

**TOWN OF MOUNTAIN VILLAGE  
REGULAR DESIGN REVIEW BOARD MEETING**

**REVISED AGENDA**

**THURSDAY AUGUST 6, 2020 10:00 AM**

**MOUNTAIN VILLAGE TOWN HALL**

**455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO**

**TO BE HELD** <https://us02web.zoom.us/j/86728772361?pwd=Ukh6TGlvSkhickphbC9CaE1nSmZkQT09>

**(see login details below)**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	2	Miller	Action	Reading and Approval of Summary of Motions of the of the June 4, 2020 Design Review Board Meeting.
3.	10.00	3	Miller	Action	Reading and Approval of Summary of Motions of the July 2, 2020 Design Review Board Meeting
4.	10:05	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architectural Review Application for a new single-family residence on Lot AR-2, 113 Lawson Point, pursuant to CDC Section 17.4.11. <b>This item was continued from the July 2, 2020 Meeting.</b>
5.	10:50	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new single-family residence on Lot 630, Double Eagle Drive, pursuant to CDC Section 17.4.11
6.	11:35	5	Miller	Quasi-Judicial	Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 648AR, 313 Adams Ranch Road, to rezone and convert three (3) units or 3,264 square feet of commercial space into four (4) Employee Apartments. <b>A motion to continue will be considered before the public hearing is opened. This item was continued from 3.26.2020, 5.7.2020, 6.4.2020, and 7.2.2020.</b>
7.	11:40	5	Miller	Quasi-Judicial	Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation. <b>A motion to continue will be considered before the public hearing is opened. This item was continued from 3.26.2020, 5.7.2020, 6.4.2020, and 7.2.2020.</b>
8.	11:45	5	Miller	Quasi-Judicial	A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Columbia Place Condominiums (Lot 37) Units 5-12 from a Hotel Efficiency Lodge zoning designation to Lodge zoning designation. Concurrent review and recommendation to Town Council regarding a variance for parking requirements for 6 of the 8 units.

Please note that this Agenda is subject to change. (Times are approximate and subject to change)

455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435

Phone: (970) 369-8242

Fax: (970) 728-4342

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: [cd@mtnvillage.org](mailto:cd@mtnvillage.org). We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**DESIGN REVIEW BOARD MEETING  
AGENDA FOR AUGUST 6, 2020**

					A motion to continue will be considered before the public hearing is opened. This item was continued from 6.4.2020 and 7.2.2020.
9.	11:50		Chair		Adjourn

Join Zoom Meeting

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Meeting ID: 867 2877 2361

Passcode: 300662

One tap mobile

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Consistent with Resolution No. 2020-0514-10 regarding virtual (electronic) meetings, written testimony shall be submitted to [cd@mtnvillage.org](mailto:cd@mtnvillage.org) and must be received no later than 48 hours prior to the public hearing. Oral testimony, for those wishing to testify, must register by sending an email to [cd@mtnvillage.org](mailto:cd@mtnvillage.org) at least one hour prior to the agenda hearing.

Please note that this Agenda is subject to change. (Times are approximate and subject to change)  
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**DESIGN REVIEW BOARD MINUTES  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY JUNE 4, 2020**

**Call to Order**

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:39 AM on June 7, 2020, held remotely via ZOOM:

<https://zoom.us/j/94389558052?pwd=c2E3QXNUElByWGFIUxVTHI2WGx4UT09> .

**Attendance**

**The following Board members were present and acting:**

Banks Brown  
Liz Caton  
Cath Jett  
Greer Garner  
Adam Miller  
David Eckman  
Ellen Kramer (1<sup>nd</sup> alternate)  
Scott Bennett (2<sup>nd</sup> alternate)

**The following Board members were absent:**

David Craigie

**Town Staff in attendance:**

Michelle Haynes, Planning & Development Services Director  
John Miller, Senior Planner

**Public in attendance:**

There were no members of the public in attendance.

**Reading and Approval of Minutes May 7, 2020 Design Review Board Meeting**

Jett made a **MOTION** to approve the DRB meeting minutes with one edit to recognize Bennett as an alternate and Miller as a regular member.

**SECONDED** by Miller

Motion carries unanimously

**AGENDA ITEMS FOR CONTINUATION:** Staff requested the continuation of Agenda Items 4, 6, 7 and 8 to the July 2, 2020, Design Review Board (DRB) meeting. The following items were heard for the purposes of continuation and the Public Hearing was not opened.

**Item #4. Consideration of a Design Review: Initial Architectural and Site Review Application for a new single-family residence on Lot 601, Knoll Estates Unit Two, pursuant to CDC Section 17.4.11.**

**Item #6. Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 648AR, 313 Adams Ranch Road, to rezone and convert three (3) units or 3,264 square feet of commercial space into four (4) Employee Apartments.**

**Item #7. Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from**

**one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation.**

**Item #8. A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Columbia Place Condominiums (Lot 37) Units 5-12 from a Hotel Efficiency Lodge zoning designation to Lodge zoning designation. Concurrent review and recommendation to Town Council regarding a variance for parking requirements for 6 of the 8 units.**

On a **MOTION** made by Garner and **SECONDED** by Ellen Kramer, the DRB voted unanimously to continue DRB Agenda Items 4, 6,7 and 8 to the July 2, 2020 Regular DRB meeting.

**Item #3. Consideration of a Design Review: Initial Architectural and Site Review Application for a new single-family residence on Lot AR-2, 113 Lawson Point, pursuant to CDC Section 17.4.11.**

Senior Planner Miller presented  
Narcis Tudor presented for the applicant  
Public Comment: none

On a **MOTION** by Garner and **SECONDED** by Miller the DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot AR2, based on the evidence provided within the Staff Report of record dated May 20, 2020, and with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall revise the plan set and remove all encroachments from the General Easement unless they are deemed appropriate and acceptable improvements by the Design Review Board.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall revise the Building Height Diagram to demonstrate both Maximum Height and Average Maximum Height per the notes provided within this staff memo.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall revise their parking plans to demonstrate the ability to provide exterior parking on Lot AR2. Also provide a study exploring moving the house and possibly providing only one driveway.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan demonstrating all areas located within the Zone 1 Wildfire Mitigation Area, along with modifying their plans to remove all coniferous species within Zone 1. Also, the applicant shall demonstrate all areas to be landscaped with the specific planting and irrigation schedules.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall provide a detailed lighting plan to include specific fixture cut sheets and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 6) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall 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.
- 8) Prior to the submittal for a Final Architectural Review, the applicant shall revise the plans to demonstrate areas of snowmelt – if applicable.
- 9) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the proposed roof overhang elements and retaining walls located within the General Easement.
- 10) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

- 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 12) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
- 13) When excavating around the rock, determine whether additional retaining walls, and how tall, are needed as part of the final submittal

**Item #5. Consideration of a Design Review Process Application for a design variation to 17.5.13, Sign Regulations, on Lot 1003R-2A, 455 Mountain Village Boulevard.**

Miller presented on behalf of staff.

Garrett Brafford presented on behalf of the applicant.

Public Comment: None

Kramer moved to **CONTINUE** the Class 3 Design Review Process Application for a Design Variation to Section 17.5.12, Lighting Regulations, and 17.5.13, Sign Regulations, to allow an internally illuminated sign on Lot 1003R-2A, 455 Mountain Village Boulevard to the July 2, 200 regular DRB meeting. **SECONDED** by Jett. Unanimous vote.

With the following conditions:

- 1) Provide an exhibit showing the sign drawn in context
- 2) Provide alternative materials and an alternative sign style
- 3) Provide the lumen output

**Adjourn**

On a **Motion** made by Miller, and seconded by Garner the Design Review Board voted unanimously to adjourn the June 4, 2020 meeting of the Mountain Village Design Review Board at 2:00pm.

Prepared and Submitted by,

Michelle Haynes  
Planning and Development Services Director

**DESIGN REVIEW BOARD MINUTES  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY JULY 2, 2020**

**Call to Order**

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:03 AM on July 2, 2020, held remotely via ZOOM:

<https://zoom.us/j/94389558052?pwd=c2E3QXNlUeIBYWGFIUxVTHI2WGx4UT09> .

**Attendance**

**The following Board members were present and acting:**

Banks Brown  
Liz Caton  
David Craige  
Greer Garner  
Cath Jett  
Adam Miller  
Ellen Kramer (1<sup>nd</sup> alternate)  
Scott Bennett (2<sup>nd</sup> alternate)

**The following Board members were absent:**

David Eckman

**Town Staff in attendance:**

Michelle Haynes, Planning & Development Services Director  
John Miller, Senior Planner

**Public in attendance:**

There were no members of the public in attendance other than applicants.

**AGENDA ITEMS FOR CONTINUATION:** Staff requested the continuation of Agenda Items 2, 5, 6 and 7 to the August 6, 2020, Design Review Board (DRB) meeting. The following items were heard for the purposes of continuation and the Public Hearing was not opened.

**Item #2. Consideration of a Design Review: Final Architectural Review Application for a new single-family residence on Lot AR-2, 113 Lawson Overlook, pursuant to CDC Section 17.4.11.**

**Item #5. Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 648AR, 313 Adams Ranch Road, to rezone and convert three (3) units or 3,264 square feet of commercial space into four (4) Employee Apartments.**

**Item #6. Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation.**

**Item #7. A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Columbia Place Condominiums (Lot 37) Units 5-12 from a Hotel Efficiency Lodge zoning designation to Lodge zoning designation. Concurrent review and recommendation to Town Council regarding a variance for parking requirements for 6 of the 8 units.**

On a **MOTION** made by David Craige and **SECONDED** by Ellen Kramer, the DRB voted unanimously to continue DRB Agenda Items 2, 5, 6 and 7 to the August 6, 2020 Regular DRB meeting.

**Item #3. Consideration of a Design Review: Final Architectural Review Application for a new single-family residence on Lot 601, Knoll Estates Unit Two, pursuant to CDC Section 17.4.11**

Senior Planner Miller presented  
Kristine Perpar presented for the applicant  
Public Comment: none

On a **MOTION** by Greer Garner and **SECONDED** by Cath Jett the DRB voted unanimously to approve the Final Architectural Review for a new single-family home located at Lot 601-2, based on the evidence provided within the Staff Report of record dated June 17, 2020, and with the following conditions:

1. Prior to issuance of a Building Permit, the applicants shall revise the construction mitigation plan to include silt and stormwater mitigation.
2. Prior to the issuance of a Building Permit, the applicants shall provide and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
3. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
4. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall 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.
5. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
6. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments.
7. Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
8. The DRB added an additional condition related to lighting: Prior to issuance of a building permit the applicant shall revise the lighting plan as follows:
  - a. Remove LED lighting in window
  - b. Sconce on upper deck shall be recessed
  - c. Can lights shall be on a dimmer
  - d. Well lighting shall be removed

**Item #4. Consideration of a Design Review Process Application for a design variation to 17.5.13, Sign Regulations, on Lot 1003R-2A, 455 Mountain Village Boulevard.**

Miller presented on behalf of staff.  
Garrett Brafford presented on behalf of the applicant.  
Public Comment: None

On a **MOTION** by Liz Caton and **SECONDED** by Greer Garner the DRB voted 8-2 to approve a Design Variation to Section 17.5.12, Lighting Regulations, and 17.5.13, Sign Regulations, to allow an internally illuminated sign on Lot 1003R-2A, 455 Mountain Village Boulevard based on the evidence provided within the Staff Report of record dated June 22, 2020, and with the following conditions:

1. The applicant is to provide color samples to town staff and DRB member Ellen Kramer for final color scheme approval.

Cath Jett and Ellen Kramer voted no for the following reasons:

Cath Jett: Does not feel that the lit sign meets the design themes of the Mountain Village and the overall natural aesthetic.

Ellen Kramer: Size is excessive and the sign is setting a precedent that is not warranted.

**Item #8. A review and recommendation to Town Council Regarding CDC Amendments to Chapter 17.7 Sections 17.7.2-17.7.21, Building Regulations, to Discuss the Adoption of the 2018 Editions of the International Building Code, International Residential Code, International Energy Conservation Code, International Mechanical Code, International Fuel Gas Code, International Property Maintenance Code, the 2018 International Plumbing Code Edition of the International Plumbing Code (as Adopted by the State with Local Exceptions), The 2020 National Electrical Code (as Adopted by the State with Local Exceptions) and the 2018 Edition of the International Fire Code (as Adopted by the Telluride Fire Protection District with Local Exceptions), and the 2018 Existing International Building Code.**

Director Michelle Haynes and Building Official Drew Harrington presented on behalf of staff.

Public Comment: None

On a **MOTION** by David Craige and **SECONDED** by Greer Garner the DRB voted unanimously to recommend to Town Council, amendments to the above referenced sections, with no changes, based on the evidence provided within the Staff Report of record.

### **Adjourn**

On a **Motion** made by Ellen Kramer, and seconded by Greer Garner the Design Review Board voted unanimously to adjourn the July 2, 2020 meeting of the Mountain Village Design Review Board at 11:41AM.

Prepared and Submitted by,

John Miller  
Senior Planner, TMV



**TO:** Mountain Village Design Review Board  
**FROM:** John Miller, Senior Planner  
**FOR:** Design Review Board Public Hearing; August 6, 2020  
**DATE:** May 20, 2020, *Updated July 24, 2020*  
**RE:** Staff Memo – Final Architectural Review (FAR) Lot AR-2

### APPLICATION OVERVIEW: New Single-Family Home on Lot AR2

#### **PROJECT GEOGRAPHY**

**Legal Description:** *Lot 2, Adams Ranch, A Planned Community, According to the Subdivision Exemption Plat for Lot Line Adjustment of Lots 2, 3, 4, 5, 6, 7, 8, 9 and a portion of Lawson Point, of the Replat of Filing 14, Telluride Mountain Village recorded March 7, 1991, in Plat Book 1 at Page 1126, and according to the Community Plat/Map Amendment for the Adams Ranch Community recorded June 1, 1998, in Plat Book 1 at Page 2573, County of San Miguel, State of Colorado.*

**Address:** 113 Lawson Point  
**Applicant/Agent:** Narcis Tudor, Narcis Tudor Architects  
**Owner:** Michael and Ginni Racosky  
**Zoning:** Single-Family  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.501 AC

#### **Adjacent Land Uses:**

- **North:** Single-Family
- **South:** Open Space
- **East:** Single-Family
- **West:** Single-Family

#### **ATTACHMENTS**

Exhibit A: Applicant Narrative  
Exhibit B: Architectural Plan Set

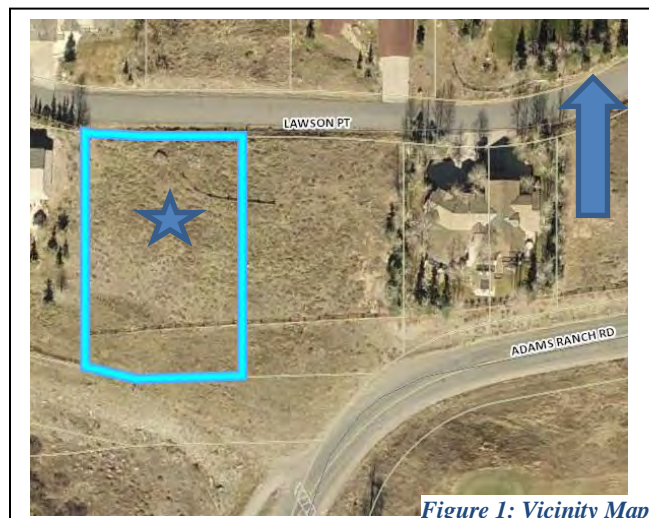


Figure 1: Vicinity Map

**Case Summary:** Narcis Tudor, Applicant for Lot AR-2, is requesting Design Review Board (DRB) approval of a Final Architectural Review application for a new single-family home on Lot AR2, 113 Lawson Point. The Lot is approximately 0.501 acres and is zoned Single-Family. The home has been described by the applicant as a “horizontally-oriented ranch style” design that incorporates materials seen commonly in the Mountain Village Modern Vernacular – rusted metal, wood siding, timber, and stone veneer. The overall square footage of the home’s 2 story living area is approximately 3,499 square feet and provides 2 interior parking spaces within the proposed garage.

It should be noted that the applicant has submitted all required materials per the provisions of Section 17.4.11 of the Community Development Code (CDC) for a Class 3 DRB Final Architectural Review and has addressed a number of the concerns raised at the initial review within the supplemented applicant’s narrative. All of the Design Variations and Specific Approvals listed in the initial staff memo have been removed from the proposal.

**Applicable CDC Requirement Analysis:** The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by italicized Text.***

Table 1

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Maximum Building Height</b>	35’ (shed) / 40’ (gable) Maximum	34.25’
<b>Maximum Avg. Building Height</b>	30’ (shed) / 35’ (gable) Maximum	19.2’
<b>Maximum Lot Coverage</b>	40% Maximum	14.0%
<b>General Easement Setbacks*</b>		
North	16’ setback from lot line	86’ -10”
South	16’ setback from lot line	20’ - 3”
East	16’ setback from lot line	17’ – 1”
West	16’ setback from lot line	17’ - 4”
<b>Roof Pitch</b>		
Primary		4:12 (Shed)
Secondary		6:12 (Gable)
<b>Exterior Material</b>		
Stone	35% minimum	37.2%%
Wood		13.9%
Windows/Doors	40% maximum	23.6%
Metal Accents		25.3%
<b>Parking</b>	2 enclosed / 2 exterior	2/2**

\*\*The proposed exterior parking as shown is located within the General Easement along the front lot line.

## **Chapter 17.3: ZONING AND LAND USE REGULATIONS**

### **17.3.12: Building Height Limits**

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates both Gabled and Shed roof forms which are granted different height allowances in the CDC. Gabled roof forms are granted a maximum building height of 40 feet with shed roof forms limited to 35 feet. The maximum average height must be at or below 30 feet for shed roof forms and 35 feet for gable roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The



points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

*Staff: The applicant has provided a Building Height Analysis that indicates the Maximum Building Height for the home to be 34.25 feet above grade. The Maximum Average Height is currently being shown at 19.2 feet above grade. Although both height calculations as shown do conform with the CDC requirements, staff requested the following at the IASR hearing:*

*“Staff would like to ensure that both pre-existing and finished grades are shown in tandem on these elevations demonstrating the home is complying with the height restrictions from the most restrictive grade of the two. Although the final height measurements may change slightly based on the modified diagram showing pre-existing and finished grade and the calculation from the most restrictive, the portion of the roof with the highest measurements is the gabled form which would be allotted up to 40 feet maximum height from most restrictive grade. Staff does not believe that this plan change will prohibit the project from moving forward as shown with minor height adjustments.”*

*This additional detail was not provided at the time of drafting this memo, but Staff believes that before issuance of a building permit, that the applicant can revise the height diagram to capture the above requirements as a condition of approval of the FAR.*

#### **17.3.14: General Easement Setbacks**

Lot AR2 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

*Staff: The proposal includes several GE encroachments that fall into the above category of permitted GE development activity including the following:*

- *Driveway and Address Monument: The project has been revised to remove the additional curb cut discussed at the initial review. In lieu of this, the applicant is now proposing a single cut for the main driveway entrance into the garage, and concrete pavers that will circumnavigate the rock from the driveway to the entrance of the home to allow for guest parking and entry to the home from the surface parking in front of the garage (see sheet A1.0).*
- *Utilities: Utilities are already located within Lawson Point, and will have to cross the General Easement to access Lot AR2*

*Staff: Additionally, there are GE encroachments described below that will require specific approval by the DRB.*

- *Parking: The proposed parking is located within the General Easement and will require approval by the DRB for the GE encroachment*
- *Irrigation and landscaping: The landscaping plan shows landscaping and the associated irrigation equipment to be located within the GE. This will require DRB approval and the owner to enter into GE Encroachment Agreement prior to issuance of a certificate of occupancy.*

## **Chapter 17.5: DESIGN REGULATIONS**

### **17.5.4: Town Design Theme**

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

*Staff: It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular that is very popular recently within Mountain Village. The use of vertical wood siding, rusted metal elements, along with stone help to blend the proposed development into the site and context of the neighborhood. The subdued and varied nature of the roof forms helps to break up the mass of the home, which otherwise could be much more impactful on neighboring homes and views if it were larger and taller.*

### **17.5.5: Building Siting Design**

The CDC requires that any proposed development blend into the existing landforms and vegetation.

*Staff: The proposed home's siting was based on views for both this project and existing homes – along with the desire by the owners to maintain existing rock formations located near the front of the lot. The applicant has revised the building siting since the IASR to push the home slightly to the north allowing for the home to not encroach into the GE. Additionally, the relocation allows for parking requirements for surface parking to be met, albeit in the GE. Generally speaking, the further the home is pushed to the north, the more impactful the project becomes due to view corridors and ground disturbance on steeper slopes. Staff believes the front portion of the lot is the logical siting location.*

### **17.5.6: Building Design**

*Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. To accomplish this, the applicant has proposed utilizing a dry stack Telluride Gold Stone veneer in a random arrangement of different sizes and tones. This stonework largely surrounds the base of the home, and in certain areas projects upwards allowing for the stone to tie into the vertical wood and metal in a way that grounds the home. At this time, the width of the vertical siding has not been indicated, but from the provided photos it appears to be a light whitewash or natural stain.*

*Window trim is proposed as dark metal clad and the doors appear to be a mixture of glass and metal, but more details should be provided before the final review. The proposed roofing material is a dark metal standing seam, but the specific color is unclear based on the provided photos. The CDC allows for black and grey standing seam roofing materials.*

*The exterior wall composition provides variations in materials and overall it appears to provide contrast between the darker metal elements, the light wood, and the gold stone veneer. The same metal accent material is also to be used on the garage doors. The applicant has proposed 565 square feet of snowmelt area for the home.*

### **17.5.7: Grading and Drainage Design**

*Staff: The applicant has provided a grading and drainage plan documenting disturbed areas, cuts, fill, final slopes adjacent to the home, stormwater design including positive drainage from the proposed home, and specifications of the driveway. Staff would like to ensure as the project moves into construction that the stormwater generated from the impervious area of the driveway is captured in the ditch adjacent to the home rather than the roadway and that the ditch has adequate carrying capacity for any additional flows that are to be generated.*

### **17.5.8: Parking Regulations**

*Staff: The CDC requires all single-family developments to provide two interior and two exterior parking spaces. Due to the siting of the home near the front of the lot, there appear to be spatial constraints related to the exterior parking directly adjacent to the garage. The applicant has proposed 2 enclosed parking spaces within the garage of the home as well as additional parking guest parking within the driveway pad. The applicant has also proposed a series of concrete paver stones to function as some guest parking as needed. The CDC permits the DRB the ability to grant parking encroachments into the GE as necessary.*

### **17.5.9: Landscaping Regulations**

*The applicant has provided and updated landscaping plan for the final review. The plan appears to generally meet the requirements of the CDC, but additional details related to plant sizes, installation methods/maintenance, as well as other specific details should be provided as part of a construction plan set for building permitting. If the DRB determines it to be appropriate, staff believes this can be handled as a condition of approval.*

*There is one area that staff is requesting a full modification of the landscaping plan: The applicant is proposing mulch to be located within the Town Right of Way. Staff is recommending that this proposed landscaping area be removed in its entirety from the proposal. The applicant may re-veg this area, but staff does not recommend planting or mulching.*

### **17.5.11: Utilities**

*Staff: All utilities are currently located within the Lawson Point roadway and will only require connections from the road to the home. The plan set shows the proposed connections and the locations of the proposed utilities based on field research. On the utility plan sheet, some notes discuss potential variations in the final design of the sewer based on the location of the Sewer Main in Lawson Point. If connections are not possible in the location shown, the applicant will be required to revise their plan to demonstrate connections to the south of the lot in Adams Ranch Road.*

### **17.5.12: Lighting Regulations**

*Staff: The applicant has provided a lighting plan for the home including a site plan with the location of all exterior fixtures on the home, as well as general fixture information. Although difficult to read on the provided PDF application, it appears that two of the fixtures do not meet the requirements of the CDC for overall lumen output. These fixtures would need to be revised prior to the issuance of a building permit. The home, at 3,499 square feet, does not require a photometric study, although staff does believe this would be beneficial given the prominence of the lot, and the number of fixtures shown.*

### **17.5.13: Sign Regulations**

*Staff: The address monument has been revised from IASR to be located on the exterior façade of the home. The CDC allows for this if the numbers are within 20 feet of the roadway. As shown, the location of the numbers slightly exceeds the 20-foot distance requirement and will require a design variation from the DRB. Staff does not recommend approval of this and instead recommends the applicant revise the plans with the address monument located near the road within the GE.*

## **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

### **17.6.1: Environmental Regulations**

*Staff: Fire Mitigation and Forestry Management: Due to the size of the site and lot configuration, staff is requesting that the fire mitigation requirement be waived.*

*Steep Slopes: The building site does not contain steep slopes.*

### **17.6.6: Roads and Driveway Standards**

*Staff: The width of the two driveways does not appear to be specified in the plan set, but the grades are within CDC standards are approximately 3.75%. At the time of drafting this memo, the applicant has not provided explicit documentation that the driveway width and shoulders comply with the CDC standards. With that, it should be noted that it appears that the driveway exceeds 20 feet in width and would meet the CDC standards.*

### **17.6.8: Solid Fuel Burning Device Regulations**

*Staff: The applicant has indicated that the proposed fireplace shall utilize natural gas as a fuel source.*

## **Chapter 17.7: BUILDING REGULATIONS**

### **17.7.19: Construction Mitigation**

*Staff: The applicant has submitted a CMP as part of this application. Staff supports the proposal but also notes that a large portion of the staging area is located in areas that will be ultimately landscaped and over time, the project may lose some of the parking as shown on the plans. There is very limited on-street parking in this location and the contractor should work to determine how to stage as areas identified as parking and storage start to be eliminated over time.*

**Staff Recommendation:** Staff recommends the DRB approve the Final Architectural Review for Lot AR2, 113 Lawson Point. If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

**Proposed Motion:**

***Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.***

I move to approve the Final Architectural Review for a new single-family home located at Lot AR2, based on the evidence provided within the Staff Report of record dated July 24, 2020, and with the following conditions:

- 1) Prior to the submittal/issuance of a building permit, the applicant shall revise the Building Height Diagram to demonstrate both Maximum Height and Average Maximum Height per the notes provided within this staff memo.
- 2) Prior to the submittal/issuance of a building permit, the applicant shall revise their lighting plan with CDC compliant fixtures and shall provide staff a photometric study of the Lot.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Prior to the issuance of a Certificate of Occupancy, the owner shall enter into a revocable general easement encroachment agreement with the Town for all approved encroachments in the General Easement.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall 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.
- 6) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the proposed roof overhang elements and retaining walls located within the General Easement.
- 7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials

/jjm



July 10, 2020

**RE: LOT AR2 – RACOSKY RESIDENCE**

To: Mountain Village Design Review Board

Thank you for taking the time to review our design application for Michael and Ginni Racosky's 3499 sf. proposed residence.

This memo responds to the board's comments as well as the Design Review Conditions.

At the June 2020 Preliminary hearing, the majority of the board's concern dealt with the 2 curb cuts. That initial proposal was to allow for guest parking while protecting the large rock.

Per the board's recommendation (Condition 13), we have shifted the house 4 feet to the south allowing for only one curb cut and the necessary space for exterior parking in the driveway. This allows us to protect the existing rock and provide front door access around the north side. The proposed path is concrete pavers with landscaping around.

The rest of the conditions are addressed as outlined below:

1. No portion of the structure encroaches into the general easement.
2. The building heights are compliant as shown on Sheet A1.5 where the roof plan is overlaid on to the more stringent topography.
  - a. Maximum Height – 34.0'
  - b. Average Height – 20.17'
3. Exterior parking is entirely on Lot AR2
4. The landscape plan has been evolved to show the location, quantity and species of plants as well as the location of the sprinkler heads.
5. The exterior lighting plan has been evolved to show the location, quantity and type of lighting fixtures along with their individual specifications.
6. The utility plan is showing all the existing utility locations and their connecting points to the structure.
7. All decks will be constructed of non-combustible of ignition resistant materials.
8. All snowmelted areas are shown on Sheets A2.1 + A2.2. Total snow melted surface area – 565 sf.
9. Currently our proposed design has no overhanging elements or retaining walls located within the general easement.
10. A monumented land survey will be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
11. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
12. Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials

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13. The house has been moved 4 feet south providing one curb cut and pavers for path to front door. 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**  
ARC.L# - 00402820

March 6, 2020

**RE: LOT AR2 – RACOSKY RESIDENCE**

To: Mountain Village Design Review Board

Thank you for taking the time to review our design application for Michael and Ginni Racosky's 3500 sf. proposed residence.

This memo is outlined to address the main items of the project and is a narrative introduction to the accompanying drawings | diagrams.

**LOCATION**

The parcel is located on the south side of Lawson Point and extends further south and downhill towards Adams Ranch Road.

**VIEWS**

The primary views are across the south towards Sunshine and Wilson Peaks with secondary views to the north towards the Dallas Range.

**ACCESS | PRESERVATION OF NATURAL FEATURES**

Approaching the parcel, a defining feature special to the site is the large rock and rock outcropping facing Lawson Point. Our goal is to protect and incorporate this natural feature into the overall design approach of the home.

Pedestrian access and guest parking are located to the east of the natural rock with garage access located further to the west.

**ARCHITECTURAL DESIGN**

The design of the home can be described as horizontally oriented, ranch style. The main space is a one-level series of sheds and gables with the secondary bedrooms located above the garage creating the two-story dominant gable form, anchoring the structure to the site. This approach keeps the home's low profile integrated into its natural surroundings and demonstrates its sensitivity to the neighboring properties' view corridors.

**MATERIALS**

The primary exterior materials are stone, wood and metal with secondary timber accents. The majority of the glazing is located at the rear of the house facing the southern solar path for views, natural light and heat.

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**  
ARC.L# - 00402820



# AR2

A PROPOSED RESIDENCE FOR MICHAEL AND GINNI RACOSKY

## 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.

## PROJECT TEAM

**OWNER**  
MICHAEL + GINNI RACOSKY

**ARCHITECT**  
NARCIS TUDOR ARCHITECTS  
201 W COLORADO AVENUE  
SUITE 203  
TELLURIDE . COLORADO . 81435  
P. 970.708.4983  
[narcis@narcistudor.com](mailto:narcis@narcistudor.com)

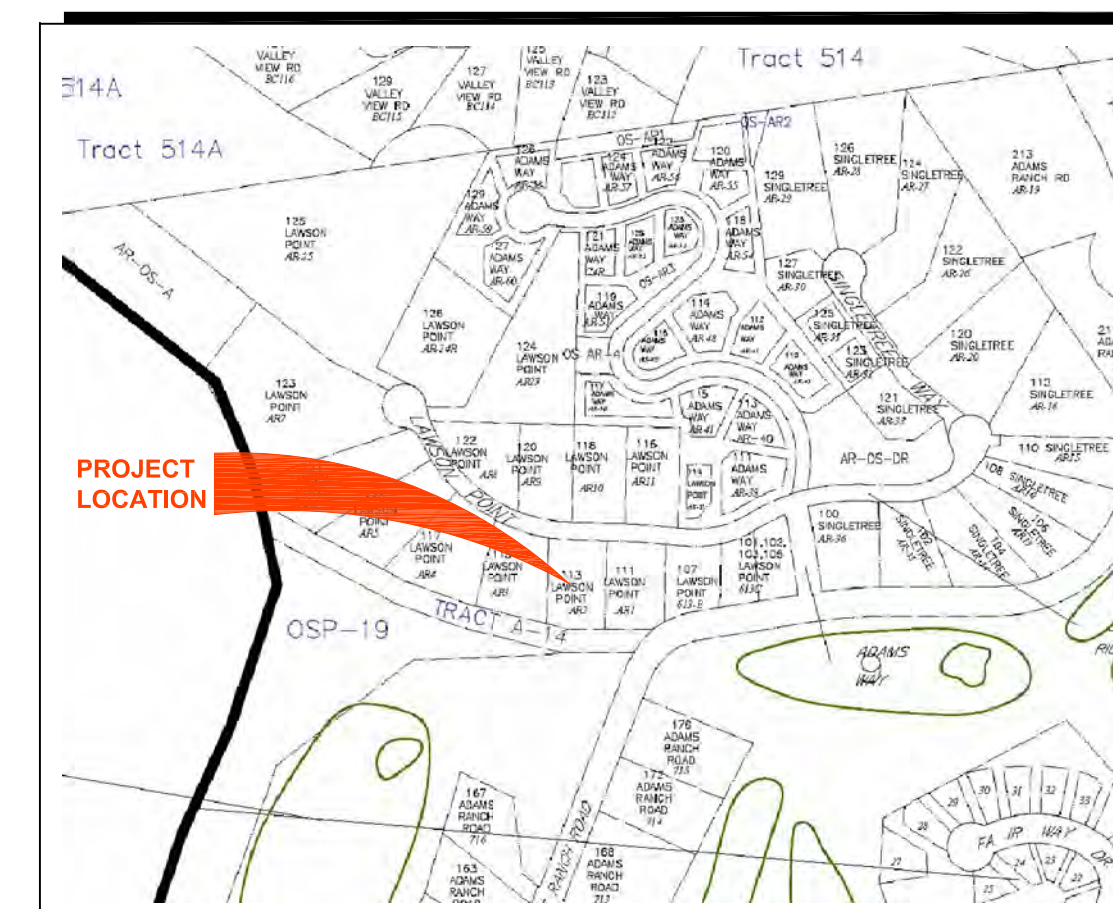
**CONTRACTOR**  
KOENIG CONSTRUCTION SERVICES  
P.O. BOX 3138  
TELLURIDE . COLORADO . 81435  
P. 970.369.1263  
F. 970.369.1263  
[jeff@koenigconstructionservices.com](mailto:jeff@koenigconstructionservices.com)

**STRUCTURAL ENGINEER**  
ANVIL ENGINEERING-  
FABRICATION-DESIGN, LLC.  
CHRIS BURNETT, P.E.  
MOBIL: (970)-988-2576  
[chris@anvil-efd.com](mailto:chris@anvil-efd.com)

**SURVEYOR**  
ALL POINTS LAND SURVEY, LLC.  
THOMAS CLARK  
PO BOX 754  
OPHIR . COLORADO . 81435  
P. 970.708.9694  
[allpointslandsurvey@gmail.com](mailto:allpointslandsurvey@gmail.com)

**CIVIL ENGINEER**  
UNCOMPAGRE ENGINEERING, LLC  
DAVID BALLODE  
P.O. BOX 3945  
TELLURIDE . COLORADO . 81435  
P. 970.729.0683  
[dbalode@msn.com](mailto:dbalode@msn.com)

## VICINITY MAP



## LUC - INFO

<b>LOT #:</b>	AR-2
<b>IMPROVEMENT TYPE:</b>	NEW CONSTRUCTION
<b>TYPE OF UNIT:</b>	SINGLE FAMILY
<b>SETBACKS:</b>	SEE A1.1
<b>BUILDING HIGH POINT:</b>	34.0'
<b>BUILDING AVERAGE:</b>	20.17'
<b>GROSS FLOOR AREA:</b>	3499.0 SF

## LUC - SITE COVERAGE

LOT AREA - 0.501 AC | 21,823.56 SQ. FT.  
ALLOWABLE PER LUC - 40% = 8,729.42 SQ. FT.

