

Idarado Legacy Design Guidelines

Telluride, Colorado

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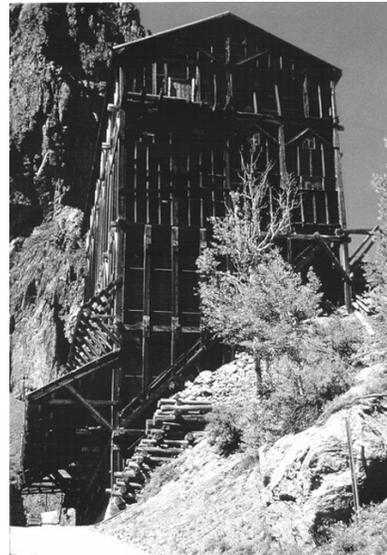
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Section 1: Overview

Idarado Legacy will complete an important chapter of the Idarado Mining Company's history in the Telluride area. That history includes active mining of gold, silver and other minerals from the 1870s through the 1960s, the landmark remediation of the remains of almost a hundred years of operation of the Pandora Mill; the transfer of thousands of acres of mining claims and land ownership to the United States Forest Service and the people of Telluride; and the final residential settlement of the remaining lands located at and near the old town of Pandora and the Liberty Bell Mill.

The Idarado Legacy Design Guidelines are intended to provide purchasers of Idarado Legacy subdivision lots both the assurance of quality development and a simple understanding of the architectural approval process. Included are guidelines for architectural style, vegetation preservation and re-vegetation, and other considerations to provide for long-term enjoyment of the land by owners and their neighbors.

The architectural concepts for Idarado Legacy encourage the integration of man-made structures with the natural landscape. This entails designing compatibly with the natural characteristics of each lot as well as designing buildings that are grounded in the landscape, incorporate natural materials, and use a limited number of nature-based colors. The Architectural Design Guidelines allow for individual expression while establishing an overall context and palette compatible with the project's mountain setting, neighbors and history.



Historic Mining and American Rustic traditions provide an appropriate source of inspiration to guide Idarado Legacy's new architecture. These sources are a starting point from which to draw lessons but are not encouraged to be replicated in historical form. Rather, the essence of Mining and Rustic traditions will be used to create a new architecture that respects its historical roots, feels familiar in the Telluride vernacular and creatively interprets contemporary lifestyles. Because mining is the predominant architectural heritage, it is anticipated that the more dominant visual characteristics of Idarado Legacy will derive from this vernacular attitude.



Mining in the San Miguel Valley started in the 1860's. By the early 1900's, the region had become famous for its production of precious metals. The rustic mining buildings of that time were sturdy and well-built in response to steep topography, severe climate conditions, avalanches and rockslides. They are recognized for their simple utilitarian forms, strong structural components, timber construction, and stone or concrete foundation walls. The remarkable mining history of Telluride and the Idarado Mining Company and the dynamic specialized structures that were generated provide design inspirations for Idarado Legacy.



Another resource for Idarado Legacy is today's dynamic resort community and its reflection of the distinctive American Rustic Architecture tradition of the Grand Lodges, particularly those found in our national parks. These buildings are also characterized by their rugged, rustic qualities. Examples include the National Park landmark structures found at Mount Hood, Rainier, Yellowstone, Yosemite and Zion. These buildings are remarkable in the way they are grounded in nature, their use of native materials, square log and timber construction, stone bases and fireplaces, fine



craftsmanship, strong relief such as porches and overhangs, allusions to pioneer building techniques, and the overriding impression they create of building in harmony with their natural setting.

In Idarado Legacy’s Liberty Bell sites, the town of Telluride’s architectural influence will also inform building style, massing and proportions. These lots are both integrated into the town fabric and serve as a transition into the Idarado Legacy community. They will acknowledge the influences of an architecture that is associated with both the historic Town of Telluride and mining influences of Idarado Legacy.

The Idarado Legacy subdivision has been approved for development pursuant to a Subdivision Exemption Plat and Cluster Development Plan (collectively the “Idarado Development Plan”) – approved by the Board of County Commissioners of San Miguel County, Colorado (“BOCC”), by Resolution No. 2003-30A, as amended by Resolution No. 2004-4 and the 1041 Environmental Hazard Review, Historic and Archeological Area Review and Wetlands Special Use Permit approved by the BOCC by Resolution No. 2003-30C. Further, Idarado has recorded its plat for the subdivision and site constraints map that apply to the subdivision. These county approved documents are collectively referred to as the “Idarado Legacy Development Plan Approvals”. In addition, development is subject to the Declaration of Covenants, Conditions, and Restrictions, pursuant to which, these Design Guidelines have been promulgated.



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Section 2: West Pandora (1-8, 17-24)

A mix of aspen and evergreen trees populate these West Pandora sites. These sites also have great views of majestic Ajax Mountain to the east, Bridal Veil and Ingram Falls to the southeast, steep dark rock-cliff mountains with large dense evergreens below to the south, the Telluride ski resort to the southwest and steep red-cliff slopes densely populated with aspens to the north. Some sites can view the open valley to the west and the San Miguel River can be viewed and heard from specific lower home sites. The sites in general slope topographically to the south. The home sites below Pandora Lane will have driveway access from the top and the home sites above Pandora Lane will access from the bottom. Certain home sites may also have access from Colorado Avenue.

These home sites enjoy significant cover of native aspen trees and some inter-laced evergreens. The heavily wooded home sites create a sense of great privacy as well as a buffer between the homes. For this reason, careful site planning and attention should be given to protect and save as many trees as possible, see Landscaping and Site Features Section 8. Visual neighborliness is critical. As with all of the Idarado Legacy sites, the architecture should grow out of the topography and other site conditions.

Because the building envelopes are relatively large and the tree cover is significant, these home sites can accommodate significant design flexibility in the placement of the home within the building envelope and also the degree to which the architecture becomes compound-like to engage the natural environment. The maximum height limit for structures on these sites is 35 ft.

