

March 6, 2020

RE: LOT AR2 – RACOSKY RESIDENCE

To: Mountain Village Design Review Board

Thank you for taking the time to review our design application for Michael and Ginni Racosky's 3500 sf. proposed residence.

This memo is outlined to address the main items of the project and is a narrative introduction to the accompanying drawings | diagrams.

LOCATION

The parcel is located on the south side of Lawson Point and extends further south and downhill towards Adams Ranch Road.

VIEWS

The primary views are across the south towards Sunshine and Wilson Peaks with secondary views to the north towards the Dallas Range.

ACCESS | PRESERVATION OF NATURAL FEATURES

Approaching the parcel, a defining feature special to the site is the large rock and rock outcropping facing Lawson Point. Our goal is to protect and incorporate this natural feature into the overall design approach of the home.

Pedestrian access and guest parking are located to the east of the natural rock with garage access located further to the west.

ARCHITECTURAL DESIGN

The design of the home can be described as horizontally oriented, ranch style. The main space is a one-level series of sheds and gables with the secondary bedrooms located above the garage creating the two-story dominant gable form, anchoring the structure to the site. This approach keeps the home's low profile integrated into its natural surroundings and demonstrates its sensitivity to the neighboring properties' view corridors.

MATERIALS

The primary exterior materials are stone, wood and metal with secondary timber accents. The majority of the glazing is located at the rear of the house facing the southern solar path for views, natural light and heat.

Thank you for taking the time to review our application and should you have any questions please do not hesitate to contact me directly.

Narcis Tudor
ARCHITECT
ARC.L# - 00402820

AR2

A PROPOSED RESIDENCE FOR MICHAEL AND GINNI RACOSKY

GENERAL NOTES

CONTRACT DOCUMENTS:
CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, GENERAL SPECIFICATIONS, AND 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 DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

ORGANIZATION:
WHERE APPLICABLE, THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS).

CODE COMPLIANCE:
ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

INTENT:
THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN. ALL FUNCTIONALITY AND PERFORMANCE OF THE BUILDING COMPONENTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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

PROJECT TEAM

OWNER
MICHAEL + GINNI RACOSKY

ARCHITECT
NARCIS TUDOR ARCHITECTS
201 W COLORADO AVENUE
SUITE 203
TELLURIDE . COLORADO . 81435
P. 970.708.4983
narcis@narcistudor.com

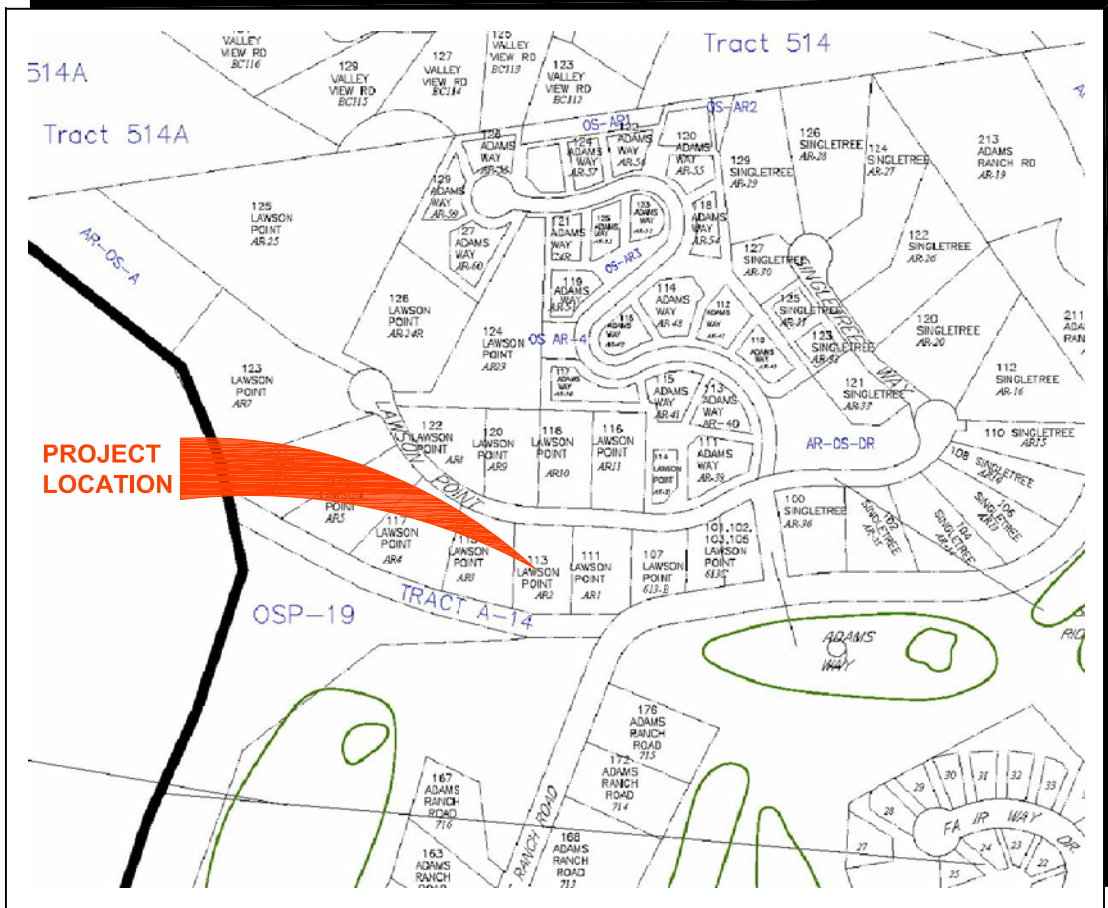
CONTRACTOR
KOENIG CONSTRUCTION SERVICES
P.O. BOX 3138
TELLURIDE . COLORADO . 81435
P. 970.369.1263
F. 970.369.1263
jeff@koenigconstructionservices.com

STRUCTURAL ENGINEER
ANVIL ENGINEERING-
FABRICATION-DESIGN, LLC.
CHRIS BURNETT, P.E.
MOBIL: (970)-988-2576
chris@anvil-efd.com

SURVEYOR
ALL POINTS LAND SURVEY, LLC.
THOMAS CLARK
PO BOX 754
OPHIR . COLORADO . 81435
P. 970.708.9694
allpointslandsurvey@gmail.com

CIVIL ENGINEER
UNCOMPAGHRE ENGINEERING, LLC
DAVID BALLODE
P.O. BOX 3945
TELLURIDE . COLORADO . 81435
P. 970.729.0683
dballode@msn.com

VICINITY MAP



LUC - INFO

LOT #:	AR-2
IMPROVEMENT TYPE:	NEW CONSTRUCTION
TYPE OF UNIT:	SINGLE FAMILY
SETBACKS:	SEE A1.1
BUILDING HIGH POINT:	34.25'
BUILDING AVERAGE:	19.2'
GROSS FLOOR AREA:	3499.0 SF

LUC - SITE COVERAGE

LOT AREA - 0.501 AC | 21,823.56 SQ. FT.
ALLOWABLE PER LUC - 40% = 8,729.42 SQ. FT.

PROPOSED SITE COVERAGE - 3,074.00 SQ. FT. (14.0%)
COMPLIANT BY - 5,655.42 SF (64.7%)

LUC - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	1361	25.3%
STONE VENEER	2001	37.2%
WOOD SIDING	748	13.9%
FENESTRATION	1271	23.6%
TOTAL VERTICAL SURFACE	5381	100.0%

SHEET INDEX

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S	STRUCTURAL PLANS

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STATE OF COLORADO
NARCIS TUDOR
402820
LICENSED ARCHITECT

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submissions

09.20.2019
09.26.2019
10.02.2019
10.04.2019
10.08.2019
10.23.2019
11.01.2019
11.18.2019
12.05.2019
12.24.2019
01.24.2020
01.29.2020
02.07.2020
02.13.2020
03.06.2020

SCHEME G3
EXTERIOR CONCEPTS
GRADING
MASSING | SECTIONS
DO | TEAM MEETING
DO | CLIENT SET
ADAMS RANCH DRB 1
SECTIONS
ROOF REDESIGN
PROGRESS A.R. DRB 2
NEW ROOF
ADAMS RANCH DRB 2
MV DRB - INITIAL ARCH.

LOT AR2

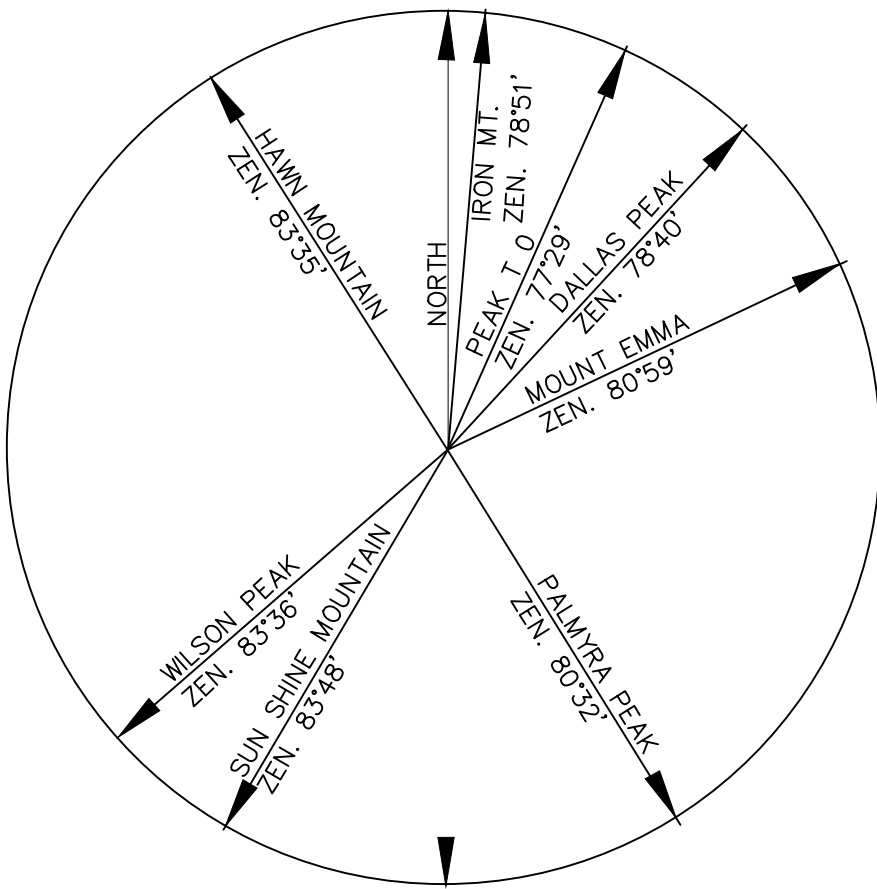
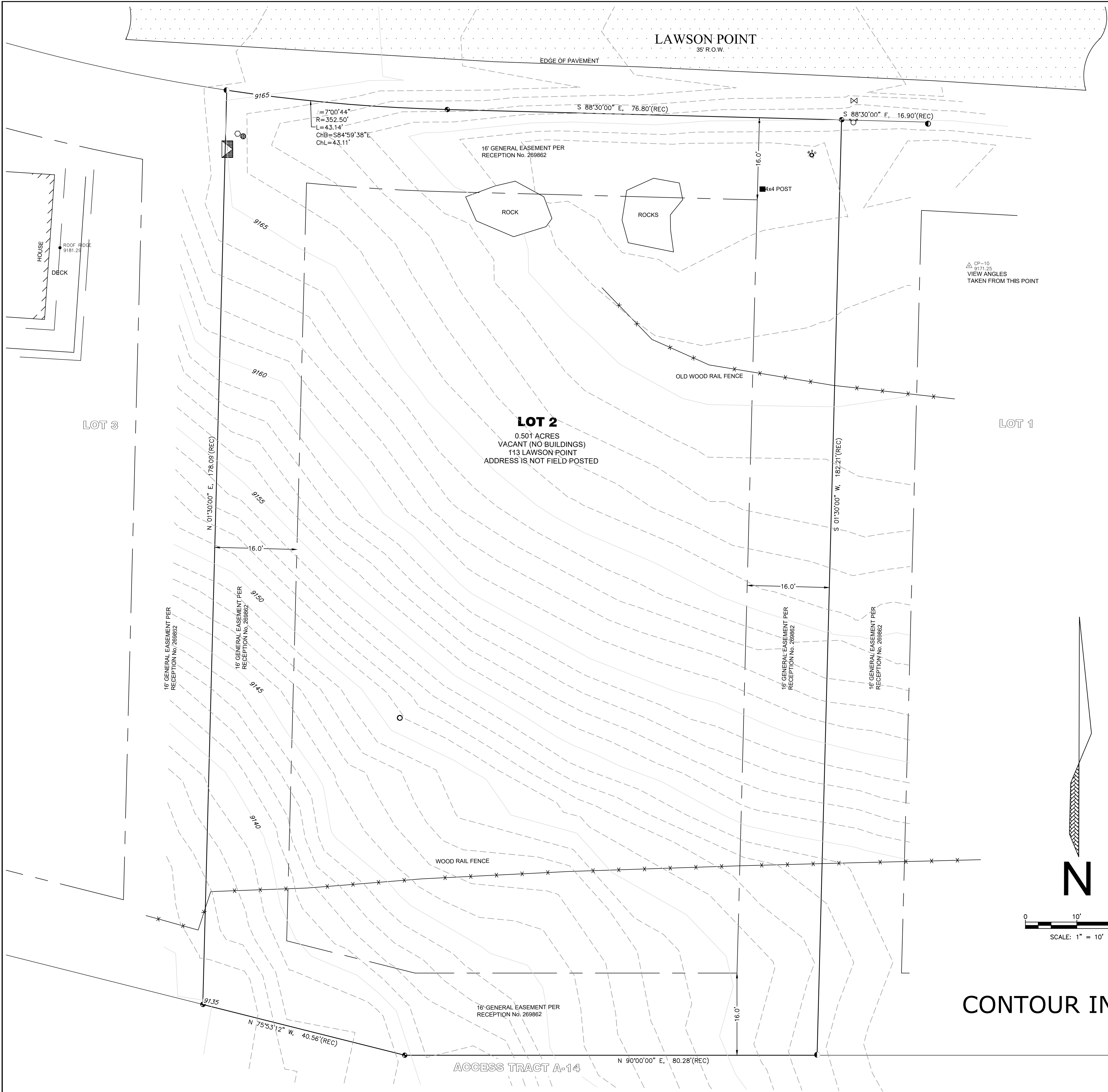
MOUNTAIN VILLAGE

