

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, light-colored 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 board-formed 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.

Owner

Lewis and Melissa Goldberg  
27 Inverness Court  
Short Hills, New Jersey 07078  
p 973.943.6711  
e melissasarigoldberg@me.com  
contact Melissa Goldberg

Architect

Tomecek Studio Architecture  
3222 Tejon St, Studio C  
Denver, CO 80211  
p 303.955.0562  
e macy@tomecekstudio.com  
contact Macy Funk

Contractor

BC Sanders and Associates  
16055 6700 Road  
Montrose, CO 81401  
p 970.708-1735  
e sdgtelluride@gmail.com  
contact Ben Sanders

Prefabrication Builder

Xtreme Cubes Corp.  
8350 Eastgate Rd  
Henderson, NV 89015  
p 702-534-1300  
e Shaun.Cahlan@xtremecubes.com  
contact Shaun Cahlan

Civil Engineer

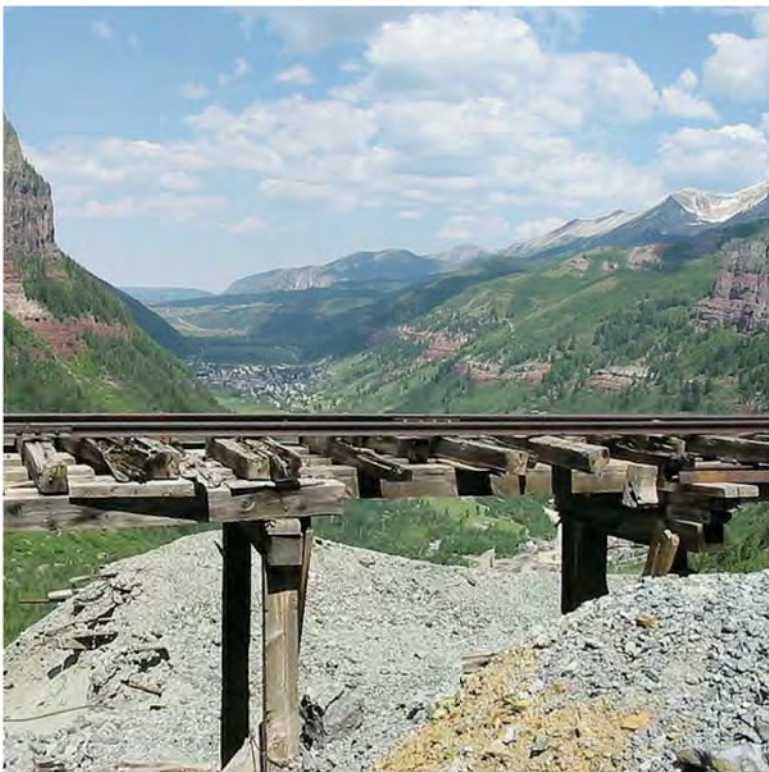
Alpine Land Consulting, LLC  
P.O. Box 234  
Rico, CO 81332  
p 970.708.0326  
e gregg@alpinelandconsulting.com  
contact Gregg Anderson

Soils Engineer

Lambert and Associates  
P.O. Box 45  
Montrose, CO 81402  
p 970.249.2154  
e -  
contact Daniel Lambert

Landscape Architect

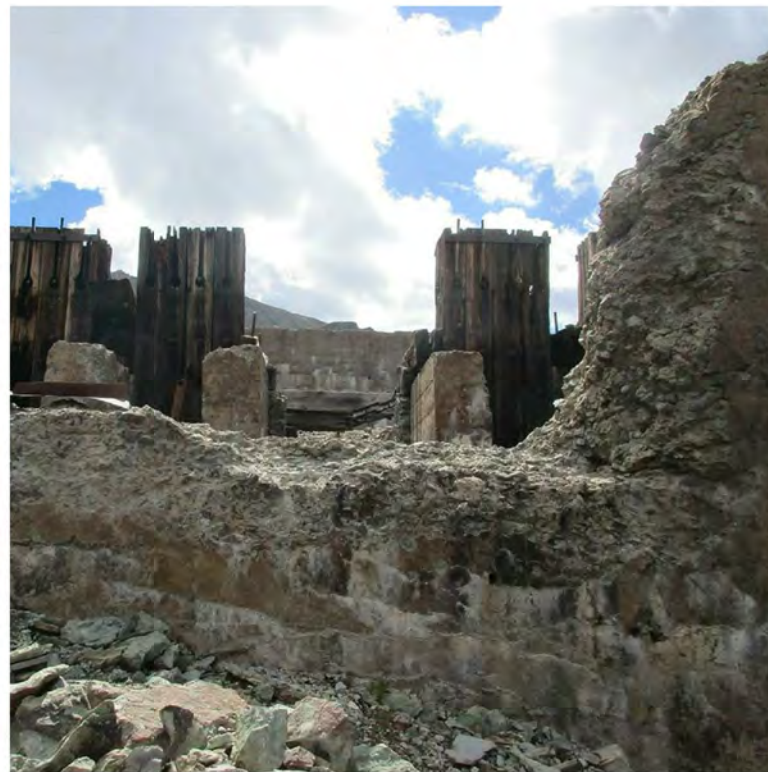
Michael Boucher Landscape Architecture  
457 US Route 1, Suite 2  
Freeport, ME 04032  
p 207.865.1080  
e Jeff@boucherlandscape.com  
contact Jeff Pelletier



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

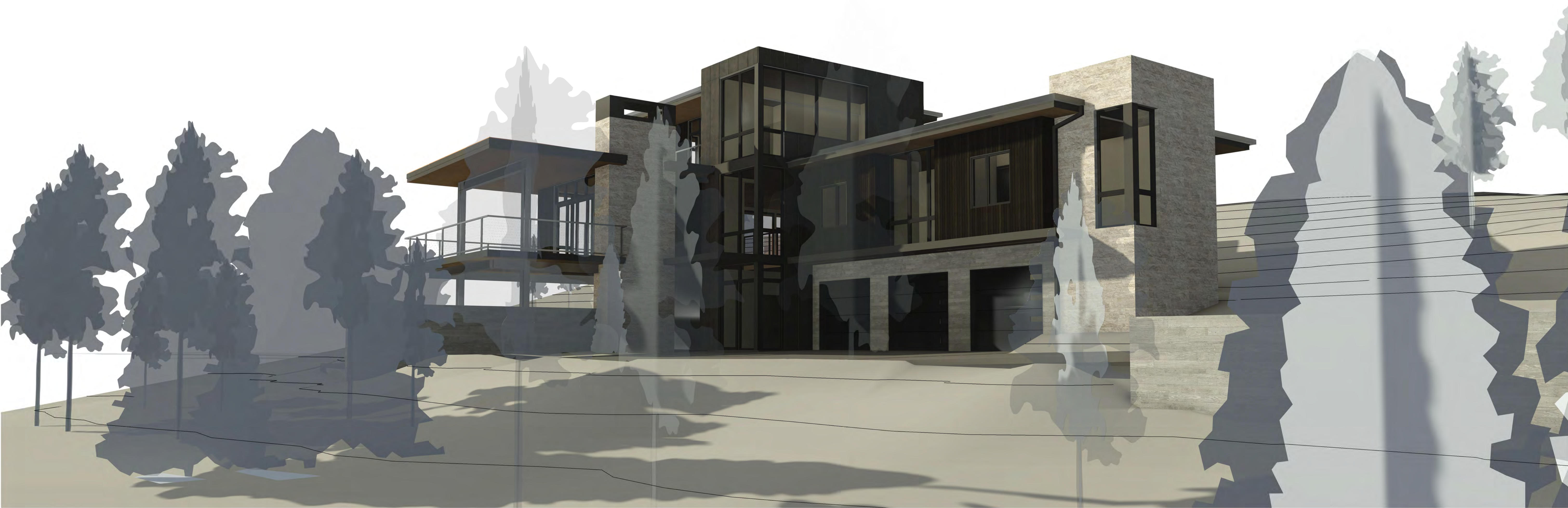


Ruin of vertical board-formed concrete structure  
Inspiration for massing and materiality in the proposed design.



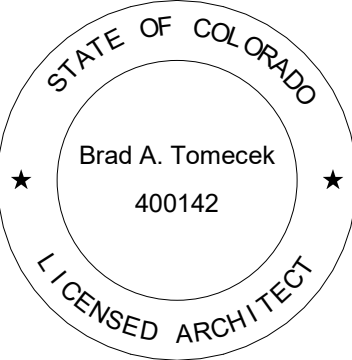
Ruins of vertical wood structures.  
Inspiration for massing and materiality in the proposed design.

Tomboy Ghost Town



1 Northwest View

A0.00



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A R C H I T E C T U R E

303.995.0562 | WWW.TOMECEKSTUDIO.COM  
3222 TEJON STREET, UNIT C DENVER, CO 80211

Goldberg Residence  
Lewis & Melissa Goldberg

LOT 710 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
Project Number: 2121

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

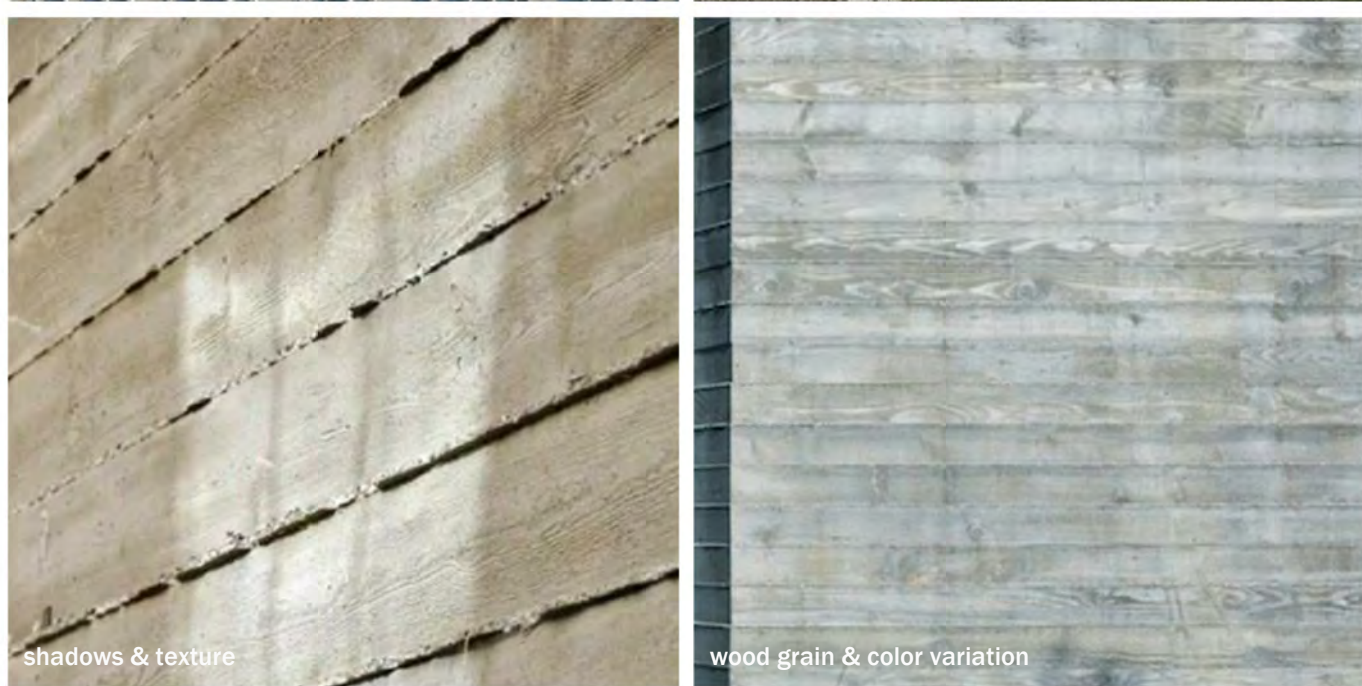
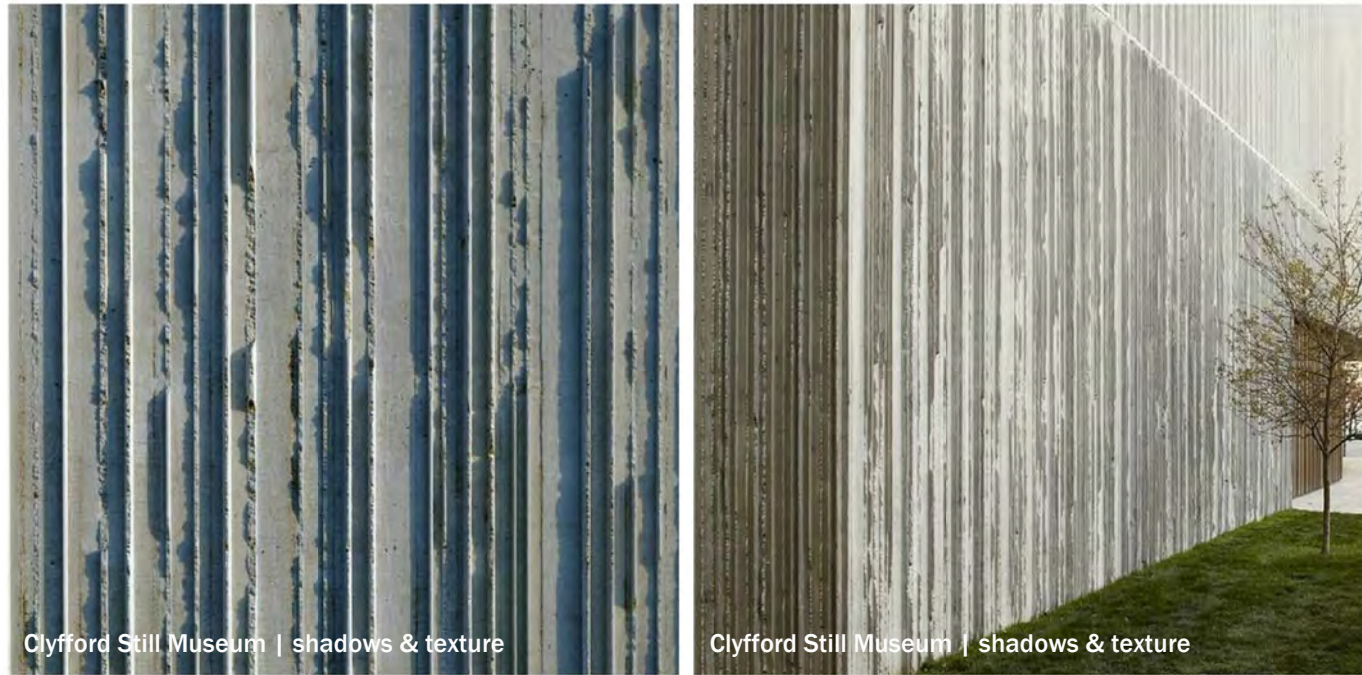
Cover

