

BHATIA RESIDENCE

138 GRANITE RIDGE - DRB 1

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
VIK + YASMIN BHATIA

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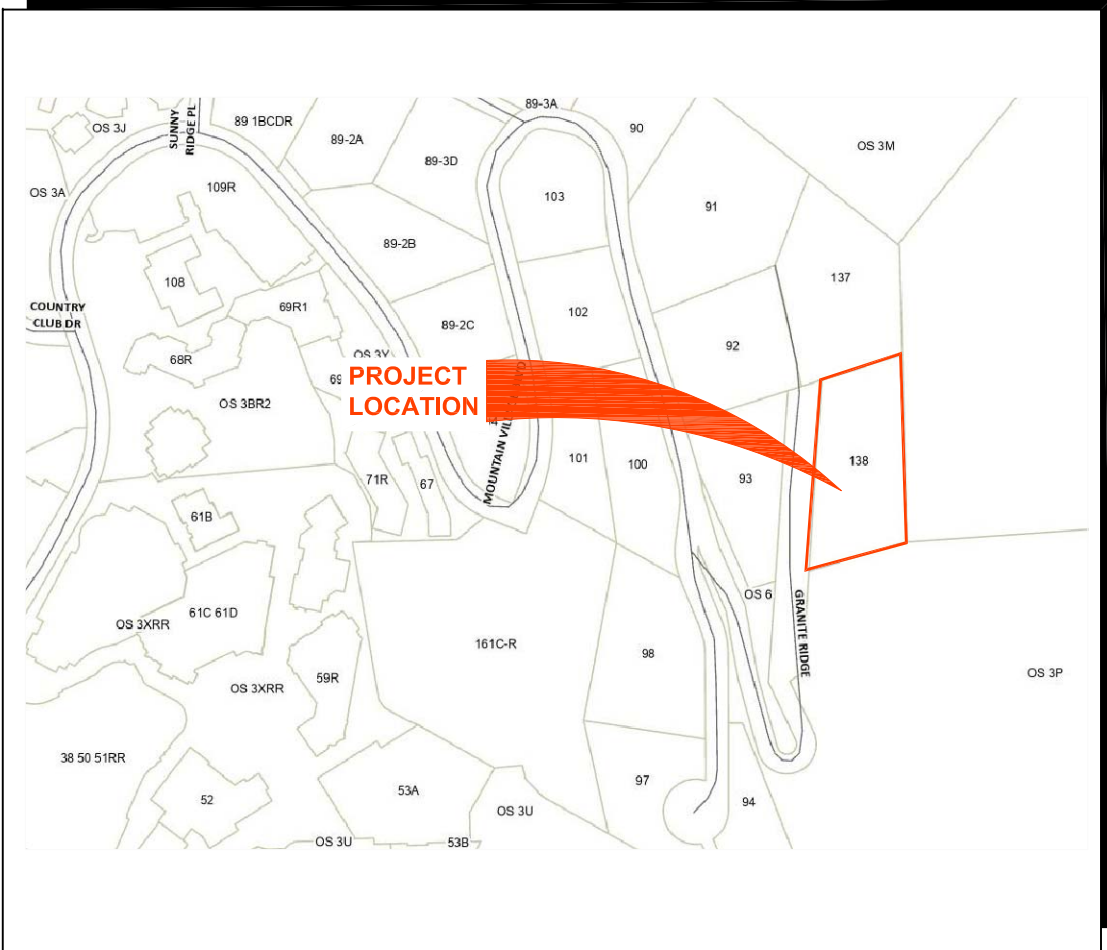
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jeff@koenigconstructionservices.com

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TELLURIDE . COLORADO . 81435
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VICINITY MAP



SHEET INDEX

A0 COVER | PROJECT INFORMATION

TOPOGRAPHIC SURVEY

A1 SITE SERIES
A1.0 OVERALL SITE | ROOF PLAN
A1.1 GRADING | LANDSCAPE | UTILITY
A1.2 BUILDING HEIGHT DIAGRAM

A2 PLAN SERIES
A2.1 FLOOR PLANS
A2.2 FLOOR PLANS

A3 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS | MATERIALS

LUC - SITE COVERAGE

LOT AREA - 0.88 AC | 38,332.8 SQ. FT.
ALLOWABLE PER LUC - 40% = 15,333.12 SQ. FT.

