NARRATIVE

5.10.22

To: Amy Ward, Town of Mountain Village Planner
Community Development Department
Design Review Board
Mountain Village, CO

From: Jack Wesson
Jack Wesson Architects, Inc.
109 E. Colorado Ave. #2, Telluride CO
P.O. Box 2051
Telluride, CO 81435
(970) 519.1551
jwesson@me.com.com

Re: Preliminary Design Review Submission Narrative
for a Single Family Residence
Lot 508, Trails Edge, Mountain Village

This single family residence is proposed to be built on lot 508 (lot size 27,369 sf). The interior gross heated area is approximately 3,290 s.f,, 56 s.f. of mechanical and 484 s.f. of gross garage area. The design esthetic is a rustic, mining vernacular in material and massing components as required by the Mountain Village Design Review regulations. The exterior materials incorporate stained wood siding and timbers, stone and mill-scale steel finish railings and rusted metal roofing. Roof forms are traditional gable forms at an 8:12 pitch. The project is compliant with the Mountain Village Land Use Ordinance; the massing is within the maximum height limit (21'-3 1/2" ave. and 32'-7 3/4" max.) and the site coverage (3960 sf) is only 14.5%. There is one wood burning fireplace.

Exterior Material Requirements:

stone veneer	35.05% (exceeds 35%)
fenestration	16.53%
wood	41.17%
metal accent	7.25%

Land Use Ordinance Compliance:

Lot Area:	approximately 27,369 sf
Site Coverage:	3,960 s.f. or 14.5%
Floor Area Living:	3,290 s.f. plus 56 s.f. mechanical
Floor Area Garage	484 s.f.
Ave. Ht.	21'-3 ½" (30' max. ave. allowed)
Max. Ht.	32'-7 ¾" (40' max. allowed)

Sincerely,

Jack Wesson

BUILDING SUMMARY

SITE PERMIT NUMBER:	-
BUILDING PERMIT NUMBER:	-
PROJECT ADDRESS:	TBD- RUSSELL DRIVE
BLOCK:	-
LOT:	LOT 508
LOT AREA:	27,369 SQ. FT.
ZONING DISTRICT:	SINGLE FAMILY
PROPOSED USE:	RESIDENTIAL
NUMBER OF STORIES:	1
NUMBER OF SUB-LEVELS:	1

CODE SUMMARY

BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE (2012) INTERNATIONAL ELECTRICAL CODE (2012) INTERNATIONAL FIRE CODE (2012) INTERNATIONAL MECHANICAL CODE (2012) INTERNATIONAL PLUMBING CODE (2012)
ENERGY CODE:	NATIONAL ENERGY CODE (2017)
TYPE OF CONSTRUCTION:	TYPE 5-B
OCCUPANCY:	R-3
BUILDING AREA:	3,290 SF LIVING 3,830 TOTAL
	FIRE SPRINKLERS REQUIRED
130 LB GROUND SNOW LOAD, 90 MPH EXPOSURE C WIND,	
FROST DEPTH 48"	

ABBREVIATIONS & SYMBOLS

WALL, BUILDING OR MISCELLANEOUS SECTION NO. DRAWING NO. — 1 / A4.0

INTERIOR ELEVATION NO. SHEET NO. — A-7.0

ROOM NAME ROOM NO. — KITCHEN 206

DOOR NO. — 117

ELEVATION WINDOW NO. — S1

FRAME WALL

BRICK/STONE VENEER

SPOT ELEVATION

ROOF SLOPE — 12 / 10

A.B.	AS BUILT / ANCHOR BOLT	MAX.	MAXIMUM
A.C.T.	ACOUSTICAL CEILING TILE	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MFG.	MANUFACTURER
A.F.F.	ABOVE FINISH FLOOR	M.H.	MANHOLE
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINIUM	MISC.	MISCELLANEOUS
BD.	BOARD	M.L. / ML	MICRO-LAM
BLDG.	BUILDING	M.L.R./MB	MICRO-LAM BEAM.
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
BYND.	BEYOND	NO.	NUMBER
C.A.T.V.	CABLE TELEVISION LINE	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	O.P.	OUTSIDE DIAMETER
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	PERF.	PERFORATED
CTR.	CENTER	P.L.	PROPERTY LINE
DET.	DETAIL	P.LAM.	PLASTIC LAMINATE
DIAG.	DIAGONAL ELECTRIC LINE	POL.	POLISHED
EA.	EACH	PR.	PAIR
E.J.	EXPANSION JOINT	PTD.	PAINTED
EQ.	EQUAL	REQ'D.	REQUIRED
EXP. JT.	EXPANSION JOINT	RM.	ROOM
EXT.	EXTERIOR	R.O.	ROUGH OPENING
FIN.FL/F.F.	FINISHED FLOOR	SCHED.	SCHEDULE
FIN. GR.	FINISH GRADE FLOOR	SHT.	SHEET
F.S.P.	FIRE STAND PIPE	SIM.	SIMILAR
F.V.	FIELD VERIFY	SPEC.	SPECIFICATION
GA.	GAUGE	SQ. FT.	SQUARE FEET
GALV.	GALVANIZED	SQ. IN.	SQUARE INCHES
GBX.	GYPSUM BOARD TYPEX	STD.	STANDARD
GL.	GLASS	STL.	STEEL
GB.	GYPSUM WALL BOARD	TC.	TOP OF CURB.
H.C.	HOLLOW CORE	T & G.	TONGUE & GROOVE
H.M.	HOLLOW METAL	T.O.C.	TOP OF CONCRETE
HORIZ.	HORIZONTAL	T.O.S.	TOP OF SLAB
HVAC.	HEATING VENTILATION	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	T.	TELEPHONE LINE
IN.	INCH / INCHES	U.B.C.	UNIFORM BUILDING CODE
INSUL.	INSULATION	U.N.O.	UNLESS NOTED OTHERWISE
JT.	JOINT	VERT.	VERTICAL
LAM.	LAMINATED	V.I.F.	VERIFY IN FIELD
LAV.	LAVATORY	WD.	WOOD

GENERAL NOTES

GN01- CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

GN02- MATERIALS AND ASSEMBLIES:
ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, O.S.H.A. REQUIREMENTS, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUB-CONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

GN03- CONTRACTOR TO REVIEW GEO-TECHNICAL REPORT FOR BUILDING SYSTEM RECOMMENDATIONS. SHOULD UNEXPECTED SITE CONDITIONS ARISE DURING EXCAVATION, THE ARCHITECT AND GEO-TECHNICAL ENGINEER SHALL BE NOTIFIED FOR A SITE EVALUATION OF EXISTING CONDITIONS.

GN04- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH THE FLOORS, CEILING AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS.

GN05- ALL REQUIRED WORK SHALL BE PERFORMED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS. THEY SHALL BE ONE AND THE SAME.

GN06- THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE BUILDING PERMITS, ALL NECESSARY INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY.

GN07- THE CONTRACTOR SHALL COMPILE AND SUBMIT AS REQUIRED TO MANUFACTURERS AND OWNER ALL MATERIAL, FIXTURE AND APPLIANCE WARRANTIES.

GN08- THE JOBSITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY MANNER, FREE OF TRASH AND CONSTRUCTION DEBRIS.
THE CONTRACTOR SHALL PROVIDE FOR RECYCLING AT THE JOB SITE.

GN09- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS BEING DELIVERED TO THE PROJECT AND THE PROTECTION OF NEIGHBORING PROPERTIES.

GN10- THE CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT MANUFACTURERS FOR EQUIPMENT ROUGH-IN REQUIREMENTS.

GN11- THE CONTRACTOR SHALL VERIFY REQUIRED LOCATIONS OF ALL NECESSARY ACCESS PANELS IN ALL PARTITIONS, FLOORS, CEILING, AND WALLS AND COORDINATE EXACT LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION. ALL ACCESS PANELS SHALL BE INSTALLED FLUSH TO SURFACE WITH NO TRIM.

GN12- FOR THIS PROJECT, DATUM 100.00' IS SET AT FINISH FLOOR, MAIN LEVEL OF THE UNIT.
GN13- DATUM ELEVATIONS ARE GIVEN TO TOP OF FINISH FLOOR. ALL OTHER FINISH MATERIALS ARE ADDED TO THESE GIVEN ELEVATIONS UNLESS OTHERWISE NOTED.

GN14- DO NOT OBTAIN DIMENSIONS BY SCALING DRAWINGS - USE WRITTEN DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE PROJECT ARCHITECT BEFORE THE COMMENCEMENT OF WORK.

GN15- UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN TO THE FOLLOWING IN ORDER OF PRIORITY:

A. GRID LINES
B. FLOOR LINES
C. WORK POINTS
D. STRUCTURAL STEEL
E. FACE OF STUD
F. FACE OF CONCRETE
G. FACE OF FINISH

GN16- UNLESS OTHERWISE NOTED, DIMENSIONS ARE ASSUMED TO BE:

A. PLUMB
B. LEVEL
C. SQUARE
E. PARALLEL
F. TO ESTABLISHED AXES OR BASELINES AS ESTABLISHED BY DIMENSIONAL OR ANGULAR NOTATIONS

GN17- ALL GLASS MUST CONFORM TO CODE REQUIREMENTS FOR SAFETY GLAZING.

GN18- MATERIALS, WHERE REQUIRED, ARE TO HAVE AN UL LABEL IN AN INCONSPICUOUS BUT VISIBLE LOCATION.

GN19- SIZES, DIMENSIONS, LOCATIONS, AND DETAILS OF PLANTERS, TREE GATES, CONCRETE FINISH, TILE PATTERNS, GRADING, SITE LIGHTING, ETC., ASSOCIATED WITH LANDSCAPE ARE SHOWN ON LANDSCAPE DRAWINGS.

GN20- SIZES, DIMENSIONS, LOCATIONS AND DETAILS OF UTILITY LINES, AGGREGATE BASES, SPOT ELEVATIONS ETC., ASSOCIATED WITH CIVIL ARE SHOWN ON THE CIVIL DRAWINGS.

GN21- SIZES, DIMENSIONS, LOCATIONS AND DETAILS OF STRUCTURAL MEMBERS, BEAMS, SLABS, WALLS, OPENINGS, ETC., ARE SHOWN ON STRUCTURAL DRAWINGS.

GN22- SIZES, DIMENSIONS, LOCATIONS AND DETAIL OF REGISTERS, DUCTS, EQUIPMENT, WALL OPENINGS, LOUVERS, ACCESS HATCHES, EQUIPMENT CURBS, VENTS, ETC., ASSOCIATED WITH HEATING VENTILATING AND AIR CONDITIONING ARE CONTAINED ON THE MECHANICAL DRAWINGS. COORDINATE LOCATION OF REGISTERS WITH ARCHITECTURAL REFLECTED CEILING PLAN.

SITE PLAN GENERAL NOTES
SPGN01- CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS WITH EACH UTILITY AGENCY PRIOR TO EXCAVATION.

SPGN02- CONTRACTOR TO VERIFY ALL FLOOR ELEVATIONS PRIOR TO EXCAVATION.

SPGN03- CONTRACTOR TO PROTECT ALL TREES ON PROPERTY & ADJACENT PROPERTIES THAT EXTEND OVER PROPERTY LINE.

SPGN04- THE PROJECT SHALL COMPLY WITH THE TOWNS FIRE MITIGATION STANDARDS

SPGN05- THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

DRB notes:

-Areas disturbed within the General Easement utilized during construction shall be returned to the pre-disturbed condition before the project's issuance of a certificate of occupancy.

-Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

-Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

-Prior to issuance of a CO, the property owner will enter into a Road Right of Way and General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the road right of way and general easement encroachments approved.

-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 (consistent with CDC Section 17.3.12.C.)

-A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

-Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

Stone: setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4')

Wood that is stained in the approved color(s)

Any approved metal exterior material

Roofing material(s)

Any other approved exterior materials

-All areas of glazing to be specified as non-reflective material.

DRAWING INDEX

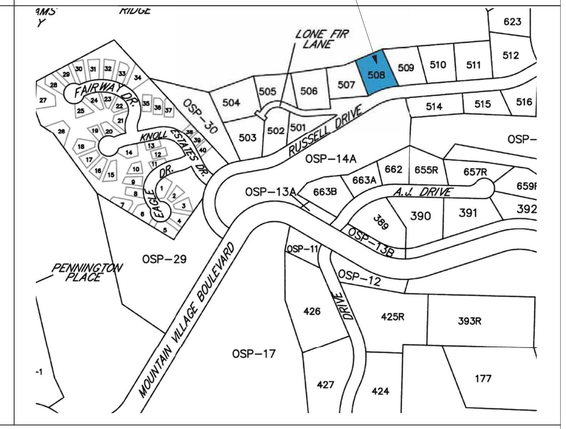
ARCHITECTURAL

A000	PROJECT DATA, DRAWING INDEX, PROJECT DIRECTORY SURVEY
A100	SITE PLAN
A101	CONSTRUCTION STAGING PLAN & FIRE MITIGATION PLAN
A103	LANDSCAPE & IRRIGATION PLANS
A104	EXTERIOR LIGHTING PLAN
A105	SNOW MELT PLAN
A201	LOWER LEVEL FRAMING PLAN
A202	ENTRY LEVEL FRAMING PLAN
A204	ROOF FRAMING PLAN
A205	AREA ANALYSIS
A300	HEIGHT CALCS
A300b	HEIGHT CALCS- 40' SHELL
A301	ELEVATIONS
A302	ELEVATIONS
A305	MATERIAL CALCS
A601	WINDOW DETAILS
A900	MATERIAL SAMPLE PHOTOS AND CUT SHEETS

CIVIL

C1	NOTES
C2	GRADING PLAN AND DRIVEWAY PROFILE
C3	UTILITIES

VICINITY MAP



PROJECT AXONOMETRIC

PROJECT DIRECTORY

NOT FOR CONSTRUCTION

OWNER/CONTRACTOR

ARCHITECT
JACK WESSON ARCHITECTS, INC.
PO BOX 457
TELLURIDE, CO 81435
T 970.728.9755
jwesson@me.com
adam.birck@gmail.com

STRUCTURAL ENGINEER

SURVEY INFORMATION
ALL POINTS LAND SURVEY L.L.C.
POX POX 754 OPHIR, COLORADO 81435
(970) 708-9694

CIVIL ENGINEER
DAVID BALLODE
UNCOMPAHGRE ENGINEERING, LLC
P.O. BOX 3945
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MARK	REV. DATE	DESCRIPTION
	5-11-2022	DRB SUBMISSION
	3-4-2022	REDLINE PICKUPS
	1-10-2022	10' SHIFT
	1-3-2022	REDLINE PICKUPS
	12-31-2021	REDLINE PICKUPS
	11-3-2021	MATERIAL AREAS
	10-25-2021	MASSING
	7-1-2021	LAYOUT