A0.00





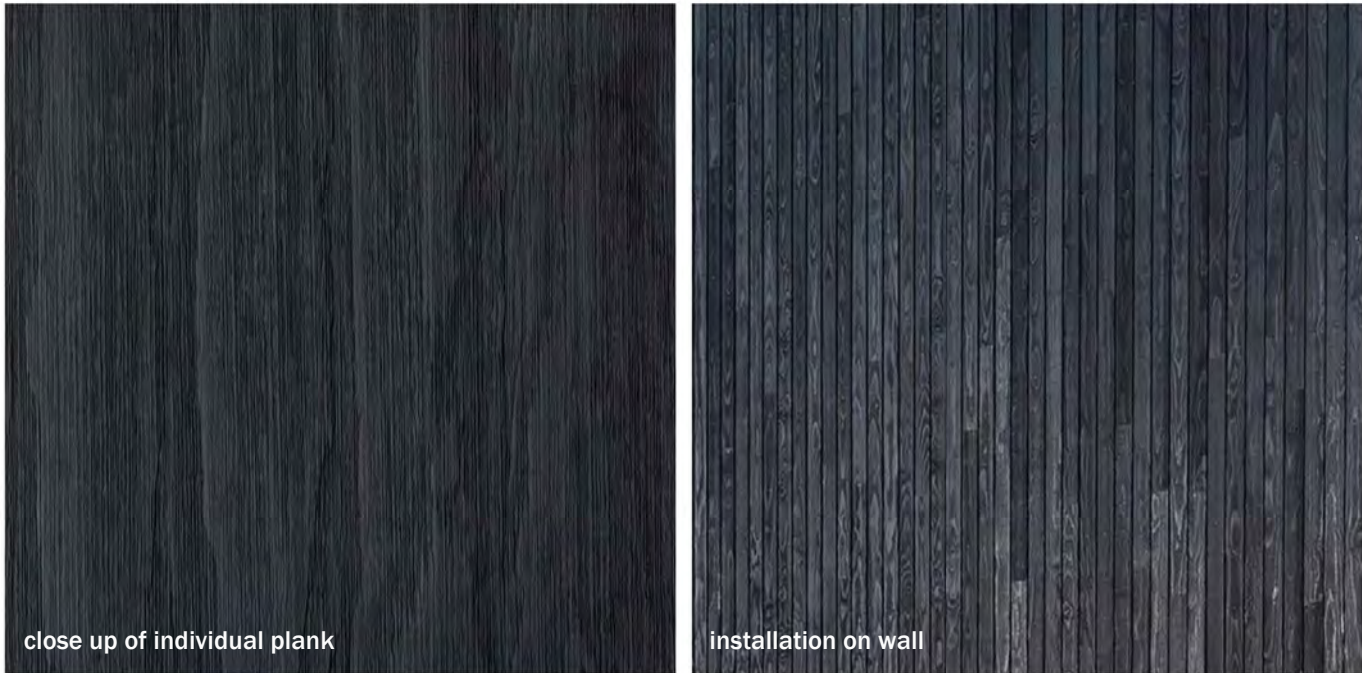




**BOARD FORMED CONCRETE**  
**Natural Wood Form Liner**

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*

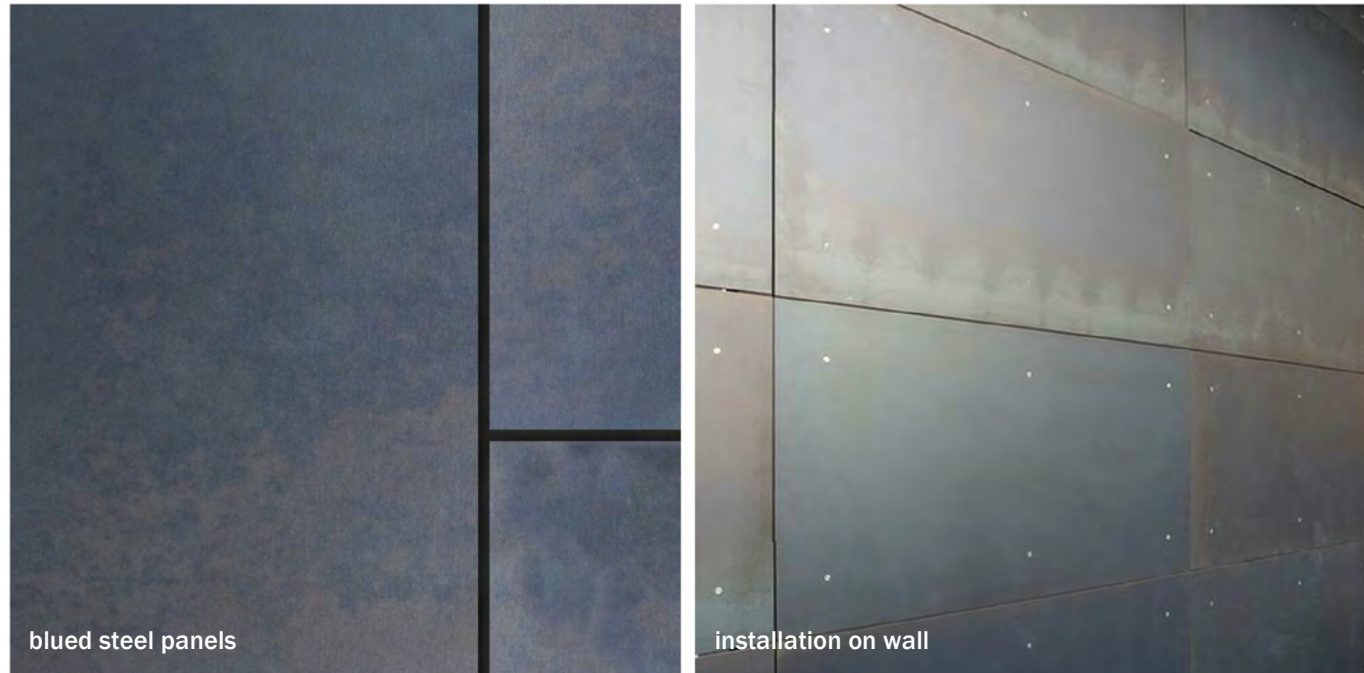
The use of dark colored wood is intended to reference the aged wood of the Tomboy ruins. 4" or 6" planks are to be installed vertically.



**STONE VENEER**  
**US Stone Industries**  
**Bradford Stone Veneer | Flint Hills Gray**  
*or equal*

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 rocky peaks of the surrounding mountains.

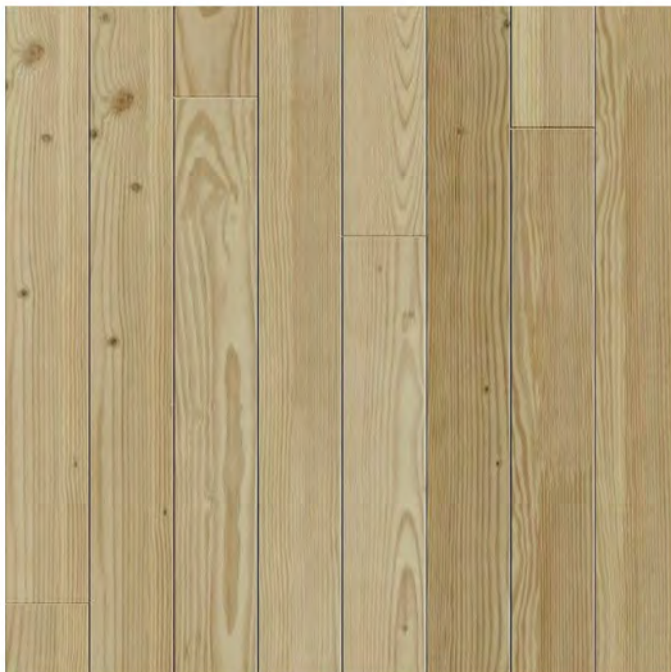
The stone size mix consists of 20% 3 1/2" height pieces, 40% 7 1/2" height pieces, and 40% 11 1/2" height pieces.



**METAL PANELS**  
**Blued Steel**

*sliding 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*



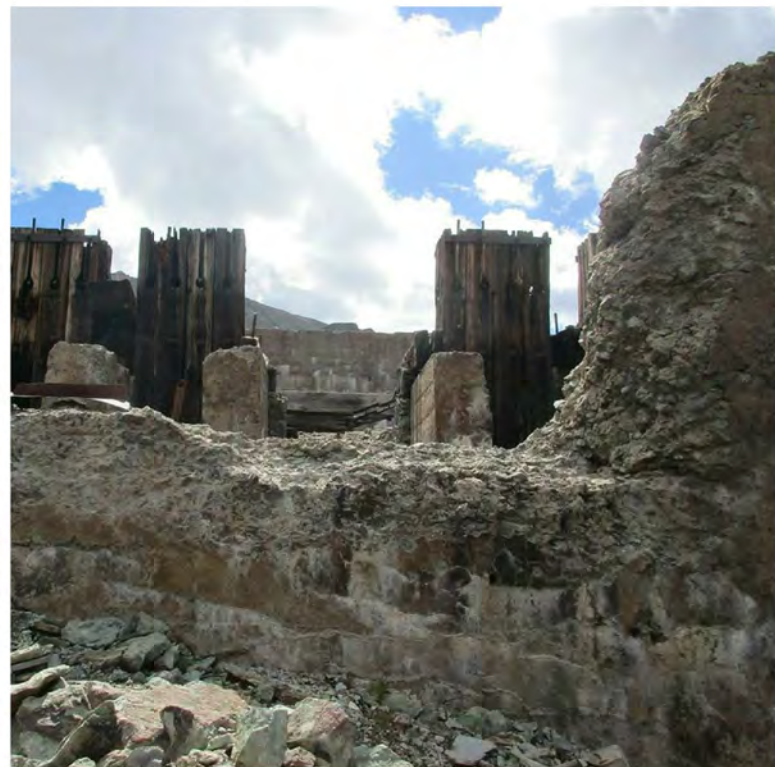
**FASCIAS | GUTTERS | DOWNSPOUTS**  
**Black Metal**



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**

**Site Setbacks:**  
**Front - 16'**  
**Side Interior - 16'**  
**Rear - 16'**  
**Gross project area: 5,175 s.f.**  
**Net project area: 4,835 s.f.**

**Max. Building Height:**  
**Allow: 35' - 0"**  
**Proposed: 34' - 10"**  
**Average Building Height:**  
**Allow: 30'**  
**Proposed: 22' - 7 7/8"**

**Lot Area: 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.**

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.f.**  
**Site Built: 1,787 s.f.**  
**Modular: 3,451 s.f.**

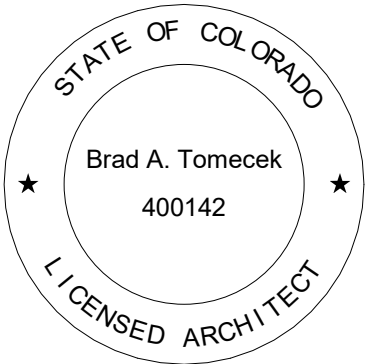
## Code Summary



**Vicinity Map**  
**N.T.S.**

Drawing List	
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	Initial DRB Grading Plan
C2	Initial DRB Utility Service Plan
C3	Initial DRB Drainage & Erosion Control Plan
L01	Landscape - Conceptual Planting
L02	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	Elevations
A2.05	Material Quantities
A3.01	Site Sections
A6.01	Schedules - Door & Window
A9.02	3D View
A9.03	3D View

A0.02



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303.995.0562 | WWW.TOMECEKSTUDIO.COM  
3222 TEJON STREET, UNIT C DENVER, CO 80211

**Goldberg Residence**  
**Lewis & Melissa Goldberg**

LOT 7410 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
Project Number: 2121

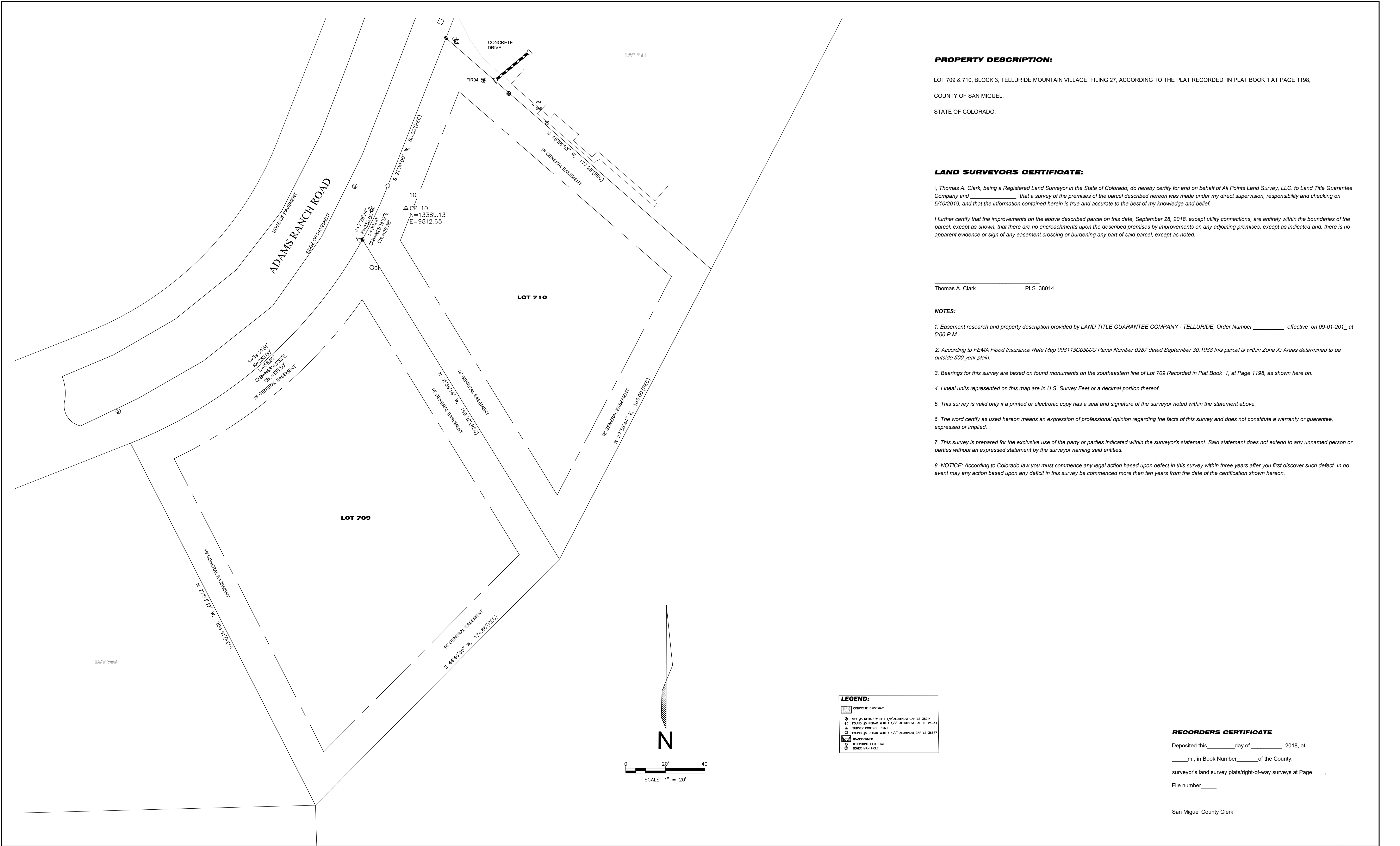
Project Issue Date: 11/03/2022  
Project Status: Initial DRB Review  
No. Date  
Revision Schedule

**Project Info**

A0.02

**Exterior Materials**  
1/2" = 1'-0"





**PROPERTY DESCRIPTION:**

LOT 709 & 710, BLOCK 3, TELLURIDE MOUNTAIN VILLAGE, FILING 27, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1 AT PAGE 1198,  
COUNTY OF SAN MIGUEL,  
STATE OF COLORADO.

