

Zapata- Bours Residence Unit 8, The Ridge at Telluride Initial Architecture and Site Review



November 14, 2024



Site Context and Design

Sunshine Ridge Investments, LLC (“**Owner**”) is the owner of Unit 8, the Ridge at Telluride that has an assigned address of 8 Coonskin Ridge Lane (“**Site**”). The Site is currently vacant and the Owner proposes to build a 7,901 sq. ft. single-family dwelling. The Site contains 7,223 sq. ft. and is located in the Multi-Family Zone District. The Site was platted as a detached condominium unit pursuant to the 8th Supplemented and Amended Planned Community Plat of the Ridge at Telluride as recorded at Reception Number 458069.

The Site is located on the north side of The Ridge Subdivision at the end of Coonskin Ridge Lane as shown in Figure 1. Unit 10 is located to the west of the Site between Tunnel Lane and La Sal Lane on the southern edge of The Ridge Subdivision. The Ridge Subdivision’s primary access is intended to be by The Gondola where residents get off at the Angle Station and head down to a garage that contains golf carts that are then used to access each homesite by a small snow melted concrete path that weaves through the development. Construction and limited summer access are provided through a primitive ski resort road.

The Site has a high USGS elevation of 10475 in the northeast corner and a low elevation of 10452 for an overall elevation gain of 23 feet with a slope of approximately 22.4% and some pockets of slopes that are 30% or greater as shown on the existing conditions survey. The Site is vegetated with aspen and coniferous trees.

The existing conditions survey shows a fiber optic line running through the Site to the Coonskin Tower and a small encroachment on the northeast side from a concrete tower anchor. We reached out to Fidelity Towers that has a lease with Telluride Ski and Gold for the tower. The Fidelity Towers representative indicated by an email dated August 12, 2024 that the fiber optic line was installed underground to the tower site by the Town of Mountain Village broadband provider and is coiled on tower site and not connected to any telecommunications. He further indicated that Fidelity Towers has no plan to use the fiber optic line so it can be removed from the Site. We have reached out to the Town of Mountain Village to see if it will re-route the line or simply cut the fiber optic line. We will also see if the Owner could use the fiber optic line for its telecommunications. As for the concrete tower anchor, the Owners may want to require an encroachment easement agreement with Fidelity Towers and TSG that allows the anchor to stay in place provided the structural design does not interfere with construction of the home, that there can be no quiet title of the Site and it will be removed when the tower is reconstructed in the future. This encroachment easement will need to be recorded against the land on which the tower is located (OSP-49R). We have received the tower anchor engineering design and have shared this with the project structural engineer to ensure no conflict with the home design.

Project Geography + Zoning Requirements

	Existing/Requirement	Proposed (Approx.)
Unit Size	7,233	No Change
Floor Area (Gross)	No Maximum Size	7,901 sq. ft.
Zone District	Multi-Family	No Change
Maximum Building Height	45’ per CDC Section 17.5.16(B)(3) or the maximum height allowed pursuant to the Coonskin View Plane	38’ - 10”
Maximum Average Building Height	30’ Per County Stipulated Settlement Order at Reception No. 329093.	22.8’
Lot Coverage	CDC Lot Coverage is Not Applicable to The Ridge	NA
Setbacks	Not Applicable to The Ridge	NA
Parking	2 golf cart spaces per unit	2 golf cart spaces in garage



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

The Ridge at Telluride Development Agreement

The Development Agreement has several requirements that are applicable to Unit 17 which are discussed further below. *See our response in blue italics.*

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

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

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

- “3. Building height on other ridge area lots shall not exceed the lesser of:
- a. The height of forty-five feet (45’); or
 - b. The maximum height allowed to the view plane limitation set forth in section 4 below.

4. Except for the existing building on Lot 161A-1R and gondola facilities, the development of ridgeline area lots shall be designed to ensure that no lighting or any part of any building or structure extends into the view plane as shown on the Coonskin View Plane drawing recorded at reception number 328113.”

Building height at The Ridge is measured per the Ridge Covenant Section 4 that states:

“...the height of any such improvements shall be measured in accordance with Section 8.2 of the Town’s Land Use Ordinance as in effect on the date of the execution of this Ridgeline Covenant, a copy of which is attached hereto and incorporated herein by reference as Exhibit B-1.”

Exhibit B-1 of the Ridge Covenant establishes that building height is measured from finished grade. The proposed highest roof ridge on the Site has a USGS elevation of 10,491’ - 2”. The area to the northeast of the Site on OSP-49 has USGS elevation over 10495 feet, and highest grade around The Ridge Club Building/ Angle Station to the northeast is approximately 10560 with the Cabins development area on Lot 161A-R3 located in between Unit 8 and the Angle Station. Thus, there is no way to see the proposed home on Unit 8 from the Town of Telluride area. This is why Unit 8 is only located in the Gold King View Plane as shown on the Coonskin Viewplane drawing. The Gold King Subdivision is located to the west of the Sunset Ridge Subdivision off of County Road 66L/Pilot Knob Lane. As shown on Sheet A3.2 and A3.4, the proposed building heights do not exceed the Gold King View Plane heights shown on the Coonskin View Plane drawing. Story poles will be set for the highest parapet pursuant to the Ridge Covenant so that San Miguel County and Mountain Village and Telluride planning departments’ staff can conduct a site visit to the Gold King Subdivision to ensure the proposed building on Lot 8 is not visible from this location.

Section 3.2.6 Required Golf Cart Access. The Development Agreement states: “Access on all roads, access tracts and driveways within the Project is restricted to golf carts.” *The Owners have included two spaces for parking golf carts within an enclosed garage.*

Section 3.2.7 Maximum Number of Golf Carts. The Development Agreement states: “Each Unit is allowed to have a maximum of two golf carts.” *The Owners do not intend to have more than two golf carts.*

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

3.2.11 Landscaping Buffers. The Development Agreement requires the provision of a landscaping buffer on Lots 13, 14, 15, 17 and 21. *Unit 8 is not required to provide for a landscape buffer.*

Section 3.2.12 Tree Removal. The Development Agreement requires that the Town must approve tree removal which is consistent with the CDC Fire Mitigation and Forestry Management Regulations. *Trees within Unit 8 that will have to be removed for the proposed home and required fire mitigation are shown on the site plan.*

Section 3.2.13 Landscaping Installation. The Development Agreement requires the Owners to be responsible for installing and maintaining landscaping as required by the CDC Landscaping Regulations. *The Owners will install and maintain the landscaping as will be shown on the landscaping plan that will be submitted with the Final Review. There are no landscape buffer easements for adjoining ski runs within Unit 8.*

3.2.13 + 3.2.14 Tree Protection and Utility Routing. The Development Agreement states: “In order to protect trees the possibility exists that the DRB may not allow utilities servicing a Unit to be installed along the shortest route from the main utility lines to the Unit.” *No trees will have to be removed for utilities as shown on the site plan.*

Design Regulation Compliance

Mountain Village Design Theme. The proposed design meets the Mountain Village Design Theme in CDC Section 17.5.4 because the home has been sited in consideration of golf cart access, views, solar gain and visual impacts to the design context of The Ridge; the home is designed with a simple, low profile form that follows the natural topography of the Site; and to provide a stone grounded base that is designed to withstand the extreme alpine conditions at The Ridge. The proposed home is designed with natural and sustainable materials and colors that blend with the natural surrounding.

Building Siting Design. The proposed design is consistent with the Building Siting standards in CDC Section 17.5.5, with the Site’s small unit boundary directing the siting of the home that blends into the existing landscape and hillside.

Building Design. The home is designed consistent with the Building Design standards in CDC Section 17.5.6. The home is designed with a stone base that provides a grounded building form to withstand high alpine conditions. The overall building form is simple in design with walls that portray a massing that is substantially grounded to the Site. The roof has been designed with a composition of multiple flat forms that emphasize varied ridgelines and vertical offsets, with three main forms that are offset with significant breaks. The proposed ballasted membrane roof provides a durable roof material that will withstand the high alpine climate conditions (Please refer to Design Variation section). The roof eaves and fascia are responsive and proportional to the design of the building. No pedestrian protection is needed for snow or ice shedding from the flat roof forms. The proposed chimney as shown on the northwest elevation provides the require chimney cap. Exterior materials are provided consistent with the Design Regulations as presented in this narrative. The owners chose a neutral palette for a calming feel, exterior materials that are durable and low maintenance, with the goal to blend in with the natural environment’s browns and beige tones. The exterior materials are compatible with surrounding development at The Ridge, with 35.13% stone. The proposed stone is a buff color with various shades that does not have any grout patterns with a clean set look as shown on Sheet A3.5. Windows are designed to be consistent in proportion and detail, with the window glazing at 33% of the overall home design. Windows in stone will be setback 5” as shown in the cross section on Sheet A2.2. The design includes the following exterior materials consistent with CDC Section 17.5.6:

Exterior Material
1” x 4” Trespa “Pura” Siding - Classic Oak
Timber Columns + Wood Beams and Rafters
Cedar Fascia + Wood Trim
1” x 12” HardiPlank “Aspyre” Horizontal Siding
Pines Stoneyard “Fossil Creek” Stone Veneer
Steel Railing - Black Powder Coated + Steel I Beam Columns
Pella Windows “Architect” Series
Timber Columns + Wood Beams and Rafters

Grading Design. Grading has been designed to relate to and blend into the surrounding topographic landscape. Several board formed retaining walls are required for the proposed home design as shown on the civil grading plan, including a 2.5 to 4.5-foot wall on the south side of the golf cart access drive; 4 to 6-foot tall site walls on the south side of the home for a proposed walk-out basement patio and ski access; and a retaining wall on the east side of the home for bedroom egress windows and other windows that has a maximum height of 17 feet with 9 feet in the center of the wall that tapers in height to existing grade. All of the retaining walls will need to be designed by a structural engineer based on the soils report.

It should also be noted the The Ridge HOA had to repair a slope failure to the immediate east of the Site by

engineered soil nailing that is referred to as “The Crack”. Our team has requested as-built drawings for The Crack to ensure the home and retaining wall structural design are not impacted by, and ensure the integrity of The Crack. The Ridge Association is also requiring an indemnification agreement with the Owner like it did for the Unit 6 owner due to building in close proximity to The Crack. In the end, the project structural engineer will have to ensure the home and wall design are engineered to ensure slope stability of The Crack and the Site.

Parking Regulations. The Town, TMVOA, CO Lot 161C-R, LLC, and owners at The Ridge entered into a settlement agreement in 2019 that released several old parking and land use agreement in exchange for deeded parking spaces for The Ridge on Lot 161C-R in the Village Center. Most units at The Ridge were allocated one parking space on Lot 161C-R with an allowance to enter into a Reservation Agreement and escrow \$60,000 for a parking space by a set date; or to purchase a space based on construction costs at a latter date. The Unit 8 Owner received an assignment of a Reservation and Escrow Agreement from the prior Site owner that has an escrow deposited in the amount of \$60,000 for a deeded parking space dated May 10, 2023 and recorded at Reception Number 480918 per the parking settlement agreement. As such, Unit 8 will park on the temporary surface parking lot north of Station Telluride on Lot 161C-R and will have a deeded parking space when covered parking is completed with the construction of the Four Seasons project.

Lot Coverage - The maximum lot coverage limits set forth in CDC Section 17.3.13 do not apply to The Ridge since the Development Agreement and Master Development Plan are based on building envelopes that are now platted as condominium units. The Ridge concept is to locate buildings and driplines within the condominium units that are surrounded by open space.

Lighting

The lighting plan will be submitted for approval during Final Review consistent with the Design Review Process submittal requirements as well as consistent with governing documents for The Ridge.

Sites Adjacent to Open Space

CDC Section 17.5.5(D) states that: “Prior to the review authority approving the development of a site that proposes grading, clearing, direct drainage, direct access or other direct impact (as solely determined by the review authority) onto an adjoining open space, the applicant shall submit the proposed improvements on the open space to the owner of the affected open space for review and approval. We will be submitting the plans to TSG Ski and Golf, LLC and The Ridge Homeowners Association for review due to the proposed ski and construction access off of TSG land as shown on the civil plan set that crosses The Ridge Open Space. Other improvements as shown on the grading plan are also proposed on The Ridge Open Space area, including the extension of the golf cart path and new driveway to Unit 8 that also will provide access to Unit 10 to the west, and site grading and retaining as shown. Landscaping may also be proposed on Ridge Open Space with the Final Review.

Steep Slope Regulations

The Site has pockets of steep slopes that are greater than 30% as shown on the survey and Figure 2. Section 17.6.1(C)(2)(a) of the Community Development Code (“CDC”) states that:

“Building and development shall be located off slopes that are thirty percent (30%) or greater to the extent practical.

i. In evaluating practicable alternatives, the Town recognizes that it may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations.”

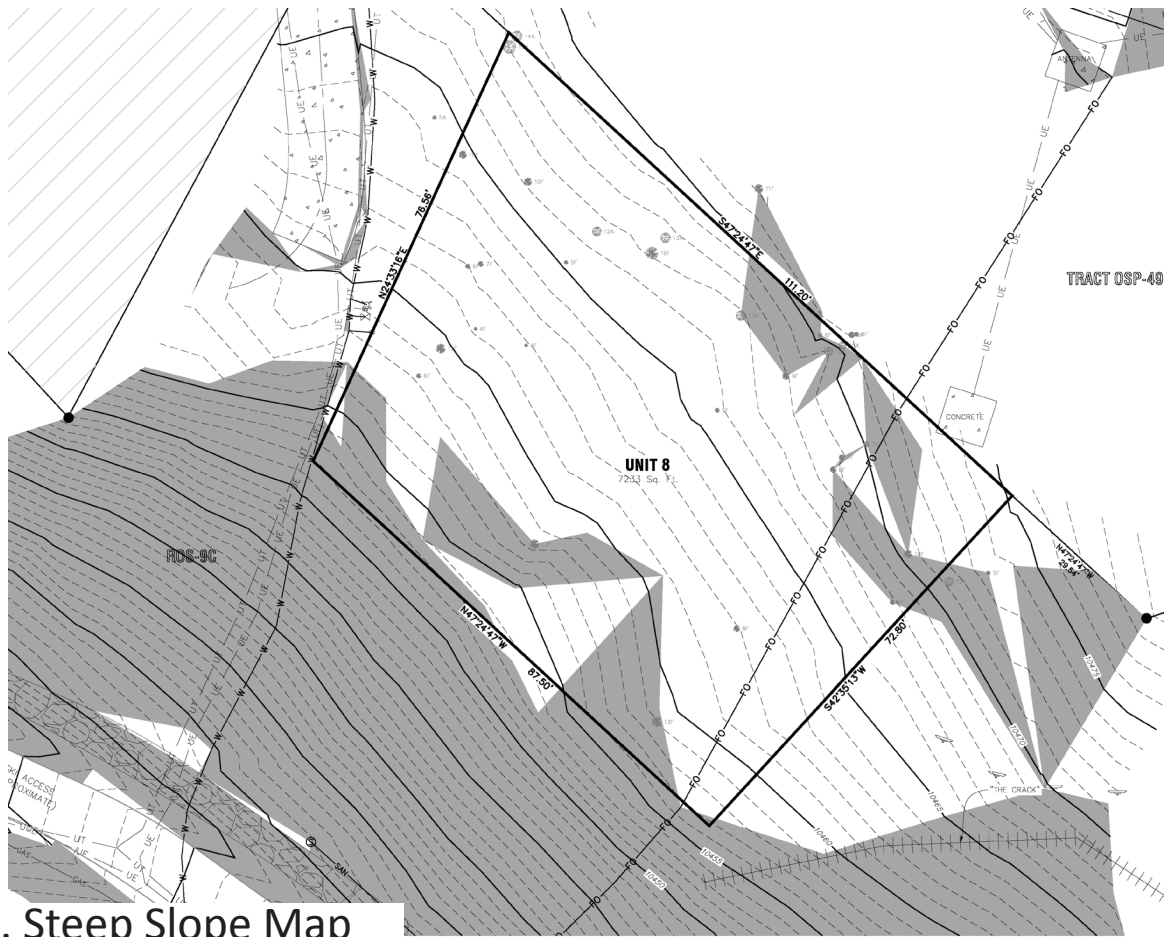


Figure 2. Steep Slope Map

The development of the Site necessitates disturbance of steel slopes that are 30% or greater because such slopes are located in a small 7,233 sq. ft. condominium unit. There is no way to avoid the steep slope areas in such a small condominium unit and still allow for reasonable use of the Site.

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

“The review authority shall only allow for disturbance to slopes thirty percent (30%) or greater if it is demonstrated that there is not a practicable alternative to avoiding such activities and if the following criteria are met:

- i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan; *The proposed home is in general conformance with the Mountain Village Comprehensive Plan because it envisions The Ridge with Multi-family development.*
- ii. The proposed disturbance is minimized to the extent practical. *There is no way to minimize disturbing the steep slope areas in a small 7,233 sq. ft. building envelope. Steep slope disturbance outside the building envelope will be minimized to the extend practical, with the proposed construction access needed to build the proposed home on Unit 8.*
- iii. A Colorado professional engineer or geologist has provided: (a) A soils report or, for a subdivision, a geologic report. *A geotech report has been prepared for the Site.*
 (b) An engineered civil plan for the lot, including grading and drainage plans. *Grading and drainage plans have been prepared by a Colorado P.E. as shown in the plan set.*

iv. And the proposal provides mitigation for the steep slope development in accordance with the engineered plans.” *Mitigation of steep slope development will be provided on the final engineered grading and drainage plan.*

CDC Design Variations + Specific Approvals

Roofing Form and Material Design Variations

CDC Section 17.5.6.C. 1.a states:

“The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets. We are requesting a Design Variation for the use of charcoal gray EPDM roofing on the flat roof forms of the primary home.”

CDC Section 17.5.6.C.3.c does not list ballasted membrane roofs as a permitted roof material.

We are seeking design variations to these CDC sections to not have sloped roofs and allow for the proposed flat roof forms, and also to have a ballasted membrane roof for the flat roof form.

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

- i. The design variation may contrast with the design context of the surrounding area. The flat roof forms will contrast with the surrounding homes at The Ridge that have traditionally included gable roof forms. The flat roof form is a reflection of the Owner’s desire to have a mountain modern building design that is characterized by the flat roof forms, large eaves and large glass areas to capture the sun and views.
- ii. The design variation is contextually compatible with the Town design theme although creativity is encouraged. The design variation is contextually compatible with the Town Design Theme because the flat roof forms are lower in building height and less visible than shed or gable roof forms. The proposed roofing material will not be visible to surrounding properties because Unit 8 is located at the highest elevation on the northwest side of The Ridge, with no homes above the Site. Flat roof forms are commonly approved by the DRB in the community along with mountain modern designs.
- iii. The design variation is consistent with purpose and intent of the Design Regulations. The proposed ballasted roof will not be visible from surrounding homes due to the proposed flat roof design and the location of the Site relative to surrounding condominium units. The overall home has been designed in accordance with the Design Regulations and the Town Design Theme.
- iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. The proposed EPDM roof will be mostly hidden from public view due to the low pitch design so there will not be any unreasonable impacts on the surrounding neighborhood.
- v. The design variation meets all applicable Town regulations and standards. The proposed ballasted EPDM roofing meets other applicable Town regulations.
- vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future. EPDM roofing provides for great weather protection for flat roof forms in Mountain Village and move the town into the future with more modern flat roof forms.

Retaining Wall Material Design Variation

The grading plan proposes several board formed concrete retaining walls as discussed under the grading section above and as shown on Sheet C2.3 of the grading plan. CDC Section 17.5.7.F establishes the following retaining wall requirements:

“Slopes that are steeper than 2:1 shall require a retaining structure. Retaining structures may be geogrids, geotextiles, reinforced slope, boulders or concrete.

1. In areas visible from public view, retaining structures shall be constructed of boulders or concrete walls faced with preapproved stone veneer or with preapproved stone walls.
2. If boulders are to be used for retaining an embankment, landscaping shall be planted between the boulders to soften the appearance.”

We are therefore proposing a design variation to CDC Section 17.5.7.F to allow for the use of a board formed concrete walls.

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

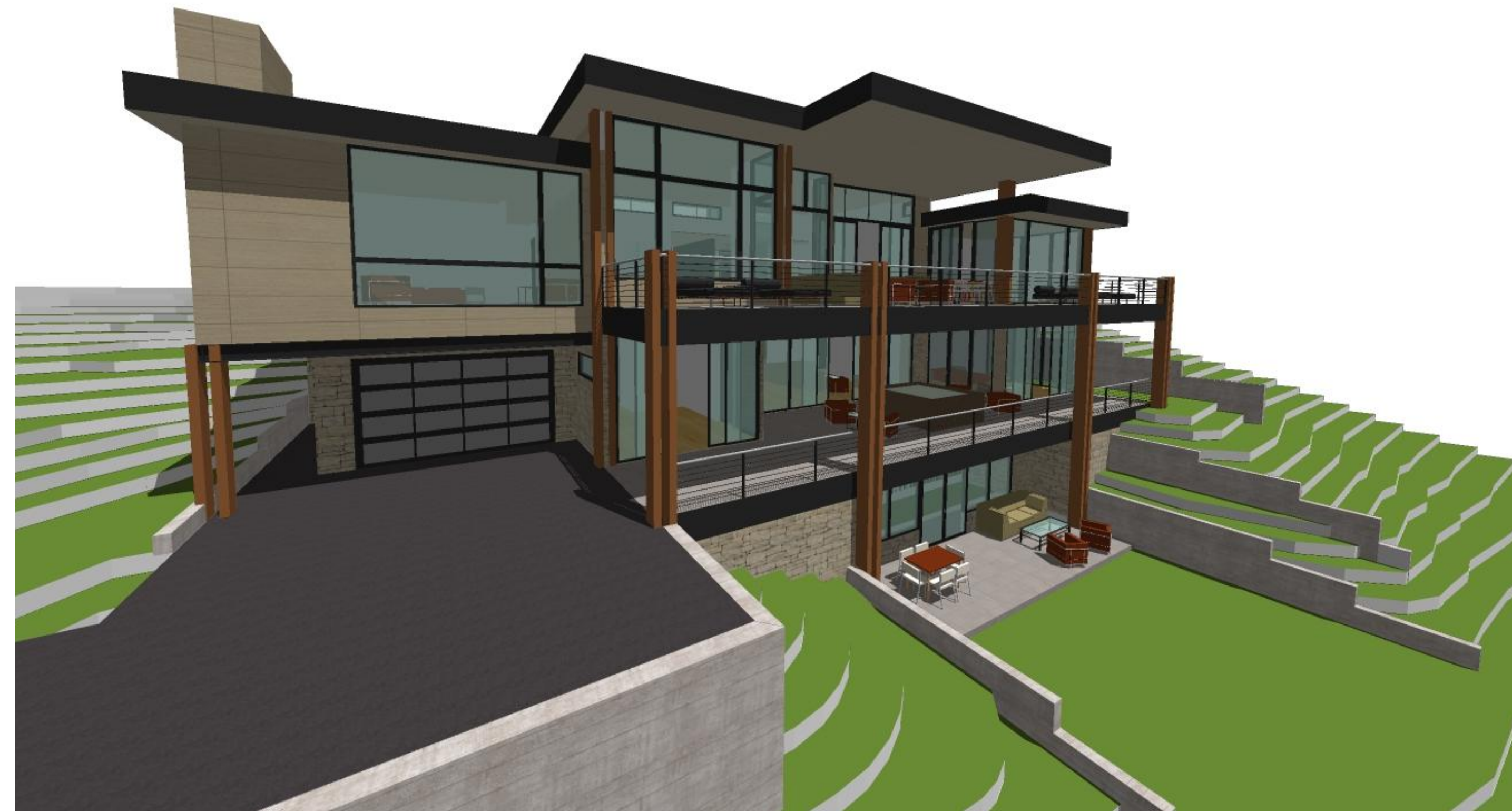
- i. The design variation may contrast with the design context of the surrounding area. The proposed board formed concrete walls blends into the design context of the surrounding area, and provide aesthetically appealing walls. Board form concrete is being used as a retaining wall material more commonly in the community and was used historically in the region.
- ii. The design variation is contextually compatible with the Town design theme although creativity is encouraged. The design variation is compatible with the Town Design Theme because the use board formed concrete walls will withstand the harsh, high alpine weather conditions while helping to minimize site disturbance. The proposed board formed concrete walls blend with the surrounding landscape.
- iii. The design variation is consistent with purpose and intent of the Design Regulations. The proposed walls will be designed by a structural engineer to ensure that public safety and welfare are protected, and are compatible with the natural beauty of the town. The proposed board formed concrete walls promotes good civic design and development.
- iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. The board formed concrete wall will not have an unreasonable impact on surrounding properties, with most walls not visible from surrounding properties.
- v. The design variation meets all applicable Town regulations and standards. The proposed retaining walls has been initially designed by a Colorado licensed Professional Engineer. The final retaining walls will be designed by a structural engineer.
- vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future. Board formed concrete walls provide for a modern interpretation of very common walls that have been historically used throughout Mountain Village and the Telluride Region.

Sustainable Green Building Material

One of the proposed exterior siding materials is 1” x 12” HardiPlank “Aspyre” Horizontal Siding. We are therefore requesting a DRB specific approval for this siding material as a sustainable building material as allowed by CDC Section 17.5.6.E.6.



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



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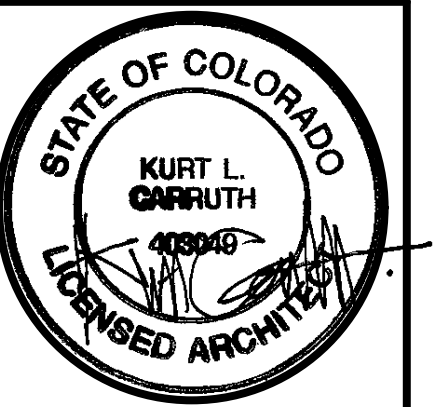
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ZAPATA / BOURS RESIDENCE

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 Telluride, CO. 81435

DRAWING ISSUE
 SCHEMATIC PLANS 01-18-24
 HOA SCHEMATIC REVIEW
 09-07-24

Project designed and drawn
 to adhere to the 2021 IRC.

COVER

1) The AIA Document A201 "General conditions of the Contract for Construction," latest edition, are hereby made a part of these contract documents, except as amended herein. Copies are on file and are available for inspection at the office of the architect.

2) The Contract Documents consists of the agreement, the general notes, the specification, and the drawings, which are cooperative and continuous. Work indicated or reasonably implied in any one of the documents shall be supplied as though fully covered in all. Any discrepancy between the different parts should be reported to the architect immediately.

3) All work shall comply with all state and local codes and ordinances, and shall be performed to the highest standards of craftsmanship by journeymen of the appropriate trades.

4) These documents are intended to include all labor materials, equipment and services required to complete all work described herein. It is the responsibility of the contractor to bring to the attention of the architect conditions which will not permit construction according to the intentions of these documents. It is the responsibility of the architect to provide details and/or directions regarding design intent where it is altered by existing conditions or where neglected in the documents.