The building envelopes were carefully studied to accommodate the following maximum square footages:

Pandora 1: 6,000 sf
Pandora 2: 7,000 sf
Pandora 3: 7,000 sf
Pandora 4: 7,000 sf
Pandora 5: 7,000 sf
Pandora 6: 7,000 sf
Pandora 7: 8,000 sf
Pandora 8: 8,000 sf
Pandora 17: 8,000 sf
Pandora 18: 8,000 sf
Pandora 19: 8,000 sf
Pandora 20: 8,000 sf
Pandora 21: 8,000 sf
Pandora 22: 8,000 sf
Pandora 23: 8,000 sf
Pandora 24: 8,000 sf



Section 3: East Pandora (9-16)

These East Pandora sites are characterized by wide open views dominated by Bridal Veil and Ingram Falls to the southeast, steep dark rock-cliff mountains with large dense evergreens below to the south, steep red-cliff slopes densely populated with aspens to the north, and the majestic Ajax Mountain to the east. The home sites in general slope topographically to the south. The home sites below Pandora Lane will have driveway access from the top while home sites above Pandora Lane will access from the bottom.

The innate beauty of these sites is their open views and visual neighborliness. Buildings in these home sites must create and be part of the sense of community. Views to neighbors' homes and proper room configuration will be integral. Mining vernacular should have a more predominant architectural influence here.

New trees and vegetation will create a buffer between the homes. For this reason, careful attention should be given to new landscaping. Adding new trees and vegetation is encouraged. Visual neighborliness is critical. The maximum height limit for structures on these sites is 35 ft.

These building envelopes were carefully studied to accommodate the following maximum square footages:

Pandora 9: 6,000 sf
Pandora 10: 6,000 sf
Pandora 11: 6,000 sf
Pandora 12: 6,000 sf
Pandora 13: 7,000 sf
Pandora 14: 6,000 sf
Pandora 15: 6,000 sf
Pandora 16: 7,000 sf



Section 4: Bridal Veil (1-4)

Dense aspens, larger, flexible home site sizes and grand views characterize the Bridal Veil sites. The predominant views are majestic Ajax Mountain to the east, Bridal Veil and Ingram Falls to the southeast, steep dark rock-cliff mountains with large dense evergreens below to the south, the Telluride ski resort to the southwest, views of the open valley to the west, and steep red-cliff slopes densely populated with aspens to the north. The home sites are relatively steep and slope topographically to the south and have shared driveway access from below off Colorado Avenue.

These home sites enjoy significant cover of native aspen trees and being in the wooded home sites creates a sense of great privacy. The native trees and larger home site sizes will create a good buffer between the homes. For this reason, careful site planning and attention should be given to protect and save as many native trees as possible. Visual neighborliness is critical. Keeping the buildings towards the center of the envelopes will help strengthen these points. As with all of the Idarado Legacy sites, the architecture should grow out of the topography and other site conditions.

Because the building envelopes are large, and because tree cover is significant, these home sites can accommodate design flexibility in home placement within the building envelope and also compound-like architecture to engage the natural environment. The maximum height limit for structures on these sites is 35 ft.

These building envelopes were carefully studied to accommodate the following maximum square footages:

Bridal Veil 1: 12,000 sf
Bridal Veil 2: 12,000 sf
Bridal Veil 3: 10,000 sf
Bridal Veil 4: 10,000 sf



Section 5: Liberty Bell (1-9)

These Liberty Bell sites are characterized by both their proximity to the town of Telluride and the transition into the Idarado Legacy. The home sites have distant views to Bridal Veil and Ingram Falls to the southeast, steep dark rock-cliff mountains with large dense evergreens below to the south, the Telluride ski resort to the southwest, steep red-cliff slopes densely populated with aspens to the north, and the majestic Ajax mountain to the east. Sites L1, L3, L4, L5, and L6 in general are relatively flat. Home sites L1-L6, and L8 will have shared driveway access off Colorado Avenue and home sites L7 and L9 have a shared driveway which will serve these lots separately.

The innate beauty of these sites is their open views and visual neighborliness. Buildings here must create and be part of the sense of community. Views to neighbors' homes and proper room configuration will be integral. The sites are physically closer. The forms should be more compact. Homes should have good street presence. Lots L3, L4 and L5 façade should have the primary orientation orthogonal to Colorado Avenue. L4 has the special influence of the remaining historic stone house to be integrated into the lot architecture. The architecture of the Town of Telluride and mining vernacular should have predominant influence here. The south elevation should be related to the two-story element with porches as seen in the Town of Telluride. The garage element would be in the rear of the site. The maximum height limit for structures on these sites is 30 ft.

Adding new trees and vegetation is strongly encouraged to create a buffer between the homes and for this reason, careful attention

should be given to new landscaping. Visual neighborliness is critical.

These building envelopes were carefully studied to accommodate the following maximum square footages:

Liberty Bell 1: 5500 sf
Liberty Bell 2: 5500 sf
Liberty Bell 3: 5500 sf
Liberty Bell 4: 5500 sf
Liberty Bell 5: 5500 sf
Liberty Bell 6: 5500 sf
Liberty Bell 7: 5500 sf
Liberty Bell 8: 5500 sf
Liberty Bell 9: 5500 sf



Section 6: Architectural Design Standards

Building Height, Massing and Scale

The Idarado Legacy home sites have a maximum building height limit as measured per the “parallel slope method” and as defined in the San Miguel County Land Use Code. In keeping with Idarado's design philosophy of designing with the site, buildings should step with the natural contours of a home site.

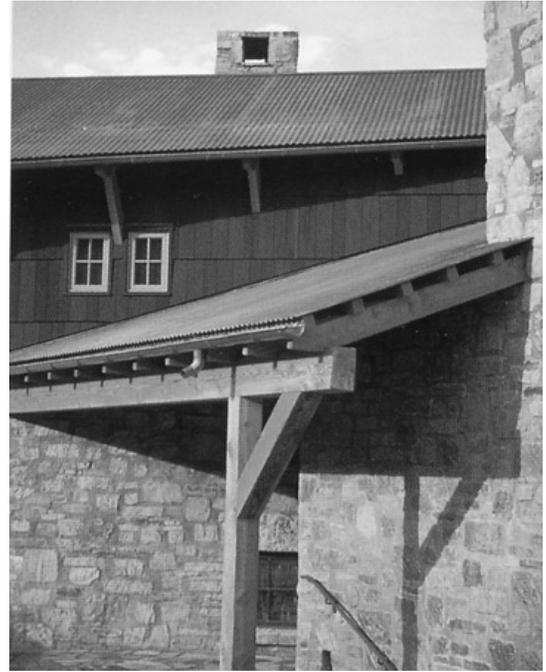
The maximum floor area is also site dependent and ranges from 5,500-12,000 gross square feet inclusive of accessory buildings. The floor area is calculated as the sum of all floors protected by an impervious covering calculated using the exterior dimensions of the adjacent walls. This does not include covered decks, porches, patios, or covered surfaces not enclosed by exterior walls. Basements shall not be included in the floor area calculations, see the definitions section of the guidelines specific to this. A garage, up to 750 square feet, is not included in the calculation of the floor area. Any square footage over 750 is included in the floor area calculation. Also, to encourage sustainability, where alternative “thick-wall” construction material is used, floor area will be calculated using the interior dimensions of the adjacent walls. Per the Declaration, ADU's are not currently permitted.