PROPOSED SITE COVERAGE - 3,074.00 SQ. FT. (14.0%)  
COMPLIANT BY - 5,655.42 SF (64.7%)

## LUC - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	1421.4	26.2%
STONE VENEER	1970.6	36.3%
WOOD SIDING	756	13.9%
FENESTRATION	1282	23.6%
TOTAL VERTICAL SURFACE	5430	100.0%

## SHEET INDEX

<b>A0</b>	<b>COVER   PROJECT INFORMATION</b>
<b>TOPOGRAPHIC SURVEY</b>	
<b>A1S</b>	<b>SITE PARTI</b>
<b>CIVIL SERIES</b>	
<b>C1</b>	<b>CIVIL GENERAL NOTES</b>
<b>C2</b>	<b>GRADING PLAN</b>
<b>C3</b>	<b>UTILITY PLAN</b>
<b>SITE SERIES</b>	
<b>A1.0</b>	<b>OVERALL SITE PLAN</b>
<b>A1.2</b>	<b>SITE LANDSCAPE PLAN</b>
<b>A1.3</b>	<b>CONSTRUCTION MITIGATION</b>
<b>A1.5</b>	<b>BUILDING HEIGHT   LUC DIAGRAM</b>
<b>PLAN SERIES</b>	
<b>A2.L</b>	<b>EXTERIOR LIGHTING PLANS</b>
<b>A2.1A</b>	<b>MAIN LEVEL DIM PLAN</b>
<b>A2.1B</b>	<b>MAIN LEVEL FINISH PLAN</b>
<b>A2.2A</b>	<b>UPPER LEVEL DIM PLAN   SPECS</b>
<b>A2.2B</b>	<b>UPPER LEVEL FINISH PLAN</b>
<b>A2.3</b>	<b>ROOF PLAN</b>
<b>EXTERIOR ELEVATIONS</b>	
<b>A3.1</b>	<b>SOUTH AND EAST ELEVATIONS   MATERIALS</b>
<b>A3.2</b>	<b>NORTH AND WEST ELEVATIONS   WIN. DETAILS</b>
<b>A3.15</b>	<b>PERSPECTIVES</b>
<b>A3.16</b>	<b>PERSPECTIVES</b>
<b>SECTIONS</b>	
<b>A4.1</b>	<b>BUILDING SECTIONS</b>
<b>A4.2</b>	<b>BUILDING SECTIONS</b>
<b>A4.3</b>	<b>BUILDING SECTIONS</b>
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<b>LIGHTING PLANS</b>	
<b>LP2.1</b>	<b>MAIN LEVEL LIGHTING PLAN</b>
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<b>CIVIL PLANS</b>	
<b>S</b>	<b>STRUCTURAL PLANS</b>

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submissions	11.01.2019	
	11.18.2019	
	12.05.2019	ADAMS RANCH DRB 1
	12.24.2019	SECTIONS
	01.24.2020	ROOF REDESIGN
	01.29.2020	PROGRESS A.R. DRB 2
	02.07.2020	NEW ROOF
	02.13.2020	ADAMS RANCH DRB 2
	03.06.2020	MV DRB - INITIAL ARCH.
	04.01.2020	PLAN REVISIONS
	04.13.2020	INTERIOR ELEVATIONS 1
	04.30.2020	LIGHTING 2
	05.05.2020	STAIR SECTION
	05.13.2020	WINDOW DETAILS
	06.10.2020	DRB CONDITIONS
	07.10.2020	MV DRB - FINAL

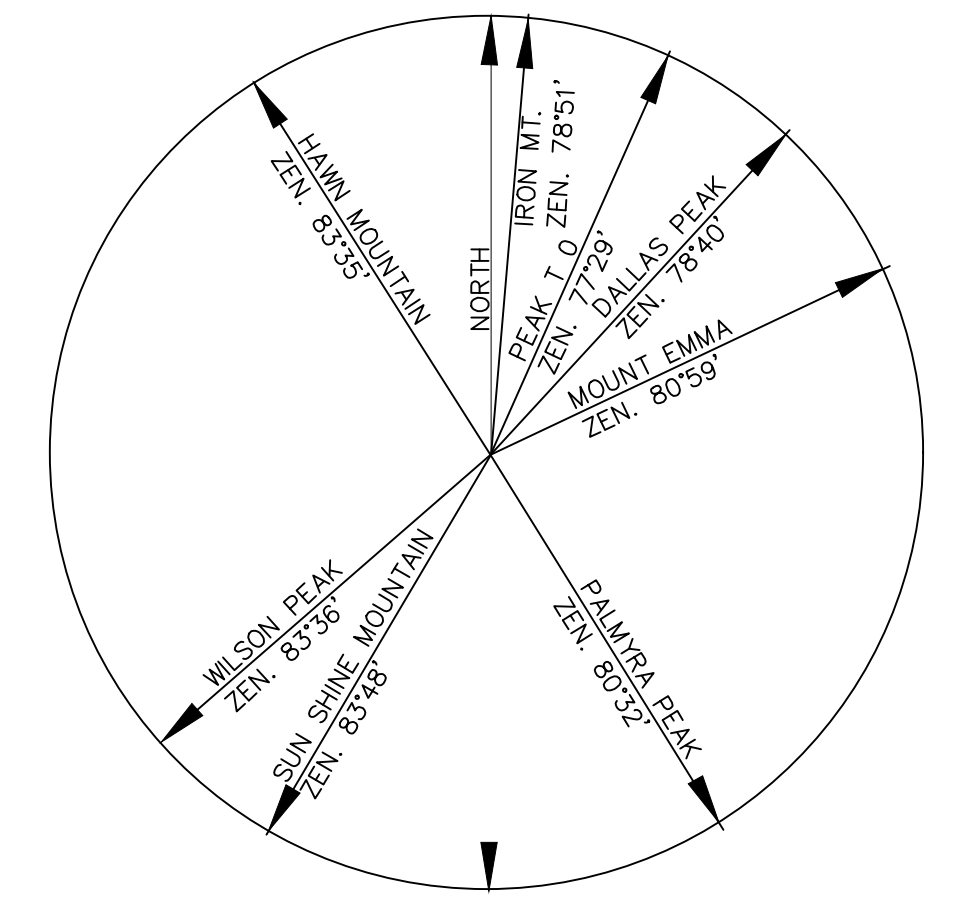
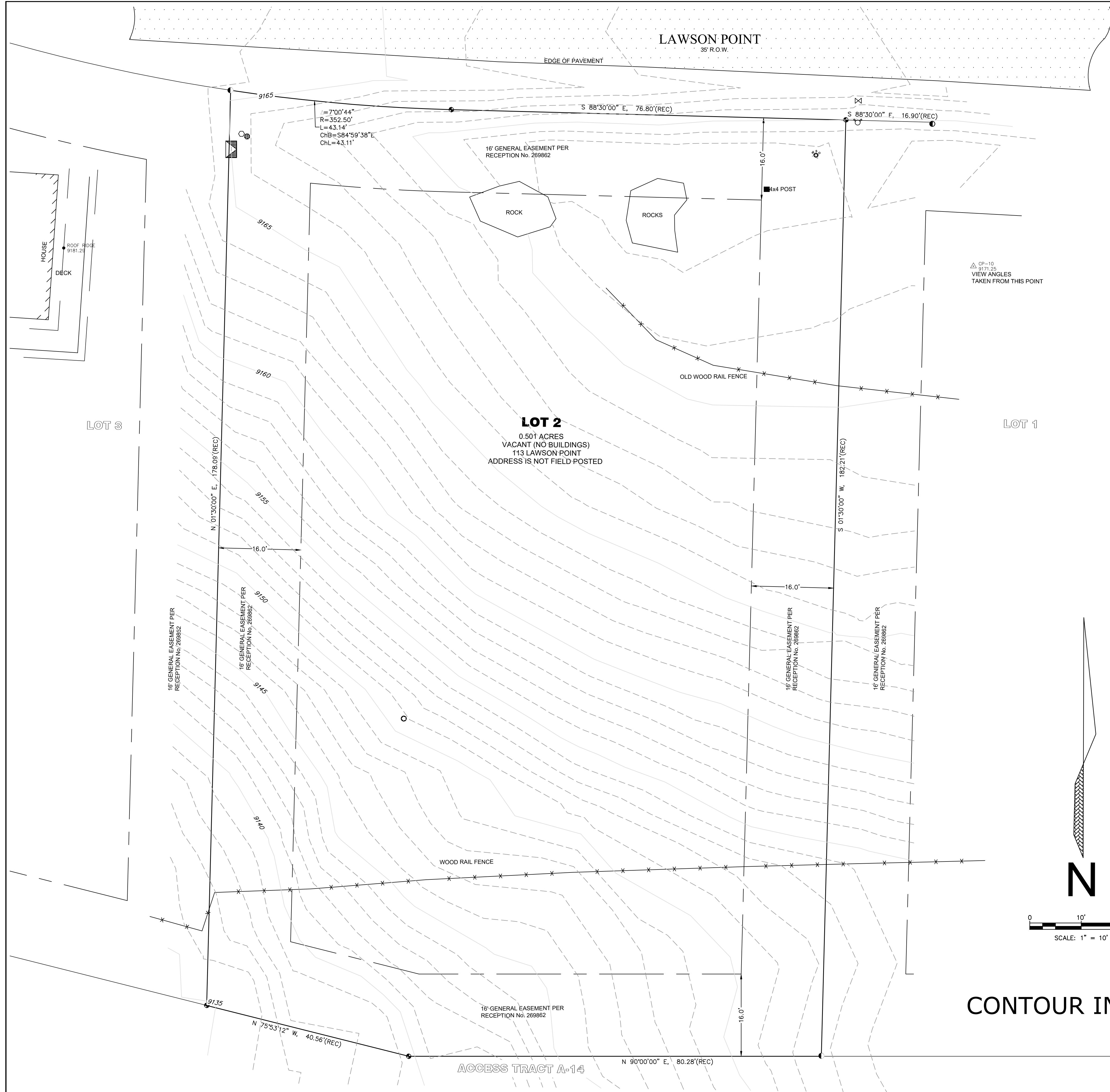
LOT AR2  
MOUNTAIN VILLAGE  
COLORADO

COVER  
SHEET

A0

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**VIEW ANGLES**  
 ANGLES ENUMERATED  
 ARE ZENITH ANGLES

**PROPERTY DESCRIPTION:**

LOT 2, ADAMS RANCH, A PLANNED COMMUNITY, ACCORDING TO THE SUBDIVISION EXEMPTION PLAT FOR LOT LINE ADJUSTMENT OF LOTS 2, 3, 4, 5, 6, 7, 8, 9 AND A PORTION OF LAWSON POINT, OF THE REPLAT OF FILING 14, TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 7, 1991 IN PLAT BOOK 1 AT PAGE 1126, AND ACCORDING TO THE COMMUNITY PLAT/MAP AMENDMENT FOR THE ADAMS RANCH COMMUNITY RECORDED JUNE 1, 1999 IN PLAT BOOK 1 AT PAGE 2573, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**SURVEYORS CERTIFICATE:**

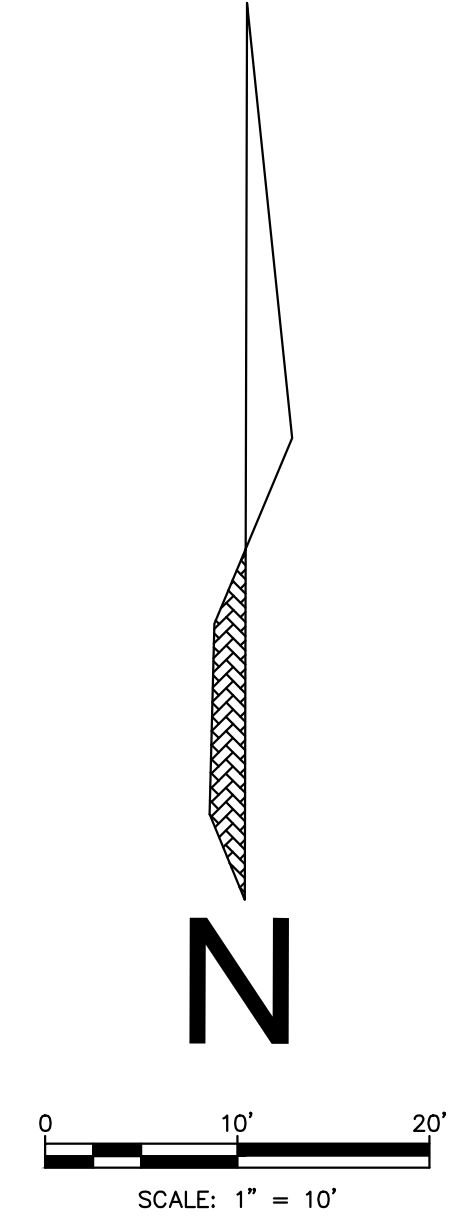
I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 2, Adams Ranch was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.



Thomas A. Clark PLS. 38014

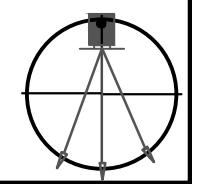
**NOTES:**

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86009067 effective on 06/28/2019 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0288C dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Field work was performed on 7/12/2019.
- Elevation datum for this survey are based on GPS observation and OPUS solution (NAVD 88) on benchmark "CP 10" that elevation being 9171.25.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- 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 defect in this survey be commenced more than ten years from the date of the certification shown hereon.

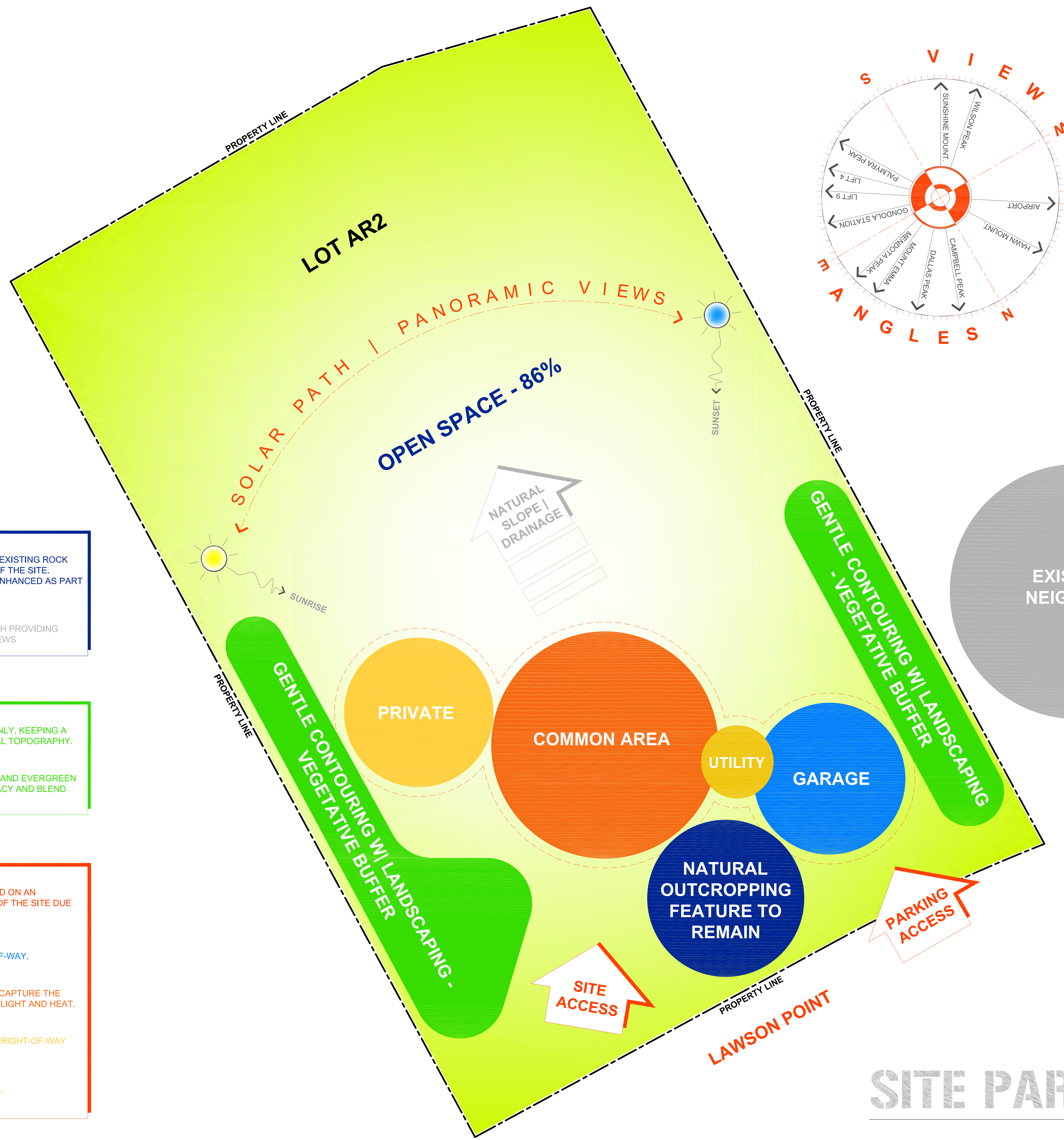


**CONTOUR INTERVAL=1'**

LEGEND:	
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
	SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38014
	SURVEY CONTROL POINT
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 36577
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
	TRANSFORMER
	TELEPHONE PEDESTAL
	WATER SHUTOFF VALVE







**NATURAL FEATURES**

**EXISTING ROCK**

ONE OF THE MOST DEFINING FEATURES OF THE SITE IS THE EXISTING ROCK AND ROCK OUTCROPPINGS LOCATED ON THE NORTH SIDE OF THE SITE. THIS NATURAL ELEMENT IS PROPOSED TO REMAIN AND BE ENHANCED AS PART OF THE ARRIVAL EXPERIENCE.

**NATURAL SLOPE**

THE OVERALL TOPOGRAPHY SLOPES FROM NORTH TO SOUTH PROVIDING NATURAL DRAINAGE, SOLAR EXPOSURE AND PANORAMIC VIEWS

**CONTOURING | LANDSCAPING**

**CONTOURING**

THE PROPOSED CONTOURING IS FOR ACCESS PURPOSES ONLY, KEEPING A SHALLOW, GRADUAL SLOPE THAT BLENDS INTO THE NATURAL TOPOGRAPHY.

**LANDSCAPING**

THE LANDSCAPING IS A MIX OF DIFFERENT SIZE DECIDUOUS AND EVERGREEN PLANTS THAT ARE STRATEGICALLY PLACED TO OFFER PRIVACY AND BLEND INTO THE NATURAL VEGETATION.

**HOUSE ORIENTATION**

**HOUSE LOCATION**

THE GENERAL HOUSE LOCATION IS HORIZONTALLY ORIENTED ON AN EAST-WEST AXIS STAYING TOWARDS THE NORTHERN PART OF THE SITE DUE TO ACCESS AND PRIVACY.

**GARAGE**

THE GARAGE IS LOCATED CLOSEST TO THE PUBLIC RIGHT-OF-WAY.

**COMMON AREA**

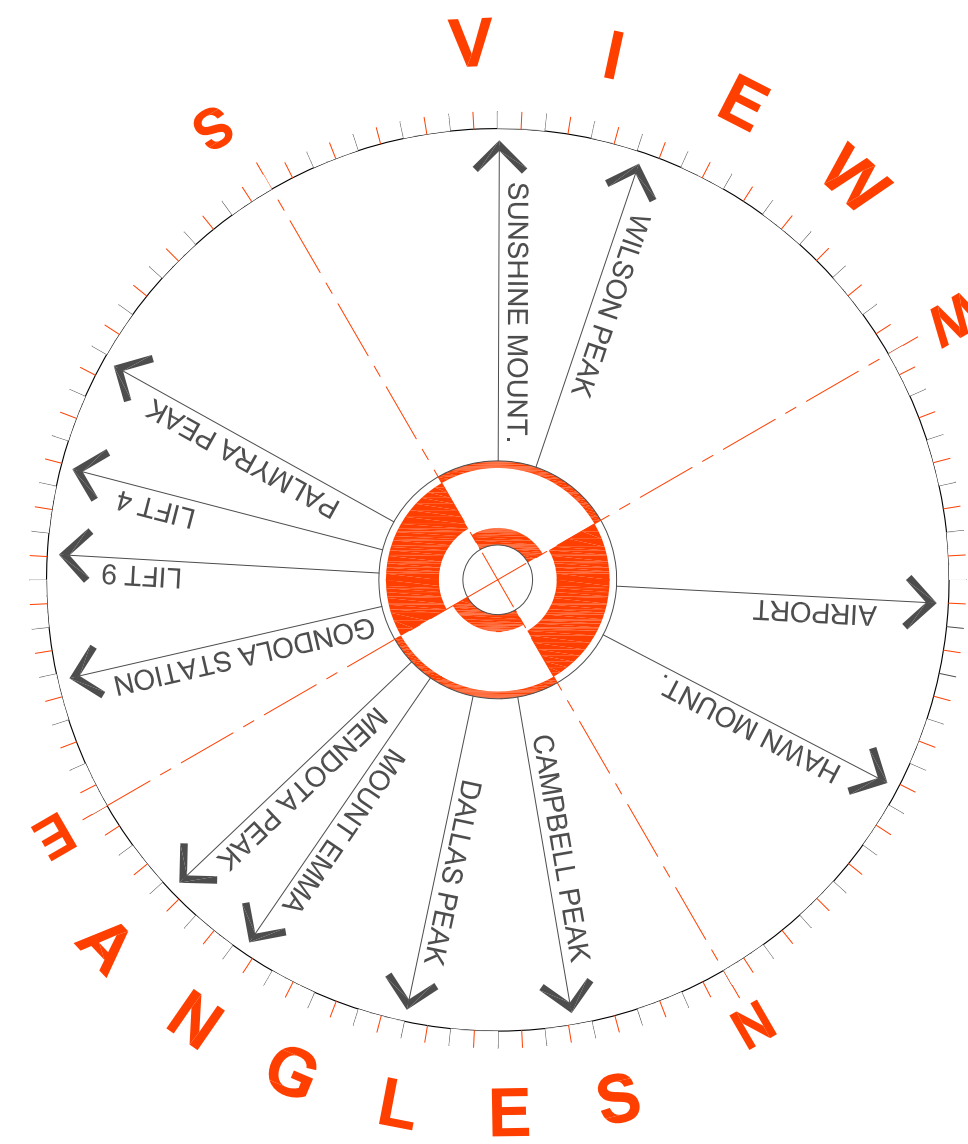
THE COMMON AREA IS CENTRALLY PLACED ON THE SITE TO CAPTURE THE MAIN VIEWS AS WELL AS THE PASSIVE SOLAR FOR NATURAL LIGHT AND HEAT.

**PRIVATE AREA**

THE PRIVATE AREA IS PLACED FURTHEST FROM THE PUBLIC RIGHT-OF-WAY AND IS SURROUNDED BY PRIVACY LANDSCAPING.

**UTILITY**

ALL UTILITIES ARE HIDDEN FROM THE PUBLIC RIGHT-OF-WAY.



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09.17.2019	SCHEME G
09.20.2019	SCHEME G1
09.26.2019	SCHEME G2
10.02.2019	SCHEME G3
10.04.2019	EXTERIOR CONCEPTS
10.08.2019	GRADING
10.23.2019	MASSING   SECTIONS
11.01.2019	DD   TEAM MEETING
11.18.2019	DD   CLIENT SET
12.05.2019	ADAMS RANCH DRB 1
12.24.2019	SECTIONS
01.24.2020	ROOF REDESIGN
01.29.2020	PROGRESS A.R. DRB 2
02.07.2020	NEW ROOF
02.13.2020	ADAMS RANCH DRB 2

**LOT AR2**  
MOUNTAIN VILLAGE  
COLORADO

**SITE PARTI**

**SITE PARTI**

**A-SP**



GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:  
SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE  
NATURAL GAS: BLACK HILLS ENERGY  
POWER: SAN MIGUEL POWER  
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIREMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION..

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL COORDINATE THE DISCHARGE REQUIREMENTS WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFFS MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

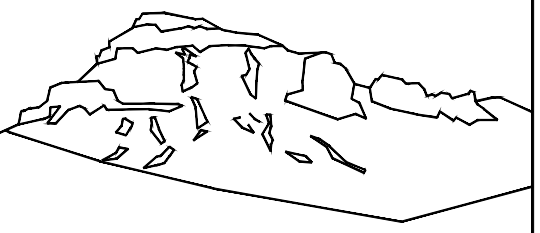
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTATION AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

25. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

**SUBMISSIONS:**

**SUBMITTAL** 2020-03-04  
**Final DRB** 2020-07-14

Lot AR2  
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

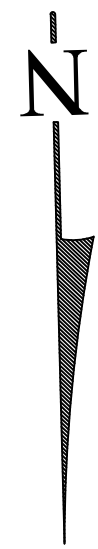
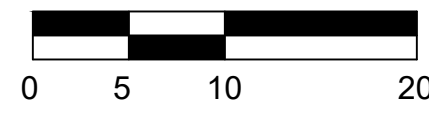
Notes

C1



ACCESS TRACT A-14

Scale: 1" = 10'



LOT AR-2

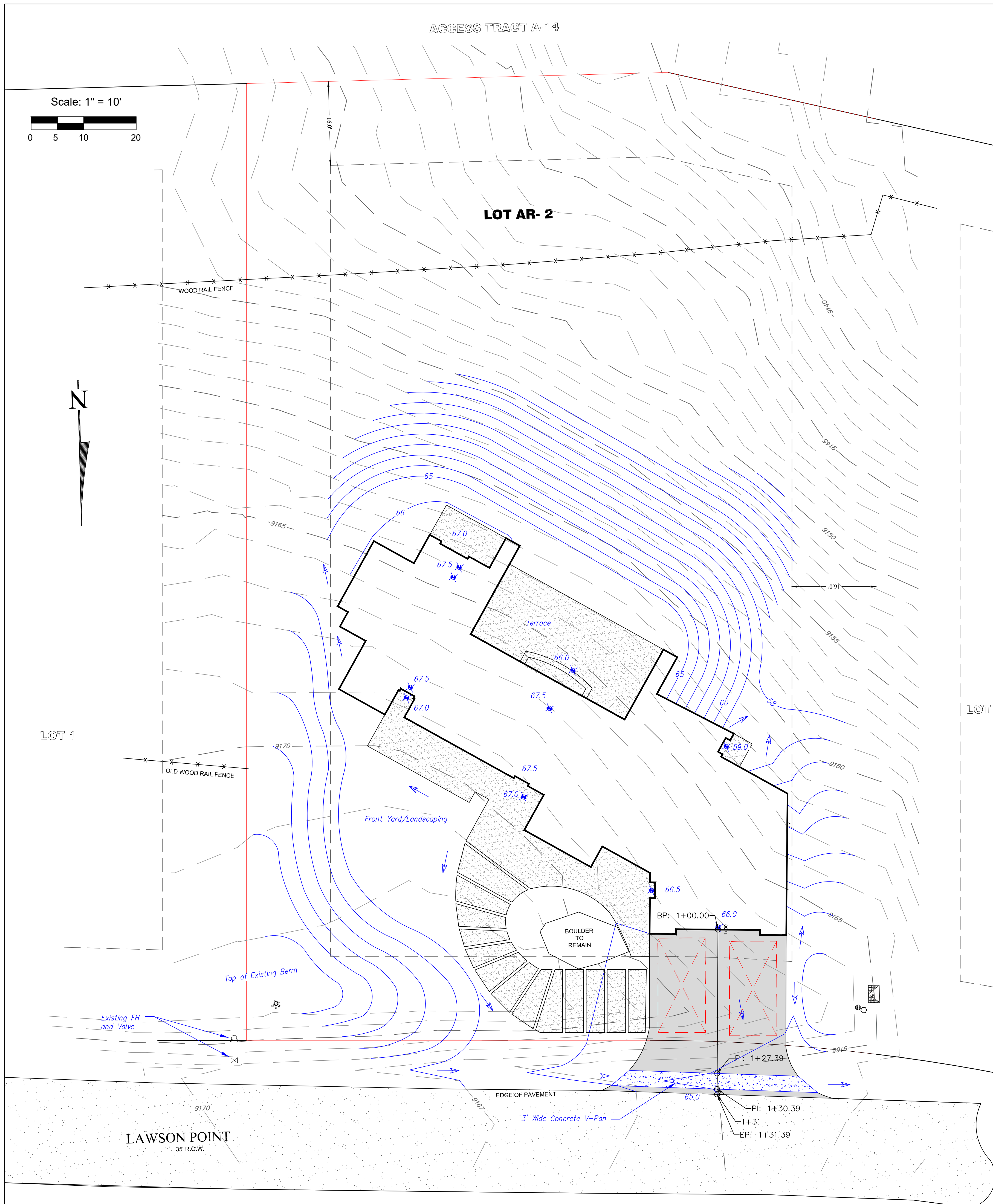
WOOD RAIL FENCE

OLD WOOD RAIL FENCE

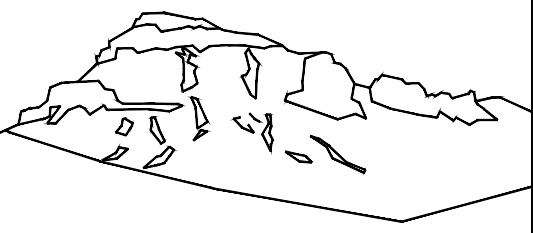
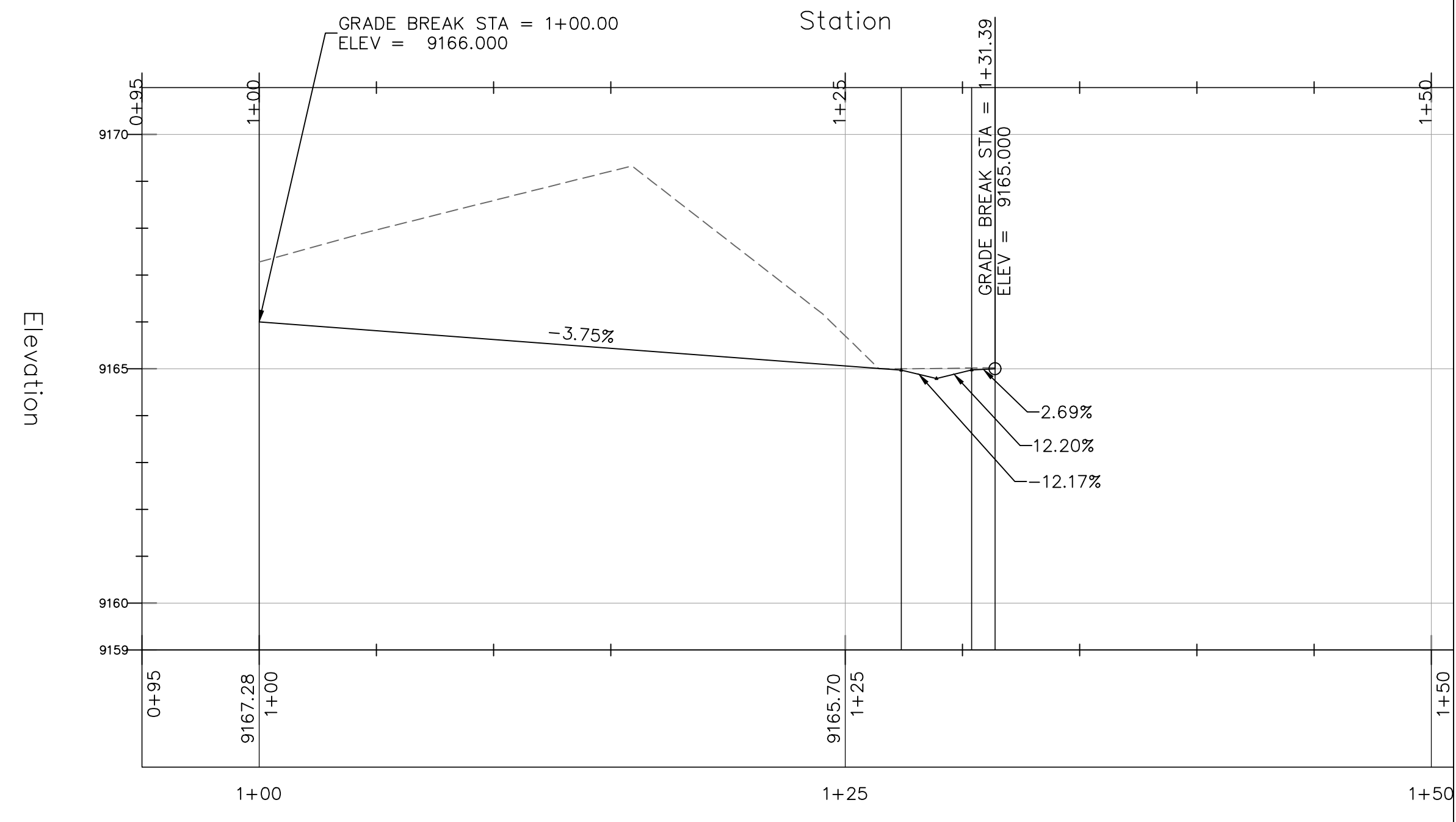
LOT 1

LOT

LAWSON POINT  
35' R.O.W.



