

September 17, 2021

**RE: LOT 138 GRANITE RIDGE – BHATIA RESIDENCE**

To: Mountain Village Design Review Board

Thank you for taking the time to review our design application for the Bhatia Family's proposed residence. This memo outlines the main design items of the project and its response to the unique site conditions.

**LOCATION | GEOLOGICAL HAZARDS**

The parcel is located on the east hillside of Granite Ridge.

The geological composition of the site comprises of a massive rock slab with a potential of sliding west down the slope; any cuts across the site on a north-south axis will destabilize this formation.

A site analysis and recommendations by the Geotechnical and Civil Engineers were critical components in the design of the home.

**VIEWS**

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

**ACCESS | PRESERVATION OF NATURAL FEATURES | GEOHAZARD CONDITIONS**

The parcel is accessed from the north-west corner of the lot where the grade is lowest. The driveway is a 5% slope directly east into the hillside garage. From this form, the structure elevates and spans above the natural grade, supported by stone anchors across the site.

**ARCHITECTURAL DESIGN**

The design of the home can be described as horizontally oriented, contemporary alpine structure. The predominantly two level home is sensitively placed on the stone bars complementing its natural surroundings with a light, lacy feel.

The roof forms are simple sheds, allowing the home's low profile to integrate into its natural surroundings.

**MATERIALS**

The primary exterior materials are stone, wood and metal with secondary wood | timber accents. The majority of the glazing is facing the south-west for views, natural light and heat.

**VARIANCES | REQUESTS**

Due to the site's geology, the design warrants 3 variances:

1. Roof maximum height of 40' for a shed roof – A small portion of the south-west roof overhang extends to 40'. This overhang protects the home from the intense summer sun.
2. Using part of the setback for the foundation bars – This request allows the home to be critically placed on the site.

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 # 00402820**

# 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

**ARCHITECT**  
**NARCIS TUDOR ARCHITECTS**  
201 W COLORADO AVENUE  
SUITE 203  
TELLURIDE . COLORADO . 81435  
P. 970.708.4983  
[narcis@narcistudor.com](mailto:narcis@narcistudor.com)

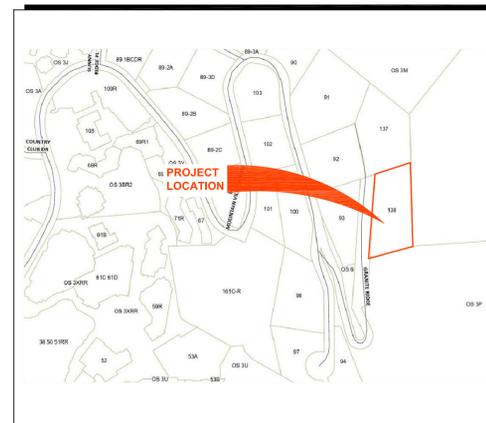
**CONTRACTOR**  
**KOENIG CONSTRUCTION SERVICES**  
P.O. BOX 3138  
TELLURIDE . COLORADO . 81435  
P. 970.369.1263  
F. 970.369.1263  
[jeff@koenigconstructionservices.com](mailto:jeff@koenigconstructionservices.com)

**STRUCTURAL ENGINEER**  
**COLORADO STRUCTURAL, INC.**  
**MIKE ARBANEY**  
P.O. BOX 2544  
315 BELLVIEW, UNIT F  
CRESTED BUTTE, CO 81224  
P. 970. 349.5922  
F. 970. 349.5926

**SURVEYOR**  
**FOLEY ASSOCIATES**  
**JEFF HASKELL**  
PO BOX 1385  
TELLURIDE . COLORADO . 81435  
P. 970.728.6153  
[jhaskell@foleyassoc.com](mailto:jhaskell@foleyassoc.com)

**CIVIL ENGINEER**  
**UNCOMPAGRE ENGINEERING, LLC**  
**DAVID BALLODE**  
P.O. BOX 3945  
TELLURIDE . COLORADO . 81435  
P. 970.729.0683  
[dballode@msn.com](mailto:dballode@msn.com)

## VICINITY MAP



## SHEET INDEX

**A0 COVER | PROJECT INFORMATION**

**TOPOGRAPHIC SURVEY**

**C1 CIVIL SERIES**  
C1 CIVIL NOTES  
C2.1 SITE GRADING W/O TREES  
C2.2 SITE GRADING W/ TREES  
C3 UTILITIES  
C4 CONSTRUCTION MITIGATION  
C5 FIRE MITIGATION

**A1 SITE SERIES**  
A1.0 OVERALL SITE | ROOF PLAN  
A1.1 LANDSCAPE | FIRE MITIGATION  
A1.2 BUILDING HEIGHT DIAGRAM

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

**A3 EXTERIOR ELEVATIONS**  
A3.1 EXTERIOR ELEVATIONS | MATERIALS

A3.5 PERSPECTIVES  
A3.6 PERSPECTIVES  
A3.7 PERSPECTIVES  
A3.8 PERSPECTIVES

## 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%

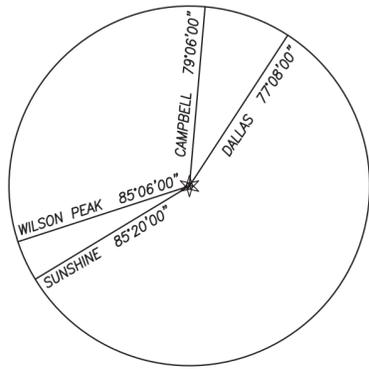
## VARIANCES | REQUESTS

- 40' MAXIMUM HEIGHT FOR SHED ROOF
- REQUEST FOR 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 127.99' (R)

LOT 138

0.88 ACRES (M)

0.88 ACRES (R)

"NO EXISTING STRUCTURES"  
"NO POSTED ADDRESS"



SCALE: 1"=20'



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

**LEGEND**

- ⊗ 9706.75' 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 38-37-102 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:**

1. Easement research and property description from Land Title Guarantee Company, Order Number TLR6010763, dated October 28, 2020 at 5:00 P.M.
2. 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.
3. 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.
4. Benchmark: Control Point "CP 503", as shown hereon, with an elevation of 9755.41'.
5. Contour interval is two feet.
6. All slopes are 30% or greater on Lot 138 as shown hereon.
7. There are no known underground utilities located on lot 138. Utility locates should be performed by respective providers before any construction.
8. There are no known wetlands located on Lot 138. It is recommended that the owner confirm with the Town of Mountain Village.
9. 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
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

F:\Old W\Jobs\JOBS1994\94055 EC Plan 05-21.dwg, 6/7/2021 9:55:39 AM, PC4

GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

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

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

24. ALL NEW UNDERGROUND PIPE SHALL BE BEDDED TO PROTECT THE PIPE FROM BEING DAMAGED.

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

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



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-10-18

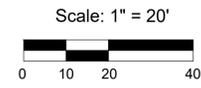
Bhatia Residence  
Lot 138  
Granite Ridge Rd.  
Mtn. Village, CO



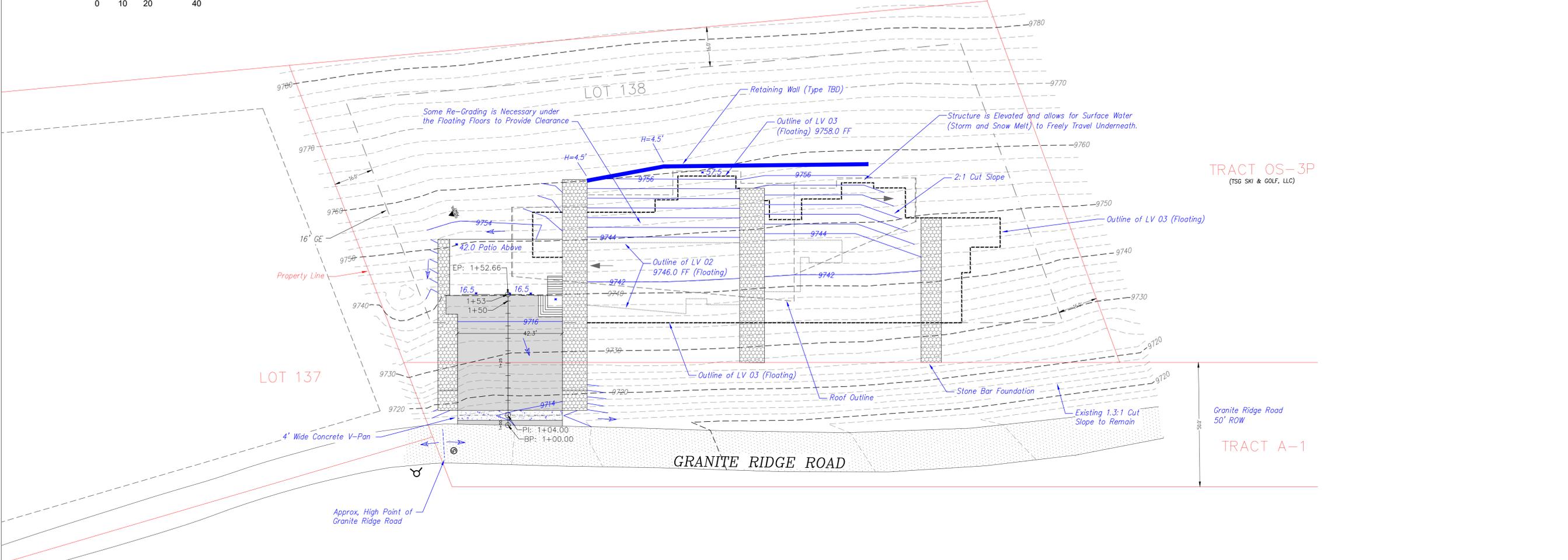
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

C1

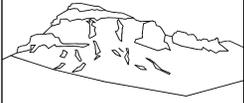


TRACT OS-3N  
(TSG SKI & GOLF, LLC)



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

TRACT A-1



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:  
DRB SUBMITTAL 2021-10-18

