MOUNTAIN VILLAGE - LOT 710

ADAMS RANCH ROAD TELLURIDE COLORADO, 81435

PROJECT NARRATIVE

Proposed in this application is the design for a 5,175-square-foot single-family residence that will serve as the owner's primary residence. The house is occupying the southeast corner of Lot 710. The house is sited to maximize views of the golf course and surrounding mountain peaks and to provide desirable spacing between the existing home on Lot 711 and the proposed home on Lot 709. The residence on Lot 711 is located on the property line, further influencing the proposed siting. The orientation of the proposed home takes advantage of the primary views to the north and east and protects outdoor living space from prevailing winds.

The design responds to and respects the context of Mountain Village and is influenced by the outlying region. The project is a progressive contribution to the architectural character of the community. Industry is the origin of Telluride and the surrounding area. We find inspiration in the forms and materiality of the historic mining structures and ruins that remain.

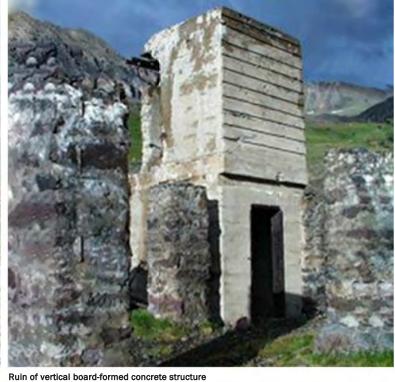
The design consists of layered masses with a variety of horizontal and vertical elements. The vertical masses allude to the mining structures and tall mountain peaks that surround Mountain Village. The horizontal lines created by decks and flat roof overhangs nod to the layering of the hills and mountains as seen from afar. The low profile of the roofs helps to scale down the massing of the residence and also enables the owners to take advantage of the insulative value of snow in the winter months.

The climate is another aspect of the context that has shaped the project. The impact of weather makes for a limited building season, encouraging the owners and design team to pursue prefabrication methods for construction. Utilizing prefabrication will shorten the on-site construction duration, which will lessen the impact on the neighbors and community. The limited labor market in the region is also reason to take advantage of prefabrication methods. The lower level will be site-built with traditional methods, and the majority of the main and upper levels will be prefabricated in a factory and erected on-site. The roof overhangs, decks, and exterior finishes will be site-built once the prefabricated modules are in place. The nature of working with prefabricated modules has had a great influence on the overall composition of design.

Great consideration was paid to the materiality of the home. Our contemporary take on the traditional mountain home palette is influenced by the vernacular of the historic mining ruins of Tomboy. It consists of dark-colored wood, lightcolored limestone, exposed structural steel, black metal accents including deck railings, window frames and fascias, and board-formed concrete. We are requesting a variance to substitute a portion of the 35% stone requirement for boardformed concrete. As demonstrated on Sheet A2.05, we proposed that 25% of the exterior materials is stone and 16% is board-formed concrete. Traditionally, stone was the foundation of structures, meaning it was a heavy, grounded material that provided a base for the rest of the building. In contemporary construction, concrete replaces the function of stone. Concrete is the foundation for most structures; it's heavy and grounded, and when the formwork is crafted with intent, the result can be beautiful. We feel that board-formed concrete is an appropriate supplement to stone because it satisfies the intent of the requirement for stone. Great care will be taken to craft board-formed concrete that exhibits texture, richness, and celebrates the essence of the regional influences for which this design is based. We also perceive board-formed concrete to fit within the context of Mountain Village and the neighborhood due to its application on other residences in the area.

The design team believes the proposed residence strikes a balance between the past, present, and future character of Mountain Village. It recalls the past with a with form and materials born of the local mining vernacular. The contemporary design language harmonizes with other recent progressive architecture in the neighborhood, fostering a sense of well-roundedness in the community. Utilizing prefabrication methods and the proposed use of board-formed concrete embraces the ever-evolving practices of building.







Inspiration for massing and materiality in the proposed design.

Rail track elevated on structure Inspiration for massing in the proposed design.

Tomboy Ghost Town

Owner Lewis and Melissa Goldberg 27 Inverness Court Short Hills, New Jersey 07078

973.943.6711 melissasarigoldberg@me.com contact Melissa Goldberg

Architect Tomecek Studio Architecture 3222 Tejon St, Studio C Denver, CO 80211

p 303.955.0562 macy@tomecekstudio.com contact Macy Funk

Contractor **BC Sanders and Associates** 16055 6700 Road

Montrose, CO 81401 970-708-1735 sdgtelluride@gmail.com contact Ben Sanders

Prefabrication Builder Civil Engineer Xtreme Cubes Corp. 8350 Eastgate Rd

Henderson, NV 89015 702-534-1300 Shaun.Cahlan@xtremecubes.com contact Shaun Cahlan

Alpine Land Consulting, LLC P.O. Box 234 Rico, CO 81332 970.708.0326

Montrose, CO 81402 970.249.2154 gregg@alpinelandconsulting.com contact Gregg Anderson contact Daniel Lambert

Soils Engineer

Lambert and Associates

P.O. Box 45

Landscape Architect Michael Boucher Landscape Architecture 457 US Route 1, Suite 2 Freeport, ME 04032

207.865.1080 Jeff@boucherlandscape.com contact Jeff Pelletier

TOMECEK STUDIO

Residen

Project Issue Date 11/03/2022

Revision Schedule

A0.00

Northwest View

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Architecture (TSA) instruments of service, and TSA shall retain ownership thereof.

Such information shall not be used for any purpose other than for the construction

of the referenced project. Any other use, reuse, or modification of the documents

without TSA's prior written consent will be at the recipient's sole risk and without

liability or legal exposure to TSA, and Client will indemnify and defend TSA for all

Release of these plans contemplates further cooperation among the owner, his

Architect and his consultants have performed their service with due care and

contractor, and the Architect. Design and construction are complex. Although the

diligence, they cannot guarantee perfection. Communication is imperfect and every

use of these plans shall be reported, in writing, within 2 business days from the date

contingency cannot be anticipated. Any dissatisfaction or defect discovered by the

of discovery to the Architect. A failure to cooperate by notice to the Architect shall

relieve the designer from responsibility for all consequences. Changes made from

the plans without consent of the Architect are unauthorized, and shall relieve and

indemnify the Architect of responsibility for all consequences, including damages

Duty of Cooperation

and legal fees, arriving out of such changes.

10wnership of Instruments

claims arising therefrom.

 5. The contractor and subcontractors shall verify all existing grades and stake out the building footprint for owner and architect approval prior to beginning any site work. 6. All construction is to fit within the building envelope and/or outside setbacks without creating easements. Notify architect in writing immediately of any discrepancies. 7. The contractor and subcontractors shall minimize the limits of excavation and take adequate measures to protect vegetation beyond the limits of excavation. All areas of disturbance shall be re-vegetated to blend with the non-disturbed
landscape excavation. 8. Prior to beginning any new work or installation, it is the contractor and subcontractors responsibility to inspect previously installed work and/or substrate and verify that all such work is satisfactory and complete to the required level of acceptance to allow for the start of subsequent work. The commencement of any work shall indicate that all previously installed work and/or substrate was found to be acceptable and installed according to industry standards. Any work found to
be in unacceptable condition shall be removed and replaced at no additional cost to the owner or tenant. 9. The contractor and subcontractors shall visit the project site prior to estimating the cost of the scope of work and prior to ordering or fabricating materials or beginning any construction related activities for the purpose of becoming completely familiar with the site and all existing conditions which might impact the cost of, or performance of the scope of work.
10. All construction is to be performed in accordance with all applicable codes and the requirements of all regulatory agencies having jurisdiction over the project. Under no condition does the architect have responsibility for the means or methods used by the contractor and subcontractors in the performance of the work or for conditions of safety at the job site. 11. The contractor and subcontractors shall coordinate all finishes, materials, and colors with the architect, owner, and tenant.
12. All exposed steel surfaces that are welded are to be ground smooth, primed, and painted. 13. If, during the course of any required demolition work performed by the contractor, subcontractors, owners, or others under the terms of the subcontract or other agreement, hazardous waste is encountered, same shall be removed and disposed of as required by the authorities having jurisdiction over the project. The architect is not knowledgeable of the existence of hazardous waste and shall not be held responsible for the existence or removal of hazardous waste. 14. All dimensions of new walls are to face of stud, centerline of steel, timber, stud columns, or face of concrete unless otherwise noted. Section and elevation dimensions are to top of concrete, top of plywood, or top of wall plates or beams
unless otherwise noted. 15. Do not scale the drawings. If questions arise as to dimensional requirements, contact the architect for clarification. 16. Items of equipment or conditions noted N.I.C. are not to be provided under the contract, and unless noted otherwise shall be furnished and installed by owner's separate contract.
 17. All materials, fixtures and equipment provided under this contract are to be provided in new condition with full manufacturer's warranty, unless noted otherwise, and are to be stored and installed per the manufacturer's specifications. 18. Damaged items shall be replaced at no additional cost to the owner. 19. Water resistant substrate is to be provided at all applications which may be subject to the adverse effects of moisture. Use non-paperbacked board per LEED requirements.
20. Portable fire extinguishers are to be installed, if necessary, per local code requirements. Local Fire Marshall to confirm locations with contractor and subcontractors. 21. North Arrows as depicted on drawing set are for project reference only. Contractor and subcontractors are responsible for verifying orientation of project site and scope of work to be completed prior to start of work. 22. Frame door openings such that each rough opening jamb is a minimum of 4" from the nearest inside corner, unless otherwise noted, to allow for full casing and trim. Contractor to verify rough opening requirements, alert architect to any
discrepancies in design based on rough opening dimensions. 23. The contractor at all times shall keep the premises, all other property, access streets, and roads, ect., free from accumulation or waste materials, dirt, water, or rubbish caused by his/her operation. No preventable hazards shall exist at any time. Each contractor and subcontractors shall be responsible for cleaning up and removing from the site all debris, waste material, ect., resulting from his/her work and shall remove and of these materials from portions of the work not intended to
contain them. 24. Caulk all joints where fixtures contact walls and floors and at intersections of dissimilar materials. 25. Shower stalls shall have non-absorbent waterproof material on walls to a minimum height of 70 inches above drain inlet. Use non-paperbacked board per LEED requirements. Apply liquid applied water proof membrane on all shower basins
and horizontal surfaces in showers / tubs a min. 12" extending in all directions from said surface. 26. Recessed lighting fixtures installed in insulated ceilings must be I.C. Rated. Contractor to verify minimum insulation requirements are met with recessed fixtures. 27. Refer to floor plans for door locations. Refer to door schedule for door types.
28. Provide sill pan flashing for all exterior doors. Seal door threshold to sill pan with three rows of discontinuous sealant so that threshold is secure and level with finished floor.29. Refer to floor plans for window locations. Refer to window schedule for window types.30. Coordinate all electrical and mechanical fixtures to fit within ceiling floor and wall spaces. Verify with architect when diverting from drawings.
 31. Contractor and subcontractors are responsible for following all manufacturer's recommended installation recommendations and instructions. 32. Contractor and subcontractors are responsible for following product trade organizations recommended installation recommendations, including and not limited to, American National Standards Institute (ANSI)
 American Society for testing of Materials (ASTM) American Concrete Institute (ACI) Concrete Reinforcing Steel Institute (CRSI)
Insulating Concrete Form Association (ICFA) Portland Cement Association (ICFA) Ceramic Tile Institute of America (CTIOA)
 Precast/Prestressed Concrete Institute (PCI) National Precast Concrete Association (NPCA) Architectural Precast Association (APA)
 Masonry Institute of America (MIA) Brick Industry Association (BIA) National Concrete Masonry Association (NCMA)
 Masonry Advisory Council (MAC) Masonry Contractors Association of America (MCAA) Building Stone Institute (BSI)
 Cast Stone Institute Natural Stone Council American Iron and Steel Institute (AISI)
 American Institute of Steel Construction (AISC) National Association of Architectural Metal Manufacturers (NAAMM) Sheet Metal and Air Conditioning Contractor's National Association (SMACNA)
Architectural Woodwork Institute (AWI) Structural Insulated Panel Association (SIPA)
 Single Ply Roofing Industry (SPRI) Asphalt Roofing Manufacturer's Association (ARMA) Metal Building Manufacturers Association
 National Roofing Contractors Association National Fenestration Rating Council (NFRC) American Architectural Manufacturer's Association (AAMA)
 National Tile Contractor's Association (NTCA) Tile Council of America (TCA) Stucco Manufacturer's Association (SMA)
 EIFS Industry Members Association (EIMA) National Institute of Building Sciences (NIBS) and the Building Enclosure Council (BEC) and the Building Envelope Design Guide (BEDG) available at http://www.wbdg.org/design/envelope.php
 33. Insulation values per HERS report, LEED requirements or local jurisdiction, which-ever is more stringent. 34. Gypsum board at walls to be held 1/2" above subfloor, typical unless otherwise noted. 35. Provide metal or vinyl 'L' 'J' or corner profiles at all gypsum board terminations and outside corners.
36. Essential services can be provided on the private drives 37. Provide self-adhered flashing at all head jamb and sills of windows and doors and at all parapet caps. 38. Refer to ASTM C1063 for metal lath standards at all stucco walls
 39. Refer to ASTM C926 for all stucco mix standards 40. Notify architect of any discrepancies between trade organization installation recommendations and architect drawings. 41. Use low VOC paint and adhesives.
 42. Where applicable; Contractor and subcontractors are responsible to review and become familiar with LEED requirements, pre-requisites and points taken to guarantee successful LEED certification. 43. Final truss, if applicable and mechanical/electrical systems coordination to be completed upon selection of subcontractor. 44. For all exterior lighting and electrical penetrations, provide "Quickflash" or equivalent exterior junction boxes or sheet metal saddle flashing to run the full length of top and side of boxes. Solder sides and top of saddle flashing as required to
provide water tight seals at bends. Flashing or Quickflash junction box to wrap under exterior weather barrier in all locations. 45. Provide sill pan flashing for all exterior doors. 46. Provide Exterior NEMA 4 rated enclosures for all exterior conduit terminations, meter equipment, computers and necessary electrical required for sub meters. Locate enclosures on meter walls indicated on plans - alert architect to any
discrepancies with locations or equipment modifications that may require additional coordination. 47. When Project contains renovation, demolition or rework of existing conditions; dimensions of and from existing conditions have been taken from existing drawings and/or field measurements. All existing dimensions are to finish face unless noted otherwise on drawings. The contractor and subcontractors shall field verify all dimensions pertaining to the existing conditions, including all work already in place, prior to ordering or fabricating materials, and prior to start of construction.
48. Run all mechanical, electrical and plumbing in concealed spaces unless otherwise noted. 49. If required, air admittance valves to be located under counter. Alert architect and plumbing consultant/engineer to any discrepancies not allowing air admittance valves to be located under counter. 50. Unless otherwise noted, floor structure to adhere to manufacturer's warrantied deflection limits for finished floor, alert architect and structural engineer if finished floor tolerances are beyond the local jurisdictional code requirements. If no
finished floor is selected, deflection limits are designed per local jurisdictional code requirements. 51. Contractor, sub contractor(s) and installers are responsible for floor prep and leveling all sub floors per industry standards or manufacturers warrantied tolerances (which-ever is more stringent) for finished floor selected by owner/architect. 52. Insulate all mechanical ducts in exterior soffits and garage spaces to code required minimums for walls, floors and ceilings.
53. If not shown, Contractor and sub contractors are to adhere to all manufacturer's warrantied methods for installation, support and seaming of counter tops. Alert architect to any discrepancies with these methods and drawings. 54. Any work performed prior to the approval of, that required by the contract documents, shop drawing, submittal or product specification, alleviates the architect from all responsibility. All installation, assembly, fabrication and specifications become the sole responsibility of the contractor.
55. Provide fire stopping seals at all thru penetrations at fire resistive construction when said construction is applicable. 56. Provide seals at all penetrations or gaps in the exterior envelope. 57. Provide acoustic sealants at joints of any wall or floor assembly indicated to have a sound rating.
58. Provide positive drainage away from all structures. 59. It is encouraged of General Contractor and Sub Contractors to notify Architect of any suggestions or comments regarding any detailing or notes within these documents. All comments are to be directed of the General Contractor and the General Contractor is to copy Architect. Any comments or suggestions are to be made as early or as soon as they arise.

