

Date: June 4, 2024
By: Kristine Perpar, Architect

Property address:

Lot BC110R
Mountain vaillge, CO 81435

Sent to: MV DRB

Re: Development of a Single Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Lot BC110R; Mountain View Estates was designed to capture the views to the house, sensitivity to the site and neighbors and the existing topography.

BC110R is currently vacant of structures with trees on the northern portion.

The driveway is situated off of Lawson Overlook with a gradual slope to the proposed home.

Exterior elevations, plans and roof are simple in form. Roofs consist of a 7:12 gabled a 3:12 shed. 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 with revegetation plan and elevated terraces and planters.

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 NOTED 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:

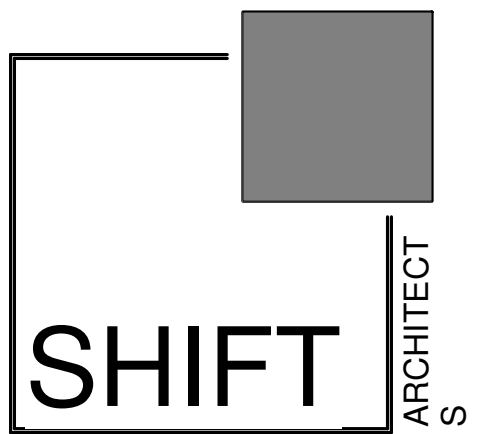
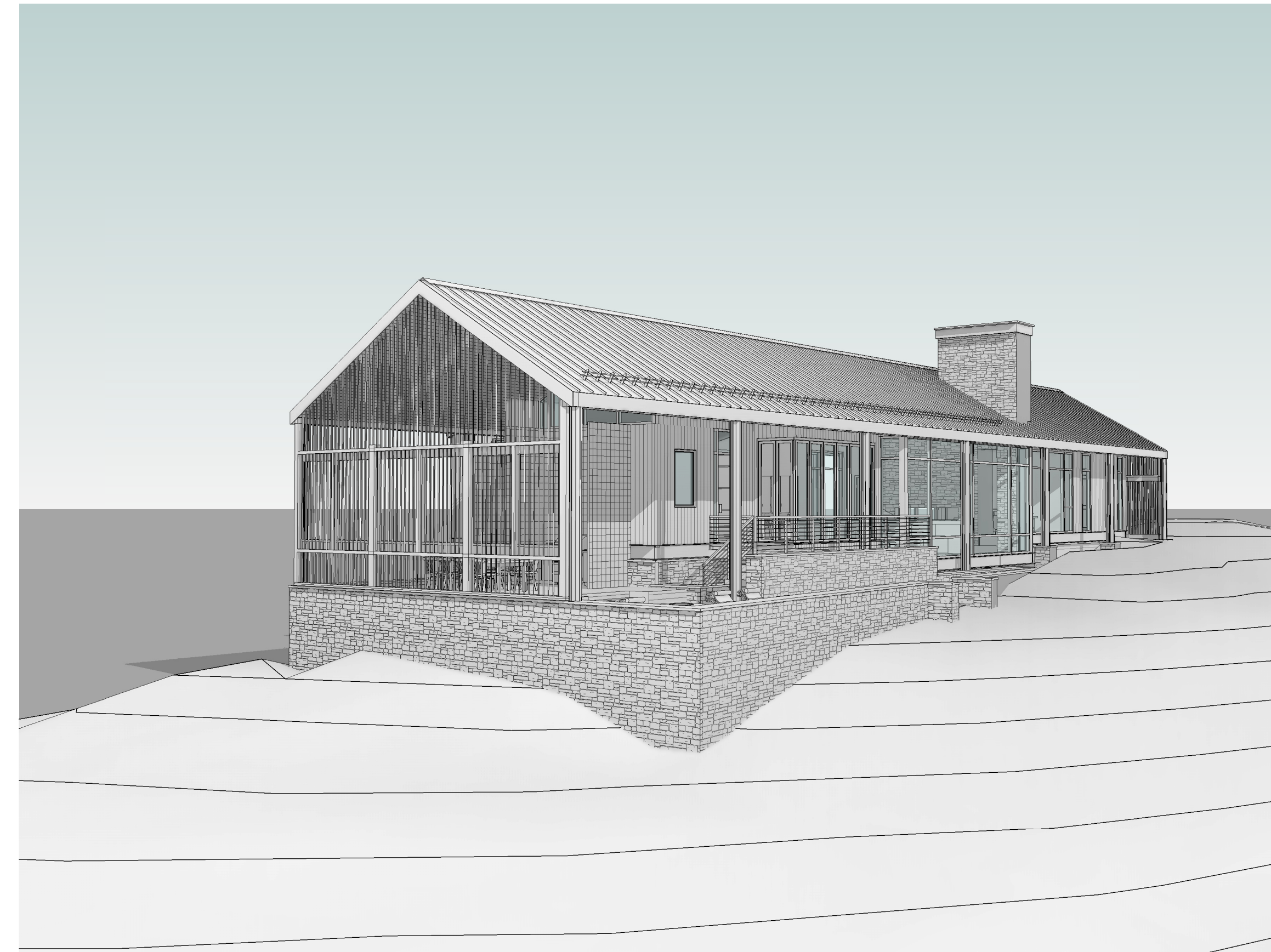
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. 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 AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "SUBSTITUTIONS" ABOVE.

SAFETY & PROTECTION OF WORK:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.



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

DATE:
06.18.21
FINAL
SUBMITTAL

PROJECT CODE INFORMATION

ZONING (SF) SINGLE FAMILY - R3 OCCUPANCY
BUILDING CODE 2018 IRC
DESCRIPTION TWO STORY RESIDENTIAL DWELLING

PROJECT INFORMATION

SCOPE OF WORK NEW 2 STY SINGLE FAMILY DWELLING w/ COVD PATIO & RETAINING WALLS AS DESCRIBED.

LOT COVERAGE
SITE 34,412 S.F.
BUILDING FOOTPRINT 3,355.00 S.F.
PATIO & TERRACE 915.00 S.F.
TOTAL ALLOWABLE (40%) 13,764.8 S.F.
TOTAL PROPOSED (12.41%) 4,270 S.F.

MAX BUILDING HEIGHT 35.00 FT.
PROPOSED HEIGHT 34.05 FT.

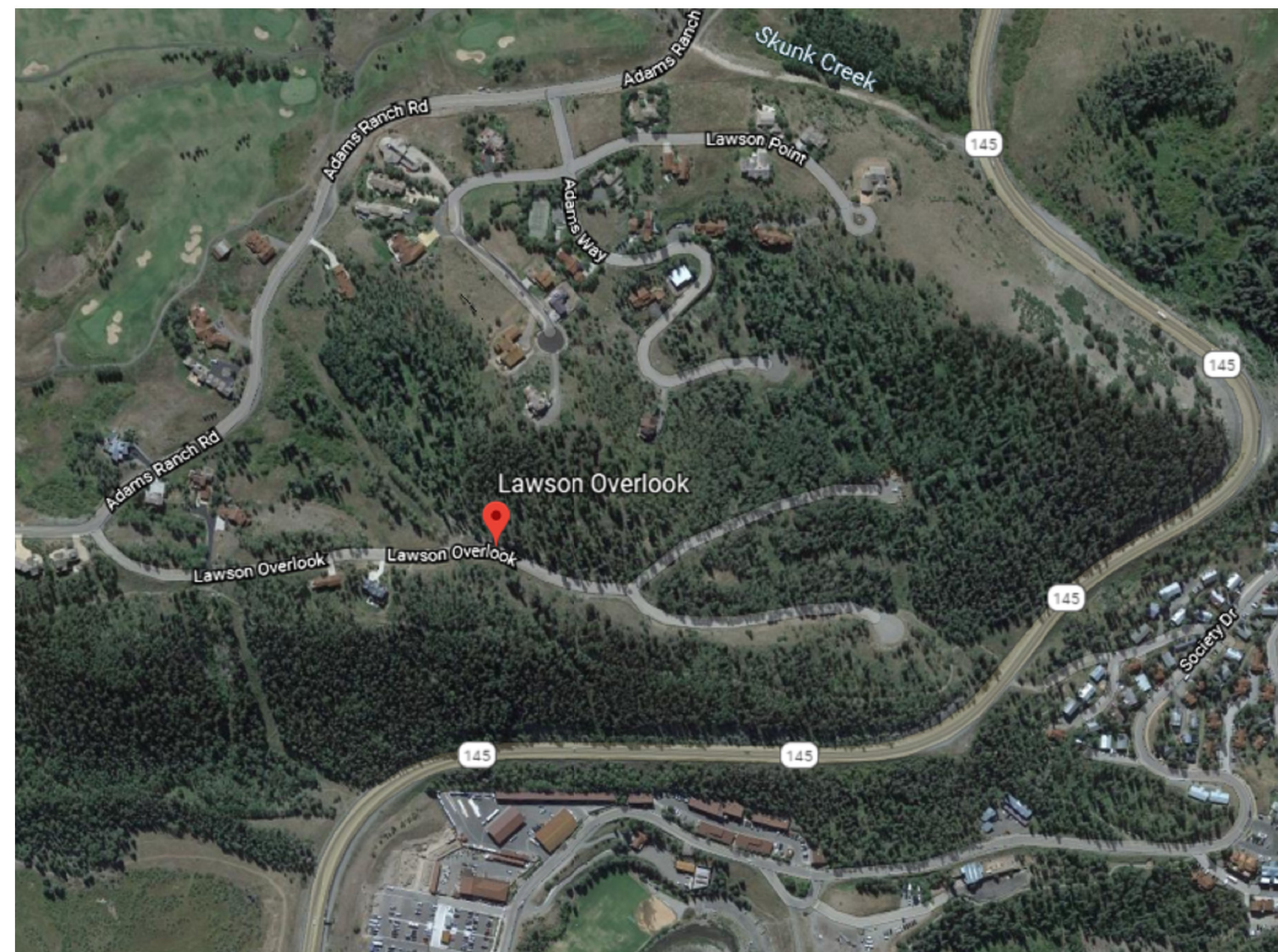
REQUIRED PARKING 2 ENCLOSED, 2 EXTERIOR
PROPOSED PARKING 2 ENCLOSED, 2 EXTERIOR

FLOOR AREA
1ST FLOOR W/ GAR. 2,907.30 S.F.
2ND FLOOR 2,682.37 S.F.
TOTAL ALLOWABLE
TOTAL PROPOSED 5,589.67 S.F.

SHEET INDEX

G1.1 COVER SHEET
0 SURVEY
C.1 GENERAL NOTES
C.2 DRIVEWAY PLAN
C.3 UTILITY PLAN
C.5 CONSTRUCTION MITIGATION PLAN
A1.1 SITE PLAN
A1.2 LANDSCAPE PLAN
A2.1 FLOOR PLANS
A2.2 FLOOR PLANS
A2.3 ROOF PLAN
A3.1 ELEVATIONS
A3.2 ELEVATIONS
A3.3 ELEVATION HEIGHT CALCS
A5.1 PERSPECTIVES
A8.1 SCHEDULES
E1.1 EXT. LIGHTING PLANS
E1.2 EXT. LIGHTING PLAN

VICINITY MAP



PROJECT TEAM

OWNER:

ROBERT AND MICHELENA HOWL
5611 COVEHAVEN DR
DALLAS TX 752524936
Phone 1 214 600 4778
roberthowl@gmail.com

ARCHITECT:

SHIFT ARCHITECTS
100 W COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

GENERAL CONTRACTOR:

TBD

STRUCTURAL:

MIKE ARBANEY P.E.
COLORADO STRUCTURALS, INC
P. 970.349.5922
F. 970.349.5926
MIKE@COLORADOSTRUCTURAL.COM

SURVEYOR:

FOLEY ASSOCIATE INC.
125 W PACIFIC AVE STE B-1
TELLURIDE, CO 81435
P. 970.728.6153
F. 970.728.6050

HOWL RESIDENCE

TBD LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

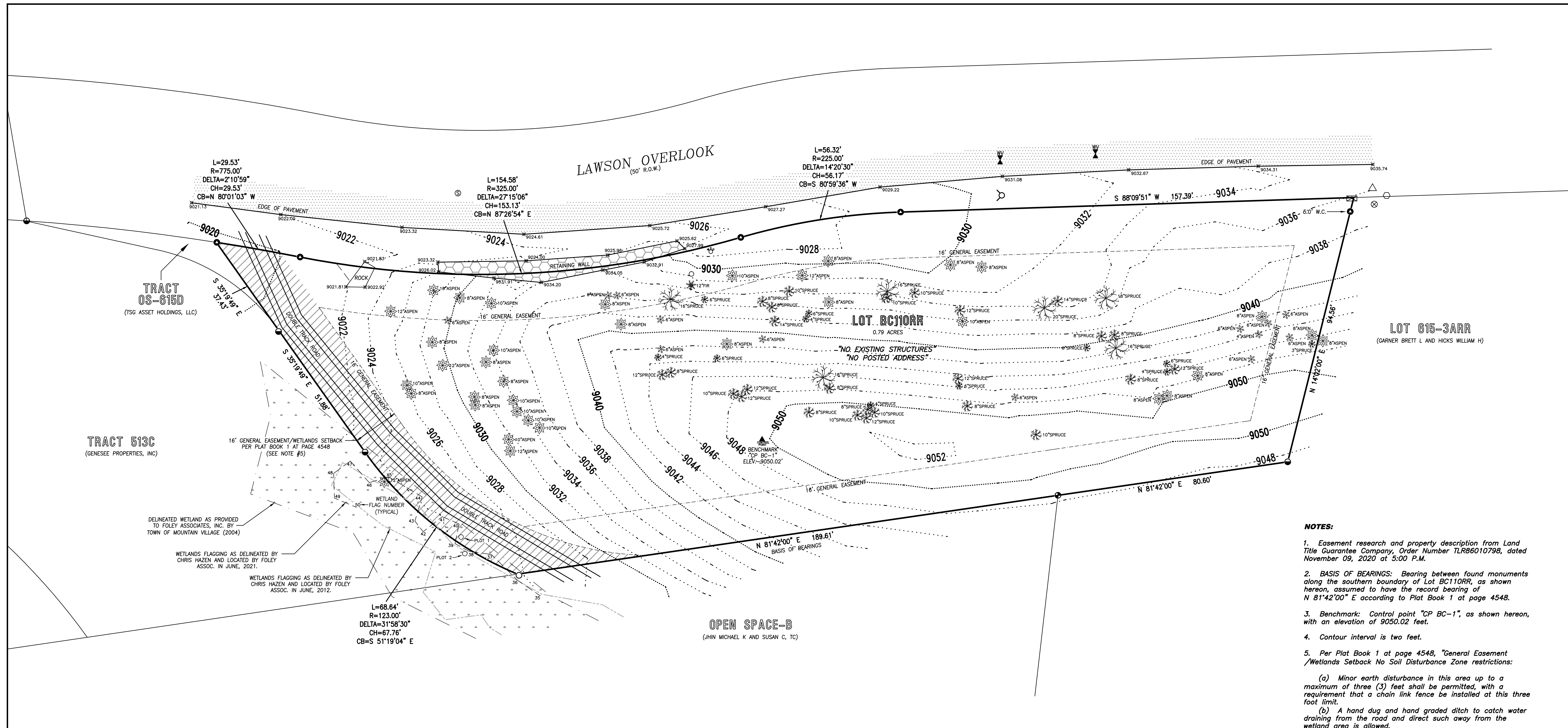
COVER SHEET

SHEET NUMBER

G1.1

6/18/2021 1:47:21 PM

shift architects



TRACT OS-615D
(TSG ASSET HOLDINGS, LLC)