Bhatia Residence  
Lot 138  
Granite Ridge Rd.  
Mtn. Village, CO

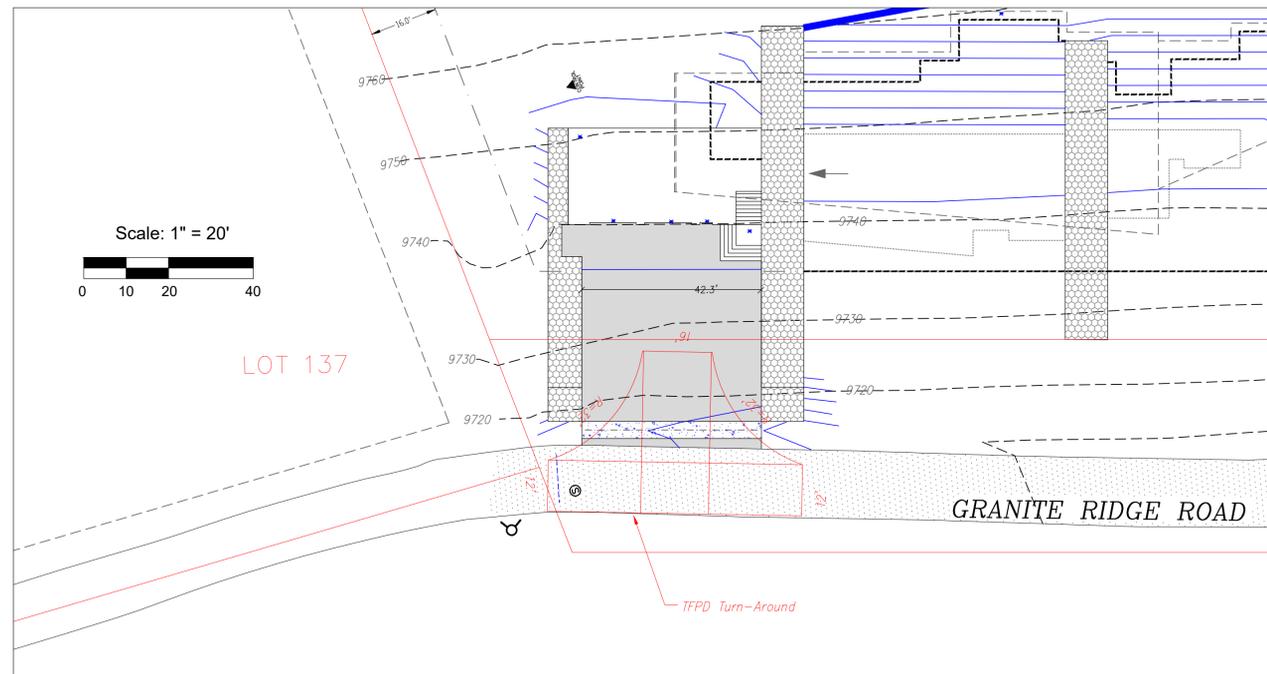
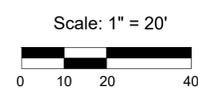
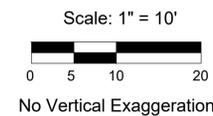
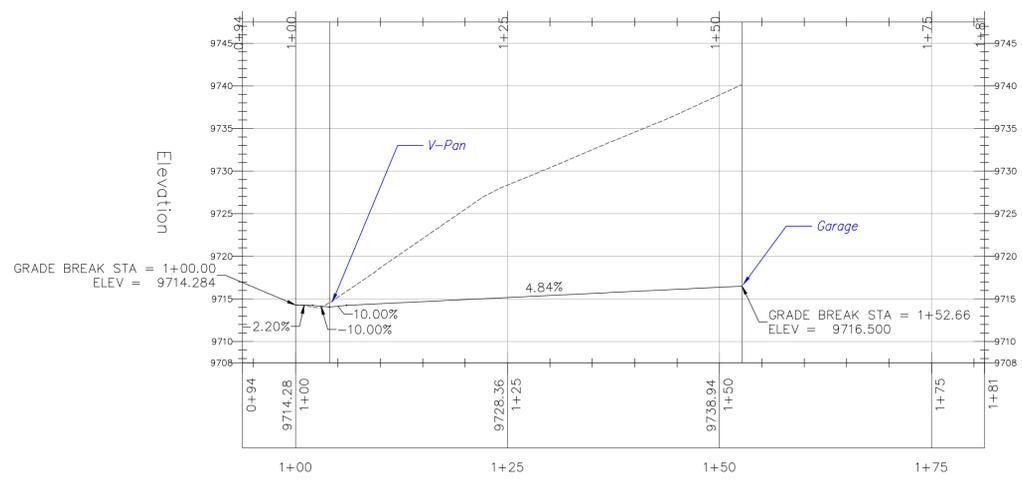


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading  
(Trees not displayed)  
with  
Driveway Profile

Driveway Profile

Station



Telluride Fire Protection District (TFPD)  
Turn-Around Exhibit

C2.1



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:  
DRB SUBMITTAL 2021-10-18

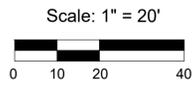
Bhatia Residence  
Lot 138  
Granite Ridge Rd.  
Mtn. Village, CO



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

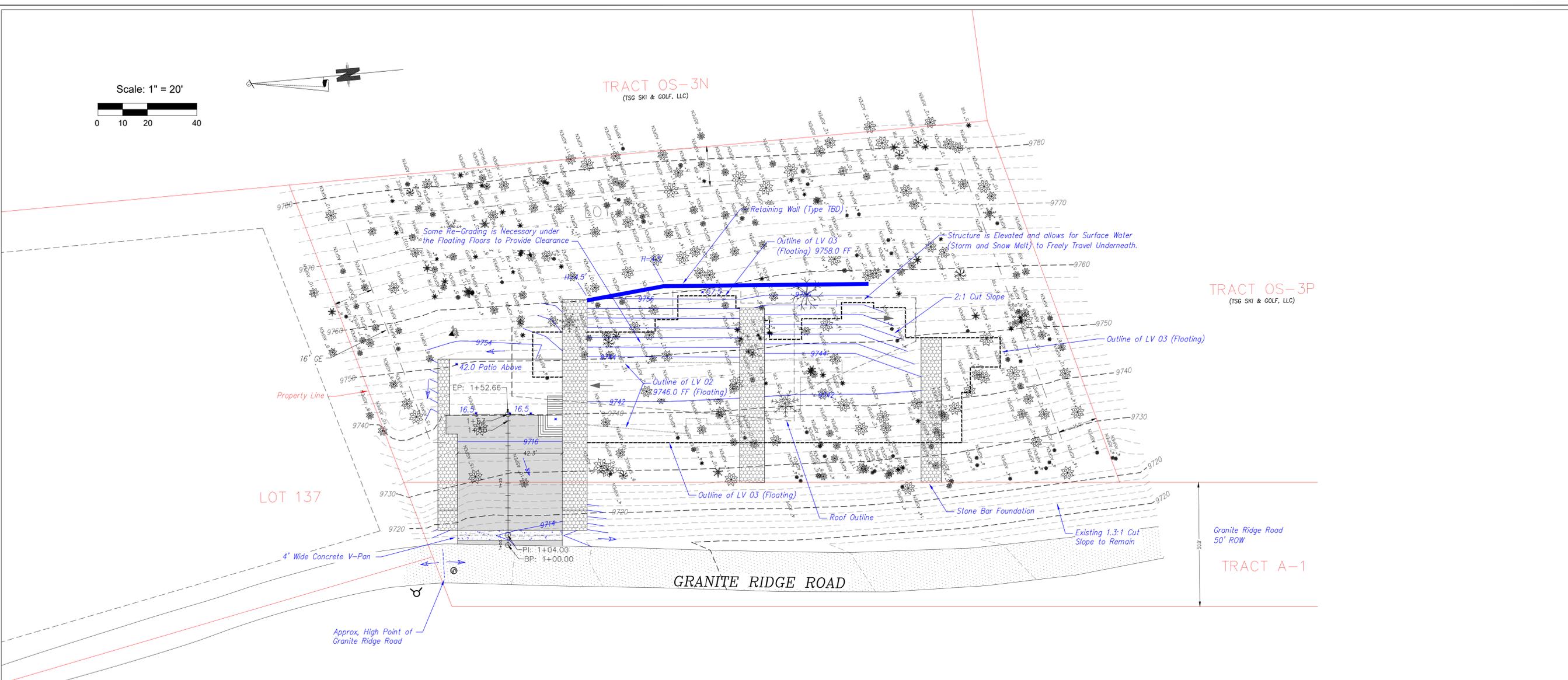
Site Grading  
(Trees Displayed)  
with  
Driveway Profile

C2.2

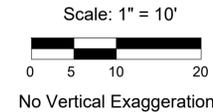
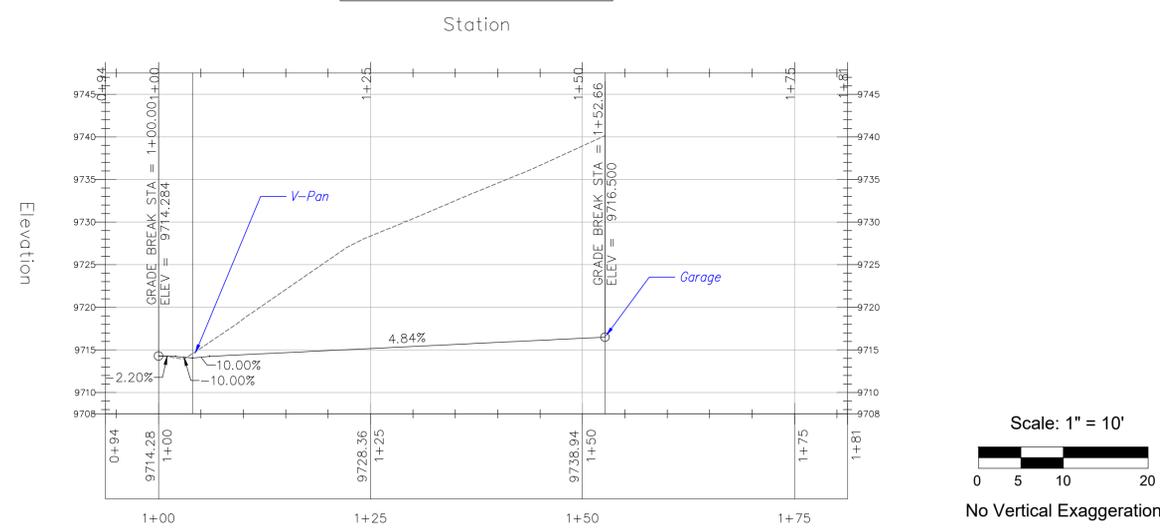


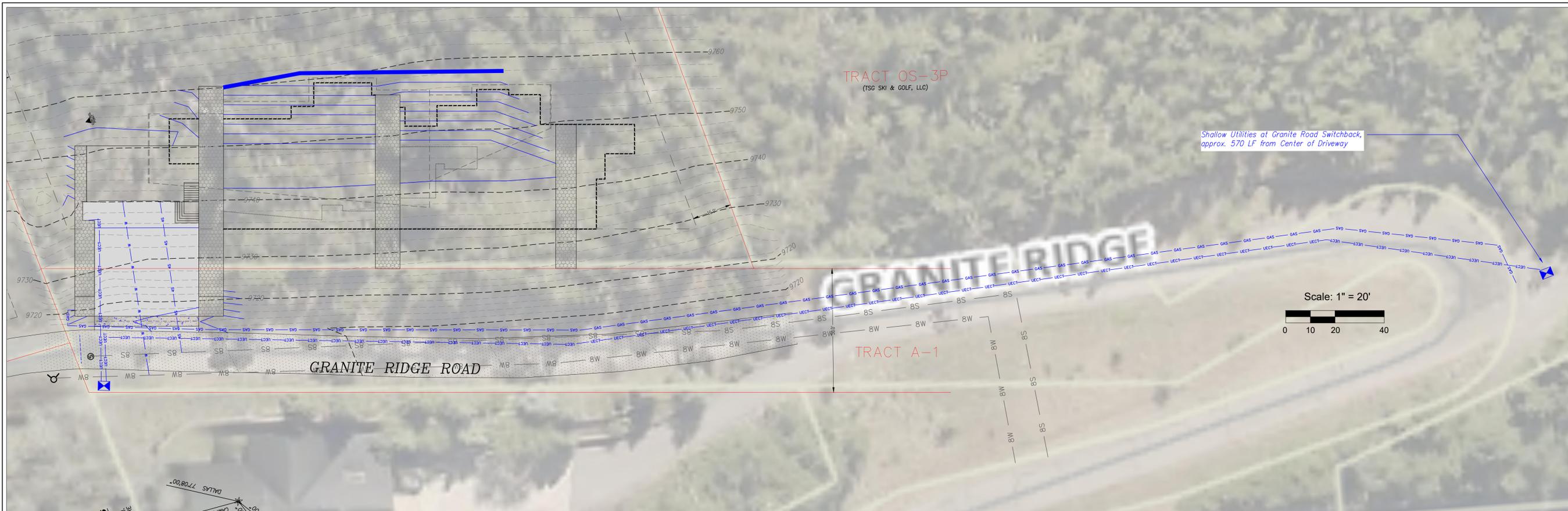
TRACT OS-3N  
(TSG SKI & GOLF, LLC)

