

Date: May 14, 2024  
By: Kristine Perpar, Architect

Property address:

Lot 10; 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 10; Lot 649R was designed for sensitivity of the restricted site, the neighbors and the existing topography.

Unit 10 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. Gable and Shed roofs area at pitch of 10:12 and 2.5:12. 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 south side of the structure with perennials and shrubs at the front of the house.

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.



### REVISION

NO. DATE DESC.

## PROJECT CODE INFORMATION

ZONING:	MULTI-FAMILY
SUBDIVISION:	BOULDER ESTATES
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESIGN REQUIREMENTS:	DECLARATION AND BOULDER ESTATES DESIGN COVENANTS IN ADDITION TO ANY REQUIREMENTS BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	MULTI-STORY DWELLING
OCCUPANCY CLASSIFICATION:	R-3
AUTOMATIC FIRE SPRINKLER:	NOT REQUIRED
FIRE RESISTIVE RATING:	GARAGE - 1 HR MECHANICAL - 1 HR

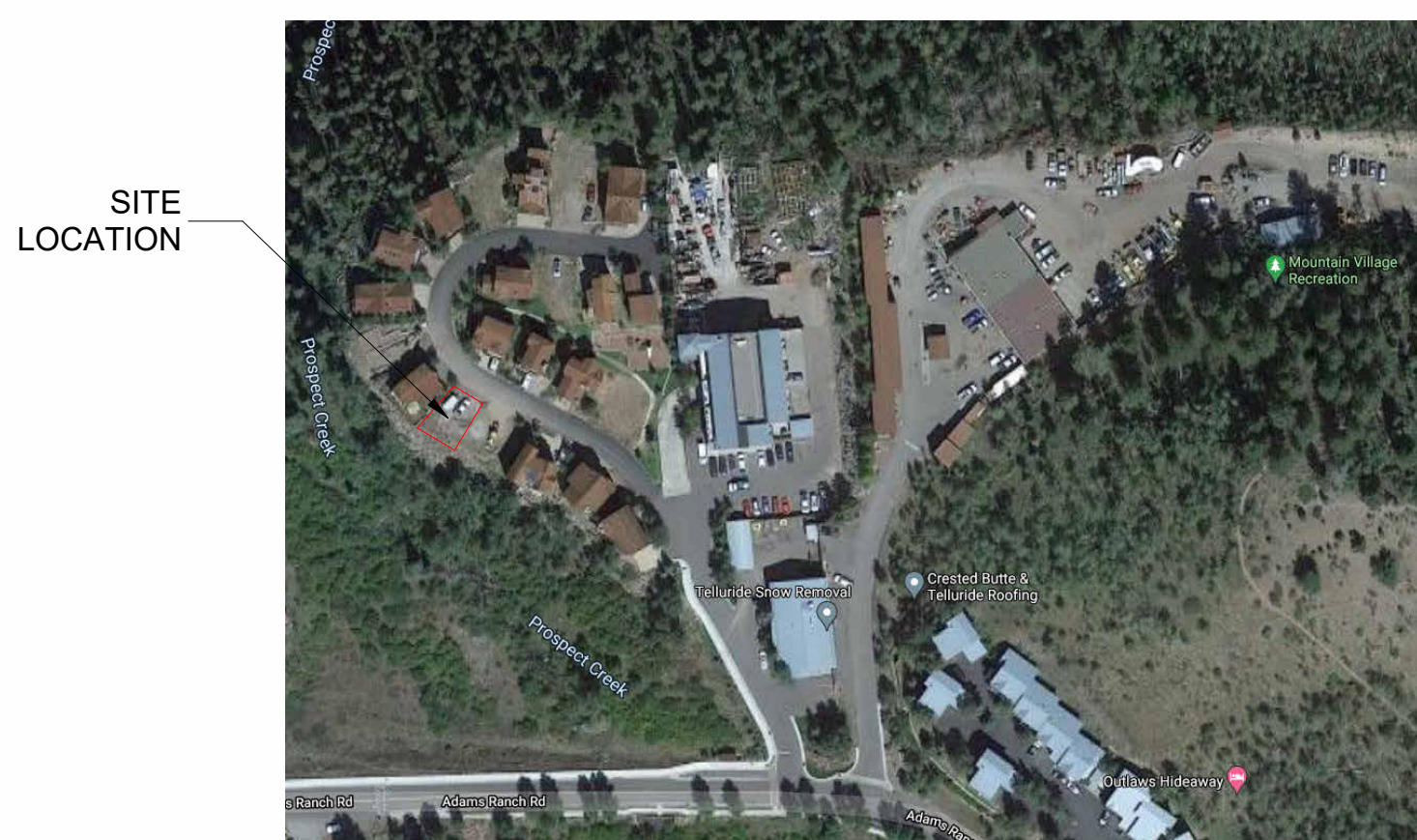
## PROJECT INFORMATION

TYPE OF UNIT:	SINGLE FAMILY HOME	MAX BUILDING HEIGHT: ALLOWABLE	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROSS FLOOR AREA: LIVING	785 SF	PROPOSED	38.84'
BASEMENT	481 SF	MAX AVERAGE HEIGHT: ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROUND LEVEL	743 SF	PROPOSED	32.90'
MAIN LEVEL	785 SF	PARKING REQUIRED:	3 SPACES PROVIDED (1 ENCLOSED IN GARAGE) (2 SURFACE)
UPPER LEVEL	785 SF		
TOTAL:	<u>2,794 SF</u>		
GARAGE	304 SF		
TOTAL:	<u>3,098 SF</u>		
LOT AREA:	2282.01 SF		
BUILDING FOOTPRINT: ALLOWABLE	1,483.30 SF		
PROPOSED	937 SF		

## SHEET INDEX

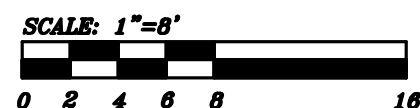
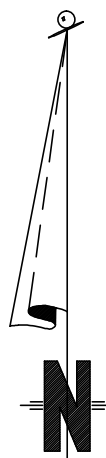
<b>GENERAL</b>	
G1.0	COVER SHEET
<b>SURVEY</b>	
0	SURVEY / EXISTING CONDITIONS
<b>CIVIL</b>	
C1	NOTES
C2	SITE DRAINAGE AND UTILITY PLAN
C3	CONSTRUCTION MITIGATION PLAN
<b>ARCHITECTURAL</b>	
A1.1	ARCHITECTURAL SITE PLAN
A1.2	LANDSCAPE PLAN
A3.1	FLOOR PLANS
A3.2	FLOOR & ROOF PLAN
A4.1	PROPOSED ELEVATIONS
A4.2	PROPOSED ELEVATIONS
A4.3	ELEVATION HEIGHT CALCS
A4.4	ELEVATION HEIGHT CALCS
A4.5	COLORIZED PERSPECTIVE
A4.6	COLORIZED PERSPECTIVE
A8.1	DOOR & WINDOW SCHEDULE
<b>LIGHTING</b>	
LTG1.1	LIGHTING PLANS
LTG1.2	LIGHTING PLAN

## VICINITY MAP

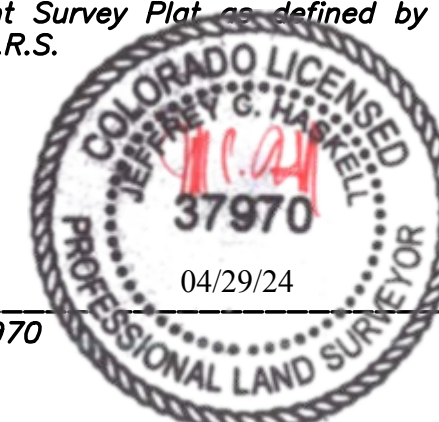


## PROJECT TEAM

<b>OWNER:</b>	<b>SURVEYOR:</b>	<b>MECHANICAL:</b>
DANIEL OLDMIXON PO BOX 99 TELLURIDE, CO 81435 P. 970.708.9515 DANIEL@OLDMIXONCO.COM	FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050	TBD
<b>ARCHITECT:</b>	<b>CIVIL:</b>	<b>LANDSCAPING:</b>
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
<b>GENERAL CONTRACTOR:</b>	<b>STRUCTURAL:</b>	
OLDMIXON CONSTRUCTION DANIEL OLDMIXON PO BOX 99 TELLURIDE, CO 81435 P. 970.708.9515 DANIEL@OLDMIXONCO.COM	TBD	



This Existing Conditions Plan Unit 10, The Boulders at Mountain Village, was field surveyed in August of 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37970

Date

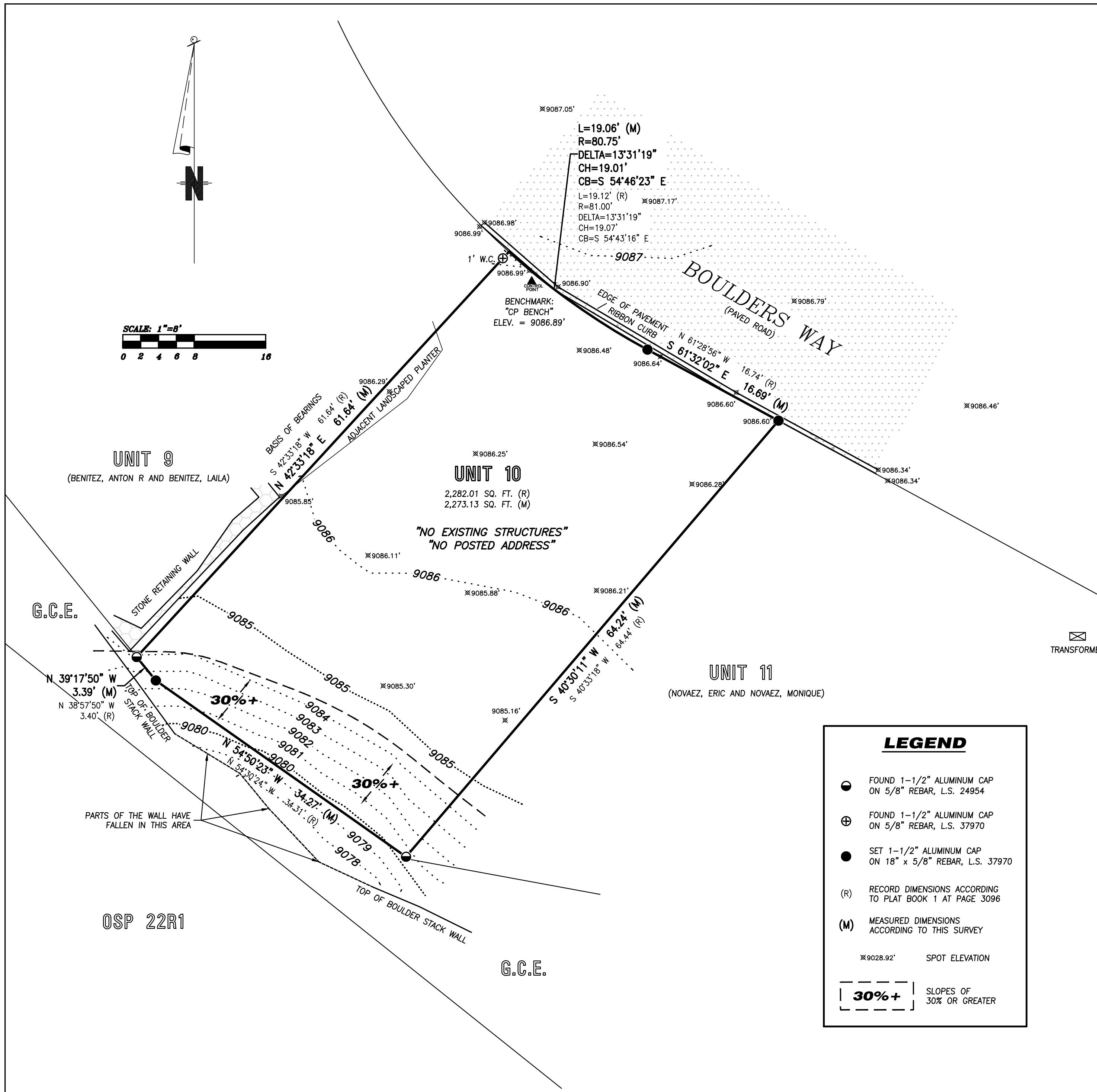
**PROPERTY DESCRIPTION:**

UNIT 10, 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 property description from Land Title Guarantee Company, Order Number TLR86011806, dated July 8, 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.
- Benchmark: "CP BENCH" as shown hereon with an assumed elevation of 9086.89 feet.
- Contour interval is one foot.
- BASIS OF BEARINGS: Found monuments along the Western boundary of Unit 10, as shown hereon, assumed to have the record bearing of N 42°33'18" E according to Plat Book 1 at page 3096.
- Slopes steeper than 30% exist on Unit 10 as shown hereon.
- The utilities shown hereon are based on visible infrastructure and utility locates should be performed by respective providers prior to construction.
- No trees greater than 4" in diameter exist on Unit 10.
- No known wetlands exist on Unit 10.
- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



**LEGEND**

- 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. 37970
- SET 1-1/2" ALUMINUM CAP ON 18" x 5/8" REBAR, L.S. 37970
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 3096
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- ⊗ SPOT ELEVATION
- 30%+ SLOPES OF 30% OR GREATER

**Existing Conditions Plan**

Unit 10, The Boulders at Mountain Village,  
located within Section 33, T.43N., R.9W., N.M.P.M., San Miguel County, Colorado

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



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

Drawing path:	dwg\21033 ECP 08-21 (ADJUSTED ELEV).dwg	Sheet1	of 1	Project #:	21033
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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-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

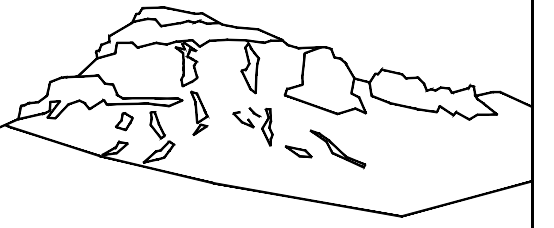
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



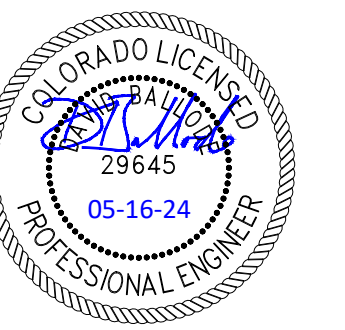
Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2022-03-14
SUBMITTAL	2024-05-16

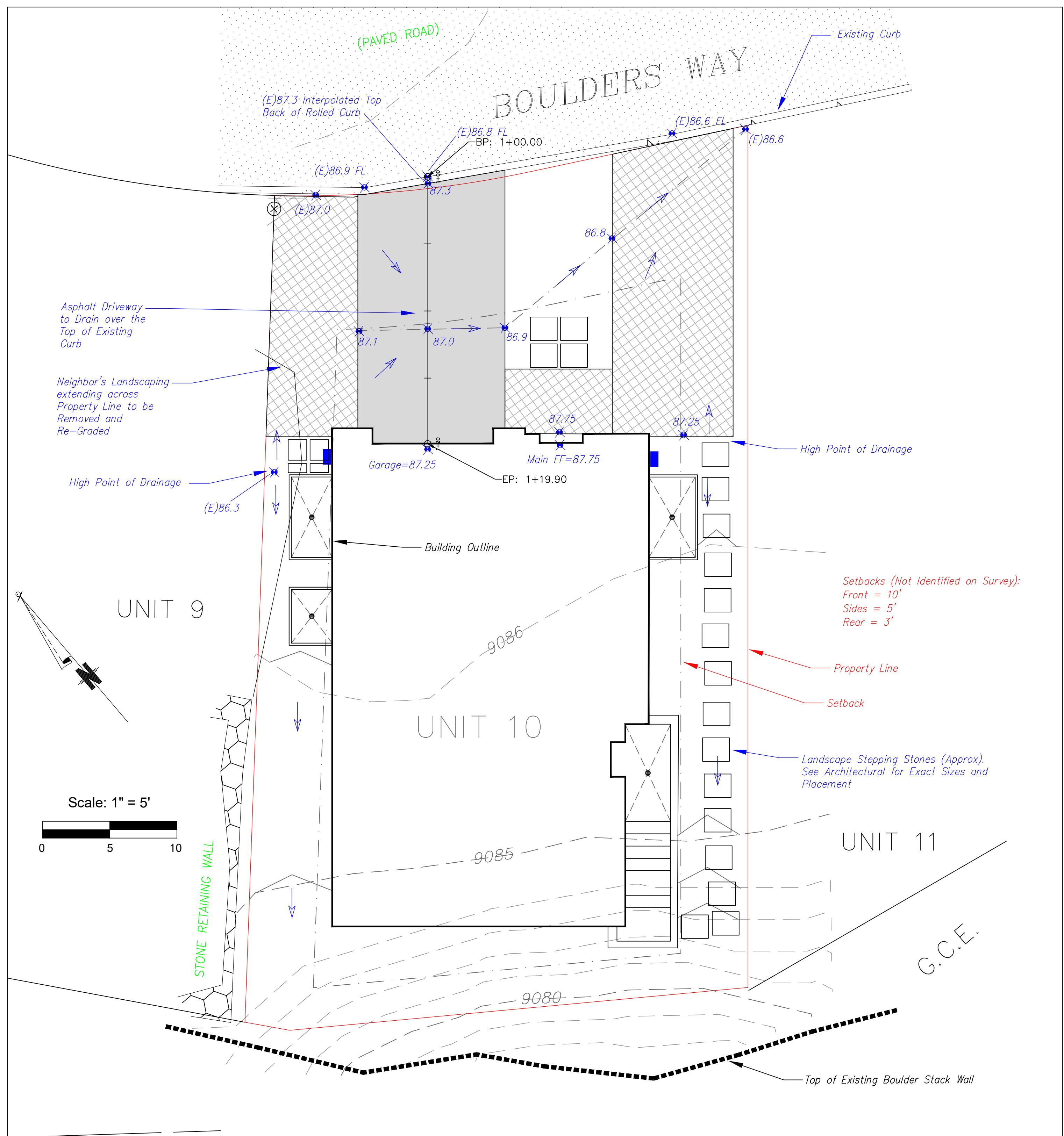
Oldmixon Residence  
Lot 10  
The Boulders  
Mtn. Village, CO



