The Ridge at Telluride, Unit 1 Variance Process



September 30, 2024





Background

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

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

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

Project Geography + Zoning Requirements

Concurrent Development Applications

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

The Unit 1 boundary relocation requires a Minor Subdivision application because it is adjusting lot lines with Tract OS161-R3 and a concurrent Staff Subdivision to amend the condominium map for the Property. The Minor Subdivision application proposes to relocate the Unit 1 boundary and create a new lot for the future elevator building and associated connection to The Ridge Club Building. This subdivision's elevator lot would have resulted in a reduction of the land area in Tract OS161-R3 that is located in the Full Use Active Page 1







Figure 2. Current Site + Proposed Site

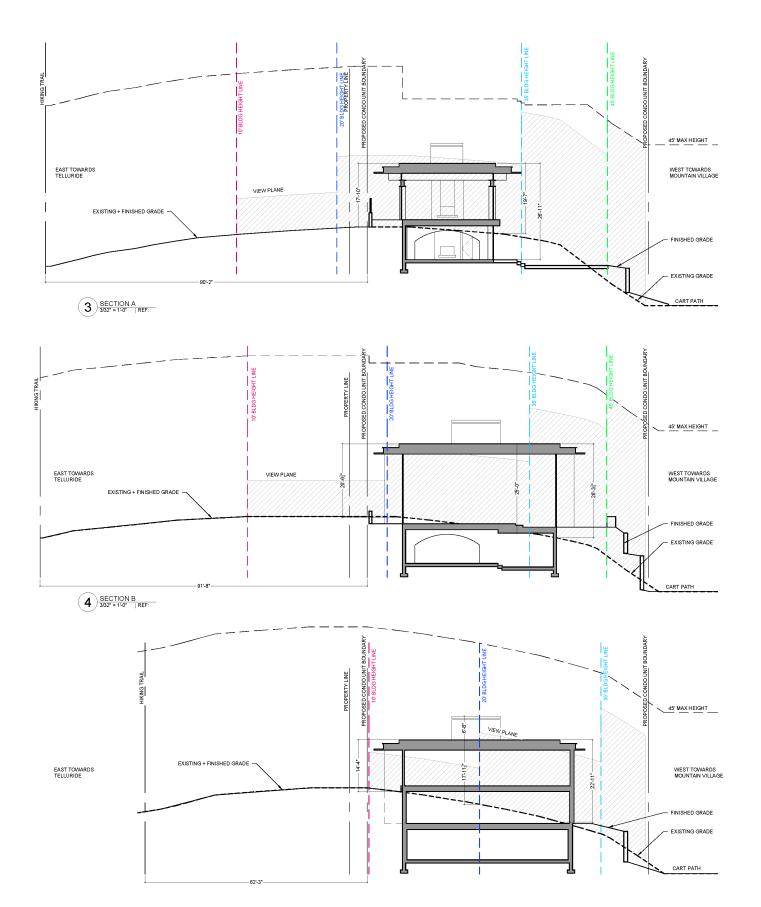


Figure 2. Coonskin View Plan Cross-Sections - Openspace Architecture

Open Space Zone District. However, replacement open space has been provided from Lot 161A-4 to ensure that there is no net loss of open space as required by Community Development Code Section 17.3.10. The proposed Minor Subdivision is shown in Figure 2. The proposed condo unit boundary relocation to the Proposed Site also necessitates a concurrent rezoning application to ensure all of relocated Unit 1 is located in the Multi-family Zone District and also ensure there is no net loss of Full Use Active Open Space. Please refer to the rezoning application and narrative for details on the rezoning.

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

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

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

The Ridge CDC Regulations

Mountain Village Community Development Code ("CDC") Section 17.5.16(B) establishes the following regulations applicable to The Ridge Area that includes the Current Site and Proposed Site:

The following requirements apply to The Ridge, with our comments on compliance shown in blue text:

into the CDC with Section 5 of the covenant establishing the following requirements:

"View Plane Limitations for Development on Lots 161A, 161A-1,161B, and 161D. Development on Lots 161A. 161A-1, 1618 and 161 D (or, subsequent to the Replat, Lots 161A-1 R, 161A-2, 161A-3. 161A-4, 1610-1 and 1610-2), excluding the Ridge Club Building, shall be located such that, 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 [Reception Number 328113 also known as the "Coonskin View Plane" or "View Plane" that is submitted with the application materials].

- This criterion is not applicable to the Proposed Site since it is located on Lot 161A-4.
- 3. Building height on other ridge area lots shall not exceed the lesser of:
 - grade.

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. The key requirements of the ridgeline covenant are incorporated

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

a. The height of forty-five feet (45'); or The proposed building height is 33.5 feet above -construction

b. The maximum height allowed to the view plane limitation set forth in section 4 below. The View Page 4 Plane analysis shown on Sheet A0.20 of the architectural plan set and in Figure 2 shows where the proposed home building height exceeds the View Plane.

4. Except for the existing building on Lot 161A-1R and gondola facilities, the development of ridgeline area lots shall be designed to ensure that no lighting or any part of any building or structure extends into the view plane as shown on the Coonskin View Plane drawing recorded at reception number 328113. The proposed building projection into the View Plane are shown on Sheet 6 of 44 in the plan set and in Figure 2. The Owner directed the completion of the Luminosity Lighting Study included as Exhibit A and the View Angle Study by San Juan Surveying shown in Exhibit B. San Juan Surveying completed the View Angle Study from six (6) locations. Two of these locations, the Chondola and Village Market are in Mountain Village and not regulated by the Coonskin Viewplane and the CDC does not require visual impact studies from within the town. The Chondola and Village Market studies were provided to address a few DRB member questions on visual impacts to the Town from the Proposed Site. The sites that fall under the Coonskin Viewplane and Town CDC Regulations include the Shell Station and Eider Creek along the Spur, and Town Park and Clark's Market in the Town of Telluride. The View Angle Study for the Coonskin Viewplane shows that the view plane extends over 95 feet above the Proposed Building Site from Eider Creek, Clark's Market and the Shell Station. The Town Park location shows the view angle seven feet above the ground; however, the proposed home structure or associated lighting on the Proposed Site could not be seen from Town Park.

The Coonskin Viewplane was determined based on views from four locations:

- 1. Gold King View Plane Gold King Subdivision along the Spur?
- 2. Pandora View Plane East Pandora Subdivision or Pandora Area East of Town?
- 3. Tomboy View Plane Tomboy Lodge or Tomboy Lodge PUD?
- 4. Cornet Creek View Plane Where Along Cornet Creek?

There is no legal description of other description for these locations where the Coonskin View Plane analysis was completed so the development team had to generalize the locations and have evaluated visual impacts looking at various locations throughout the Town and San Miguel Canyon area as shown in the View Angle Study and the Luminosity Lighting Study.

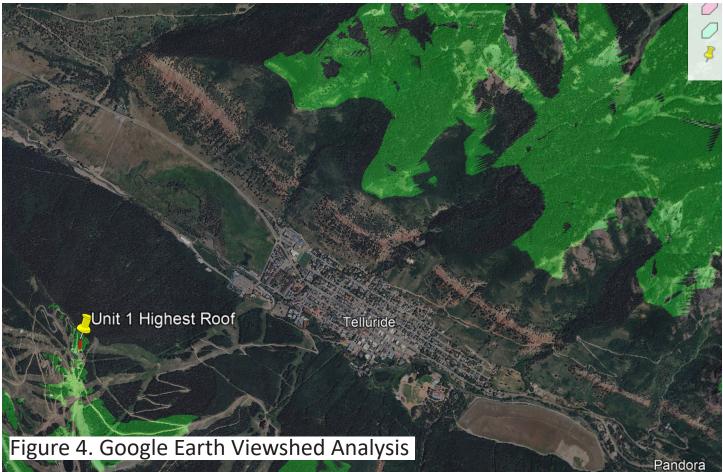
Alpine Planning also conducted a Google Earth viewshed analysis shown in Figure 4 that shows no visual impacts for the highest roof on the home, with the shaded green areas showing where you could see the home without any consideration of trees. Google Earth viewshed analyses do not take into account trees that provide buffering, only topographic data.

The Owner is requesting a variance from the Town pursuant to CDC Section 17.4.6 to CDC Sections

I do hereby certify that this Coonskin View Plane was verified by me on the 22nd day of July, 1999 in accordance with the requirements of Recital F, Item 4, First Amended Development Covenant for Lots 161A, 161A1, 161B, 161D and Adjacent Active Open Space, Town of Mountain Village, Colorado, more particularly described as shown on the accompanying map, and that to the best of my knowledge and belief; this map of the Coonskin View Plane approximately shows the correct locations of the height restriction lines. To ensure that the required view plane criteria is met and before any construction can begin, a field verification survey is required, once the proposed building sites have been determined.

Randall D. Hency PAN PAN PAN 27605 Colorado Professional Surveyo PLS #27605

Figure 3. Coonskin View Plane Certificate



17.5.16.B.1, 17.5.16.B.3 and 17.5.16.B.4 to the Coonskin View Plane as discussed below.

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. Story poles for the proposed home and required lighting will be erected on the Property for site inspections and review by the Town, San Miguel County and the Town of Telluride prior to the DRB and Town Council hearings on the proposed variance.

application during the Final Review.

Variance Criteria

CDC Section 17.4.16.D.1 establishes the following criteria for decision, with our comments on compliance shown in blue text:

5. 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. Project lighting will be evaluated with the concurrent Design Review Process

a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions. The Coonskin View Plane includes the surveyor certificate shown in Figure 3. The surveyor clearly

acknowledges in this certificate that the view plane height limits are approximate.

In addition, the applicant for The Ridge Unit 12 Coonskin View Plane Variance, John Horn, reached out to the surveying firm that created the Coonskin View Plane and states in his narrative:

2.5 On December 8, 2020, in a telephone conversation with Randall Hency, the surveyor who prepared and signed the Jacobsen View Plane Survey, he informed me of the following:

2.5.1 The survey was based solely on third-party topographic surveys, likely USGS quad mapping that could be off by as much as 10 to 20 feet.

2.5.2 No actual field work or verification was done using any type of survey equipment.

2.5.3 Because the survey was based solely on third-party topographic surveys, Mr. Hency and the other surveying professionals involved in the preparation of the Jacobsen View Plane Survey discussed and acknowledged that the Jacobsen View Plane Survey would not be accurate and would only be approximate.

2.5.4 Because Mr. Hency recognized that the techniques and resources used to produce the Jacobsen View Plane Survey would not produce completely accurate results, he included the following qualification on page 1 of the Jacobsen View Plane Survey" as shown in Figure 3.

The strict application of the approximate Coonskin View Plane that could be off by as much as 10 to 20 feet would result in an exceptional and undo hardship on the Owners in their reasonable request to relocate the Unit 1 boundary as allowed by the underlying zoning and the applicable legal instruments. It is also impossible to replicate the survey locations for the Coonskin View Plane analysis since there is no documentation on the four survey locations for the View Plane. The View Angle Study shows that the Proposed Site is not visible from Eider Creek, the Shell Station, Clark's Market, or Town Park. The Google Earth viewshed analysis shown in Figure 4 further confirms no visual impacts.

The identified inaccuracies in the Coonskin View Plane constitute special circumstances applicable to the Proposed Site and cause an exceptional and undue hardship on the Owners for relocating Unit 1 as allowed by the underlying zoning and the applicable legal instruments. The View Angle Study prepared by San Juan Surveying, the Luminosity Lighting Study, and the Google Earth viewshed analysis combined with the re-installation of story poles and lighting observed by the town and county staffs will ensure that the proposed structure will not be visible from the town or along the Valley Floor.

- b. The variance can be granted without substantial detriment to the public health, safety and welfare. The variance to CDC Sections 17.5.16(B)(1), 17.5.16(B)(3) and 17.5.16(B)(4) and the Coonskin View Plane can be granted without substantial detriment to the public health, safety and welfare because the View Angle Survey from San Juan Surveying, Google Earth viewshed analysis, and Luminosity Lighting Study shows that the home on the Proposed Site will not be visible along the Spur or in the Town of Telluride. New story poles for the proposed home will be set and lighting placed in the proposed northern window location for the San Miguel County, Telluride and Mountain Village planning departments to view and confirm no lighting or structure will be visible as required by The Ridge Development Agreement and the CDC.
- c. The variance can be granted without substantial impairment of the intent of the CDC. The proposed building and associated lighting: (1) will not be visible from the town or along the Spur; (2) the Comprehensive Plan envisions The Ridge with Multi-family uses and no environmental resources are impacted; (3) the CDC Ridgeline Regulations and associated legal instruments are designed to avoid visual impacts of The Ridge development that will maintain the natural beauty of the Town's surroundings; (4) the development of the Proposed Site will allow for Coonskin Ridge Lane to be located on Association open space and not within Unit 1 and for the future construction of the planned elevator building, and avoid creating a canyon affect along Coonskin Ridge Lane; (5) are compatible with the natural beauty of

the Town's setting and natural resources; (6) the variance allows for good civic design and development as envisioned in the Comprehensive Plan; and (7) the variance complies with the Ridgeline Regulations and their intent to ensure new development is not visible from Hillside, Eider Creek and Telluride.

- applicable legal instruments will be met.
- by moving Unit 1 away from the lane and avoiding a canyon affect.
- Agreement, the Ridgeline Covenant, and other applicable legal instruments.
- key requirements of CDC Section 17.5.16 and applicable legal instruments.
- development along the Spur.

d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district. The Ridge has been platted in various phases over time with condominium unit boundaries and locations commonly changed after platting. All owners of undeveloped units have the right to propose relocating or reconfiguring their unit boundaries, with an understanding that such changes have to meet the CDC Ridgeline Regulations, the applicable legal instruments, and not be visible from Telluride or along the Spur. The Town has approved at least two similar variances due to the in accurate, approximate heights established in the Coonskin View Plane, with anywhere from 10 to 20 feet of inaccuracy as identified by the firm that completed the view plane analysis. Every owner in The Ridge should have the right to request a variance to the Coonskin View Plane based on the identified range of accuracy, with an understanding that survey analyses, story poles and lighting will ensure development at The Ridge is not visible to the required areas and the requirements of the CDC and

e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use. The application of the inaccurate Coonskin View Plane when there is a 10 to 20-foot range of accuracy would deny the Owners with reasonable use of the Proposed Site. The San Juan Surveying View Angle Analysis, Google Earth viewshed analysis and the Luminosity Lighting Study combined with new story poles and lighting for review and inspection will ensure the proposed home is not visible as required by the CDC and applicable legal instruments. The strict application of the inaccurate Coonskin View Plane does not allow for reasonable use of the Proposed Site since it will meet the other key requirements of the Ridgeline Regulations. Relocating Unit 1 also has broader benefits to The Ridge community including locating Coonskin Ridge Lane on Association open space; the creation of a site for the future elevator building and providing better design

The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created. The Existing Site and Proposed Site are not in violation of Town regulations or State Statutes, and the variance complies with The Ridge Development

g. The variance is not solely based on economic hardship alone. The variance is not based on economic hardship alone. The variance is being sought to correct the inaccurate height limits set forth in the Coonskin View Plane that could be off 10 to 20 feet, with the development of the Site conforming to the

h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards. The variance meets all other applicable Town regulations and standards, including but not limited to the Design Regulations, Subdivision Regulations, and Ridgeline Regulations except for the inaccurate Coonskin View Plane. CDC Section 17.5.16.B.4 is clearly intended to ensure that views from the valley are protected and that new development at The Ridge is not visible from Telluride, or the Spur as required by the governing documents. We believe that the requested variance allows for the Owners to propose a reasonable relocation of Unit 1 while also ensuring it is not visible from the town or



architectural lighting design



July 19, 2024

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

Subject: Ridge Lot 1 | Lighting Study

Dear Ms. Ward:

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

LIGHTING STUDY

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

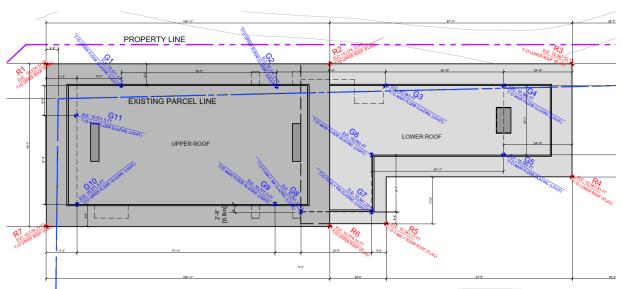


Figure 1: Site Plan - Story Pole + Light String Locations



Figure 2: Story Pole + Light String Locations

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



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

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

TOWN PARK



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

GONDOLA STATION



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

CLARK'S MARKET



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

SHELL GAS STATION



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

HILLSIDE



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

HILLSIDE I SEE FOREVER



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

VILLAGE MARKET



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

TOUCHDOWN DR



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

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

SUMMARY

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

Sincerely,

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

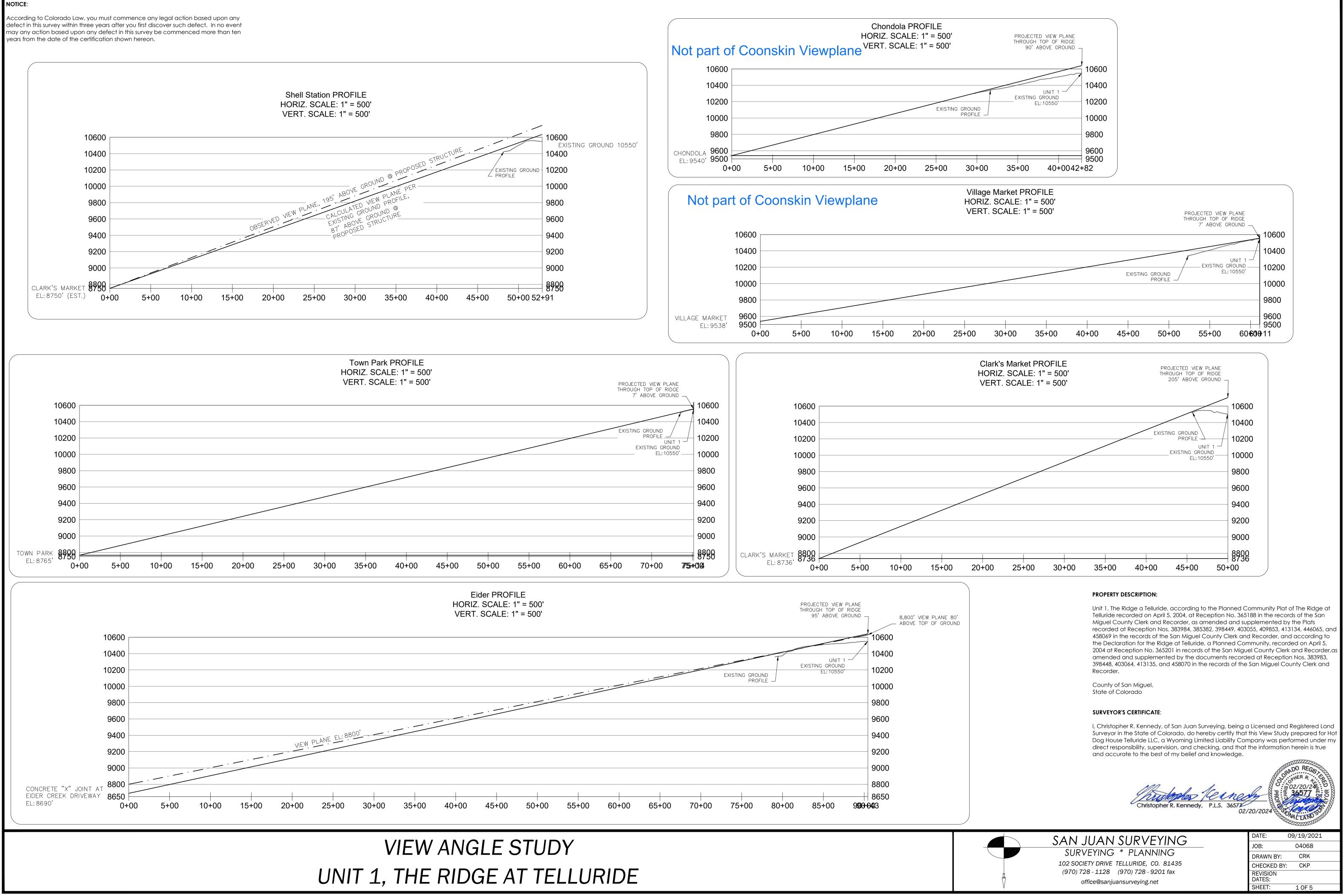
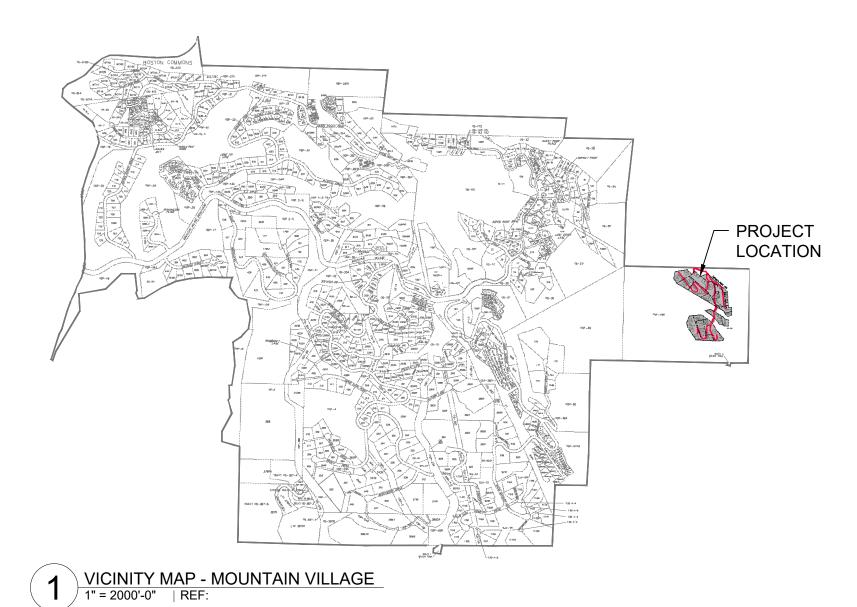
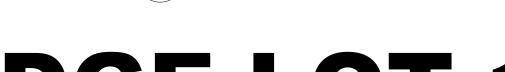


EXHIBIT B







RIDGE LOT 1

ARCHITECT

OPENSPACE ARCHITECTURE INC. DON GURNEY, ARCHITECT AIBC 165 EAST 1ST STREET

NORTH VANCOUVER, BC V7L 1B2 T. 604.984.7722 F. 604.984.7726 don@openspacearchitecture.com

SURVEYOR

SAN JUAN SURVEYING

CHRIS KENNEDY 102 SOCIETY DRIVE / P.O. BOX 3730 TELLURIDE, CO 81435 T. 970.728.1128 F. 970.728.9201 office@sanjuansurveying.net

CIVIL ENGINEER

ALPINE LAND CONSULTING

GREGG ANDERSON P.O. BOX 234 RICO, CO 81332 T. 970.708.0326 gregg@alpinelandconsulting.com

GEOTECHNICAL ENGINEER

GEOTECHNICAL ENGINEERING GROUP JOHN WITHERS

3510 PONDEROSA WAY GRAND JUNCTION, CO 81506 T. 970.261.3415 jwithers@geotechnicalgroup.net

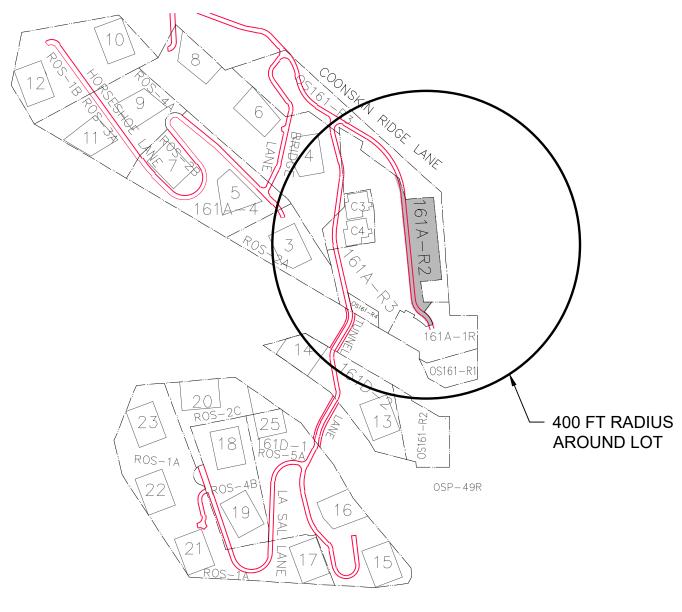
PLANNING CONSULTANT

ALPINE PLANNING LLC CHRIS HAWKINS #2-523 CLINTON ST / P.O. BOX 654 RIDGWAY, CO 81432-0654 T. 970.964.7927

chris@alpineplanningllc.com

LANDSCAPE ARCHITECT

PAUL SANGHA CREATIVE PAUL SANGHA 125 EAST 4TH AVENUE VANCOUVER, BC V5T 1G2 T. 604.736.2323 paul@paulsangha.com



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

LIGHTING

CRAIG SPRING #203A-618 MOUNTAIN VILLAGE BLVD MOUNTAIN VILLAGE, CO 81435 T. 970.729.8892 craig@luminosityald.com

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ARCHITECTURAL A0.20 A0.21 A0.22 A0.23	CALCULATIONS COONSKIN VIEWPLANE STUDY MATERIAL CALCULATIONS AVERAGE BUILDING HEIGHT CALCULATIONS SITE COVERAGE CALCULATIONS			
SURVEY S1 S2	SURVEY - TOPOGRAPHIC SURVEY (EXISTING CONDITIONS PLAN) SURVEY - VIEW ANGLE STUDY			
ARCHITECTURAL A1.02a A1.02b	PROPOSED SITE PLAN - MAIN FLOOR PROPOSED SITE PLAN - ROOF			
CIVIL C1 C2 C3	CIVIL - GRADING PLAN CIVIL - UTILITY SERVICES PLAN CIVIL - DRAINAGE AND EROSION CONTROL PLAN			
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SHEET NUMBER

A0.00

GENERAL NOTES:

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

1) A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.

