137 GR

DRB1

NARCIS TUDOR ARCHITECTS©
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

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.

VARIANCE REQUESTS

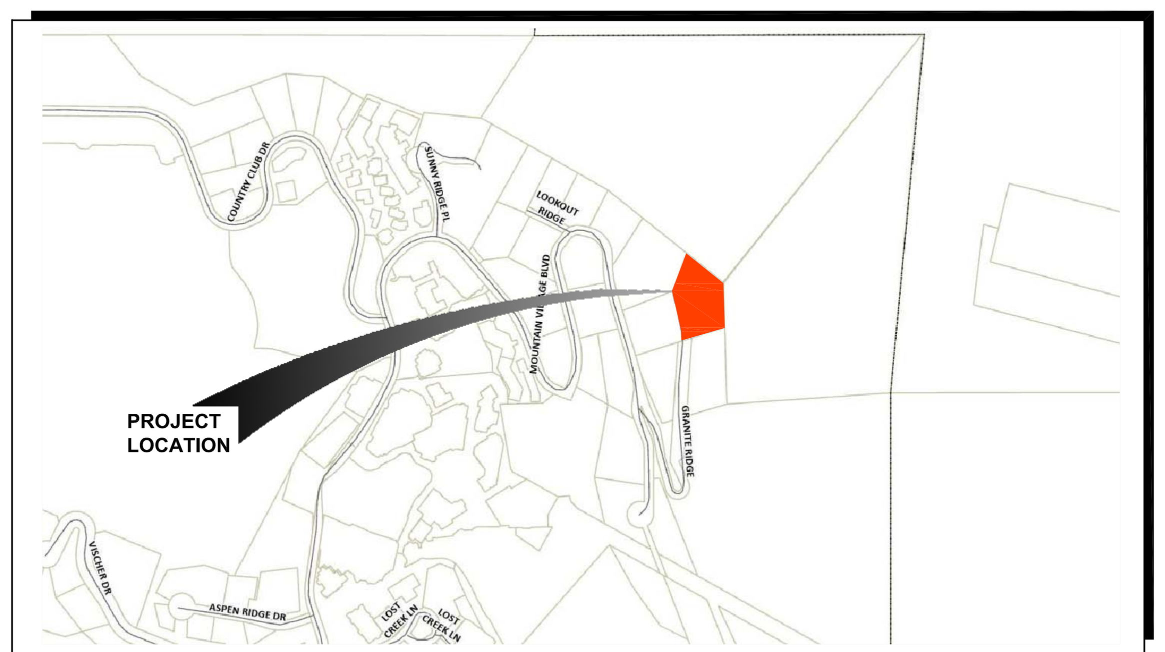
DUE TO THE SITE GEOLOGY WE ARE ASKING FOR TWO DESIGN VARIANCES:

2. **THE USE OF THE NORTH AND EAST EASEMENTS FOR PORTIONS OF THE STRUCTURE AND ROOFS DUE TO THE STABLE GEOLOGICAL CONDITIONS AND ALLOWING AN ADEQUATE MOTORCOURT FOR FIRE TRUCK ACCESS.**

3. **A ROOF HEIGHT ALLOWANCE OF 47'-0". THIS REQUEST IS DUE TO THE DRASTICALLY DROPPING GRADE ELEVATION NORTH OF THE RIDGE, THE MOST STABLE PART OF THE SITE.**

BOTH OF THESE VARIANCE REQUESTS ARE DUE TO THE UNSTABLE SITE CONDITIONS OF THE SOUTHERN PORTION OF THE LOT.

VICINITY MAP



PROJECT TEAM

OWNER
EPIC RIDGE PROPERTIES, LLC

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
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
SURVEYOR
SAN JUAN SURVEYING
102 SOCIETY DR
TELLURIDE . COLORADO . 81435
P. 970.728.1128
F. 970 728.9201
office@sanjuansurveying.net

GEOTECH ENGINEER
TRAUTNER GEOTECH, LLC
JON BUTLER
PO BOX 151
DURANGO . COLORADO . 81302
jbutler@trautnergeotech.com

CIVIL ENGINEER
GOFF ENGINEERING & SURVEYING, INC.
P: 970. 247. 1705 x02
126 ROCK POINT DRIVE, STE. A,
DURANGO . COLORADO . 81301
rharries@goffengineering.com

CDC - SITE COVERAGE

LOT AREA - 0.98AC 42,688.8 SQ. FT.
ALLOWABLE PER CDC - 40% = 17,075.52 SQ. FT.

PROPOSED SITE COVERAGE - 11,563 SQ. FT. **(27%)**
COMPLIANT BY - 5,512.52 SQ. FT.

CDC - INFO

LOT #:	**137 GRANITE RIDGE**
ADDRESS:	**102 GRANITE RIDGE**
IMPROVEMENT TYPE:	**NEW CONSTRUCTION**
TYPE OF UNIT:	**SINGLE FAMILY**
SETBACKS:	**SEE A1.1**
BUILDING HIGH POINT:	**9086'-6"**

CDC - BUILDING HEIGHT

MAX. BUILDING HEIGHT = 35'
HIGH ROOF = 47'-0"
AVERAGE ROOF = 14'-6 1/4"

SEE H1 & H3 SERIES FOR HEIGHT CALCULATIONS

CDC - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	3505	23 %
STONE VENEER	7848	52 %
GLAZING	3808	25 %
TOTAL VERTICAL SURFACE	15161	100.0 %

SHEET INDEX

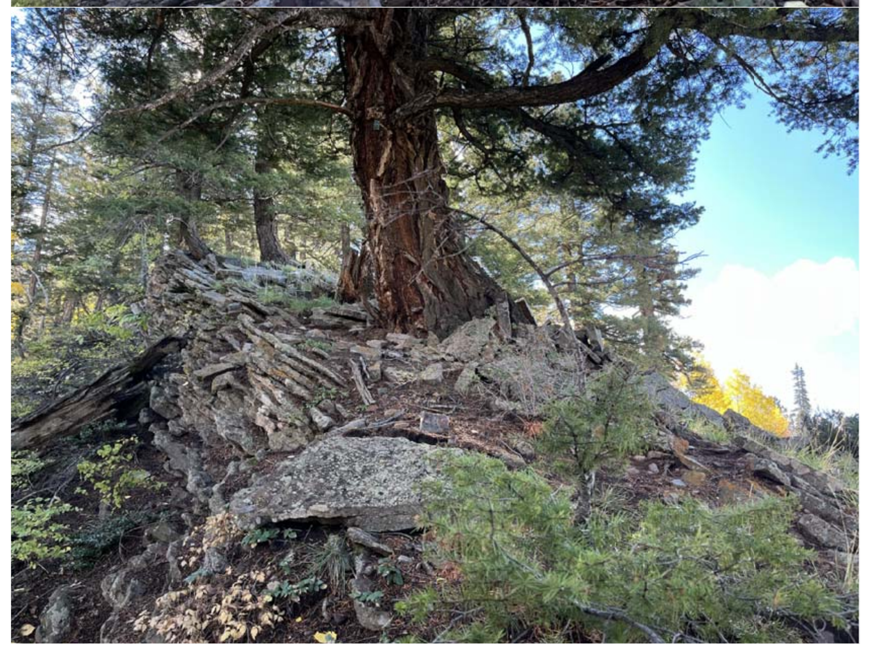
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

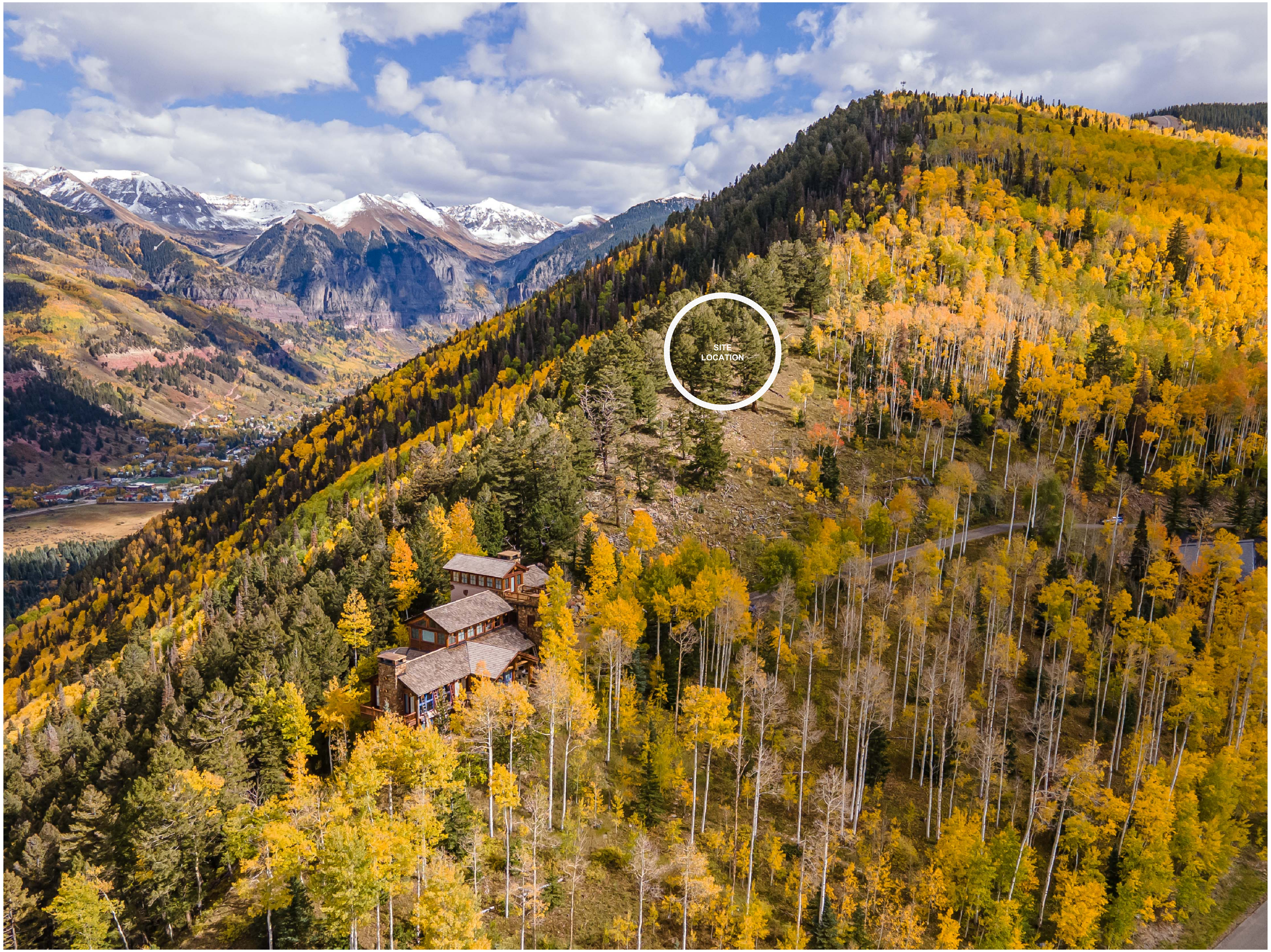
NARCIS TUDOR ARCHITECTS©

GEOLOCATION

NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435





SITE PHOTOS

NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

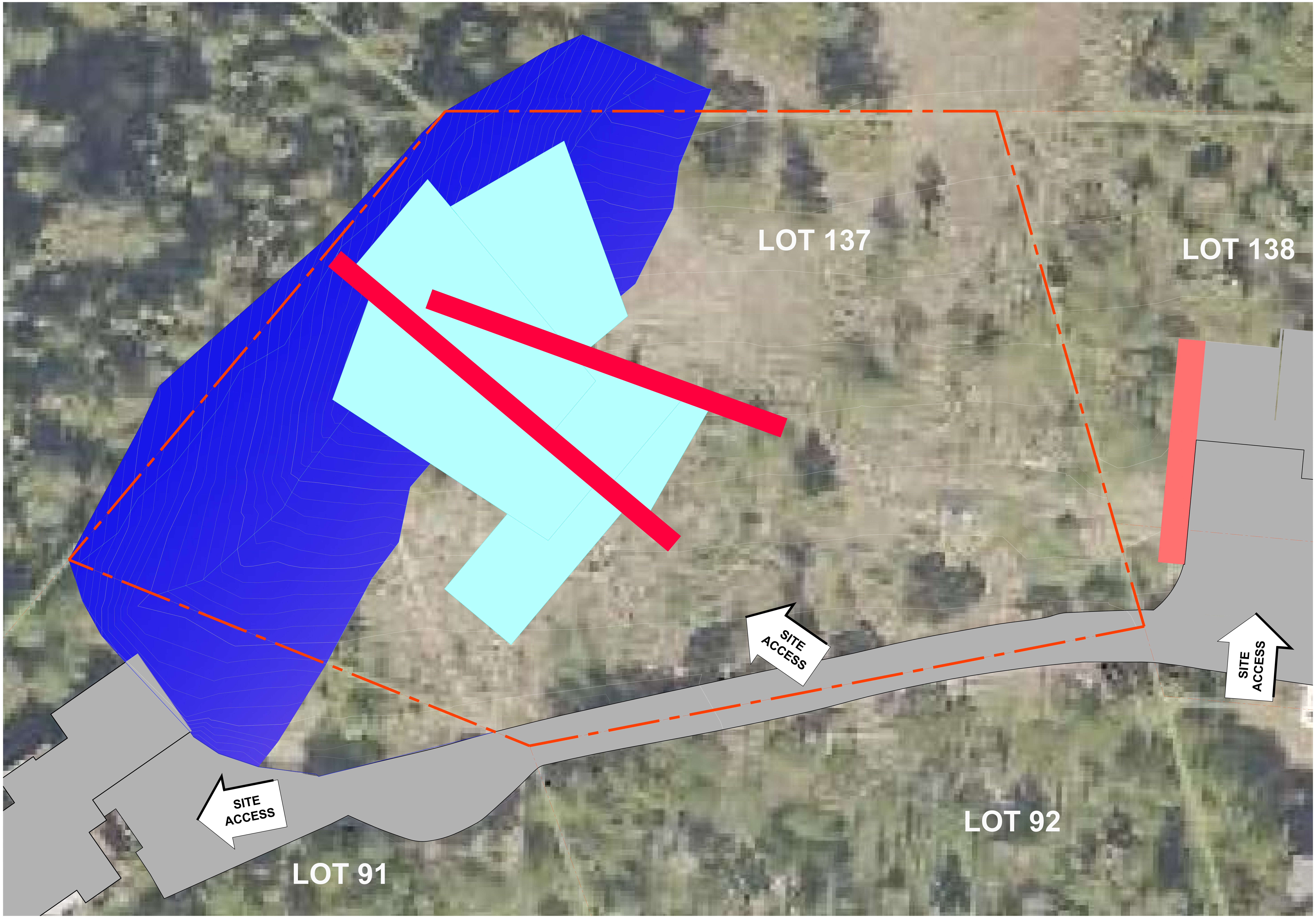
SITE DIAGRAM

NARCIS TUDOR ARCHITECTS©
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

GEOTECH

NARCIS TUDOR ARCHITECTS©

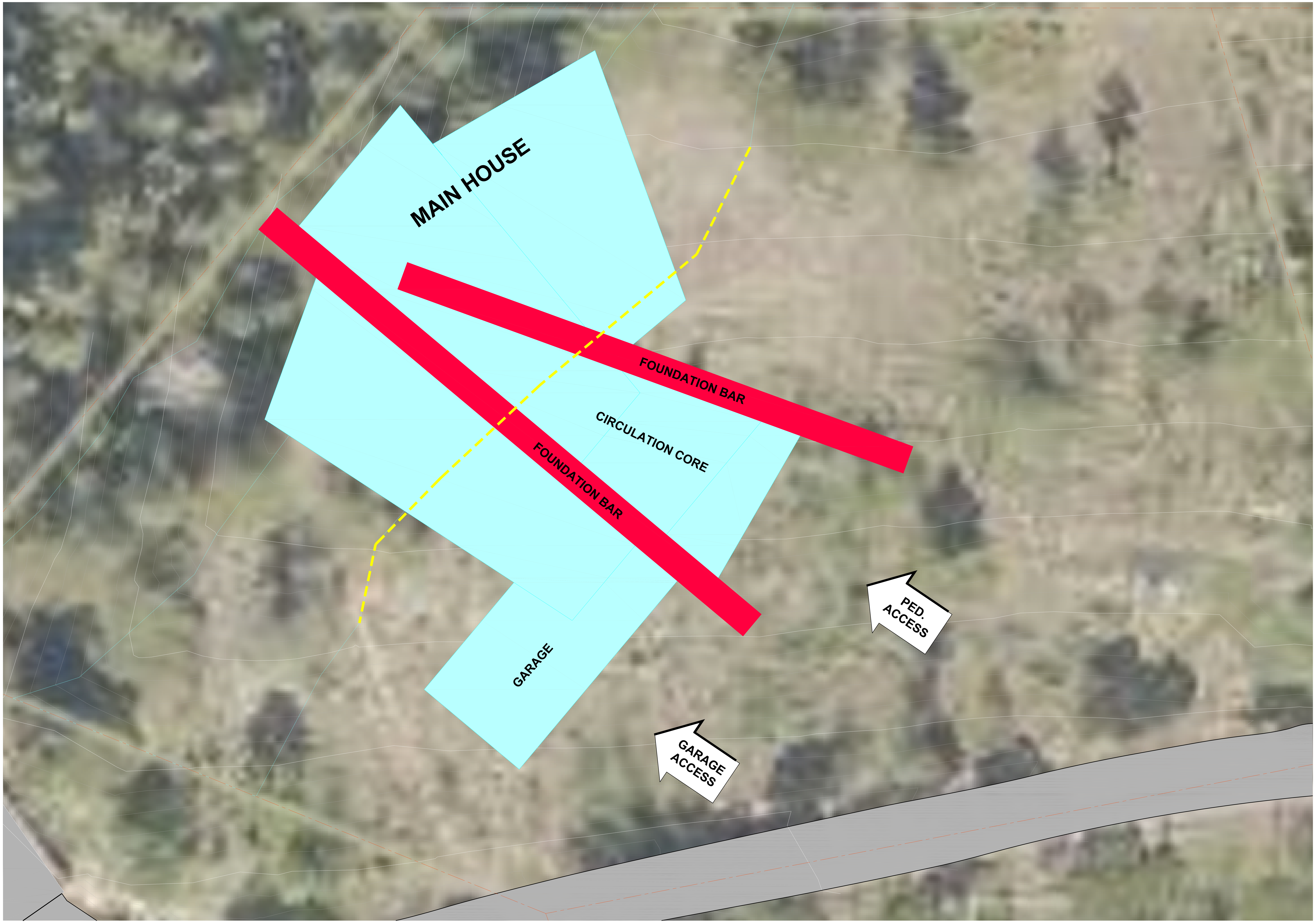
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



FOUNDATION DIA.

NARCIS TUDOR ARCHITECTS©

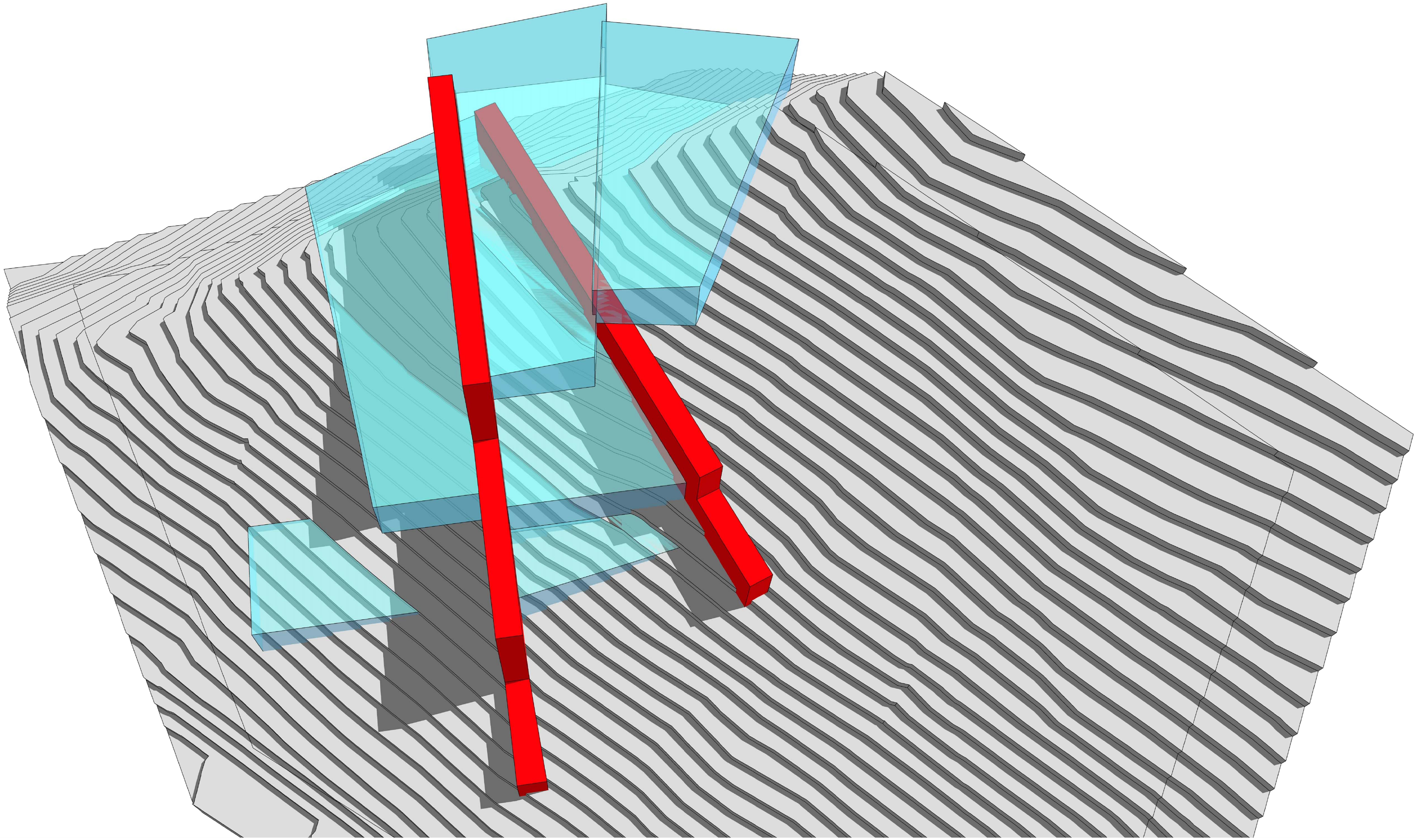
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



SITE PARTI

NARCIS TUDOR ARCHITECTS©

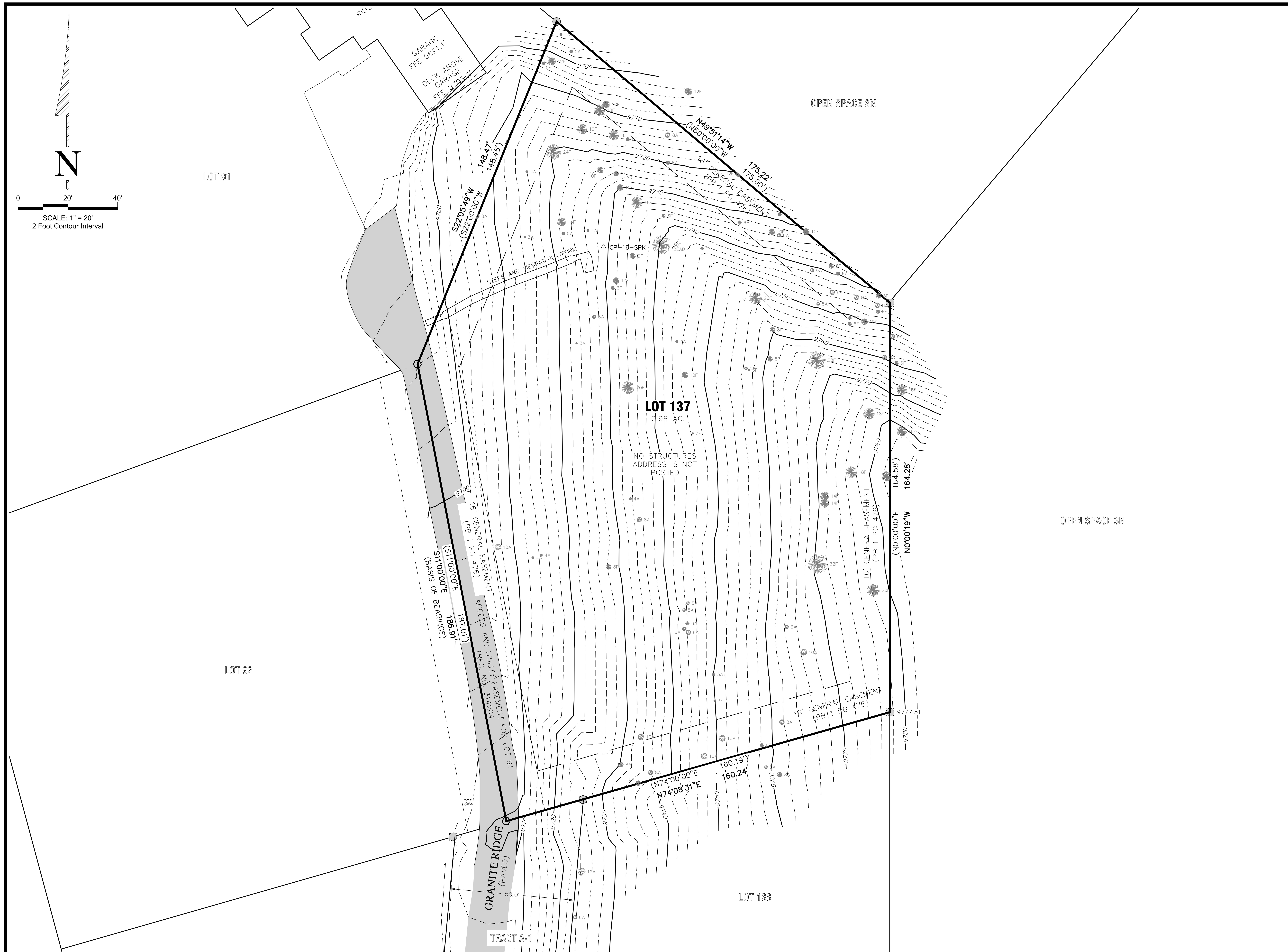
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



FOUNDATION CONCEPT

NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



LEGEND

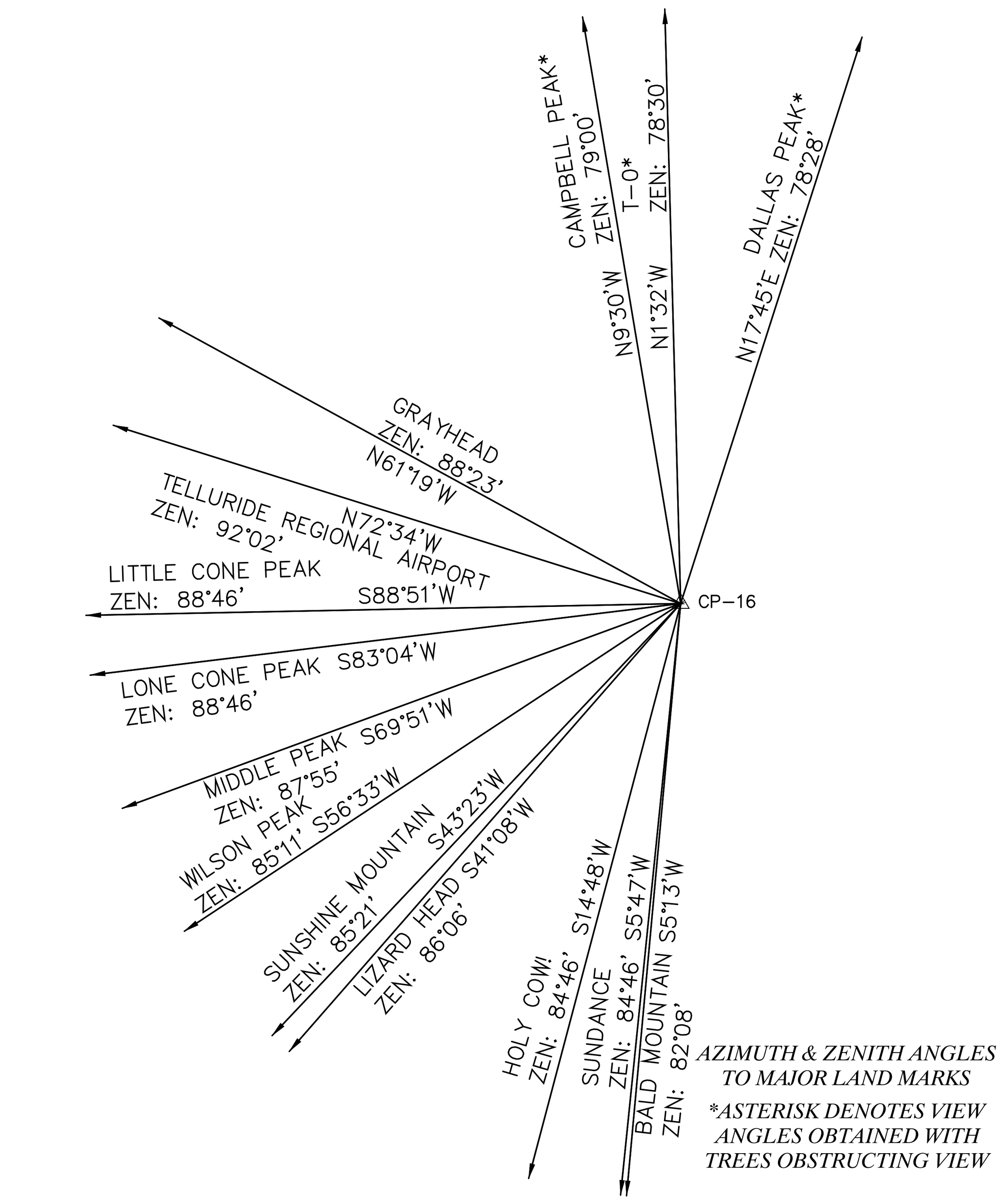
FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632

FOUND #5 REBAR ADDED 1 1/2" ALUMINUM CAP, LS 36577

TELEPHONE PEDESTAL

ASPEN TREE, NUMBER INDICATES CALIPER

FIR TREE, NUMBER INDICATES CALIPER



AZIMUTH & ZENITH ANGLES TO MAJOR LAND MARKS

**ASTERISK DENOTES VIEW ANGLES OBTAINED WITH TREES OBSTRUCTING VIEW*

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TLR86009091, Effective Date 07/05/2019 at 05:00 PM.
3. Lot 137 is designated with the symbol VA and if the Design Review Board of the Telluride Mountain Village Resort Company has approved an enclosed parking space for the particular lot, then one automobile or its equivalent may be parked on the lot for each approved enclosed parking space. Plat Book 1 Page 477.
4. Vertical datum is based on the found Southeast corner of Lot 8, an Aluminum Cap Rebar, LS 24954, having an elevation of 8741.30 feet, as depicted.
5. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Lot 137, Telluride Mountain Village, Filing 1, according to the Plat recorded March 09, 1984 in Plat Book 1 at page 476,

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the West line of Lot 137, Telluride Mountain Village, Filing 1 recorded in Book 1 at page 476, said bearing being **S 11°00'00" E**, both being found monuments as depicted on this plat.