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While the massing of a home should be designed in relationship to its home site, all homes in the Idarado Legacy subdivision should be designed with an understated human scale. The following are some ways of achieving massing and scale appropriate to the area:

- A composition of smaller structures or modules will have a much more intimate and comfortable human scale than a single larger structure.
- Stepping building heights to sloping site conditions can reduce the mass of a structure.
- Providing offsets in building elevations.
- Reduce the apparent physical mass by varying building rooflines and incorporating roof overhangs, balconies, porches and dormers.
- Building proportions and forms should take precedence from those found historically in the mining structures of the Idarado area.
- Large expanses of continuous vertical wall planes should be avoided.



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Foundation Walls

Buildings should subordinate to the natural landscape and appear to grow out of the site rather than perch or suspend above the site. In well-grounded buildings, the foundations become a platform that defines the exterior perimeter of both indoor and outdoor living spaces and sets the character of the transition between nature and the built environment. Solid foundation materials that express durability in a harsh climate are a key element in the architecture of mountain environments.

The feeling of strength and mass for structural foundation walls can be accomplished with:

- Solid materials such as stone, exposed colored/textured concrete, or stucco over rubble & lime should be used at the base of the structure.
- Foundation walls shall step to follow existing hill slopes.
- Walls shall blend into the site topography and where feasible be linked to rock outcroppings.
- Window openings in mass walls should generally be relatively small in scale with deep-set reveals.
- Metal skirting as a foundation covering can be used as a secondary foundation material.
- Rammed earth or cast earth will also be considered by the DRC.

Occasionally on portions of buildings especially in areas of sloping or rocky grades, the floor level or decks may be raised, connected to grade with the use of piers.

Exposed timber posts or square cut logs above substantial stone plinths or exposed concrete piers are permitted as the structural supports for projecting or detached building elements.

Concrete finishes and textures shall appear rough by either exposing the aggregate, applying a “bush hammer” or similar finish, or leaving imprints from wood forms. Split face concrete block or brick is not permitted.

The Liberty Bell stone wall is an example of the stone finish and color which is strongly encouraged. Another recommended type locally quarried is Telluride Gold. While these are only a few of the possible stone types, the DRC may approve other types.

Liberty Bell special features:

- Stone foundation walls do not need to be as primary.
- Wood sided walls may go down to a 6”-12” base.
- Metal skirting may be a more primary foundation material.
- Exposed timber posts or square cut logs do not need a substantial stone plinth or concrete pier base.



Exterior Walls

In general, heavier foundation materials shall be used below the lighter wood-sheathed elements to visually support the upper levels of the structure. Where the wall materials meet the foundation, there should be a clear break in the surface plane.

In order to express continuity and simplicity in the structure, it is recommended that no more than three exterior wall materials should be used on a structure.

Appropriate exterior wall materials are:

- Vertical tongue and groove siding
- Board and batten siding
- Horizontal wood siding
- Square-cut log or other timber type siding.
- Exposed post and beam timber construction.

Non-reflective (unpainted), patterned metal, such as zinc, copper, or Cor-ten steel, used in a shingle pattern or other non-sheet applications, will be considered by the design review committee as a secondary material

When wood siding is used, it must be treated with:

- Natural preservatives
- Semi-transparent stains
- Pigment stains or paints.

The use of stucco is discouraged.



Colors

Exterior wall colors shall have colors selected in concert with colors found in the natural surroundings. Generally, this means that predominant colors are earth-toned stains. The use of strong colors is allowed but should be in limited areas. Colors are subject to approval by the DRC.

Accent colors should be used to provide visual interest to a residence. All trim work, mullions, soffits, fascia, flashing and other exterior finishes shall be consistent with the materials and color of the residence. Trim and accent colors are subject to approval by the DRC.

Windows and Doors

Windows shall generally be of two types: traditional “punched” windows (either double-hung, awning, casement, etc.) set within a wall plane, or larger openings where a substantial portion of the wall has been “removed.” Larger openings take their historical precedent from large openings in mine and mill structures. These larger window openings will connect the interior with a dramatic natural landscape that includes horizontal vistas and extremely vertical view angles. These openings should be sized to the overall scale and form from which they are cut, and the windows themselves should have enough mullions to give them scale.

- Openings for windows and doors should be designed in proportion to the structure and form of the residence. For instance, in bearing walls, windows and doors shall be relatively small.
- Generally, individual windowpanes should have a human scale. Larger panes may be permitted by the DRC if properly detailed, such as carefully scaled to the surrounding wall and set within a recess from the face of the exterior wall.
- Clerestory windows may be incorporated at steps in building rooflines.
- Any large areas of glass are to be analyzed to prevent glare and reflections seen from off-site.



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- Mullions must be integral, snap-in varieties are not allowed.
- Openings of unusual shapes and sizes that distract from the overall design are discouraged.
- The use of colored, reflective or mirrored glass is not permitted.

Door and windows typically shall be of wood or clad wood. The DRC may consider other materials.

Exterior door & window trim shall relate to overall design of the house and to the other building materials. Acceptable finishes are:

- Stained
- Painted
- Metal-clad



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Roofs

In general, the roof design should provide forms that protect pedestrian areas from rain and snow.

All major roofs of a structure shall have a 6:12 to 12:12 roof pitch. Secondary roof pitches of 2:12 to 7:12 may be approved by the DRC.

Primary roof forms shall be limited to gable, shed and hip-type roofs. Secondary curved or flat roofs may be approved by DRC.

In general building rooflines on hillsides shall be stepped to follow existing slopes to help reduce the buildings massing.