COLORADO

COVER

SHEET

A0



VIEW ANGLES

ANGLES ENUMERATED
ARE ZENITH ANGLES

PROPERTY DESCRIPTION:

LOT 2, ADAMS RANCH, A PLANNED COMMUNITY, ACCORDING TO THE SUBDIVISION EXEMPTION PLAT FOR LOT LINE ADJUSTMENT OF LOTS 2, 3, 4, 5, 6, 7, 8, 9 AND A PORTION OF LAWSON POINT, OF THE REPLAT OF FILING 14, TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 7, 1991 IN PLAT BOOK 1 AT PAGE 1126; AND ACCORDING TO THE COMMUNITY PLAT/MAP AMENDMENT FOR THE ADAMS RANCH COMMUNITY RECORDED JUNE 1, 1999 IN PLAT BOOK 1 AT PAGE 2573,

COUNTY OF SAN MIGUEL,
STATE OF COLORADO.

SURVEYORS CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 2, Adams Ranch 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.

Thomas A. Clark
PLS. 38014

38014
7/15/2019
PROFESSIONAL LAND SURVEYOR

NOTES:

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86009067 effective on 06/28/2019 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0288C dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Field work was performed on 7/12/2019.
- Elevation datum for this survey are based on GPS observation and OPUS solution (NAVD 88) on benchmark "CP 10" that elevation being 9171.25.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more then ten years from the date of the certification shown hereon.

LEGEND:

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38014
- SURVEY CONTROL POINT
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 36577
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
- TRANSFORMER
- TELEPHONE PEDESTAL
- WATER SHUTOFF VALVE

TOPOGRAPHIC MAP OF OF LOT 2, OF THE REPLAT OF FILING 14,
TELLURIDE MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO.

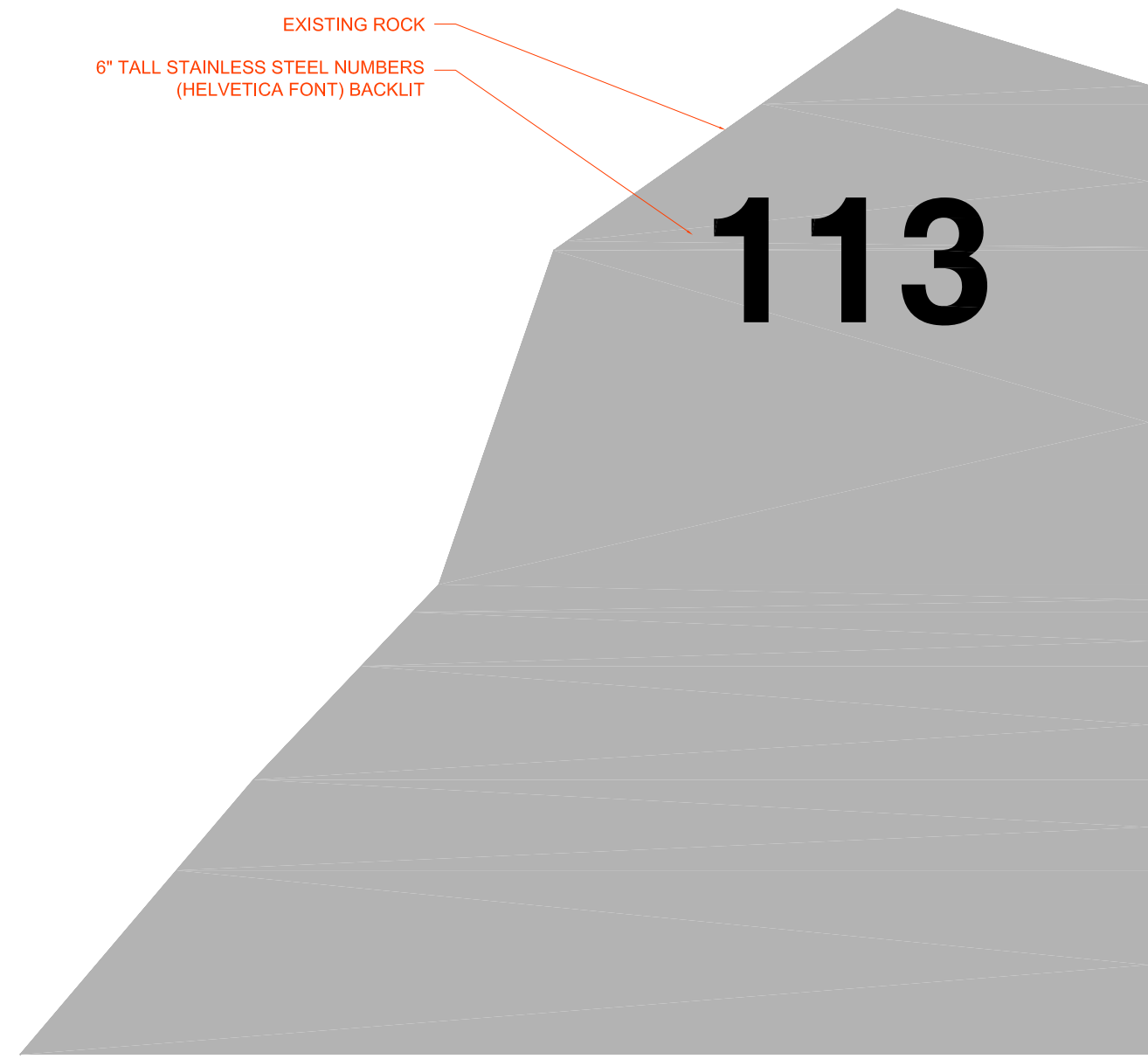
ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 7/12/2019	JOB#_19036
DRAWN BY: TC	SHEET-1-OF-1
CHECKED BY:	

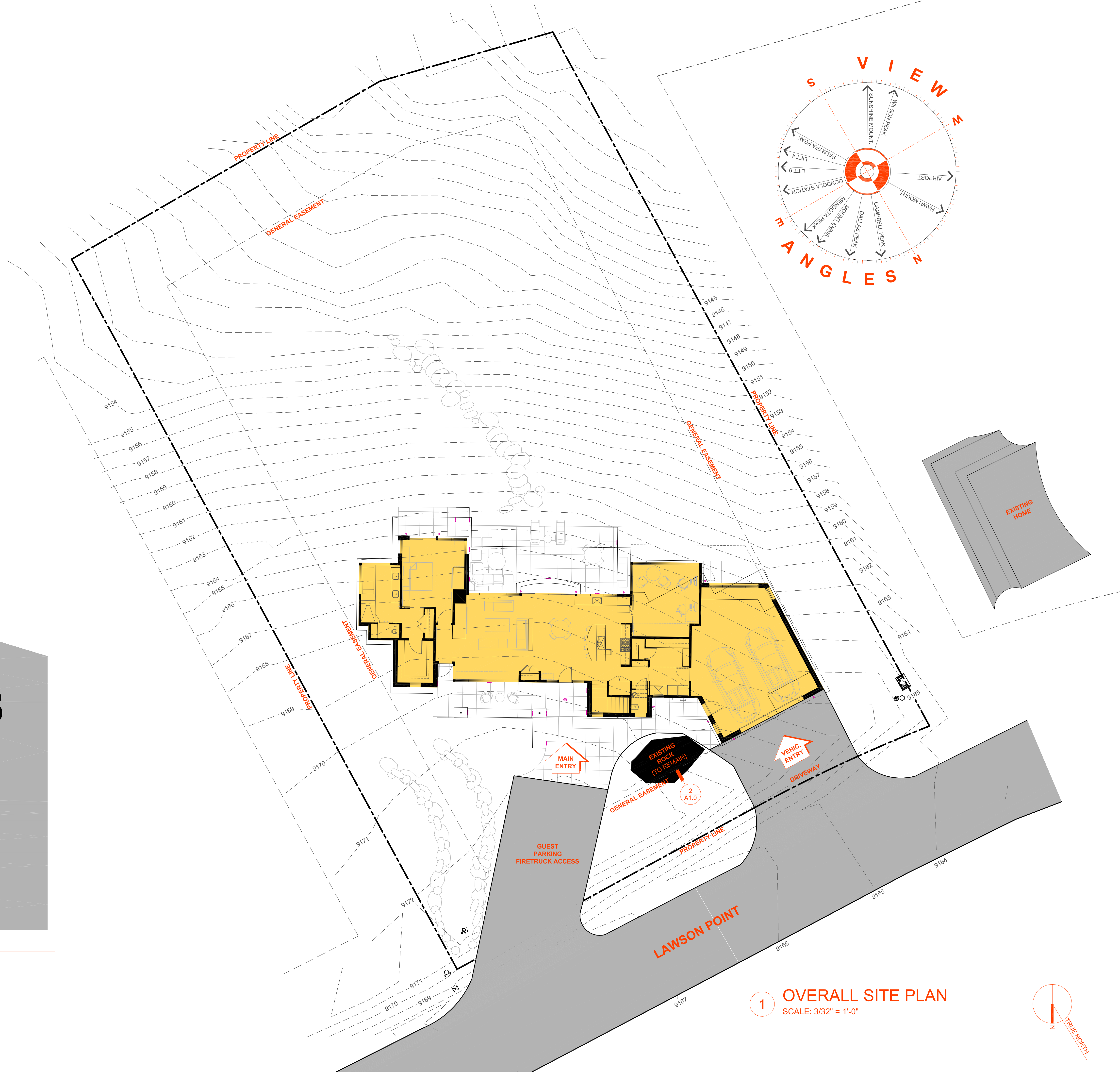


SITE PLAN GENERAL NOTES

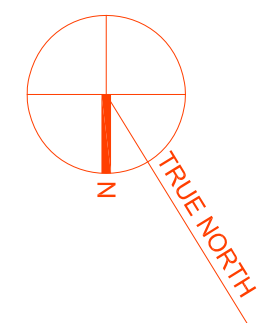
- 1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- 2. CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- 3. ALL DRAWINGS TO BE COMPARED AND COORDINATED WITH EXISTING SITE CONDITIONS
- 4. ALL UTILITY ROUTING TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- 5. ANY IMPROVEMENTS OUTSIDE OF THE PROPERTY LINES AND INTO THE PUBLIC RIGHT-OF-WAY TO BE APPROVED BY THE TOWN OF TELLURIDE PUBLIC WORKS DEPARTMENT
- 6. ALL SITE GRADING TO BE RELATIVE TO THE MAIN LEVEL FLOOR ELEVATION - TYP. U.N.O.
- 7. WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR, THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- 8. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- 9. ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
- 10. ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- 11. ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- 12. PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- 13. ALL NEW PLUMBING FIXTURES TO BE COORDINATED AND TIED INTO EXISTING MAINS
- 14. SNOWMELT AREAS DELINEATED PER M-SERIES DIAGRAMS
- 15. PER CODE - NO PART OF THE BUILDING SHALL ENCR OACH WITHIN 36" OF THE PROPERTY LINE. ANY PART OF THE BUILDING ENCR OACHING WITHIN THE 36" BUT NO MORE THAN WITHIN 24" OF THE PROPERTY LINE IS TO BE 1HR RATED CONSTRUCTION - CONTRACTOR TO VERIFY ALL CONDITIONS AND COORDINATE EXTEND OF CONSTRUCTION ELEMENTS PRIOR TO COMMENCEMENT OF WORK.
- 16. CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY
- 17. STRUCTURAL AND CIVIL TO COORDINATE WITH GEOTECH REPORT RECOMMENDATIONS
- 18. FINISH GRADE TO BE 6" BELOW FINISH FLOOR



