



LOT 205A
117 STEVENS DRIVE,
MOUNTAIN VILLAGE, COLORADO.

ARCHITECTS:

LEA SISSON, ARCHITECT LLC.
 CONTACT: LEA SISSON, PRINCIPAL
 P.O. BOX 4471
 ASPEN, CO. 81612
 CENTRUM BUILDING STE. 200B
 TELLURIDE, CO 81435.
 (970) 708-1561

EMAIL: LEASISSONARCHITECT@ICLOUD.COM

OWNER:

Single Track Aspirations, LLC
 601 Lexington Ave. Suite 5930
 NewYork
 NY 10022
 +44 7466 122 568
 MARINA.NACHEVA@GMAIL.COM

STRUCTURAL ENGINEER:

MIKE THELE P.E.
 STRUCTURAL ENGINEERING SERVICES.
 0296 SEVEN OAKS ROAD
 CARBONDALE
 CO 81623
 (970) 963-3181
 (970) 963-3182 (FAX)

CONTRACTOR:

ALPINE MTN. CONSTRUCTION.
 P.O. BOX 2104
 TELLURIDE
 CO 81435
 (970) 275-2050
 ALPINE.MOUNTAIN@YAHOO.COM

SURVEYOR:

FOLEY ASSOCIATES, INC.
 P.O. BOX 1385
 TELLURIDE 81435
 (970) 728-6153
 (970) 728-6050 (FAX)

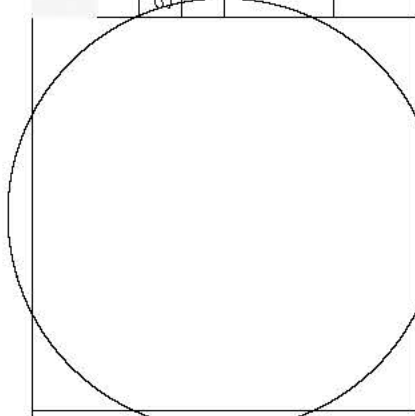
FLOOR AREA CALCULATIONS

HOUSE:	
<u>LIVEABLE AREA</u>	
LOWER LEVEL:	3070 SQ FT
MAIN LEVEL:	3257 SQ FT
MECH/GARAGE:	407 SQ FT
TOTAL:	6734 SQ FT
ADDITION:	
<u>LIVEABLE AREA</u>	
LOWER LEVEL:	1432 SQ FT
MAIN LEVEL:	1492 SQ FT
MECH/GARAGE:	404 SQ FT
TOTAL:	3328 SQ FT
F.A.R.	
EXIST. HOUSE AND	
NEW ADDITION FOOTPRINT 7888.4	
LOT IS .5 ACRES(22135.5) 35%	
TOTAL ALLOWABLE FOR LOT: <40%	

L.U.C. NOTES
 R-2 TYPE V CONSTRUCTION.

DRAWING INDEX

- ARCHITECTURAL**
- A-0 COVER.
 - EXISTING CONDITIONS SURVEY
 - A-1.1 SITE PLAN. CONSTRUCTION STAGING. LANDSCAPE PLAN. UTILITY PLAN.
 - A-1.2 ROOF PLAN DRAINAGE PLAN
 - A-1.3 SITE PLAN FLOOR PLAN DETAIL WITH WINDOW SCHEDULE
 - C-2 CIVIL GRADING PLAN
 - A-2.1 FLOOR PLANS SHOWING STEP LIGHTING LOCATIONS
 - A-2.2 ROOF PLAN DETAIL - HEIGHT CALC'S
 - A-3.1 NEW & EXISTING EAST ELEVATIONS
 - A-3.2 NEW & EXISTING WEST ELEVATIONS.
 - A-3.3 NEW & EXISTING SOUTH ELEVATIONS & MATERIAL CALCS
 - A-3.4 NEW & EXISTING NORTH ELEVATIONS & STEPLIGHT LOCATIONS
 - A-3.5 MATERIALS, DETAILS AND RENDERED ELEVATIONS



A0



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- ⬤ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ ADDRESS MONUMENT
- ⊙ SPRUCE TREE, NUMBER INDICATES CALIPER
- ⊙ ASPEN TREE, NUMBER INDICATES CALIPER
- ⊙ FIR TREE, NUMBER INDICATES CALIPER

NOTICE:

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

NOTES:


1. According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Order No. TLR86015205, Effective Date January 17, 2024 at 05:00 PM.
3. Some features may not be shown due to the site being covered in 3' of snow.
4. Vertical datum is based on the found South corner of Lot 205-A, an Aluminum Cap Rebar, LS 20632, having an elevation of 9566.76 feet NAVD88, as depicted.
5. General Easement Encroachment agreement allows for the Improvements located within the 16' General Easement, Reception No. 389970 & Reception No. 433418.
6. Fieldwork was performed March 13, 2024.
7. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

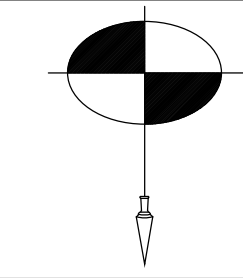
Lot 205-A, Telluride Mountain Village, Filing 6, according to the Replat of Lot 205 recorded December 17, 1987 in Plat Book 1 at page 782.
County of San Miguel,
State of Colorado.

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 205-A, Telluride Mountain Village, Filing 6 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.

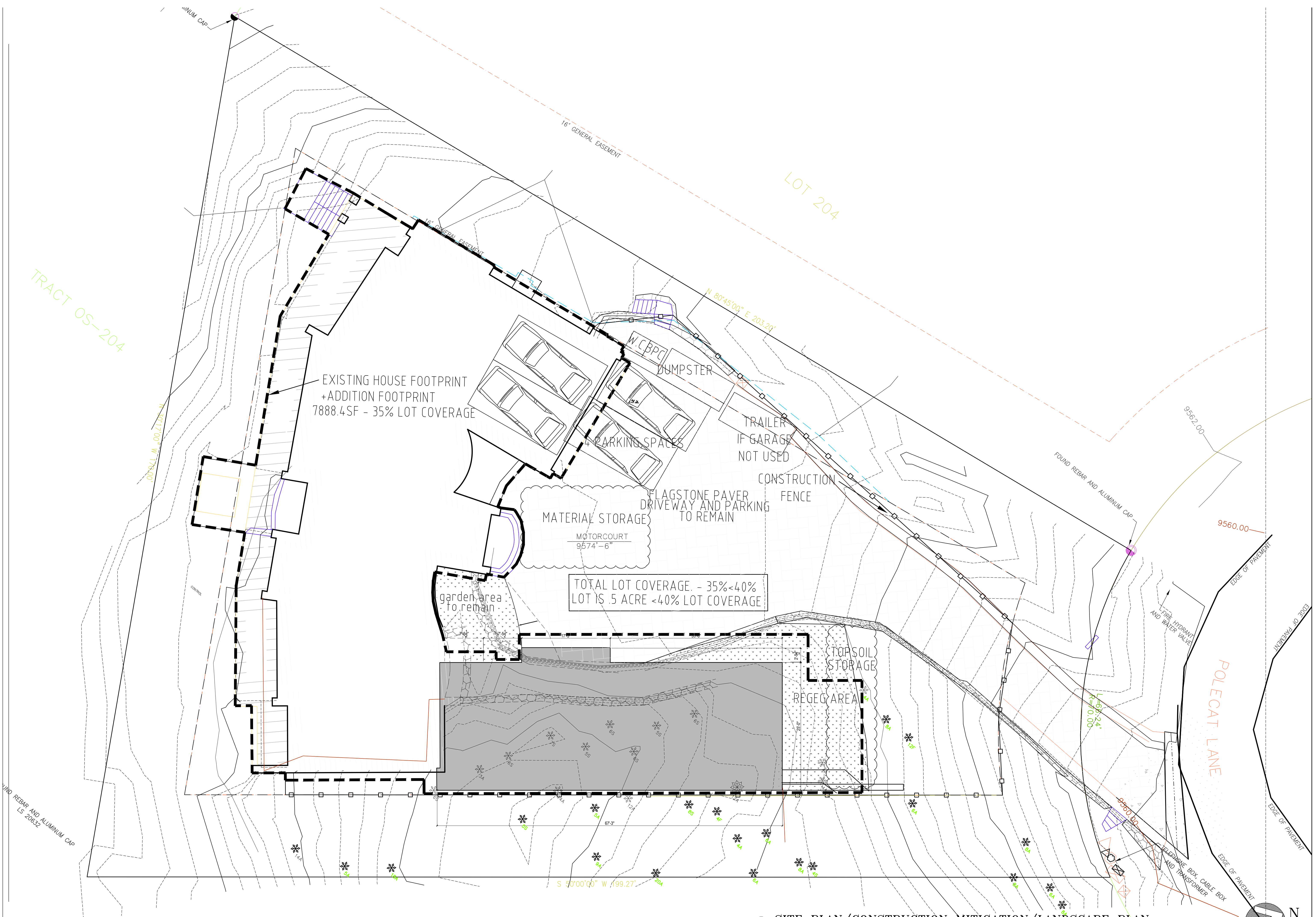
Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
03/15/2024


