

October 31, 2022

**RE: LOT 137 TELLURIDE MOUNTAIN VILLAGE – DESIGN NARRATIVE**

To: Mountain Village Design Review Board

Thank you for taking the time to review our design application for a single family residence on Lot 137 Telluride Mountain Village. This memo outlines the main design elements of the project and its response to the unique site conditions.

**LOCATION | GEOLOGICAL HAZARDS**

The parcel is located towards the east and north hillside of the Granite Ridge access easement extension.

To the east, 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. To the north, the geological composition is solid rock formation along the natural ridge. This areas is deemed as the most stable and the best location for the proposed structure. A site analysis and recommendations by the Geotechnical and Civil Engineers were critical components in the design layout 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 eastern part of the access easement veering north towards the stable geological formation. The driveway is increased in size to allow for fire department access from the narrow easement. From this location, the structure steps up the site to the ridge and the stable formation.

**ARCHITECTURAL DESIGN**

The design of the home can be described as a stepped, horizontally oriented approach to a contemporary alpine structure. Grounding the structure are two vertical stone from which the individual levels radiate out of the site. The lower two levels are predominantly subterranean with the upper levels floating above grade. Roof forms are low profile following the natural topography blending the house into its natural setting.

**MATERIALS**

The primary exterior materials are stone and steel with the fenestration as the subtractive element.

**VARIANCES | REQUESTS**

Due to the site's geology, the design warrants 2 variances:

1. Using the north and east setbacks to locate the house due to soil stability and to allow for the firetruck access to the west.
2. Roof maximum height of 47' for a shed roof overhang due to the drastic grade drop of the north ridge.

**NARCIS TUDOR ARCHITECTS®**

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

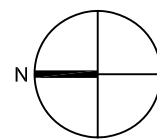
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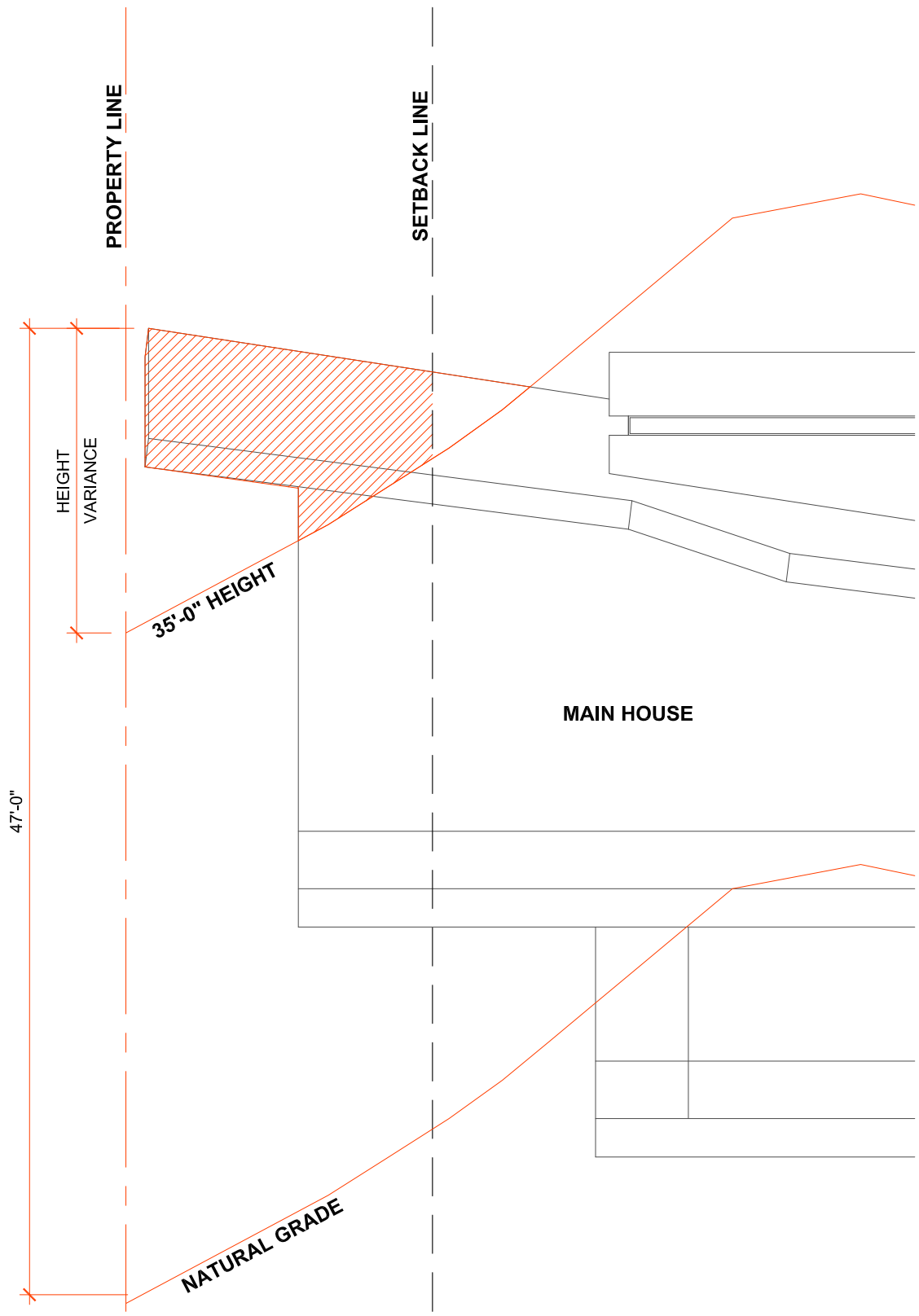


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# LOT 137 - VARIANCE EXHIBIT 1

SCALE: NTS





**2** LOT 137 - VARIANCE EXHIBIT 2

SCALE: NTS