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

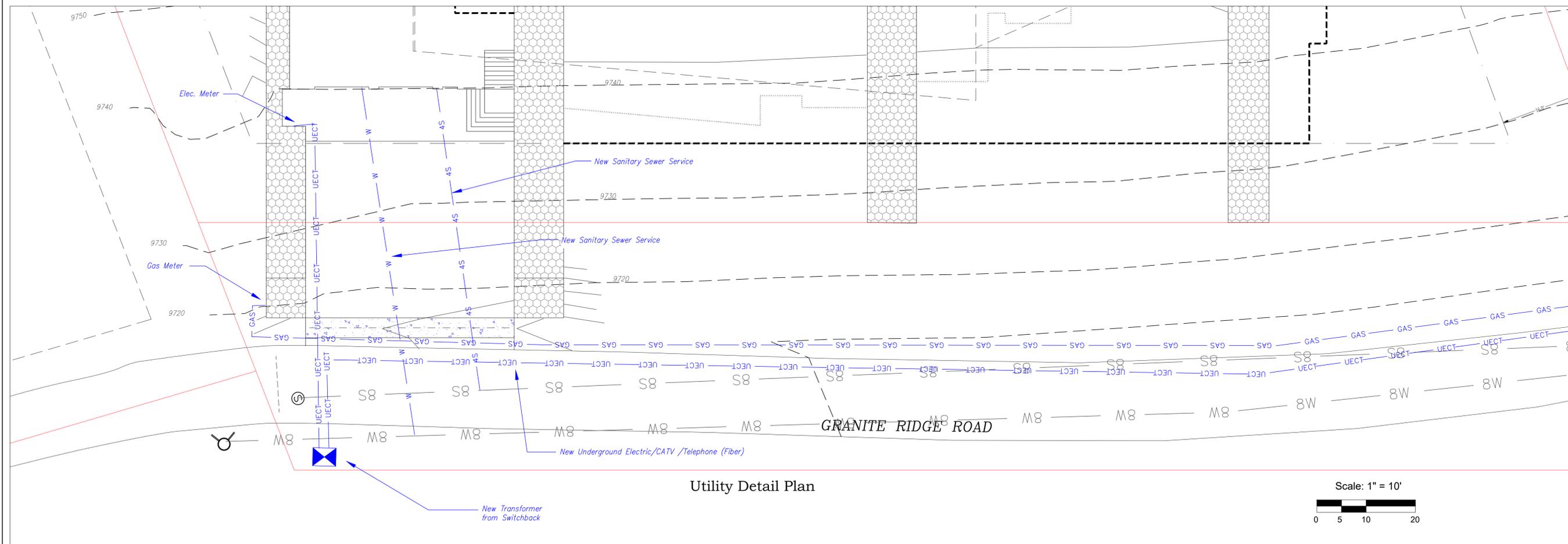


Driveway Profile

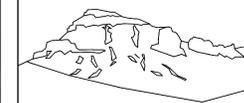




Utility Vicinity Plan



Utility Detail Plan



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-10-18

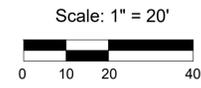
Bhatia Residence  
Lot 138  
Granite Ridge Rd.  
Mtn. Village, CO



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

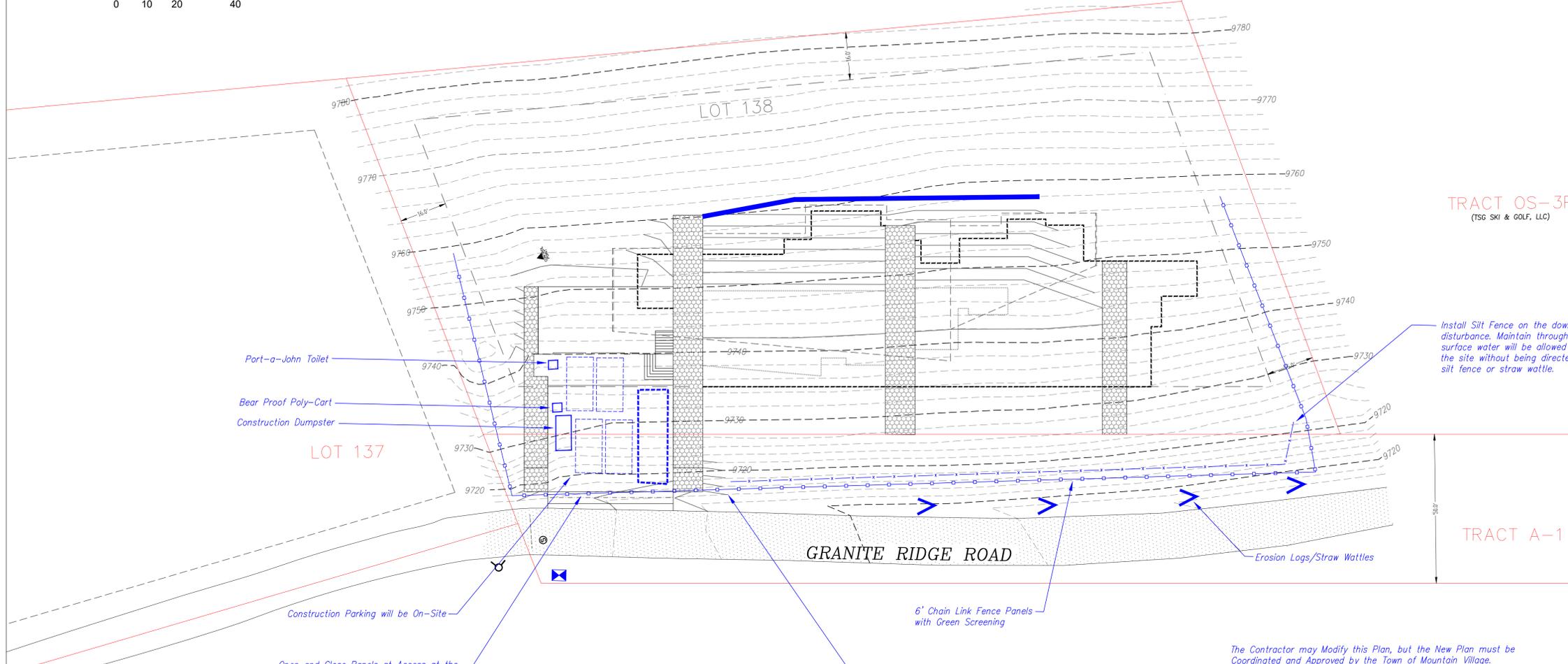
Utility Plan

C3



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

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



Part-a-John Toilet  
Bear Proof Poly-Cart  
Construction Dumpster

LOT 137

LOT 138

GRANITE RIDGE ROAD

Install Silt Fence on the downhill side of disturbance. Maintain throughout job. No surface water will be allowed to discharge the site without being directed through a silt fence or straw wattle.

TRACT A-1

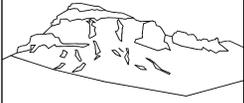
Construction Parking will be On-Site

Open and Close Panels at Access at the Beginning and End of Each Work Day

6" Chain Link Fence Panels with Green Screening

Contractor Shall Display Sign with Name and Phone Number of a 24/7/365 Emergency Contact.

The Contractor may Modify this Plan, but the New Plan must be Coordinated and Approved by the Town of Mountain Village.



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:  
DRB SUBMITTAL 2021-10-18

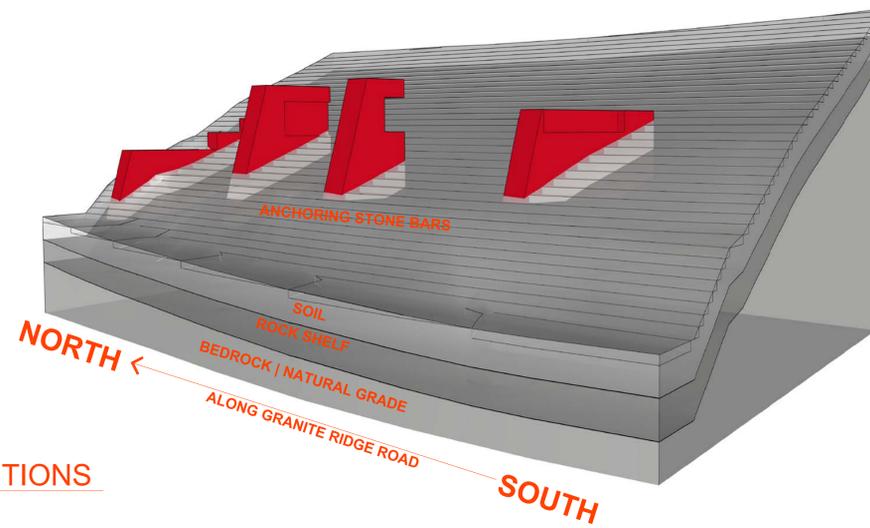
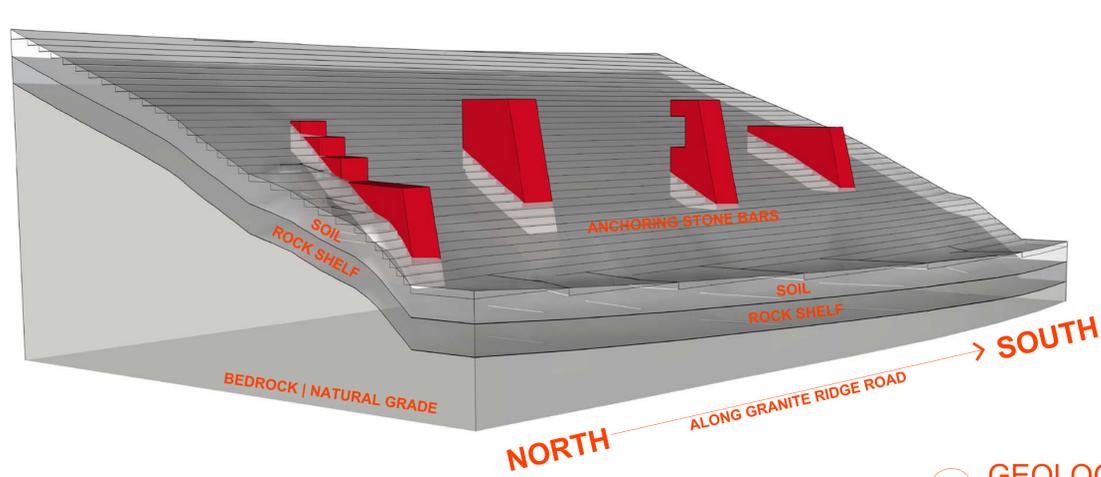
Bhatia Residence  
Lot 138  
Granite Ridge Rd.  
Mtn. Village, CO