Garage Access Profile



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Telluride, CO 81435  
970-729-0683

**SUBMISSIONS:**

SUBMITTAL 2020-03-04  
Final DRB 2020-07-14

Lot AR2  
Mtn. Village, CO

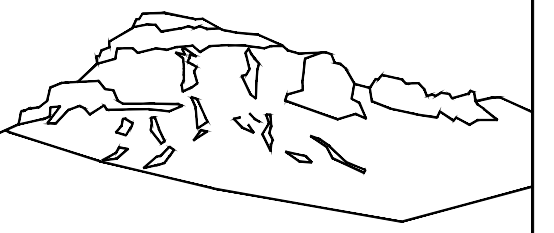


CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading  
and  
Drainage  
Plan

C2





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Telluride, CO 81435  
970-729-0683

**SUBMISSIONS:**  
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Final DRB 2020-07-14

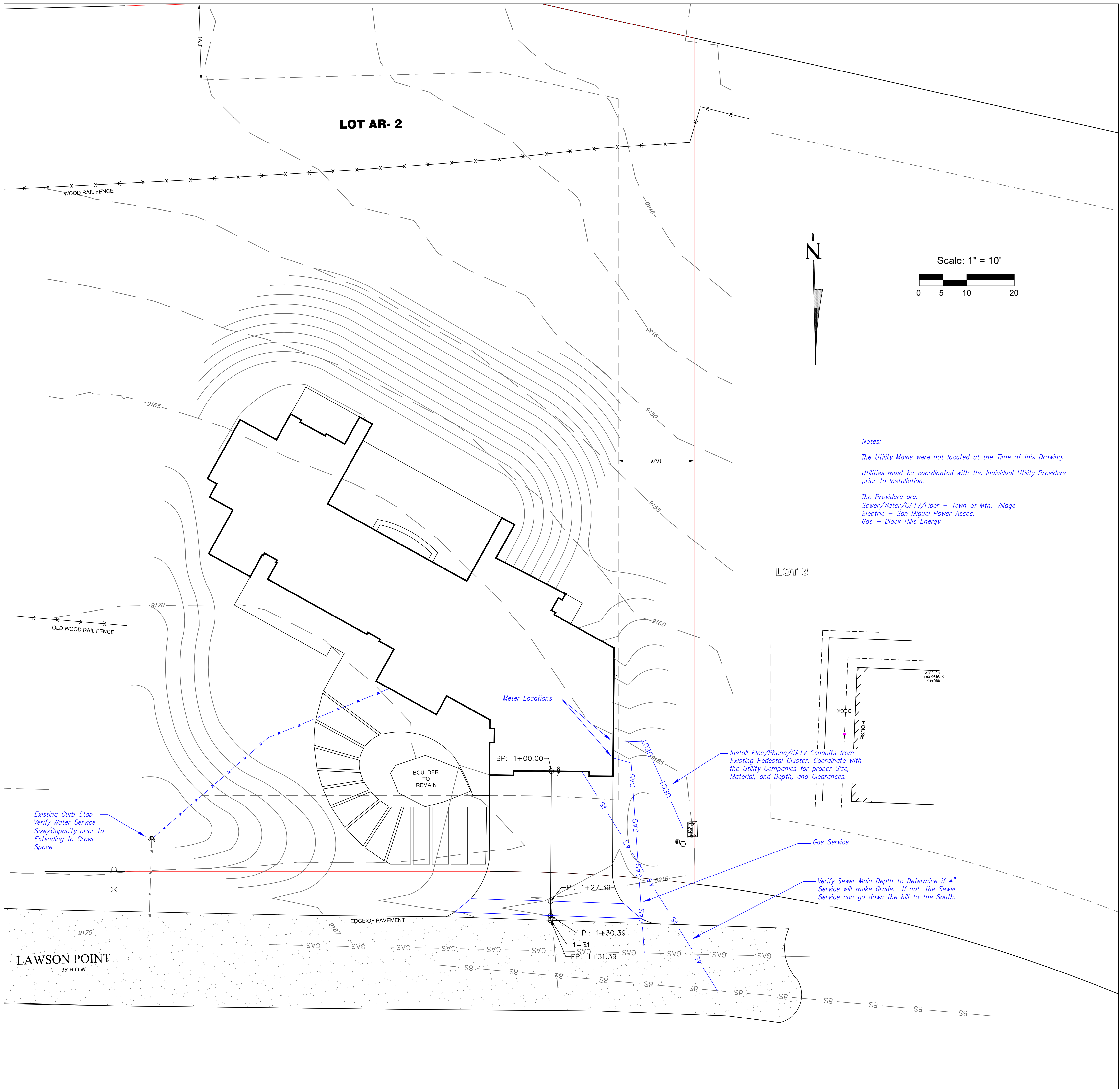
Lot AR2  
Mtn. Village, CO



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AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3



**Notes:**  
The Utility Mains were not located at the Time of this Drawing.  
Utilities must be coordinated with the Individual Utility Providers prior to Installation.  
The Providers are:  
Sewer/Water/CATV/Fiber - Town of Mtn. Village  
Electric - San Miguel Power Assoc.  
Gas - Black Hills Energy

Install Elec/Phone/CATV Conduits from Existing Pedestal Cluster. Coordinate with the Utility Companies for proper Size, Material, and Depth, and Clearances.

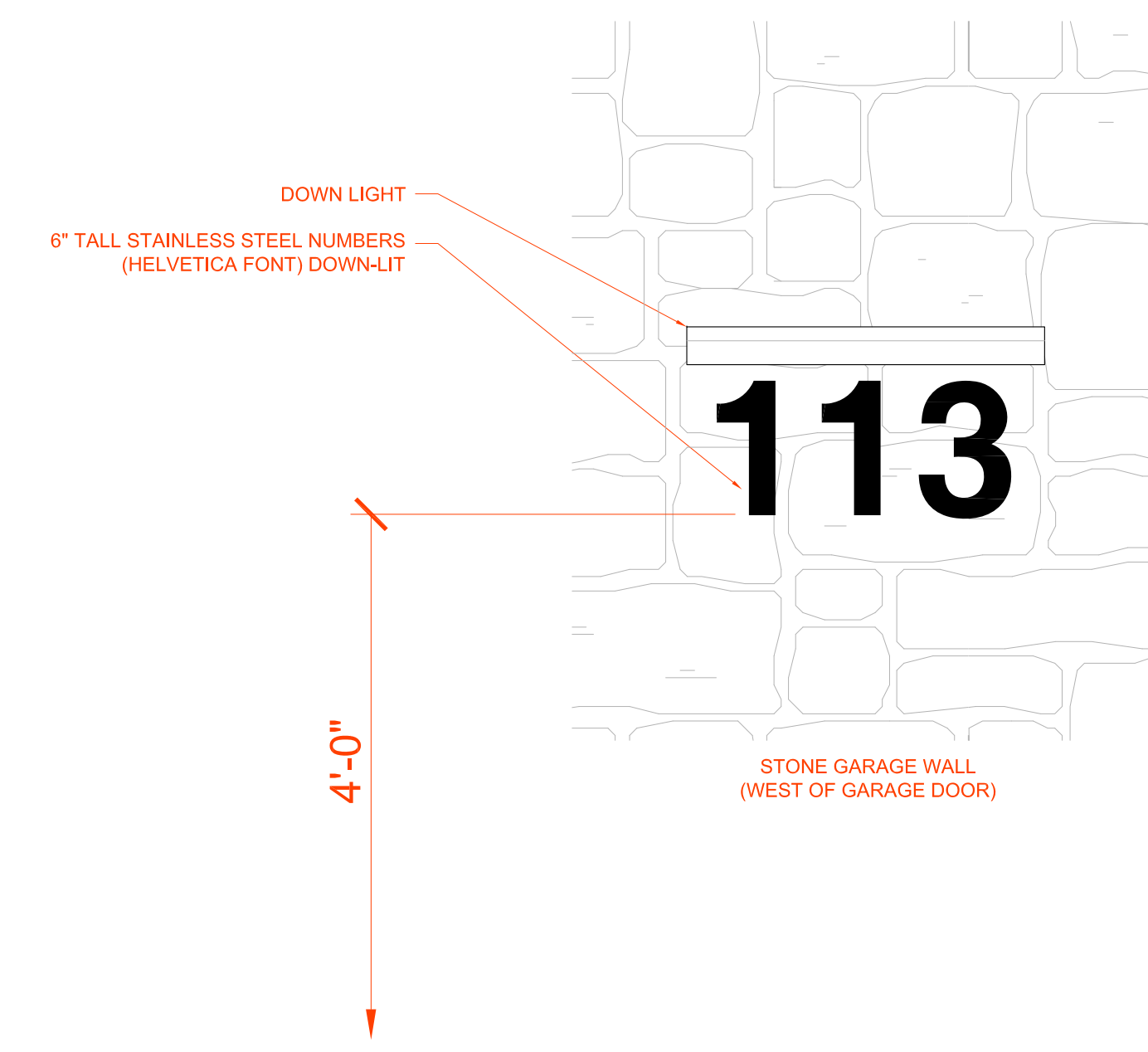
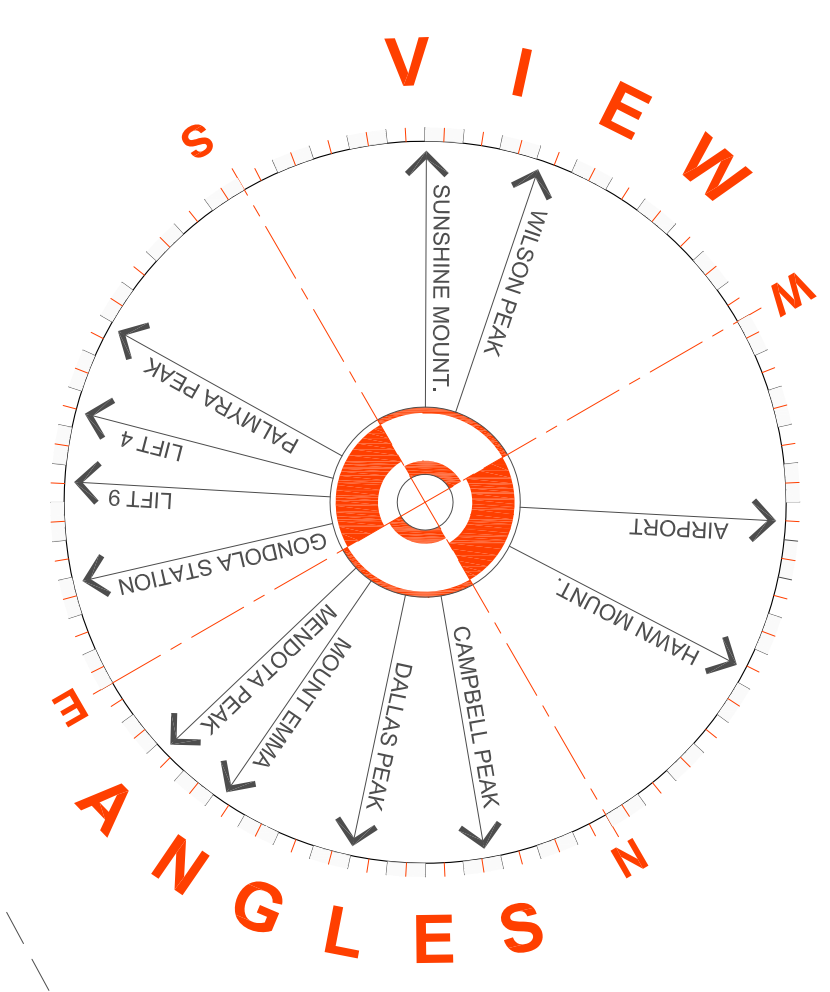
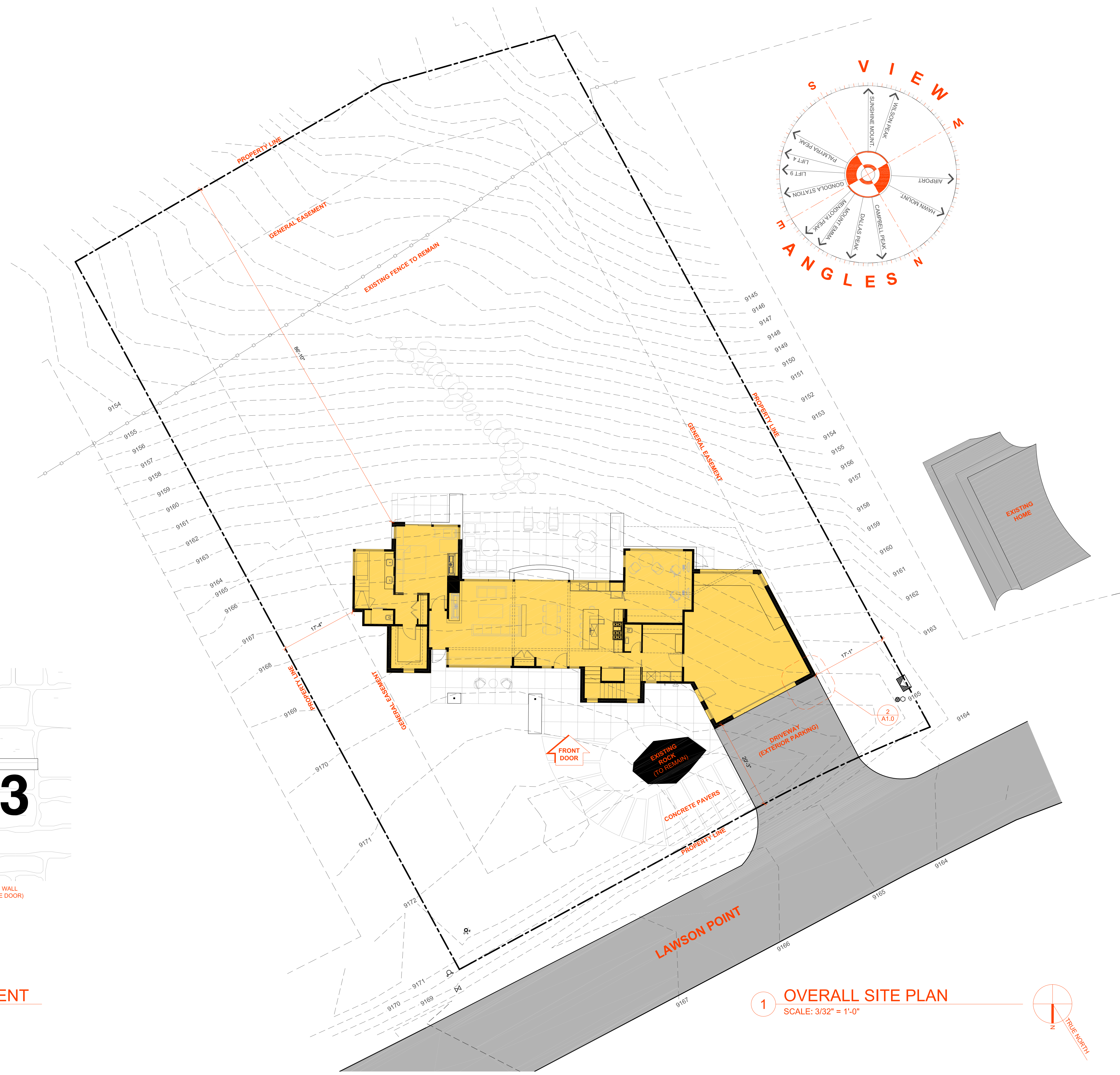
Existing Curb Stop. Verify Water Service Size/Capacity prior to Extending to Crawl Space.

Verify Sewer Main Depth to Determine if 4" Service will make Grade. If not, the Sewer Service can go down the hill to the South.



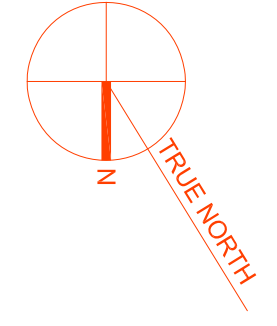
# SITE PLAN GENERAL NOTES

1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
2. CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
3. ALL DRAWINGS TO BE COMPARED AND COORDINATED WITH EXISTING SITE CONDITIONS
4. ALL UTILITY ROUTING TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
5. ANY IMPROVEMENTS OUTSIDE OF THE PROPERTY LINES AND INTO THE PUBLIC RIGHT-OF-WAY TO BE APPROVED BY THE TOWN OF TELLURIDE PUBLIC WORKS DEPARTMENT
6. ALL SITE GRADING TO BE RELATIVE TO THE MAIN LEVEL FLOOR ELEVATION - TYP. U.N.O.
7. WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
8. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
9. ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
10. ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
11. ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
12. PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
13. ALL NEW PLUMBING FIXTURES TO BE COORDINATED AND TIED INTO EXISTING MAINS
14. SNOWMELT AREAS DELINEATED PER M-SERIES DIAGRAMS
15. PER CODE - NO PART OF THE BUILDING SHALL ENCR OACH WITHIN 36" OF THE PROPERTY LINE. ANY PART OF THE BUILDING ENCR OACHING WITHIN THE 36" BUT NO MORE THAN WITHIN 24" OF THE PROPERTY LINE IS TO BE 1HR RATED CONSTRUCTION - CONTRACTOR TO VERIFY ALL CONDITIONS AND COORDINATE EXTEND OF CONSTRUCTION ELEMENTS PRIOR TO COMMENCEMENT OF WORK.
16. CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY
17. STRUCTURAL AND CIVIL TO COORDINATE WITH GEOTECH REPORT RECOMMENDATIONS
18. FINISH GRADE TO BE 6" BELOW FINISH FLOOR



**2 ADDRESS MONUMENT**  
SCALE: NTS

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



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submissions	DATE	DESCRIPTION
	11.01.2019	
	11.18.2019	
	12.05.2019	ADAMS RANCH DRB 1 SECTIONS
	12.24.2019	ROOF REDESIGN
	01.24.2020	PROGRESS A.R. DRB 2
	02.07.2020	NEW ROOF
	02.13.2020	ADAMS RANCH DRB 2
	03.06.2020	MV DRB - INITIAL ARCH.
	04.01.2020	PLAN REVISIONS
	04.13.2020	INTERIOR ELEVATIONS 1
	04.30.2020	LIGHTING 2
	05.05.2020	STAIR SECTION
	05.13.2020	WINDOW DETAILS
	06.10.2020	DRB CONDITIONS
	07.10.2020	MV DRB - FINAL

**LOT AR2**  
MOUNTAIN VILLAGE  
COLORADO

**OVERALL SITE PLAN**

**A1.0**

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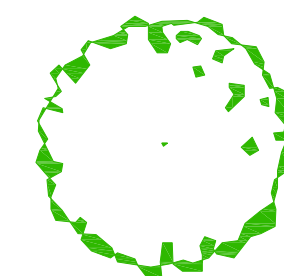


### MONTHLY IRRIGATION USAGE

1ST YEAR

SPRUCE - 35/GAL MONTH EACH = 9 X	315
PERENNIALS - 4/GAL/FT/MONTH = 200	800
TURF - 4/GAL/FT/MONTH = 500	2000
REVEG - 1000/ZONE/MONTH = 4	4000

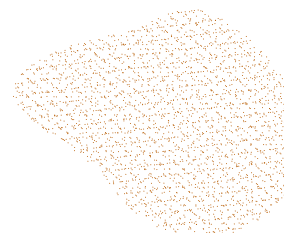
### LANDSCAPE KEY



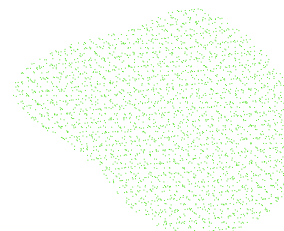
SPRUCE TREES - 9 TOTAL



RUSSIAN SAGE - 16± TOTAL



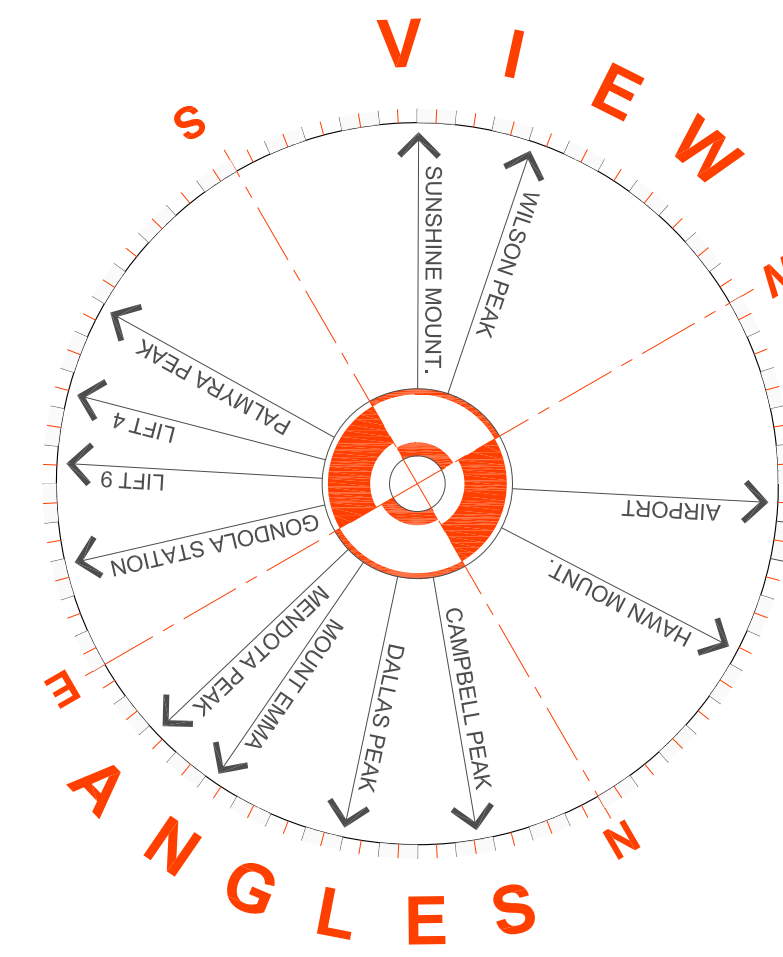
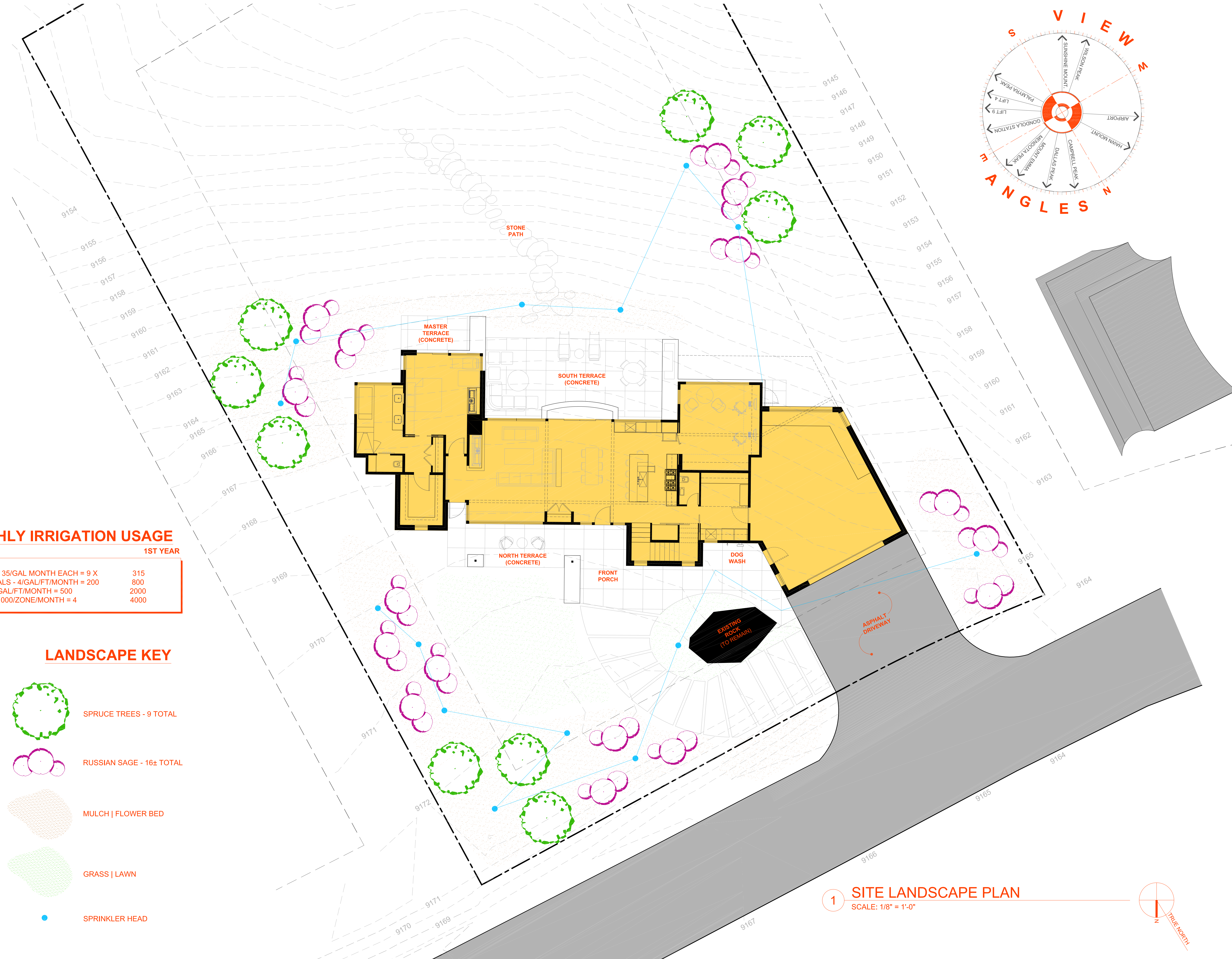
MULCH | FLOWER BED



GRASS | LAWN



SPRINKLER HEAD



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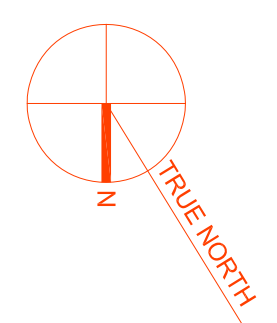
Submissions	Revisions
11.01.2019	
11.18.2019	
12.05.2019	ADAMS RANCH DRB 1 SECTIONS
12.24.2019	ROOF REDESIGN
01.24.2020	PROGRESS A.R. DRB 2
02.07.2020	NEW ROOF
02.13.2020	ADAMS RANCH DRB 2
03.06.2020	MV DRB - INITIAL ARCH. PLAN REVISIONS
04.01.2020	INTERIOR ELEVATIONS 1
04.13.2020	LIGHTING 2
04.30.2020	STAIR SECTION
05.05.2020	WINDOW DETAILS
06.10.2020	DRB CONDITIONS
07.10.2020	MV DRB - FINAL

**LOT AR2**  
MOUNTAIN VILLAGE  
COLORADO

**SITE LANDSCAPE PLAN**

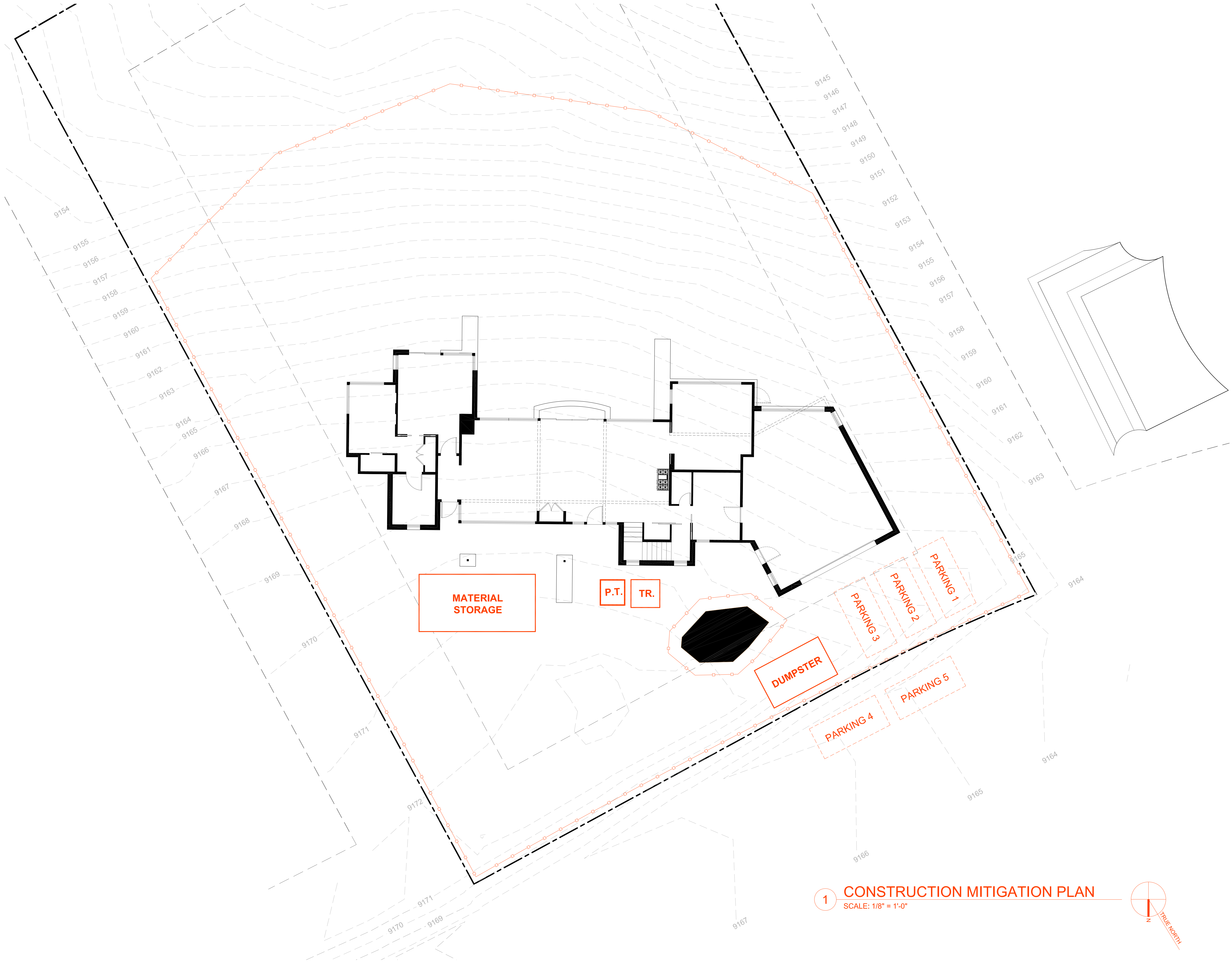
**A1.2**

**1 SITE LANDSCAPE PLAN**  
SCALE: 1/8" = 1'-0"

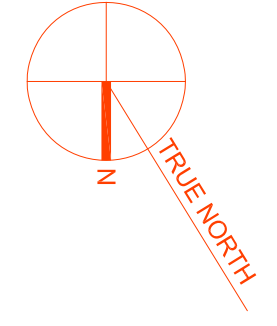


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**1 CONSTRUCTION MITIGATION PLAN**  
SCALE: 1/8" = 1'-0"



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submissions	description
11.01.2019	ADAMS RANCH DRB 1
11.18.2019	SECTIONS
12.05.2019	ROOF REDESIGN
12.24.2019	PROGRESS A.R. DRB 2
01.24.2020	NEW ROOF
01.29.2020	ADAMS RANCH DRB 2
02.07.2020	MV DRB - INITIAL ARCH.
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04.30.2020	WINDOW DETAILS
05.05.2020	DRB CONDITIONS
05.13.2020	MV DRB - FINAL
06.10.2020	
07.10.2020	

**LOT AR2**  
MOUNTAIN VILLAGE  
COLORADO

**CONSTRUCTION  
MITIGATION  
PLAN**

**A1.3**



**BUILDING HEIGHT DIAGRAM - SEE A3.1 & A3.2 FOR ADDITIONAL INFO.**

ROOF 1			
	HIGH	LOW	AVG.
ABOVE GRADE	9198	9193.75	9195.88
	34	31	32.5

ROOF 4			
	HIGH	LOW	AVG.
ABOVE GRADE	9192.25	9188.5	9190.38
	25.85	23.6	24.73

ROOF 7			
	HIGH	LOW	AVG.
ABOVE GRADE	9184.5	9177.75	9181.13
	19	15.75	17.38

ROOF 10			
	HIGH	LOW	AVG.
ABOVE GRADE	9180.75	9177.75	9179.25
	14.85	9.65	12.25

ROOF 2			
	HIGH	LOW	AVG.
ABOVE GRADE	9198	9187.25	9192.63
	34	25.85	29.92

ROOF 5			
	HIGH	LOW	AVG.
ABOVE GRADE	9191.5	9180.5	9186
	22.62	17.5	20.06

ROOF 8			
	HIGH	LOW	AVG.
ABOVE GRADE	9184.0	9175.75	9179.88
	19	8.75	13.88

HIGH POINT	
	9198.0' - 34' ABOVE GRADE

ROOF 3			
	HIGH	LOW	AVG.
ABOVE GRADE	9192.25	9185.5	9188.88
	25.85	18.5	22.17

ROOF 6			
	HIGH	LOW	AVG.
ABOVE GRADE	9184.75	9179.75	9182.25
	16.35	12.75	14.55

ROOF 9			
	HIGH	LOW	AVG.
ABOVE GRADE	9180.75	9177.75	9179.25
	14.85	13.65	14.25

AVERAGE	
	20.17' ABOVE AVERAGE GRADE



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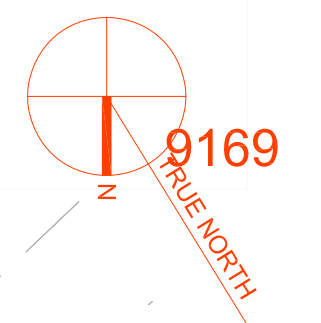
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11.01.2019	
11.18.2019	
12.05.2019	ADAMS RANCH DRB 1 SECTIONS
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05.13.2020	WINDOW DETAILS
06.10.2020	DRB CONDITIONS
07.10.2020	MV DRB - FINAL