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

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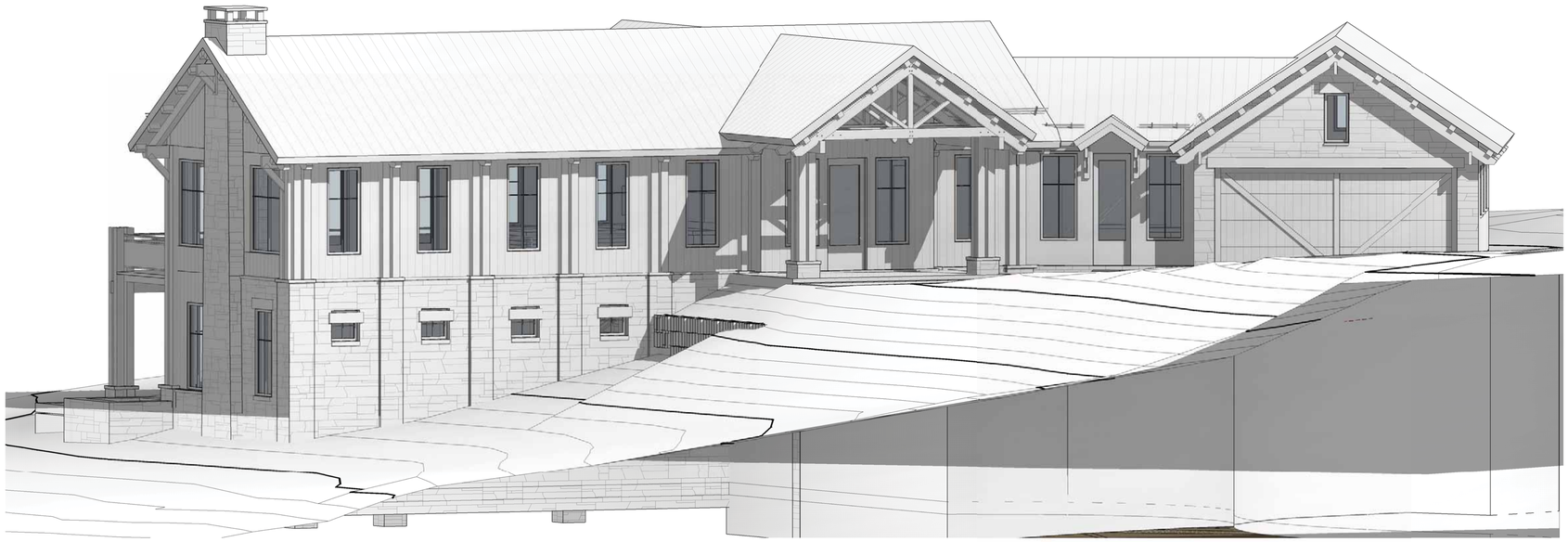
PROJECT NAME: 508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION: COVER SHEET

SHEET NUMBER: A000

PrairieRegular

2 BIRD'S EYE 2



1 BIRD'S EYE 1

NOT FOR CONSTRUCTION

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PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
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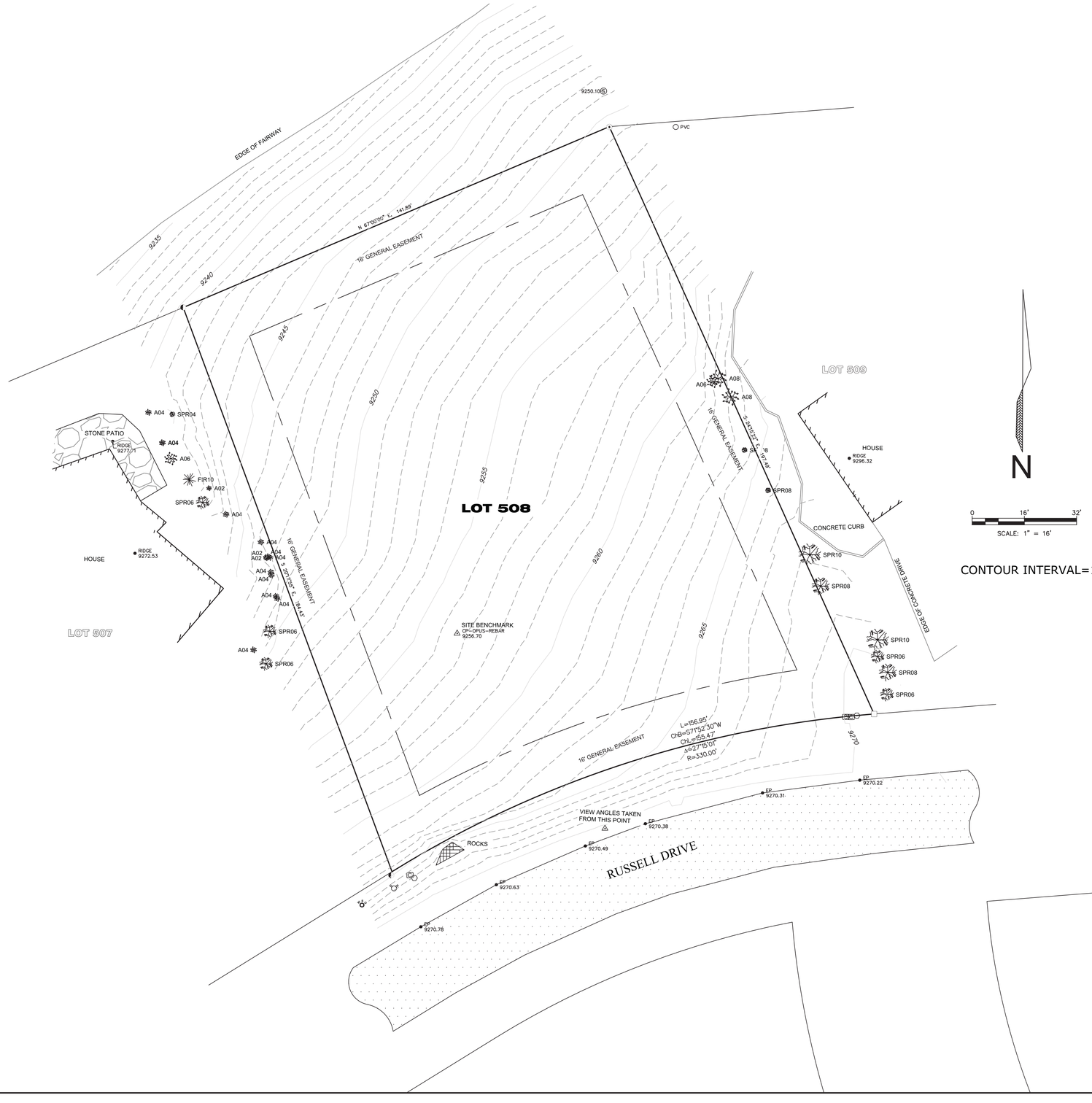
PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
3D

SHEET NUMBER:
3D1

PrairieRegular



N

0 16' 32'

SCALE: 1" = 16'

CONTOUR INTERVAL=1'

PROPERTY DESCRIPTION:

LOT 508, TELLURIDE MOUNTAIN VILLAGE, FILING 2, ACCORDING TO THE PLAT RECORDED MARCH 3, 1987 IN PLAT BOOK 1 AT PAGE 702,
COUNTY OF SAN MIGUEL,
STATE OF COLORADO.

SURVEYOR'S CERTIFICATE:

I, Thomas A, Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 508, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

COLORADO LICENSED THOMAS A. CLARK 38014 PROFESSIONAL LAND SURVEYOR

Thomas A. Clark PLS. 38014

NOTES:

1. Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86009451-2 effective on 10/22/2019 at 5:00 P.M..

2. According to FEMA Flood Insurance Rate Map 008113C0300C Panel Number 0287 dated September 30.1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.

3. Field work was performed in May 2021.

4. Elevation datum for this survey are based on GPS observation and OPUS solution (NAVD 88) on benchmark "CP OPUS- REBAR" that elevation being 9256.70.

5. This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.

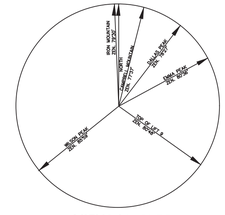
6. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.

7. NOTICE: According to Colorado law you must commence any legal action based upon 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 then ten years from the date of the certification shown hereon.

TREE CHART

SPRUCE TREE WITH TRUNK DIAMETER INDICATED IN INCHES

ASPEN TREE WITH TRUNK DIAMETER INDICATED IN INCHES



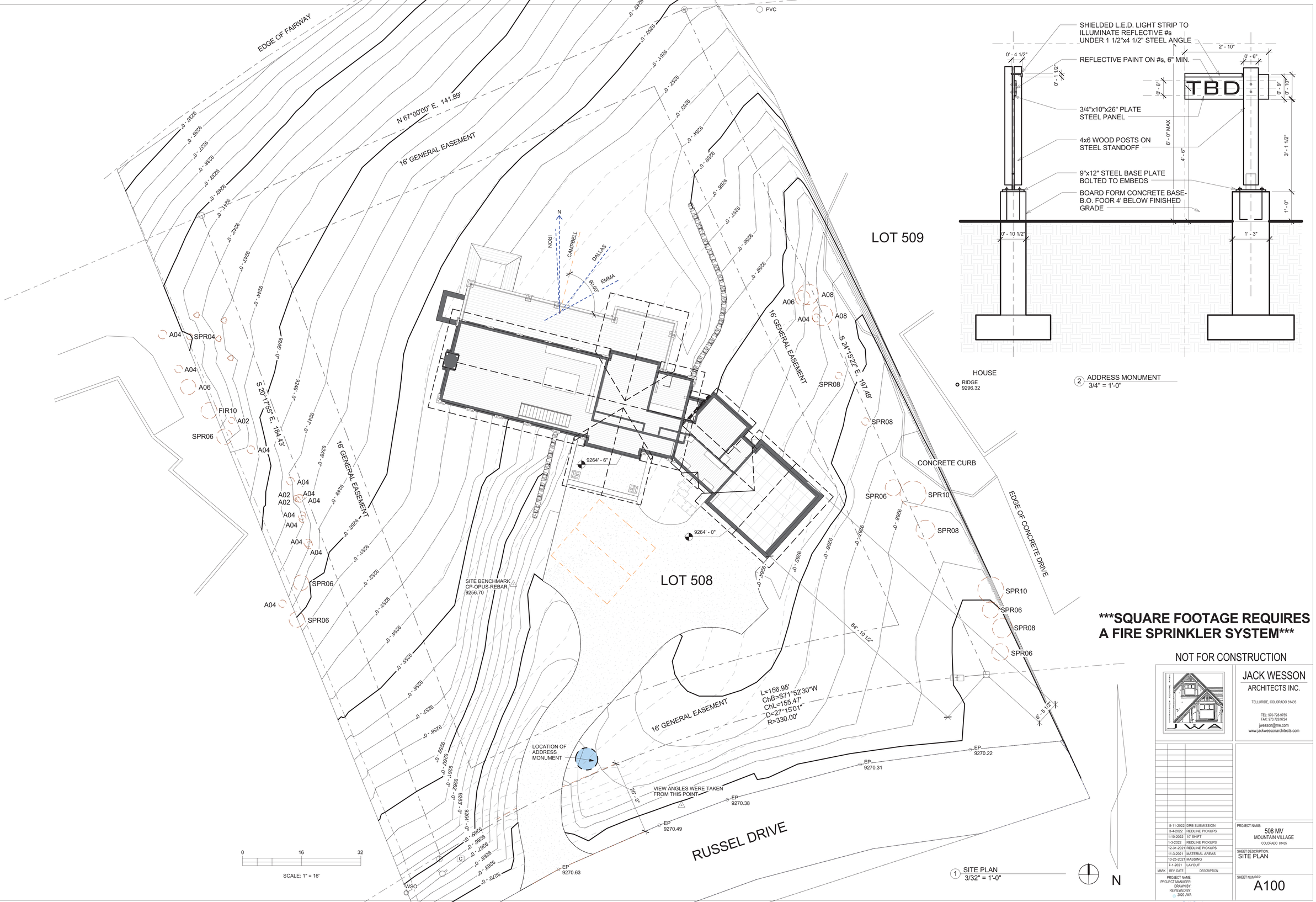
LEGEND:

- PAVED DRIVING SURFACE
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 17956
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP NO LS #
- SURVEY CONTROL POINT
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- WATER SHUTOFF VALVE
- FIRE HYDRANT

TOPOGRAPHIC MAP OF LOT 508, TELLURIDE MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO.

ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 4/30/2021		
DRAWN BY	TC	JOB# 21042
CHECKED BY	JCC	
		SHEET-1-OF-1



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

*****SQUARE FOOTAGE REQUIRES A FIRE SPRINKLER SYSTEM*****

NOT FOR CONSTRUCTION

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PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
SITE PLAN

SHEET NUMBER:
A100

PrairieRegular

ALL DECKS TO BE BUILT OF HEAVY TIMBER CONSTRUCTION AND FIRE RESISTANT MATERIALS

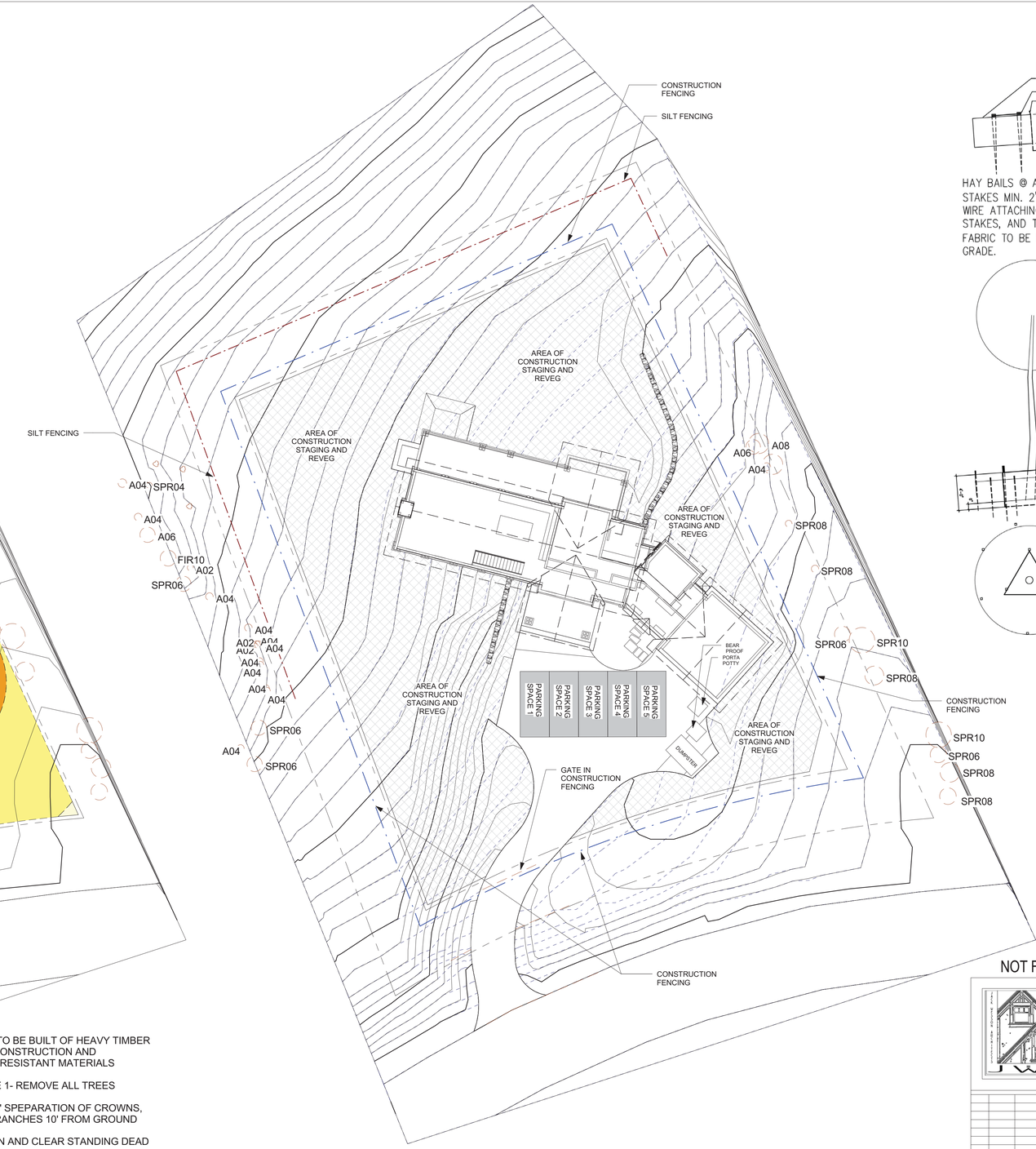
ZONE 1- REMOVE ALL TREES

ZONE 2- 10' SPEPARATION OF CROWNS, CLEAR BRANCHES 10' FROM GROUND

ZONE 3- THIN AND CLEAR STANDING DEAD

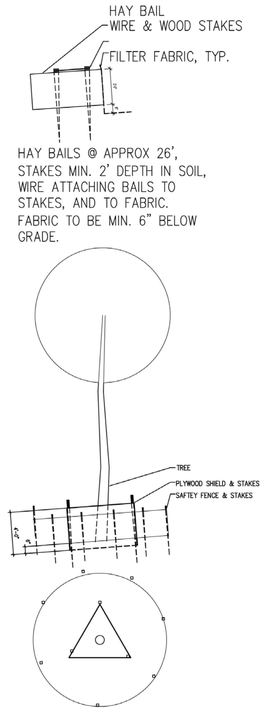
2 SITE PLAN- FIRE MITIGATION
1/16" = 1'-0"

CONSISTENT WITH TOWN BUILDING CODES, UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER, OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.



