

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
THURSDAY MARCH 1, 2018 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
REVISED AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Starr	Action	Reading and Approval of Summary of Motions of the of the February 1, 2018 Design Review Board Meeting.
3.	10:05	30	Haynes	Action	Interview New Applicants for Design Review Board open seats with recommendation to Town Council
4.	10:35	45	Bangert	Initial Architecture and Site Review	Consideration of a Design Review Initial Architectural and Site Review application for a new single-family home on Lot 201A, 102 Benchmark Drive
5.	11:20	45	Bangert	Public Hearing, Quasi-Judicial Action	Consideration of Final Design Review for a new single-family home on Lot 416A, 206 Wilson Peak Drive
6.	12:05	30			Lunch
7.	12:35	45	Bangert	Public Hearing, Quasi-Judicial Action	Consideration of Final Design Review for a new single-family home on Lot 89-2B, 667 Mountain Village Blvd
8.	1:20	60	Starr	Public Hearing, Quasi-Judicial Action	Consideration of Final Design Review for a new single- family home on Lot AR613-C1, 101 Lawson Point.
9.	2:20	60	Haynes	Discussion	Other Business: Discussion on potential new roofing materials in the village core.
10.	3:20				Adjourn

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. 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).

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, FEBRUARY 1 2018**

Agenda Item 2

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:00 a.m. on Thursday, February 1, 2018 in the Fire Department Conference Room at 411 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board/Alternate members were present and acting:

Banks Brown
Keith Brown
Liz Caton (Alternate)
David Craige
Phil Evans
Jean Vatter (Alternate)
Luke Trujillo

The following Board members were absent:

Dave Eckman
Greer Garner

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
Dave Bangert, Senior Planner/Forester
Sam Starr, Planner

Public in attendance:

Bill Hoins billride@gmail.com
Chris Hawkins chris@alpineplanningllc.com
Robert Stenhammer Rstenhammer@telski.com
Tommy Hein tommyhein@mac.com
Sally Field sallyfield@avcable.net
Dan Houlihan
Albert Roer
John Horn
Stefanie Solomon

Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(b), and for the Purpose of Negotiations Pursuant to C.R.S 24-6-402(4)e.

On a **Motion** made by Keith Brown and seconded by Phil Evans, the DRB voted 7-0 to enter into Executive Session for the purpose of receiving legal advice pursuant to C.R.S. 24-6-402(b), and for the purpose of negotiations pursuant to C.R.S 24-6-402(4)e at 10:01 a.m.

The Design Review Board returned to regular session at 10:20 a.m.

Reading and Approval of Summary of Motions for the January 4, 2018 Design Review Board Meeting.

On a **Motion** made by Phil Evans and seconded by Keith Brown, the DRB voted 7-0 to approve the January 4th, 2018 Joint Town Council and Design Review Summary of Motions.

A recommendation to the Town Council regarding a Community Development Code (CDC) Amendment to Section 17.7.7 Building Board of Appeals to make minor and conforming amendments pursuant to CDC Section 17.1.7 Amendments to the Community Development Code.

Michelle Haynes presented the Consideration of a recommendation to the Town Council regarding a Community Development Code Amendment to section 17.7.7. Building Board of Appeals to make minor and conforming amendments pursuant to CDC Section 17.1.7 Amendments to the Community Development Code.

No public comment was provided.

On a **Motion** made by Phil Evans and seconded by Jean Vatter, the DRB voted 7-0 to approve the recommendation to town council regarding a Community Development Code (CDC) Amendment to Section 17.7.7, with the following conditions:

- 1) *In section (E) regarding qualifications, the word "shall" will be replaced by "may" when indicating the requirement for 5 years of documented contracting experience.*

A Recommendation to Town Council regarding a Comprehensive Plan Amendment to Parcel M, Lot 30, (which consists of Lot 30 and a portion of the adjacent open space parcel OS1AR-3) within the Village Center Subarea and other associated amendments to accomplish the foregoing pursuant to Community Development Code Section 17.1.5 Town Comprehensive Plan.

Michelle Haynes presented the consideration of a recommendation to Town Council regarding a comprehensive plan amendment to Parcel M, Lot 30.

Haynes noted that public comment was provided in the packet, by email and hard copies were provided at their desk at the meeting. Public comment was provided at the meeting by: Albert Roer, Robert Stenhammer, Stefanie Solomon, Sally Field, and John Horn.

On a **Motion** made by Phil Evans and seconded by Luke Trujillo, the DRB voted 7-0 to recommend that Town Council approve the Comprehensive Plan Amendment to Parcel M, Lot 30 within the Village Center Subarea and other associated amendments to accomplish the forgoing pursuant to Community Development Code Section 17.1.5 Town Comprehensive Plan, with the following conditions:

- 1) *That the community visions and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan;*
- 2) *Adequate financing and resources are available to complete the amendment.*
- 3) *That significant and meaningful public participation occurred.*
- 4) *The Village Center Subarea Committee specifically address the scope and scale of Lot 30 in their work.*

Consideration of a Class 3 Application for Initial Architectural and Site review for a new single-family home on Lot 89-2B, 667 Mountain Village Boulevard.

Dave Bangert presented the Consideration of a Class 3 Application for Initial Architectural and Site review for a new single-family home on Lot 89-2B, 667 Mountain Village Boulevard. Chris Hawkins of Alpine Planning LLC and Tommy Hein of Tommy Hein Architects presented on behalf of the owner.

No public comment was provided.

On a **Motion** made by Jean Vatter and seconded by Phil Evans, the DRB voted 7-0 to approve Initial Architecture Site Review application with the stated variations and specific approvals for Lot 89-2B with the following conditions:

- 1) *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. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 2) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 3) *Applicant provide a rendering that includes the retaining and landscaping walls in a hilficker stone.*

A Recommendation to Town Council regarding a proposed density transfer and rezone application for Lot 628B, 105 Double Eagle Way, to transfer one density unit (four-person equivalent density) into the Density Bank.

Sam Starr presented the consideration of a recommendation to Town Council regarding a proposed density transfer and rezone application for Lot 628B, 105 Double Eagle Way. Don Perrota presented on behalf of the owner.

There was no public comment.

On a **Motion** made by David Craige and seconded by Phil Evans, the DRB voted 7-0 to recommend that Town Council approve the rezone and transfer application pursuant to CDC Sections 17.4.9 and 17.4.10 to transfer one density unit (four-person equivalent density) to the Density Bank for Lot 628B, with the following conditions:

- 1) *The owner of record of density in the density bank shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to another lot, or person or entity.*
- 2) *The density transfer approval is conditioned upon the minor subdivision plat approval by the Town Council.*

Consideration of a Class 3 Application for Initial Architectural and Site review for a new single-family home on Lot AR613-C1, 101 Lawson Point.

Sam Starr presented the Consideration of a Class 3 Application for Initial Architectural and Site review for a new single-family home on Lot AR613C1, 101 Lawson Point. Narcis Tudor of Narcis Tudor Architects presented on behalf of the owner.

Starr noted that public comment was provided in the packet, by email and hard copies were provided at their

desk at the meeting.

On a **Motion** made by Jean Vatter and seconded by Phil Evans, the DRB voted 7-0 to approve Initial Architecture Site Review application with the stated variations and specific approvals for Lot AR613-C1 with the following conditions:

- 1) *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. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 2) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 3) *Applicant shall submit separate lighting plans within 14 days of the initial architecture site review approval.*
- 4) *The owners will enter in to a revocable General Easement encroachment agreement for the address monument and driveway retaining walls located in the GE prior to issuance of a Certificate of Occupancy.*
- 5) *Applicant will work with Mountain Village Police Department Chief to draft a traffic and parking plan for construction mitigation purposes that is acceptable to both parties.*
- 6) *Applicant will bring in renderings that meet the 35% stone fenestration requirement*
- 7) *Applicant will continue to consider the southern end of the long shed roof.*

Other Business

Planning and Development Services Director Michelle Haynes provided the board with a reminder for submitting letters of interest and resumes for Board Members whose term is up in 2018.

Adjourn

On a **Motion** made by David Craige and seconded by Phil Evans, DRB voted 7-0 to adjourn the February 1st, 2018 meeting of the Mountain Village Design Review Board at 2:08 p.m.

Prepared and Submitted by,

Sam Starr
Planner
Town of Mountain Village



PLANNING & DEVELOPMENT SERVICES

455 Mountain Village Blvd
Mountain Village, CO 81435
(970) 728-1392

Agenda Item No.3

TO: Design Review Board

FROM: Jane Marinoff, Administrative Assistant
Michelle Haynes, Director of Planning & Development Services

FOR: DRB Public Hearing on March 1, 2018

DATE: February 23, 2018

RE: DRB Applicants and Interviews with a Recommendation to Town Council

ATTACHMENTS

- Exhibit A: Letters of Interest from all DRB Applicants
- Exhibit B: Sample Questions for New Applicants

BACKGROUND

The Design Review Board (DRB) is assembled of seven (7) full-time members and two (2) alternate members appointed by Town Council. The term for a DRB member is two (2) years.

Four (4) regular DRB members' terms are expiring in April 2018 and staff has advertised for the open positions as required. The DRB members' terms that are expiring include: Keith Brown, Banks Brown, David Craige and Luke Trujillo.

All four (4) of the existing DRB members have indicated that they would like to be reappointed and have submitted applications: Keith Brown, Banks Brown, David Craige and Luke Trujillo. The Town has also received emails and resumes from Neil Elinoff, Edward Sachs, Susanne Connolly, Jenny Hardy and Glenn Robins expressing an interest in serving on the DRB. Please refer to attached correspondence for all applicants.

Community Development Code Section 17.2.3.E states that the Council shall strive to appoint at least three (3) or more members of the DRB who are lot owners or residents of Mountain Village; however, residency is not a requirement for appointment, but is preferred. We currently have three (3) regular and one (1) alternate DRB members who reside in the Mountain Village.

If an existing DRB member is an applicant for a vacancy, only the Town Council will interview for such a vacancy rather than the DRB. Thus, the DRB will only interview the new applicants and make a recommendation, with members whose terms are expiring abstaining from the recommendation motion.

PROPOSED MOTION

"I move to recommend the Town Council appoint _____, _____, _____, and _____ to serve as regular DRB members for two year terms.

Sample DRB Interview Questions

1. What interests you about serving on the DRB?
2. Are you familiar with the TMV DRB and the review process?
3. Do you have any experience serving on a similar board?
4. What qualities do you feel are important for a DRB member to possess?
5. What important qualities do you believe you will bring to the DRB?
6. Do you see yourself having potential conflicts of interest?
7. Are you able to commit the necessary time to the DRB?

Keith Brown

Apt 41A, 117 Lost Creek Lane, Mountain Village, CO 81435
ph 970.417.9513 keithtelluride@gmail.com

January 15, 2018

Letter of Intent for Design Review Board Seat

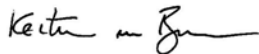
I hope for the opportunity to continue to serve on the Design Review Board (DRB). I believe my contribution to the DRB and the application process has been strong. I look forward to further participation as a DRB member.

My background is:

- Owner of Keith Brown Realty and TellurideMountainVillageRentals.com. I sell, renovate and manage Mountain Village properties, including vacation and long term rental condos, homes and commercial properties.
- I'm a licensed (A) and insured General Contractor in Mountain Village and a licenced HOA (CIC) Manager.
- Resident, owner and board member at Blue Mesa Lodge in Mountain Village. I co-managed HOA-Town repairs and improvements at Sunset Plaza. This HOA-Town relationship helps in the review of many DRB applications as I understand from experience aspects of public-private cooperation.
- I provide property liabilities studies to insurance underwriters on the Western Slope. The liability studies are a review of the use, condition and risks of a building. The liability studies help in my understanding of properties.
- Past Regional Manager for the Kellwood Corporation in Asia, where I managed offices and manufacturing facilities in Sri Lanka, India, Pakistan, UAE and the Maldives.
- MBA, Florence Institute of Technology, Italy
- Rhode Island School of Design, Industrial Design

Thank you for considering my interest in continuing to serve on the Design Review Board.

Most Sincerely, Keith Brown



January 19, 2018

Design Review Board – Town of Mountain Village
Town Council – Town of Mountain Village
Mountain Village, CO

Members of DRB and Town Council,

Please accept this letter as my request to continue to serve on the Mountain Village Design Review Board.

I have enjoyed my prior terms as a member of DRB, most recently as Chair, and take seriously the duties that are specific to this Board. I believe my experience and record of dealing with the design approval process, variation approvals consistent with the CDC, and the reviewing applications for rezoning, PUDs, density transfers, subdivisions, conditional use permits, variances and annexations will benefit the Village as we continue to evolve, grow and thrive. Participating in formulating the Comprehensive Plan helps give me a context and overview for furthering stated community ideals. I was active in the process of re-formulating the Mountain Village CDC and can bring the context of that history to the review process. I am a constructive board member who is respectful and open to the views of fellow members, the public, and applicants. I work comfortably and collaboratively with staff. I've demonstrated this on other boards I've served on including as President of the Telluride R-1 School District and President of the Aldasoro Home Owner's Company.

My wife and I are Mountain Village property owners. Our children have attended the Telluride High School. We're avid users of the town's amenities; skiing, golf, hiking, and biking.

Thanks for your consideration for appointment to a seat on the Design Review Board.

BANKS D. BROWN
Telluride Sotheby's International Realty
137 W. Colorado Ave.
Telluride, CO 81435
banks@rmi.net
P 970 729 1100
F 888 739 7868

DAVID CRAIGE LIGHTING DESIGN
209 HILLSIDE, TELLURIDE, COLORADO 81435
TEL 970.729.1403

dncraige@me.com

January 4, 2018

Jane Marinoff
Mountain Village Building Dept.

RE: Letter of Intent

Dear Jane,

I am interested in being considered for one of the four regular DRB seats being vacated. I have been a certified lighting consultant with the American Lighting Association since 2004. I sold Peak to Creek Electrical in 2008 and have been involved with many residential and commercial design build projects in the Telluride region over the past 18 years. I am currently employed as a lighting designer with projects in Aspen, Big Sky, Park City & Telluride.

My experience has involved dark sky requirements, energy efficient LED technology, DRB and HARC approval. I feel that my knowledge would lend itself to the Mountain Village DRB and appreciate your consideration. I welcome the board to review my website www.davidcraigelightingdesign.com and Linked In profile.

Sincerely,

David Craige CLC, IALD

davidcraigelightingdesign.com

From: Luke Trujillo
To: [Jane Marinoff](#)
Cc: [Michelle Haynes](#)
Subject: Luke - DRB + 2 more years
Date: Tuesday, February 13, 2018 3:00:37 PM

Jane & Michelle,

I decided that I will serve for one more term. Please let the record show that I may miss some meetings with my busy workload right now. The workload may plane out for me by fall/winter 2018.

Michelle let me know if you talked with Banks regarding our discussion last week.

Best regards,

Luke Trujillo - AIA

Principal

113 Lost Creek Lane - Suite B - Mtn. Village

M:970-708-1445

www.truline.com

"It remains a wonderful time to be alive in this greatest of all nations. Where opportunities are abundant. And the path to individual fulfillment and financial prosperity can be traversed by anyone willing to consistently wake up, navigate the day's obstacles, provide value to others, and lead with character and integrity."

SELECTED PROJECTS:

- **Telluride Gravity Works Phase 1 & 2 [2010]** – 7,500 SF facility incorporating a 2-story climbing wall, retail store, mezzanine, affordable housing apartment, and restaurant with roof top deck. Telluride, CO. HARC approval for Phase 2 completed.
- **302 N. Aspen St. [2007-2008]** – 3,500 SF custom home with the moving and reclassification of a historic shed on North Aspen Street, Telluride, CO. *[Published in “SHELTER” Winter 2011-2012]*
- **Moody Cabin [2009-2010]** – 3,800 SF custom home located at 200 Wilson Peak Drive. Renovation and addition to the 1st log cabin built in the Mountain Village, CO. *[Published in “LUXE” Colorado Summer 2011] [Published in Dorado Magazine 2015]*
- **230 Country Club Drive [2008]** – 4,800 SF custom home renovations located on Country Club Drive - Mountain Village, CO.
- **45001 Last Dollar Road [2008-2009]** – 6,500 SF custom home renovation – 35’ glass window wall incorporated to the front façade. Telluride, CO. Adjacent to Telluride Airport.
- **127 Double Eagle Dr. [2011-2012]** – 6,200 SF custom home renovation – large new glazing package and floating steel bridge. Mountain Village, CO. 5th Fairway.
- **138 Russel Dr. [2011-2012]** – 4,300 SF custom home renovation – complete rebuild with all new interiors and major roof line design changes. Mountain Village, CO. 15th Fairway. Currently for sale.
- **Trout Lake Cabin [2011-2013]** – 3,200 SF custom residence. San Miguel County, CO
- **430 W. Colorado Ave. [2013-2014]** – 3,400 SF custom home – historic renovation + new house. Town of Telluride, CO. [HARC approvals + building permit] – completed. Telluride, CO
- **Lake Muskoka Cottage** – Ontario, Canada – Lake House – currently in design.
- **P45 Newport Lake House** – Newport, VT – Lake House – currently in design. Construction to start in spring 2016.
- **Moody Tunnel [2014-2015-2016]** Phase 2 –adding 3,400 SF of livable space with spa center. Currently under construction. Mtn. Village, CO
- **Lot 27 Elk run [2014-2015-2016]** – 9,800 SF residences under construction. San Miguel County, CO
- **114 Arizona Drive [2014-2015-2016]** – 3,400 SF residences under construction. Mtn. Village, CO
- **Lot GH11- Gold Hill Cabins [2014-2015-2016]** – 3,500 SF currently in design. Mtn. Village, CO

AIA Member since 2012
Licensed Architect in Colorado
NCARB Certificate

*For complete project list with client names and references see our website.
TruLinea.com

Jane Marinoff

From: neal elinoff <nealelinoff@gmail.com>
Sent: Monday, February 12, 2018 12:37 PM
To: Jane Marinoff
Subject: Design and REview board position.

Hi Jane,

I'd like to serve on this board for a couple of years.

Here's my short form CV.

Born Denver, CO 1955. 62 years old
BS in Business in Statistics and Genetics (1977 CU)
Two years Medical School (St. George's Univ School of Medicine), then took off to start a business career.

I started a chain of cookie stores (122) in Europe, Asia, South America and of course, Texas (also Colorado, California, NY) I owned a chain of ice cream stores (7) chocolate manufacturing, bakery products manufacturing, invented a coffee roaster (c 1992). Before that, I started a push cart business and had the laws changed in Denver to allow street vending (1977). I had carts in the Denver Zoo, Mile-Hi stadium, Larimar Square, Coliseum, etc. and in Houston, Texas, at the Asto Dome and others.

I've only had start up businesses. Never purchased a business but have sold a few.

Currently 62 years old. Enjoying being older although I am shackled to work quite a bit. Mostly because of the limited labor pool as well as limited economic opportunities here.

My current situation is:

Own a gallery/jewelry store, restaurant, vending business, frame shop and some short term rentals in MV (2) & Telluride (3). Served on the board of some local HOA's. I have a Colo Real Estate Broker's license and a CAM license.

I've lived here for 22 years.

I have kids who are grown up and went through the Academy here. Doctor, Scientist, lawyer, law student, fashion designer, salesmen. Plus adopted 4 more siblings from Honduras, Karla (Junior) and Emilin (8th grade) plus 2 more that are in Denver because it took so long (7 years) to get their visas that Telluride wasn't a good fit for them.

Married to Karla Elinoff for about 16 years. She and I work together.

There you go.

Neal Elinoff *president*

Elinoff & Co. Gallerists and Jewelers

204 West Colorado Ave.

PO Box 2846

Telluride, CO 81435

work: 970-728-5566; fax: 970-728-5950; cell: 970-708-0679

Letter of Intent

Design Review Board (DRB)

Mountain Village, CO

To whom it may concern:

The intent of this letter is to express my intent to apply for a position on the Design Review Board for the Town of Mountain Village, CO.

I have lived in Telluride for 3 years and have been lucky enough to be in the practice of Architecture within the community. Having been to numerous DRB meetings throughout the years, I believe that I would be a great addition to the board and the Mountain Village community.

Qualifications and skill I bring to the table include:

- 9 years progressive experience in the field of Architecture and Planning, consistently studying new building techniques and advancing the field through design and construction.
- Proven leadership and teambuilding skills, successfully guiding teams of 5+ professionals to construct a structure fluently and cohesively.
- Analytical and strategic planning skills to maximize productivity and reduce amount of time spent on projects.

I look forward to talking with you about the potential opportunity to be a member on the Design Review Board. I have attached my resume and have a comprehensive career profile at <https://www.linkedin.com/in/edward-sachs-91667947/>. If you have any questions, please don't hesitate to reach me at eddie@tommyhein.com.

Thank you for your time and consideration

Best,

Eddie Sachs

Edward J. Sachs IV

108 South Fir St, Telluride, CO 970.519.1462 eddie@tommyhein.com

EDUCATION

University of Michigan-Taubman College of Architecture + Urban Planning- Ann Arbor, MI **May 2013 – May 2015**
Bachelor of Science in Architecture; Concentration in Environmental Design

- Overall GPA: 3.3/4.0
- Member of the Dean's List; Sophomore II, Junior II, Senior I

Oakland Community College – Auburn Hills, MI **September 2011 - January 2013**
Associate of Science in Architecture

- Overall GPA: 3.85/4.0
- Member of the Dean's List; Freshman II through Junior II

University of Colorado at Boulder – Boulder, CO

- Studied Environmental Design
- Overall GPA: 3.02/4.0

EXPERIENCE

Project Architect - Tommy Hein Architects **September 2015 - Present**
Telluride, CO

- Manage multiple projects during the different stages of design and construction.
- Prepare design packages for town/city approvals
- Creating and updating construction documents in order to provide information critical to the design and progress of a project.
- Coordinate with team members, contractors, consultants, and clients to ensure for a successful and smooth running project.
- Comprehensive Planning, Theory, Design Research, and Landscape Design.

Architectural Research **June 2013 – June 2015**
Afterhouse Design Project, Detroit, MI

- Assist in planning, fundraising, and design phases as well as physical construction of the building.
- Collaborate with artists, engineers, and contractors throughout process
- Engage with a team to design a website and fundraise

LEADERSHIP

- **Member of Board of Directors- We R-1 Charity** **October 2015 - Present**
 - Fundraising Capital for Investment in Education
 - Overseeing the organization and distribution of tasks/duties to committee members.
 - Distributing funds as grants for teachers for classroom activities.
- **American Institute of Architecture Students (AIAS) – Professional Liaison** **June 2013 - May 2015**
 - Facilitate student and practitioner events to discuss the practice
 - Plan social events to promote student interaction
- **Sigma Nu Fraternity - President** **January – August 2010**
 - Coordinated charity and community events

HONORS

- Un-Built Architecture Award- Boston Society of Architects (AfterHouse) **September 2013**
- Research and Design Award- Architect Magazine (AfterHouse) **May 2014**
- Scholarships
 - Simpson Strong-Tie Architecture Scholarship (Junior II, Senior I, Senior II)
 - University of Michigan Competitive Scholarship (Junior I)
 - UC Golden Buffalo Scholarship (Fresh. II, Fresh. I)

SKILLS

- Proficient in use of multiple Windows applications, AutoCAD, Revit , SketchUp, and Adobe Suite
- Strong organizational, analytical, and team-building skills
- Semi-Fluent in German (i.e., speaking, reading, writing)

Jane Marinoff

From: Susanne Connolly <suseconnolly@yahoo.com>
Sent: Monday, February 19, 2018 1:57 AM
To: Jane Marinoff
Subject: Open DRB seats
Attachments: Susanne Connolly Resume Final.doc

Dear Jane,

Below please find my letter of intent for one of the 4 open DRB seats. I have also attached my resume.

Thank you for your assistance.

Suse

Suse Connolly, Esq.
23 Trails Edge Lane
Mountain Village, CO 81435

Dear Town Council Members and DRB Members:

Please consider this my letter of intent for one of the 4 open DRB seats.

I am a practicing commercial real estate lawyer with over 20 years of experience working on large scale, sophisticated real estate transactions. I have extensive experience reviewing zoning codes, surveys and plans and specifications. I have attached my resume. I am confident that my expertise in real estate law would be an asset to the DRB and the community. I have been a full time resident since 2012. I believe strongly in public service and I would enjoy being able to serve the Mountain Village community.

Thank you for your time and consideration.

Best,

Suse

Suse Connolly, Esq.
23 Trails Edge Lane
Mountain Village, CO 81435

SUSANNE CONNOLLY, ESQ.

23 Trails' Edge Lane, Mountain Village, CO 81435 • 610.213.7520 • suseconnolly@yahoo.com

SUMMARY PROFILE

Highly accomplished professional with more than 15 years of extensive legal experience in providing advice and actively participating in multi-faceted commercial real estate transactions. Possesses a strong background in acquisitions, development, financing, leasing, and dispositions.

PROFESSIONAL EXPERIENCE

SALVO LANDAU GRUEN & ROGERS LLC • BELL BLUE, PA

Partner, Real Estate Department

Oct 2000–Aug 2012

Functioned as lead counsel and advisor; handled complex commercial real estate transactions that included acquisitions, development, financing, leasing and dispositions. Represented owners, purchasers and developers throughout the real property investment and development process encompassing initial property acquisition, financings, leasing of retail and office space and property dispositions.

Representative transactions include:

- Represented a seller of a mixed-use, 1.2-million-square-foot office building in Jersey City, New Jersey for a purchase price of \$330 million.
- Represented a seller of a 200-unit residential apartment building in Washington, DC for a purchase price of \$80 million.
- Represented a developer in the acquisition and financing of a \$95 million, 170-unit residential apartment building in Williamsburg, New York.
- Represented a seller of multiple residential apartment buildings in Montgomery County, Maryland for a purchase price of \$75 million.
- Represented a seller of multiple office buildings in Monmouth, New Jersey for a purchase price of \$122 million.
- Represented a borrower of a \$82 million construction loan for the construction and development of a mixed-use property in Bethesda, Maryland.
- Represented a developer in a 20 year, 32 acre master development agreement and long term ground lease in a public/private transaction in North Bethesda, MD. Represented developer in obtaining \$110 million construction loan for initial phase of development, which included a 312 unit apartment building and 63,000 square foot grocery store.
- Represented an owner in a 99 year ground lease to a major home improvement store in Mount Pleasant, New York.

MORRISON COHEN LLP • NEW YORK, NY

Senior Associate, Real Estate Department

Apr 1998–Sep 2000

Managed various real estate matters, including acquisitions and dispositions, land and survey review, construction and development projects, financings and landlord and tenant leasing. Effectively served as primary drafter, reviewer, negotiator and advisor to clients on issues relating to purchase and sale agreements, leases, subleases, license agreements, brokerage agreements, loan documents and general real estate matters.

ROBINSON SILVERMAN PEARCE ARONSOHN & BERMAN (MERGED INTO BRYAN CAVE) • NEW YORK, NY

Junior and Mid-Level Associate, Real Estate Department

Summer 1993/Sep 1994–Mar 1998

Administered general commercial real estate, commercial leasing, loans, sales and financings. Handled leasing of retail stores and restaurants in Grand Central Station, along with office and retail leasing for a well-known retail and investment bank.

EDUCATION

Juris Doctor • New York University School of Law, New York, NY (1994)

Bachelor of Arts in Economics • Colgate University, Hamilton, NY (1989)

Graduated magna cum laude | Phi Beta Kappa

From: Jenny Hardy
To: [Jane Marinoff](#)
Subject: Re: Design Review Board Four Open Seats | Deadline February 19
Date: Monday, February 19, 2018 9:49:06 AM
Attachments: [image001.png](#)

Hi Jane,

Hoping this finds you well.

Please take this as my letter of intent, see my [LinkedIn](#) details, and attached resume, as well as feel welcome to ask me any questions. Also, my husband and I met there, live there, as well as grew up coming to our family homes there. Furthermore, I grew-up with grandparents whom developed commercial and residential real estate in Orange County, as well as parents whom did the same, plus have had experience from Malibu, London, and Singapore doing it on my own always in a very environmentally+culturally respectful style.

Meanwhile, thank you for all of your time and energy, regarding this follow-up.

Best wishes,
Jen

On Tue, Feb 6, 2018 at 9:44 AM, Jane Marinoff <JMarinoff@mtnvillage.org> wrote:

--

Jennifer Michelle Josephine Hardy, JD
Foundation for Inclusion
Executive Director of Development
Jen@FoundationForInclusion.org
<https://FoundationForInclusion.org>

The information contained herein is confidential and privileged information or work product intended only for the individual or entity to whom it is addressed. Any unauthorized use, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately.

Dear Ms. Hardy please send me a letter of intent and resume by 5pm February 19. I will need this information to put before the DRB board and Town Council.

Many thanks

From: Jenny Hardy [mailto:jh@jennyhardy.com]
Sent: Tuesday, February 06, 2018 10:37 AM
To: Jane Marinoff <JMarinoff@mtnvillage.org>
Subject: Fwd: Design Review Board Four Open Seats | Deadline February 19

Jenny Hardy

Phone: 310.433.3895 • E-Mail: jh@jennyhardy.com • Text: 310.433.3895



Experience

Co-Chair/**Supporter**, **UN Women's Entrepreneurship Day** 9/2015-**Present**

- Telecommute pro-bono business development focused on fundraising, attendance and awareness

Co-Founder/Director of Development, *TOAST.world/Noble Holdings/Moral Resume* 1/2015-9/2015

- Worked alongside CEO to craft best plan for scaling from \$25m to \$100m, annually
- Reviewed, analyzed, and generated updated report of company operations, as well as development
- Created new materials from website to merchandise, HR to PR, and finance to marketing
- Transitioned entire company onto more productive inventory, management, and sales systems
- Recommended next generation plans for 1, 5 and 10 year(s), as well as kickstarted process
- Assessed, evaluated, and organized new, as well as old company roles, including hiring and firing
- Invented, designed, and finalized patenting of new products for use in multiple upcoming years
- Took five existing legacy brands and rebranded legally under one new unified entity
- Recruited, trained, and oversaw first outgoing sales team, including new perks packages
- Sourced, opened and operated three new revenue streams, including subscriptions
- Managed 100+ employees, especially whilst the CEO was on vacation

Director of Development, *GameChangers500* 6/2013-12/2014

- Worked alongside Founder, CFO, and CEO to craft best plan for scaling from \$10m to \$50m, annually
- Reviewed, analyzed, and generated updated report of company operations, as well as development
- Helped create new materials from website to merchandise, HR to PR, and finance to marketing
- Assisted transitioning entire company onto more productive inventory, management, and sales systems
- Collaborated on assessing, evaluating, and organizing new as well as old company roles

Development Consultant, **G&M/NHEH/De Tierra/Klickly/Moxie Lab/Summit/MediaPass/Recipco** 1/**1995-Present**

- Apprenticed under Principal on research, drafting, and court appearances at Gorman & Miller (G&M)
- Managed and supported the entire staff at Noland, Hamerly, Etienne & Hoss (NHEH)
- Worked alongside current owner to create content, contracts for business growth at De Tierra
- Helped edit pitches, generate PR, as well as close investors at Klickly and associate applications
- Supported personal and professional planning to the Newman, Nesmith, and Turner families at Moxie Lab
- Aided running operations for build out of a town, 1000 person launch event, and key investors at Summit
- Contributed to UPR submission and lead the International Action Team at Law Society of England & Wales
- Developed, supported and generally assisted all projects for the CEO of Recipco, as first job

Education

University of Oxford, New College June 2012

International Human Rights Law and Development

University of California, Los Angeles (UCLA) June 2009

Neuropsychology

Royal Academy of Dance/Joffrey Program June 2005

Ballet

Jane Marinoff

To: prs@glenntobins.com
Subject: RE: Design Review Board seat submission
Attachments: Title 17 Community Development Code 6.20.17 Final with bookmarks jm.pdf

From: prs@glenntobins.com [mailto:prs@glenntobins.com]
Sent: Monday, February 19, 2018 4:34 PM
To: Jane Marinoff <JMarinoff@mtnvillage.org>
Subject: Design Review Board seat submission

Hello Ms. Marinoff and board members,

The following statement share serve as my letter of intent, an expression of interest if you will, to join the Design Review Board.

My name is Glenn Robins. I am a real estate developer from New York City with a 30+year background in all facets of the profession now residing full-time here in beautiful Telluride.

As a real estate developer focusing on large footprint transformative projects, I possess a broad yet refined set of skills that I believe will offer a unique perspective to the collective board as they, as a whole, work to examine proposals and vet through the issues, concerns, and problem solving tasks that arise.

To assist the seated members in assessing my ability to contribute effectively to the board's mission and docket, I would like to direct attention to tasks I performed during the project feasibility phase of recent opportunity that I looked at closely in Denver, a one million sq. ft. re-positioning and re-development project involving landmarked structures that needed to be restored and integrated into newly constructed elements of scale.

In my capacity as lead developer, I directed and performed the following mission-critical tasks during the feasibility phase of vetting for this project:

- Assembled and facilitated an integrated project planning and design team made up of 3 architectural firms each focusing on a specific area of the overall design scheme.
- Thoroughly reviewed and analyzed "Next Stage Vision Plans" and "Urban Design Frameworks" and other planning documents.
- Assessed the impact of landmark, zoning, and site configuration constraints/allowances on my overall vision for the highest and best use of the real estate, while remaining within the context of community planning, zoning, and landmarks guidelines.
- Facilitated charrettes and pre-development Integrated Design team discussions, and consulted with community and neighborhood organizations about their needs.

In addition to the capabilities I have highlighted above, I've collaborated with many architects during my career, and have a very keen sense for design aesthetics.

All these elements, along with many traits and capabilities not mentioned here, I believe earmark me as fine (qualified) candidate to join the board.

Thank you,
Glenn Robins
[646-342-3501](tel:646-342-3501)

..resume attachment

*Expect occasional typos.
Sent from my Smartphone.*

GLENN ROBINS

Providing expertise in all phases of a real estate project's life cycle from acquisition, planning and development to leasing, marketing and branding.



linkedin@glennrobins.com

646-342-3501

4901 Henry Hudson Parkway West, Riverdale, NY 10471

Work Experience

11/1996 - Present

New York, NY

Founder and Principal

Progressive Realty Solutions

Vertically-integrated Development and Advisory Firm focused on transformational real estate projects

Select Accomplishments

- Spearheaded re-positioning, branding and re-development proposals for more than 3 million square feet of iconic urban gateway assets, including Governor's Island and St. John's Center in Manhattan, and Emily Griffith Opportunity School in Denver.
- Assembled a joint venture between the City of New York and a diversified global media company to anchor and activate a thriving hub of creative and entrepreneurial activity.
- Hired to originate a \$525 million financing package to acquire MotorCity Casino in Detroit, Michigan from Mandalay Resort Group.

02/1994 - 04/1995

San Rafael, CA

Business Analyst - Office of the Comptroller

LucasArts Entertainment Company

Video Game Publisher and Licensor

Select Accomplishments

- Drafted and helped implement a strategic business plan for the Company Store handling the distribution of all film franchise licensed merchandise.
- Produced a product SKU cost-revenue analysis and budgeting forecast to track and optimize margins, production costs, and unit profitability.

06/1986 - 08/1993

New York, NY

Senior Vice President - Investment Sales

John Aitken Company, Inc.

Licensed Real Estate Broker

Select Accomplishments

- Originated virtually every real estate asset type for acquisition or disposition, including office and apartment buildings, hotels, development sites, garden apartments, and retail properties of all shapes and sizes.

11/1983 - 04/1986

Denver, CO

Co-Founder, Product Architect, Head of Sales

Petroleum Strategic Planning

First-mover Analytical Metadata Start-up disrupting the Energy Exploration Industry

Select Accomplishments

- Headed the marketing and sale of proprietary, customized trend analyses of domestic crude oil and natural gas basins to the explorationist teams of the "Seven Sister" and large independent exploration companies.
- Transposed deep statistical analyses of historical drilling well production data into detailed hand-drafted color-coded maps illustrating and providing easy interpretation of over 120 distinct geologic parameters measuring success and productivity.

Skills & Competences

Critical, Analytical and Innovative Thinking	<div style="width: 100%;"></div>
Creative Problem Solving	<div style="width: 100%;"></div>
Verbal and Written Communication	<div style="width: 100%;"></div>
Transaction Origination, Due-diligence & Analysis	<div style="width: 100%;"></div>
Sales and Marketing	<div style="width: 100%;"></div>
Listening, Understanding and Executing	<div style="width: 100%;"></div>
Managing High Performance and Specialized Teams	<div style="width: 100%;"></div>
Goal-oriented with Strong Leadership Capabilities	<div style="width: 100%;"></div>
Project design, Planning and Implementation	<div style="width: 100%;"></div>
Presentation, Facilitation and Persuasiveness	<div style="width: 100%;"></div>
Resiliency	<div style="width: 100%;"></div>
Collaboration and Innovation	<div style="width: 100%;"></div>
Assembling Strategic Partnerships	<div style="width: 100%;"></div>
Lease and Contract Negotiation and Drafting	<div style="width: 100%;"></div>
Time and Priorities Management	<div style="width: 100%;"></div>
Future Focused	<div style="width: 100%;"></div>

Alma Mater

UNIVERSITY OF DENVER

- Bachelor of Arts
- Hornbeck Scholar for Academic Excellence

Professional Licenses

Real Estate Broker - New York State (1987)

Interests

Cycling | Off-piste Skiing | Horseback Riding | Travel and Camping | Volunteering



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board
FROM: Dave Bangert, Senior Planner
FOR: Meeting of February 1, 2018
DATE: February 22, 2018
RE: Initial Architectural and Site Review for a new single-family dwelling on Lot 201A, 106 Benchmark Drive.

PROJECT GEOGRAPHY

Application Overview: The purpose of this agenda item is to allow the Design Review Board (DRB) to provide initial direction to the applicant regarding a proposed new single-family home.

Legal Description: Lot 201A
Address: 106 Benchmark Drive
Applicant/Agent: Kris Perpar/Shift Architects
Owner: Susan and Bradford Hewitt
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.469 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Design Review for the development of a single-family residence. The proposed project consists of a 5,272-total square foot (with 4,493 square foot livable) single-family home located on lot 201A. This first step of our two-step process will be initial architectural and site review.

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	35' maximum (35'+5' for gable roof)	36' – 8-3/4"
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	28' – 5"
Maximum Lot Coverage	40% maximum	38.59%
General Easement Setbacks		
North	16' setback from lot line	13.5' to GE
South	16' setback from lot line	18.5' to GE
East	No GE on Eastern lot line	1' to lot line
West	16' setback from lot line	1' to GE
Roof Pitch		
Primary		10:12 gable
Secondary		8:12 gable and hip
Exterior Material		
Stone	35%	38%
Wood	(No requirement)	44%
Windows/Doors	40% maximum for windows	18%
Parking	2 enclosed and 2 exterior	2 enclosed and 2 exterior

17.3.12.C BUILDING HEIGHT LIMITS

The average height for the proposed designed is compliant at 28' – 8-3/4". The maximum height is 36' – 8-3/4", which puts it within 5' of the maximum height allowed for the roof design.