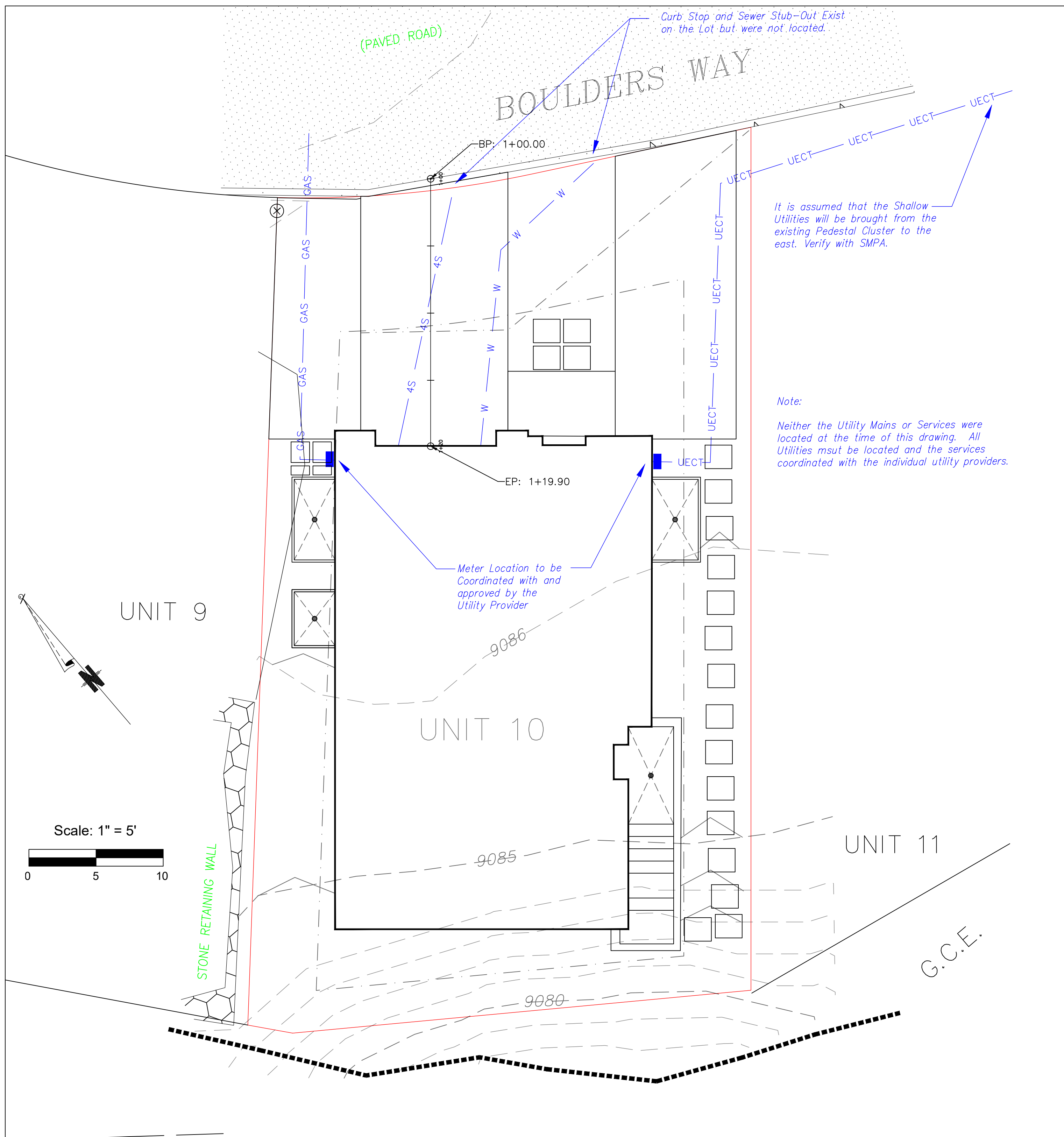
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

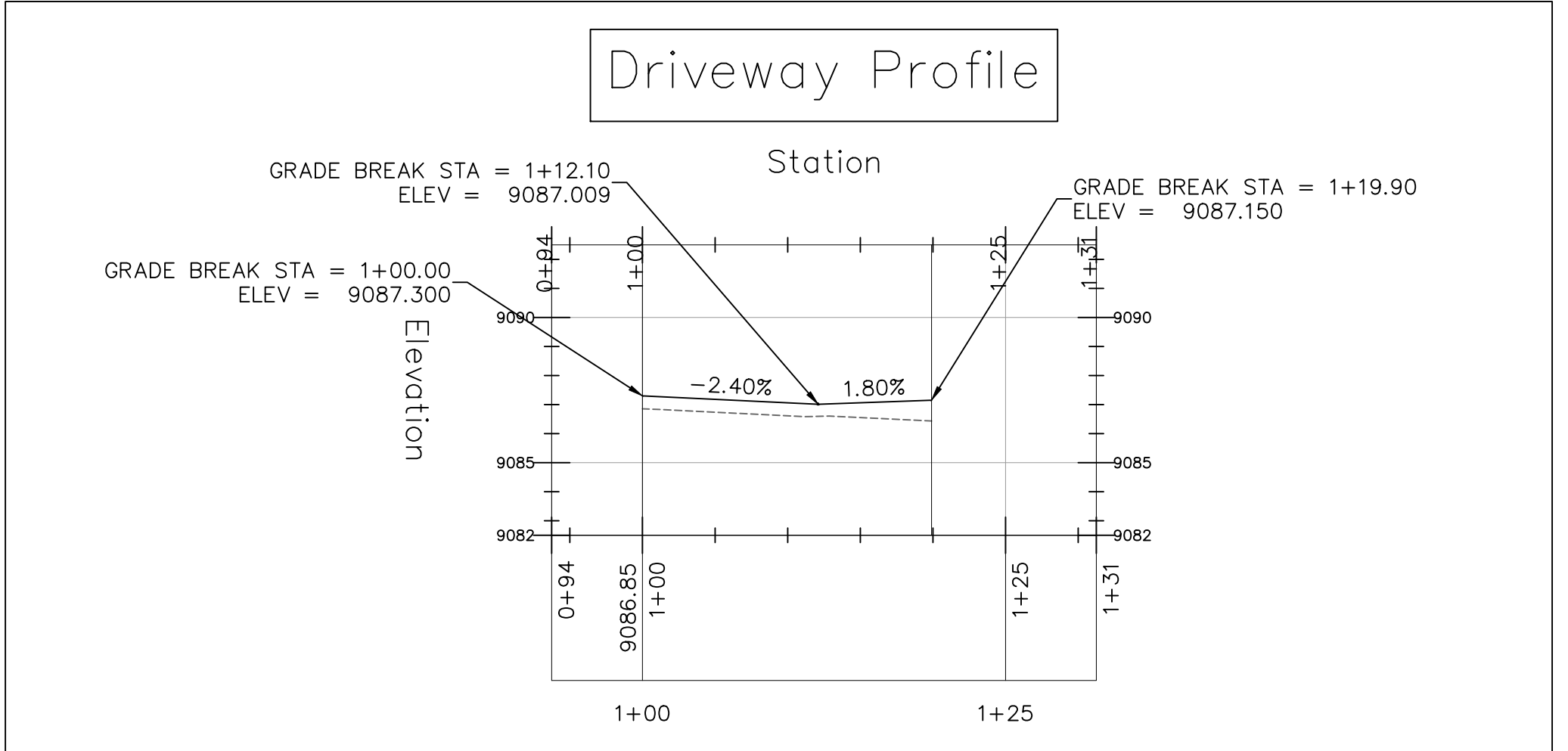
C1



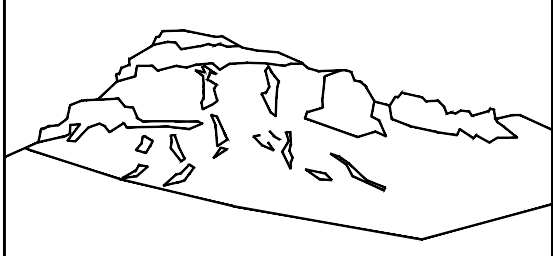
Site Grading and Drainage Plan



Utility Plan



Driveway Profile



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2022-03-14
SUBMITTAL	2024-05-16

Oldmixon Residence  
Lot 10  
The Boulders  
Mtn. Village, CO

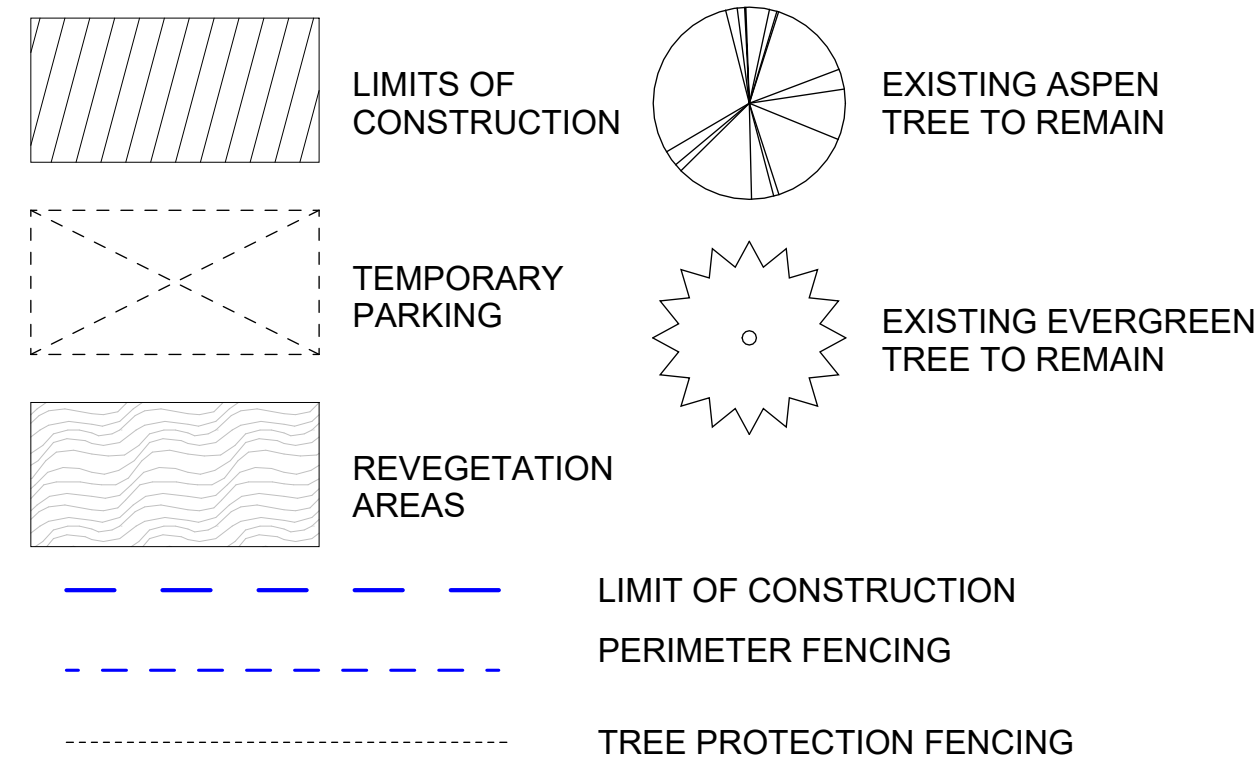


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

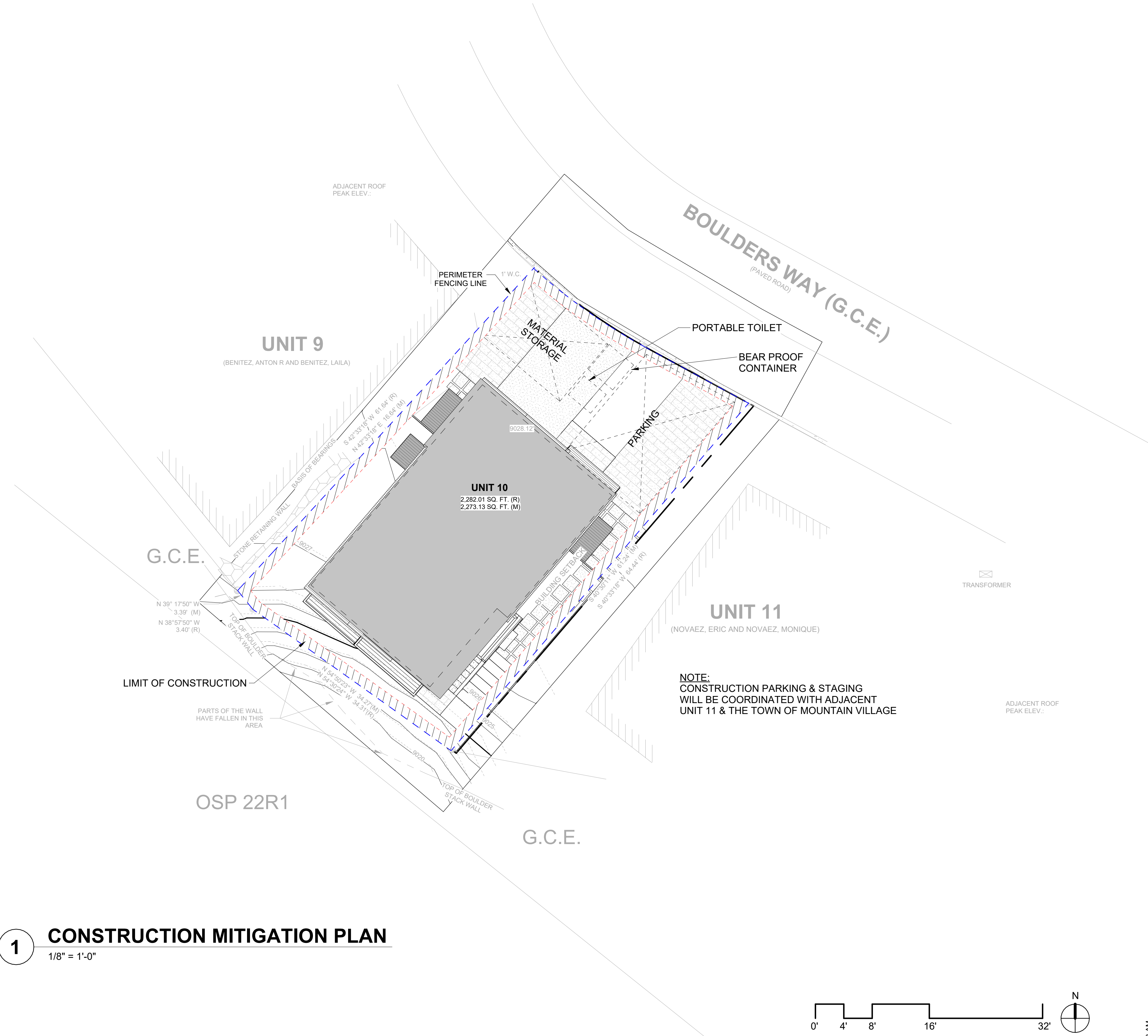
Site Grading and Drainage Plan  
and  
Utility Plan