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

Construction  
Mitigation  
Plan

C4



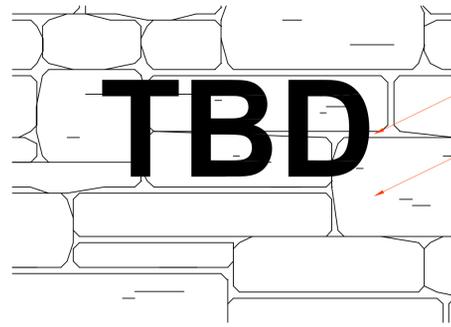
1 **GEOLOGICAL SITE CONDITIONS**  
SCALE: NTS

SITE PHOTOS



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



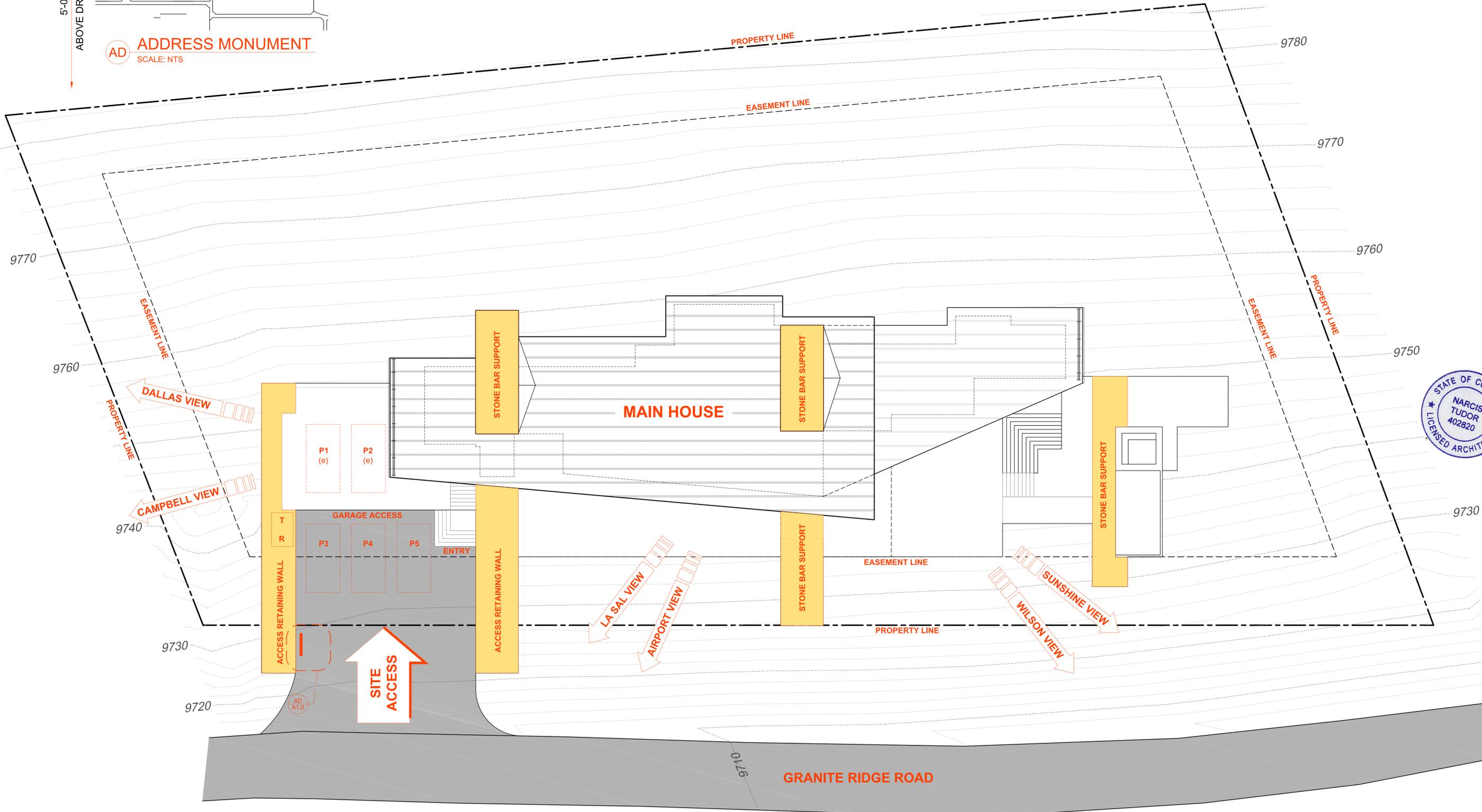


1/4" STAINLESS STEEL NUMBERS - 6" TALL - BACKLIT

NORTH STONE BAR

5'-0" ABOVE DRIVEWAY

AD ADDRESS MONUMENT  
SCALE: NTS



all graphic material contained in these documents is copyrighted and cannot be used without written permission  
 NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435  
**NARCIS TUDOR ARCHITECTS**

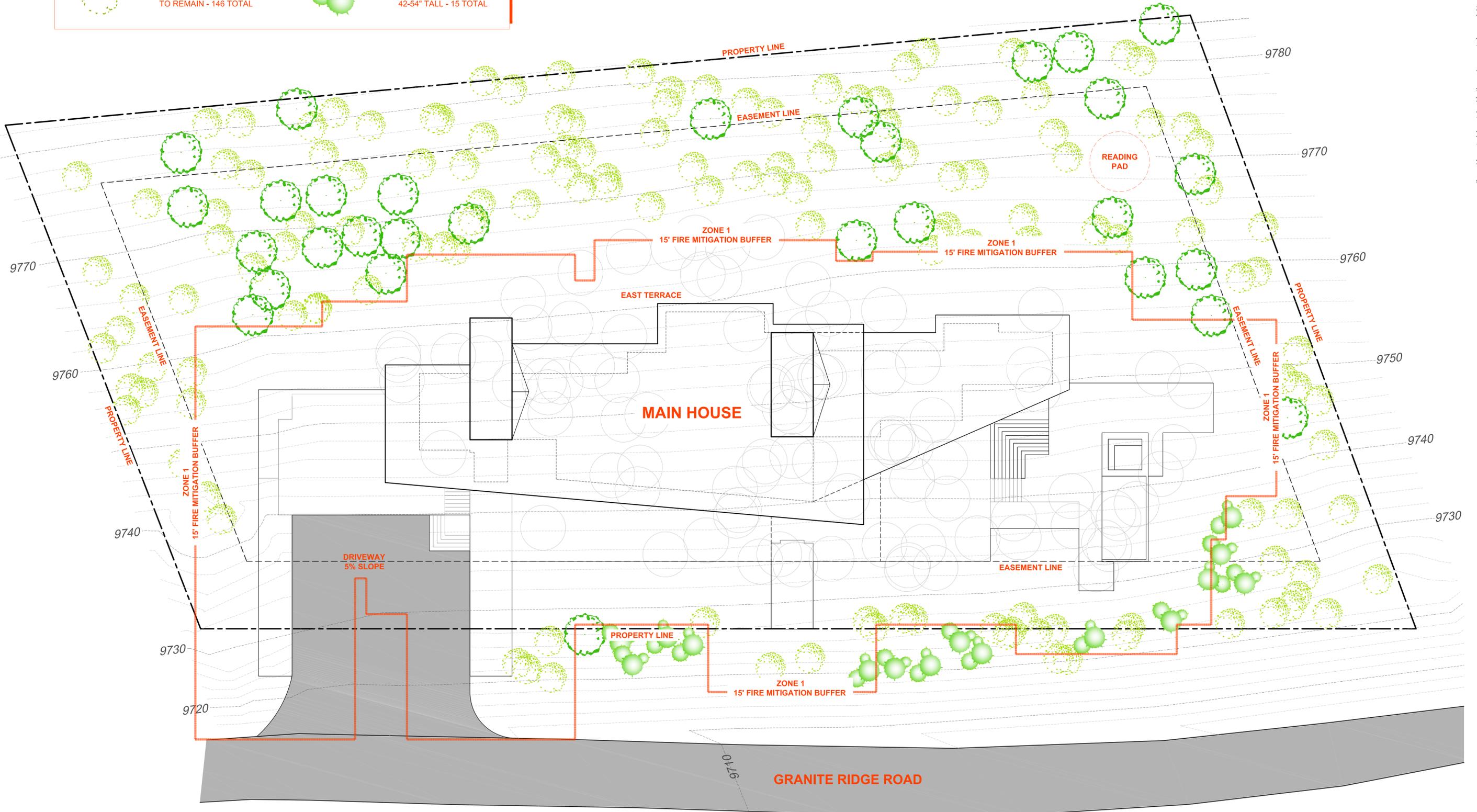
1 OVERALL SITE PLAN  
SCALE: 3/32" = 1'-0"