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



1 OVERALL SITE PLAN
SCALE: 3/32" = 1'-0"



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submissions	
09.20.2019	SCHEME G3
09.26.2019	EXTERIOR CONCEPTS
10.02.2019	GRADING
10.04.2019	MASSING SECTIONS
10.08.2019	DO TEAM MEETING
10.23.2019	DO CLIENT SET
11.01.2019	ADAMS RANCH DRB 1
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01.24.2020	NEW ROOF
01.29.2020	ADAMS RANCH DRB 2
02.07.2020	MV DRB - INITIAL ARCH.
02.13.2020	
03.06.2020	

LOT AR2

MOUNTAIN VILLAGE

COLORADO

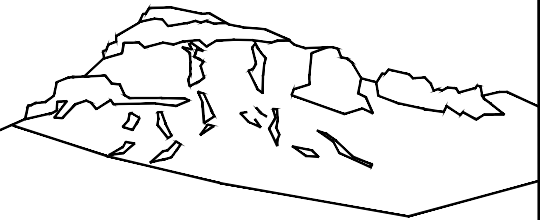
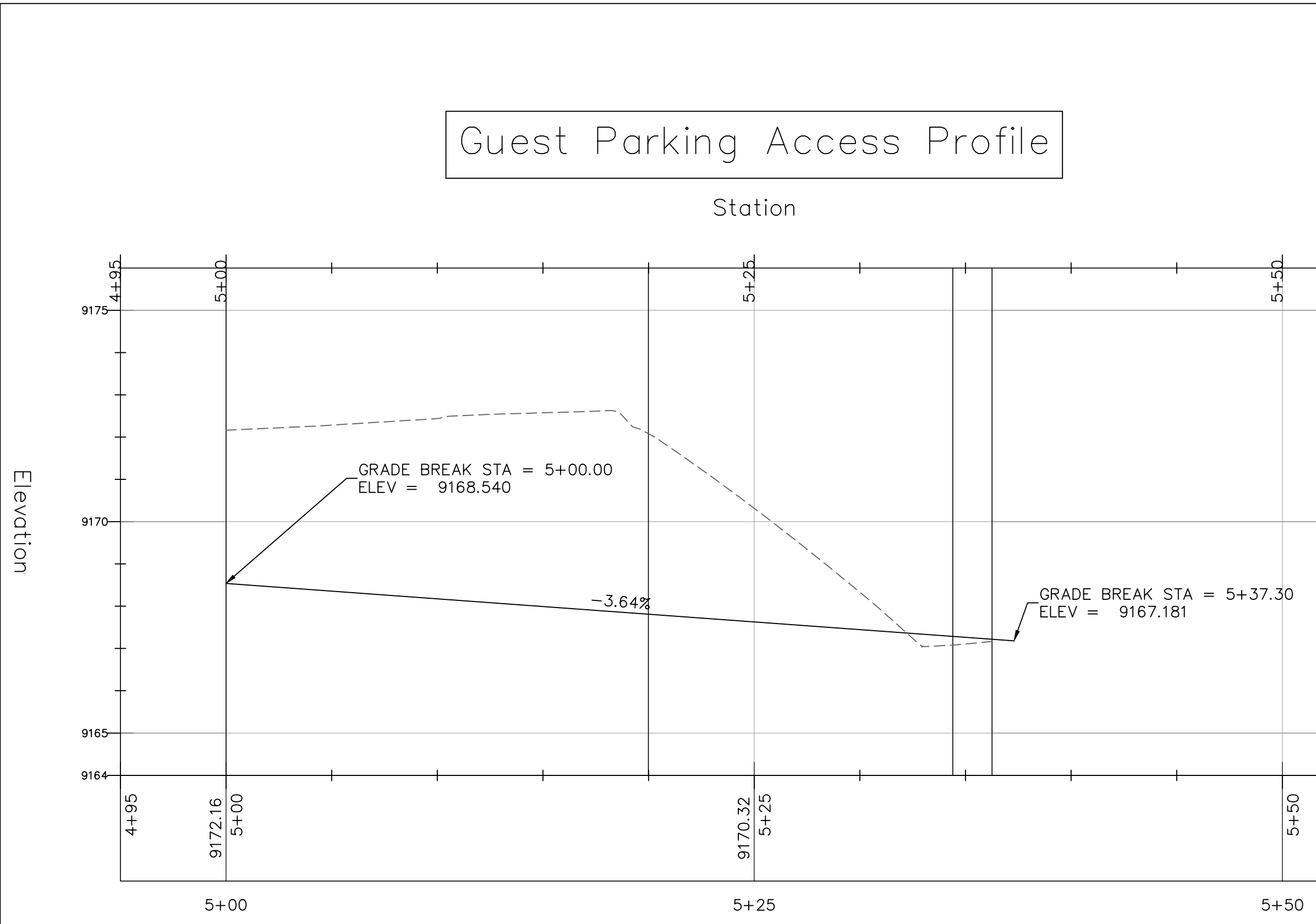
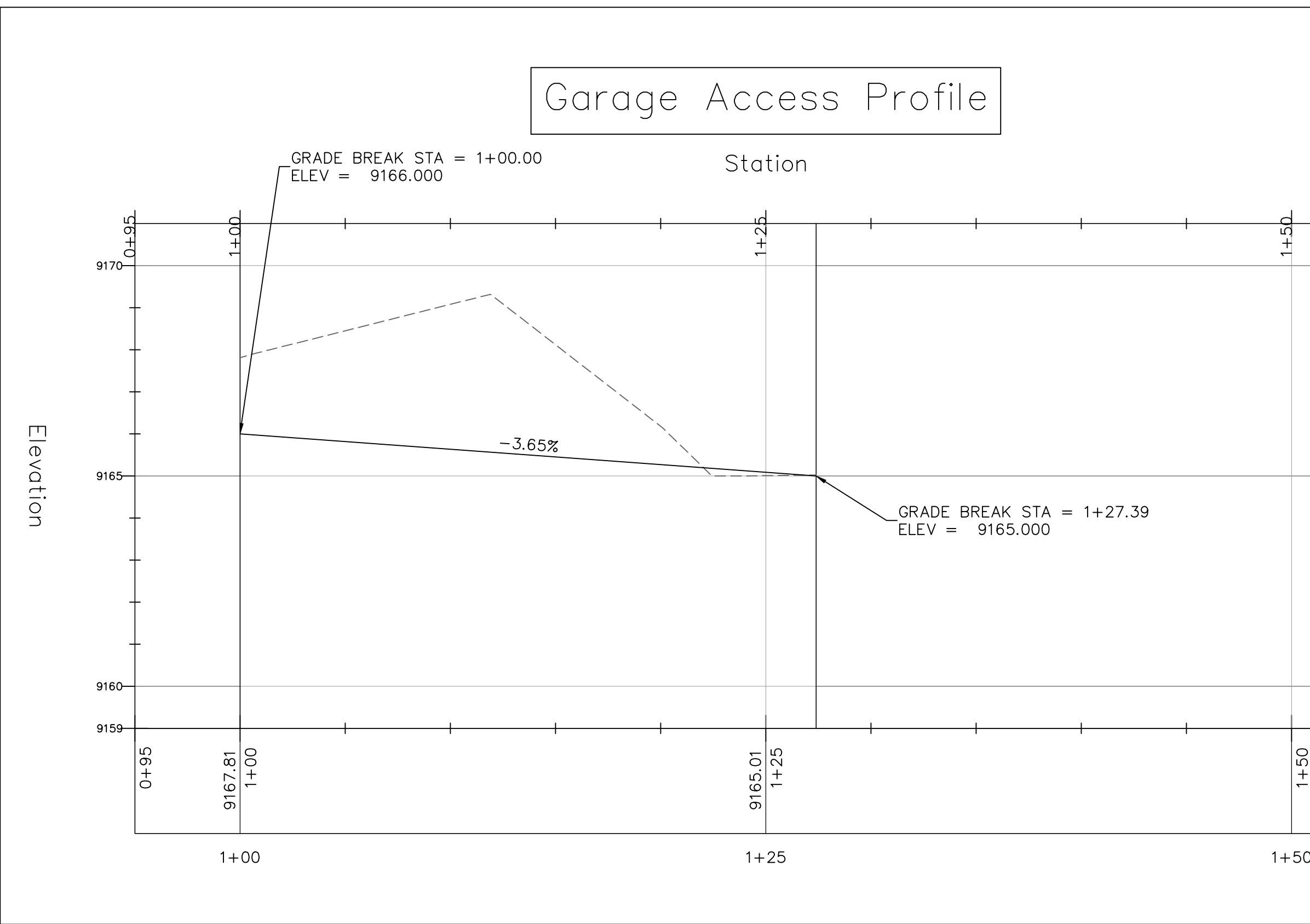
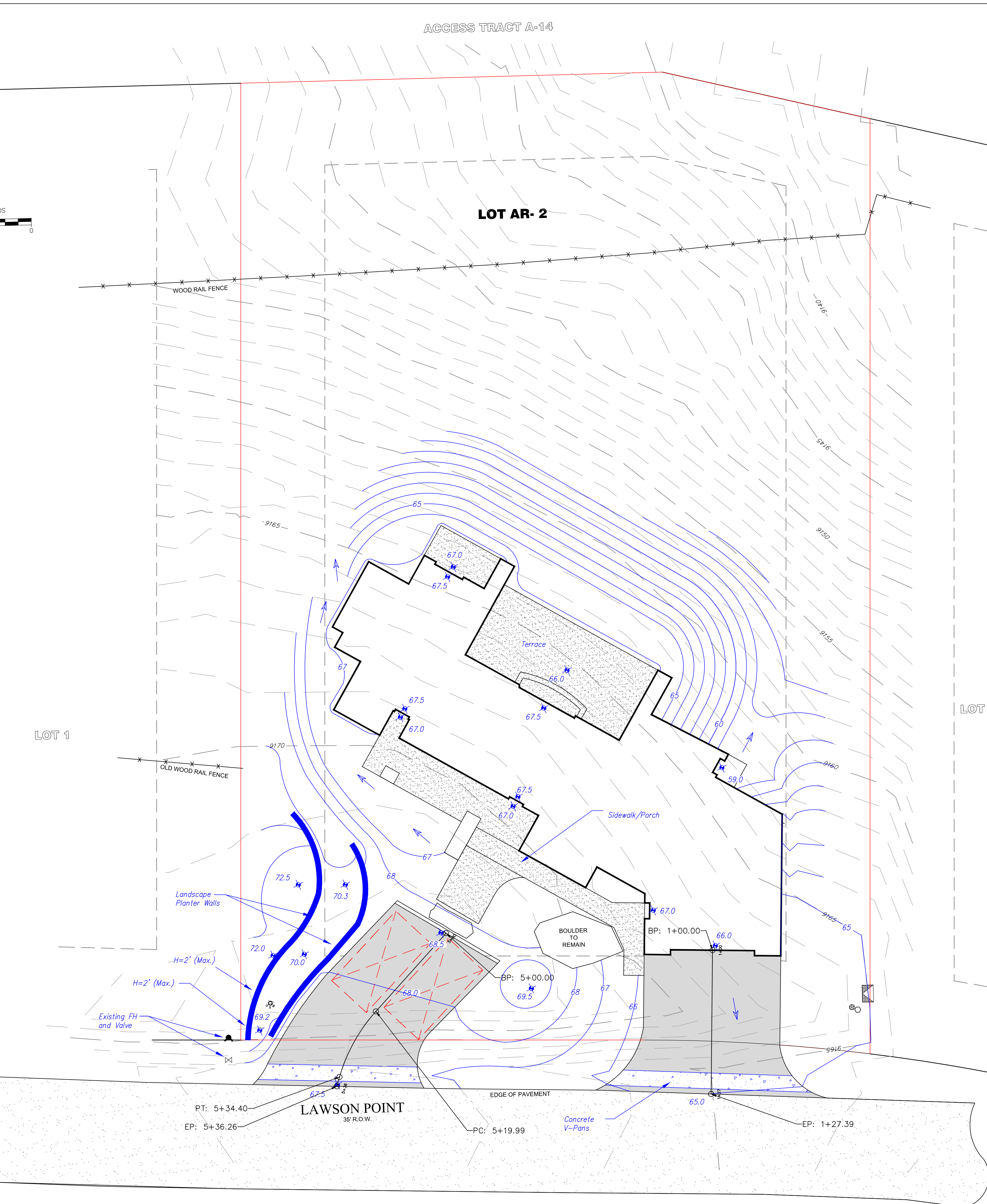
OVERALL

SITE

PLAN

A1.0

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Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2020-03-04