**LOT AR2**  
MOUNTAIN VILLAGE  
COLORADO

**BUILDING HEIGHT DIAGRAM**

**A1.5**

1 BUILDING HEIGHT DIAGRAM  
SCALE: 1/8" = 1'-0"



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## LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

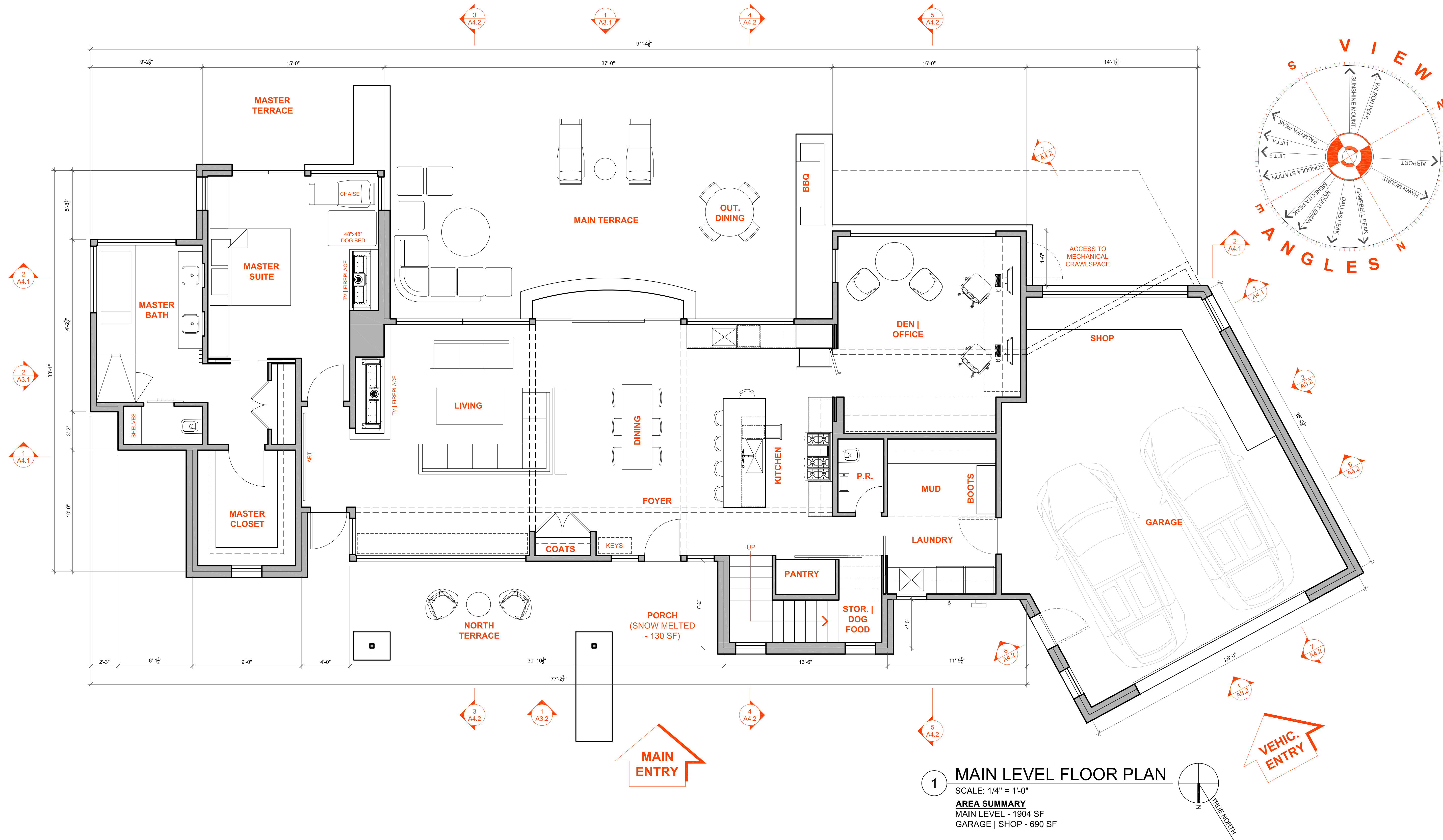
## FIRE SAFETY NOTES

☺ - SMOKE AND CARBON MONOXIDE DETECTOR

SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED IN EVERY BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL. CARBON MONOXIDE DETECTORS REQUIRED IN EACH ROOM WITH A FUEL-BURNING APPLIANCE

## FLOOR PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELD AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETRY SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC. - TYP. FOR CLEAN CONDITIONS
- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
- CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



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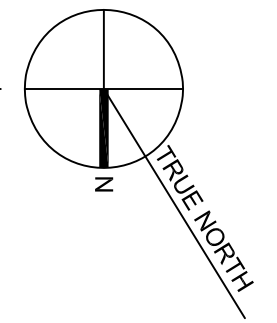
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02.07.2020	02.13.2020	NEW ROOF
03.06.2020	04.01.2020	ADAMS RANCH DRB 2
04.13.2020	04.13.2020	MV DRB - INITIAL ARCH. PLAN REVISIONS
04.30.2020	05.05.2020	INTERIOR ELEVATIONS 1
05.13.2020	06.10.2020	LIGHTING 2
07.10.2020	07.10.2020	STAIR SECTION WINDOW DETAILS DRB CONDITIONS MV DRB - FINAL

**LOT AR2**  
MOUNTAIN VILLAGE  
COLORADO

**MAIN LEVEL  
FLOOR  
PLAN**

**A2.1**

1 MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
AREA SUMMARY  
MAIN LEVEL - 1904 SF  
GARAGE | SHOP - 690 SF



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## LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

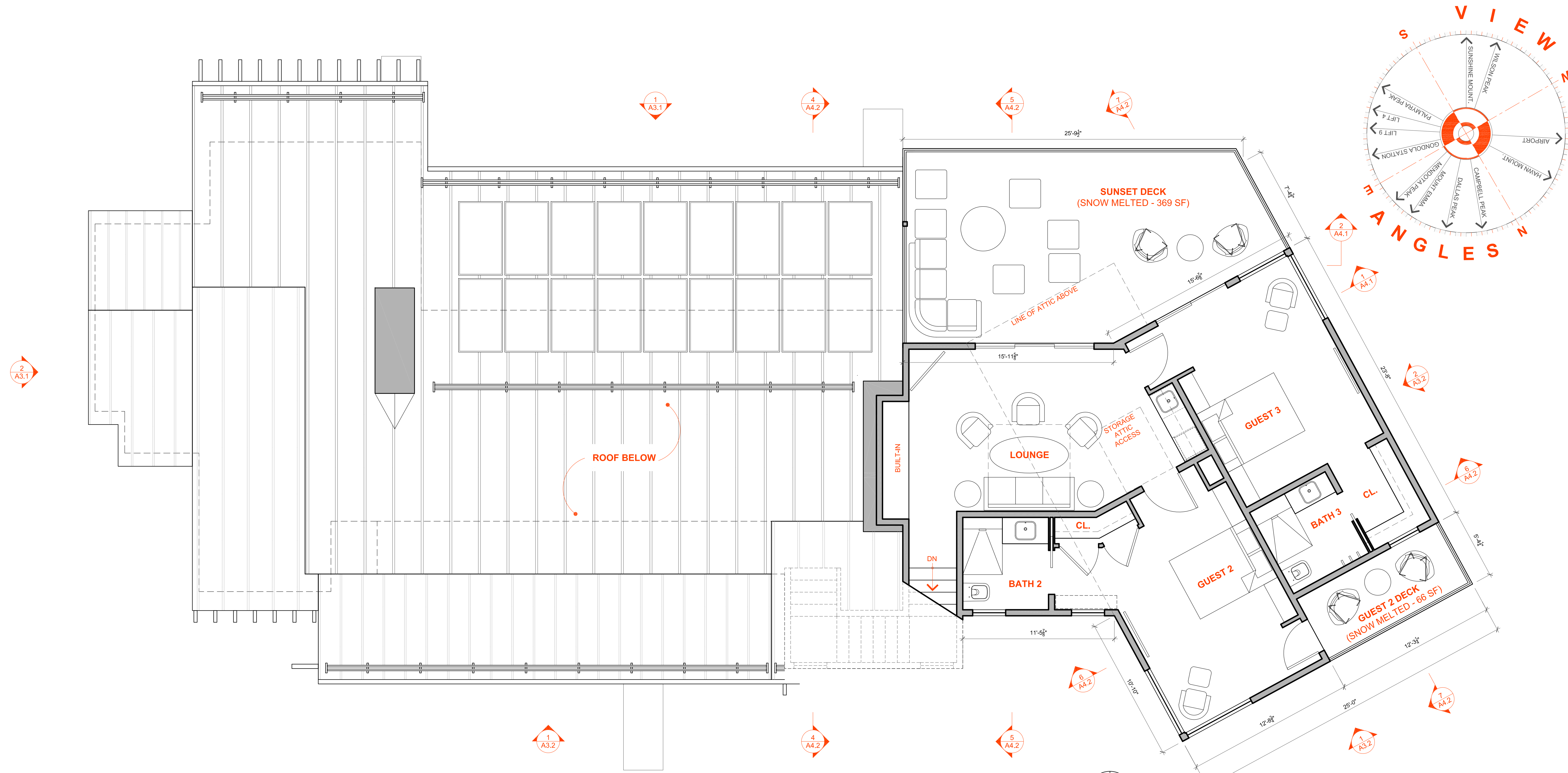
## FIRE SAFETY NOTES

Ⓢ - SMOKE AND CARBON MONOXIDE DETECTOR

SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED IN EVERY BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL. CARBON MONOXIDE DETECTORS REQUIRED IN EACH ROOM WITH A FUEL-BURNING APPLIANCE

## FLOOR PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETRY SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
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1 UPPER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 AREA SUMMARY  
 UPPER LEVEL - 905 SF

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submissions	DATE	DESCRIPTION
	11.01.2019	
	11.18.2019	
	12.05.2019	ADAMS RANCH DRB 1 SECTIONS
	12.24.2019	ROOF REDESIGN
	01.24.2020	PROGRESS A.R. DRB 2
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	05.05.2020	DRB CONDITIONS
	05.13.2020	MV DRB - FINAL
	06.10.2020	
	07.10.2020	

LOT AR2  
 MOUNTAIN VILLAGE  
 COLORADO

UPPER LEVEL  
 FLOOR  
 PLAN

A2.2

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## LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

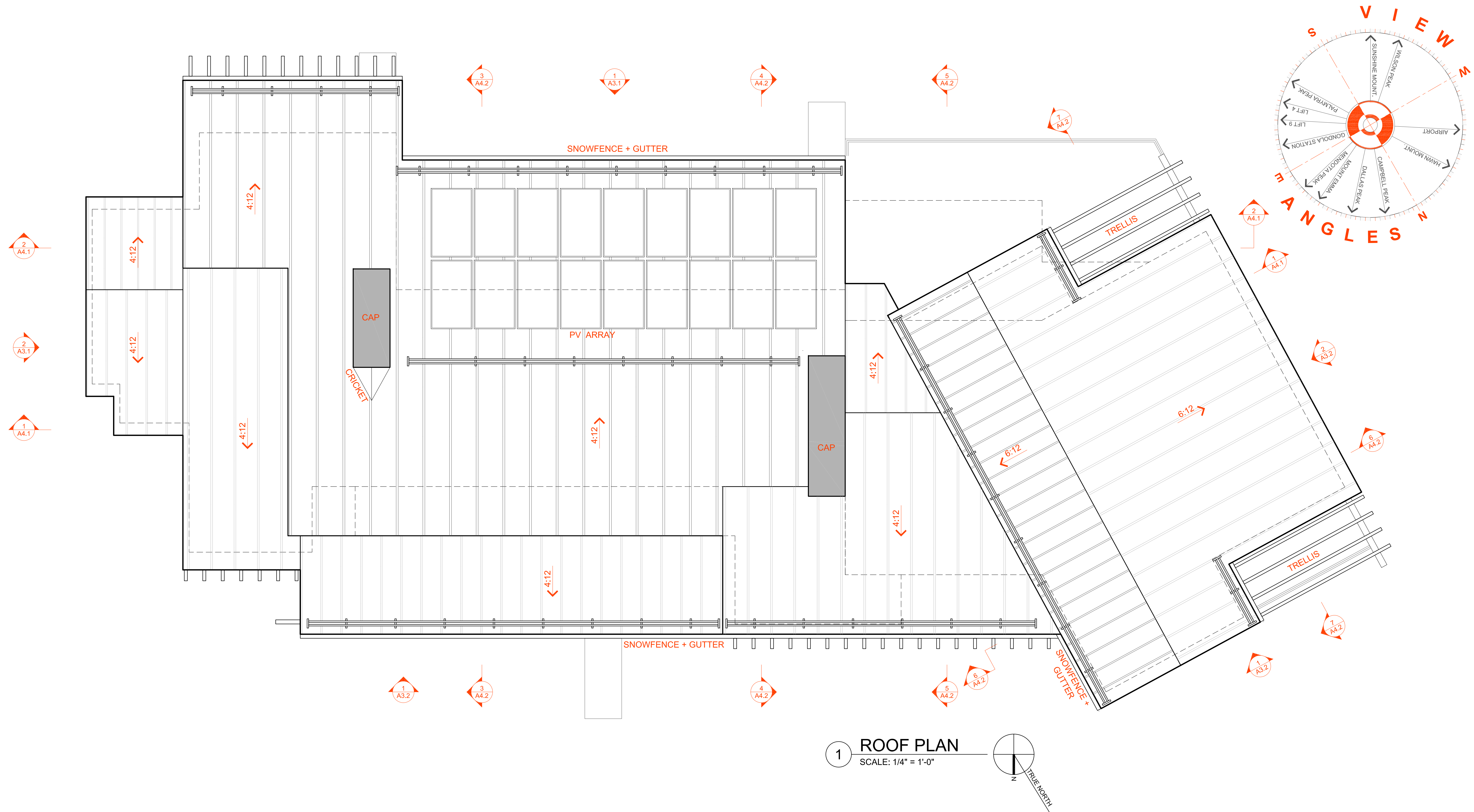
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1 ROOF PLAN  
SCALE: 1/4" = 1'-0"  
TRUE NORTH

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submissions	DATE	DESCRIPTION
	11.01.2019	
	11.18.2019	
	12.05.2019	ADAMS RANCH DRB 1 SECTIONS
	12.24.2019	ROOF REDESIGN
	01.24.2020	PROGRESS A.R. DRB 2 NEW ROOF
	01.29.2020	ADAMS RANCH DRB 2
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	04.30.2020	WINDOW DETAILS
	05.05.2020	DRB CONDITIONS
	05.13.2020	
	06.10.2020	
	07.10.2020	MV DRB - FINAL

LOT AR2  
MOUNTAIN VILLAGE  
COLORADO

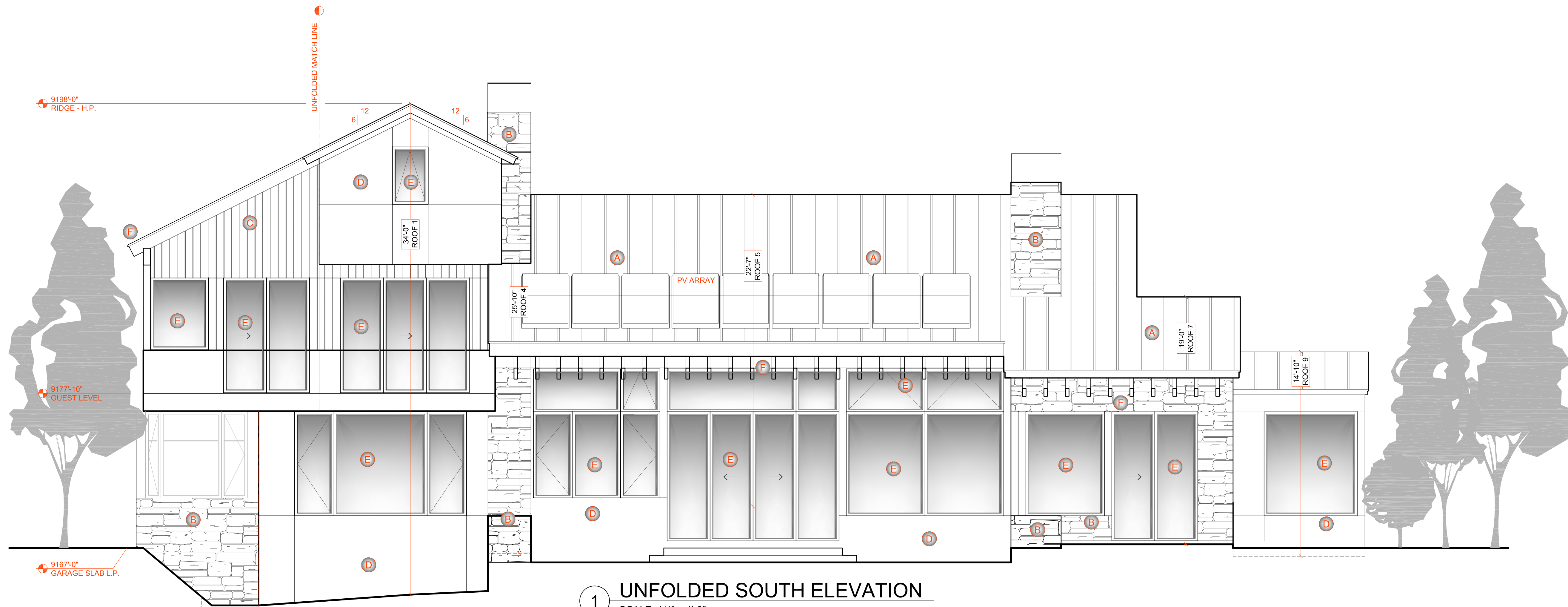
ROOF PLAN

A2.3

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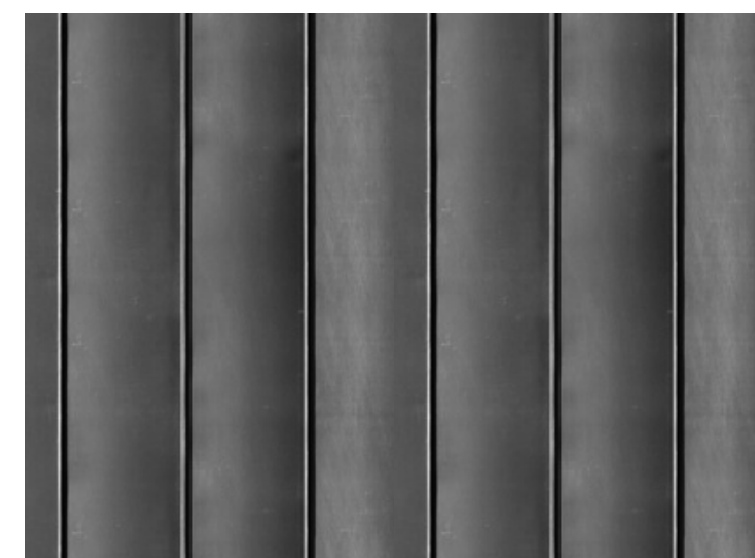
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1 UNFOLDED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

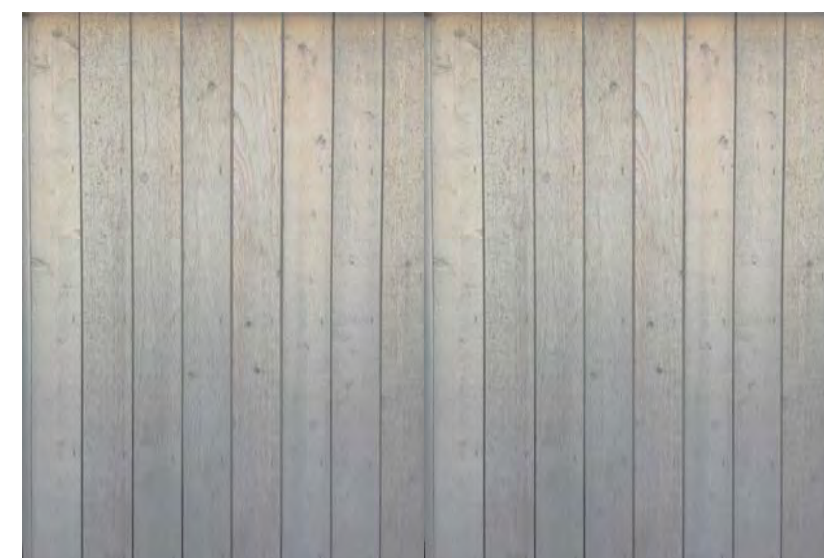
EXTERIOR MATERIALS



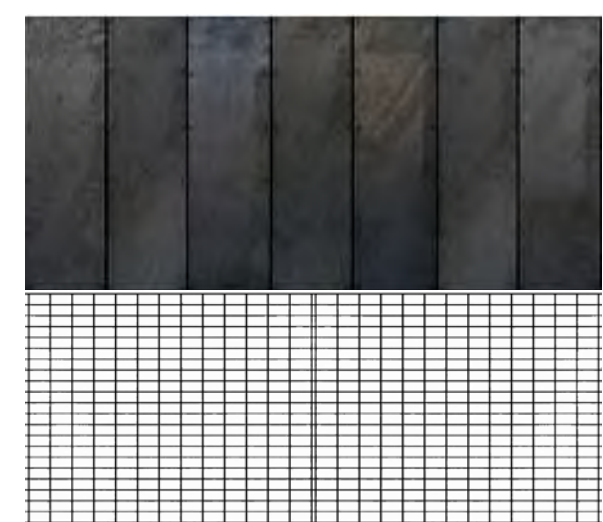
STANDING SEAM METAL  
A



DRY STACK - TELLURIDE GOLD  
B



VERTICAL STAINED SIDING  
C



MILL METAL PANELS | RAIL PANELS  
D



CLAD FENESTRATION  
E



TIMBER BEAM | TRELLIS  
F



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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submissions	
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05.13.2020	WINDOW DETAILS
06.10.2020	DRB CONDITIONS
07.10.2020	MV DRB - FINAL

LOT AR2  
MOUNTAIN VILLAGE  
COLORADO

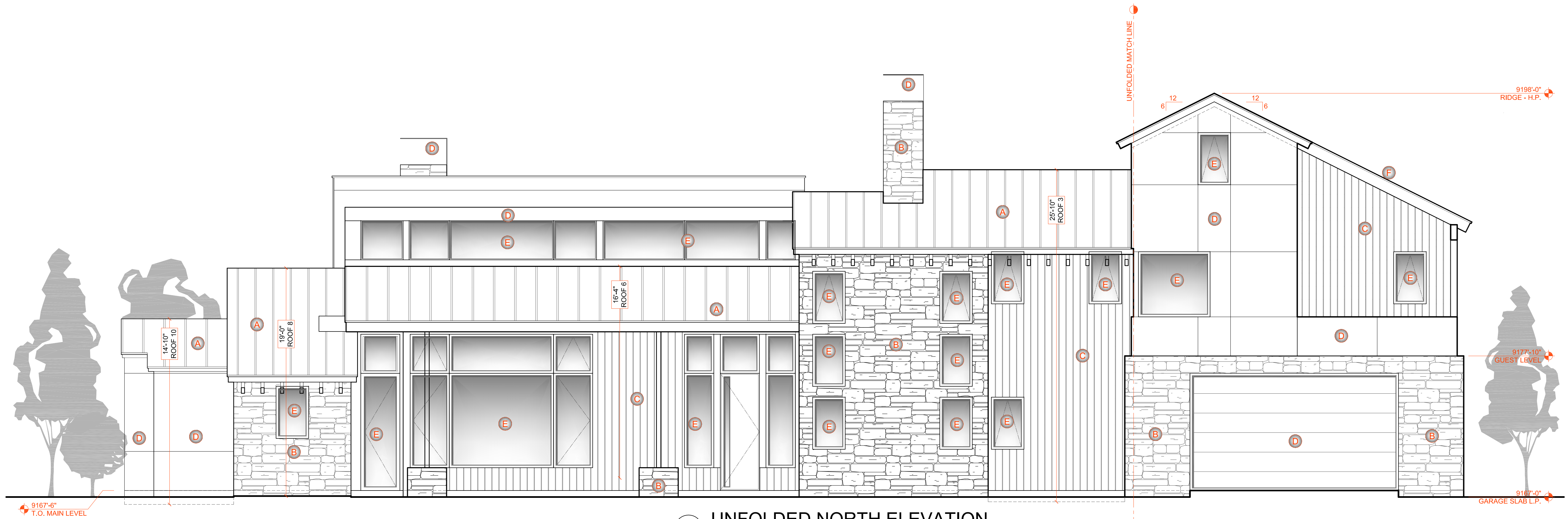
EXTERIOR  
ELEVATIONS  
(UNFOLDED)

A3.1

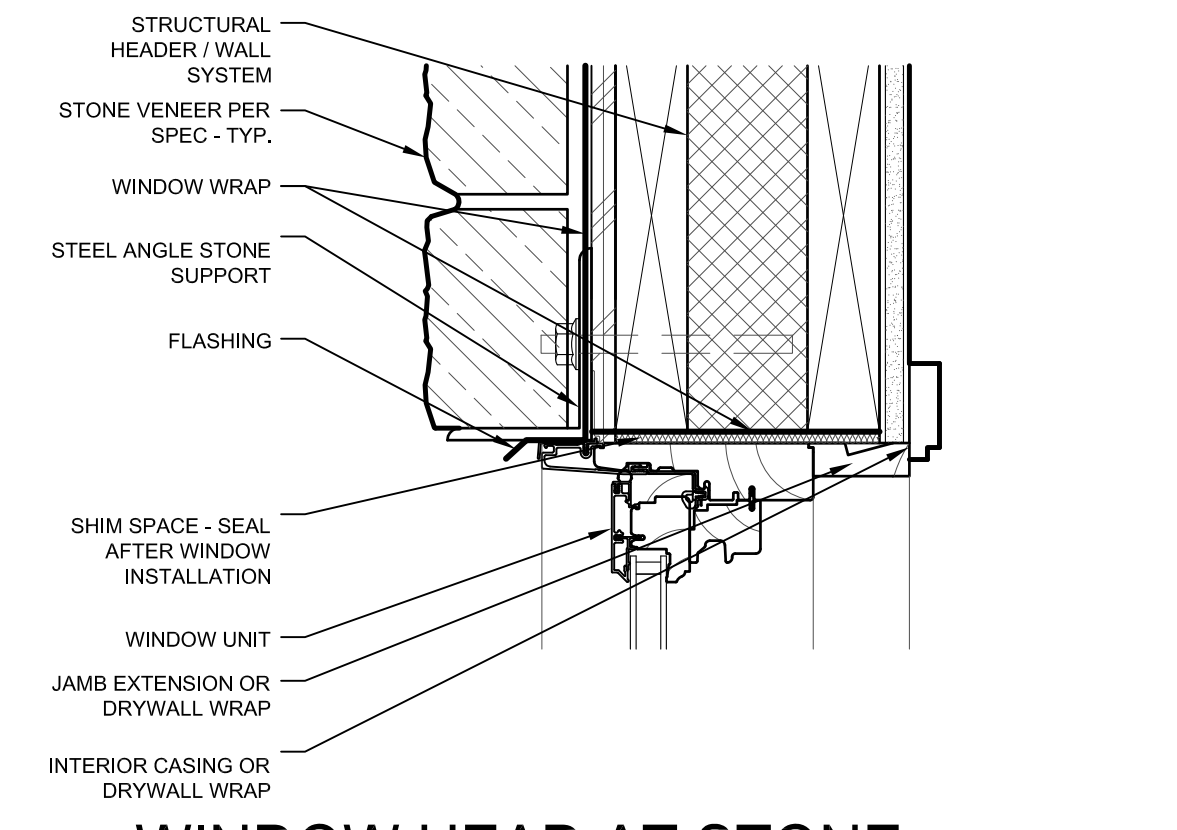
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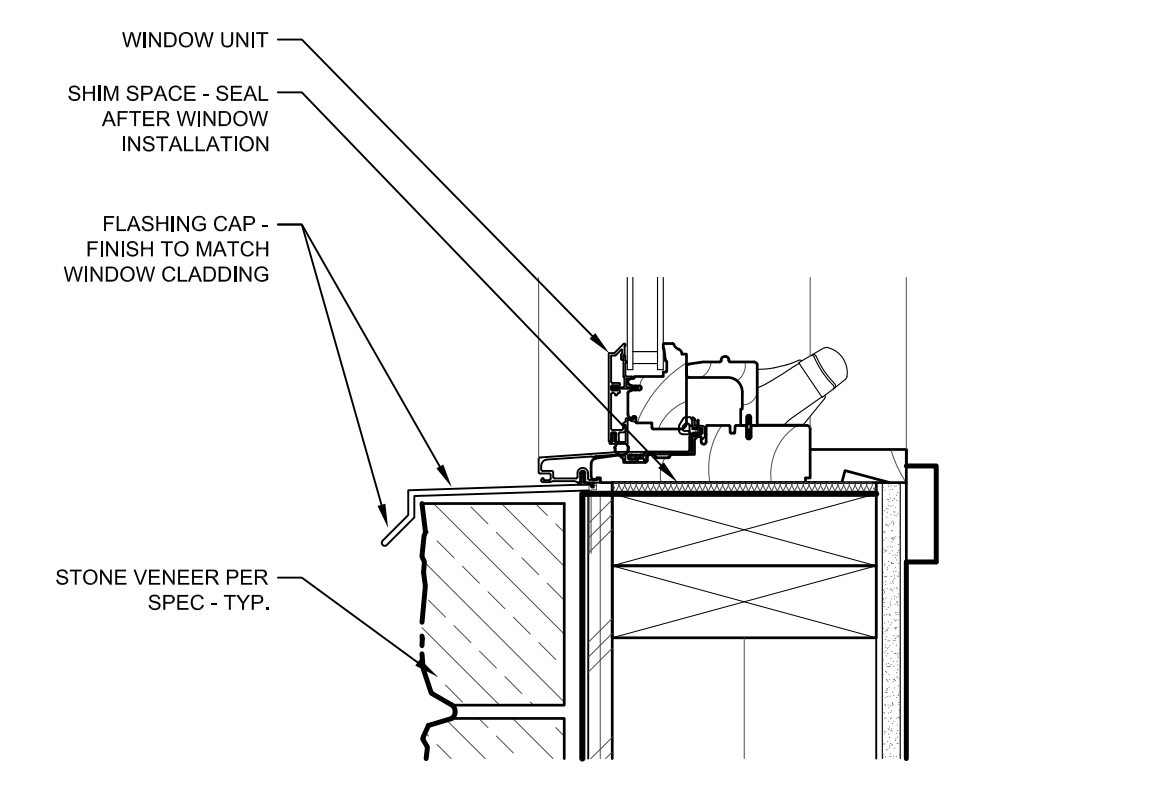




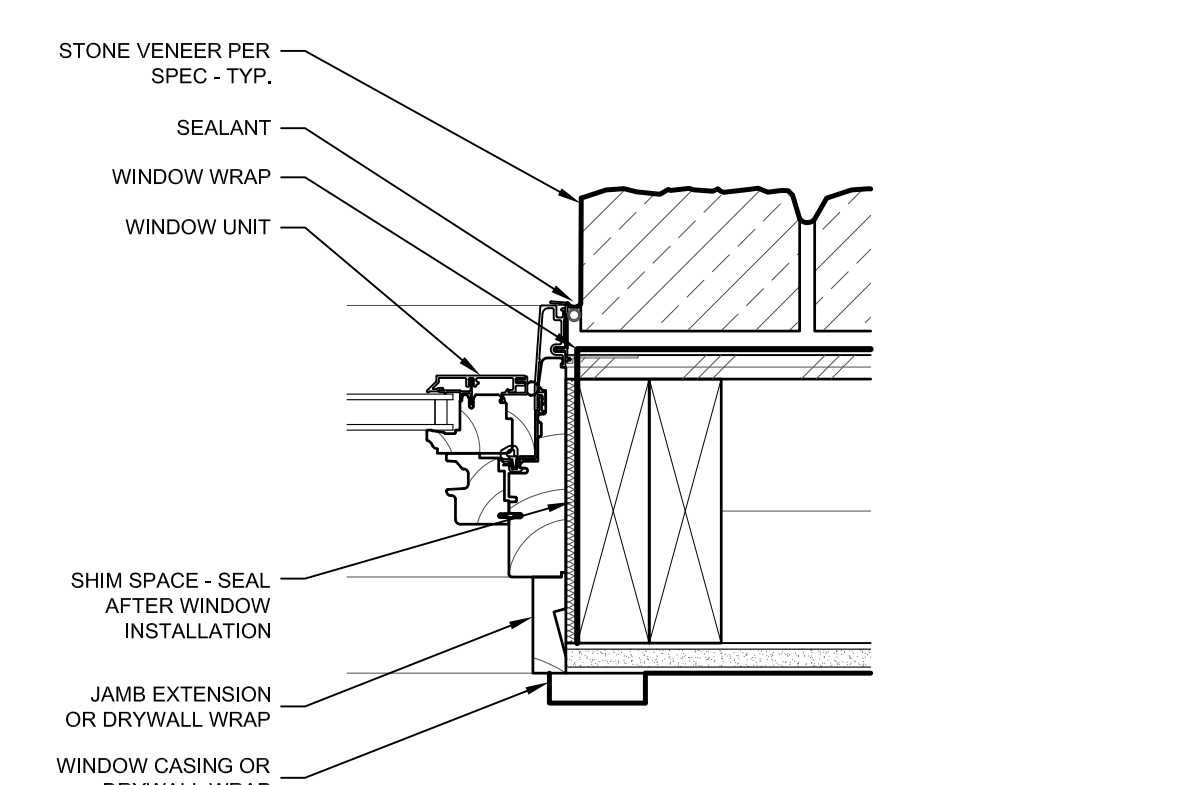
1 UNFOLDED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