C2

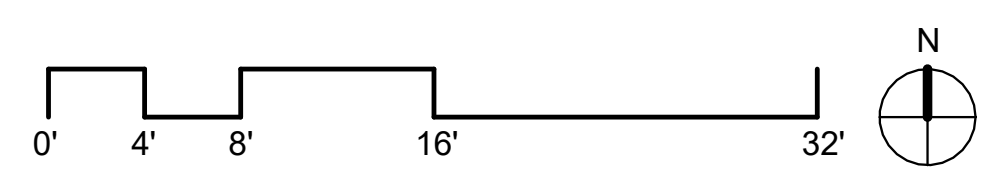
**CONSTRUCTION MITIGATION LEGEND**

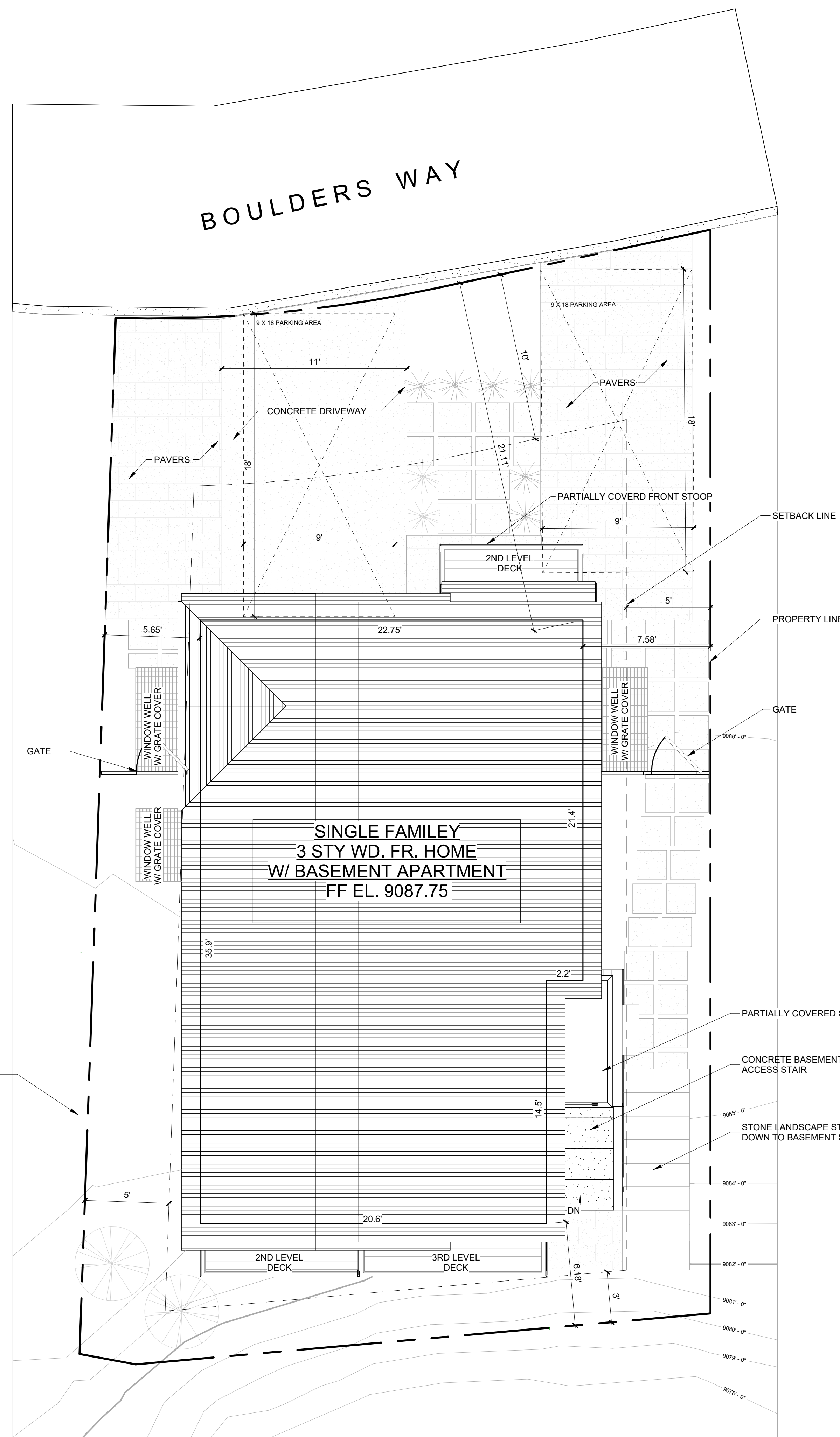


1. ALL DEVELOPMENT SHALL COMPLY WITH DECLARATION OF CONDOMINIUM FOR KNOLL ESTATES, A CONDOMINIUM IN ADDITION TO TOWN OF MOUNTAIN VILLAGE CDC 17.7.20 REQUIREMENTS.
2. COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
3. ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

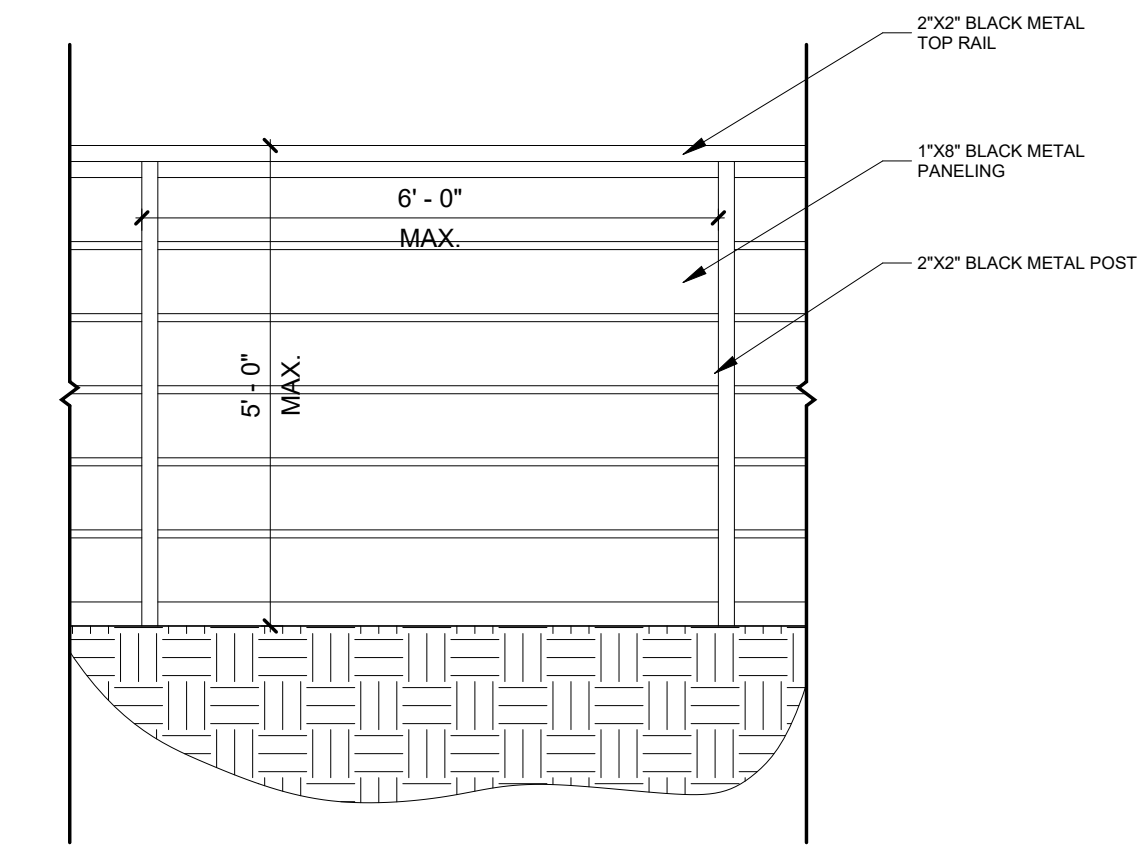


**1 CONSTRUCTION MITIGATION PLAN**  
1/8" = 1'-0"





**1** ARCHITECTURAL SITE PLAN  
1/4" = 1'-0"



**2** 5' FENCE ELEVATION  
1/2" = 1'-0"

**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 STACKED 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 A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LANDSCAPING SHALL BE IN ACCORDANCE WITH L.U.C. "SECTION 3-505 MAINTENANCE, REMOVAL, OR RELOCATION OF TREES".

**NOXIOUS WEEDS:**

1. ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY'S MOST CURRENT NOXIOUS WEED LIST.

**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 OF SLOPES GREATER THAN 3:1) AND AMENDMENT 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 RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING THE 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 3:1 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.

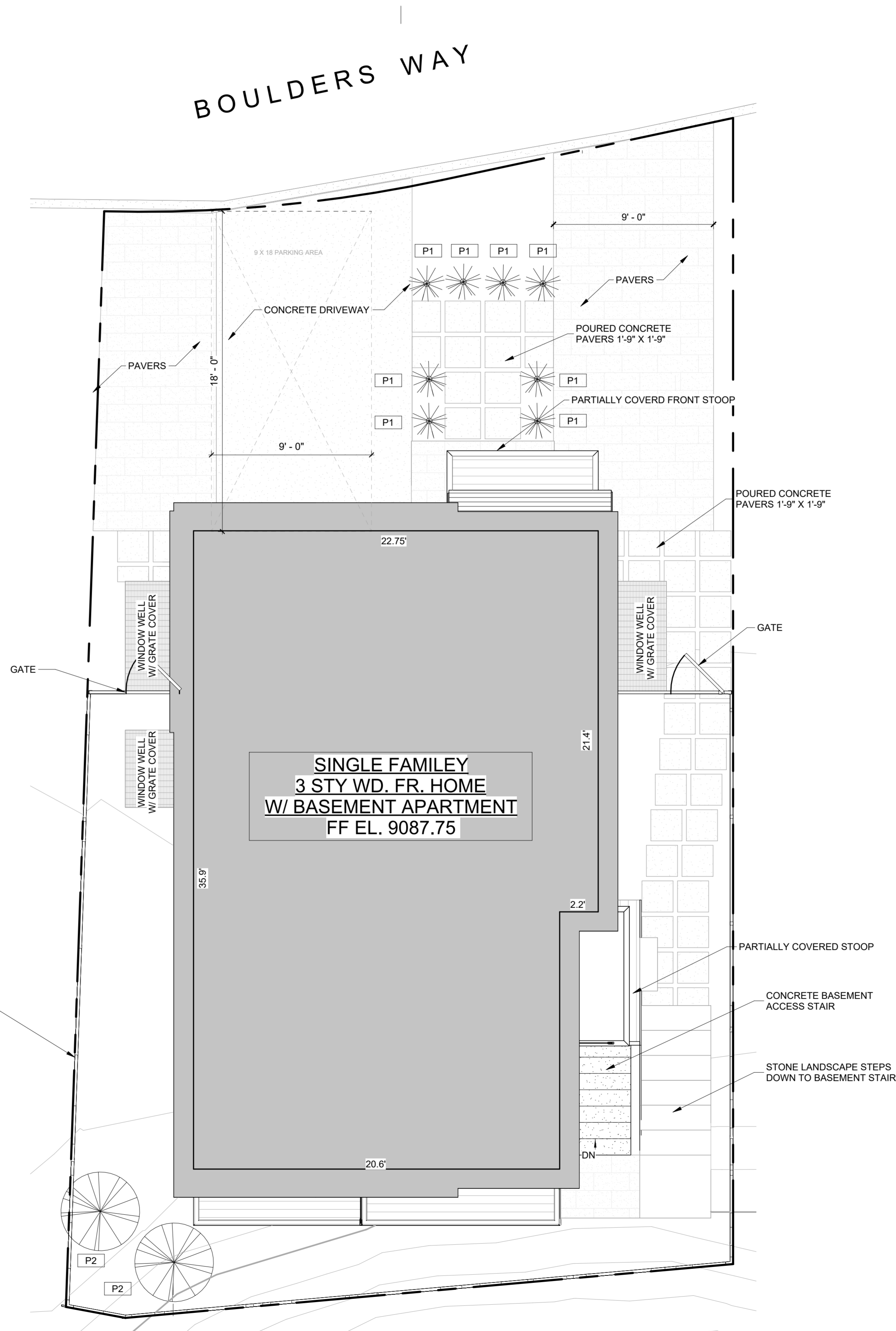
SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%
MOUNTAIN BROME (BROMAR)	10%

**LANDSCAPE LEGEND**

	CONCRETE PAVERS		INDIGENOUS SHRUBS
	FENCE; WOOD FRAME AND HOGWIRE		TREE; ASPEN
	METAL GATE TO MATCH FENCE		TREE; SPRUCE
	METAL LANDSCAPE WALL		FENCE; WOOD
	METAL GRATE WITH 3' X 3' EGRESS HATCH AT WINDOW WELL		
	DISTURBED AREAS		
	MULCH LANDSCAPE BEDDING		
	PERENNIAL BEDDING		
	FLAGSTONE		

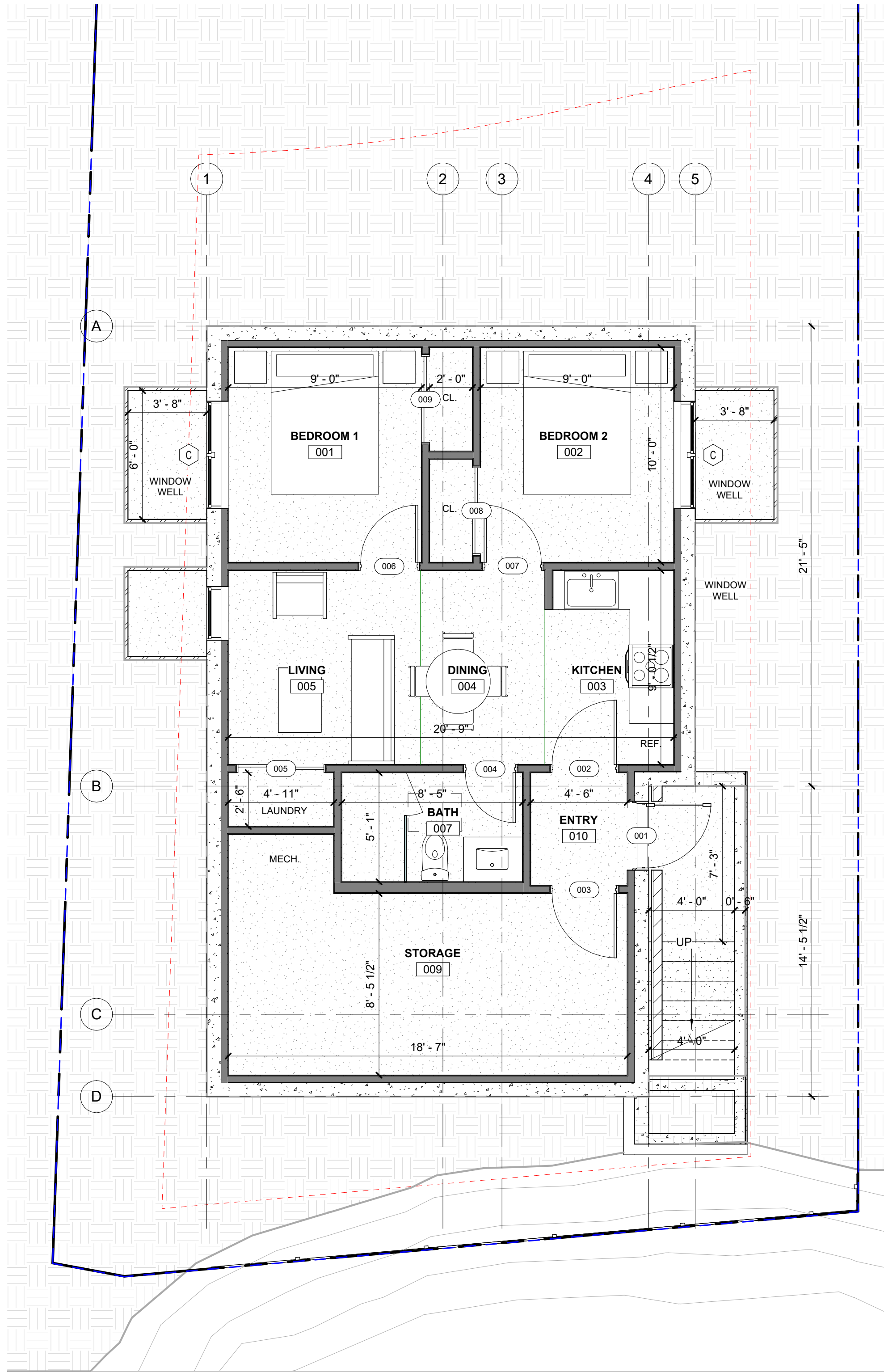
**NOTE:**  
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

PLANTING SCHEDULE				
Type	LATIN NAME	Type Mark	SIZE	Count
WOODS ROSE	ROSA WOODSII	P1		8
QUAKING ASPEN	POPULUS TRMULOIDES	P2	3" CAL DBH	2
Grand total: 10				