TRACT 513C
(GENESSEE PROPERTIES, INC)

LOT 615-3ARR
(GARNER BRETT L AND HICKS WILLIAM H)

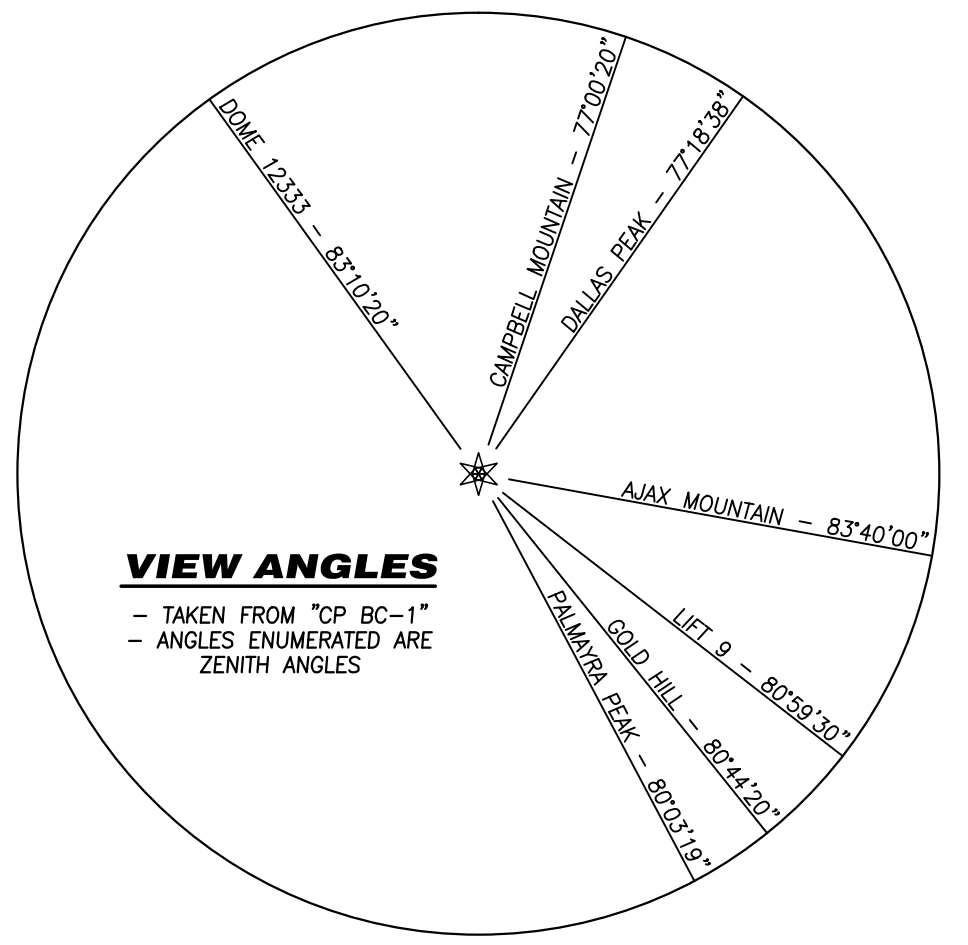
OPEN SPACE-B
(JHIN MICHAEL K AND SUSAN C, TC)

DELINEATED WETLAND AS PROVIDED TO FOLEY ASSOCIATES, INC. BY TOWN OF MOUNTAIN VILLAGE (2004)

WETLANDS FLAGGING AS DELINEATED BY CHRIS HAZEN AND LOCATED BY FOLEY ASSOC. IN JUNE, 2021.

WETLANDS FLAGGING AS DELINEATED BY CHRIS HAZEN AND LOCATED BY FOLEY ASSOC. IN JUNE, 2012.

LEGEND			
	WATER VALVE		CURB STOP
	TRANSFORMER		FIRE HYDRANT
	TELEPHONE PEDESTAL		SEWER MANHOLE
	CABLE TV PEDESTAL		SEWER STUB
	GAS STUB		FOUND REBAR AND 1-1/2\"/>
			FOUND REBAR AND 1-1/2\"/>
			FOUND REBAR AND 1-1/2\"/>
			FOUND 3\"/>



This Existing Conditions Plan of Lot BC110R, Town of Mountain Village, was field surveyed on November 02, 2011 and updated on January 21, 2021 and again updated on June 04, 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.



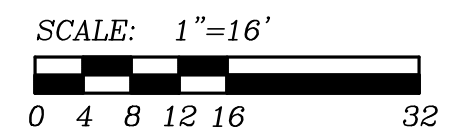
P.L.S. No. 37970 Date

LEGAL DESCRIPTION:

LOT BC110RR, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT BC110R, TOWN OF MOUNTAIN VILLAGE RECORDED NOVEMBER 6, 2012 IN PLAT BOOK 1 AT PAGE 4548, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number TLR66010798, dated November 09, 2020 at 5:00 P.M.
- BASIS OF BEARINGS:** Bearing between found monuments along the southern boundary of Lot BC110RR, as shown hereon, assumed to have the record bearing of N 81°42'00\"/>



Existing Conditions Plan
Lot BC110RR, Town of Mountain Village,
located within the SW 1/4 of Section 33, T.43N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	DC
Start date:	06/04/2021



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

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:
SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIREMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION..

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

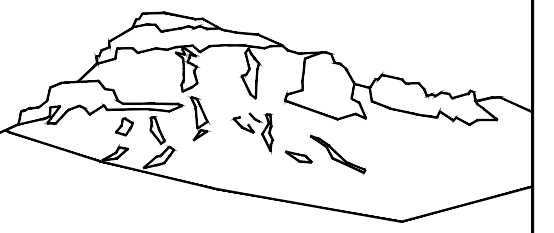
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2021-02-16
Revised Floor Elevs and Driveway	2021-05-17

Lot BC110 RR
Lawson Overlook
Mtn. Village, CO

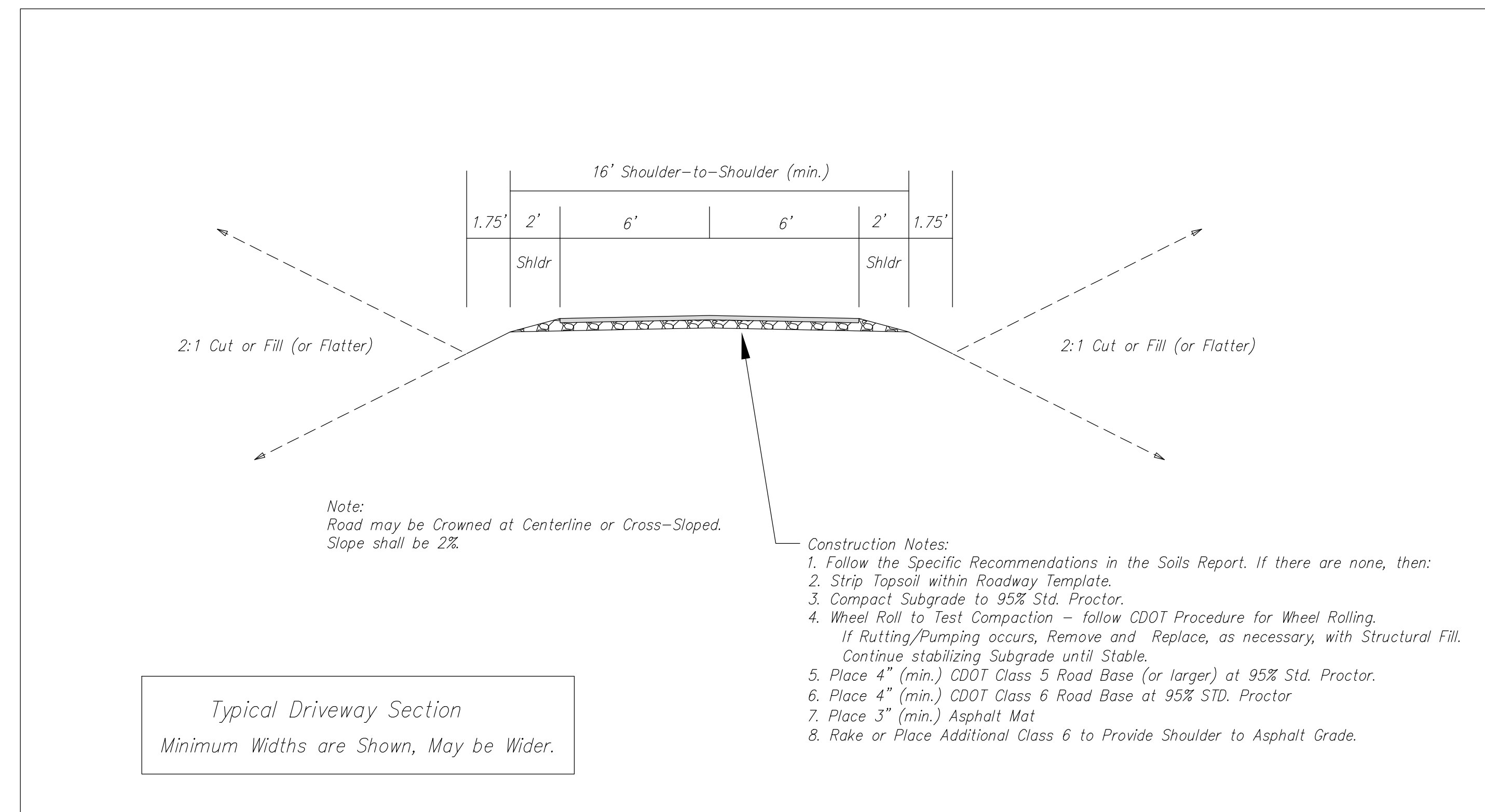


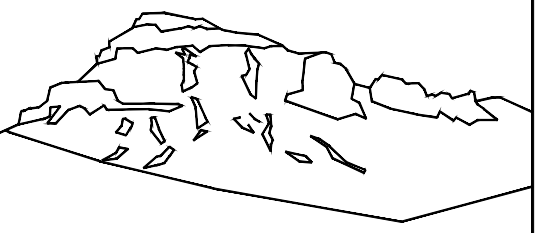
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil
Engineering

General
Notes

C1



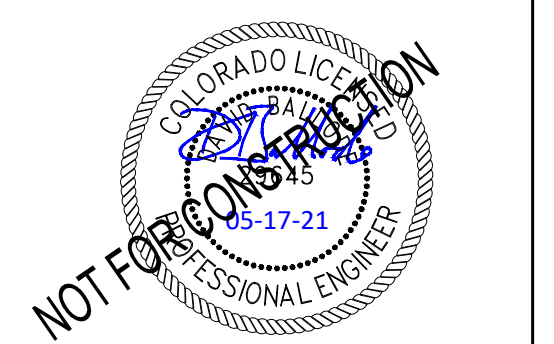


Uncompahgre Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2021-02-16
Revised Floor Elevs and Driveway 2021-05-17

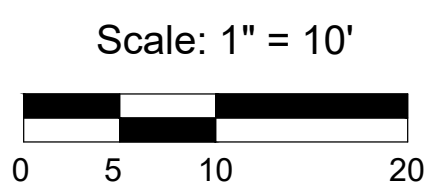
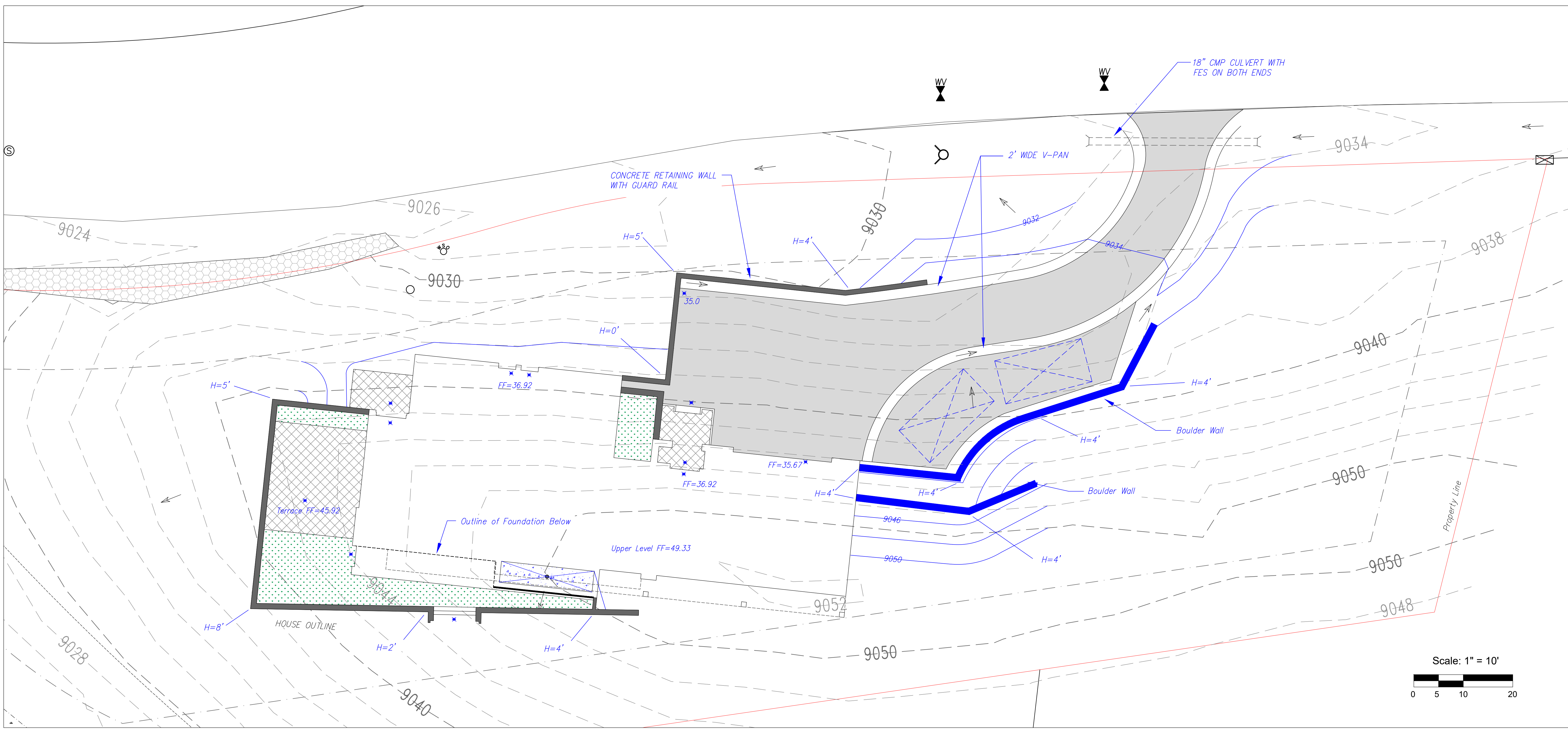
Lot BC110 RR
Lawson Overlook
Mtn. Village, CO