A1.0

**LANDSCAPE KEY**

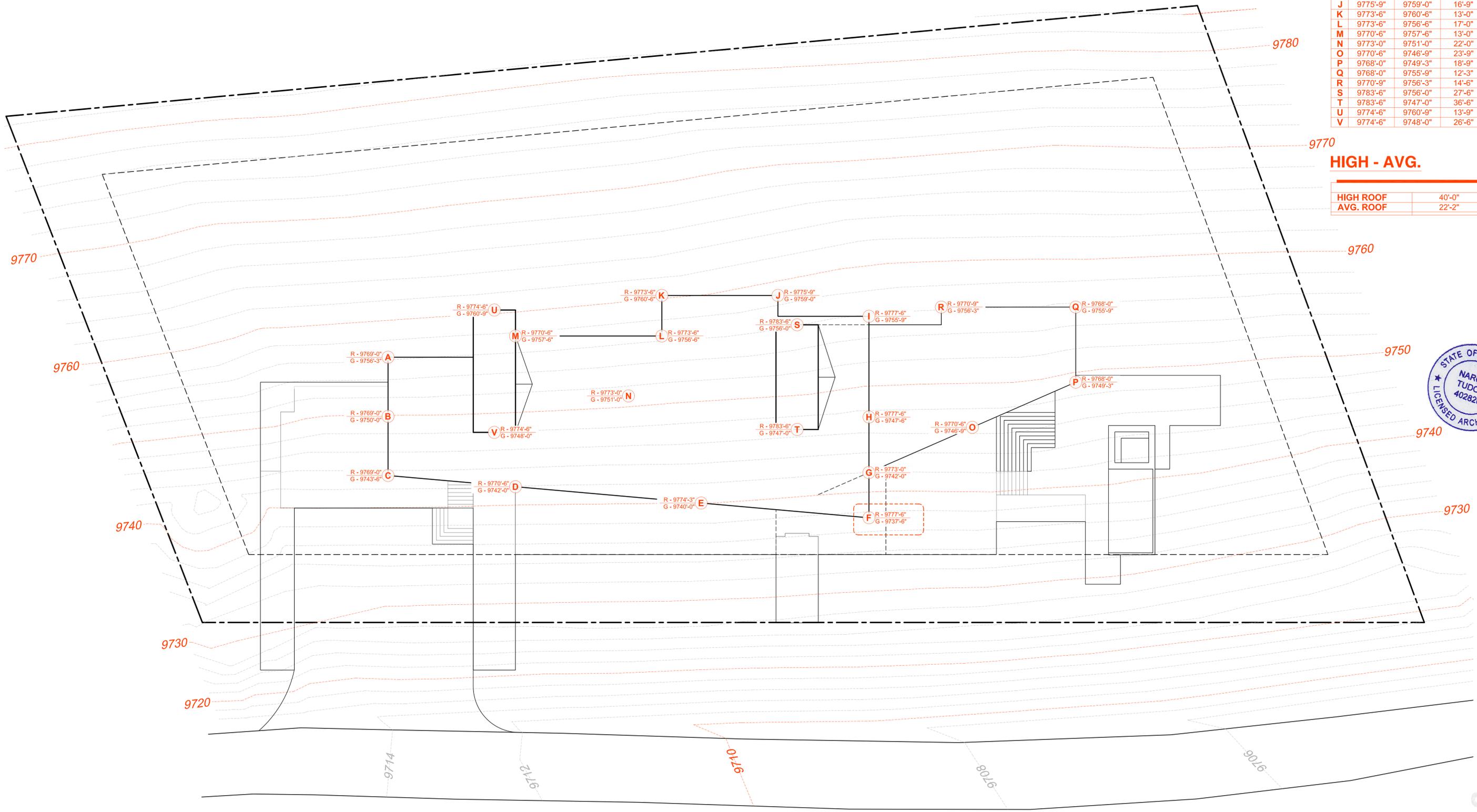
	- EXISTING EVERGREEN TREES TO REMAIN - 30 TOTAL		- EXISTING TREES TO BE REMOVED - 94 TOTAL
	- EXISTING ASPEN TREES TO REMAIN - 146 TOTAL		- NEW EVERGREEN SHRUBS 42-54" TALL - 15 TOTAL



all graphic material contained in these documents is copyrighted and cannot be used without written permission  
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

**NARCIS TUDOR ARCHITECTS©**

A1.1



**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"

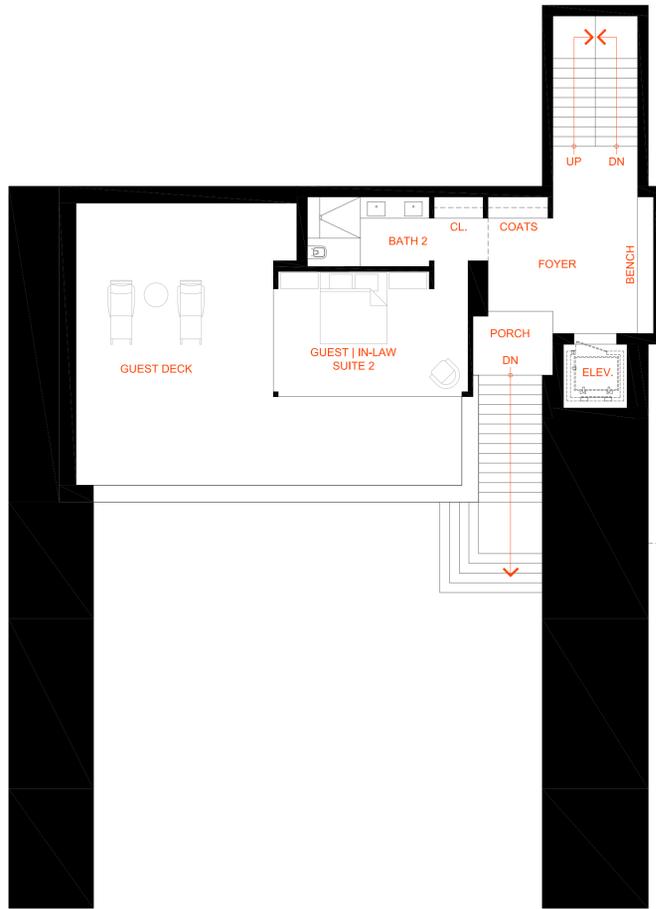


all graphic material contained in these documents is copyrighted and cannot be used without written permission  
 NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435  
**NARCIS TUDOR ARCHITECTS**

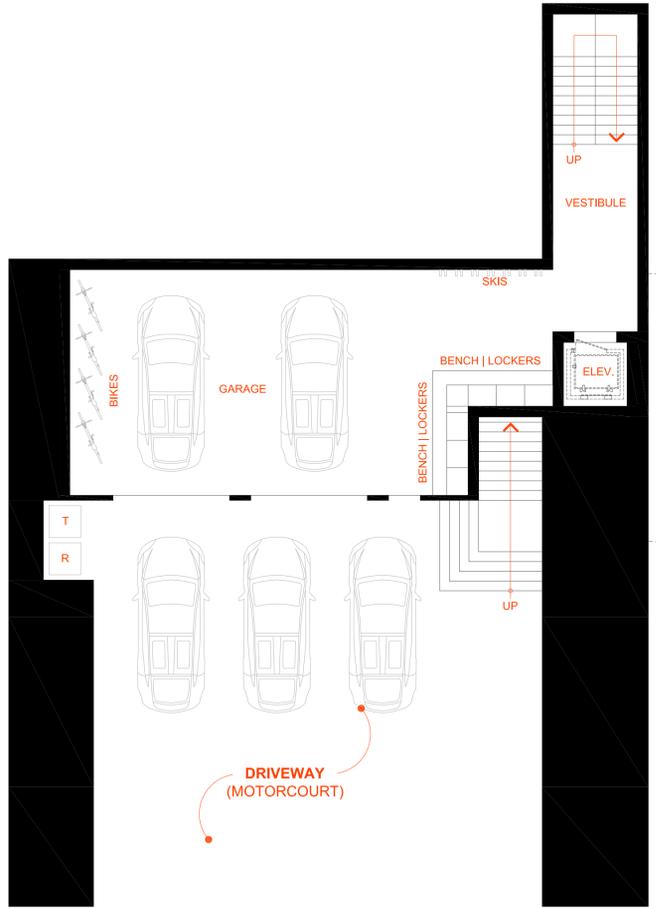
**1 HEIGHT DIAGRAM**  
SCALE: 3/32" = 1'-0"



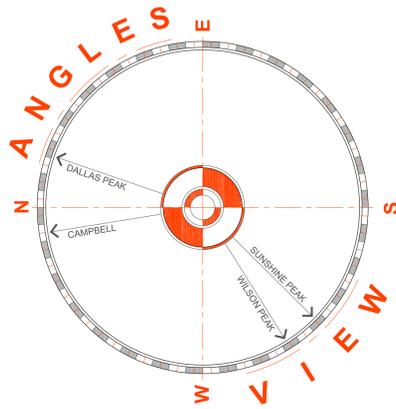
A1.2



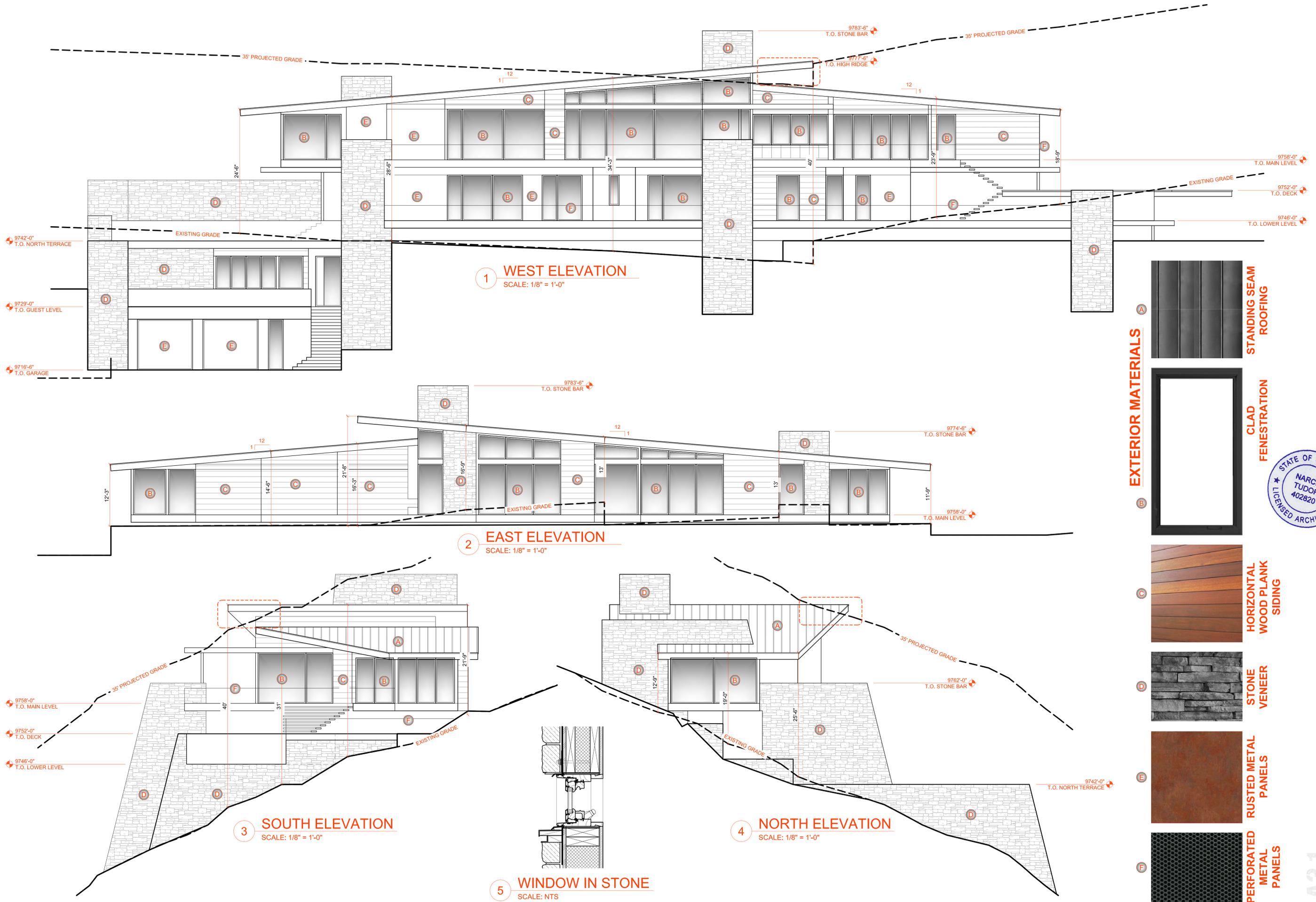
**1 GUEST LEVEL**  
 SCALE: 1/8" = 1'-0"  
 GUEST HOUSE - 374 SF  
 CIRCULATION - 454 SF  
 TOTAL GROSS - 828 SF



