

Date: May 14, 2024

By: Kristine Perpar, Architect

Sent to: Mountain Village Planning Staff

Re: Design Review Application Narrative

Property Address: Unit 21, 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 21 - Unit 1, 300 Fairway Drive ("Unit 21") along with the relevant Criteria for Decision provided in the CDC.

Requests:

1. Initial Architectural and Site Review Approval

Project Overview:

Legal Description: UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

Address: 300 Fairway Drive

Zoning: Multi-Family outside Village Center

Existing Use: Vacant

Proposed Use: Single-Family Detached Condominium

Lot Size: 0.097 Acres

CDC Provision	Requirement	Proposed
Maximum Building Height	40'-0" (Gable)	34.00'
Maximum Avg. Building Height	35'-0"	24.89'
Maximum Lot Coverage	2746.49 (65%)	2,105 SF
Maximum Lot Coverage (HOA)	2400 Sq. Ft	2,105 SF
General Easement Setbacks	No GE	No GE
Roof Pitch		
Primary		8:12
Secondary		3:12
Exterior Materials		
Stone	35% Minimum	41%
Glazing	40% Maximum	17%
Parking	2 spaces	2 spaces

DRB Specific Approvals:

Materials – 2x8 wood fascia wrapped in flat metal sheet to match roofing color

Criteria for Decision: *The following criteria for Initial Architecture and Site Review have been addressed as part of this narrative. We feel that we are meeting the CDC requirements within this application, narrative, and architectural plan set; allowing for the DRB to grant approval of this Initial Review.*

Applicant notes will be provided in [Blue Text](#). In order to reduce the length of this narrative, only relevant sections of the DRB Rules and Regulations related to the project have been addressed.

Chapter 17.3: Zoning and Land Use Regulations

17.3.12: Building Height Limits

Applicant Note: Building Height and Maximum Average Building heights along with parallel slope projections are shown on sheet A2.1 of the submitted documents. The current Maximum and Maximum Average Building Heights are 34.00' and 24.89' respectively. Both heights are below the allowable maximums per the CDC requirements.

17.3.14: General Easement Setbacks

Applicant Note: Knoll Estates does not have the typical General Easements (GE) seen in the Mountain Village. Instead, there are building sites with General Common Elements between lots. As such, the provisions of Section 17.3.14 do not apply to this project.

Chapter 17.5: Design Regulations

17.5.4: Town Design Theme

Applicant Note: The Mountain Modern style home with stone and wood siding and a metal gabled roof form contributes to a strong community image and sense of place by embracing and enhancing its mountain setting. The design harmonizes with the high-alpine environment of Mountain Village, respecting the forests, streams, wetlands, and mountainous topography. The use of natural materials like stone and wood ensures the home blends seamlessly with its surroundings, promoting a balance between human habitation and nature. The architecture, characterized by its sturdy, alpine-inspired forms, responds to the traditional and functional aesthetics common to alpine regions. The home's design integrates influences typical of high alpine environments, creating a visual link with traditional mountain buildings. This approach results in a unique mountain vernacular that respects historical precedents while embracing contemporary interpretations and sustainable practices, fostering a design evolution that connects past, present, and future within the local context.

The home's thoughtful siting maximizes access, views, and solar gain while preserving trees and minimizing visual impacts on the neighborhood. The building massing steps with the natural topography, maintaining simplicity in form. The stone base provides a grounded appearance capable of withstanding harsh alpine snow conditions. The structure is expressive of its functional need to shelter from high snow loads, ensuring durability and resilience. The use of natural, sustainable materials—stone, wood, and metal—along with colors that blend with the natural environment, further strengthens the home's alignment with the Town's design theme.

17.5.5: Building Siting Design

Applicant Note: Unit 21 has been thoughtfully designed to fit the landscape, with site planning that ensures the building blends seamlessly into the existing environment. The siting of the building respects and relates to the natural landforms and vegetation,

organizing the building mass in a manner that is specific to the terrain and functional constraints of the site. The placement of Unit 21 and the routing of driveways, utilities, walkways, and drainage have been carefully planned to blend with the topography, minimizing disturbances to existing vegetation. Natural features are preserved and protected as much as possible, balancing the owner's development goals with the Town's regulations, standards, and the Comprehensive Plan.

The roofing plan on page A3.4 includes a snow shed plan for roofs, walkways, and drives. This plan details areas where snow or ice may shed from roofs and includes methods to protect pedestrian and vehicular traffic from potential injury or damage.

In terms of residential building siting, Unit 21 has been positioned with careful consideration of surrounding development, shade and shadow impacts, views, solar exposure, natural vegetation, and water run-off. Additionally, to protect sensitive site features such as open space, and common areas, the design of the home does not encroach on any adjacent General Common Elements.

17.5.6: Building Design

Applicant Note: The architectural design integrates modern aesthetics with a strong emphasis on traditional mountain design. While incorporating certain contemporary elements, the home primarily features a classic mountain style. Its main gable roof forms are enhanced by minimally visible shed roofs, and the limited use of overall glazing is deliberate, ensuring harmony with the neighboring homes in Knoll Estates. The material palette skillfully combines stone, wood, and metal, creating a solid and grounded foundation that evokes a traditional mountain ambiance. The proposed home features Telluride Gold Highline Series in a dry stack arrangement, complemented by dark-stained horizontal wood shiplap edge siding. This strategic blend of stone, horizontal wood elements, and metal detailing breaks up the massing, providing an appealing contrast to the adjacent homes without overwhelming the streetscape.

Included in this submittal are a full window and door schedule, along with recess depth details for installation as required by the CDC. All windows and doors are proposed to be dark "luxury bronze" matte aluminum clad, which complements the dark bronze standing seam roof. Additionally, we are requesting DRB Specific Approval for the roof's fascia to match the same bronze material as the proposed roof.

17.5.7: Grading and Drainage Design

Applicant Note: The home will require minimal grading to the front yard area as shown on sheet C2 to allow for positive drainage away from the home. This is due to the sloping nature of Unit 21. Because of the slope and limited size of the Lot, we are proposing very minor grading on adjacent open-space, owned by the Knoll Estates HOA. It should be noted that the HOA has approved this small grading request. The goal of the project was to limit site disturbance where possible but the majority of the unit will be impacted by the project. With that, the home currently has positive drainage away from the home and is meeting the requirements of the CDC as shown.

17.5.8: Parking Regulations

Applicant Note: The proposal currently is meeting the parking requirements of two spaces per home for single-family detached condominiums. The parking plan demonstrates that parking requirements have been met for both number and size of spaces.

17.5.9: Landscaping Regulations

Applicant Note: Although the Landscaping Plan is not required to be shown for Initial Architecture and Site Review, it has been conceptually addressed as part of this application. As currently proposed, the plan calls for removal of the 5 existing aspen trees within the land unit, to be replaced with 5 aspen and 9 chokecherry trees. The entirety of the site is to be revegetated with native grasses. Additionally, there are two areas on the front façade proposed to incorporate perennial planters with plants to be identified as part of final review.

17.5.11: Utilities

Applicant Note: Utilities are located directly adjacent to Unit 21, with water and gas connections in Fairway Drive. The submitted utility plan demonstrates these locations. Connections to the site will be minimally invasive due to proximity.

17.5.14: Lighting Regulations

Applicant Note: While Lighting Plans are not required for Initial Architecture and Site Review, a conceptual plan has been included in this application. The lighting design is deliberately subtle, featuring a total of 13 fixtures. Notably, all proposed fixtures adhere to Dark Sky compliance and meet the CDC's stipulations for lumen output and Color Temperature. Furthermore, the lighting system includes a thoughtful touch of functionality, as all fixtures are equipped with dimmable capabilities. To provide a comprehensive understanding of the illumination levels, a photometric diagram accompanies the application, detailing foot candle levels at each fixture.

17.5.13: Signs

Applicant Note: Due to the proximity to Knoll Estate Drive, we are proposing a wall mounted address plaque consisting of a steel plate anchored to the stone veneer of the home. The lettering as proposed is 54" in height not exceeding 6.0' in height. The plaque is illuminated by a wall mounted fixture directly above. The monument is meeting the requirements of the CDC.

Chapter 17.6: Supplementary Regulations

17.6.1: Environmental Regulations

Applicant Note: Fire Mitigation and Forestry Management: Given the size of the lot, it is anticipated that the majority of trees on the site will need to be removed for construction as well as fire mitigation requirements. Because the majority of the trees on the site are aspen, we do not anticipate removal of the existing trees on the adjacent GCE open space.

17.6.6: Road and Driveway Standards

Applicant Note: As shown, the driveway is meeting the slope and width requirements of the CDC, with the grade for the driveway at 4.09% slope and its width 16 feet.

17.6.8: Solid Fuel Burning Device Regulations

Applicant Note: There are currently no solid fuel burning devices in the home. We have proposed a direct vent gas fireplace as shown on sheet A3.2.

Chapter 17.7: Building Regulations

Shift Architects

Applicant Note: A conceptual construction mitigation plan is not required at Initial, but will be addressed as part of the final review. It should be noted that the proposed snowmelt is currently shown at 710.5 sq. ft. which is allowable without additional review or offset payments.

Please let us know if you need any additional information or have any further comments

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 JOURNEMEN 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.



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www.shift-architects.com

PROJECT ISSUE DATE:
05.21.24 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.

PROJECT CODE INFORMATION

ZONING:	MULTI-FAMILY RESIDENCE (LOT K21)
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	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, 2018 IFC AND TFPD AMENDED CODES SPRINKLER SYSTEM REQUIRED
NATIONAL FIRE ALARM & SIGNALING CODE:	MONITORED NFPA 72, 2018 IFC, AND TFPD AMENDED CODES 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
ELECTRIC VEHICLE CHARGING STATION / OUTLET:	INSTALLED IN ACCORDANCE WITH NFPA 70 AND LOCATED WITHIN 5 FT OF THE GARAGE DOOR

PROJECT INFORMATION

PROPOSED FLOOR AREA:		MAX BUILDING HEIGHT:	
LOWER LEVEL	946.52 SF	ALLOWABLE	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROUND LEVEL	930.25 SF	PROPOSED	34.0'
UPPER LEVEL	1,032.77 SF		
TOTAL FLOOR AREA:	2,909.54 SF	MAX AVERAGE HEIGHT:	
GARAGE	512.09 SF	ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
TOTAL:	3,421.63 SF	PROPOSED	24.89'
LOT AREA:	.097 ACRES (4,225.32 SF)	KNOLL ESTATES HEIGHT:	
BUILDING FOOTPRINT:		ALLOWABLE	NON-PERIMETER LOT (REFER TO MOUNTAIN VILLAGE)
ALLOWABLE	2,400 SF	PARKING REQUIRED:	2 SPACES PROVIDED (2 REQUIRED) (2 ENCLOSED IN GARAGE)
PROPOSED	2,105 SF		

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT CALCULATION

SHEET INDEX

GENERAL

- G1.0 COVER SHEET
- G1.1 ABBREVIATIONS AND LEGENDS

CIVIL

- C1 NOTES
- C2 GRADING AND DRAINAGE PLAN
- 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 / LEGEND
- A1.4 LANDSCAPE PLAN
- A1.5 IRRIGATION PLAN
- A2.1 MAX BUILDING HEIGHT
- A2.2 MATERIAL CALCULATIONS
- A2.3 MATERIAL CALCULATIONS
- A3.1 FLOOR PLAN
- A3.2 FLOOR PLAN
- A3.3 FLOOR PLAN
- A3.4 ROOF PLAN
- A4.0 AXONS
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR ELEVATIONS
- A4.3 EXTERIOR ELEVATIONS
- A4.4 PRESENTATION ELEVATIONS
- A8.1 DOOR SCHEDULE
- A8.2 WINDOW SCHEDULE

- LTG1.1 EXTERIOR LIGHTING PLAN

VICINITY MAP



SITE LOCATION



LOT 21
THE KNOLL ESTATES
300 FAIRWAY DRIVE,
MOUNTAIN VILLAGE, CO

PROJECT TEAM

OWNER:

TTET LLC A CO LLC
270 E COLLEGE DR UNIT 202
DURANGO, CO 81301-5599

ARCHITECT:

SHIFT ARCHITECTS, LLC
KRISTINE PERPAR - ARCHITECT
100 WEST COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

GENERAL CONTRACTOR:

LUDWIG & SONS LLC
210 COUNTY ROAD X48
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P. 970.728.5648
ludwigconstruction@hotmail.com

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

CIVIL:

UNCOMPAGRE ENGINEERING LLC
DAVID BALLODE P.E.
PO BOX 3945
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P. 970.729.0683
dbalode@msn.com

STRUCTURAL:

ANVIL ENGINEERING, LLC
CHRIS BURNETT, P.E.
3247 E. 7TH AVENUE
DURANGO, CO 81301
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chris@anvil-EFD.com

MECHANICAL:

HUGHES CONSULTING ENGINEERING, PA
DIMITRI MERRILL, P.E.
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LANDSCAPING:

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KRISTINE PERPAR - ARCHITECT
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TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

COVER SHEET

SHEET NUMBER

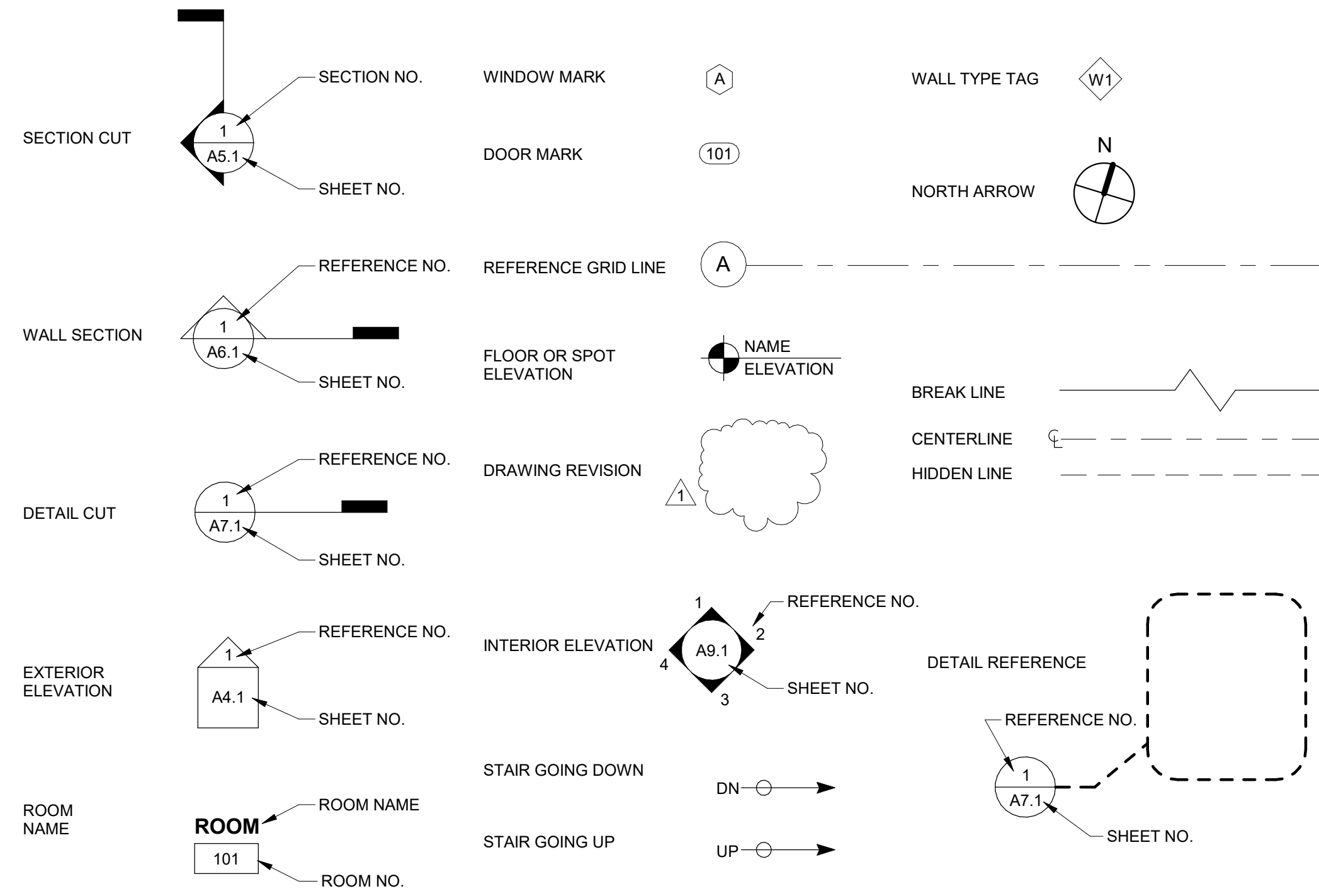
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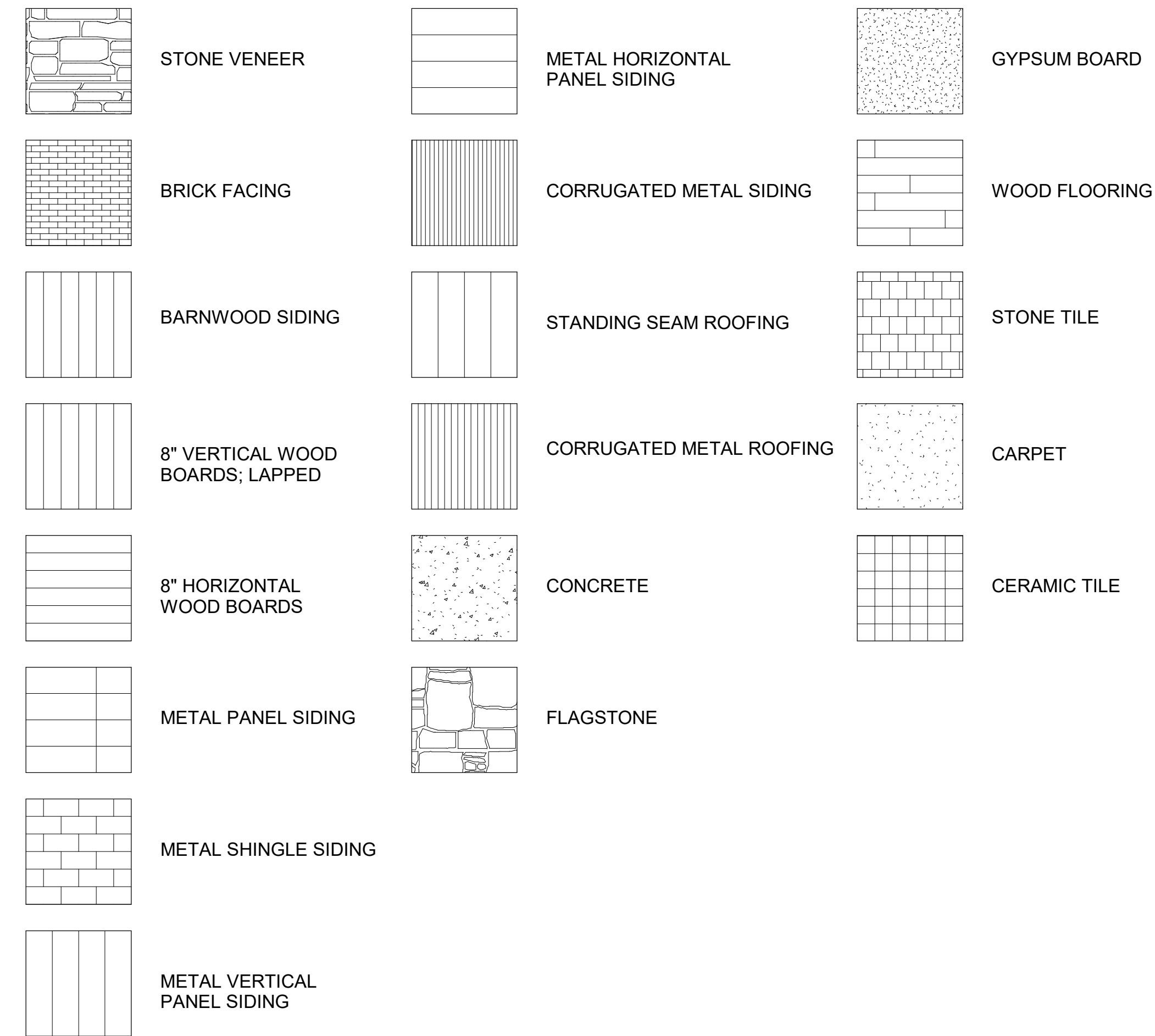
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SYMBOL LEGEND



MATERIAL LEGEND



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



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PROJECT ISSUE DATE:
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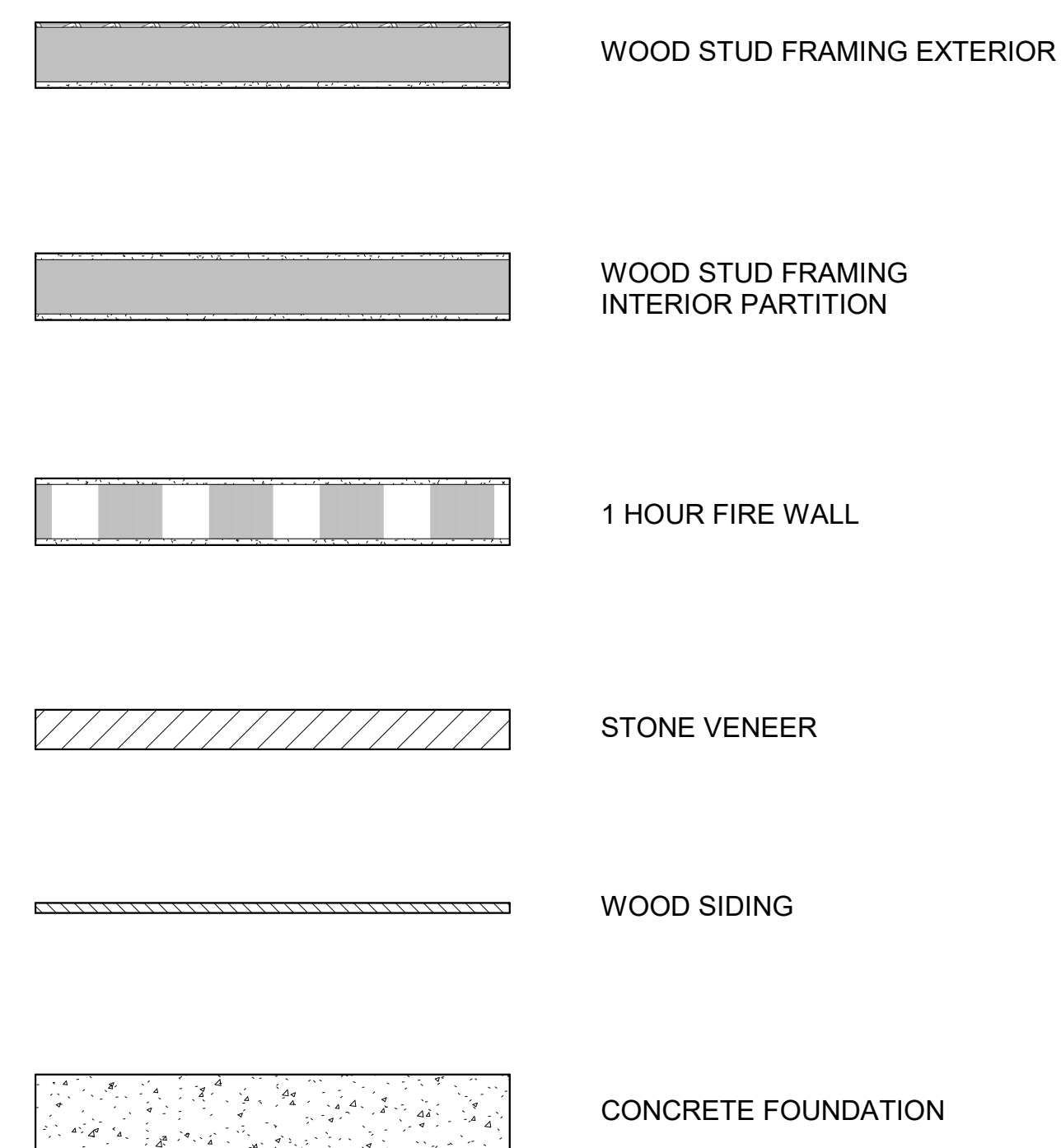
ABBREVIATIONS AND LEGENDS

SHEET NUMBER

G1.1

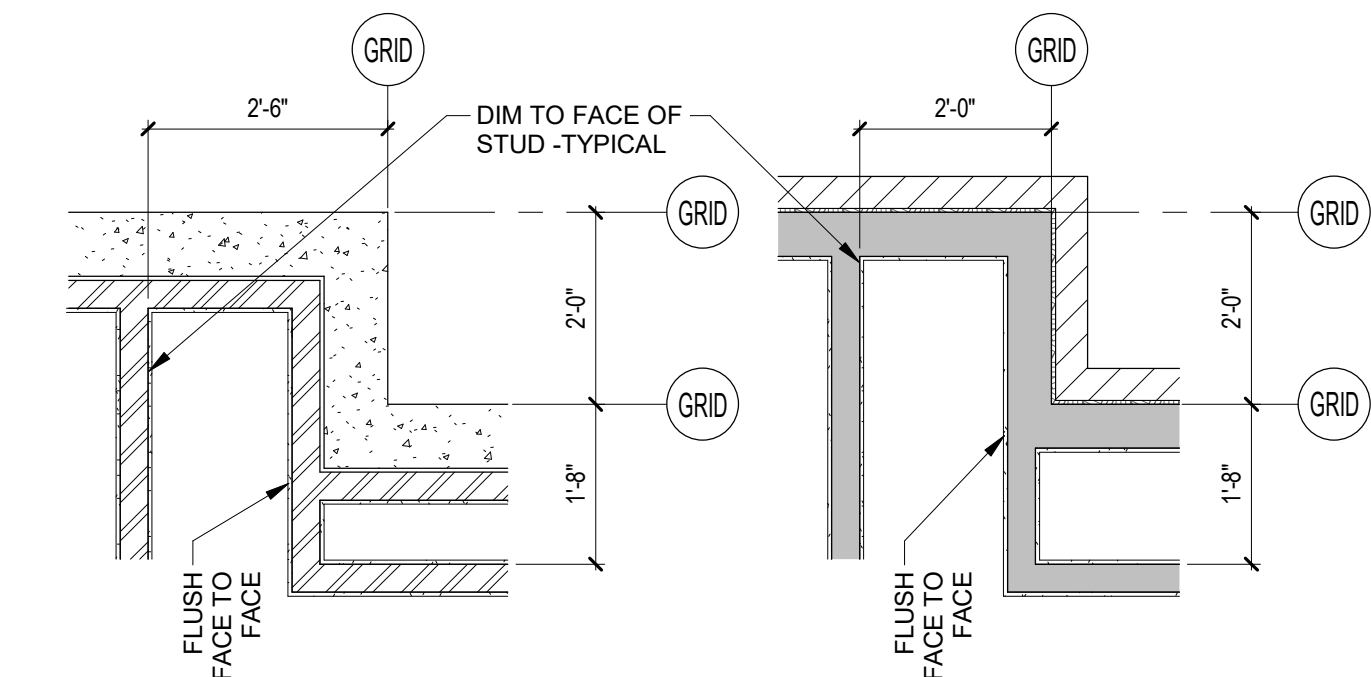
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WALL LEGEND



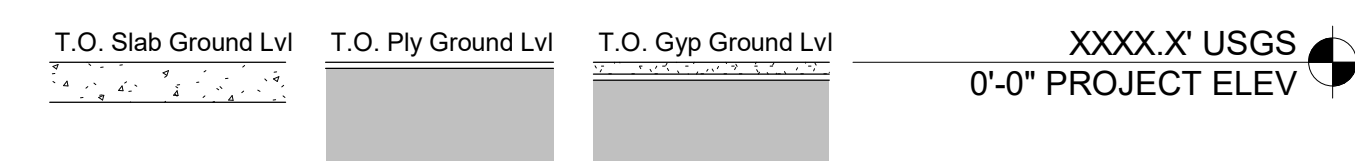
DIMENSIONING LEGEND

- GRIDS ALIGN WITH OUTSIDE FACE OF FOUNDATION WALL AND OUTSIDE FACE OF STUD AT EXTERIOR STRUCTURAL FRAME WALL.
- WALLS AND PARTITIONS SHOWN IN PLAN INCLUDE FINISH MATERIALS.
- DIMENSIONS ARE SHOWN FROM GRID TO GRID, GRID TO FACE OF STUD, AND FACE OF STUD TO FACE OF STUD AT INTERIOR PARTITIONS, TYPICAL.
- INTERIOR PARTITIONS FLUSH FACE TO FACE WITH THEIR EXTERIOR COUNTERPARTS, TYPICAL.



PROJECT DATUM LEGEND

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



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
BROADBAND: CLEARNETWORK
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.

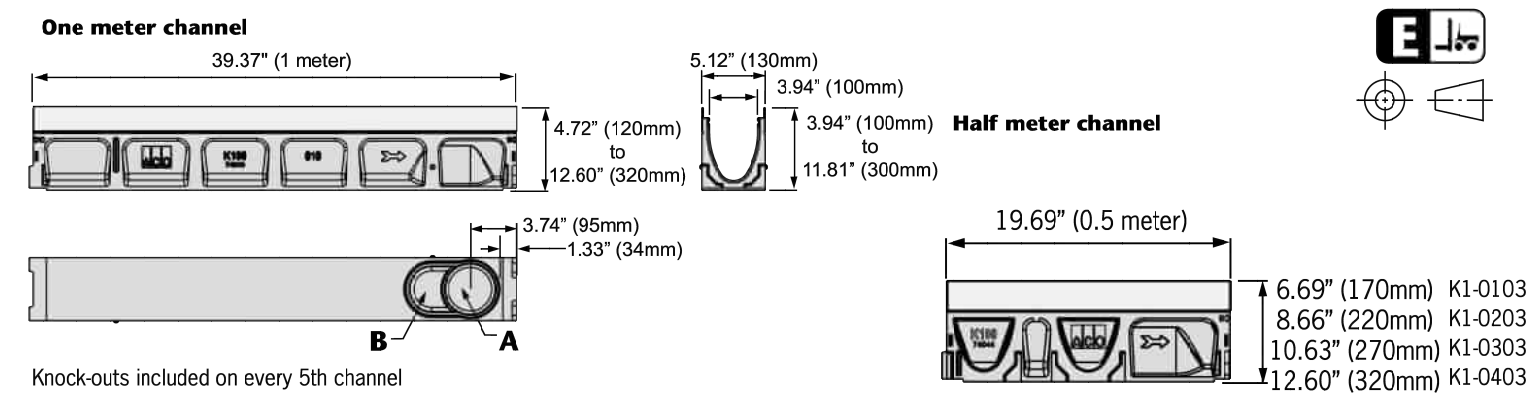
23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

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

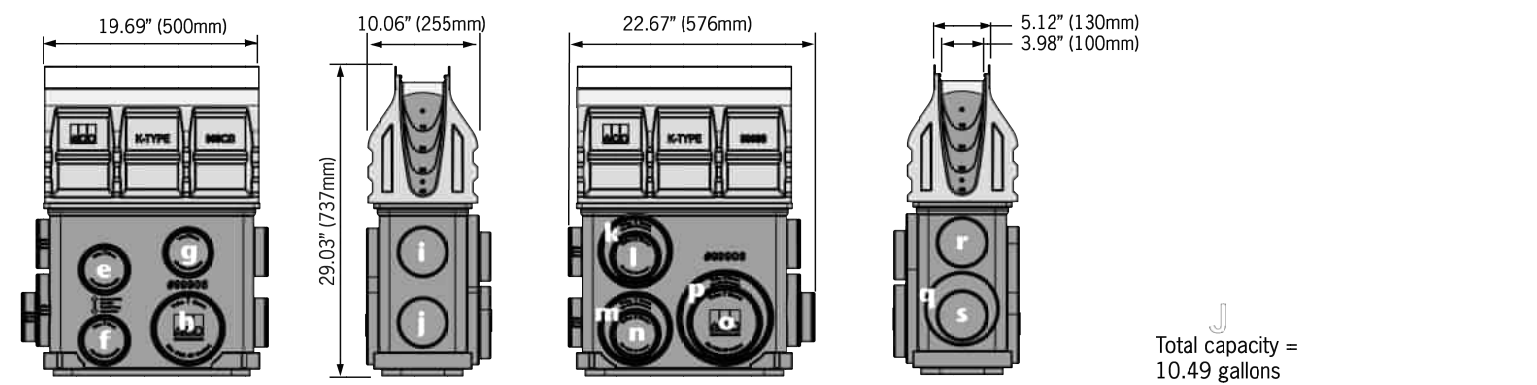
25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO A CLEAN-OUT).