When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that 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. This shall be done prior to the Building Division conducting the required framing inspection.

17.5.5 BUILDING SITING DESIGN

Lot 201A is an average size (0.469 acres) hexagon shaped lot that slopes from south to north. In 1990 the original Lot 201 was re-platted into Lots 201A and 201B. The plat notes state that 201A and 201B will have one common access from Benchmark Drive to serve both lots. The replat split the original lot into two equal halves but the new interior lot line does not show General Easements on either side of it. Lot 201B was developed and received its Certificate of Occupancy in 2000. There is not lot of information in our Lot Files regarding the Planning approval for Lot 201B. The garage on Lot 201B, at 17', is the closest improvement to the lot line between 201A and 201B. There is an existing GE encroachment agreement for Lot 201B that allows for a landscape berm in the northern GE. Staff concludes that Lot 201B was developed with a 16' setback along its western property line. For lots outside the Village Center Zone District where a general easement does not exist and lots where the general easement has been vacated, the review authority may require the establishment of a building setback as determined by the DRB at the time of review of a development application per CDC Section 17.3.14.B. The purposed garage on Lot 201A is within 5' of this interior property line and eave up to 1' of the property line. Staff recommends the DRB determine what if any setback is appropriate along the eastern property line. The DRB can determine any appropriate setback including up to 16 feet. A building setback including eave overhangs will be problematic if

approved less than five feet because of building codes and setbacks required between a property line and a residential building. The DRB will need to determine what setback is appropriate along the eastern property line.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

In accordance with the Community Development Code, the proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick grounded foundation.

Roof Forms, Design and Materials

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets. The primary roof form for the residence is a 10:12 gable. The secondary roof forms are 8:12 gables and hips. The proposed roofing material will be weathered copper standing seam that will require specific approval from the DRB.

Exterior Wall Materials

The exterior walls consist of 38% stone veneer (Telluride Gold, Highlands Detail) with no exposed grout; 44% wood, vertical 8” tongue and groove; and 18% fenestration (cappuccino metal clad Loewen windows).

17.5.7 GRADING AND DRAINAGE PLAN

The applicant has provided a grading and drainage plan prepared by Uncompahgre Engineering, LLC for the proposed development. Positive drainage away from the structures has been provided with all disturbed areas and to have final grades of 3:1 or flatter.

17.5.8 PARKING REGULATIONS

There are 2 enclosed parking spaces and 2 exterior spaces proposed. All parking spaces are completely located within the property boundaries with no encroachments into General Easements or setbacks.

17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan shows 3 aspens, 4 spruces, 6 shrubs and 2 perennial beds with all disturbed areas to be re-seeded per CDC guidelines. All plantings will need to be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

Landscaping Type	Minimum Size
Deciduous Trees –Single Stem	3 inches caliper diameter at breast height (“dbh”)
Deciduous Trees – Multi-stem	2.5 inches dbh
Evergreen Trees –Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees – Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.

The irrigation plan submitted has a rainfall sensor and a backflow prevention device called out.

17.5.11 UTILITIES

All shallow utilities are proposed to be run from southwest corner of the lot. The water line will come in from west of the driveway and run to the main house. Sanitary sewer will tie in to the existing sewer line to the north. Public Works requests that all utilities be field located by the contractor prior to construction.

17.5.12 LIGHTING REGULATIONS

There are seven (7) sconces purposed on the exterior lighting plan. Locations include egress, deck, garage and patio areas. Lighting is permitted in all proposed locations and seems appropriate for the design.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

The address monument is compliant with the code; however, the numbers will have to be reflective per the TFPD. The proposed location is in the Benchmark Drive Right of Way and will need approval from the Mountain Village Town Council.

17.6.6.B. DRIVEWAY STANDARDS

The replat of Lot 201 stated that the two new Lots 201A and 201B would have a shared driveway cut. The new driveway for Lot 201A diverges from the existing driveway for Lot 201B right at the southeast corner of Lot 201A. The driveway designs meet the standards of the CDC. The first 20' of the drive is at 3.11% grade and the auto court area has a maximum grade of 3.11%.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has indicated the fireplace will be a gas as well as the fire pit on the back patio.

17.7.19 CONSTRUCTION MITIGATION

The construction mitigation plan shows the limits of disturbance encroaching into the southern GE and to the lot line on the eastern property line. The plan shows temporary construction parking along Benchmark Drive. Both MV Public Works and MVPD have issues with temporary parking in this section of lower Benchmark Drive. The applicant will need to revise the construction mitigation plan to show parking in another area that satisfies the concerns of Public Works and the Police Department.

PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- Town Council approval for address monument in the Benchmark Drive RROW;
- Specific approval for the use of weathered copper roofing.

RECOMMENDATION

Staff recommends the DRB approve the Initial Architecture Site Review application with the stated variations and specific approvals for Lot 201A with the following conditions which shall be addressed before Final Review hearing unless otherwise noted:

1. 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. This condition shall be carried over to any Final Review Approval as it is a construction condition.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.
3. Applicant will seek the approval of the Mountain Village Town Council for an address monument in the Benchmark Drive RROW.
4. Applicant will revise the Construction Mitigation Plan to address the concerns of Public Works and the MVPD regarding construction parking along Benchmark Drive.

Date: January 30, 2018
By: Kristine Perpar, Architect

Property address:

106 Benchmark Drive
Lot 201A
Telluride, CO 81435

Sent to: MV DRB

Re: Development of a Single Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Lot 201A was designed to capture the views of the San Sofia Ridge, sensitivity to the site and neighbors and the existing topography.

Lot 201-A is currently vacant of structures and covered with trees. The building site has a constant slope down towards the north.

The driveway is situated on the eastern portion of the lot accessed by an existing driveway cut for Lot 201-B.

Exterior elevations, plans and roof are simple in form. Roofs are all gabled roofs at a 8:12 pitch with the main gable at 10:12 pitch. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment and for durability.

The proposed landscape plan is simple. Aspen trees to be planted on the east side of the structure and new spruce trees to be planted towards Benchmark for privacy with perennial gardens around the entry.

Sincerely,



Kristine Perpar



GENERAL NOTES:

CONTRACT DOCUMENTS:

CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK 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 THE 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. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTES WITH "N.T.S." DENOTES NOT TO SCALE.

ORGANIZATION:

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTG 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 AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

INTENT:

THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

COORDINATION:

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY 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. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

SUBSTITUTIONS:

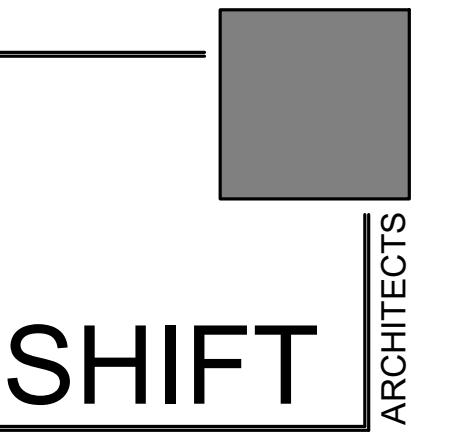
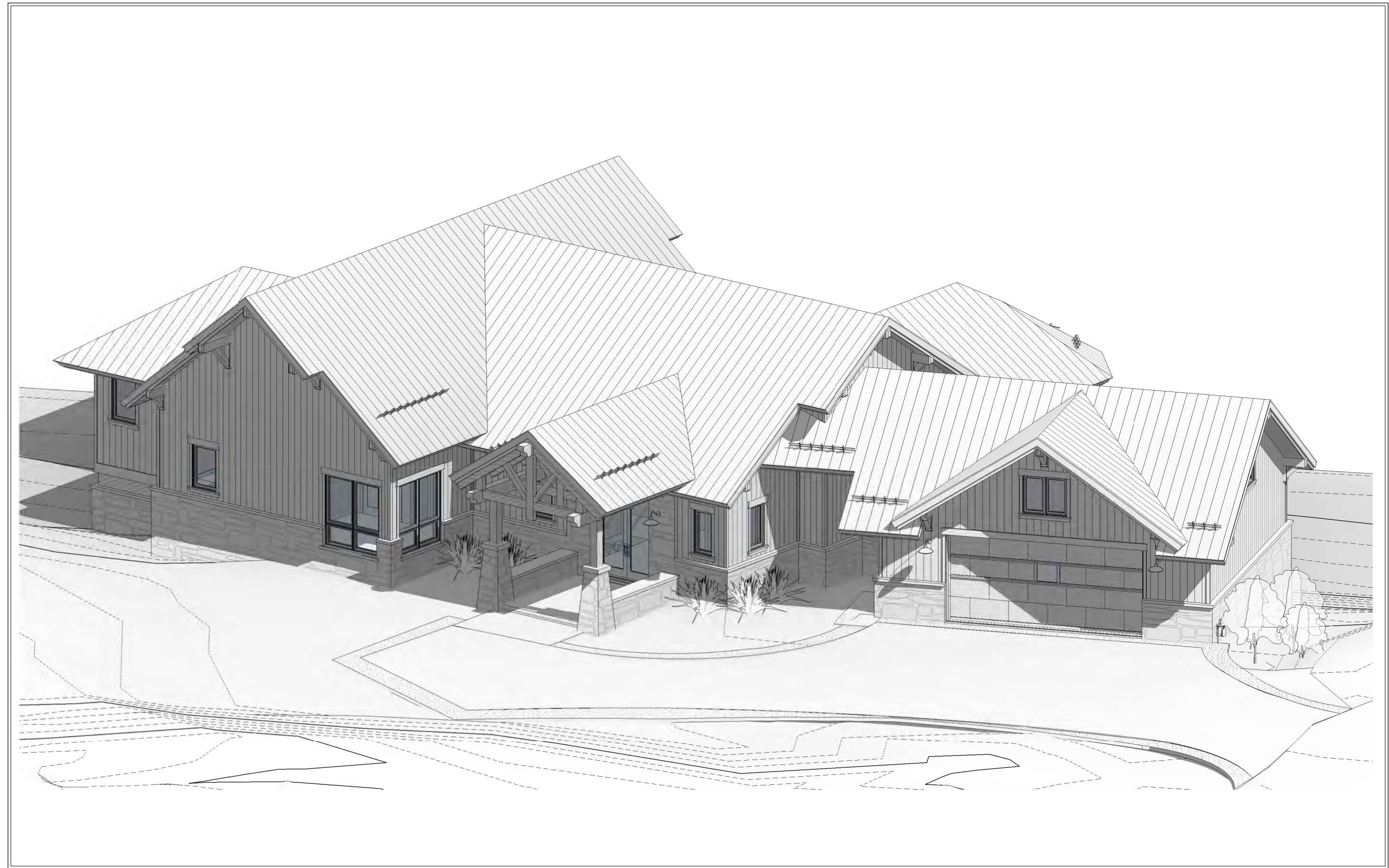
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "SUBSTITUTIONS" ABOVE.

SAFETY & PROTECTION OF WORK:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.



P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

PROJECT ISSUE DATE:
01.29.18 DRB SUBMITTAL

PROJECT CODE INFORMATION

ZONING	SINGLE-FAMILY RESIDENCE (MV LOT 201A)
BUILDING CODE	IRC 2012 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION	MULTI-STORY; SINGLE FAMILY DWELLING
OCCUPANCY CLASSIFICATION	R-3
AUTOMATIC FIRE SPRINKLER	PER NFPA - SPRINKLED OVER 3500 SF
FIRE RESISTIVE RATING	GARAGE - 1 HR MECHANICAL - 1 HR

PROJECT INFORMATION

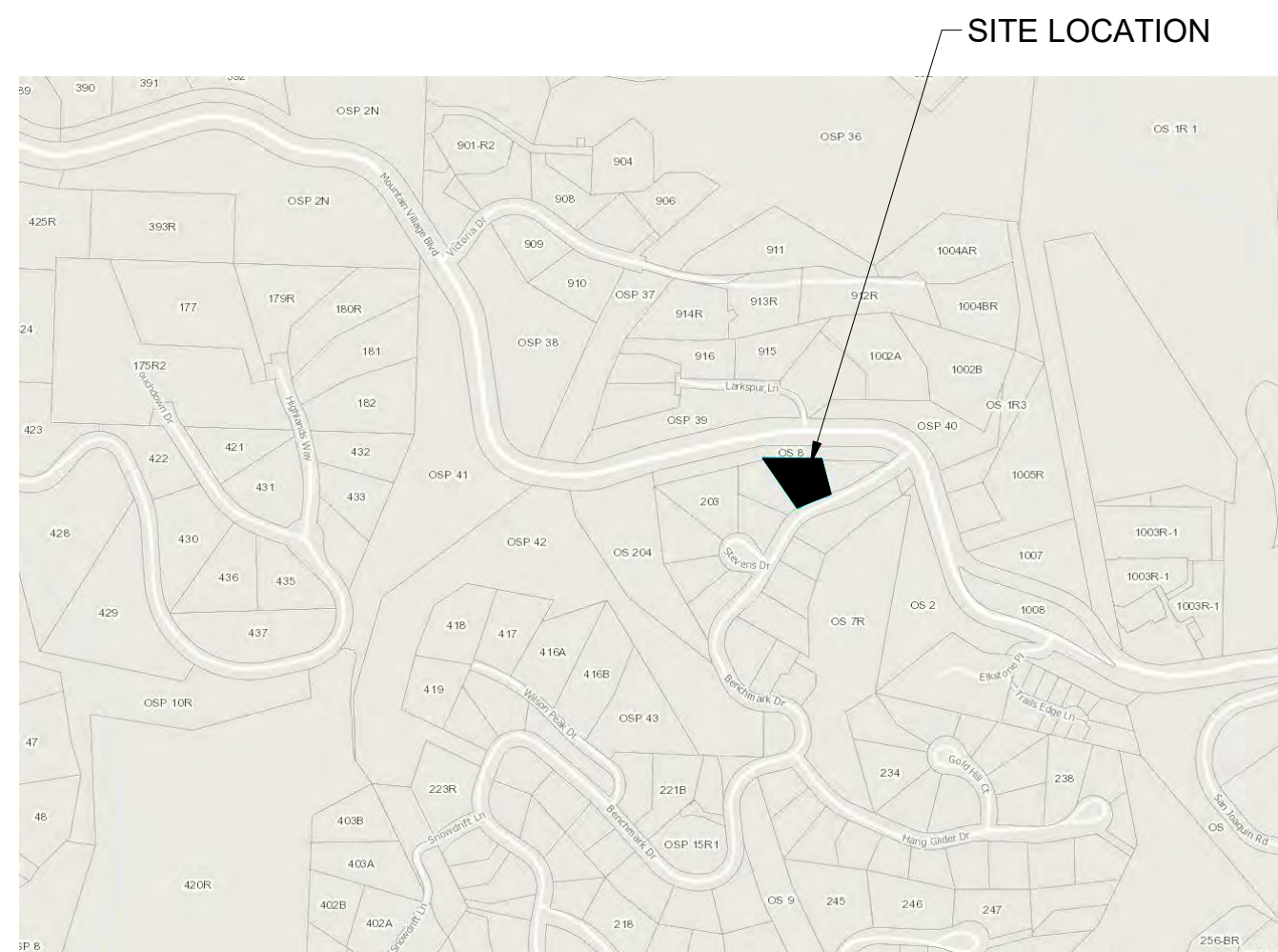
TYPE OF UNIT:	SINGLE FAMILY RESIDENCE	MAX BUILDING HEIGHT: ALLOWABLE	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROSS FLOOR AREA: LIVING		PROPOSED	36'-8 3/4"
LOWER LEVEL	1,805.83 SF	MAX AVERAGE HEIGHT: ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROUND LEVEL	2,386.84 SF	PROPOSED	28'-5"
3 SEASON ROOM	300.44 SF	PARKING REQUIRED:	4 SPACES PROVIDED (4 REQUIRED, 1 PER BEDROOM)
TOTAL:	4,493.11 SF		
GARAGE	779.22 SF		
TOTAL:	5,272.33 SF		
LOT AREA:	0.47 ACRES (20,473.2 SF)		
LOT COVERAGE: ALLOWABLE	8,189.28 SF (40% MAX)		
PROPOSED	7,900.61 SF (38.59%)		

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT AND LOT COVERAGE CALCULATIONS

SHEET INDEX

GENERAL	
G1.0	COVER SHEET
G1.1	ABBREVIATIONS AND LEGENDS
CIVIL	
C1	NOTES
C2	GRADING AND DRAINAGE PLAN
C3	UTILITY PLAN
ARCHITECTURAL	
A1.0	SURVEY
A1.1	ARCHITECTURAL SITE PLAN
A1.2	LANDSCAPE PLAN
A1.3	CONSTRUCTION MITIGATION PLAN
A2.1	MAXIMUM BUILDING HEIGHT CALCULATIONS
A2.2	MATERIAL CALCULATIONS
A3.1	FLOOR PLANS
A3.2	FLOOR PLANS
A3.3	ROOF PLAN
A4.0	AXONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR ELEVATIONS
A4.4	EXTERIOR ELEVATIONS
LTG1.0	EXTERIOR LIGHTING PLANS

VICINITY MAP



PROJECT TEAM

OWNER:	SUSAN & BRADFORD HEWITT 489 GRAND HILL ST. PAUL, MN 55102 P. 612.280.2597 suehewitt4@gmail.com	SURVEYOR:	FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050	MECHANICAL:	HUGHES CONSULTING ENGINEERING, PA STEVEN HUGHES P.E. TELLURIDE OFFICE DIMITRI MERRILL, E.I.T. 220 WEST COLORADO AVENUE TELLURIDE, CO 81435 P. 970.239.1949 F. 785.842.2492 dimitri@hce-pa.com
ARCHITECT:	SHIFT ARCHITECTS KRISTINE PERPAR, AIA - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com	CIVIL:	UNCOMPAGRE ENGINEERING LLC DAVID BALLODE P.E. PO BOX 3945 TELLURIDE, CO 81435 P. 970.729.0683 dbalode@msn.com	LANDSCAPING:	SHIFT ARCHITECTS KRISTINE PERPAR, AIA - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com
GENERAL CONTRACTOR:	OSBORNE BUILDERS MICHAEL OSBORNE 220 E. COLORADO AVE STE. 201 PO BOX 3163 TELLURIDE, CO 81435 P. 970.728.4679 michael@osbornebuilders.com	STRUCTURAL:	ALPINE EDGE ENGINEERING LLC MATTHEW D. HEPP, P.E. 605 RIVER PARK DR. RIDGWAY, CO 81432 P. 970.318.1469 matthewheppeng@gmail.com		

HEWITT RESIDENCE

LOT 201A / 106 BENCHMARK DRIVE
MOUNTAIN VILLAGE, CO 81435

COVER SHEET

SHEET NUMBER

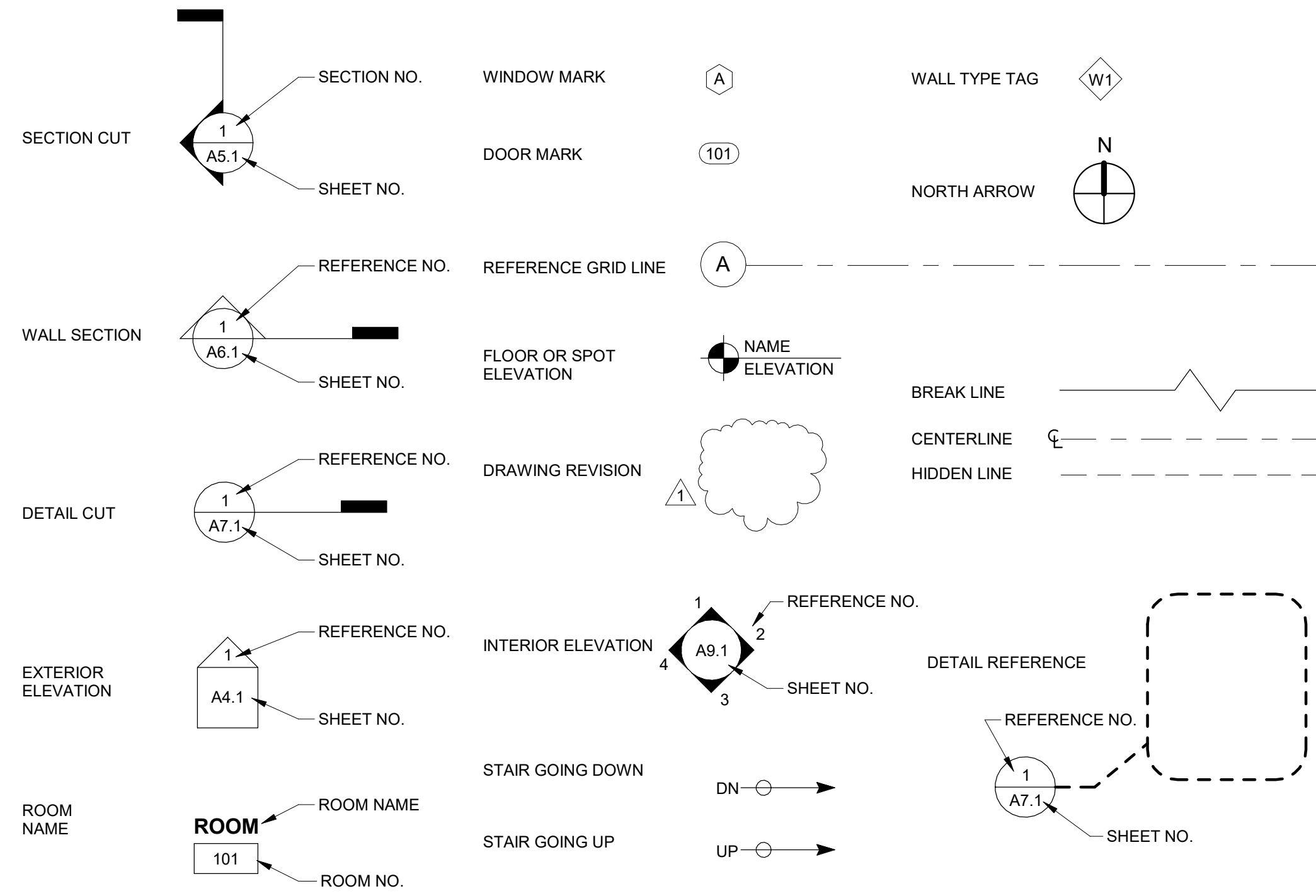
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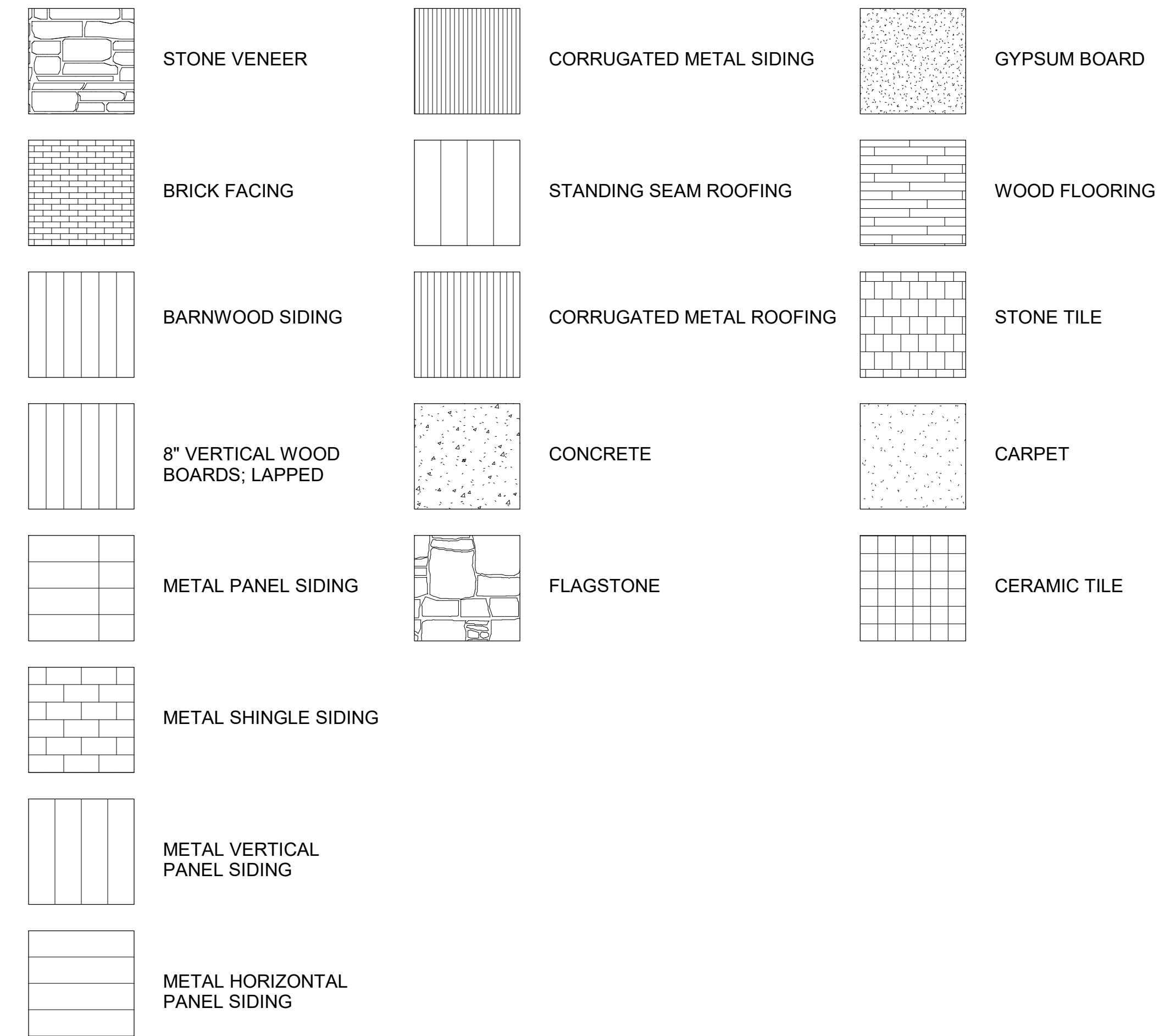
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SYMBOL LEGEND

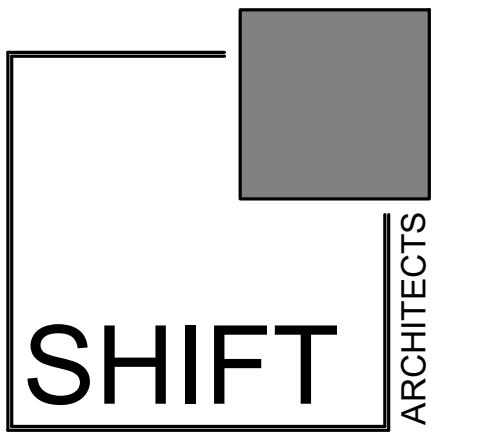


MATERIAL LEGEND



ABBREVIATIONS

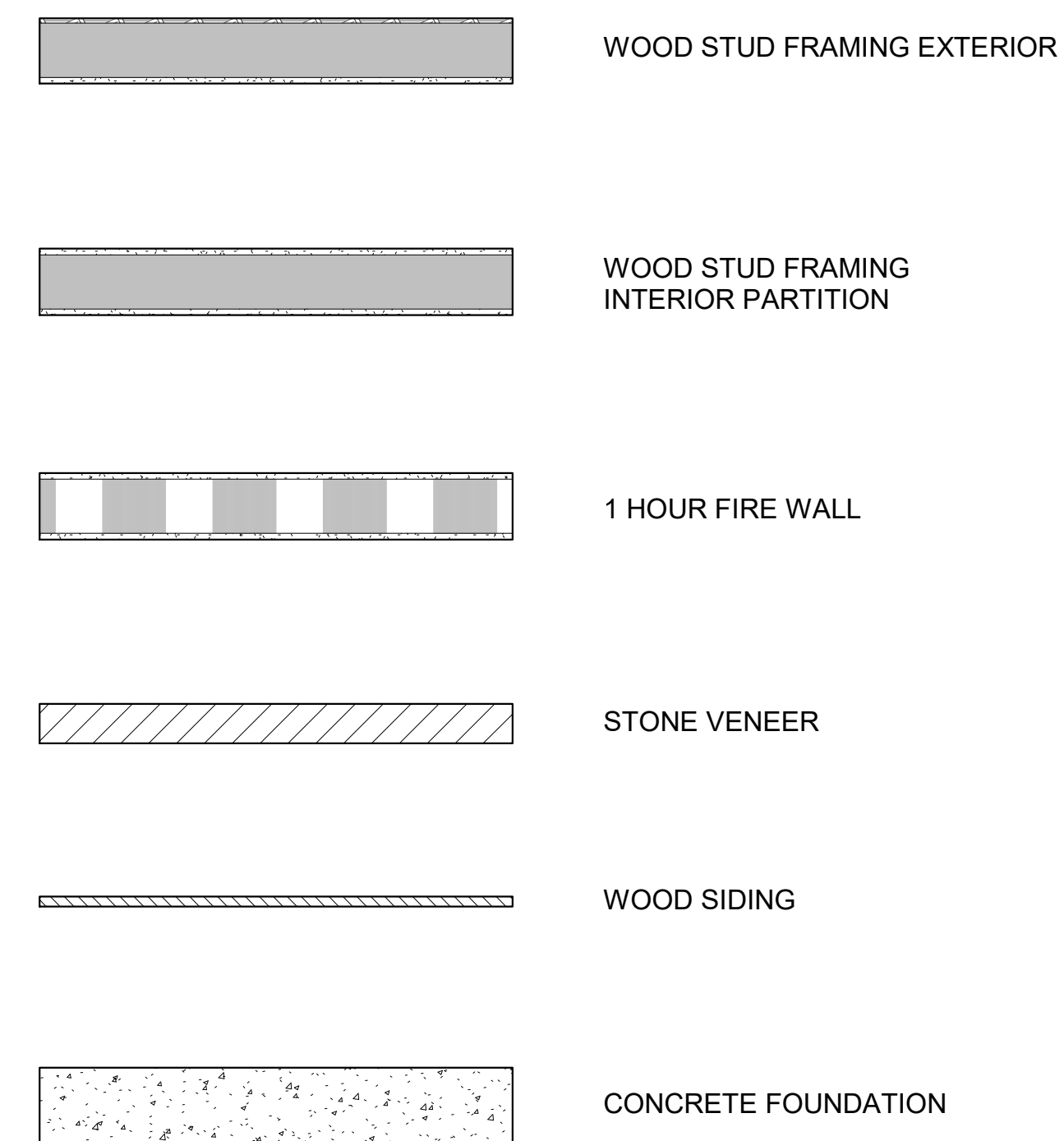
AC	Acres
AFF	Above Finished Floor
AGG	Aggregate
AL	Aluminum
BM	Bench Mark
BSN	Basin
BTH	Bath
CL	Centre Line
CJ	Control Join
CLST	Closet
CP	Carpet
CT	Ceramic Tile
DIA	Diameter
DP	Downpipe
DW	Dishwasher
EX	Existing
FF	Finished Floor
FHR	Fire Hose Reel
FP	Flue Pipe
GAL	Galvanized
GL	Ground Line
GFI	Ground Fault Circuit Interrupter
GPO	General Power Outlet
IBC	International Building Code
MDF	Medium Density Fibreboard
MR	Metal Roofing
MSB	Main Switch Board
NTS	Not To Scale
PFC	Parallel Flanged Steel Channel
PL	Plastic Laminate
PT	Paint
RC	Reinforced Concrete
REF	Refrigerator
RL	Reduced Level
S	Sanitary Drainage Pipe
SHR	Shower
SK	Sink
SN	Stone
SS	Stainless Steel
ST	S Trap
STF	Steel Trowel Finished Concrete
SW	Stormwater Drainage Line
T&G	Tongue and Grooved
TO	Top Of
TPH	Toilet Paper Holder
TR	Tiled Roofing
TSF	Timber Strip Floor
TYP	Typical
U	Urinal
UOS	Unless Otherwise Specified
V	Valley
VIF	Verify in Field
VP	Vent Pipe
WC	Water Closet (Toilet)
WM	Washing Machine
WPM	Water Proof Membrane



P.O. Box 3206
 100 W. Colorado Suite 211
 Telluride, Colorado 81435
 p 970-728-8145
 kristine@shift-architects.com
 www.shift-architects.com

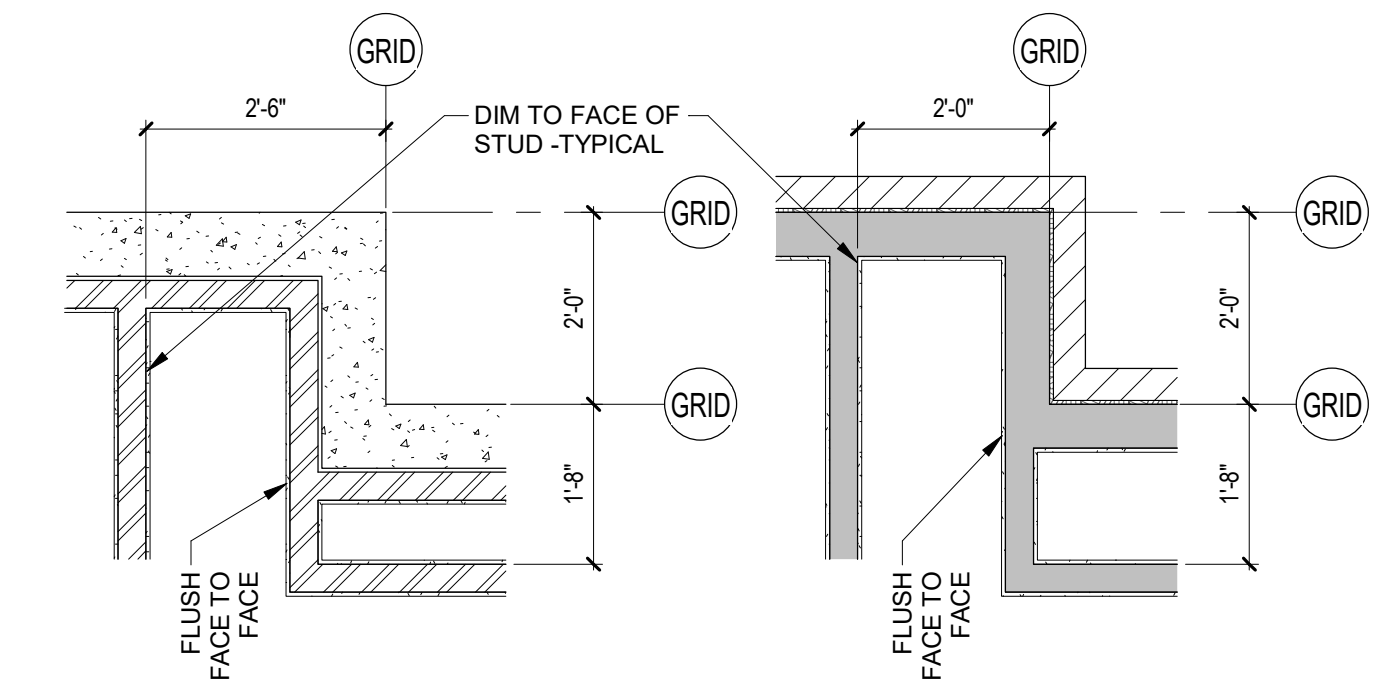
PROJECT ISSUE DATE:
 01.29.18 DRB SUBMITTAL

WALL LEGEND



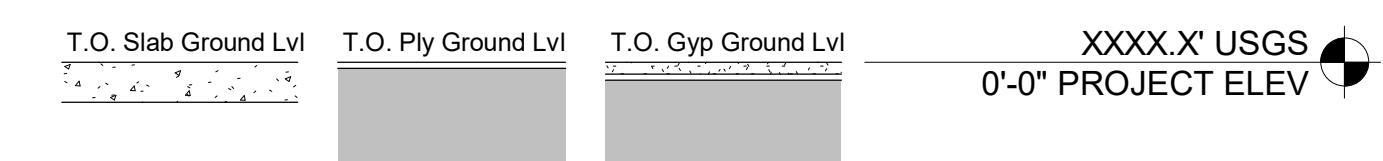
DIMENSIONING LEGEND

- GRIDS ALIGN WITH OUTSIDE FACE OF FOUNDATION WALL AND OUTSIDE FACE OF STUD AT EXTERIOR STRUCTURAL FRAME WALL.
- WALLS AND PARTITIONS SHOWN IN PLAN INCLUDE FINISH MATERIALS.
- DIMENSIONS ARE SHOWN FROM GRID TO GRID, GRID TO FACE OF STUD, AND FACE OF STUD TO FACE OF STUD AT INTERIOR PARTITIONS, TYPICAL.
- INTERIOR PARTITIONS FLUSH FACE TO FACE WITH THEIR EXTERIOR COUNTERPARTS, TYPICAL.



PROJECT DATUM LEGEND

ACTUAL ELEVATION ABOVE SEA LEVEL = PROJECT 0'-0"



HEWITT RESIDENCE

LOT 201A / 106 BENCHMARK DRIVE
 MOUNTAIN VILLAGE, CO 81435

ABBREVIATIONS AND LEGENDS

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SHEET NUMBER

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NOT FOR CONSTRUCTION

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, AND CABLE TV: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL 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-OFF'S 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 PRACTICABLE 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.