Roof overhangs and dormers can be used to add interest and variety to roof forms. Simple dormers and vertical breaks to capture available light are encouraged. When used, dormers should be a subordinate part of the roof form and designed in proportion to the overall scale of the roof. Dormers may either be gable, hip or shed forms.

Long roof overhangs should be considered at exposures where shading windows or protecting entrances are necessary, however, roof overhangs are not required.

When snow diverters and retainers are used, they should be designed as a decorative element consistent with the overall design of the residence.

Roofs which express their structure are preferred.



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Roofing materials shall be:

- Wood shingles
- Non-reflective metal such as zinc, copper, or rusted steel
- Slate shingles
- Non-reflective photovoltaic shingles will be considered with special review by the DRC
- Glazed tiles and asphalt shingles are not permitted

Flashing should be non-reflective.

When skylights are used, they should be integrated with the roof form and basic architectural composition to be as unobtrusive as possible. Skylights that break the line of the ridge are discouraged. They shall be flat and limited in size to 25 square feet.

Roof mounted solar or photovoltaic panels shall be installed flush with the roof plane and should not extend above the ridges. They should be trimmed to blend with the roof.



Liberty Bell special features:

All major roofs of a structure shall have a 8:12 to 12:12 roof pitch. Secondary roof pitches of 2:12 to 7:12 may be approved by the DRC.

Chimneys, Roof Vents, Flues, and Appurtenances

Chimneys are often prominent visual and structural elements of a home. They should be designed in proportion to the rest of the structure and be constructed of materials that lend a substantial and stable appearance.

In general, roof vents and flues should be grouped and concealed from view by enclosing such features in a manner compatible with the design of the residence. A false chimney is one example of how this can be accomplished. A few "smoke jack" vent or stove pipes and steel pipe chimney stacks that convey an appearance similar to those found at historic mill buildings may be acceptable. All chimneys and flues must be constructed of non-reflective materials.

Per the Declaration, solid wood-burning fireplaces are not permitted.

Rooftop appurtenances shall be reviewed for approval by the DRC per the Declaration.

Gutters and Downspouts

Integral gutters are necessary at long overhangs near or over pedestrian areas. Gutters shall typically match the roofing material.

Downspouts shall be concealed where possible and exposed downspouts shall be located to avoid long return sections from the eave to the wall of the house. Integrate the downspout design and location to vertical elements of the building wall.

Concealed drains or rock splash pans at the base of the downspout shall be included to direct water away from foundation walls.



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Decks and Balconies

Above-grade decks and balconies can reduce the scale of a home and add interest to the design of a building. These types of features are encouraged and when used, should be compatible with the overall form of the structure and slope conditions of the site and detailed with materials and colors consistent with the overall design of the home. Projecting and detached exterior decks and balconies may be supported on heavy square cut log or timber structures above piers. The undersides of balconies and above grade decks shall be treated or stained to match the residence. When locating decks and balconies, consideration should be given to sun/shade, snow shedding and exposure to the natural elements.

Railings for decks, stairs and balconies are to be made up of structures and materials that appear as natural extensions of the building they adjoin. Where railings obstruct views, materials that disappear from view such as steel cable or rods may be considered. Glass railings are discouraged.



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Accessory Uses and Structures

Separate structures will help to break up the overall building mass into a composition of smaller structures.

All accessory structures such as saunas, spas, gazebos, kennels, garages, and similar features shall be integrated with the design of the main residence. When feasible, accessory structures should be visually connected with the main structure by landscaping, walls or walkways. Integration can be achieved with the use of similar materials, colors, architectural style and form; however, the secondary structure should not be a miniature copy of the main structure.

Spa and hot tubs are permitted. Design, size, and location shall be reviewed for approval by the DRC as stated in the Declaration.

Swimming pools are not permitted.

Sprinklers

Each residence is required to have a fire suppression sprinkler system, per the Declaration, including a water storage tank sized to retain sufficient water to supply the sprinkler system.

Section 7:

Energy and Material Conservation

Owners are strongly encouraged to utilize all possible energy and material conservation and “green” technologies. The goal would be to exceed the San Miguel County Building and Energy codes. Among the methods owners might wish to consider are:

- Passive solar systems, where the proper siting and the use of thermal mass to maximize passive solar gain and re-radiation.
- Active solar systems, where solar panels can be reasonably concealed. The use of photovoltaic roof shingles with grid tie-in should also be considered.
- Thermopane/high tech glazing and the reduction of window area on north and northwest facing elevations.
- High insulation values: super insulated or cold roof design with a minimum R-50 & wall insulation of a minimum R-30 value, insulated water pipes, etc.
- The use of innovative heating systems:
 - Radiant floor
 - Geothermal heat pumps
 - Waste water heat reclamation techniques
- Electronically controlled and programmable thermostats.
- Airlock entries and vestibules.
- Water conservation.
- Xeriscaping. Landscaping to use drought-tolerant plants. Xeriscaping reduces outdoor water use by 30 to 80 percent and requires less maintenance than a traditional turf landscape.
- Limited or no use of old growth timber (unless recycled) or exotic unsustainable hardwoods.
- The use of recycled, certified , or products based on sustainable production methods.
- Homebuilders are encouraged to utilize internal, back-up power or co-generation systems that are solar or non-fossil fuel based where possible.
- High efficiency boilers and/or tankless water heating systems.
- Healthy air quality/materials: use of low-emitting materials. Low VOC's, non-off-gassing products, no formaldehydes, and water based products.
- Recycling bins installed and used.
- Construction debris recycling and reuse.
- Energy star rated appliances.
- Purchasing “green” power.

Section 8: Landscaping and Site Features

Plant Materials

Traditionally, a simple palette of plant materials appeared in Telluride in response to a limited supply of varieties and also because the climate restricted the range of plants that would grow successfully. While some variety in the landscape is anticipated on individual properties, the overall character should be in keeping with that seen historically. Plant materials should be used to create continuity among buildings and the surrounding area. Consideration also should be given to the future care and maintenance of these materials.

A primary goal should be to protect and enhance the existing landscape and vegetation. Preservation of existing species is paramount and all plans for improvement must respect existing tree locations.

