Merzi Residence
The Ridge at Telluride, Unit 6
Design Review Process



June 29, 2025

CENTRE SKY
ARCHITECTURE LTD

ALPINE
PLANNING

Site Context and Design

Carl and Patti Merzi ("**Owners**") are the owners of Unit 6 The Ridge at Telluride ("**Property**") as shown in Figure 1. The Mountain Village Design Review Board ("**DRB**") approved a Design Review Process Final Architectural Review for the Site on June 1, 2023 that was effective for 18 months (December 1, 2024). A Renewals Process application was submitted and approved by the Town that extended the length of validity to June 1, 2025. The Owners are seeking a new Design Review Process application for the Property because they were not able to submit for and obtain a building permit prior to the expiration date.

Town staff approved a Staff Subdivision application to relocate Unit 6 to the Property on August 8, 2024 that is valid until February 8, 2026 (18 months from the date of approval). The condominium map is currently circulating for signatures and will be recorded in mid-June that vacates the old Unit 6 boundary and establishes the Property as presented in the plan set.

The DRB recommended the Town Council approve a variance to the Coonskin View Plane for the upper garage gable form on March 22, 2023 concurrent with approving the Initial Architecture and Site Review. The Town Council approved the variance application at the April 20, 2023 meeting. The Town's Variance Process approval also expired on June 1, 2025. The Owners are therefore also seeking a new Variance Process approval from the Town as outlined in the concurrent application narrative.

The Property is located on a geotechnical soil stabilization structure that is called "The Crack" on the existing conditions survey. The Crack resulted from slope failure in the area that was repaired in 2006 with geotechnical engineered soil anchor system. The development of the Property will result in The Crack being replaced within the Property by a new foundation and retaining wall system that is being designed by qualified Colorado Professional Engineers, with the design of this new engineered system to be provided with the building permit plan set.

Project Geography + Zoning Requirements

	Existing/Requirement	Proposed (Approx.)
Unit Size		
Floor Area (Gross)	No Maximum Size	8,178.8 Gross 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.	44.55'
Maximum Average Building Height	30' Per County Stipulated Settlement Order at Reception No. 329093.	24.11 (5.89 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	2 golf cart spaces in garage

The Ridge at Telluride Development Agreement

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

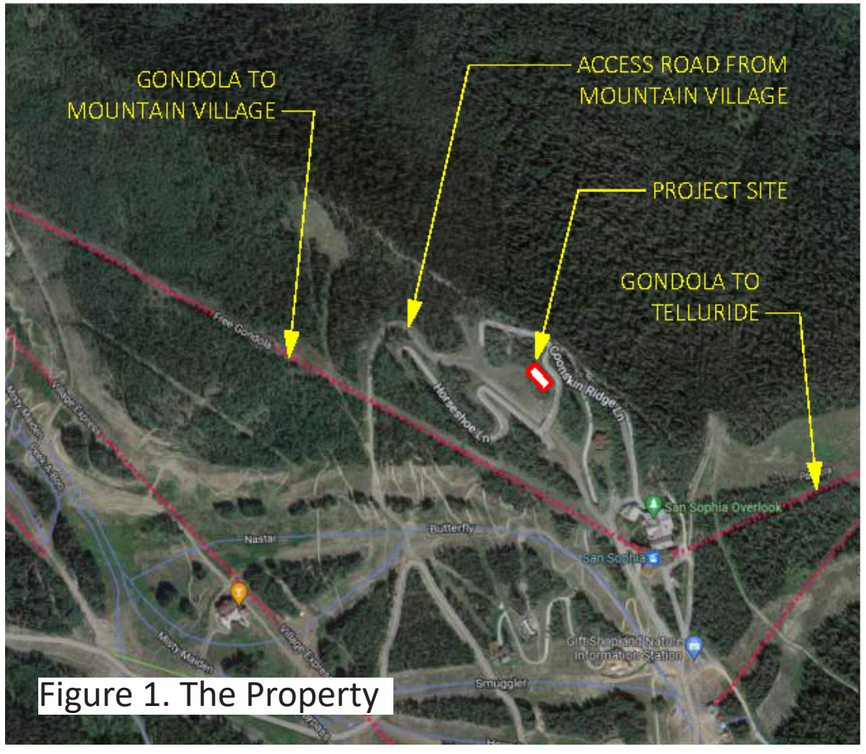


Figure 1. The Property

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."

Most of the proposed home is located below the Coonskin View Plane. The only area of the home that is proposed within the View Plane is located above the garage as shown in Figure 2. The Owners are therefore seeking a concurrent Variance Process approval as outlined in the narrative for that application.

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 Owners have designed golf cart access to the home from Bridge 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 A1-1.2 shows garage parking for two golf carts.*

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 has been designed into the kitchen area..*

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 6, and the plat for the Property does not include a landscape buffer area as required for other units located next to ski runs.*

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 proposed tree removal is documented on Sheet A1-0.4 of the DRB plan set.*

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.*

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 in the DRB plan set.*

Design Regulation Compliance

Mountain Village Design Theme. The proposed design meets the Mountain Village Design Theme. The home has been designed to fit the Property's topography and natural setting. The natural features of the site have informed the design of the home. The proposed home design is respectful and responsive to the tradition of alpine design with sturdy building forms, a heavy grounded stone base, primary gable roof forms, and secondary shed roof forms. The massing is simple and form and is designed into the existing topography.

Building Siting Design. The home has been sited to blend into the existing landscape and landforms.

Building Design. The home has been designed with a stone base that provides a grounded building form to withstand high alpine conditions. The overall building form is simple in design. The roof has been designed with a composition of multiple forms that emphasize sloped plans, varied ridge lines and vertical offsets. The proposed rusted metal standing seam or corrugated roofing provides a durable roof material that will withstand the high alpine climate conditions. Exterior materials are provided consistent with the Design Regulations. The exterior colors harmonize with the natural landscape and are natural, warm and subtle. Windows have been designed to be integral part of the structure's complete design and in accordance with the window regulations.

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

Parking Regulations. The proposal provides two (2) interior golf cart parking space as required by The Ridge Development Agreement.

Steep Slope Regulations

The Property contains steep slopes greater than 30% as shown on Figure 2. 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 steel slopes that are 30% or greater.

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:
>
> *The development of the Property necessitates disturbance to steep slope areas.*
>
> 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 multi-family uses at The Ridge, including detached single-family condominiums. The civil engineering and structural engineering design will ensure that environmental resources are not impacted.*
>
> ii. The proposed disturbance is minimized to the extent practical. *The impact to the steep slope areas has been minimized to the extent practical with the home designed to fit into the current topography of the Property.*
>
> iii. A Colorado professional engineer or geologist has provided: (a) A soils report or, for a subdivision, a geologic report. *A geotech report for the Property will be provided with the building permit application to the Town. The home, retaining walls, geotechnical engineering walls, and site grading will be designed in accordance with the soils report.*
>
> (b) An engineered civil plan for the lot, including grading and drainage plans. *The civil plans have been prepared by a Colorado licensed Professional Engineer and are included in the Design Review Process plan set.*
>
> iv. And the proposal provides mitigation for the steep slope development in accordance with the engineered plans." *Grading of the steep slope areas has been minimized as shown in the civil plans.*

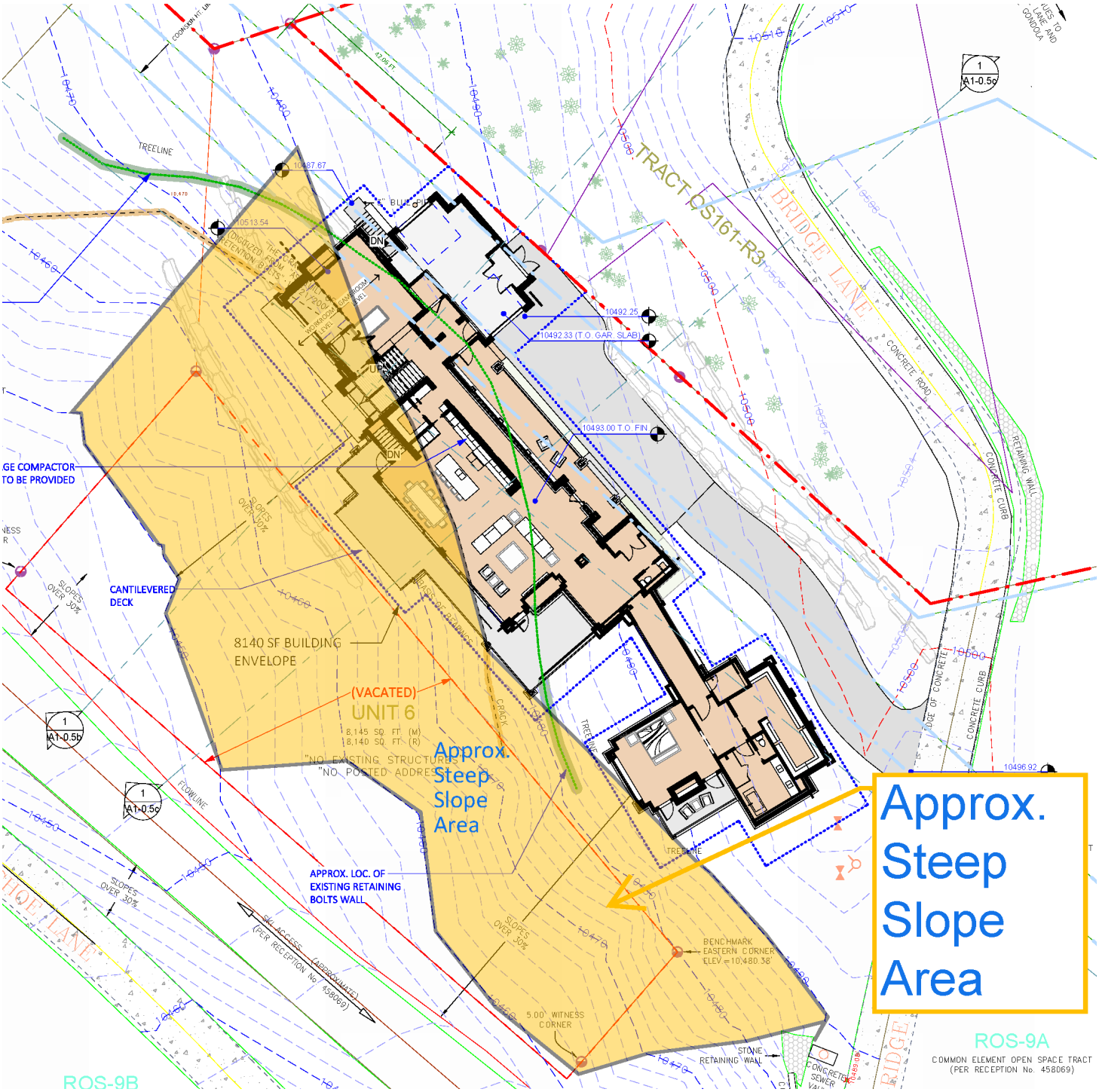


Figure 2. Steep Slopes



The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000

MERZI RESIDENCE

THE RIDGE - UNIT 6
TELLURIDE COLORADO, 81435



TR6

NOTE:
RENDERINGS MAY DIFFER FROM CONSTRUCTION PLANS.
CONSTRUCTION PLANS ARE DEEMED TO BE ACCURATE.

CENTRE SKY
ARCHITECTURE LTD

ISSUE # DRB - 05/28/2025

TR6

TELLURIDE, COLORADO

■ CENTRE SKY ARCHITECTURE, LTD.

GENERAL CONTRACTOR ■

ARCHITECTURE

CENTRE SKY ARCHITECTURE, LTD.
11 Lone Peak Dr. #206
P.O. Box 161488
Big Sky, MT. 59716
Phone: (970) 406-1598
E-mail: MarkB@centresky.com
Website: www.centresky.com

10125 Rancho Montecito Drive
Parker, CO 80138
Phone: (970) 729-8064

LAND USE/ PLANNING CONSULTANT

ALPINE PLANNING
523 Clinton St., Ste 2, P.O. Box 654
Ridgway, CO 81432
Phone: (970) 964-7927
Email: chris@alpineplanningllc.com

STRUCTURAL ENGINEER

CANYONS STRUCTURAL
932 East Elm Ave
Salt Lake City, UT 84106
Phone: (801) 486-6848
E-mail: alexsys@canyonsstructural.com

MECHANICAL ENGINEER

HUGHES CONSULTING ENGINEERING
220 W Colorado Ave, Telluride, CO 81435
Phone: (970) 239-1949
E-mail: dimitri@hce-pa.com

SOLAR POWER

ALTERNATIVE POWER ENTERPRISES
PO Box 351 Ridgway, CO, 81432
Phone: (970) 626-9842
E-mail: josh@alternative-power.com

CLIENT

PATTI & CARL MERZI
M Ski, LLC
1415 Louisiana St., 22nd Floor
Houston, TX 77002
Cell: (832) 465-4510
E-mail: carlmerzi@gmail.com

INTERIOR DESIGN

KEVIN SPEARMAN DESIGN GROUP
2301 Westheimer Road
Houston, TX 77098
Phone: (713) 413-0005
Email: kevin@kevinspearman.com

SOILS / RETAINING CONSULTANT

GEOSTABILIZATION INTERNATIONAL
Justin Petersen
Phone: (855)-579-0536 (970) 773-6790
E-mail: justin@gsi.us

GEOTECHNICAL ENGINEER

GEOTECHNICAL ENGINEERING GROUP
3510 Ponderosa Way, Grand Junction, CO 81506
Phone: 970-261-3415
E-mail: jwithers@geotechnicalgroup.net

ROOFING CONSULTANT

TRA ROOF ACCESSORY SYSTEMS
1657 South 580 East, American Fork, UT 84003
Phone: (877) 290-8669

LIGHTING CONSULTANT

EVOLUTION AVA
233 Graves Trail Suite B
Bozeman, MT 59718
Phone: (406) 581-8629
Email: toby@evolutionava.com

GENERAL CONTRACTOR

Address
Address
Phone:
Email:

CIVIL ENGINEER

PST ENGINEERING, LLC
3520 Bennett Street
Durango, CO 81301
Phone: (970) 403-5492
Email: stevep@psteng.net

SURVEYOR

FOLEY AND ASSOCIATES, INC.
125 W. Pacific Ave., Telluride, CO
Telluride, CO 81435
Phone: (970) 728-6153
Email: jhaskell@foleyassoc.com

LANDSCAPE CONSULTANT

NORRIS DESIGN
P.O. Box 2320, 409 East Main Street, Suite 207
Frisco, Colorado 80443
Phone: (970) 368-7068
Email: taidala@norris-design.com

HERS CONSULTANT

CONFLUENCE
1101 Village Road UL-1D
Carbondale, Colorado 81623
Phone: (970) 963-9720
Email: mark@confluencearchitecture.com

■ DRB REVIEW

MAY 28, 2025 ■

CODE ANALYSIS

ZONING:	-	BUILDING DEPT:	TOWN OF MOUNTAIN VILLAGE
OCCUPANCY:	R-1		
CONSTRUCTION TYPE:	TYPE V NON RATED	CODE JURISDICTION:	2018 INTERNATIONAL RESIDENTIAL CODE
ALLOWABLE FLOOR AREA:	-		2021 INTERNATIONAL PLUMBING CODE
FIRE SUPPRESSION:	REQUIRED - NFPA 13D		2018 INTERNATIONAL MECHANICAL CODE
FIRE MONITORING SYSTEM:	REQUIRED		2021 INTERNATIONAL FUEL GAS CODE
KNOX BOX:	REQUIRED		2021 INTERNATIONAL ENERGY CONSERVATION CODE
IRRIGATION:	REQUIRED		2018 INTERNATIONAL FIRE CODE
BEARING & NON-BEARING EXTERIOR WALLS:	NON RATED		
INTERIOR BEARING WALLS:	NON RATED	SHAFT ENCLOSURES:	NONE
STRUCTURAL FRAME:	NON RATED	ROOF/ROOF CEILING:	CLASS-A ROOF CONSTRUCTION REQUIRED

ZONING DISTRICT	MINIMUM AREA	MAXIMUM HEIGHT	PROPERTY SETBACKS		
			FRONT (ROAD)	SIDE	REAR
REQUIRED	2,500 GSF	45'- 0" ABOVE EXIST OR FINAL GRADE	N/A	N/A	N/A
ACTUAL	9,625.2 GSF	44' - 7" ABOVE EXIST GRADE (POINT C)			

AREA ANALYSIS

DEFINITIONS:

SQUARE FOOT: As defined by ANSI Z765-2003: Livable floor area as measured from exterior dimensions including thickness of all walls, interior and exterior, excluding fireplace bump-outs, mechanical spaces, garage spaces, and unfinished basement and/or attic space.

GROSS SQUARE FOOT: Total building area as measured from exterior dimensions including thickness of all walls, interior and exterior, mechanical spaces, garage spaces, and accessible un-fished space; does NOT include crawl spaces, patios and decks.

PROJECT SQUARE FOOTAGE

NAME	AREA	COMMENTS
LOWER LEVEL	1824.0 SF	LIVING
MAIN LEVEL	3912.3 SF	LIVING
LIVING	5736.3 SF	
MECH. 1	41.7 SF	NON- LIVING
MECH. 2	133.1 SF	NON- LIVING
MECH. 3	98.5 SF	NON- LIVING
STORAGE 1	215.4 SF	NON- LIVING
STORAGE 2	243.7 SF	NON- LIVING
WORKROOM	574.6 SF	NON- LIVING
GARAGE	574.9 SF	NON- LIVING
FUTURE 3	560.7 SF	NON- LIVING
NON- LIVING	2442.5 SF	
GROSS SF	8178.8 SF	

SITE INFORMATION

POWER:	SAN MIGUEL POWER ASSOCIATION 1-888-864-7311
WATER:	MOUNTAIN VILLAGE
SEWER:	MOUNTAIN VILLAGE
GAS:	SOURCE GAS - (970) 728-6141
TELEPHONE SERVICE:	-
UNDERGROUND UTILITY LOCATE	811
FIRE DEPT:	TELLURIDE FIRE PROTECTION DISTRICT
FIRE DEPT. PHONE:	(970) 728-3801 SCOTT HEIDERGOTT, FIRE MARSHAL
DEFENSIBLE SPACE:	30 FEET IS RECOMMENDED
GEOTECHNICAL REPORT:	GEOTECHNICAL ENGINEERING GROUP COPIES AVAILABLE UPON REQUEST

DESIGN CRITERIA

BASIC WIND SPEED:	115 MPH 3 SEC. GUST - EXPOSURE C (VERIFY W/ STRUCTURAL ENG.)
SEISMIC DESIGN CATEGORY:	"D" (VERIFY WITH STRUCTURAL ENG.)
FROST DEPTH:	MINIMUM 48" BELOW FINISH GRADE
SNOW LOADS:	ROOF: 145 PSF GROUND: 190 PSF (VERIFY WITH STRUCTURAL ENGINEER)
FOUNDATION STANDARD:	REFER TO STRUCTURAL DRAWINGS, GENERAL NOTES & FOUNDATION DETAILS.

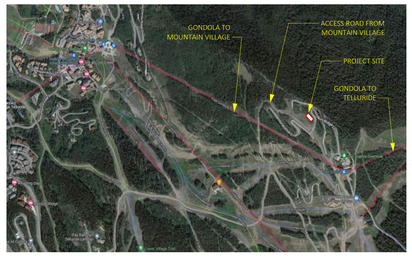
GRAPHIC SYMBOLS

- EXTERIOR ELEVATION MARKER (0 / A0-0.0)
- BUILDING SECTION & SECTION DETAIL MARKER (0 / A0-0.0)
- INTERIOR WALL ELEVATION MARKER (1 / 4 / 0 / A0-0.0 / 2 / 3)
- ROOM NAME / ROOM NUMBER (ROOM / 100)
- DOOR INDICATOR (100)
- WINDOW TYPE (X)
- WALL TYPE (X)
- DATUM POINT
- BREAK LINE
- LINE OF ELEMENT ABOVE OR HIDDEN
- TITLE MARK (1 / TITLE / SCALE)
- DETAIL INDICATOR (0 / A0-0.0)
- SECTION DETAIL INDICATOR (0/A0-0.0 / 0/A0-0.0)
- POINT ELEVATION POINT (100' - 0" T.O. CONC.)
- ELEVATION DESCRIPTION
- REVISION MARKER (1)
- NEW CONCRETE
- PUMICE-CRETE RAMMED EARTH RASTRA PANELS
- TIMBER OR LOG ELEMENT
- INSULATION
- EARTH
- ASPHALT

ABBREVIATIONS

AB	anchor bolt	DWG	drawing	HT	height	PC	pumice-crete	STN	stone
ABV	above	DWR	drawer	HTG	heating	PERF	perforate	STIFF	stiffener
AAC	autoclaved aerated concrete			HWD	hardwood	PERIM	perimeter	STO	storage
ADJ	adjacent	E	east, egress	HVAC	heat/ventilate/air condition	PL	plaster	STR	structural
AFF	above finished floor	EA	each			PLAM	plastic laminate	SUSP	suspended
AGG	aggregate	EHD	electric hand dryer	ID	inside diameter	PLAS	plastic	SV	stacked ovens
ALUM	aluminum	EJ	expansion joint	INCL	include (d) (ing)	PLF	pounds per lineal feet		
ALT	alternate	EL	elevation	INSUL	insulate (d) (ion)	PLT	plate	T	tread
ARCH	architect (ural)	ELEC	electric (al)	INT	interior	PNL	panel	TB	towel bar
ASPH	asphalt	EPDM	elastomeric membrane	IRC	international residential code	PNT	paint (ed)	TC	terra cotta
A/C	air conditioning	EQ	equal	INV	invert	PR	pair	TEL	telephone
AVG	average	EQPT	equipment			PSF	pounds per square foot	THK	thick (ness)
		EWC	electric water cooler	JST	joist	PSI	pounds per square inch	TO	top of
BD	board	EXIST	existing	JT	joint	PTD	paper towel dispenser	TOC	top of concrete
BLDG	building	EXH	exhaust			PTN	partition	TOS	top of steel
BLK	block	EXT	exterior	KIT	kitchen	PVC	polyvinyl chloride	TOW	top of wall
BLKG	blocking			KO	knockout	PVMT	pavement	TPD	toilet paper dispenser
BO	bottom of	FC	faucet			PWD	plywood	TPH	toilet paper holder
BOT	bottom	FD	floor drain	L	length, angle			TR	trash compactor
BR	bedroom	FDTN	foundation	LAB	laboratory			TS	tube steel
BRG	bearing	FE	fire extinguisher	LAM	laminate (d)	QT	quarry tile	TV	television
BSMT	basement	FEC	fire extinguisher cabinet	LAV	lavatory			TYP	typical
BUR	built up roofing	FF	factory finish	LB	pound	R	riser, radius	T&G	tongue and groove
		FFE	finished floor elevation	LBL	label	R/A	return air		
C	channel	FIN	finish	LF	lineal feet	RB	rubber base	UBC	uniform building code
CAB	cabinet	FLG	flashing	LL	live load	RCP	reflected ceiling plan	UE	underground electric
CB	catch basin	FLR	floor (ing)	LT	light	RD	roof drain	UL	underwriters laboratory
CG	corner guard	FLUR	fluorescent	LWC	lightweight concrete	RE	reference	UNO	unless noted otherwise
CTR	center	FND	feminine napkin dispenser			RF	refrigerator		
CI	cast iron	FNV	feminine napkin vendor	MAS	masonry	RG	range	VCT	vinyl composition tile
CJ	control joint	FOC	face of concrete	MATL	material (s)	REG	register	VERT	vertical
CLG	ceiling	FOF	face of finish	MAX	maximum	REINF	reinforce (d) (ing)	VR	vapor retarder
CL	closet	FOM	face of masonry	MC	medicine cabinet	REQD	required		
CLR	clear (ance)	FOS	face of stud	MECH	mechanic (al)	REV	revision (s), revised	W	west, wide, width
CMU	concrete masonry unit	FRMG	framing	MTL	metal	RFG	roofing	W/	with
CMA	carbon monoxide alarm	FT	foot	MFR	manufacture (r)	RM	room	WC	watercloset
CO	clean out	FTG	footing	MH	manhole	RO	rough opening	WD	wood
COL	column	FUT	future	MIN	minimum	ROW	right of way	WDW	window
CONC	concrete			MISC	miscellaneous	RS	rough sawn	WF	wide flange
CONST	construction			ML	microlam	RUB	rubber	WG	wire glass
CONT	continuous or continue	GA	gage, gauge	MLD	molding, moulding	RW	refrigerator drawers	WI	wrought iron
CORR	corridor	GAL	gallon	MMB	membrane			W/O	without
CPT	carpet (ed)	GB	grab bar	MO	masonry opening	S	south	WP	waterproof (ing)
CSMT	casement	GC	general contract	MOV	movable	SA	smoke alarm	WR	warming drawer
CT	ceramic tile	GDO	garage door opener	MT	mount (ed) (ing)	S/A	supply air	WS	water supply
CY	clothes dryer	GI	galvanized iron	MW	microwave oven	SAG	suspended acoustic grid	WWF	welded wire fabric
CW	clothes washer	GL	glass, glazing			SC	solid core		
		GWB	gypsum wall board			SCH	schedule		
DBL	double	GV	galvanized	N	north	SD	storm drain		
DF	drinking fountain	GYP	gypsum	NAT	natural	SECT	section		
DH	double hung			NIC	not in contract	SHT	sheet		
DIAG	diagonal			NOM	nominal	SHTG	sheathing		
DIAM	diameter	HAS	headed anchor stud	NTS	not to scale	SIM	similar		
DIM	dimension (s)	HB	hose bibb			SN	sink		
DISP	dispenser	HBD	hardboard	OBS	obscure	SPD	soap dispenser		
DL	dead load	HC	hollow core	OC	on center (s)	SPEC	specification		
DN	down	HCP	handicap (ped)	OD	outside diameter	SPKR	speaker		
DP	drain disposal	HDR	header	OFD	overflow drain	SQ	square		
DR	door	HDW	hardware	OH	overhead	SSK	service sink		
DS	downspout	HM	hollow metal	OPG	opening	SS	sanitary sewer		
DTL	detail	HOR	horizontal	OPH	opposite hand	ST	steel		
DW	dish washer	HP	horsepower	OPP	opposite	STD	standard		

VICINITY MAP



SHEET INDEX

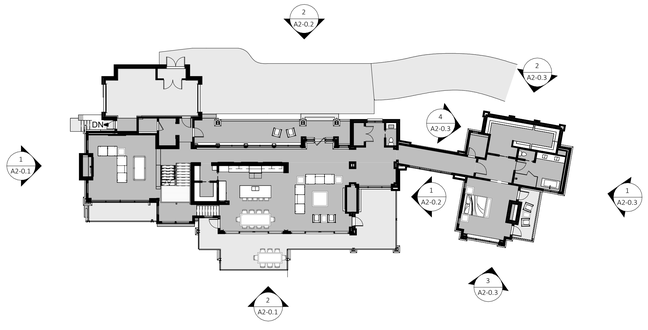
DRAWINGS LIST- DRB FINAL	
00	COVER
02	RENDERINGS
A0-0.0	TITLE SHEET
A0-0.2	MATERIAL SPECIFICATIONS
A0-0.3	AREA PLANS
A0-0.4	CONDITIONED AREA PLANS
A0-0.5	RIDGE ELEVATIONS
A0-0.6	ZONING & CODE NOTES
A0-0.7	COONSKIN VIEW PLANE- VARIANCE
A0-0.8	VIEW STUDY
A0-0.9	VIEW STUDY
C1-0.1	EXISTING SITE SURVEY
C1-0.2	GRADING PLAN 1
C1-0.3	GRADING PLAN 2
C1-0.4	GRADING PLAN 3
C1-0.5	GRADING PLAN 4
C1-0.6	DRAINAGE AND EROSION CONTROL PLAN
C1-0.7	UTILITY PLAN
A1-0.1	ARCHITECTURAL SITE PLAN
A1-0.2	SITE- HEIGHT CALCULATIONS
A1-0.3	SITE- UNIT BOUNDARY
A1-0.4	TREE REMOVAL
A1-0.5a	SITE SECTIONS
A1-0.5b	SITE SECTIONS
A1-0.5c	SITE SECTIONS
A1-0.5d	SITE SECTIONS
A1-0.6	EXTERIOR DETAILS
A1-0.7	EXISTING SITE PHOTOS

DRAWINGS LIST- DRB FINAL	
A1-0.8	CONSTRUCTION MITIGATION PLAN
A1-1.1	LOWER LEVEL PLAN
A1-1.2	MAIN LEVEL PLAN
A1-1.3	UPPER LEVEL PLAN
A1-3.1	ROOF PLAN
A2-0.1	EXTERIOR ELEVATIONS
A2-0.2	EXTERIOR ELEVATIONS
A2-0.3	EXTERIOR ELEVATIONS
A2-0.5	EXTERIOR MATERIAL CALCULATIONS
A2-0.6	EXTERIOR MATERIAL CALCULATIONS
A2-0.7	EXTERIOR MATERIAL CALCULATIONS
A2-0.8	EXTERIOR MATERIAL CALCULATIONS
A6-1.1	WINDOW & DOOR ELEVATIONS
A6-1.2	WINDOW & DOOR ELEVATIONS
A6-1.3	WINDOW SCHEDULE
E-0.1	FIXTURE SCHEDULE
E-1.0	EXTERIOR PHOTOMETRIC PLAN
E-2.0	EXTERIOR LIGHT ELEVATIONS
LP-001	LANDSCAPE NOTES
LP-002	LANDSCAPE NOTES
LP-101	LANDSCAPE PLAN
LP-201	LANDSCAPE PLAN
LP-500	LANDSCAPE DETAILS

SYMBOLS

∠	angle
℄	centerline
Ø	diameter
⊥	perpendicular
℄	plate

KEY PLAN



CURRENT CODES:

MOUNTAIN VILLAGE CODES:

- International Building Code (2018)
- National Electrical Code (2020)
- International Fuel Gas Code (2021)
- International Energy Conservation Code (2021)
- International Existing Building Code (2018)
- International Fire Code (2018)
- International Mechanical Code (2018)
- International Plumbing Code (2021)
- International Residential Code (2018)

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•	

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Date 05-28-2025
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A0-0.0

TITLE SHEET

MATERIAL SPECIFICATIONS

EXTERIOR MATERIALS LEGEND

NOTE:
REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.

R1
METAL ROOFING
CORRUGATED RUSTED METAL- 7/8" RIB HEIGHT
22 GA., EXPOSED FASTENERS, MIN. SLOPE 3:12
COLOR: RUSTED
MFR: WESTERN STATES METAL ROOFING

R2
METAL ROOFING
STANDING SEAM, 2" RIB HEIGHT, 24 GA., MECHANICALLY SEAMED, 16" RIB SPACING, MIN. SLOPE 1:12
COLOR: RUSTED
MFR: WESTERN STATES METAL ROOFING

S1
VERTICAL WOOD SIDING
1x8 WD VERTICAL SHIP LAP
COLOR: DRIFTWOOD MED. 10%
DRIFTWOOD DARK 90%
SPECIES: RUSTIC SPRUCE
MFR: VINTAGE WOODS

S2
STONE MASONRY VENEER
PATTERN TBD, FULL STONE VENEER
MFR: TELLURIDE STONE
LAYUP: RE: **4 / A5-1.2**

S3
STEEL SIDING
PATINATED STEEL SIDING PANELS, 16 GUAGE, W/ EXPOSED FASTENERS, SEE ELEVS FOR SEAM SPACING
PATINA: VARIED BROWN
MFR: TBD
RE: **7 / A5-1.2**

S4
BOARD FORMED CONCRETE

CEILING MATERIALS LEGEND

NOTE:
REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIALS AND INSTALLATION REQUIREMENTS

C1
CEILING FINISH - PAINT
5/8" GWB TYPE 'X' WITH PAINTED FINISH
REFERENCE INTERIOR FINISH SPECIFICATIONS FOR COLOR, (TYP.)

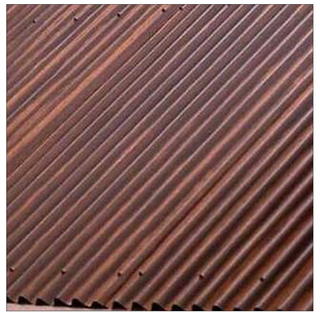
C2
SOFFIT FINISH - WOOD
1x8 WIRE BRUSHED SPRUCE T & G
STAIN: L1-41
MFR: VINTAGE WOODS
RE:

C3
CEILING FINISH - TILE
COORDINATE TYPE AND LAYOUT WITH ID, (TYP.)

C4
CEILING FINISH - CELOTEX TILE
24" X 24"
RE: MFR FOR SPECIFICATIONS

ALL SAMPLES TO BE SUBMITTED TO ARCHITECT
NOTE: AFTER S4 METAL SIDING SAMPLE IS SUBMITTED AND APPROVED, RECONFIRM METAL ROOF, FLASHING, GUTTER AND D.S. FINISH W/ ARCH.

MATERIAL BOARD


R1


R2


S1


S2


S3

S4


C2



LOEWEN WINDOWS
CONTEMPORARY PROFILE, DOUGLAS FIR INTERIOR,
CLADDING COLOR: BRONZE ANODIZED

ELECTRICAL SPEC.

AUTOMATED LIGHTING SYSTEM	YES/NO	YES
MOTION ACTIVATED LIGHTS	YES/NO	YES
CLOSETS	YES/NO	YES
PANTRY	YES/NO	YES
ART LIGHTING	YES/NO	YES
STAIR TREAD LIGHTING	YES/NO	
CEILING FANS	YES/NO	
CAR POWER CHARGING STATION	NO	
OUTLETS ABOVE FIREPLACE MANTELS	YES/NO	
GENERATOR	YES/NO	
CONFIRM EXT ELEC. OUTLET LOCATIONS	YES/NO	
OUTLET STRIP BELOW CABINETS	YES/NO	
SMOKE DETECTOR	YES/NO	
CARBON MONOXIDE DETECTOR	YES/NO	
TOILET REQUIRED POWER	YES/NO	
BIDET	YES/NO	
HEAT	YES/NO	
HEATED TOWEL RACKS	YES/NO	
EXT HEAT LAMPS	YES/NO	
AUTOMATED WINDOW COVERINGS	YES/NO	
BURIED CONDUIT BELOW DRIVEWAY	YES/NO	
SOLAR LIGHT AT ADDRESS MONUMENT	YES/NO	
BOOT DRYER	YES/NO	
HOT TUB	YES/NO	
USB PORTS	YES/NO	
OUTLETS IN VANITY DRAWER	YES/NO	
LIT MIRROR	YES/NO	
FLOOR OUTLETS	YES/NO	
BATTERY STORAGE	YES/NO	
MOTORIZED WINDOWS	YES/NO	

APPLICANCE SPEC.

COOK TOP	
GAS	YES/NO
ELECTRIC	YES/NO
NUMBER OF BURNERS	
RANGE	YES/NO
DROP-IN	YES/NO
FREESTANDING	YES/NO
GAS	YES/NO
ELECTRIC	YES/NO
DUAL FUEL	YES/NO
NUMBER OF BURNERS	-
ADDITIONAL WALL OVEN	YES/NO
SINGLE	-
DOUBLE	-
OVEN/MICROWAVE COMBO	-
GAS	-
ELECTRIC	-
MANUFACTURER	-
MICROWAVE OVEN	
FREESTANDING	YES/NO
ABOVE	YES/NO
BELOW	YES/NO
WALL OVEN UNIT	YES/NO
MANUFACTURER	YES/NO
DISHWASHER	YES/NO
MANUFACTURER	YES/NO
REFRIGERATOR/FREEZER	
SIDE BY SIDE DOORS	YES/NO
ONE DOOR WITH FREEZER INT.	YES/NO
TOP FREEZER	YES/NO
BOTTOM FREEZER	YES/NO
FREESTANDING	YES/NO
BUILT INTO CABINET	YES/NO
FRONT PANEL	YES/NO
MANUFACTURER	YES/NO
BEVERAGE CENTER/DRAWER	YES/NO
ICE MAKER	YES/NO
WARMING DRAWER	YES/NO
TRASH COMPACTOR	YES/NO
BAR MINI FRIDGE	YES/NO
FREESTANDING	YES/NO
BUILT INTO CABINET	YES/NO
FRONT PANEL	-
MANUFACTURER	-
BAR ICE MAKER	YES/NO
UNDER COUNTER	YES/NO
OVER COUNTER	YES/NO
FRONT PANEL	-
MANUFACTURER	-
BAR WINE CHILLER	YES/NO
FREESTANDING	YES/NO
BUILT INTO CABINET	YES/NO
FRONT PANEL	-
MANUFACTURER	-
OUTDOOR BBQ	YES/NO
GAS	YES/NO
CHARCOAL	YES/NO
FREESTANDING	YES/NO
BUILT IN	YES/NO
SIDE RANGES	YES/NO
MANUFACTURER	YES/NO
OUTDOOR MINI FRIDGE	YES/NO
FREESTANDING	-
BUILT INTO CABINET	-
FRONT PANEL	-
MANUFACTURER	-
FRONT LOADER CLOTHES WASHER	YES/NO
MANUFACTURER	-
TOP LOADER CLOTHER WASHER	YES/NO
MANUFACTURER	-
FRONT LOADER CLOTHES DRYER	YES/NO
MANUFACTURER	-
TOP LOADER CLOTHES DRYER	YES/NO
MANUFACTURER	-
MASTER LAUNDRY	YES/NO
STACKED WASHER/DRYER	-
OTHER APPLIANCES	-

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MATERIAL SPECIFICATIONS

MATERIAL TYPE SCHEDULE

SCHEDULE

METAL	APPLICATION	MFR.	SPECIES/TYPE	TEXTURE	COLOR/FINISH	COMMENTS
	FLASHING	BRIDGER STEEL	MATCH ROOFING	-	MATCH ROOFING	
	EXPOSED STRUCTURAL STEEL	T.B.D.	PER STRUCTURAL	-	T.B.D.	
	DECORATIVE	T.B.D.	WROUGHT IRON	PEENED / HAMMERED	RAW	
	WALL PANELING	SEE LEGEND				
	RAILINGS	T.B.D.	T.B.D.	T.B.D.	T.B.D.	
WOOD						
	TIMBER BEAMS & POSTS	T.B.D.	T.B.D	ROUGH SAWN	T.B.D.	
	FASCIA	VINTAGE WOODS	RUSTIC SPRUCE	RUSTIC SPRUCE	DRIFTWOOD DARK	HEAT MODIFIED
	EXTERIOR TRIM	VINTAGE WOODS	T.B.D	T.B.D	T.B.D.	HEAT MODIFIED
	INTERIOR TRIM	VINTAGE WOODS	T.B.D	T.B.D	T.B.D.	REFERENCE INTERIOR DESIGNER
STONE						
	PRIMARY WALL VENEER	T.B.D.	T.B.D.	T.B.D.	T.B.D.	
	CAP STONE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	
	EXTERIOR PATIO FLAGSTONE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	
	EXTERIOR BOULDERS	T.B.D.	T.B.D.	T.B.D.	T.B.D.	