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.

ACO DRAIN
KlassikDrain - K100 Galvanized steel edge rail channel system



Type K901G in-line catch basin



Outlet flow rates

Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS	End Cap
a	Bottom outlet - K00	4" round	3.94"	108	0.24	
a	Bottom outlet - K60	4" round	11.81"	187	0.42	
b	Bottom outlet - K00	6" oval	3.94"	177	0.39	
b	Bottom outlet - K40	6" oval	11.81"	306	0.68	
c	End outlet - K20	4" round	7.87"	132	0.29	
c	End outlet - K40	4" round	11.81"	171	0.38	
d	K1-308 6" outlet cap	6" oval	9.84"	233	0.52	
e	K1-408 6" outlet cap	6" oval	11.81"	264	0.59	
f	Type K1-901G	4" round	19.30"	226	0.50	
g	Type K1-901G	4" round	25.67"	265	0.59	
h	Type K1-901G	4" round	25.30"	263	0.59	
i	Type K1-901G	4" round	18.58"	223	0.52	
j	Type K1-901G	6" round	25.85"	586	1.30	
k	Type K1-901G	4" round	26.43"	269	0.60	
l	Type K1-901G	4" round	19.36"	227	0.51	
m	Type K1-901G	6" round	27.30"	604	1.35	
n	Type K1-901G	6" round	19.99"	505	1.12	
o	Type K1-901G	6" round	26.43"	593	1.32	
p	Type K1-901G	8" round	27.30"	1051	2.34	
q	Type K1-901G	4" round	27.17"	273	0.61	
r	Type K1-901G	4" round	20.68"	235	0.52	
s	Type K1-901G	4" round	18.99"	224	0.50	
t	Type K1-901G	6" round	27.17"	6.02	1.34	

Note: These are the pipe flow rates at the specified outlet. NOT channel flow rates. Catch basin flow rates are without trash bucket - using trash bucket reduces flow.

April 2018

www.ACOdrain.us

Notes

ACO DRAIN
KlassikDrain - K100 Galvanized steel edge rail channel system

Description	Part No.	Invert Inche ²	Weight Lbs.	Description	Part No.	Invert Inche ²	Weight Lbs.
K1-00 Neutral channel - 39.37' (1m) ²	74041	3.94	100 28.1	K1-28 Sloped channel - 39.37' (1m)	74028	9.45	240 49.8
K1-1 Sloped channel - 39.37' (1m)	74001	4.13	105 28.1	K1-29 Sloped channel - 39.37' (1m)	74029	9.65	245 50.6
K1-2 Sloped channel - 39.37' (1m)	74002	4.33	110 28.9	K1-30 Sloped channel - 39.37' (1m) ²	74030	9.84	250 51.4
K1-3 Sloped channel - 39.37' (1m)	74003	4.53	115 29.7	K1-030 Neutral channel - 39.37' (1m) ²	74047	9.84	250 51.4
K1-4 Sloped channel - 39.37' (1m)	74004	4.72	120 30.5	K1-0303 Neutral channel - 19.69' (0.5m) ²	74040	9.84	250 51.4
K1-5 Sloped channel - 39.37' (1m) ²	74005	4.92	125 31.3	K1-31 Sloped channel - 39.37' (1m)	74031	10.04	255 52.2
K1-6 Sloped channel - 39.37' (1m)	74006	5.12	130 32.1	K1-32 Sloped channel - 39.37' (1m)	74032	10.24	260 53.0
K1-7 Sloped channel - 39.37' (1m)	74007	5.31	135 32.9	K1-33 Sloped channel - 39.37' (1m)	74033	10.43	265 53.8
K1-8 Sloped channel - 39.37' (1m)	74008	5.51	140 33.7	K1-34 Sloped channel - 39.37' (1m)	74034	10.63	270 54.6
K1-9 Sloped channel - 39.37' (1m)	74009	5.71	145 34.5	K1-35 Sloped channel - 39.37' (1m) ²	74035	10.83	275 55.4
K1-10 Sloped channel - 39.37' (1m) ²	74010	5.91	150 35.3	K1-36 Sloped channel - 39.37' (1m)	74036	11.02	280 56.2
K1-11 Sloped channel - 39.37' (1m)	74011	6.10	155 36.1	K1-37 Sloped channel - 39.37' (1m)	74037	11.22	285 57.0
K1-12 Sloped channel - 39.37' (1m)	74012	6.30	160 36.9	K1-38 Sloped channel - 39.37' (1m)	74038	11.42	290 57.9
K1-13 Sloped channel - 39.37' (1m)	74013	6.50	165 37.7	K1-39 Sloped channel - 39.37' (1m)	74039	11.61	295 58.7
K1-14 Sloped channel - 39.37' (1m)	74014	6.69	170 38.5	K1-40 Sloped channel - 39.37' (1m) ²	74040	11.81	300 59.5
K1-15 Sloped channel - 39.37' (1m)	74015	6.89	175 39.3	K1-040 Neutral channel - 39.37' (1m) ²	74049	11.81	300 59.5
K1-16 Sloped channel - 39.37' (1m)	74016	7.09	180 40.1	K1-0403 Neutral channel - 19.69' (0.5m) ²	74050	11.81	300 27.5
K1-17 Sloped channel - 39.37' (1m)	74017	7.28	185 40.9	K1-901G in-line catch basin - 19.69' (0.5m) ²	94608	28.81	701.9 52.6
K1-18 Sloped channel - 39.37' (1m)	74018	7.48	190 41.7	K1-621G catch basin - 19.69' (0.5m) ²	94617	28.84	732.5 55.8
K1-19 Sloped channel - 39.37' (1m)	74019	7.68	195 42.5	K1-631G catch basin - 19.69' (0.5m) ²	94631	40.84	1037.4 65.8
K1-20 Sloped channel - 39.37' (1m) ²	74020	7.87	200 43.4	K1-Series 600 Optional plastic riser	99902	-	- 1.0
K1-203 Neutral channel - 39.37' (1m) ²	74045	7.87	200 43.4	Four air trap - fits both 900 & 600 series basins	90854	-	- 1.2
K1-203 Neutral channel - 19.69' (0.5m) ²	74046	7.87	200 43.4	K1-304 6" Inlet Cap	96839	9.84	250 5.2
K1-21 Sloped channel - 39.37' (1m)	74021	8.07	205 44.2	K1-308 6" Outlet Cap	96840	9.84	250 5.0
K1-22 Sloped channel - 39.37' (1m)	74022	8.27	210 45.0	K1-404 6" Inlet Cap	96854	11.81	300 6.0
K1-23 Sloped channel - 39.37' (1m)	74023	8.46	215 45.8	K1-408 6" Outlet Cap	96836	11.81	300 5.8
K1-24 Sloped channel - 39.37' (1m)	74024	8.66	220 46.6	Universal end cap	96822	11.81	300 0.4
K1-25 Sloped channel - 39.37' (1m) ²	74025	8.86	225 47.4	Debris strainer for 4" bottom knockout	93488	-	- 0.2
K1-26 Sloped channel - 39.37' (1m)	74026	9.06	230 48.2	4" Oval to 6" round outlet adapter	95140	-	- 1.1
K1-27 Sloped channel - 39.37' (1m)	74027	9.25	235 49.0	K1-Installation device	97477	-	- 2.8
				Grate removal tool	01318	-	- 0.3
				K1-QuickLok locking bar	02899	-	- 0.1

- Notes:
- This channel offers a bottom knockout feature: 4" round/6" oval.
 - Inverts shown are for the male end; for female invert depth subtract 0.5mm (-0.2") from the male invert (except for neutral channels, where it will be same as male invert). To calculate the overall channel depth add 20mm (0.8") to invert depth.
 - This catch basin kit includes a polymer concrete top, removable QuickLok locking bar, trash bucket and plastic base. Select an appropriate grate.
 - This catch basin kit includes a polymer concrete top, removable QuickLok locking bar, deep trash bucket, plastic riser and plastic base. Select an appropriate grate.

Specifications

General	Water absorption	0.07%	cast in by the manufacturer to ensure maximum
The surface drainage system shall be ACO Drain K100 complete with gratings secured with QuickLok locking as manufactured by ACO, Inc. or approved equal.	Frost proof	YES	homogeneity between polymer concrete body and edge rail. Each edge rail shall be at least 3/32" (2.5mm) thick.
	Salt proof	YES	
	Dilute acid and alkali resistant	YES	
	The nominal clear opening shall be 4" (100mm) with overall width of 5.12" (130mm). Pre-cast units shall be manufactured with either an invert slope of 0.5% or with neutral invert and have a wall thickness of at least 0.50" (12.7mm). Each unit will feature a partial radius in the trench bottom and a male to female interconnecting end profile. Units shall have horizontal cast-in anchoring keys on the outside wall to ensure maximum mechanical bond to the surrounding bedding material and pavement surface. The galvanized steel edge rail will be integrally		
Materials			
The trench system bodies shall be manufactured from polyester polymer concrete with the minimum properties as follows:			
Compressive strength:	14,000 psi		
Tensile strength:	4,000 psi		

ACO, Inc.

Northeast Sales Office
9470 Pinecone Drive
Mentor, OH 44060
Tel: (440) 639-7230
Toll Free: (800) 543-4764
Fax: (440) 639-7235

West Sales Office
825 W. Beechcraft St.
Casa Grande, AZ 85122
Tel: (520) 821-9988
Toll Free: (888) 490-9552
Fax: (520) 421-9899

Southeast Sales Office
4211 Pleasant Road
Fort Mill, SC 29708
Tel: (803) 543-4764
Fax: (803) 802-1063

Electronic Contact:
info@ACODrain.us
www.ACODrain.us

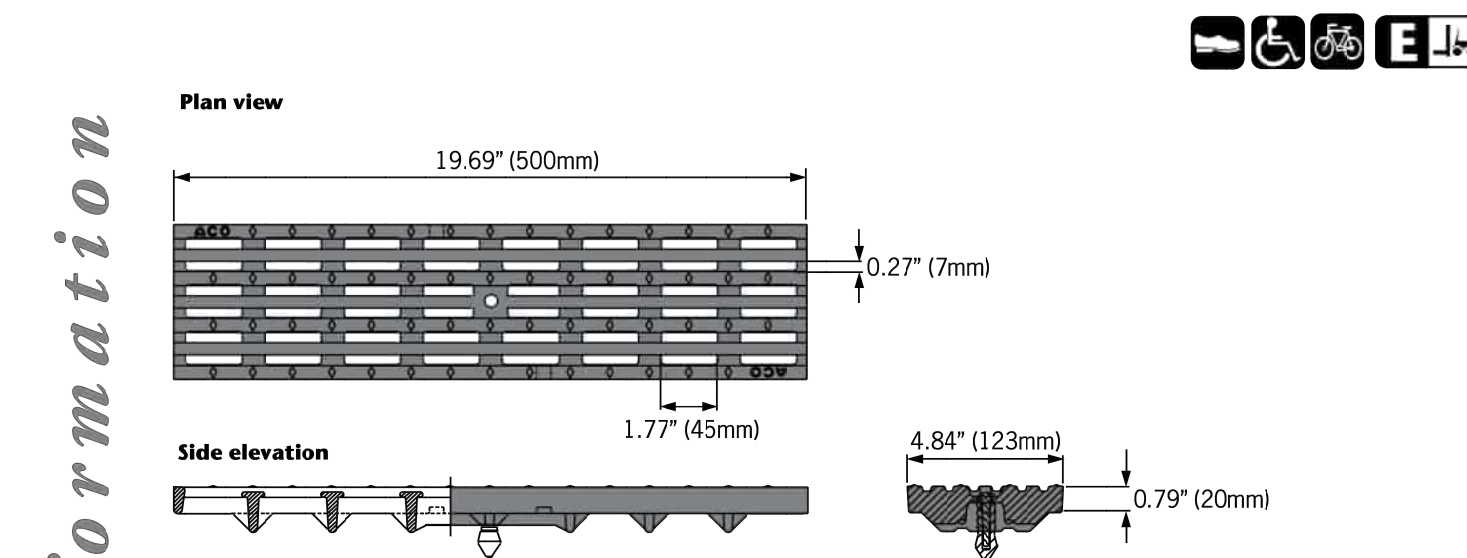


April 2018

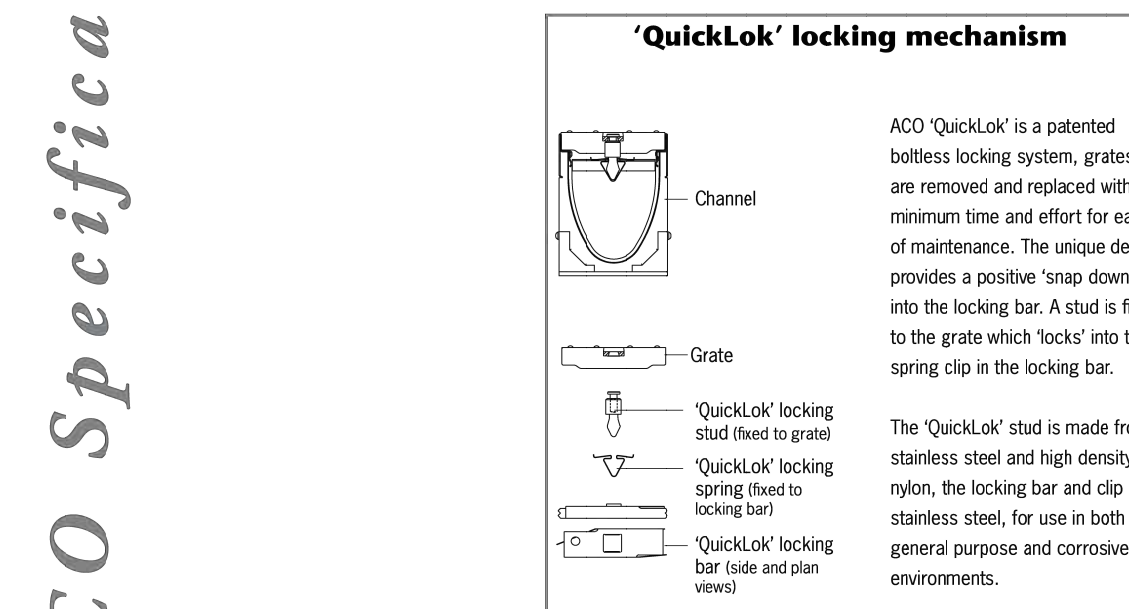
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Notes

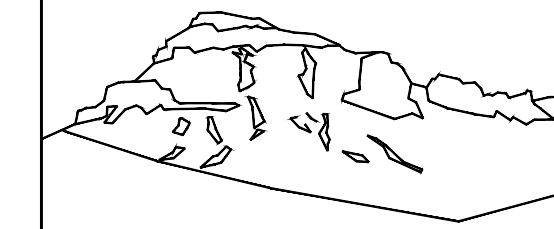
ACO DRAIN
Type 478Q Longitudinal ductile iron grate (ADA)



Description	Part No.	Length Inches (mm)	Width Inches (mm)	Weight lbs.
QuickLok grate				
Type 478Q Ductile iron longitudinal grate	03314	19.69 (500)	4.85 (123.1)	12.8
QuickLok locking bar	02899			0.5
QuickLok grate removal tool	01318			0.3



Trench Drain Grate



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

HOA SUBMITTAL 2024-04-26
DRB SUBMITTAL 2024-05-21

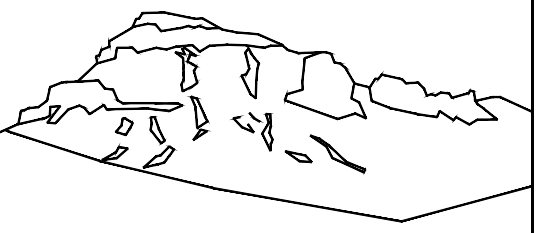
Tompros Residence
Knoll Estates
Lot 21
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHARTERS 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 2024-04-26
DRB 2024-05-21

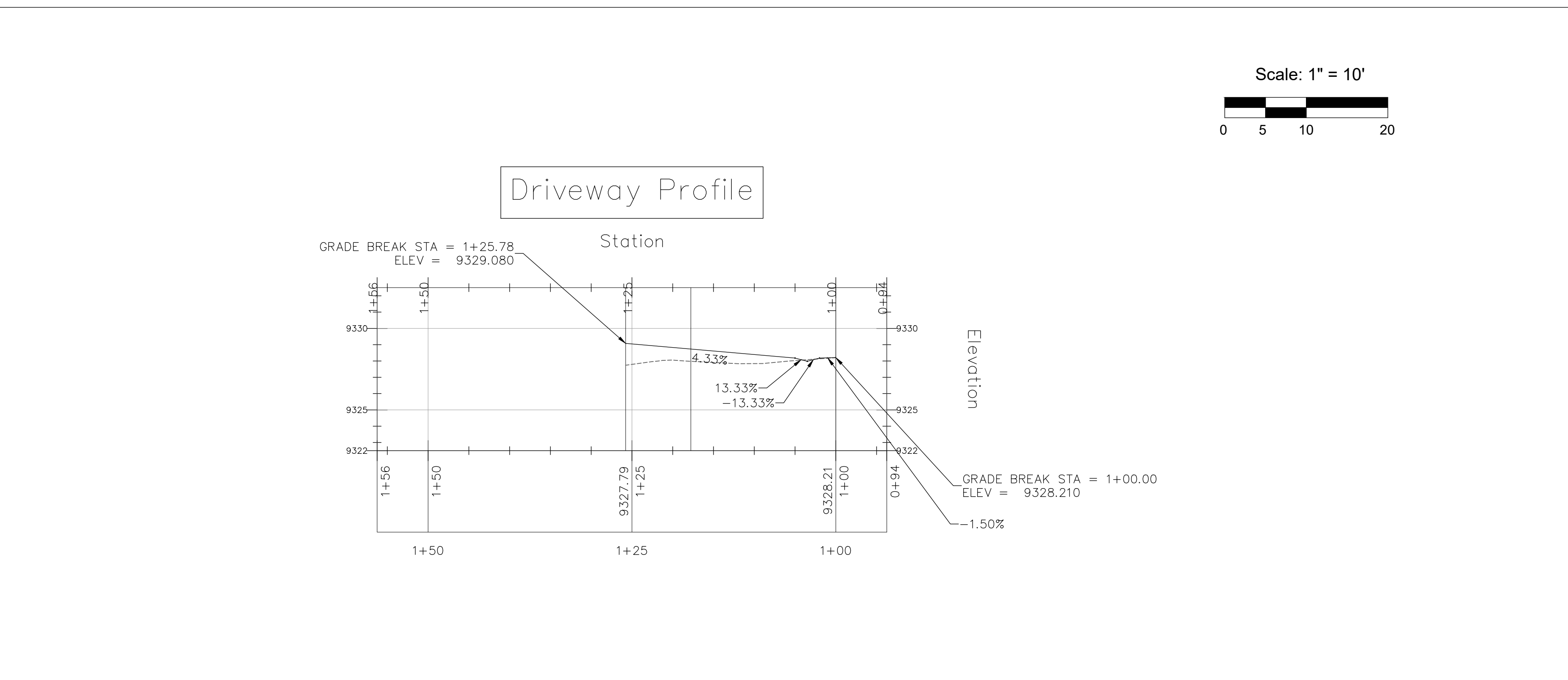
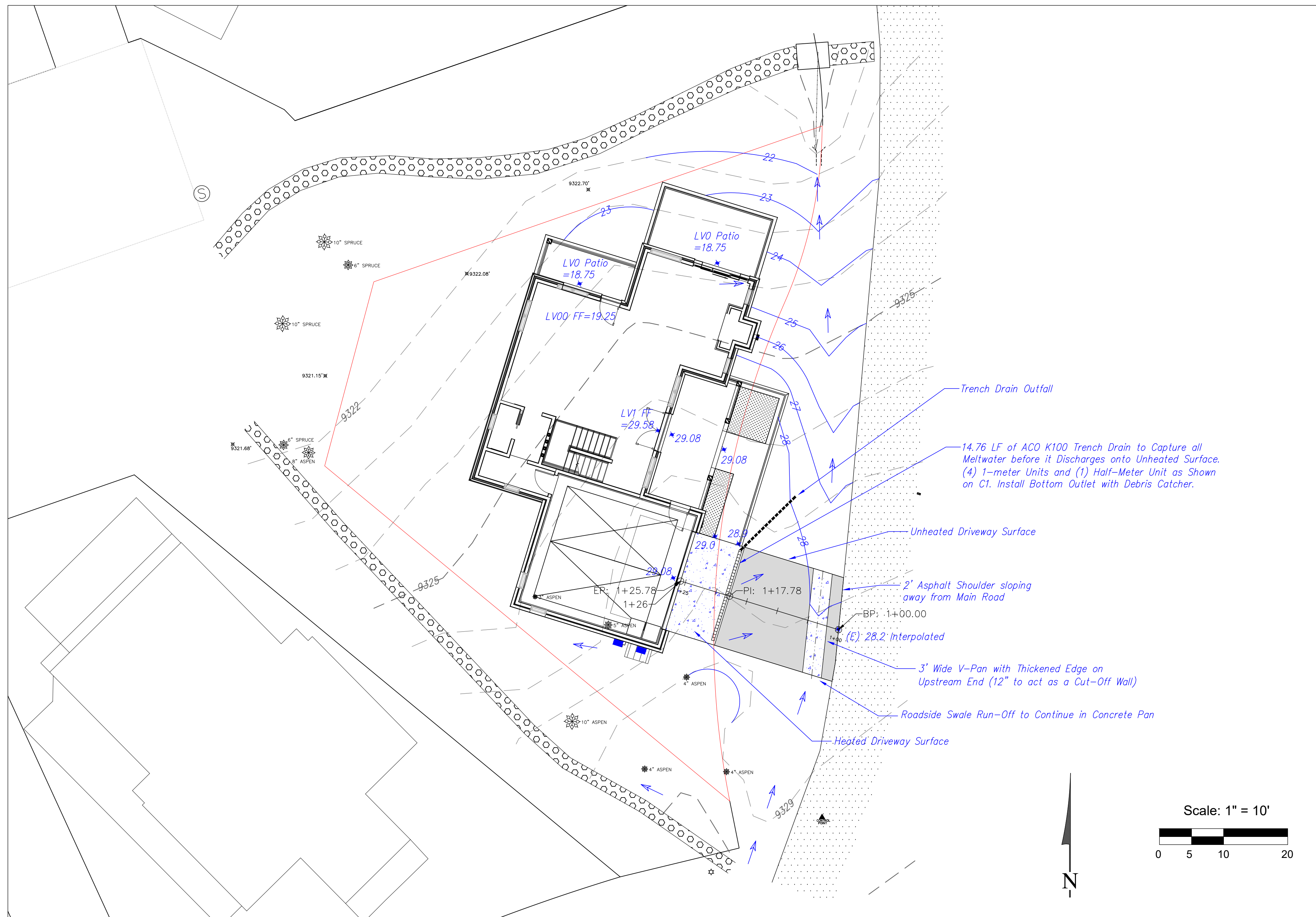
Tompros Residence
Knoll Estates
Lot 21
Mtn. Village, CO

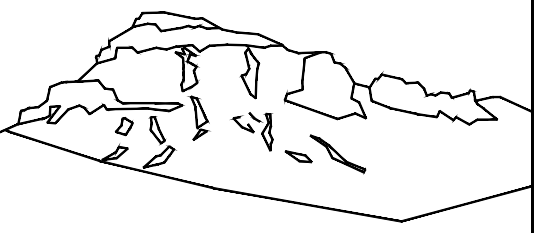


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading
and
Drainage

C2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

HOA SUBMITTAL 2024-04-26
DRB 2024-05-21

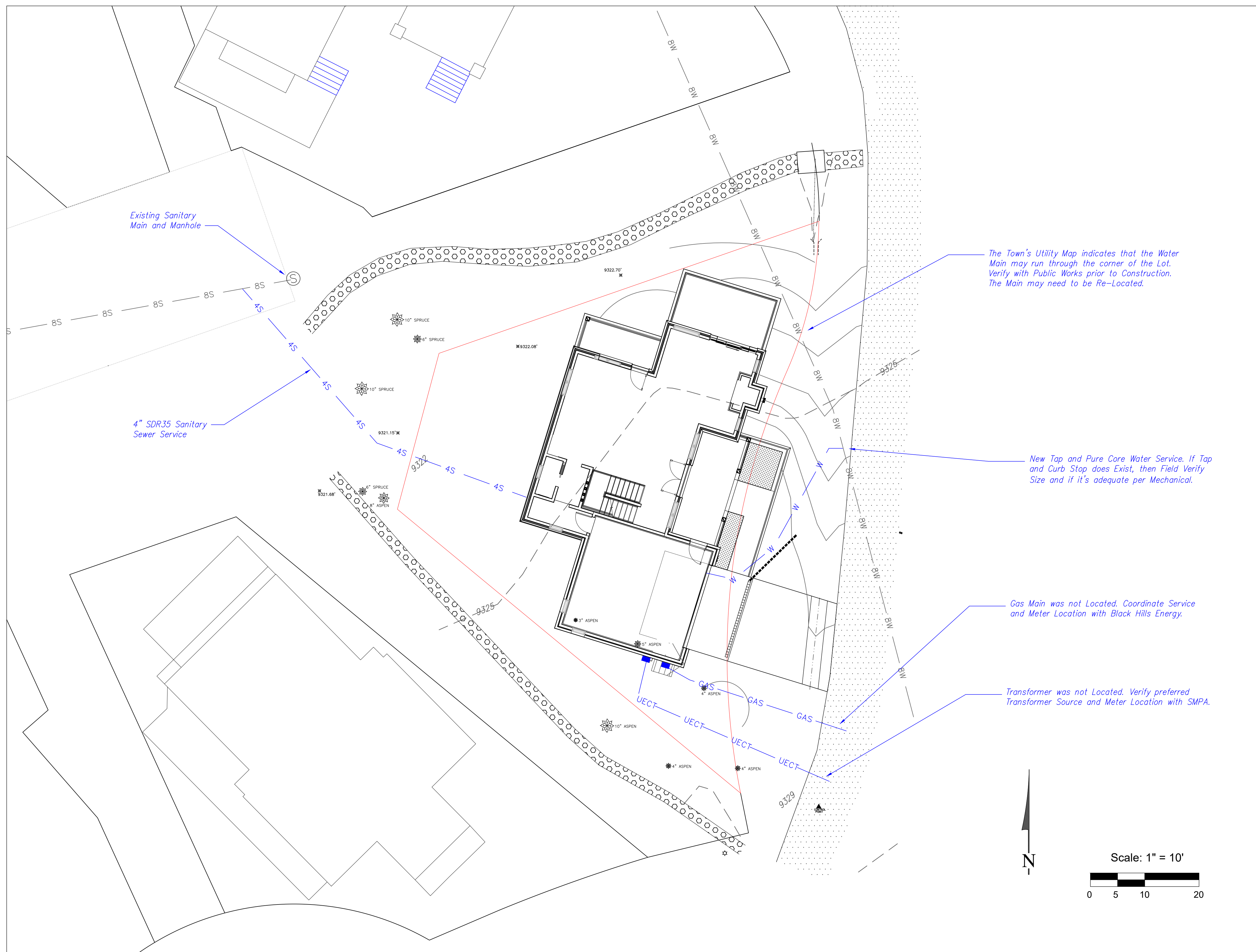
Tompros Residence
Knoll Estates
Lot 21
Mtn. Village, CO

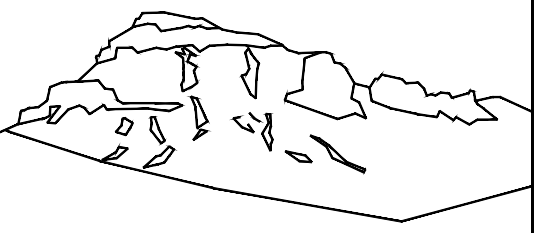


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

HOA SUBMITTAL 2024-04-26
DRB 2024-05-21

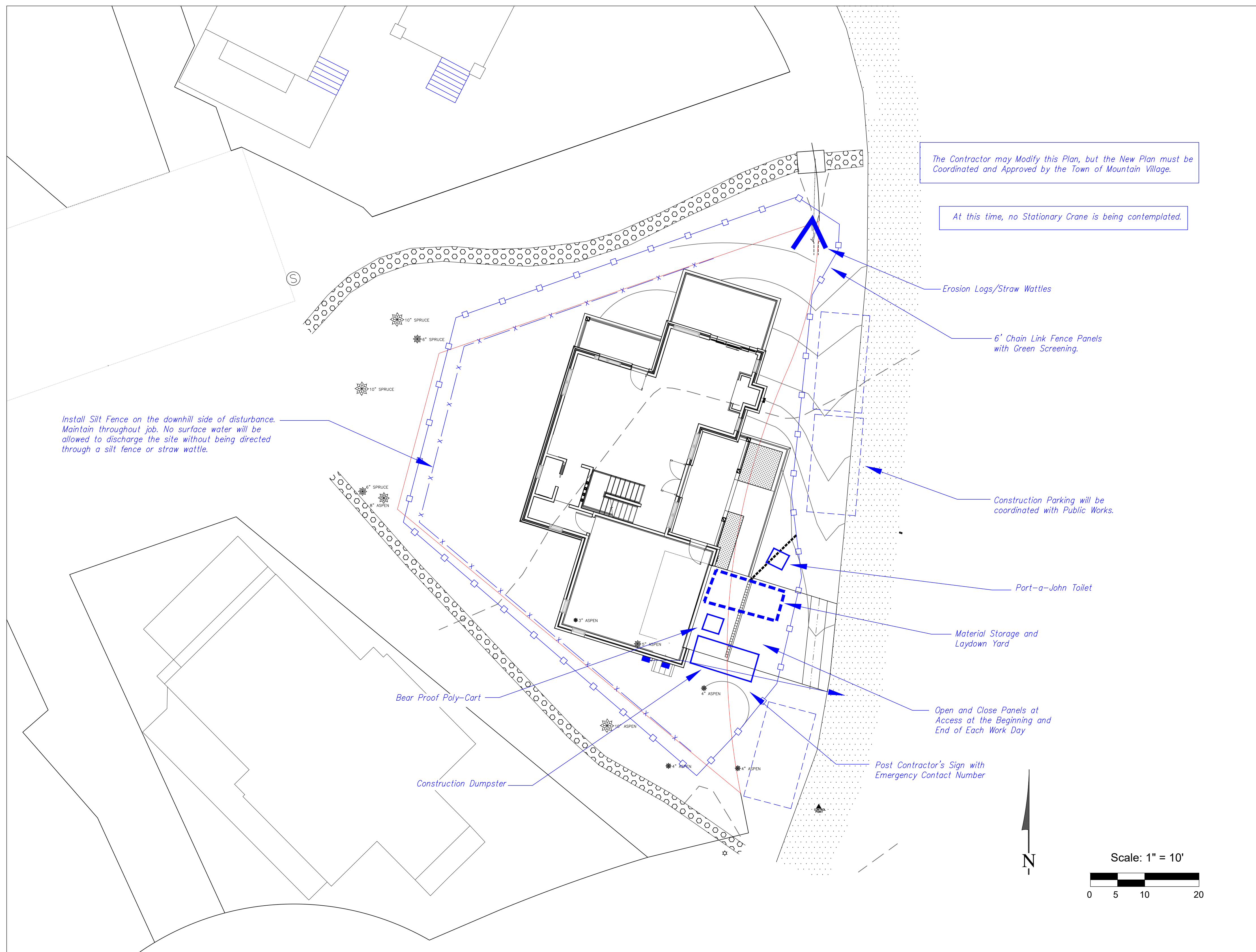
Tompros Residence
Knoll Estates
Lot 21
Mtn. Village, CO



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.