- Existing native plantings should be preserved in place, when feasible. This particularly applies to significant trees and shrubs. If it is absolutely necessary, relocate them within the site. Fall and early spring are preferred transplanting times.
- Replacement plant materials should be similar in size or equivalent massing (i.e. a cluster of smaller new trees may be used to establish a massing similar to one large original tree).
- Minimize disruption to root systems in excavation and relocation activity.
- Site buildings to minimize disruption of root systems.

In new landscape designs, use plant materials that are compatible with the historic context of the Telluride region.

- Landscaping schemes that are simple and subdued in character are encouraged.
- Use plant materials in quantities and sizes that will have a meaningful impact in the early years of a project.

Use plant materials that are adapted to the Telluride climatic region.

- Using native trees, shrubs and wildflowers is encouraged.
- Plant materials that are drought-tolerant are preferred. Xeriscaping is encouraged.
- Using large areas of sod that require intense maintenance is discouraged.
- Using perennials is encouraged.
- Exotic plantings are prohibited.
- Specific plantings should be installed per the plant list in the appendix.
- When plant materials are used for screening, they should be designed to function year-round.
- When installed, these materials should be of a sufficient size and number to accomplish a screening effect year-round. For example, shrubs may be

- selected with a branch structure that will filter views in the winter time, or mix evergreens with deciduous plants for a year-round effect.
- Planting screens should include trees and shrubs. Ground covers and flowering perennials alone will not provide sufficient screening.

Maintain plant materials in good condition such that they will achieve their intended design effect.

Maintain appropriate and reasonable weed control per applicable San Miguel County weed control laws and regulation.

Tree and vegetation removal

All vegetation on any part of the home site to be removed must be flagged and approved by the DRC.

No vegetation or trees outside of the building envelope are permitted for removal without DRC approval.

Intentional or unintentional removal or damage to any trees other than those specifically approved by the DRC for removal is a violation of the covenants and all appropriate remedies will be invoked in such cases.

Irrigation and Water

Water is a commodity in the west. Careful attention should be given and every effort should be made for water conservation measures.

- Ponds and /or water features are prohibited in the Idarado area.
- Irrigation should be limited.
- High tech irrigation systems are strongly encouraged. Examples are drip irrigation systems, micro-irrigation systems, clock timers, and moisture sensors.

A maximum of 8,000 square feet of permanent irrigation will be permitted on each home site. Temporary irrigation, up to 13,000 sf max, will be permitted for the establishment of vegetation. Temporary irrigation is required to be reduced to the maximum irrigable permanent square footage after three years from the time a certificate of occupancy is issued.

Each home-site is designed around an individual water supply provided by the developer. Owners are encouraged to review water policies associated with the wells, as defined in the Declaration.

Liberty bell special features:

- These lots require 100% revegetation and irrigation for either the disturbed area from house construction or subdivision redevelopment. Temporary irrigation here will be permitted to accommodate the new revegetation of the area outside of the building envelope.
- Liberty Bell sites also require detailed 100% Landscape Reveg Plans for the sketch plan submittal

Fences and Walls

Site fences are not allowed in the Pandora, Bridal Veil or Liberty Bell developments. Only fences that are required by law are allowed, such as those surrounding spas. Low stone retaining walls also were a part of the landscape tradition in Telluride and were often constructed of native rock in a "dry stack" design. New retaining walls should be similar in character to those seen historically as seen on the Liberty Bell site.

Minimize the height of retaining walls.

- When feasible, contour the site to reduce the need for retaining walls.
- Where a wall is necessary, limit its height when feasible, maximum height is 6'-0". Use a series of terraces with short walls where the overall retaining height must be greater.
- If a fence is to be placed on top of a wall, the combined height should be in scale with walls and fences seen historically.
- Walls should not elevate the structure significantly above the surrounding topography, as if placing the structure on a pedestal.

Retaining wall materials should appear similar to those used historically.

- A simple wall of native stone is preferred. A dry stack design is appropriate. The Liberty Bell site dry-stack stone wall and Telluride Gold stone is an example that is strongly encouraged.
- Where mortar is used, it should appear similar to that used traditionally.
- Alternative materials may be considered but they should convey the general scale, texture and character of stone walls. Appropriate materials are: Stone or walls with a cast stone appearance. Exposed concrete, cast earth, or rammed earth walls may be used in character per the foundation wall guidelines and as approved by the DRC. Wood timbers also may be considered in rear yards and outside the historic district.

Site Grading, Excavation, and Runoff Management

Site grading should be done to promote the preservation of the existing topography and site run-off characteristics.

Final grading plans shall have a surficial run-off management plan. Idarado requires drywells and encourages run-off collection area.

During site excavations of any kind, on each lot, an owner should anticipate the discovery of artifacts and tailings. Owner's should document the location of the artifact, take possession of the artifact, take care to protect the artifact and promptly notify the appointed on-site archeologist who will catalogue the find and in some instances will take possession of the artifact for preservation and display.

Exterior Site and Building Lighting

The character and level of lighting is a special concern in the community. Exterior lighting should be a subordinate element so that the stars in the night sky are visible. Traditionally, exterior lights were simple in character. These were relatively low in

intensity and were shielded with simple shade devices. This overall effect should be continued. The primary purpose of exterior lighting is to safely illuminate walking surfaces and therefore shall be directed onto the ground.

Traditionally, exterior lighting was used to illuminate building entrances. Illuminating site features, such as walkways and courtyards, is a relatively new occurrence in Telluride and is strongly discouraged. Site lighting should provide for pedestrian activity and safety. Architectural lighting for purposes of illuminating structures where safety is not required is prohibited. Light emanating from within a building can also have an effect upon the character of the community at night. Large areas of glass can become sources of glare and can affect perception of the night sky. For this reason, the Idarado Legacy DRC will consider the potential lighting impacts that large glass areas may have.

Exterior lights shall be simple in character and similar in color and intensity to that used traditionally.

- The design of a fixture should be simple in form and detail.
- Only incandescent and low voltage lamps are allowed.
- All exterior light sources should have a low level of luminescence. Lamps with a maximum equivalent of a 75-watt incandescent bulb are preferred for site lighting. Lower intensities should be used in architectural fixtures such as step lights.

Minimize the visual impacts of site and architectural lighting.

- Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground. The use of downlights, with the bulb fully enclosed within the shade, or step lights which direct light only on to walkways, is strongly encouraged.
- Unshielded, high intensity light sources and those which direct light upward will not be permitted.
- Fully shield lighting associated with service areas, parking lots and parking structures.
- Timers or activity switches may be required to prevent unnecessary sources of light by controlling the length of time that exterior lights are in use late at night.
- Lighting shall be carefully located so as not to shine into residential living space, on or off the property or in to public rights-of-way.
- Avoid placing lights in highly visible locations, such as on the upper walls of buildings.
- Minimize the visual impact of light spill from a building.
- Exterior lighting must be fully shielded per the Declaration.

Address Monuments

Address monuments are required to be consistent in design. Please see the addendum relating to this.

Tennis Courts and Basketball Goals

Basketball backboards/nets attached to a garage or structure may be permitted based on approval by the DRC.

Tennis courts and basketball goal posts are prohibited in the Idarado Legacy.

Parking and Driveway Design

The automobile was not a part of Telluride's early history, therefore much of the historic character derives from a way of building in which the automobile was not a factor. The visual impacts of features associated with storage of automobiles, including driveways, garages and parking areas, therefore should be minimized. Two parking spaces, whether enclosed or open, are required per home site. Whenever possible parking should be screened from the public rights-of-way by the use of native plant material or buildings. Garages should be subordinate to the overall building design and should not dominate front yards or facades.

Screen a parking area from view.

- Screen a parking area from view of the public right-of-way with plantings or building walls.
- If parking is located within a garage, minimize the size of the driveway.

Locate parking facilities such that they are subordinate to other site features.

- An on-site parking area should be located inside or behind a building, where its visual impacts will be minimized, unless site conditions (such as steep slopes) prevent this arrangement.
- Minimize the surface area of paving and consider using materials that blend with the natural colors and textures of the region. Options to consider are: Modular pavers, gravel and "grasscrete." Concrete also may be used; textured, exposed aggregate or colored concrete is preferred.

Parking should be planned to function efficiently.

- Driveways should be minimal in width.
- Design the parking layout so all spaces are accessible and usable year-round.
- Provide adequate turning radii and travel lanes.

Snow-melting of driveways is strictly prohibited, see Declaration.

Service Areas

Service areas include loading areas, trash storage, recycling containers, and snow and firewood storage and site maintenance equipment. Many of these require access year-round and should therefore be carefully planned as an integral part of a site. They must also be accessed from the main driveway only. At the same time, the visual impacts of service areas should be minimized. When laying out a site, adequate provision should be made for these uses. They should not simply be located in "left over" side yards, for example. Service areas should not be visible from major pedestrian ways. When feasible, the location of service areas should be coordinated

with adjacent properties such that the amount of driveways and other paved portions can be minimized.

Minimize the visual impacts of trash storage areas.

- Locate a service area along the rear of a site when feasible.
- Trash areas, including large waste containers (dumpsters) shall also be screened from view of major pedestrian routes, using plant material. For a larger storage facility, consider using a shed to enclose it.
- Provide adequate trash storage capacity such that debris will not overflow the containers.
- Consideration should be give to snow and ice buildup in the wintertime that could otherwise impede access to receptacles.
- Combine service areas with other properties, when feasible.

Per the Declaration, trash storage is required to be bear-proof.

Trash area design must be accessible year-round and meet the standards set by the Declaration.

Provide access to a service area such that service vehicles will not interfere with pedestrians and other community vehicular traffic flows.

Utilities

Utilities that serve properties may include water lines, telephone, septic or sewer lines, electrical lines, ventilation systems, gas meters, fire protection, telecommunications and alarm systems. Adequate space for these utilities should be planned from the outset of the project and designed such that their visual impacts are minimized.

- Minimize the visual impacts of utilities and service equipment.
- Provide adequate space for utilities. It should not simply be left over space that abuts the public right-of-way.
- Locate utilities in the rear of a property when feasible and screen them.
- Minimize the visual impacts of vents and exhaust hoods by integrating them into the building design.
- Vents for direct-vent fireplaces should not be installed on the building front.
- Utility boxes (electrical transformers, phone and cable boxes, and gas meters) shall be clustered and located in areas which are not highly visible from rights-of-way, trails, and other properties. They shall be screened and their placement shall be planned prior to installation.

Screen rooftop appurtenances, such as mechanical equipment, satellite dishes, and antennae, from view.

Septic Systems

Each home site owner will be required to construct an individual OWS/Sewer facility on their site to be monitored and maintained by the HOA. See the Declaration pertaining to these design regulations.

Geohazards

Specific home sites may be required to incorporate geohazard mitigation measures or special design features per the Declaration. This may include avalanche criteria, rock fall criteria, and debris flow criteria.

Exterior Fires

Exterior fires are prohibited, except in a contained BBQ unit, per Declaration.

Section 9: Design Review Procedures

The design review process must be followed for any improvement to a home site including, but not limited to the following:

- Construction of any building.
- Changes in design in construction.
- Renovation, expansion, or refinishing of the exterior of any building.
- Landscape, driveway, or parking changes.
- Exterior lighting and signage.
- Fencing.

In addition to meeting the requirements of these Design guidelines, an owner must comply with the requirements of all governing agencies including San Miguel County in order to obtain a Building Permit or a Certificate of Occupancy. Also please review the Declaration for applicable covenants, conditions, and restrictions.

Stage 1		
	Pre-Application Conference and Site Visit	
Stage 2		
	Sketch Plan Submission	
	Sketch Plan Review and Approval	Pay Design Review Costs, if any
Stage 3		
	Final Plan Submission	
	Final Plan Review and Approval	Pay Design Review Costs, if any Pay Landscape Escrow Pay Clean-Up Escrow
Stage 4		
	Project Compliance Inspection	
	Issuance of Certificate of Compliance	Refund Landscape and Clean-Up Escrow

No fees will be charged in connection with the design review process. However, the Design Review Committee may retain experts (such as architects, engineers, surveyors and others) to assist it in its review in which event the cost for such services charged to the DRC or other assistance shall be paid by the Owner applicant. To enable a proper evaluation of the proposed improvement, the DRC may require an Owner to undertake certain tests and studies, which will be submitted to and reviewed by the DRC, which submissions may not otherwise be specifically provided for in these Design Guidelines Improvement.