NOTE:
- ALL CUT ENDS, MITERS, & CORNERS TO BE SEALED W/ MFR RECCOMENDED SEALANT/STAIN
- COORD. W/ MFR FOR ADDITIONAL TOUCH UP STAIN
- COORD. W/ MFR ON TOUCH UP APPLICATIONS AND TREATMENTS

INSULATION SPECIFICATIONS

INSULATION SCHEDULE - PROJECT SPECIFIC

CAVITY		R - VALUE MINIMUM	R - VALUE PROJECT SPECIFIC	
ROOFS OVER HEATED SPACES		R-49	R-51	8.5" MIN OF SPRAY APPLIED POLYURETHANE INSULATION
EXTERIOR WALLS		R-20	R-24	4" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION
INTERIOR WALLS		-	R-15	RECOMMENDED 4" BLOWN IN CELLULOSE - DAMP SPRAYED OR EQUIVALENT ROCK WOOL OR DENIM BATT INSULATION
FLOORS OVER UNHEATED SPACES		R-30	R-36	6" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION
FLOORS OVER HEATED SPACES		-	-	3.5" MINERAL FIBER BATT INSULATION IN FLOORS OVER HEATED SPACES FOR SOUND INSULATION
BASEMENT WALL		R-15/19	R-20	3.5" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION
CRAWL SPACE	LID	R-20	R-24	4" SPRAY POLYURETHANE INSULATION OR EQ.
	WALL	R-15/19	R-21	3.5" SPRAY POLYURETHANE
UNDER CONC. SLAB		R-10	R-16	2.5" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION

NOTES:
1. ARCHITECT'S RECOMMENDATION FOR ALL EXTERIOR EAVES AND RAKES TO RECEIVE MIN. OF 3" BLOWN IN POLYURETHANE INSULATION UNLESS NOTED OTHERWISE.
2. DEDUCT ALTERNATE AS APPROVED BY ARCHITECT TO REPLACE 4" SPRAY APPLIED POLYURETHANE INSULATION AT EXTERIOR WALLS WITH AN R-11 MINERAL FIBER BATT OVER TOP OF 2" SPRAY APPLIED POLYURETHANE INSULATION.
3. ARCHITECTS RECOMMENDATION FOR BASEMENT FURRING WALLS TO RECEIVE 3.5" BLOWN IN POLYURETHANE INSULATION IN PLACE OF R-19 BATT..
4. DEDUCT ALTERNATE AS APPROVED BY ARCHITECT TO REPLACE 2" NCFI SPRAY APPLIED POLYURETHANE INSULATION UNDER CONCRETE SLAB WITH 2" POLY-ISOCYANURATE RIGID FOAM INSULATION.
5. GENERAL CONTRACTOR TO PROVIDE COST COMPARISON FOR BLOWN-IN WET CELLULOSE PRODUCT TO REPLACE BATT INSULATION IN EXTERIOR WALLS AND FLOORS.
6. THERMAL IMAGING TEST SHALL BE PERFORMED AND REPORT SUBMITTED TO OWNER AND ARCHITECT
7. AT A MINIMUM, ALL INTERIOR WALLS SEPARATING BEDROOMS AND/OR BATHROOMS SHALL BE INSULATED AS SPECIFIED ABOVE. IT IS STRONGLY RECOMMENDED THAT ALL INTERIOR WALLS BE INSULATED.
8. FOAM INSULATING SEALANT AT ALL WINDOWS AND DOORS.
9. INSULATION REQUIRED AT ALL HEADERS UNLESS HEADER FILLS CAVITY

Meeting w/ GC 3/17/2023

AV SYSTEMS

		GC
ENVIRONMENTAL SECURITY		
WATER -	YES	YES
LOW TEMP/FREEZE -	YES	YES
WATER COP -	YES	YES
SECURITY LIFE SAFETY & INTRUSION		
CO -	YES	
HEAT -	YES	
SMOKE -	YES	
GAS -	YES	
DOORS -	YES	
MOTION -	YES/NO?	
SIRENS & STROBE -	YES	
FIRE DEPT. HOOK-UP	NO	
SPRINKLER -	YES	
SEPTIC ALARM -	NO	
ACCESS CONTROL-	RECOMMENDED	
SECURITY CAMERAS -	-	
HOME AUTOMATION-	-	
BUILT - IN SPEAKERS -	-	
TV/DISPLAYS -	-	
GAMING SYSTEM -	-	
THEATER/ MEDIA RM-	-	
LIGHTING CONTROL -	-	
AUTOMATED SHADES -	-	
MANUAL SHADES-	-	
CEILING INTEGRATED-	-	
WALL INTEGRATED-	-	
SURFACE MOUNT-	-	
NETWORK / DATA SYSTEM -	-	
GARAGE DOOR AUTO-CLOSE TIMER -	YES	

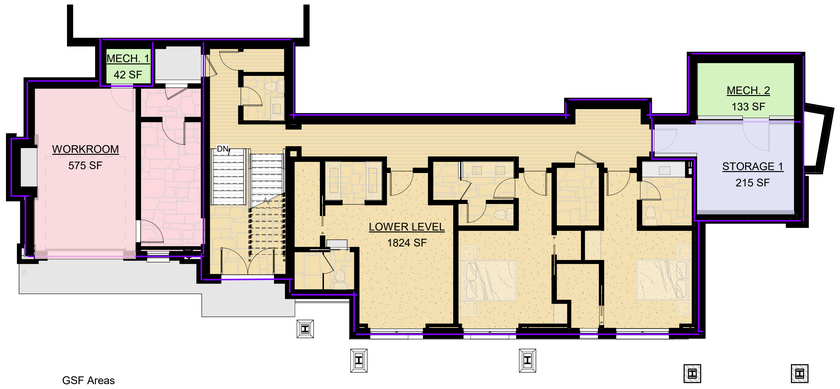
Meeting w/ GC 3/17/2023

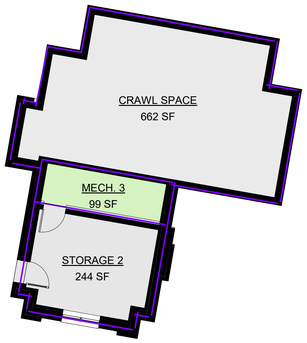
HVAC SYSTEMS

		GC
GEOTHERMAL SYSTEM-	YES/NO	NO
FORCED AIR HEATING SYSTEM -	YES/NO	YES
FORCED AIR COOLING -	YES/NO	YES
FILTER-	YES/NO	YES
RADIANT HEAT- 1 1/2" GYP. -	YES	YES
IN GARAGE-	YES	YES
GARAGE UNIT HEATER-	NO	NO
HEAT RECOVERY VENT. SYSTEM -	YES	YES
MAKE UP AIR -	YES	YES
HUMIDIFIER UNIT -	YES	
VISIBLE THERMOSTAT W/ WIFI - (VISIBLE TYPICAL)	YES/NO	
REMOTE THERMOSTAT W/ WIFI-	YES/NO	
WATER FILTRATION -	YES	
WATER SOFTENER -	NO	
REVERSE OSMOSIS -	NO	
OXYGEN -	YES -BEDROOMS	
BACK UP POWER -	YES	
BATTERY-	YES	
GENERATOR-	YES	
ACTIVE RADON MITIGATION -	YES	
PROPANE -	NO	
NATURAL GAS-	YES	
SNOW MELT-	YES	
CRAWLSPACE EXHAUST FAN	YES	
PROPANE DETECTION SYSTEM	NO	
GARAGE EXHAUST FAN	NO	
BATHROOM EXHAUST FANS	YES	
KITCHEN MAKEUP AIR SYSTEM	YES	
DOM. HOT WATER RECIRC. PUMP-	YES	
FIREPLACES-	NATURAL GAS	
TOILET		
HEATED	NO	
WALL MOUNTED	NO	
SELF CLEANING	NO	
BIDET	NO	

SUSTAINABLE SPEC.

PHOTO VOLTAIC	YES
SOLAR HOT WATER	TBA
WIND TURBINES	NO
GEOTHERMAL	NO
WASTE DIVERSION	TBD, COST? - WERNER
LOW VOC INT. PAINT	YES
BLOWER DOOR TEST	YES





GSF Areas

- CRAWL SPACE
- LOWER LEVEL
- MECH. 1
- MECH. 2
- MECH. 3
- STORAGE 1
- STORAGE 2
- WORKROOM

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

AREA ANALYSIS

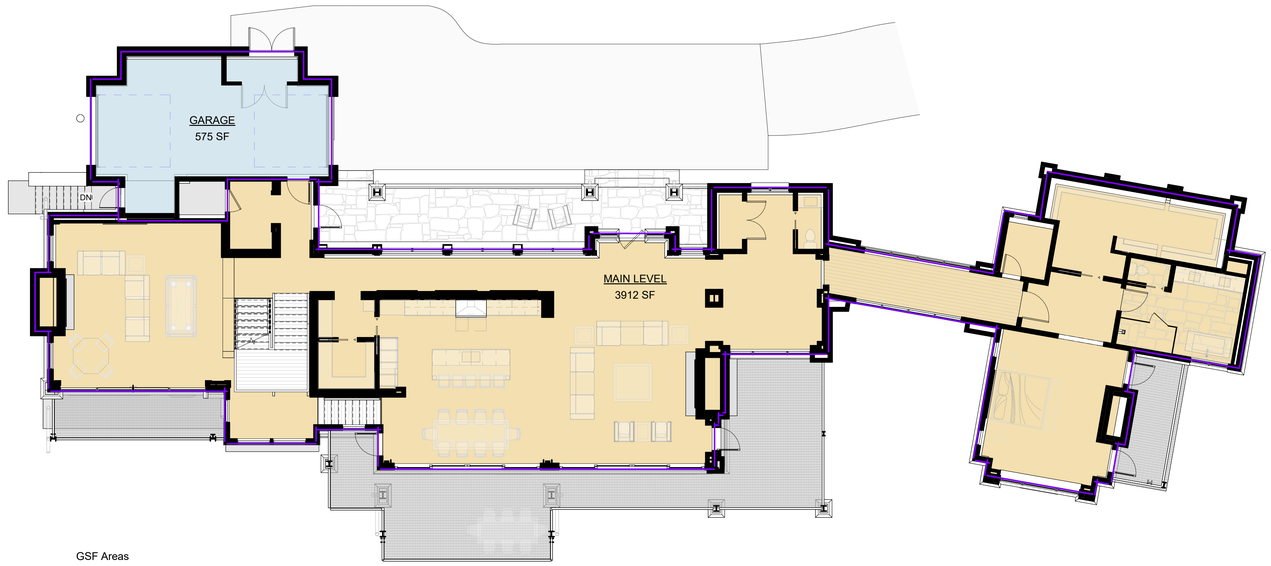
DEFINITIONS:

SQUARE FOOT: As defined by ANSI Z765-2003: Livable floor area as measured from exterior dimensions including thickness of all walls, interior and exterior, excluding fireplace bump-outs, mechanical spaces, garage spaces, and unfinished basement and/or attic space.

GROSS SQUARE FOOT: Total building area as measured from exterior dimensions including thickness of all walls, interior and exterior, mechanical spaces, garage spaces, and accessible un-fished space; does NOT include crawl spaces, patios and decks.

PROJECT SQUARE FOOTAGE

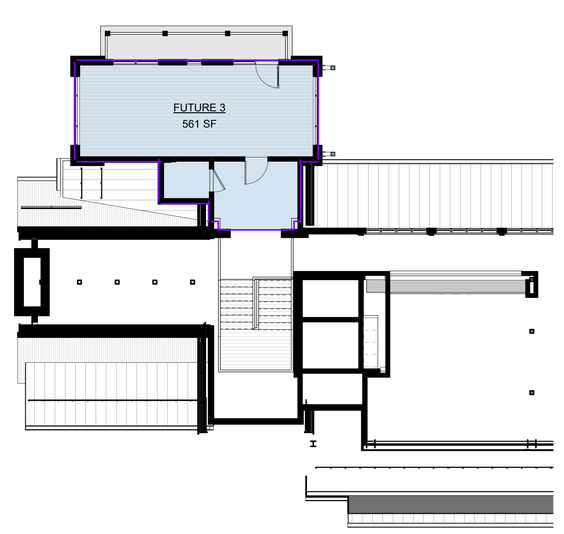
NAME	AREA	COMMENTS
LOWER LEVEL	1824.0 SF	LIVING
MAIN LEVEL	3912.3 SF	LIVING
LIVING	5736.3 SF	
MECH. 1	41.7 SF	NON- LIVING
MECH. 2	133.1 SF	NON- LIVING
MECH. 3	98.5 SF	NON- LIVING
STORAGE 1	215.4 SF	NON- LIVING
STORAGE 2	243.7 SF	NON- LIVING
WORKROOM	574.6 SF	NON- LIVING
GARAGE	574.9 SF	NON- LIVING
FUTURE 3	560.7 SF	NON- LIVING
NON- LIVING	2442.5 SF	
GROSS SF	8178.8 SF	



GSF Areas

- GARAGE
- MAIN LEVEL

2 MAIN LEVEL AREA PLAN
1/8" = 1'-0"



GSF Areas

- FUTURE 3

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

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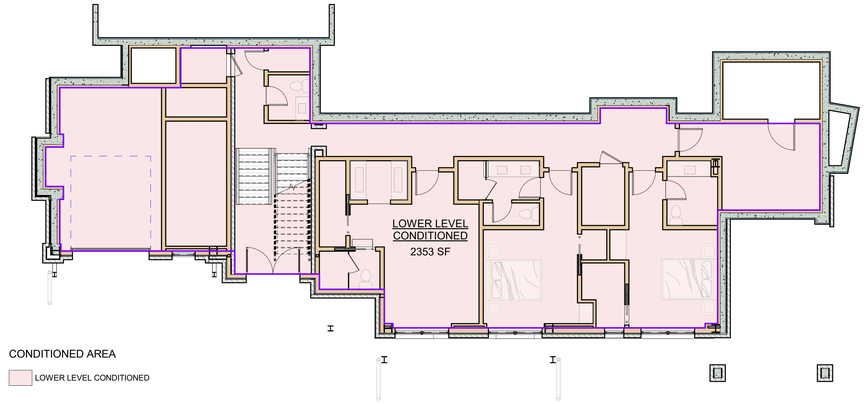
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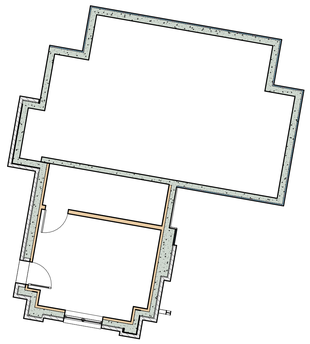
AREA PLANS



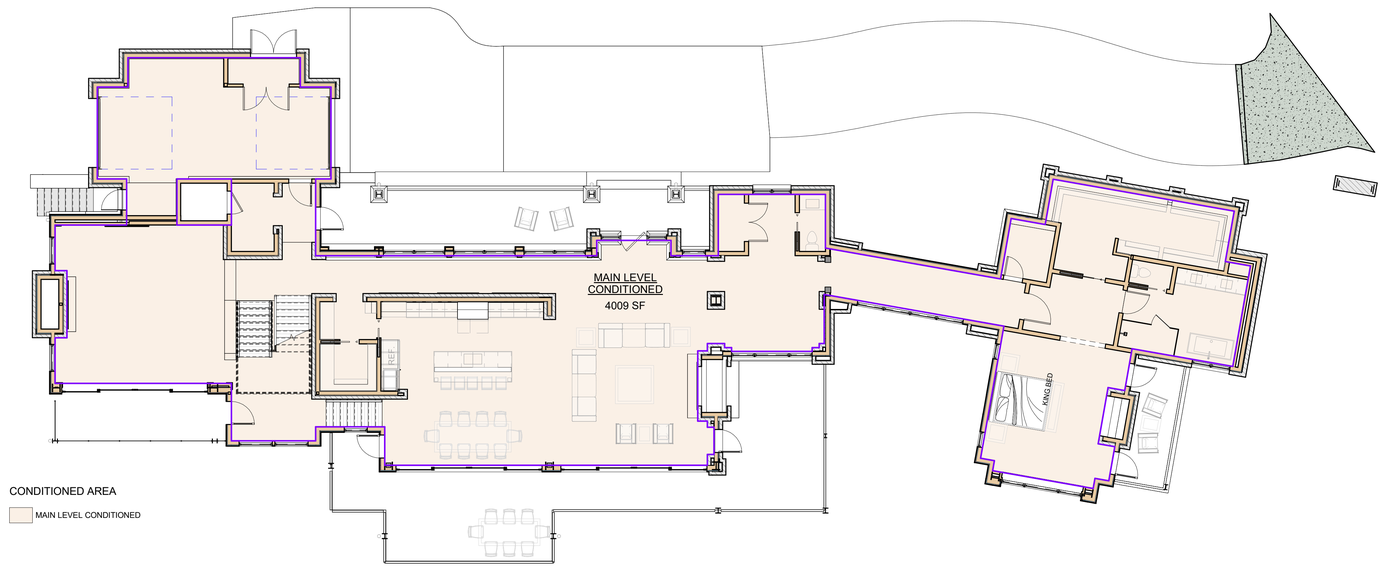
CONDITIONED AREA

LOWER LEVEL CONDITIONED

1 LOWER LEVEL T.O. SLAB
1/8" = 1'-0"



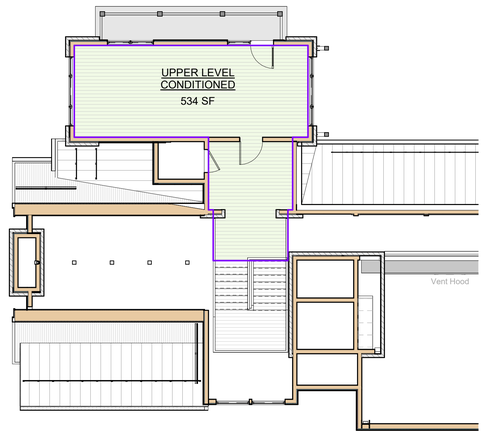
CONDITIONED AREA	
Name	Area
LOWER LEVEL CONDITIONED	2353 SF
MAIN LEVEL CONDITIONED	4009 SF
UPPER LEVEL CONDITIONED	534 SF
TOTAL	6896 SF



CONDITIONED AREA

MAIN LEVEL CONDITIONED

2 MAIN LEVEL T.O. SUB.
1/8" = 1'-0"



CONDITIONED AREA

UPPER LEVEL CONDITIONED

3 UPPER LEVEL T.O. SUB.
1/8" = 1'-0"

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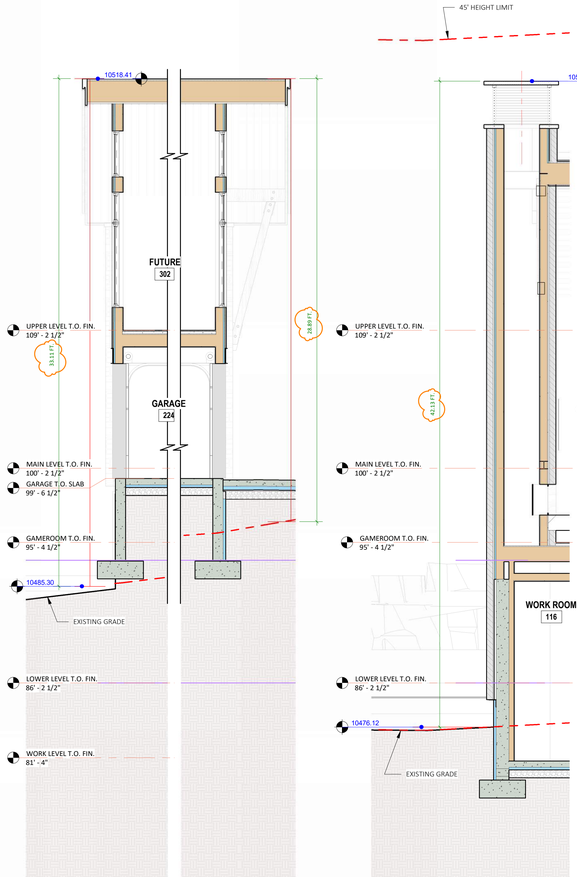
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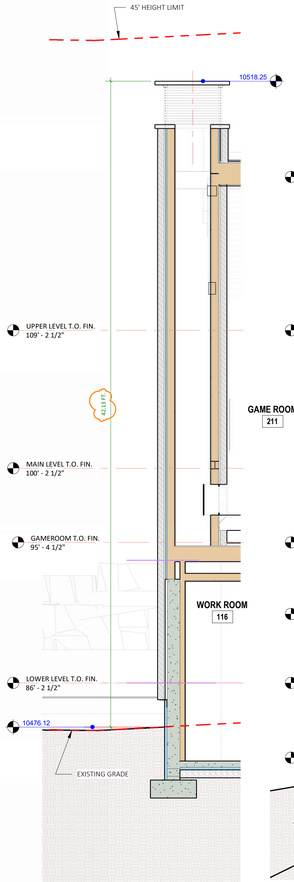
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Date 05-28-2025
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Phase DRB
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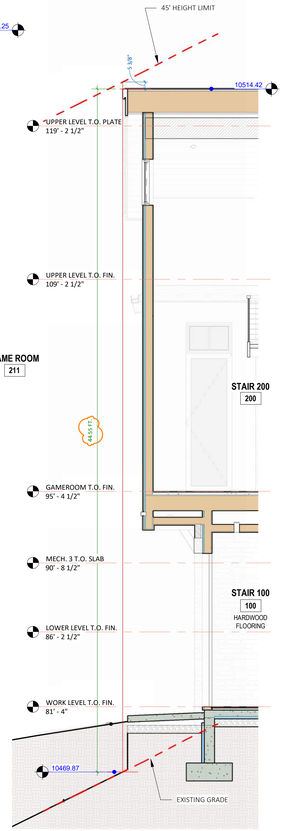
CONDITIONED AREA PLANS



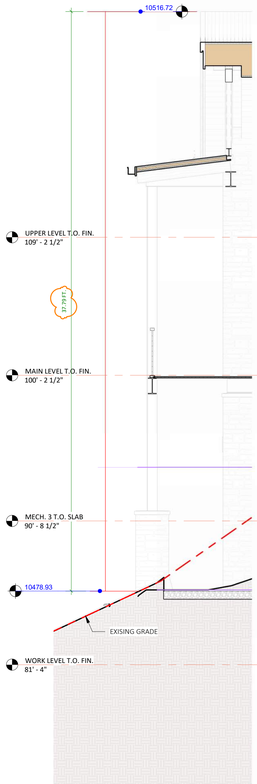
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1/4" = 1'-0"



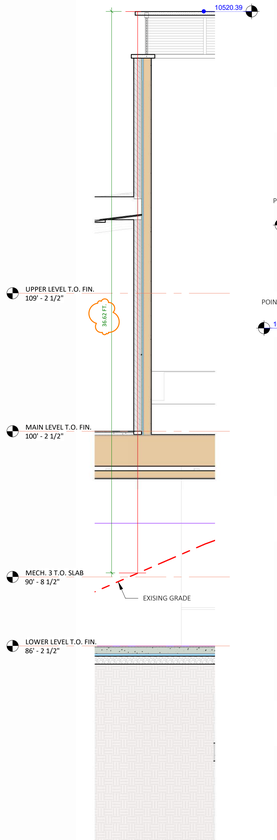
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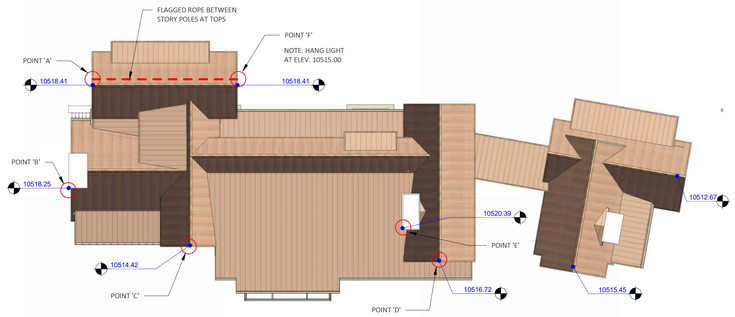
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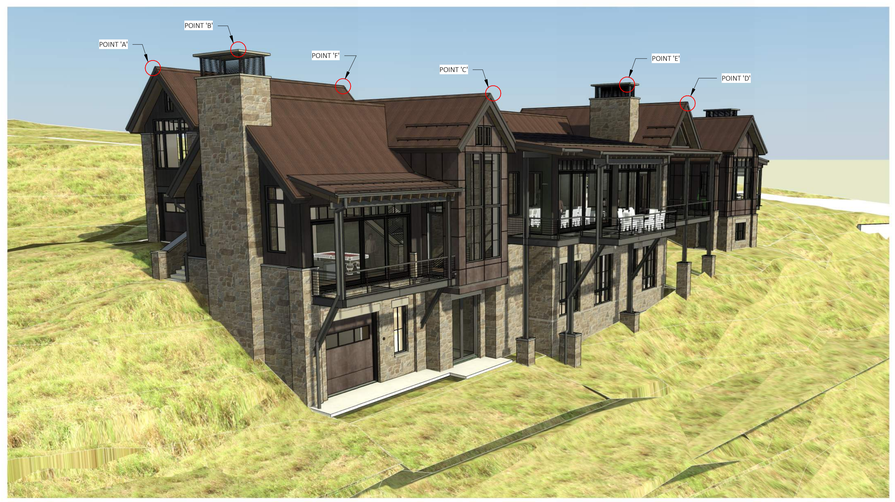
4 Section at Point 'D'
1/4" = 1'-0"



5 Section at Point 'E'
1/4" = 1'-0"



6 ROOF PLAN- RIDGE HEIGHTS
1/16" = 1'-0"



7 STORY POLES 1



8 STORY POLES 2

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RIDGE ELEVATIONS

17.3.11 BUILDING HEIGHT

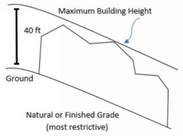
A. **General**

The Town requires a Building Height and an Average Building Height calculation. The building height requirements of this section shall apply unless other building heights are specified in an approved PUD development agreement or on a recorded plat.

B. **Method for Measuring Building Height**

1. The Building Height shall be measured from the highest point on the rooftop, roof ridge, parapet, or topmost portion of the structure (including but not limited to the roofing membrane) to the natural grade or finished grade, whichever is more restrictive, located directly below the highest point of the structure. A building height calculation is produced for each of the four (4) architectural elevations.
2. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the building height shall also be demonstrated relative to a plane parallel to and measured vertically from the natural grade or finished grade, whichever is most restrictive, to the maximum building heights established in Table 3-3 of the CDC. No portion of the building may exceed this parallel plane or slope except as otherwise permitted within the CDC. See Figure 3-2-5 below.

Figure 3-2-5. Parallel Plane or Slope Diagram for Single Family Home



3. If the existing pre-construction grade has been disturbed prior to development, the Director of Community Development may accept an estimation of pre-development topography prepared by a registered land surveyor or civil engineer. The Director may require additional historical documentation, technical studies, reports or other information to establish the natural grade.
4. If the Planning Division determines that there are minor irregularities in the natural grade, these areas shall not be used in determining compliance with the building height limitation set forth herein, and the surrounding typical natural grade shall be used.
5. Window wells and similar building appurtenances installed below grade that extend out five (5) feet or less (as measured from the outside of retaining wall) shall not be counted as the finished grade for the purposes of calculating building height if such features do not add to the perceived height of a building.

17.3.12 BUILDING HEIGHT LIMITS

A. Table 3-3 establishes the maximum building height and average building height limits for each zone district and some specific lots.

B. Antennas mounted to a structure or building shall not be more than ten percent (10%) higher than the actual, as-built building or structure height to which such antenna is mounted. For example, a building that is of 40 feet high can have an antenna that extends no more than four (4) feet above the roof. Freestanding antenna maximum structure height shall be established by the review authority.

Table 3-3, Building Height Limits

Zone District or Lot Number	Maximum Building Height in feet. See Footnote 1 & 2	Maximum Average Building Height in feet. See Footnote 1 & 2
Single-Family common interest community (See: Footnote 4)	35	30
Multi-Family (See: Footnote 5)	48	48
Maintenance-Public Works	48	48
Civic	48	48
Village Center	60	48
Lot 128	As built height	As built height
Ridgeline area lots (See: Footnote 3)	45	30
Ridgeline Lots (See: Footnote 3)	35	30

[2]Chimneys, flues, vents or similar structures may extend up to five (5) feet above the specified maximum height excluding unscreened telecommunications antenna with the height of such structures set forth in the telecommunications antenna regulations.
[3]Please refer to ridgeline lot requirements in the Design Regulations, which include additional restriction on the maximum building height. See Forever is permitted a higher building height pursuant to a PUD development agreement.
[4]Height maximums listed under Single-Family and Single-Family Common Interest Community also apply to single-family dwellings platted as condominium dwelling units (See: Single-Family Condominium Dwelling definition.).
[5]Height Maximums listed under Multi-Family apply to Multi-Family Dwelling Units (See: Multi-Family Dwelling Unit Definition.).

C. When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height set forth in this section or otherwise specified in a PUD development agreement or on a recorded plat, the review authority approval and building permit shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height, including but not limited to natural grade, finished grade and the building height measurement points (in USGS datum) prior to the Building Division conducting the required framing inspection.

C. **Method for Measuring the Average Building Height**.

1. The Average Building Height shall be measured from the natural grade or the finished grade, whichever is more restrictive, to the point on the roof plane midway between the eave and the highest point on the rooftop, roof ridge, parapet or topmost portion of the structure. An average building height calculation is produced for each of the four (4) architectural elevations. The four (4) height calculations are then averaged to derive the Average Building Height.

D. **Maximum Average Height**

1. Maximum average height shall be measured from the finished grade to a point on the roof plane midway between the eave and ridge.
2. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the maximum average height 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 a point on the highest primary roof midway between the eave and the ridge. For purposes of determining the maximum average height on complex buildings, a roof shall have a horizontal projection of at least ten (10) feet. This definition does not intend to allow strategies to circumvent the intention of the maximum average height limitation through such relationships as high-rise structures surrounded by low secondary roofs.

C. *Roof Form.*

1. *Roof Design Elements.*

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

b. Dormers may be included to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers may have gable or shed forms.

c. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to prevent the need for heat tracing.

d. The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building, or to ensure the building design is following the topography of the site.

e. Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.

f. The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.

g. Eaves and fascia shall generally be responsive and proportional to the design of the building.

17.3.13 MAXIMUM LOT COVERAGE

A. Maximum lot coverage for buildings in all zone districts is set forth in Table 3-4:

Table 3-4. Maximum Lot Coverage

Zone District	Maximum Lot Coverage
Single-family with lots > 1 to 5 acres	30%
Single-family with lots >5 acres	20%
Single-family common interest community	40% for each lot in the condominium community
Civic & maintenance-public works	65%

Lot Coverage: The calculation of the total horizontal area of any building, carport, porte-cochere, or arcade and shall also include walkways, roof overhangs, eaves, exterior stairs, decks, covered porch, terraces and patios. Such horizontal measurement shall be from the building driplines and from the exterior surface of the total wall assembly, whichever is more restrictive.

17.5.16 Ridgeline Lots.

A. There are two (2) ridgeline areas of the Town:

1. *The Ridge Area.* The ridge area consists of the following legally described lots as may be amended from time-to-time by replat: 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1, 161D-2.

2. *Ridgeline Lots.* The ridgeline lots consists of the following legally described lots as may be amended from time-to-time by replat: 89-3A, 89-3B, 89-3C, 105R1, 82R1, 114, 115, 116, 126R, , 143A, 144BR, 144A, 145A, 146B, 146A, 147A, 147B, 147C, 650, 648BR, 649R, 643B, 643A, 621, 620, 617, 616C, 616B, 616A, 615-1CR, BC513E, BC 513D, BC513AR, BC107, BC 106, BC105, BC104, BC103, BC102 and BC101.

B. The following requirements apply to the ridge area as defined in section A.1 above:

1. All improvements are subject to a ridgeline covenant with San Miguel County as recorded at reception number 329093. The Town does not enforce the ridgeline covenant, with enforcement solely administered by San Miguel County.

2. The building height on Lot 161A-1R shall not exceed 35 feet (35') along the ridgeline of such building.

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.

5. New development in the ridgeline area, excluding the existing building on Lot 161A-1R and gondola facilities, shall require (a) the erection of a story pole to reflect the maximum height of the proposed development where such development will extend closest to the view plane as described in section 4 above; and (b) the installation of a light to illuminate the story pole where off-site light would be visible from the highest window. The applicant for development shall provide written notice of the story pole erection to San Miguel County and the Town of Telluride.

6. To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building.

7. No solid fuel burning device shall be allowed in the building on Lot 161A-1R.

8. For all new development, or substantial modifications to existing development, a courtesy referral shall be provided to San Miguel County and the Town of Telluride consistent with the Referral and Review Process outlined in the Development Review Procedures. The Town is not bound by any referral comments from either jurisdiction.

The Mountain Village Municipal Code is current through Ordinance 2022-04, passed May 19, 2022.

The following provisions apply to ridgeline lots as defined in section A.1 above:

1. All structures shall have varied facades to reduce the apparent mass.

2. To the extent practical, foundations shall be stepped down the hillsides to minimize cut, fill and vegetation removal.

3. Building and roofing materials and colors shall blend with the hillside.

4. Colors and textures shall be used that are found naturally in the hillside.

5. Reflective materials, such as mirrored glass or polished metals, shall not be used.

6. To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building.

E. **Exterior Wall Materials**. A mix of materials including natural stone, stucco (only in the Village Center), steel and wood shall be the primary exterior materials. Proposed exterior materials shall be compatible with surrounding area development.

1. **Stone.** In addition to achieving the building massing requirements, stone walls shall meet the following standards:

a. All buildings with wood or other approved exterior materials shall have thirty-five percent (35%) minimum stone walls.
b. The stone for building additions shall be included into the overall stone calculation for the entire building and must comply with the stone percentage requirements stated herein.
c. The designs shall show stone that is distributed to enhance the overall architecture.

i. Stone incorporated in retaining walls that are an integral part of the building design may be included in the building's exterior stone material calculation.
ii. A narrative that describes the pattern, grout, block size and color of the proposed stone and color picture of the proposed stone and setting pattern shall be provided as a part of the Design Review Process application for approval by the review authority.
iii. Any review authority approval for stone shall include a condition that a four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval. Such mock-up shall be provided prior to the installation of any stone and prior to the town conducting the framing inspection (if any), or other trigger point developed by the review authority.

2. **Wood.** Wood siding (horizontal or vertical), wood shingles, log, log siding and heavy timbers, and timber veneers are acceptable exterior wood materials. In addition to achieving the building massing requirements, wood siding shall meet the following standards:

123

a. Log and log siding shall be a larger diameter on lower and first floor elevations and smaller diameter on upper floors. When milled logs are used, hand-hewed logs are preferred. When log siding, heavy timber or wood siding are used, corner detailing shall be provided.
b. Wood siding shall have no minimum dimension either painted or stained, including reclaimed barn wood.
c. Board and batten wood siding shall not be the predominant siding pattern.

3. **Metal.** The review authority may review and approve metal as a siding material. Metal-soffit material and fascia material require specific approvals in a development application.

a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.
b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.
c. Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy.

4. **Stucco.** Stucco is allowed in the Village Center and allowed as a subordinate exterior material in all other zone districts. In addition to achieving the building massing requirements, stucco siding shall meet the following standards:

a. The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty-five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.
b. Stucco walls shall portray a building of mass and, therefore, must be used over large surfaces rather than on small isolated areas in the Village Center. Stucco walls shall have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass.
c. Two-coat or three-coat stucco construction shall be detailed on the Design Review Process and construction plans.
d. Stucco colors shall be primarily light earth tones and are subject to the approval of the review authority.
e. Exterior Insulation Finished System or "EIFS" is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations.

5. **Non-combustible Materials.** The Town Building Codes may require certain non-combustible wall assemblies or synthetic materials. In such circumstances, the DRB may approve non-combustible materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.
6. **Sustainable Green Building Materials.** The DRB may approve sustainable green building materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.
7. **Prohibited Exterior Materials.** The following exterior materials are prohibited:

a. Rough sawn plywood, aluminum, fiberglass, T-111 panels, plastic and/or vinyl siding.

124

b. Concrete is limited as an exterior material for structural elements such as exposed lintels or beams, or as board form concrete with review authority specific approval. Other areas of concrete shall be faced with stone, wood, stucco or metal per the exterior material requirements set forth in this section.

F. **Exterior Color**

Exterior material color shall harmonize with the natural landscape within and surrounding the town. Color shall be natural, warm and subtle. Roofs may be rusted, black or gray standing seam or corrugated metal. Any colors used on details such as trim, fascia and timbers can be stronger and provide contrast to the more subtle tones of large wall or roof areas.

G. **Glazing.** Window design must be responsive to the energy code and site conditions. Each window wall composition will be evaluated on the basis of whether it is an integral part of the structure's complete design. Windows shall be designed to meet the following standards:

1. Window openings and patterns shall be responsive to good solar design principles. The design of exterior walls shall also respond to solar exposures.

a. The maximum window area of a building shall be forty percent (40%) of the total building façade area. Window placement and size shall be sensitive to light spill to adjacent properties.

2. Combinations of windows shall be used to establish a human scale to building facades in the Village Center.
3. Windows within grounded base forms shall appear to be punched into walls. Window patterns and reveals need to be carefully studied to create interest and variety.

a. All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five inches (5") from the outside face of the exterior wall assembly.

i. Built-out eyebrows shall not be used to circumvent the intent of the window recess requirement.

b. Within the Village Center, the depth of reveals shall vary from the five inches (5") as set forth above with reveals greater than ten inches (10") being more desirable.

4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Transitional details must be provided that clearly describe connection of glazing to walls.
5. For residential windows above the pedestrian (ground) level within the Village Center, uninterrupted, maximum glass area shall not exceed sixteen (16) square feet.
6. Village Center windows at pedestrian (ground) level are also governed by the Commercial, Ground Level and Plaza Area Design Regulations.
7. Windows shall have double or triple glazing or high technology glass as required by the Building Codes.
8. Window frames and trim shall be painted or stained wood, anodized, painted or clad aluminum or patina copper clad.

125

a. Aluminum is allowed as painted clad material only.
b. The use of vinyl windows is prohibited.

9. Divided-lite windows shall be either individual glass lites with real mullions unless special divided-lite windows with interior spacer bars are otherwise approved by the review authority; or simulated divide lite windows. The use of removable grid (false mullions) is prohibited.
10. The use of mirrored glass is prohibited.
11. If shutters or grills are used on exterior walls, they shall be operable and not merely ornamental.

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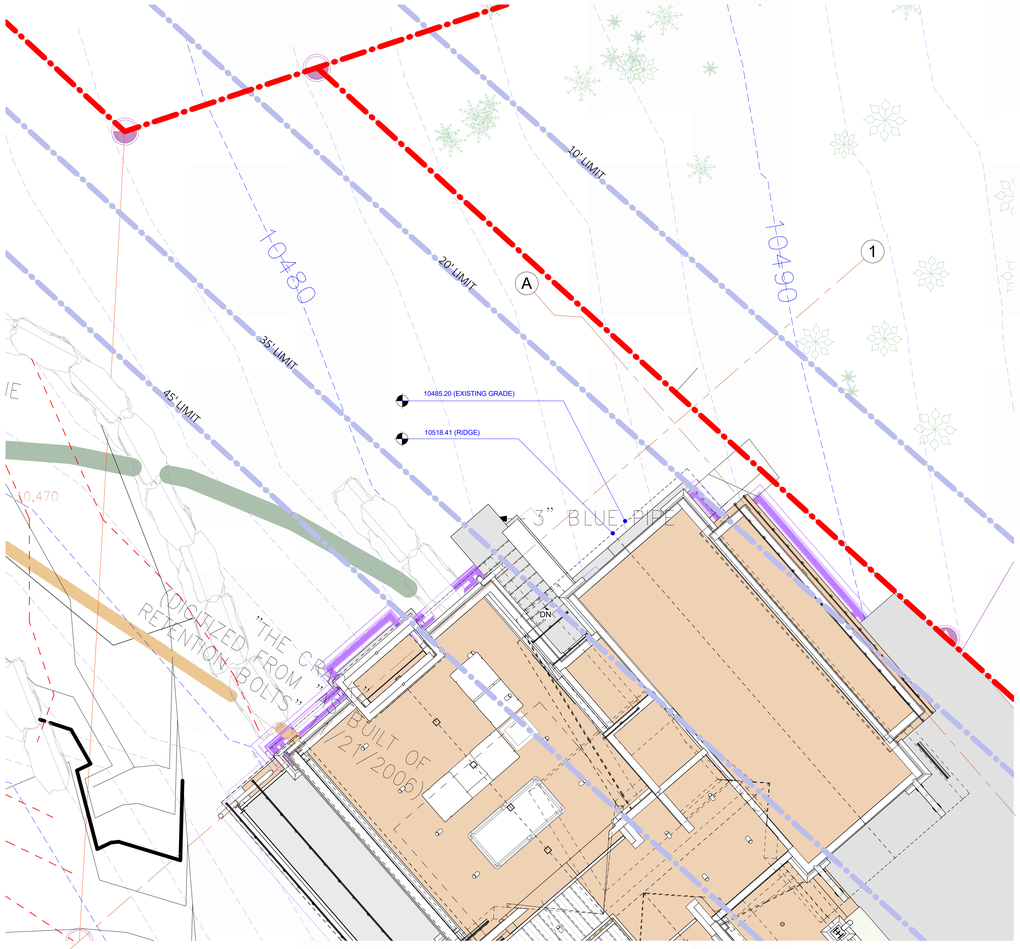
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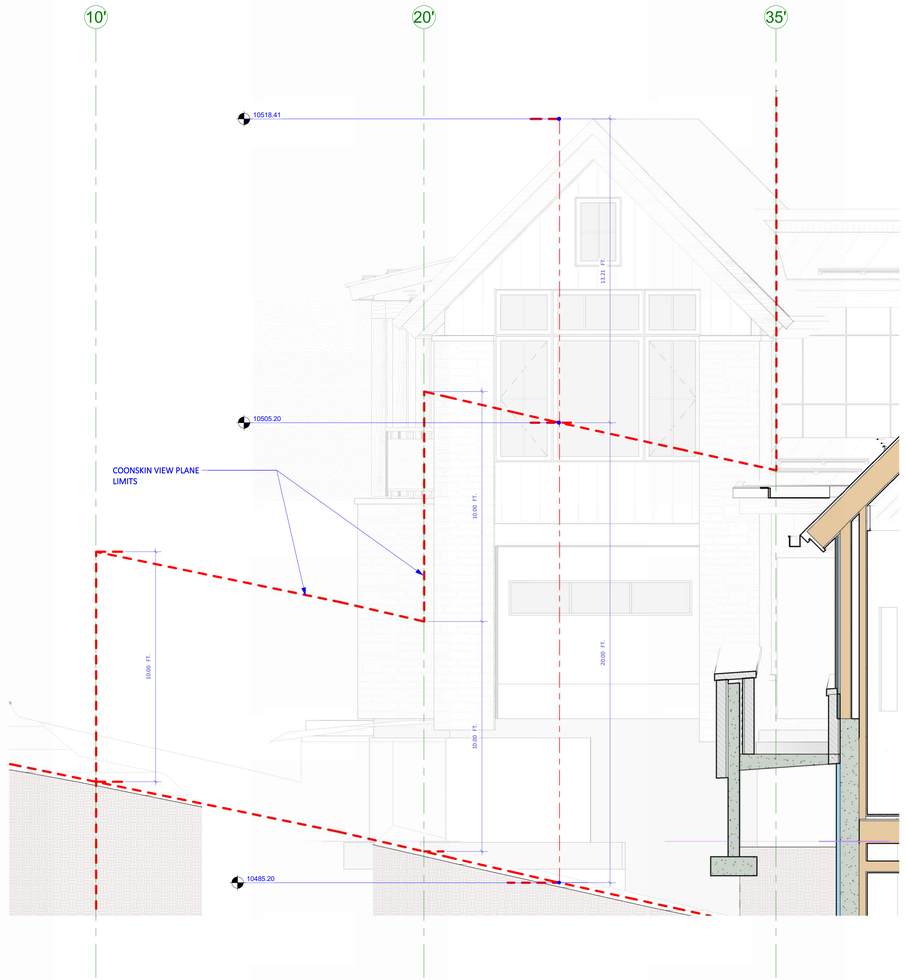
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ZONING & CODE NOTES



1 PLAN- HEIGHT DIMENSIONS AT GARAGE RIDGE
3/16" = 1'-0"



22 HEIGHT DIMENSIONS AT GARAGE RIDGE
3/8" = 1'-0"

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COONSKIN VIEW PLANE- VARIANCE

EXHIBIT B



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. Lineal Units U.S. Survey Feet
2. Elevation datum is based on Sheet A1-0.1, Northeast Corner of the Original Unit 6 Building envelope having an elevation of 10480.38 feet.
3. Existing ground profile is based on elevations collected during the 2021 Ridge View Study and adjusted per the Datum stated on Note 2.

