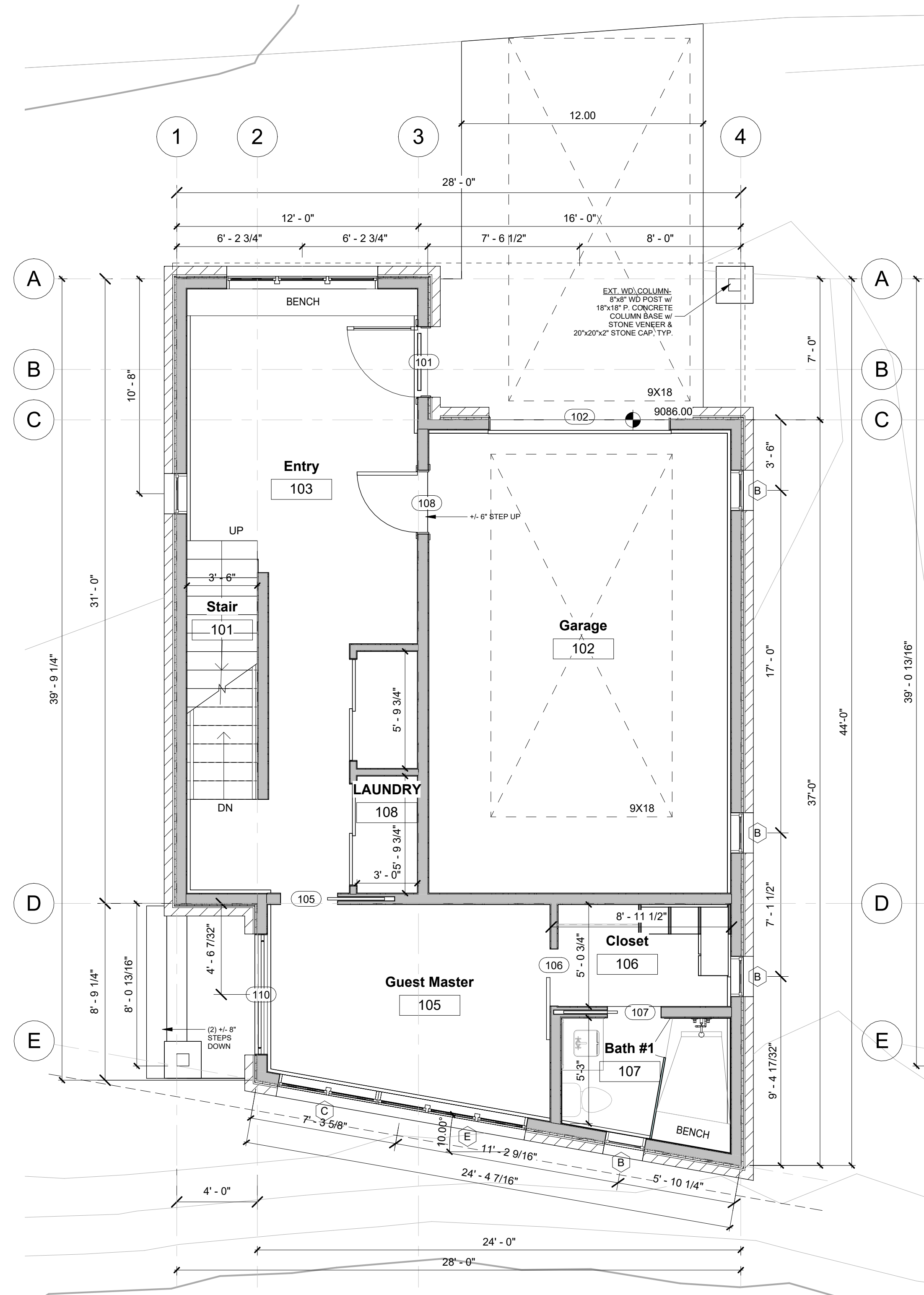
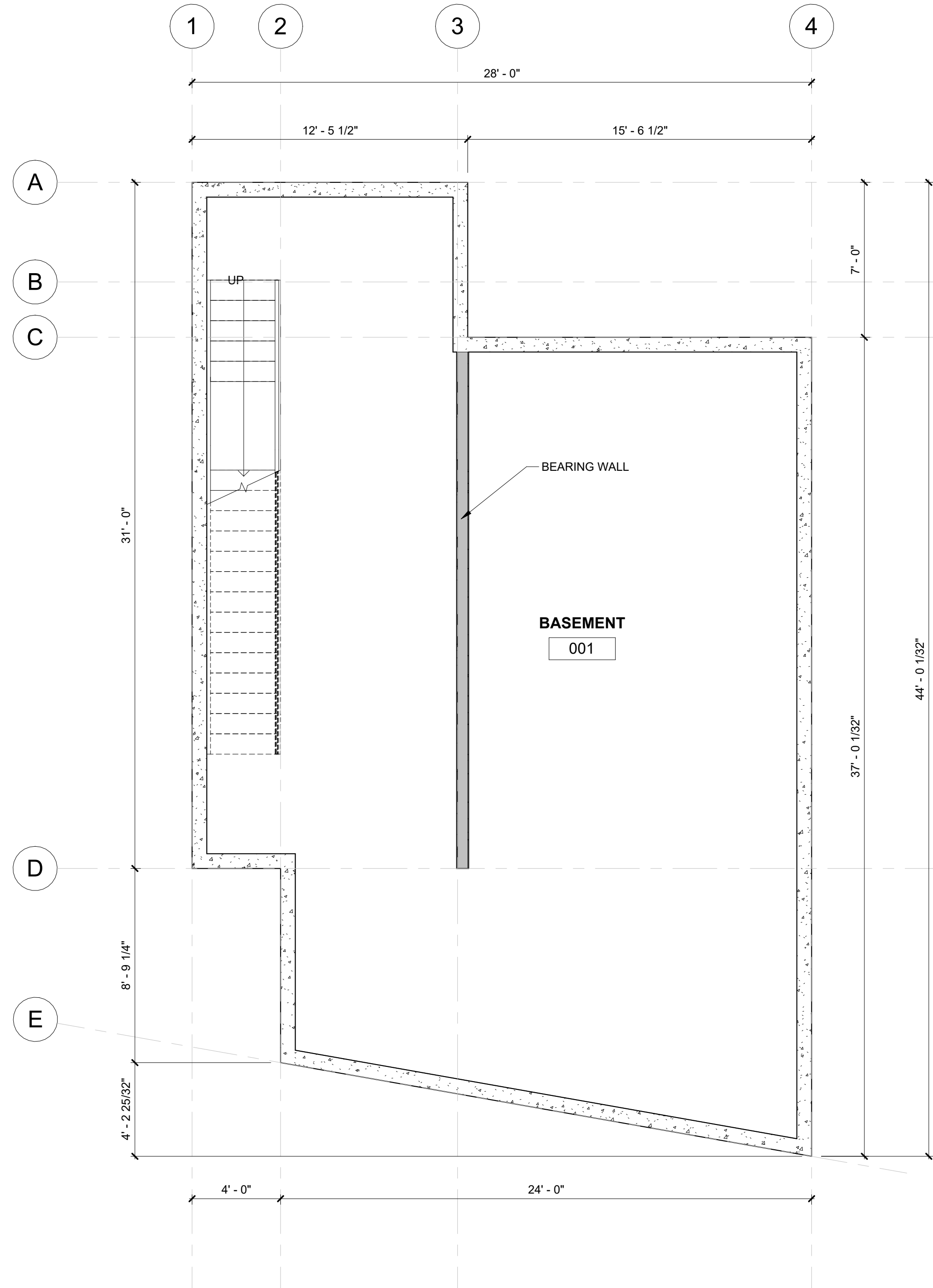
FLOOR PLANS

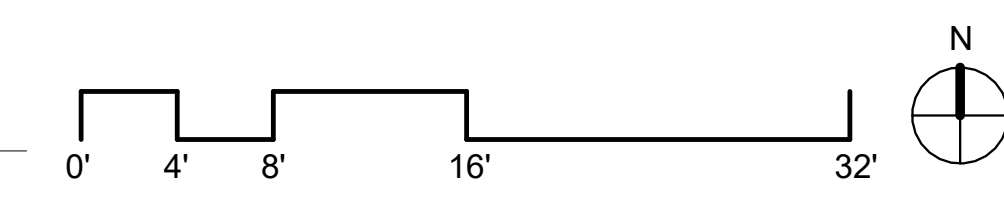
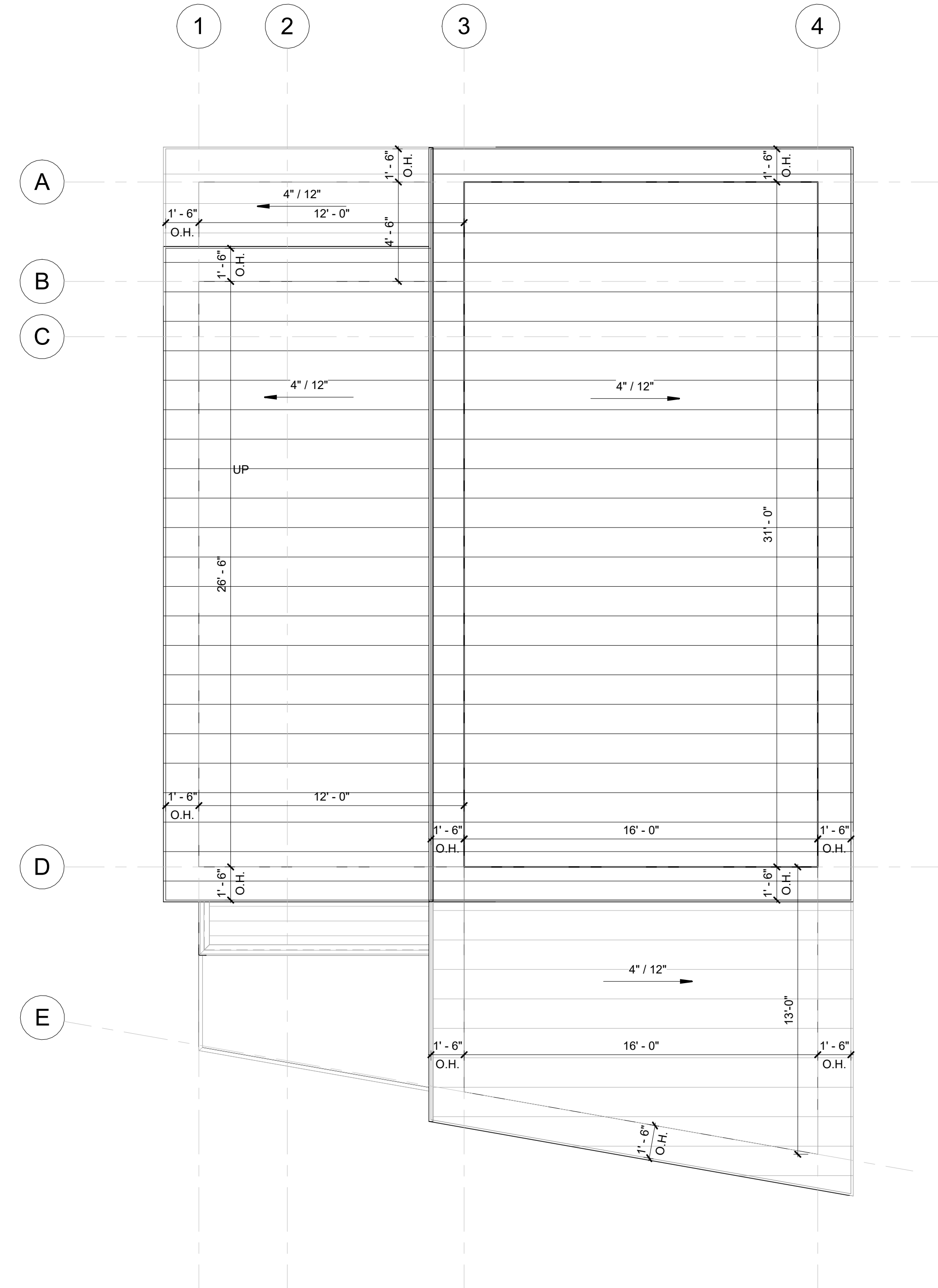
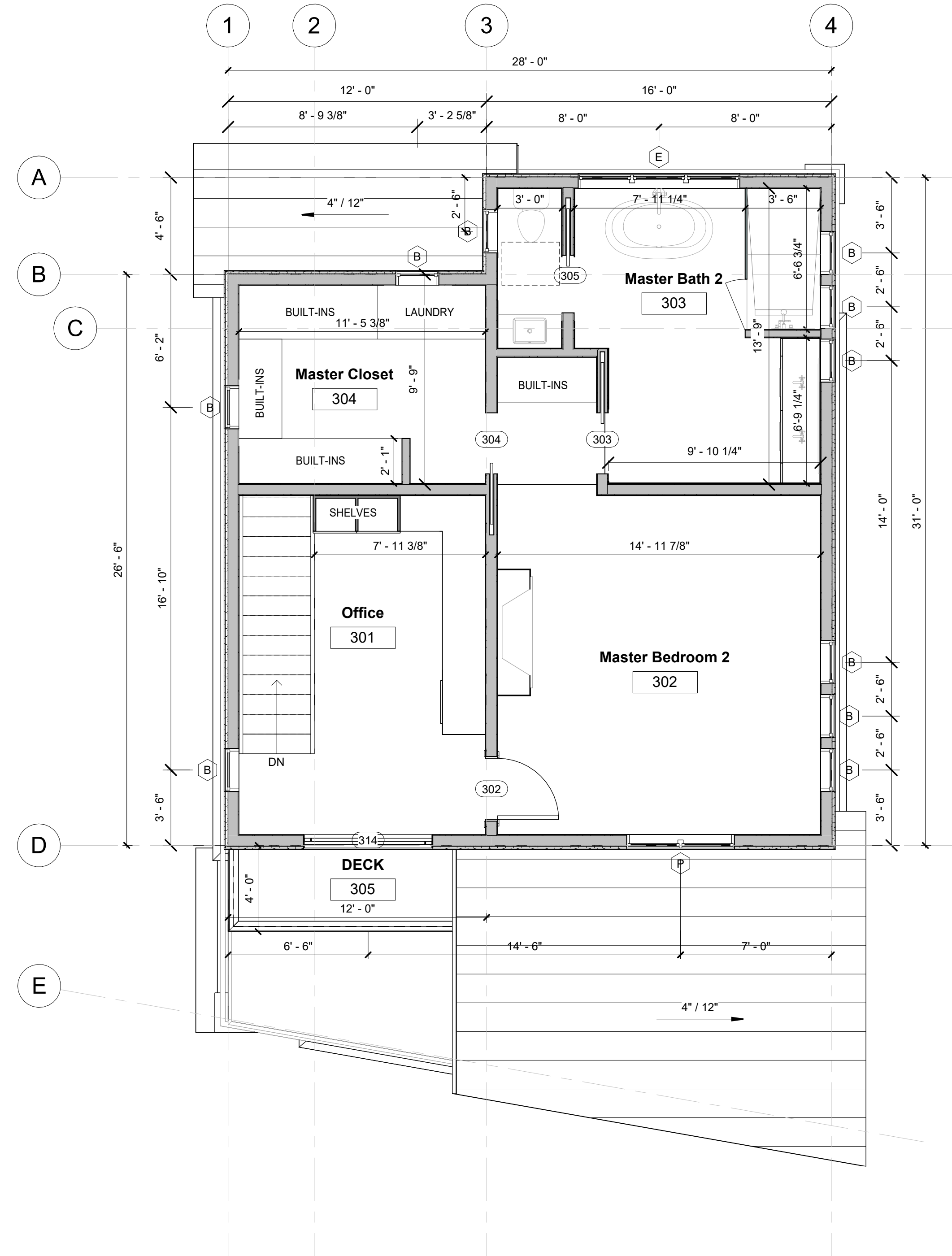
SHEET NUMBER

