Unit 1, The Ridge at Telluride
Initial Architecture and Site Review

September 30, 2024

ALPINE PLANNING

OPENSPACE ARCHITECTURE

ALPINE LAND CONSULTING
CIVIL ENGINEERING & LAND PLANNING

Site Context

Hot Dog House Telluride, LLC ("**Owner**") is the owner of Unit 1, the Ridge at Telluride as platted under the 8th Supplemented and Amended Planned Community Plat of The Ridge at Telluride as recorded at Reception Number 458069 that has an assigned address of 3 Coonskin Ridge Lane ("**Property**" or "**Current Site**"). The Property contains 0.508 acres and is located on Lot 161A-R2 that also contains 0.508 acres. Unit 1 is the only condominium at The Ridge that is located on its own lot. Unit 1 is located in the Multi-family Zone District. The Property is currently vacant, and the Owner proposes to build a 14,231.9 sq. ft. single-family dwelling as a detached condominium. Unit 1 was originally allowed to have four condominium units and was downzoned to allow just one detached condominium dwelling unit under Ordinance No. 2019-0221-01.

The Property is located on the northeast side of The Ridge Subdivision to the north of The Ridge Club Building and east of Coonskin Ridge Lane as shown in Figure 1. The Property has a high USGS elevation of 10560 in the northwest corner and a low elevation of 10520 in the southeast corner for an overall elevation gain of 40 feet with a slope of approximately 31%. The slopes over 30% are located on the south side of the Property and appear to be associated with grading for The Ridge Development including grading for Coonskin Ridge Lane. The Property is vegetated with aspen and coniferous trees.

Project Geography + Zoning Requirements

	Existing/Requirement	Proposed (Approx.)
Unit Size		
Floor Area (Gross)	No Maximum Size	14,231.9 sq. ft.
Zone District	Multi-Family	Multi-family
Maximum Building Height	45' per CDC Section 17.5.16(B)(3) and Per County Stipulated Settlement Order at Reception No. 329093 or the maximum height allowed pursuant to the Coonskin View Plane.	33.5' (11.5 feet lower than allowed that minimizes visual impacts)
Maximum Average Building Height	30' Per County Stipulated Settlement Order at Reception No. 329093.	22.02' (7.98 feet lower than allowed)
Lot Coverage	CDC Lot Coverage is Not Applicable to Condominium Units at The Ridge	Not Applicable to The Ridge ("**N/A**")
Setbacks	Not Applicable to The Ridge	**N/A**
Parking	Up to Two Golf Cart Parking Spaces	1 golf cart spaces in garage

Concurrent Development Applications

The Property owner proposes to concurrently relocate the Unit 1 boundary as shown in Figure 2 ("**Proposed Site**"). The Owner's development team proposed the boundary shift to relocate Coonskin Ridge Lane out of the Current Site due to insurance agency concerns on liability to the Property owner if the lane remained on the Property; accommodate a future site for a planned community elevator that provides owner and guest pedestrian access to the planned and zoned cabins on Lot 161A-R3 and to the Proposed Site; and to prevent a canyon affect along Coonskin Ridge Lane that would have been caused by the home and associated retaining walls being located closer to the lane combined with the planned cabins units on Lot 161A-R3.

The Unit 1 boundary relocation requires a Minor Subdivision application because it is adjusting lot lines with Tract OS161-R3 and a concurrent Staff Subdivision to amend the condominium map for the Property. The Minor Subdivision application proposes to relocate the Unit 1 boundary and create a new lot for the future elevator building and associated connection to The Ridge Club Building. This subdivision's elevator lot

Figure 1. The Site

would have resulted in a reduction of the land area in Tract OS161-R3 that is located in the Full Use Active Open Space Zone District; however, replacement open space has been provided from Lot 161A-4 to ensure that there is no net loss of open space as required by Community Development Code Section 17.3.10. The proposed Minor Subdivision is shown in Figure 2. The proposed boundary and lot shift also necessitates a concurrent rezoning application to ensure all of relocated Unit 1 is located in the Multi-family Zone District and also ensure there is no net loss of Full Use Active Open Space. Please refer to the rezoning application and narrative for details on the rezoning.

The following is a list of required applications for the development of Unit 1:

1. Rezoning Process - DRB Recommendation and Town Council approval (Please refer to application)
2. Design Review Process - Initial Architectural and Site Review + Final Review by the DRB.
3. Variance Process for the Inaccurate Coonskin Viewplane - DRB Recommendation and Council Approval Per Variance Process Application
4. Minor Subdivision Process - Town Council Approval
5. Staff Subdivision Process - Administrative Staff Approval

Development within the Property is regulated by the Development Agreement for The Ridge at Telluride as recorded at Reception Number 365622 ("**Development Agreement**") and the Mountain Village Community Development Code ("**CDC**").

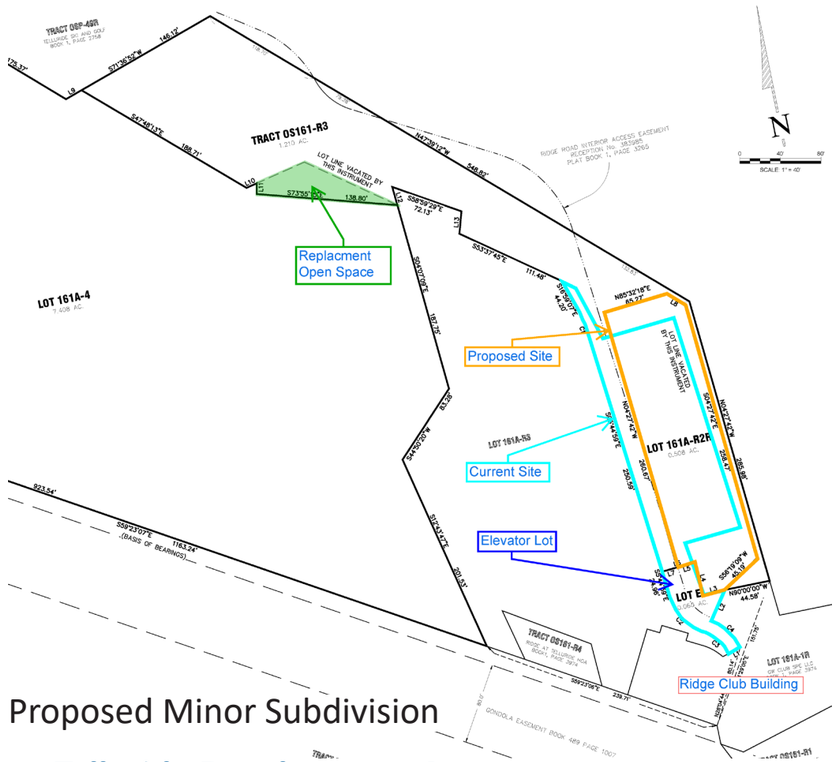


Figure 2. Proposed Minor Subdivision

The Ridge at Telluride Development Agreement

The Development Agreement has several requirements that are applicable to Unit 1 which are discussed further below, with our design responses shown in *blue italics.*

Section 3.2.3 DRB review and approval and San Miguel County and Town of Telluride review pursuant to the Ridge Covenant. The First Amended and Restated Development Covenant as recorded at Reception Number 329093 ("**Ridge Covenant**") was created and executed to ensure that development and associated lighting within The Ridge would not be visible from Telluride and certain locations along the Valley Floor. The Ridge Covenant also states:

> "...under no circumstances shall any lighting or any part of any structure extend into the view plane (the "View Plane") shown on the Coonskin View Plane drawing prepared by Jacobsen Associates and dated July 21, 1999, as recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Plat Book 1 at Page 2601"

This Ridge Covenant requirement was codified into the CDC in Section 17.5.16.B.3 and 17.5.16.B.4 as follows:

> "3. Building height on other ridge area lots shall not exceed the lesser of:
>
> a. The height of forty-five feet (45'); or
>
> b. The maximum height allowed to the view plane limitation set forth in section 4 below.
>
> 4. Except for the existing building on Lot 161A-1R and gondola facilities, the development of ridgeline area lots shall be designed to ensure that no lighting or any part of any building or structure extends into the view plane as shown on the Coonskin View Plane drawing recorded at reception number 328113."

The Unit 1 boundary relocation and associated home design has been evaluated per the View Plane analysis as shown on Sheet A0.20 and in the View Angle Study prepared by San Juan Surveying shown on Sheet 11 or 44 in the plan set. The View Angle Study shows that the proposed home will project into the View Plane; however, the View Plane is not an accurate analysis per the surveyor who prepared and signed the View Plane survey as documented in the concurrent Variance Process application narrative. The Owner is therefore seeking a Variance Process to CDC Sections 17.5.16.B.1, 17.5.16.B.3 and 17.5.16.B.4. The View Angle Study combined with the Luminosity Lighting Study included as Exhibit A show that the proposed home and associated lighting will not be visible from the required locations.

Story poles will be set for the home with lighting pursuant to the Ridge Covenant so that San Miguel County, Telluride and Mountain Village planning departments' staff can conduct day and nighttime observations to ensure the proposed building and lighting on the Proposed Site are not visible. The Mountain Village DRB will also be informed of the story pole and lighting placement date and times if individual members want to see if the story poles or lighting are visible. We are also respectfully requesting a scheduled and noticed DRB site visit to the Property prior to the DRB hearing to view the story poles, home location and geographic setting.

Section 3.2.6 Required Golf Cart Access. The Development Agreement states: "Access on all roads, access tracts and driveways within the Project is restricted to golf carts." *The Owner has designed golf cart access to the home from Coonskin Ridge Lane as shown in the plan set.*

Section 3.2.7 Maximum Number of Golf Carts. The Development Agreement states: "Each Unit is allowed to have a maximum of two golf carts." *Sheet A2.03a shows parking for one golf cart.*

Section 3.2.10 Trash Compactor Required. The Development Agreement requires all units to have a trash compactor to facilitate the efficient removal of trash from The Ridge. *A trash compactor will be designed into the kitchen area prior to submitting for the Final Review.*

3.2.11 Landscaping Buffers. The Development Agreement and Property plat requires the provision of a landscaping buffer to the adjoining ski run. *There is no adjoining ski run to Unit 1.*

Section 3.2.12 Tree Removal. The Development Agreement requires that the Town must approve tree removal which is consistent with the CDC Fire Mitigation and Forestry Management Regulations. *The landscaping plan on Sheets 17-19 of 44 documents the proposed tree removal and fire mitigation plan.*

Section 3.2.13 Landscaping Installation. The Development Agreement requires the Owners to be responsible for installing and maintaining landscaping as required for the Landscape Buffer Area and as may be required by the CDC Landscaping Regulations. *The Owners will install and maintain the landscaping as shown on the landscaping plan. There are no Landscape Buffer Areas on the Property or the relocated Unit 1 boundary.*

3.2.13 + 3.2.14 Tree Protection and Utility Routing. The Development Agreement states: "In order to protect trees the possibility exists that the DRB may not allow utilities servicing a Unit to be installed along the shortest route from the main utility lines to the Unit." *A utility plan is included in the civil plan set that shows no additional trees will need to be removed other than those indicated for removal on the landscaping plan.*

Design Regulation Compliance

Mountain Village Design Theme. The proposed design meets the Mountain Village Design Theme in CDC Section 17.5.4 because the home has been sited and designed in consideration of golf cart, pedestrian and future elevator access; views; solar gain; and visual impacts to the design context of The Ridge. The home is designed within The Ridge community as a simple, stepped form with flat roofs that blends with the natural topography and surrounding landscape. The proposed building height is 11.5 feet less than allowed and the average height is almost 8 feet less than allowed which demonstrates the design team's efforts to create a low-profile home that minimizes visual impacts. The home is also designed with a stone grounded base and

durable exterior materials to withstand the extreme alpine conditions at The Ridge. The proposed home is designed with natural and sustainable materials and colors that blend with the natural surroundings.

Building Siting Design. The proposed design is consistent with the Building Siting standards in CDC Section 17.5.5, with the home blending into the existing landscape and topographic setting. The proposed building is sited based on site considerations that include the existing Ridge Club Building, the location of the future elevator and pedestrian connection to the Ridge Club Building; the location of the geographic ridge; locating the proposed home away from Coonskin Ridge Lane to avoid creating a canyon affect along the path; and to have the lane be located on The Ridge at Telluride Homeowners Association ("**Association**") property.

Building Design. The home is designed consistent with the Building Design standards in CDC Section 17.5.6. The home is designed with a stone base and massing substantially grounded to the Property that will withstand high alpine conditions. The overall building form is a simple rectangular design with flat roof forms that step with the surrounding topography. The roof is designed with a composition three flat forms and substantial eaves that emphasize varied ridgelines and vertical offsets. Flat roof forms are also the best option when dealing with snow, as the roofs will hold the snow and there is no risk of snow fall onto pedestrian areas. The proposed pavers on pedestals flat roof system provides a durable roof material that will withstand the high alpine climate conditions (Please refer to Design Variation section). The roof eaves and fascia are responsive and proportional to the design of the building. The proposed chimneys provide the required chimney cap. Exterior materials are provided consistent with the Design Regulations as presented in this narrative. The exterior materials are compatible with surrounding development at The Ridge. The proposed stone material is a white/cream color reflecting the surrounding aspen bark while the stone on landscape/retaining walls is a local gray stone reflecting the more common stone colors in the area as shown on Sheet A3.10. Windows are designed to be consistent in proportion and detail, with the window glazing at 29.2% of the overall facade area. Windows in stone will be setback 5" as shown in the cross section on Sheet A8.01. The design includes the following exterior materials consistent with CDC Section 17.5.6:

Exterior Material	Area	Percent
Wood	2,379.6 sq. ft.	21.6%
Stone	4042.4 sq. ft.	36.7%
Metal Accent Material	1,389.6 sq. ft.	12.6%
Fenestration/Glazing	3,213.5 sq. ft.	29.2%
Total	11,025.1 sq. ft.	

Grading Design. Grading has been designed to relate to and blend into the surrounding topographic landscape.

Parking Regulations. The Town, TMVOA, CO Lot 161C-R, LLC, and owners at The Ridge entered into a settlement agreement in 2019 that released several old parking and land use agreement in exchange for deeded parking spaces for The Ridge on Lot 161C-R in the Village Center. Most units at The Ridge were allocated one parking space on Lot 161C-R with an allowance to enter into a Reservation Agreement and escrow $60,000 for a parking space by a set date, or to purchase a space based on construction costs at a later date. The Unit 1 Owner received an assignment of a Reservation and Escrow Agreement from the prior Property owner that has an escrow deposited in the amount of $60,000 for a deeded parking space dated May 3, 2023 and recorded at Reception Number 480862 per the parking settlement agreement. Unit 1 will park on the temporary surface parking lot north of Station Telluride on Lot 161C-R until the completion of the Four Seasons project when a deeded garage parking space will be provided.

Lot Coverage - The Development Agreement for The Ridge does not establish any lot coverage requirements that were adopted by the Town in 2013 and after the approval of The Ridge development and the associated Development Agreement. Therefore, the CDC maximum lot coverage limits set forth in CDC Section 17.3.13 do not apply to The Ridge since the Development Agreement and development plan are based on

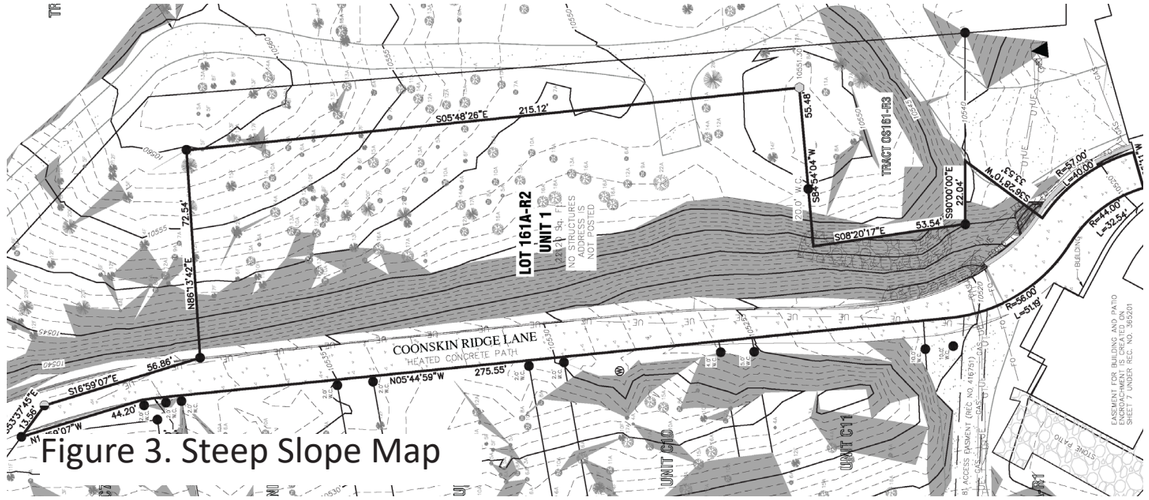


Figure 3. Steep Slope Map

building envelopes that are now platted as condominium units. The Ridge concept is to locate buildings and driplines within the condominium units that are surrounded by open space. Town staff indicated that lot coverage should apply to the Property because Unit 1 and Lot 161A-R2 have the same boundary. Unit 1 is a condominium unit that allows for a detached condominium that should be treated the same as other condo units at The Ridge, especially since the Town approval of the downzoning from 4 units to 1 condo unit did not have any conditions stipulating a different lot coverage. That said, the design of the home within Unit 1 has a lot coverage of 64% that is in line with the lot coverage for normal platted lots without land condominium units.

Setbacks. The Development Agreement for The Ridge as well as all plats for The Ridge do not require or establish any General Easement or setback requirements. The Ridge is platted as condominium units with development allowed to extend to each unit boundary. Therefore, the provisions of CDC Section 17.3.14 are not applicable to The Ridge.

Lighting

The lighting plan will be submitted for approval during Final Review consistent with the Design Review Process submittal requirements. The Owner commissioned the Luminosity Lighting Study included as Exhibit A to ensure that there are no lighting impacts due to relocating the Unit 1 to the Proposed Site.

Sites Adjacent to Open Space

CDC Section 17.5.5(D) states that: "Prior to the review authority approving the development of a site that proposes grading, clearing, direct drainage, direct access or other direct impact (as solely determined by the review authority) onto an adjoining open space, the applicant shall submit the proposed improvements on the open space to the owner of the affected open space for review and approval." The proposed plans have been submitted to the Association for review and approval due to the proposed Minor Subdivision, Staff Subdivision and Rezoning Process applications that involve land owned by the Association, and some of the proposed improvements shown on the Design Review Process plans are located on Association land. We will also be submitting the plans to TSG Ski and Golf, LLC to relocate the service road that encroaches onto the proposed Unit 1 boundary as shown.

Steep Slope Regulations

The Property has a linear area of steep slopes that are greater than 30% as shown on the survey and Figure 3. It appears that the steep slope areas were caused by grading for The Ridge development and Coonskin Ridge Lane. Section 17.6.1(C)(2)(a) of the Community Development Code ("**CDC**") states that:

> "Building and development shall be located off slopes that are thirty percent (30%) or greater to the extent practical.
>
> i. In evaluating practicable alternatives, the Town recognizes that is may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations."

The development of the Property necessitates disturbance of man-made steep slopes that are 30% or greater because they encompass a large portion of the Property; the Proposed Site must be moved away from Coonskin Ridge Lane to convey the lane to the Association; an elevator lot must be created; and the home should be moved to the east of Coonskin Ridge Lane to avoid creating a canyon affect along the lane. There is no way to avoid the man-made steep slope areas in Property or the Proposed Site.

CDC Section 17.6.1(C)(2)(c) states:

> "The review authority shall only allow for disturbance to slopes thirty percent (30%) or greater if it is demonstrated that there is not a practicable alternative to avoiding such activities and if the following criteria are met:
>
> i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan; *The proposed home is in general conformance with the Mountain Village Comprehensive Plan because it envisions the Property and OS161-R3 in the Multi-family Zone District.*
>
> ii. The proposed disturbance is minimized to the extent practical*. The steep slopes appear to be man-made and there is no way to minimize disturbing such slopes in a 0.508 building envelope where you have to access a home and design a home that steps up the hillside within the unit boundaries. Extensive landscaping and retaining walls with landscaping planters to soften their appearance are provided to minimize development of steep slope areas.*
>
> iii. A Colorado professional engineer or geologist has provided: (a) A soils report or, for a subdivision, a geologic report. *A geotech report has been prepared for the Property.*
>
> (b) An engineered civil plan for the lot, including grading and drainage plans. *Grading and drainage plans have been prepared by a Colorado Professional Engineer.*
>
> iv. And the proposal provides mitigation for the steep slope development in accordance with the engineered plans." *Mitigation of steep slope development is provided on the engineered grading and drainage plan, with a detailed erosion control plan to be submitted with the required building permit application.*

CDC Design Variations

Roofing Material Design Variation

CDC Section 17.5.6.C.1.a states:

> "The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets."

CDC Section 17.5.6.C.3.c does not list concrete pavers over a membrane roof as permitted roof materials.

We are seeking design variations to these CDC sections to not have sloped planes and allow for the proposed flat roof forms, and also to have a membrane roof system covered by concrete pavers for the flat roof form.

CDC Section 17.4.11.E.5.f establishes the following criteria for a design variation, with our compliance comments shown in blue text:

> i. The design variation may contrast with the design context of the surrounding area. The flat roof forms will contrast with the surrounding area homes at The Ridge that have traditionally included gable roof forms. The allowance for flat roof, modern forms in Mountain Village is well established in the community. The flat roof form is a reflection of the Owner's desire to have a mountain modern building design that is characterized by the flat roof forms, large eaves and large glass areas to capture the sun and views. Flat roof forms also better follow the mountain topography and minimize visual impacts by creating a low-profile home.
>
> ii. The design variation is contextually compatible with the Town design theme although creativity is encouraged. The design variation is contextually compatible with the Town Design Theme and The Ridge because the flat roof forms are lower in building height and are less visible than shed or gable roof forms. The proposed roofing material will not be visible to surrounding properties because Unit 1 is located at the highest elevation on the east side of The Ridge, with no homes above the Property. Flat roof forms are commonly approved by the DRB in the community along with mountain modern designs. Thus, flat roof forms are contextually compatible with development in the town and The Ridge. While The Ridge Association does not have a formal design review process, the Association has reviewed the plans and supports the design as presented by the Owner and its team. The proposed concrete pavers represent an evolution in ballasted roof materials for high elevation areas that are designed to capture and hold the anticipated snow load.
>
> iii. The design variation is consistent with purpose and intent of the Design Regulations. The proposed concrete paver roof will not be visible from surrounding homes due to the proposed flat roof design and the location of the Proposed Site relative to surrounding condominium units. The overall home has been designed in accordance with the Design Regulations and the Town Design Theme.
>
> iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. The proposed concrete paver roof will be hidden from public view due to the low profile of the roof and the location of the Proposed Site so there will not be any unreasonable impacts on the surrounding neighborhood.
>
> v. The design variation meets all applicable Town regulations and standards. The proposed concrete paver roofing meets other applicable Town regulations.
>
> vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future. Concrete paver roofing is a heavy duty and durable ballast material that provides for home protection. This design interpretation embraces nature by its natural earth tone, recalls a high alpine past of heavy-duty building materials and interprets current time and moves the Town into the future by using a modern concrete paver to ballast the membrane roof system below.

LUMINOSITY

architectural lighting design

EXHIBIT A

July 19, 2024

Amy Ward
Community Development Director
455 Mtn Vlg Blvd, Ste A
Mountain Village, CO 81435

Subject: Ridge Lot 1 I Lighting Study

Dear Ms. Ward:

After potential concerns of visibility for the Lot 1 Ridge project were expressed, the design team proposed a lighting study that would go well beyond anticipated light levels and luminances to review visibility from locations within Mountain Village, Telluride, and the valley floor. In an attempt to alleviate the concerns of the DRB, this study used sources in direct view (bare bulbs) with light emanating in all directions. The final lighting design will meet Title 17.5.12 Lighting Regulations within the Mountain Village Municipal Code, where no visibility of light sources will occur, combined with an IDA (DarkSky International) approach, focusing all lighting downward, at low levels to minimize any light pollution.

LIGHTING STUDY

To ensure all roof planes and building facades of the proposed house were accounted for, story poles (Fig. 1) were installed at all corners of each roof at their proposed height, while lengths of construction lighting were installed at the top edge of proposed glazing, defining the entire wall perimeter.