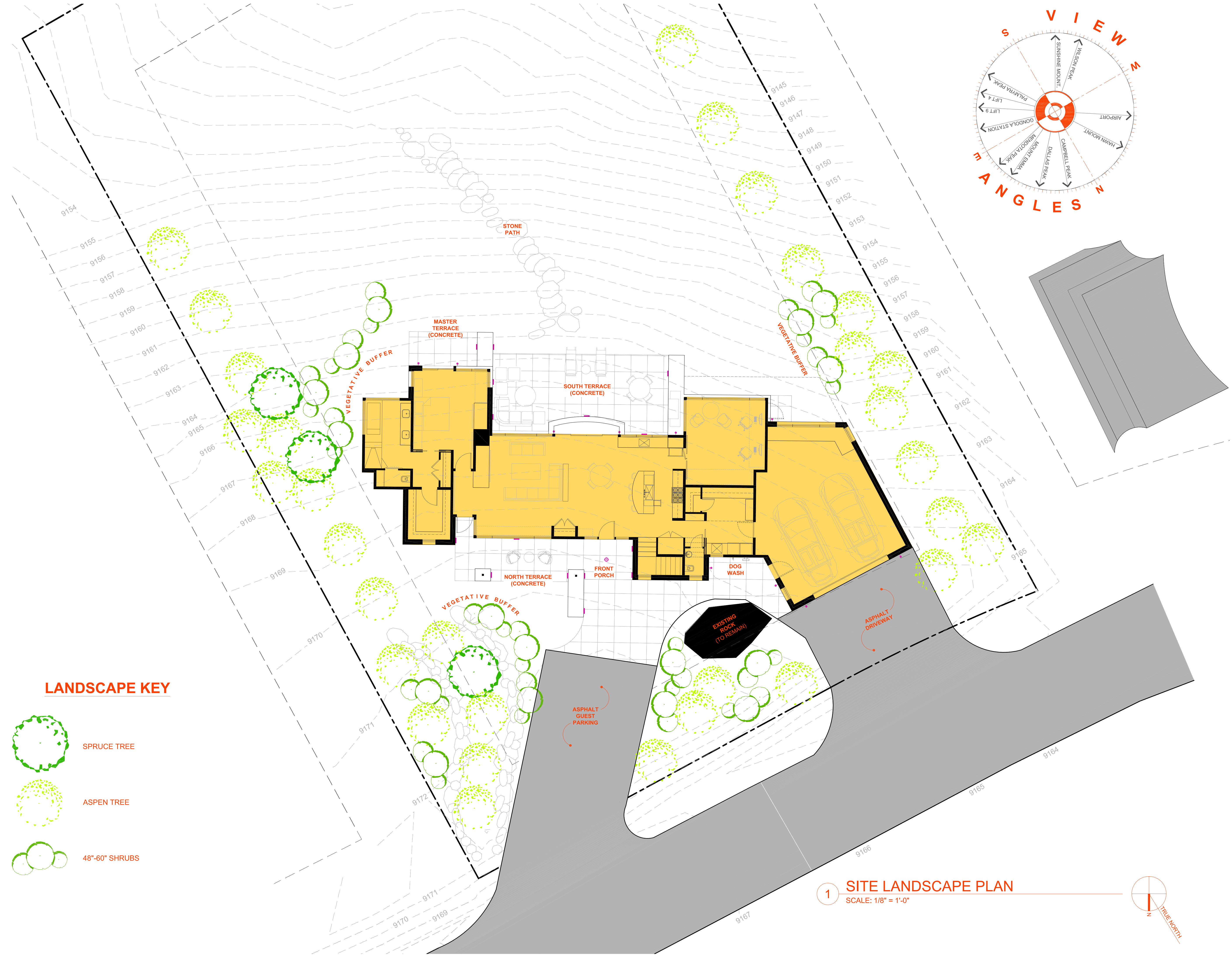
Lot AR2
Mtn. Village, CO

NOT FOR CONSTRUCTION

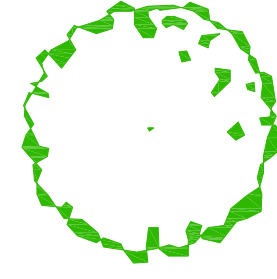
CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading
and
Drainage
Plan


C2




LANDSCAPE KEY



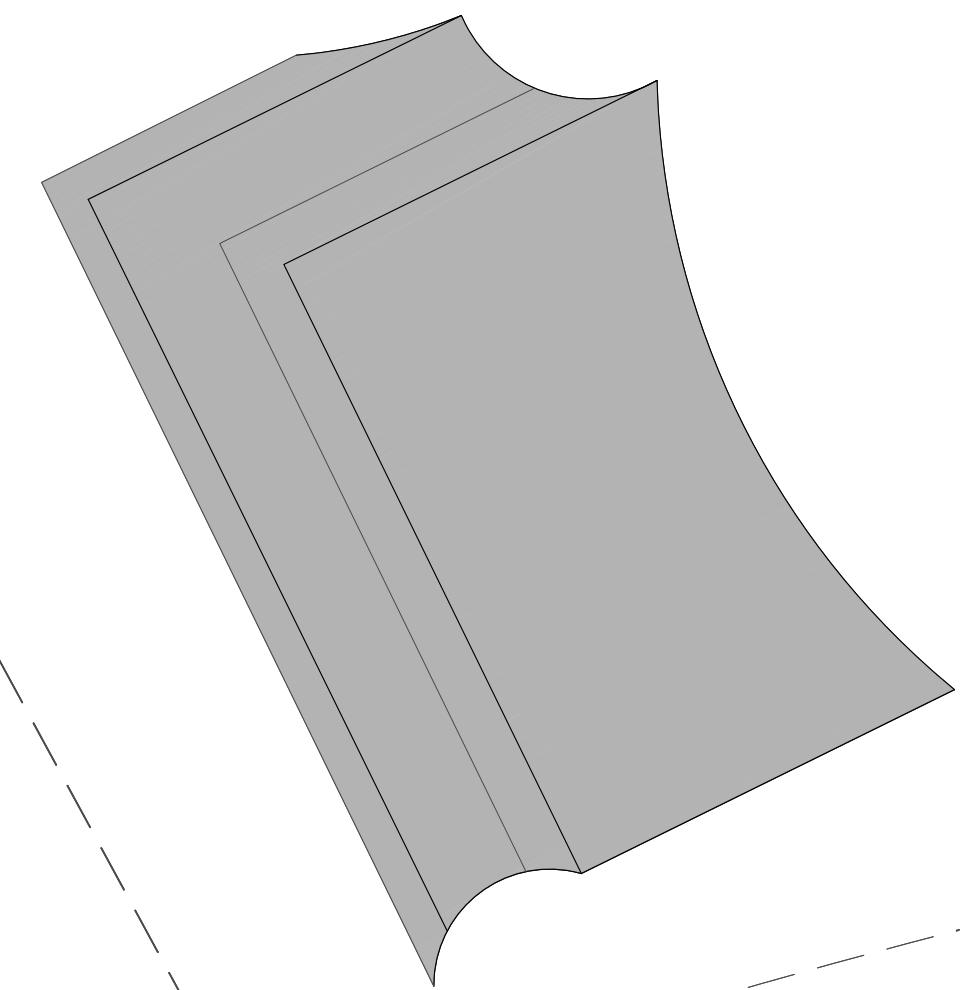
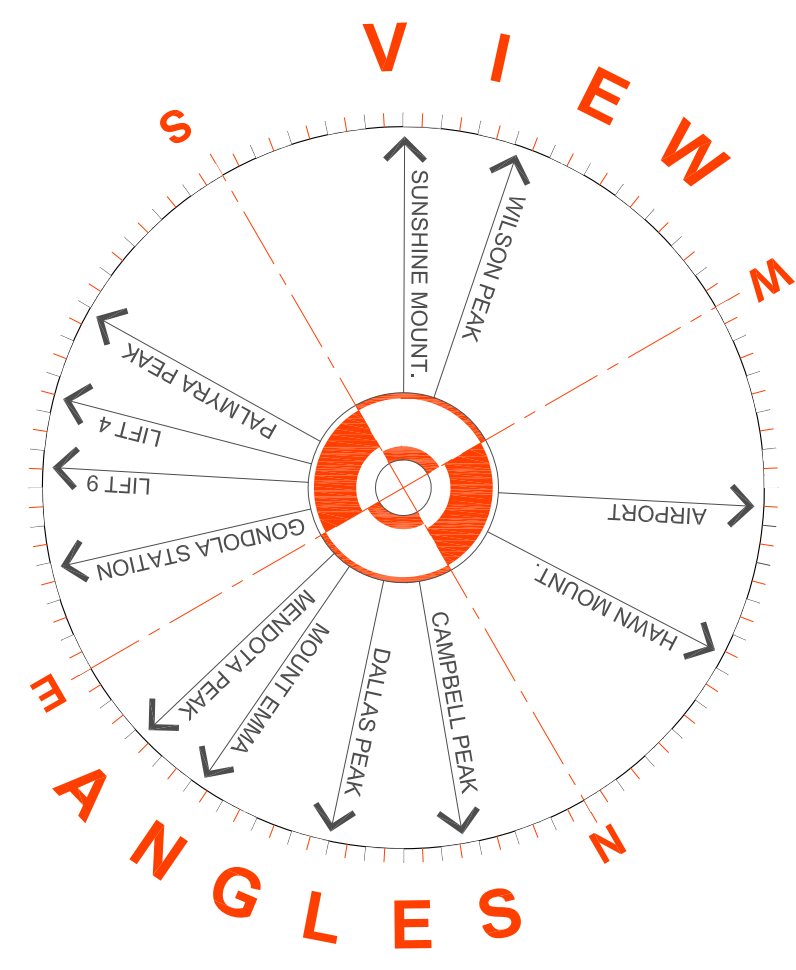
SPRUCE TREE



ASPEN TREE



48"-60" SHRUBS



1 SITE LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



TRUE NORTH

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submissions	
09.20.2019	SCHEME G3
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02.13.2020	
03.06.2020	

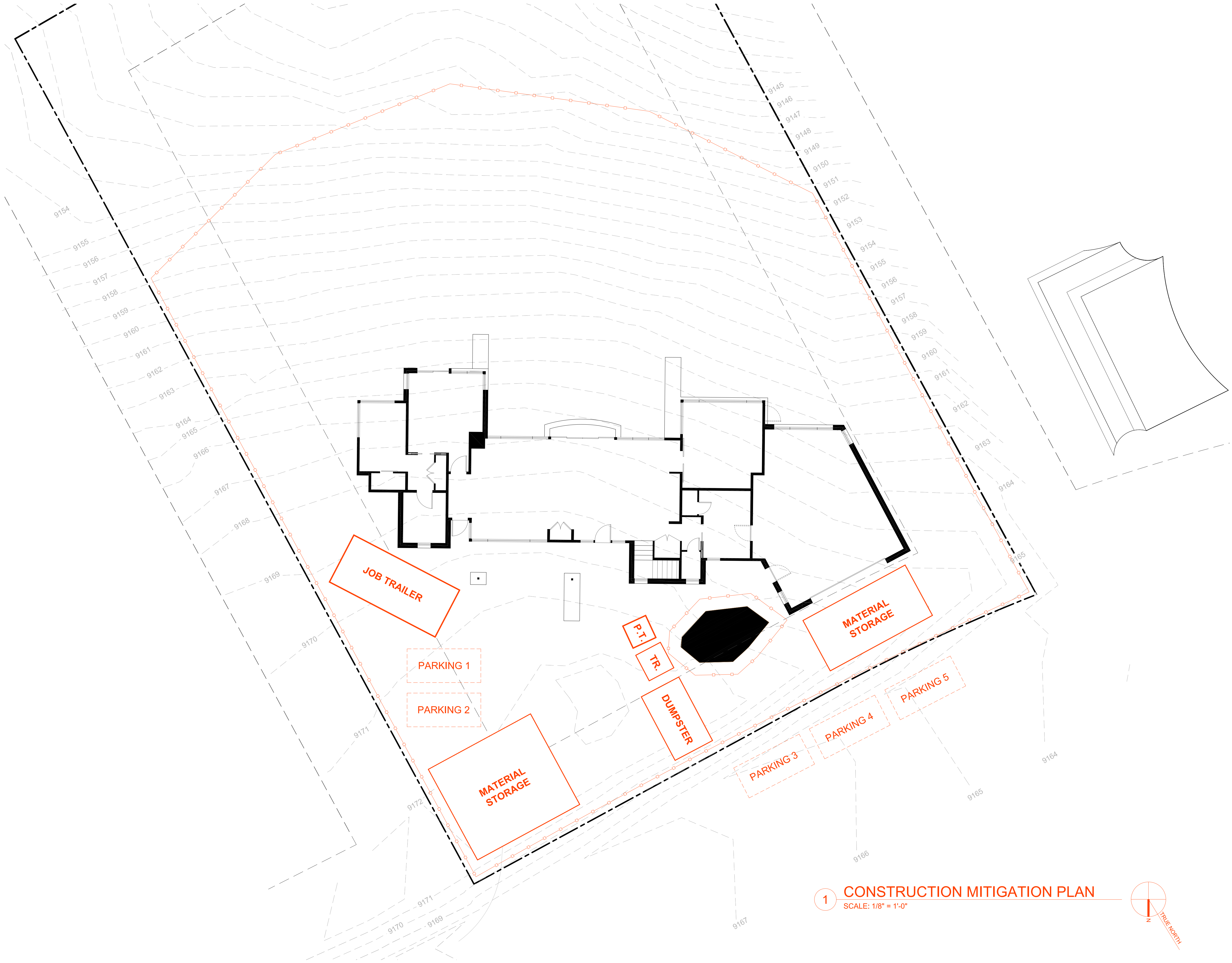
LOT AR2
MOUNTAIN VILLAGE
COLORADO

**SITE
LANDSCAPE
PLAN**

A1.2

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1 CONSTRUCTION MITIGATION PLAN
SCALE: 1/8" = 1'-0"