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2/20/2024 9:53:07 AM

A2.1





MENHARD RESIDENCE

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 Telluride, CO 81435, USA

FLOOR & ROOF PLAN

SHEET NUMBER



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



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



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



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

MATERIAL CALCULATIONS

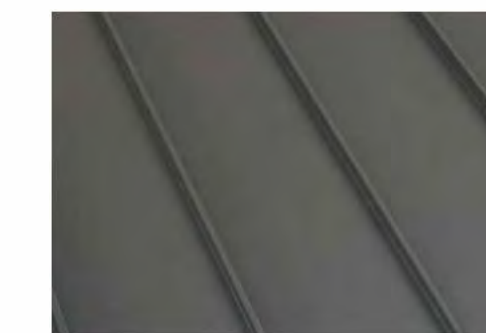
NORTH		
STONE	155 SF	
WOOD SIDING	454 SF	
WINDOW/DOOR GLAZING	86 SF	
WOOD DOORS	67.5 SF	
TOTAL	762.5 SF	
SOUTH		
STONE	374 SF	
WOOD SIDING	220 SF	
WINDOW/DOOR GLAZING	176 SF	
TOTAL	770 SF	
EAST		
STONE	518 SF	
WOOD SIDING	482 SF	
WINDOW/DOOR GLAZING	63 SF	
TOTAL	1,063 SF	
WEST		
STONE	503 SF	
WOOD SIDING	523 SF	
WINDOW/DOOR GLAZING	83 SF	
TOTALS	1,109 SF	
TOTALS		
TOTAL SF	3,704.5 SF	100 %
STONE	1,550 SF	41.84 %
WOOD SIDING	1,679 SF	45.32 %
WINDOW/DOOR GLAZING	408 SF	11.02 %
WOOD DOORS	67.5 SF	1.82 %

GLAZING CALCULATIONS ARE BASE ON UNIT SIZE. ACTUAL GLASS T.B.D. BY MANUFACTURER'S SPECIFICATIONS.

STONE VENEER CALCULATION REQUIREMENT PER TOWN OF MOUNTAIN VILLAGE CDC 17.5.6 EXTERIOR WALL MATERIALS E.1



STONE VENEER
(TELLURIDE GOLD)



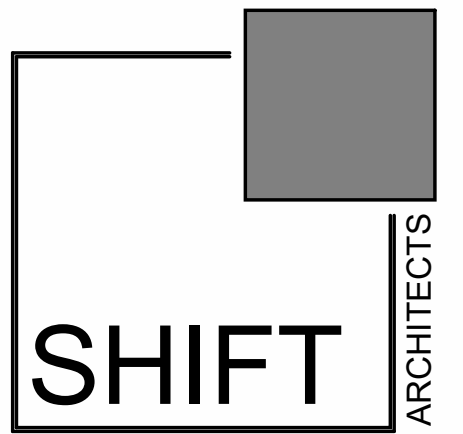
ROOF
BLACK STANDING SEAM



WINDOWS
(GRAY FRAME)



SIDING / SOFFIT / FASCIA
(ENGINEERED ENVELLO MILLBOARD)



P.O. Box 3206
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PROJECT ISSUE DATE:
02.20.24 REVISED DRB SUBMITTAL

MENHARD RESIDENCE

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MATERIAL
CALCULATIONS

SHEET NUMBER

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A3.1

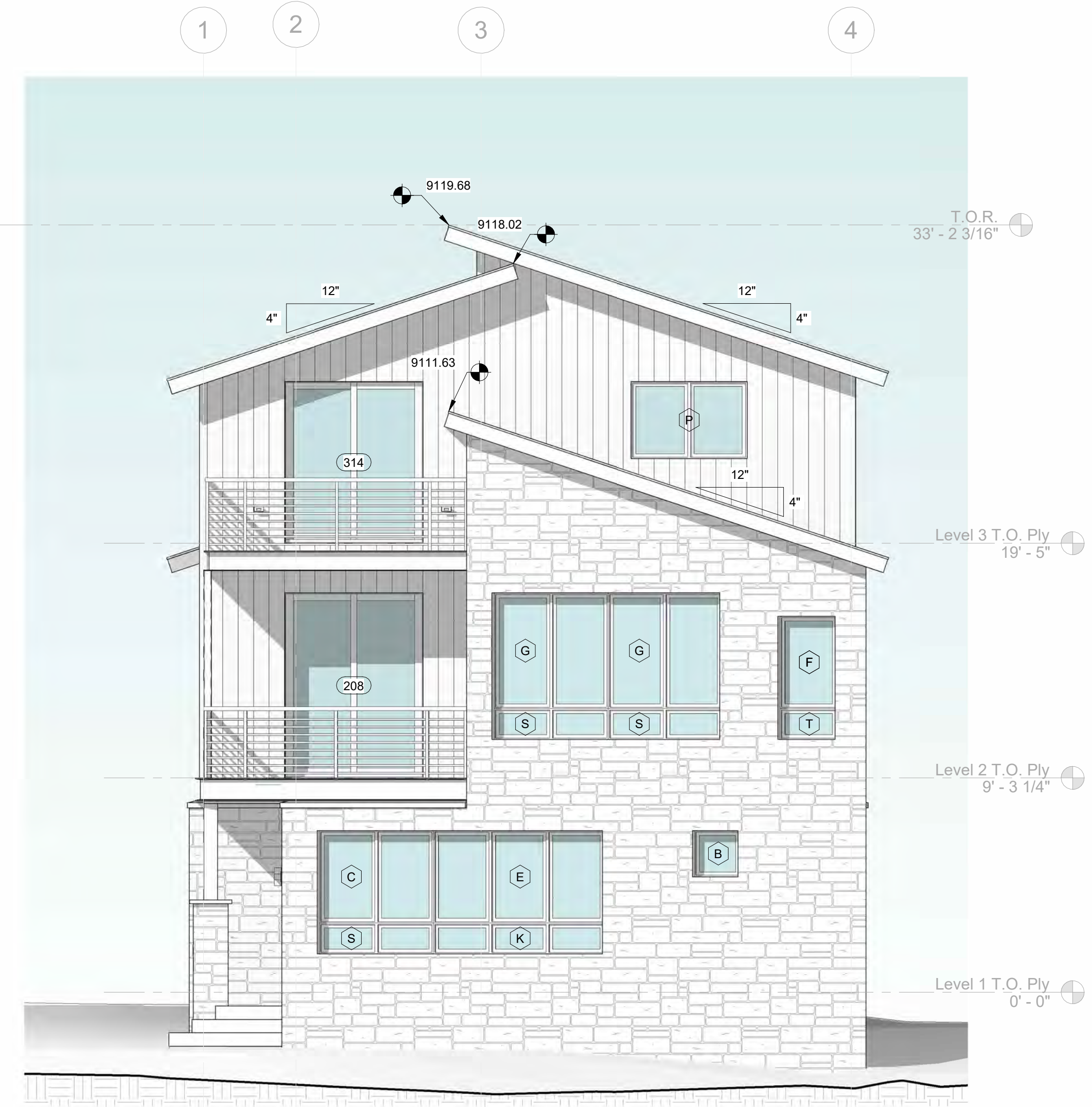
MENHARD RESIDENCE

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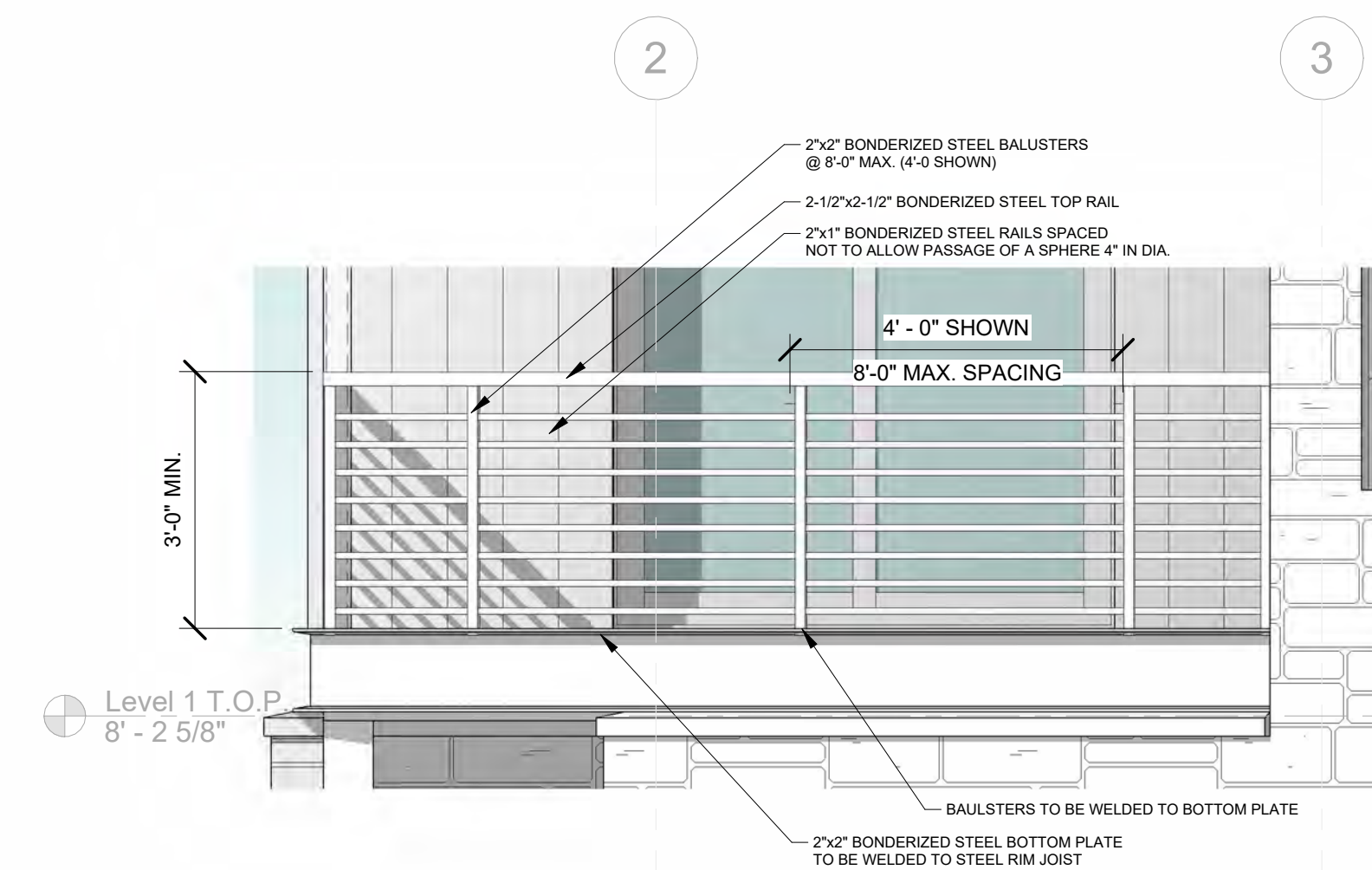
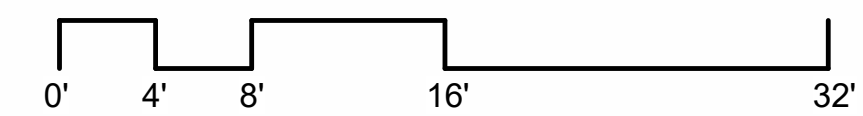
EXTERIOR
 ELEVATIONS