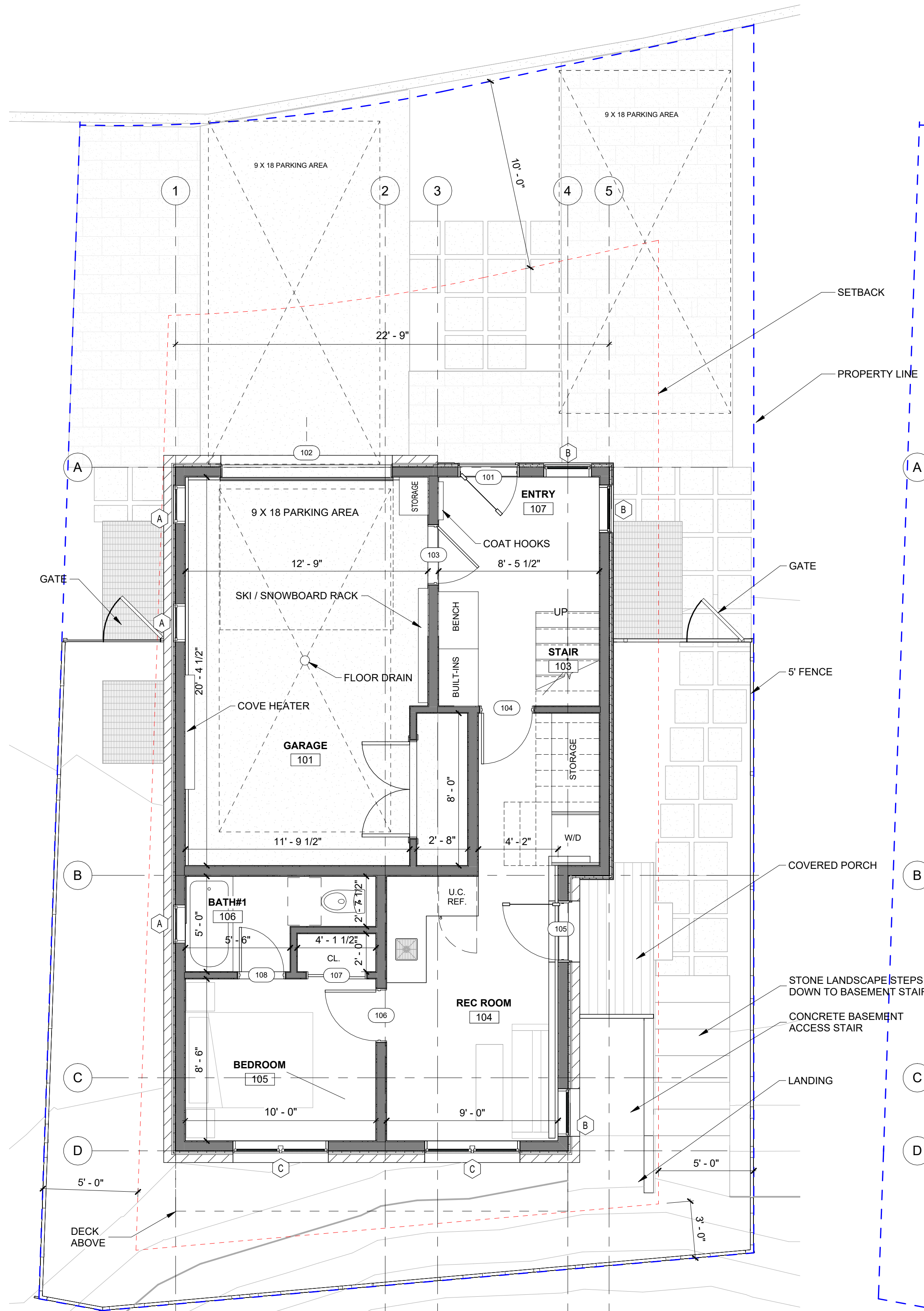


**1 LANDSCAPE PLAN**  
1/4" = 1'-0"

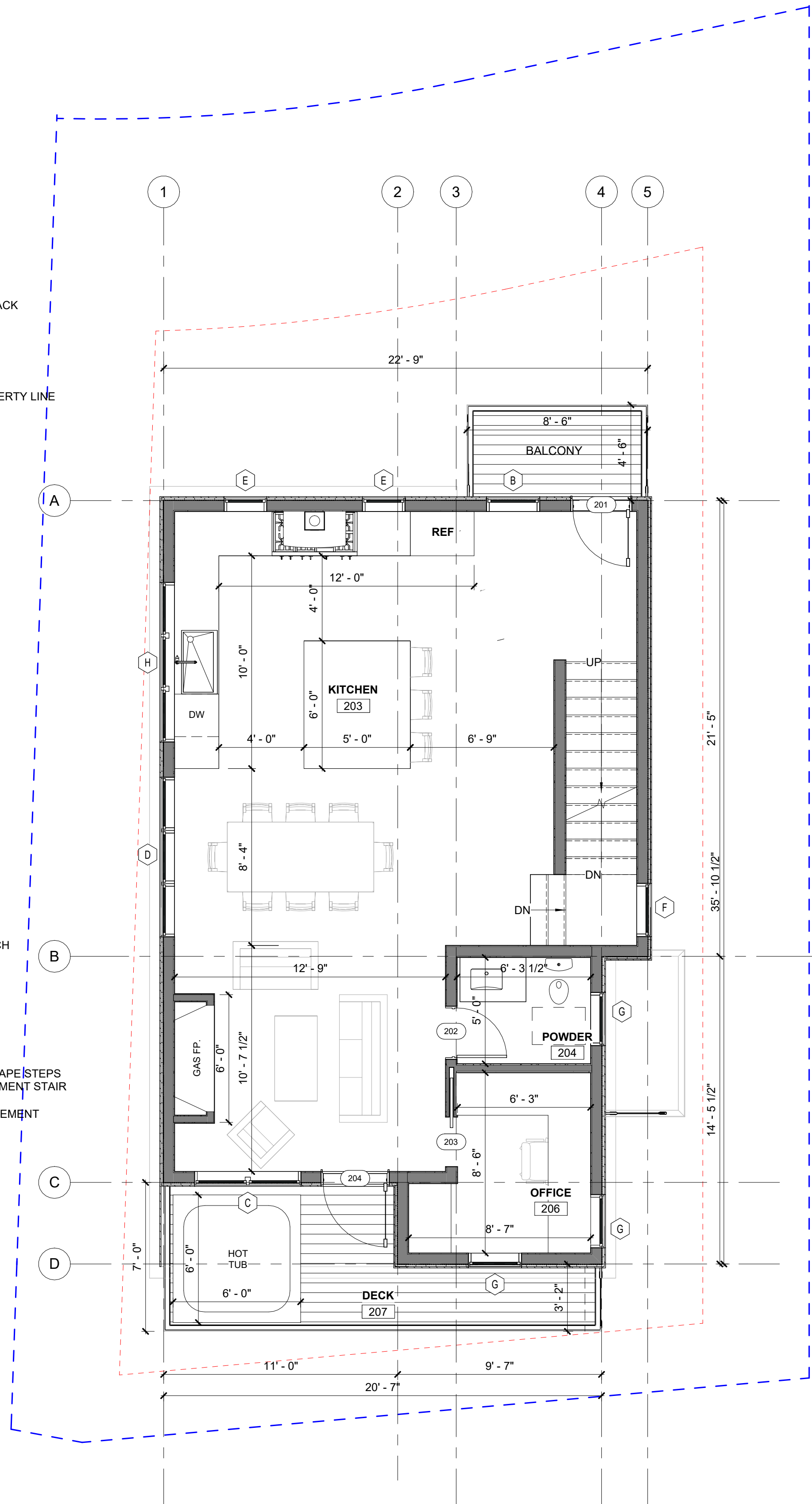




**3** BASEMENT  
1/4" = 1'-0"



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



**2** MAIN LEVEL FLOOR PLAN  
1/4" = 1'-0"

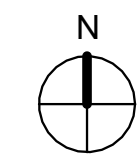
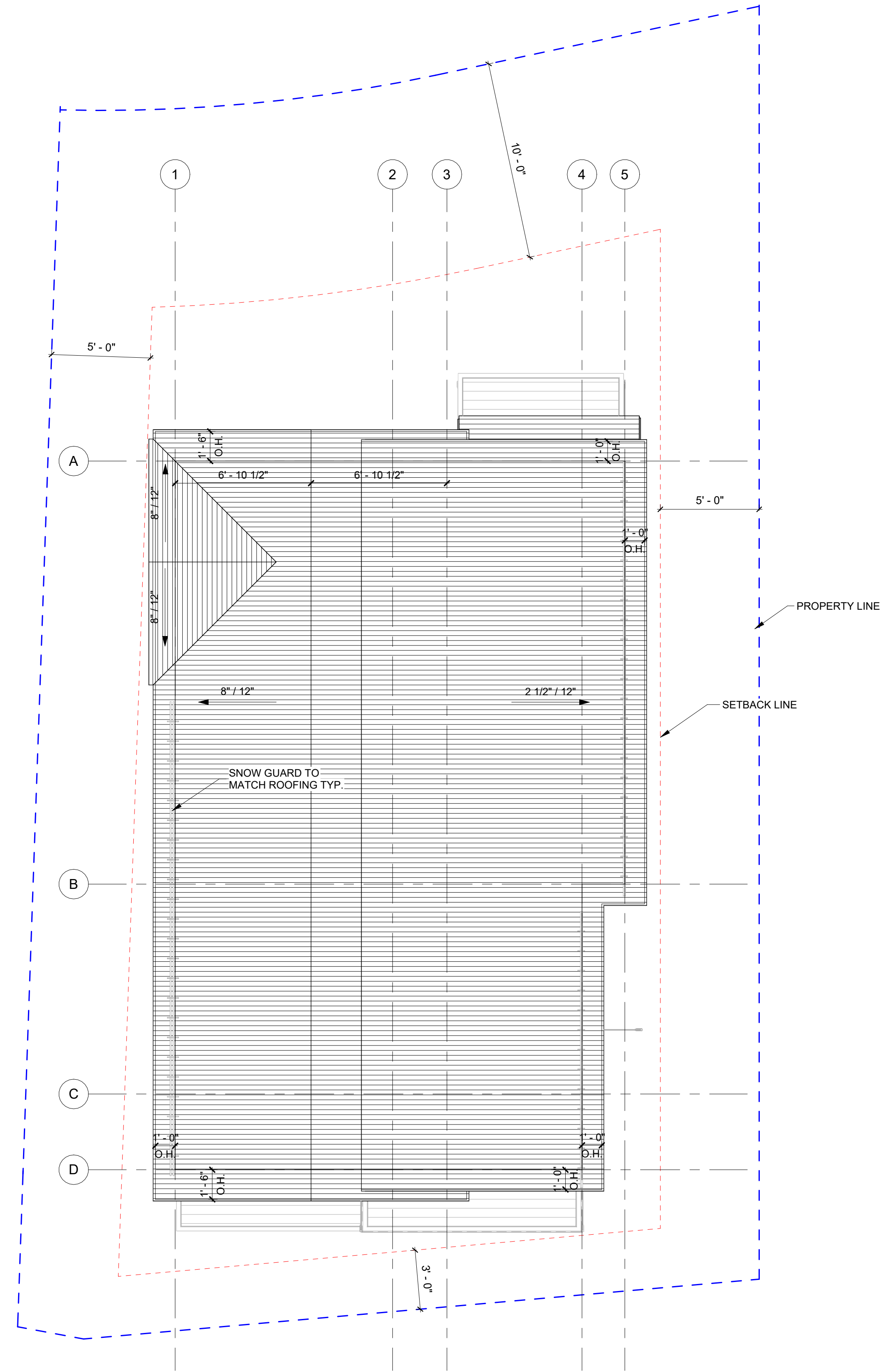
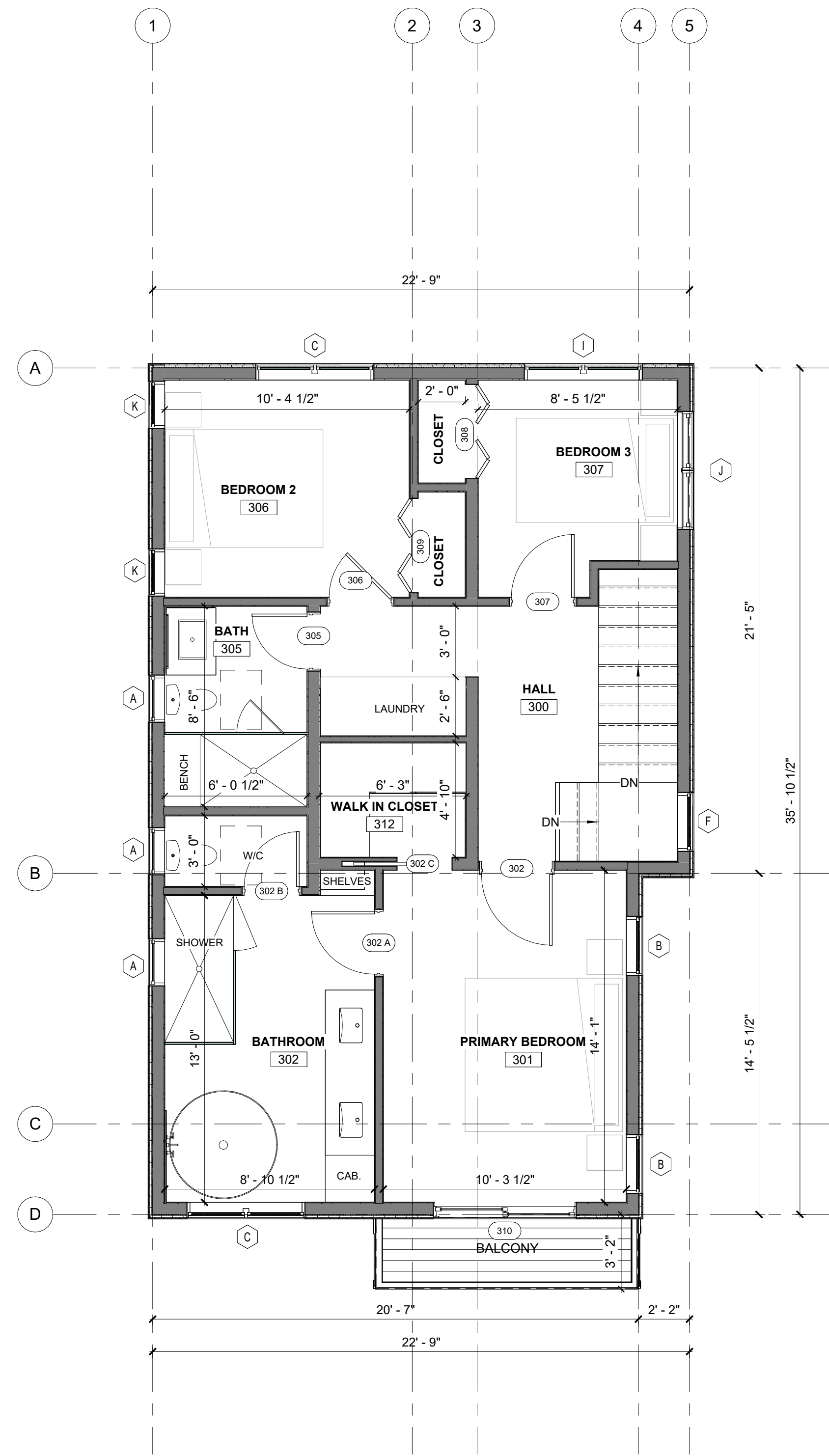
**SERENITY MV**