At this time, no Stationary Crane is being contemplated.

Erosion Logs/Straw Wattles

6' Chain Link Fence Panels with Green Screening.

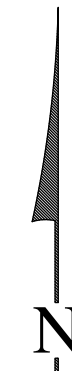
Construction Parking will be coordinated with Public Works.

Port-a-John Toilet

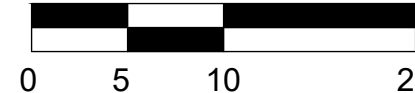
Material Storage and Laydown Yard

Open and Close Panels at Access at the Beginning and End of Each Work Day

Post Contractor's Sign with Emergency Contact Number



Scale: 1" = 10'



Install Silt Fence on the downhill side of disturbance. Maintain throughout job. No surface water will be allowed to discharge the site without being directed through a silt fence or straw wattle.

Bear Proof Poly-Cart

Construction Dumpster

10" SPRUCE

10" SPRUCE

8" SPRUCE

8" ASPEN

8" ASPEN

10" ASPEN

8" ASPEN

8" ASPEN

8" ASPEN

8" ASPEN

8" ASPEN

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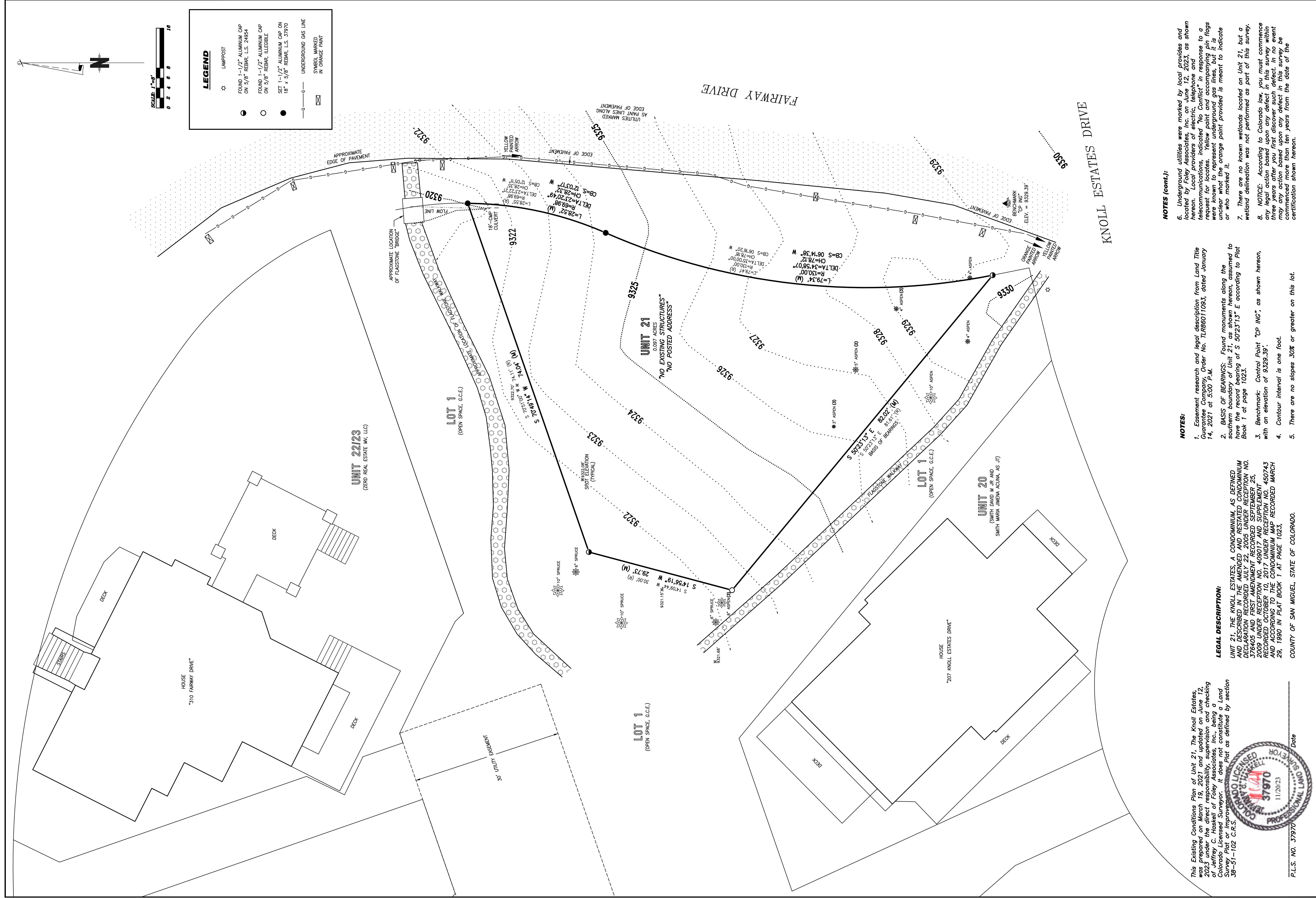
8" ASPEN

8" ASPEN

8" ASPEN

8" ASPEN

8" ASPEN



LEGEND

- ☆ LAMPPOST
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24854
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, ILLISIBLE
- SET 1-1/2" ALUMINUM CAP ON 18" x 5/8" REBAR, L.S. 37970
- UNDERGROUND GAS LINE
- SYMBOL MARKED IN ORANGE PAINT

This Existing Conditions Plan of Unit 21, The Knoll Estates, was prepared on March 19, 2021, and updated on June 12, 2023, 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 Plat as defined by section 38-51-102 C.R.S.



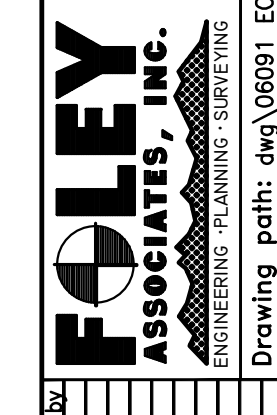
P.L.S. NO. 37970 _____ Date _____

LEGAL DESCRIPTION:
 UNIT 21, THE KNOLL ESTATES, A CONDOMINIUM, AS DEFINED BY SECTION 10 OF PLAT NO. 100, THE KNOLL ESTATES, PLAT DECLARATION RECORDED JULY 22, 2005 UNDER RECEPTION NO. 376405 AND FIRST AMENDMENT RECORDED SEPTEMBER 25, 2009 UNDER RECEPTION NO. 409017 AND SUPPLEMENT RECORDED OCTOBER 10, 2017 UNDER RECEPTION NO. 450743 AND ACCORDING TO THE CONDOMINIUM MAP RECORDED MARCH 29, 1990 IN PLAT BOOK 1 AT PAGE 1023.
 COUNTY OF SAN MIGUEL, STATE OF COLORADO.

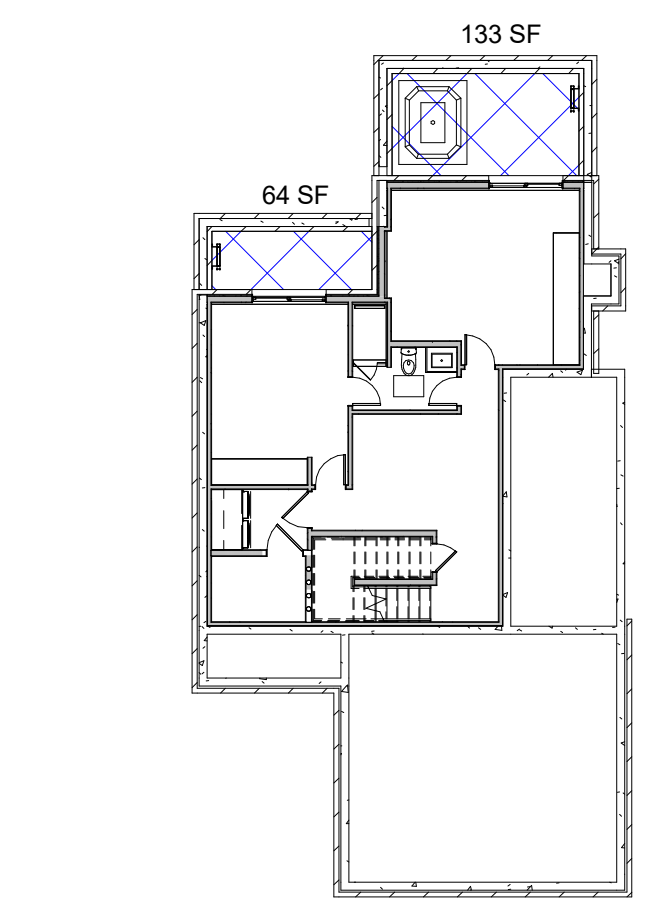
- NOTES:**
1. Easement research and legal description from Land Title Guarantee Company, Order No. TLR66011093, dated January 14, 2021 at 5:00 P.M.
 2. BASIS OF BEARINGS: Found monuments along the southern boundary of Unit 21, as shown hereon, assumed to have the record bearing of S 50°23'13" E according to Plat Book 1 at page 1023.
 3. Benchmark: Control Point "CP 1NG", as shown hereon, with an elevation of 9329.39'.
 4. Contour interval is one foot.
 5. There are no slopes 30% or greater on this lot.

- NOTES (cont.):**
6. Underground utilities were marked by local providers and located by the Associates' electric, telephone, and telecommunications. Indicated "No Conflict" in response to a request for locates. Yellow paint and accompanying pin flags were known to represent underground gas lines, but it is unclear what the orange paint provided is meant to indicate or who marked it.
 7. There are no known wetlands located on Unit 21, but a wetland delineation was not performed as part of this survey.
 8. 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.

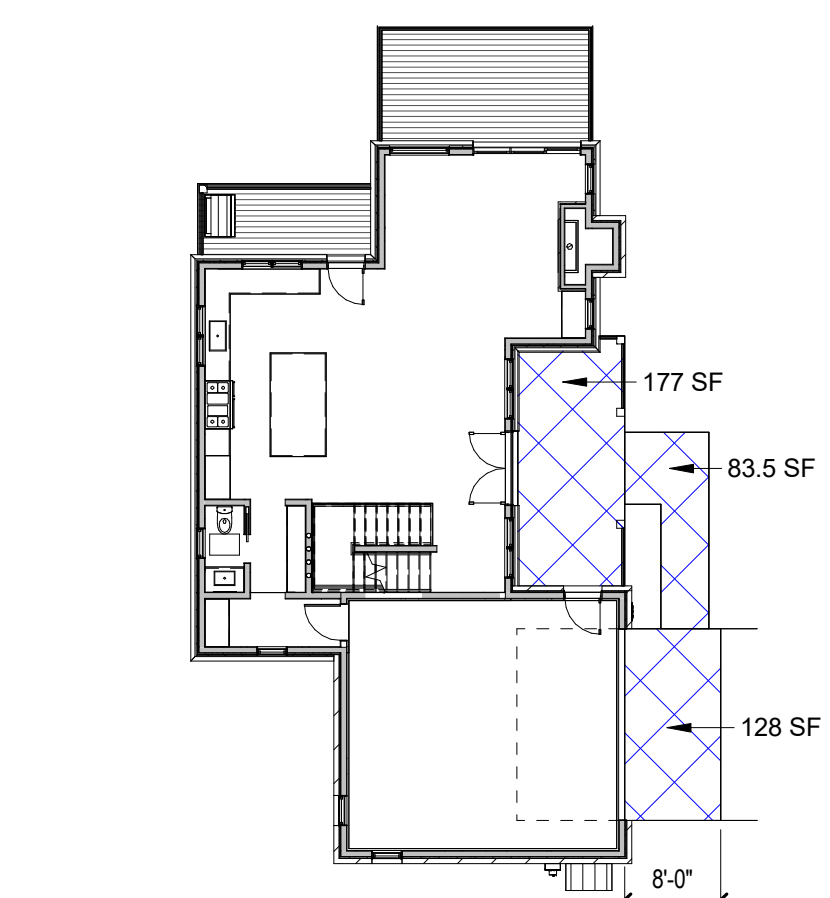
EXISTING CONDITIONS PLAN
 Unit 21, The Knoll Estates,
 located within the SW 1/4 of Section 33, T.43N, R.9W, N.M.P.M., County of San Miguel, State of Colorado.



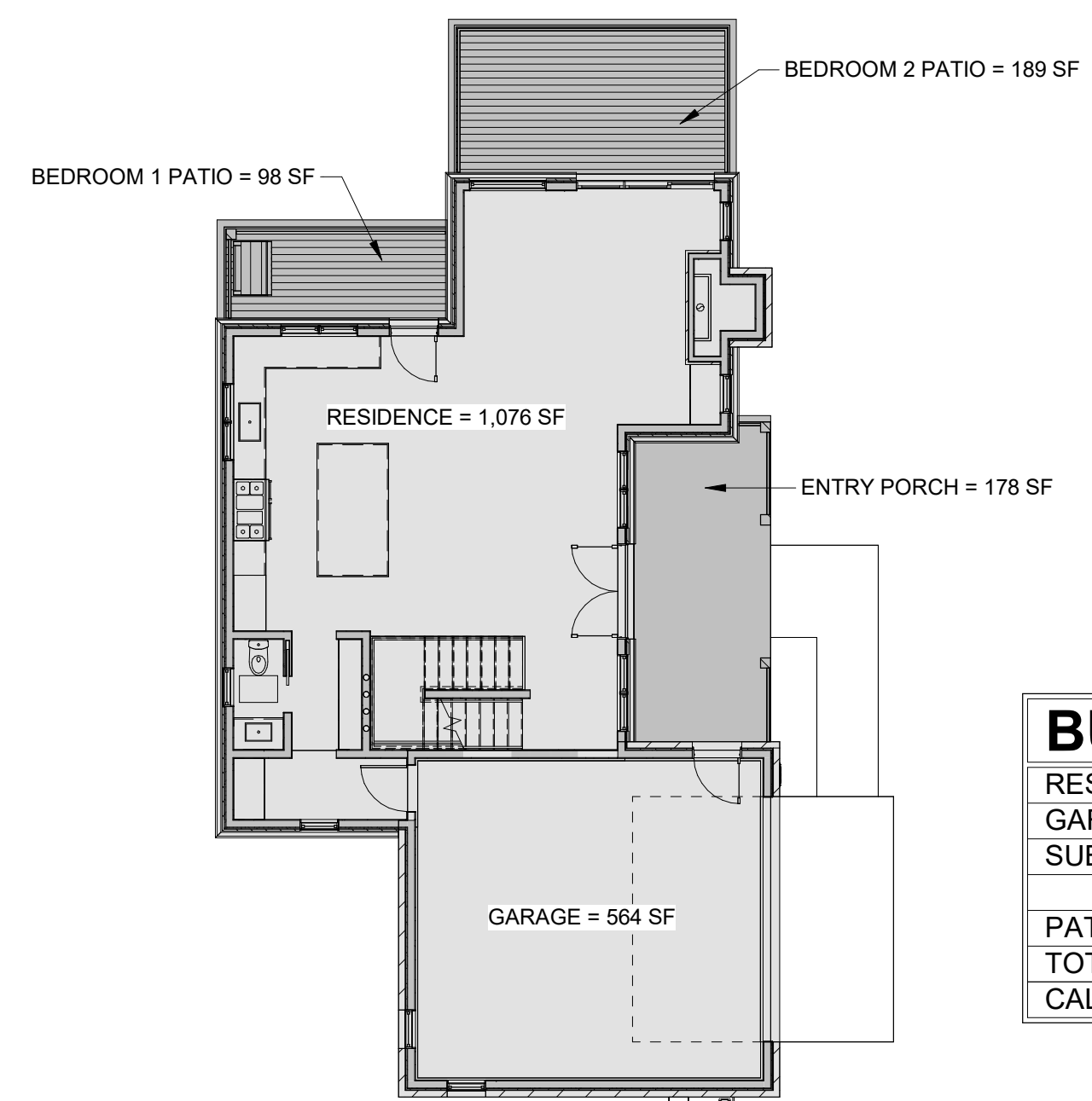
970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435
 Project #: 06901
 Sheet1 of 1



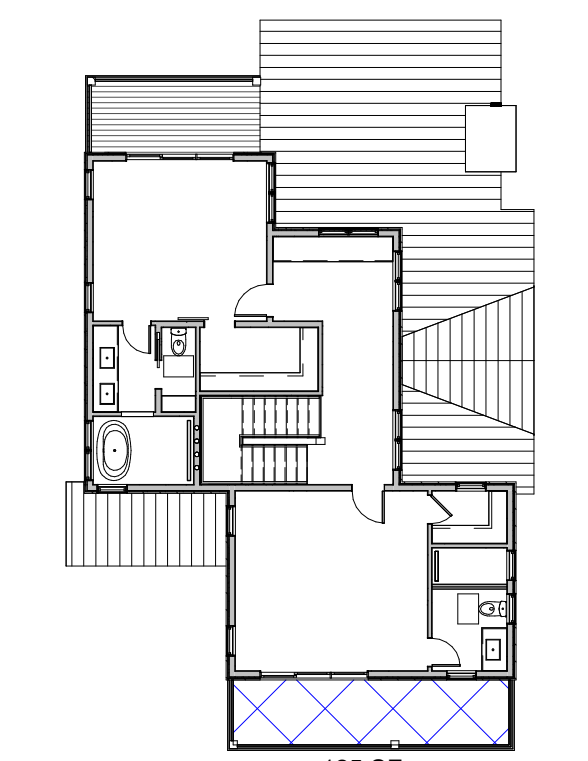
3 LOWER LEVEL
1/16" = 1'-0"



4 GROUND LEVEL
1/16" = 1'-0"



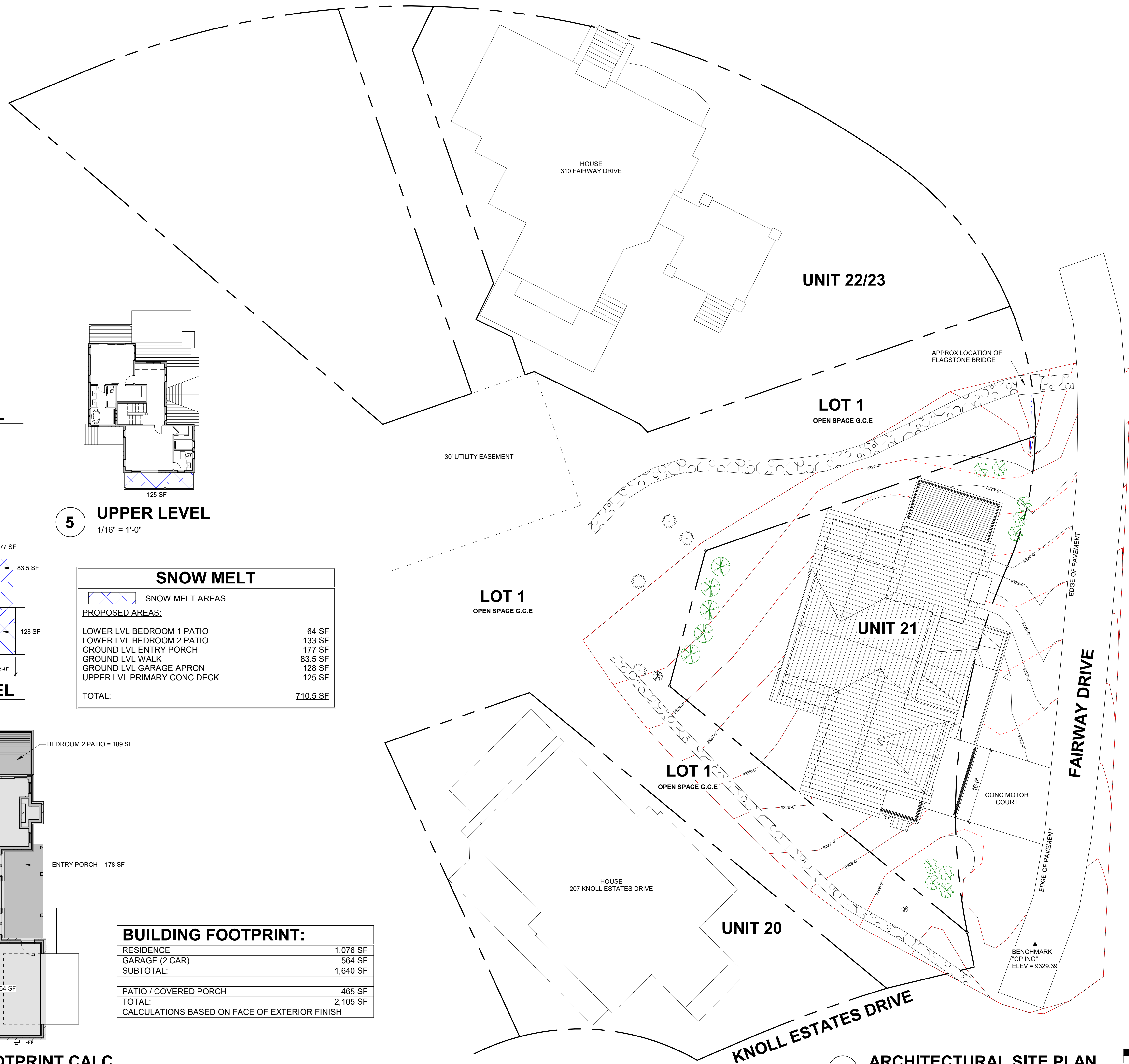
2 BUILDING FOOTPRINT CALC
3/32" = 1'-0"



5 UPPER LEVEL
1/16" = 1'-0"

SNOW MELT	
	SNOW MELT AREAS
PROPOSED AREAS:	
LOWER LVL BEDROOM 1 PATIO	64 SF
LOWER LVL BEDROOM 2 PATIO	133 SF
GROUND LVL ENTRY PORCH	177 SF
GROUND LVL WALK	83.5 SF
GROUND LVL GARAGE APRON	128 SF
UPPER LVL PRIMARY CONC DECK	125 SF
TOTAL:	710.5 SF

BUILDING FOOTPRINT:	
RESIDENCE	1,076 SF
GARAGE (2 CAR)	564 SF
SUBTOTAL:	1,640 SF
PATIO / COVERED PORCH	465 SF
TOTAL:	2,105 SF
CALCULATIONS BASED ON FACE OF EXTERIOR FINISH	



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A1.1

NOT FOR CONSTRUCTION

©shift architects

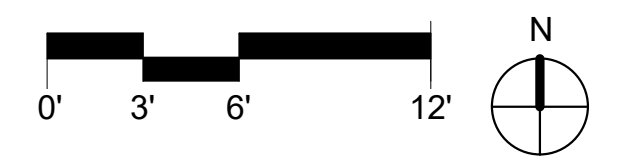
5/21/2024 10:56:27 AM



PROPOSED PARKING:
(2) ENCLOSED

FLOOR ELEVATIONS:
T.O. SLAB @ LOWER LEVEL = 9319'-3"
T.O. GYP @ GROUND LEVEL = 9329'-7"
T.O. GYP @ UPPER LEVEL = 9339'-11"
MOTOR COURT @ GARAGE DOOR = 9329'-1"

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



TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

BUILDING SITE PLAN

SHEET NUMBER

A1.2

NOT FOR CONSTRUCTION

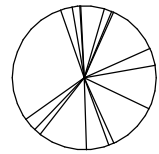
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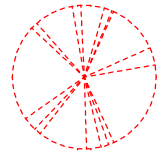
FIRE MITIGATION LEGEND

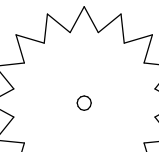
ZONE 1 - REMOVE ALL SHRUBS, TREES, SLASH AND FLAMMABLE VEGETATION

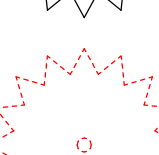
ZONE 2 - 10' CROWN TO CROWN SEPARATION, PRUNE BRANCHES TO A HEIGHT OF 10' FROM GROUND

ZONE 3 - REMOVE ALL DISEASED, DEAD OR DYING TREES

 EXISTING ASPEN TREE

 EXISTING ASPEN TREE TO BE REMOVED

 EXISTING EVERGREEN TREE

 EXISTING EVERGREEN TREE TO BE REMOVED

1. ALL DEVELOPMENT SHALL COMPLY WITH CDC 17.6.1 ENVIRONMENTAL REGULATIONS. ADDITIONAL TREE CLEARING WILL BE DONE PER FIRE MITIGATION REQUIREMENTS.
2. CONSISTANT WITH 2018 IRC SECTION R101.4.1 APPENDAGES AND PROJECTIONS: 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.
3. CONTRACTOR TO SET UP A MEETING WITH TOWN FORESTER ON ZONE 2 REQUIREMENTS PRIOR TO PERMIT.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	5 EA
PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKECHERRY SHRUB	5 GAL.	9 EA
PERENNIALS - BED A			47 SF
PERENNIALS - BED B			29 SF

TREE PLANTING NOTES

1. TREE PLANTING SHALL ADHERE TO CDC: 17.5.9.C.7.
2. IRRIGATED LAWN AREAS SHOULD BE AERATED TWO (2) TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES AND PROVIDE A HEALTHY LAWN. ORGANICS, FERTILIZATION AND AMENDMENT INCORPORATION AT SAME TIME ARE ENCOURAGED.
3. TREES AND SHRUBS SHALL BE MULCHED UPON INITIAL PLANTING AND AS NEEDED TO REDUCE WATER EVAPORATION.
4. TREES AND SHRUB HOLES SHALL BE DUG SIX INCHES (6") DEEPER THAN THE ROOT BALL SIZE TO FACILITATE THE PLACEMENT OF APPROPRIATE MULCH MATERIAL AND FACILITATE GROWTH.
5. TREES SHALL BE STAKED AND HELD IN PLACE BY WEBBING AND WIRE TO ENSURE SUCCESSFUL ROOT ESTABLISHMENT FOR A PERIOD OF TWO (2) FULL GROWING SEASONS.
6. BURLAP AND WIRE SHALL BE REMOVED FROM THE ROOT BALL PRIOR TO PLANTING. IF ALL OF THE WIRE CANNOT BE REMOVED DUE TO THE SIZE OF THE TREE, THEN TWO-THIRDS OF THE WIRE SHALL BE REMOVED FROM THE UPPER PORTION OF THE ROOT BALL.

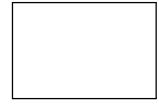
TREE PROTECTION / REMOVAL NOTES


1. TREE PROTECTION FENCING IS REQUIRED BY THE CDC TO BE INSTALLED AT OR BEYOND THE CROWN DRIPLINE OF EACH TREE THAT WILL REMAIN (TREE PROTECTION ZONE) IN ACCORDANCE WITH CDC: 17.6.1.A.4.f.
2. TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE TOWN FORESTER BEFORE EXCAVATION MAY BEGIN.
3. THE TOWN FORESTER MUST BE CONTACTED BEFORE EXCAVATION BEGINS TO MARK OR APPROVE THE TREES TO BE REMOVED AND TO APPROVE THE PLACEMENT OF THE TREE PROTECTION FENCING. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE TOWN FORESTER BEFORE TREE REMOVAL OPERATIONS MAY BEGIN.
4. NO BACKFILL, STORAGE, OR STAGING IS PERMITTED INSIDE THE TREE PROTECTION AREA INSIDE THE TREE PROTECTION FENCING.


TREE REMOVAL SCHEDULE

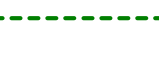
TYPE	COMMON NAME	SIZE	QTY
A03	QUAKING ASPEN	3"	1 EA
A04	QUAKING ASPEN	4"	2 EA
A05	QUAKING ASPEN	5"	1 EA
A10	QUAKING ASPEN	10"	1 EA


LEGEND

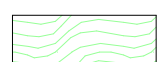
 CONCRETE PAVERS


 WILDFIRE MITIGATION BOUNDARY


 LIMIT OF DISTURBANCE


 PERIMETER FENCING W/ ATTACHED GREEN SCREENING


 TREE PROTECTION FENCING


 REVEGETATED AREA W/ IRRIGATION


 REVEGETATE W/ NATIVE GRASS

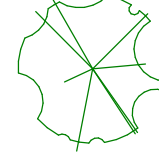
 DISTURBED AREAS

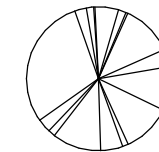
 MULCH LANDSCAPE BEDDING

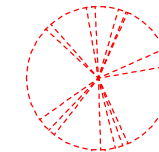
 PERENNIAL BEDDING: DRIP EMITTERS

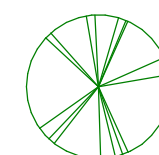
 FLAGSTONE

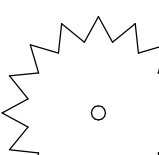
 STONE PAVER

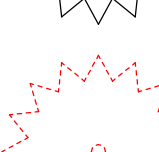
 NEW DECIDUOUS SHRUB

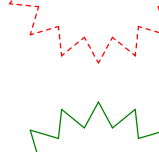
 EXISTING DECIDUOUS TREE

 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.