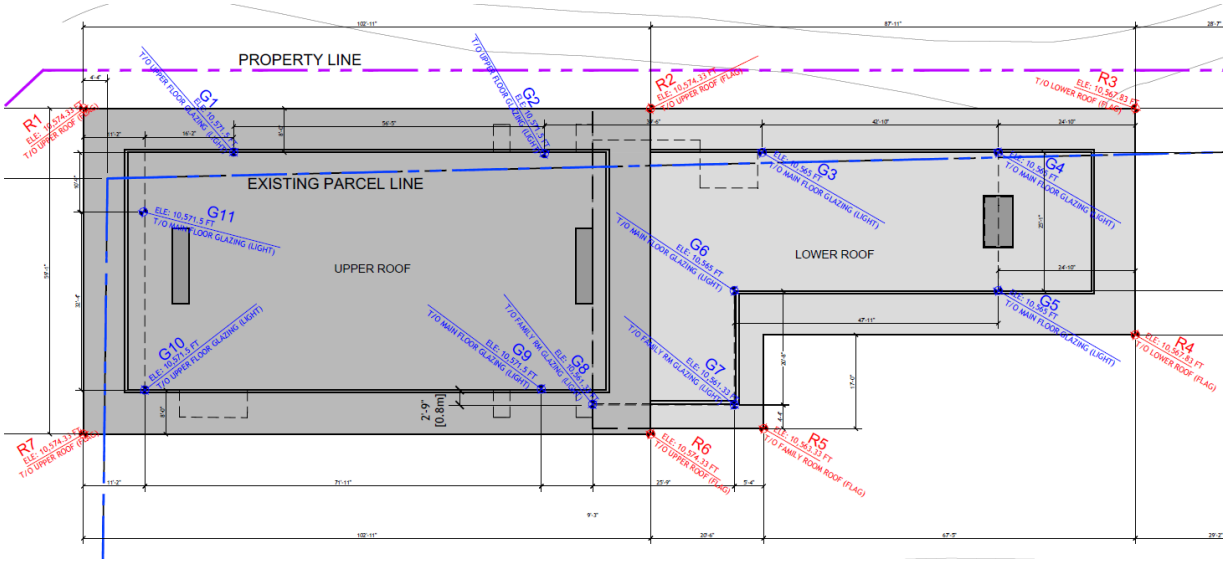


Figure 1: Site Plan – Story Pole + Light String Locations

Figure 2: Story Pole + Light String Locations

Typically, approved downlights under MV Municipal Code 17.5.12(F) for exterior lighting applications have a maximum light output of 850 lumens, which is typically recessed into the ceiling and *completely* out of view. For this study, a bare bulb emitting 800 lumens (Fig. 2) was used to ensure any visibility could be picked up while photographing from each view point (Fig. 3).

Figure 3: View Points - 1) Town Park Bra 2) Clark's Market 3) Shell Gas Station 4) Hillside 5) Village Market 6) Touchdown Dr 7) Lot 1

Since we wanted to review several viewpoints, we started photographing promptly at sunset, and then returned to each spot after dark. The first image provides perspective (28 mm), and the zoomed (300 mm) images zero in on any lighting of concern near Lot 1 and the adjacent Gondola Station.

TOWN PARK

Town park had no visibility of any lighting until complete darkness. Once we went back to town park, we photographed and videoed the bright source at the top of the hill. After review, it was apparent the source was coming from the Gondola Station, with a repetitive frequency as a gondola would come in or out blocking the light. We recommend that we work with Telluride Ski Resort to shield those sources and eliminate any view from Telluride and Mountain Village. See images below.

GONDOLA STATION

After review from both sides of the Gondola Station from Telluride Town Park and Mountain Village, it would be worthwhile to install louvers to maintain the light levels within the station, but eliminate the view of the actual LED bulbs/linear sources from MV / Telluride.

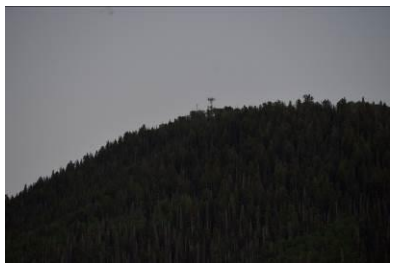
CLARK'S MARKET

No illumination was visible at either time, of Lot 1 or the Gondola Station.

SHELL GAS STATION

No illumination was visible at either time, of Lot 1 or the Gondola Station.

HILLSIDE



No illumination was visible at either time, of Lot 1 or the Gondola Station.

HILLSIDE I SEE FOREVER

After photographing Lot 1, we panned down the ridge to show the lighting from See Forever. Several buildings / windows / lights were visible.

VILLAGE MARKET

One of most prominent locations in Mountain Village is the Village Market. This location draws numerous people from around the region because of the gondola, public parking, market, etc. In addition, it raises above other hotels and homes in the surrounding area, which creates a direct line of sight to Lot 1. After sunset, no Lot 1 illumination was visible. After dark, only the Gondola Station where gondolas enter/exit was visible (300 mm lens).

TOUCHDOWN DR

After driving up San Joaquin Road and Benchmark Drive, we were not able to find any visibility of the Lot 1 property after dark. We continued, thinking at the top of Touchdown Drive, there may be an open area (near Lower Galloping Goose ski run) that comes out of the trees and may have a view point. The Peaks Resort dominated the view, with the catenary lighting below Altezza as the brightest source, then the illuminated rooms, as you can see glowing in the image above. In

addition, the Gondola Station opening was visible, but trees dampened the light levels significantly. Finally, from this high perch, all that was visible of the Lot 1 site, was a very subtle glow. This can likely be contributed to the bare bulbs used for the study that radiate light in all directions. At this location there is one house wrapping up construction, and others surrounding are situated in the trees which should minimize any view of the Lot 1 site.

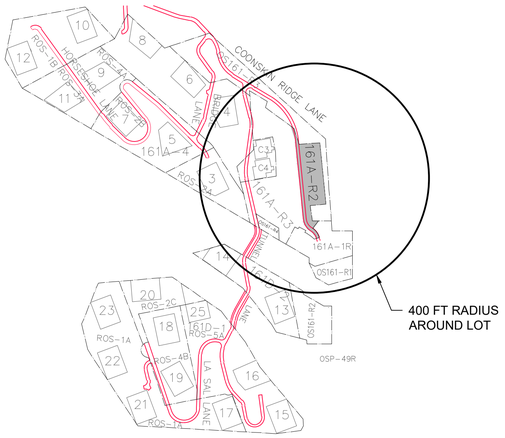
SUMMARY

After spending several hours that evening looking for views of Lot 1, while using a high resolution Nikon D810 DSLR camera with a 28-300 mm lens, we were excited to see how the project nestles down into the site and the surrounding trees conceal the view of the future home. For adjacent properties on the southern side, as they get purchased and then built upon, homes will continue to obstruct the views of Lot 1 that trees currently help to conceal on the Mountain Village side, and the dense forest on the northern side will remain intact. In addition, the design team aims to create a subdued exterior and interior environment, to blend into the landscape, which we hope to review with the Mountain Village DRB in the near future.

Sincerely,

Craig Spring, IALD, IES, LC, LEED AP
Principal

1 VICINITY MAP - MOUNTAIN VILLAGE
1" = 2000'-0" | REF:



2 VICINITY MAP - RIDGE AREA
1" = 250'-0" | REF:

RIDGE LOT 1

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ZONING: MULTI-FAMILY

DRAWING LIST

A0.00 COVER SHEET
A0.01 DATA & SITE PHOTOS

A0.10 RENDERS
A0.11 RENDERS
A0.12 RENDERS

ARCHITECTURAL CALCULATIONS
A0.20 COONSKIN VIEWPLANE STUDY
A0.21 MATERIAL CALCULATIONS
A0.22 AVERAGE BUILDING HEIGHT CALCULATIONS
A0.23 SITE COVERAGE CALCULATIONS

SURVEY
S1 SURVEY - TOPOGRAPHIC SURVEY (EXISTING CONDITIONS PLAN)
S2 SURVEY - VIEW ANGLE STUDY

ARCHITECTURAL
A1.02a PROPOSED SITE PLAN - MAIN FLOOR
A1.02b PROPOSED SITE PLAN - ROOF

CIVIL
C1 CIVIL - GRADING PLAN
C2 CIVIL - UTILITY SERVICES PLAN
C3 CIVIL - DRAINAGE AND EROSION CONTROL PLAN

LANDSCAPE
LC-1.01 LANDSCAPE - MASTERPLAN
LC-1.02 LANDSCAPE - TREE AND PLANTING PLAN
LC-1.03 LANDSCAPE - FIRE MITIGATION PLAN

ARCHITECTURAL
A2.01 LOWER FLOOR PLAN OVERALL
A2.01a LOWER FLOOR PLAN
A2.01b LOWER FLOOR PLAN
A2.02 MAIN FLOOR PLAN OVERALL
A2.02a MAIN FLOOR PLAN
A2.02b MAIN FLOOR PLAN
A2.03 UPPER FLOOR PLAN OVERALL
A2.03a UPPER FLOOR PLAN
A2.03b LOW ROOF PLAN
A2.04 ROOF PLAN OVERALL
A2.04a HIGH ROOF PLAN

A3.01 WEST ELEVATION OVERALL
A3.01a WEST ELEVATION
A3.01b WEST ELEVATION
A3.02 SOUTH ELEVATION
A3.03 EAST ELEVATION OVERALL
A3.03a EAST ELEVATION
A3.03b EAST ELEVATION
A3.04 NORTH ELEVATION

A3.10 MATERIAL PALETTE

A8.01 WINDOW SCHEDULE - LOWER FLOOR
A8.02 WINDOW SCHEDULE - MAIN FLOOR
A8.03 WINDOW SCHEDULE - MAIN FLOOR
A8.04 WINDOW SCHEDULE - MAIN FLOOR
A8.05 WINDOW SCHEDULE - UPPER FLOOR

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SEAL

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
COVER SHEET

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
N/A

SHEET NUMBER
A0.00

GENERAL NOTES:

The structure shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.

1) A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
2) An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
3) Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.
4) Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.
5) Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.
6) A Knox box is recommended at the main entrance on the address side for emergency access.

DATA:

BUILDING CODE (CHAPTER 17.7)	IBC 2018
OCCUPANCY CLASSIFICATION	RESIDENTIAL
ZONING	MULTI-FAMILY

SITE STATISTICS

SITE AREA	22,114.7 ft²
SITE COVERAGE PERMITTED (65%)	14,374.6 ft²

AREA CALCULATIONS SUMMARY

LOWER FLOOR (LIVABLE)	5,524.8 ft²
MIDDLE FLOOR (LIVABLE)	5,076.7 ft²
UPPER FLOOR (LIVABLE)	2,602.9 ft²
MECHANICAL	703.8 ft²
CART GARAGE	323.7 ft²
TOTAL FLOOR AREA:	**14,231.9 ft²**
TOTAL HEATED FLOOR AREA: (EXCLUDING MECHANICAL)	**13,528.1 ft²**
PATIOS / PLAZAS	4,343.6 ft²

SITE COVERAGE

BUILDING	10,023.1 ft²
LANDSCAPE ELEMENTS	4,097.2 ft²
COVERAGE PROPOSED (63.83%):	14,120.3 ft²
COVERAGE PERMITTED (65%):	14,374.6 ft²

CONFORMING
REFER TO A0.23

BUILDING HEIGHT

DISTANCE FROM FINISHED GRADE TO **PROPOSED** HEIGHT	33.5 ft
DISTANCE FROM FINISHED GRADE TO **PERMITTED** HEIGHT	45 ft

CONFORMING
REFER TO A3.01-3.04

AVERAGE BUILDING HEIGHT

PROPOSED AVERAGE BUILDING HEIGHT	22.02 ft
PERMITTED AVERAGE BUILDING HEIGHT	30 ft

CONFORMING
REFER TO A0.22

SITE PHOTOS:

VIEW FROM TELLURIDE

VIEW OF SITE FROM GONDOLA

VIEW OF HEATED CART PATH LOOKING SOUTH
(SITE TO THE LEFT)

VIEW OF HEATED CART PATH LOOKING NORTH
(SITE TO THE RIGHT)

VIEW OF SITE FROM LODGE SERVICE AREA

VIEW OF SERVICE ROAD LOOKING NORTH
(SITE TO THE LEFT OF ROAD)

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SEAL

COLORADO LICENSED
DON GURNEY
00408205
ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
DATA & SITE PHOTOS

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
N/A

SHEET NUMBER
A0.01

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1 WEST PERSPECTIVE
N/A | REF:

2 SOUTH WEST PERSPECTIVE
N/A | REF:

3 NORTH WEST PERSPECTIVE
N/A | REF:

4 NORTH EAST PERSPECTIVE
N/A | REF:

* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN

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COLORADO LICENSED
SEAN GURNEY
00408205
ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
RENDERS

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
N/A

SHEET NUMBER
A0.10

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1 SOUTH EAST PERSPECTIVE
N/A | REF:

2 EAST PERSPECTIVE
N/A | REF:

3 SOUTH EAST PERSPECTIVE WITH TREE OVERLAY
N/A | REF:

4 EAST PERSPECTIVE WITH TREE OVERLAY
N/A | REF:

* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN

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SEAL

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
RENDERS

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
N/A

SHEET NUMBER
A0.11

1 GONDOLA PERSPECTIVE 1
N/A | REF:

2 GONDOLA PERSPECTIVE 2
N/A | REF:

3 GONDOLA VIEW 1
N/A | REF:

4 GONDOLA VIEW 2
N/A | REF:

* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN

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SEAL

COLORADO LICENSED
DON GURNEY
00408205
ARCHITECT

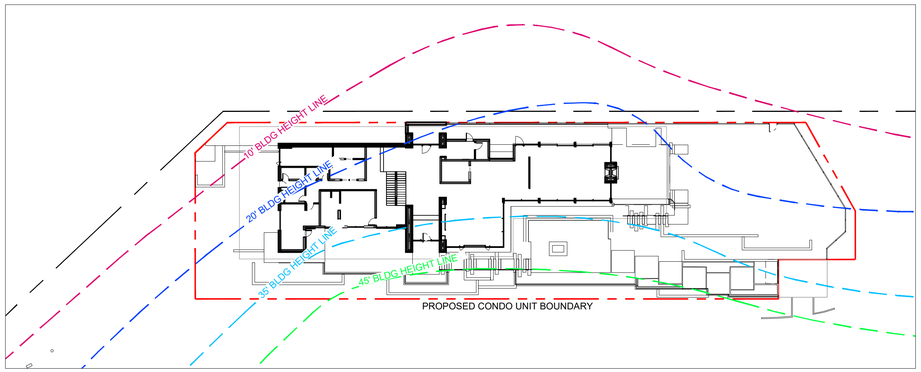
PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
RENDERS

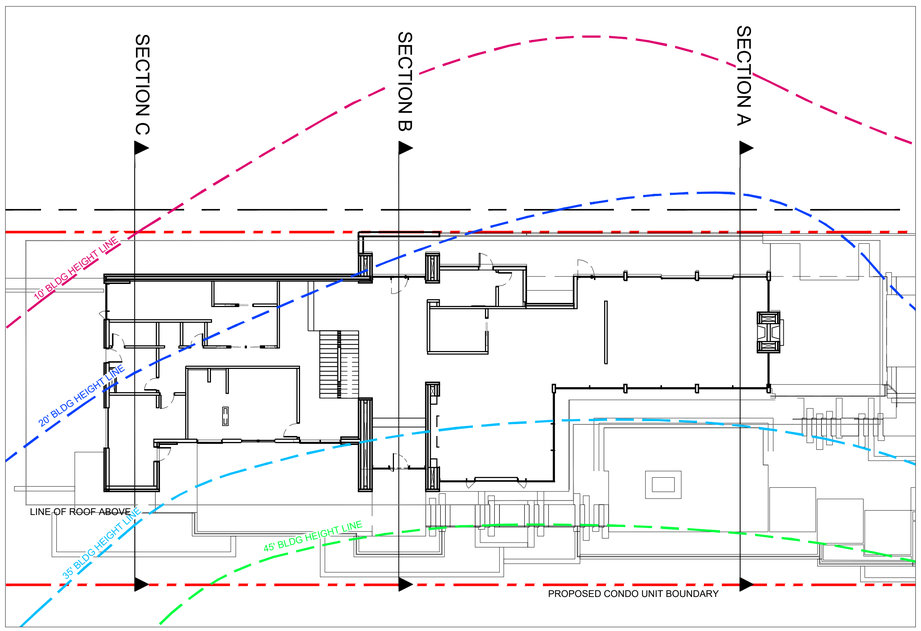
PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
N/A

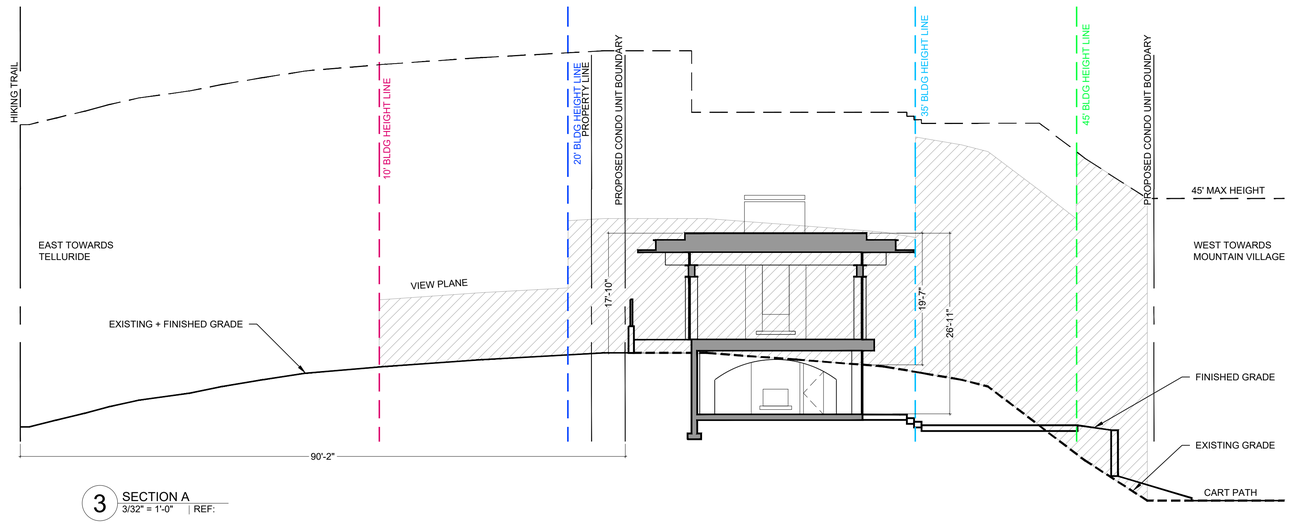
SHEET NUMBER
A0.12



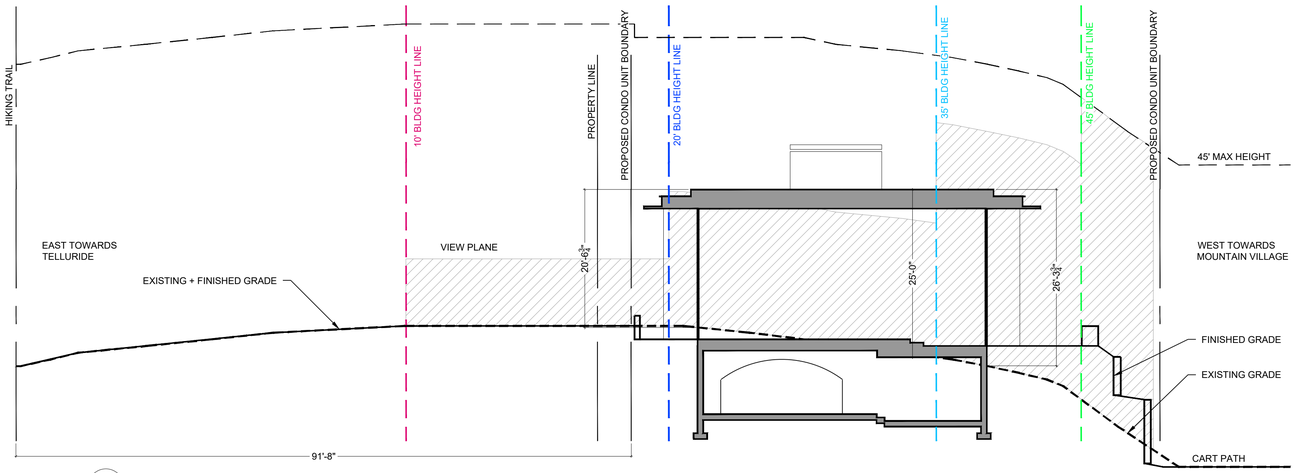
1 COONSKIN VIEWPLANE STUDY
1/32" = 1'-0" | REF:



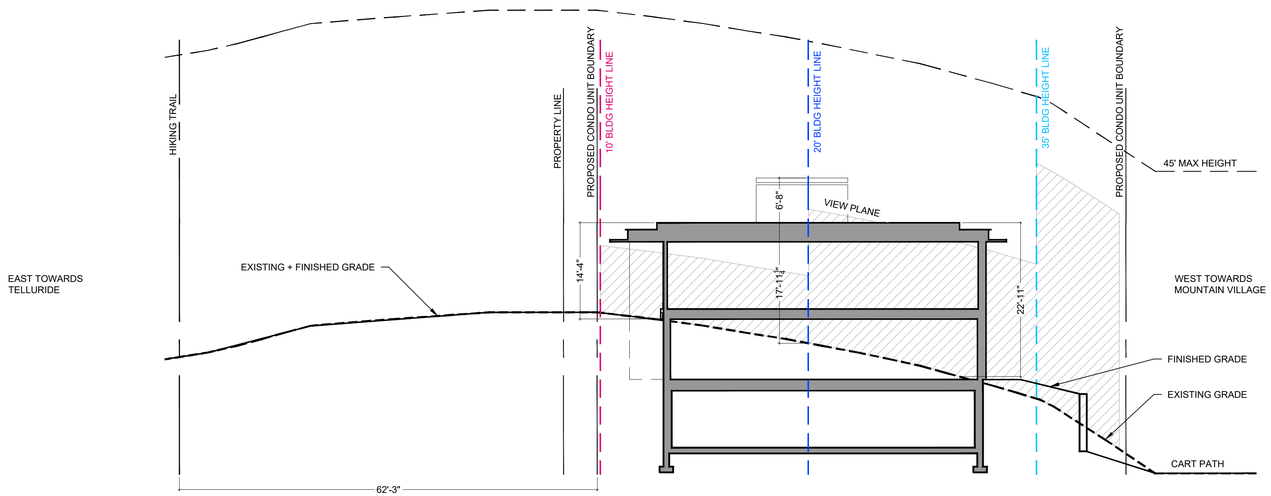
2 COONSKIN VIEWPLANE STUDY
1/16" = 1'-0" | REF:



3 SECTION A
3/32" = 1'-0" | REF:



4 SECTION B
3/32" = 1'-0" | REF:



5 SECTION C
3/32" = 1'-0" | REF:

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SEAL

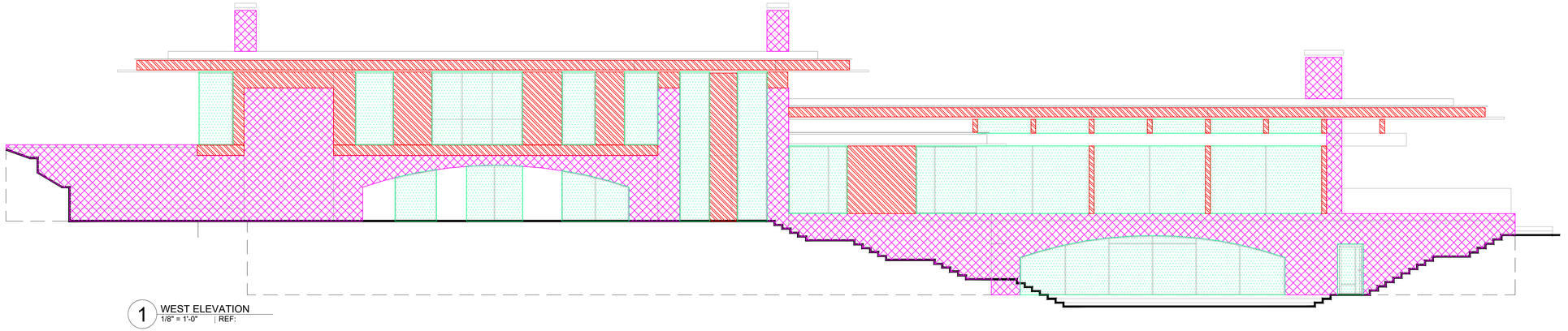
PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
COONSKIN VIEWPLANE STUDY

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/8" = 1'-0"

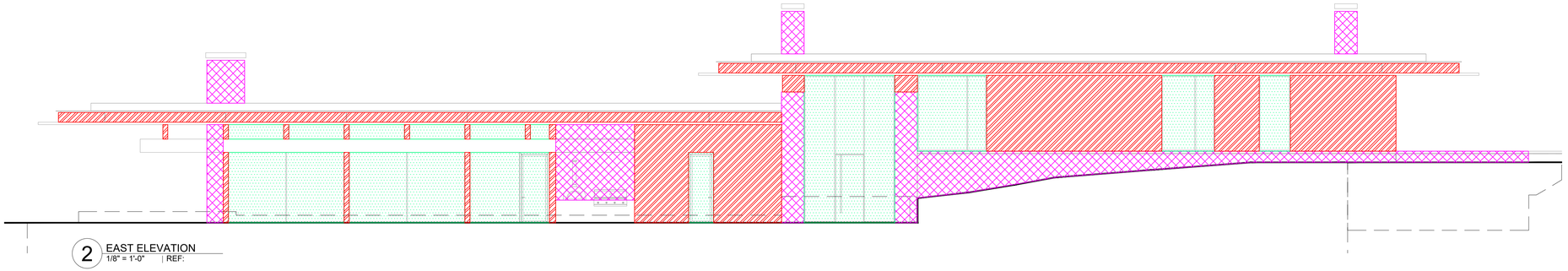
SHEET NUMBER
A0.20



1 WEST ELEVATION
1/8" = 1'-0" | REF:

WEST FACADE MATERIALS

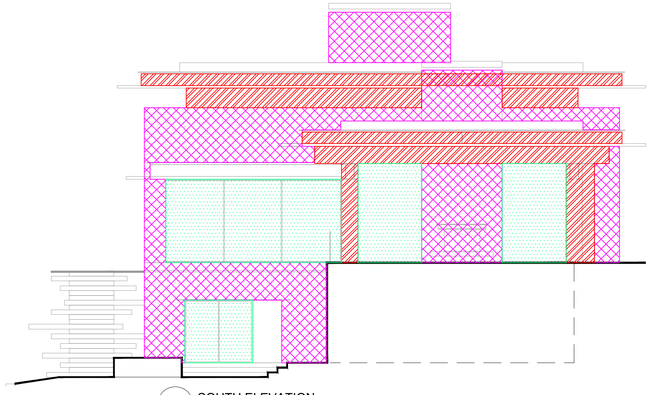
STONE	1439.5 SQ FT
WOOD	746 SQ FT
METAL	577.9 SQ FT
FENESTRATION	1591.2 SQ FT
TOTAL	**4354.6 SQ FT**