1. The contractor and subcontractors are responsible for the payment for and acquisition of all required permits and fees associated with the project.

locations, sizes and layouts of meters, utilities and equipment shown on architectural drawings are conceptual.

¬General Notes

responsibility for the consequences arising therefrom.

2. The contractor and subcontractor shall confirm the location of all existing utilities and coordinate the installation of all new utilities and meter locations with the utility company or governmental authority having jurisdiction over the project. All

3. It is the contractor and subcontractors sole responsibility to thoroughly review and become familiar with all pertinent documents available regarding the construction of this project, including the general notes listed below. Any ambiguity or

4. Changes or deviations from the documents, made by the contractor and subcontractors or their suppliers, without the written consent of the architect, are unauthorized changes to the work and as such shall relieve the architect of all

discrepancy discovered in the documents shall be reported to the architect who in writing within 48 hours of discovery shall provide clarifications within 5 business days following receipt of report.

acoustical polyvinyl chloride acoustical tile general contractor Americans with Disabilities Act of 1992 Americans with Disabilities Act ground fault circuit interrupted galvanized iron above finished floor American Institute of steel construction gallons per hour return air gallons per minute roof drain regarding, refer to approximate receptacle head, heavy duty reflected, reflector hexagonal refrigerator high intensity discharg reinforcement, or reinforce American Society for Testing remove, removable hollow metal automatic horizontal American wire gauge revolvina door high voltage right hand, relative humidit right hand reverse hot water heate hot water supply rough opening hertz (cycles per second) revolutions per minute inside diameter include, included rain water conductor information rain water leader British thermal units per hour salvage counter clockwise junction box cubic feet per minute solid core wood junction kilometer clear opening concrete masonry uni kilovolt-ampere kilowatt hour laminate, laminated single pole single throw corridor liquid crystal diode tongue & groove maximum mechanical Top of plate manufactured mounted Underwriters' Laboratories unexcavated National Electrical Cod unless noted otherwise not in contract unless otherwise noted noise reduction United States Standard not to scale ethylene propylene diene monome ventilate, ventilator plastic laminate electric water heate passage, passeng pounds per cubic fool fire alarm control pan phase, phone wide flange (structural steel) finished floor elevation water heater fixtures, furnishings & equipmer property line pounds per lineal foot water resistant, water repellent polish, polished prefabricated pounds per square foot pounds per square inch Abbreviations

Project Issue Date:

11/03/2022 Project Status:

No. Date Revision Schedule

General Notes



Natural Wood Form Liner

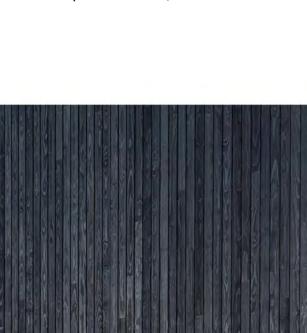
Contractor to provide mock-up for approval prior to construction.

The wood selected to line the formwork should have a pronounced wood grain texture to impart on the concrete. The boards to be spaced to create positive reveal in the concrete. The finished walls should demonstrate clean execution while also adding rich texture and shadows. Varying board sizes and thicknesses are to be considered for texture and shadow variation at the mock-up stage. Pigment should also be considered to add slight color and tonal variation to the natural color of the concrete, enhancing the richness of the surface at a pedestrian scale, and from afar.



WOOD CLADDING Delta Millworks Barnwood - Delta Black | Vertical or equal

The use of dark colored wood is intended to reference the aged wood of the Tomboy ruins. 4" or 6" planks are to be installed vertically.





This is a split face limestone cut in rectangular shapes of varying sizes. The grout lines are to be 1/4", and the grout

color is to match the stone to deemphasize the individual pieces and bring focus to the overall texture of the stone

walls. The intension of this selection is to contrast the darker materials on the house and reference the light gray

The stone size mix consists of 20% 3 1/2" height pieces, 40% 7 1/2" height pieces, and 40% 11 1/2" height pieces.

METAL PANELS Blued Steel

STONE VENEER

or equal

US Stone Industries

Bradford Stone Veneer | Flint Hills Gray

rocky peaks of the surrounding mountains.

siding on house & landscape walls

Steel is an industrial and durable material that will withstand the harsh climate in the region. Panels are to be installed as a rain screen with minimal reveals. The natural color variation of the steel is to be preserved.



WOOD SOFFITS **Delta Millworks** Accoya Barnwood Ivory or equal

Decking to be a non-combustible composite material.



ROOFING EPDM - Black or equal

Specified locations are to be covered in crushed gravel.

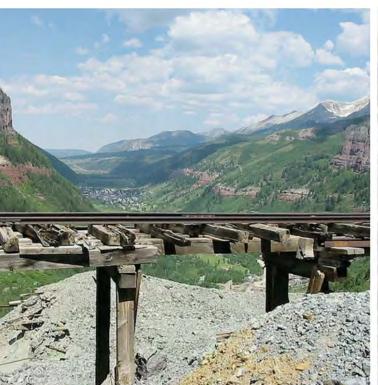


WINDOWS & DOORS Marvin Modern Series Ebony or equal



FASCIAS | GUTTERS | DOWNSPOUTS **Black Metal**





Rail track elevated on structure Inspiration for massing in the proposed design. Ruin of vertical board-formed concrete structure
Inspiration for massing and materiality in the proposed design.



Ruins of vertical wood structures.
Inspiration for massing and materiality in the proposed design.

Tomboy Ghost Town

Zoning Classification: SF (Single-Family) Proposed Use: Single-Family Residence Applicable Codes:

2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL FIRE CODE

Net project area: Max. Building Height: 35' - 0" Allow: 22' - 7 7/8"

0.518 acres 22,564.08 s.f. Lot Coverage Allowed: 40% 9,025 s.f Lot Coverage Proposed: 17.2% 3,885 s.f.

Code Summary

Area Schedule (Gross Building)							
Name	Area	Method					
Garage	913 SF	Site-Built					
Lower Level	802 SF	Site-Built					
Storage / Mech.	72 SF	Site-Built					
Main Level	2628 SF	Prefabricated					
Upper Level	822 SF	Prefabricated					

Total Gross	5,175 s.
Site Built:	1,787 s.
Modular [.]	3 451 s

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	Guakey Ln	State Ridge Rd	Geegle	Swy kot de	

Vicinity Map	
N.T.S.	

