

August 5, 2024

RE: LOT 1004-BR TELLURIDE MOUNTAIN VILLAGE – DESIGN NARRATIVE

To: Mountain Village Design Review Board

Thank you for taking the time to review our design application for a single family residence on Lot 1004-BR, Telluride Mountain Village. This memo outlines the main design elements of the project and its response to the unique site conditions.

LOCATION | SITING

The parcel is located at the east end of Victoria Drive. The heavily wooded lot slopes to the south creating a nestled, intimate and private setting.

VIEWS | SOLAR PATH

The primary views are oriented north towards the Dallas Range with secondary views to the south-east. The solar path crosses the site on a general east-west axis providing natural light and warmth along the southern elevation. Since this area is against the hillside, the proposed upper glazing will allow the winter sun to flow into the main space.

ACCESS | PRESERVATION OF NATURAL FEATURES

The parcel is accessed from the north-west access easement and the low point of the site. The driveway veers south-east under a proposed bridge for the ski easement above. Terminating into the hillside and completely below grade is the generous garage offering enclosed parking. Horizontally oriented along the topography the design features stone bars staggered as supports to the 1.5 – 2 story home. This design approach preserves a significant number of natural features and allows for natural drainage through the structure.

ARCHITECTURAL DESIGN

The design of the home can be described as a simple, low profile, horizontally oriented, contemporary alpine structure. Inspired by the Japanese Wedge, it comprises of three shed roofs oriented to in a general butterfly configuration. Stone element supports blend the structure into its natural setting.

MATERIALS

The primary exterior materials are stone and steel with the fenestration as the subtractive element. A wood soffit that continues to the interior offers a touch of warmth to the palette. This selection is sustainable and a low maintenance solution to our alpine climate.

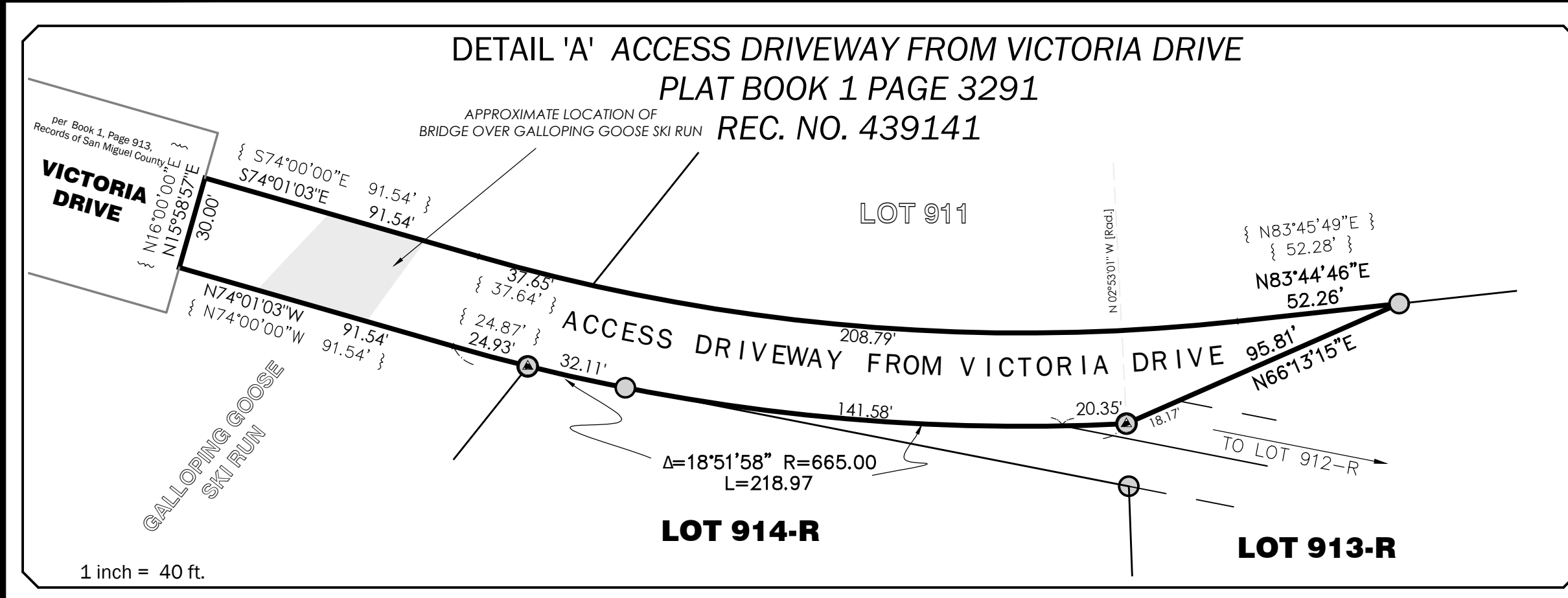
REQUEST | CONSIDERATION

We have one request: Since the access to the center portion of the lot require retaining walls and these walls morph into the structural support for the home, we ask that the staff and board will allow us to count these elements as part of the stone veneer calculation requirement.

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

Narcis Tudor
ARCHITECT # 00402820



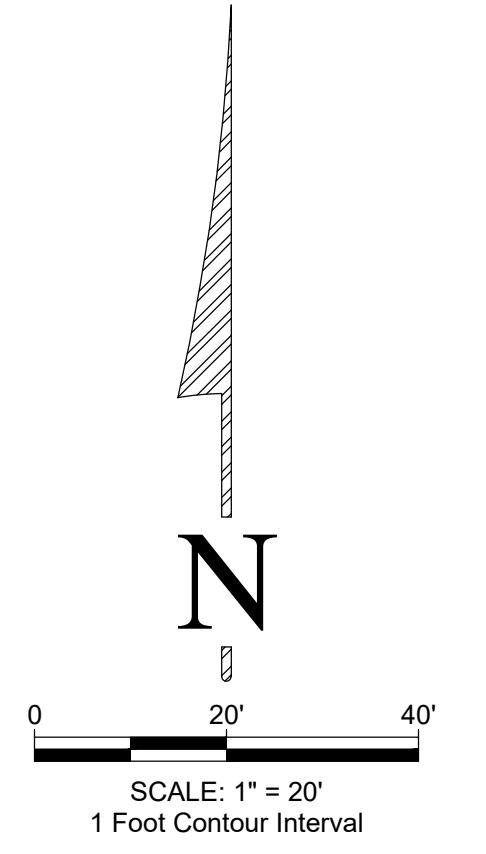


PROPERTY LINE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°00'00\"E	6.00

SKI TRAIL EASEMENT

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	N64°43'41\"E	4.37
L24	N83°16'54\"E	39.43
L25	N76°35'52\"E	102.13
L26	N85°47'46\"E	62.68
L27	N83°30'52\"E	76.84
L28	S88°40'12\"E	64.10
L29	S71°44'04\"E	41.29
L30	S85°04'32\"E	26.18
L31	N72°31'08\"E	52.81
L32	N64°43'27\"E	20.30
L33	N48°56'39\"E	67.53
L34	N60°11'00\"E	12.36
L35	N39°05'34\"E	20.34
L36	N46°51'50\"E	19.98
L37	N60°26'16\"E	44.90
L38	N10°32'26\"E	24.67
L39	N32°24'41\"W	26.15
L40	N12°05'57\"W	11.99
L41	N47°12'35\"E	37.63
L42	N35°13'52\"E	44.07
L43	N27°15'54\"W	32.87
L44	N14°43'55\"W	74.62



LEGEND

- SET #5 REBAR WITH 1 1/2\" ALUMINUM CAP. LS 36577
- FOUND #5 REBAR WITH 1 1/2\" ALUMINUM CAP. LS 20632
- FOUND #5 REBAR WITH 1 1/2\" ALUMINUM CAP. LS 28652
- ⊕ TELEPHONE PEDESTAL
- ⚡ ELECTRIC TRANSFORMER
- ⚡ FIRE HYDRANT
- CABLE PEDESTAL
- ⊙ SEWER MAN HOLE
- ⊙ #5 SPRUCE TREE, NUMBER INDICATES CALIPER
- ⊙ #F FIR TREE, NUMBER INDICATES CALIPER
- ⊙ #A ASPEN TREE, NUMBER INDICATES CALIPER
- ▨ ASPHALT
- ▨ FLAGSTONE
- ▨ 30' ACCESS AND UTILITY EASEMENT (PB 1 PG 3291 AND REC. NO. 439280)

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 D map revised September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TLR86008974, Effective Date 05/17/2019 at 5:00 P.M.
3. Vertical datum is based on the found Northwest corner of Lot 1004-BR, an Aluminum Cap Rebar, LS 36577, having an elevation of 9362.94 feet
4. Fieldwork was performed November & December 2020.
5. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

PARCEL A: Lot 1004-BR, A Replat of Lots 912, 913, 914, 1004A, 1004B, Telluride Mountain Village, Per the Replat of Filing 16, according to the Plat recorded June 1, 2004 in Plat Book 1 at page 3291.

PARCEL B: The access driveway from Victoria Drive, Telluride Mountain Village, per the Replat of Filing 16, according to the Plat recorded June 1, 2004 in Plat Book 1 at page 3291, and the Declarations of access and utility Easement and use covenants and restrictions recorded June 1, 2004 under Reception No. 366722, as amended and recorded September 14, 2015 under Reception No. 439280 and the shared access tract agreement recorded June 1, 2004 at Reception No. 366723, and as amended and recorded September 2, 2015 under Reception No. 439141

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the South line of Lot 913, according to the Replat of Filing 16, Recorded in Book 1 at page 913, said bearing being S 76°40'00\" W, both being found monuments.

SURVEYOR'S CERTIFICATE:

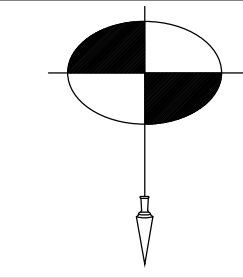
I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, and Cynthia S. Hughes was performed under my direct responsibility, supervision, and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

Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
12/03/2020

NOTICE:
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

IMPROVEMENT SURVEY PLAT

LOT 1004-BR, TELLURIDE MOUNTAIN VILLAGE, FILING 16



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

DATE:	12/03/2020
JOB:	00044
DRAWN BY:	CRK
CHECKED BY:	KCP
REVISION DATES:	
SHEET:	1 OF 1

GENERAL NOTES

CONTRACT DOCUMENTS:
CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, GENERAL SPECIFICATIONS, AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

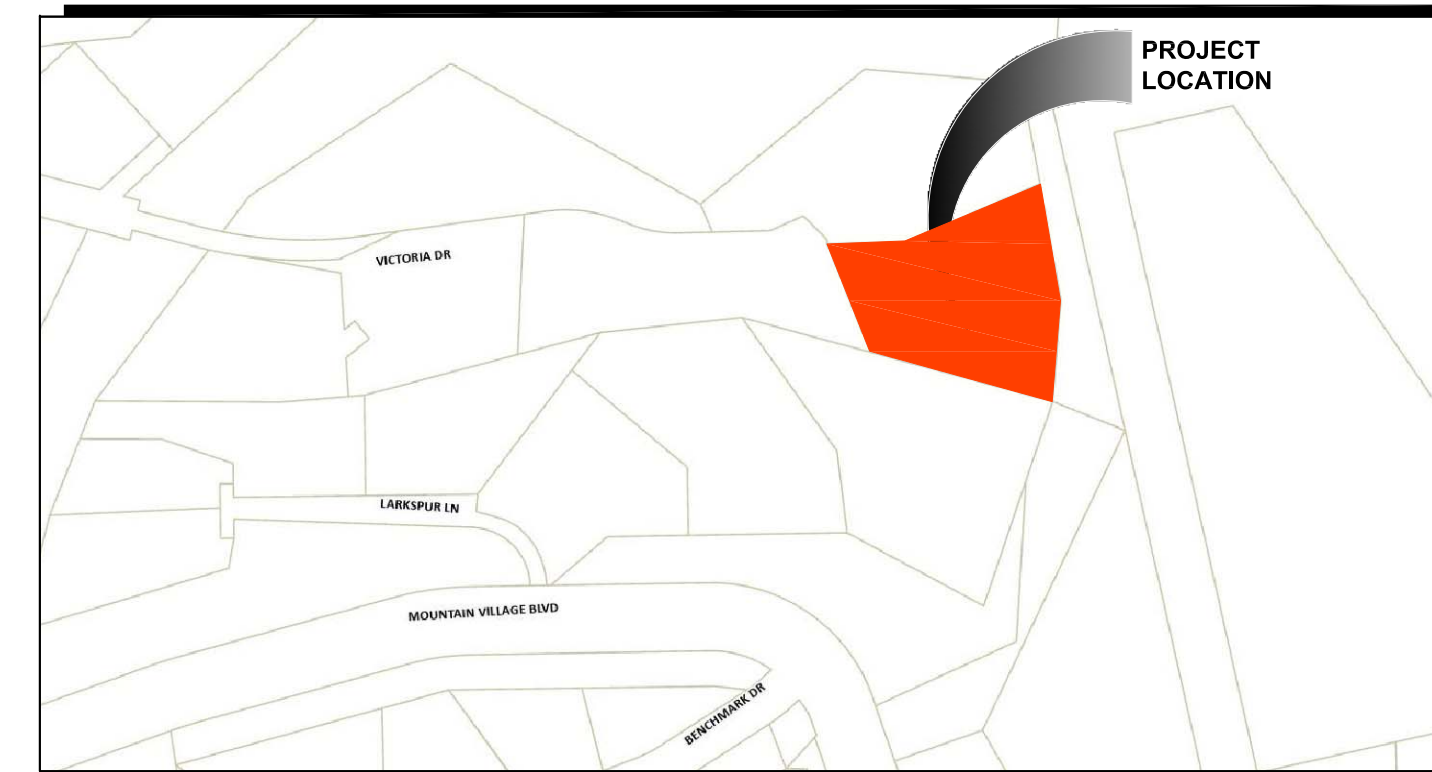
ORGANIZATION:
WHERE APPLICABLE, THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS).

CODE COMPLIANCE:
ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

INTENT:
THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN. ALL FUNCTIONALITY AND PERFORMANCE OF THE BUILDING COMPONENTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

COORDINATION:
THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS, AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL, AND LIGHTING DRAWINGS.

VICINITY MAP



CDC - INFO

LOT #: 1004BR VICTORIA DRIVE
ADDRESS: TBD VICTORIA DRIVE
IMPROVEMENT TYPE: NEW CONSTRUCTION
TYPE OF UNIT: SINGLE FAMILY
SETBACKS: SEE A1.1
BUILDING HIGH POINT: 9414'-9" ROOF
9419'-6" CHIMNEY

CDC - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
STONE VENEER	6878	51.4 %
METAL SIDING	3240	24.2 %
GLAZING	3262	24.4 %
TOTAL VERTICAL SURFACE	13380	100.0 %

FIRE PROTECTION

THE STRUCTURE WILL HAVE A MONITORED NFPA 72 ALARM SYSTEM AND MONITORED NFPA 13D SPRINKLER SYSTEM.

A KNOX BOX FOR EMERGENCY ACCESS WILL BE INSTALLED.

CONSISTENT WITH TOWN BUILDING CODES, UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, WILL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.

CDC - BUILDING HEIGHT

MAX. BUILDING HEIGHT = 35.0'
HIGH ROOF = 34'-9"
AVERAGE ROOF = 18'-11 3/4"

SEE A3.H SERIES FOR HEIGHT CALCULATIONS

CDC - AREA CALCULATIONS

LEVEL 000
GROSS - 1684 SF

LEVEL 00
GROSS - 472 SF

LEVEL 01
LIVABLE - 4406 SF
DECK | PATIO - 635 + 118 + 238 + 235 + 195 + 624 = 2045 SF

LEVEL 02
LIVABLE - 1561 SF
DECK | PATIO - 101 + 315 = 416 SF

GROSS AREA - 8123 SF DECKS | PATIOS - 2461 SF

CDC - SITE COVERAGE

LOT AREA - 1.58AC 68,824.8 SQ. FT.
ALLOWABLE PER CDC - 30% = 20,647.44 SQ. FT.

PROPOSED SITE COVERAGE - 9,645 SQ. FT. (14%)
COMPLIANT BY - 11,002.44 SQ. FT.

PROJECT TEAM

OWNER

BRIAN + INGRID POULIN

ARCHITECT

NARCIS TUDOR ARCHITECTS
BOX 1717
TELLURIDE . COLORADO . 81435
P. 970.708.4983
narcis@narcistudor.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

TBD

SURVEYOR

SAN JUAN SURVEYING
102 SOCIETY DR
TELLURIDE . COLORADO . 81435
P. 970.728.1128
F. 970.728.9201
office@sanjuansurveying.net

GEOTECH ENGINEER

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

CIVIL ENGINEER

UNCOMPAGRE ENGINEERING, LLC
DAVID BALLODE
P.O. BOX 3945
TELLURIDE . COLORADO . 81435
P. 970.729.0683
dbalode@msn.com

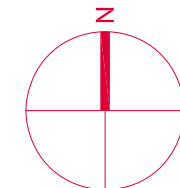
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1004BR

VICTORIA DR



COMMON AREA
LOOKING NORTH



COMMON AREA
LOOKING WEST



SKI EASEMENT
LOOKING NORTH



OFFICE | MASTER
LOOKING NORTH-EAST



COMMON AREA LOOKING
NORTH TO DALLAS RANGE



SITE ACCESS LOOKING
NORTH TO DALLAS RANGE



ENTRY STAIR LOOKING
NORTH



COMMON AREA
LOOKING WEST



COMMON AREA
LOOKING NORTH



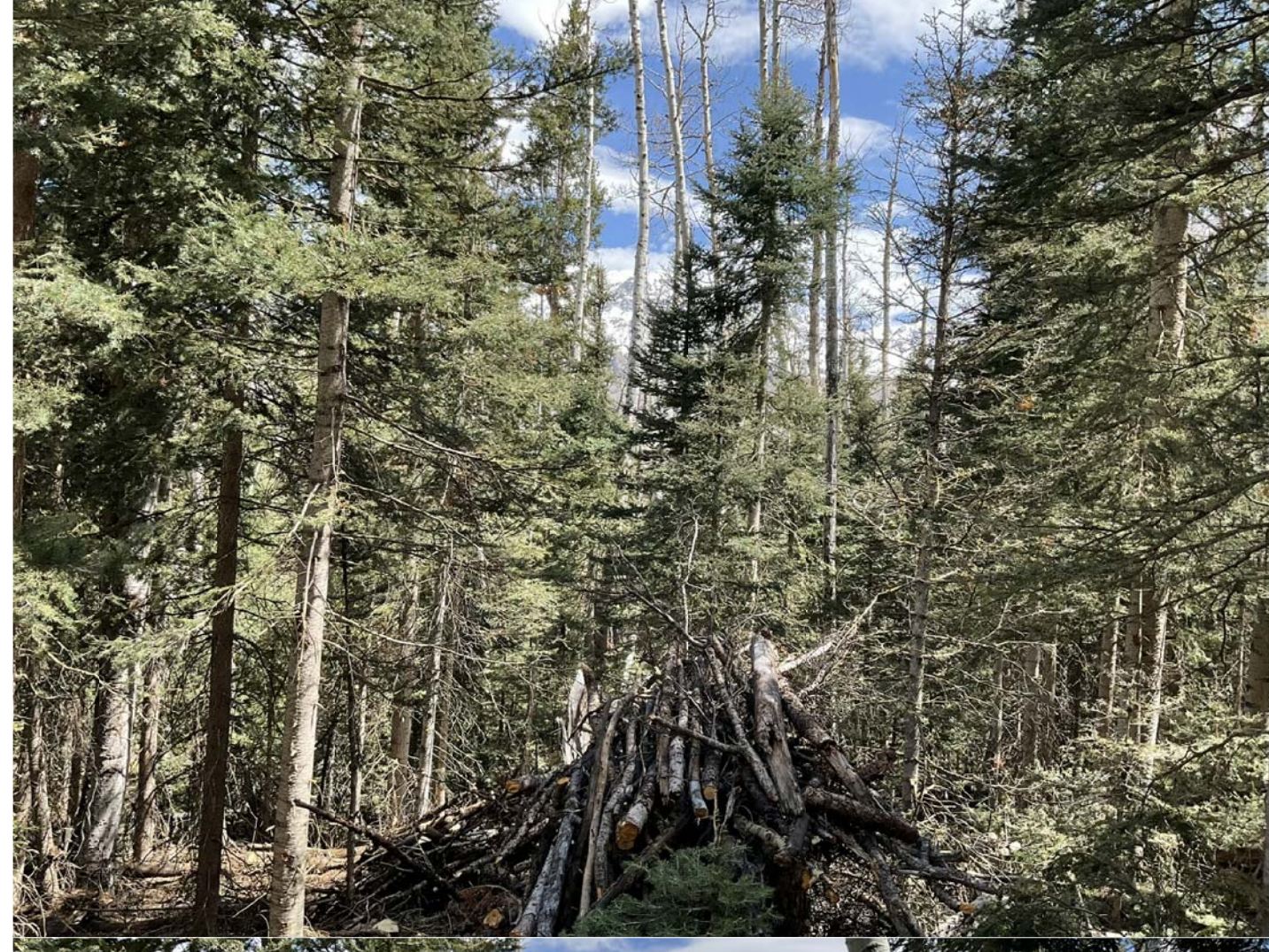
COMMON AREA
LOOKING SOUTH



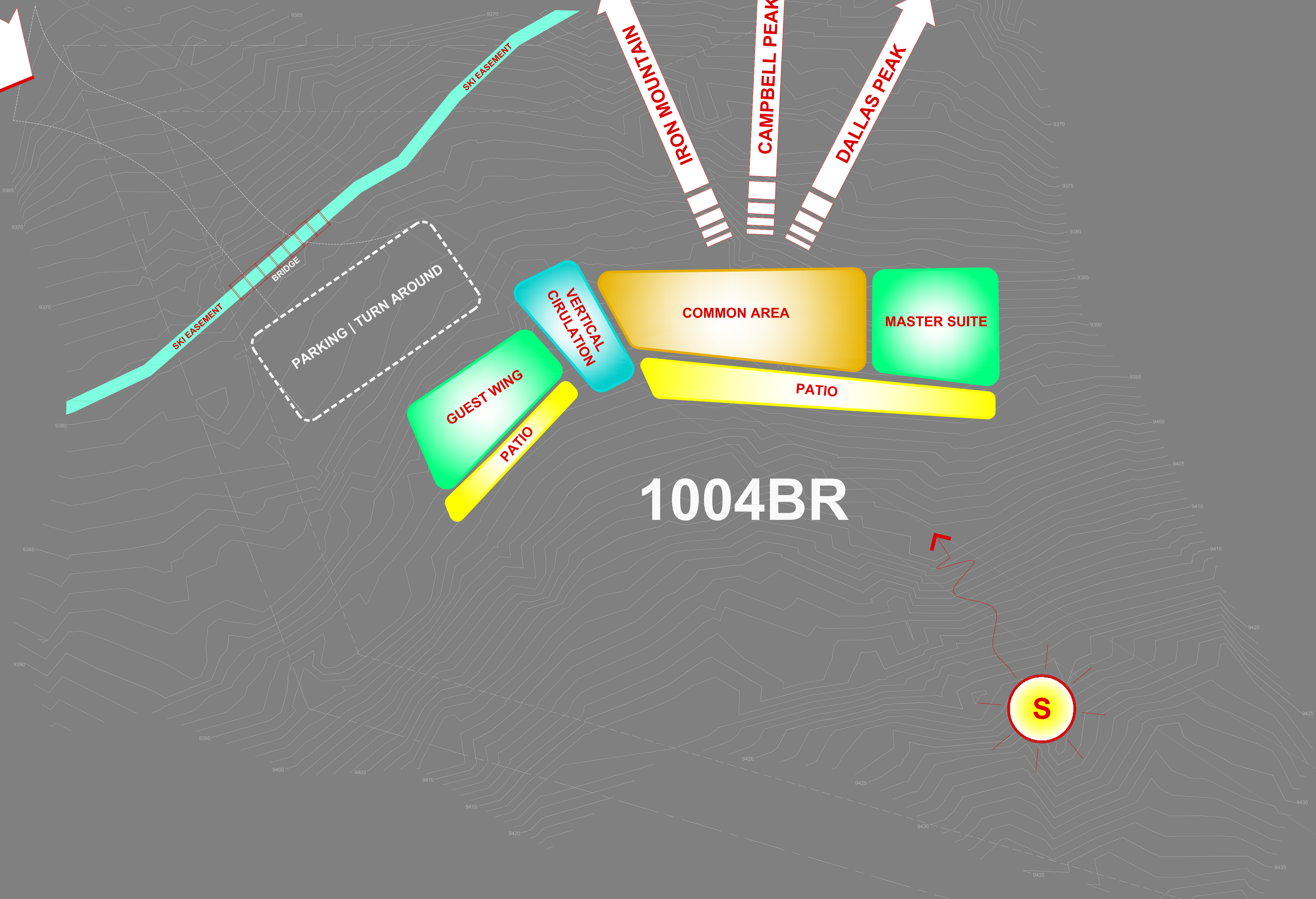
SKI EASEMENT
LOOKING NORTH



COMMON AREA
LOOKING NORTH-EAST



SITE ACCESS



1004BR

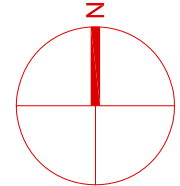
1 SITE PARTI
SCALE: NTS

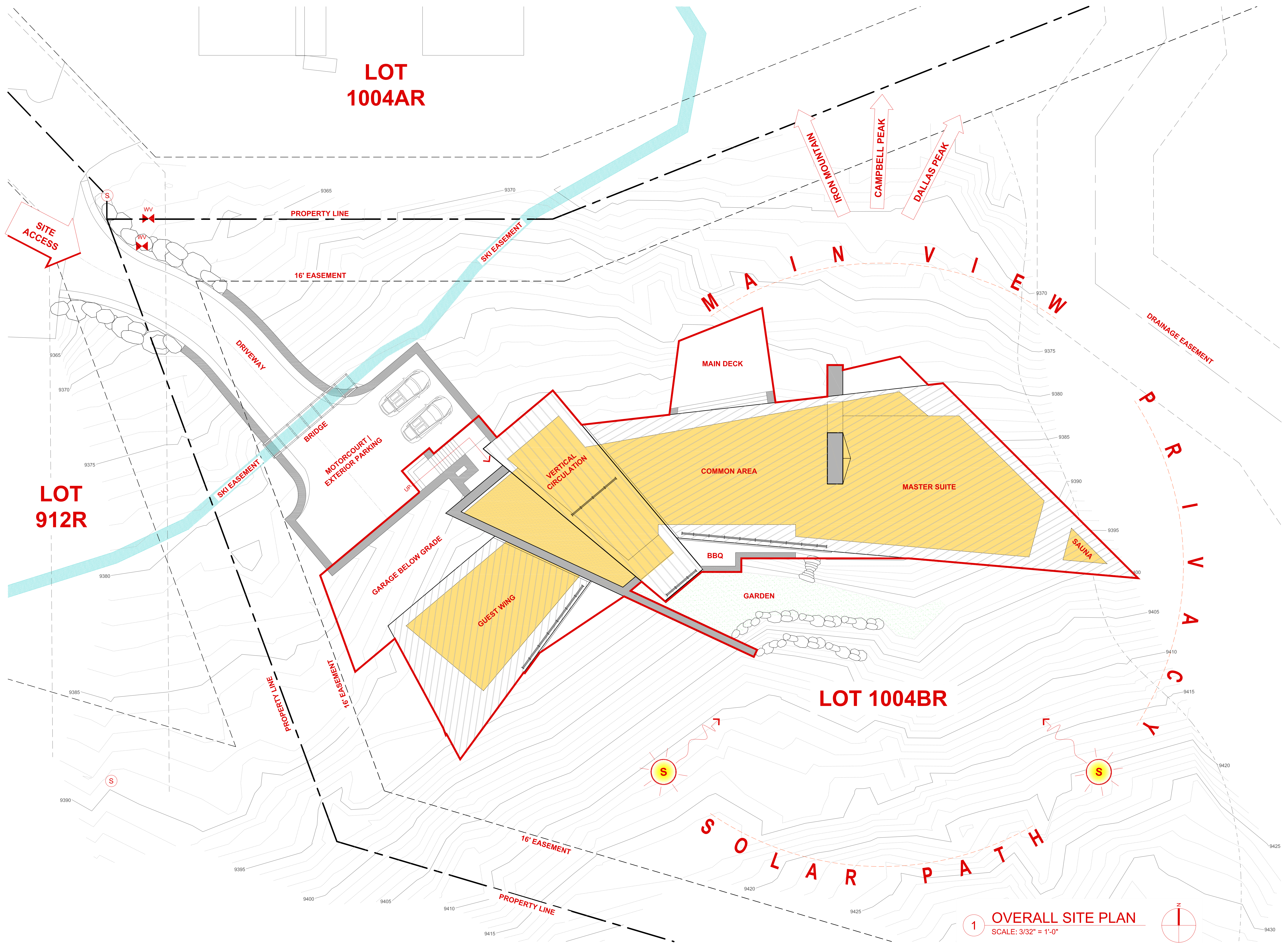


TREE ANALYSIS KEY

		193 - EVERGREEN TREES TO REMAIN
		74 - ASPEN TREES TO REMAIN
		201 - EXISTING TREES TO BE REMOVED

1 FIRE MITIGATION | TREE ANALYSIS PLAN
SCALE: 3/32" = 1'-0"



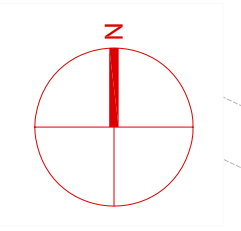


**LOT
1004AR**

**LOT
912R**

LOT 1004BR

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

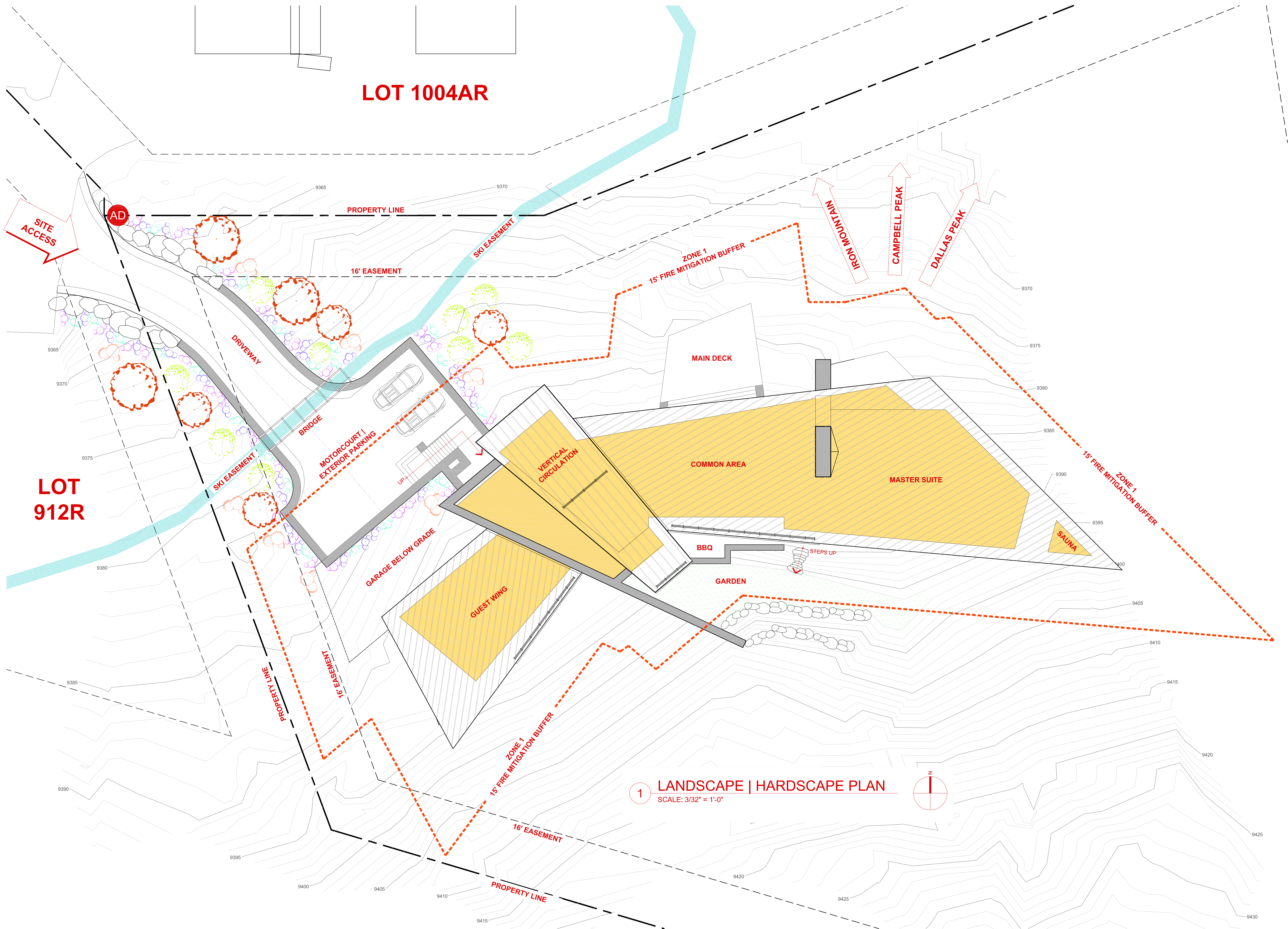


A1.1 - SITE PLAN

NARCIS TUDOR ARCHITECTS®

NARCISTUDOR.COM · 970.708.4983 · BOX 1717 TELLURIDE 81435

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LOT 1004AR

LOT 912R

1 LANDSCAPE | HARDSCAPE PLAN
SCALE: 3/32" = 1'-0"

LANDSCAPE NOTES

ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT.
 ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
 NECESSARY TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
 PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
 SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
 MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
 ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
 ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST.

PER ACOE REQUIREMENTS, THERE WILL BE A 2:1 REPLANTING OF BIOMASS ASSOCIATED WITH THE BIOMASS THAT IS BEING REMOVED ON THE DEVELOPABLE PORTION OF THE PROPERTY.
 THE FINAL LANDSCAPING WILL REFLECT THE ACOE REQUIREMENTS ON THIS PROPERTY AS PART OF THE ACOE PERMIT

AFTER FINISH GRADING IS COMPLETE - A FINAL LANDSCAPE PLAN WILL BE REQUIRED
 ALL GROUNDCOVER TO HAVE DRIP IRRIGATION. IRRIGATION SYSTEM WILL BE BASED ON FINAL APPROVED PLANS.

REVEGETATION NOTES

SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
 TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
 BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN TEN DAYS) TO MINIMIZE EROSION AND WEEDS.
 AREAS WHICH HAVE BEEN COMPACTED, OR ARE RELATIVELY UNDISTURBED, NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
 BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY AND 2 TONS PER ACRE FOR STRAW, CRIMP IN.
 ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
 ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
 SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 POUNDS PER ACRE.

FIRE MITIGATION NOTES

A STAND-PIPE SYSTEM IS PROPOSED FOR THE NORTH AND NORTHEAST PORTION OF THE OVERHANGING BUILDING ELEMENTS TO PROVIDE THE FIRE MITIGATION WHERE THE SITE TOPOGRAPHY PROVES CHALLENGING.

THIS PROJECT WILL WORK WITH TELS KI TO GAIN PERMISSION TO PERFORM ZONE 2 DEFENSIVE SPACE FUEL REDUCTIONS AND MODIFICATIONS TO THE FOREST TO A DISTANCE OF 150 FEET FROM THE HOME ALONG THE NORTHEAST PROPERTY BOUNDARY.
 THE DESIGN OF THE HOME HAS MANY OVERHANGS AND THE DESIGN OF THE HOME'S OVERHANGS, DECKS AND SOFFITS IS COMPOSED OF NON-FLAMMABLE MATERIAL. THE DECKS (ESPECIALLY THE UNDERSIDES) ARE CONSTRUCTED FROM FIRE RESISTANT | NON-COMBUSTIBLE MATERIAL AND THE ROOF IS ALSO CONSTRUCTED FROM A NON-COMBUSTIBLE MATERIAL.

THE DESIGN OF THIS HOME HAS EXTERIOR WALLS COMPOSED OF TEMPERED GLASS WHERE REQUIRED BY CODE.