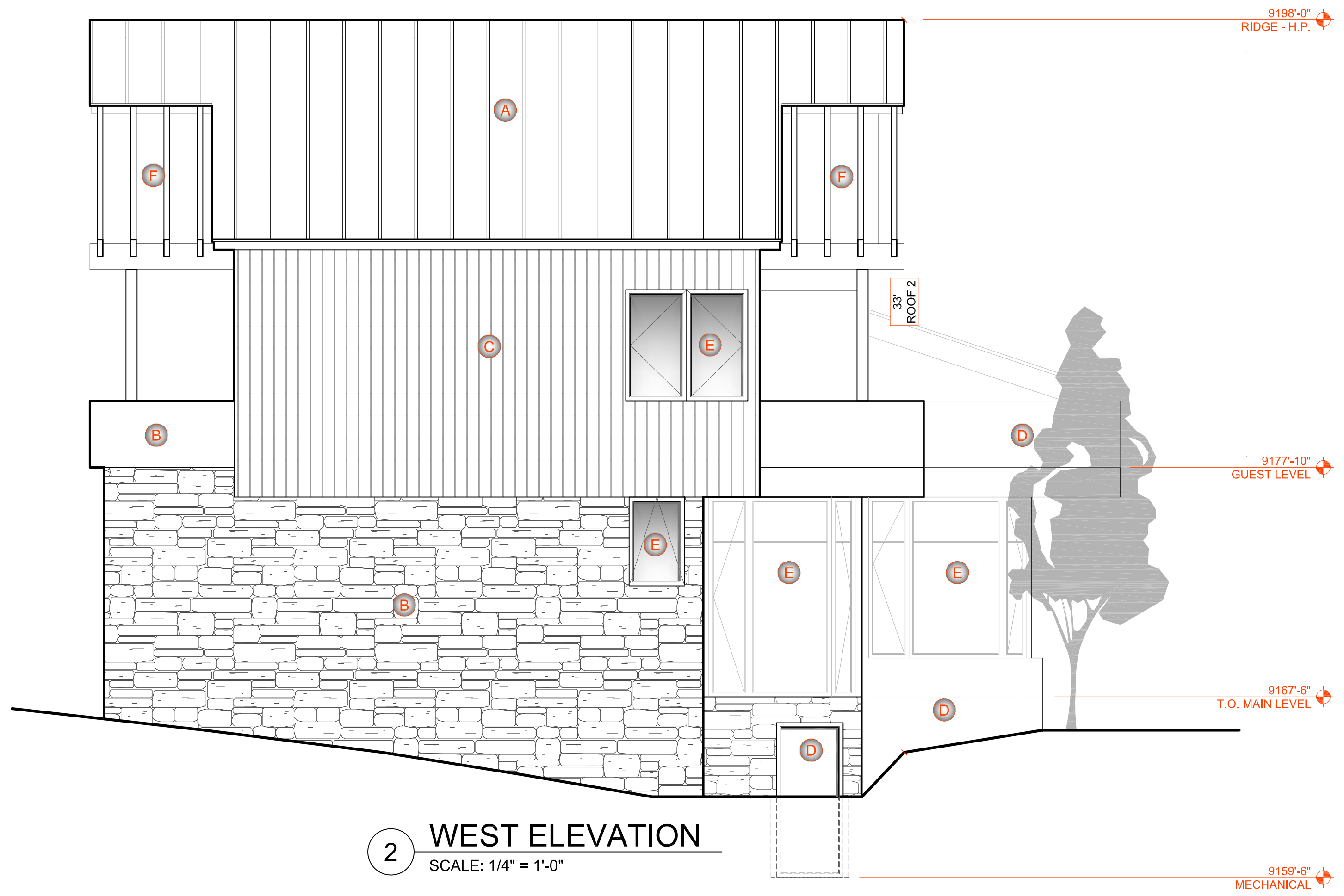
3 WINDOW HEAD AT STONE  
SCALE: 3" = 1'-0" W-H-STONE



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



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



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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05.13.2020	
06.10.2020	
07.10.2020	

LOT AR2  
MOUNTAIN VILLAGE  
COLORADO

EXTERIOR  
ELEVATIONS  
(UNFOLDED)

A3.2

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07.10.2020	MV DRB - FINAL

**LOT AR2**  
MOUNTAIN VILLAGE  
COLORADO

EXTERIOR  
PERSPECTIVES

**A3.15**





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07.10.2020	MV DRB - FINAL

**LOT AR2**  
MOUNTAIN VILLAGE  
COLORADO

EXTERIOR  
PERSPECTIVES

**A3.16**



## John A. Miller

---

**From:** Finn KJome  
**Sent:** Thursday, May 28, 2020 4:28 PM  
**To:** John A. Miller  
**Subject:** RE: Referral for New Home - 102 Granite Ridge  
**Attachments:** 20200528154938.pdf

John,  
The extra road cut will put a strain on the Road and Bridge crew during the winter for snow removal operations. In this location there is a cut bank on both sides of the road which makes it even harder to remove and store snow. Public Works is not in favor of the second road cut. It also looks like that there is a plan for landscaping the General Easement in front of this address. Once again during the winter this GE is used for snow storage by Road and Bridge. I also suggest you discuss with the applicant how they would remove snow from the new driveway configuration. The road right of way can not be used for snow storage as the attaching MV snow policy clearly call out. One last thing please have the applicant provide a utility plan calling out by name the rout of each utilities.

Thanks Finn

Finn Kjome  
Public Works director  
Town of Mountain Village

---

**From:** John A. Miller <JohnMiller@mtnvillage.org>  
**Sent:** Thursday, May 28, 2020 9:12 AM  
**To:** Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>  
**Subject:** RE: Referral for New Home - 102 Granite Ridge

Morning everyone. Could you take a look at this planset and let me know if there are any issues.

New Home, 113 Lawson Point, 3499 sq ft.

Finn, Jim: The applicant is proposing two curb cuts for access / parking. They are trying to preserve some rock features and keep the home close to the road so this is what they proposed. The code says Public Works has to give the OK for two curb cuts.

[https://townofmountainvillage.com/site/assets/files/32816/initial\\_architecture\\_and\\_site\\_review\\_lot\\_ar2\\_website\\_pac\\_ket.pdf](https://townofmountainvillage.com/site/assets/files/32816/initial_architecture_and_site_review_lot_ar2_website_pac_ket.pdf)

John A Miller III, CFM  
Senior Planner  
Planning & Development Services  
Town of Mountain Village  
455 Mountain Village Blvd, Suite A  
Mountain Village, CO 81435  
O :: 970.369.8203  
C :: 970.417.1789

Visit our dedicated [Coronavirus webpage](#) for updates on what measures our community is taking to help prevent the spread of COVID-19.

# Snow Removal

Throughout the winter season, we maintain our main roadways and residential streets in a timely manner during and following every snowstorm. To make this process as efficient as possible, you are asked to follow our snow removal policies.

## Snow Removal Policies

1. You are responsible for removing snow off your driveway. Snow from private driveways must be stored on private property or in a snow storage area off the roadway. If the snow storage area is full, it is still your responsibility to keep the snow off the roadway.
2. You are responsible for the actions of your snow removal contractors. You should be aware of who your contractor is and if they are familiar with our snow removal policies and practices. All snow removal contractors are required to obtain a business license with us prior to conducting business in Mountain Village. If they have, they will be listed in our online business directory.
3. Snow removal equipment operators have the right of way. Always use caution when driving behind or around snow removal equipment. Follow well behind with your headlights on, staying clear of flying snow and sanding materials. When approaching from the front, slow down and stay well over in your lane.
4. For Meadows neighborhood residents, during the winter months, we conduct routine snow removal in the Meadows Run Parking lot. Every Monday, between 5 p.m. and 9 p.m. the north side of the lot is closed for snow removal and every

Thursday, between 5 p.m. and 9 p.m., the south side of the lot is closed, unless signs denote the contrary.

## **Snow Removal Operations**

Removing snow from the streets is prioritized according to traffic volumes and public safety requirements (i.e. public transportation and emergency vehicle routes).

Therefore, when it snows our road crew will first focus on the main arterials and then move as quickly as possible to the secondary roads.

### **Main Arterial Roads**

- Adams Ranch Road
- Benchmark Drive
- Double Eagle Drive to Mountain Village Boulevard
- Mountain Village Boulevard
- San Joaquin Road

### **Secondary Roads**

- Roads off Benchmark Drive
- Roads off San Joaquin Road
- Roads in the lower areas of town

Snow removal operations begin daily at 5:30 a.m. and continue until 1 a.m. We make every effort possible to minimize the clean-up work conducted in residential areas and in Mountain Village Center late at night so as not to disturb you, however, it is occasionally necessary. Our road crew initiates its snow and ice control operations during normal hours when any of the following conditions occur:

1. Snow accumulation reaches one-to-two inches or more.
2. Icy conditions affect travel.
3. Deteriorating weather conditions could affect travel.
4. Road conditions could deteriorate due to high traffic volume.

## John A. Miller

---

**From:** Jim Boeckel <jim@telluridefire.com>  
**Sent:** Thursday, May 28, 2020 12:01 PM  
**To:** John A. Miller  
**Subject:** Re: Referral for New Home - 102 Granite Ridge

John,

After review of the plans for the 113 Lawson Point project I have the following comment(s);

1. Numbers for the address monument shall be a minimum of 54 inches above grade to the bottom of the numbers.
2. The numbers shall be coated or outline with material to cause them to be reflective when a light is shined on them.

If you have any questions or comments please contact me.

Thanks

On Thu, May 28, 2020 at 9:12 AM John A. Miller <[JohnMiller@mtnvillage.org](mailto:JohnMiller@mtnvillage.org)> wrote:

Morning everyone. Could you take a look at this planset and let me know if there are any issues.

New Home, 113 Lawson Point, 3499 sq ft.

Finn, Jim: The applicant is proposing two curb cuts for access / parking. They are trying to preserve some rock features and keep the home close to the road so this is what they proposed. The code says Public Works has to give the OK for two curb cuts.

[https://townofmountainvillage.com/site/assets/files/32816/initial\\_architecture\\_and\\_site\\_review\\_lot\\_ar2\\_website\\_packet.pdf](https://townofmountainvillage.com/site/assets/files/32816/initial_architecture_and_site_review_lot_ar2_website_packet.pdf)

John A Miller III, CFM

Senior Planner

Planning & Development Services

Town of Mountain Village

455 Mountain Village Blvd, Suite A

Mountain Village, CO 81435

O :: 970.369.8203



**TO:** Mountain Village Design Review Board  
**FROM:** John Miller, Senior Planner  
**FOR:** Design Review Board Public Hearing; August 6, 2020  
**DATE:** July 23, 2020  
**RE:** Staff Memo – Initial Architecture and Site Review (IASR) Lot 630

### APPLICATION OVERVIEW: New Single-Family Home on Lot 630

#### PROJECT GEOGRAPHY

**Legal Description:** *Lot 630, Telluride Mountain Village, Filing 4, According to the Plat Recorded February 3, 1988, in Plat Book 1 at Page 791, County of San Miguel, State of Colorado.*

**Address:** TBD Double Eagle Drive  
**Applicant/Agent:** Narcis Tudor, Narcis Tudor Architects  
**Owner:** Ondr Family Trust  
**Zoning:** Single-Family  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.60 AC

#### **Adjacent Land Uses:**

- **North:** Open Space
- **South:** Open Space
- **East:** Single-Family
- **West:** Single-Family

#### ATTACHMENTS

Exhibit A: Applicant Narrative  
Exhibit B: Architectural Plan Set  
Exhibit C: Public Comment



Figure 1: Vicinity Map

**Case Summary:** Narcis Tudor, Applicant for Lot 630, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 630, TBD Double Eagle Drive. The Lot is approximately 0.60 acres and is zoned Single-Family. The overall square footage of the home's 2 story living area with partial basement is approximately 5,760 gross square feet and provides 2 interior parking spaces within the proposed garage.

It should be noted that the applicant has submitted all required materials per the provisions of Section 17.4.11 of the Community Development Code (CDC) for a Class 3 DRB Initial Architecture and Site Review. It should be noted that although the submittal includes the required pages, there are some additional details that staff are requesting and discussed within the applicable CDC analysis section below.

**Applicable CDC Requirement Analysis:** The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by italicized Text.***

*Table 1*

<b><u>CDC Provision</u></b>	<b><u>Requirement</u></b>	<b><u>Proposed</u></b>
<b>Maximum Building Height</b>	35' (shed) / 40' (gable) Maximum	35'-8"
<b>Maximum Avg. Building Height</b>	30' (shed) / 35' (gable) Maximum	See Notes
<b>Maximum Lot Coverage</b>	40% Maximum	16.37%
<b>General Easement Setbacks*</b>		
North	16' setback from lot line	36' – 4"
South	16' setback from lot line	48 -11"
East	16' setback from lot line	36'- 3"
West	16' setback from lot line	29' – 6"
<b>Roof Pitch</b>		
Primary		12:12
Secondary		6:12
<b>Exterior Material**</b>		
Stone	35% minimum	
Wood		
Windows/Doors	40% maximum	
Metal Accents		
<b>Parking</b>	2 enclosed / 2 exterior	2/2

**\*\* At the time of drafting this memo, the applicant has not provided material calculations for the proposed home. The applicant is required to demonstrate that the application meets the CDC requirements for exterior material percentages.**

**Design Review Board Specific Approval Requests:**

- 1. Earthen Roof**

**Chapter 17.3: ZONING AND LAND USE REGULATIONS**

**17.3.12: Building Height Limits**

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates both Gabled and Shed roof forms which are granted different height allowances in the CDC. Gabled roof forms are granted a maximum building height of 40 feet with shed roof forms limited to 35 feet. The maximum average height must be at or below 30 feet for shed roof forms and 35 feet for gable roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from



the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

*Staff: The applicant has provided a Building Height Analysis, but we do not believe it accurately demonstrates height calculations for both Average and Maximum Heights. Based on the elevations provided, staff determined that the maximum height for the structure is 35' – 8" based on the elevations and ridgeline heights. Although this is compliant, the CDC requires that both pre-existing and finished grade be shown to determine the most restrictive grade. In addition, recent modification to the CDC also require a parallel plane analysis to demonstrate no portion of the home penetrates the 40-foot parallel slope. In addition, the average height calculations do not appear to account for points along the garage area. Staff is recommending this item be addressed by the applicant, either before IASR approval or prior to submittal for FAR depending on the DRB's determinations.*

#### **17.3.14: General Easement Setbacks**

Lot 630 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

*Staff: The proposal includes several GE encroachments that fall into the above category of permitted GE development activity including the following:*

- *Driveway and Address Monument*
- *Utilities: Utilities are already located within Double Eagle Drive and will require crossing the GE to the home.*

*Staff: There are no other encroachments into the GE as shown within this proposal.*

## **Chapter 17.5: DESIGN REGULATIONS**

### **17.5.4: Town Design Theme**

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

*Staff: The home appears to generally align with the Town's Design Theme with a strong material palette of stone, wood, and metal. The roof is a more traditional gable design, but the home itself is accented with secondary shed roofs, contemporary forms, and large amounts of glazing with metal accents. The applicant has proposed both vertical and horizontal wood siding which complements the horizontal nature of the home and the stone façade. This is accented by the tall chimney feature of the home. It appears based on the applicant's submittal that the material palette for the project blends well with both*

*the surrounding community, as well as the overall modern mountain vernacular that is very popular recently within Mountain Village.*

#### **17.5.5: Building Siting Design**

The CDC requires that any proposed development blend into the existing landforms and vegetation.

*Staff: Based on the relatively small size of the lot, the home appears to be best situated as shown. There is a large rock on the site that will be removed, but the alternative would require the home being pushed much closer to the road which could affect parking functionality.*

#### **17.5.6: Building Design**

*Within the application, material calculations were not provided. Staff Comments below address this concern.*

*Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. In order to accomplish this, the applicant is proposing a dry stack blue-grey stone in a horizontal arrangement. Although it appears that the applicant is meeting the 35% minimum stone requirements, the percentage is not specifically called out. Additionally, the home as proposed has a large amount of glazing and it is uncertain to staff if that façade calculation exceeds the 40% maximum. The proposed siding is a mixture of vertical white or grey wood, along with horizontal natural stained wood. The type of wood has not yet been specified but must be prior to final review. Overall, the contrast of the wood types and arrangement compliment the home, but more detail is requested as to the specifics of the wood types, stains, cuts, etc.*

*Window trim is proposed as dark metal clad and the doors appear to be a mixture of glass and metal, but more details should be provided before the final review. The proposed roofing material is a dark metal standing seam, but the specific color is unclear based on the provided photos. The CDC allows for black and grey standing seam roofing materials and this appears to meet that requirement, but more detail is requested. It's unclear to staff as to what the soffits and fascia are constructed with. The home is proposing a ballasted earthen roof over the garage. This will require specific approval from the DRB. Additionally, staff did receive comments from neighboring properties, and it should be noted that a large concern was related to this feature of the home.*

*The applicant has proposed zero snowmelt area for the home at this time, but staff anticipates there to be some snowmelt associated with later iterations of this project.*

#### **17.5.7: Grading and Drainage Design**

*Staff: The applicant has provided a grading and drainage plan documenting disturbed areas, cuts, fill, final slopes adjacent to the home, stormwater design including positive drainage from proposed home.*

#### **17.5.8: Parking Regulations**

*Staff: The CDC requires all single-family developments to provide two interior and two exterior parking spaces. There appears to be adequate space on this lot as shown for exterior parking but the applicant must revise the plans to demonstrate that exterior parking can be accommodated.*

### **17.5.9: Landscaping Regulations**

*The applicant has provided a preliminary landscaping plan demonstrating the areas to be landscaped and the species. Before the final review submittal, the applicant must provide more details related to irrigation areas, shut off valves, revegetation notes, and any areas of turf that may be proposed for Lot 630. There is potential to increase plant diversity on this lot by incorporating other plant and tree species besides aspen and spruce. Staff is requesting additional planting variations for Final Review.*

### **17.5.11: Utilities**

*Staff: All utilities are currently located within the Double Eagle Drive roadway and will only require connections from the road to the home. The applicant shall work with the Public Works Director before the final review to determine the specific locations of the connections for the home. The plan set shows the proposed connections and the locations of the proposed utilities based on field research.*

### **17.5.12: Lighting Regulations**

*Staff: The applicant has provided some general notes on the lighting fixture type. Prior to final review, the applicant shall provide detailed cut-sheets for each fixture. In addition, the CDC requires that a photometric study of the lighting on the lot be provided prior to final review.*

### **17.5.13: Sign Regulations**

*Staff: The proposed address monument must be modified so that the lighting meets the downlighting requirements of the CDC. In addition, the proposed light source must be included in the lighting plan discussed above. Prior to final review, the applicant shall revise the address monument so that the lighting source is down lit.*

## **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

### **17.6.1: Environmental Regulations**

*Staff: Fire Mitigation and Forestry Management: Due to the size of the site and lack of vegetation, staff is requesting that the fire mitigation requirement be waived.*

*Steep Slopes: The building site does not contain steep slopes.*

### **17.6.6: Roads and Driveway Standards**

*Staff: Although not shown on the plans explicitly, the driveway as shown meets the CDC standards with 12 feet width and 2-foot shoulders on each side. The maximum grade of the driveway appears to be approximately 7% for a very short distance but overall, it ranges from 2-4% grade.*

### **17.6.8: Solid Fuel Burning Device Regulations**

*Staff: The applicant has indicated that the proposed home does include fireplaces and unless the owners procure a fireplace permit, these must operate on natural gas.*

## **Chapter 17.7: BUILDING REGULATIONS**

### **17.7.19: Construction Mitigation**

*Staff: The applicant has submitted a CMP as part of this application. Staff supports the proposal with the note that any areas of the General Easement to be utilized shall be returned to the pre-disturbed condition before the project's issuance of a certificate of occupancy. Generally, staff is supportive of the use of this area for staging as there is very limited vegetation in this area other than grass, and the location of the proposed home limits the ability to stage and park in other areas of the lot.*

**Staff Recommendation:** Staff recommends the DRB continue the Initial Architectural and Site Review for Lot 630, TBD Double Eagle Drive.

**Staff Note:** *It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

**Proposed Motion:**

I move to continue the Initial Architectural and Site Review for a new single-family home located at Lot 630 to the Regularly Scheduled DRB Meeting on September 3, 2020, based on the evidence provided within the Staff Report of record dated July 23, 2020,

**Alternative Proposed Motion:**

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 630, based on the evidence provided within the Staff Report of record dated July 23, 2020, and with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall revise the Building Height Diagram to demonstrate both Maximum Height and Average Maximum Height per the notes provided within this staff memo.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall provide exterior material calculations for the home to demonstrate compliance with the CDC. This shall include details on guttering, snow fences, and soffits / fascia.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall revise their parking plans to demonstrate the ability to provide exterior parking on Lot 630.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall revise the proposed address monument lighting to be down lit.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan providing additional variation in the planting species.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide a detailed lighting plan to include specific fixture cut sheets and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 7) Prior to the submittal for a Final Architectural Review, the applicant shall revise plans to demonstrate that the fireplaces are natural gas burning.
- 8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall 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.
- 10) Prior to the submittal for a Final Architectural Review, the applicant shall revise the plans to demonstrate areas of snowmelt – if applicable.
- 11) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 12) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

- 13) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 14) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials

/jjm

July 6, 2020

**ONDR RESIDENCE — DESIGN REVIEW**  
**LOT 630 DOUBLE EAGLE DRIVE . MOUNTAIN VILLAGE . COLORADO**

To: Mountain Village DRB

Attached please find our design submission for the above mentioned property.

**SITE DESCRIPTION**

Lot 630 is a vacant lot with no trees, longitudinally oriented on a general north-south axis. The access to the lot is from the south, off Double Eagle Drive. The topography slopes down to the north and west allowing for the primary views to unfold across the Dallas Range. Secondary views are from the upper level and capture the southern exposure to the Ski Lifts as well as Sunshine and Wilson Peaks.

**PROGRAM**

The Main Residence comprises of a Double Garage, Utility Space, Common Areas, 4 Bedroom Suites as well as Support and Exterior Spaces. The overall site layout is driven by Sustainable Principles, Access and Views.

**ARCHITECTURAL DESIGN**

The general design is based on the Access, Views and Solar Path / Natural Light. As such, the Address monument is located at the southern General Easement. The Garage is located closest to the road and is mainly south- east facing for the morning sun during winter months. Proceeding further, the Main Entry is announced by a strong vertical gable element defining the main north-south axis. To the east, a Courtyard allows the Informal Dining / Breakfast Room to expand the exterior and the morning sun. The main common area of Kitchen, Dining and Living Rooms are set furthest from the Arrival Court, capturing the norther mountain range; the primary view.

The upper level Master Suite is oriented to the west offering views to the Sunshine and Wilson Peaks. The Master Terrace sits above the Utility Space and encompasses a Secondary “green” flat roof which covers the garage roof system allowing for a natural setting on the second level.

Opposite the Master Suite is the internal Stair Core. This element is a 2-story transparent form that brings in the winter southern sun which permeates into the northern common area.

The lower level houses the secondary Bedrooms, and Accessory Spaces with walk-out Terrace where the Spa is nestled in for privacy while still capturing the northern and western views.

**ARCHITECTURAL AESTHETIC**

The general aesthetic direction is defined by two main architectural principles:

1. Forms - Primary Gable Forms define the overall massing. The primary pitches are steep as customary in the alpine environments.
2. Materiality - The overall materiality is a simple mix of Stone, Wood and Glass with Steel Accents arranged based on the following criteria:
  - a. Stone – Strong Base / Thermal Mass
  - b. Wood – Vertical Elements / Tactile Warmth
  - c. Glass – Transparency / Passive Solar / Views
  - d. Steel – Structure / Rhythmic Interest / Laciness

Steel Accents such as the use of steel rods and clevis connections, rails and steel / timbers details, etc. are used for the structural integrity of the building while creating an intimate level of interest throughout the project.

NARCIS TUDOR ARCHITECTS®

Overall, the proposed design is simple in its primary massing with secondary elements proportionality scaled down as subordinate components.

We appreciate your time in reviewing this application and look forward to your comments. As always, should you have any questions do not hesitate to contact us.

Best,

Narcis Tudor  
**ARCHITECT**  
Colorado License 402820



# ONDR RESIDENCE

MOUNTAIN VILLAGE . COLORADO

NARCIS TUDOR ARCHITECTS©

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submissions  
05.11.2020 LOWER LEVEL REDESIGN  
05.19.2020 LOWER LEVEL SCHEME B  
06.10.2020 CAD PLAN | PLAN COORD.  
06.23.2020 3D MODEL  
06.25.2020 DRB PRE-APP

**ONDR  
RESIDENCE**

**LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE**

**COVER  
SHEET**

**A0**



## 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.

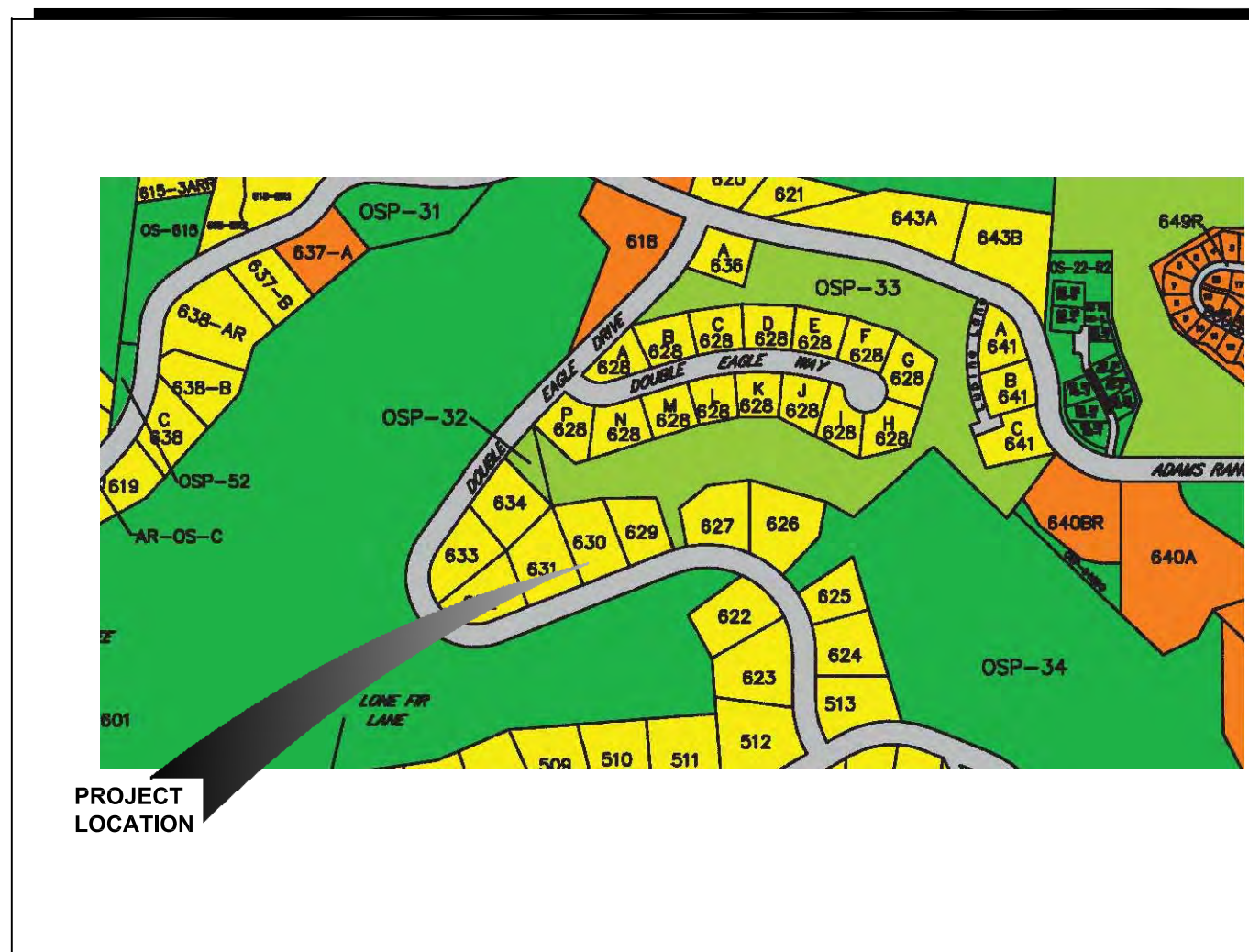
ORGANIZATION:  
WHERE APPLICABLE, THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS).

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

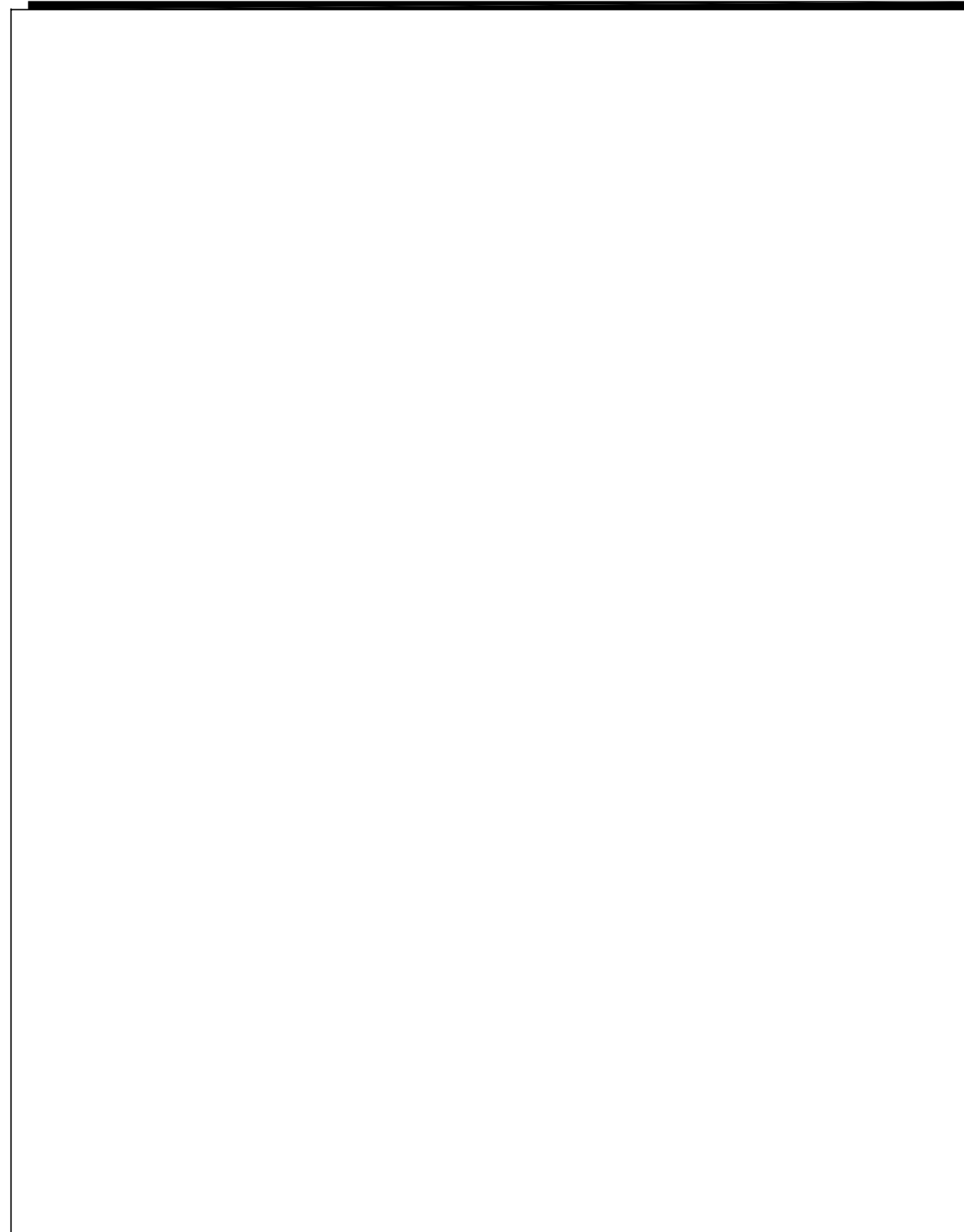


## LEGAL / CDC PARAMETERS

LOT - 630 DOUBLE EAGLE DRIVE  
LOT AREA - 26,161 SF  
ZONING - SINGLE FAMILY  
PARKING - 2 ENCLOSED / 2 OPEN  
MAXIMUM SITE COVERAGE - (40%) 10,464 SF  
MAXIMUM AVERAGE HEIGHT - 30 FEET  
MAXIMUM HEIGHT - 35 FEET  
SETBACKS - 16 FEET

MATERIALS  
35% STONE  
40% GLASS

## PROPOSED



## CODE SUMMARY

ZONING - SINGLE FAMILY RESIDENTIAL  
BUILDING CODE - IRC 2012  
DESCRIPTION - 2 STORY WITH PARTIAL WALK OUT BASEMENT  
OCCUPANCY CLASS - IRC SINGLE FAMILY