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

NOTE: ADDITIONAL TREE CLEARING WILL BE DONE IN ACCORDANCE WITH THE MOUNTAIN VILLAGE LAND USE ORDINANCE FIRE MITIGATION REQUIREMENTS



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DRAWN BY:
REVIEWED BY:
2020 JWA

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508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
CONSTRUCTION STAGING PLAN & FIRE MITIGATION

SHEET NUMBER:
A101

PrairieRegular

ALL EXISTING TREES TO REMAIN- SEE PLAN FOR SPECIES AND SIZE

(22) 5 GAL. DOGWOOD SHRUBS

(30) 5 GAL. POTENTILLA

(7) NEW EVERGREEN TREES (1-8') (1-10') MINIMUM HEIGHT

***At least forty (40) percent of the trees on a landscaping plan shall be trees not typically found in landscaping in the Town, such as lodgepole pine, limber pine, white bark pine, ponderosa pine, bristlecone pine and pinyon pine provided such trees fit within the life zone and a site's micro climate.

(26) NEW 3" CAL. APSEN OR 2 1/2" CA. MULTI-STEM

Z1 LANDSCAPE ZONE 1: COLUMBINE, SHOOTING STAR, INDIAN PAINTBRUSH, YARROW, BLUEBELL APPROX. 600 SF.

Z2 LANDSCAPE ZONE 2: RUSSIAN SAGE, YELLOW ROSE, DAYLILY, DELPHINIUM, BLEEDING HEART, CINQUEFOIL APPROX 1000 SF.

NOTE: REVEGETATION IS WILL BE NATIVE MIX
5% WESTERN YARROW
10% TALL FESCUE
5% ARIZONA FESCUE
5% HARD FESCUE
10% CREEPING RED FESCUE
15% ALPINE BLUEGRASS
10% CANADA BLUEGRASS
15% PERENNIAL RYEGRASS
10% SLENDER WHEATGRASS
15% MOUNTAIN BROME
APPROX. 11700 SF

LANDSCAPE LEGEND
1/4" = 1'-0"

1 SITE PLAN- LANDSCAPE AND IRRIGATION PLAN
3/32" = 1'-0"

WATER USAGE CHART:

ASPEN	26 @ 10 gal.	=260 gal.
SPRUCE	7 @ 10 gal.	= 70 gal.
POTENTELLA	22 @ 2 gal.	= 44 gal.
DOGWOOD	30 @ 2 gal.	= 60 gal.
TOTAL =		334 **gal**.

***NOTE: INSTALL RAIN SHUT-OFF DEVICE AS REQ'D BY SECTION 9-210**

INSTALL BACKFLOW PREVENTERS

SHOULD THE STATE OF THE GENERAL EASEMENTS BE DISTURBED DURING CONSTRUCTION, THE APPLICANT MUST REVEGETATE THE AREA TO ITS PRIOR CONDITION USING THE NATIVE SEED MIX.

GENERAL NOTES:

1. SOIL PREPARATION SPECIFICATIONS: SOIL IN REVEG. AREA WILL BE AUGMENTED WITH HYDROMULCH.

2. THIS LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.

3. THE PROPERTY OWNER GUARANTEES ALL PLANT MATERIALS FOR TWO YEAR.

4. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.

5. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO

6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.

7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPERATION, SEEDING, MULCHING, AND FERTLIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OR COLORADO.

8. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

REVEGETATION AND EROSION CONTROL NOTES:

1. SUBSOIL SURFACES SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.

2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE RE-VEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTO-TILLED AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET.

3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.

4. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION-CONTROL NETTING.

5. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.

7. EROSION-CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2, AND IN DRAINAGE SWALES.

8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.

9. ROAD AND DRIVEWAY SHALL BE RE-VEGETATED WITHIN THIRTY (30) DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE. UTILITY CUTS SHALL BE RE-VEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.

10. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.

11. IN AREAS THAT ARE TO BE RE-VEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF A SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).

DRAINAGE WILL MAINTAIN POSITIVE FLOW AWAY FROM THE HOUSE AS REQUIRED BY TOWN'S ADOPTIVE BUILDING CODES

THE PROJECT SHALL COMPLY WITH TTHE TOWNS FIRE MITIGATION STANDARDS

THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

NOT FOR CONSTRUCTION

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MARK	REV. DATE	DESCRIPTION
	5-11-2022	DRB SUBMISSION
	3-4-2022	REDLINE PICKUPS
	1-10-2022	10' SHIFT
	1-3-2022	REDLINE PICKUPS
	12-31-2021	REDLINE PICKUPS
	11-3-2021	MATERIAL AREAS
	10-25-2021	MASSING
	7-1-2021	LAYOUT

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
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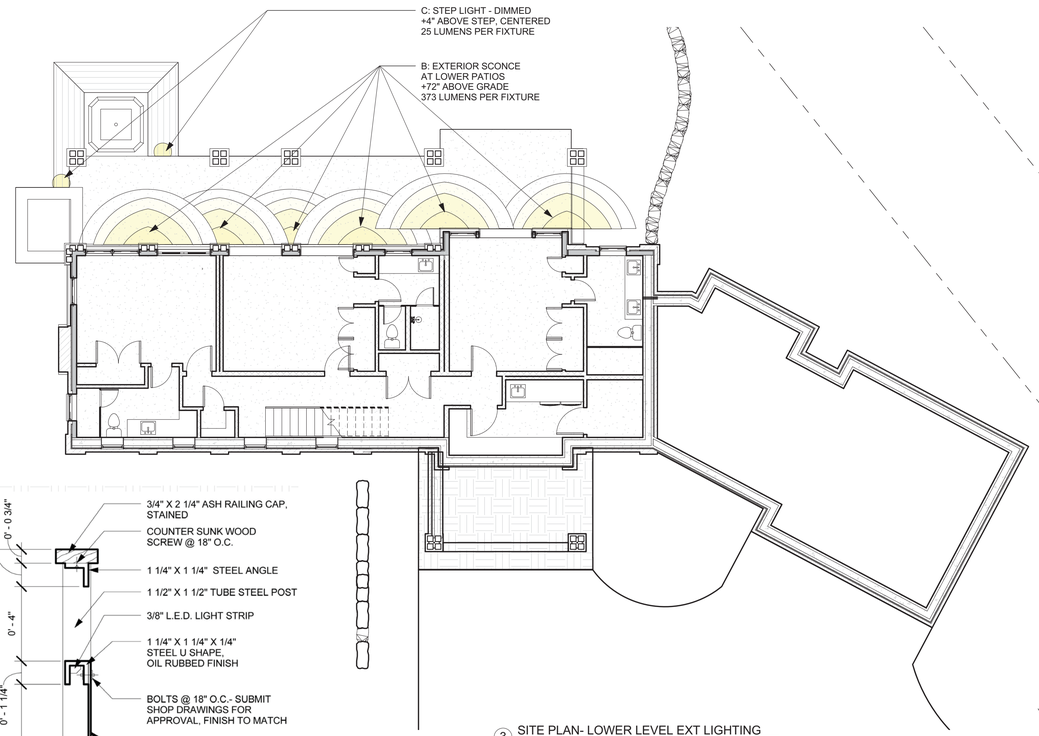
PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
LANDSCAPE & IRRIGATION PLAN

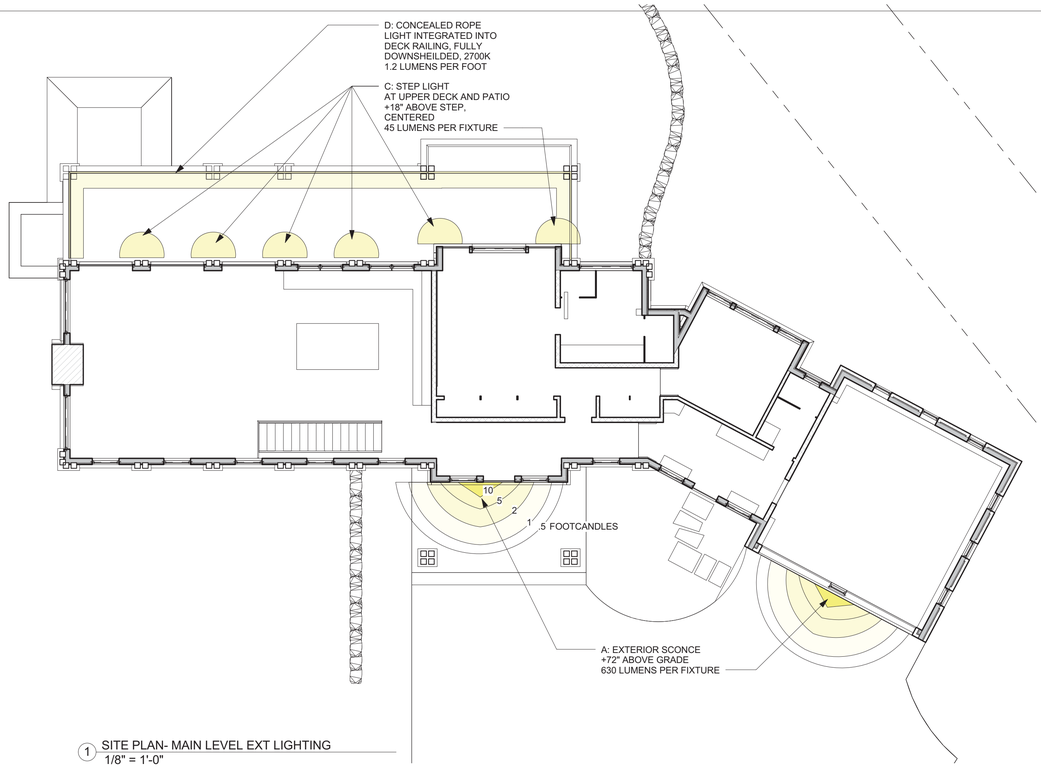
SHEET NUMBER:
A103

PrairieRegular



3 SITE PLAN- LOWER LEVEL EXT LIGHTING
1/8" = 1'-0"

0' 4' 8' 16' 32'



1 SITE PLAN- MAIN LEVEL EXT LIGHTING
1/8" = 1'-0"

0' 4' 8' 16' 32'