2) An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.

3) Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.

4) Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.

5) Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.

6) A Knox box is recommended at the main entrance on the address side for emergency access.

DATA:

BUILDING CODE (CHAPTER 17.7)

OCCUPANCY CLASSIFICATION

ZONING

SITE STATISTICS

SITE AREA SITE COVERAGE PERMITTED (65%)

AREA CALCULATIONS SUMMARY

LOWER FLOOR (LIVABLE) MIDDLE FLOOR (LIVABLE) UPPER FLOOR (LIVABLE)

MECHANICAL CART GARAGE

TOTAL FLOOR AREA: TOTAL HEATED FLOOR AREA: (EXCLUDING MECHANICAL)

PATIOS / PLAZAS

SITE COVERAGE

BUILDING LANDSCAPE ELEMENTS

COVERAGE PROPOSED (63.83%): COVERAGE PERMITTED (65%):

CONFORMING

REFER TO A0.23

BUILDING HEIGHT

DISTANCE FROM FINISHED GRADE TO **PROPOSED** HEIGHT

DISTANCE FROM FINISHED GRADE TO **PERMITTED** HEIGHT

CONFORMING

REFER TO A3.01-3.04

AVERAGE BUILDING HEIGHT

PROPOSED AVERAGE BUILDING HEI

PERMITTED AVERAGE BUILDING HEI

CONFORMING REFER TO A0.22

SITE PHOTOS:



VIEW FROM TELLURIDE



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



	IBC 2018	
	RESIDENTIAL	
	MULTI-FAMILY	
	22,114.7 ft² 14,374.6 ft²	
	5,524.8 ft ² 5,076.7 ft ² 2,602.9 ft ²	
	703.8 ft ² 323.7 ft ²	
	14,231.9 ft² 13,528.1 ft²	
	4,343.6 ft²	
	10,023.1 ft² 4,097.2 ft²	
	14,120.3 ft² 14,374.6 ft²	
	33.5 ft	
	45 ft	
GHT	22.02 ft	
IGHT	30 ft	



VIEW OF SITE FROM GONDOLA



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



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



DATE 2024.09.27

ISSUE / REVISION ISSUED FOR DRB

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

THE BUILDER IS RESPONSIBLE FOR CHECKING

SEAL



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

SHEET TITLE DATA & SITE PHOTOS

PROJECT NUMBER

23-03

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

SHEET NUMBER A0.01





1 WEST PERSPECTIVE N/A | REF:











* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN



DATE 2024.09.27 ISSUE / REVISION

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SEAL



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

SHEET TITLE RENDERS

PROJECT NUMBER 23-03

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

SHEET NUMBER









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









* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN

SHEET NUMBER A0.11

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

23-03



1 GONDOLA PERSPECTIVE 1 N/A | REF:







2 GONDOLA PERSPECTIVE 2 N/A | REF:





* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN



DATE 2024.09.27 ISSUE / REVISION

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SEAL



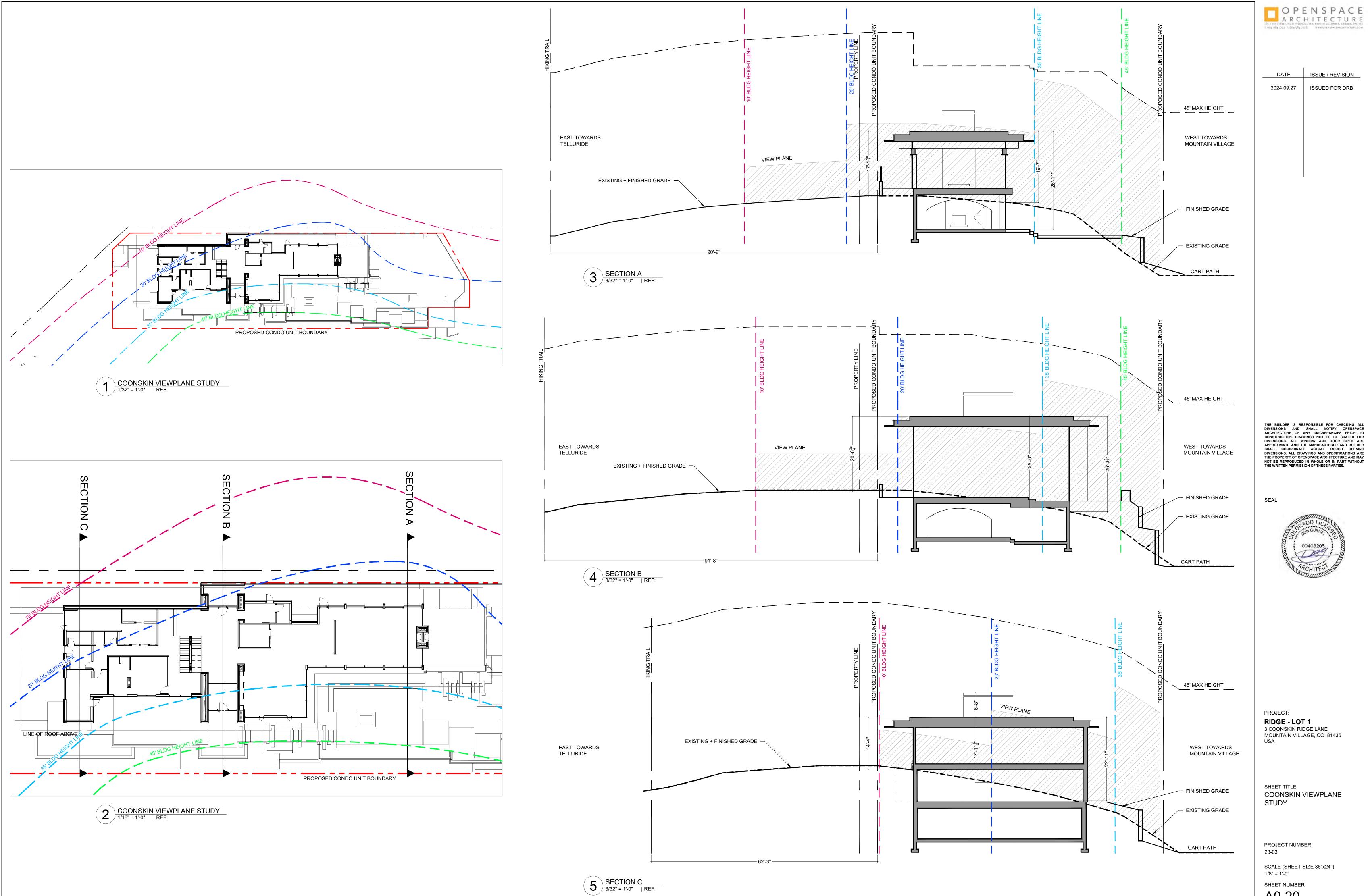
PROJECT: **RIDGE - LOT 1** 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435 USA

SHEET TITLE RENDERS

PROJECT NUMBER 23-03

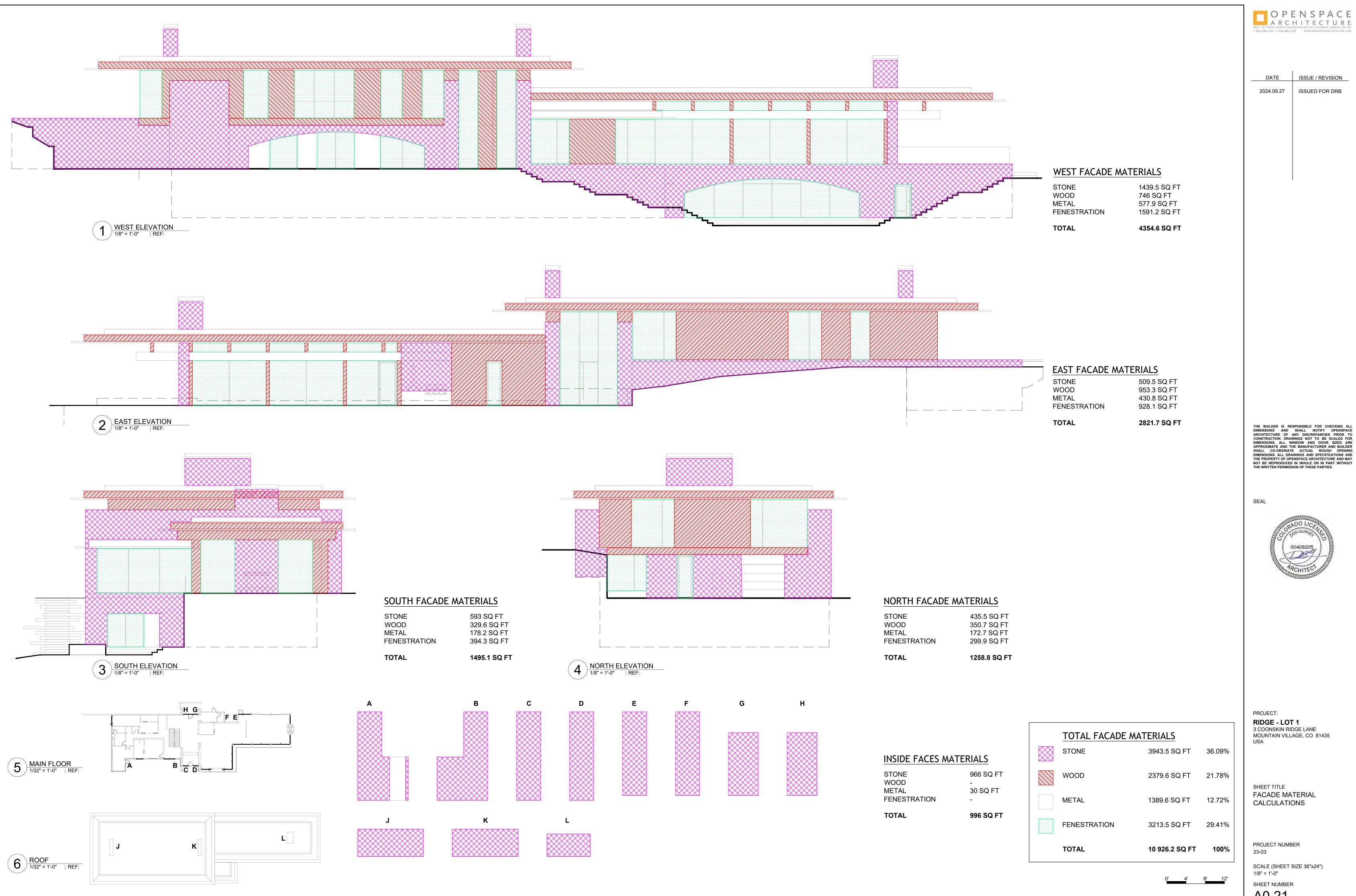
SCALE (SHEET SIZE 36"x24") N/A

SHEET NUMBER

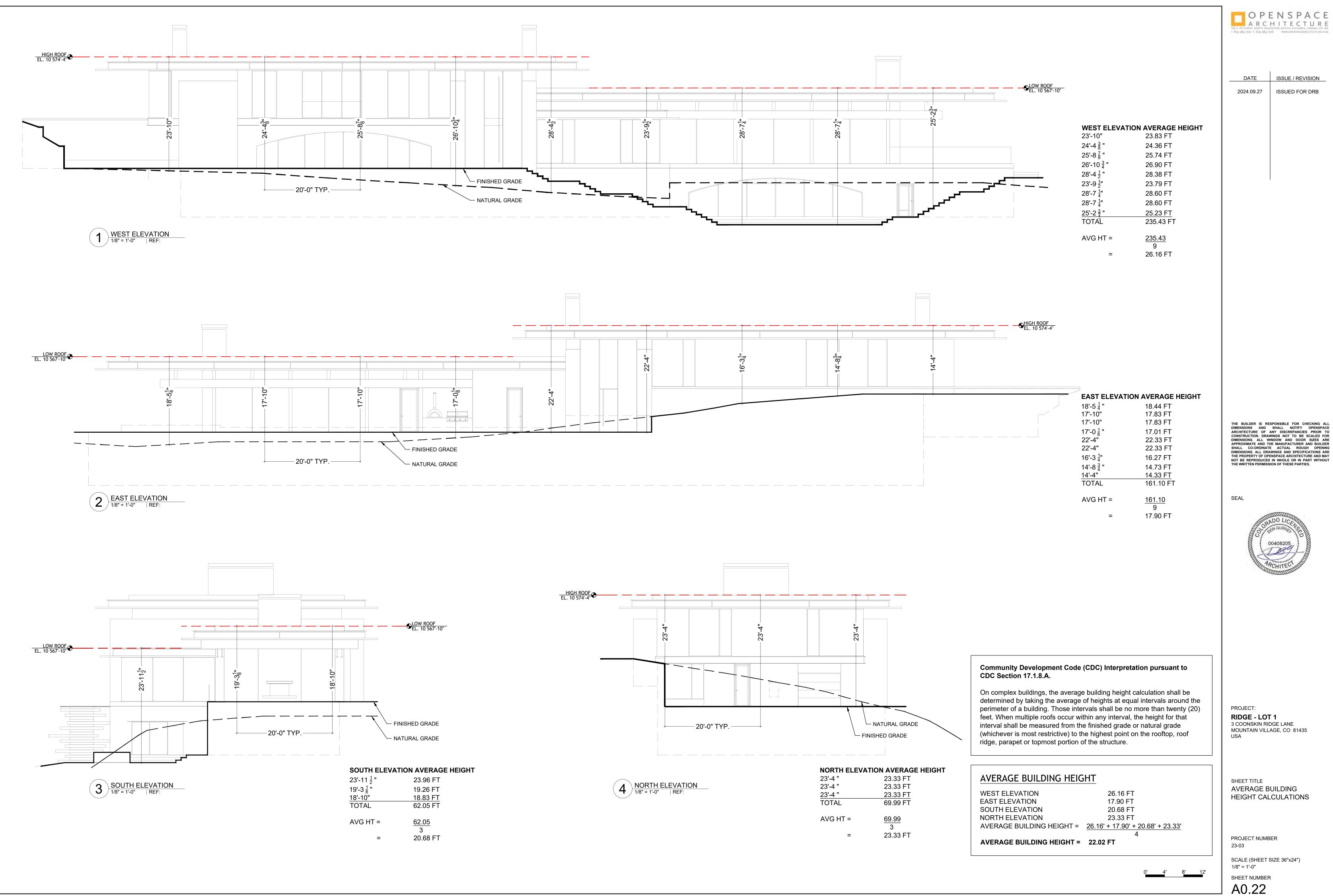


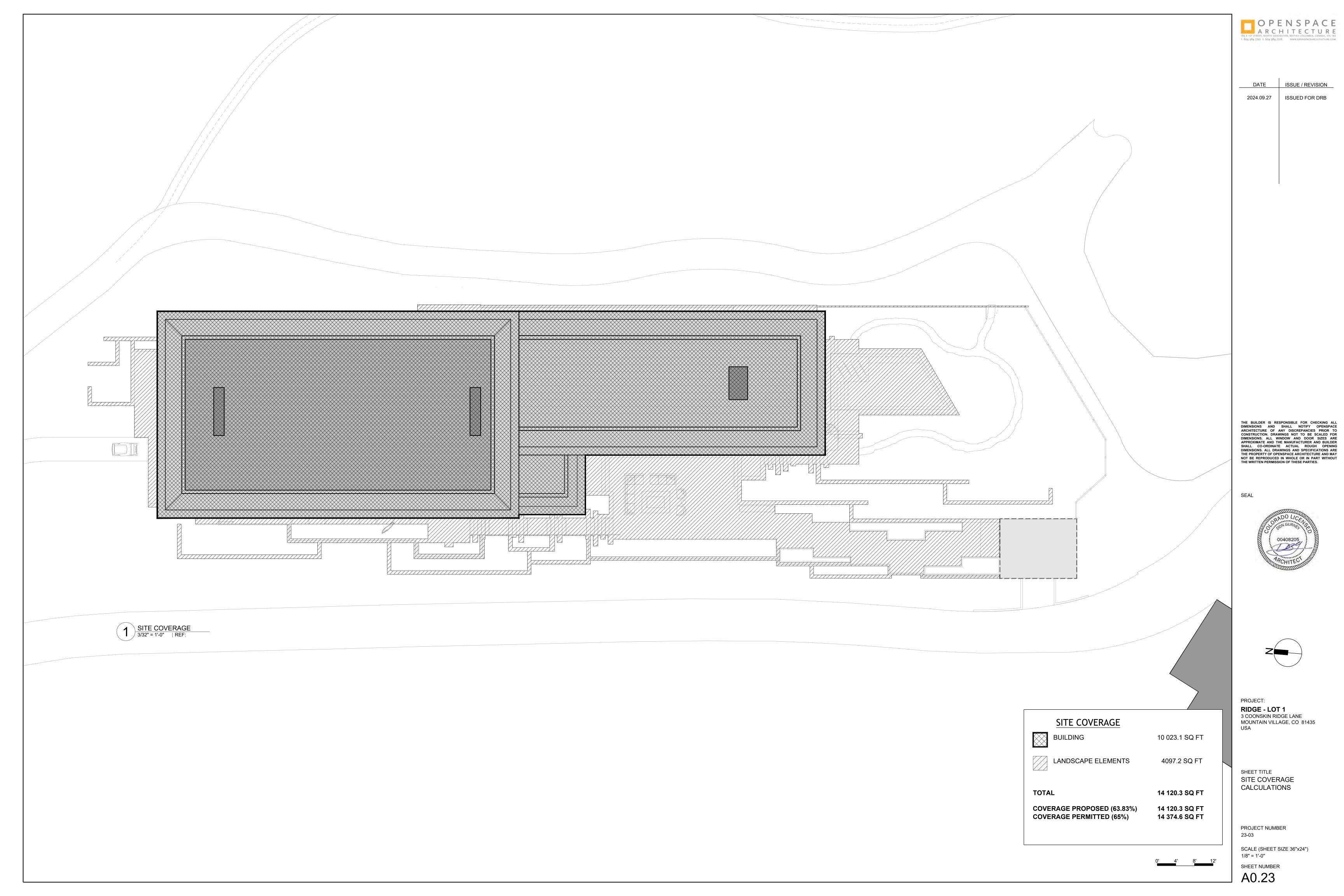
A0.20

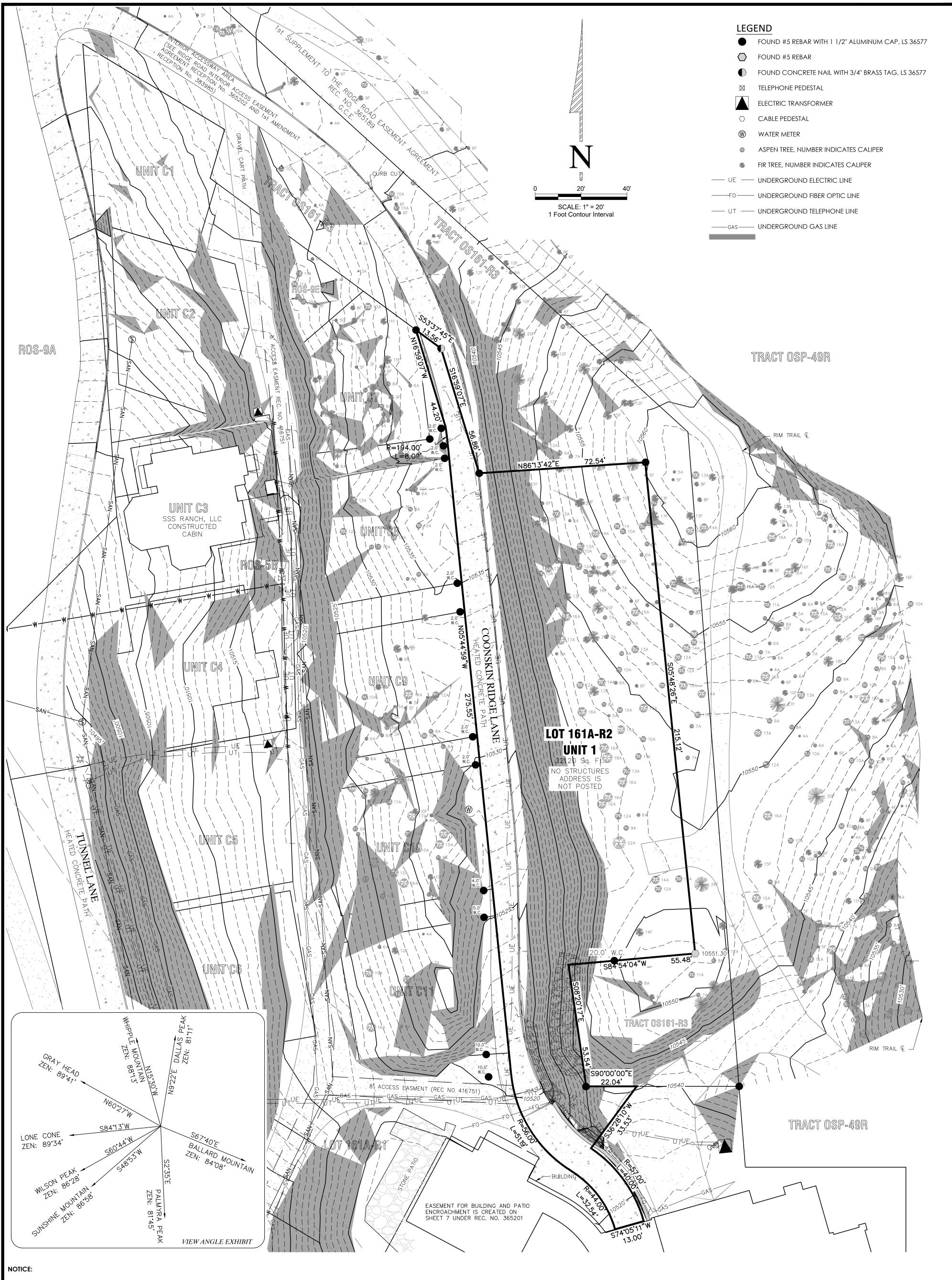
SCALE (SHEET SIZE 36"x24") 1/8" = 1'-0"



A0.21







According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTES:

1. According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).

2. Easement research from Land Title Guarantee Company, Order No. TLR86013658, Policy Date May 03, 2023 at 05:00 PM.

3. Vertical datum is based on the found Southeast corner of Unit 1, a #5 Rebar, having an elevation of 10551.30 feet, as depicted.