PROPERTY DESCRIPTION:

Unit 6, The Ridge at Telluride, according to the 8th Supplemented and Amended Planned Community Plat of the Ridge at Telluride recorded April 2, 2019 under Reception No. 458069 and as defined and described in the Declaration recorded April 5, 2004 under Reception No. 365201 and the 7th Supplement and Amendment to Declaration recorded April 2, 2019 under Reception No. 458070, County of San Miguel, State of Colorado.

VIEW ANGLE STUDY

I hereby certify that this View Angle Study was prepared for Carl Merzi and Patti Merzi, and that it is not a Land Survey Plat or Improvement Survey Plat.

Christopher R. Kennedy, P.L.S. 36577
02/13/2023

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 36577 02/13/23

VIEW ANGLE STUDY
UNIT 6, 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:	.....
JOB:	04068
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CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

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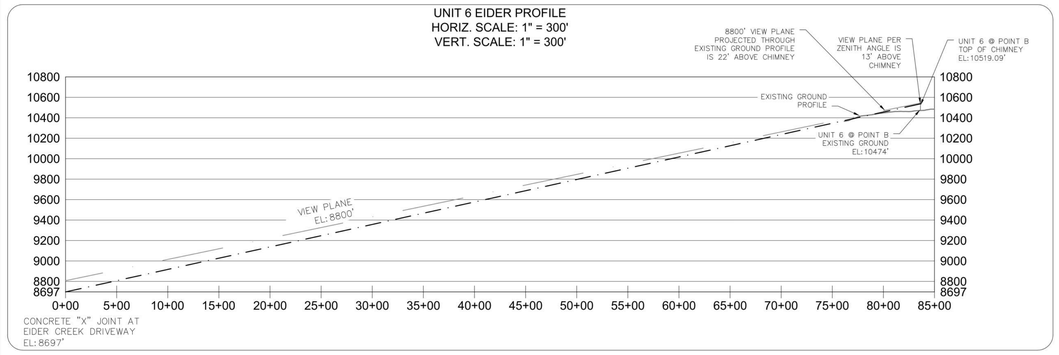
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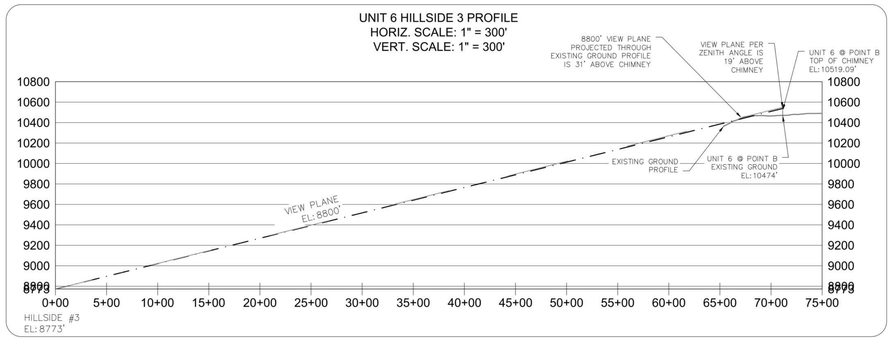
Issued For	Date
* 100% S.D.	01-25-2023
* Pricing #1	01-25-2023
* 100% D.D.	05-15-2023
* Pricing #2	05-09-2025
* DRB Initial Review	05-28-2025
*	
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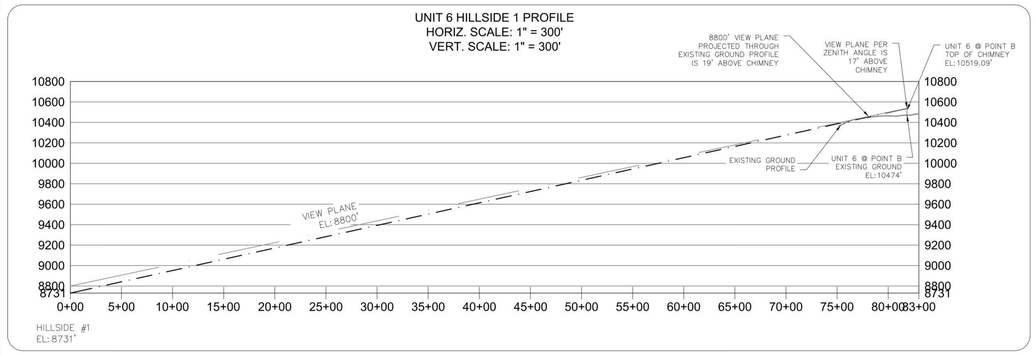
Drawn By MHB
Date 05-28-2025
Project # 2138.00
Phase DRB
Sheet

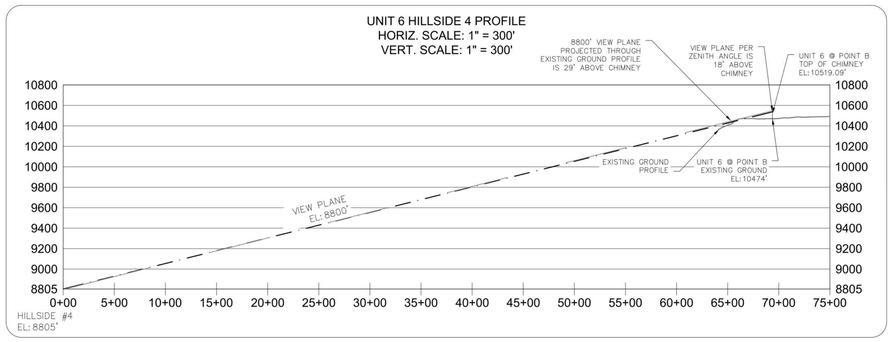
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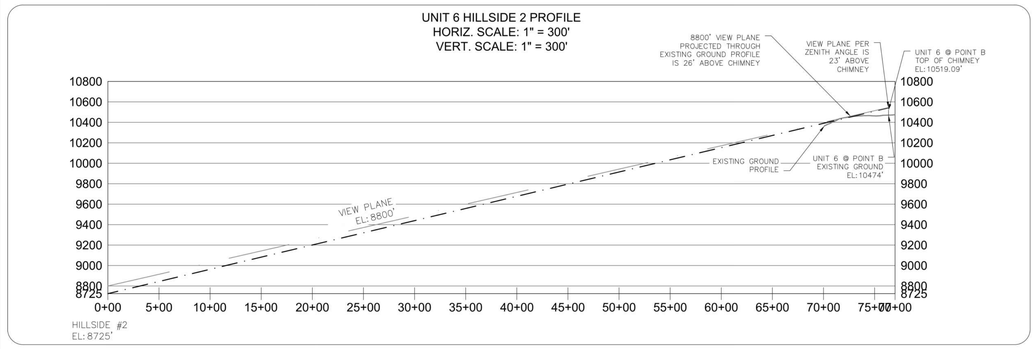
VIEW STUDY











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. Lineal Units U.S. Survey Feet
2. Elevation datum is based on Sheet A1-0.1, Northeast Corner of the Original Unit 6 Building envelope having an elevation of 10480.38 feet.
3. Existing ground profile is based on elevations collected during the 2021 Ridge View Study and adjusted per the Datum stated on Note 2.

PROPERTY DESCRIPTION:

Unit 6, The Ridge at Telluride, according to the 8th Supplemented and Amended Planned Community Plat of the Ridge at Telluride recorded April 2, 2019 under Reception No. 458069 and as defined and described in the Declaration recorded April 5, 2004 under Reception No. 365201 and the 7th Supplement and Amendment to Declaration recorded April 2, 2019 under Reception No. 458070, County of San Miguel, State of Colorado.

VIEW ANGLE STUDY

I hereby certify that this View Angle Study was prepared for Carl Merzi and Patti Merzi, and that it is not a Land Survey Plat or Improvement Survey Plat.

Christopher R. Kennedy, P.L.S. 36577 02/13/2023

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHRISTOPHER R. KENNEDY 36577 02/13/23

VIEW ANGLE STUDY
UNIT 6, 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:	.....
JOB:	04068
DRAWN BY:	CRK
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

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P 406.995.7572

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P 435.604.0891

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THE RIDGE - UNIT 6
TELLURIDE COLORADO, 81435

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STATE OF COLORADO JAMES BRINTON DAUGAARD B-3356 LICENSED ARCHITECT

Issued For	Date
• 100% S.D.	01-25-2023
• Pricing #1	01-25-2023
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• Pricing #2	05-09-2025
• DRB Initial Review	05-28-2025
•	
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Date 05-28-2025
Project # 2138.00
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Sheet

A0-0.9

VIEW STUDY

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P 435.604.0891

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THE RIDGE - UNIT 6
TELLURIDE COLORADO, 81435

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STATE OF COLORADO — JAMES BRINTON PAUGAARD — B-3586 — LICENSED ARCHITECT

Issued For	Date
• 100% S.D.	01-25-2023
• Pricing #1	01-25-2023
• 100% D.D.	05-15-2023
• Pricing #2	05-09-2025
• DRB Initial Review	05-28-2025
•	
•	

Drawn By: Author
Date: 05-28-2025
Project #: 2138.00
Phase: DRB
Sheet: C1-0.1

EXISTING SITE SURVEY

F:\Jobs\2023\2023121\dwg\Exist 01\EX1-0121 TOPO 08-22 (Unit 6).dwg, 6/16/2023 10:23:06 AM, PC3

EXISTING CONDITIONS PLAN

Unit 6, The Ridge at Telluride,
San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Technician:	
Checked by:	JJ
Start date:	08/10/2022

by	description	date

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\02131 TOPO 08-22 (Unit 6).dwg | Sheet1 of 1 | Project #: 02131

This Existing Conditions Plan of Unit 6, The Ridge at Telluride, and portions of adjacent Open Space Areas, Town of Mountain Village, was field surveyed on December 03, 2021 and August 10, 2022 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 Date

LEGAL DESCRIPTION:

UNIT 6, THE RIDGE AT TELLURIDE, ACCORDING TO THE 8TH SUPPLEMENTED AND AMENDED PLANNED COMMUNITY PLAT OF THE RIDGE AT TELLURIDE RECORDED APRIL 2, 2019 UNDER RECEPTION NO. 458069, AND AS DEFINED AND DESCRIBED IN THE DECLARATION RECORDED APRIL 5, 2004 UNDER RECEPTION NO. 365201 AND THE 7TH SUPPLEMENT AND AMENDMENT TO DECLARATION RECORDED APRIL 2, 2019 UNDER RECEPTION NO. 458070,

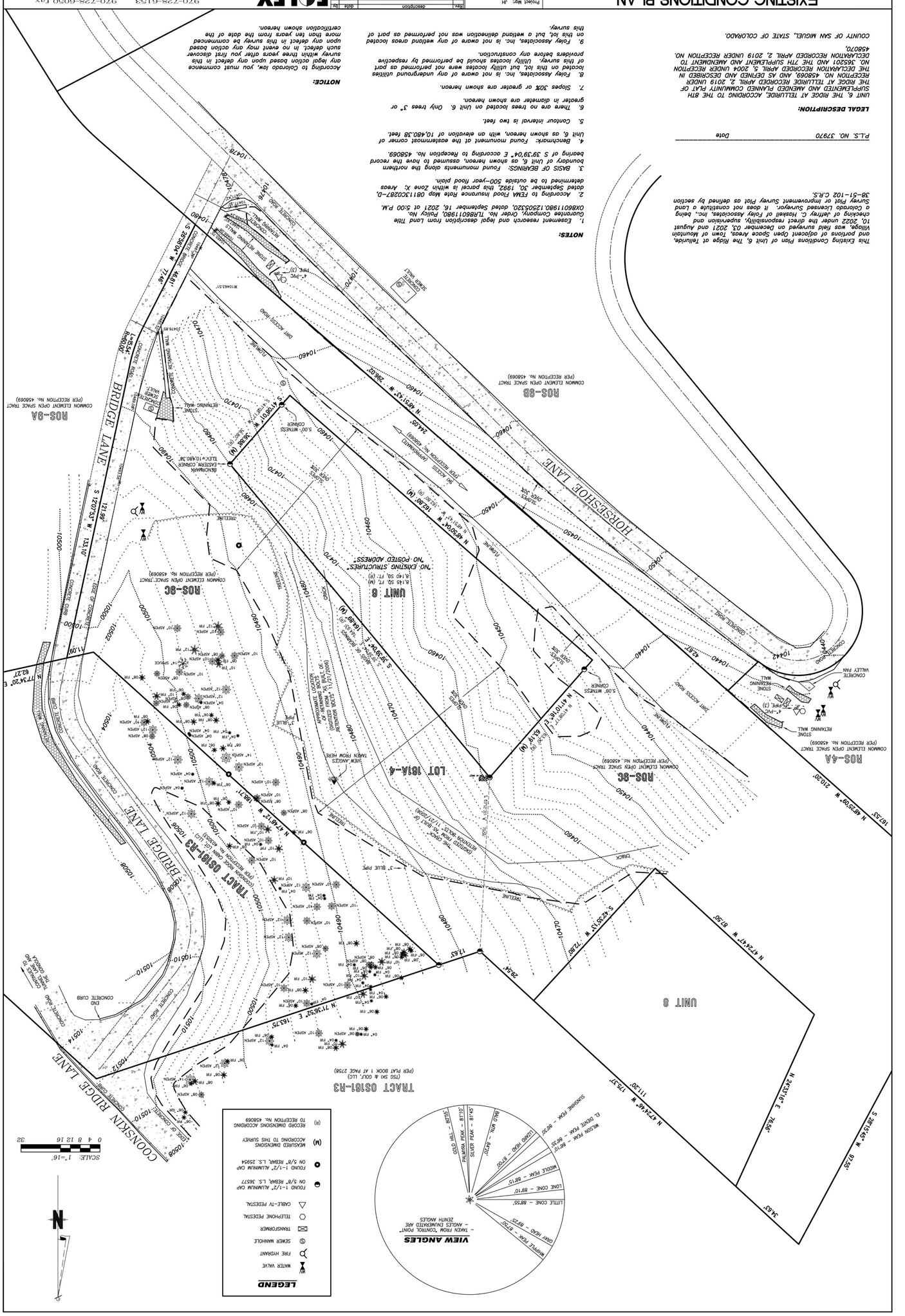
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and legal description from Land Title Guarantee Company, Order No. TLR8601198O, Policy No. OX8601198O,1250532O, dated September 16, 2021 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 08113C0287-D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
3. BASIS OF BEARINGS: Found monuments along the northern boundary of Unit 6, as shown hereon, assumed to have the record bearing of S 37°39'04" E according to Reception No. 458069.
4. Benchmark: Found monument at the easternmost corner of Unit 6, as shown hereon, with an elevation of 10,480.38 feet.
5. Contour interval is two feet.
6. There are no trees located on Unit 6. Only trees 3" or greater in diameter are shown hereon.
7. Slopes 30% or greater are shown hereon.
8. Foley Associates, Inc. is not aware of any underground utilities located on this lot, but utility locates were not performed as part of this survey. Utility locates should be performed by respective providers before any construction.
9. Foley Associates, Inc. is not aware of any wetland areas located on this lot, but a wetland delineation was not performed as part of this survey.

NOTICE:

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NOTES:
1. ALL EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION IS FROM THE SURVEY PERFORMED ON DECEMBER 3, 2021 AND AUGUST 10, 2022 BY FOLEY ASSOCIATES, INC.
2. TELLURIDE FIRE PROTECTION DISTRICT (TFPD) TO APPROVE ANY DRIVEWAY PRIOR TO FINAL DESIGN.
3. MAXIMUM SLOPE GRADING 2.0(H):1(V) AND OVERALL SLOPE STABILITY MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.
4. RETAINING WALLS TO BE DESIGNED BY OTHERS.
5. UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING FOR CLARITY, EXCEPT STORM DRAIN. SEE UTILITY PLAN FOR UNDERGROUND UTILITY DETAILS.
6. CONVERSION FROM ARCHITECT PLAN TO CIVIL PLAN: ARCH PLAN ELEVATION 100.00 = 10492.79 ON CIVIL PLAN.
7. SEE ARCHITECTURAL PLANS FOR EXISTING RETAINING WALL REMOVAL LIMITS.
8. ROOF DOWNSPOUTS SHOULD BE DIRECTED TO STABILIZED DISCHARGE LOCATIONS WHEREVER POSSIBLE. ROOF DOWNSPOUT DISCHARGES ON STEEP SLOPES WILL REQUIRE SLOPE PROTECTION.
9. CONTRACTOR SHALL COORDINATE SOIL NAIL RETENTION SYSTEM/SLOPE STABILITY WALL REQUIREMENTS WITH CIVIL AND STRUCTURAL ENGINEERS AS REQUIRED FOR NEW CONSTRUCTION OVER EXISTING SOIL NAIL WALL.

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)

PROPOSED CONTOURS
6450 MAJOR CONTOUR
MINOR CONTOUR

EXISTING CONTOURS
6450 MAJOR CONTOUR
MINOR CONTOUR

POINT LEGEND
BLDG = GROUND AT BUILDING
BOW = BOTTOM OF WALL
EOC = EDGE OF CONCRETE
EOP = EDGE OF PAVEMENT
FL = FLOWLINE
INV = INVERT OF PIPE
SWALE = SWALE/DITCH
TOW = TOP OF WALL

TRACT OS161-R4
EX. PROPERTY LINE
PROPOSED SWALE
SEE ARCH PLANS FOR WALL DETAILS.
PROPOSED SWALE WITH BURIED RIPRAP LINING (SEE LANDSCAPE PLANS)
EX. SOIL NAIL RETAINING WALL (APPROX LOCATION) (TO BE PARTIALLY REMOVED) (NOTE 7)
EDGE OF PATH
GARAGE FFE = 10492.33
1" DROP FROM GARAGE TO DRIVEWAY = 492.25
GAME ROOM FFE = 10488.00
WORK LEVEL FFE = 10474.00
PATIO FFE = 10473.92
PORCH FFE = 10492.92
MAIN LEVEL FFE = 10493.00
LOWER LEVEL FFE = 10479.00
UPPER PATIO FFE = 10492.92
STEPS
CATCH
TRANSITION TO ZERO CURB
1' CURB AND GUTTER
3' GUTTER PAN

WALL #1 BOULDER WALL MAX HT = 5.0' (SEE NOTE 4)
WALL #4 BOULDER WALL MAX HT = 2.5' (SEE NOTE 4)
WALL #5 BOULDER WALL MAX HT = 5.0' (SEE NOTE 4)
WALL #6 BOULDER WALL MAX HT = 5.0' (SEE NOTE 4)
WALL #7 BOULDER WALL MAX HT = 5.0' (SEE NOTE 4)

168 SWALE EL: 10490.00
167 SWALE EL: 10490.54
166 SWALE EL: 10491.25
165 SWALE EL: 10496.00
200 TOW EL: 10493.50
201 TOW EL: 10496.50
206 BOW EL: 10493.37
207 BOW EL: 10493.50
158 FL EL: 10491.87
140 EOP EL: 10492.10
141 EOP EL: 10492.10
142 FL EL: 10491.75
101 BLDG EL: 10492.25
102 BLDG EL: 10492.25
100 BLDG EL: 10492.25
103 BLDG EL: 10492.25
116 BLDG EL: 10492.25
104 BLDG EL: 10492.25
153 FL EL: 10492.25
287 BOW EL: 10489.00
284 TOW EL: 10487.00
285 BOW EL: 10486.50
286 BOW EL: 10486.50
115 BLDG EL: 10489.00
114 BLDG EL: 10483.70
252 TOW EL: 10476.50
254 BOW EL: 10476.00
251 TOW EL: 10481.00
253 BOW EL: 10476.00
250 TOW EL: 10481.00
113 BLDG EL: 10476.00
112 BLDG EL: 10473.92
154 EOC EL: 10473.92
155 EOC EL: 10473.86
157 EOC EL: 10473.92
156 EOC EL: 10473.86
111 BLDG EL: 10473.87
171 EOC EL: 10473.82
172 EOC EL: 10473.82
110 BLDG EL: 10473.90
109 BLDG EL: 10473.75
276 BOW EL: 10468.00
270 TOW EL: 10468.00
260 TOW EL: 10470.00
261 TOW EL: 10471.00
265 BOW EL: 10469.50
266 BOW EL: 10468.15
289 BOW EL: 10466.05
288 TOW EL: 10471.00
262 TOW EL: 10470.00
267 BOW EL: 10465.00
277 BOW EL: 10464.90
271 TOW EL: 10468.00

SHEET	C1-0.2

PST Engineering, LLC
3520 Bennett Street
Durango, CO 81301
970-403-5492
PST ENGINEERING

MERZI RESIDENCE
THE RIDGE - UNIT 6
TELLURIDE, CO 81435
GRADING PLAN 1

REVISIONS: #	Date	Description	Sheet

Date: 5/9/2025
Drawn By: AM
Chkd By: SP

COLORADO LICENSED
JAMIE J. MILLER
0052236
5/9/2025
PROFESSIONAL ENGINEER

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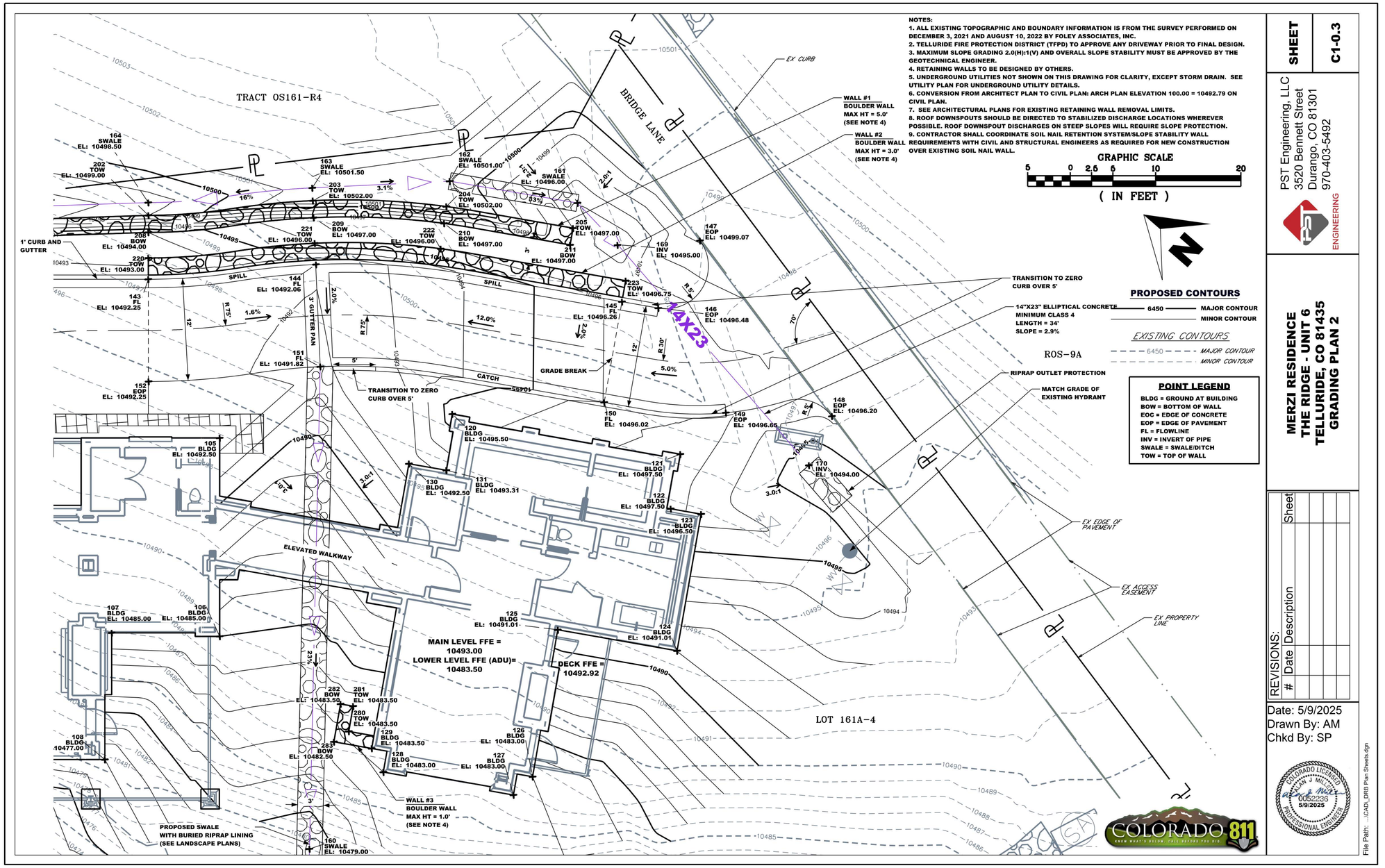
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JAMIE BRINTON DAUGAARD
36356
LICENSED ARCHITECT

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* DRB Initial Review	05-28-2025
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*	

Drawn By Author
Date 05-28-2025
Project # 2138.00
Phase DRB
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GRADING PLAN 1



NOTES:
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GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)

PROPOSED CONTOURS
6450 MAJOR CONTOUR
MINOR CONTOUR

EXISTING CONTOURS
6450 MAJOR CONTOUR
MINOR CONTOUR

POINT LEGEND
BLDG = GROUND AT BUILDING
BOW = BOTTOM OF WALL
EOC = EDGE OF CONCRETE
EOP = EDGE OF PAVEMENT
FL = FLOWLINE
INV = INVERT OF PIPE
SWALE = SWALE/DITCH
TOW = TOP OF WALL

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG

SHEET C1-0.3

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MERZI RESIDENCE
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TELLURIDE, CO 81435
GRADING PLAN 2

REVISIONS:						
#	Date	Description				Sheet

Date: 5/9/2025
Drawn By: AM
Chkd By: SP

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PROFESSIONAL ENGINEER
5/9/2025

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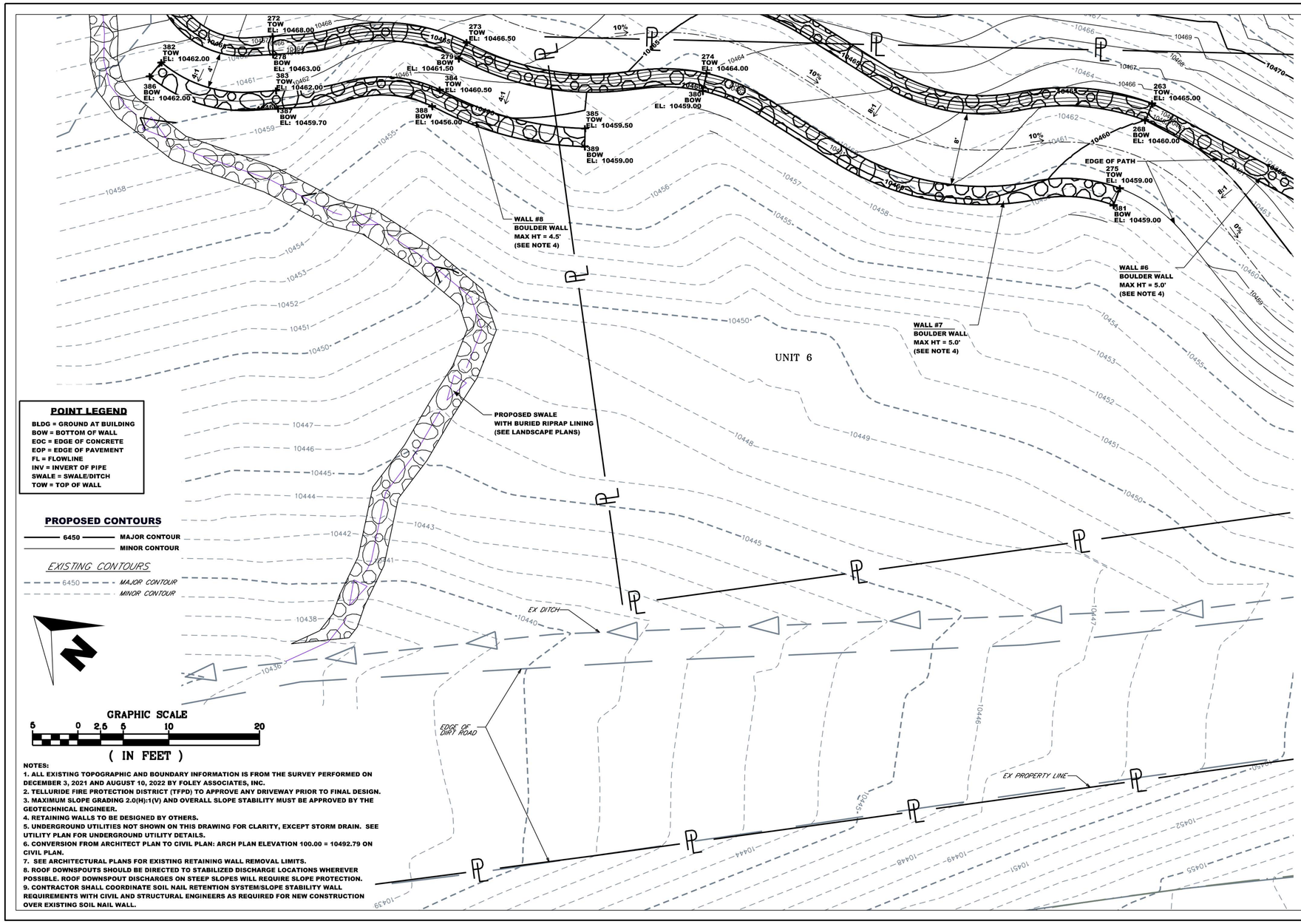
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STATE OF COLORADO
JAMIE BRINTON DAUGAARD
21
B-3356
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Date 05-28-2025
Project # 2138.00
Phase DRB
Sheet

C1-0.3
GRADING PLAN 2



POINT LEGEND

BLDG = GROUND AT BUILDING
BOW = BOTTOM OF WALL
EOC = EDGE OF CONCRETE
EOP = EDGE OF PAVEMENT
FL = FLOWLINE
INV = INVERT OF PIPE
SWALE = SWALE/DITCH
TOW = TOP OF WALL

PROPOSED CONTOURS

6450 — MAJOR CONTOUR
MINOR CONTOUR

EXISTING CONTOURS

6450 — *MAJOR CONTOUR*
MINOR CONTOUR

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)

NOTES:

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MERZI RESIDENCE
THE RIDGE - UNIT 6
TELLURIDE, CO 81435
GRADING PLAN 3

SHEET C1-0.4

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3520 Bennett Street
Durango, CO 81301
970-403-5492
PST ENGINEERING

REVISIONS:

#	Date	Description	Sheet

Date: 5/9/2025
Drawn By: AM
Chkd By: SP

COLORADO LICENSED
BRIAN J MILLER
0052236
5/9/2025
PROFESSIONAL ENGINEER

File Path: ...\CAD_DRB Plan Sheets.dgn

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TELLURIDE COLORADO, 81435

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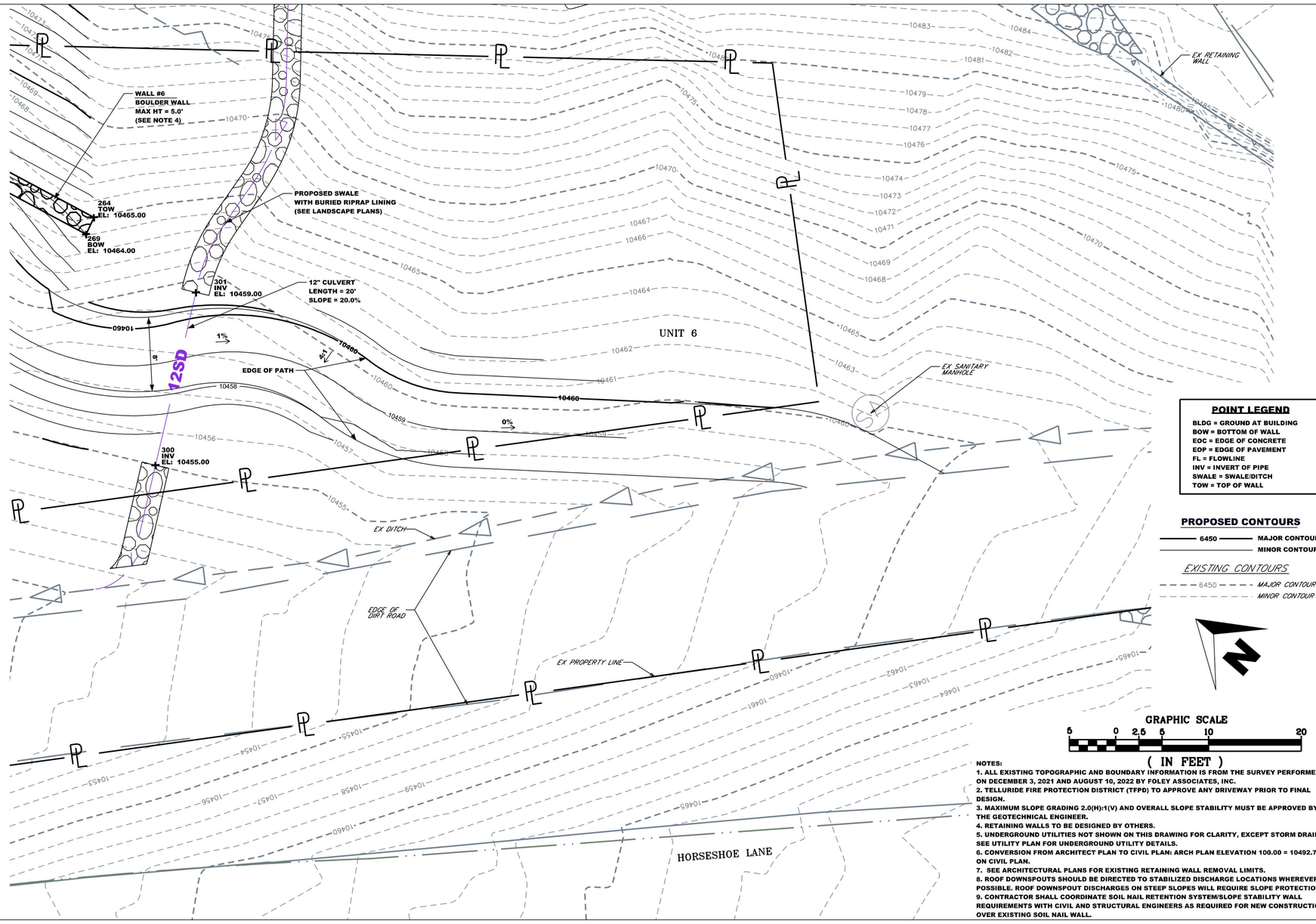
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JAMIE BRINTON DAUGAARD
B-3356
LICENSED ARCHITECT

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DRB Initial Review	05-28-2025

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Date 05-28-2025
Project # 2138.00
Phase DRB
Sheet

C1-0.4

GRADING PLAN 3



POINT LEGEND

BLDG = GROUND AT BUILDING
BOW = BOTTOM OF WALL
EOC = EDGE OF CONCRETE
EOP = EDGE OF PAVEMENT
FL = FLOWLINE
INV = INVERT OF PIPE
SWALE = SWALE/DITCH
TOW = TOP OF WALL

PROPOSED CONTOURS

6450 — MAJOR CONTOUR
MINOR CONTOUR

EXISTING CONTOURS

6450 — *MAJOR CONTOUR*
MINOR CONTOUR

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)

NOTES:

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6. CONVERSION FROM ARCHITECT PLAN TO CIVIL PLAN: ARCH PLAN ELEVATION 100.00 = 10492.79 ON CIVIL PLAN.
7. SEE ARCHITECTURAL PLANS FOR EXISTING RETAINING WALL REMOVAL LIMITS.
8. ROOF DOWNSPOUTS SHOULD BE DIRECTED TO STABILIZED DISCHARGE LOCATIONS WHEREVER POSSIBLE. ROOF DOWNSPOUT DISCHARGES ON STEEP SLOPES WILL REQUIRE SLOPE PROTECTION.
9. CONTRACTOR SHALL COORDINATE SOIL NAIL RETENTION SYSTEM/SLOPE STABILITY WALL REQUIREMENTS WITH CIVIL AND STRUCTURAL ENGINEERS AS REQUIRED FOR NEW CONSTRUCTION OVER EXISTING SOIL NAIL WALL.

SHEET C1-0.5

PST Engineering, LLC
3520 Bennett Street
Durango, CO 81301
970-403-5492
PST ENGINEERING

MERZI RESIDENCE
THE RIDGE - UNIT 6
TELLURIDE, CO 81435
GRADING PLAN 4

REVISIONS:			
#	Date	Description	Sheet

Date: 5/9/2025
Drawn By: AM
Chkd By: SP

COLORADO LICENSED
ALAN J. MILLS
0052236
5/9/2025
PROFESSIONAL ENGINEER

File Path: ...\CAD_DRB Plan Sheets.dgn

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TELLURIDE COLORADO, 81435

NOT FOR CONSTRUCTION

STATE OF COLORADO
JAMIE BRINTON DAUGAARD
B-3358
LICENSED ARCHITECT

Issued For	Date
* 100% S.D.	01-25-2023
* Pricing #1	01-25-2023
* 100% D.D.	05-15-2023
* Pricing #2	05-09-2025
* DRB Initial Review	05-28-2025
*	
*	

Drawn By Author
Date 05-28-2025
Project # 2138.00
Phase DRB
Sheet
C1-0.5
GRADING PLAN 4

NOTES:
1. ALL EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION IS FROM THE SURVEY PERFORMED ON DECEMBER 3, 2021 AND AUGUST 10, 2022 BY FOLEY ASSOCIATES, INC.
2. TELLURIDE FIRE PROTECTION DISTRICT (TFPD) TO APPROVE ANY DRIVEWAY PRIOR TO FINAL DESIGN.
3. LIMITS OF DISTURBED AREA = 0.47 ACRES
4. SEE ARCHITECTURAL PLANS FOR EXISTING RETAINING WALL REMOVAL LIMITS.