At its sole discretion the DRC may specify abbreviated procedures and reduced submission requirements, either at its initiative or at the request of an Owner applicant, and generally will do so for minor improvements which do not involve large-scale construction or significant alteration of the landscape.

For the Landscape and clean-up escrow deposit amounts, The DRC in its sole discretion will determine the amount required for deposit on a lot by lot basis depending on landscape design.

Submission Requirements

Story Poles

Prior to both sketch Plan submission and Final Plan submission, if required, by the DRC, the Owner shall erect story poles that accurately represent the highest points, and furthest extent, of the desired improvement. A bright red flag, two feet square, shall be attached to the top of each pole. The poles shall remain in place until the Owner receives written notice of the applicable approval or when the DRC determines that they are no longer necessary and should be removed.

Material Samples

At the time of Final Plan submission, the Owner shall provide DRC with samples of each wall and roof material to be used in the Improvement, fully colored and finished as proposed in the plans and specifications.

Signage

Street address signs/monument shall conform with DRC standard address sign as shown in Appendix. All materials and construction details shall be consistent with those indicated. The location of street address signs shall be subject to approval by the DRC. Signs of any other nature are not permitted, with the exception of those specifically permitted by the DRC, such as one "For Sale" sign.

Pre-Application Conference

Overview

The Pre-Application conference is an informal work session between the Owner, the Owner's architect, and members of the DRC. The purpose is to acquaint the Owner

with the DRC review process and with the general requirements for construction in Idarado and will include a site visit.

- The meeting will address the following items:
- The Design Guidelines and the DRC Process
- Property boundaries, building envelopes and easements.
- Building codes
- DRC permits and deposits
- Specific design considerations on the site
- The building program and initial design assumptions

Submission Requirements

The Owner shall request a conference with the DRC.

Process

The DRC shall arrange a pre-application conference as promptly as practicable but in no event later than 30 days after receipt of the application.

Sketch Plan Submission and Review

Overview

The Sketch Plan process addresses the conceptual design of the project. The review will address issues that include, but are not limited to, site conditions and planned improvements building floor plans and elevations, roof design architectural character, exterior materials, grading, landscaping, drainage and re-vegetation.

Submission Requirements

- A site-specific soils investigation report by a Colorado licensed engineer (3 copies)
- A site- specific topographical survey by a Colorado licensed survey or (3 copies)
- An engineered septic plan. (3 copies)
- Plans, sections and elevations of the proposed improvements no less than $\frac{1}{8}'' = 1'-0''$.
- A schedule of proposed materials (3 copies)
- A landscape plan (3 copies)
- A completed Sketch Plan Application using the form provided in Appendix.
- Liberty Bell requires detailed 100% Landscape Reveg plans. (3 copies)

Process

- DRC will review the Sketch Plan Application and notify the Owner in writing of its findings as promptly as practicable but in no event later than 45 days after the DRC's receipt of all required materials.

- If conditionally approved or rejected, the Owner may resubmit the Sketch Plan application or within 30 days of receipt of written findings, appeal to the Board.
- If appealed, the Board will review the DRC's findings in accordance with procedures set forth in the DRC Declaration.
- If approved, the DRC will return one signed and dated set of drawings to the Owner.

Expiration

- Sketch Plan Approval of the design of an improvement shall lapse and become void one year following the date the applicant received Sketch Plan Approval for the improvement unless a Final Plan application shall have been submitted.

Final Plan Submission and Review

Overview

DRC's review of the Final Plan application will address issues that include but are not limited to building elevations, colors, roof design, architectural character or expressions, exterior material, site condition, grading, landscaping, drainage and re-vegetation and construction staging plan.

Submission Requirements

- Complete construction drawings of the proposed improvements, no less than $\frac{1}{8}$ " = 1'-0". (3 copies)
- Samples of proposed exterior materials.
- The landscape plan (3 copies)
- A completed Final Plan Application using the form provided in the Appendix.
- An executed Landscape Agreement and deposit (Appendix).
- An executed Clean Up Agreement and deposit (Appendix).
- A San Miguel County approval for septic tank installation with engineer's or County Sanitarian's report.

Process

- DRC will review the Final Plan application and will notify the Owner in writing of the findings as promptly as practicable but in no event later than 45 days after the DRC's receipt of all required materials. If approved, once signed and dated set of drawings will be returned to the Owner.
- If conditionally approved or rejected, the Owner may resubmit the Final Plan application or within 30 days of receipt of written findings appeal to the Board.
- If appealed, the Board will review the DRC's findings in accordance with procedures set forth in the DRC Declaration and Resolutions.
- Expiration: Final Plan Approval of the design of an Improvement shall lapse and become void one year following the date the applicant received Final Plan Approval for the improvement unless a building permit, if required, has been issued and reconstruction commenced and diligently pursued toward

completion. After construction has commenced, any substantial suspension or substantial abandonment of work, other than those due to seasonal or other adverse weather conditions (as determined by the DRC), which lasts longer than 60 days, shall constitute a failure to diligently pursue construction toward completion, on the basis of which the DRC may declare the approval void. In the event, a Final Plan Approval has been declared void a new Final Plan Approval must be obtained before work may be recommenced.

Variances

Variances may be granted by the DRC pertaining to the Design Guidelines and as stated in the Declaration.

Construction Regulations

Certificate of Final Plan Approval

Construction shall not commence until a certificate of Final Plan approval has been received from the DRC and a development permit and building permit, if required, has been issued by the Building Department of San Miguel County. Once started, construction shall proceed in an expeditious manner, in strict compliance with the Final Plan Approval and these Design Guidelines. Upon satisfactory completion and final inspection, the DRC will issue a Certificate of Compliance.

Construction Staging Areas

All construction staging, including, but not limited to, material storage, equipment storage, construction trailers, etc., must take place within a designated area on the owner's lot approved in writing by the DRC. As part of the Final Plan Submission, the Owner shall present to the DRC a layout of the staging area, which will include, but is not limited to the following: material and equipment storage area, trash stage area, job office location, parking, and access to and from site during construction. The DRC may require that the entire perimeter of the construction area, staging area and parking area shall be fenced by the Owner with temporary construction fencing approved by the DRC, in which event, all construction activity shall be contained within the construction fence, unless specific authorization to the contrary is received in writing from the DRC.