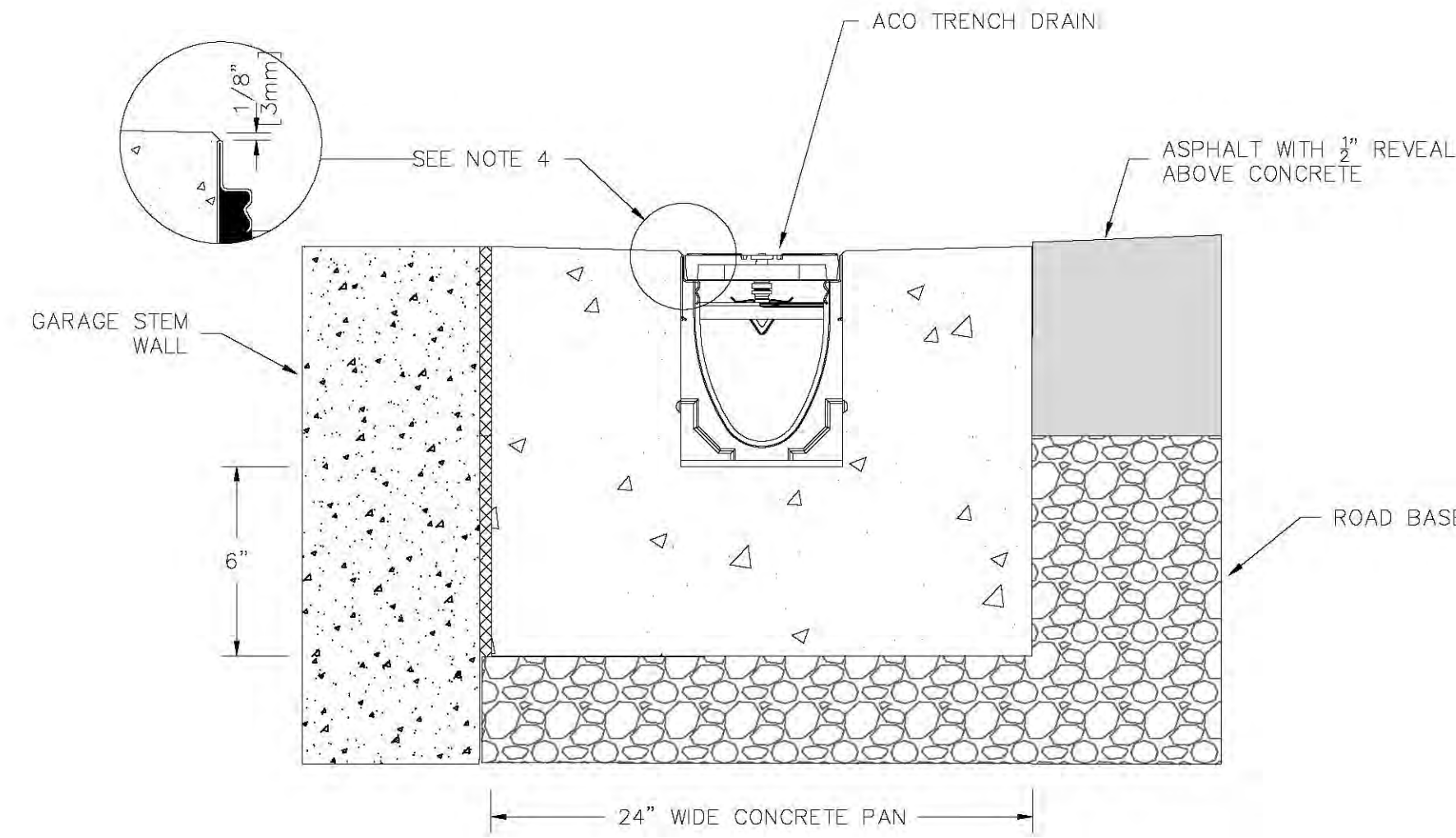
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

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

26. HOT TUB DRAINS CANNOT BE CONNECTED TO THE SANITARY SEWER SYSTEM.

27. JOINTS IN SEWER MAINS THAT ARE WITHIN 18 INCHES VERTICALLY AND 10 FEET HORIZONTALLY SHALL BE ENCASED IN CONCRETE.

28. 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.



NOTES:

1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.
2. MINIMUM CONCRETE STRENGTH OF 4,500 PSI IS REQUIRED.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

ACO TRENCH DRAIN
TYPICAL SECTION
NOT TO SCALE

SPECIFICATION CLAUSE

K100 KLASSIKDRAIN - LOAD CLASS C

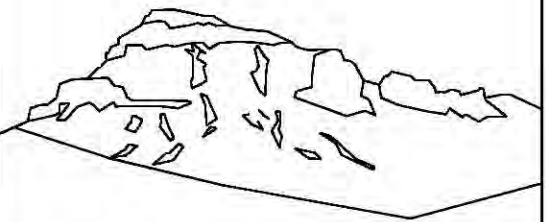
GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:
COMPRESSIVE STRENGTH: 14,000 PSI
FLEXURAL STRENGTH: 4,000 PSI
TENSILE STRENGTH: 1,500 PSI
WATER ABSORPTION: 0.07%
FROST PROOF: YES
DILUTE ACID AND ALKALI RESISTANT: YES
B117 SALT SPRAY TEST COMPLIANT: YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'QUICKLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2018-01-17

Hewitt Residence
Lot 201A
Mt. Village, CO

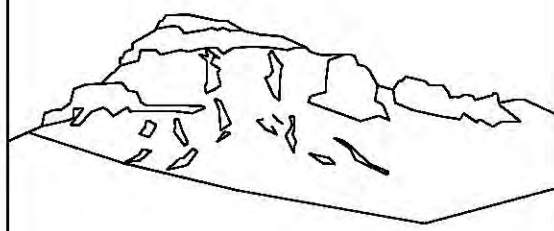
NOT FOR CONSTRUCTION

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

Notes

C1

Sheet 1 of 3



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2018-01-17

Hewitt Residence
Lot 201A
Mt. Village, CO

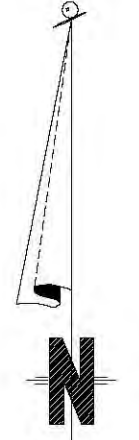
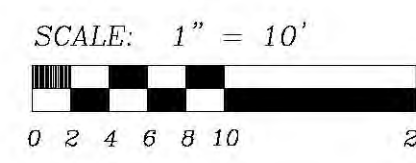
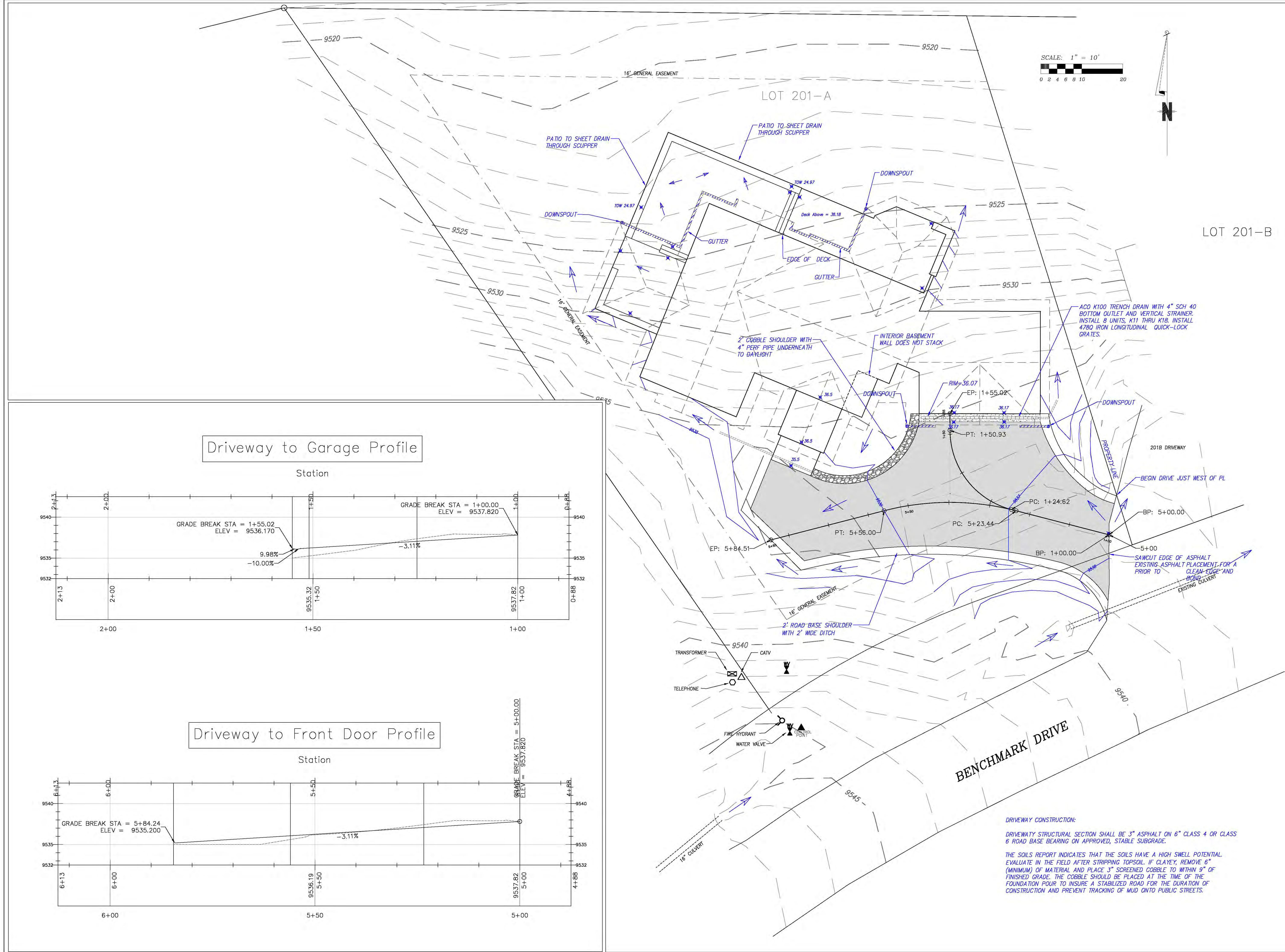
NOT FOR CONSTRUCTION

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

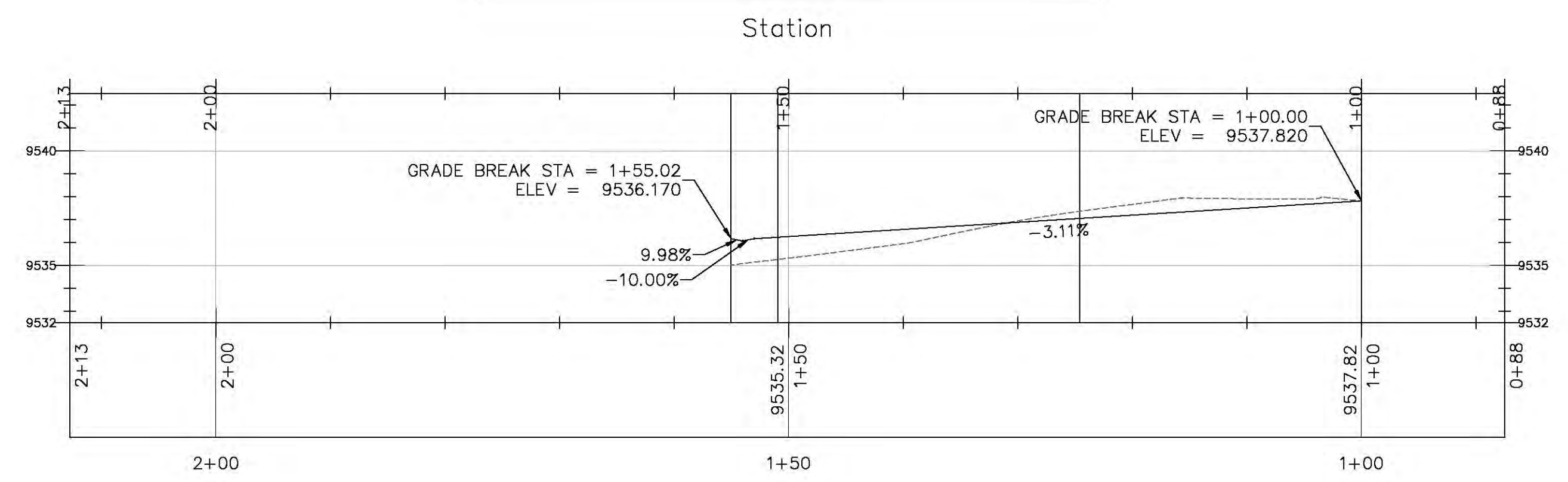
Grading
and
Drainage
Plan

C2

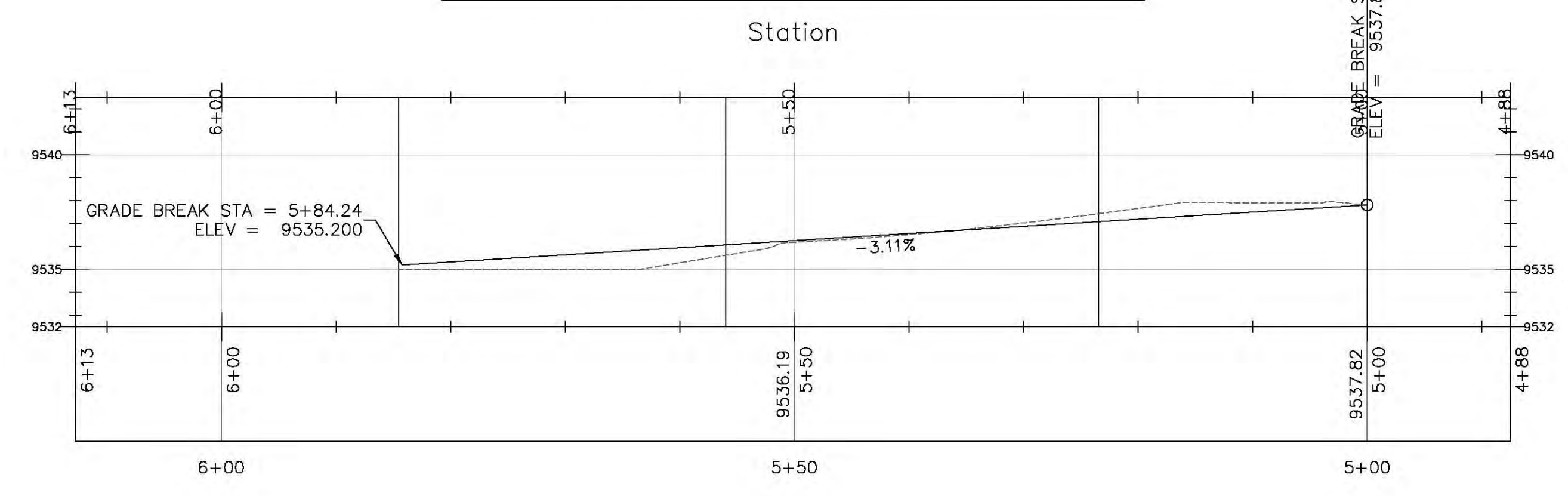
Sheet 2 of 3



Driveway to Garage Profile

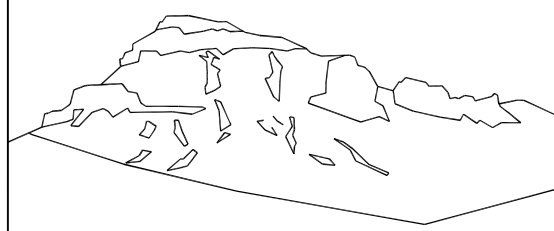


Driveway to Front Door Profile



DRIVEWAY CONSTRUCTION:
 DRIVEWAY STRUCTURAL SECTION SHALL BE 3" ASPHALT ON 6" CLASS 4 OR CLASS 6 ROAD BASE BEARING ON APPROVED, STABLE SUBGRADE.

THE SOILS REPORT INDICATES THAT THE SOILS HAVE A HIGH SWELL POTENTIAL. EVALUATE IN THE FIELD AFTER STRIPPING TOPSOIL. IF CLAYEY, REMOVE 6" (MINIMUM) OF MATERIAL AND PLACE 3" SCREENED COBBLE TO WITHIN 9" OF FINISHED GRADE. THE COBBLE SHOULD BE PLACED AT THE TIME OF THE FOUNDATION POUR TO INSURE A STABILIZED ROAD FOR THE DURATION OF CONSTRUCTION AND PREVENT TRACKING OF MUD ONTO PUBLIC STREETS.



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2018-01-17

Hewitt Residence
Lot 201A
Mt. Village, CO

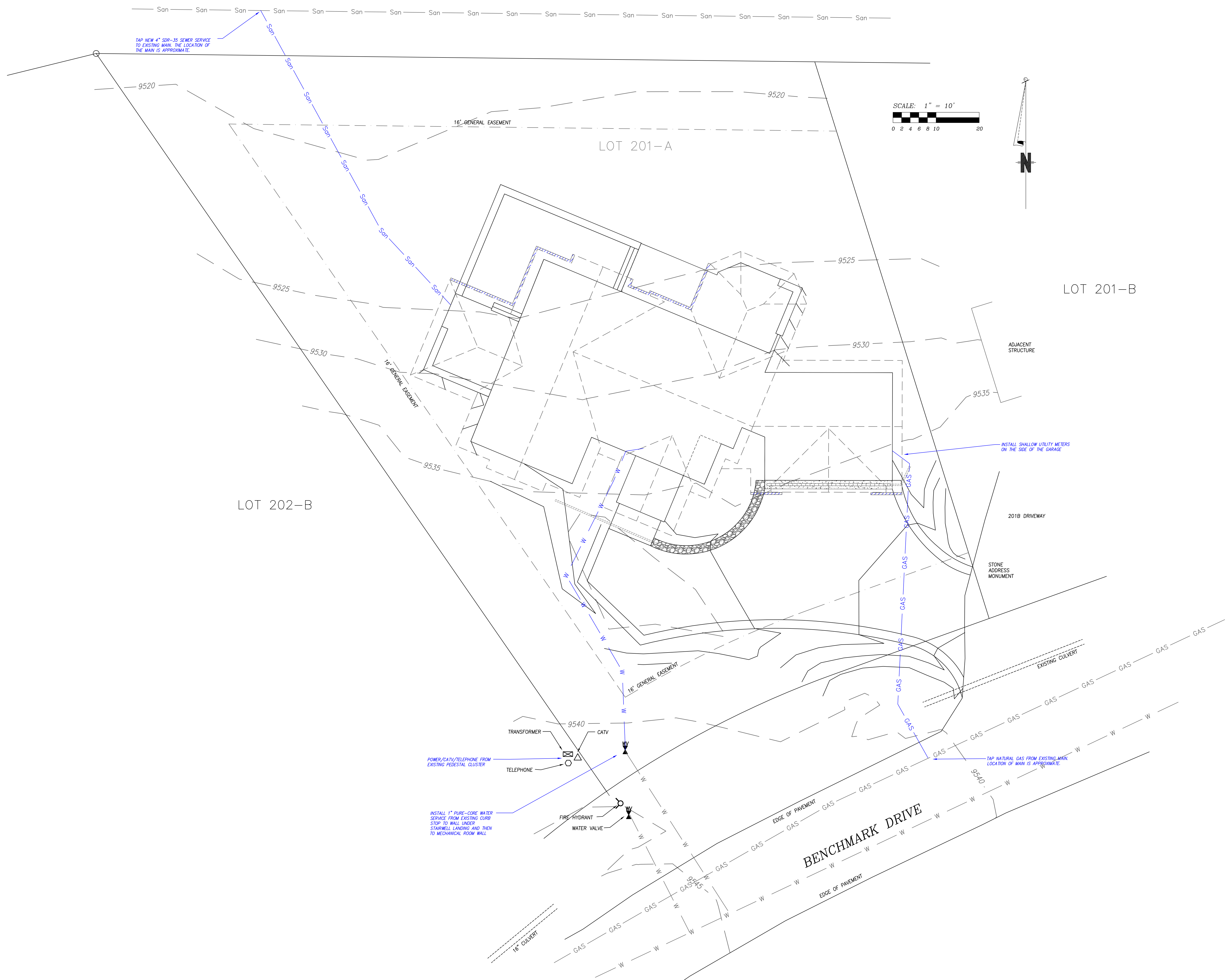
NOT FOR CONSTRUCTION

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

Utility
Plan

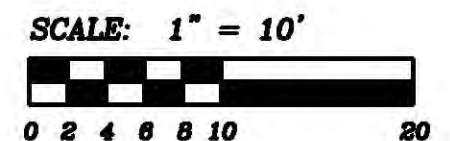
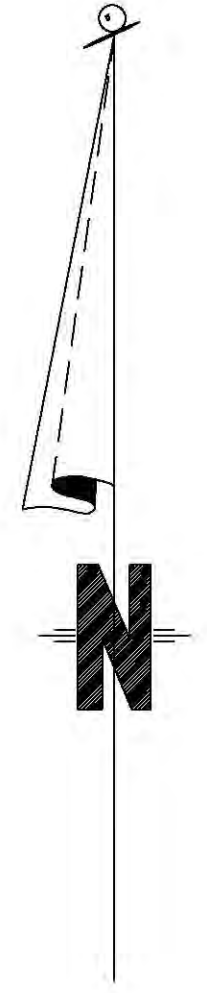
C3

Sheet 3 of 3



LEGEND

- FOUND REBAR WITH A 1 1/2 INCH ALUMINUM CAP LS 24954
- FOUND REBAR WITH A 1 1/2 INCH ALUMINUM CAP LS 20632
- FOUND REBAR WITH A 1 1/2 INCH ALUMINUM CAP LS 37903



SURVEYOR CERTIFICATE:

This topographic survey of Lot 201A, Town of Mountain Village, is hereby certified to Susan and Bradford Hewitt. This property was field surveyed on August 22, 2017 with trees located on January 4th, 2018 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., Licensed Surveyor. It does not constitute a Land Survey or Improvement Survey Plot as defined by section 38-51-10.



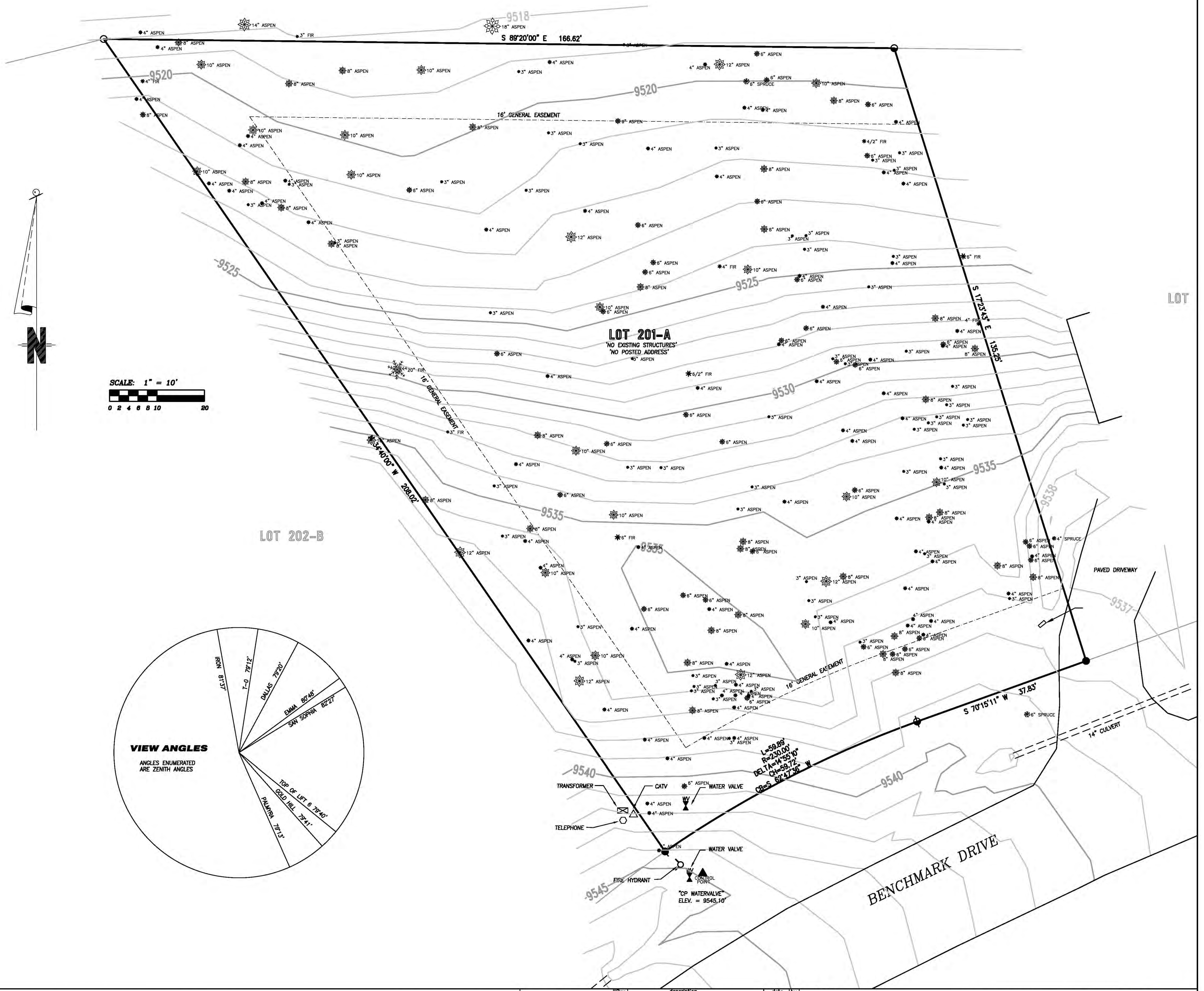
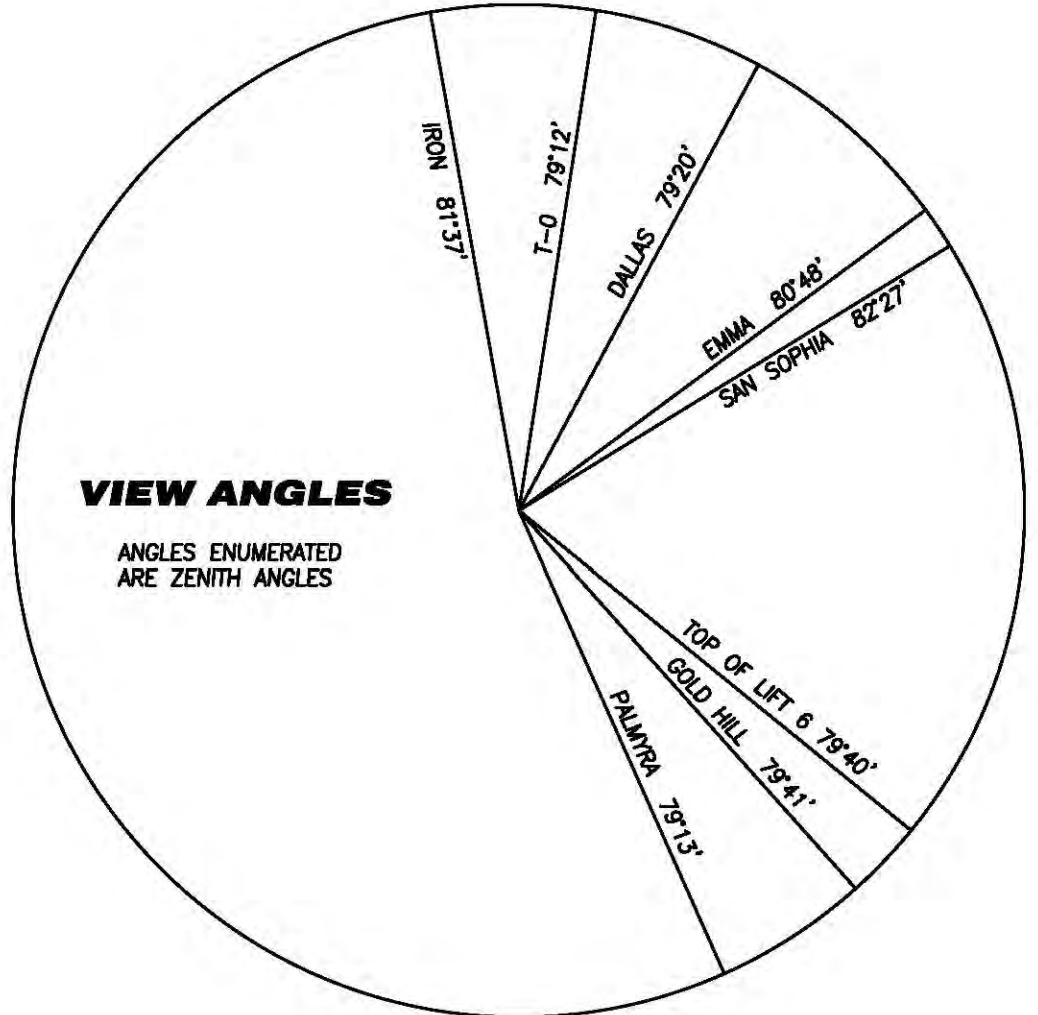
P.L.S. NO. 3797

PROPERTY DESCRIPTION:

LOT 201-A, TELLURIDE MOUNTAIN VILLAGE, FILING 6, ACCORDING TO THE REPLAT OF LOT 201, TELLURIDE MOUNTAIN VILLAGE, FILING 6 RECORDED AUGUST 16, 1990 IN PLAT BOOK 1 AT PAGE 1067, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and property description from Land Title Guarantee Company, Order Number TLR86007309-2, dated 8/3/17 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 08113C0286 C, Panel Number 0286-C, dated September 30, 1998, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
3. Bearings for this survey based on found original monuments along the northern boundary of the property as shown hereon.
4. No posted address.
5. Linear units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
6. This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
7. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
8. The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
9. 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 express statement by the surveyor naming said entities.
10. 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.
11. Index contours are every 5' and intermediate contours are every 1'
12. Site Benchmark is "CP WATERVALVE" as shown hereon having an elevation of 9545.10 feet.



TOPOGRAPHIC SURVEY AND TREE INVENTORY - LOT 201-A, TOWN OF MOUNTAIN VILLAGE, COLORADO

Rev.	description	date	by



970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

HEWITT RESIDENCE

LOT 201A / 106 BENCHMARK DRIVE
 MOUNTAIN VILLAGE, CO 81435

ARCHITECTURAL
 SITE PLAN

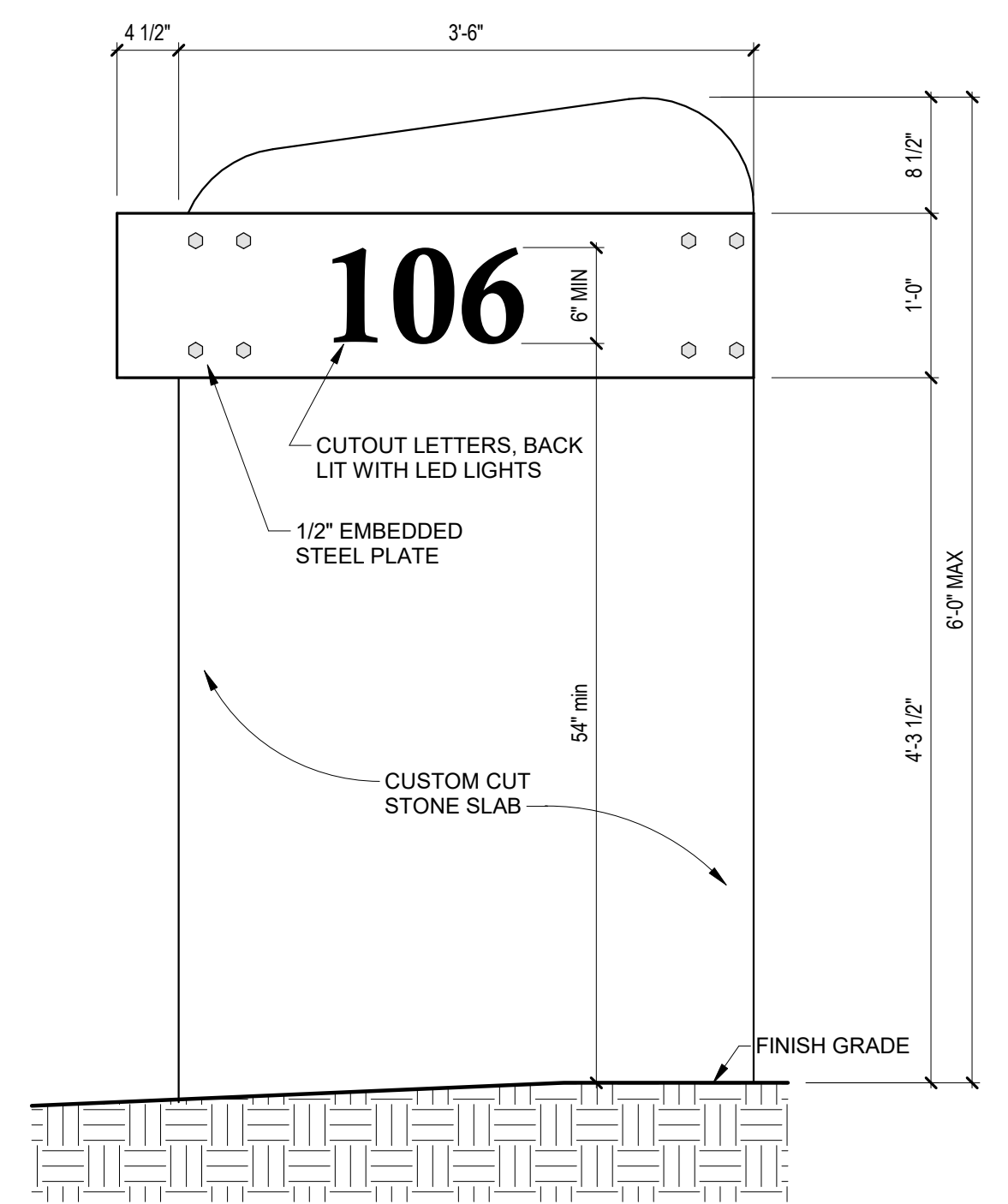
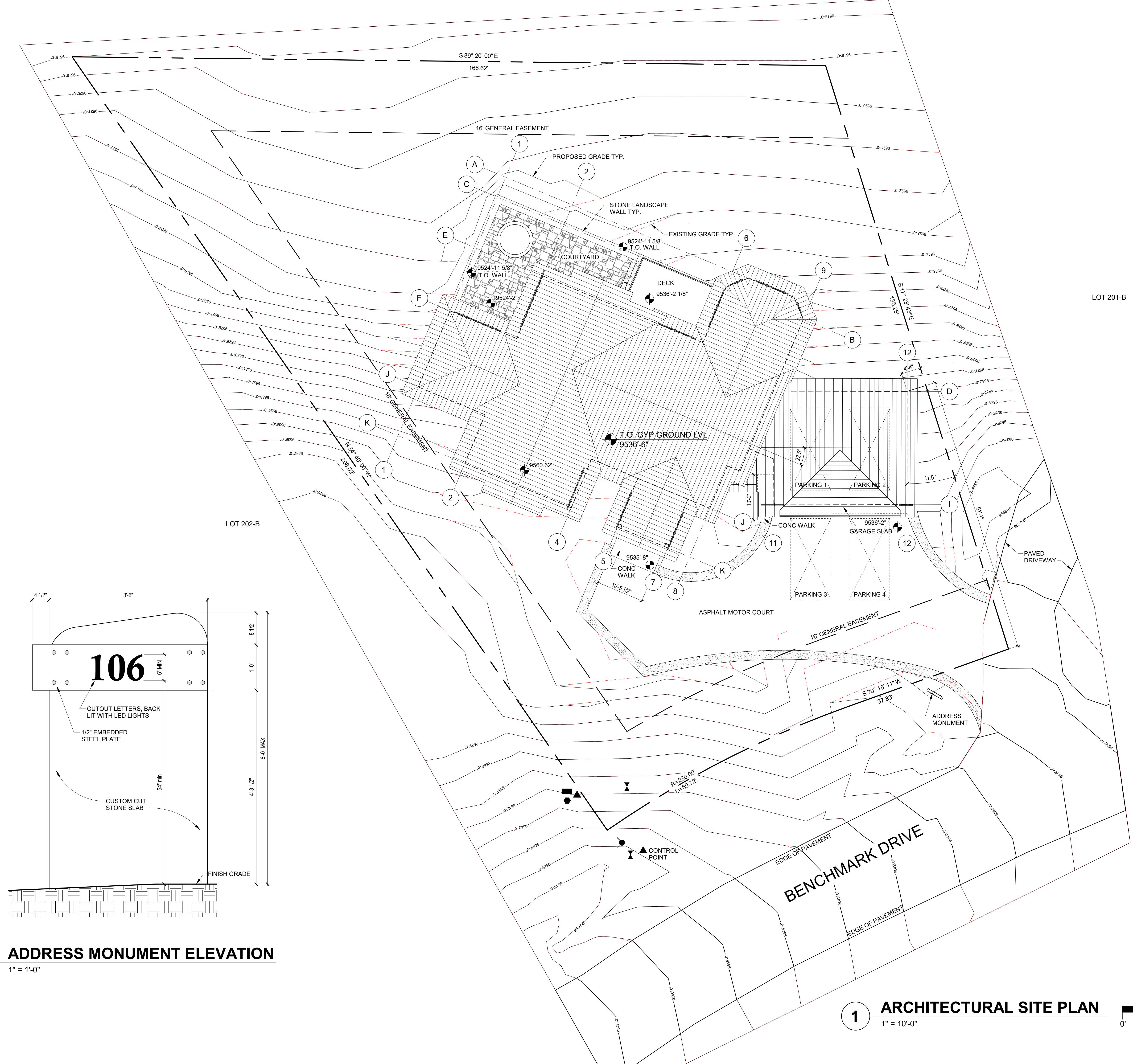
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SHEET NUMBER

A1.1

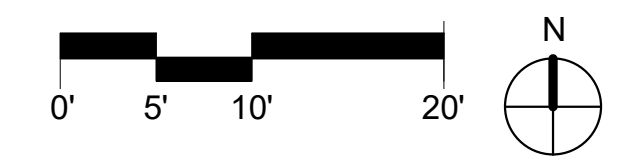
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NOT FOR CONSTRUCTION



2 ADDRESS MONUMENT ELEVATION
 1" = 1'-0"

1 ARCHITECTURAL SITE PLAN
 1" = 10'-0"



GENERAL NOTES:

1. ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STAKED WITH 4" METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED 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. LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.

NOXIOUS WEEDS:

1. ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED IN THE NOXIOUS WEED CDC TABLE 5-5 OR SUBSEQUENTLY DESIGNATED AS A NOXIOUS WEED BY THE STATE OF COLORADO, OR THE TOWN.

LANDSCAPE MAINTENANCE NOTES:

1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.
2. NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
3. ALL SHRUBS IN SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
4. IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

REVEGETATION NOTES:

1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. AREAS WHICH HAVE BEEN COMPACTED OR ARE RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
5. BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING, STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
6. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
7. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.

SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%

LANDSCAPE LEGEND

	CONCRETE PAVERS		INDIGENOUS SHRUBS
	FENCE		EXISTING ASPEN TREE TO REMAIN
	FENCE; WOOD		EXISTING ASPEN TREE TO BE REMOVED
	METAL GATE TO MATCH FENCE		EXISTING EVERGREEN TREE TO REMAIN
	METAL PLANTING BED WALL		EXISTING EVERGREEN TREE TO BE REMOVED
	REVEGETATE W/ NATIVE GRASS		
	DISTURBED AREAS		
	MULCH LANDSCAPE BEDDING		
	PERENNIAL BEDDING		
	FLAGSTONE		
	STONE PAVER		
	SNOW MELT AREAS		

NOTE:
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	3
PICEA	SPRUCE	8-10 FT IN HT W/ 10% 30 FT OR LARGER	4
SHRUBS		5 GAL.	6
PERENNIALS - BED A			167 SF
PERENNIALS - BED B			312 SF

IRRIGATION NOTES

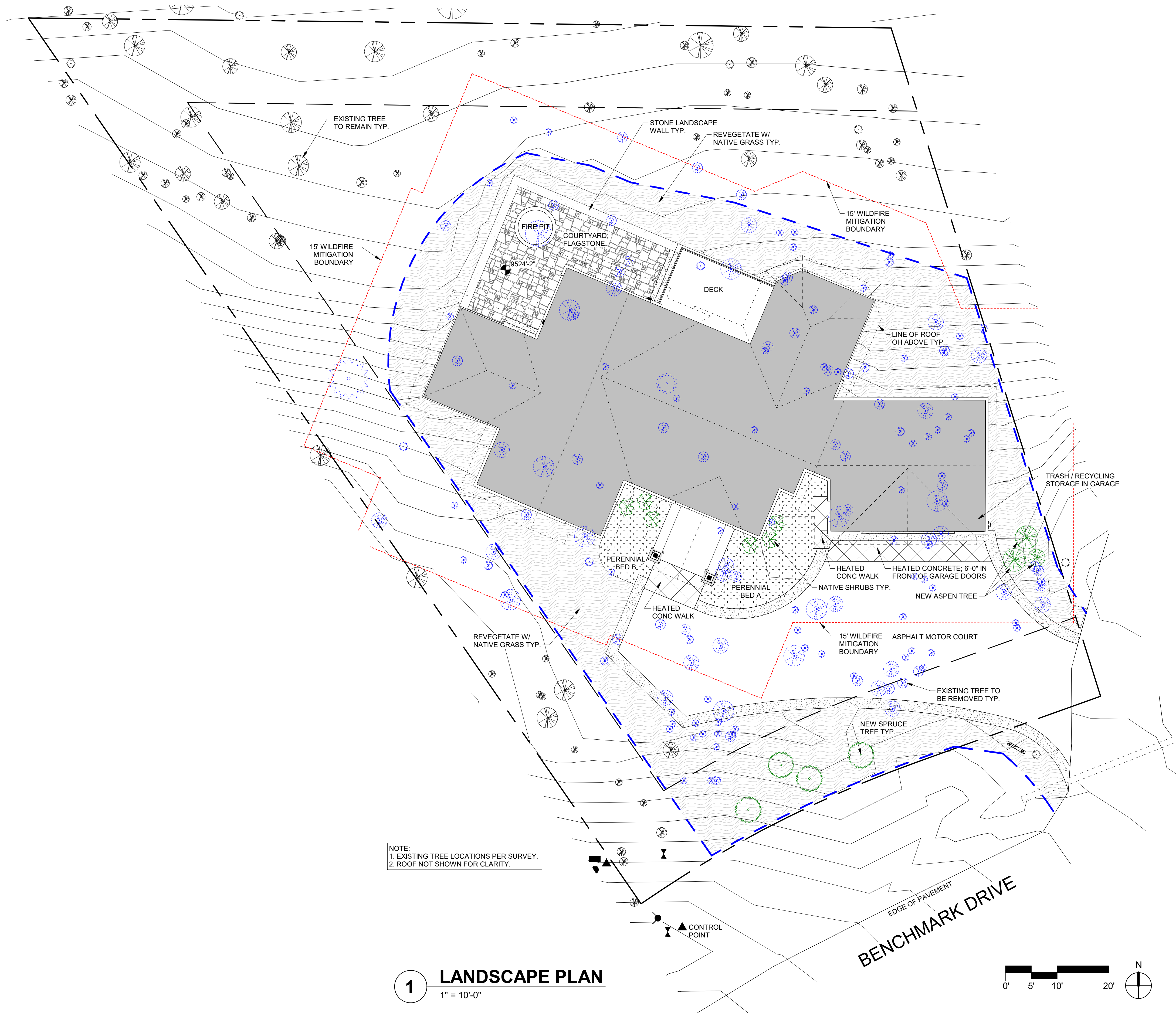
1. TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER.
2. RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER.
3. 1.5" WILKINS MODEL 500 PRESSURE REGULATOR.
4. RAINBIRD 150-PEB 1.5" ELECTRIC REMOTE CONTROL VALVE.
5. CLASS 200 PVC MAINLINE 1 1/2".
6. 1" 80NSF POLYLATERAL LINE.
7. WATER SENSOR BY RAINBIRD.

IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	DECIDUOUS TREES	DRIP EMITTERS	-
1	EVERGREEN TREES	DRIP EMITTERS	-
2	SHRUBS	DRIP EMITTERS	-
3	PERENNIALS - BED A	1806 POP UPS	-
3	PERENNIALS - BED B	1806 POP UPS	-
4	REVEGETATION AREAS	ROTORS	24

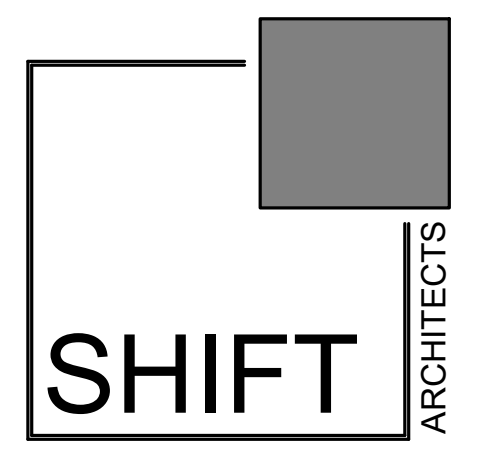
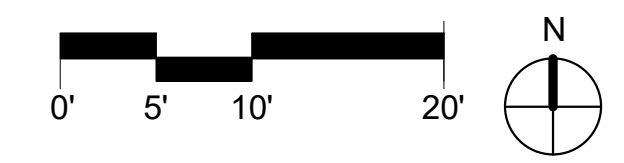
WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2/ GAL S.F.	3,968	7,936 (FIRST SEASON)
PERENNIALS	4/ S.F.	479	1,916
ASPEN	10 GAL	4	40
SPRUCE	10 GAL	4	40
NATIVE SHRUBS	5 GAL	6	30
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			9,952 GAL
(POST ESTABLISHMENT)			2,016 GAL



NOTE:
1. EXISTING TREE LOCATIONS PER SURVEY.
2. ROOF NOT SHOWN FOR CLARITY.

1 LANDSCAPE PLAN
1" = 10'-0"



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HEWITT RESIDENCE

LOT 201A / 106 BENCHMARK DRIVE
MOUNTAIN VILLAGE, CO 81435

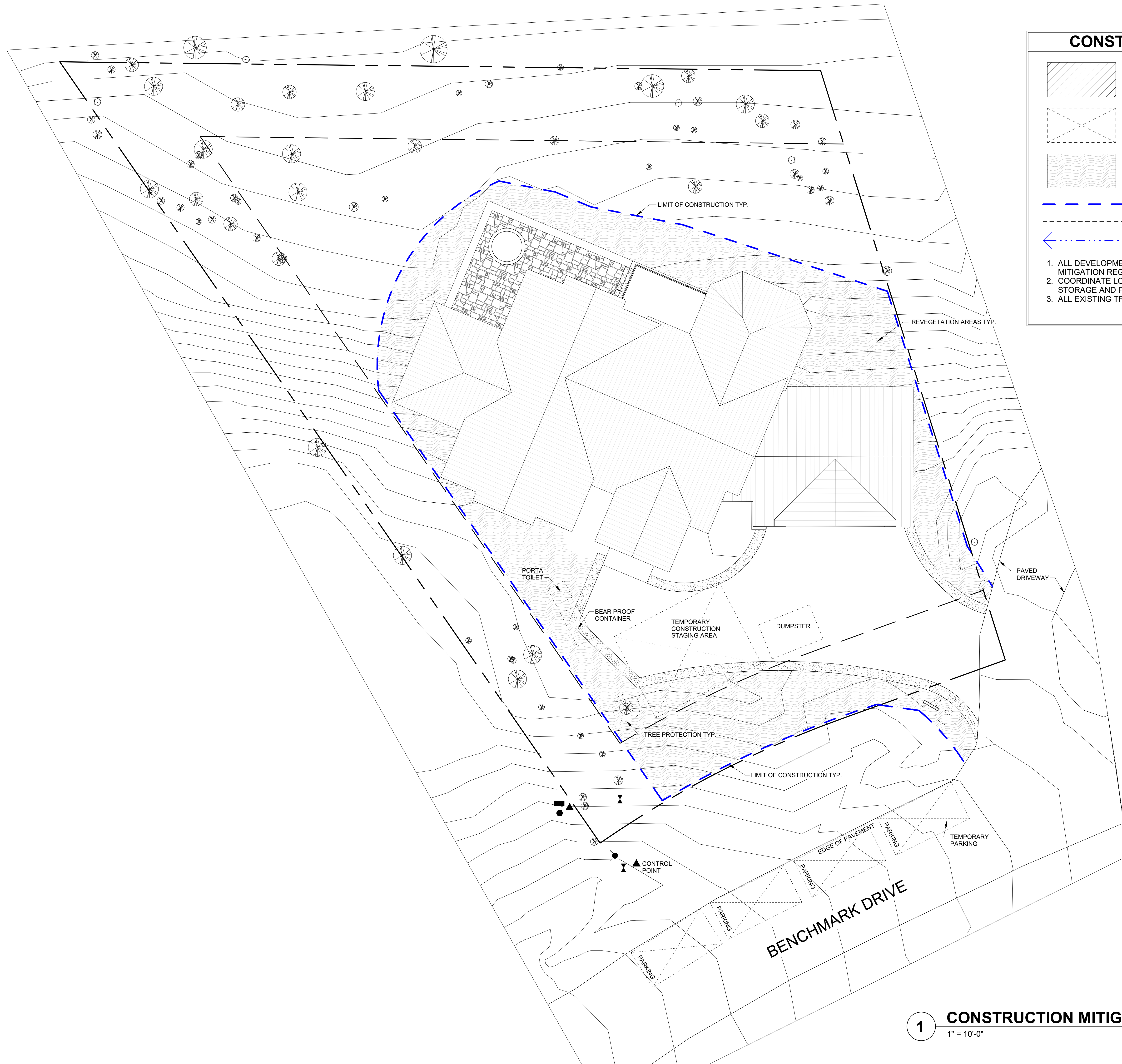
LANDSCAPE PLAN

SHEET NUMBER

A1.2

NOT FOR CONSTRUCTION

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CONSTRUCTION MITIGATION LEGEND

	LIMITS OF CONSTRUCTION		EXISTING ASPEN TREE TO REMAIN
	TEMPORARY PARKING		EXISTING EVERGREEN TREE TO REMAIN
	REVEGETATION AREAS		
	CONSTRUCTION FENCING		
	UTILITY / SEWAGE TRENCH		
	DRAINAGE PATH		

1. ALL DEVELOPMENT SHALL COMPLY WITH CDC CONSTRUCTION MITIGATION REGULATIONS.
2. COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
3. ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

SHIFT ARCHITECTS

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CONSTRUCTION MITIGATION PLAN

SHEET NUMBER

A1.3

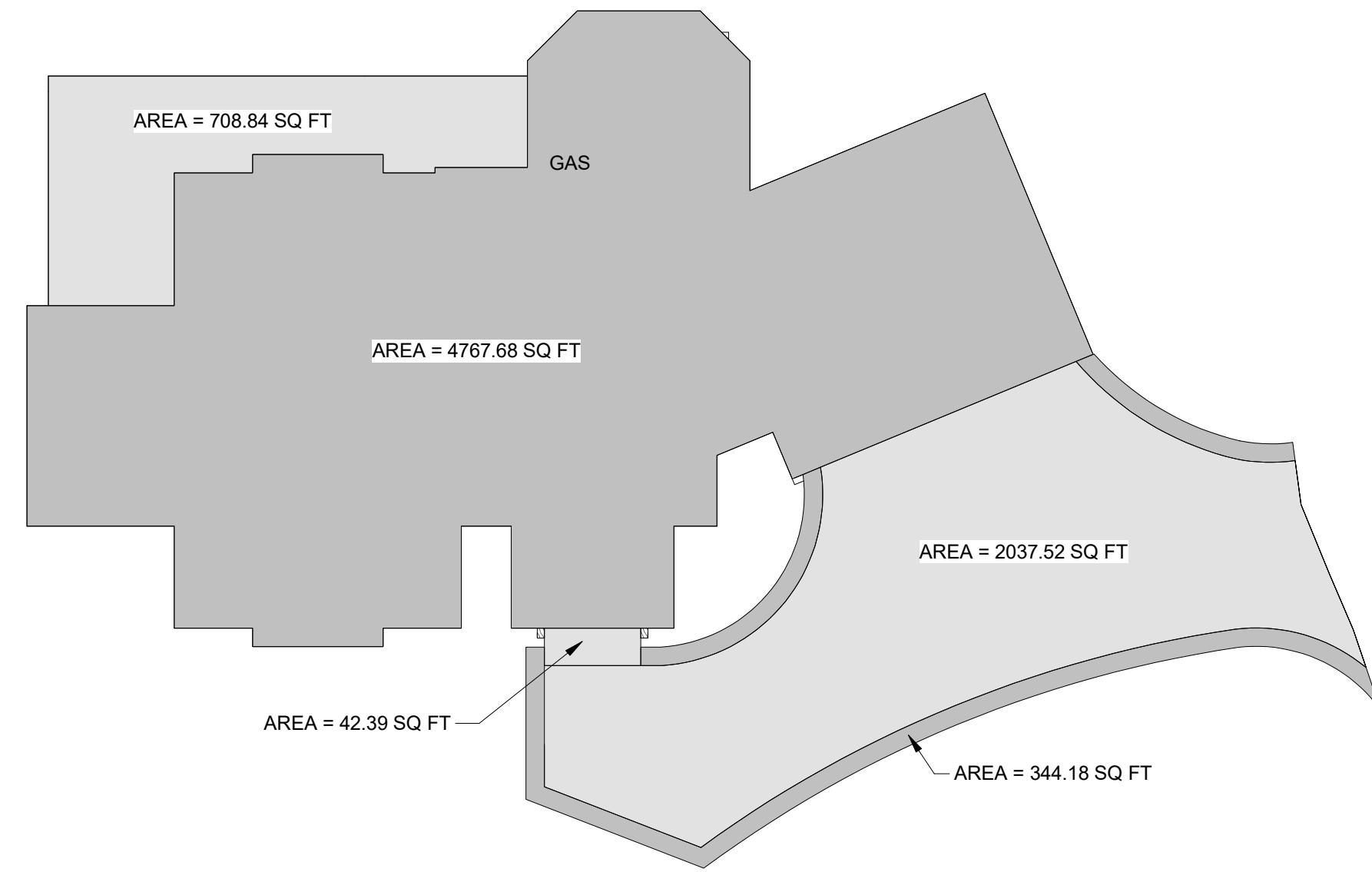
NOT FOR CONSTRUCTION

1

CONSTRUCTION MITIGATION PLAN

1" = 10'-0"

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LOT COVERAGE:	
HOUSE TO ROOF OVERHANG DRIPLINE	4,767.68 SF
ENTRY STOOP	42.39 SF
LOWER LEVEL COURTYARD	708.84 SF
MOTOR COURT	2,037.52 SF
MOTOR COURT SHOULDER	344.18 SF
TOTAL:	7,900.61 SF

2 MAXIMUM LOT COVERAGE CALCULATION
 1/16" = 1'-0"

AVG HT CLACULATIONS:	
MEASUREMENT 1	23'- 1 1/2"
MEASUREMENT 2	28'- 8 1/2"
MEASUREMENT 3	28'-8"
MEASUREMENT 4	31'-1 1/2"
MEASUREMENT 5	30'-5 1/2"
TOTAL:	142'-1"
AVERAGE:	28'-5"



1 MAXIMUM BUILDING HEIGHT
 1/4" = 1'-0"

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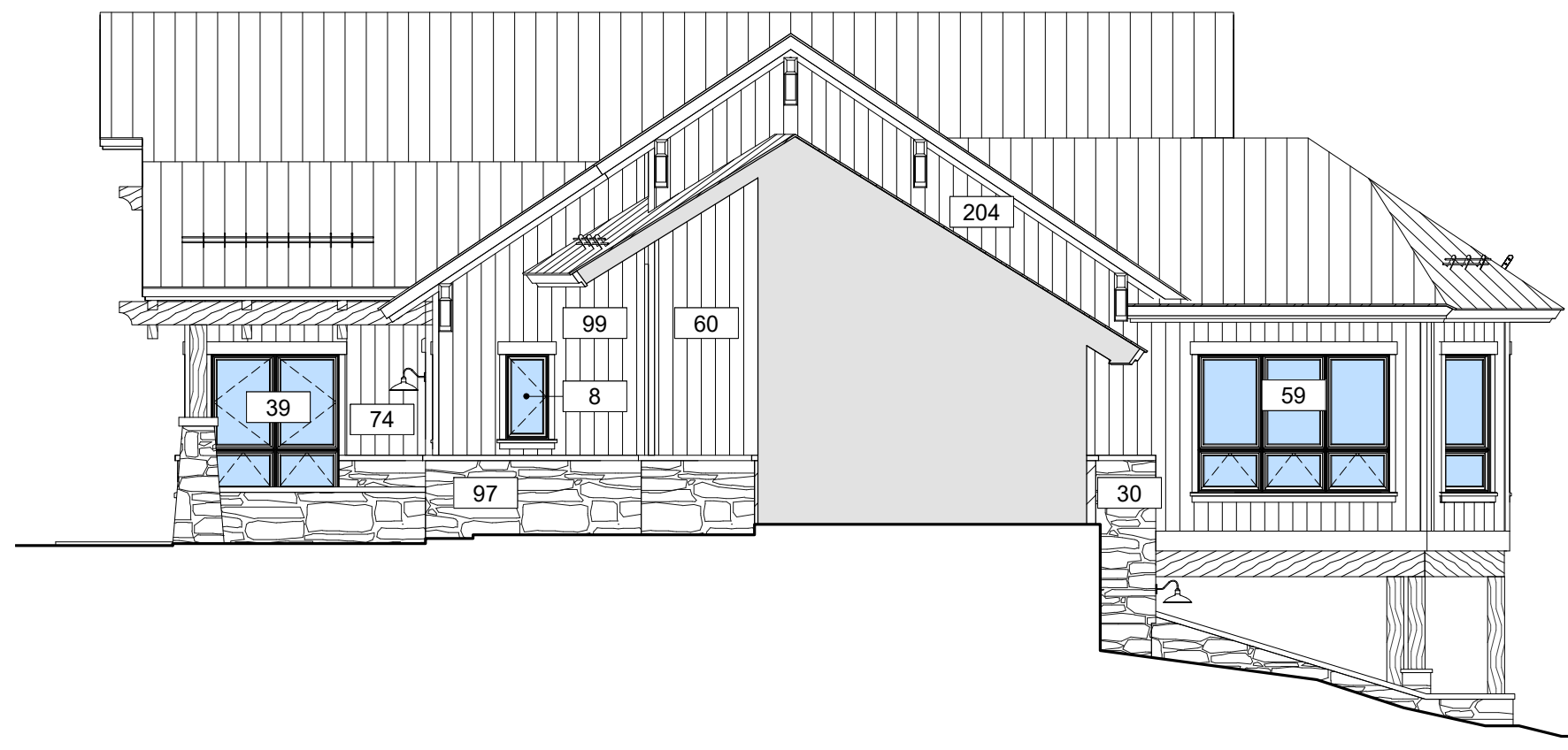
LOT 201A / 106 BENCHMARK DRIVE
 MOUNTAIN VILLAGE, CO 81435

MAXIMUM BUILDING
 HEIGHT
 CALCULATIONS

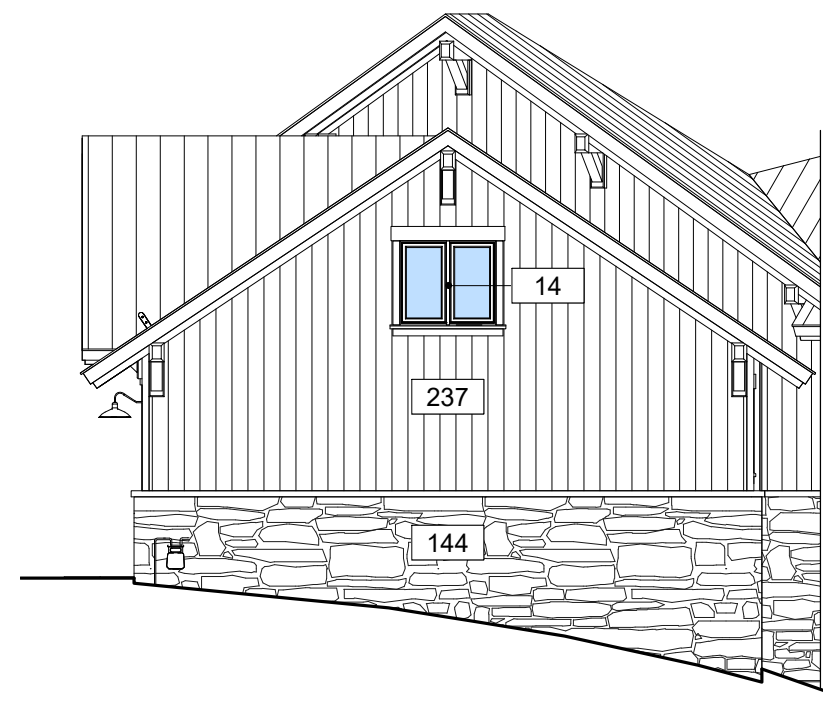
SHEET NUMBER

A2.1

NOT FOR CONSTRUCTION



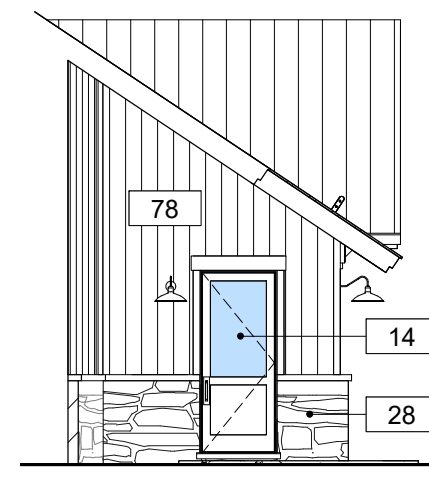
1 EAST ENTRY
1/8" = 1'-0"



2 EAST GARAGE
1/8" = 1'-0"



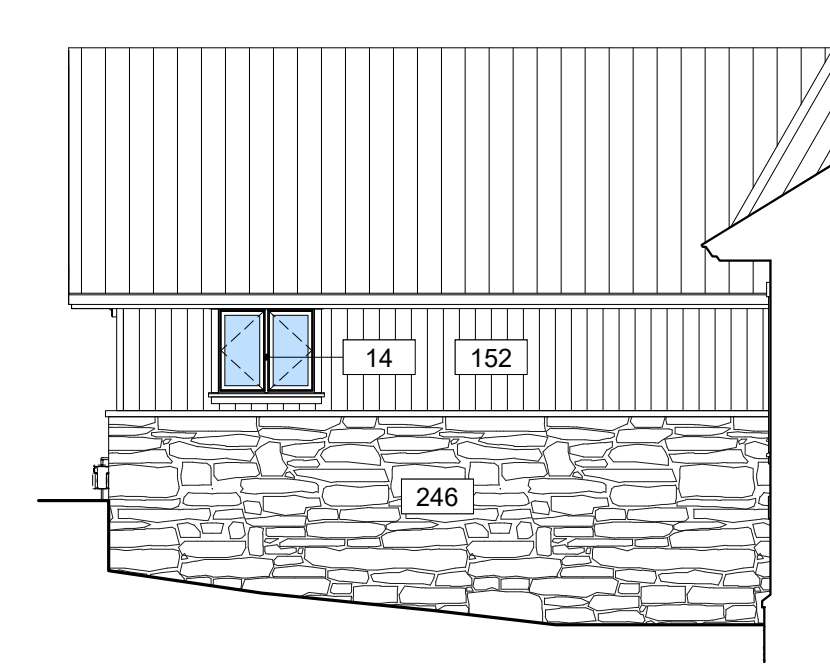
3 WEST ELEVATION
1/8" = 1'-0"



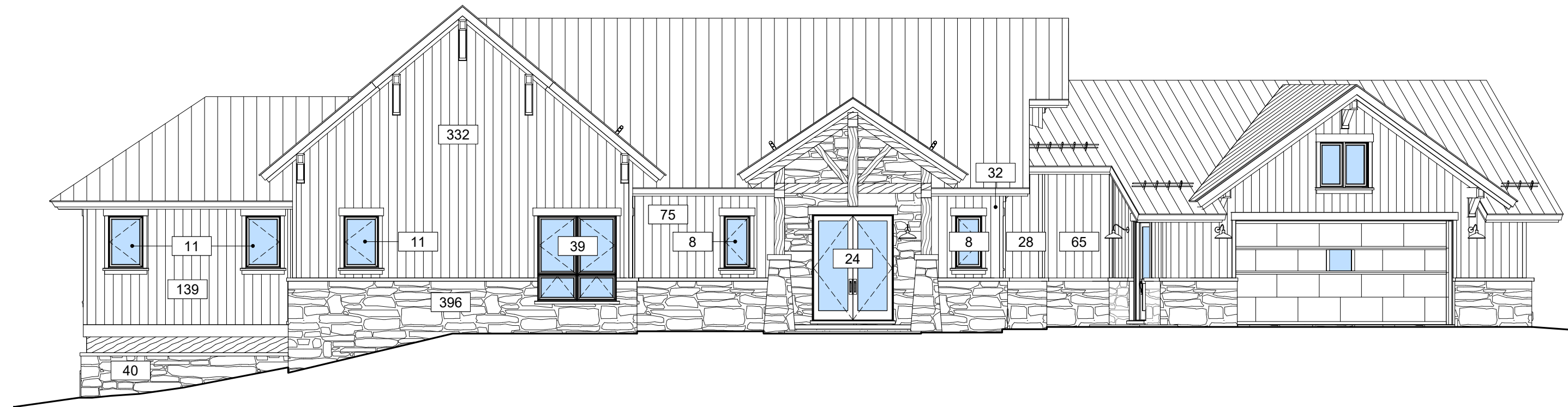
4 WEST GARAGE
1/8" = 1'-0"



5 NORTH ELEVATION
1/8" = 1'-0"



6 NORTH GARAGE
1/8" = 1'-0"



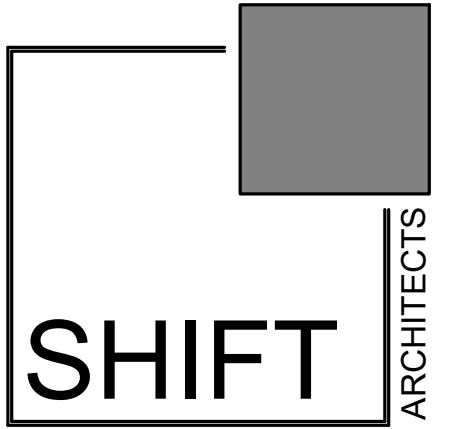
7 SOUTH ELEVATION
1/8" = 1'-0"



8 SOUTH GARAGE
1/8" = 1'-0"

MATERIAL CALCULATIONS

NORTH	
STONE	729 SF
WOOD SIDING	535 SF
WINDOWS/DOORS	606 SF
SOUTH	
STONE	436 SF
WOOD SIDING	671 SF
WINDOWS/DOORS	112 SF
EAST ENTRY	
STONE	127 SF
WOOD SIDING	437 SF
WINDOWS/DOORS	106 SF
WEST	
STONE	455 SF
WOOD SIDING	303 SF
WINDOWS/DOORS	226 SF
NORTH GARAGE	
STONE	246 SF
WOOD SIDING	152 SF
WINDOWS/DOORS	14 SF
SOUTH GARAGE	
STONE	51 SF
WOOD SIDING	161 SF
WINDOWS/DOORS	14 SF
EAST GARAGE	
STONE	144 SF
WOOD SIDING	237 SF
WINDOWS/DOORS	14 SF
WEST GARAGE	
STONE	28 SF
WOOD SIDING	78 SF
WINDOWS/DOORS	14 SF
TOTALS	
STONE	2,216 SF
WOOD SIDING	2,574 SF
WINDOWS/DOORS	1,106 SF
TOTAL:	5,896 SF
PERCENTAGES	
STONE	38 %
WOOD SIDING	44 %
WINDOWS/DOORS	18 %
TOTAL:	100%



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MATERIAL
CALCULATIONS

SHEET NUMBER

A2.2

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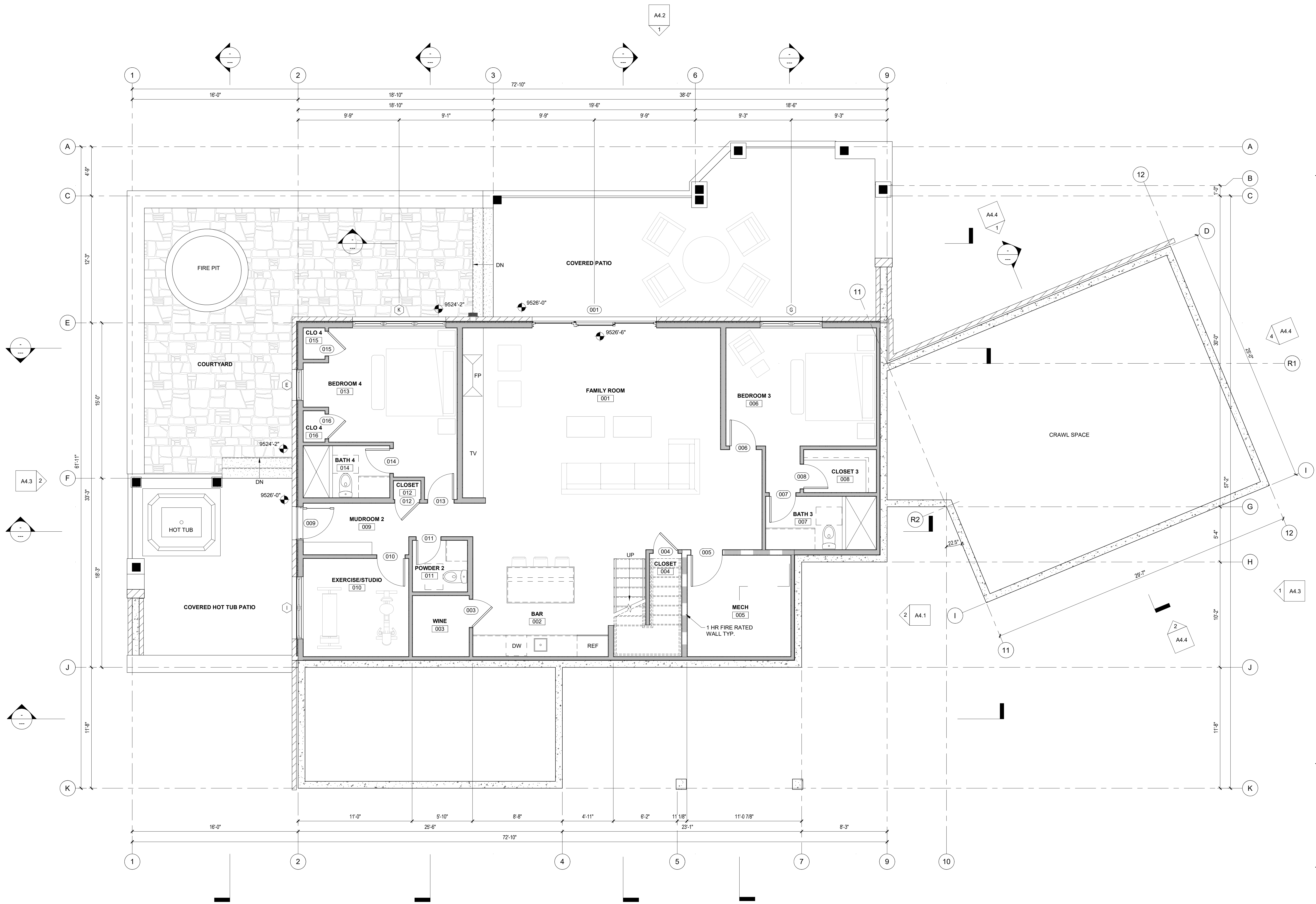
FLOOR PLANS

SHEET NUMBER

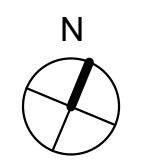
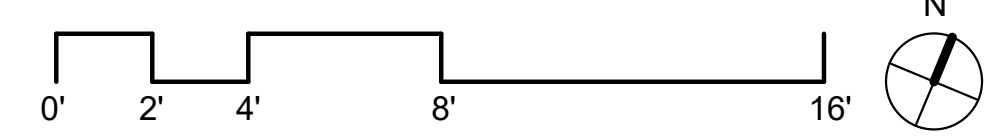
A3.1

NOT FOR CONSTRUCTION

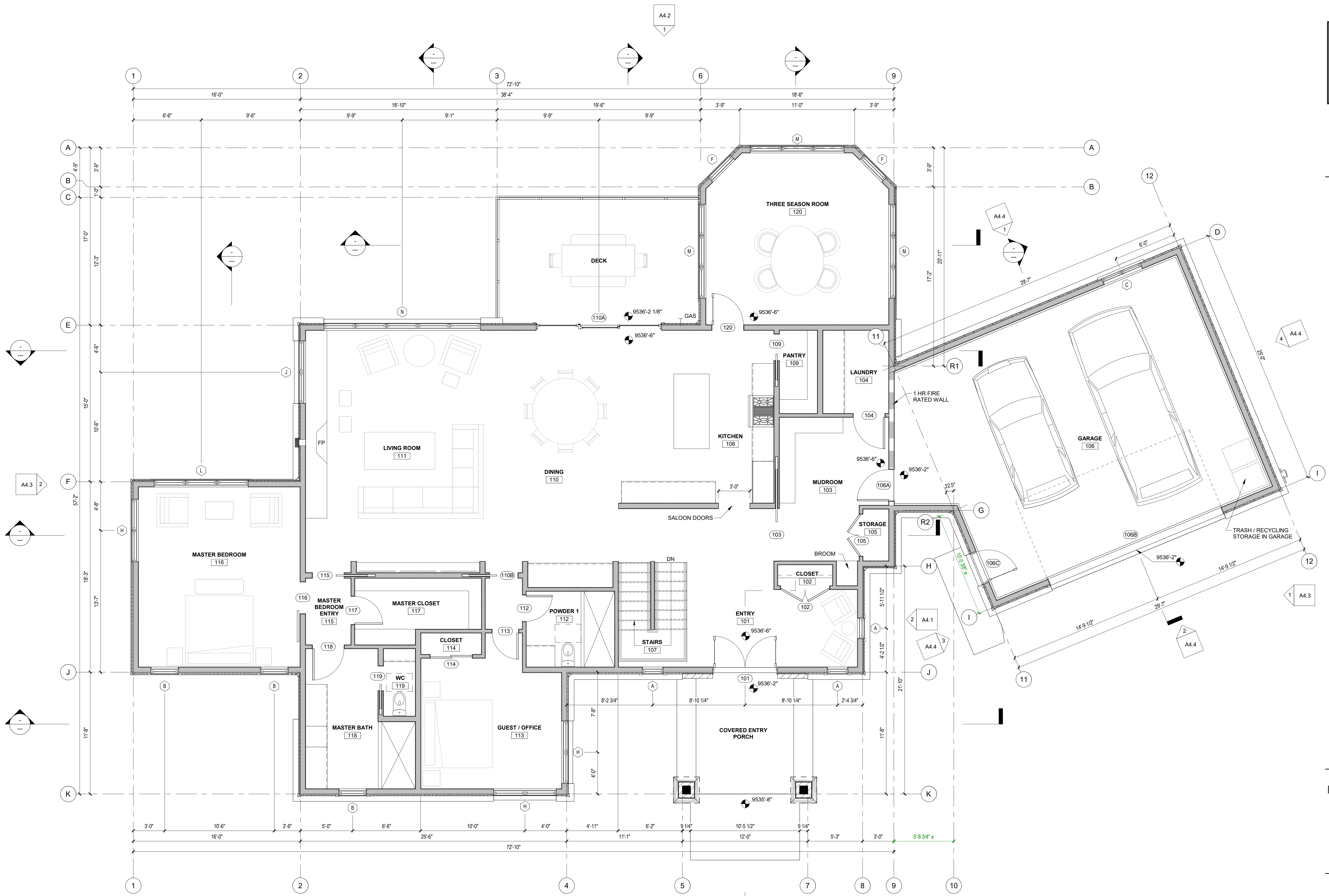
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1 LOWER LEVEL
 1/4" = 1'-0"



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HEWITT RESIDENCE

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FLOOR PLANS

SHEET NUMBER

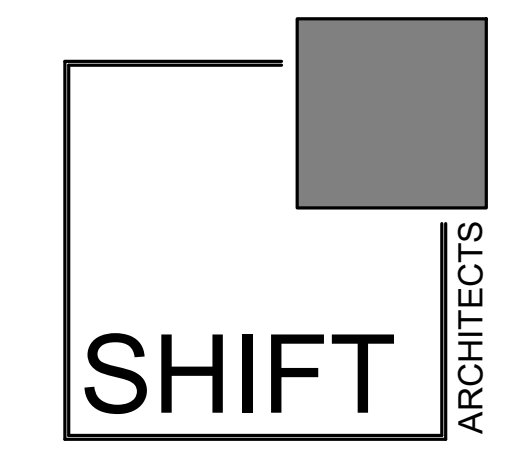
A3.2

1 GROUND LEVEL
 1/4" = 1'-0"

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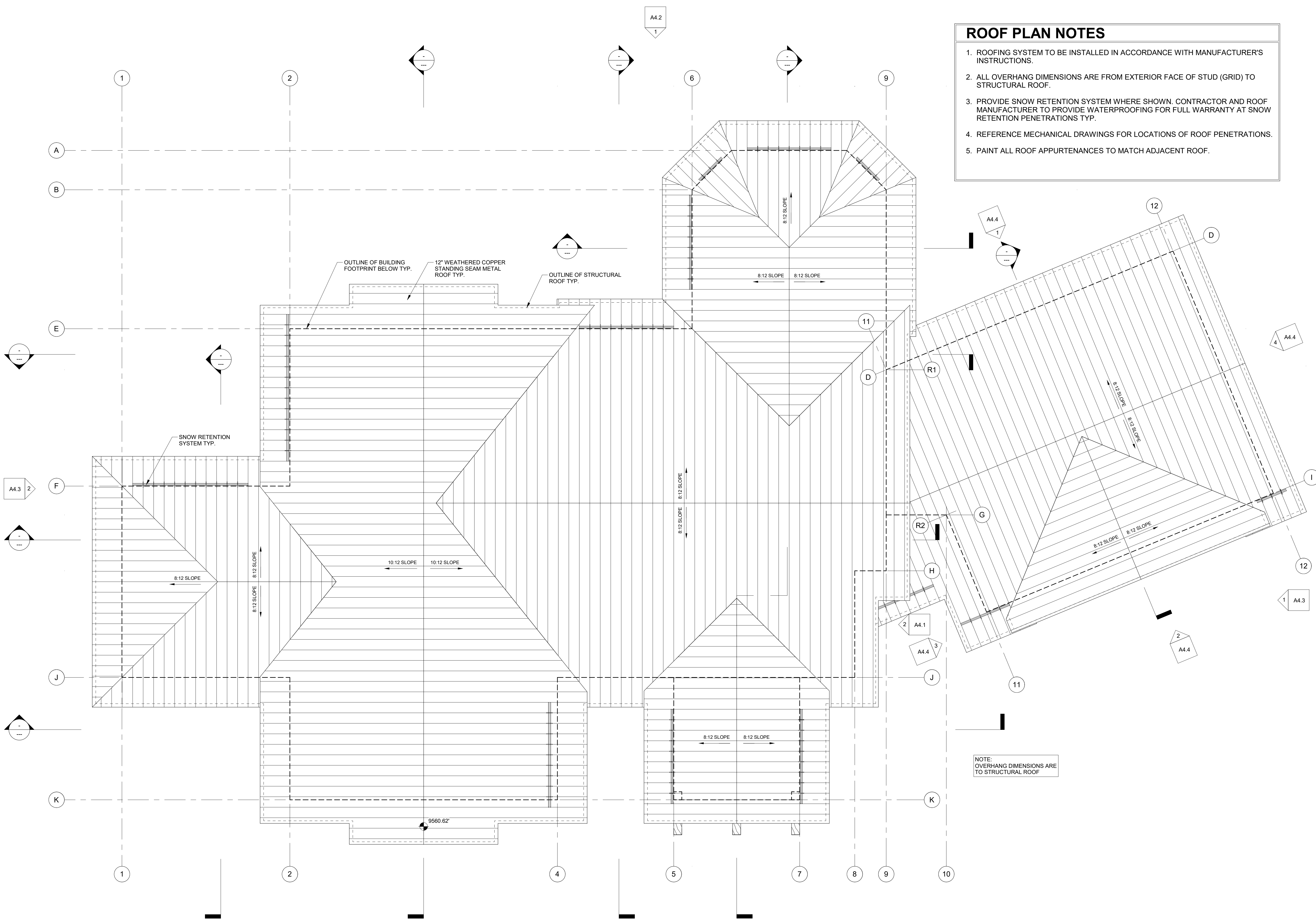
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- ### ROOF PLAN NOTES
1. ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 2. ALL OVERHANG DIMENSIONS ARE FROM EXTERIOR FACE OF STUD (GRID) TO STRUCTURAL ROOF.
 3. PROVIDE SNOW RETENTION SYSTEM WHERE SHOWN. CONTRACTOR AND ROOF MANUFACTURER TO PROVIDE WATERPROOFING FOR FULL WARRANTY AT SNOW RETENTION PENETRATIONS TYP.
 4. REFERENCE MECHANICAL DRAWINGS FOR LOCATIONS OF ROOF PENETRATIONS.
 5. PAINT ALL ROOF APPURTENANCES TO MATCH ADJACENT ROOF.