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



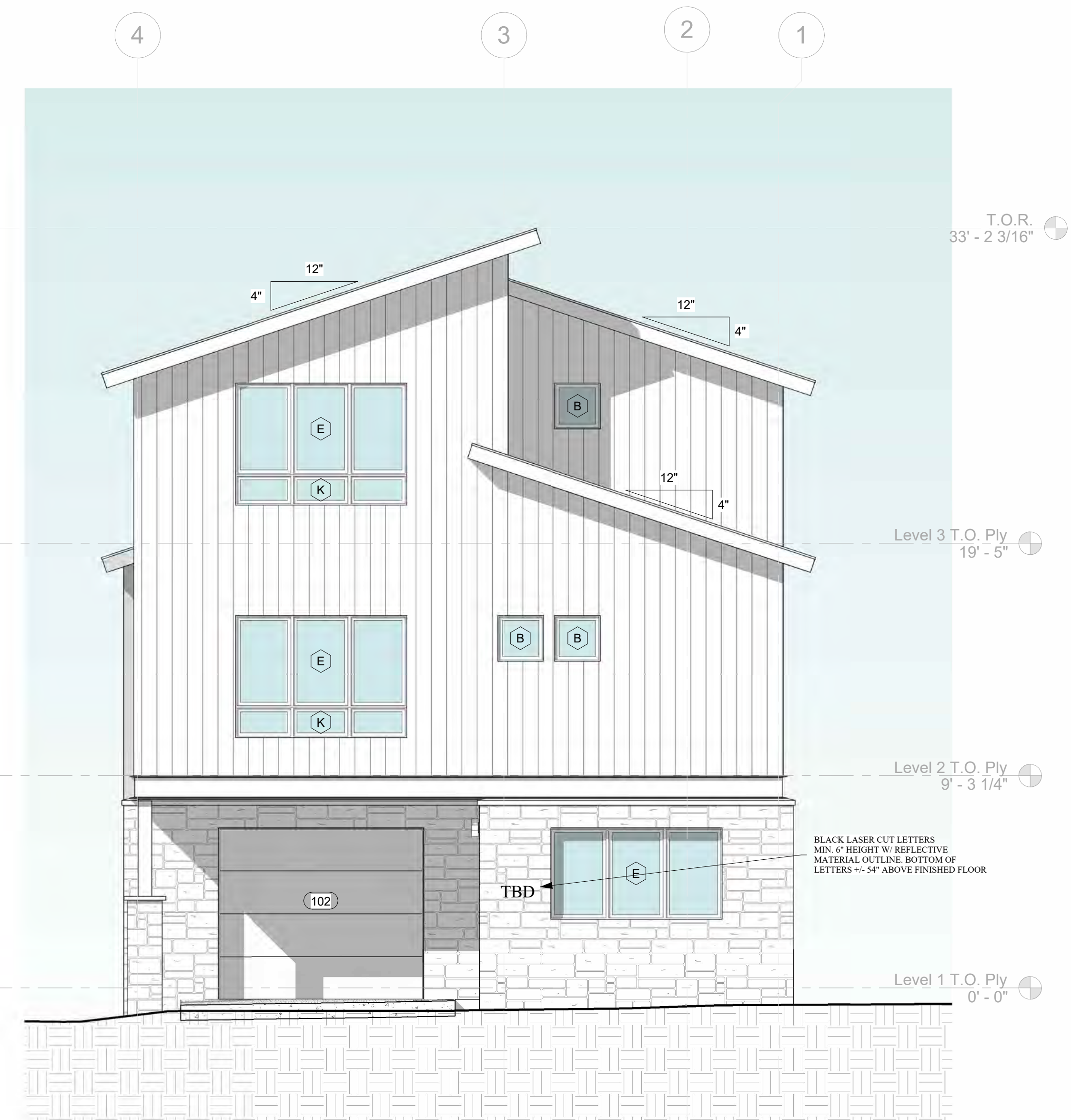
2 SOUTH ELEVATION
 1/4" = 1'-0"



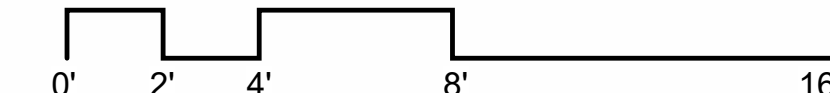
3 RAILING DETAIL
 1/2" = 1'-0"



1 EAST ELEVATION
 1/4" = 1'-0"



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



BLACK LASER CUT LETTERS
 MIN. 6" HEIGHT W/ REFLECTIVE
 MATERIAL OUTLINE. BOTTOM OF
 LETTERS -- 54" ABOVE FINISHED FLOOR

MENHARD RESIDENCE

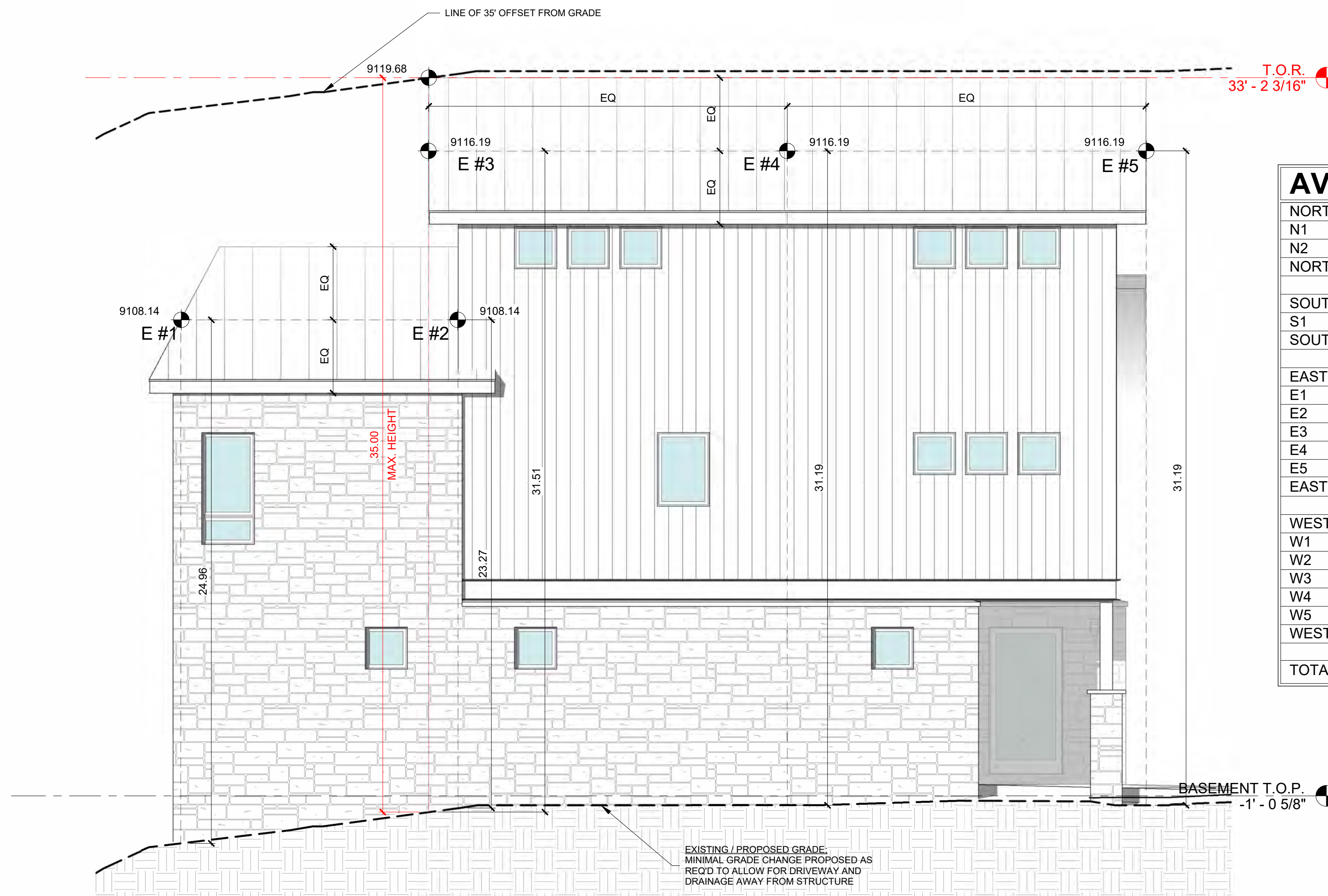
Boulders Way, Mountain Village
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EXTERIOR
 ELEVATIONS

SHEET NUMBER

A3.3

2/20/2024 9:53:30 AM



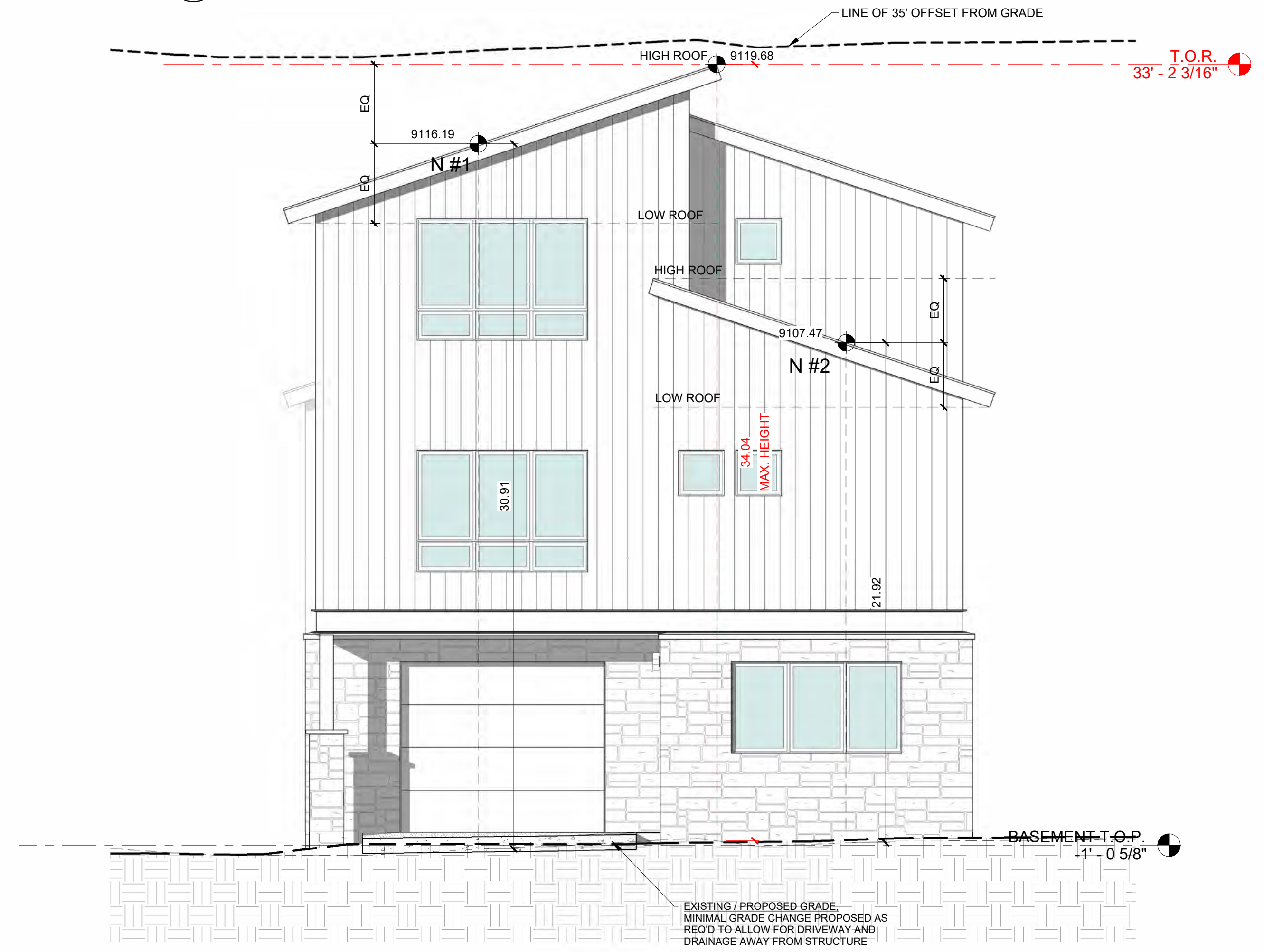
AVG ROOF HT :