No.	Name
A0.00	Cover
A0.01	General Notes
A0.02	Project Info
S1	Improvement Survey Plan
S2	Topographic Survey
A1.01	Plan - Site
C1	Inital DRB Grading Plan
C2	Inital DRB Utility Service Plan
C3	Inital DRB Drainage & Erosion Control Plan
L.01	Landscape - Conceptual Planting
L.02	Landscape - Terrace Layout
A1.02	Plan - Lower Level
A1.03	Plan - Main Level
A1.04	Plan - Upper Level
A1.05	Plan - Roof
A2.01	Elevations
A2.02	Elevations
A2.03	Elevations
A2.04	Elevaitons
A2.05	Material Quantities
A3.01	Site Sections
A6.01	Schedules - Door & Window
A9.02	3D View
A9.03	3D View

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A2.05	Material Quantities
A3.01	Site Sections
A6.01	Schedules - Door & Window
A9.02	3D View
A9.03	3D View

Project Issue Date: 11/03/2022 Project Status:

A0.02

TOMECEK | STUDIO

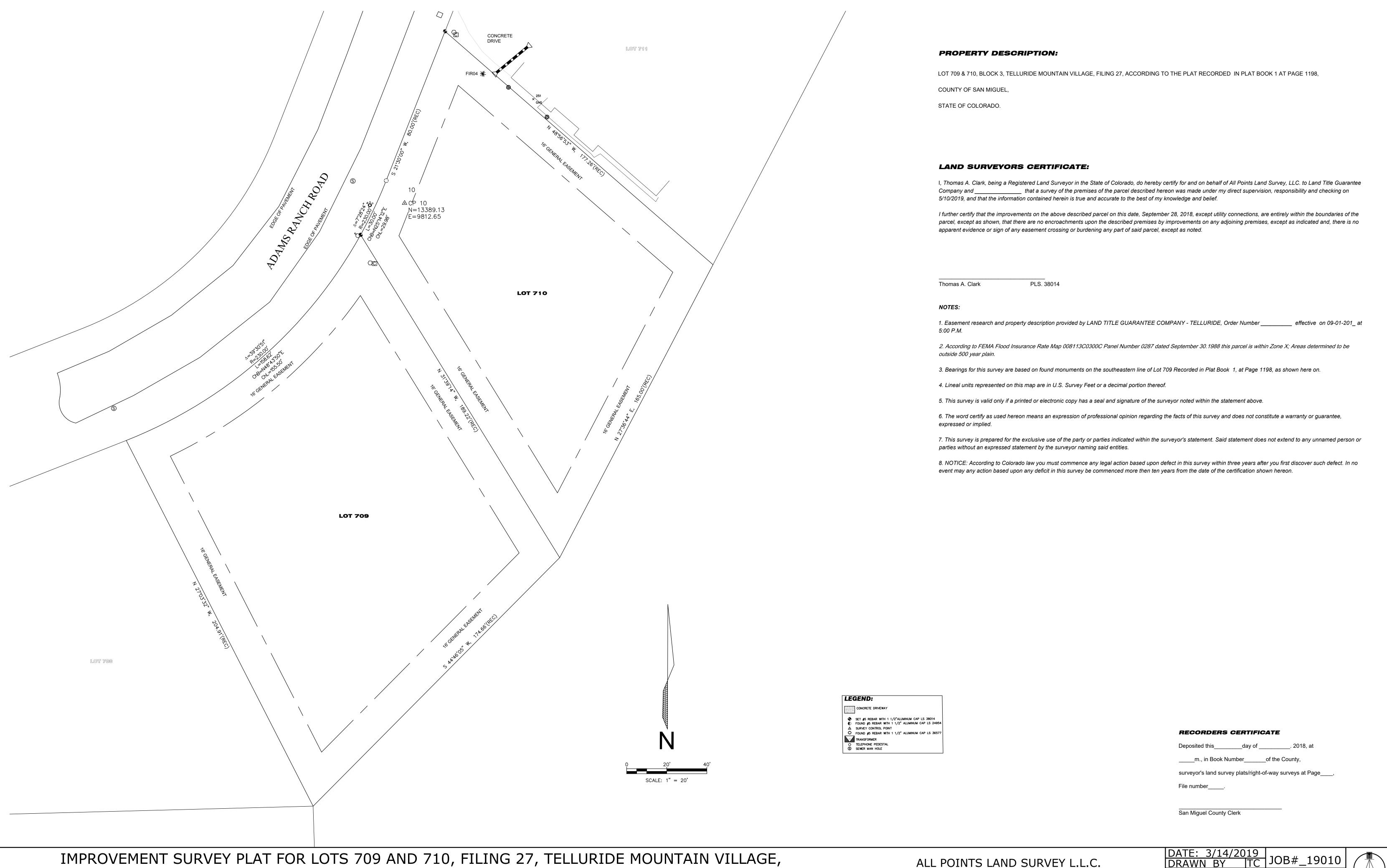
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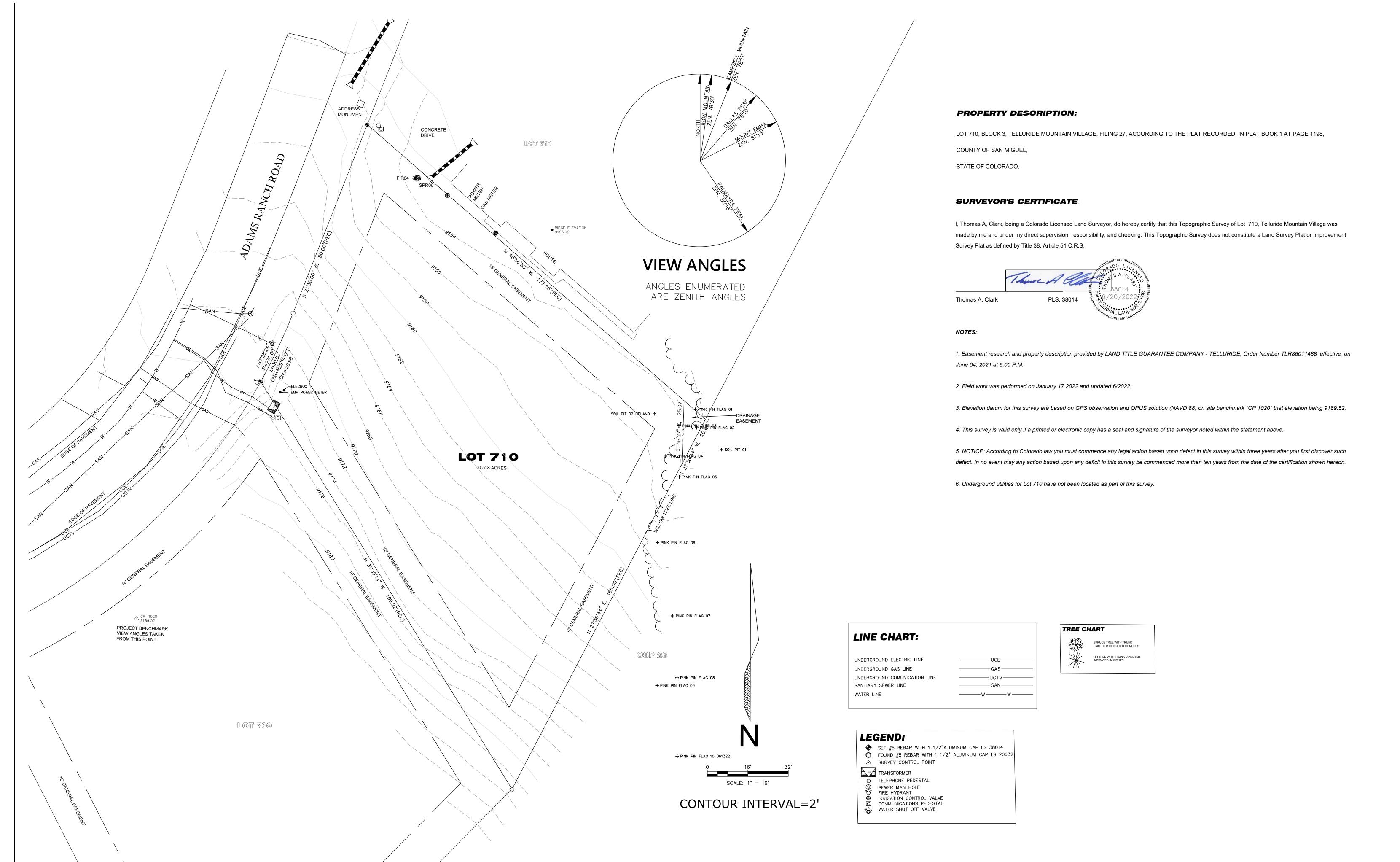
Melissa

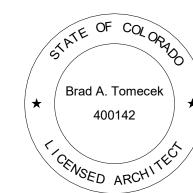
No. Date **Revision Schedule**

Project Info



LOCATED IN SECTIONS 4, 5, AND 33, T43N, R9W, N.M.P.M., SAN MIGUEL COUNTY, COLORADO.

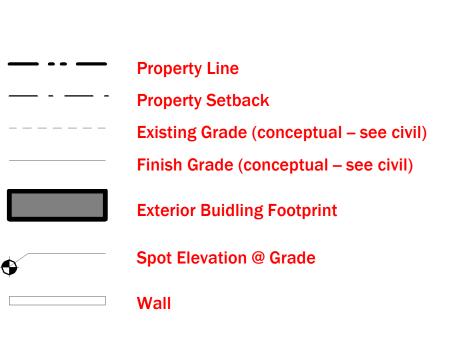




TOMECEK STUDIO

Goldberg Residenc

Goldberg
Lewis & Melissa (
Lot 710 Telluride Mountain VILLAGE
FILING 27 ACC TO PLAT BK 1
PG 1198 CONT 0.518 ACRES
Project Number: 2121



House numbers cut out of steel.
 Numbers to be 6" tall minumum.
 Bottom of numbers to be 54" above finish grade minumum.

Provide backlighting behind letters for nighttime visibility.

Site Plan Legend

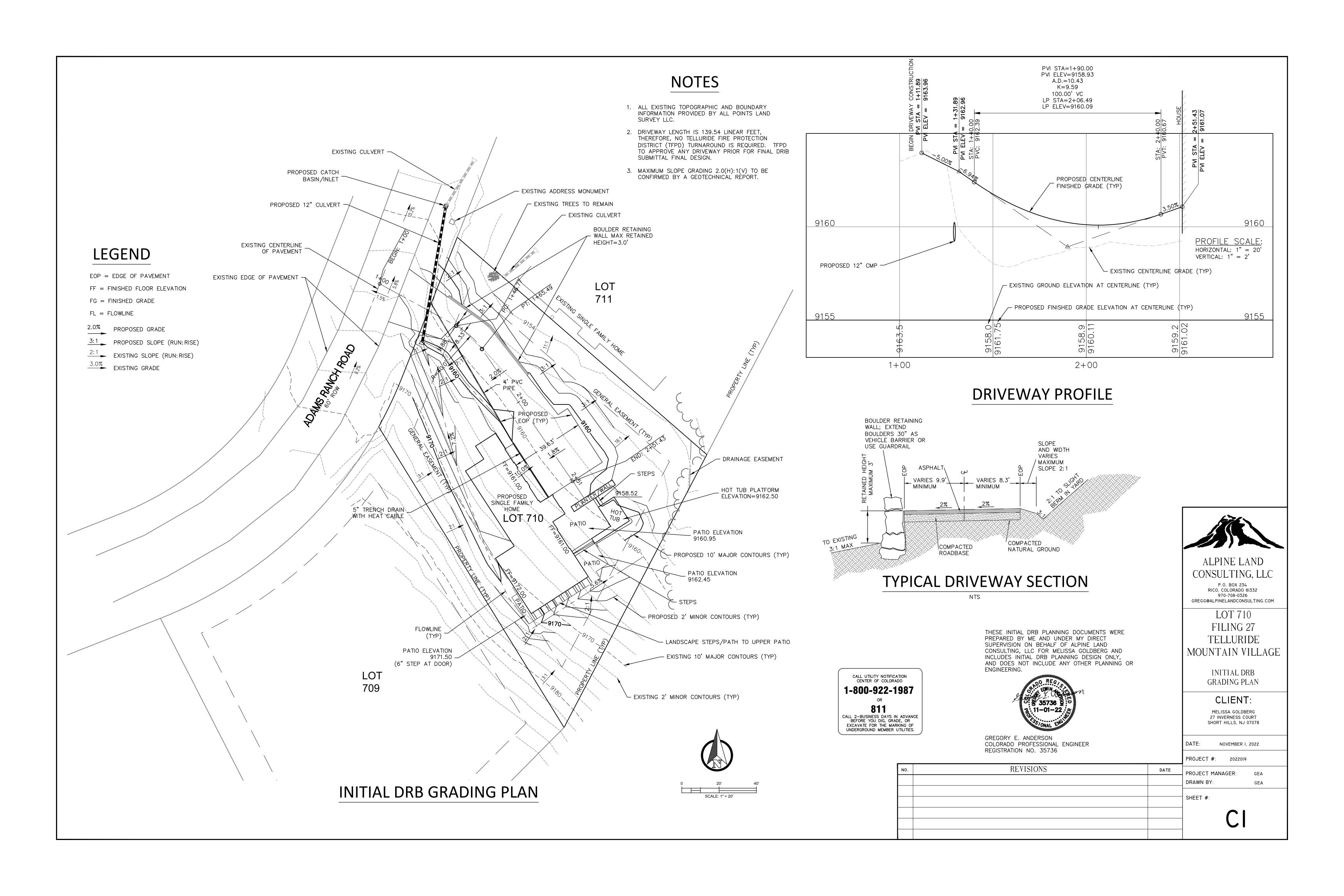
1/2" = 1'-0"