LEGEND

- BASIN ID
- BASIN LABEL
- 100-YR FLOW RATE (CFS)
- 25-YR FLOW RATE (CFS)
- HISTORIC 100-YR FLOW RATE (CFS)
- BASIN AREA (ACRES)
- DESIGN POINT
- FLOW DIRECTION
- BASIN BOUNDARY
- SEDIMENT CONTROL LOGS
- SF SILT FENCE
- LDA LIMITS OF DISTURBED AREA

PROPOSED CONTOURS
- 6450 MAJOR CONTOUR
- MINOR CONTOUR

EXISTING CONTOURS
- 6450 MAJOR CONTOUR
- MINOR CONTOUR

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

COONSKIN RIDGE LANE
TRACT OS161-R4
EX CURB
EX RETAINING WALL
EX EDGE OF PAVEMENT
EX ACCESS EASEMENT
BRIDGE LANE
UNIT 4
TRACT OS161-R3
PROPOSED 3' GUTTER PAN
PROPOSED SWALE WITH BURIED RIPRAP LINING (SEE LANDSCAPE PLANS)
PROPOSED SWALE WITH RIPRAP LINING
PROPOSED 3' GUTTER PAN
PROPOSED SWALE WITH BURIED RIPRAP LINING (SEE LANDSCAPE PLANS)
EX PROPERTY LINE
EX SOIL NAIL RETAINING WALL (APPROX LOCATION) (TO BE PARTIALLY REMOVED) (NOTE 4)
PROPOSED 14" X 23" DRIVEWAY CULVERT
RIPRAP OUTLET PROTECTION
EX PROPERTY LINE
EX ROAD CENTERLINE
EX RETAINING WALL
SILT FENCE
PROPOSED RESIDENCE
UNIT 8
ROS-9A
SEDIMENT CONTROL LOGS
EX RETAINING WALL
A1
1.19 AC | 3.55 | 2.44 | 2.47
UNIT 6
LOT 161A-4
SEDIMENT CONTROL LOGS
EX ACCESS EASEMENT
EX DITCH
EDGE OF DIRT ROAD
SILT FENCE
EX RETAINING WALL
EX PROPERTY LINE
HORSESHOE LANE
UNIT 5
ROS-4A
PROPOSED 12" CULVERT
ROS-9B

RECOMMENDED
- SLOPES UP TO 12% SEEDING, MULCHES, ROCK, BARK, AND ORNAMENTAL GRASSES
- SLOPES BETWEEN 12%-33% COBBLES OR EROSION CONTROL MAT
- SLOPES BETWEEN 33%-50% TYPE VL RIP-RAP (D_{50}=6")

2.0% MIN | 3' MIN | 2.0% MIN | 3:1 MAX | 0.5' MIN | 3:1 MAX

TYPICAL YARD SWALE SECTION
N.T.S.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

SHEET	C1-0.6

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THE RIDGE - UNIT 6
TELLURIDE, CO 81435
DRAINAGE AND EROSION CONTROL PLAN

REVISIONS: #	Date	Description	Sheet

Date: 5/9/2025
Drawn By: AM
Chkd By: SP

COLORADO LICENSED Ryan J. Metz 0052236 5/9/2025 PROFESSIONAL ENGINEER

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THE RIDGE - UNIT 6
TELLURIDE COLORADO, 81435

NOT FOR CONSTRUCTION

STATE OF COLORADO JAMIE BRINTON DAUGAARD 6-3356 LICENSED ARCHITECT

Issued For	Date
* 100% S.D.	01-25-2023
* Pricing #1	01-25-2023
* 100% D.D.	05-15-2023
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*	
*	

Drawn By Author
Date 05-28-2025
Project # 2138.00
Phase DRB
Sheet
C1-0.6

DRAINAGE AND EROSION CONTROL PLAN

NOTES:
1. SURFACE UTILITY FEATURES (MANHOLES, VALVES, PEDESTALS, ETC.) ARE FROM THE SURVEY PERFORMED ON DECEMBER 3, 2021 AND AUGUST 10, 2022 BY FOLEY ASSOCIATES, INC. UNDERGROUND UTILITY INFORMATION (PIPES, CONDUIT, ETC.) IS FROM GIS INFORMATION PROVIDED BY THE TOWN OF MOUNTAIN VILLAGE AND ASSUMPTIONS BASED ON A SITE VISIT AND SURFACE FEATURES.
2. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
3. UTILITY PROVIDERS WILL NEED TO BE CONTACTED TO DETERMINE FINAL LOCATION OF UTILITY SERVICES.
4. SANITARY PIPE INSTALLED ON STEEP SLOPES (20% OR GREATER) SHALL BE ANCHORED WITH 12" THICK CONCRETE ANCHOR BLOCKS EMBEDDED A MINIMUM OF 12" INTO UNDISTURBED SOIL AT EACH BELL.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

COONSKIN RIDGE LANE
TRACT OS161-R4
EX RETAINING WALL
EX ACCESS EASEMENT
BRIDGE LANE
PROPOSED 14"X23" DRIVEWAY CULVERT
UNIT 4
TRACT OS161-R3
EX WATER VALVE
EX HYDRANT
EX WATER VALVE
EX WATER (FROM GIS)
EX PROPERTY LINE
PROPOSED ELECTRIC SERVICE WITH METER AT HOUSE
PROPOSED CABLE SERVICE
PROPOSED TELEPHONE SERVICE
EX SOIL NAIL RETAINING WALL (APPROX LOCATION) (TO BE PARTIALLY REMOVED)
MECH ROOM
EX PROPERTY LINE
EX RETAINING WALL
ROS-9A
PROPOSED RESIDENCE
EX TELEPHONE PEDESTAL
EX CABLE PEDESTAL
EX ELECTRIC TRANSFORMER
UNIT 8
PROPOSED WATER SERVICE
PROPOSED SANITARY SEWER SERVICE (NOTE 4)
UNIT 6
PROPOSED GAS SERVICE WITH METER AT HOUSE (NOTE 2)
EX 8" WATER MAIN (FROM GIS)
PROPOSED 12" CULVERT
EX SANITARY SEWER MAIN (FROM GIS)
LOT 161A-4
EX SANITARY MANHOLE
EX DITCH
EDGE OF DIRT ROAD
EX PROPERTY LINE
EX RETAINING WALL
HORSESHOE LANE
EX ACCESS EASEMENT
EX RETAINING WALL
ROS-4A
EX GAS MARKER (NOTE 2)
EX CABLE PEDESTAL
EX ELECTRIC TRANSFORMER
EX TELEPHONE PEDESTAL
ROS-9B
EX SANITARY MANHOLE
EX FIBER OPTIC (FROM GIS)
UNIT 5

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SHEET	C1-0.7

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MERZI RESIDENCE
THE RIDGE - UNIT 6
TELLURIDE, CO 81435
UTILITY PLAN

REVISIONS: #	Date	Description	Sheet

Date: 5/9/2025
Drawn By: AM
Chkd By: SP

COLORADO LICENSED
DYLAN J. MILLER
0052236
5/9/2025
PROFESSIONAL ENGINEER

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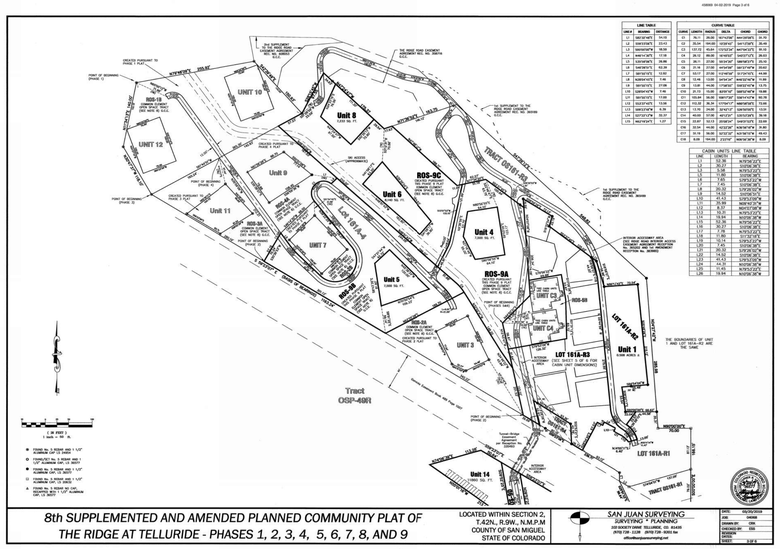
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STATE OF COLORADO
JAMIE BRINTON DAUGAARD
B-3356
LICENSED ARCHITECT

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•	
•	

Drawn By	Author
Date	05-28-2025
Project #	2138.00
Phase	DRB
Sheet	C1-0.7

UTILITY PLAN



8th SUPPLEMENTED AND AMENDED PLANNED COMMUNITY PLAT OF THE RIDGE AT TELLURIDE - PHASES 1, 2, 3, 4, 5, 6, 7, 8, AND 9

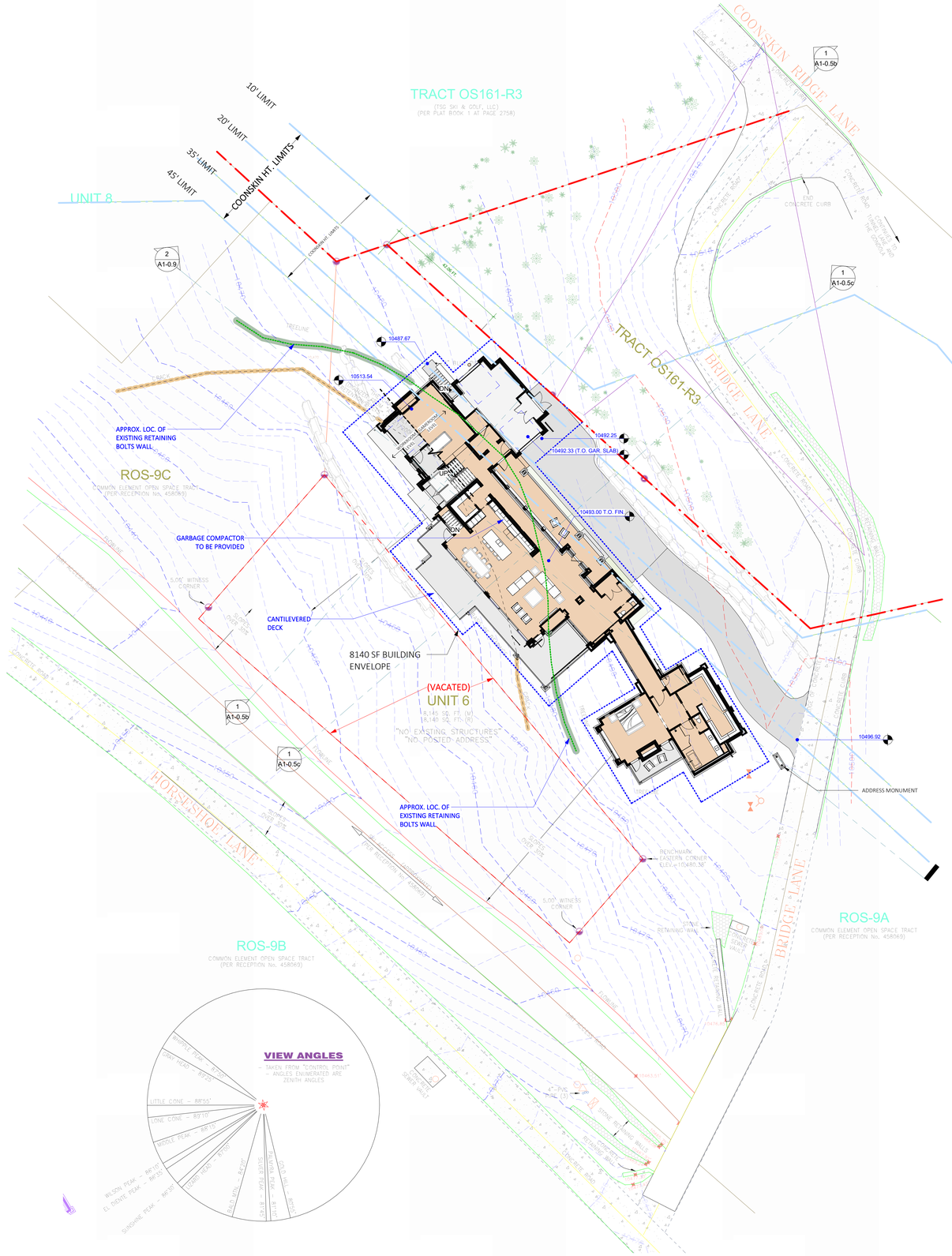
LOCATED WITHIN SECTION 2, T.42N., R.9W., N.M.P.M COUNTY OF SAN MIGUEL STATE OF COLORADO

SAN JUAN SURVEYING
SURVEYING * PLANNING
220 SOCIETY DRIVE TELLURIDE, CO 81435
(970) 728 - 1128 (970) 728 - 6063 fax
office@sanjuansurveying.net

DATE: 05/29/2018
DRAWN BY: MHB
CHECKED BY: SSS
REVISED:
SHEET: 2 OF 6



3 SITE AERIAL
1" = 40'-0"



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

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STATE OF COLORADO
JAMIE BRINTON DAUGAARD
21-1
B-3356
LICENSED ARCHITECT

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Project # 2138.00
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A1-0.1

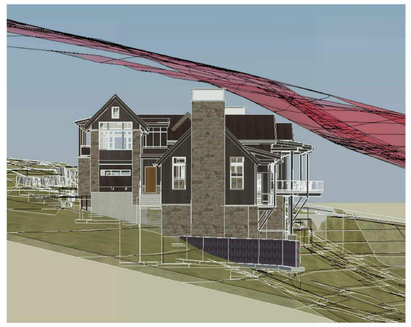
ARCHITECTURAL SITE PLAN

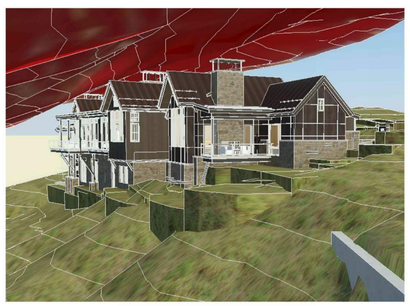
TRUE NORTH
PLAN NORTH

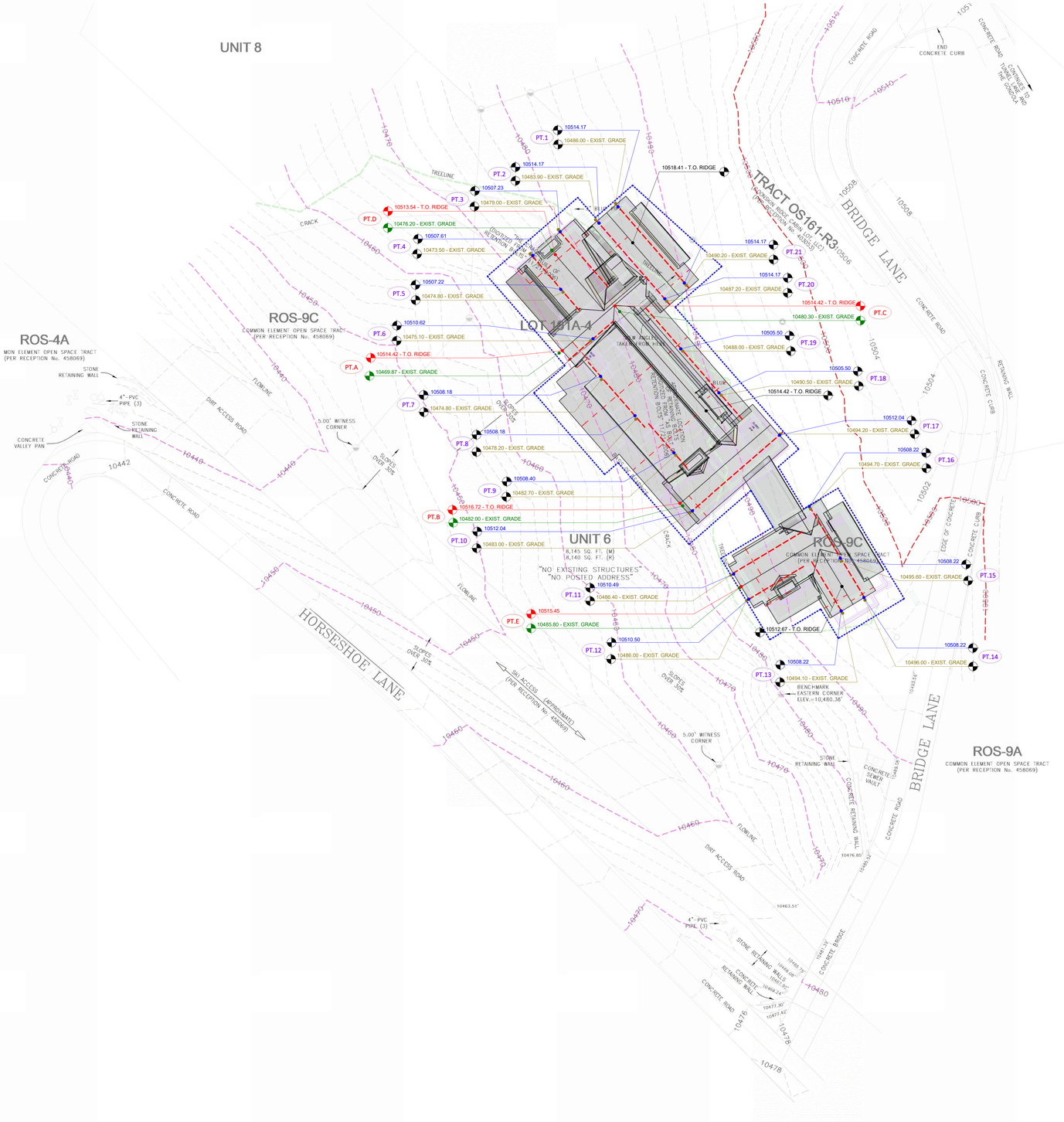
HEIGHT LIMIT CALCULATIONS

ROOF POINT LOCATION	ROOF MID-POINT USGS ELEVATION	EX. OR NEW GRADE USGS ELEVATION	ROOF HEIGHT FROM GRADE		
Pt. 1	10514.17	10486.00	28.17	FT.	
Pt. 2	10514.17	10483.90	30.27	FT.	
Pt. 3	10506.77	10479.00	27.77	FT.	
Pt. 4	10506.77	10473.50	33.27	FT.	
Pt. 5	10506.77	10474.80	31.97	FT.	
Pt. 6	10510.62	10475.10	35.52	FT.	
Pt. 7	10508.15	10474.80	33.35	FT.	
Pt. 8	10508.15	10478.20	29.95	FT.	
Pt. 9	10508.37	10482.70	25.67	FT.	
Pt. 10	10512.04	10483.00	29.04	FT.	
Pt. 11	10510.49	10486.40	24.09	FT.	
Pt. 12	10509.49	10486.00	23.49	FT.	
Pt. 13	10508.22	10494.10	14.12	FT.	
Pt. 14	10508.22	10496.00	12.22	FT.	
Pt. 15	10508.22	10495.60	12.62	FT.	
Pt. 16	10508.22	10494.70	13.52	FT.	
Pt. 17	10512.04	10494.20	17.84	FT.	
Pt. 18	10505.50	10490.50	15.00	FT.	
Pt. 19	10505.50	10488.00	17.50	FT.	
Pt. 20	10514.17	10487.20	26.97	FT.	
Pt. 21	10514.17	10490.20	23.97	FT.	
		TOTAL HTS.	506.32	FT.	
		DIVIDED BY	21		
		*	24.11	FT.	(AVERAGE ROOF HEIGHT) 30' ALLOWABLE
Pt .A	10514.42	10469.87	44.55	FT.	(TALLEST ROOF POINT) 45' ALLOWABLE
Pt. B	10516.72	10482.00	34.72	FT.	(RIDGE ROOF POINT)
Pt. C	10514.42	10480.30	34.12	FT.	(RIDGE ROOF POINT)
Pt. D	10513.08	10476.20	36.88	FT.	(RIDGE ROOF POINT)
Pt. E	10515.45	10485.80	29.65	FT.	(RIDGE ROOF POINT)

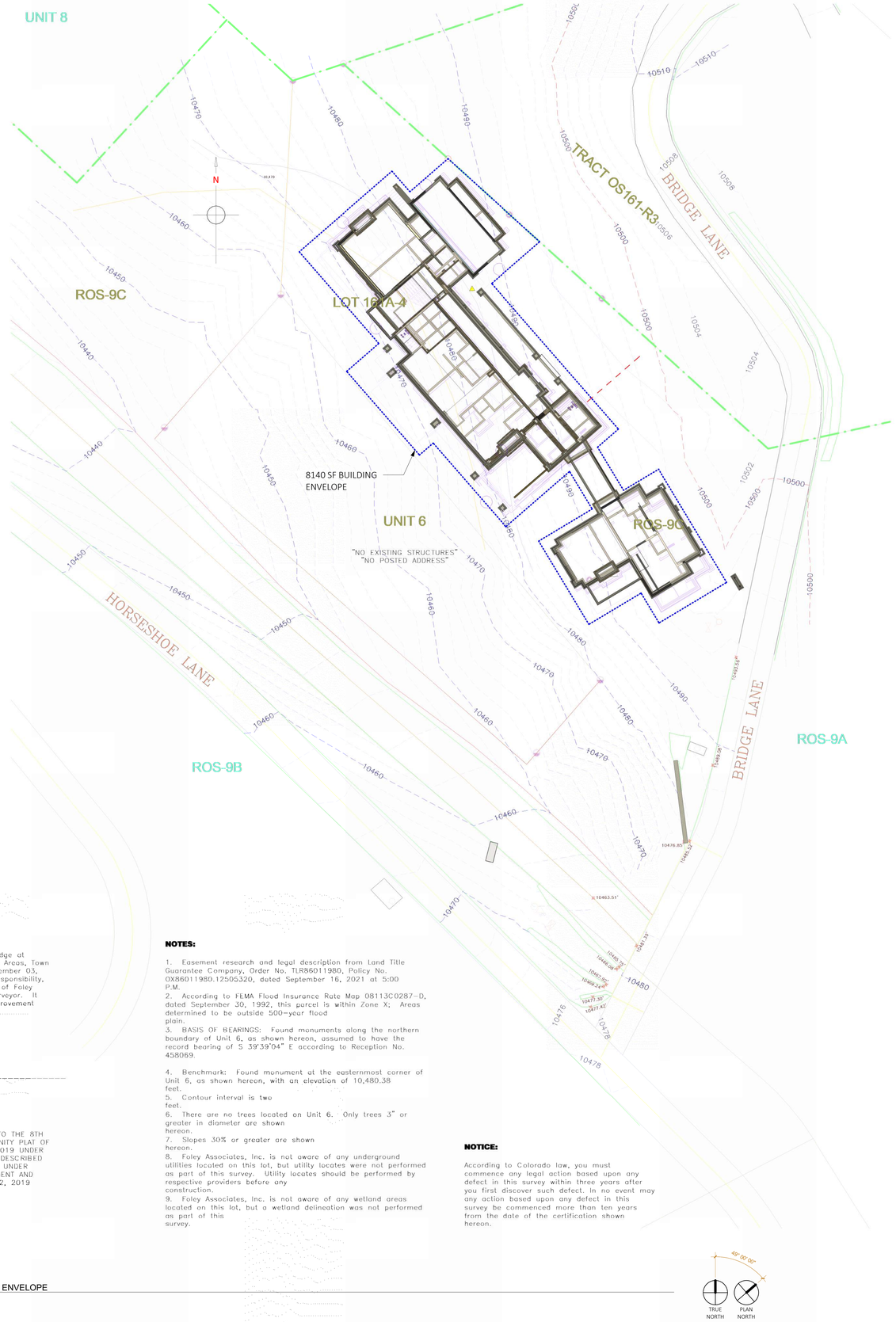
45 FOOT HEIGHT LIMIT:






UNIT 8
TRACT OS161-R3
BRIDGE LANE
LOT 161A-4
ROS-9C
COMMON ELEMENT OPEN SPACE TRACT
(PER RECEPTION No. 458069)
ROS-4A
MON ELEMENT OPEN SPACE TRACT
(PER RECEPTION No. 458069)
UNIT 6
8,145 SQ. FT. (M)
8,140 SQ. FT. (R)
"NO EXISTING STRUCTURES"
"NO POSTED ADDRESS"
ROS-9C
COMMON ELEMENT OPEN SPACE TRACT
(PER RECEPTION No. 458069)
ROS-9A
COMMON ELEMENT OPEN SPACE TRACT
(PER RECEPTION No. 458069)
HORSESHOE LANE
BRIDGE LANE
CONCRETE ROAD
DIRT ACCESS ROAD
FLOWLINE
TREELINE
CRACK
RETAINING WALL
CONCRETE CURB
END CONCRETE CURB
CONCRETE VALLEY PAN
STONE RETAINING WALL
4"-PVC PIPE (3)
5.00' WITNESS CORNER
SLOPES OVER 30%
SKI ACCESS (APPROXIMATE) (PER RECEPTION No. 458069)
CONCRETE SEWER VAULT
CONCRETE RETAINING WALL
CONCRETE BRIDGE
EDGE OF CONCRETE
PT.1 10514.17 10486.00 - EXIST. GRADE
PT.2 10514.17 10483.90 - EXIST. GRADE
PT.3 10507.23 10479.00 - EXIST. GRADE
PT.D 10513.54 - T.O. RIDGE 10476.20 - EXIST. GRADE
PT.4 10507.61 10473.50 - EXIST. GRADE
PT.5 10507.22 10474.80 - EXIST. GRADE
PT.6 10510.62 10475.10 - EXIST. GRADE
PT.A 10514.42 - T.O. RIDGE 10469.87 - EXIST. GRADE
PT.7 10508.18 10474.80 - EXIST. GRADE
PT.8 10508.18 10478.20 - EXIST. GRADE
PT.9 10508.40 10482.70 - EXIST. GRADE
PT.B 10516.72 - T.O. RIDGE 10482.00 - EXIST. GRADE
PT.10 10512.04 10483.00 - EXIST. GRADE
PT.11 10510.49 10486.40 - EXIST. GRADE
PT.E 10515.45 10485.80 - EXIST. GRADE
PT.12 10510.50 10486.00 - EXIST. GRADE
PT.13 10508.22 10494.10 - EXIST. GRADE
BENCHMARK EASTERN CORNER ELEV.=10,480.38'
10518.41 - T.O. RIDGE
PT.21 10514.17 10490.20 - EXIST. GRADE
PT.20 10514.17 10487.20 - EXIST. GRADE
PT.C 10514.42 - T.O. RIDGE 10480.30 - EXIST. GRADE
PT.19 10505.50 10488.00 - EXIST. GRADE
PT.18 10505.50 10490.50 - EXIST. GRADE
PT.17 10514.42 - T.O. RIDGE 10512.04 10494.20 - EXIST. GRADE
PT.16 10508.22 10494.70 - EXIST. GRADE
PT.15 10508.22 10495.60 - EXIST. GRADE
PT.14 10508.22 10496.00 - EXIST. GRADE
10512.67 - T.O. RIDGE
10463.51'
10476.85'
10485.76'
10448.24'
10447.30'
10447.42'
10471.30'
10476.16'
10478
10480
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This Existing Conditions Plan of Unit 6, The Ridge at Telluride, and portions of adjacent Open Space Areas, Town of Mountain Village, was field surveyed on December 03, 2021 and August 10, 2022 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970
Date

LEGAL DESCRIPTION:

UNIT 6, THE RIDGE AT TELLURIDE, ACCORDING TO THE 8TH SUPPLEMENTED AND AMENDED PLANNED COMMUNITY PLAT OF THE RIDGE AT TELLURIDE RECORDED APRIL 2, 2019 UNDER RECEPTION NO. 458069, AND AS DEFINED AND DESCRIBED IN THE DECLARATION RECORDED APRIL 5, 2004 UNDER RECEPTION NO. 365201 AND THE 7TH SUPPLEMENT AND AMENDMENT TO DECLARATION RECORDED APRIL 2, 2019 UNDER RECEPTION NO. 458070, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and legal description from Land Title Guarantee Company, Order No. TLR86011980, Policy No. OX86011980.12505320, dated September 16, 2021 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 08113C0287-D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
3. BASIS OF BEARINGS: Found monuments along the northern boundary of Unit 6, as shown hereon, assumed to have the record bearing of S 39°39'04" E according to Reception No. 458069.
4. Benchmark: Found monument at the easternmost corner of Unit 6, as shown hereon, with an elevation of 10,480.38 feet.
5. Contour interval is two feet.
6. There are no trees located on Unit 6. Only trees 3" or greater in diameter are shown hereon.
7. Slopes 30% or greater are shown hereon.
8. Foley Associates, Inc. is not aware of any underground utilities located on this lot, but utility locates were not performed as part of this survey. Utility locates should be performed by respective providers before any construction.
9. Foley Associates, Inc. is not aware of any wetland areas located on this lot, but a wetland delineation was not performed as part of this survey.

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.

1 SITE- BUILDING ENVELOPE
1/16" = 1'-0"

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MERZI RESIDENCE
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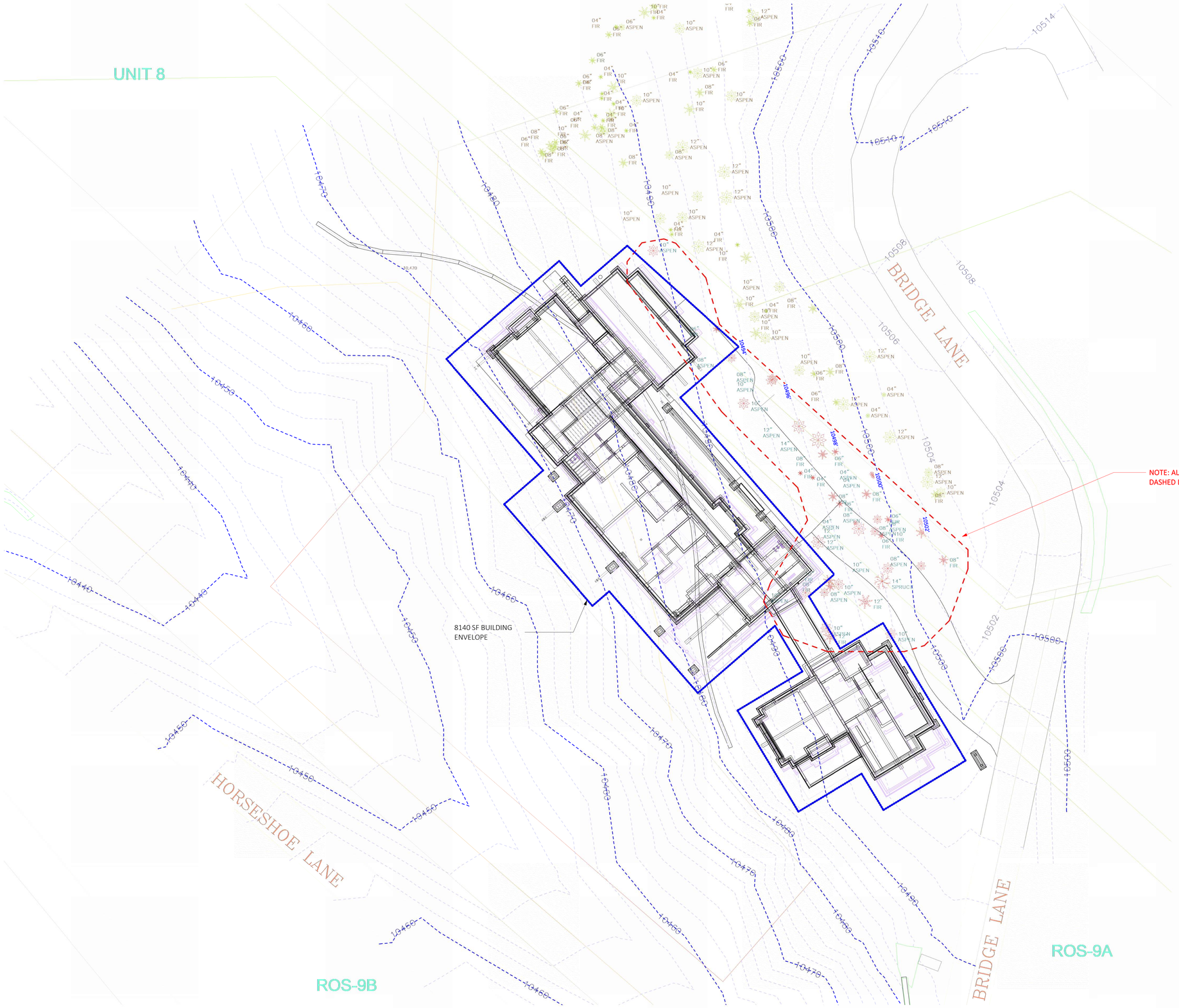
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STATE OF COLORADO
JAMES BRINTON DAUGAARD
B-3356
LICENSED ARCHITECT

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Drawn By	MHB
Date	05-28-2025
Project #	2138.00
Phase	DRB
Sheet	A1-0.3

SITE- UNIT BOUNDARY



1 SITE PLAN- model
3/32" = 1'-0"

TRUE NORTH
PLAN NORTH

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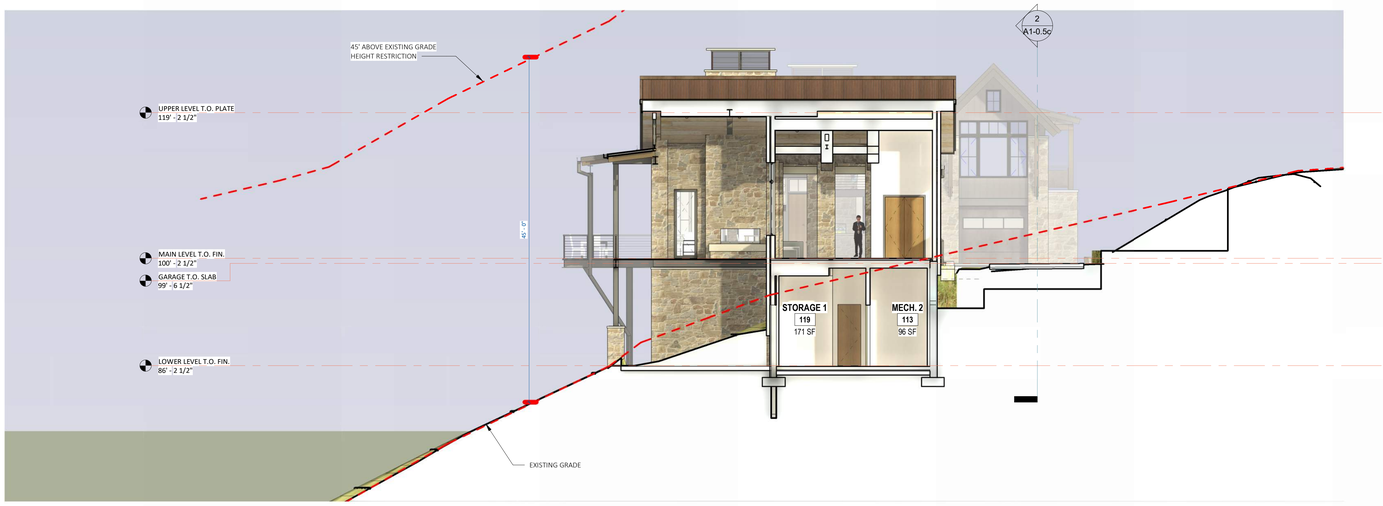
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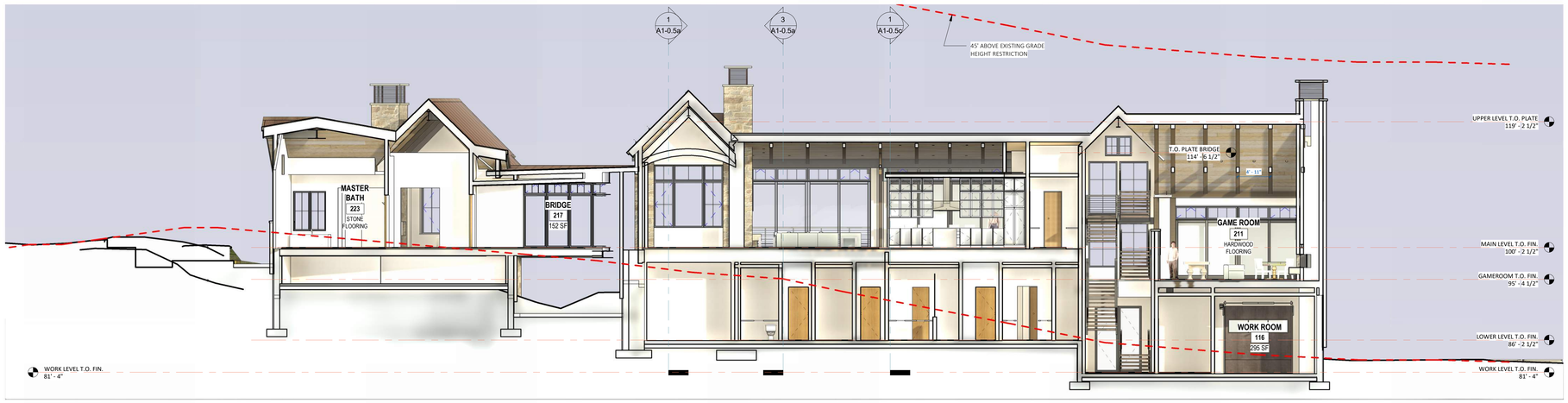
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Project #	2138.00
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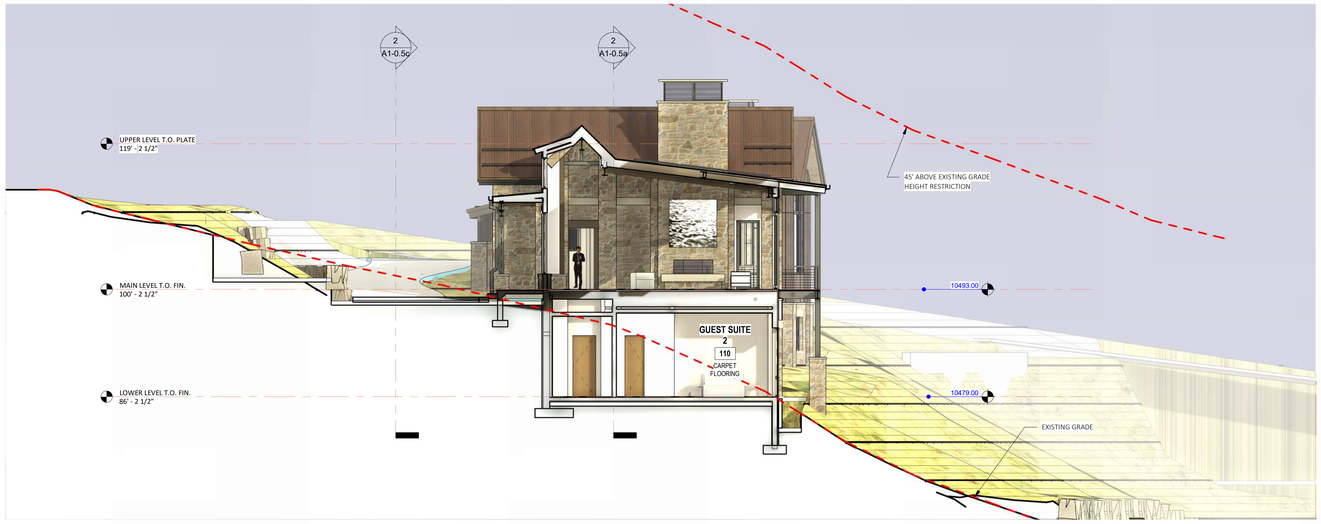
TREE REMOVAL



1 SITE SECTION 1
1/8" = 1'-0"



2 SITE SECTION 2
1/8" = 1'-0"



3 SITE SECTION 3
1/8" = 1'-0"

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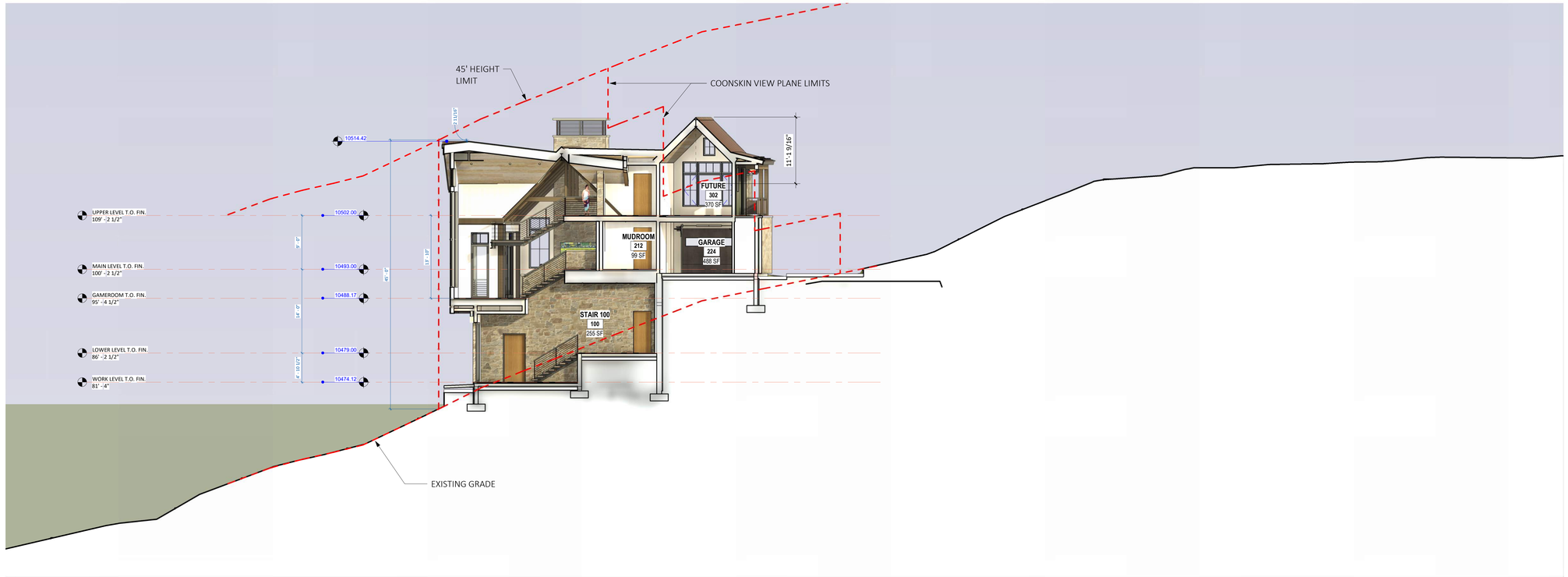
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A1-0.5a

SITE SECTIONS



1 SITE SECTION 4
1/8" = 1'-0"



2 SITE SECTION 5
1/8" = 1'-0"

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Project #	2138.00
Phase	DRB
Sheet	A1-0.5b