5) Any materials proposed for substitution of those specified or called out by trade name in these documents shall be presented to the architect for review. The contractor shall submit samples when required by the architect, and all such samples shall be reviewed by the architect before the work is performed. Work must conform to the reviewed samples. Any work which does not conform shall be removed and replaced with work which conforms at the contractor's expense. Subcontractors shall submit requests and samples for review through the general contractor when work is let through him or her. Required verifications and submittals to be made in adequate time as not to delay work in progress.

6) Shop drawings shall be submitted to the architect for his or her review where called for anywhere in these documents. Review shall be made by the architect before work is begun, and work shall conform to the reviewed shop drawings, subject to replacement as required for samples in paragraphs, above.

7) The building inspector shall be notified by the contractor or when there is a need of inspection as required by the uniform building code or by any local code or ordinance.

8) The contractor shall be responsible for the safety and care of adjacent properties during construction, for compliance with federal and state OSHA regulations and for the protection of all work until it is delivered completed to the owner.

9) All dimensions noted take precedence over scaled dimensions. Dimensions noted with "NTS" denotes "Not To Scale".

10) Contractor shall verify and coordinate all openings through floors, ceilings, and walls with all architectural structural, mechanical, plumbing, and electrical drawings.

11) Contractor will assume responsibility of items requiring coordination and resolution during the bidding process.

12) Contractor will conform with material and equipment manufacturers recommendations.

13) All dimensions to framing unless noted otherwise.

14) Interior walls to be 2X4 at 16" OC. Unless noted otherwise refer to structural.

15) Crown all studs, joists, and rafters. Crown joists and rafters up.

16) Coordinate joist placement with plumbing fixture layout.

17) Hold all plumbing traps as high as possible and coordinate with cabinet accessories.

18) Property lines, utilities and topography shown is representative of information taken from a survey prepared by Surveyor of Record. Refer to the survey for this information. Notify architect immediately of any discrepancy or variation between the drawings and actual site conditions.

19) Building footprint to be laid out by a certified surveyor.

20) Architect shall field verify building location after stake out is complete and before the contractor begins any site clearing. Notify the architect 24 hours in advance to arrange inspection.

21) Surveyor shall lay out building footprint and location within the excavation prior to placing foundations.

22) Contact utility companies to field verify location of respective service lines prior to beginning construction.

23) Contractor shall insure positive drainage away from and around the structure. Notify the architect immediately whenever this is not possible. Ponding of surface waters shall not be permitted within 10 feet of the building perimeter.

24) The purpose of these drawings is only to graphically depict the general nature of the work. The contractor is responsible for confirming dimensions and selecting fabrication processes and techniques of construction. The architect and/or engineer shall be notified of any variation from dimensions or conditions shown in the drawings.

MATERIAL SYMBOLS LEGEND

SECTION	PLAN	SECTION	PLAN
STEEL		CONCRETE	
ALUMINUM OR SHEET METAL		CONCRETE MASONRY	
BATT INSULATION		BRICK	
GYP WALL BOARD/ STUCCO/PLASTER		FIREBRICK	
RIGID INSULATION		STONE	
ACOUSTICAL CEILING		FRAME WALL	
CARPET		METAL	
		WOOD	
		GLAZING	
		SOIL/ COMPACTED FILL	
		ROCK/NON-COMPACTED FILL	
		SAND	
		FINISHED WOOD	
		ROUGH FRAMING OR ROUGH SAWN TRIM	
		WOOD BLOCKING	
		GLU-LAM WOOD	
		PARTICLE BD. OR WOOD FIBER BD	

MARK	TYPE	MANUFACTURER	W x H	MATRL	FINISH	REMARKS
1	EXTERIOR	T.B.D.	4'-0" X 8'-0"	WOOD / GLASS	STAIN	ENTRY
2	INTERIOR	T.B.D.	3'-0" X 8'-0"	WOOD	STAIN	PRIVACY / PASSAGE
3	INTERIOR	T.B.D.	2'-8" X 8'-0"	WOOD	STAIN	POCKET DOOR
4	INTERIOR	T.B.D.	2'-6" X 8'-0"	WOOD	STAIN	PRIVACY / PASSAGE
5	EXTERIOR	T.B.D.	6'-0" X 8'-0"	WOOD / GLASS	STAIN	FRENCH DOOR - DOUBLE
6	EXTERIOR	T.B.D.	10'-0" X 10'-0"	WOOD / GLASS	STAIN	3 PANEL SLIDER - POCKET INTO WALL
7	EXTERIOR	T.B.D.	5'-0" X 10'-0"	WOOD / GLASS	STAIN	PASSAGE
8	EXTERIOR	T.B.D.	6'-0" X 8'-0"	WOOD / GLASS	STAIN	SLIDER
9	INTERIOR	T.B.D.	3'-0" X 8'-0"	WOOD	STAIN	1 HR RATED DOOR
10	EXTERIOR	T.B.D.	10'-0" X 9'-0"	WOOD / GLASS	STAIN	GARAGE DOOR
11	EXTERIOR	T.B.D.	9'-0" X 10'-0"	WOOD / GLASS	STAIN	GARAGE DOOR
12	INTERIOR	T.B.D.	2'-8" X 8'-0"	WOOD	STAIN	PRIVACY / PASSAGE
13	INTERIOR	T.B.D.	5'-0" X 8'-0"	WOOD	STAIN	SLIDER - CLOSET
14	INTERIOR	T.B.D.	3'-6" X 8'-0"	WOOD	STAIN	CLOSET
15	INTERIOR	T.B.D.	4'-6" X 8'-0"	WOOD	STAIN	DBL DOOR - CLOSET

- Notes:
 1) All exterior doors to be clad. Color T.B.D.
 2) See plan for operation and pairing typical.
 3) Garage passage / Mechanical Closet doors to be 1 hour fire Rating.
 4) All exterior doors to have weather stripping and threshold. Glazing to be dbl pane, insul, low-e glass, typical. U value - 0.30 or better.
 5) Manufacturer - TBD

* Contractor to verify quantities / U values / handing prior to order.

MARK	TYPE	WINDOW SIZE	MATRL	FINISH	REMARKS
A	FIXED	2'-0" X 6'-0"	CLAD	FACTORY	
B	NOT USED				
C	CASEMENT	3'-0" X 5'-0"	CLAD	FACTORY	
D	FIXED	3'-0" X 5'-0"	CLAD	FACTORY	
E	FIXED	5'-0" X 11'-0"	CLAD	FACTORY	
F	AWNING	3'-0" X 2'-6"	CLAD	FACTORY	
G	NOT USED				
H	FIXED	5'-0" X 10'-0"	CLAD	FACTORY	
I	NOT USED				
J	NOT USED	1'-8" X 8'-0"	CLAD	FACTORY	
K	FIXED	2'-6" X 5'-0"	CLAD	FACTORY	
K1	CASEMENT	2'-6" X 5'-0"	CLAD	FACTORY	
L	FIXED	9'-0" X 5'-0"	CLAD	FACTORY	
M	NOT USED				
N	CASEMENT	3'-0" X 6'-0"	CLAD	FACTORY	
O	FIXED	6'-0" X 6'-0"	CLAD	FACTORY	
P	FIXED	6'-0" X 5'-0"	CLAD	FACTORY	
Q	FIXED	8'-0" X 13'-0"	CLAD	FACTORY	CAN BE TWO MULLED WINDOWS IF TOO LARGE / TOO \$
R	CASEMENT	3'-0" X 4'-6"	CLAD	FACTORY	
R1	FIXED	3'-0" X 4'-6"	CLAD	FACTORY	
S	FIXED	6'-0" X 2'-0"	CLAD	FACTORY	
T	FIXED	2'-4" X 5'-0"	CLAD	FACTORY	
U	CASEMENT	2'-6" X 4'-0"	CLAD	FACTORY	

- Note: See elevations for divided lite patterns and operation
 All windows to be (minimum) double pane, low E, insulated, U.N.O.
 U Values 0.30 (or better) per GarCo Building requirements.
 Manufacturer -TBD

* Contractor to verify Window quantities / U value / mullion layout prior to order

ABBREVIATIONS

ADD	ADDENDUM	GR	GRADE	RM	ROOM
AFF	ABOVE FINISHED FLOOR	GYP	GYP SUM	RO	ROUGH OPENING
ADJ	ADJACENT	GWB	GYP SUM WALLBOARD	SAN	SANITARY
AGG	AGGREGATE	HDW	HARDWARE	SECT	SECTION
ARCH	ARCHITECTURAL	HD	HEAD	SEW	SEWER
BM	BEAM	HT	HEATING, VENTILATING, AND AIR CONDITIONING	SHT	SHEET
BRG	BEARING	HWY	HIGHWAY	SHLV	SHELVES
BET	BETWEEN	HOR	HORIZONTAL	SIM	SIMILAR
BD	BOARD	ID	INSIDE DIAMETER	SL	SLIDING
BS	BOTH SIDES	INS	INSULATION	STC	SOUND-TRANSMISSION CLASS
BO	BOTTOM OF	INT	INTERIOR	SPEC	SPECIFICATION
BLDG	BUILDING	JT	JOINT	SO	SQUARE
CAB	CABINET	LAM	LAMINATE	STD	STANDARD
CL	CENTER LINE	LAV	LAVATORY	STL	STEEL
CER	CERAMIC	MFG	MANUFACTURER	STRUCT	STRUCTURE (AL)
CLR	CLEAR	MO	MASONRY OPENING	SUB	SUBSTITUTE
CLOS	CLOSET	MTL	MATERIAL	SUPPL	SUPPLEMENT (AL)
COL	COLUMN	MAX	MAXIMUM	SUSP	SUSPEND (ED)
CONC	CONCRETE	MECH	MECHANICAL	TBD	TO BE DETERMINED
CJ	CONSTRUCTION JOINT	MIN	MINIMUM	TEL	TELEPHONE
CONT	CONTINUOUS	MISC	MISCELLANEOUS	TV	TELEVISION
DP	DAMP PROOFING	NA	NOT APPLICABLE	TEMP	TEMPERED
DET	DETAIL	NTS	NOT TO SCALE	THK	THAT IS THICK
DIA	DIAMETER	OC	ON CENTER	TPH	TOILET PAPER HOLDER
DIM	DIMENSION	OF CI	OWNER FURNISH CONTRACTOR INSTALL	T & G	TONGUE AND GROOVE
DW	DISHWASHER	OPG	OPPOSITE	T & B	TOP AND BOTTOM
DN	DOWN	OPP	OPPOSITE	TO	TOP OF
DR	DRAIN	OPH	OPPOSITE HAND	T	TREAD
DWG	DRAWING	OD	OUTSIDE DIAMETER	TYP	TYPICAL
EA	EACH	D	PENNY (NAILS, ETC.)	UG	UNDERGROUND
EL	ELEVATION	PERF	PERFORATED	UNFIN	UNFINISHED
EQ	EQUAL	PL	PLATE	UBC	UNIFORM BUILDING CODE
EXIST	EXISTING	PW	PLYWD	USG	UNITED STATES GAGE
EJ	EXPANSION JOINT	PROD	PRODUCT	VAR	VARIABLE
EXT	EXTERIOR	PROJ	PROJECT	VENT	VENTILATE
FO	FACE OF	PROP	PROPERTY	VIF	VERIFY IN FIELD
FIN	FINISH	R	RADIUS OR RISER	VERT	VERTICAL
FP	FIREPROOF	REF	REFRIGERATOR	VAT	VINYL ASBESTOS TILE
FL	FLOOR	REFR	REFRIGERATOR	V	VOLTAGE
FD	FLOOR DRAIN	REINF	REINFORCE (D)	WC	WATER CLOSET
FTG	FOOTING	REQD	REQUIRED	WP	WATERPROOF
FDN	FOUNDATION			WT	WEIGHT
GA	GAUGE			WIN	WINDOW
GALV	GALVANIZED			W/	WITH (COMB. FORM)
GC	GENERAL CONTRACTOR			W/O	WITHOUT
GL	GLASS			WD	WOOD

ELECTRICAL SYMBOLS LEGEND

SURFACE MOUNTED FLUORESCENT	
RECESSED DOWNLITE	
ADJUST. REC. DOWNLITE	
WALL MOUNTED LIGHT FIXTURE	
SURFACE MOUNTED LIGHT FIXTURE	
PENDENT	
UNDER CABINET FLOURESCENT OR LOW VOLTAGE STRIPLIGHT	
SMOKE DETECTOR	
EXHAUST FAN	
THERMOSTAT	
DUPLEX OUTLET	
220 V. OUTLET	
FLOOR OUTLET	
SWITCHED OUTLET	
FLOOR PHONE OUTLET	
TV CABLE OUTLET	
PHONE OUTLET	
WATERPROOF OUTLET	
SWITCH	

DRAWING SET CONTENTS

- COVER SHEET
- A.0.1 INFORMATION SHEET
- SITE SURVEYS
- SITE PLAN
- COONSKIN VIEW PLANE
- AREA CALCULATIONS
- A2.0 LOWER LEVEL PLAN
- A2.1 ENTRY LEVEL PLAN
- A2.2 MAIN LEVEL PLAN
- A2.3 UPPER LEVEL PLAN
- A2.4 ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 EXTERIOR ELEVATIONS
- A3.4 EXTERIOR ELEVATIONS
- A3.5 COLORED ELEVATIONS
- A4.1 BUILDING SECTIONS
- A4.2 BUILDING SECTIONS
- E2.1 EXTERIOR ELECTRICAL PLAN
- CIVIL DRAWINGS
- STRUCTURAL DRAWINGS

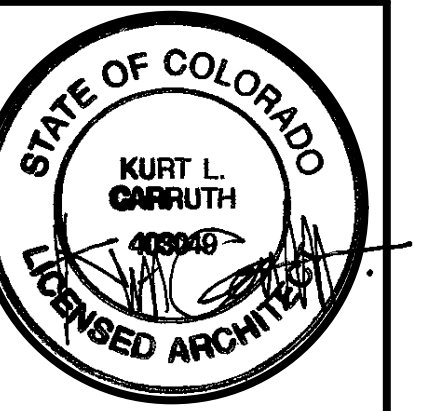
Project Geography + Zoning Requirements

Unit Size	Existing/Requirement	Proposed (Approx.)
Unit Size	7,233	No Change
Floor Area (Gross)	No Maximum Size	7,901 sq. ft.
Zone District	Multi-Family	No Change
Maximum Building Height	45' per CDC Section 17.5.16(B)(3) or the maximum height allowed pursuant to the Coonskin View Plane	___' Please refer to Ridge Covenant discussion.
Maximum Average Building Height	30' Per County Stipulated Settlement Order at Reception No. 329093.	___'
Lot Coverage	CDC Lot Coverage is Not Applicable to The Ridge	NA
Setbacks	Not Applicable to The Ridge	NA
Parking	2 golf cart spaces per unit	2 golf cart spaces in garage

Exterior Materials Legend

- Exterior Finishes:**
- 1 x 4 Trespa 'PURA' Siding - 'Classic Oak' PU02 Composite material - Horizontal application
 - 1 x 12 HardiPlank 'Aspyre' siding Horizontal
 - Stone veneer
 - Concrete walkway
- Beams & Columns:**
11. Stained heavy timber column - (size as shown)
 12. Stained beam - see structural
 13. Stained rafter - see structural
 14. Steel 'I Beam' column - (see structurals)
- Trim:**
15. Metal Fascia - 22 gauge metal - black color
 16. Stained wood trim - (size and shape as shown)
 17. Garage doors - Aluminum clad (black) with opaque polycarbonate panels
 18. Wood braces - see structural
- Roofing:**
19. Ballasted Roof Material - (color TBD)
 20. Metal standing seam roofing - factory paint (color TBD)
 21. Metal standing seam roofing - factory paint (color TBD)
 - 22.
- Misc:**
24. Indicates finished grade
 25. Indicates existing grade
 26. Custom flue cover
 27. 36" handrail per code
 28. Concrete retaining wall < 48" tall
 29. Trellis - TBD
 30. Gutter / Down Spout
 31. Steel brace - 3" x 8" - TBD

HINGE ARCHITECTS



ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

DRAWING ISSUE
SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW
09-07-24

Project designed and drawn to adhere to the 2021 IRC.

CIVIL

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 (970) 729-0683

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 Alpineplanningllc.com

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 Doug Gurlea / Partner
 Cell: (970)389-4101
 doug@toughernewwest.com

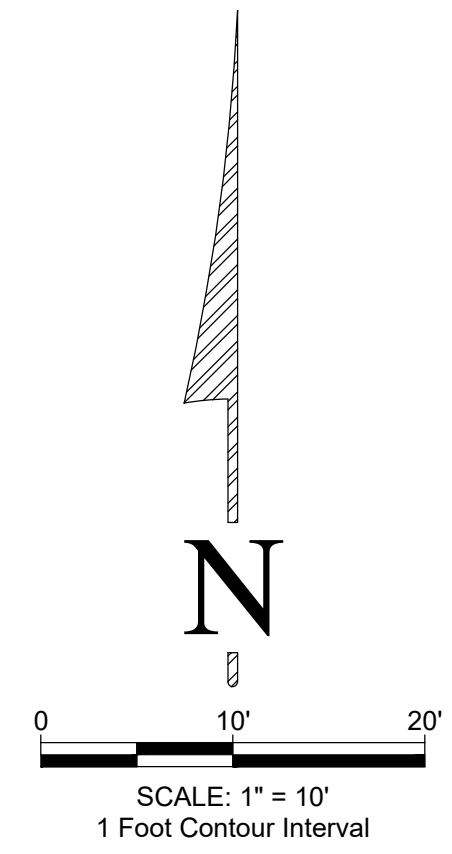
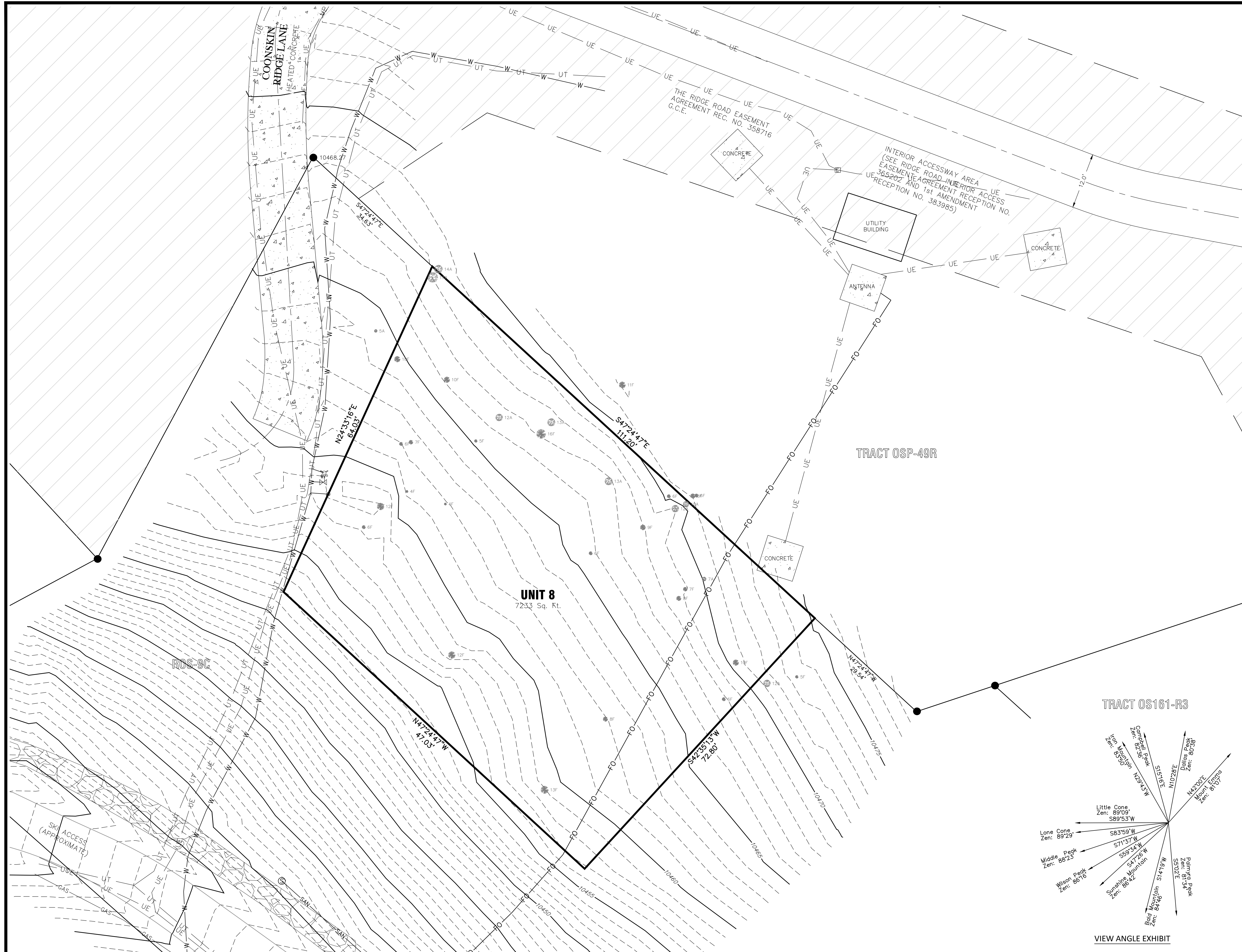
CONTRACTOR

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 PO Box 2760
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 Office: (970)728-1722
 Ryan Tougher, Partner
 Cell: (970) 729.1247
 ryan@tougherconstruction.com

OWNER

Sunshine Ridge Investments, LLC.
 1951 Faraway Road
 Snowmass Village, CO. 81615

INFO



- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
 - ☒ TELEPHONE PEDESTAL
 - COMMUNICATION PEDESTAL
 - ⊙ SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ CURB STOP
 - ▲ ELECTRIC TRANSFORMER
 - ⊕ ASPEN TREE, NUMBER INDICATES CALIPER
 - ⊕ FIR TREE, NUMBER INDICATES CALIPER

- GAS — GAS — UNDERGROUND GAS LINE
- UE — UE — UNDERGROUND ELECTRIC LINE
- UT — UT — UNDERGROUND TELEPHONE LINE
- W — W — UNDERGROUND WATER LINE
- SAN — SAN — UNDERGROUND SANITARY SEWER LINE
- FO — FO — UNDERGROUND FIBER OPTIC LINE

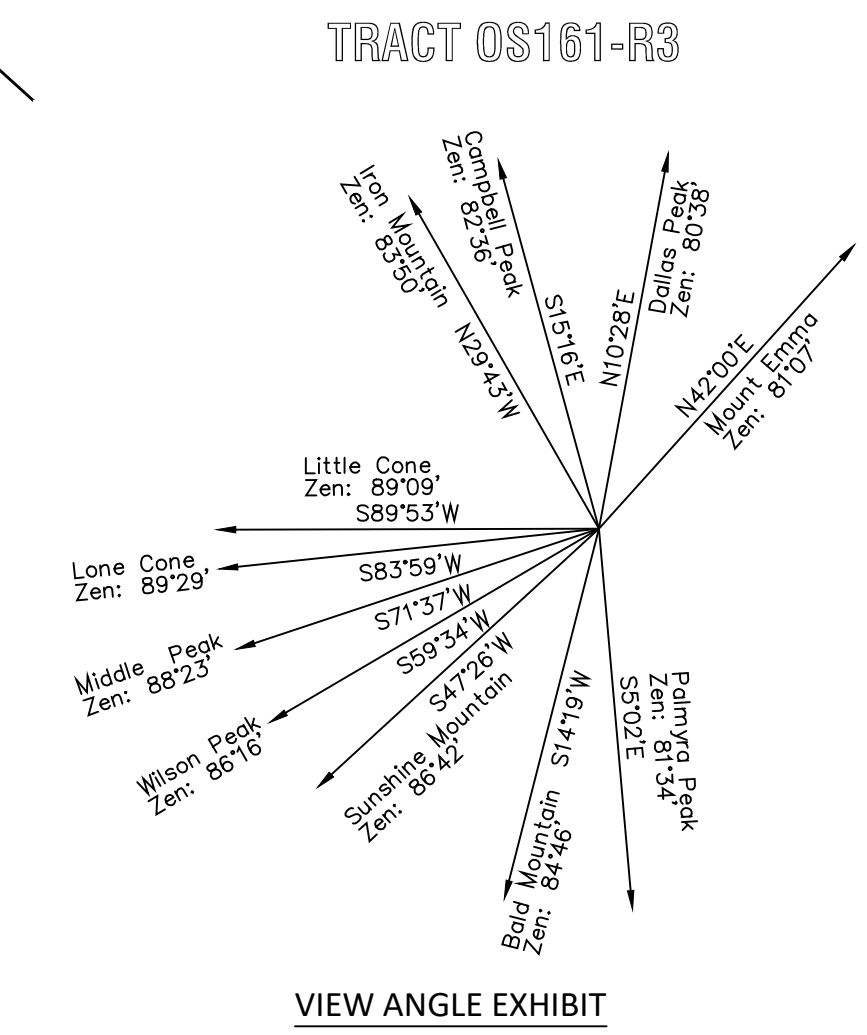
NOTICE:
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

- NOTES:**
- 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).
 - According to Flood Insurance Rate Map 08113C0287 D dated September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
 - Easement research from Land Title Guarantee Company, Order No. TLR86013688, Effective Date 03/30/2023 at 5:00 P.M.
 - Vertical datum is based on the found North corner of ROS-9C, an Aluminum Cap Rebar, LS 36577, having an elevation of 10468.27 feet.
 - Lineal Units U.S. Survey Feet

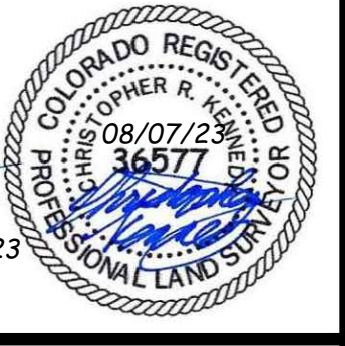
PROPERTY DESCRIPTION:
Unit 8, The Ridge at Telluride, according to the 8th supplemented and amended Planned Community Plat of the Ridge at Telluride recorded April 2, 2019 under Reception No. 458069 and as defined and described in the Declaration recorded April 5, 2004 under Reception No. 365201 and the 7th Supplement and Amendment to the Declaration recorded April 2, 2019 under Reception No. 458070.

County of San Miguel,
State of Colorado

SURVEYOR'S CERTIFICATE:
I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Unit 8, The Ridge at Telluride, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.