**LAND SURVEYORS CERTIFICATE:**

I, Thomas A. Clark, being a Registered Land Surveyor in the State of Colorado, do hereby certify for and on behalf of All Points Land Survey, LLC. to Land Title Guarantee Company and \_\_\_\_\_ that a survey of the premises of the parcel described hereon was made under my direct supervision, responsibility and checking on 5/10/2019, and that the information contained herein is true and accurate to the best of my knowledge and belief.

I further certify that the improvements on the above described parcel on this date, September 28, 2018, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated and, there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Thomas A. Clark PLS. 38014

**NOTES:**

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number \_\_\_\_\_ effective on 09-01-201\_ at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0300C Panel Number 0287 dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Bearings for this survey are based on found monuments on the southeastern line of Lot 709 Recorded in Plat Book 1, at Page 1198, as shown here on.
- Lineal units represented on this map are in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.

**RECORDERS CERTIFICATE**

Deposited this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at  
\_\_\_\_\_, in Book Number \_\_\_\_\_ of the County,  
surveyor's land survey plats/right-of-way surveys at Page \_\_\_\_\_,  
File number \_\_\_\_\_.

San Miguel County Clerk

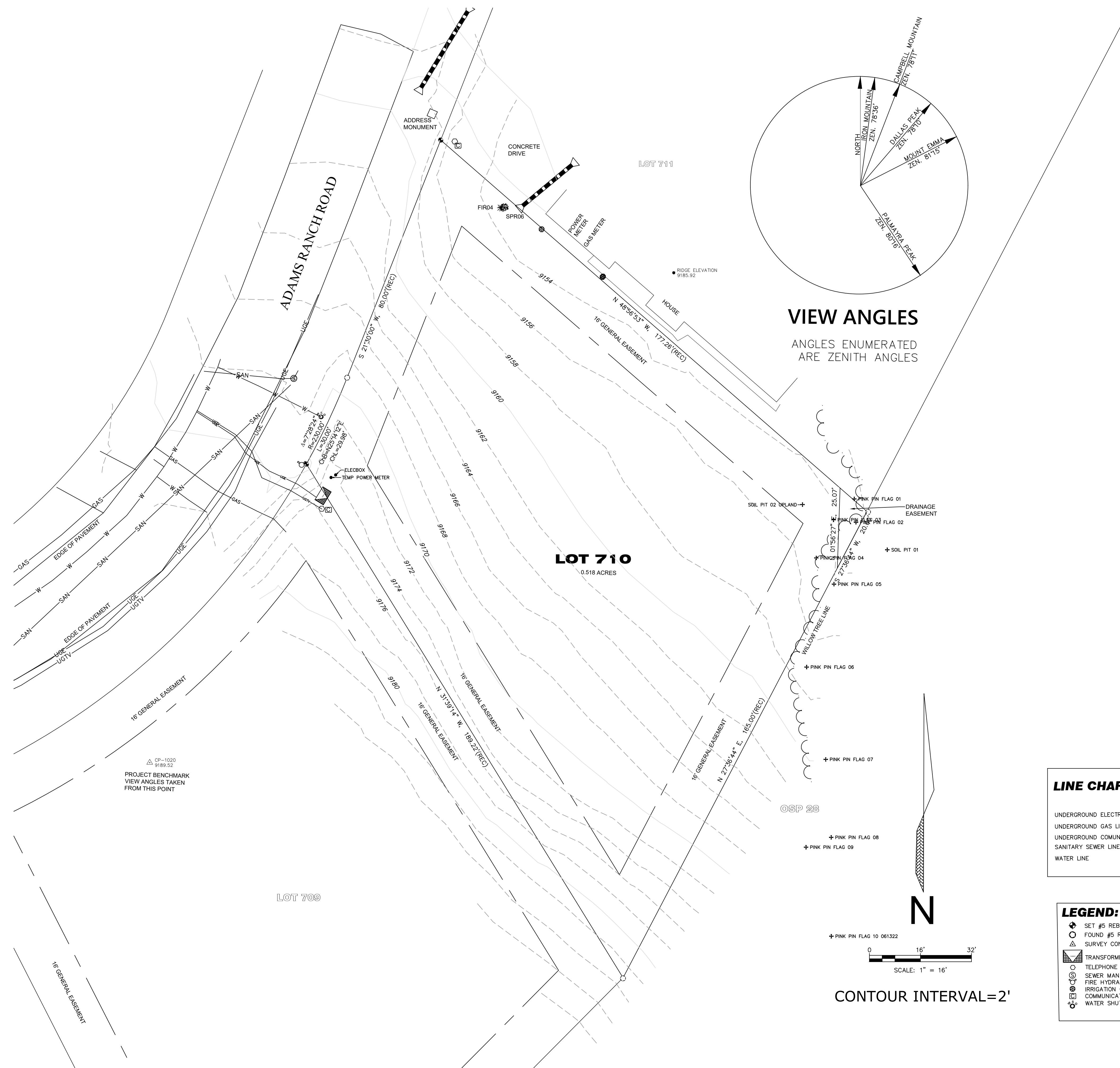
IMPROVEMENT SURVEY PLAT FOR LOTS 709 AND 710, FILING 27, TELLURIDE MOUNTAIN VILLAGE,  
LOCATED IN SECTIONS 4, 5, AND 33, T43N, R9W, N.M.P.M., SAN MIGUEL COUNTY, COLORADO.

ALL POINTS LAND SURVEY L.L.C.  
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 3/14/2019	JOB#_19010
DRAWN BY TC	
CHECKED BY	SHEET-1-OF-1







**PROPERTY DESCRIPTION:**

LOT 710, BLOCK 3, TELLURIDE MOUNTAIN VILLAGE, FILING 27, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1 AT PAGE 1198,  
COUNTY OF SAN MIGUEL,  
STATE OF COLORADO.

**SURVEYOR'S CERTIFICATE:**

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 710, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Thomas A. Clark  
PLS. 38014


**NOTES:**

1. Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86011488 effective on June 04, 2021 at 5:00 P.M.
2. Field work was performed on January 17 2022 and updated 6/2022.
3. Elevation datum for this survey are based on GPS observation and OPUS solution (NAVD 88) on site benchmark "CP 1020" that elevation being 9189.52.
4. This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
5. NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more then ten years from the date of the certification shown hereon.
6. Underground utilities for Lot 710 have not been located as part of this survey.

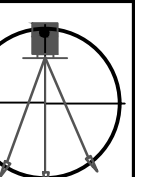
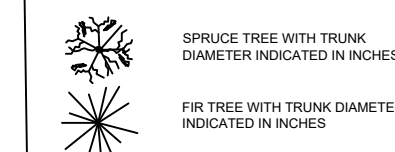
**LINE CHART:**

UNDERGROUND ELECTRIC LINE	_____ UGE _____
UNDERGROUND GAS LINE	_____ GAS _____
UNDERGROUND COMMUNICATION LINE	_____ UGTV _____
SANITARY SEWER LINE	_____ SAN _____
WATER LINE	_____ W _____ W _____

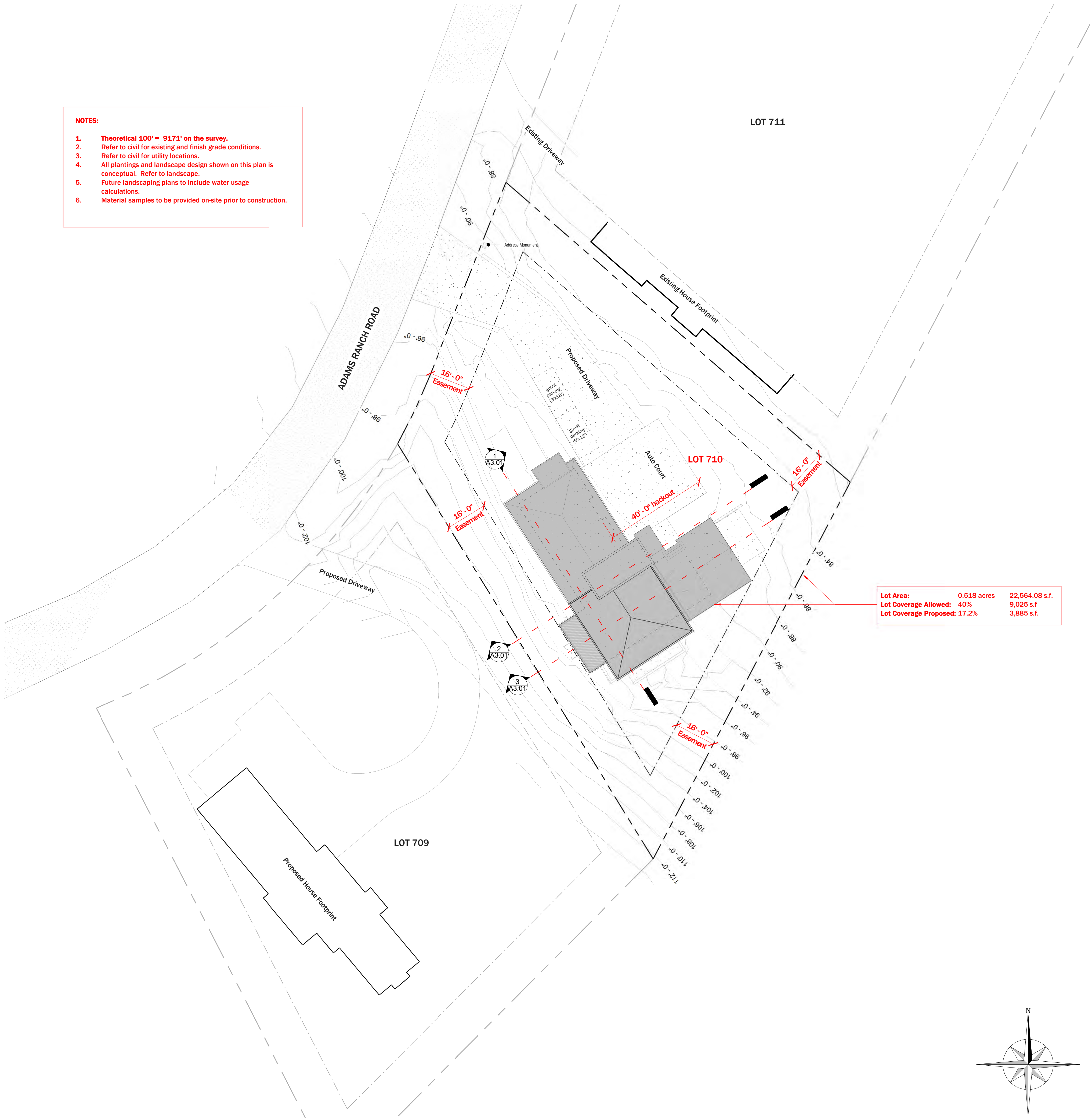
**LEGEND:**

- ⊕ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38014
- △ FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
- △ SURVEY CONTROL POINT
-  TRANSFORMER
- ⊙ TELEPHONE PEDESTAL
- ⊙ SEWER MAN HOLE
- ⊙ FIRE HYDRANT
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ COMMUNICATIONS PEDESTAL
- ⊙ WATER SHUT OFF VALVE

**TREE CHART**

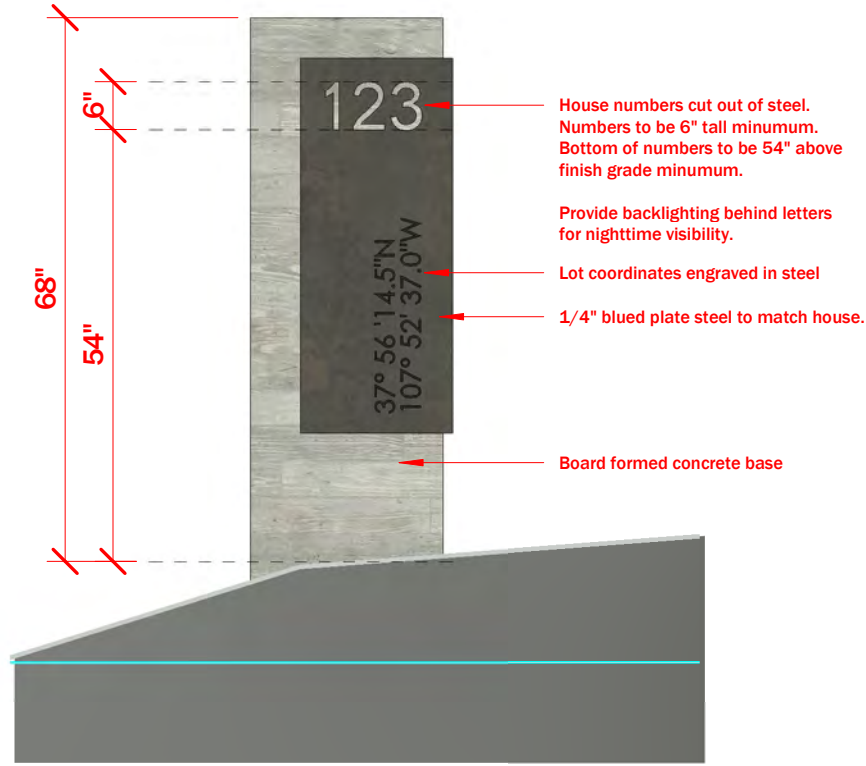
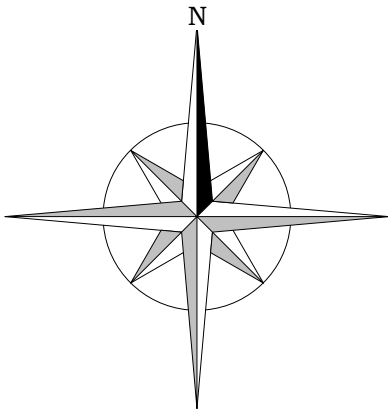




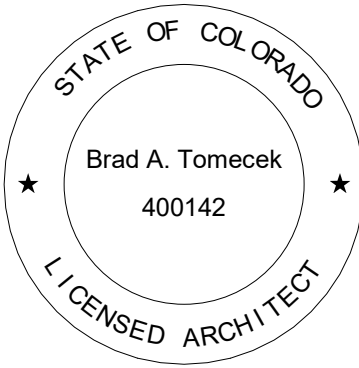


- NOTES:
1. Theoretical 100' = 9171' on the survey.
  2. Refer to civil for existing and finish grade conditions.
  3. Refer to civil for utility locations.
  4. All plantings and landscape design shown on this plan is conceptual. Refer to landscape.
  5. Future landscaping plans to include water usage calculations.
  6. Material samples to be provided on-site prior to construction.