SITE SECTIONS



1 SITE SECTION 6
1/8" = 1'-0"



2 SITE SECTION 7
1/8" = 1'-0"

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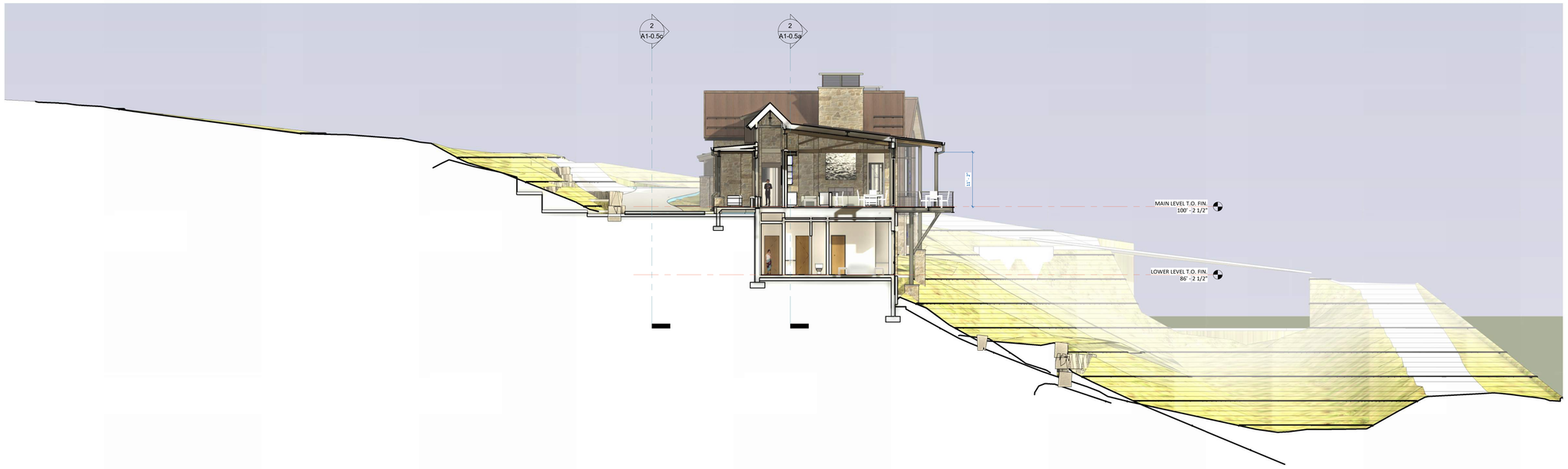
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SITE SECTIONS



1 SITE SECTION 8
1" = 10'-0"



2 SITE SECTION 9
1" = 10'-0"

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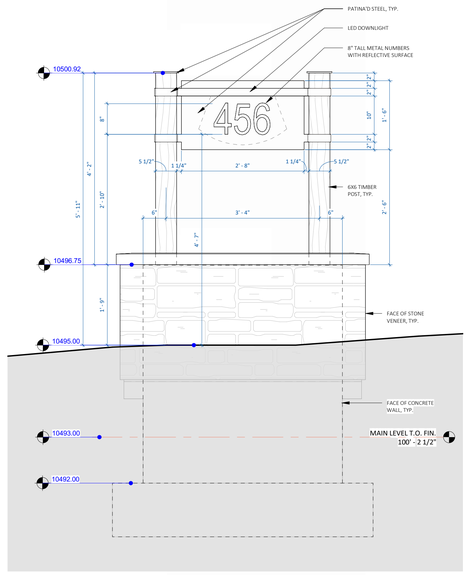
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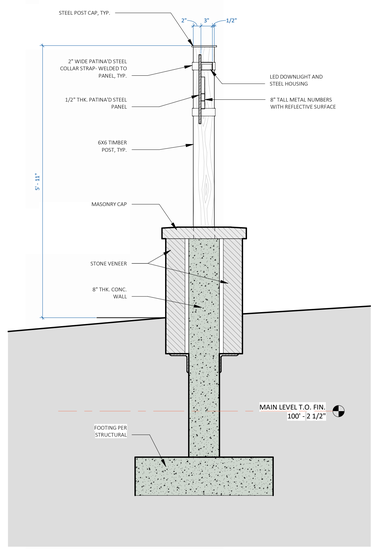
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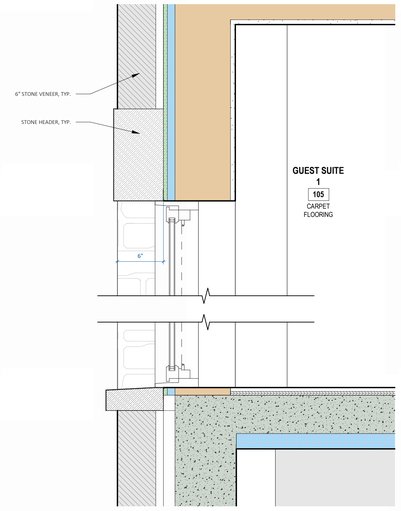
SITE SECTIONS



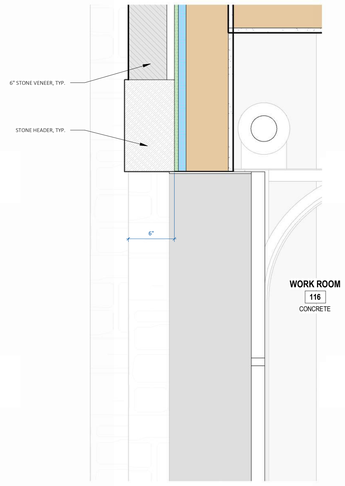
1 ADDRESS MONUMENT 1
3/4" = 1'-0"



2 ADDRESS MONUMENT 2
3/4" = 1'-0"



3 TYPICAL STONE VENEER AT WINDOW
1 1/2" = 1'-0"



4 TYPICAL STONE VENEER AT ROLL-UP DOOR
1 1/2" = 1'-0"

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EXTERIOR DETAILS



SITE AERIAL



VIEW FROM GREAT ROOM



VIEW TO NORTH



VIEW TO THE NORTHEAST



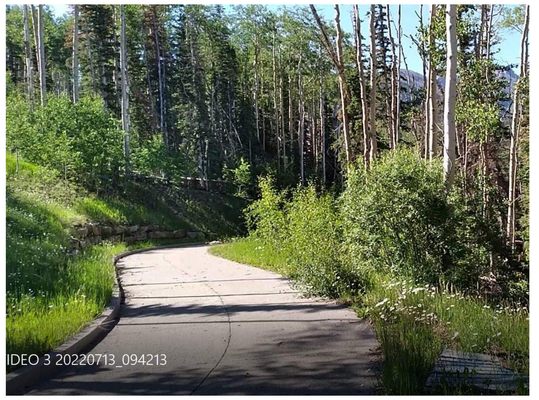
VIEW TO NORTHEAST



VIEW TO TEAST



VIEW TO NORTH



VIEW TO SOUTHEAST

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EXISTING SITE
PHOTOS

LEGEND

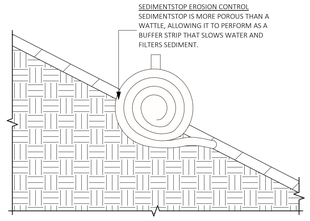
- DRAINAGE
- LIMITS OF CONSTRUCTION
- EROSION CONTROL
- NEW GRADE LINE
- PREVIOUS GRADE LINE
- W ——W NEW WATER LINE
- S —— S NEW SEWER LINE
- UE——UE——UE NEW ELECTRICAL LINE
- SNOW MELT LOCATIONS
- ASPHALT
- CONCRETE
- SNOW STORAGE
- —— · · —— DRAINTILE

CONSTRUCTION STAGING NOTES:

1. INSTALL CONSTRUCTION FENCING AT ENTIRE LIMITS OF CONSTRUCTION
   A. PERIMETER FENCING SHALL BE SUPPORTED BY METAL "T" POSTS AT AN AVERAGE SPACING OF 20'
2. REFERENCE GEO-TECH REPORT FOR EROSION CONTROL
3. GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED TO ROAD DURING THE COURSE OF CONSTRUCTION.
4. IT IS RECOMMENDED THAT NO CHAINS BE USED ON CONST. EQUIP. TO MITIGATE DAMAGE TO EXISTING ROADWAY

NOTES:

1. ALL PERIMETER FOUNDATION DRAINS TO EXIT TO DAYLIGHT
2. STORM WATER DETENTION POND SHOULD BE LOCATED ON SITE TO MAXIMIZE THE COLLECTION OF SURFACE RUNOFF WATER, IN ADDITION TO COLLECTING ROOF DRAINS AND FOUNDATION DRAIN IF APPLICABLE.
3. ALL CONCRETE WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF AT PROJECT COMPLETION. CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
4. EXCESS SOIL FROM CONSTRUCTION TO BE RELOCATED ON SITE W/ GEOTECHNICAL ENGINEER APPROVAL.
5. ANY DAMAGE TO THE EXISTING ROADWAY, INCLUDING THE AC SURFACE, SHOULDER GRAVEL, ROADSIDE DITCH, EXISTING CULVERTS, AND EXISTING VEGETATION AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE SPANISH PEAKS ARCHITECTURAL REVIEW COMMITTEE
6. ALL DRIVEWAYS, PARKING, AND LAYDOWN AREAS ARE COVERED WITH AT LEAST TWO INCHES OF 3/4" SCREENED ROCK. RECOMMENDED TO DO A MINIMUM OF 8" OF 3" MINUS PITRUN OVER A GEOTECHNICAL SEPARATION FABRIC.
7. ALL CONSTRUCTION RELATED ACTIVITY SHOULD OCCUR WITHIN THE LIMITS OF THE BUILDING ENVELOPE. THE BUILDING ENVELOPE NEEDS TO BE FENCED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY ON THE SITE.
8. ALL CONNECTIONS TO WATER SYSTEM SHOULD HAVE PRESSURE REDUCING VALVES INSTALLED ON BOTH THE DOMESTIC AND FIRE SUPPLY LINES.
9. THE WATER SERVICE LINE SHALL BE ONE CONTINUOUS PIPE FROM THE CURB STOP TO THE MECHANICAL ROOM OF THE HOUSE. NO COUPLERS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE SPANISH PEAKS WATER OPERATOR. IF A COUPLER IS ALLOWED, THE OWNER WILL BE RESPONSIBLE TO INSTALL A WATER METER PIT NEAR THE CURB STOP IN LIEU OF INSTALLING THE METER IN THE MECHANICAL ROOM.
10. USE OF FIRE HYDRANT IS PROHIBITED WITHIN SPANISH PEAKS.
11. LENGTH OF DRIVEWAY CONFIRED BY FIRE MARSHALL -



GENERAL INSTALLATION NOTES

PREPARE SOIL BEFORE INSTALLATION.

ANCHOR BLANKET AT TOP OF THE SLOPE IN A 6-INCH x 6-INCH WIDE TRENCH WITH A ROW OF STAPLES/STACKS APPROXIMATELY 12 INCHES APART AT THE BOTTOM OF THE TRENCH.

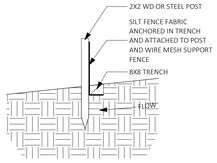
FOLD A 12-INCH PORTION OF BLANKET BACK AND SECURE WITH A ROW OF STAPLES APPROXIMATELY 12 INCHES APART ACROSS THE WIDTH OF THE BLANKET.

STAPLE THE EDGES OF PARALLEL BLANKETS WITH 2 - 5 INCHES OF OVERLAP.

WHEN USING DOT SYSTEM, PLACES THROUGH THE APPROPRIATE STAPLE PATTERN PROVIDED BY THE MANUFACTURE.

INSTALL SEDIMENT STOP EROSION CONTROL TO MANUFACTURES SPECIFICATIONS.

2 EROSION CONTROL DETAIL
1/4" = 1'-0"



GENERAL NOTES

FABRIC MATERIAL SHALL BE MIRAFI 100X, OR ENGINEER APPROVED EQUAL.

SUPPORT FENCE IF USED SHALL BE 2X2 BY 14-GAUGE WIRE MESH FENCING IN 3 FOOT WIDE ROLLS.

SILT FENCE SHOULD NOT BE USED IF GRADE IS ABOVE 50% IN EITHER DIRECTION FOR A DISTANCE OF MORE THAN 100'-0" UNLESS USED IN COMBINATION WITH TEMPORARY SEDIMENT TRAPS.

SILT FENCE SHALL NOT BE USED TO DIVERT FLOW AND NOT INTENDED FOR CONCENTRATED FLOW CONDITIONS.

ENDS OF EACH SEPARATE SECTION OF SILT FENCE SHOULD BE TURNED UPSLOPE A MINIMUM OF 1'-0" TO PREVENT RUNOFF FROM GOING AROUND THE END OF FENCE.

3 SILT FENCE DETAIL
1/4" = 1'-0"

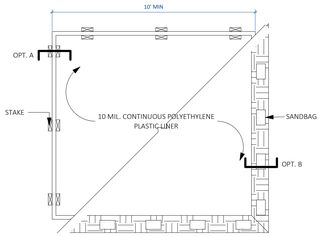


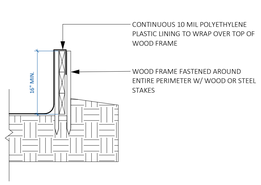
ILLUSTRATION OF TREE PROTECTION.

NOTE:
ALL TREES TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AS ILLUSTRATED ABOVE.

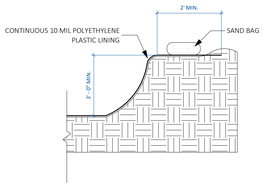
CONCRETE WASHOUT AREA NOTES:

1. Temporary concrete washout facilities shall be located a minimum of 50 ft from sensitive areas including storm drain inlets, open drainage facilities, and watercourses.
2. Concrete washout within the roadside ditches is strictly prohibited
3. Washout of concrete trucks shall be performed in designated areas only.
4. Once concrete wastes are washed into the designated area and allowed to harden, the concrete should be broken up, removed, and disposed of per applicable solid waste regulations. Dispose of hardened concrete on a regular basis.
5. Materials used to construct temporary concrete washout facilities shall be removed from the site of the work and disposed of or recycled.
6. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities shall be backfilled, repaired, and stabilized to prevent erosion.



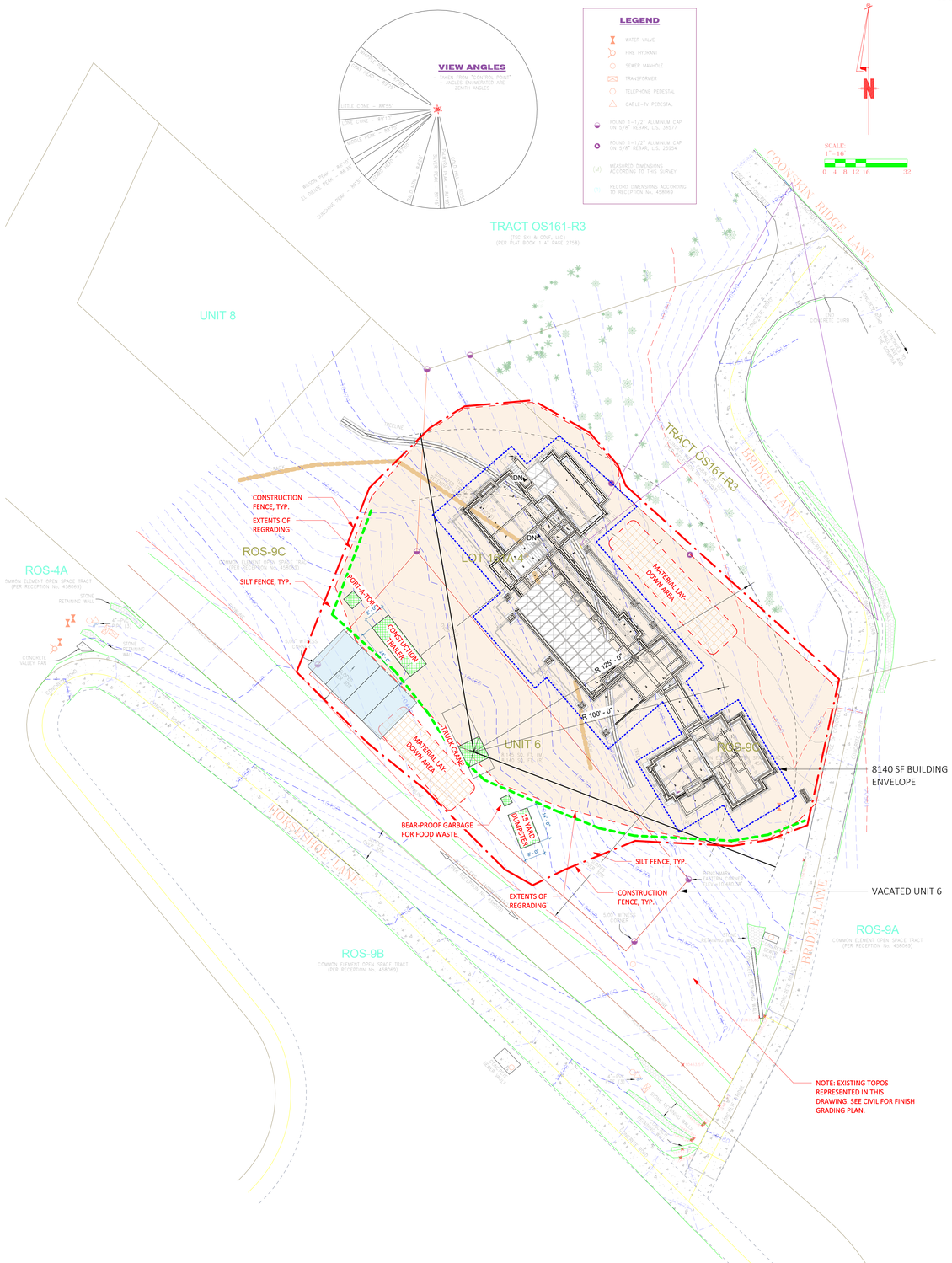


OPTION 'A'
ABOVE GRADE W/ WOOD PLANKS



OPTION 'B'
BELOW GRADE

4 CONCRETE WASHOUT AREA
3/4" = 1'-0"



1 CONSTRUCTION MANAGEMENT PLAN
1" = 20'-0"

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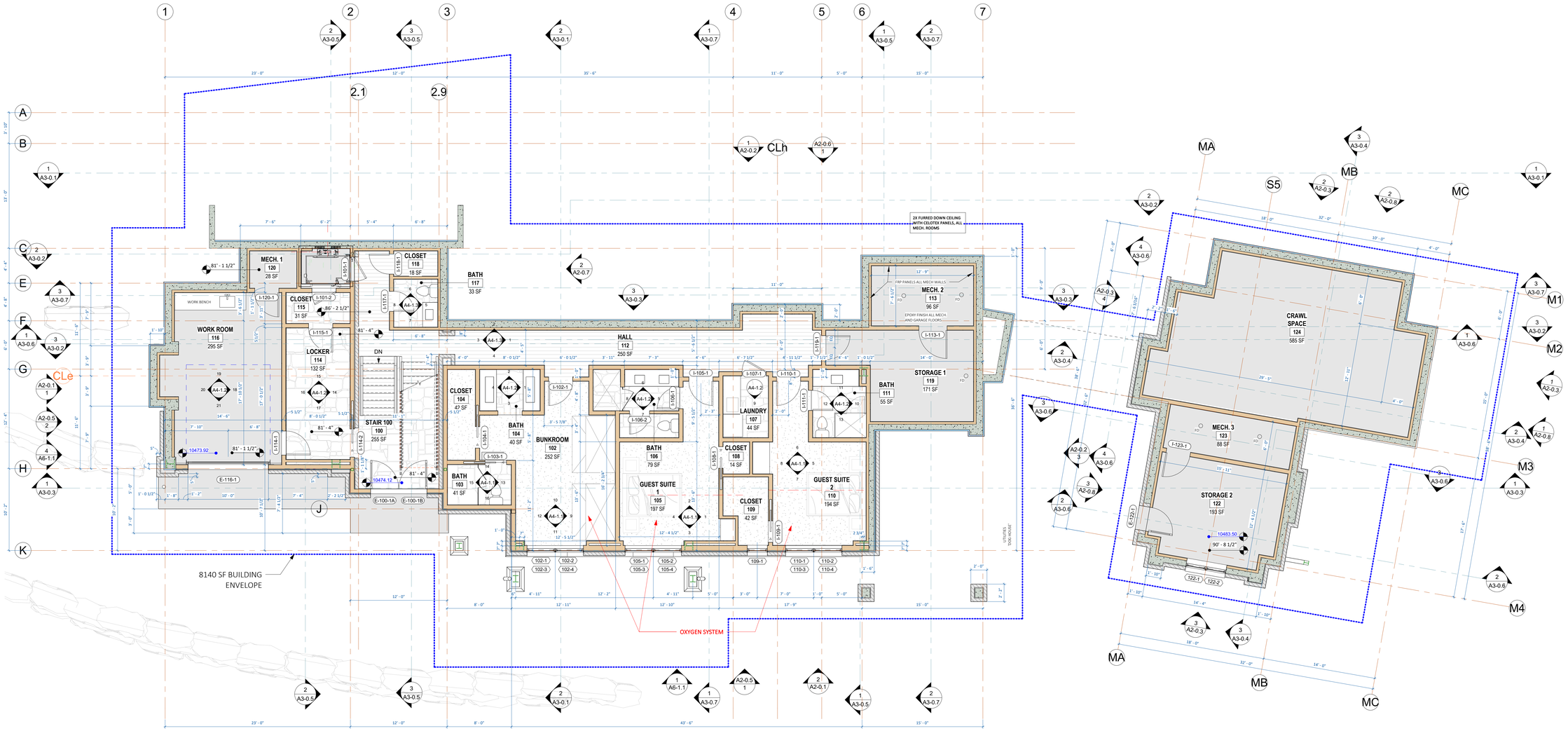
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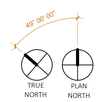
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A1-0.8

CONSTRUCTION MITIGATION PLAN



2 LOWER LEVEL FLOOR PLAN
3/16" = 1'-0"



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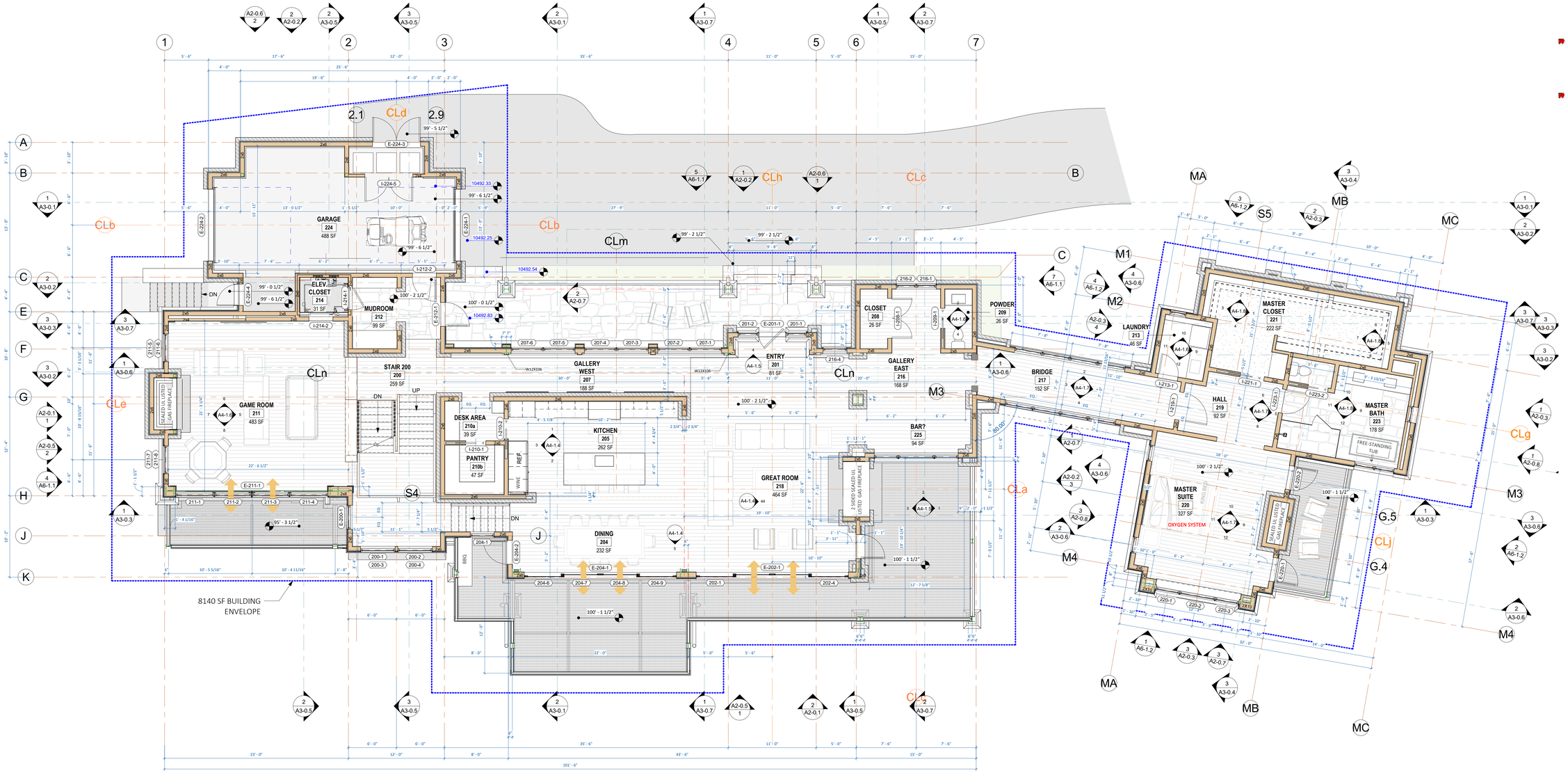
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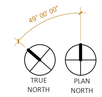
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A1-1.1

LOWER LEVEL PLAN



1 MAIN LEVEL FLOOR PLAN
3/16" = 1'-0"



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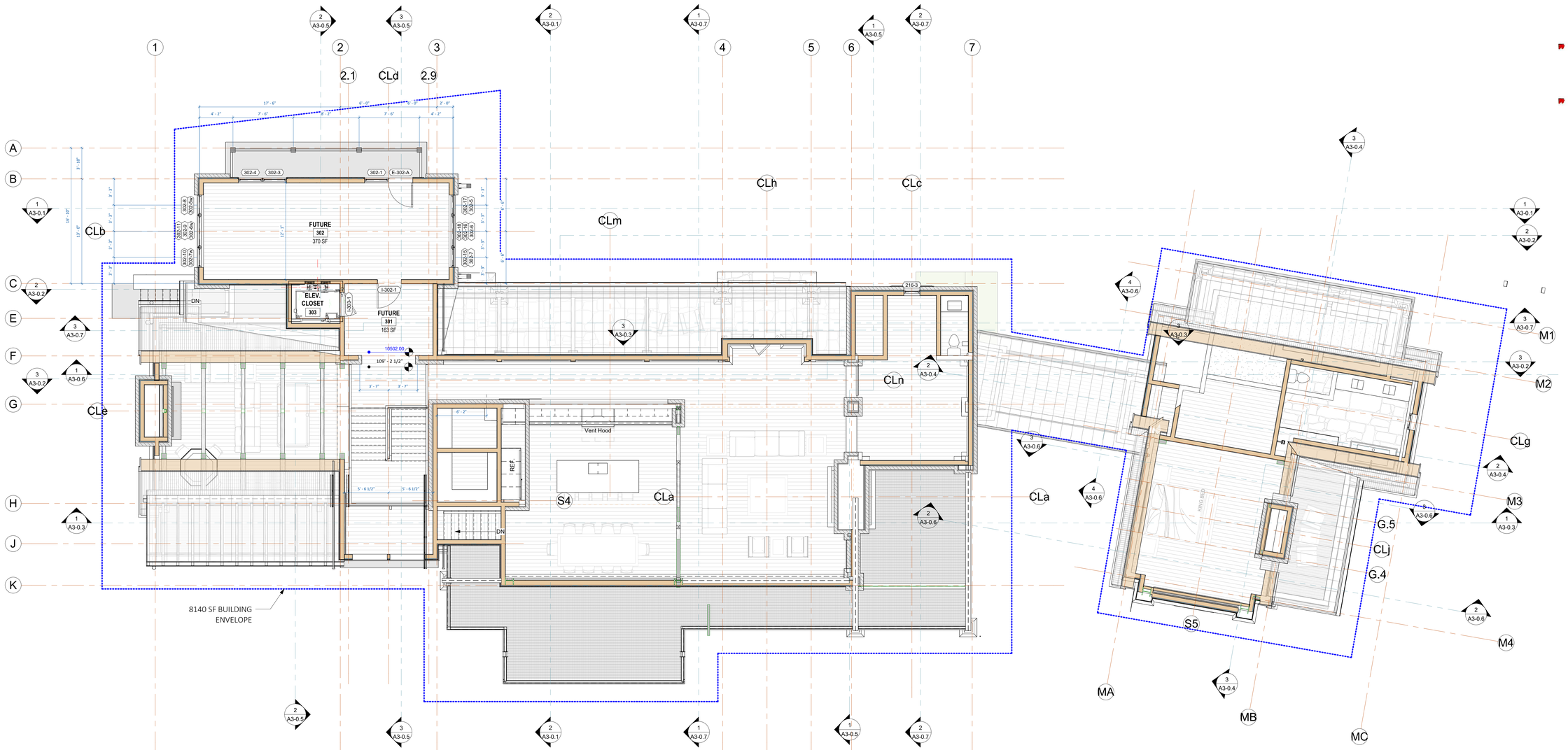
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A1-1.2

MAIN LEVEL PLAN



2 UPPER LEVEL FLOOR PLAN
3/16" = 1'-0"

TRUE NORTH
PLAN NORTH

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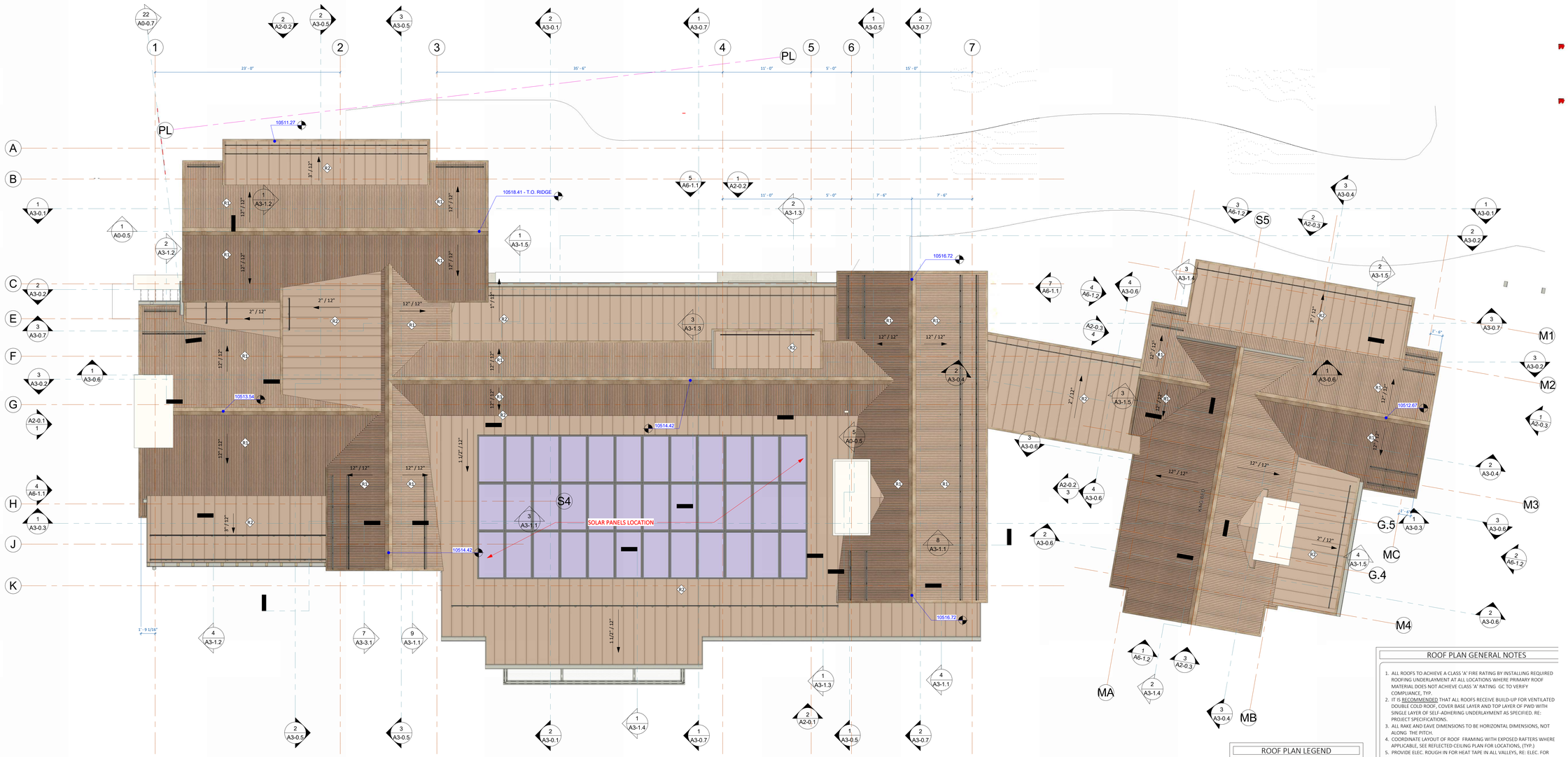
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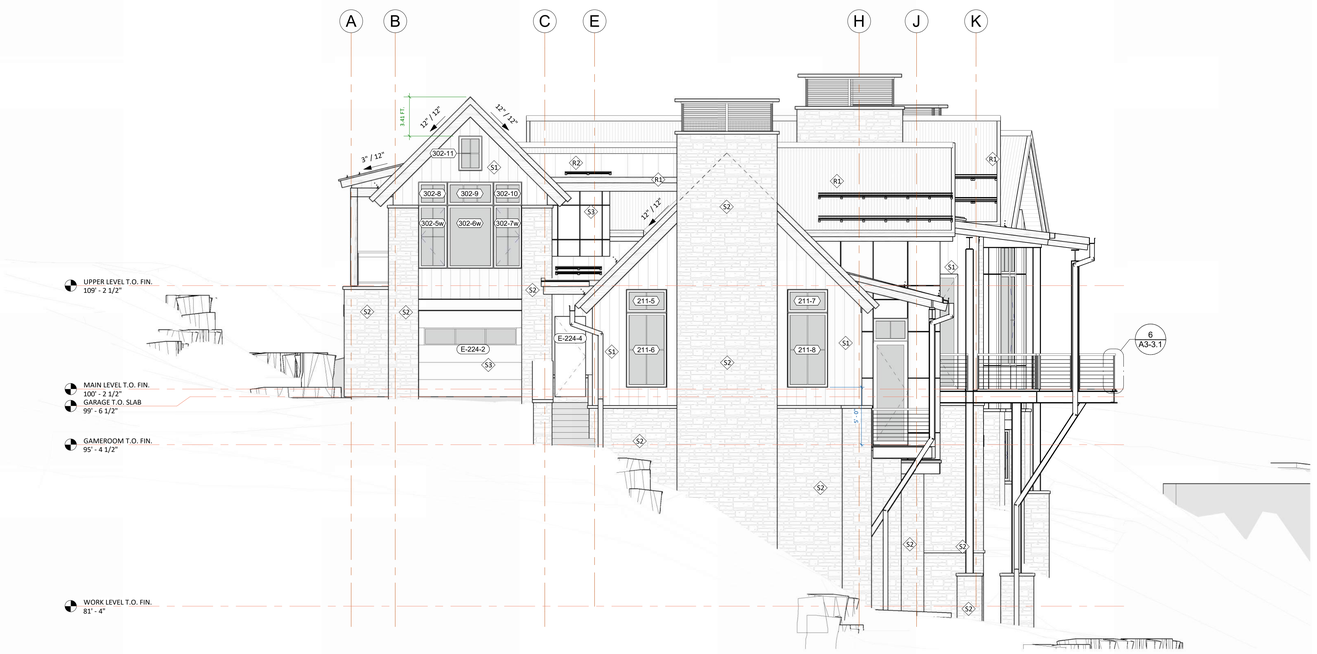
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*	

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A1-1.3

UPPER LEVEL PLAN


PL
10511.27
10518.41 - T.O. RIDGE
10516.72
10513.54
10514.42
10514.42
10512.67
10516.72
SOLAR PANELS LOCATION
S4
S5
MA
MB
MC
M1
M2
M3
M4
G.4
G.5
23' - 0"
35' - 6"
11' - 0"
5' - 0"
15' - 0"
7' - 6"
7' - 6"
1' - 9 1/16"
1' - 6"
2" / 12"
3" / 12"
12" / 12"
1 1/2" / 12"
12" / 12"
12" / 12"
12



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



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

EXTERIOR MATERIALS LEGEND

NOTE:
REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.

R1 — METAL ROOFING
CORRUGATED RUSTED METAL- 7/8" RIB HEIGHT
22 GA., EXPOSED FASTENERS, MIN. SLOPE 3:12
COLOR: RUSTED
MFR: WESTERN STATES METAL ROOFING

R2 — METAL ROOFING
STANDING SEAM, 2" RIB HEIGHT, 24 GA., MECHANICALLY SEAMED, 16" RIB SPACING, MIN. SLOPE 1:12
COLOR: RUSTED
MFR: WESTERN STATES METAL ROOFING

S1 — VERTICAL WOOD SIDING
1x8 WD VERTICAL SHIP LAP
COLOR: DRIFTWOOD MED. 10%
DRIFTWOOD DARK 90%
SPECIES: RUSTIC SPRUCE
MFR: VINTAGE WOODS

S2 — STONE MASONRY VENEER
PATTERN TBD, FULL STONE VENEER
MFR: TELLURIDE STONE
LAYUP: RE: 4 / A5-1.2

S3 — STEEL SIDING
PATINATED STEEL SIDING PANELS, 16 GUAGE, W/ EXPOSED FASTENERS, SEE ELEVS FOR SEAM SPACING
PATINA: VARIED BROWN
MFR: TBD
RE: 7 / A5-1.2

S4 — BOARD FORMED CONCRETE

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JAMIE BRINTON DAUGAARD
B-3356
LICENSED ARCHITECT

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• DRB Initial Review	05-28-2025
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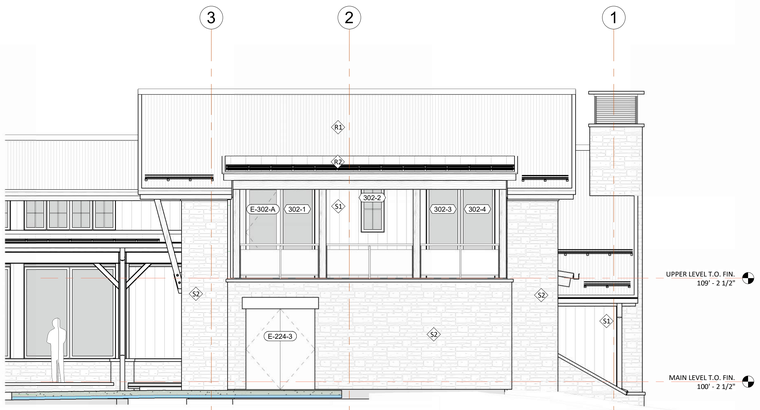
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A2-0.1

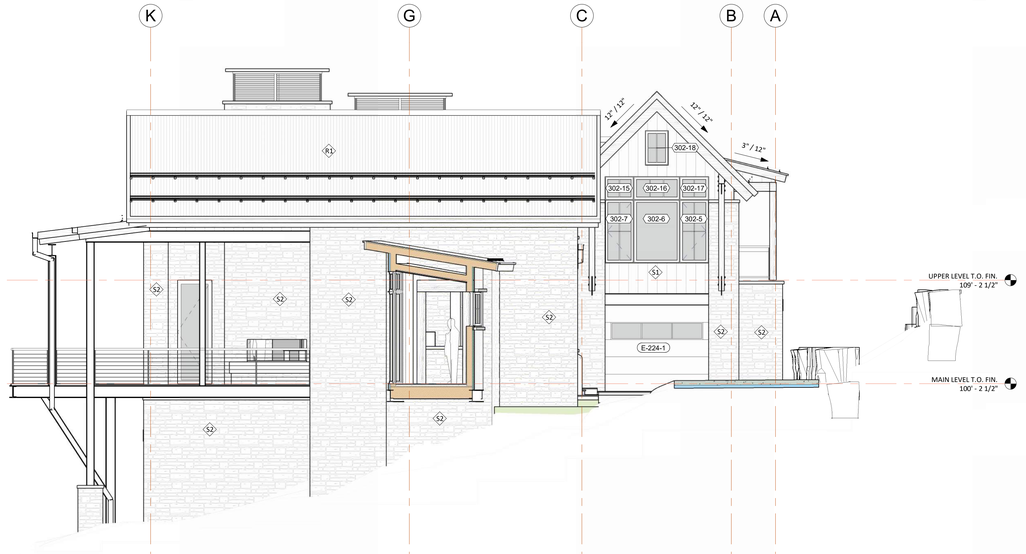
EXTERIOR ELEVATIONS



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



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



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

EXTERIOR MATERIALS LEGEND

NOTE:
REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.