5. Utility locates were done by others, provided for design and engineering and are not to be used for excavation.

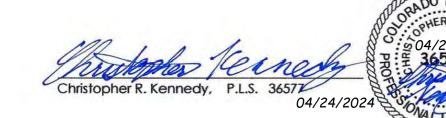
6. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

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

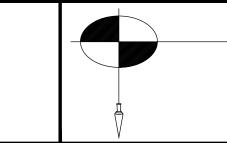
SURVEYOR'S CERTIFICATE:

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

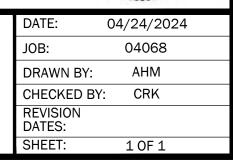


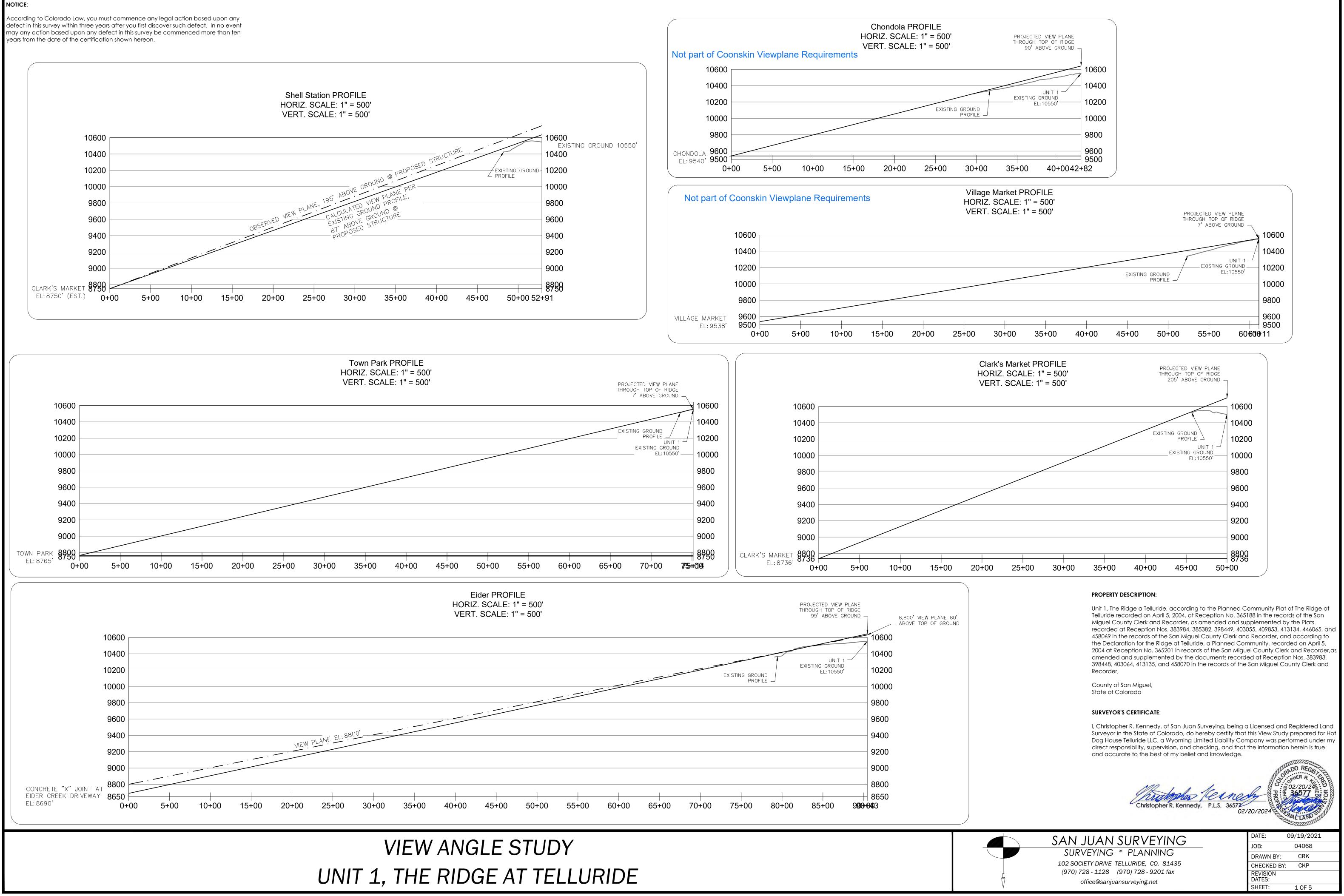
County of San Miguel, State of Colorado

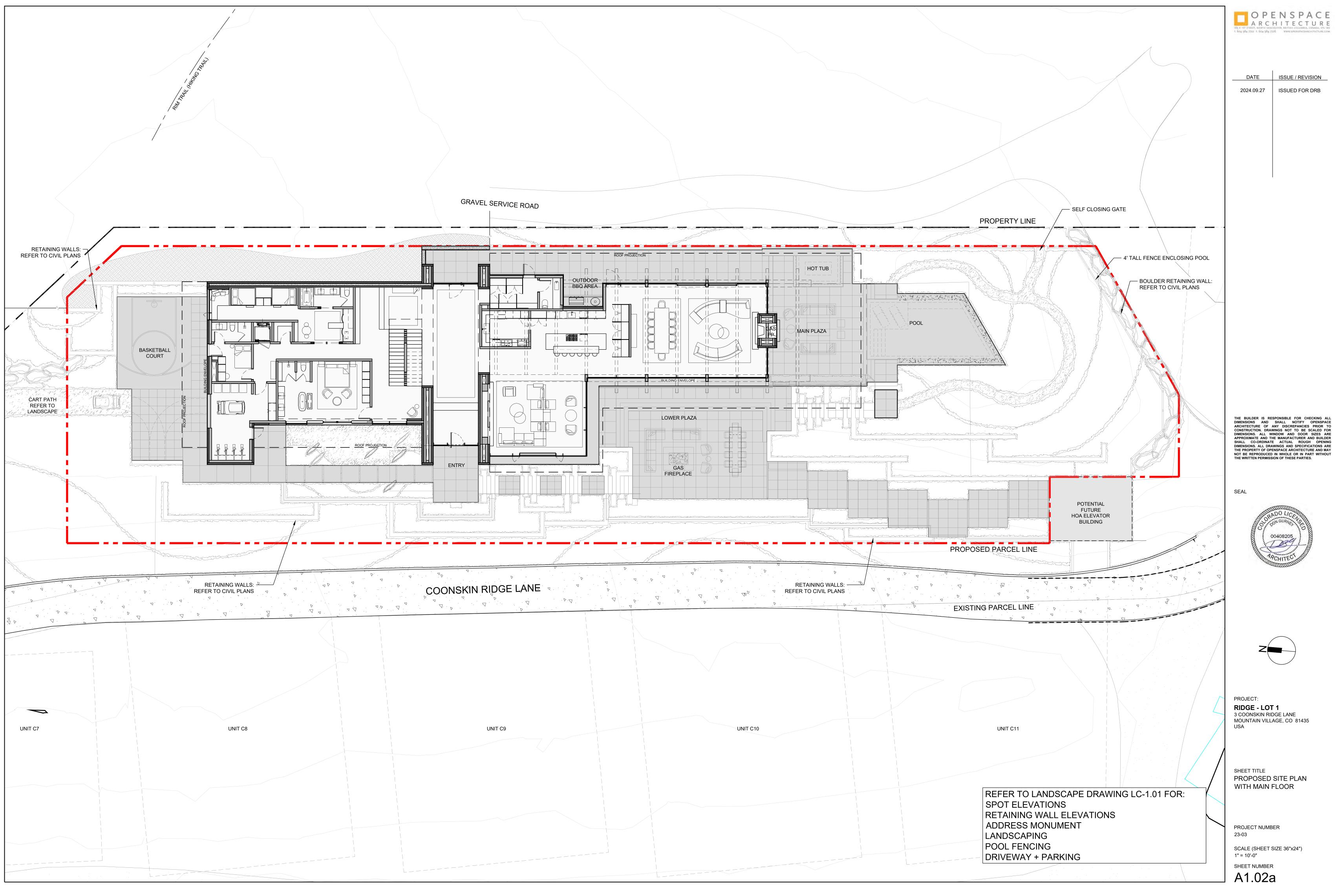
TOPOGRAPHIC SURVEY UNIT 1, THE RIDGE AT TELLURIDE



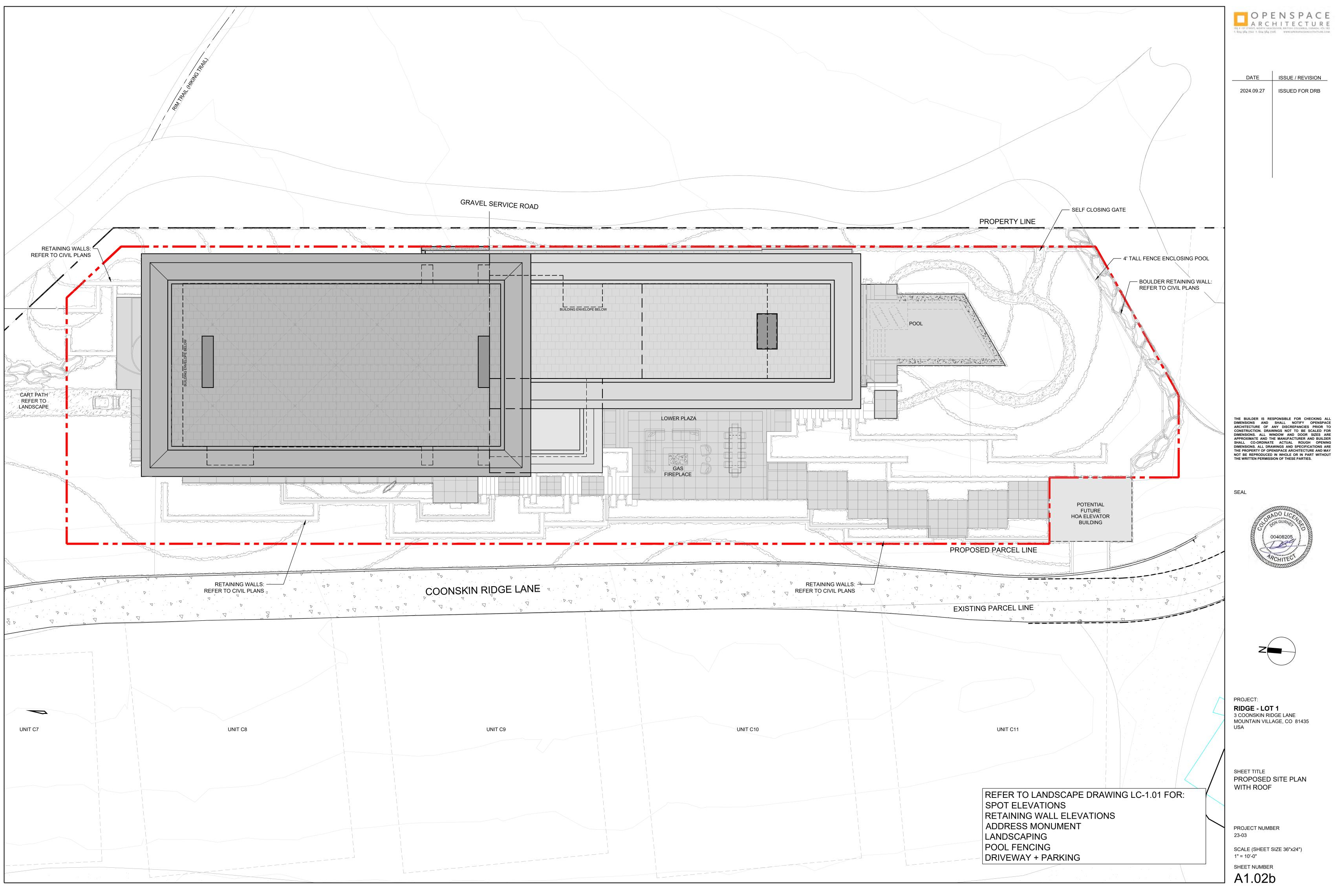
SAN JUAN SURVEYING SURVEYING * PLANNING 102 SOCIETY DRIVE TELLURIDE, CO. 81435 (970) 728 - 1128 (970) 728 - 9201 fax office@sanjuansurveying.net





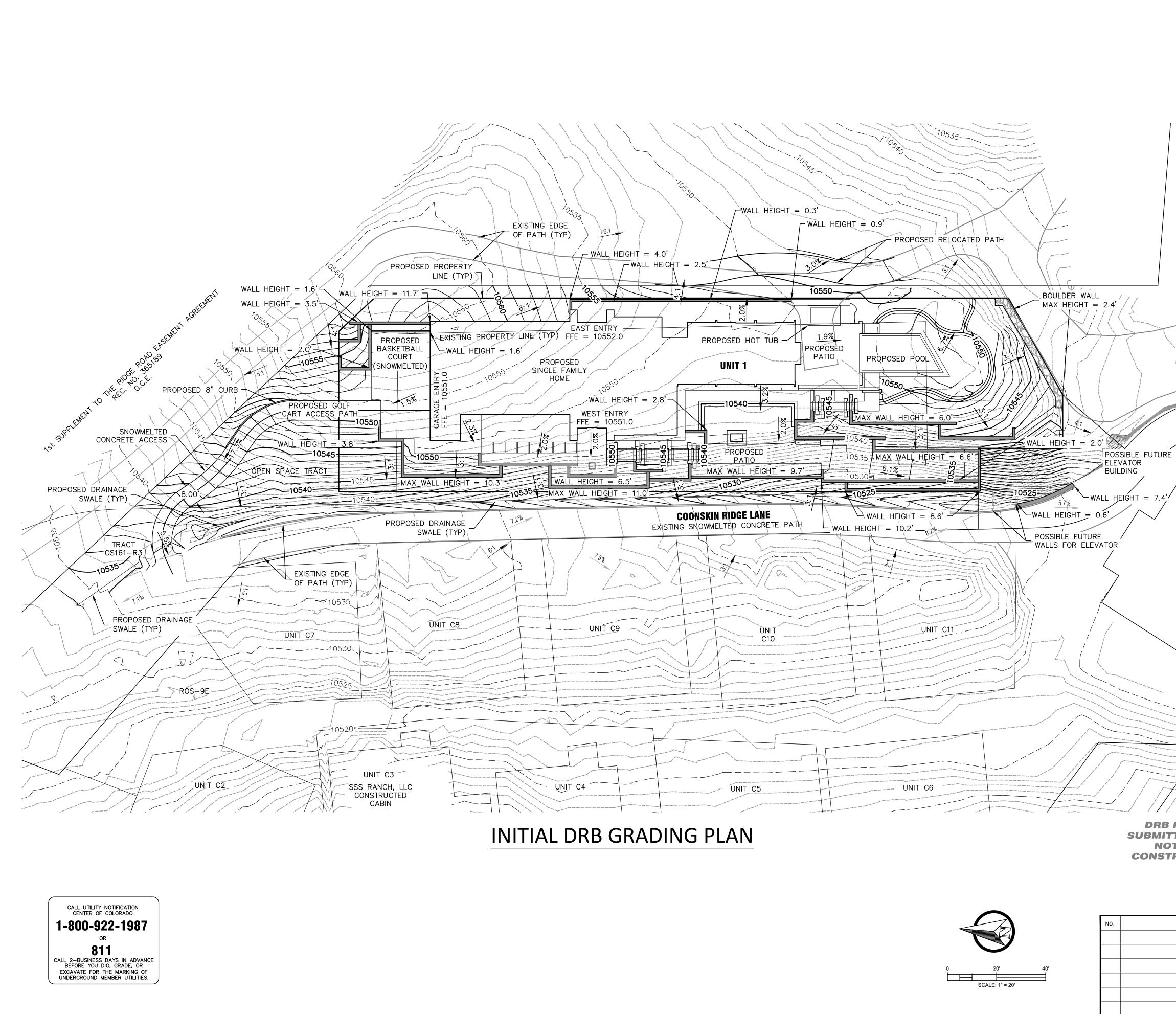


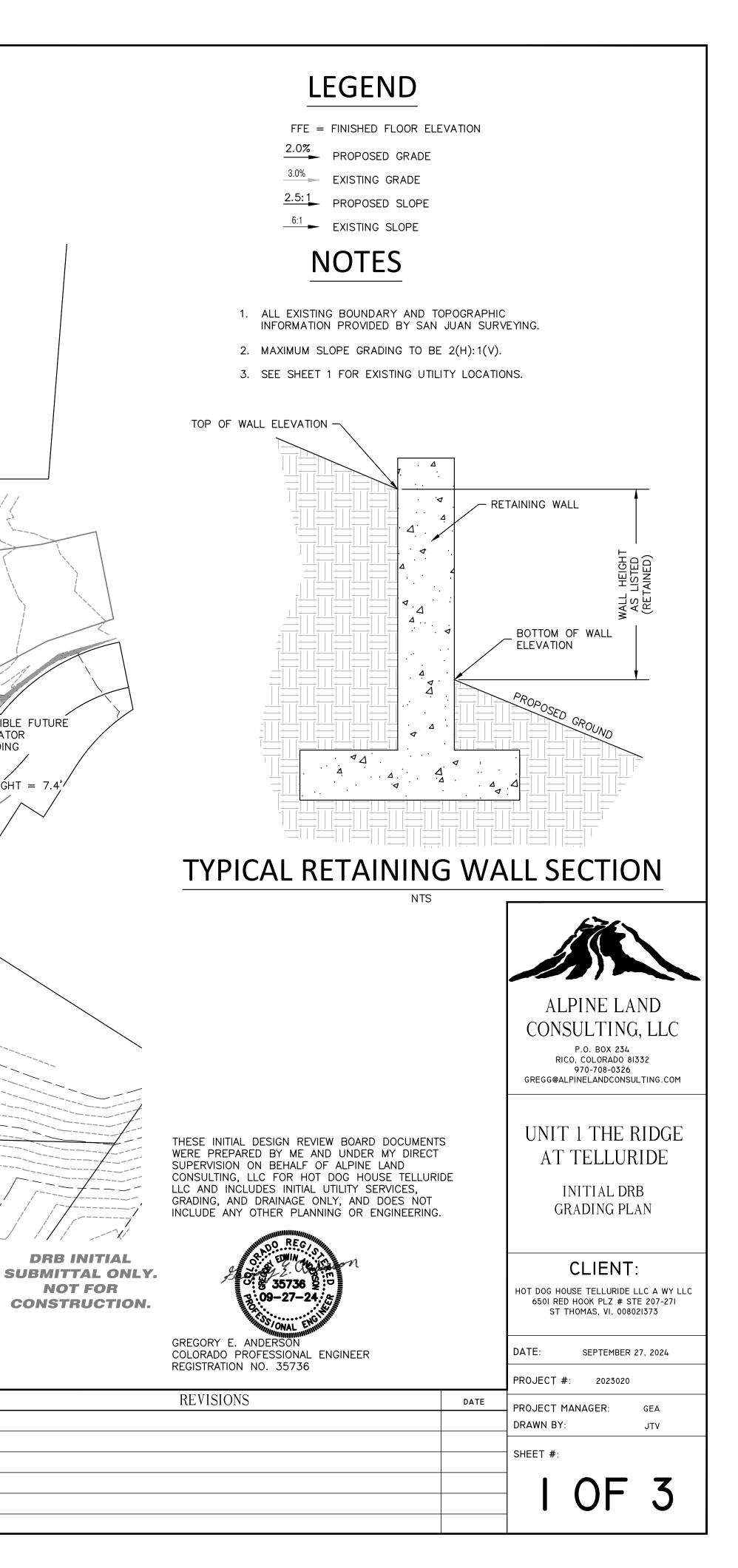
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 WWW.DPENSPACEARCHITECTURE.com

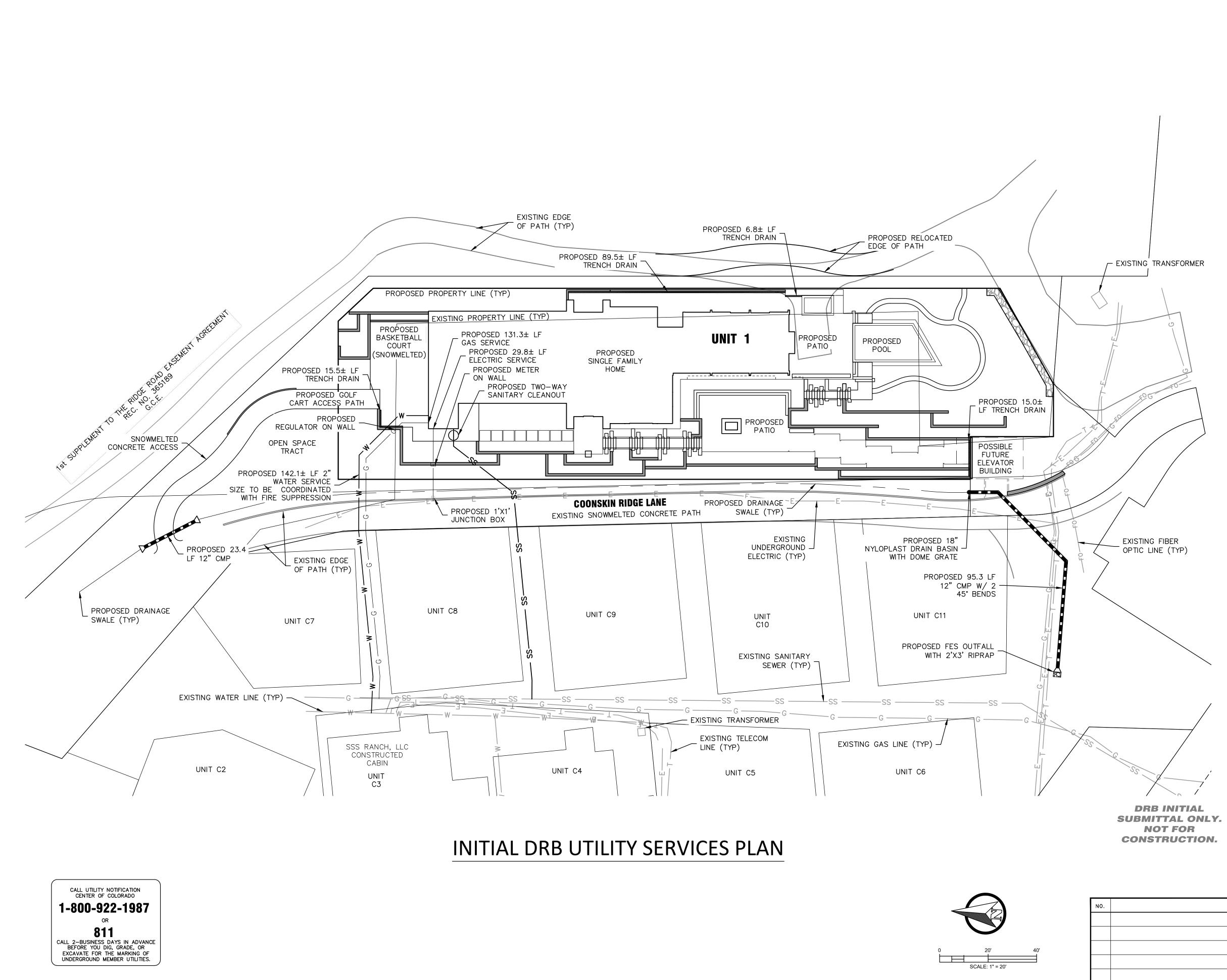


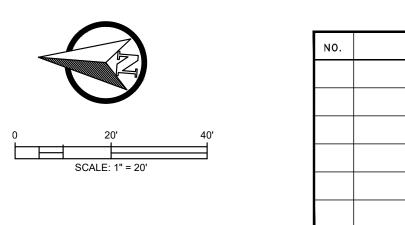
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ISSUE / REVISION ISSUED FOR DRB









NOTES

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

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



GREGORY E. ANDERSON COLORADO PROFESSIONAL ENGINEER REGISTRATION NO. 35736

REVISIONS

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

UNIT 1 THE RIDGE AT TELLURIDE

INITIAL DRB UTILITY SERVICES PLAN

CLIENT:

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

DATE: SEPTEMBER 27, 2024

2 OF 3

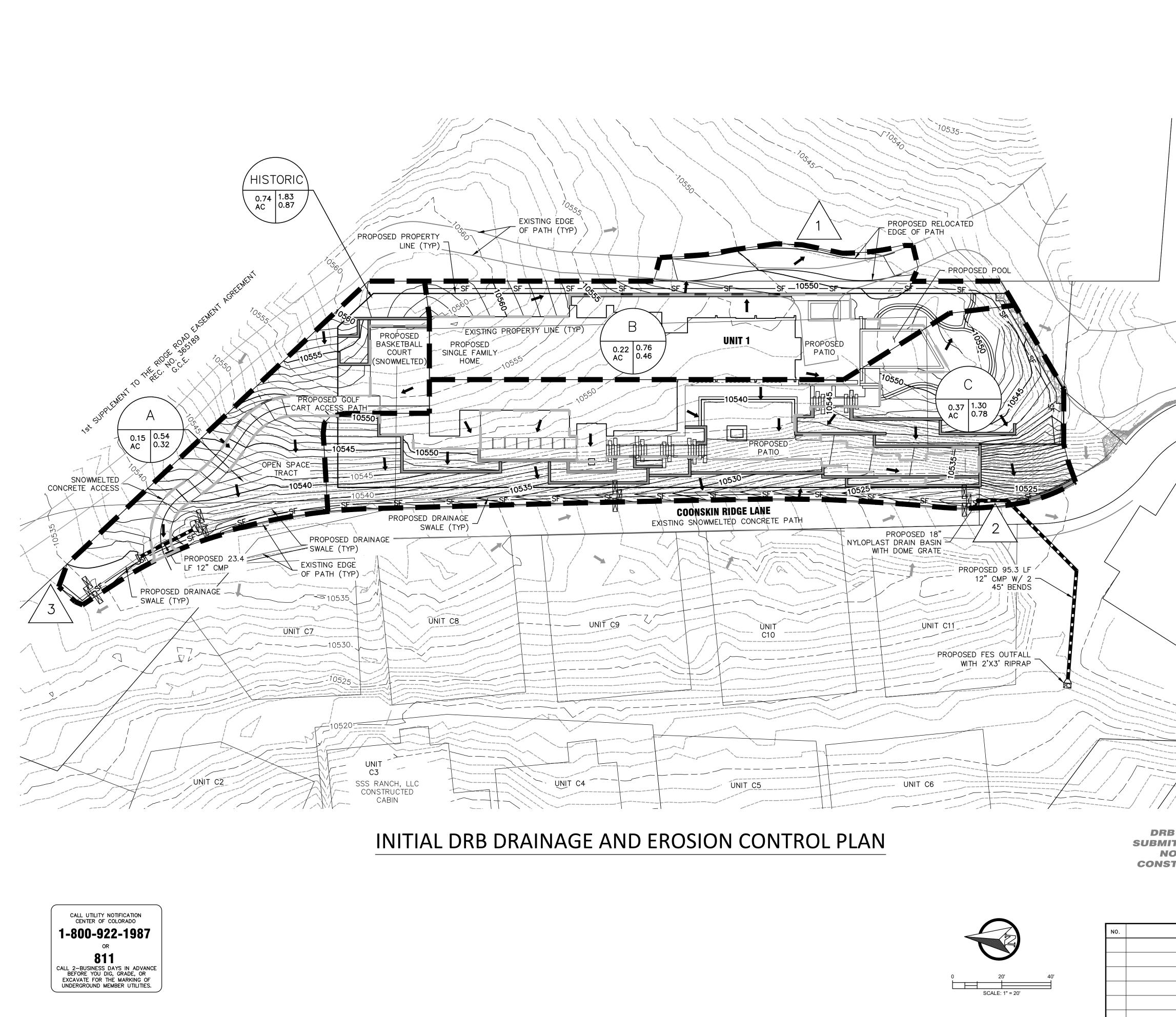
JTV

PROJECT #: 2023020

PROJECT MANAGER: GEA DRAWN BY:

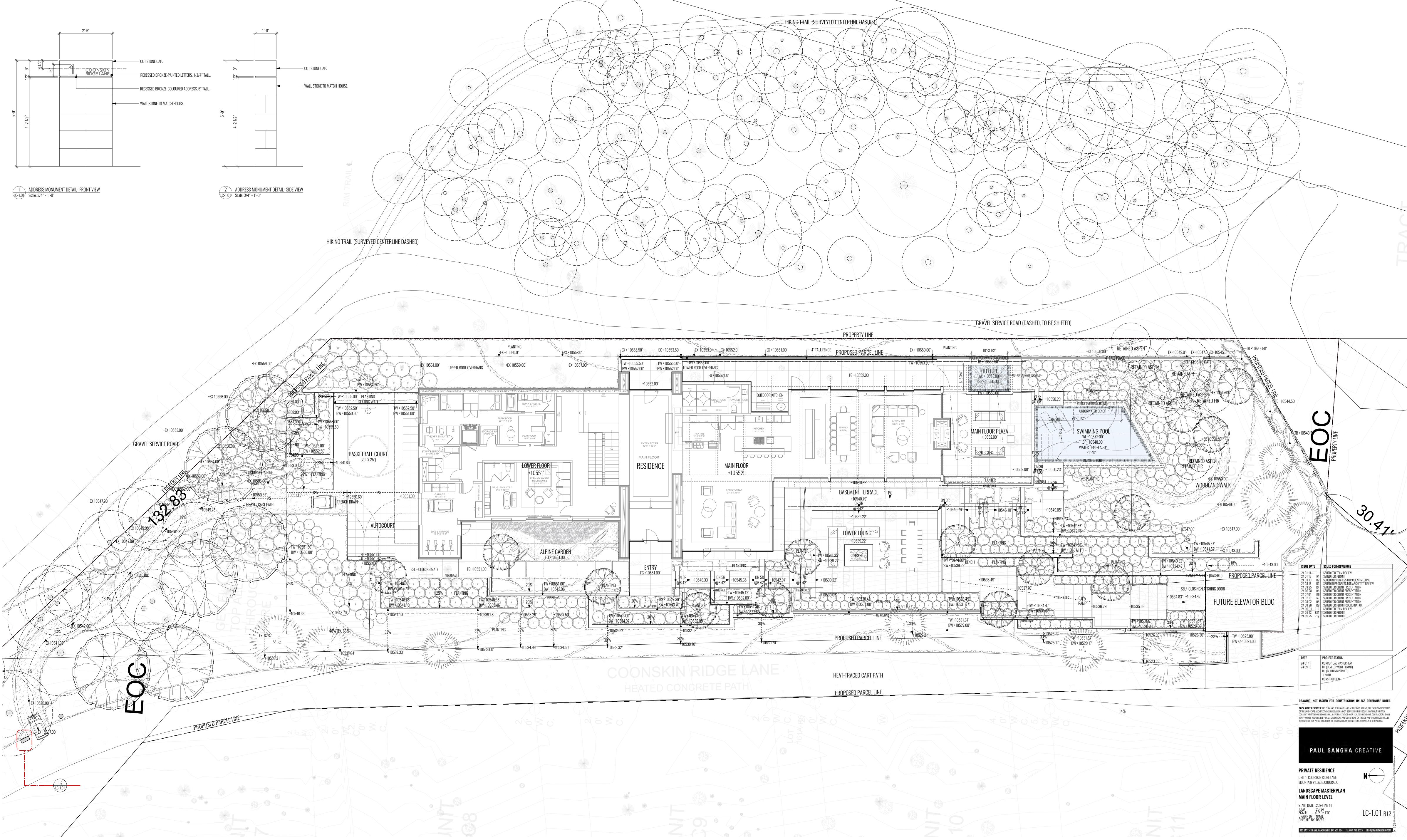
SHEET #:

DATE

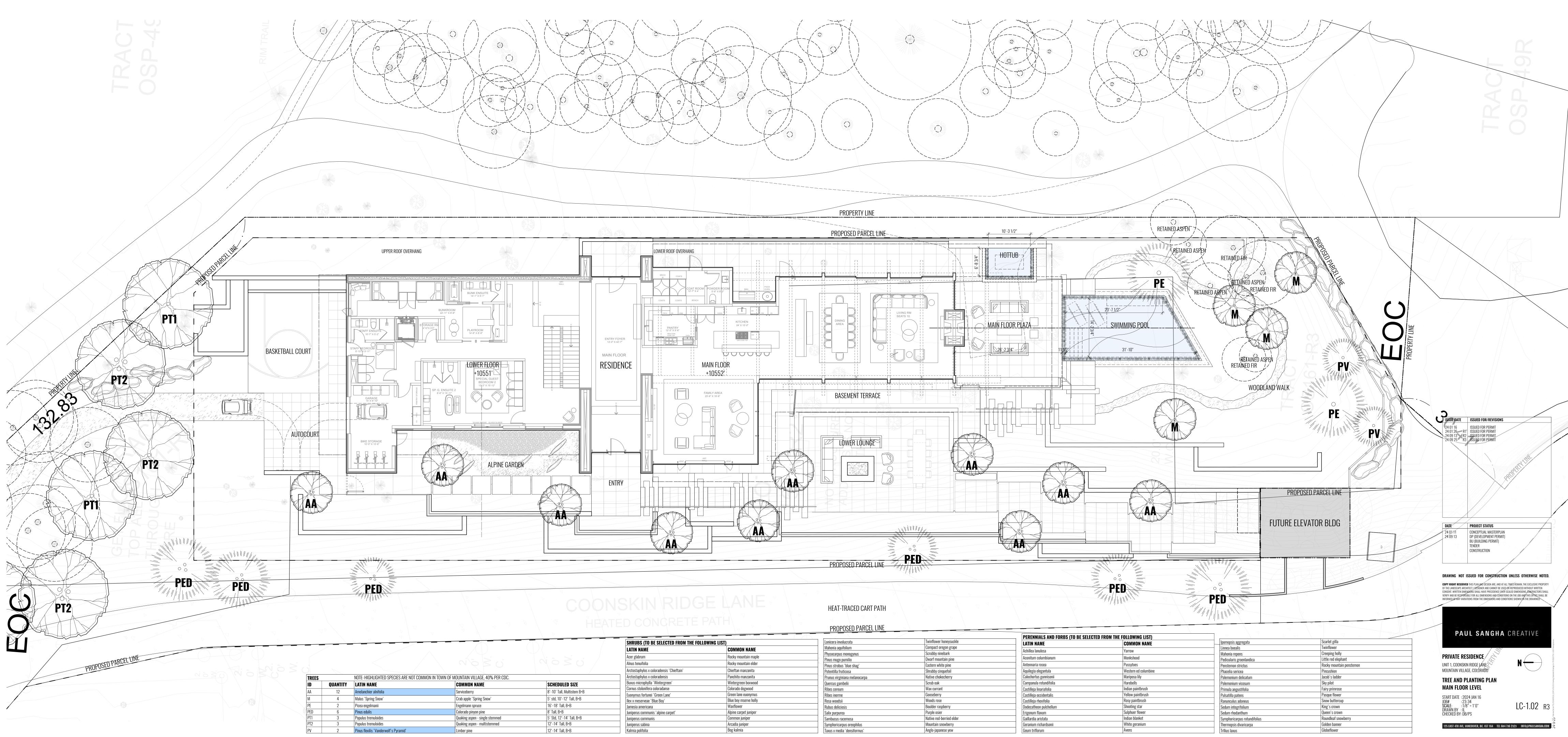


LEGEND

		BASIN LAI FLOW RATE FLOW RATE 5)	C(CFS)
		DESIGN P	OINT
	→	FLOW DIRI	ECTION JS AREA BOUNDARY
		BASIN BO	
	SF SF	SILT FENC)E
		SEDIMENT	CONTROL LOGS
	PROPOSED BASINS = BASINS / HISTORIC BASIN = TOTAL OF BASINS A, B, AND (
	THESE INITIAL DESIGN REVIEW BOARD DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR HOT DOG HOUSE TELLURII LLC AND INCLUDES INITIAL UTILITY SERVICES, GRADING, AND DRAINAGE ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.	DE	INITIAL DRB DRAINAGE AND EROSION
DRB INITIAL BMITTAL ONLY. NOT FOR NSTRUCTION.	B. 09-27-24		CONTROL PLAN CLIENT: HOT DOG HOUSE TELLURIDE LLC A WY LLC 6501 RED HOOK PLZ # STE 207-271 ST THOMAS, VI, 008021373
	GREGORY E. ANDERSON COLORADO PROFESSIONAL ENGINEER REGISTRATION NO. 35736		DATE: SEPTEMBER 27, 2024 PROJECT #: 2023020
	REVISIONS	DATE	PROJECT MANAGER: GEA DRAWN BY: JTV SHEET #: 3 OF 3



					GRAVEL SERVICE R	OAD (DASHED, TO BE S
www.www.www.www.www.	- Marina Marina	PROPERTY LINE	math is and the second market	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	ment and the many	man Mail Marine Marine
+10553:0'~EX+10552.0'	EX + 10551.00'	4' TALL FENCE PROPOSED PARCEL LINE	EX + 10550.00'7	PLANTING		
553.00' DF OVERHANG FG +10552.00'		FG +10552.00'	TW +10553.00	6'-8 3/4"	DOL COVER CAVITY UNDER BENCH TB + 10553.50' HIOTTUB WL +10553.00' BP +10550.00	DOF OVERHANG (DASHED)
COAT ROOM 12'-7" X 4' COATS BENCH COATS BENCH COATS BENCH COURNS COATS BENCH COURNS COATS BENCH COURNS COATS COATS BENCH COURNS COATS C			LIVING RM SEATS 10		MAIN FLOOR PLAZA +10552.00'	+10552.00'
+10552	·					HANDRAIL DN 21
FAMILY AREA 25'-6" X 19'-8"		BASEMENT TERRACE +10540.79' DN 3R @6[42" +10539.22' LOWER LOUNGE +10539.22'		DN 3R @642" +10540.79'	00ARDRAIL 0001118 0001118 0001118 0001118 0001118 0001110 0001110 000100 000100 000100 000100 000100 000100 000100 000100 000100 000100 000100 000100 000000 000000 000000 000000 000000	
	N 5R +10542.97' @6.42	• TW +10541.35' • TW +10539.22' • +10539.22'		TW +10544.38 BENC BW +10539.22	C. C. C. C. C.	+10537.76'
TINE (10545.12) BW +10532.80' TINE (10541.3) BW +10532.80' BW +10541.3 BW +10532.80'		+10539.05 +10539.05 TW +10538.48 BW +10538.00 GUARDR	° ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° °	* TW+10538.49 • BW.+10531.67'. • TW +10531.67' • BW +10527.00'		TW +10534.47' BW +10531.67' BUARDRAIL
	¥10530.70'	PROPOSED PARCEL LINE		have been a set		<u>33%</u> ↓+10525.

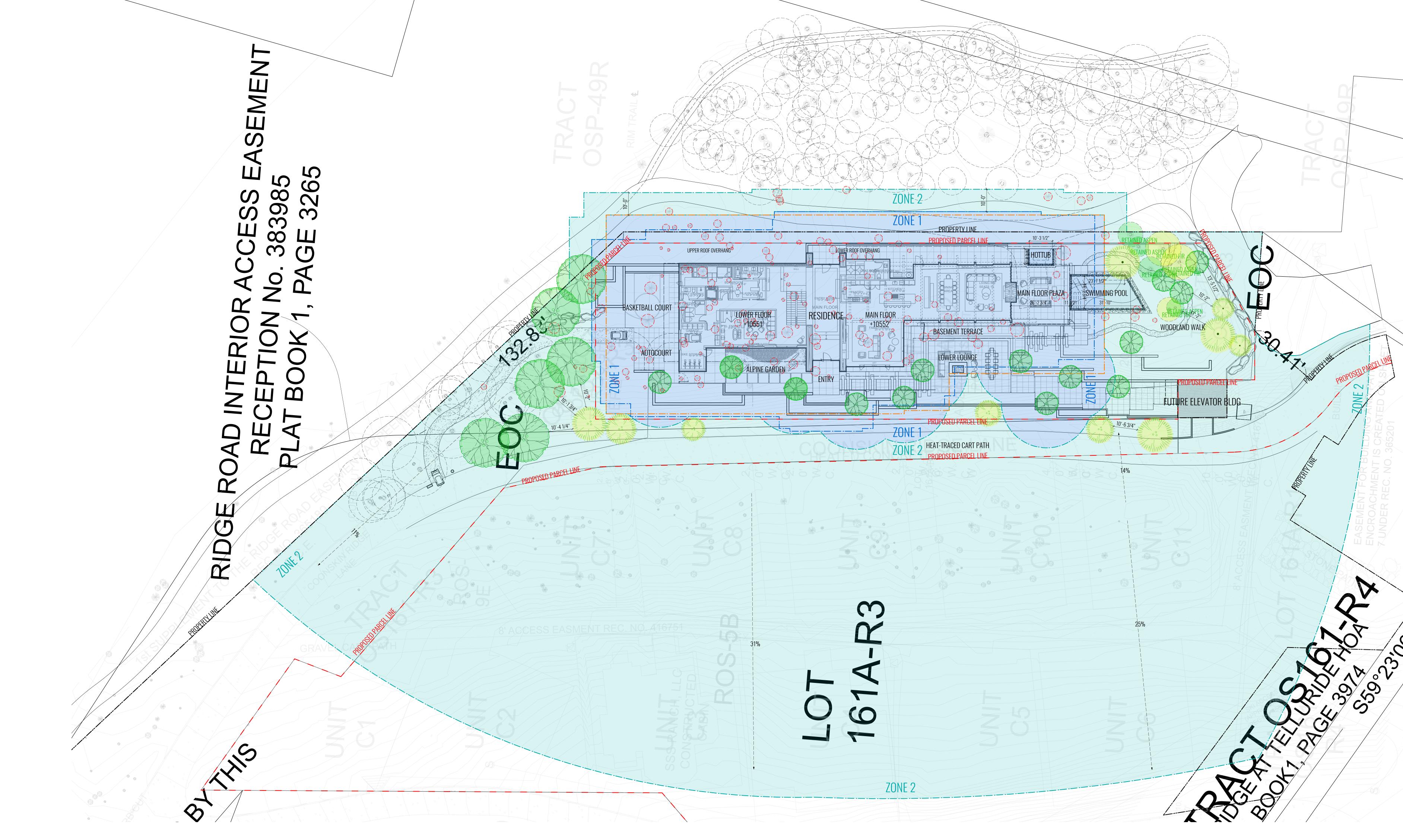


	NOZO'	\dot{c} \dot{c} \dot{c}
NOT COMMON IN TOWN OF N	10UNTAIN VILLAGE, 40% PER CDC.	
	COMMON NAME	SCHEDULED SIZE
	Serviceberry	8'-10' Tall, Multistem B+B
	Crab apple 'Spring Snow'	5' std, 10'-12' Tall, B+B
	Engelmann spruce	16'-18' Tall, B+B
	Colorado pinyon pine	8' Tall, B+B
	Quaking aspen - single stemmed	5' Std, 12'-14' Tall, B+B
	Quaking aspen - multistemmed	12'-14' Tall, B+B
	Limbor nino	

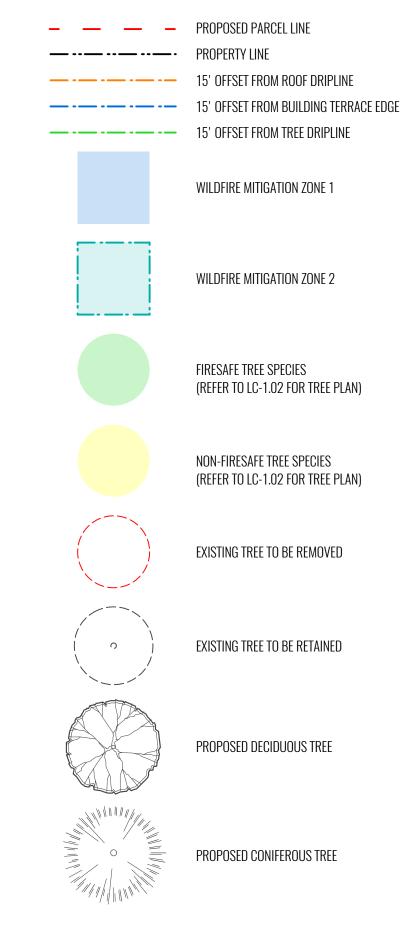
SHRUBS (TO BE SELECTED FROM THE FOLL	OWING LIST)
LATIN NAME	COMMON NAME
Acer glabrum	Rocky mountain maple
Alnus tenuifolia	Rocky mountain elder
Arctostaphylos x coloradensis 'Chieftain'	Chieftan manzanita
Arctostaphylus x coloradensis	Panchito manzanita
Buxus microphylla 'Wintergreen'	Wintergreen boxwood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

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

PERENNIALS AND FORBS (TO BE SELEC	CTED FROM THE FOLLOWING LIST)	
LATIN NAME	COMMON NAME	
Achillea lanulosa	Yarrow	<u>L</u>
Aconitum columbianum	Monkshood	F
Antennaria rosea	Pussytoes	P
Aquilegia elegantula	Western ed columbine	Р
Calochortus gunnisonii	Mariposa lily	Р
Campanula rotundifolia	Harebells	Р
Castilleja linariafolia	Indian paintbrush	Р
Castilleja occidentalis	Yellow paintbrush	Р
Castilleja rhexifolia	Rosy paintbrush	R
Dodecatheon pulchellum	Shooting star	S
Erigonum flavum	Sulphuer flower	S
Gaillardia aristata	Indian blanket	S
Geranium richardsonii	White geranium	T
Geum triflorum	Avens	Т



FIRE MITIGATION PLAN LEGEND



PERMITTING GUIDELINES

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

FIRE MITIGATION ZONE 2: EXTENDS FROM ZONE 1 TO THE LOT LINE **OR** THE DISTANCE SPECIFIED IN CH. 17.6.1.A.3.d.ii:

ALL NON-FIRESAFE PLANTINGS ABOVE 4" MUST BE SPACED A MINIMUM OF 10' APART.
 SHRUBS AND TREES MAY BE PLACED IN GROUPINGS, PROVIDED GROUPINGS ARE SPACED 10' APART.
 ANY PLANT LISTED AS FIREWISE PLANT MATERIALS MAY BE PLANTED CLOSER THAN 10' APART.

ISSUE DAT	E	ISSUED FOR/REVISIONS	
24 09 05 24 09 13 24 09 25	R1 R2	ISSUED FOR PERMIT ISSUED FOR PERMIT ISSUED FOR PERMIT	
DATE		PROJECT STATUS	
DAIL			

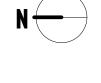
DRAWING NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.