NORTH ELEVATION	
N1	30.91'
N2	21.92'
NORTH AVERAGE	26.42'
SOUTH ELEVATION	
S1	25.55'
SOUTH AVERAGE	25.55'
EAST ELEVATION	
E1	24.96'
E2	23.27'
E3	31.51'
E4	31.19'
E5	31.19'
EAST AVERAGE	28.42'
WEST ELEVATION	
W1	21.52'
W2	21.76'
W3	29.42'
W4	29.97'
W5	30.50'
WEST AVERAGE	26.63'
TOTAL AVERAGE	26.76'

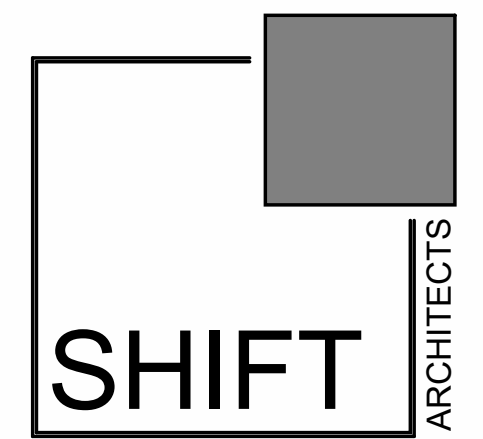
MAX. ROOF HT:

NORTH ELEVATION	34.04'
SOUTH ELEVATION	29.12'
EAST ELEVATION	35.00'
WEST ELEVATION	33.59'

1 EAST ELEVATION
1/4" = 1'-0"



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



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MENHARD RESIDENCE

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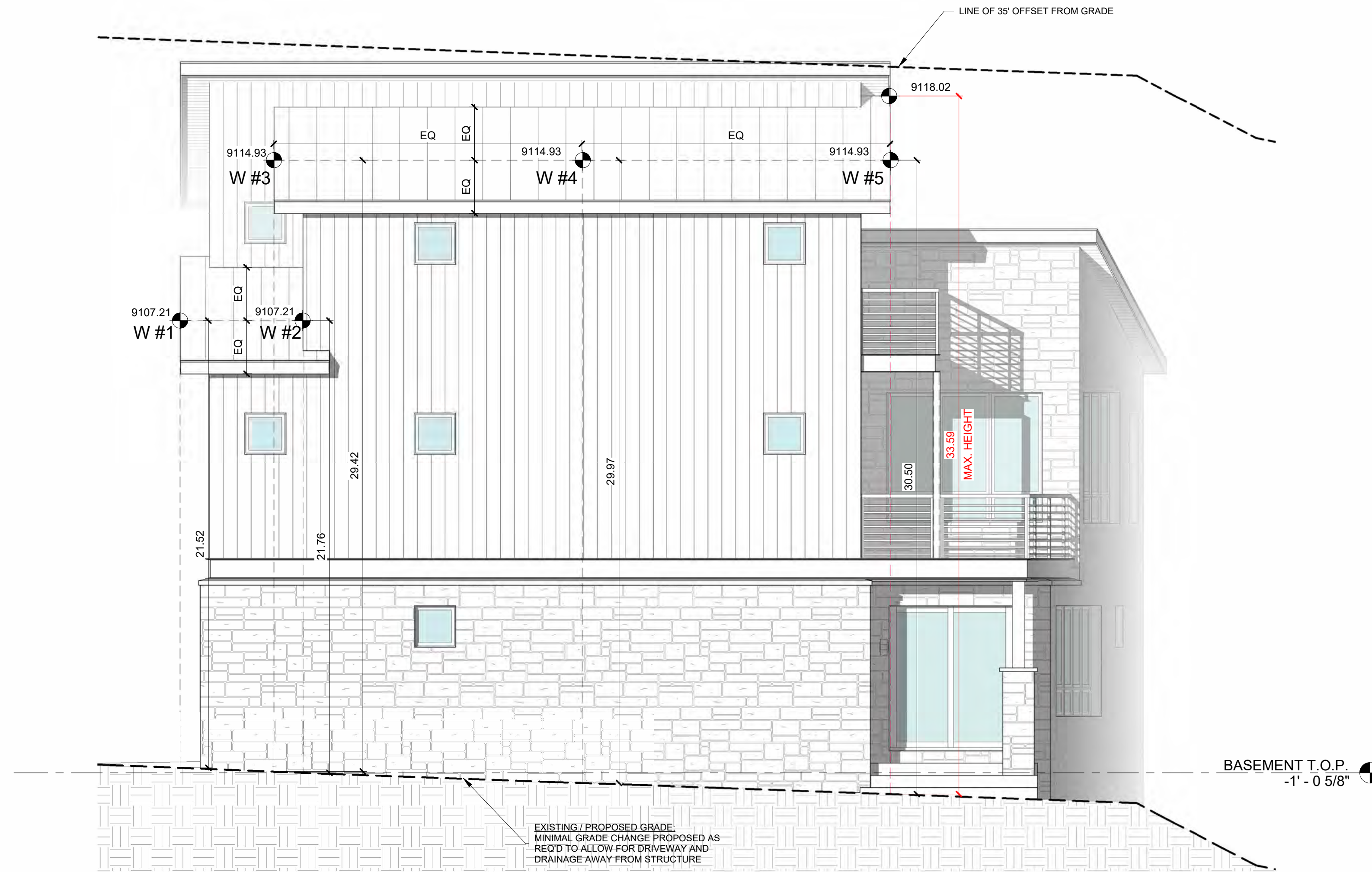
ELEVATION HEIGHT
CALCULATIONS

SHEET NUMBER

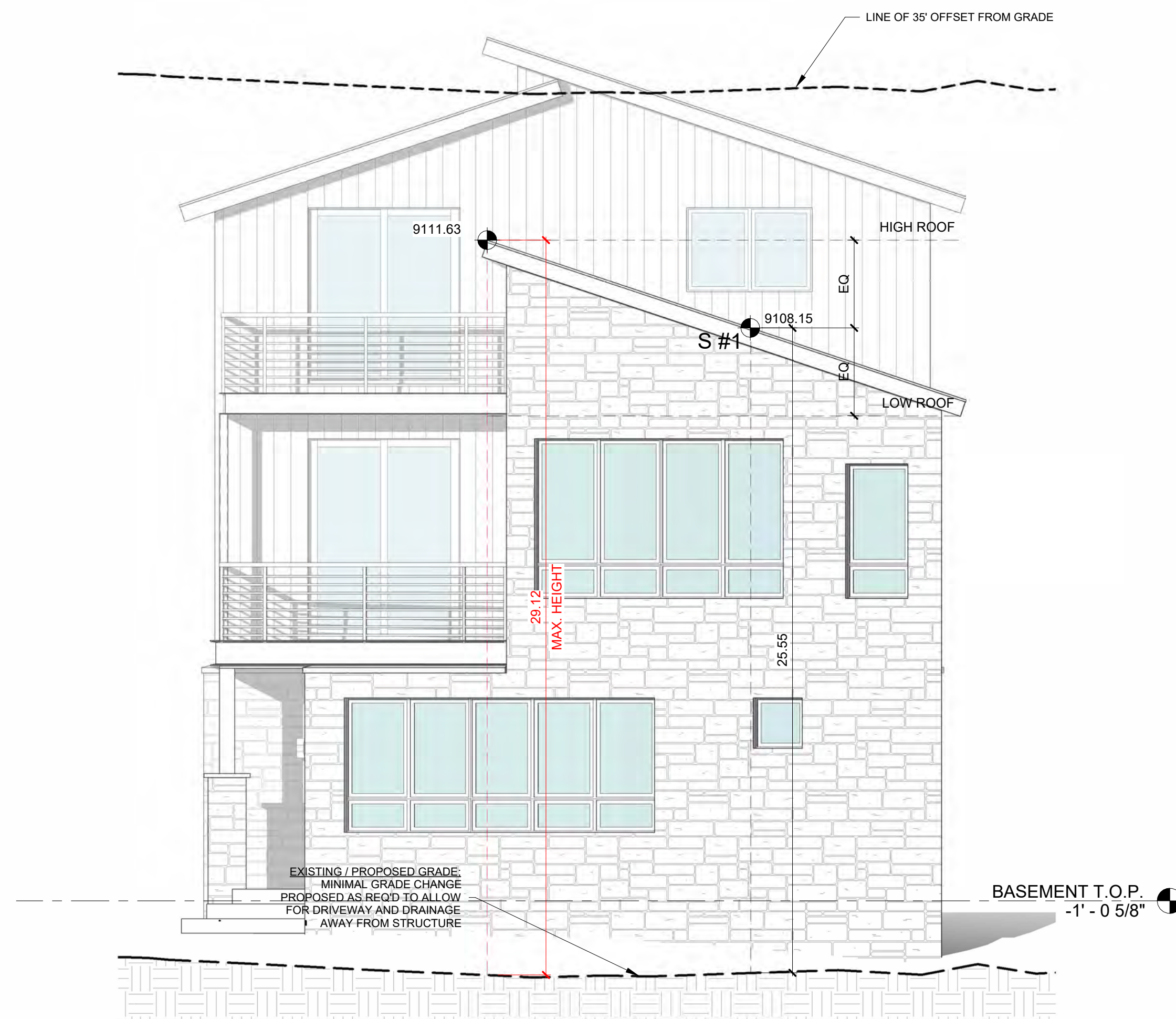
A3.4

2/20/2024 9:53:35 AM

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



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

AVG ROOF HT :	
NORTH ELEVATION	
N1	30.91'
N2	21.92'
NORTH AVERAGE	26.42'
SOUTH ELEVATION	
S1	25.55'
SOUTH AVERAGE	25.55'
EAST ELEVATION	
E1	24.96'
E2	23.27'
E3	31.51'
E4	31.19'
E5	31.19'
EAST AVERAGE	28.42'
WEST ELEVATION	
W1	21.52'
W2	21.76'
W3	29.42'
W4	29.97'
W5	30.50'
WEST AVERAGE	26.63'
TOTAL AVERAGE	26.76'

MAX. ROOF HT :	
NORTH ELEVATION	34.04'
SOUTH ELEVATION	29.12'
EAST ELEVATION	35.00'
WEST ELEVATION	33.59'