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

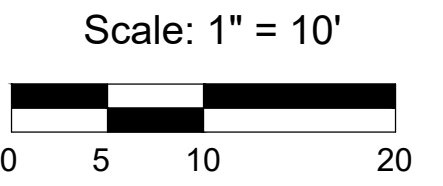
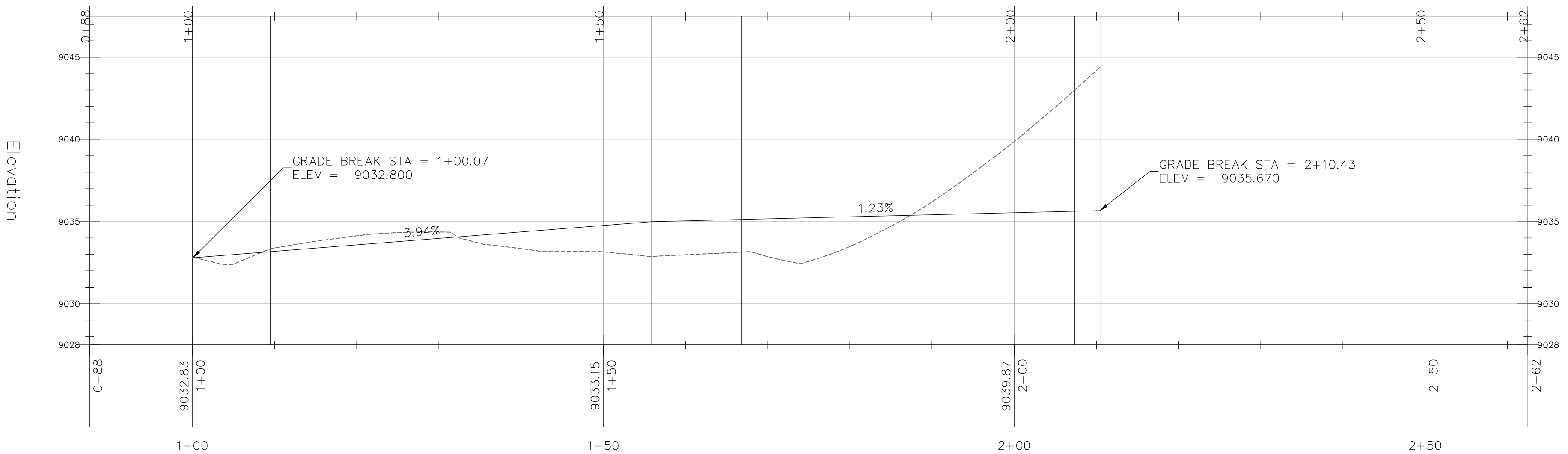
Site Grading and Drainage
with
Driveway Profile

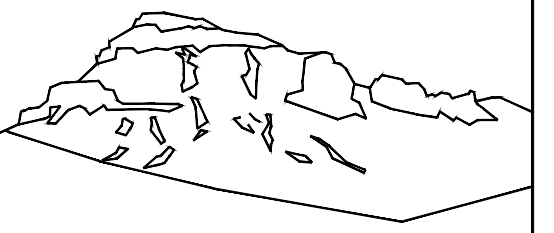
C2.1



Driveway Profile

Station





Uncompahgre Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2021-02-16
Revised Floor Elevations and Driveway 2021-05-17

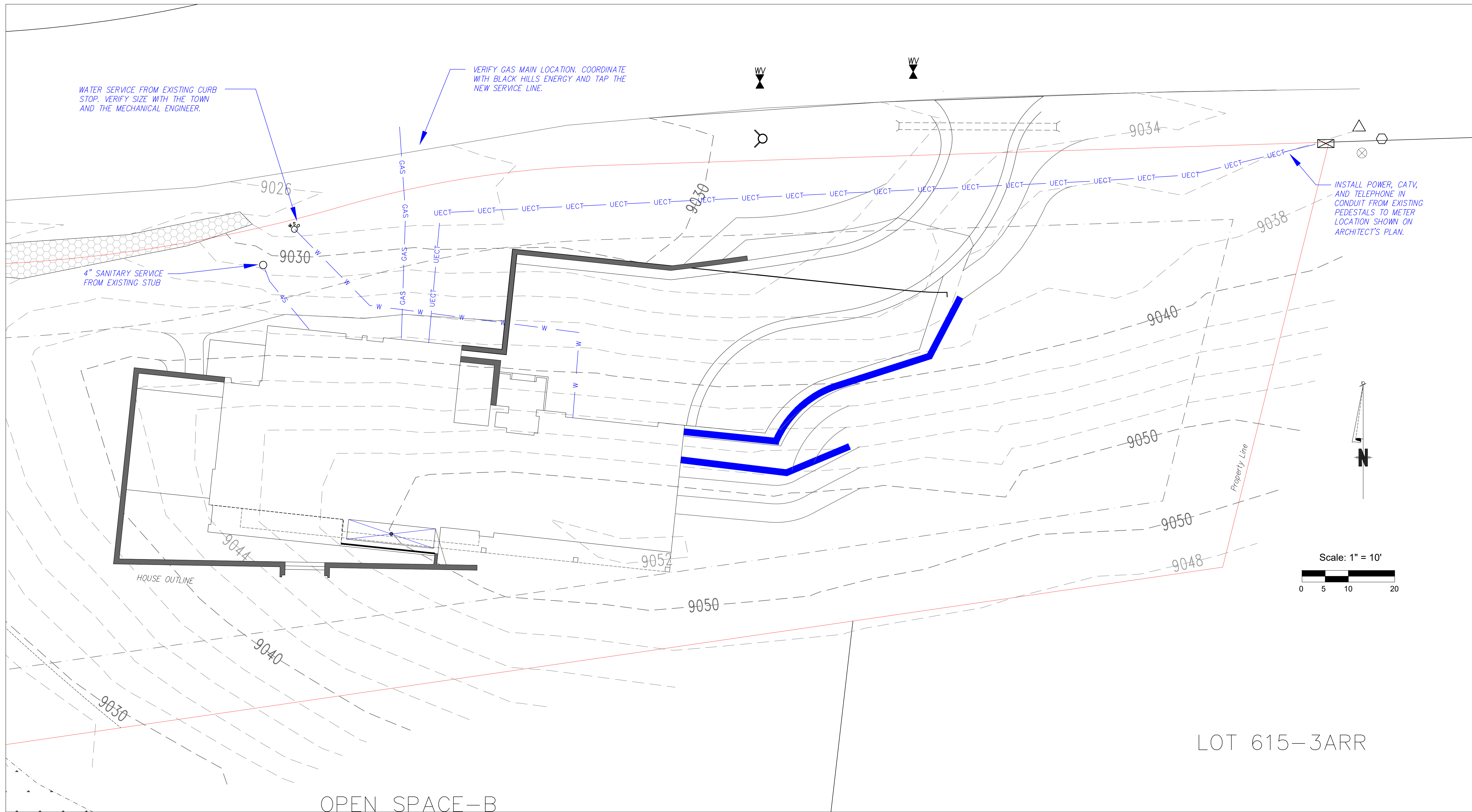
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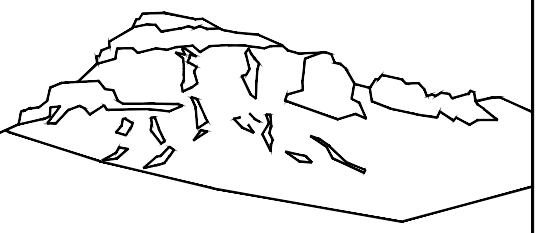
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utility Plan

C3



LOT 615-3ARR



Uncompahgre Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2021-02-16
Revised Floor Elevs and Driveway 2021-05-17

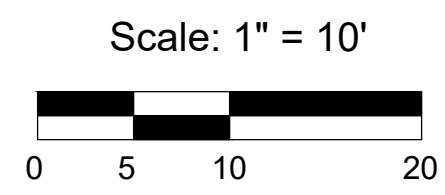
Lot BC110 RR
Lawson Overlook
Mtn. Village, CO



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 Plan

C5



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

6' Chain Link Fence Panels with Green Screening

Construction Parking will be On-Site

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

Straw Wattles

Part-a-John Toilet

Construction Dumpster

Bear Proof Poly-Cart

Material Storage

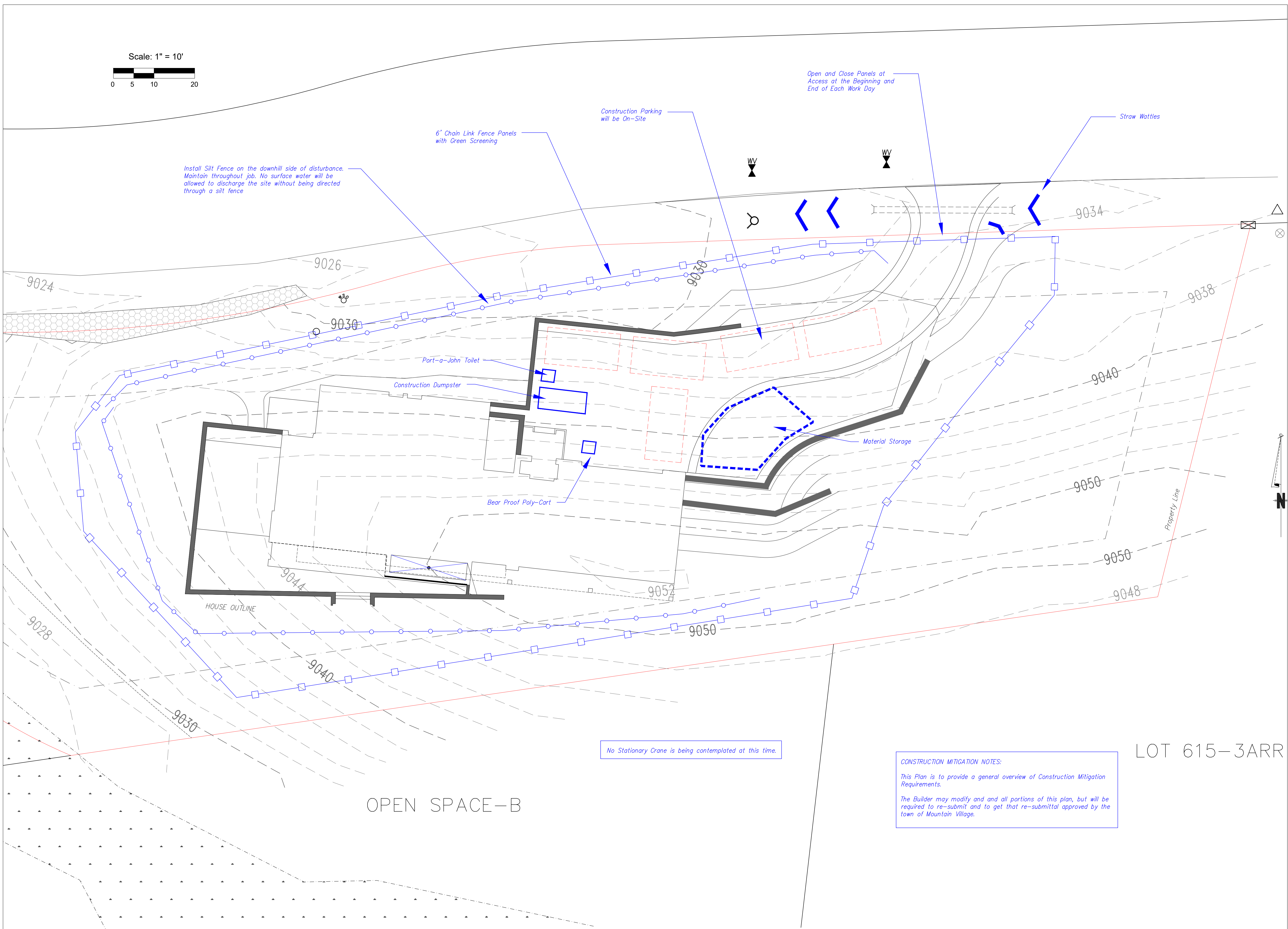
HOUSE OUTLINE

No Stationary Crane is being contemplated at this time.

CONSTRUCTION MITIGATION NOTES:
This Plan is to provide a general overview of Construction Mitigation Requirements.
The Builder may modify and amend all portions of this plan, but will be required to re-submit and to get that re-submittal approved by the town of Mountain Village.