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



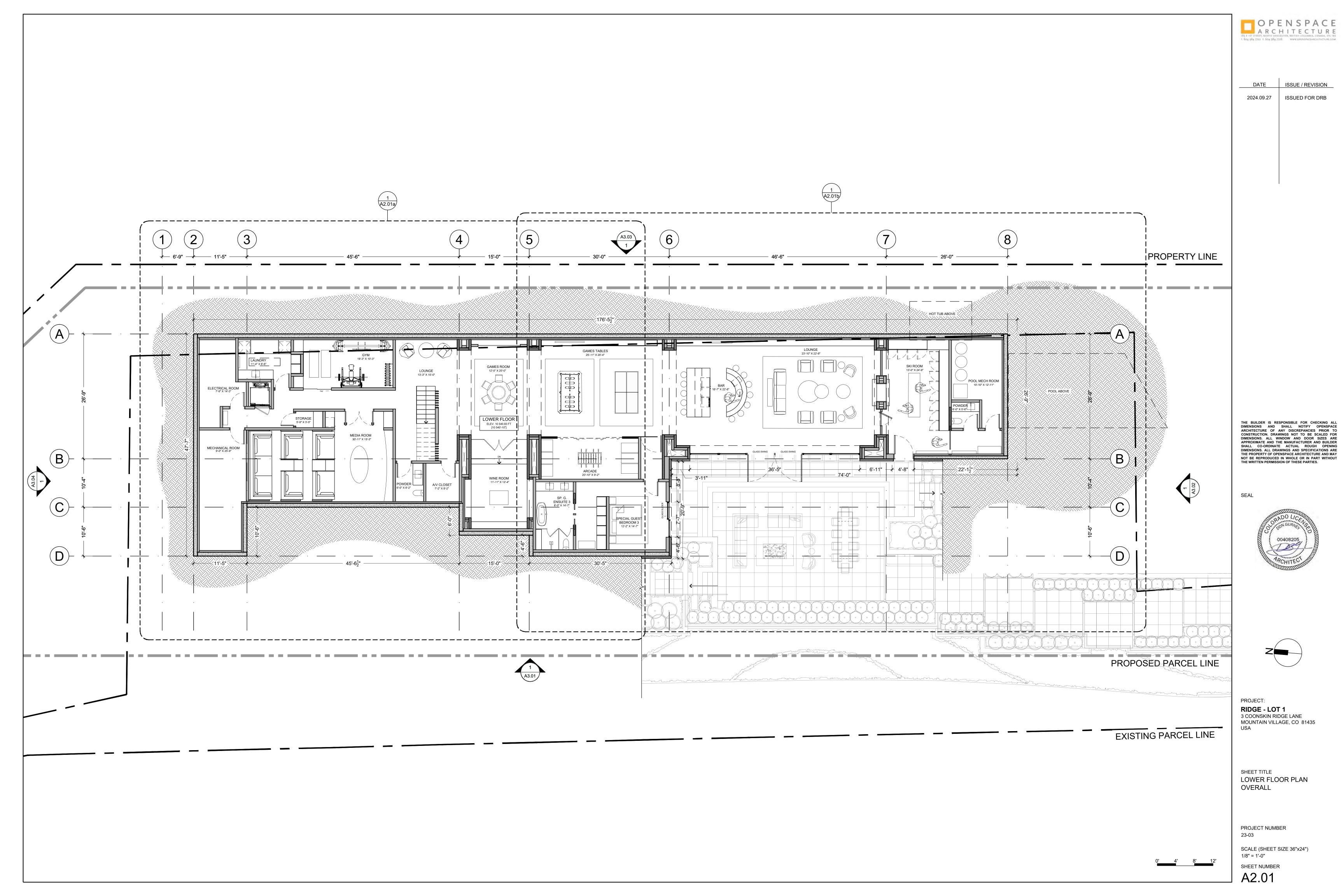
PRIVATE RESIDENCE UNIT 1, COONSKIN RIDGE LANE MOUNTAIN VILLAGE, COLORADO FIRE MITIGATION PLAN

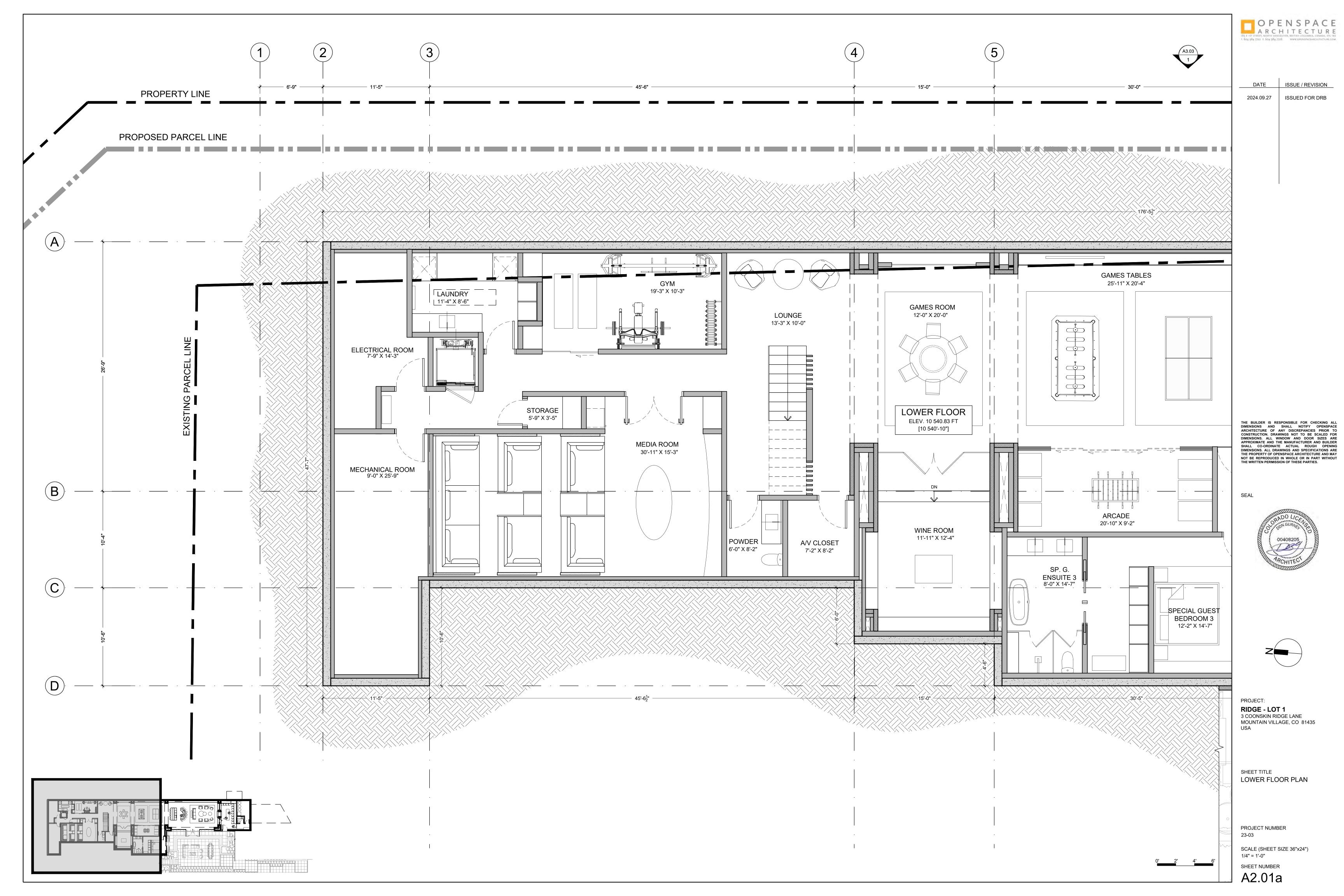
START DATE :2024 JULY 30 JOB# :23-34 SCALE: :1/16" = 1'0" DRAWN BY :IL CHECKED BY: DB/PS

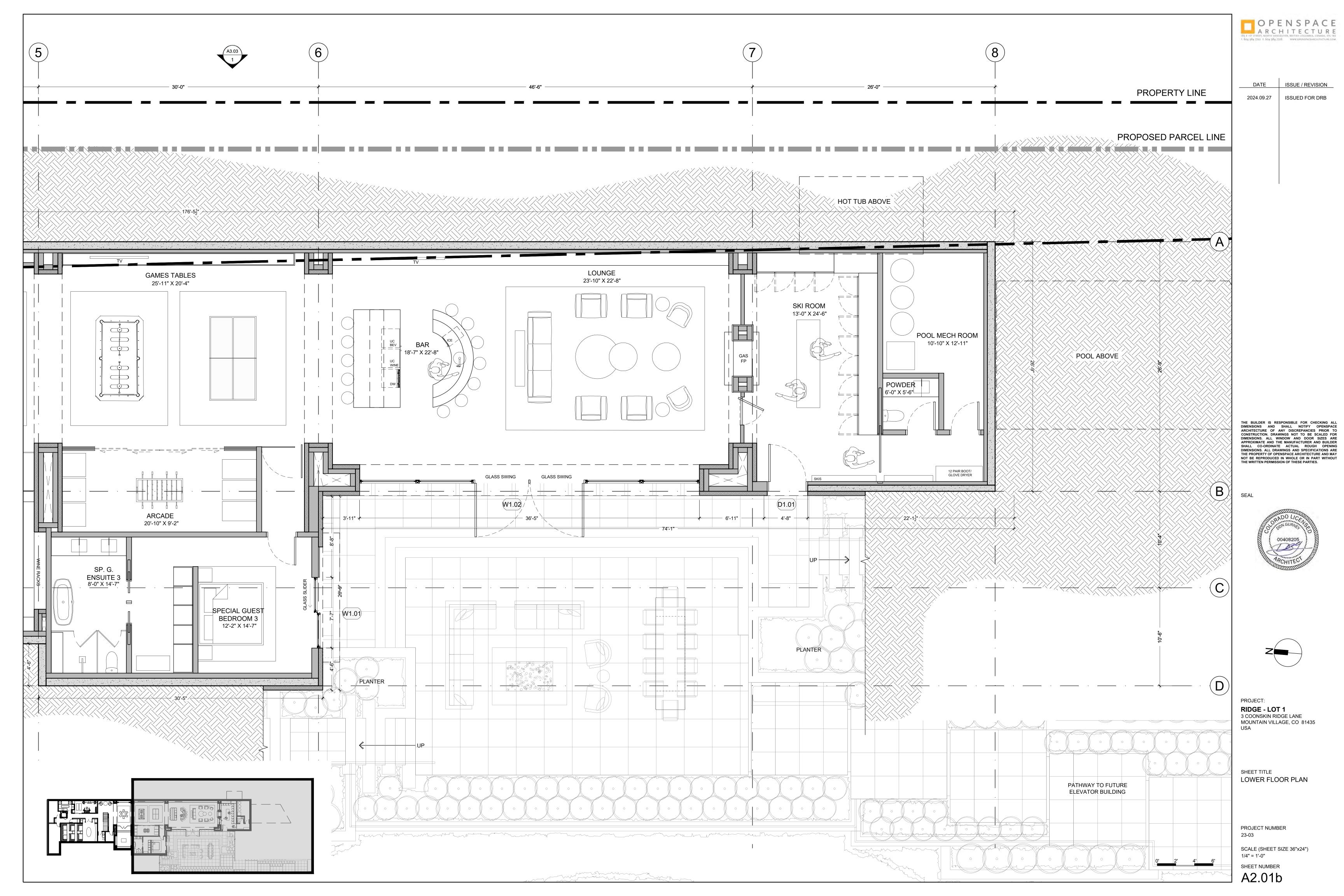


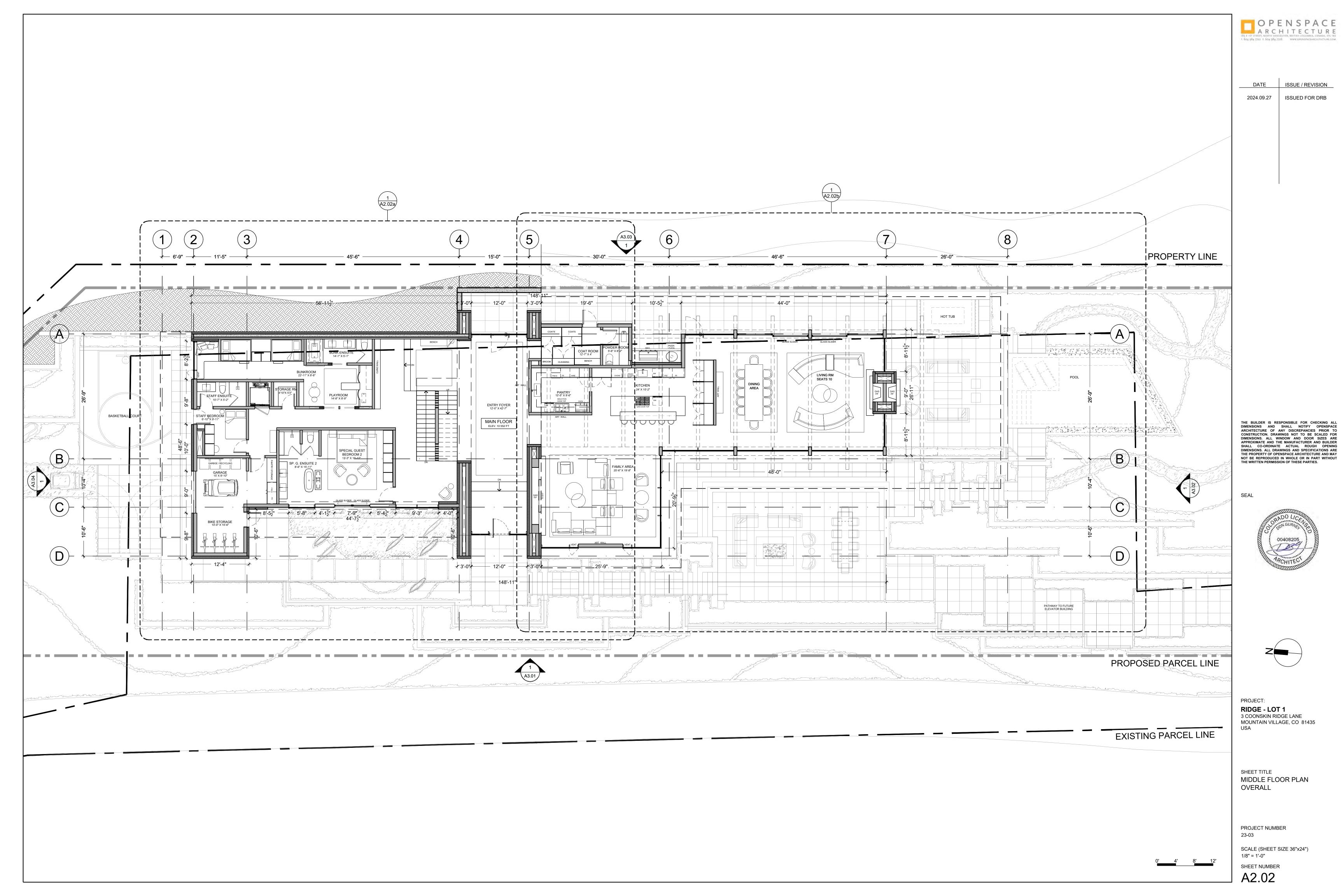


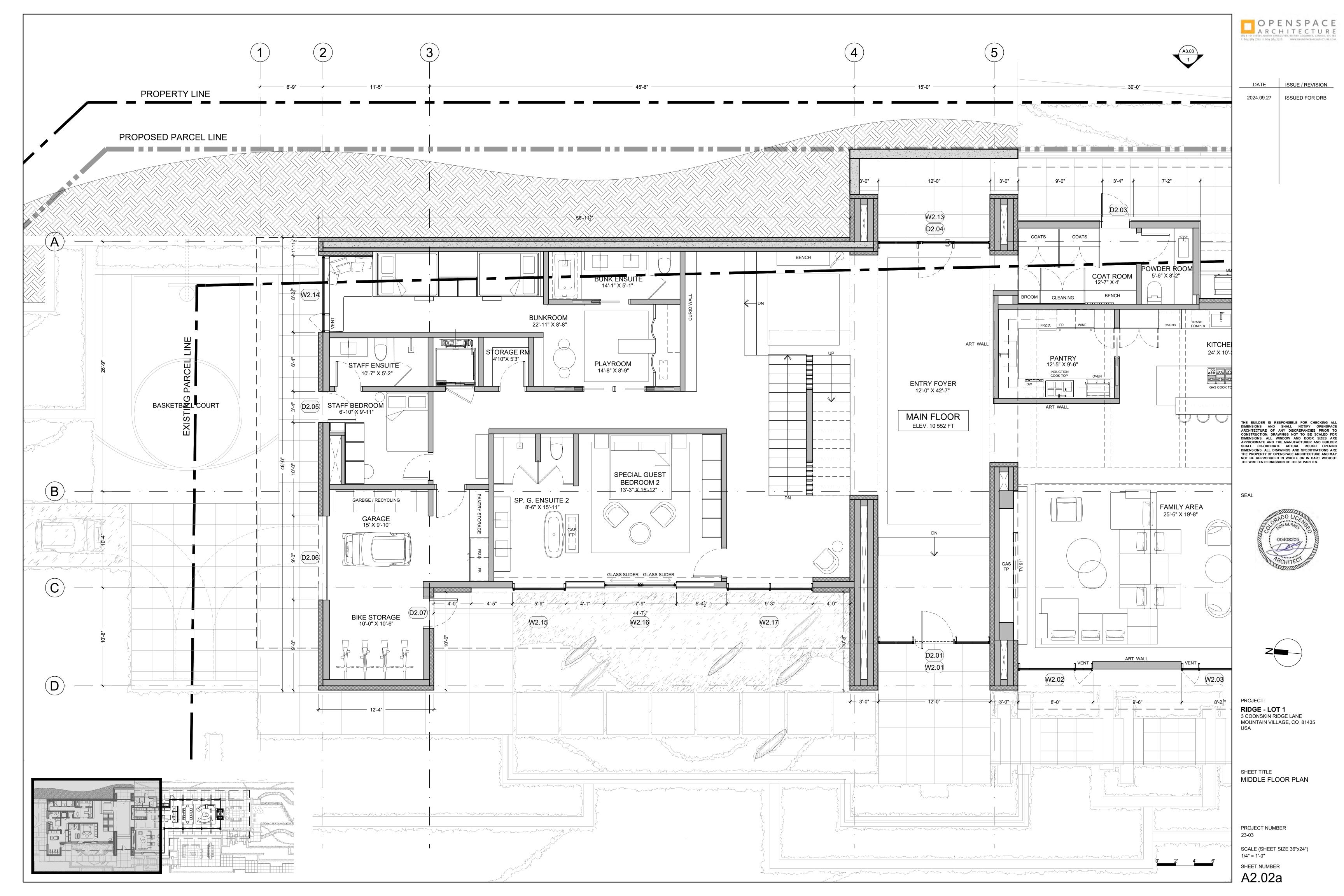
125 EAST 4TH AVE, VANCOUVER, BC. V5T 1G4 TEL 604 736 2323 INFO@PAULSANGHA.COM