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, O'Dea Development Services, Inc., and Griffith R. Harsh and Margaret C. Whitman was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

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.

Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
11/25/2019

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER R. KENNEDY
11/25/19
36577

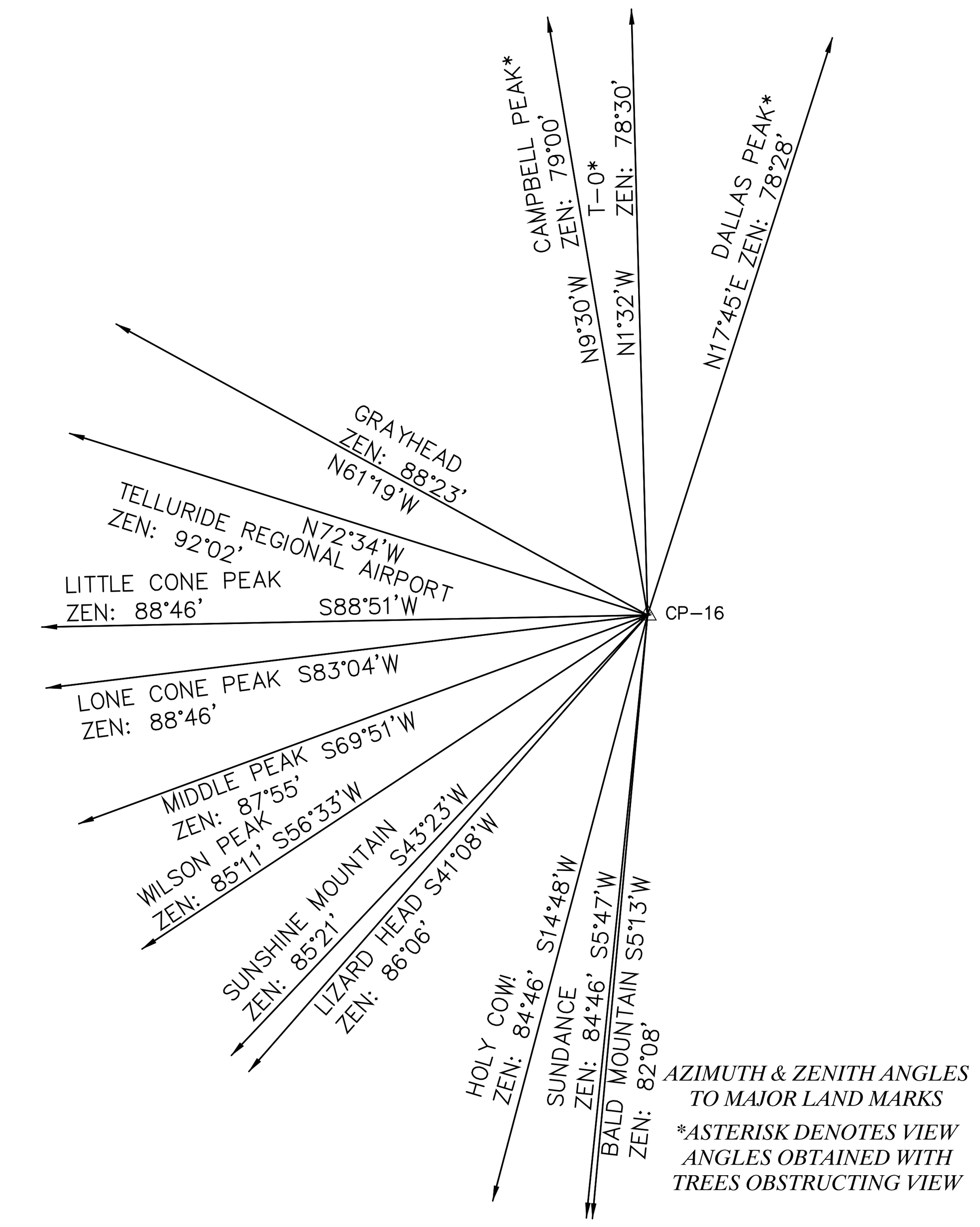
IMPROVEMENT SURVEY PLAT
LOT 137, TELLURIDE MOUNTAIN VILLAGE, FILING NO. 1

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

DATE:	11/20/2019
JOB:	97094
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR ADDED 1 1/2" ALUMINUM CAP, LS 36577
- TELEPHONE PEDESTAL
- ASPEN TREE, NUMBER INDICATES CALIPER
- FIR TREE, NUMBER INDICATES CALIPER



AZIMUTH & ZENITH ANGLES TO MAJOR LAND MARKS

**ASTERISK DENOTES VIEW ANGLES OBTAINED WITH TREES OBSTRUCTING VIEW*

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TLR86009091, Effective Date 07/05/2019 at 05:00 PM.
3. Lot 137 is designated with the symbol VA and if the Design Review Board of the Telluride Mountain Village Resort Company has approved an enclosed parking space for the particular lot, then one automobile or its equivalent may be parked on the lot for each approved enclosed parking space. Plat Book 1 Page 477.
4. Vertical datum is based on the found Southeast corner of Lot 8, an Aluminum Cap Rebar, LS 24954, having an elevation of 8741.30 feet, as depicted.
5. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Lot 137, Telluride Mountain Village, Filing 1, according to the Plat recorded March 09, 1984 in Plat Book 1 at page 476.

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the West line of Lot 137, Telluride Mountain Village, Filing 1 recorded in Book 1 at page 476, said bearing being **S 11°00'00" E**, both being found monuments as depicted on this plat**.**

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, O'Dea Development Services, Inc., and Griffith R. Harsh and Margaret C. Whitman was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

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.

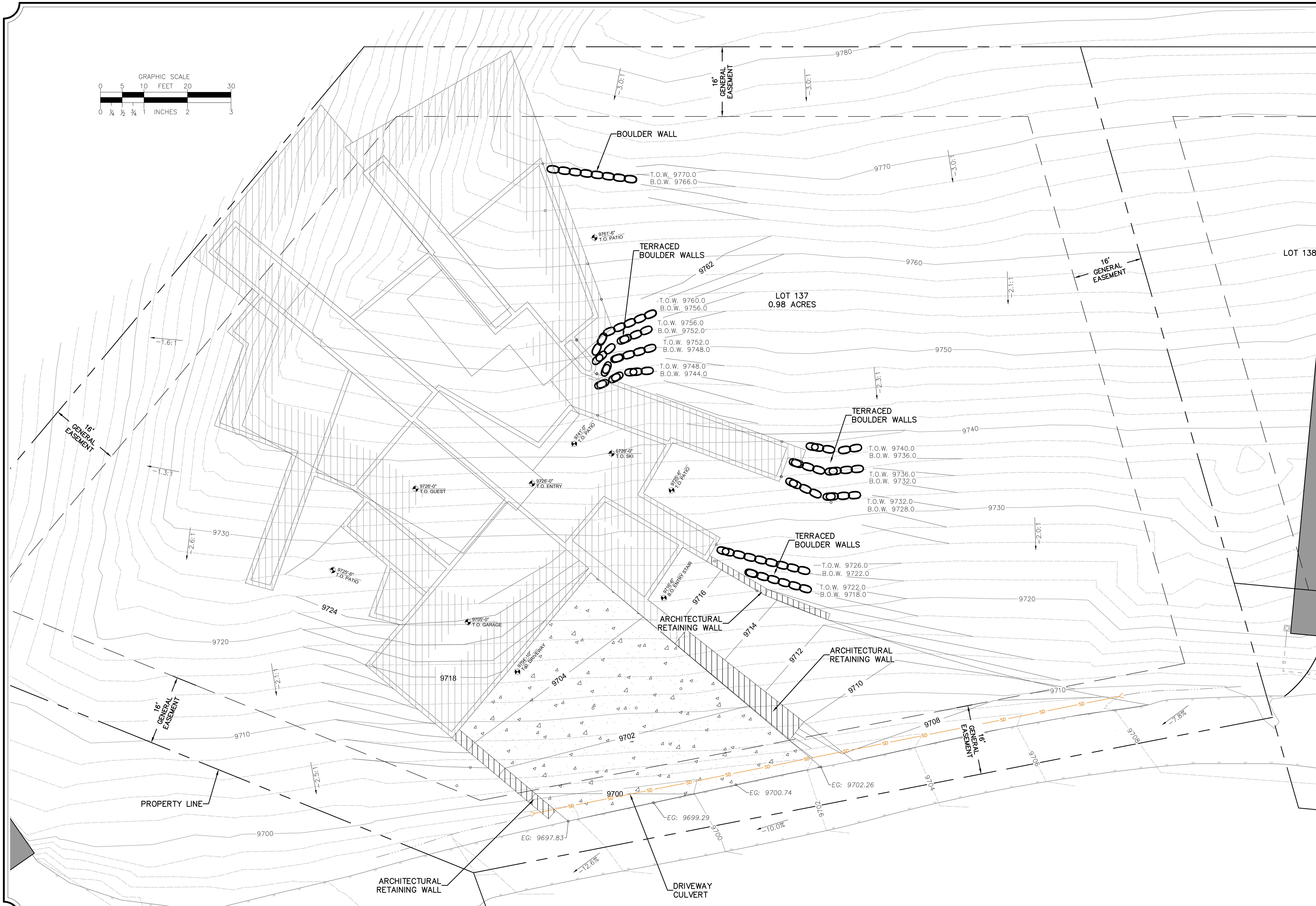
Christopher R. Kennedy, P.L.S. 36577
11/25/2019

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHRISTOPHER R. KENNEDY 36577 11/25/19

SLOPE SURVEY
LOT 137, TELLURIDE MOUNTAIN VILLAGE, FILING NO. 1

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

DATE:	11/20/2019
JOB:	97094
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1



GOFF
ENGINEERING + SURVEYING INC

GOFF ENGINEERING & SURVEYING, INC.
126 ROCK POINT DRIVE SUITE A
P.O. BOX 97
DURANGO, COLORADO 81302
(970) 247-1705
www.GoffEngineering.com

COLORADO REGISTERED PROFESSIONAL ENGINEER
KYLE HANCOCK KINDLE
10-20-2022
42033

LOT 137
TELLURIDE MOUNTAIN VILLAGE
TELLURIDE, CO

Issue Record:

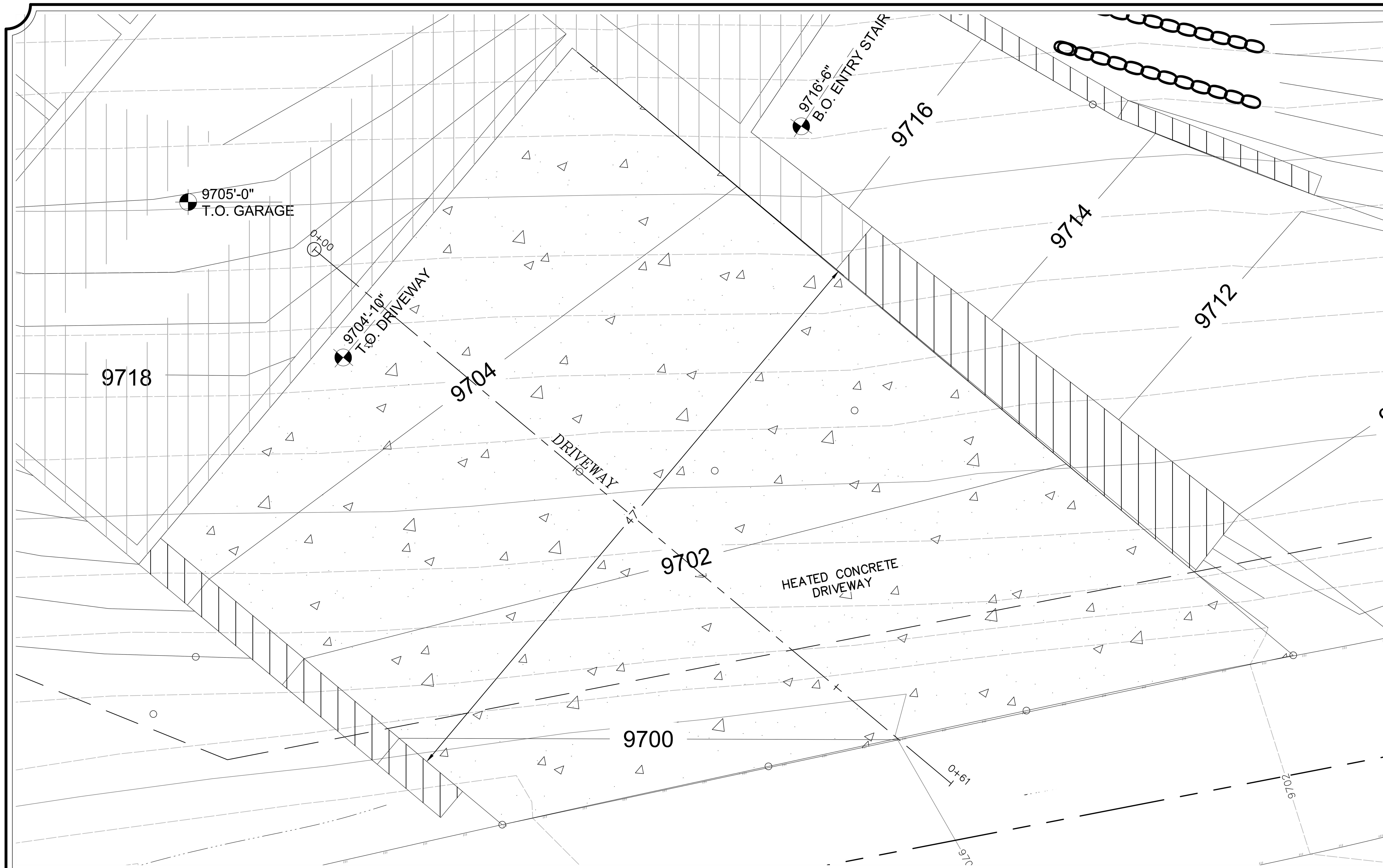
PERMIT	10-20-2022

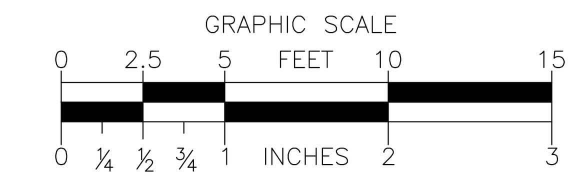
Revisions:

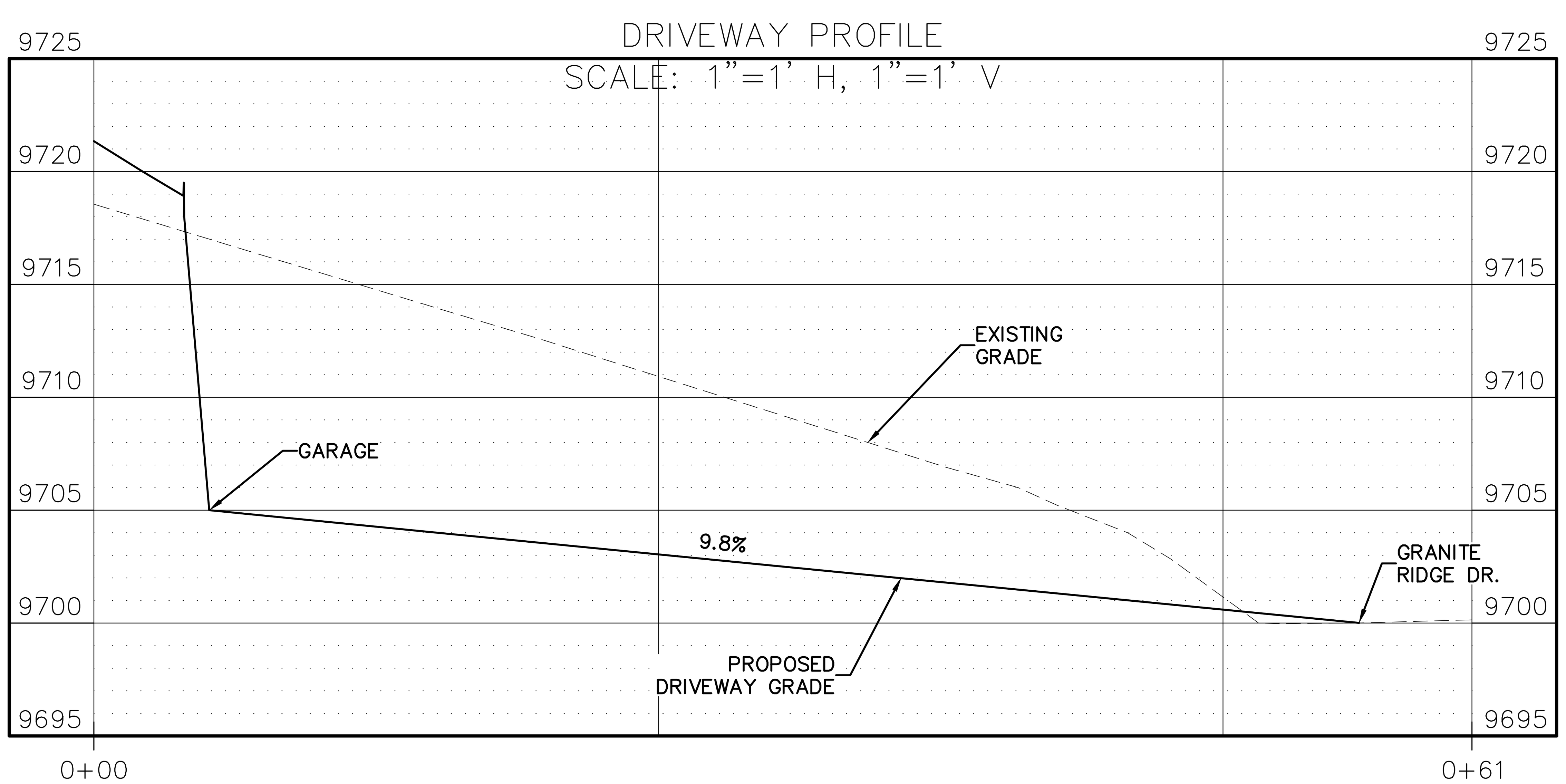
Project Number:	22-192
Drawn By:	KHK
Designed by:	
Checked By:	

Sheet
C1.0

GRADING PLAN







GOFF ENGINEERING + SURVEYING INC

GOFF ENGINEERING & SURVEYING, INC.
126 ROCK POINT DRIVE SUITE A
P.O. BOX 97
DURANGO, COLORADO 81302
(970) 247-1705
www.GoffEngineering.com

COLORADO REGISTERED PROFESSIONAL ENGINEER
KYLE HANCOCK KINDLE
10-20-2022
42033

LOT 137
TELLURIDE MOUNTAIN VILLAGE
TELLURIDE, CO

Issue Record:

PERMIT	10-20-2022

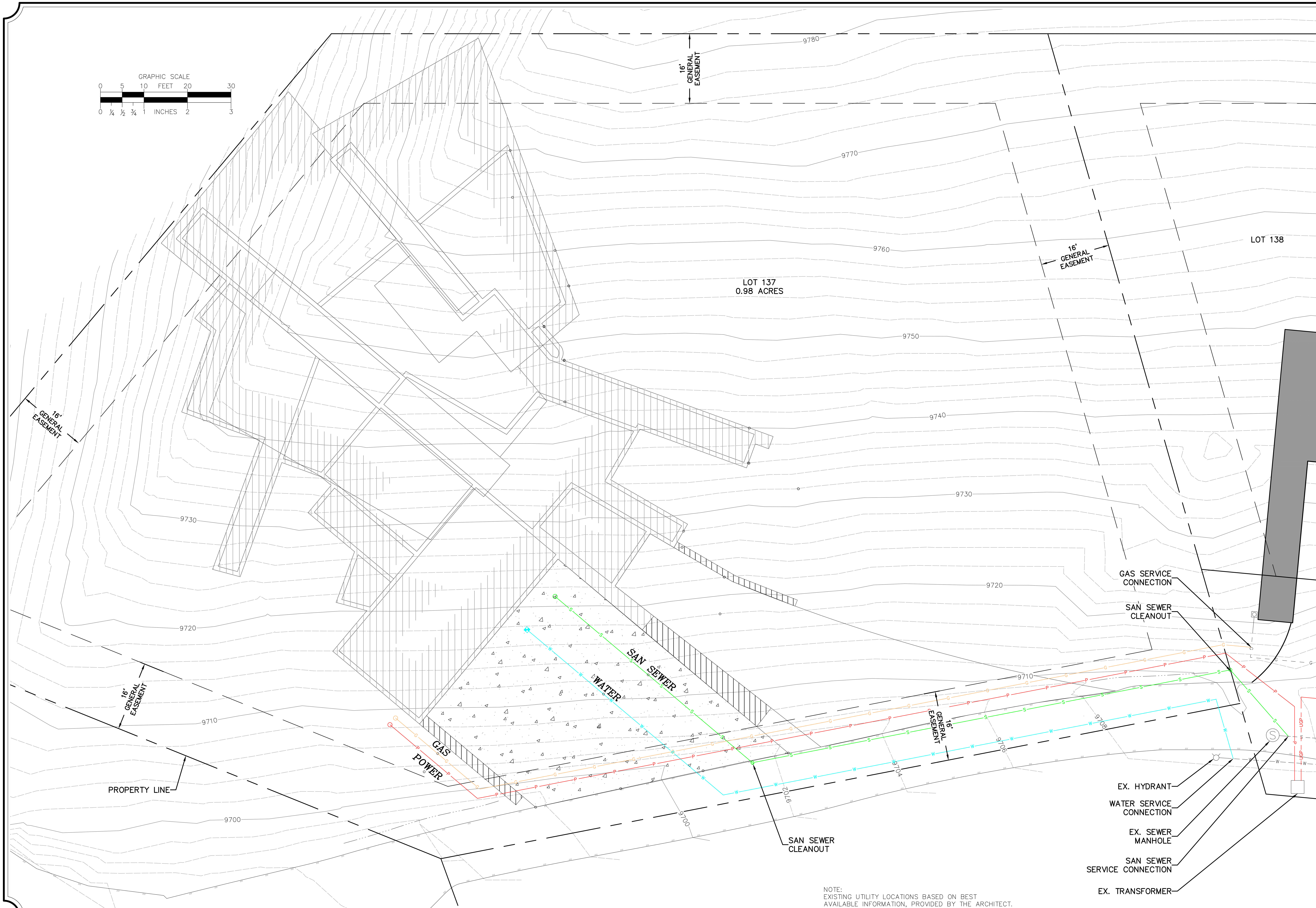
Revisions:

Project Number:	22-192
Drawn By:	KHK
Designed by:	
Checked By:	

Sheet
C1.1

DRIVEWAY PLAN AND PROFILE

g:\2022\22-192 lot 137 mountain villave\cad\22-192 civil base.dwg DATE:10/20/2022 USER:KKINDLE PLOT SCALE=1:1



GOFF
ENGINEERING + SURVEYING INC

GOFF ENGINEERING & SURVEYING, INC.
126 ROCK POINT DRIVE SUITE A
P.O. BOX 97
DURANGO, COLORADO 81302
(970) 247-1705
www.GoffEngineering.com

COLORADO REGISTERED PROFESSIONAL ENGINEER
KYLE HANCOCK KINDLE
10-20-2022
42033

LOT 137
TELLURIDE MOUNTAIN VILLAGE
TELLURIDE, CO

Issue Record:

PERMIT	10-20-2022

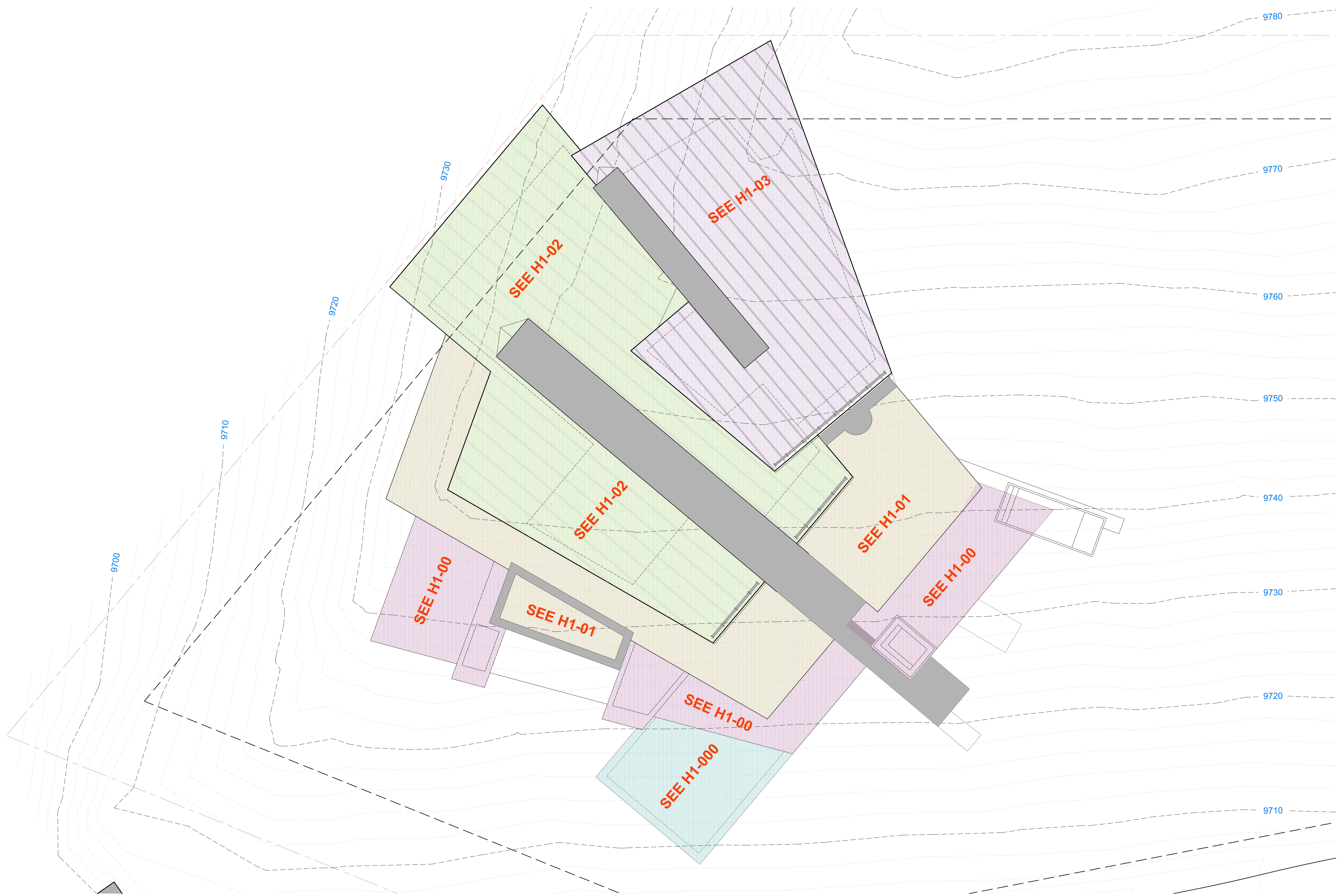
Revisions:

Project Number:	22-192
Drawn By:	KHK
Designed by:	
Checked By:	

Sheet
C1.2

UTILITY PLAN

g:\2022\22-192 lot 137 mountain village\cad\22-192 civil base.dwg DATE:10/20/2022 USER:KKINDLE PLOT SCALE=1:1



1 OVERALL ROOF PLAN KEY DIAGRAM
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12'
N

NARCIS TUDOR ARCHITECTS©
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

BUILDING HEIGHTS ARE MEASURED FOR EACH LEVEL ON PROJECTIONS OF 10' OR MORE BASED ON THE CDC SECTION 17.3.11

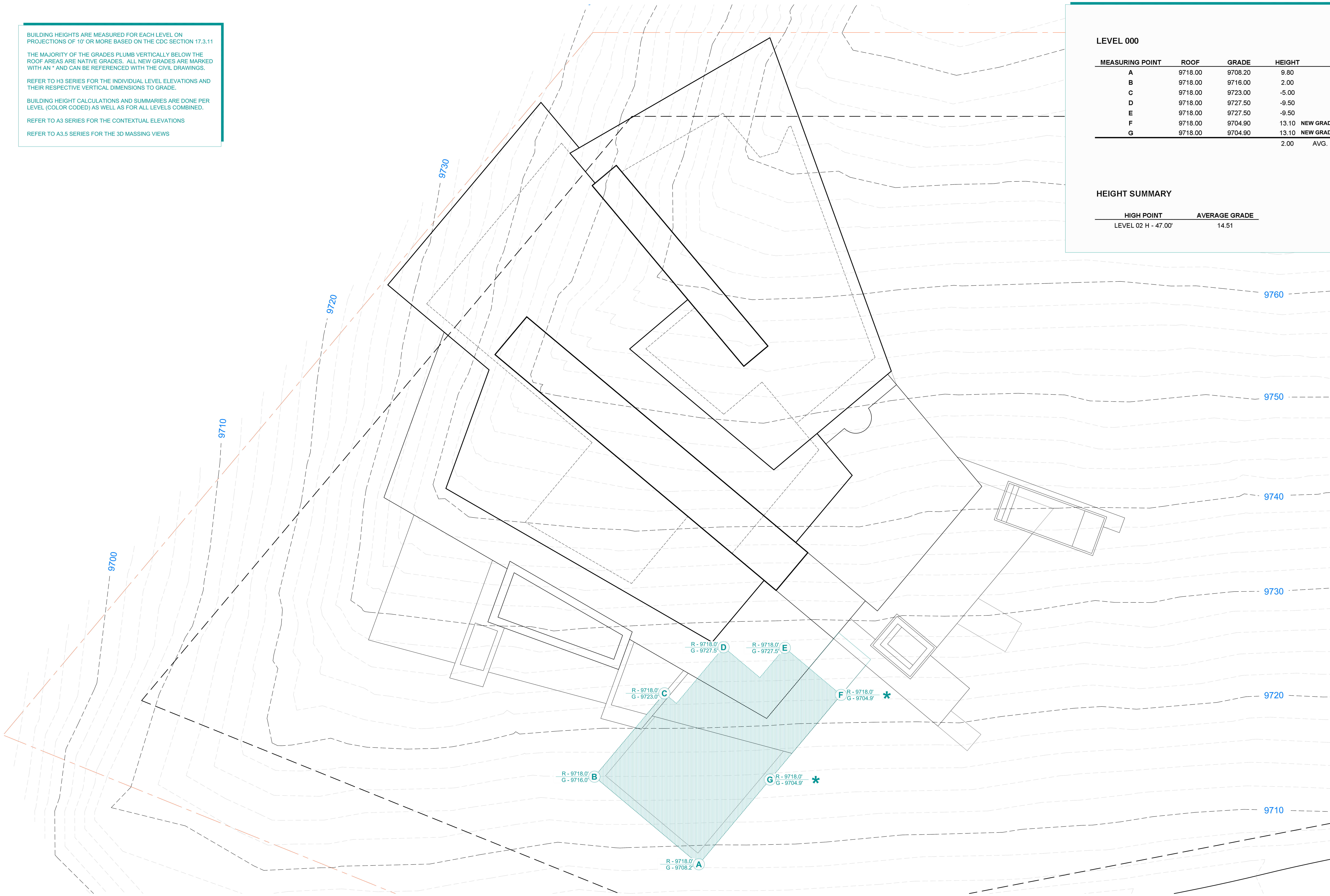
THE MAJORITY OF THE GRADES PLUMB VERTICALLY BELOW THE ROOF AREAS ARE NATIVE GRADES. ALL NEW GRADES ARE MARKED WITH AN * AND CAN BE REFERENCED WITH THE CIVIL DRAWINGS.

REFER TO H3 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE VERTICAL DIMENSIONS TO GRADE.

BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3 SERIES FOR THE CONTEXTUAL ELEVATIONS

REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



LEVEL 000

MEASURING POINT	ROOF	GRADE	HEIGHT	
A	9718.00	9708.20	9.80	
B	9718.00	9716.00	2.00	
C	9718.00	9723.00	-5.00	
D	9718.00	9727.50	-9.50	
E	9718.00	9727.50	-9.50	
F	9718.00	9704.90	13.10	NEW GRADE *
G	9718.00	9704.90	13.10	NEW GRADE *
			2.00	AVG.

HEIGHT SUMMARY

HIGH POINT	AVERAGE GRADE
LEVEL 02 H - 47.00'	14.51

1 LEVEL 000 - HEIGHT CALCULATIONS

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

0' 2' 4' 8' 12'

N

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

NARCIS TUDOR ARCHITECTS©

BUILDING HEIGHTS ARE MEASURED FOR EACH LEVEL ON PROJECTIONS OF 10' OR MORE BASED ON THE CDC SECTION 17.3.11

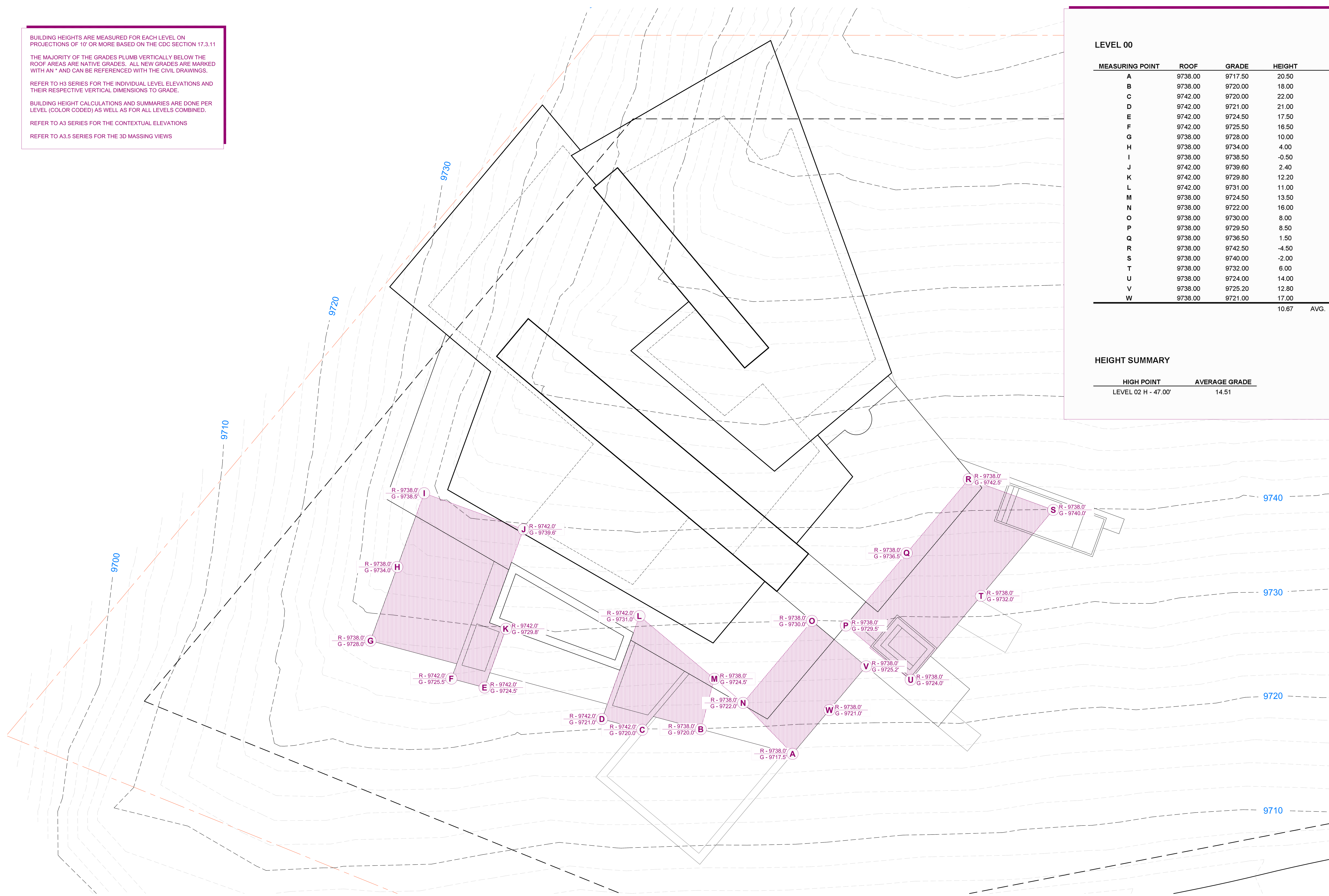
THE MAJORITY OF THE GRADES PLUMB VERTICALLY BELOW THE ROOF AREAS ARE NATIVE GRADES. ALL NEW GRADES ARE MARKED WITH AN * AND CAN BE REFERENCED WITH THE CIVIL DRAWINGS.

REFER TO H3 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE VERTICAL DIMENSIONS TO GRADE.

BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3 SERIES FOR THE CONTEXTUAL ELEVATIONS

REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



LEVEL 00

MEASURING POINT	ROOF	GRADE	HEIGHT	
A	9738.00	9717.50	20.50	
B	9738.00	9720.00	18.00	
C	9742.00	9720.00	22.00	
D	9742.00	9721.00	21.00	
E	9742.00	9724.50	17.50	
F	9742.00	9725.50	16.50	
G	9738.00	9728.00	10.00	
H	9738.00	9734.00	4.00	
I	9738.00	9738.50	-0.50	
J	9742.00	9739.60	2.40	
K	9742.00	9729.80	12.20	
L	9742.00	9731.00	11.00	
M	9738.00	9724.50	13.50	
N	9738.00	9722.00	16.00	
O	9738.00	9730.00	8.00	
P	9738.00	9729.50	8.50	
Q	9738.00	9736.50	1.50	
R	9738.00	9742.50	-4.50	
S	9738.00	9740.00	-2.00	
T	9738.00	9732.00	6.00	
U	9738.00	9724.00	14.00	
V	9738.00	9725.20	12.80	
W	9738.00	9721.00	17.00	
			10.67	AVG.

HEIGHT SUMMARY

HIGH POINT	AVERAGE GRADE
LEVEL 02 H - 47.00'	14.51

1 LEVEL 00 - HEIGHT CALCULATIONS

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

0' 2' 4' 8' 12'

N

NARCIS TUDOR ARCHITECTS©
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

H1.00

BUILDING HEIGHTS ARE MEASURED FOR EACH LEVEL ON PROJECTIONS OF 10' OR MORE BASED ON THE CDC SECTION 17.3.11

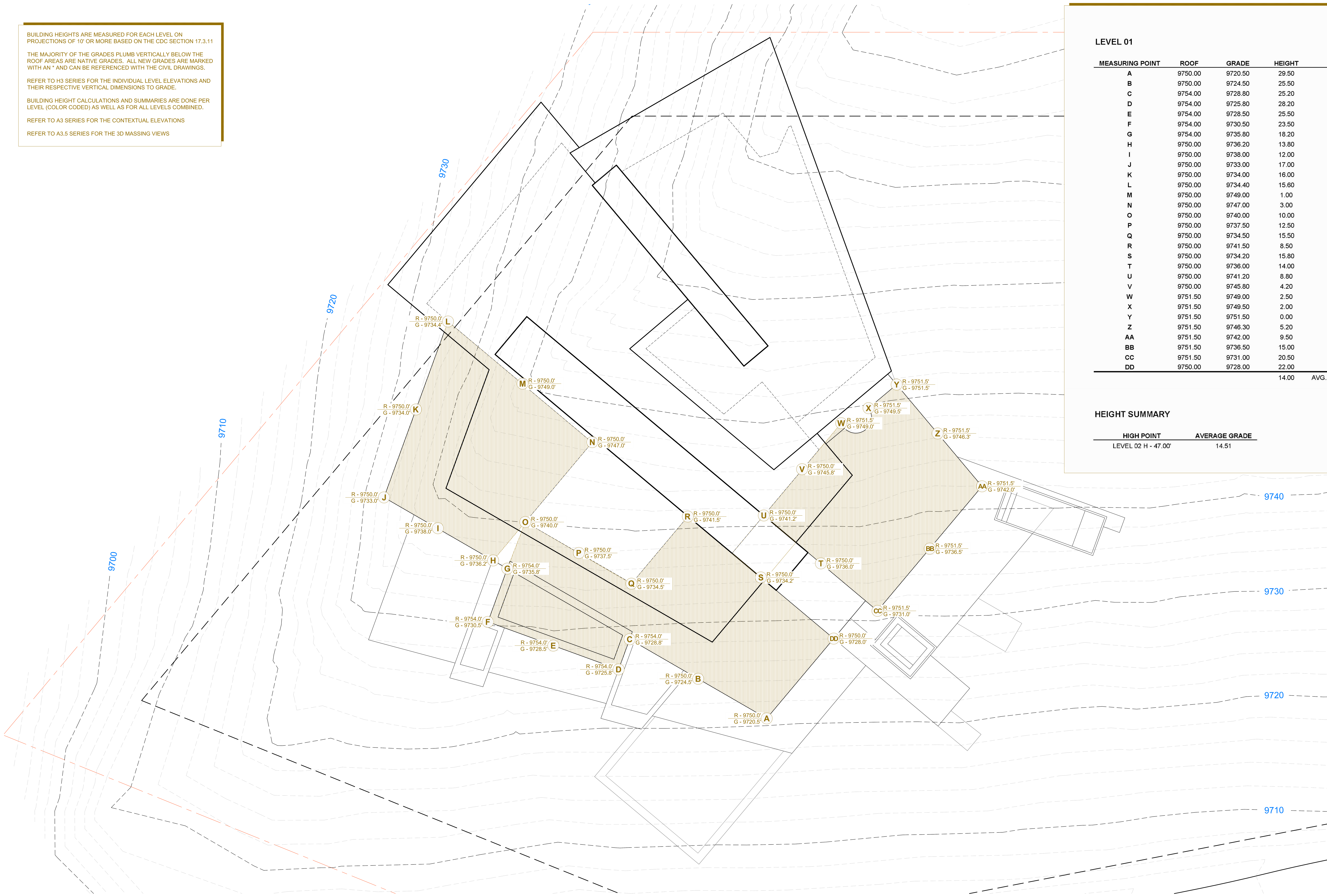
THE MAJORITY OF THE GRADES PLUMB VERTICALLY BELOW THE ROOF AREAS ARE NATIVE GRADES. ALL NEW GRADES ARE MARKED WITH AN * AND CAN BE REFERENCED WITH THE CIVIL DRAWINGS.

REFER TO H3 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE VERTICAL DIMENSIONS TO GRADE.

BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3 SERIES FOR THE CONTEXTUAL ELEVATIONS

REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



LEVEL 01

MEASURING POINT	ROOF	GRADE	HEIGHT	
A	9750.00	9720.50	29.50	
B	9750.00	9724.50	25.50	
C	9754.00	9728.80	25.20	
D	9754.00	9725.80	28.20	
E	9754.00	9728.50	25.50	
F	9754.00	9730.50	23.50	
G	9754.00	9735.80	18.20	
H	9750.00	9736.20	13.80	
I	9750.00	9738.00	12.00	
J	9750.00	9733.00	17.00	
K	9750.00	9734.00	16.00	
L	9750.00	9734.40	15.60	
M	9750.00	9749.00	1.00	
N	9750.00	9747.00	3.00	
O	9750.00	9740.00	10.00	
P	9750.00	9737.50	12.50	
Q	9750.00	9734.50	15.50	
R	9750.00	9741.50	8.50	
S	9750.00	9734.20	15.80	
T	9750.00	9736.00	14.00	
U	9750.00	9741.20	8.80	
V	9750.00	9745.80	4.20	
W	9751.50	9749.00	2.50	
X	9751.50	9749.50	2.00	
Y	9751.50	9751.50	0.00	
Z	9751.50	9746.30	5.20	
AA	9751.50	9742.00	9.50	
BB	9751.50	9736.50	15.00	
CC	9751.50	9731.00	20.50	
DD	9750.00	9728.00	22.00	
			14.00	AVG.

HEIGHT SUMMARY

HIGH POINT	AVERAGE GRADE
LEVEL 02 H - 47.00'	14.51

1 LEVEL 01 - HEIGHT CALCULATIONS

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

0' 2' 4' 8' 12'

N

H1.01

NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

BUILDING HEIGHTS ARE MEASURED FOR EACH LEVEL ON PROJECTIONS OF 10' OR MORE BASED ON THE CDC SECTION 17.3.11

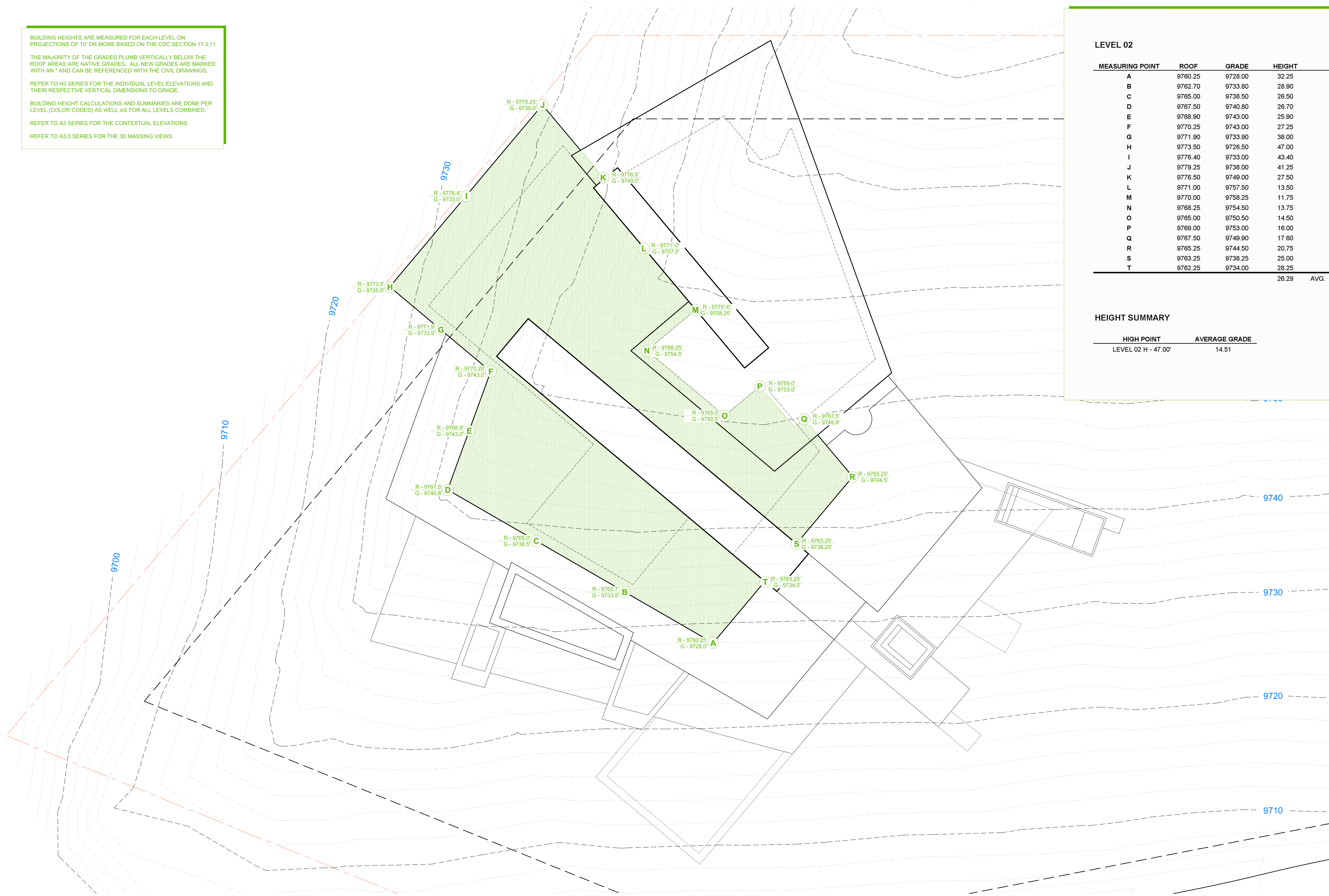
THE MAJORITY OF THE GRADES PLUMB VERTICALLY BELOW THE ROOF AREAS ARE NATIVE GRADES. ALL NEW GRADES ARE MARKED WITH AN * AND CAN BE REFERENCED WITH THE CIVIL DRAWINGS.

REFER TO H3 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE VERTICAL DIMENSIONS TO GRADE.

BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3 SERIES FOR THE CONTEXTUAL ELEVATIONS

REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



LEVEL 02

MEASURING POINT	ROOF	GRADE	HEIGHT
A	9760.25	9728.00	32.25
B	9762.70	9733.80	28.90
C	9765.00	9738.50	26.50
D	9767.50	9740.80	26.70
E	9768.90	9743.00	25.90
F	9770.25	9743.00	27.25
G	9771.90	9733.90	38.00
H	9773.50	9726.50	47.00
I	9776.40	9733.00	43.40
J	9779.25	9738.00	41.25
K	9776.50	9749.00	27.50
L	9771.00	9757.50	13.50
M	9770.00	9758.25	11.75
N	9768.25	9754.50	13.75
O	9765.00	9750.50	14.50
P	9769.00	9753.00	16.00
Q	9767.50	9749.90	17.60
R	9765.25	9744.50	20.75
S	9763.25	9738.25	25.00
T	9762.25	9734.00	28.25
			26.29 AVG.