IMPROVEMENT SURVEY PLAT
LOT 205-A, TELLURIDE MOUNTAIN VILLAGE, FILING 6



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

DATE:	03/15/2024
JOB:	02102
DRAWN BY:	ELA
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1



EXISTING HOUSE FOOTPRINT
+ ADDITION FOOTPRINT
7888.4 SF - 35% LOT COVERAGE

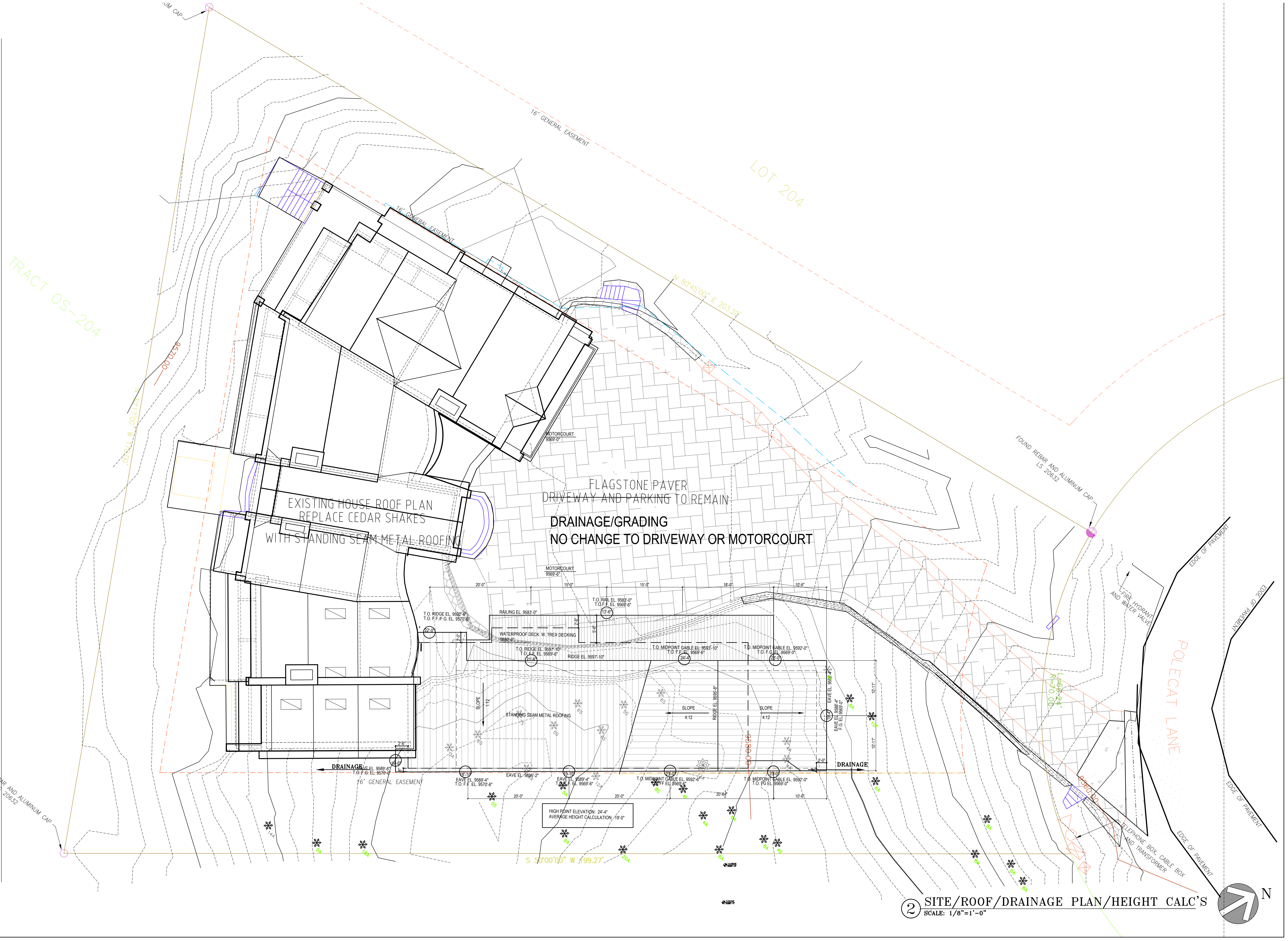
TOTAL LOT COVERAGE - 35% < 40%
LOT IS 5 ACRE < 40% LOT COVERAGE

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

L E A S I S O N A R C H I T E C T
 200 B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO. 81612 TEL: (970) 925-1124 EMAIL: LEA@LEASISONARCHITECTS.COM
 SUBMISSIONS | 10.4.2023 FEASIBILITY STUDY | 1.19.2024 5D PROGRESS | 1.23.2024 5D PROGRESS | 1.29.2024 5D PROGRESS | 2.8.2024 5D PROGRESS | 2.13.2024 5D PROGRESS | 2.20.2024 5D PROGRESS
 2.23.2024 ADDENDUM A FOR AIA B104 CONTRACT | 3.8.2024 DRB SKETCHPLAN SUBMITTAL

LOT 205A - ADDITION/RENOVATION RESIDENCE
 LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A1.1



TRACT OS-204

LOT 204

POLECAT LANE

FLAGSTONE PAVEMENT
DRIVEWAY AND PARKING TO REMAIN
DRAINAGE/GRADING
NO CHANGE TO DRIVEWAY OR MOTORCOURT

EXISTING HOUSE ROOF PLAN
REPLACE CEDAR SHAKES
WITH STANDING SEAM METAL ROOFING

HIGH POINT ELEVATION: 24'-4"
AVERAGE HEIGHT CALCULATION: 19'-0"