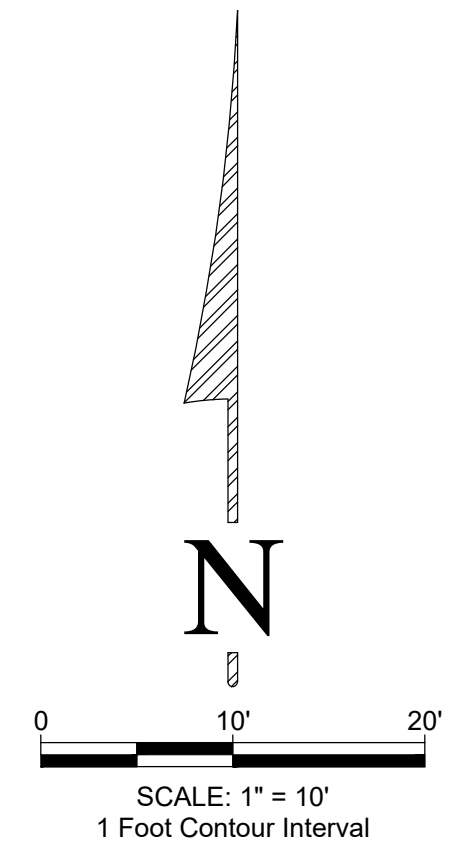
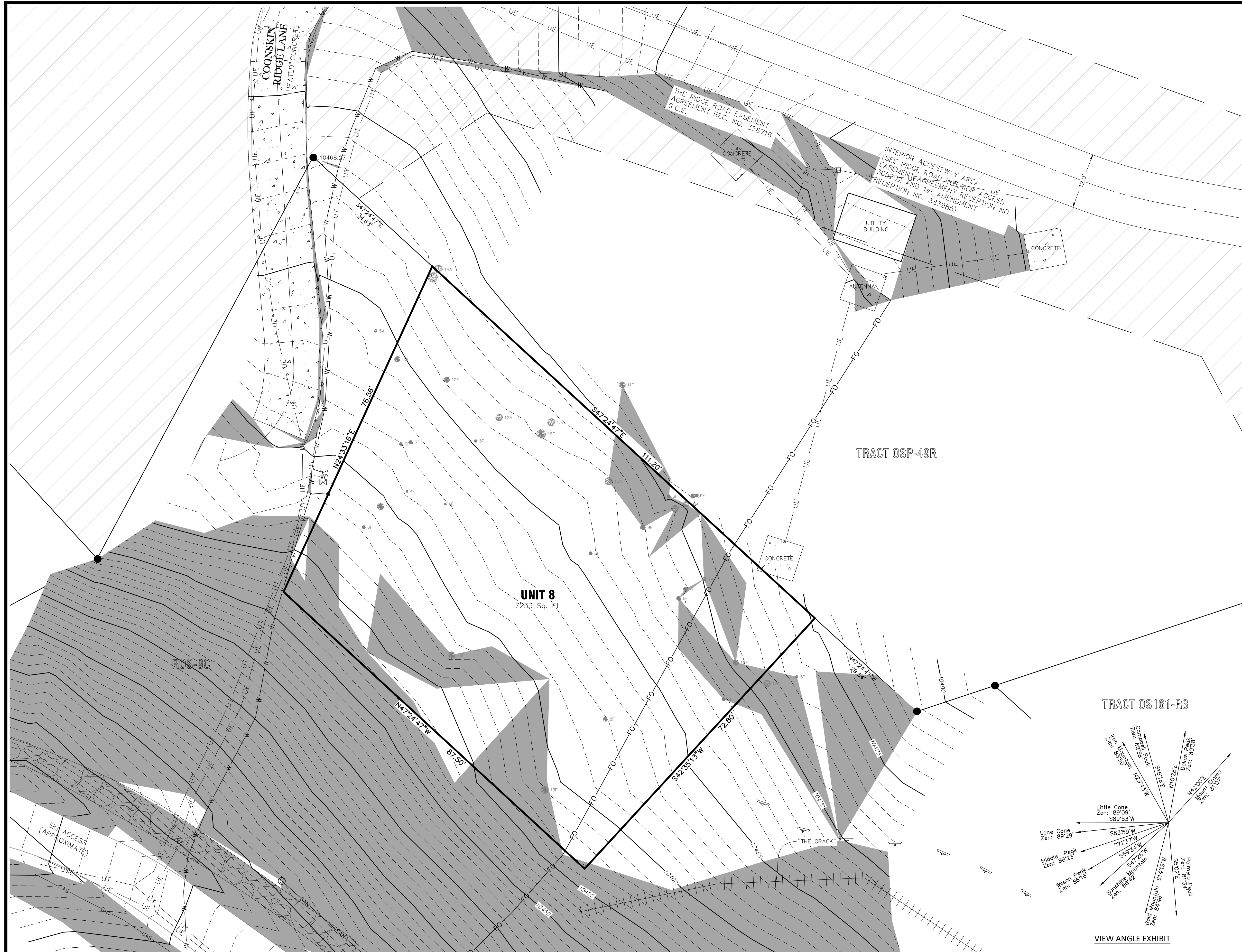
Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
08/07/2023



TOPOGRAPHIC SURVEY

UNIT 8, THE RIDGE AT TELLURIDE

	SAN JUAN SURVEYING	DATE: 08/07/2023
	SURVEYING * PLANNING	JOB: 04068
	102 SOCIETY DRIVE TELLURIDE, CO. 81435	DRAWN BY: AHM
	(970) 728-1128 (970) 728-9201 fax	CHECKED BY: CRK
	office@sanjuansurveying.net	REVISION DATES:
		SHEET: 1 OF 1



LEGEND

- FOUND #5 REBAR WITH 1 1/2\" ALUMINUM CAP, LS 36577
- ⊥ RETAINING BOLT
- ⊠ TELEPHONE PEDESTAL
- COMMUNICATION PEDESTAL
- ⊙ SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊙ CURB STOP
- ▲ ELECTRIC TRANSFORMER
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- W — W — UNDERGROUND WATER LINE
- SAN — SAN — UNDERGROUND SANITARY SEWER LINE
- FO — FO — UNDERGROUND FIBER OPTIC LINE
- SLOPES >30%

NOTICE:

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

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5. Lineal Units U.S. Survey Feet

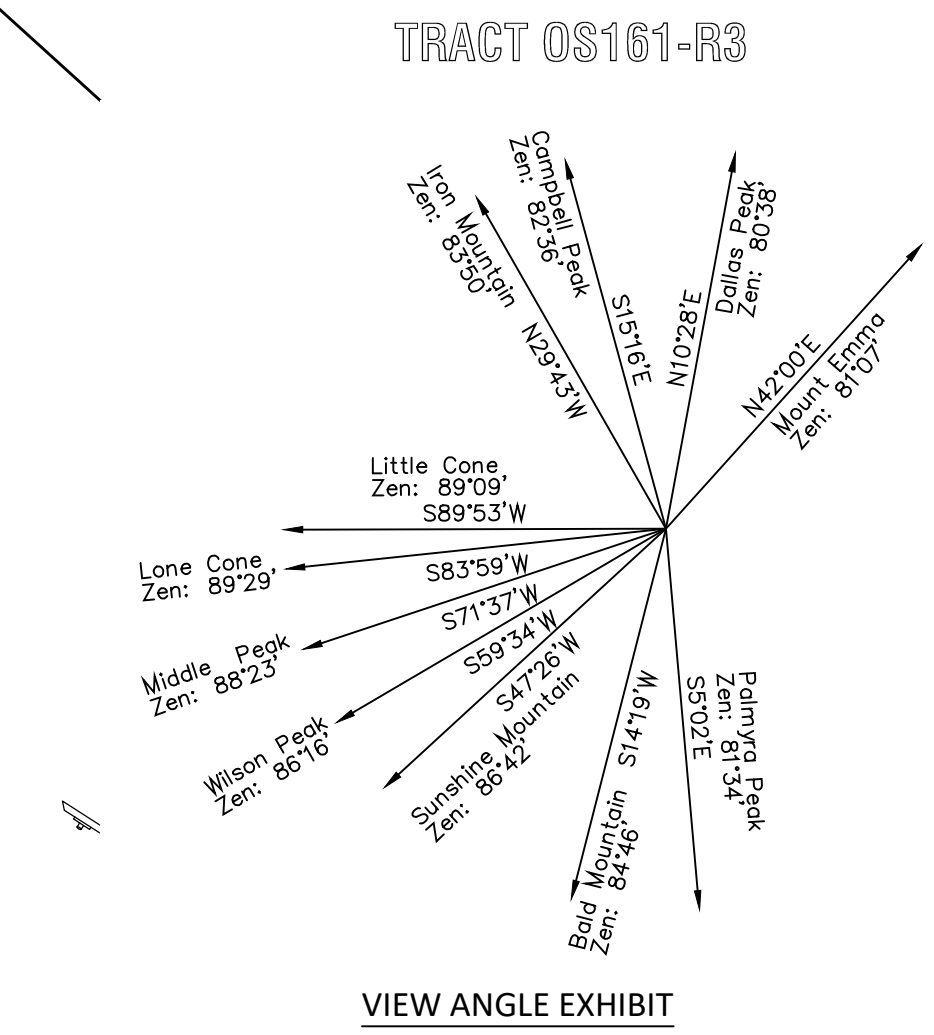
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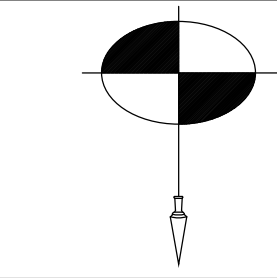
County of San Miguel,
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TOPOGRAPHIC SURVEY
UNIT 8, THE RIDGE AT TELLURIDE



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

DATE:	04/15/2024
JOB:	04068
DRAWN BY:	AHM
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1



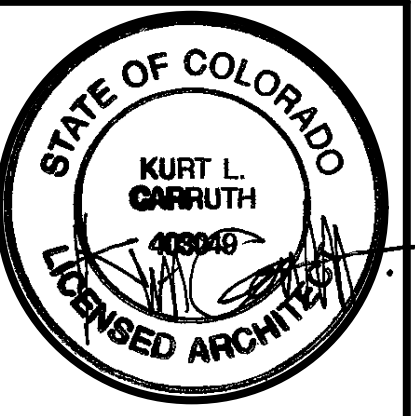


REC
383252
APPROVED
383985
REVISION NO.

TRAC
T
OSP-
49R

HINGE
ARCHITECTS

970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glennwood springs, co. 81601

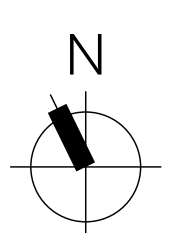


ZAPATA / BOURS RESIDENCE

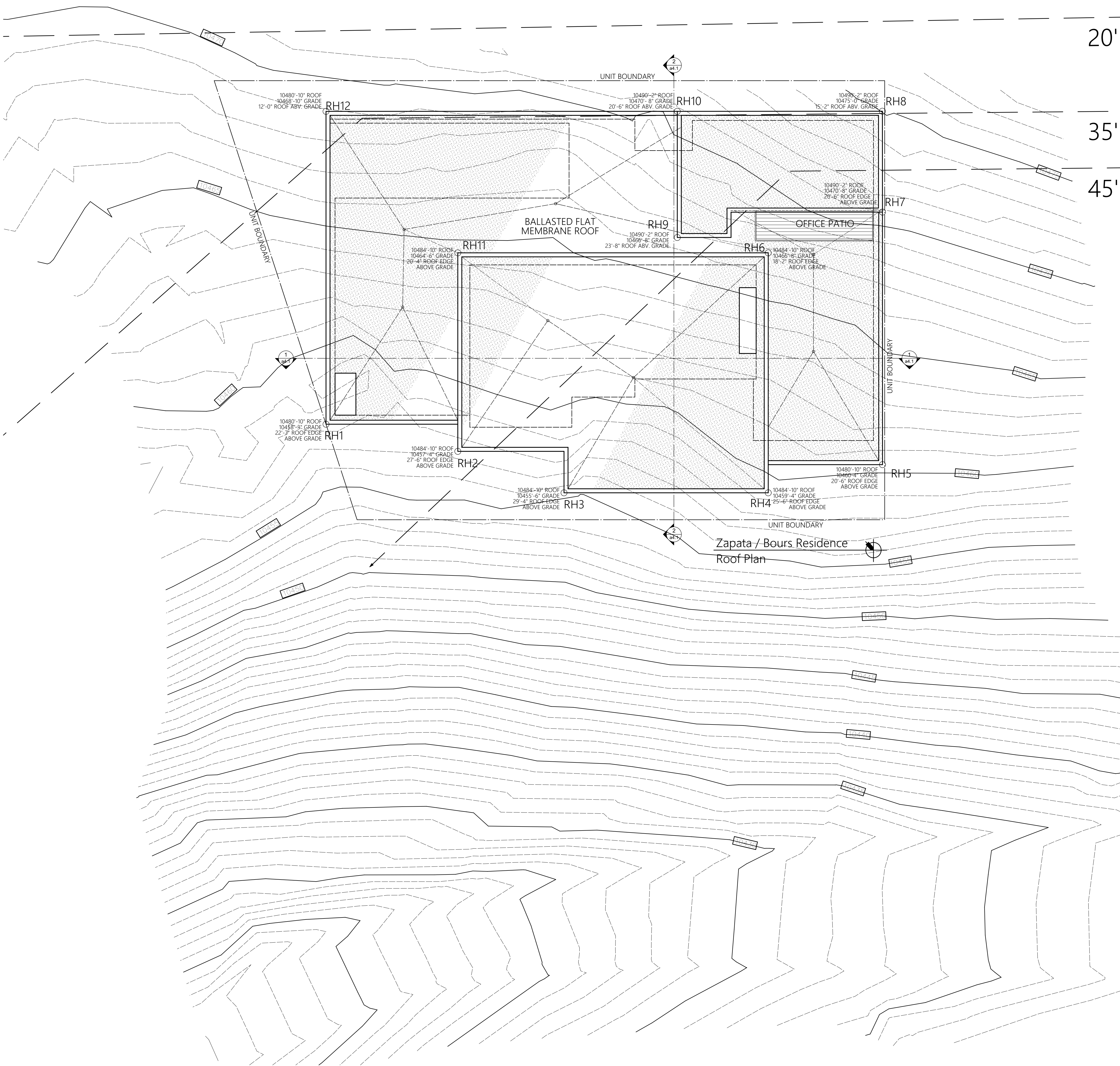
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING ISSUE
SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW
09-07-24

Project designed and drawn
to adhere to the 2021 IRC.



Site Plan
Scale: 1" = 10'-0"



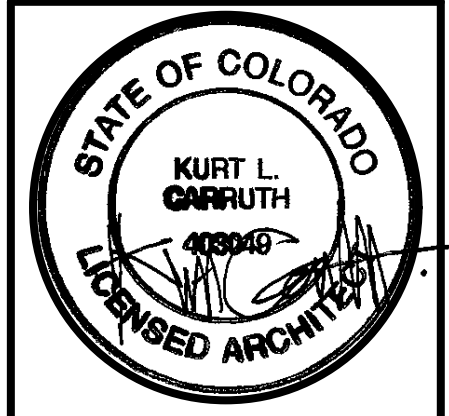
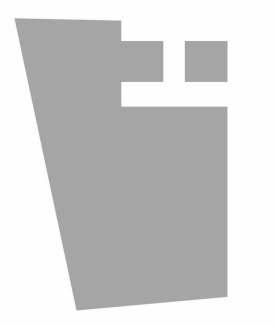
20'-0" HEIGHT LINE

35'-0" HEIGHT LINE

45'-0" HEIGHT LINE

Zapata / Bours Residence
Roof Plan

Lot 8 - The Ridge			
Maximum Roof Height Calculations			
Roof Point#	Roof Elevation	Natural Grade	Roof Height above Grade
RH1	10480'-10"	10458'-3"	22'-7"
RH2	10484'-10"	10457'-4"	27'-6"
RH3	10484'-10"	10455'-6"	29'-4"
RH4	10484'-10"	10459'-4"	25'-6"
RH5	10480'-10"	10460'-4"	20'-6"
RH6	10484'-10"	10466'-8"	18'-2"
RH7	10490'-2"	10470'-8"	19'-6"
RH8	10490'-2"	10475'-0"	15'-2"
RH9	10490'-2"	10466'-8"	23'-6"
RH10	10490'-2"	10470'-8"	19'-6"
RH11	10484'-10"	10464'-6"	20'-4"
RH12	10480'-10"	10468'-10"	12'-0"
Average Height			21.13
Max. average allowable			30.00
Compliant by:			8.87

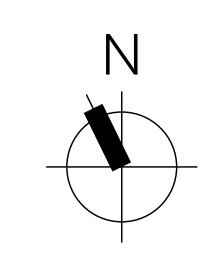


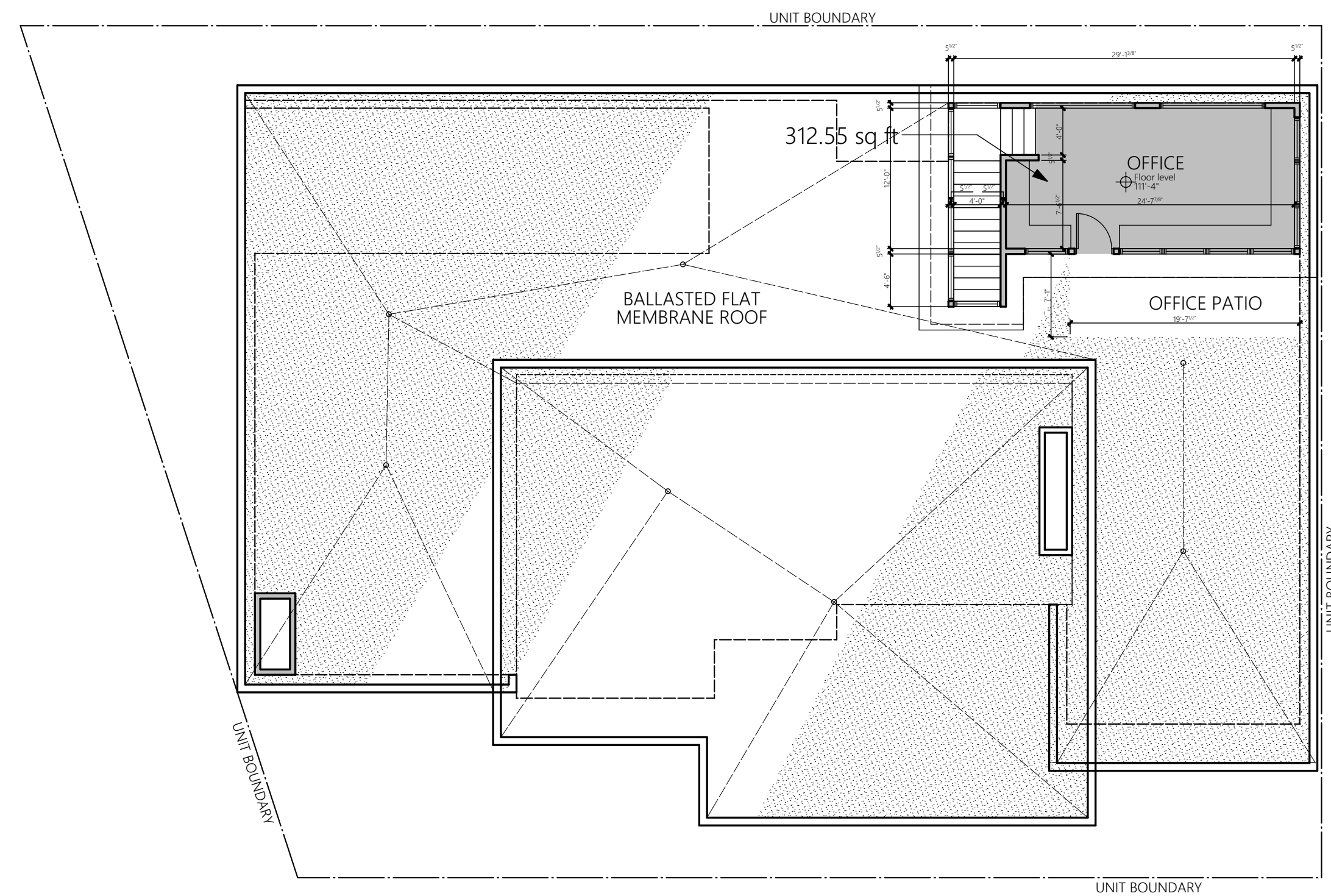
ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

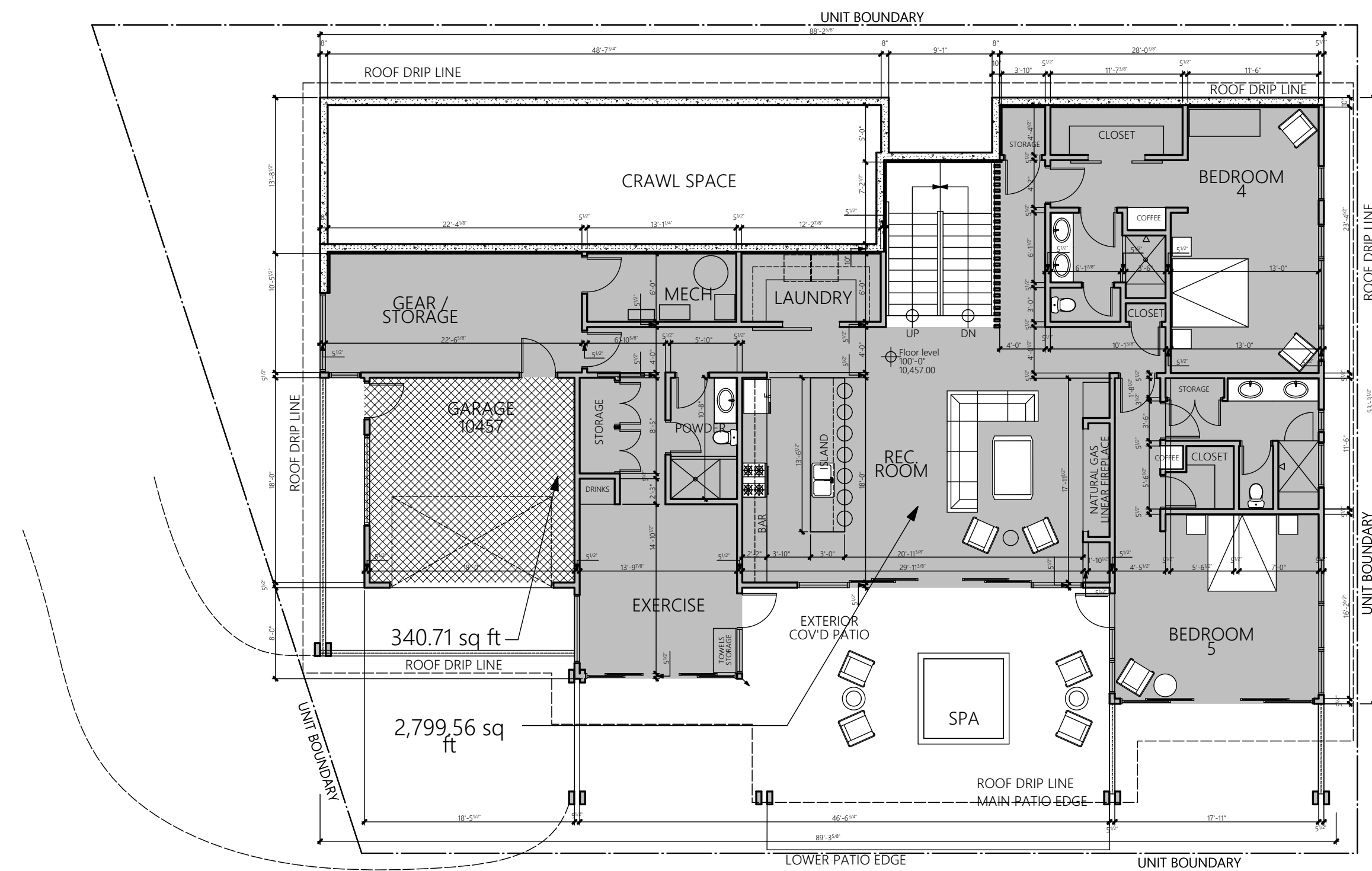
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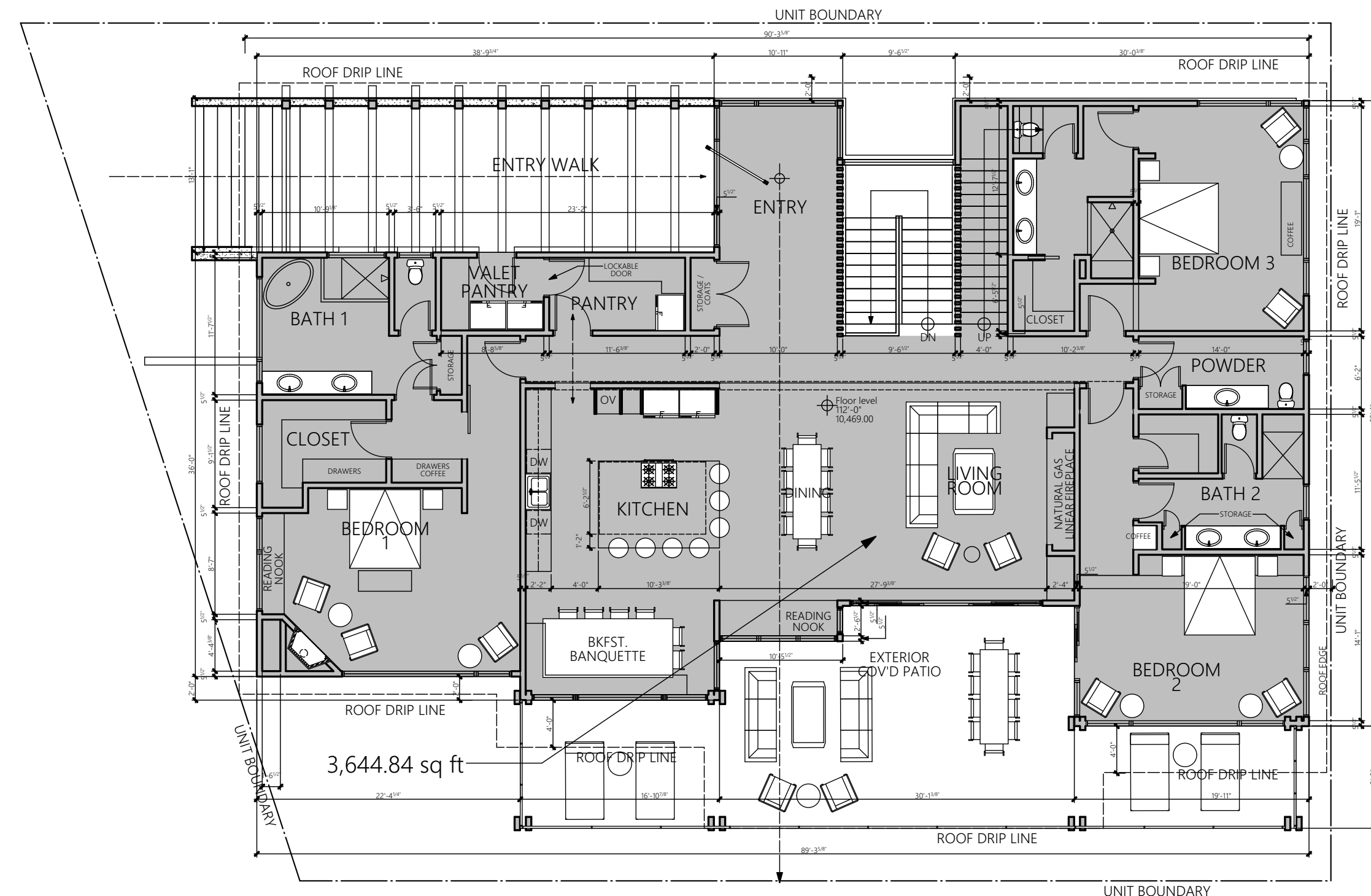