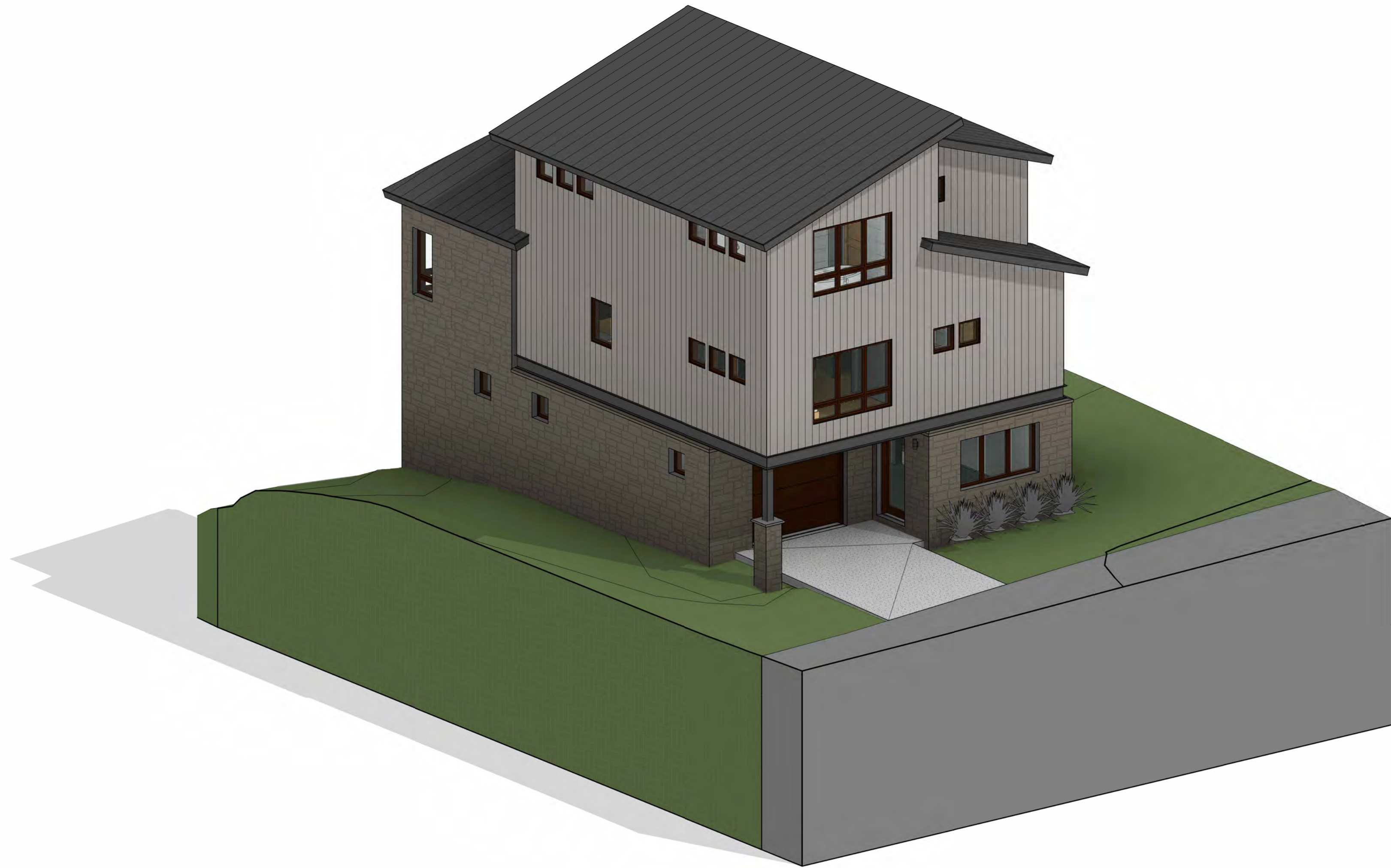
MENHARD RESIDENCE

Boulders Way, Mountain Village
 Telluride, CO 81435, USA

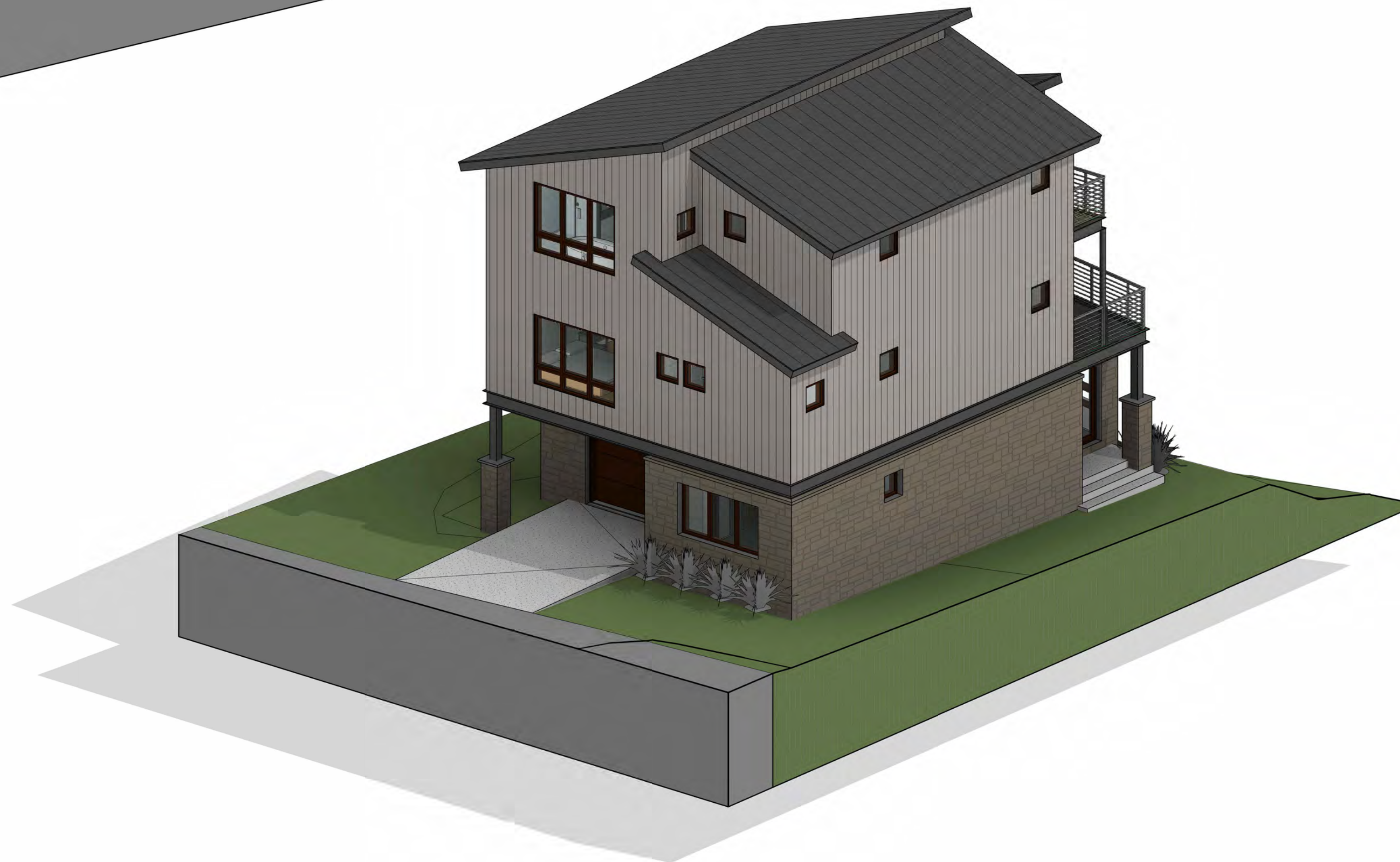
ELEVATION HEIGHT
 CALCULATIONS

SHEET NUMBER

A3.5



1 NE PERSPECTIVE

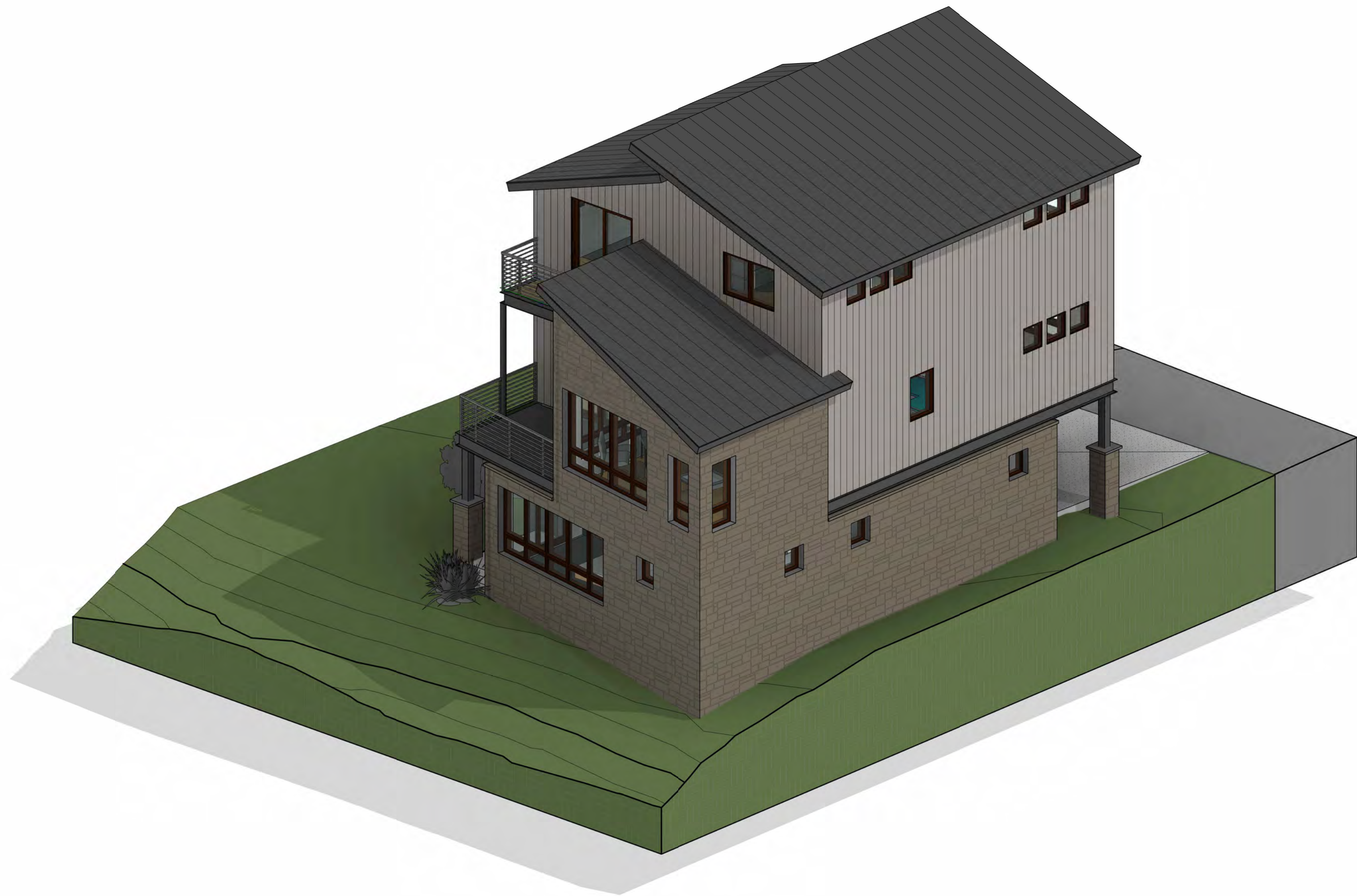


2 NW PERSPECTIVE

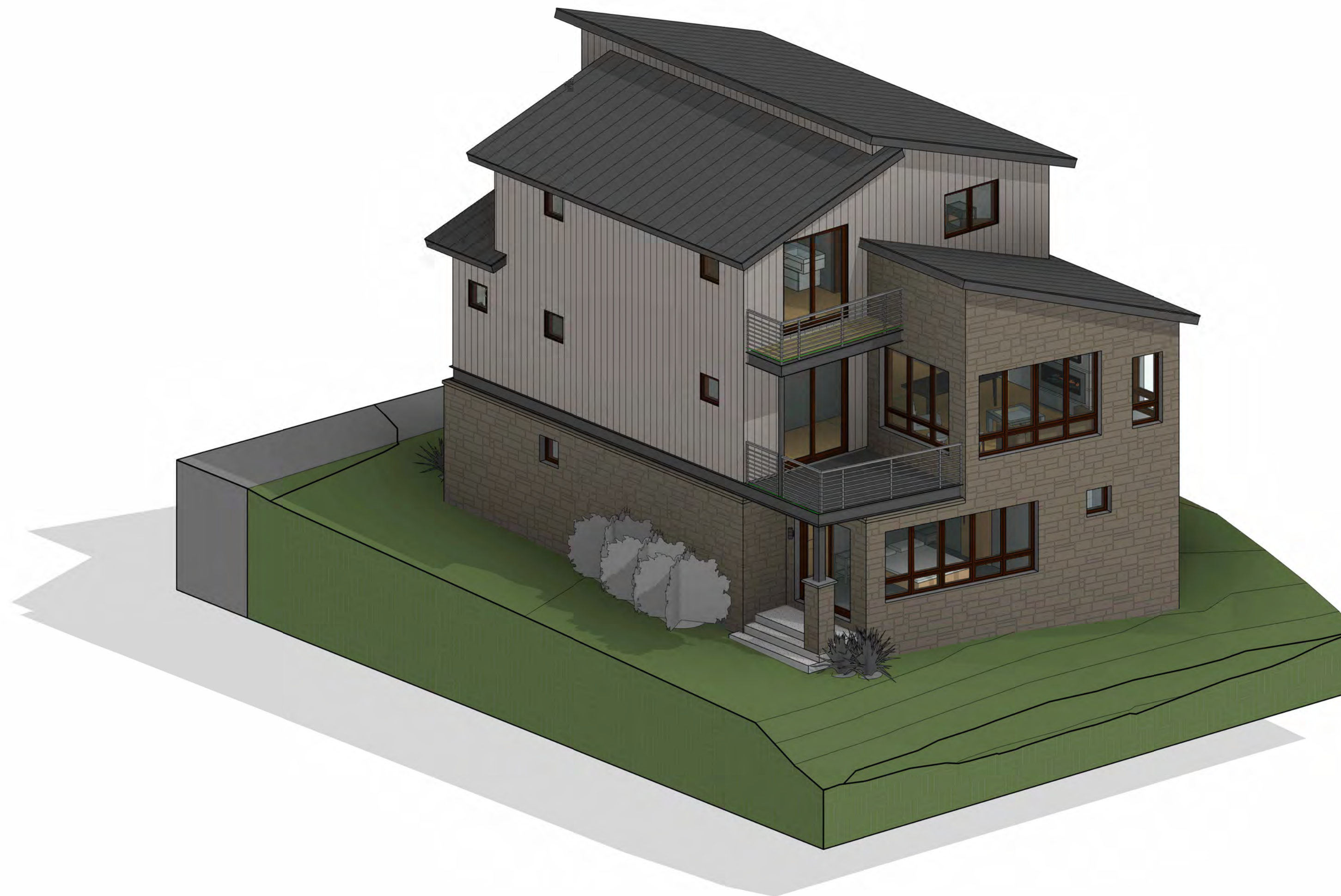
MENHARD RESIDENCE

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 Telluride, CO 81435, USA

PERSPECTIVES



1 SE ELEVATION



2 SW PERSPECTIVE

MENHARD RESIDENCE

Boulders Way, Mountain Village
Telluride, CO 81435, USA

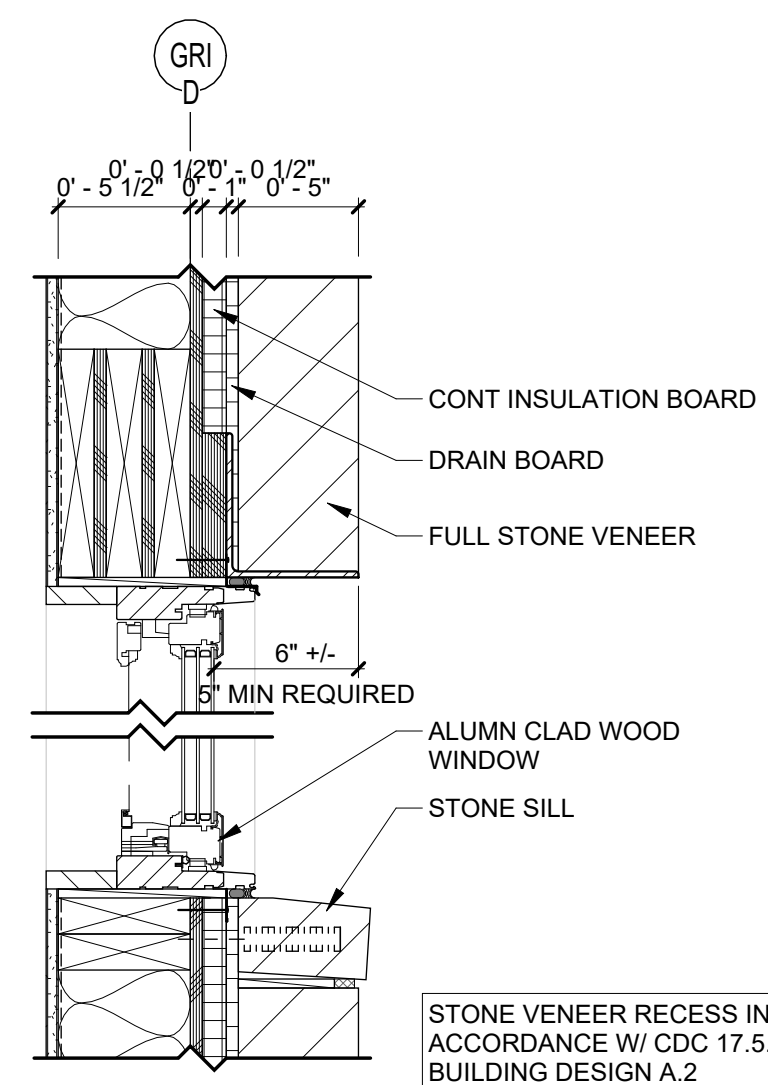
PERSPECTIVES

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SHEET NUMBER

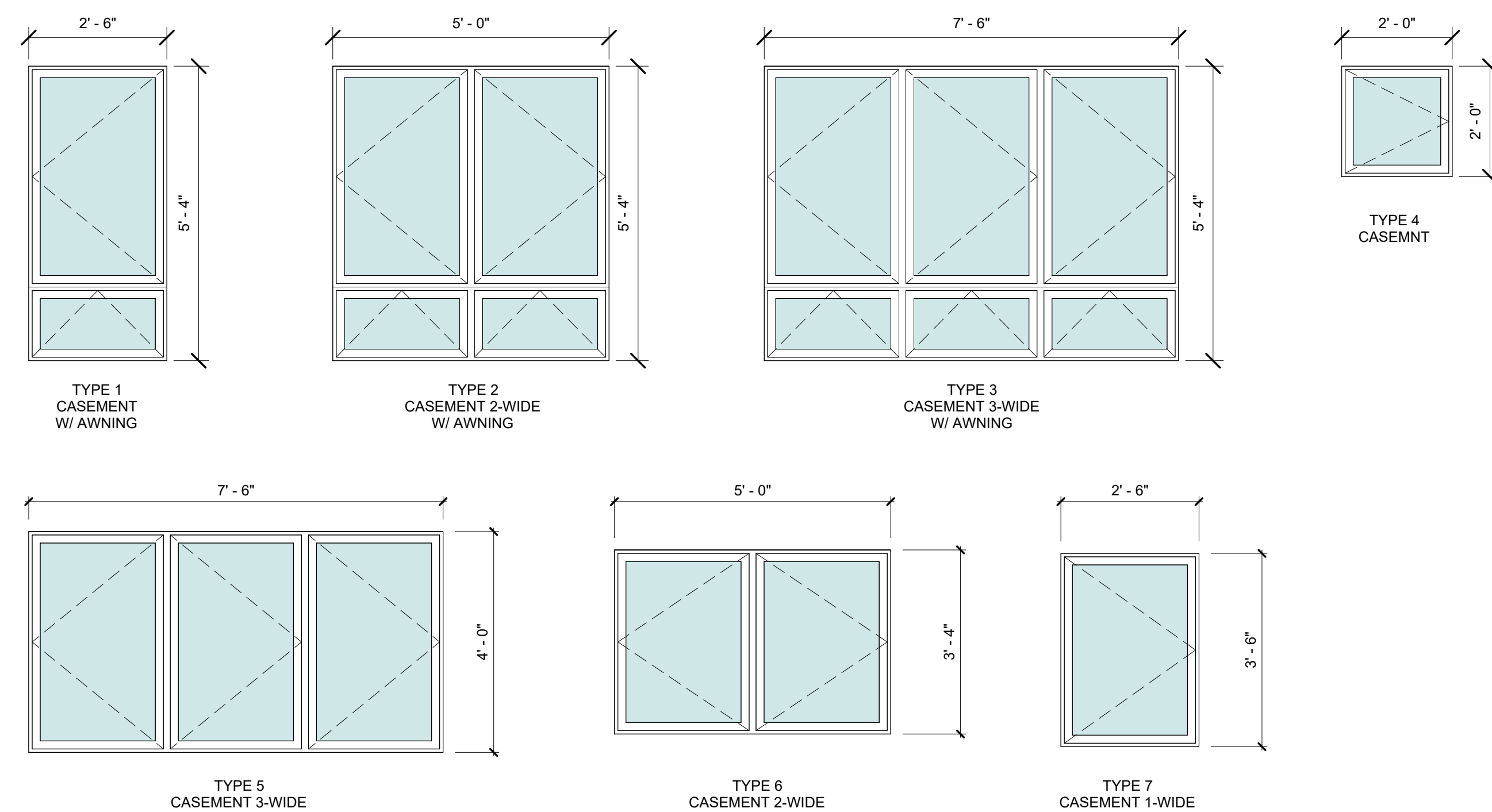
WINDOW SCHEDULE

ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
102	Garage	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
102	Garage	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
103	Entry	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
103	Entry	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	
105	Guest Master	C	5' - 0"	4' - 0"	2	Casement 2-Wide	Kolbe	
105	Guest Master	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	
105	Guest Master	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
105	Guest Master	S	5' - 0"	1' - 4"	2	Awning 2-Wide	Kolbe	
106	Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
107	Bath #1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
202	Hall	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
202	Hall	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
204	Kitchen	A	2' - 6"	3' - 6"	7	Casement	Kolbe	
205	Living/Dining Room	E	2' - 6"	4' - 0"	1	Casement 1-Wide	Kolbe	
205	Living/Dining Room	F	2' - 6"	4' - 0"	1	Casement 1-Wide	Kolbe	
205	Living/Dining Room	G	5' - 0"	5' - 0"	2	Casement 2-Wide	Kolbe	
205	Living/Dining Room	G	5' - 0"	5' - 0"	2	Casement 2-Wide	Kolbe	