2 SITE/ROOF/DRAINAGE PLAN/HEIGHT CALC'S
SCALE: 1/8"=1'-0"

L E A S I S S O N A R C H I T E C T

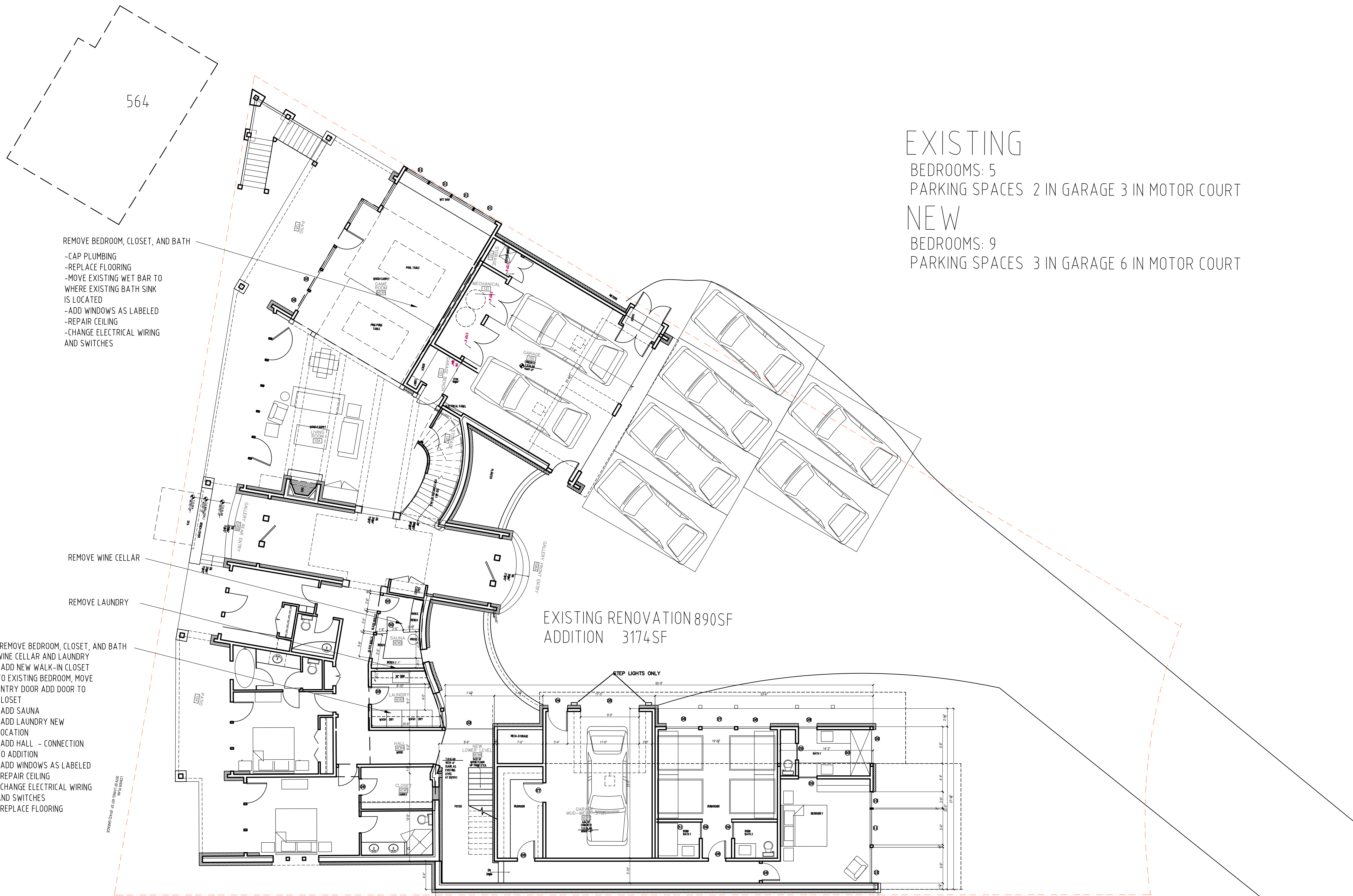
200B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO. 81612 TEL: (970) 925-11224 EMAIL: LEA@LEASISSONARCHITECTS.COM

SUBMISSIONS | 10.4.2023 FEASIBILITY STUDY | 1.19.2024 5D PROGRESS | 1.23.2024 5D PROGRESS | 1.29.2024 5D PROGRESS | 2.8.2024 5D PROGRESS | 2.13.2024 5D PROGRESS | 2.20.2024 5D PROGRESS | 2.23.2024 ADDENDUM A FOR AIA B104 CONTRACT | 3.8.2024 DRB SKETCHPLAN SUBMITTAL

LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A1.2



EXISTING

BEDROOMS: 5
PARKING SPACES 2 IN GARAGE 3 IN MOTOR COURT

NEW

BEDROOMS: 9
PARKING SPACES 3 IN GARAGE 6 IN MOTOR COURT

REMOVE BEDROOM, CLOSET, AND BATH
-CAP PLUMBING
-REPLACE FLOORING
-MOVE EXISTING WET BAR TO WHERE EXISTING BATH SINK IS LOCATED
-ADD WINDOWS AS LABELED
-REPAIR CEILING
-CHANGE ELECTRICAL WIRING AND SWITCHES

REMOVE WINE CELLAR

REMOVE LAUNDRY

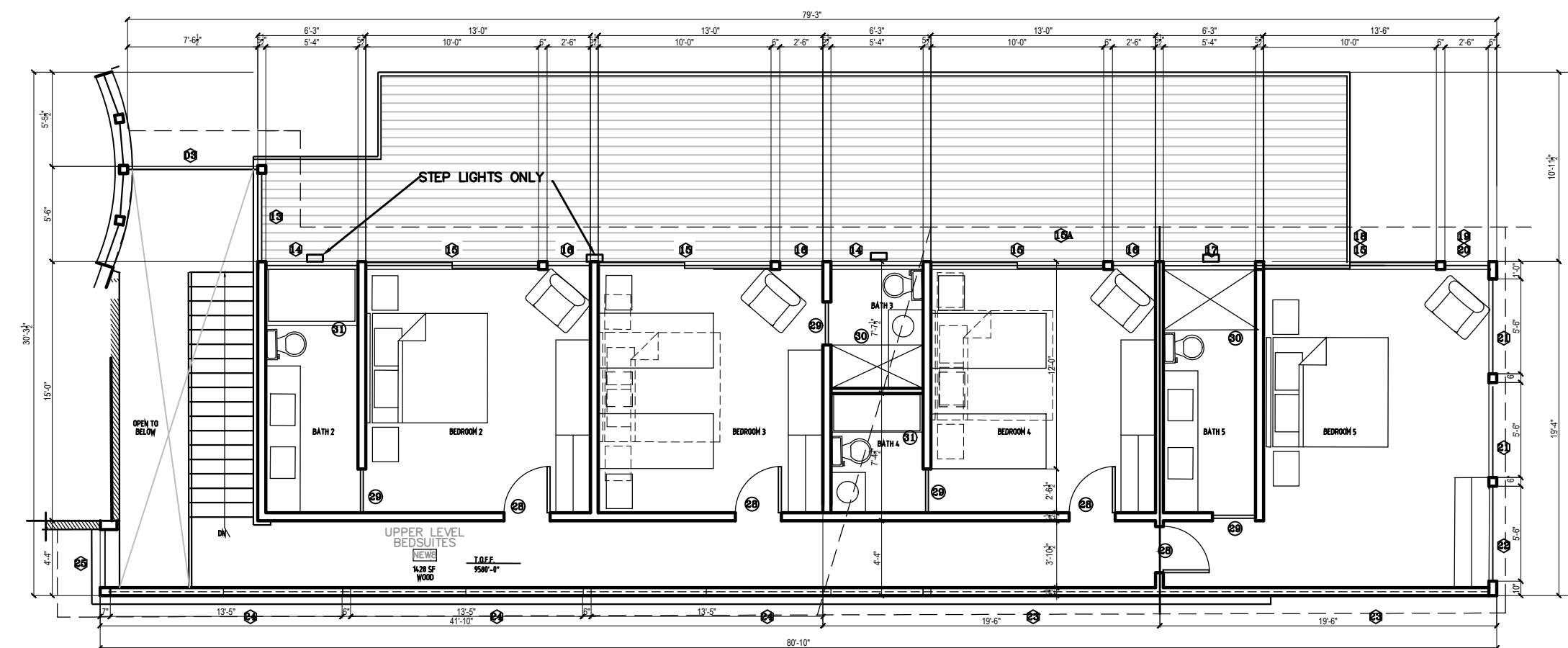
REMOVE BEDROOM, CLOSET, AND BATH
WINE CELLAR AND LAUNDRY
-ADD NEW WALK-IN CLOSET TO EXISTING BEDROOM, MOVE ENTRY DOOR ADD DOOR TO CLOSET
-ADD SAUNA
-ADD LAUNDRY NEW LOCATION
-ADD HALL - CONNECTION TO ADDITION
-ADD WINDOWS AS LABELED
-REPAIR CEILING
-CHANGE ELECTRICAL WIRING AND SWITCHES
-REPLACE FLOORING