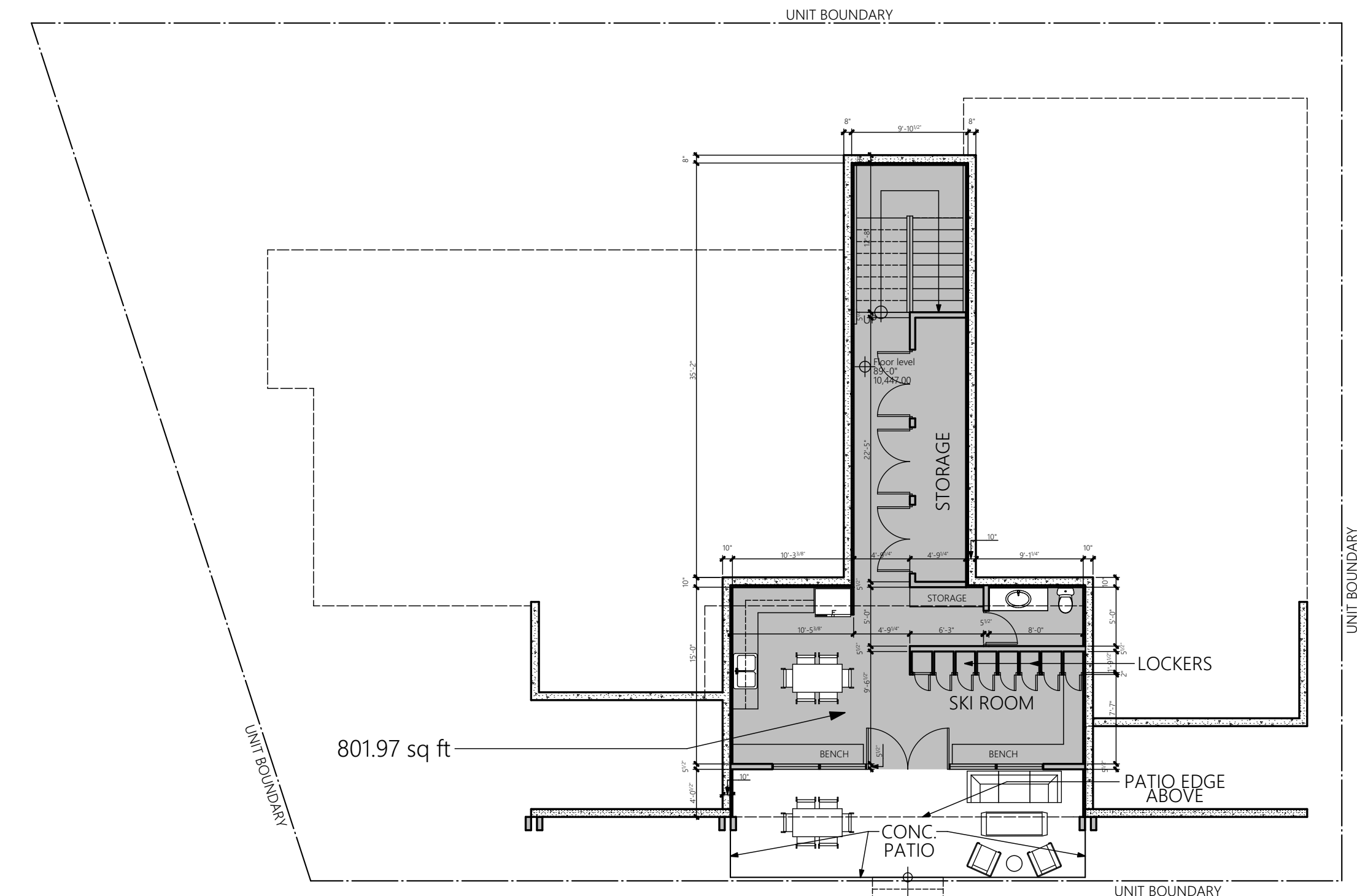
Zapata / Bours Residence
Rooftop Office



Zapata / Bours Residence
Lower Level Plan



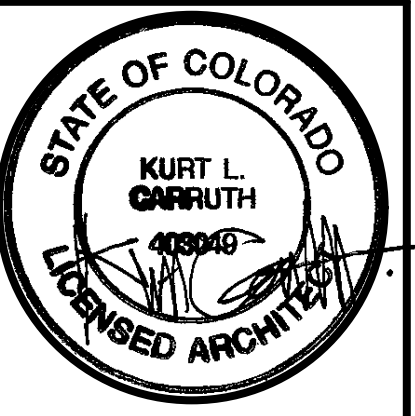
Zapata / Bours Residence
Main Level Plan



Zapata / Bours Residence
Ski Room Level Plan

Lot 8 - The Ridge
AREA CALCULATIONS
Lot size: 7,233 s.f.

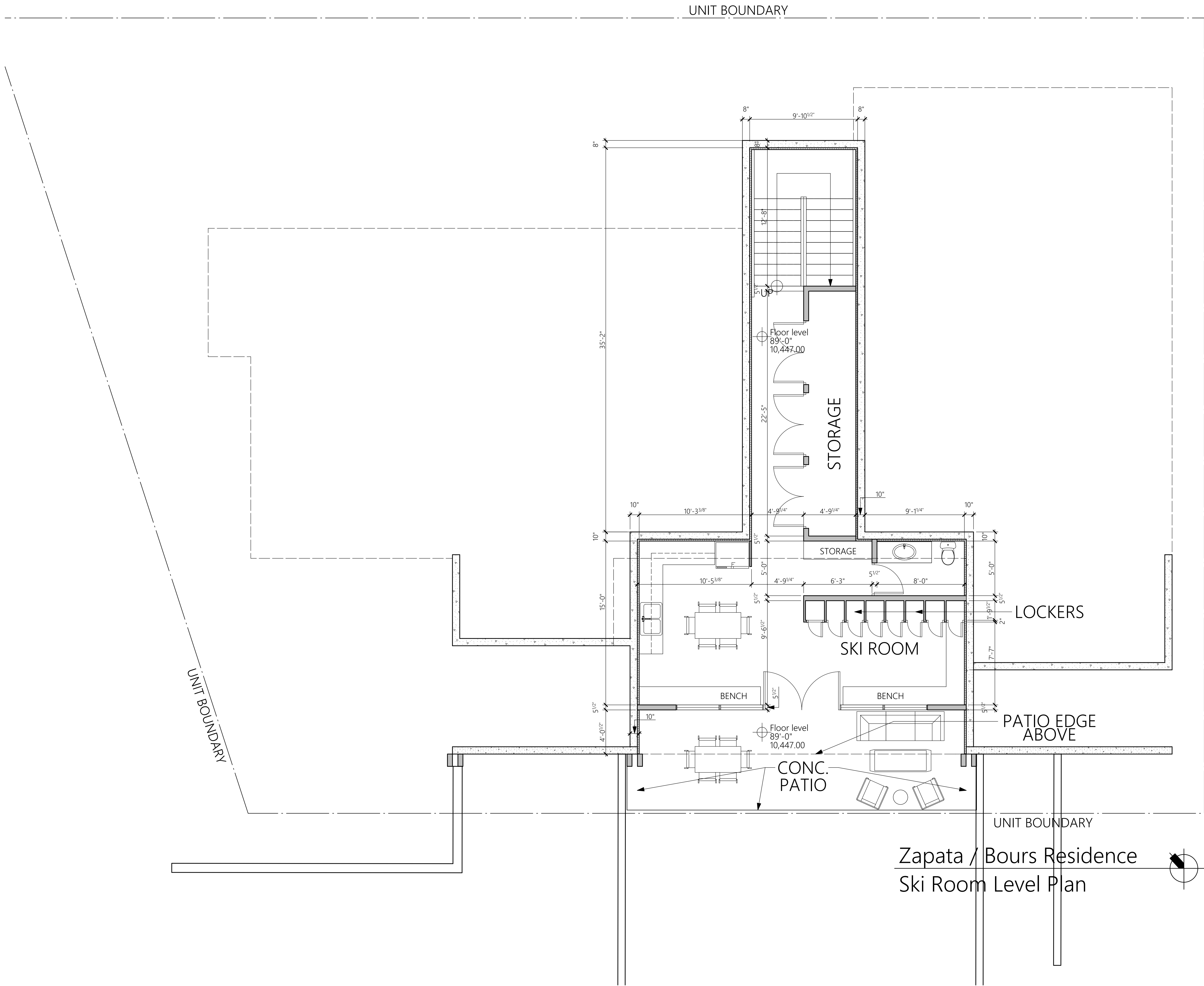
Finished Living Space (proposed):	
Basement Level	802.00 s.f.
Entry Level	2,800.00 s.f.
Garage	341.00 s.f.
Main Level	3,645.00 s.f.
Upper Level	313.00 s.f.
Total build out	7,901.00 s.f.
Heated Square footage	7,560.00 s.f.
*Decks / Patios	2,835.00 s.f.



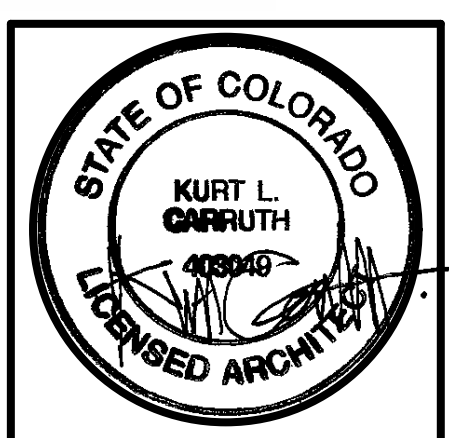
ZAPATA / BOURS RESIDENCE
Lot 8, The Ridge
Telluride, CO. 81435

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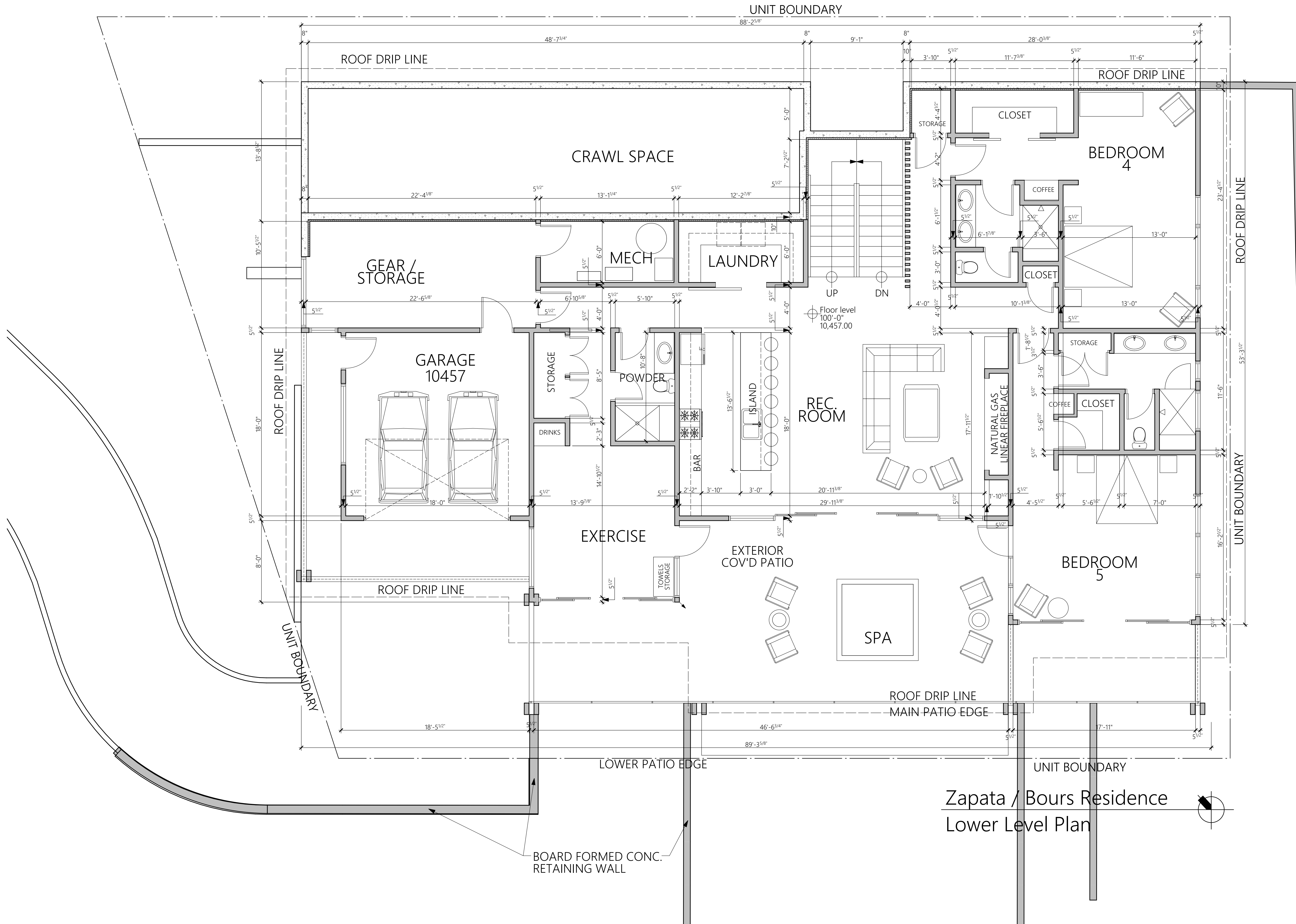
Zapata / Bours Residence
Ski Room Level Plan



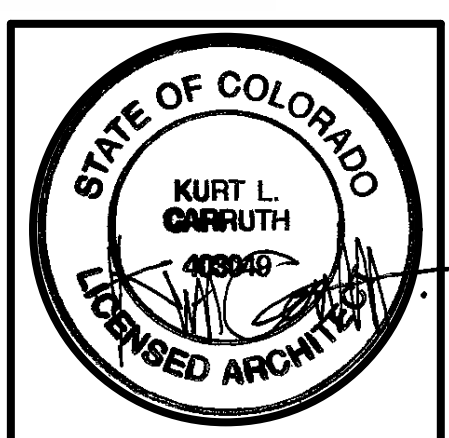
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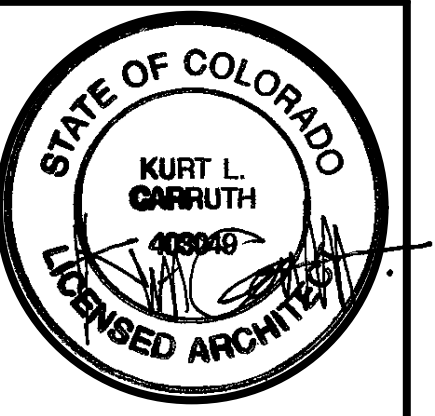
Zapata / Bours Residence
Lower Level Plan



ZAPATA / BOURS RESIDENCE
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING ISSUE
SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW
09-07-24

Project designed and drawn to adhere to the 2021 IRC.

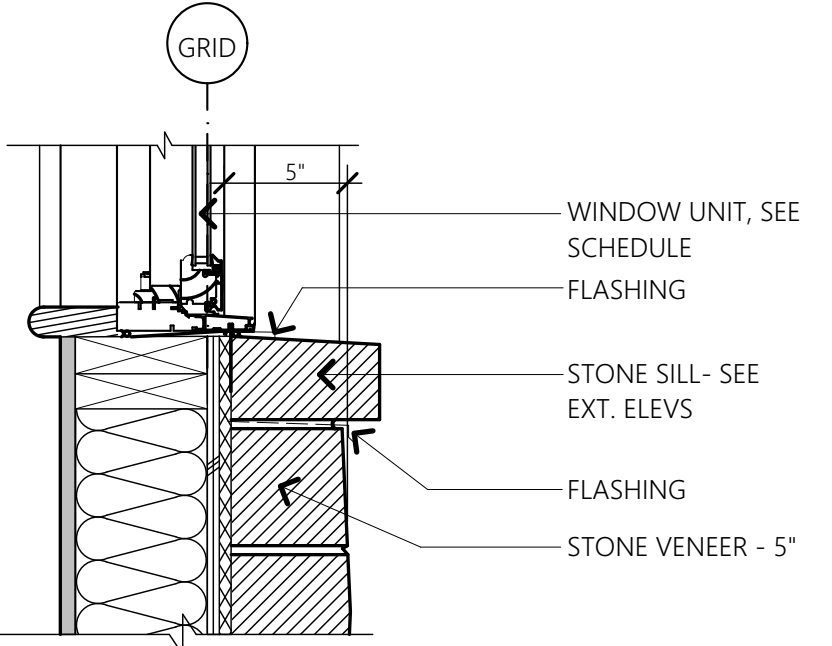
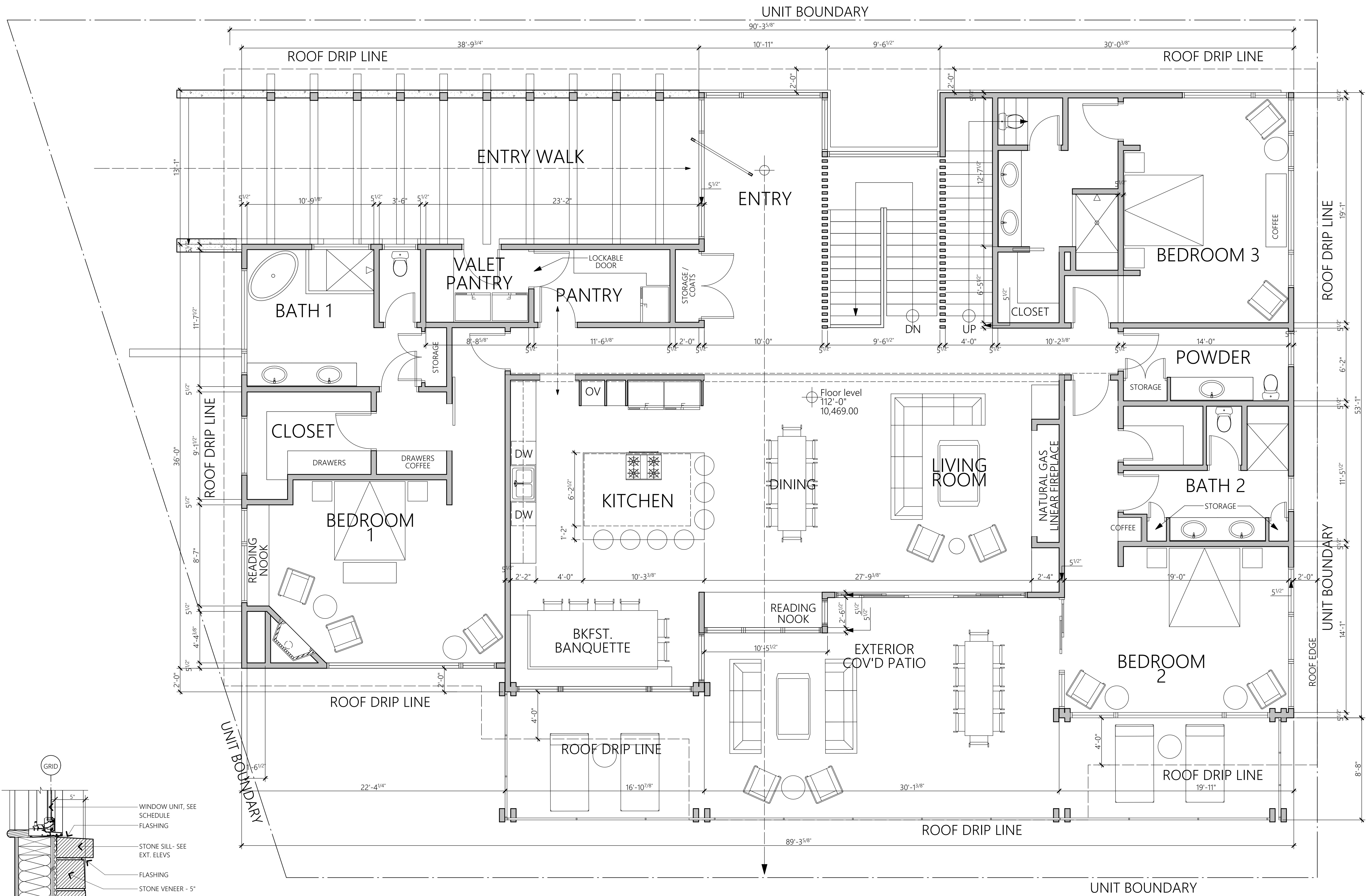


ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

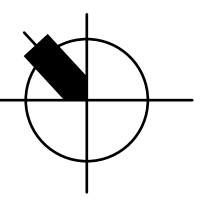
DRAWING ISSUE
SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW
09-07-24

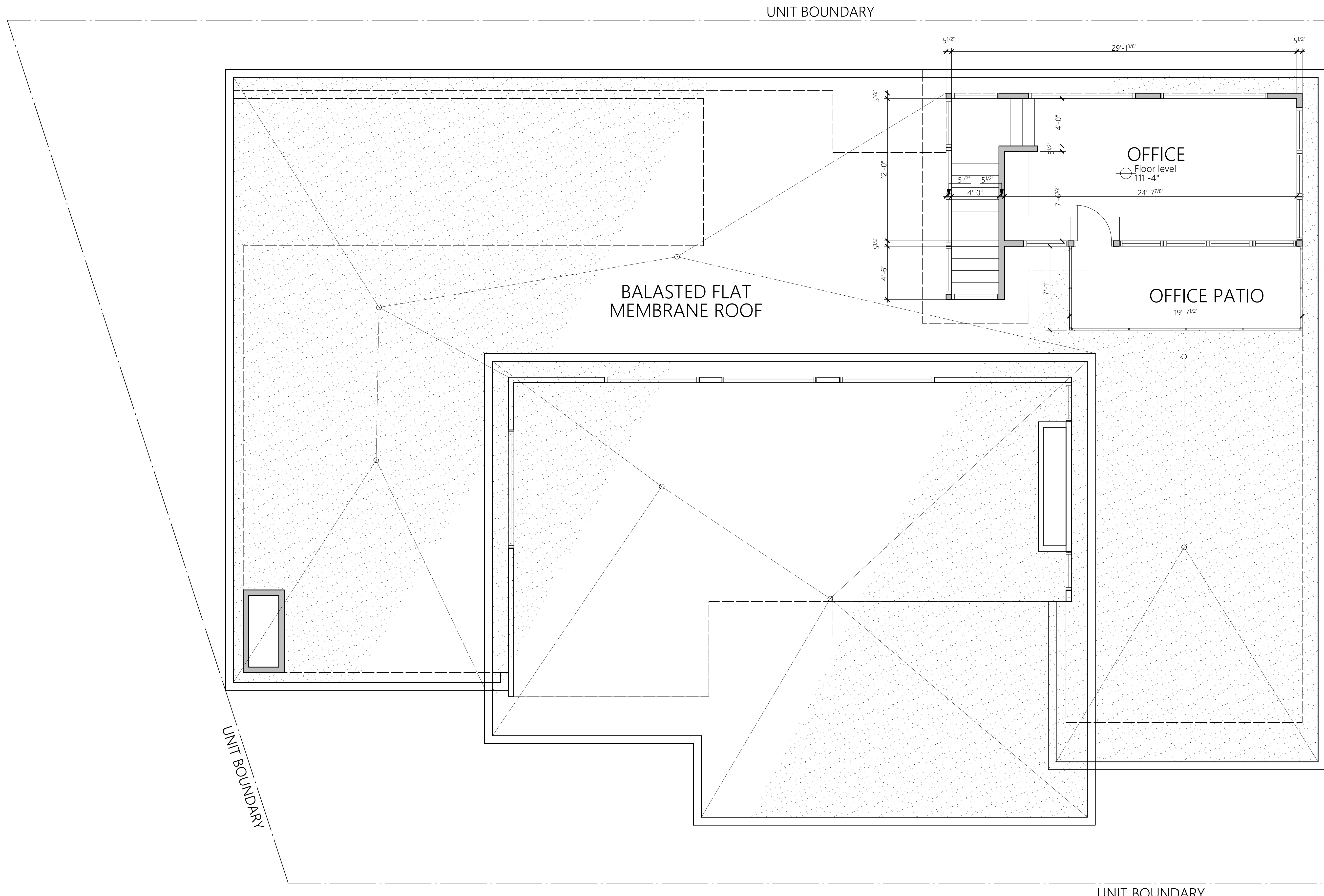
Project designed and drawn to adhere to the 2021 IRC.



Stone Veneer / Wall TYP.
Scale: 1 1/2" = 1'-0"
Aluminum Clad exteriors
Tripple Pane window construction

Zapata / Bours Residence
Main Level Plan





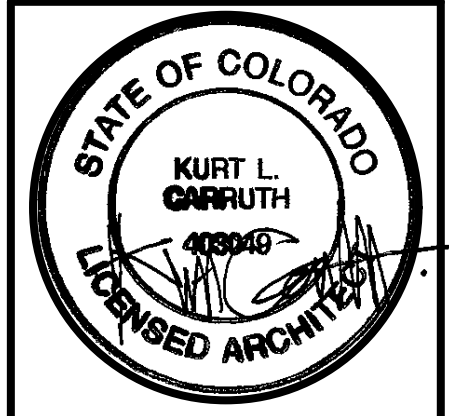
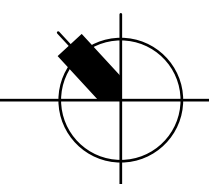
UNIT BOUNDARY

UNIT BOUNDARY

UNIT BOUNDARY

UNIT BOUNDARY

Zapata / Bours Residence
Rooftop Office

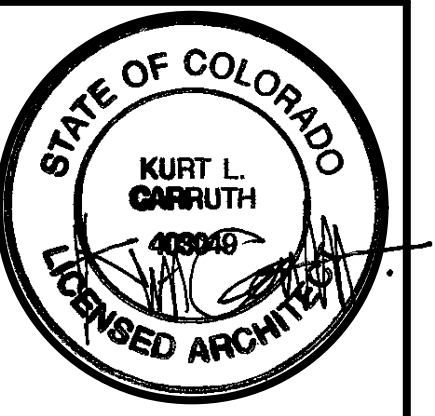


ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS 01-18-24	
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ZAPATA / BOURS RESIDENCE

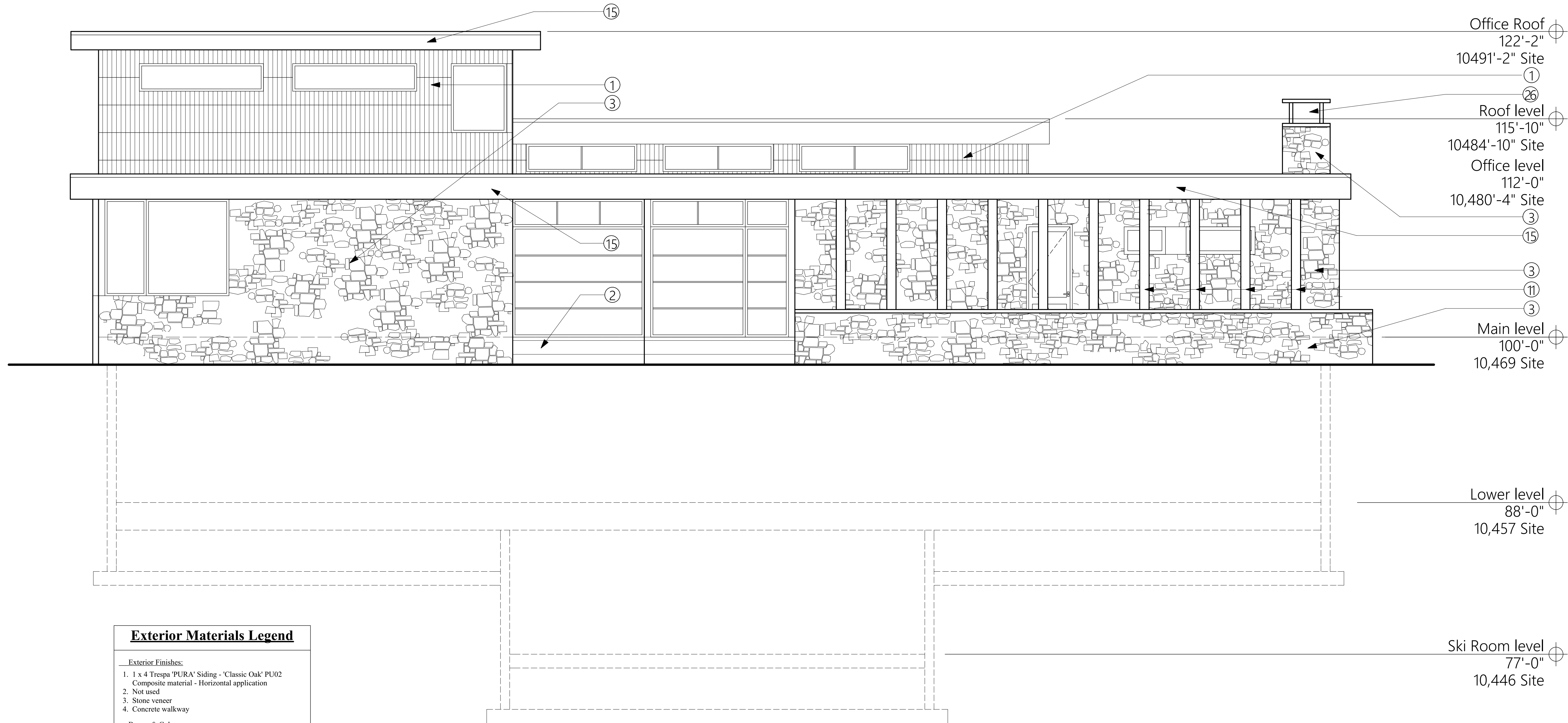
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING ISSUE
SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW
09-07-24

Project designed and drawn
to adhere to the 2021 IRC.