Lot Area: 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.



- Property Line
- Property Setback
- Existing Grade (conceptual – see civil)
- Finish Grade (conceptual – see civil)
- Exterior Building Footprint
- Spot Elevation @ Grade
- Wall



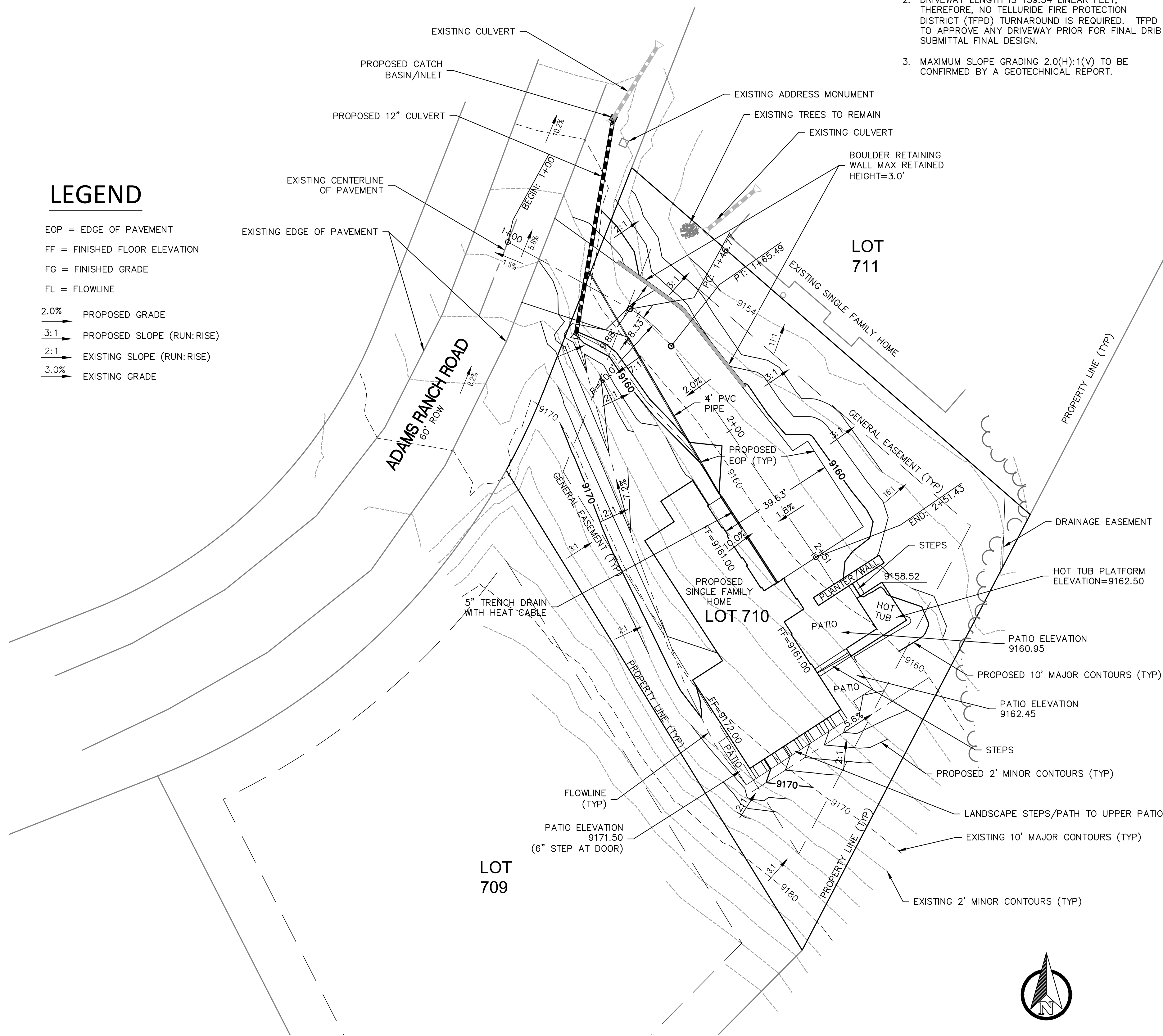


NOTES

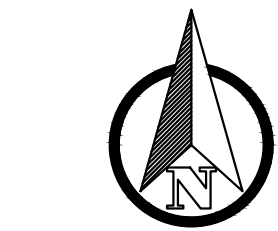
1. ALL EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ALL POINTS LAND SURVEY LLC.
2. DRIVEWAY LENGTH IS 139.54 LINEAR FEET, THEREFORE, NO TELLURIDE FIRE PROTECTION DISTRICT (TFPD) TURNAROUND IS REQUIRED. TFPD TO APPROVE ANY DRIVEWAY PRIOR FOR FINAL DRIB SUBMITTAL FINAL DESIGN.
3. MAXIMUM SLOPE GRADING 2.0(H):1(V) TO BE CONFIRMED BY A GEOTECHNICAL REPORT.

LEGEND

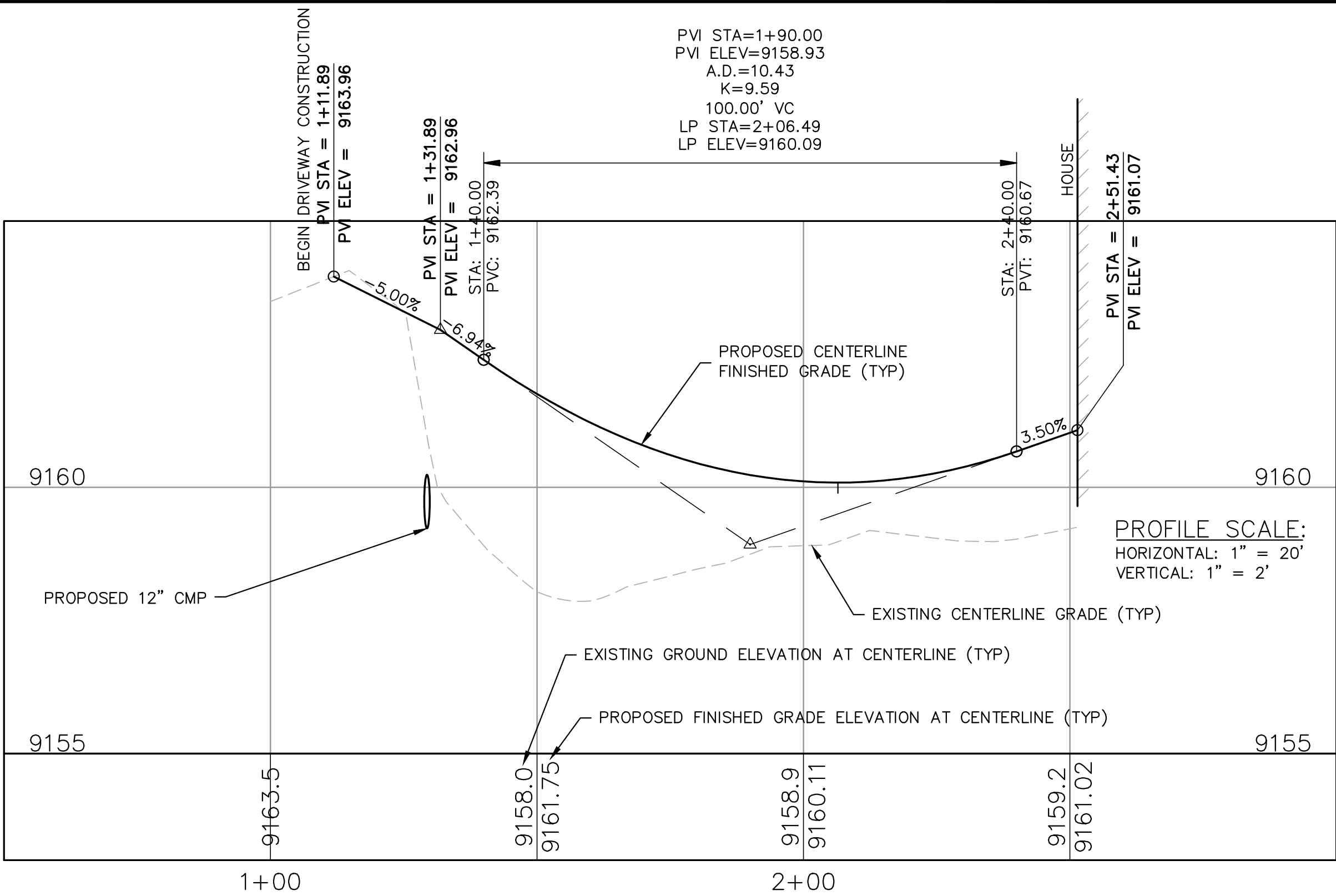
- EOP = EDGE OF PAVEMENT  
FF = FINISHED FLOOR ELEVATION  
FG = FINISHED GRADE  
FL = FLOWLINE
- 2.0% → PROPOSED GRADE  
3:1 → PROPOSED SLOPE (RUN:RISE)  
2:1 → EXISTING SLOPE (RUN:RISE)  
3.0% → EXISTING GRADE



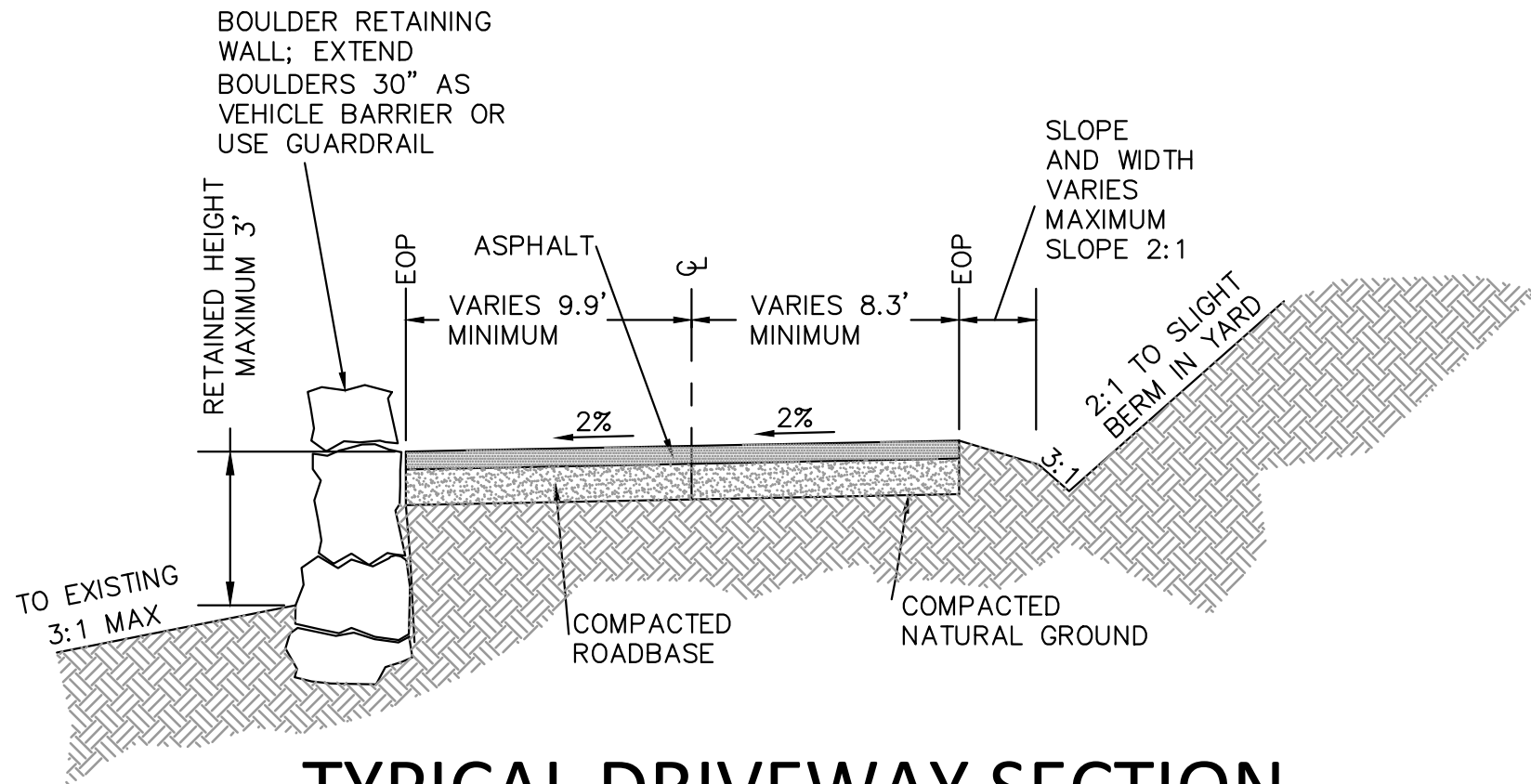
INITIAL DRB GRADING PLAN



0 20' 40'  
SCALE: 1" = 20'



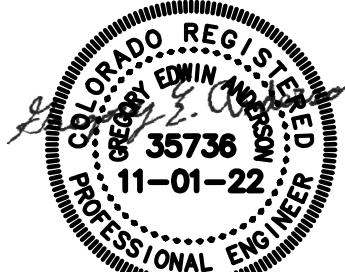
DRIVEWAY PROFILE



TYPICAL DRIVEWAY SECTION

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
OR  
**811**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

THESE INITIAL DRB PLANNING DOCUMENTS WERE  
PREPARED BY ME AND UNDER MY DIRECT  
SUPERVISION ON BEHALF OF ALPINE LAND  
CONSULTING, LLC FOR MELISSA GOLDBERG AND  
INCLUDES INITIAL DRB PLANNING DESIGN ONLY,  
AND DOES NOT INCLUDE ANY OTHER PLANNING OR  
ENGINEERING.