PROPOSED SITE COVERAGE - 11,366.15 SQ. FT. (29.6%)
COMPLIANT BY - 3,966.97 SF (10.4%)

LUC - INFO

LOT #:	138 GRANITE RIDGE
IMPROVEMENT TYPE:	NEW CONSTRUCTION
TYPE OF UNIT:	SINGLE FAMILY
SETBACKS:	SEE A1.1
BUILDING HIGH POINT:	40.0'
BUILDING AVERAGE:	22.1'
GROSS FLOOR AREA:	8905.0 SF
DECKS PATIOS:	2461.15 SF

LUC - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	3060.6	26.9%
STONE VENEER	4165	36.6%
WOOD SIDING	1629.7	14.3%
FENESTRATION	2530	22.2%
TOTAL VERTICAL SURFACE	11385.3	100.0%

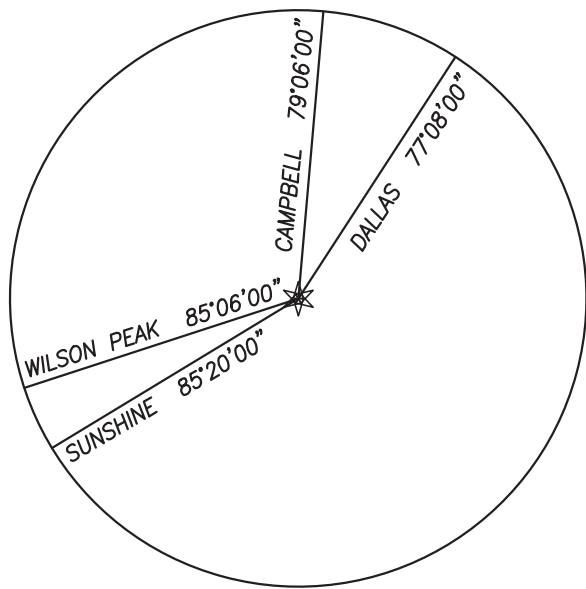
VARIANCES

- 1:12 ROOF PITCH
- 40' MAXIMUM HEIGHT FOR SHED ROOF
- PARTIAL USE OF 16' WEST EASEMENT FOR HOUSE | SITE SUPPORT



VIEW ANGLES

AS OBSERVED FROM THE
NW CORNER OF LOT 138.
ANGLES ENUMERATED ARE
ZENITH ANGLES.



FIRE HYDRANT

VIEW ANGLES
TAKEN FROM HERE

LOT 137

(O'DEA TELLURIDE, LLC)

N 74°07'34" E 128.23' (M) N 74°00'00" E 127.98' (R)

LOT 138

0.88 ACRES (M)

0.88 ACRES (R)

"NO EXISTING STRUCTURES"
"NO POSTED ADDRESS"

SCALE: 1"=20'

0 5 10 15 20 40

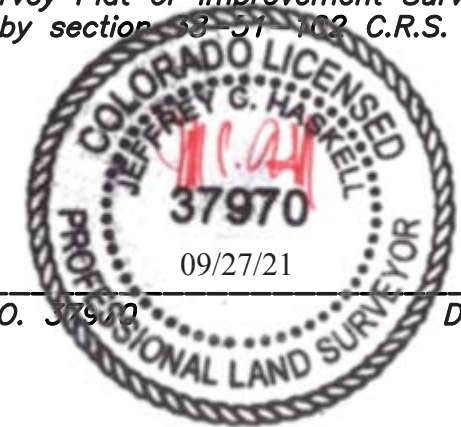
TRACT OS-3N
(TSG SKI & GOLF, LLC)

LEGEND

- SPOT ELEVATION (TYP.)
- FOUND 1-1/2" ALUMINUM CAP
ON 5/8" REBAR, L.S. 20632
- (M) MEASURED DIMENSIONS
ACCORDING TO THIS SURVEY
- (R) RECORD DIMENSIONS ACCORDING
TO PLAT BOOK 1 AT PAGE 476

SURVEYOR'S STATEMENT:

This Existing Conditions Plan of Lot 138, Town of Mountain Village, was prepared on May 20, 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-57, 102 C.R.S.