GENERAL NOTES:

1. ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STAKED WITH 4" METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH LAVA ROCK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.

NOXIOUS WEEDS:

1. 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:

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

REVEGETATION NOTES:

1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. 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.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. AREAS WHICH HAVE BEEN COMPACTED OR ARE RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
5. 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.
6. ON SLOPES GREATER THAN 2:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
7. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
8. 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%



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PROJECT ISSUE DATE:
05.21.24 DRB PRELIMINARY SUBMITTAL

REVISIONS
NO. DATE DESC.

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

LANDSCAPE PLAN
NOTES / LEGEND

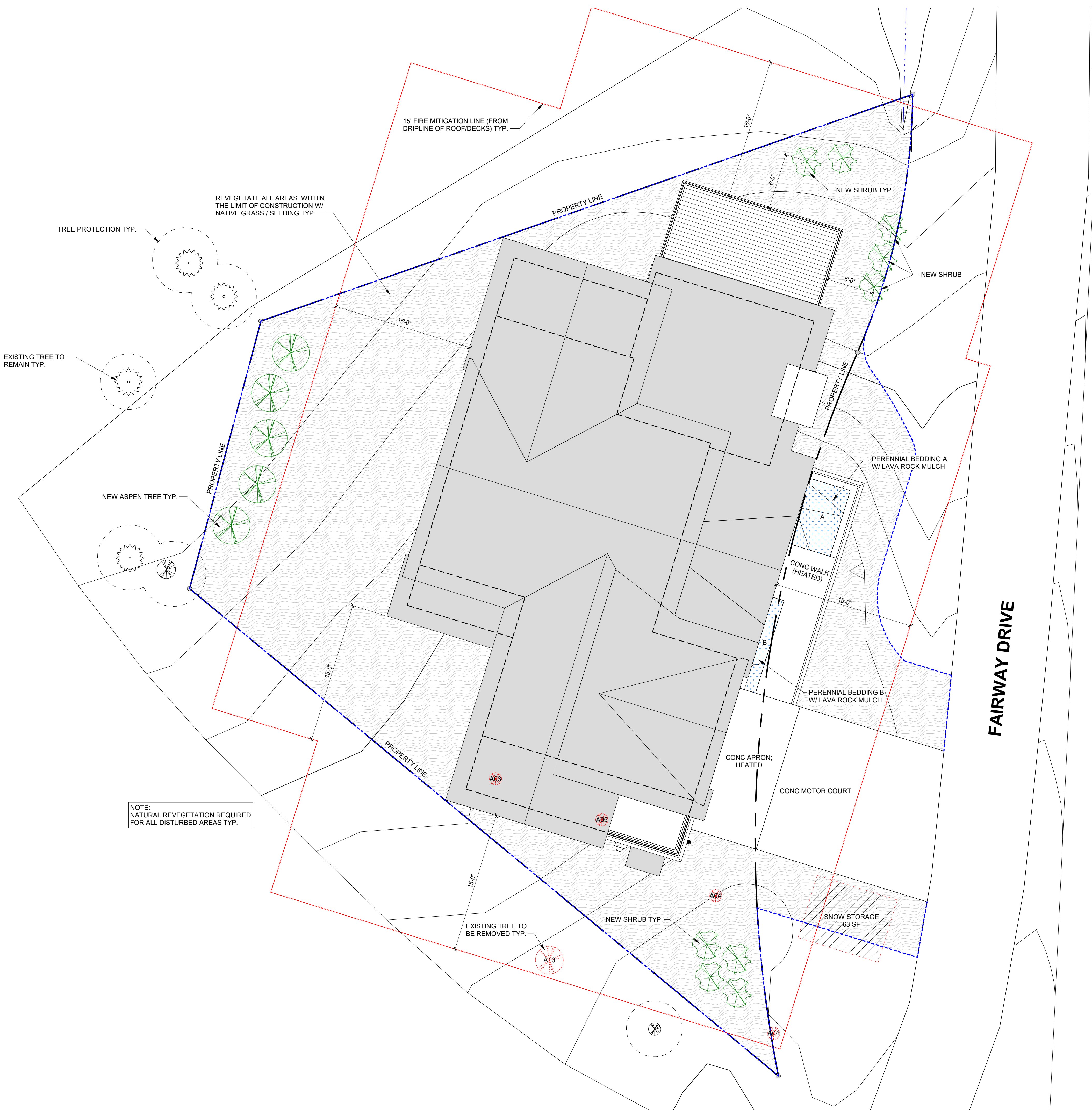
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TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

LANDSCAPE PLAN

SHEET NUMBER

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



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PLANT SCHEDULE			
BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	5 EA
PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKECHERRY SHRUB	5 GAL.	9 EA
PERENNIALS - BED A			47 SF
PERENNIALS - BED B			29 SF

WATER USAGE CHART			
TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2 GAL / S.F.	2,276	4,552 (FIRST SEASON)
PERENNIALS	2.5 GAL / S.F.	76 SF	190 GAL
ASPENS	10 GAL / EA	5 EA	50 GAL
NATIVE SHRUBS	2 GAL / EA	9 EA	18 GAL
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			4,810 GAL
COMPLETE MONTHLY USAGE (POST ESTABLISHMENT)			258 GAL

LEGEND

	CONCRETE PAVERS		NEW DECIDUOUS SHRUB
	WILDFIRE MITIGATION BOUNDARY		EXISTING DECIDUOUS TREE
	LIMIT OF DISTURBANCE		EXISTING DECIDUOUS TREE TO BE REMOVED
	PERIMETER FENCING W/ ATTACHED GREEN SCREENING		NEW DECIDUOUS TREE
	TREE PROTECTION FENCING		EXISTING EVERGREEN TREE
	REVEGETATED AREA W/ IRRIGATION		EXISTING EVERGREEN TREE TO BE REMOVED
	REVEGETATE W/ NATIVE GRASS		NEW EVERGREEN TREE
	DISTURBED AREAS		
	MULCH LANDSCAPE BEDDING		
	PERENNIAL BEDDING: DRIP EMITTERS		
	FLAGSTONE		
	STONE PAVER		

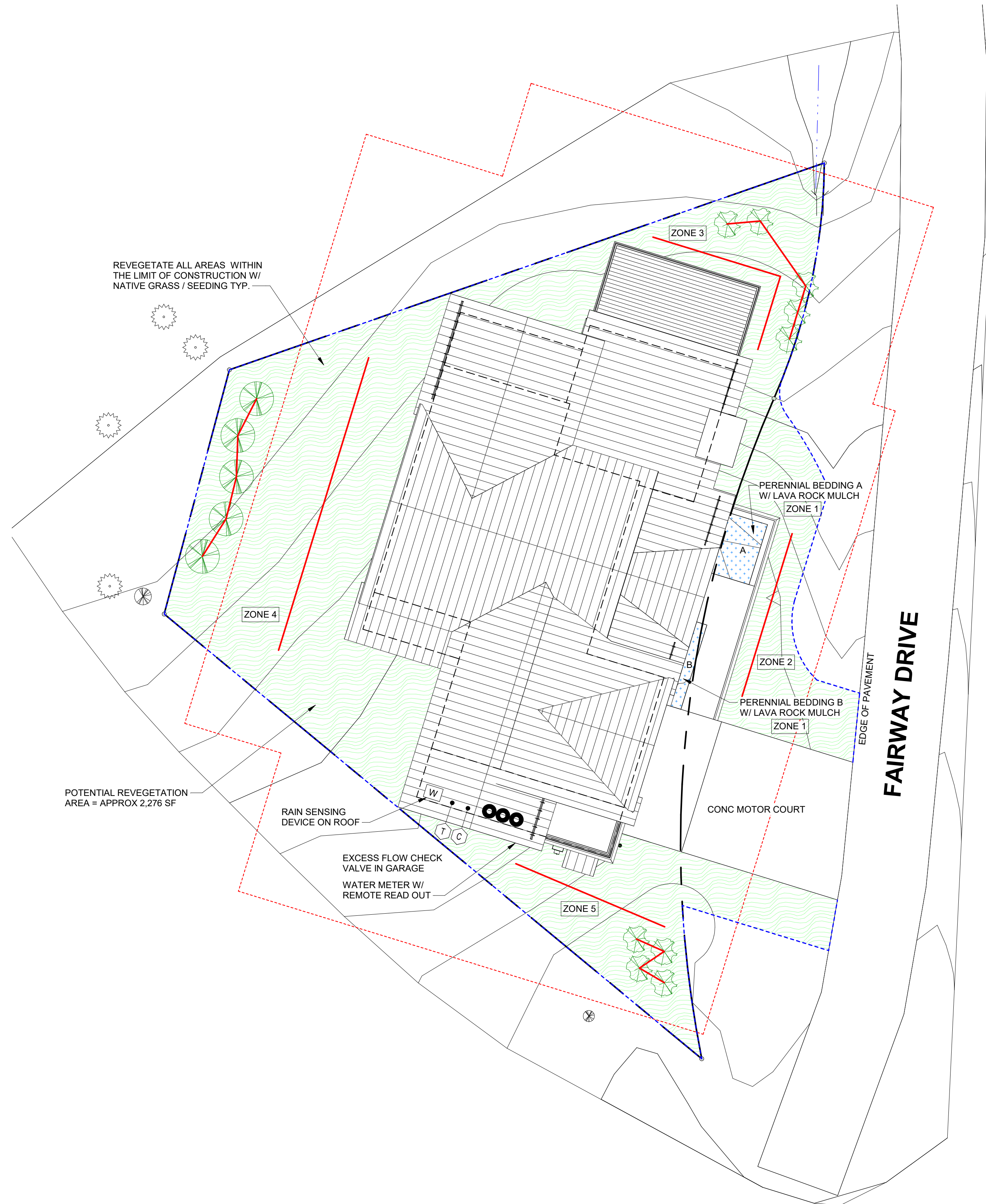
NOTE:
PROVIDE TREE PROTECTION FENCING AS REQUIRED BY THE CDC.



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PROJECT ISSUE DATE:
05.21.24 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.



- ### IRRIGATION NOTES
- 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.
 - 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.
 - TREES AND SHRUBS SHALL BE DRIP IRRIGATION.
 - PERENNIAL BEDS SHALL BE SPRAY HEADS. USE SOAKER HOSE, LOW VOLUME MIST AND/OR EMITTERS EQUIPPED WITH ADJUSTABLE NOZZLES TO LIMIT OVER/UNDER WATERING WITHIN A SPECIFIC ZONE.
 - TURF GRASS SHALL BE SPRAY HEADS.
 - 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

- ### IRRIGATION LEGEND
- TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER
 - RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER
 - 1.5" WILKINS MODEL 500 PRESSURE REGULATOR
 - RAINBIRD 150-PEB 1.5" ELECTRIC REMOTE CONTROL VALVE
 - CLASS 200 PVC MAINLINE 1 1/2"
 - 1:80 NSF POLYLATERAL LINE
 - WATER SENSOR BY RAINBIRD

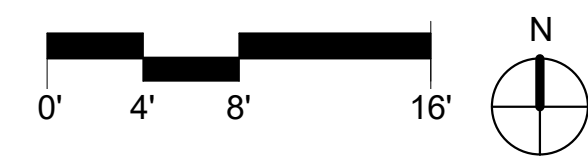
TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

IRRIGATION PLAN

SHEET NUMBER

1 IRRIGATION PLAN
1/8" = 1'-0"



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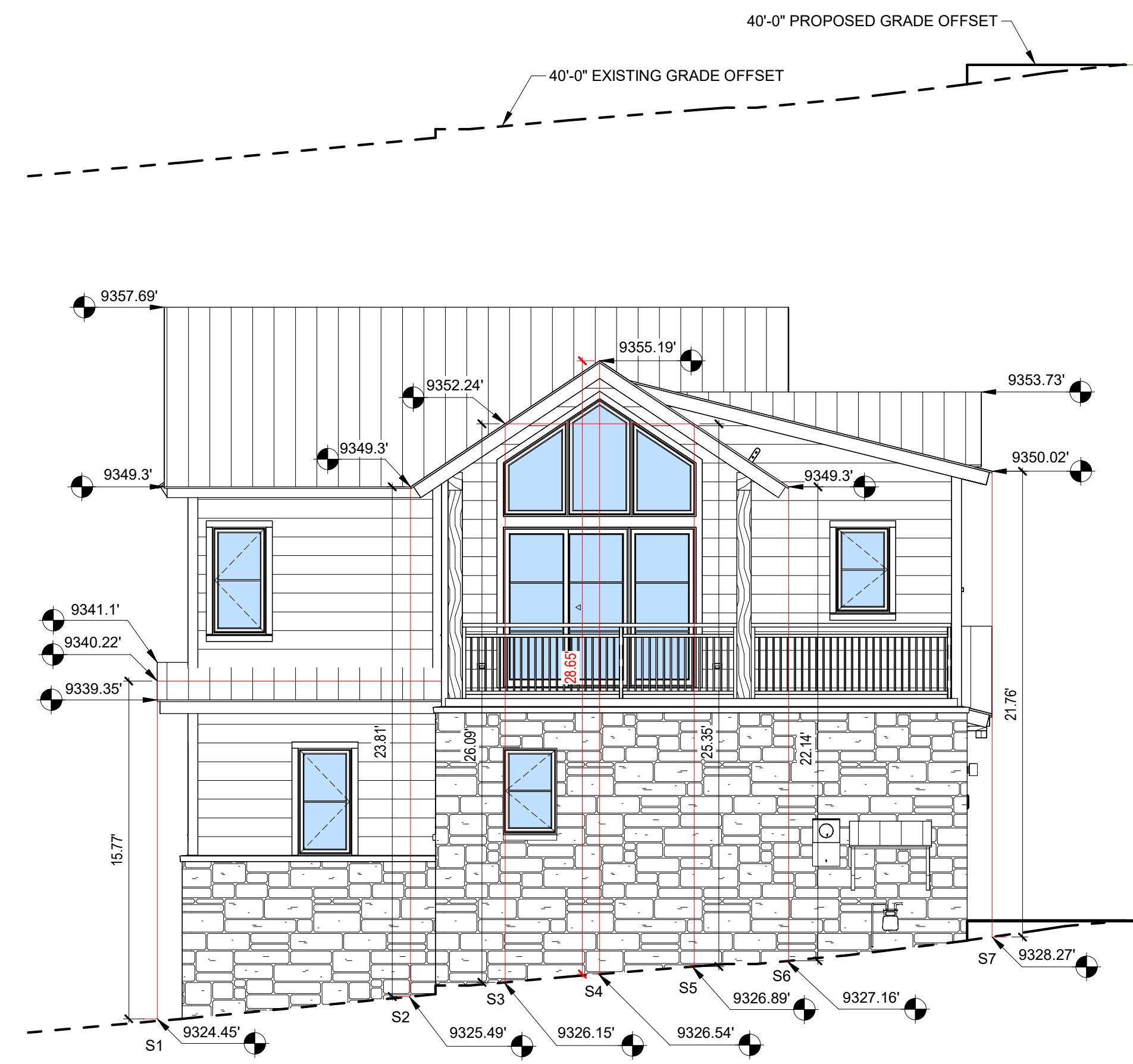
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MAX BUILDING HT :	
HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: W4	34.0'
MAX BUILDING HT ALLOWABLE	40.00'
ROOF HEIGHT	9357.69'
MOST RESTRICTIVE GRADE BELOW	9323.69'
2ND HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: N5	32.5'
MAX BUILDING HT ALLOWABLE	40.00'
ROOF HEIGHT	9355.62'
MOST RESTRICTIVE GRADE BELOW	9323.12'
3RD HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: S4	28.65'
MAX BUILDING HT ALLOWABLE	40.00'
ROOF HEIGHT	9355.19'
MOST RESTRICTIVE GRADE BELOW	9326.54'

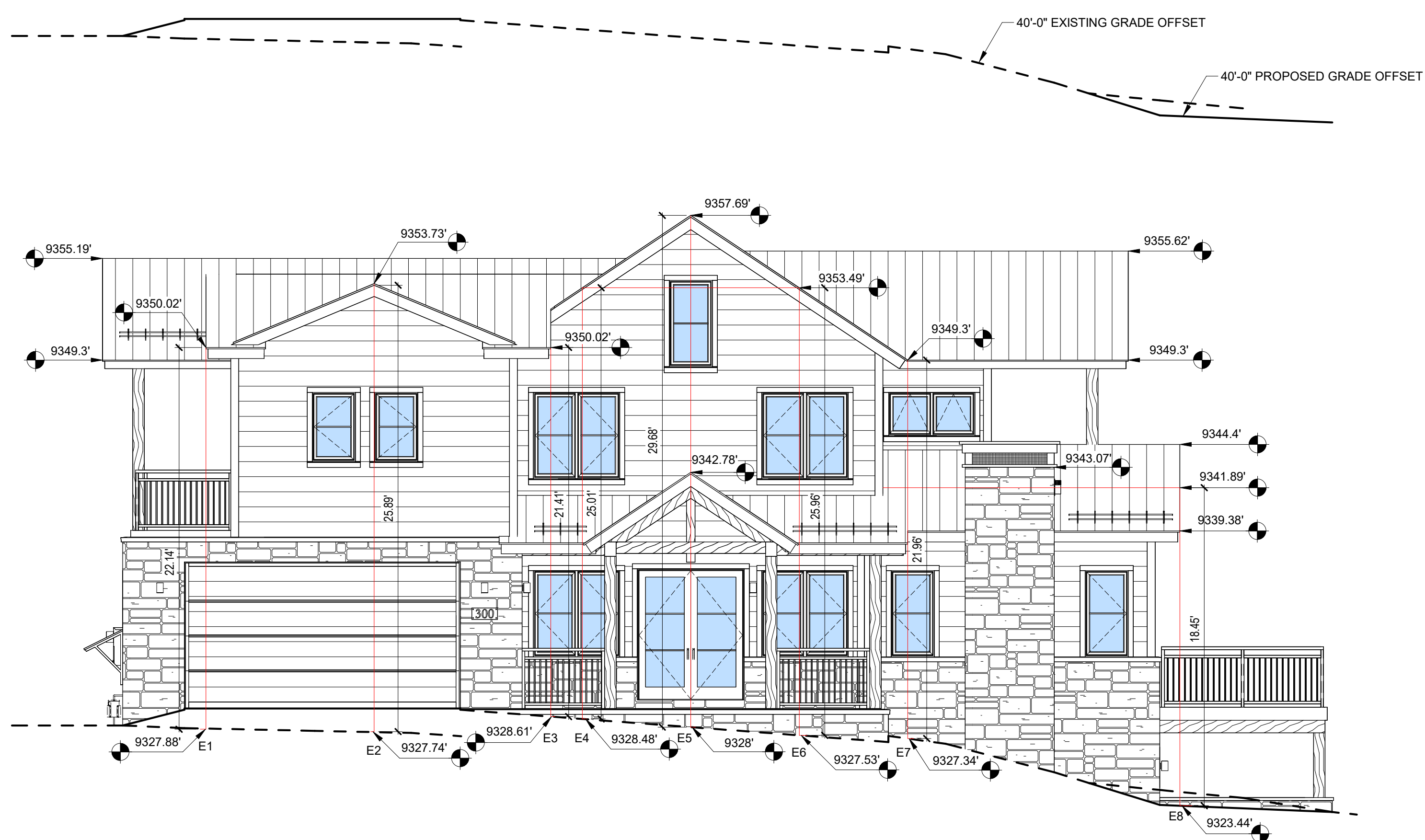
AVG ROOF HT :	
NORTH ELEVATION	
N1	15.94'
N2	23.14'
N3	21.87'
N4	29.34'
N5	32.5'
N6	25.98'
SUB-TOTAL:	148.77'
# OF LOCATIONS:	6
AVERAGE:	24.79'
SOUTH ELEVATION	
S1	15.77'
S2	23.81'
S3	26.09'
S4	28.65'
S5	25.35'
S6	22.14'
S7	21.76'
SUB-TOTAL:	163.57'
# OF LOCATIONS:	7
AVERAGE:	23.36'
EAST ELEVATION	
E1	22.14'
E2	25.89'
E3	21.41'
E4	25.01'
E5	29.68'
E6	25.96'
E7	21.96'
E8	18.45'
SUB-TOTAL:	190.5'
# OF LOCATIONS:	8
AVERAGE:	23.81'
WEST ELEVATION	
W1	29.34'
W2	29.39'
W3	30.0'
W4	34.0'
W5	29.43'
W6	24.98'
W7	14.89'
W8	26.42'
W9	25.7'
SUB-TOTAL:	244.15'
# OF LOCATIONS:	9
AVERAGE:	27.12'
TOTAL:	746.99'
NUMBER OF LOCATIONS:	30
AVERAGE:	24.89'



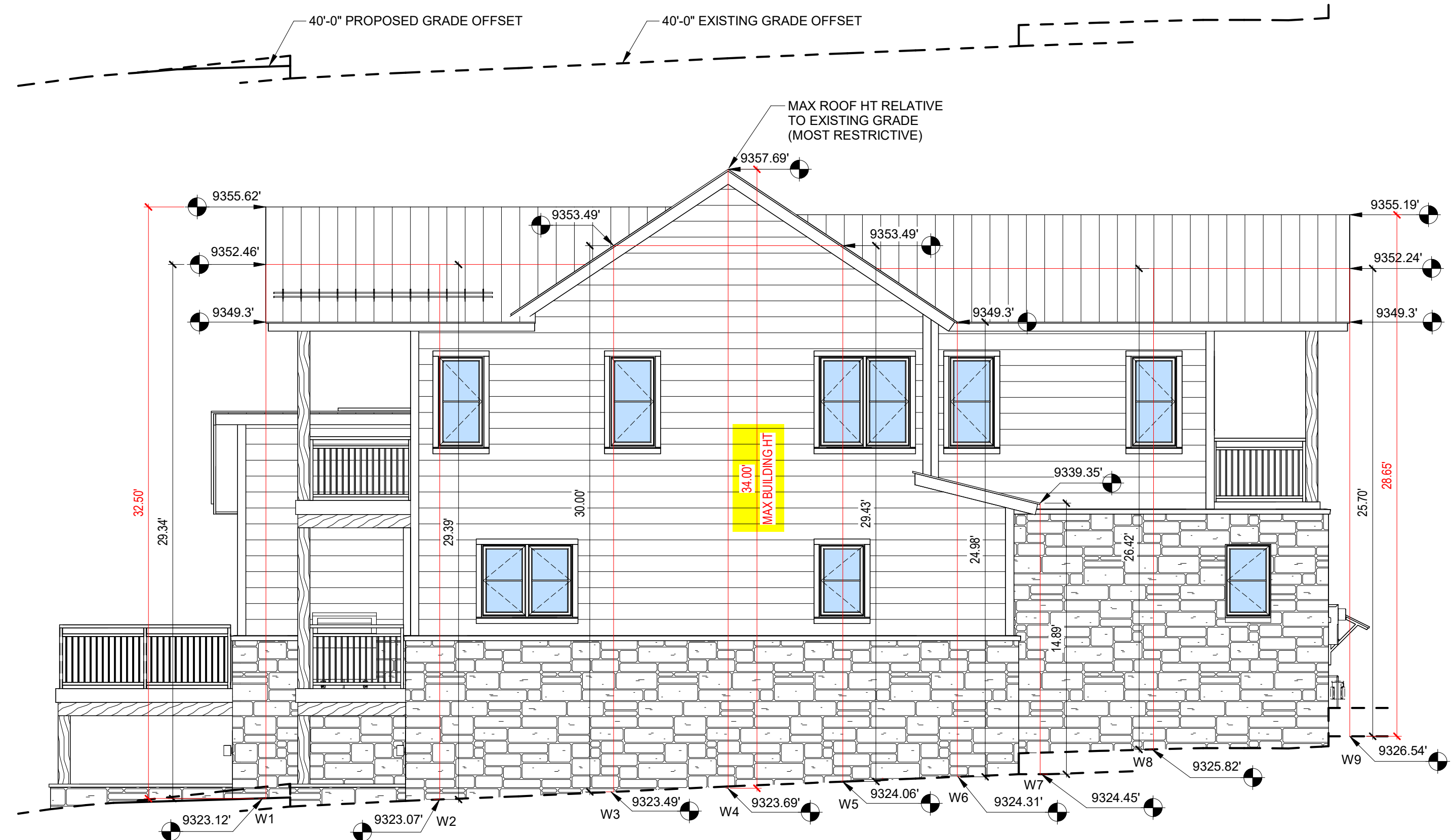
3 NORTH ELEVATION
3/16" = 1'-0"



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



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



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

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

MAX BUILDING HEIGHT

SHEET NUMBER

A2.1

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MATERIAL CALCULATIONS

NORTH		
STONE	316 SF	32%
WOOD SIDING	290 SF	29%
WINDOW/DOOR GLAZING	387 SF	39%
SUBTOTAL:	993 SF	100%
SOUTH		
STONE	375 SF	43%
WOOD SIDING	345 SF	40%
WINDOW/DOOR GLAZING	148.5 SF	17%
SUBTOTAL:	868.5 SF	100%
EAST		
STONE	209 SF	19%
WOOD SIDING	548 SF	50%
WINDOW/DOOR GLAZING	215 SF	19%
WOOD GARAGE DOOR	136 SF	12%
SUBTOTAL:	1,108 SF	100%
WEST		
STONE	599 SF	40%
WOOD SIDING	785 SF	52%
WINDOW/DOOR GLAZING	115 SF	8%
SUBTOTAL:	1,499 SF	100%
ENTRY NORTH		
STONE	80 SF	38%
WOOD SIDING	97 SF	46%
WINDOW/DOOR GLAZING	32.5 SF	16%
SUBTOTAL:	209.5 SF	100%
ENTRY SOUTH		
STONE	21 SF	28%
WOOD SIDING	54 SF	72%
SUBTOTAL:	75 SF	100%
RETAINING WALLS		
STONE	352 SF	100%
CHIMNEY		
STONE	198 SF	100%
TOTALS		
STONE	1,600 SF	
STONE @ RETAINING WALL	352 SF	2,150 SF
STONE @ CHIMNEY	198 SF	
WOOD SIDING	2,119 SF	
WINDOW/DOOR GLAZING	898 SF	
WOOD GARAGE DOOR	136 SF	
TOTAL:	5,303 SF	
PERCENTAGES		
STONE	30 %	
STONE @ RETAINING WALL	7 %	41 %
STONE @ CHIMNEY	4 %	
WOOD SIDING	40 %	
WINDOW/DOOR GLAZING	17 %	
WOOD GARAGE DOOR	2 %	
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		