HEWITT RESIDENCE

LOT 201A / 106 BENCHMARK DRIVE
 MOUNTAIN VILLAGE, CO 81435

ROOF PLAN

SHEET NUMBER

A3.3

1 ROOF PLAN
 1/4" = 1'-0"

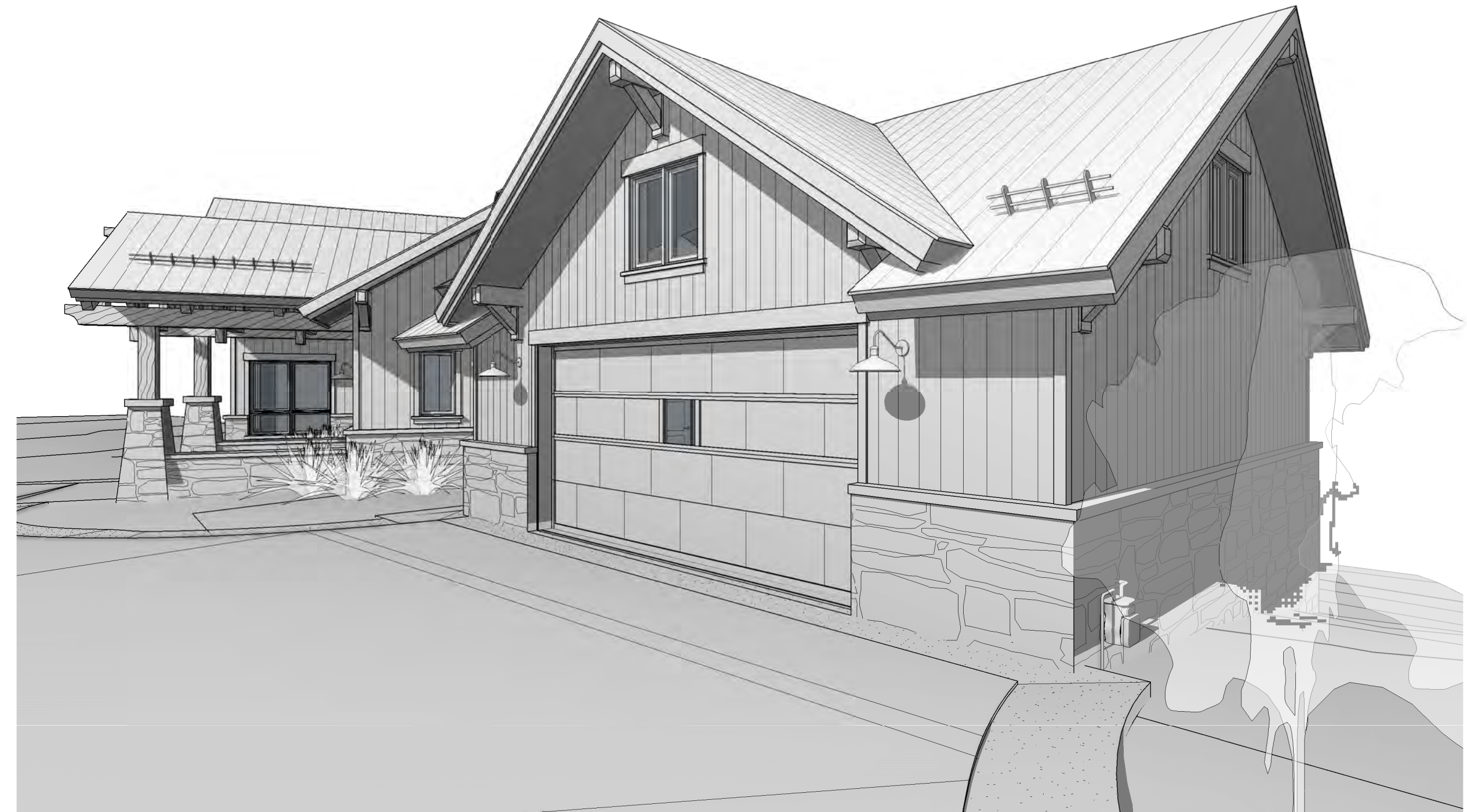
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1 AXON AT ENTRY



2 SOUTHEAST AXON



3 NORTHWEST AXON



4 NORTHEAST AXON

HEWITT RESIDENCE

LOT 201A / 106 BENCHMARK DRIVE
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AXONS

SHEET NUMBER

A4.0

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TELLURIDE GOLD COLLECTION
HIGHLANDS DETAIL
FULL STONE VENEER



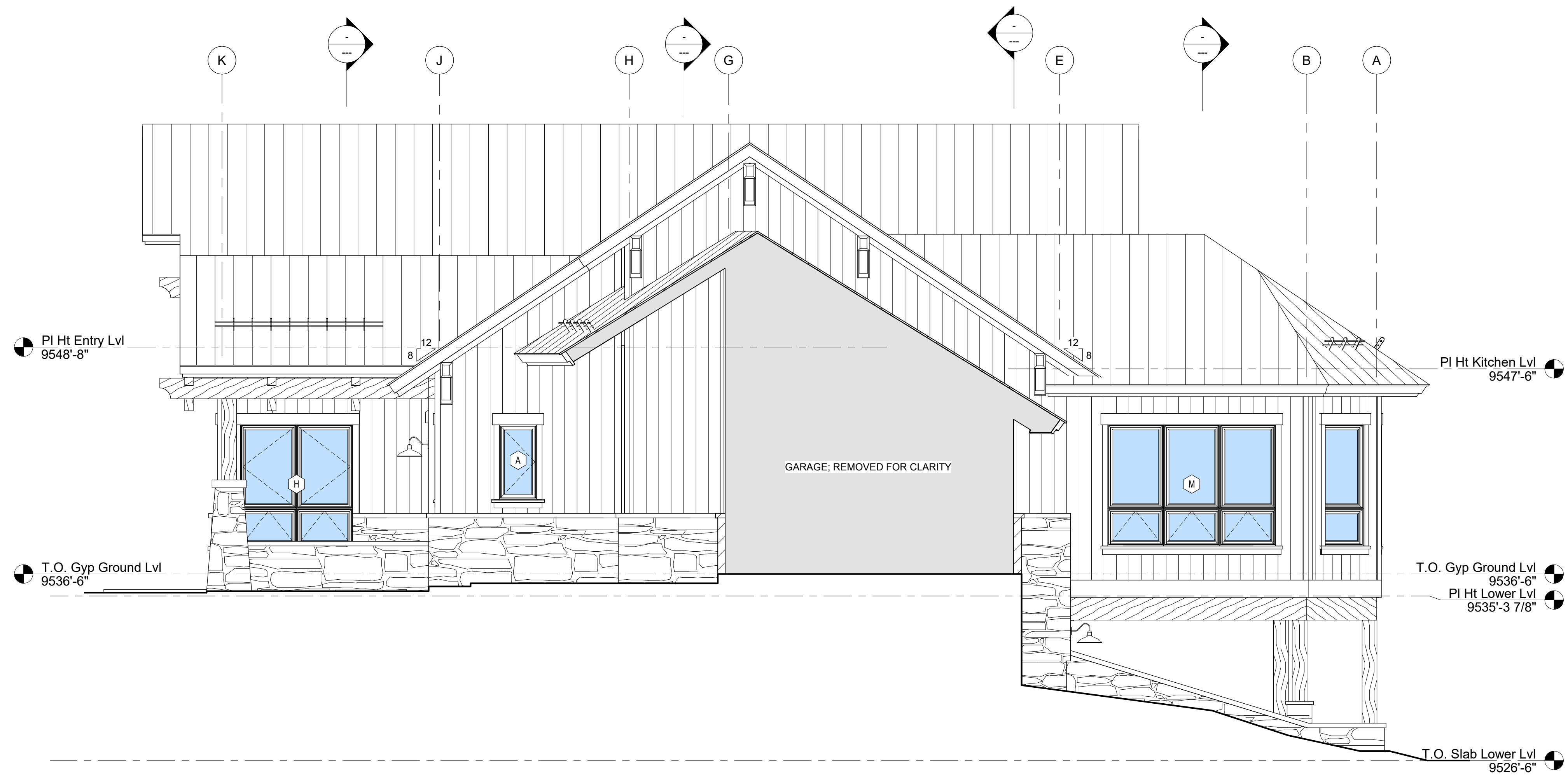
8" MONTANA TIMBER; TONGUE
AND GROOVE; RANCHWOOD
WESTERN WIRE BRUSHED



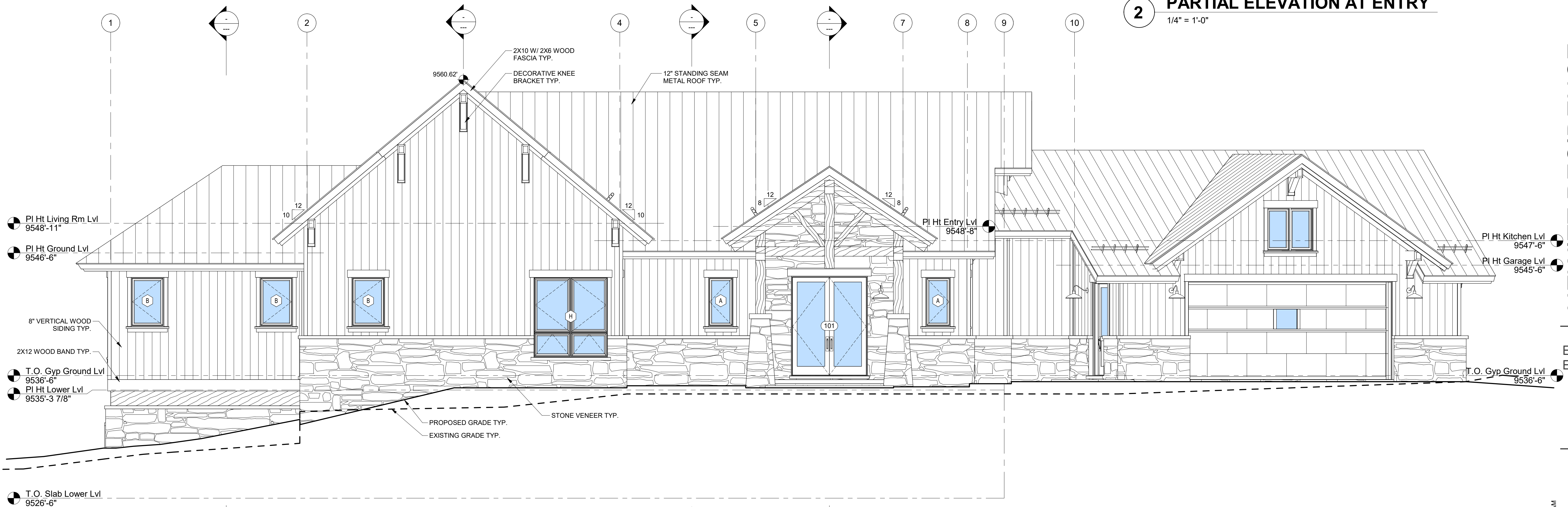
12" WEATHERED COPPER
STANDING SEAM METAL ROOF



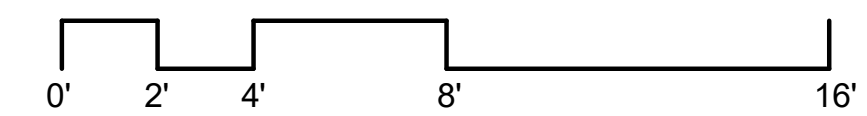
LOEWEN ALUMN CLAD WOOD
CAPPUCCINO



2 PARTIAL ELEVATION AT ENTRY
1/4" = 1'-0"



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



HEWITT RESIDENCE

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EXTERIOR
ELEVATIONS

SHEET NUMBER

A4.1

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PI Ht Living Rm Lvl 9548'-11"
 PI Ht Kitchen Lvl 9547'-6"
 T.O. Gyp Ground Lvl 9536'-6"
 PI Ht Lower Lvl 9535'-3 7/8"
 10X10 TIMBER COLUMN TYP.
 T.O. Slab Lower Lvl 9526'-6"
 HOT TUB

HEWITT RESIDENCE

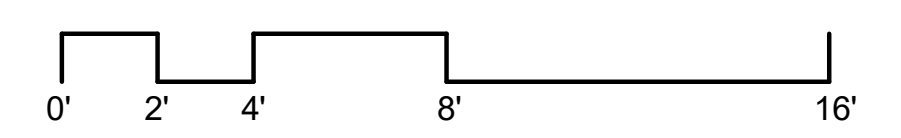
EXTERIOR ELEVATIONS

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SHEET NUMBER

1 NORTH ELEVATION
 1/4" = 1'-0"



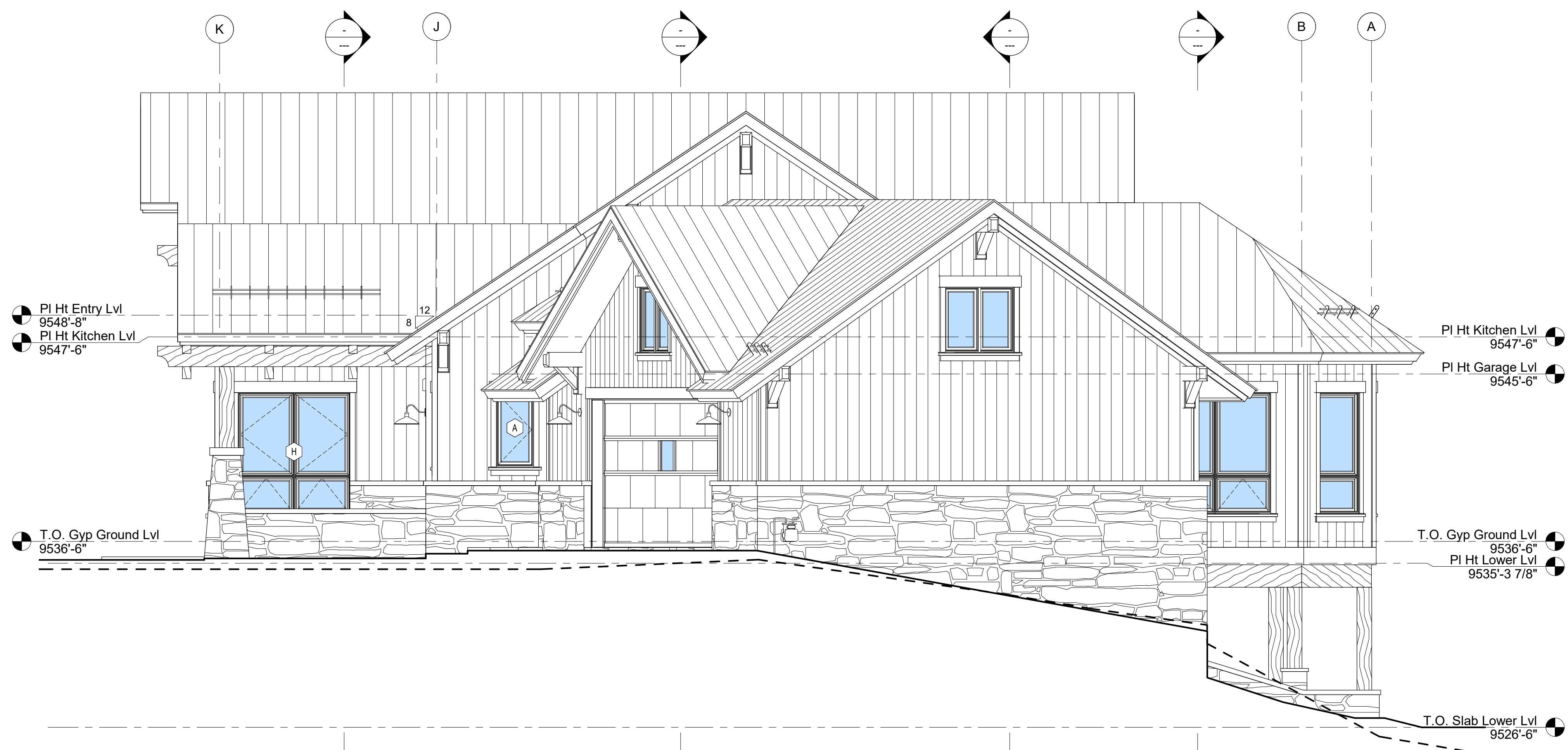
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A4.2

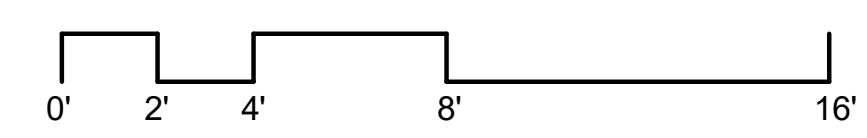
NOT FOR CONSTRUCTION



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



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



HEWITT RESIDENCE

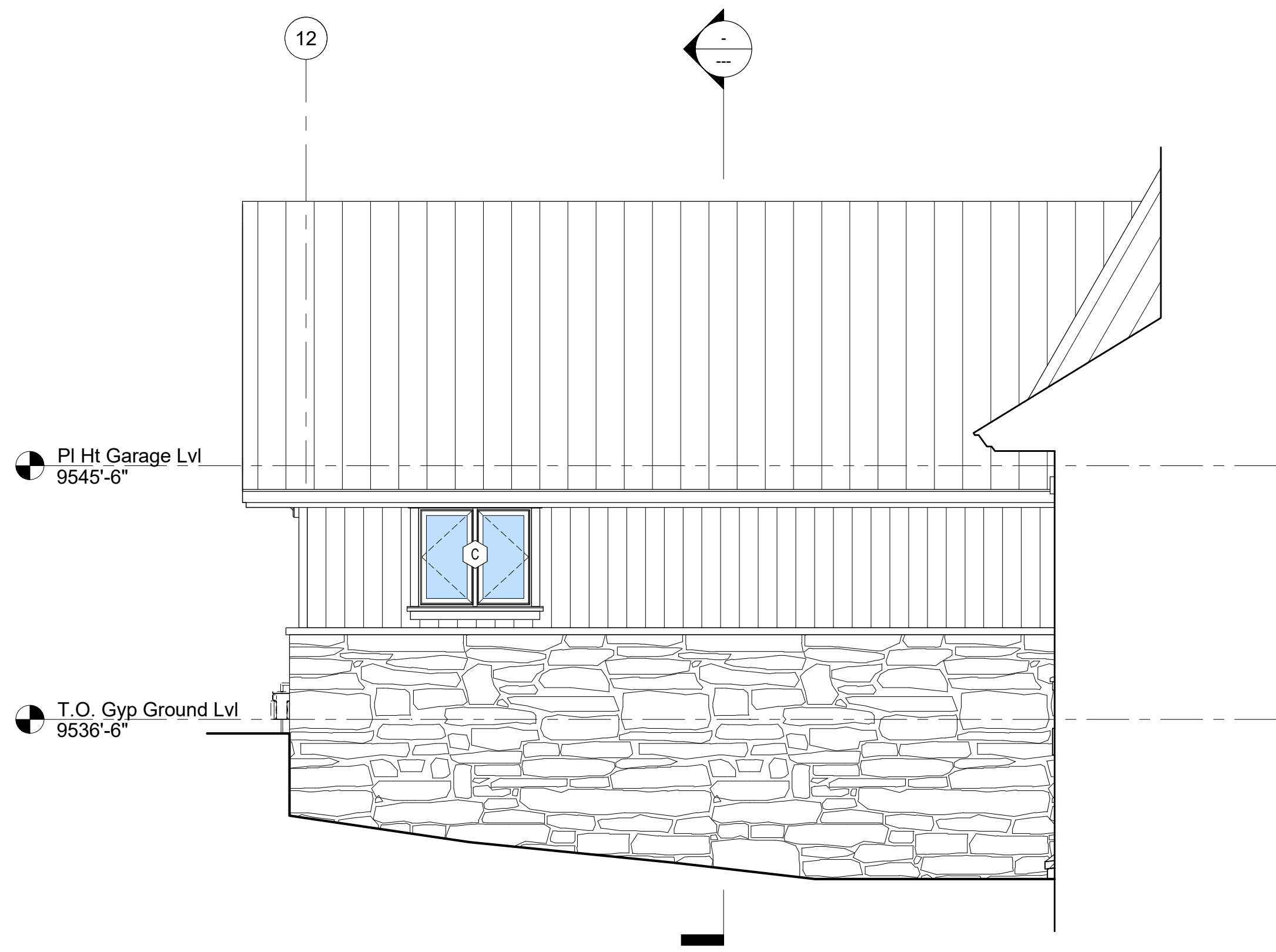
LOT 201A / 106 BENCHMARK DRIVE
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EXTERIOR ELEVATIONS

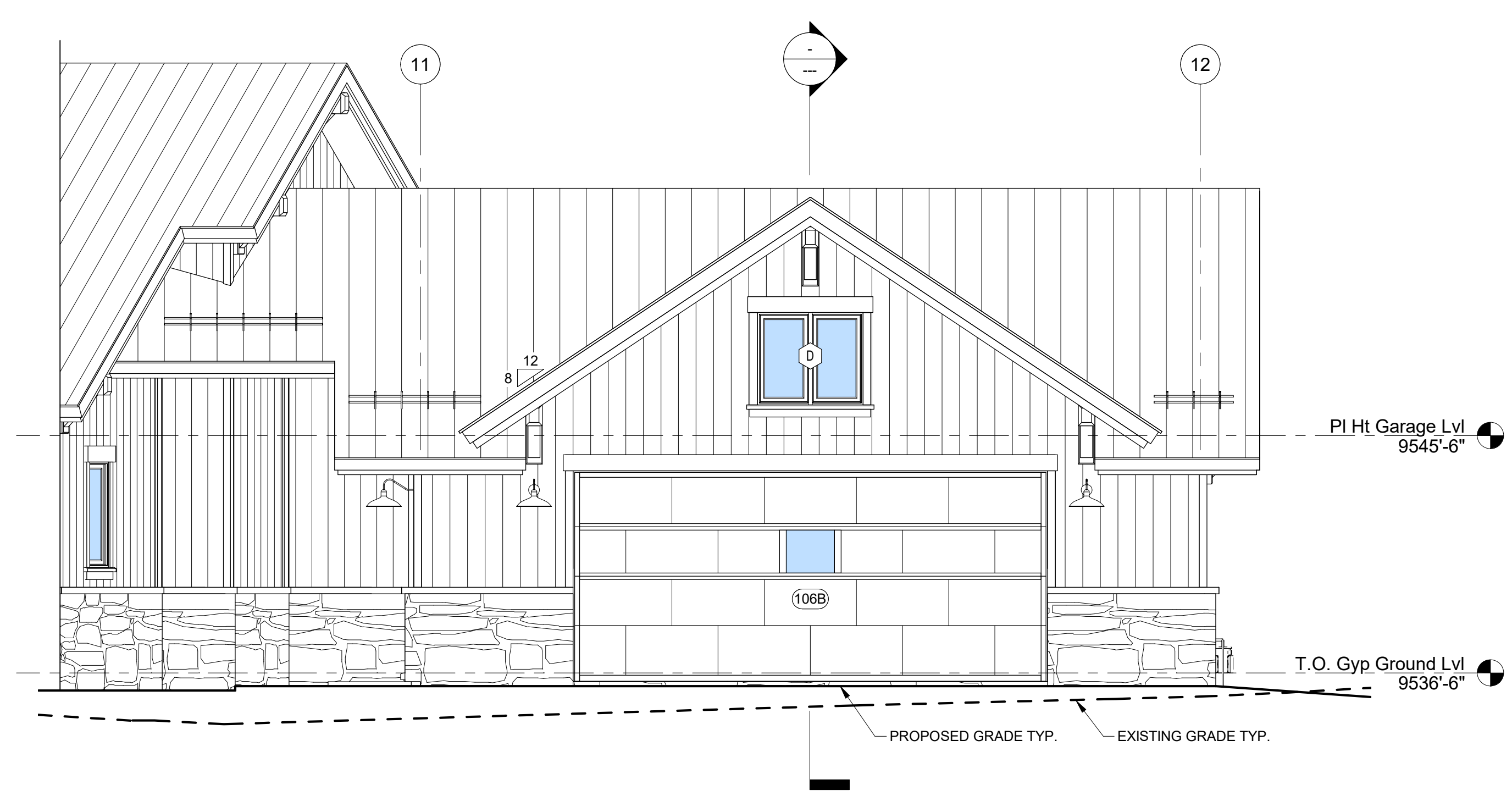
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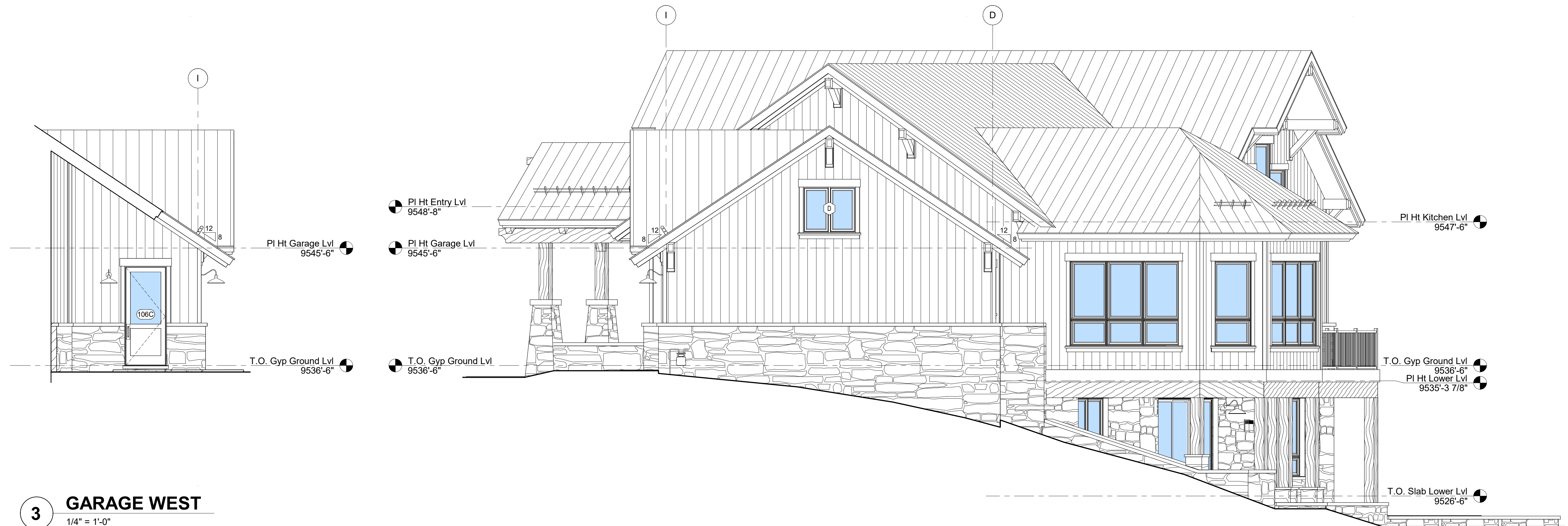
NOT FOR CONSTRUCTION



1 GARAGE NORTH
 1/4" = 1'-0"

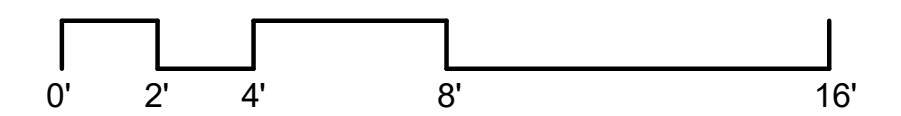


2 GARAGE SOUTH
 1/4" = 1'-0"



3 GARAGE WEST
 1/4" = 1'-0"

4 GARAGE EAST
 1/4" = 1'-0"



HEWITT RESIDENCE

LOT 201A / 106 BENCHMARK DRIVE
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EXTERIOR
 ELEVATIONS

SHEET NUMBER

A4.4

NOT FOR CONSTRUCTION



FIXTURE A:

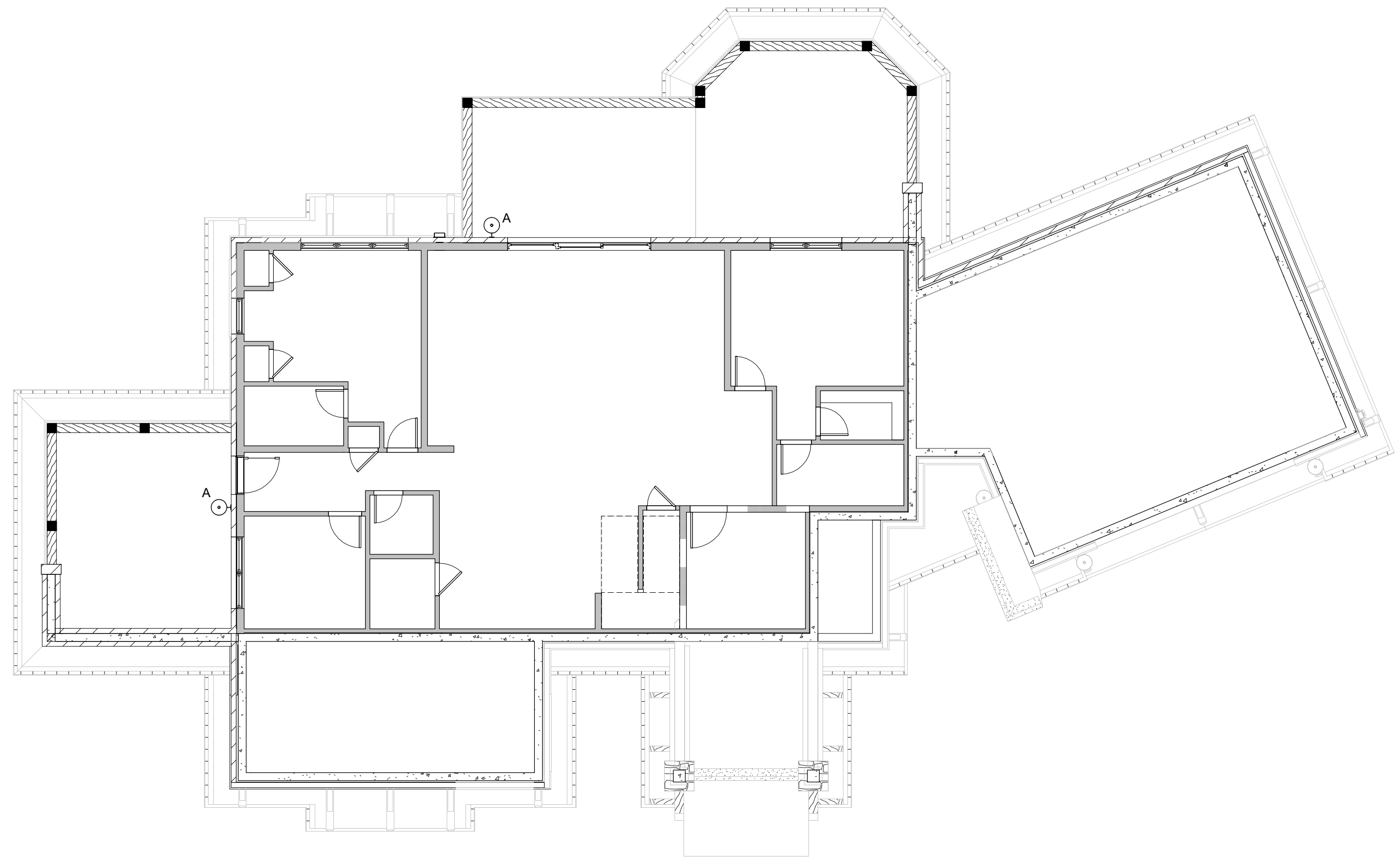
OUTDOOR WALL LIGHT

RESTORATION HARDWARE "VINTAGE BARN OUTDOOR SCONCE"

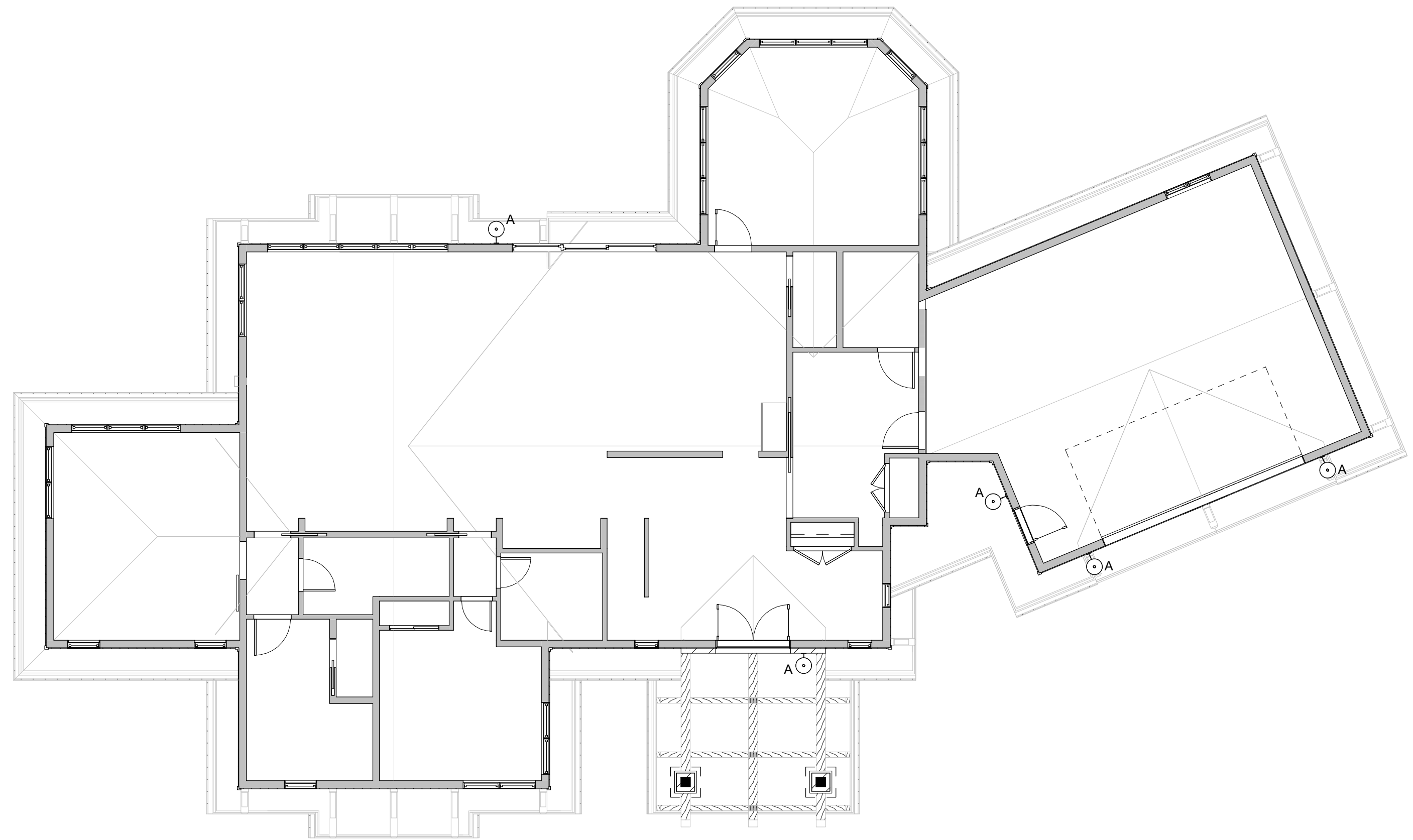
WEATHERED RUST	
WIDTH	14"
DEPTH	21 1/2"
HEIGHT	13 1/2"
MATERIAL	STEEL AND ALUMINUM
FINISH	WEATHERED RUST SHADE / CAP
WATTAGE	60w MAX
DIMMABLE	YES
CERTIFICATION	WET UL LISTED

PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.