2 EAST ELEVATION
1/8" = 1'-0" | REF:

EAST FACADE MATERIALS

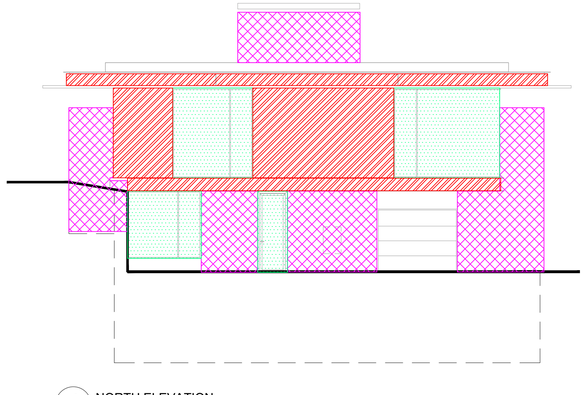
STONE	509.5 SQ FT
WOOD	953.3 SQ FT
METAL	430.8 SQ FT
FENESTRATION	928.1 SQ FT
TOTAL	**2821.7 SQ FT**



3 SOUTH ELEVATION
1/8" = 1'-0" | REF:

SOUTH FACADE MATERIALS

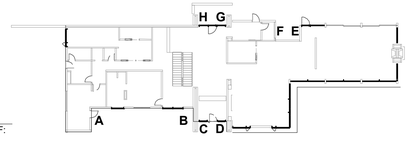
STONE	593 SQ FT
WOOD	329.6 SQ FT
METAL	178.2 SQ FT
FENESTRATION	394.3 SQ FT
TOTAL	**1495.1 SQ FT**



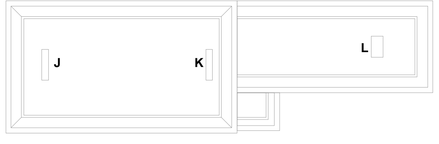
4 NORTH ELEVATION
1/8" = 1'-0" | REF:

NORTH FACADE MATERIALS

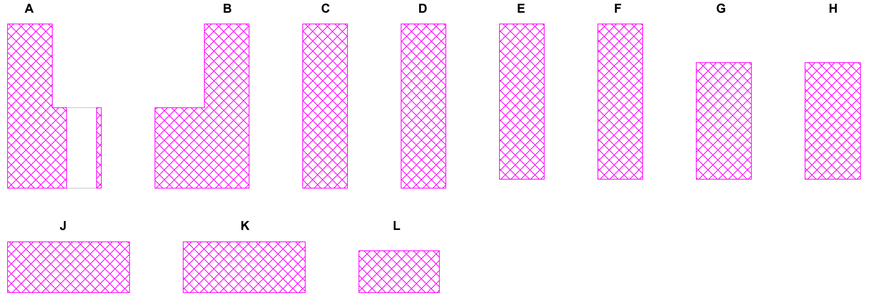
STONE	435.5 SQ FT
WOOD	350.7 SQ FT
METAL	172.7 SQ FT
FENESTRATION	299.9 SQ FT
TOTAL	**1258.8 SQ FT**



5 MAIN FLOOR
1/32" = 1'-0" | REF:



6 ROOF
1/32" = 1'-0" | REF:



INSIDE FACES MATERIALS

STONE	966 SQ FT
WOOD	-
METAL	30 SQ FT
FENESTRATION	-
TOTAL	**996 SQ FT**

TOTAL FACADE MATERIALS

STONE	3943.5 SQ FT	36.09%
WOOD	2379.6 SQ FT	21.78%
METAL	1389.6 SQ FT	12.72%
FENESTRATION	3213.5 SQ FT	29.41%
TOTAL	**10 926.2 SQ FT**	**100%**

0' 4' 8' 12'

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SEAL

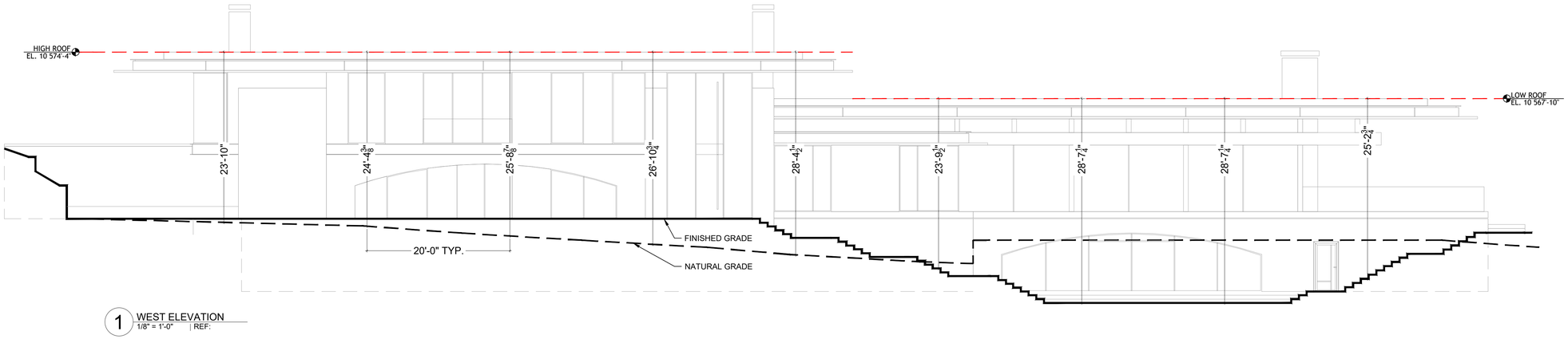
PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
FACADE MATERIAL CALCULATIONS

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/8" = 1'-0"

SHEET NUMBER
A0.21

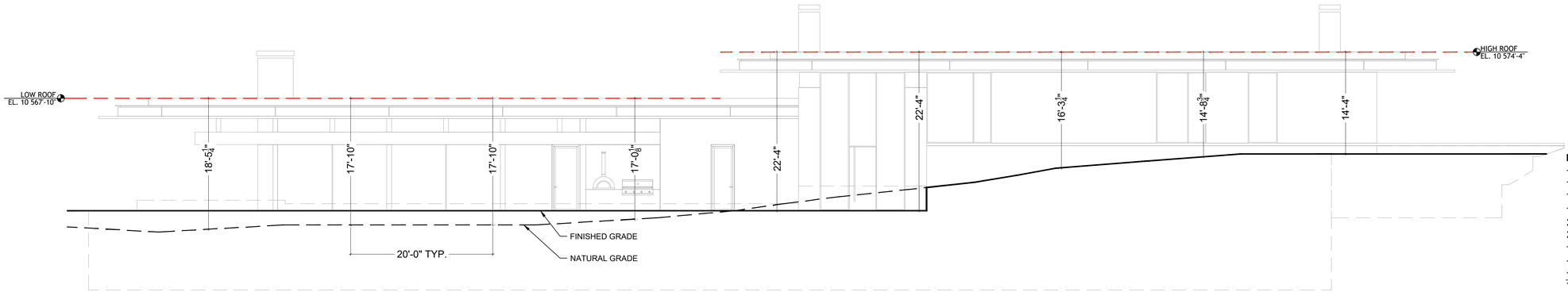


1 WEST ELEVATION
1/8" = 1'-0" | REF:

WEST ELEVATION AVERAGE HEIGHT

23'-10"	23.83 FT
24'-4 3/8"	24.36 FT
25'-8 7/8"	25.74 FT
26'-10 3/4"	26.90 FT
28'-4 1/2"	28.38 FT
23'-9 1/2"	23.79 FT
28'-7 1/4"	28.60 FT
28'-7 1/4"	28.60 FT
25'-2 3/4"	25.23 FT
TOTAL	235.43 FT

AVG HT = 235.43 / 9
= 26.16 FT

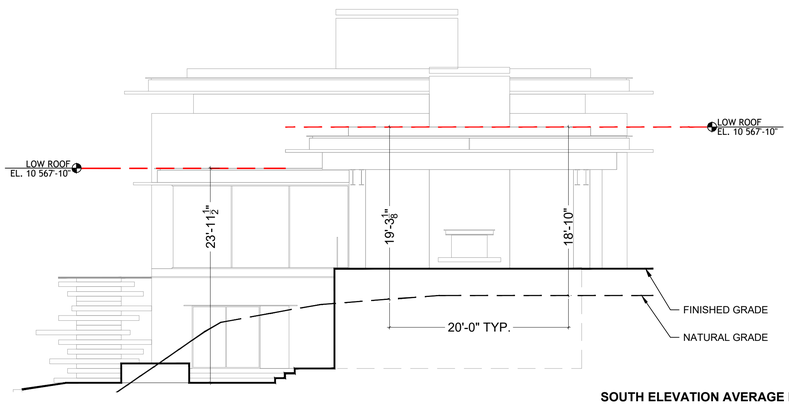


2 EAST ELEVATION
1/8" = 1'-0" | REF:

EAST ELEVATION AVERAGE HEIGHT

18'-5 1/4"	18.44 FT
17'-10"	17.83 FT
17'-10"	17.83 FT
17'-0 1/8"	17.01 FT
22'-4"	22.33 FT
22'-4"	22.33 FT
16'-3 1/4"	16.27 FT
14'-8 3/4"	14.73 FT
14'-4"	14.33 FT
TOTAL	161.10 FT

AVG HT = 161.10 / 9
= 17.90 FT

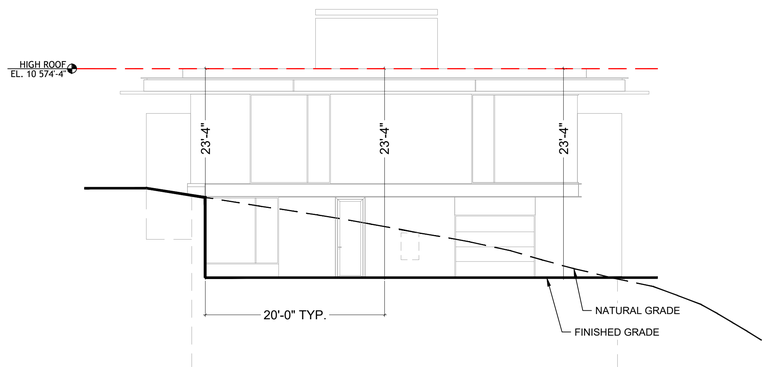


3 SOUTH ELEVATION
1/8" = 1'-0" | REF:

SOUTH ELEVATION AVERAGE HEIGHT

23'-11 1/2"	23.96 FT
19'-3 1/8"	19.26 FT
18'-10"	18.83 FT
TOTAL	62.05 FT

AVG HT = 62.05 / 3
= 20.68 FT



4 NORTH ELEVATION
1/8" = 1'-0" | REF:

NORTH ELEVATION AVERAGE HEIGHT

23'-4"	23.33 FT
23'-4"	23.33 FT
23'-4"	23.33 FT
TOTAL	69.99 FT

AVG HT = 69.99 / 3
= 23.33 FT

Community Development Code (CDC) Interpretation pursuant to CDC Section 17.1.8.A.

On complex buildings, the average building height calculation shall be determined by taking the average of heights at equal intervals around the perimeter of a building. Those intervals shall be no more than twenty (20) feet. When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to the highest point on the rooftop, roof ridge, parapet or topmost portion of the structure.

AVERAGE BUILDING HEIGHT

WEST ELEVATION	26.16 FT
EAST ELEVATION	17.90 FT
SOUTH ELEVATION	20.68 FT
NORTH ELEVATION	23.33 FT
AVERAGE BUILDING HEIGHT =	(26.16' + 17.90' + 20.68' + 23.33') / 4

AVERAGE BUILDING HEIGHT = 22.02 FT

0' 4' 8' 12'

OPENSPACE ARCHITECTURE
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THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSPACE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSPACE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.

SEAL

COLORADO LICENSED
RON GURNEY
00408205
ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
AVERAGE BUILDING HEIGHT CALCULATIONS

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/8" = 1'-0"

SHEET NUMBER
A0.22

OPENSPACE ARCHITECTURE
183 E 1ST STREET, NORTH VANCOUVER, BRITISH COLUMBIA, CANADA, V7L 1E2
T. 604 984 7702 T. 604 984 7705 WWW.OPENSPACEARCHITECTURE.COM

DATE	ISSUE / REVISION
2024.09.27	ISSUED FOR DRB

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SEAL

1 SITE COVERAGE
3/32" = 1'-0" | REF:

N

SITE COVERAGE

BUILDING	10 023.1 SQ FT
LANDSCAPE ELEMENTS	4097.2 SQ FT
TOTAL	**14 120.3 SQ FT**
COVERAGE PROPOSED (63.83%)	**14 120.3 SQ FT**
COVERAGE PERMITTED (65%)	**14 374.6 SQ FT**

0' 4' 8' 12'

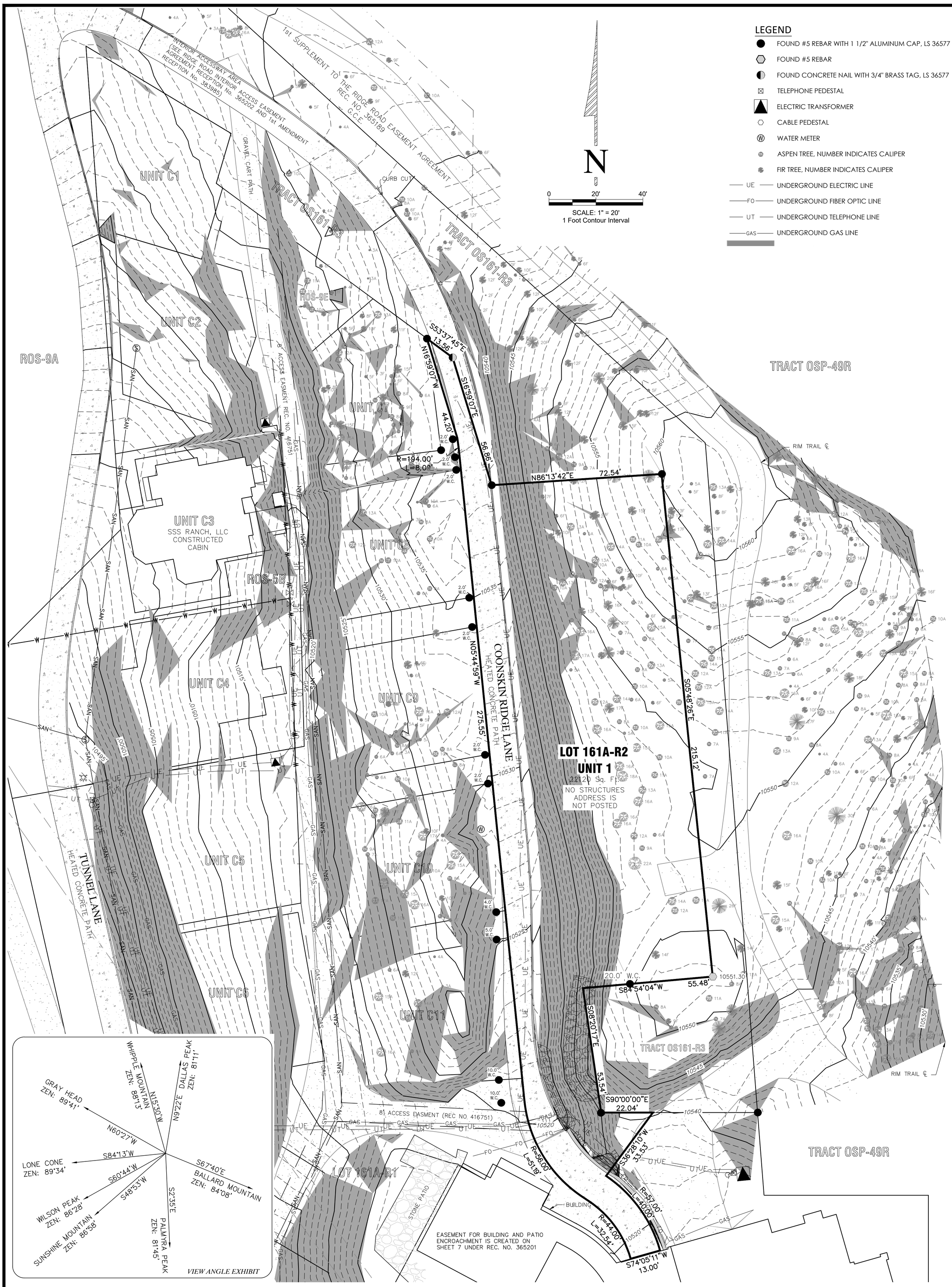
PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
SITE COVERAGE CALCULATIONS

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/8" = 1'-0"

SHEET NUMBER
A0.23



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.

NOTES:

1. According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Order No. TLR86013658, Policy Date May 03, 2023 at 05:00 PM.
3. Vertical datum is based on the found Southeast corner of Unit 1, a #5 Rebar, having an elevation of 10551.30 feet, as depicted.
5. Utility locates were done by others, provided for design and engineering and are not to be used for excavation.
6. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 1, The Ridge a Telluride, according to the Planned Community Plat of The Ridge at Telluride recorded on April 5, 2004, at Reception No. 365188 in the records of the San Miguel County Clerk and Recorder, as amended and supplemented by the Plats recorded at Reception Nos. 383984, 385382, 398449, 403055, 409853, 413134, 446065, and 458069 in the records of the San Miguel County Clerk and Recorder, and according to the Declaration for the Ridge at Telluride, a Planned Community, recorded on April 5, 2004 at Reception No. 365201 in records of the San Miguel County Clerk and Recorder,as amended and supplemented by the documents recorded at Reception Nos. 383983, 398448, 403064, 413135, and 458070 in the records of the San Miguel County Clerk and Recorder,

County of San Miguel,
State of Colorado

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Unit 1, The Ridge a Telluride, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Christopher R. Kennedy, P.L.S. 36577
04/24/2024

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER R. KENNEDY
04/24/24
36577

TOPOGRAPHIC SURVEY
UNIT 1, THE RIDGE AT TELLURIDE

SAN JUAN SURVEYING
SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728 - 1128 (970) 728 - 9201 fax
office@sanjuansurveying.net

DATE:	04/24/2024
JOB:	04068
DRAWN BY:	AHM
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

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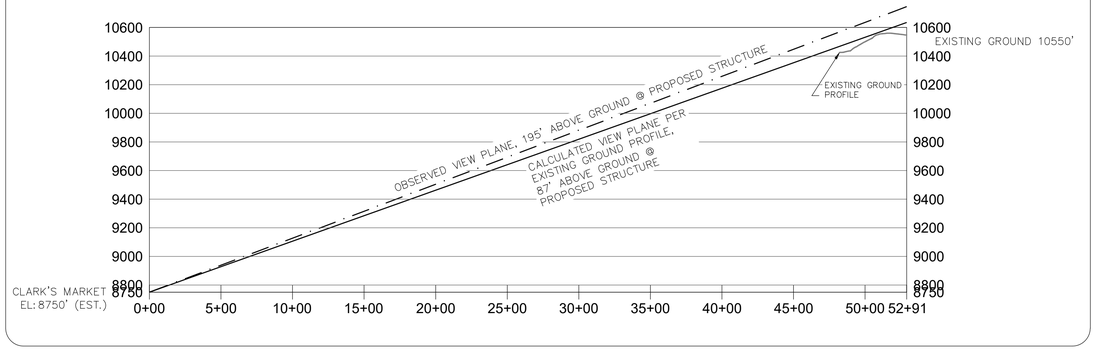
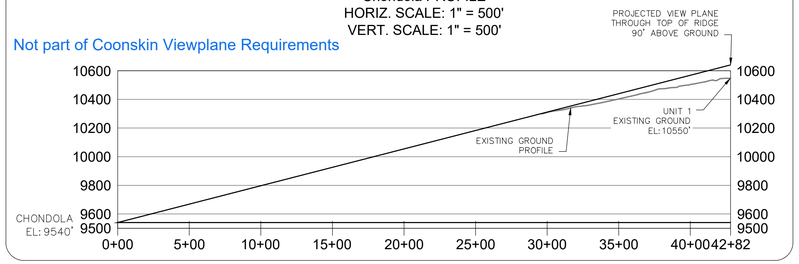
Shell Station PROFILE
HORIZ. SCALE: 1" = 500'
VERT. SCALE: 1" = 500'



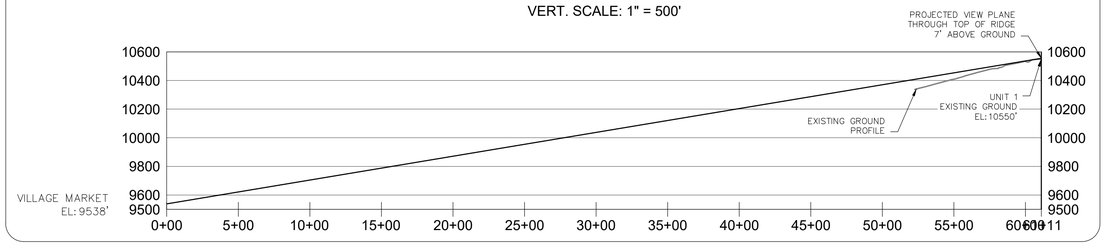
Chondola PROFILE
HORIZ. SCALE: 1" = 500'
VERT. SCALE: 1" = 500'

Not part of Coonskin Viewplane Requirements

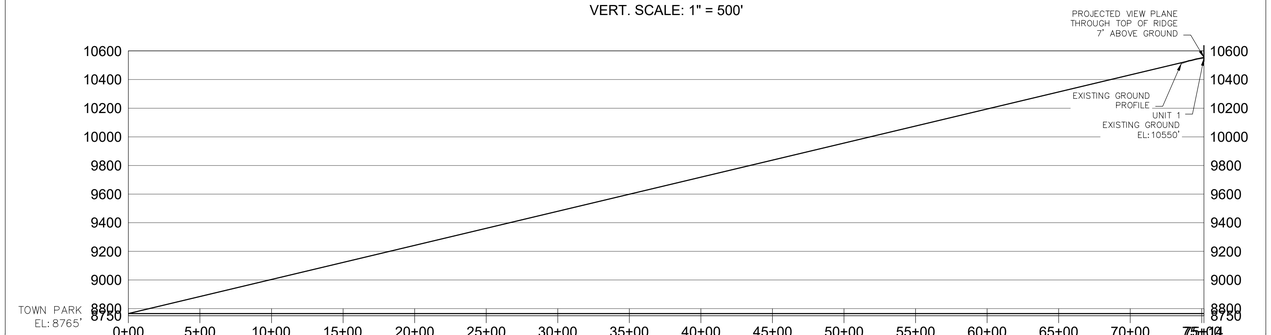


Not part of Coonskin Viewplane Requirements

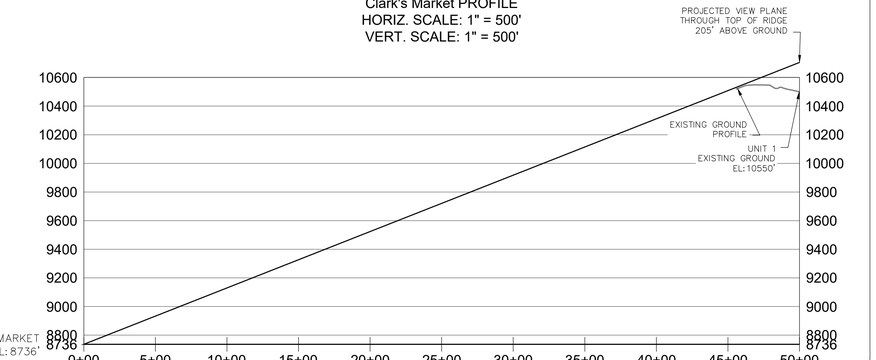
Village Market PROFILE
HORIZ. SCALE: 1" = 500'
VERT. SCALE: 1" = 500'



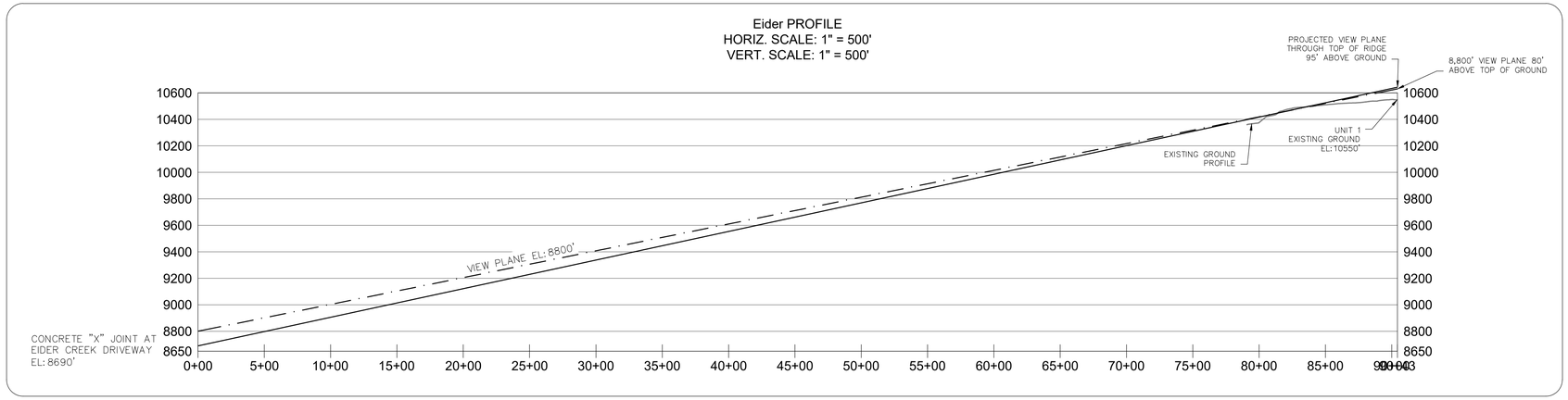
Town Park PROFILE
HORIZ. SCALE: 1" = 500'
VERT. SCALE: 1" = 500'



Clark's Market PROFILE
HORIZ. SCALE: 1" = 500'
VERT. SCALE: 1" = 500'



Eider PROFILE
HORIZ. SCALE: 1" = 500'
VERT. SCALE: 1" = 500'



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County of San Miguel,
State of Colorado

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this View Study prepared for Hot Dog House Telluride LLC, a Wyoming Limited Liability Company was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge.