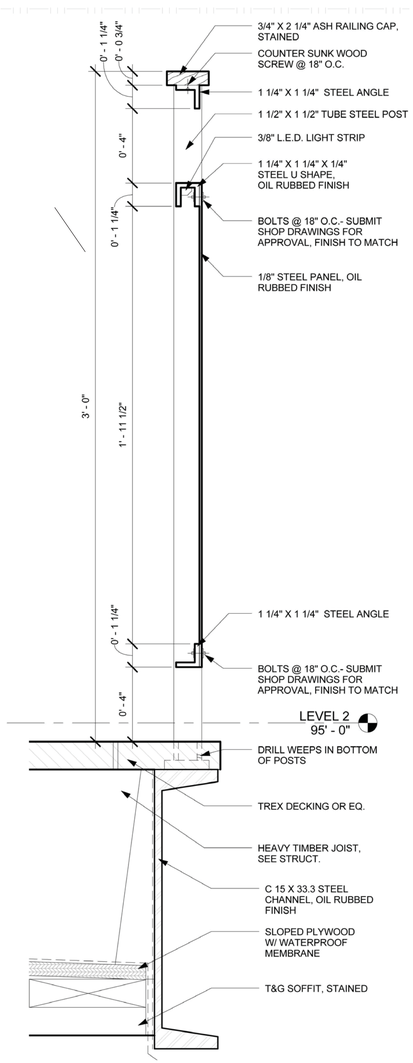
ALL LIGHTING TO BE ON A DIMMER MANAGEMENT SYSTEM, 850 LUMENS MAX

A: LARGE EXTERIOR SCONCE: see cut sheet A810

B: SMALL EXTERIOR SCONCE: see cut sheet A810

C: EXTERIOR STEP LIGHT: see cut sheet A810

D: EXTERIOR ROPE LIGHT: see cut sheet A810



2 DETAIL- RAILING @ NORTH DECK
3" = 1'-0"

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	7-1-2021	LAYOUT

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REVIEWED BY:
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508 MV
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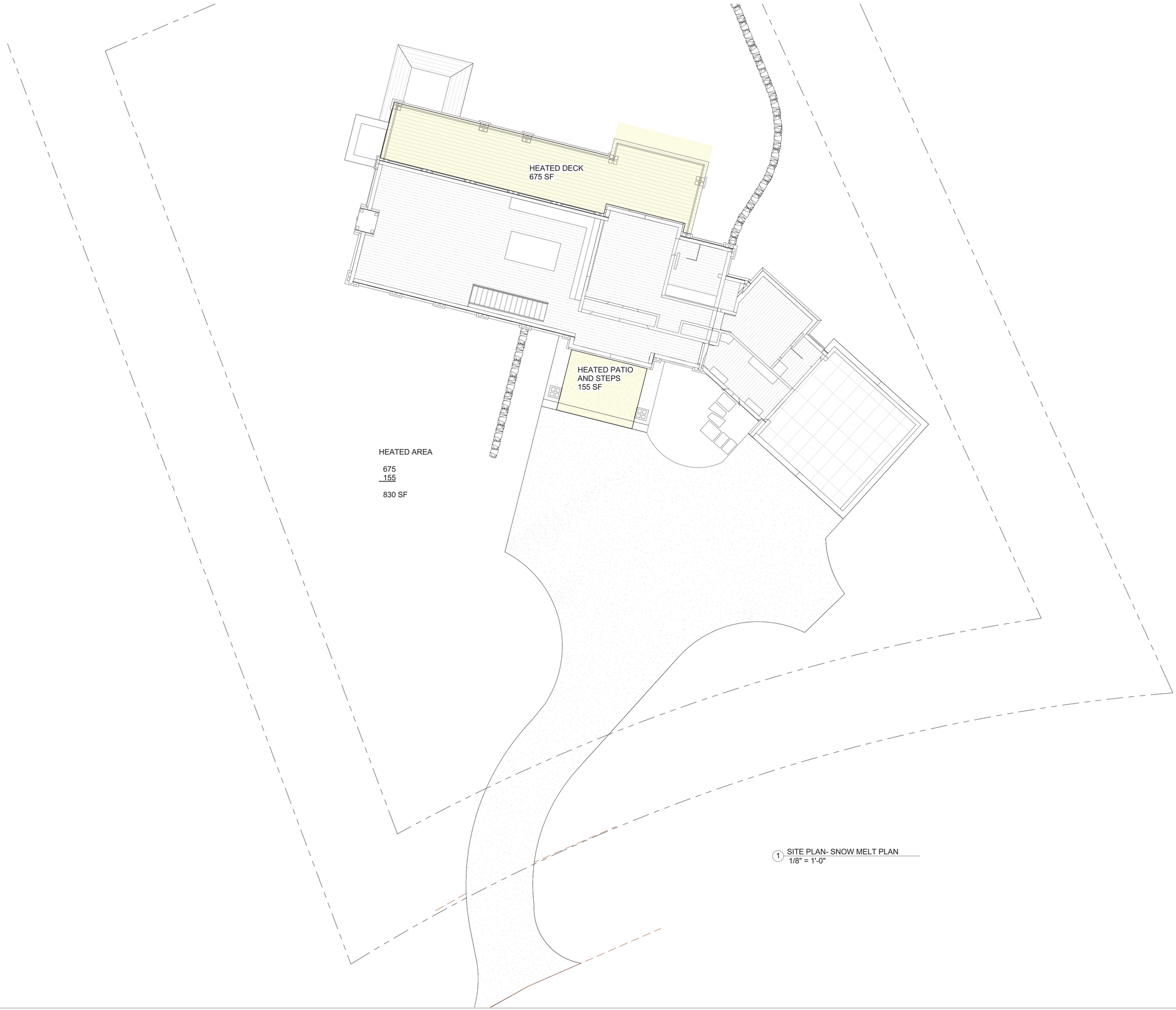
COLORADO 81435

SHEET DESCRIPTION:
EXTERIOR LIGHTING PLAN

SHEET NUMBER:
A104

PrairieRegular



HEATED AREA

675
155

830 SF

1 SITE PLAN- SNOW MELT PLAN
1/8" = 1'-0"

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	7-1-2021	LAYOUT

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
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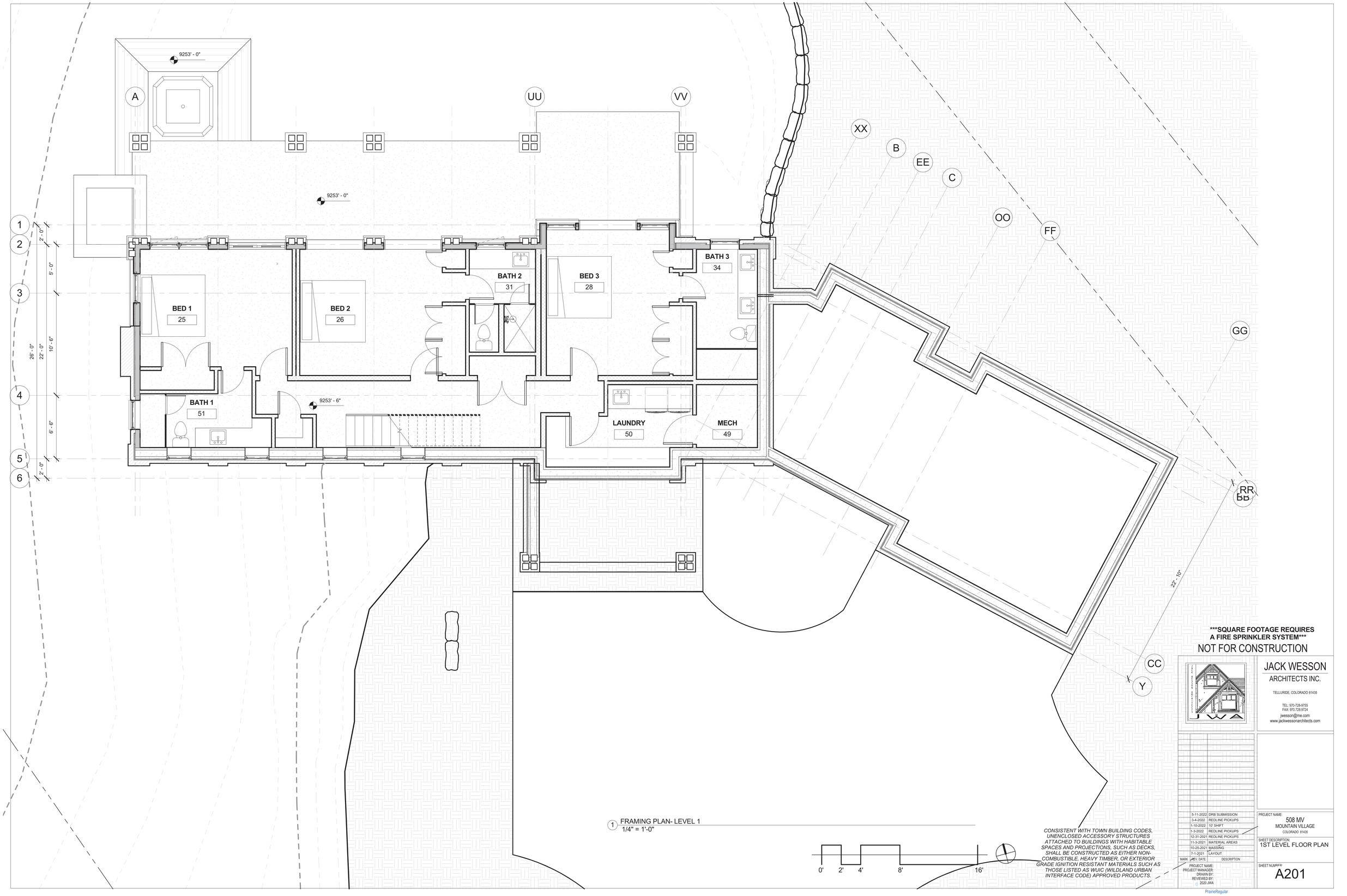
PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
SNOW MELT PLAN

SHEET NUMBER:
A105

PrairieRegular



1 FRAMING PLAN- LEVEL 1
1/4" = 1'-0"

SQUARE FOOTAGE REQUIRES A FIRE SPRINKLER SYSTEM

NOT FOR CONSTRUCTION

CONSISTENT WITH TOWN BUILDING CODES, UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER, OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.

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	7-1-2021	LAYOUT

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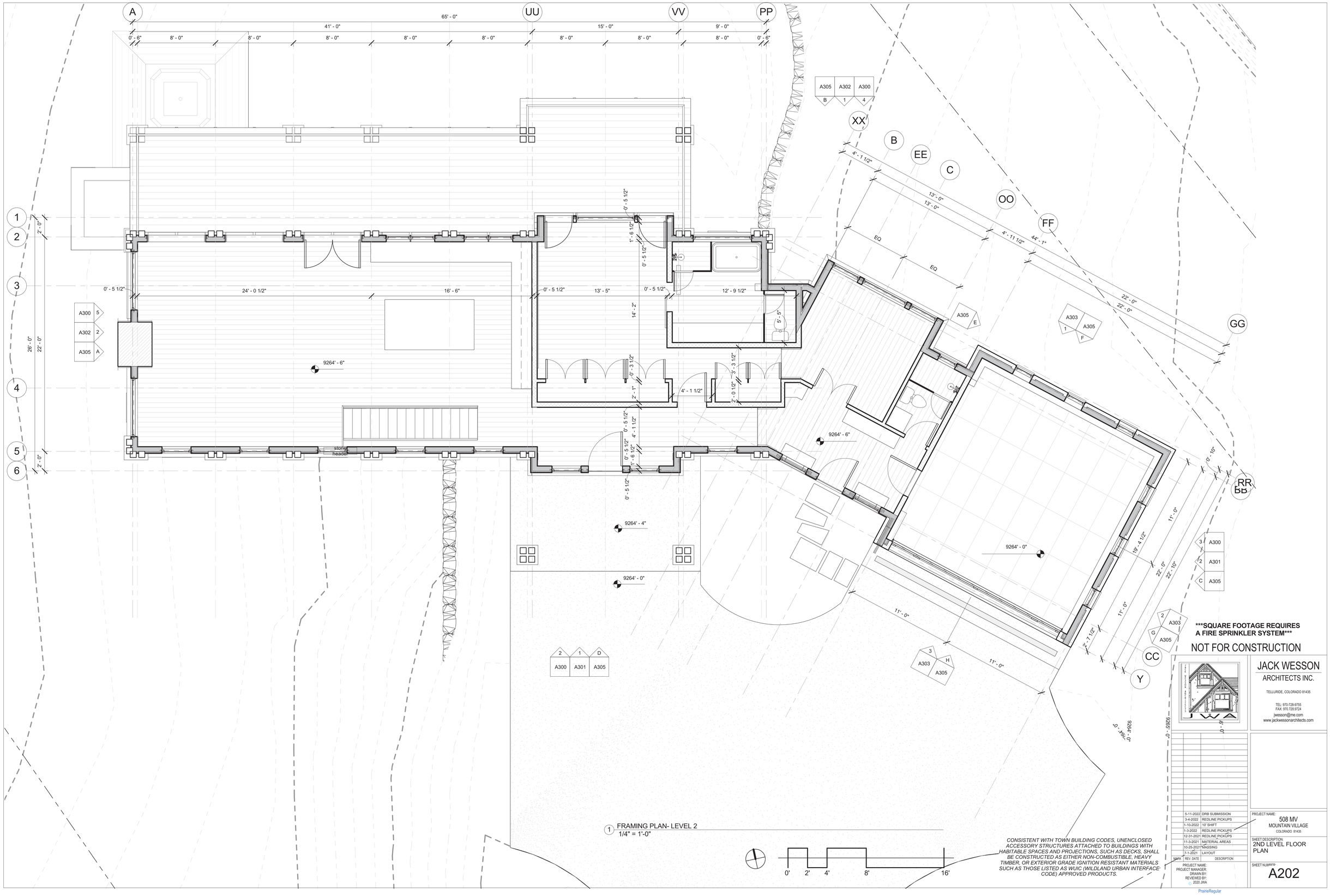
PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
1ST LEVEL FLOOR PLAN

SHEET NUMBER:
A201

PrairieRegular



1 FRAMING PLAN- LEVEL 2
1/4" = 1'-0"

0' 2' 4' 8' 16'

CONSISTENT WITH TOWN BUILDING CODES, UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER, OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.

*****SQUARE FOOTAGE REQUIRES A FIRE SPRINKLER SYSTEM*****

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	7-1-2021	LAYOUT

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PROJECT MANAGER:
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REVIEWED BY:
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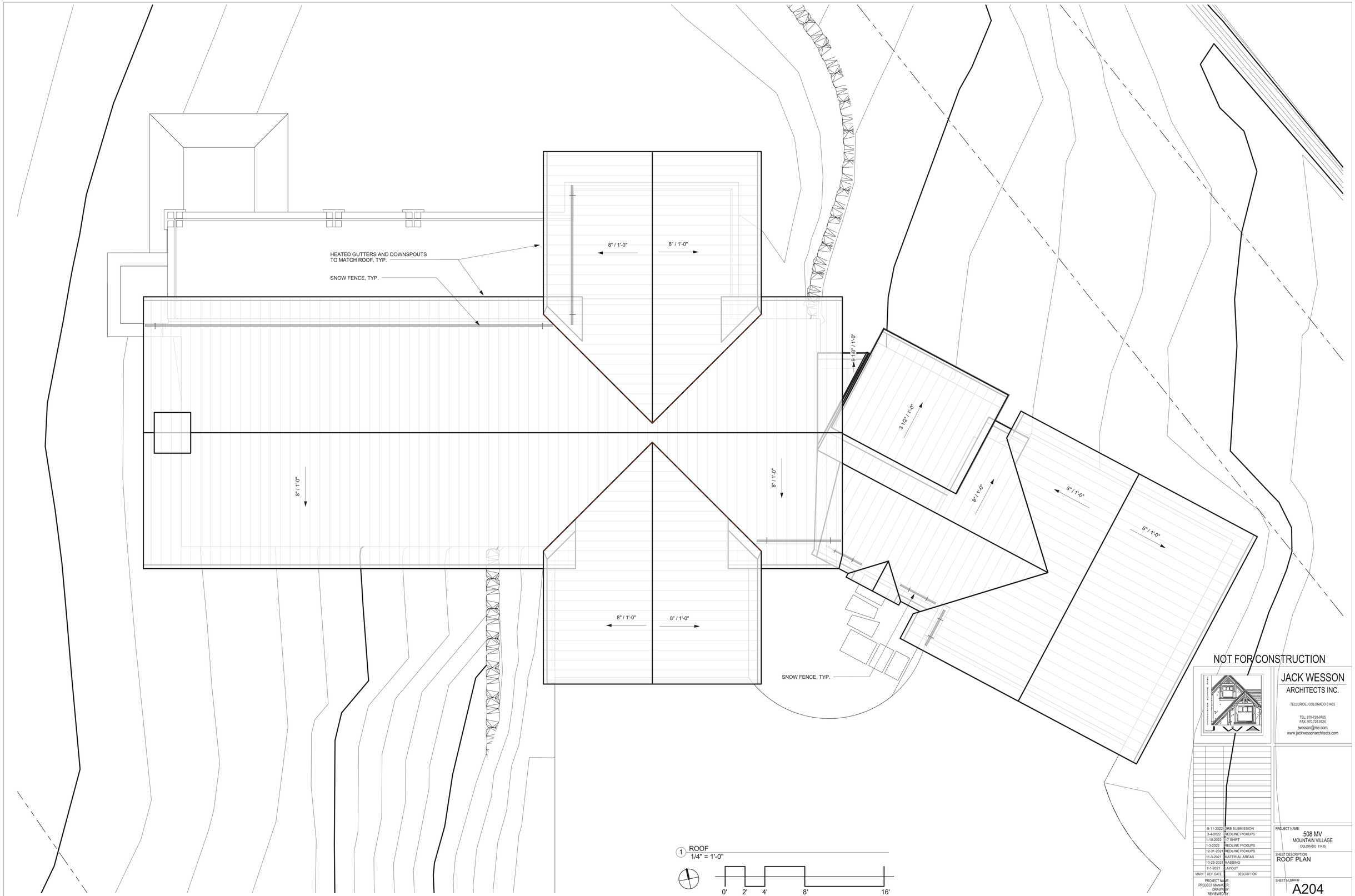
PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
2ND LEVEL FLOOR PLAN

SHEET NUMBER:
A202

PrairieRegular



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

0' 2' 4' 8' 16'