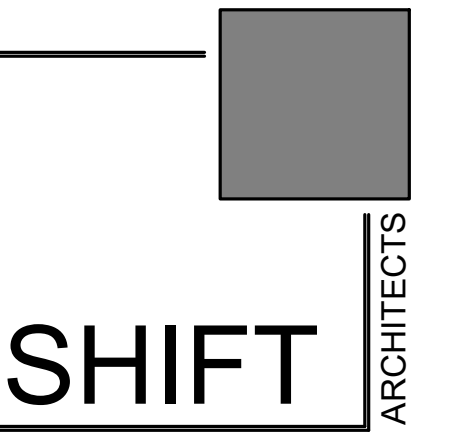
MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.



1 LOWER LEVEL EXTERIOR LIGHTING PLAN
1/8" = 1'-0"



2 GROUND LEVEL EXTERIOR LIGHTING PLAN
1/8" = 1'-0"



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EXTERIOR LIGHTING
PLANS

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SHEET NUMBER

LTG1.0

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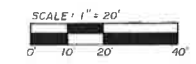
NOT FOR CONSTRUCTION

266936
 PLAT
 REPLAT OF LOT 201-TMV, FILING 96

WESTCOVE AND TELLURIDE CO.

TO
 Replat Lot 201-TMV-Filing 86

STATE OF COLORADO)
 COUNTY OF SAN MIGUEL)
 FILED FOR RECORD)
 PLAT #1 PAGE 1057)
 DAY CAPPIE)
 REC'D)
 18 00)



LEGEND
 ○ FOUND REBAR B CAP L.S. 20632
 ● SET REBAR B CAP L.S. 24954

REPLAT OF LOT 201 TELLURIDE MOUNTAIN VILLAGE FILING 6

SURVEYOR'S CERTIFICATE

I, J. David Foley, do hereby certify that this accompanying plat and survey was performed under my direct responsibility, supervision, and checking and that the information contained herein is true and accurate to the best of belief and knowledge.
 J. David Foley 8/13/90
 L. S. No. 24954 Date



TREASURER'S CERTIFICATE

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records in my office that there are no liens against this subdivision or any part thereof for unpaid state, county, municipal, or local taxes, or special assessments not yet payable.
 Dated this 16th day of August, 1990
 San Miguel County Treasurer



OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that Westcove, a Colorado general partnership, as to an undivided 80% interest, and The Telluride Company, a Colorado corporation, as to an undivided 20% interest, are the owners of the following described land:

Lot 201, Telluride Mountain Village, Filing 6, Phase Two, a subdivision located in a portion of Sections 33 and 34 in Township 43 North, Range 9 West, N.M.P.M. and in Sections 3, 4, 9 and 10 in Township 42 North, Range 9 West, N.M.P.M., according to the plat filed in the office of the Clerk and Recorder of San Miguel County, Colorado in Plat Book 1 at Page 585. County of San Miguel, State of Colorado.

under the name of REPLAT OF LOT 201, TELLURIDE MOUNTAIN VILLAGE, FILING 6, have laid out, platted, and subdivided same as shown on this plat.

Lot 201 as described above contains 0.822 acres. Lot 201-A contains 0.489 acres, and Lot 201-B contains 0.425 acres.

In witness hereof the said owners have caused their names to be hereunto subscribed.

OWNERS:
 Westcove, a Colorado general partnership
 Andrew Blundell, general partner
 W. Scott Guthman, general partner by Andrew Blundell as his attorney-in-fact
 W. Scott Guthman, general partner by Andrew Blundell as his attorney-in-fact

BASE OF BEARINGS

The bearing of the northerly line of Lot 201 was assumed as the record bearing of South 89 degrees 20 minutes 00 seconds East according to the plat of Telluride Mountain Village, Filing 6, recorded in Plat Book 1 at Page 585.

COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND DEFINITIONS

General notes one (1) through (14), inclusive, and definitions one (1) through twenty-five (25), inclusive, as shown on sheets one (1) and two (2) of the plat for the Telluride Mountain Village, Filing 6, recorded on June 20, 1985 in the office of the Clerk and Recorder for San Miguel County, Colorado, in Plat Book 1 at Pages 585-571, are incorporated herein by this reference and shall apply to the real property replatted hereby in the same manner as if fully set forth herein. Any amendments to the above referenced General Notes and Definitions shall apply to the real property replatted hereby. San Miguel County reserves the right and power to, pursuant to a zoning amendment, modify the covenants, conditions, easements, restrictions, and definitions.

PLANNING COMMISSION APPROVAL

This plat has been approved by the San Miguel County Planning and Zoning Commission this day of _____, 19__.

COUNTY COMMISSIONERS' APPROVAL

This plat has been accepted for filing by the San Miguel County Board of Commissioners.

Effective Date: 8/16/90
 Chairman

TITLE INSURANCE COMPANY CERTIFICATE

I, _____, Title Insurance Company Representative, do hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of those persons shown in the Certificate of Ownership which is on the face hereof and is free and clear of all encumbrances, liens, and taxes, except as follows:
 Book 454 pg. 877

Dated this 16th day of August, 1990
 Title Insurance Company Representative

TAX BOND CERTIFICATE

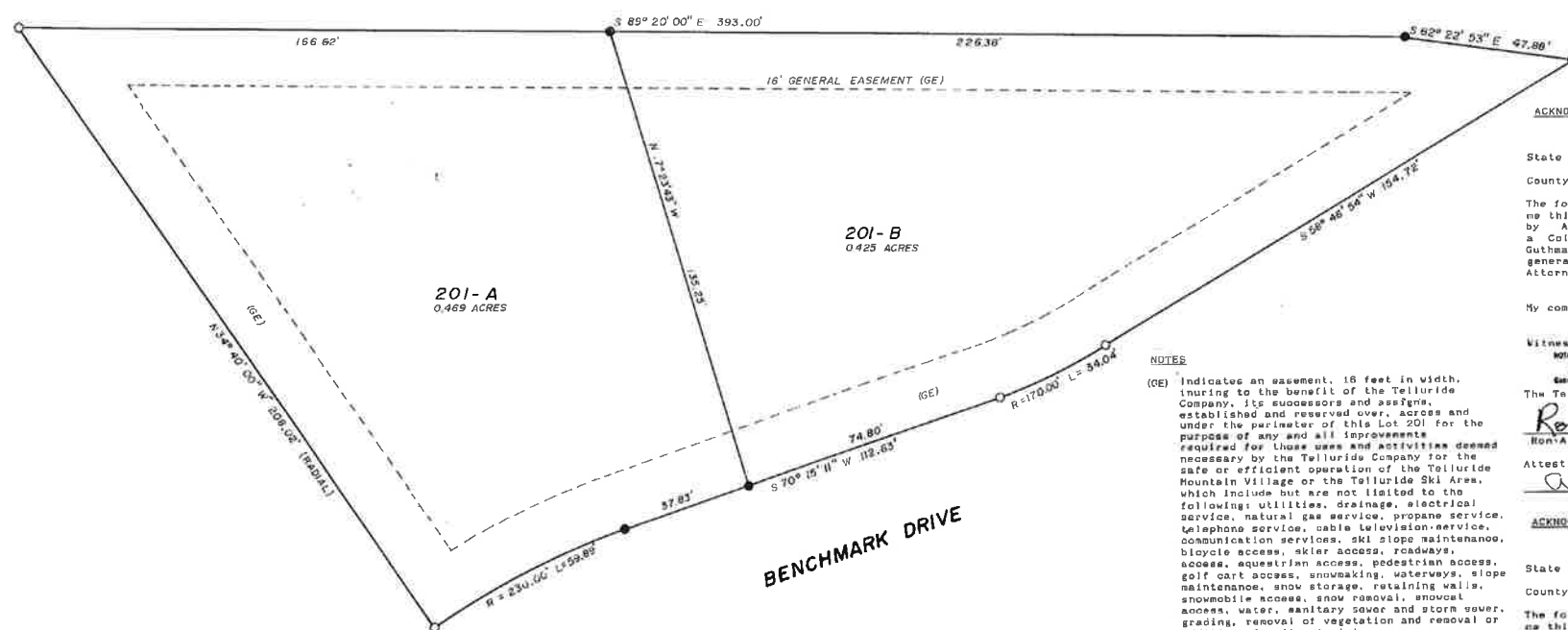
I, the undersigned Clerk of San Miguel County, do hereby certify that _____ Dollars have been deposited to cover taxes and assessments against this property which are a lien, but are not yet payable.
 Dated this _____ day of _____, 19__.

San Miguel County Clerk

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of San Miguel County on this _____ day of _____, 19__ in Book No. _____ Page No. _____ in Reception No. _____ Time _____ PM.

San Miguel County Clerk



ACKNOWLEDGEMENT

State of New York)
 County of Rensselaer)

The foregoing signatures were acknowledged before me this 14th day of August, 1990, A.D. by Andrew Blundell, general partner of Westcove, a Colorado general partnership, and W. Scott Guthman, general partner of Westcove, a Colorado general partnership by Andrew Blundell as his attorney-in-fact.

My commission expires March 30, 1991

Witness my hand and seal this 14th day of August, 1990, A.D. at the County of Rensselaer, State of New York.
 Notary Public

The Telluride Company, a Colorado Corporation
 Ron Allred, Chairman of the Board of Directors

Attest:
 A. J. Wells

ACKNOWLEDGEMENT

State of Colorado)
 County of San Miguel)

The foregoing signatures were acknowledged before me this 16th day of August, 1990, A.D. by Ron Allred, Chairman of the Board of Directors of the Telluride Company, a Colorado Corporation, and A. J. Wells, as Secretary of the Telluride Company.

My commission expires 11-26-93

Witness my hand and seal this 16th day of August, 1990, A.D. at the County of San Miguel, State of Colorado.
 Notary Public

There shall be one common access from Benchmark Drive to serve both Lots 201-A and 201-B.

Easement research and legal description from the San Miguel Title Company Commitment No. 90-6-65.

LOT NO.	DESIGNATED USE	NO. OF UNITS
201-A	SINGLE FAMILY	1
201-B	SINGLE FAMILY	1
LOTS CREATED: 201-A, 201-B		
LOT DELETED: 201		

NOTES

(GE) Indicates an easement, 16 feet in width, inuring to the benefit of the Telluride Company, its successors and assigns, established and reserved over, across and under the perimeter of this Lot 201 for the purpose of any and all improvements required for those uses and activities deemed necessary by the Telluride Company for the safe or efficient operation of the Telluride Mountain Village or the Telluride Ski Area, which include but are not limited to the following: utilities, drainage, electrical service, natural gas service, propane service, telephone service, cable television service, communication services, ski slope maintenance, bicycle access, skier access, roadways, access, equestrian access, pedestrian access, golf cart access, snowmaking, waterways, slope maintenance, snow storage, retaining walls, snowmobile access, snow removal, snowcut access, water, sanitary sewer and storm sewer, grading, removal of vegetation and removal or addition of soil materials.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

FOLEY ASSOCIATES • LAND SURVEYING
 P.O. BOX 1387 TELLURIDE, COLORADO 81435
 DATE JUNE, 1990 JOB 90136

From: istvan bernath [<mailto:bernathus@gmail.com>]
Sent: Friday, February 16, 2018 11:32 AM
To: Jane Marinoff <JMarinoff@mtnvillage.org>
Subject: 201 A

Hello Jane,

The 201A architect and also the DRB mailed us a plan for the development of a family house. I am the owner of 201B and we developed our land by giving a 16' setback from the shared property line.

We like to have the same 16' setback for this new house from our property line.

I asked the architect to make changes on the plan to give a setback, but now I see no changes on the plan. Her roof line for the garage is on the property line.

Here is our plan in the attachment showing the 16' setback from the property line.

Let me know if I need to do anything more to resolve this setback issue since we are in Los Angeles and can't be there for the hearing.

Thank you,
Istvan Bernath owner of 104 Benchmark/201B/

BERNATHART
PH: 323.656.0753
WWW.BERNATH.US



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board
FROM: Dave Bangert, Senior Planner
FOR: Meeting of March 1, 2018
DATE: February 22, 2018
RE: Final Design Review application for a new single-family home on Lot 416A

PROJECT GEOGRAPHY

Application Overview: The purpose of this agenda item is to allow the Design Review Board (DRB) to provide final review regarding a proposed new single-family home.

Legal Description: Lot 416A

Address: 206 Wilson Peak Drive

Applicant/Agent: Alpine Planning/Tommy Hein Architects

Owner: Teresa Carr

Zoning: Single-Family Zone District

Existing Use: Vacant Lot

Proposed Use: Single-Family

Lot Size: 1.387 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

BACKGROUND

At the January 11, 2018 DRB meeting this project had its Initial Architectural and Site Review. The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a conceptual work session with the Design Review Board. The proposed project consists of a 637-square foot two car garage and a 6,225-square foot single-family home located on lot 416A. This is the final Design Review for this project.

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	35' maximum (35'+5' for gable roof)	34' – 11.5"
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	24.25'
Maximum Lot Coverage	40% maximum	10.4%
General Easement Setbacks		
North	16' setback from lot line	265' to GE
South	16' setback from lot line	8' to GE
East	16' setback from lot line	2' to GE
West	16' setback from lot line	12' to GE
Roof Pitch		
Primary		
Secondary		
Exterior Material		
Stone	35% minimum	39.7%
Wood	25% (No requirement)	4.6%
Windows/Doors	40% maximum for windows	18.7%
Metal Accents		10.2%
Copper siding/fascia	Specific approval	9.8%
Plaster	Specific approval	17%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

17.3.12.C BUILDING HEIGHT LIMITS

The average height for the proposed designed is compliant at 24.25'. The north elevation indicates the Maximum Building Height at 34' – 11.5" from the highest eave to the existing grade.

The maximum height for the chimney has been revised and is compliant at 39' – 10" from the highest point to the proposed grade.

When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that 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. This shall be done prior to the Building Division conducting the required framing inspection.

17.5.5 BUILDING SITING DESIGN

Lot 416A is a larger size lot (1.387 acre) that slopes from the southeast portion downward to the northeast corner. There is a mix of aspens and spruce/fir on the lot. There areas of the lot that have slopes in excess of 30%. The disturbance to the steep slopes has been minimized with the proposed home located in the flatter areas of the lot. There no proposed building encroachments into the General Easements however there will be grading in the GE's, address monument and a portion of a retaining wall. There are foundation walls that are within 5' of GE. This will require a footer survey prior to pouring concrete to ensure there is no encroachments in to the General Easement area. There is an existing recorded ski access easement on adjacent lot 416B for the benefit of lot 416A. The applicant has indicated that they will submit a Class 5 application for the ski access easement across the lot 416B general easements to Town Council for review as required by CDC Section 17.3.14(L).

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

In accordance with the Community Development Code, the proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick grounded foundation.

Roof Forms, Design and Materials

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets. The primary roof forms for the residence are two low pitch (1:12) shed roofs. The secondary roof over the garage and mechanical room is proposed to be flat. The proposed roofing material will be copper standing seam. This will require specific approval from the DRB for use of copper roofing.

Exterior Wall Materials

The exterior walls consist of 39.7% stone veneer (grey limestone in random ashlar pattern); 4.6% timber elements; 18.7% fenestration (dark bronze metal clad); 10.2% painted steel panels, painted steel beams and columns, steel grate and steel railings; 9.8% copper panel siding and fascia and 17% exterior plaster. Stone and fenestration percentages are fine and meet the code however the DRB will need to grant specific approvals for the use of copper panel siding and exterior plaster. With low amount of exterior wood and alternative exterior materials this project deviates from what is normally found on a typical Mountain Village home. The Board will need to determine if this use of alternative exterior materials meets the Town’s Design Theme.

17.5.7 GRADING AND DRAINAGE PLAN

The applicant has provided a grading and drainage plan prepared by Uncompahgre Engineering, LLC for the proposed development. Positive drainage away from the structures has been provided with all disturbed areas and to have final grades of 2:1 or flatter.

17.5.8 PARKING REGULATIONS

There are 2 enclosed parking spaces and 2 exterior spaces proposed. All parking spaces are completely located within the property boundaries. There is a proposed retaining wall along the east side of the driveway that will vary in height 2’ to 10’ at the auto court to protect existing trees on the lot. This retaining wall has proposed shows no stepping and will require specific approval from the DRB. The applicant has indicated that there will be snowmelt in the auto court. Total square footage of snowmelt is 1,641.02 square feet. This will require an energy offset for the square footage of snowmelt above 1000 SQ FT.

17.5.9 LANDSCAPING REGULATIONS

The landscape plan shows 12 aspens and 7 spruces to be planted with all disturbed areas to be re-seeded per CDC guidelines. All plantings will need to be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

Landscaping Type	Minimum Size
Deciduous Trees –Single Stem	3 inches caliper diameter at breast height (“dbh”)
Deciduous Trees – Multi-stem	2.5 inches dbh
Evergreen Trees –Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees – Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.

17.5.11 UTILITIES

All shallow utilities are proposed to be run from Wilson Peak Drive. The water line will come in from the west of the driveway with gas and electric coming from the southeastern corner of the lot. Sanitary sewer will tie in to the existing sewer line to the north. Public Works requests that all utilities be field located by the contractor prior to construction.

17.5.12 LIGHTING REGULATIONS

The original exterior lighting plan showed 45 down lights, 20 step lights, 11 mono point lights, 5 up lights and 2 junction boxes for holiday lighting. The up lighting is not allowed and will have to be removed from the exterior lighting plan. The down lights placed in the roof soffits on the northern elevation and west side of the south elevation seem to be architectural as they do not illuminate decks, walkways or egresses. The DRB will need to determine if this amount of exterior lighting is appropriate for the design. The applicant will be discussing potential changes to the exterior lighting plan at the meeting.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

The address monument design meets the CDC standards and is compliant with the requests of the Telluride Fire Protection District. It is proposed to go in the southern General Easement and will require a General Easement Encroachment Agreement between the Owner and the Town of Mountain Village.

17.6.6.B. DRIVEWAY STANDARDS

The driveway design meets the standards of the CDC. The drive width is 14' of asphalt with 2' shoulders, one of which will be a v-pan adjacent the retaining wall. The first 20' of the drive is at 2.40% grade and the auto court area has a maximum grade of 2.27%.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has indicated the fireplace will be a gas.

17.7.19 CONSTRUCTION MITIGATION

All construction staging is with the lot boundaries but the construction staging plan shows construction parking and disturbance in the General Easements. This disturbance is minimal and will not adversely affect the surrounding properties.

PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- Grading, address monument and retaining walls in the General Easements
- Specific approval to allow retaining walls over five feet in height without stepping
- Use of copper standing seam roofing
- Use of copper panel siding
- Use of plaster for exterior finish

RECOMMENDATION

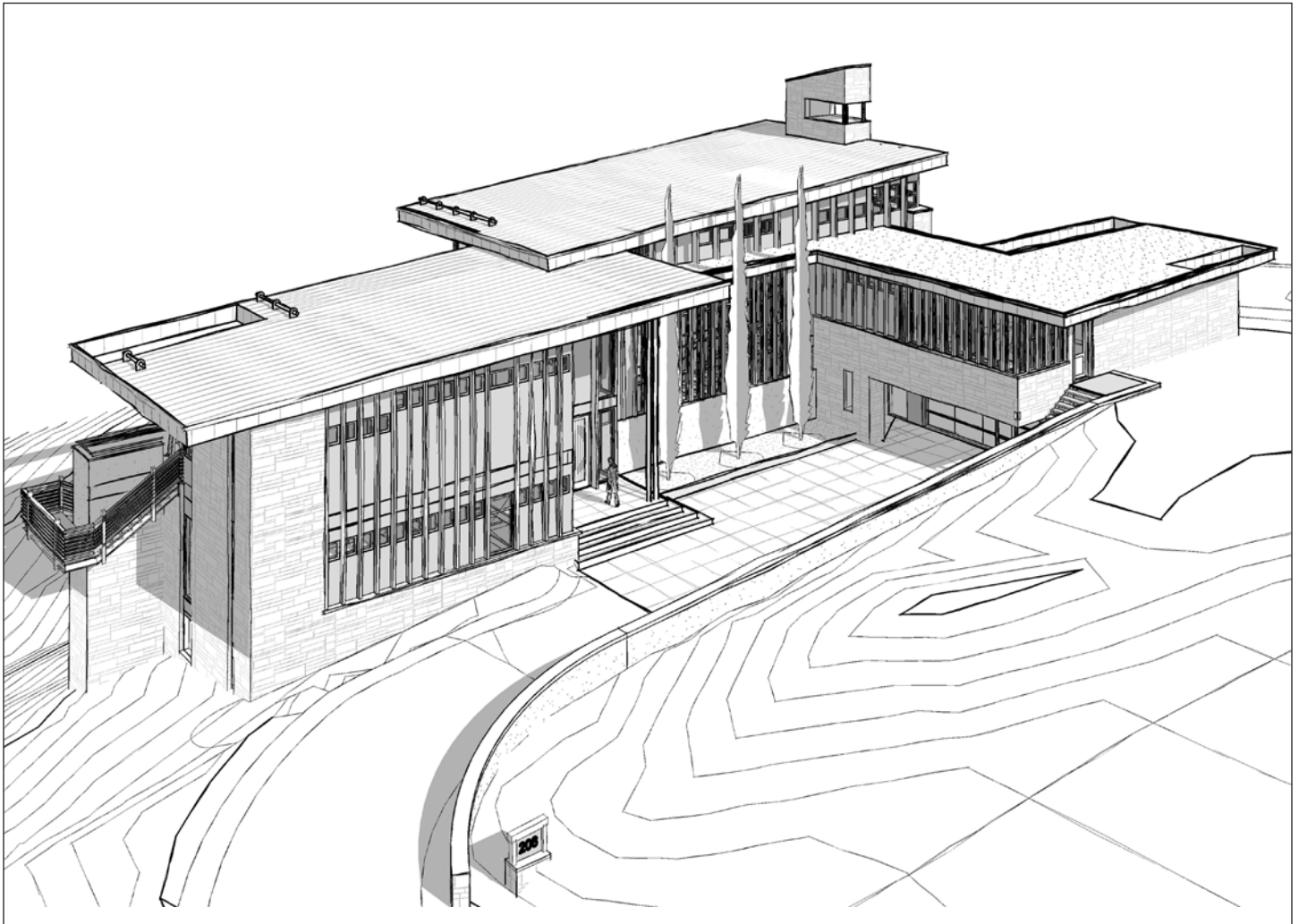
Staff recommends the DRB approve the Final Design Review application with the stated variations and specific approvals for Lot 416A with the following conditions;

1. 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. This condition shall be carried over to any Final Review Approval as it is a construction condition.

2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.
3. The exterior lighting plan will need to be revised and approved by Staff/Chair or Chair's designate.

Carr Residence Final Review

CHALET
de SKI
CARR



BACKGROUND

The Design Review Board approved the following:

Review at the January 4, 2018 meeting

following:

1. 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. This condition shall be carried over to any Final Review Approval as it is a condition of approval.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a condition of approval.
3. Architect look carefully at the chimney, relative to the height of the building prior to Final Review.

The chimney design has been revised to lower its height to not exceed 40 feet above the preexisting grade. The chimney is designed so that the slope follows the natural topography as shown in Figure 1.

Figure 1. Final Review Chimney Design

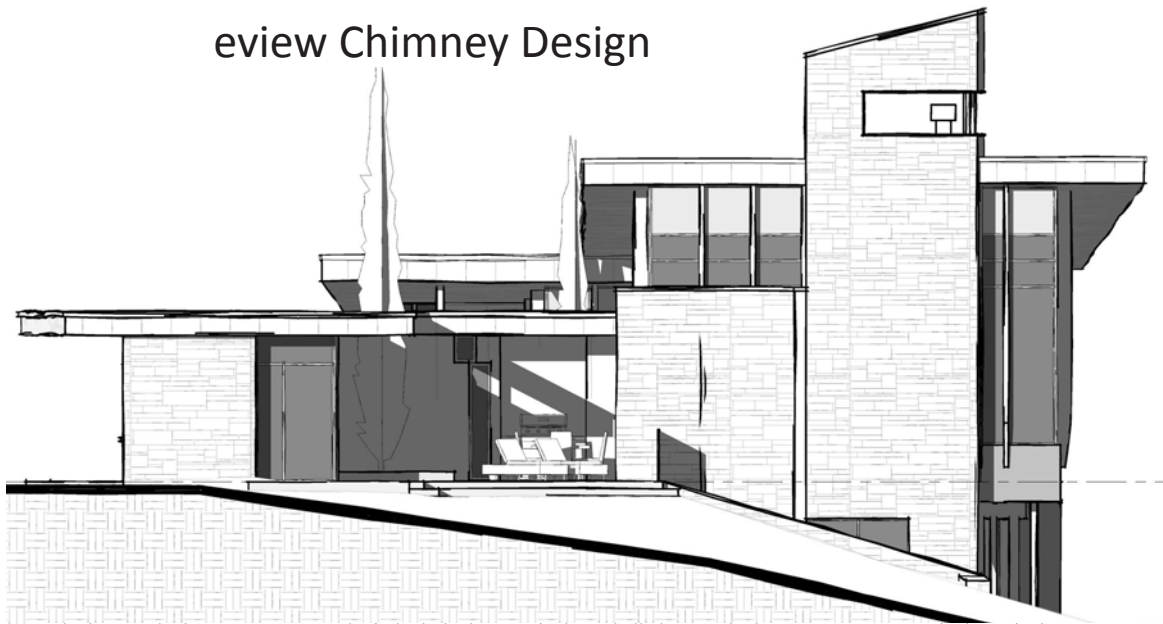
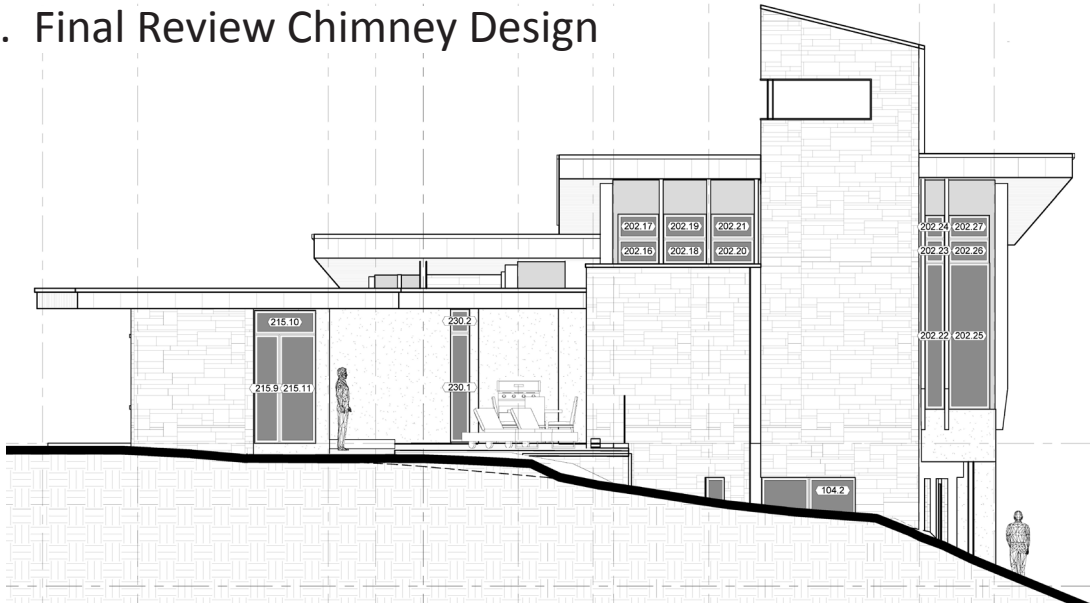


Figure 1. Final Review Chimney Design



Project Geography

Geography and Zoning Requirements		
	Existing/Requirement	Proposed
Legal Description	Lot 416-A	No Change
Address	206 Wilson Peak Drive	No Change
Lot Size	1.386 acr	No Change
Floor Area (Gross)	No Floor Area Requirement	
Zone District	Single-family Zone District	No Change
Maximum Building Height	35 feet + 5 feet	34.5'
Average Building Height	30 feet	24.25'
Lot Coverage	30%	
Setbacks		
	Front - South	16 Feet
	Side - East	16 Feet
	Rear - North	16 Feet
	Side - West	16 Feet
Parking	2 enclosed spaces + 2 unenclosed	2 garage + 2 surface

EXTERIOR MATERIALS

The proposed home is designed with the following exterior materials:

- Grey Limestone in Random Ashlar Pattern
- W2 Steel Panel
- W3 - 24" Copper Panel Siding/Fascia
- Dark Gray Exterior Plaster
- Glass
- Timber/Wood Column
- Pre-painted Standing Seam Copper Metal Roof

The following table breaks down the proposed exterior materials and the changes from

review:

Material	Final Review		Initial Review		Difference
	Area in Sq. Ft.	Percent	Area in Sq. Ft.	Percent	
Glass	3020.8	25.5	2175.1	18.7	-845.7
Metal	1009.8	8.5	1192	10.2	182.2
Stone	4473.6	37.8	4624	39.7	150.4
Plaster	1765.4	14.9	1977.5	17.0	212.1
Timber	508	4.3	537.4	4.6	29.4
Copper	1068.1	9.0	1136	9.8	67.9
Total	11845.7	100	11642	100	



R1 - COPPER STANDING SEAM METAL ROOF



W2- PAINTED STEEL PANEL



W3- 24" VERTICAL COPPER PANEL SIDING / FASCIA



W1- 5" RANDOM ASHLAR PATTERN GREY LIMESTONE VENEER



M1- WOOD COLUMN



STEEL RAILINGS



M3- EXTERIOR PLASTER, DARK GRAY



STEEL GRATE

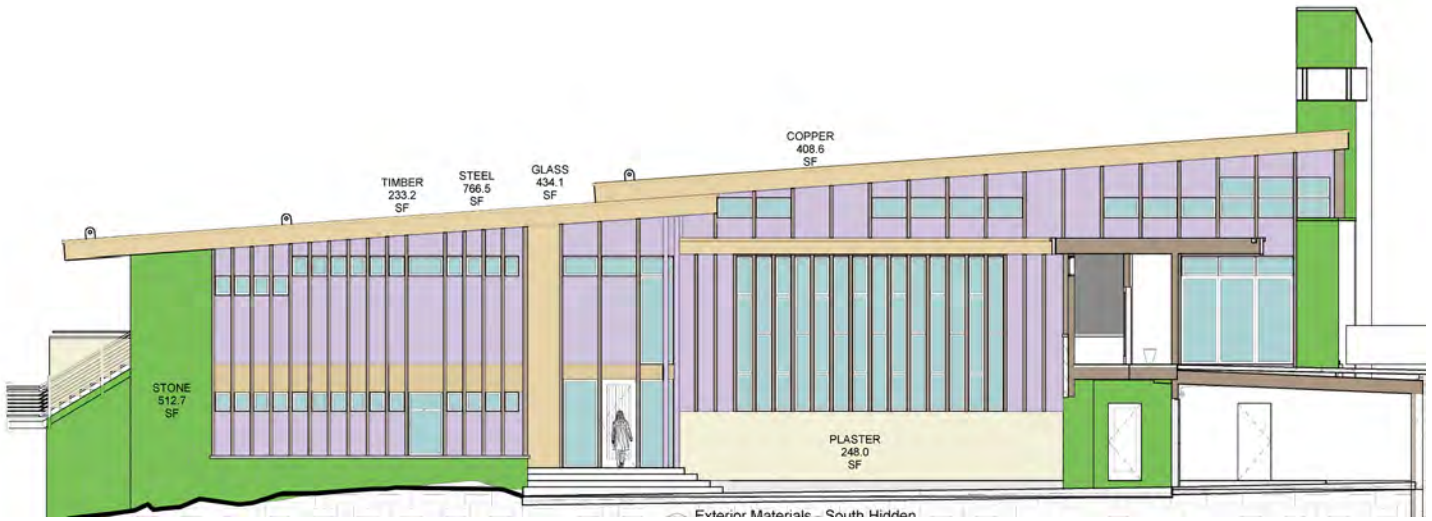


M2- PAINTED STEEL BEAMS & COLUMNS



ALUMINUM CLAD WOOD WINDOW





MATERIAL HATCHES:

PLASTER
STEEL
STONE
TIMBER
COPPER
GLASS





LOT COVERAGE & FLOOR AREA CALCULATIONS

STANDARDS	ALLOWED	PROPOSED
LOT COVERAGE		
GROSS LOT AREA (S.F. AND ACREAGE)	< 30% LOT COVERAGE	1.386 ACRES= 60,374 s.f. LOT COVERAGE= 6,313.47 s.f. COVERAGE %= 10.4%
LOT COVERAGE	< 30%	(10.4% IS 19.6% BELOW THE ALLOWABLE 30%)
FLOOR AREA CALCULATIONS		
		SEE SHEET A1.7 FOR ALL AREA CALCULATIONS
MISC REQUIREMENTS		
BUILDING SETBACKS	16'	N=225'-5" S=24'-2" E=23'-3" W=32'-9"
BUILDING HEIGHT - MAXIMUM	- 35'	- 34'-11" +/-
BUILDING HEIGHT - AVERAGE	- 30'	- 24.25' +/-
NUMBER OF UNITS BY TYPE	- 1 RESIDENTIAL	- 1 RESIDENTIAL
PARKING SPACES - ENCLOSED	- 2 ENCLOSED	- 2 ENCLOSED
PARKING SPACES - SURFACE	- 2 SURFACE	- 2 SURFACE
SNOWMELT AREA	- 1000 S.F.	- 1641.02 SF
EXTERIOR MATERIALS	- SEE A3.3	- SEE A3.3

CODE SUMMARY

ZONING - SINGLE FAMILY RESIDENTIAL
 BUILDING CODE - IRC-2013
 DESCRIPTION - 2.0 STORY
 OCCUPANCY CLASSIFICATION - IRC 182
 AUTOMATIC FIRE SPRINKLERS - NFPA 13D- SPRINKLERED GREATER THAN 3,600 S.F.
 FIRE RESISTIVE RATING - N.A.
 EXIT ENCLOSURE RATING - N.A.
 ELEVATOR SHAFT - N.A.

GENERAL NOTES

CONTRACT DOCUMENTS
 CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, 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
 THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: PLANNING & REGULATORY (A SHEETS) CIVIL DRAWINGS (C SHEETS) LANDSCAPE DRAWINGS (L SHEETS) ARCHITECTURAL DRAWINGS (A SHEETS) INTERIOR DRAWINGS (I SHEETS) STRUCTURAL DRAWINGS (S SHEETS) MECHANICAL DRAWINGS (M SHEETS) ELECTRICAL (E SHEETS) AUDIOVISUAL DRAWINGS (LV SHEETS) LIGHTING DRAWINGS (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 AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3

REGULATORY COMPLIANCE
 THE CONTRACTOR SHALL ENSURE THAT THE WORK AND CONSTRUCTION ADMINISTRATION PROCESSES COMPLY WITH ALL APPLICABLE GOVERNMENTAL AND PRIVATE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE TOWN OF TELLURIDE LAND USE CODE (LUC), DESIGN GUIDELINES, HISTORIC AND ARCHITECTURAL REVIEW COMMISSION (HARC) CONDITIONS, CERTIFICATES OF APPROPRIATENESS (CAs) AND IMPACT STATEMENTS; THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE (CDC) AND DESIGN REVIEW BOARD (DRB) CONDITIONS; SAN MIGUEL COUNTY BUILDING REGULATIONS; AND ALL COVENANTS, CONDITIONS & RESTRICTIONS, DECLARATIONS, ARCHITECTURAL GUIDELINES AND RULES AND REGULATIONS ESTABLISHED BY ANY PRIVATE OWNERS ASSOCIATIONS THAT GOVERN THE PROJECT SITE

INTENT
 THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN

COORDINATION
 THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS OF 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, ELECTRICAL, PLUMBING, AUDIO/VISUAL AND LIGHTING DRAWINGS.