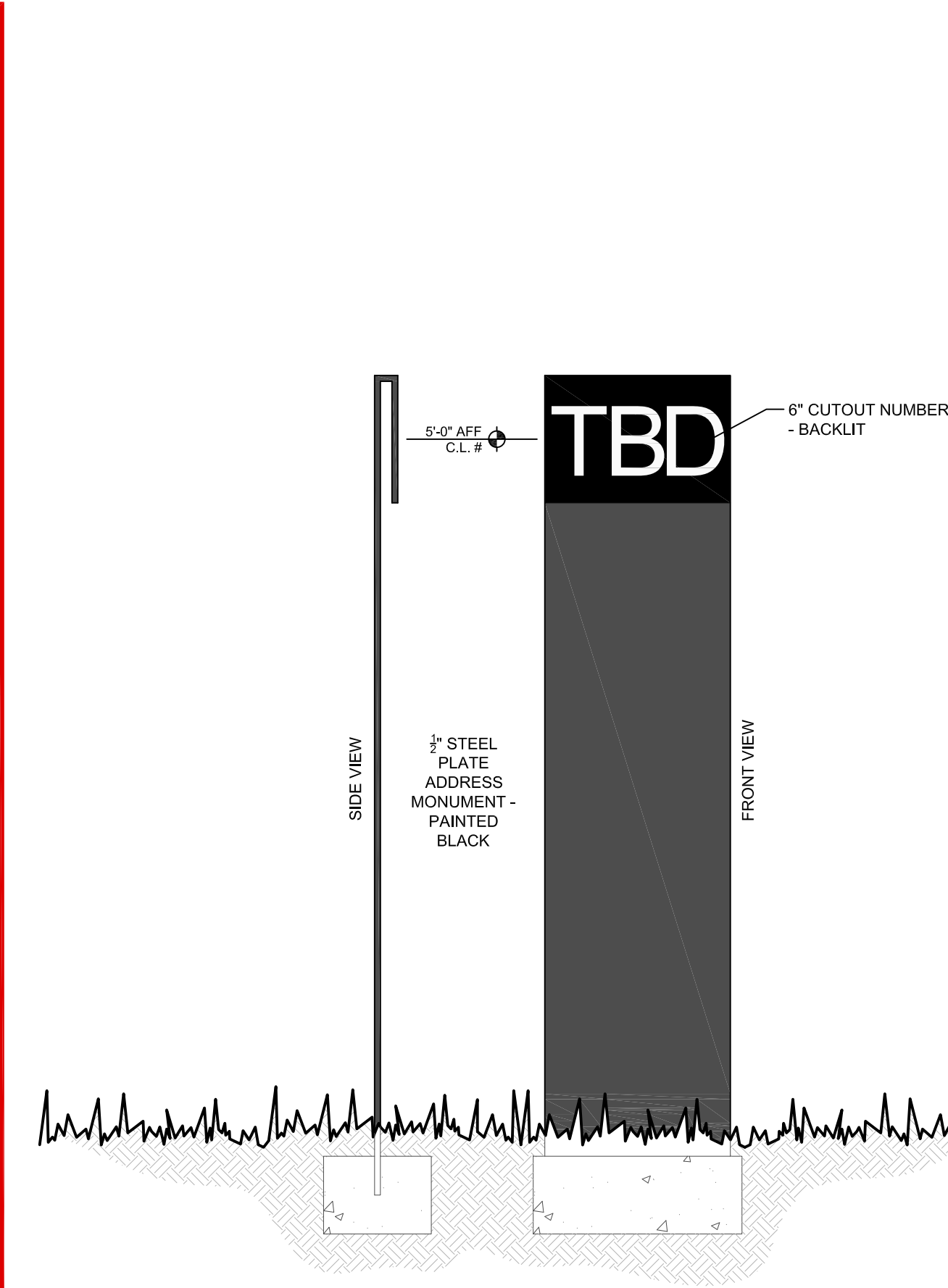
ALL PROPOSED PLANTS ARE BASED ON THE FIREWISE PLANT LIST

LANDSCAPE | HARDSCAPE IMAGES

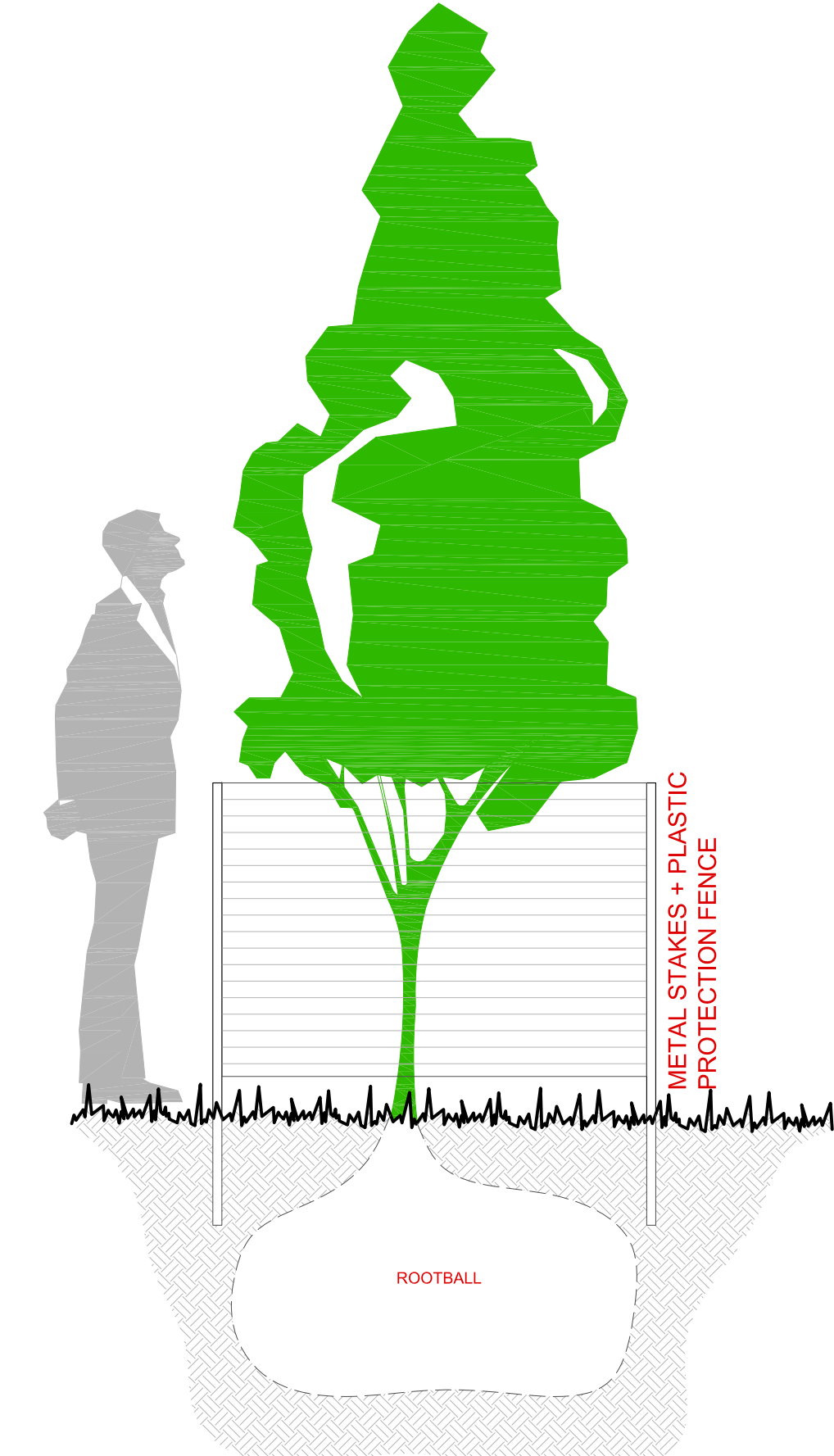


LANDSCAPE KEY

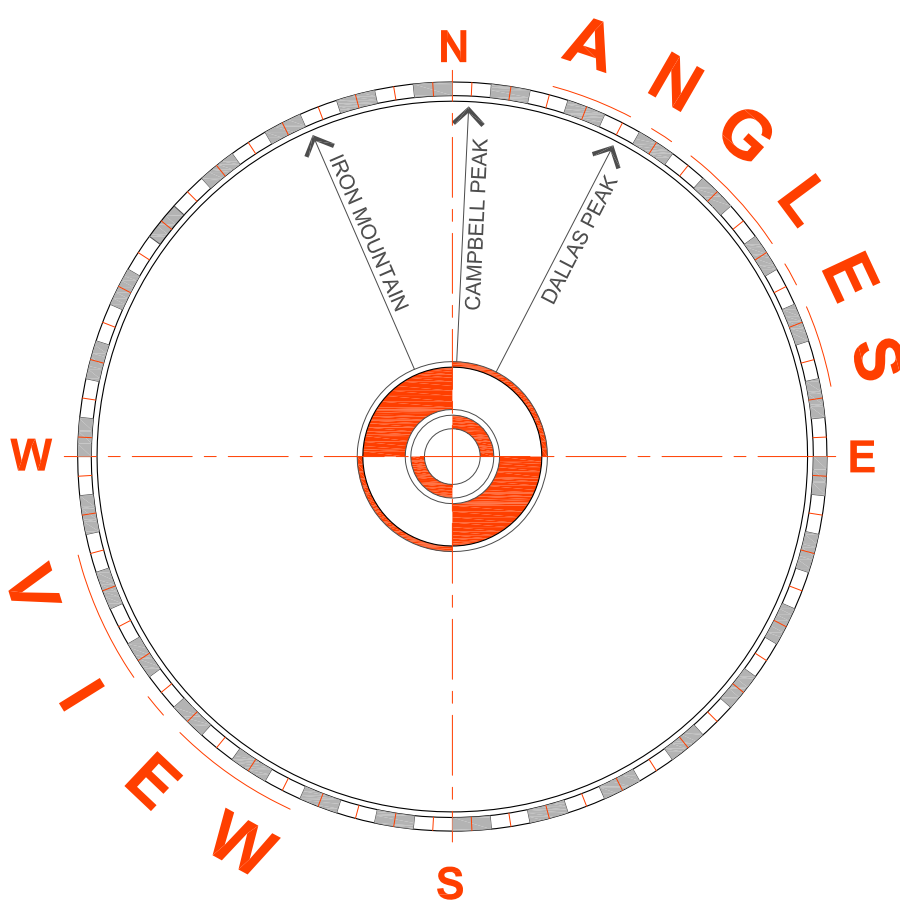
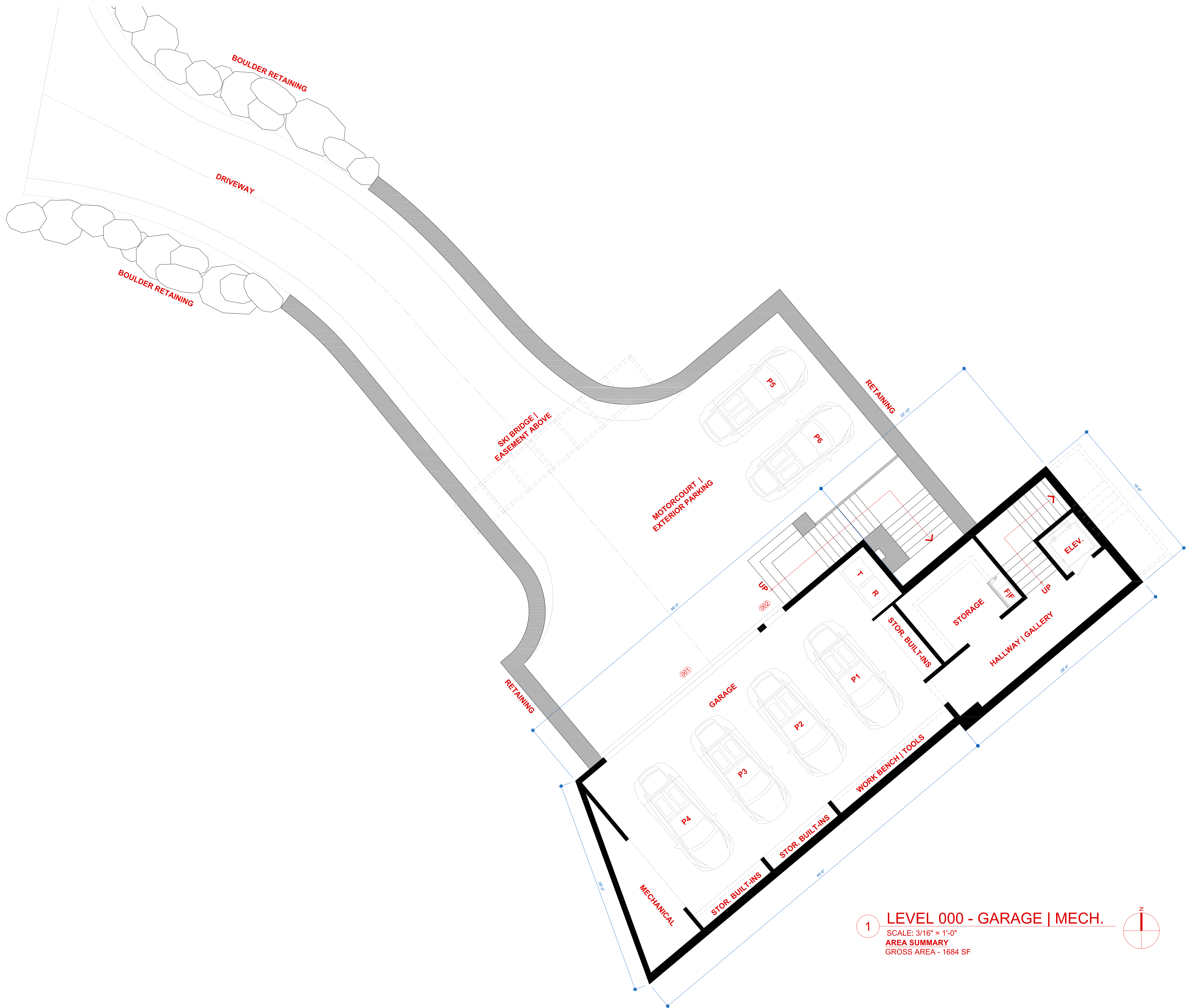
SYMBOL	NAME C+S	QTY.	WATER NEEDS	SUN SHADE PREF.	APPROX. MATURE HT.	ELEVATION	APPROX. BLOOM MO.
	- WASATCH MAPLE (ACER GRANDIDENTATUM)	7	M	S PS	10' - 20'	5,000' - 9,000'	N/A
	- ASPEN TREES (POPULUS TREMULOIDES)	9	M	S	8' - 25'	5,000' - 9,000'	N/A
	- TATARIAN HONEYSUCKLE (LONICERA TATARICA)	8	M	S PS	4' - 6'	5,000' - 9,000'	MAY - JUNE
	- JACOB'S LADDER	28	H	S PS	1' - 2'	5,000' - 9,000'	MAY - AUGUST
	- LAVENDER	27	L-M	S	1' - 2'	5,000' - 9,000'	JUNE - NOV.
	- SNOW IN SUMMER	23	L-M	S PS	1'	5,000' - 9,000'	MAY - JUNE
	- ALPINE GRASSES	PER PLAN					



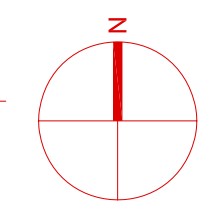
AD ADDRESS MONUMENT
SCALE: NTS

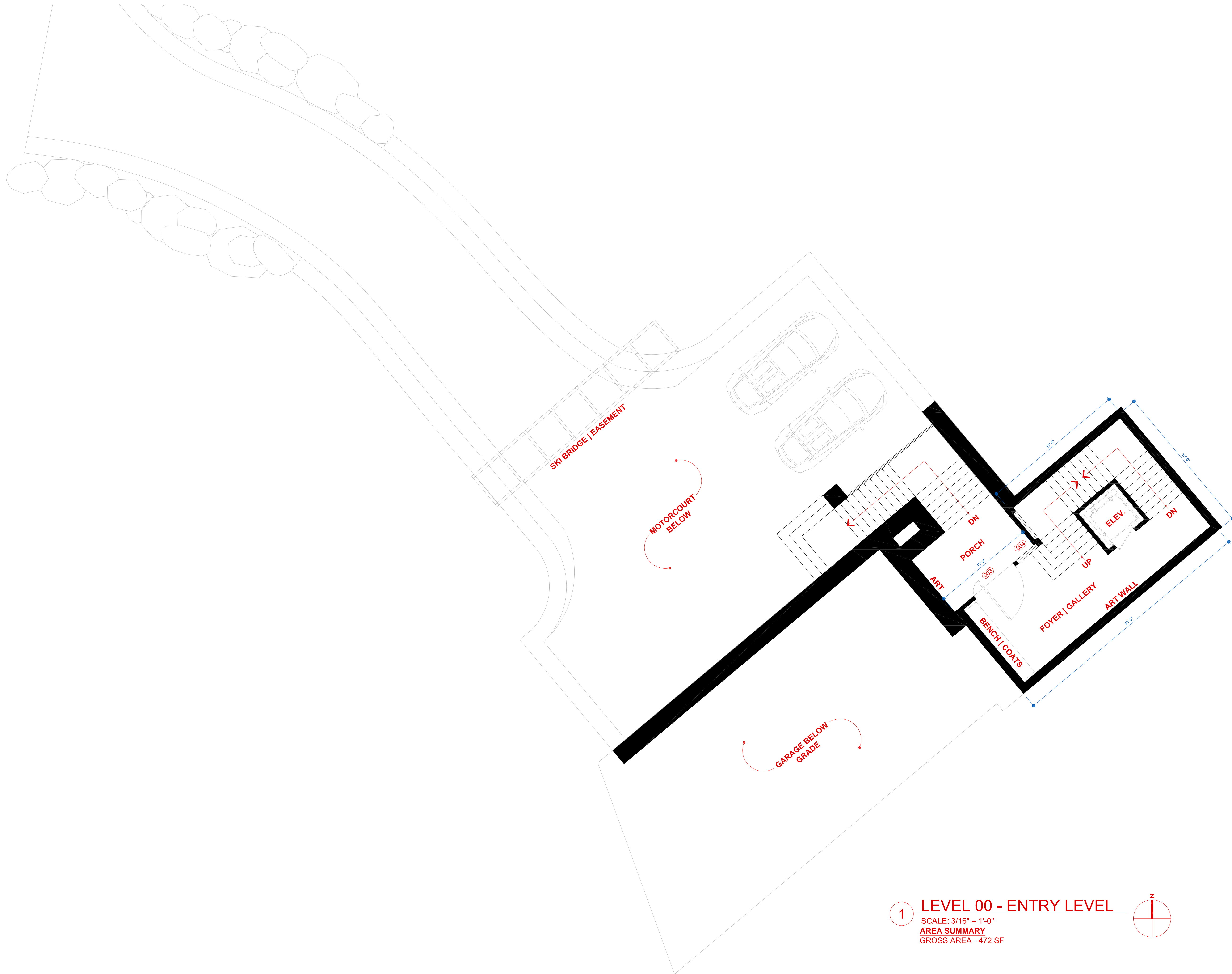


TP TREE PROTECTION DETAIL
SCALE: NTS

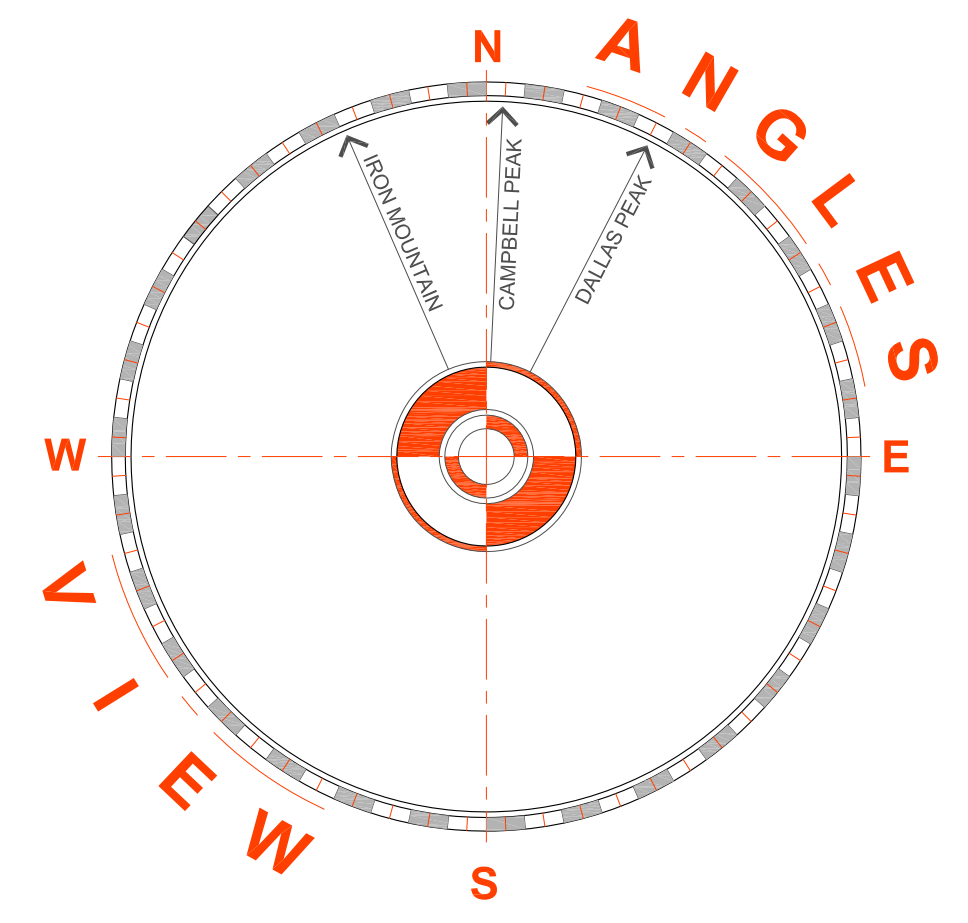


1 LEVEL 000 - GARAGE | MECH.
 SCALE: 3/16" = 1'-0"
 AREA SUMMARY
 GROSS AREA - 1684 SF





1 LEVEL 00 - ENTRY LEVEL
 SCALE: 3/16" = 1'-0"
 AREA SUMMARY
 GROSS AREA - 472 SF

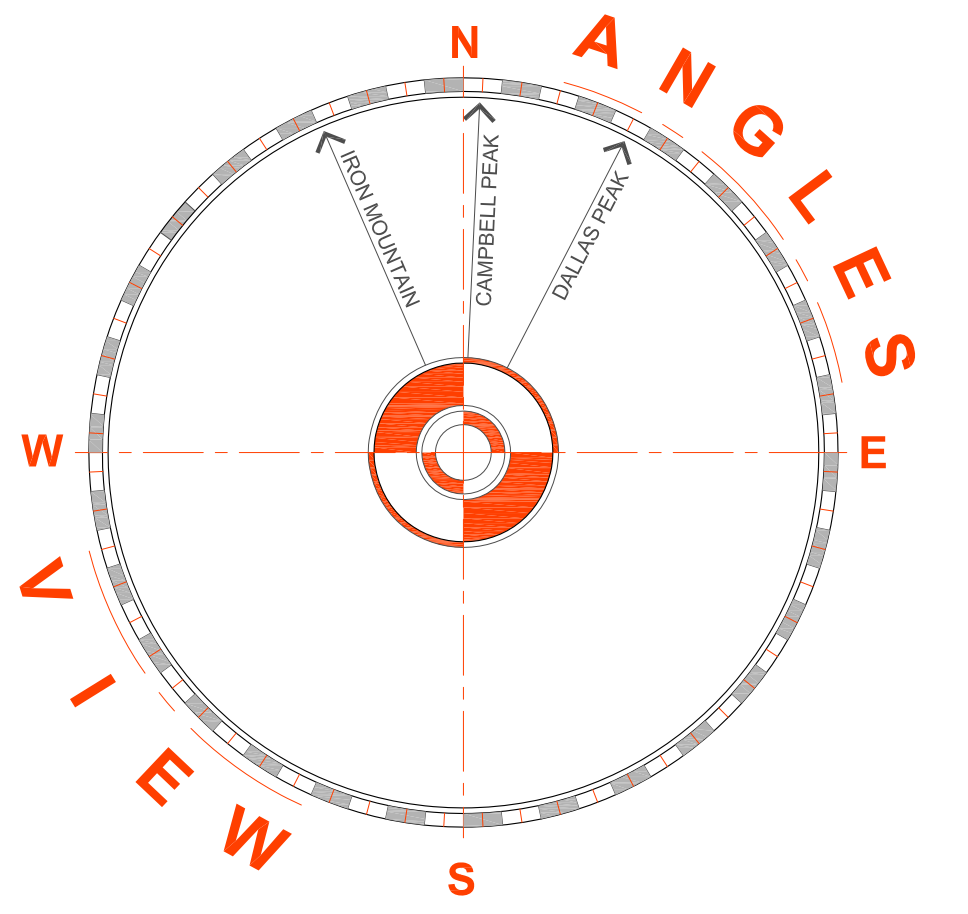
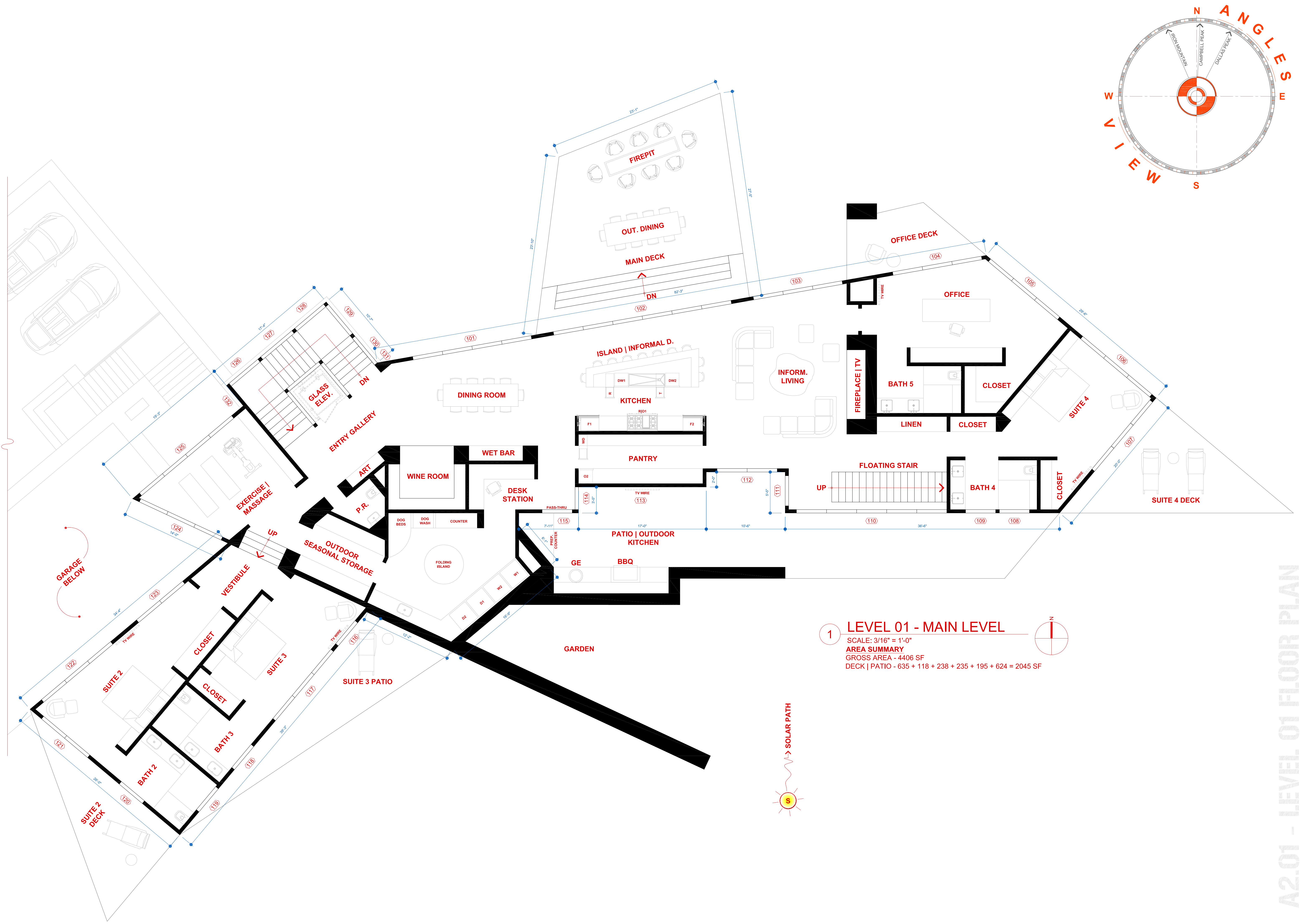


A2.00 - LEVEL 00 FLOOR PLAN

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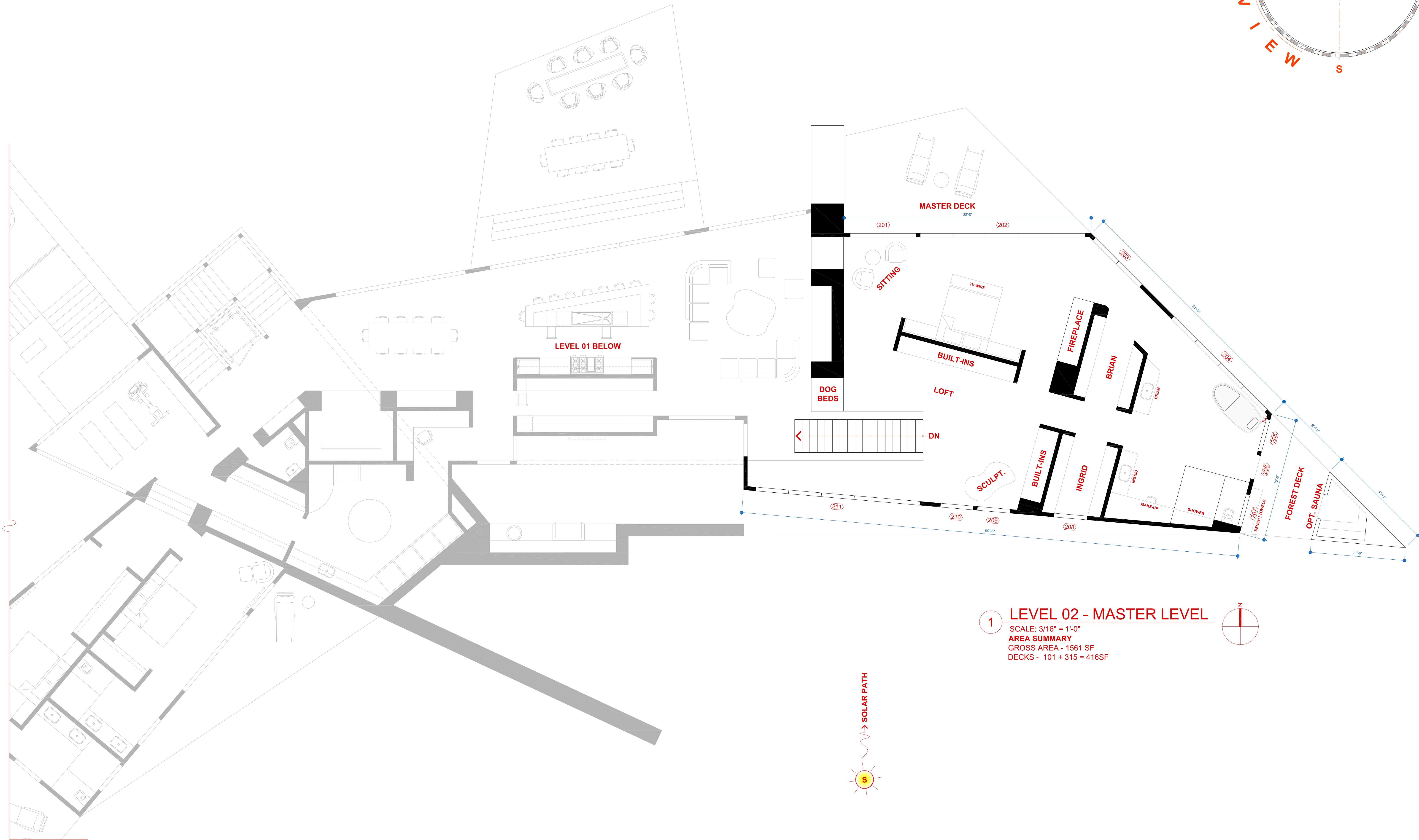
1 LEVEL 01 - MAIN LEVEL
 SCALE: 3/16" = 1'-0"
AREA SUMMARY
 GROSS AREA - 4406 SF
 DECK | PATIO - 635 + 118 + 238 + 235 + 195 + 624 = 2045 SF

A2.01 - LEVEL 01 FLOOR PLAN

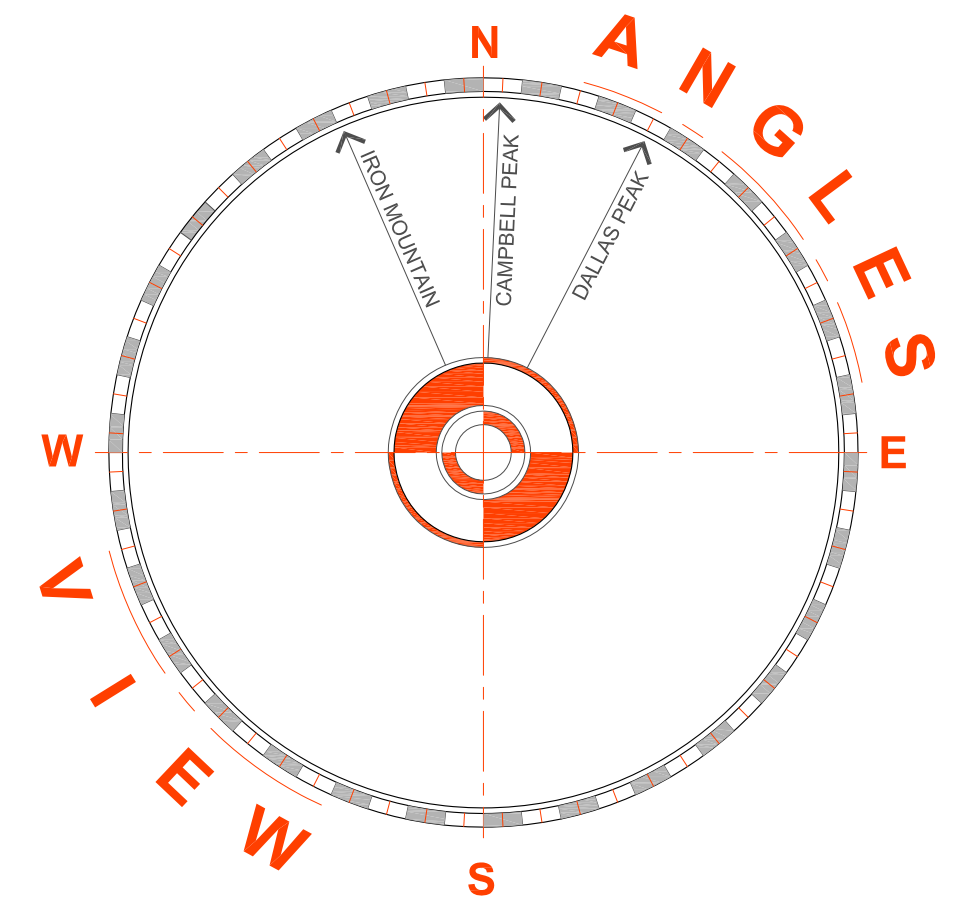
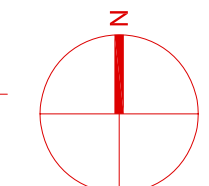
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1 LEVEL 02 - MASTER LEVEL
 SCALE: 3/16" = 1'-0"
AREA SUMMARY
 GROSS AREA - 1561 SF
 DECKS - 101 + 315 = 416SF

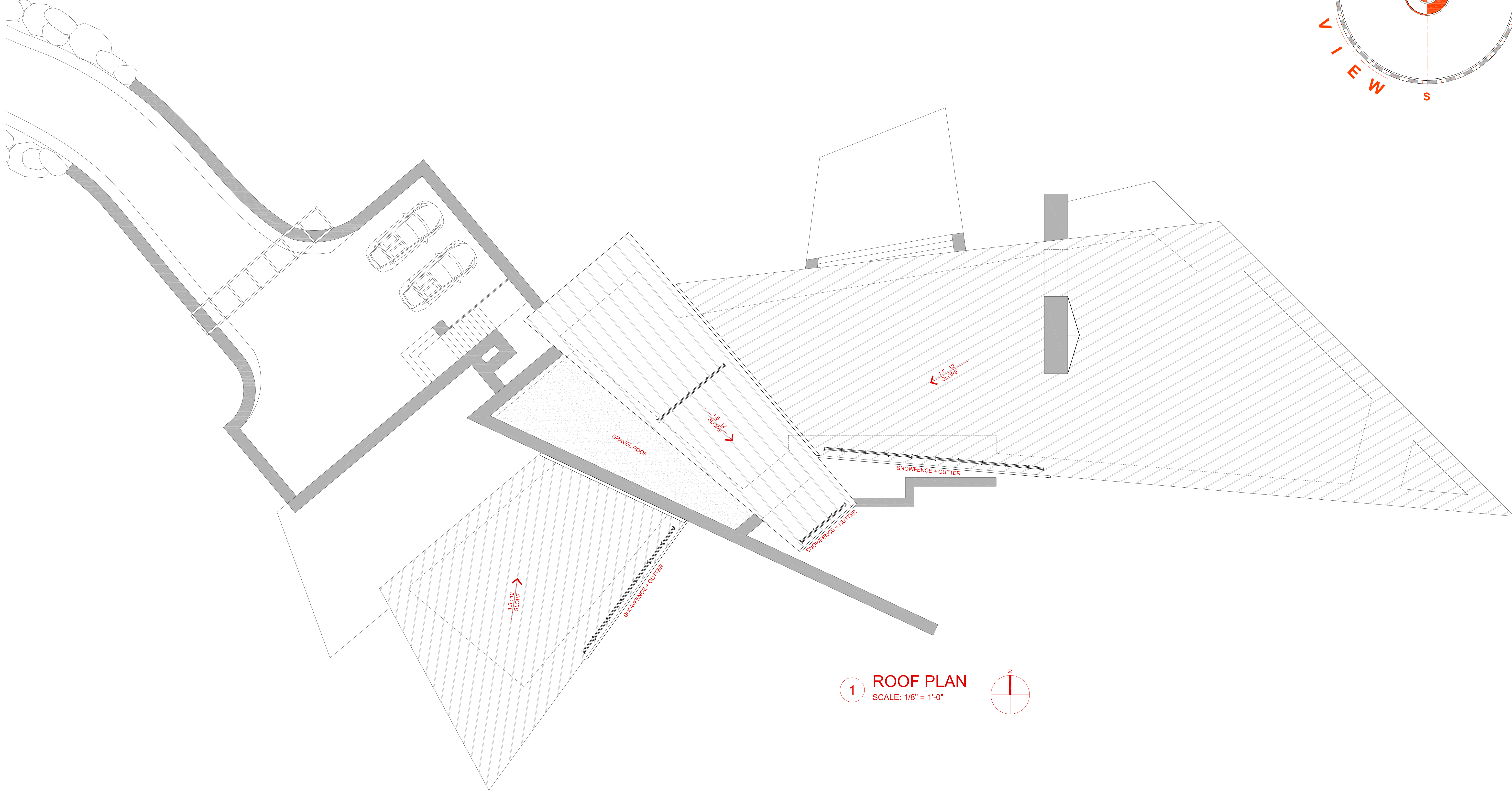


A2.02 - LEVEL 02 FLOOR PLAN

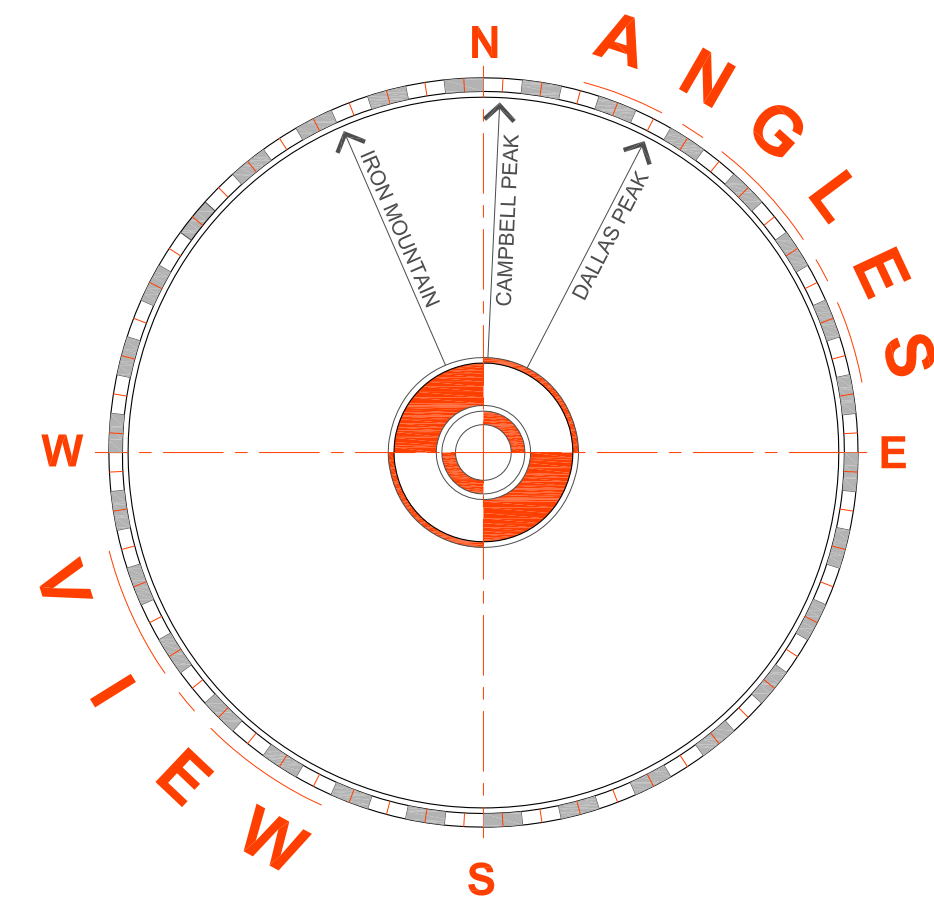
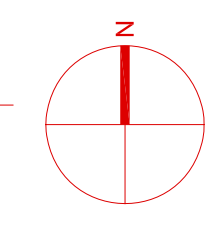
NARCIS TUDOR ARCHITECTS®