EXISTING RENOVATION 890SF
ADDITION 3174SF

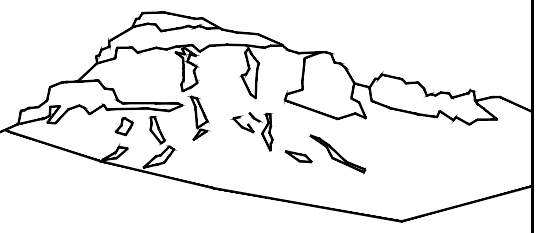
205A - ADDITION/RENOVATION						
EXTERIOR DOOR & WINDOW SCHEDULE						
LOCATION	NO.	SIZE (H X W)	MANUFACTURER	MATERIAL	TYPE	2.21.2024 LEA SISSON ARCHITECT
FIRST LEVEL						
RENOVATION PLAYROOM N	01	9'-0" X 3'-10"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A RETURN 4
RENOVATION PLAYROOM W	02	9'-0" X 3'-6"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A RETURN 2
STAR COVER	03	20'-0" X 7'-6"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED W/ CENTER MULL	N/A RETURN 1
GARAGE ACCESS DOOR	04	8'-0" X 3'-0"	WOOD MOUNTAIN	WOOD GLAD	VERTICAL AND HORIZONTAL MULL	N/A RETURN 1
GARAGE DOOR	05	8'-0" X 9'-0"	TBC	WOOD GLAD	OVERHEAD DOOR	N/A RETURN 1
BUNK ROOM	06	9'-0" X 9'-0"	WEATHERSHIELD	ALUM CLAD	CENTER VERTICAL MULL	MATCH EXISTING RETURN 2
BUNK ROOM	07	9'-0" X 9'-0"	WEATHERSHIELD	ALUM CLAD	HORIZONTAL MULL AT 3/4" A.F.F.	N/A RETURN 1
BATH 1	08	9'-0" X 5'-0"	WEATHERSHIELD	ALUM CLAD	PANELS WITH ONE CASEMENT (EGRESS)	N/A RETURN 1
BATH 1	09	8'-0" X 3'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A RETURN 1
BEDROOM 1	10	8'-0" X 3'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED MULL AT 3/4" A.F.F.	N/A RETURN 2
BEDROOM 1	11	9'-0" X 3'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A RETURN 1
BEDROOM 1	12	9'-0" X 2'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED MULL AT 3/4" A.F.F.	MATCH EXISTING RETURN 1
SECOND LEVEL						
COVER EAST UPPER	13	10'-11" X 6'-8" X 9'-0"	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPDOOR	N/A RETURN 1
BATH 2.3	14	6'-0" X 3'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A RETURN 2
BEDROOM 2.3.1	15	11'-0" X 10'-0"	WEATHERSHIELD	ALUM CLAD	NO BLENDING GLASS DOOR	MATCH EXISTING RETURN 3
BEDROOM 4	16	6'-0" X 3'-0"	WEATHERSHIELD	ALUM CLAD	FIXED UPPER TRAPDOOR TRANSOM	N/A RETURN 1
BEDROOM 2.3.4	17	11'-0" X 10'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED MULL AT 3/4" A.F.F.	MATCH EXISTING RETURN 3
BATH 5	18	9'-1" X 10'-8" X 5'-4"	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPDOOR	N/A RETURN 1
BEDROOM 5	19	10'-8" X 11'-8" X 10'-0"	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPDOOR-CENTER VERTICAL MULL HORIZONTAL MULL 3/4" A.F.F.	N/A RETURN 1
BEDROOM 5	20	8'-7" X 10'-7" X 2'-10"	WEATHERSHIELD	ALUM CLAD	FIXED-HORIZONTAL MULL 3/4" A.F.F. CASHMERE'S 6" X 10" TRAPDOOR FIXED	MATCH EXISTING RETURN 1
BEDROOM 5	21	9'-4" X 5'-8"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED MULL AT 3/4" A.F.F.	N/A RETURN 2
BEDROOM 5	22	2'-8" X 5'-8"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A RETURN 1
BEDROOM SLEEPER HALL	23	8'-0" X 10'-13" X 9'-0"	WEATHERSHIELD	ALUM CLAD	MULLS 6" SPACED 2 HORIZONTAL MULLS 6" SPACED 2 VERTICAL MULLS 6" SPACED 2 HORIZONTAL MULLS 6" SPACED 2 VERTICAL MULLS 6" SPACED	N/A RETURN 1/10
UPPER HALL	24	2'-4" X 13'-5"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED CENTER VERTICAL MULL	N/A RETURN 3
UPPER HALL COVER	25	16'-0" X 25'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A RETURN 3

GENERAL NOTE: ALL DOOR AND FRAME SIZES SHALL BE MEASURED FOR OCCUPANCY PRIOR TO ORDERING. IF ALTERNATE MANUFACTURER THAN LISTED ALL HIS DETAILS WILL NEED TO BE ADJUSTED. ALL GLASS WILL CONFORM TO SAN MIGUEL COUNTY REGULATIONS.