## PROJECT TEAM

OWNER  
JEFF + DAPHNE ONDR

ARCHITECT / INTERIOR ARCHITECT  
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HERS CONSULTANT  
TBD

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submissions	
05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN / PLAN COORD.
06.23.2020	3D MODEL
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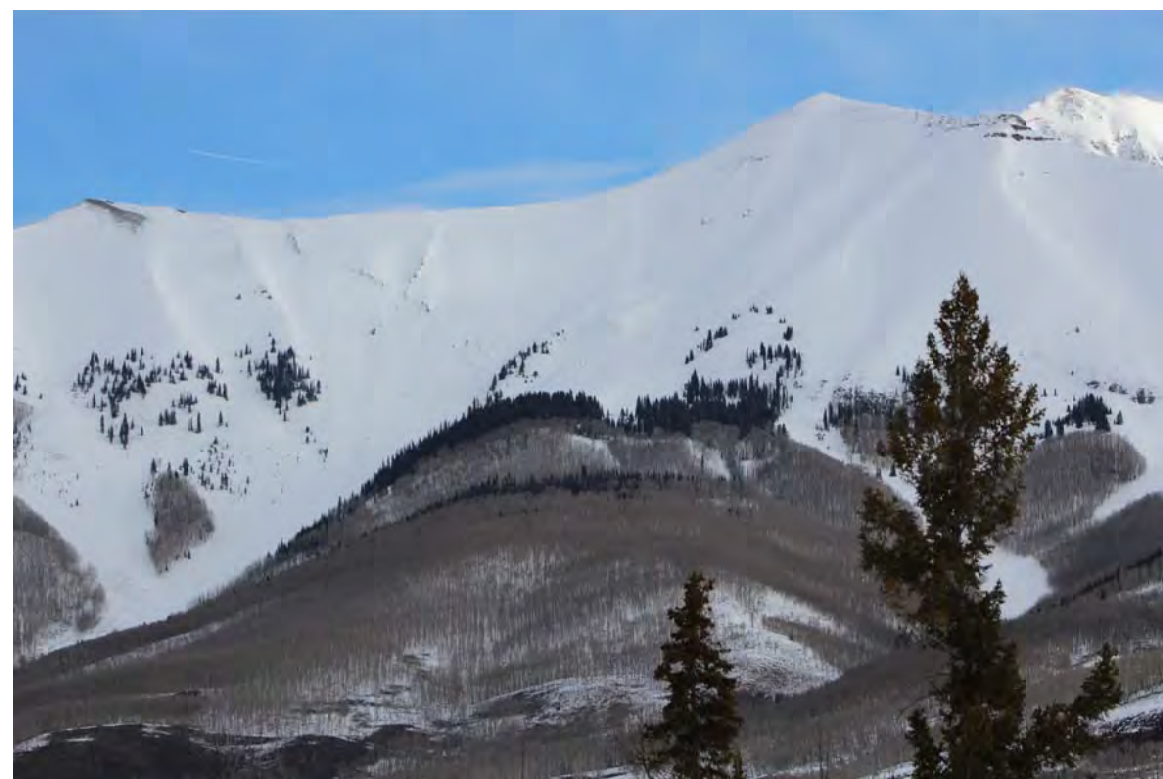
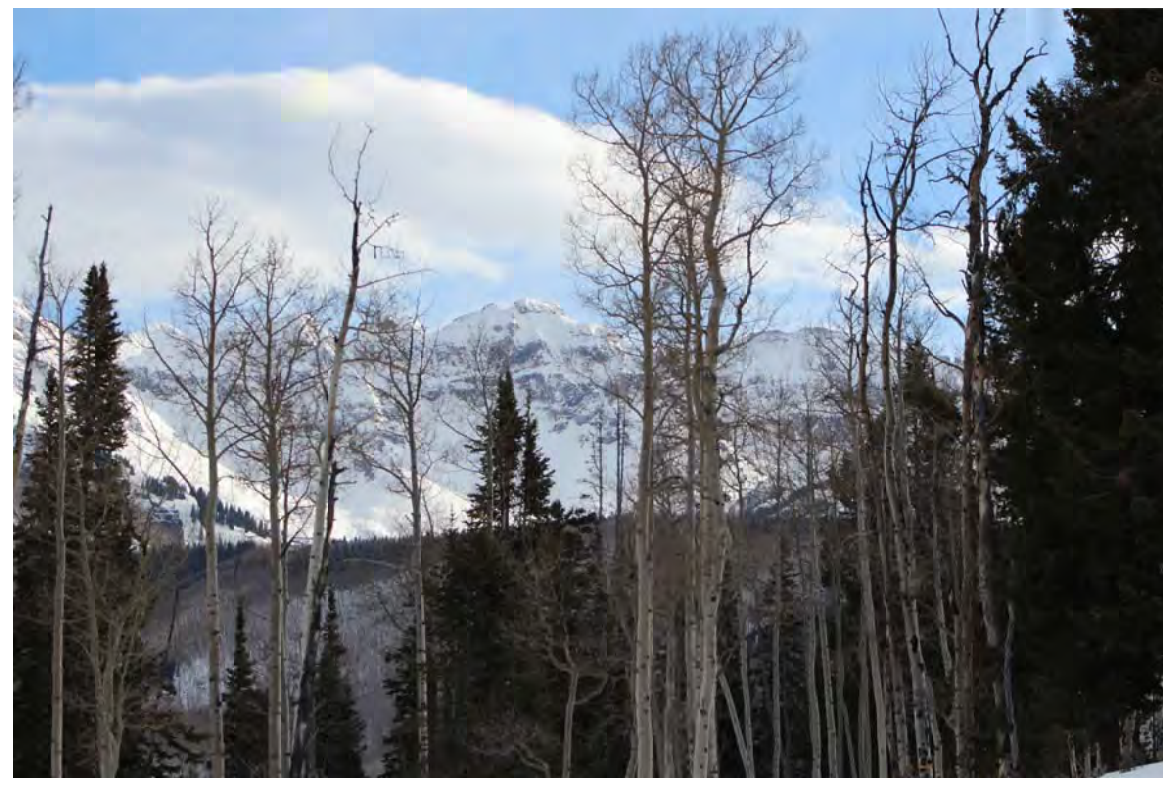
## ONDR RESIDENCE

LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

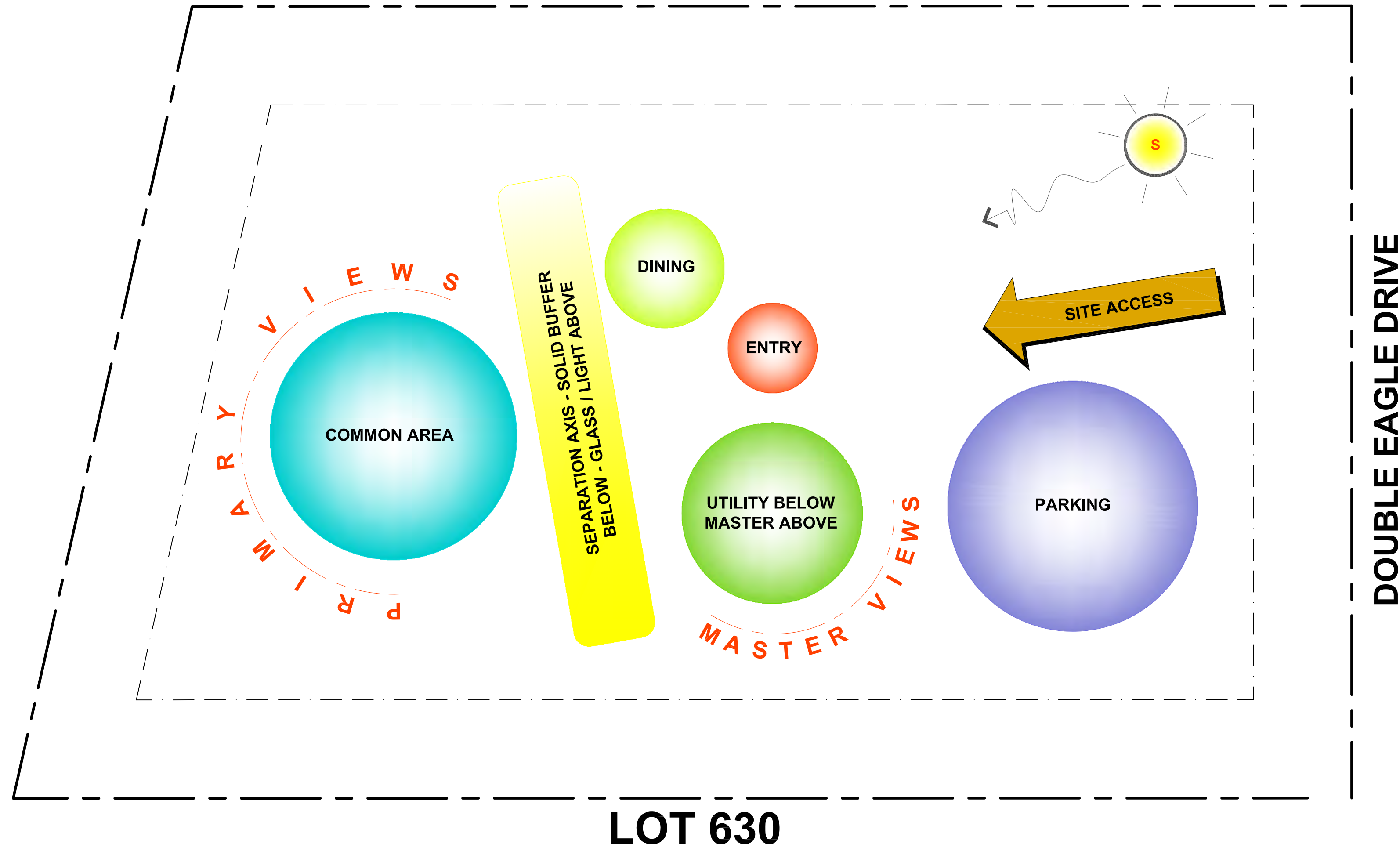
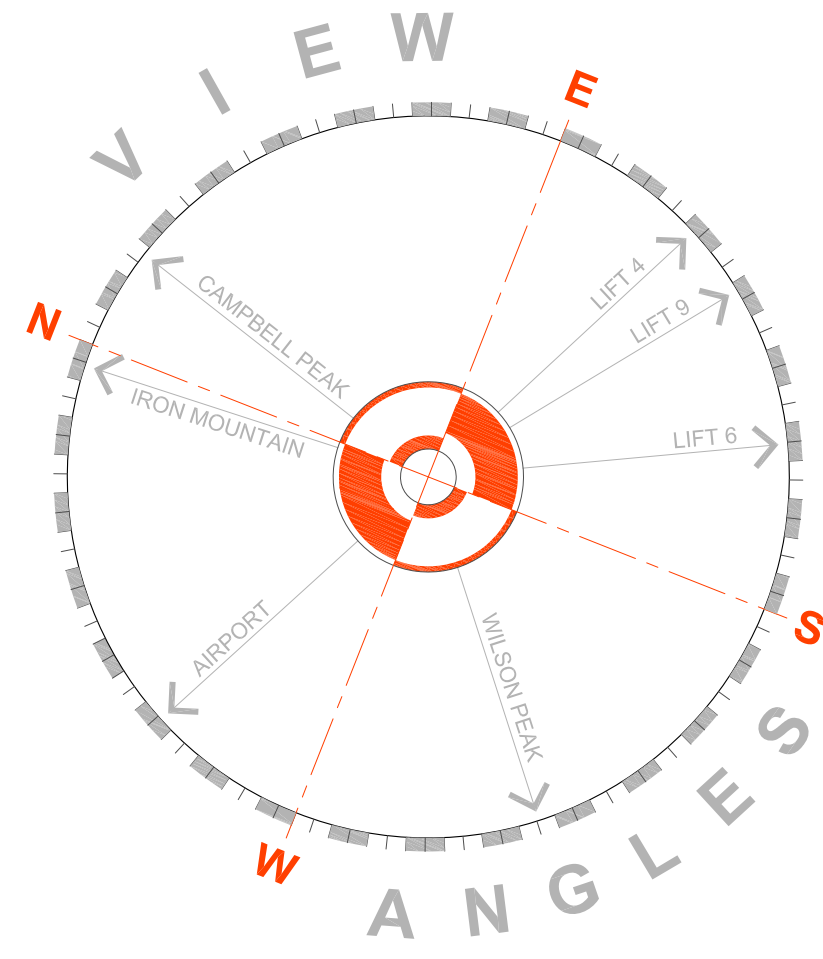
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VIEW FROM COMMON AREAS

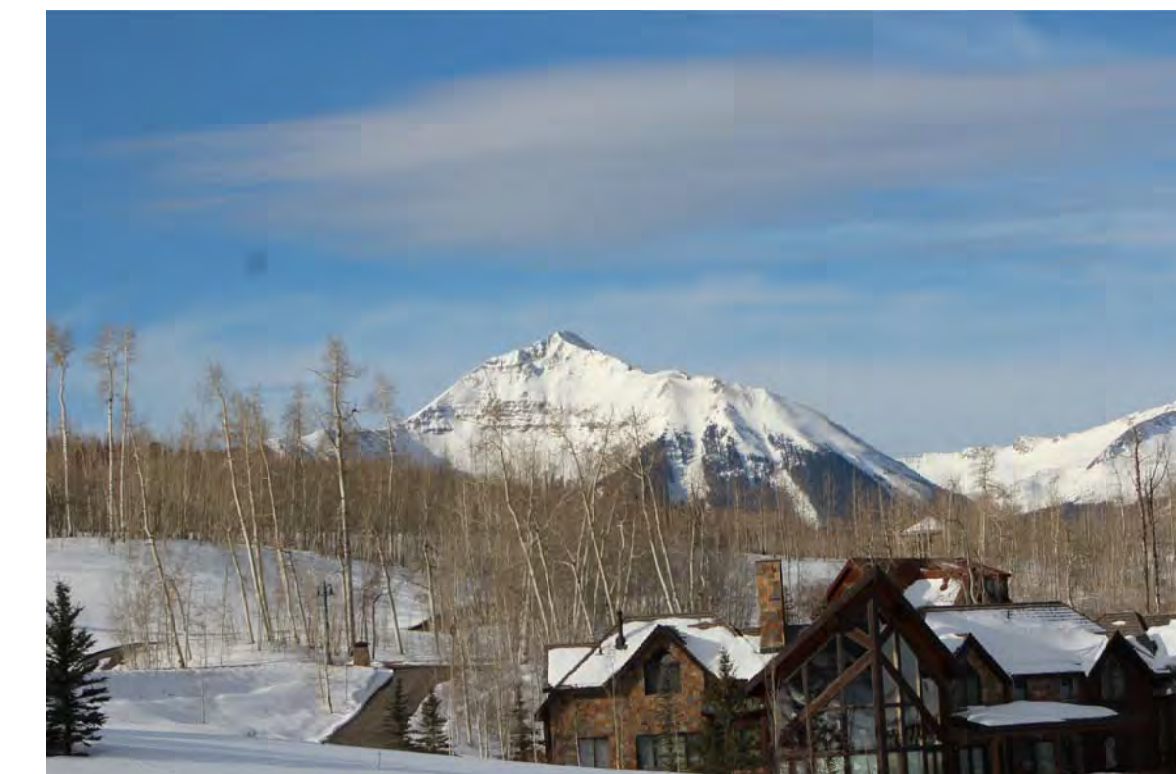


DOUBLE EAGLE DRIVE



VIEW FROM OFFICE

VIEWS FROM MASTER SUITE



submissions	
05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN   PLAN COORD.
06.23.2020	3D MODEL
06.25.2020	DRB PRE-APP

**ONDR RESIDENCE**

LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

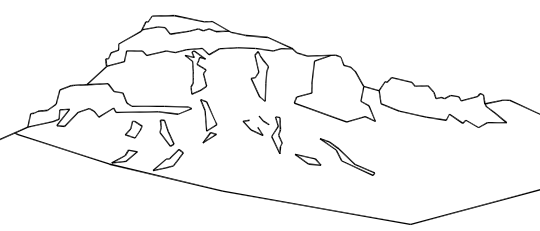
PARTI /  
BUBBLE  
DIAGRAM

A0.2









Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

SUBMITTAL 2016-07-22

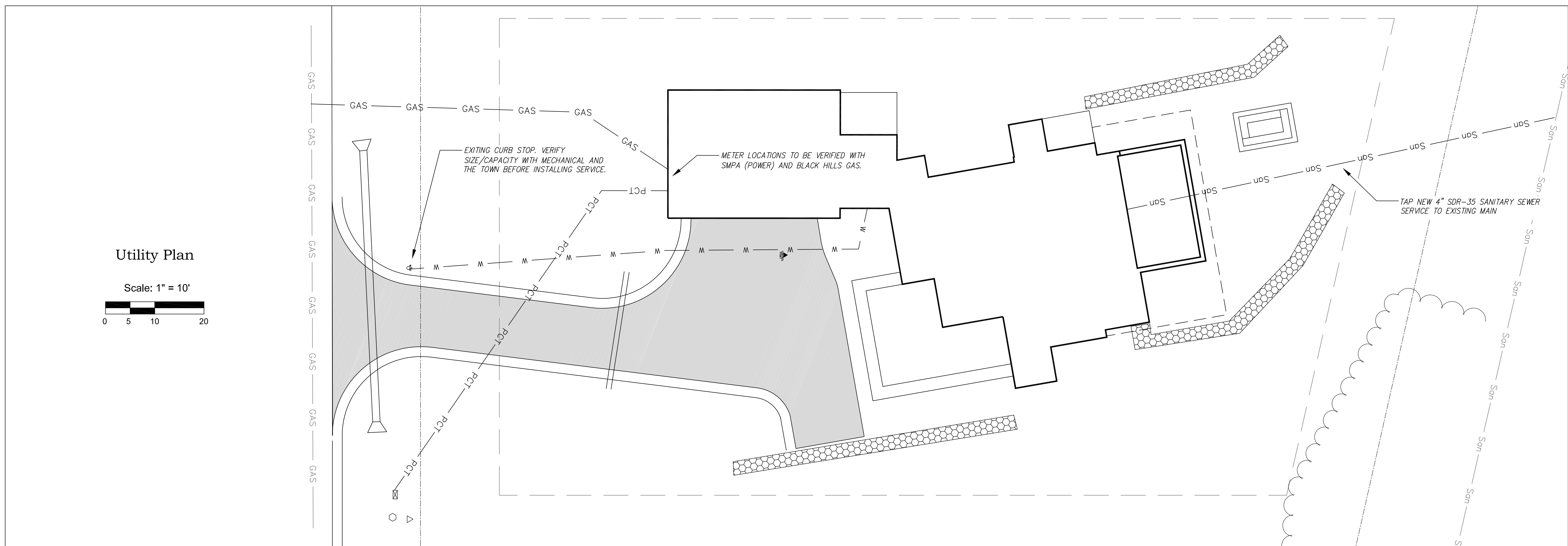
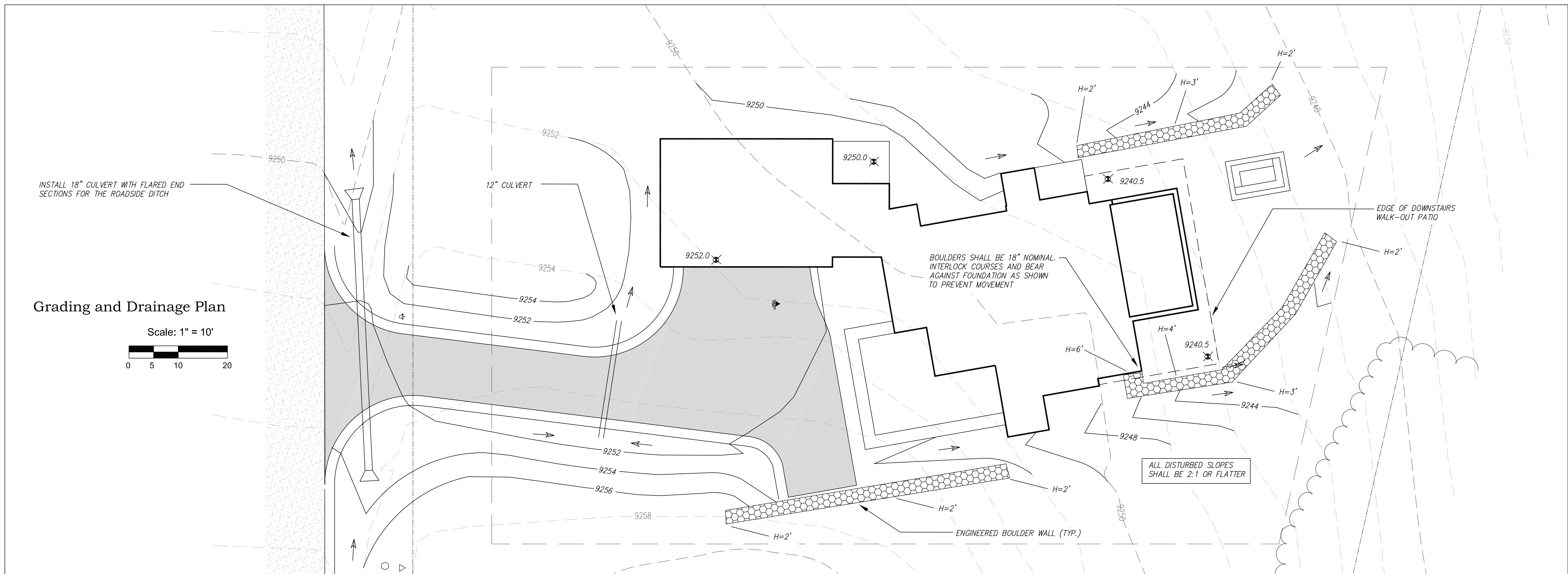
Grass Residence  
Lot 630  
Mtn. Village, CO



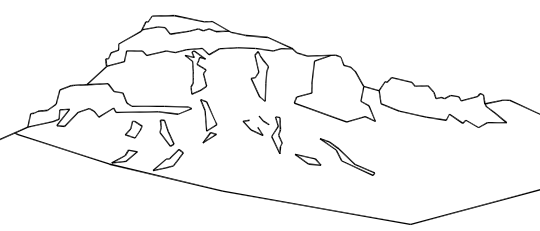
CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading  
and  
Drainage Plan  
and  
Utility  
Plan

C1





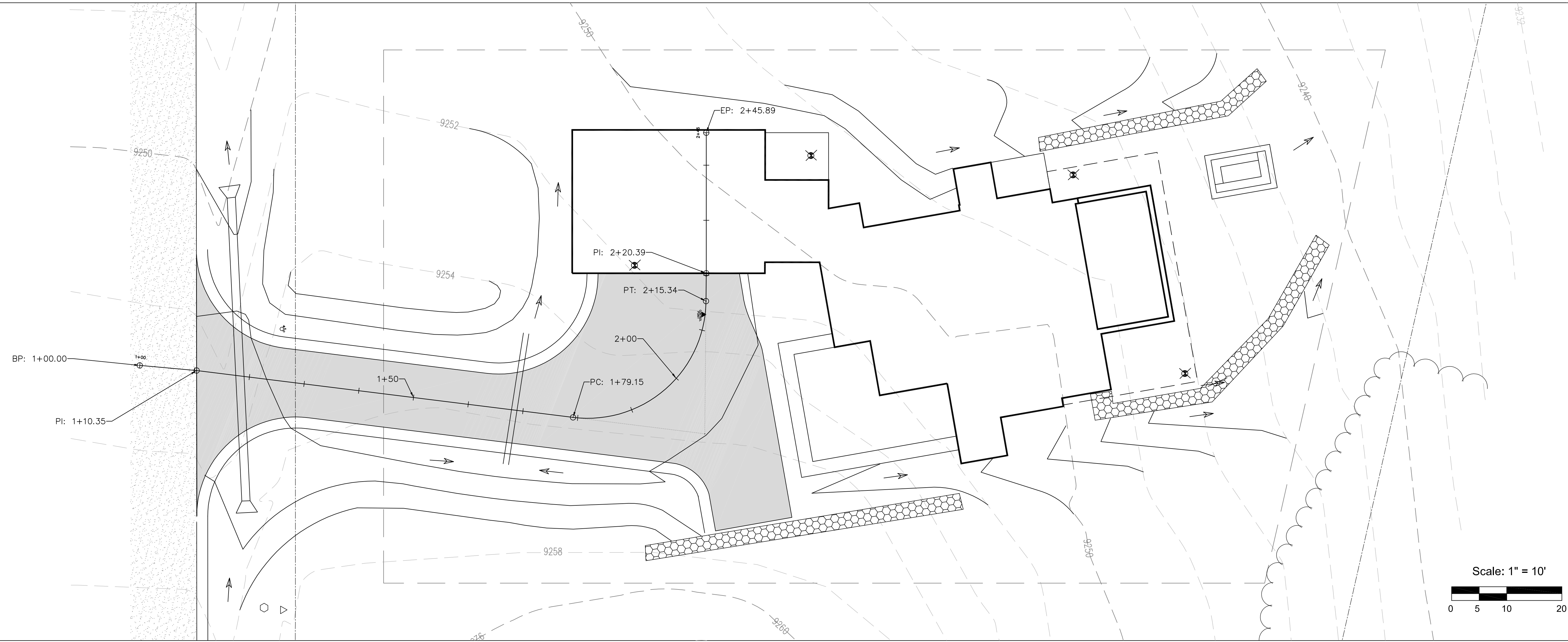


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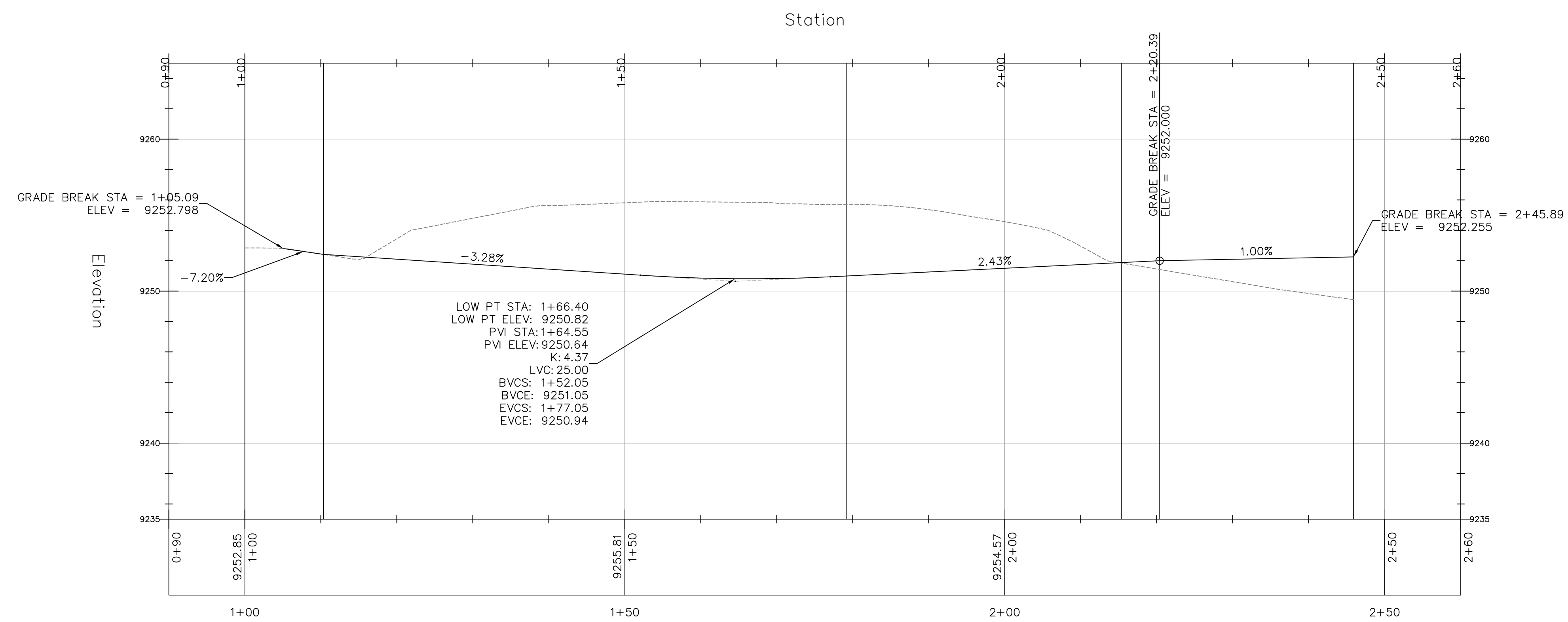
SUBMISSIONS:

DRB SUBMITTAL 2016-07-22



Grass Residence  
Lot 630  
Mtn. Village, CO

Main Driveway Profile



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DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Driveway  
Plan  
and  
Profile

C2





TRACT OSP-33

LOT 629

LOT 630

LOT 631

LOT 634

DOUBLE EAGLE DRIVE

**1** PROPOSED SITE PLAN  
SCALE: 1" = 10'-0"



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Submissions	
05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN   PLAN COORD.
06.23.2020	3D MODEL
05.25.2020	DRB PRE-APP

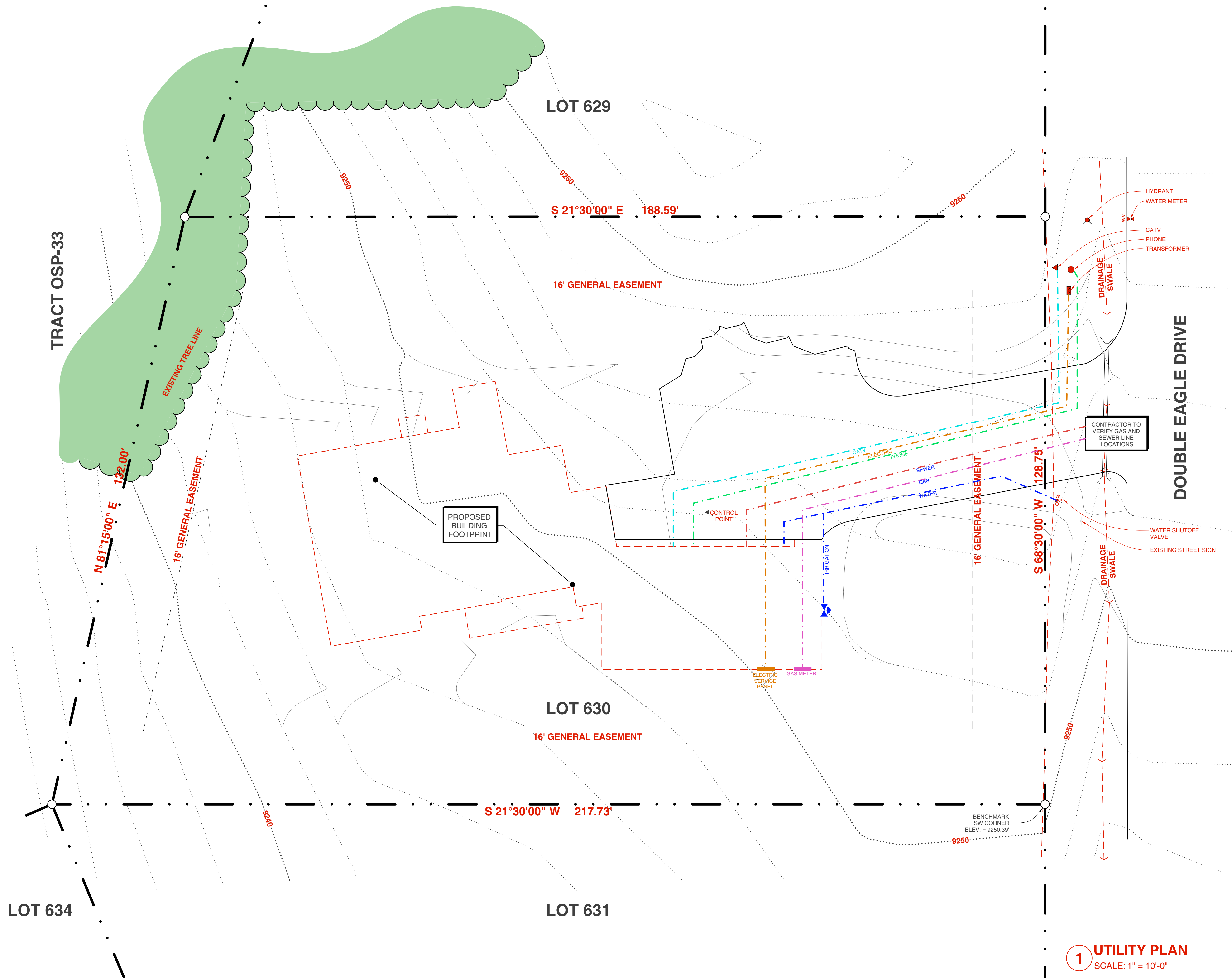
Project  
**ONDR RESIDENCE**

Lot  
**LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE**

Phase  
**PROPOSED  
SITE PLAN**

Sheet  
**A1.1**





TRACT OSP-33

LOT 629

LOT 630

LOT 631

LOT 634

DOUBLE EAGLE DRIVE

**1** UTILITY PLAN  
SCALE: 1" = 10'-0"



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05.25.2020	DRB PRE-APP

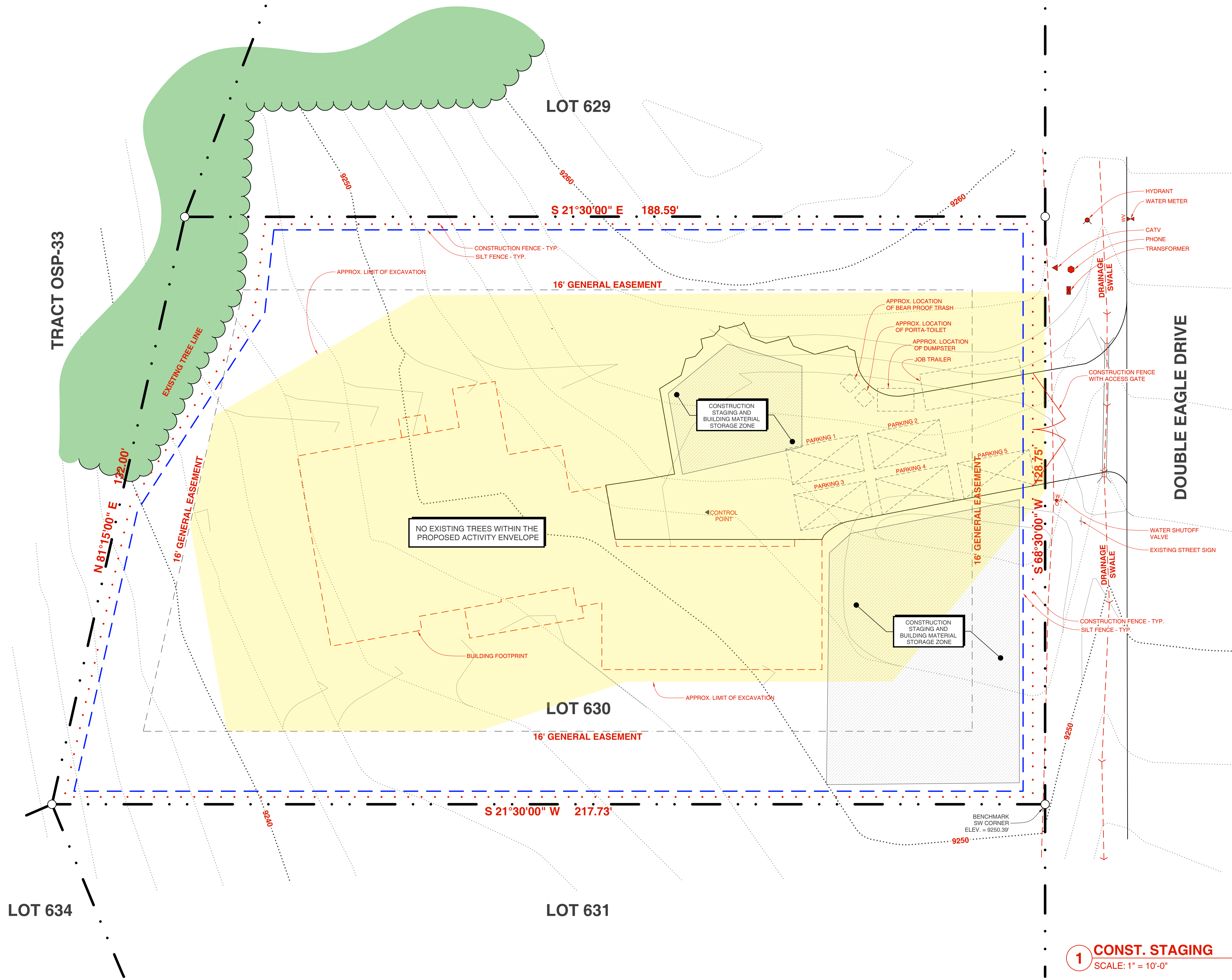
**ONDR RESIDENCE**

LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

**UTILITY PLAN**

**A1.2**





TRACT OSP-33

LOT 629

LOT 630

LOT 631

LOT 634

DOUBLE EAGLE DRIVE

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Submissions	Phase
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06.23.2020	3D MODEL
05.25.2020	DRB PRE-APP