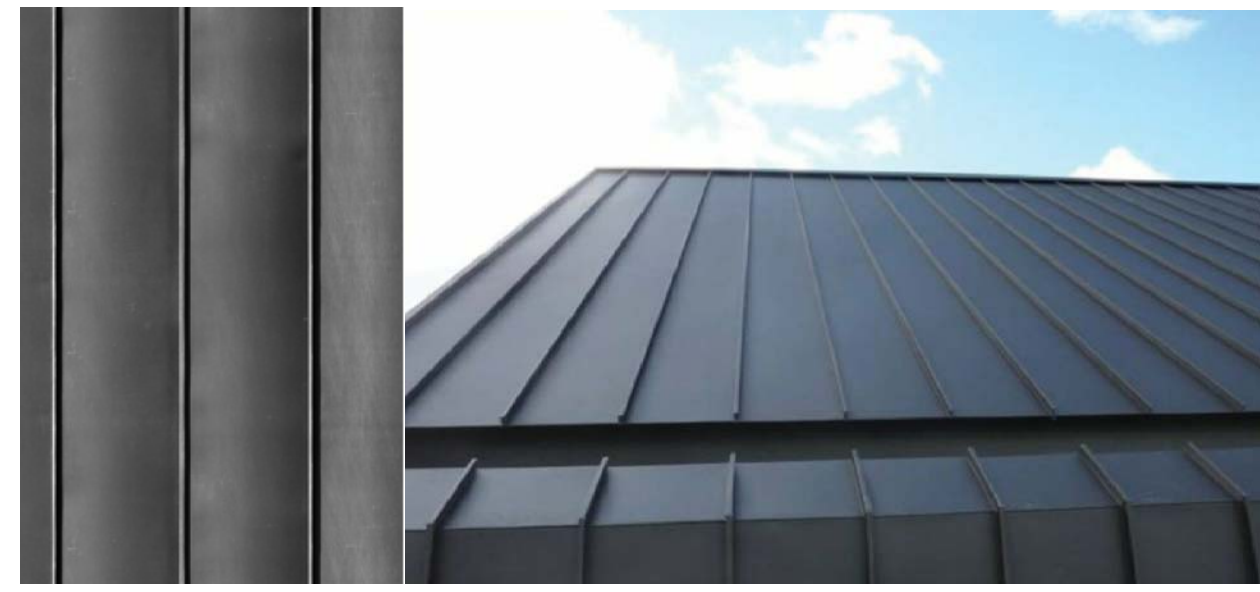
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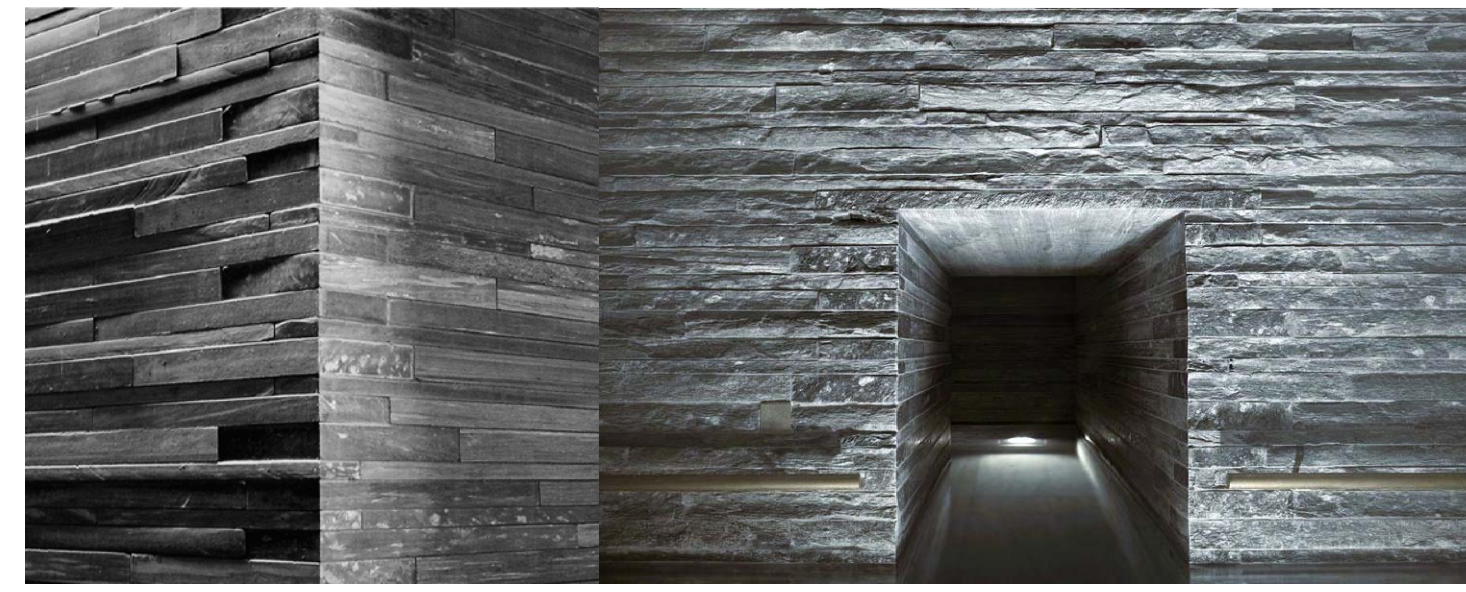


1 ROOF PLAN
SCALE: 1/8" = 1'-0"

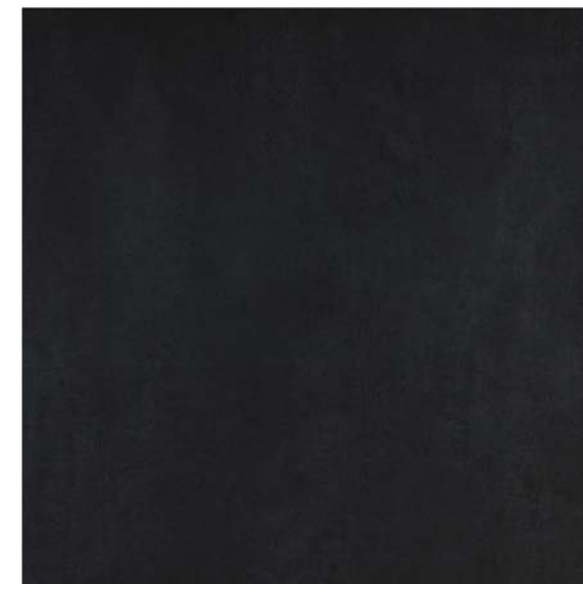




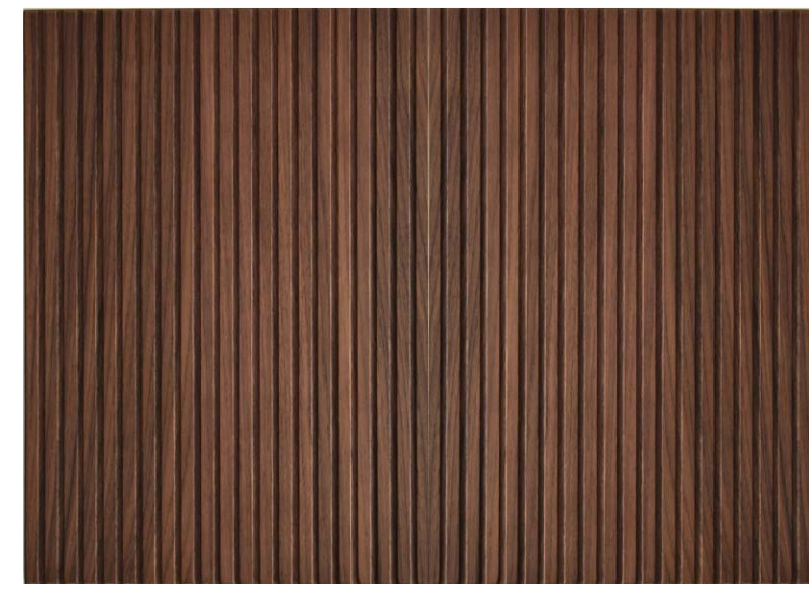
A
STANDING SEAM ROOFING



B
STONE VENEER



C
METAL SIDING



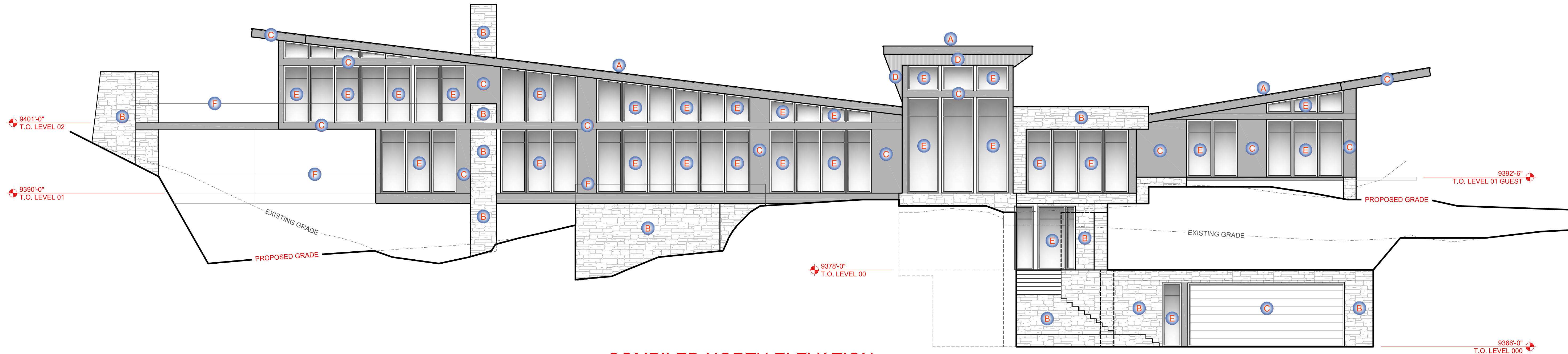
D
WOOD SOFFIT



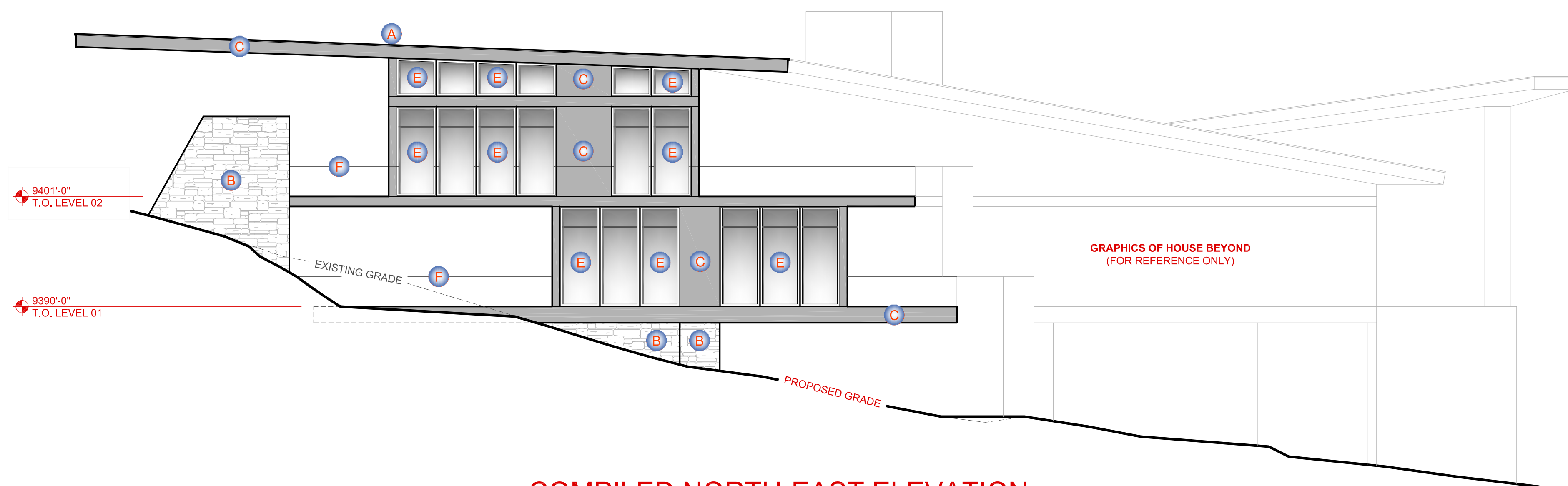
E
CLAD FENESTRATION



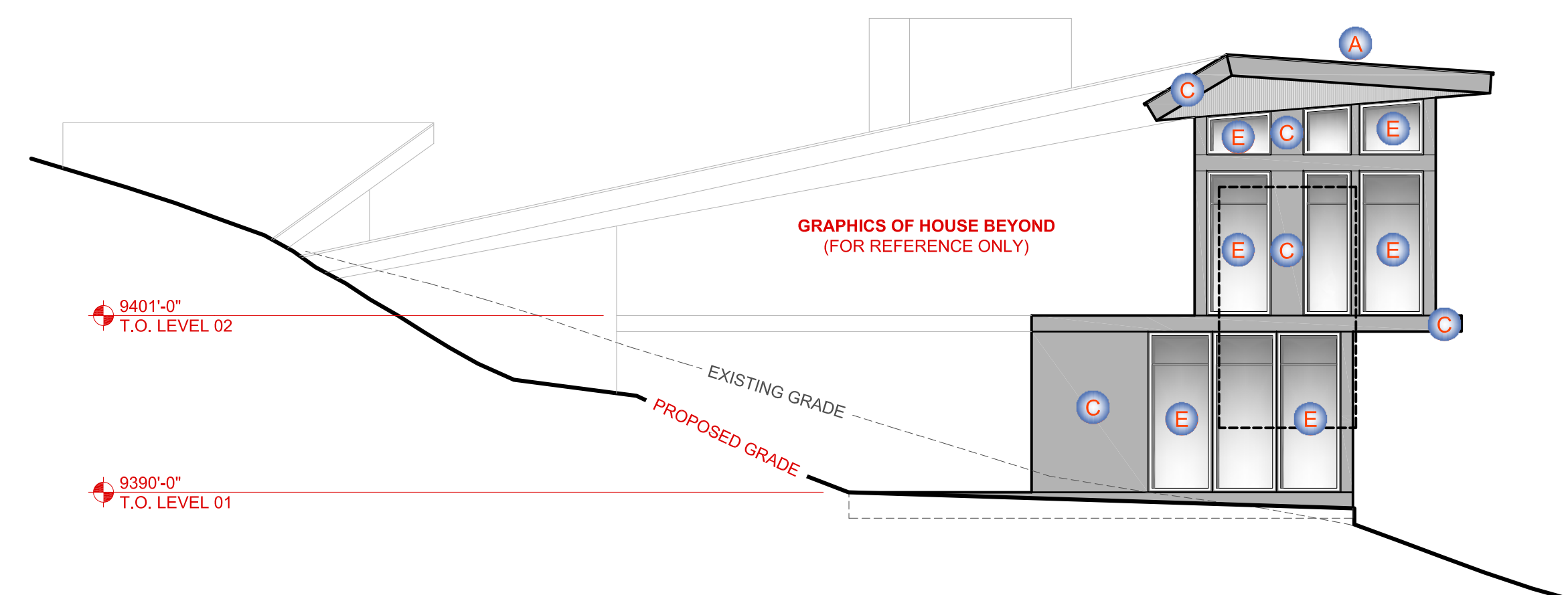
F
PERFORATED PANEL



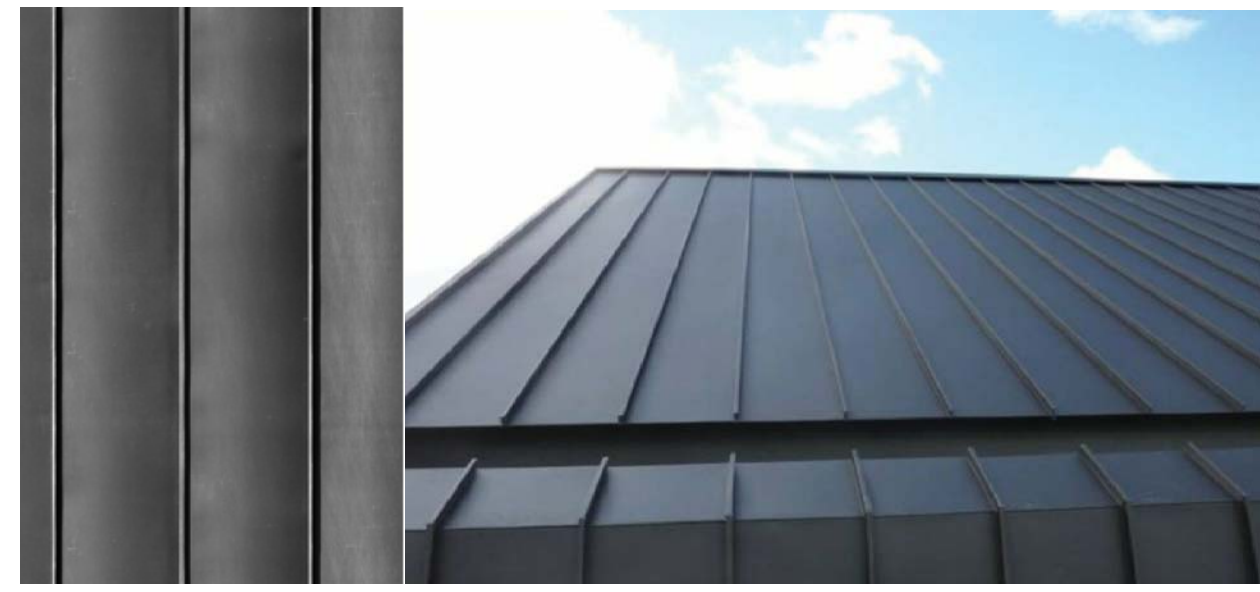
1 **COMPILED NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



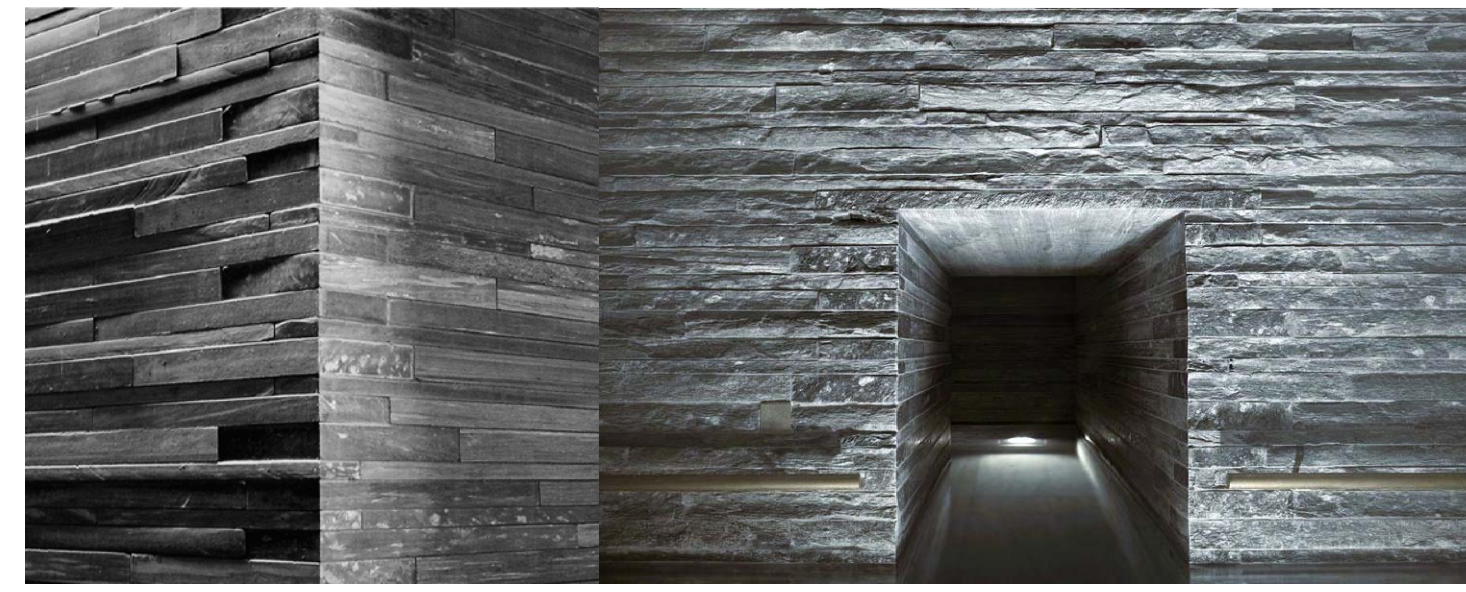
2 **COMPILED NORTH-EAST ELEVATION**
SCALE: 1/8" = 1'-0"



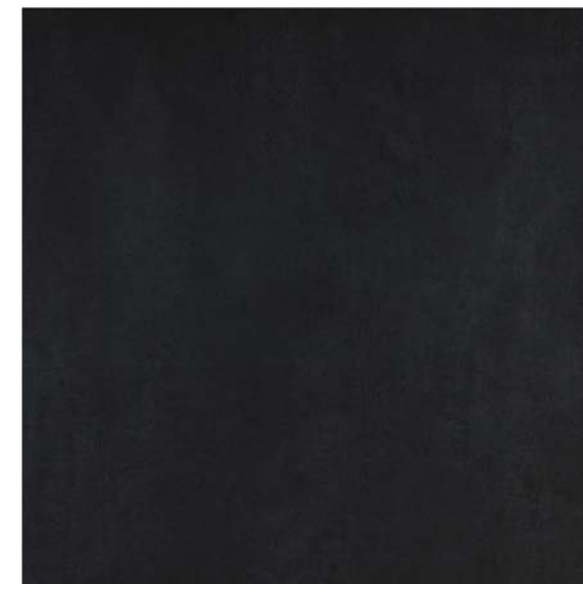
3 **COMPILED SOUTH-EAST ELEVATION**
SCALE: 1/8" = 1'-0"



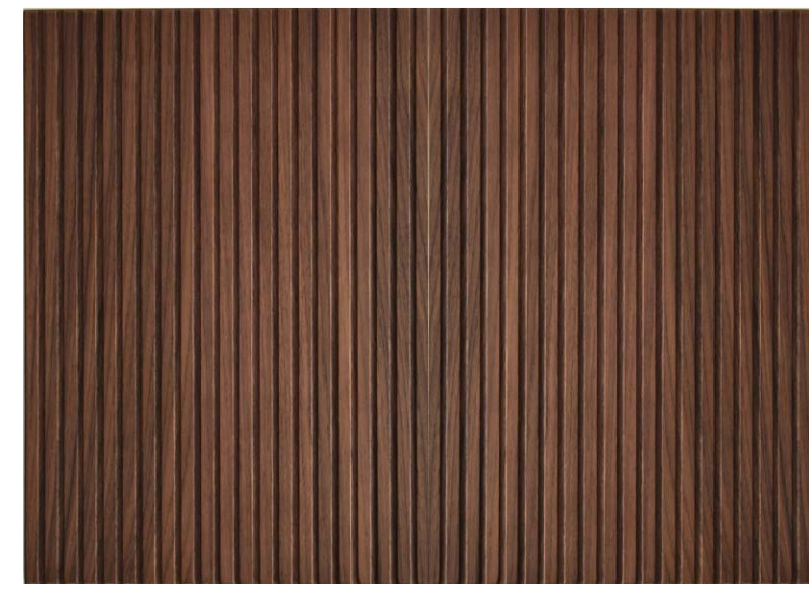
A
STANDING SEAM
ROOFING



B
STONE VENEER



C
METAL SIDING



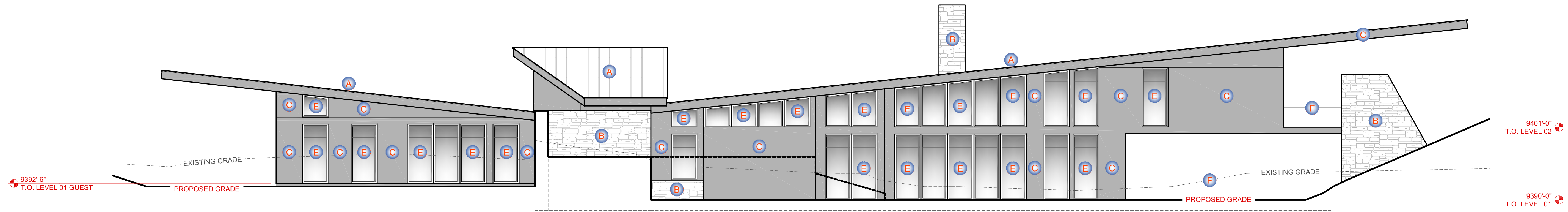
D
WOOD SOFFIT



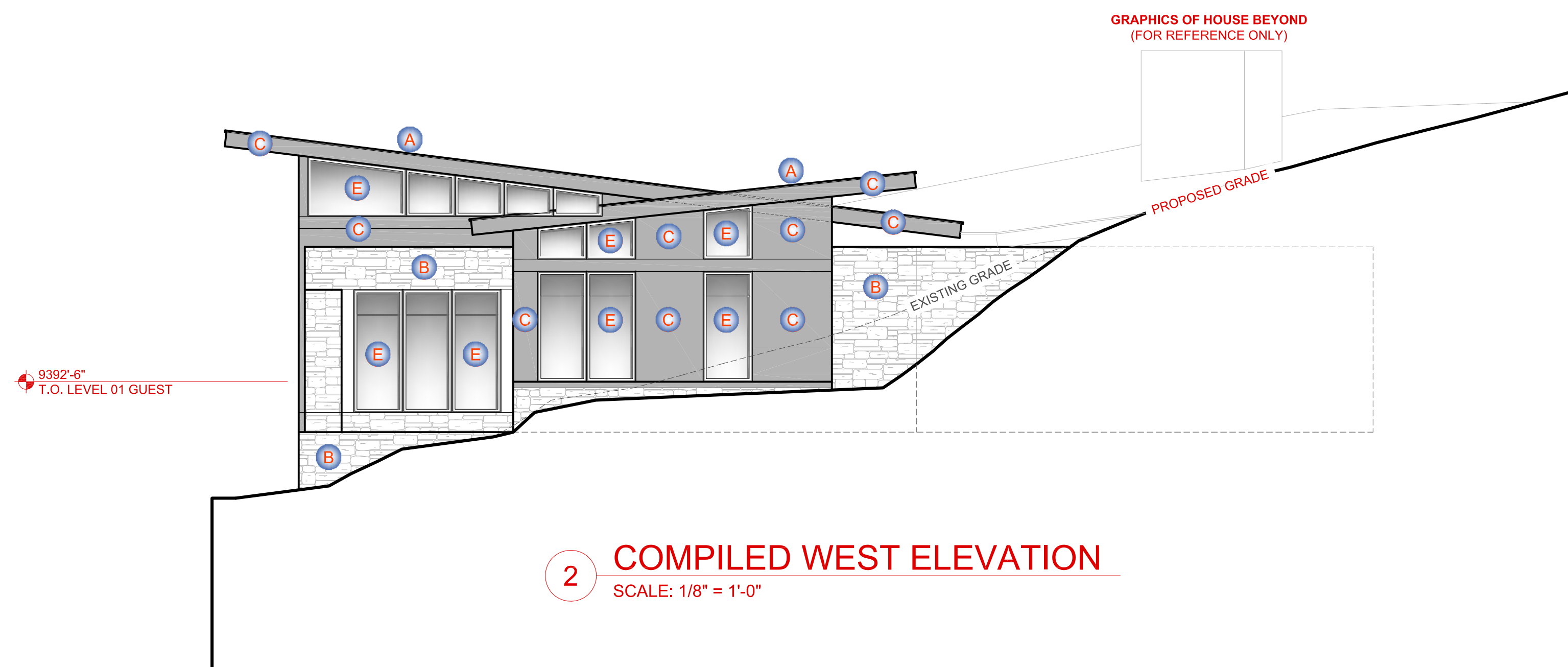
E
CLAD FENESTRATION



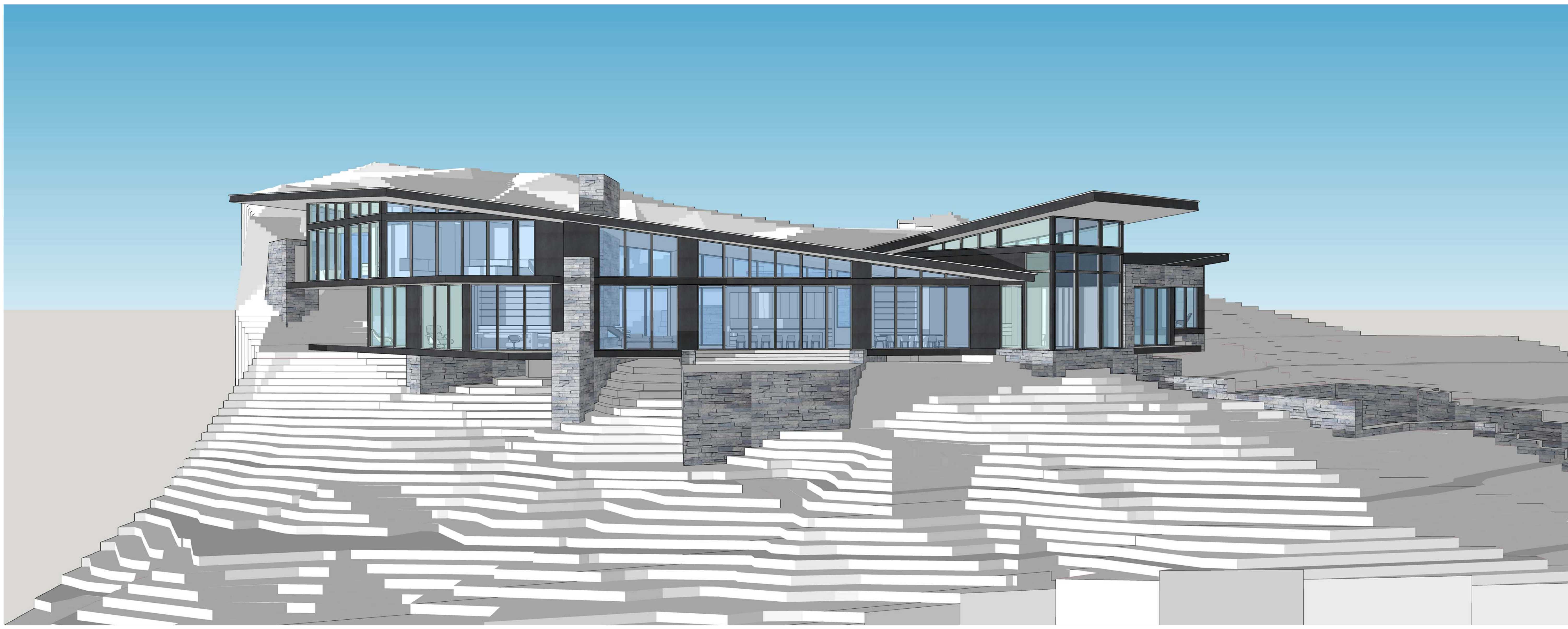
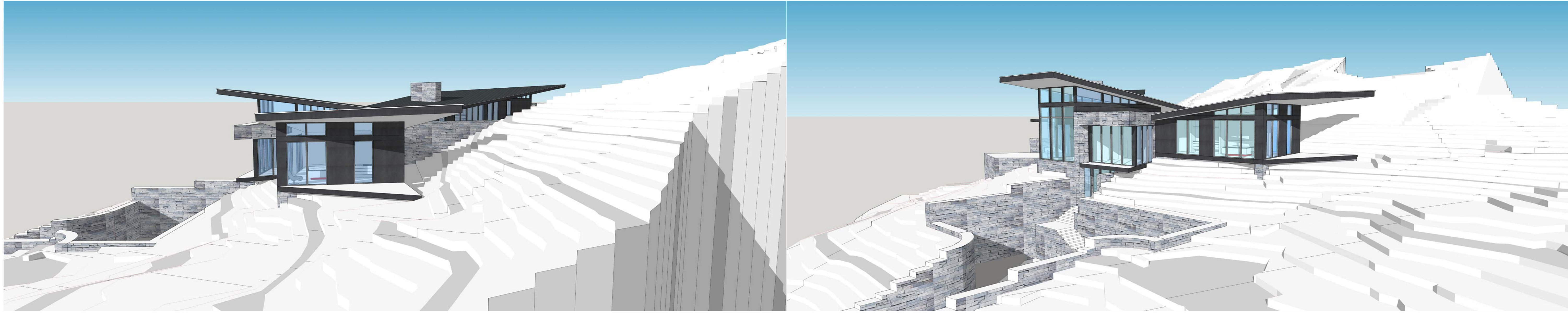
F
PERFORATED PANEL



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



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

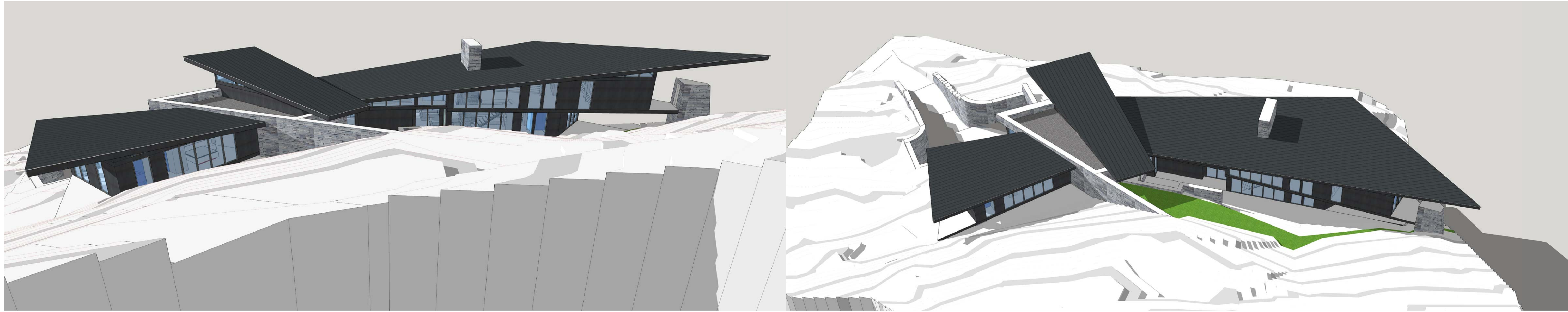
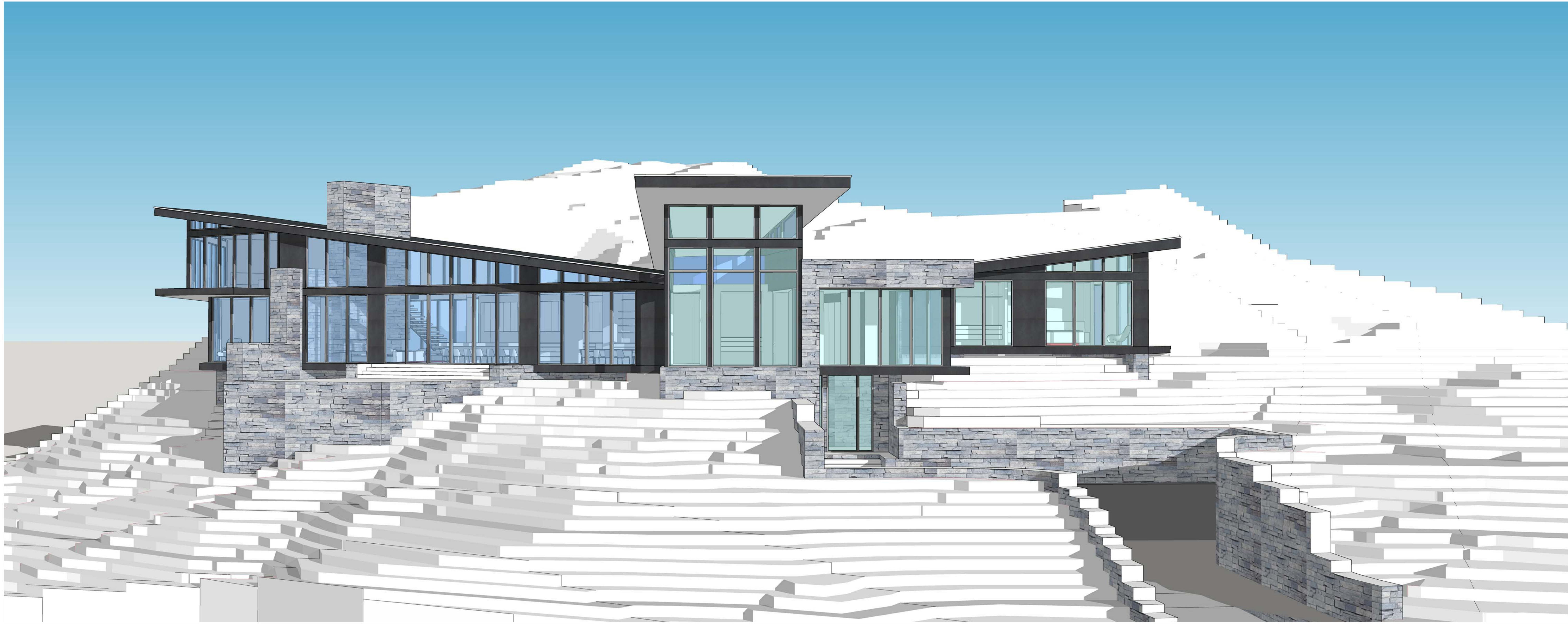