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	7-1-2021	LAYOUT

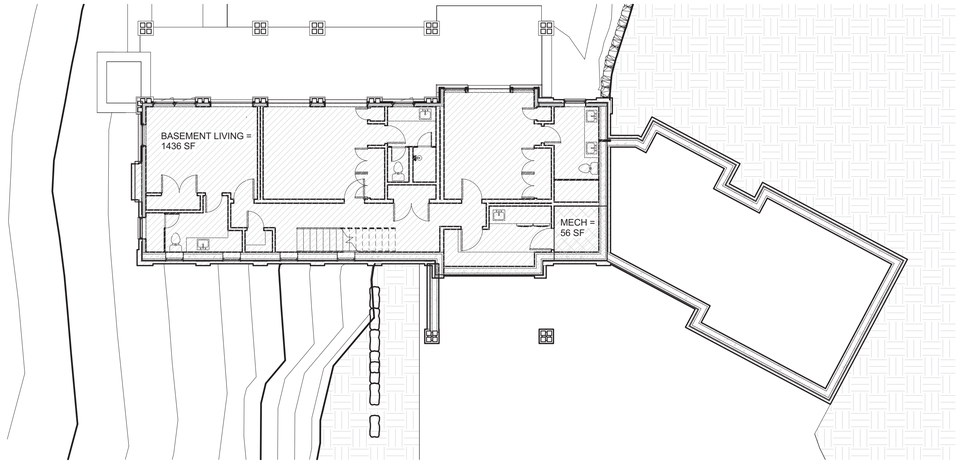
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
2020 JWA

PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

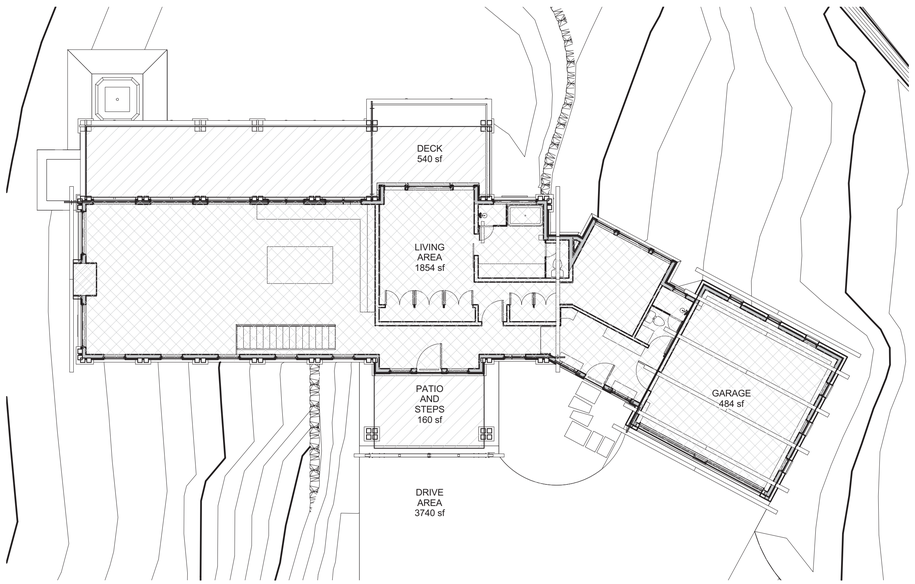
SHEET DESCRIPTION:
ROOF PLAN

SHEET NUMBER:
A204

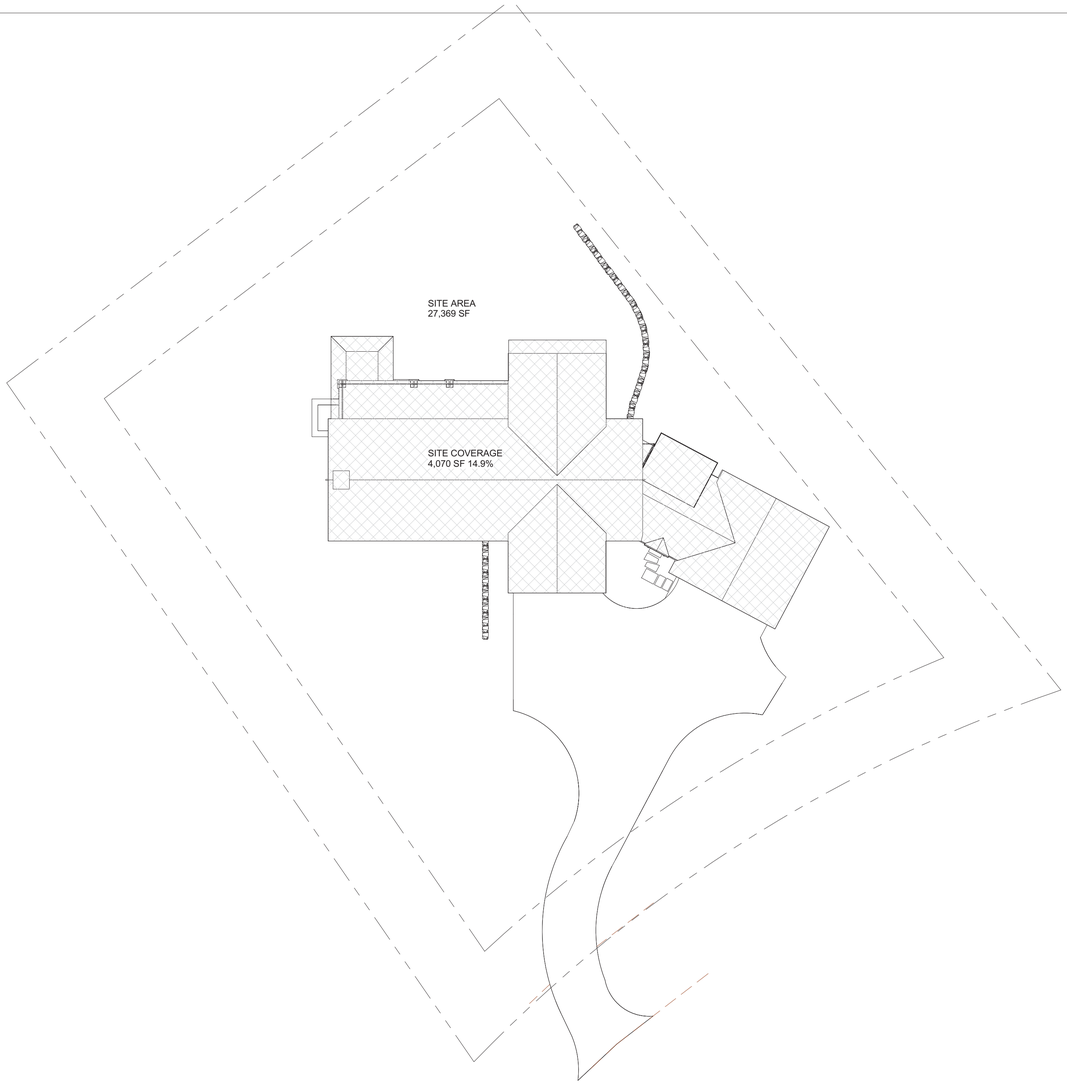
PrairieRegular



1 AREA PLAN- LEVEL 1
1" = 10'-0"



2 AREA PLAN- LEVEL 2
1" = 10'-0"



3 AREA- SITE COVERAGE
1/16" = 1'-0"

AREA ANALYSIS:

SITE AREA =	27,369 sf
ALLOW. SITE COVER. (40%) =	10,948 sf
PRO. SITE COVER. (14.9%) =	4,070 sf

GROSS AREA (TO FACE OF STRUCTURE):

1ST LVL	
LIVING =	1436 sf
MECH =	56 sf
2ND	
LIVING =	1854 sf
GARAGE =	484 sf
TOTAL LIVING =	3,290sf
TOTAL GROSS =	3,830 sf

*****SQUARE FOOTAGE REQUIRES A FIRE SPRINKLER SYSTEM*****

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	11-3-2021	MATERIAL AREAS
	10-25-2021	MASSING
	7-1-2021	LAYOUT

PROJECT NAME:
PROJECT MANAGER:
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PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
AREA ANALYSIS

SHEET NUMBER:
A205

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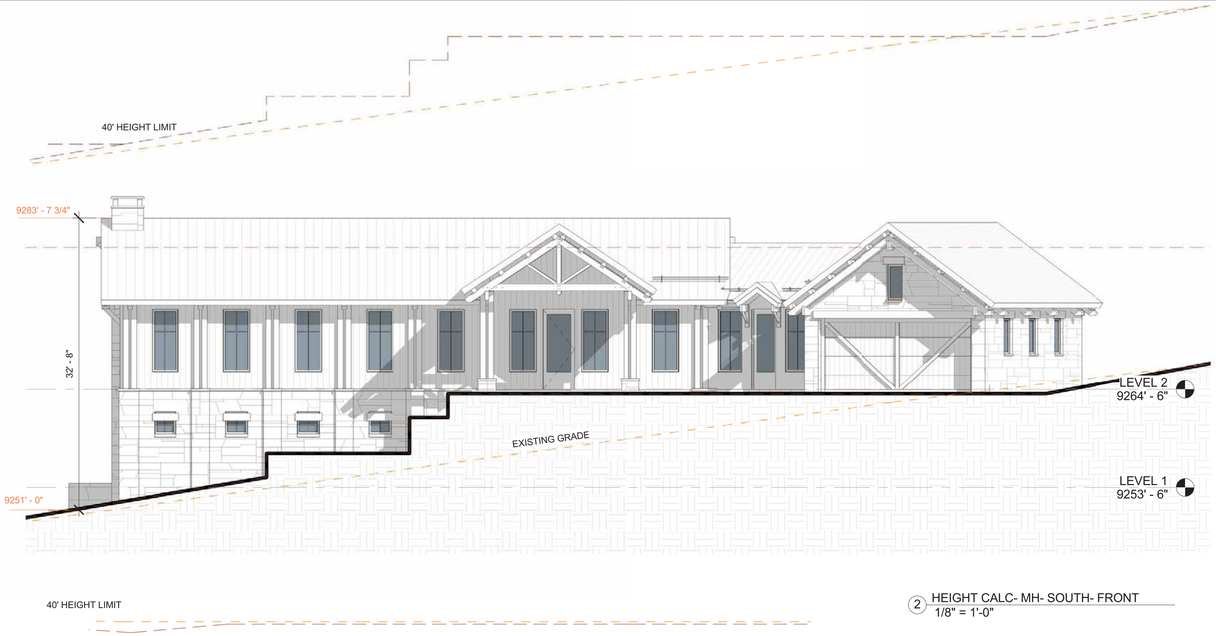
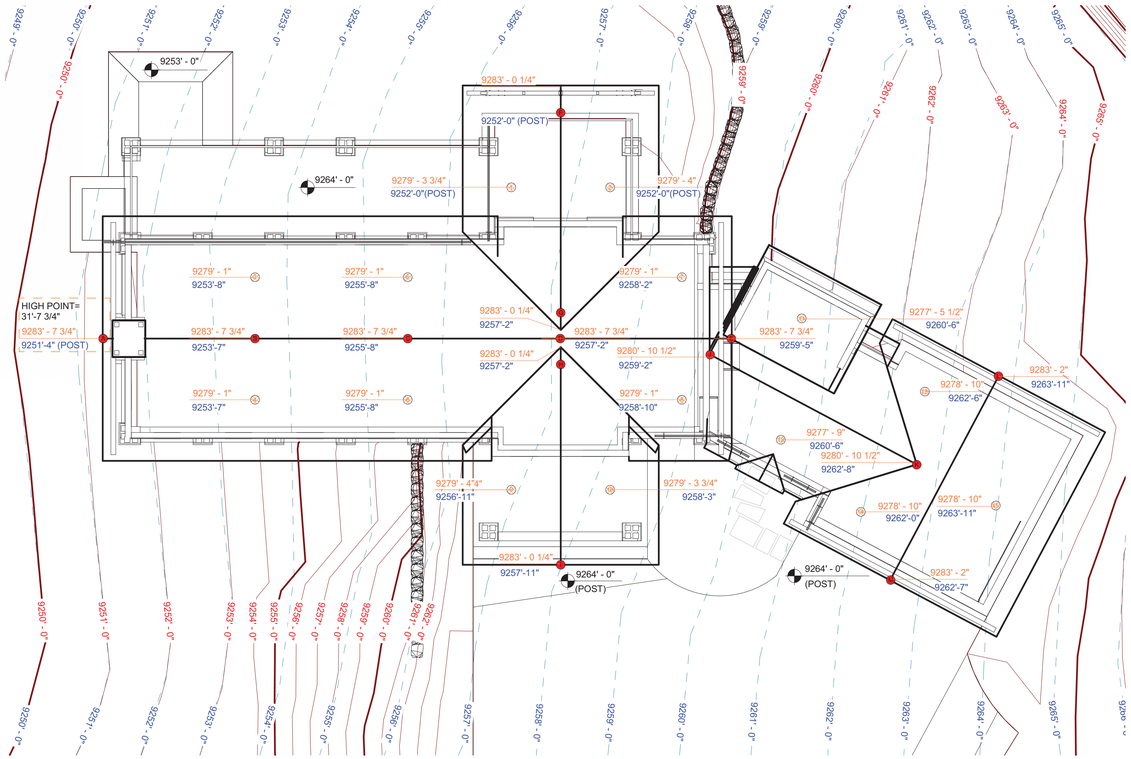


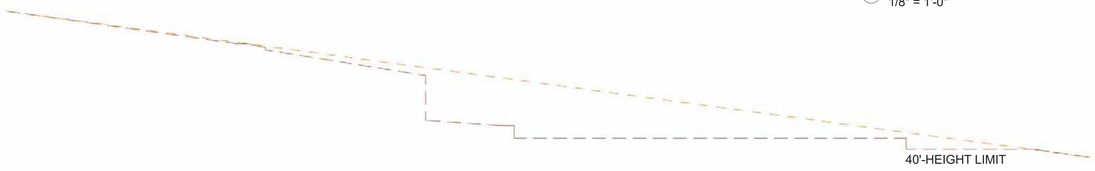
2 HEIGHT CALC- MH- SOUTH- FRONT
1/8" = 1'-0"



1 ROOF HEIGHT CALC
1/8" = 1'-0"

	AVERAGE GRADE CALC				HIGH POINT GRADE CALC			
	GRADE (MOST RESTRICTIVE)	ROOF MID POINT	HEIGHT			GRADE (MOST RESTRICTIVE)	ROOF HIGH POINT	HEIGHT
1	9252'-0"	9279'-4"	27'-4"			SOUTH 9251'-0"	9283'-7 3/4"	32'-7 3/4"
2	9252'-0"	9279'-4"	27'-4"		MOST RESTRICTIVE	WEST 9251'-0"	9283'-7 3/4"	32'-7 3/4"
3	9253'-8"	9279'-1"	25'-5"			NORTH 9251'-0"	9283'-7 3/4"	32'-7 3/4"
4	9253'-7"	9279'-1"	25'-6"			EAST 9264'-0"	9283'-2"	19'-2"
5	9255'-8"	9279'-1"	23'-5"					
6	9255'-8"	9279'-1"	23'-5"					
7	9258'-2"	9279'-1"	20'-11"					
8	9258'-10"	9279'-1"	20'-3"					
9	9256'-11"	9279'-4"	22'-5"					
10	9258'-3"	9279'-4"	21'-1"					
11	9260'-6"	9277'-5 1/2"	16'-11 1/2"					
12	9260'-6"	9277'-9"	17'-3"					
13	9262'-6"	9278'-10"	16'-4"					
14	9262'-0"	9278'-10"	16'-10"					
15	9263'-11"	9278'-10"	14'-11"					
			319'-4 1/2"/15 = **21'-3 1/2"**					