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







**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**3 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

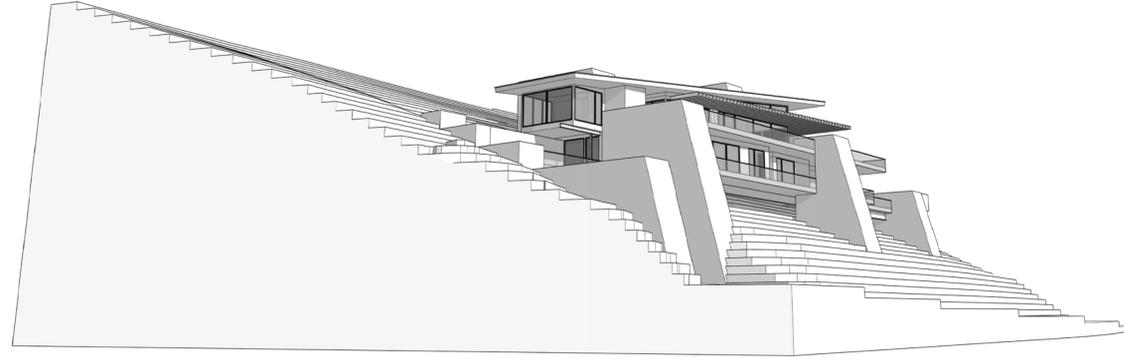
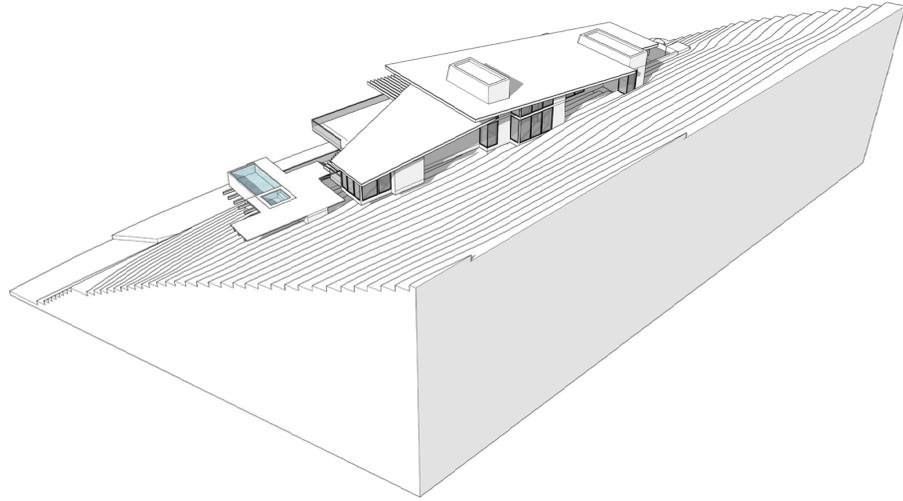
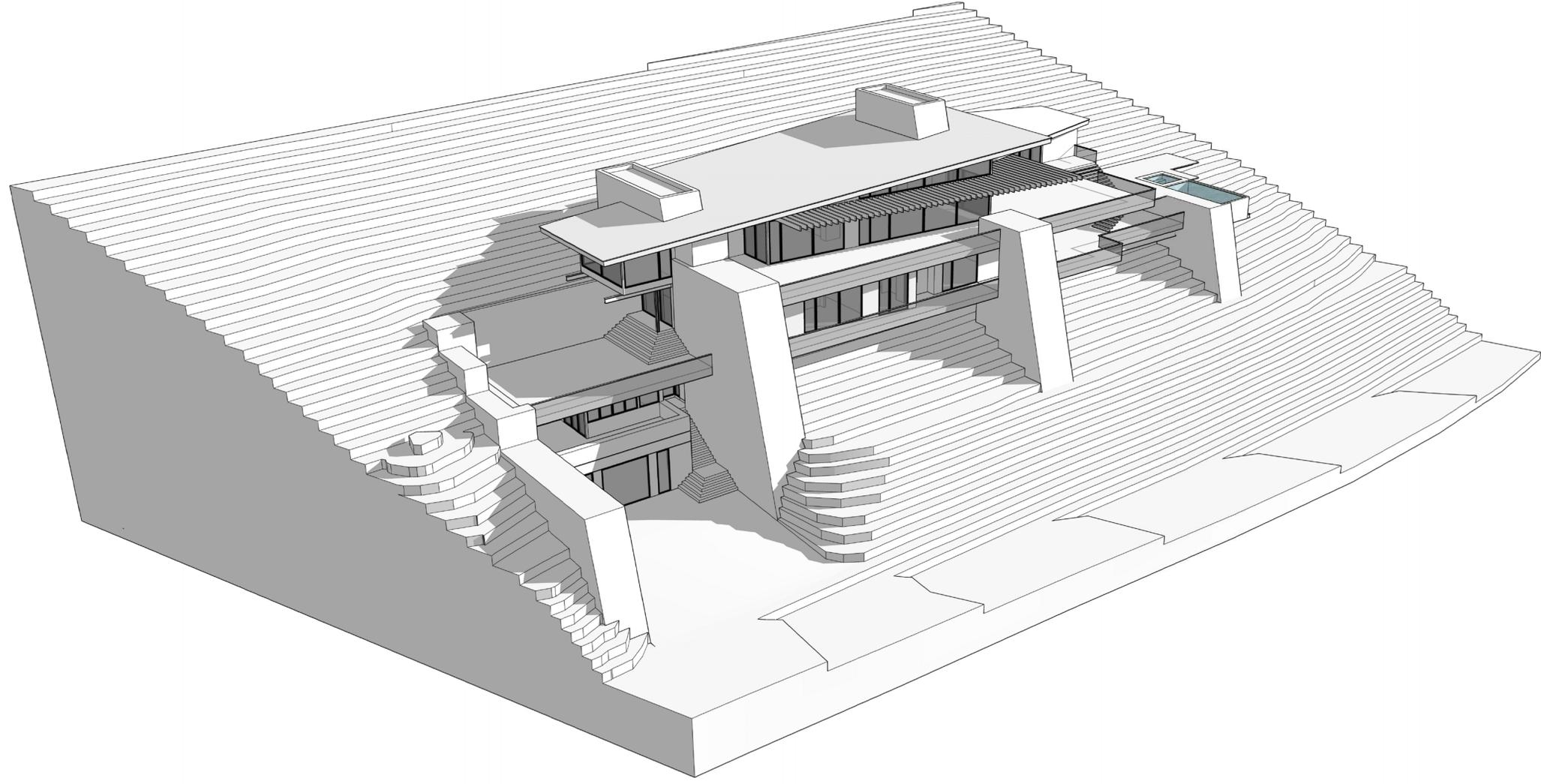
**4 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**5 WINDOW IN STONE**  
SCALE: NTS

**EXTERIOR MATERIALS**

- A** STANDING SEAM ROOFING
- B** CLAD FENESTRATION
- C** HORIZONTAL WOOD PLANK SIDING
- D** STONE VENEER
- E** RUSTED METAL PANELS
- F** PERFORATED METAL PANELS





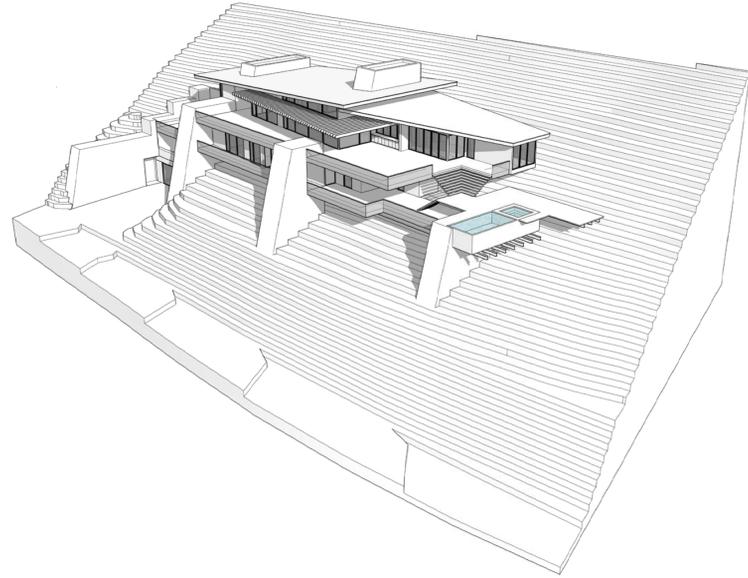
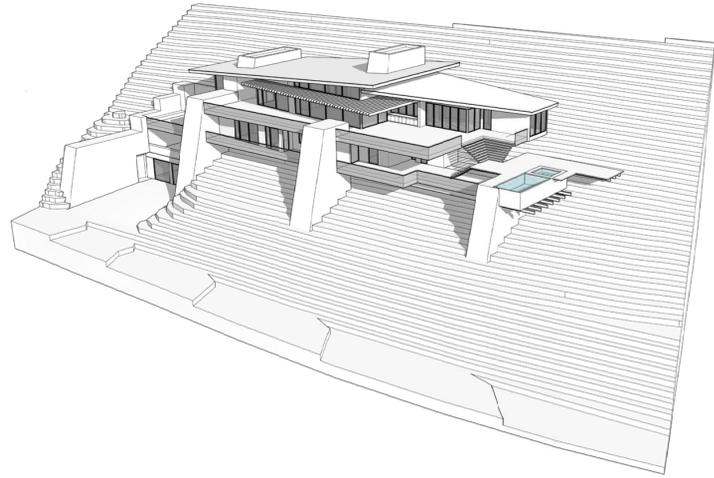
A3.5

**NARCIS TUDOR ARCHITECTS**



NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

all graphic material contained in these documents is copyrighted and cannot be used without written permission