A3.1

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



Exterior Materials Legend

— Exterior Finishes:

- 1 x 4 Trespa 'PURA' Siding - 'Classic Oak' PU02 Composite material - Horizontal application
2. Not used
3. Stone veneer
4. Concrete walkway

— Beams & Columns:

11. Stained heavy timber column - (size as shown)
12. Stained beam - see structural
13. Stained rafter - see structural
14. Steel 'I Beam' column - (see structurals)

— Trim:

15. Metal Fascia - 22 gauge metal - black color
16. Stained wood trim - (size and shape as shown)
17. Garage doors - Aluminum clad (black) with opaque polycarbonate panels
18. Wood braces - see structural

— Roofing:

19. Roofing:
20. Ballasted Roof Material - (color TBD)
21. Metal standing seam roofing - factory paint (color TBD)
- 22.

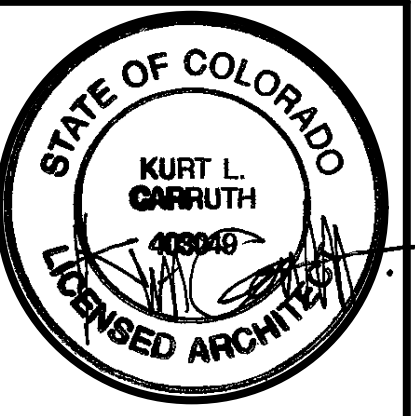
— Misc.:

24. Indicates finished grade
25. Indicates existing grade
26. Custom flue cover
27. 36" handrail per code
28. Concrete retaining wall < 48" tall
29. Trellis - TBD
30. Gutter / Down Spout
31. Steel brace - 3" x 8" - TBD

PROPOSED GLAZING AND STONE PERCENTAGE CALC.

	FACADE AREA	GLAZING SURFACE AREA	STONE SURFACE AREA
FRONT (NE FACING) ELEVATION	1,423.00 S.F.	410.00 S.F.	849.00 S.F.
REAR (SW FACING) ELEVATION	2,541.00 S.F.	791.00 S.F.	488.00 S.F.
SIDE (NW FACING) ELEVATION	1,409.00 S.F.	603.00 S.F.	355.00 S.F.
SIDE (SE FACING) ELEVATION	1,178.00 S.F.	409.00 S.F.	610.00 S.F.
TOTAL PROPOSED	6,551.00 S.F.	2,213.00 S.F. (33%)	1,129.00 S.F. (35.13%)
		40% ALLOWED	35.00% REQUIRED

Zapata / Bours Residence
NorthEast facing elevation



ZAPATA / BOURS RESIDENCE

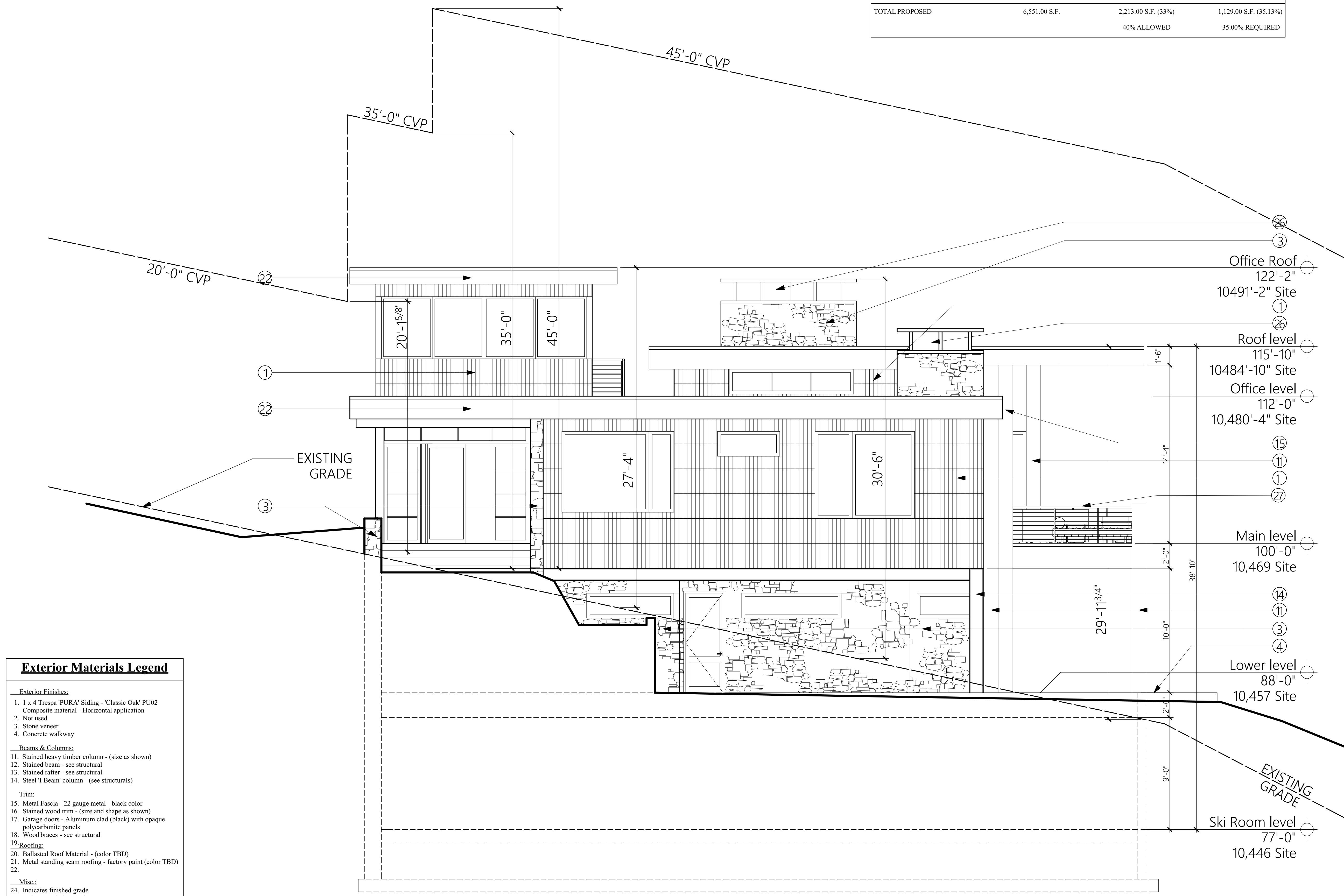
Lot 8, The Ridge
Telluride, CO. 81435

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SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW
09-07-24

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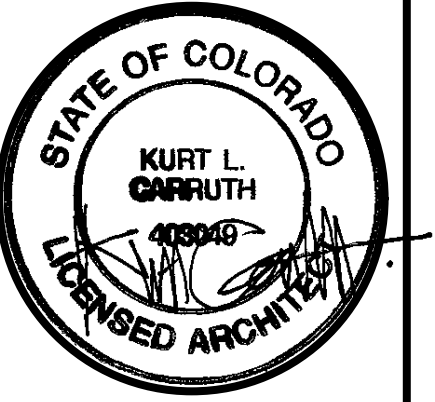
A3.2
SCALE: 1/4" = 1'-0"

PROPOSED GLAZING AND STONE PERCENTAGE CALC.			
	FACADE AREA	GLAZING SURFACE AREA	STONE SURFACE AREA
FRONT (NE FACING) ELEVATION	1,423.00 S.F.	410.00 S.F.	849.00 S.F.
REAR (SW FACING) ELEVATION	2,541.00 S.F.	791.00 S.F.	488.00 S.F.
SIDE (NW FACING) ELEVATION	1,409.00 S.F.	603.00 S.F.	355.00 S.F.
SIDE (SE FACING) ELEVATION	1,178.00 S.F.	409.00 S.F.	610.00 S.F.
TOTAL PROPOSED	6,551.00 S.F.	2,213.00 S.F. (33%)	1,129.00 S.F. (35.13%)
		40% ALLOWED	35.00% REQUIRED



Exterior Materials Legend	
— Exterior Finishes:	
1.	1 x 4 Trepa 'PURA' Siding - 'Classic Oak' PU02 Composite material - Horizontal application
2.	Not used
3.	Stone veneer
4.	Concrete walkway
— Beams & Columns:	
11.	Stained heavy timber column - (size as shown)
12.	Stained beam - see structural
13.	Stained rafter - see structural
14.	Steel 'I' Beam' column - (see structurals)
— Trim:	
15.	Metal Fascia - 22 gauge metal - black color
16.	Stained wood trim - (size and shape as shown)
17.	Garage doors - Aluminum clad (black) with opaque polycarbonate panels
18.	Wood braces - see structural
— Roofing:	
20.	Ballasted Roof Material - (color TBD)
21.	Metal standing seam roofing - factory paint (color TBD)
22.	
— Misc.:	
24.	Indicates finished grade
25.	Indicates existing grade
26.	Custom flue cover
27.	36" handrail per code
28.	Concrete retaining wall < 48" tall
29.	Trellis - TBD
30.	Gutter / Down Spout
31.	Steel brace - 3" x 8" - TBD

Zapata / Bours Residence
NorthWest facing elevation



ZAPATA / BOURS RESIDENCE

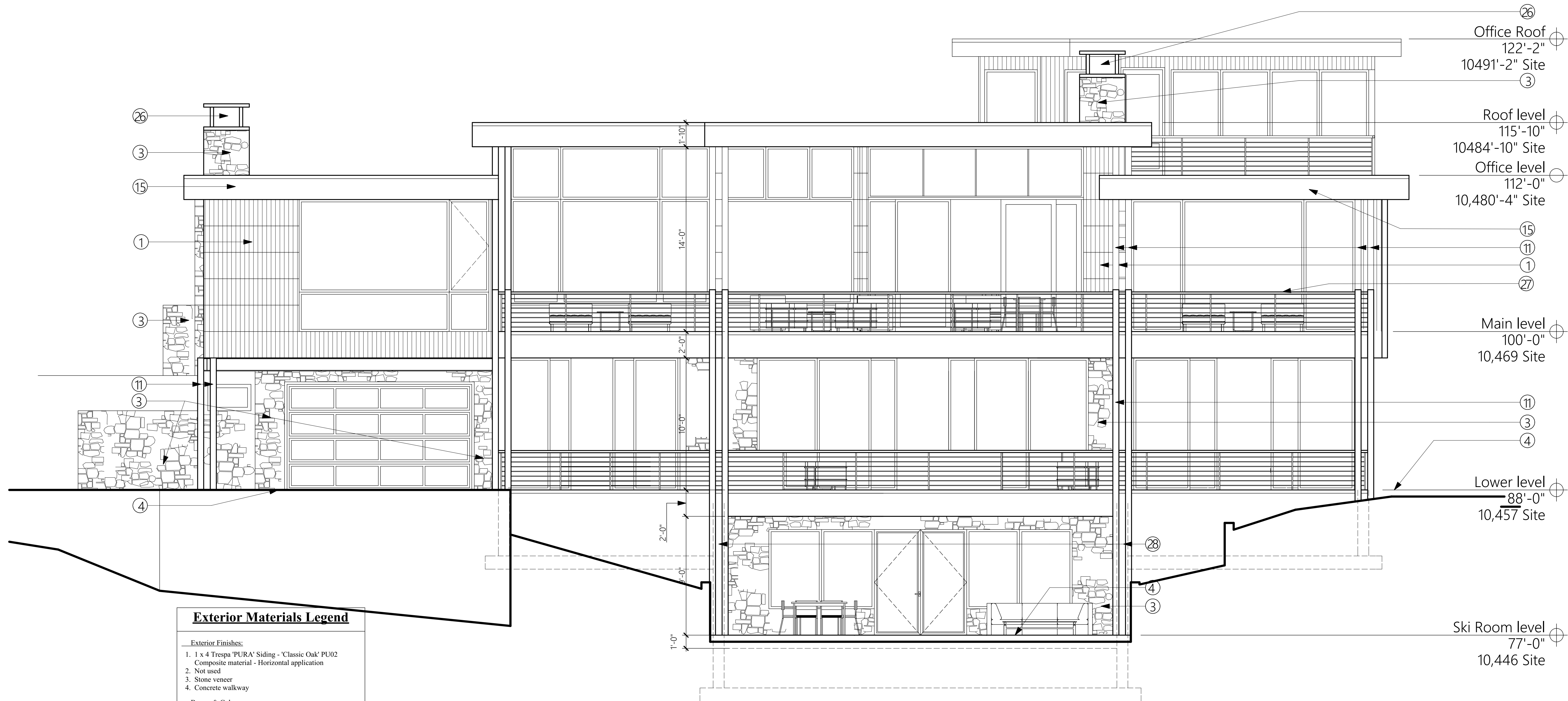
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING ISSUE
SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW
09-07-24

Project designed and drawn
to adhere to the 2021 IRC.

A3.3

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



Exterior Materials Legend

— Exterior Finishes:

- 1 x 4 Trespa 'PURA' Siding - 'Classic Oak' PU02 Composite material - Horizontal application
2. Not used
3. Stone veneer
4. Concrete walkway

— Beams & Columns:

11. Stained heavy timber column - (size as shown)
12. Stained beam - see structural
13. Stained rafter - see structural
14. Steel 'I' Beam' column - (see structurals)

— Trim:

15. Metal Fascia - 22 gauge metal - black color
16. Stained wood trim - (size and shape as shown)
17. Garage doors - Aluminum clad (black) with opaque polycarbonate panels
18. Wood braces - see structural

— Roofing:

19. Roofing:
20. Ballasted Roof Material - (color TBD)
21. Metal standing seam roofing - factory paint (color TBD)
- 22.

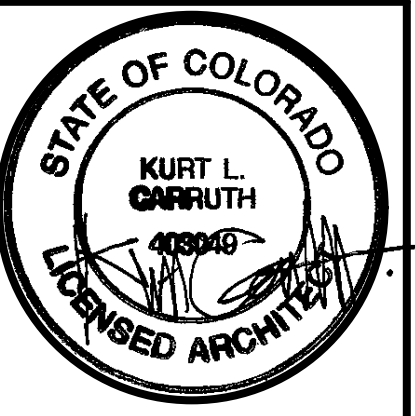
— Misc.:

24. Indicates finished grade
25. Indicates existing grade
26. Custom flue cover
27. 36" handrail per code
28. Concrete retaining wall < 48" tall
29. Trellis - TBD
30. Gutter / Down Spout
31. Steel brace - 3" x 8" - TBD

PROPOSED GLAZING AND STONE PERCENTAGE CALC.

	FACADE AREA	GLAZING SURFACE AREA	STONE SURFACE AREA
FRONT (NE FACING) ELEVATION	1,423.00 S.F.	410.00 S.F.	849.00 S.F.
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SIDE (NW FACING) ELEVATION	1,409.00 S.F.	603.00 S.F.	355.00 S.F.
SIDE (SE FACING) ELEVATION	1,178.00 S.F.	409.00 S.F.	610.00 S.F.
TOTAL PROPOSED	6,551.00 S.F.	2,213.00 S.F. (33%)	1,129.00 S.F. (35.13%)
		40% ALLOWED	35.00% REQUIRED

Zapata / Bours Residence
SouthWest facing elevation



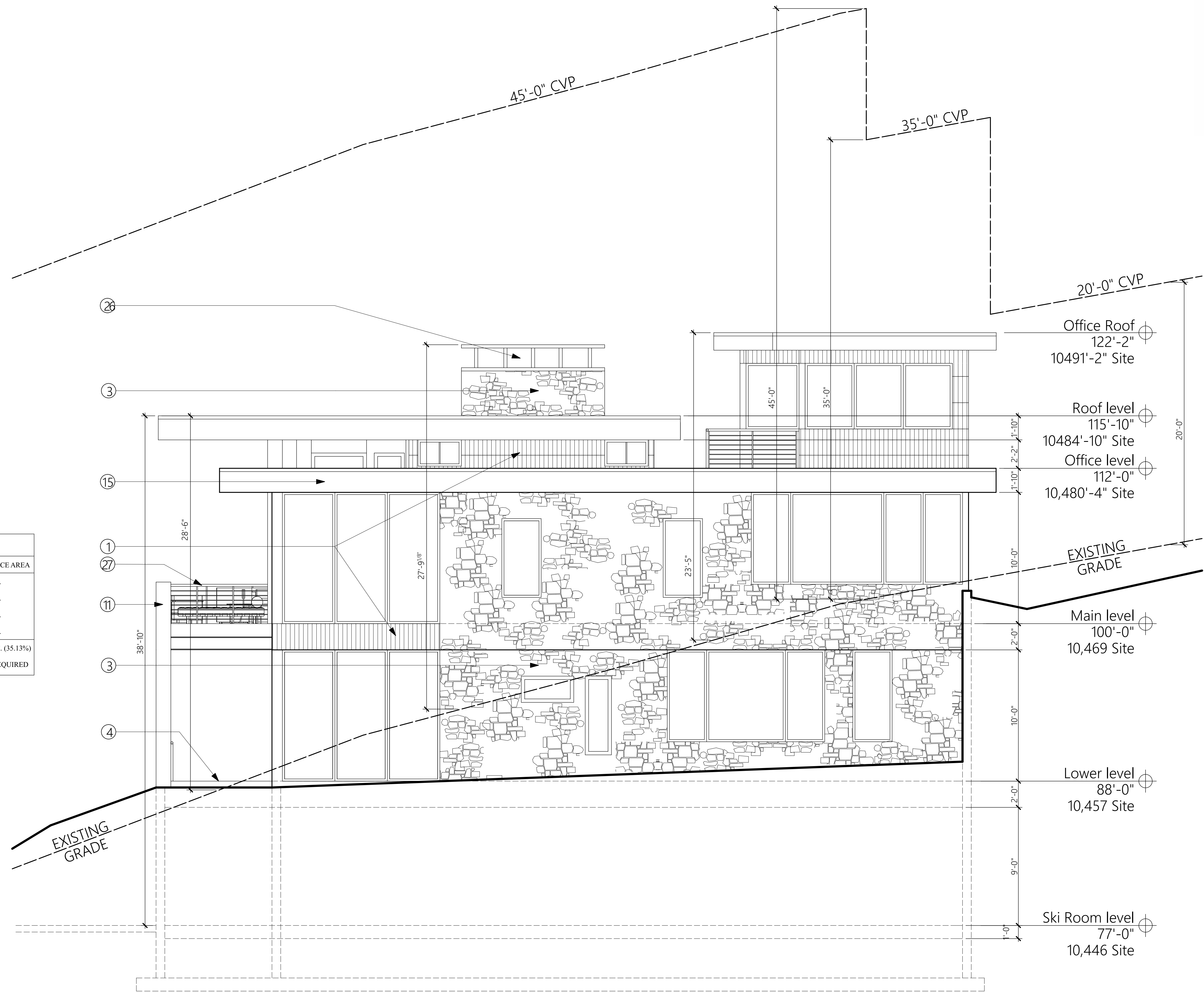
ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

DRAWING ISSUE
SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW
09-07-24

Project designed and drawn to adhere to the 2021 IRC.

A3.4
SCALE: 1/4" = 1'-0"



PROPOSED GLAZING AND STONE PERCENTAGE CALC.

	FACADE AREA	GLAZING SURFACE AREA	STONE SURFACE AREA
FRONT (NE FACING) ELEVATION	1,423.00 S.F.	410.00 S.F.	849.00 S.F.
REAR (SW FACING) ELEVATION	2,541.00 S.F.	791.00 S.F.	488.00 S.F.
SIDE (NW FACING) ELEVATION	1,409.00 S.F.	603.00 S.F.	355.00 S.F.
SIDE (SE FACING) ELEVATION	1,178.00 S.F.	409.00 S.F.	610.00 S.F.
TOTAL PROPOSED	6,551.00 S.F.	2,213.00 S.F. (33%)	1,129.00 S.F. (35.13%)
		40% ALLOWED	35.00% REQUIRED

Exterior Materials Legend

— Exterior Finishes:

- 1 x 4 Trepa 'PURA' Siding - 'Classic Oak' PU02 Composite material - Horizontal application
2. Not used
3. Stone veneer
4. Concrete walkway

— Beams & Columns:

11. Stained heavy timber column - (size as shown)
12. Stained beam - see structural
13. Stained rafter - see structural
14. Steel 'I Beam' column - (see structurals)

— Trim:

15. Metal Fascia - 22 gauge metal - black color
16. Stained wood trim - (size and shape as shown)
17. Garage doors - Aluminum clad (black) with opaque polycarbonate panels
18. Wood braces - see structural

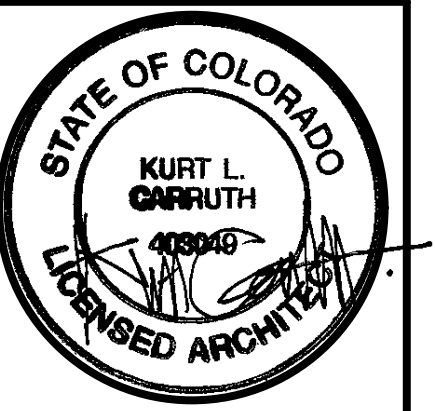
— Roofing:

19. Roofing
20. Ballasted Roof Material - (color TBD)
21. Metal standing seam roofing - factory paint (color TBD)
- 22.

— Misc.:

24. Indicates finished grade
25. Indicates existing grade
26. Custom flue cover
27. 36" handrail per code
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29. Trellis - TBD
30. Gutter / Down Spout
31. Steel brace - 3" x 8" - TBD

Zapata / Bours Residence
SouthEast facing elevation



ZAPATA / BOURS RESIDENCE

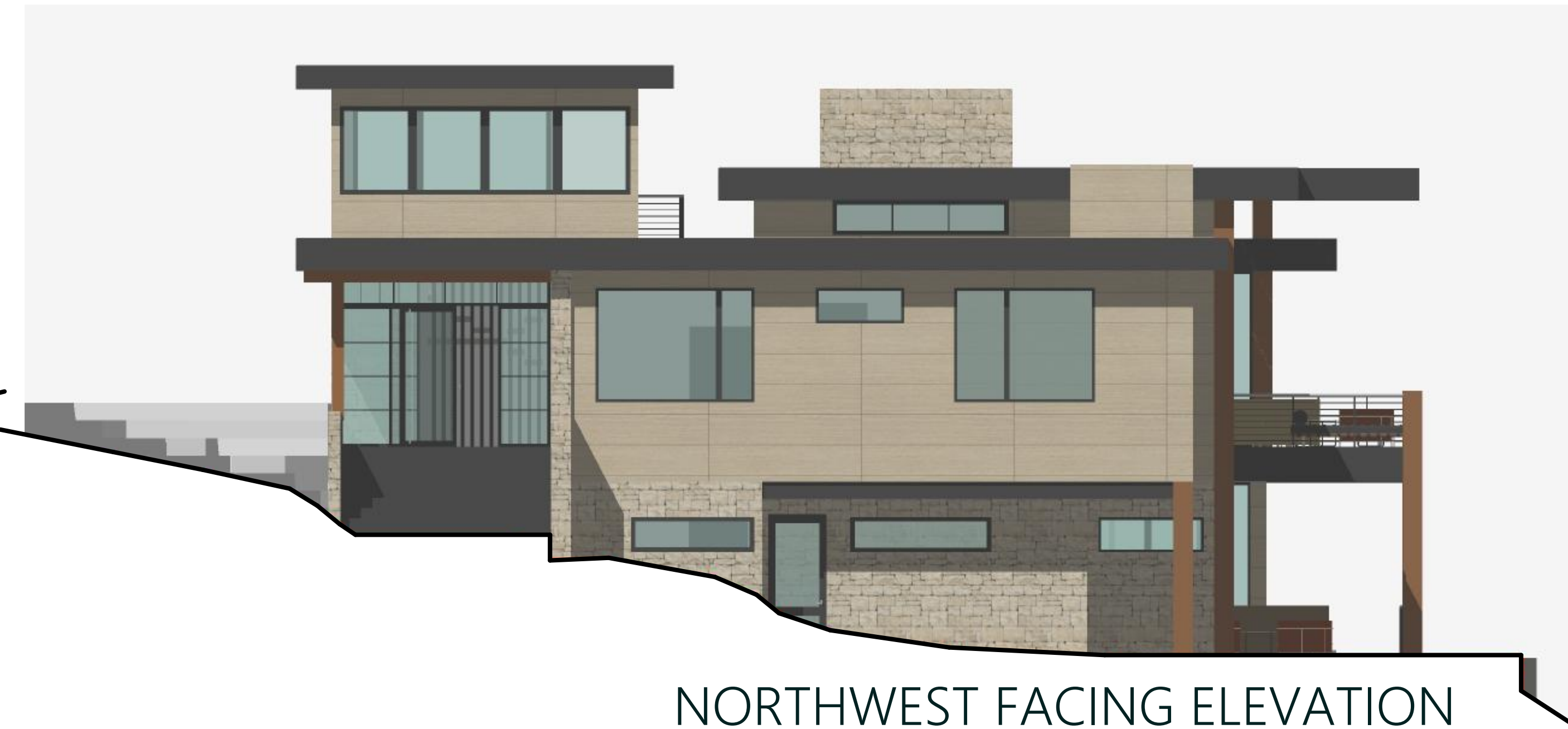
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING ISSUE
SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW
09-07-24