1 MOTORCOURT/FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL

Lot 205-A
Stevens Drive
Mtn. Village, CO

NOT FOR CONSTRUCTION

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

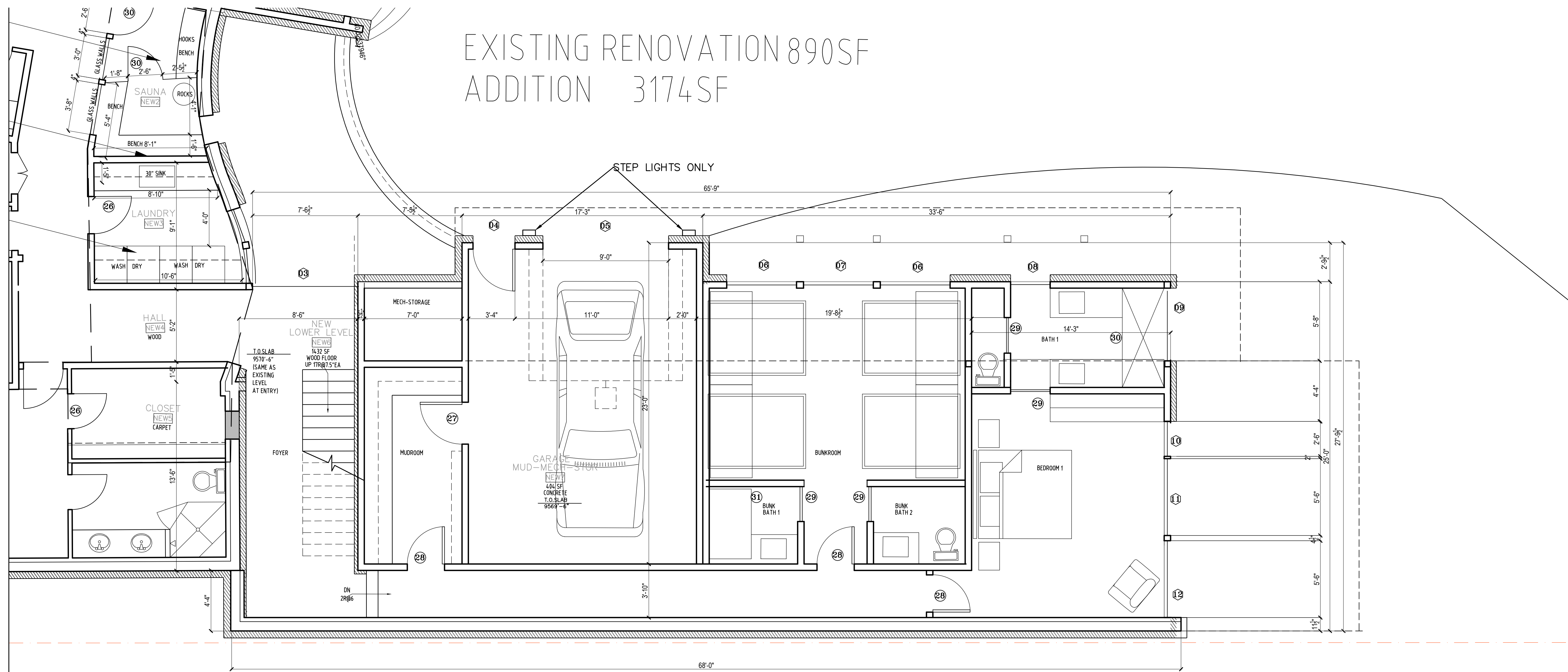
Grading

C2

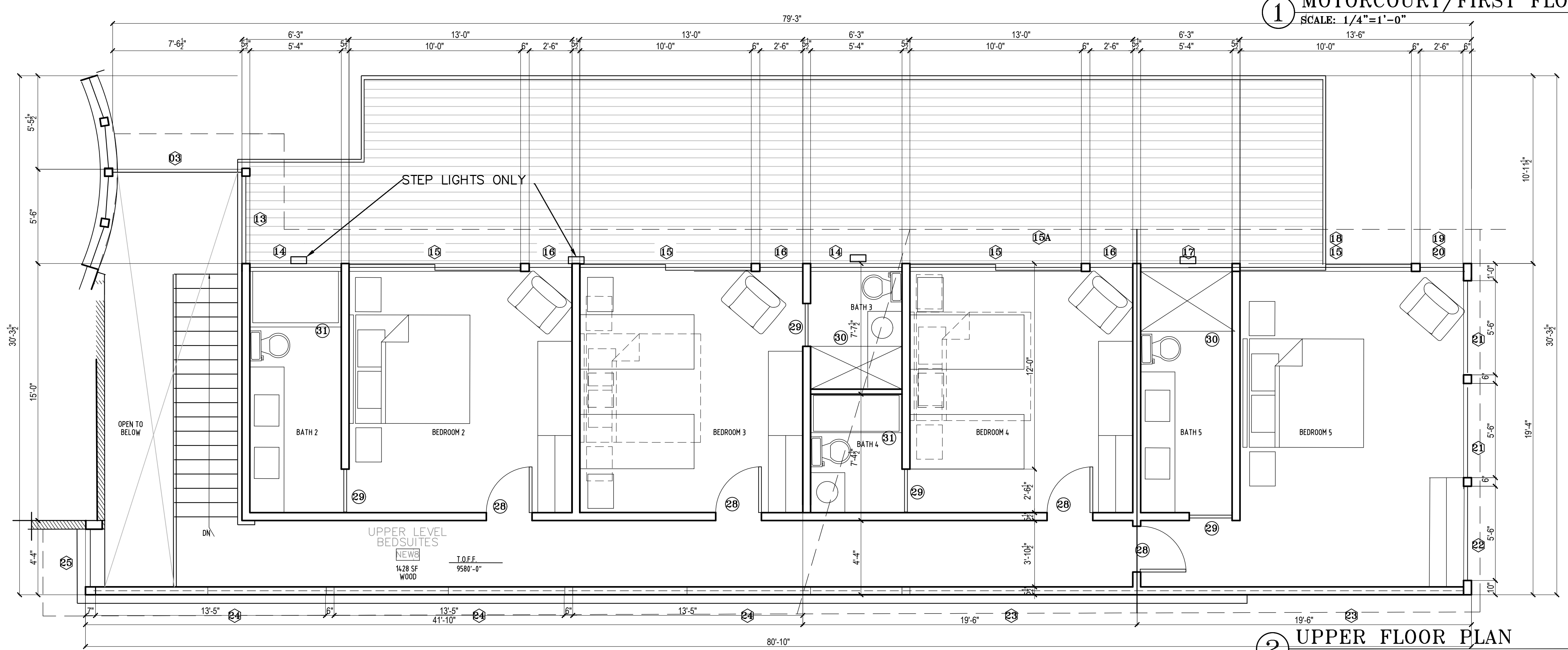


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EXISTING RENOVATION 890SF
ADDITION 3174SF

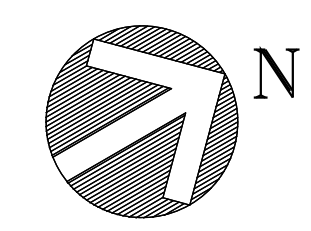


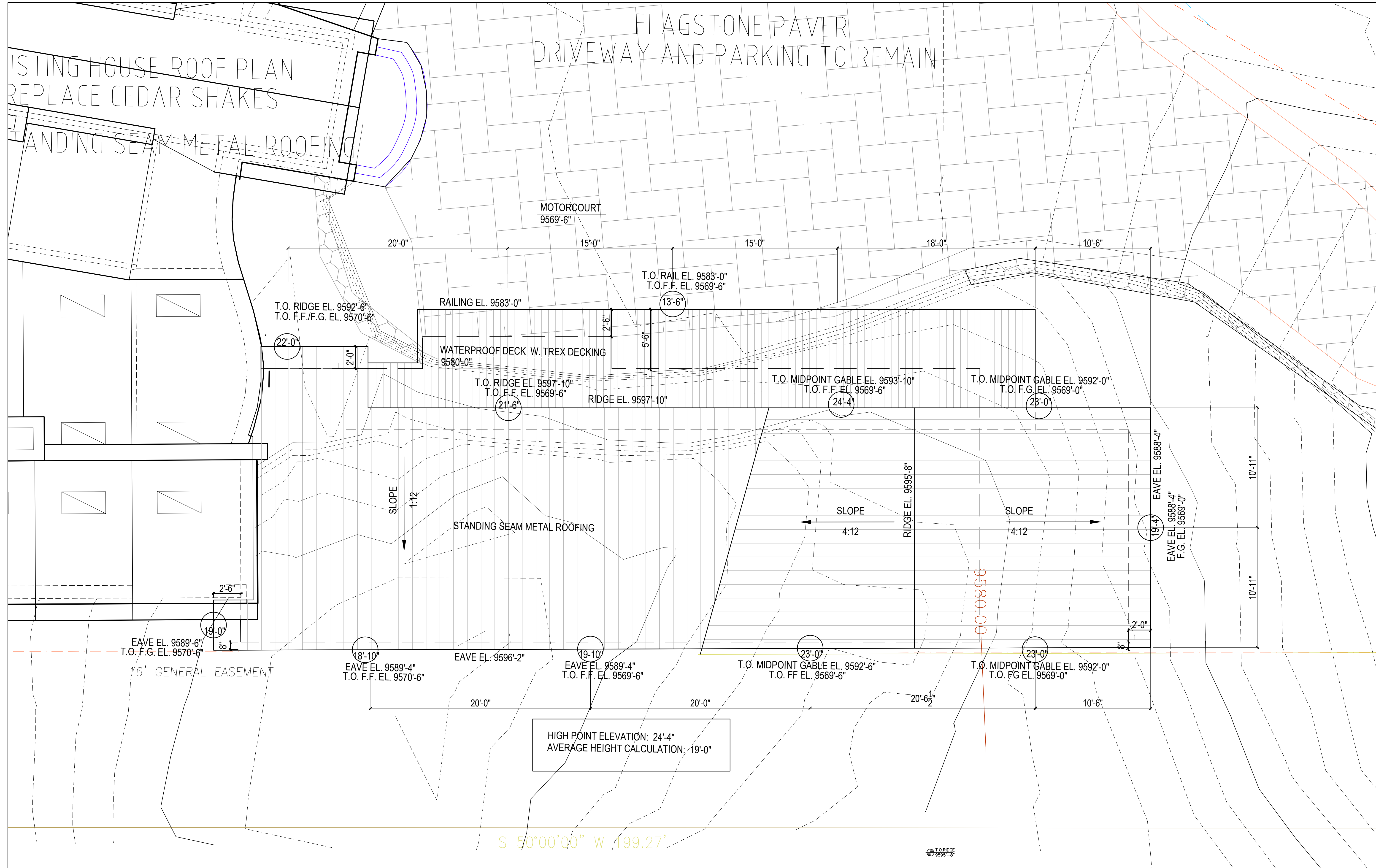
1 MOTORCOURT/FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

A2.1





FLAGSTONE PAVER
DRIVEWAY AND PARKING TO REMAIN

EXISTING HOUSE ROOF PLAN
REPLACE CEDAR SHAKES
STANDING SEAM METAL ROOFING

MOTORCOURT
9569'-6"

RAILING EL. 9583'-0"
WATERPROOF DECK W. TREX DECKING
9580'-0"