R1 — METAL ROOFING
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COLOR: RUSTED
MFR: WESTERN STATES METAL ROOFING

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COLOR: DRIFTWOOD MED. 10%
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PATINA: VARIED BROWN
MFR: TBD
RE: 7 / A5-1.2

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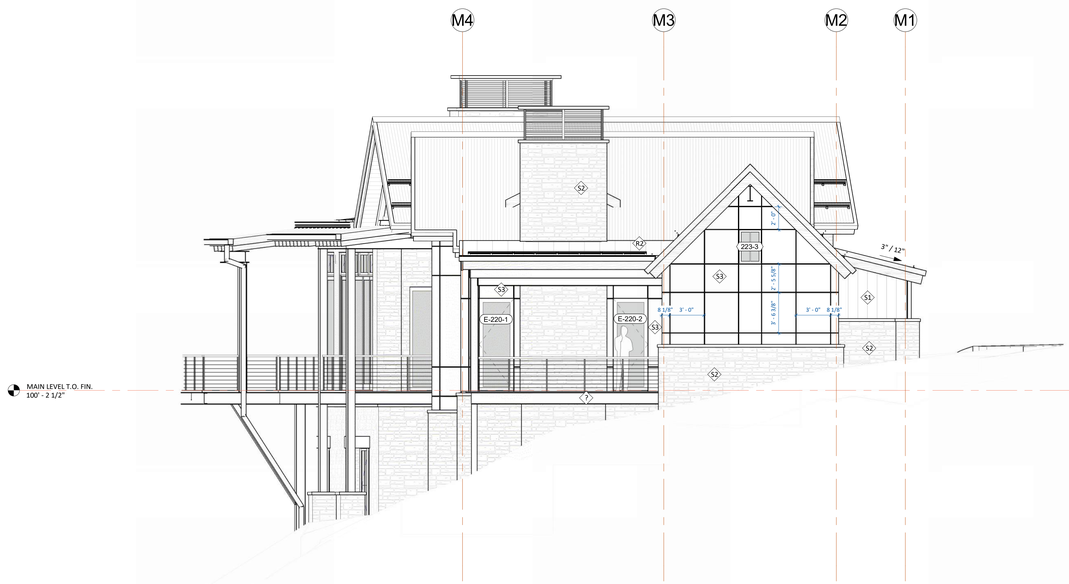
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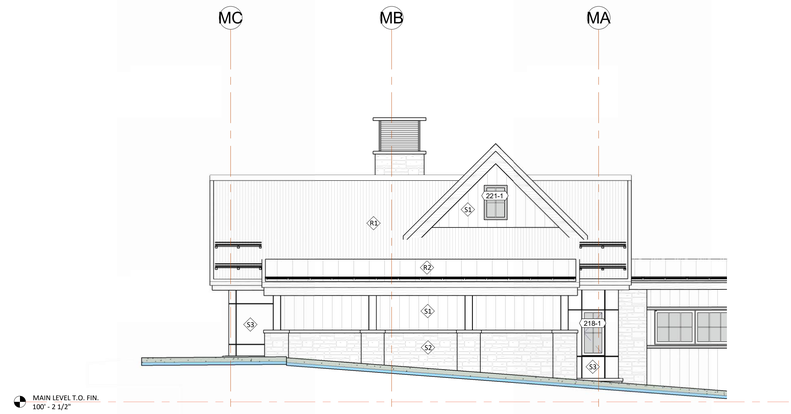
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A2-0.2

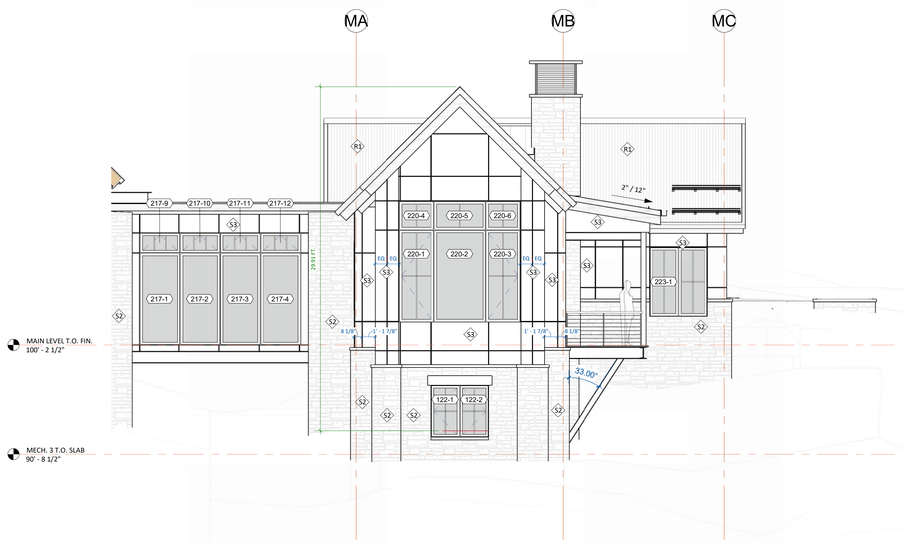
EXTERIOR ELEVATIONS



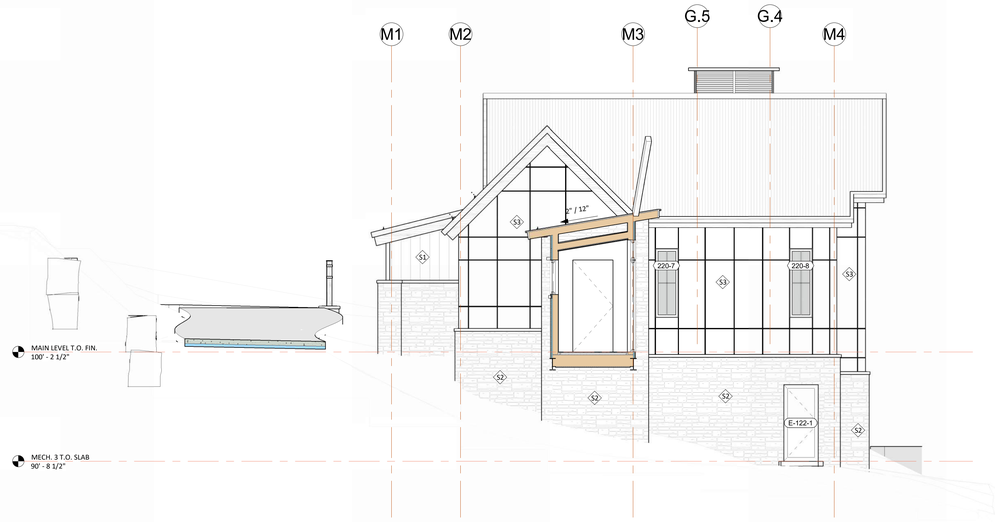
1 MASTER EAST ELEVATION
3/16" = 1'-0"



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



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



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

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A2-0.3

EXTERIOR
ELEVATIONS



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

SUMMARY OF EXTERIOR MATERIALS:

NORTH WALL (1 & 2)	
MARK	SF
S1	263
S2	18
S3	17
S4	15
S5	15
S6	83
S7	96
S8- ELEV 2	340
STONE TOTAL	847
M1	0
METAL TOTAL	0
W1	39
W2	9
W3	47
W4	41
W5	116
W6	66
W7- ELEV2	101
WOOD TOTAL	419
G1	8
G2	35
G3	24
G4	36
G5	20
G6	20
G7	21
G8	21
G9	21
G10	64
G11	64
G12	64
G13- ELEV2	104
GLAZING TOTAL	503
WALL TOTAL	1768

WEST WALL	
MARK	SF
S1	139
S2	456
S3	162
STONE TOTAL	757
M1	65
M2	31
M3	113
METAL TOTAL	209
W1	4
W2	35
W3	26
W4	87
W5	57
W6	40
WOOD TOTAL	249
G1	6
G2	18
G3	46
G4	12
G5	30
G6	30
G7	34
G8	30
GLAZING TOTAL	206
WALL TOTAL	1421

SOUTH WALL	
MARK	SF
S1	84
S2	197
S3	214
S4	562
S5	301
S6	36
STONE TOTAL	1394
M1	82
M2	131
METAL TOTAL	213
W1	66
W2	175
WOOD TOTAL	241
G1	213
G2	18
G3	21
G4	12
G5	144
G6	70
G7	21
G8	229
G9	63
G10	63
G11	63
G12	229
G13	14
G15	100
GLAZING TOTAL	1260
WALL TOTAL	3108

EAST WALL (1 & 2)	
MARK	SF
S1	462
S2	201
S3-ELEV 2	129
STONE TOTAL	792
M1- ELEV 2	72
M2- ELEV 2	65
METAL TOTAL	137
W1	35
W2	26
W3	4
WOOD TOTAL	65
G1	20
G2	11
G3- ELEV 2	21
G4- ELEV 2	6
G5- ELEV 2	18
G6- ELEV 2	46
G7- ELEV 2	12
GLAZING TOTAL	134
WALL TOTAL	1128

OVERALL	SF	
STONE OVERALL	5067	
METAL OVERALL	1509	
WOOD OVERALL	1248	
GLAZING OVERALL	2513	
WALL OVERALL	10337	
STONE PERCENTAGE	49.02%	(MINIMUM 35%)
METAL PERCENTAGE	14.60%	
WOOD PERCENTAGE	12.07%	
GLAZING PERCENTAGE	24.31%	(40% ALLOWABLE)

MASTER NORTH WALL	
MARK	SF
S1	122
S2	18
S3	31
S4	51
STONE TOTAL	222
M1	23
M2	24
METAL TOTAL	47
W1	81
W2	25
W3	120
WOOD TOTAL	226
G1	6
G2	8
G3	42
GLAZING TOTAL	56
WALL TOTAL	551

MASTER WEST WALL	
MARK	SF
S1	50
S2	267
STONE TOTAL	317
M1	109
M2	208
METAL TOTAL	317
W1	24
WOOD TOTAL	24
G1	12
G2	12
GLAZING TOTAL	24
WALL TOTAL	682

MASTER SOUTH WALL	
MARK	SF
S1	37
S2	73
S3	251
S4	45
STONE TOTAL	406
M1	60
M2	222
M3	53
METAL TOTAL	335
W1	0
WOOD TOTAL	0
G1	137
G2	110
G3	30
GLAZING TOTAL	277
WALL TOTAL	1018

MASTER EAST WALL	
MARK	SF
S1	68
S2	85
S3	153
S4	26
STONE TOTAL	332
M1	38
M2	34
M3	32
M4	147
METAL TOTAL	251
W1	24
WOOD TOTAL	24
G1	24
G2	24
G3	6
GLAZING TOTAL	54
WALL TOTAL	661

TOTAL- NORTH WALLS	
STONE TOTAL	1069
METAL TOTAL	47
WOOD TOTAL	645
GLAZING TOTAL	558
WALL TOTAL	2319

TOTAL- WEST WALLS	
STONE TOTAL	1074
METAL TOTAL	526
WOOD TOTAL	273
GLAZING TOTAL	230
WALL TOTAL	2103

TOTAL- SOUTH WALLS	
STONE TOTAL	1800
METAL TOTAL	548
WOOD TOTAL	241
GLAZING TOTAL	1537
WALL TOTAL	4126

TOTAL- EAST WALLS	
STONE TOTAL	1124
METAL TOTAL	388
WOOD TOTAL	89
GLAZING TOTAL	188
WALL TOTAL	1789



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

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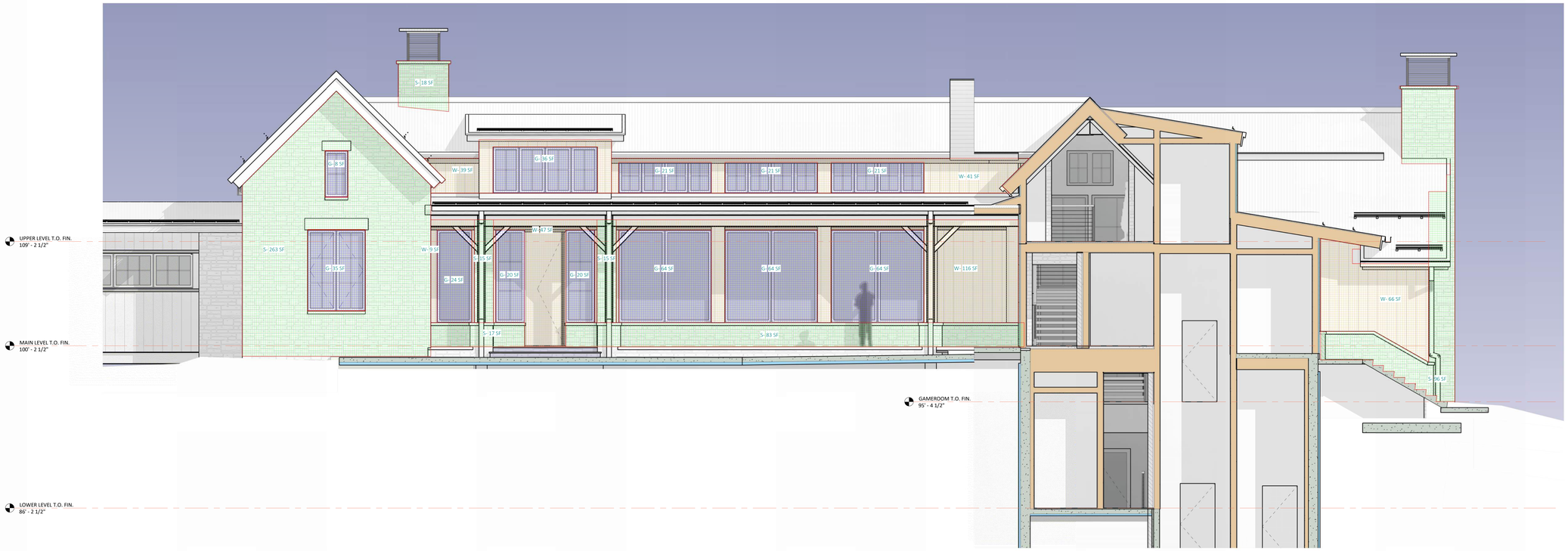
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B-3356
LICENSED ARCHITECT

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Date 05-28-2025
Project # 2138.00
Phase DRB
Sheet

A2-0.5

EXTERIOR MATERIAL CALCULATIONS



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

SUMMARY OF EXTERIOR MATERIALS:

NORTH WALL (1 & 2)	
MARK	SF
S1	263
S2	18
S3	17
S4	15
S5	15
S6	83
S7	96
S8- ELEV 2	340
STONE TOTAL	847
M1	0
METAL TOTAL	0
W1	39
W2	9
W3	47
W4	41
W5	116
W6	66
W7- ELEV2	101
WOOD TOTAL	419
G1	8
G2	35
G3	24
G4	36
G5	20
G6	20
G7	21
G8	21
G9	21
G10	64
G11	64
G12	64
G13- ELEV2	104
GLAZING TOTAL	502
WALL TOTAL	1768

WEST WALL	
MARK	SF
S1	139
S2	456
S3	162
STONE TOTAL	757
M1	65
M2	31
M3	113
METAL TOTAL	209
W1	4
W2	35
W3	26
W4	87
W5	57
W6	40
WOOD TOTAL	249
G1	6
G2	18
G3	46
G4	12
G5	30
G6	30
G7	34
G8	30
GLAZING TOTAL	206
WALL TOTAL	1421

SOUTH WALL	
MARK	SF
S1	84
S2	197
S3	214
S4	562
S5	301
S6	36
STONE TOTAL	1394
M1	82
M2	131
METAL TOTAL	213
W1	66
W2	175
WOOD TOTAL	241
G1	213
G2	18
G3	21
G4	12
G5	144
G6	70
G7	21
G8	229
G9	63
G10	63
G11	63
G12	229
G13	14
G15	100
GLAZING TOTAL	1260
WALL TOTAL	3108

EAST WALL (1 & 2)	
MARK	SF
S1	462
S2	201
S3-ELEV 2	129
STONE TOTAL	792
M1- ELEV 2	72
M2- ELEV 2	65
METAL TOTAL	137
W1	35
W2	26
W3	4
WOOD TOTAL	65
G1	20
G2	11
G3- ELEV 2	21
G4- ELEV 2	6
G5- ELEV 2	18
G6- ELEV 2	46
G7- ELEV 2	12
GLAZING TOTAL	134
WALL TOTAL	1128

OVERALL	SF	
STONE OVERALL	5067	
METAL OVERALL	1509	
WOOD OVERALL	1248	
GLAZING OVERALL	2513	
WALL OVERALL	10337	
STONE PERCENTAGE	49.02%	(MINIMUM 35%)
METAL PERCENTAGE	14.60%	
WOOD PERCENTAGE	12.07%	
GLAZING PERCENTAGE	24.31%	(40% ALLOWABLE)

MASTER NORTH WALL	
MARK	SF
S1	122
S2	18
S3	31
S4	51
STONE TOTAL	222
M1	23
M2	24
METAL TOTAL	47
W1	81
W2	25
W3	120
WOOD TOTAL	226
G1	6
G2	8
G3	42
GLAZING TOTAL	56
WALL TOTAL	551

MASTER WEST WALL	
MARK	SF
S1	50
S2	267
STONE TOTAL	317
M1	109
M2	208
METAL TOTAL	317
W1	24
WOOD TOTAL	24
G1	12
G2	12
GLAZING TOTAL	24
WALL TOTAL	682

MASTER SOUTH WALL	
MARK	SF
S1	37
S2	73
S3	251
S4	45
STONE TOTAL	406
M1	60
M2	222
M3	53
METAL TOTAL	335
W1	0
WOOD TOTAL	0
G1	137
G2	110
G3	30
GLAZING TOTAL	277
WALL TOTAL	1018

MASTER EAST WALL	
MARK	SF
S1	68
S2	85
S3	153
S4	26
STONE TOTAL	332
M1	38
M2	34
M3	32
M4	147
METAL TOTAL	251
W1	24
WOOD TOTAL	24
G1	24
G2	24
G3	6
GLAZING TOTAL	54
WALL TOTAL	661

TOTAL- NORTH WALLS	
STONE TOTAL	1069
METAL TOTAL	47
WOOD TOTAL	645
GLAZING TOTAL	558
WALL TOTAL	2319

TOTAL- WEST WALLS	
STONE TOTAL	1074
METAL TOTAL	526
WOOD TOTAL	273
GLAZING TOTAL	230
WALL TOTAL	2103

TOTAL- SOUTH WALLS	
STONE TOTAL	1800
METAL TOTAL	548
WOOD TOTAL	241
GLAZING TOTAL	1537
WALL TOTAL	4126

TOTAL- EAST WALLS	
STONE TOTAL	1124
METAL TOTAL	388
WOOD TOTAL	89
GLAZING TOTAL	188
WALL TOTAL	1789



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

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STATE OF COLORADO
JAMIE BRINTON DAUGAARD
B-3356
LICENSED ARCHITECT

Issued For	Date
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• Pricing #1	01-25-2023
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• DRB Initial Review	05-28-2025
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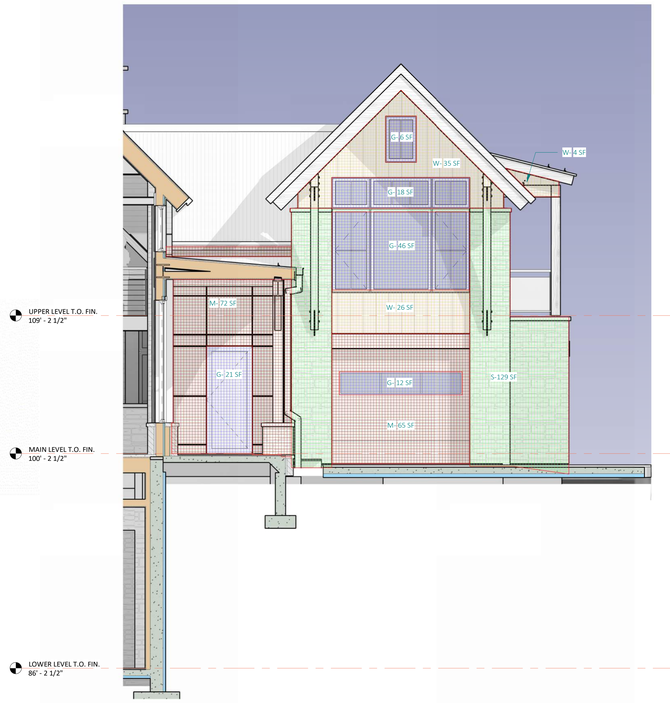
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Project # 2138.00
Phase DRB
Sheet

A2-0.6

EXTERIOR
MATERIAL
CALCULATIONS



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



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

SUMMARY OF EXTERIOR MATERIALS:

NORTH WALL (1 & 2)	
MARK	SF
S1	263
S2	18
S3	17
S4	15
S5	15
S6	83
S7	96
S8- ELEV 2	340
STONE TOTAL	847
M1	0
METAL TOTAL	0
W1	39
W2	9
W3	47
W4	41
W5	116
W6	66
W7- ELEV2	101
WOOD TOTAL	419
G1	8
G2	35
G3	24
G4	36
G5	20
G6	20
G7	21
G8	21
G9	21
G10	64
G11	64
G12	64
G13- ELEV2	104
GLAZING TOTAL	503
WALL TOTAL	1768

WEST WALL	
MARK	SF
S1	139
S2	456
S3	162
STONE TOTAL	757
M1	65
M2	31
M3	113
METAL TOTAL	209
W1	4
W2	35
W3	26
W4	87
W5	57
W6	40
WOOD TOTAL	249
G1	6
G2	18
G3	46
G4	12
G5	30
G6	30
G7	34
G8	30
GLAZING TOTAL	206
WALL TOTAL	1421

SOUTH WALL	
MARK	SF
S1	84
S2	197
S3	214
S4	562
S5	301
S6	36
STONE TOTAL	1394
M1	82
M2	131
METAL TOTAL	213
W1	66
W2	175
WOOD TOTAL	241
G1	213
G2	18
G3	21
G4	12
G5	144
G6	70
G7	21
G8	229
G9	63
G10	63
G11	63
G12	229
G13	14
G15	100
GLAZING TOTAL	1260
WALL TOTAL	3108

EAST WALL (1 & 2)	
MARK	SF
S1	462
S2	201
S3-ELEV 2	129
STONE TOTAL	792
M1- ELEV 2	72
M2- ELEV 2	65
METAL TOTAL	137
W1	35
W2	26
W3	4
WOOD TOTAL	65
G1	20
G2	11
G3- ELEV 2	21
G4- ELEV 2	6
G5- ELEV 2	18
G6- ELEV 2	46
G7- ELEV 2	12
GLAZING TOTAL	134
WALL TOTAL	1128

OVERALL	SF
STONE OVERALL	5067
METAL OVERALL	1509
WOOD OVERALL	1248
GLAZING OVERALL	2513
WALL OVERALL	10337
STONE PERCENTAGE	49.02% (MINIMUM 35%)
METAL PERCENTAGE	14.60%
WOOD PERCENTAGE	12.07%
GLAZING PERCENTAGE	24.31% (40% ALLOWABLE)

MASTER NORTH WALL	
MARK	SF
S1	122
S2	18
S3	31
S4	51
STONE TOTAL	222
M1	23
M2	24
METAL TOTAL	47
W1	81
W2	25
W3	120
WOOD TOTAL	226
G1	6
G2	8
G3	42
GLAZING TOTAL	56
WALL TOTAL	551

MASTER WEST WALL	
MARK	SF
S1	50
S2	267
STONE TOTAL	317
M1	109
M2	208
METAL TOTAL	317
W1	24
WOOD TOTAL	24
G1	12
G2	12
GLAZING TOTAL	24
WALL TOTAL	682

MASTER SOUTH WALL	
MARK	SF
S1	37
S2	73
S3	251
S4	45
STONE TOTAL	406
M1	60
M2	222
M3	53
METAL TOTAL	335
W1	0
WOOD TOTAL	0
G1	137
G2	110
G3	30
GLAZING TOTAL	277
WALL TOTAL	1018

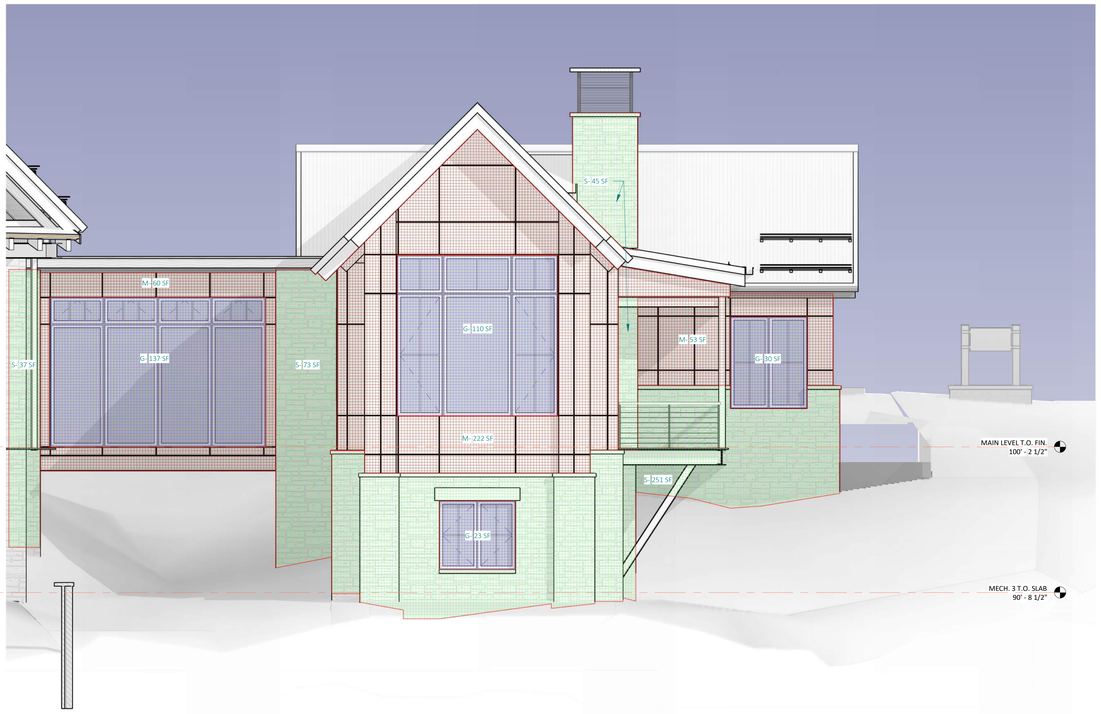
MASTER EAST WALL	
MARK	SF
S1	68
S2	85
S3	153
S4	26
STONE TOTAL	332
M1	38
M2	34
M3	32
M4	147
METAL TOTAL	251
W1	24
WOOD TOTAL	24
G1	24
G2	24
G3	6
GLAZING TOTAL	54
WALL TOTAL	661

TOTAL- NORTH WALLS	
STONE TOTAL	1069
METAL TOTAL	47
WOOD TOTAL	645
GLAZING TOTAL	558
WALL TOTAL	2319

TOTAL- WEST WALLS	
STONE TOTAL	1074
METAL TOTAL	526
WOOD TOTAL	273
GLAZING TOTAL	230
WALL TOTAL	2103

TOTAL- SOUTH WALLS	
STONE TOTAL	1800
METAL TOTAL	548
WOOD TOTAL	241
GLAZING TOTAL	1537
WALL TOTAL	4126

TOTAL- EAST WALLS	
STONE TOTAL	1124
METAL TOTAL	388
WOOD TOTAL	89
GLAZING TOTAL	188
WALL TOTAL	1789



3 MASTER SOUTH ELEVATION- MATERIALS
1/4" = 1'-0"

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•	

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A2-0.7

EXTERIOR MATERIAL CALCULATIONS



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



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

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G6	20
G7	21
G8	21
G9	21
G10	64
G11	64
G12	64
G13- ELEV2	104
GLAZING TOTAL	502
WALL TOTAL	1768

WEST WALL	
MARK	SF
S1	139
S2	456
S3	162
STONE TOTAL	757
M1	65
M2	31
M3	113
METAL TOTAL	209
W1	4
W2	35
W3	26
W4	87
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WOOD PERCENTAGE	12.07%	
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G1	6
G2	8
G3	42
GLAZING TOTAL	56
WALL TOTAL	551

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S2	267
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M1	109
M2	208
METAL TOTAL	317
W1	24
WOOD TOTAL	24
G1	12
G2	12
GLAZING TOTAL	24
WALL TOTAL	682

MASTER SOUTH WALL	
MARK	SF
S1	37
S2	73
S3	251
S4	45
STONE TOTAL	406
M1	60
M2	222
M3	53
METAL TOTAL	335
W1	0
WOOD TOTAL	0
G1	137
G2	110
G3	30
GLAZING TOTAL	277
WALL TOTAL	1018

MASTER EAST WALL	
MARK	SF
S1	68
S2	85
S3	153
S4	26
STONE TOTAL	332
M1	38
M2	34
M3	32
M4	147
METAL TOTAL	251
W1	24
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G1	24
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G3	6
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METAL TOTAL	47
WOOD TOTAL	645
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WALL TOTAL	2319

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METAL TOTAL	526
WOOD TOTAL	273
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TOTAL- SOUTH WALLS	
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METAL TOTAL	548
WOOD TOTAL	241
GLAZING TOTAL	1537
WALL TOTAL	4126

TOTAL- EAST WALLS	
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METAL TOTAL	388
WOOD TOTAL	89
GLAZING TOTAL	188
WALL TOTAL	1789



3 MASTER WEST ELEVATION- MATERIALS
1/4" = 1'-0"

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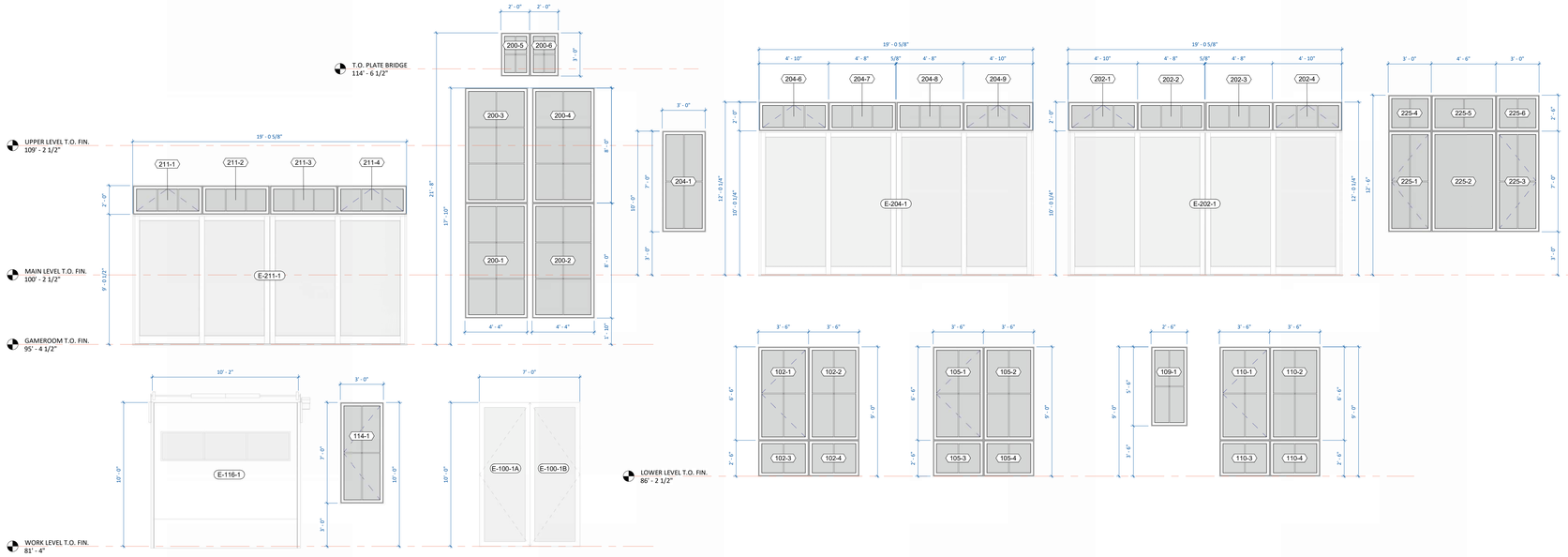
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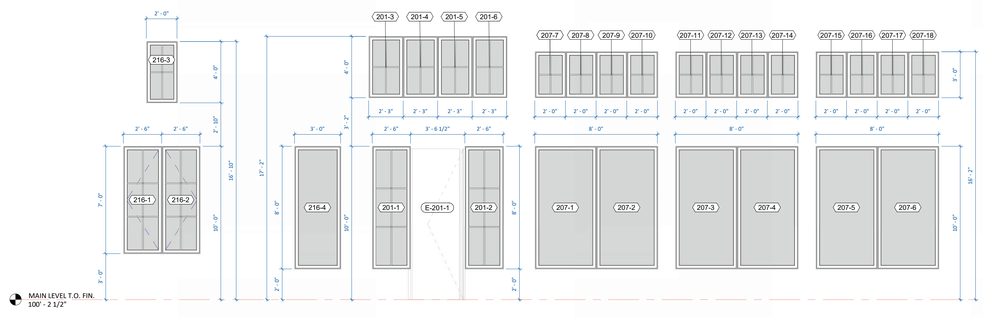
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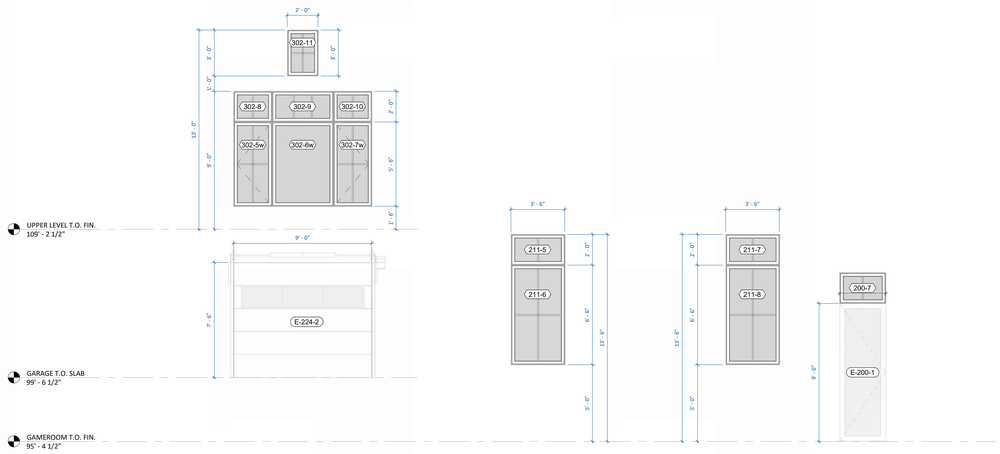
EXTERIOR MATERIAL CALCULATIONS



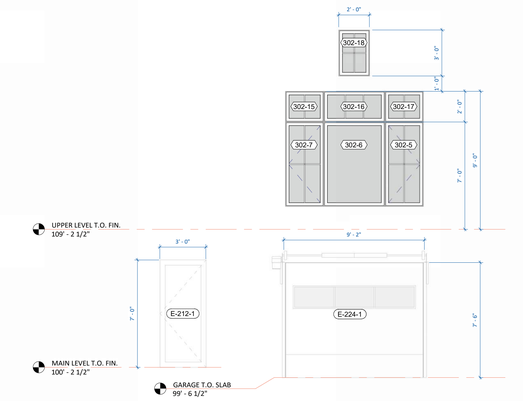
1 SOUTH ELEVATION- WINDOWS
1/4" = 1'-0"



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



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



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

WINDOW AREAS				
MARK	ELEVATION	WIDTH	HEIGHT	AREA
102-1	SOUTH	3' - 6"	6' - 6"	23 SF
102-2	SOUTH	3' - 6"	6' - 6"	23 SF
102-3	SOUTH	3' - 6"	2' - 6"	9 SF
102-4	SOUTH	3' - 6"	2' - 6"	9 SF
105-1	SOUTH	3' - 6"	6' - 6"	23 SF
105-2	SOUTH	3' - 6"	6' - 6"	23 SF
105-3	SOUTH	3' - 6"	2' - 6"	9 SF
105-4	SOUTH	3' - 6"	2' - 6"	9 SF
109-1	SOUTH	2' - 6"	5' - 6"	14 SF
110-1	SOUTH	3' - 6"	6' - 6"	23 SF
110-2	SOUTH	3' - 6"	6' - 6"	23 SF
110-3	SOUTH	3' - 6"	2' - 6"	9 SF
110-4	SOUTH	3' - 6"	2' - 6"	9 SF
114-1	SOUTH	3' - 0"	7' - 0"	21 SF
122-1	SOUTH	2' - 6"	4' - 6"	11 SF
122-2	SOUTH	2' - 6"	4' - 6"	11 SF
200-1	SOUTH	4' - 4"	8' - 0"	35 SF
200-2	SOUTH	4' - 4"	8' - 0"	35 SF
200-3	SOUTH	4' - 4"	8' - 0"	35 SF
200-4	SOUTH	4' - 4"	8' - 0"	35 SF
200-5	SOUTH	2' - 0"	3' - 0"	6 SF
200-6	SOUTH	2' - 0"	3' - 0"	6 SF
200-7	WEST	3' - 0"	2' - 0"	6 SF
201-1	NORTH	2' - 6"	8' - 0"	20 SF
201-2	NORTH	2' - 6"	8' - 0"	20 SF
201-3	NORTH	2' - 3"	4' - 0"	9 SF
201-4	NORTH	2' - 3"	4' - 0"	9 SF
201-5	NORTH	2' - 3"	4' - 0"	9 SF
201-6	NORTH	2' - 3"	4' - 0"	9 SF
202-1	SOUTH	4' - 10"	2' - 0"	10 SF
202-2	SOUTH	4' - 8"	2' - 0"	9 SF
202-3	SOUTH	4' - 8"	2' - 0"	9 SF
202-4	SOUTH	4' - 10"	2' - 0"	10 SF
204-1	SOUTH	3' - 0"	7' - 0"	21 SF
204-6	SOUTH	4' - 10"	2' - 0"	10 SF
204-7	SOUTH	4' - 8"	2' - 0"	9 SF
204-8	SOUTH	4' - 8"	2' - 0"	9 SF
204-9	SOUTH	4' - 10"	2' - 0"	10 SF
207-1	NORTH	4' - 0"	8' - 0"	32 SF
207-2	NORTH	4' - 0"	8' - 0"	32 SF
207-3	NORTH	4' - 0"	8' - 0"	32 SF
207-4	NORTH	4' - 0"	8' - 0"	32 SF
207-5	NORTH	4' - 0"	8' - 0"	32 SF
207-6	NORTH	4' - 0"	8' - 0"	32 SF
207-7	NORTH	2' - 0"	3' - 0"	6 SF
207-8	NORTH	2' - 0"	3' - 0"	6 SF
207-9	NORTH	2' - 0"	3' - 0"	6 SF
207-10	NORTH	2' - 0"	3' - 0"	6 SF
207-11	NORTH	2' - 0"	3' - 0"	6 SF
207-12	NORTH	2' - 0"	3' - 0"	6 SF
207-13	NORTH	2' - 0"	3' - 0"	6 SF
207-14	NORTH	2' - 0"	3' - 0"	6 SF
207-15	NORTH	2' - 0"	3' - 0"	6 SF
207-16	NORTH	2' - 0"	3' - 0"	6 SF
207-17	NORTH	2' - 0"	3' - 0"	6 SF
207-18	NORTH	2' - 0"	3' - 0"	6 SF
211-1	SOUTH	4' - 10"	2' - 0"	10 SF
211-2	SOUTH	4' - 8"	2' - 0"	9 SF
211-3	SOUTH	4' - 8"	2' - 0"	9 SF
211-4	SOUTH	4' - 10"	2' - 0"	10 SF
211-5	WEST	3' - 6"	2' - 0"	7 SF
211-6	WEST	3' - 6"	6' - 6"	23 SF
211-7	WEST	3' - 6"	2' - 0"	7 SF
211-8	WEST	3' - 6"	6' - 6"	23 SF
216-1	NORTH	2' - 6"	7' - 0"	18 SF
216-2	NORTH	2' - 6"	7' - 0"	18 SF
216-3	NORTH	2' - 0"	4' - 0"	8 SF
216-4	NORTH	3' - 0"	8' - 0"	24 SF
217-1	M SOUTH	3' - 6"	8' - 0"	28 SF
217-2	M SOUTH	3' - 6"	8' - 0"	28 SF
217-3	M SOUTH	3' - 6"	8' - 0"	28 SF
217-4	M SOUTH	3' - 6"	8' - 0"	28 SF
217-5	M NORTH	3' - 6"	3' - 0"	11 SF
217-6	M NORTH	3' - 6"	3' - 0"	11 SF
217-7	M NORTH	3' - 6"	3' - 0"	11 SF
217-8	M NORTH	3' - 6"	3' - 0"	11 SF
217-9	M SOUTH	3' - 6"	1' - 9"	6 SF
217-10	M SOUTH	3' - 6"	1' - 9"	6 SF
217-11	M SOUTH	3' - 6"	1' - 9"	6 SF
217-12	M SOUTH	3' - 6"	1' - 9"	6 SF
218-1	M NORTH	2' - 0"	4' - 0"	8 SF
220-1	M SOUTH	3' - 0"	8' - 0"	24 SF
220-2	M SOUTH	4' - 6"	8' - 0"	36 SF
220-3	M SOUTH	3' - 0"	8' - 0"	24 SF
220-4	M SOUTH	3' - 0"	2' - 6"	8 SF
220-5	M SOUTH	4' - 6"	2' - 6"	11 SF
220-6	M SOUTH	3' - 0"	2' - 6"	8 SF
220-7	M WEST	2' - 0"	6' - 0"	12 SF
220-8	M WEST	2' - 0"	6' - 0"	12 SF
221-1	M NORTH	2' - 0"	3' - 0"	6 SF
223-1	M SOUTH	2' - 6"	6' - 0"	15 SF
223-2	M SOUTH	2' - 6"	6' - 0"	15 SF
223-3	M EAST	2' - 0"	3' - 0"	6 SF
225-1	SOUTH	3' - 0"	7' - 0"	21 SF
225-2	SOUTH	4' - 6"	7' - 0"	32 SF
225-3	SOUTH	3' - 0"	7' - 0"	21 SF
225-4	SOUTH	3' - 0"	2' - 6"	8 SF
225-5	SOUTH	4' - 6"	2' - 6"	11 SF
225-6	SOUTH	3' - 0"	2' - 6"	8 SF
302-1	NORTH	3' - 0"	8' - 0"	24 SF
302-2	NORTH	2' - 0"	4' - 0"	8 SF
302-3	NORTH	3' - 0"	8' - 0"	24 SF
302-4	NORTH	3' - 0"	8' - 0"	24 SF
302-5	WEST	2' - 6"	5' - 6"	14 SF
302-5w	WEST	2' - 6"	5' - 6"	14 SF
302-6	WEST	4' - 0"	5' - 6"	22 SF
302-6w	WEST	4' - 0"	5' - 6"	22 SF
302-7	WEST	2' - 6"	5' - 6"	14 SF
302-7w	WEST	2' - 6"	5' - 6"	14 SF
302-8	WEST	2' - 6"	2' - 0"	5 SF
302-9	WEST	4' - 0"	2' - 0"	8 SF
302-10	WEST	2' - 6"	2' - 0"	5 SF
302-11	WEST	2' - 0"	3' - 0"	6 SF
302-15	EAST	2' - 6"	2' - 0"	5 SF
302-16	EAST	4' - 0"	2' - 0"	8 SF
302-17	EAST	2' - 6"	2' - 0"	5 SF
302-18	EAST	2' - 0"	3' - 0"	6 SF
I-205-1	INTERIOR	2' - 9"	2' - 0"	6 SF