Project  
**ONDR RESIDENCE**

Lot  
**LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE**

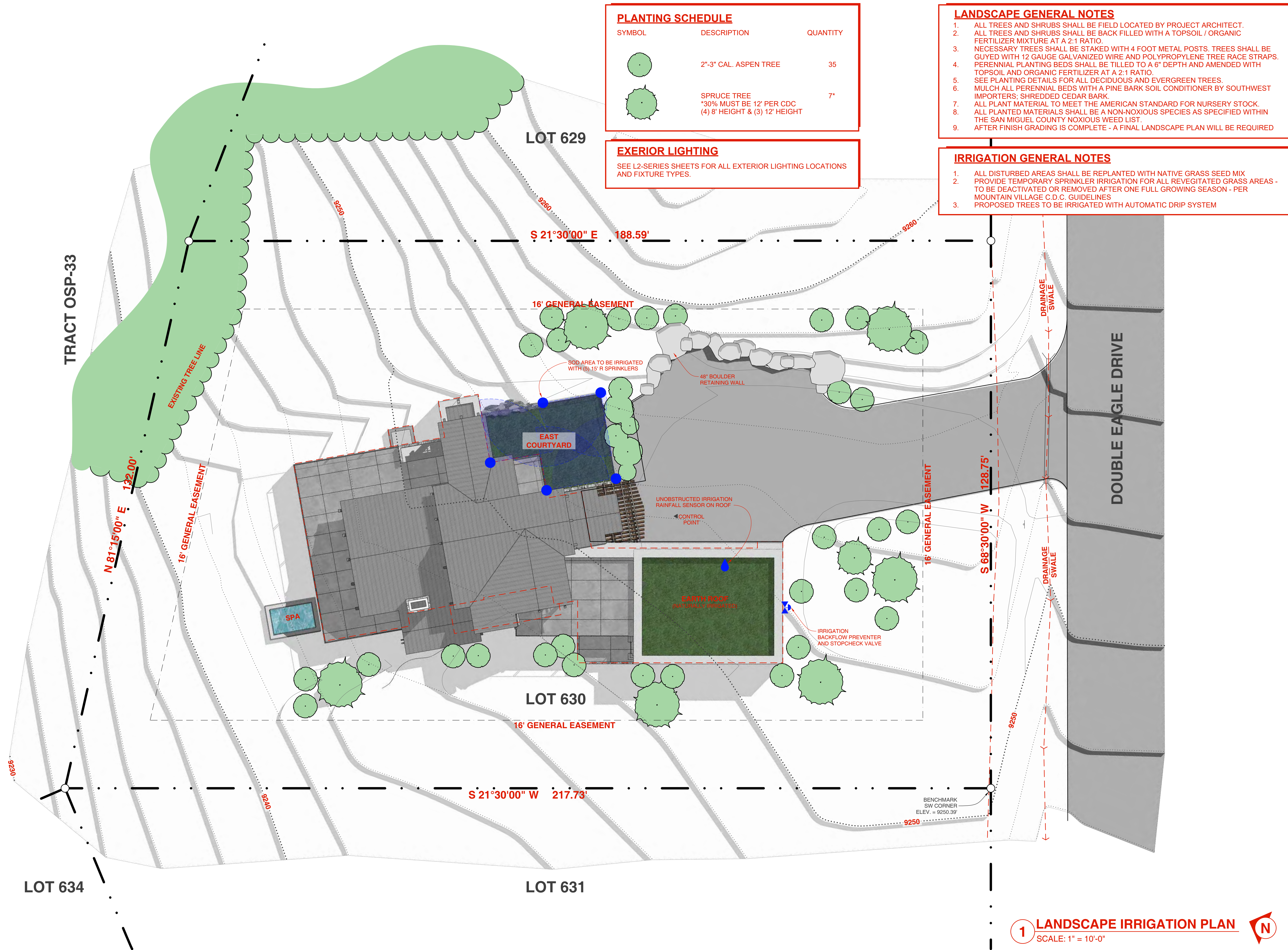
Phase  
**CONST. STAGING**

Sheet  
**A1.3**

**1** CONST. STAGING  
SCALE: 1" = 10'-0"







**PLANTING SCHEDULE**

SYMBOL	DESCRIPTION	QUANTITY
	2"-3" CAL. ASPEN TREE	35
	SPRUCE TREE *30% MUST BE 12' PER CDC (4) 8' HEIGHT & (3) 12' HEIGHT	7*

**EXTERIOR LIGHTING**  
SEE L2-SERIES SHEETS FOR ALL EXTERIOR LIGHTING LOCATIONS AND FIXTURE TYPES.

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

- IRRIGATION GENERAL NOTES**
1. ALL DISTURBED AREAS SHALL BE REPLANTED WITH NATIVE GRASS SEED MIX
  2. PROVIDE TEMPORARY SPRINKLER IRRIGATION FOR ALL REVEGATED GRASS AREAS - TO BE DEACTIVATED OR REMOVED AFTER ONE FULL GROWING SEASON - PER MOUNTAIN VILLAGE C.D.C. GUIDELINES
  3. PROPOSED TREES TO BE IRRIGATED WITH AUTOMATIC DRIP SYSTEM

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project  
**ONDR RESIDENCE**  
LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

phase  
**LANDSCAPE IRRIGATION PLAN**

sheet  
**A1.4**

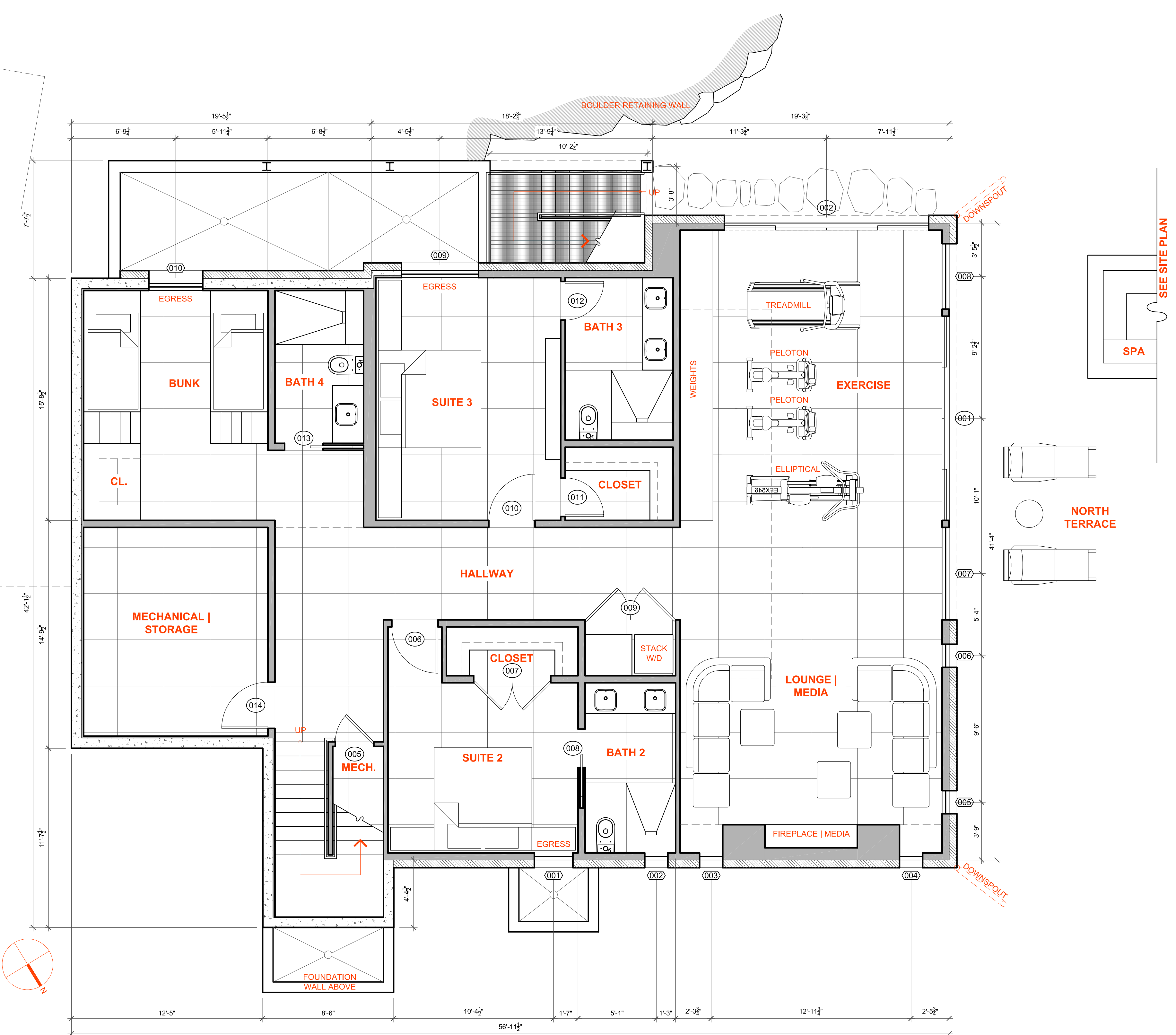
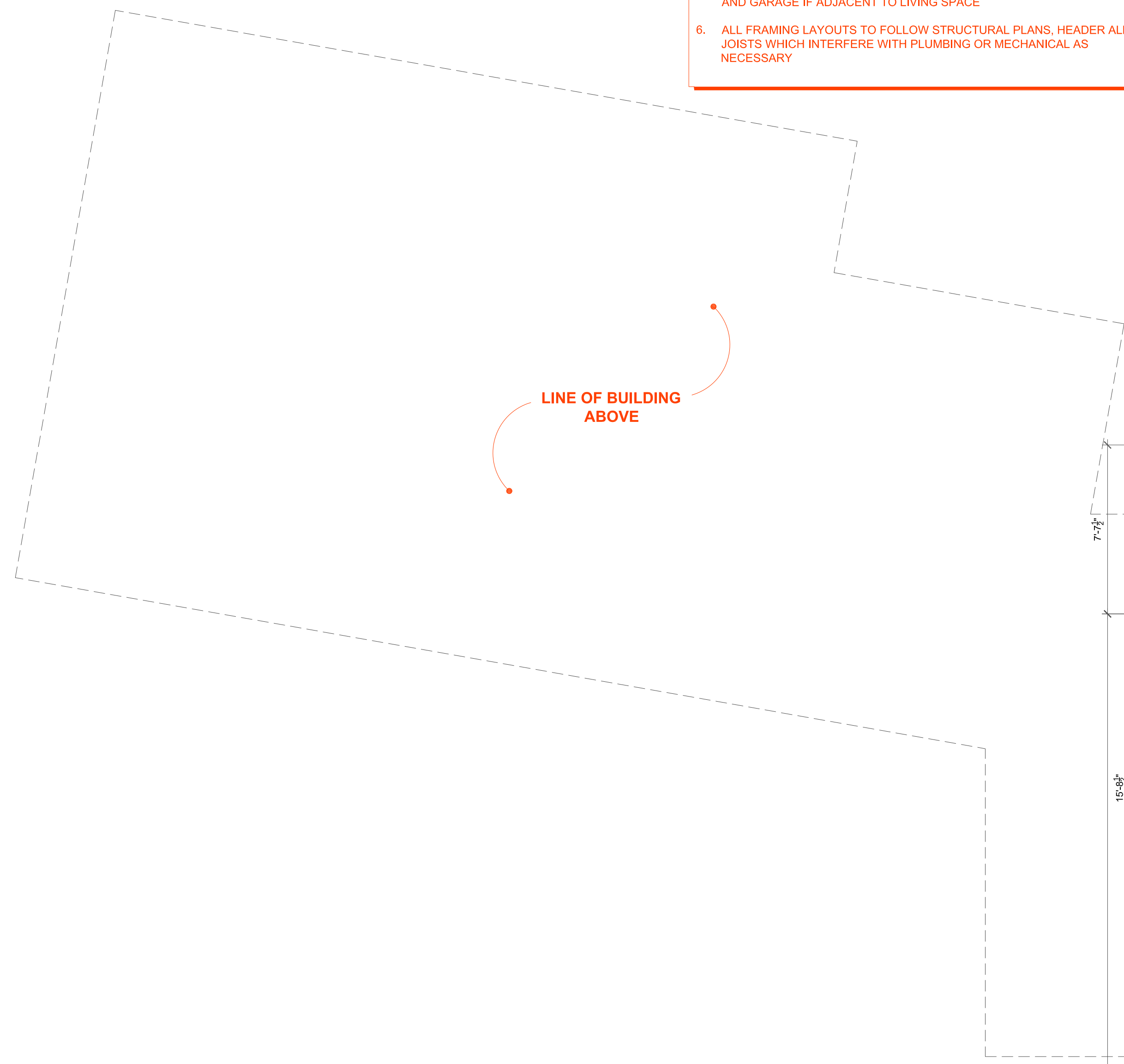
1 **LANDSCAPE IRRIGATION PLAN**  
SCALE: 1" = 10'-0"

A1\_Site\_ONDR | Printed: 06.24.2020



# FLOOR PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETS SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
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- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
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- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
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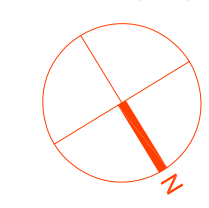
INTERIOR DOOR SCHEDULE								
TAG	WIDTH	HEIGHT	TYPE	HAND	HARDWARE	FIRE RATING	NOTES	DESCRIPTION
005	2'-6"	8'-3"	OUTSWING	LEFT		45 MIN.		UNDER STAIR MECH.
006	3'-0"	8'-3"	SWING	LEFT		N/A		
007	5'-0"	8'-3"	FRENCH	LEFT		N/A	OUTSWING	
008	2'-6"	8'-3"	POCKET	RIGHT		N/A		
009	8'-10 1/2"	8'-3"	FRENCH	RIGHT		N/A	OUTSWING	
010	3'-0"	8'-3"	SWING	RIGHT		N/A		
011	2'-6"	8'-3"	SWING	RIGHT		N/A		
012	2'-6"	8'-3"	SWING	LEFT		N/A		
013	2'-6"	8'-3"	POCKET	RIGHT		N/A		
014	3'-0"	8'-3"	SWING	LEFT		45 MIN.		MECHANICAL ACCESS
115	8'-0"	8'-0"	SWING	RIGHT		45 MIN.		GARAGE ENTRY
116	8'-0"	8'-0"	FRENCH	RIGHT		N/A		
117	2'-6"	8'-0"	POCKET	RIGHT		N/A		
204	3'-10"	8'-0"	BARN			N/A	FIELD VERIFY SIZE	
205	2'-10"	8'-0"	POCKET	RIGHT		N/A		

SEE SHEET A9.3 FOR EXTERIOR DOOR AND WINDOW SCHEDULES

## 1 LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

**FLOOR AREA SUMMARY**  
 LIVABLE - 1986 SF  
 STORAGE - 189 SF  
 GROSS - 2175 SF



submissions  
 05.11.2020 LOWER LEVEL REDESIGN  
 05.19.2020 LOWER LEVEL SCHEME B  
 06.10.2020 CAD PLAN | PLAN COORD.  
 06.23.2020 3D MODEL  
 06.28.2020 DRB PRE-APP

# ONDR RESIDENCE

LOT 630  
 DOUBLE EAGLE DR  
 MOUNTAIN VILLAGE

## LOWER LEVEL PLAN

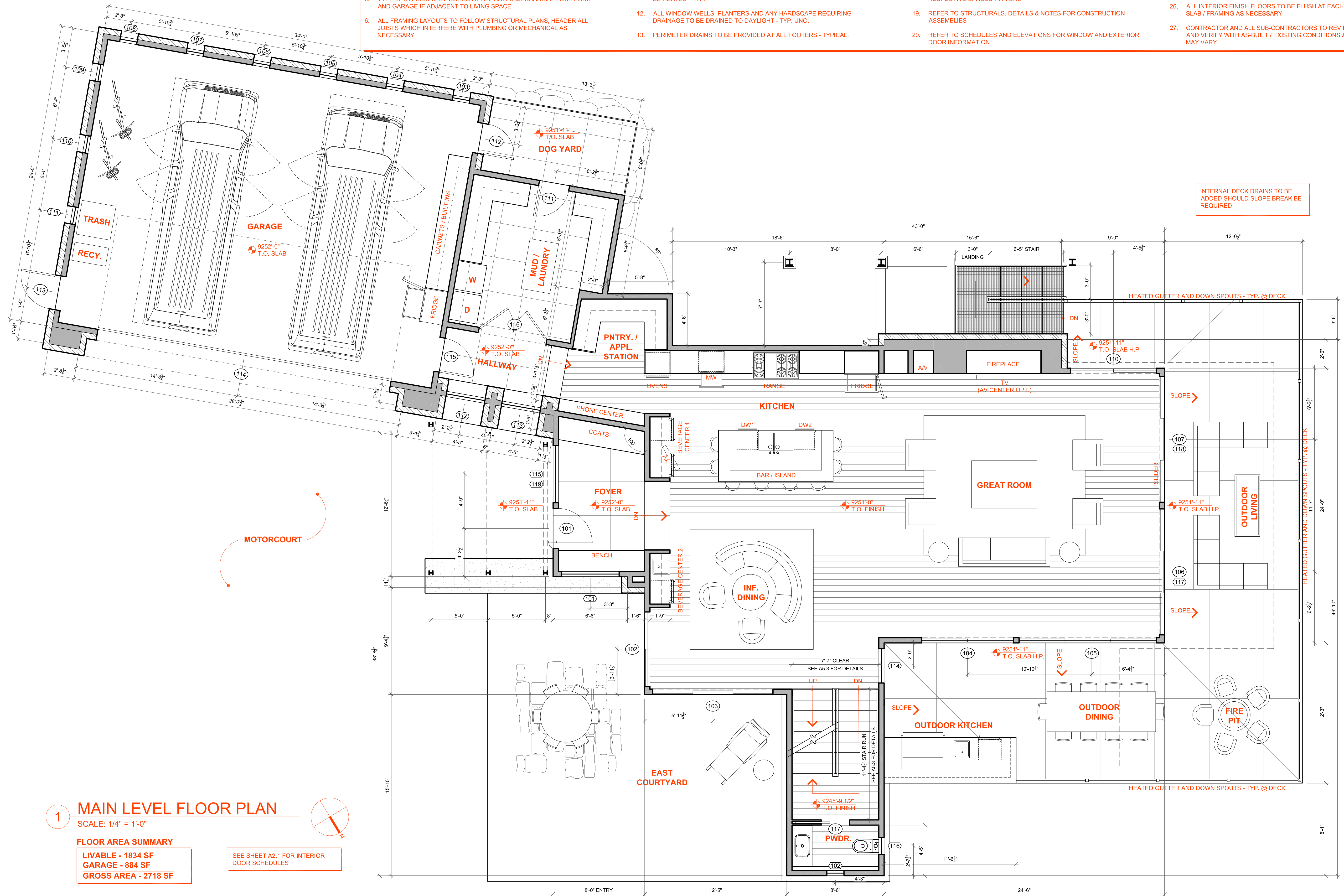
# A2.1

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INTERNAL DECK DRAINS TO BE ADDED SHOULD SLOPE BREAK BE REQUIRED

MOTORCOURT

**1 MAIN LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**FLOOR AREA SUMMARY**

LIVABLE - 1834 SF
GARAGE - 884 SF
GROSS AREA - 2718 SF

SEE SHEET A2.1 FOR INTERIOR DOOR SCHEDULES

submissions  
 05.11.2020 LOWER LEVEL REDESIGN  
 05.19.2020 LOWER LEVEL SCHEME B  
 06.10.2020 CAD PLAN / PLAN COORD.  
 06.23.2020 3D MODEL  
 06.25.2020 DRB PRE-APP

**ONDR RESIDENCE**

LOT 630  
 DOUBLE EAGLE DR  
 MOUNTAIN VILLAGE

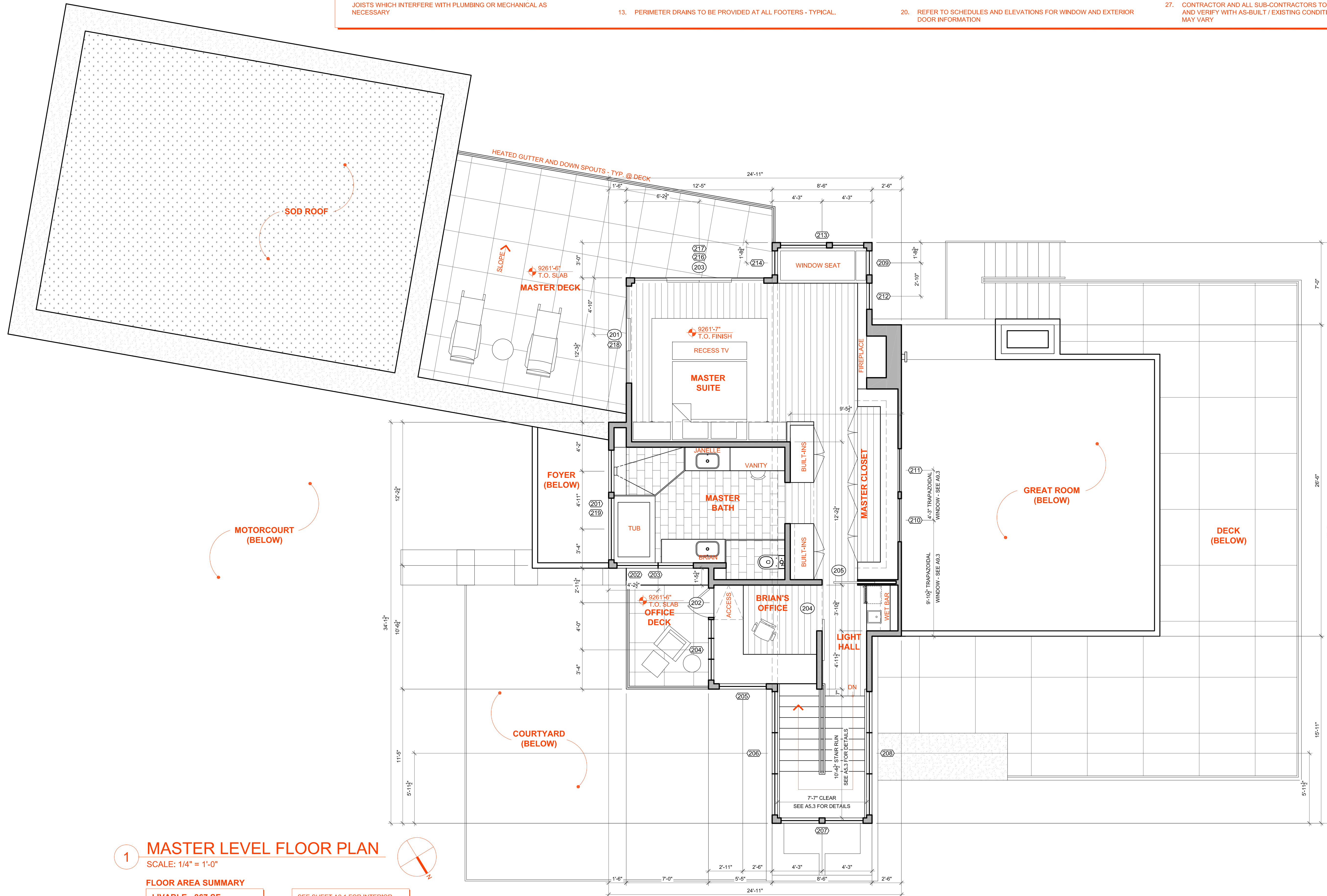
**MAIN LEVEL PLAN**

**A2.2**



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**1 MASTER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FLOOR AREA SUMMARY**  
LIVABLE - 867 SF

SEE SHEET A2.1 FOR INTERIOR DOOR SCHEDULES

submissions	
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06.10.2020	CAD PLAN   PLAN COORD.
06.23.2020	3D MODEL
06.28.2020	DRB PRE-APP

## ONDR RESIDENCE

LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

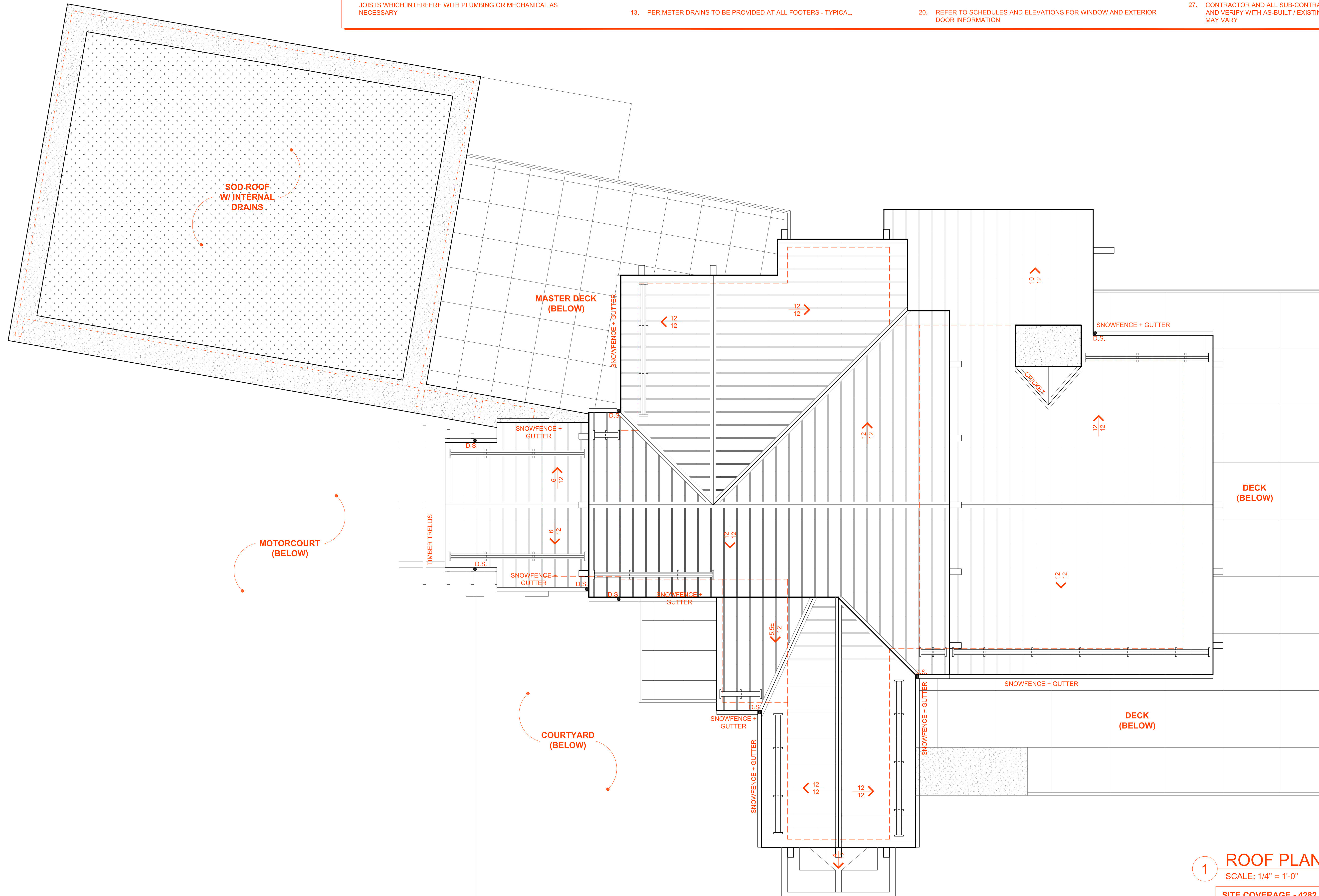
## MASTER LEVEL PLAN

# A2.3



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- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
- CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



1 ROOF PLAN  
 SCALE: 1/4" = 1'-0"  
 SITE COVERAGE - 4282 SF

submissions	
05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN   PLAN COORD.
06.23.2020	3D MODEL
06.25.2020	DRB PRE-APP

**ONDR RESIDENCE**  
 LOT 630  
 DOUBLE EAGLE DR  
 MOUNTAIN VILLAGE

**ROOF PLAN**

**A2.4**









STONE VENEER

A



STEEL MESH RAIL

B



HOR. WOOD SIDING

C



STEEL ACCENTS

D



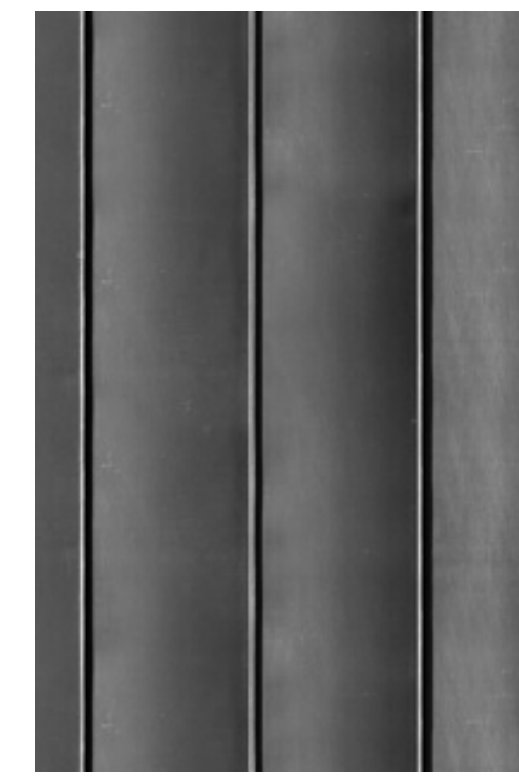
VERT. WOOD SIDING

E



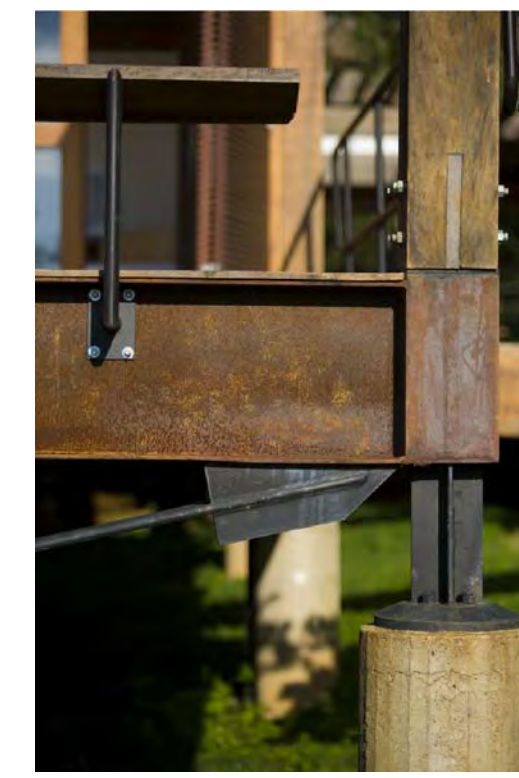
CLAD OPENINGS

F



STANDING SEAM

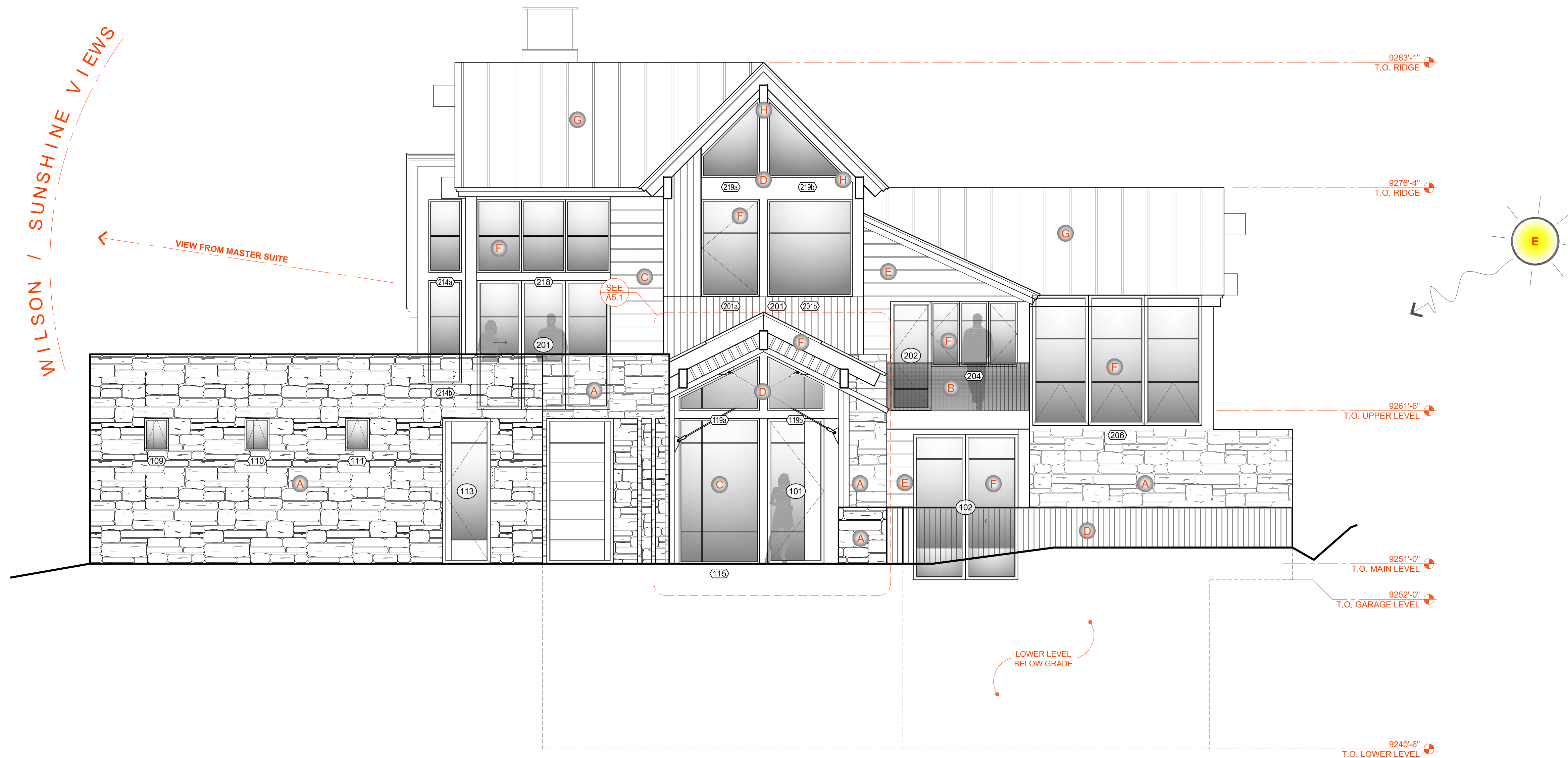
G



TIMBER / STEEL ACC.