OPEN SPACE-B

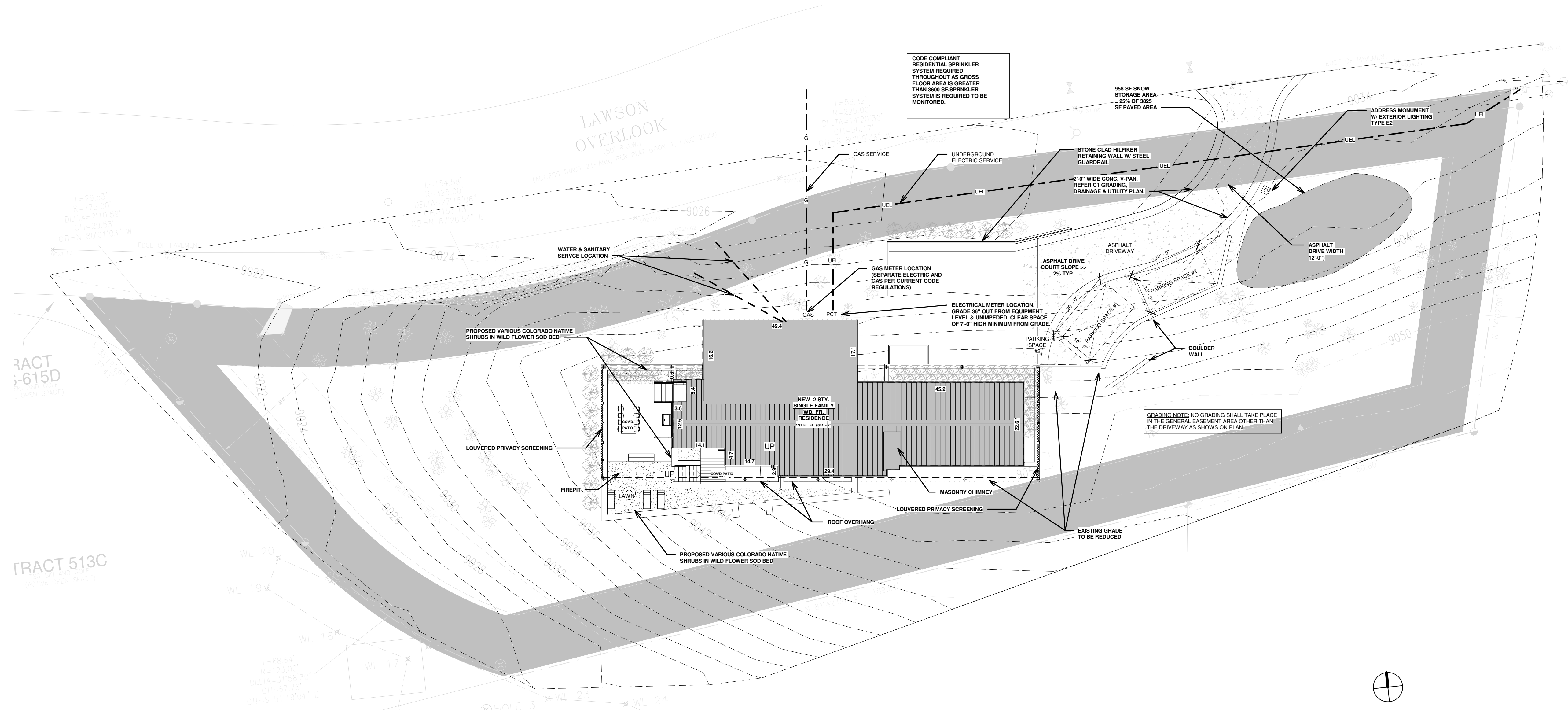
LOT 615-3ARR



DATE:
06.18.21 FINAL SUBMITTAL

Revision Schedule

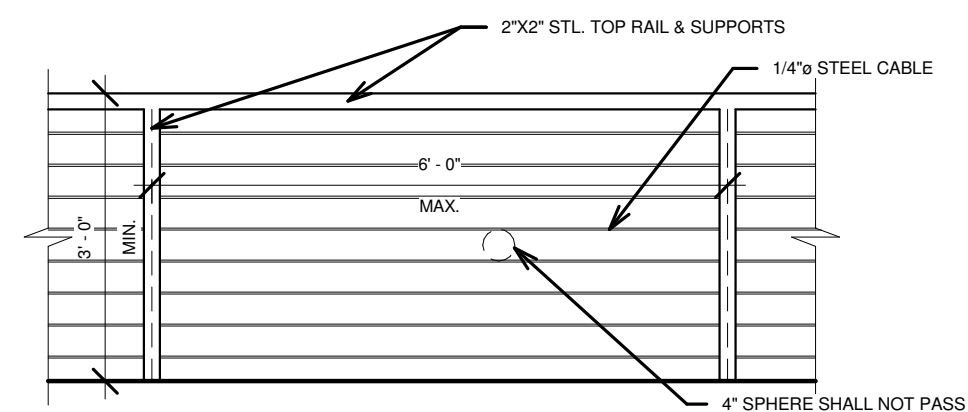
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



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

GENERAL SITE NOTES

1. ANY TREE THINNING AS MAY BE INDICATED ON THE PLAN IS TO BE FIELD INSPECTED AND VERIFIED BY THE BUILDING INSPECTOR TO ENSURE NO MORE TREES ARE REMOVED THAN WHAT IS NECESSARY AND THAT THE AREA IS NOT CLEAR CUT.
2. DISTURBANCE IN THE GENERAL EASEMENT AND ROAD RIGHT OF WAY FOR UTILITY INSTALLATION TO BE KEPT AT A MINIMUM AND REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
3. SPECIFIED STONE AS PARGED GRAY GROUT W/ CHIEF JOSEPH W/ RED SANDSTONE ACCENTS.



2 GUARD RAIL DETAIL
1/2" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

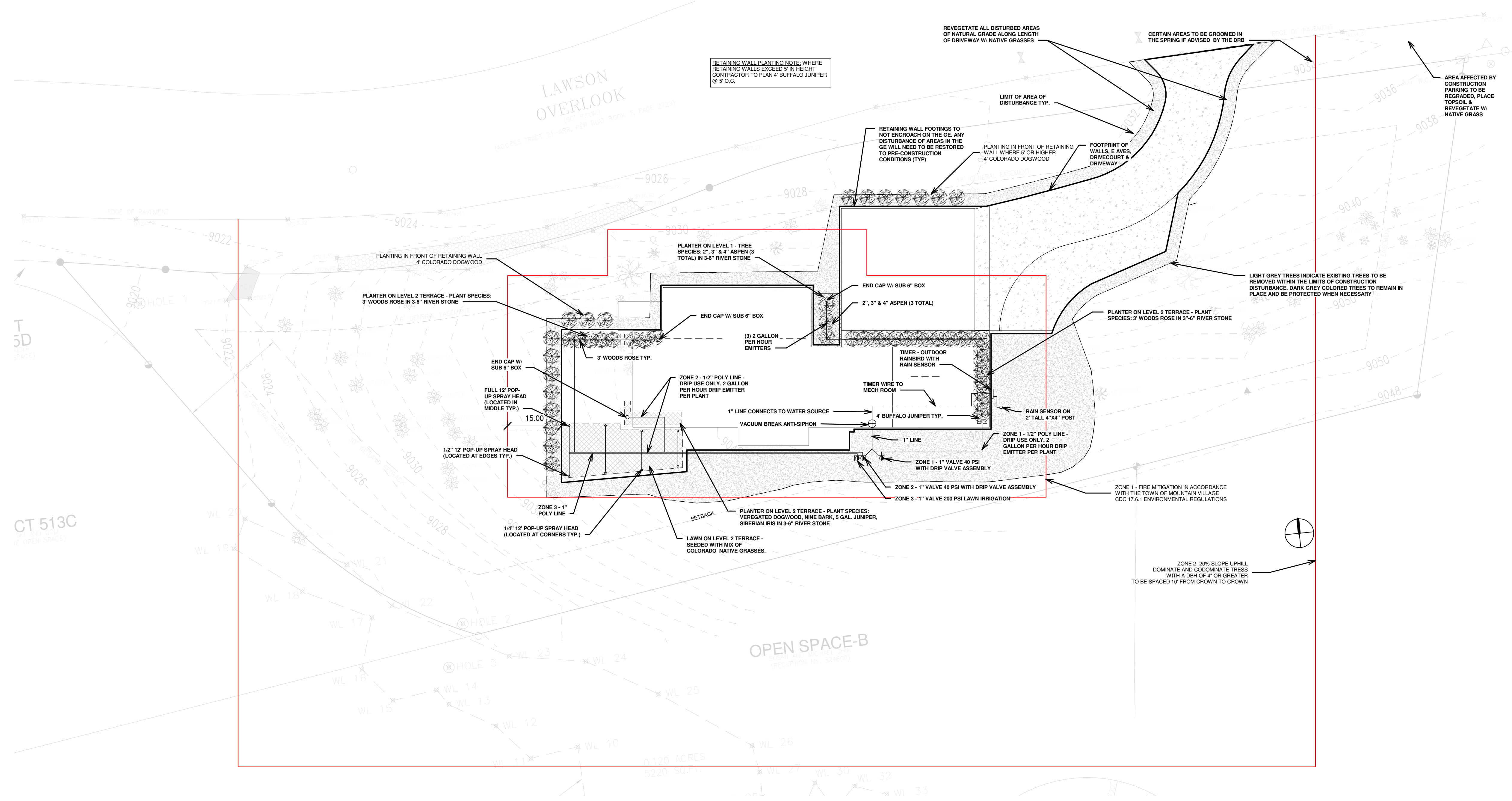
SITE PLAN

SHEET NUMBER

A1.1

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



1 LANDSCAPE & IRRIGATION PLAN
1/16" = 1'-0"

- WILD FLOWER SOD
- NATIVE GRASS REVEGETATION
- BLUE GRASS SOD

SEED 'WILD FLOWER SEED' AREAS WITH APPLEWOOD SEED COMPANY'S MOUNTAIN MIX AT A RATE IF 12 LBS PER ACRE.

WILD FLOWERS MAY INCLUDE:
AQUILEGIA CAERULEA
ERIGERON SPECIOSUS
ESCHSCHOLZIA CALIFORNICA
GALLARDIA ARISTATA
HERPIS MATRONALIS
LINUM PERENNE LEWIS
LUPINUS ARGENTEUS
MYOSOTIS SYLVATICA
PENSTEMON STRUCTUS
RUDEBECKIA HIRTA
SILENE ARMENIA

NOTE: ALL DISTURBED AREAS SHALL BE SEEDDED WITH ALL 'NATIVE GRASS' EXCEPT WHERE GROUNDCOVERS ARE INDICATED AND REVEG. AREAS WITH THE FOLLOWING MIX:

TYPE	LBS PURE LIVE SEED / ACRE
ANNUAL RYEGRASS	3
CANADA BLUEGRASS (REUBENS)	2
KENTUCKY BLUEGRASS (PARK)	2
MOUNTAIN BROME (BROMAR)	10
ORCHID GRASS (POTOMAC)	2
TIMOTHY GRASS	2
SLENDER WHEATGRASS	4
PERENNIAL RYEGRASS	3
TOTAL PURE LIVE SEED PER ACRE	29

GENERAL LANDSCAPE NOTES

- PROTECT ALL REMAINING TREES AND VEGETATION WITH HAY BALES AND CONSTRUCTION FENCING.
- THE GENERAL CONTRACTOR'S LANDSCAPING SUBCONTRACTOR SHALL SUBMIT AN IRRIGATION PLAN AND SHOP DRAWINGS TO THE OWNER, ARCHITECT AND MOUNTAIN VILLAGE DRB AND BUILDING DEPARTMENT, IF APPLICABLE.
- ALL TREE AND SHRUB LOCATIONS, SPECIES AND QUALITY SHALL BE FIELD VERIFIED PRIOR TO PLANTING AND SHALL BE OF SIZE AND TYPE SPECIFIED IN TOMV CDC SECTION 17.5.9 TABLE 5.4.**
- ALL TREE AND SHRUB PLANTINGS SHALL BE BACK-FILLED WITH TOPSOIL, ORGANIC SOIL AMENDMENT MIXTURE AT A 2:1 RATIO. PROPOSED SOIL AMENDMENTS SELECTED BY LANDSCAPE CONTRACTOR SHALL BE APPROVED PRIOR TO USAGE BY LANDSCAPE ARCHITECT.
- ALL TREES GREATER THAN 6'-0" IN HEIGHT SHALL BE STAKED WITH METAL T-POSTS AND OR DUCKBILL ANCHORING SYSTEMS. TREES SHALL BE SUYED WITH 12 GA. GALVANIZED WIRE AND POLYPROPELENE TREE BRACE STRAPS. DECIDUOUS TREES SHALL REQUIRE A MINIMUM OF TWO STRAPPING SYSTEMS WHILE EVERGREEN TREES SHALL REQUIRE A MINIMUM OF THREE. STAKING AND STRAPS SHALL BE REMOVED AFTER TWO GROWING SEASONS.
- PERENNIAL PLANTING BED AND SOD AREA SOILS SHALL BE TILLED TO A 6" DEPTH AND MIXED WITH ORGANIC SOIL AMENDMENT MIXTURE AT A 2:1 RATIO.
- PERENNIAL GROUND COVERS SHALL BE PLANTED 9-12" ON VENTER, ONLY PERENNIALS INDIGENOUS TO THIS AREA (SEE PLANT LIST IN THE TOWN OF MOUNTAIN VILLAGE LAND USE ORDINANCE) SHALL BE USED.
- ALL PLANT MATERIAL SHALL MEET THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS FOR NURSERY STOCK, PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPARATION, SEEDING, MULCHING, AND FERTILIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO.
- ALL TOPSOIL TO BE AFFECTED BY FOOTPRINT OF RESIDENCE TO BE STRIPPED AND STORED ON SITE, TOPSOIL TO BE REUSED IN REVEGETATED AREAS.

REVEGETATION NOTES

- SUB-SOIL SURFACE SHALL BE TILLED TO A 6" DEPTH IN NON-FILL AREAS.
- TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED.
- BROADCASTING OF SEED AND MULCHING SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED TO MINIMIZE EROSION AND WEED INFESTATION. LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 TOMV DESIGN REGULATIONS RE: NOXIOUS WEEDS.
- SEED SHALL BE HAND RAKED OR DRILL SEEDDED INTO THE TOP 1" OF SOIL. STRAW OR SEEDLESS HAY SHALL BE UNFORMALLY APPLIED OVER SEEDDED AREAS AT A DEPTH OF 1/2" TO 1".
- EROSION CONTROL BLANKETING SHALL BE INSTALLED OVER SEED AREAS EXCEEDING 3:1 SLOPE.
- PROPERTY OWNER PROVIDES TOMV DRB A 2 YEAR PLANT GUARANTEE ON ALL PLANT MATERIALS PLANTED AS PART OF THIS LANDSCAPE PLAN.