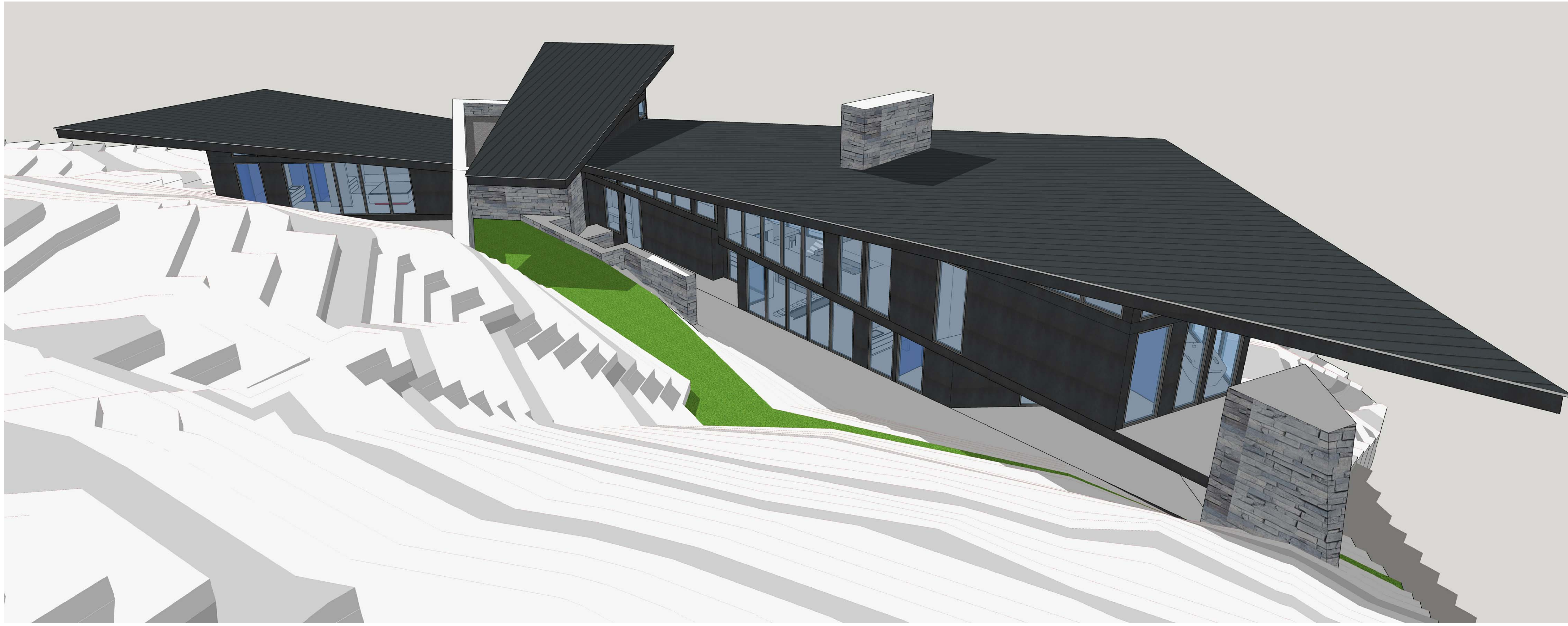
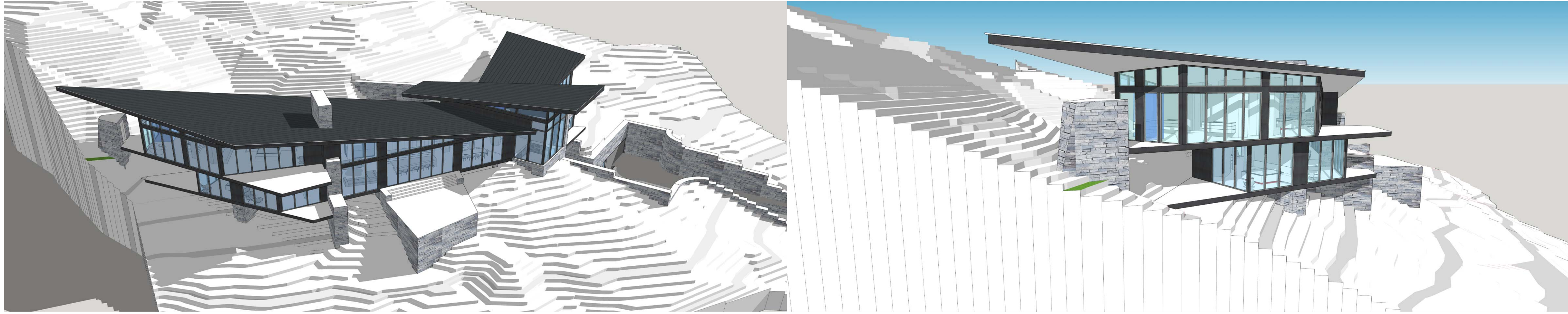
A3.5 - MASSING CONCEPTS

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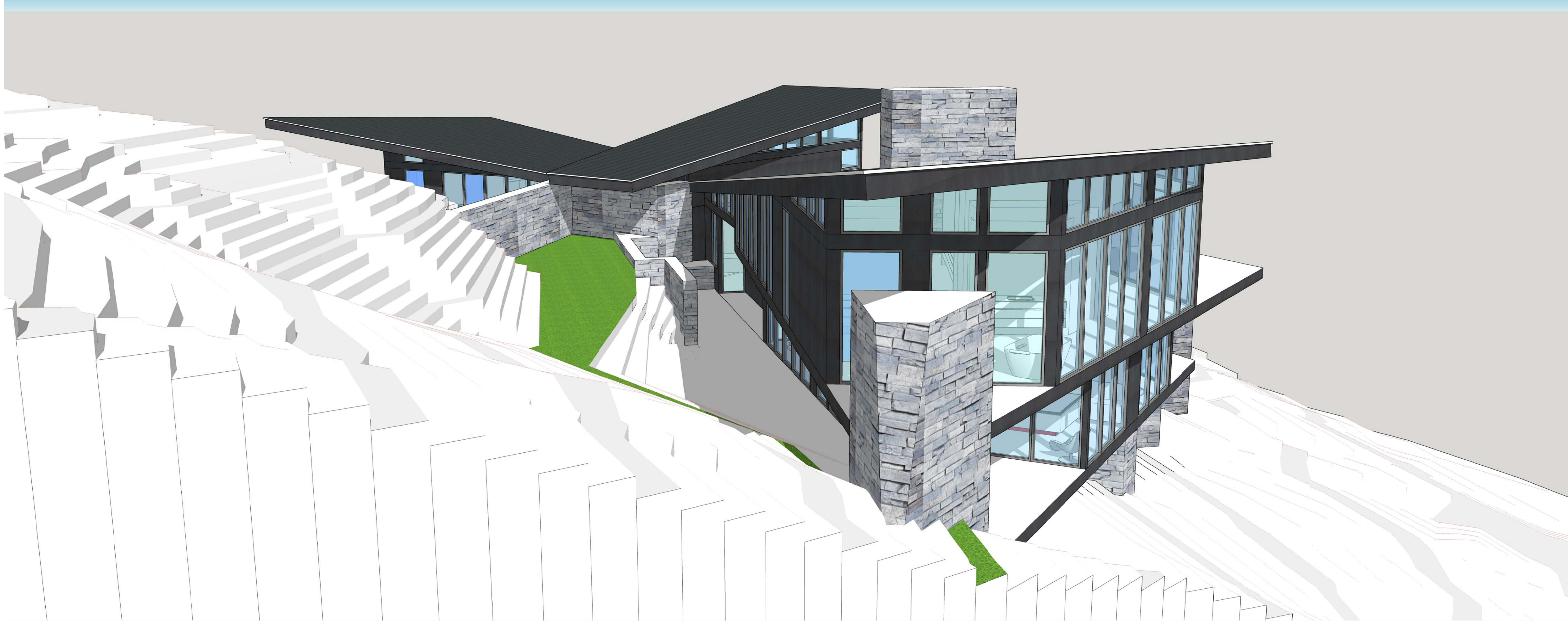
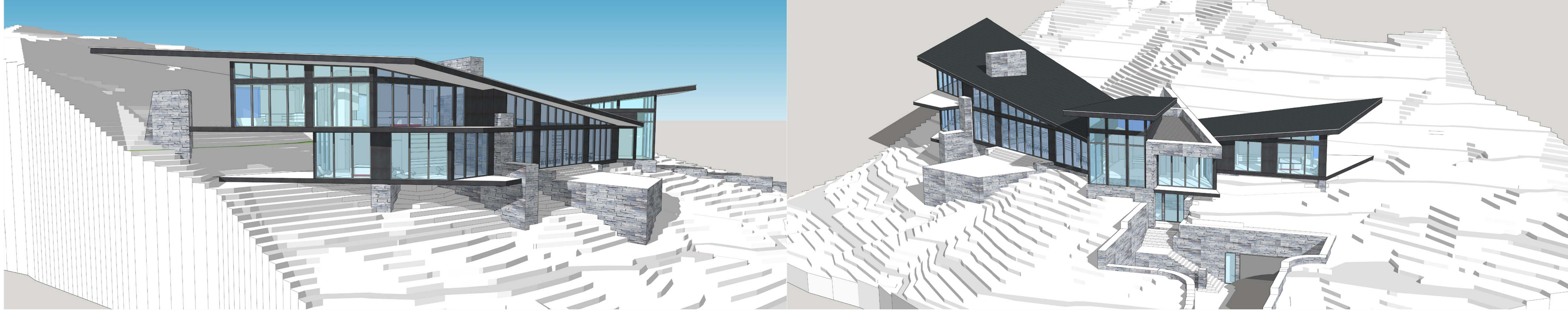


A3.7 - MASSING CONCEPTS

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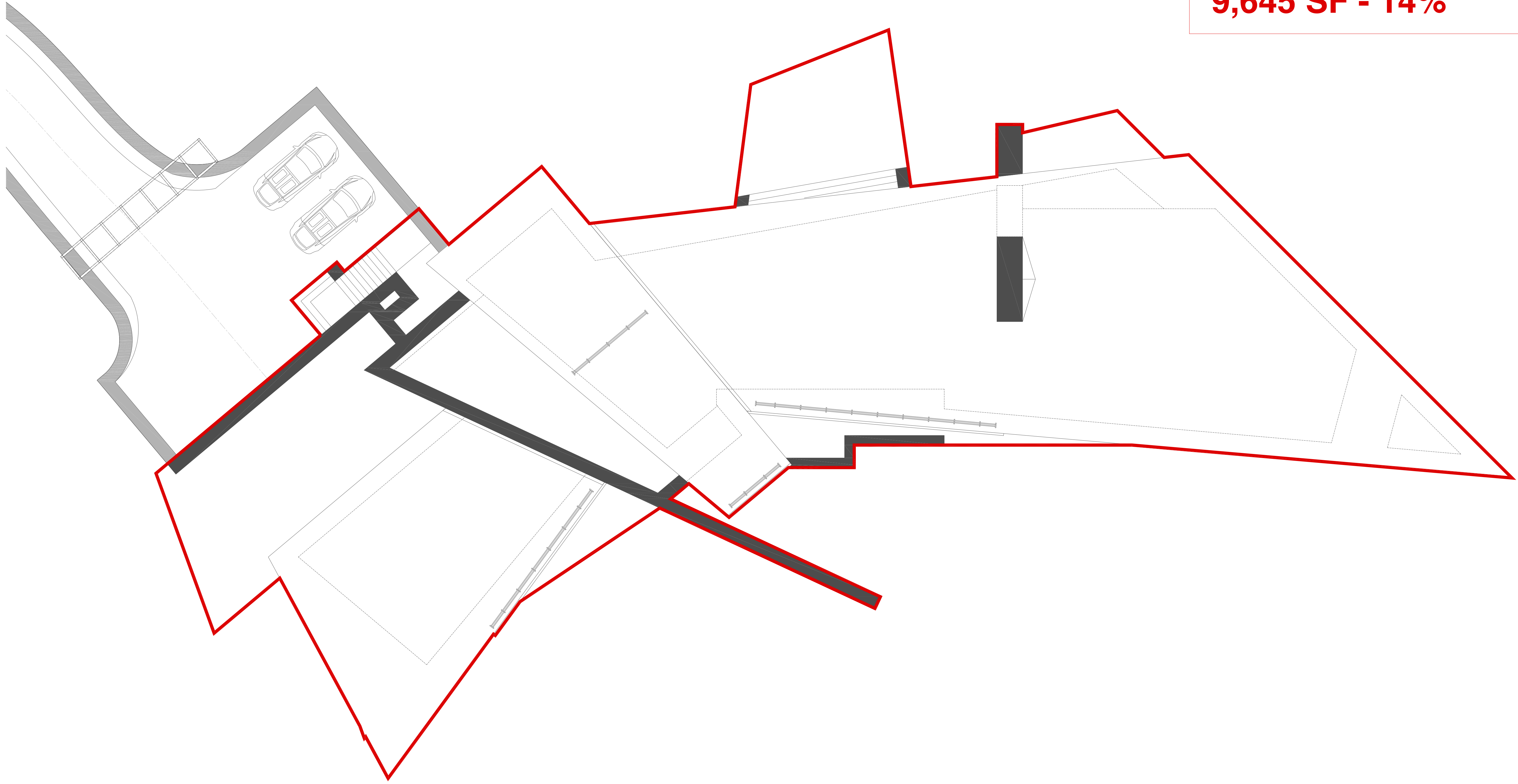


A3.8 - MASSING CONCEPTS

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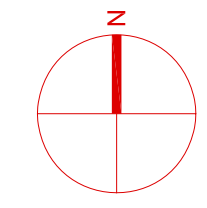
LOT COVERAGE DEFINITION PER CDC

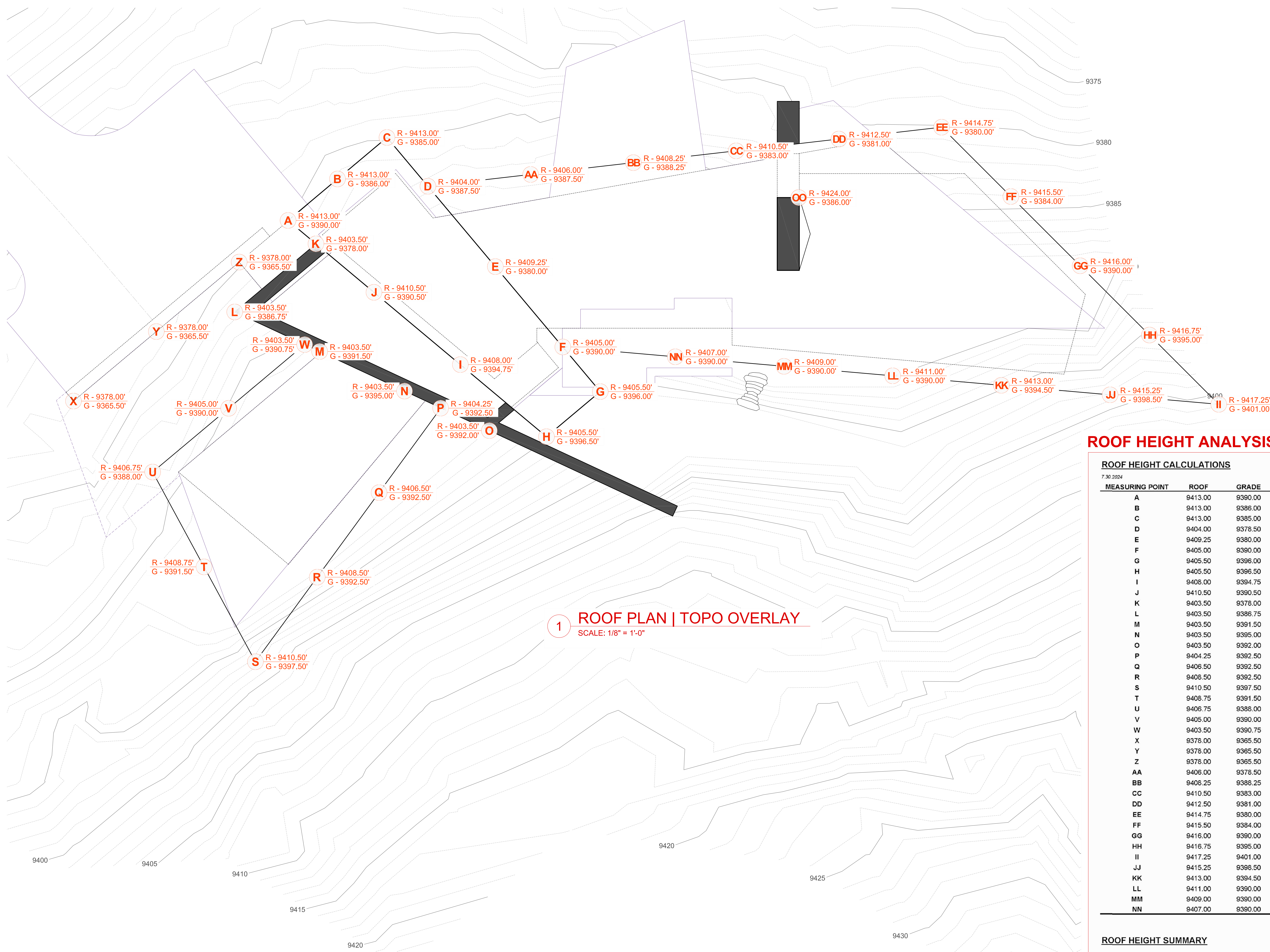
LOT COVERAGE: THE CALCULATION OF THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE, OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCH, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE BUILDING DRIPLINES AND FROM THE EXTERIOR SURFACE OF THE TOTAL WALL ASSEMBLY, WHICHEVER IS MORE RESTRICTIVE.

LOT COVERAGE AREA DIAGRAM

9,645 SF - 14%

SC SITE COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"





1 ROOF PLAN | TOPO OVERLAY
SCALE: 1/8" = 1'-0"

ROOF HEIGHT ANALYSIS

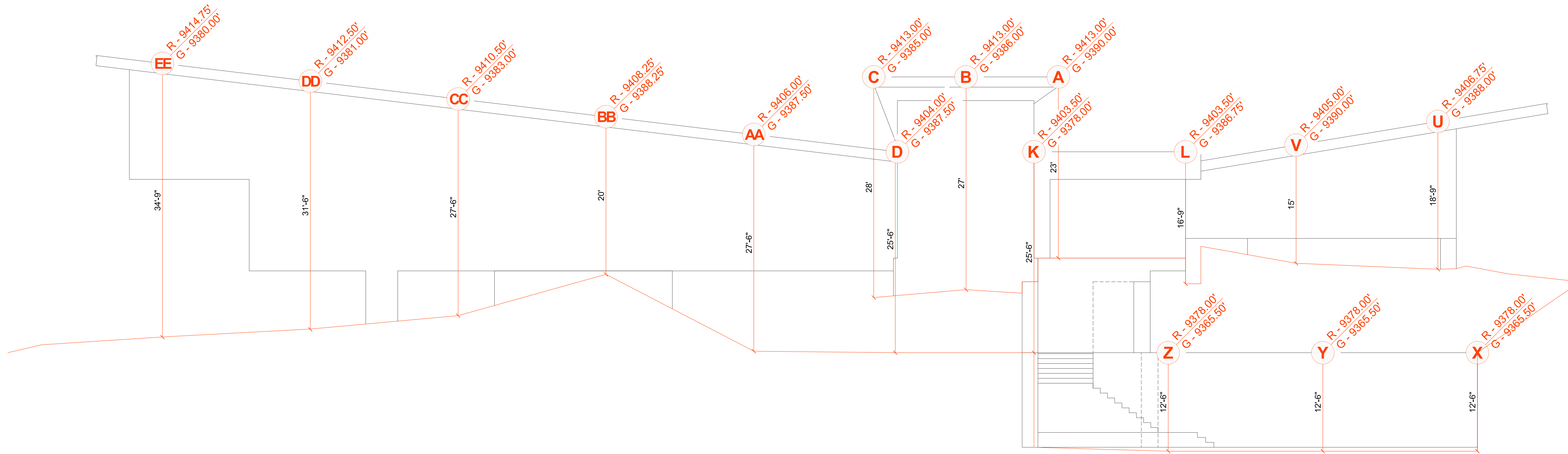
ROOF HEIGHT CALCULATIONS

7.30.2024

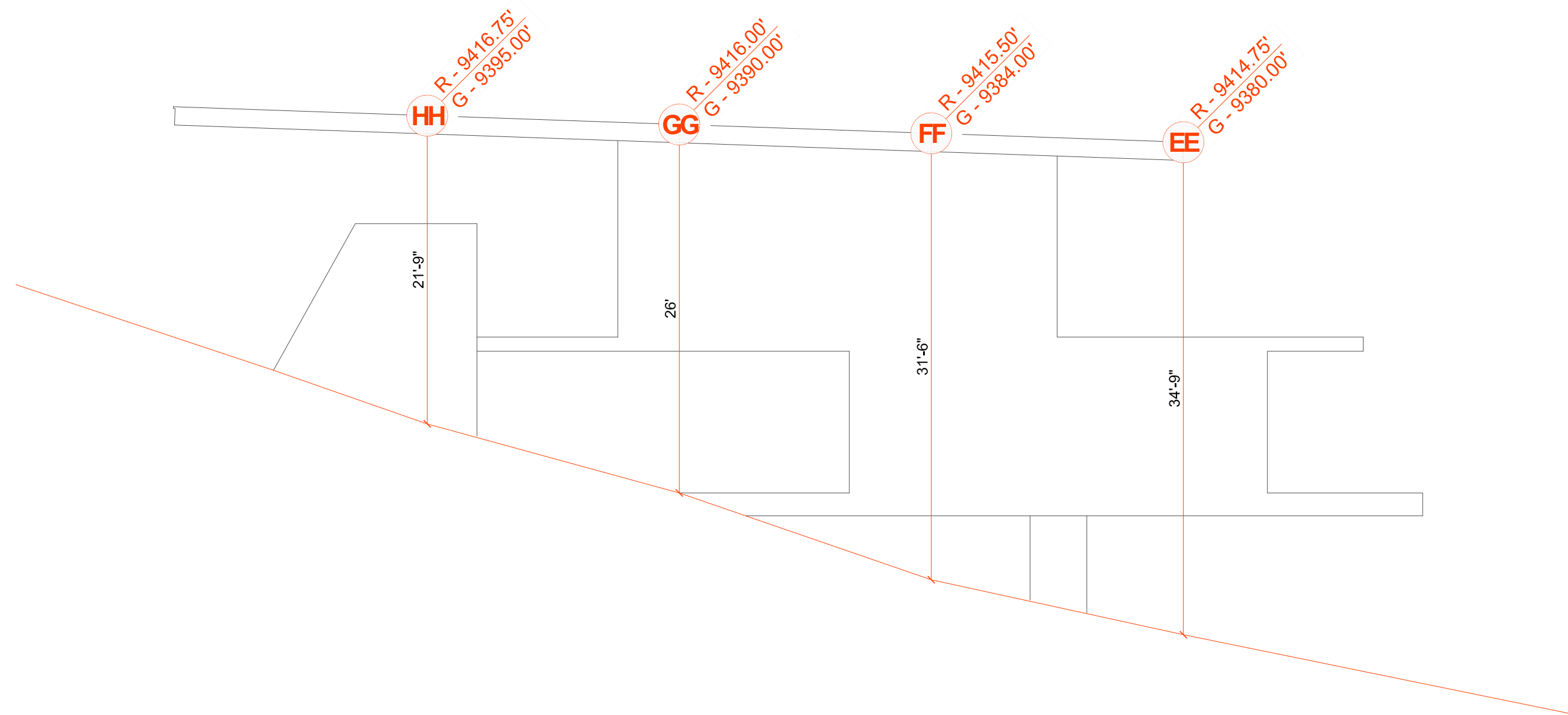
MEASURING POINT	ROOF	GRADE	HEIGHT
A	9413.00	9390.00	23.00
B	9413.00	9386.00	27.00
C	9413.00	9385.00	28.00
D	9404.00	9378.50	25.50
E	9409.25	9380.00	29.25
F	9405.00	9390.00	15.00
G	9405.50	9396.00	9.50
H	9405.50	9396.50	9.00
I	9408.00	9394.75	13.25
J	9410.50	9390.50	20.00
K	9403.50	9378.00	25.50
L	9403.50	9386.75	16.75
M	9403.50	9391.50	12.00
N	9403.50	9395.00	8.50
O	9403.50	9392.00	11.50
P	9404.25	9392.50	11.75
Q	9406.50	9392.50	14.00
R	9408.50	9392.50	16.00
S	9410.50	9397.50	13.00
T	9408.75	9391.50	17.25
U	9406.75	9388.00	18.75
V	9405.00	9390.00	15.00
W	9403.50	9390.75	12.75
X	9378.00	9365.50	12.50
Y	9378.00	9365.50	12.50
Z	9378.00	9365.50	12.50
AA	9406.00	9378.50	27.50
BB	9408.25	9388.25	20.00
CC	9410.50	9383.00	27.50
DD	9412.50	9381.00	31.50
EE	9414.75	9380.00	34.75
FF	9415.50	9384.00	31.50
GG	9416.00	9390.00	26.00
HH	9416.75	9395.00	21.75
II	9417.25	9401.00	16.25
JJ	9415.25	9398.50	16.75
KK	9413.00	9394.50	18.50
LL	9411.00	9390.00	21.00
MM	9409.00	9390.00	19.00
NN	9407.00	9390.00	17.00

ROOF HEIGHT SUMMARY

ROOF HIGH POINT: EE 34.75
ROOF AVERAGE: 18.97



1 NORTH COMPOSITE HEIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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

ROOF HEIGHT ANALYSIS

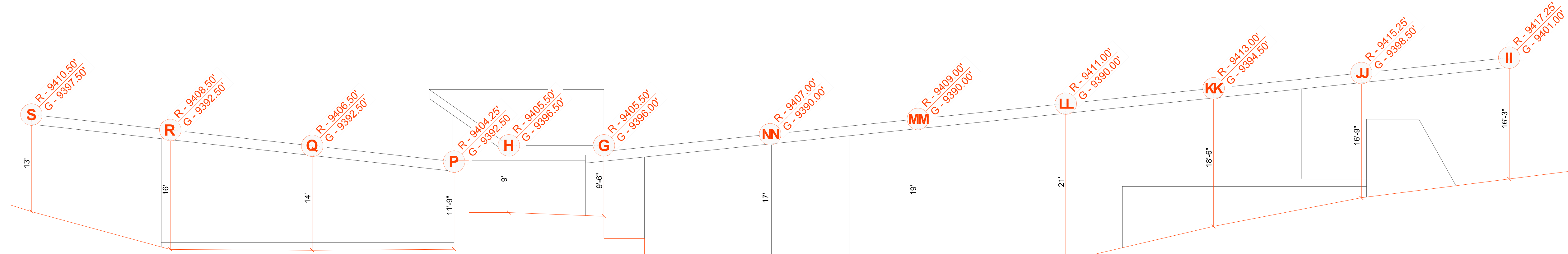
ROOF HEIGHT CALCULATIONS

7.30.2024

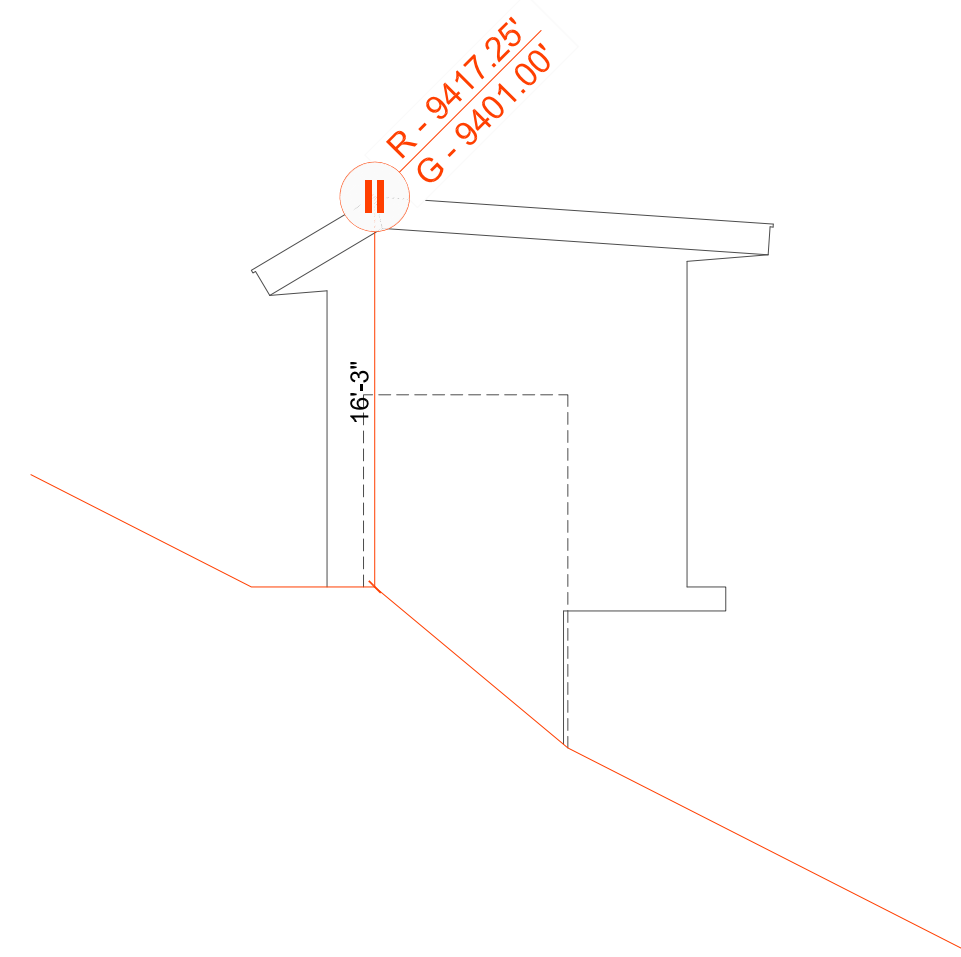
MEASURING POINT	ROOF	GRADE	HEIGHT
A	9413.00	9390.00	23.00
B	9413.00	9386.00	27.00
C	9413.00	9385.00	28.00
D	9404.00	9378.50	25.50
E	9409.25	9380.00	29.25
F	9405.00	9390.00	15.00
G	9405.50	9396.00	9.50
H	9405.50	9396.50	9.00
I	9408.00	9394.75	13.25
J	9410.50	9390.50	20.00
K	9403.50	9378.00	25.50
L	9403.50	9386.75	16.75
M	9403.50	9391.50	12.00
N	9403.50	9395.00	8.50
O	9403.50	9392.00	11.50
P	9404.25	9392.50	11.75
Q	9406.50	9392.50	14.00
R	9408.50	9392.50	16.00
S	9410.50	9397.50	13.00
T	9408.75	9391.50	17.25
U	9406.75	9388.00	18.75
V	9405.00	9390.00	15.00
W	9403.50	9390.75	12.75
X	9378.00	9365.50	12.50
Y	9378.00	9365.50	12.50
Z	9378.00	9365.50	12.50
AA	9406.00	9378.50	27.50
BB	9408.25	9388.25	20.00
CC	9410.50	9383.00	27.50
DD	9412.50	9381.00	31.50
EE	9414.75	9380.00	34.75
FF	9415.50	9384.00	31.50
GG	9416.00	9390.00	26.00
HH	9416.75	9395.00	21.75
II	9417.25	9401.00	16.25
JJ	9415.25	9398.50	16.75
KK	9413.00	9394.50	18.50
LL	9411.00	9390.00	21.00
MM	9409.00	9390.00	19.00
NN	9407.00	9390.00	17.00

ROOF HEIGHT SUMMARY

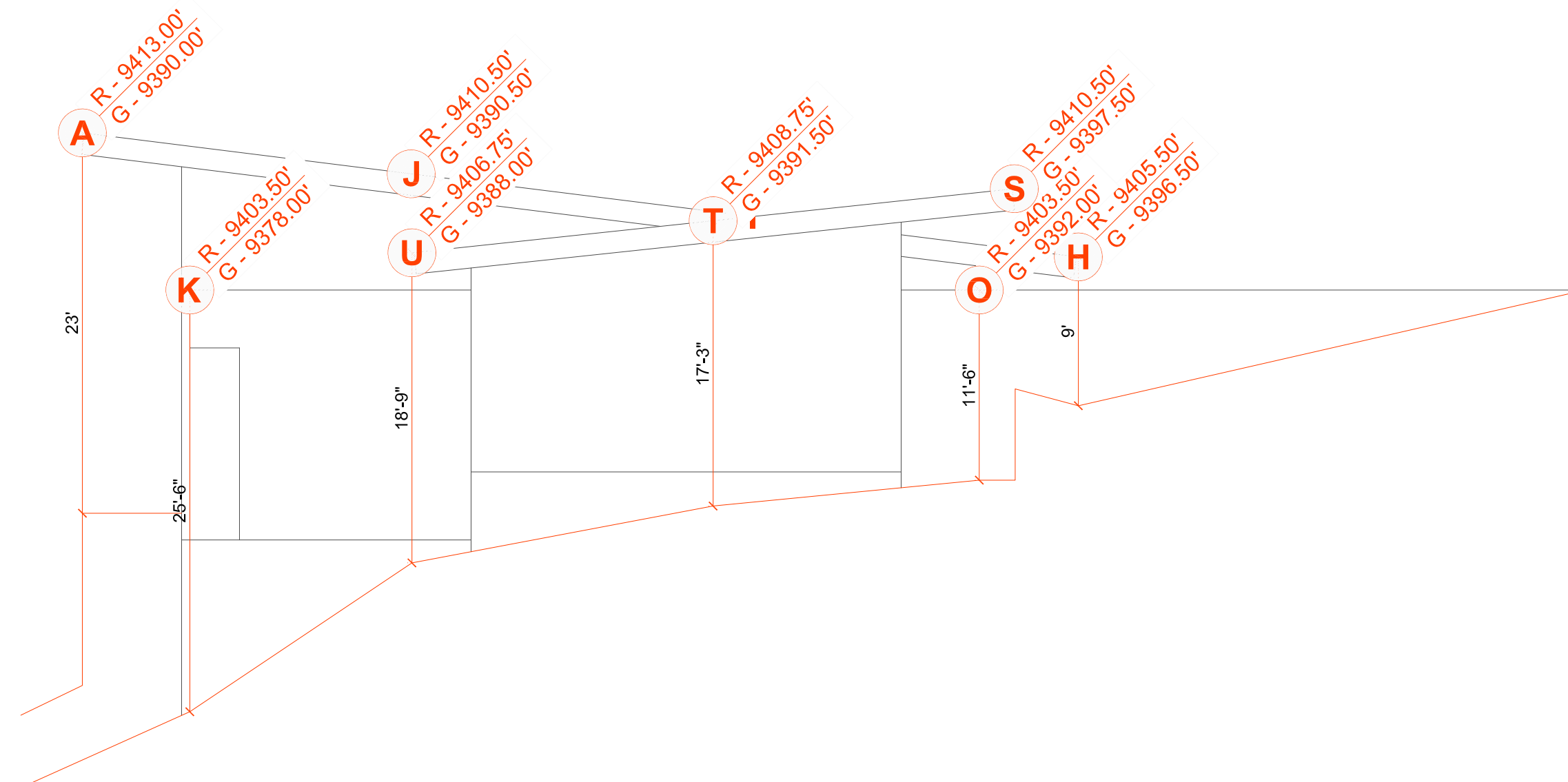
ROOF HIGH POINT:	EE	34.75
ROOF AVERAGE:		18.97



1 SOUTH COMPOSITE HEIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST PEAK HEIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST COMPOSITE HEIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ROOF HEIGHT ANALYSIS