HEIGHT SUMMARY

HIGH POINT	AVERAGE GRADE
LEVEL 02 H - 47.00'	14.51

1 LEVEL 02 - HEIGHT CALCULATIONS

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

0' 2' 4' 8' 12'

N

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

NARCIS TUDOR ARCHITECTS©

H1.02

BUILDING HEIGHTS ARE MEASURED FOR EACH LEVEL ON PROJECTIONS OF 10' OR MORE BASED ON THE CDC SECTION 17.3.11

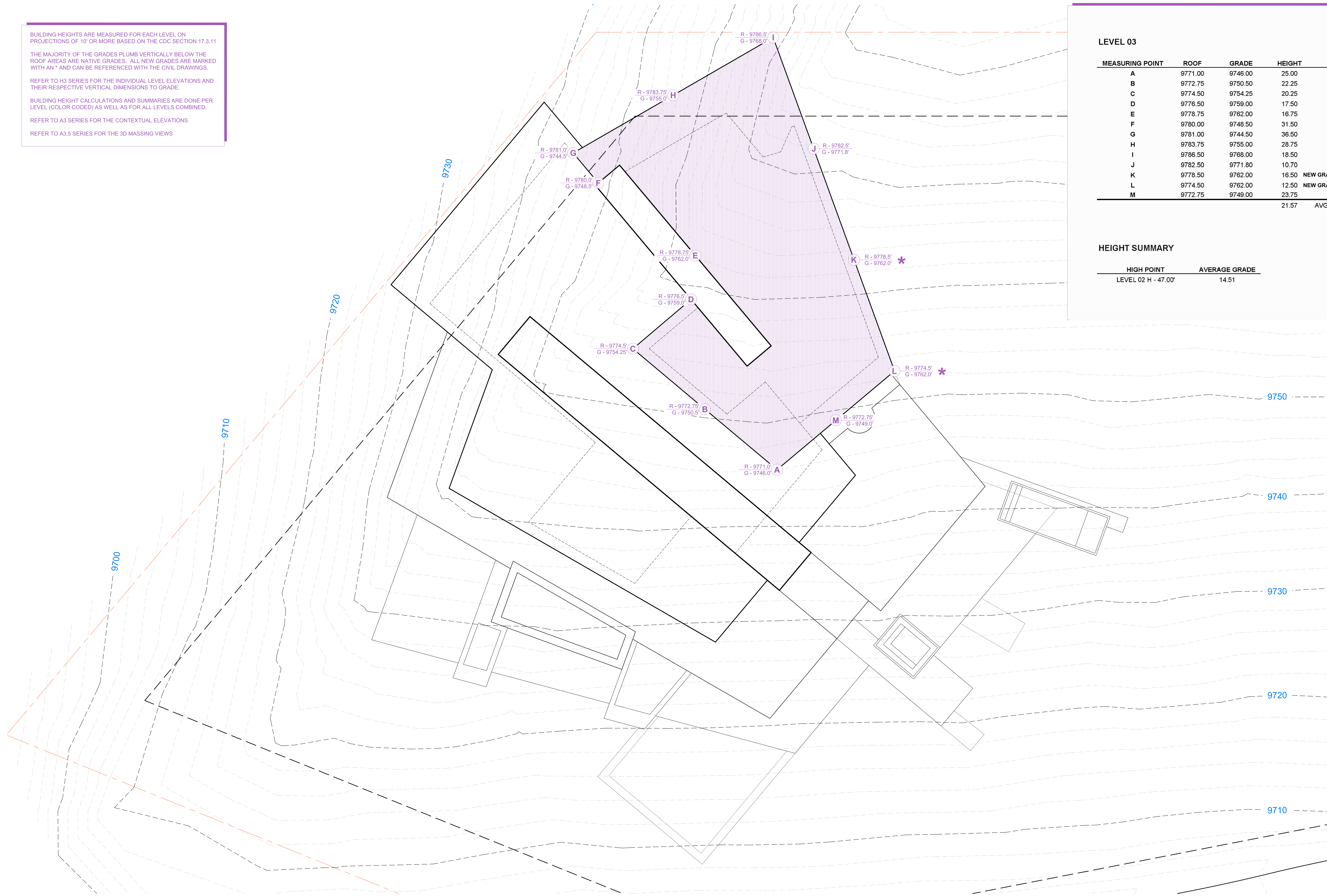
THE MAJORITY OF THE GRADES PLUMB VERTICALLY BELOW THE ROOF AREAS ARE NATIVE GRADES. ALL NEW GRADES ARE MARKED WITH AN * AND CAN BE REFERENCED WITH THE CIVIL DRAWINGS.

REFER TO H3 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE VERTICAL DIMENSIONS TO GRADE.

BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3 SERIES FOR THE CONTEXTUAL ELEVATIONS

REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



LEVEL 03

MEASURING POINT	ROOF	GRADE	HEIGHT	
A	9771.00	9746.00	25.00	
B	9772.75	9750.50	22.25	
C	9774.50	9754.25	20.25	
D	9776.50	9759.00	17.50	
E	9778.75	9762.00	16.75	
F	9780.00	9748.50	31.50	
G	9781.00	9744.50	36.50	
H	9783.75	9755.00	28.75	
I	9786.50	9768.00	18.50	
J	9782.50	9771.80	10.70	
K	9778.50	9762.00	16.50	NEW GRADE *
L	9774.50	9762.00	12.50	NEW GRADE *
M	9772.75	9749.00	23.75	
			21.57	AVG.

HEIGHT SUMMARY

HIGH POINT	AVERAGE GRADE
LEVEL 02 H - 47.00'	14.51

1 LEVEL 03 - HEIGHT CALCULATIONS

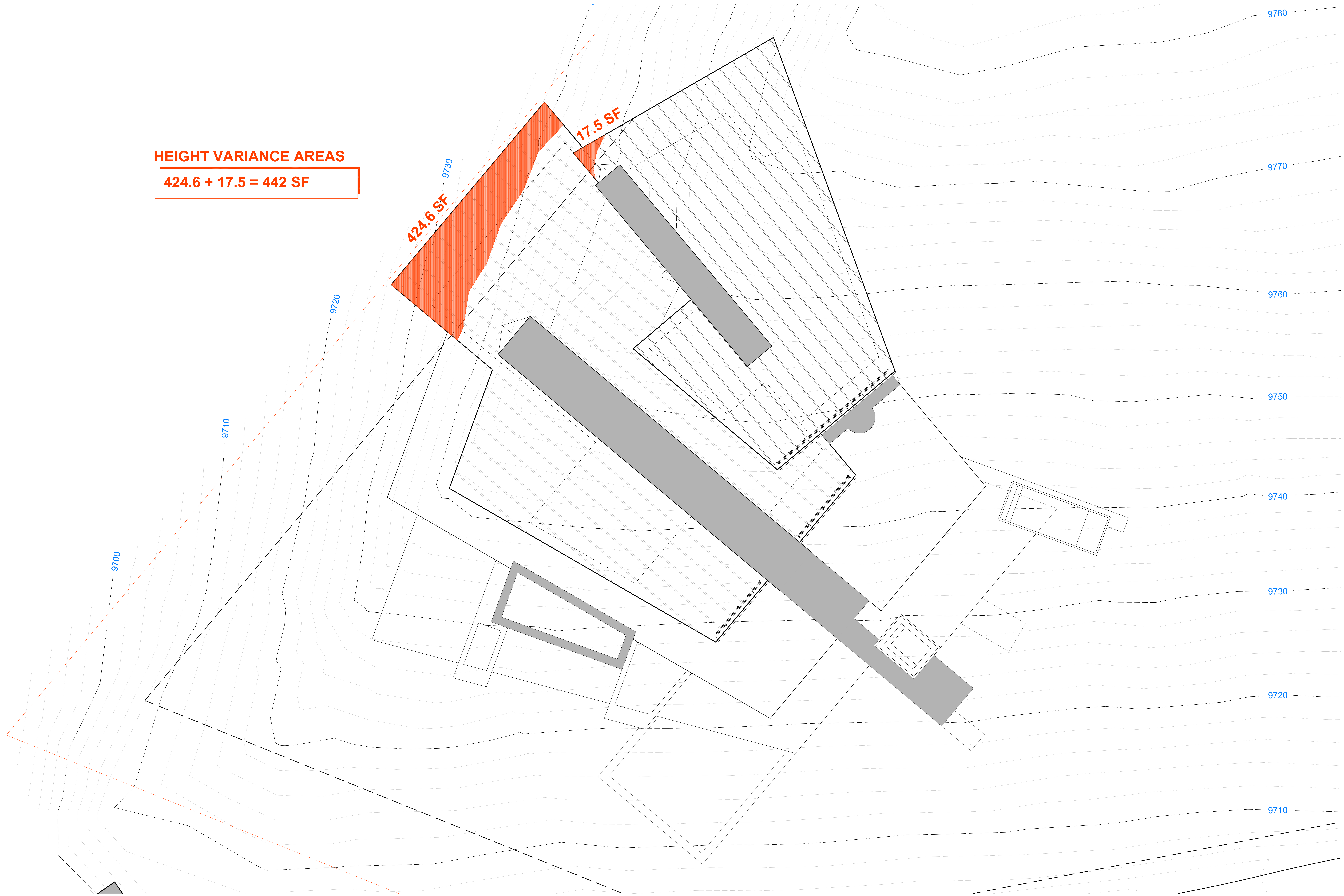
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 12'

N

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

NARCIS TUDOR ARCHITECTS©



1 HEIGHT VARIANCE DIAGRAM
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 12'

NARCIS TUDOR ARCHITECTS©
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

H-V

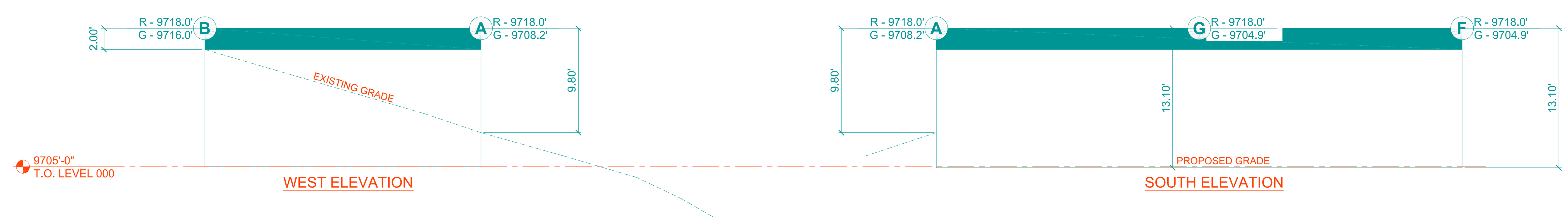
BUILDING HEIGHTS ARE MEASURED FOR EACH LEVEL ON PROJECTIONS OF 10' OR MORE BASED ON THE CDC SECTION 17.3.11

REFER TO H1 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE RELATION TO GRADE.

BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3 SERIES FOR THE CONTEXTUAL ELEVATIONS

REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



1 LEVEL 000 - HEIGHT CALCULATIONS

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

0' 2' 4' 8' 12'

N

NARCIS TUDOR ARCHITECTS©
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

H3.000

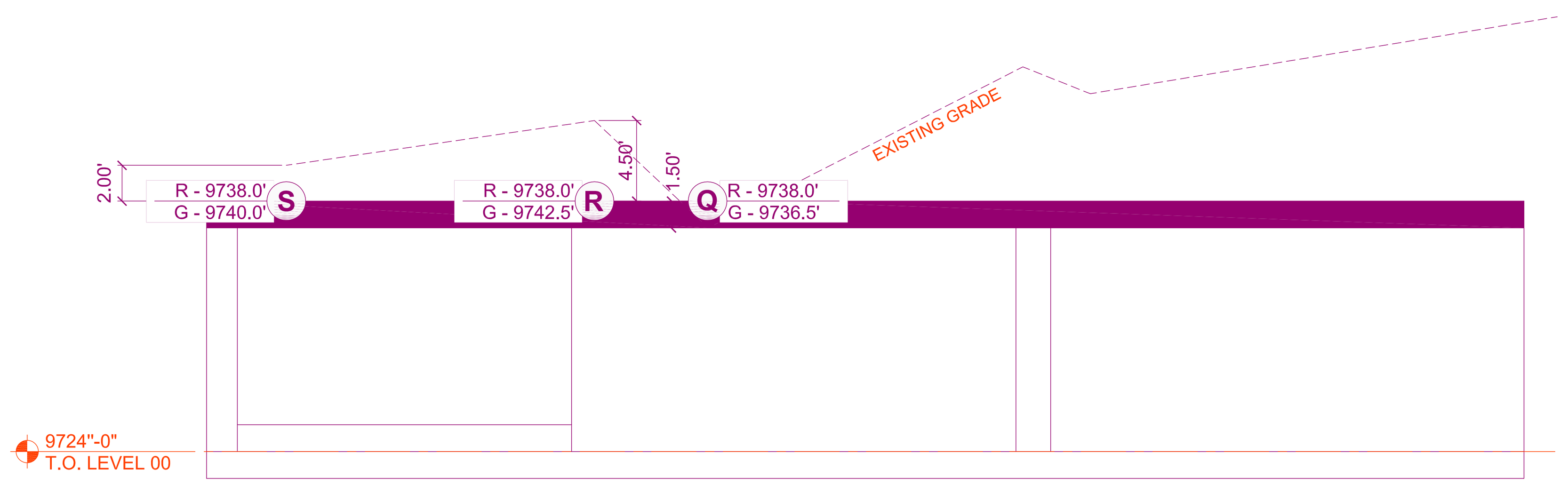
BUILDING HEIGHTS ARE MEASURED FOR EACH LEVEL ON PROJECTIONS OF 10' OR MORE BASED ON THE CDC SECTION 17.3.11

REFER TO H1 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE RELATION TO GRADE.

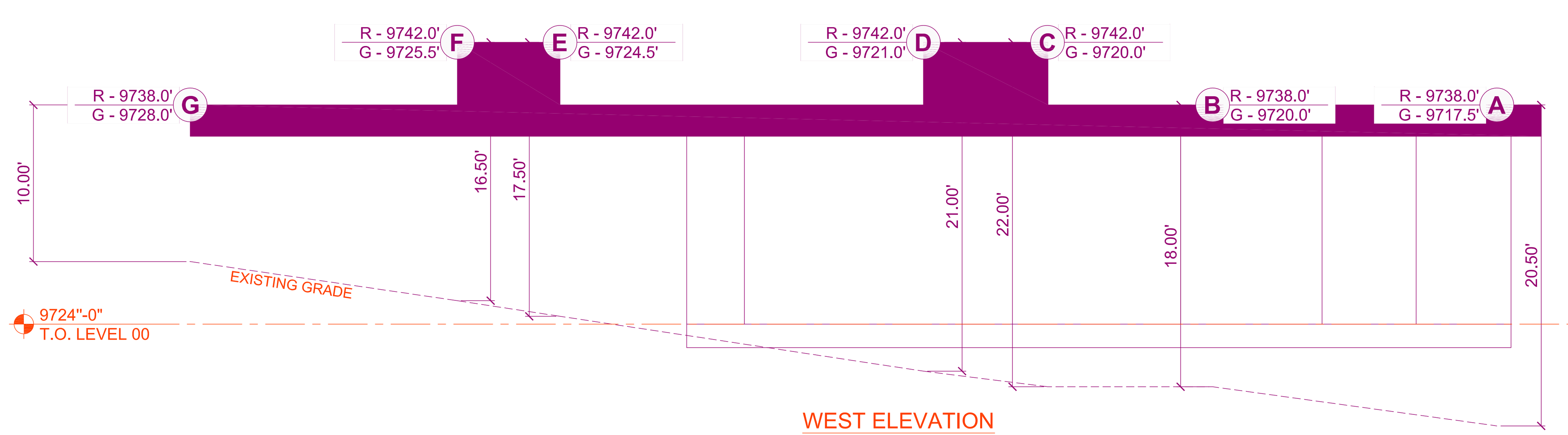
BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3 SERIES FOR THE CONTEXTUAL ELEVATIONS

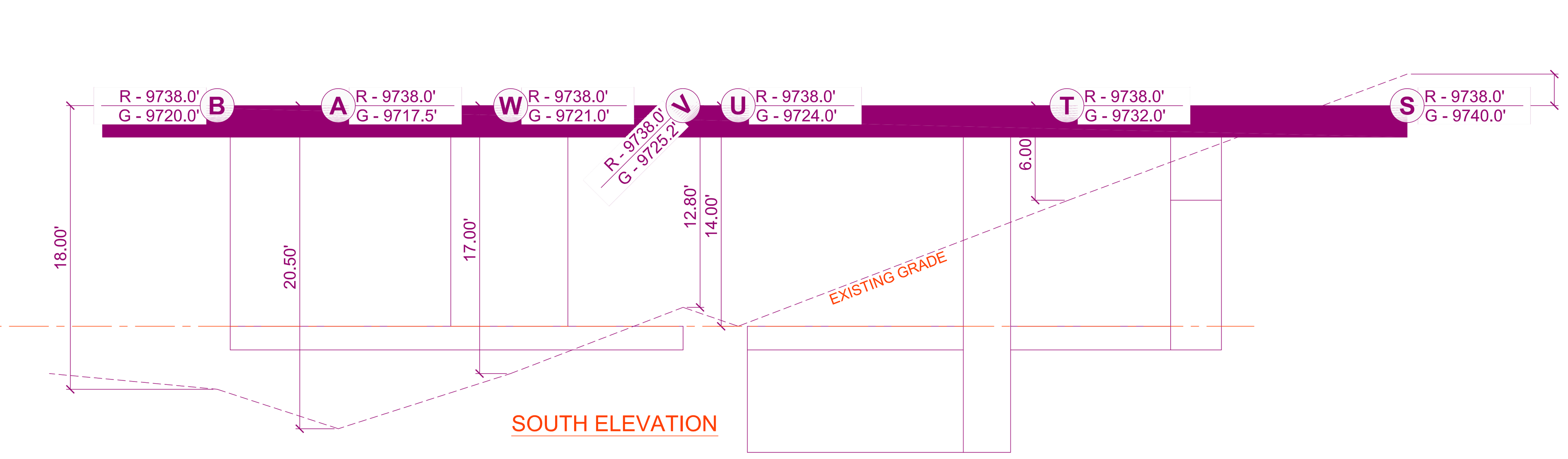
REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

1 LEVEL 00 - HEIGHT CALCULATIONS

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

0' 2' 4' 8' 12'

N

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©

H3.00

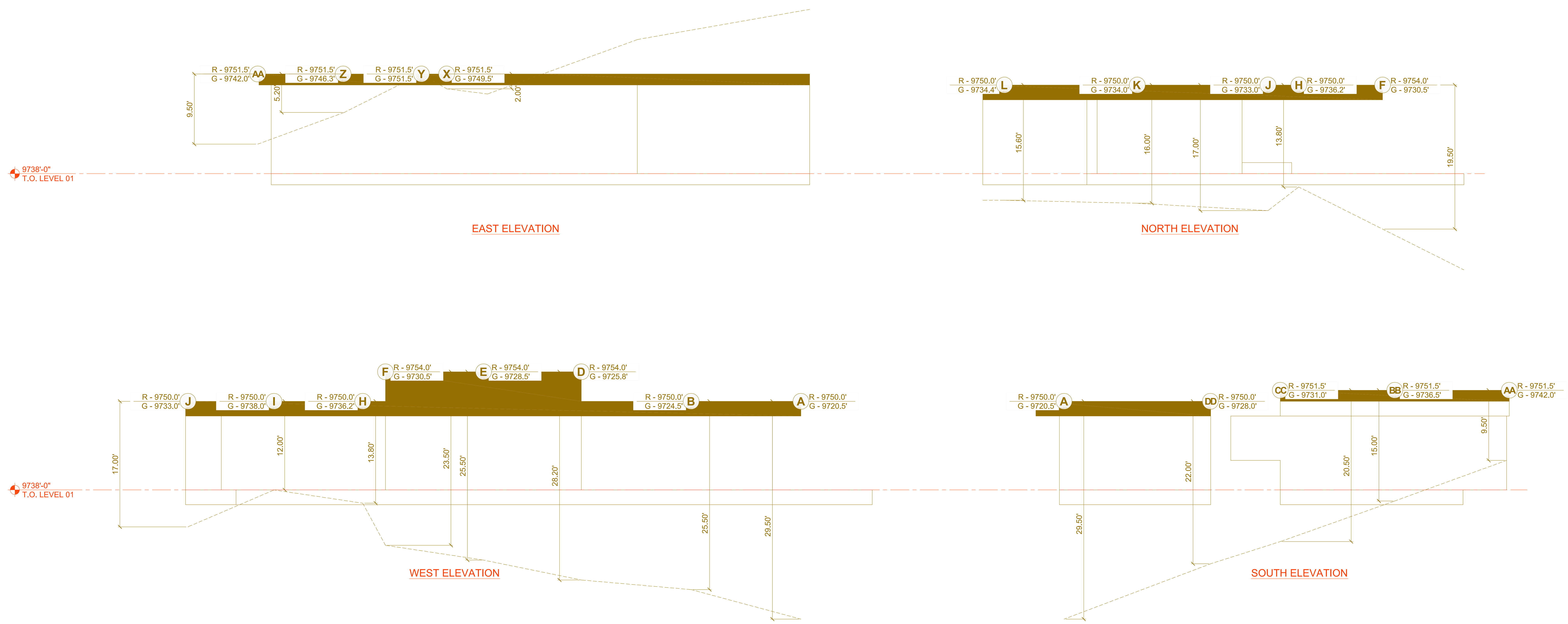
BUILDING HEIGHTS ARE MEASURED FOR EACH LEVEL ON PROJECTIONS OF 10' OR MORE BASED ON THE CDC SECTION 17.3.11

REFER TO H1 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE RELATION TO GRADE.

BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3 SERIES FOR THE CONTEXTUAL ELEVATIONS

REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



1 LEVEL 01 - HEIGHT CALCULATIONS

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

0' 2' 4' 8' 12'

N

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

NARCIS TUDOR ARCHITECTS©

H3.01

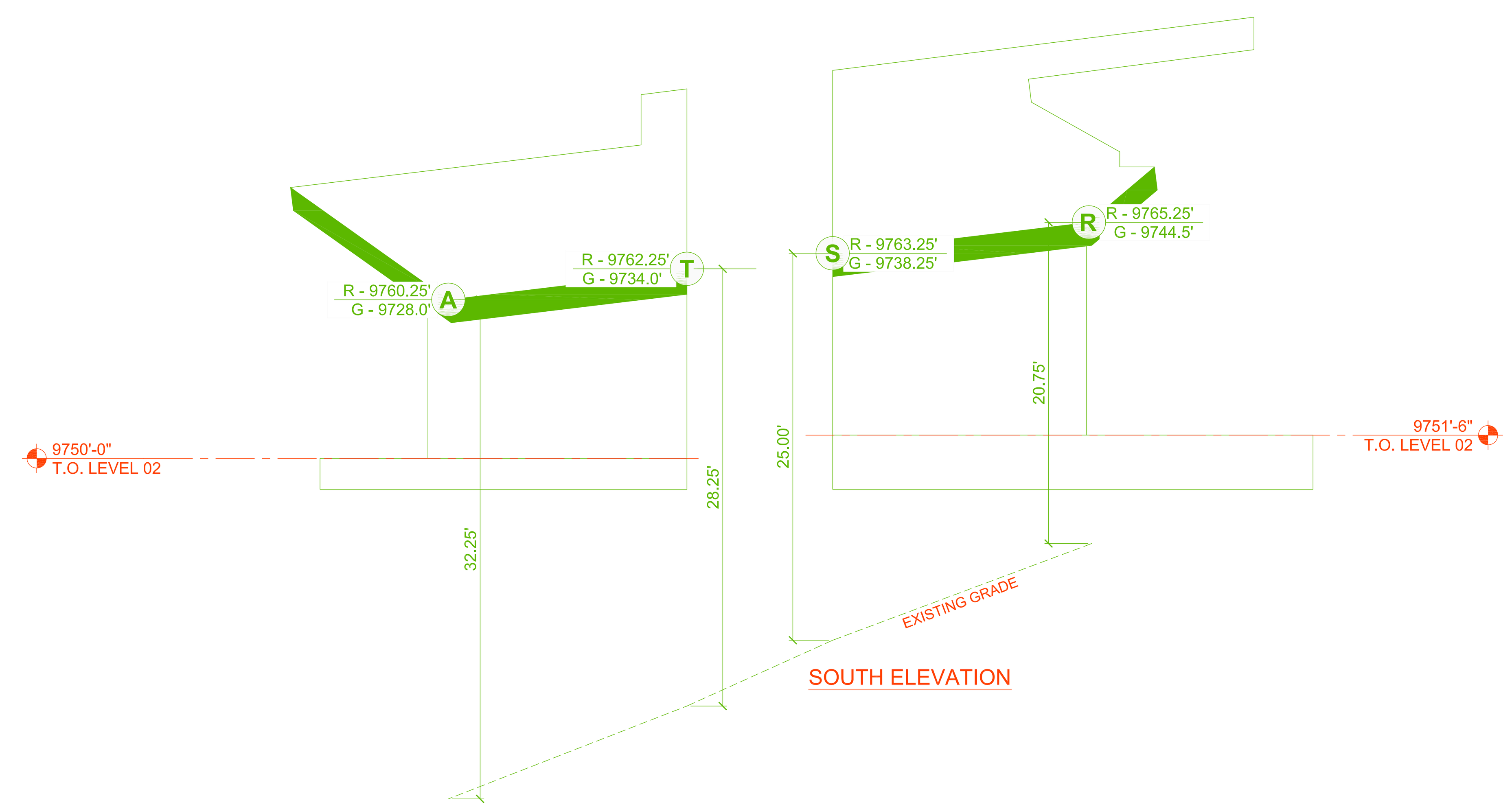
BUILDING HEIGHTS ARE MEASURED FOR EACH LEVEL ON PROJECTIONS OF 10' OR MORE BASED ON THE CDC SECTION 17.3.11

REFER TO H1 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE RELATION TO GRADE.