Christopher R. Kennedy, P.L.S. 36577 02/20/2024

COLORADO REGISTERED CHRISTOPHER R. KENNEDY 36577 02/20/24 PROFESSIONAL LAND SURVEYOR

VIEW ANGLE STUDY
UNIT 1, THE RIDGE AT TELLURIDE

SAN JUAN SURVEYING
*SURVEYING * PLANNING*
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728 - 1128 (970) 728 - 9201 fax
office@sanjuansurveying.net

DATE:	09/19/2021
JOB:	04068
DRAWN BY:	CRK
CHECKED BY:	CKP
REVISION DATES:	
SHEET:	1 OF 5

OPENSPACE ARCHITECTURE
182 E 1ST STREET, NORTH VANCOUVER, BRITISH COLUMBIA, CANADA, V7L 1E2
T. 604 984 7702 F. 604 984 7705 WWW.OPENSPACEARCHITECTURE.COM

DATE	ISSUE / REVISION
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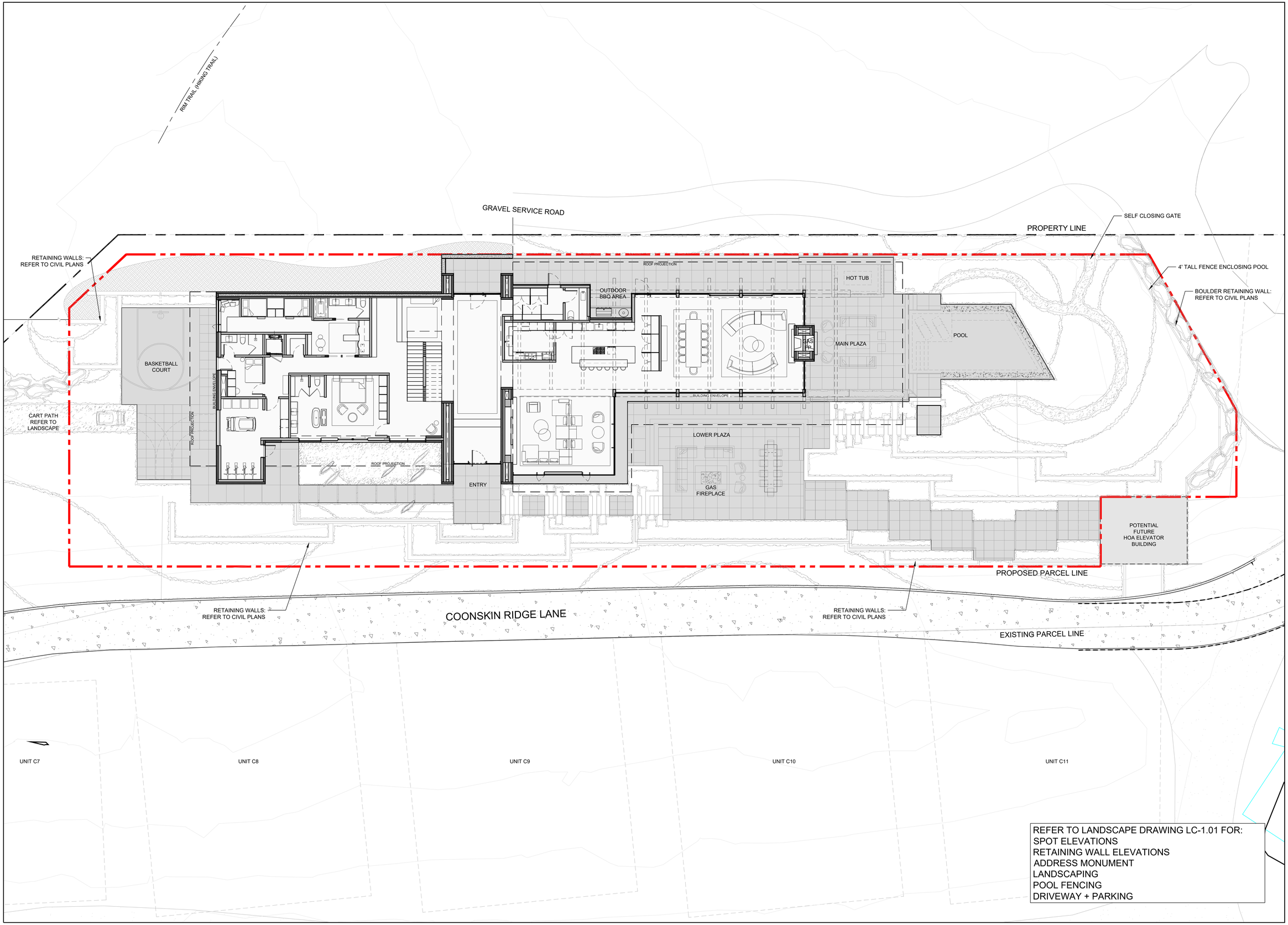

REFER TO LANDSCAPE DRAWING LC-1.01 FOR:
SPOT ELEVATIONS
RETAINING WALL ELEVATIONS
ADDRESS MONUMENT
LANDSCAPING
POOL FENCING
DRIVEWAY + PARKING

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SEAL

COLORADO LICENSED
DON GURNEY
00408205
ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
PROPOSED SITE PLAN WITH MAIN FLOOR

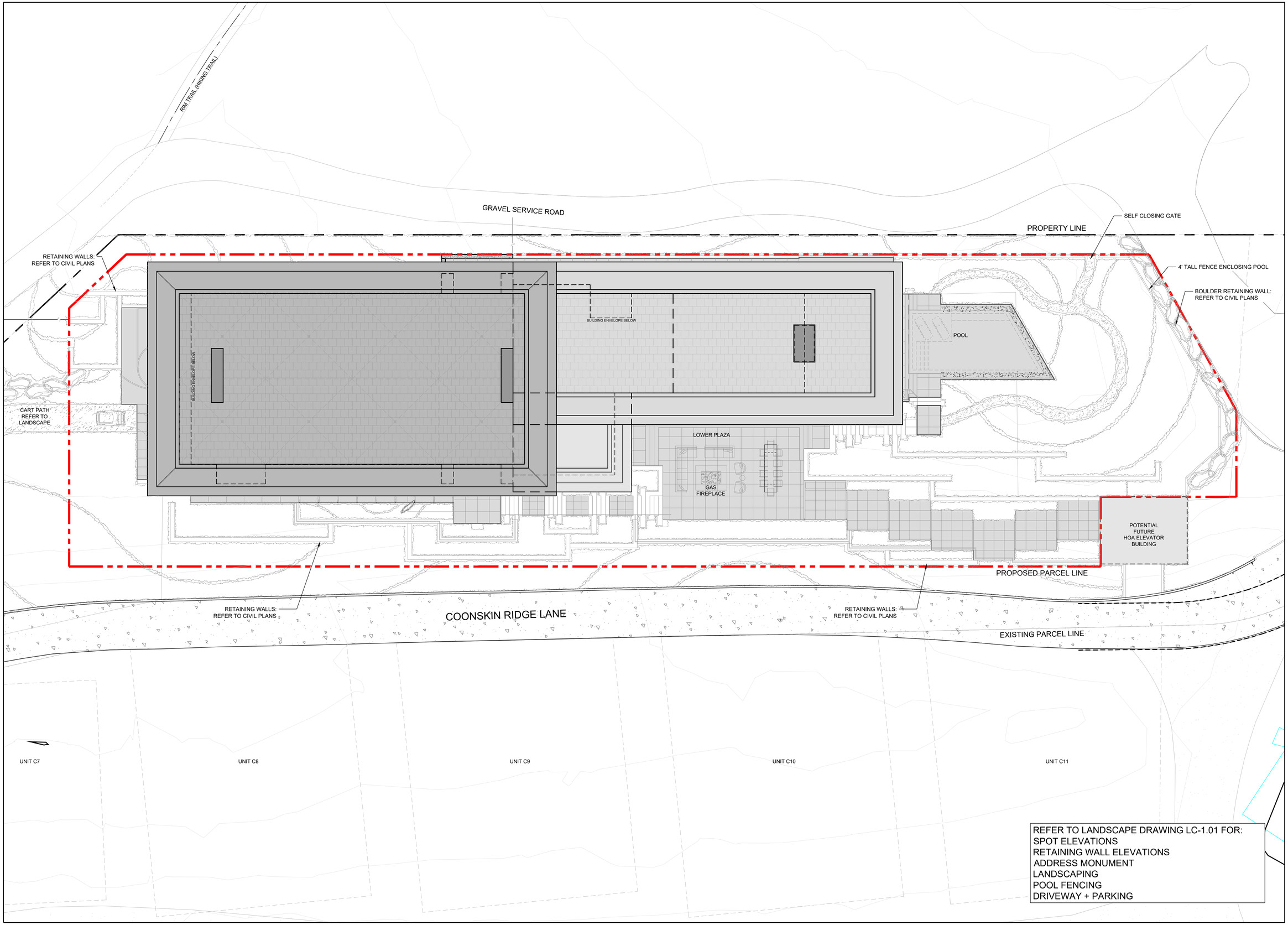
PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1" = 10'-0"

SHEET NUMBER
A1.02a

OPENSPACE ARCHITECTURE
182 E 1ST STREET, NORTH VANCOUVER, BRITISH COLUMBIA, CANADA, V7L 1E2
T. 604 984 7702 F. 604 984 7705 WWW.OPENSPACEARCHITECTURE.COM

DATE	ISSUE / REVISION
2024.09.27	ISSUED FOR DRB



REFER TO LANDSCAPE DRAWING LC-1.01 FOR:
SPOT ELEVATIONS
RETAINING WALL ELEVATIONS
ADDRESS MONUMENT
LANDSCAPING
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SEAL

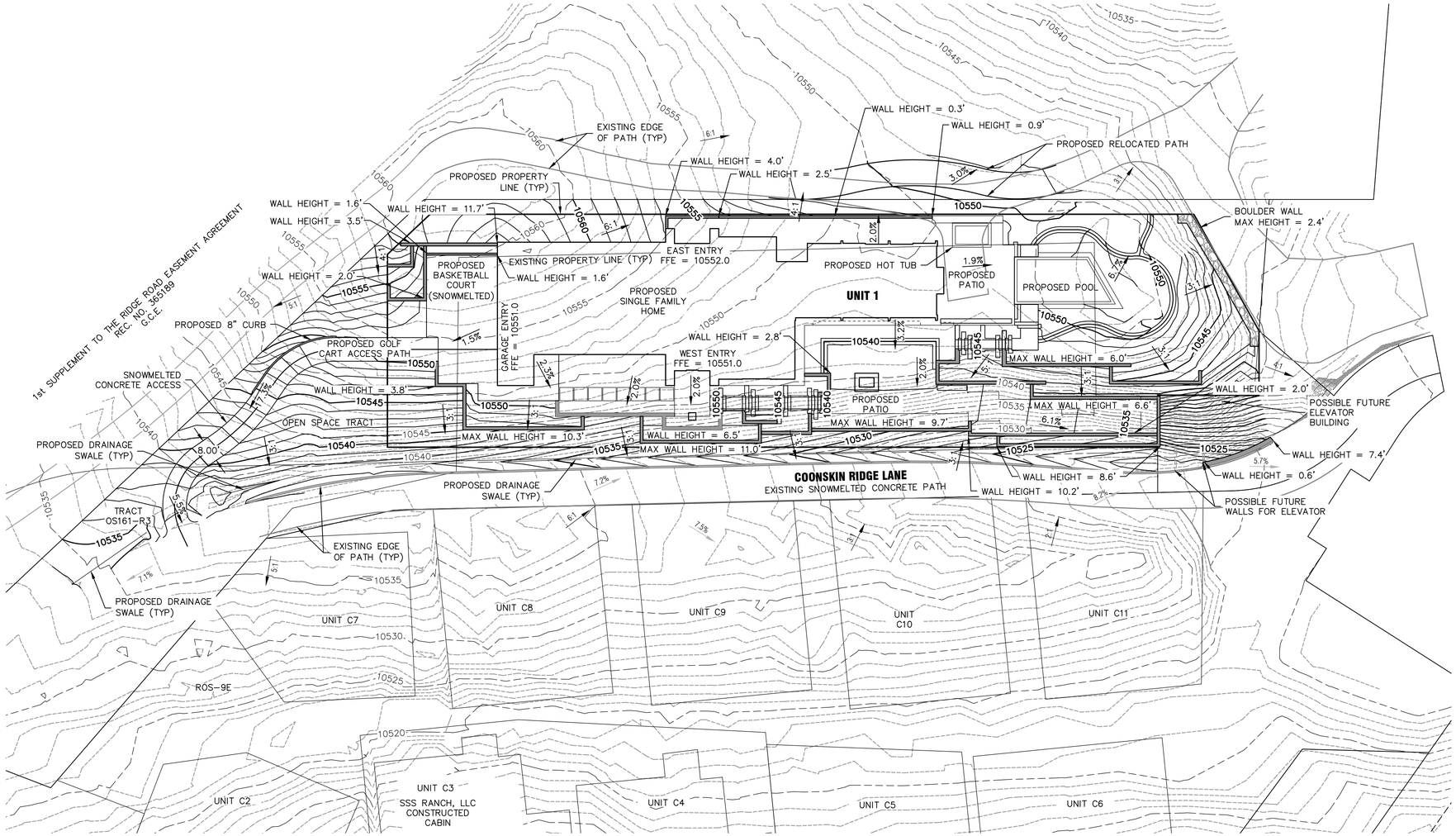
PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
PROPOSED SITE PLAN WITH ROOF

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1" = 10'-0"

SHEET NUMBER
A1.02b



INITIAL DRB GRADING PLAN

LEGEND

FFE = FINISHED FLOOR ELEVATION

2.0% PROPOSED GRADE

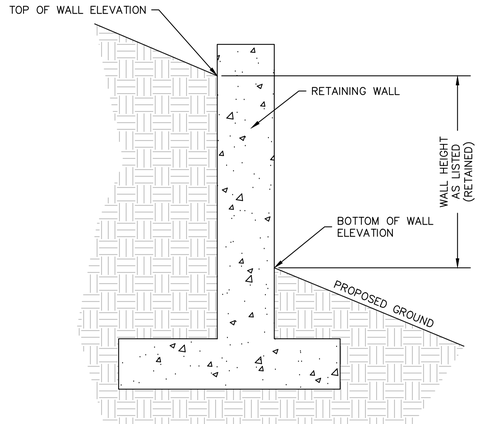
3.0% EXISTING GRADE

2.5:1 PROPOSED SLOPE

6:1 EXISTING SLOPE

NOTES

1. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY SAN JUAN SURVEYING.
2. MAXIMUM SLOPE GRADING TO BE 2(H):1(V).
3. SEE SHEET 1 FOR EXISTING UTILITY LOCATIONS.



TYPICAL RETAINING WALL SECTION

NTS

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

0 20' 40'
SCALE: 1" = 20'

DRB INITIAL SUBMITTAL ONLY. NOT FOR CONSTRUCTION.

THESE INITIAL DESIGN REVIEW BOARD DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR HOT DOG HOUSE TELLURIDE LLC AND INCLUDES INITIAL UTILITY SERVICES, GRADING, AND DRAINAGE ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.

COLORADO REGISTERED GREGORY E. ANDERSON 35736 09-27-24 PROFESSIONAL ENGINEER

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

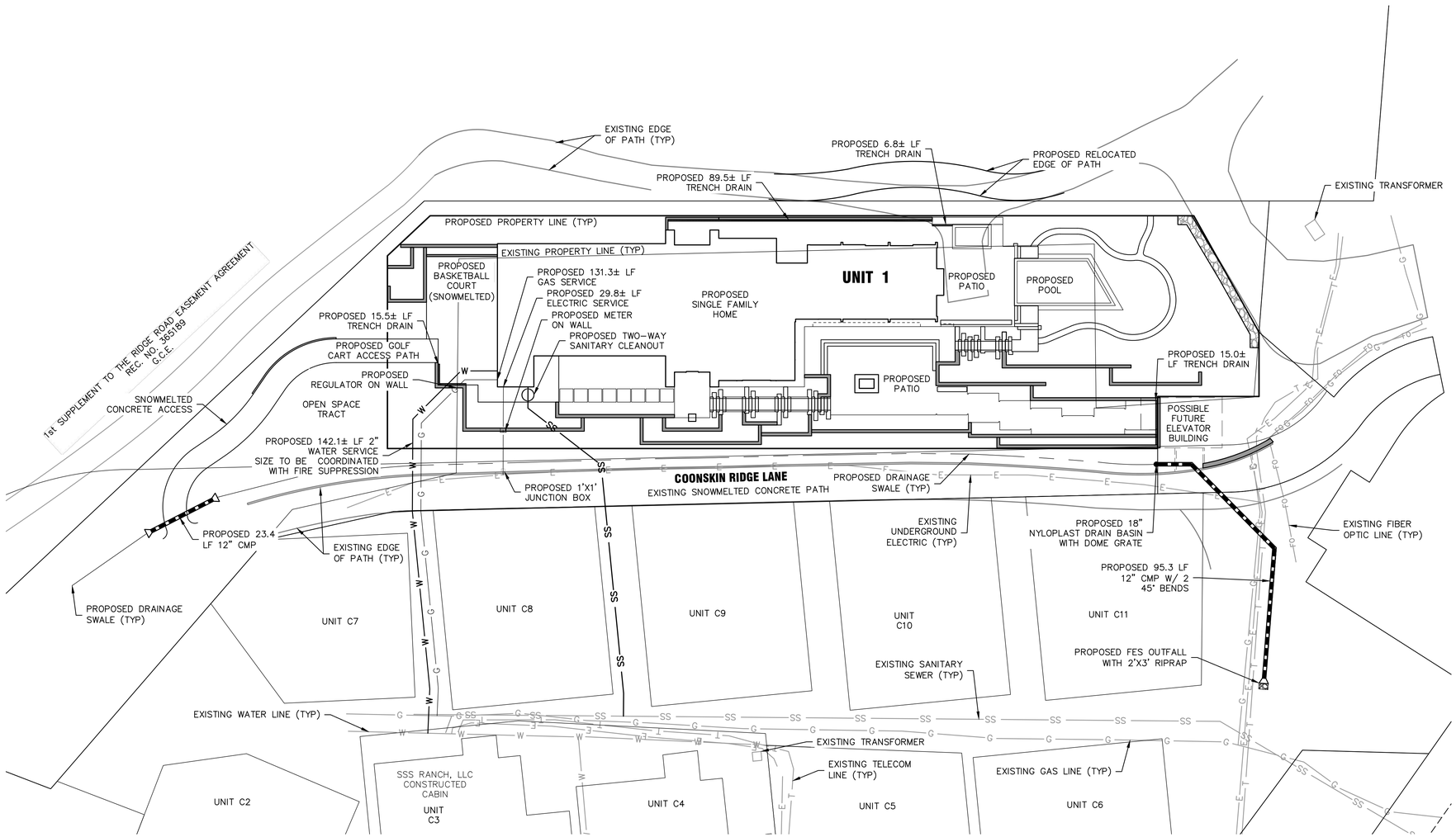
ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

UNIT 1 THE RIDGE AT TELLURIDE

INITIAL DRB GRADING PLAN

CLIENT:
HOT DOG HOUSE TELLURIDE LLC A WY LLC
6501 RED HOOK PLZ # STE 207-271
ST THOMAS, VI, 008021373

DATE: SEPTEMBER 27, 2024
PROJECT #: 2023020
PROJECT MANAGER: GEA
DRAWN BY: JTV
SHEET #:



INITIAL DRB UTILITY SERVICES PLAN

NOTES

1. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY SAN JUAN SURVEYING SURVEYING.
2. ALL EXISTING UTILITIES ARE FROM SAN JUAN SURVEYING AND MUST BE CONFIRMED BY CONTRACTORS BEFORE THE START OF ANY CONSTRUCTION ACTIVITIES.
3. ELECTRICAL SERVICE LINES TO MAINTAIN 3' SEPARATION FROM ALL UTILITIES INCLUDING GAS AT ALL TIMES.
4. TELEPHONE TO BE COORDINATED WITH CLEARNETWORX.
5. ELECTRIC TO BE COORDINATED WITH SAN MIGUEL POWER ASSOCIATION FOR FINAL ROUTE, TRANSFORMER, AND METER AS REQUIRED.
6. WATER TAP TO BE A DRILLED CORPORATION STOP OR CUT IN TEE AND INSTALLATION TO BE COORDINATED WITH TOWN OF MOUNTAIN VILLAGE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
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OR
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COLORADO REGISTERED GREGORY E. ANDERSON 35736 09-27-24 PROFESSIONAL ENGINEER

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

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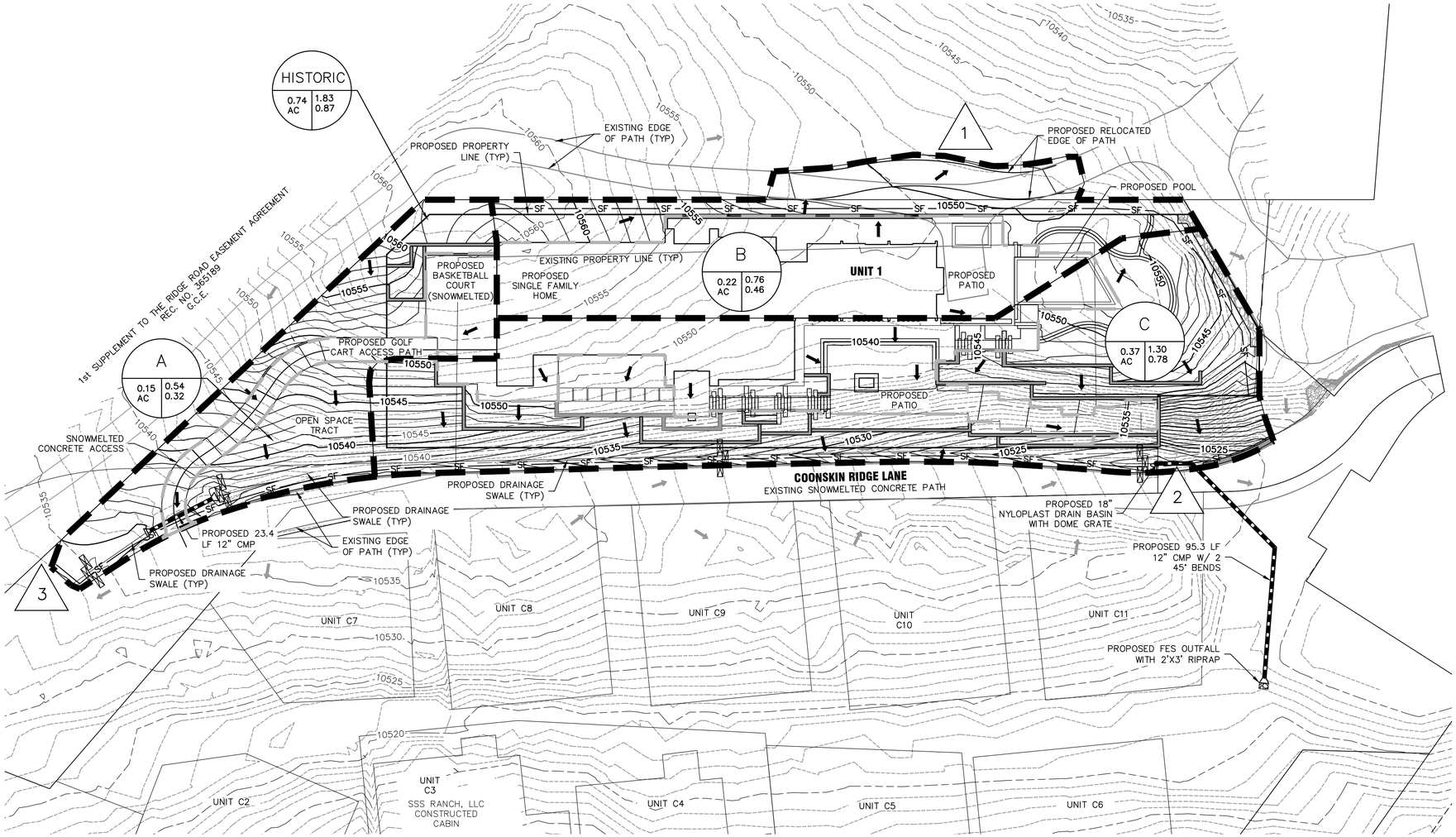
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

UNIT 1 THE RIDGE AT TELLURIDE

INITIAL DRB
UTILITY SERVICES PLAN

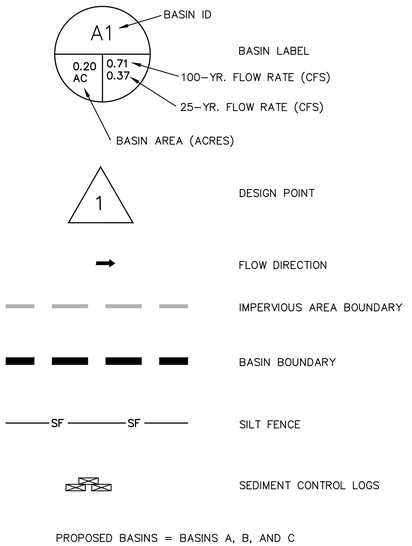
CLIENT:
HOT DOG HOUSE TELLURIDE LLC A WY LLC
650I RED HOOK PLZ # STE 207-271
ST THOMAS, VI, 008021373