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

MATERIAL
CALCULATIONS

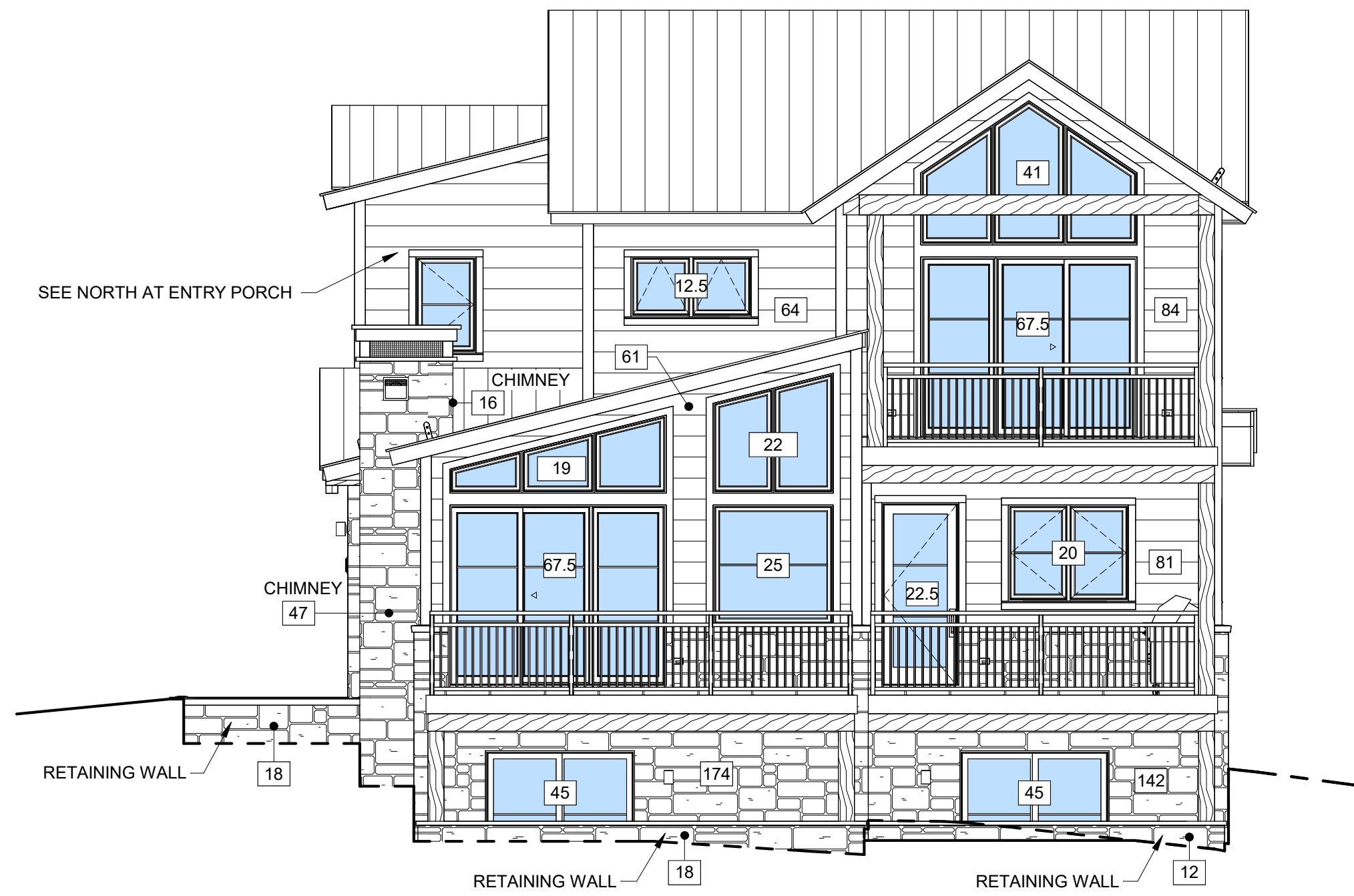
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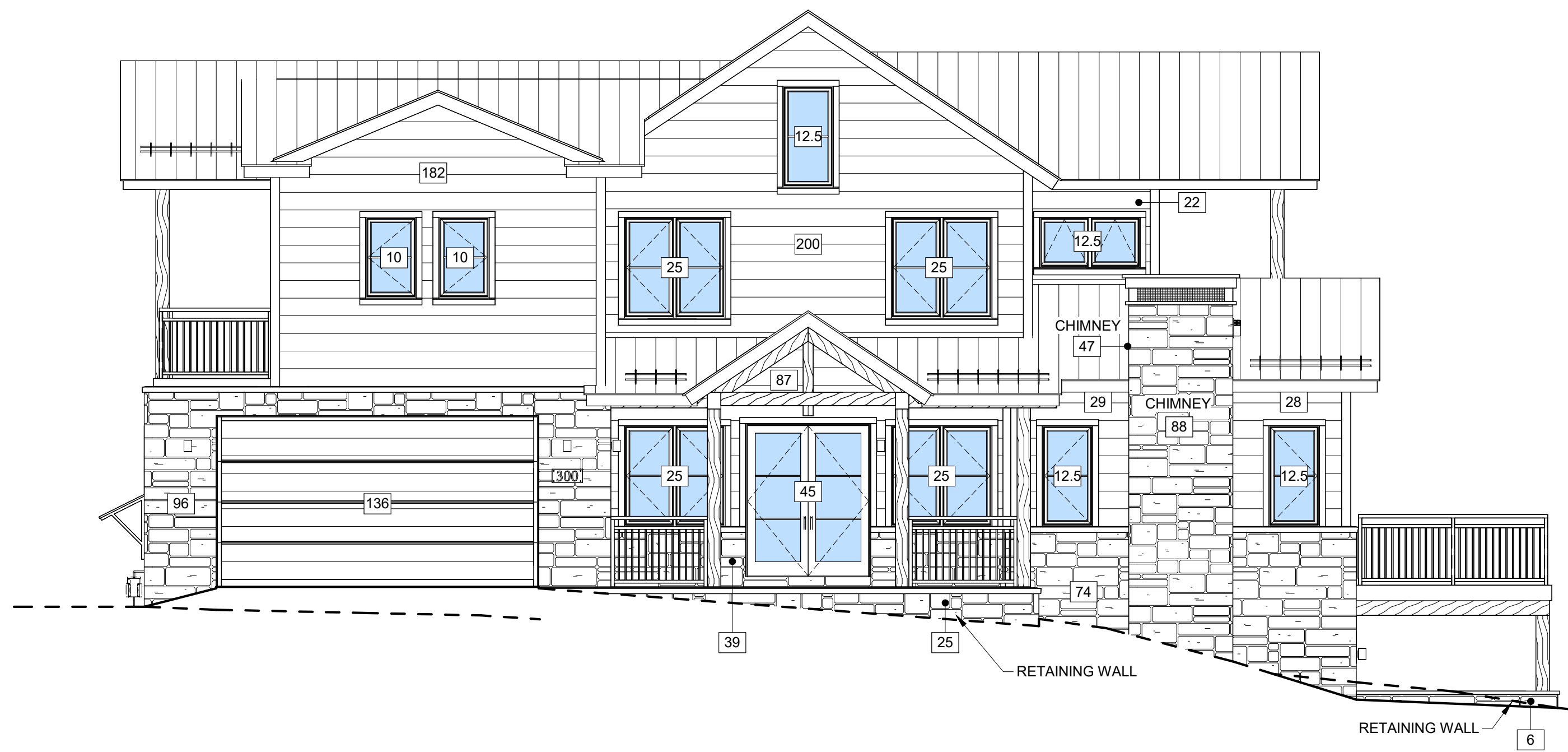
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3 NORTH ELEVATION
3/16" = 1'-0"



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

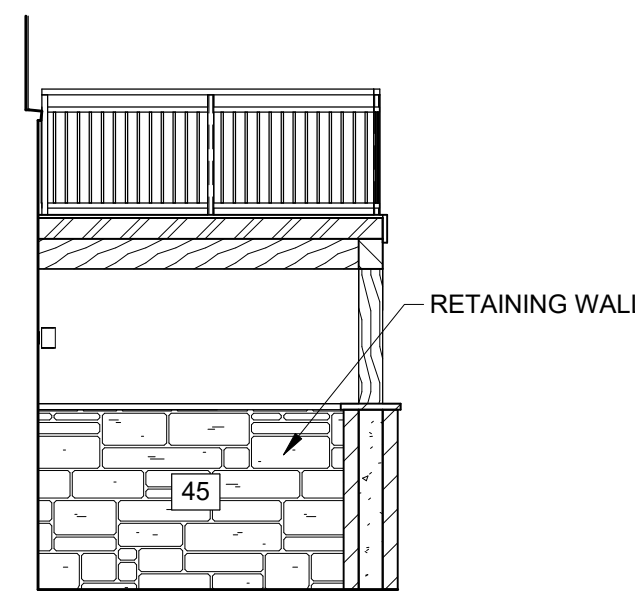


1 EAST ELEVATION
3/16" = 1'-0"

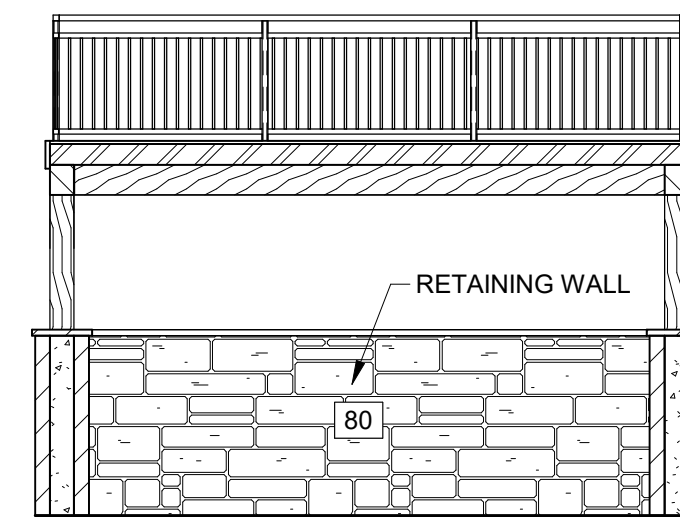


2 WEST ELEVATION
3/16" = 1'-0"

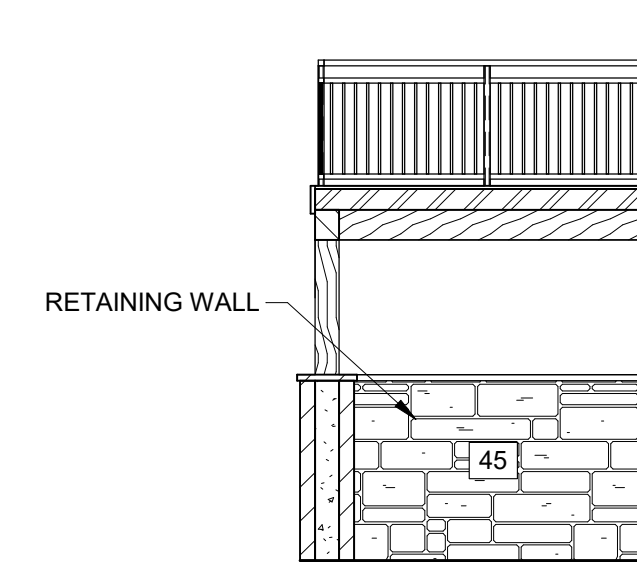
MATERIAL CALCULATIONS		
NORTH		
STONE	316 SF	32%
WOOD SIDING	290 SF	29%
WINDOW/DOOR GLAZING	387 SF	39%
SUBTOTAL:	993 SF	100%
SOUTH		
STONE	375 SF	43%
WOOD SIDING	345 SF	40%
WINDOW/DOOR GLAZING	148.5 SF	17%
SUBTOTAL:	868.5 SF	100%
EAST		
STONE	209 SF	19%
WOOD SIDING	548 SF	50%
WINDOW/DOOR GLAZING	215 SF	19%
WOOD GARAGE DOOR	136 SF	12%
SUBTOTAL:	1,108 SF	100%
WEST		
STONE	599 SF	40%
WOOD SIDING	785 SF	52%
WINDOW/DOOR GLAZING	115 SF	8%
SUBTOTAL:	1,499 SF	100%
ENTRY NORTH		
STONE	80 SF	38%
WOOD SIDING	97 SF	46%
WINDOW/DOOR GLAZING	32.5 SF	16%
SUBTOTAL:	209.5 SF	100%
ENTRY SOUTH		
STONE	21 SF	28%
WOOD SIDING	54 SF	72%
SUBTOTAL:	75 SF	100%
RETAINING WALLS		
STONE	352 SF	100%
CHIMNEY		
STONE	198 SF	100%
TOTALS		
STONE	1,600 SF	2,150 SF
STONE @ RETAINING WALL	352 SF	
STONE @ CHIMNEY	198 SF	
WOOD SIDING	2,119 SF	
WINDOW/DOOR GLAZING	898 SF	
WOOD GARAGE DOOR	136 SF	
TOTAL:	5,303 SF	
PERCENTAGES		
STONE	30 %	41 %
STONE @ RETAINING WALL	7 %	
STONE @ CHIMNEY	4 %	
WOOD SIDING	40 %	
WINDOW/DOOR GLAZING	17 %	
WOOD GARAGE DOOR	2 %	
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		



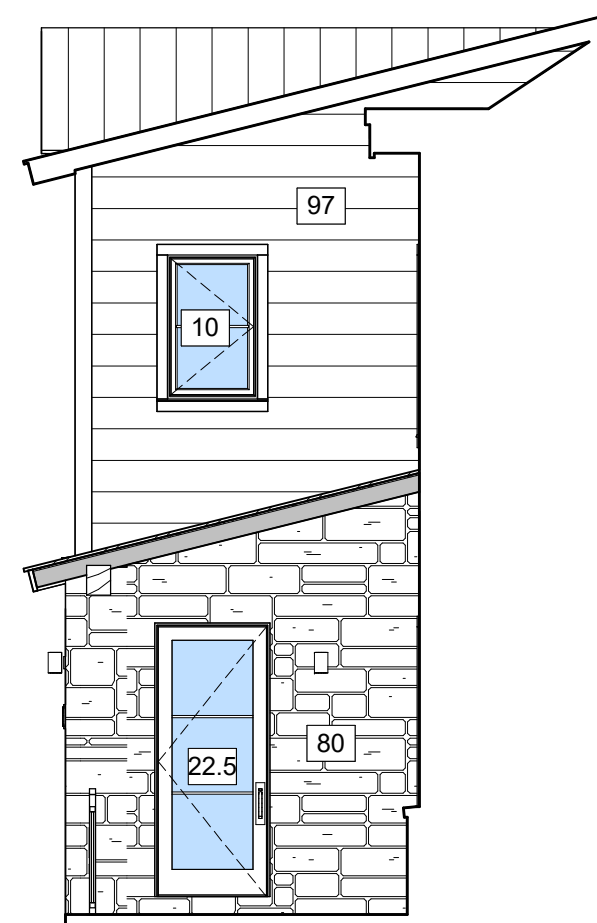
5 BEDROOM 2 PATIO EAST
3/16" = 1'-0"



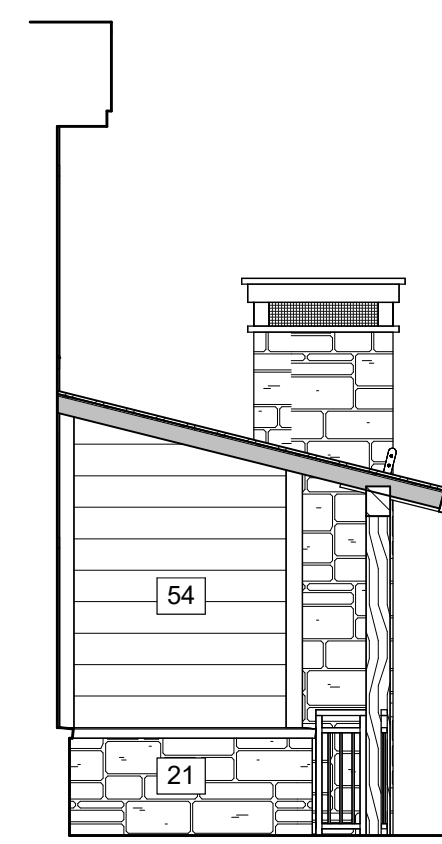
6 BEDROOM 2 PATIO SOUTH
3/16" = 1'-0"



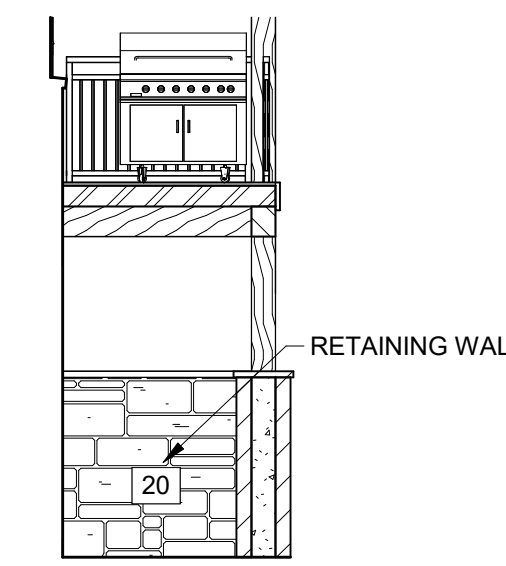
7 BEDROOM 2 PATIO WEST
3/16" = 1'-0"



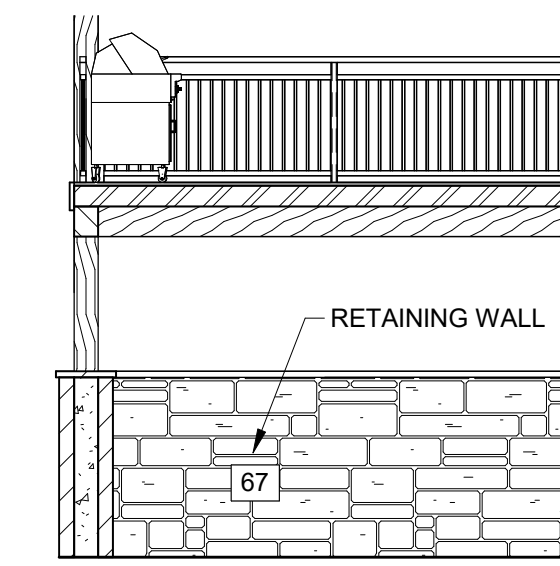
1 ENTRY PORCH NORTH
3/16" = 1'-0"



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



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



4 BEDROOM 1 PATIO SOUTH
3/16" = 1'-0"

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

MATERIAL
CALCULATIONS

SHEET NUMBER

A2.3

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.

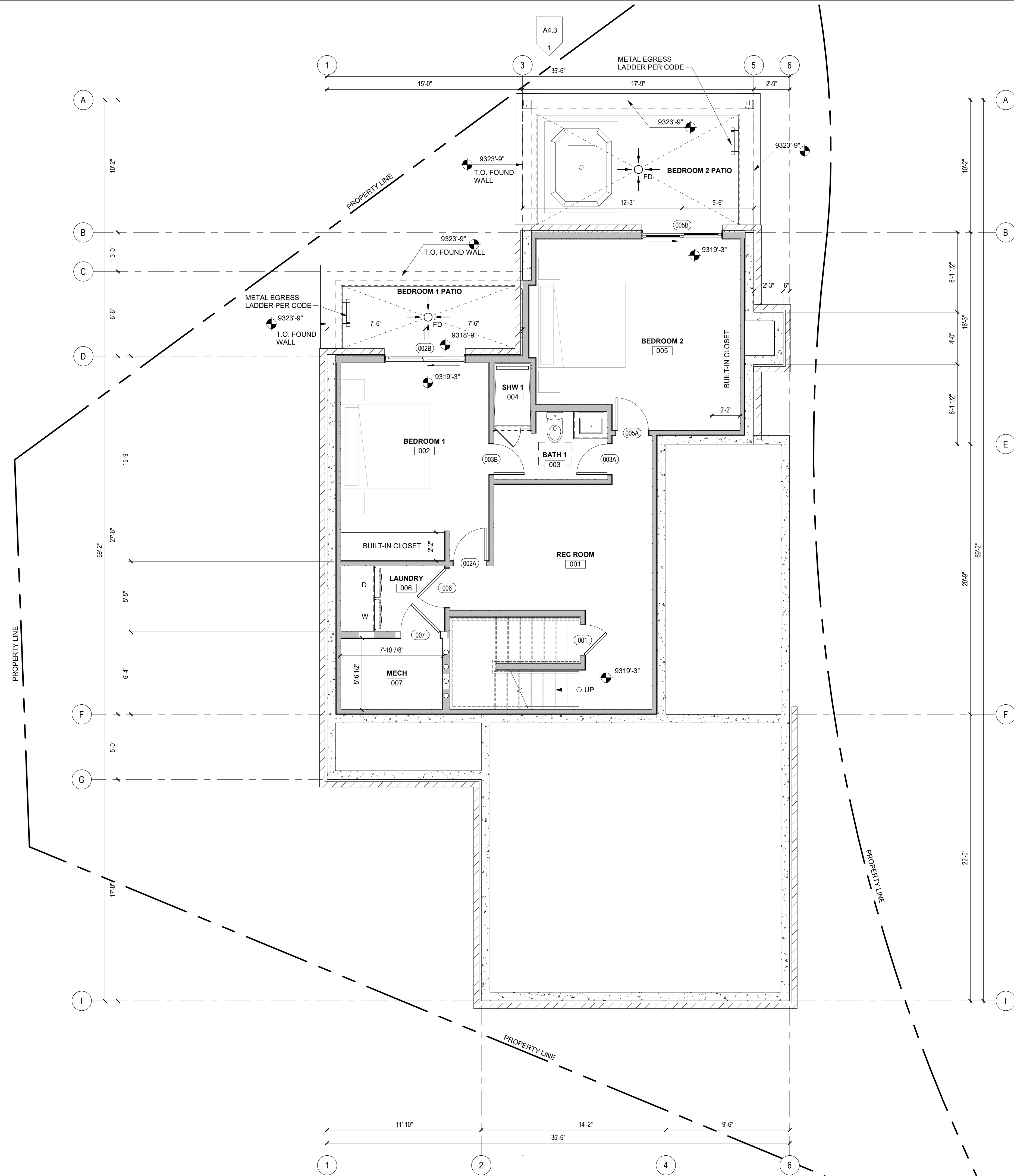
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



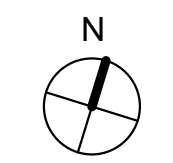
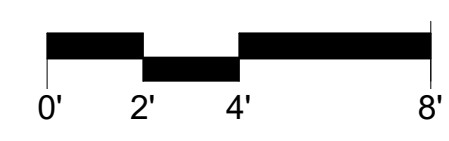
P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-275-0263
kristine@shift-architects.com
www.shift-architects.com

PROJECT ISSUE DATE:
05.21.24 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.



1 LOWER LEVEL
1/4" = 1'-0"



TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

FLOOR PLAN

SHEET NUMBER

A3.1

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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.

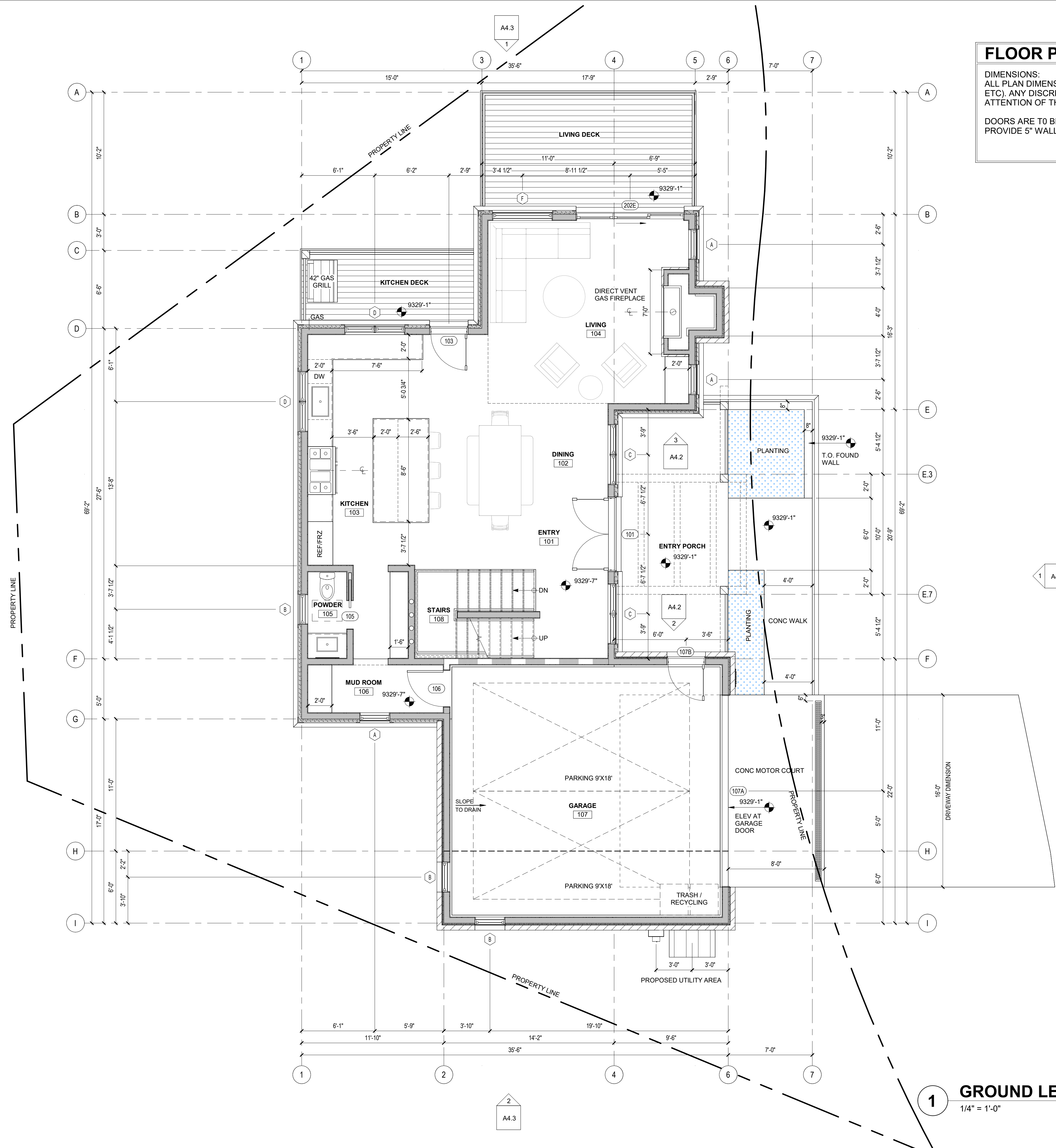
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



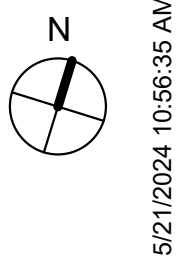
P.O. Box 3206
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PROJECT ISSUE DATE:
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SUBMITTAL

REVISIONS
NO. DATE DESC.



1 GROUND LEVEL
1/4" = 1'-0"



TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

FLOOR PLAN

SHEET NUMBER

A3.2

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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.

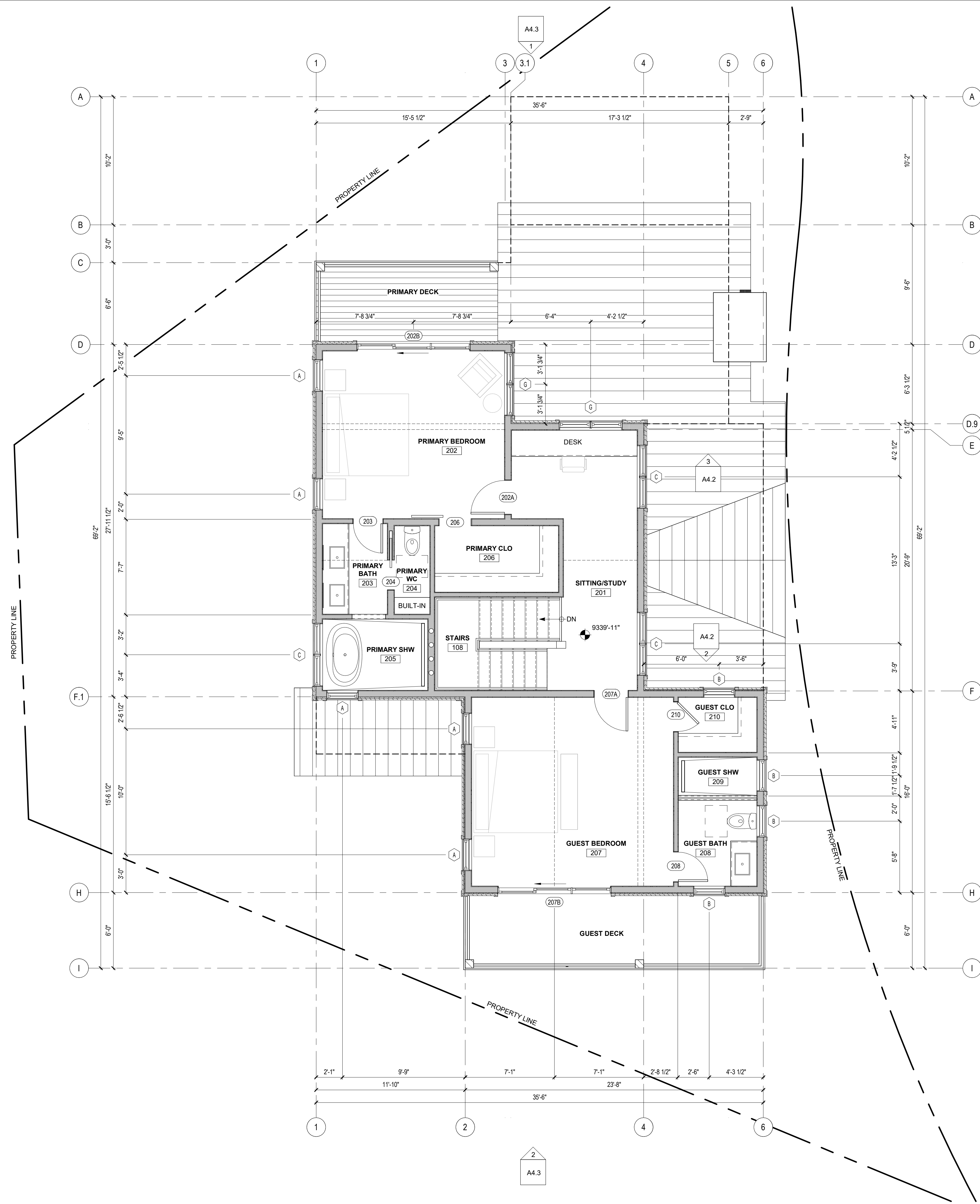
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



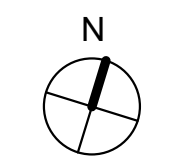
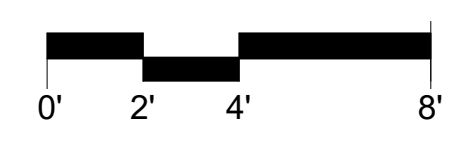
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www.shift-architects.com

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1 UPPER LEVEL
1/4" = 1'-0"



TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

FLOOR PLAN

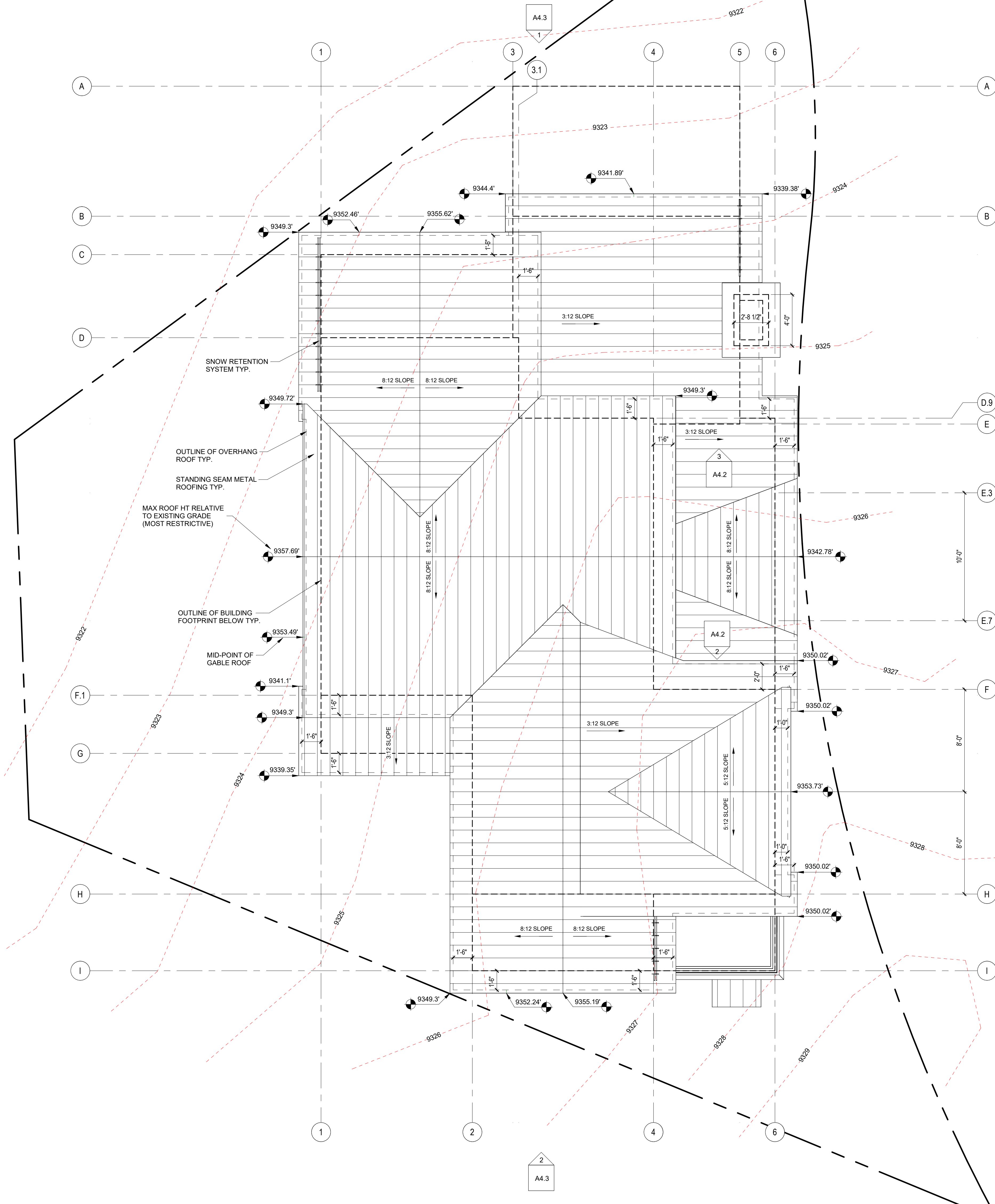
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A3.3

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ROOF PLAN NOTES

1. ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. ALL OVERHANG DIMENSIONS ARE FROM EXTERIOR FACE OF STUD (GRID) TO STRUCTURAL ROOF.
3. PROVIDE SNOW RETENTION SYSTEM WHERE SHOWN. CONTRACTOR AND ROOF MANUFACTURER TO PROVIDE WATERPROOFING FOR FULL WARRANTY AT SNOW RETENTION PENETRATIONS TYP.
4. REFERENCE MECHANICAL DRAWINGS FOR LOCATIONS OF ROOF PENETRATIONS.
5. PAINT ALL ROOF APPURTENANCES TO MATCH ADJACENT ROOF.