3 HEIGHT CALC- MH- EAST
1/8" = 1'-0"



4 HEIGHT CALC- MH- NORTH
1/8" = 1'-0"

5 HEIGHT CALC- MH- WEST
1/8" = 1'-0"

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	7-1-2021	LAYOUT

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
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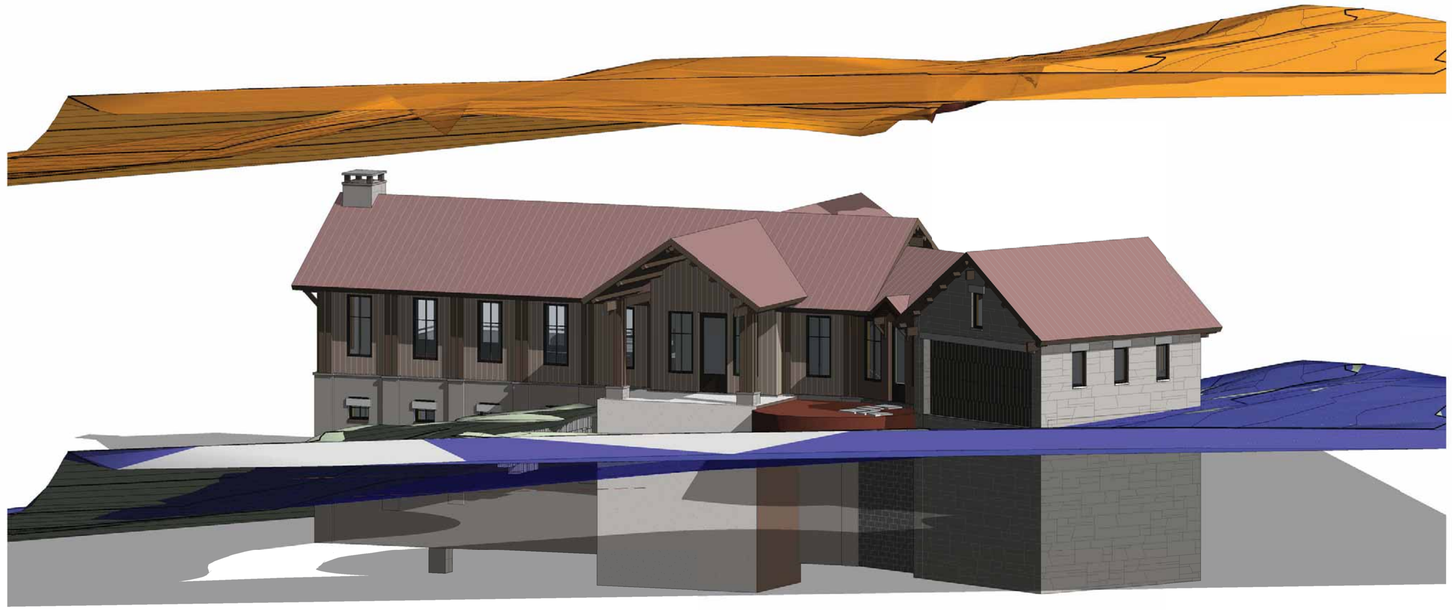
PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
HEIGHT CALCS

SHEET NUMBER:
A300

PrairieRegular



1 BIRD'S EYE HEIGHT CALC- POST

2 BIRD'S EYE HEIGHT CALC- PRE

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	7-1-2021	LAYOUT

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
2020 JWA

PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
HEIGHT CALCS- 40' SHELL

SHEET NUMBER:
A300b

PrairieRegular

1 MH- SOUTH- FRONT
1/4" = 1'-0"

0' 2' 4' 8' 16'

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

0' 2' 4' 8' 16'

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	11-3-2021	MATERIAL AREAS
	10-25-2021	MASSING
	7-1-2021	LAYOUT

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DRAWN BY:
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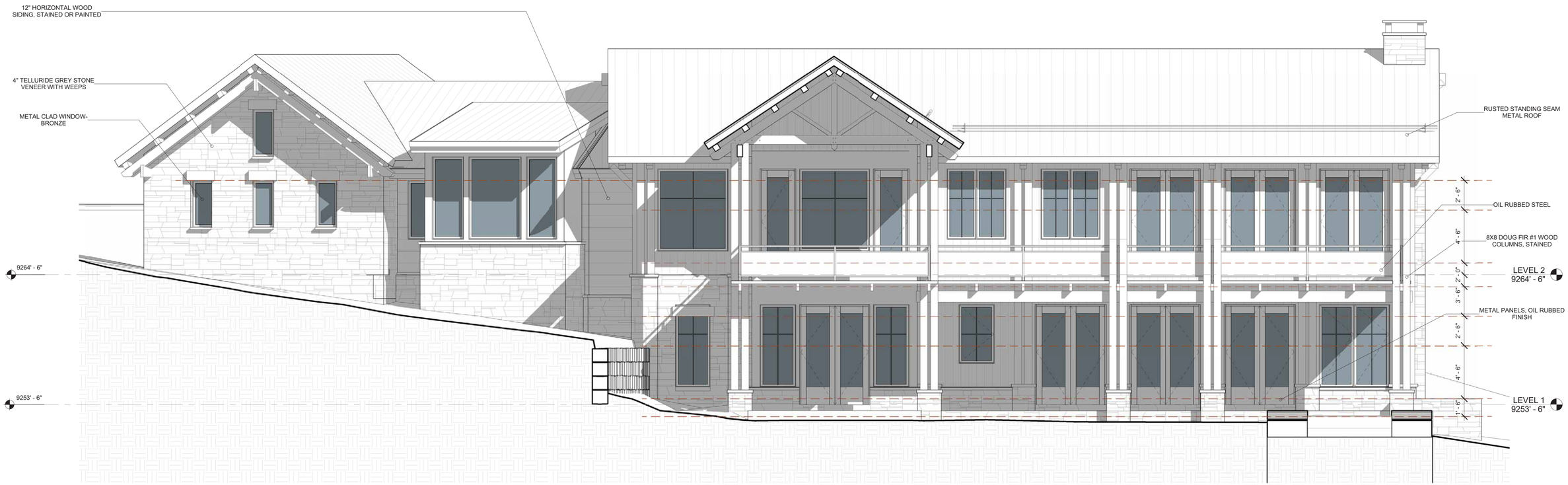
PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
ELEVATIONS

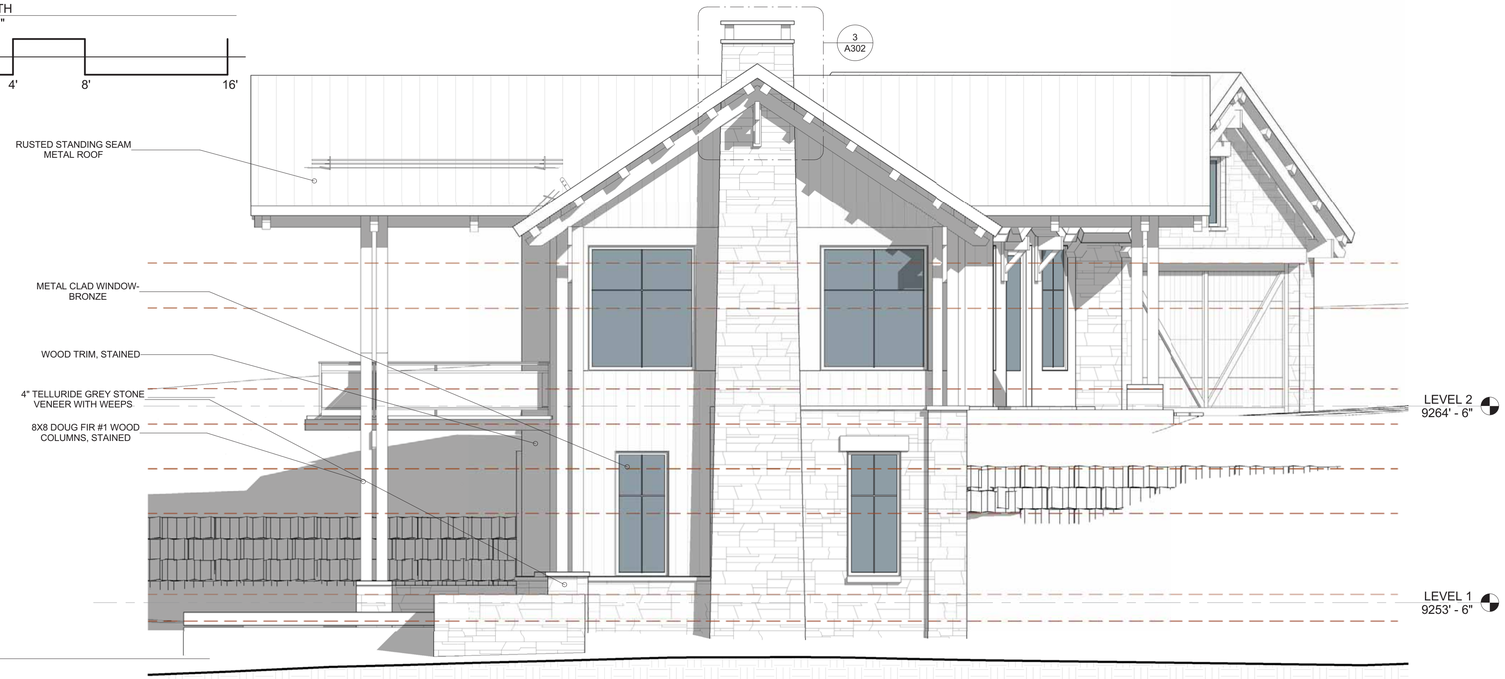
SHEET NUMBER:
A301

PrairieRegular



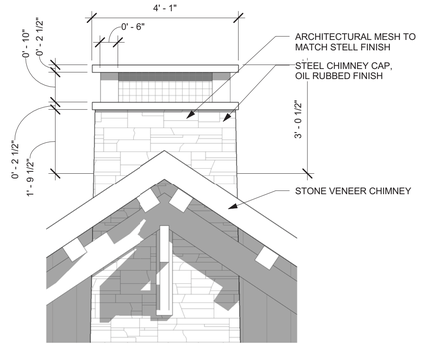
1 MH- NORTH
1/4" = 1'-0"

0' 2' 4' 8' 16'



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

0' 2' 4' 8' 16'



3 CHIMNEY CAP
1/2" = 1'-0"

NOT FOR CONSTRUCTION

JACK WESSON
ARCHITECTS INC.
TELLURIDE, COLORADO 81435
TEL: 970-728-9755
FAX: 970.728.9724
jwesson@me.com
www.jackwessonarchitects.com

MARK	REV. DATE	DESCRIPTION
	5-11-2022	DRB SUBMISSION
	3-4-2022	REDLINE PICKUPS
	1-10-2022	10' SHIFT
	1-3-2022	REDLINE PICKUPS
	12-31-2021	REDLINE PICKUPS
	11-3-2021	MATERIAL AREAS
	10-25-2021	MASSING
	7-1-2021	LAYOUT

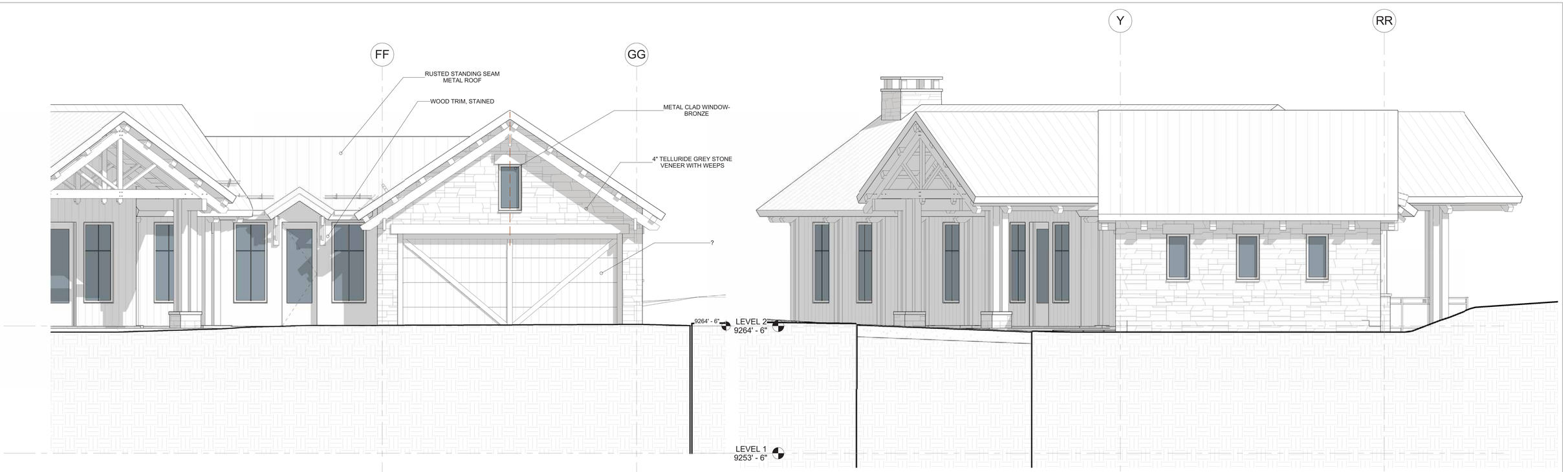
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
2020 JWA

PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
ELEVATIONS

SHEET NUMBER:
A302

PrairieRegular



3 GARAGE- SOUTH
1/4" = 1'-0"

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

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

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PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
2020 JWA

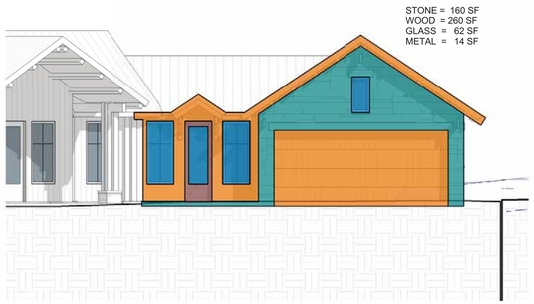
PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
ELEVATIONS

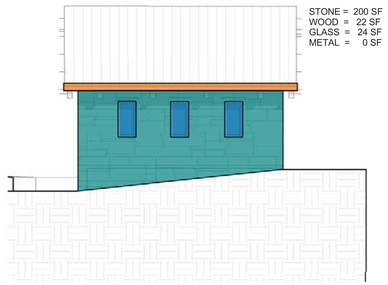
SHEET NUMBER:
A303

PrairieRegular

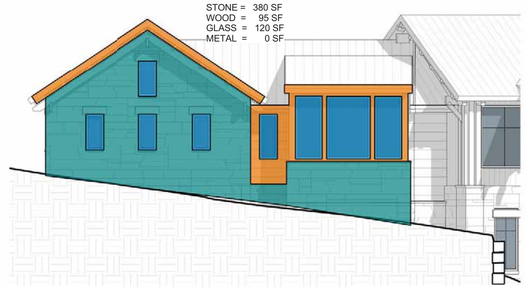
508 MV- Material Calculations										
Elevation	WEST	SOUTH	EAST	NORTH	G- WEST	G- SOUTH	G- EAST	G- NORTH	Total	Percent
Stone	525	432	50	310	65	160	200	380	2122	35.05%
Wood	320	648	170	972	6	260	22	95	2493	41.17%
Fenestration	125	210	0	460	0	62	24	120	1001	16.53%
Accent	30	20	30	345	0	14	0	0	439	7.25%
Total	1000	1310	250	2087	71	496	246	595	6055	