P.L.S. NO. 37970

Date

PROPERTY DESCRIPTION:

LOT 138, TELLURIDE MOUNTAIN VILLAGE, FILING 1,
ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN
PLAT BOOK 1 AT PAGE 476,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number TLR6010763, dated October 28, 2020 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 08113C0287-D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
- BASIS OF BEARINGS: Found monuments along the western boundary of Lot 138, as shown hereon, assumed to have the record bearing of N 05°16'57" E according to Plat Book 1 at page 476.
- Benchmark: Control Point "CP 503", as shown hereon, with an elevation of 9755.41'.
- Contour interval is two feet.
- All slopes are 30% or greater on Lot 138 as shown hereon.
- There are no known underground utilities located on lot 138. Utility locates should be performed by respective providers before any construction.
- There are no known wetlands located on Lot 138. It is recommended that the owner confirm with the Town of Mountain Village.
- 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.

Existing Conditions Plan

Lot 138, Town of Mountain Village,

located within the SE 1/4 of Section 34, T.43N, R.9W, and the NE 1/4 of Section 3, T.42N, R.9W, N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr: JH

Technician: FO

Technician:

Checked by:

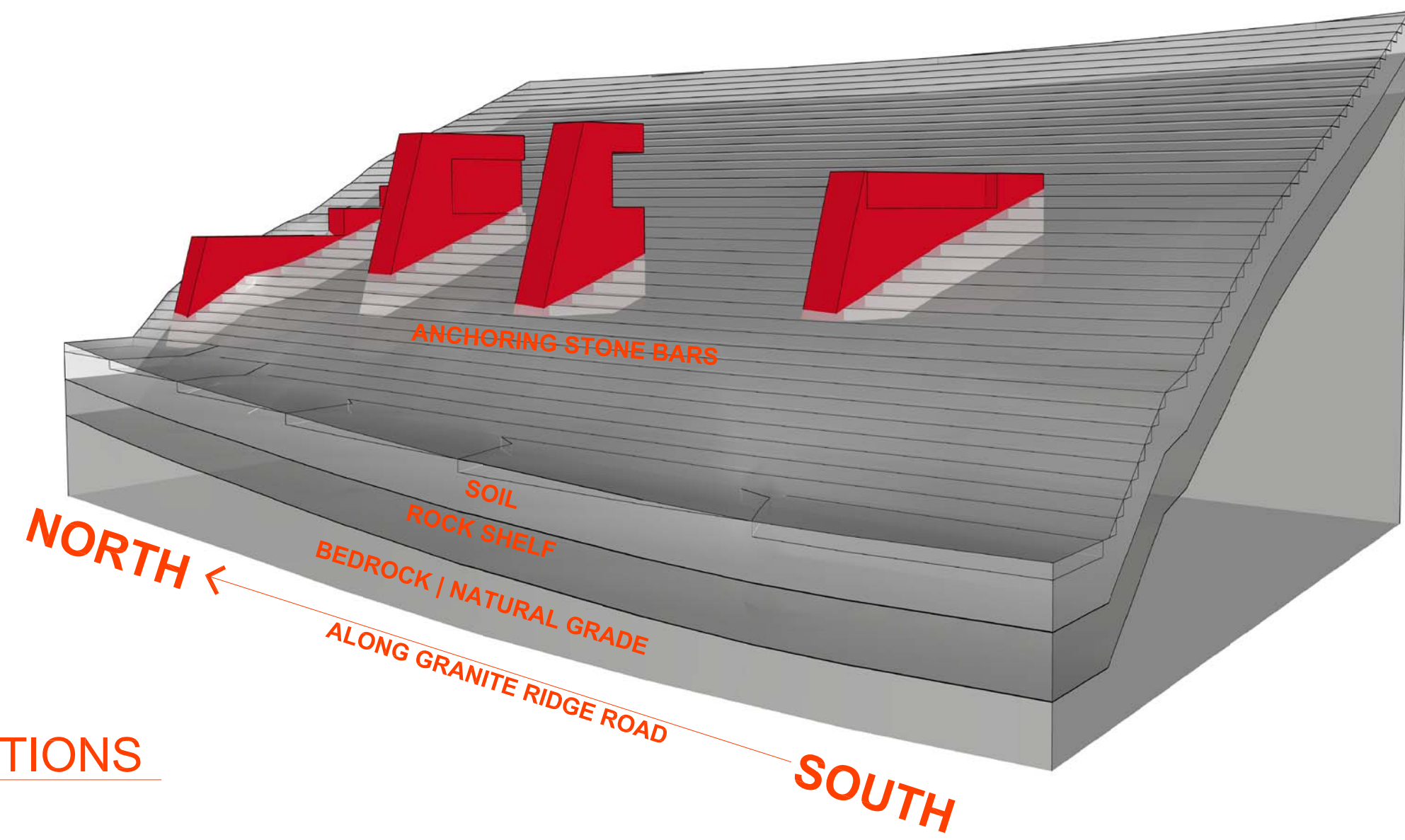
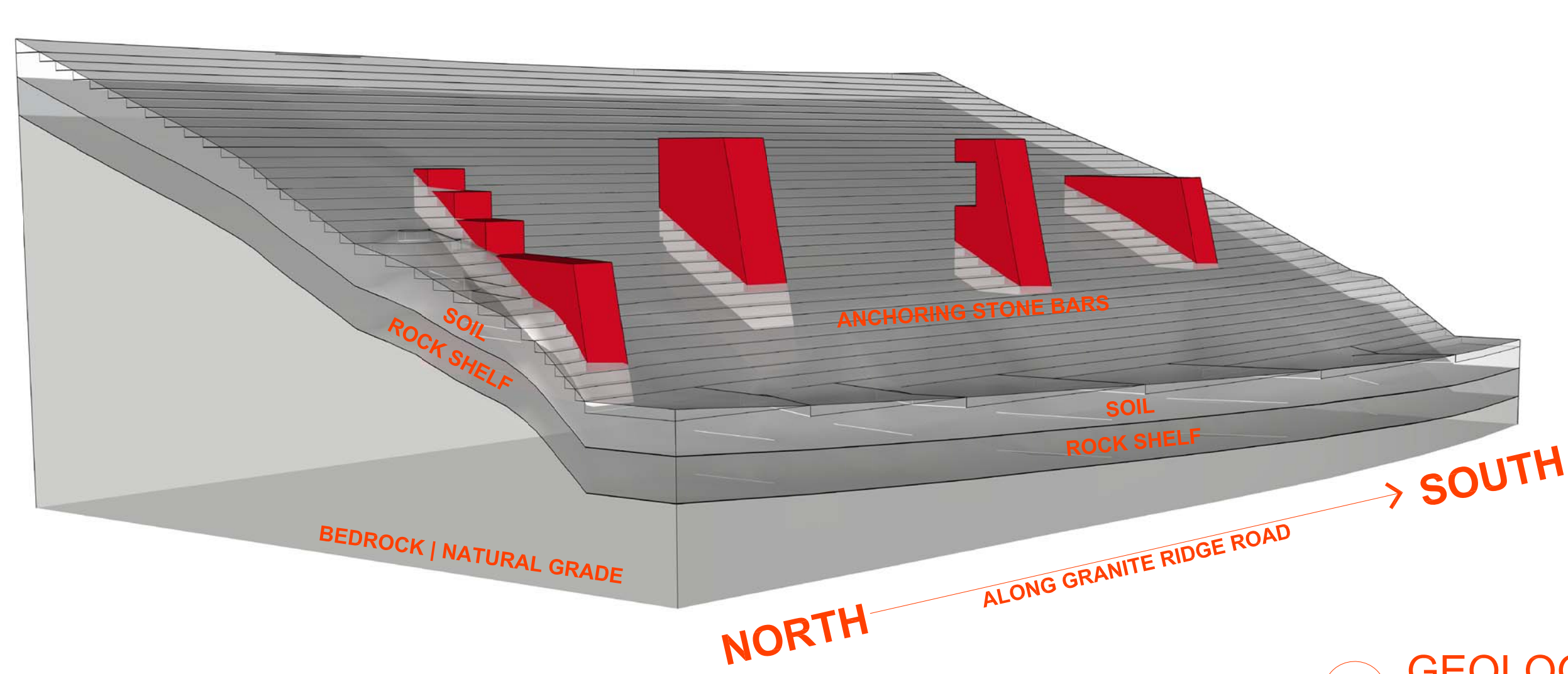
Start date: 05 / 2021



Drawing path: dwg\94055 EC Plan 10-20.dwg

970-728-6153 970-728-6050 fax
PO Box 1385
125 W. Pacific Ave., Suite B-1
Telluride, Colorado, 81435