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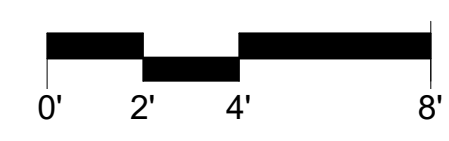
PROJECT ISSUE DATE:
 05.21.24 DRB PRELIMINARY
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REVISIONS
 NO. DATE DESC.

A4.2 1

1 A4.1

1 ROOF PLAN
 1/4" = 1'-0"



5/21/2024 10:56:36 AM

TOMPROS RESIDENCE

ROOF PLAN

SHEET NUMBER

A3.4

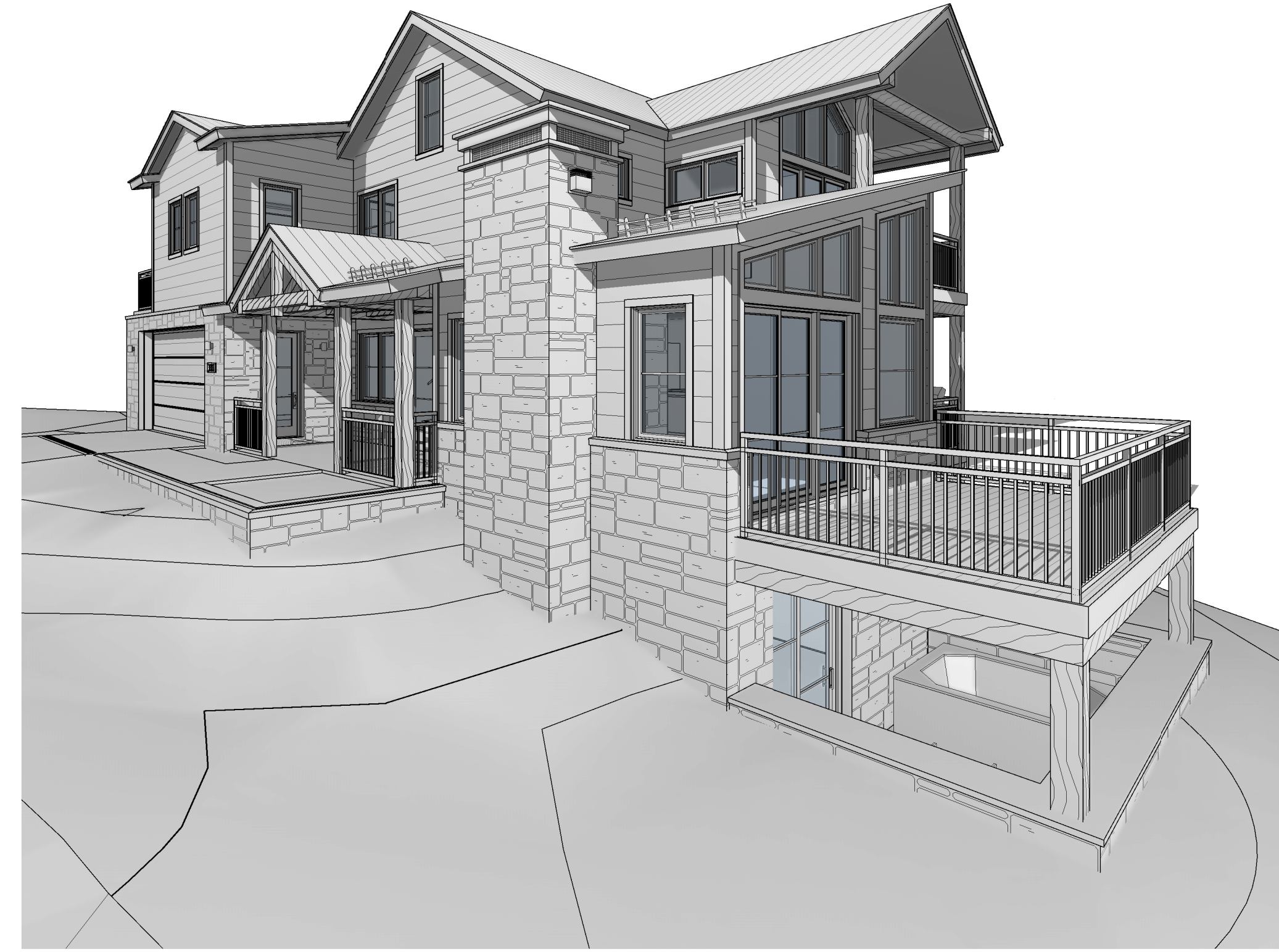
300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
 UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

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3 NORTHWEST



4 NORTHEAST



1 SOUTHWEST



2 SOUTHEAST

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

AXONS

SHEET NUMBER

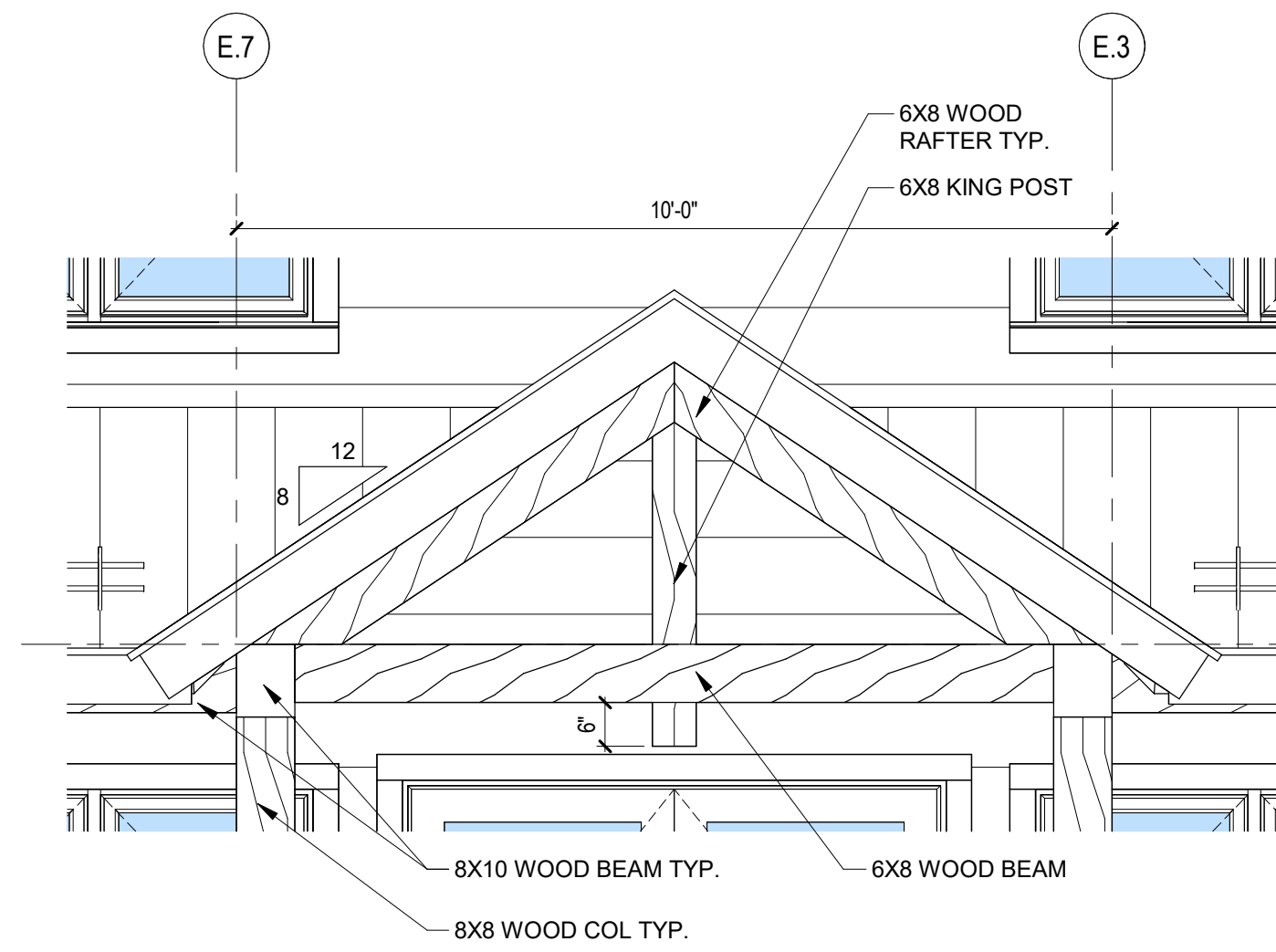
A4.0

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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.



3 CUSTOM TRUSS AT ENTRY PORCH
1/2" = 1'-0"



STONE VENEER:
TELLURIDE GOLD SERIES
HIGHLANDS
FULL STONE VENEER



WOOD SIDING:
MONTANA TIMBER; RANCHWOOD
COLOR: WESTERN
PROFILE: SHIPLAP (1/2" TAB)
TEXTURE: WIRE BRUSHED
SPECIES: WESTERN RED CEDAR / CLEAR VERTICAL GRAIN
NOMINAL SIZE: 2X12 (ACTUAL SIZE 1 1/2" X 11 1/4")
FACE: 10 1/2"



SHIPLAP (1/2" TAB)



WINDOWS / DOORS:
JELD-WEN; SITELINE CONTEMPORARY
SLIDING DOORS: NARROW STILE
EXTERIOR: LUXURY BRONZE
INTERIOR: PRE-PAINTED BLACKIST INK



ROOFING:
PAC-CLAD 150 12" STANDING SEAM
METAL ROOFING; DARK BRONZE



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

WOOD TIMBER TRUSS / BEAMS / COLUMNS:
FINISH: STAINED TO MATCH SIDING

DECK BAND:
2X10 DOUG FIR WRAPPED W/ METAL;
FINISH: MATCH ROOF

RAILING:
STEEL RAILING SYSTEM
FINISH: BLACK POWDER COATED

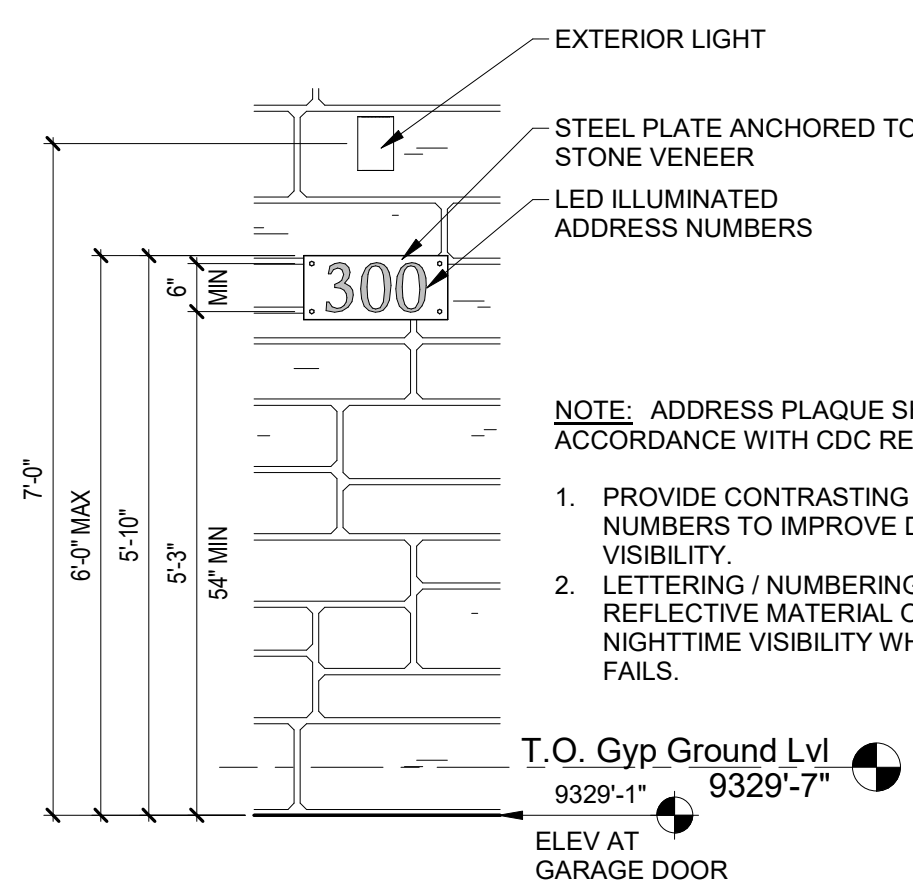
SOFFIT:
MONTANA TIMBER; RANCHWOOD
COLOR: WESTERN
PROFILE: TONGUE & GROOVE
TEXTURE: WIRE BRUSHED
SPECIES: WESTERN RED CEDAR / CLEAR
VERTICAL GRAIN
NOMINAL SIZE: 1X4 (ACTUAL SIZE 3/4" X 3 1/2")

CORNER BOARDS:
MONTANA TIMBER; RANCHWOOD
COLOR: WESTERN
SPECIES: WESTERN RED CEDAR / CLEAR
VERTICAL GRAIN
NOMINAL SIZE: 1X6 (ACTUAL SIZE 3/4" X 5 1/2")

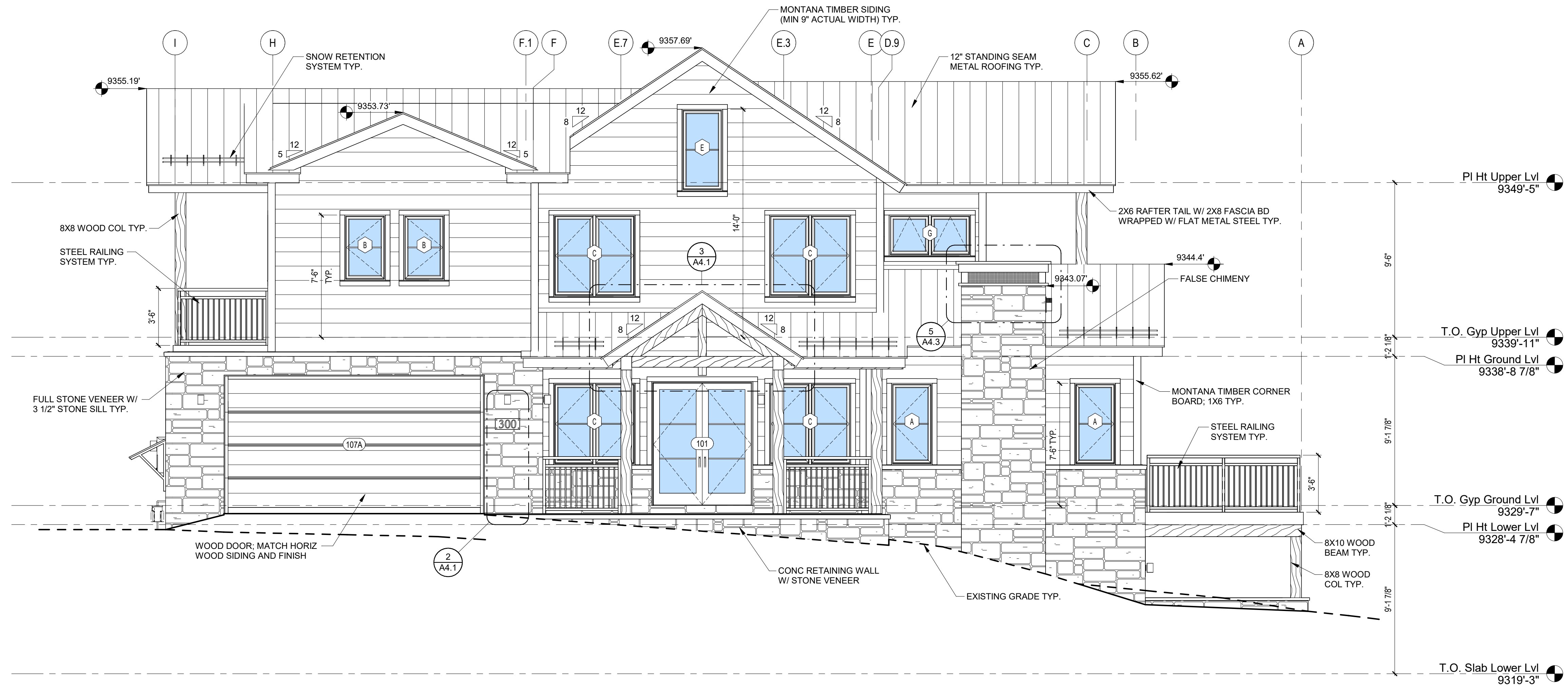
WINDOW/DOOR TRIM:
MONTANA TIMBER; RANCHWOOD
COLOR: WESTERN
SPECIES: WESTERN RED CEDAR / CLEAR
VERTICAL GRAIN
NOMINAL SIZE: 1X4 (ACTUAL SIZE 3/4" X 3 1/2")

EXTERIOR MATERIALS

ADDRESS PLAQUE	
LED ILLUMINATED ADDRESS NUMBERS	
MANUFACTURER	MODERN LIGHTS
ITEM	LUMA NUMBERS W/ MOUNTING PLATE
NUMBER COLOR / SIZE	STAINLESS STEEL; BRUSHED NICKEL 7"
MOUNTING PLATE	BRONZE; 8.03"X17.72"
WATTAGE	5W PER NUMBER (15W)
LED COLOR	2700K
POWDER SOURCE	24W, 9V



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



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



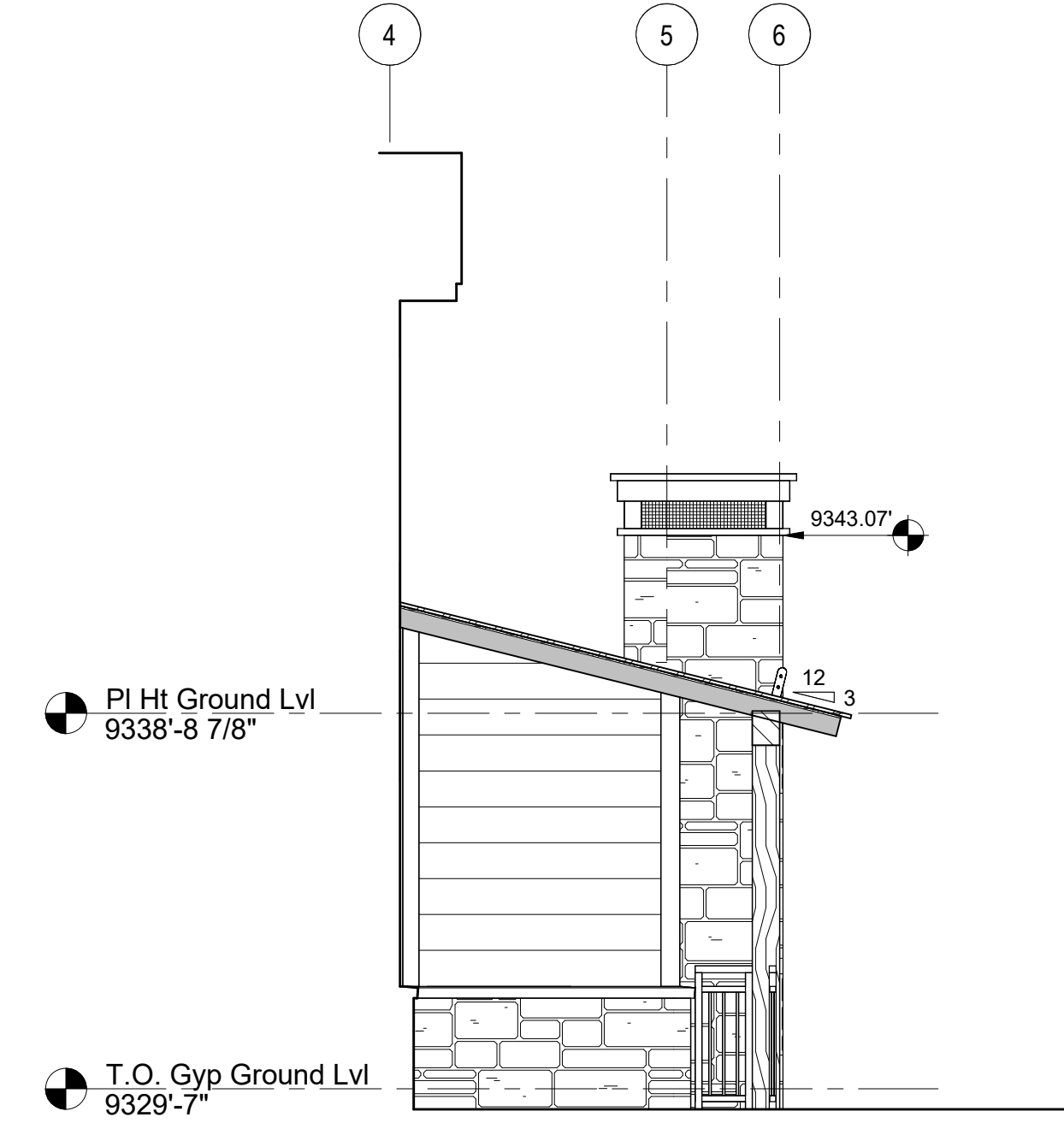
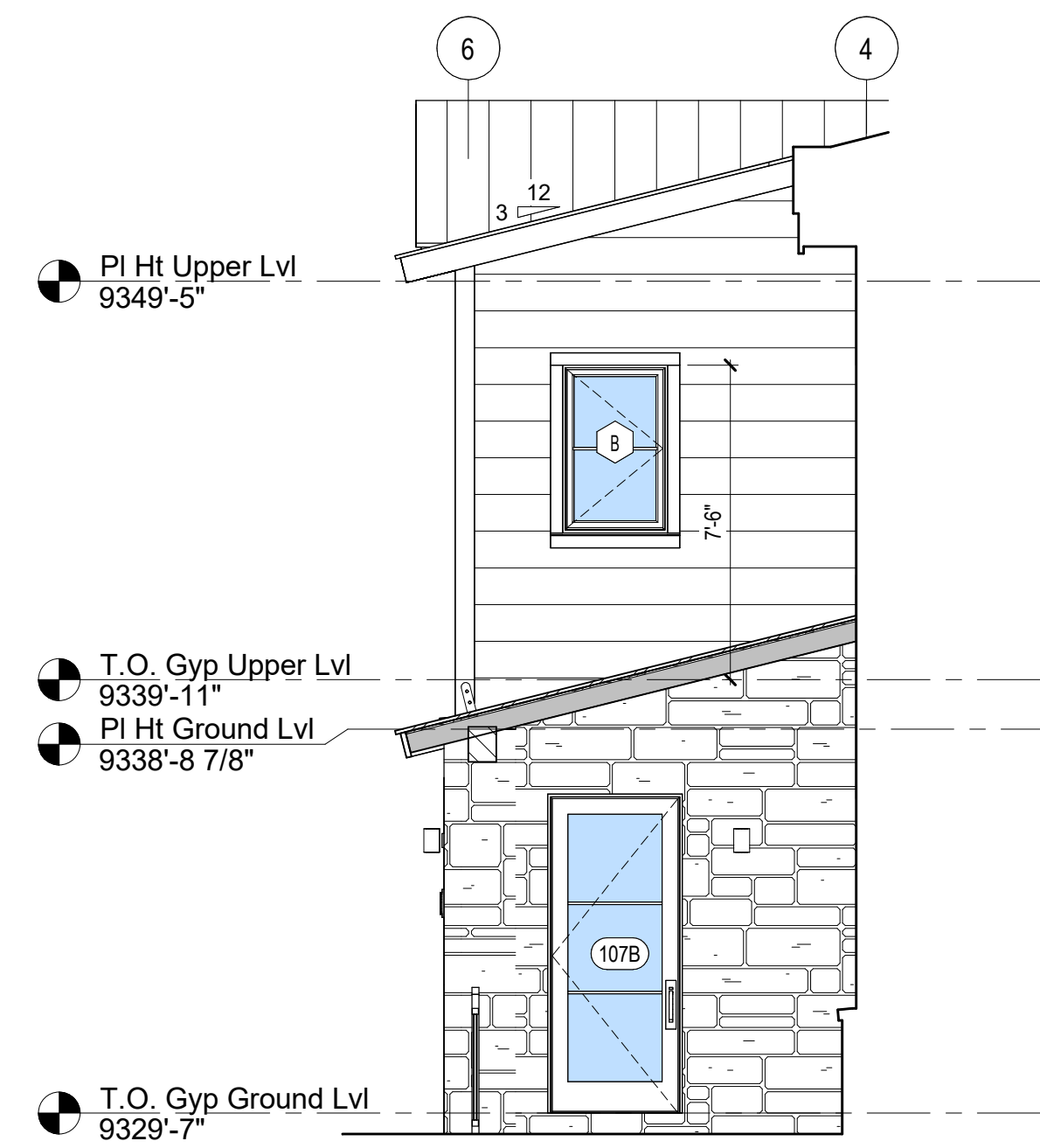
TOMPROS RESIDENCE

EXTERIOR ELEVATIONS

SHEET NUMBER

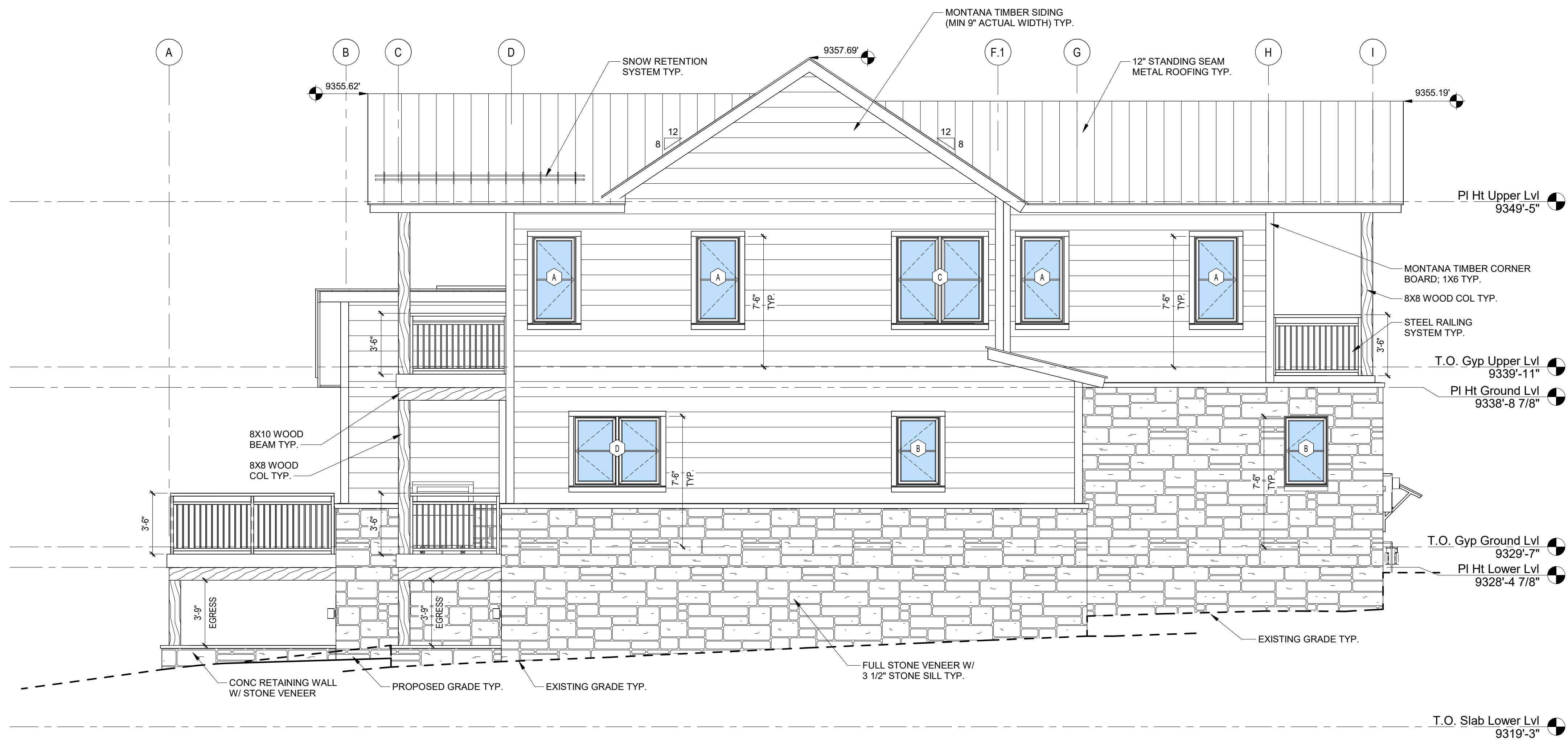
A4.1

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24



2 PARTIAL ELEV AT ENTRY PORCH NORTH
1/4" = 1'-0"

3 PARTIAL ELEV AT ENTRY PORCH SOUTH
1/4" = 1'-0"



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



TOMPROS RESIDENCE

EXTERIOR
ELEVATIONS

SHEET NUMBER

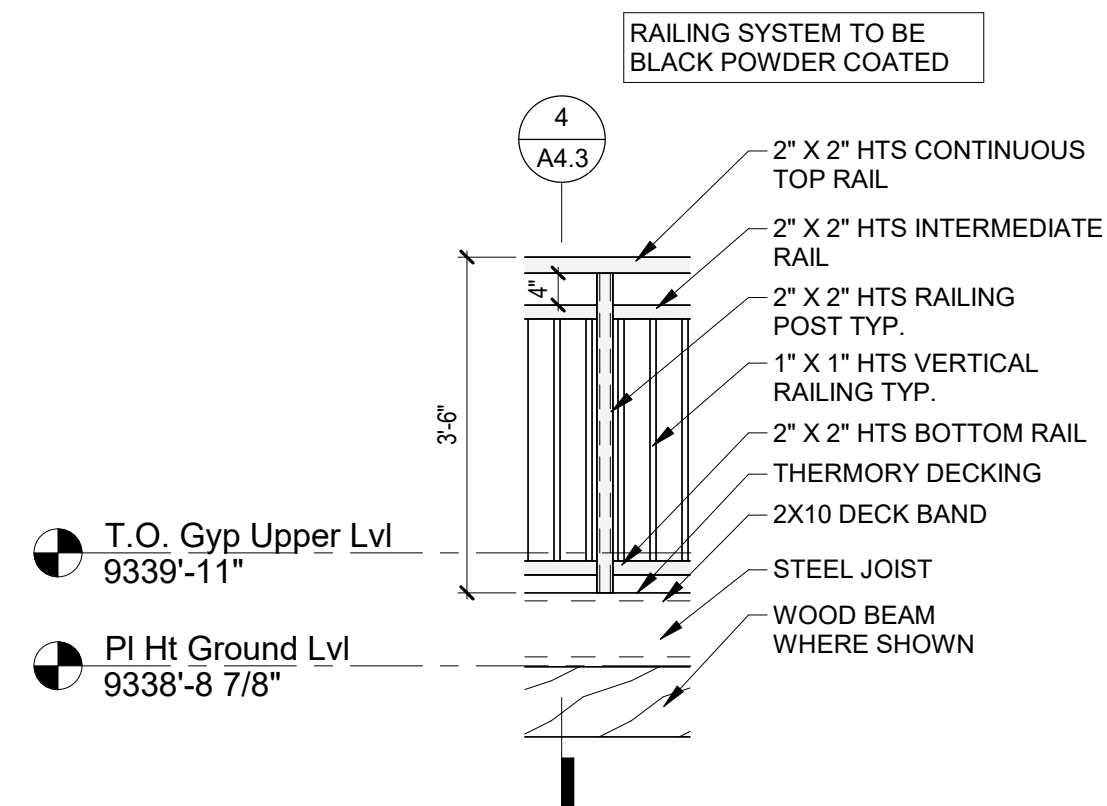
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300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