Sheet List

Sht #	Sheet Name
A1.0	COVER
A1.1	CONTEXT SITE PLAN
A1.2	SITE & LANDSCAPE PLAN
A1.3	TREE REMOVAL PLAN
C1	CIVIL ENGINEERING NOTES
C2	GRADING AND DRAINAGE PLAN
C3	UTILITY PLAN
C4	CIVIL SURVEY
C5	CIVIL SLOPE STUDY
LT1.1X	MAIN LEVEL LIGHTING PLAN
LT1.2X	UPPER LEVEL LIGHTING PLAN
LT0.1I	EXT ISO LIGHTING PLAN
A1.4	CONSTRUCTION MITIGATION PLAN
A1.5	SITE PHOTOS
A1.6	MATERIAL PALLETE
A1.7	EXTERIOR PERSPECTIVES
A1.8	EXTERIOR PERSPECTIVES
A1.9	FLOOR AREA CALCULATIONS
A1.10	BUILDING HEIGHT COMPLIANCE ANALYSIS
A2.0	FLOOR PLANS - FULL
A3.0	EXTERIOR MATERIAL CALCULATIONS
A3.6	EXTERIOR ELEVATIONS
A3.7	EXTERIOR ELEVATIONS
A3.8	EXTERIOR ELEVATIONS
A3.9	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A9.1	WINDOW & EXTERIOR DOOR SCHEDULES
A9.3	WINDOW & DOOR DETAILS

PROJECT TEAM

OWNER:
 TERESA CARR
 c/o TOMMY HEIN ARCHITECTS

ARCHITECT:
 TOMMY HEIN ARCHITECTS
 TOMMY HEIN
 108 S. OAK ST - P.O. BOX 3327
 TELLURIDE, CO 81435
 p. 970.728.1220 f. 970.728.1294
 TOMMY@TOMMYHEIN.COM

PROJECT PLANNER:
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 CHRIS@ALPINEPLANNINGLLC.COM

CONTRACTOR:
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 p. 970.7290230
 INFO@KOENIGCONSTRUCTIONSERVICES.CO

INTERIORS:
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 p. 305.792.9494 ext 2000
 AMURILLO@MIACUCINA.COM

LANDSCAPE:
 TBD

CIVIL:
 UNCOMPAGRE ENGINEERING, LLC
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 P.O. BOX 3945
 TELLURIDE, CO 81435
 970.729.0683
 DBALLODE@MSN.COM

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 315 BELLEVUE, SUITE 2B
 P.O. BOX 2544
 CRESTED BUTTE, CO 81224
 970.349.5922
 MIKE@COLORADOSTRUCTURAL.COM

MECHANICAL, ELECTRICAL, PLUMBING:
 HUGHES CONSULTING ENGINEERING
 DIMITRI MERRILL
 220 W. COLORADO AVE.
 TELLURIDE, CO 81435
 p. 970.239.1949
 DIMITRI@HCE-PA.COM

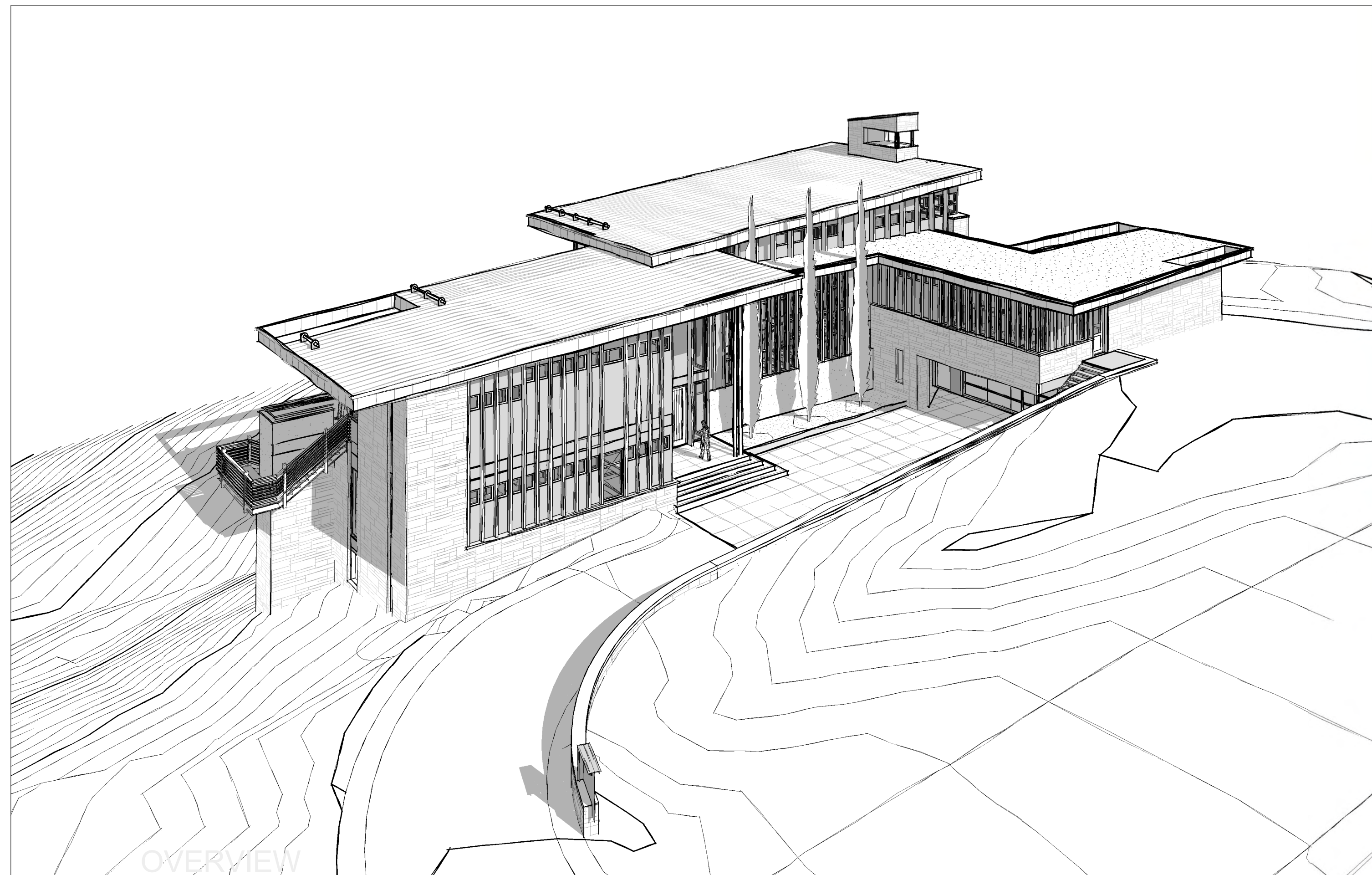
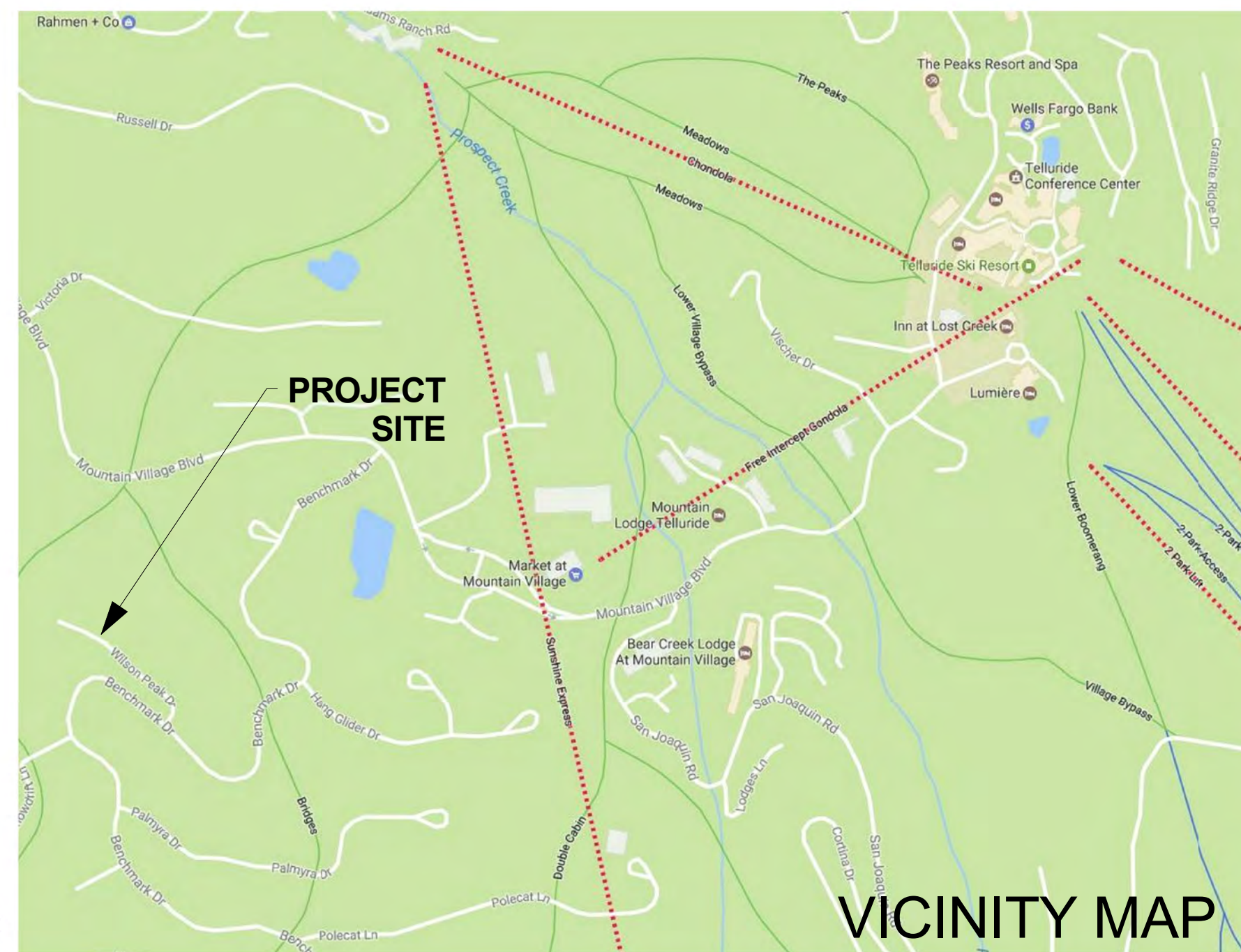
LIGHTING:
 ROBERT SINGER & ASSOCIATES INC.
 ROBERT SINGER
 P.O. BOX 8929
 ASPEN, CO 81621
 p.970.963.5692 f.970.963.5684
 RSINGER@ROBERTSINGERLIGHTING.COM

SURVEYOR:
 SAN JUAN SURVEYING
 CHRISTOPHER KENNEDY
 102 SOCIETY DR
 TELLURIDE, CO 81435
 p.970.728.1128 f.970.728.9201
 OFFICE@SANJUANSURVEYING.NET



Submissions

Floor Plans	09-08-17
Floor Plans & Elevations	09-11-17
Plans & Elev's C3a & C3b	09-12-17
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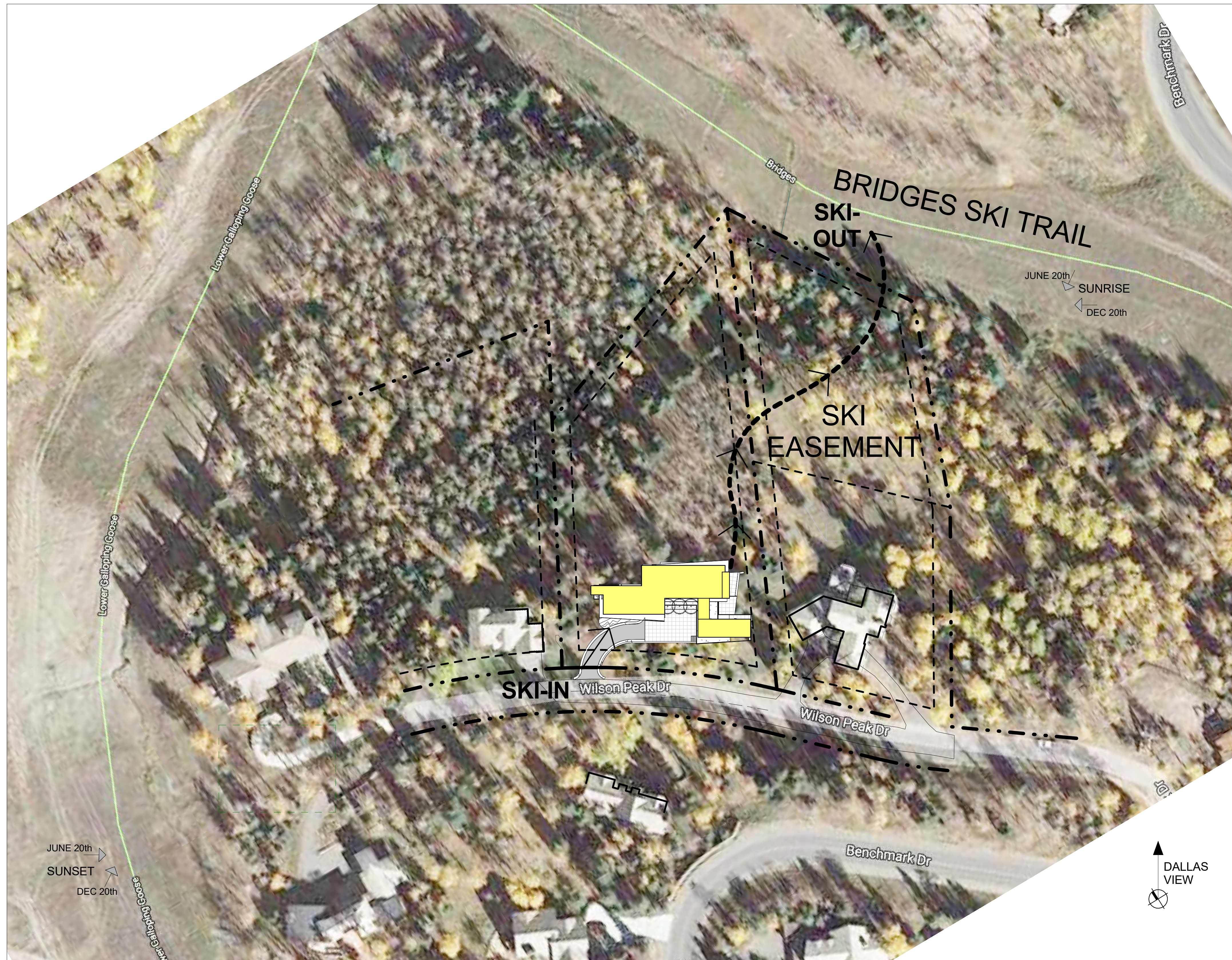


COVER

A1.0

206 WILSON PEAK DR.
 LOT 416-A MOUNTAIN
 VILLAGE, COLORADO

CHALET
 de SKI
 CARR



Site Context

① 1" = 50'-0"

Submissions

Floor Plans	09-08-17
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CARR*

206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

CONTEXT SITE
PLAN

A1.1

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
PICEA PUNGENS	COLORADO SPRUCE	10'-20'	7
POPULUS TREMULOIDES	QUAKING ASPEN	10'-20'	12
PRINUS FLEXILIS	LIMBER PINE	10'-20'	0
PRINUS ARISTATA	BRISTLECONE PINE	10'-20'	0
PRINUS MOODI	MUGO PINE	5'-8'	0

TREE PLANTING OPTION - REMOVE AND STORE SELECTED TREES FOR REPLANTING

LANDSCAPE GENERAL NOTES

- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO
- PLANTED TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUIED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS
- PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES
- MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS, SHREDED CEDAR BARK
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK
- ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.7.9.C.6.g OF THE COMMUNITY DEVELOPMENT CODE REGARDING NOXIOUS WEEDS
- NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE, EXCEPT AS REQUIRED FOR FIRE MITIGATION AND/OR AS DESIGNATED BY THE TOWN FORESTER
- SEEDING WITH NATIVE GRASS SEED MIX, IF APPLICABLE, IS REQUIRED IN ALL DISTURBED AREA ON THE PERIMETER OF THE BUILDING SITE AND AT UTILITY AND ROAD CUTS
- NATIVE GRASS SEED MIX SHALL BE COMPOSED OF THE FOLLOWING:

WESTERN YARROW	5%	TALL FESCUE	15%
ARIZONA FESCUE	5%	HARD FESCUE	5%
CREeping RED FESCUE	10%	ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%	PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%	MOUNTAIN BROME	15%

SOIL PROTECTION NOTES

- PRIOR TO EXCAVATION, TOPSOIL SHALL BE STRIPPED AND STORED ON THE SITE OR IN A LOCATION APPROVED BY THE REVIEW AUTHORITY
- GOOD QUALITY TOPSOIL SHALL BE REPLACED IN AREAS REQUIRING LANDSCAPING OR REVEGETATION
- TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR INCHES (4")
- A SOIL AMENDMENT, SUCH AS FULLY COMPOSTED MANURE, SHALL BE ROTOTILLED INTO ALL AREAS THAT WILL BE SOEDED OR SEEDED
 - AMENDMENTS SHALL BE TILLED INTO THE SOIL TO A SIX TO EIGHT (6"-8") DEPTH
 - THE RATE OF APPLICATION OF SOIL AMENDMENT SHALL BE THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET
- NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF WEED FREE MULCHES. ACCEPTABLE MULCHES ARE: STRAW, HYDRO MULCH AND, WHEN NEEDED, BIODEGRADABLE EROSION-CONTROL NETTING
 - NYLON NETTING IS PROHIBITED

EROSION CONTROL NOTES

- TO THE EXTENT PRACTICAL, ROAD AND DRIVEWAY SHALL BE REVEGETATED WITHIN 30 DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE
- UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS
- EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OF RUNOFF TO ANY PONDS, STREAMS OR WETLANDS
- IN AREAS THAT ARE TO BE REVEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED)
- NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO MULCH AND EROSION CONTROL NETTING
- EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2 AND IN DRAINAGE SWALES. FOR ADDITIONAL INFORMATION SEE SHEET C2

IRRIGATION SYSTEM REQ'S

- A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN
- INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN
- HEAD-TO-HEAD OR DOUBLE COVERAGE
- A MASTER CONTROL VALVE
- A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM
- SELF-SEALING HEADS TO REDUCE RUN OFF AFTER ZONE SHUTS DOWN
- LOW ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION
- IRRIGATION SYSTEM TO HAVE A RAIN SENSOR

Tommy Hein ARCHITECTS
 Box 3327 108 S. Oak St. Penthouse
 Telluride, Colorado 81435 970.728.1220
 Fax 728.1294 www.TommyHein.com

STATE OF COLORADO
 THOMAS E. HEIN, JR.
 B-3180
 11.10.17
 LICENSED ARCHITECT

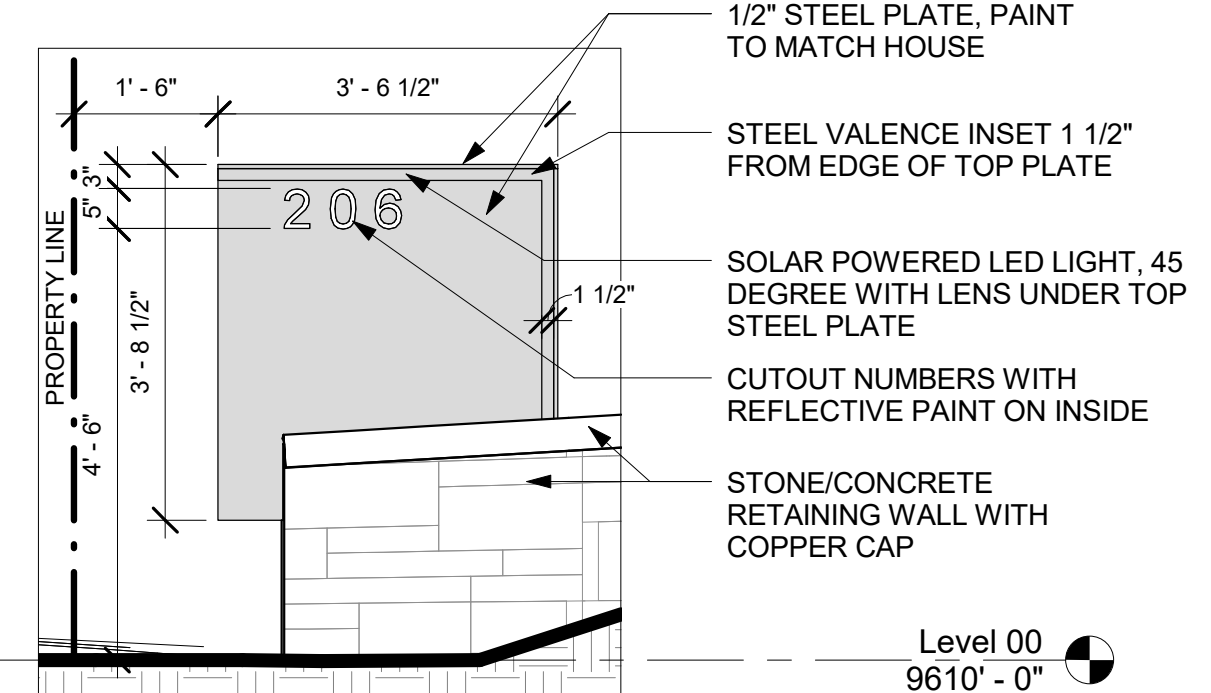
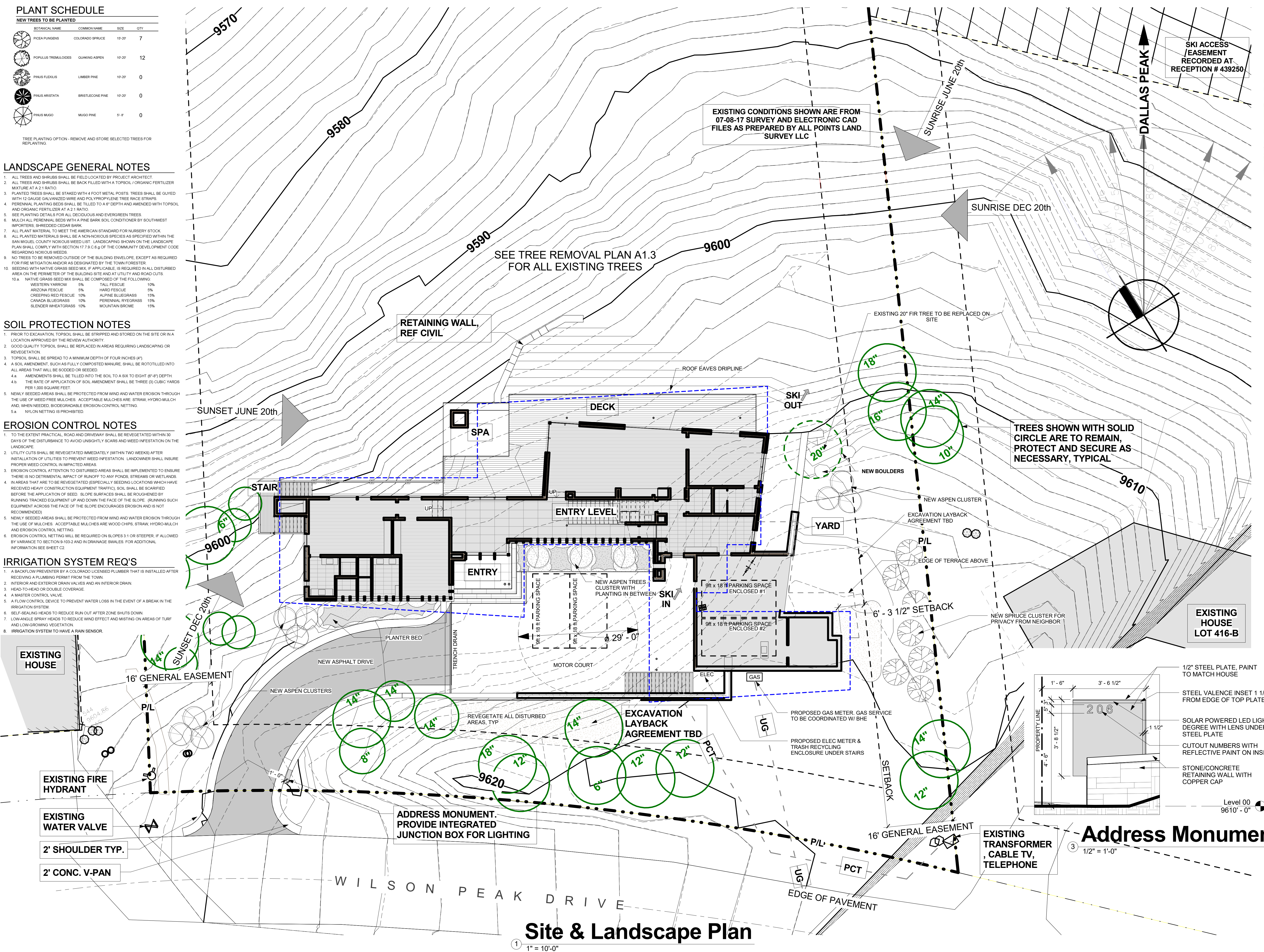
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CHALET de SKI CARR

206 WILSON PEAK DR.
 LOT 416-A MOUNTAIN VILLAGE, COLORADO

SITE & LANDSCAPE PLAN



Site & Landscape Plan
 1" = 10'-0"

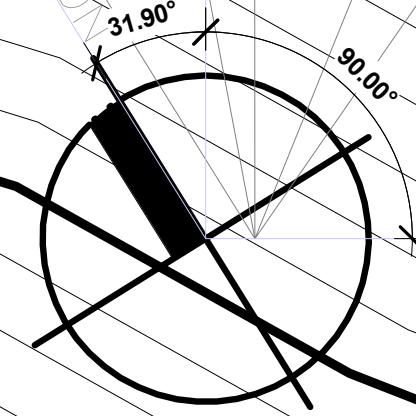
A1.2

SKI ACCESS
EASEMENT
RECORDED AT
RECEPTION # 439250

EXISTING CONDITIONS SHOWN ARE FROM
07-08-17 SURVEY AND ELECTRONIC CAD
FILES AS PREPARED BY ALL POINTS LAND
SURVEY LLC.

UNCIRCLED TREES TO REMAIN

TREES SHOWN WITH DASHED
CIRCLE ARE TO BE
REMOVED, TYPICAL



Submissions

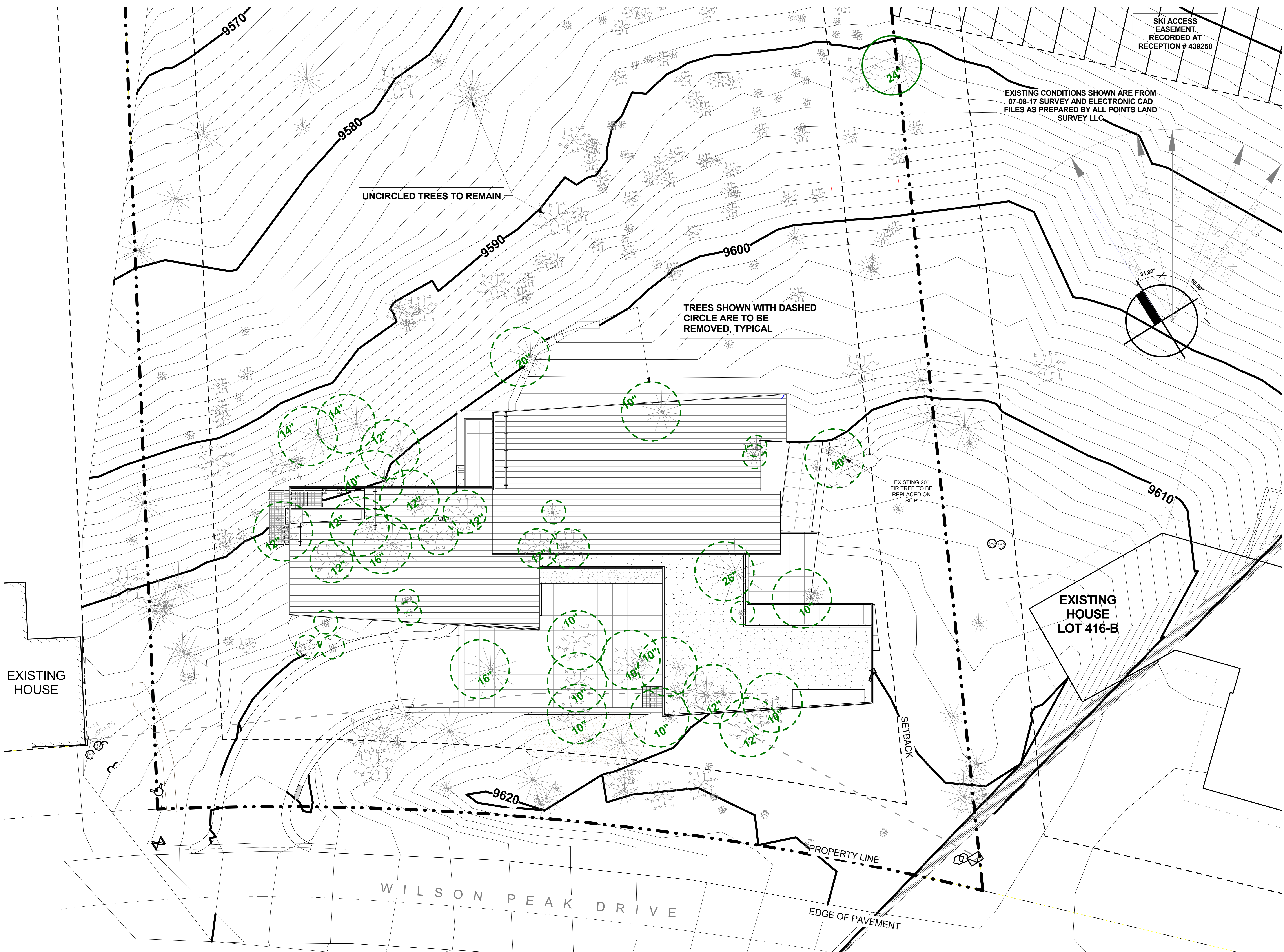
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206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

**TREE REMOVAL
PLAN**

A1.3



Tree Plan

1" = 10'-0"

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, AND CABLE TV: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL 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-OFF'S 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 PRACTICABLE 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.

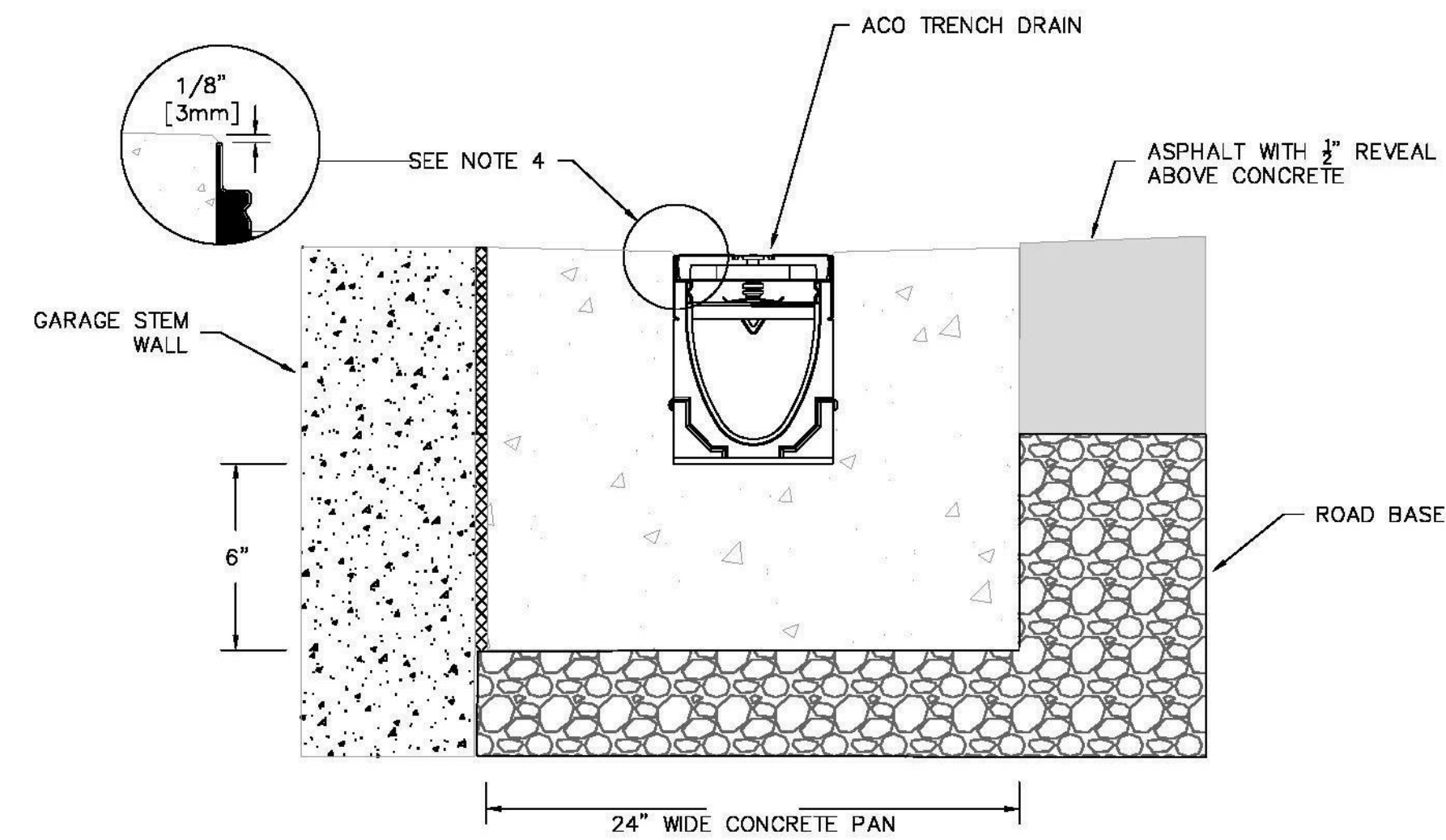
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

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

26. HOT TUB DRAINS CANNOT BE CONNECTED TO THE SANITARY SEWER SYSTEM.

27. JOINTS IN SEWER MAINS THAT ARE WITHIN 18 INCHES VERTICALLY AND 10 FEET HORIZONTALLY SHALL BE ENCASED IN CONCRETE.

28. 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.



NOTES:

- IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.
- MINIMUM CONCRETE STRENGTH OF 4,500 PSI IS REQUIRED.
- EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
- THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
- CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.
- REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

ACO TRENCH DRAIN
TYPICAL SECTION
NOT TO SCALE

SPECIFICATION CLAUSE

K100 KLASSIKDRAIN - LOAD CLASS C

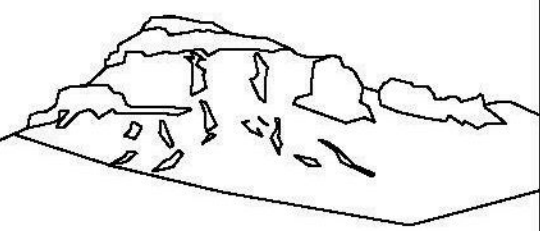
GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:
COMPRESSIVE STRENGTH: 14,000 PSI
FLEXURAL STRENGTH: 4,000 PSI
TENSILE STRENGTH: 1,500 PSI
WATER ABSORPTION: 0.07%
FROST PROOF: YES
DILUTE ACID AND ALKALI RESISTANT: YES
B117 SALT SPRAY TEST COMPLIANT: YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING "QUICKLOCK" BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

FINAL DRG SUBMITTAL 2018-02-20

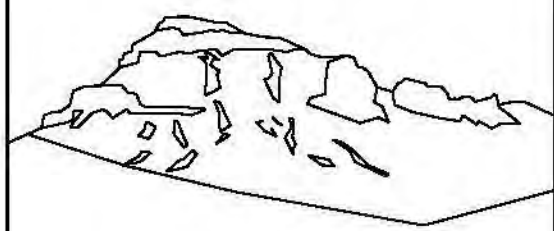
Carr Residence
Lot 416-A
Mtn. Village, CO

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

Civil
Engineering
Notes

C1



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2017-11-29
FINAL DRB SUBMITTAL 2018-02-20

Carr Residence
Lot 416-A
Mtn. Village, CO

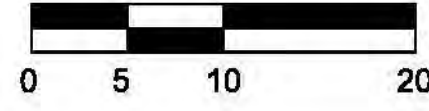
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Grading
and
Drainage
Plan

C2

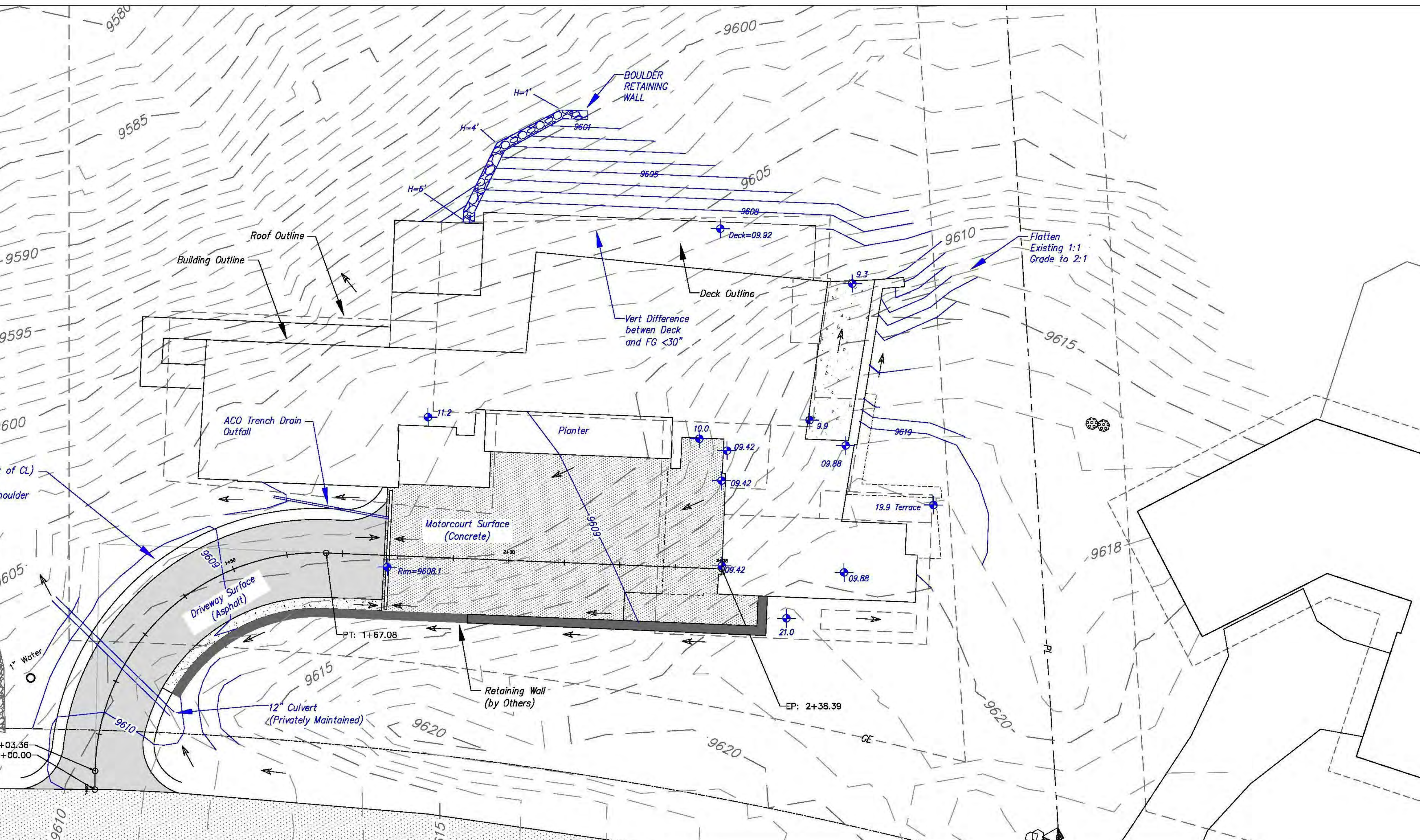
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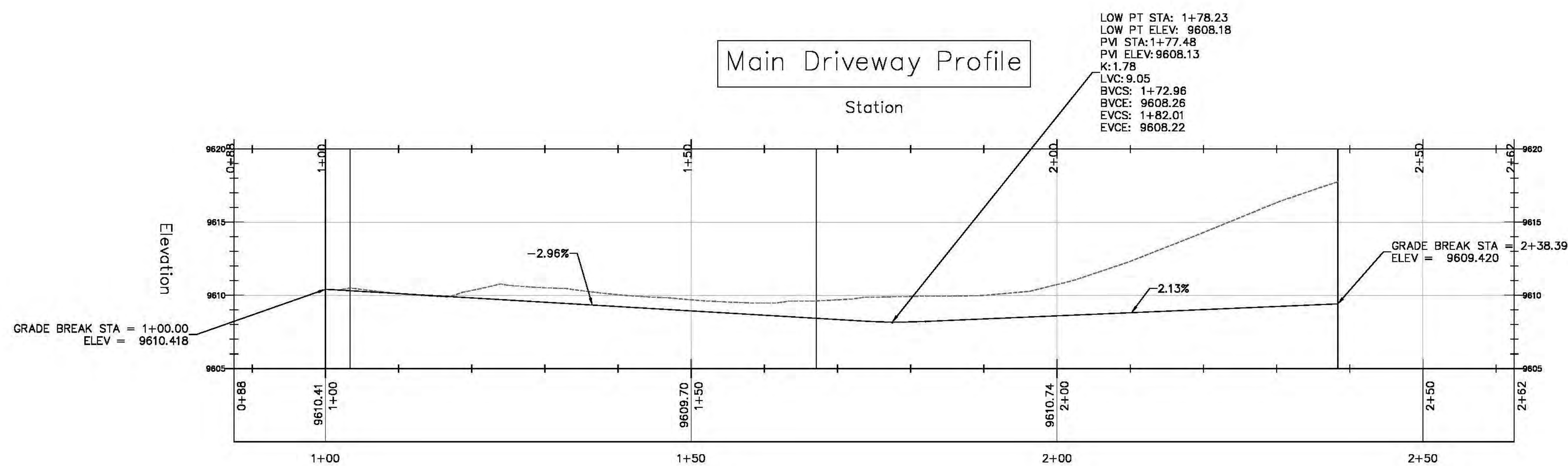
14' Asphalt (6' Lt and 8' Rt of CL)
plus 2 - 2' Shoulders.
2' V-Pan replaces Gravel Shoulder
adjacent to Wall.
Centerline Radius = 40'.