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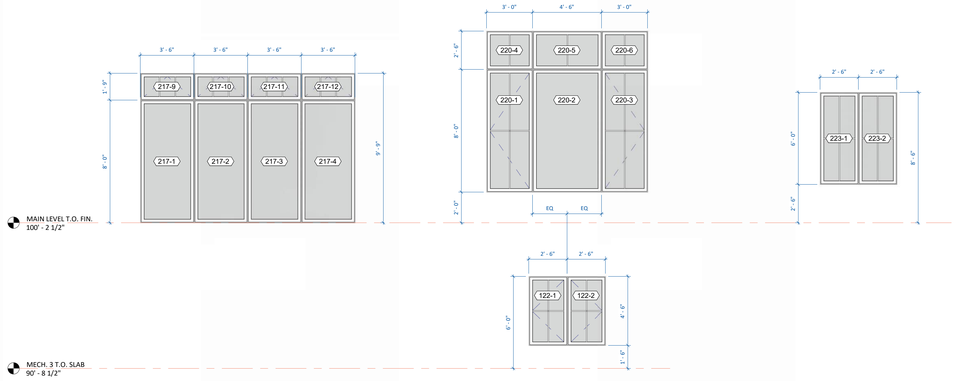
STATE OF COLORADO
JAMIE BRINTON DALGAARD
B-3356
LICENSED ARCHITECT

Issued For	Date
• 100% S.D.	01-25-2023
• Pricing #1	01-25-2023
• 100% D.D.	05-15-2023
• Pricing #2	05-09-2025
• DRB Initial Review	05-28-2025
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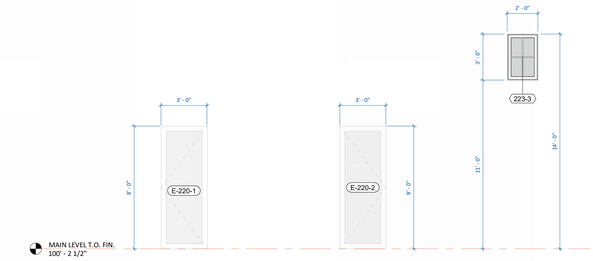
Drawn By -
Date 05-28-2025
Project # 2138.00
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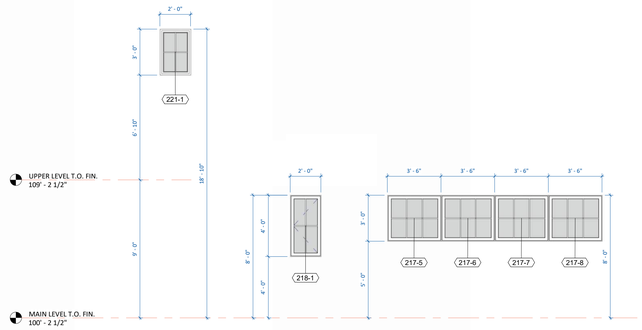
WINDOW & DOOR ELEVATIONS



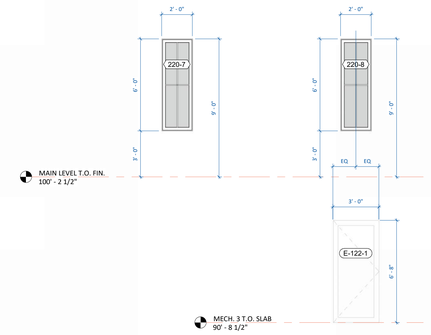
1 MASTER SOUTH ELEV.- WINDOWS
1/4" = 1'-0"



2 MASTER EAST ELEV.- WINDOWS
1/4" = 1'-0"



3 MASTER NORTH ELEV.- WINDOWS
1/4" = 1'-0"



4 MASTER WEST ELEV.- WINDOWS
1/4" = 1'-0"

WINDOW AREAS				
MARK	ELEVATION	WIDTH	HEIGHT	AREA
102-1	SOUTH	3' - 6"	6' - 6"	23 SF
102-2	SOUTH	3' - 6"	6' - 6"	23 SF
102-3	SOUTH	3' - 6"	2' - 6"	9 SF
102-4	SOUTH	3' - 6"	2' - 6"	9 SF
105-1	SOUTH	3' - 6"	6' - 6"	23 SF
105-2	SOUTH	3' - 6"	6' - 6"	23 SF
105-3	SOUTH	3' - 6"	2' - 6"	9 SF
105-4	SOUTH	3' - 6"	2' - 6"	9 SF
109-1	SOUTH	2' - 6"	5' - 6"	14 SF
110-1	SOUTH	3' - 6"	6' - 6"	23 SF
110-2	SOUTH	3' - 6"	6' - 6"	23 SF
110-3	SOUTH	3' - 6"	2' - 6"	9 SF
110-4	SOUTH	3' - 6"	2' - 6"	9 SF
114-1	SOUTH	3' - 0"	7' - 0"	21 SF
122-1	SOUTH	2' - 6"	4' - 6"	11 SF
122-2	SOUTH	2' - 6"	4' - 6"	11 SF
200-1	SOUTH	4' - 4"	8' - 0"	35 SF
200-2	SOUTH	4' - 4"	8' - 0"	35 SF
200-3	SOUTH	4' - 4"	8' - 0"	35 SF
200-4	SOUTH	4' - 4"	8' - 0"	35 SF
200-5	SOUTH	2' - 0"	3' - 0"	6 SF
200-6	SOUTH	2' - 0"	3' - 0"	6 SF
200-7	WEST	3' - 0"	2' - 0"	6 SF
201-1	NORTH	2' - 6"	8' - 0"	20 SF
201-2	NORTH	2' - 6"	8' - 0"	20 SF
201-3	NORTH	2' - 3"	4' - 0"	9 SF
201-4	NORTH	2' - 3"	4' - 0"	9 SF
201-5	NORTH	2' - 3"	4' - 0"	9 SF
201-6	NORTH	2' - 3"	4' - 0"	9 SF
202-1	SOUTH	4' - 10"	2' - 0"	10 SF
202-2	SOUTH	4' - 8"	2' - 0"	9 SF
202-3	SOUTH	4' - 8"	2' - 0"	9 SF
202-4	SOUTH	4' - 10"	2' - 0"	10 SF
204-1	SOUTH	3' - 0"	7' - 0"	21 SF
204-6	SOUTH	4' - 10"	2' - 0"	10 SF
204-7	SOUTH	4' - 8"	2' - 0"	9 SF
204-8	SOUTH	4' - 8"	2' - 0"	9 SF
204-9	SOUTH	4' - 10"	2' - 0"	10 SF
207-1	NORTH	4' - 0"	8' - 0"	32 SF
207-2	NORTH	4' - 0"	8' - 0"	32 SF
207-3	NORTH	4' - 0"	8' - 0"	32 SF
207-4	NORTH	4' - 0"	8' - 0"	32 SF
207-5	NORTH	4' - 0"	8' - 0"	32 SF
207-6	NORTH	4' - 0"	8' - 0"	32 SF
207-7	NORTH	2' - 0"	3' - 0"	6 SF
207-8	NORTH	2' - 0"	3' - 0"	6 SF
207-9	NORTH	2' - 0"	3' - 0"	6 SF
207-10	NORTH	2' - 0"	3' - 0"	6 SF
207-11	NORTH	2' - 0"	3' - 0"	6 SF
207-12	NORTH	2' - 0"	3' - 0"	6 SF
207-13	NORTH	2' - 0"	3' - 0"	6 SF
207-14	NORTH	2' - 0"	3' - 0"	6 SF
207-15	NORTH	2' - 0"	3' - 0"	6 SF
207-16	NORTH	2' - 0"	3' - 0"	6 SF
207-17	NORTH	2' - 0"	3' - 0"	6 SF
207-18	NORTH	2' - 0"	3' - 0"	6 SF
211-1	SOUTH	4' - 10"	2' - 0"	10 SF
211-2	SOUTH	4' - 8"	2' - 0"	9 SF
211-3	SOUTH	4' - 8"	2' - 0"	9 SF
211-4	SOUTH	4' - 10"	2' - 0"	10 SF
211-5	WEST	3' - 6"	2' - 0"	7 SF
211-6	WEST	3' - 6"	6' - 6"	23 SF
211-7	WEST	3' - 6"	2' - 0"	7 SF
211-8	WEST	3' - 6"	6' - 6"	23 SF
216-1	NORTH	2' - 6"	7' - 0"	18 SF
216-2	NORTH	2' - 6"	7' - 0"	18 SF
216-3	NORTH	2' - 0"	4' - 0"	8 SF
216-4	NORTH	3' - 0"	8' - 0"	24 SF
217-1	M SOUTH	3' - 6"	8' - 0"	28 SF
217-2	M SOUTH	3' - 6"	8' - 0"	28 SF
217-3	M SOUTH	3' - 6"	8' - 0"	28 SF
217-4	M SOUTH	3' - 6"	8' - 0"	28 SF
217-5	M NORTH	3' - 6"	3' - 0"	11 SF
217-6	M NORTH	3' - 6"	3' - 0"	11 SF
217-7	M NORTH	3' - 6"	3' - 0"	11 SF
217-8	M NORTH	3' - 6"	3' - 0"	11 SF
217-9	M SOUTH	3' - 6"	1' - 9"	6 SF
217-10	M SOUTH	3' - 6"	1' - 9"	6 SF
217-11	M SOUTH	3' - 6"	1' - 9"	6 SF
217-12	M SOUTH	3' - 6"	1' - 9"	6 SF
218-1	M NORTH	2' - 0"	4' - 0"	8 SF
220-1	M SOUTH	3' - 0"	8' - 0"	24 SF
220-2	M SOUTH	4' - 6"	8' - 0"	36 SF
220-3	M SOUTH	3' - 0"	8' - 0"	24 SF
220-4	M SOUTH	3' - 0"	2' - 6"	8 SF
220-5	M SOUTH	4' - 6"	2' - 6"	11 SF
220-6	M SOUTH	3' - 0"	2' - 6"	8 SF
220-7	M WEST	2' - 0"	6' - 0"	12 SF
220-8	M WEST	2' - 0"	6' - 0"	12 SF
221-1	M NORTH	2' - 0"	3' - 0"	6 SF
223-1	M SOUTH	2' - 6"	6' - 0"	15 SF
223-2	M SOUTH	2' - 6"	6' - 0"	15 SF
223-3	M EAST	3' - 0"	3' - 0"	6 SF
225-1	SOUTH	3' - 0"	7' - 0"	21 SF
225-2	SOUTH	4' - 6"	7' - 0"	32 SF
225-3	SOUTH	3' - 0"	7' - 0"	21 SF
225-4	SOUTH	3' - 0"	2' - 6"	8 SF
225-5	SOUTH	4' - 6"	2' - 6"	11 SF
225-6	SOUTH	3' - 0"	2' - 6"	8 SF
302-1	NORTH	3' - 0"	8' - 0"	24 SF
302-2	NORTH	2' - 0"	4' - 0"	8 SF
302-3	NORTH	3' - 0"	8' - 0"	24 SF
302-4	NORTH	3' - 0"	8' - 0"	24 SF
302-5	WEST	2' - 6"	5' - 6"	14 SF
302-5w	WEST	2' - 6"	5' - 6"	14 SF
302-6	WEST	4' - 0"	5' - 6"	22 SF
302-6w	WEST	4' - 0"	5' - 6"	22 SF
302-7	WEST	2' - 6"	5' - 6"	14 SF
302-7w	WEST	2' - 6"	5' - 6"	14 SF
302-8	WEST	2' - 6"	2' - 0"	5 SF
302-9	WEST	4' - 0"	2' - 0"	8 SF
302-10	WEST	2' - 6"	2' - 0"	5 SF
302-11	WEST	2' - 0"	3' - 0"	6 SF
302-15	EAST	2' - 6"	2' - 0"	5 SF
302-16	EAST	4' - 0"	2' - 0"	8 SF
302-17	EAST	2' - 6"	2' - 0"	5 SF
302-18	EAST	2' - 0"	3' - 0"	6 SF
I-205-1	INTERIOR	2' - 9"	2' - 0"	6 SF

EXTERIOR DOOR SCHEDULE									
DOOR #	TW SIZE W	TW SIZE H	ELEVATION	TW SIZE T	LEVEL	HEAD HEIGHT	TW ELEVATION TYPE	TW SWING	REMARKS
E-100-1A	3' - 6"	10' - 0"	SOUTH	0' - 2 1/4"	LOWER LEVEL T.O. SLAB	5' - 2 1/2"			
E-100-1B	3' - 6"	10' - 0"	SOUTH	0' - 2 1/4"	WORK LEVEL T.O. FIN.	10' - 0"			
E-116-1	10' - 0"	10' - 1 1/2"	SOUTH	0' - 1 3/4"	WORK LEVEL T.O. SLAB	10' - 2 1/2"			OVERHEAD SECTIONAL - W/ METAL CLADDING RE: OWNER
E-122-1	3' - 0"	6' - 8"	WEST	0' - 2 1/4"	MECH. 3 T.O. SLAB	6' - 8"			
E-200-1	3' - 0"	9' - 0"	WEST	0' - 2 1/4"	GAMEROOM T.O. FIN.	9' - 0"			
E-201-1	3' - 4"	9' - 10"	NORTH	0' - 2 1/4"	MAIN LEVEL T.O. FIN.	9' - 10"	-		
E-202-1	19' - 0 5/8"	10' - 2"	SOUTH	0' - 2 1/4"	MAIN LEVEL T.O. FIN.	10' - 2"			Clad Multi Slide Pocket Door 2 1/4" Panel. 4, 6, 8, or 10 Panel
E-204-1	19' - 0 5/8"	10' - 2"	SOUTH	0' - 2 1/4"	MAIN LEVEL T.O. FIN.	10' - 2"			Clad Multi Slide Pocket Door 2 1/4" Panel. 4, 6, 8, or 10 Panel
E-204-2	3' - 0"	10' - 0"	WEST	0' - 2 1/4"	MAIN LEVEL T.O. FIN.	10' - 0"			
E-211-1	19' - 0 5/8"	9' - 2"	SOUTH	0' - 2 1/4"	GAMEROOM T.O. FIN.	9' - 2 1/4"			Clad Multi Slide Pocket Door 2 1/4" Panel. 4, 6, 8, or 10 Panel
E-212-1	3' - 0"	7' - 0"	EAST	0' - 2 1/4"	MAIN LEVEL T.O. FIN.	7' - 0"			
E-220-1	3' - 0"	8' - 0"	EAST	0' - 2 1/4"	MAIN LEVEL T.O. FIN.	8' - 0"			
E-220-2	3' - 0"	8' - 0"	EAST	0' - 2 1/4"	MAIN LEVEL T.O. FIN.	8' - 0"			
E-224-1	9' - 0"	7' - 6"	EAST	0' - 1 3/4"	GARAGE T.O. SLAB	7' - 6"	-		OVERHEAD SECTIONAL - W/ METAL CLADDING RE: OWNER
E-224-2	9' - 0"	7' - 6"	WEST	0' - 1 3/4"	GARAGE T.O. SLAB	7' - 6"	-		OVERHEAD SECTIONAL - W/ METAL CLADDING RE: OWNER
E-224-3	6' - 0"	7' - 0"	NORTH	0' - 2"	GARAGE T.O. SLAB	7' - 0"			
E-224-4	2' - 8"	7' - 0"	WEST	0' - 0 3/4"	GARAGE T.O. SLAB	7' - 0"			
E-302-A	3' - 0"	8' - 0"	NORTH	0' - 2 1/4"	UPPER LEVEL T.O. FIN.	8' - 0"			

Grand total: 18

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STATE OF COLORADO
JAMIE BRINTON DAUGAARD
21-1-B-3358
LICENSED ARCHITECT

Issued For	Date
* 100% S.D.	01-25-2023
* Pricing #1	01-25-2023
* 100% D.D.	05-15-2023
* Pricing #2	05-09-2025
* DRB Initial Review	05-28-2025
*	
*	

Drawn By Author
Date 05-28-2025
Project # 2138.00
Phase DRB
Sheet

A6-1.2

WINDOW & DOOR ELEVATIONS

WINDOW SCHEDULE

WINDOW #	SIZE WIDTH	SIZE HEIGHT	ELEVATION	LEVEL	WINDOW OPERATION	WINDOW MFR	WINDOW PROFILE	WINDOW FINISH INTERIOR	WINDOW FINISH EXTERIOR	FRAME DETAIL # /A6-1.3 HEAD	FRAME DETAIL # /A6-1.3 JAMB	FRAME DETAIL # /A6-1.3 SILL	TRIM DETAILS TRIM TYPE INTERIOR	TRIM DETAILS TRIM TYPE EXTERIOR	HARDWARE SET	HARDWARE FINISH	REMARKS
102-1	3' - 6"	6' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	CASEMENT												
102-2	3' - 6"	6' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	FIXED												
102-3	3' - 6"	2' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	FIXED												
102-4	3' - 6"	2' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	FIXED												
105-1	3' - 6"	6' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	CASEMENT												
105-2	3' - 6"	6' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	FIXED												
105-3	3' - 6"	2' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	FIXED												
105-4	3' - 6"	2' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	FIXED												
109-1	2' - 6"	5' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	FIXED												
110-1	3' - 6"	6' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	CASEMENT												
110-2	3' - 6"	6' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	FIXED												
110-3	3' - 6"	2' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	FIXED												
110-4	3' - 6"	2' - 6"	SOUTH	LOWER LEVEL T.O. FIN.	FIXED												
114-1	3' - 0"	7' - 0"	SOUTH	WORK LEVEL T.O. FIN.	CASEMENT												
122-1	2' - 6"	4' - 6"	SOUTH	MECH. 3 T.O. SLAB	CASEMENT												
122-2	2' - 6"	4' - 6"	SOUTH	MECH. 3 T.O. SLAB	CASEMENT												
200-1	4' - 4"	8' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
200-2	4' - 4"	8' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
200-3	4' - 4"	8' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
200-4	4' - 4"	8' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
200-5	2' - 0"	3' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
200-6	2' - 0"	3' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
200-7	3' - 0"	2' - 0"	WEST	GAMEROOM T.O. FIN.	FIXED												
201-1	2' - 6"	8' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
201-2	2' - 6"	8' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
201-3	2' - 3"	4' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
201-4	2' - 3"	4' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
201-5	2' - 3"	4' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
201-6	2' - 3"	4' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
202-1	4' - 10"	2' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	AWNING												
202-2	4' - 8"	2' - 0"	SOUTH	UPPER LEVEL T.O. FIN.	FIXED												
202-3	4' - 8"	2' - 0"	SOUTH	UPPER LEVEL T.O. FIN.	FIXED												
202-4	4' - 10"	2' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	AWNING												
204-1	3' - 0"	7' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
204-6	4' - 10"	2' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	AWNING												
204-7	4' - 8"	2' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
204-8	4' - 8"	2' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
204-9	4' - 10"	2' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	AWNING												
207-1	4' - 0"	8' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-2	4' - 0"	8' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-3	4' - 0"	8' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-4	4' - 0"	8' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-5	4' - 0"	8' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-6	4' - 0"	8' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-7	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-8	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-9	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-10	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-11	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-12	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-13	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-14	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-15	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-16	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-17	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
207-18	2' - 0"	3' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
211-1	4' - 10"	2' - 0"	SOUTH	GAMEROOM T.O. FIN.	AWNING												
211-2	4' - 8"	2' - 0"	SOUTH	GAMEROOM T.O. FIN.	FIXED												
211-3	4' - 8"	2' - 0"	SOUTH	GAMEROOM T.O. FIN.	FIXED												
211-4	4' - 10"	2' - 0"	SOUTH	GAMEROOM T.O. FIN.	AWNING												
211-5	3' - 6"	2' - 0"	WEST	GAMEROOM T.O. FIN.	FIXED												
211-6	3' - 6"	6' - 6"	WEST	GAMEROOM T.O. FIN.	FIXED												

WINDOW SCHEDULE

WINDOW #	SIZE WIDTH	SIZE HEIGHT	ELEVATION	LEVEL	WINDOW OPERATION	WINDOW MFR	WINDOW PROFILE	WINDOW FINISH INTERIOR	WINDOW FINISH EXTERIOR	FRAME DETAIL # /A6-1.3 HEAD	FRAME DETAIL # /A6-1.3 JAMB	FRAME DETAIL # /A6-1.3 SILL	TRIM DETAILS TRIM TYPE INTERIOR	TRIM DETAILS TRIM TYPE EXTERIOR	HARDWARE SET	HARDWARE FINISH	REMARKS
211-7	3' - 6"	2' - 0"	WEST	GAMEROOM T.O. FIN.	FIXED												
211-8	3' - 6"	6' - 6"	WEST	GAMEROOM T.O. FIN.	FIXED												
216-1	2' - 6"	7' - 0"	NORTH	MAIN LEVEL T.O. FIN.	CASEMENT												
216-2	2' - 6"	7' - 0"	NORTH	MAIN LEVEL T.O. FIN.	CASEMENT												
216-3	2' - 0"	4' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
216-4	3' - 0"	8' - 0"	NORTH	MAIN LEVEL T.O. FIN.	FIXED												
217-1	3' - 6"	8' - 0"	M SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
217-2	3' - 6"	8' - 0"	M SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
217-3	3' - 6"	8' - 0"	M SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
217-4	3' - 6"	8' - 0"	M SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
217-5	3' - 6"	3' - 0"	M NORTH	MAIN LEVEL T.O. FIN.	FIXED												
217-6	3' - 6"	3' - 0"	M NORTH	MAIN LEVEL T.O. FIN.	FIXED												
217-7	3' - 6"	3' - 0"	M NORTH	MAIN LEVEL T.O. FIN.	FIXED												
217-8	3' - 6"	3' - 0"	M NORTH	MAIN LEVEL T.O. FIN.	FIXED												
217-9	3' - 6"	1' - 9"	M SOUTH	MAIN LEVEL T.O. FIN.	AWNING												
217-10	3' - 6"	1' - 9"	M SOUTH	MAIN LEVEL T.O. FIN.	AWNING												
217-11	3' - 6"	1' - 9"	M SOUTH	MAIN LEVEL T.O. FIN.	AWNING												
217-12	3' - 6"	1' - 9"	M SOUTH	MAIN LEVEL T.O. FIN.	AWNING												
218-1	2' - 0"	4' - 0"	M NORTH	MAIN LEVEL T.O. FIN.	CASEMENT												
220-1	3' - 0"	8' - 0"	M SOUTH	MAIN LEVEL T.O. FIN.	CASEMENT												
220-2	4' - 6"	8' - 0"	M SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
220-3	3' - 0"	8' - 0"	M SOUTH	MAIN LEVEL T.O. FIN.	CASEMENT												
220-4	3' - 0"	2' - 6"	M SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
220-5	4' - 6"	2' - 6"	M SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
220-6	3' - 0"	2' - 6"	M SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
220-7	2' - 0"	6' - 0"	M WEST	MAIN LEVEL T.O. FIN.	FIXED												
220-8	2' - 0"	6' - 0"	M WEST	MAIN LEVEL T.O. FIN.	FIXED												
221-1	2' - 0"	3' - 0"	M NORTH	MAIN LEVEL T.O. FIN.	FIXED												
223-1	2' - 6"	6' - 0"	M SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
223-2	2' - 6"	6' - 0"	M SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
223-3	2' - 0"	3' - 0"	M EAST	MAIN LEVEL T.O. FIN.	FIXED												
225-1	3' - 0"	7' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	CASEMENT												
225-2	4' - 6"	7' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	FIXED												
225-3	3' - 0"	7' - 0"	SOUTH	MAIN LEVEL T.O. FIN.	CASEMENT												
225-4	3' - 0"	2' - 6"	SOUTH	T.O.SUB FLR	FIXED												
225-5	4' - 6"	2' - 6"	SOUTH	T.O.SUB FLR	FIXED												
225-6	3' - 0"	2' - 6"	SOUTH	T.O.SUB FLR	FIXED												
302-1	3' - 0"	8' - 0"	NORTH	UPPER LEVEL T.O. FIN.	FIXED												
302-2	2' - 0"	4' - 0"	NORTH	UPPER LEVEL T.O. FIN.	FIXED												
302-3	3' - 0"	8' - 0"	NORTH	UPPER LEVEL T.O. FIN.	FIXED												
302-4	3' - 0"	8' - 0"	NORTH	UPPER LEVEL T.O. FIN.	FIXED												
302-5	2' - 6"	5' - 6"	WEST	UPPER LEVEL T.O. FIN.	CASEMENT												
302-5w	2' - 6"	5' - 6"	WEST	UPPER LEVEL T.O. FIN.	CASEMENT												
302-6	4' - 0"	5' - 6"	WEST	UPPER LEVEL T.O. FIN.	FIXED												
302-6w	4' - 0"	5' - 6"	WEST	UPPER LEVEL T.O. FIN.	FIXED												
302-7	2' - 6"	5' - 6"	WEST	UPPER LEVEL T.O. FIN.	CASEMENT												
302-7w	2' - 6"	5' - 6"	WEST	UPPER LEVEL T.O. FIN.	CASEMENT												
302-8	2' - 6"	2' - 0"	WEST	UPPER LEVEL T.O. FIN.	FIXED												
302-9	4' - 0"	2' - 0"	WEST	UPPER LEVEL T.O. FIN.	FIXED												
302-10	2' - 6"	2' - 0"	WEST	UPPER LEVEL T.O. FIN.	FIXED												
302-11	2' - 0"	3' - 0"	WEST	UPPER LEVEL T.O. FIN.	FIXED												
302-15	2' - 6"	2' - 0"	EAST	UPPER LEVEL T.O. FIN.	FIXED												
302-16	4' - 0"	2' - 0"	EAST	UPPER LEVEL T.O. FIN.	FIXED												
302-17	2' - 6"	2' - 0"	EAST	UPPER LEVEL T.O. FIN.	FIXED												
302-18	2' - 0"	3' - 0"	EAST	UPPER LEVEL T.O. FIN.	FIXED												
I-205-1	2' - 9"	2' - 0"	INTERIOR	T.O.SUB FLR	FIXED												

Grand total: 118

WINDOW GENERAL NOTES

1. REFER TO EXTERIOR ELEVATIONS AND WINDOW SCHEDULE FOR DIRECTION OF OPERABLE WINDOW SWING.
2. REFER TO PLANS & EXTERIOR ELEVATIONS FOR EGRESS WINDOW LOCATIONS
3. WINDOW MANUFACTURER TO VERIFY THAT ALL EGRESS WINDOWS MEET EGRESS REQUIREMENTS IN ACCORDANCE TP 2012 IRC AND ADVISE ARCHITECT OF ANY CONFLICTS
4. REFERENCE WINDOW SCHEDULE FOR ALL MULLED UNITS
5. REFERENCE WINDOW ELEVATIONS FOR ALL TRAPAZOID UNITS
6. WINDOW SUPPLIER TO PROVIDE FINAL SHOP DRAWINGS AND LIST TO ARCHITECT FOR REVIEW PRIOR TO PLACING ORDER.
7. ALL WINDOW ELEVATIONS ARE EXTERIOR ELEVATIONS
8. GENERAL CONTRACTOR TO INSPECT ALL GLASS AND FRAMES FOR DEFECTS PRIOR TO INSTALL.
9. REFER TO FINISH SCHEDULE FOR SPECIFIC STAIN & PAINT FINISHES

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Issued For	Date
100% S.D.	01-25-2023
Pricing #1	01-25-2023
100% D.D.	05-15-2023
Pricing #2	05-09-2025
DRB Initial Review	05-28-2025

Drawn By -

Date 05-28-2025

Project # 2138.00

Phase DRB

Sheet

A6-1.3

WINDOW SCHEDULE

OCULARC 3.5 DIM-TO-WARM

Adjustable Downlight - R3CRDT, R3CRDL

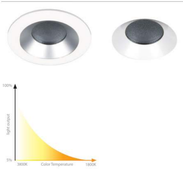
WAC LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

The brilliant LED recessed downlight that gradually changes to a warmer color temperature as you dim. Great for new construction projects or remodels.

FEATURES

- 2 beam angle options included:
  - Narrow flood beam pre-installed, interchangable flood beam film supplied
- Non IC and IC Rated, Airtight, New Construction, Remodel
- Adjustable LED light engine included with housing:
  - Vertical Adjustment 0-30°, Horizontal Adjustment 365°
- Shallow housing under 4" depth
- 5 year warranty

SPECIFICATIONS

Construction: Die-cast aluminum trim and heat sink
Input Power: 13W/16W, 120V-277V 50/60Hz
Dimming: 100% - 1% TRIAC, ELV
100% - 5%, 0-10V
Light Source: CRI 95 high output COB LED rated life of 50,000 hours
Mounting: Retention clips firmly hold trim to housing. Cutout 4 1/4"
Finish: Powder coated white, haze.
Ceiling thickness: 5/8" - 1"
Operating Temp: 41°F to 104°F (-20°C to 40°C)
Standards: UL & cUL, Wet Location listed, Title 24 JA8-2019 Compliant

Trims (Order Housing Separately)	Model	Power	Beam	Color Temp	Max Lumens	Max CBCP	Finish
4⅝" / 3⅛" / 2"	R3CRDT *Round Trim Adjustable Downlight*	13W	Narrow Flood 24°	3000K - 1800K	860	2110	WT White
			Flood 60°		750	665	HZWT Haze/White
		16W	Narrow Flood 24°		1020	2500	BK Black
			Flood 60°		890	785	
3¼" / 2"	R3CRDL *Round Trimless Adjustable Downlight*	13W	Narrow Flood 24°		860	2110	WT White
			Flood 60°		750	665	HZ Haze
		16W	Narrow Flood 24°		1020	2500	BK Black
			Flood 60°		890	785	

Example: **R3CRDL-HZ**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

WAVE-DW Q-CAP Flexible Fixtures - MICRO 5 SERIES



WAVE-DW is a fully encapsulated flexible linear LED fixture suitable for use in a variety of applications. Because of its dry and wet rating, it is perfect for not only indoor use but also as outdoor accent lighting where the fixture is visible. WAVE-DW encapsulates our 24-volt dynamic white LED strips in polyurethane. Offered in standard output (2 DIN/ ft per channel). WAVE-DW has a unique up/down bend with a 6" bending radius and it is compatible with three different mounting hardware options to ensure our product fits any design need. Available in a seamless option, where wires are hidden so they do not obstruct the look of the design. Utilize clear endcaps for continuous runs with no light loss.

Output (Calculated L70 = 40000 hours) Tested for WAVE-DW-WSC-DRY

		SO Standard Output				
		ENC/CL		ENC/TL		
	CCT	LM	CRI	LM	CRI	Circuit Wattage
	2400K	145	93	142	93	1.90
	2700K	157	93	139	96	1.90
	3000K	150	95	143	96	1.90
	4000K	167	96	155	97	1.90

Dimensions



Wiring Detail



Part Number Builder

Product	Mounting	Rated	CCT	Output	Lens	Type	Connector/ Wire in	Connector/ Wire out	End Caps (No feed)	Length (in)
WAVE-DW	WSC (PPS-P, PPS-PT, PPS-LP-2, PPS-LP-96, PPS-LP-FT)	DRY (IP20)	24/30 27/40	SO	ENC/CL ENC/TL	S1 S5	BW CON6 CON24	N/A	CL WH	
		WET (IP67)				P1 P5	BW CON6 CON24	BW CON6 CON24	N/A	

Voltage: 24 VDC
Wattage: 2.5W/ft 4.0W/ft
ENCAPSULATED CHANNEL AND WET FIELD CUTTABLE
Wave Mounting
Wave Connector

- **BW** comes in standard 24"- request custom length (Max 120") by writing it in inches next to "BW" in the order code box (ex. BW48)
- **Connector/Wire In or Out** not needed to specify product. Standard configuration is type S1, Connector/Wire In. BW & Connector/Wire Out: N/A with white endcaps (WH)
- **PPS** mounting clip recommended for seamless applications

Flexibility



- Field modifications are not covered under Q-Tran warranty
- 5 year warranty
- Up/Down Bend
- Data subject to change, all data has +/- 5% tolerance
- **PPS-FT** and **PPS-LP-FT** is to be cut at Q-Tran to requested length

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Specification subject to change. Rev: OB 16- 21

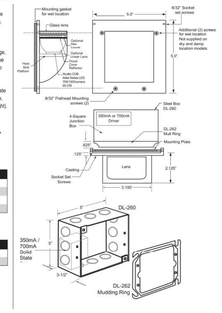
dreamscape

DLED-128-SSD-Mesa Grandé Dimmable LED Illuminator

Solid Brass Dry, Damp or Wet Accent Lighting Fixture
Lamping: 1 x 10W or 20W LED

PROJECT	TYPE	CATALOG NUMBER

Fixture Description:
A cast brass dimmable LED wall sconce with a 95 CRI Xicato COB module. Fixture is suitable for wet or dry location and may be used for uplighting or downlighting.
Construction:
A solid brass sand casting with a glass sealed aperture.
Electrical:
Integral in mounting box, a dimmable constant current driver. Specify input voltage, either 120V or 277V. Specify wattage, either 10W or 20W. Provide reverse phase with neutral dimming technology to dim Xicato LED module. Dimmable down to 20%.
Mounting:
Solid brass 8-32" phillips screws and 2 hex head machine screws mount faceplate to custom transition plate attached to mud ring or to DL-2608 2-gang brass box. Wet location requires 2 additional support screws in face plate (see diagram at right).
Finishes:
1. Verdé 2. Satin Nickel 3. Copper Bronze 4. White* 5. Ancient Bronze 6. Bass Bronze 7 Custom 8. Copper Plate 9. Ancient Verdé 10. Grey Bronze 11. Rust Brown* 12. Black* 13. Pewter 14. Oil-Rubbed Bronze* 15. Copper-Edged Bronze* 16. Black Iron-Textured Matte* 17. Copper Bronze* 18. Marine Bronze* (*powder coat finish)



Optional Mounting Boxes:

Cat. Number	Description
DL-260	4" square deep steel box
DL-260-B	Square deep brass box
DL-262	2 gang 1/2" raised mounting ring for use with

LED Wattage:

Wattage	Description	Lumens
10 Watt	350mA - CC - 120V / 277V	700

To Form a Catalog Number	Prefix	Voltage	Wattage	Beam Spread	Location	Color Temp.	Direction	Black Nez Louver	Finish
Which Specifies:	DLED-128-SSD- includes solid-state driver (350mA or 700mA)	120V	10W	100° WFL	DRY	3000K Standard	UP	L4	4 (White)
		277V	20W	40° FL	DAMP	2700K 3500K*	DOWN		See finishes above.
	Mounting box ordered separately				WET	*minimum quantities			

Ordering Example: **DLED-128-SSD-120-10W-100°-DRY-3000-UP-L4-4**

Note: Housing is required and must be ordered separately.