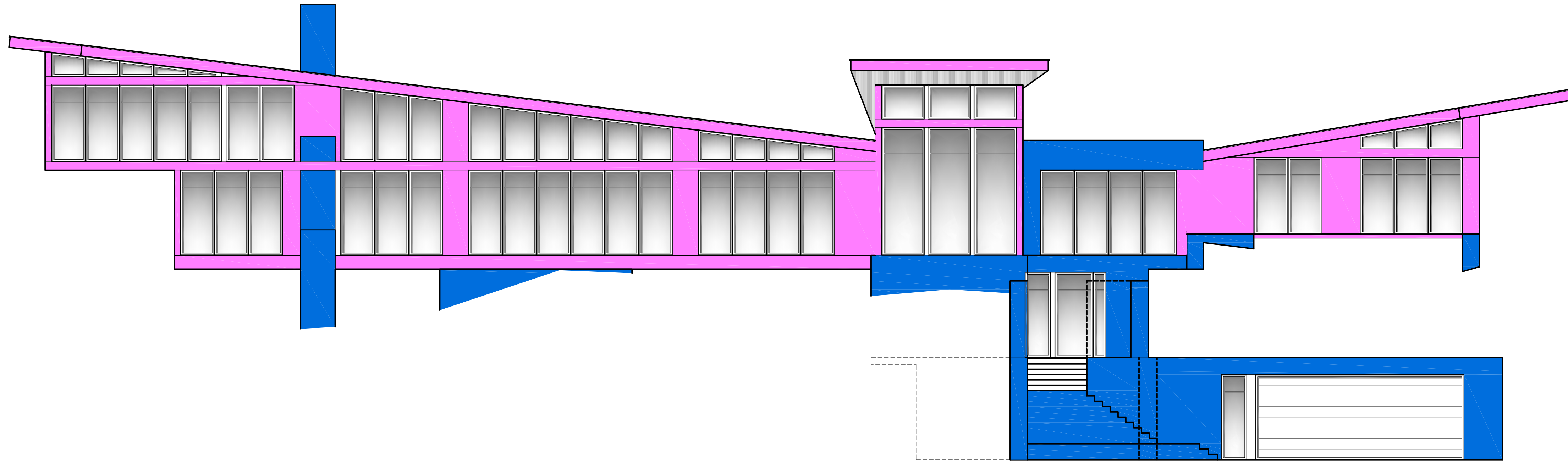
ROOF HEIGHT CALCULATIONS

7.30.2024

MEASURING POINT	ROOF	GRADE	HEIGHT
A	9413.00	9390.00	23.00
B	9413.00	9386.00	27.00
C	9413.00	9385.00	28.00
D	9404.00	9378.50	25.50
E	9409.25	9380.00	29.25
F	9405.00	9390.00	15.00
G	9405.50	9396.00	9.50
H	9405.50	9396.50	9.00
I	9408.00	9394.75	13.25
J	9410.50	9390.50	20.00
K	9403.50	9378.00	25.50
L	9403.50	9386.75	16.75
M	9403.50	9391.50	12.00
N	9403.50	9395.00	8.50
O	9403.50	9392.00	11.50
P	9404.25	9392.50	11.75
Q	9406.50	9392.50	14.00
R	9408.50	9392.50	16.00
S	9410.50	9397.50	13.00
T	9408.75	9391.50	17.25
U	9406.75	9388.00	18.75
V	9405.00	9390.00	15.00
W	9403.50	9390.75	12.75
X	9378.00	9365.50	12.50
Y	9378.00	9365.50	12.50
Z	9378.00	9365.50	12.50
AA	9406.00	9378.50	27.50
BB	9408.25	9388.25	20.00
CC	9410.50	9383.00	27.50
DD	9412.50	9381.00	31.50
EE	9414.75	9380.00	34.75
FF	9415.50	9384.00	31.50
GG	9416.00	9390.00	26.00
HH	9416.75	9395.00	21.75
II	9417.25	9401.00	16.25
JJ	9415.25	9398.50	16.75
KK	9413.00	9394.50	18.50
LL	9411.00	9390.00	21.00
MM	9409.00	9390.00	19.00
NN	9407.00	9390.00	17.00

ROOF HEIGHT SUMMARY

ROOF HIGH POINT:	EE	34.75
ROOF AVERAGE:		18.97



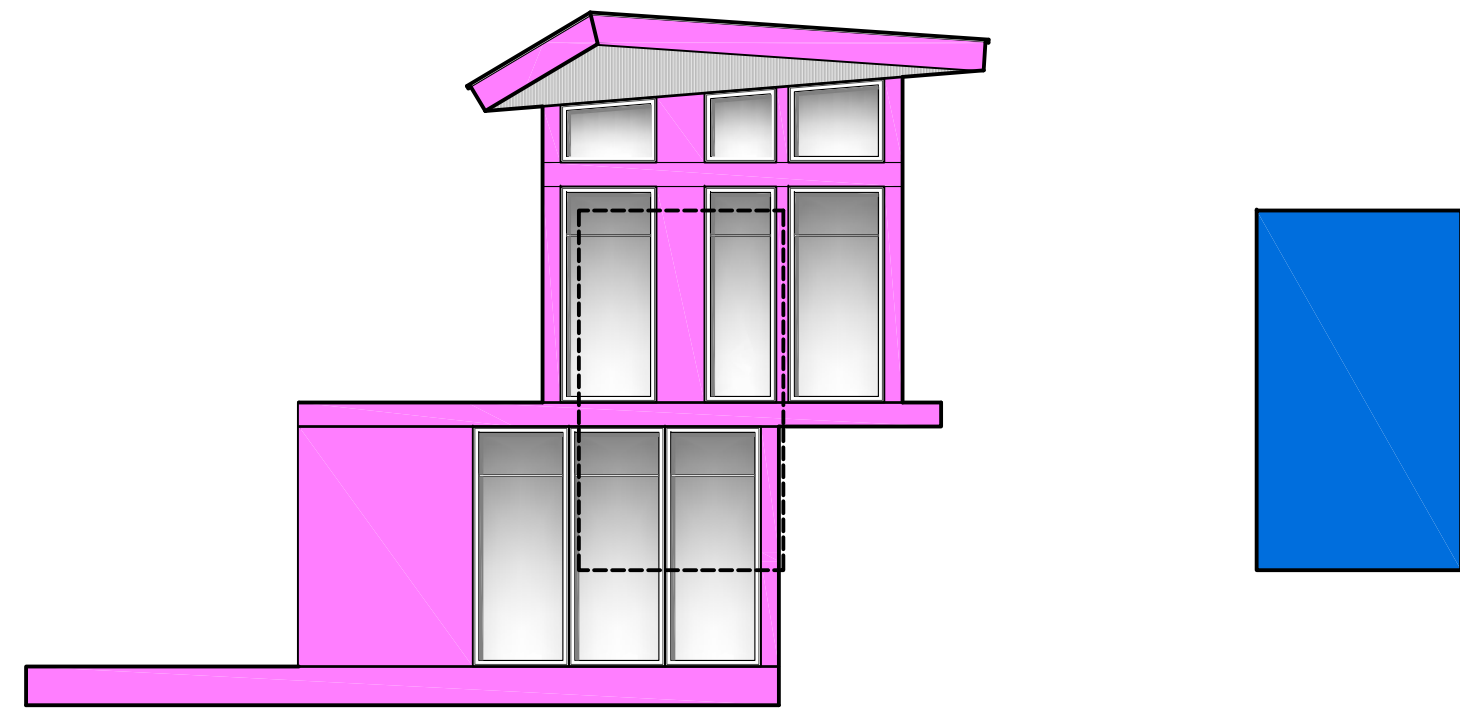
A EXTERIOR MATERIALS NORTH ELEVATION - A
SCALE: 1/8" = 1'-0"

ELEVATION - A		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	883.00	27%
METAL	909.00	27%
GLAZING	1528.00	46%
TOTAL	3320.00	100%

1004BR SUMMARY

7.25.2024

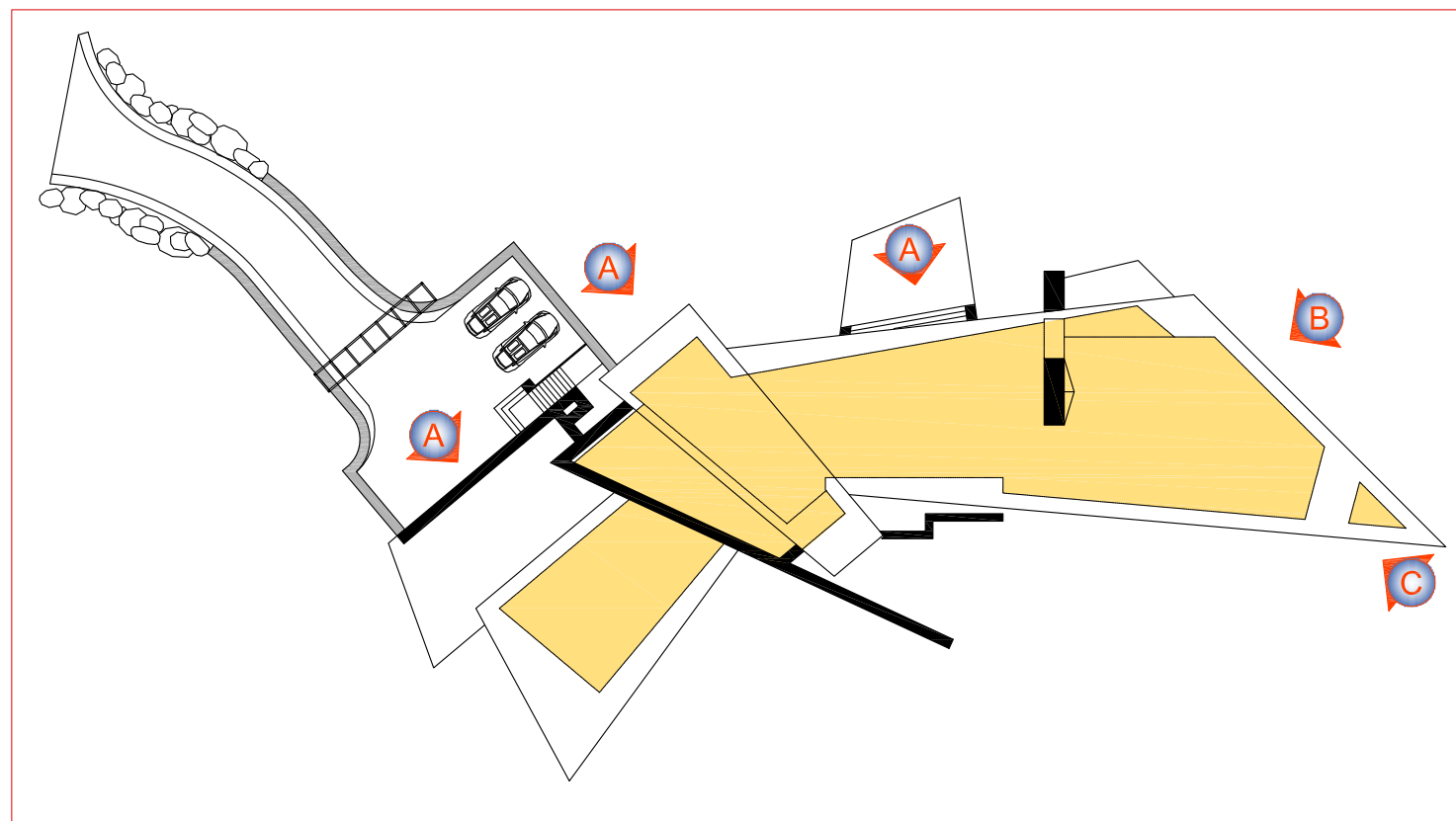
ELEVATION	STONE	METAL	GLAZING	
A	883.00	909.00	1528.00	
B	243.00	398.00	423.00	
C	128.00	246.00	198.00	
D	271.00	1253.00	769.00	
E	466.00	370.00	269.00	
F	924.00	0.00	0.00	
G	899.00	0.00	0.00	
H	583.00	0.00	0.00	
I	2481.00	0.00	0.00	
J	0.00	64.00	75.00	
TOTAL WALL AREA	6878.00	3240.00	3262.00	13380.00 WALL AREA
PERCENTAGE	51.4%	24.2%	24.4%	100.0%



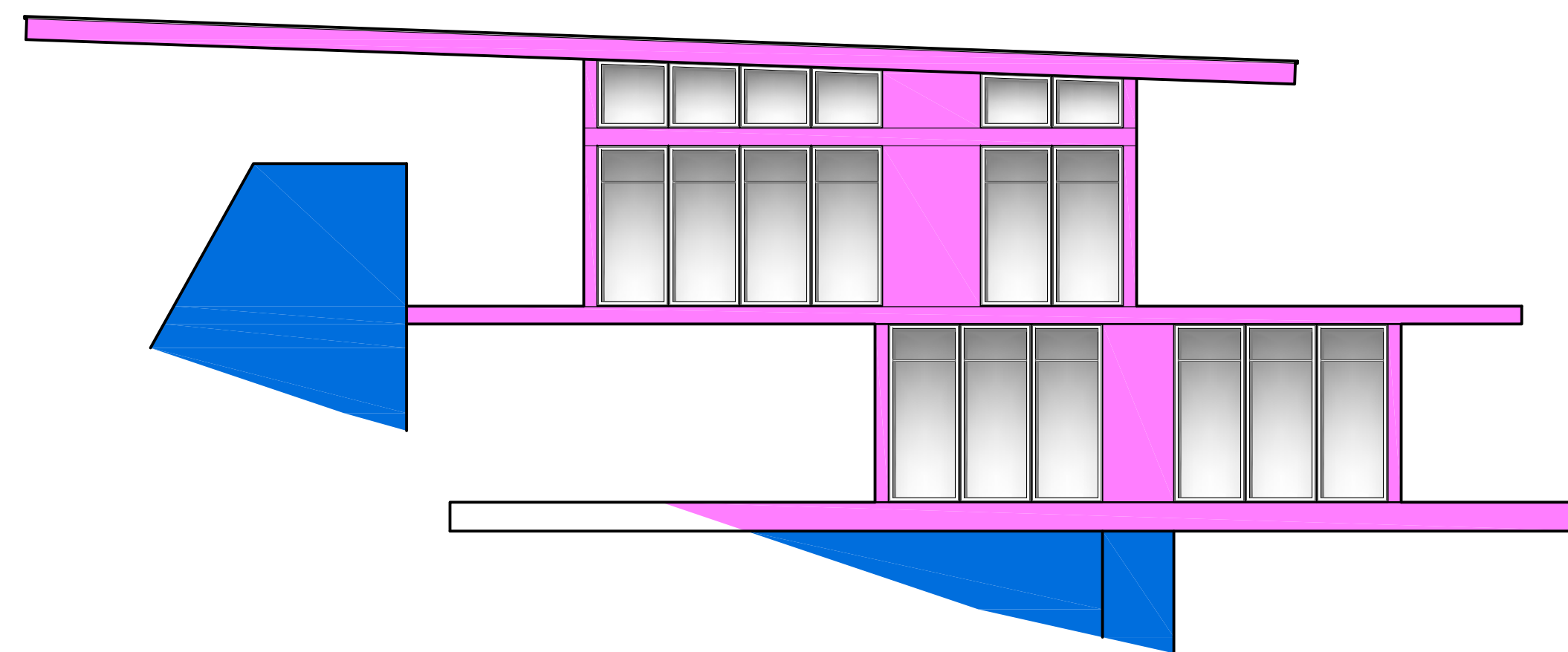
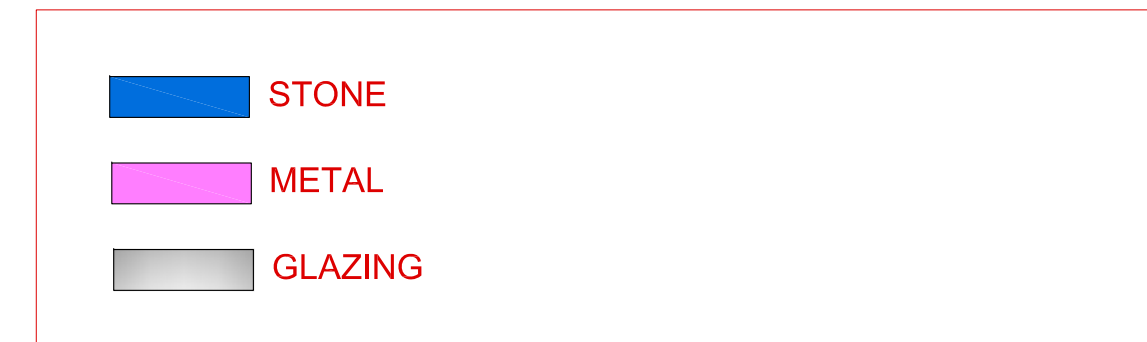
C EXTERIOR MATERIALS EAST ELEVATION - C
SCALE: 1/8" = 1'-0"

ELEVATION - C		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	128.00	22%
METAL	246.00	43%
GLAZING	198.00	35%
TOTAL	572.00	100%

KEY PLAN

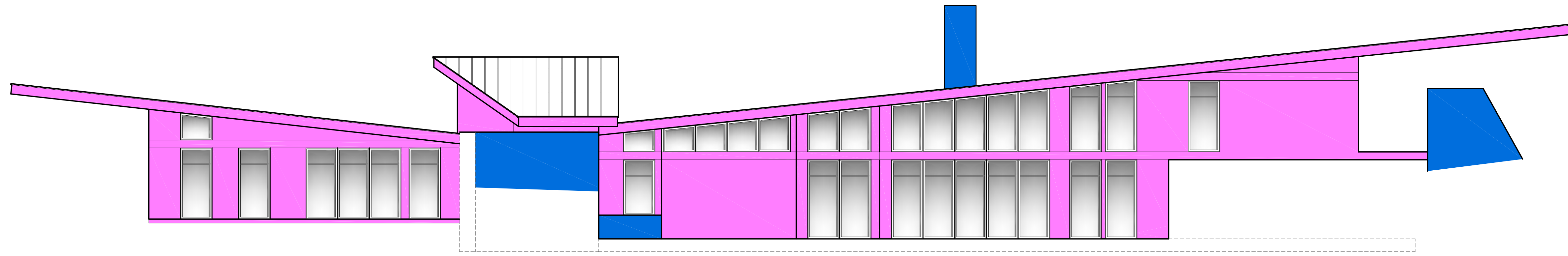


MATERIAL KEY



B EXTERIOR MATERIALS EAST ELEVATION - B
SCALE: 1/8" = 1'-0"

ELEVATION - B		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	243.00	23%
METAL	398.00	37%
GLAZING	423.00	40%
TOTAL	1064.00	100%



D EXTERIOR MATERIALS SOUTH ELEVATION - D
SCALE: 1/8" = 1'-0"

ELEVATION - D

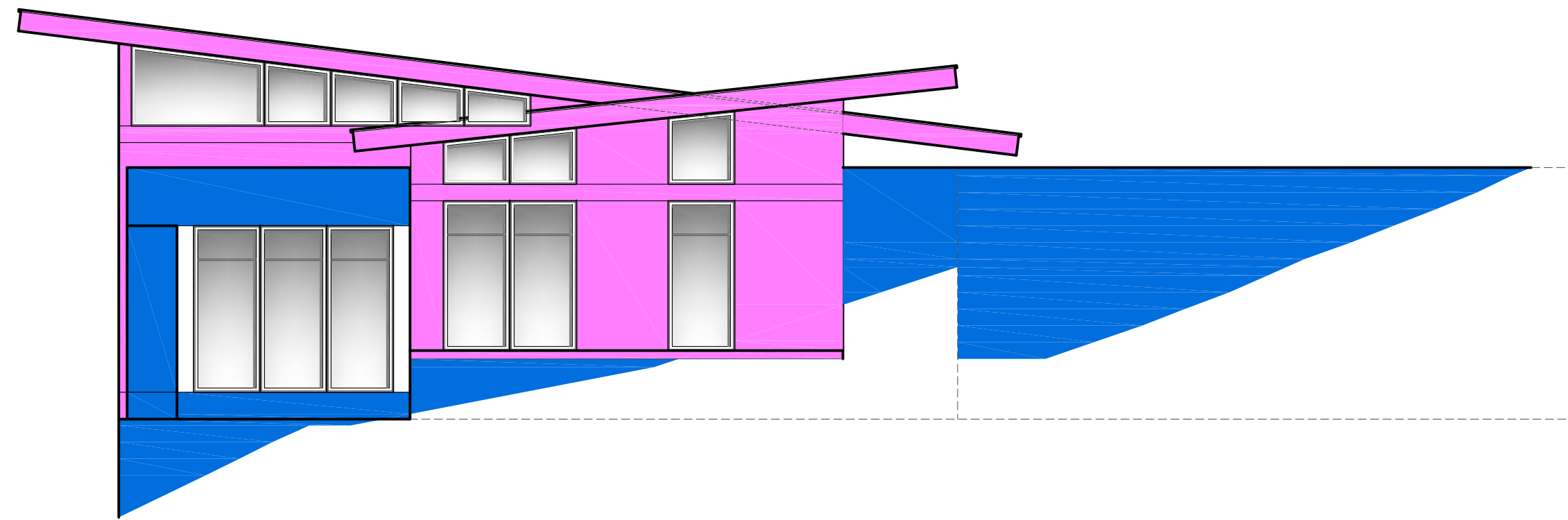
MATERIAL	AREA	PERCENTAGE
STONE	271.00	12%
METAL	1253.00	55%
GLAZING	769.00	34%
TOTAL	2293.00	100%

MATERIAL KEY

- STONE
- METAL
- GLAZING

1004BR SUMMARY

ELEVATION	STONE	METAL	GLAZING	
A	853.00	909.00	1528.00	
B	243.00	398.00	423.00	
C	128.00	246.00	198.00	
D	271.00	1253.00	769.00	
E	466.00	370.00	269.00	
F	924.00	0.00	0.00	
G	899.00	0.00	0.00	
H	583.00	0.00	0.00	
I	2481.00	0.00	0.00	
J	0.00	64.00	75.00	
TOTAL WALL AREA	6878.00	3240.00	3262.00	13380.00 WALL AREA
PERCENTAGE	51.4%	24.2%	24.4%	100.0%



E EXTERIOR MATERIALS WEST ELEVATION - E
SCALE: 1/8" = 1'-0"

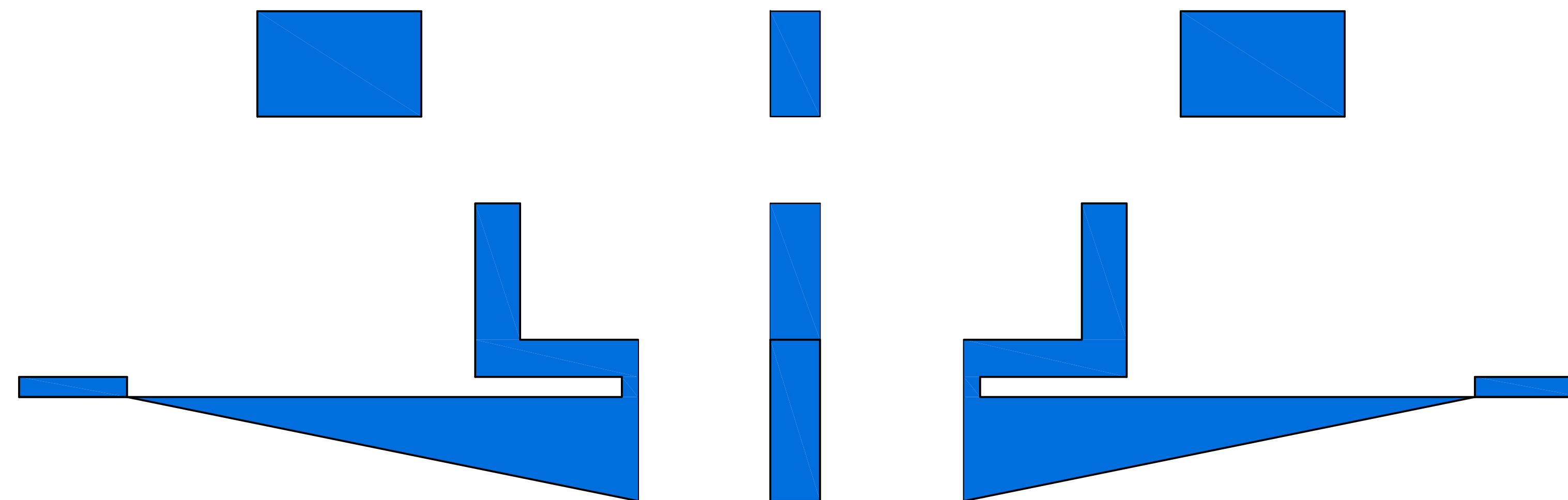
ELEVATION - E

MATERIAL	AREA	PERCENTAGE
STONE	466.00	42%
METAL	370.00	33%
GLAZING	269.00	24%
TOTAL	1105.00	100%

J EXTERIOR MATERIALS PATIO ELEVATION - J
SCALE: 1/8" = 1'-0"

ELEVATION - J

MATERIAL	AREA	PERCENTAGE
STONE	0.00	0%
METAL	64.00	46%
GLAZING	75.00	54%
TOTAL	139.00	100%

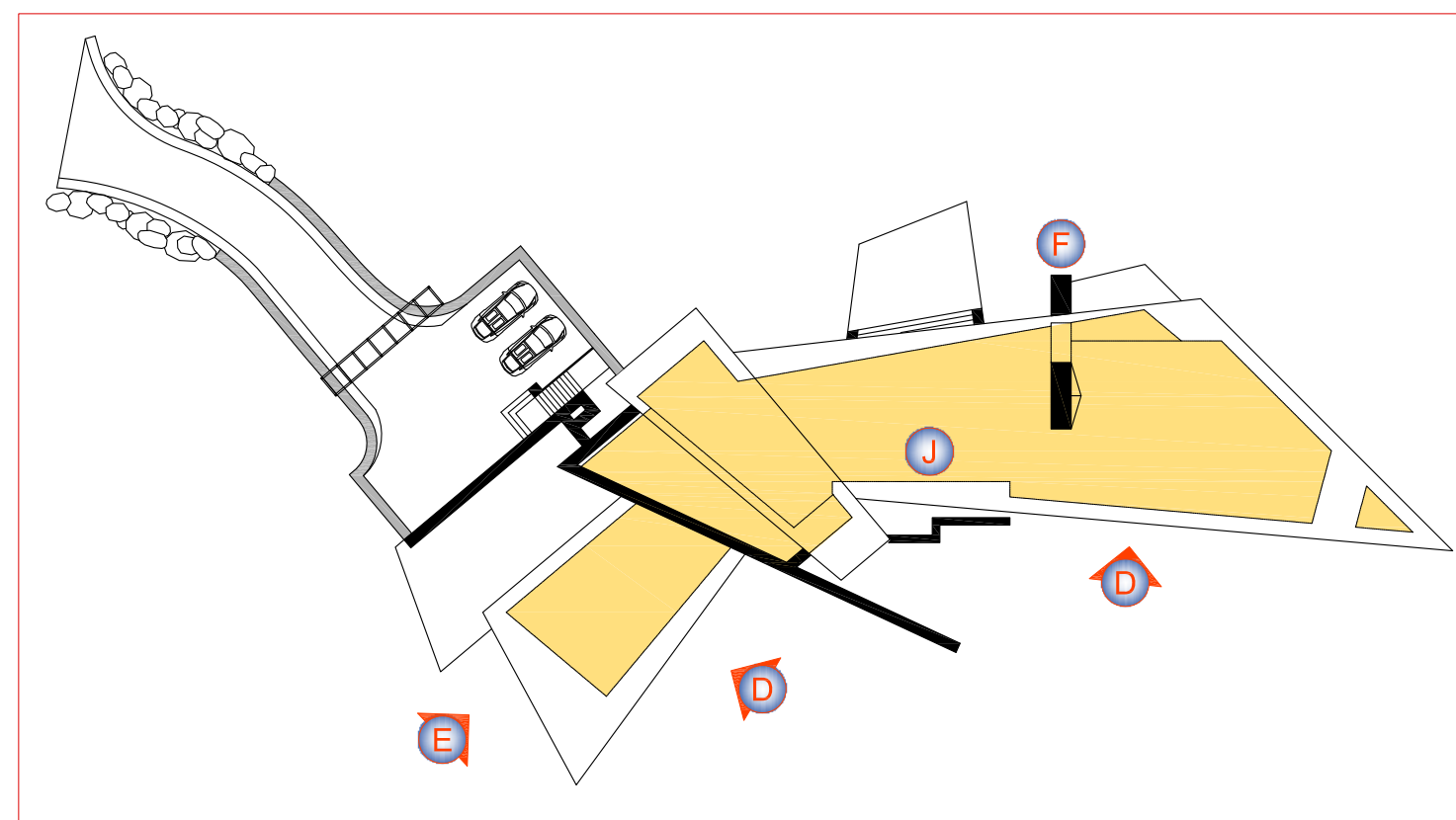


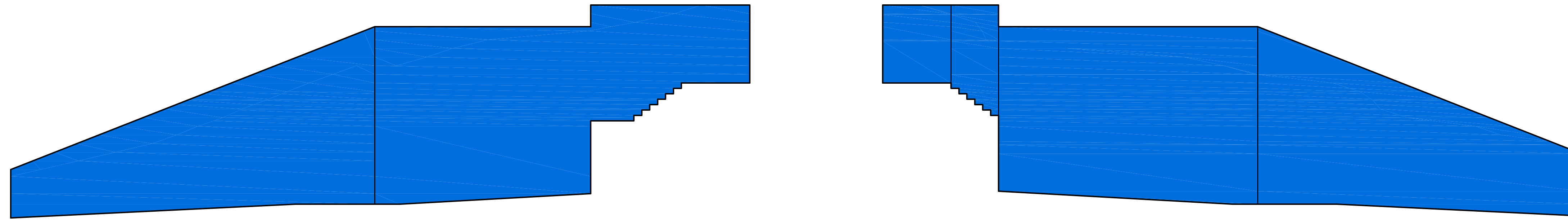
F EXTERIOR MATERIALS CHIMNEY ELEVATION - F
SCALE: 1/8" = 1'-0"

ELEVATION - F

MATERIAL	AREA	PERCENTAGE
STONE	924.00	100%
METAL	0.00	0%
GLAZING	0.00	0%
TOTAL	924.00	100%

KEY PLAN





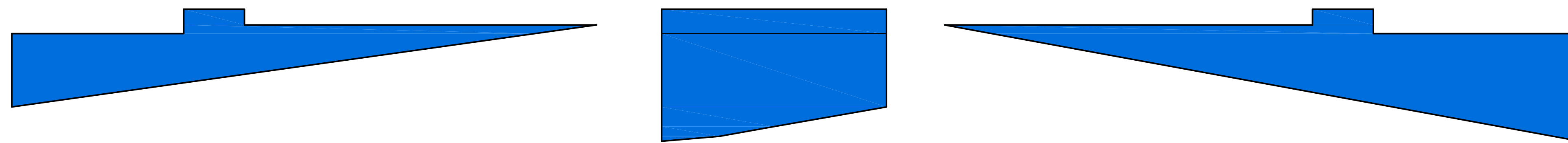
I EXTERIOR MATERIALS DRIVEWAY ELEVATION - I
SCALE: 1/8" = 1'-0"

ELEVATION - I		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	2481.00	100%
METAL	0.00	0%
GLAZING	0.00	0%
TOTAL	2481.00	100%

1004BR SUMMARY

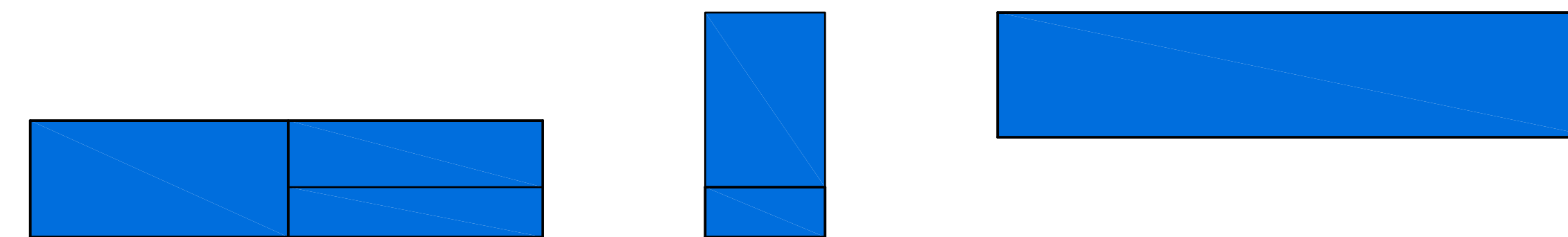
7.25.2024

ELEVATION	STONE	METAL	GLAZING	
A	883.00	909.00	1528.00	
B	243.00	398.00	423.00	
C	128.00	246.00	198.00	
D	271.00	1253.00	769.00	
E	466.00	370.00	269.00	
F	924.00	0.00	0.00	
G	899.00	0.00	0.00	
H	583.00	0.00	0.00	
I	2481.00	0.00	0.00	
J	0.00	64.00	75.00	
TOTAL WALL AREA	6878.00	3240.00	3262.00	13380.00 WALL AREA
PERCENTAGE	51.4%	24.2%	24.4%	100.0%



G EXTERIOR MATERIALS MAIN DECK ELEVATION - G
SCALE: 1/8" = 1'-0"

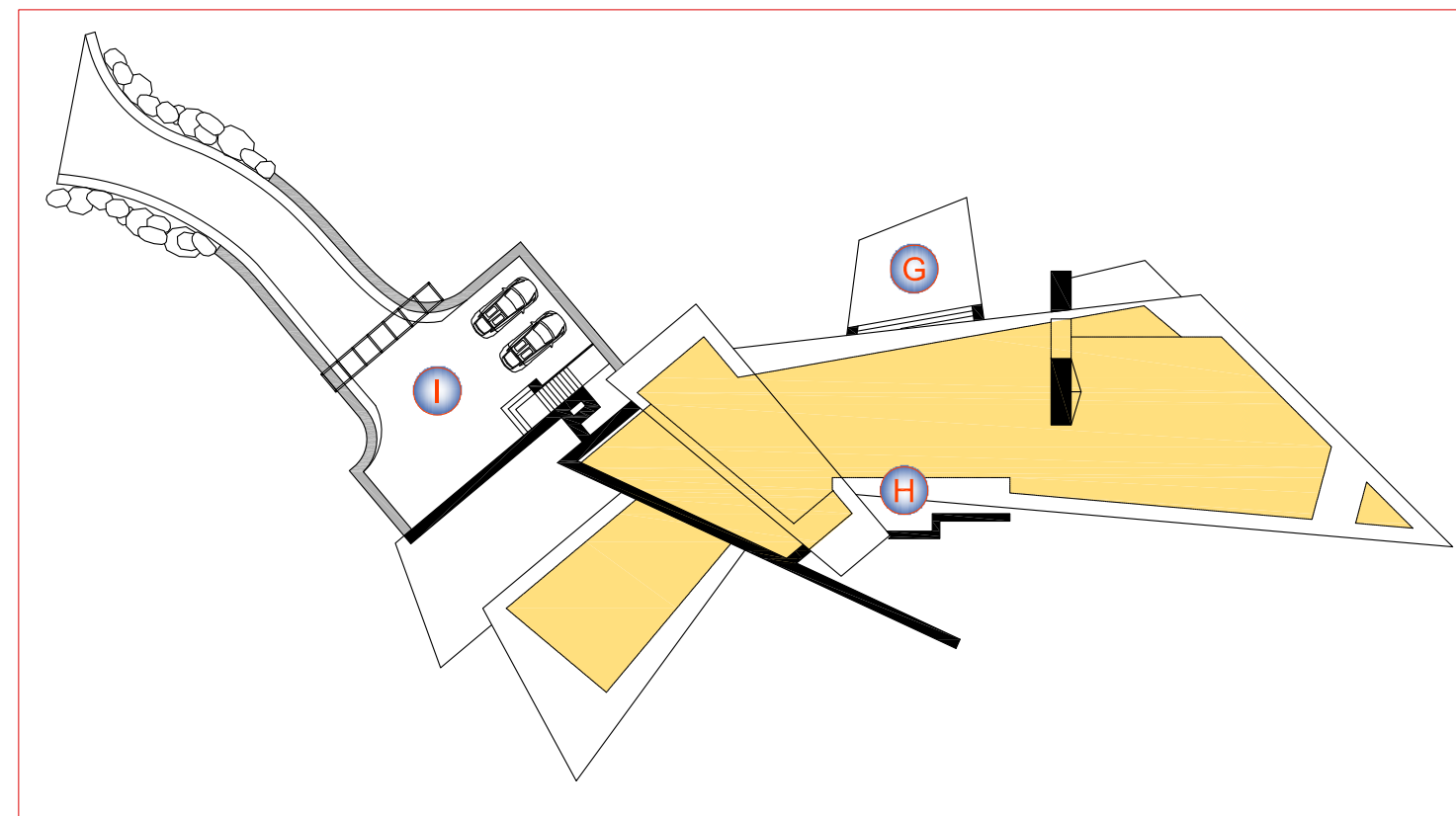
ELEVATION - G		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	899.00	100%
METAL	0.00	0%
GLAZING	0.00	0%
TOTAL	899.00	100%



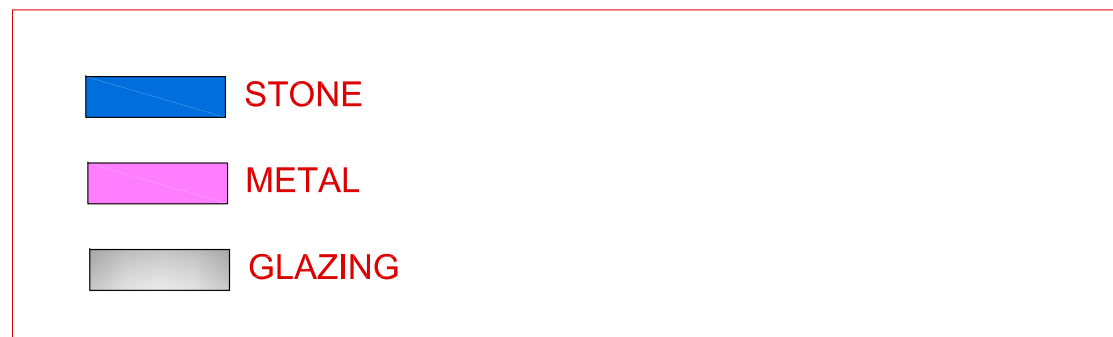
H EXTERIOR MATERIALS PATIO ELEVATION - H
SCALE: 1/8" = 1'-0"