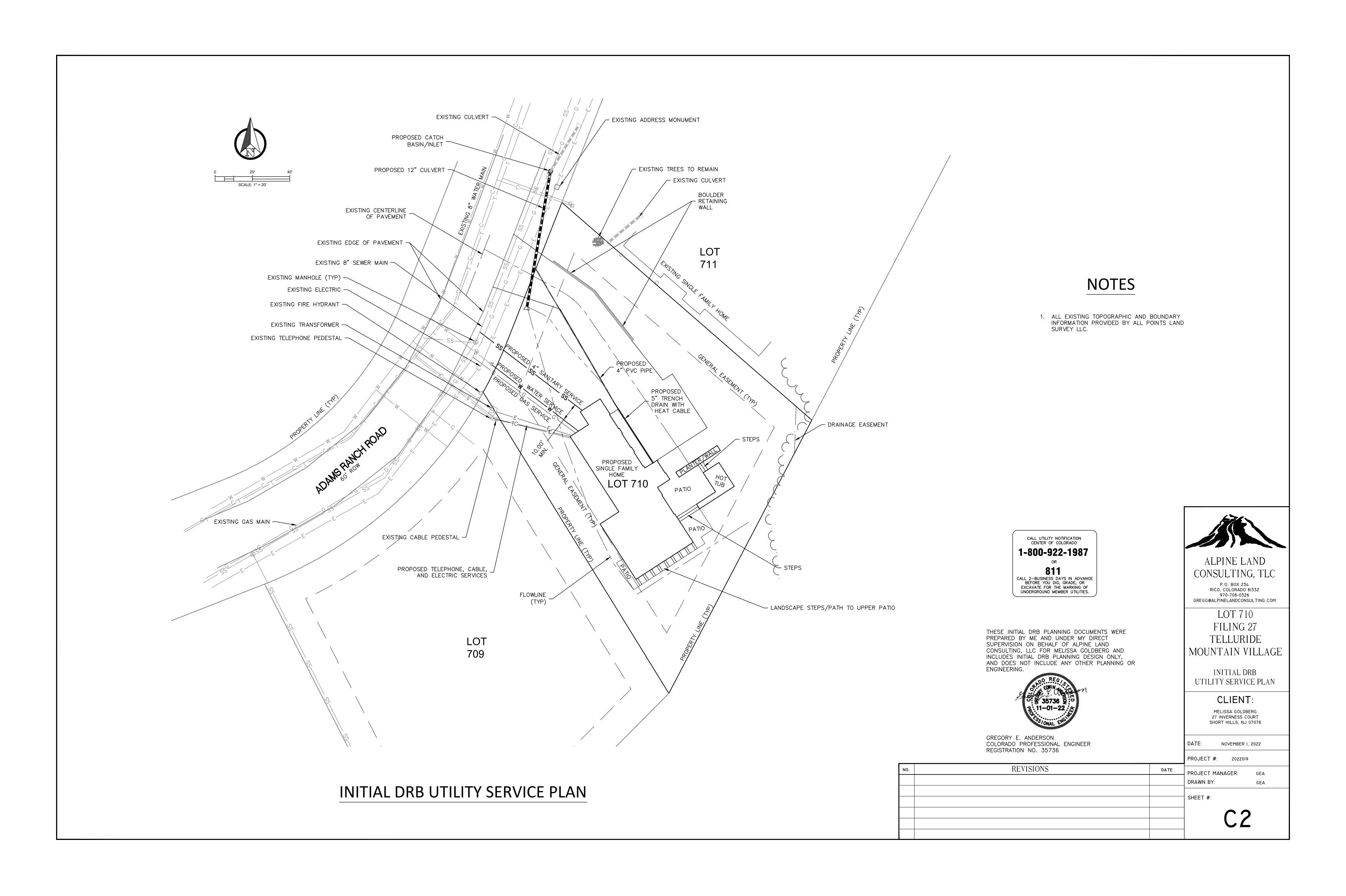
Project Issue Date:
11/03/2022
Project Status: Initial DRB
Review