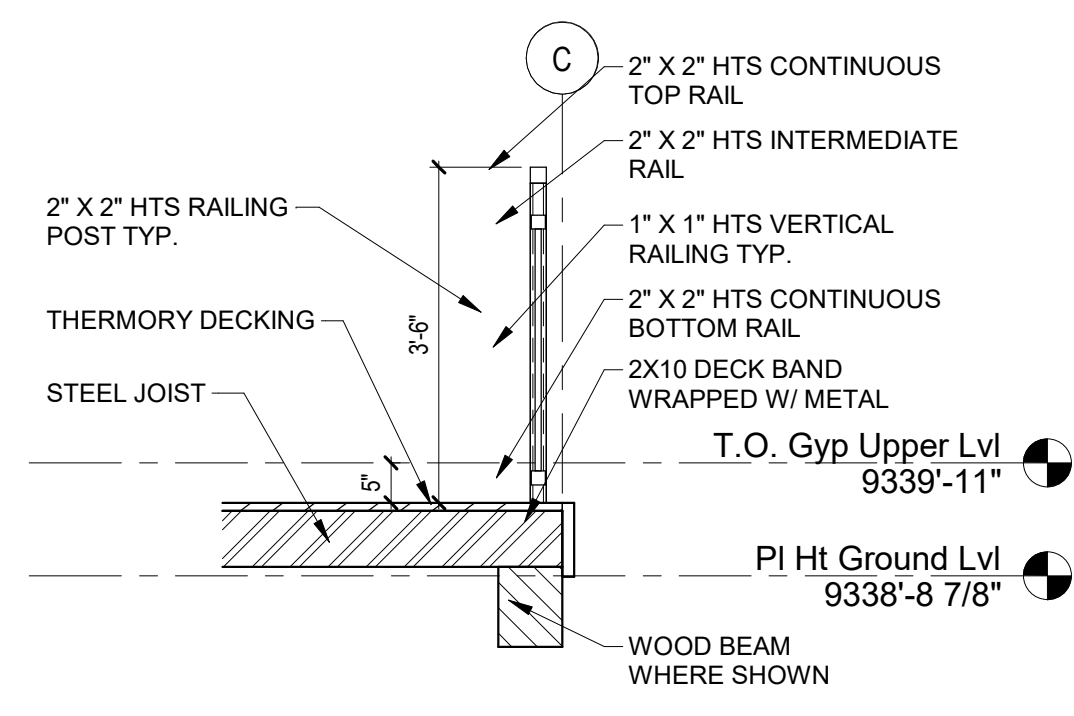
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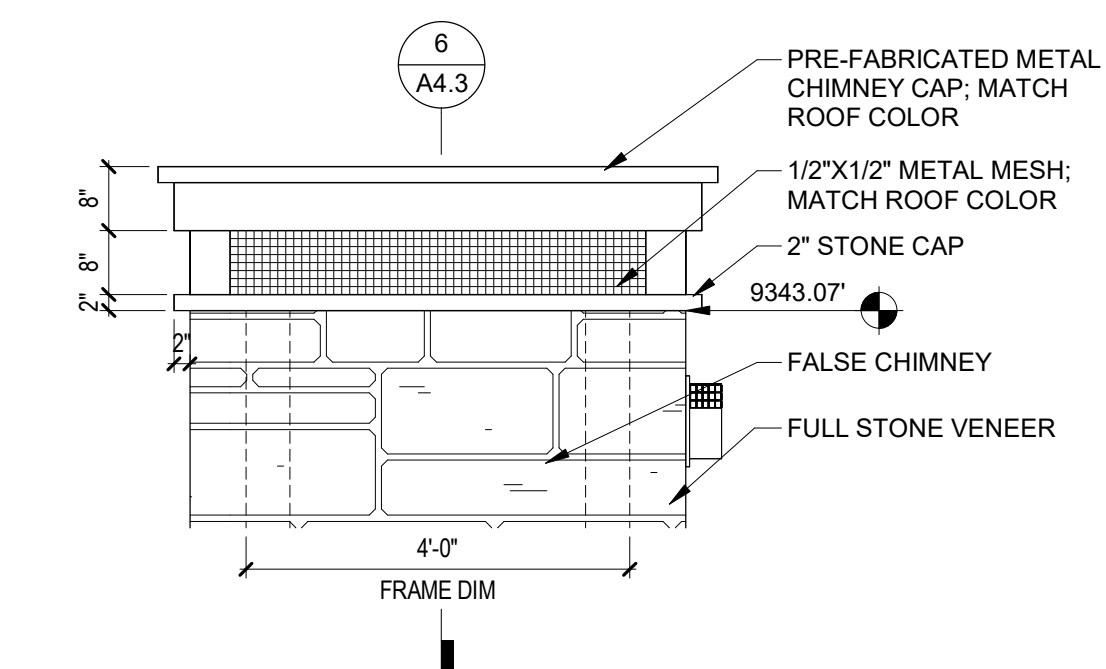
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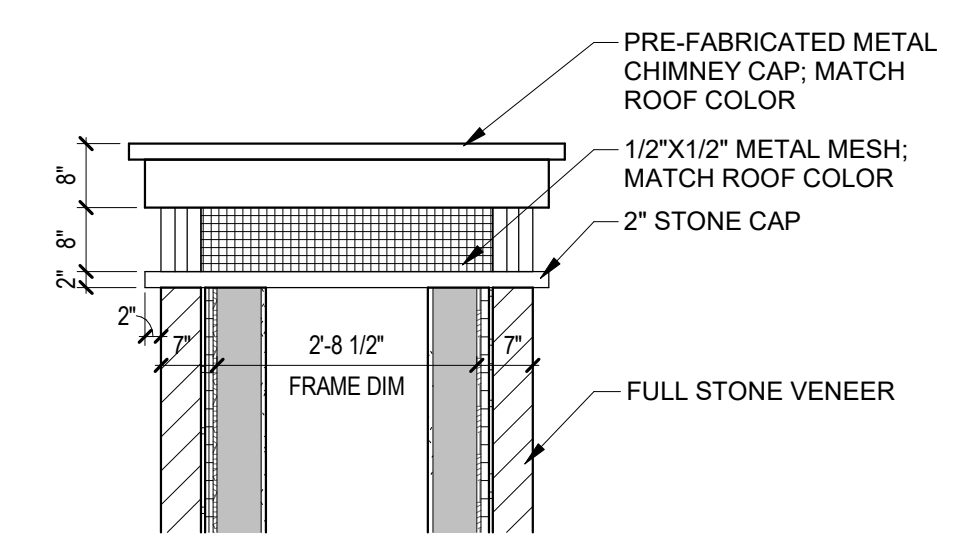
3 EXTERIOR RAILING DETAIL
1/2" = 1'-0"



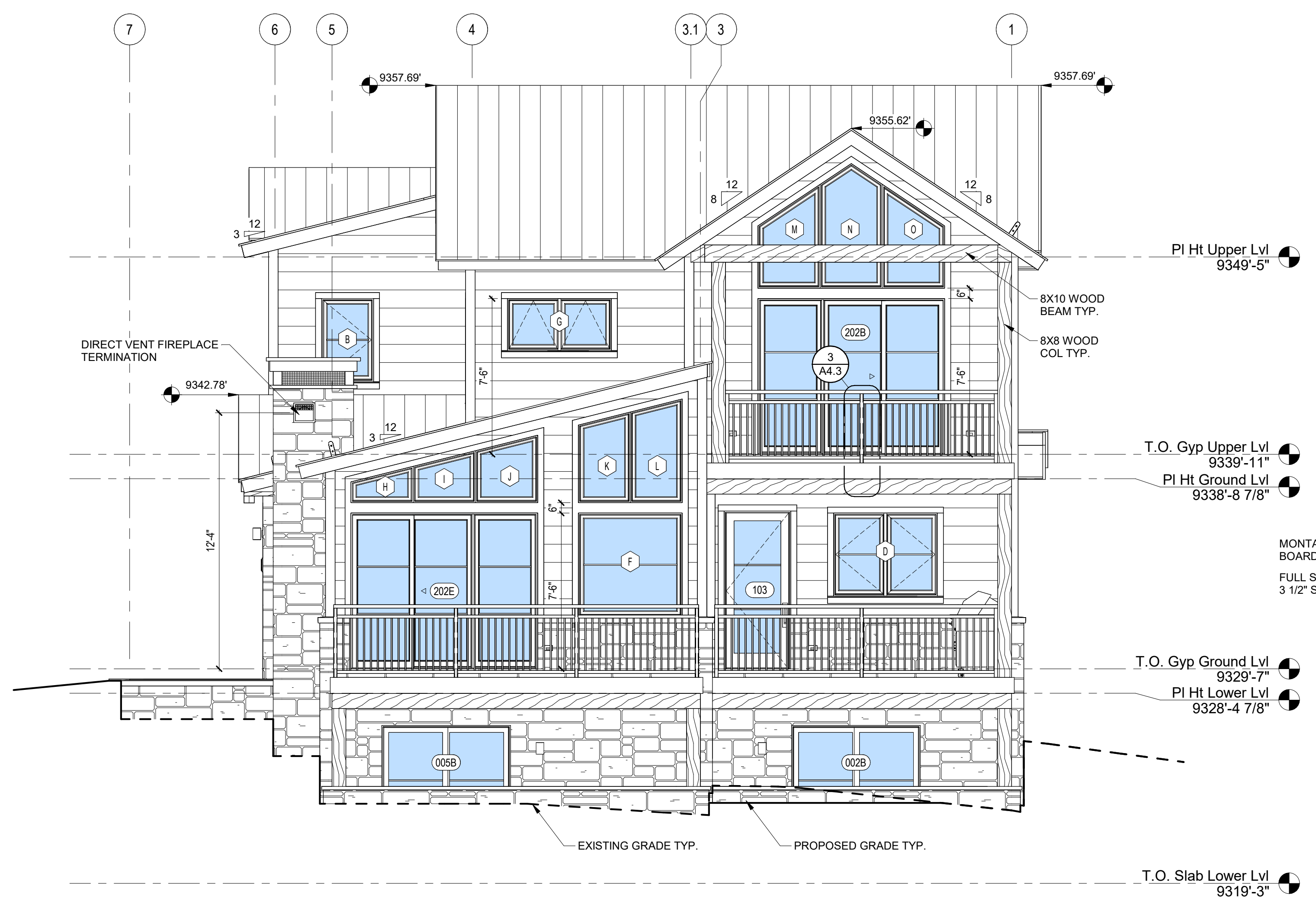
4 EXTERIOR RAILING SECTION
1/2" = 1'-0"



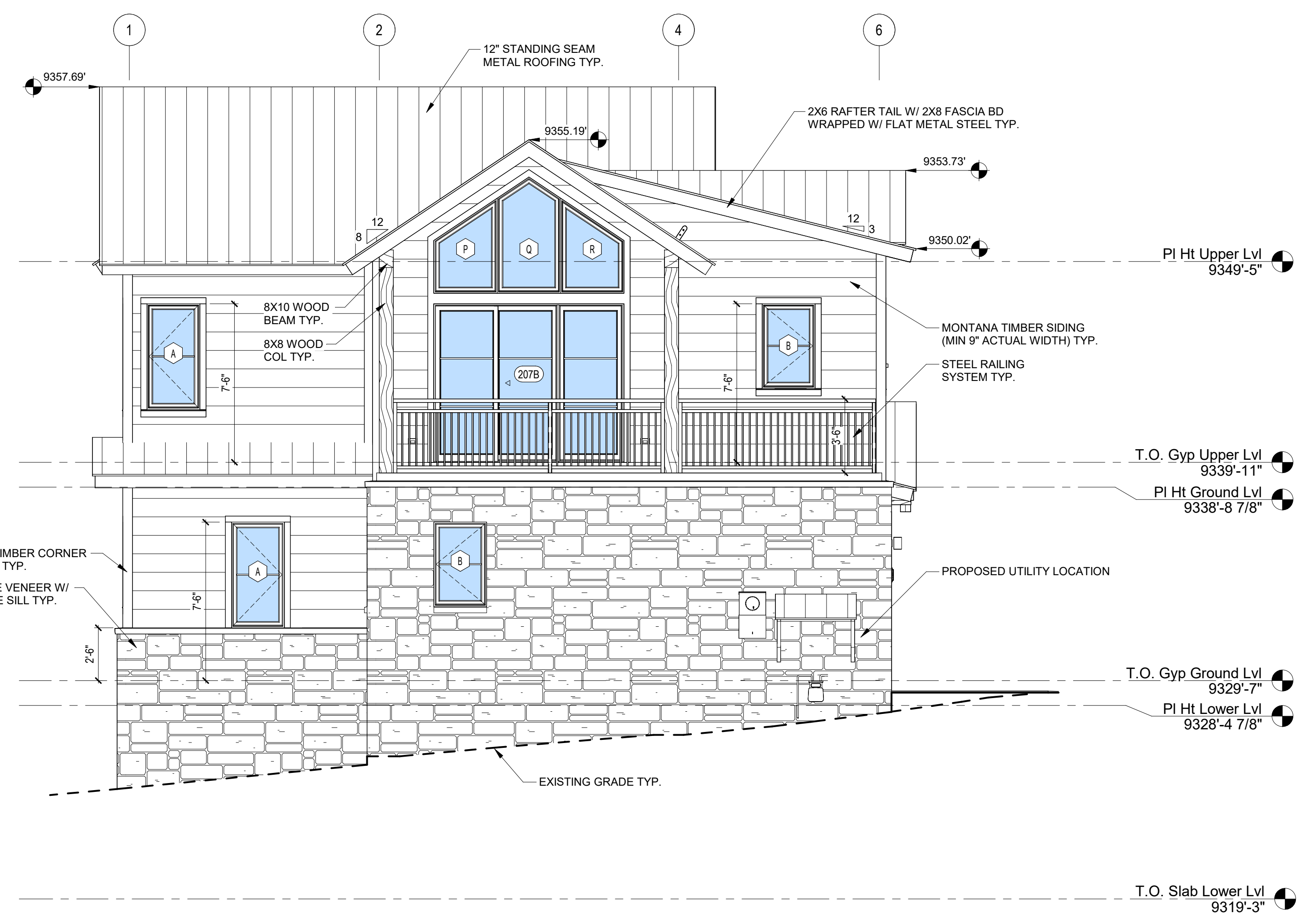
5 CHIMNEY CAP ELEVATION
1/2" = 1'-0"



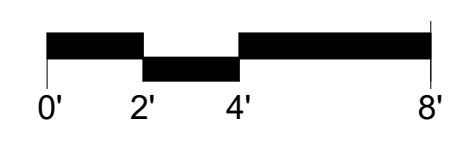
6 CHIMNEY CAP SECTION
1/2" = 1'-0"



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



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



TOMPROS RESIDENCE

EXTERIOR ELEVATIONS

SHEET NUMBER

A4.3

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

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



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



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



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

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

PRESENTATION
ELEVATIONS

SHEET NUMBER

A4.4

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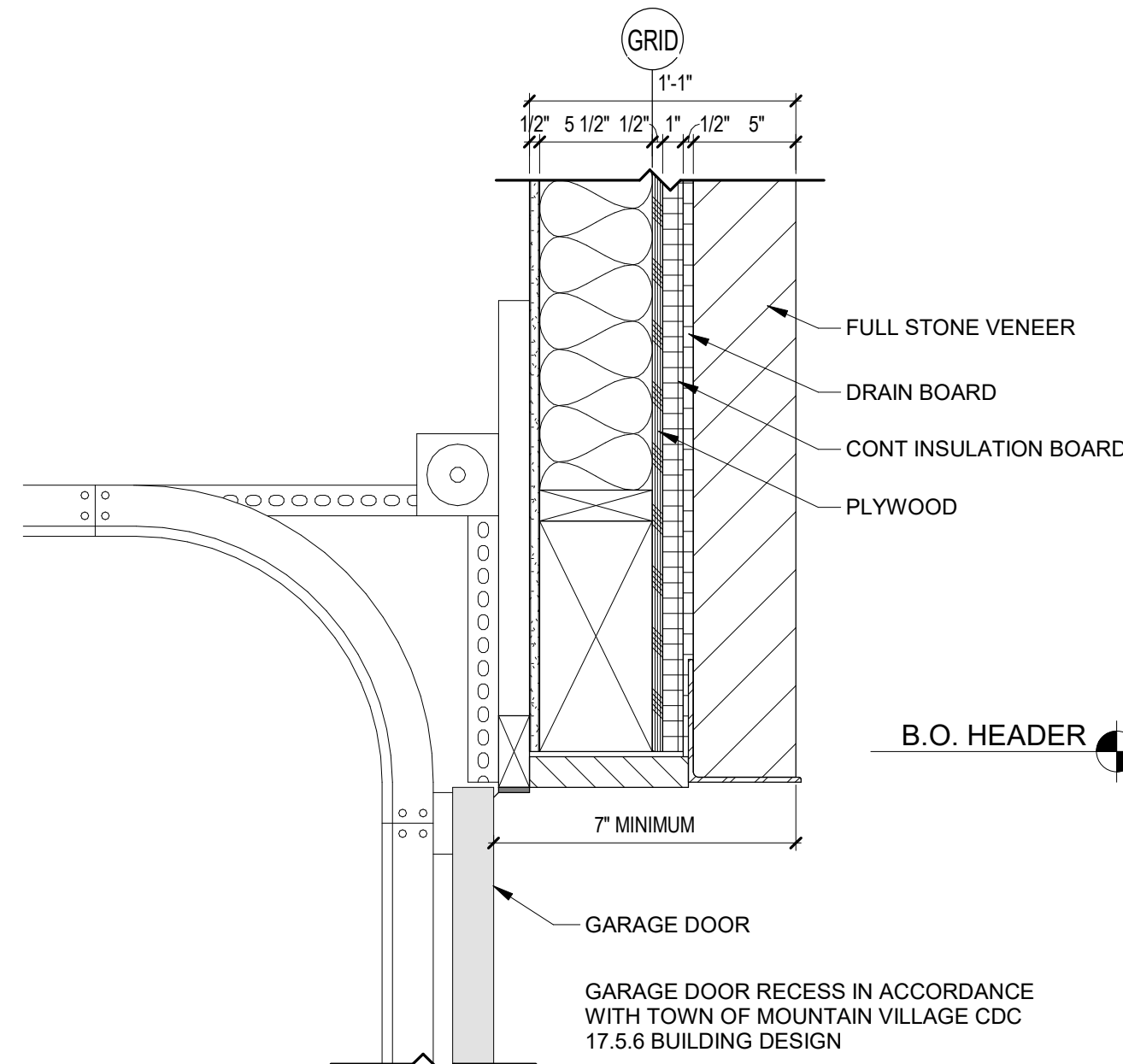
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- DOOR NOTES:**
- DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
 - SEE ELEVATIONS FOR DOOR MUNTIN PATTERN.
 - DOOR HARDWARE T.B.D. VERIFY WITH ARCHITECT.
 - DOOR MANUFACTURER: JELD-WEN SITELINE CONTEMPORARY ALUMN CLAD EXTERIOR / WOOD INTERIOR, PRE-PAINTED.
 - VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
 - WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
 - PROVIDE SCREENS FOR ALL DOORS.
 - 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).

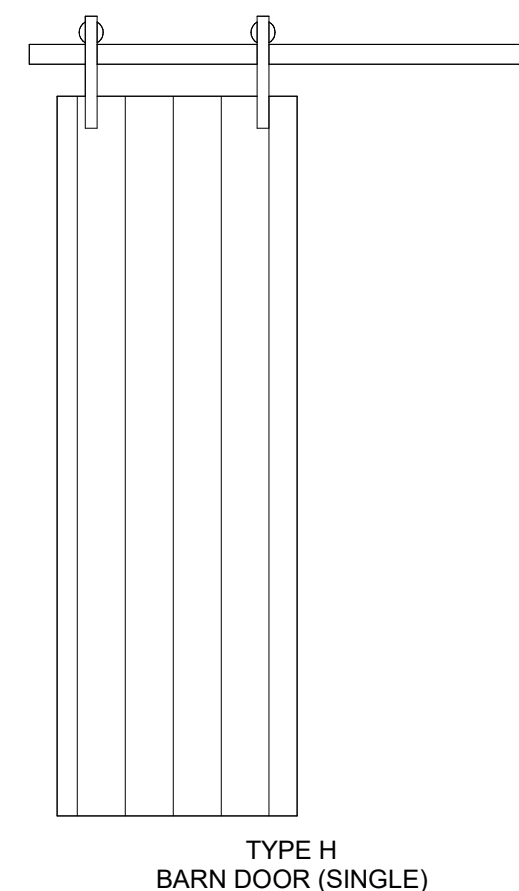
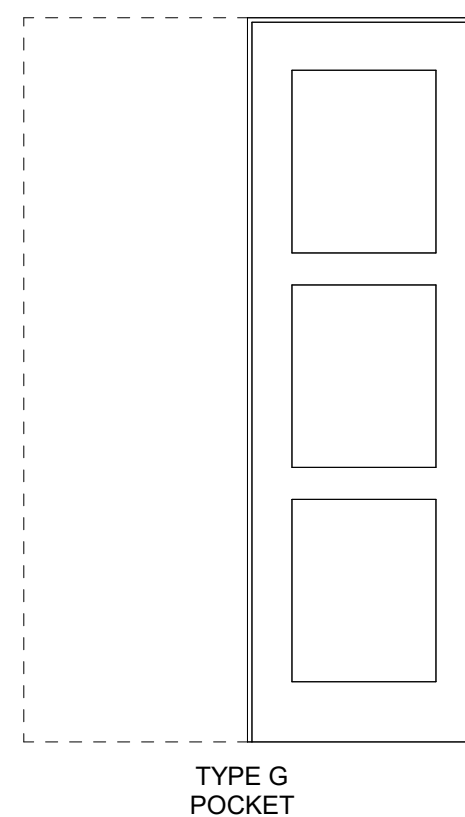
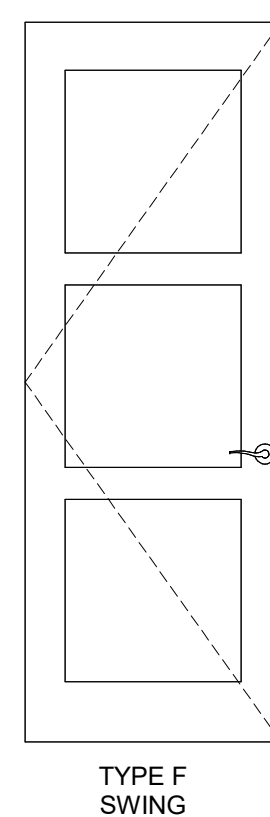
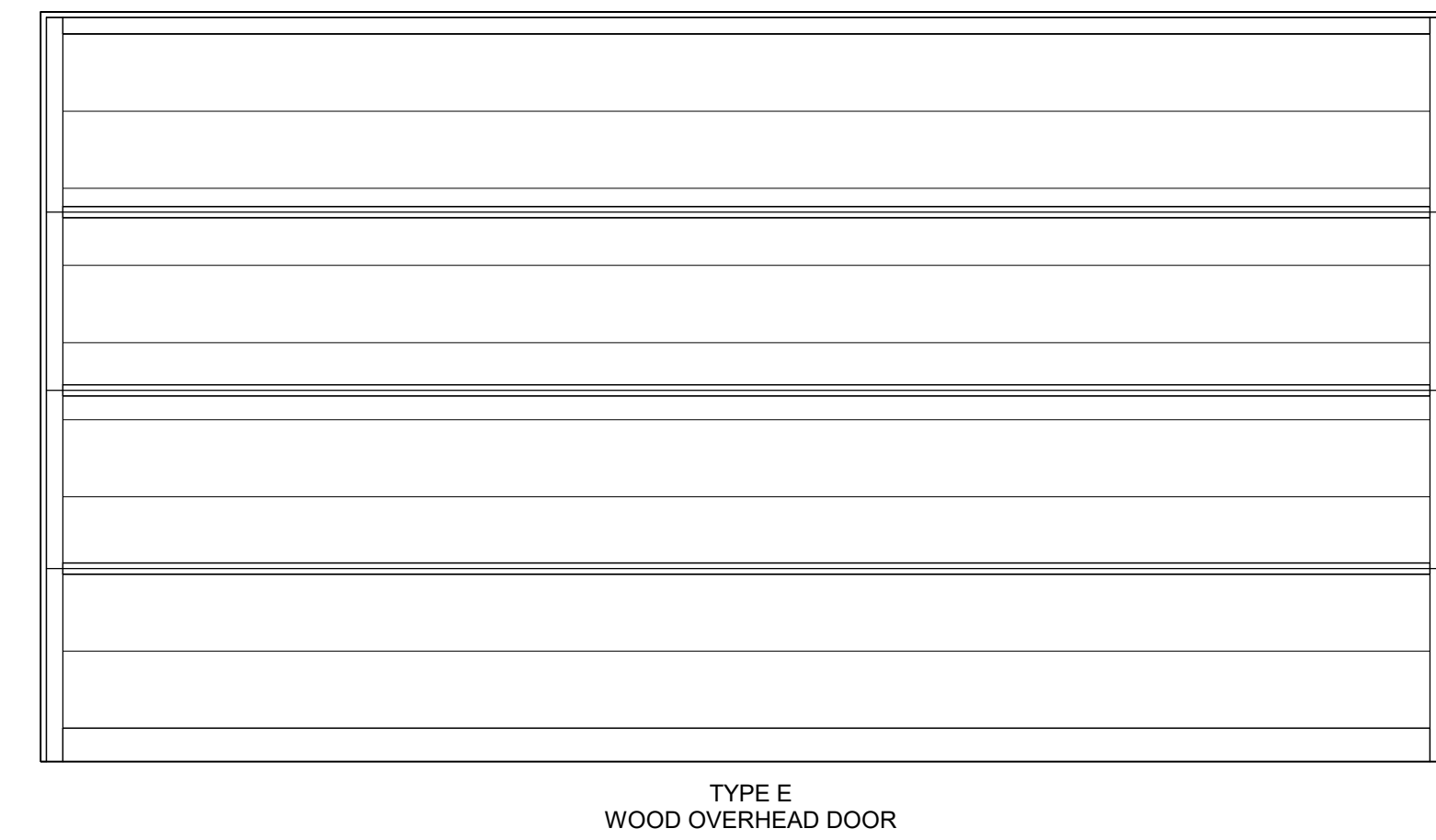
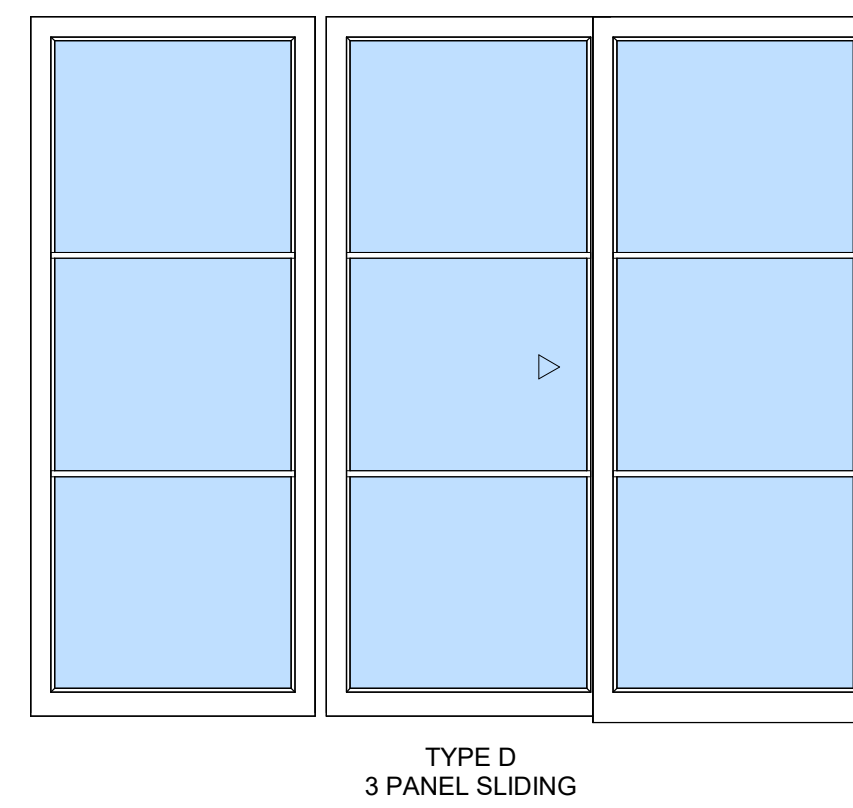
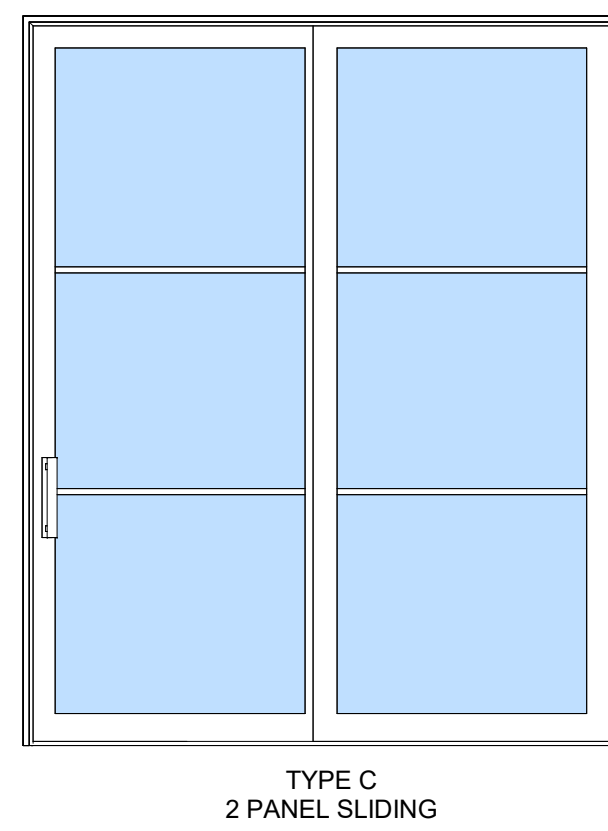
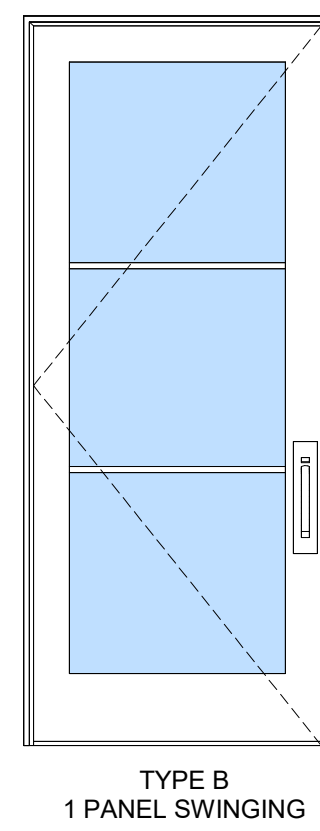
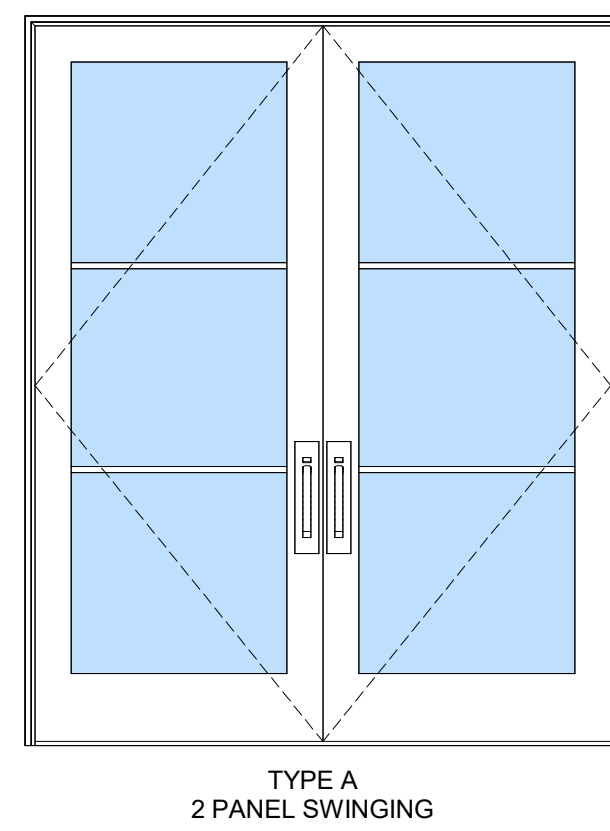
DOOR SCHEDULE EXTERIOR PANEL							
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
101	ENTRY	A	6'-0"	7'-6"	2-PANEL SWINGING	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
103	KITCHEN	B	3'-0"	7'-6"	1-PANEL SWINGING	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
107A	GARAGE	E	16'-0"	8'-6"	OVERHEAD DOOR		HORIZ WOOD; MATCH SIDING
107B	GARAGE	B	3'-0"	7'-6"	1-PANEL SWINGING	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	