H

ALL EXTERIOR STEEL TO BE MILL FINISHED PATINAED



1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

submissions	LOWER LEVEL REDESIGN LOWER LEVEL SCHEME B CAD PLAN   PLAN COORD. 3D MODEL DRB PRE-APP
05.11.2020	
05.19.2020	
06.10.2020	
06.23.2020	
06.28.2020	

# ONDR RESIDENCE

LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

## EXTERIOR ELEVATIONS & MATERIALS

# A3.1





STONE VENEER

A



STEEL MESH RAIL

B



HOR. WOOD SIDING

C



STEEL ACCENTS

D



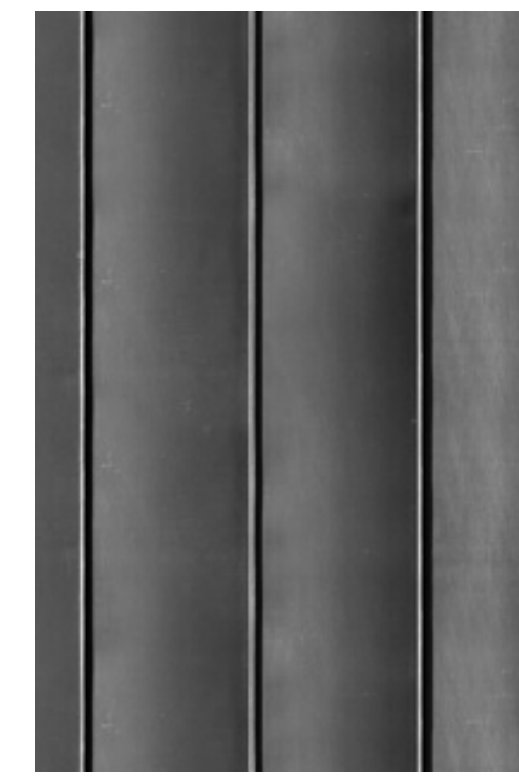
VERT. WOOD SIDING

E



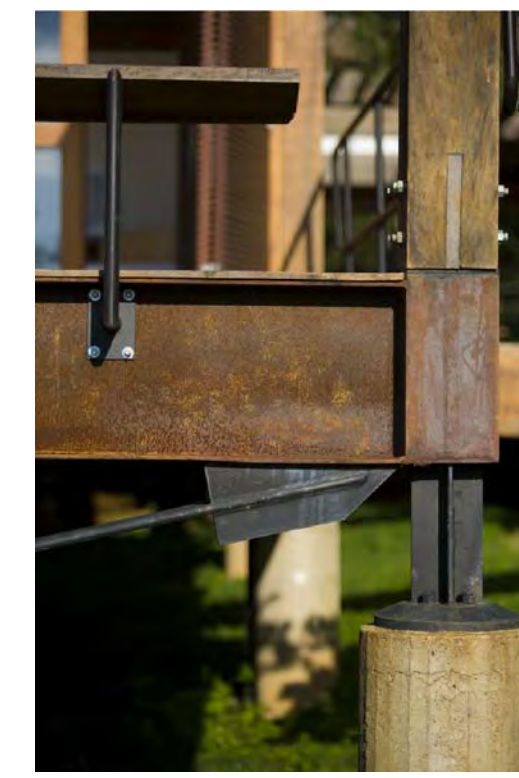
CLAD OPENINGS

F



STANDING SEAM

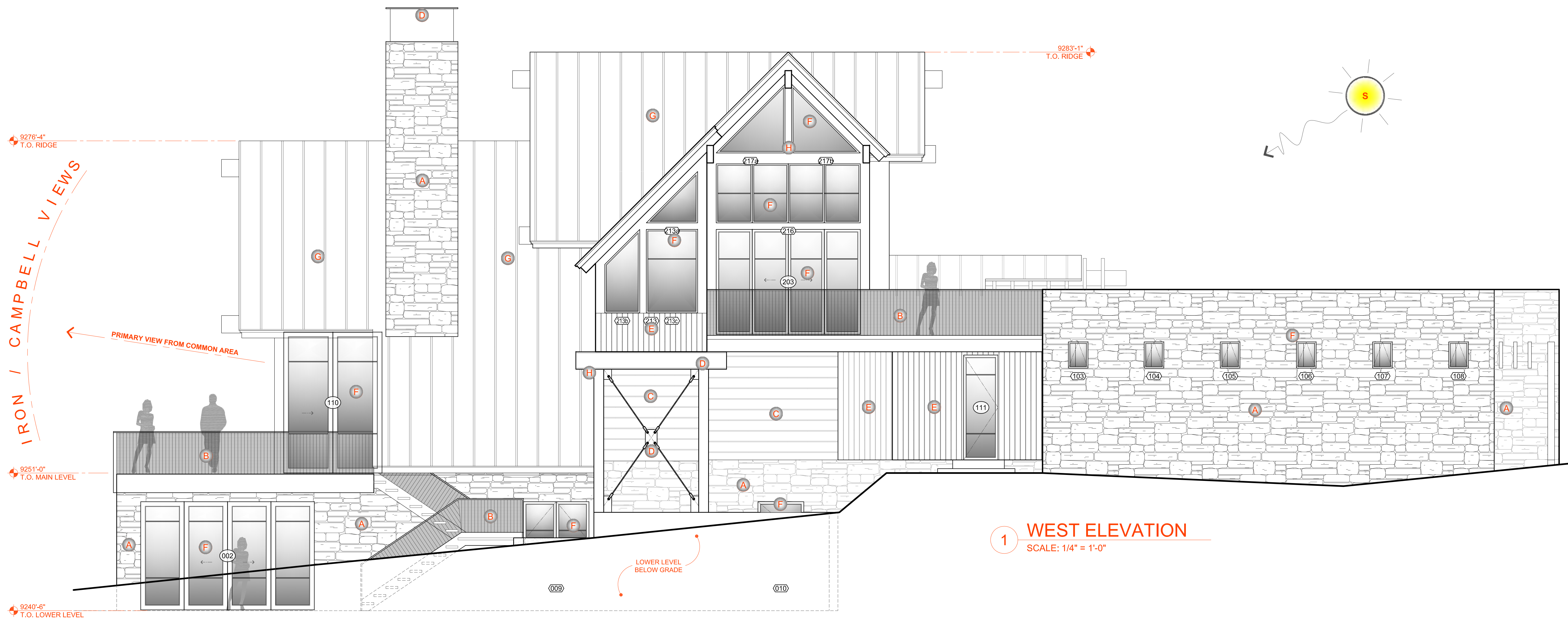
G



TIMBER / STEEL ACC.

H

ALL EXTERIOR STEEL TO BE MILL FINISHED  
PATINAED



1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

submissions	
05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN   PLAN COORD.
06.23.2020	3D MODEL
06.25.2020	DRB PRE-APP

# ONDR RESIDENCE

LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

## EXTERIOR ELEVATIONS & MATERIALS





**STONE VENEER**

A



**STEEL MESH RAIL**

B



**HOR. WOOD SIDING**

C



**STEEL ACCENTS**

D



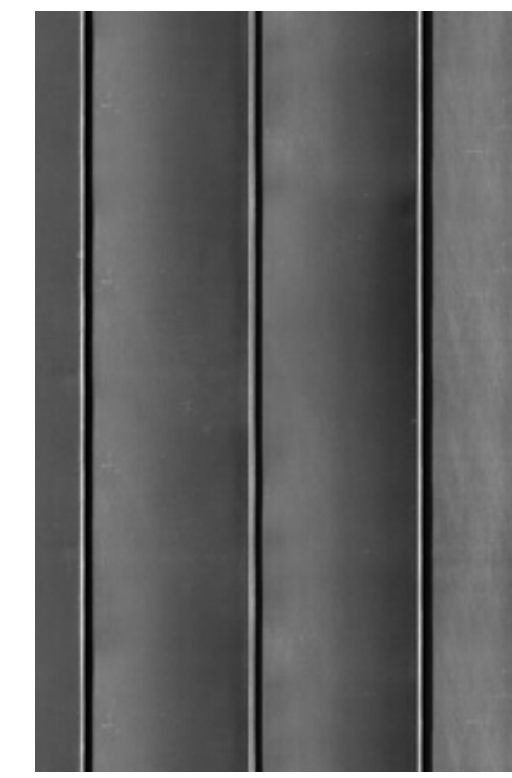
**VERT. WOOD SIDING**

E



**CLAD OPENINGS**

F



**STANDING SEAM**

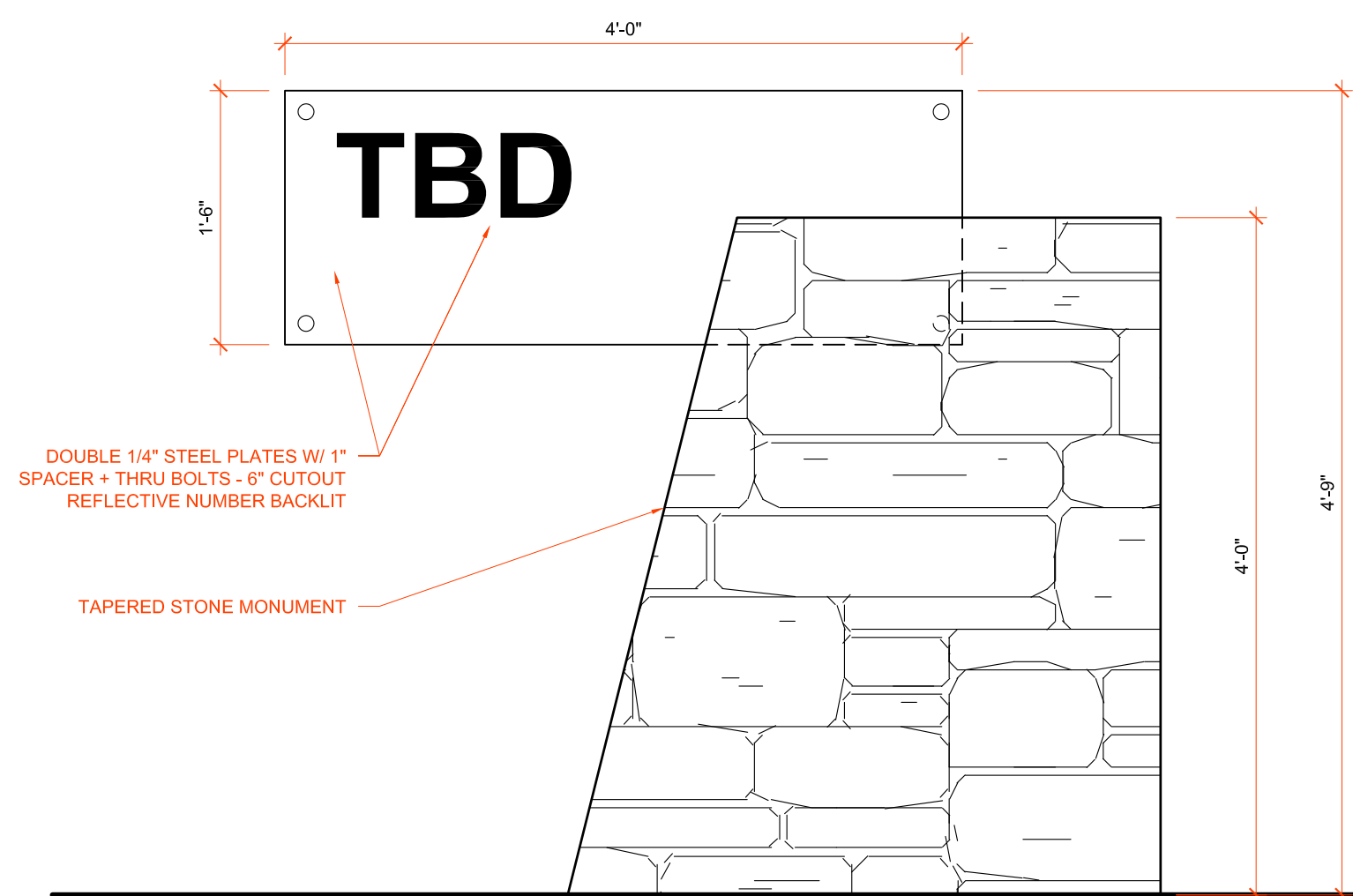
G



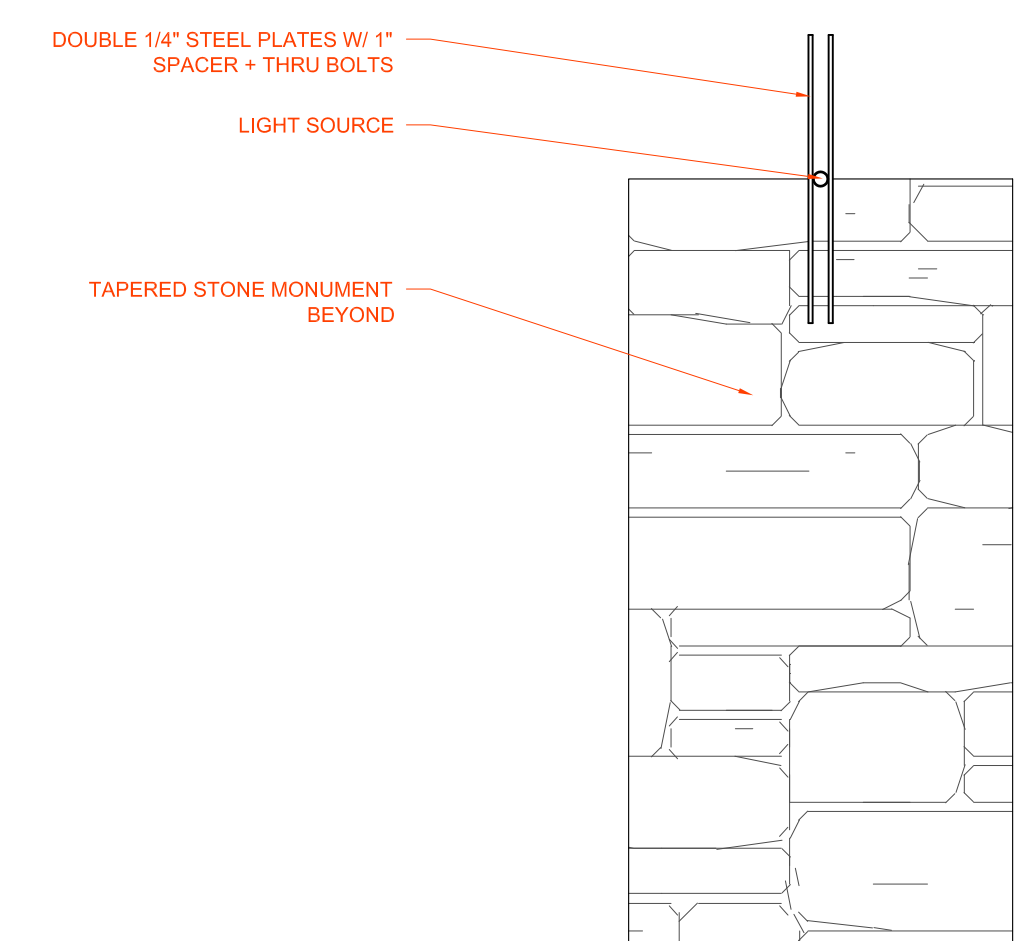
**TIMBER / STEEL ACC.**

H

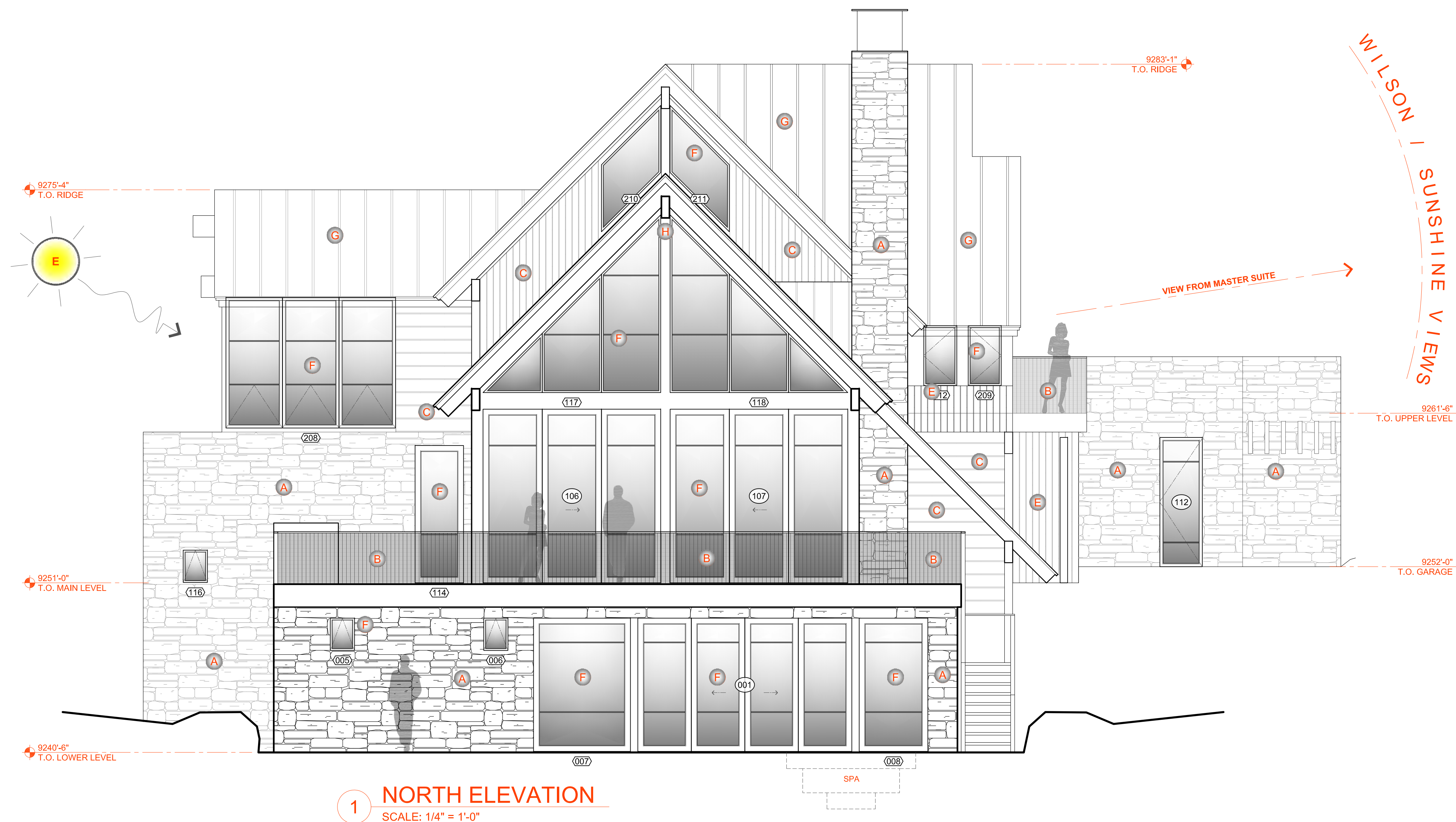
ALL EXTERIOR STEEL TO BE MILL FINISHED PATINAED



**2 ADDRESS MONUMENT - FRONT**  
SCALE: 1" = 1'-0"



**3 ADDRESS MONUMENT - SIDE**  
SCALE: 1" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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submissions  
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05.19.2020  
06.10.2020  
06.23.2020  
06.25.2020

LOWER LEVEL REDESIGN  
LOWER LEVEL SCHEME B  
CAD PLAN | PLAN COORD.  
3D MODEL  
DRB PRE-APP

**ONDR  
RESIDENCE**

LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

**EXTERIOR  
ELEVATIONS  
& MATERIALS**

**A3.3**





STONE VENEER

A



STEEL MESH RAIL

B



HOR. WOOD SIDING

C



STEEL ACCENTS

D



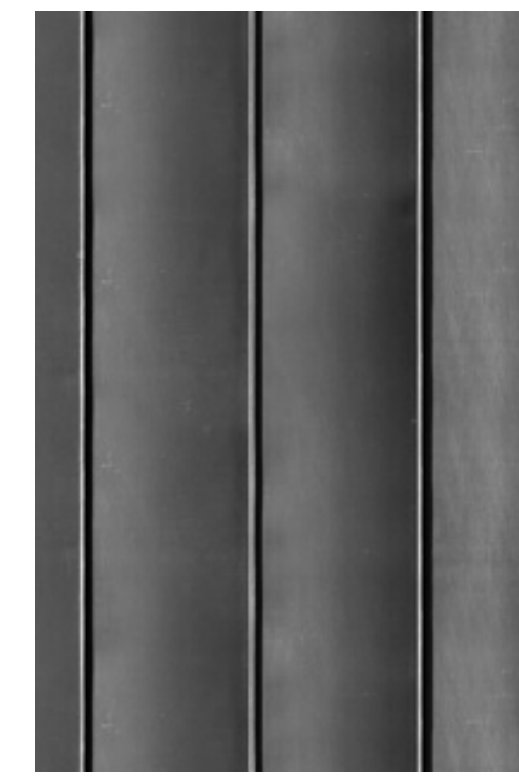
VERT. WOOD SIDING

E



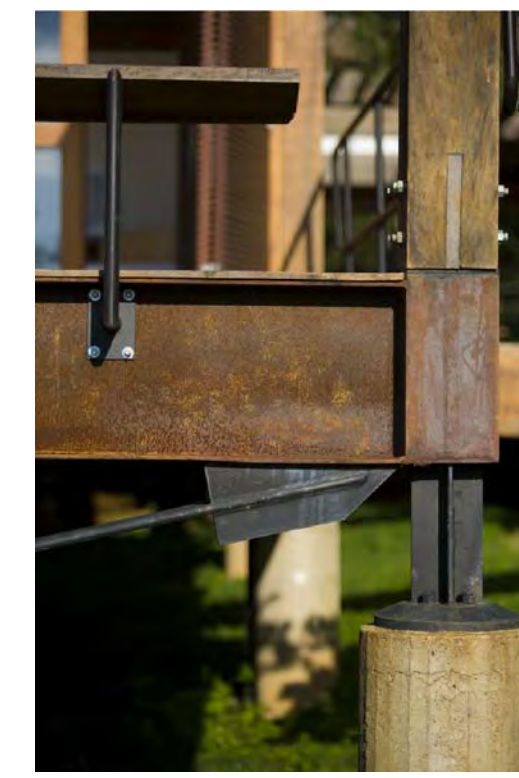
CLAD OPENINGS

F



STANDING SEAM

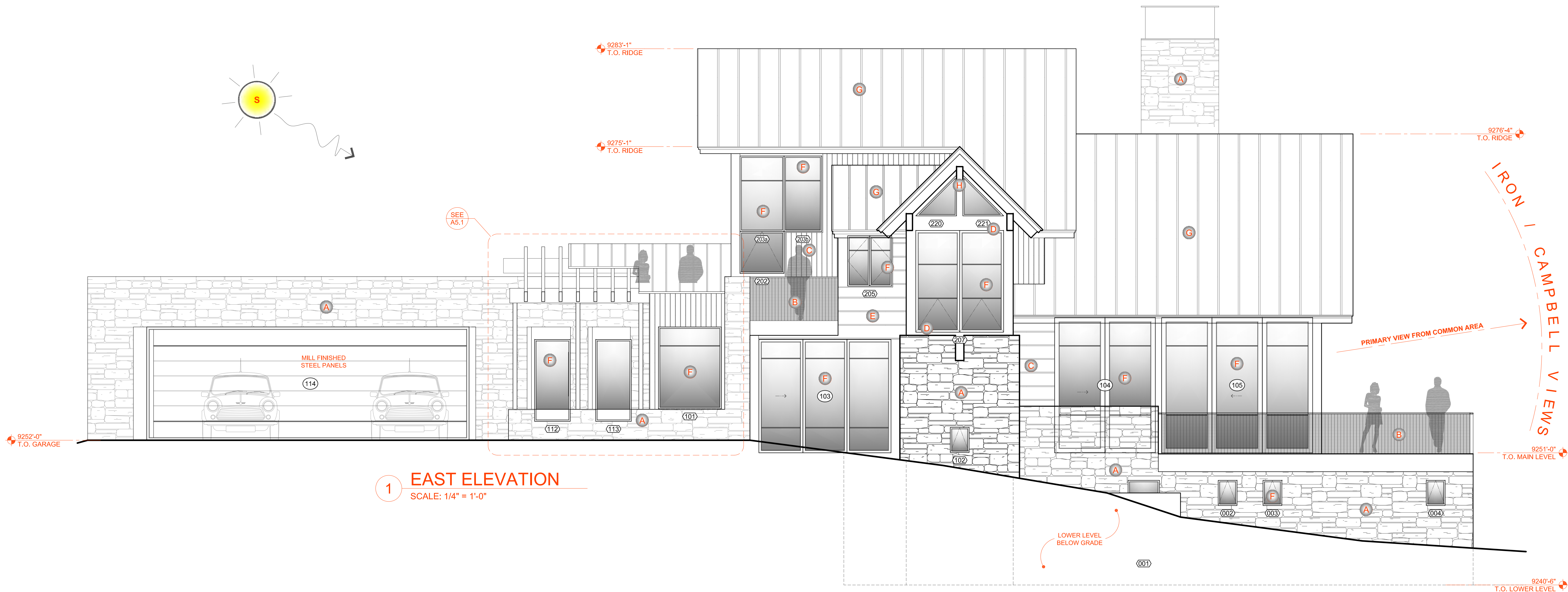
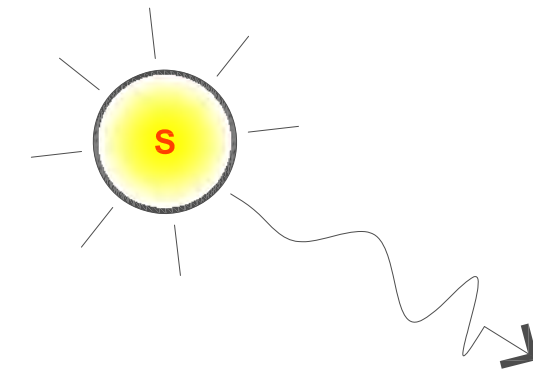
G



TIMBER / STEEL ACC.

H

ALL EXTERIOR STEEL TO BE MILL FINISHED PATINAED



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

IRON / CAMPBELL VIEWS

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submissions	05.11.2020	LOWER LEVEL REDESIGN
	05.19.2020	LOWER LEVEL SCHEME B
	06.10.2020	CAD PLAN   PLAN COORD.
	06.23.2020	3D MODEL
	06.28.2020	DRB PRE-APP

# ONDR RESIDENCE

LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

## EXTERIOR ELEVATIONS & MATERIALS

# A3.4





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submissions  
06.11.2020 LOWER LEVEL REDESIGN  
06.19.2020 LOWER LEVEL SCHEME B  
06.19.2020 CAD PLAN | PLAN COORD.  
06.23.2020 3D MODEL  
06.25.2020 DRB PRE-APP

**ONDR  
RESIDENCE**

LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

**MASSING  
PERSPECTIVES**

**A3.5**





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05.19.2020  
06.10.2020  
06.23.2020  
06.25.2020

LOWER LEVEL REDESIGN  
LOWER LEVEL SCHEME B  
CAD PLAN | PLAN COORD.  
3D MODEL  
DRB PRE-APP

## **ONDR RESIDENCE**

**LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE**

**MASSING  
PERSPECTIVES**

# A3.6





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submissions  
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05.19.2020  
06.10.2020  
06.23.2020  
06.25.2020

LOWER LEVEL REDESIGN  
LOWER LEVEL SCHEME B  
CAD PLAN | PLAN COORD.  
3D MODEL  
DRB PRE-APP

## ONDR RESIDENCE

LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

MASSING  
PERSPECTIVES

A3.7





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submissions  
05.11.2020 LOWER LEVEL REDESIGN  
05.19.2020 LOWER LEVEL SCHEME B  
06.10.2020 CAD PLAN | PLAN COORD.  
06.23.2020 3D MODEL  
06.25.2020 DRB PRE-APP

## ONDR RESIDENCE

LOT 630  
DOUBLE EAGLE DR  
MOUNTAIN VILLAGE

MASSING  
PERSPECTIVES

A3.8



## John A. Miller

---

**From:** Gordon E. Jensen <gordonj@cox.net>  
**Sent:** Tuesday, July 21, 2020 6:51 PM  
**To:** John A. Miller  
**Subject:** RE: Lot 630

We are in receipt of the NOTICE OF PENDING DEVELOPMENT on Lot 630 TMV.

Conflicts will prohibit attendance at the August hearing.

This application appears to be a re-hash of an application from 2016.

While the plans look very nice, architecturally pleasing, and in line with one would expect to be developed on a "golf course" property, we must object to any variance being granted for a roof pitch below 4:12.

The idea of having a lawn over a structure has become very popular with the touchy, feely, architectural crowd as well as many environmental promoters. It sounds wonderful and provides a pretty nice finished product.

However, please note the following prior to making any decisions on any such variance:

The amounts of snow load on top of the soils load on a flat roof structure can be significant and ultimately catastrophic. While it has previously been noted that shoveling must occur upon accumulation of 6 inches, who will be monitoring the accumulations during major storm events that occur at nighttime. Storms can dump in feet, not inches overnight. Will there be a full time snow monitor on staff?

While lawns are appropriate landscaping, especially in the golf course setting, the community will be unable to view this lawn driving by and thus it really provides no benefit to other residents or visitors.

The Town of Mountain Village has during many years been unable to supply sufficient water supply to even its existing residences and had to resort to restrictive water conservation measures and extremely punitive rate structures to offset the lack of prior planning on the part of the original developer and the Town.

In the event of a collapse of the structure, legal, insurance, and other processes could allow the structure to remain in a demolished condition for years (decades) as things move through the legal system wrecking property values. I have seen this in the past and it is very real. Perhaps a bond and/or indemnity agreement including insurance company buy in that would allow the town to demolish the project after such an event within a certain short time limit (one year max) might be an appropriate solution. Rest assured that should such an outcome present I will look towards all involved for the impact including personally.

Thank you for your consideration.

Gordon E. Jensen  
Trustee  
Gordon & Kathleen Jensen Family Trust  
LOT 509  
Telluride Mountain Village

-----Original Message-----

From: John A. Miller [mailto:JohnMiller@mtnvillage.org]





**Agenda Item No. 6-8**  
**PLANNING AND DEVELOPMENT SERVICES**  
**DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Mountain Village Design Review Board John Miller,  
**FROM:** Senior Planner  
**FOR:** Design Review Board Meeting; August 6, 2020  
**DATE:** June 27, 2020  
**RE:** Motion to Continue Agenda Items 6-8

**BACKGROUND:** Staff is requesting the continuation of Agenda Items 6, 7, and 8 to the September , 2020, Design Review Board (DRB) meeting. The memo is being provided not to open the public hearing for the agenda items but solely for the purpose of the DRB providing a motion to continue to the September meeting date. DRB could otherwise table the items, which would require the applicants to re-notice the project at a time in the future.

**AGENDA ITEMS FOR CONTINUATION:**

**Agenda Item 6:** Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 648AR, 313 Adams Ranch Road, to rezone and convert three (3) units or 3,264 square feet of commercial space into four (4) Employee Apartments.

**Agenda Item 7:** Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation.

**Agenda Item 8:** A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Columbia Place Condominiums (Lot 37) Units 5-12 from a Hotel Efficiency Lodge zoning designation to Lodge zoning designation. Concurrent review and recommendation to Town Council regarding a variance for parking requirements for 6 of the 8 units.

**RECOMMENDED MOTION:** I move to continue, DRB Agenda Items 6, 7, and 8 as detailed in this Staff Memo, to the Regular DRB Meeting scheduled September 3, 2020.

/JJM