GREGORY E. ANDERSON  
COLORADO PROFESSIONAL ENGINEER  
REGISTRATION NO. 35736

NO.	REVISIONS	DATE



ALPINE LAND  
CONSULTING, LLC

P.O. BOX 234  
RICO, COLORADO 81352  
970-708-0326  
GREGG@ALPINELANDCONSULTING.COM

LOT 710  
FILING 27  
TELLURIDE  
MOUNTAIN VILLAGE

INITIAL DRB  
GRADING PLAN

CLIENT:

MELISSA GOLDBERG  
27 INVERNESS COURT  
SHORT HILLS, NJ 07078

DATE: NOVEMBER 1, 2022

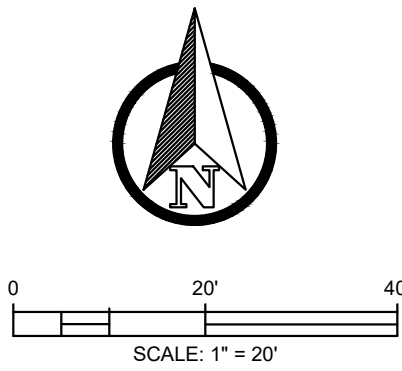
PROJECT #: 2022019

PROJECT MANAGER: GEA  
DRAWN BY: GEA

SHEET #:

CI





No.	REVISIONS	DATE

C2



A1

BASIN ID

BASIN LABEL

0.20 AC

0.71

0.37

0.21

100-YR. FLOW RATE (CFS)

25-YR. FLOW RATE (CFS)

HISTORIC 100-YR. FLOW RATE (CFS)

BASIN AREA (ACRES)

2

DESIGN POINT

→

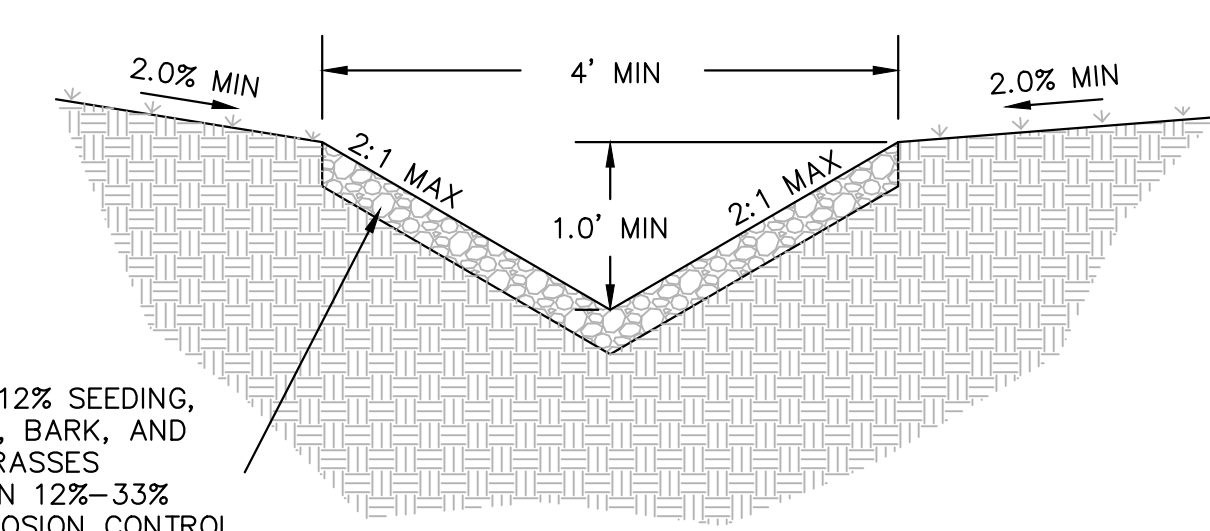
FLOW DIRECTION

— SF — SF —

SILT FENCE

STRAW BALE(S) OR EROSION CONTROL LOG

1. ALL EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ALL POINTS LAND SURVEY LLC.



## NTS


- RECOMMENDED**
- SLOPES UP TO 12% SEEDING, MULCHES, ROCK, BARK, AND ORNAMENTAL GRASSES
  - SLOPES BETWEEN 12%-33% COBBLES OR EROSION CONTROL MAT
  - SLOPES BETWEEN 33%-50% TYPE VL RIP-RAP ( $D_{50}=6''$ )

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
OR  
**811**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.



THESE INITIAL DRB PLANNING DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR MELISSA GOLDBERG AND INCLUDES INITIAL DRB PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.

GREGORY E. ANDERSON  
COLORADO PROFESSIONAL ENGINEER  
REGISTRATION NO. 35736

 ALPINE LAND CONSULTING, LLC P.O. BOX 236 RICO, COLORADO 81352 970-708-0326 GREGG@ALPINELANDCONSULTING.COM	
LOT 710 FILING 27 TELLURIDE MOUNTAIN VILLAGE  INITIAL DRB GRADING PLAN	
CLIENT: MELISSA GOLDBERG 27 INVERNESS COURT SHORT HILLS, NJ 07078	
DATE:	NOVEMBER 1, 2022
PROJECT #:	2022019
PROJECT MANAGER:	GEA
DRAWN BY:	GEA
SHEET #:	
C3	

## INITIAL DRB DRAINAGE AND EROSION CONTROL PLAN



# Planting Concept

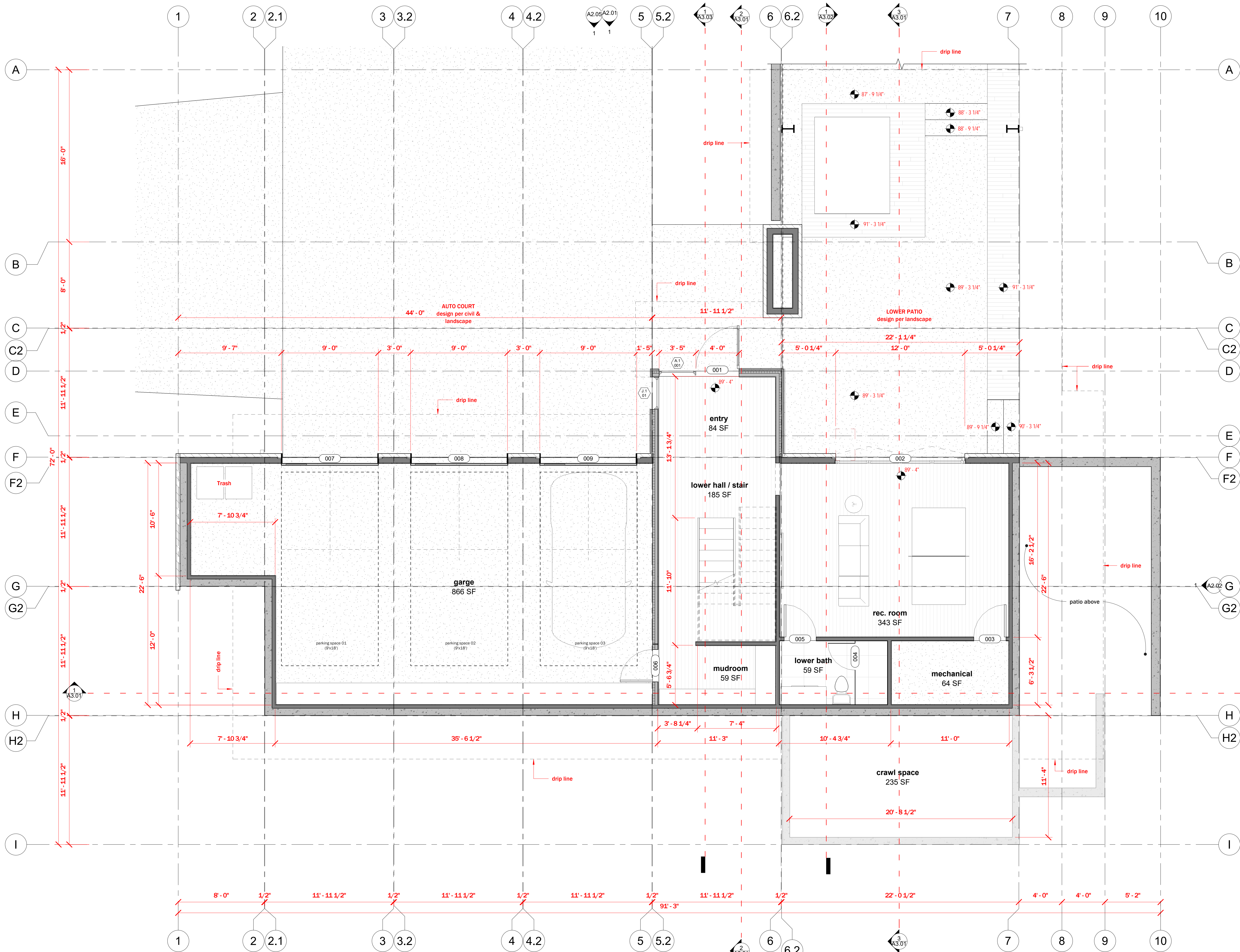




# Terrace Layout

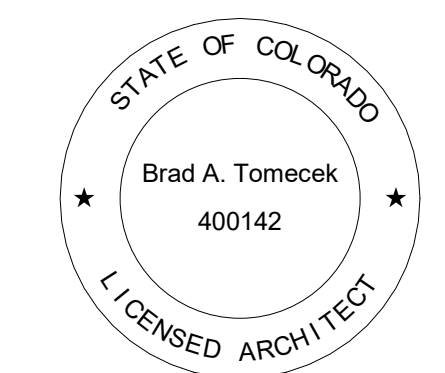






**1** Lower Level  
1/4" = 1'-0"

A1.02



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**Goldberg Residence**  
**Lewis & Melissa Goldberg**

LOT 7410 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
Project Number: 2121

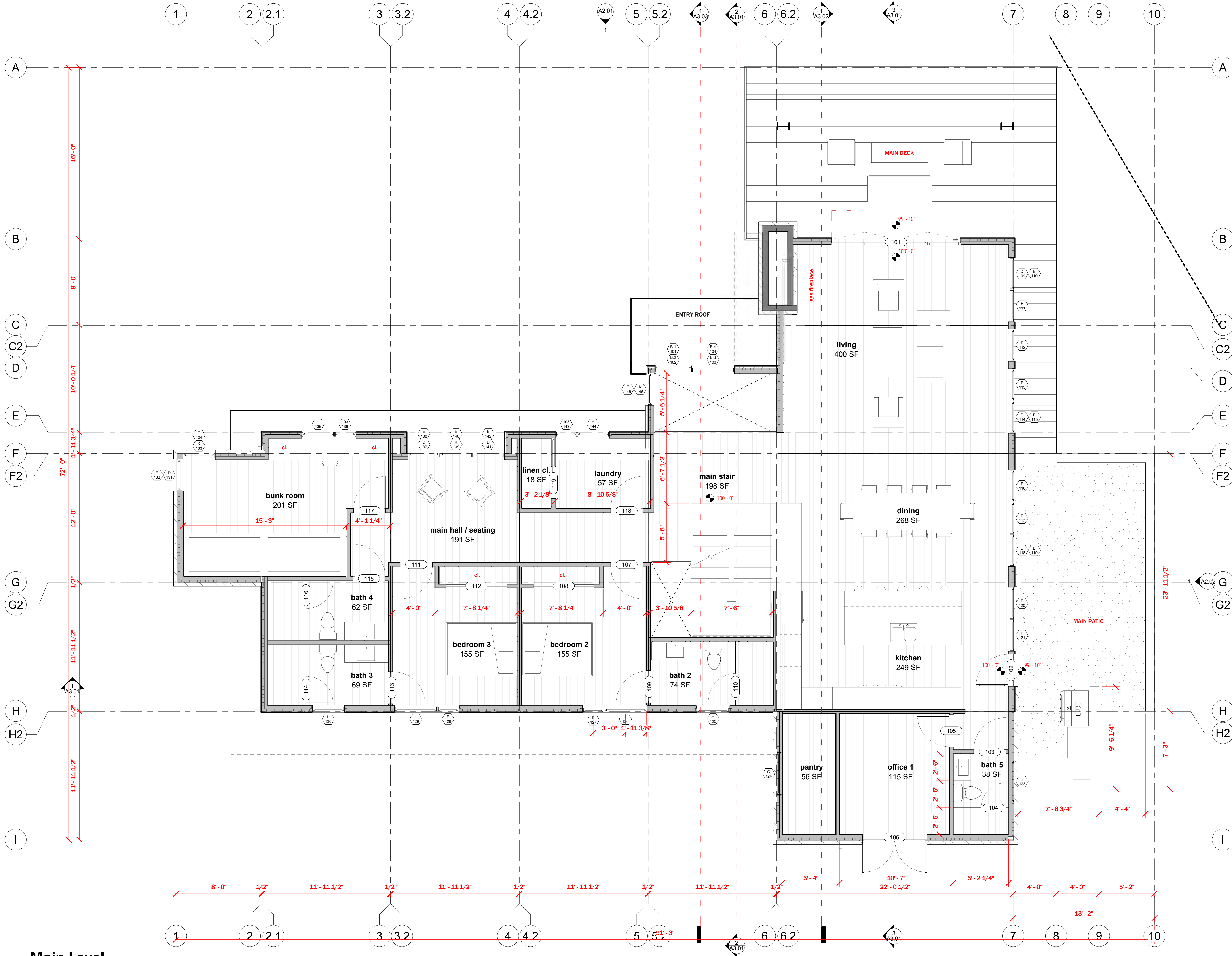
Project Issue Date:  
11/03/2022  
Project Status: Initial DRB  
Review  
No. Date  
Revision Schedule