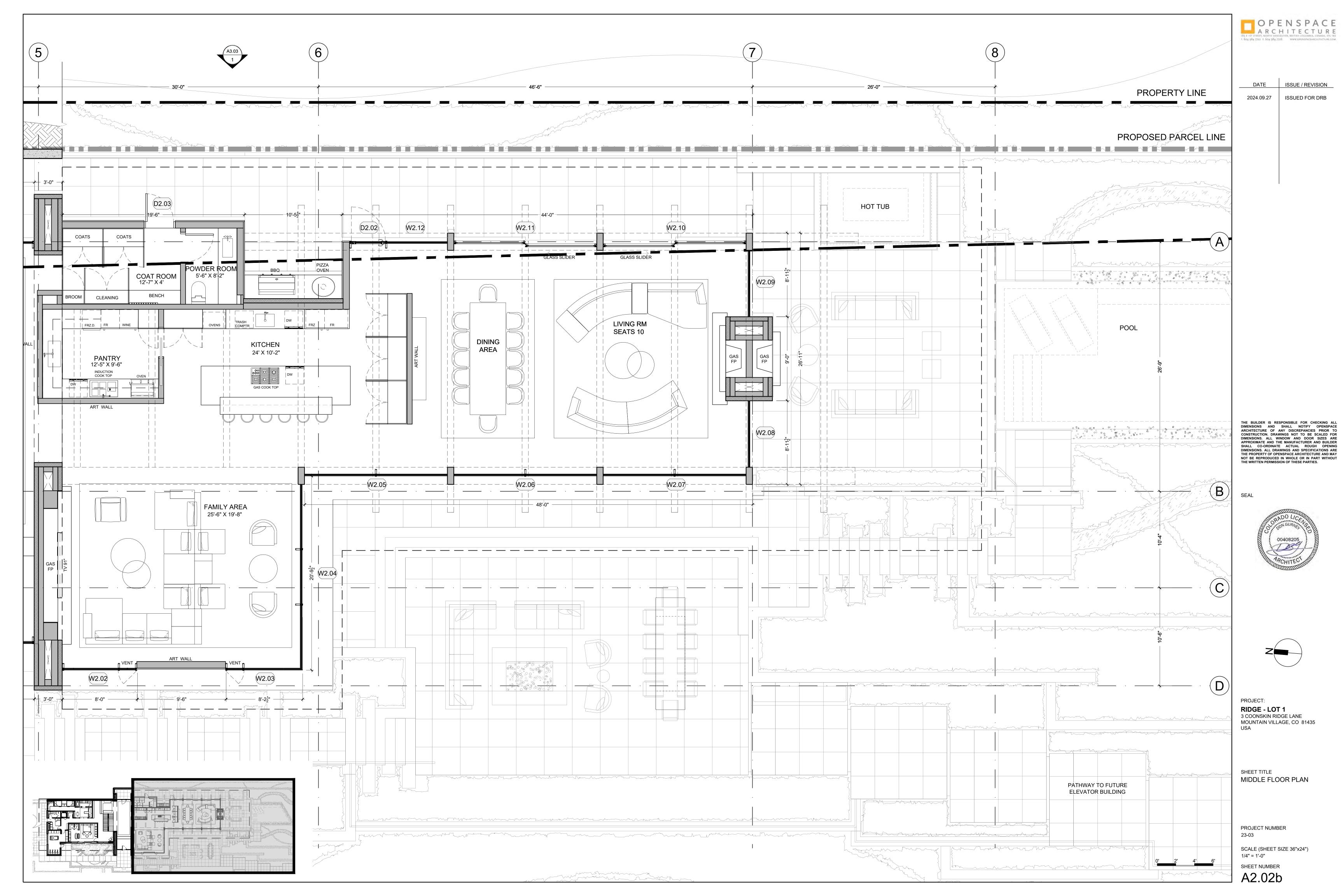


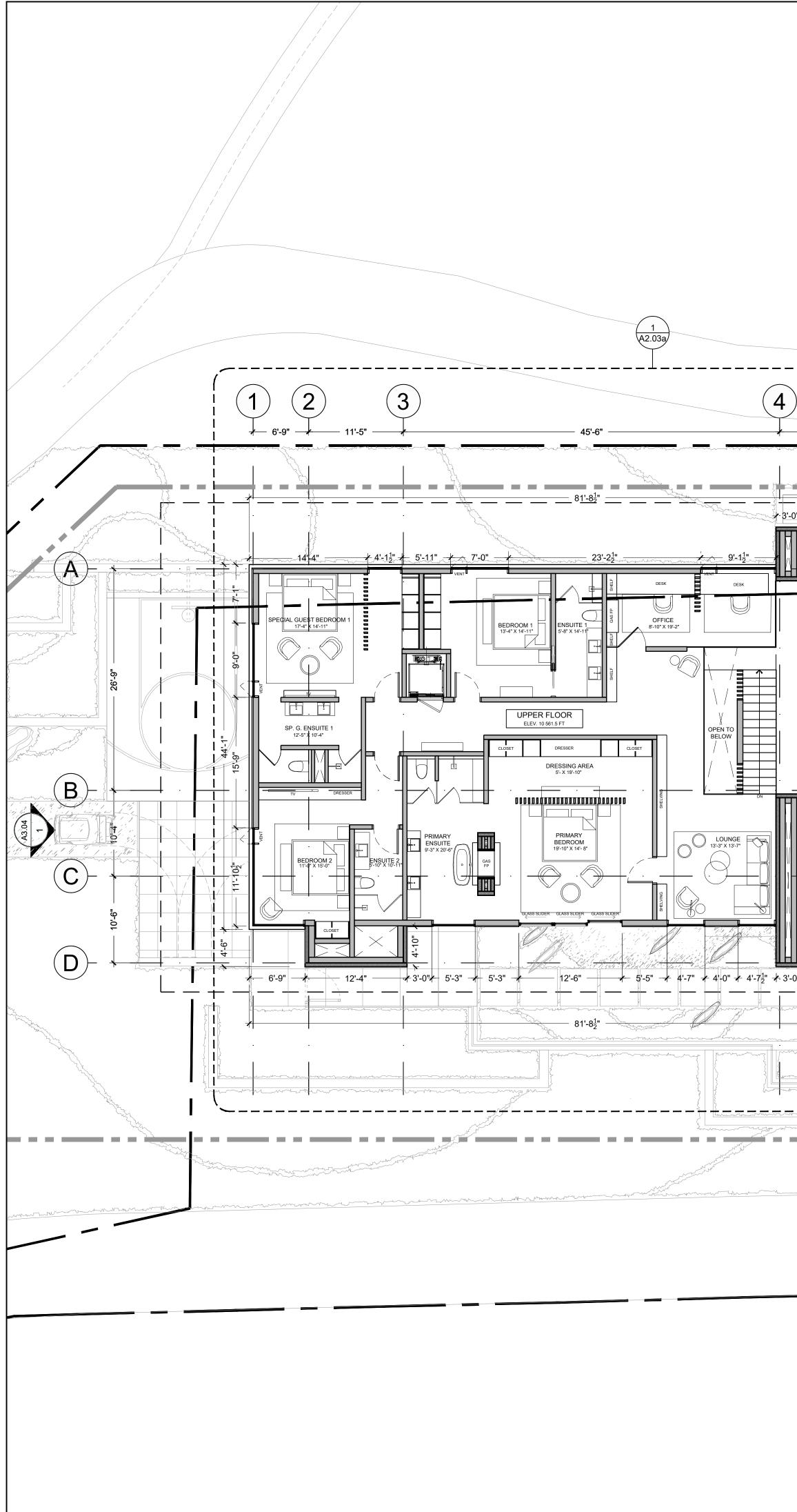




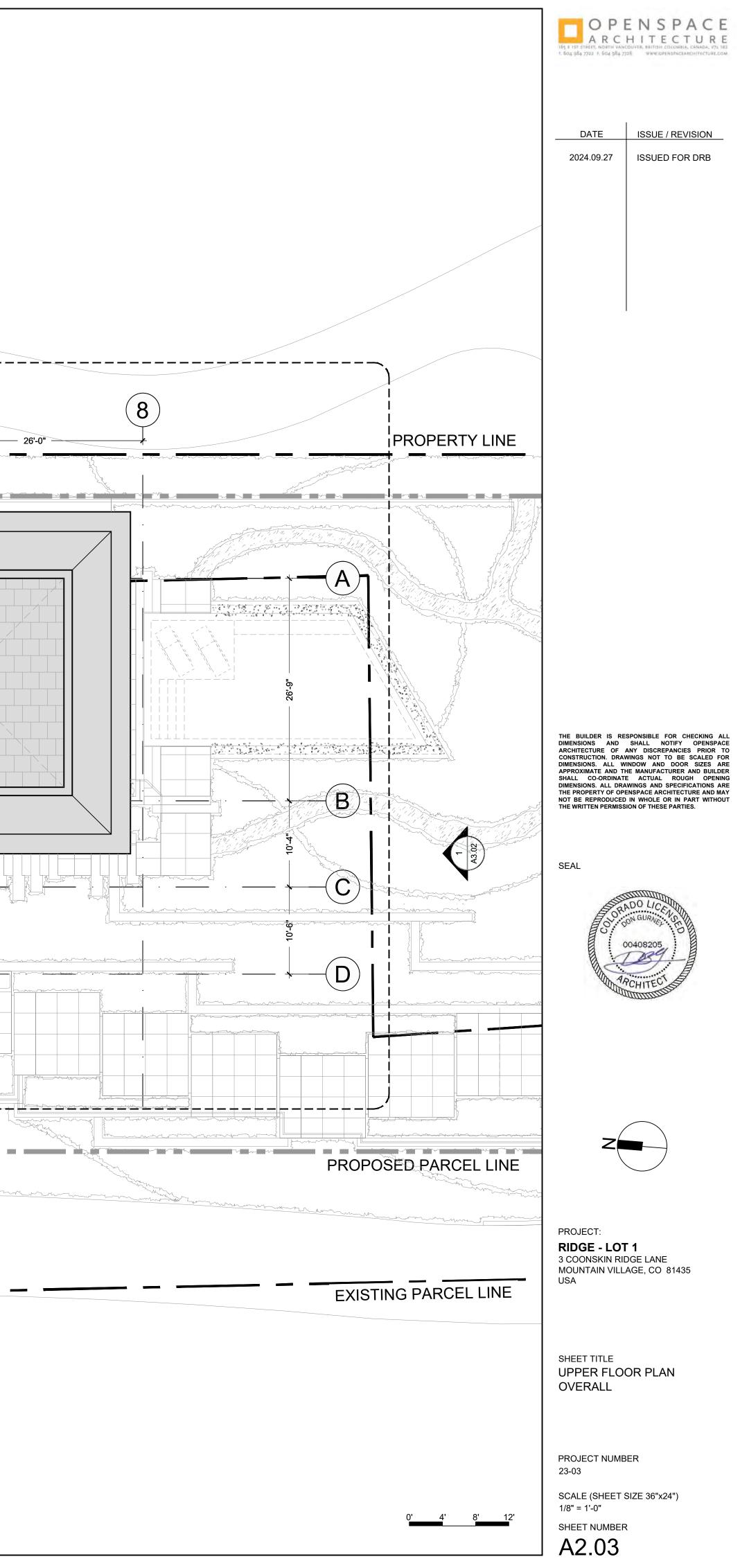


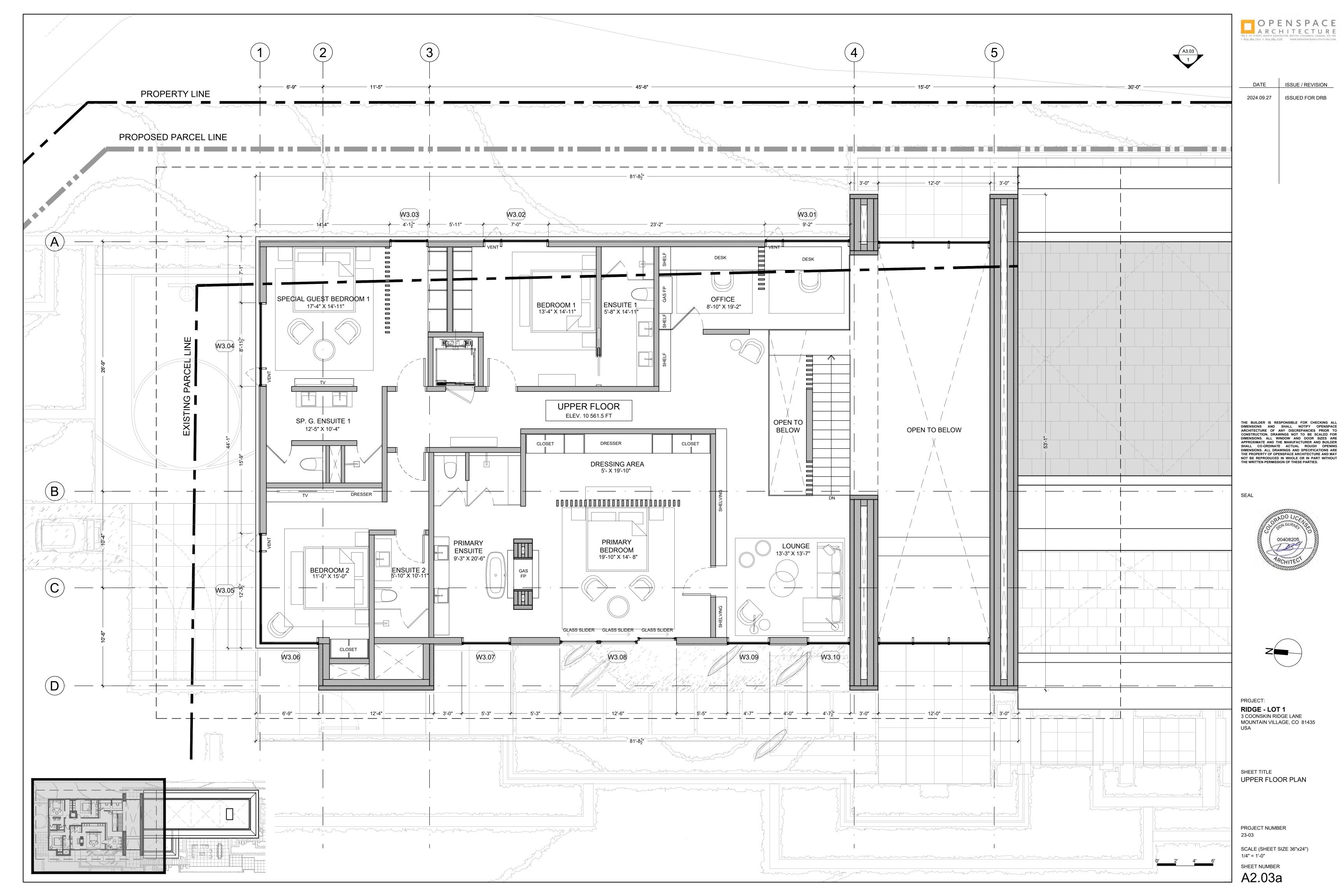


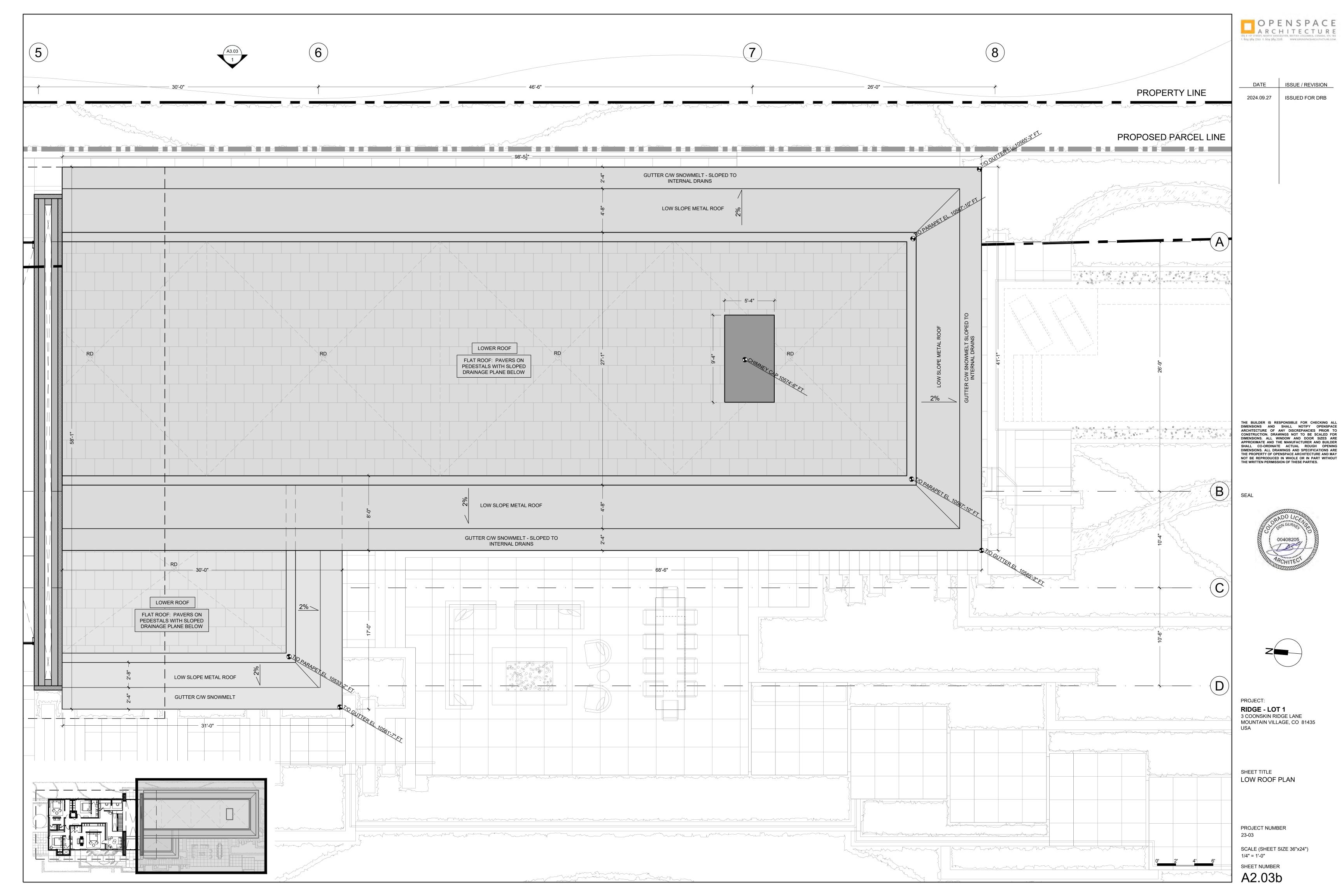


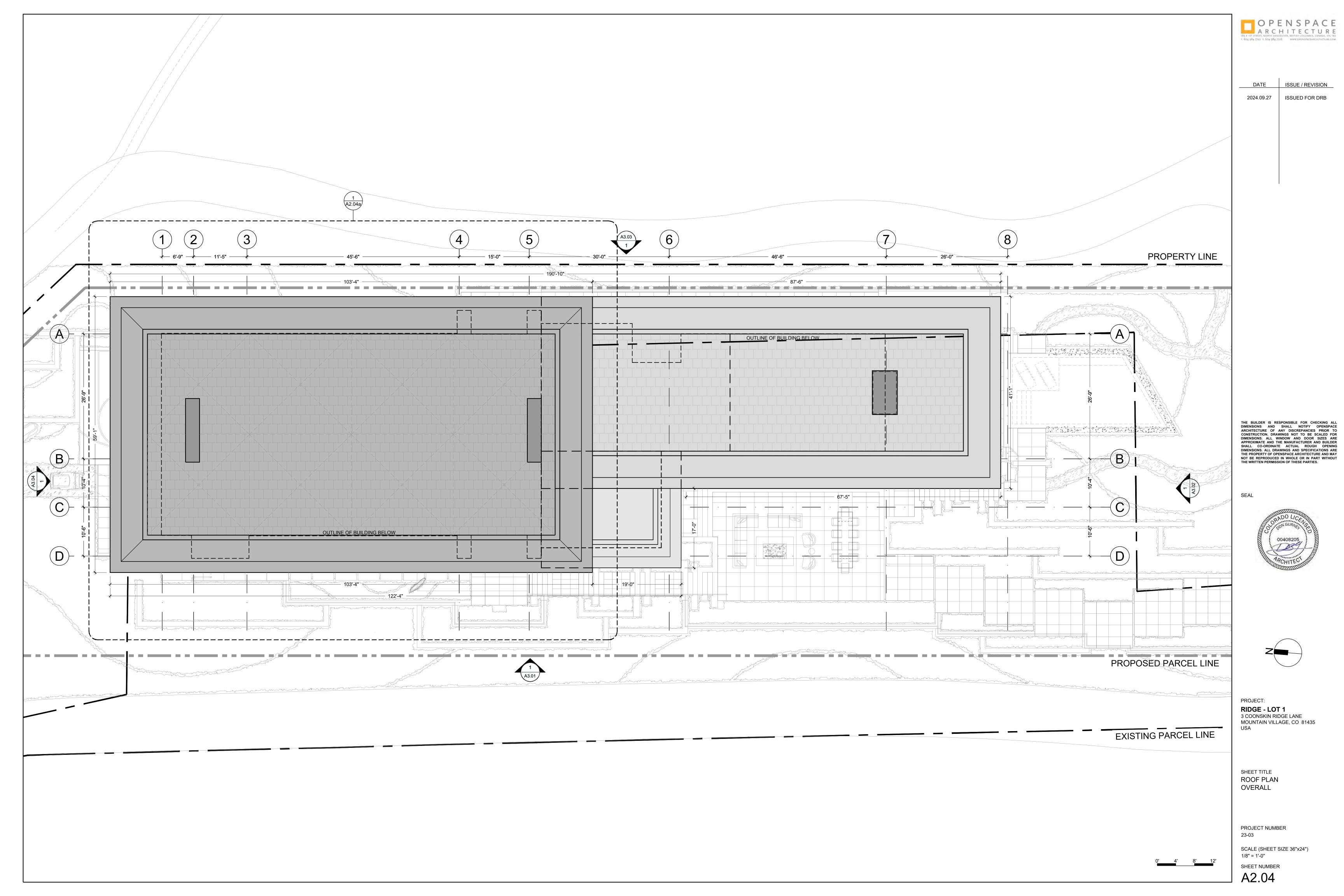


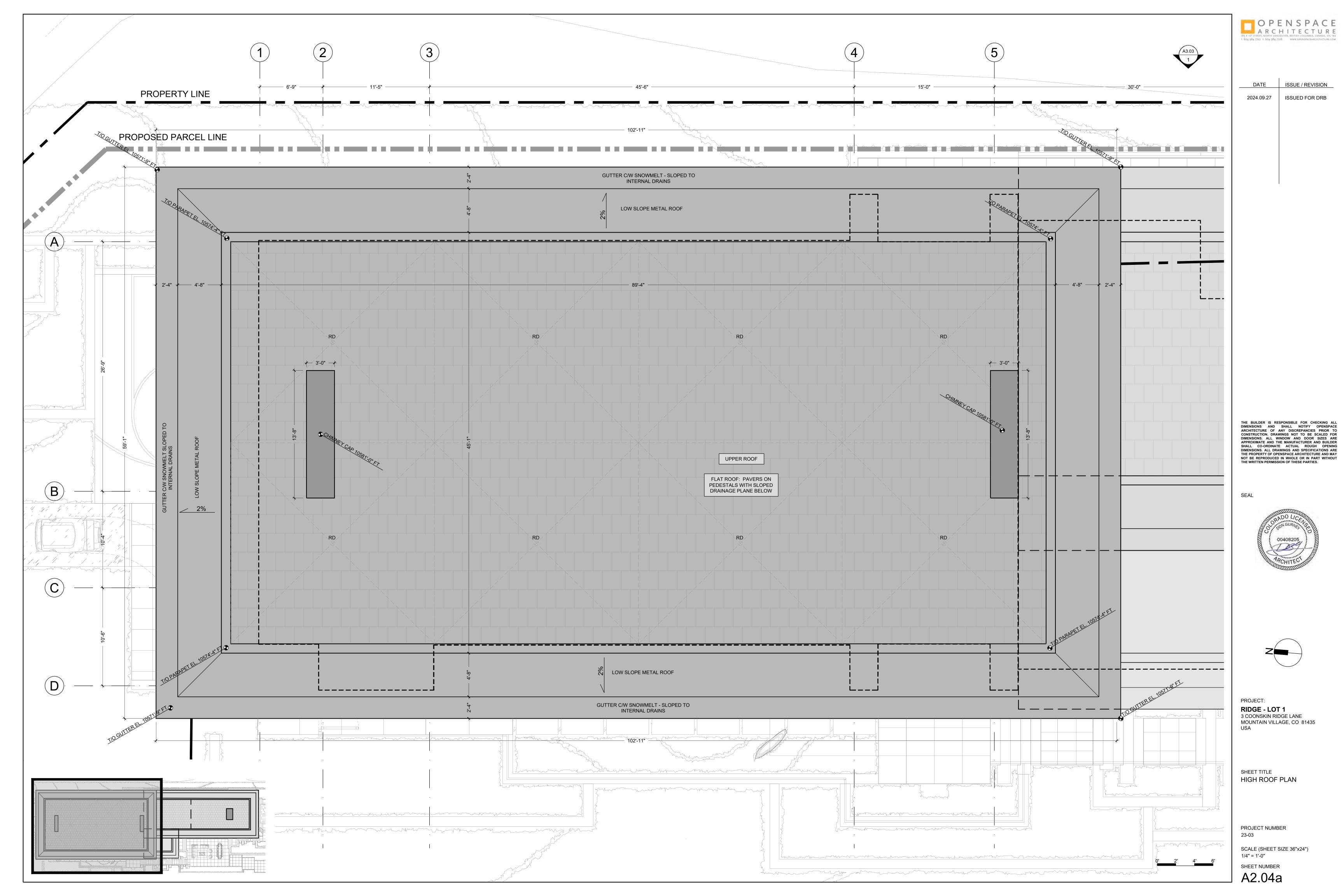
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A3.03 1 30'-0"	6 46'-6" -	7