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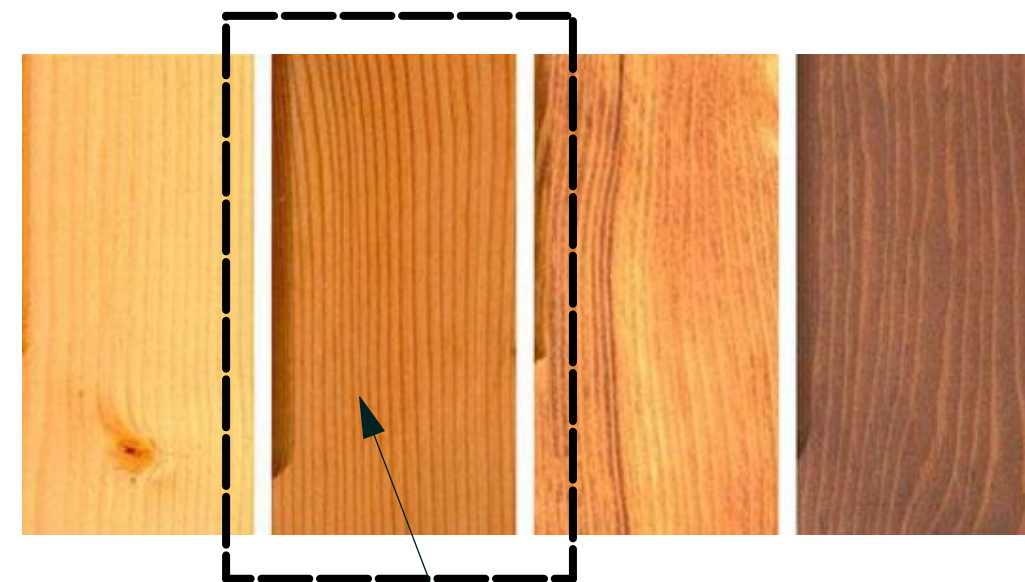
SOUTHEAST FACING ELEVATION



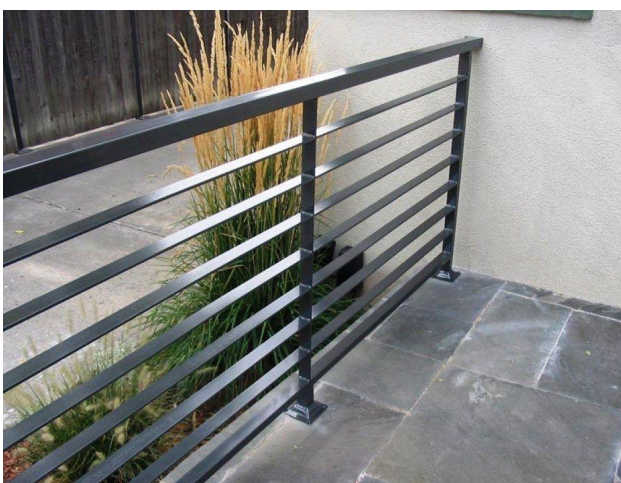
NORTHWEST FACING ELEVATION



CVG Fir Columns
6 x 12



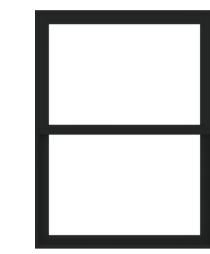
CVG Fir Columns
'Natural Clear'



Steel Railing
(Black, Powdercoated)



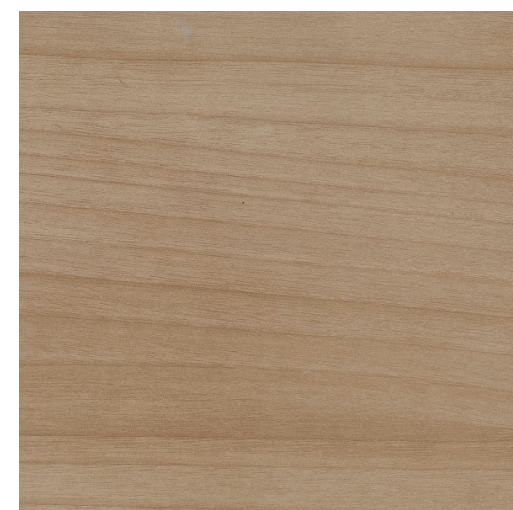
Front Door
Pella



Windows
Pella Architect
Series



Pines Stoneyard
'Fossil Creek'



Siding - Trespa PURA
'Classic Oak' (PU02)

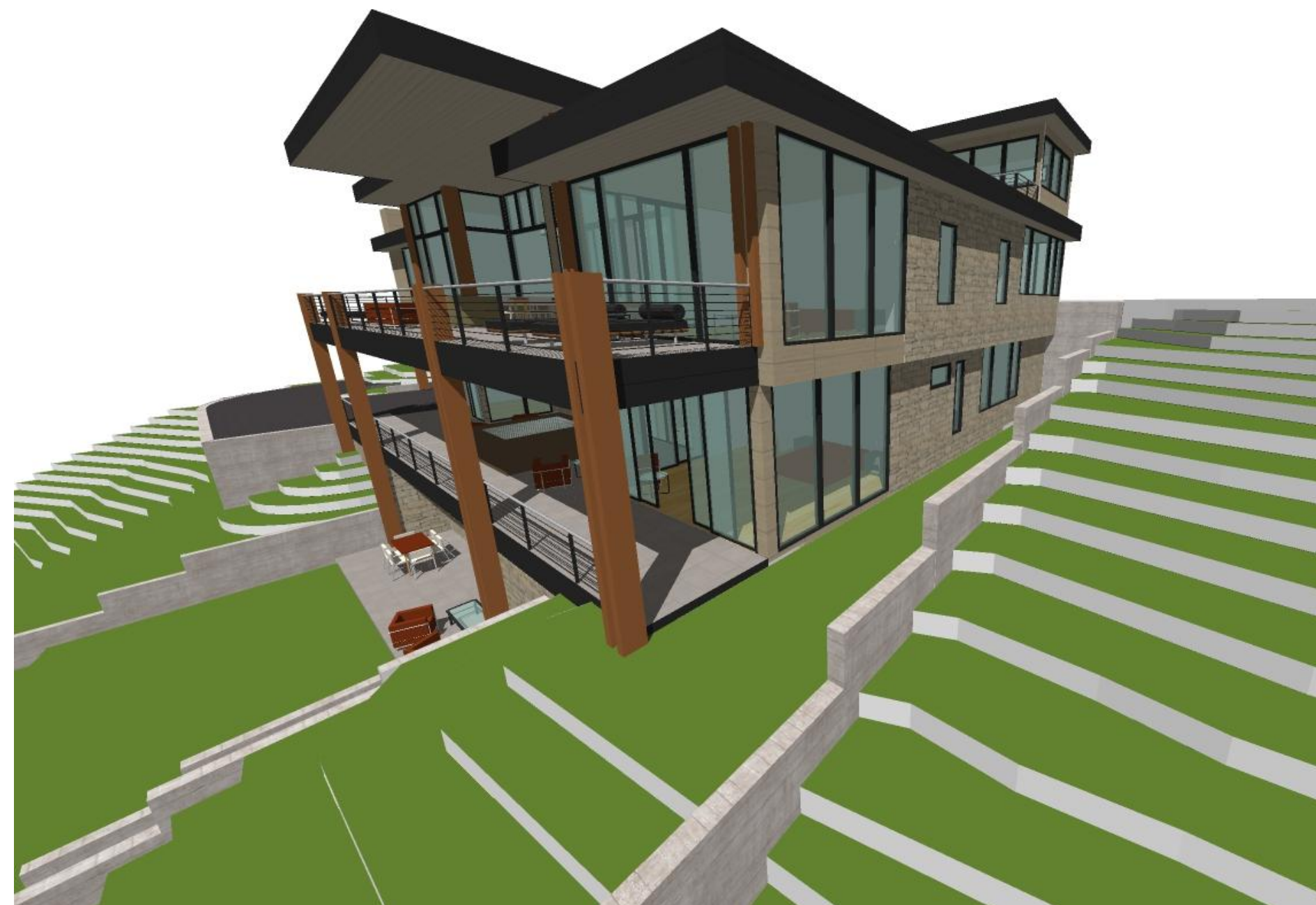
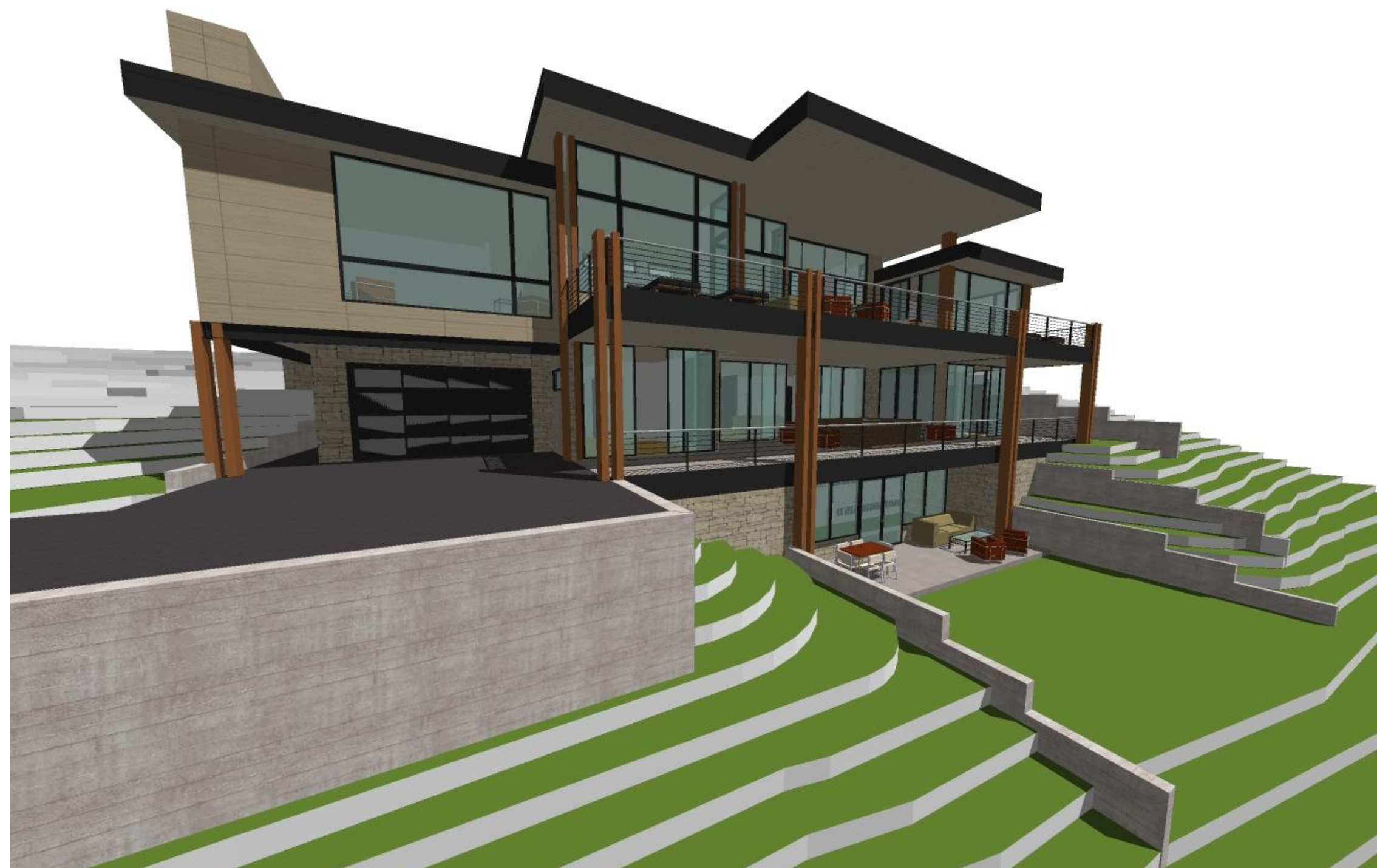
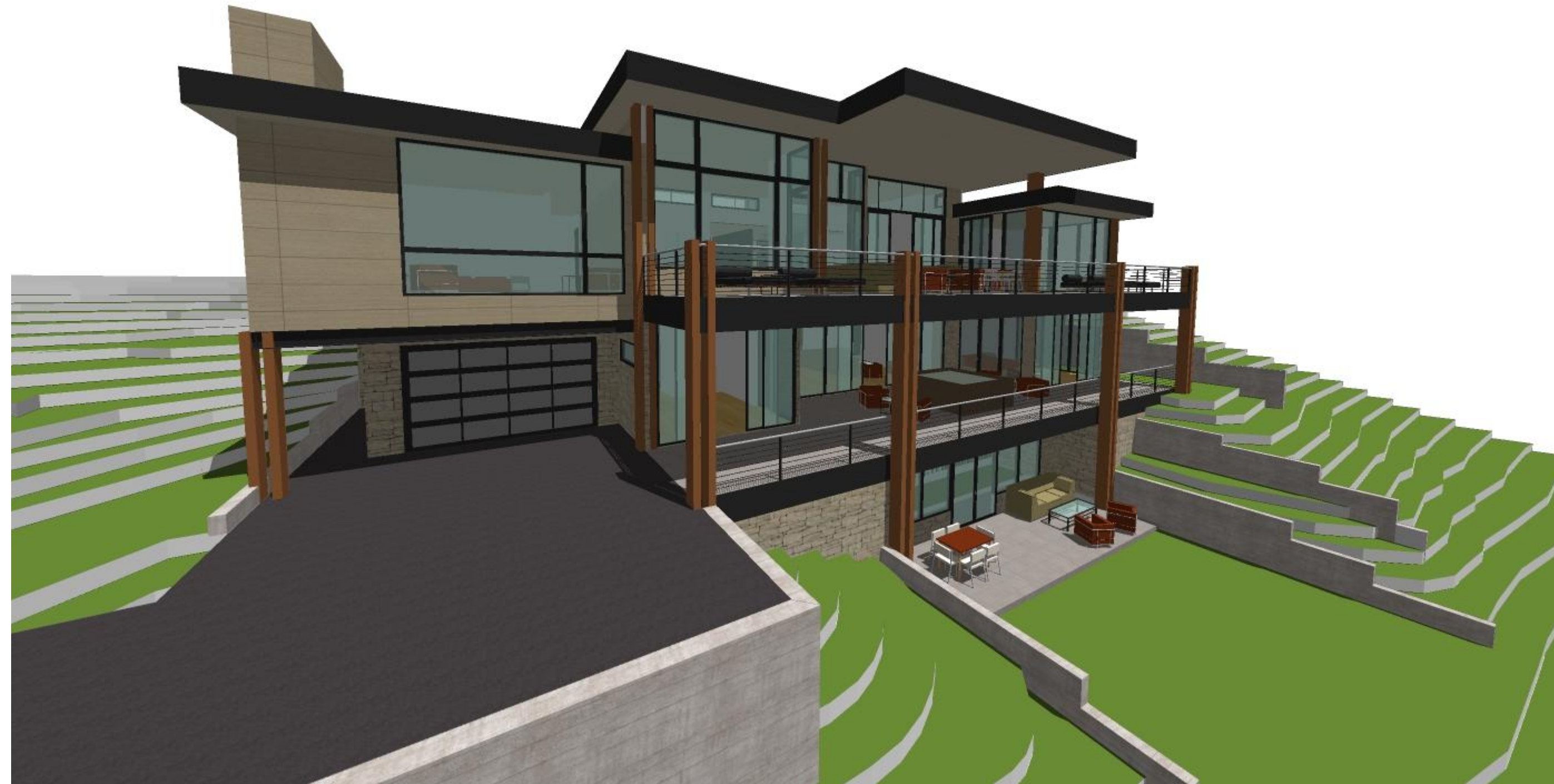


NORTHEAST FACING ELEVATION



SOUTHWEST FACING ELEVATION

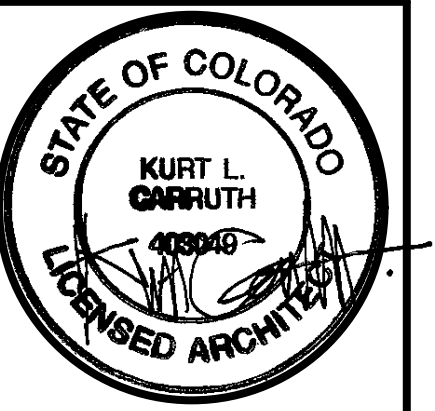
PROPOSED GLAZING AND STONE PERCENTAGE CALC.			
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REAR (SW FACING) ELEVATION	2,541.00 S.F.	791.00 S.F.	488.00 S.F.
SIDE (NW FACING) ELEVATION	1,409.00 S.F.	603.00 S.F.	355.00 S.F.
SIDE (SE FACING) ELEVATION	1,178.00 S.F.	409.00 S.F.	610.00 S.F.
TOTAL PROPOSED	6,551.00 S.F.	2,213.00 S.F. (33%)	1,129.00 S.F. (35.13%)
		40% ALLOWED	35.00% REQUIRED



HINGE
ARCHITECTS



970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co. 81601



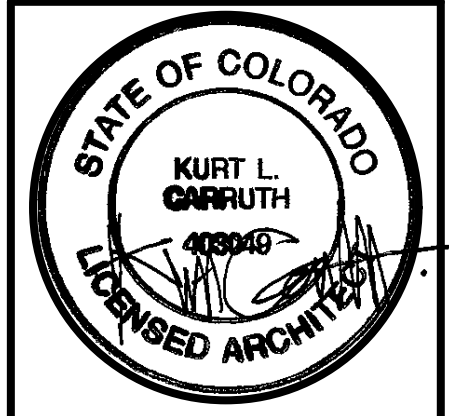
ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

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HOA SCHEMATIC REVIEW
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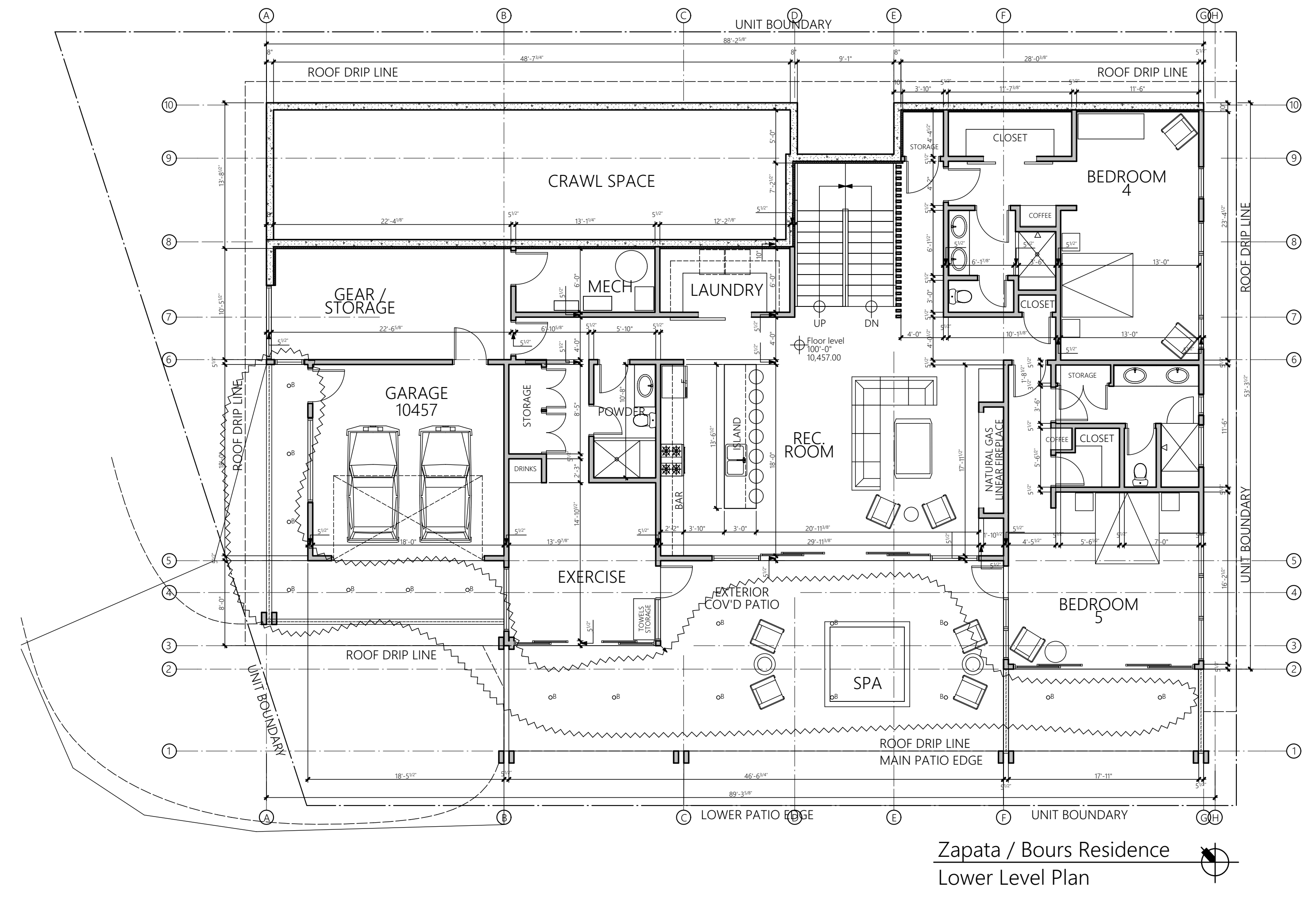
A3.6
NOT TO SCALE



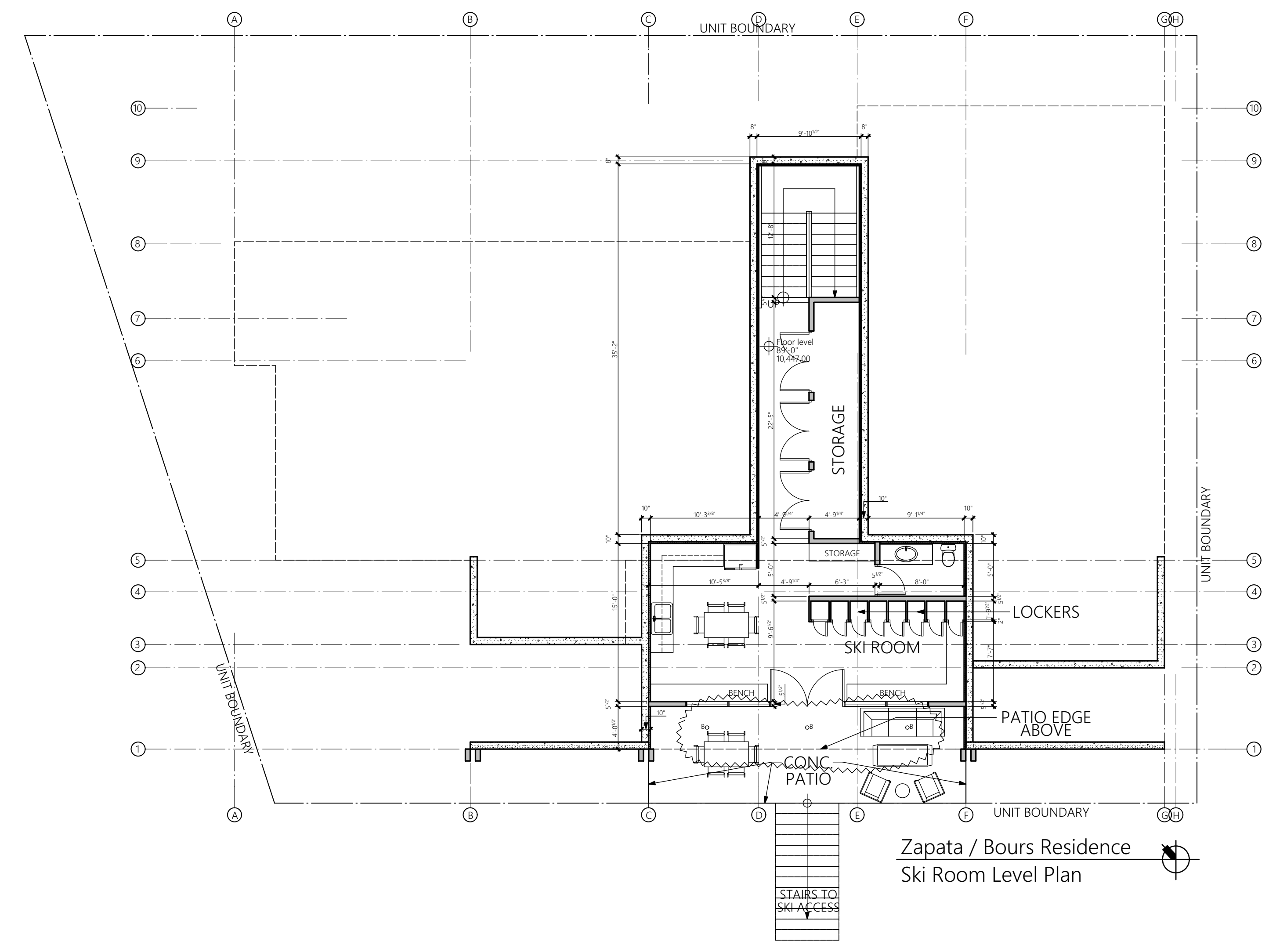
ZAPATA / BOURS RESIDENCE
 Lot 8, The Ridge
 Telluride, CO. 81435

DRAWING ISSUE
 SCHEMATIC PLANS 01-18-24
 HOA SCHEMATIC REVIEW
 09-07-24

Project designed and drawn to adhere to the 2021 IRC.



Zapata / Bours Residence
 Lower Level Plan



Zapata / Bours Residence
 Ski Room Level Plan

Junco
 Project: _____
 Fixture Type: _____
 Location: _____
 Contact/Phone: _____

6" IC 900 LUMEN LED DOWNLIGHT NEW CONSTRUCTION
 IC22LED (G4 09LM) RECESSED HOUSING
OPEN TRIMS

PRODUCT DESCRIPTION
 Ductless LED, Acrylic® sealed new construction housing with integral light engine. • Adjustable housing allows for 180° of rotation. • Can be completely covered with insulation. • Fully sealed housing allows infiltration and exfiltration of air, reducing heating and air conditioning costs without the need of additional gaskets. • LED housing is designed to provide 50,000 hours of life and is compatible with many standard line trim. • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT
 • No harmful ultraviolet or infrared wavelengths.
 • No heat or mercury.
 • Compatible light output is 750V FMS30 translucent.