TREE PROTECTION

- AVOID COMPACTION OF EARTH WITHIN THE CROWN OF THE TREE.
- WHERE SPECIFICALLY NOTED, MAXIMUM TREE PROTECTION SHALL BE AS FOLLOWS:
 - NO GRADING ADJUSTMENTS MAY OCCUR WITHIN TREE DRIPLINE.
 - AVOID ROOT EXPOSURE DURING ROAD EXCAVATION, IMMEDIATELY BACKFILL AREA AROUND TREE AFTER INITIAL EXCAVATION.
 - STEEL CABLE ON METAL FENCE POSTS TO BE PLACED 2'-0" OUTSIDE DRIPLINE OF TREE.
 - HAY BALES TO BE PLACED AROUND FENCE.
- PROTECT ALL OTHER REMAINING TREES AND VEGETATION WITH HAY BALES AND CONSTRUCTION FENCING AS REQUIRED.
- PROTECT ALL OTHER REMAINING TREES AND VEGETATION WITH HAY BALES AROUND TREE PERIMETER AND WRAP TREE TRUNK WITH 2X6'S SECURED WITH 12 GA. WIRE OR EQUALLY PROTECTIVE DEVICE.

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

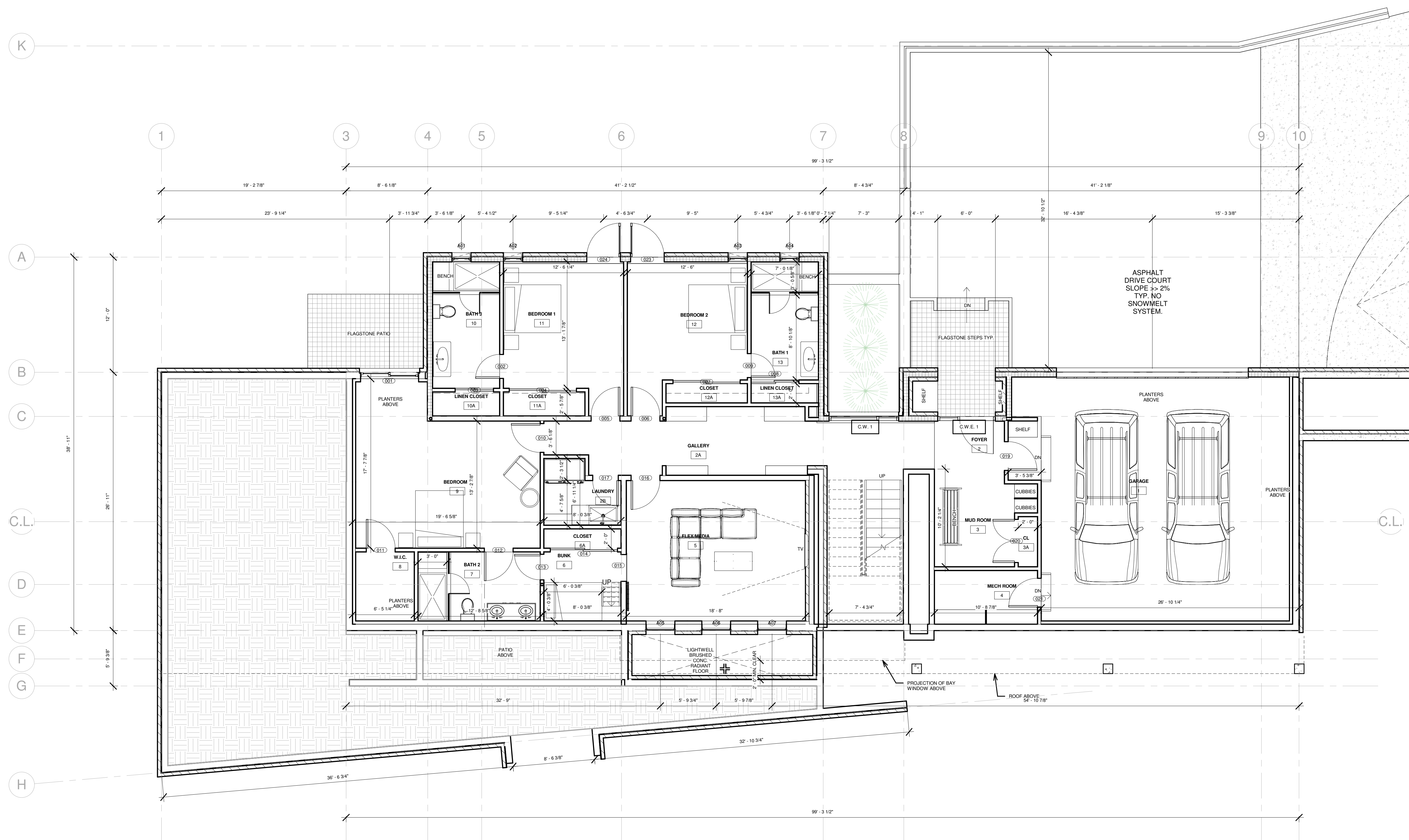
LANDSCAPE PLAN

SHEET NUMBER

A1.2

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



② LEVEL 1
 3/16" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

FLOOR PLANS

SHEET NUMBER

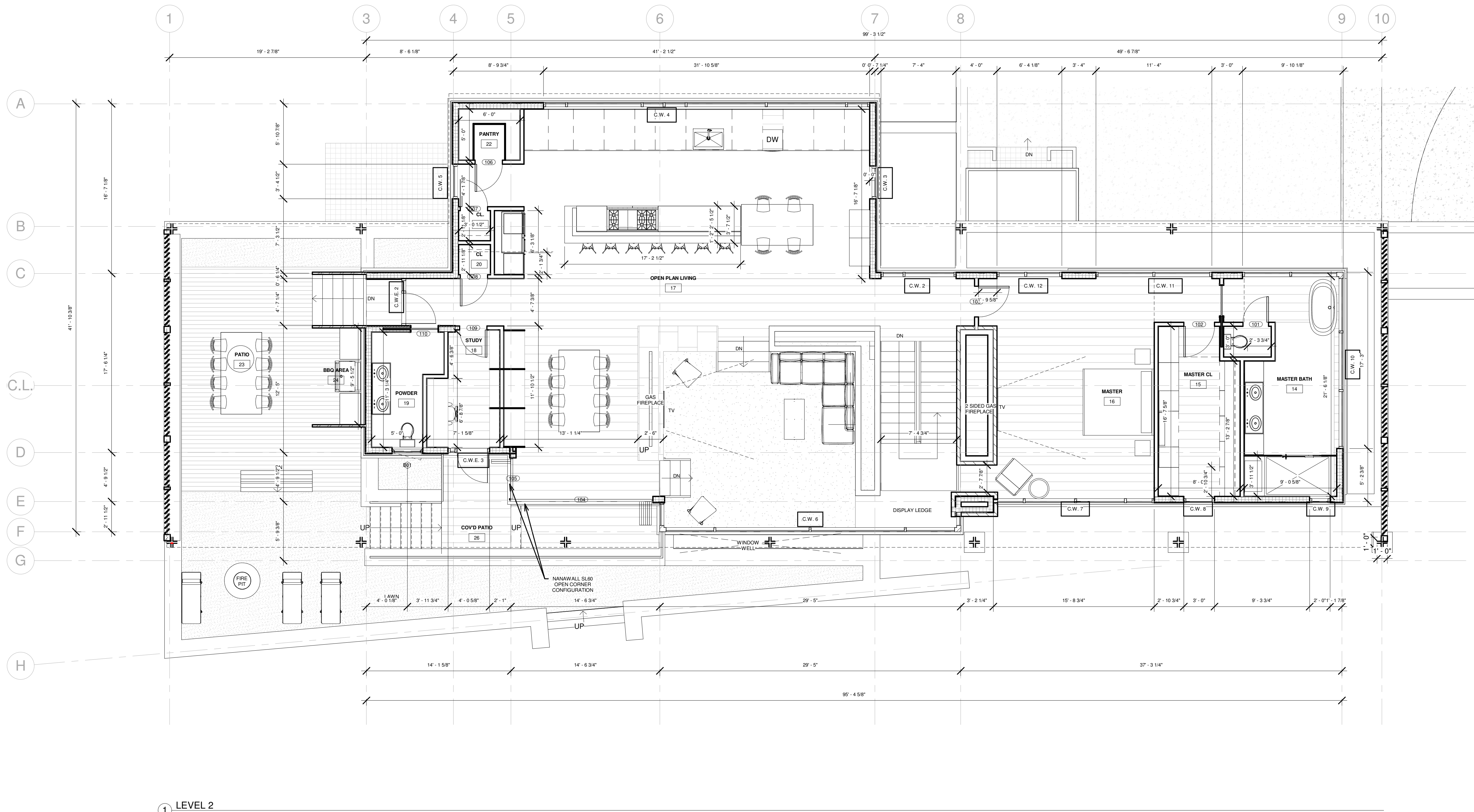
Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

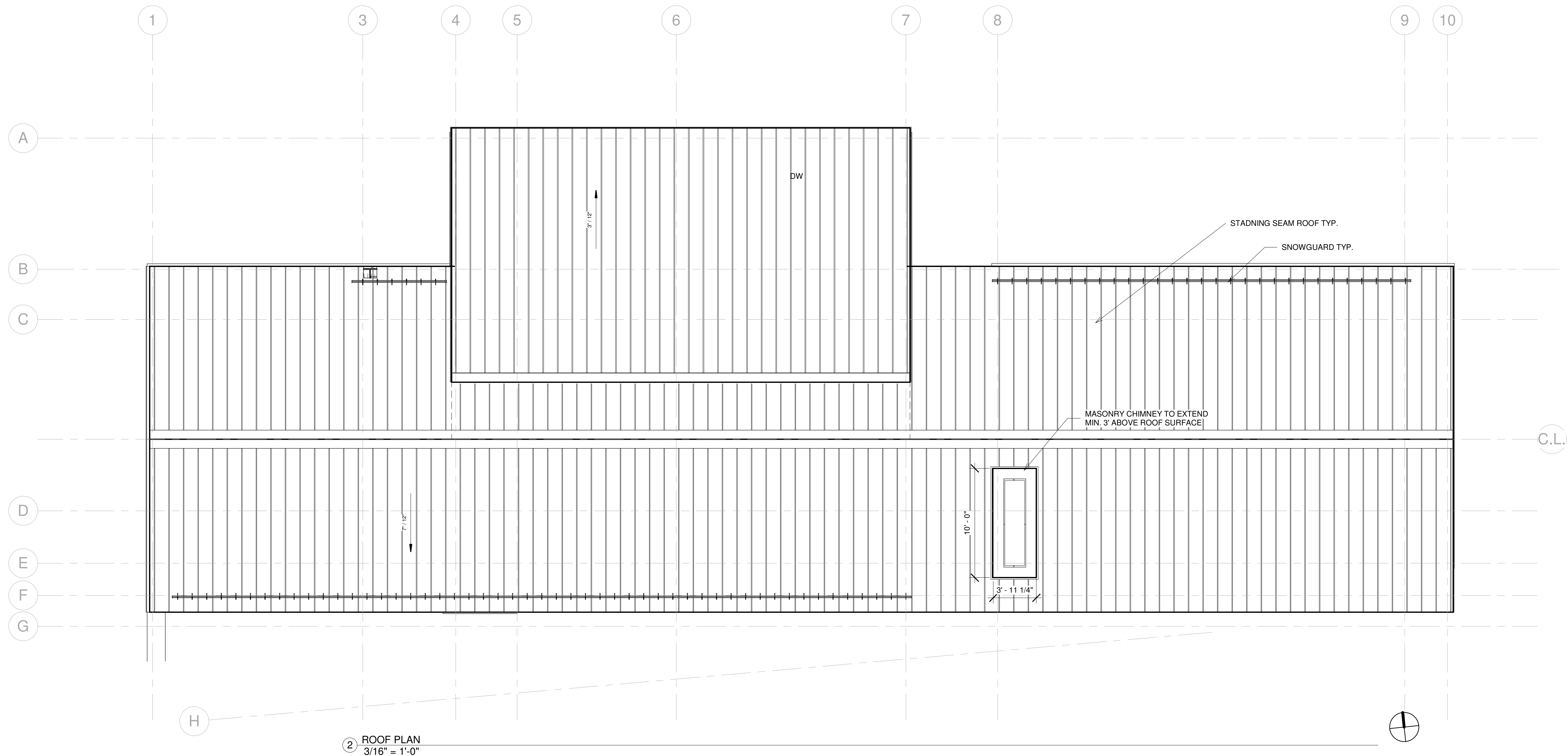
FLOOR PLANS



① LEVEL 2
 3/16" = 1'-0"

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



② ROOF PLAN
 3/16" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

ROOF PLAN

SHEET NUMBER

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



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

DOOR & WINDOW SPECIFICATIONS:

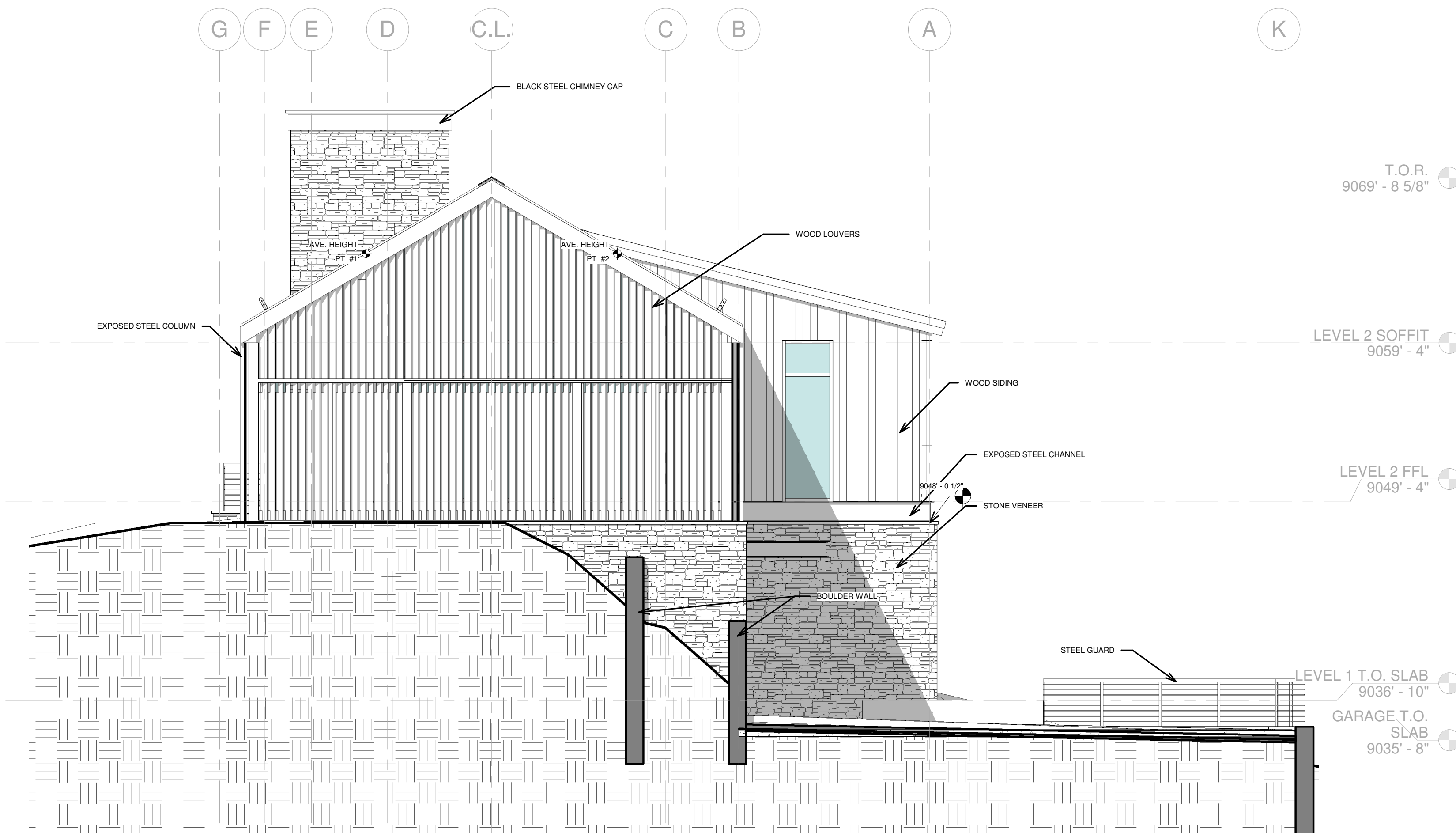
NOTES:
1. ALL EXTERIOR WINDOWS SHALL BE ASSUMED TYPE 'A' UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR DOORS SHALL BE ASSUMED TYPE 'A' UNLESS NOTED OTHERWISE.