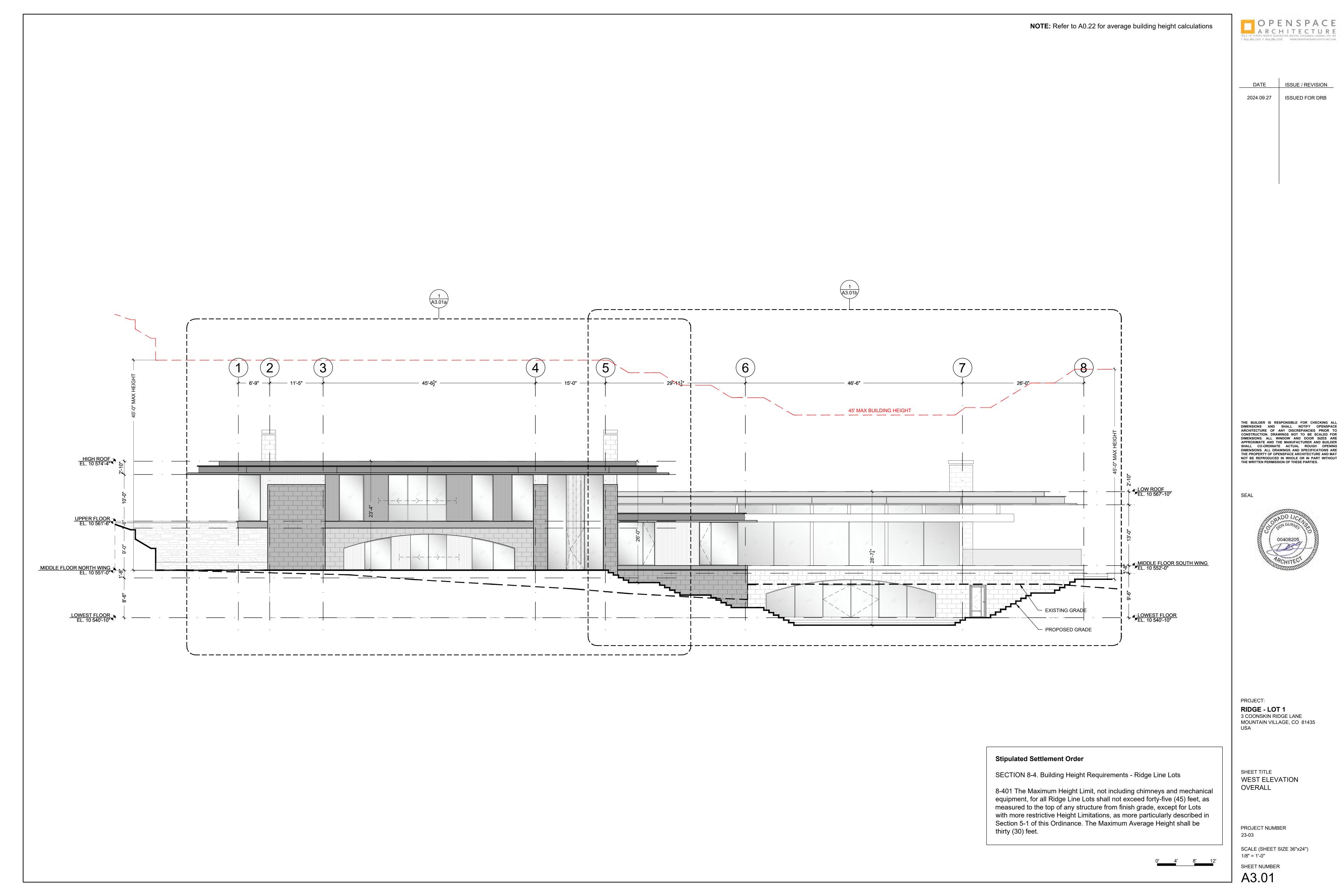


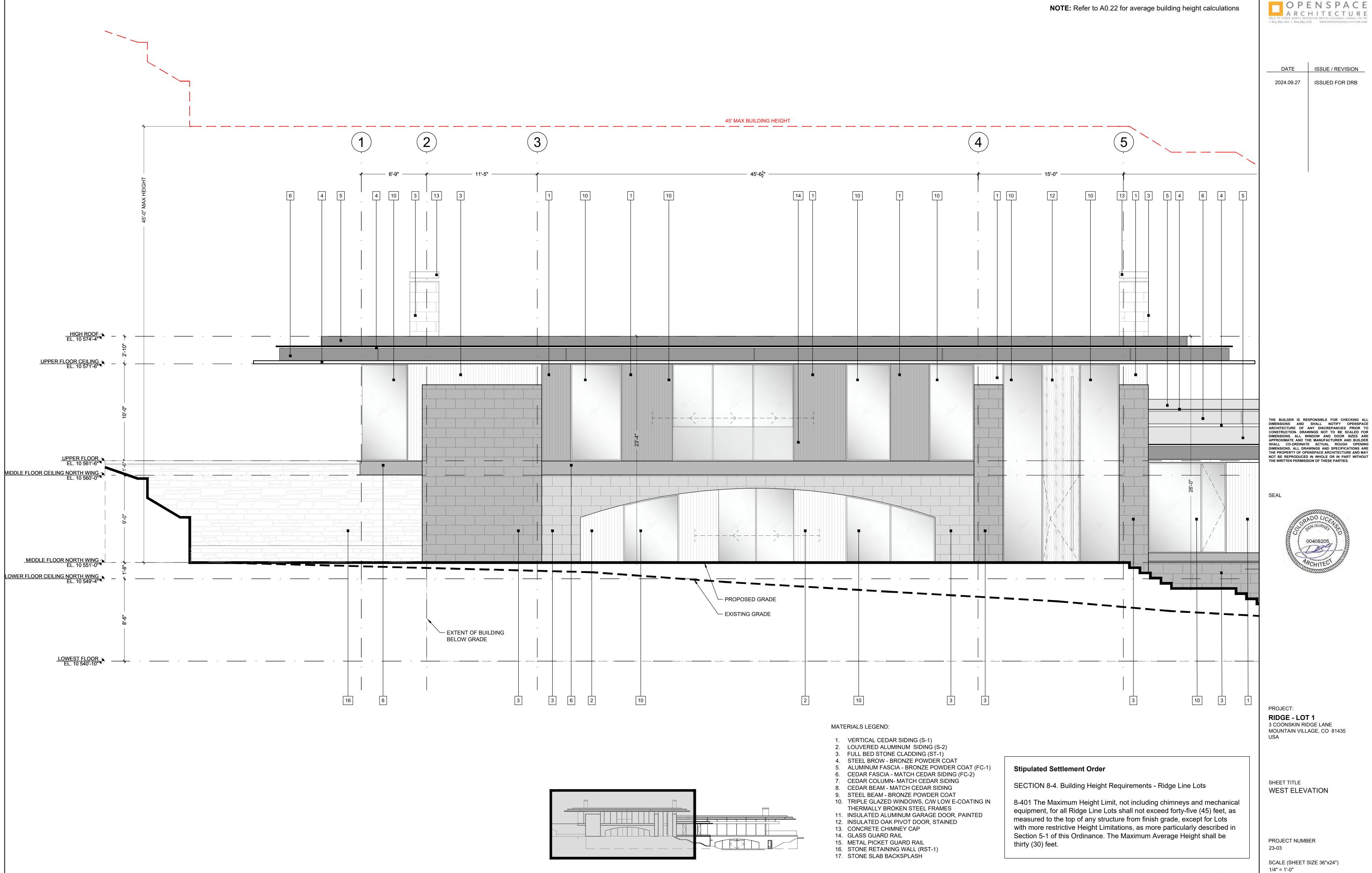






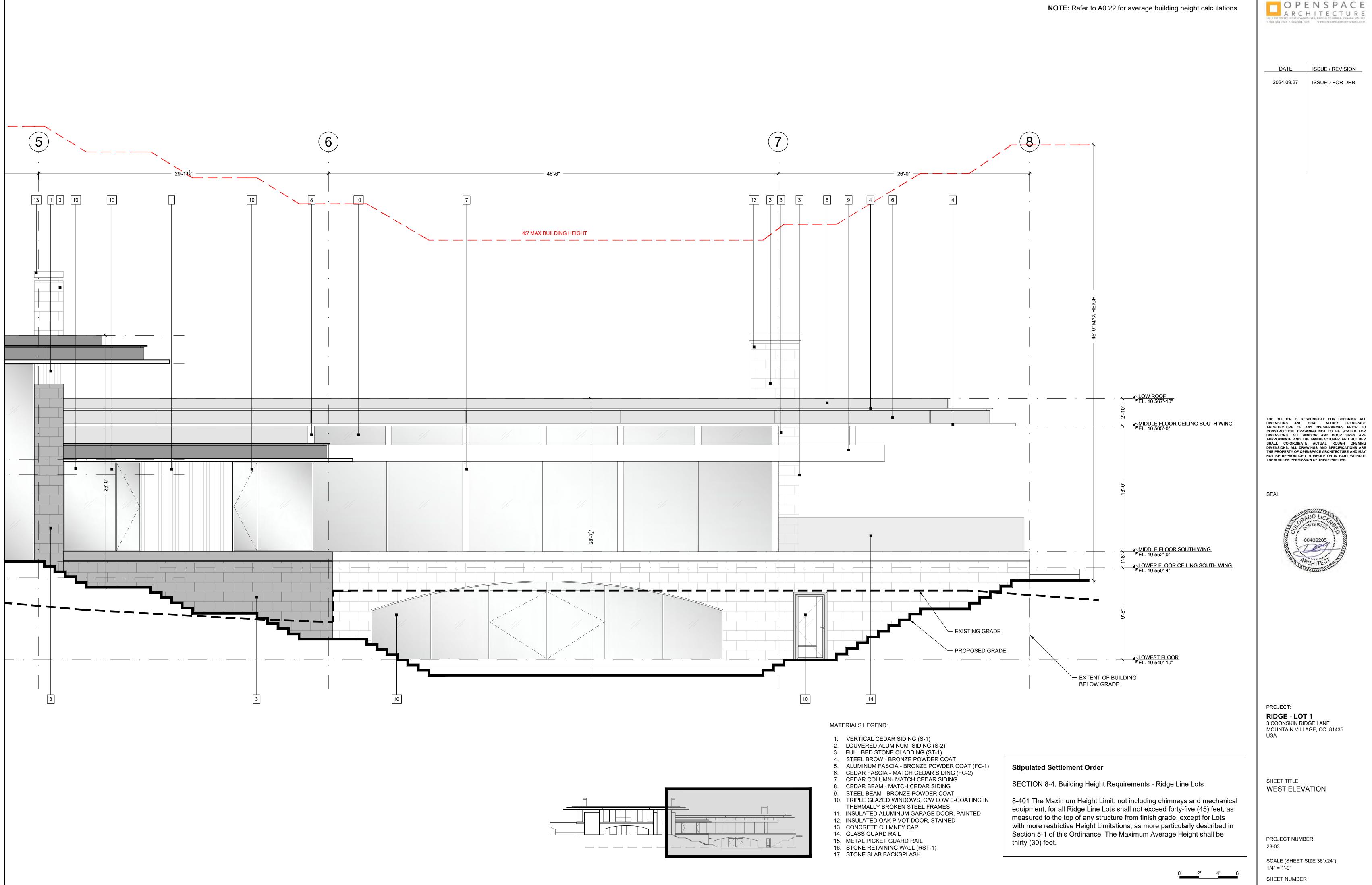




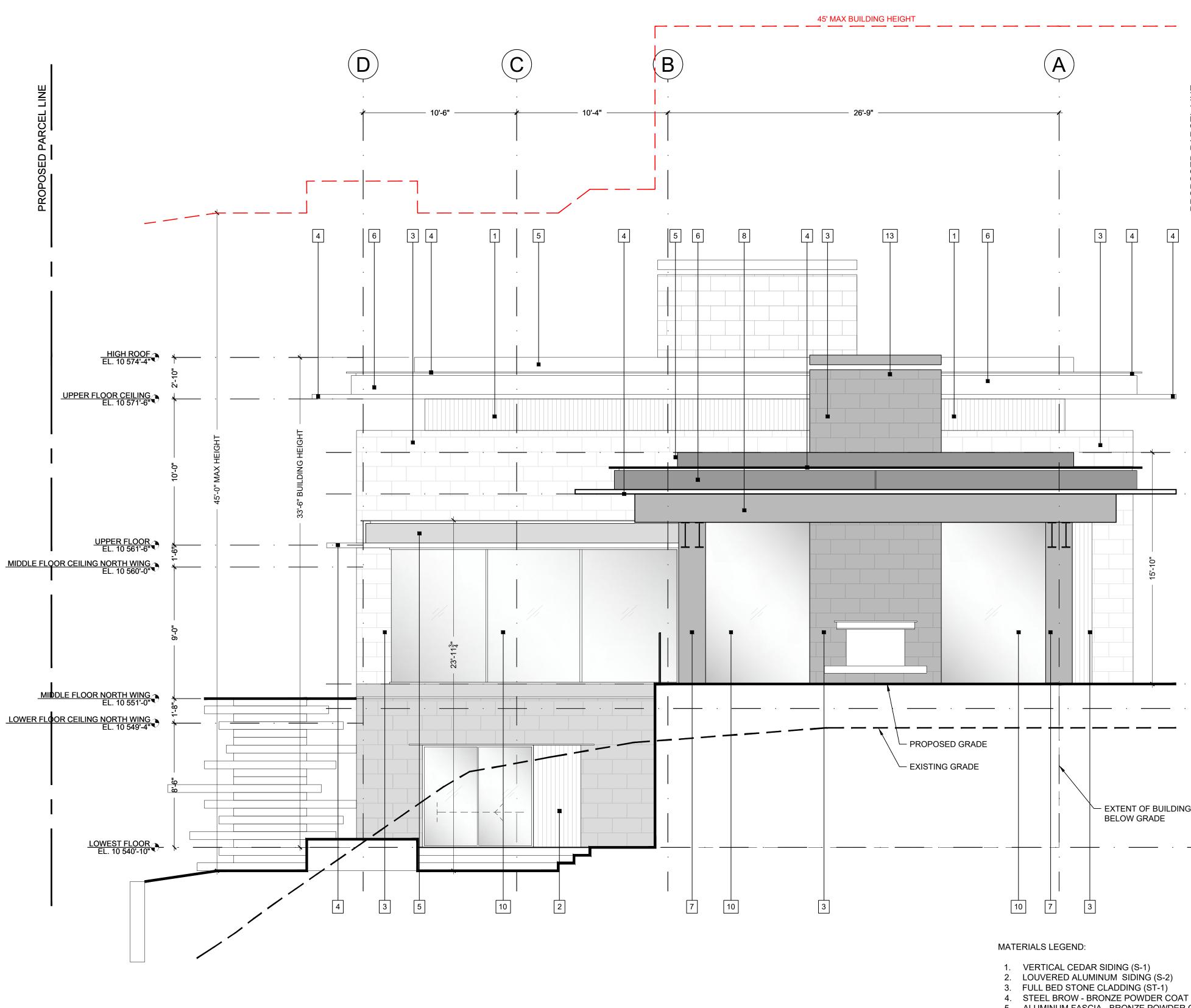


SHEET NUMBER A3.01a

2' 4' 6'



A3.01b



- ALUMINUM FASCIA BRONZE POWDER (
 CEDAR FASCIA MATCH CEDAR SIDING (
- 7. CEDAR COLUMN- MATCH CEDAR SIDING
- 8. CEDAR BEAM MATCH CEDAR SIDING
 9. STEEL BEAM BRONZE POWDER COAT
- 10. TRIPLE GLAZED WINDOWS, C/W LOW E-0
- THERMALLY BROKEN STEEL FRAMES 11. INSULATED ALUMINUM GARAGE DOOR,
- 12. INSULATED OAK PIVOT DOOR, STAINED
- 13. CONCRETE CHIMNEY CAP
- 14. GLASS GUARD RAIL 15. METAL PICKET GUARD RAIL
- 16. STONE RETAINING WALL (RST-1) 17. STONE SLAB BACKSPLASH

		<u>DATE</u> 2024.09.27	ISSUE / REVISION
	BROPERTY LINE		
	LOW ROOF EL. 10 567'-10" Niddle FLOOR Celling South Wing	DIMENSIONS AND ARCHITECTURE OF CONSTRUCTION. DRA DIMENSIONS. ALL V APPROXIMATE AND T SHALL CO-ORDINAT DIMENSIONS. ALL DR THE PROPERTY OF OP NOT BE REPRODUCED	SPONSIBLE FOR CHECKING ALL SHALL NOTIFY OPENSPACE ANY DISCREPANCIES PRIOR TO WINGS NOT TO BE SCALED FOR INDOW AND DOOR SIZES ARE HE MANUFACTURER AND BUILDER E ACTUAL ROUGH OPENING AWINGS AND SPECIFICATIONS ARE ENSPACE ARCHITECTURE AND MAY D IN WHOLE OR IN PART WITHOUT SION OF THESE PARTIES.
I 	MIDDLE FLOOR SOUTH WING CEL. 10 552'-0" CEL. 10 552'-0" CEL. 10 550'-4"	SEAL	ADO LICENT ONI GURNEL OF DO408205 PCHITECI
- - - - - - - - - - - - - - - - - - -	LOWEST FLOOR EL. 10 540'-10"	PROJECT: RIDGE - LO 3 COONSKIN RI MOUNTAIN VILL USA	DGE LANE
COAT (FC-1) G -COATING IN , PAINTED	 Stipulated Settlement Order SECTION 8-4. Building Height Requirements - Ridge Line Lots 8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet. 	SHEET TITLE SOUTH ELE PROJECT NUME 23-03 SCALE (SHEET	BER

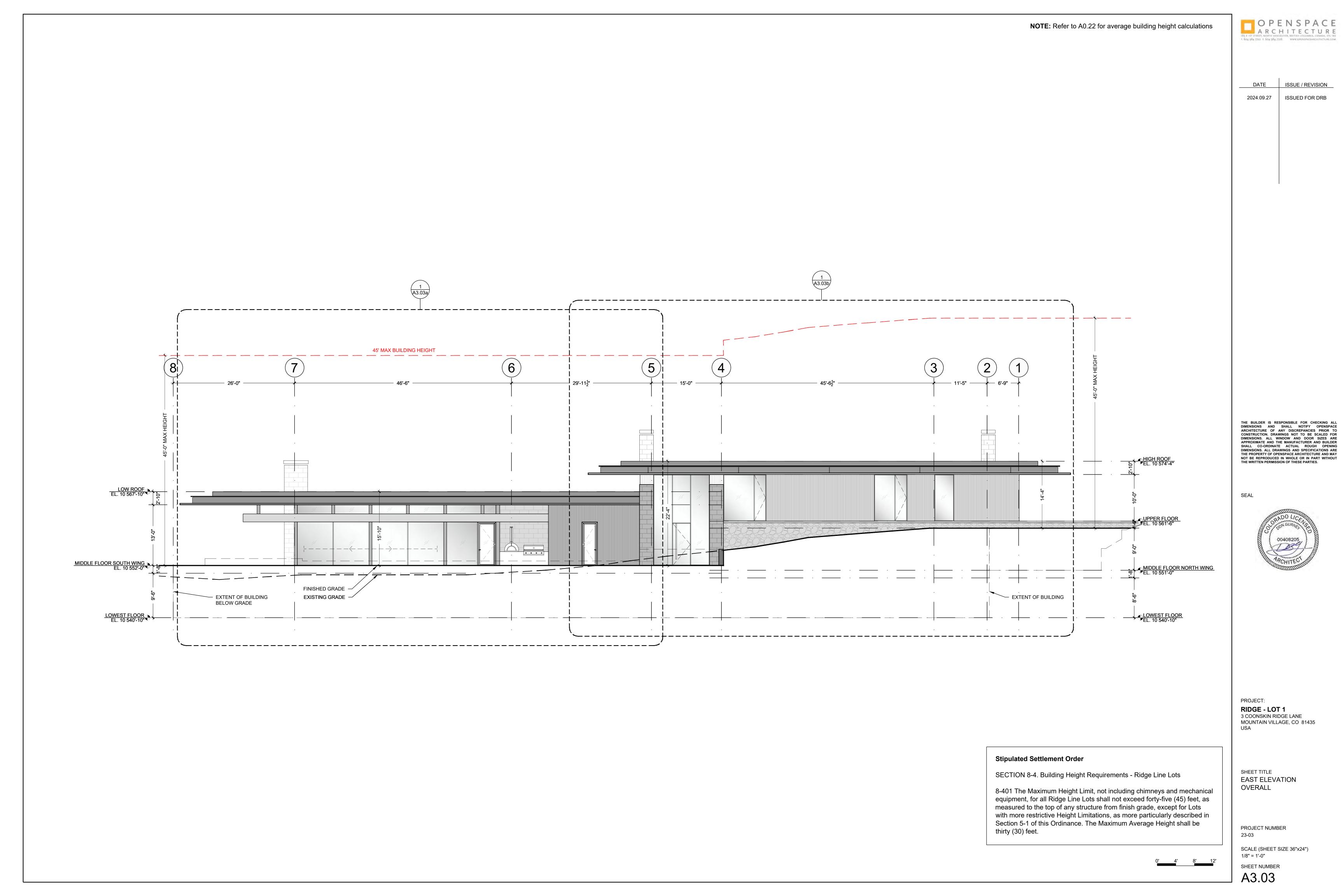
0' 2' 4' 6

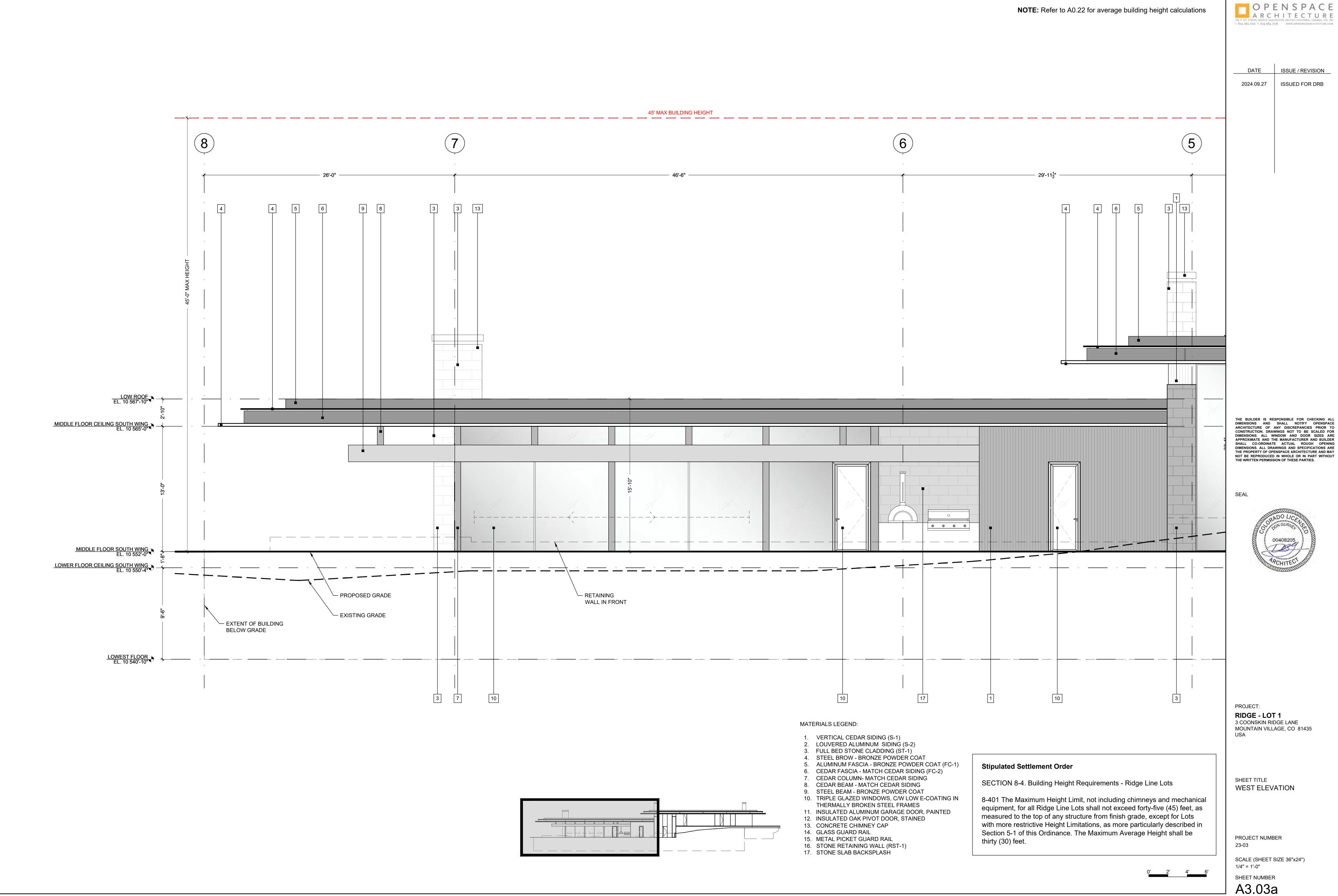
SHEET NUMBER

1/4" = 1'-0"

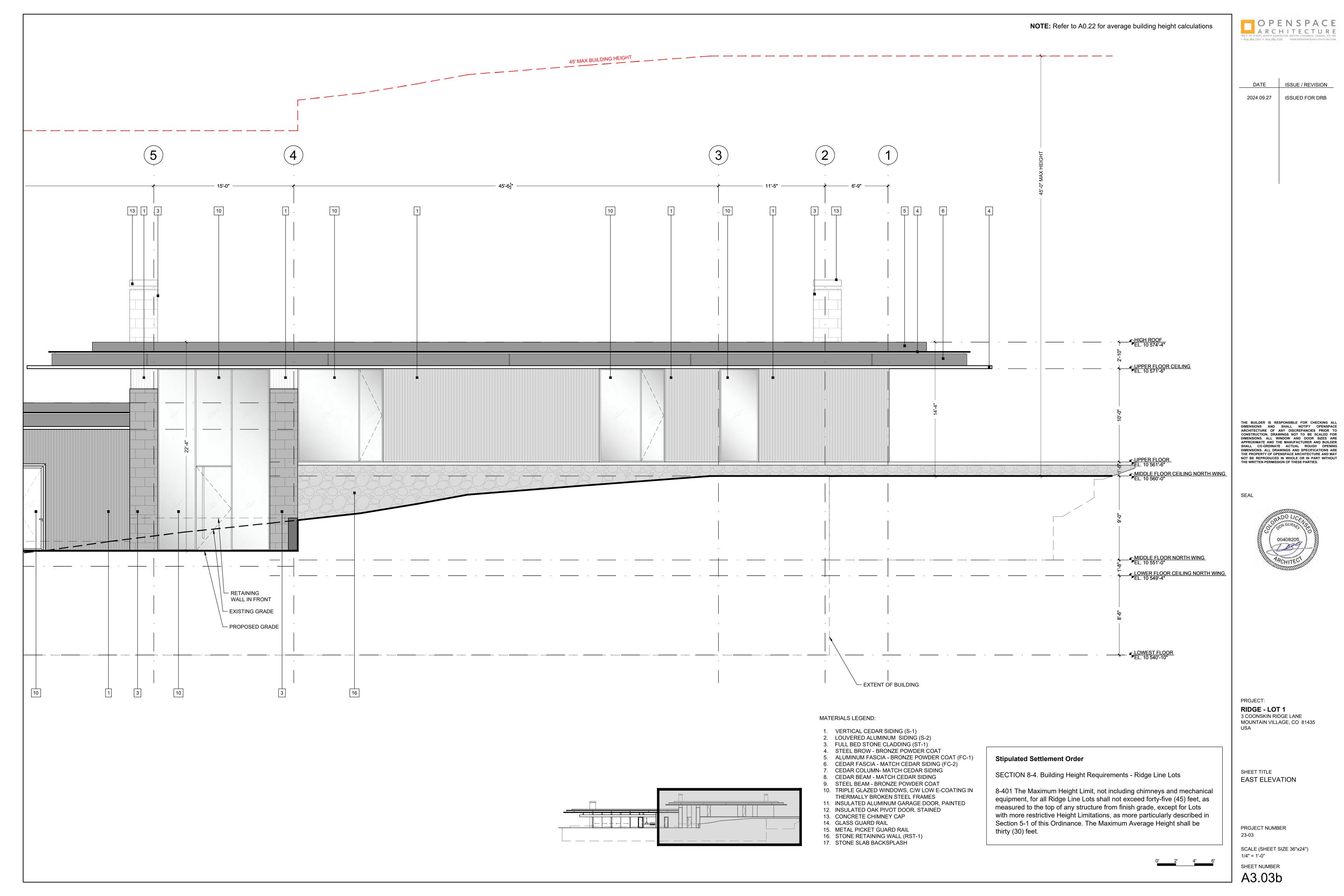
NOTE: Refer to A0.22 for average building height calculations

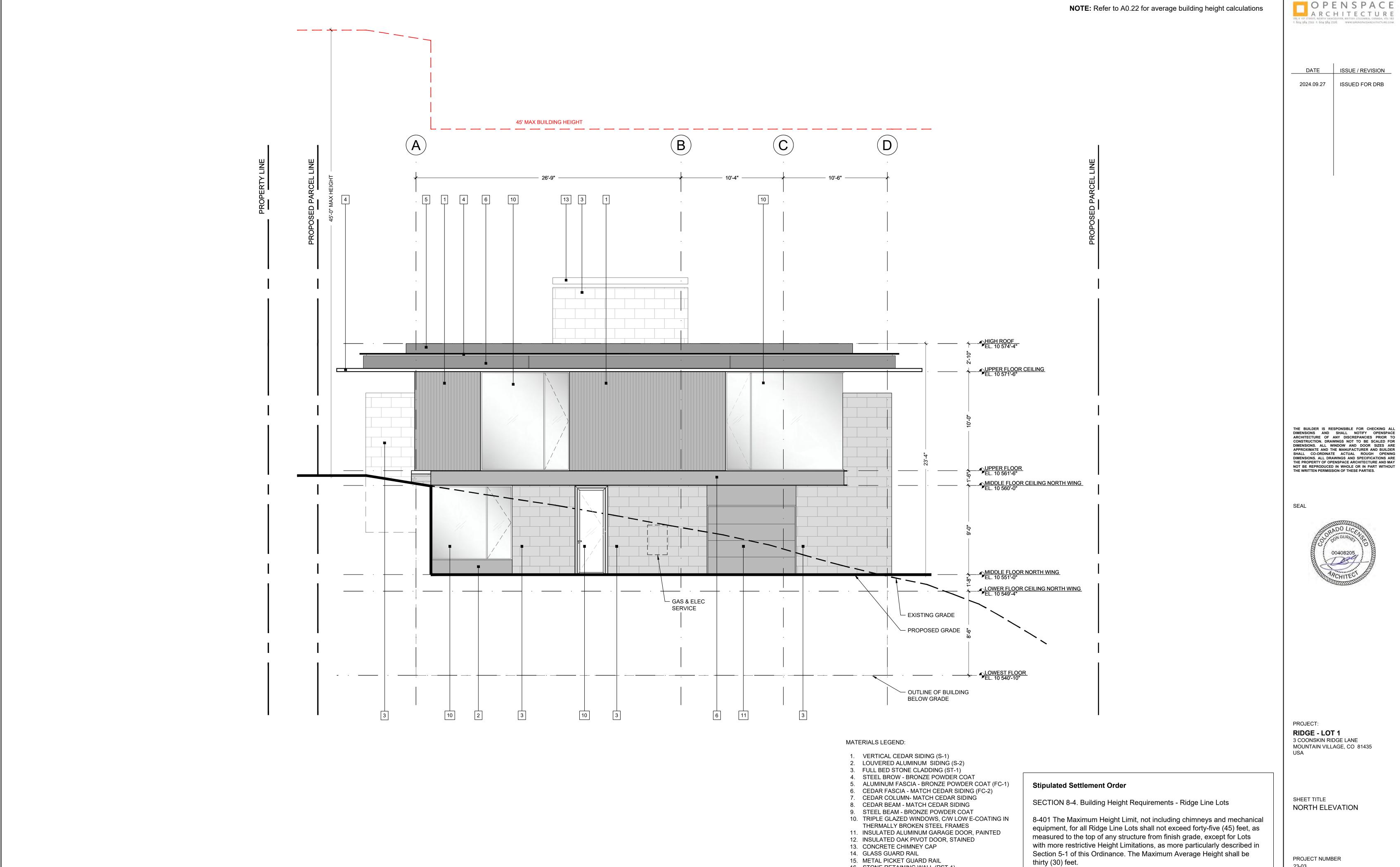












- 15. METAL PICKET GUARD RAIL
- 16. STONE RETAINING WALL (RST-1) 17. STONE SLAB BACKSPLASH

0'	2'	4'	