Unit-10, Boulders Way, Mountain Village  
Telluride, CO 81435, USA

FLOOR PLANS

SHEET NUMBER

**A3.1**

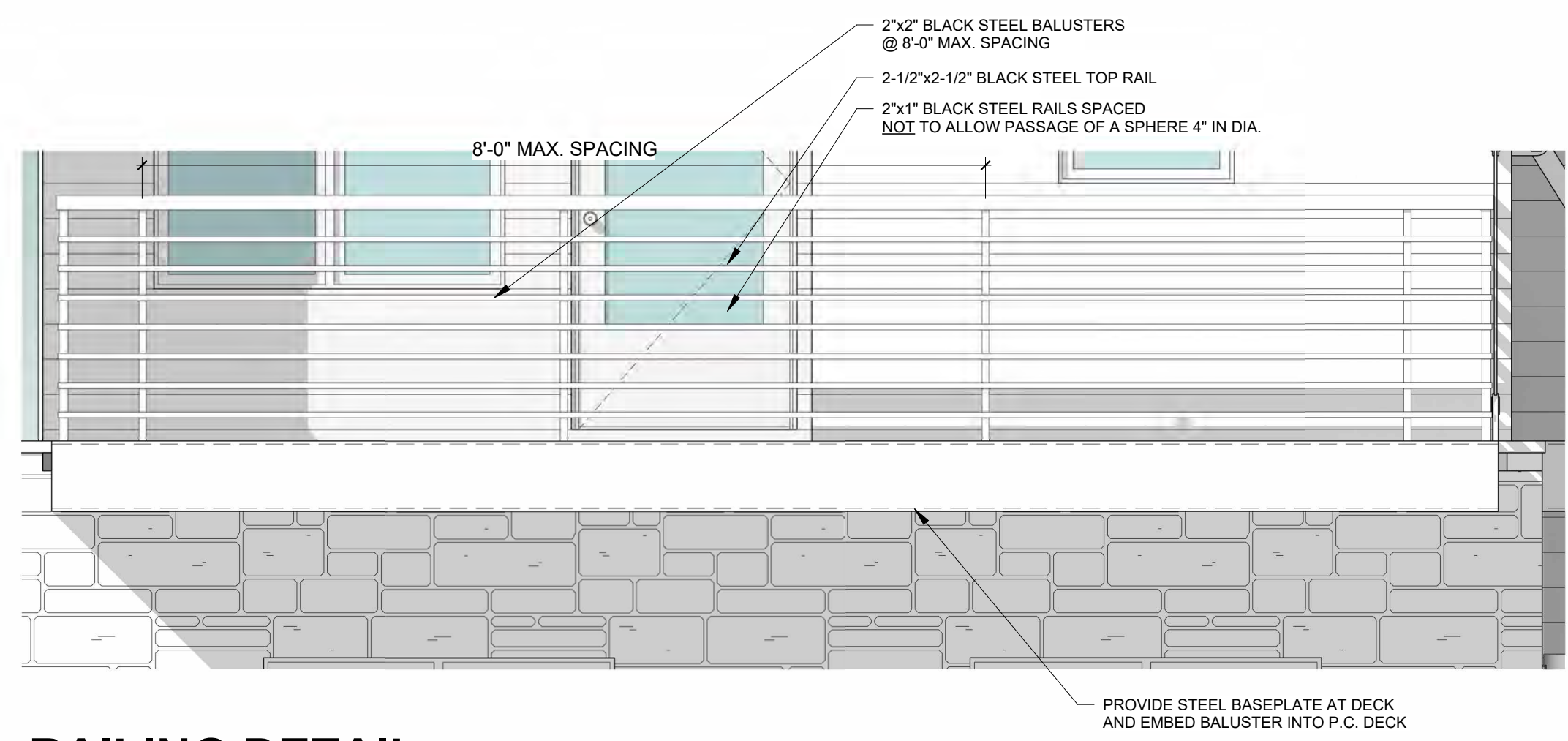
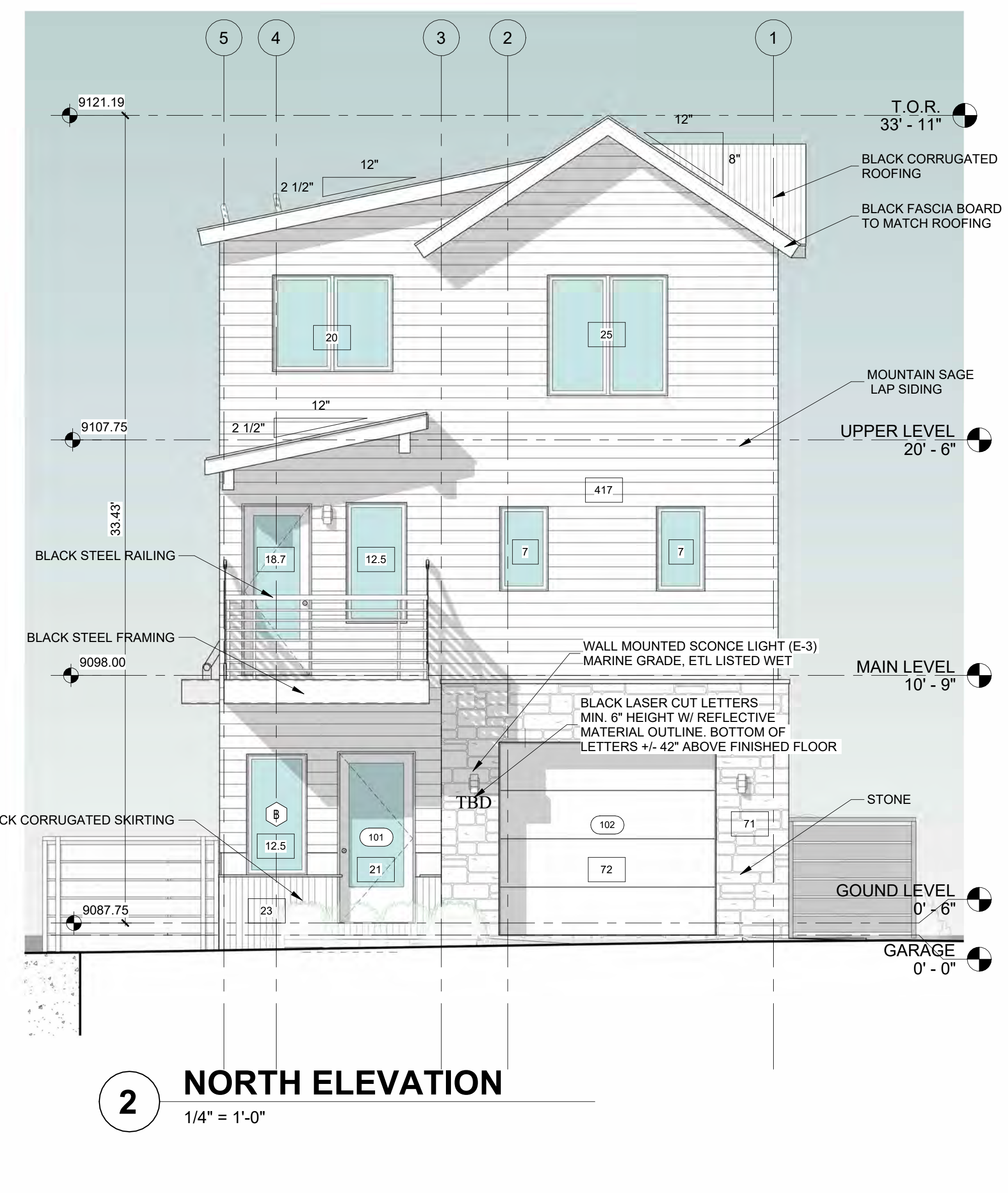


**MATERIAL CALCULATIONS**

NORTH		
STONE	71 SF	
WOOD SIDING	417 SF	
METAL SIDING	23 SF	
WINDOW / DOOR GLAZING	123.7 SF	
GARAGE DOOR	72 SF	
<b>TOTAL</b>	<b>706.7 SF</b>	
SOUTH		
STONE	274 SF	
WOOD SIDING	302 SF	
METAL SIDING	4 SF	
WINDOW/DOOR GLAZING	192.2 SF	
<b>TOTAL</b>	<b>772.2 SF</b>	
EAST		
STONE	135 SF	
WOOD SIDING	708 SF	
METAL SIDING	71 SF	
WINDOW/DOOR GLAZING	118.5 SF	
<b>TOTAL</b>	<b>1,032.5 SF</b>	
WEST		
STONE	416 SF	
WOOD SIDING	546 SF	
WINDOW/DOOR GLAZING	110.5 SF	
<b>TOTALS</b>	<b>1,072.5 SF</b>	
TOTALS		
TOTAL SF	3,583.9 SF	100 %
STONE	896 SF	25 %
WOOD SIDING	1,973 SF	55 %
METAL SIDING	98 SF	3 %
WINDOW/DOOR GLAZING	544.9 SF	15 %
GARAGE DOORS	72 SF	2 %