Plan - Lower Level

A1.02

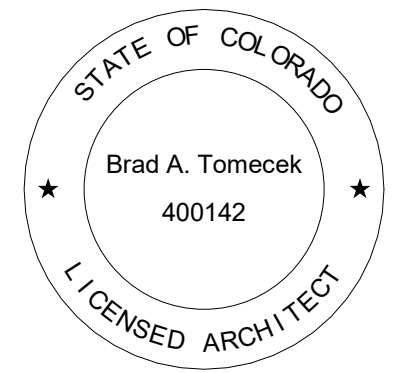
11/3/2022 4:28:42 PM





**1** Main Level  
1/4" = 1'-0"

A1.03



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Lewis & Melissa Goldberg

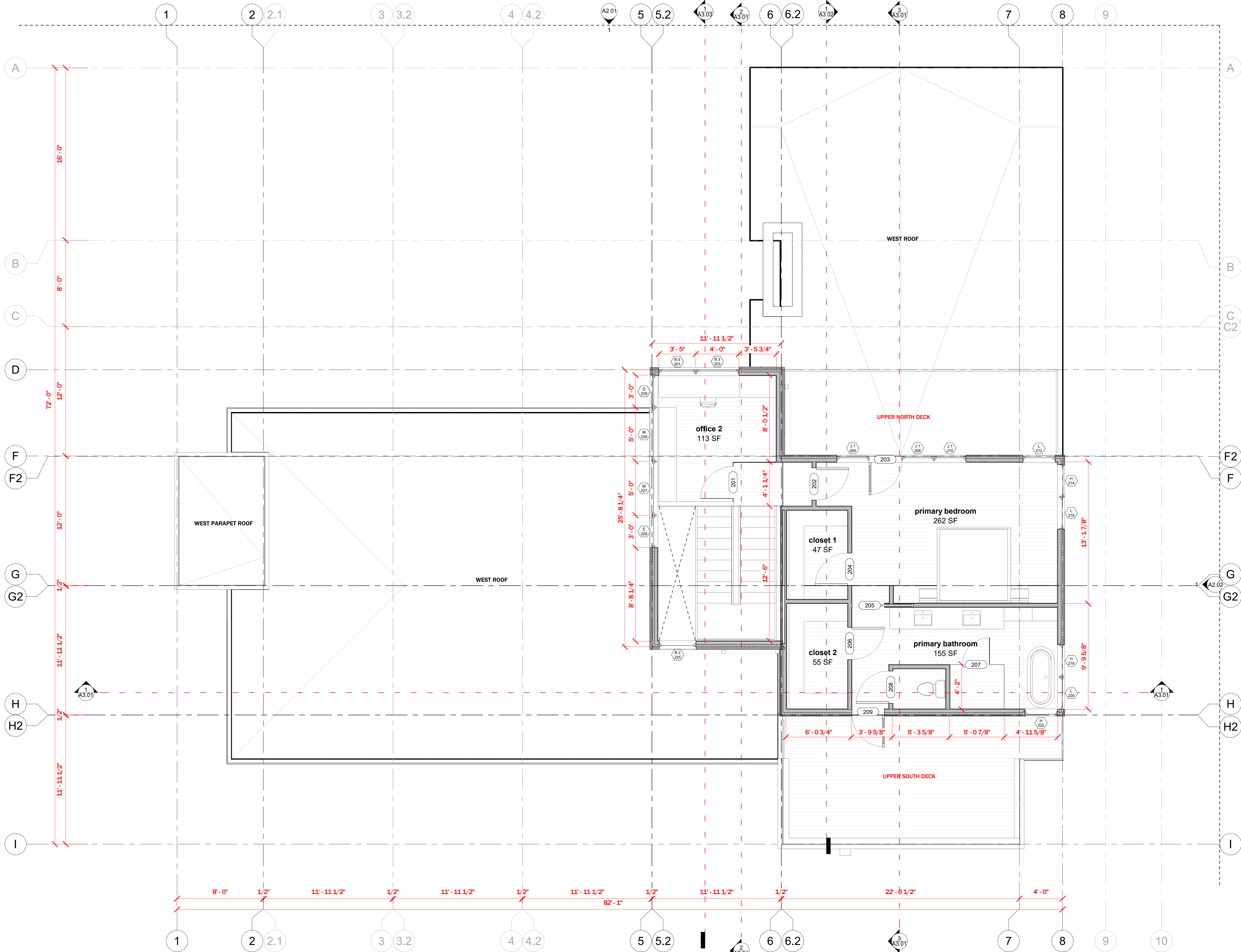
LOT 740 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
Project Number: 2121

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

Plan - Main Level

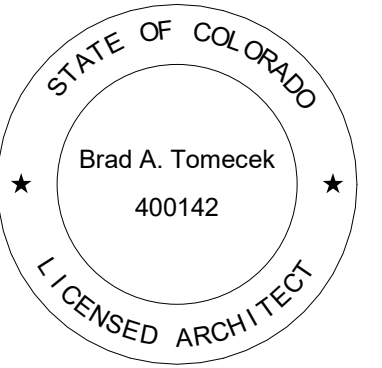
A1.03





**1** Upper Level.  
1/4" = 1'-0"

A1.04



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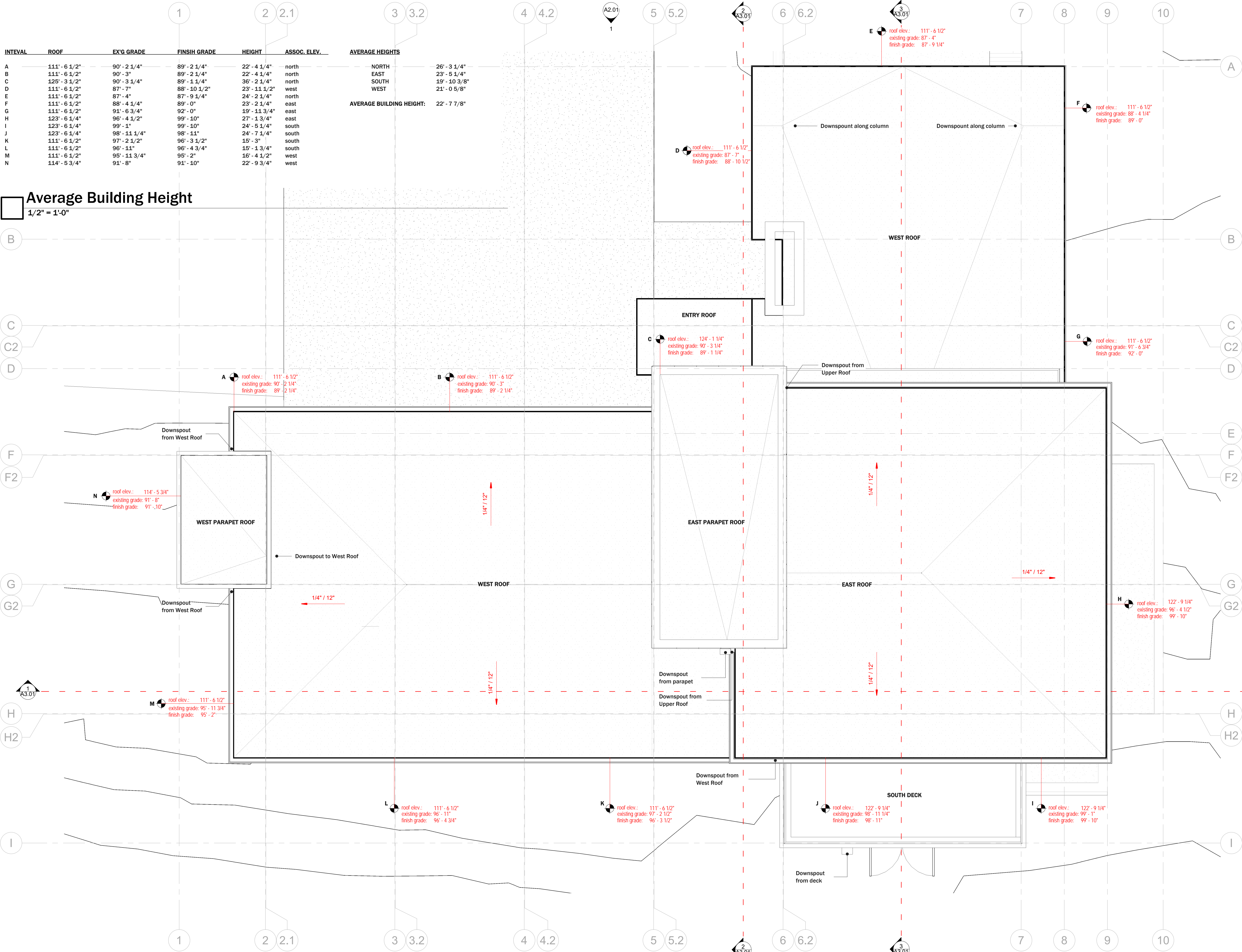
LOT 740 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
Project Number: 2121

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

Plan - Upper Level

A1.04

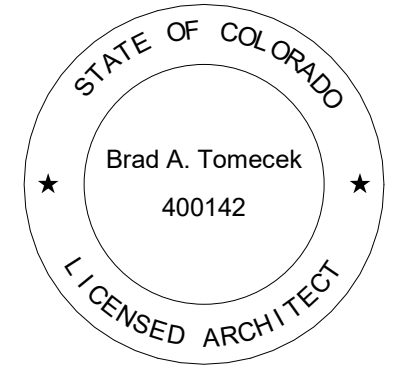




**Average Building Height**  
1/2" = 1'-0"

**T.O. Roof**  
1/4" = 1'-0"

A1.05



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**Lewis & Melissa Goldberg**

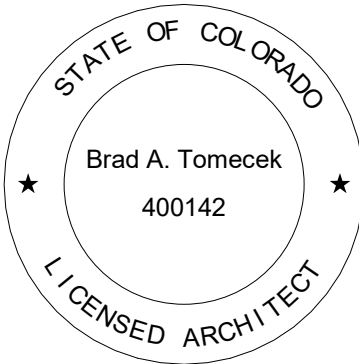
LOT 740 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
Project Number: 2121

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

Plan - Roof

A1.05





Goldberg Residence  
Lewis & Melissa Goldberg

LOT 710 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
Project Number: 2121

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

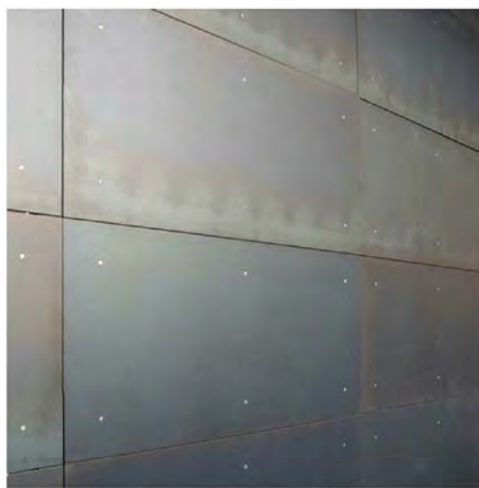
Elevations



STONE VENEER  
US Stone | "Flint Hills Gray"  
siding on house



BOARD FORMED CONCTETE  
siding on house & landscapae walls



METAL PANELS  
Blued Steel  
siding on house & landscapae walls



DELTA MILLWORKS  
Delta Millworks | "Barnwood - Delta Black"  
siding on house & landscapae walls



EDPM & GRAVEL  
Black EPDM roof membrane. Gravel  
cover is key locattions.  
roofs



WINDOWS & DOORS  
Marvin Modern Series | "Ebony"  
siding on house & landscapae walls

Material Legend  
1/2" = 1'-0"

AVERAGE HEIGHTS

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

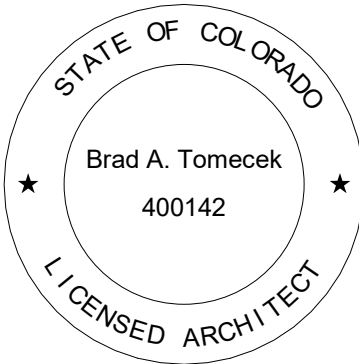
AVERAGE BUILDING HEIGHT

proposed:	22' - 7 7/8"
allowed:	30' max.

See Sheet A1.05 for calculations.







Goldberg Residence  
Lewis & Melissa Goldberg

LOT 740 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
Project Number: 2121

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

Elevations



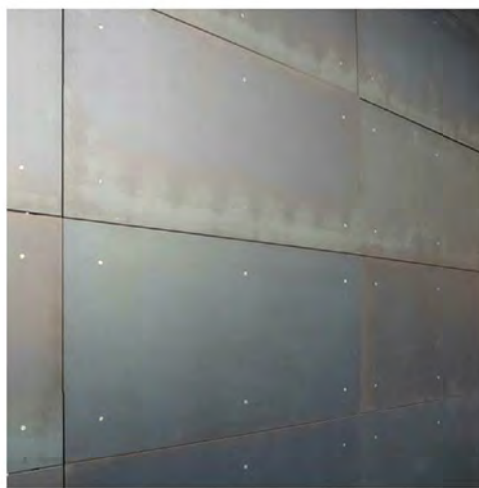
STONE VENEER  
US Stone | "Flint Hills Gray"

siding on house



BOARD FORMED CONCTETE

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

AVERAGE BUILDING HEIGHT

proposed:	22' - 7 7/8"
allowed:	30' max.

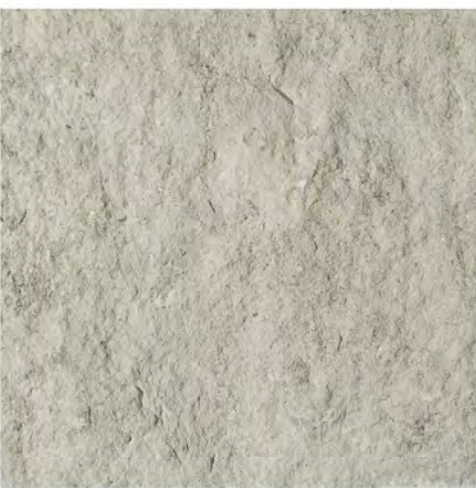
See Sheet A1.05 for calculations.