DATE: SEPTEMBER 27, 2024
PROJECT #: 2023020
PROJECT MANAGER: GEA
DRAWN BY: JTV
SHEET #:
2 OF 3



INITIAL DRB DRAINAGE AND EROSION CONTROL PLAN

LEGEND



PROPOSED BASINS = BASINS A, B, AND C

HISTORIC BASIN = TOTAL OF BASINS A, B, AND C PRE-DEVELOPMENT

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1-800-922-1987
OR
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GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

UNIT 1 THE RIDGE AT TELLURIDE

INITIAL DRB DRAINAGE AND EROSION CONTROL PLAN

CLIENT:
HOT DOG HOUSE TELLURIDE LLC A WY LLC
650I RED HOOK PLZ # STE 207-271
ST THOMAS, VI, 008021373

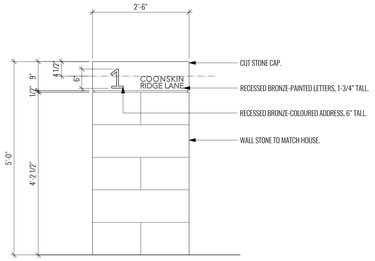
DATE: SEPTEMBER 27, 2024

PROJECT #: 2023020

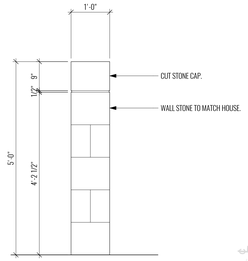
PROJECT MANAGER: GEA
DRAWN BY: JTV

SHEET #:

3 OF 3



1 LC-1.01 ADDRESS MONUMENT DETAIL - FRONT VIEW
Scale: 3/4" = 1'-0"



2 LC-1.01 ADDRESS MONUMENT DETAIL - SIDE VIEW
Scale: 3/4" = 1'-0"

HIKING TRAIL (SURVEYED CENTERLINE DASHED)

HIKING TRAIL (SURVEYED CENTERLINE DASHED)

GRAVEL SERVICE ROAD (DASHED, TO BE SHIFTED)

PROPERTY LINE

PROPOSED PARCEL LINE

GRAVEL SERVICE ROAD

PROPERTY LINE

132.83'

EOC

AUTOCOURT

BASKETBALL COURT (20' X 25')

LOWER FLOOR +10551'

MAIN FLOOR RESIDENCE

MAIN FLOOR +10552'

ALPINE GARDEN FG +10551.00'

ENTRY FG +10551.00'

LOWER LOUNGE

BASEMENT TERRACE

HOTUB

MAIN FLOOR PLAZA +10552.00'

SWIMMING POOL

WOODLAND WALK

FUTURE ELEVATOR BLDG

SELF-CLOSING/LATCHING DOOR

CANOPY ABOVE (DASHED)

PROPOSED PARCEL LINE

HEAT-TRACED CART PATH

HEATED CONCRETE PATH

PROPOSED PARCEL LINE

PROPOSED PARCEL LINE

30.41'

EOC

PROPERTY LINE

COONSKIN RIDGE LANE

ISSUE DATE	ISSUED FOR/REVISIONS
24 01 11	ISSUED FOR TEAM REVIEW
24 01 16 R1	ISSUED FOR PERMIT
24 01 13 R2	ISSUED IN PROGRESS FOR CLIENT MEETING
24 03 18 R3	ISSUED IN PROGRESS FOR ARCHITECT REVIEW
24 03 25 R4	ISSUED FOR CLIENT PRESENTATION
24 06 28 R5	ISSUED FOR CLIENT PRESENTATION
24 07 01 R6	ISSUED FOR CLIENT PRESENTATION
24 07 18 R7	ISSUED FOR CLIENT PRESENTATION
24 08 02 R8	ISSUED FOR CLIENT PRESENTATION
24 08 05 R9	ISSUED FOR ARCHITECT COORDINATION
24 08 26 R10	ISSUED FOR TEAM REVIEW
24 09 13 R11	ISSUED FOR PERMIT
24 09 25 R12	ISSUED FOR PERMIT

DATE	PROJECT STATUS
24 01 11	CONCEPTUAL MASTERPLAN
24 09 13	DP (DEVELOPMENT PERMIT)
	BU (BUILDING PERMIT)
	TENDER
	CONSTRUCTION

DRAWING NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.

COPY RIGHT RESERVED THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF THIS LANDSCAPE ARCHITECT. I DESIGNED AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.

PAUL SANGHA CREATIVE

PRIVATE RESIDENCE

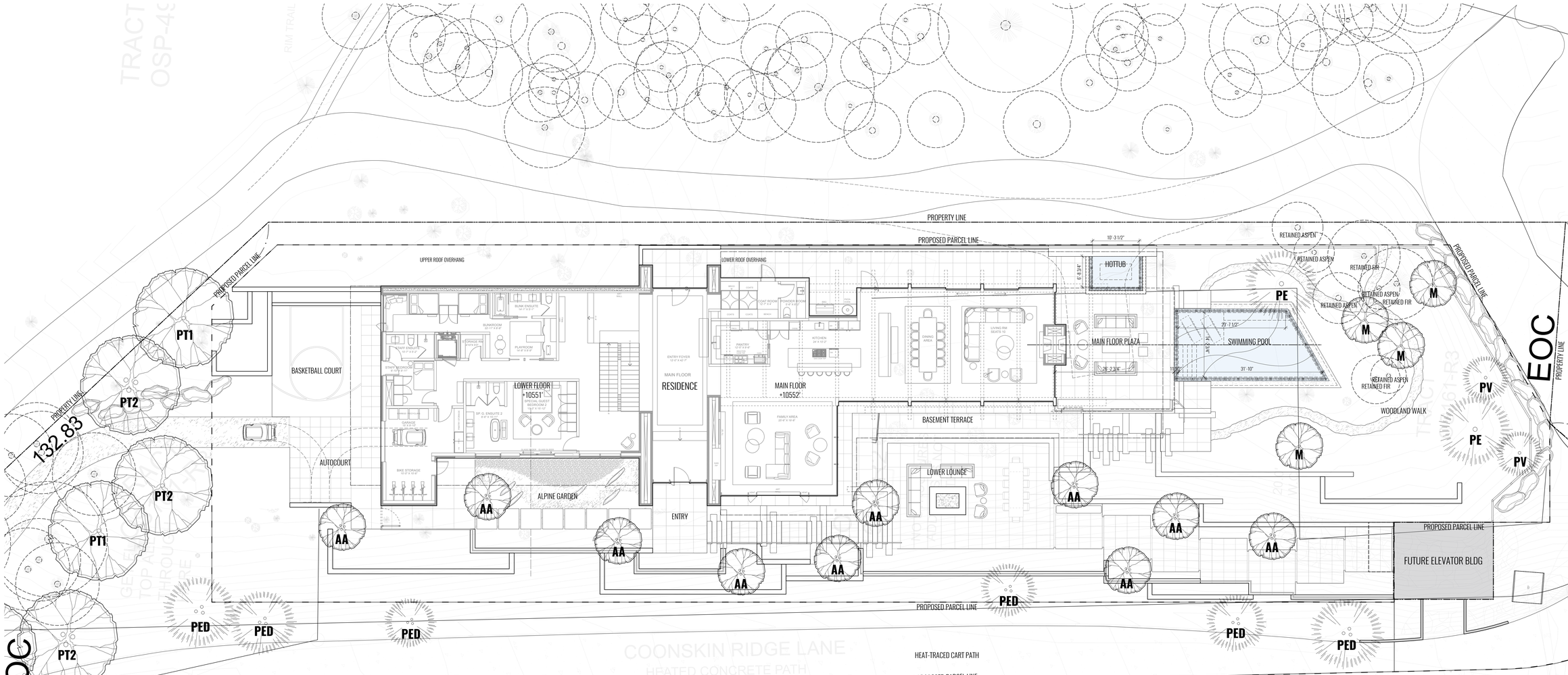
UNIT 1, COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, COLORADO

LANDSCAPE MASTERPLAN
MAIN FLOOR LEVEL

START DATE 2024 JAN 11
YEAR 23-24
SCALE 1/8" = 1'-0"
DRAWN BY NM/IS
CHECKED BY DB/PS

LC-1.01 R12

125 EAST 8TH AVE, VANCOUVER, BC, V5T 1R4 TEL 604 736 2121 INFO@PAULSANGHA.COM



DATE	ISSUED FOR/REVISIONS
24.01.10	ISSUED FOR PERMIT
24.01.26	ISSUED FOR PERMIT - R1
24.09.13	ISSUED FOR PERMIT - R2
24.09.25	ISSUED FOR PERMIT - R3

DATE	PROJECT STATUS
24.01.11	CONCEPTUAL MASTERPLAN
24.09.13	DP (DEVELOPMENT PERMIT)
	BU (BUILDING PERMIT)
	TENDER
	CONSTRUCTION

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PAUL SANGHA CREATIVE

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PRIVATE RESIDENCE
UNIT 1, COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, COLORADO

TREE AND PLANTING PLAN
MAIN FLOOR LEVEL

START DATE : 2024 JAN 16
SCALE: 1/8" = 1'-0"
DRAWN BY : TL
CHECKED BY : SS/PS

LC-1.02 R3

TREES		NOTE: HIGHLIGHTED SPECIES ARE NOT COMMON IN TOWN OF MOUNTAIN VILLAGE. 40% PER CDC.		
ID	QUANTITY	LATIN NAME	COMMON NAME	SCHEDULED SIZE
AA	12	Amelanchier alnifolia	Serviceberry	6'-10' Tall, Multistem B+B
M	4	Malus 'Spring Snow'	Crab apple 'Spring Snow'	5' std. 10'-12' Tall, B+B
PE	2	Picea engelmanii	Engelmann spruce	16'-18' Tall, B+B
PED	6	Pinus edulis	Colorado pinyon pine	8' Tall, B+B
PT1	3	Populus tremuloides	Quaking aspen - single stemmed	5' Std, 12'-14' Tall, B+B
PT2	3	Populus tremuloides	Quaking aspen - multistemmed	12'-14' Tall, B+B
PV	2	Pinus flexilis 'Vanderwolf's Pyramid'	Limber pine	12'-14' Tall, B+B

SHRUBS (TO BE SELECTED FROM THE FOLLOWING LIST)	
LATIN NAME	COMMON NAME
Acer glabrum	Rocky mountain maple
Alnus tenuifolia	Rocky mountain elder
Arctostaphylos x coloradensis 'Chieftain'	Chieftan manzanita
Arctostaphylos x coloradensis	Panchito manzanita
Buxus microphylla 'Wintergreen'	Wintergreen boxwood
Cornus stolonifera coloradense	Colorado dogwood
Euonymus fortunei 'Green Lane'	Green lane euonymus
Ilex x meserveae 'Blue Boy'	Blue boy miserve holly
Jamesia americana	Waxflower
Juniperus communis 'alpine carpet'	Alpine carpet juniper
Juniperus communis	Common juniper
Juniperus sabina	Arcadia juniper
Kalmia polifolia	Bog kalmia

Lonicera involucrata	Twinflower honeysuckle
Mahonia aquifolium	Compact oregon grape
Physocarpus monogynus	Scrubby ninebark
Pinus mugo pumilio	Dwarf mountain pine
Pinus strobus 'blue shag'	Eastern white pine
Potentilla fruticosa	Shrubby cinquefoil
Prunus virginiana melanocarpa	Native chokecherry
Quercus gambelii	Scrub oak
Ribes cereum	Wax currant
Ribes inerme	Gooseberry
Rosa woodsii	Woods rose
Rubus deliciosus	Boulder raspberry
Salix purpurea	Purple osier
Sambucus racemosa	Native red-berried elder
Symphoricarpos oreophilus	Mountain snowberry
Taxus x media 'densiformus'	Anglo-japanese yew

PERENNIALS AND FORBS (TO BE SELECTED FROM THE FOLLOWING LIST)	
LATIN NAME	COMMON NAME
Achillea lanulosa	Yarrow
Aconitum columbianum	Monkshood
Antennaria rosea	Pussytoes
Aquilegia elegantula	Western red columbine
Calochortus gunnisonii	Mariposa lily
Campanula rotundifolia	Harebells
Castilleja linariifolia	Indian paintbrush
Castilleja occidentalis	Yellow paintbrush
Castilleja rhexifolia	Rosy paintbrush
Dodecatheon pulchellum	Shooting star
Erigonum flavum	Sulphuer flower
Gaillardia aristata	Indian blanket
Geranium richardsonii	White geranium
Geum triflorum	Avens

Ipomopsis aggregata	Scarlet gilia
Linnea borealis	Twinflower
Mahonia repens	Creeping holly
Pedicularis groenlandica	Little red elephant
Penstemon strictus	Rocky mountain penstemon
Phacelia sericea	Pincushion
Polemonium delicatum	Jacob's ladder
Polemonium viscosum	Sky pilot
Primula angustifolia	Fairy primrose
Pulsatilla patens	Pasque flower
Ranunculus adoneus	Snow buttercup
Sedum integrifolium	King's crown
Sedum rhodanthum	Queen's crown
Symphoricarpos rotundifolius	Roundleaf snowberry
Thermopsis divaricarpa	Golden banner
Trifilus laxus	Globeflower

FIRE MITIGATION PLAN LEGEND

- PROPOSED PARCEL LINE
- PROPERTY LINE
- 15' OFFSET FROM ROOF DRIPLINE
- 15' OFFSET FROM BUILDING TERRACE EDGE
- 15' OFFSET FROM TREE DRIPLINE
- WILDFIRE MITIGATION ZONE 1
- WILDFIRE MITIGATION ZONE 2
- FIRESAFE TREE SPECIES (REFER TO LC-1.02 FOR TREE PLAN)
- NON-FIRESAFE TREE SPECIES (REFER TO LC-1.02 FOR TREE PLAN)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE

PERMITTING GUIDELINES

FIRE MITIGATION ZONE 1: 15' AROUND THE BUILDING MEASURED FROM THE DRIPLINE OF THE ROOF, DECKS, PATIOS, PLANTERS AND TREES.

FIRE MITIGATION ZONE 2: EXTENDS FROM ZONE 1 TO THE LOT LINE **OR** THE DISTANCE SPECIFIED IN CH. 17.6.1.A.3.d.ii:
- ALL NON-FIRESAFE PLANTINGS ABOVE 4" MUST BE SPACED A MINIMUM OF 10' APART.
- SHRUBS AND TREES MAY BE PLACED IN GROUPINGS, PROVIDED GROUPINGS ARE SPACED 10' APART.
- ANY PLANT LISTED AS FIREWISE PLANT MATERIALS MAY BE PLANTED CLOSER THAN 10' APART.

ISSUE DATE		ISSUED FOR/REVISIONS
24 09 05		ISSUED FOR PERMIT
24 09 13	R1	ISSUED FOR PERMIT
24 09 25	R2	ISSUED FOR PERMIT

DATE	PROJECT STATUS
24 01 11	CONCEPTUAL MASTERPLAN
24 09 13	DP (DEVELOPMENT PERMIT)
	BU (BUILDING PERMIT)
	TENDER
	CONSTRUCTION

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PAUL SANGHA CREATIVE

PRIVATE RESIDENCE

UNIT 1, COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, COLORADO

FIRE MITIGATION PLAN

START DATE : 2024 JULY 30
JOB# : 23-34
SCALE: : 1/16" = 1'-0"
DRAWN BY : IL
CHECKED BY: DB/PS

LC-1.04 R2

1375 EAST 4TH AVE, VANCOUVER, BC, V5T 1G5 - TEL 604.738.2325 - INFO@PAULSANGHA.COM

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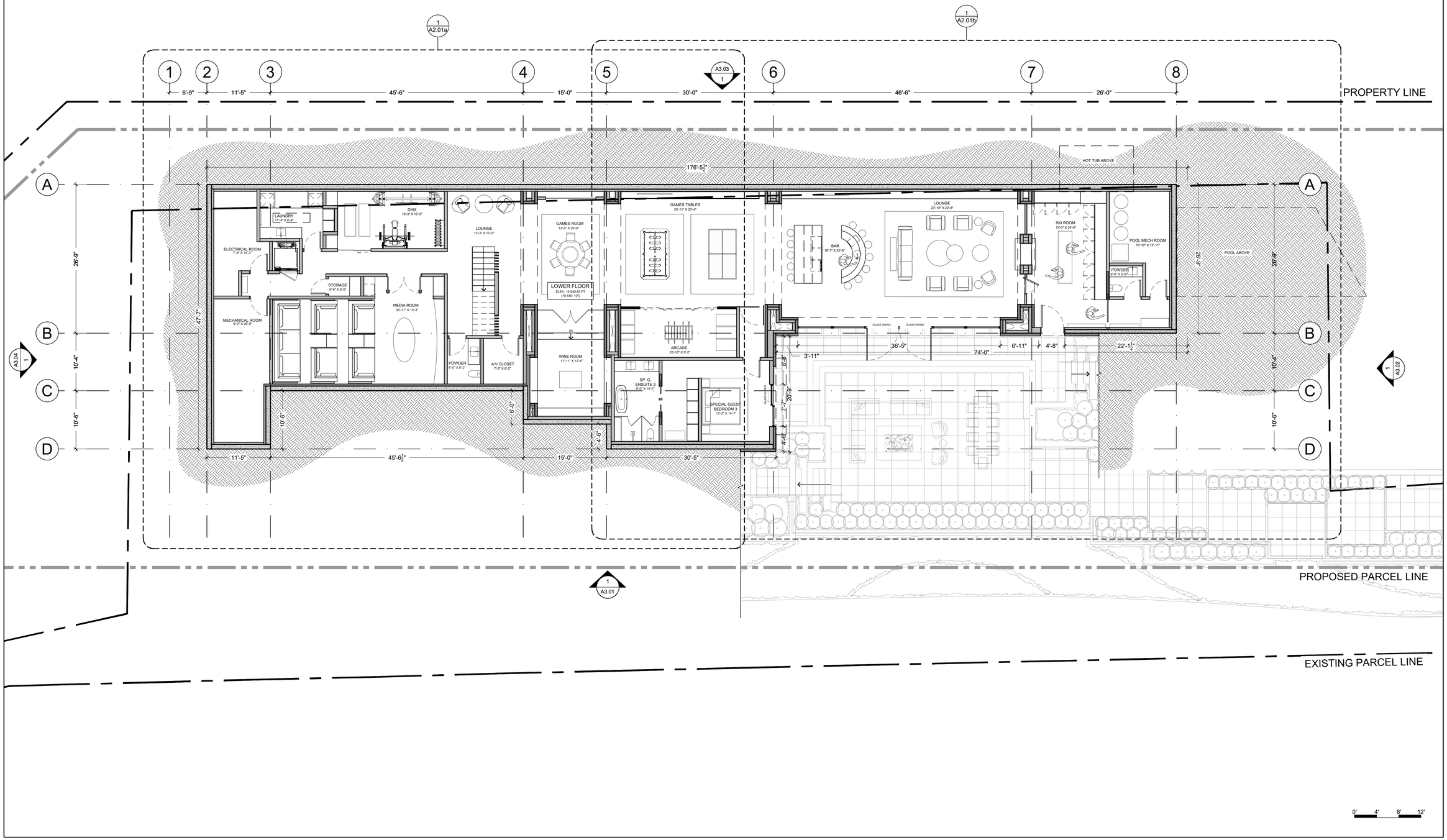

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SEAL

COLORADO LICENSED DON GURNEY 00408205 ARCHITECT

N

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
LOWER FLOOR PLAN
OVERALL

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/8" = 1'-0"

SHEET NUMBER
A2.01

OPENSPACE ARCHITECTURE
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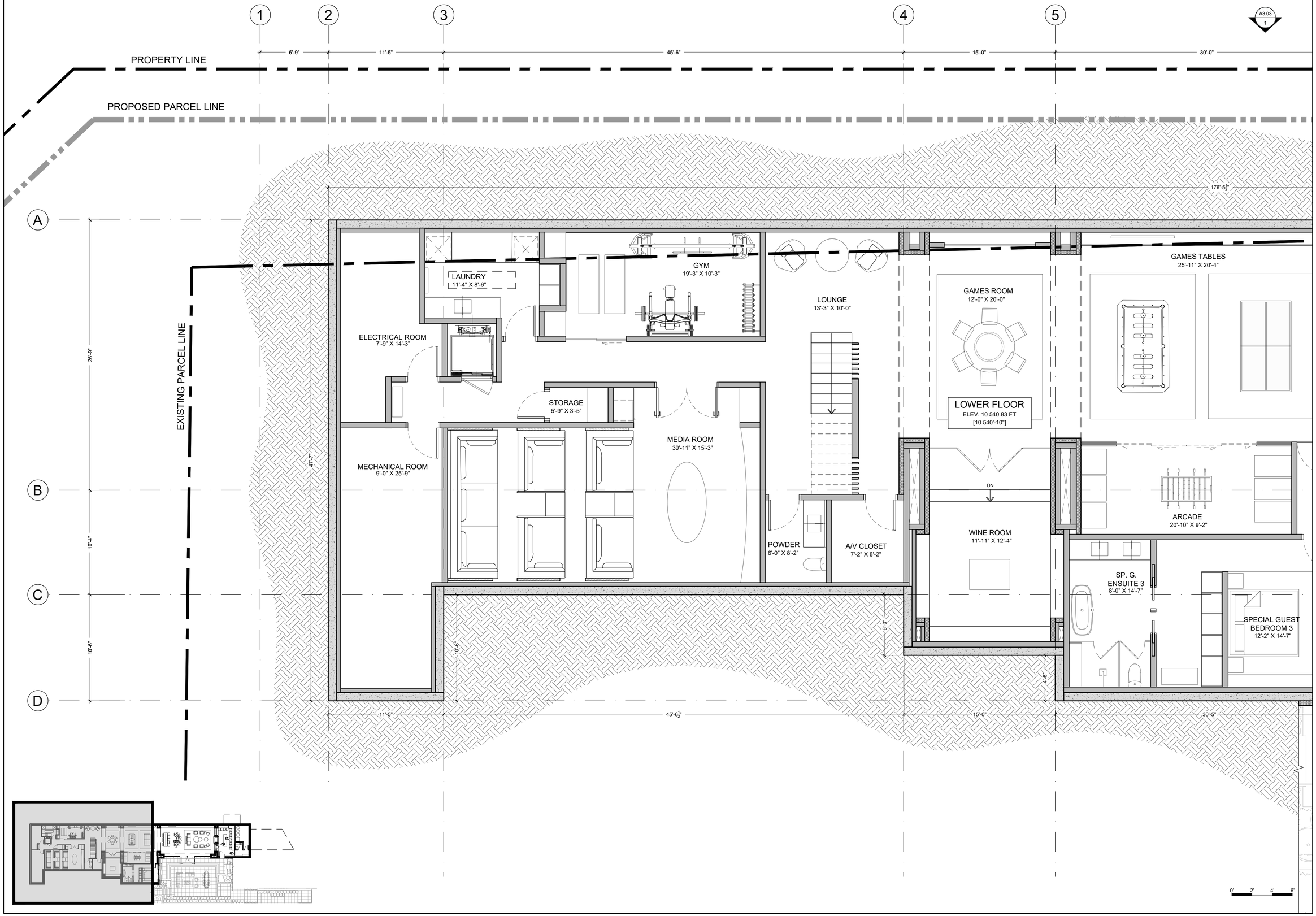

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SON GURNEY
00408205
ARCHITECT

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PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
LOWER FLOOR PLAN

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A2.01a

OPENSPACE ARCHITECTURE
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DON GURNEY
00408205
ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
LOWER FLOOR PLAN

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A2.01b

5 6 7 8 A B C D

A3.03 / 1

30'-0" 46'-6" 26'-0"

PROPERTY LINE

PROPOSED PARCEL LINE

176'-5½"

HOT TUB ABOVE

GAMES TABLES
25'-11" X 20'-4"

TV TV

LOUNGE
23'-10" X 22'-8"

BAR
18'-7" X 22'-8"
UC BEV
UC WINE
DW
ICE
SINK

SKI ROOM
13'-0" X 24'-6"

GAS FP

POOL MECH ROOM
10'-10" X 12'-11"

POWDER
6'-0" X 5'-6"

POOL ABOVE

26'-5"

26'-5"

ARCADE
20'-10" X 9'-2"

GLASS SWING GLASS SWING

W1.02

D1.01

SKIS

12 PAIR BOOT/ GLOVE DRYER

3'-11" 36'-5" 6'-11" 4'-8" 22'-1½"

74'-1"

8'-8"

26'-9"

7'-7"

4'-6"

10'-4"

10'-5"

WINE RACKS

SP. G. ENSUITE 3
8'-0" X 14'-7"

SPECIAL GUEST BEDROOM 3
12'-2" X 14'-7"

GLASS SLIDER

W1.01

4'-6"

30'-5"

PLANTER

PLANTER

UP

UP

PATHWAY TO FUTURE ELEVATOR BUILDING

0' 2' 4' 6'

N

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DOUG GURNEY
00408205
ARCHITECT

PROJECT:

RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
MIDDLE FLOOR PLAN
OVERALL

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/8" = 1'-0"

SHEET NUMBER
A2.02

OPENSPACE ARCHITECTURE
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ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
MIDDLE FLOOR PLAN