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



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



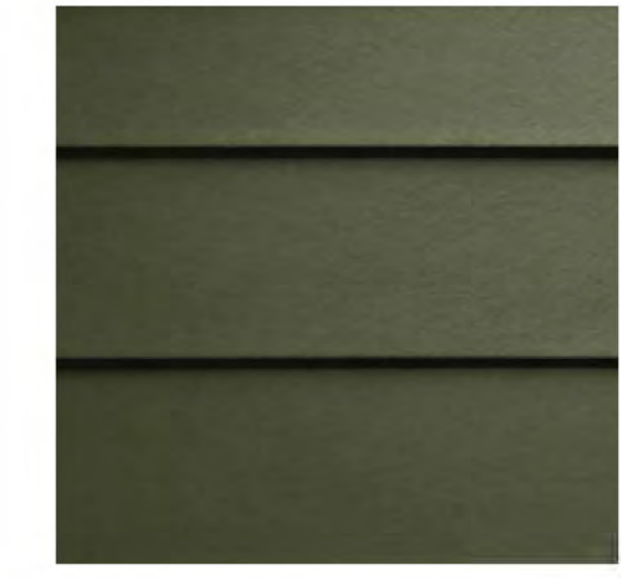
**BLACK FRAME WINDOWS**



**BLACK CORRUGATED SIDING & ROOFING**



**FLINT SAWN STONE**



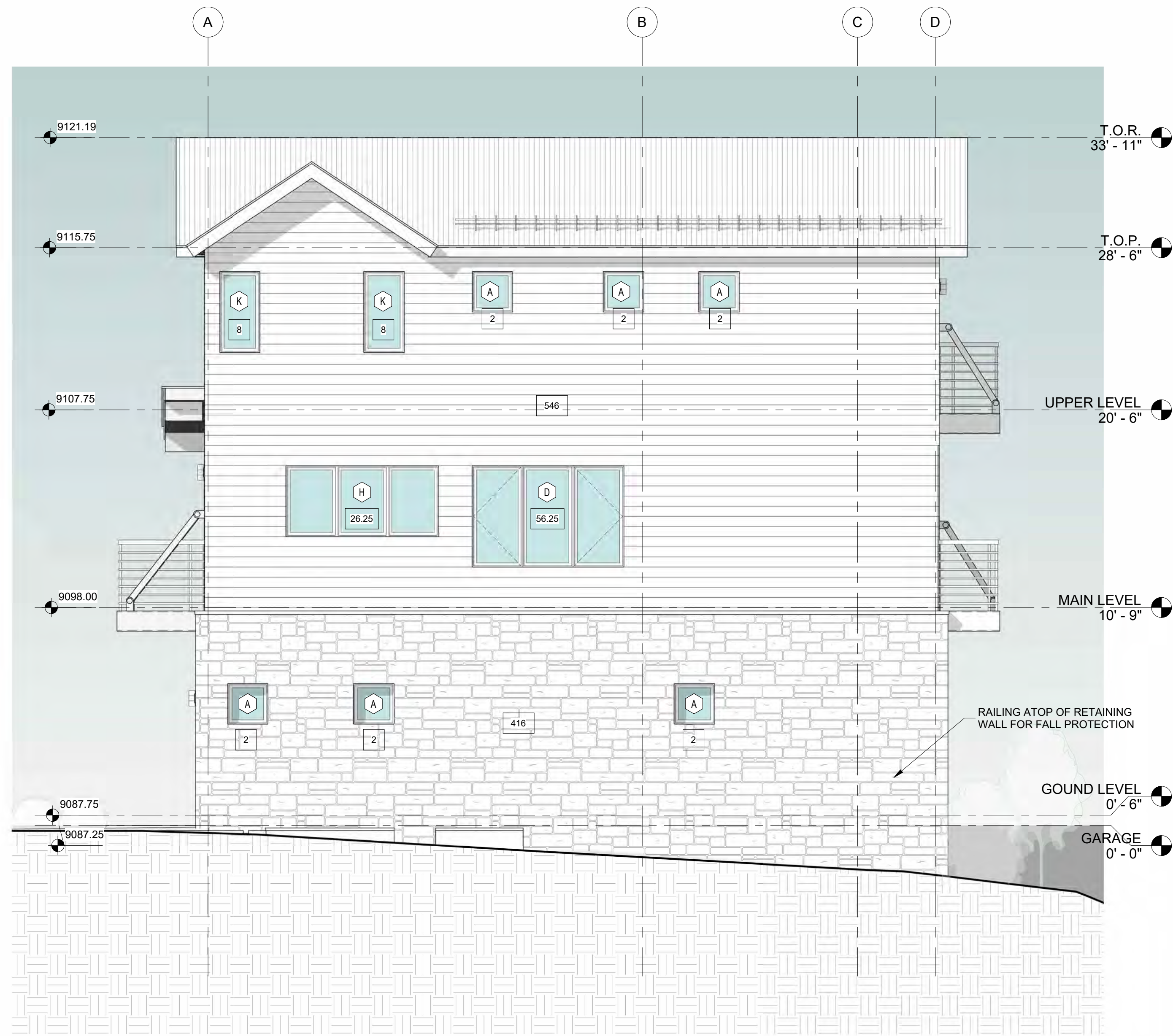
**MOUNTAIN SAGE LAP SIDING**



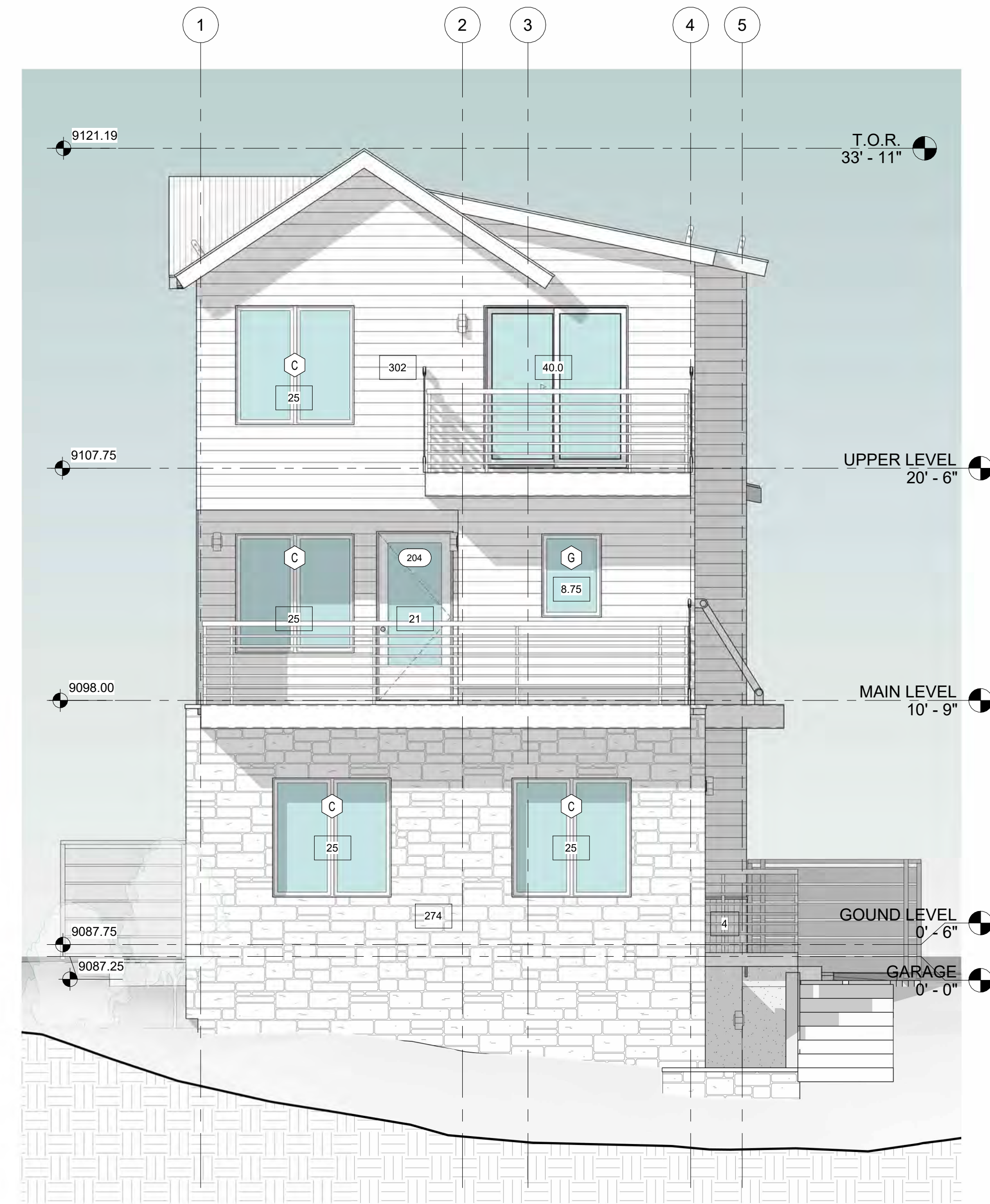
**2X6 CEDAR DECKING**



**12X24 LIME BLACK PAVERS**



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



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

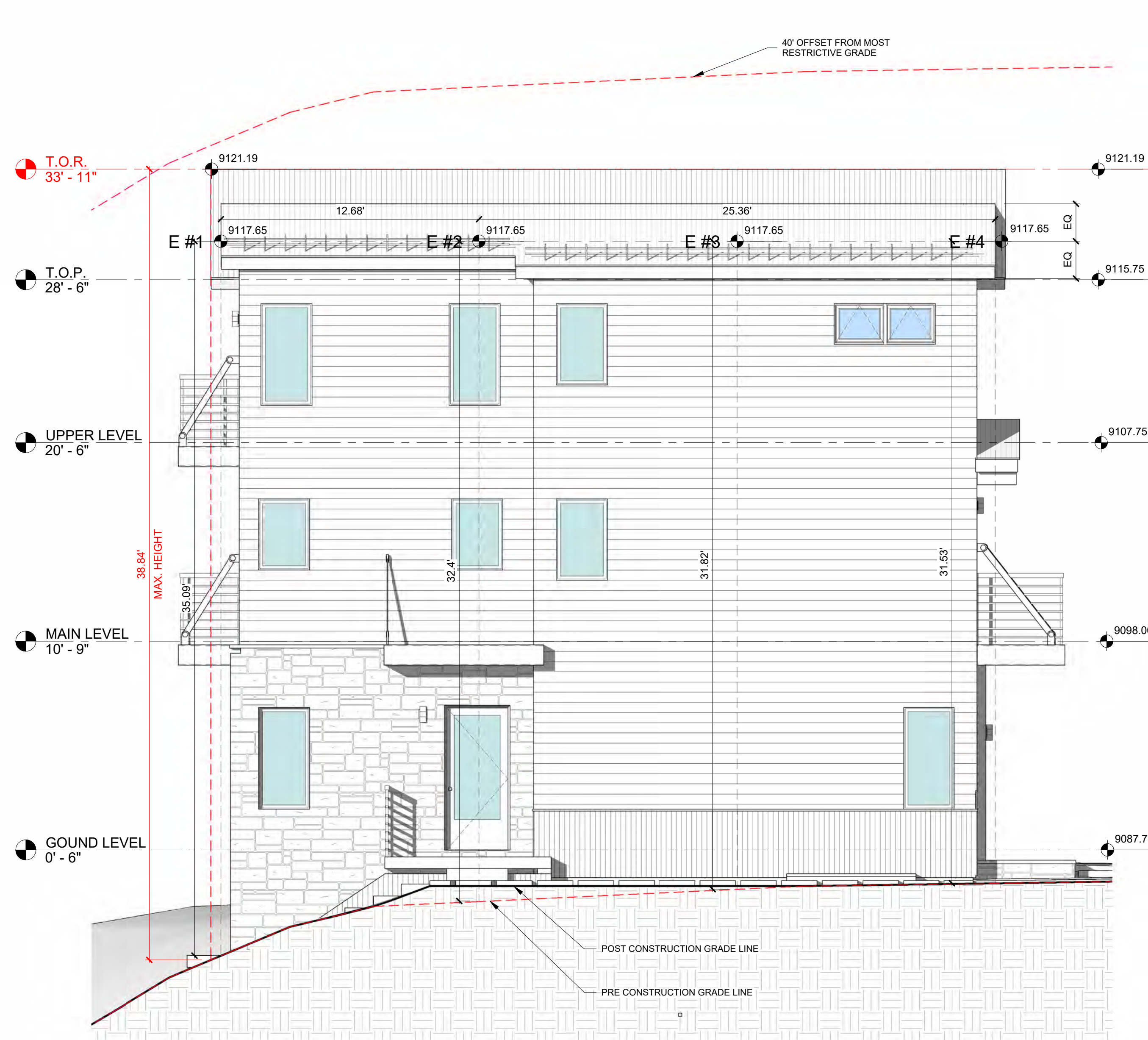
**SERENITY MV**

Unit-10, Boulders Way, Mountain Village  
Telluride, CO 81435, USA

PROPOSED  
ELEVATIONS

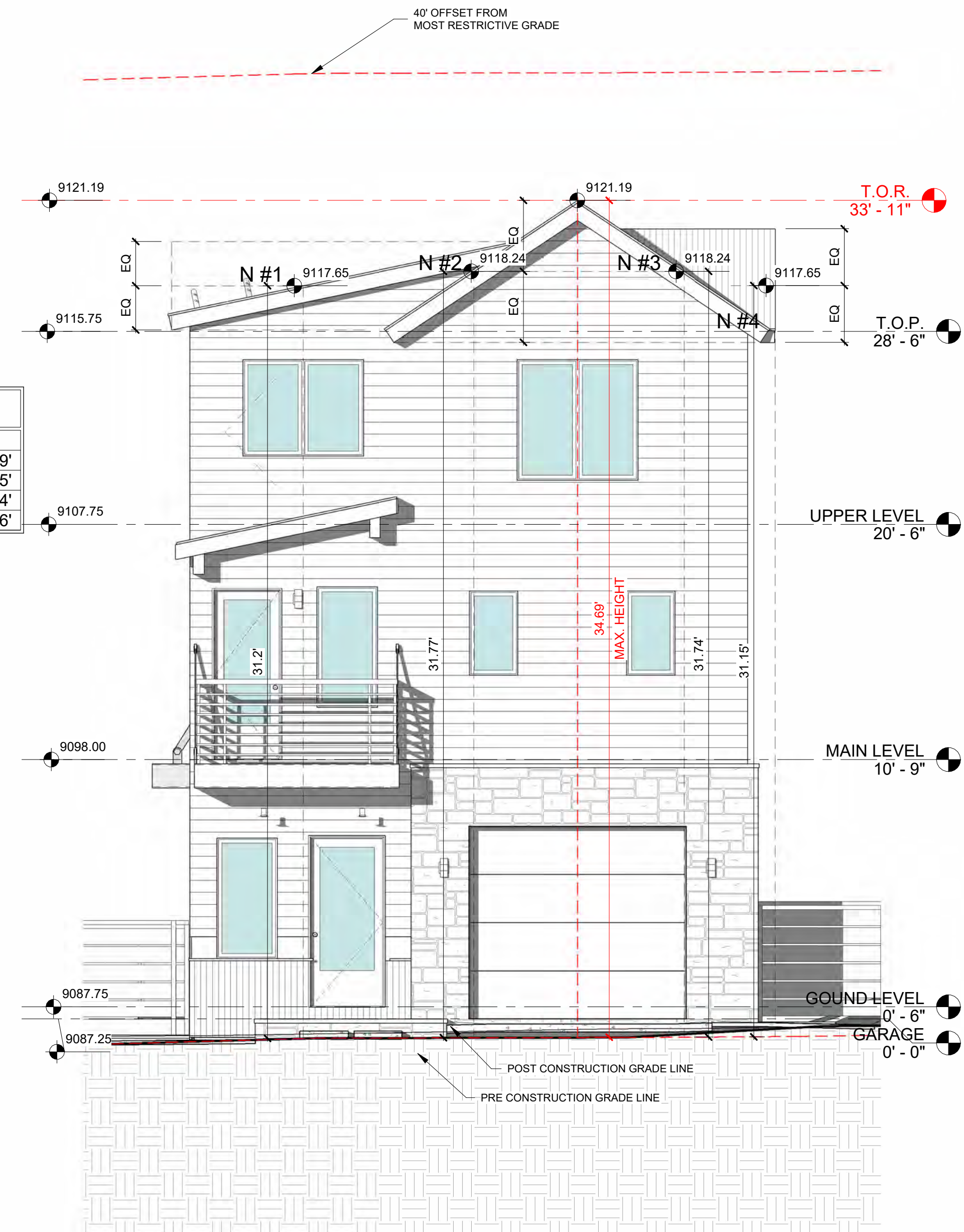
SHEET NUMBER

**A4.2**



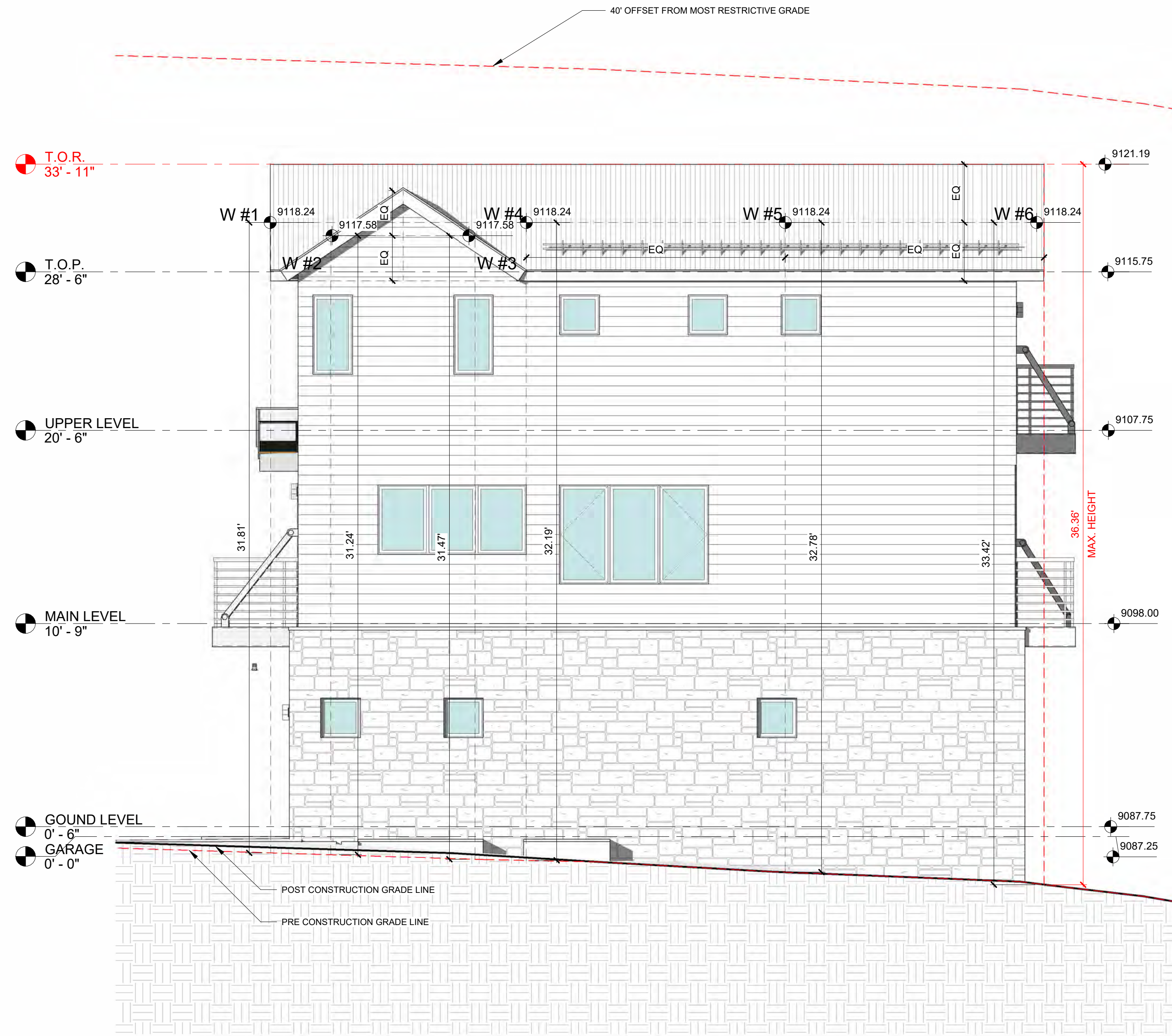
AVG ROOF HT :	
NORTH ELEVATION	
N1	31.20'
N2	31.77'
N3	31.74'
N4	31.15'
NORTH AVERAGE	31.46'
SOUTH ELEVATION	
S1	33.42'
S2	34.96'
S3	36.48'
S4	36.29'
SOUTH AVERAGE	35.28'
EAST ELEVATION	
E1	35.09'
E2	32.40'
E3	31.82'
E4	31.53'
EAST AVERAGE	32.71'
WEST ELEVATION	
W1	31.81'
W2	31.24'
W3	31.47'
W4	32.19'
W5	32.78'
W6	33.48'
WEST AVERAGE	32.16'
TOTAL AVERAGE	32.90'

MAX. ROOF HT:	
NORTH ELEVATION	34.69'
SOUTH ELEVATION	38.75'
EAST ELEVATION	38.84'
WEST ELEVATION	36.36'



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

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



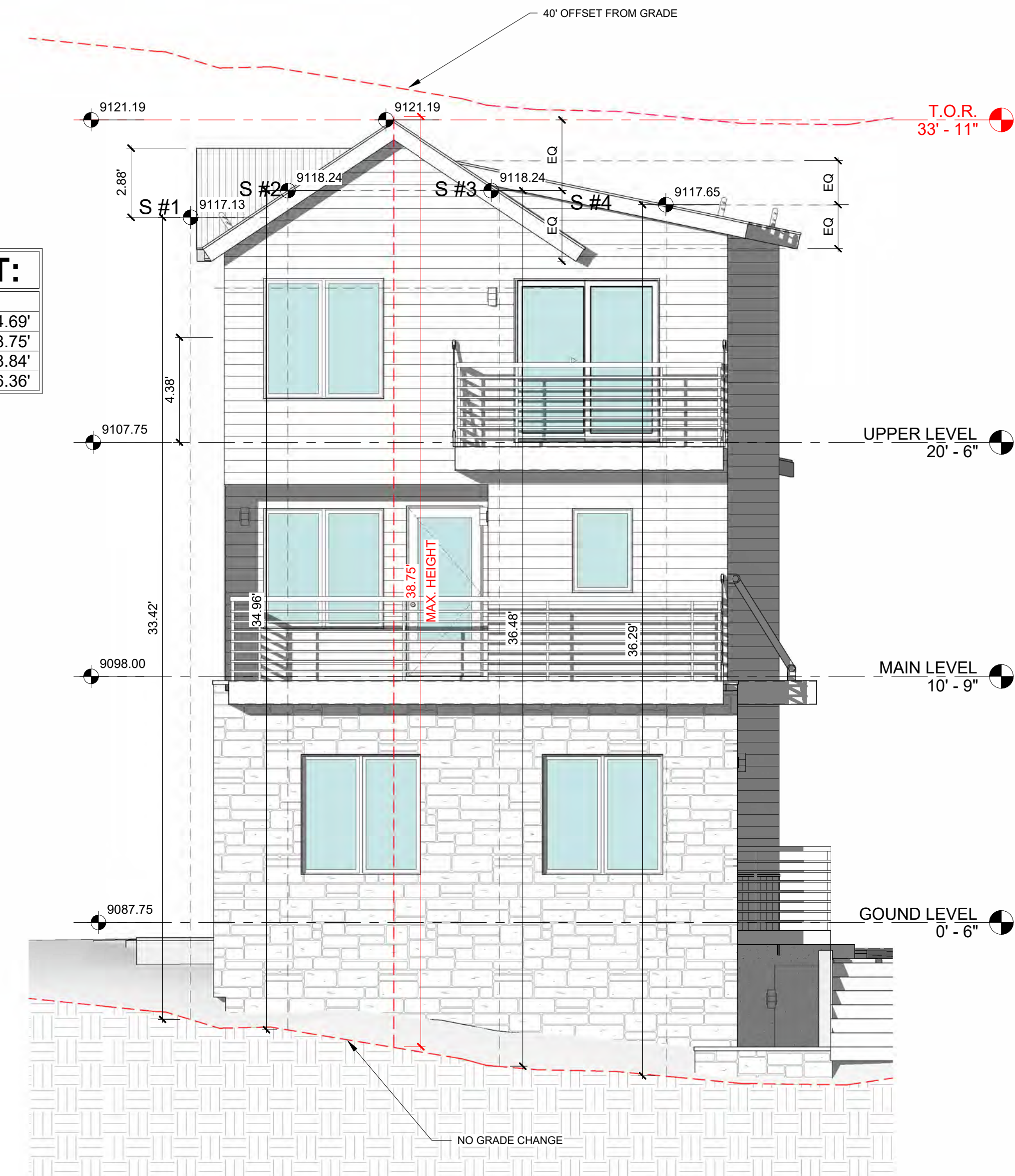
**1 WEST ELEVATION**  
1/4" = 1'-0"

**AVG ROOF HT :**

NORTH ELEVATION	
N1	31.20'
N2	31.77'
N3	31.74'
N4	31.15'
NORTH AVERAGE	31.46'
SOUTH ELEVATION	
S1	33.42'
S2	34.96'
S3	36.48'
S4	36.29'
SOUTH AVERAGE	35.28'
EAST ELEVATION	
E1	35.09'
E2	32.40'
E3	31.82'
E4	31.53'
EAST AVERAGE	32.71'
WEST ELEVATION	
W1	31.81'
W2	31.24'
W3	31.47'
W4	32.19'
W5	32.78'
W6	33.48'
WEST AVERAGE	32.16'
TOTAL AVERAGE	32.90'

**MAX. ROOF HT:**

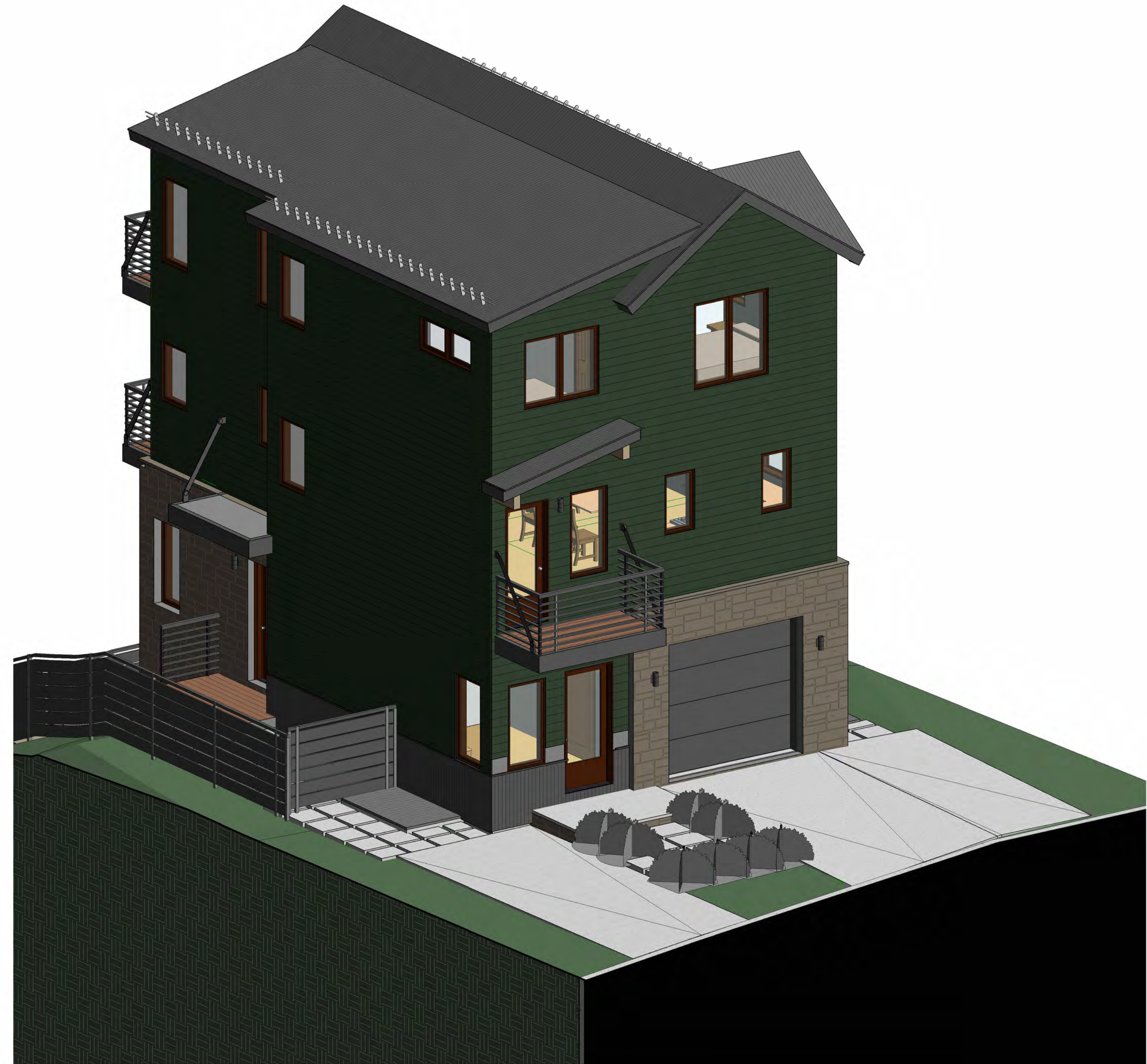
NORTH ELEVATION	34.69'
SOUTH ELEVATION	38.75'
EAST ELEVATION	38.84'
WEST ELEVATION	36.36'