T.O. RIDGE EL. 9597'-10"
T.O. F.F. EL. 9569'-6"
RIDGE EL. 9597'-10"

T.O. MIDPOINT GABLE EL. 9593'-10"
T.O. F.F. EL. 9569'-6"

T.O. MIDPOINT GABLE EL. 9592'-0"
T.O. F.G. EL. 9569'-0"

EAVE EL. 9588'-4"
F.G. EL. 9569'-0"

EAVE EL. 9589'-6"
T.O. F.G. EL. 9570'-6"

EAVE EL. 9589'-4"
T.O. F.F. EL. 9570'-6"

EAVE EL. 9596'-2"

EAVE EL. 9589'-4"
T.O. F.F. EL. 9569'-6"

T.O. MIDPOINT GABLE EL. 9592'-6"
T.O. FF EL. 9569'-6"

T.O. MIDPOINT GABLE EL. 9592'-0"
T.O. FG EL. 9569'-0"

HIGH POINT ELEVATION: 24'-4"
AVERAGE HEIGHT CALCULATION: 19'-0"

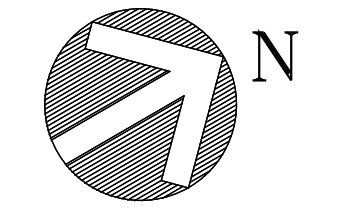
S 50°00'00" W 199.27'

LEASISSO ARCHITECTS
 200 B CENTRUM BLDG. MOUNTAIN VILLAGE, P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSOARCHITECTS.COM
 SUBMISSIONS 10/4/2023 FEASIBILITY STUDY 1/19/2024 SD PROGRESS 1/23/2024 SD PROGRESS 1/29/2024 SD PROGRESS 1/29/2024 SD PROGRESS 2/6/2024 SD PROGRESS 2/13/2024 SD PROGRESS 2/20/2024 SD PROGRESS
 12/23/2024 ADDENDUM A FOR AIA B104 CONTRACT 3.8.2024 DRB SKETCHPLAN SUBMITTAL

LOT 205A - ADDITION/RENOVATION RESIDENCE
 LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO

A2.2

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





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



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

REPLACE EXISTING SHAKES WITH STANDING SEAM METAL ROOFING

REPLACE OLD W. NEW ALUMINUM CLAD WOOD WINDOWS MATCH EXISTING

WOOD NEWEL WITH GLASS RAILS MATCH EXISTING

7'-4"
T.O. RIDGE 9590'-8"
8'-4"
EXIST. GRADE
26'-2"
T.O. SUBFLOOR 9580'-0"
STEEL BEAM
BARNWOOD
5" STONE MATCH EXISTING
ALUMINUM CLAD WOOD WINDOWS MATCH EXISTING
NEW GRADE
T.O. SLAB 9569'-8"
19'-4"

T.O. PL 9599'-0"
8'-10"
3'-2"
T.O. SUBFLOOR 9587'-0"
12'-0"
T.O. SLAB-G.S.&L.R. 9575'-0"



REPLACE EXISTING SHAKES WITH STANDING SEAM METAL ROOFING:

T.O. RIDGE 9595'-8"

STANDING SEAM METAL ROOFING: BARNWOOD FASCIA METAL DRIP FLASHING

T.O. EAVE 9589'-4"

BARNWOOD MATCH EXISTING ALUMINUM CLAD WOOD WINDOWS MATCH EXISTING

T.O. OFF 9580'-0"

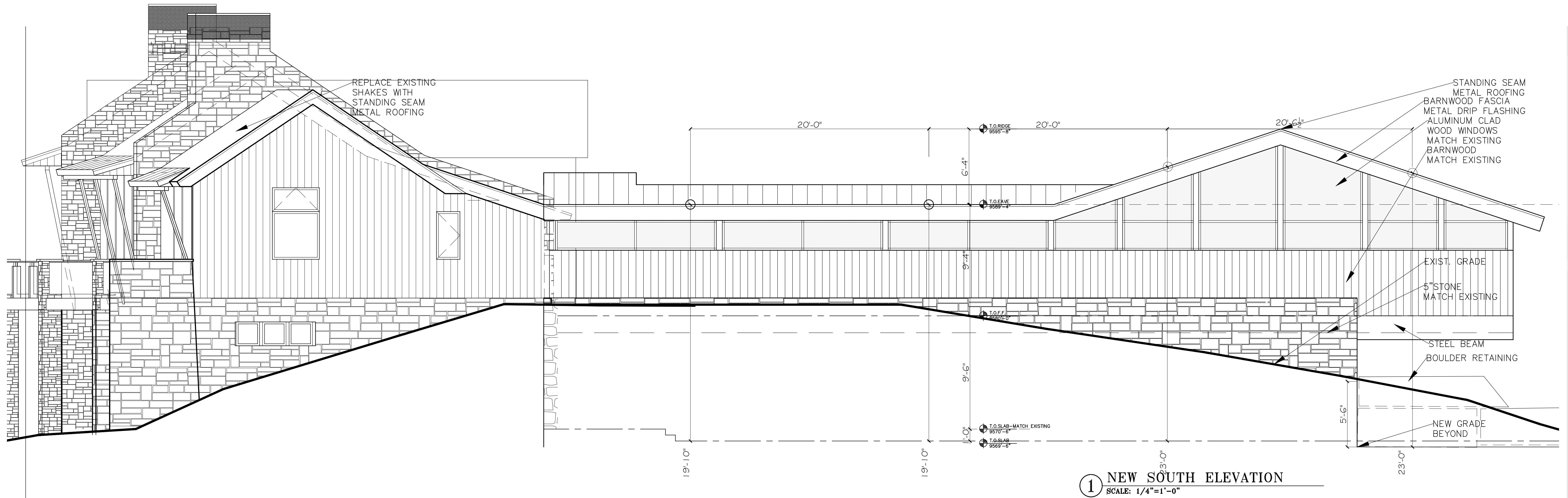
5" STONE MATCH EXISTING

T.O. SLAB-MATCH EXISTING 9570'-6"