1 East

1/4" = 1'-0"





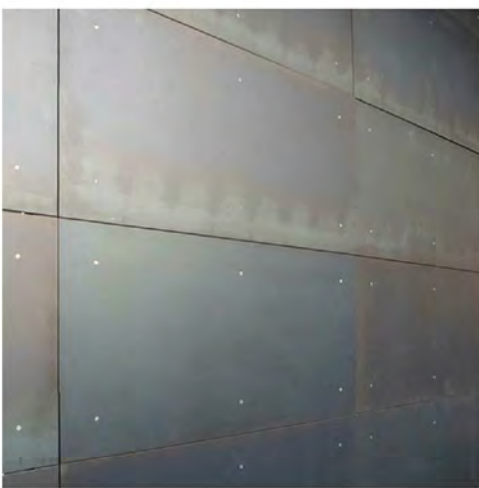
STONE VENEER  
US Stone | "Flint Hills Gray"

siding on house



BOARD FORMED CONCTETE

siding on house & landscpae walls



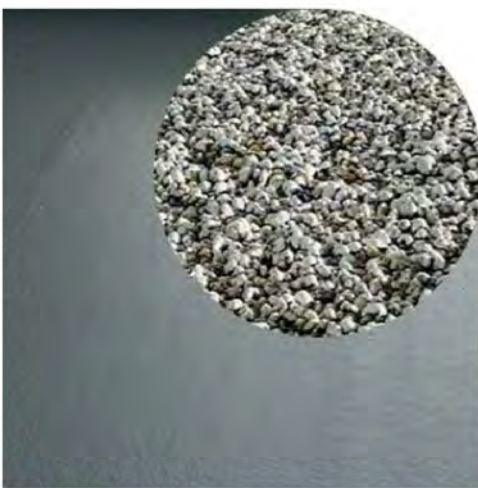
METAL PANELS  
Blued Steel

siding on house & landscpae walls



DELTA MILLWORKS  
Delta Millworks | "Barnwood - Delta Black"

siding on house & landscpae walls



EDPM & GRAVEL  
Black EPDM roof membrane. Gravel cover is key locattions.

roofs



WINDOWS & DOORS  
Marvin Modern Series | "Ebony"

siding on house & landscpae walls



Material Legend

1/2" = 1'-0"

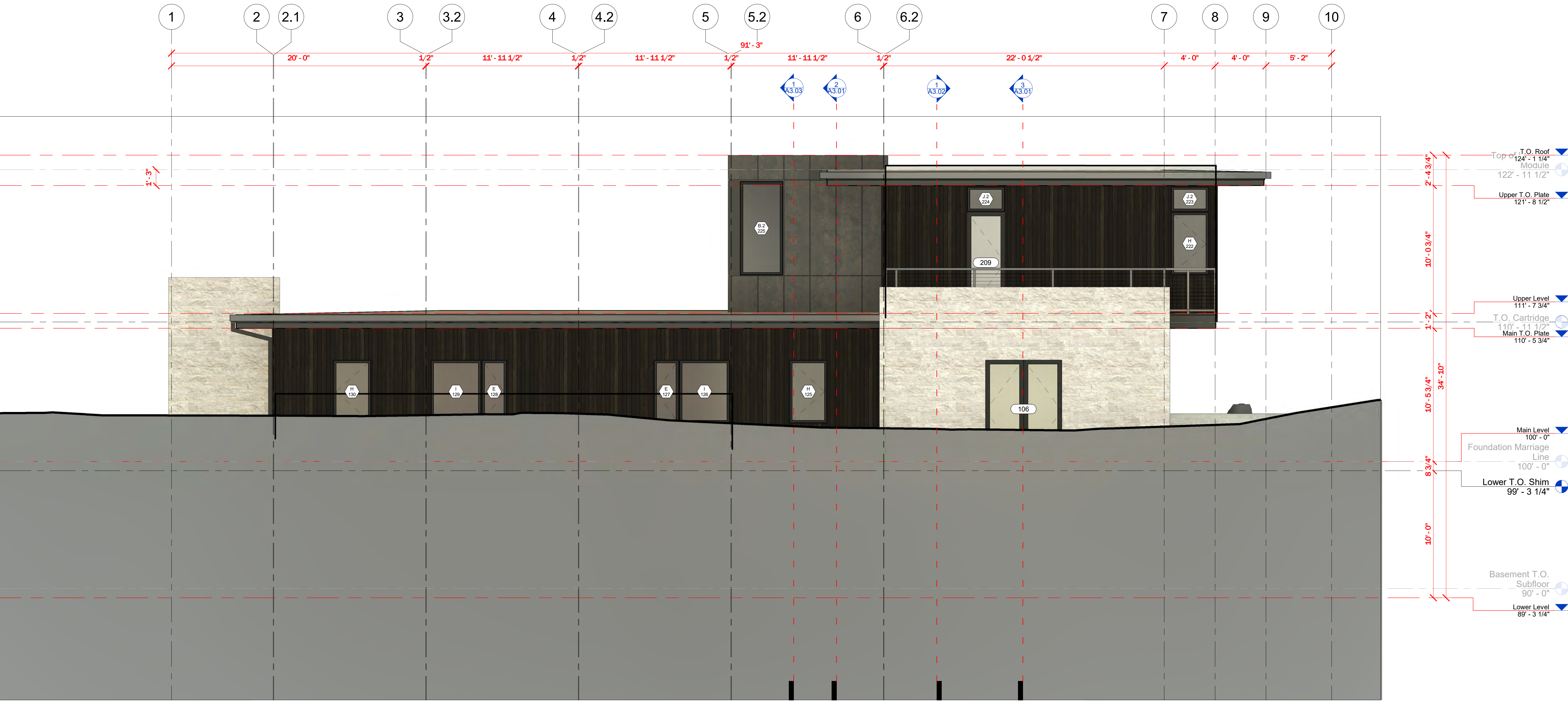
AVERAGE HEIGHTS

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

AVERAGE BUILDING HEIGHT

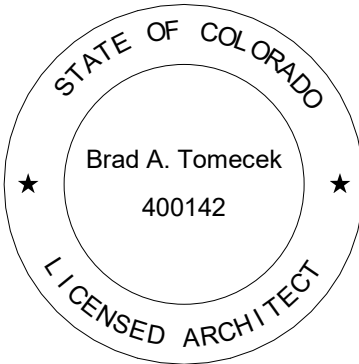
proposed:	22' - 7 7/8"
allowed:	30' max.

See Sheet A1.05 for calculations.



South

1/4" = 1'-0"



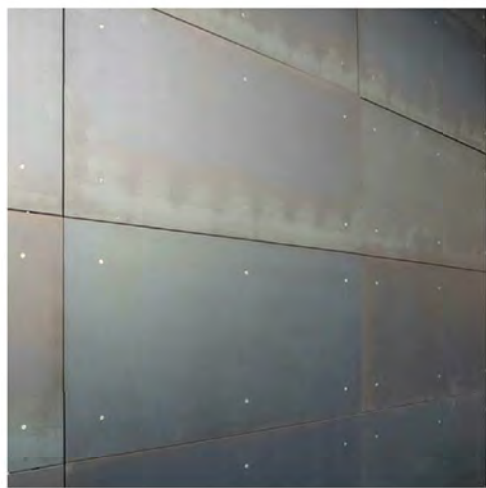




STONE VENEER  
US Stone | "Flint Hills Gray"  
siding on house



BOARD FORMED CONCTETE  
siding on house & landscpae walls



METAL PANELS  
Blued Steel  
siding on house & landscpae walls



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

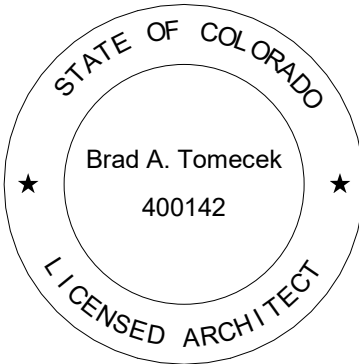


WINDOWS & DOORS  
Marvin Modern Series | "Ebony"  
siding on house & landscpae walls



Material Legend

1/2" = 1'-0"



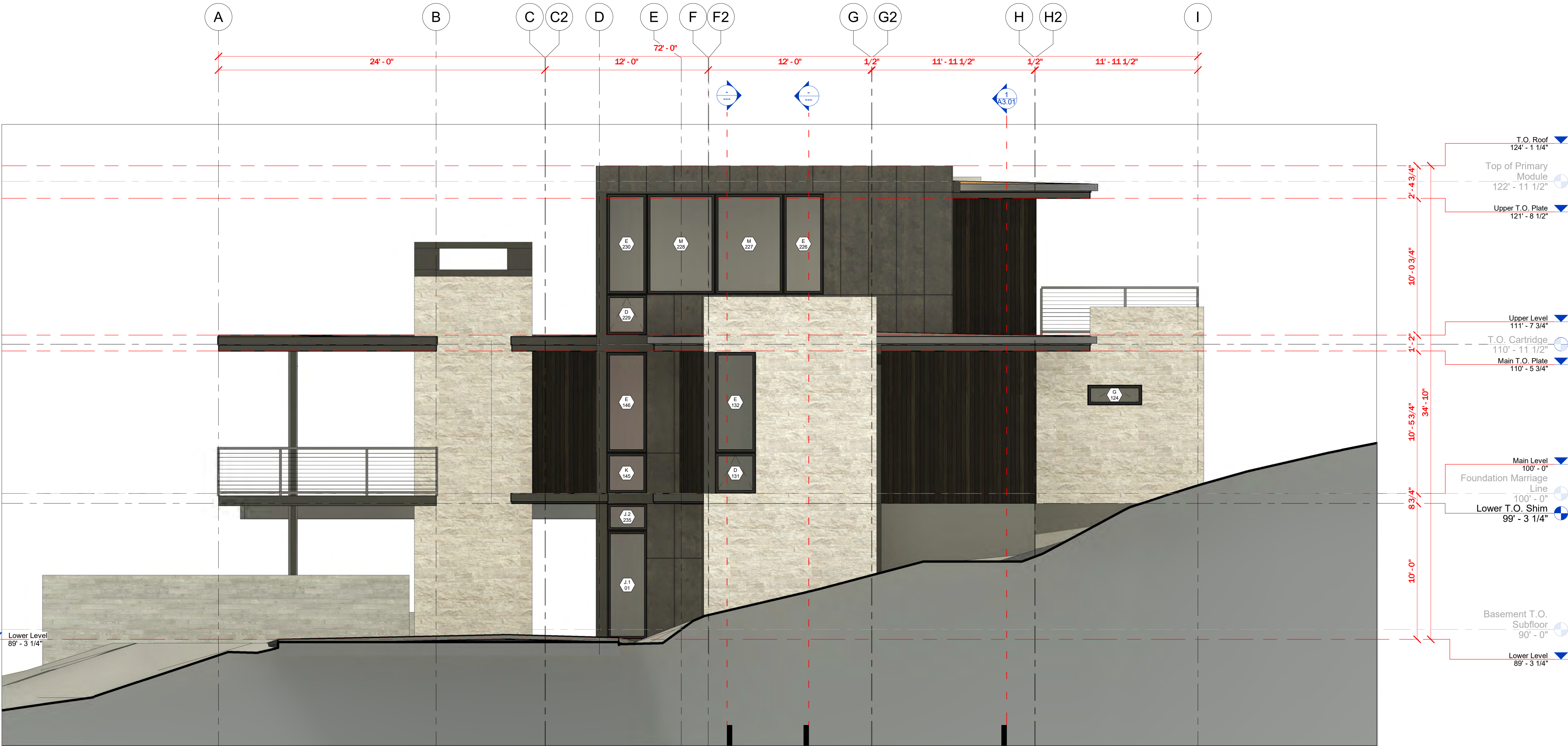
Goldberg Residence

Lewis & Melissa Goldberg

LOT 740 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
Project Number: 2121

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

Elevaitons



West

1/4" = 1'-0"





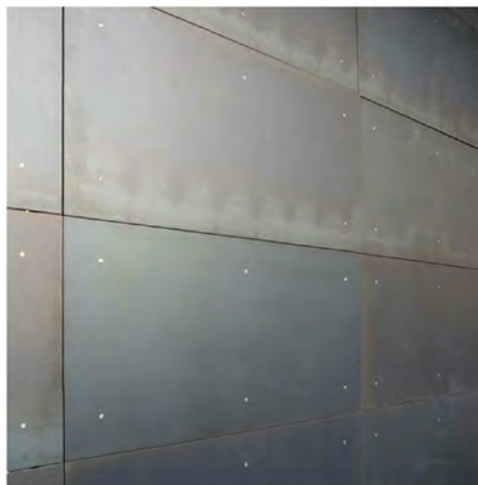
STONE VENEER  
US Stone | "Flint Hills Gray"

siding on house



BOARD FORMED CONCTETE

siding on house & landscpae walls



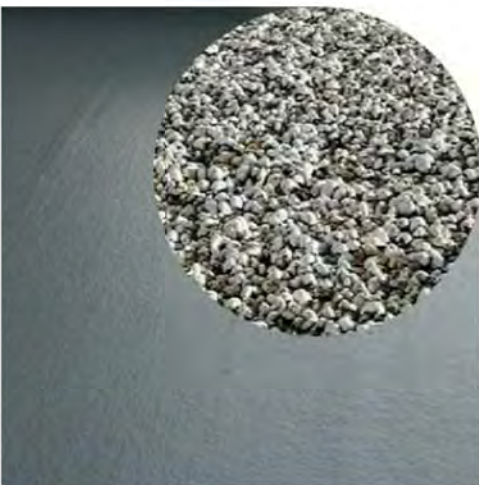
METAL PANELS  
Blued Steel

siding on house & landscpae walls



DELTA MILLWORKS  
Delta Millworks | "Barnwood - Delta Black"

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EDPM & GRAVEL  
Black EPDM roof membrane. Gravel cover is key locations. roofs



WINDOWS & DOORS  
Marvin Modern Series | "Ebony"

siding on house & landscpae walls

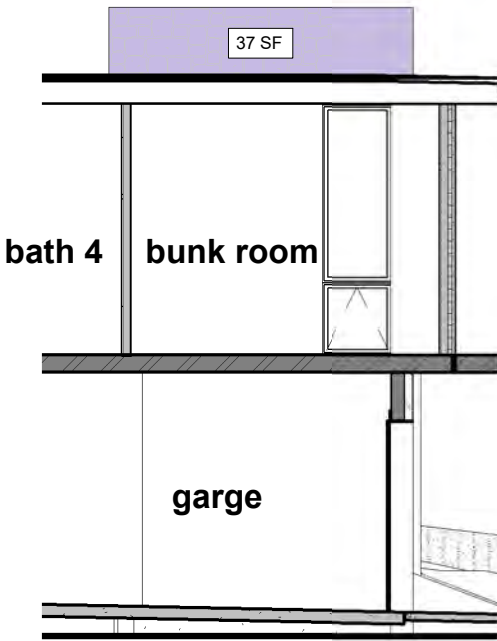
TYPE	NORTH	EAST	SOUTH	WEST	OTHER	TOTAL PER MATERIAL	% OF TOTAL PROPOSED	% OF TOTAL REQUIRED
glazing	818	447	219	226	-	1710	24.16%	40% max.
wood cladding	462	248	670	267	-	1647	23.27%	-
metal cladding	168	220	135	290	-	813	11.49%	-
stone veneer	261	335	448	633	108	1785	25.22%	35% min.
board-formed concrete	453	411	57	202	-	1123	15.87%	-
total per elevation	6970	1661	1529	1618	108	7,078 SF TOTAL		

## Material Legend

## Material Quantities

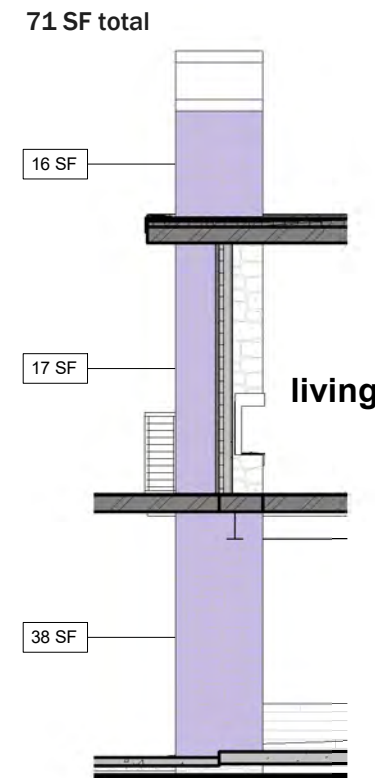
TOTAL OTHER = 108 s.f.  
stone.

37 s.f. + 71 s.f.