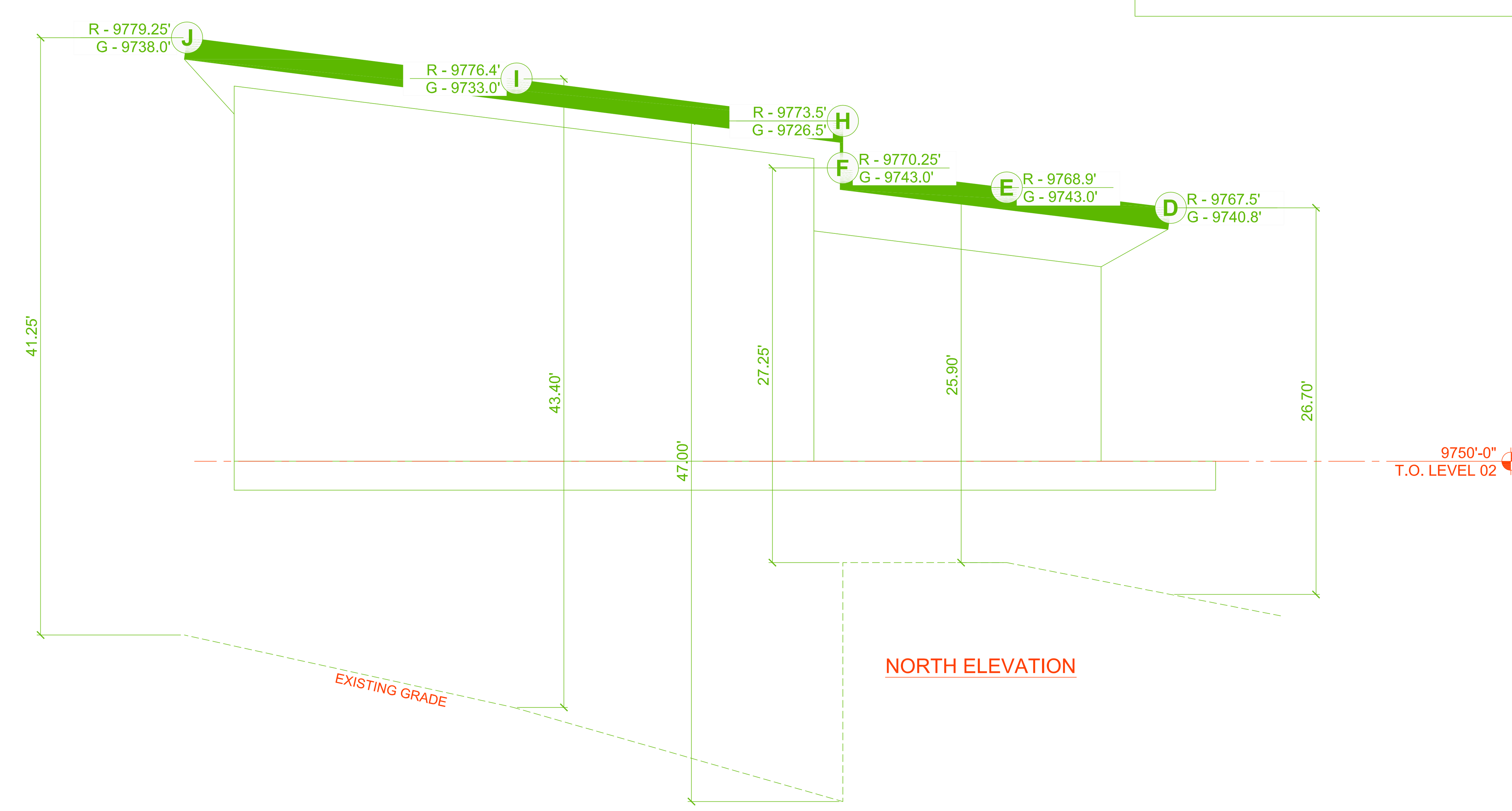
BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3 SERIES FOR THE CONTEXTUAL ELEVATIONS

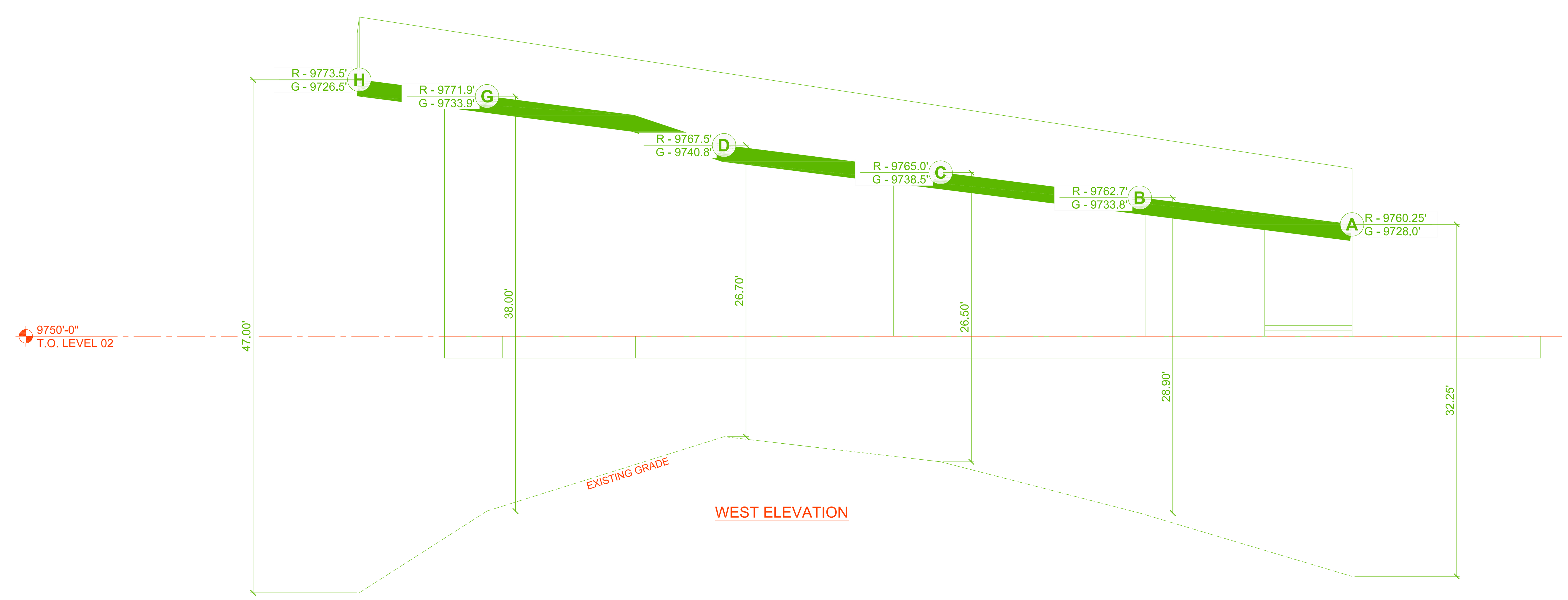
REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

1 LEVEL 02 - HEIGHT CALCULATIONS

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

0' 2' 4' 8' 12'

N

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

NARCIS TUDOR ARCHITECTS©

H3.02

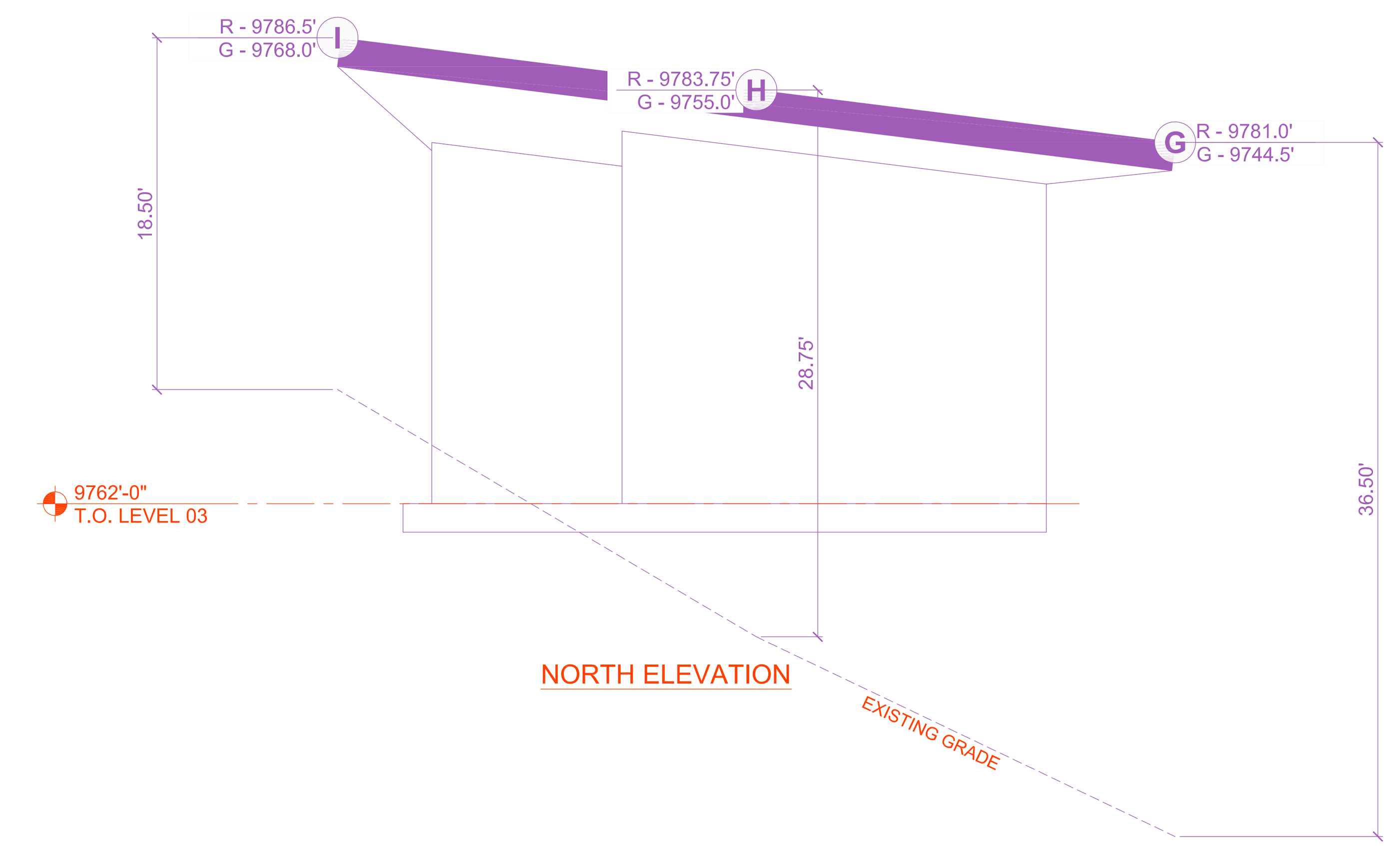
BUILDING HEIGHTS ARE MEASURED FOR EACH LEVEL ON PROJECTIONS OF 10' OR MORE BASED ON THE CDC SECTION 17.3.11

REFER TO H1 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE RELATION TO GRADE.

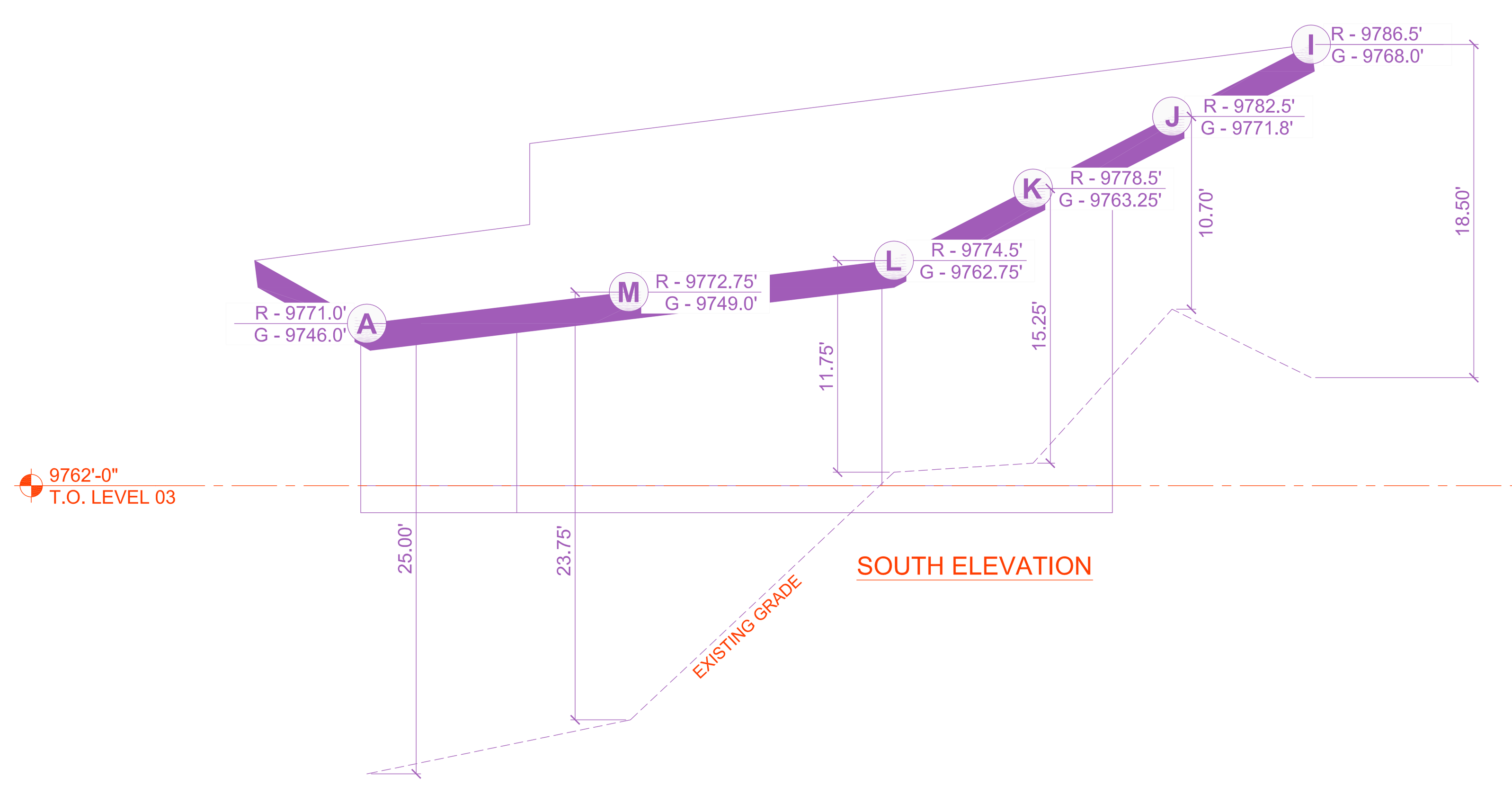
BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3 SERIES FOR THE CONTEXTUAL ELEVATIONS

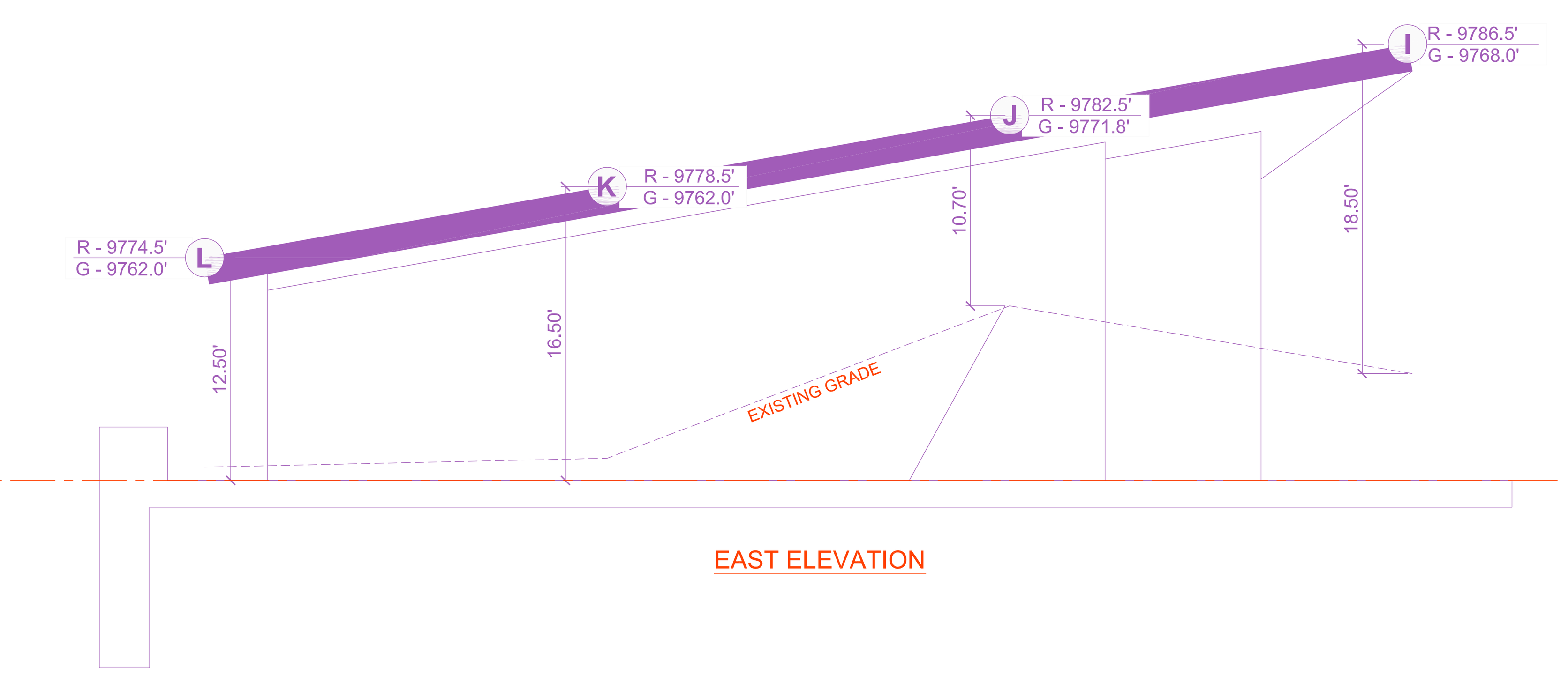
REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

1 LEVEL 03 - HEIGHT CALCULATIONS

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

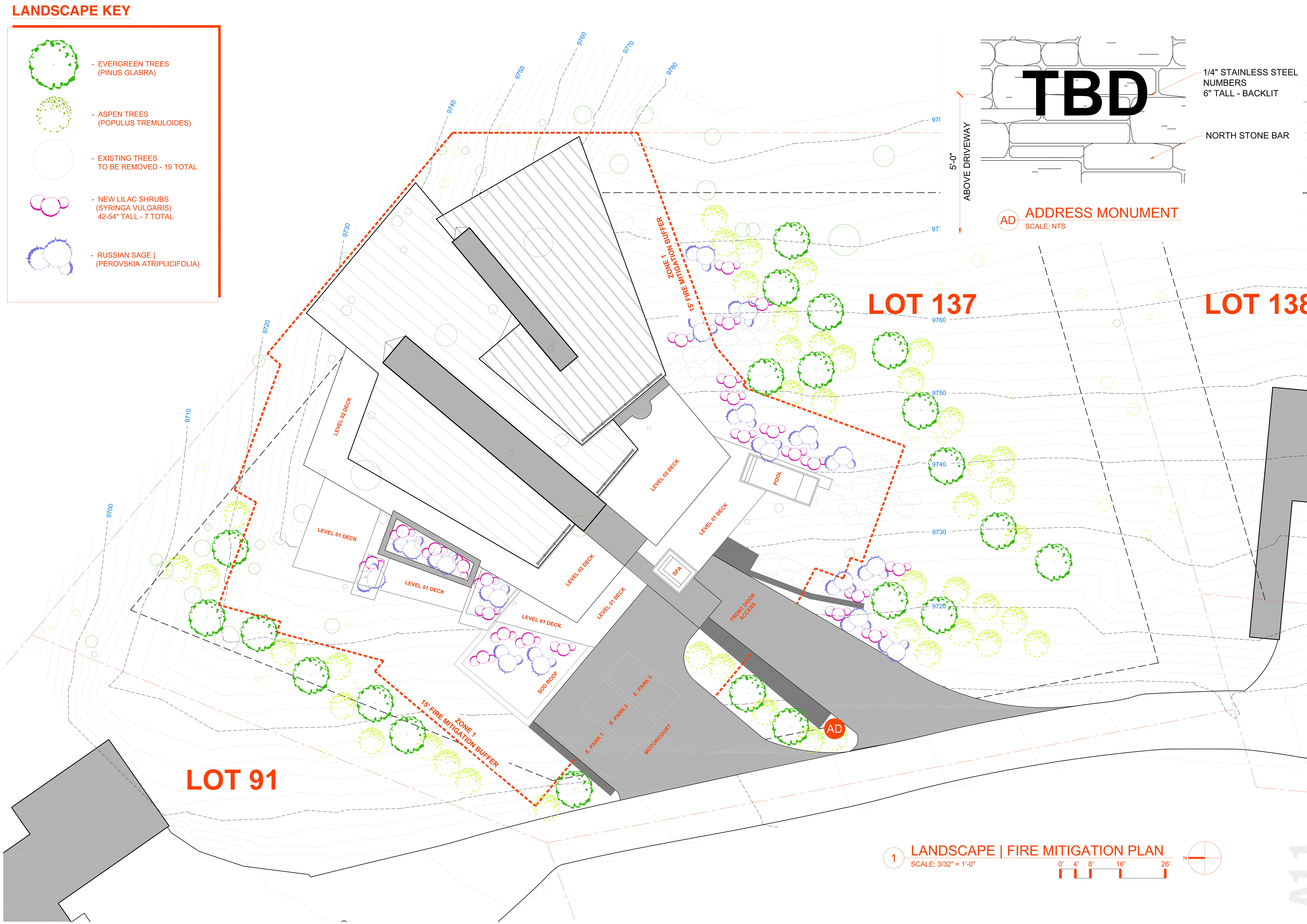
0' 2' 4' 8' 12'

N

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

NARCIS TUDOR ARCHITECTS©

H3.03



NARCIS TUDOR ARCHITECTS©
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

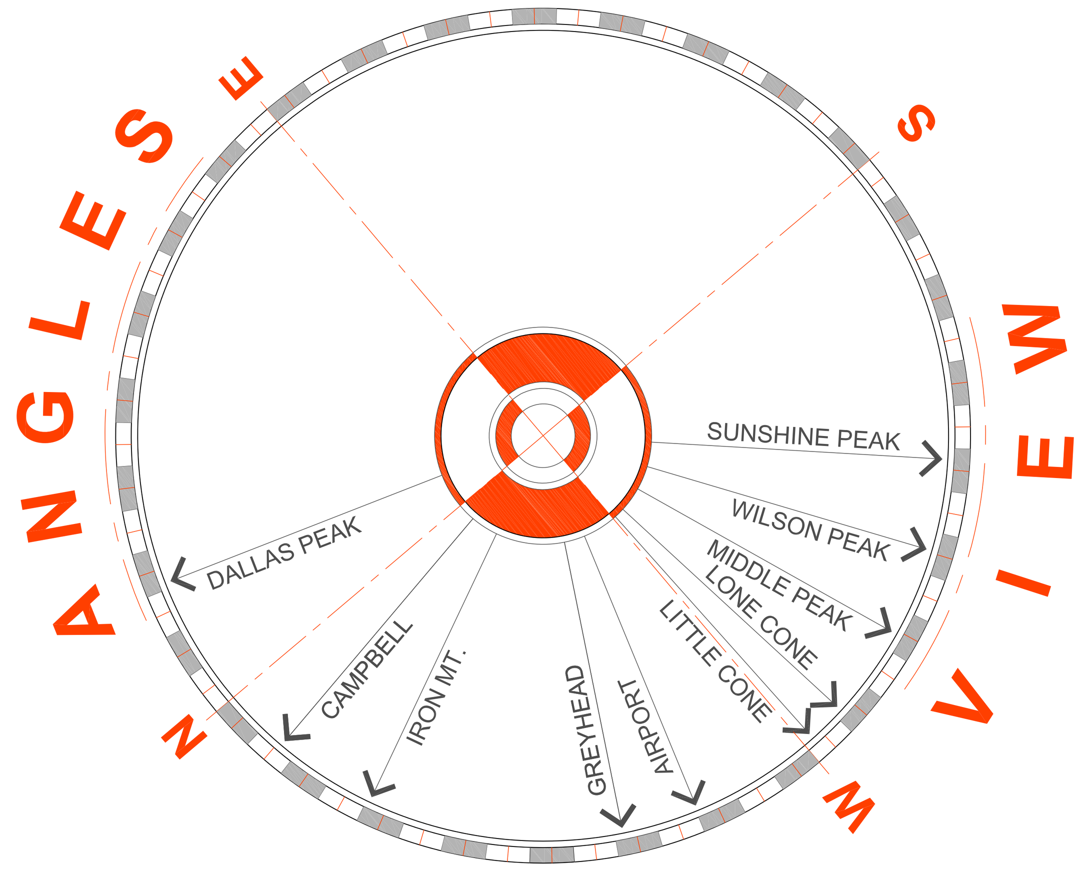
A1.1

1 CONSTRUCTION MITIGATION PLAN
SCALE: 3/32" = 1'-0"

A1.2

NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



PLAN KEY

- ARTWORK
- 30" DIA. HUMAN SCALE (TOP VIEW)

000 LEVEL 000 PLAN

SCALE: 0' 2' 4' 8' 12'