PRODUCT SPECIFICATIONS
LED Light Engine: LED array integrated to thermally conductive housing provides continuous heat removal to ensure long life of the LED. • Regulator light engine mounts directly to housing and incorporates the latest generation, high lumen output LED chips. • LED are bonded with a 3-mpg Molecular Epoxy exceeding ENERGY STAR® requirements for superior failure to failure color rendering. • 2700K, 3000K, 3500K, or 4000K color temperatures available. • 90-CRI minimum.

Optical System: Computer-optimized reflector design with high reflectance white finish coupled with a high transmission of housing lens conceals the LEDs and produces uniform optically homogeneous. • Deep regression of lens produces a low glare, efficient system that produces 900 lumens typical with select trim. • No flood distribution. • 100% light output in standard with optional optic accessories are available and used separately.

Acrylic Lens Substrate: Compatible with wide selection of existing line trim. • Adjustable, thin edge design allows mounting into ceiling.

LED Driver: Choice of dedicated 120 volt (120V) driver or universal voltage (UVIC2) driver for accommodate input voltages from 120-277 volt AC at 50/60Hz. • Power factor > 0.9 at 120V input. • 120V with only driver is dimmable with the use of most manufacturer's negative line voltage ballast/dimmers. Low voltage and low dimmers. • Universal voltage drivers are dimmable with the use of most 0-10V and low dimmers. • For full compatible dimmers, see 120V/277V/0-10V.

Mounting: Mount between the joist and housing for easy access and cool operation.

Label: ENERGY STAR® Certified when used with select ballast and optic trim. • Certified to the high efficiency requirements of California Title 24 Part 6.0. • UL listed for U.S. and Canada through branch wiring, damp location. • UL listed for U.S. and Canada. • 10 year warranty.

Testing: All reports are based on published industry procedures, field performance may differ from laboratory performance. Specifications subject to change without notice.

HOUSING FEATURES
Housing: Designed for use in IC (insulated ceiling) or non-IC construction. • Aluminum housing sealed for better performance. • Housing is vertically adjustable to accommodate 60" to a 2" ceiling thickness.
Insulation: Insulation is recommended for a 2" ceiling thickness.
Acrylic Lens: Polycarbonate lens provided with 1/8" (2" max) [1/4" max] gap. • Break out, 1/4" breakouts for 1/2" or 1/4" NMC cable and ground wire. • UL listed and 1/4" for through lighting. • Maximum 8" x 12" breakout dimensions.
Junction Box: Junction box provided with removable access plate. • Knockouts supplied with ground wire. • Each corner metal connector supplied on standard for fast, secure installation.
Mounting Frame: 22 gauge die-formed galvanized steel mounting frame. • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation.
Heat Mail 3 Bar Hangers: Telescoping Heat Mail 3 system permits quick placement of housing trim within 24" O.C. joist or suspended ceiling.
Includes: Removable nail for supporting of fixture in wood joist construction. • Integral bar with clip for suspended ceiling. • Change covered under US Patent 6,952,999.

6" IC 900 LUMEN LED DOWNLIGHT NEW CONSTRUCTION
 IC22LED (G4 09LM) RECESSED HOUSING
OPEN TRIMS

PHOTOMETRIC REPORT
 For Report: IC22LED
 Ceiling: No. 12333 at 10'0" H with
 24" RFR for seal and with ballast
 Luminaire Spacing: 12" x 12"

Beam Angle	Beam Diameter	Beam Area	Beam Center	Beam Edge
0°	0"	0.00	0.00	0.00
5°	0.52"	0.27	0.00	0.00
10°	1.04"	1.07	0.00	0.00
15°	1.56"	2.37	0.00	0.00
20°	2.08"	4.26	0.00	0.00
25°	2.60"	6.75	0.00	0.00
30°	3.12"	9.84	0.00	0.00
35°	3.64"	13.53	0.00	0.00
40°	4.16"	17.82	0.00	0.00
45°	4.68"	22.71	0.00	0.00
50°	5.20"	28.20	0.00	0.00
55°	5.72"	34.29	0.00	0.00
60°	6.24"	40.98	0.00	0.00
65°	6.76"	48.27	0.00	0.00
70°	7.28"	56.16	0.00	0.00
75°	7.80"	64.65	0.00	0.00
80°	8.32"	73.74	0.00	0.00
85°	8.84"	83.43	0.00	0.00
90°	9.36"	93.72	0.00	0.00

CANDLEPOWER DISTRIBUTION
 Candies: 900
 Beam Angle: 60°
 Beam Diameter: 6.24"
 Beam Area: 40.98

AVERAGE INITIAL FOOTCANDLES
 Multiple Data Source Array: 40' x 60' room
 Ceiling: No. 12333, Wall: 50%, Floor: 20%

Beam Angle	Beam Diameter	Beam Area	Beam Center	Beam Edge
0°	0"	0.00	0.00	0.00
5°	0.52"	0.27	0.00	0.00
10°	1.04"	1.07	0.00	0.00
15°	1.56"	2.37	0.00	0.00
20°	2.08"	4.26	0.00	0.00
25°	2.60"	6.75	0.00	0.00
30°	3.12"	9.84	0.00	0.00
35°	3.64"	13.53	0.00	0.00
40°	4.16"	17.82	0.00	0.00
45°	4.68"	22.71	0.00	0.00
50°	5.20"	28.20	0.00	0.00
55°	5.72"	34.29	0.00	0.00
60°	6.24"	40.98	0.00	0.00
65°	6.76"	48.27	0.00	0.00
70°	7.28"	56.16	0.00	0.00
75°	7.80"	64.65	0.00	0.00
80°	8.32"	73.74	0.00	0.00
85°	8.84"	83.43	0.00	0.00
90°	9.36"	93.72	0.00	0.00

INITIAL FOOTCANDLES
 One Data: 12.333, 12.333, 12.333
 Beam Angle: 60°
 Beam Diameter: 6.24"
 Beam Area: 40.98

Beam Angle	Beam Diameter	Beam Area	Beam Center	Beam Edge
0°	0"	0.00	0.00	0.00
5°	0.52"	0.27	0.00	0.00
10°	1.04"	1.07	0.00	0.00
15°	1.56"	2.37	0.00	0.00
20°	2.08"	4.26	0.00	0.00
25°	2.60"	6.75	0.00	0.00
30°	3.12"	9.84	0.00	0.00
35°	3.64"	13.53	0.00	0.00
40°	4.16"	17.82	0.00	0.00
45°	4.68"	22.71	0.00	0.00
50°	5.20"	28.20	0.00	0.00
55°	5.72"	34.29	0.00	0.00
60°	6.24"	40.98	0.00	0.00
65°	6.76"	48.27	0.00	0.00
70°	7.28"	56.16	0.00	0.00
75°	7.80"	64.65	0.00	0.00
80°	8.32"	73.74	0.00	0.00
85°	8.84"	83.43	0.00	0.00
90°	9.36"	93.72	0.00	0.00

ZONAL LUMEN SUMMARY

Zone	Lumen	Area	Footcandle
1	900	40.98	21.96
2	900	40.98	21.96
3	900	40.98	21.96
4	900	40.98	21.96
5	900	40.98	21.96
6	900	40.98	21.96
7	900	40.98	21.96
8	900	40.98	21.96
9	900	40.98	21.96
10	900	40.98	21.96
11	900	40.98	21.96
12	900	40.98	21.96
13	900	40.98	21.96
14	900	40.98	21.96
15	900	40.98	21.96
16	900	40.98	21.96
17	900	40.98	21.96
18	900	40.98	21.96
19	900	40.98	21.96
20	900	40.98	21.96

PHOTOMETRIC REPORT
 For Report: IC22LED
 Ceiling: No. 12333, Wall: 50%, Floor: 20%

Beam Angle	Beam Diameter	Beam Area	Beam Center	Beam Edge
0°	0"	0.00	0.00	0.00
5°	0.52"	0.27	0.00	0.00
10°	1.04"	1.07	0.00	0.00
15°	1.56"	2.37	0.00	0.00
20°	2.08"	4.26	0.00	0.00
25°	2.60"	6.75	0.00	0.00
30°	3.12"	9.84	0.00	0.00
35°	3.64"	13.53	0.00	0.00
40°	4.16"	17.82	0.00	0.00
45°	4.68"	22.71	0.00	0.00
50°	5.20"	28.20	0.00	0.00
55°	5.72"	34.29	0.00	0.00
60°	6.24"	40.98	0.00	0.00
65°	6.76"	48.27	0.00	0.00
70°	7.28"	56.16	0.00	0.00
75°	7.80"	64.65	0.00	0.00
80°	8.32"	73.74	0.00	0.00
85°	8.84"	83.43	0.00	0.00
90°	9.36"	93.72	0.00	0.00

CANDLEPOWER DISTRIBUTION
 Candies: 900
 Beam Angle: 60°
 Beam Diameter: 6.24"
 Beam Area: 40.98

AVERAGE INITIAL FOOTCANDLES
 Multiple Data Source Array: 40' x 60' room
 Ceiling: No. 12333, Wall: 50%, Floor: 20%

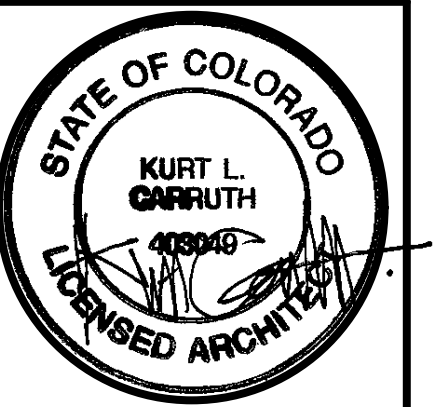
INITIAL FOOTCANDLES
 One Data: 12.333, 12.333, 12.333
 Beam Angle: 60°
 Beam Diameter: 6.24"
 Beam Area: 40.98

ZONAL LUMEN SUMMARY

Zone	Lumen	Area	Footcandle
1	900	40.98	21.96
2	900	40.98	21.96
3	900	40.98	21.96
4	900	40.98	21.96
5	900	40.98	21.96
6	900	40.98	21.96
7	900	40.98	21.96
8	900	40.98	21.96
9	900	40.98	21.96
10	900	40.98	21.96
11	900	40.98	21.96
12	900	40.98	21.96
13	900	40.98	21.96
14	900	40.98	21.96
15	900	40.98	21.96
16	900	40.98	21.96
17	900	40.98	21.96
18	900	40.98	21.96
19	900	40.98	21.96
20	900	40.98	21.96

Fixture "B"
 Exterior LED shielded recessed can light
 Manufacturer TBD

AcuityBrands 1300 S. Wolf Road • Troy, MI 48068 • Phone: (847) 927-0880 • Fax: (847) 927-2923 • Email: acuitybrands.com/usa
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ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

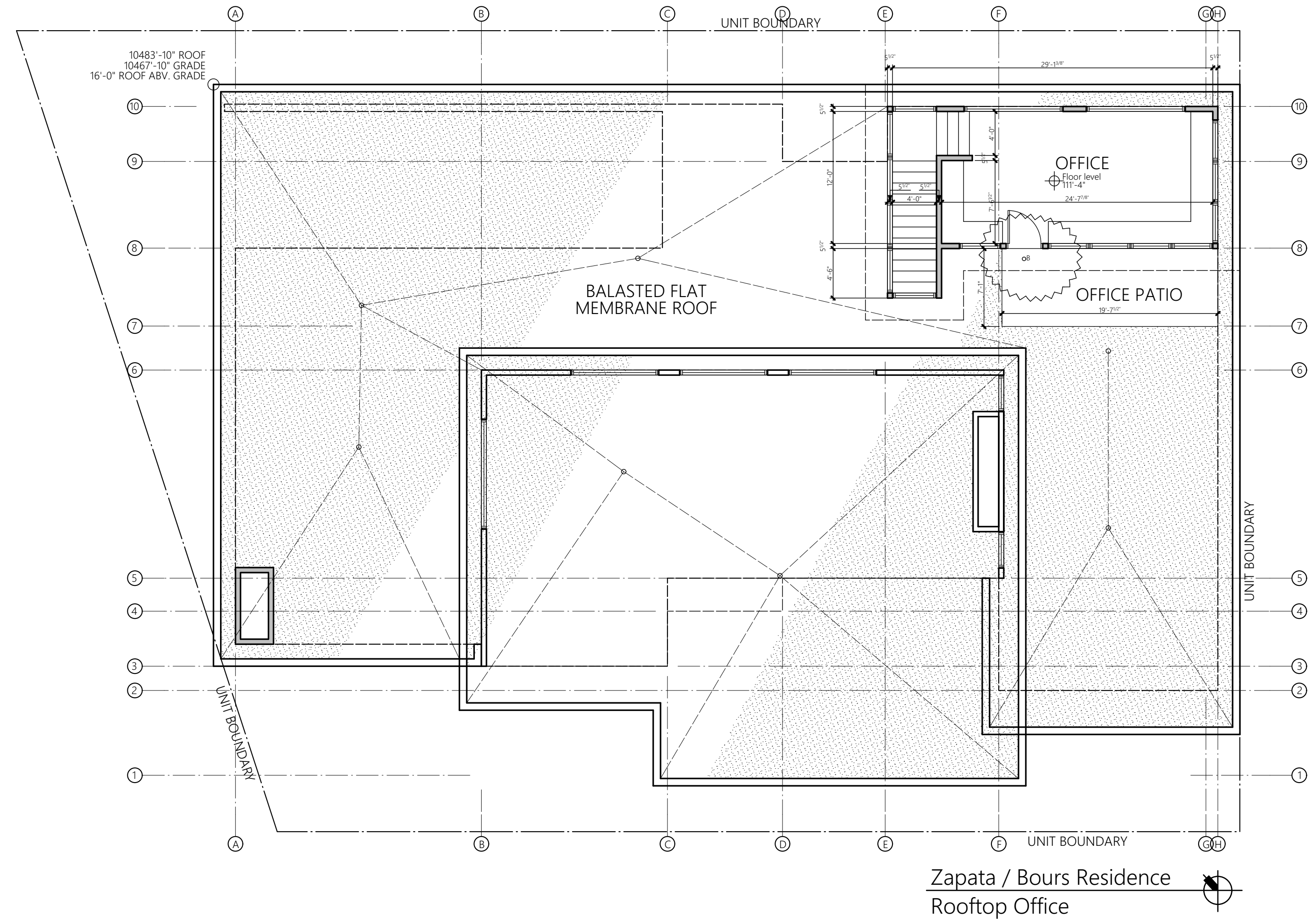
DRAWING ISSUE
SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW
09-07-24

Project designed and drawn to adhere to the 2021 IRC.

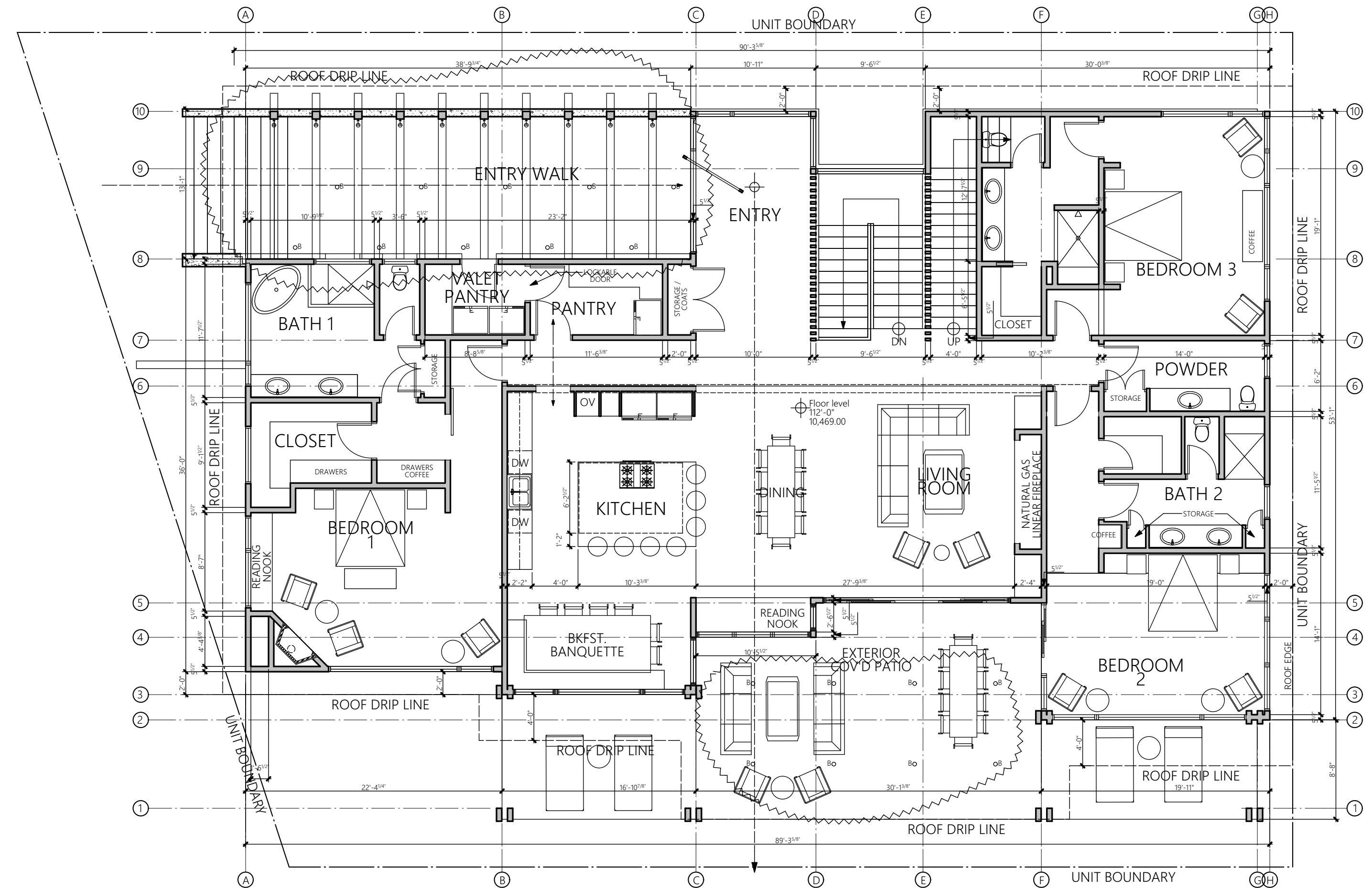
EXTERIOR LIGHTING PLAN

E2.2

SCALE: 1/8" = 1'-0"



Zapata / Bours Residence
Rooftop Office



Zapata / Bours Residence
Main Level Plan

Junco
Project:
Fixture Type:
Location:
Contact/Phone:

6" IC 900 LUMEN LED DOWNLIGHT NEW CONSTRUCTION
IC22LED (G4 09LM) RECESSED HOUSING
OPEN TRIMS

PRODUCT DESCRIPTION
Dedicated LED, Acrylic™, sealed new construction housing with integral light engine
• Adjustable housing allows for 180° x 6° orientation • Can be completely covered with insulation • Fully sealed housing allows ventilation and utilization of air-circulating housing and ceiling code without the need of additional gaskets
• LED housing is designed to provide 50,000 hours of life and is compatible with every standard line trim • 5-year limited warranty on LED components

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT
• No heat or mercury
• Compatible light output to 2700 PAR30 equivalent

PRODUCT SPECIFICATIONS
LED Light Engine LED array integrated to thermally conductive housing provides uniformity and ensures that the full LED light engine is protected from heat and moisture. High lumen output LED array • LED array bonded with a 3-layer Acrylic™ Epoxy resin meeting ENERGY STAR requirements for superior failure to failure color rendering • 2700K, 3000K, 3500K, or 4000K color temperatures available • 90-CRI minimum
Optical System Computer-optimized reflector design with high reflectance white finish coupled with a high transmission of light lens surrounds the LEDs and produces uniform light distribution • Deep regression of lens produces a low glare, efficient system that produces 900 lumens typical with select trim • Full beam distribution is 70° if selected in standard with optional optic accessories are available and sold separately
Acrylic™ Trim Selections Compatible with wide selection of existing line trims • Available in white edge design (black trim only) or acrylic • 50/20/20mm
LED Driver Choice of dedicated 120 volt (120V) driver or universal voltage (MVCE) driver that accommodates input voltages from 120-277 volts AC, at 50/60Hz
• Power factor > 0.9 at 20V input • 120V only driver is dimmable with the use of most manufacturers' negative low voltage dimmers, low voltage wall box dimmers • Universal voltage drivers are dimmable with the use of most 0-10V wall box dimmers • For a list of compatible dimmers, see 120V/277V/0-10V
• Mounted between the box and housing for easy access and cool operation
Life Tested for 50,000 hours at 70% lumen maintenance
Labels ENERGY STAR Certified when used with select ballasts and cover trims
• Certified for the efficiency requirements of California Title 24, Part 014 to allow select trims • UL listed for U.S. and Canada through branch wiring, damp location • UL-type made in U.S. and Canada
Testing All reports are based on published industry procedures. Field performance may differ from laboratory performance. Specifications subject to change without notice.

HOUSING FEATURES
Housing Designed for use in IC (insulated ceiling) or non-IC construction
• Aluminum housing sealed for better performance • Housing is vertically adjustable to accommodate up to a 2" ceiling thickness
Insulation Bar Patented junction box provides an 18" (12" x 12") gap through rim, (4) knockouts for 1/2" or 1/4" NM cable and ground wire • UL listed and UL tested for fire-resistance, maximum 8" R-12 sound transmission
• Junction box provided with removable access plate • Knockouts supported with ground wire • Each corner metal connector supplied in standard for fast, secure installation
Mounting Frame 22 gauge die-formed, pre-laminated steel mounting frame
• Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation
Real-World 3-Year Warranty Telecoupling Based High-3 system permits quick placement of housing anywhere within 24" O.C. with no suspended ceiling
• Includes removable nail for repositioning of fixture in wood joist construction • Integral bar width and clip for suspended ceiling • Change covered under US Patent 6,952,999

PHOTOMETRIC REPORT
For Report: IC22LED
Cavity No. 12333 at 10' x 10' x 10' with
10' x 10' for standard with ballast
Lumen: 900 lumens
Lumen (lm): 900

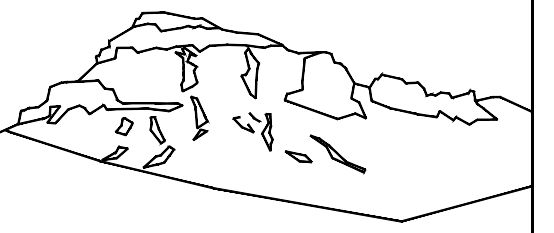
Beam Spread	Beam Diameter	Beam Area	Beam Illuminance
70°	21.8" dia	148.5 sq ft	6.07 fc
60°	18.8" dia	100.5 sq ft	8.95 fc
50°	15.8" dia	77.5 sq ft	11.61 fc
40°	12.8" dia	51.5 sq ft	17.48 fc
30°	9.8" dia	29.5 sq ft	30.51 fc
20°	6.8" dia	14.5 sq ft	61.02 fc
10°	3.8" dia	4.5 sq ft	200.00 fc

PHOTOMETRIC REPORT
For Report: IC22LED
Cavity No. 12333 at 10' x 10' x 10' with
10' x 10' for standard with ballast
Lumen: 900 lumens
Lumen (lm): 900

Beam Spread	Beam Diameter	Beam Area	Beam Illuminance
70°	21.8" dia	148.5 sq ft	6.07 fc
60°	18.8" dia	100.5 sq ft	8.95 fc
50°	15.8" dia	77.5 sq ft	11.61 fc
40°	12.8" dia	51.5 sq ft	17.48 fc
30°	9.8" dia	29.5 sq ft	30.51 fc
20°	6.8" dia	14.5 sq ft	61.02 fc
10°	3.8" dia	4.5 sq ft	200.00 fc

6 7/8" CEILING CUTOUT

Fixture "B"
Exterior LED shielded recessed can light
Manufacturer TBD



Uncompahgre Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2024-11-04

The Ridge
Lot 8
Mtn. Village, CO

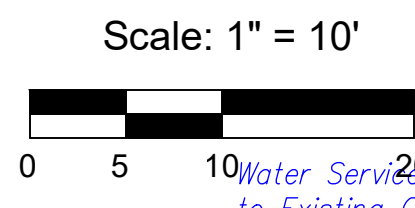
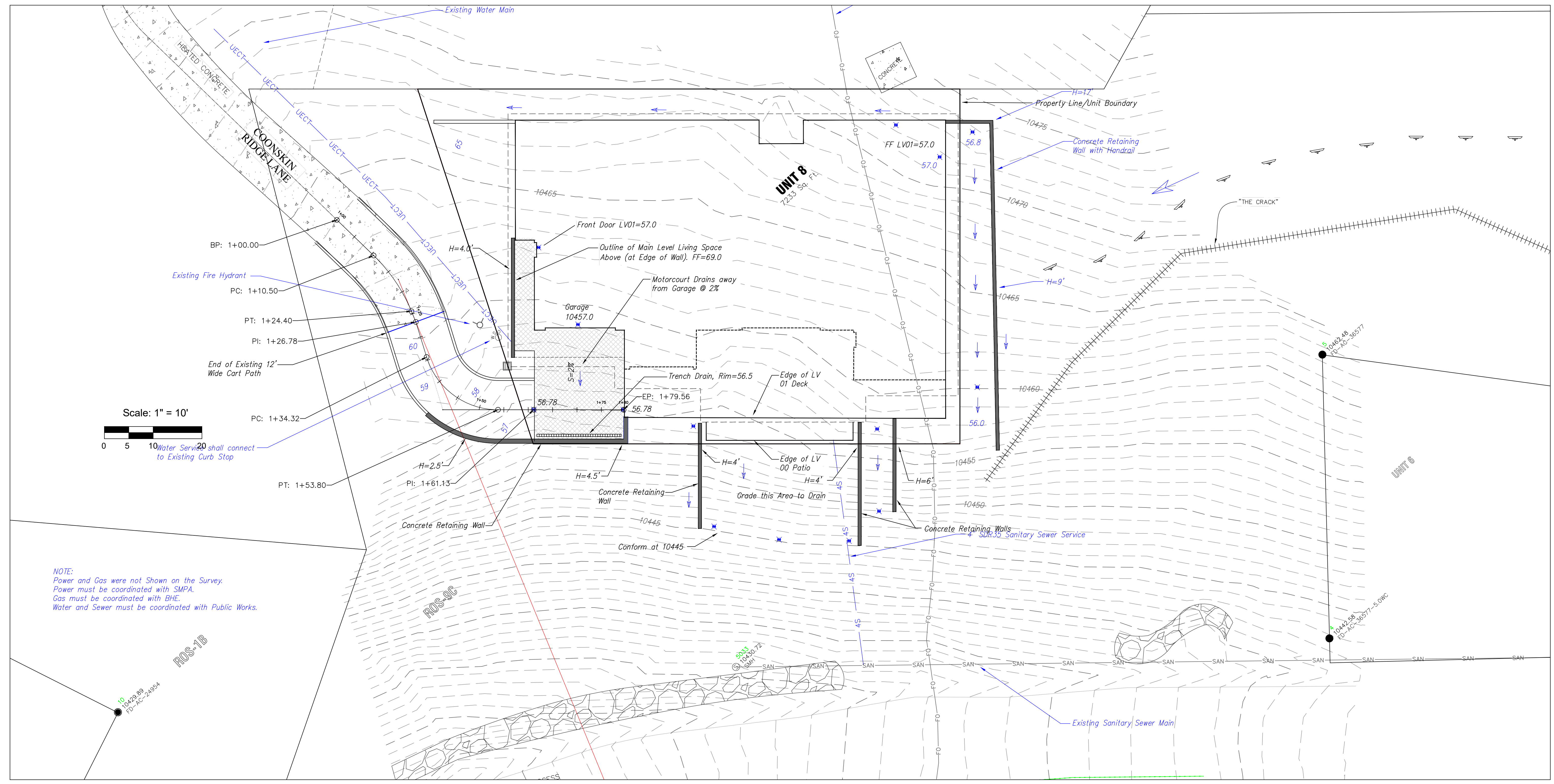