5 E. Side of W. Parapet  
1/8" = 1'-0"

2 Material Quantities - West  
1/8" = 1'-0"



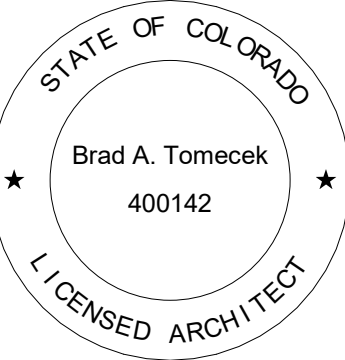
6 S. Side of Chimney  
1/8" = 1'-0"

4 Material Quantities -South  
1/8" = 1'-0"

3 Material Quantities - East FILLS  
1/8" = 1'-0"

1 Material Quantities - North  
1/8" = 1'-0"

# A2.05



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## Goldberg Residence

Lewis & Melissa Goldberg

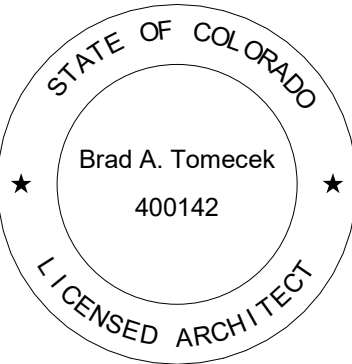
LOT 710 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
Project Number: 2121

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

Material Quantities

# A2.05





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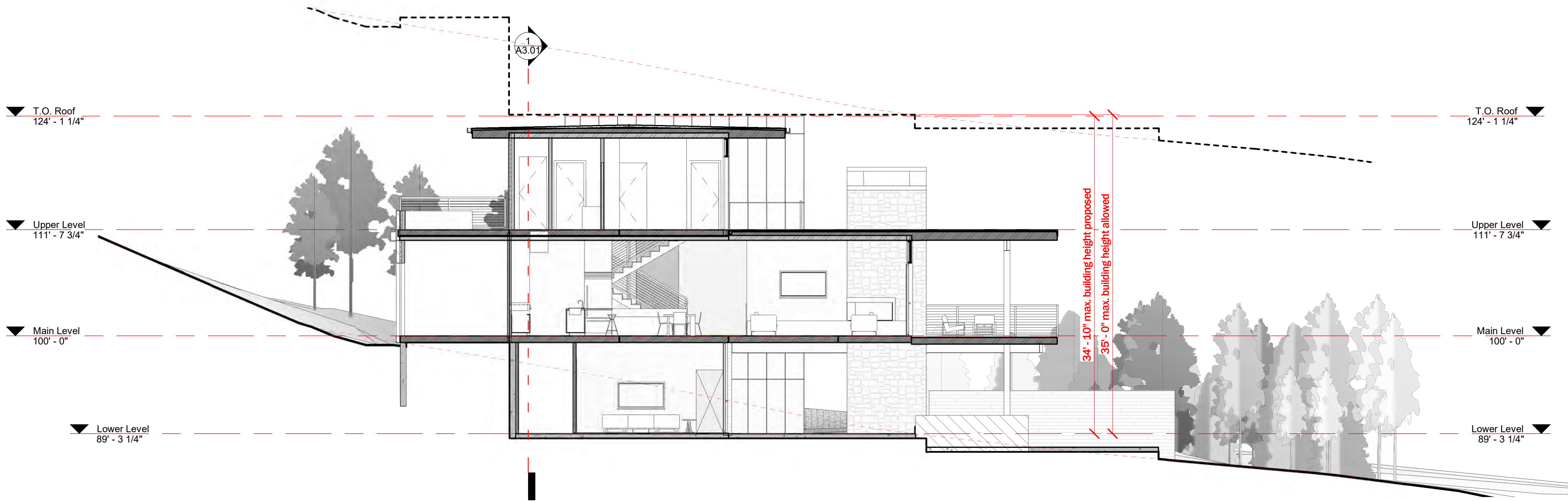
Goldberg Residence

Lewis & Melissa Goldberg

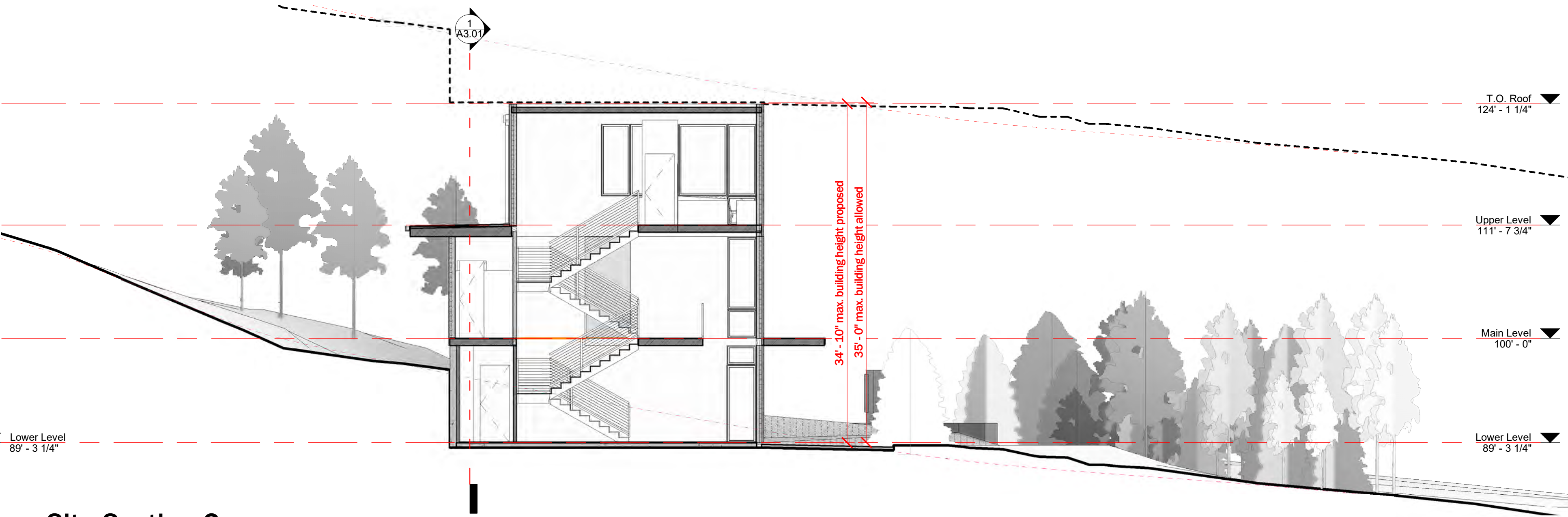
LOT 740 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
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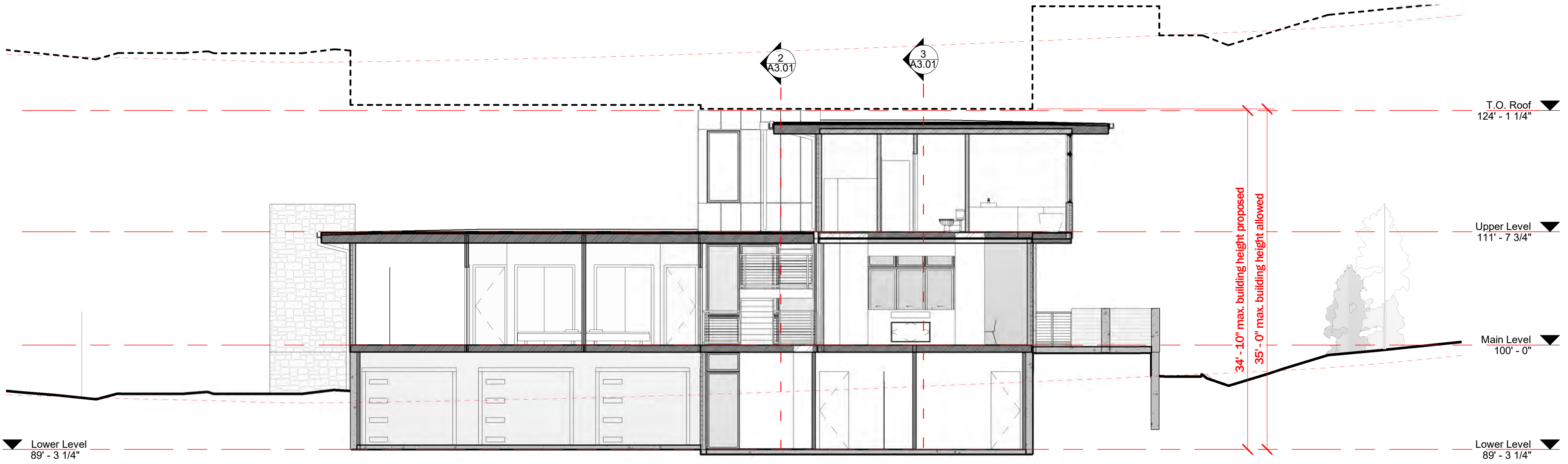
Site Sections



3 Site Section 3  
1/8" = 1'-0"



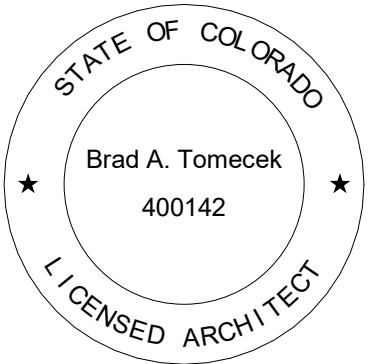
2 Site Section 2  
1/8" = 1'-0"



1 Site Section 1  
1/8" = 1'-0"

KEY	
---	Existing Grade
---	Finish Grade





Room Finish Schedule														
ID		Floor	Finishes									Area	Perimeter	Comments
Number	Name		Walls					Paint	Ceiling					
			Base	North	East	South	West		Ceiling	Paint	Height			
235	garage											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"	

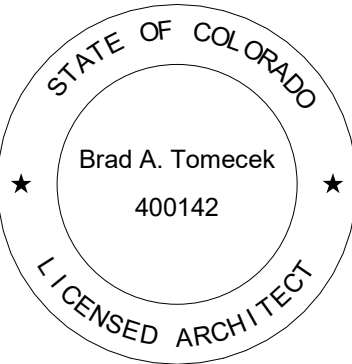
Door Schedule					
Mark	Type	Level	Width	Height	Comments
001	Single Door - Glass Panel	Lower Level	4' - 0"	8' - 0"	
002	Multi Panel - Glass Accordion Door	Lower Level	12' - 0"	10' - 0"	
003	Single Swing Door - Flush Panel	Lower Level	3' - 0"	8' - 0"	
004	Glass Shower Door	Lower Level	2' - 6"	8' - 0"	
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"	
008	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"	

Grand total: 37

Window Instance Schedule							
Mark	Type	Level	Width	Height	Head Height	Sill Height	Comments
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"	
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"	
126	Fixed 48" x 60"	Main Level	4' - 0"	5' - 0"	8' - 0"	3' - 0"	
127	Casement 24" x 60"	Main Level	2' - 0"	5' - 0"	8' - 0"	3' - 0"	
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"	Upper Level	3' - 5"	7' - 5"	10' - 5"	3' - 0"	
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"	
225	Fixed 41" x 89"	Upper Level	3' - 5"	7' - 5"	10' - 5"	3' - 0"	
226	Fixed 36" x 89"	Upper Level	3' - 0"	7' - 5"	10' - 5"	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"	

Grand total: 81





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Goldberg Residence

Lewis & Melissa Goldberg

LOT 740 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
Project Number: 2121

Project Issue Date: 11/03/2022  
Project Status: Initial DRB Review  
No. \_\_\_\_\_ Date \_\_\_\_\_  
Revision Schedule

3D View



2 3D View 2



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

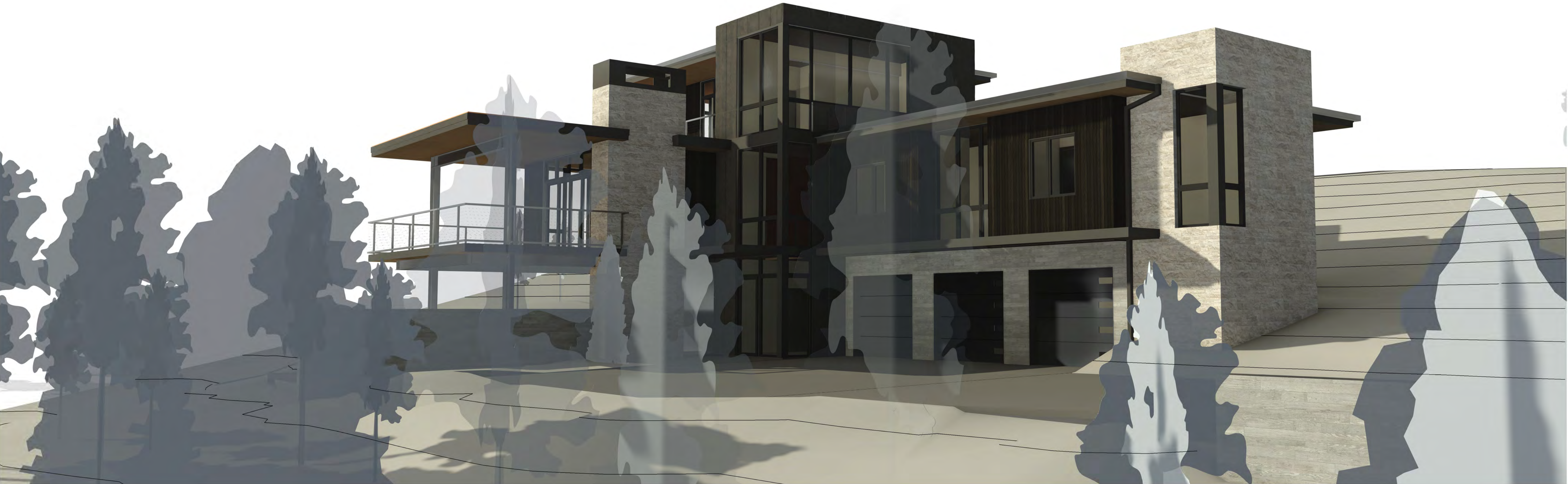


Ruin of vertical board-formed concrete structure  
Inspiration for massing and materiality in the proposed design.



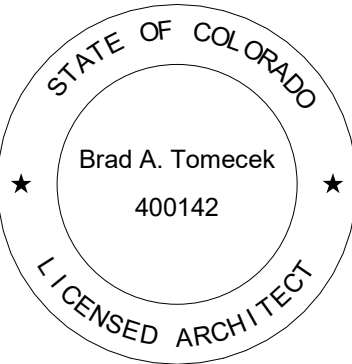
Rail track elevated on structure  
Inspiration for massing in the proposed design.

Tomboy Ghost Town



1 3D View 1





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LOT 740 TELLURIDE MOUNTAIN VILLAGE  
FILING 27 ACC TO PLAT BK 1  
PG 1198 CONT 0.528 ACRES  
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No. \_\_\_\_\_ Date \_\_\_\_\_  
Revision Schedule

3D View



2 3D View 3



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.

Tomboy Ghost Town



1 3D View 5