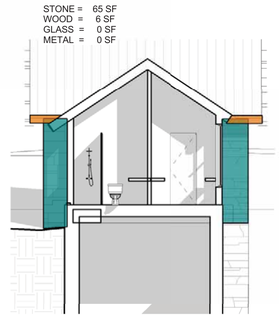
H CALCS MATERIALS- GARAGE- SOUTH
1/8" = 1'-0"



G CALCS MATERIALS- GARAGE- EAST
1/8" = 1'-0"

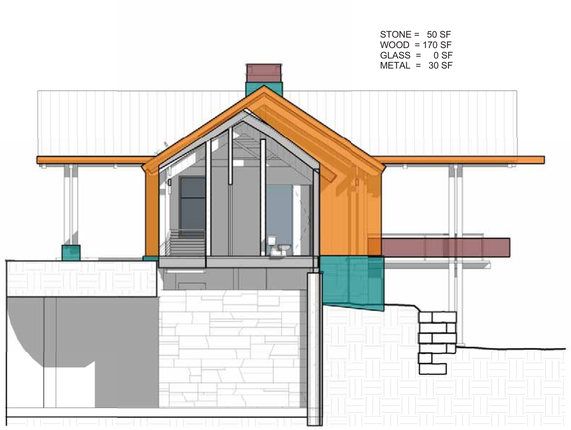


F CALCS MATERIALS- GARAGE- NORTH
1/8" = 1'-0"



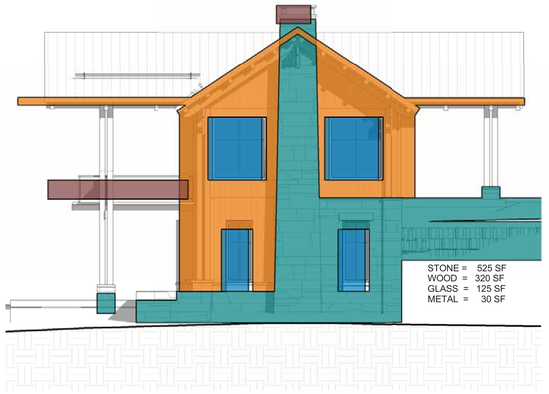
E CALCS MATERIALS- GARAGE- WEST
1/8" = 1'-0"

D CALCS MATERIALS- MH- SOUTH- FRONT
1/8" = 1'-0"



C CALCS MATERIALS- MH- EAST
1/8" = 1'-0"

B CALCS MATERIALS- MH- NORTH
1/8" = 1'-0"



A CALCS MATERIALS- MH- WEST
1/8" = 1'-0"

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	7-1-2021	LAYOUT

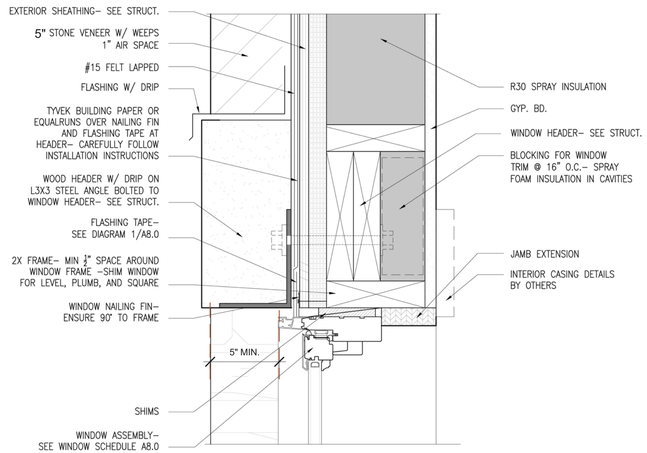
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
2020 JWA

PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

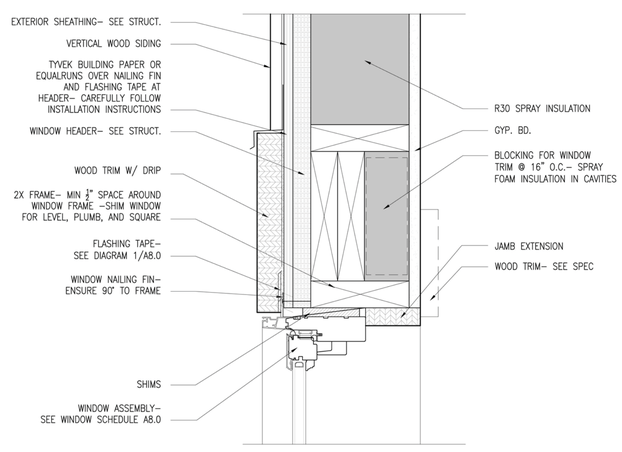
SHEET DESCRIPTION:
MATERIAL CALCS

SHEET NUMBER:
A305

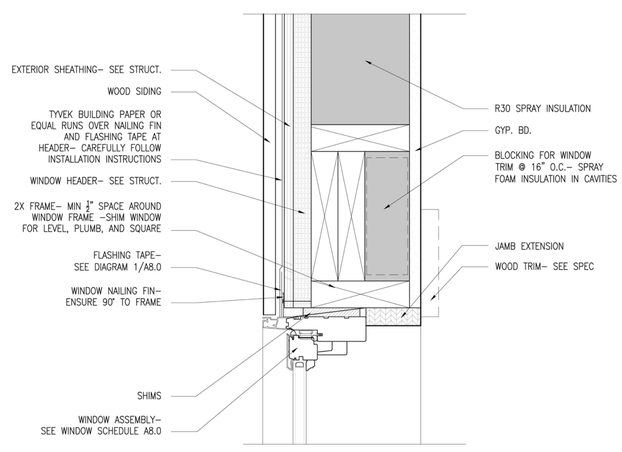
PrairieRegular



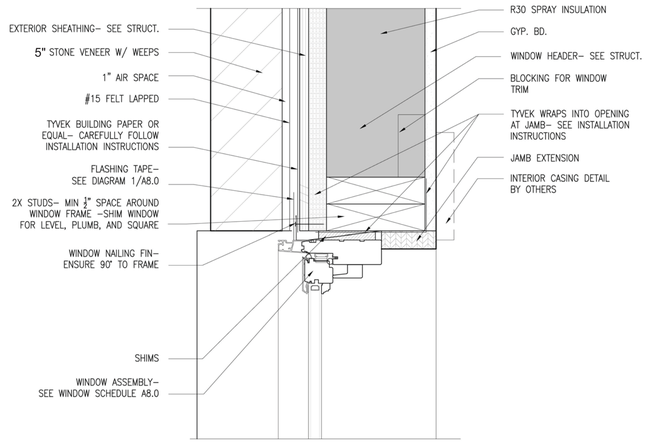
9 A601 WINDOW HEAD — STONE SIDING — SCALE: 3" = 1'-0"



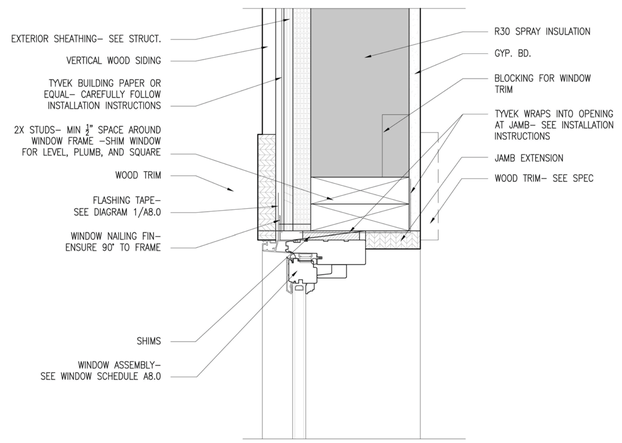
8 A601 WINDOW HEAD — WOOD SIDING- TIMBER TRIM — SCALE: 3" = 1'-0"



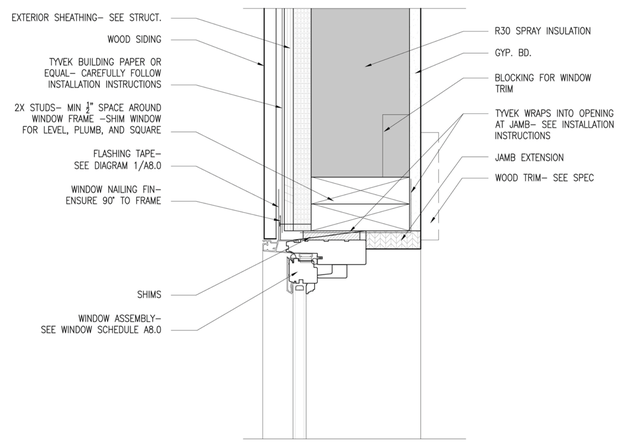
3 A601 WINDOW HEAD — WOOD SIDING — SCALE: 3" = 1'-0"



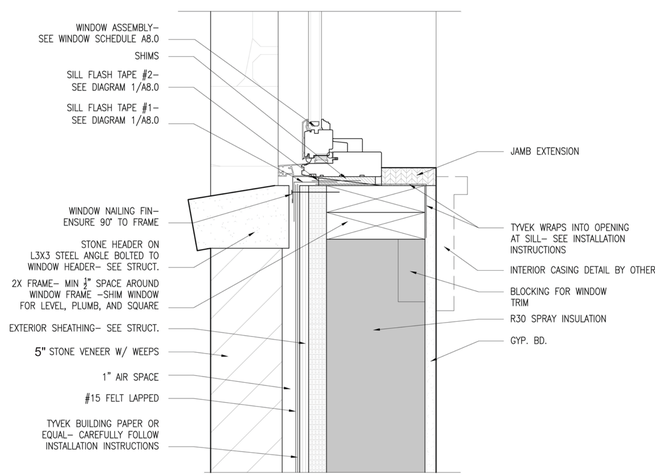
8 A601 WINDOW JAMB — STONE SIDING — SCALE: 3" = 1'-0"



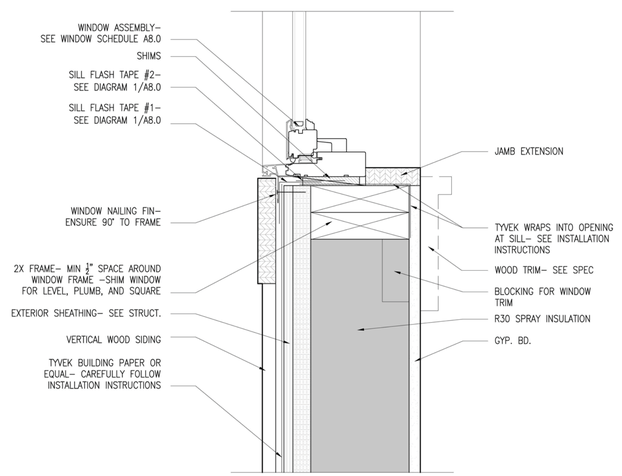
5 A601 WINDOW JAMB — WOOD SIDING- TIMBER TRIM — SCALE: 3" = 1'-0"



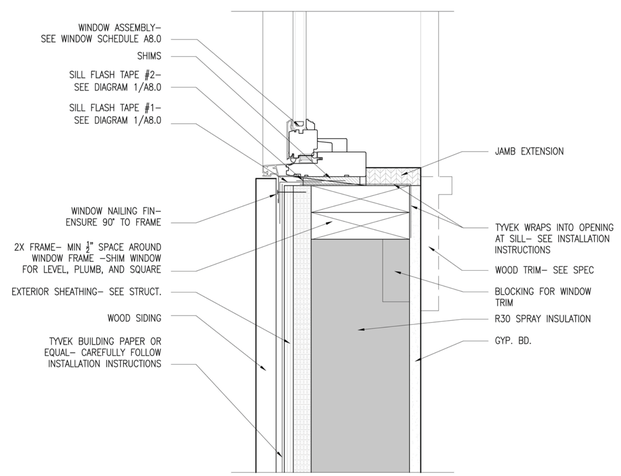
2 A601 WINDOW JAMB — WOOD SIDING — SCALE: 3" = 1'-0"



7 A601 WINDOW SILL — STONE SIDING — SCALE: 3" = 1'-0"



4 A601 WINDOW SILL — WOOD SIDING- TIMBER TRIM — SCALE: 3" = 1'-0"



1 A601 WINDOW SILL — WOOD SIDING — SCALE: 3" = 1'-0"

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	12-31-2021	REDLINE PICKUPS
	11-3-2021	MATERIAL AREAS
	10-25-2021	MASSING
	7-1-2021	LAYOUT

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
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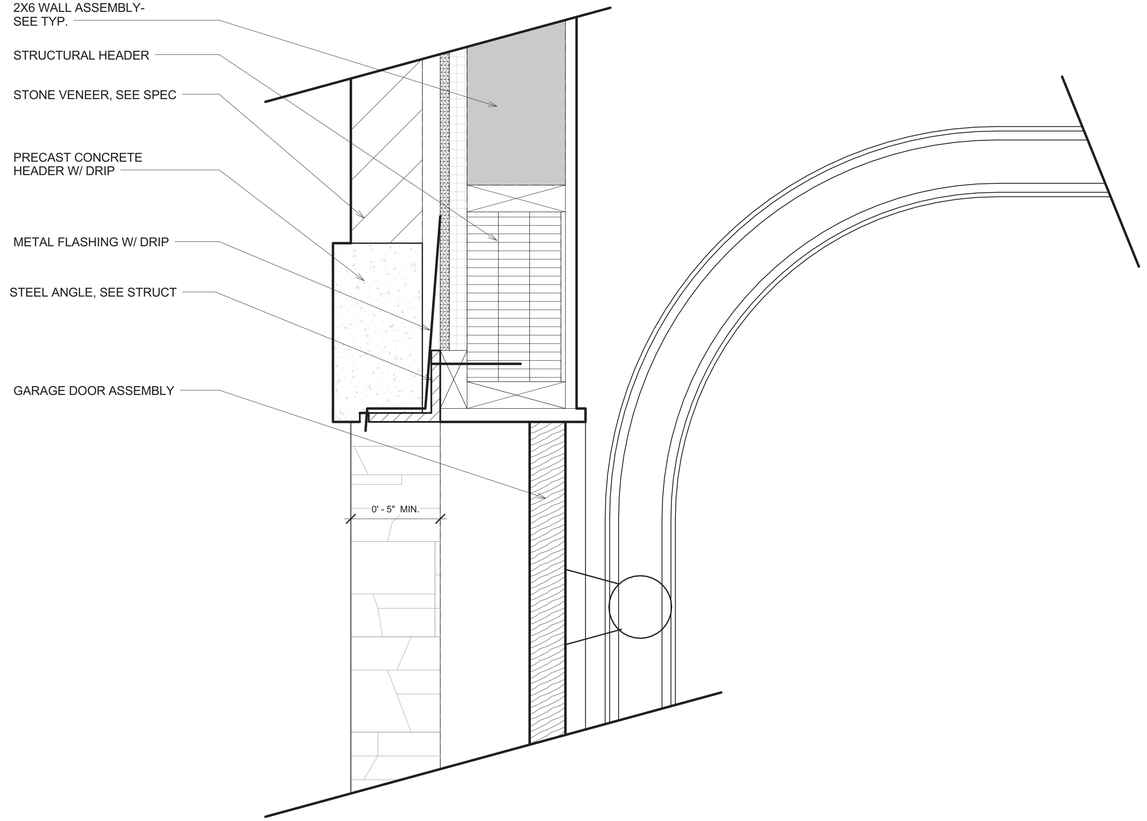
PROJECT NAME: 508 MV MOUNTAIN VILLAGE COLORADO 81435