Sheet1 of 1 Project #: 94055



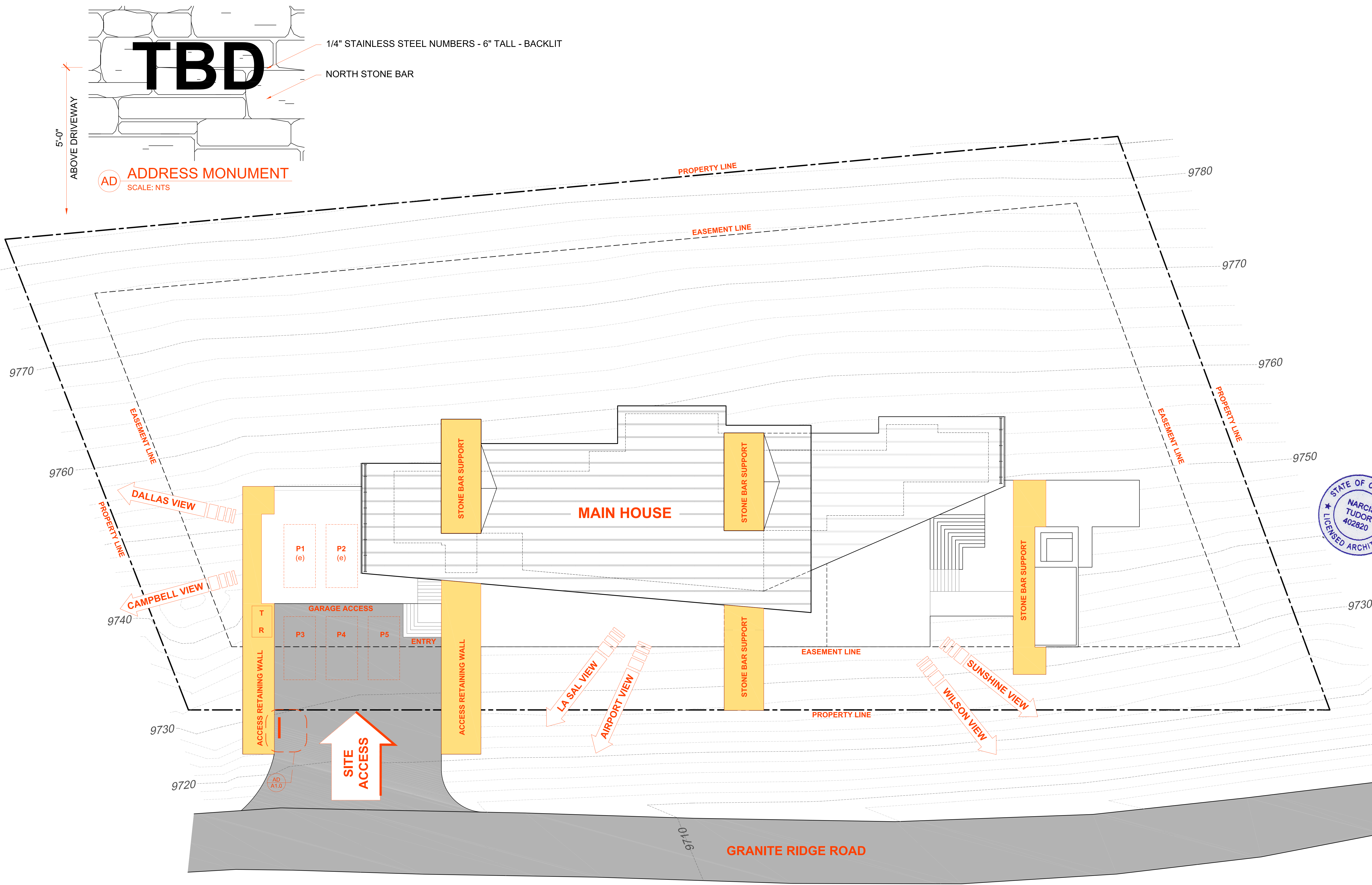
1 GEOLOGICAL SITE CONDITIONS
SCALE: NTS

SITE PHOTOS



NORTH —————> SOUTH
ALONG GRANITE RIDGE ROAD



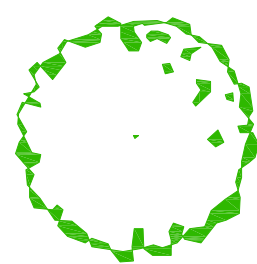


AD ADDRESS MONUMENT
SCALE: NTS

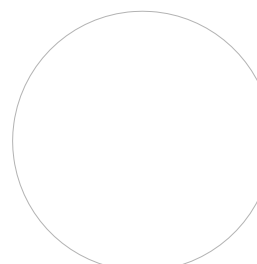


1 OVERALL SITE PLAN
SCALE: 3/32" = 1'-0"

LANDSCAPE KEY



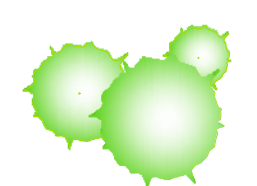
- EXISTING EVERGREEN TREES
TO REMAIN - 37 TOTAL