ELEVATION - H		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	583.00	100%
METAL	0.00	0%
GLAZING	0.00	0%
TOTAL	583.00	100%

KEY PLAN



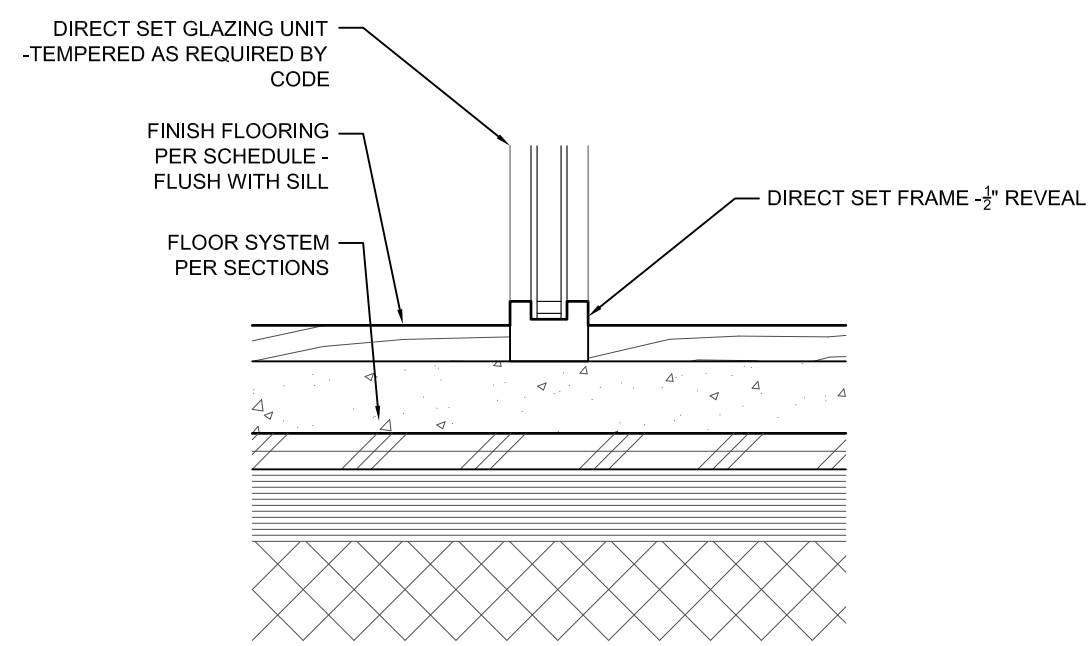
MATERIAL KEY



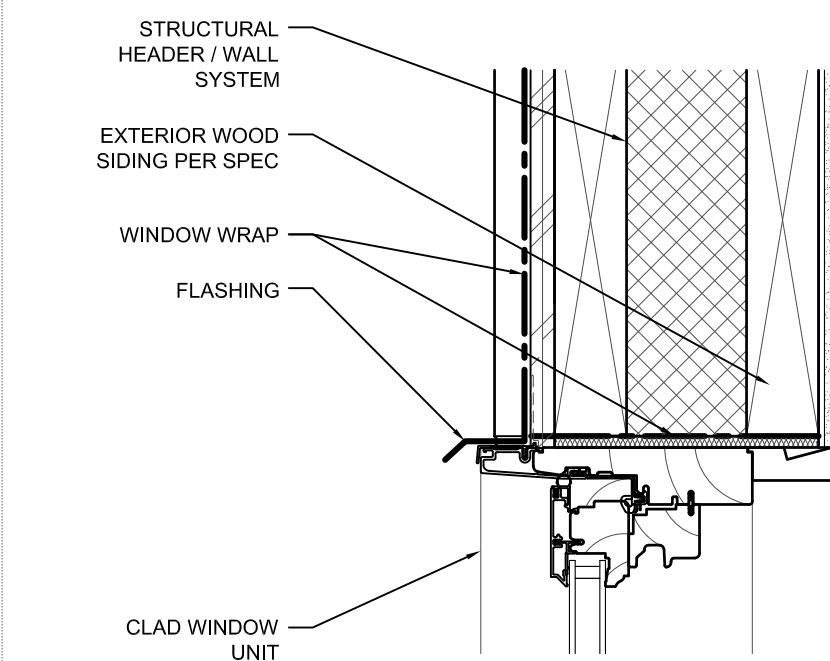
EXTERIOR FENESTRATION NOTES

MANUFACTURER / MODEL - TBD
GLASS - INSULATED, LOW E II W/ CAPILLARY TUBES, OBSCURED WHERE NOTED, TEMPERED PER CODE & FIRE MITIGATION CONDITIONS.
EXTERIOR - ALUMINUM CLAD - BLACK FRAME, BLACK SASH, BLACK MULLIONS - TYP.
INTERIOR - TBD
SCREENS - SATIN BLACK SURROUND, CHARCOAL FIBERGLASS MESH
HARDWARE - TBD
DIMENSIONS - PER SHEET A9.1

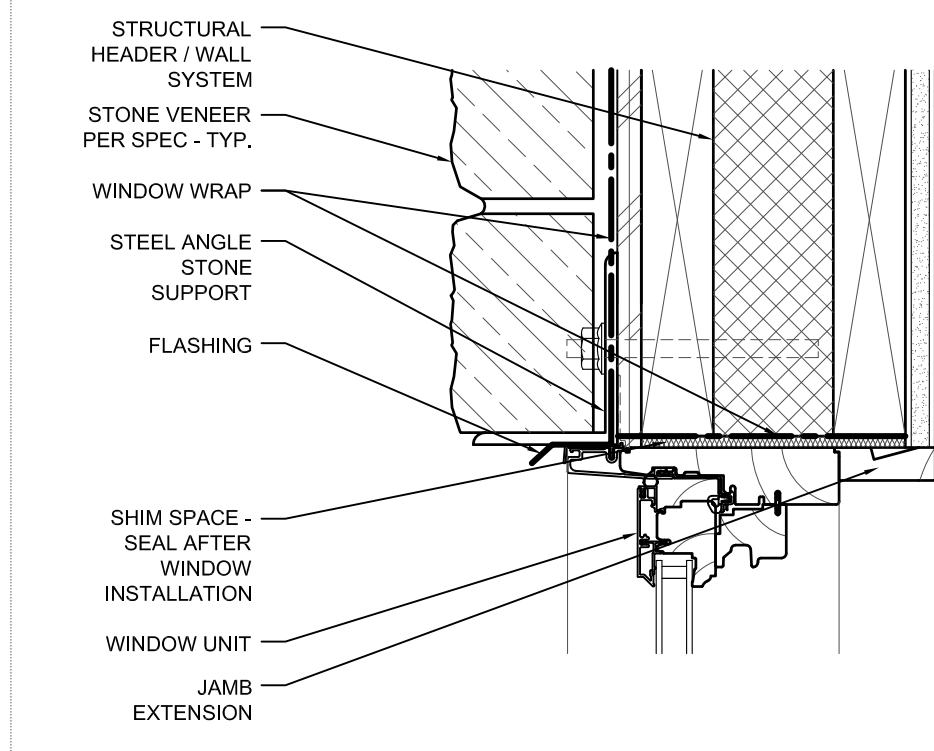
*ALL UNITS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
 REFER TO FLOOR PLAN SHEETS FOR DOOR | WINDOW TYPE AND OPERATION.



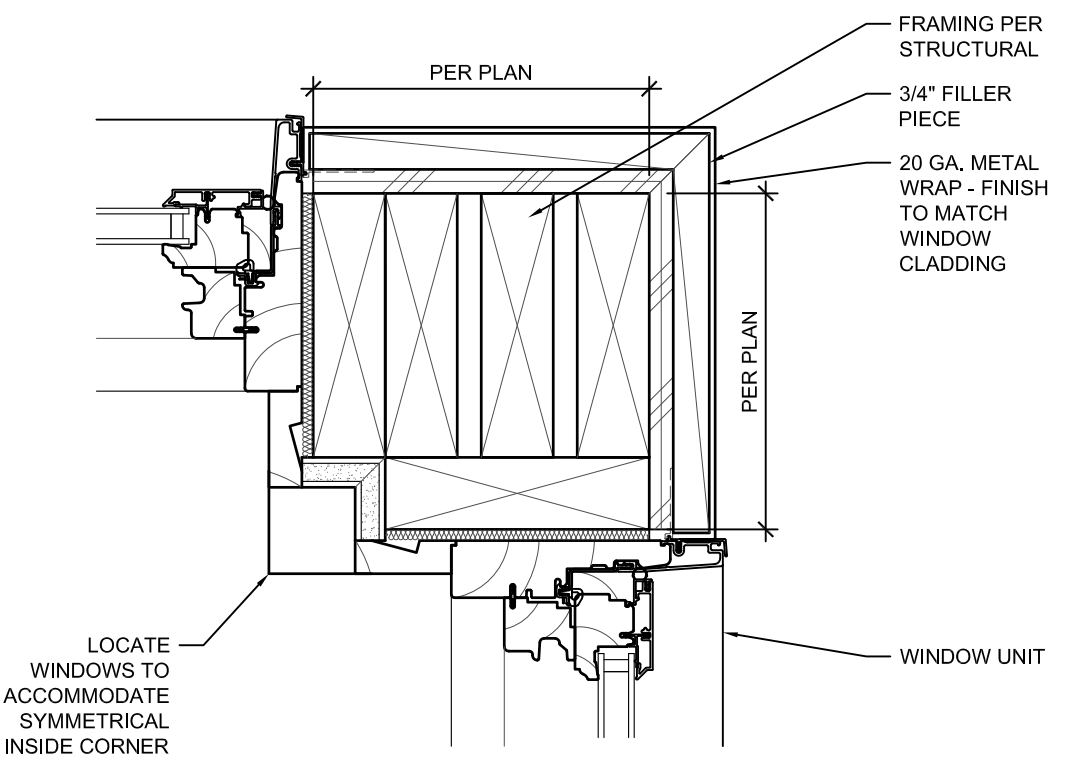
9 **INTERIOR DIRECT SET GLAZING**
 SCALE: 3" = 1'-0" INT-DS-G



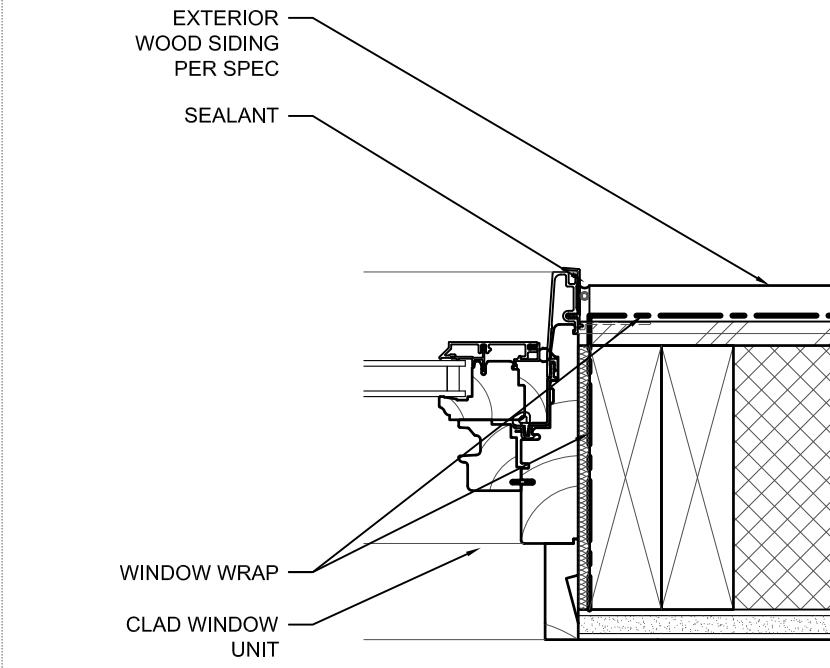
5 **WINDOW HEAD AT STEEL**
 SCALE: 3" = 1'-0" W-H-STEEL



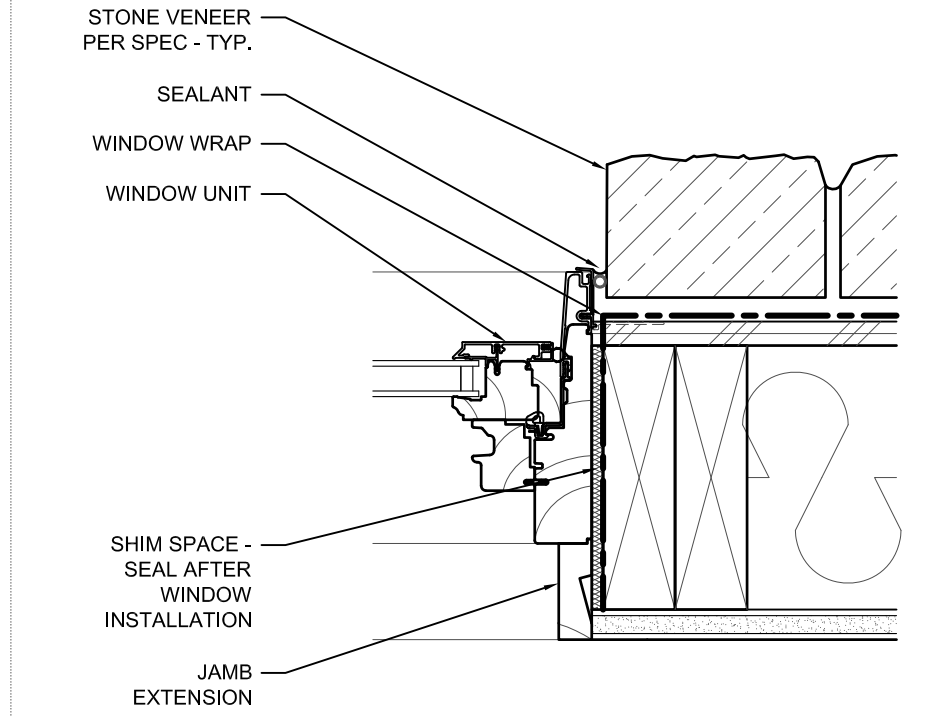
1 **WINDOW HEAD AT STONE**
 SCALE: 3" = 1'-0" W-H-STONE



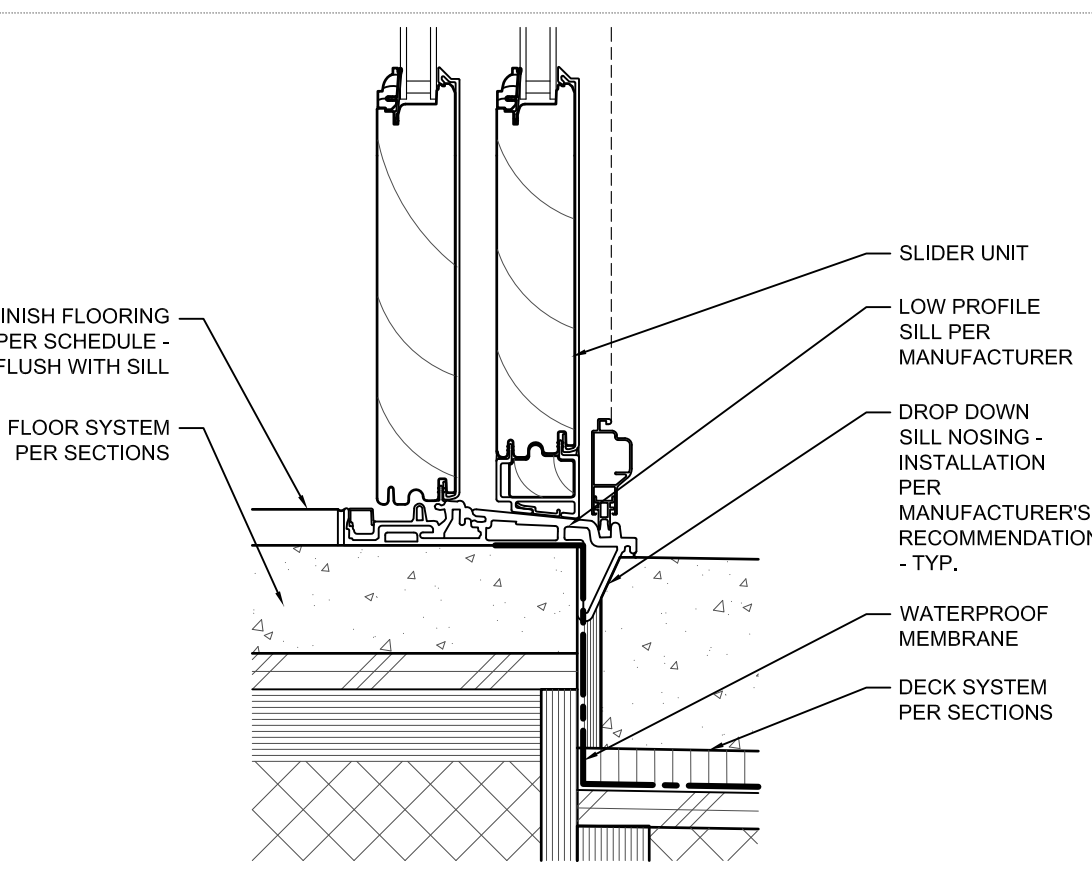
10 **WINDOW AT CORNER**
 SCALE: 3" = 1'-0" W-CORNER



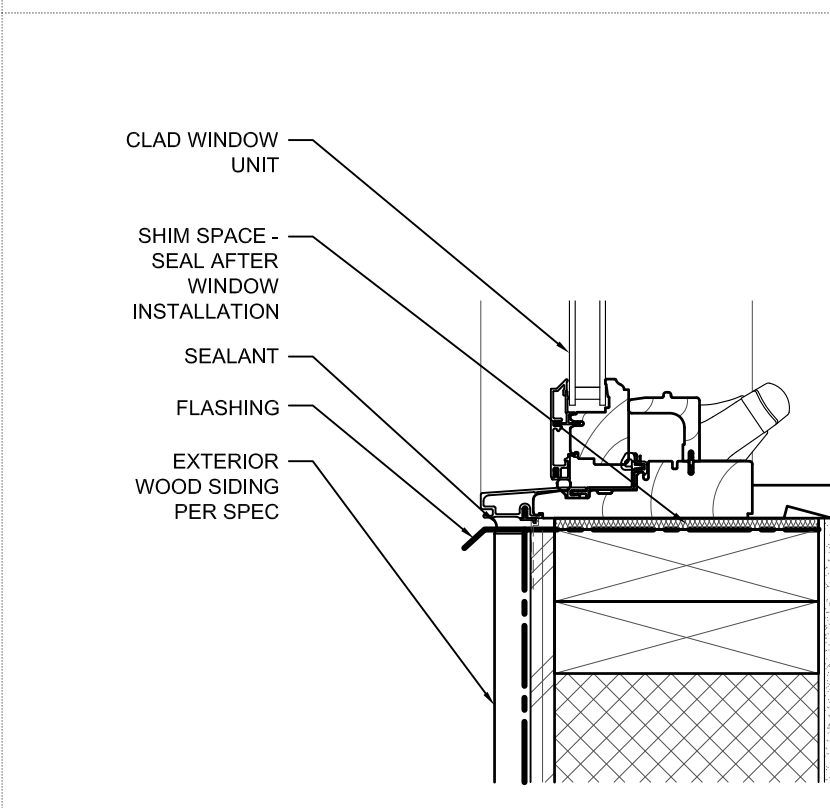
6 **WINDOW JAMB AT STEEL**
 SCALE: 3" = 1'-0" W-J-STEEL



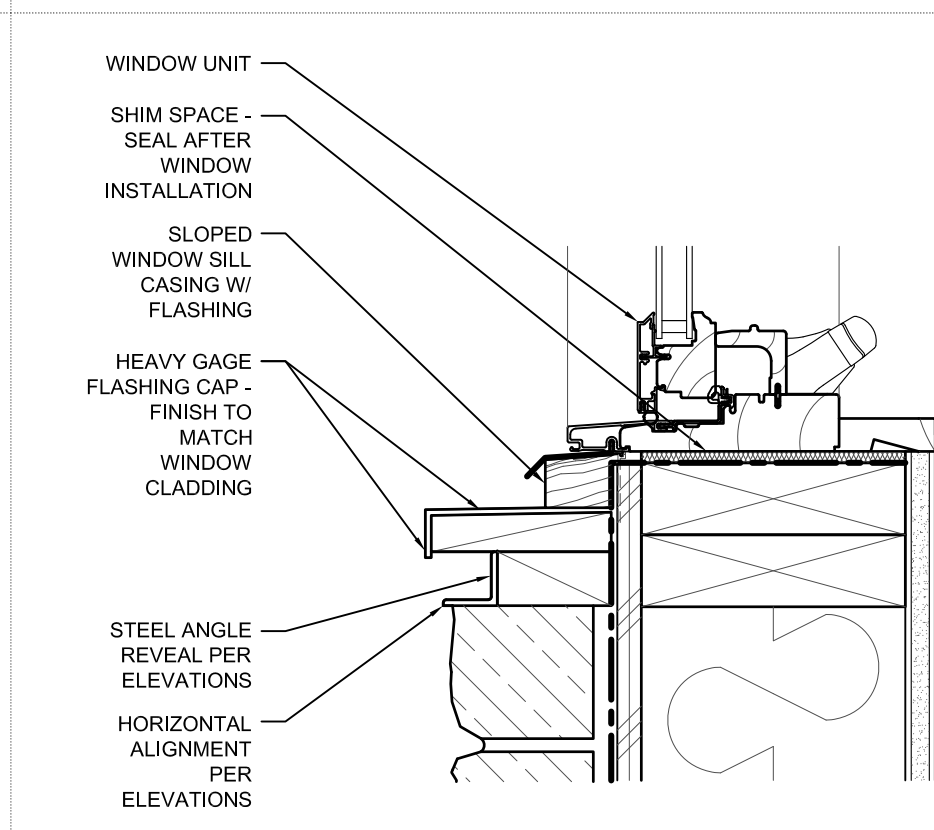
2 **WINDOW JAMB AT STONE**
 SCALE: 3" = 1'-0" W-J-STONE



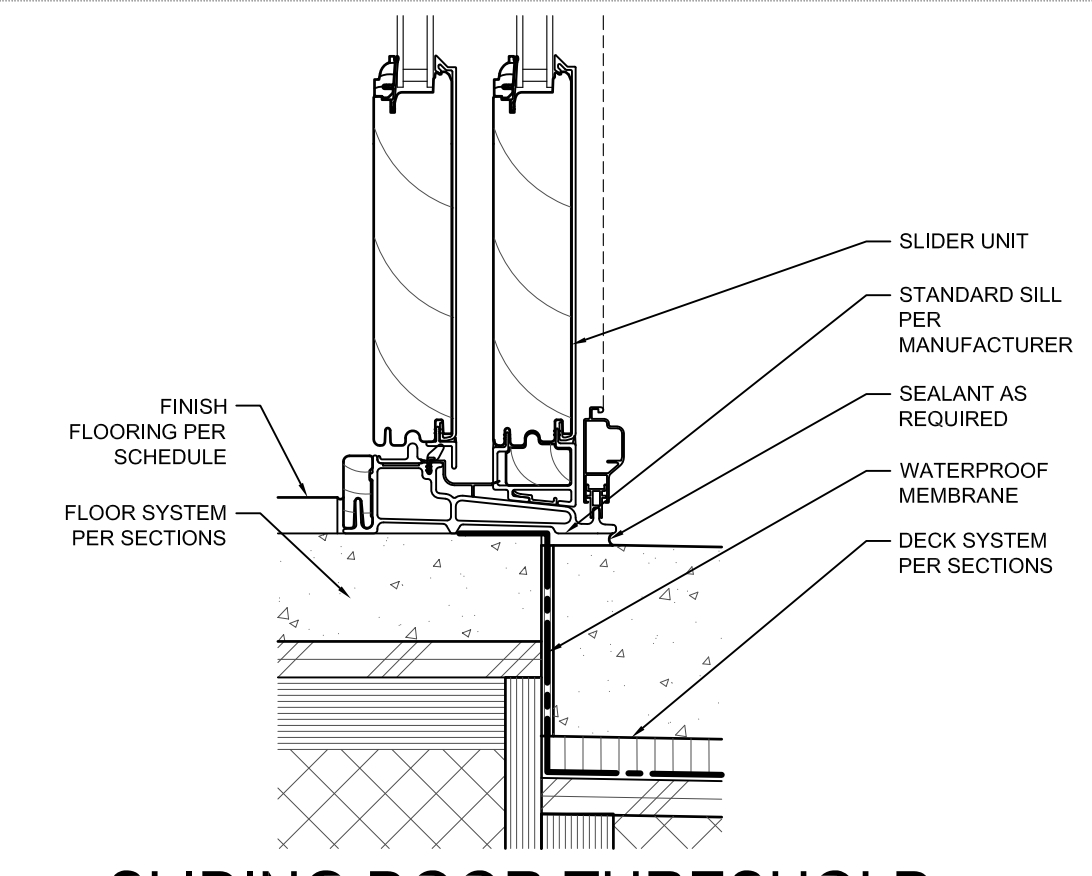
11 **LOW PROFILE THRESHOLD OPT.**
 SCALE: 3" = 1'-0" D-LOW PROFILE



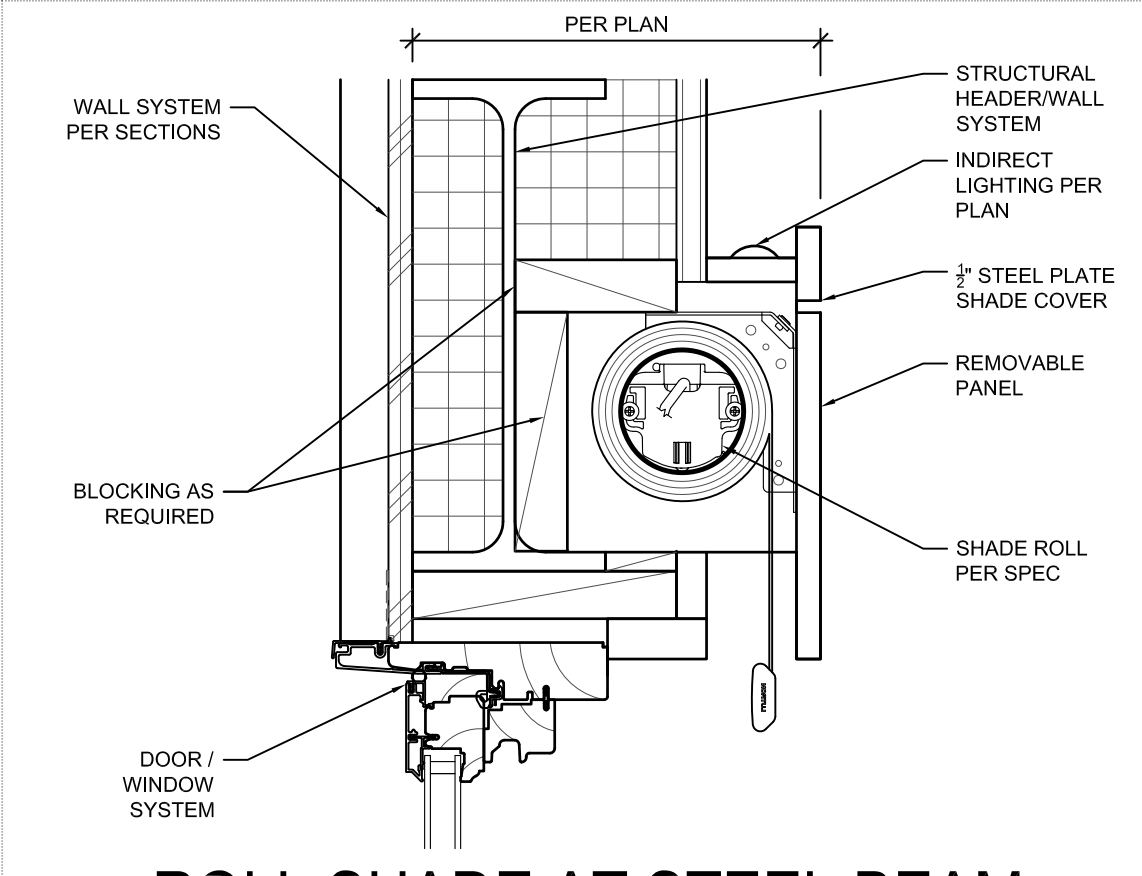
7 **WINDOW SILL AT STEEL**
 SCALE: 3" = 1'-0" W-S-STEEL



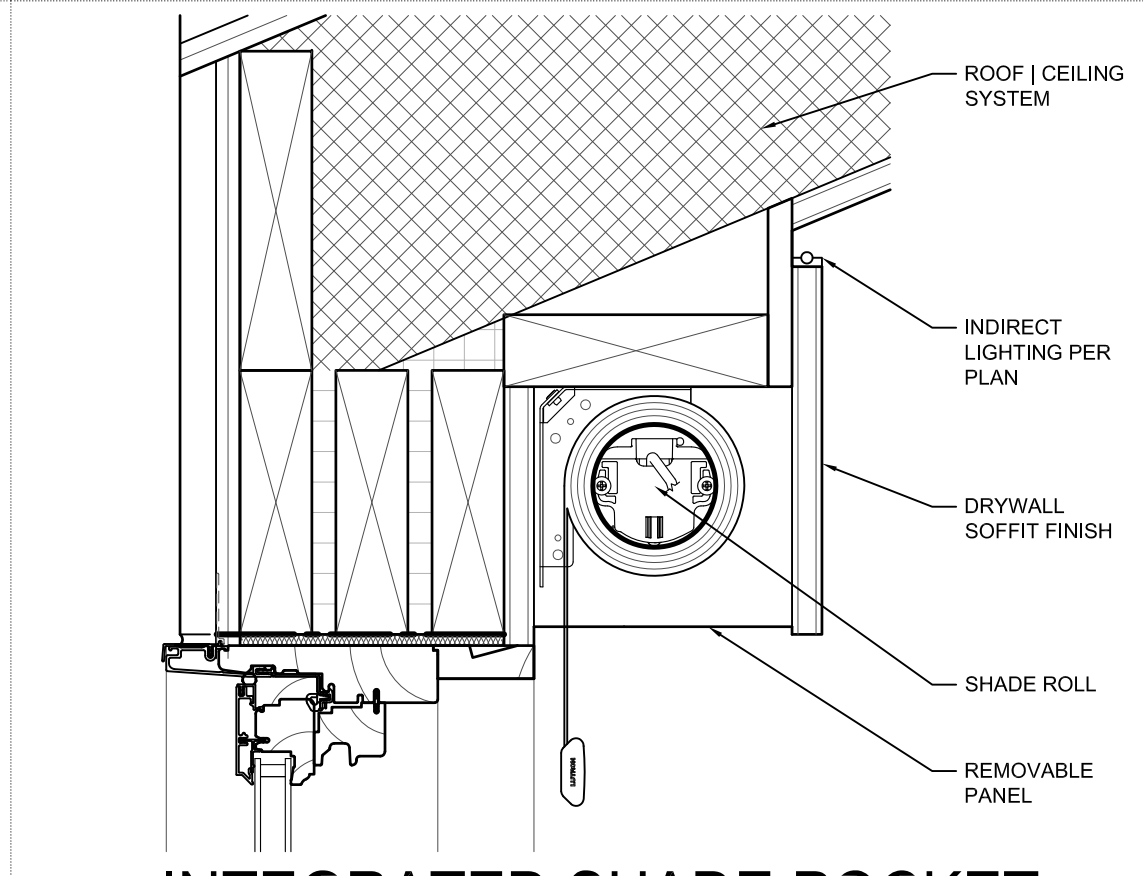
3 **WINDOW SILL AT STONE**
 SCALE: 3" = 1'-0" W-S-STONE