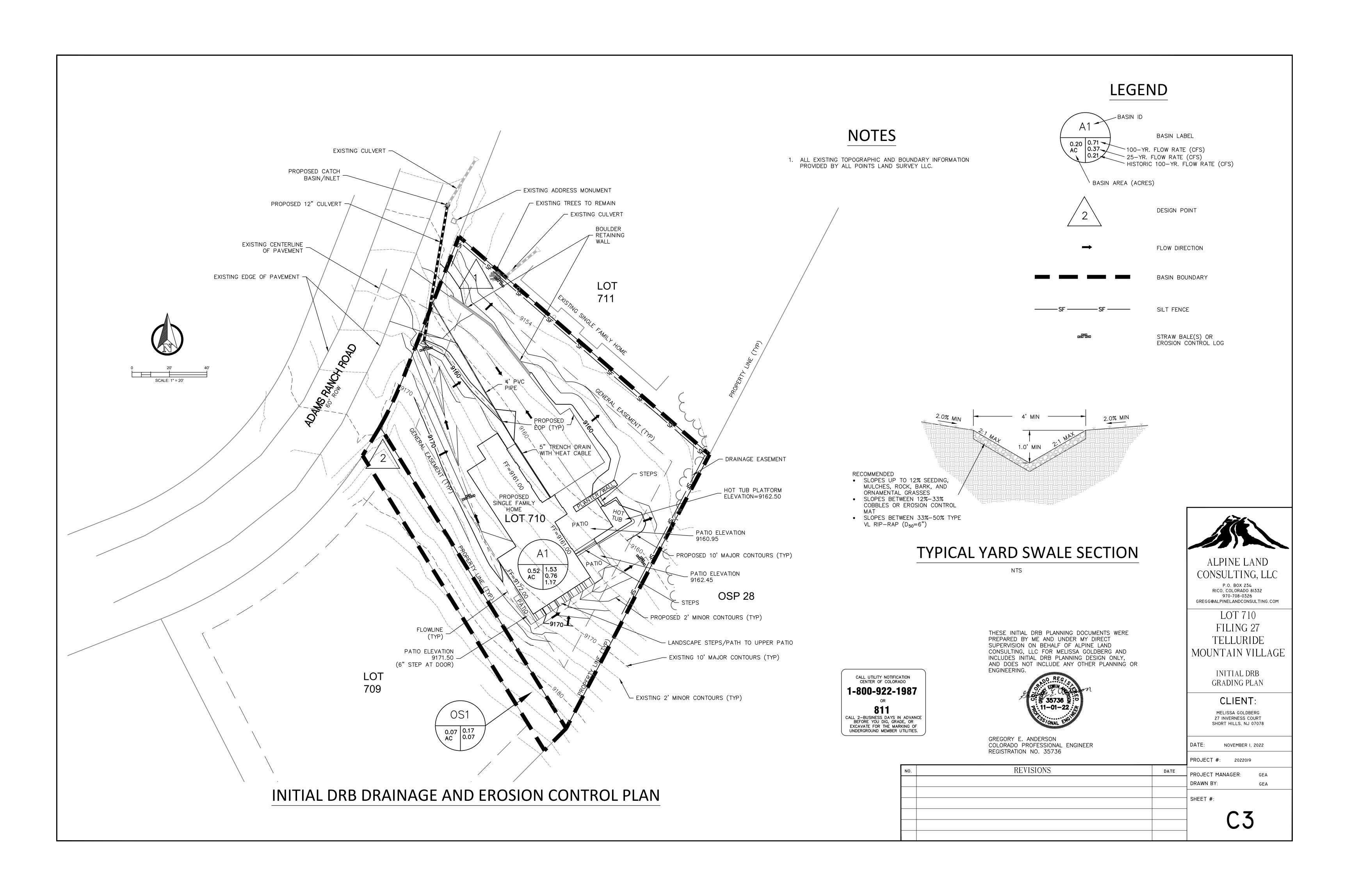
No.__Date_ Revision Schedule

Plan - Site

A1.01







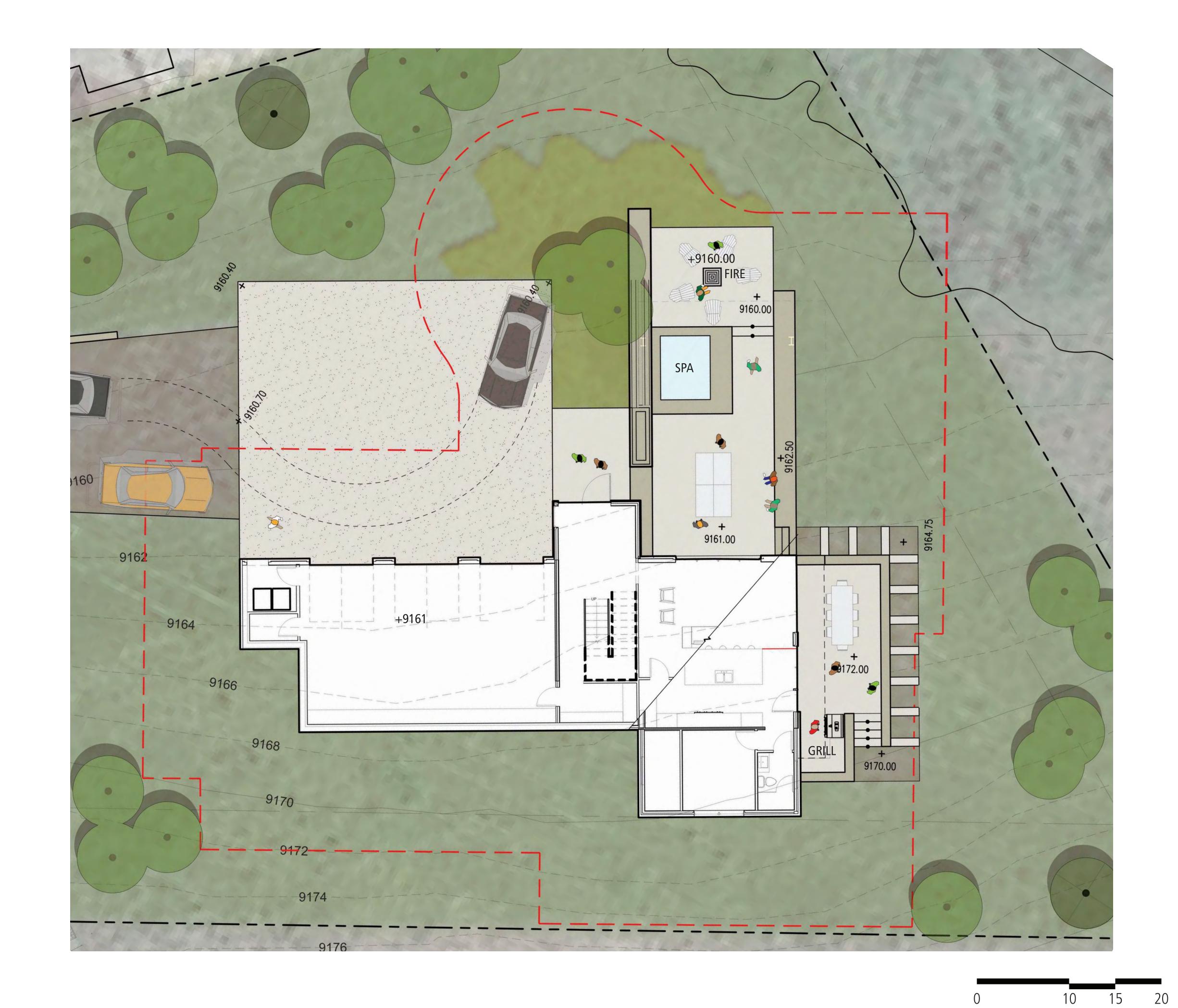
Planting Concept

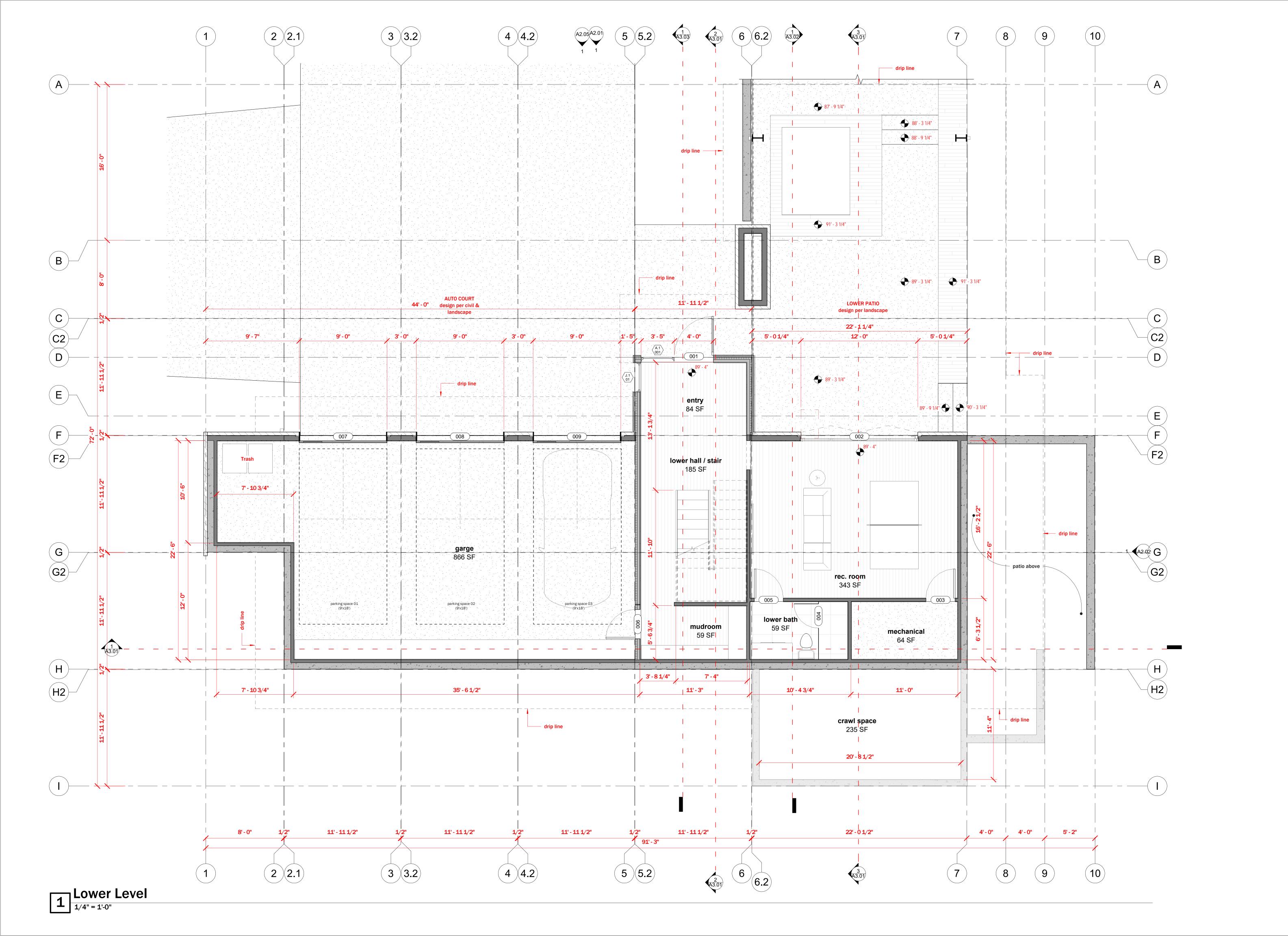


GOLDBERG RESIDENCEMountain Village, CO

20 30 50 November 03, 2022 mbla | inc

Terrace Layout







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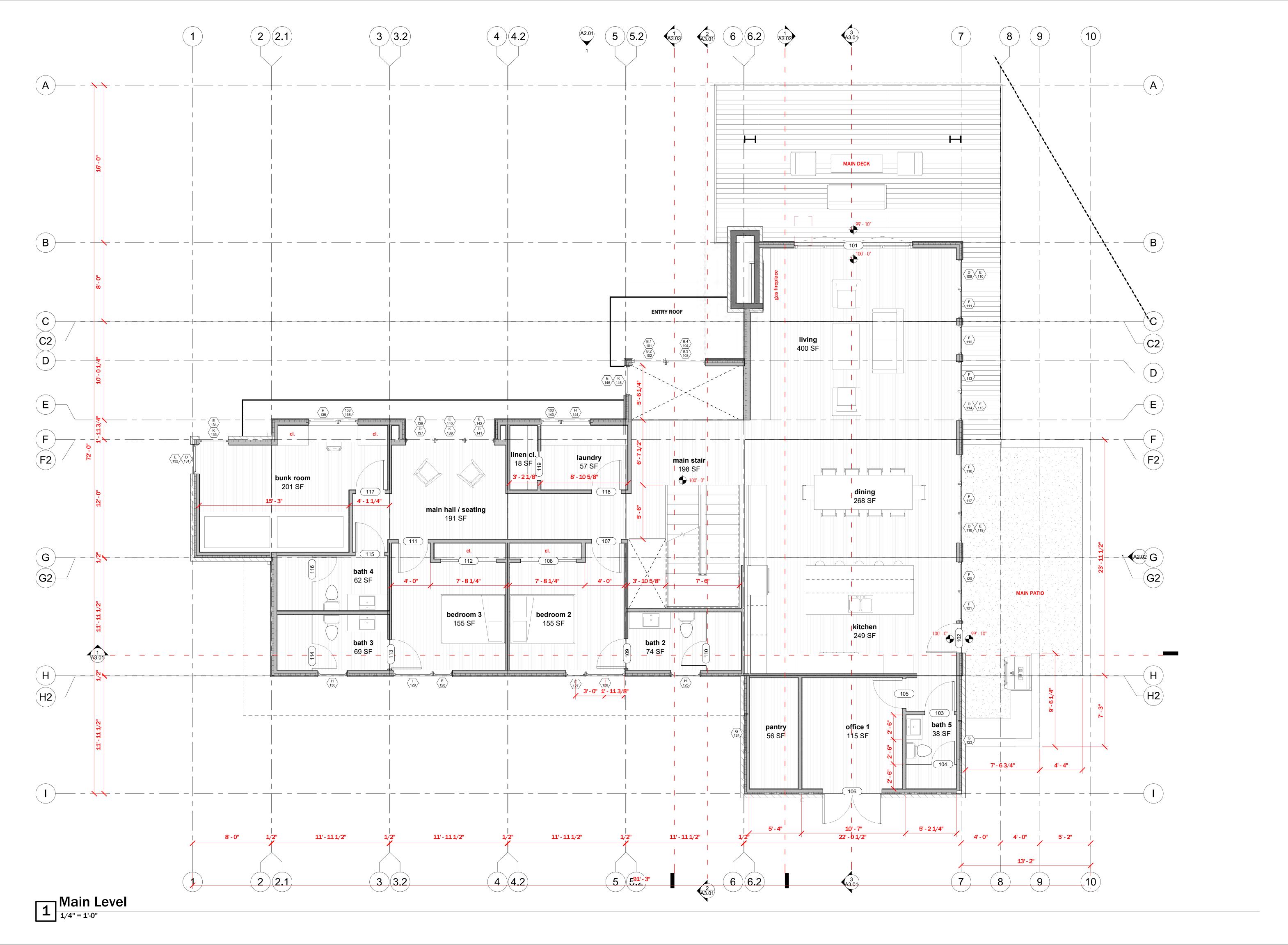
Revision Schedule

Project Issue Date:

11/03/2022 Project Status: Review

No.__Date_

Plan - Lower Level
A 1.02





Residence

Goldberg

& Melissa

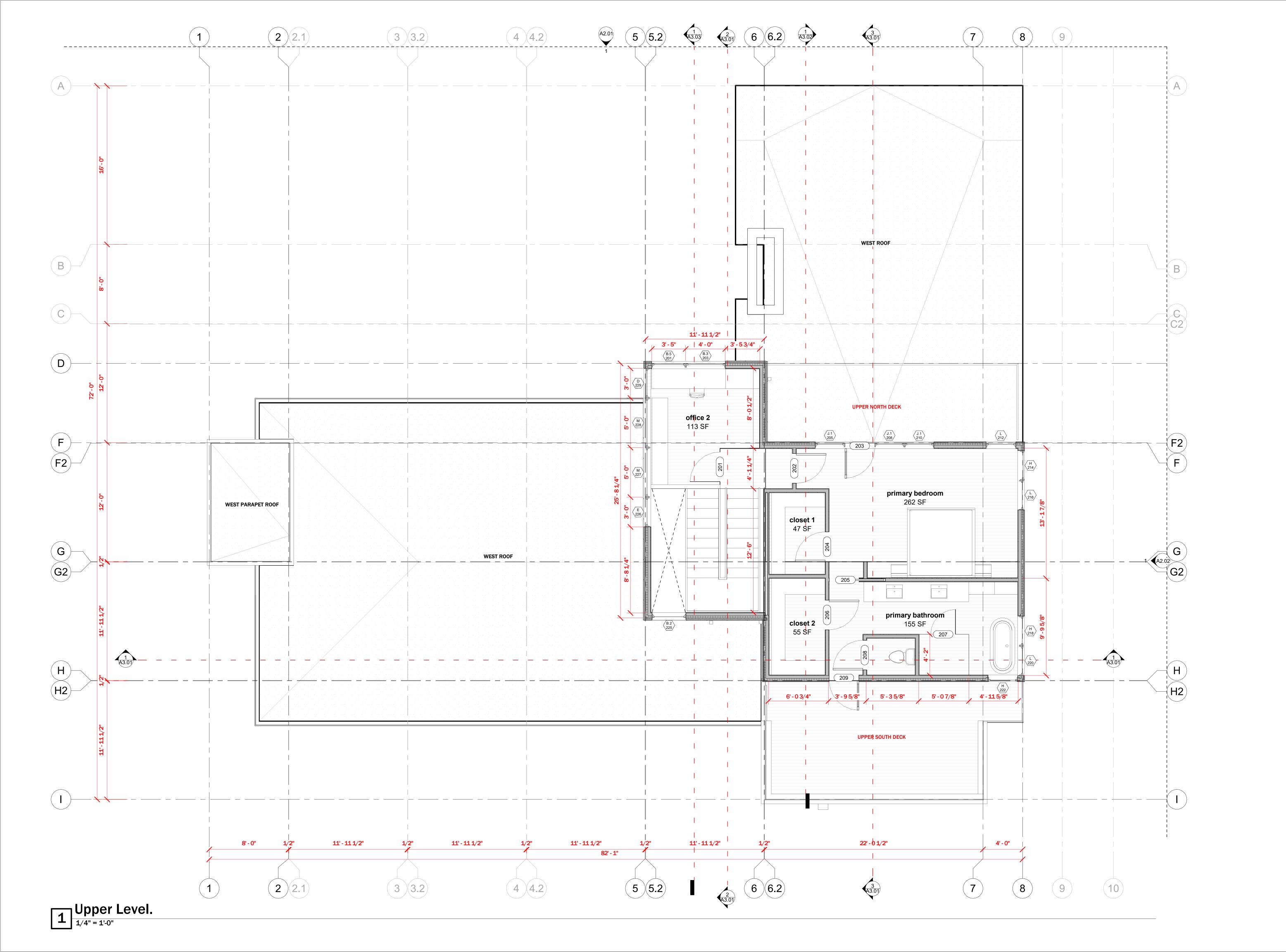
Lewis Lot 710 TELLURII FILING 27 ACC TO PG 1198 CONT 0.