DOOR SCHEDULE EXTERIOR FRAME							
MARK	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE	MANUFACTURER	COMMENTS
002B	BEDROOM 1	C	6'-0"	7'-6"	SLIDING PATIO (2 PANEL), NARROW STILE	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
005B	BEDROOM 2	C	6'-0"	7'-6"	SLIDING PATIO (2 PANEL), NARROW STILE	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
202B	PRIMARY BEDROOM	D	9'-0"	7'-6"	SLIDING PATIO (3 PANEL), NARROW STILE	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
202E	LIVING	D	9'-0"	7'-6"	SLIDING PATIO (3 PANEL), NARROW STILE	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	
207B	GUEST BEDROOM	D	9'-0"	7'-6"	SLIDING PATIO (3 PANEL), NARROW STILE	JELD-WEN; SITELINE CONTEMPORARY, CLAD-WOOD	

DOOR SCHEDULE INTERIOR PANEL							
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	COMMENTS	
001	REC ROOM	F	2'-4"	7'-6"	SWING		
002A	BEDROOM 1	F	2'-6"	7'-6"	SWING		
003A	BATH 1	F	2'-4"	7'-6"	SWING		
003B	BATH 1	F	2'-4"	7'-6"	SWING		
005A	BEDROOM 2	F	2'-6"	7'-6"	SWING		
006	LAUNDRY	F	3'-0"	7'-6"	SWING		
007	MECH	F	3'-0"	7'-6"	SWING	20 MIN FIRE-RATED	
105	POWDER	G	2'-4"	7'-6"	POCKET		
106	MUD ROOM	F	3'-0"	7'-6"	SWING		
202A	PRIMARY BEDROOM	F	2'-8"	7'-6"	SWING		
203	PRIMARY BATH	F	2'-4"	7'-6"	SWING		
204	PRIMARY BATH	F	2'-4"	7'-6"	POCKET		
206	PRIMARY CLO	H	2'-6"	7'-6"	BARN DOOR		
207A	GUEST BEDROOM	F	2'-8"	7'-6"	SWING		
210	GUEST BEDROOM	F	2'-4"	7'-6"	SWING		



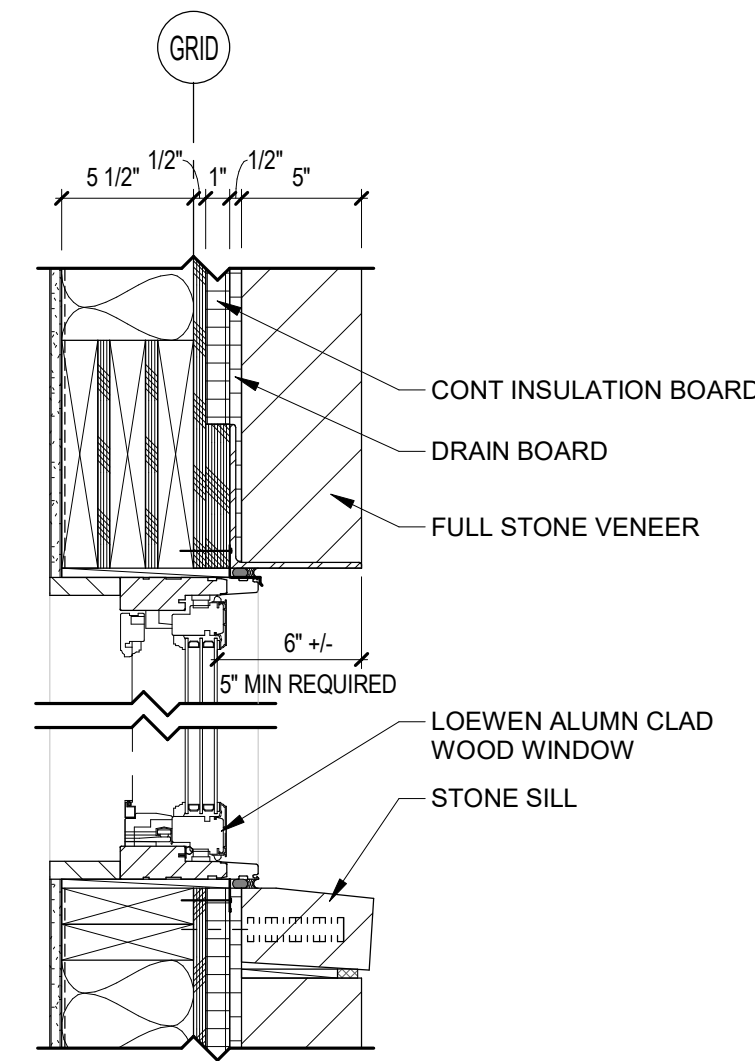
1 GARAGE DOOR RECESS
1 1/2" = 1'-0"



DOOR TYPES

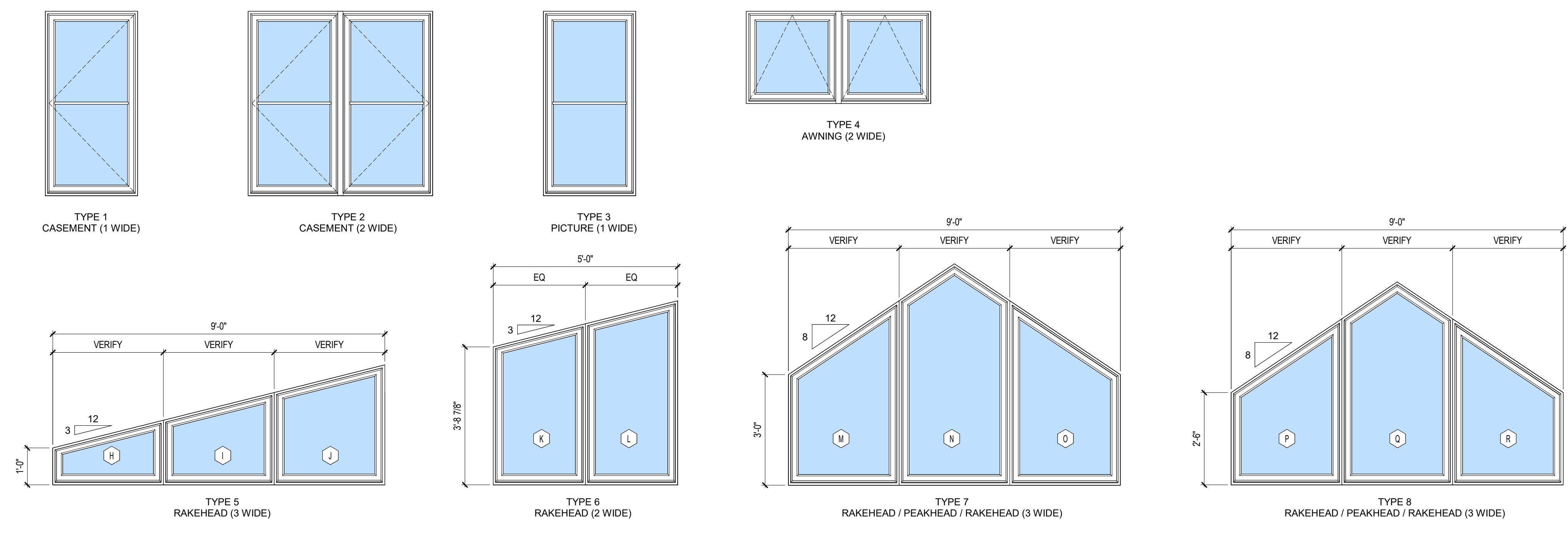
WINDOW NOTES:

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: JELD-WEN SITELINE CONTEMPORARY ALUMN CLAD EXTERIOR / WOOD INTERIOR, PRE-PAINTED.
5. WINDOW HARDWARE T.B.D. VERIFY WITH ARCHITECT.
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"

WINDOW SCHEDULE									
ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS	
101	ENTRY	C	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
102	DINING	C	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
103	KITCHEN	D	5'-0"	4'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
103	KITCHEN	D	5'-0"	4'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
104	LIVING	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
104	LIVING	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
104	LIVING	F	5'-0"	5'-0"	3	PICTURE (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
104	LIVING	H	3'-0"	1'-0"	5	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
104	LIVING	I	3'-0"	1'-9"	5	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
104	LIVING	J	3'-0"	2'-6"	5	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
104	LIVING	K	2'-6"	3'-8 7/8"	6	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
104	LIVING	L	2'-6"	4'-4 3/8"	6	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
105	POWDER	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
106	MUD ROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
107	GARAGE	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
107	GARAGE	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
201	SITTING/STUDY	C	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
201	SITTING/STUDY	C	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
201	SITTING/STUDY	E	2'-6"	5'-0"	3	PICTURE (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
201	SITTING/STUDY	G	5'-0"	2'-6"	4	AWNING (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
202	PRIMARY BEDROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
202	PRIMARY BEDROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
202	PRIMARY BEDROOM	G	5'-0"	2'-6"	4	AWNING (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
202	PRIMARY BEDROOM	M	3'-0"	3'-0"	7	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
202	PRIMARY BEDROOM	N	3'-0"	5'-0"	7	PICTURE (PEAKHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
202	PRIMARY BEDROOM	O	3'-0"	3'-0"	7	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
205	PRIMARY SHW	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
205	PRIMARY SHW	C	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
207	GUEST BEDROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
207	GUEST BEDROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
207	GUEST BEDROOM	P	3'-0"	2'-6"	8	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
207	GUEST BEDROOM	Q	3'-0"	4'-6"	8	PICTURE (PEAKHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
207	GUEST BEDROOM	R	3'-0"	2'-6"	8	PICTURE (RAKEHEAD)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
208	GUEST BATH	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
208	GUEST BATH	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
209	GUEST SHW	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		
210	GUEST CLO	B	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	JELD-WEN: SITELINE CONTEMPORARY, CLAD-WOOD		



WINDOW TYPES



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PROJECT ISSUE DATE:
05.21.24 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.

TOMPROS RESIDENCE

300 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO 81435
UNIT 21 THE KNOLL ESTATES LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 THRU 24

WINDOW SCHEDULE

SHEET NUMBER

A8.2

NOT FOR CONSTRUCTION

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EXTERIOR FIXTURE X1:

EXTERIOR WALL SCONCE (6 TOTAL)



CYLINDER LED OUTDOOR WALL SCONCE (SMALL)

BRONZE	
MANUFACTURER	WAC LIGHTING
ITEM	WS-W190208-30-BZ
MATERIAL	DIE CAST ALUMINUM
WIDTH	4.5"
HEIGHT	6.75"
CRI	80
COLOR TEMP	3000K
LUMENS	325
LUMENS (DELIVERED)	260
WATTAGE	6W
LAMP TYPE	LED BUILT-IN
BULB	1X LED / INTEGRATED LED MODULE
LED LIFESPAN	50,000 HRS
VOLTAGE	120 V
DIMMABLE	YES, 100%, 10% ELV
LIGHT STYLE	DOWNLIGHT ONLY
CERTIFICATION	ETL & cETL WET LOCATION LISTED

EXTERIOR FIXTURE X2:

EXTERIOR WALL / STEP LIGHT (7 TOTAL)



LED STEP AND WALL LIGHT

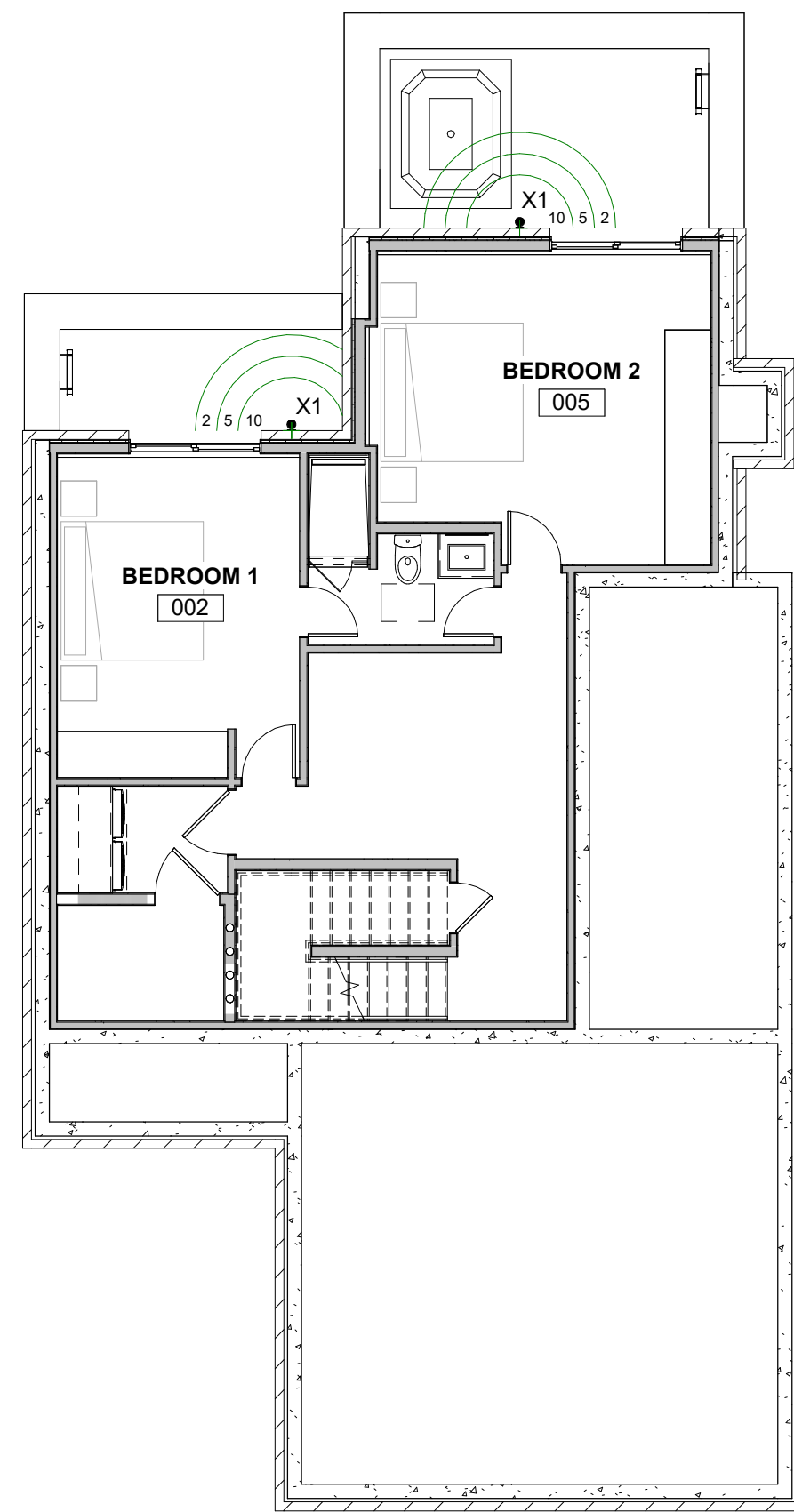
BRONZE ON ALUMINUM	
MANUFACTURER	WAC LIGHTING
ITEM	WL-LED100-C-BZ
MATERIAL	CORROSION RESISTANT ALUMINUM ALLOY
WIDTH	5"
HEIGHT	3"
DEPTH	1 1/2"
LUMENS	68
CRI	90
COLOR TEMP	3000K
RATED LIFE	54,000 HOURS
DIMMABLE	10% - 100%
	WITH ELECTRONIC LOW VOLTAGE (ELV) DIMMER
LIGHT SOURCE	PRIMARY BULB: X 3.90 WATTS INTEGRATED LED MODULE
WATTAGE	3.9W
VOLTAGE	120V, DIRECT WIRING
CERTIFICATION	IP66, UL & cUL FOR WET LOCATIONS

LIGHTING NOTES:

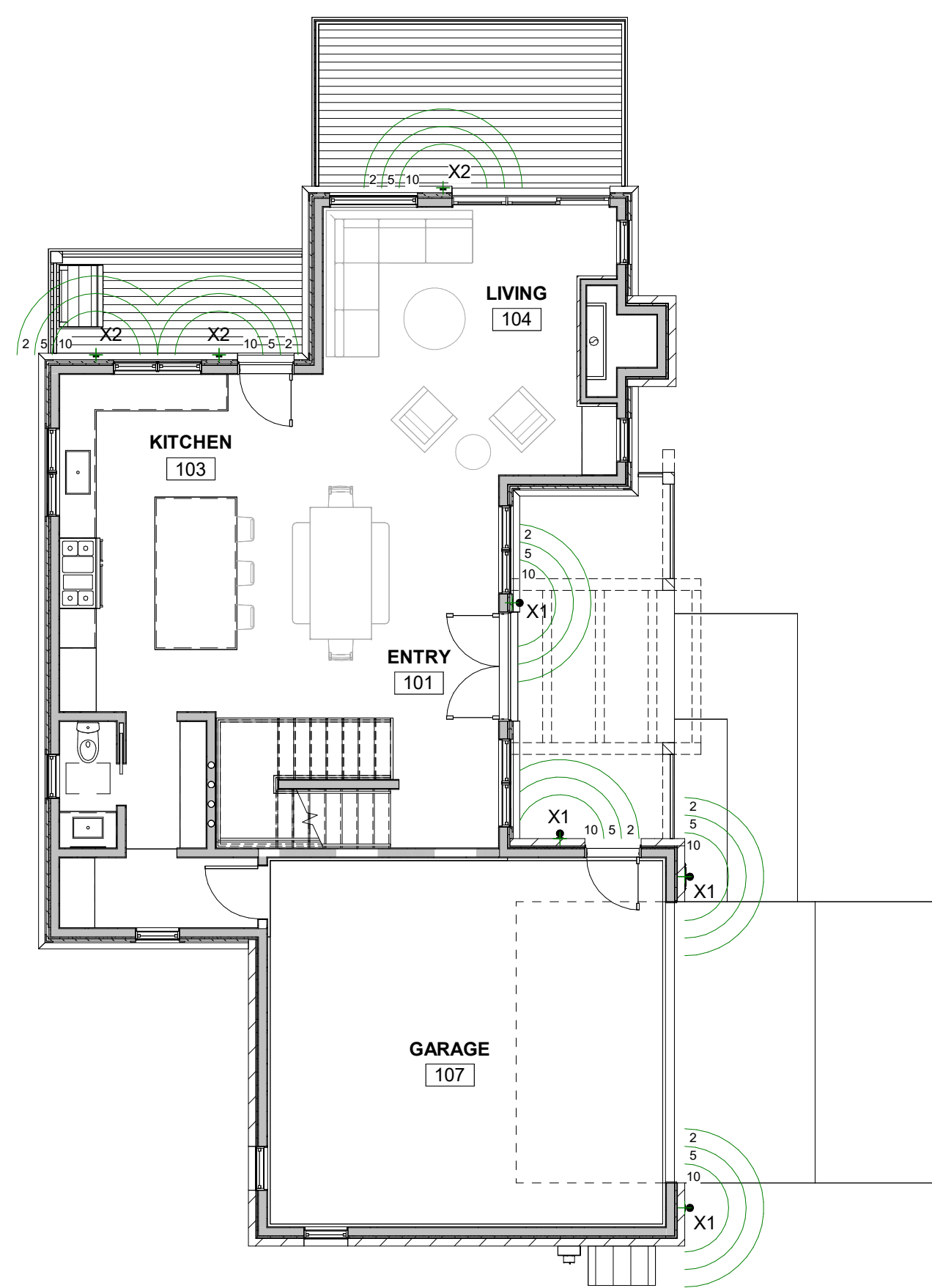
- FIELD VERIFY ALL LIGHTING LOCATIONS.
- TYPICAL LIGHTING LOCATION AT STAIRS: (2 EA) PER RUN (1) EA PER LANDING
- CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
- 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".
- LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.5.12 LIGHTING REGULATIONS
- FULL CUT-OFF FIXTURE DESIGN. ALL EXTERIOR LIGHTING SHALL BE EIGHTY-FIVE DEGREES (85°) FULL CUT-OFF FIXTURES THAT DIRECT THE LIGHT DOWNWARD WITHOUT ANY OFF-SITE GLARE, EXCEPT AS EXEMPTED IN SECTION 17.5.12(D). A.) EACH EXTERIOR LUMINAIRE SHALL BE FULLY SHIELDED DOWN DIRECTED LIGHT SOURCES AND SHALL NOT EXCEED 850 LUMENS, WITH THE EXCEPTION OF RESIDENTIAL OUTDOOR PATHWAY AND RECESSED STAIRWAY LIGHTING WHICH SHALL NOT EXCEED 300 LUMENS PER LUMINAIRE.
- MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.
- EXTERIOR LIGHTING ON SECOND AND UPPER FLOORS SHALL REQUIRE EITHER A TIMER OR SENSOR TO REDUCE USAGE AND ENERGY LOSS DURING TIMES OF INACTIVITY.
- PROVIDE SCREWLESS CAPS IN ALL SWITCHES AND OUTLETS.
- PROVIDE OUTLET W/ USB AT EA BED (NIGHT STAND). VERIFY LOCATION IN FIELD.
- LIGHTING LAYOUT GRID DIMENSIONS ARE TO FACE OF FINISH WALLS TYP.

LIGHTING LEGEND

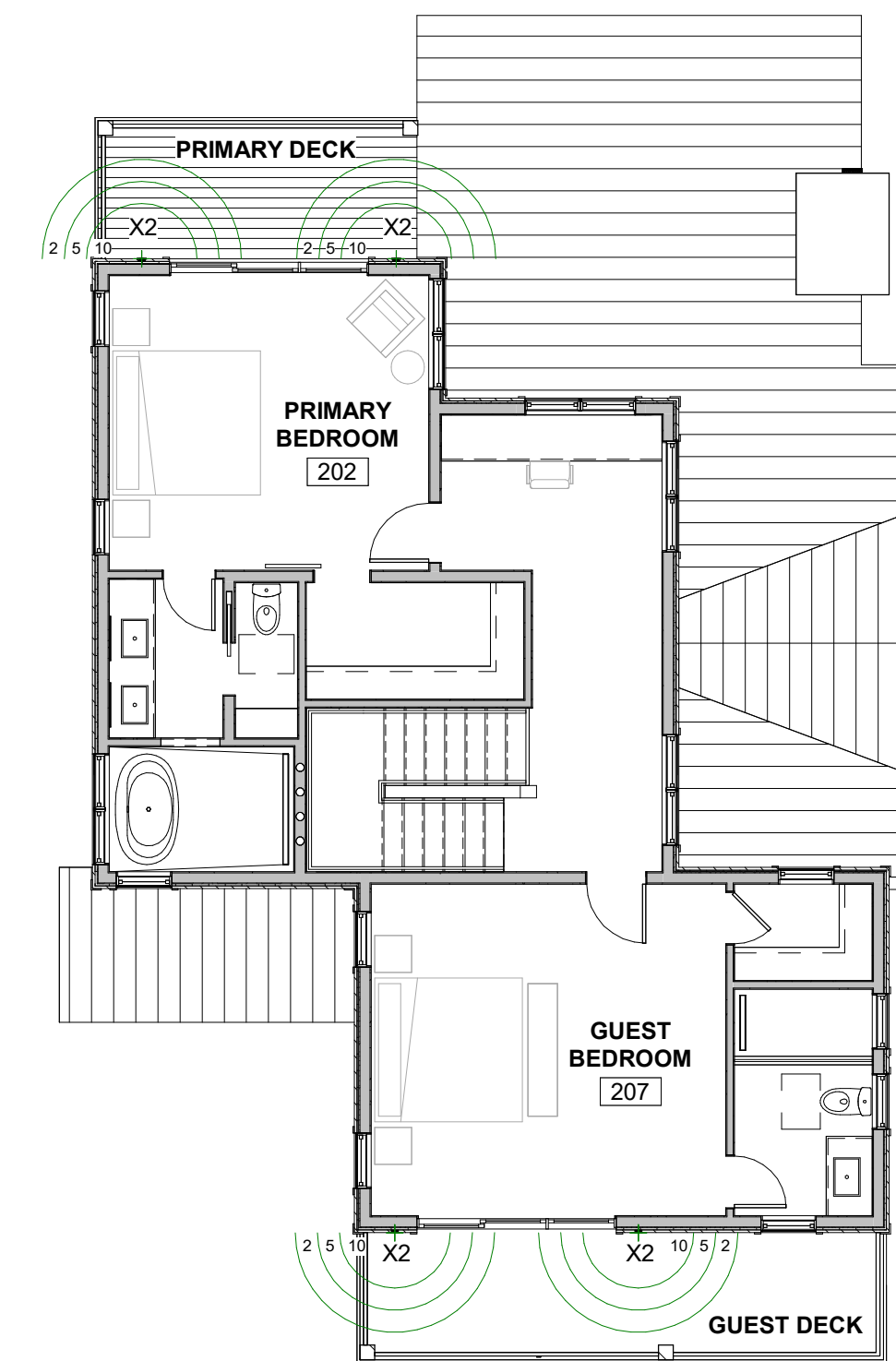
C1	RECESSED CAN	MS	MOTION SENSOR
C2	RECESSED CAN; DIRECTIONAL	OP	PENDANT
C3	RECESSED CAN; WET LOCATIONS	UC	UNDER CABINET LED STRIP
C4	RECESSED CAN; LOW PROFILE	R	RECESSED LED LIGHT
E	RECESSED CAN; EXTERIOR	TL	TABLE LAMP RECEPTACLE
CF	CEILING FAN	FL	FLOOR LAMP RECEPTACLE
C	2' LINEAR CLOSET FIXTURE	USB	OUTLET WITH USB
FN	EXHAUST FAN	S	WALL MOUNTED SCONCE
FN	EXHAUST FAN WITH LIGHT	ST	STEP LIGHT
F1	2'X2' FLUSH MOUNT LED LIGHT	S2	TWO WAY SWITCH
F2	2'X4' FLUSH MOUNT LED LIGHT	S3	THREE WAY SWITCH
SM	SURFACE MOUNT FIXTURE	TV	TV OUTLET
CH	CHANDELIER	WG	WALL GRAZING
MP	MONO POINT FIXTURE	X1	EXTERIOR SCONCE
DMP	DOUBLE HEADED MONO POINT	X2	EXTERIOR WALL / STEP
			FIXTURE LAYOUT GRID



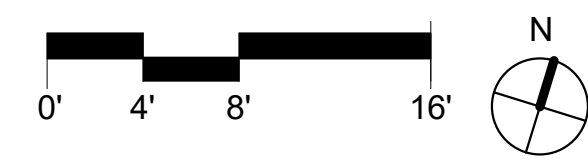
1 LOWER LEVEL
1/8" = 1'-0"



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



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



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EXTERIOR LIGHTING
PLAN

SHEET NUMBER

LTG1.1

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