12 **SLIDING DOOR THRESHOLD**
 SCALE: 3" = 1'-0" D-THRESHOLD



8 **ROLL SHADE AT STEEL BEAM**
 SCALE: 3" = 1'-0" RS-S

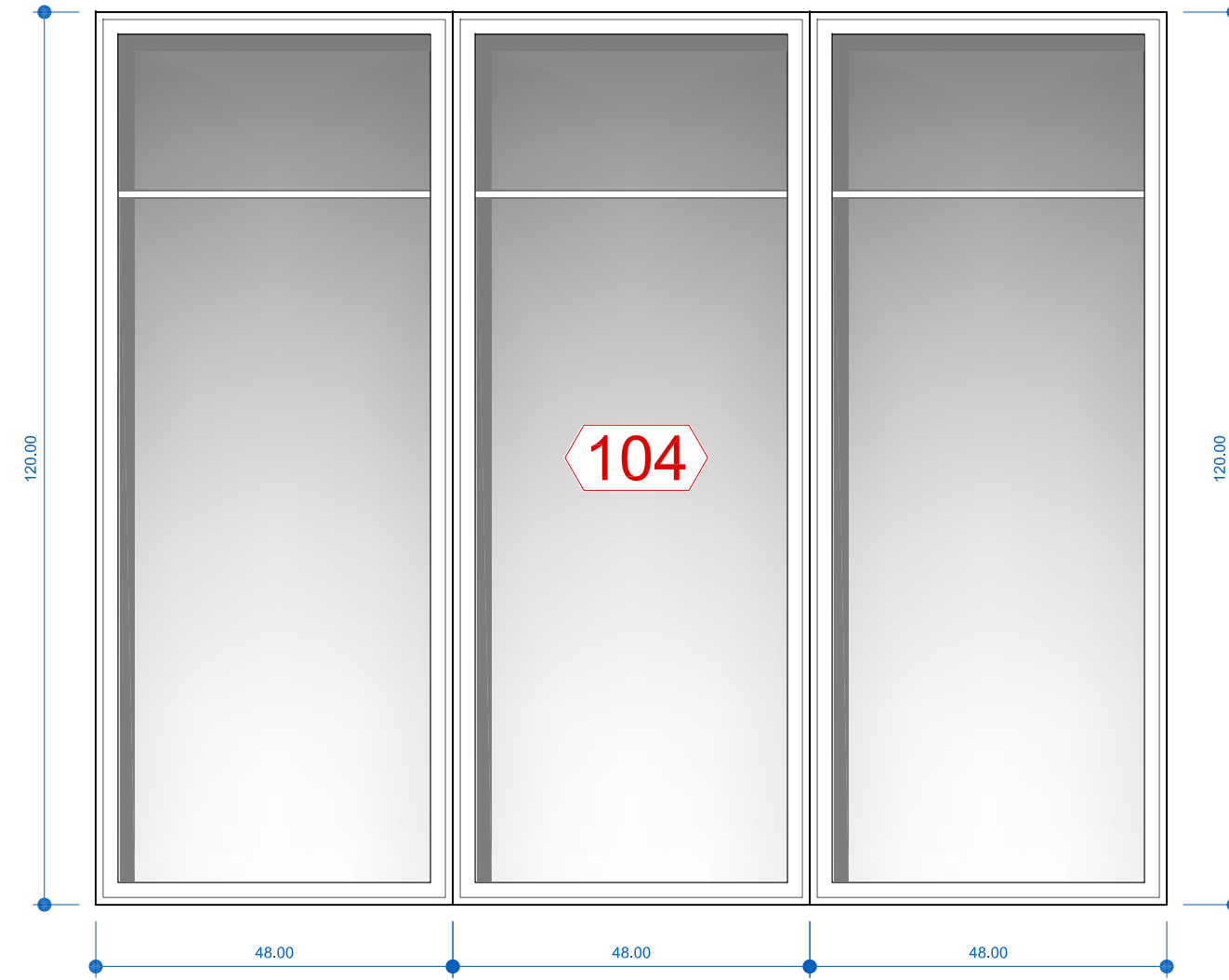
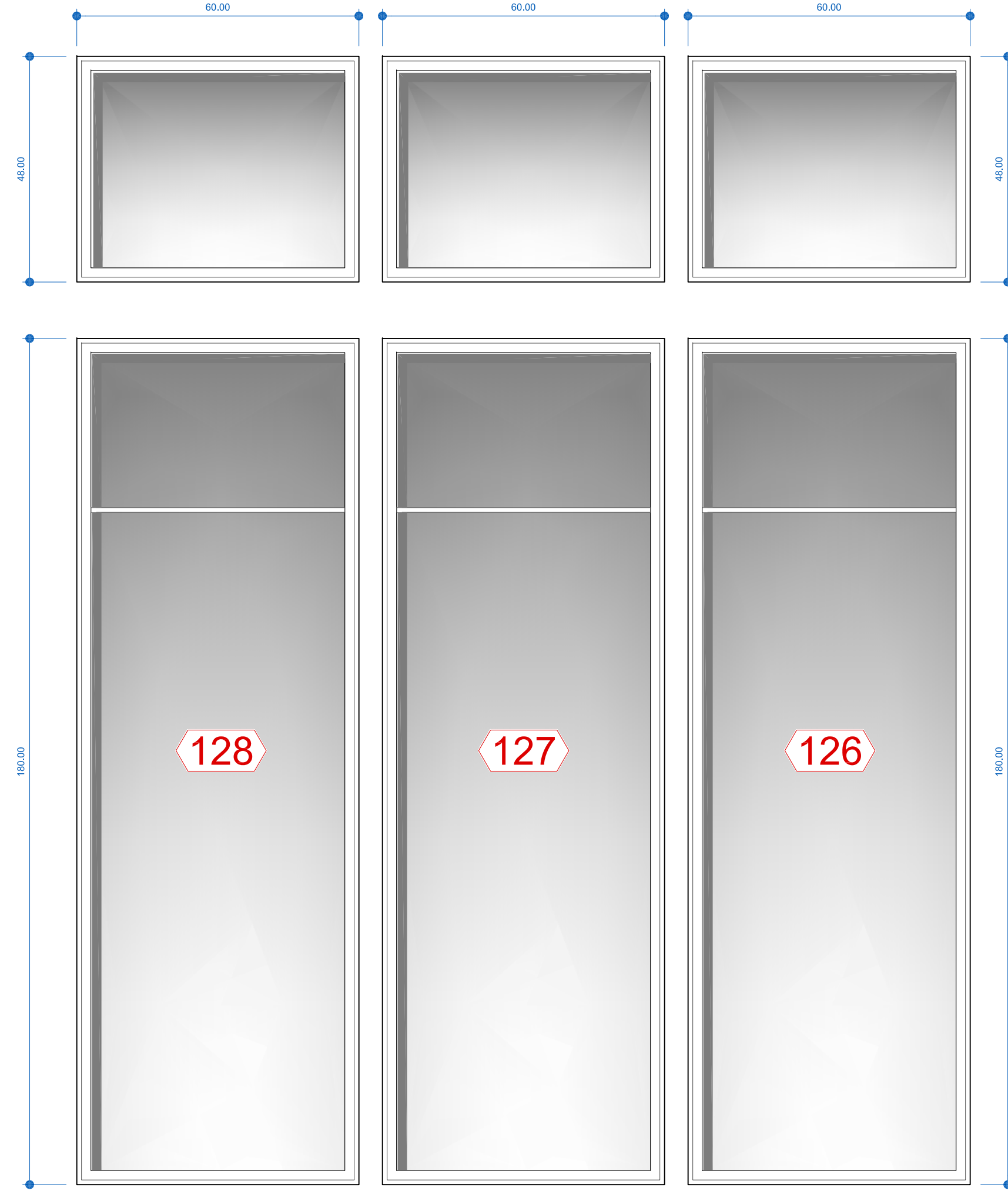
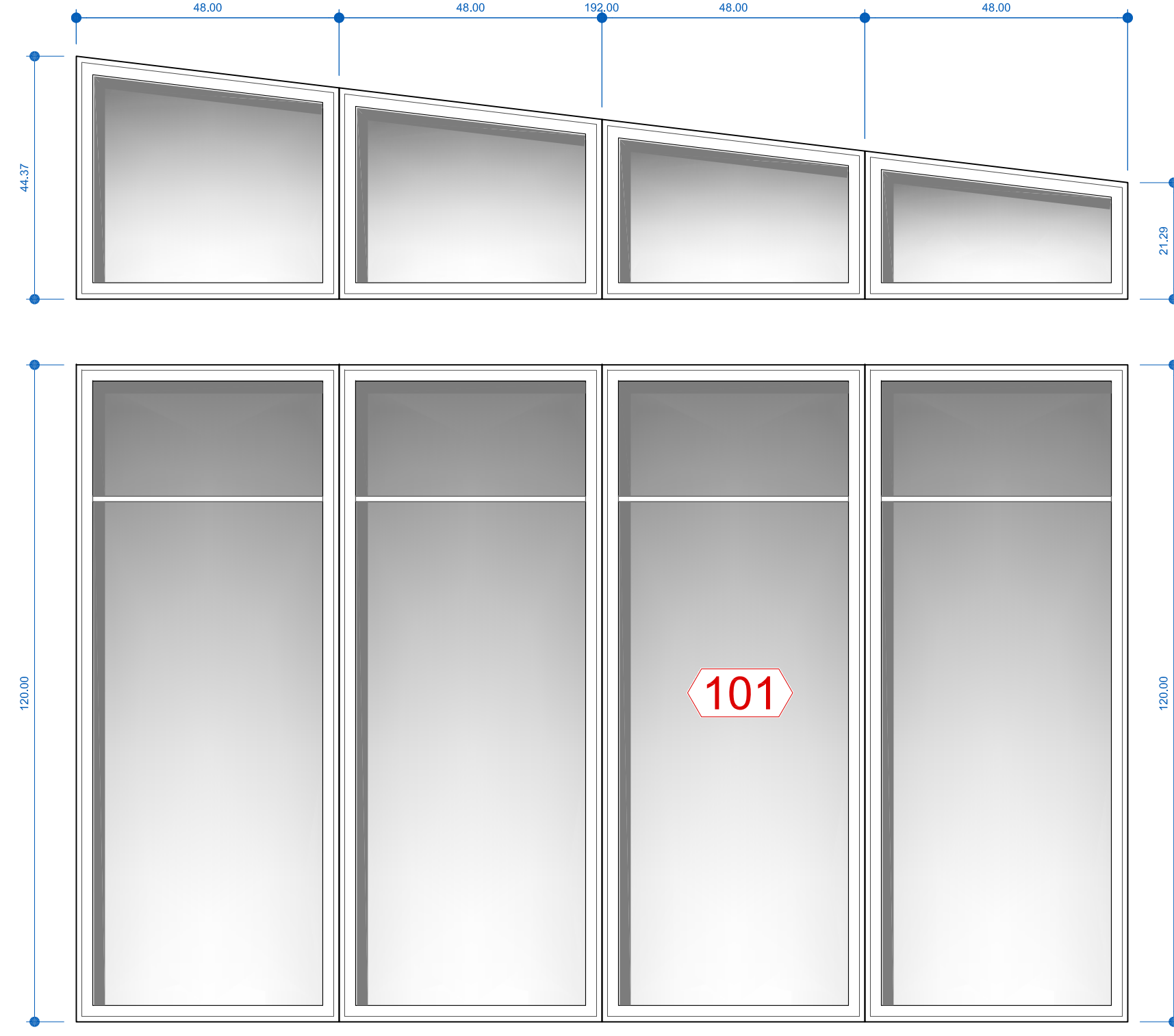
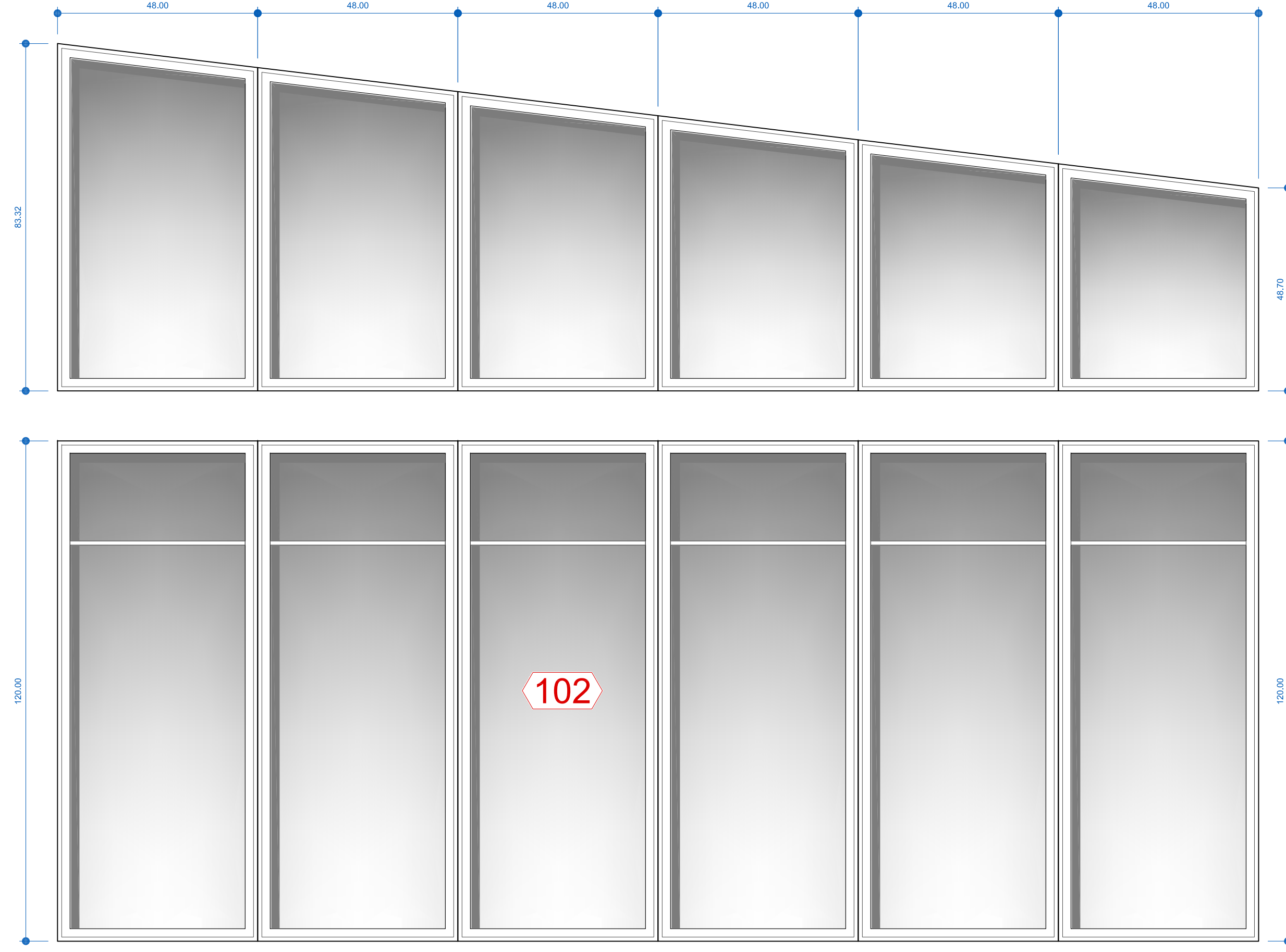
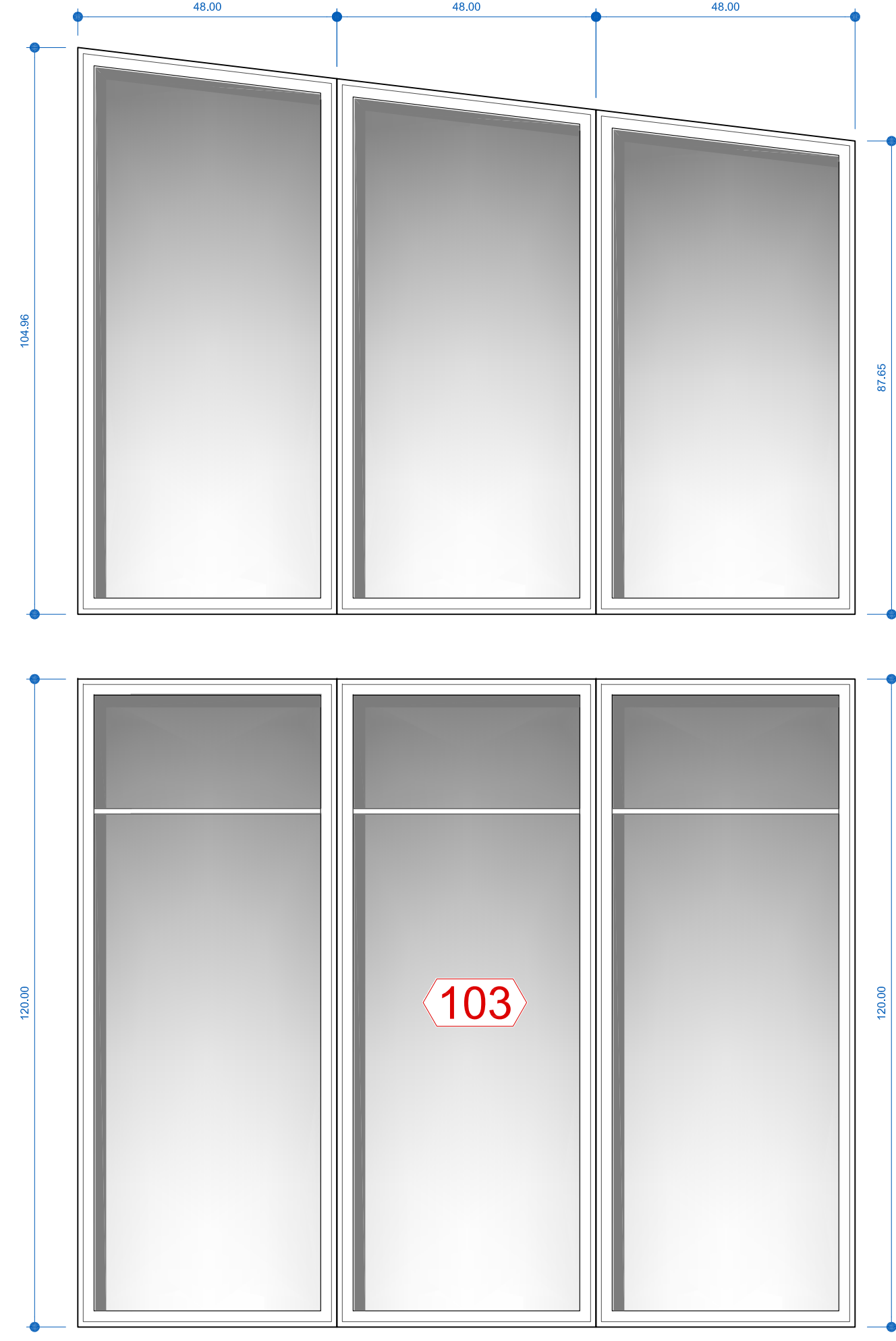


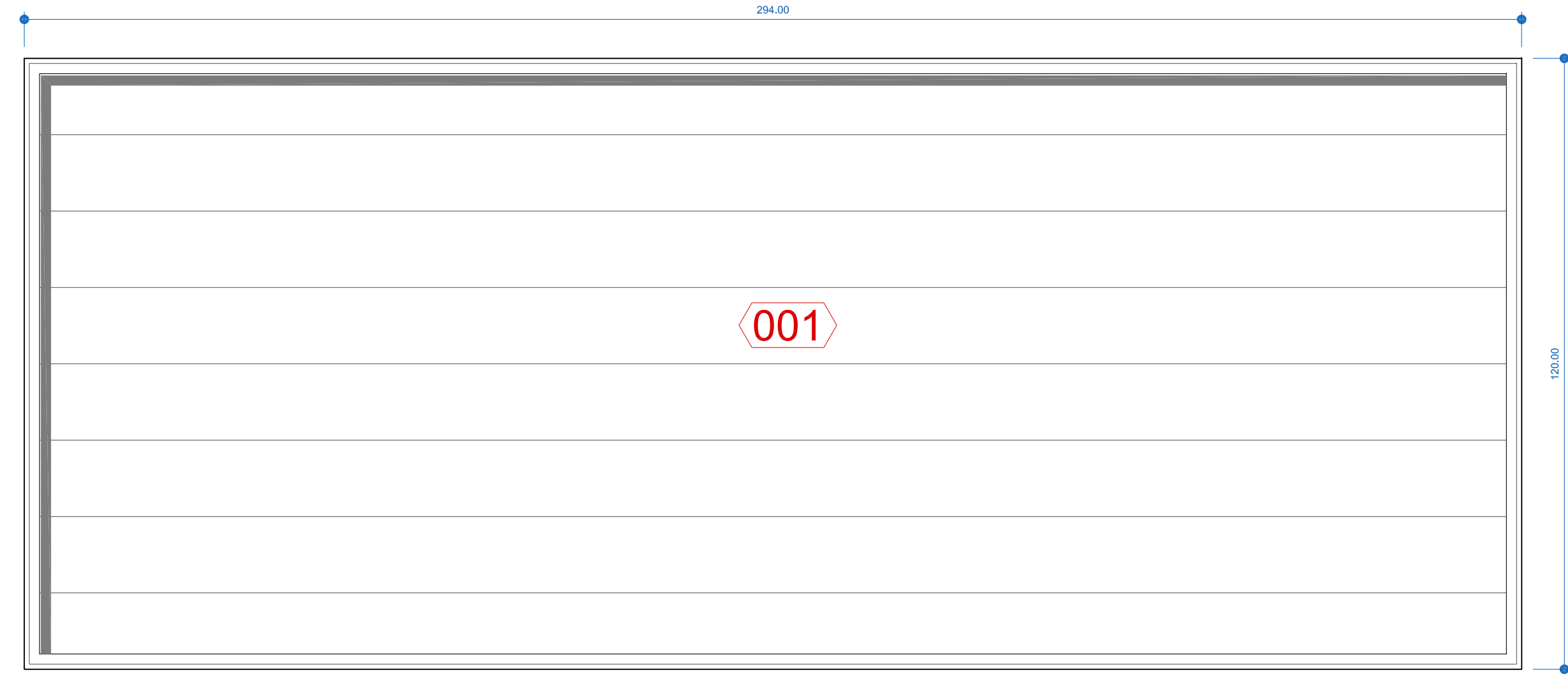
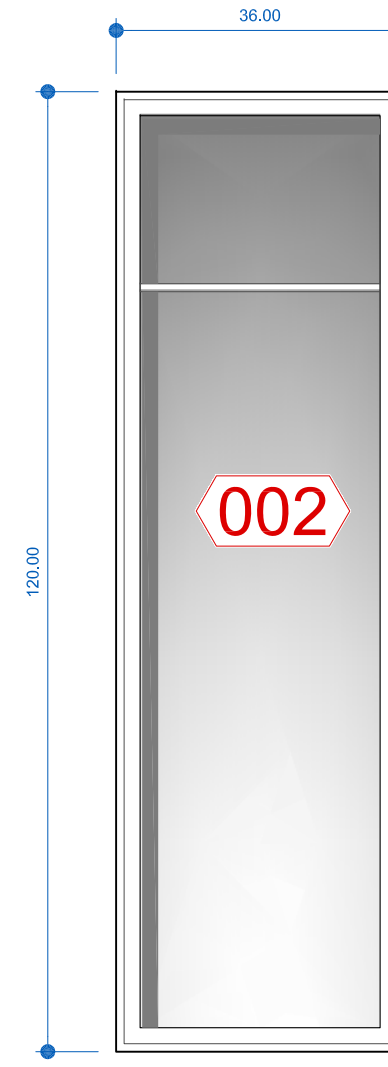
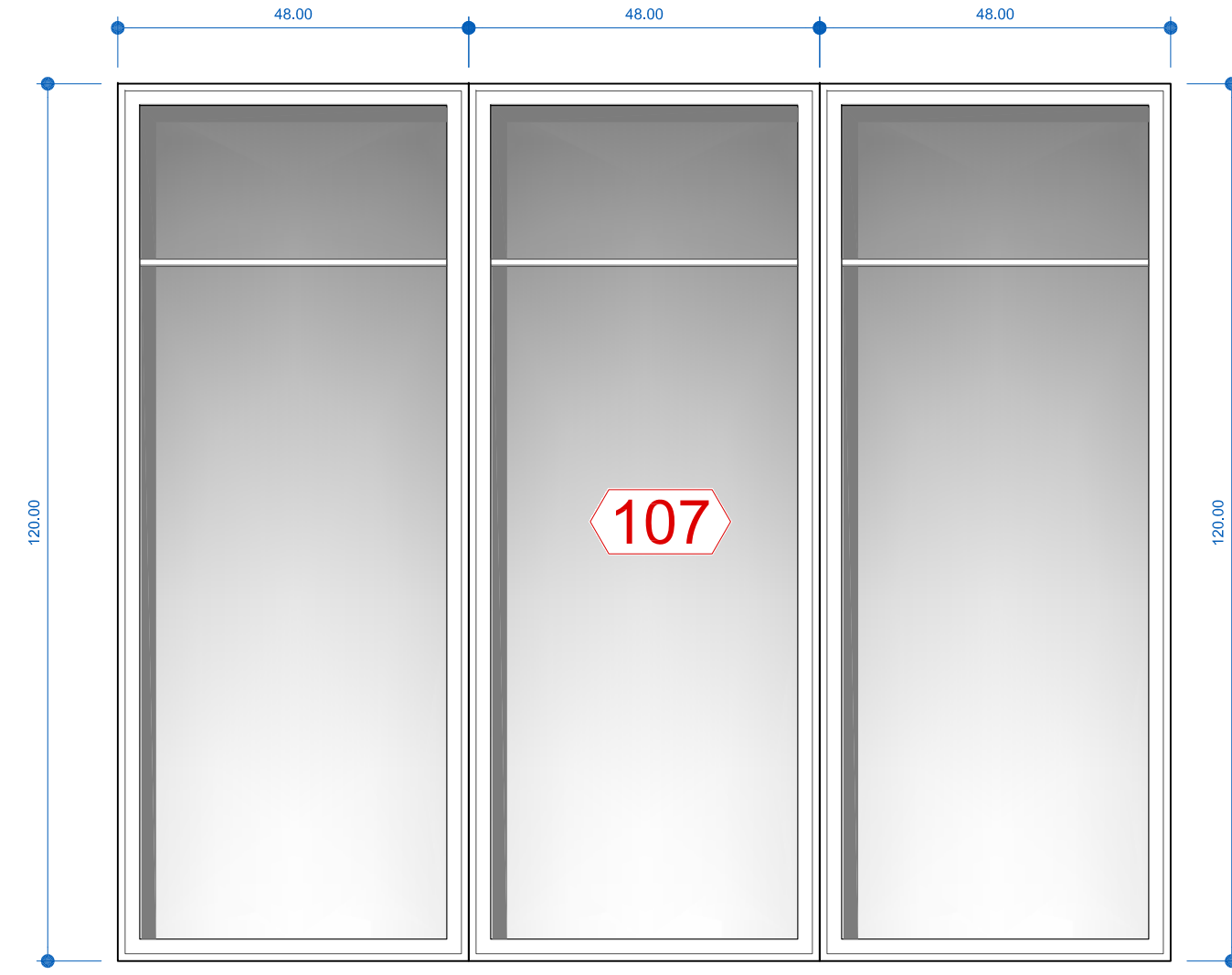
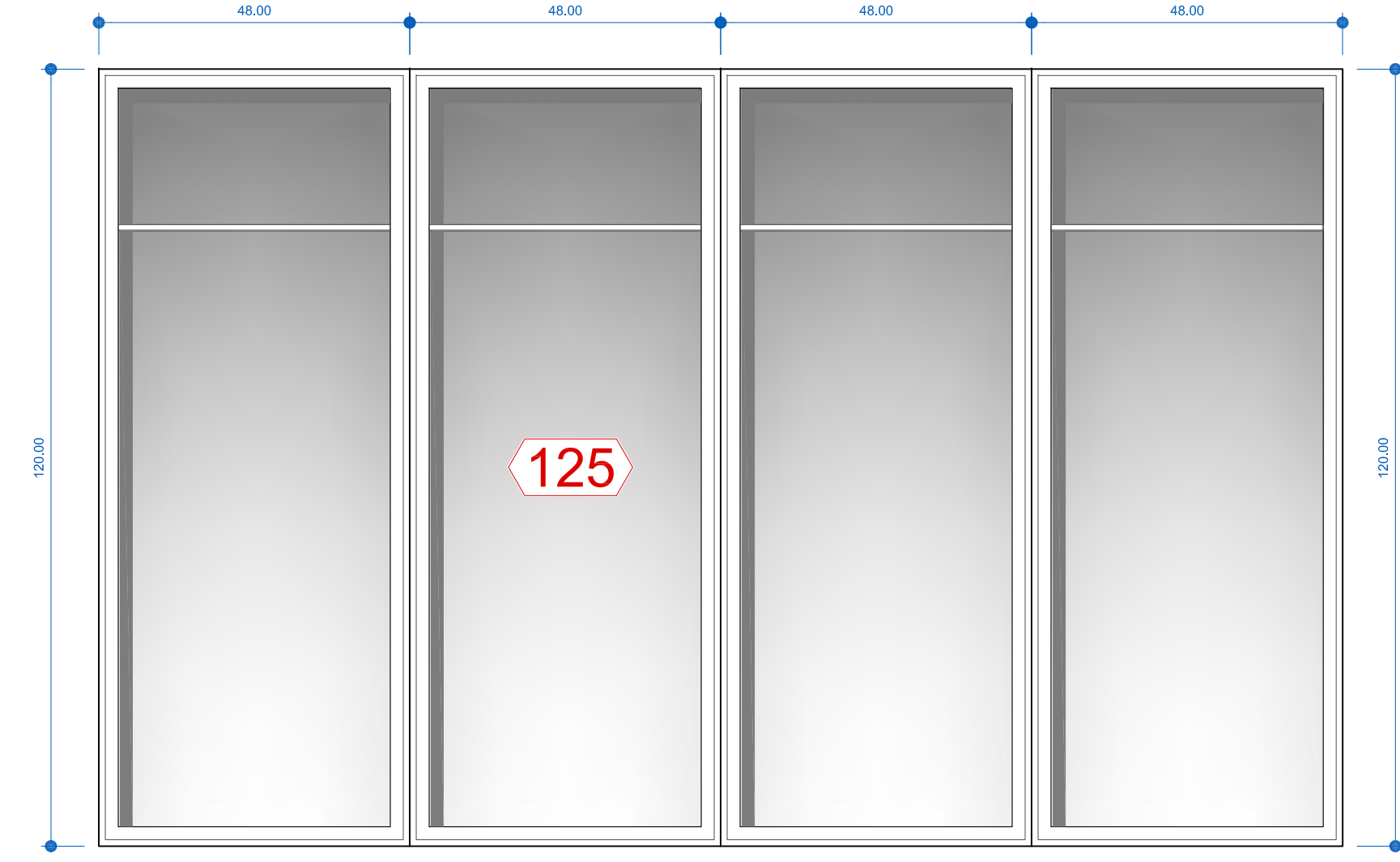
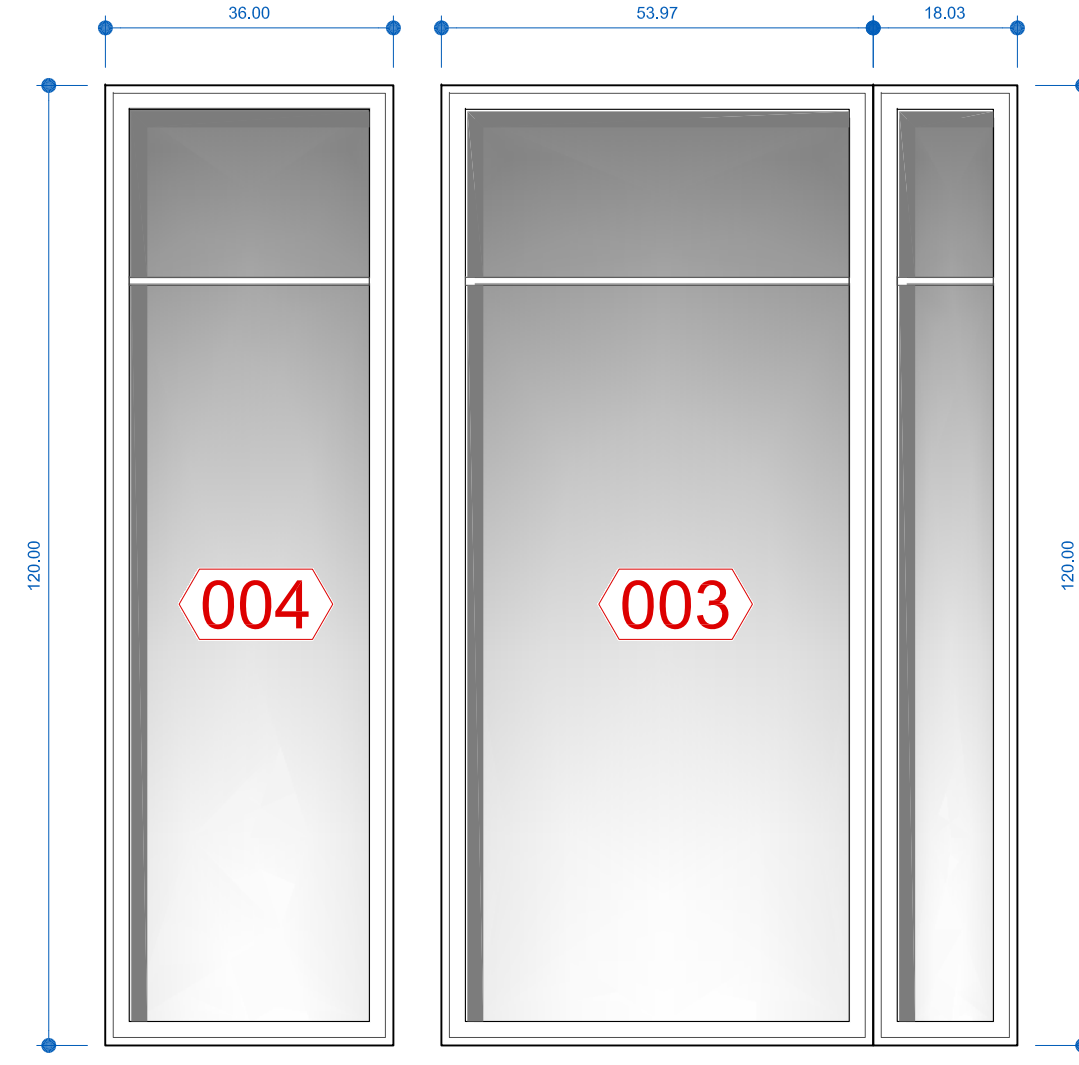
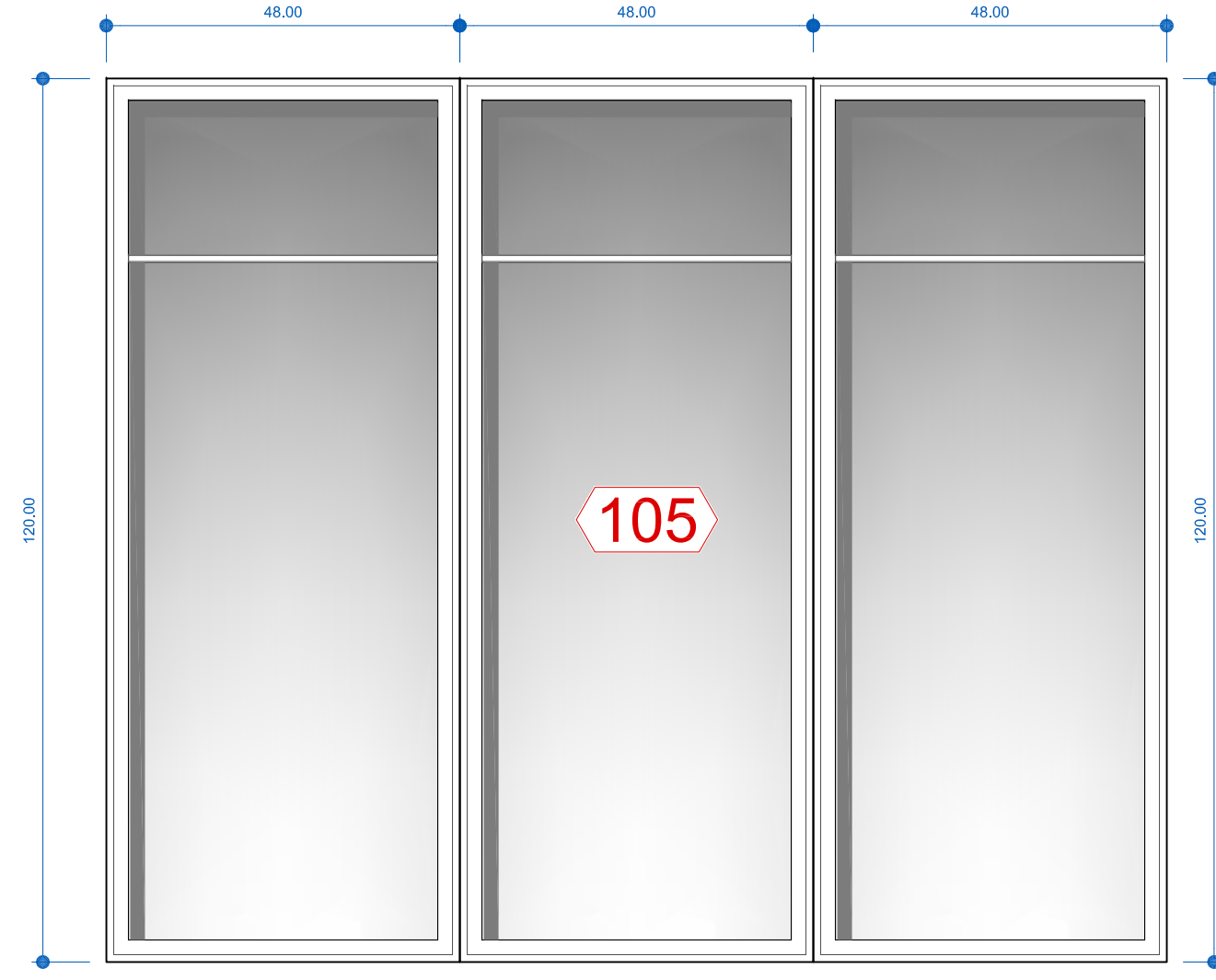
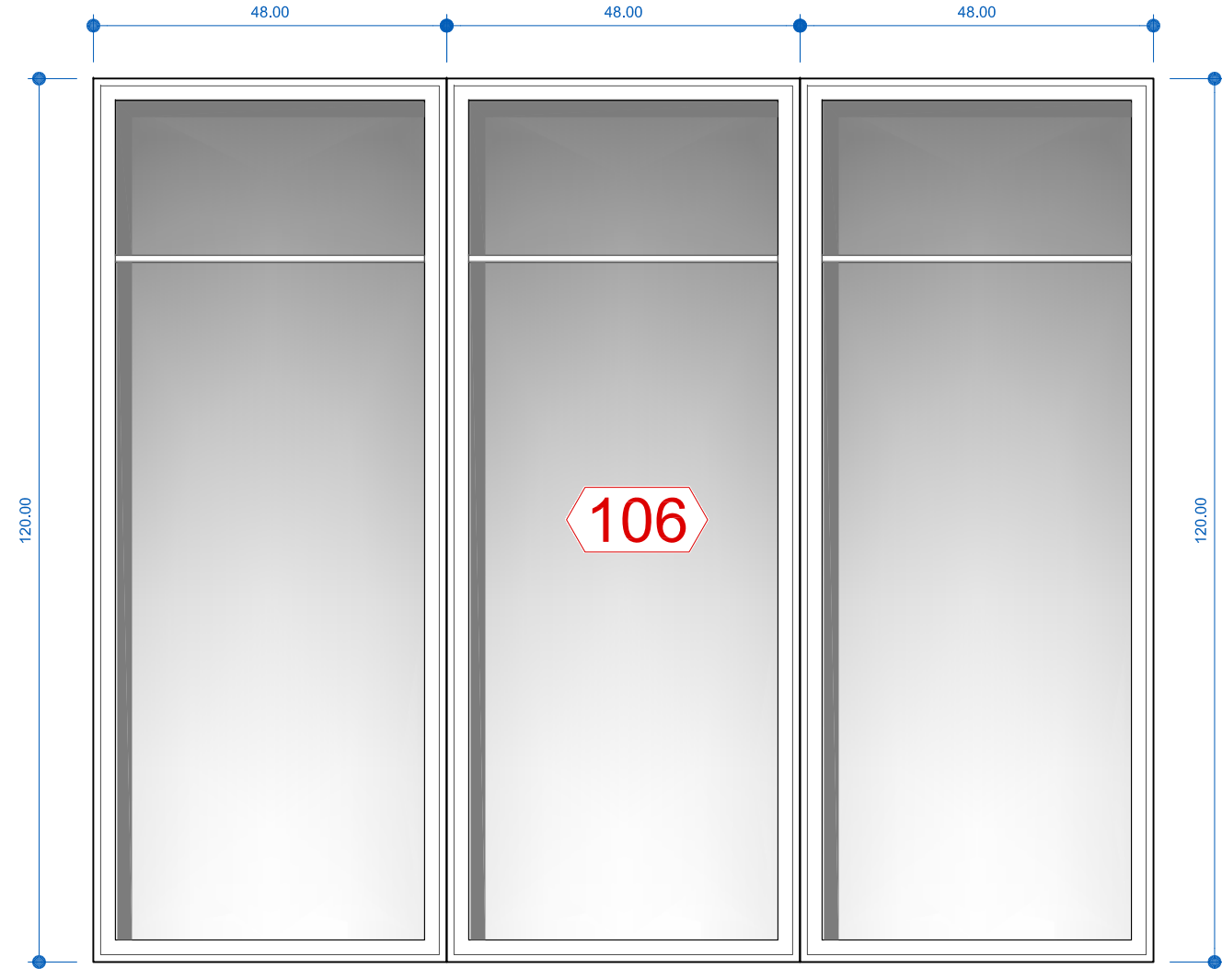
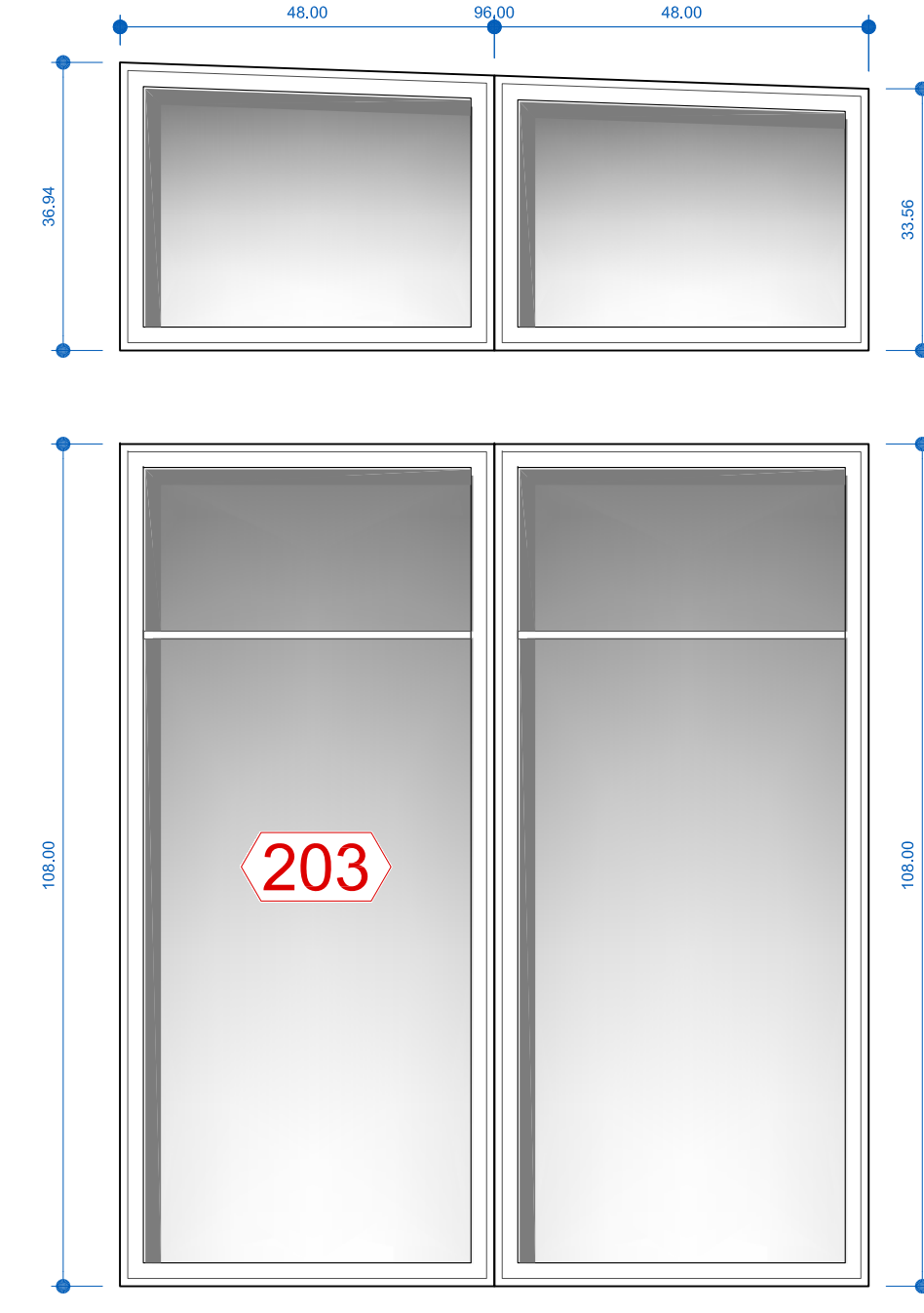
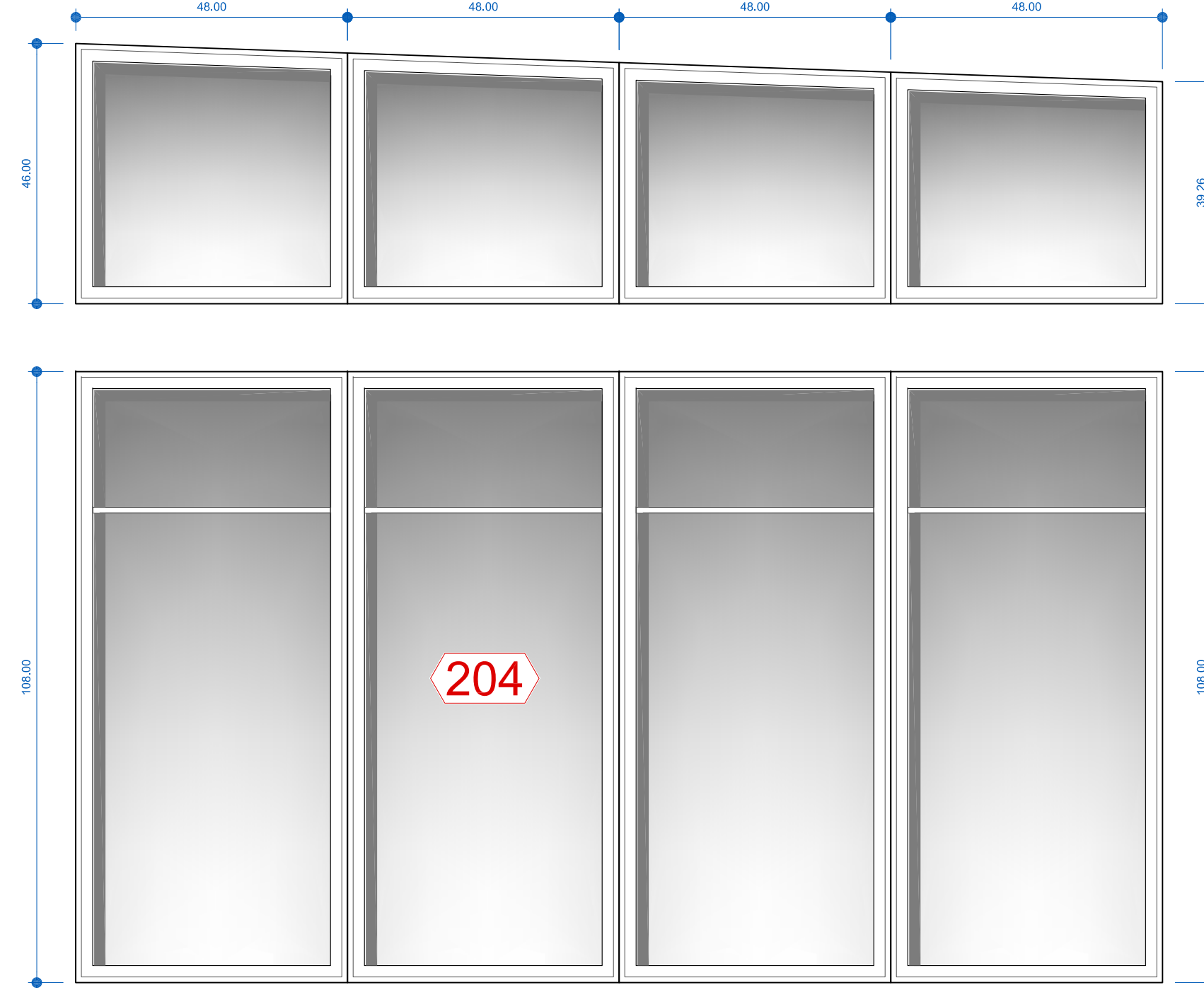
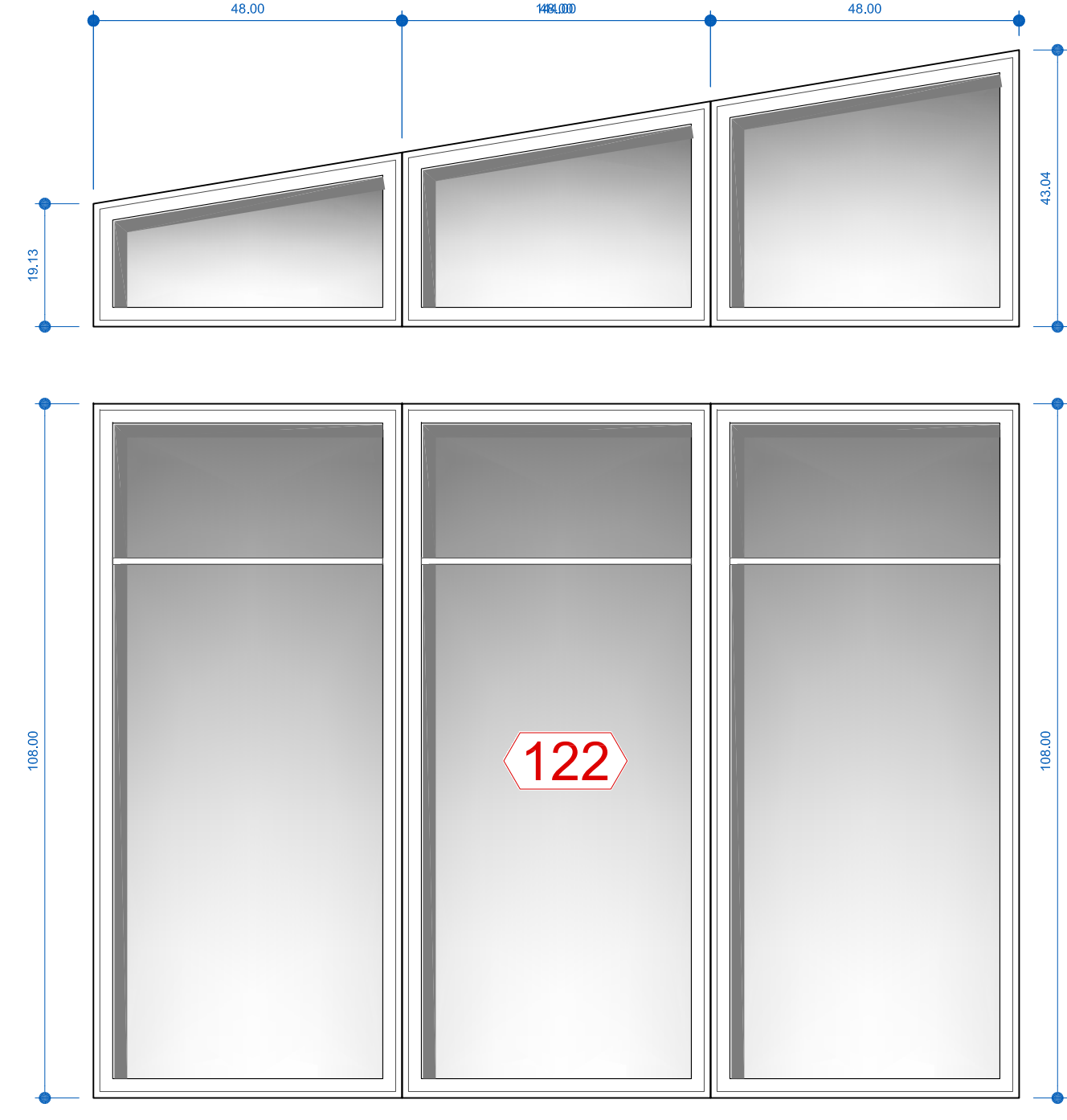
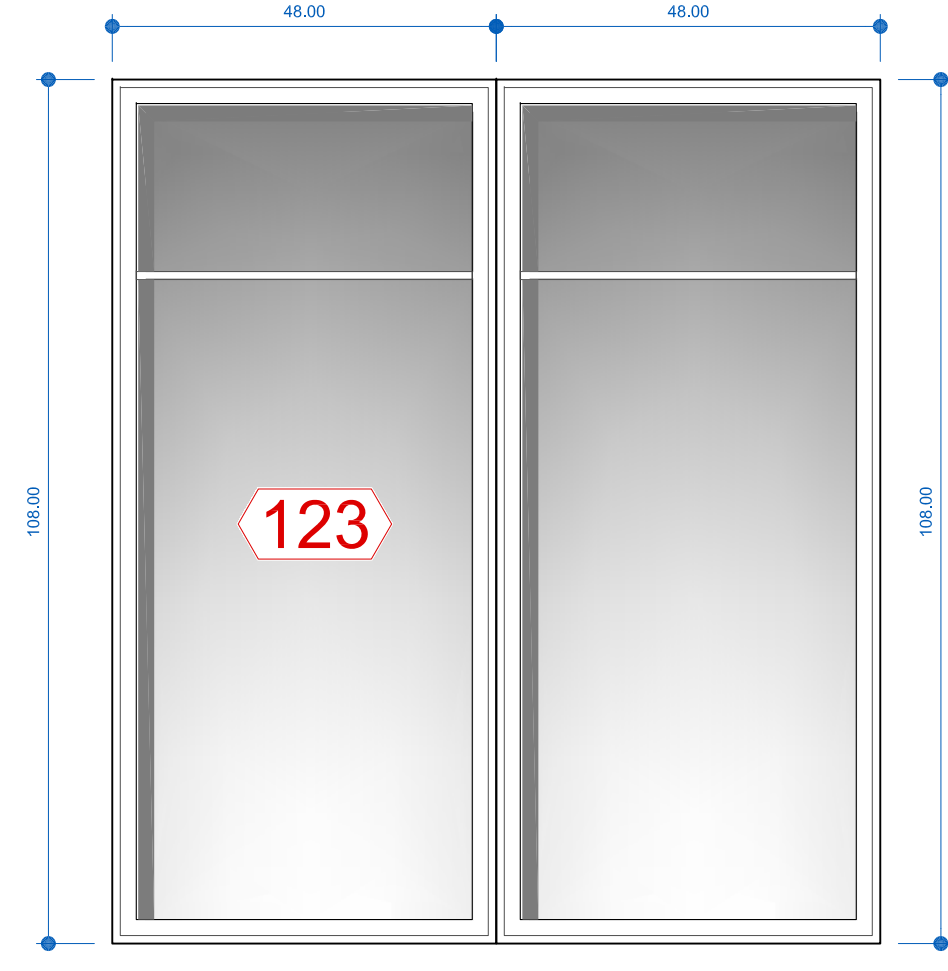
4 **INTEGRATED SHADE POCKET**
 SCALE: 3" = 1'-0" RS-I