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading
and
Driveway Profile

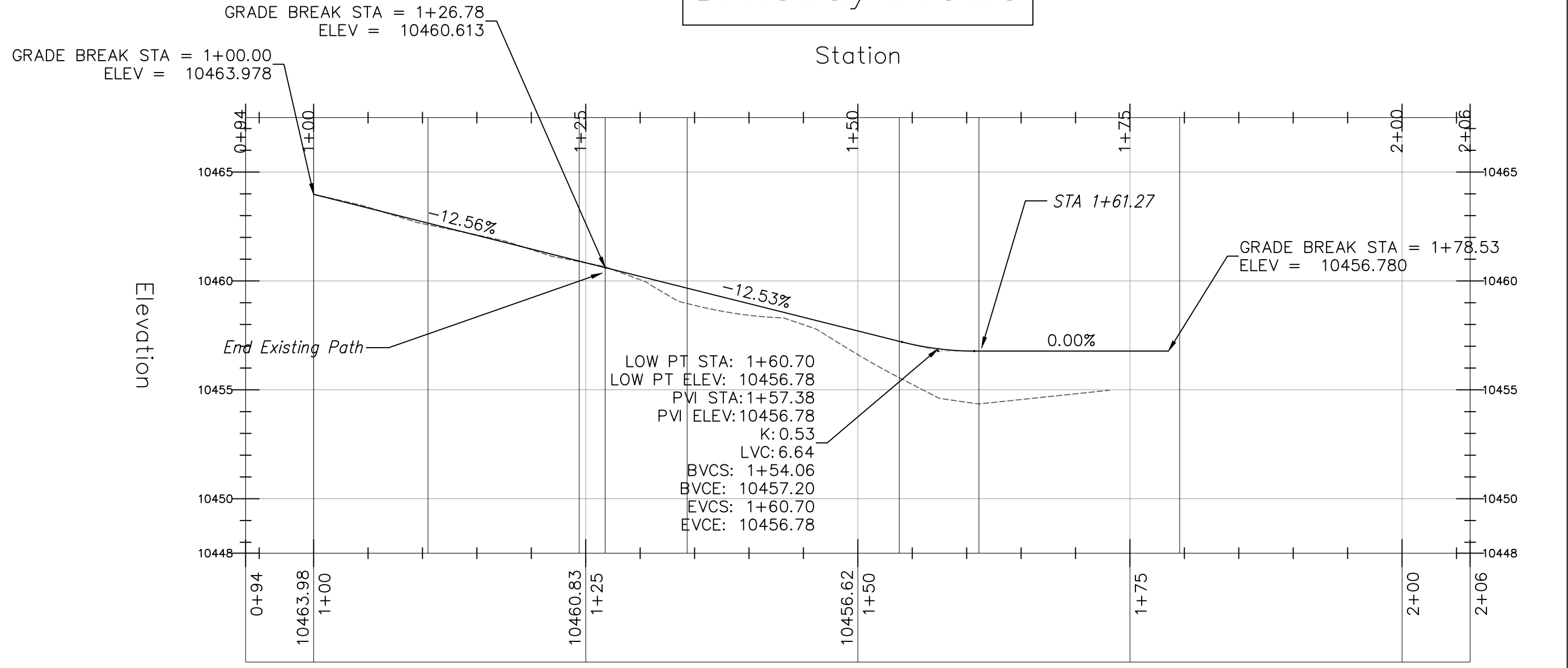
Arch 100'-0" = USGS 5910.0

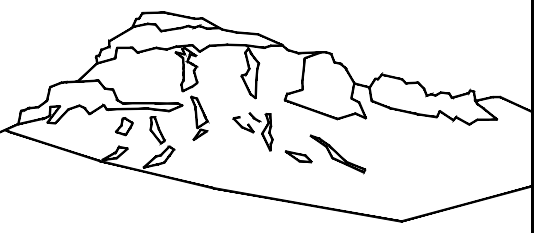
C2.1



NOTE:
Power and Gas were not Shown on the Survey.
Power must be coordinated with SMPA.
Gas must be coordinated with BHE.
Water and Sewer must be coordinated with Public Works.

Driveway Profile





Uncompahgre
Engineering, LLC

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970-729-0683

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Mtn. Village, CO

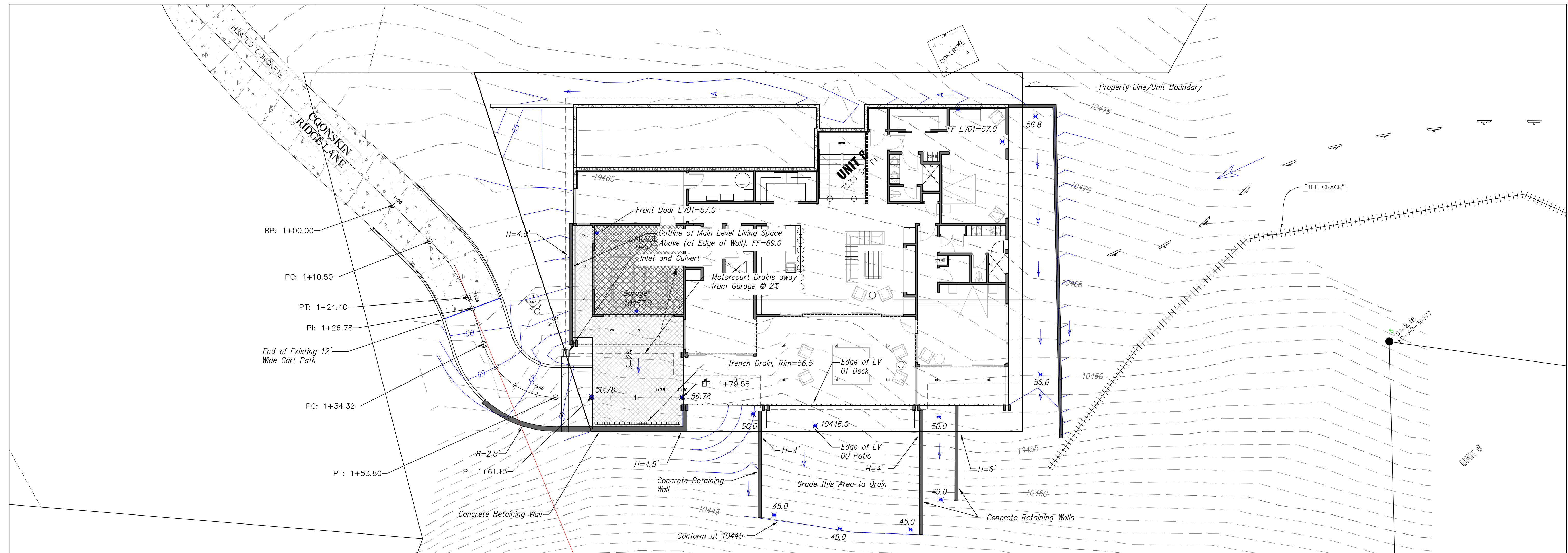
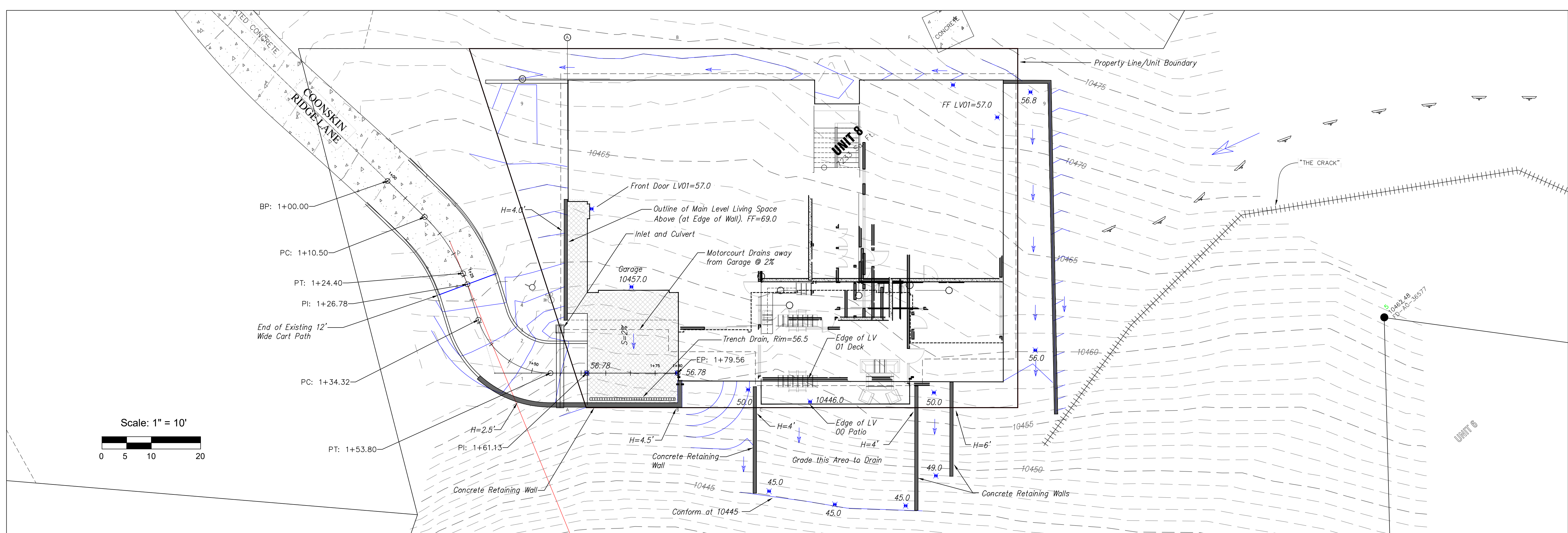


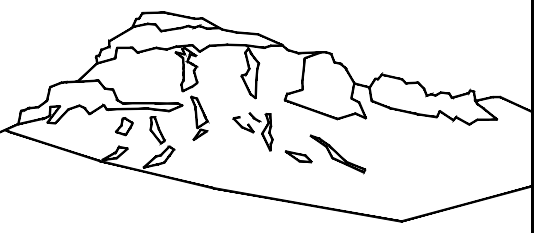
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Grading

Arch 100'-0" = USGS 5910.0

C2.2





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Mtn. Village, CO

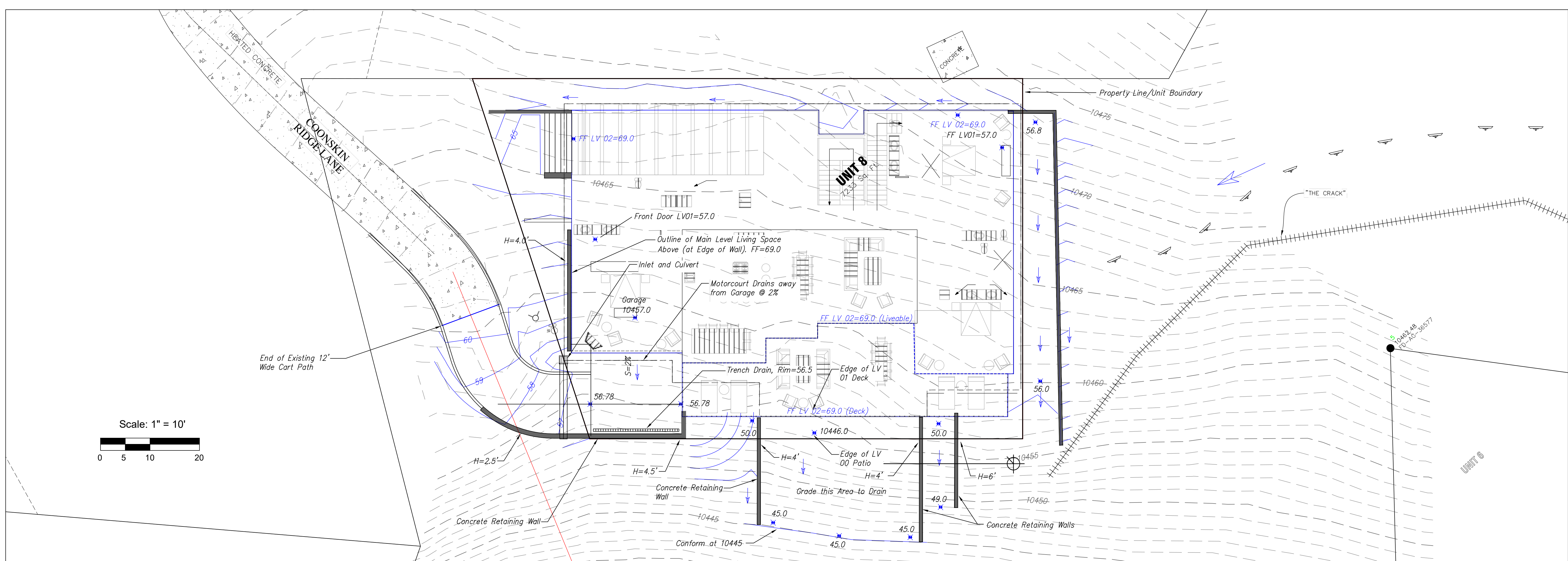


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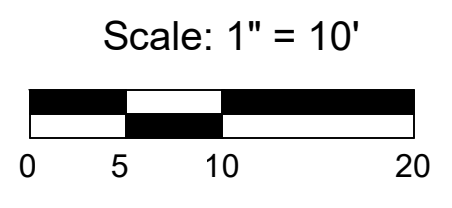
Grading
LV 02

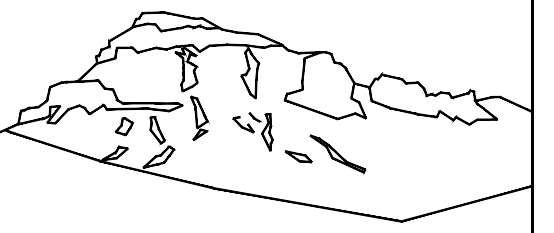
Arch 100'-0" = USGS 5910.0

C2.3



LV 02





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Mtn. Village, CO

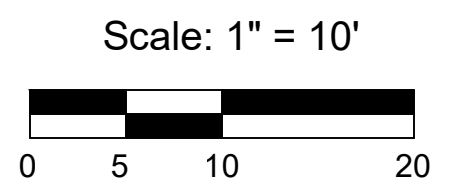
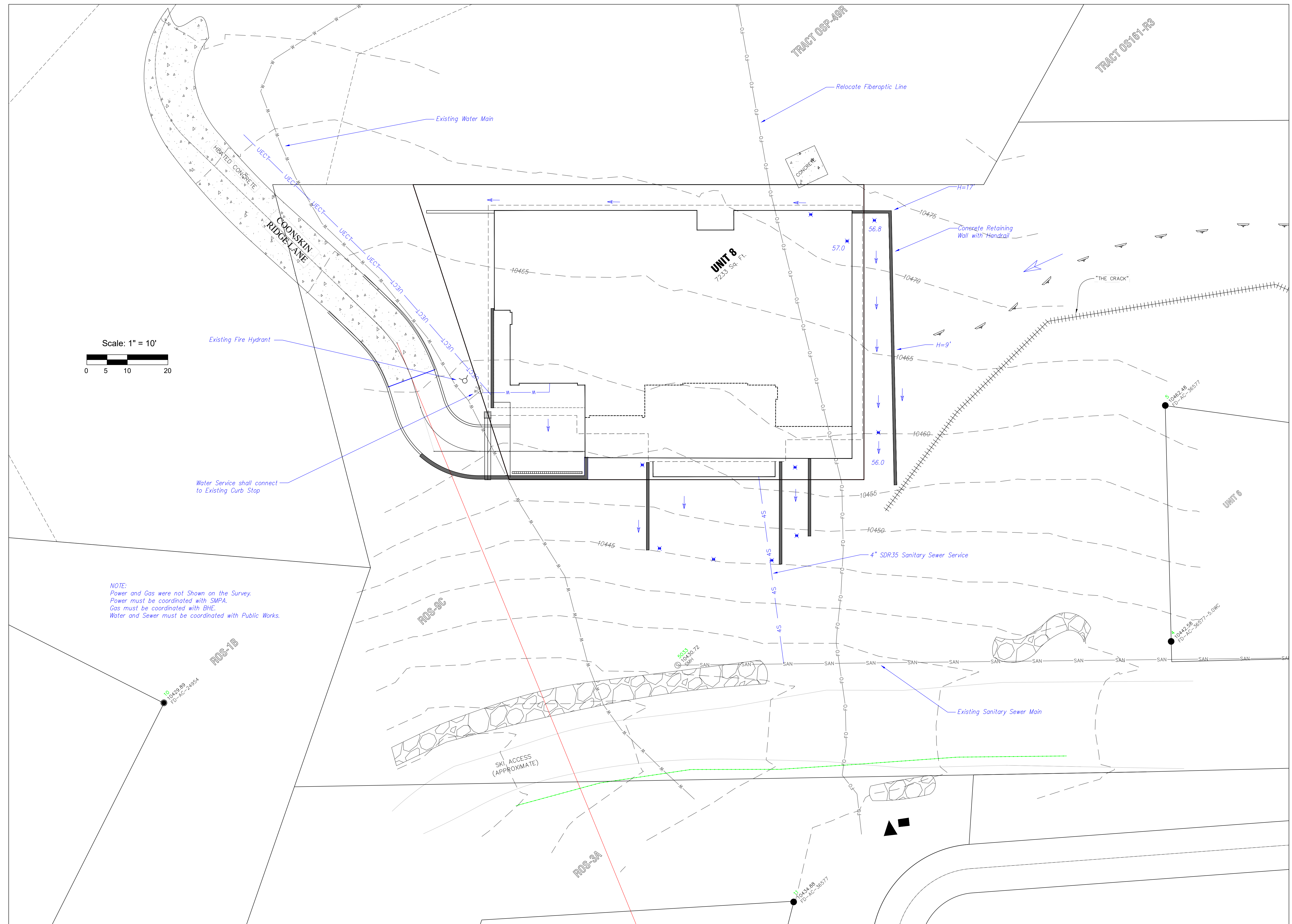


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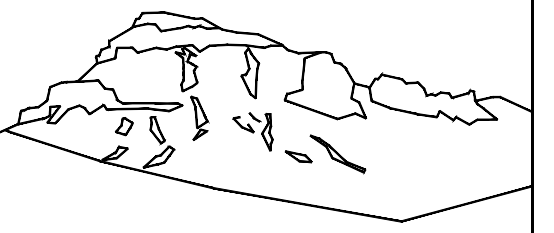
Utilities

Arch 100'-0" = USGS 5910.0

C3



NOTE:
Power and Gas were not shown on the Survey.
Power must be coordinated with SMPA.
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Water and Sewer must be coordinated with Public Works.



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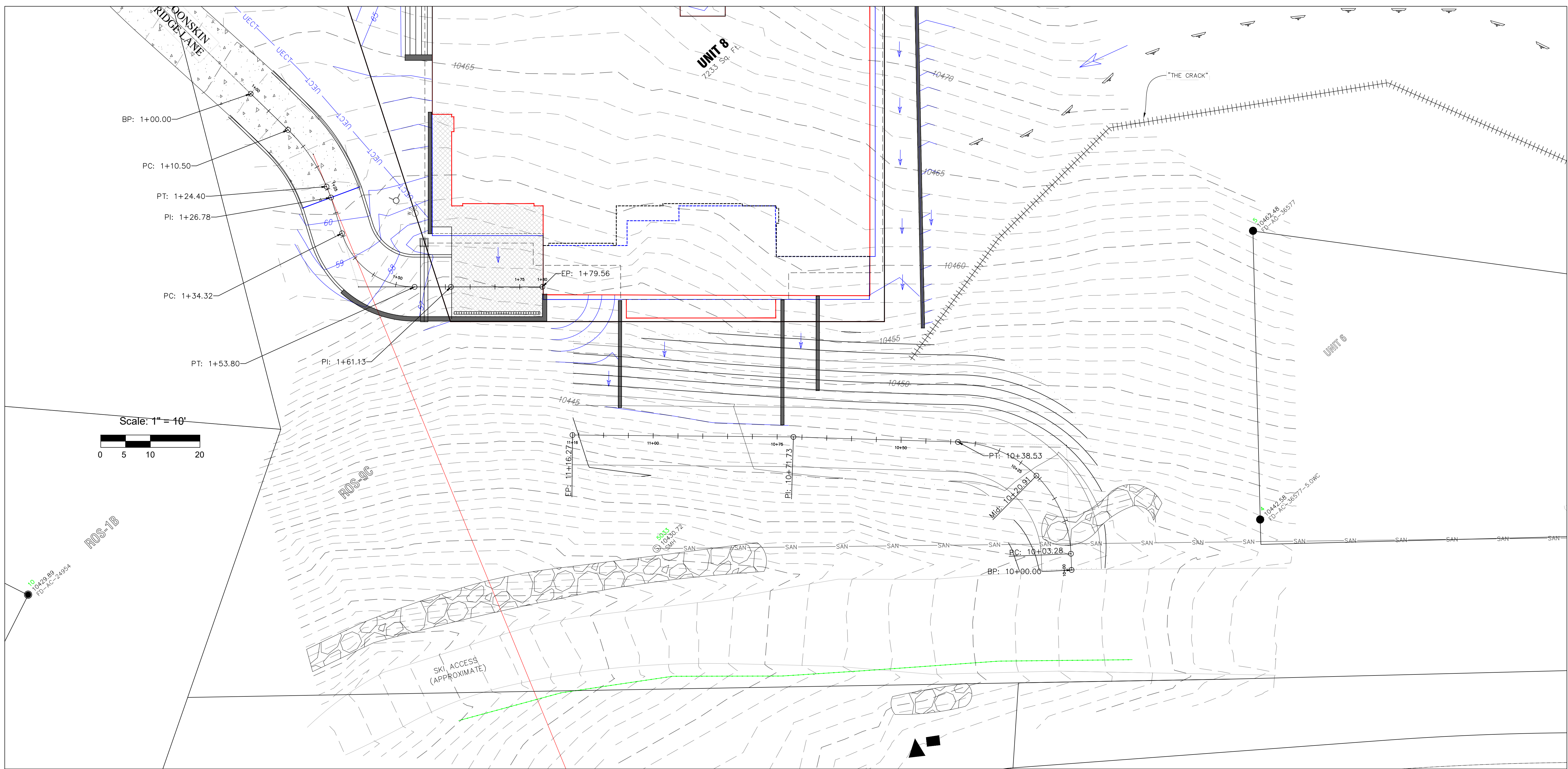


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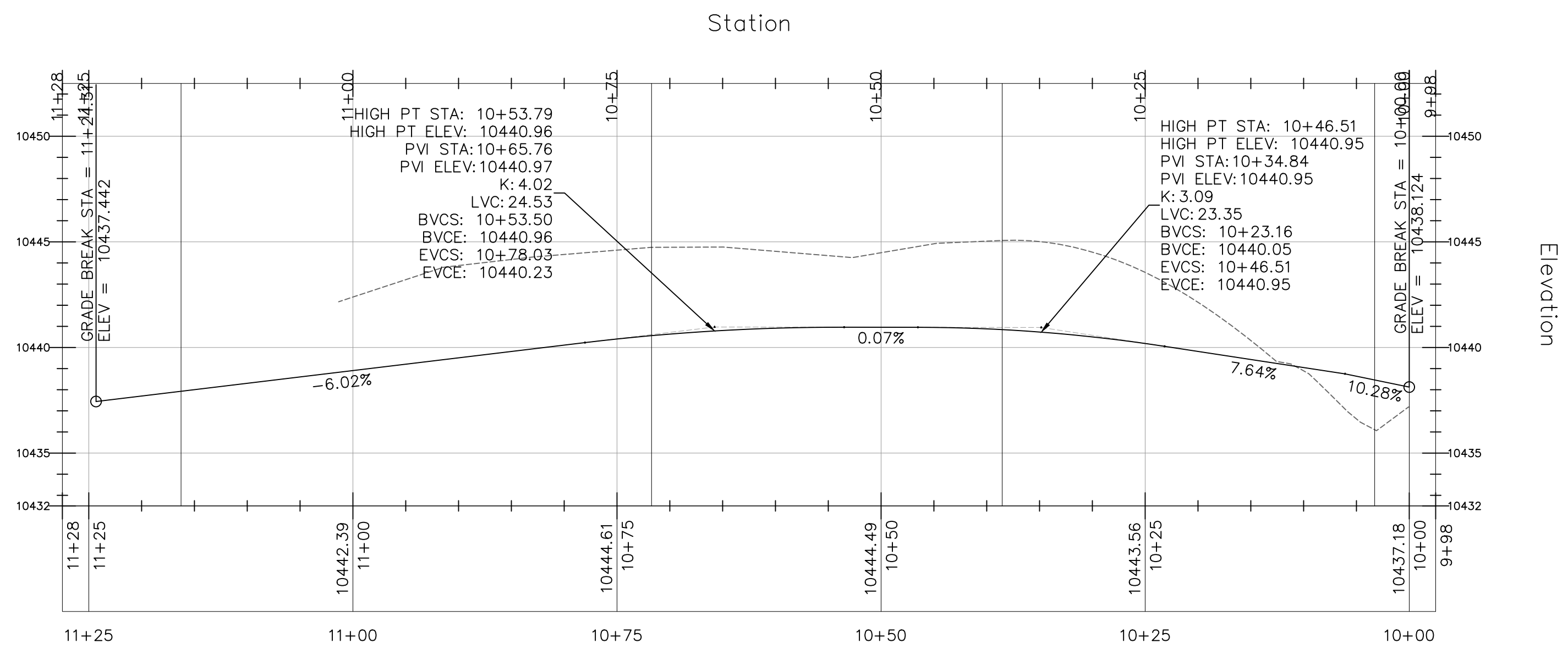
Construction
Access

Arch 100'-0" = USGS 5910.0

C4.1



Construction Access Profile



<p>HIGH PT STA: 10+53.79 HIGH PT ELEV: 10440.96 PVI STA: 10+65.76 PVI ELEV: 10440.97 K: 4.02 LVC: 24.53 BVCS: 10+53.50 BVCE: 10440.96 EVCS: 10+78.03 EVCE: 10440.23</p>	<p>HIGH PT STA: 10+46.51 HIGH PT ELEV: 10440.95 PVI STA: 10+34.84 PVI ELEV: 10440.95 K: 3.09 LVC: 23.35 BVCS: 10+23.16 BVCE: 10440.05 EVCS: 10+46.51 EVCE: 10440.95</p>
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