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



NW PERSPECTIVE



NE PERSPECTIVE

SERENITY MV

Unit-10, Boulders Way, Mountain Village  
 Telluride, CO 81435, USA

COLORIZED  
 PERSPECTIVE

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 SHEET NUMBER



SW PERSPECTIVE



SE PERSPECTIVE

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Telluride, CO 81435, USA

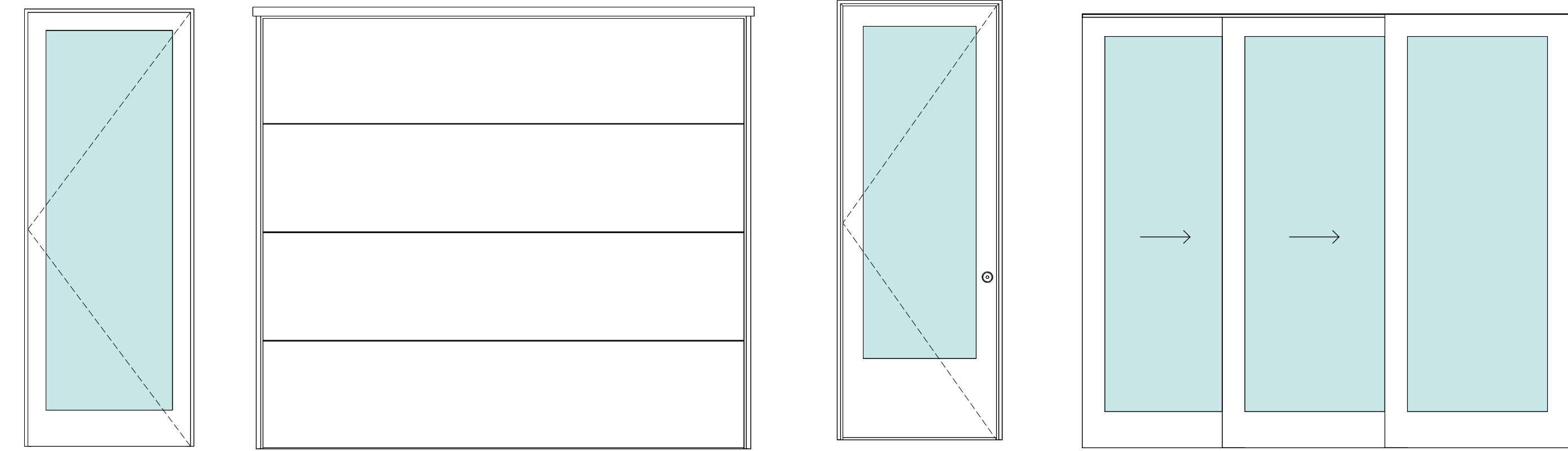
COLORIZED  
PERSPECTIVE

SHEET NUMBER

©shift architects



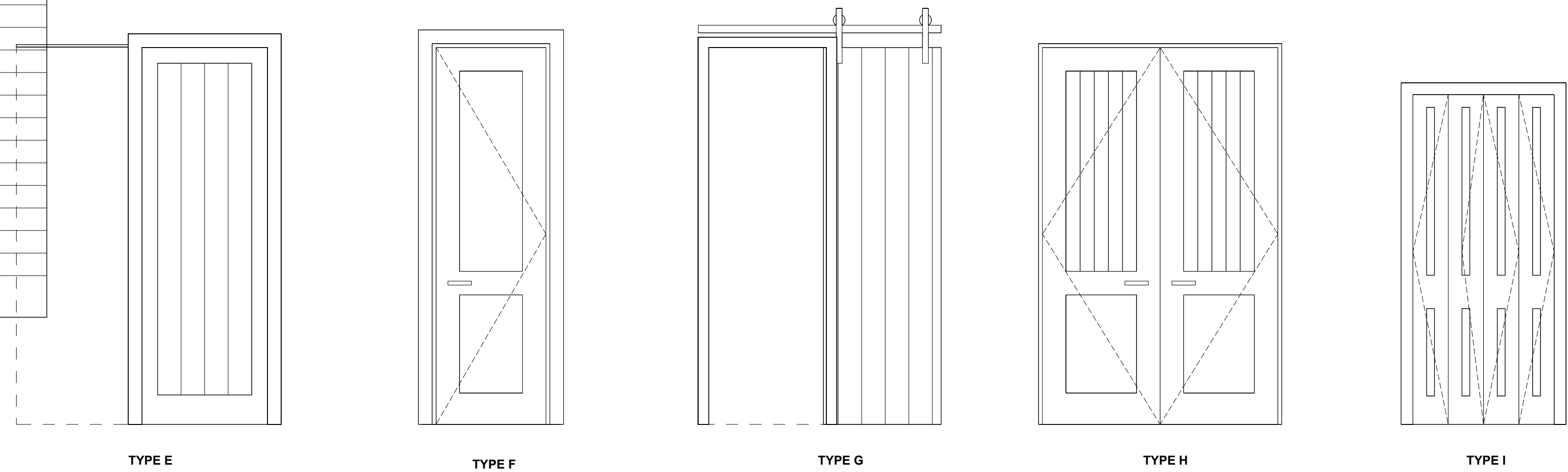
DOOR SCHEDULE					
DOOR TYPE	MARK	HEIGHT	WIDTH	HARDWARE	Description
EXTERIOR SINGLE GLASS PANEL	001	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	002	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	003	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	004	7' - 0"	2' - 4"		
INTERIOR DOUBLE SLIDING	005	7' - 0"	4' - 0"		
INTERIOR SINGLE SWING	006	7' - 0"	2' - 8"		
INTERIOR SINGLE SWING	007	7' - 0"	2' - 8"		
INTERIOR DOUBLE SLIDING	008	7' - 0"	4' - 0"		
INTERIOR DOUBLE SLIDING	009	7' - 0"	4' - 0"		
EXTERIOR SINGLE GLASS PANEL	101	7' - 0"	3' - 0"		
OVERHEAD GARAGE DOOR	102	8' - 0"	9' - 0"		
INTERIOR SINGLE SWING	103	7' - 0"	3' - 0"		
INTERIOR SINGLE PANEL	104	7' - 0"	2' - 8"		
EXTERIOR SINGLE GLASS PANEL	105	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	106	7' - 0"	2' - 8"		
INTERIOR DOUBLE SLIDING	107	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	108	7' - 0"	2' - 4"		
INTERIOR DOUBLE SWING	109	7' - 0"	2' - 6"		
EXTERIOR SINGLE GLASS PANEL	201	7' - 0"	2' - 8"		
INTERIOR SINGLE SWING	202	7' - 0"	2' - 4"		
INTERIOR SINGLE POCKET	203	7' - 0"	2' - 4"		
EXTERIOR SINGLE GLASS PANEL	204	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	302	7' - 0"	3' - 0"		
INTERIOR SINGLE SWING	302 A	7' - 0"	2' - 8"		
INTERIOR SINGLE SWING	302 B	7' - 0"	2' - 4"		
INTERIOR SINGLE POCKET	302 C	7' - 0"	2' - 4"		
INTERIOR SINGLE SWING	305	7' - 0"	2' - 4"		
INTERIOR SINGLE SWING	306	7' - 0"	2' - 8"		
INTERIOR SINGLE SWING	307	7' - 0"	2' - 8"		
INTERIOR BIFOLDING	308	7' - 0"	4' - 0"		
INTERIOR BIFOLDING	309	7' - 0"	4' - 0"		
EXTERIOR SLIDING GLASS	310	6' - 10"	6' - 0 1/2"		



TYPE A TYPE B TYPE C TYPE D

**EXTERIOR DOOR TYPES**

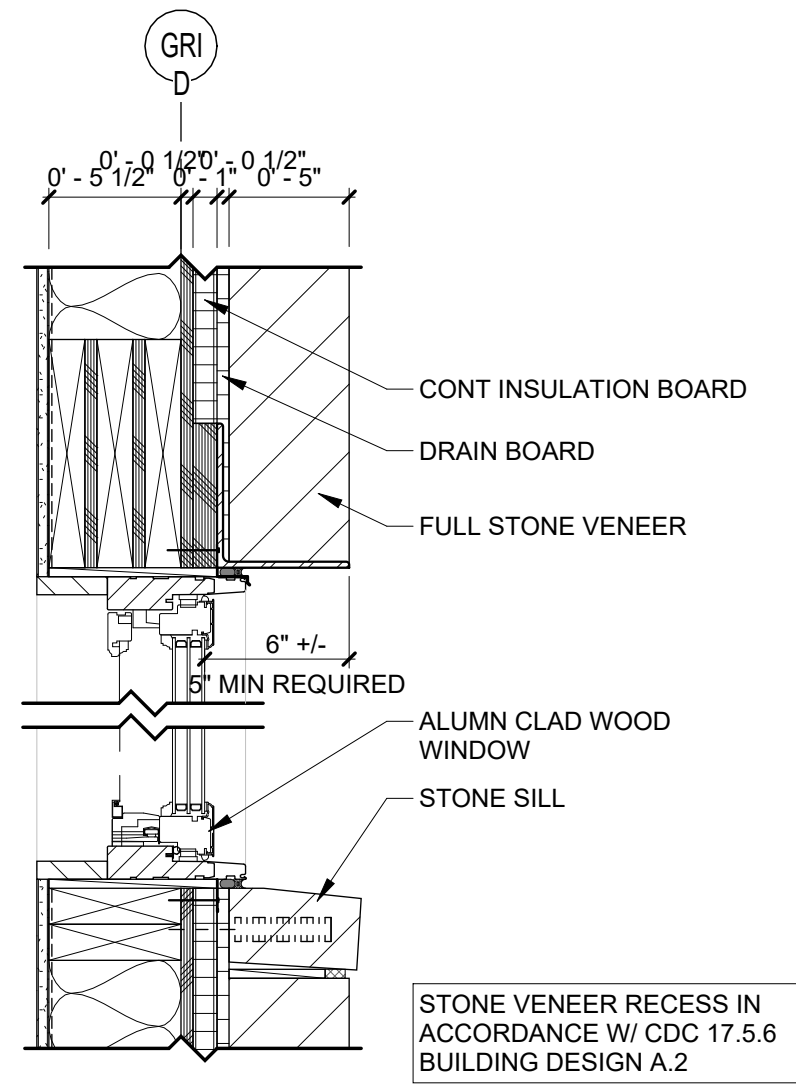
1/2" = 1'-0"



TYPE E TYPE F TYPE G TYPE H TYPE I

**INTERIOR DOOR TYPES**

1/2" = 1'-0"



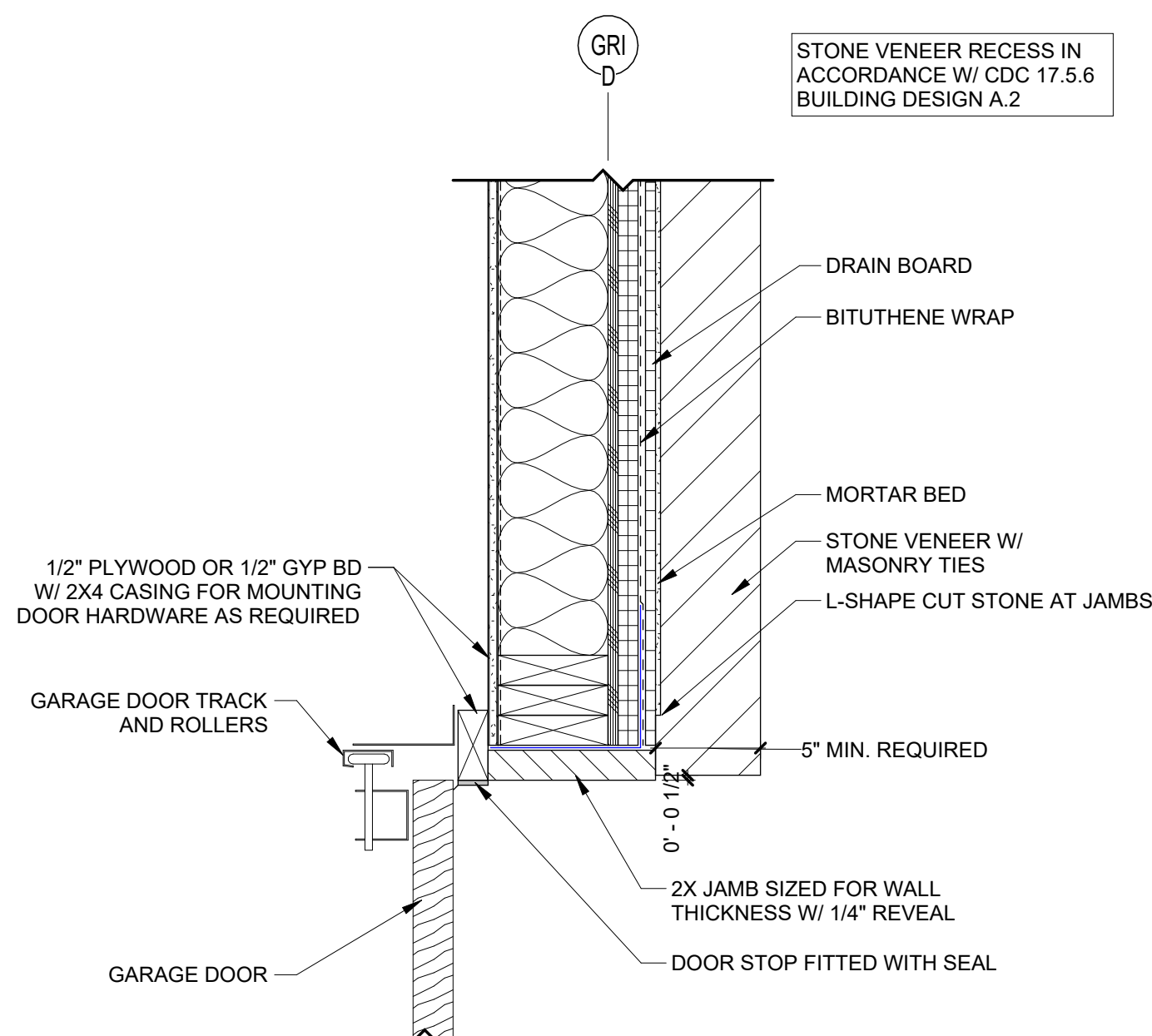
**WINDOW DETAIL W/ STONE VENEER**

1 1/2" = 1'-0"

WINDOW SCHEDULE				
TYPE	TYPE	Count	UNIT WIDTH	UNIT HEIGHT
Casement	A	6	2' - 0"	2' - 0"
Casement	B	7	2' - 6"	5' - 0"
Casement 2-Wide	C	7	5' - 0"	5' - 0"
Casement 3-Wide	D	1	7' - 6"	5' - 0"
Casement	E	2	2' - 0"	3' - 6"
Casement	F	2	2' - 6"	4' - 0"
Casement	G	3	2' - 6"	3' - 6"
Casement 3-Wide	H	1	7' - 6"	3' - 6"
Casement 2-Wide	I	1	5' - 0"	4' - 0"
AWNING (2 WIDE)	J	1	5' - 0"	2' - 0"
Casement	K	2	2' - 0"	4' - 0"

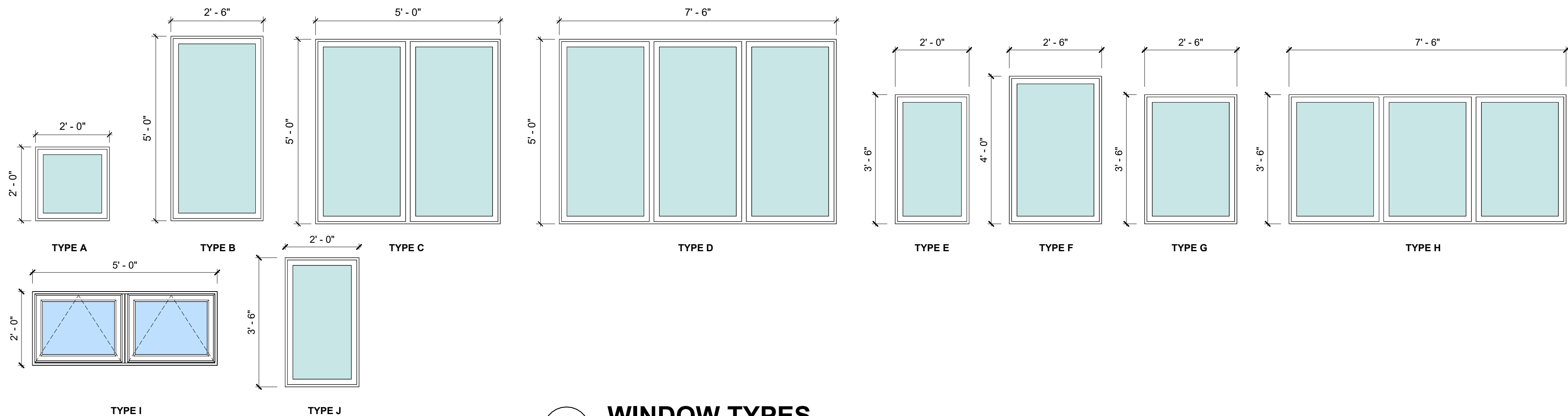
- WINDOW NOTES**
1. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
  2. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
  3. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
  4. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.