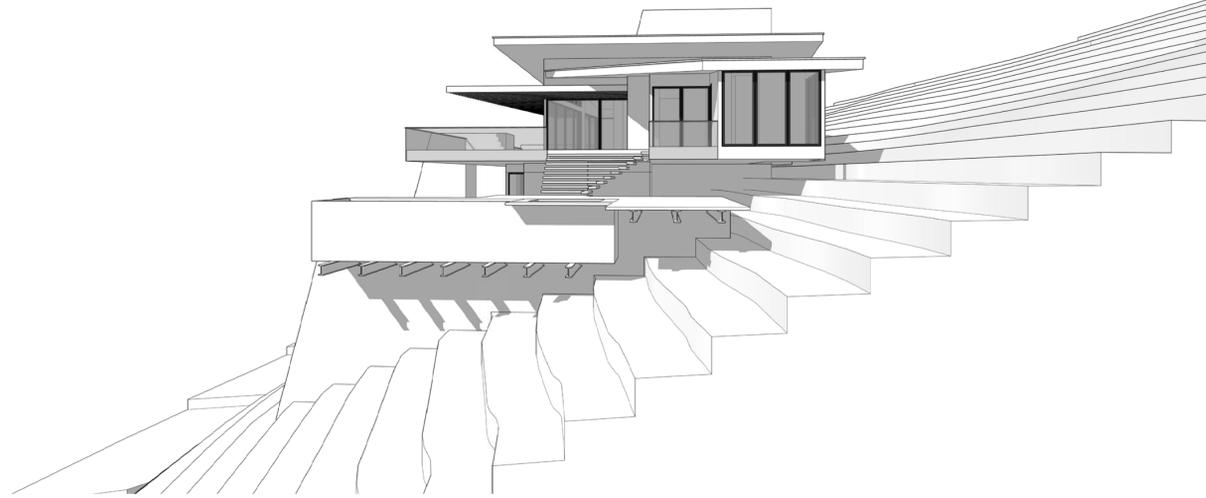
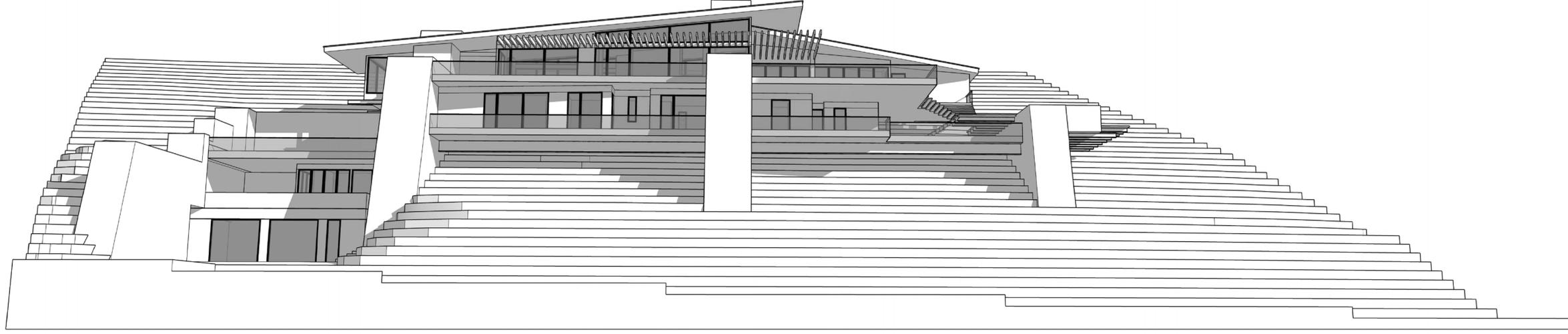
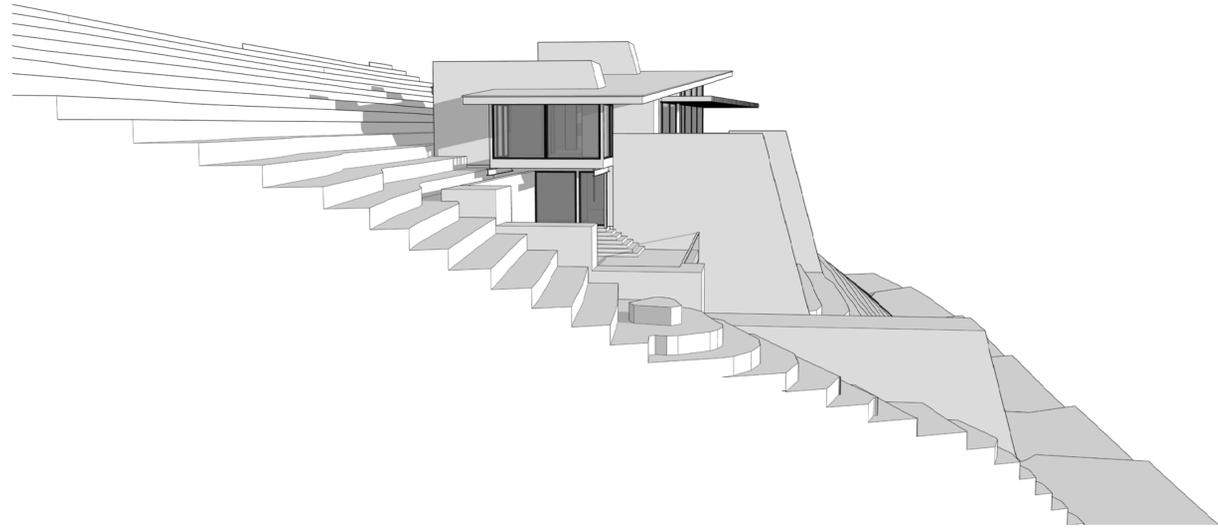


A3.6

**NARCIS TUDOR ARCHITECTS**



all graphic material contained in these documents is copyrighted and cannot be used without written permission  
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



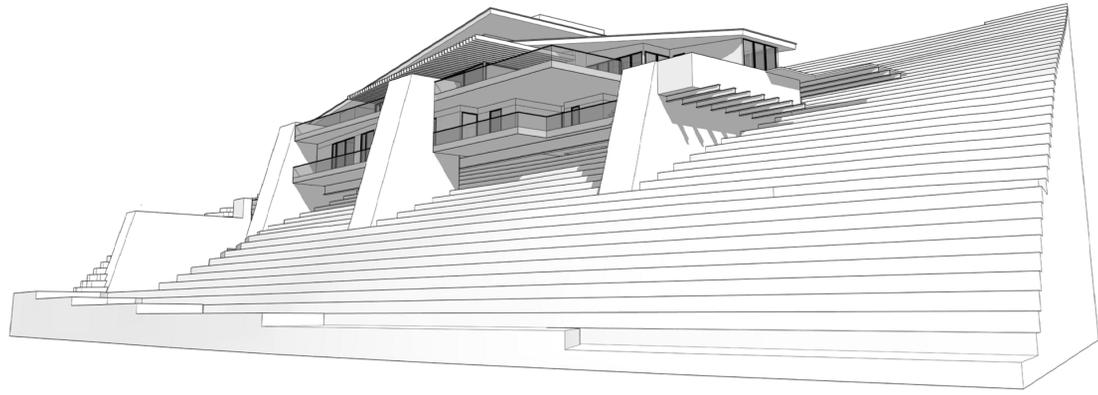
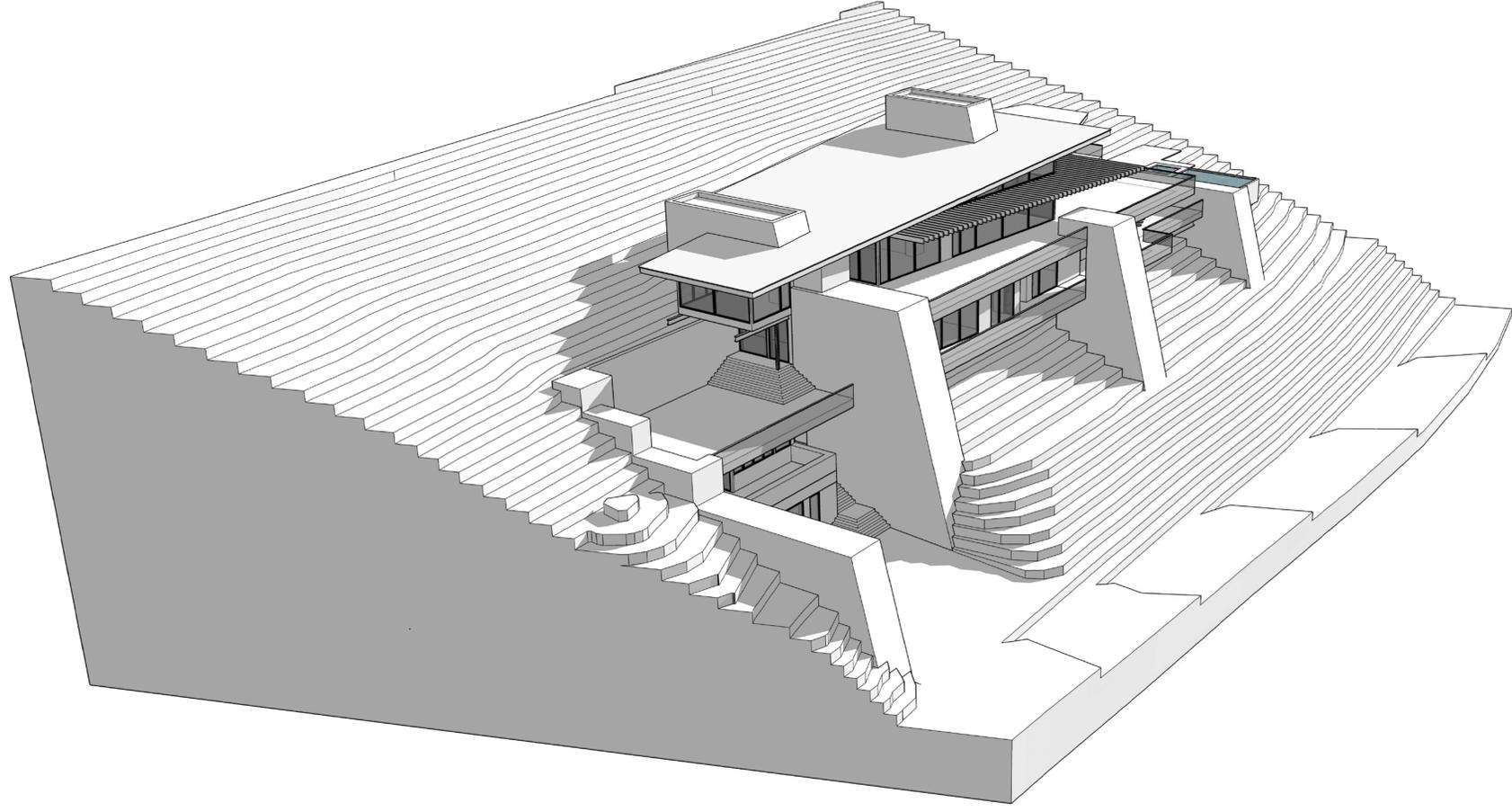
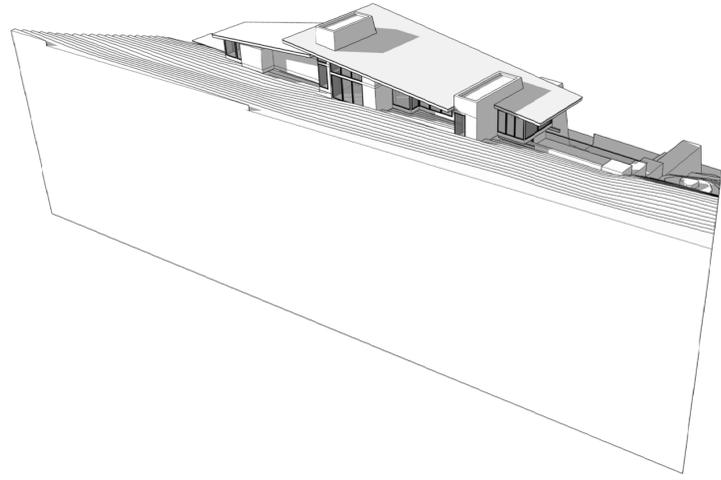
A3.7

