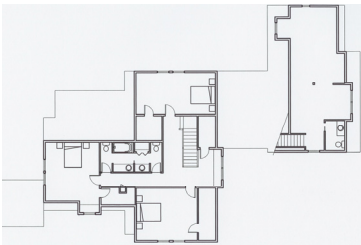
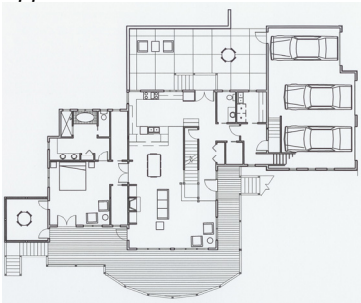




Llamas



Upper Level Plan



Main Level Plan



New Residence – Sedalia, Colorado

Completed: Fall 2003

Site: Located 30 miles south of Denver, Colorado, this new residence resides on a 21-acre site in the short brush foothills of the Rocky Mountains. Together with a new, traditional “pole barn” for the family’s prized llama herd, the house capitalizes on the 180-degree views and southwest solar exposure. Nestled into the surrounding terrain, the floor plan organization takes its cues from the connections to the rich natural environment.

Program: A 3,500 s.f., four bedroom, three-bath home on three levels (with a walk-out basement level). Amenities include a large exterior deck, screened porch, outdoor patios, artist studio above the garage and professional exterior landscaping. This “mountain cottage” provides a secluded refuge for the family and their beloved animals.

Precedence: The house’s composition draws upon traditional American shingle style cottage design, dominated by a large sheltering roof. A variety of dormers enclose upper level seating “nooks”.

Materials: Cedar shingle siding at the upper level balances the cedar lap siding at the house’s main level. Composite shingle roofing and cedar trim detailing complement the stone base wainscot. The tapered wood porch columns and stone base are repeated in the “Llama” entry gate. Interior hardwood paneling and trim highlight the family room area.

Structure: The large sheltering roof is entirely “stick framed” allowing for upper level rooms nestled under the roof. Standard wood stud and TJI, and LLV framing is used over the pier and grade beam foundation.