- DOOR NOTES**
1. NEW EXTERIOR DOORS TO BE 2/3 LITE PER GS#34.
  2. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
  3. DOOR & WINDOW MANUFACTURER: LOEWEN ALUMN CLAD WOOD OR SIMILAR.
  4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.



**GARAGE DOOR JAMB @ STONE VENEER**

1 1/2" = 1'-0"

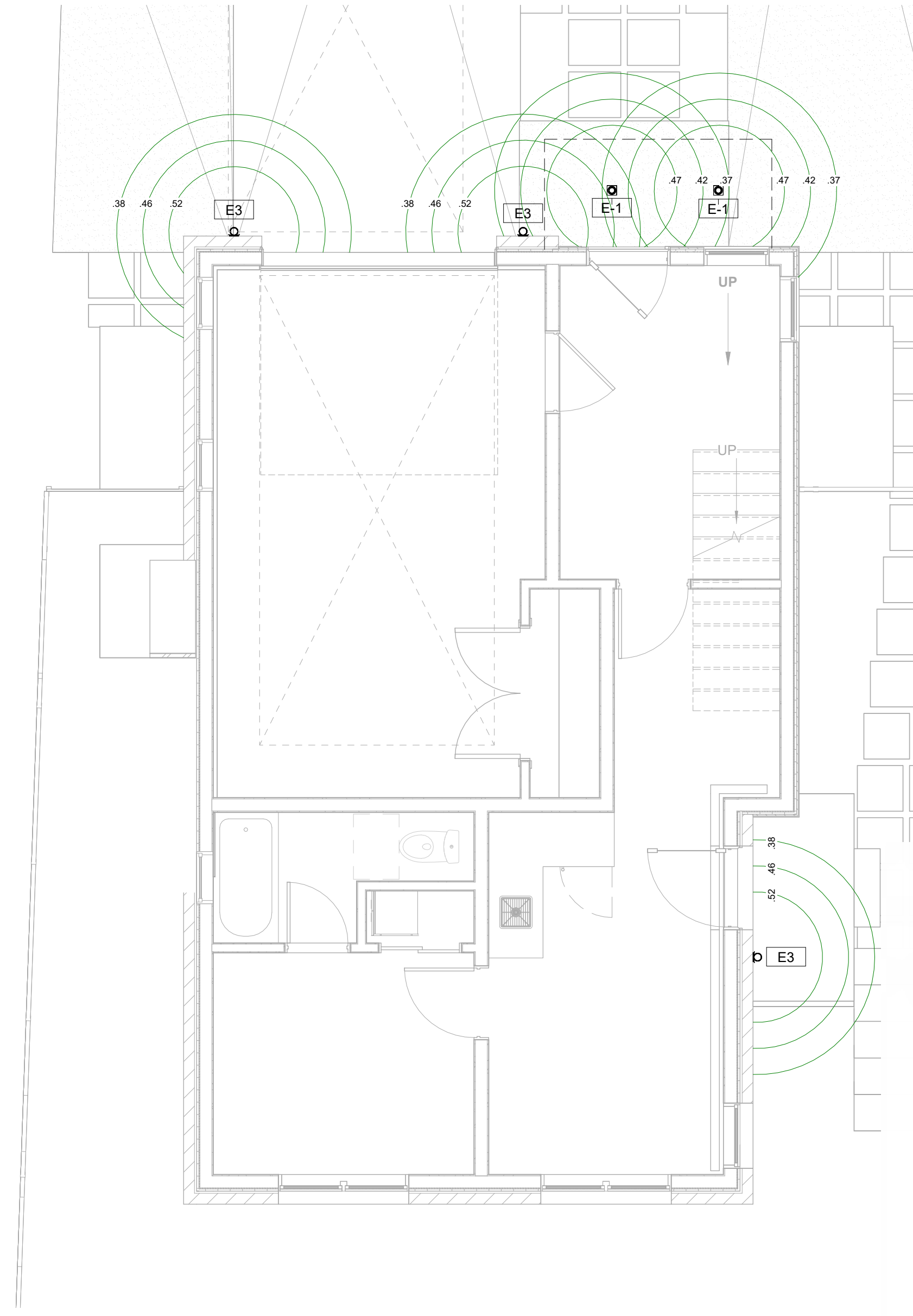
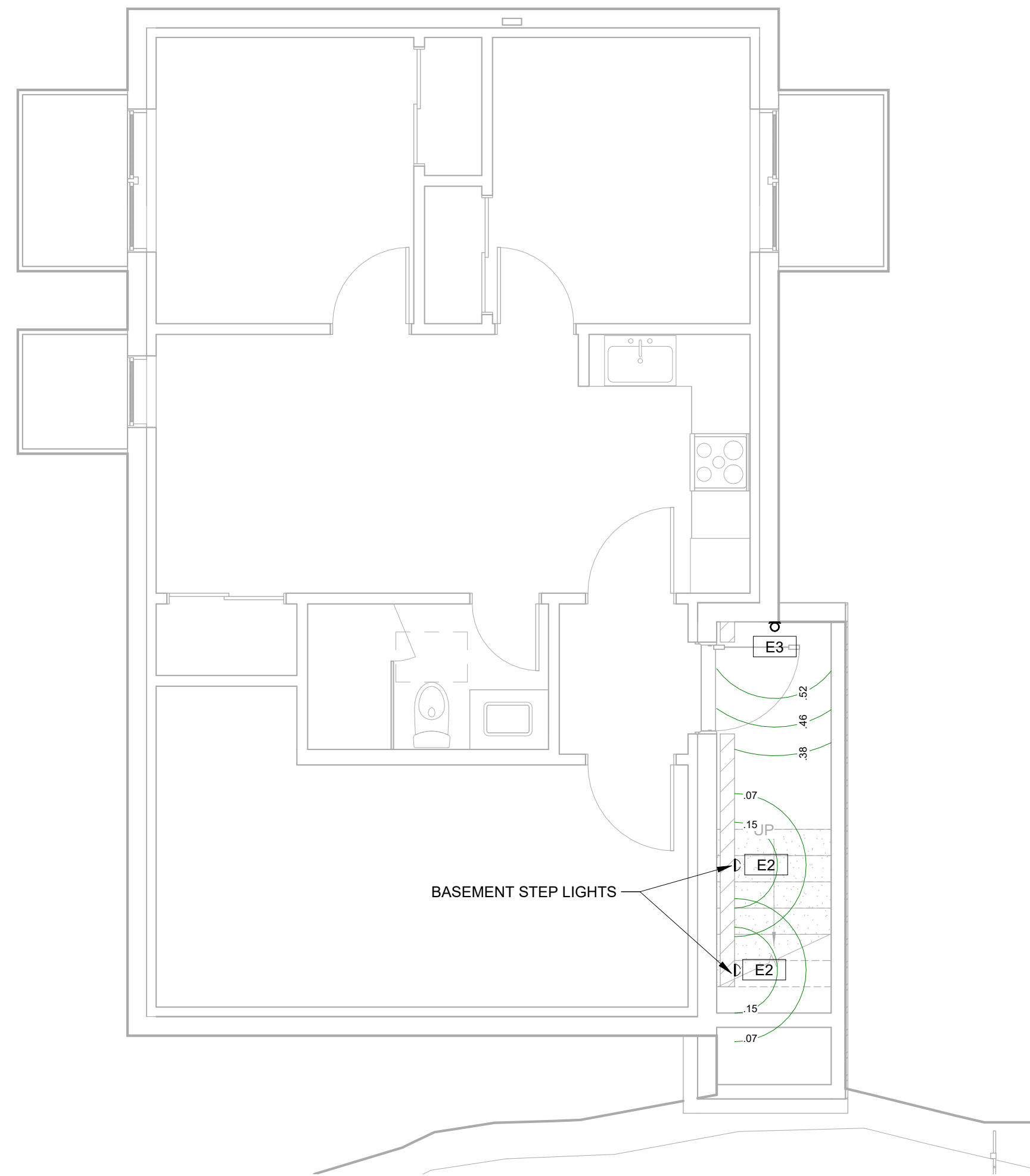


**WINDOW TYPES**

1/2" = 1'-0"

## 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.



## EXTERIOR E-1: EXTERIOR RECESSED LED CAN

TESLA PRO 2	
FINISH: BRUSHED NICKEL	
MANUFACTURER	WAC LIGHTING
ITEM	WAC514031
MATERIAL	DIE-CAST ALUMINIUM
GLASS	ETCHED LENSE
WIDTH	4.25" DIA.
HEIGHT	4.25" DIA.
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	14.5W
LUMENS	535
COLOR TEMPERATURE	2700K
CRI	85
RATED LIFE	90,000 HOURS
CERTIFICATION	IP66, UL & cUL LISDTED FOR WET LOCATIONS
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 ALUMINIUM
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

## EXTERIOR E-3: EXTERIOR WALL SCONCE

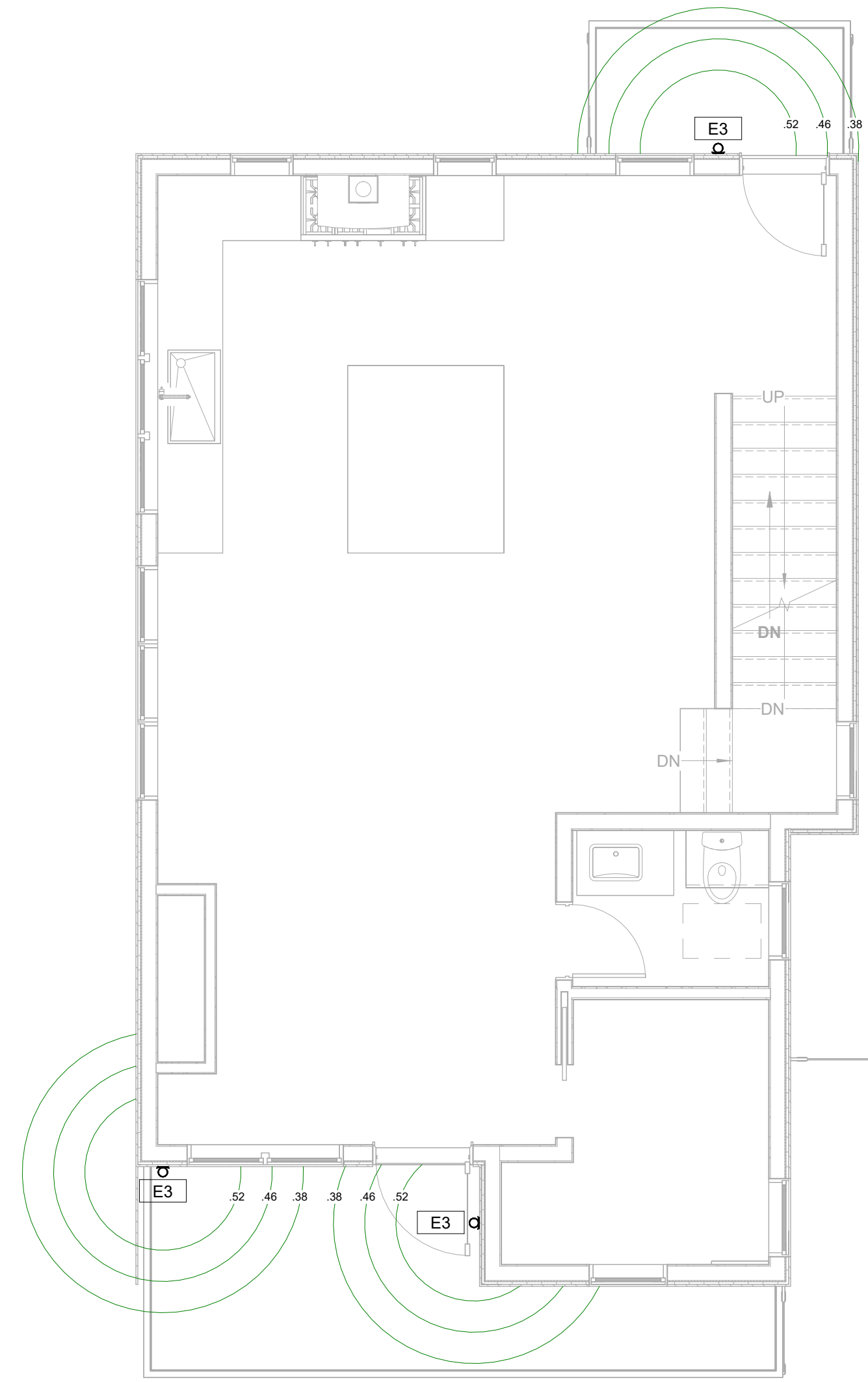
PANDORA LED INDOOR/OUTDOOR WALL SCONCE	
FINISH: BRONZE	
MANUFACTURER	MODERN FORMS
ITEM	MFM1720529
MATERIAL	ALUMINIUM
GLASS	LED DRIVER
WIDTH	7"
HEIGHT	7"
DEPTH	4.75"
LAMP TYPE	LED
BULB TYPE	12W
LUMENS	270
COLOR TEMPERATURE	3000K
CRI	85
RATED LIFE	50,000 HOURS
CERTIFICATION	ADA COMPLIANT & ETL LISTED WET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

## 2 BASEMENT EXTERIOR LIGHTING PLAN

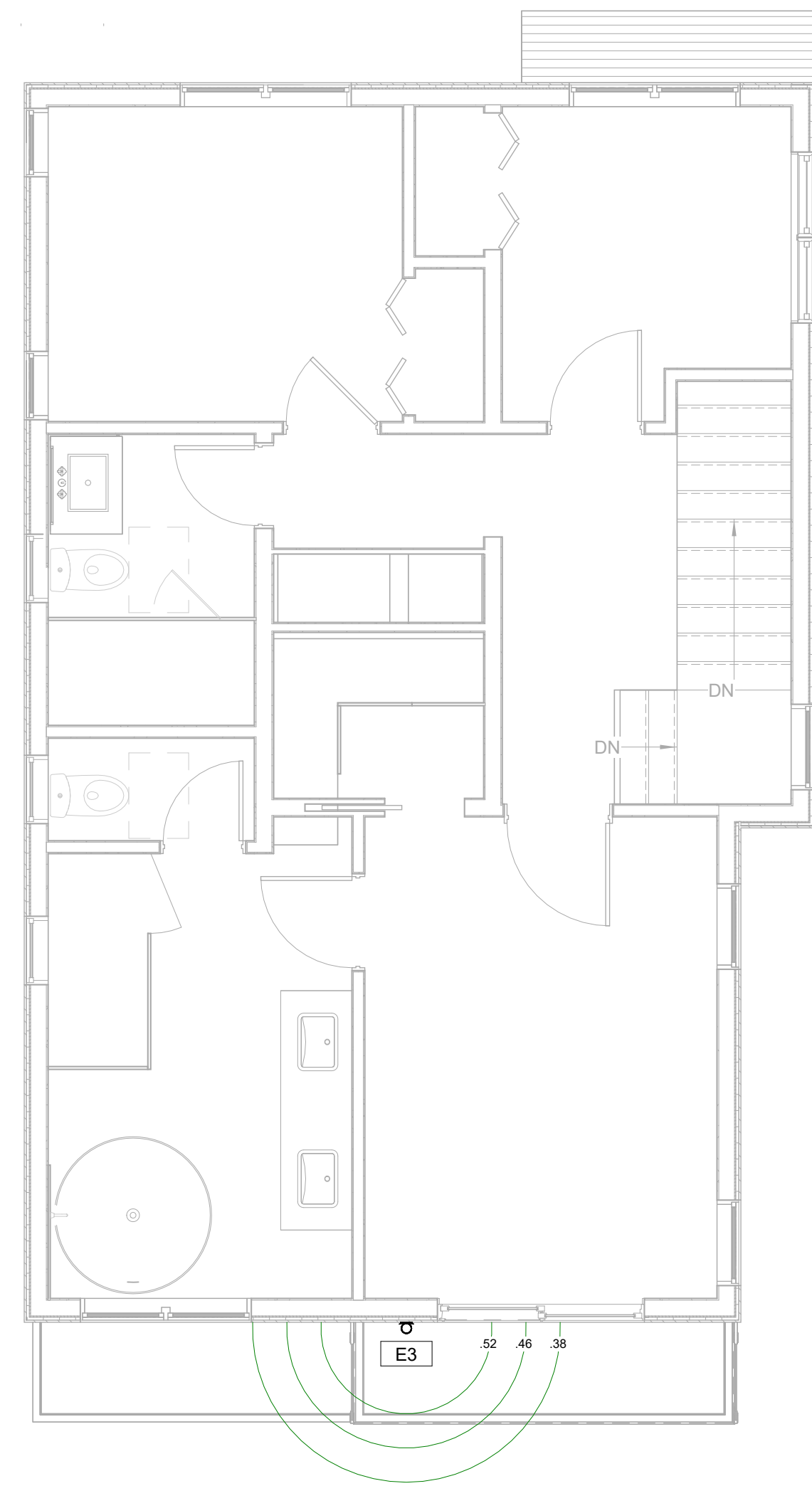
1/4" = 1'-0"

## 1 LOWER LEVEL EXTERIOR LIGHTING PLAN

1/4" = 1'-0"



**1** MAIN LEVEL EXTERIOR LIGHTING PLAN  
 1/4" = 1'-0"



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