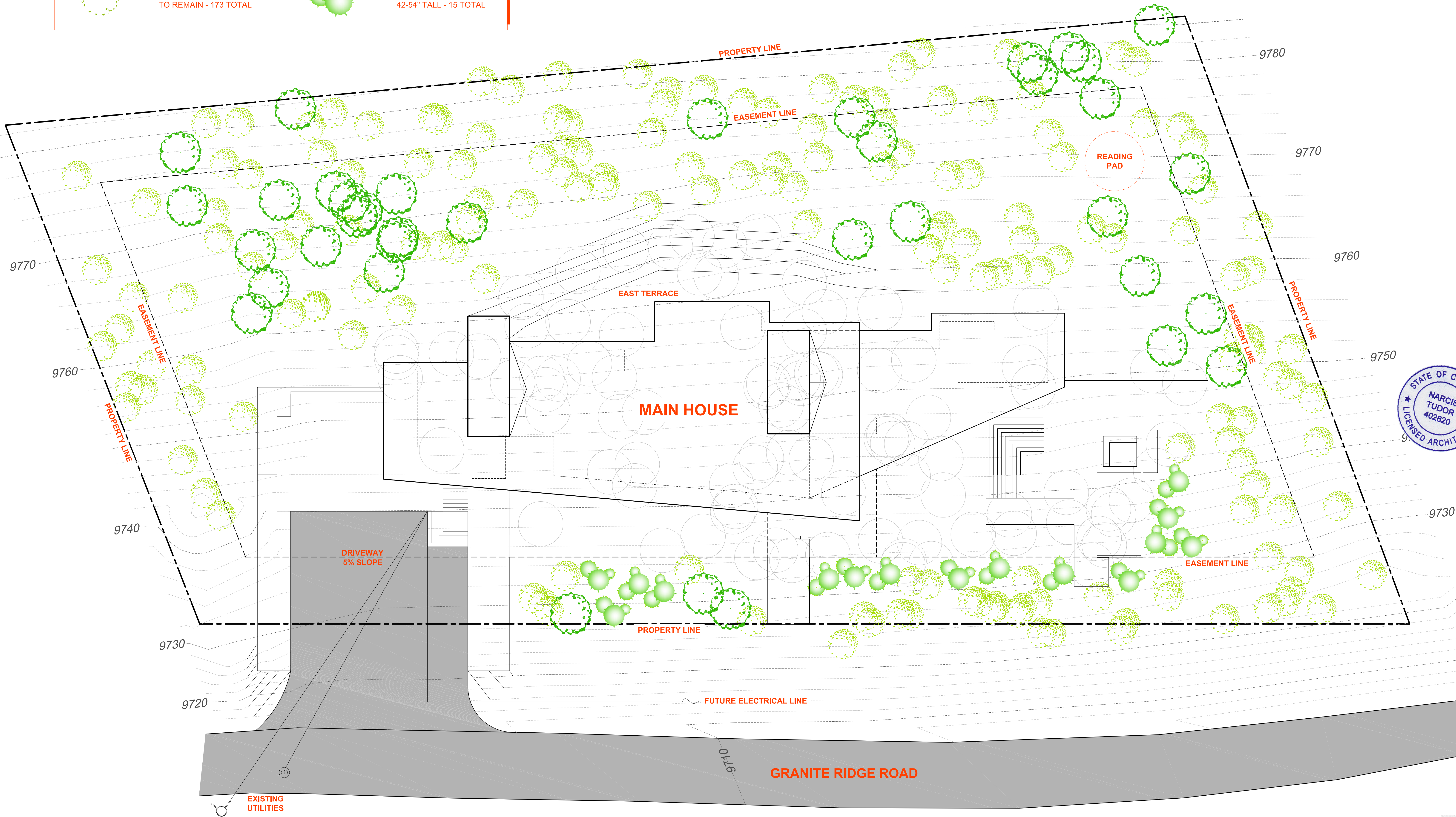
- EXISTING TREES
TO BE REMOVED - 94 TOTAL