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



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

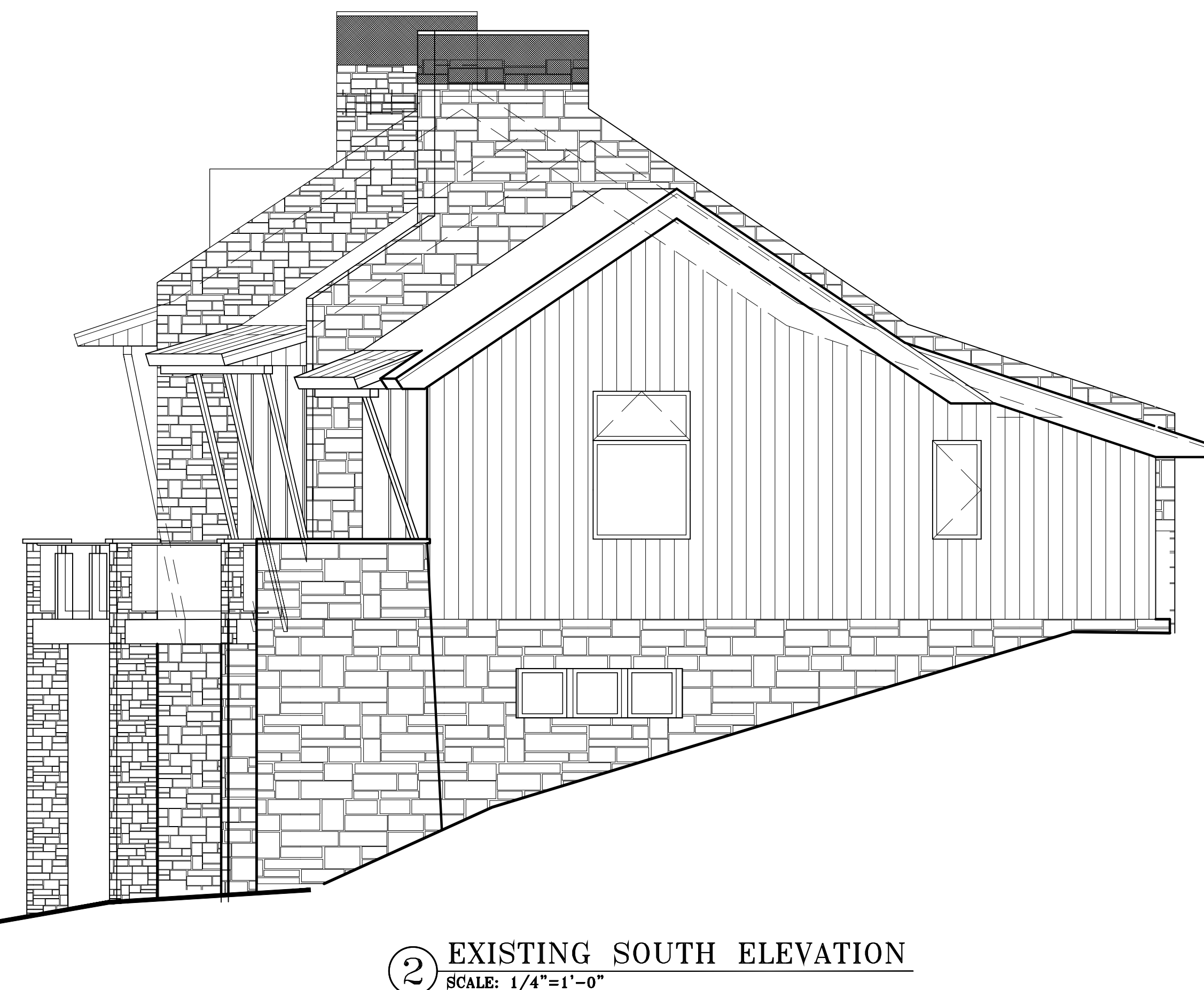


① NEW SOUTH ELEVATION
SCALE: 1/4"=1'-0"

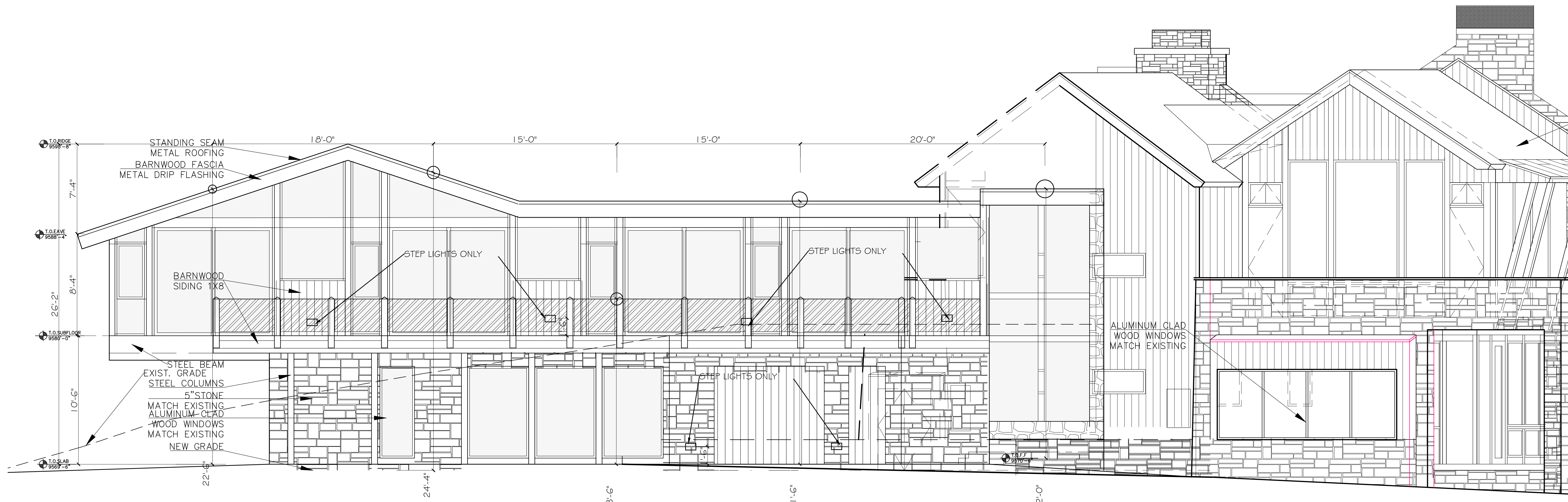
205AD		MATERIAL CALCULATIONS SKETH DRB			3.8.2024	LEA SISSON ARCHITECT	
MATERIAL	STONE	FENESTRATION	WOOD	METAL	TOTAL	%	
EXISTING NORTH	828	355		699		1882	
EXISTING SOUTH	637	44		337		1018	
EXISTING EAST	608	284		562		1454	
EXISTING WEST	1036	1230		696	60	3022	
EXIST. TOTAL	3109	1913		2294	60	7376	
NEW NORTH	325	724		290	75	1414	
NEW SOUTH	157	265		458	26	906	
NEW EAST	126	207		118	8	459	
NEW WEST	6	10		2		18	
NEW TOTAL	614	1206		868	109	2797	
TOTAL O+N	3723	3119		3162	169	10173	
EXIST PERCENTAGE	0.366	0.307		0.311	0.017		

EXTERIOR MATERIALS

- Stone pavings: ashlar patterned sanstone 2" Dove Creek
- Stone veneer: Random sandstone 5", Dove Creek dry stack look
- Lintels at stone: Stone, Dove Creek
- Wood Siding: Vertical 2x8, antique sealed
- Steel brackets and beams: 4"x4" tube steel; Gunmetal blueing finish; tube steel beam, gunmetal blueing finish
- Existing replacement Roofing bonderized aluminum standing seam
- New Roofing bonderized aluminum standing seam
- Fascias: bonderized aluminum flashing
- Soffits: 1x Cedar
- Railings: 6x6 cedar newels; 2x4 cedar handrails; glass baluster
- Windows: Aluminum Clad Wood Windows; Dark Bronze



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



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



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

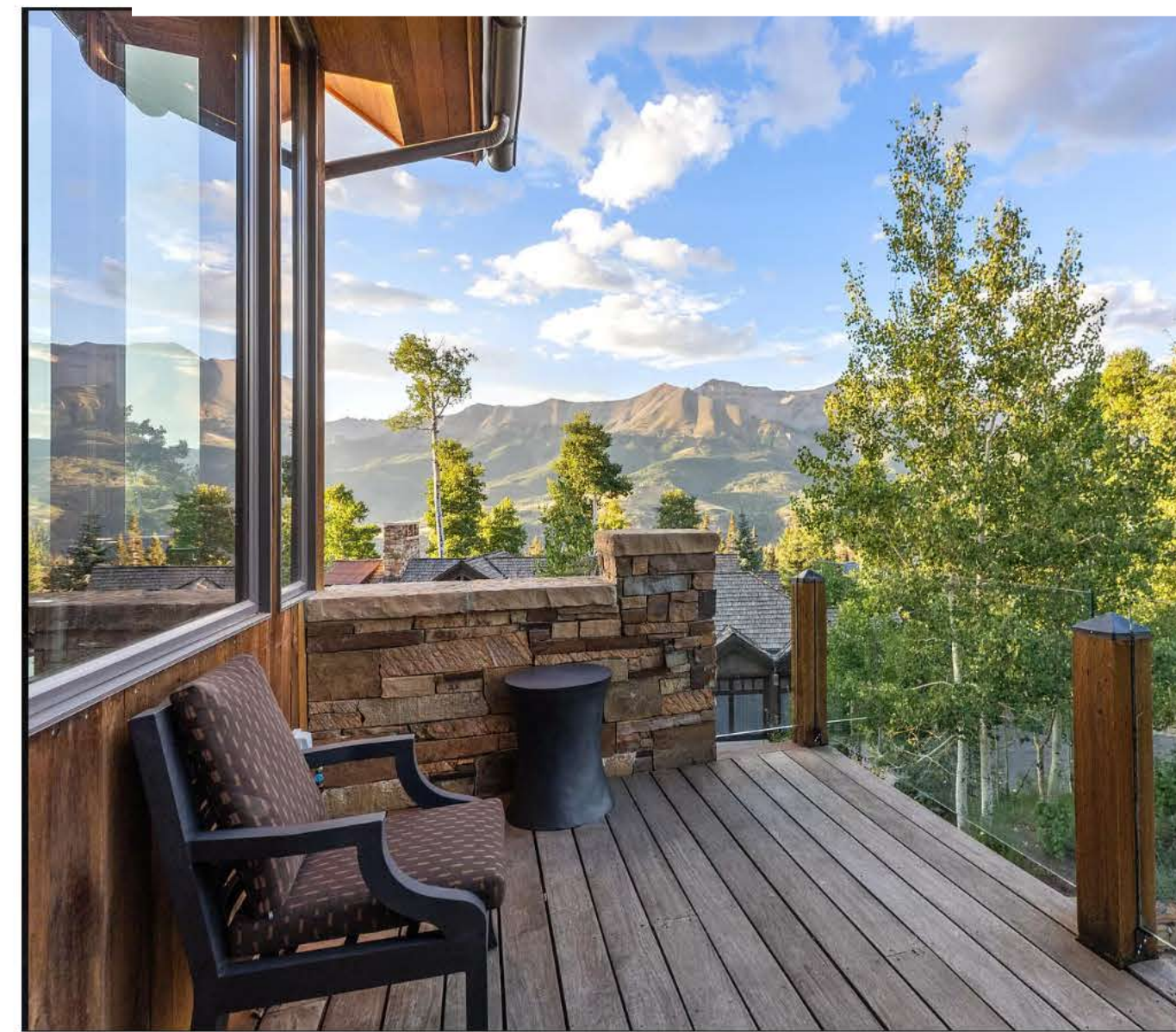
L E A S I S O N A R C H I T E C T S
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 LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO

A3.4

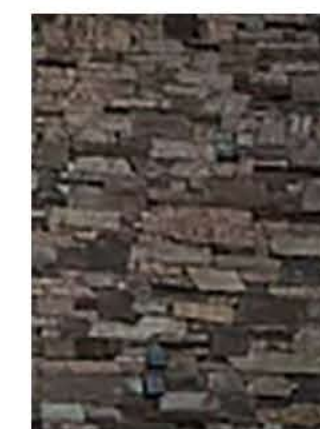
NEW REDERINGS



EXISTING HOUSE PICTURES



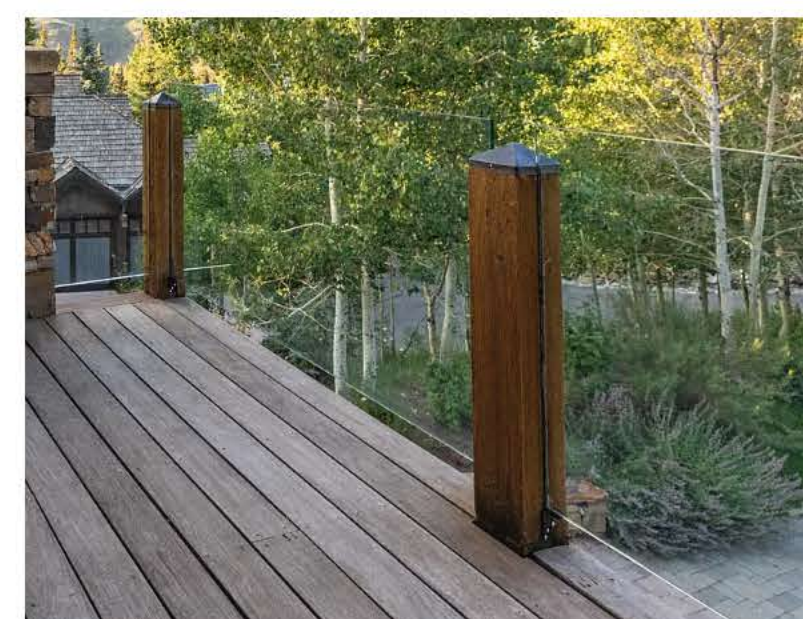
ALL MATERIALS TO MATCH EXISTING



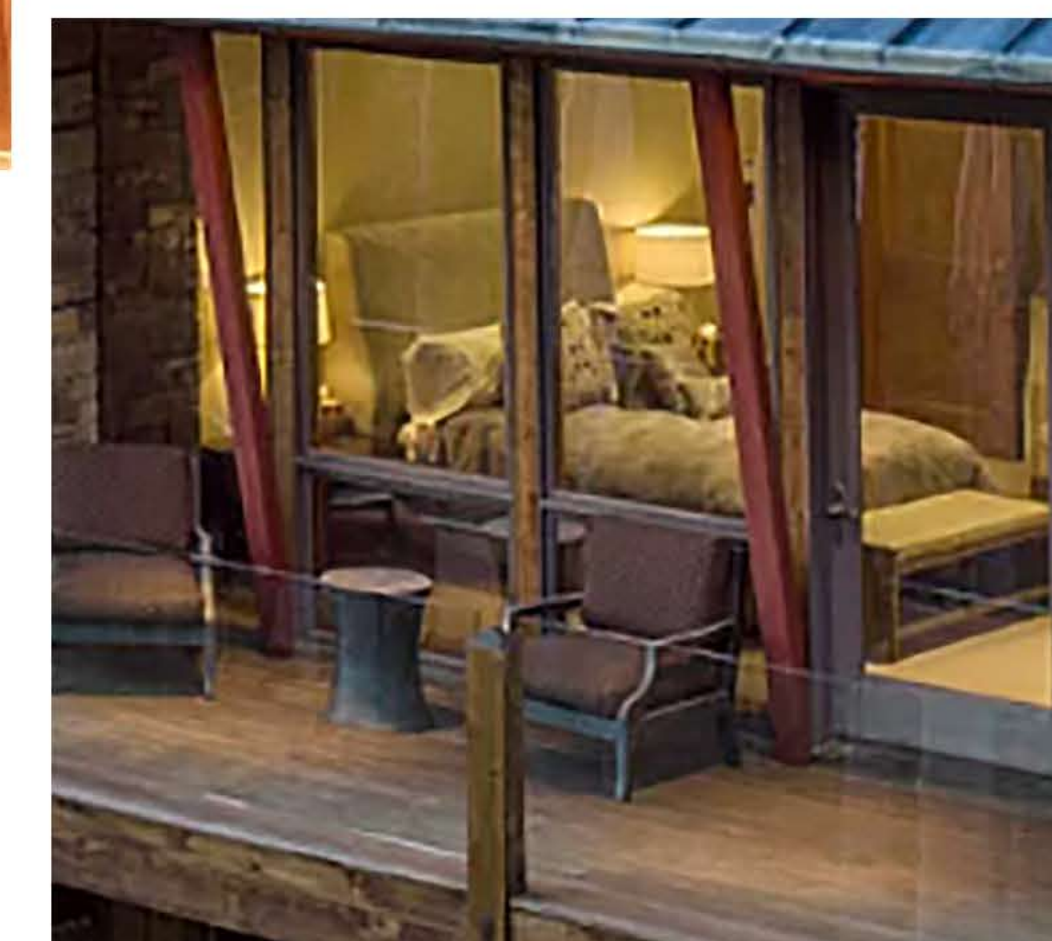
STONE



BARNWOOD 1X8



WATERPROOF
DECK & RAILING
DETAIL



STEEL COLUMNS AND
FENESTRATION
DETAIL



TIMBER COLUMNS
& TRIM

MATERIALS AND DETAILS

L E A S I S S O N A R C H I T E C T
 200B CENTRUM BLDG. MOUNTAIN VILLAGE | P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM
 SUBMISSIONS | 10.4.2023 FEASIBILITY STUDY | 1.19.2024 SD PROGRESS | 1.23.2024 SD PROGRESS | 2.A.2024 SD PROGRESS | 2.13.2024 SD PROGRESS | 2.20.2024 SD PROGRESS

3.8.2024 DRB SKETCHPLAN SUBMITTAL

LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A3.5