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8521 Washington Blvd
Los Angeles, CA 90016

Telephone: (323) 933-5760
FAX: (323) 933-3607

www.dreamscapelighting.com
info@dreamscapelighting.com

Intertek
DLED-128-SSD-4_23.20

thegreatoutdoors

– MINKA LAVERY –

Item #: 8102-A138	UPC Code: 747396079721
Product Family Name: Kirkham™	Finish: Aspen Bronze
Category: WALL MOUNT	Category Type:
Certificates: 3057374	
Patents:	
Notes:	



Image File Name: **8102-A138.jpg**

MEASUREMENTS

Width: 11	Length:	Height: 6.5	Extension: 12.25
Height Adjustable: No	Min Overall Height:	Max Overall Height:	Shade: No
Wire Length: 7	Chain Length:	Safety Cable Included: No	Net Weight: 1.04
Canopy Width: 6.0	Canopy Height:	Canopy Length:	Canopy to Bottom: 3.25
Backplate Width:	Backplate Height:	Canopy to Top: 3.25	

No. of Bulbs: 1	Light Type: A-15,MED		
Max Bulb Wattage: 60	Socket: E26,MED		
Dimmable: Yes	Ballast:	Rated Life Hours:	Photocell Included: No	Bulb/LED Included:
Bulb/LED Included:	Color Temp.:	CRI:	Initial Lumens:	Delivered Lumens:

SHIPPING

Carton Width: 13.5	Carton Height: 9.0	Carton Length: 15.0	
Carton Weight: 2.86	Carton Cubic Feet: 1.055	Small Package Shippable: Yes	
Master Pack Width:	Master Pack Height:	Master Pack Length:	
Master Pack Weight:	Master Cubic Feet:	Multi-Pack: 1	Master Pack: 1

Description:	Material:	
Part No.:	Quantity:	
Width:	Height:	Length:

Dark Sky | **Wet Location** | **ETL Intertek**

WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 09.30.2020 01:06 PM

TAG	Count	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	HEIGHT	FILE NAME	LLF	WATTAGE	EFFICIENCY
	4										
DL	2	DREAMSCAPE	DLED-128-SSD-120-10W-40-DAMP-2700-DN-L-4-5	LED 95CRI 2700K	10W LED 2700K	700	7'-0" A.F.F.	DLED-128-SSD-10W-20W-FL_04_23_20	1	10W	100%
LED DOWNLIGHT	2	Q-TRAN	WAVE-DW-WSC-WET-WET-24/30-S0-ENC/TL-CL-S1-BW-NA-WH-240	(20'-0") AND (18'-0") DOWNLIGHT	1.9W/FT LED 2700k	143	(5'-0") & (6'-4") ABOVE GRADE	Q-TRAN_WAVE_FOR_TUNABLE_APPLICATIONS	1	2W	100%
R1	24	WAC	R3CRDL-BK	GENERAL RECESSED WARM DIM	13W LED 2700K	860	CEILING	R3CRDL_SPSHT	1	13W	100%
SC	14	MINKA	8102-A138	KIRKHAM WALL MOUNT (DARK SKY)	8W A19 LED 2700K	800	6'-4" A.F.F.	8102-A138	1	8W	100%

Lighting Schedule

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BIG SKY, MONTANA 59716
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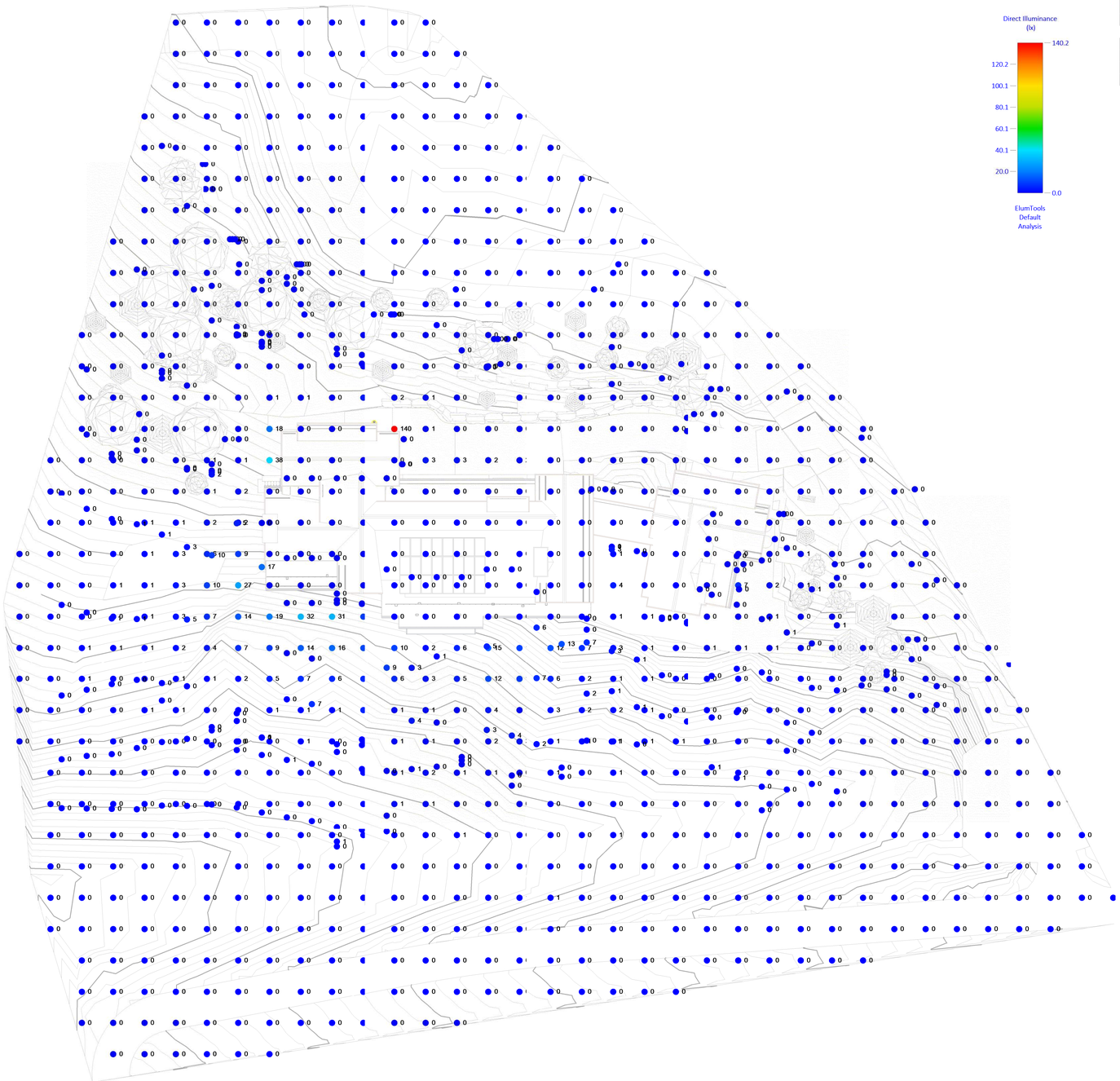
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• 100% D.D.	5-15-2023
• DRB Final Review	6-01-2023
• DRB Final- Conds.	9-6-2023
• 100% C.D.	
• REV. #	

Drawn By Author
Date 09-06-2023
Project # 2138.00
Phase DD
Sheet

E-0.1

Fixture Schedule



Direct Illuminance (lx)
140.2
120.2
100.1
80.1
60.1
40.1
20.0
0.0
ElumTools Default Analysis

Direct Illuminance Results (lx)				
Average	Maximum	Minimum	Avg/Min	Max/Min
1 lx	140 lx	0 lx	0.0	0.0
3 lx	91 lx	0 lx	0.0	0.0
0 lx	0 lx	0 lx	0.0	0.0
1 lx	44 lx	0 lx	0.0	0.0

1 Photometric Plan
1/16" = 1'-0"

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* REV. #	

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E-1.0

Photometric Plan



SOUTH VIEW



NORTH VIEW



EAST VIEW



WEST VIEW

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E-2.0

Ext. Light Elevations

DESIGN BUILD NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. THESE PLANS ARE PREPARED FOR SUBMITTAL TO THE TOWN OF MOUNTAIN VILLAGE FOR PERMITTING.
3. THESE PLANS ARE INTENDED FOR PERMIT SUBMITTAL AND ARE AT 100% DESIGN BUILD. THEY ARE INTENDED TO CONVEY CONCEPTUAL DESIGN INTENT FOR THE RESIDENCE AT 6 BRIDGE LANE IN MOUNTAIN VILLAGE, COLORADO. PLANS SPECIFY LOCATION OF PATIOS, DRIVEWAY, TREES TO REMAIN, PROPOSED PLANT MATERIAL AND CONCEPTUAL GRADING.
4. NO SPECIFICATION PACKAGE HAS BEEN PREPARED FOR THIS PROJECT. CONTRACTOR SHALL CONFORM TO INDUSTRY STANDARDS. CONTACT LANDSCAPE ARCHITECT REGARDING SPECIFIC QUESTIONS, CLARIFICATIONS, AND/OR ADDITIONAL INFORMATION.
5. DRAWINGS REQUIRE INTERPRETATION BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OWNER'S REPRESENTATIVE AS NECESSARY.
6. NORRIS DESIGN ACCEPTS NO LIABILITY FOR INTERPRETATION OF THESE DRAWINGS.
7. DRAWINGS ARE INTENDED TO BE PRINTED ON 30" X 42" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
8. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
9. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
10. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
11. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
14. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
17. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
18. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
19. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
21. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
22. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
23. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
24. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
25. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
26. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
27. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
28. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
29. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

MAINTENANCE NOTES

TREES, SHRUBS AND GROUND COVERS

1. MAINTAIN TREES, SHRUBS, GROUND COVERS AND PLANTS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUYS WORE SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
2. WATERING: MAINTAIN LARGE ENOUGH WATER BASINS AROUND PLANTS SO THAT ENOUGH WATER CAN BE APPLIED TO ESTABLISH MOISTURE THROUGHOUT ENTIRE ROOT ZONE. UTILIZE MULCHES TO REDUCE EVAPORATION AND WATERING FREQUENCY. ALL TREES SHALL BE DRIP IRRIGATED.
3. PRUNE AS REQUIRED AT TIME OF PLANTING AND AS NEEDED TO CORRECT DAMAGE.
4. STAKES AND GUY WIRES: INSPECT REGULARLY TO PREVENT GIRDLING OF TRUNKS OR BRANCHES AND TO PREVENT RUBBING WHICH MIGHT CAUSE BARK WOUNDS. REMOVE AND REPLACE DAMAGED STAKES AND GUYS AS DIRECTED BY THE OWNER.
5. WEED CONTROL: MAINTAIN TREE AND SHRUB BASINS FREE OF WEEDS AND GRASSES ON A WEEKLY BASIS. FREQUENT SOIL CULTIVATION THAT MIGHT DESTROY SHALLOW ROOTS IS NOT PERMITTED.
6. INSECTS AND DISEASE CONTROL: CONTROL INSECTS AND DISEASE AS NECESSARY TO PREVENT DAMAGE TO THE HEALTH OR APPEARANCE OF PLANTS. USE ONLY APPROVED MATERIALS AND METHODS. DEAD, DISEASED, AND/OR BEETLE INFESTED TREES MUST BE REMOVED UPON IMMEDIATE RECEIPT OF WRITTEN OR VERBAL NOTICE TO THE PROPERTY OWNER.
7. DEAD PLANT MATERIAL SHALL BE REMOVED WITHIN (1) MONTH WITH PLANTING MATERIALS THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN.
8. NATURAL LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REPLENISHED SO THAT THEY AGAIN ACHIEVE FULL COVERAGE TO A MINIMUM DEPTH AS SPECIFIED.

WEED CONTROL

1. THROUGHOUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PERFORMED USING A SPOT TREATMENT METHOD.
2. HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS MAXIMUM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
13. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
14. ALL LANDSCAPE BEDS SHALL BE MULCHED WITH SPECIFIED MULCH IN MATERIAL SCHEDULE. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
15. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
16. ROUTINE TREE MAINTENANCE AND PRUNING SHALL PREVENT BRANCHES FROM INTERFERING WITH ALL FIRE ACCESS LANE CLEARANCES.
17. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
18. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN OF MOUNTAIN VILLAGE SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE TOWN OF MOUNTAIN VILLAGE SPECIFICATIONS AND DETAILS).
19. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
20. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
22. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
23. THE LANDSCAPE CONTRACTOR SHALL FURNISH A ONE YEAR MAINTENANCE AND WARRANTY PERIOD FROM THE DATE OF INITIAL ACCEPTANCE.
24. NO FABRIC IS TO BE LEFT OVER THE TREE ROOTBALLS AND KEEP MULCH 4-6" AWAY FROM TREE TRUNKS.
25. COORDINATE INSTALLATION OF IRRIGATION SLEEVING PRIOR TO CURB AND PAVEMENT INSTALLATION.

IRRIGATION NOTES

1. IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED LANDSCAPE PROFESSIONAL AND TAKE INTO CONSIDERATION THE SOIL TYPE, SLOPE, ROOT DEPTH, PLANT MATERIALS, MICROCLIMATES, WEATHER CONDITIONS, WATER SOURCE, PEAK DEMAND AND WATERING WINDOWS.
2. IRRIGATION DESIGNER SHALL SELECT APPROPRIATE EQUIPMENT COMPONENTS THAT MEET STATE AND LOCAL CODE REQUIREMENTS AND SITE REQUIREMENTS.
3. INSTALLED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER SPECIFICATIONS, CDC REQUIREMENTS AND THE TOWN'S WATER AND SEWER REGULATIONS. THE INSTALLATION SHALL BE EFFICIENT AND UNIFORMLY DISTRIBUTED.
4. IRRIGATION SYSTEM SHALL BE MAINTAINED BY A QUALIFIED PROFESSIONAL TO PRESERVE THE INTEGRITY OF THE DESIGN AND TO SUSTAIN EFFICIENT OPERATION. THE IRRIGATION SYSTEM SHALL BE REGULARLY SERVICED TO MAINTAIN THE PERFORMANCE OF THE DESIGNED SYSTEM
   4.1. THE SERVICED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS AND STATE AND LOCAL CODE REQUIREMENTS.
5. IRRIGATION SYSTEM SHALL BE MANAGED TO MAINTAIN A HEALTHY AND FUNCTIONAL LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER. TO CONSERVE AND PROTECT WATER RESOURCES AND THE ENVIRONMENT, THE IRRIGATION SCHEDULE SHALL BE CHANGED AS REQUIRED TO PROVIDE SUPPLEMENTAL WATER TO MAINTAIN A FUNCTIONAL AND HEALTHY LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER.
6. THE IRRIGATION DESIGN SHALL INCLUDE THE FOLLOWING:
   6.1. TREES AND SHRUB AREAS ARE TO USE DRIP LINES. DRIP ZONES TO BE SHUT OFF TWO FULL SEASONS FOLLOWING PLANT ESTABLISHMENT.
   6.2. LAWN AND TURF AREAS ARE TO USE SPRAY HEADS. SEPARATE SITE ZONE REQUIRED
   6.3. PERENNIALS AND GARDEN PLANTING BEDS SHALL USE SPRAY HEADS. USE SOAKER HOSE, LOW VOLUME MIST AND/OR EMITTERS EQUIPPED WITH ADJUSTABLE NOZZLES TO LIMIT OVER/UNDER WATERING WITHIN A SPECIFIC ZONE.
   6.4. ROTORS MAY BE INITIALLY USED FOR REVEGATATION. REVIEW AUTHORITY MAY REQUIRE TEMPORARY REVEGETATION AND PROHIBIT LONG TERM WATERING.
7. INSTALLED IRRIGATION SYSTEMS SHALL INCLUDE:
   7.1. A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
   7.2. INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN
   7.3. HEAD-TO-HEAD OR DOUBLE COVERAGE
   7.4. A MASTER CONTROL VALVE
   7.5. A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT IN A BREAK IN THE IRRIGATION SYSTEM
   7.6. SELF-SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN
   7.7. LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON TO AREAS OF TURF AND LOW-GRADING VEGETATION
8. IRRIGATION CONTROL EQUIPMENT SHALL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER HAVING PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES. AUTOMATIC IRRIGATION CONTROLLERS SHALL HAVE BATTERY BACKUP TO RETAIN THE IRRIGATION PROGRAMS.
9. JUNE THROUGH SEPTEMBER, IRRIGATION SHALL OCCUR BEFORE 9 A.M. AND AFTER 7 P.M. UNLESS OTHERWISE LIMITED BY A TOWN LAW OR POLICY.
10. SEPARATE WATER METER INSTALLED AT IRRIGATION SYSTEM CONTROL AREA, BRANCHED OFF OF WATER SERVICE LINE TO THE HOME.
11. TAP AND PRESSURE REDUCTION VALVE LOCATIONS AND PLAN NOTES DESCRIBING THE TYPE OF BACKFLOW PREVENTION DEVICE SHALL BE USED.
12. SPRINKLERS AND ROTORS SHALL BE INSTALLED SO AS TO MINIMIZE OVERSPRAY ONTO PAVED SURFACES, STRUCTURES, AND NON-VEGETATED AREAS TO MINIMIZE RUN-OFF IRRIGATION WATER.
13. PLANTS WITH SIMILAR WATER REQUIREMENTS SHALL BE IRRIGATED ON THE SAME ZONE.
14. TO THE EXTENT PRACTICAL, POP-UP SPRINKLERS AND ROTORS WILL NOT BE MIXED IN THE SAME ZONE.
15. A RAIN SENSING SHUTOFF DEVICE SHALL BE INSTALLED TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL. SAID EQUIPMENT SHALL CONSIST OF AN AUTOMATIC SENSING DEVICE OR SWITCH THAT WILL OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. IT MUST BE PLACED WHERE IT IS EXPOSED TO UNOBSTRUCTED NATURAL RAINFALL.
16. IRRIGATION PLANS SHALL SHOW SPRINKLER SPACING AND DIAMETER OF COVERAGE.

SHEET INDEX

1. LP-001 LANDSCAPE NOTES
2. LP-002 LANDSCAPE SCHEDULES
3. LP-101 LANDSCAPE PLAN
4. LP-201 IRRIGATION PLAN
5. LP-500 LANDSCAPE DETAILS

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1960 SIDEWINDER DR., #101
PARK CITY, UTAH 84060
P 435.604.0891

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LANDSCAPE NOTES

LP-001

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
PO TR	37	POPULUS TREMULOIDES	SINGLE STEM QUAKING ASPEN	B & B	3" CAL.	MOD	40`-50`	15`-20`
PO QA	17	POPULUS TREMULOIDES 'QUAKING'	MULTISTEM QUAKING ASPEN	B & B	3" CAL.	MOD	40`-50`	25`-30`
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**WATER USE**	**HEIGHT**	**SPREAD**
PC EN	3	PICEA ENGELMANNII	ENGELMANN SPRUCE	B & B	8` HT.	MOD	50`-80`	25`-30`
PI BA	4	PICEA PUNGENS GLAUCA `BAKERI'	BAKERI BLUE SPRUCE	B & B	6` HEIGHT	MOD	30`-40`	15`-20`
PI AR	6	PINUS ARISTATA	BRISTLECONE PINE	B & B	6` HEIGHT	LOW	30`-40`	15`-20`
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**WATER USE**	**HEIGHT**	**SPREAD**
HL DM	16	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5	LOW	3`-4`	3`-4`
LO IN	17	LONICERA INVOLUCRATA	TWINBERRY	CONT.	#5	MOD	3`-4`	4`-5`
PT CA	8	PETROPHYTUM CAESPITOSUM	TUFTED ROCKMAT	CONT.	#5	LOW	3`-4`	3`-4`
RO WO	22	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW	3`-4`	3`-4`
SY VL	9	SYRINGA VULGARIS	COMMON LILAC	CONT.	#5	LOW	9`-12`	7`-8`
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**WATER USE**	**HEIGHT**	**SPREAD**
AR UV	7	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#1	LOW	<1`	4`-5`
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**WATER USE**	**HEIGHT**	**SPREAD**
FE EL	61	FESTUCA GLAUCA `ELIJAH BLUE`	ELIJAH BLUE FESCUE	CONT.	#1	LOW	1`-2`	1`-2`
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**WATER USE**	**HEIGHT**	**SPREAD**
DL BL	15	DELPHINIUM X `BLACK KNIGHT'	BLACK KNIGHT DELPHINUM	CONT.	#1	MOD	1`-2`	1`-2`
PA OR	23	PAPAVER ORIENTALE	ORIENTAL POPPY	CONT.	#1	MOD	1`-2`	1`-2`
PE SC	18	PENSTEMON SECUNDIFLORUS	SIDEBELLS PENSTEMON	CONT.	#1	LOW	1`-2`	1`-2`
PH CA	19	PHLOX SUBULATA 'CANDY STRIPE'	CANDY STRIPE CREEPING PHLOX	CONT.	#1	LOW	<1`	1`-2`
PH EM	12	PHLOX SUBULATA 'EMERALD CUSHION BLUE'	EMERALD CUSHION BLUE CREEPING PHLOX	CONT.	#1	LOW	<1`	1`-2`

NATIVE SEED MIX

WESTERN NATIVE SEED HIGH ALTITUDE GRASS MIX
APPLY AT A RATE OF 2 LBS. PER 1000 SQ FT.
25% BROMUS CILIATUS (FRINGED BROME)
25% ELYMUS TRACHYCAULUS (SLENDER WHEATGRASS)
15% BROMUS MARGINATUS (MOUNTAIN BROME)
15% FESTUCA SAXIMONTANA (ROCKY MT FESCUE)
8% DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS)
5% POA ALPINA (ALPINE BLUEGRASS)
3% KOELERIA MACRANTHA (JUNEGRASS)
2% FESTUCA THURBERI (THURBER FESCUE)
2% TRISETUM SPICATUM (SPIKE TRISETUM)

WILDFLOWER SEED MIX

WESTERN NATIVE SEED HIGH ALTITUDE WILDFLOWER
MIX. APPLY AT A RATE OF 8 OZ PER 1,000 SQ FT.
15% ERIOGONUM UMBELLATUM (SULFURFLOWER BUCKWHEAT)
15% GAILLARIDA ARISTATA (PERENNIAL GAILLARDIA)
15% LINUM LEWISII (BLUE FLAX)
12% PENSTEMON STRICTUS (ROCKY MT PENSTEMON)
10% ERIGERON SPECIOSUS (SHOWY FLEABANE DAISY)
8% LUPINUS CAUDATUS (TAILCUP LUPINE)
5% ACHILLEA MILLEFOLIUM (YARROW)
5% AQUILEGIA COERULEA (BLUE COLUMBINE)
5% PENSTEMON VIRGATUS (WAND PENSTEMON)
4% ERIOGONUM FLAVUM (GOLDEN BUCKWHEAT)
2% SOLIDAGO MISSOURIENSIS (GOLDENROD)
1% DELPHINIUM OCCIDENTALE (WESTERN LARKSPUR)
1% HYMENOXYS HOOPESII (ORANGE MOUNTAIN DAISY)
1% GERANIUM VISCOSISSIMUM (STICKY GERANIUM)
1% WYETHIA AMPLEXICAULIS (MULES EARS)

PLANT SCHEDULE					
SOD/SEED	BOTANICAL NAME	COMMON NAME	SEED RATE	WATER USE	MAINTENANCE
	MOWED GRASS	NATIVE GRASS	2LBS/ 1000 SF	LOW	MOW TWICE PER MONTH AND MAINTAIN A GRASS HEIGHT NO GREATER THAN 4"
	NATIVE GRASS	NATIVE GRASS SEED MIX	2LBS/ 1000 SF	LOW	WEED WACKED 1X PER YEAR IN THE FALL
	WILDFLOWER / GRASS SEED	HIGH ALTITUDE WILDFLOWER	8OZ/ 1000 SF ADDED TO NATIVE SEED	LOW	WEED WACKED 1X PER YEAR IN THE FALL

MATERIAL AND AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL
M-01	LANDSCAPE BOULDER 01	ONYX BOULDER - BROWN	PIONEER SAND	PIONEER SAND, OLATHE, 970-323-6300 OR LOCAL STONE QUARRY	ONYX BOULDER - BROWN	1-4`	3/LP-501
M-02	LANDSCAPE BOULDER 02	ONYX BOULDER - BROWN	PIONEER SAND	PIONEER SAND, OLATHE, 970-323-6300 OR LOCAL STONE QUARRY	ONYX BOULDER - BROWN	2-5`	3/LP-501
M-03	LANDSCAPE BED	ROARING FORK	BEAVER LAKES	ED AND LYN KNEESE, 970-240-4611	MULTI-COLORED	1-1/2"	TBD
M-04	COBBLE	5-12" GREY ROSE COBBLE, 2-4" GRAY ROSE COBBLE	PIONEER SAND	PIONEER SAND, OLATHE, 970-323-6300	GREY ROSE	5-12" OUTSIDE SWALE, 2-4" INSIDE SWALE	4&5/ LP-501
M-05	BENDA BOARD EDGER	BENDA BOARD EDGER	EPIC PLASTICS	TRAVIS RUDLOFF, 408-482-7803	TEAK	1X6X20	8/LP-501
CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	DETAIL
S-01	PLANTER	WILSHIRE, 360X24X24	TOURNESOL	CATHERINE DELUKE 720-226-1276	WWR-WS602424-RE	WEATHERING STEEL AGED PATINA	9/LP-501

NOTATION TABLE

CODE	DESCRIPTION	DETAIL
N-01	DECORATIVE ROCK SWALE	4/LP-501
N-02	TREE PLANTING ON SLOPE	1/LP-501
N-03	ORNAMENTAL GRASS AND PERENNIAL PLANT LAYOUT	2/LP-501
N-04	COBBLE DRIPLINE	5/LP-501
N-05	SPADE CUT EDGER	6/LP-501
N-06	SHRUB PLANTING	7/LP-501
N-07	AMENITY PLANTER FILL	9/LP-501

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P 303.840.0020

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11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572

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P 435.604.0891

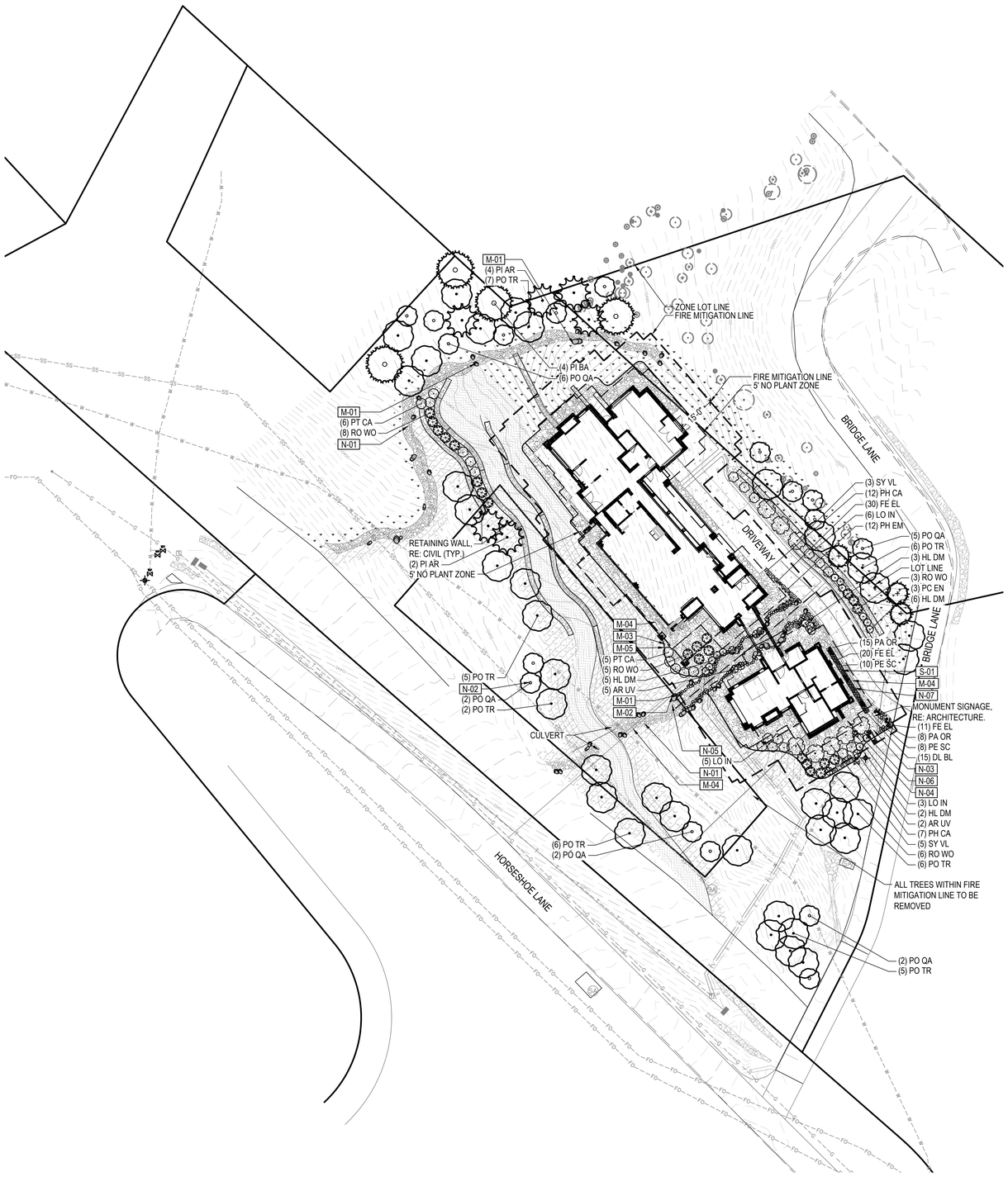
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LANDSCAPE NOTES
LP-002



NOTES:

1. ALL TREES AND SHRUBS SHALL BE DRIP IRRIGATED. RESEED ALL DISTURBED AREAS.
2. SEED AREAS UNLESS OTHERWISE NOTED SHALL BE WEED WACKED ONCE PER YEAR IN THE FALL.
3. MOWED NATIVE GRASS TO BE MOWED 2X PER MONTH AND MAINTAIN A GRASS HEIGHT NO GREATER THAN 4".

NOTATION TABLE

CODE	DESCRIPTION	DETAIL
N-01	DECORATIVE ROCK SWALE	4/LP-501
N-02	TREE PLANTING ON SLOPE	1/LP-501
N-03	ORNAMENTAL GRASS AND PERENNIAL PLANT LAYOUT	2/LP-501
N-04	COBBLE DRIPLINE	5/LP-501
N-05	SPADE CUT EDGER	6/LP-501
N-06	SHRUB PLANTING	7/LP-501
N-07	AMENITY PLANTER FILL	9/LP-501

PLANT LEGEND

DECIDUOUS TREES	BOTANICAL NAME
PO TR	POPULUS TREMULOIDES
PO QA	POPULUS TREMULOIDES 'QUAKING'
EVERGREEN TREES	**BOTANICAL NAME**
PC EN	PICEA ENGELMANNII
PI BA	PICEA PUNGENS GLAUCA `BAKERI`
PI AR	PINUS ARISTATA
DECIDUOUS SHRUBS	**BOTANICAL NAME**
HL DM	HOLODISCUS DUMOSUS
LO IN	LONICERA INVOLUCRATA
PT CA	PETROPHYTUM CAESPITOSUM
RO WO	ROSA WOODSII
SY VL	SYRINGA VULGARIS
EVERGREEN SHRUBS	**BOTANICAL NAME**
AR UV	ARCTOSTAPHYLOS UVA-URSI
ORNAMENTAL GRASSES	**BOTANICAL NAME**
FE EL	FESTUCA GLAUCA `ELIJAH BLUE`
PERENNIALS	**BOTANICAL NAME**
DL BL	DELPHINIUM X 'BLACK KNIGHT'
PA OR	PAPAVER ORIENTALE
PE SC	PENSTEMON SECUNDIFLORUS
PH CA	PHLOX SUBULATA 'CANDY STRIPE'
PH EM	PHLOX SUBULATA 'EMERALD CUSHION BLUE'

SITE AMENITY LEGEND

- EASEMENT LINE
- ZONE LOT
- M-01 LANDSCAPE BOULDER 01
- M-02 LANDSCAPE BOULDER 02
- M-03 LANDSCAPE BED
- M-04 COBBLE
- M-05 BENDA BOARD EDGER
- S-101 PLANTER
- MOWED NATIVE GRASS
- NATIVE GRASS
- NATIVE WILDFLOWER SEED
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- FIRE MITIGATION LINE
- 5' NO PLANT ZONE

NORTH

0 10 20 40

SCALE 1" = 20'

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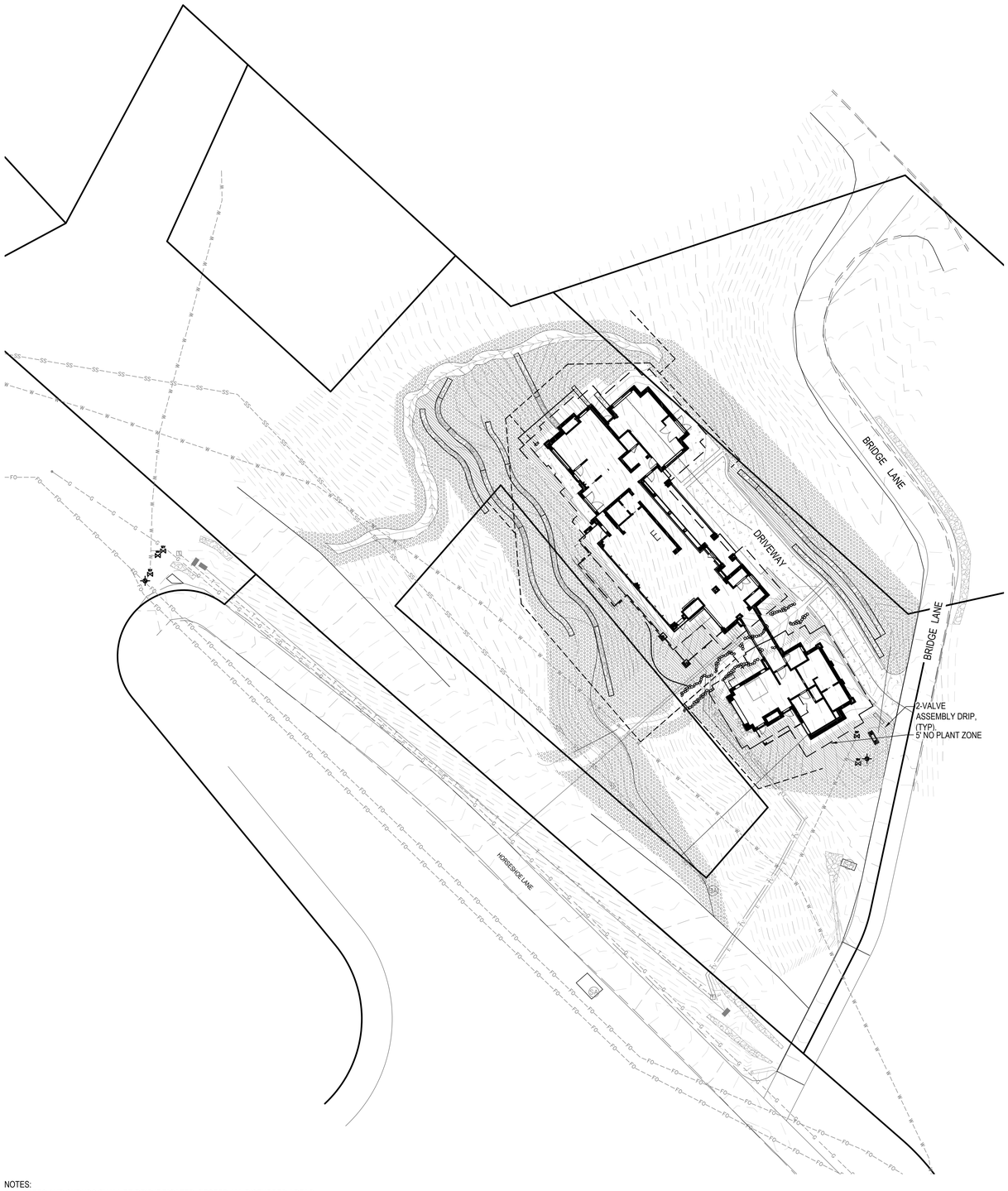
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LANDSCAPE PLAN

LP-100



IRRIGATION SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	NATIVE ROTOR IRRIGATION (TEMORARY)	12,478 S.F.
	POINT SOURCE DRIP IRRIGATION (PERMANENT)	2,296 S.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
XX	POINT OF CONNECTION 3" REFER TO PLUMBING PLANS	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 PRESSURIZED MAINLINE	

NOTES:
*ALL TREES AND SHRUBS SHALL BE DRIP IRRIGATED. RESEED ALL DISTURBED AREAS.

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NORTH

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SCALE 1" = 20'

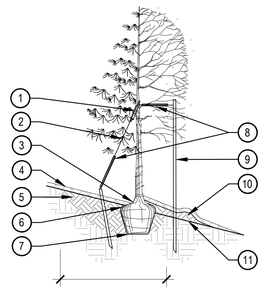
LANDSCAPE PLAN

LP-201

NOTES:
1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. REFERENCE TREE PLANTING DETAIL FOR BACKFILL NOTES.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER DIAGRAM. AFTER A MINIMUM OF (3) THREE YEARS CONFIRM TREE IS ESTABLISHED. CHECK FOR ROOTBALL STABILITY. APPLY HAND PRESSURE TO TRUNK OF TREE, WHEN ROOTBALL DOES NOT MOVE, REMOVE STAKING.
   a. 2" CALIPER SIZE AND UNDER DECIDUOUS AND ASPEN TREES - MINIMUM 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   b. EVERGREEN TREES - 3 STAKES PER DIAGRAM.
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MINIMUM 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
3. ADJUST STAKING, STRAPS AND GUY WIRES ANNUALLY.
4. USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER. ALL WIRE TO BE MINIMUM 12 GAUGE GALVANIZED.

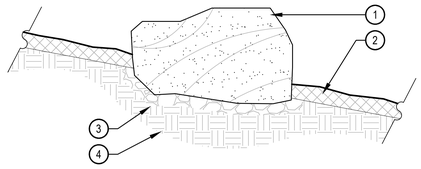


SLOPE SIDED PLANTING AREA SHALL BE LOOSENED AND AERATED MINIMUM 3 TIMES THE DIAMETER OF ROOT BALL

1. GROMMETED NYLON STRAP
2. GALVANIZED WIRE
3. TOP MOST ROOT IN ROOTBALL: 1"-2" ABOVE EXISTING GRADE, UPHILL SIDE
4. 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK, REFER TO MATERIAL SCHEDULE, SHEET LP-002, FINISHED GRADE REFERENCES TOP OF MULCH
5. BACKFILL WITH PLANT MIX, PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS, WATER THOROUGHLY WHEN BACKFILLING
6. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOTBALL AND TRUNK
7. PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT, IF SOIL HAS BEEN IMPORTED, PROVIDE MODERATE FOOT PACKING OF SOIL DIRECTLY UNDER LOCATION OF ROOTBALL
8. 24" X 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES
9. TREATED WOOD POST, OR METAL T STAKE WITH CAP, WITH GROMMETED NYLON STRAPS, USE 2 GUY WIRES
10. UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE, REFER TO SPECIFICATIONS
11. EXISTING GRADE

1 TREE PLANTING ON SLOPE

SCALE: 1/4" = 1'-0"

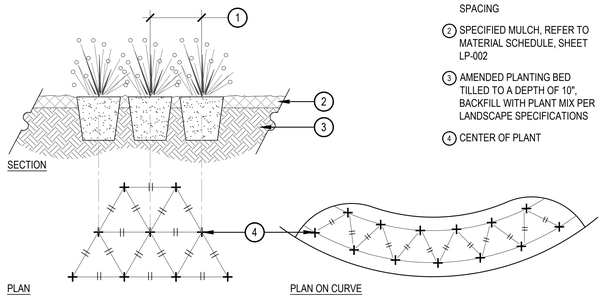


1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE , SHEET LP-002
2. ADJACENT LANDSCAPE, SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
2. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.
3. LANDSCAPE ARCHITECT SHALL BE ON SITE FOR PLACING OF ALL FREE STANDING BOULDERS.

2 ORNAMENTAL GRASS AND PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

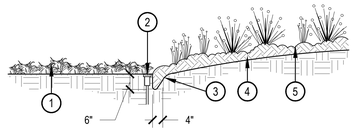


1. REFER TO PLANT SCHEDULE FOR PLANT ON CENTER SPACING
2. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET LP-002
3. AMENDED PLANTING BED TILLED TO A DEPTH OF 10", BACKFILL WITH PLANT MIX PER LANDSCAPE SPECIFICATIONS
4. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"

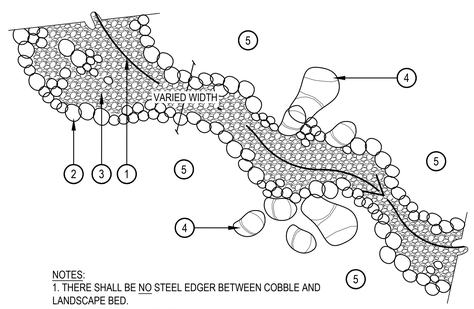


1. TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
2. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
3. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH OR COBBLE, REFER TO PLANS AND MATERIAL SCHEDULE, SHEET LP-002; TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
4. SPECIFIED MULCH OR COBBLE, REFER TO PLANS AND MATERIAL SCHEDULE, SHEET L101
5. PLANTING BED, REFER TO LANDSCAPE PLANS

NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

4 COBBLE SWALE

SCALE: 1/4" = 1'-0"

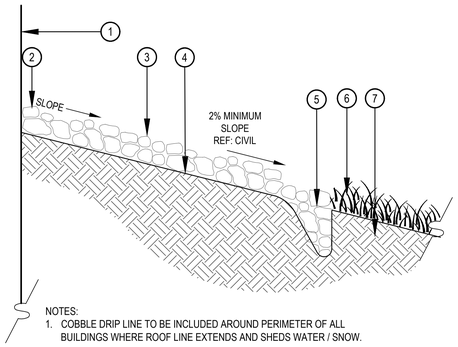


1. SWALE BOTTOM TO NOT IMPEDE FLOW
2. 6"-12" COBBLE SET ON EDGE OF SWALE AS WELL AS IN A FEW INTERIOR AREAS TO CREATE A LOOSE, NATURALISTIC BORDER AS SHOWN, REFERENCE MATERIAL SCHEDULE, LP-002
3. 2"-4" COBBLE IN INTERIOR AREAS OF SWALE AT 4"-5" DEPTH, REFERENCE MATERIAL SCHEDULE, LP-002
4. BOULDERS SET IN AND AROUND SWALE, REFERENCE MATERIAL SCHEDULE, LP-002 AND SEE BOULDER DETAIL 3, LP-501
5. ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS FOR TYPE

NOTES:
1. THERE SHALL BE NO STEEL EDGER BETWEEN COBBLE AND LANDSCAPE BED.
2. SPECIFIED WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL COBBLE. NO WEED BARRIER FABRIC SHALL BE VISIBLE.

5 COBBLE DRIP LINE

N.T.S.

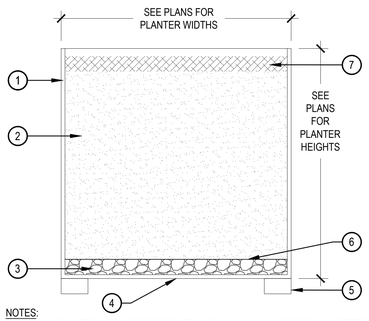


1. ADJACENT BUILDING
2. ADJACENT LANDSCAPE; REFER TO PLANS
3. COBBLE; REFER TO MATERIAL SCHEDULE, SHEET LP-002
4. FINISH GRADE
5. SPADE CUT EDGER, REFER TO DETAIL 6 / SHEET L501
6. NATIVE GRASS / LANDSCAPE BED, REFER TO PLANS
7. UNDISTURBED SOIL

NOTES:
1. COBBLE DRIP LINE TO BE INCLUDED AROUND PERIMETER OF ALL BUILDINGS WHERE ROOF LINE EXTENDS AND SHEDS WATER / SNOW.

6 SPADE CUT EDGER

SCALE: 1/2" = 1'-0"

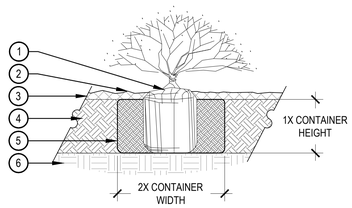


1. PLANTER POT, TRELLIS PLANTER, AND JOIN PLANTER, REFER TO PLANS FOR SIZES AND LOCATION, REFER TO AMENITY SCHEDULE S-101/ L-002
2. AMENDED POT PLANTING TOP SOIL, 18" DEPTH.
3. 2" LAYER OF 1.5" WASHED RIVER ROCK TO SUPPORT DRAINAGE, ROOFLITE DRAIN LIGHTWEIGHT AGGREGATE OR APPROVED EQUAL
4. ALL PLANTERS TO INCLUDE DRAINAGE HOLES AND RECEIVE IRRIGATION. DRAINS TO BE PIPED AND DAYLIGHT DOWN HILL AT LEAST 5' FROM STRUCTURE.
5. ALL PLANTERS TO INCLUDE LEVELING FEET OR BE SET ON PEDESTALS SO THAT WATER FLOW IS NOT IMPEDED
6. MIRAFI FILTER FABRIC
7. 2" DEPTH PLANTER POT MULCH, REFER TO MATERIAL SCHEDULE M-03 / L-002

NOTES:
1. ALL PLANTER POTS TO RECEIVE IRRIGATION AND INCLUDE DRAINS. REFER TO IRRIGATION PLANS FOR LAYOUT.
2. SEE LANDSCAPE PLANS FOR NOTES ON PLANTING AND ANNUAL FLOWER PLANTING PROGRAM.
3. REFER TO AMENITY SCHEDULE FOR PLANTER POT SPECIFICATIONS AND SIZES.

7 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

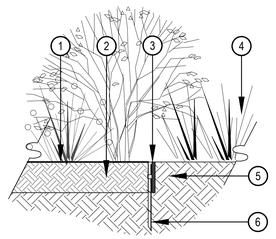


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE SHEET LP-002
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.
6. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.

8 BENDA BOARD EDGER

N.T.S.



1. FINISH GRADE
2. ADJACENT LANDSCAPE, SEE LANDSCAPE PLANS FOR TYPE
3. BENDA BOARD EDGER, REFER TO MATERIAL SCHEDULE LS-002
4. NATIVE SEED OR ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
5. SUBGRADE
6. EDGER STAKE, INSTALL PER MANUFACTURER SPECIFICATIONS

9 AMENITY PLANTER FILL

SCALE: 1 1/2" = 1'-0"

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LANDSCAPE DETAILS

LP-501