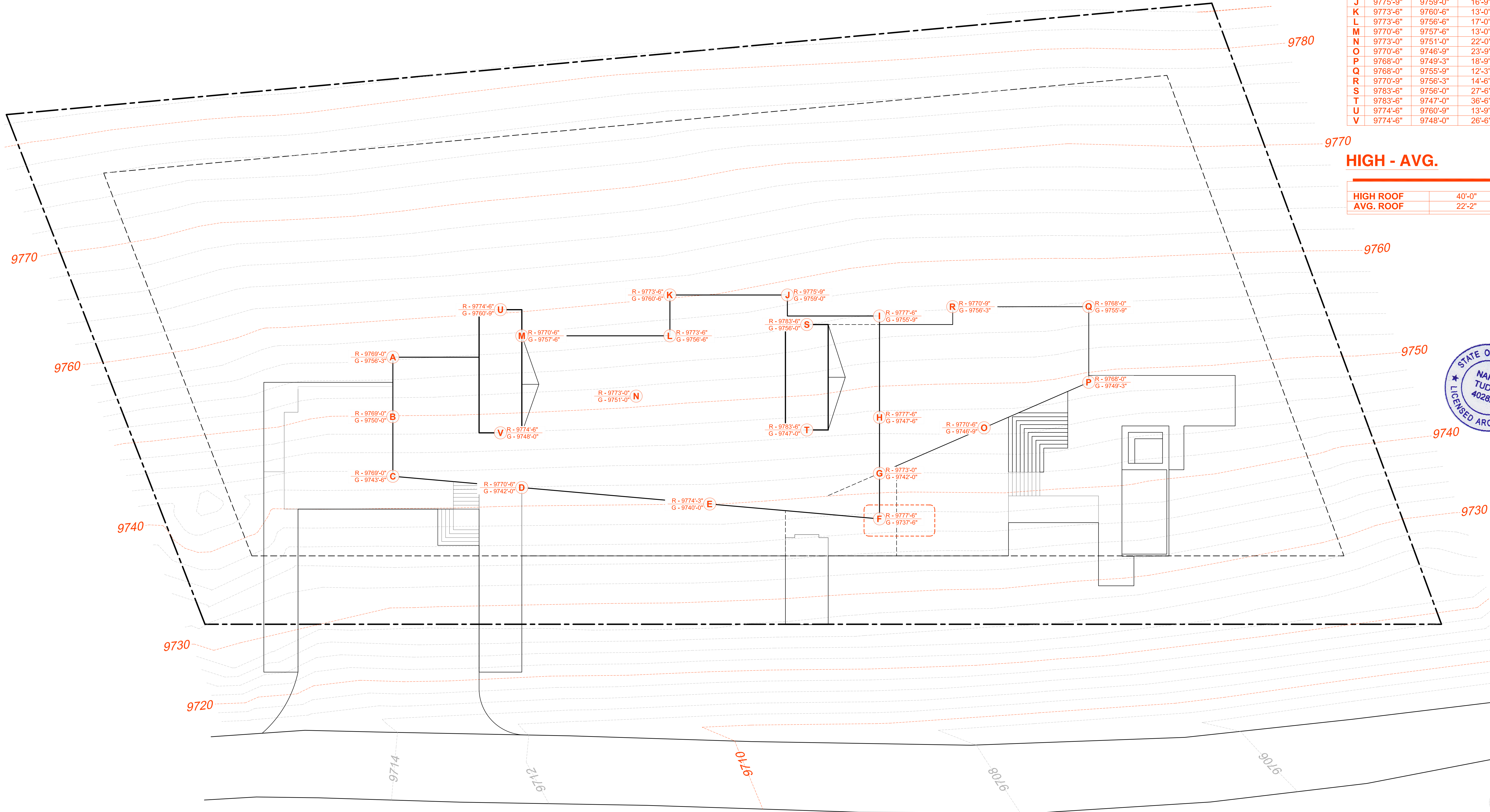


- EXISTING ASPEN TREES
TO REMAIN - 173 TOTAL



- NEW EVERGREEN SHRUBS
42-54" TALL - 15 TOTAL





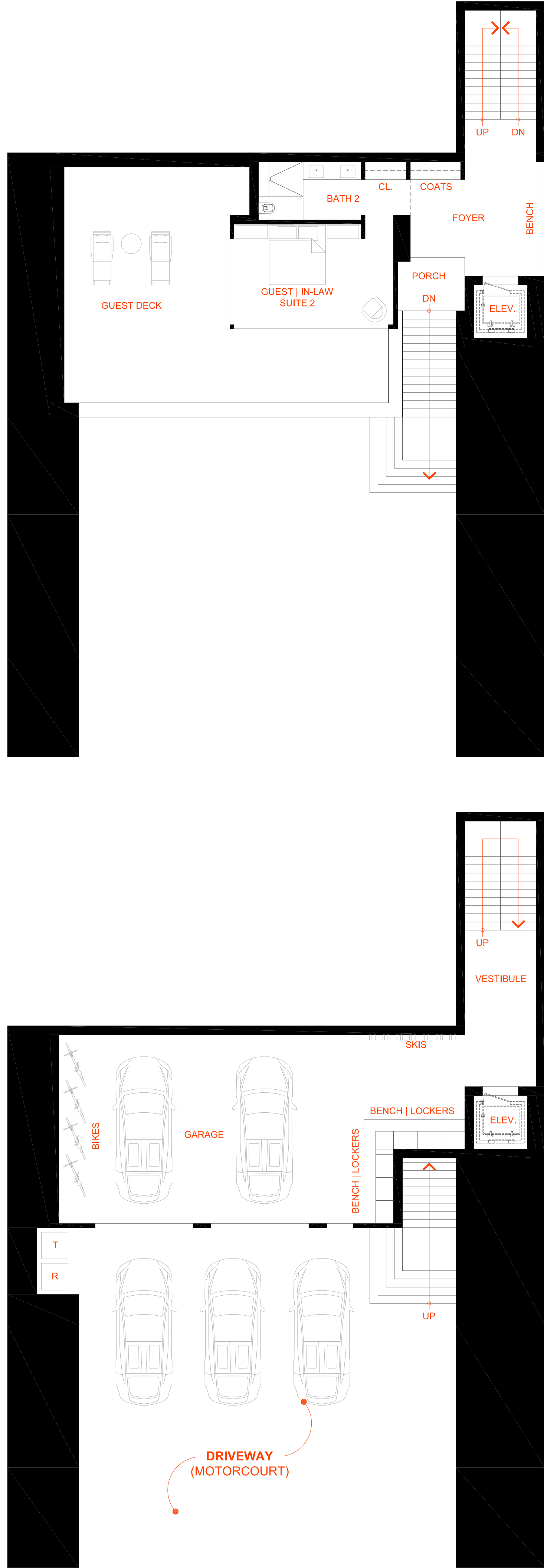
HEIGHT CALCS.

	ROOF	GRADE	HEIGHT
A	9769'-0"	9756'-3"	12'-9"
B	9769'-0"	9750'-0"	19'-0"
C	9769'-0"	9743'-6"	15'-6"
D	9770'-6"	9742'-0"	28'-6"
E	9774'-3"	9740'-0"	34'-3"
F	9777'-6"	9737'-6"	40'-0"
G	9773'-0"	9742'-0"	31'-0"
H	9777'-6"	9747'-6"	30'-0"
I	9777'-6"	9755'-9"	21'-9"
J	9775'-9"	9759'-0"	16'-9"
K	9773'-6"	9760'-6"	13'-0"
L	9773'-6"	9756'-6"	17'-0"
M	9770'-6"	9757'-6"	13'-0"
N	9773'-0"	9751'-0"	22'-0"
O	9770'-6"	9746'-9"	23'-9"
P	9768'-0"	9749'-3"	18'-9"
Q	9768'-0"	9755'-9"	12'-3"
R	9770'-9"	9756'-3"	14'-6"
S	9783'-6"	9756'-0"	27'-6"
T	9783'-6"	9747'-0"	36'-6"
U	9774'-6"	9760'-9"	13'-9"
V	9774'-6"	9748'-0"	26'-6"

HIGH - AVG.

HIGH ROOF	40'-0"
AVG. ROOF	22'-2"





1 **GUEST LEVEL**
SCALE: 1/8" = 1'-0"
GUEST HOUSE - 374 SF
CIRCULATION - 454 SF
TOTAL GROSS - 828 SF

0 **GARAGE LEVEL**
SCALE: 1/8" = 1'-0"
GARAGE - 897 SF
CIRCULATION - 470 SF
TOTAL GROSS - 1367 SF