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A2.02a

OPENSPACE ARCHITECTURE
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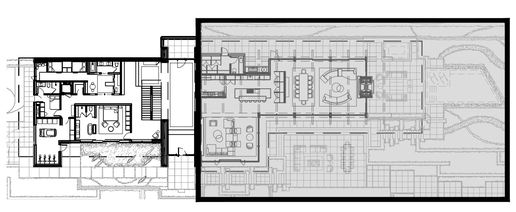
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
MIDDLE FLOOR PLAN

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A2.02b



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SEAL

PROJECT:

RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
UPPER FLOOR PLAN
OVERALL

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/8" = 1'-0"

SHEET NUMBER
A2.03

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COLORADO LICENSED
DOUG GURNEY
00408205
ARCHITECT

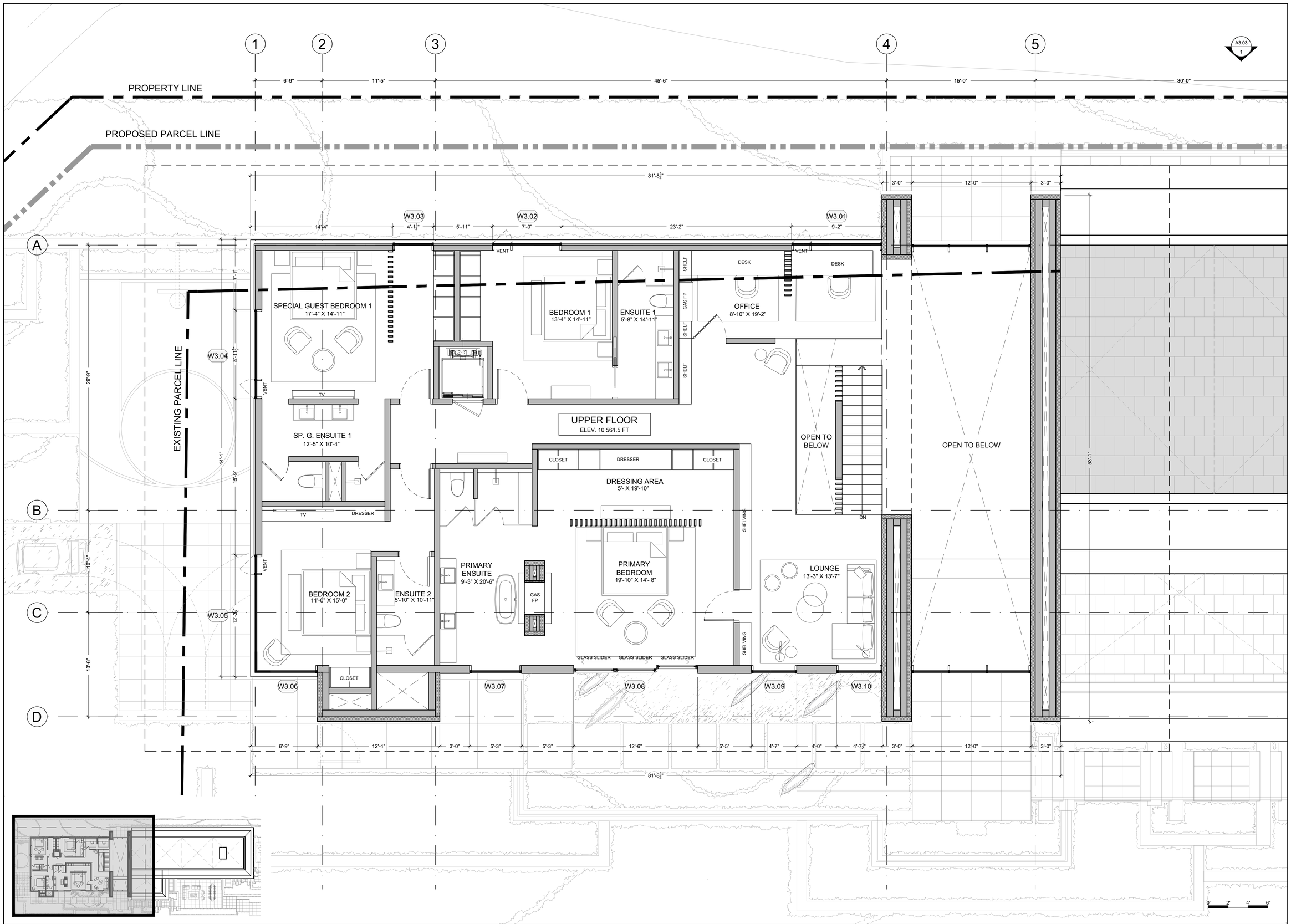
PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
UPPER FLOOR PLAN

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A2.03a



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DON GURNEY
00408205
ARCHITECT

N

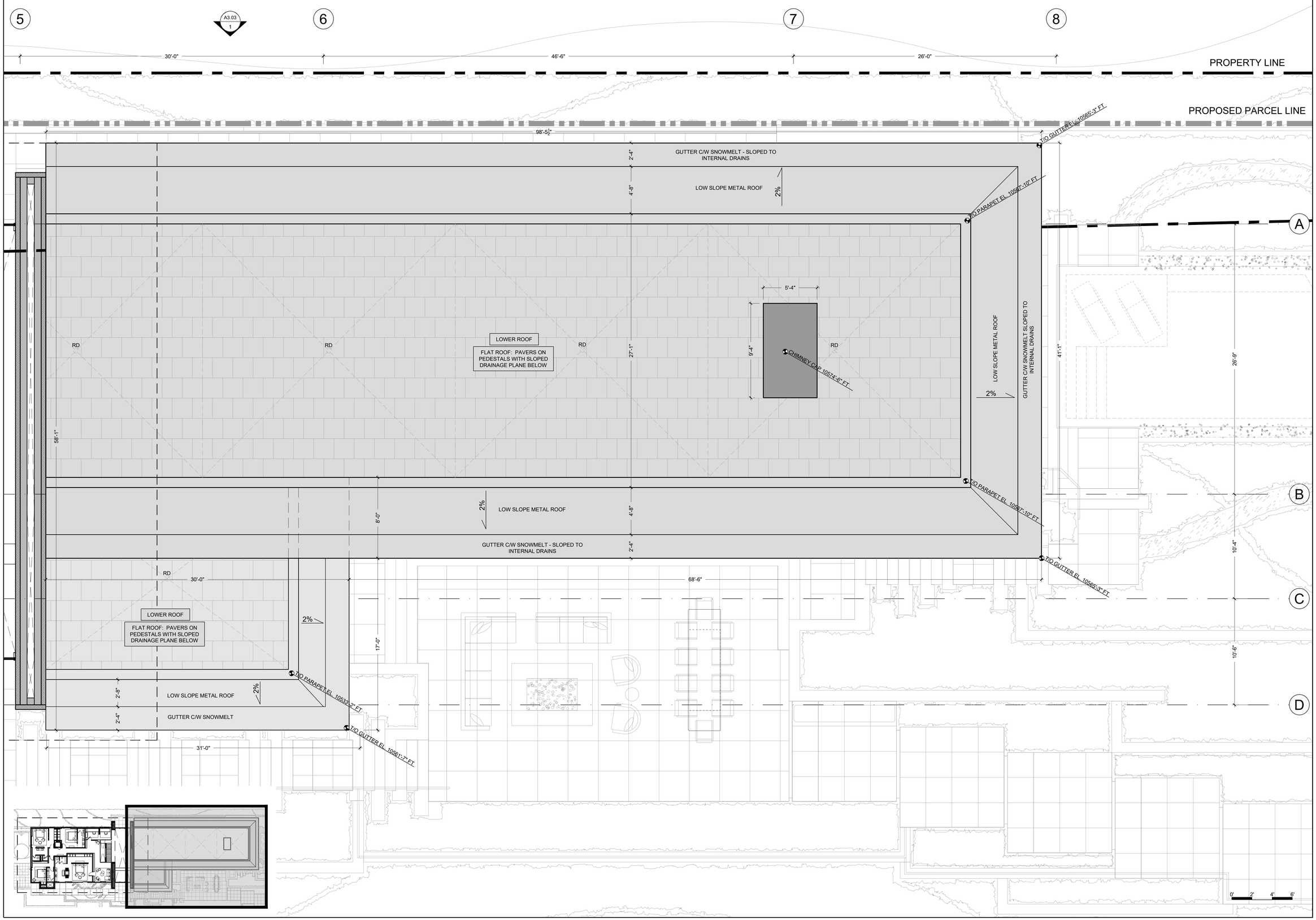
PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
LOW ROOF PLAN

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A2.03b



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PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
ROOF PLAN
OVERALL

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/8" = 1'-0"

SHEET NUMBER
A2.04

OPENSPACE ARCHITECTURE
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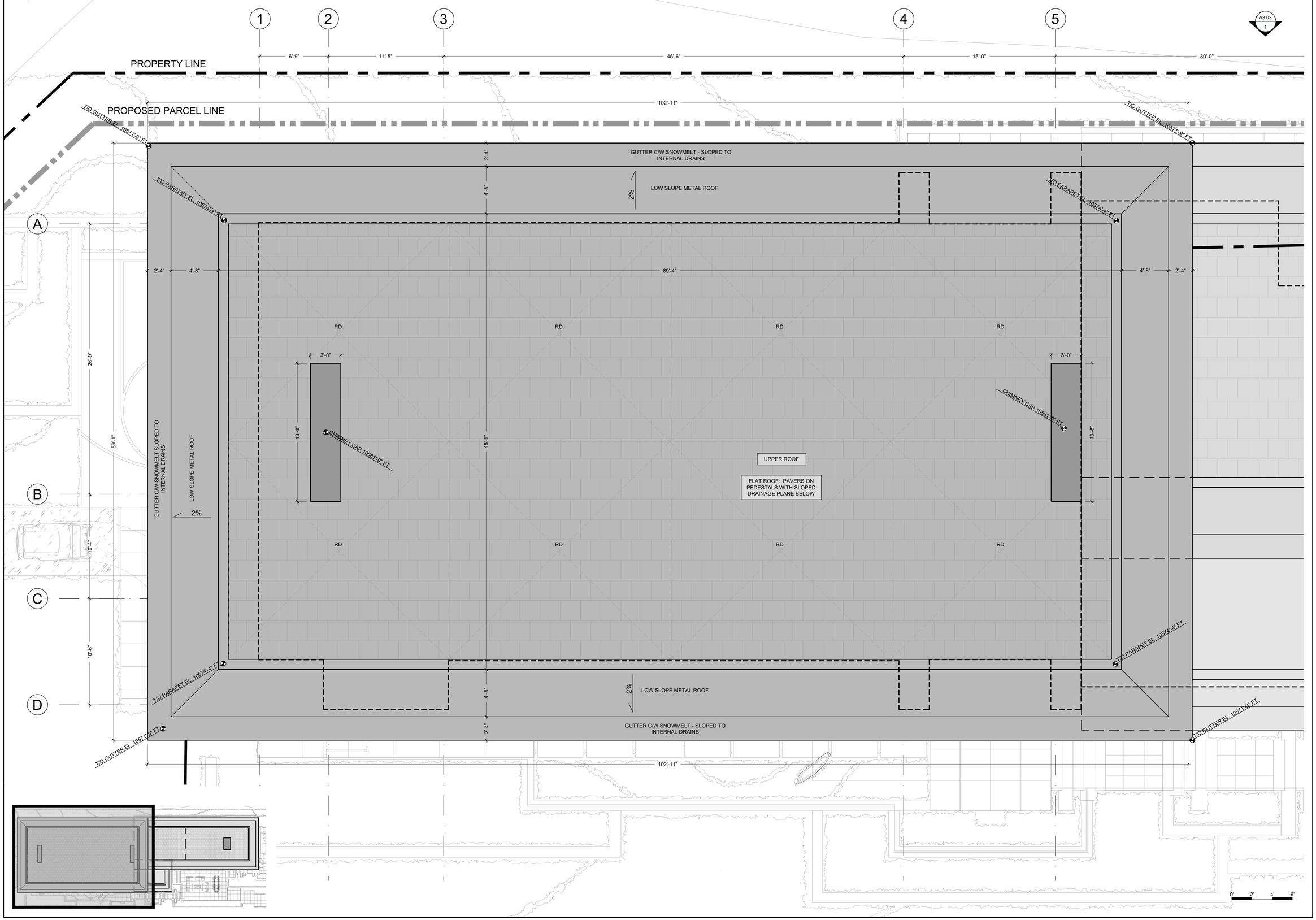


PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

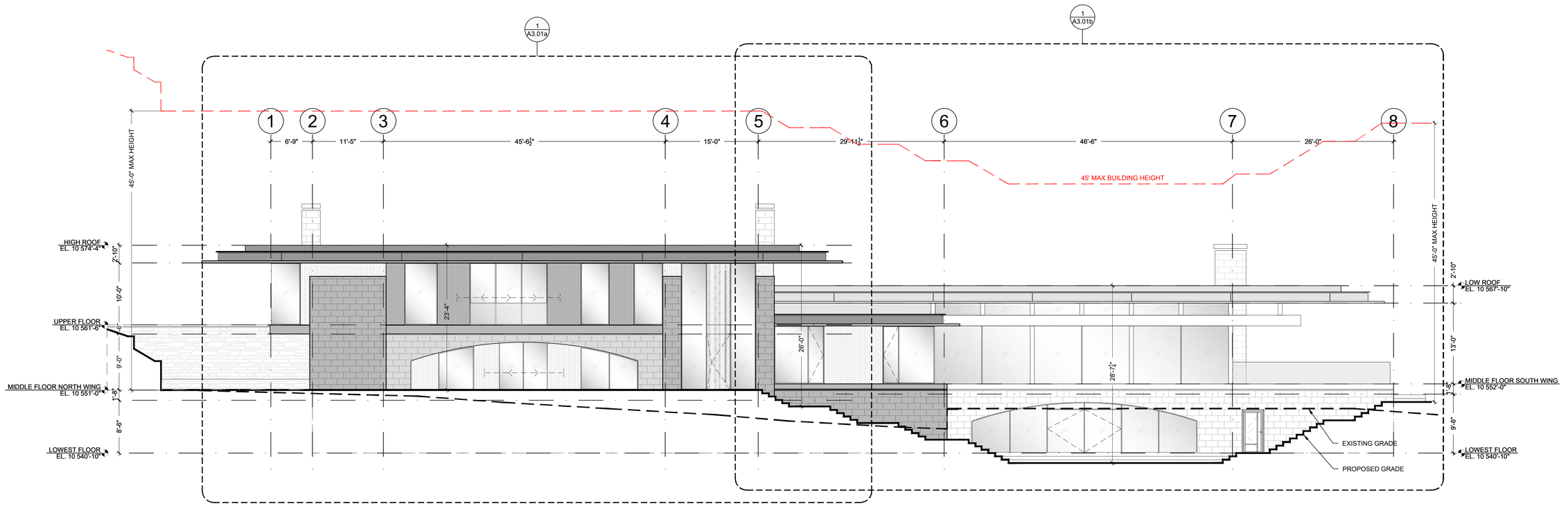
SHEET TITLE
HIGH ROOF PLAN

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A2.04a

NOTE: Refer to A0.22 for average building height calculations



Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet.

0' 4' 8' 12'

OPENSPACE ARCHITECTURE
582 E 1ST STREET, NORTH VANCOUVER, BRITISH COLUMBIA, CANADA, V7L 1E2
T. 604 984 7702 T. 604 984 7705 WWW.OPENSPACEARCHITECTURE.COM

DATE	ISSUE / REVISION
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SEAL

COLORADO LICENSED
DON GURNEY
00408205
ARCHITECT

PROJECT:

RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

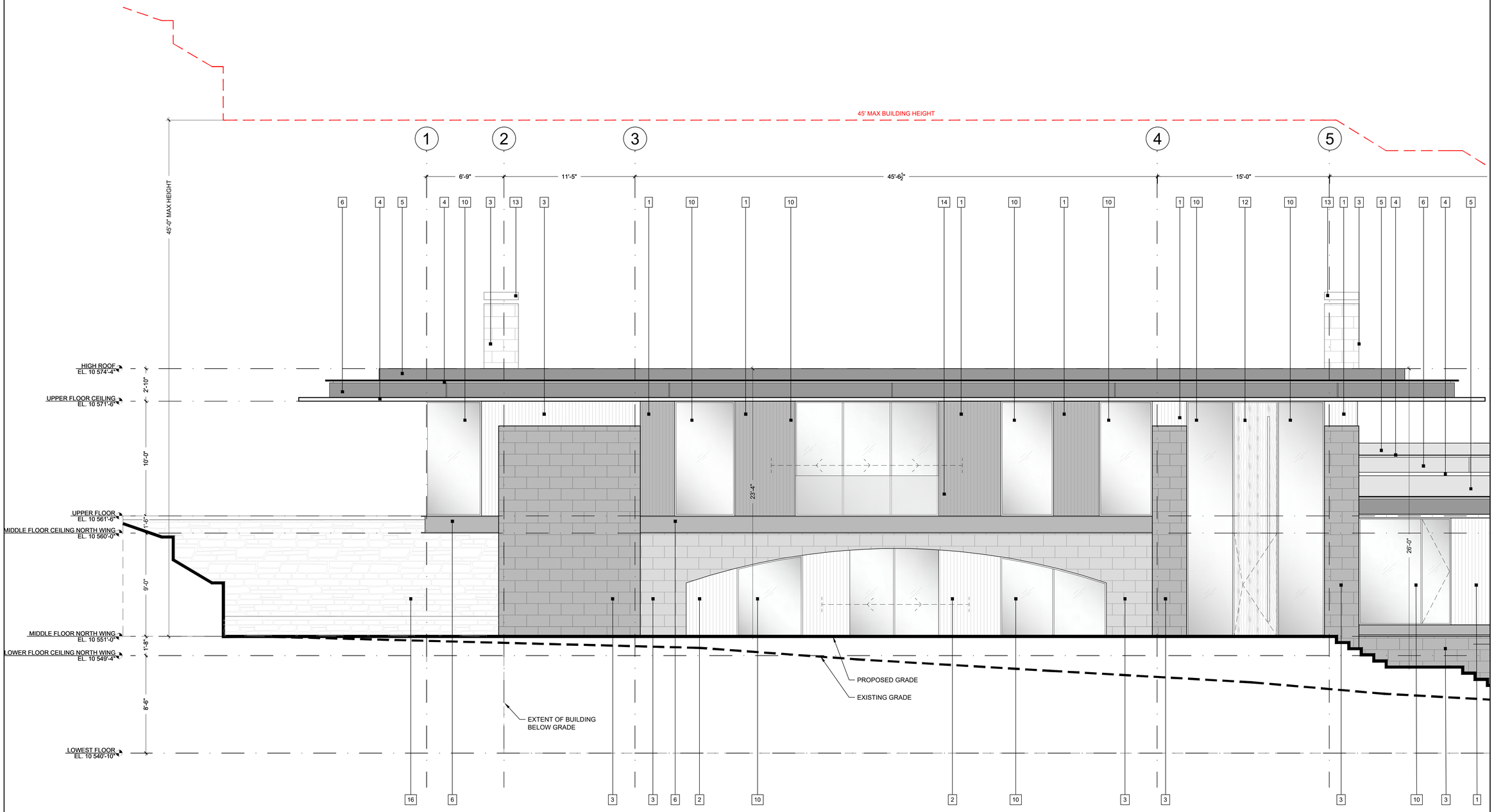
SHEET TITLE
WEST ELEVATION
OVERALL

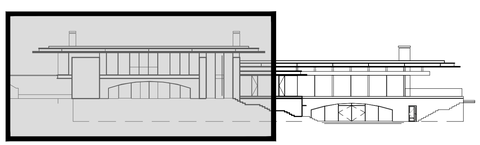
PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/8" = 1'-0"

SHEET NUMBER
A3.01

NOTE: Refer to A0.22 for average building height calculations





MATERIALS LEGEND:

1. VERTICAL CEDAR SIDING (S-1)
2. LOUVERED ALUMINUM SIDING (S-2)
3. FULL BED STONE CLADDING (ST-1)
4. STEEL BROW - BRONZE POWDER COAT
5. ALUMINUM FASCIA - BRONZE POWDER COAT (FC-1)
6. CEDAR FASCIA - MATCH CEDAR SIDING (FC-2)
7. CEDAR COLUMN- MATCH CEDAR SIDING
8. CEDAR BEAM - MATCH CEDAR SIDING
9. STEEL BEAM - BRONZE POWDER COAT
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12. INSULATED OAK PIVOT DOOR, STAINED
13. CONCRETE CHIMNEY CAP
14. GLASS GUARD RAIL
15. METAL PICKET GUARD RAIL
16. STONE RETAINING WALL (RST-1)
17. STONE SLAB BACKSPLASH

Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet.

0' 2' 4' 6'

OPENSPACE ARCHITECTURE
102 E 1ST STREET, NORTH VANCOUVER, BRITISH COLUMBIA, CANADA, V7L 1E2
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SEAL

COLORADO LICENSED
DON GURNEY
00408205
ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

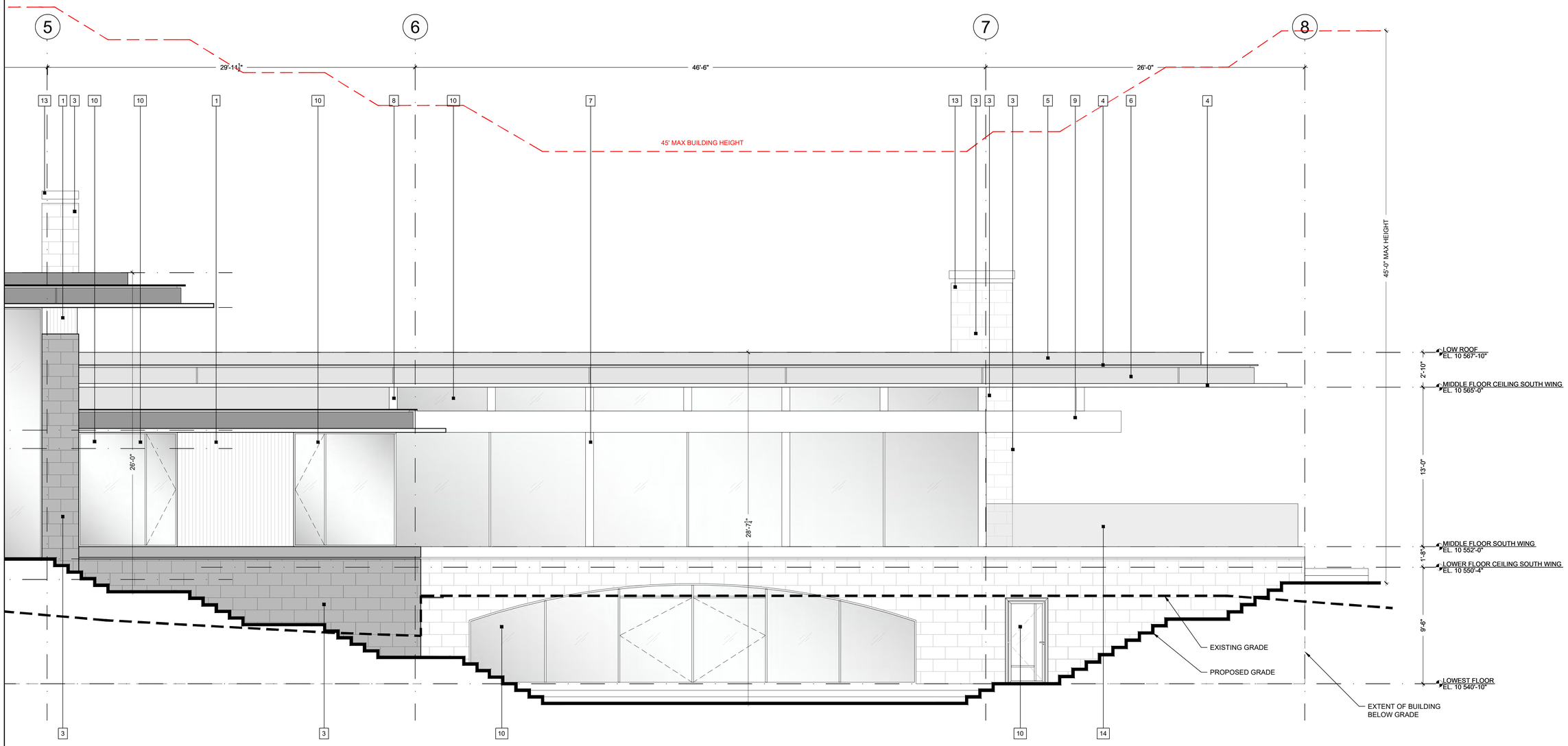
SHEET TITLE
WEST ELEVATION

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A3.01a

NOTE: Refer to A0.22 for average building height calculations



MATERIALS LEGEND:

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2. LOUVERED ALUMINUM SIDING (S-2)
3. FULL BED STONE CLADDING (ST-1)
4. STEEL BROW - BRONZE POWDER COAT
5. ALUMINUM FASCIA - BRONZE POWDER COAT (FC-1)
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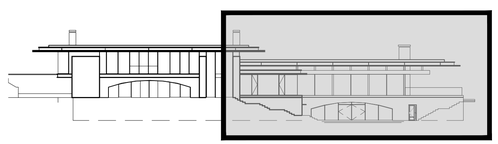
17. STONE SLAB BACKSPLASH



Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet.