**NARCIS TUDOR ARCHITECTS ©**



NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

*all graphic material contained in these documents is copyrighted and cannot be used without written permission*



A3.8

**NARCIS TUDOR ARCHITECTS** ©



NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

all graphic material contained in these documents is copyrighted and cannot be used without written permission

October 28, 2021

**RE: LOT 138 GRANITE RIDGE – BHATIA RESIDENCE VARIANCE REQUEST**

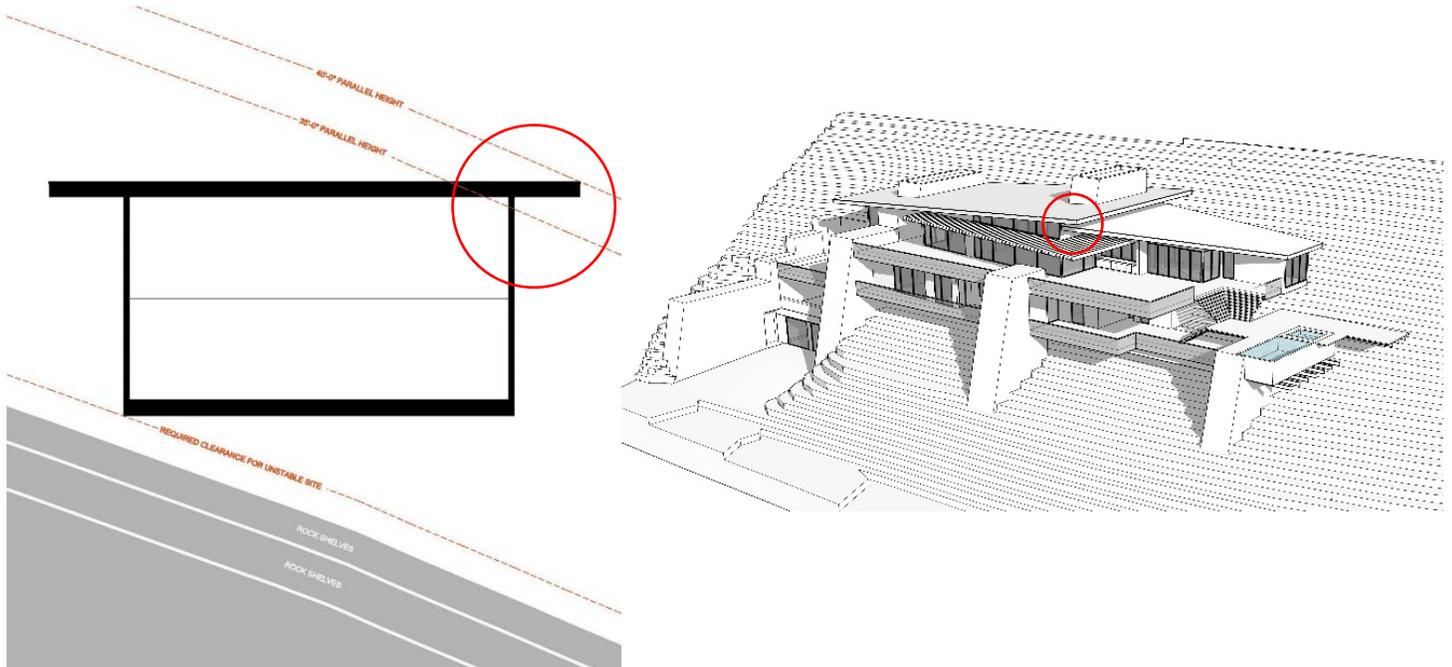
To: Mountain Village Planning Department + Town Council

Thank you for taking the time to review our design variance request for the proposed residence on Lot 138 Granite Ridge, Mountain Village, Colorado.

The parcel is located on the east hillside of Granite Ridge where a steep cut shows the geological composition of the site; layers of rock slab formations with a potential of sliding west down the slope. A site analysis and recommendations by the Geotechnical and Civil Engineers were critical components in the design of the home deeming any cuts across the site on a north-south axis as destabilizing this formation.

Based on these recommendations, the proposed house design spans across 4 stone bars which stabilize and anchor the structure to its natural grade; an appropriate design approach responding to the geological site conditions.

The CDC allows for gable roofs to be at a maximum height of 40 feet above finish or existing grade and shed roof to be a maximum of 35 feet above finish or existing grade. Our request is for a shed roof high point to be at a maximum height of 40 feet above finish or existing grade. The portion of the roof extending to this height is a small triangular area of the south-west overhang. (see figures below).



PER TMV CDC 17.4.16

1. *The following criteria shall be met for the review authority to approve a variance:*
  - a. *The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;*  
**The existing site topography and extraordinary geological conditions are the 2 factors resulting in the request for this variance.**
  - b. *The variance can be granted without substantial detriment to the public health, safety and welfare;*  
**The granted variance will not result in detriment to the public health, safety and welfare.**
  - c. *The variance can be granted without substantial impairment of the intent of the CDC;*  
**The granted variance will not impair the intent of the CDC.**
  - d. *Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;*  
**The granted variance will not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district.**
  - e. *Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;*  
**The granted variance is the minimum necessary requirement that will allow for reasonable use of the property.**
  - f. *The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;*  
**The lot for which the variance is being considered was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created.**
  - g. *The variance is not solely based on economic hardship alone; and*  
**The variance is not solely based on economic hardship alone but on the existing site conditions.**
  - h. *The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.*  
**The variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.**

**NARCIS TUDOR ARCHITECTS®**

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

Narcis Tudor  
**ARCHITECT** # 00402820  
*info@narcistudor.com*

October 28, 2021

**RE: LOT 138 GRANITE RIDGE – BHATIA RESIDENCE CLASS 5 APPLICATION**

To: Mountain Village Planning Department

Thank you for taking the time to review our Class 5 application for the proposed residence on Lot 138 Granite Ridge, Mountain Village, Colorado.

The parcel is located on the east hillside of Granite Ridge where a steep cut shows the geological composition of the site; layers of rock slab formations with a potential of sliding west down the slope. A site analysis and recommendations by the Geotechnical and Civil Engineers were critical components in the design of the home deeming any cuts across the site on a north-south axis as destabilizing this formation.

Based on these recommendations, the proposed house design spans across 4 stone bars which stabilize and anchor the structure to its natural grade; an appropriate design approach responding to the geological site conditions.

Our request for the vacation of the western general easement is due to the challenging site conditions and the required foundation design.

The access from Granite Ridge to the site is a 5% sloped driveway based on the Fire Department's recommendations, placing the garage slab at 9716'-6". From this elevation, the house has to move vertically to a floor height that clears the natural grade at 9746'-0"; a total rise of 29'-6" to arrive to the lower level. Any push of the structure to the east and up the hillside further exacerbates the issue.

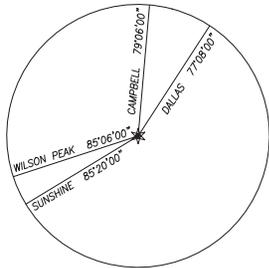
Due to the challenging site conditions, we request part of the foundation to be located into the 16 foot west general easement. This request still allows adequate clear space (14 feet to 27 feet) between the house foundation and the edge of paved road.

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

Narcis Tudor  
**ARCHITECT** # 00402820  
*info@narcistudor.com*

**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 127.99' (R)

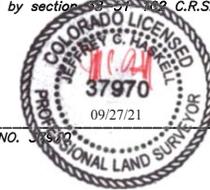
**LOT 138**  
0.88 ACRES (M)  
0.88 ACRES (R)

"NO EXISTING STRUCTURES"  
"NO POSTED ADDRESS"

**16' GENERAL EASEMENT TO BE VACATED**

**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 37-102 C.R.S.



P.L.S. No. JCS-19 Date

**PROPERTY DESCRIPTION:**

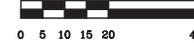
LOT 138, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**NOTES:**

- Easement research and property description from Land Title Guarantee Company, Order Number TLR86010763, 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.

SCALE: 1"=20'



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

**LEGEND**

- 9706.75' 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

**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.J.P.M, County of San Miguel, State of Colorado.

Project Mgr:	JH
Technician:	FO
Checked by:	
Start date:	05 / 2021



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

October 28, 2021

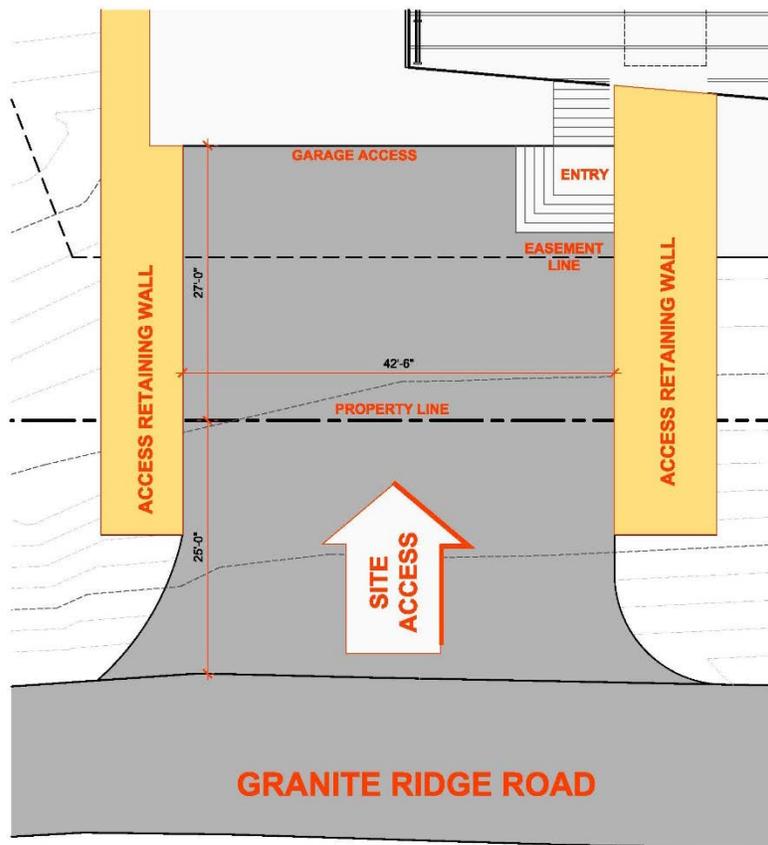
**RE: LOT 138 GRANITE RIDGE – BHATIA RESIDENCE CLASS 5 APPLICATION**

To: Mountain Village Planning Department

Thank you for taking the time to review our Class 5 encroachment application for the proposed residence on Lot 138 Granite Ridge, Mountain Village, Colorado.

The parcel is located on the east uphill side of Granite Ridge with proposed access of a 42'-6" wide driveway at 5% slope; parameters based on the Fire Department's site visit recommendations. Stone bars on the north and south of the driveway provide the necessary retainage (see figure below).

Our request for the encroachment into the public-right-of way is for access to the site.



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

Narcis Tudor  
**ARCHITECT # 00402820**  
*info@narcistudor.com*

**NARCIS TUDOR ARCHITECTS®**