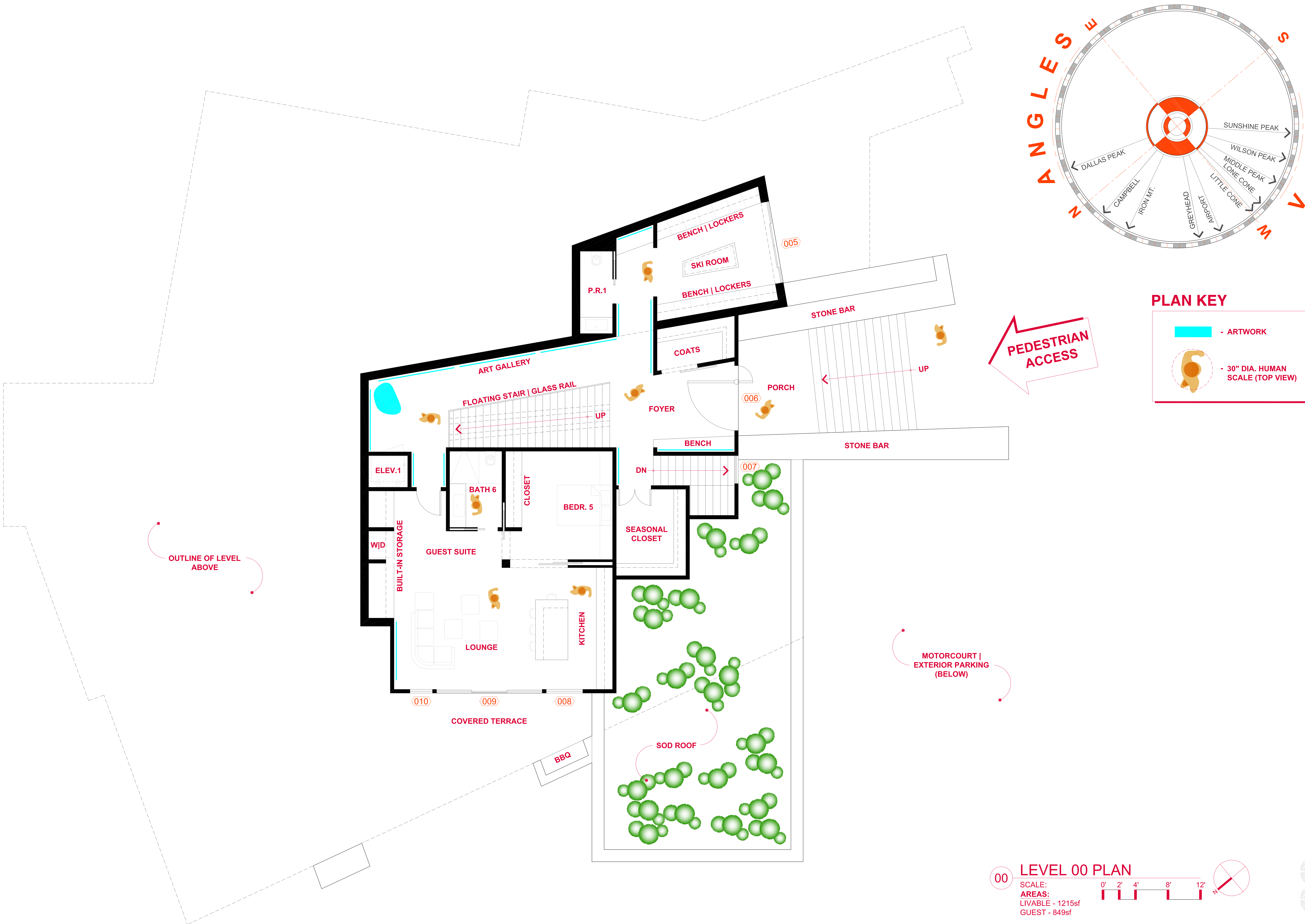
AREAS:
LIVABLE - 840sf
GARAGE - 1113sf

N

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

NARCIS TUDOR ARCHITECTS©

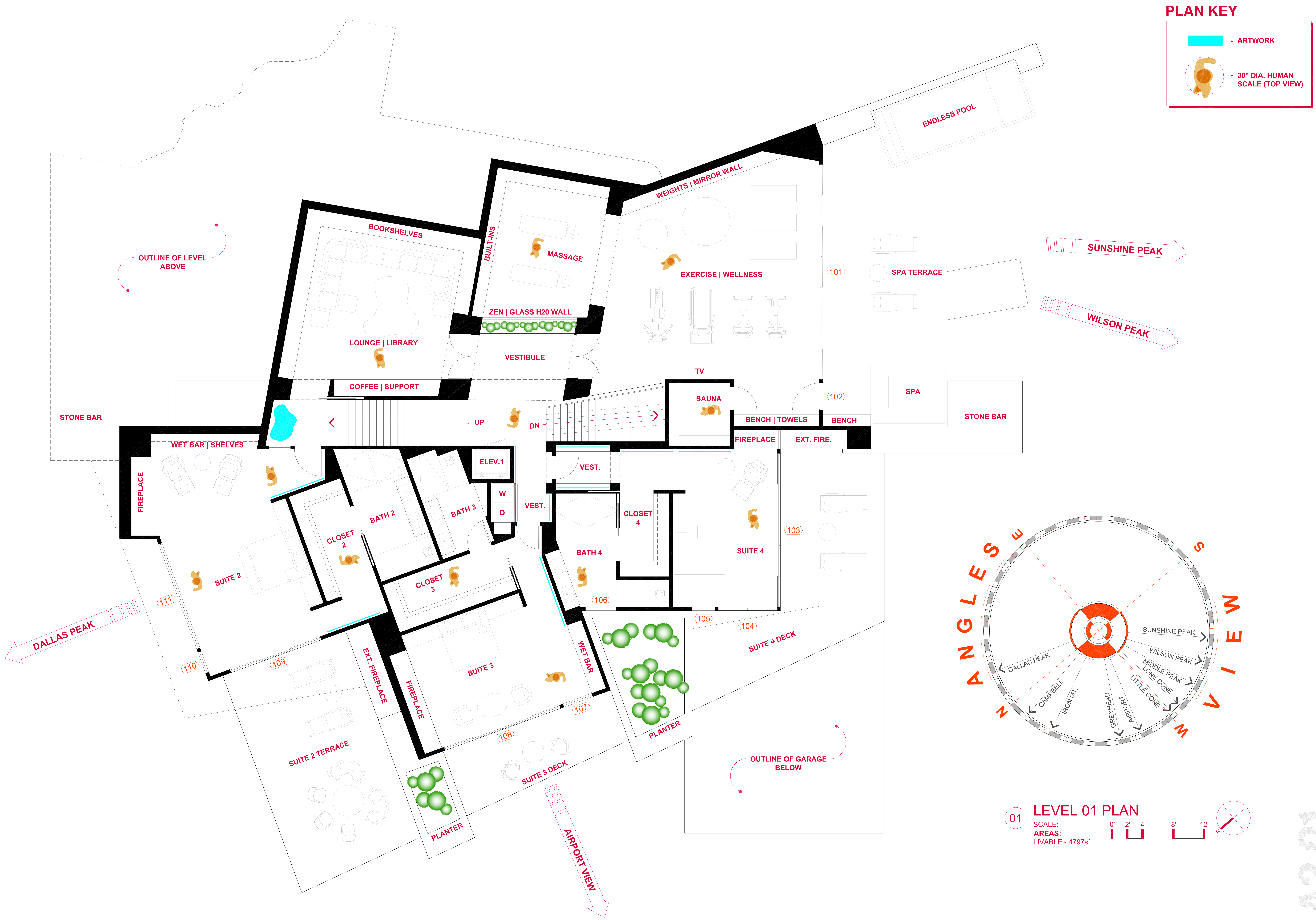
A2.000



A2.00

NARCIS TUDOR ARCHITECTS©

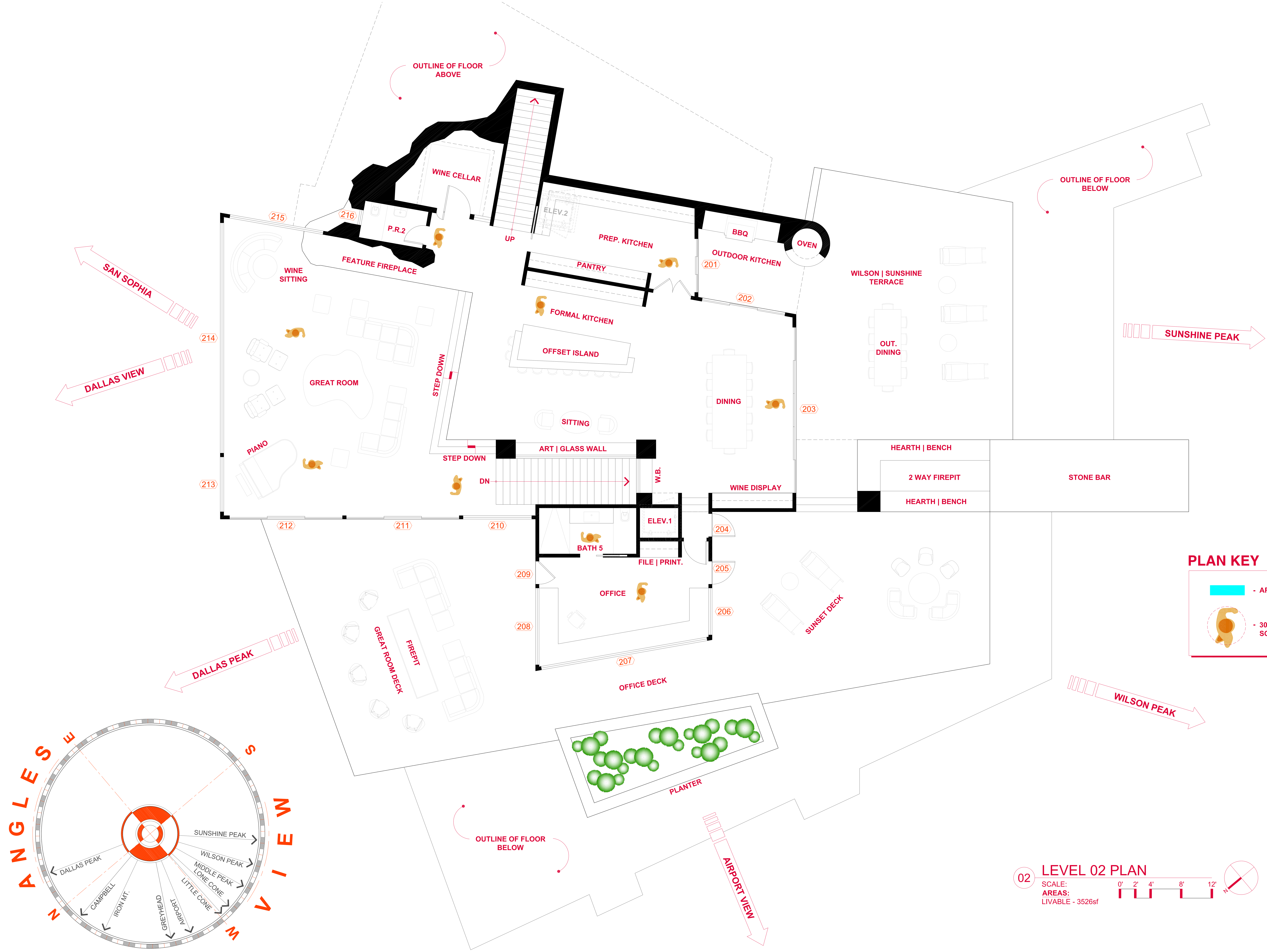
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A2.01

NARCIS TUDOR ARCHITECTS©

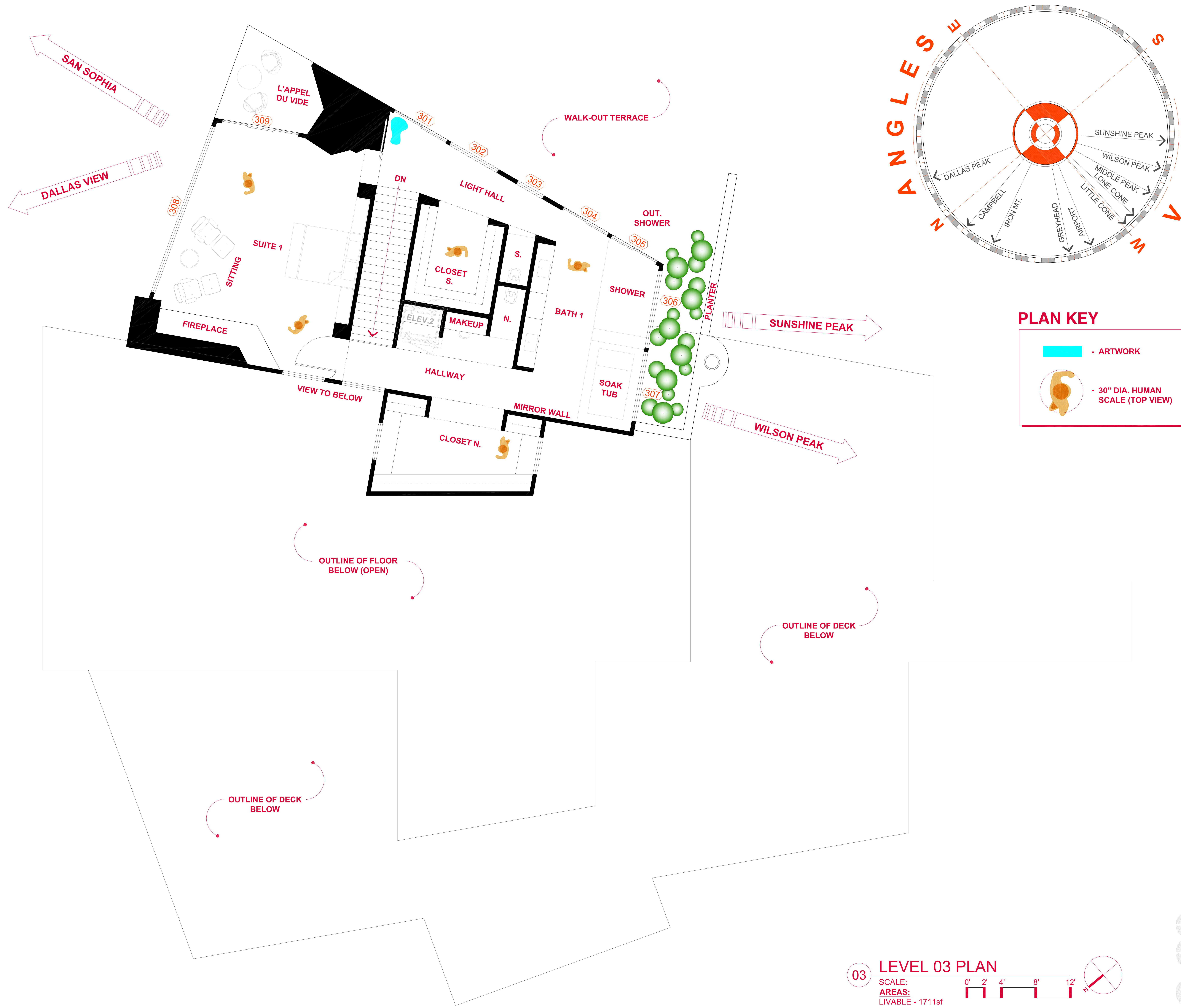
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A2.02

NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



PLAN KEY

- ARTWORK
- 30" DIA. HUMAN SCALE (TOP VIEW)

03 LEVEL 03 PLAN

SCALE: 0' 2' 4' 8' 12'

AREAS:

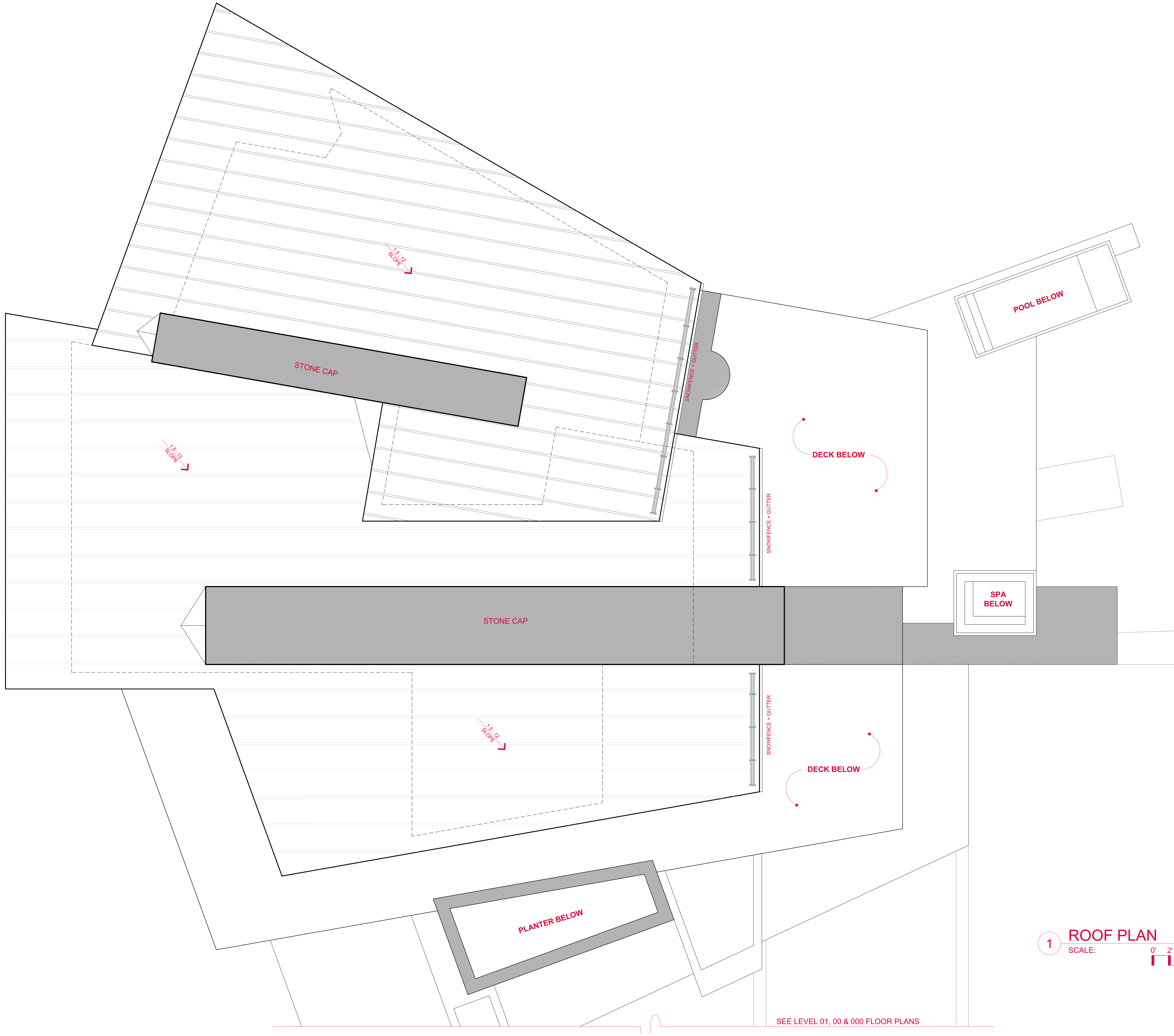
LIVABLE - 1711sf

N

A2.03

NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



1 ROOF PLAN

SCALE: 0' 2' 4' 8' 12'

N

A2.5

NARCIS TUDOR ARCHITECTS©

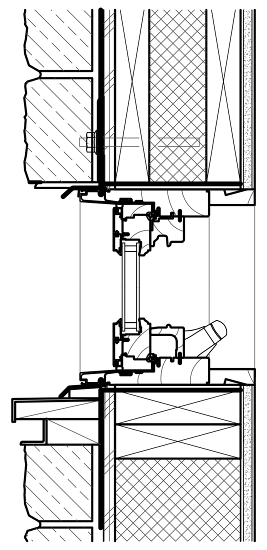
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

THESE GRAPHICS REPRESENT THE CONTEXTUAL ELEVATIONS

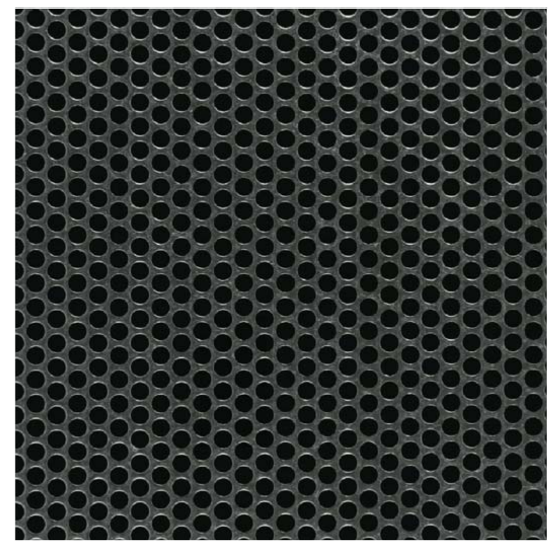
REFER TO H3 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE VERTICAL DIMENSIONS TO GRADE.

BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



WINDOW IN STONE



F
PERFORATED STEEL RAIL PANELS (OPT.)

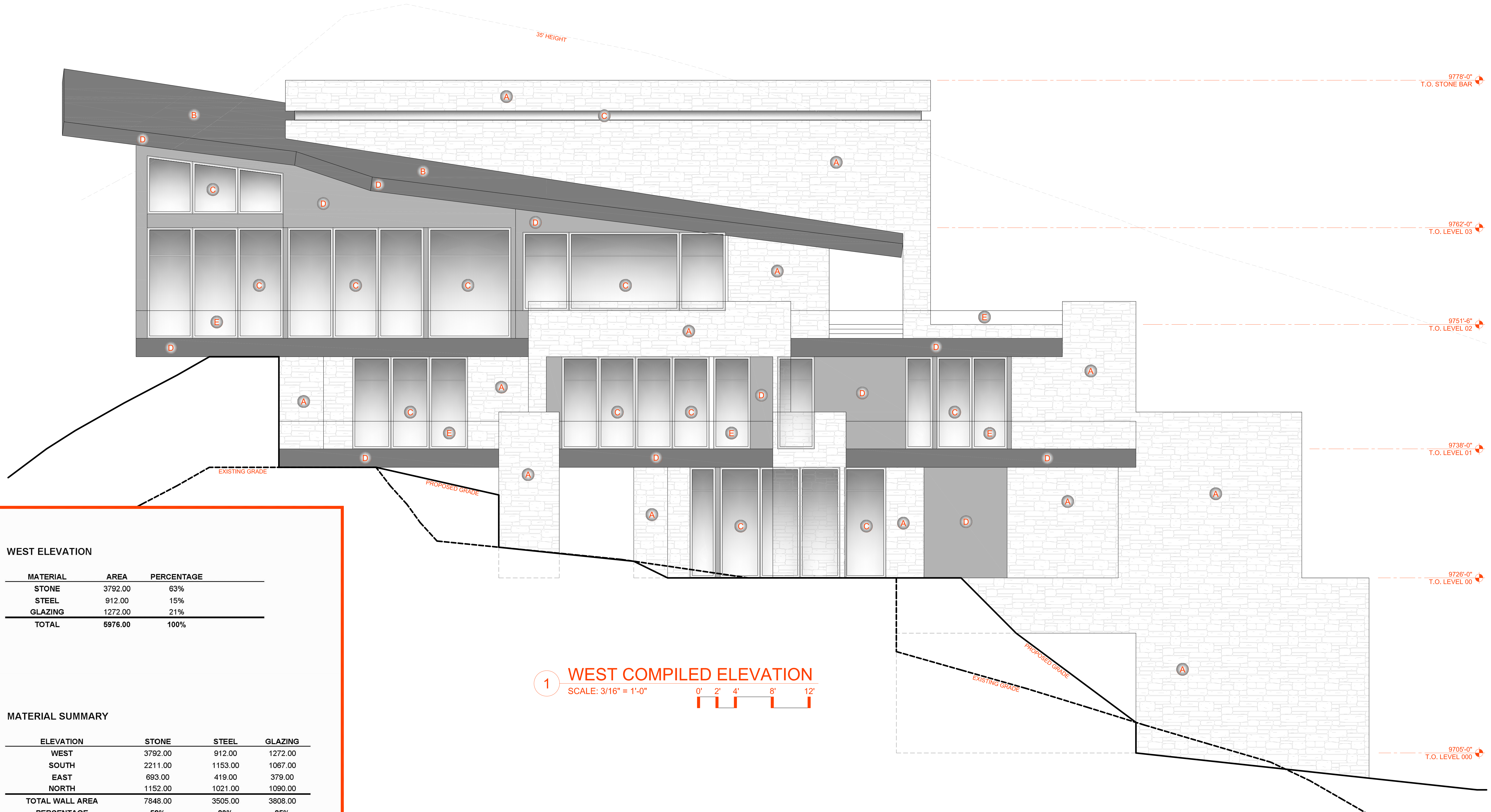
E
GLASS RAIL PANELS

D
PATINA STEEL PANELS

C
CLAD FENESTRATION

B
STANDING SEAM ROOFING

A
STONE VENEER



1 WEST COMPILED ELEVATION
SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'

WEST ELEVATION

MATERIAL	AREA	PERCENTAGE
STONE	3792.00	63%
STEEL	912.00	15%
GLAZING	1272.00	21%
TOTAL	5976.00	100%

MATERIAL SUMMARY

ELEVATION	STONE	STEEL	GLAZING
WEST	3792.00	912.00	1272.00
SOUTH	2211.00	1153.00	1067.00
EAST	693.00	419.00	379.00
NORTH	1152.00	1021.00	1090.00
TOTAL WALL AREA	7848.00	3505.00	3808.00
PERCENTAGE	52%	23%	25%

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

NARCIS TUDOR ARCHITECTS©

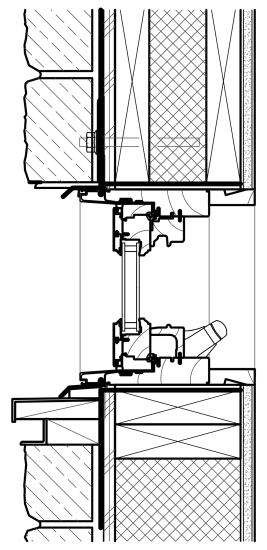
A3.1

THESE GRAPHICS REPRESENT THE CONTEXTUAL ELEVATIONS

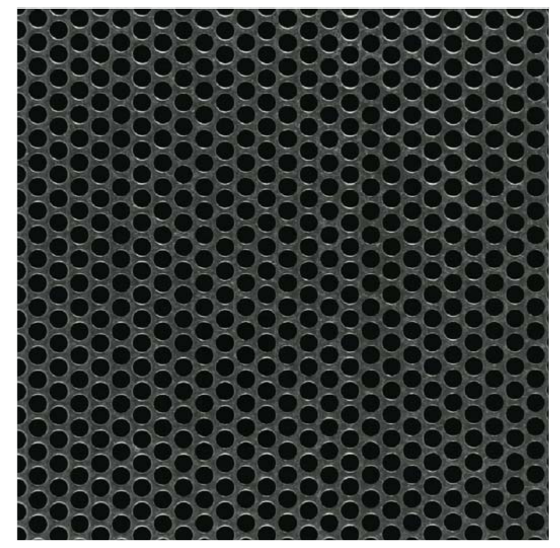
REFER TO H3 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE VERTICAL DIMENSIONS TO GRADE.

BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



WINDOW IN STONE



F
PERFORATED STEEL RAIL PANELS (OPT.)

E
GLASS RAIL PANELS

D
PATINA STEEL PANELS

C
CLAD FENESTRATION

B
STANDING SEAM ROOFING

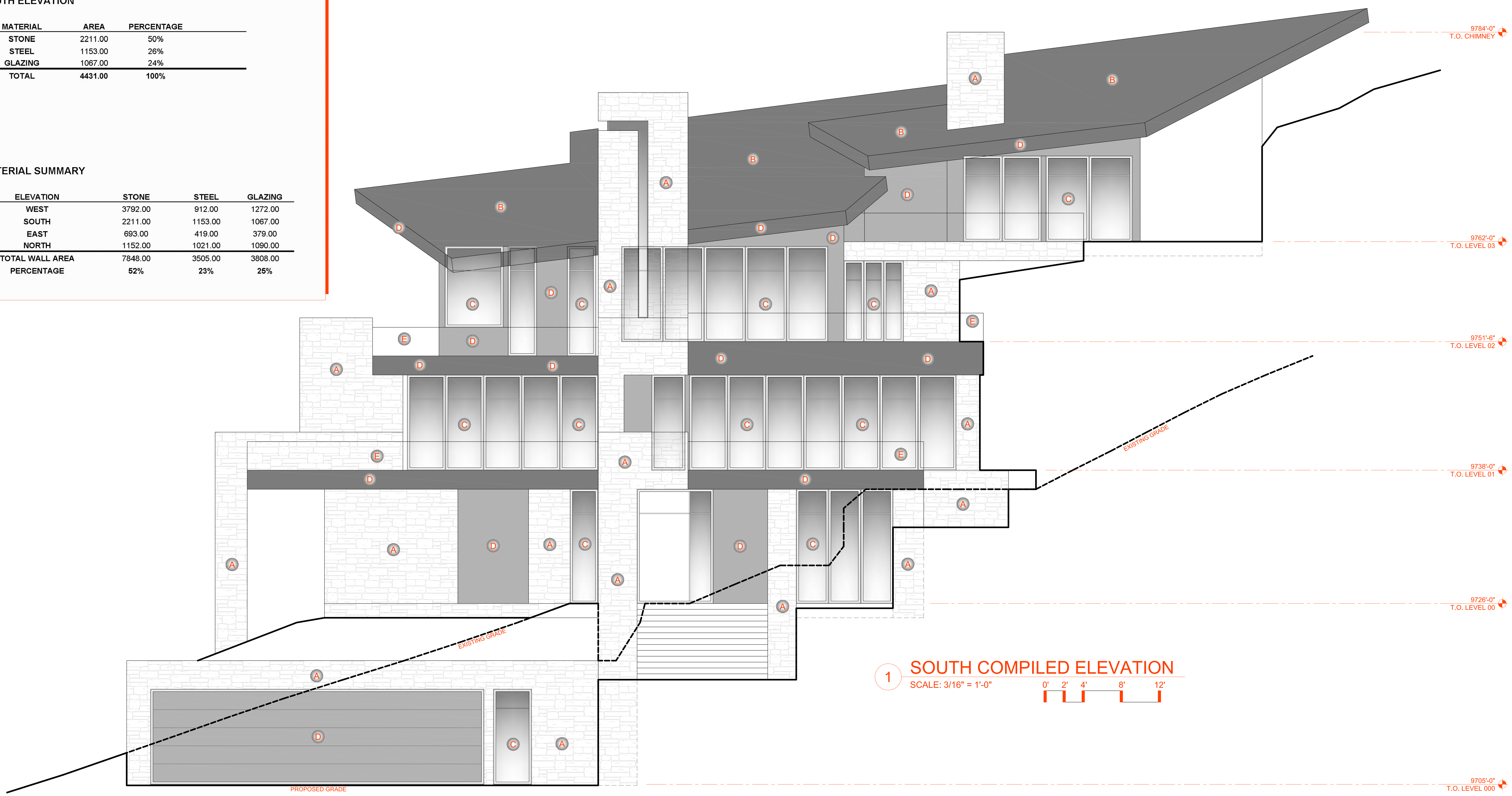
A
STONE VENEER

SOUTH ELEVATION

MATERIAL	AREA	PERCENTAGE
STONE	2211.00	50%
STEEL	1153.00	26%
GLAZING	1067.00	24%
TOTAL	**4431.00**	**100%**

MATERIAL SUMMARY

ELEVATION	STONE	STEEL	GLAZING
WEST	3792.00	912.00	1272.00
SOUTH	2211.00	1153.00	1067.00
EAST	693.00	419.00	379.00
NORTH	1152.00	1021.00	1090.00
TOTAL WALL AREA	7848.00	3505.00	3808.00
PERCENTAGE	**52%**	**23%**	**25%**



1 SOUTH COMPILED ELEVATION
SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

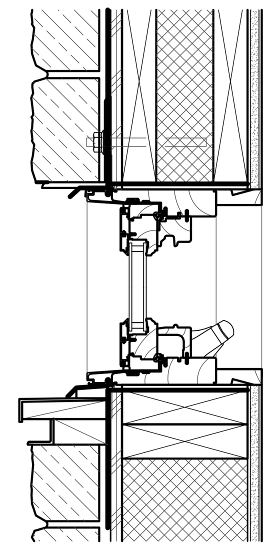
NARCIS TUDOR ARCHITECTS©

THESE GRAPHICS REPRESENT THE CONTEXTUAL ELEVATIONS

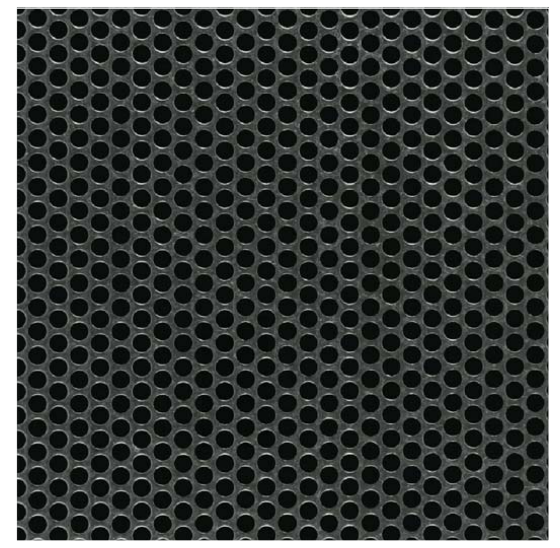
REFER TO H3 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE VERTICAL DIMENSIONS TO GRADE.

BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



WINDOW IN STONE



F
PERFOROATED STEEL RAIL PANELS (OPT.)

E
GLASS RAIL PANELS

D
PATINA STEEL PANELS

C
CLAD FENESTRATION

B
STANDING SEAM ROOFING

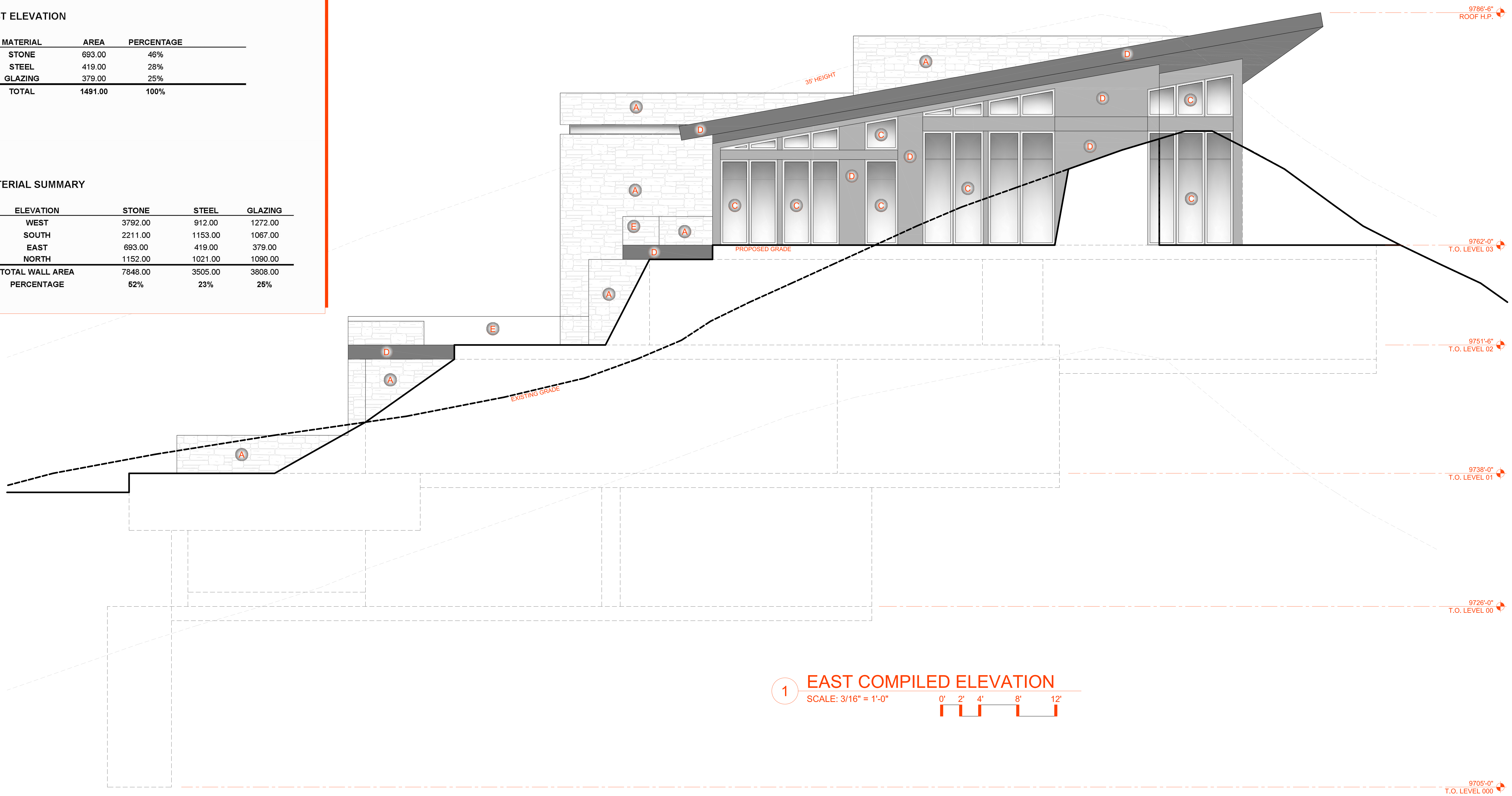
A
STONE VENEER

EAST ELEVATION

MATERIAL	AREA	PERCENTAGE
STONE	693.00	46%
STEEL	419.00	28%
GLAZING	379.00	25%
TOTAL	**1491.00**	**100%**

MATERIAL SUMMARY

ELEVATION	STONE	STEEL	GLAZING
WEST	3792.00	912.00	1272.00
SOUTH	2211.00	1153.00	1067.00
EAST	693.00	419.00	379.00
NORTH	1152.00	1021.00	1090.00
TOTAL WALL AREA	7848.00	3505.00	3808.00
PERCENTAGE	**52%**	**23%**	**25%**



1 EAST COMPILED ELEVATION
SCALE: 3/16" = 1'-0"
0' 2' 4' 8' 12'

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

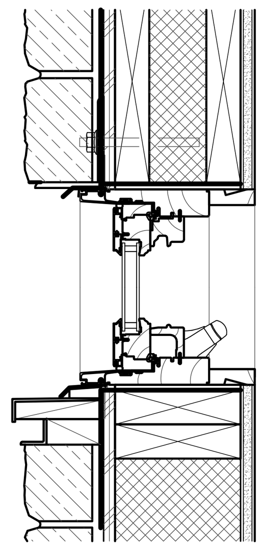
NARCIS TUDOR ARCHITECTS©

THESE GRAPHICS REPRESENT THE CONTEXTUAL ELEVATIONS

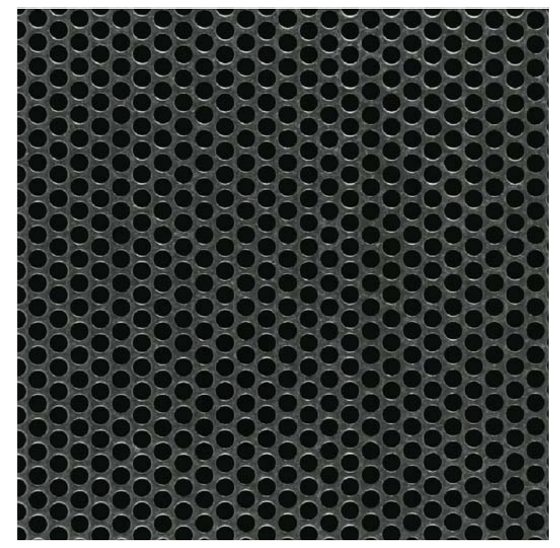
REFER TO H3 SERIES FOR THE INDIVIDUAL LEVEL ELEVATIONS AND THEIR RESPECTIVE VERTICAL DIMENSIONS TO GRADE.

BUILDING HEIGHT CALCULATIONS AND SUMMARIES ARE DONE PER LEVEL (COLOR CODED) AS WELL AS FOR ALL LEVELS COMBINED.

REFER TO A3.5 SERIES FOR THE 3D MASSING VIEWS



WINDOW IN STONE



F
PERFORATED STEEL RAIL PANELS (OPT.)

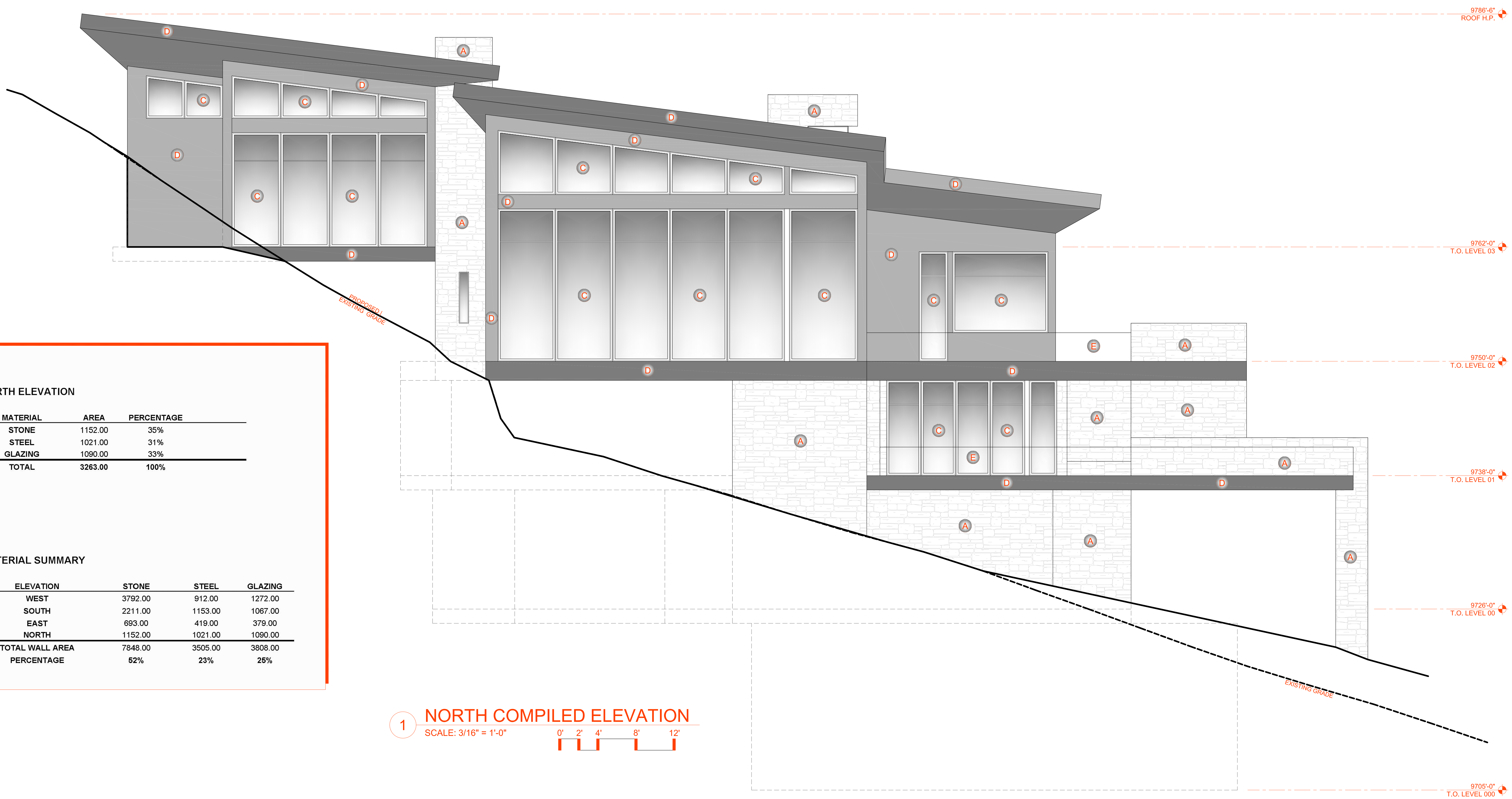
E
GLASS RAIL PANELS

D
PATINA STEEL PANELS

C
CLAD FENESTRATION

B
STANDING SEAM ROOFING

A
STONE VENEER



NORTH ELEVATION

MATERIAL	AREA	PERCENTAGE
STONE	1152.00	35%
STEEL	1021.00	31%
GLAZING	1090.00	33%
TOTAL	**3263.00**	**100%**

MATERIAL SUMMARY

ELEVATION	STONE	STEEL	GLAZING
WEST	3792.00	912.00	1272.00
SOUTH	2211.00	1153.00	1067.00
EAST	693.00	419.00	379.00
NORTH	1152.00	1021.00	1090.00
TOTAL WALL AREA	7848.00	3505.00	3808.00
PERCENTAGE	**52%**	**23%**	**25%**

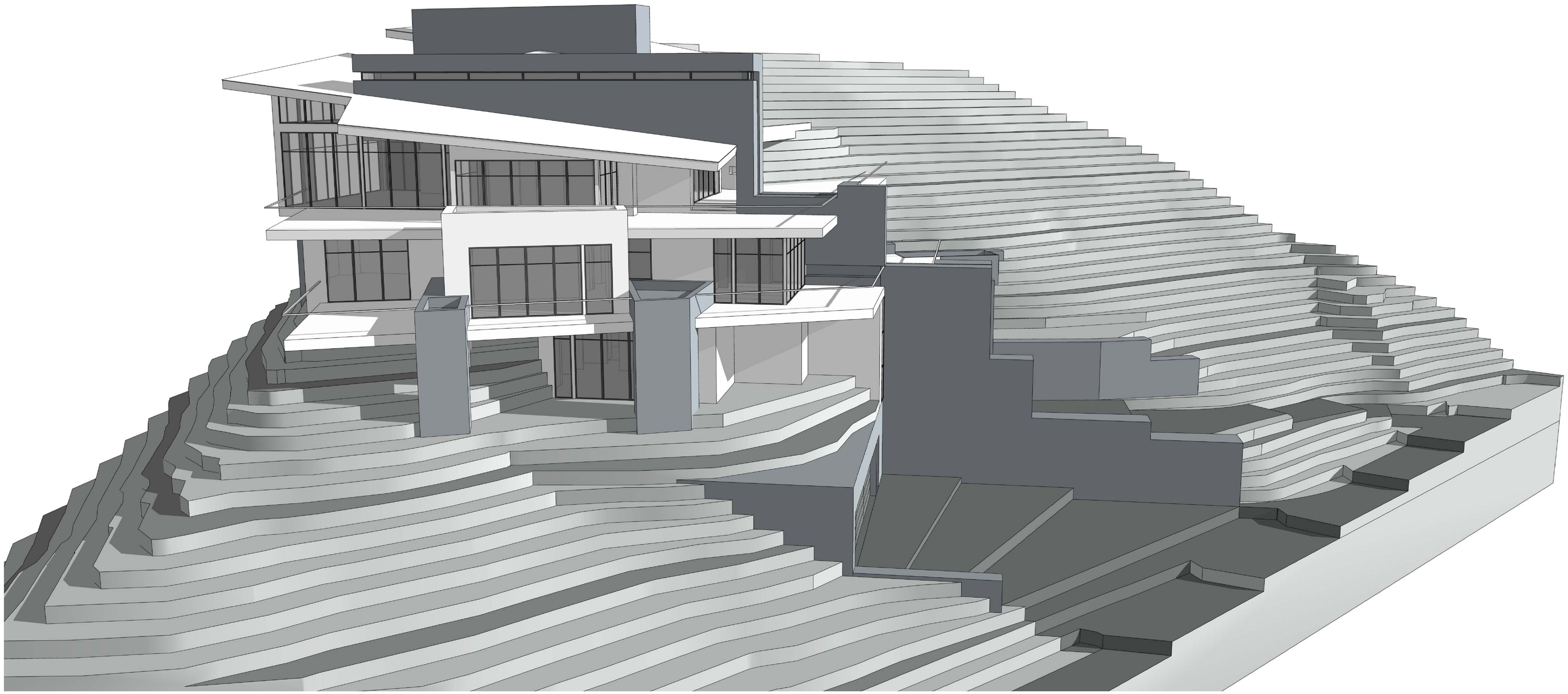
1 NORTH COMPILED ELEVATION

SCALE: 3/16" = 1'-0"

0' 2' 4' 8' 12'

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

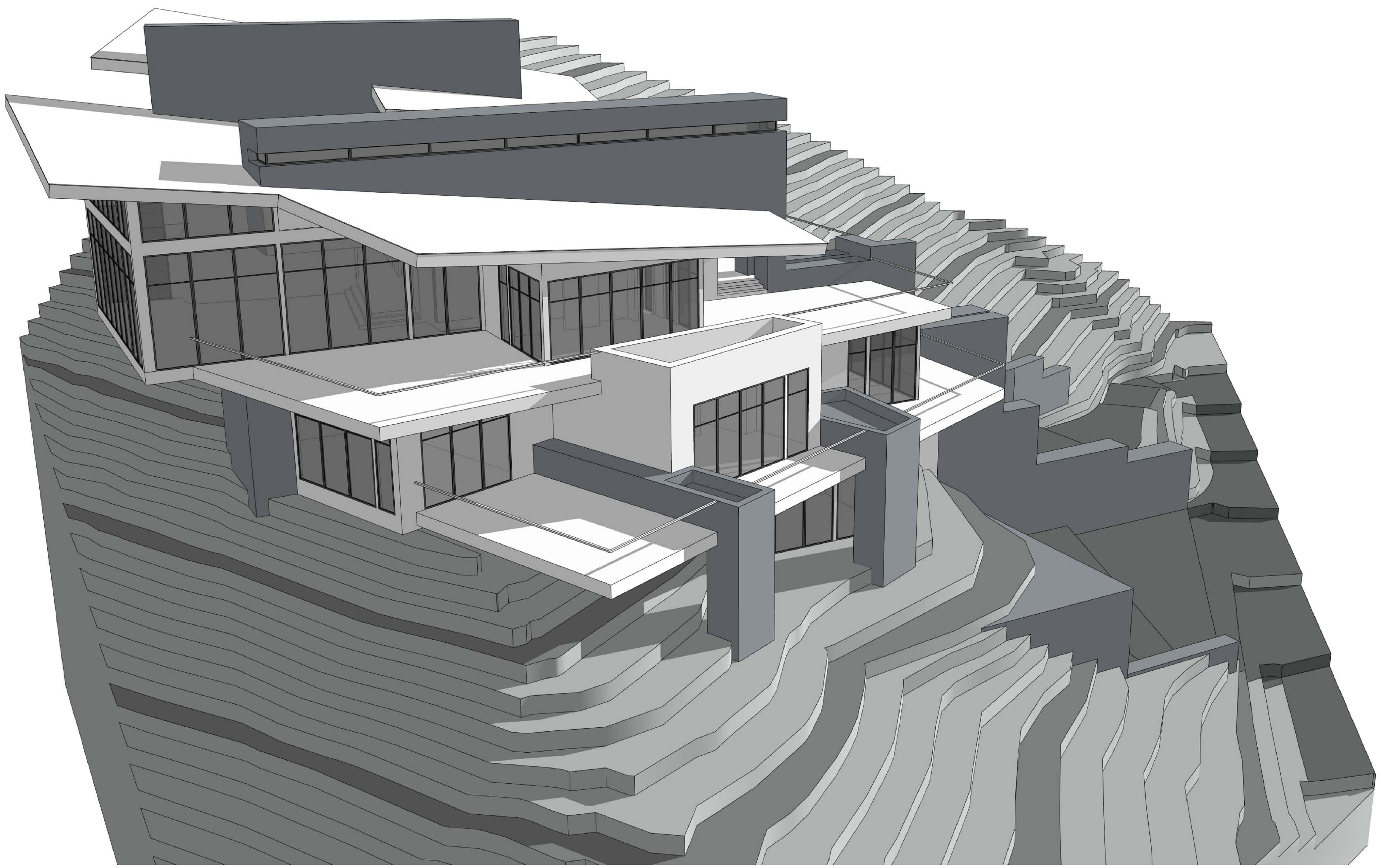
NARCIS TUDOR ARCHITECTS©



A3.15

NARCIS TUDOR ARCHITECTS©

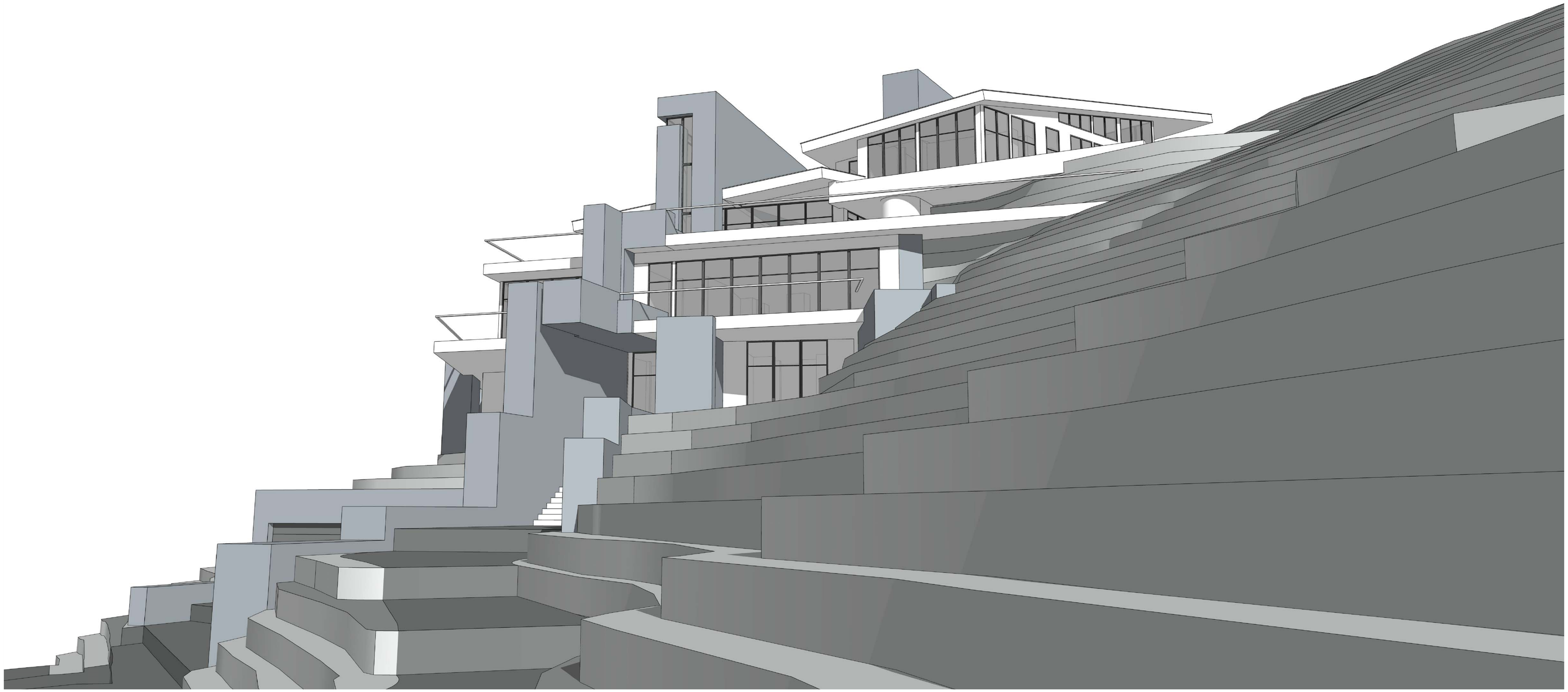
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A3.16

NARCIS TUDOR ARCHITECTS©

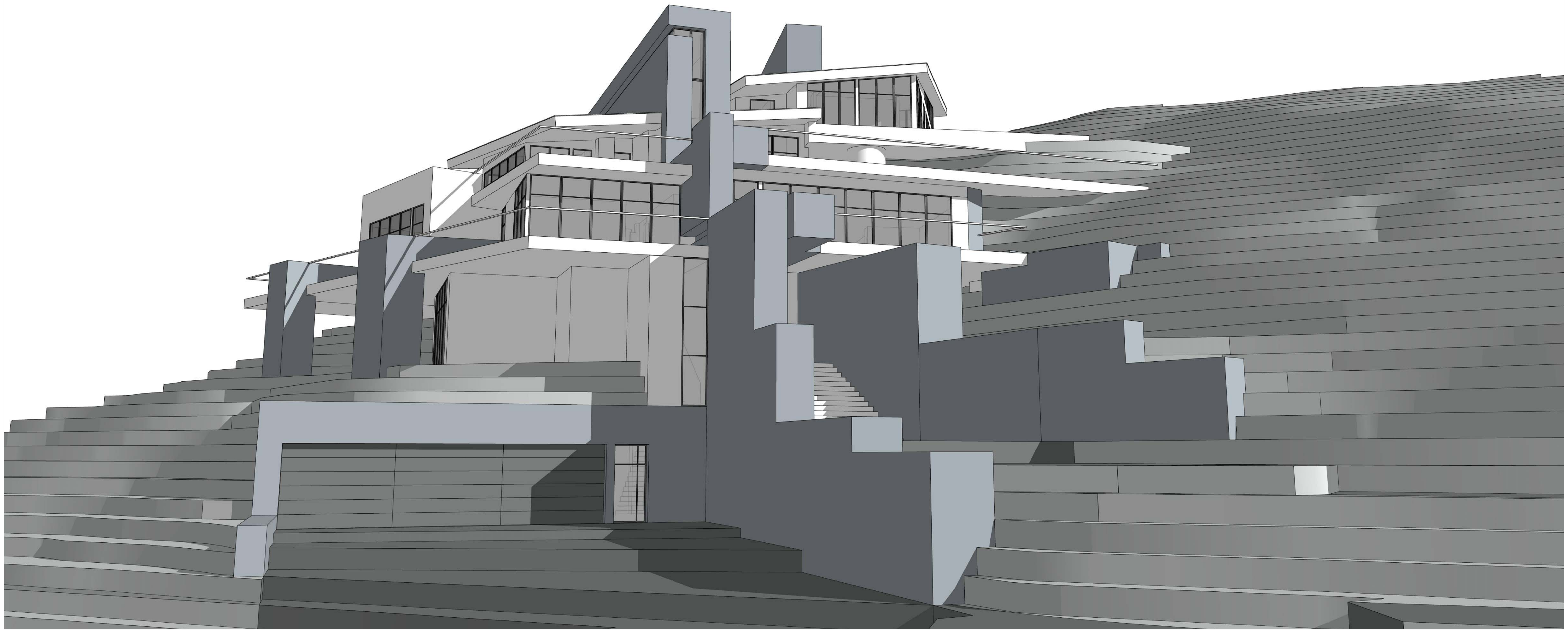
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A3.17