0' 2' 4' 6'

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102 E 1ST STREET, NORTH VANCOUVER, BRITISH COLUMBIA, CANADA, V7L 1E2
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SEAL

COLORADO LICENSED
SEAN GURNEY
00408205
ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

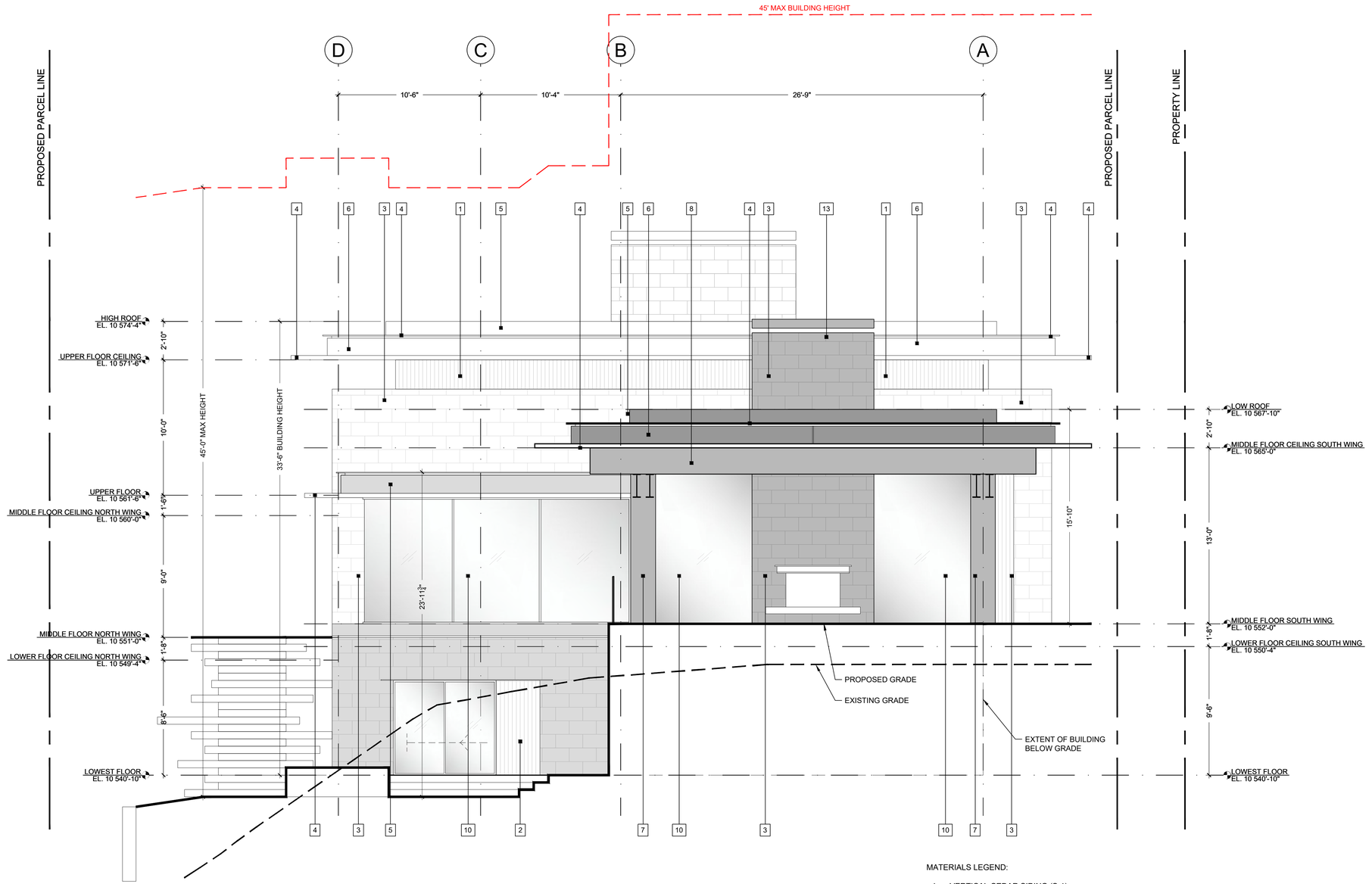
SHEET TITLE
WEST ELEVATION

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A3.01b

NOTE: Refer to A0.22 for average building height calculations



MATERIALS LEGEND:

1. VERTICAL CEDAR SIDING (S-1)
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17. STONE SLAB BACKSPLASH

Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet.

0' 2' 4' 6'

OPENSPACE ARCHITECTURE
182 E 1ST STREET, NORTH VANCOUVER, BRITISH COLUMBIA, V7L 1E2
T. 604 984 7702 T. 604 984 7705 WWW.OPENSPACEARCHITECTURE.COM

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SEAL

COLORADO LICENSED
DOUG GURNEY
00408205
ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

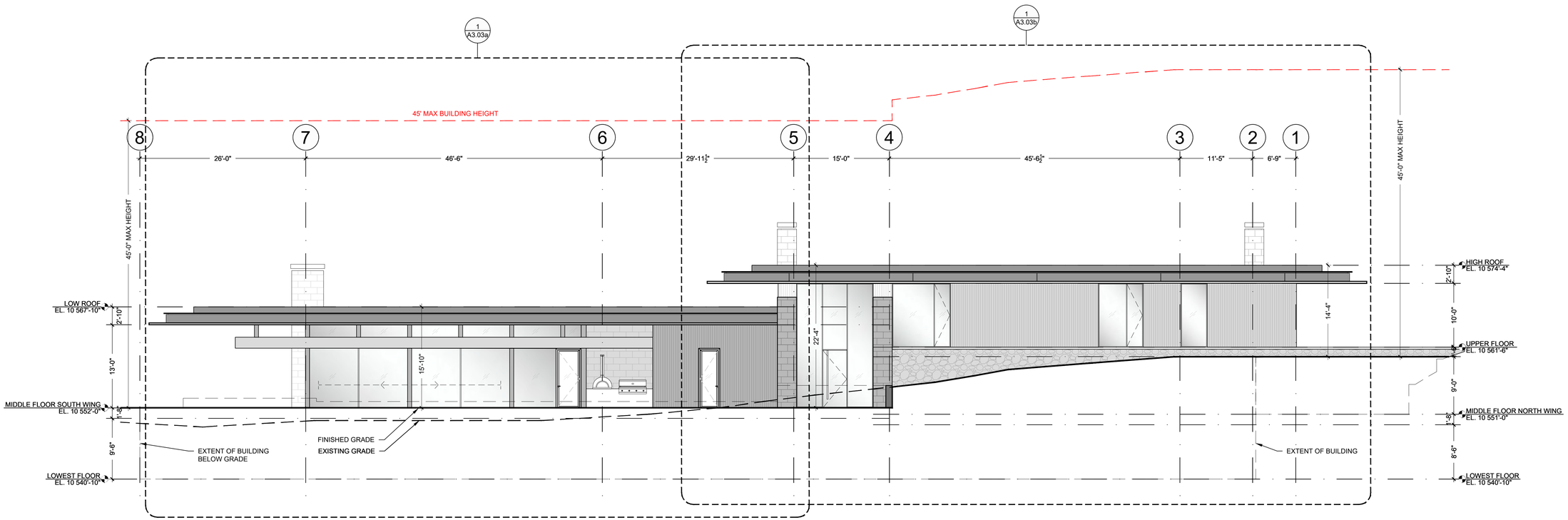
SHEET TITLE
SOUTH ELEVATION

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A3.02

NOTE: Refer to A0.22 for average building height calculations



Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

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0' 4' 8' 12'

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SEAL

COLORADO LICENSED
DOR GURNEY
00408205
ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
EAST ELEVATION
OVERALL

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/8" = 1'-0"

SHEET NUMBER
A3.03

NOTE: Refer to A0.22 for average building height calculations

OPENSPACE ARCHITECTURE
182 E 1ST STREET, NORTH VANCOUVER, BRITISH COLUMBIA, CANADA, V7L 1E2
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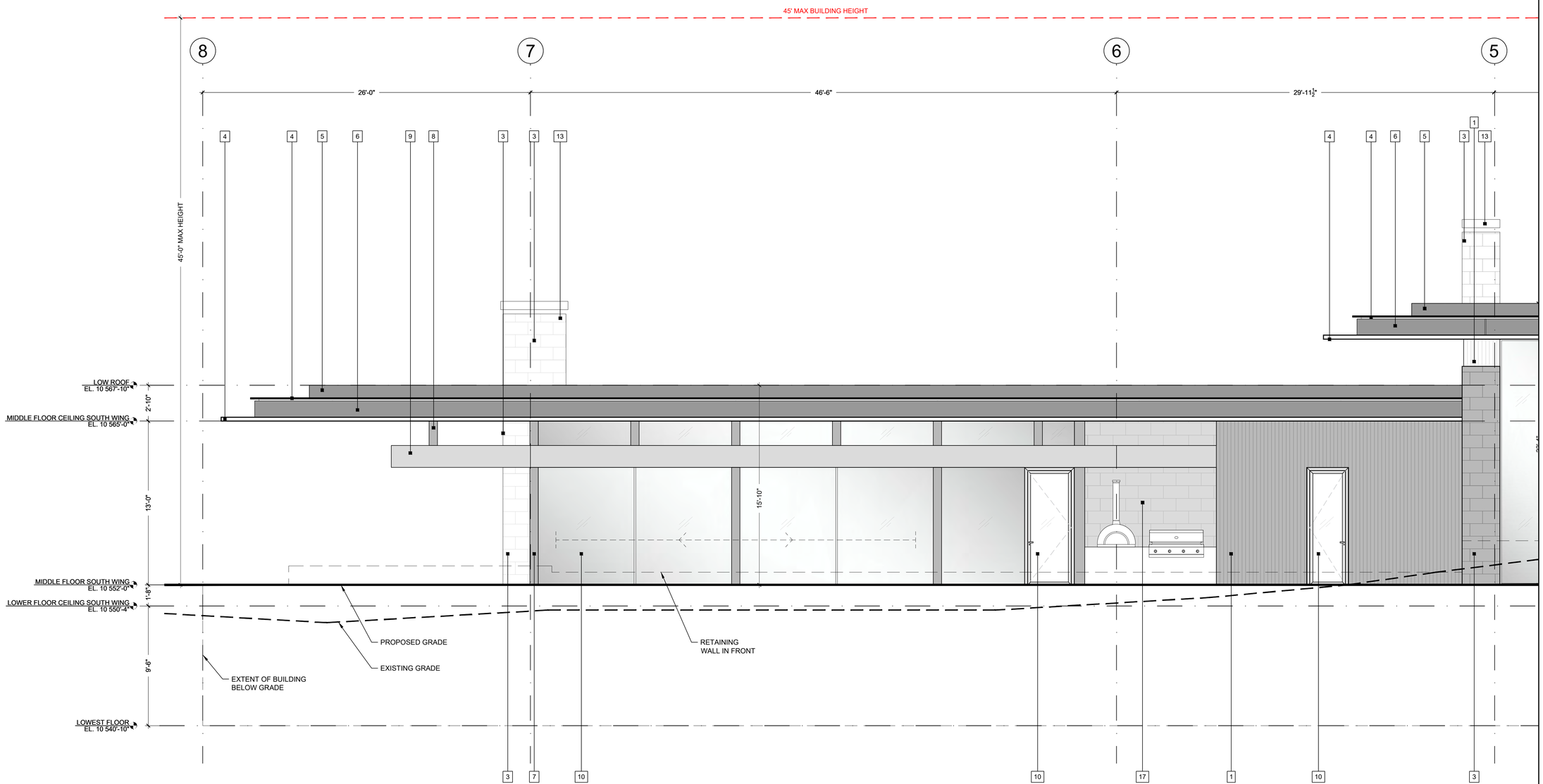

MATERIALS LEGEND:

1. VERTICAL CEDAR SIDING (S-1)
2. LOUVERED ALUMINUM SIDING (S-2)
3. FULL BED STONE CLADDING (ST-1)
4. STEEL BROW - BRONZE POWDER COAT
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Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet.

0' 2' 4' 6'

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SEAL

COLORADO LICENSED
DON GURNEY
00408205
ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

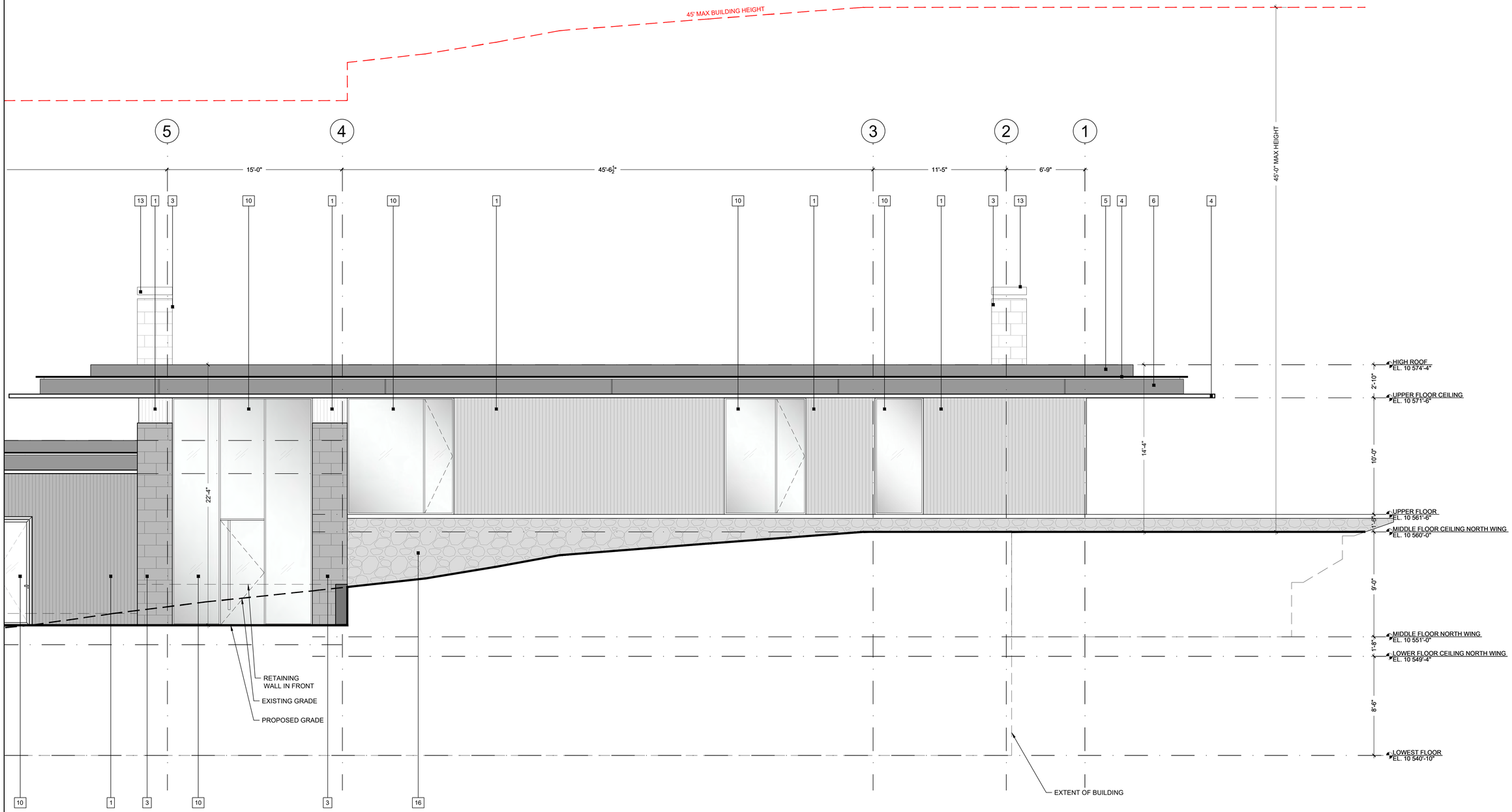
SHEET TITLE
WEST ELEVATION

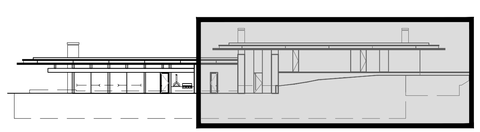
PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A3.03a

NOTE: Refer to A0.22 for average building height calculations





MATERIALS LEGEND:

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Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

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0' 2' 4' 6'

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102 E 1ST STREET, NORTH VANCOUVER, BRITISH COLUMBIA, CANADA, V7L 1E2
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SEAL

COLORADO LICENSED
DON GURNEY
00408205
ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

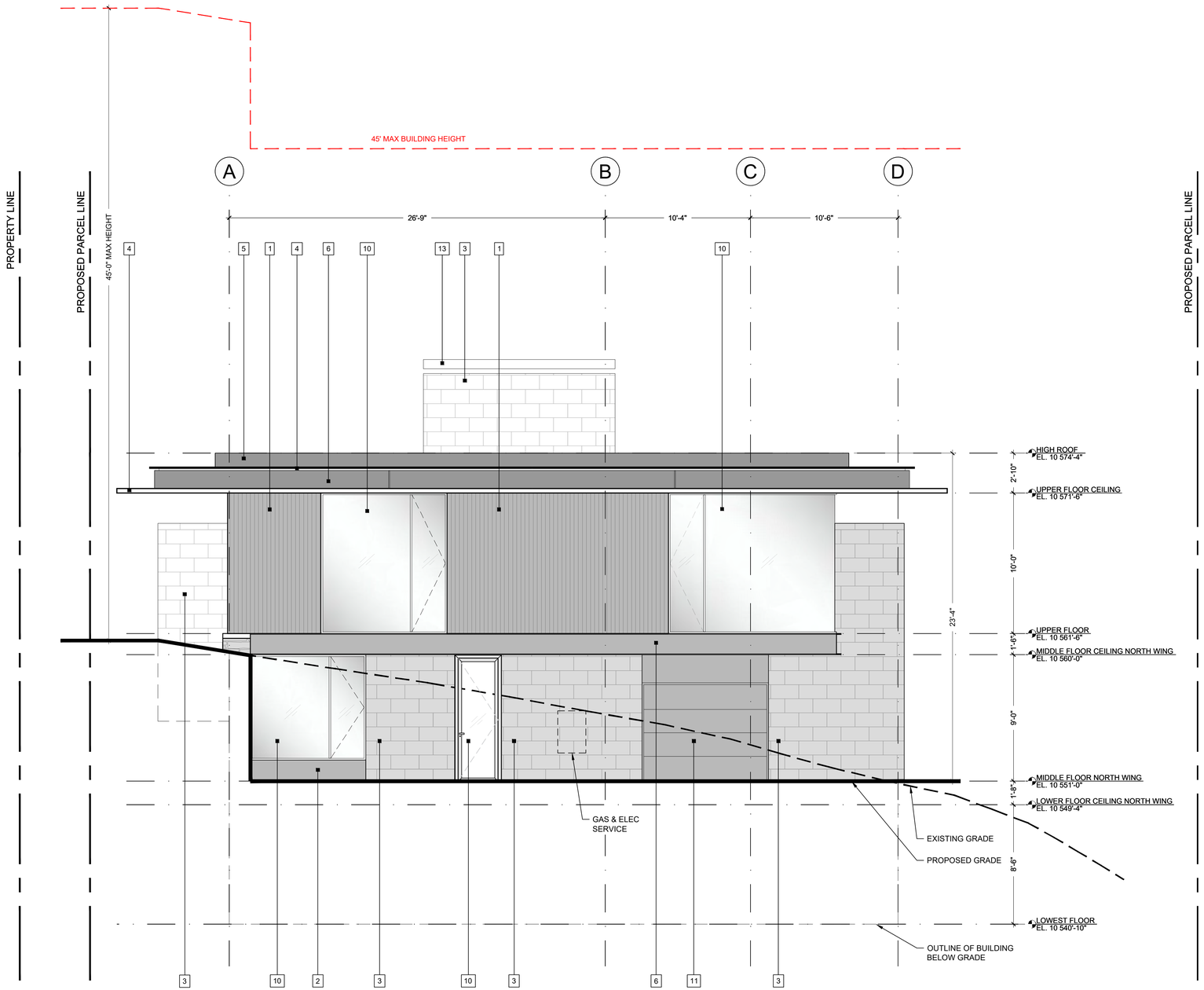
SHEET TITLE
EAST ELEVATION

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A3.03b

NOTE: Refer to A0.22 for average building height calculations



MATERIALS LEGEND:

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Stipulated Settlement Order

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SEAL

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

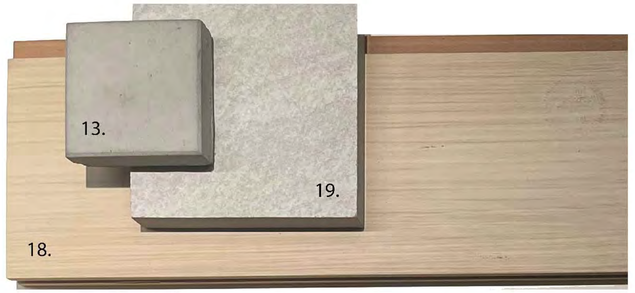
SHEET TITLE
NORTH ELEVATION

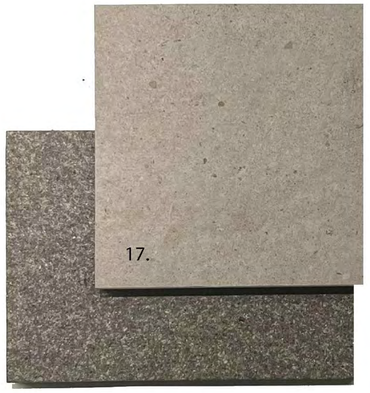
PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A3.04

MATERIAL PALETTE:

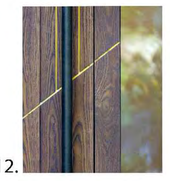


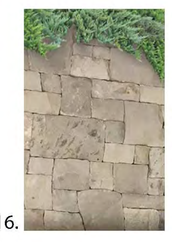


MATERIAL LEGEND

1. Vertical Cedar Siding (S-1)
2. Louvered Aluminum Siding (S-2)
3. Full Bed Stone Cladding (ST-1)
4. Steel Brow - Bronze Powder Coat
5. Low Slope Roof & Flashing - Bronze Powder Coat (FC-1)
6. Cedar Fascia - Match Cedar Siding (FC-2)
7. Cedar Column - Match Cedar Siding
8. Cedar Beam - Match Cedar Siding
9. Steel Beam - Bronze Powdercoat
10. Triple Glazed Windows, c/w low E-coating in Painted steel frames
11. Insulated Aluminum Garage Door - Bronze Powder Coat
12. Insulated Oak Pivot Door - Stained
13. Concrete Chimney Cap - Natural
14. Glass Guard Rail
15. Metal Picket Guard Rail/Pool Fence
16. Stone Retaining Wall (RST-1)
17. Paving stone / Accent Paving stone
18. Hemlock Soffit
19. Roof Paving stone

REFERENCE IMAGES:





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SEAL

COLORADO LICENSED DON GURNEY 00408205 ARCHITECT

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
MATERIAL PALETTE

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
N/A

SHEET NUMBER
A3.10

FIXED WINDOWS AND SWING DOORS: MHB STEEL FINE LINE

MHB Fixed window

3000 mm height without additoeal mullions | Outside & inside glazing | No width restrictions

MHB

Overview

MHB's steel windows are the most exclusive and aesthetically pleasing windows for your project. Handcrafted in our in-house facilities from start to finish, the innovative steel frames are uniquely durable and ultra-slim with a 30 mm / 1 ⅛" T-profile and 18 mm / ¹¹⁄₁₆" L-profile. We strive for aesthetic perfection and the highest safety of our products, carefully monitoring our entire production process to ensure that your steel windows are impeccable.

- Maximum size: 2500 x 3500 mm / 8' 2 ⅞" x 11' 5 ¹³⁄₁₆" for a max. surface of 8,5m² / 10.17 yd².
- Configure your fixed window with custom true divided or simulated divided glass partitioning and glass stops.
- Create a harmonious look with consistent detailing across all configurations in your project.
- Apply any RAL colour or actual precious metals such as bronze for a unique and durable finish.
- Available in SL30-ISO®, SL30-ISO®-PLUS, CLASSIC-ISO & CLASSIC-ISO-PLUS patented profile systems.

Performance

Water Tightness
Class 4A, 150Pa - NEN-EN 12208
Successfully tested with performance values of up to*:
Class E1050, 1050Pa - NEN-EN 12208

Windload Resistance
Class C5 - NEN-EN 12210

Air Permeability
Class 4 - NEN-EN 12207

Thermal Transmittance
For 2500 x 3500 mm / 8' 2 ⅞" x 11' 5 ¹³⁄₁₆"
Up to Uw 0.57 W/ m² K (Lg = 0.5)
NEN-EN 10077-1 + NEN-EN 10077-2

Unrivaled freedom to design

MHB is both developer and manufacturer of all its patented profile systems, providing it with the unique ability to improve and adapt its products on a project specific basis. Should you have any project based wishes, please let us know and we will co-create the optimal solution with you:

- Custom detailing.
- Custom oversized window dimensions.
- Insect screens.

* Summary of test results available upon request.

Dutch Masters of Steel since 1867

ALL FRAMES TO BE PAINTED TO MATCH FASCIA AND METAL SIDING. REFER TO A3.10

SLIDING DOORS: SKY-FRAME ALUMINUM FINE LINE SYSTEM

16 OPTION

SKY-FRAME PLAIN

24 TECHNOLOGY

SKY-FRAME 3

The Sky-Frame 3 technology with its 54-millimetre thick insulating glass units meets the highest standards. The triple-glazed insulating panels offer extra stability and even greater resistance to wind loads. The choice between several insulation levels will insure the highest requirements in terms of thermal insulation.