EXTERIOR FENESTRATION NOTES

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 INTERIOR - TBD
 SCREENS - SATIN BLACK SURROUND, CHARCOAL FIBERGLASS MESH
 HARDWARE - TBD
 DIMENSIONS - PER SHEET A9.1 & A9.2

*ALL UNITS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION
 RECOMMENDATIONS. REFER TO FLOOR PLAN SHEETS FOR DOOR / WINDOW TYPE
 AND OPERATION.

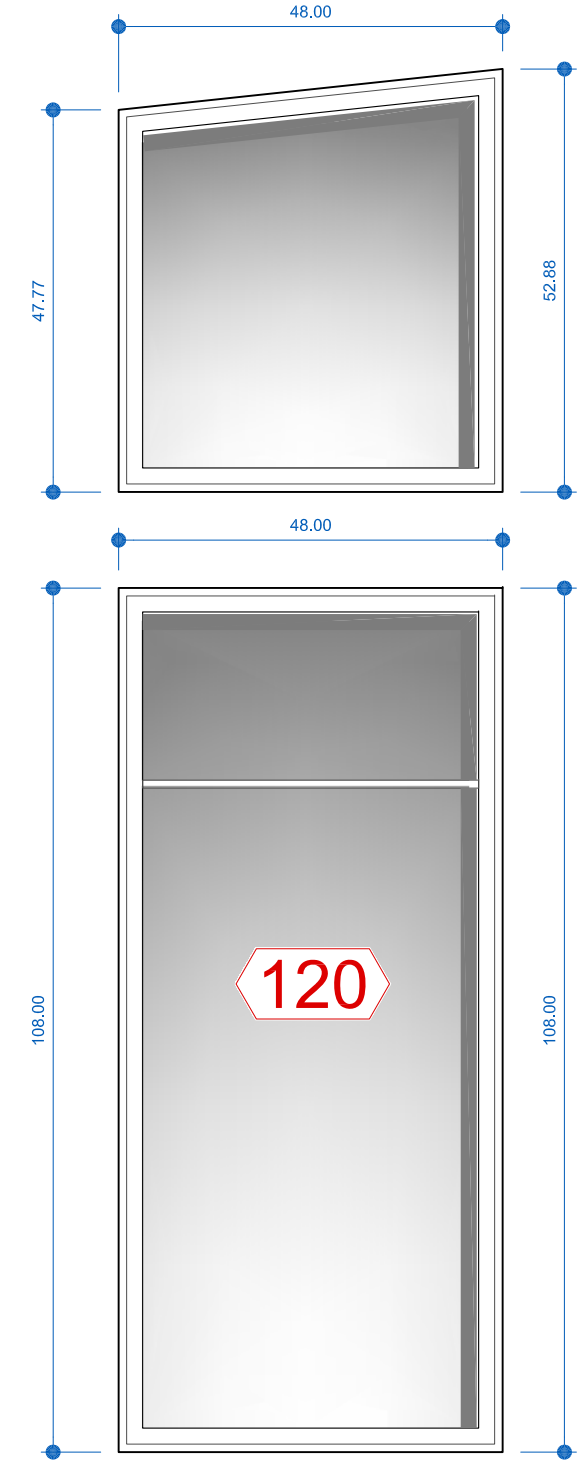
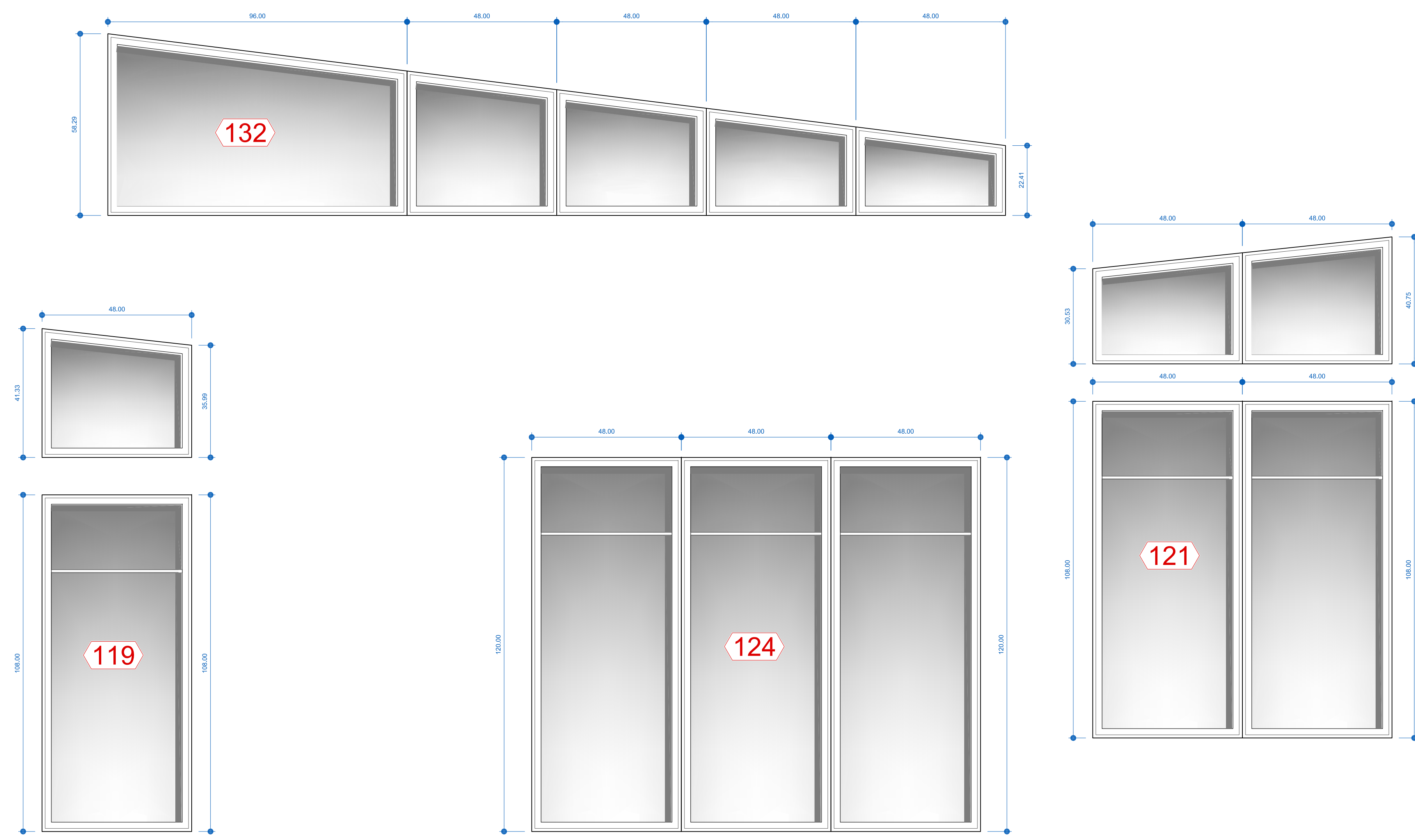
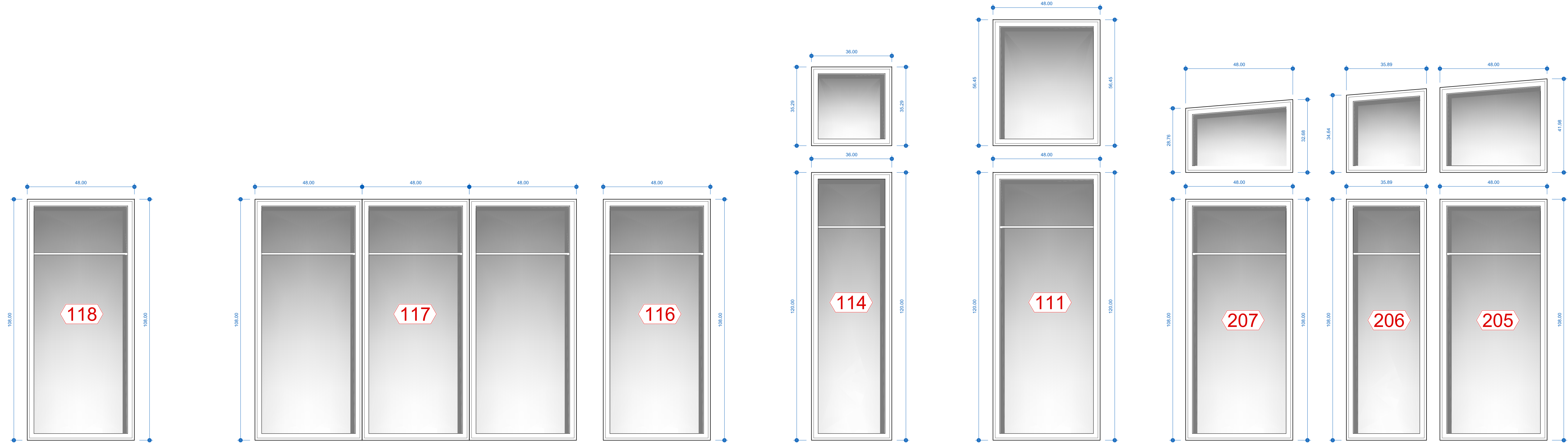




EXTERIOR FENESTRATION NOTES

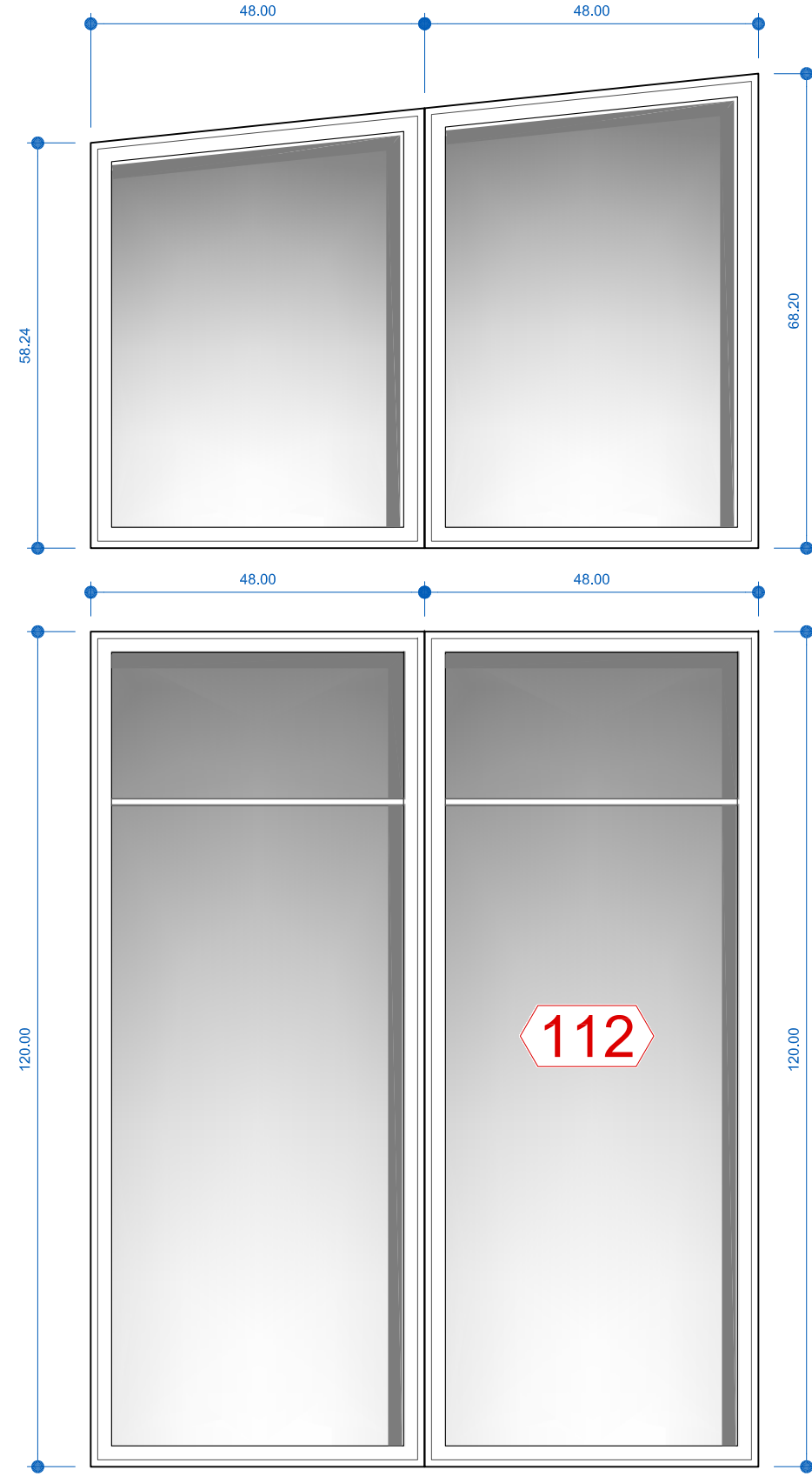
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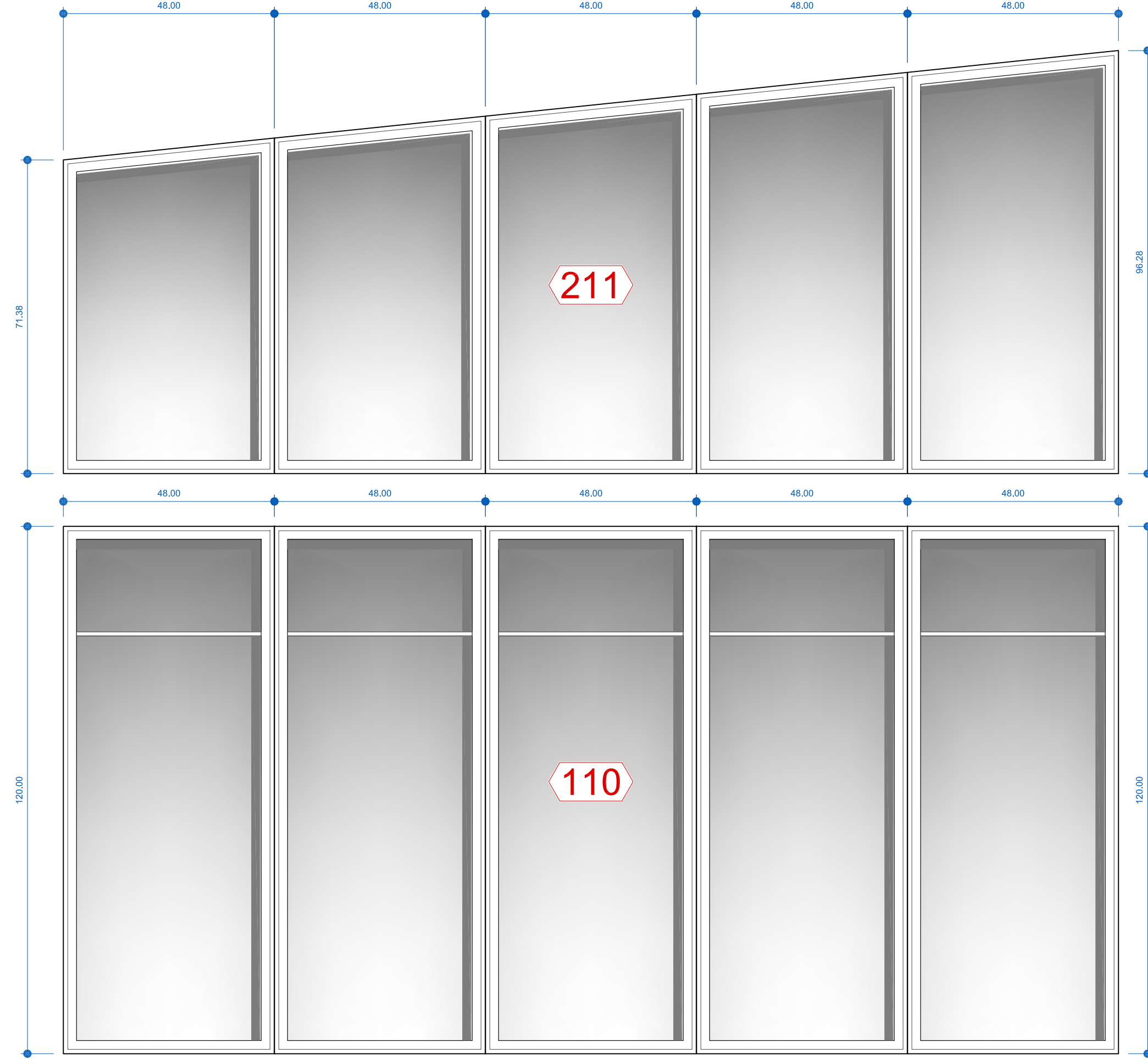


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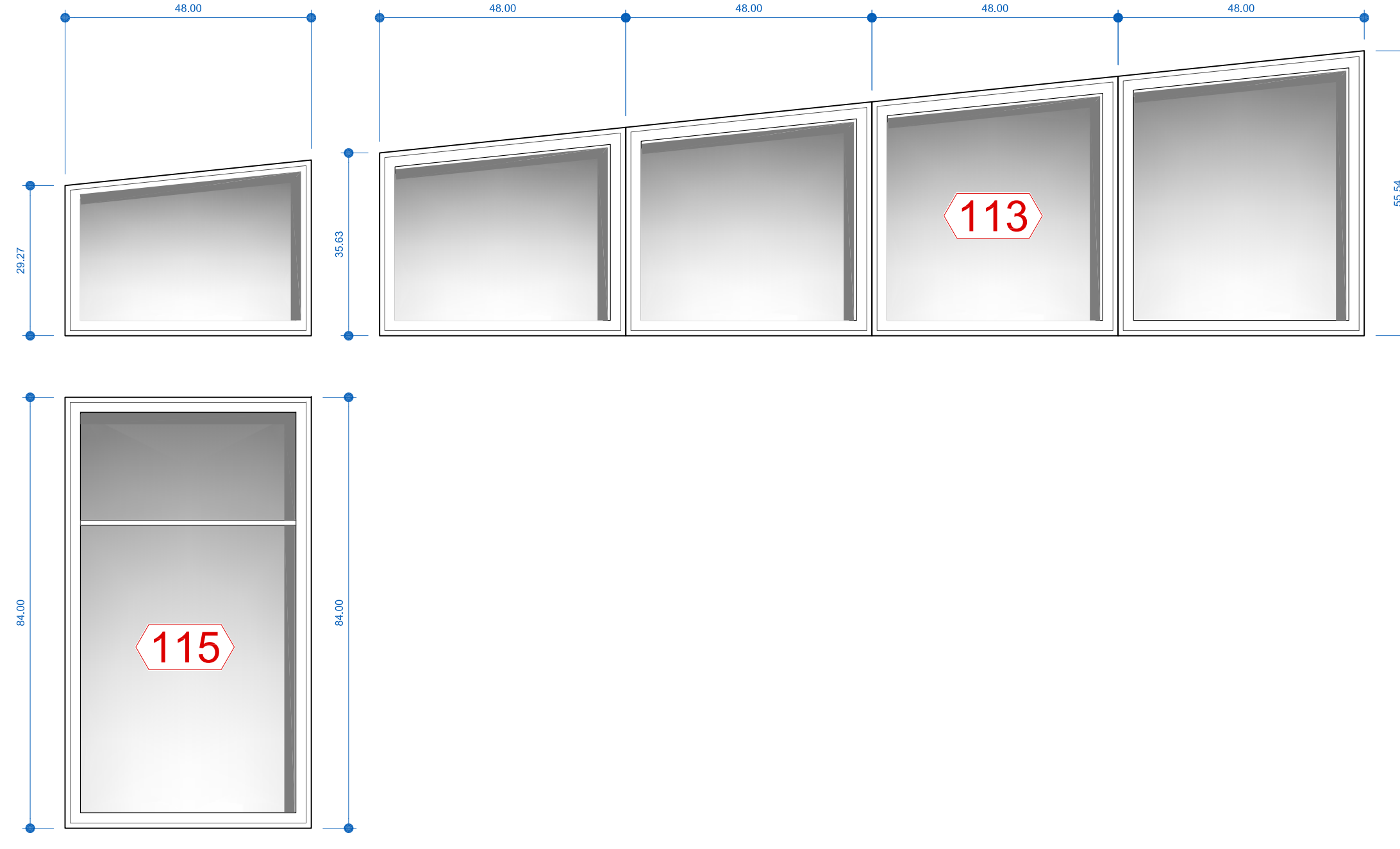


112



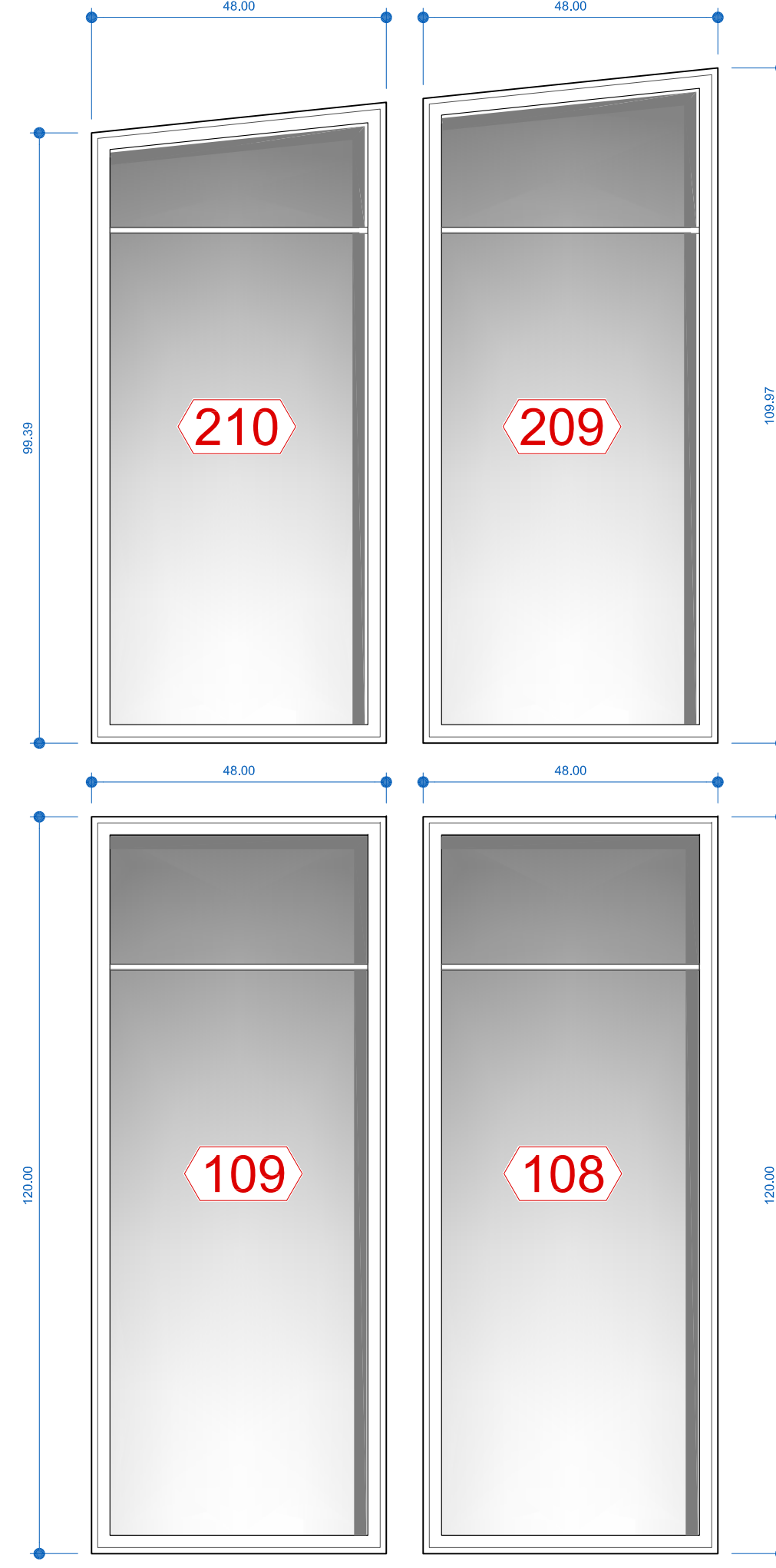
110

211



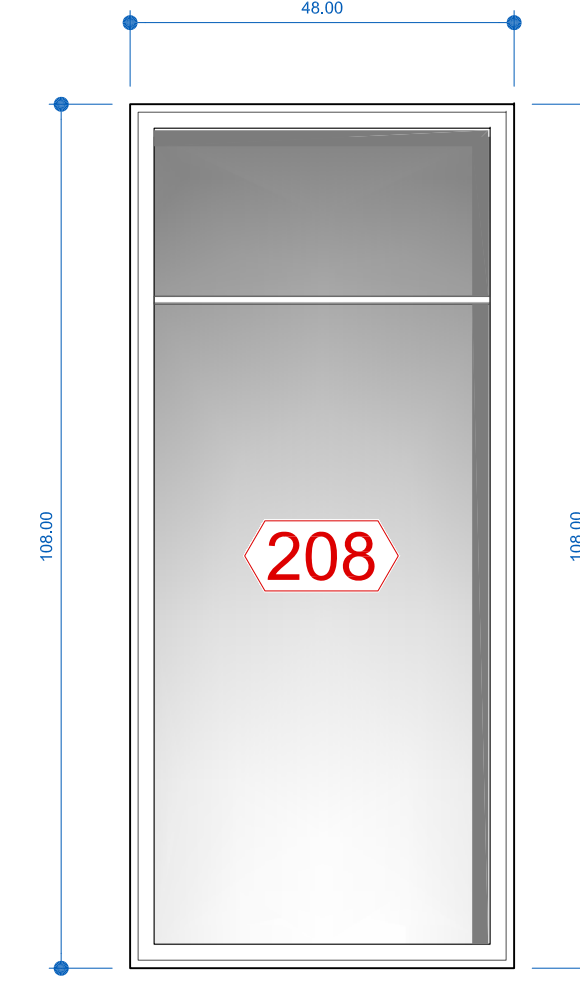
109

210



108

209



208

115

EXTERIOR FENESTRATION NOTES

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