205	Living/Dining Room	H	7' - 6"	5' - 0"	3	Casement 3-Wide	Kolbe	
205	Living/Dining Room	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
205	Living/Dining Room	S	5' - 0"	1' - 4"	2	Awning 2-Wide	Kolbe	
205	Living/Dining Room	S	5' - 0"	1' - 4"	2	Awning 2-Wide	Kolbe	
205	Living/Dining Room	T	2' - 6"	1' - 4"	1	Awning	Kolbe	
205	Living/Dining Room	T	2' - 6"	1' - 4"	1	Awning	Kolbe	
206	Master Bedroom 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom 1	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	EGRESS
206	Master Bedroom 1	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
207	Master Bath 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
207	Master Bath 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
207	Master Bath 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
301	Office	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	P	5' - 0"	3' - 4"	6	Casement 2-Wide	Kolbe	EGRESS
303	Master Bath 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
303	Master Bath 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
303	Master Bath 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
303	Master Bath 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
303	Master Bath 2	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	
303	Master Bath 2	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
304	Master Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
304	Master Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	



WINDOW NOTES:

1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
3. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
5. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
6. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
7. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.



1 WINDOW DETAIL W/ STONE VENEER

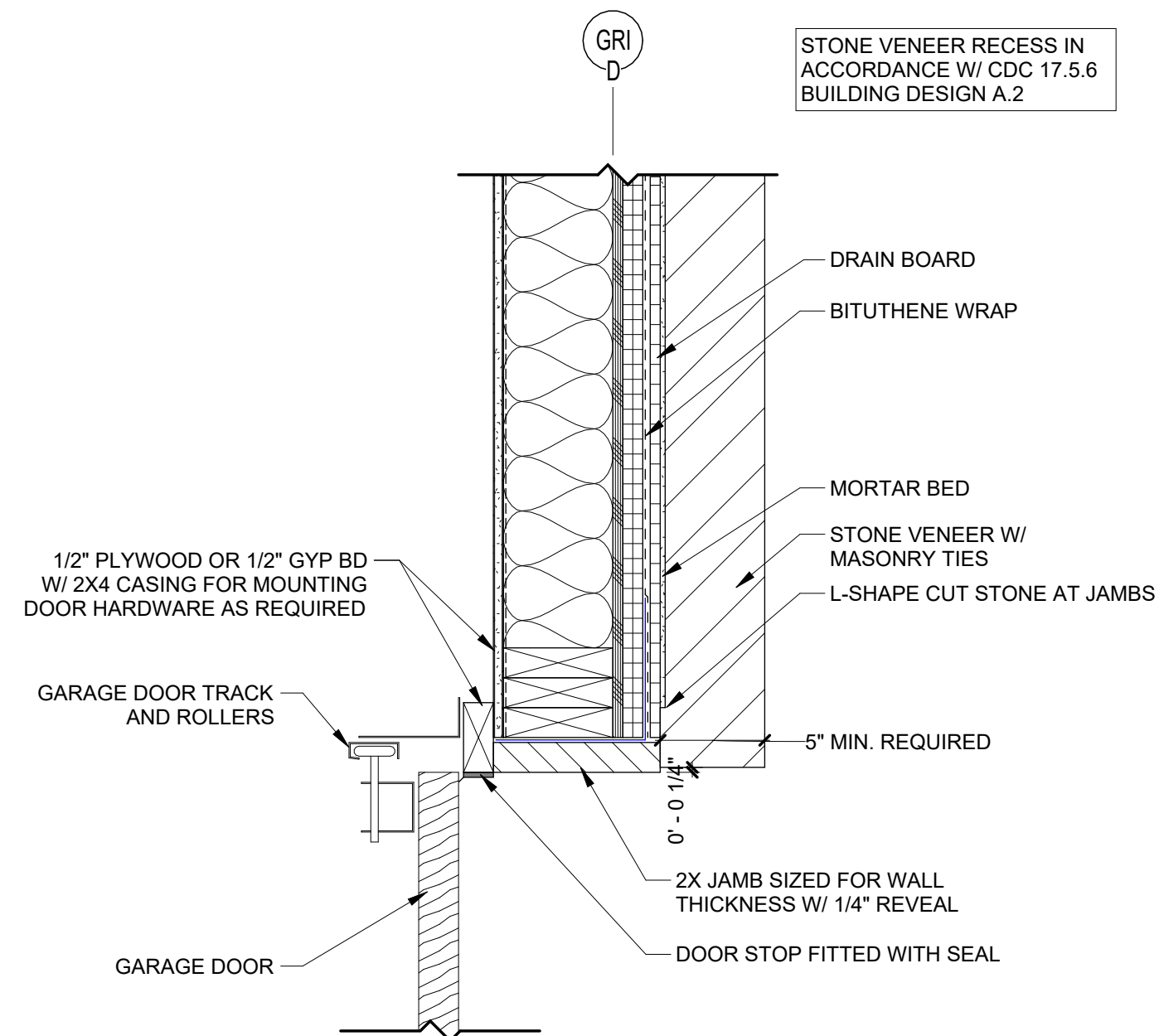
1 1/2" = 1'-0"