Project Issue Date:
11/03/2022
Project Status: Initial DR
Review

No. __Date_____
Revision Schedule

Plan - Main Leve

Plan - Main Level
A 1.03

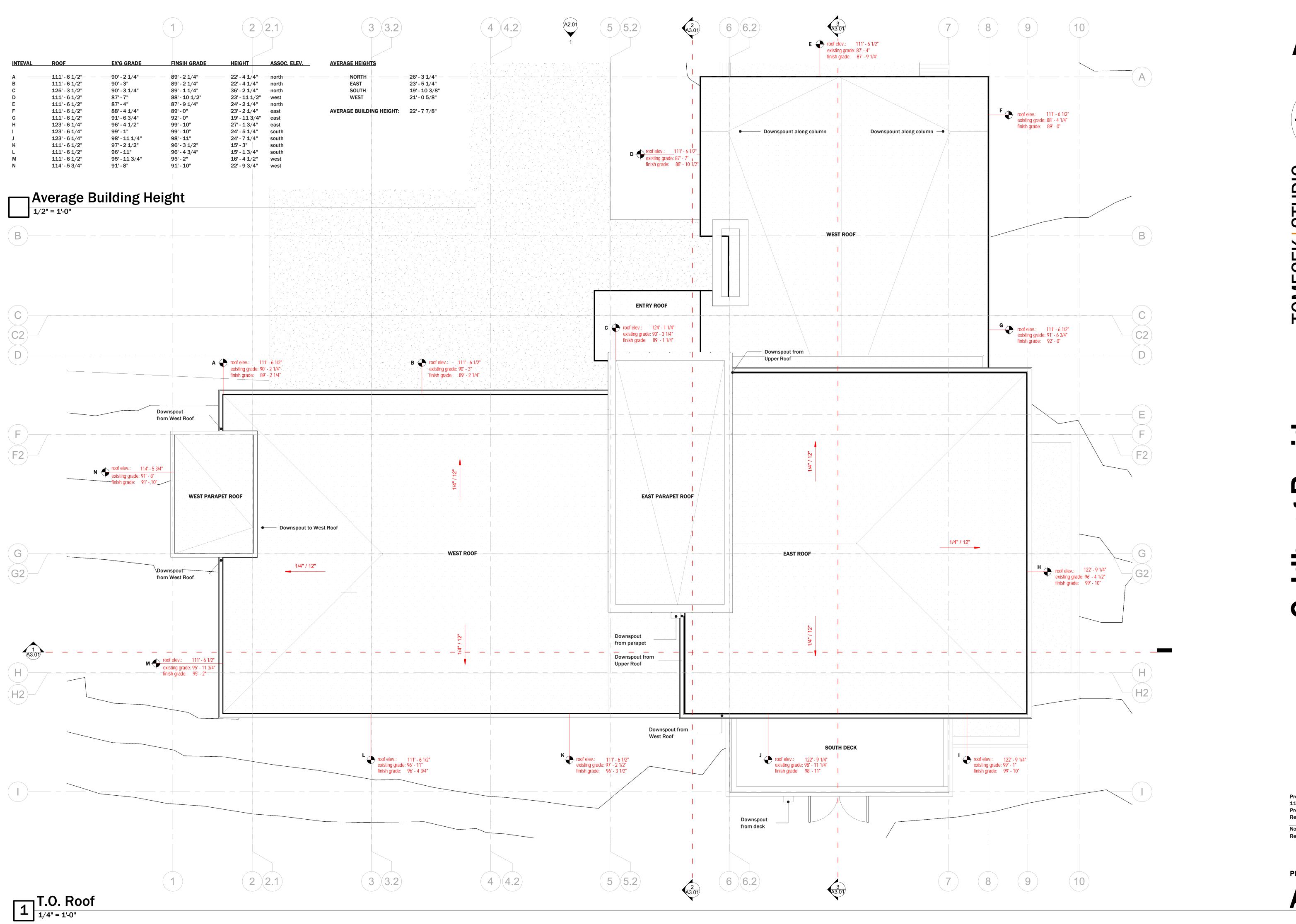


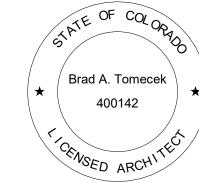


Goldberg Melissa Lewis LOT 710 TELLURII FILING 27 ACC TO PG 1198 CONT 0.

Project Issue Date: 11/03/2022 Project Status: Review No.__Date_ Revision Schedule

Plan - Upper Level A1.04





TOMECEK STUDIO

Goldberg Residence
Lewis & Melissa Goldberg
Lot 740 TELLURIDE MOUNTAIN VILLAGE
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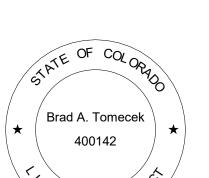
Project Issue Date: 11/03/2022 Project Status: Initial DRE

11/03/2022
Project Status:
Review

No. __Date__
Revision Schedule

Plan - Roof

A1.05



TOMECEK STUDIO

Residence Goldberg

& Melissa Lewis (Lot 710 TELLURII FILING 27 ACC TO PG 1198 CONT 0.9 Project Number of the project

Project Issue Date: 11/03/2022 Project Status: No.__Date_ **Revision Schedule**

Elevations

A2.01



STONE VENEER US Stone | "Flint Hills Gray"

BOARD FORMED CONCTETE

siding on house & landscpae walls

METAL PANELS Blued Steel siding on house & landscpae walls **DELTA MILLWORKS**

EDPM & GRAVEL Delta Millworks | "Barnwood - Delta Black" Black EPDM roof membrane. Gravel cover is key locattions. siding on house & landscpae walls



WINDOWS & DOORS Marvin Modern Seried | "Ebony" siding on house & landscpae walls

Material Legend

siding on house

AVERAGE HEIGHTS

NORTH EAST 26' - 3 1/4" 23' - 5 1/4" 19' - 10 3/8" SOUTH WEST 21' - 0 5/8"

AVERAGE BUILDING HEIGHT

22' - 7 7/8" proposed: allowed:

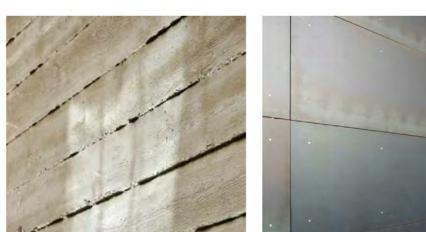
See Sheet A1.05 for calculations.



Project Issue Date:

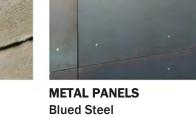
11/03/2022 Project Status: Review No.__Date_ **Revision Schedule**

Elevations A2.02



BOARD FORMED CONCTETE US Stone | "Flint Hills Gray"

siding on house & landscpae walls



siding on house & landscpae walls



siding on house & landscpae walls



EDPM & GRAVEL Delta Millworks | "Barnwood - Delta Black" Black EPDM roof membrane. Gravel cover is key locattions.



WINDOWS & DOORS Marvin Modern Seried | "Ebony"

siding on house & landscpae walls

Material Legend

1/2" = 1'-0"

STONE VENEER

siding on house

AVERAGE HEIGHTS

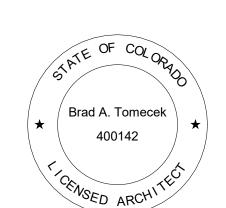
26' - 3 1/4" 23' - 5 1/4" NORTH EAST 19' - 10 3/8" SOUTH WEST 21' - 0 5/8"

AVERAGE BUILDING HEIGHT

22' - 7 7/8" proposed: allowed:

See Sheet A1.05 for calculations.





TOMECEK STUDIO

Residence Goldberg

Project Issue Date: 11/03/2022 No.__Date_

Revision Schedule

Elevations

A2.03



BOARD FORMED CONCTETE

METAL PANELS Blued Steel



DELTA MILLWORKS



EDPM & GRAVEL cover is key locattions.



siding on house siding on house & landscpae walls siding on house & landscpae walls

Delta Millworks | "Barnwood - Delta Black" Black EPDM roof membrane. Gravel siding on house & landscpae walls

siding on house & landscpae walls

Material Legend

STONE VENEER

US Stone | "Flint Hills Gray"

AVERAGE HEIGHTS

26' - 3 1/4" 23' - 5 1/4" 19' - 10 3/8" NORTH EAST SOUTH WEST 21' - 0 5/8"

AVERAGE BUILDING HEIGHT 22' - 7 7/8" 30' max. allowed:

See Sheet A1.05 for calculations.



Elevaitons

A2.04



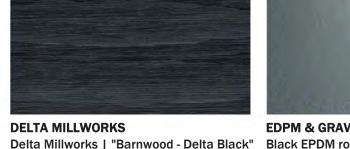
METAL PANELS Blued Steel

siding on house & landscpae walls

siding on house & landscpae walls



siding on house & landscpae walls





EDPM & GRAVEL Delta Millworks | "Barnwood - Delta Black" Black EPDM roof membrane. Gravel cover is key locattions.

WINDOWS & DOORS

Marvin Modern Seried | "Ebony" siding on house & landscpae walls

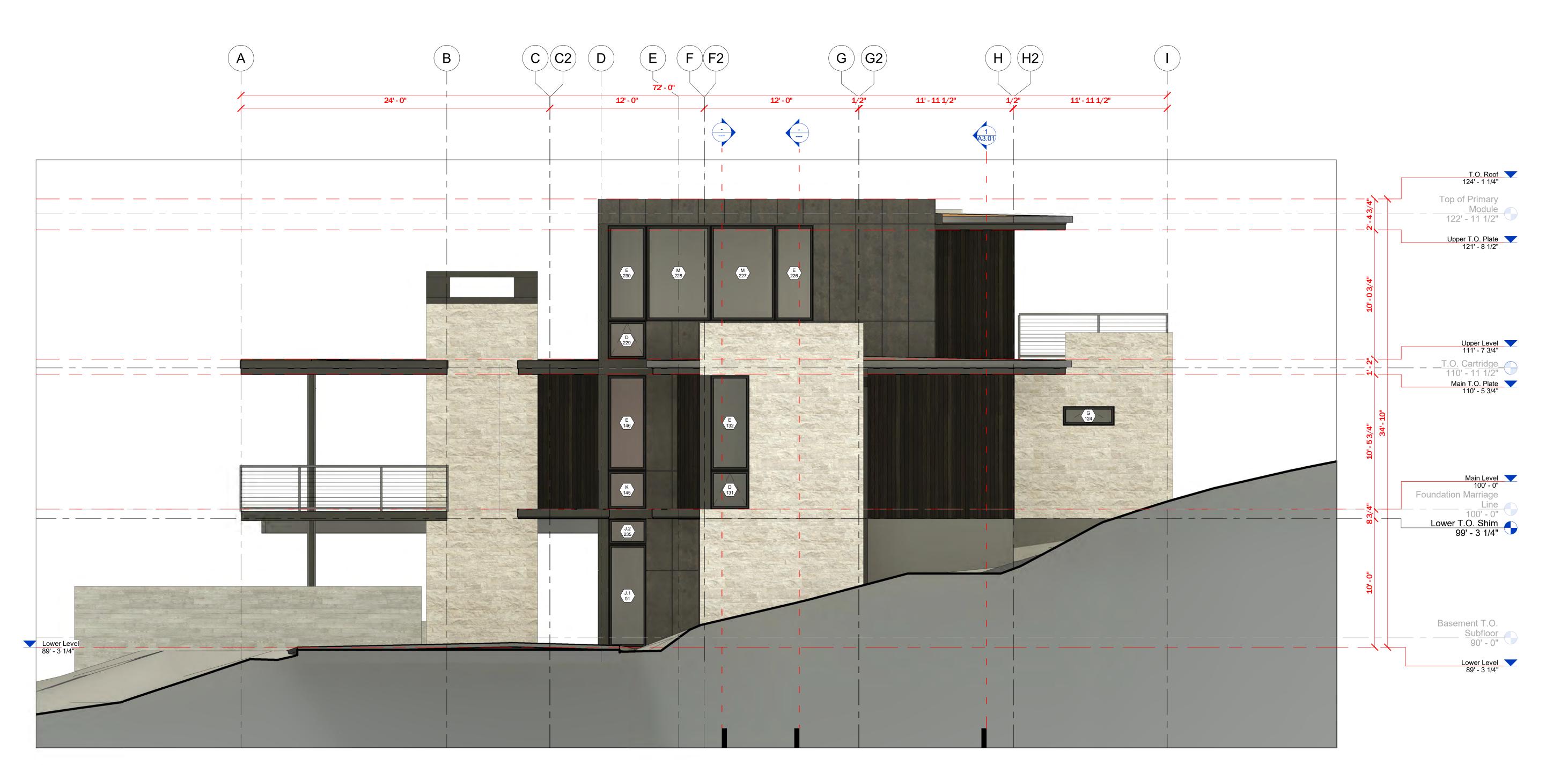
┌─ Material Legend

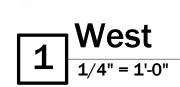
1/2" = 1'-0"

STONE VENEER

siding on house

US Stone | "Flint Hills Gray"





% OF TOTAL REQUIRED

40% max.