NARCIS TUDOR ARCHITECTS©

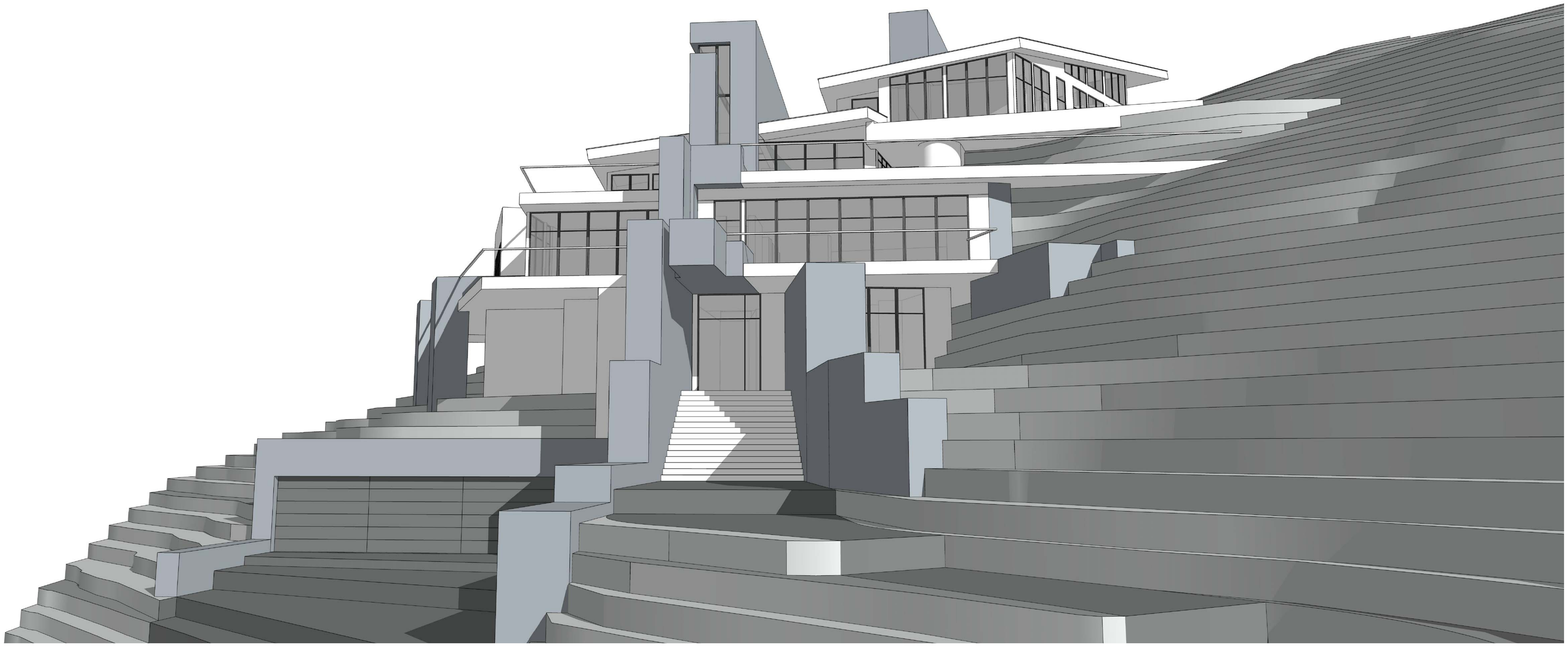
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A3.18

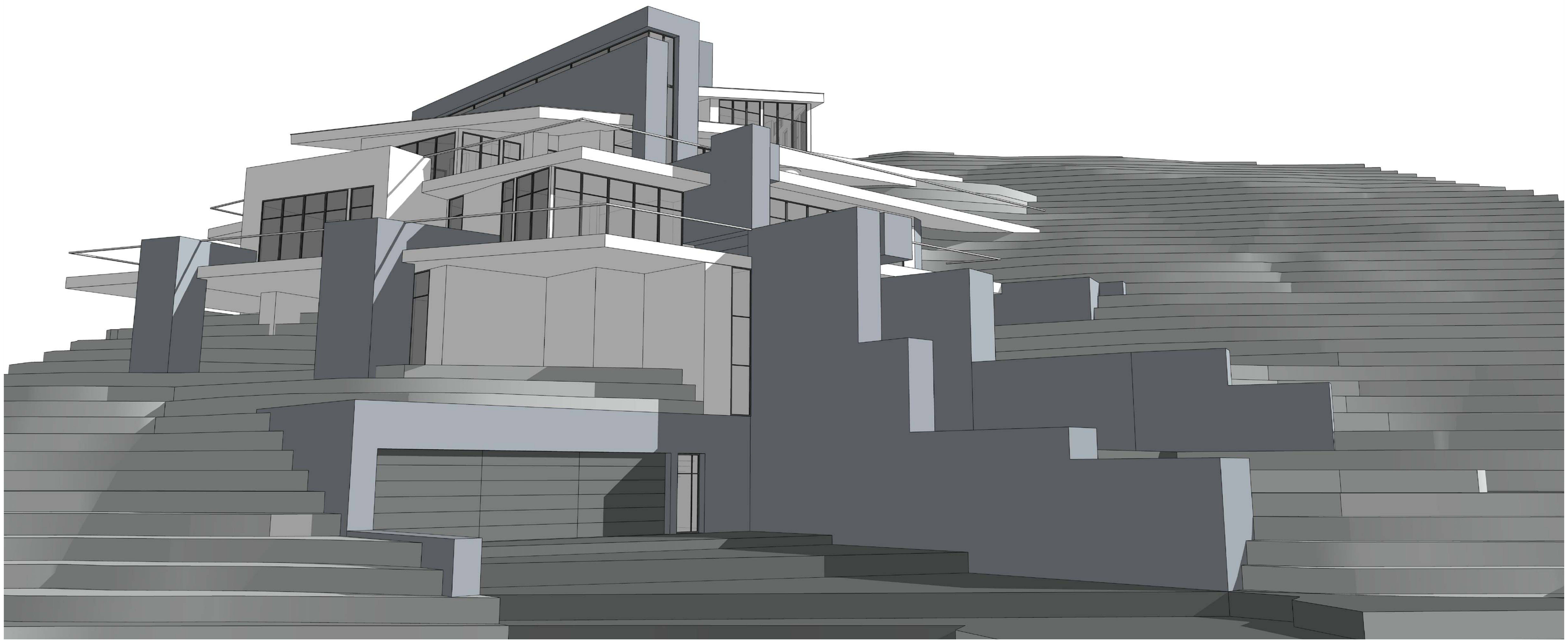
NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A3.19

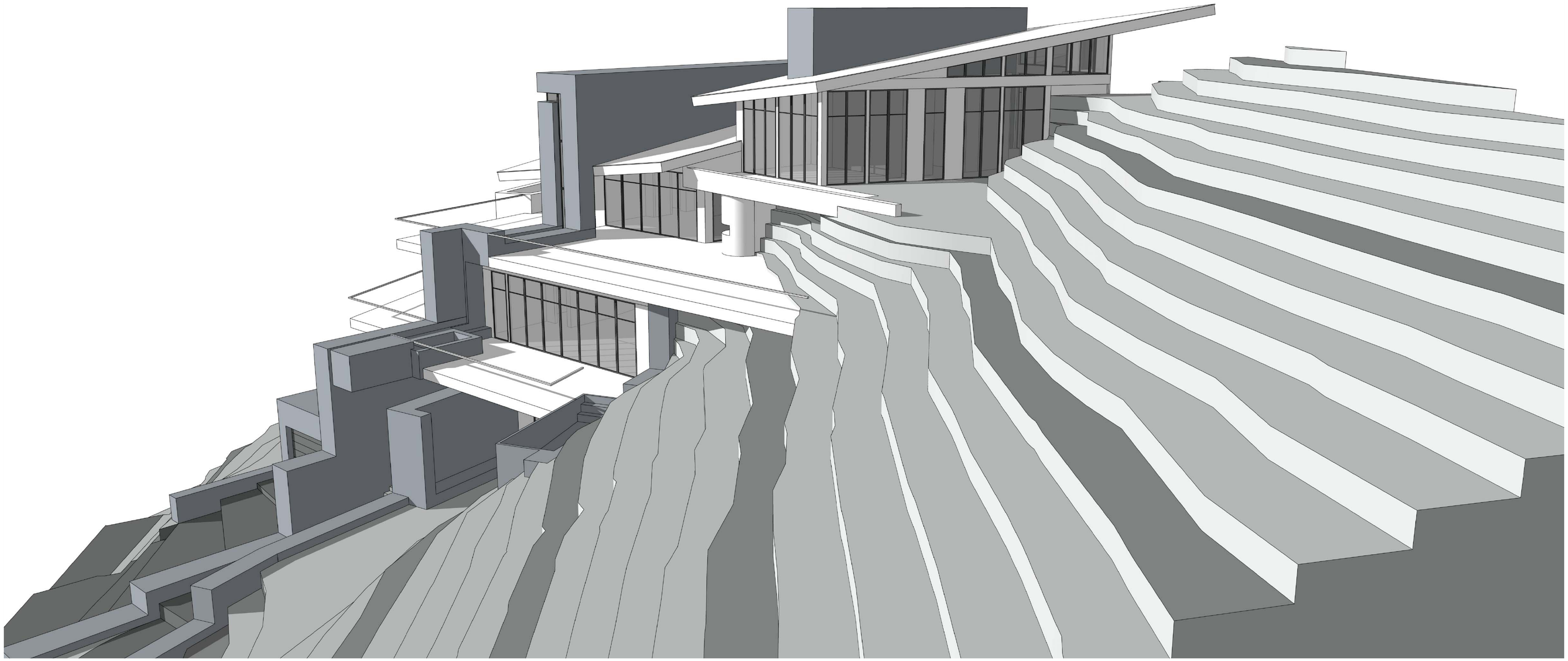
NARCIS TUDOR ARCHITECTS©
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A3.20

NARCIS TUDOR ARCHITECTS©

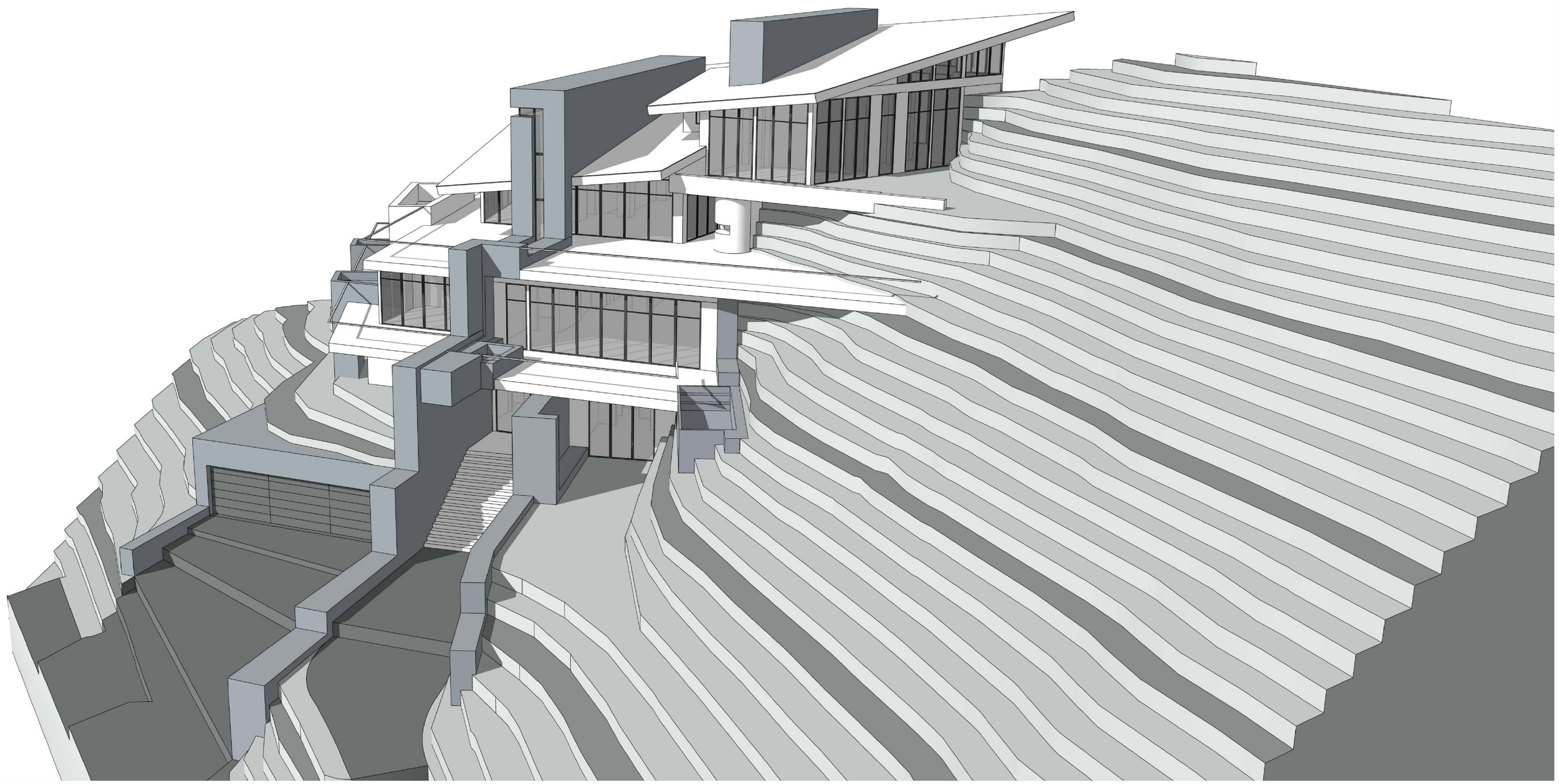
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A3.21

NARCIS TUDOR ARCHITECTS©

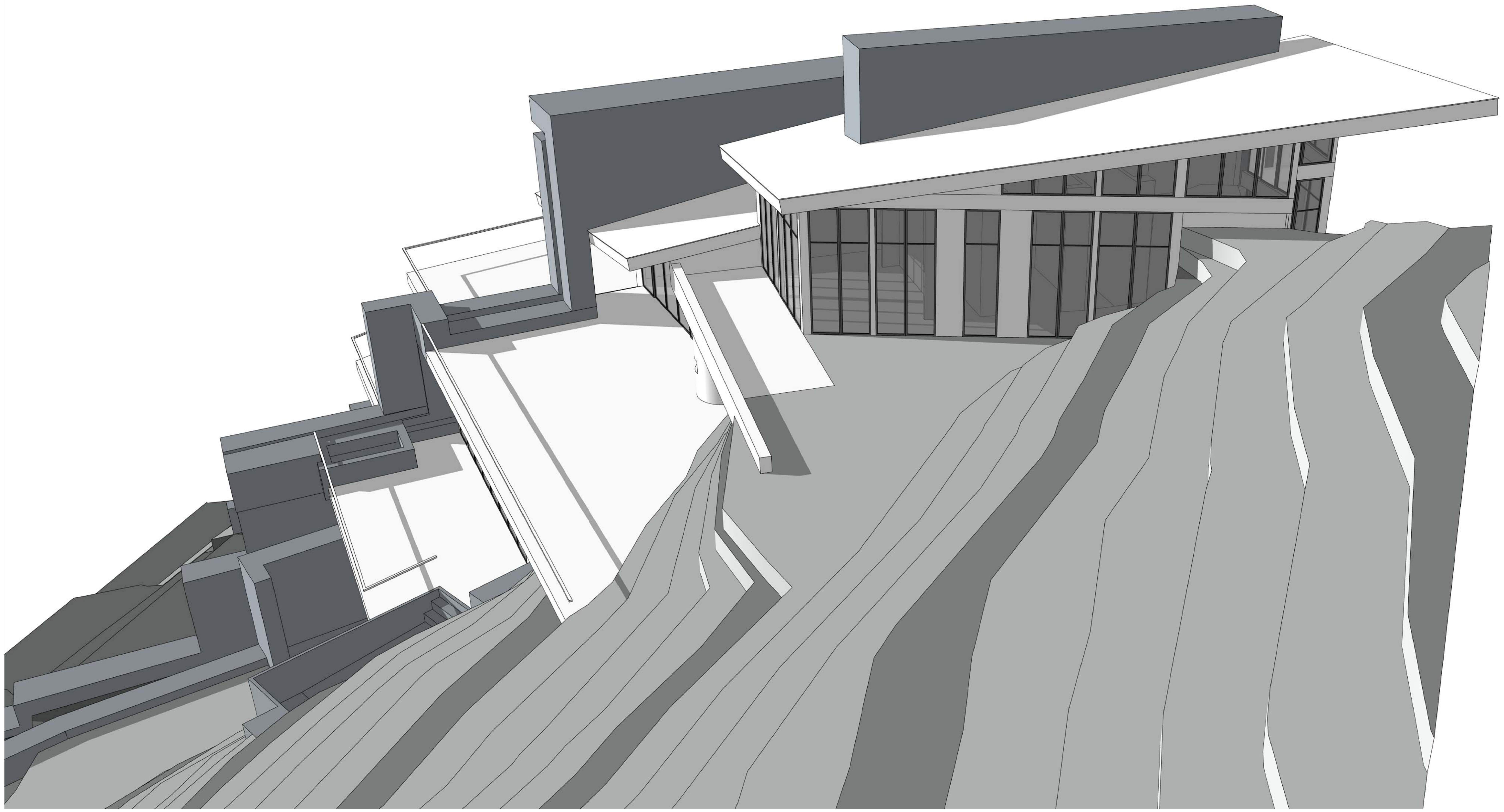
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A3.22

NARCIS TUDOR ARCHITECTS©

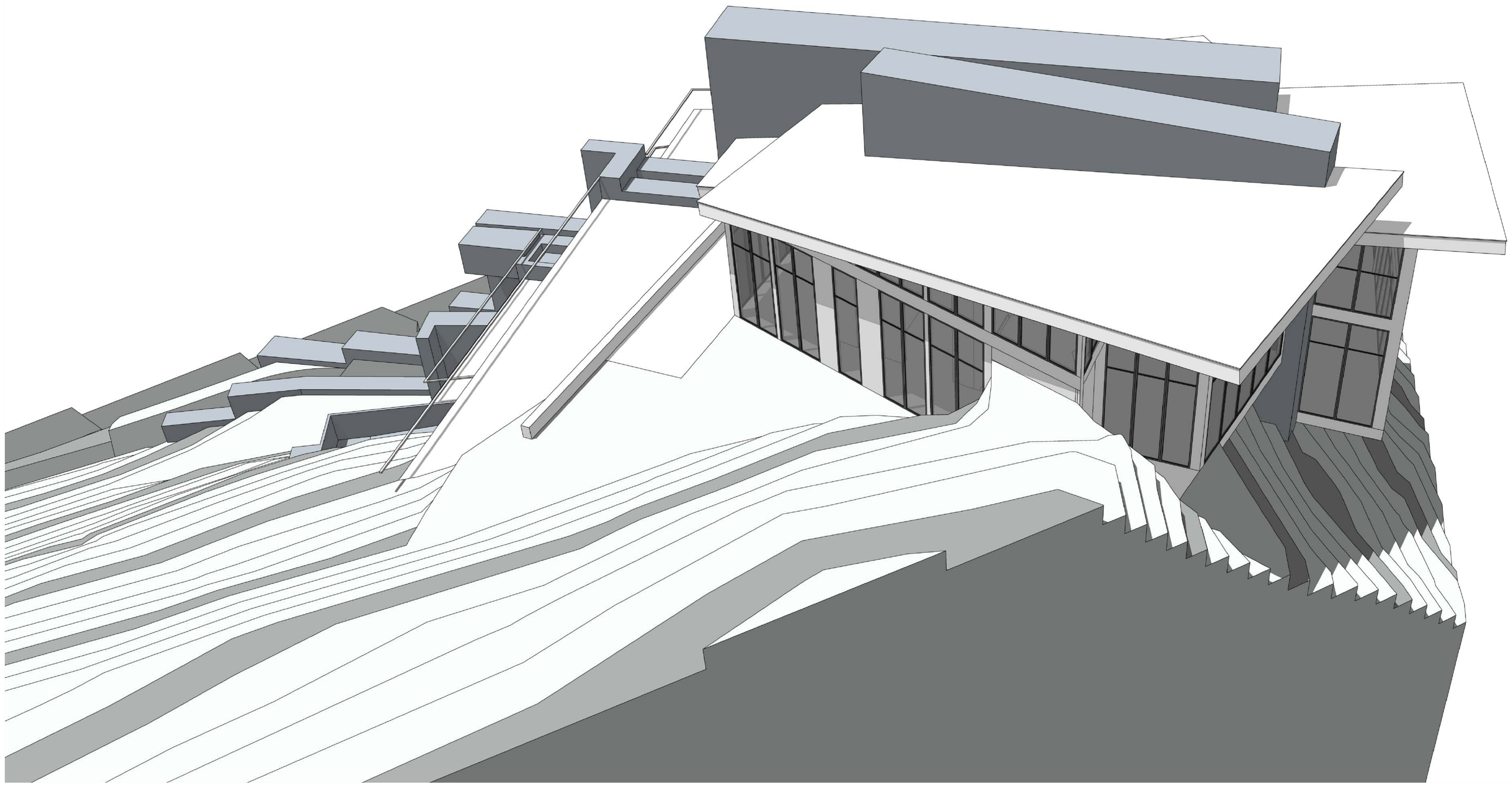
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A3.23

NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A3.24

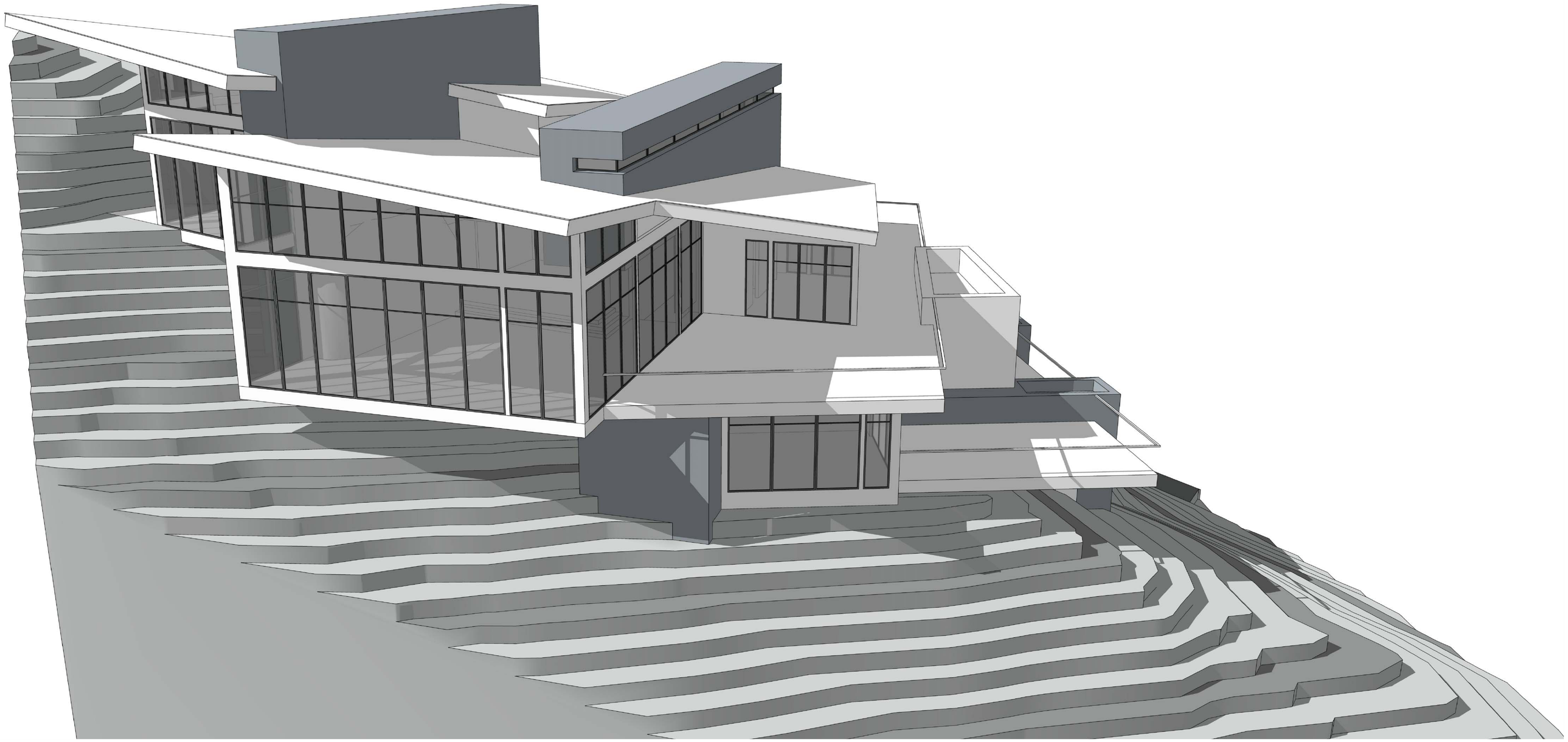
NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

A3.25

NARCIS TUDOR ARCHITECTS©

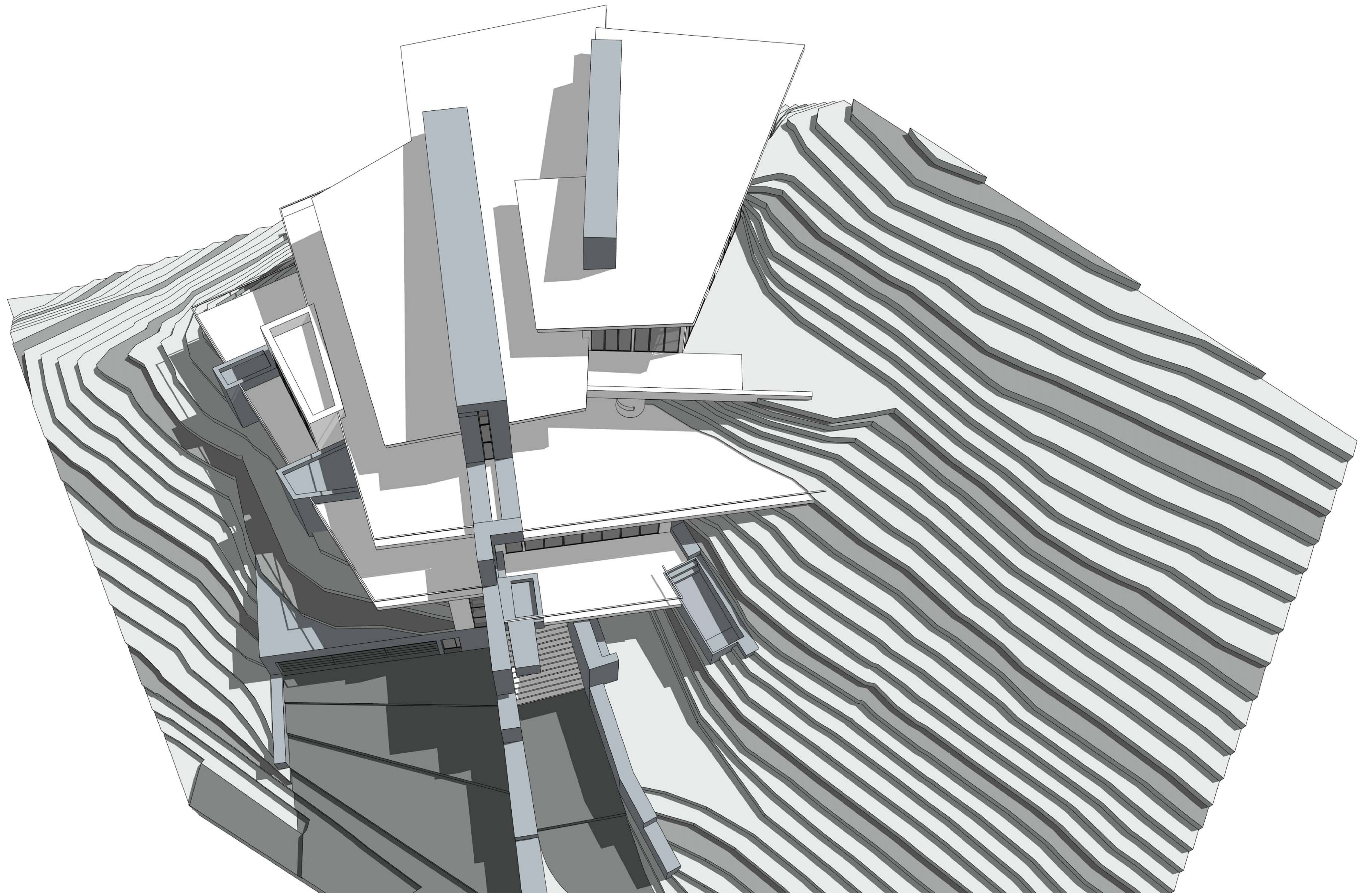
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A3.26

NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



A3.27

NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

R-SW

NARCIS TUDOR ARCHITECTS©

NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

R-W

NARCIS TUDOR ARCHITECTS© NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

R-SE

NARCIS TUDOR ARCHITECTS© NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435