DOOR SCHEDULE

MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	LOCATION	COMMENTS
101	Entry	D	3' - 6"	7' - 0"	SWING		EXTERIOR	
102	Garage	E	9' - 0"	7' - 6"	OVERHEAD DOOR		EXTERIOR	
110	Guest Master	A	6' - 0"	7' - 0"	SLIDING	JELD-WEN	EXTERIOR	
208	Hall	A	6' - 0"	8' - 0"	SLIDING	JELD-WEN	EXTERIOR	
314	DECK	A	6' - 0"	7' - 0"	SLIDING	JELD-WEN	EXTERIOR	
105	Guest Master	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
106	Closet	I	2' - 10"	7' - 0"	BARN DOOR		INTERIOR	
107	Bath #1	B	2' - 8"	7' - 0"	POCKET		INTERIOR	
108	Entry	F	3' - 0"	7' - 0"	SWING		INTERIOR	
111	Entry	J	5' - 0"	7' - 0"	SLIDING		INTERIOR	
112	Entry	J	5' - 0"	7' - 0"	SLIDING		INTERIOR	
203	Powder	B	2' - 4"	7' - 0"	POCKET		INTERIOR	
206	Hall	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
207	Master Bath 1	B	2' - 8"	7' - 0"	POCKET		INTERIOR	
209	Master Bath 1	B	2' - 8"	7' - 0"	POCKET		INTERIOR	
210	Kitchen	F	2' - 0"	6' - 8"	SWING		INTERIOR	
302	Master Bedroom 2	F	2' - 10"	7' - 0"	SWING		INTERIOR	
303	Master Bath 2	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
304	Master Closet	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
305	Master Bath 2	B	2' - 8"	7' - 0"	POCKET		INTERIOR	

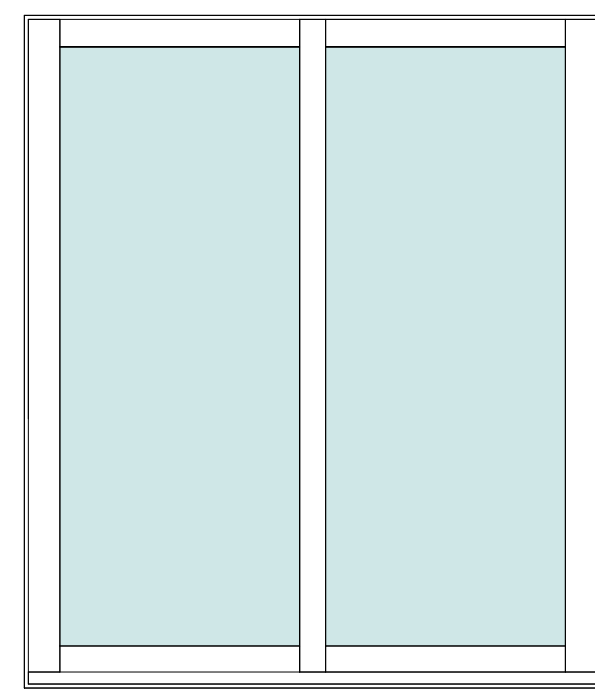
DOOR NOTES:

- DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SEE ELEVATIONS FOR DOOR MULLION PATTERN.
- DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
- DOOR & WINDOW MANUFACTURER: WINDSOR
- VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

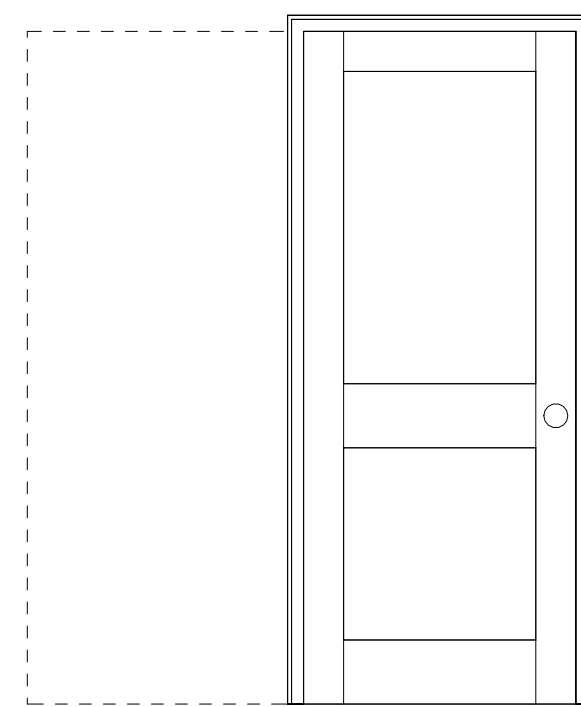


1 GARAGE DOOR JAMB @ STONE VENEER

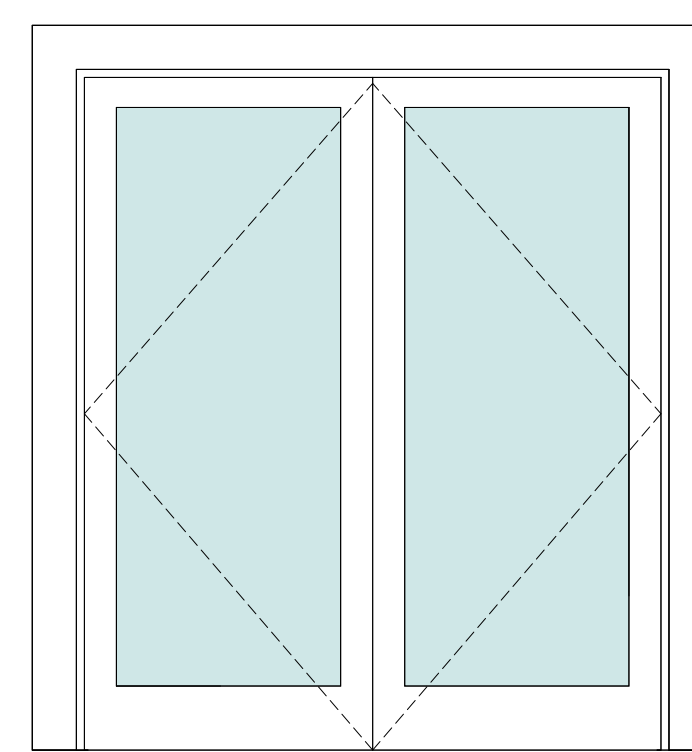
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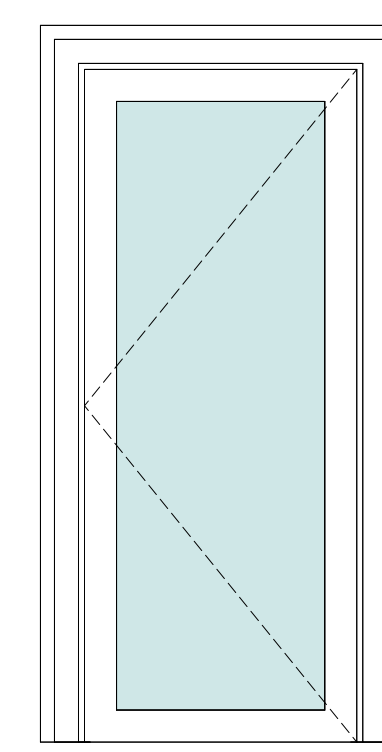
TYPE A



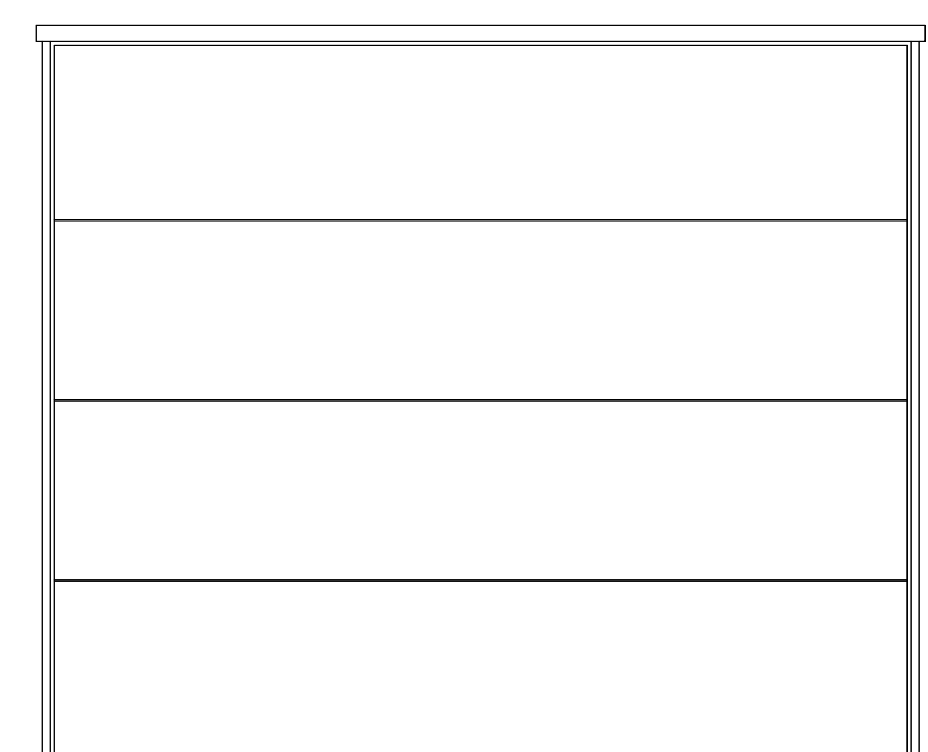
TYPE B



TYPE C



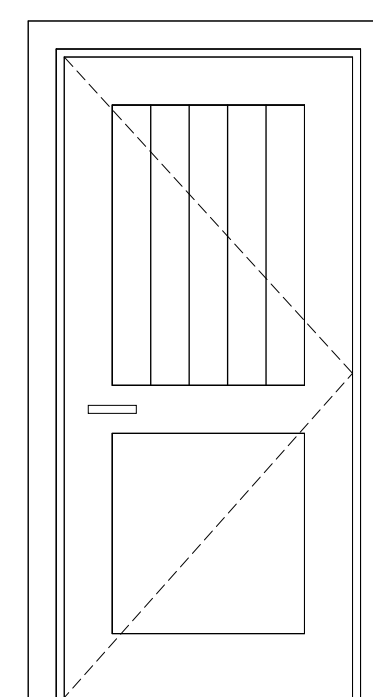
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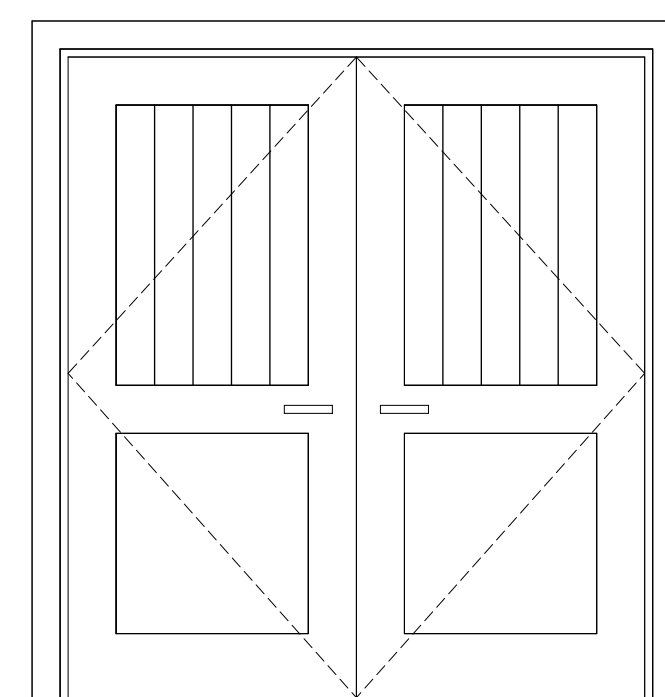
TYPE E

EXTERIOR DOOR TYPES

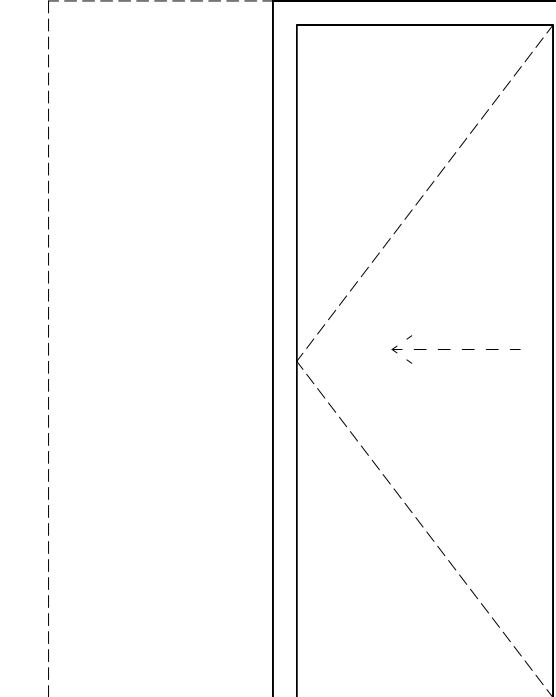
1/2" = 1'-0"