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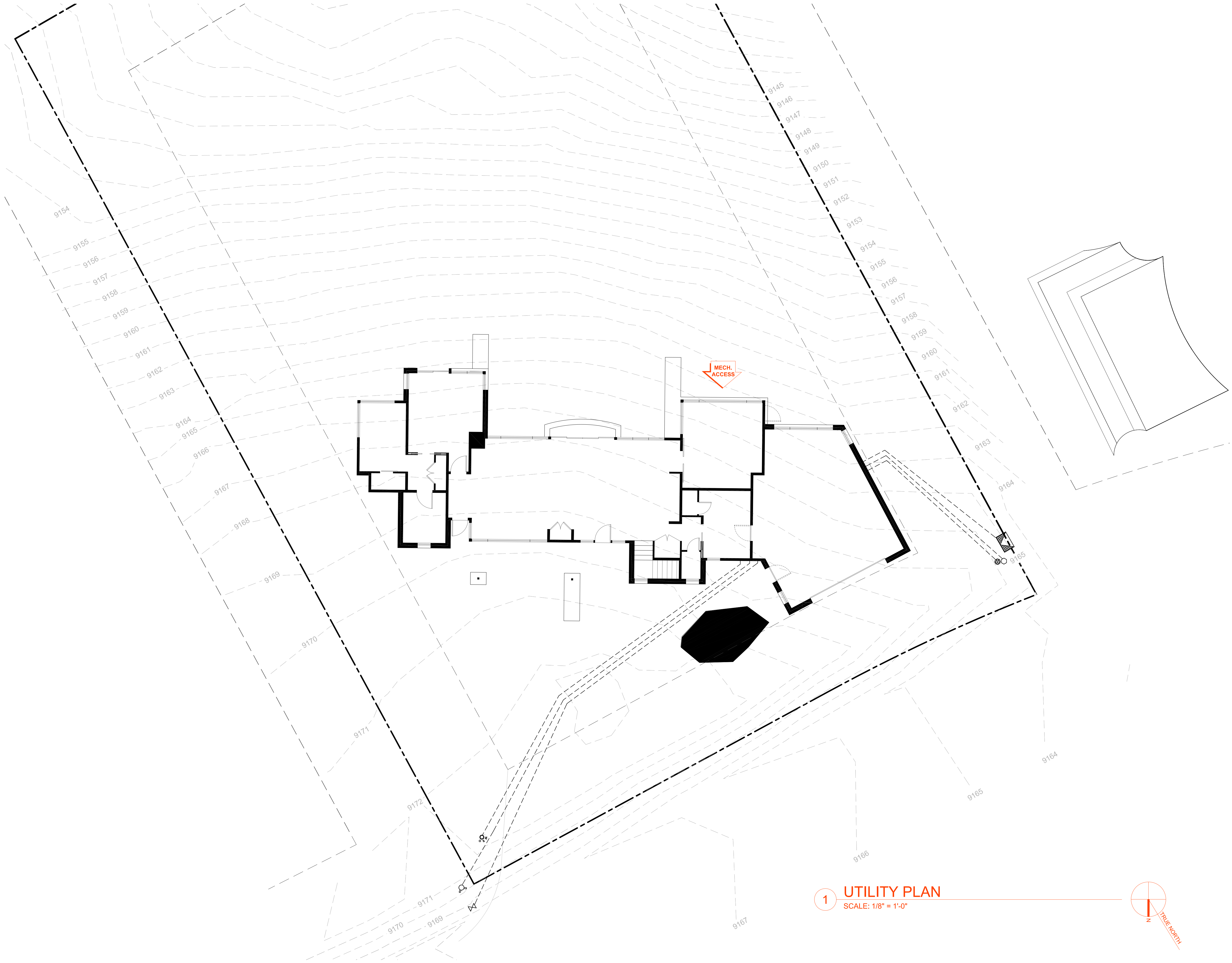
LOT AR2
MOUNTAIN VILLAGE
COLORADO

CONSTRUCTION
MITIGATION
PLAN

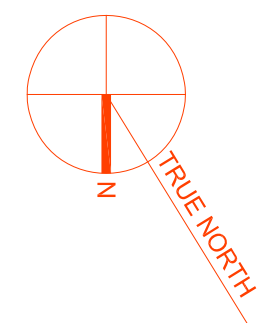
A1.3

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



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submissions	
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02.13.2020	
03.06.2020	

LOT AR2
MOUNTAIN VILLAGE
COLORADO

UTILITY
PLAN

A1.4

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BUILDING HEIGHT DIAGRAM - SEE A3.1 & A3.2 FOR ADDITIONAL INFO.

ROOF 1			
	HIGH	LOW	AVG.
ABOVE GRADE	9198	9193.75	9195.88
	34.25	32	33.13

ROOF 4			
	HIGH	LOW	AVG.
ABOVE GRADE	9192.25	9188.5	9190.38
	25.5	23	24.25

ROOF 7			
	HIGH	LOW	AVG.
ABOVE GRADE	9184.5	9177.75	9181.13
	17.25	14.5	15.88

ROOF 10			
	HIGH	LOW	AVG.
ABOVE GRADE	9180.75	9177.75	9179.25
	14.25	9.25	11.75

ROOF 2			
	HIGH	LOW	AVG.
ABOVE GRADE	9198	9187.25	9192.63
	33	25.25	29.13

ROOF 5			
	HIGH	LOW	AVG.
ABOVE GRADE	9191.5	9180.5	9186
	21.75	15.5	18.63

ROOF 8			
	HIGH	LOW	AVG.
ABOVE GRADE	9184.0	9175.75	9179.88
	17.5	6.25	11.88

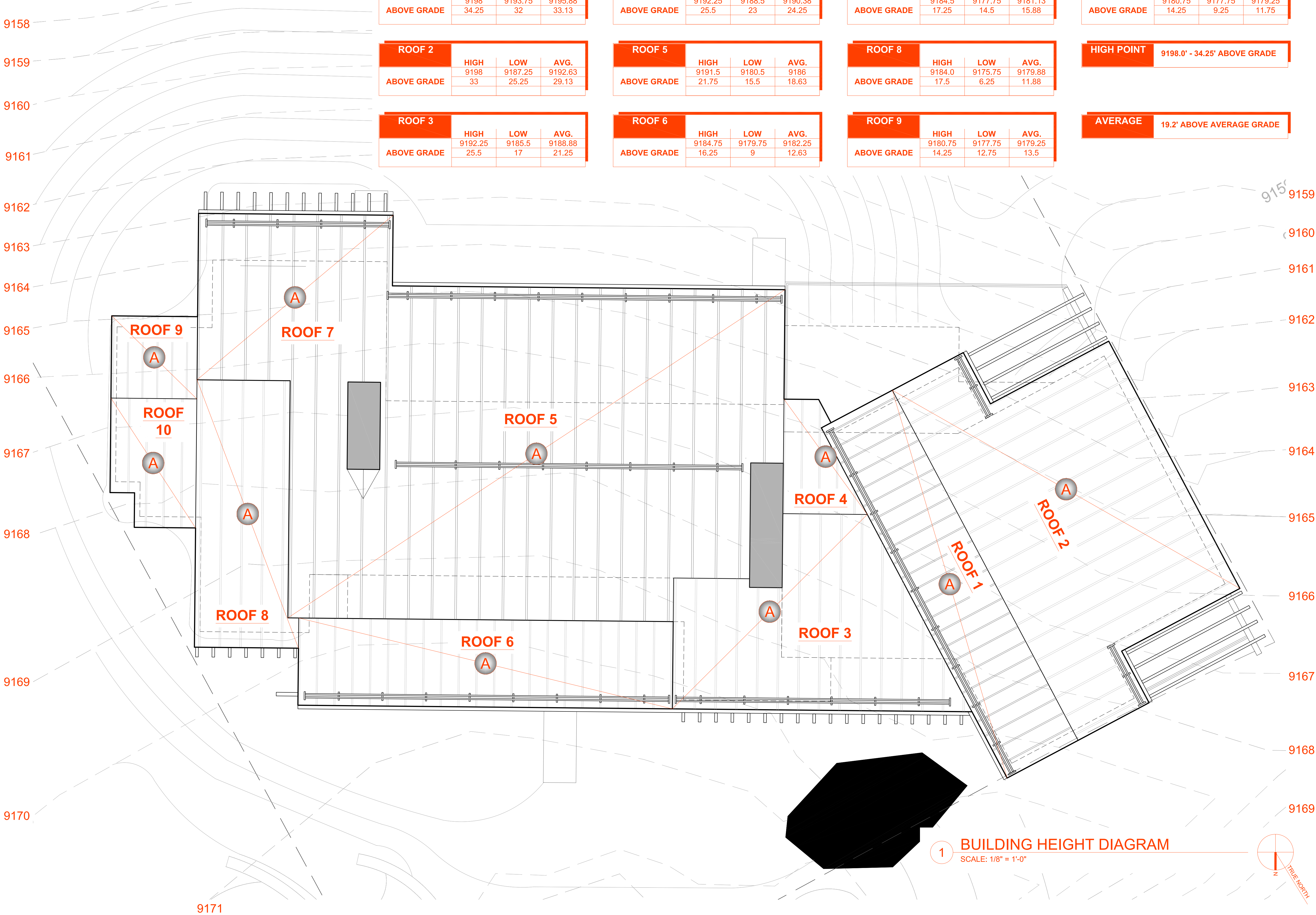
HIGH POINT	9198.0' - 34.25' ABOVE GRADE
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ROOF 3			
	HIGH	LOW	AVG.
ABOVE GRADE	9192.25	9185.5	9188.88
	25.5	17	21.25

ROOF 6			
	HIGH	LOW	AVG.
ABOVE GRADE	9184.75	9179.75	9182.25
	16.25	9	12.63

ROOF 9			
	HIGH	LOW	AVG.
ABOVE GRADE	9180.75	9177.75	9179.25
	14.25	12.75	13.5

AVERAGE	19.2' ABOVE AVERAGE GRADE
---------	---------------------------



1 BUILDING HEIGHT DIAGRAM
SCALE: 1/8" = 1'-0"

submissions	
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03.06.2020	MV DRB - INITIAL ARCH.

LOT AR2
MOUNTAIN VILLAGE
COLORADO

BUILDING
HEIGHT
DIAGRAM

A1.5

LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

FIRE SAFETY NOTES

Ⓢ - SMOKE AND CARBON MONOXIDE DETECTOR

SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED IN EVERY BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL. CARBON MONOXIDE DETECTORS REQUIRED IN EACH ROOM WITH A FUEL-BURNING APPLIANCE