Project Issue Date:

No.__Date_ **Revision Schedule**

Material Quantities

A2.05



siding on house & landscpae walls

Material Legend

siding on house & landscpae walls

24.16% 23.27% 1647 813 670 267 11.49% 633 202 25.22% 15.87% 1785 1123 35% min. board-formed concrete 453 7,078 SF TOTAL 1618

→ Material Quantities



E. Side of W. Parapet

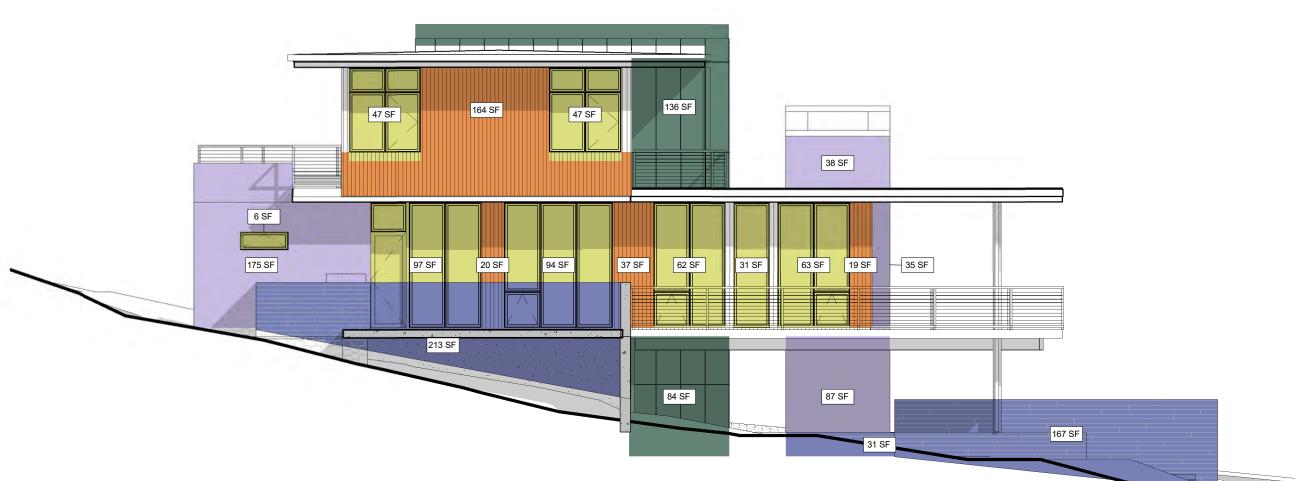
| 5 | | E. Side of W. Parapet | 2 | | Material Quantities - West | 1/8" = 1'-0" | |

siding on house & landscpae walls

STONE VENEER

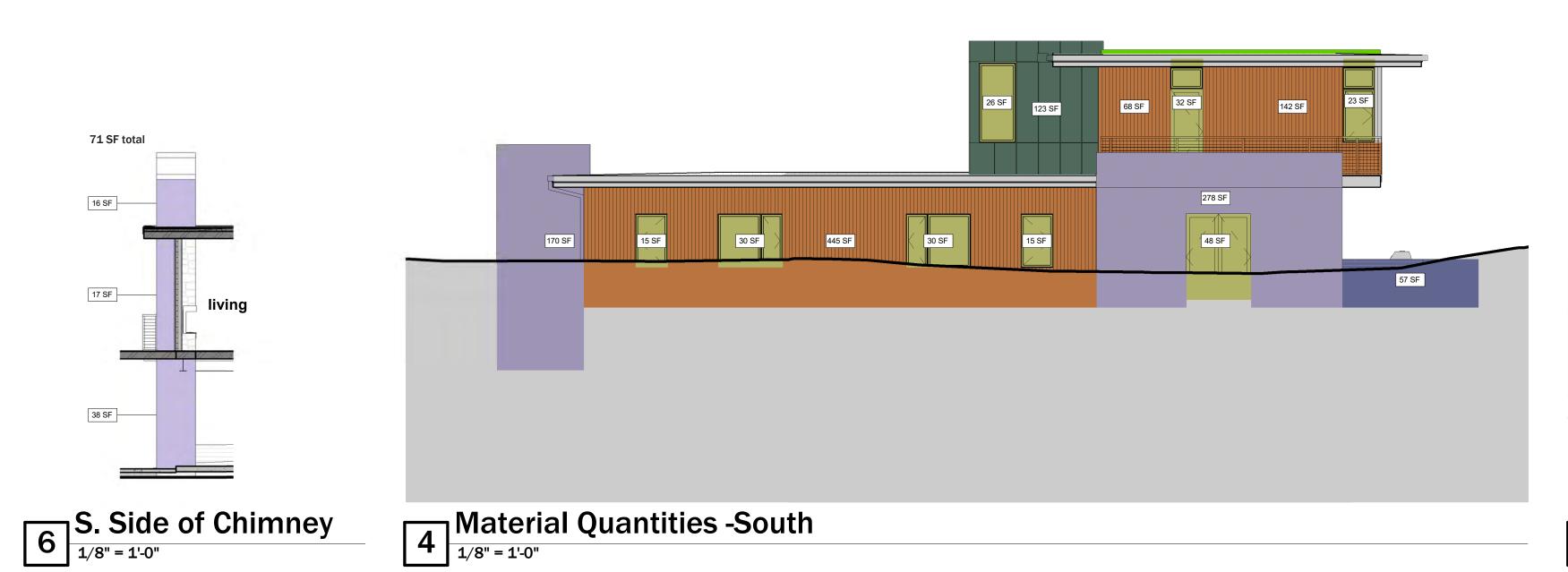
siding on house

US Stone | "Flint Hills Gray"



Material Quantities - East FILLS

1/8" = 1'-0"

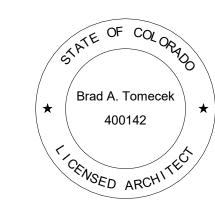




Material Quantities - North

1/8" = 1'-0"

A3.01



TOMECEK STUDIO

Goldberg Residenc

Lewis & Melissa

Project Issue Date: 11/03/2022 Project Status: Initial DRB Review

No.__Date_ Revision Schedule

Site Sections

---- Existing Grade

---- Finish Grade

A3.01

Room Finish Schedule													
ID Finishes						es							
					Wal	s			Ceiling	5			
Number	Name	Floor	Base	North	East	South	West Pair	Ceiling	Paint	Height	Area	Perimeter	Comments
235	garge										866 SF	130' - 7"	
237	rec. room										343 SF	74' - 10"	
238	mechanical										64 SF	33' - 8"	
239	lower bath										59 SF	31' - 10"	
240	mudroom										59 SF	32' - 8"	
241	lower hall / stair										185 SF	56' - 3"	
242	entry										84 SF	37' - 1"	
243	bunk room										201 SF	64' - 11"	
244	bath 4										62 SF	33' - 7"	
245	bath 3										69 SF	34' - 9"	
246	bedroom 3										155 SF	53' - 6"	
247	bedroom 2										155 SF	53' - 6"	
248	laundry										57 SF	30' - 8"	
249	bath 2										74 SF	35' - 9"	
250	pantry										56 SF	32' - 5"	
251	office 1										115 SF	42' - 11"	
252	bath 5										38 SF	25' - 2"	
253	main hall / seating										191 SF	77' - 8"	
254	main stair										198 SF	62' - 3"	
255	kitchen										249 SF	74' - 8"	
256	dining										268 SF	69' - 1"	
257	living										400 SF	81' - 5"	
258	office 2										113 SF	45' - 3"	
259	primary bedroom										262 SF	74' - 3"	
260	primary bathroom										155 SF	65' - 1"	
261	closet 2										55 SF	30' - 10"	
262	closet 1										47 SF	27' - 9"	
263	crawl space										235 SF	64' - 1"	
264	linen cl.										18 SF	18' - 7"	

Mark	Tuno	Level	Width	Height	Comments
IVICITY	Туре	Level	vviditi	пеідпі	Comments
001	Single Door - Glass Panel	Lower Level	4' - 0"	8' - 0"	
002	Multi Panel - Glass Accordion Door	Lower Level	12' - 0"	10' - 0"	
003	Single Swing Door - Flush Panel	Lower Level	3' - 0"	8' - 0"	
004	Glass Shower Door	Lower Level	2' - 6"	8' - 0"	
005	Single Swing Door - Flush Panel	Lower Level	3' - 0"	8' - 0"	
006	Single Swing Door - Flush Panel	Lower Level	3' - 0"	8' - 0"	1-hour fire rated
007	Overhead - Sectional Garage Door	Lower Level	9' - 0"	8' - 0"	
800	Overhead - Sectional Garage Door	Lower Level	9' - 0"	8' - 0"	
009	Overhead - Sectional Garage Door	Lower Level	9' - 0"	8' - 0"	
101	Multi Panel - Glass Accordion Door	Main Level	12' - 0"	8' - 0"	
102	Single Door - Glass Panel	Main Level	3' - 0"	8' - 0"	
103	Single Swing Door - Flush Panel	Main Level	3' - 0"	8' - 0"	
104	Glass Shower Door	Main Level	2' - 4"	7' - 0"	
105	Single Swing Door - Flush Panel	Main Level	3' - 0"	8' - 0"	
106	Double Swing Door - Glass Panel	Main Level	6' - 0"	8' - 0"	
107	Single Swing Door - Flush Panel	Main Level	3' - 0"	8' - 0"	
108	Double Bi-pass Door - Flush Panel	Main Level	5' - 8"	8' - 0"	
109	Single Swing Door - Flush Panel	Main Level	3' - 0"	8' - 0"	
110	Glass Shower Door	Main Level	2' - 6"	8' - 0"	
111	Single Swing Door - Flush Panel	Main Level	3' - 0"	8' - 0"	
112	Double Bi-pass Door - Flush Panel	Main Level	5' - 8"	8' - 0"	
113	Single Swing Door - Flush Panel	Main Level	3' - 0"	8' - 0"	
114	Glass Shower Door	Main Level	2' - 6"	8' - 0"	
115	Single Swing Door - Flush Panel	Main Level	3' - 0"	8' - 0"	
116	Glass Shower Door	Main Level	2' - 6"	8' - 0"	
117	Single Swing Door - Flush Panel	Main Level	3' - 0"	8' - 0"	
118	Single Swing Door - Flush Panel	Main Level	3' - 0"	8' - 0"	
119	Single Pocket Door - Flush Panel	Main Level	3' - 0"	8' - 0"	
201	Single Swing Door - European Glass System	Upper Level.	3' - 0"	8' - 0"	
202	Single Swing Door - Flush Panel	Upper Level.	3' - 0"	8' - 0"	
203	Single Door - Glass Panel	Upper Level	3' - 0"	8' - 0"	
204	Single Swing Door - Flush Panel	Upper Level.	3' - 0"	8' - 0"	
205	Single Pocket Door - Flush Panel	Upper Level.	3' - 0"	8' - 0"	
206	Single Swing Door - Flush Panel	Upper Level.	3' - 0"	8' - 0"	
207	Glass Shower Door	Upper Level.	2' - 6"	8' - 0"	
208	Single Swing Door - Flush Panel	Upper Level	3' - 0"	8' - 0"	
209	Single Door - Glass Panel	Upper Level	3' - 0"	8' - 0"	