Characteristics		Sky-Frame 3	
Calculation U_w (width × height 123 × 148 cm, 4 × 5 ft ALU, 54 mm)		SIA 331	EN 10077
Heat insulation value (glass U_g = 0.6)	U_w =	0.75 W/m²K	0.87 W/m²K
Heat insulation value (glass U_g = 0.5)	U_w =	0.66 W/m²K	0.78 W/m²K
Panel sizes		2.3 m × 4 m (larger on request)	
Insulating glass (triple glazing)		54 mm	
Daylight / glass ratio		98 %	
Watertightness to driving rain up to class		E900 (EN 12208 / SN 640211)	
Air permeability up to class		4 (EN 12207 / SN 640211)	
Resistance to wind load up to class (SF3 Laby L St. H = 2.9 m, H/300, 2000 Pa)		C5 (EN 12210 / SN 640211)	
Anti-fall protection. Category		A (SIA 358.114)	
Sound insulation up to		R_{w} = 44 dB (SN 640 715 / EN ISO 140-3 / EN 717-1)	
MINERGIE module		certified (MM-51)	
EPD		certified (EPD-SFS-2015-1)	

Values apply to Sky-Frame 3 with the Original option

Features

Sky-Frame Fly

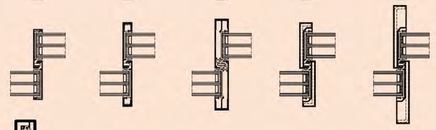
Sky-Frame Sun

Sky-Frame Drive: single, telescopic (2+2 sliding elements)

Sky-Frame Guard:
– RC 2 (EN 1627, EN 1630, EN 1363-1, WK2)
Connection to alarm system:
– Position monitoring
– Deadbolt monitoring
– Glass breakage sensor.

Profile options (All profile details are referenced in our Technical Documentation)

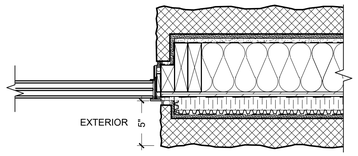
S M 30 L XL



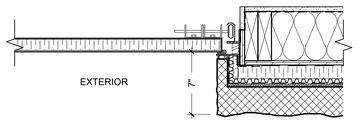
EPD MINERGIE®

* Classification standard / test standard

WINDOW AND DOOR DETAILS:



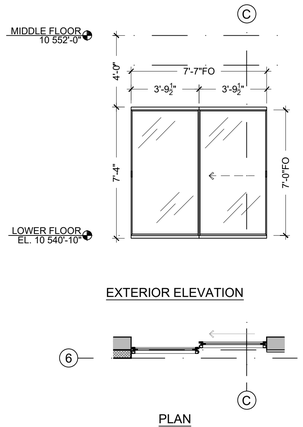
1 TYPICAL WINDOW IN STONE WALL
1 1/2" = 1'-0"



2 TYPICAL GARAGE DOOR IN STONE WALL
1 1/2" = 1'-0"

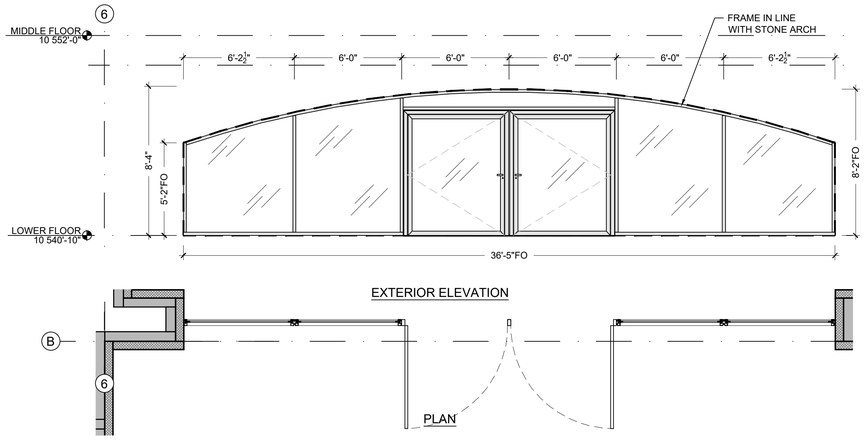
WINDOW SCHEDULE:

W1.01 LOWER FLOOR
SPECIAL GUEST BEDROOM 3



NOTES:
•

W1.02 LOWER FLOOR
BAR/LOUNGE



NOTES:
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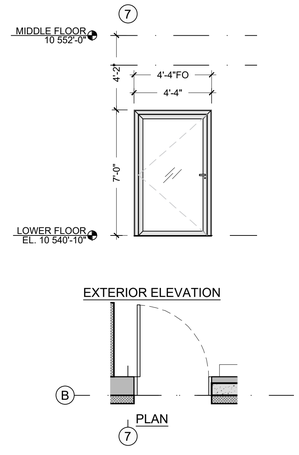
D1.01 LOWER FLOOR
SKI ROOM



NOTES:
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SEAL

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
WINDOW SCHEDULE
LOWER FLOOR

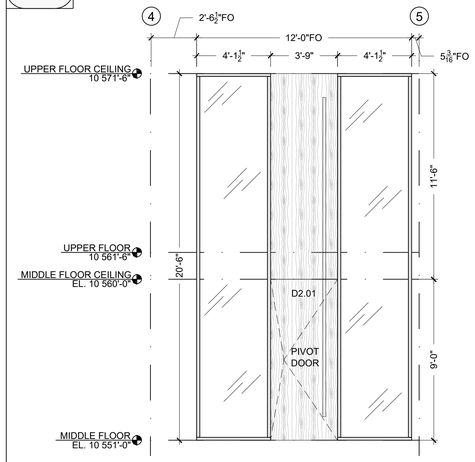
PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

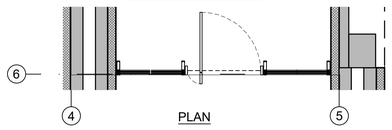
SHEET NUMBER
A8.01

W2.01 MAIN FLOOR
ENTRY FOYER

D2.01



EXTERIOR ELEVATION



PLAN

NOTES:
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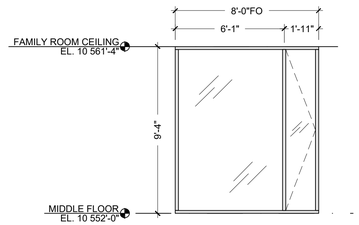
W2.02 MAIN FLOOR
FAMILY ROOM



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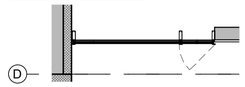
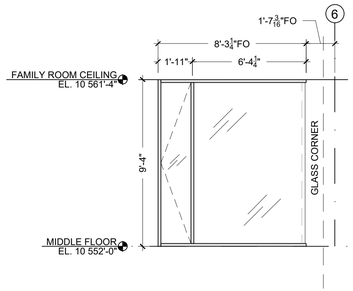


PLAN

NOTES:
•

W2.03 MAIN FLOOR
FAMILY ROOM



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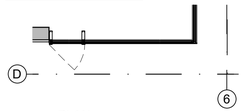

PLAN

NOTES:
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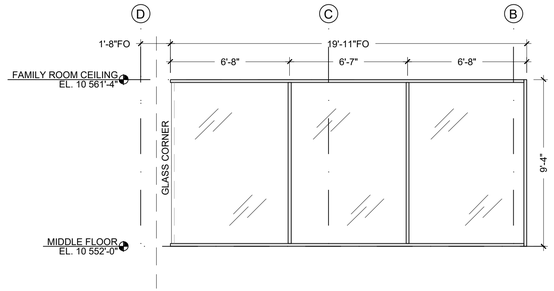
W2.04 MAIN FLOOR
FAMILY ROOM



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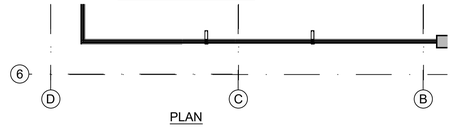
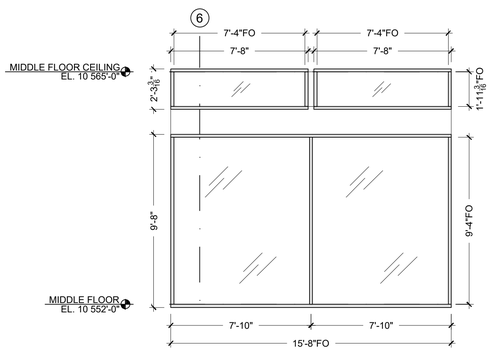


PLAN

NOTES:
•

W2.05 MAIN FLOOR
KITCHEN / DINING



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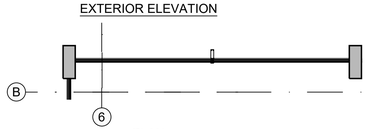
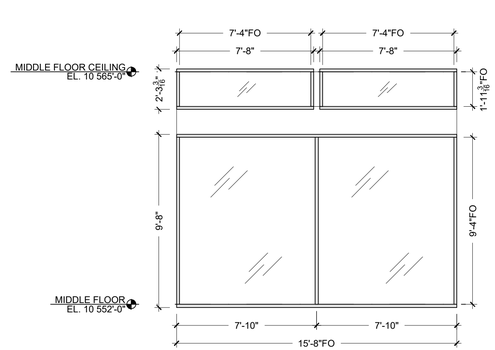


PLAN

NOTES:
· FRAMES ARE TO BE CONCEALED/RECESSED ON ALL FOUR SIDES

W2.06 MAIN FLOOR
DINING / LIVING



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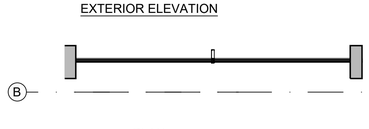
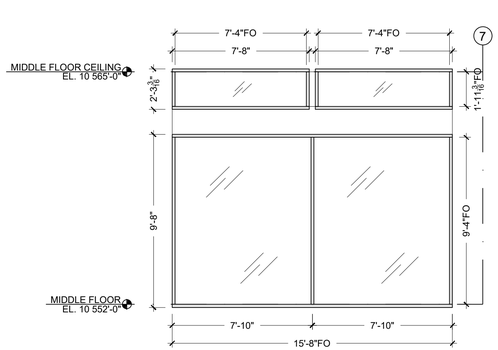


PLAN

NOTES:
· FRAMES ARE TO BE CONCEALED/RECESSED ON ALL FOUR SIDES

W2.07 MAIN FLOOR
LIVING



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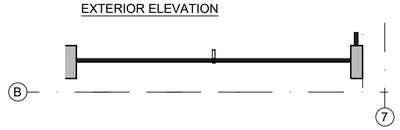
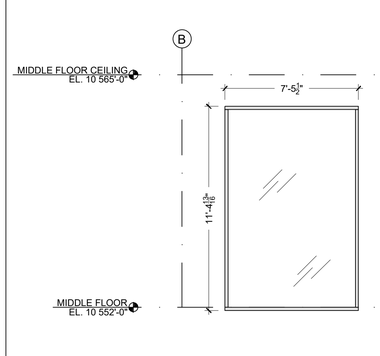


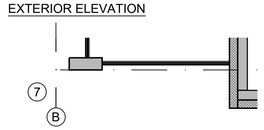
PLAN

NOTES:
· FRAMES ARE TO BE CONCEALED/RECESSED ON ALL FOUR SIDES

W2.08 MAIN FLOOR
LIVING



EXTERIOR ELEVATION



PLAN

NOTES:
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SEAL

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

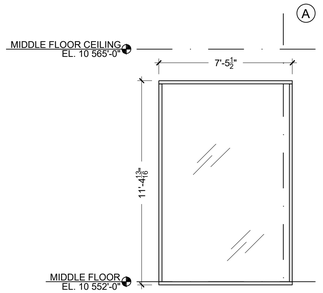
SHEET TITLE
WINDOW SCHEDULE
MAIN FLOOR

PROJECT NUMBER
23-03

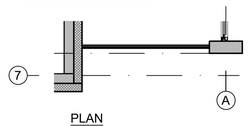
SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A8.02

W2.09 MAIN FLOOR
LIVING



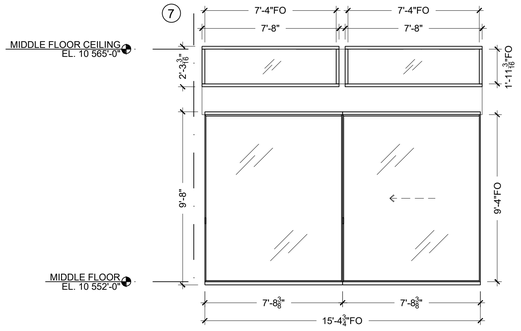
EXTERIOR ELEVATION



PLAN

NOTES:
· FRAMES ARE TO BE CONCEALED/RECESSED ON ALL FOUR SIDES

W2.10 MAIN FLOOR
LIVING

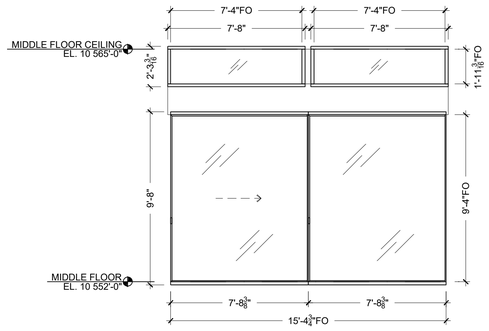


EXTERIOR ELEVATION

PLAN

NOTES:
· FRAMES ARE TO BE CONCEALED/RECESSED ON ALL FOUR SIDES

W2.11 MAIN FLOOR
DINING / LIVING



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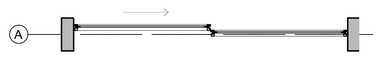
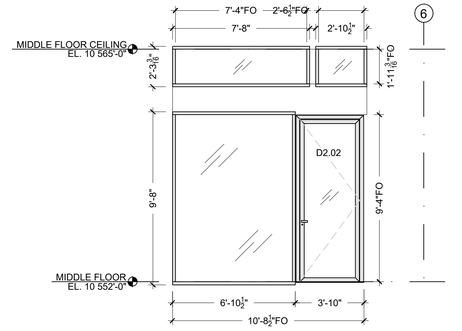


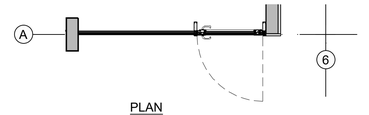
PLAN

NOTES:
· FRAMES ARE TO BE CONCEALED/RECESSED ON ALL FOUR SIDES

W2.12 / D2.02 MAIN FLOOR
DINING



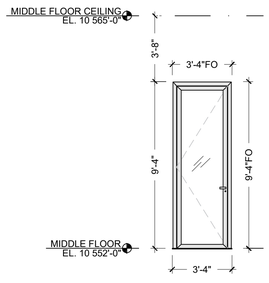
EXTERIOR ELEVATION



PLAN

NOTES:
· FRAMES ARE TO BE CONCEALED/RECESSED ON ALL FOUR SIDES

D2.03 MAIN FLOOR
COAT ROOM



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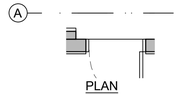

PLAN

NOTES:
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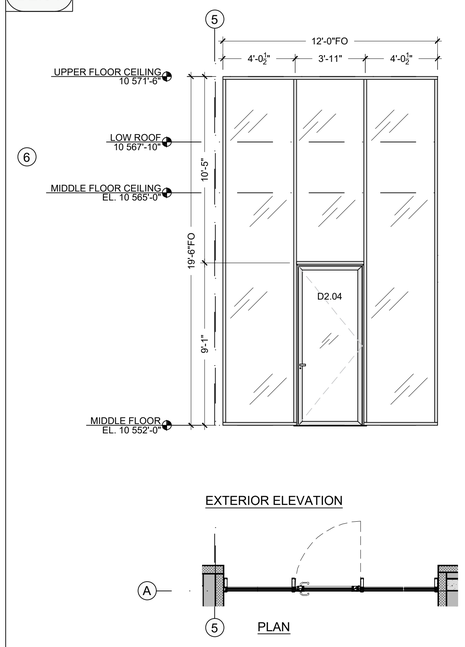
W2.13 / D2.04 MAIN FLOOR
ENTRY FOYER



EXTERIOR ELEVATION

PLAN

NOTES:
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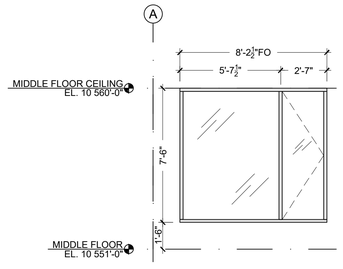
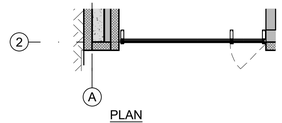
W2.14 MAIN FLOOR
BUNKROOM



EXTERIOR ELEVATION



PLAN

NOTES:
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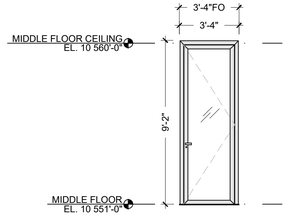
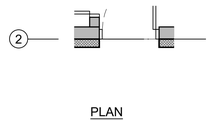
D2.05 MAIN FLOOR
STAFF BEDROOM



EXTERIOR ELEVATION



PLAN

NOTES:
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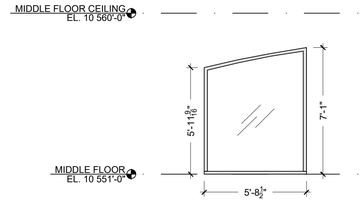
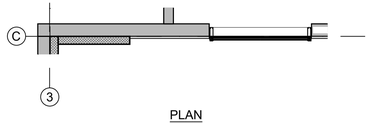
W2.15 MAIN FLOOR
SPECIAL GUEST ENSUITE 2



EXTERIOR ELEVATION



PLAN

NOTES:
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OPENSPACE ARCHITECTURE
102 E 1ST STREET, NORTH VANCOUVER, BRITISH COLUMBIA, CANADA, V7L 1E2
T. 604 984 7702 F. 604 984 7705 WWW.OPENSPACEARCHITECTURE.COM

DATE	ISSUE / REVISION
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SEAL

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

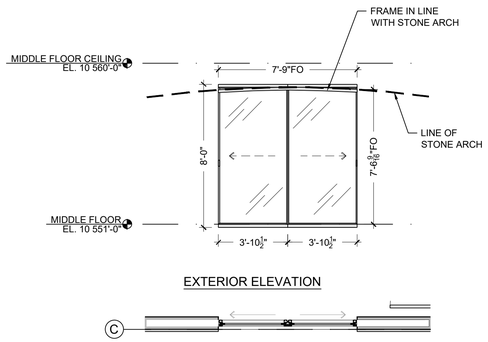
SHEET TITLE
WINDOW SCHEDULE
MAIN FLOOR

PROJECT NUMBER
23-03

SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A8.03

W2.16 MAIN FLOOR
SPECIAL GUEST BEDROOM 2



EXTERIOR ELEVATION

PLAN

NOTES:
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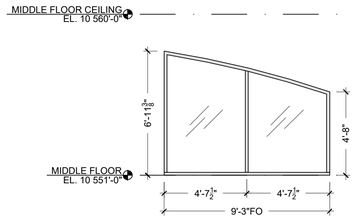
W2.17 MAIN FLOOR
STAIRS



EXTERIOR ELEVATION

PLAN

NOTES:
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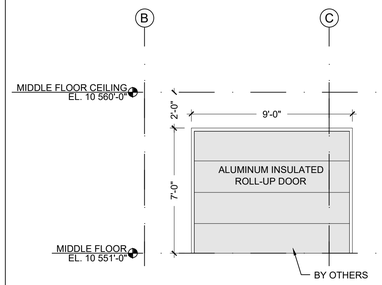
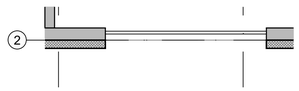
D2.06 MAIN FLOOR
GARAGE



EXTERIOR ELEVATION



PLAN

NOTES:
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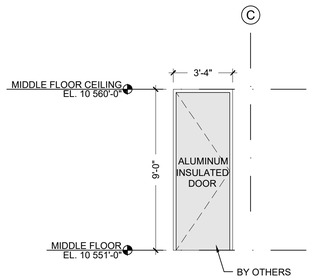
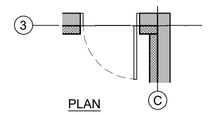
D2.07 MAIN FLOOR
BIKE STORAGE



EXTERIOR ELEVATION



PLAN

NOTES:
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SEAL

PROJECT:
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

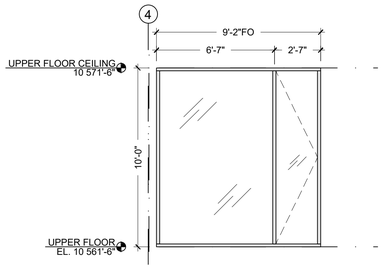
SHEET TITLE
WINDOW SCHEDULE
MAIN FLOOR

PROJECT NUMBER
23-03

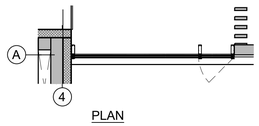
SCALE (SHEET SIZE 36"x24")
1/4" = 1'-0"

SHEET NUMBER
A8.04

W3.01 UPPER FLOOR
OFFICE



EXTERIOR ELEVATION



PLAN

NOTES:
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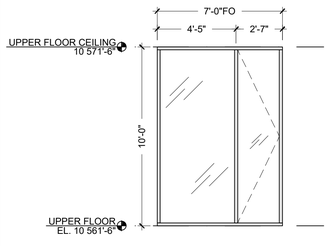
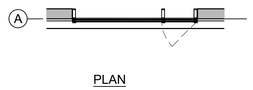
W3.02 UPPER FLOOR
BEDROOM 1



EXTERIOR ELEVATION



PLAN

NOTES:
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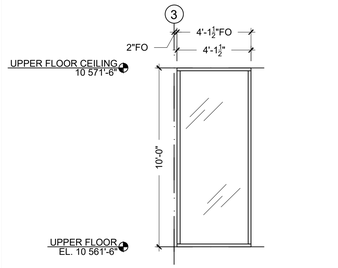
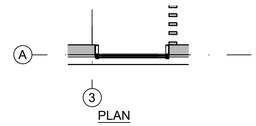
W3.03 UPPER FLOOR
SPECIAL GUEST BEDROOM 1



EXTERIOR ELEVATION



PLAN

NOTES:
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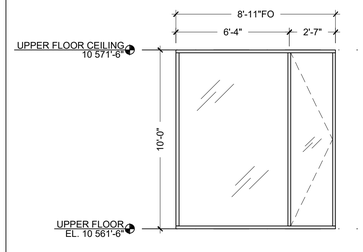
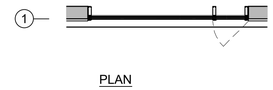
W3.04 UPPER FLOOR
SPECIAL GUEST BEDROOM 1



EXTERIOR ELEVATION



PLAN

NOTES:
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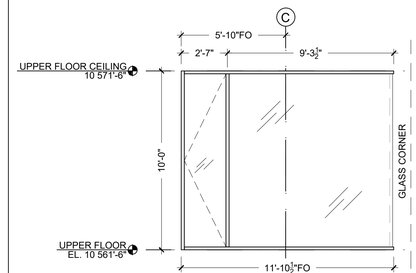
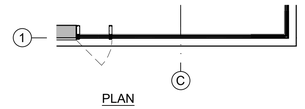
W3.05 UPPER FLOOR
BEDROOM 2



EXTERIOR ELEVATION



PLAN

NOTES:
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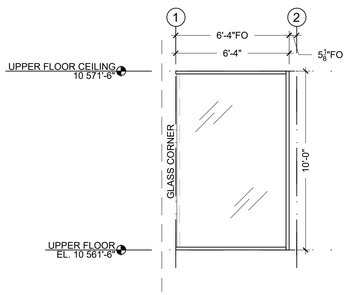
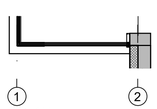
W3.06 UPPER FLOOR
BEDROOM 2



EXTERIOR ELEVATION



PLAN

NOTES:
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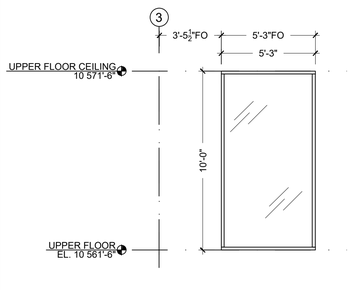
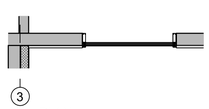
W3.07 UPPER FLOOR
PRIMARY ENSUITE



EXTERIOR ELEVATION



PLAN

NOTES:
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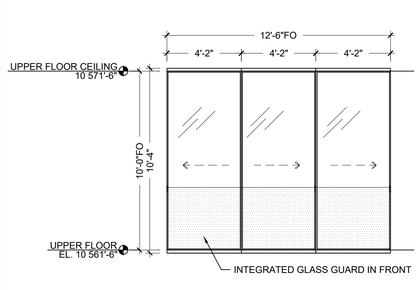
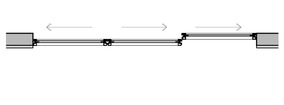
W3.08 UPPER FLOOR
PRIMARY BEDROOM



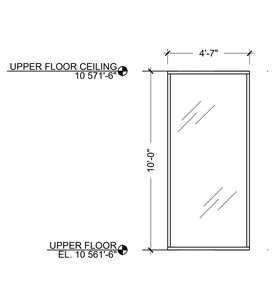
EXTERIOR ELEVATION



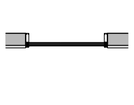
PLAN

NOTES:
·INTEGRATED GLASS GUARD

W3.09 UPPER FLOOR
LOUNGE



EXTERIOR ELEVATION



PLAN

NOTES:
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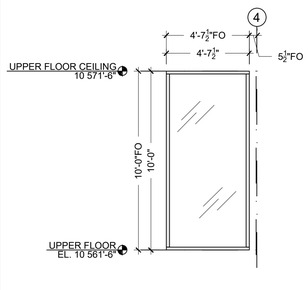
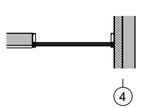
W3.10 UPPER FLOOR
LOUNGE



EXTERIOR ELEVATION



PLAN

NOTES:
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