FLOOR PLAN GENERAL NOTES

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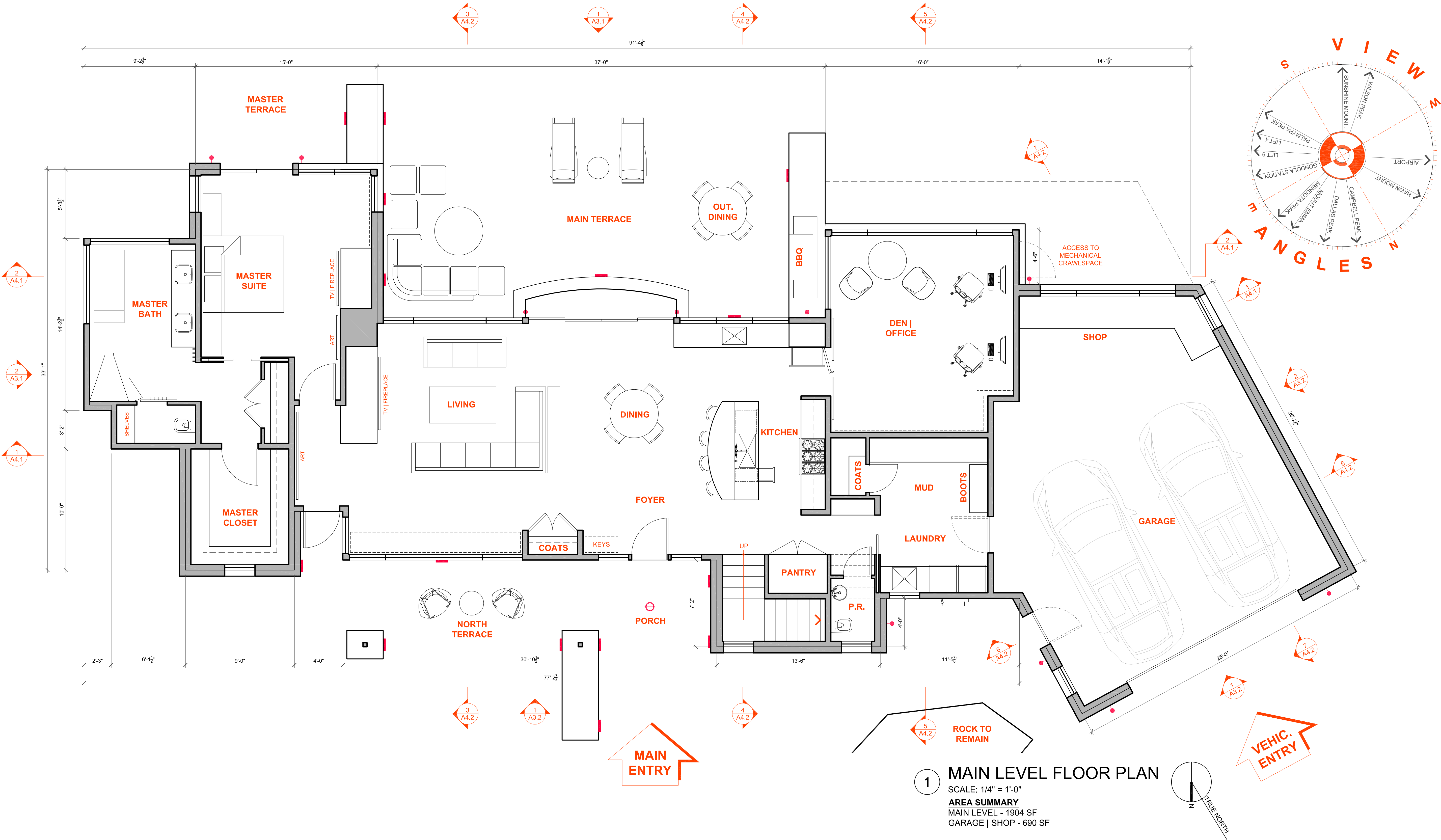
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1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA SUMMARY
MAIN LEVEL - 1904 SF
GARAGE | SHOP - 690 SF

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STATE OF COLORADO

NARCIS TUDOR

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SCHEME G3

EXTERIOR CONCEPTS

GRADING

MASSING | SECTIONS

DD | TEAM MEETING

DD | CLIENT SET

ADAMS RANCH DRB 1

SECTIONS

ROOF REDESIGN

PROGRESS A.R. DRB 2

NEW ROOF

ADAMS RANCH DRB 2

MV DRB - INITIAL ARCH.

LOT AR2
MOUNTAIN VILLAGE
COLORADO

MAIN LEVEL
FLOOR
PLAN

A2.1

LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

FIRE SAFETY NOTES

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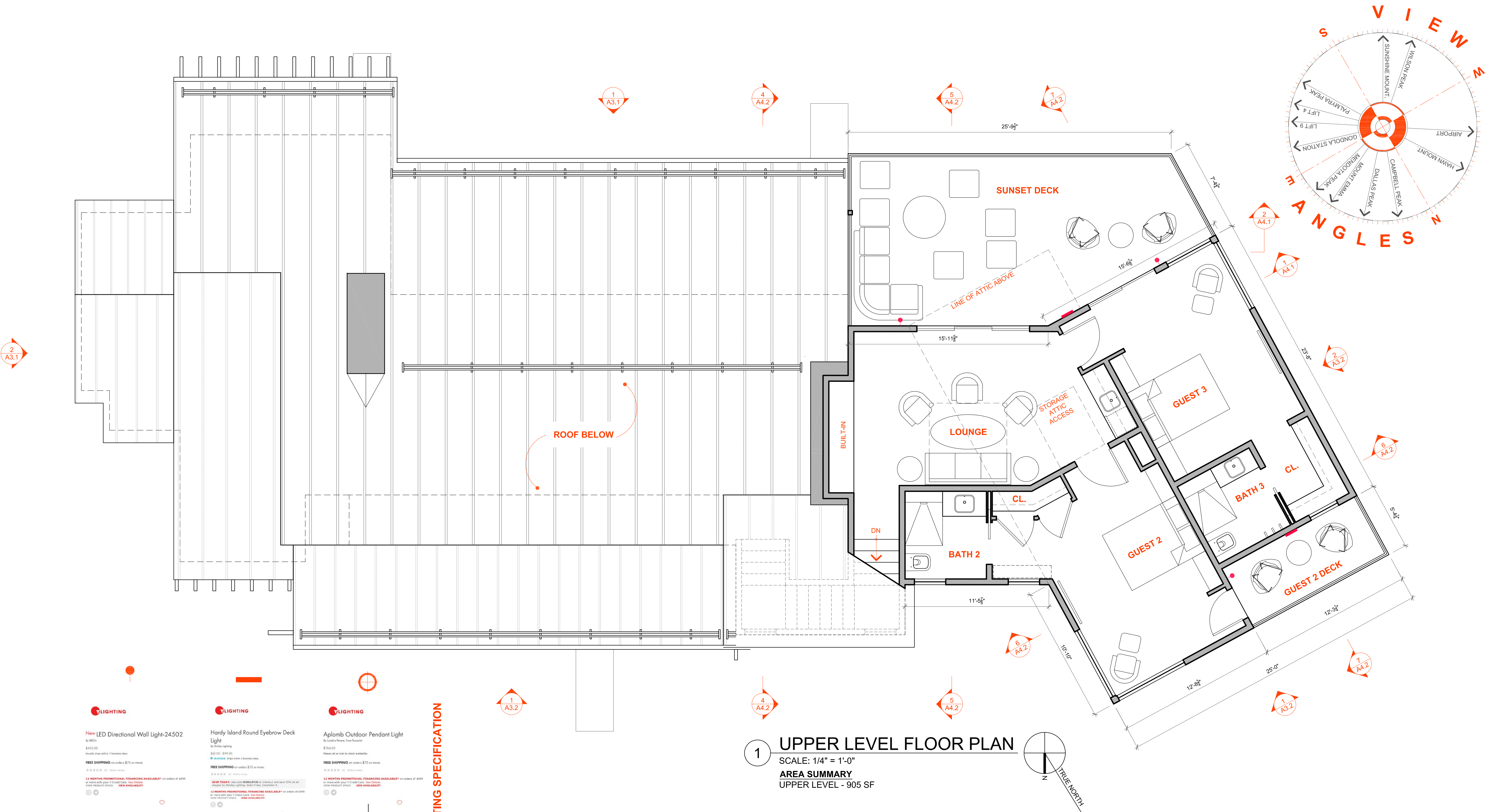
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SCHEME G3

EXTERIOR CONCEPTS

GRADING

MASSING | SECTIONS

DD | TEAM MEETING

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ADAMS RANCH DRB 1

SECTIONS

ROOF REDESIGN

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NEW ROOF

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MV DRB - INITIAL ARCH.

LOT AR2
MOUNTAIN VILLAGE
COLORADO

UPPER LEVEL
FLOOR
PLAN

A2.2

LIGHTING NOTES

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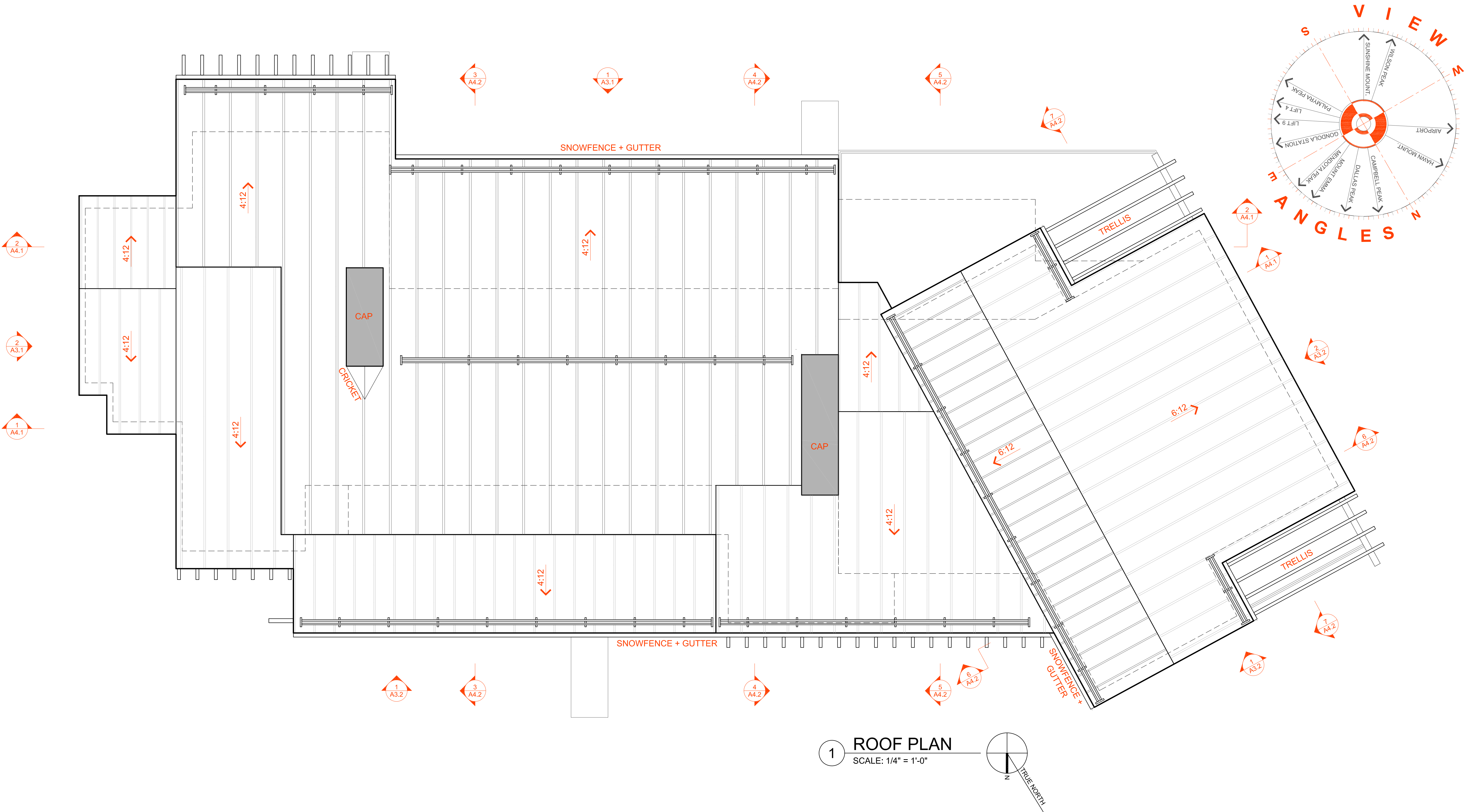
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1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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SCHEME G3

EXTERIOR CONCEPTS

GRADING

MASSING | SECTIONS

DD | TEAM MEETING

DD | CLIENT SET

ADAMS RANCH DRB 1

SECTIONS

ROOF REDESIGN

PROGRESS A.R. DRB 2

NEW ROOF

ADAMS RANCH DRB 2

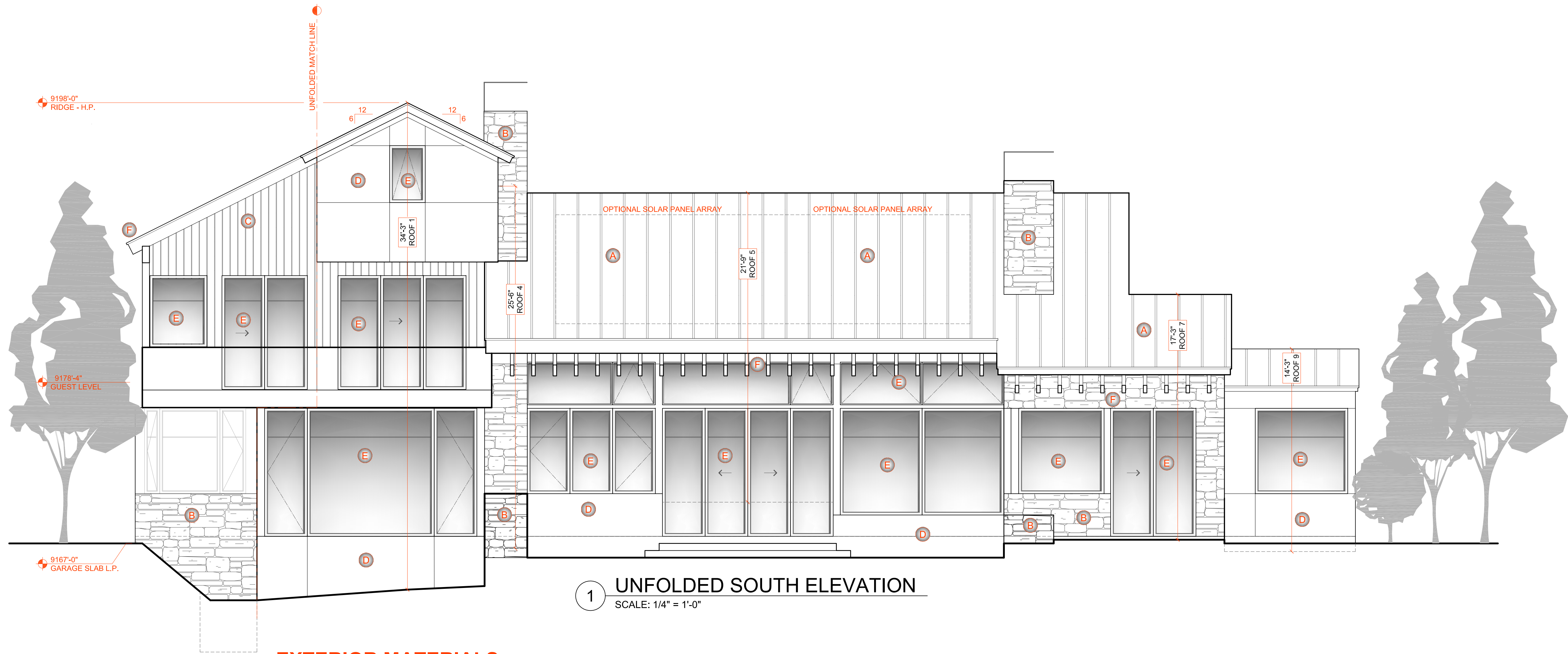
MV DRB - INITIAL ARCH.