WINDOW TYPE 'A':
MFR: DYNAMIC
STYLE: 'STEEARTE' WITH L-STOP GLAZING STOP
GLASS: TRIPLE GLAZED CARDINAL 366 W/ EDGE TECH SPACER
U VALUE: 0.28

DOOR TYPE 'A':
MFR: DYNAMIC
STYLE: 'STEEARTE' WITH L-STOP GLAZING STOP
GLASS: TRIPLE GLAZED CARDINAL 366 W/ EDGE TECH SPACER
U VALUE: 0.28

ELEVATION	GLASS	WOOD	STONE	ACCENT
WEST	95.46	388.52	735.55	226.05
NORTH	690.93	471.47	905.39	443.88
SOUTH	625.73	241.73	533.06	230.71
EAST	188.48	384.29	512.92	85.46
TOTAL AREA	1601	1486	2687	986
TOTAL %	23.7	22	39.7	14.6

TOTAL AREA OF EXTERIOR WALL: 6760



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



STONE VENEER



WOOD SIDING



BLACK FRAME WINDOWS



WOOD LOUVERS



BLACK STANDING SEAM ROOF

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

ELEVATIONS

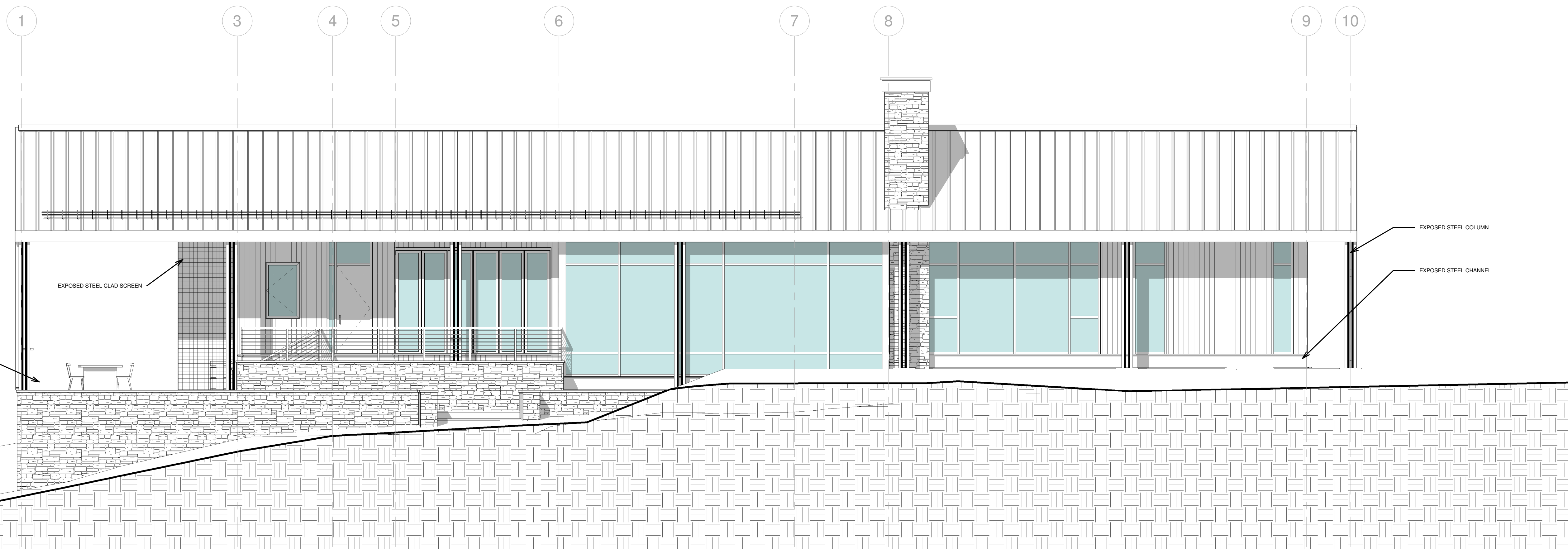
SHEET NUMBER

A3.1

DATE:
 06.18.21 FINAL SUBMITTAL

Revision Schedule

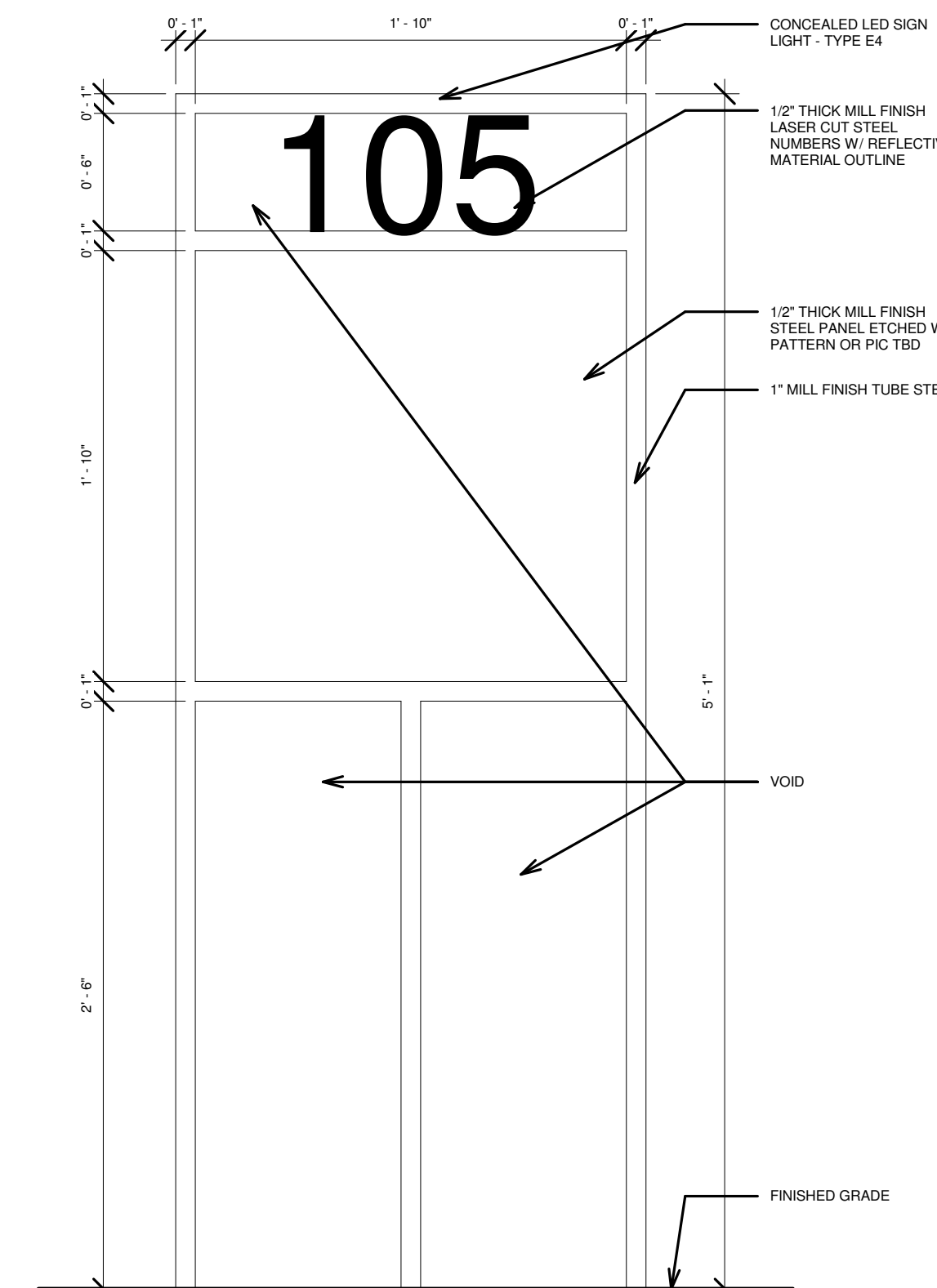
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



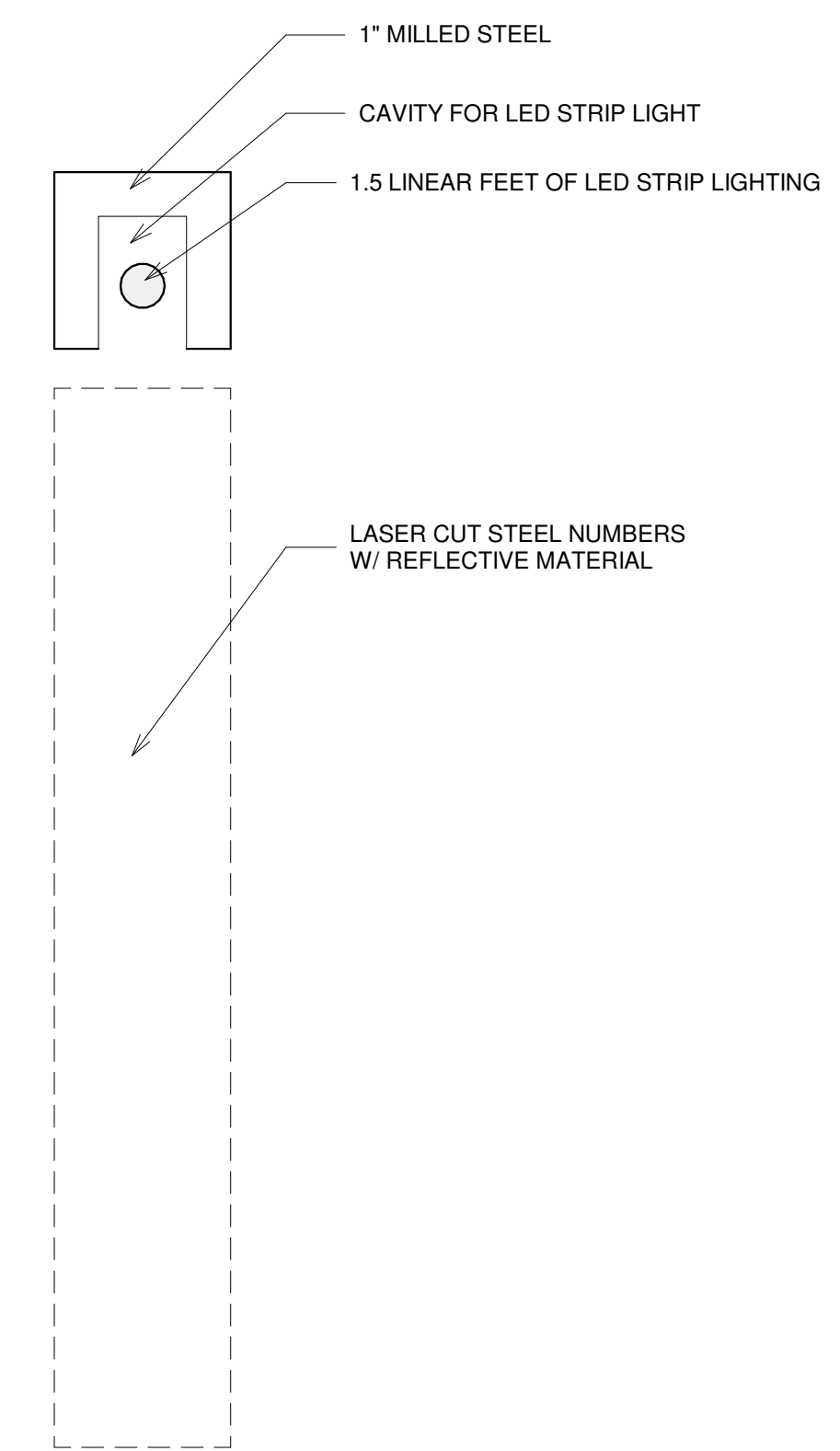
1 SOUTH ELEVATION
 3/16" = 1'-0"