Mark	· · · · · · · · · · · · · · · · · · ·	Level	Width	Height	Head Heigh		Comme
01	Fixed 36" x 96"	Lower Level	3' - 0"	8' - 0"	8' - 0"	0"	
001	Fixed 41" x 96"	Lower Level	3' - 5"	8' - 0"	8' - 0"	0"	
002	Fixed 41" x 24"	Lower Level	3' - 5"	2' - 0"	10' - 0"	8' - 0"	
003	Fixed 48" x 24"	Lower Level	4' - 0"	2' - 0"	10' - 0"	8' - 0"	
101	Fixed 41" x 36"	Main Level	3' - 5"	3' - 0"	3' - 0"	0"	
102	Fixed 41" x 89"	Main Level	3' - 5"	7' - 5"	10' - 5"	3' - 0"	
103	Fixed 48" x 36"	Main Level	4' - 0"	3' - 0"	3' - 0"	0"	
104	Fixed 48" x 89"	Main Level	4' - 0"	7' - 5"	10' - 5"	3' - 0"	
105	Fixed 36" x 29"	Main Level	3' - 0"	2' - 5"	10' - 5"	8' - 0"	
106	Fixed 36" x 29"	Main Level	3' - 0"	2' - 5"	10' - 5"	8' - 0"	
107	Fixed 36" x 29"	Main Level	3' - 0"	2' - 5"	10' - 5"	8' - 0"	
108	Fixed 36" x 29"	Main Level	3' - 0"	2' - 5"	10' - 5"	8' - 0"	
109	Awning 36" x 36"	Main Level	3' - 0"	3' - 0"	3' - 0"	0"	
110	Fixed 36" x 89"	Main Level	3' - 0"	7' - 5"	10' - 5"	3' - 0"	
111	Fixed 36" x 125"	Main Level	3' - 0"	10' - 5"	10' - 5"	0"	
112	Fixed 36" x 125"	Main Level	3' - 0"	10' - 5"	10' - 5"	0"	
113	Fixed 36" x 125"	Main Level	3' - 0"	10' - 5"	10' - 5"	0"	
114	Awning 36" x 36"	Main Level	3' - 0"	3' - 0"	3' - 0"	0"	
115	Fixed 36" x 89"	Main Level	3' - 0"	7' - 5"	10' - 5"	3' - 0"	
116	Fixed 36" x 125"	Main Level	3' - 0"	10' - 5"	10' - 5"	0"	
117	Fixed 36" x 125"	Main Level	3' - 0"	10' - 5"	10' - 5"	0"	
118	Awning 36" x 36"	Main Level	3' - 0"	3' - 0"	3' - 0"	0"	
119	Fixed 36" x 89"	Main Level	3' - 0"	7' - 5"	10' - 5"	3' - 0"	
120	Fixed 36" x 125"	Main Level	3' - 0"	10' - 5"	10' - 5"	0"	
121	Fixed 36" x 125"	Main Level	3' - 0"	10' - 5"	10' - 5"	0"	
122	Fixed 36" x 29"	Main Level	3' - 0"	2' - 5"	10' - 5"	8' - 0"	
123	Awning 48" x 18"	Main Level	4' - 0"	1'-6"	8' - 0"	6' - 6"	
123 124	Awning 48" x 18"	Main Level	4' - 0"	1'-6"	8' - 0"	6' - 6"	
125	Casement 36" x 60"	Main Level	3' - 0"	5' - 0"	8' - 0"	3' - 0"	
125 126		Main Level	3' - 0" 4' - 0"	5' - 0"	8' - 0"	3' - 0"	
	Fixed 48" x 60" Casement 24" x 60"	Main Level	2' - 0"	5' - 0"	8' - 0"	3' - 0"	
127							
128	Casement 24" x 60"	Main Level	2' - 0"	5' - 0"	8' - 0"	3' - 0"	
129	Fixed 48" x 60"	Main Level	4' - 0"	5' - 0"	8' - 0"	3' - 0"	
130	Casement 36" x 60"	Main Level	3' - 0"	5' - 0"	8' - 0"	3' - 0"	
131	Awning 36" x 36"	Main Level	3' - 0"	3' - 0"	3' - 0"	0"	
132	Fixed 36" x 89"	Main Level	3' - 0"	7' - 5"	10' - 5"	3' - 0"	
133	Fixed 36" x 36"	Main Level	3' - 0"	3' - 0"	3' - 0"	0"	
134	Fixed 36" x 89"	Main Level	3' - 0"	7' - 5"	10' - 5"	3' - 0"	
135	Casement 36" x 60"	Main Level	3' - 0"	5' - 0"	8' - 0"	3' - 0"	
136	Fixed 24" x 60"	Main Level	2' - 0"	5' - 0"	8' - 0"	3' - 0"	
137	Awning 36" x 36"	Main Level	3' - 0"	3' - 0"	3' - 0"	0"	
138	Fixed 36" x 89"	Main Level	3' - 0"	7' - 5"	10' - 5"	3' - 0"	
139	Fixed 36" x 36"	Main Level	3' - 0"	3' - 0"	3' - 0"	0"	
140	Fixed 36" x 89"	Main Level	3' - 0"	7' - 5"	10' - 5"	3' - 0"	
141	Awning 36" x 36"	Main Level	3' - 0"	3' - 0"	3' - 0"	0"	
142	Fixed 36" x 89"	Main Level	3' - 0"	7' - 5"	10' - 5"	3' - 0"	
143	Fixed 24" x 60"	Main Level	2' - 0"	5' - 0"	8' - 0"	3' - 0"	
144	Casement 36" x 60"	Main Level	3' - 0"	5' - 0"	8' - 0"	3' - 0"	
145	Fixed 36" x 36"	Main Level	3' - 0"	3' - 0"	3' - 0"	0"	
146	Fixed 36" x 89"	Main Level	3' - 0"	7' - 5"	10' - 5"	3' - 0"	
201	Awning 41" x 36"	Upper Level	3' - 5"	3' - 0"	3' - 0"	0"	
202	Fixed 41" x 89"		3' - 5"	7' - 5"	10' - 5"	3' - 0"	
		Upper Level					
203	Fixed 48" x 36"	Upper Level	4' - 0"	3' - 0"	3' - 0"	0"	
204	Fixed 48" x 89"	Upper Level	4' - 0"	7' - 5"	10' - 5"	3' - 0"	
205	Fixed 36" x 96"	Upper Level	3' - 0"	8' - 0"	8' - 0"	0"	
206	Fixed 36" x 24"	Upper Level	3' - 0"	2' - 0"	10' - 0"	8' - 0"	
207	Fixed 36" x 24"	Upper Level	3' - 0"	2' - 0"	10' - 0"	8' - 0"	
208	Fixed 36" x 96"	Upper Level	3' - 0"	8' - 0"	8' - 0"	0"	
209	Fixed 36" x 24"	Upper Level	3' - 0"	2' - 0"	10' - 0"	8' - 0"	
210	Fixed 36" x 96"	Upper Level	3' - 0"	8' - 0"	8' - 0"	0"	
211	Fixed 36" x 24"	Upper Level	3' - 0"	2' - 0"	10' - 0"	8' - 0"	
212	Fixed 36" x 60"	Upper Level	3' - 0"	5' - 0"	8' - 0"	3' - 0"	
213	Fixed 36" x 24"	Upper Level	3' - 0"	2' - 0"	10' - 0"	8' - 0"	
214	Casement 36" x 60"	Upper Level	3' - 0"	5' - 0"	8' - 0"	3' - 0"	
215	Fixed 36" x 24"	Upper Level	3' - 0"	2' - 0"	10' - 0"	8' - 0"	
216	Fixed 36" x 60"	Upper Level	3' - 0"	5' - 0"	8' - 0"	3' - 0"	
217	Fixed 36" x 24"	Upper Level	3' - 0"	2' - 0"	10' - 0"	8' - 0"	
218	Casement 36" x 60"	Upper Level	3' - 0"	5' - 0"	8' - 0"	3' - 0"	
219	Fixed 36" x 24"	Upper Level	3' - 0"	2' - 0"	10' - 0"	8' - 0"	
220	Fixed 36" x 60"	Upper Level	3' - 0"	5' - 0"	8' - 0"	3' - 0"	
221	Fixed 36" x 24"	Upper Level	3' - 0"	2' - 0"	10' - 0"	8' - 0"	
222	Casement 36" x 60"	Upper Level	3' - 0"	5' - 0"	8' - 0"	3' - 0"	
223	Fixed 36" x 24"	Upper Level	3' - 0"	2' - 0"	10' - 0"	8' - 0"	
224	Fixed 36" x 24"	Upper Level	3' - 0"	2'-0"	10' - 0"	8' - 0"	
224 225	Fixed 41" x 89"	Upper Level	3' - 5"	7' - 5"	10 - 5"	3' - 0"	
				7' - 5"	10' - 5"	3' - 0"	
226	Fixed 36" x 89"	Upper Level	3' - 0"				
227	Fixed 60" x 89"	Upper Level	5' - 0"	7' - 5"	10' - 5"	3' - 0"	
228	Fixed 60" x 89"	Upper Level	5' - 0"	7' - 5"	10' - 5"	3' - 0"	
229	Awning 36" x 36"	Upper Level	3' - 0"	3' - 0"	3' - 0"	0"	
230	Fixed 36" x 89"	Upper Level	3' - 0"	7' - 5"	10' - 5"	3' - 0"	
235	Fixed 36" x 24"	Lower Level	3' - 0"	2' - 0"	10' - 0"	8' - 0"	

Window Instance Schedule

Goldberg

TOMECEK STUDIO

Melissa Goldberg

A6.01

Lewis (
LOT 710 TELLURIF
FILING 27 ACC TO
PG 1198 CONT 0.9
Project Number: 2

Project Issue Date: 11/03/2022 Project Status: Review

No.__Date_ Revision Schedule

Schedules - Door & Window

A6.01

No.__Date_ Revision Schedule

3D View

A9.02

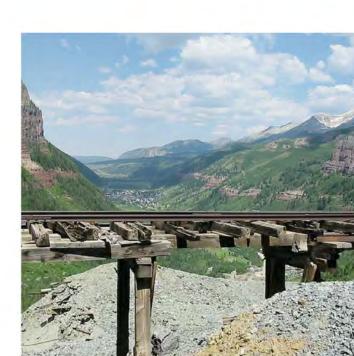




Ruins of vertical wood structures
Inspiration for massing and materiality in the proposed design.



Ruin of vertical board-formed concrete structure
Inspiration for massing and materiality in the proposed design.



Rail track elevated on structure Inspiration for massing in the proposed design.



No.___Date_ Revision Schedule

3D View

A9.03

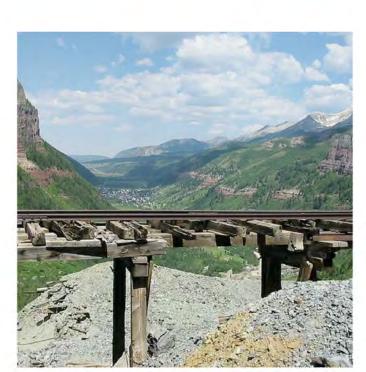




Ruins of vertical wood structures
Inspiration for massing and materiality in the proposed design.



Ruin of vertical board-formed concrete structure
Inspiration for massing and materiality in the proposed design.



Rail track elevated on structure Inspiration for massing in the proposed design.

3D View 5