LOT AR2
MOUNTAIN VILLAGE
COLORADO

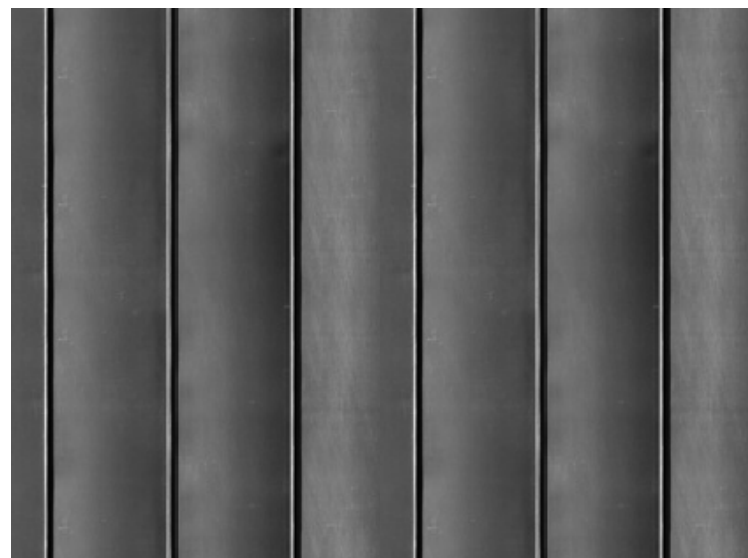
ROOF
PLAN

A2.3

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EXTERIOR MATERIALS



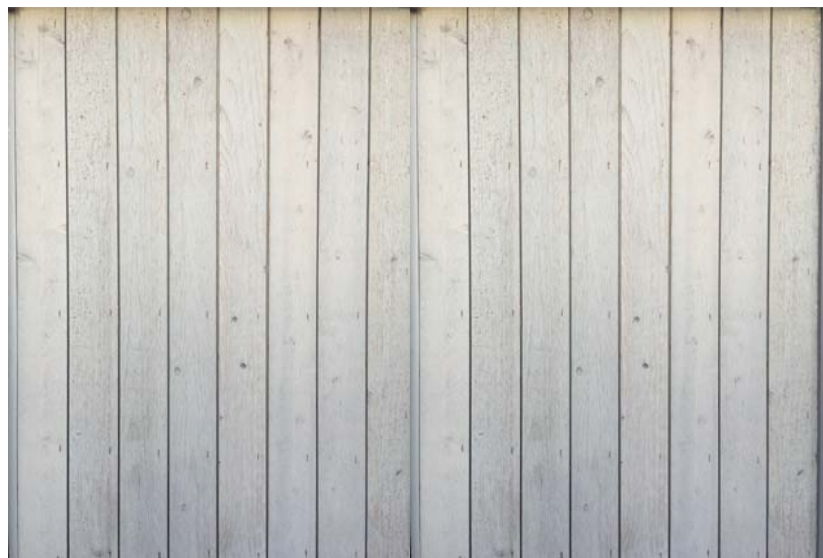
STANDING SEAM METAL

A



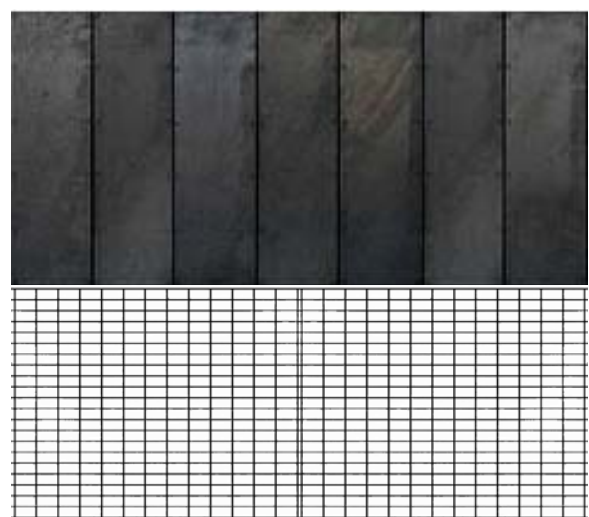
DRY STACK - TELLURIDE GOLD

B



VERTICAL SIDING

C



MILL METAL PANELS | RAIL PANELS

D



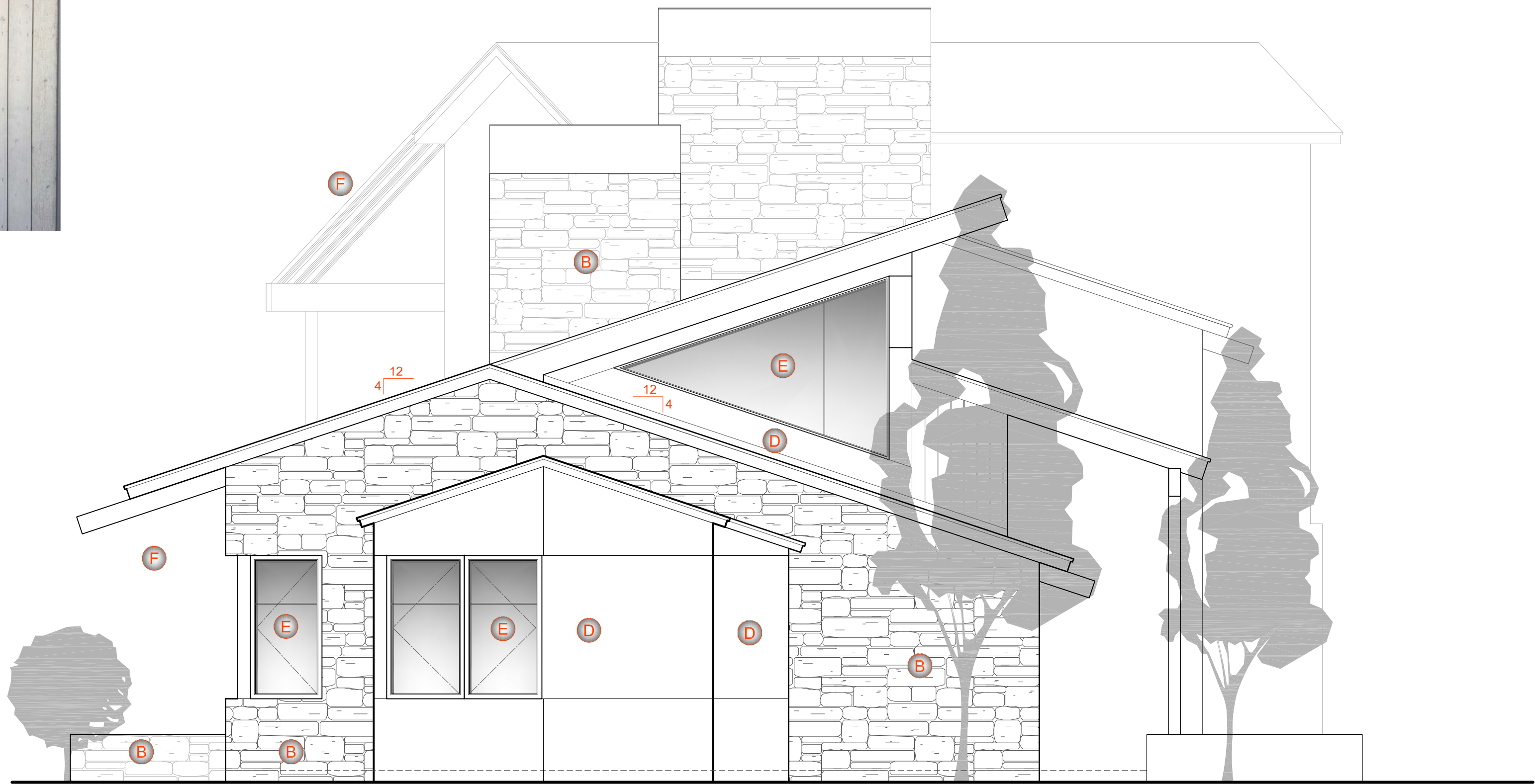
CLAD FENESTRATION

E



TIMBER BEAM | TRELLIS

F



2 EAST ELEVATION

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

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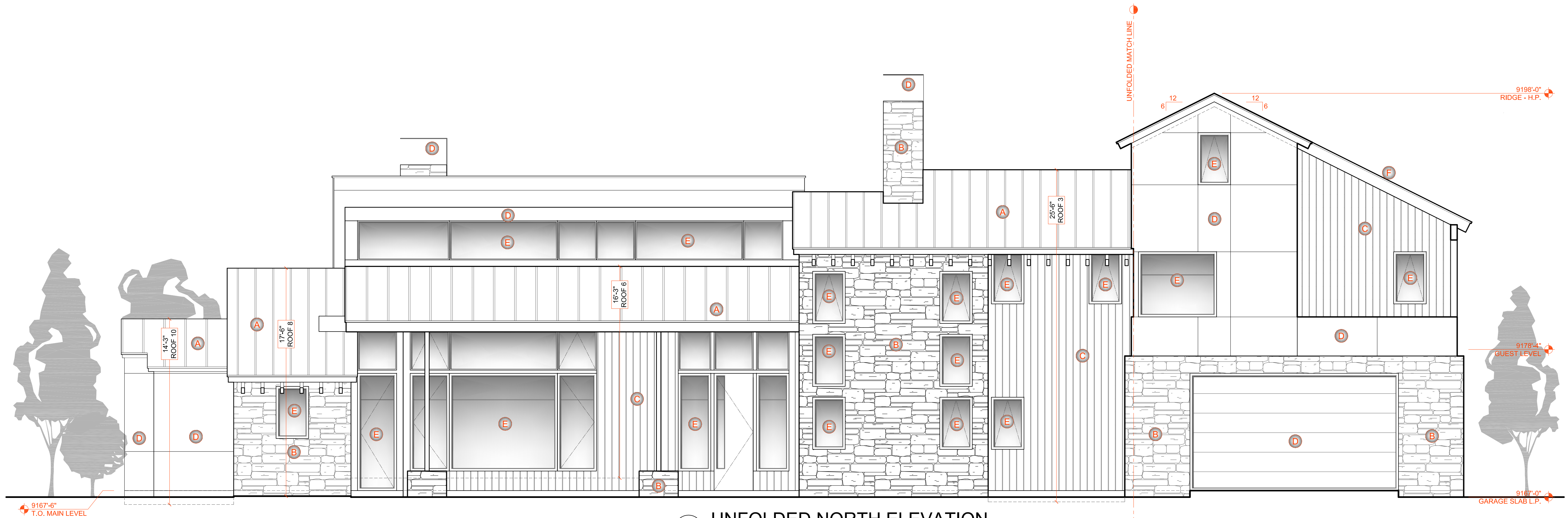
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LOT AR2
MOUNTAIN VILLAGE
COLORADO