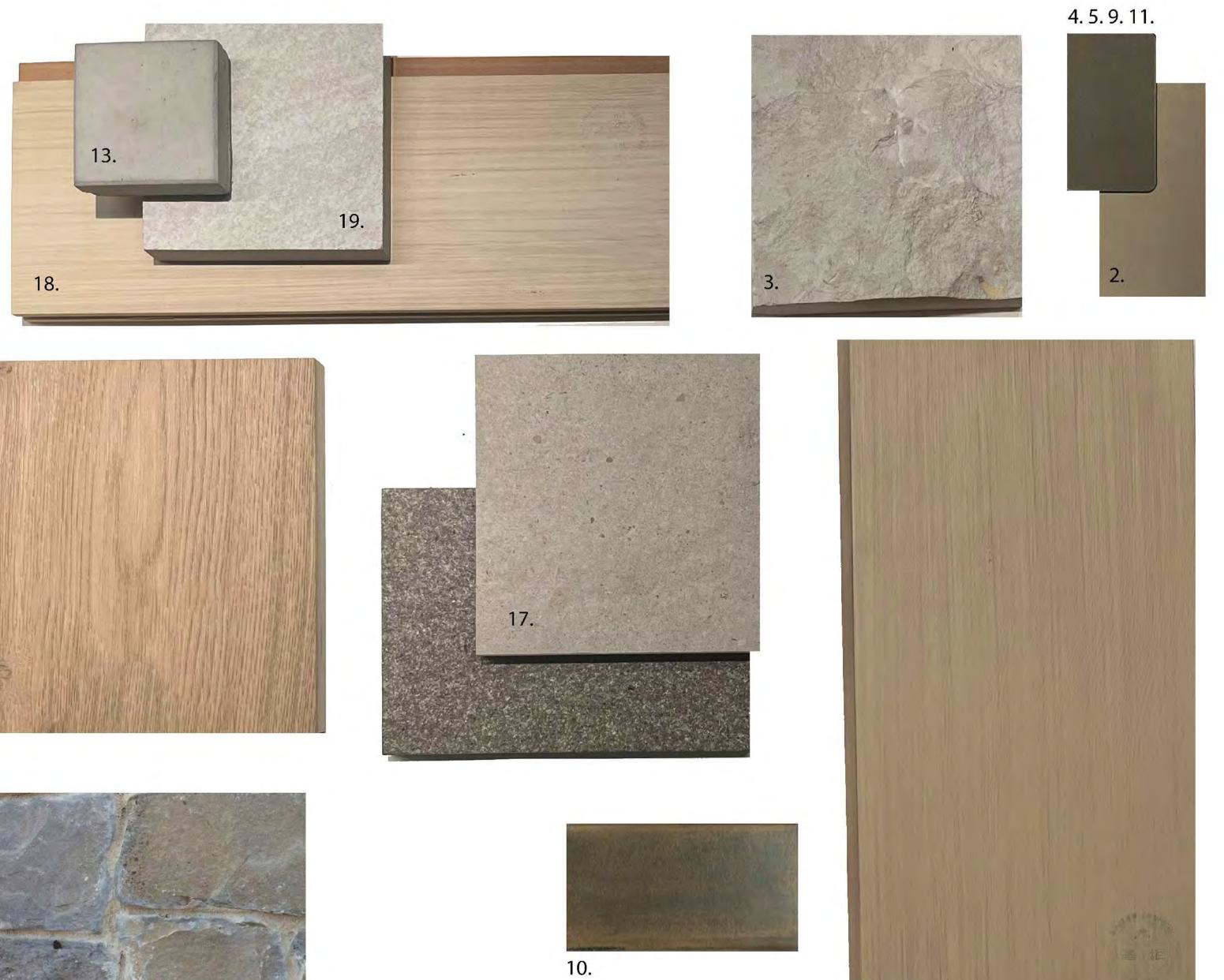
SHEET NUMBER A3.04

1/4" = 1'-0"

SCALE (SHEET SIZE 36"x24")

23-03

MATERIAL PALETTE:









MATERIAL LEGEND

- 1. Vertical Cedar Siding (S-1)
- 2. Louvered Aluminum Siding (S-2)
- 3. Full Bed Stone Cladding (ST-1)
- 4. Steel Brow Bronze Powder Coat
- 5. Low Slope Roof & Flashing Bronze Powder Coat (FC-1)
- 6. Cedar Fascia Match Cedar Siding (FC-2)
- 7. Cedar Column Match Cedar Siding
- 8. Cedar Beam Match Cedar Siding
- 9. Steel Beam Bronze Powdercoat

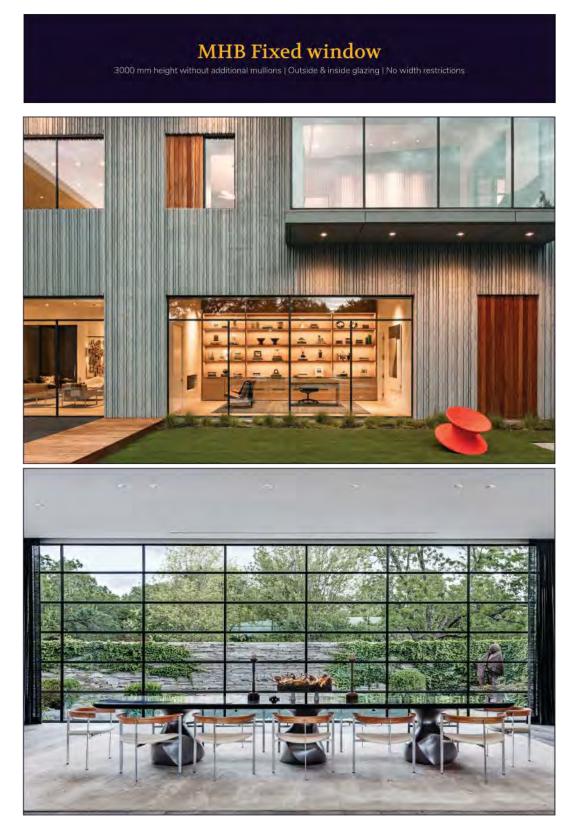
10. Triple Glazed Windows, c/w low E-coating in Painted steel frames

1.6.7.8.

- 11. Insulated Aluminum Garage Door Bronze Powder Coat
- 12. Insulated Oak Pivot Door Stained
- 13. Concrete Chimney Cap Natural
- 14. Glass Guard Rail
- 15. Metal Picket Guard Rail/Pool Fence
- 16. Stone Retaining Wall (RST-1)
- 17. Paving stone / Accent Paving stone
- 18. Hemlock Soffit
- 19. Roof Paving stone

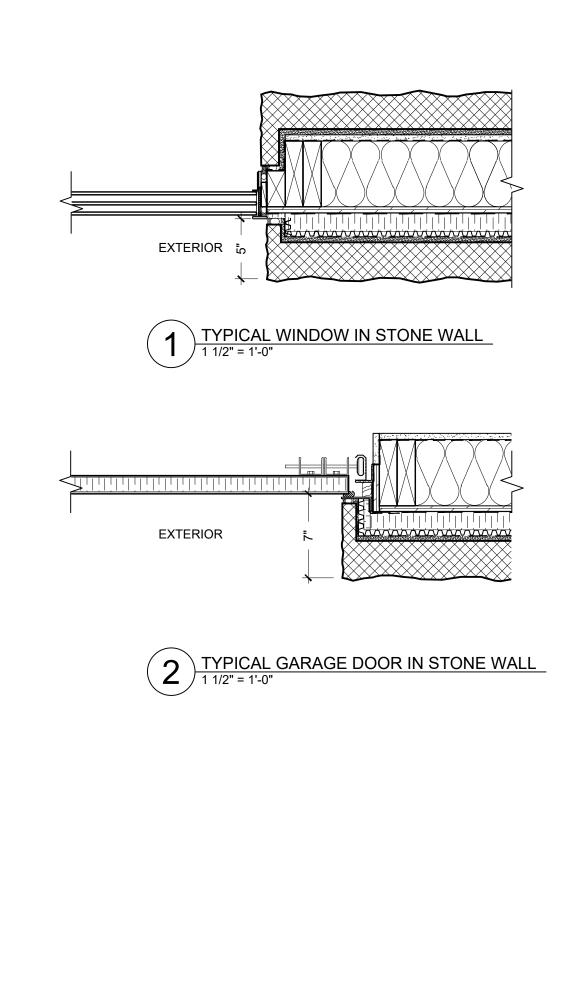


A3.10



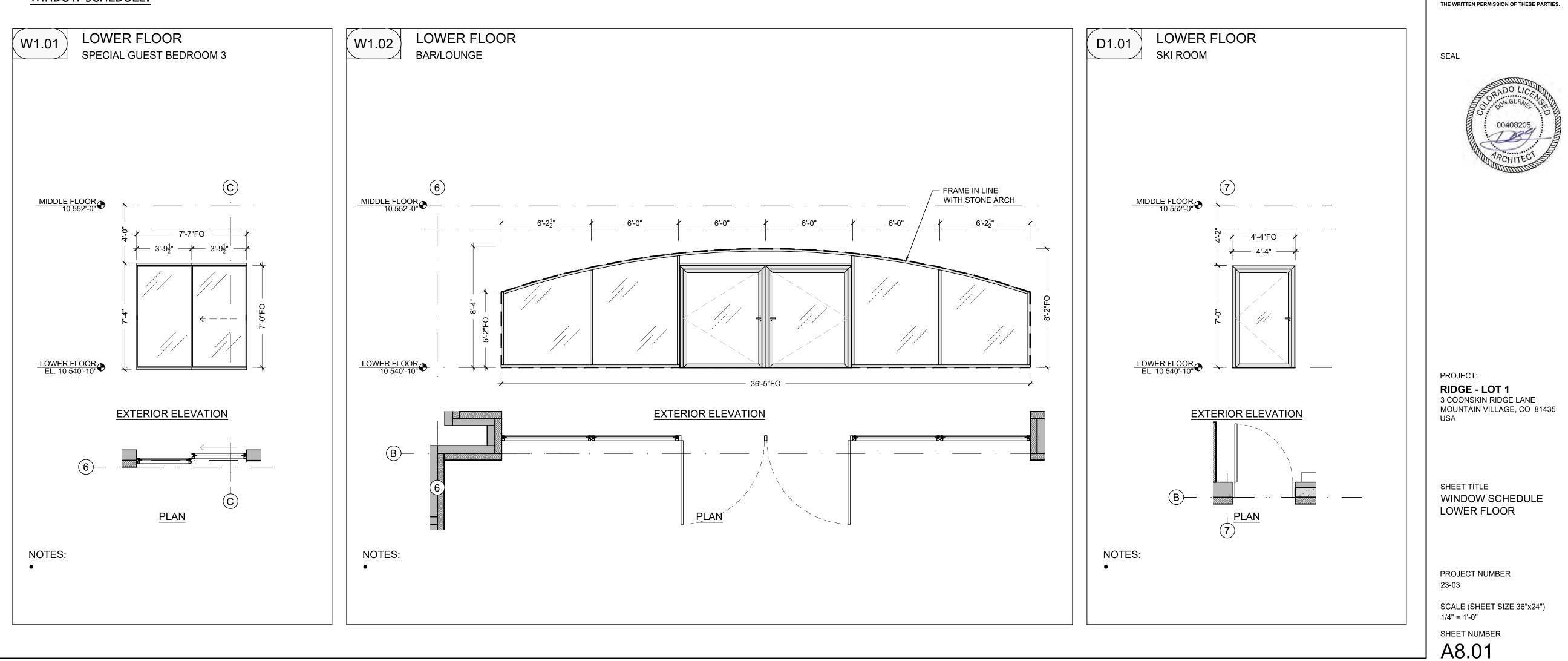
МНВ 💢

WINDOW AND DOOR DETAILS:





WINDOW SCHEDULE:



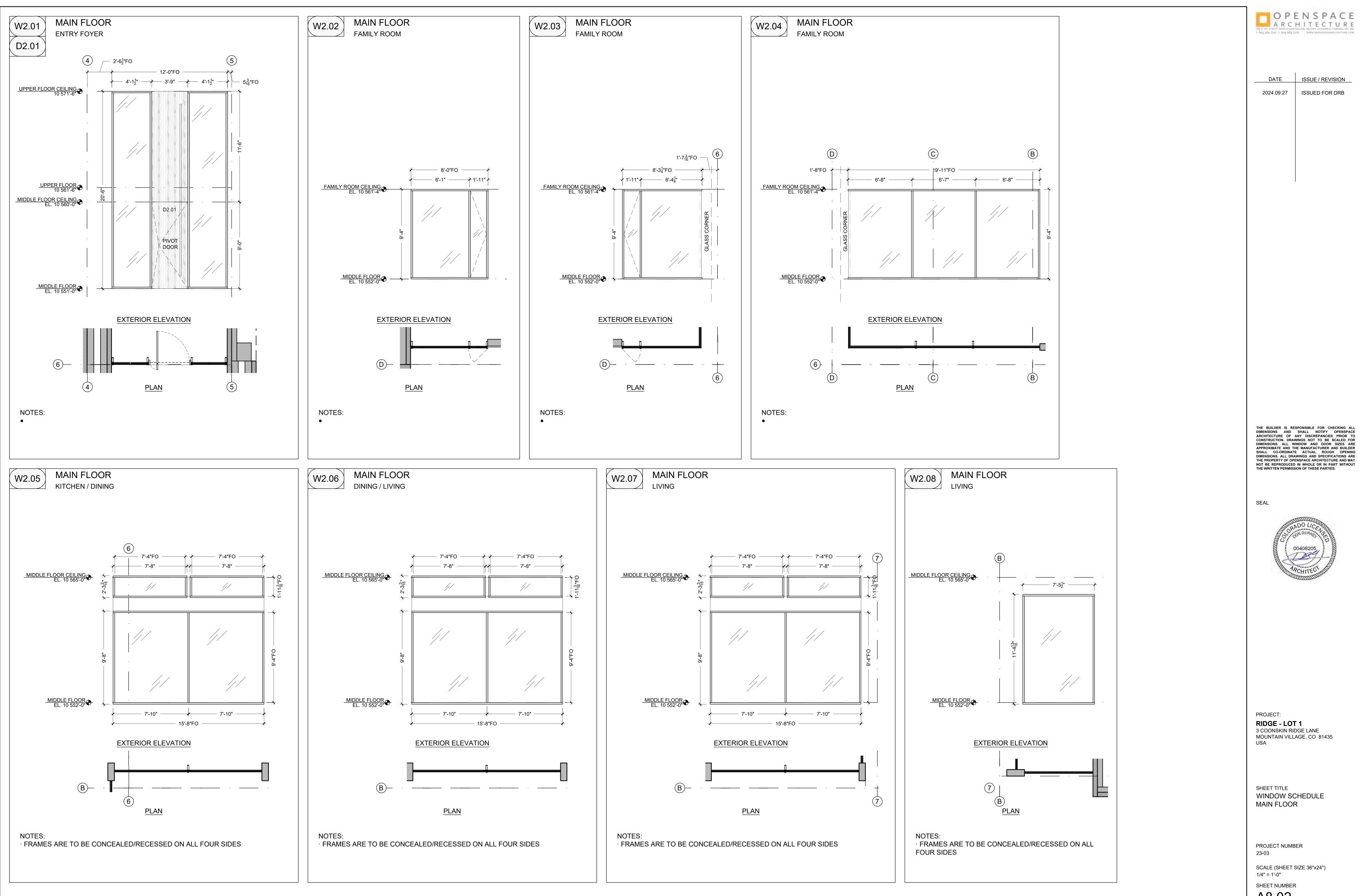


THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSPACE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO OPENNATE ACTIVAL BOUGH.

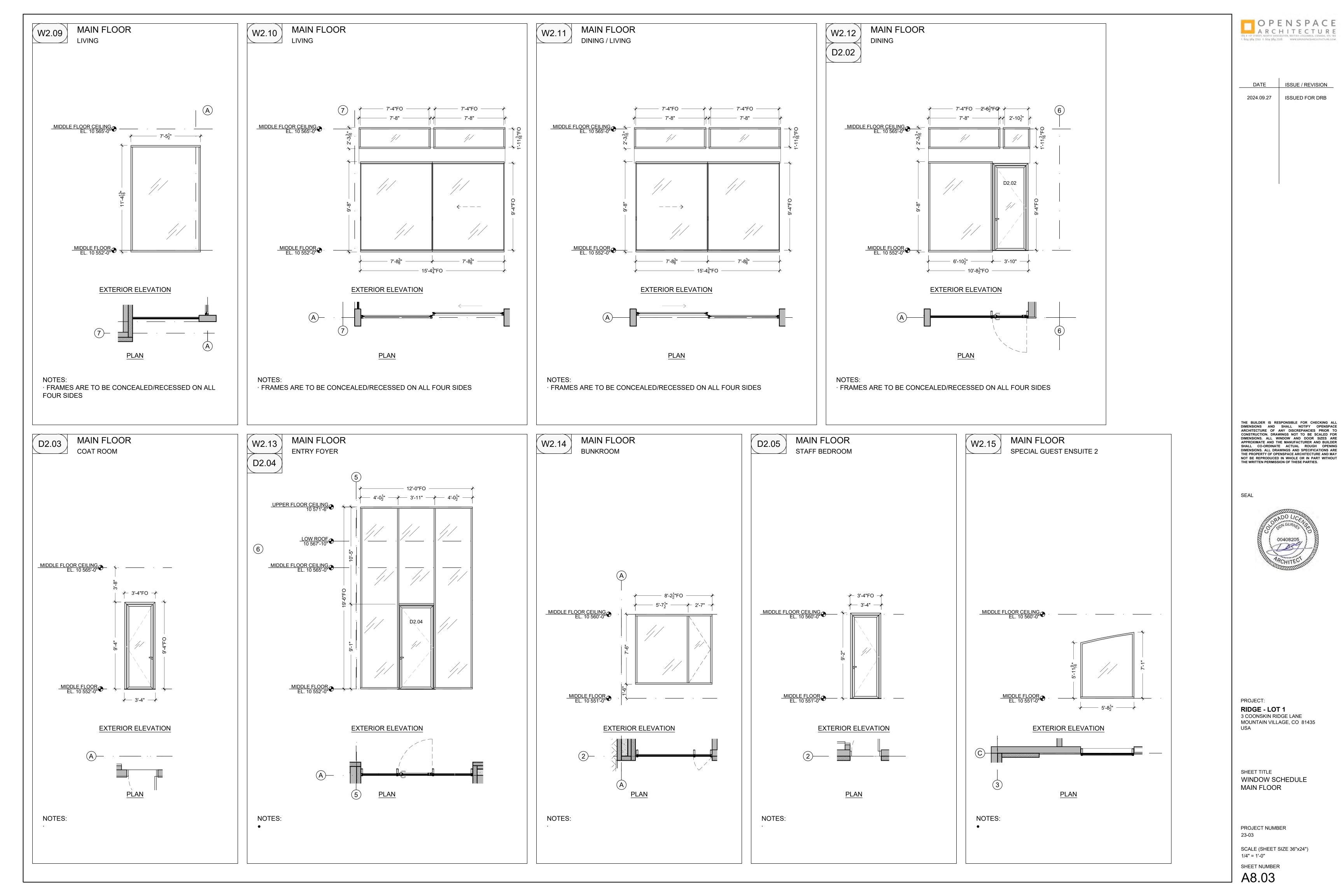
SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSPACE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT

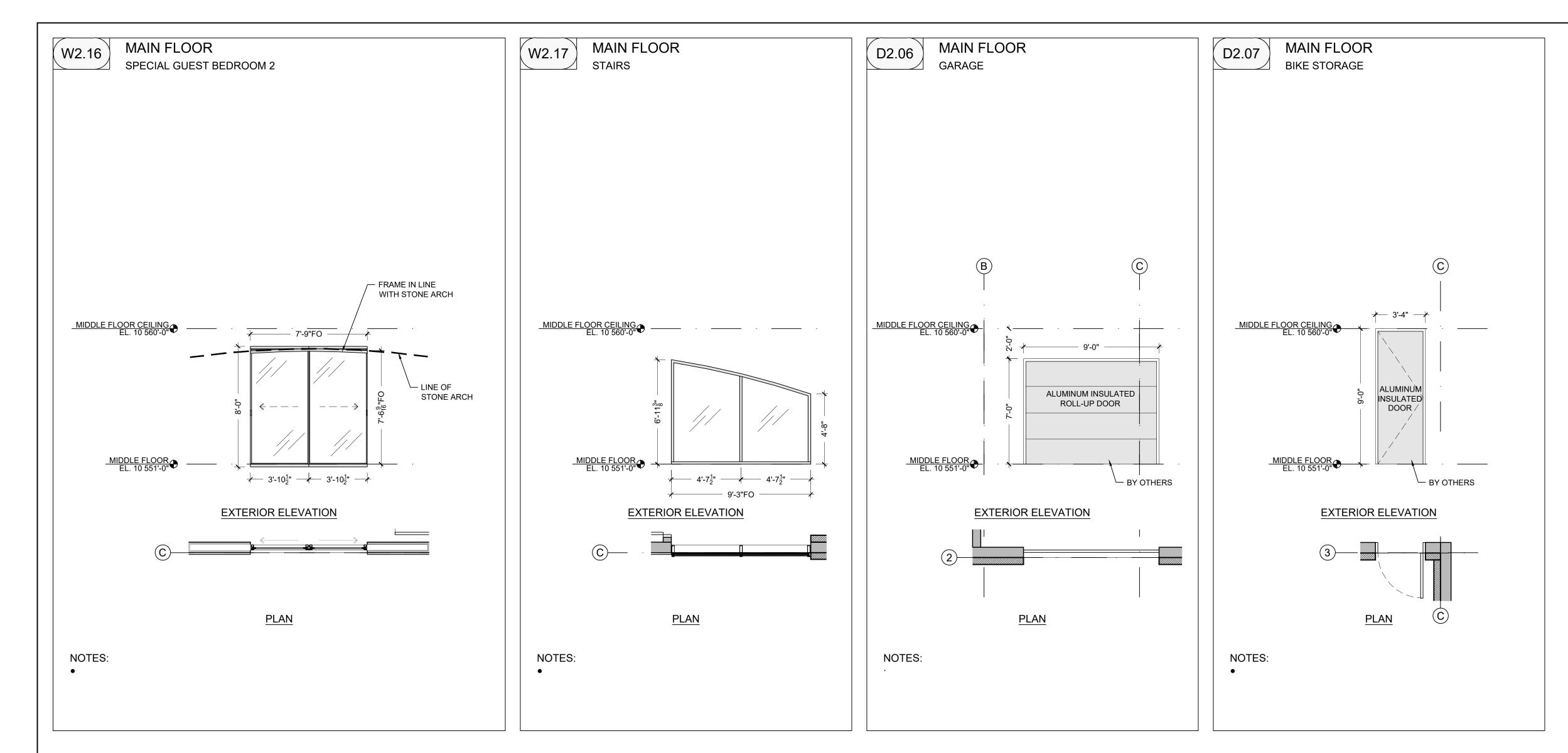
DATE 2024.09.27

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A8.02





SHEET NUMBER

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

PROJECT NUMBER 23-03

SHEET TITLE WINDOW SCHEDULE MAIN FLOOR

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



SEAL

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

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2024.09.27 ISSUED FOR DRB

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