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



3 ADDRESS MONUMENT
 1 1/2" = 1'-0"



4 RECESSED LED MONUMENT LIGHT
 DETAIL
 12" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

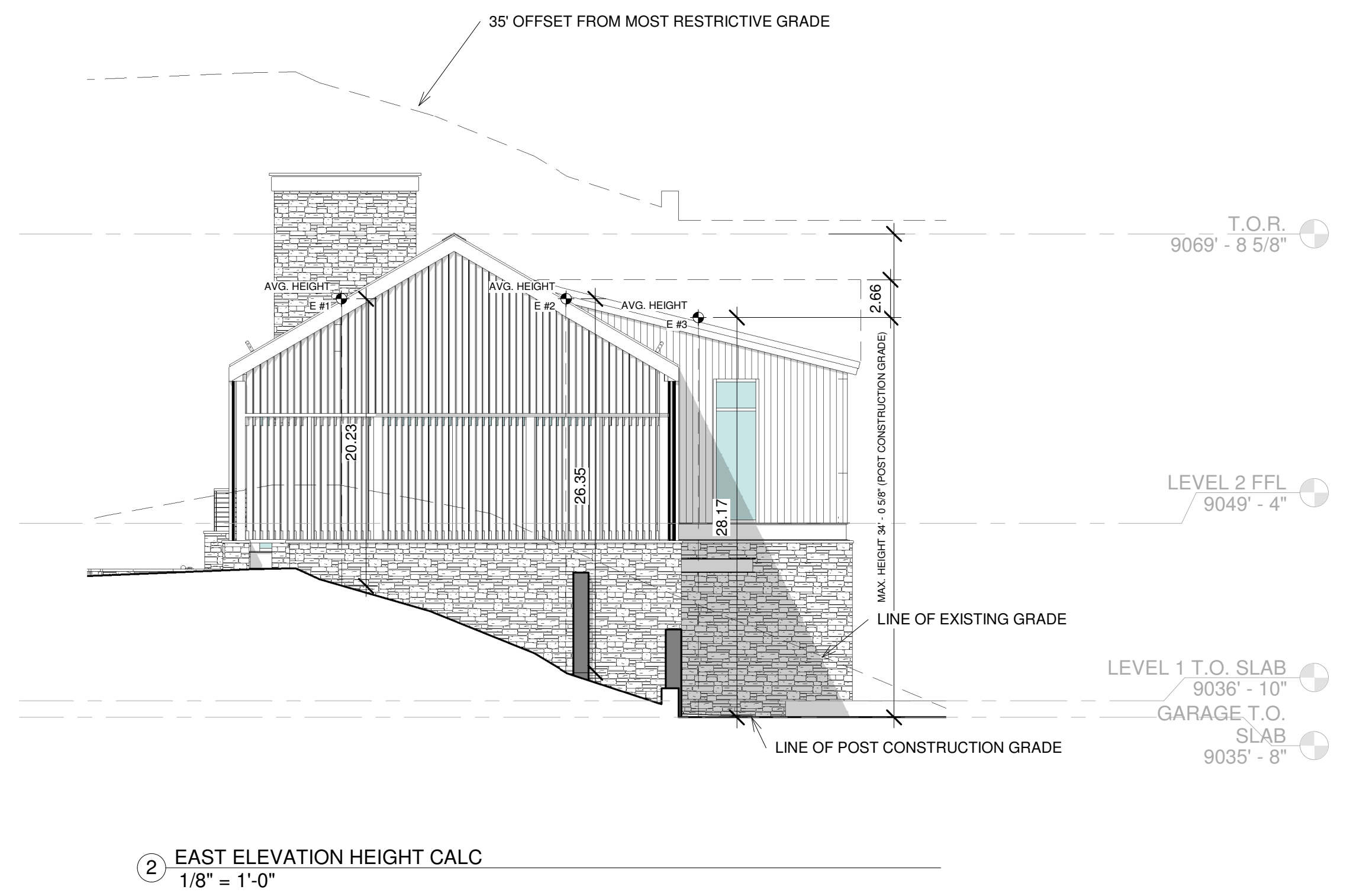
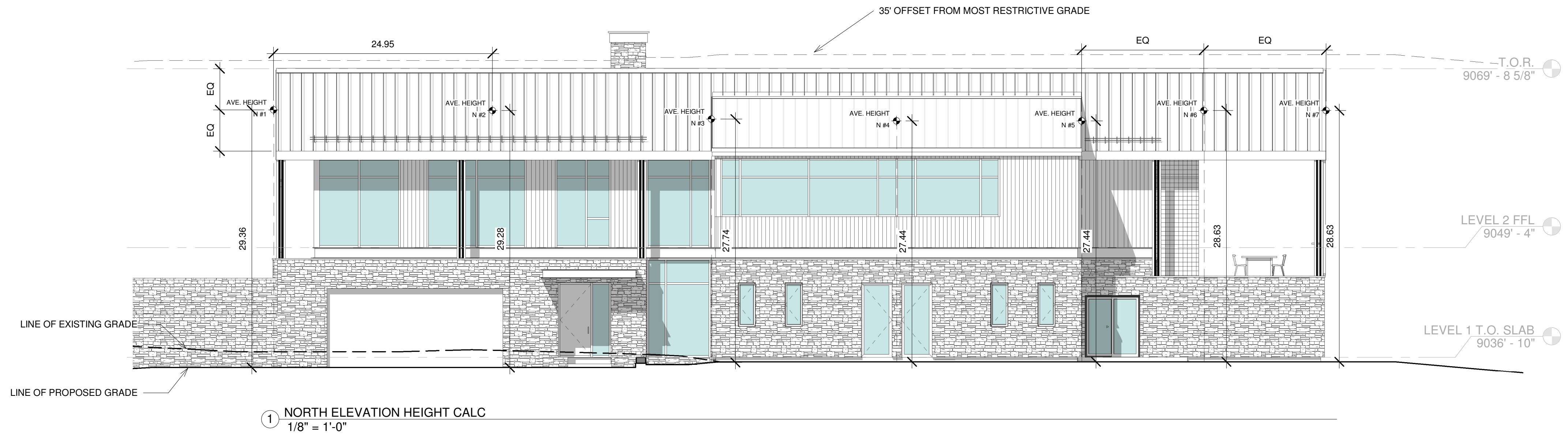
ELEVATIONS

SHEET NUMBER

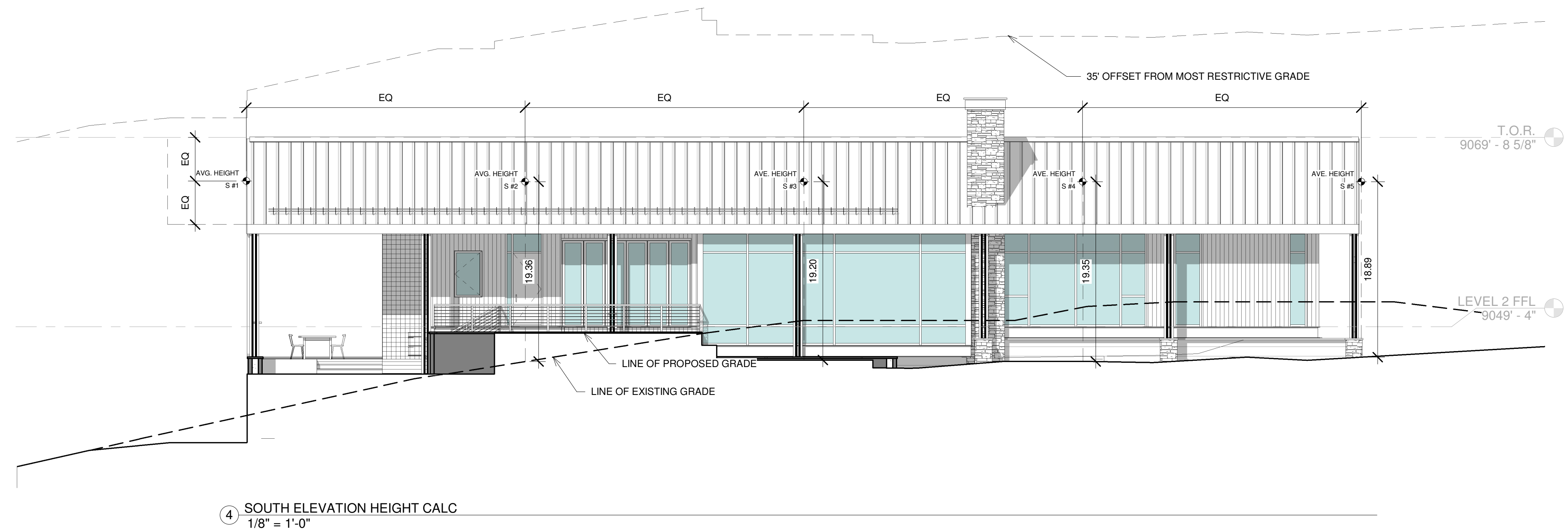
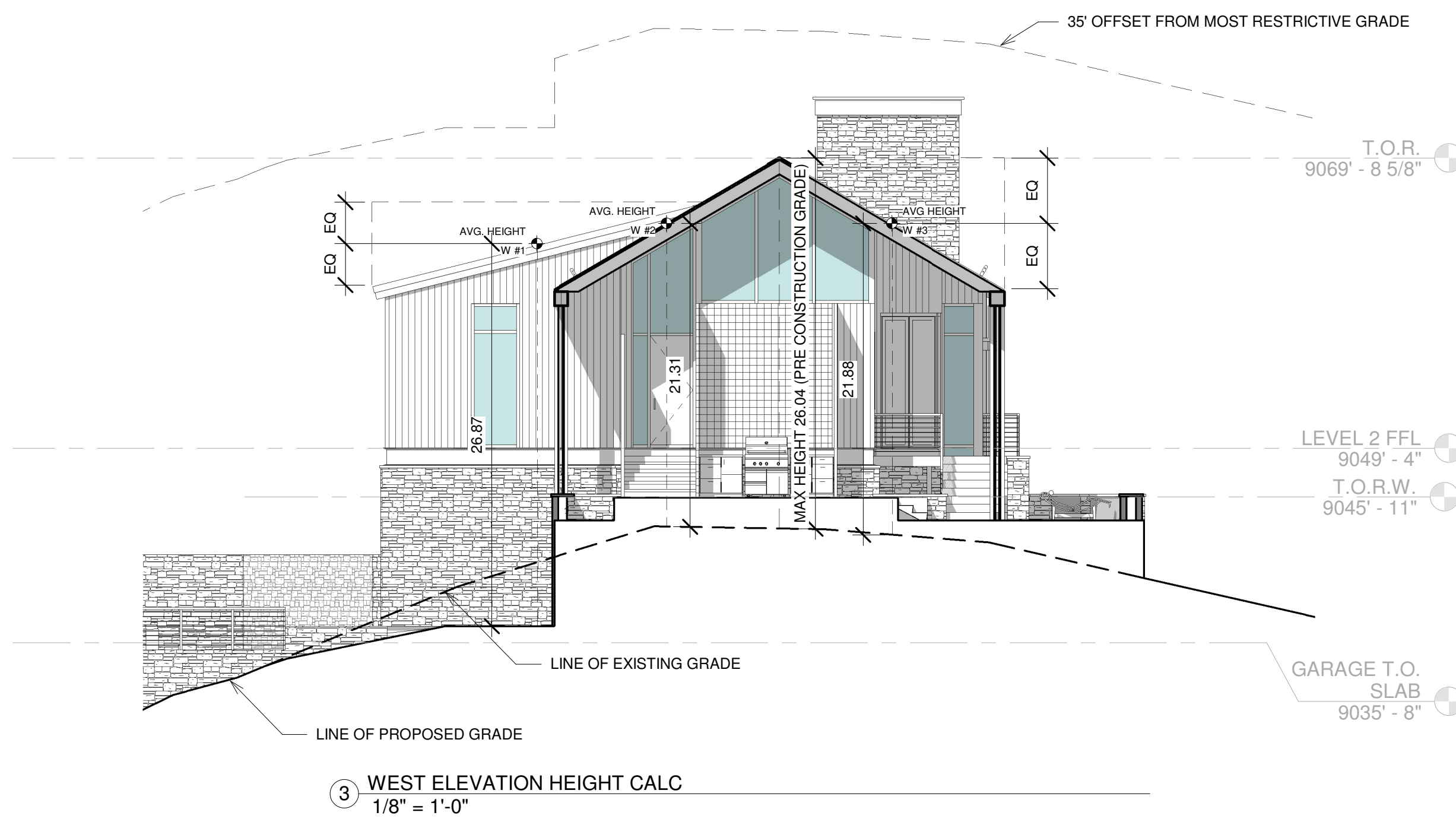
A3.2

Revision Schedule

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01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



AVERAGE HEIGHT CALCULATION	
POINT	HEIGHT
N #1	29.36
N #2	29.28
N #3	27.74
N #4	27.44
N #5	27.44
N #6	28.63
N #7	28.63
NORTH AVG.	28.36'
E #1	20.23
E #2	26.35
E #3	28.06
EAST AVG.	24.88'
S #1	28.19
S #2	19.36
S #3	19.20
S #4	19.35
S #5	18.89
SOUTH AVG.	21.00'
W #1	26.87
W #2	21.31
W #3	21.88
WEST AVG.	23.35'
TOTAL AVG.	24.40'
AS PER SEC 17.3.11	



HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

ELEVATION HEIGHT CALCUS

SHEET NUMBER

DATE:
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Revision Schedule

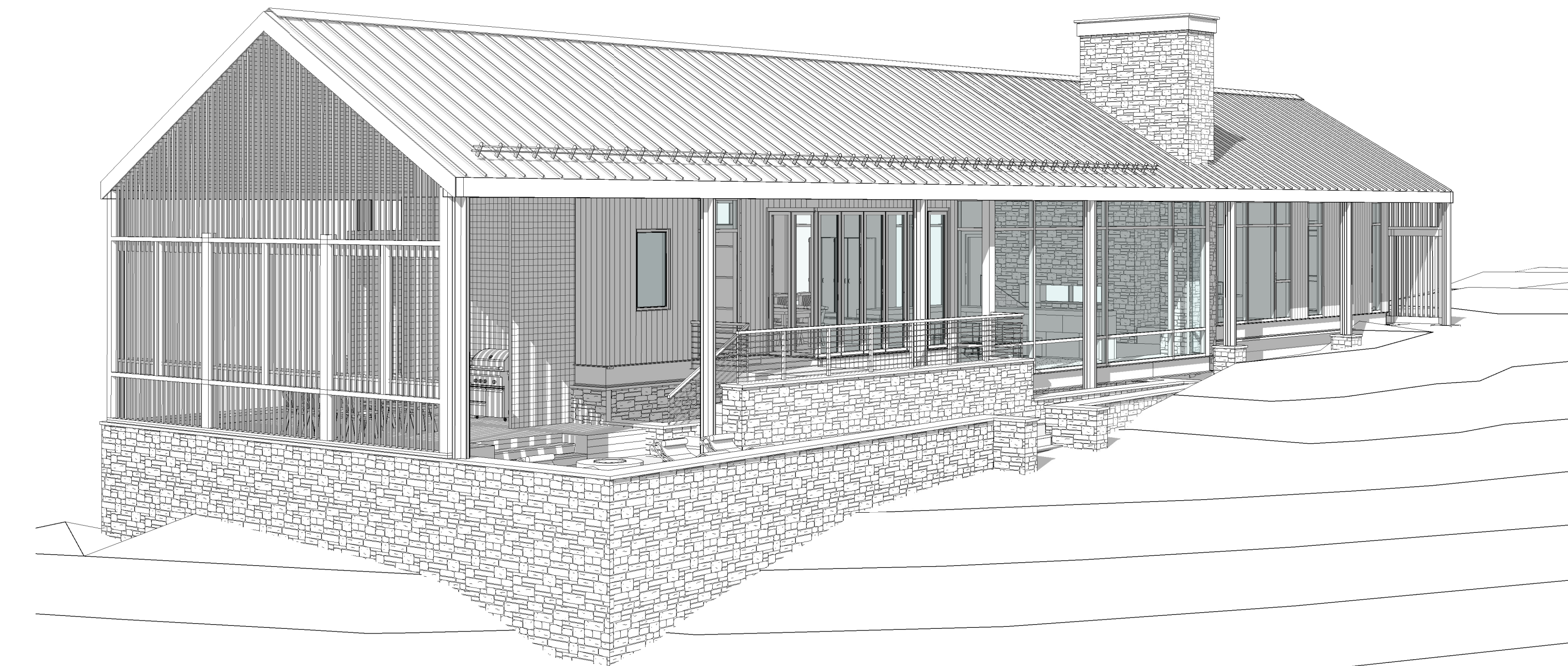
Number	Date	Revision Description
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① FROM DRIVEWAY