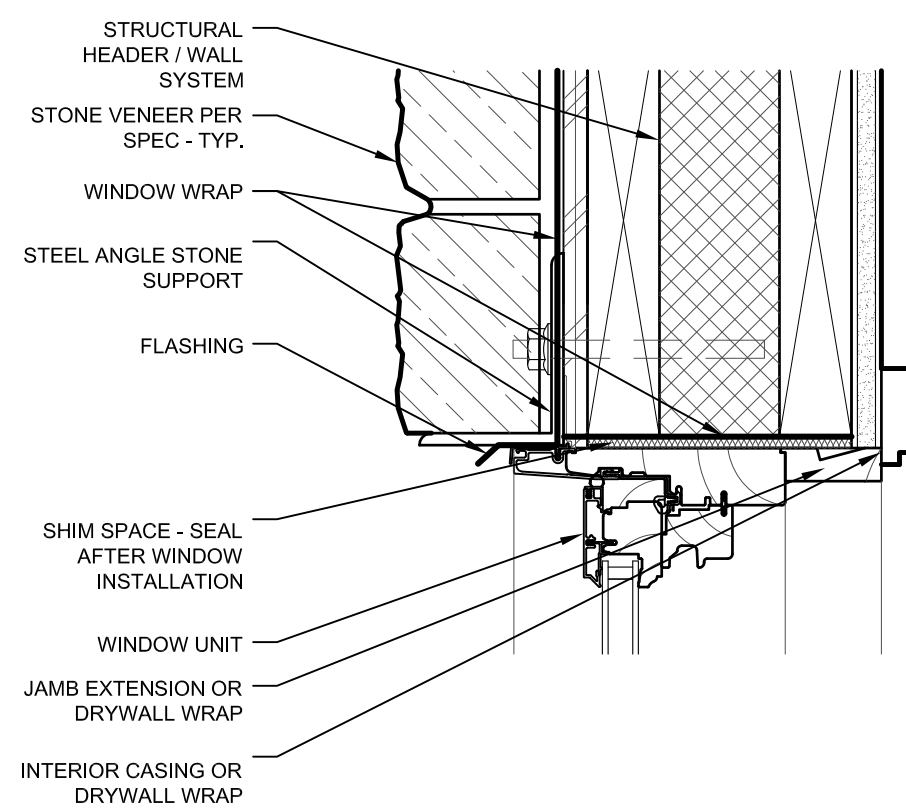
EXTERIOR
ELEVATIONS
(UNFOLDED)

A3.1

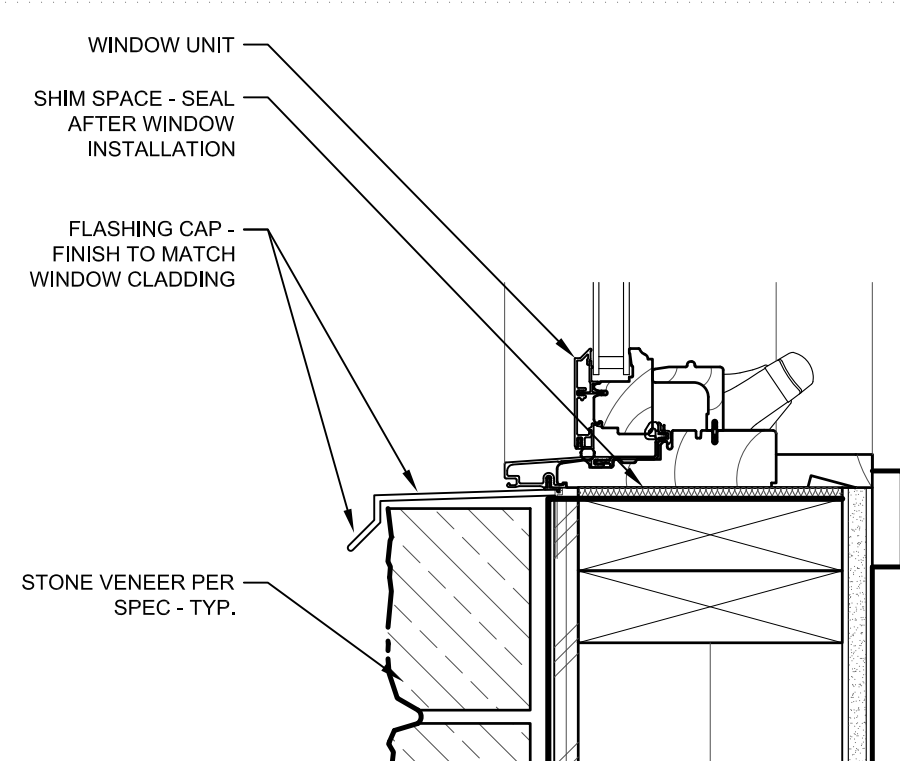
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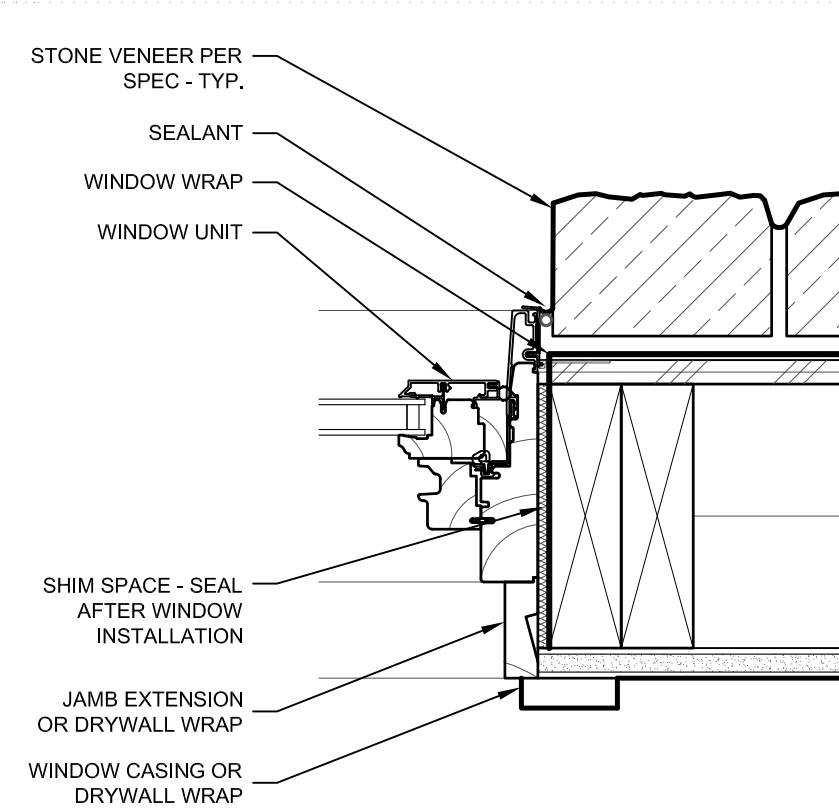
1 UNFOLDED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



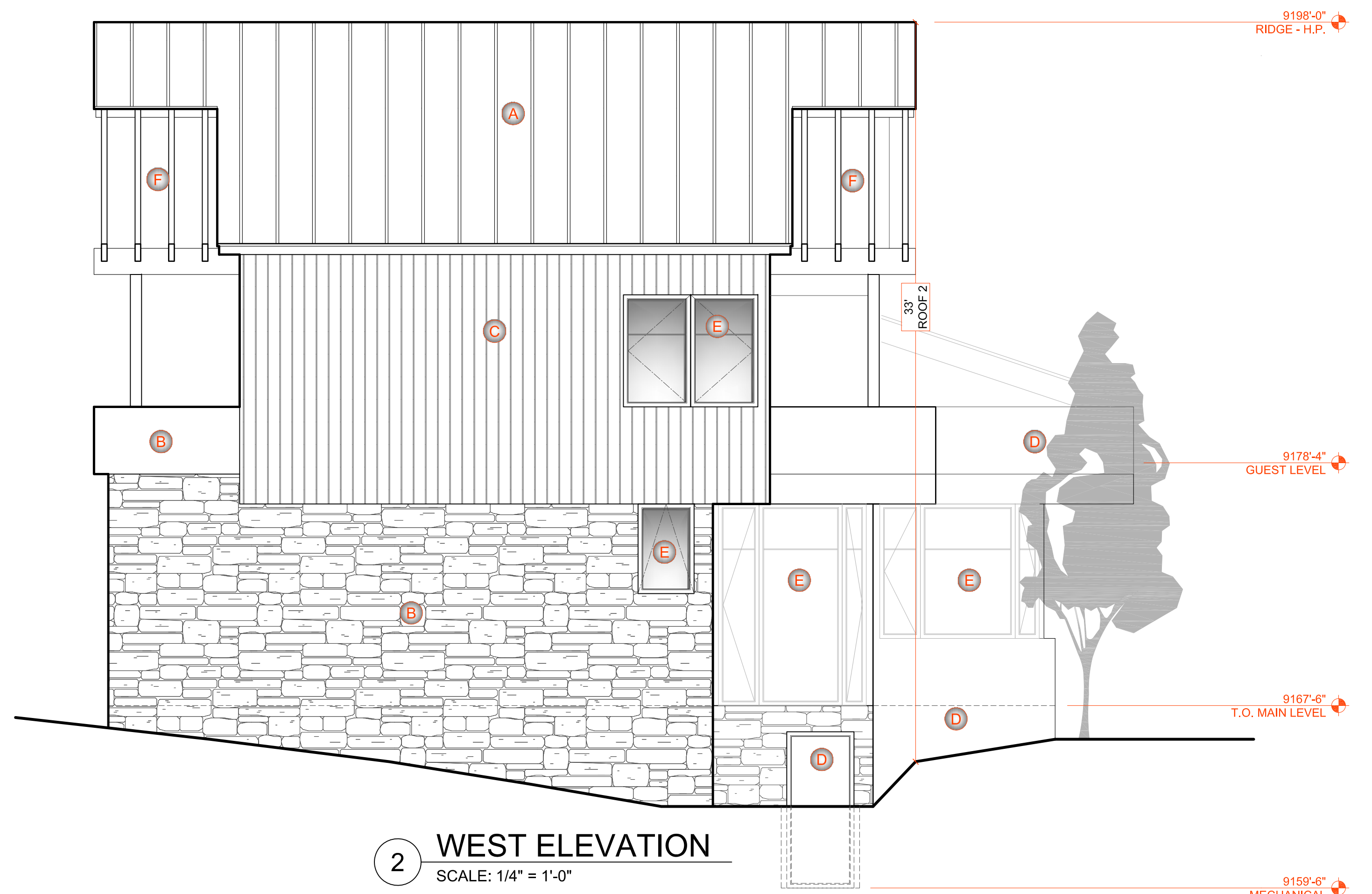
3 WINDOW HEAD AT STONE
SCALE: 3" = 1'-0" W-H-STONE



5 WINDOW SILL AT STONE
SCALE: 3" = 1'-0" W-S-STONE



4 WINDOW JAMB AT STONE
SCALE: 3" = 1'-0" W-J-STONE



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

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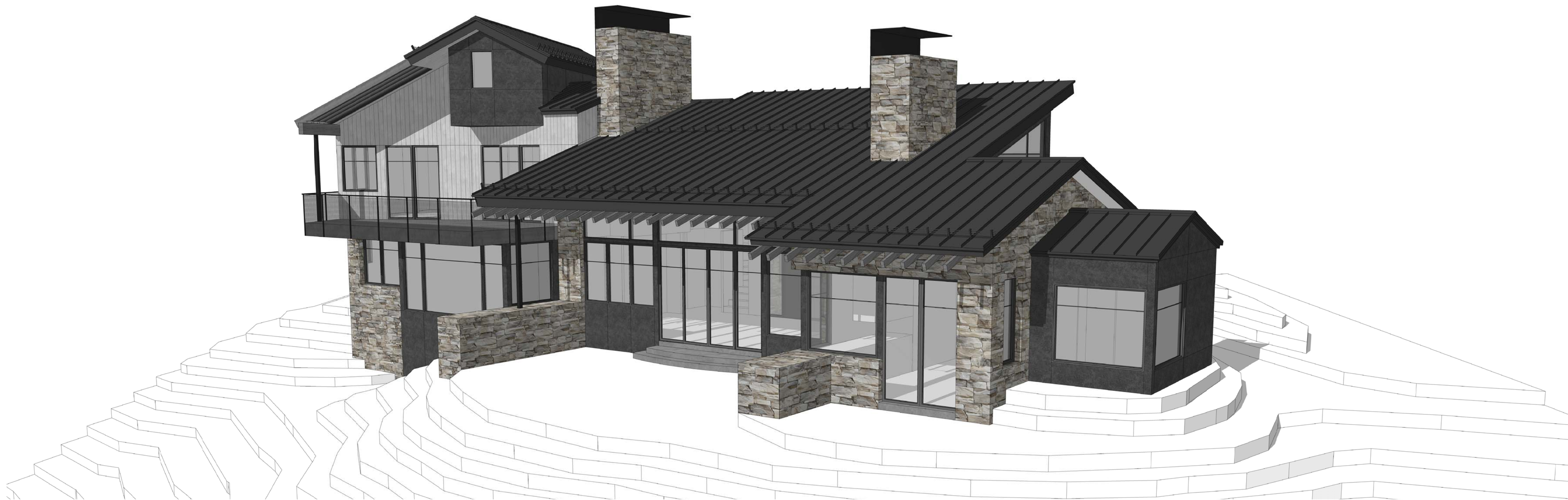
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EXTERIOR
ELEVATIONS
(UNFOLDED)

A3.2

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LOT AR2
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EXTERIOR
PERSPECTIVES

A3.15



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EXTERIOR
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A3.16

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