Tree Protection

Construction practices must include extreme care during grading and excavation to avoid damage to existing trees, shrubs and their root structures. All vegetation on any part of the building site to be removed must be flagged and approved by the DRC. No vegetation or trees outside of the building envelope are permitted for removal without DRC approval. Trees that were not intended to be removed and did not have approval to be removed shall be replaced with identical size and species within 30 days. Spray paint shall not be used to identify trees to be removed.

Slash Disposal

By keeping disturbed areas small, slash removal will be reduced. Where tree removal is necessary, slash may be ground into chips and used as mulch on site. Otherwise all materials must be buried on site or hauled off site. No on site burning of slash or construction waste is allowed.

Trash Containment and Removal

Trash and construction debris shall be kept in containers of a type that has been approved by the DRC. Containers shall be emptied on a regular basis to ensure sufficient room to store trash at the end of each working day. It shall be the responsibility of the Owner to remove and dispose of any excess trash and construction debris at an authorized landfill. Storage of trash and construction debris outside of an approved container shall not be permitted under any circumstances. The Owner shall ensure that debris from the job site, including blowing debris, will be picked up on a daily basis. If the Owner fails to have the debris cleaned up then the DRC may cause it to be cleaned up and the Owner shall be responsible for all costs incurred.

Storm Water Management Plan

A storm water management plan for the during construction management of storm water is required prior to the start of construction.

Noise and Hours

Heavy equipment operation and other loud noise from construction shall be prohibited between 6:00 p.m. and 7:00 a.m. No blasting is allowed without DRC approval. No construction work shall take place on Sundays.

Construction Signs

One temporary construction sign, no larger than six square feet, will be allowed per home site. The sign will be located at the start of the driveway leading to the construction site. The sign shall conform to the requirements of in the Appendix. All information must be shown in uniform type, style, size and color. All construction signs and their locations must be approved by the DRC at the time of Final Plan submission. All construction signs must be removed prior to receipt of either a Temporary or Final Certificate of Occupancy. Signs with the intended use of selling property are restricted in accordance with the Declaration.

Compliance Inspection and Approval

Overview

The Compliance Inspection is to ensure that Improvements are completed according to the approved plans and specification. See Declaration.

Submission Requirements

- Copies of records of Building Department, Mechanical and Electrical Inspections
- A completed Certificate of Compliance application.

Process

DRC will inspect the completed improvements as soon as can conveniently be arranged and in any event within 30 days of receipt of Owner's written notice, requesting an inspection.

If rejected, the Owner may appeal to the Executive Board, provided that a notice of appeal is made in writing and received by the Executive Board within 30 days of the date that the DRC issues its written decision.

The Executive Board will review the DRC's findings in accordance with procedures set forth in the Declaration.

Once the Compliance and Approval inspection has been completed and the Issuance of Certificate of Compliance has been issued, the DRC will refund the Landscape and Clean-up deposit escrow.

Section 10: Definitions

For the purpose of this guideline, certain words or phrases are defined as follows. The definitions also should cross reference with the Idarado Legacy Declaration, Resolutions, and San Miguel County Land Use Code.

ADU: Accessory Dwelling Unit, as defined by San Miguel County Land Use Codes. ADU's are presently not permitted in the Community.

Association: The Idarado Homeowners Association.

Basement: A portion of a building whose volume is 50% or more of it's floor to ceiling height below the average finished level of the adjoining ground measured from pre-construction or post-construction grade, whichever is more restrictive, and having a floor to ceiling height of 6-1/2' or more.

Building Envelope: That portion of a lot which is depicted and designated as the "Building Envelope" on the final plat. All improvements on a lot must be located entirely within the building envelope, including but not limited to dwellings, attached patios and decks, garages, kennels, storage buildings, and other out-buildings, facilities and amenities associated with the residence.

Declaration: The Declaration of Covenants, Conditions, and Restrictions for Idarado Subdivision recorded on June June 17, 2004 in Reception No. 367146, as amended from time to time.

DRC: The appointed design review committee for Idarado Legacy.

Executive Board: The executive board of the association.

Finished grade: The elevation of the ground surface, following development, next to the completed walls of a structure, prior to the placement of any fill material.

Floor Area: The floor area is calculated as the sum of all floors protected by an impervious covering calculated using the exterior dimensions of the adjacent walls. This does not include covered decks, porches, patios, or covered surfaces not enclosed by exterior walls. A garage, up to 750 square feet, is not included in the calculation of the floor area, any square footage over 750 is included in the floor area calculation. Also to encourage sustainability, where alternative "thick-wall" construction material is used, floor area will be calculated using the interior dimensions of the adjacent walls. The floor area also includes horizontal surfaces in basements that have a vertical height in excess of six and one-half feet and with 50% or more of the basement exterior walls exposed.

Garage: a building or portion of a building in which only motor vehicles used by the residents, owners, and/or tenants of the building on the premises are stored.

Height: The maximum possible upward distance to the top of a building, measured adjacent to a building at a right angle to the horizon line from each and every point on the finished or natural grade, whichever is more restrictive, except that: The ridge of a gable, hip, gambrel or similar pitched roof may extend up to five feet past the above specified maximum height limit. Antennas, chimneys, flues, vents, or similar structures may extend up to ten feet above the specified maximum limit.

Home site: a lot.

Lot: any part of the Common Interest Community which is designated as a lot on the Plat.

Natural grade: the highest natural elevation of the ground surface, prior to development, next to the proposed walls of a structure. If natural grade has been disturbed immediately prior to development, the Building Official may establish the natural grade.

Parallel slope method: A method of calculating height as defined above. See height above.

Plat: The recorded subdivision exemption plat for the Idarado Legacy subdivision recorded on February 10, 2004 in Plat Book 1 at page 3238, reception No. 364049.

Resolution: Certain Resolutions approved by the Board of County Commissioners of San Miguel County, Colorado (“BOCC”) approving the Idarado Legacy subdivision reflected in Resolution No. 2003-30A, as amended by Resolution No. 2004-4 and the 1041 Environmental Hazard Review, Historic and Archeological Area Review and Wetlands Special Use Permit approved by the BOCC by Resolution No. 2003-30C.

Site Constraints Map: The recorded map showing various site constraints associated with development on Lots within the Idarado Legacy subdivision, recorded on February 10, 2004 in Plat Book 1 at page 3247, Reception No. 364050.