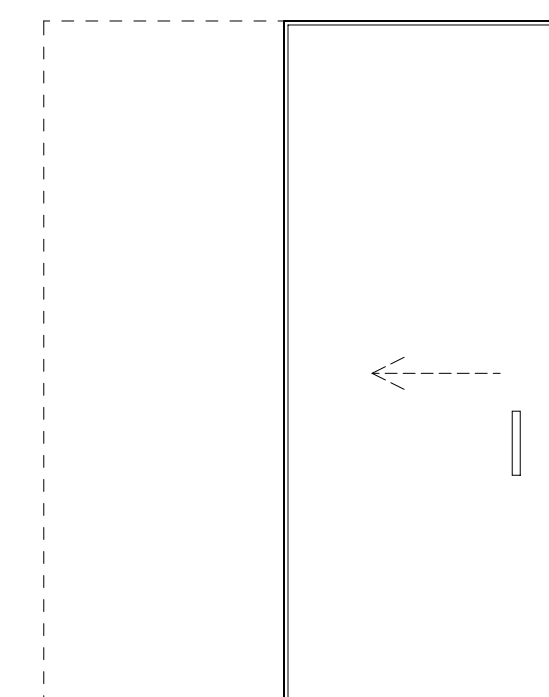
TYPE F



TYPE G



TYPE H



TYPE I

INTERIOR DOOR TYPES

1/2" = 1'-0"



EXTERIOR E-1:

EXTERIOR TWO WAY SCONCE LIGHT

PANDORA LED INDOOR/OUTDOOR WALL SCONCE	
FINISH:	BLACK
MANUFACTURER	MODERN FORMS
ITEM	MFM1720529
MATERIAL	ALUMINUM
GLASS	LED DRIVER
WIDTH	7"
HEIGHT	7"
DEPTH	4.75"
LAMP TYPE	LED
BULB TYPE	12W
LUMENS	270
COLOR TEMPERATURE	3000K
CRI	85
RATED LIFE	50,000 HOURS
CERTIFICATION	ADA COMPLIANT & ETL LISTED WET
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



EXTERIOR E-2:

EXTERIOR STEP AND WALL LIGHT

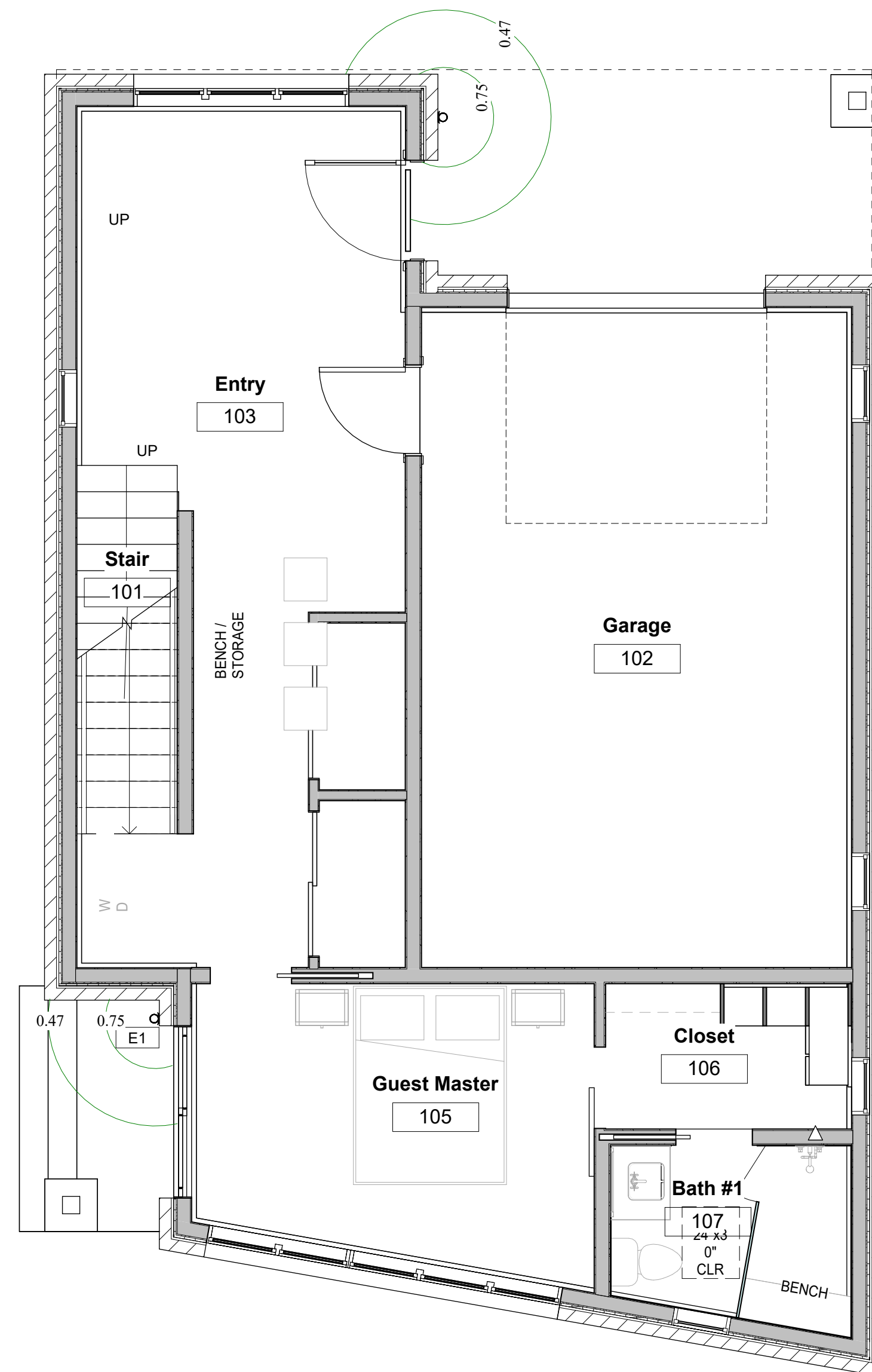
LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT	
FINISH:	BLACK
MANUFACTURER	WAC LIGHTING
ITEM	WAC671977
MATERIAL	CORROSION RESISTANT ALUMINUM
GLASS	ETCHED LENS
WIDTH	5"
HEIGHT	3"
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	3.9W
LUMENS	68
COLOR TEMPERATURE	3000K
CRI	83
RATED LIFE	60,000 HOURS
CERTIFICATION	UL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

LIGHTING NOTES:

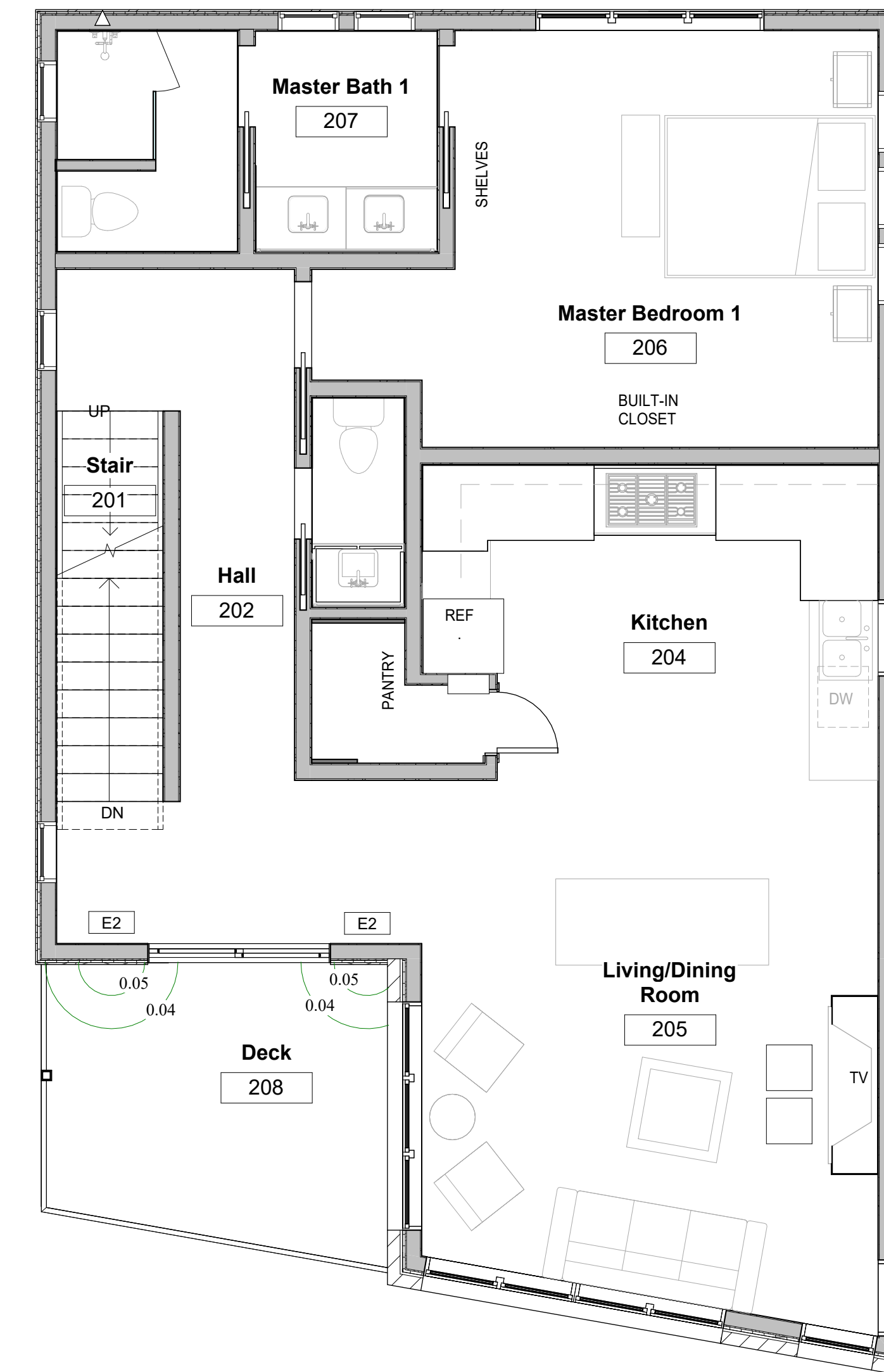
1. FIELD VERIFY ALL LIGHTING LOCATIONS.
2. TYPICAL LIGHTING LOCATION AT STAIRS:
(1 EA) PER LANDING
(2 EA) PER RUN
3. CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE 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.

LIGHTING LEGEND

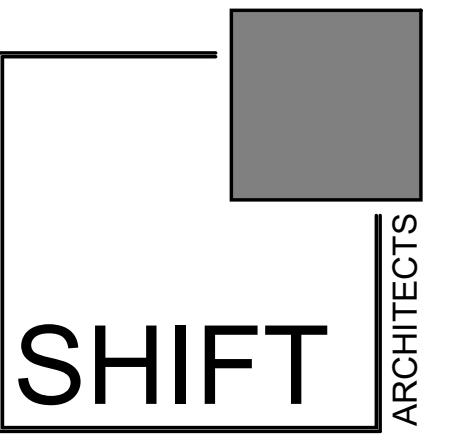
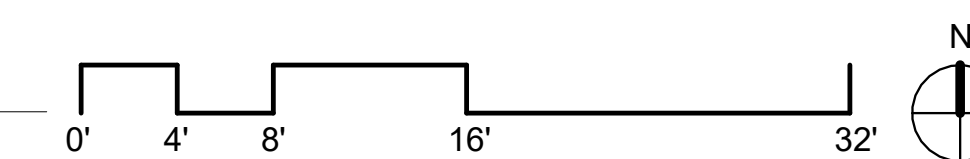
C1	RECESSED CAN	MS	DOUBLE HEADED MONO POINT MOTION SENSOR
C2	RECESSED CAN; DIRECTIONAL	P	PENDANT
C3	RECESSED CAN; WET LOCATIONS	PD	UNDER CABINET LED STRIP
EX	RECESSED CAN; EXTERIOR	R	RECESSED LED LIGHT
	CEILING FAN W/ LIGHT	TL	TABLE LAMP RECEPTACLE
C	2' LINEAR CLOSET FIXTURE	FL	FLOOR LAMP RECEPTACLE
FN	EXHAUST FAN	S	WALL MOUNTED SCONCE
FN	EXHAUST FAN WITH LIGHT	ST	STEP LIGHT
F	CEILING MOUNT FLUORESCENT LIGHT	S ₂	TWO WAY SWITCH
	SURFACE MOUNT FIXTURE	S ₃	THREE WAY SWITCH
CH	CHANDELIER	TV	TV OUTLET
	MONO POINT FIXTURE	WG	WALL GRAZING
		X	EXTERIOR SCONCE
			FIXTURE LAYOUT GRID



1 LEVEL 1 LIGHTING PLAN
1/4" = 1'-0"



2 LEVEL LIGHTING PLAN
1/4" = 1'-0"



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PROJECT ISSUE DATE:
02.20.24 REVISED DRB SUBMITTAL

MENHARD RESIDENCE

Boulders Way, Mountain Village
Telluride, CO 81435, USA

LIGHTING PLANS

SHEET NUMBER

E1.1

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