SHEET DESCRIPTION: WINDOW DETAILS

SHEET NUMBER: A601

PrairieRegular



1 GARAGE DOOR DETAIL
3" = 1'-0"

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	5-11-2022	DRB SUBMISSION
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	10-25-2021	MASSING
	7-1-2021	LAYOUT

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
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PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
DOOR DETAILS

SHEET NUMBER:
A602

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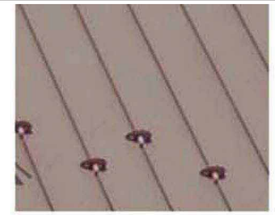
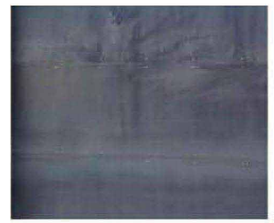


RUSTED STANDING SEAM METAL ROOF

BARNWOOD SIDING



OIL RUBBED METAL PANELS,
SEE ELEVATION FOR PATTERN

STONE VENEER

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Hybrid 2 Rope Light

By American Lighting

LUMENS
LIGHT AND LIVING
Call Us 877.445.4486

Hybrid 2 Rope Light
By American Lighting

Product Options

Color: White,
Size: 150 foot,
Color Temperature: 2700

Details

ETL Listed Wet
Made In China

Dimensions

150 foot Option Fixture: Length 1800", Width 0.56", Height 18"

Lighting

150 foot 2700

Lamp Type	LED Built-in
Total Lumens	180
Total Watts	2.30
Volts	120
Color Temp	2700 (Warm)
Average Lifespan	30000.00
CRI	82
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
https://www.lumens.com/hybrid-2-rope-light-by-american-lighting-AML577810.html
Rating: ETL Listed Wet

ITEM#: AML577810

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Created April 5th, 2022

Model: WL-LED201

LEDme® Step Light

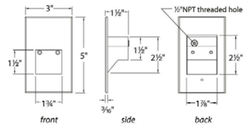
WAC LIGHTING
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Vertical rectangle LEDme® Step Light with Anti-microbial powder coat paint proven to restrain a wide range of bacteria, coliform, mold, fungus, algae, and yeast.. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters. Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Direct wiring, no driver needed
- Title 24 JA8 - 2016 Compliant (120V only)
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- Replaceable LED module
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum.
Power: Direct wiring, no remote driver needed.
Input: 120V 50/60Hz (277V special order/3000K, Amber (AM)
Light Source: HV-AC High Power LED, CRI: 90
Optional color lenses. Total power consumption of 3.5W
Mounting: Fits into 2" × 4" J-Box with minimum inside dimensions of 3"L × 2"W × 2"H Includes bracket for J-Box mount.
Dimming: Dim to 10% with ELV dimmer (120V only).
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600
Standards: IP66, UL & cUL Listed for wet locations, Title 24 Compliant (120V only)

ORDER NUMBER

Model #		Color		Finish	
WL-LED201	*120V*	**27**	*2700K*	**WT**	*White*
		30	*3000K*		
		AM	*Amber (610nm)*		

WL-LED201 – [ ] – **WT**

Example: **WL-LED201-30-WT**
For 277V, add "F" before the CCT: **WL-LED201F-30-WT**

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. JAN 2019

HUBBARDTON FORGE.

PRODUCT SPECIFICATIONS

Stratum Dark Sky Friendly LED Outdoor Sconce

Base Item #302630
Configured Item #302630-1005
302630-LED-10-78

FINISH
Coastal Black - 10

ACCENT
Coastal Burnished Steel - 78

LAMPING
LED

OPTIONS

FINISH
Coastal Black - 10
Coastal Natural Iron - 20
Coastal Gold - 70
Coastal Mahogany - 73
Coastal Bronze - 75
Coastal Dark Smoke - 77
Coastal Burnished Steel - 78

ACCENT
Black - 10
Natural Iron - 20
Coastal Gold - 70
Coastal Mahogany - 73
Coastal Bronze - 75
Coastal Dark Smoke - 77
Coastal Burnished Steel - 78

LAMPING
LED

SPECIFICATIONS

Stratum Dark Sky Friendly LED Outdoor Sconce
Base Item #: 302630
Configured Item #: 302630-1005
302630-LED-10-78

ADA compliant Contemporary aluminum direct wire LED exterior wall sconce. Choose a finish for the upper LED housing and an accent for the textured plate. Designed and built to Dark Sky standards.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.

Dimensions

Height	7.40"
Width	9.50"
Projection	3.70"
Product Weight	4.70 lbs
Vertical Mounting Height	5.00"
Packed Weight	9.00 lbs
Shipping (DIM) Weight	17.00 lbs

LED Lamping Dedicated
LED: 15 watt
CCT: 3000k
CRI: 90
Input: 120 - 277V 50/60Hz
Dimming: ELV, 0-10
Delivered Lumens: 500
LED Source Lumens: 975
IES Files Available: N

Location Rating
Outdoor Wet

Safety Rating
UL, CUL listed

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JACK WESSON
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	10-25-2021	MASSING
	7-1-2021	LAYOUT

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
© 2020 JWA

PROJECT NAME:
508 MV
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
MATERIAL SAMPLES AND CUT SHEETS

SHEET NUMBER:
A810

PrairieRegular

GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

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

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

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

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

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

Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2022-05-16

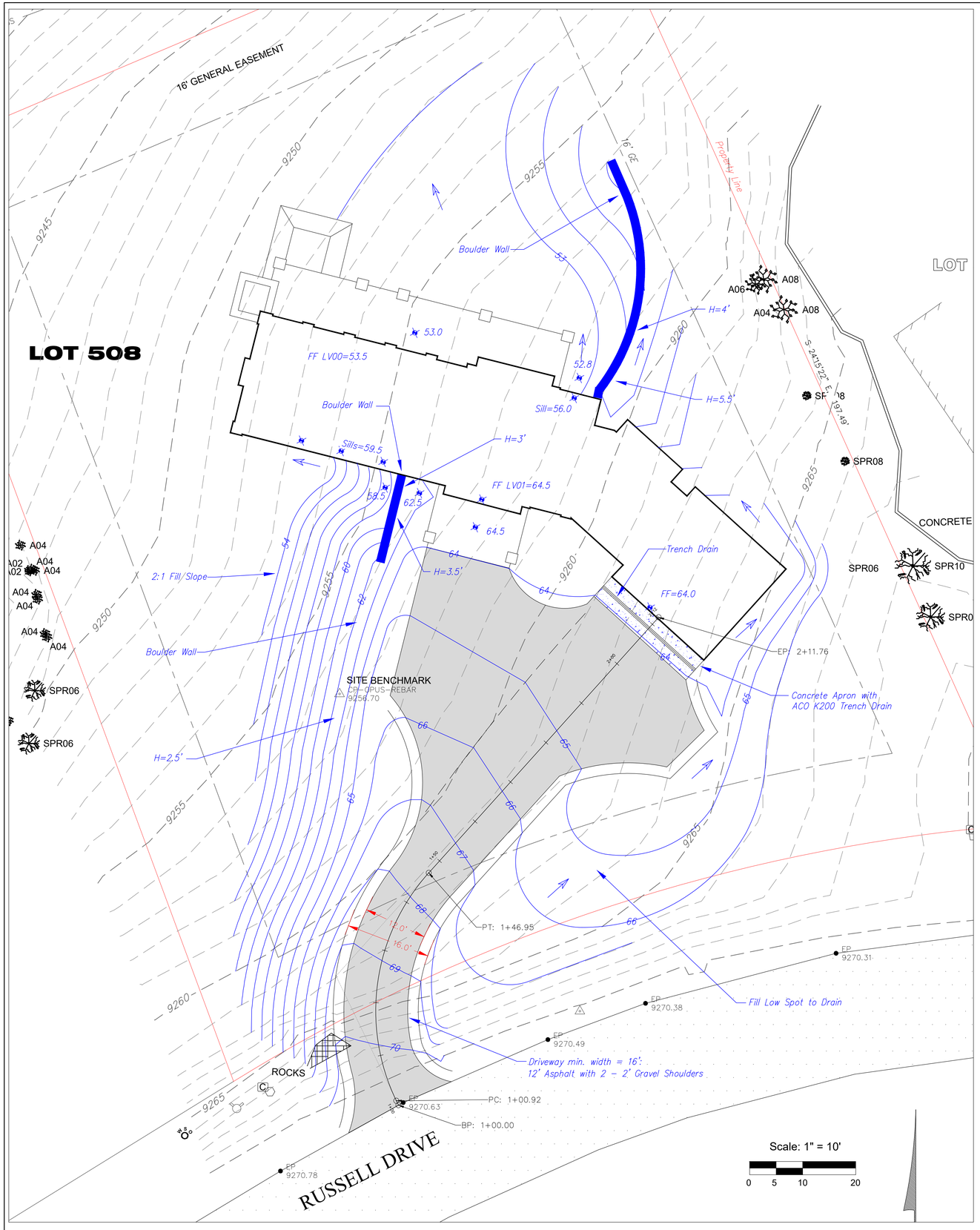
Lot 508
Russell Drive
Mtn. Village, CO

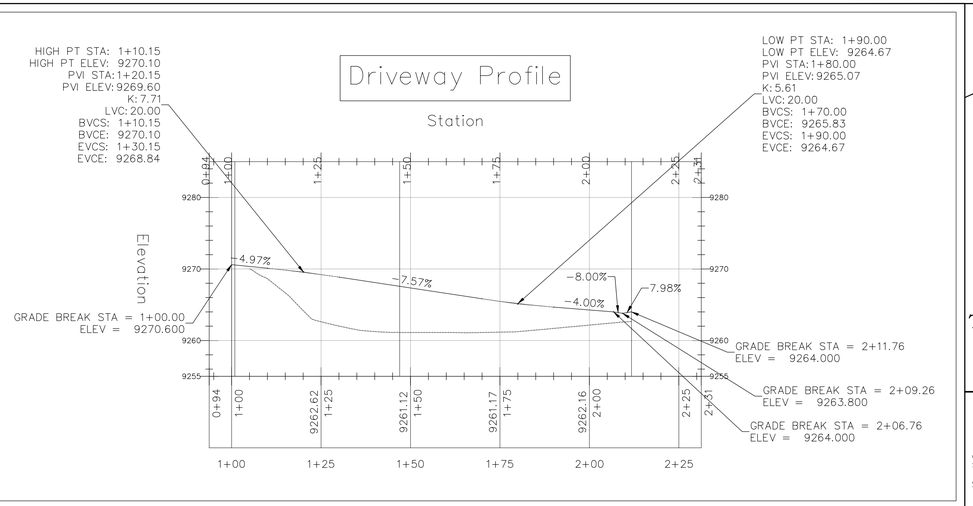
COLORADO LICENSED
ZACHARY A. KAY
PROFESSIONAL ENGINEER
38645
05-16-22
NOT FOR CONSTRUCTION

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

Notes

C1





Uncompahgre Engineering, LLC

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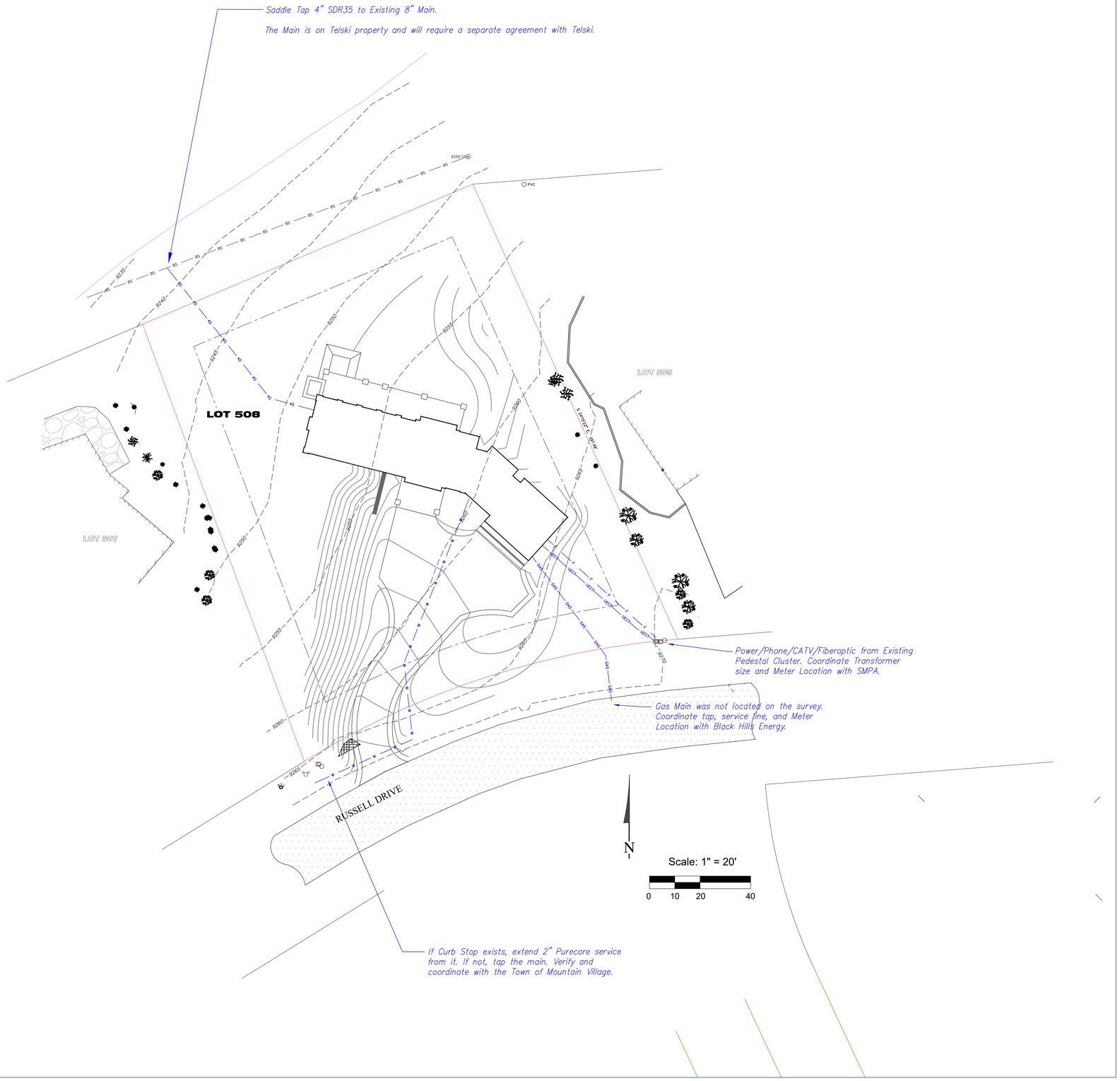
Grading and Drainage with Driveway Profile

C2



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Utilities

C3