② FROM SOUTH EAST



③ FROM SOUTH WEST



④ FROM NORTH WEST

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

PERSPECTIVES

SHEET NUMBER

A5.1



EXTERIOR FIXTURE E-1:

OUTDOOR WALL LIGHT

VEX	
SATIN BLACK	
MANUFACTURER	TECH LIGHTING
ITEM	700QWVEX93020BDOUNV
MATERIAL	ALUMINUM
GLASS	ETCHED LENS
WIDTH	4.6"
HEIGHT	12"
DEPTH	4"
LAMP TYPE	LED
BULB TYPE	18.9W
LUMENS	557
COLOR TEMPERATURE	3000K
CRI	90
RATED LIFE	70,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

○ LIGHTING FIXTURE E-1
12" = 1'-0"



BK- Black Finish

EXTERIOR E-2:

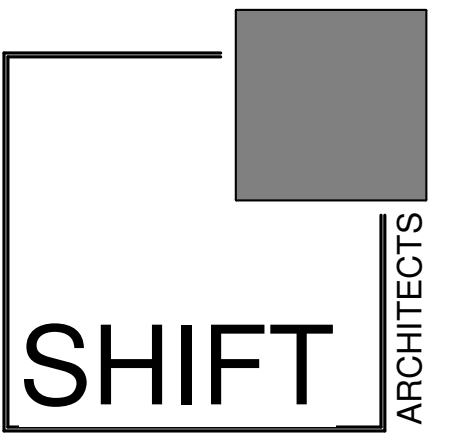
EXTERIOR STEP AND WALL LIGHT

WL-LED 100	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WL-LED100-C-BK
MATERIAL	DIE-CAST ALUMINUM
GLASS	ETCHED LENS
WIDTH	5"
HEIGHT	3"
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	3.9W
LUMENS	31
COLOR TEMPERATURE	3000K
CRI	83
RATED LIFE	40,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

○ LIGHTING FIXTURE E-2
12" = 1'-0"

LIGHTING NOTES:

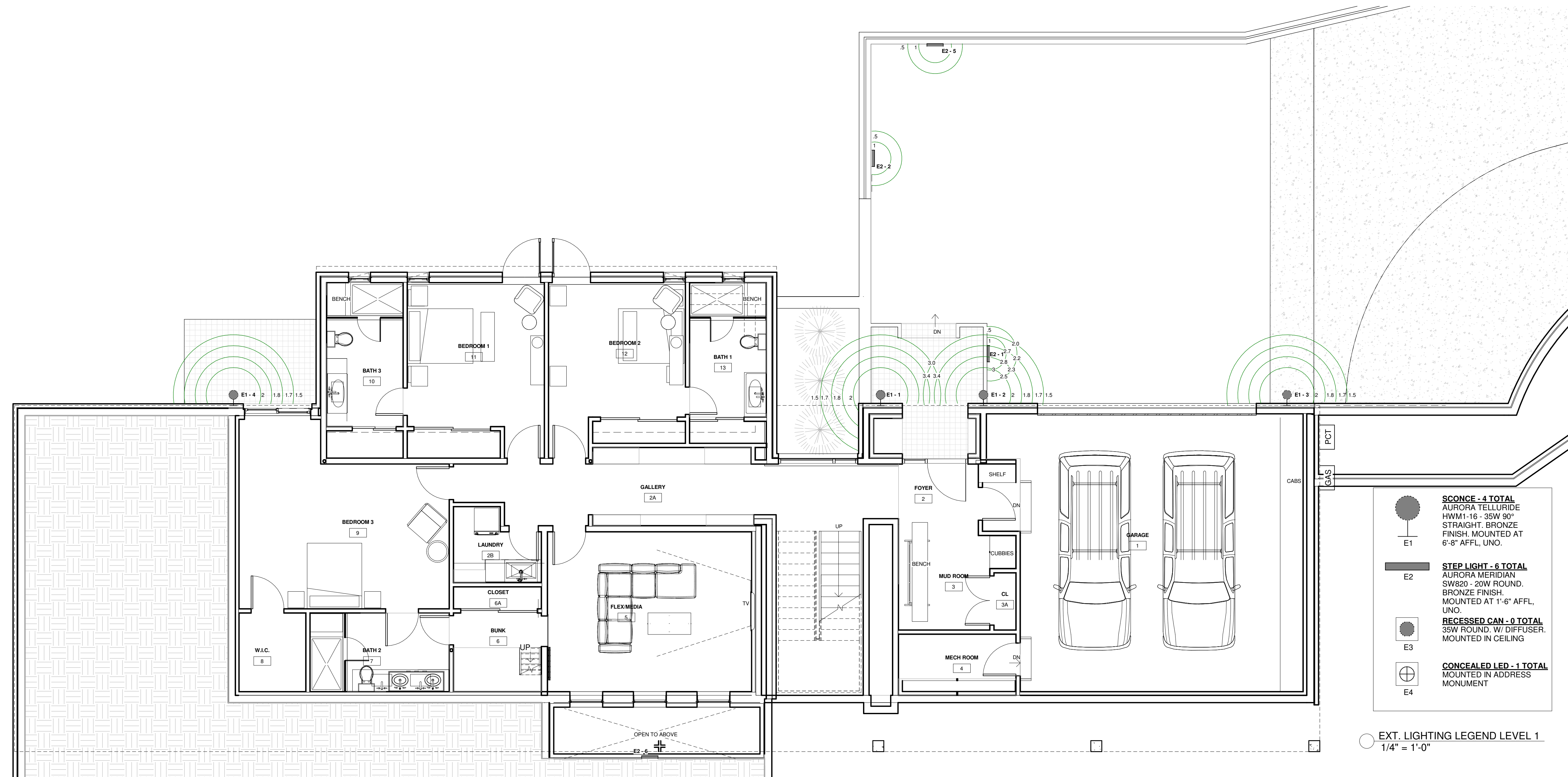
1. FIELD VERIFY ALL LIGHTING LOCATIONS.
2. TYPICAL LIGHTING LOCATION AT STAIRS:
(1 EA) PER LANDING
(2 EA) PER RUN
3. CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE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



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DATE:
06.18.21 FINAL SUBMITTAL

Revision Schedule		
Number	Date	Revision Description
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02	02-03-21	REVISED



SCONCE - 4 TOTAL
AURORA TELLURIDE
HWM1-16 - 35W 90°
STRAIGHT, BRONZE
FINISH, MOUNTED AT
6'-8" AFFL, UNO.

STEP LIGHT - 6 TOTAL
AURORA MERIDIAN
SW820 - 20W ROUND,
BRONZE FINISH,
MOUNTED AT 1'-6" AFFL,
UNO.

RECESSED CAN - 0 TOTAL
35W ROUND, W/ DIFFUSER,
MOUNTED IN CEILING

CONCEALED LED - 1 TOTAL
MOUNTED IN ADDRESS
MONUMENT

○ EXT. LIGHTING LEGEND LEVEL 1
1/4" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC10RR
MOUNTAIN VILLAGE, CO

EXT. LIGHTING
PLANS

SHEET NUMBER

6/18/2021 1:39:04 PM

E1.1



1 LEVEL 1 - OUTDOOR LIGHTING PLAN
3/16" = 1'-0"

Revision Schedule

Number	Date	Revision Description
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02	02-03-21	REVISED

EXTERIOR E-3:

EXTERIOR RECESSED ADJUSTABLE LIGHT



VOLTA 4.5 INCH	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WAC854186
MATERIAL	DIE-CAST ALUMINUM
GLASS	ETCHED LENS
WIDTH	4.5"
HEIGHT	4.5"
DEPTH	6.88"
LAMP TYPE	LED
BULB TYPE	22W
LUMENS	1140
COLOR TEMPERATURE	3000K
CRI	90
RATED LIFE	2,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

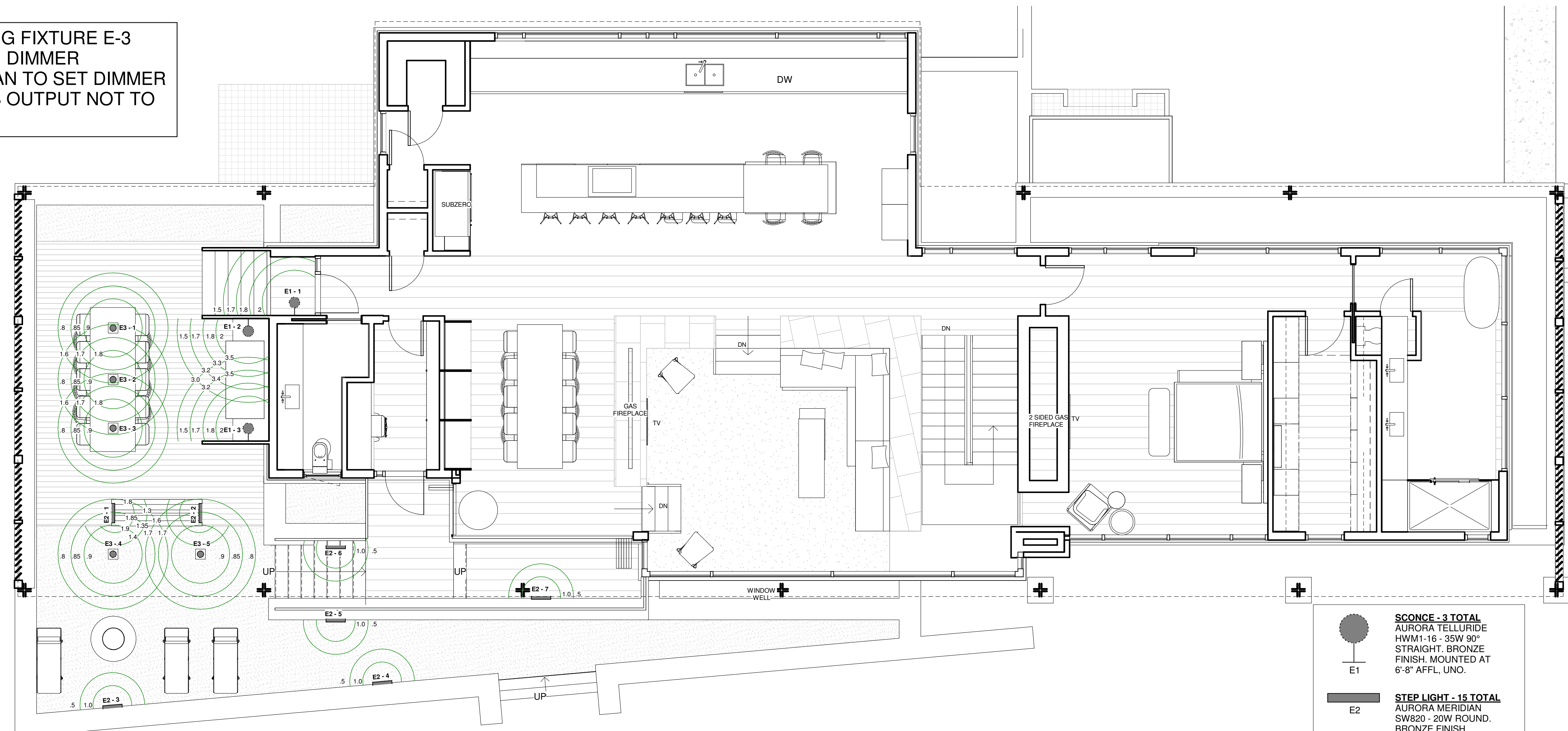
EXTERIOR E-4:

LED STRIP LIGHTING	
MEGALUX HD	
FINISH: WARM WHITE	
MANUFACTURER	RIBON STAR
ITEM	RL-DX-MGL-WW-10
MATERIAL	TAPE
GLASS	N/A
LENGTH	1.5'
LAMP TYPE	LED
LUMENS	1317 / FT
COLOR TEMPERATURE	3000K
RATED LIFE	50,000 HRS
CERTIFICATION	CE, RoHS, ETL LISTED
DARK SKY	YES
VOLTAGE	24 VDC

○ LIGHTING FIXTURE E-3
 12" = 1'-0"

○ LIGHTING FIXTURE E-4
 12" = 1'-0"

DIMMER NOTE: LIGHTING FIXTURE E-3 TO BE INSTALLED WITH DIMMER SWITCHES. ELECTRICIAN TO SET DIMMER FOR MAXIMUM LUMENS OUTPUT NOT TO EXCEED 850 LUMENS



	SCONCE - 3 TOTAL AURORA TELLURIDE HWM1-16 - 35W 90° STRAIGHT, BRONZE FINISH. MOUNTED AT 6'-8" AFFL, UNO.
	STEP LIGHT - 15 TOTAL AURORA MERIDIAN SW820 - 20W ROUND, BRONZE FINISH.
	RECESSED CAN - 5 TOTAL 35W ROUND, W/ DIFFUSER, MOUNTED IN CEILING

○ EXT. LIGHTING LEGEND LEVEL 2
 1/4" = 1'-0"

① LEVEL 2 - OUTDOOR LIGHTING PLAN
 3/16" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

EXT. LIGHTING PLAN

SHEET NUMBER