544
9604.86
GAS METER

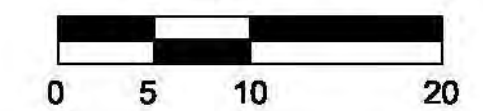
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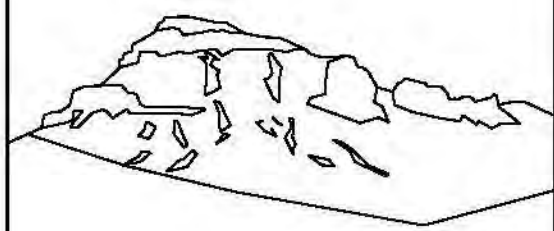
Main Driveway Profile



Scale: 1" = 10'



Plot: I:\mte 2/22/2018 11:13:07 AM G:\Engineering\Share\Open Projects\Mountain Village\10A_CARR\Drawings\REV11180221 - CARR Residence.rvt



Uncompahgre
Engineering, LLC

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Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 2017-11-29
FINAL DRB SUBMITTAL 2018-02-20

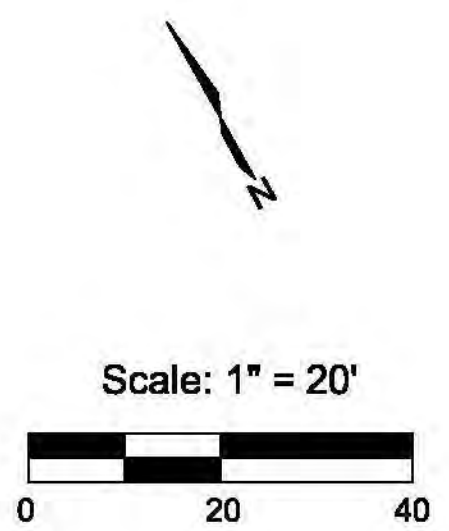
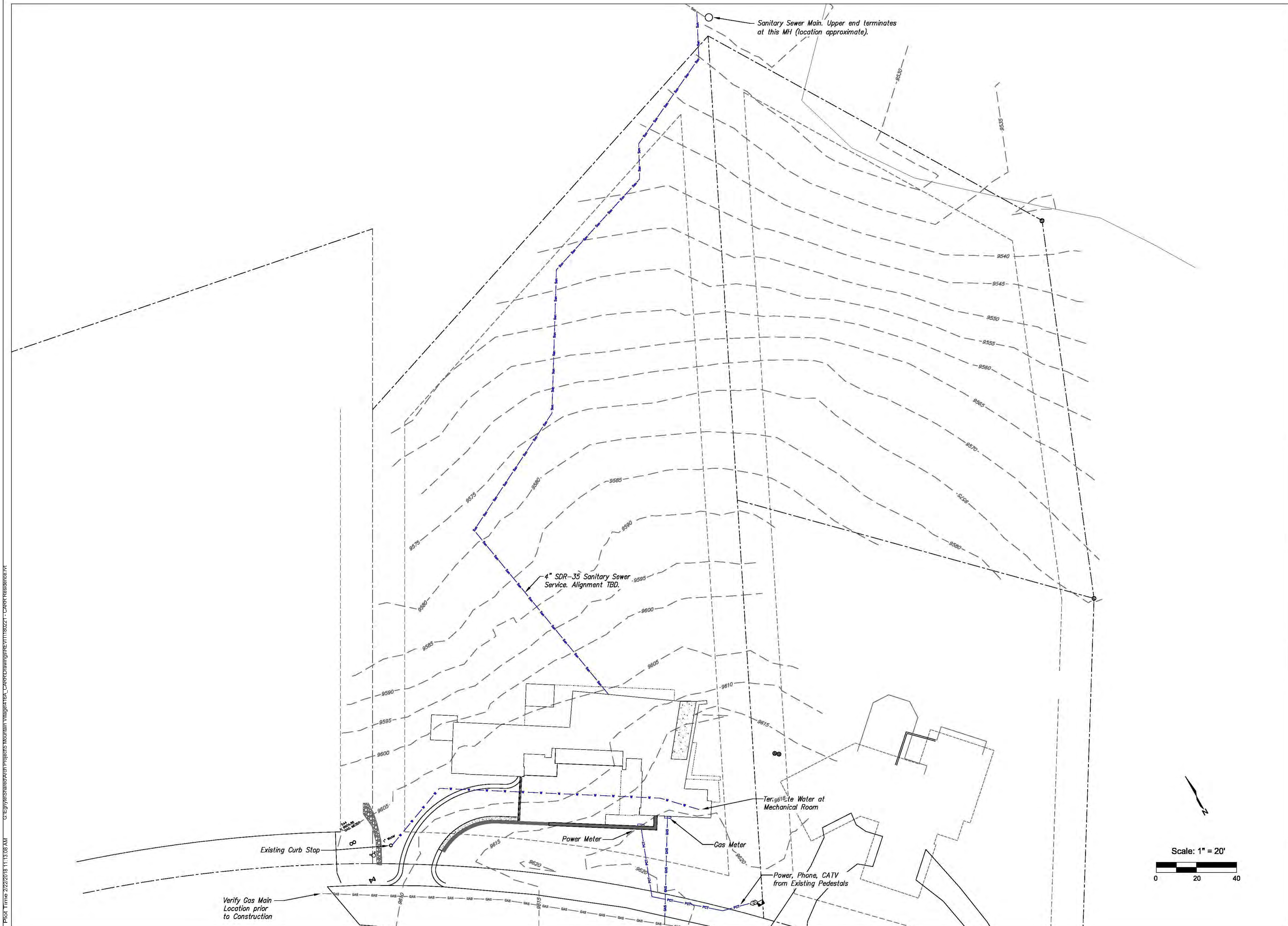
Carr Residence
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Utility
Plan

C3



Plot Time 2/22/2018 11:13:08 AM C:\Egnyte\share\pvc\projects\mounain_village\104_CARR\Drawings\REV11180211_CARR Residence.rvt

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 416A, Town of Mountain Village 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:

1. Lineal units represented on this map are in U.S. Survey Feet or a decimal portion thereof.
2. Elevation datum for this survey are based on GPS observation and OPUS solution on "CP 53" benchmark depicted hereon that elevation being 9612.1.
3. This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
4. 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.
5. 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.
6. Field work performed in June 2017.

LOT 417

LOT 416-A

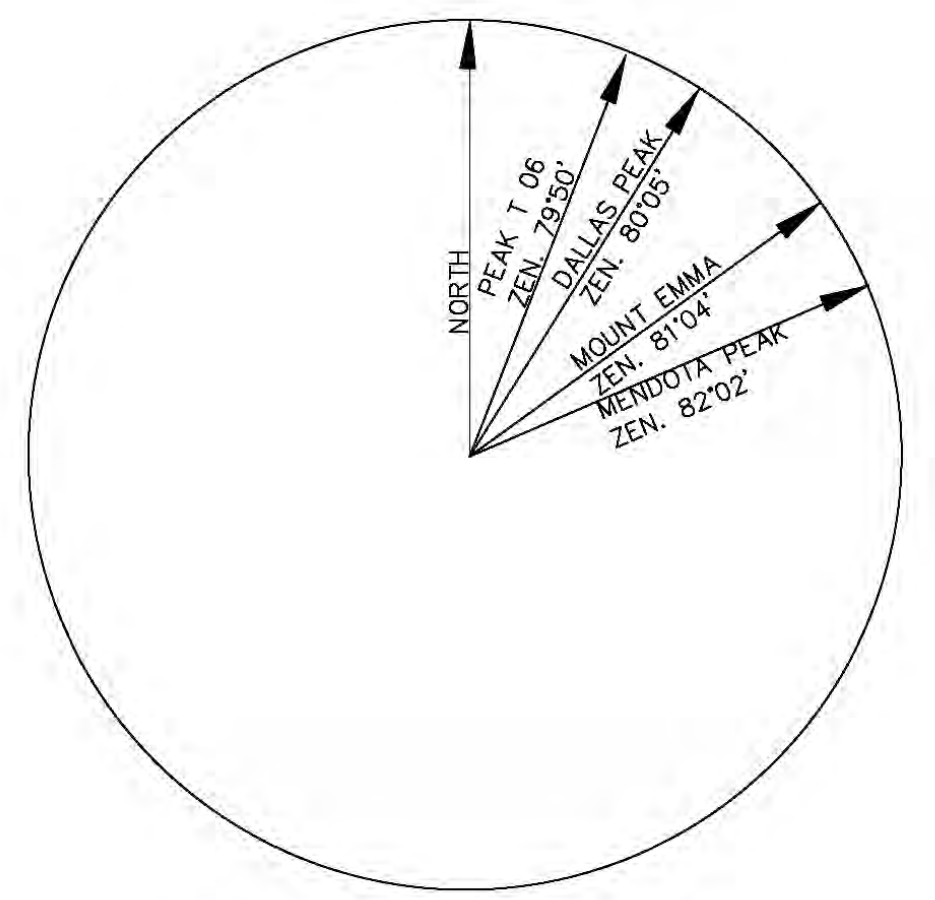
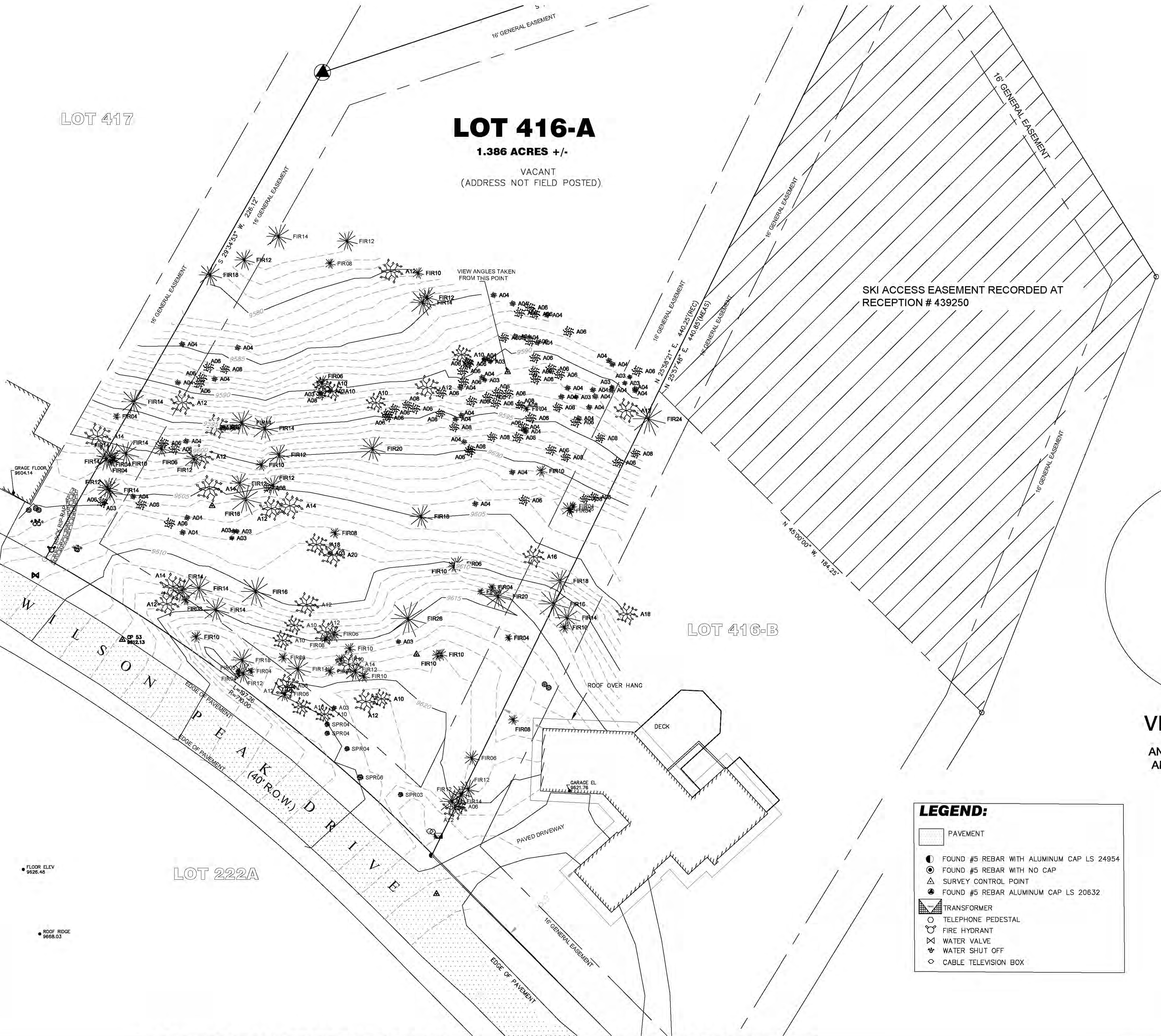
1.386 ACRES +/-

VACANT
(ADDRESS NOT FIELD POSTED)

SKI ACCESS EASEMENT RECORDED AT
RECEPTION # 439250

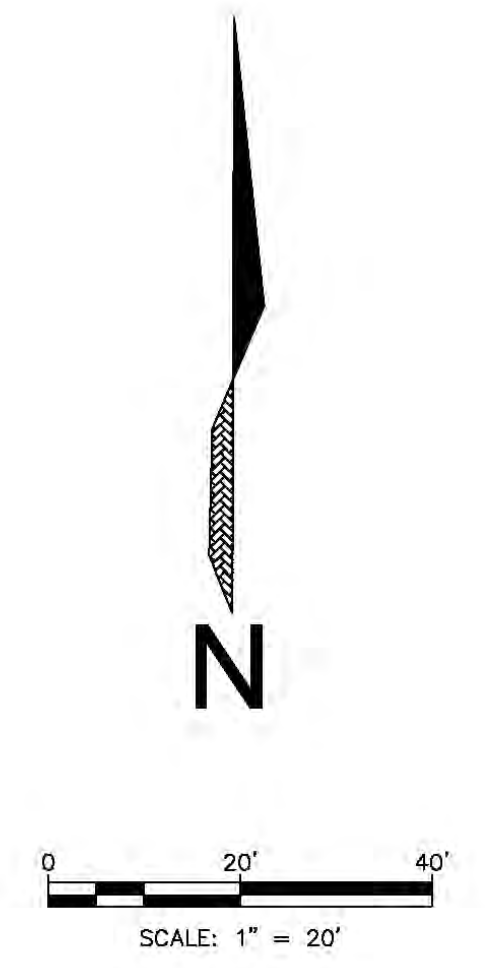
LOT 416-B

LOT 222A



VIEW ANGLES

ANGLES ENUMERATED
ARE ZENITH ANGLES



CONTOUR INTERVAL=1'

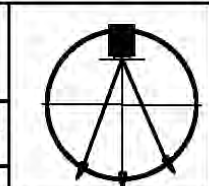
LEGEND:

	PAVEMENT
	FOUND #5 REBAR WITH ALUMINUM CAP LS 24954
	FOUND #5 REBAR WITH NO CAP
	SURVEY CONTROL POINT
	FOUND #5 REBAR ALUMINUM CAP LS 20632
	TRANSFORMER
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER VALVE
	WATER SHUT OFF
	CABLE TELEVISION BOX

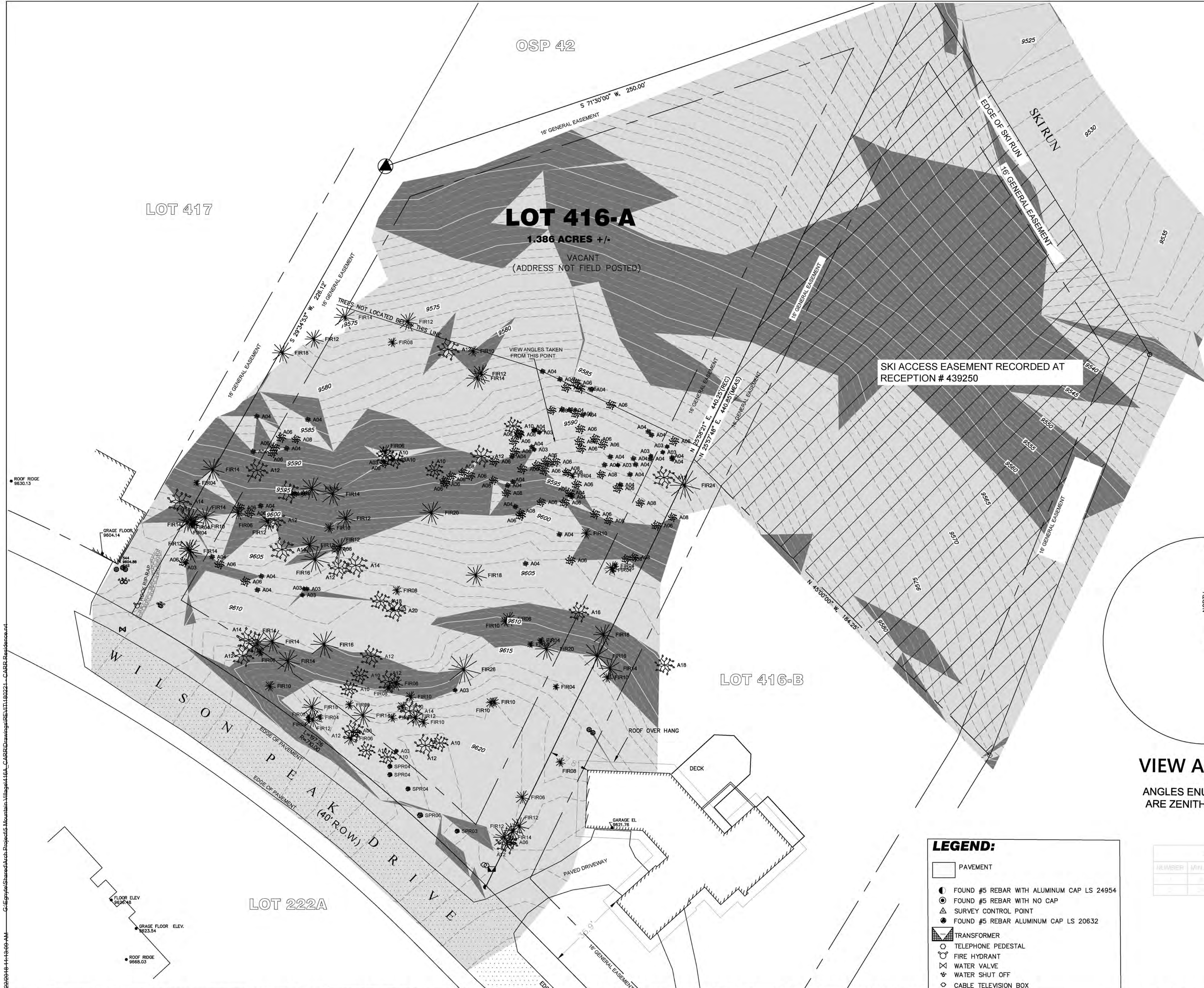
**TOPOGRAPHIC MAP OF LOT 416A, TOWN OF MOUNTAIN VILLAGE,
SAN MIGUEL COUNTY, COLORADO.**

ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 7/6/2017	JOB# _17019
DRAWN BY TC	SHEET-1-OF-1
CHECKED BY JC	



Plot Time 2/22/2018 11:13:08 AM G:\Egnyte\Shared\Arch Project\5 Mountain Village\416A_CARR\Drawings\REV\1180221 - CARR Residence.rvt



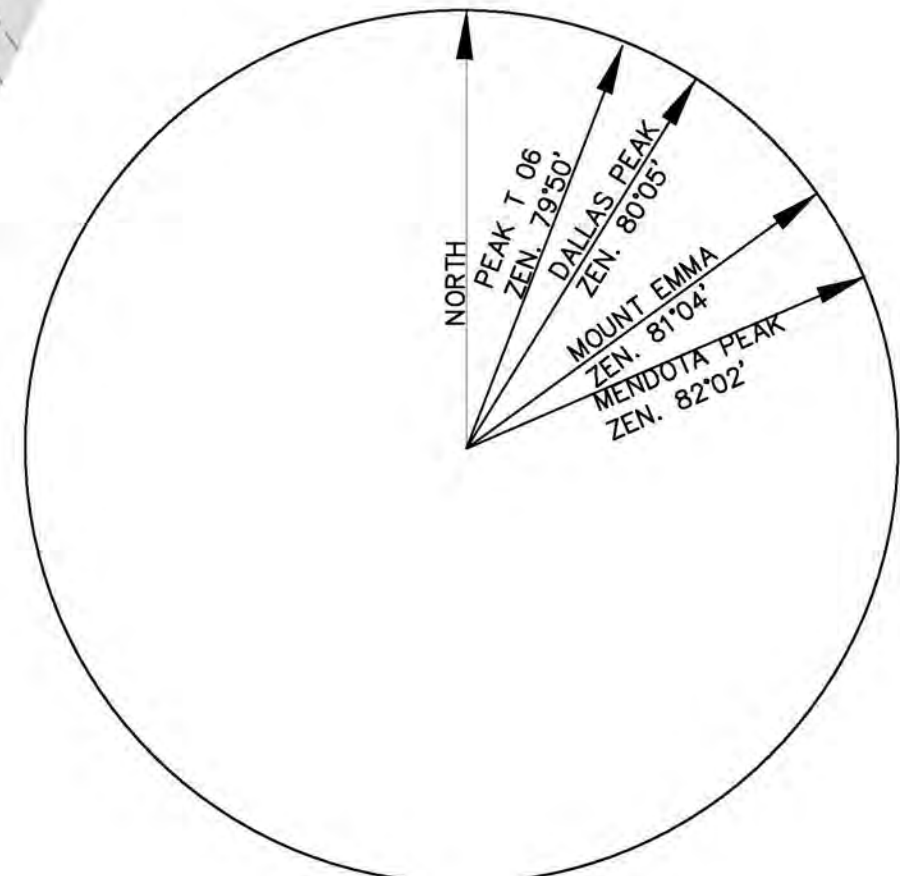
PROPERTY DESCRIPTION:
 LOT 416-A, TELLURIDE MOUNTAIN VILLAGE, FILING 6-B, ACCORDING TO THE PLAT RECORDED OCTOBER 30, 1987 IN PLAT BOOK 1 AT PAGE 763.
 COUNTY OF SAN MIGUEL,
 STATE OF COLORADO.

SURVEYORS CERTIFICATE:
 I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 416-A, Town of Mountain Village was made by me and my assistants, and that the same is a true and correct copy of the original Survey Plat as defined by Title 38, Article 5 of the Colorado Revised Statutes.

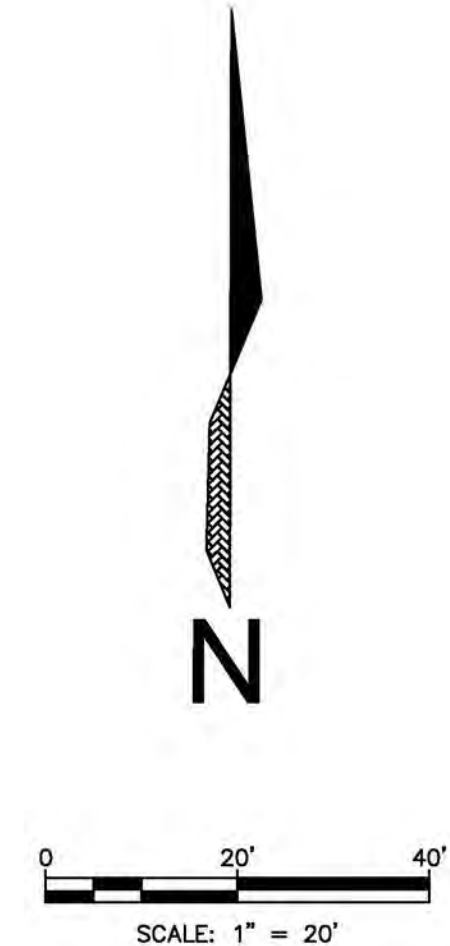


Thomas A. Clark PLS. 38014

- NOTES:**
- Lineal units represented on this map are in U.S. Survey Feet or a decimal portion thereof.
 - Elevation datum for this survey are based on GPS observation and OPUS solution on "CP 53" benchmark depicted hereon the elevation being 9612.1.
 - 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.
 - Field work performed in June 2017.



VIEW ANGLES
 ANGLES ENUMERATED ARE ZENITH ANGLES



CONTOUR INTERVAL = 1'

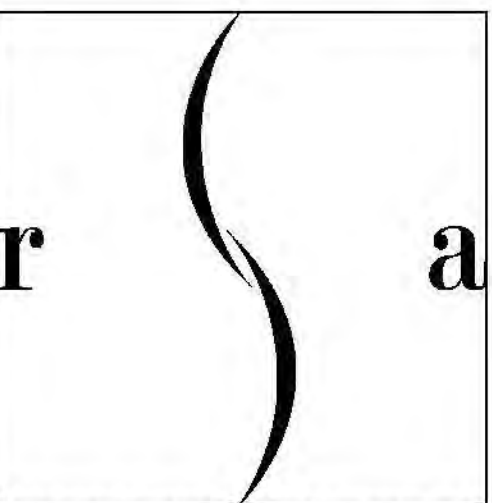
- LEGEND:**
- PAVEMENT
 - FOUND #5 REBAR WITH ALUMINUM CAP LS 24954
 - FOUND #5 REBAR WITH NO CAP
 - SURVEY CONTROL POINT
 - FOUND #5 REBAR ALUMINUM CAP LS 20632
 - TRANSFORMER
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - WATER VALVE
 - WATER SHUT OFF
 - CABLE TELEVISION BOX

SLOPE TABLE			
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR

SLOPE STUDY MAP OF LOT 416A, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO.

DATE: 7/6/2017	JOB #: 17019	
DRAWN BY: JC	CHECKED BY: JC	
ALL POINTS LAND SURVEY L.L.C. PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694		SHEET-1-OF-1

C:\Users\tdm\Desktop\08032017\101\Mapa\Lot 416A_CABR\Drawings\BEM\1180221-CABR-Residence.mxd 11/6/2017 4:02:58 PM
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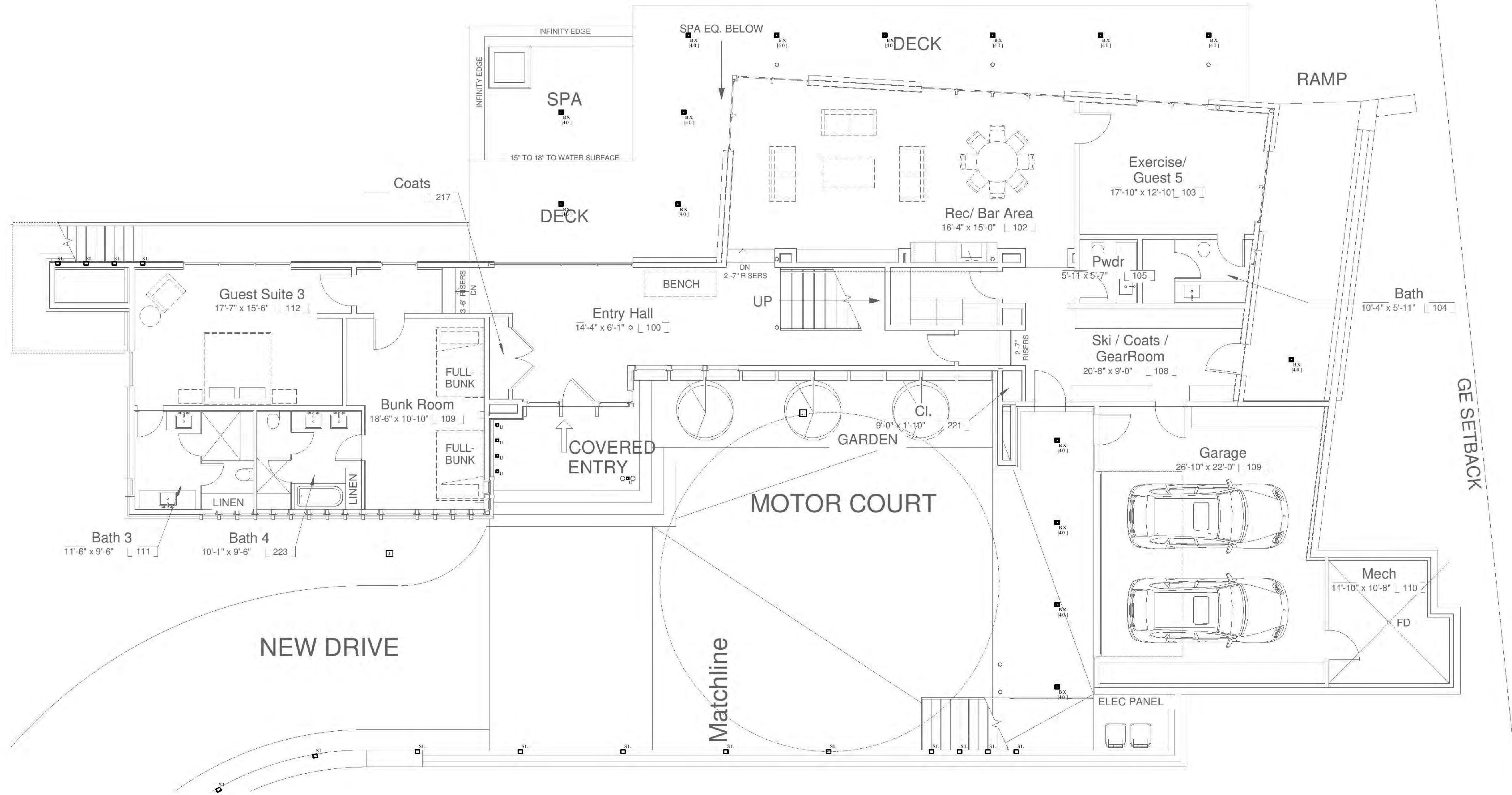
ROBERT SINGER & ASSOCIATES INC.

DESIGN CONSULTANTS
LIGHTING SPECIALISTS
Corporate Member
IALD, IES

po box 8929 po box 26344
aspen_co 81621 scottsdale_az 85255
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basalt_co 81621
www.robertsingerlighting.com

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Issue:
02.16.2018
DRB SUBMITTAL



MAIN LEVEL LIGHTING PLAN
SCALE: 3/16"=1'-0"

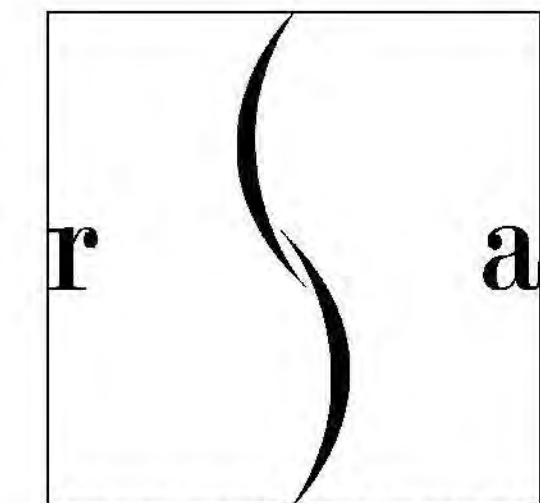


PROJECT
CARR RESIDENCE

LOT 416-A
MOUNTAIN VILLAGE, CO 81435
DESCRIPTION
MAIN LEVEL
LIGHTING PLAN

SCALE: 3/16"=1'-0"
SHEET

LT1.1X



ROBERT SINGER & ASSOCIATES INC.

DESIGN CONSULTANTS
LIGHTING SPECIALISTS
Corporate Member
IALD, IES

po box 8929 po box 26344
aspen_co 81621 scottsdale_az 85255

T 970_963_5692
F 970_963_5684

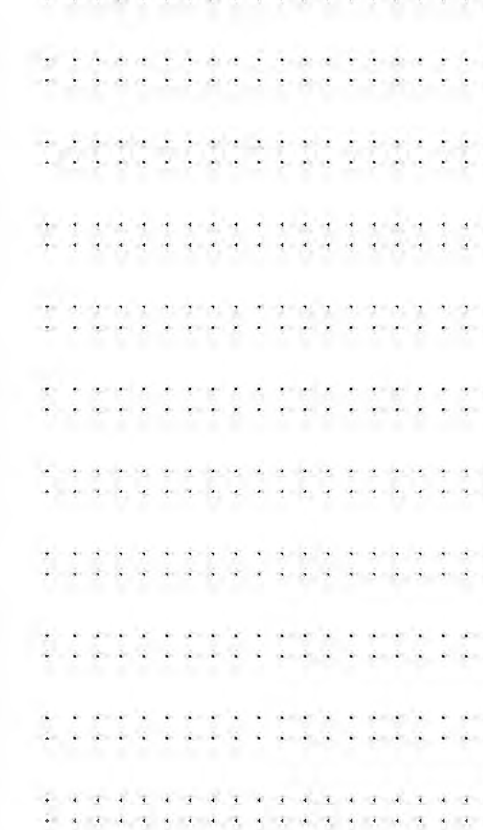
655 e. valley rd. suite 200
basalt_co 81621

www.robertsingerlighting.com

© 2018 ROBERT SINGER & ASSOCIATES INC. NOTE: ALL DESIGN IDEAS AND CONCEPTS DEVELOPED IN THIS DRAWING SHALL REMAIN AT ALL TIMES THE SOLE PROPERTY OF ROBERT SINGER & ASSOCIATES INC. ALL DRAWINGS ARE BASED ON INFORMATION SUPPLIED TO R.S.A. BY THE ARCHITECT/DESIGNER. ALL SITE SPECIFIC CONDITIONS AND DIMENSIONS TO BE: CONTRACTOR VERIFIED. CONTRACTOR ASSUMPTION OF ALL RESPONSIBILITY IS HEREIN IMPLIED AND ANY INTERPRETATION OF DRAWINGS TO BE CONFIRMED BY DESIGNER. ALL WORK MUST BE IN COMPLETE ACCORDANCE WITH ALL CODES, REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE WORK INCLUDING LOCAL, STATE, AND FEDERAL. AND IN ACCORDANCE WITH THE UNDERWRITERS REQUIREMENTS THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGN, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Issue:

02.16.2018
DRB SUBMITTAL



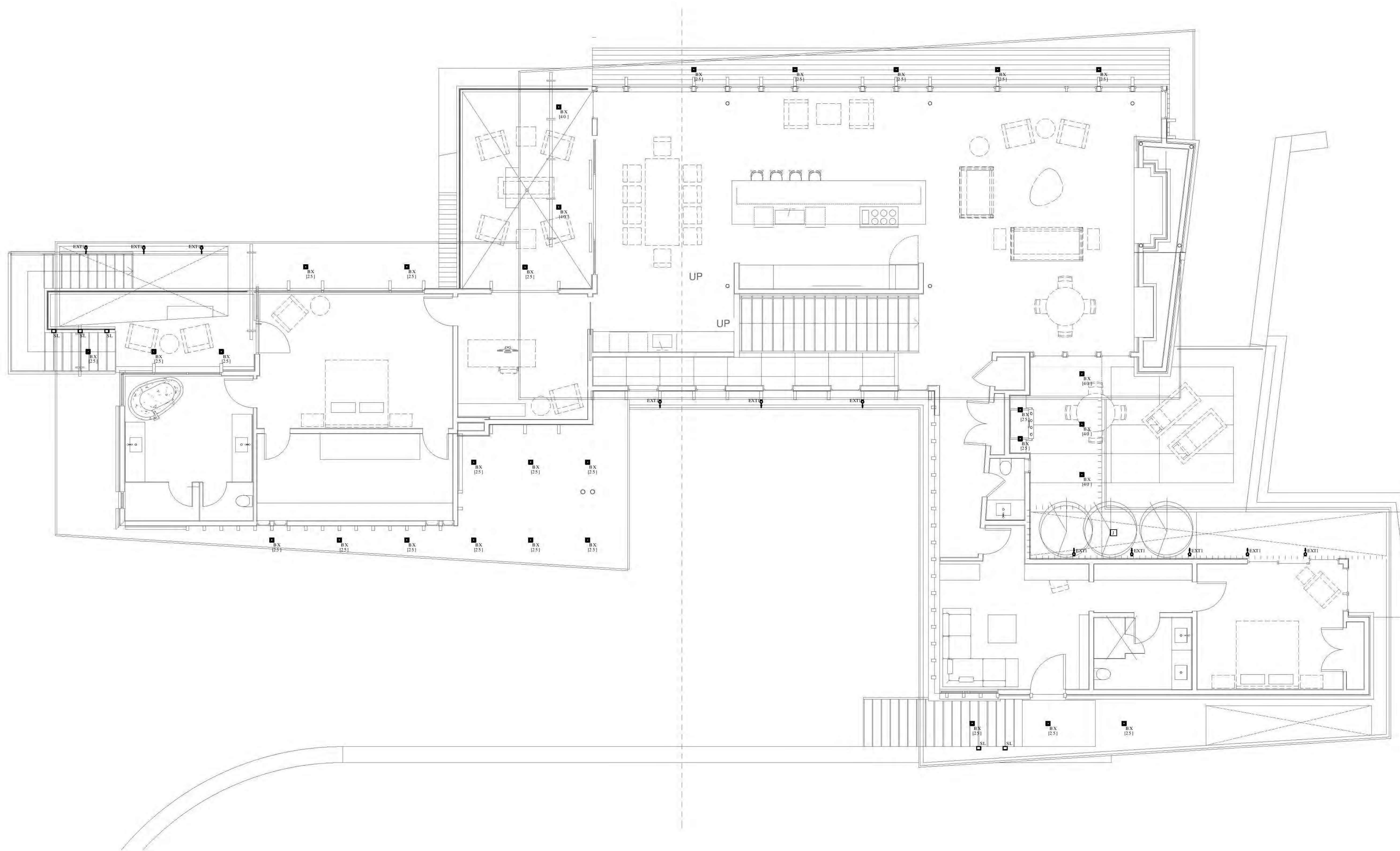
PROJECT

CARR RESIDENCE

LOT 416-A
MOUNTAIN VILLAGE, CO 81435
DESCRIPTION
UPPER LEVEL
LIGHTING PLAN

SCALE: 3/16" = 1'-0"
SHEET

LT1.2X



1
UPPER LEVEL LIGHTING PLAN
SCALE: 3/16" = 1'-0"

STAGING NOTES

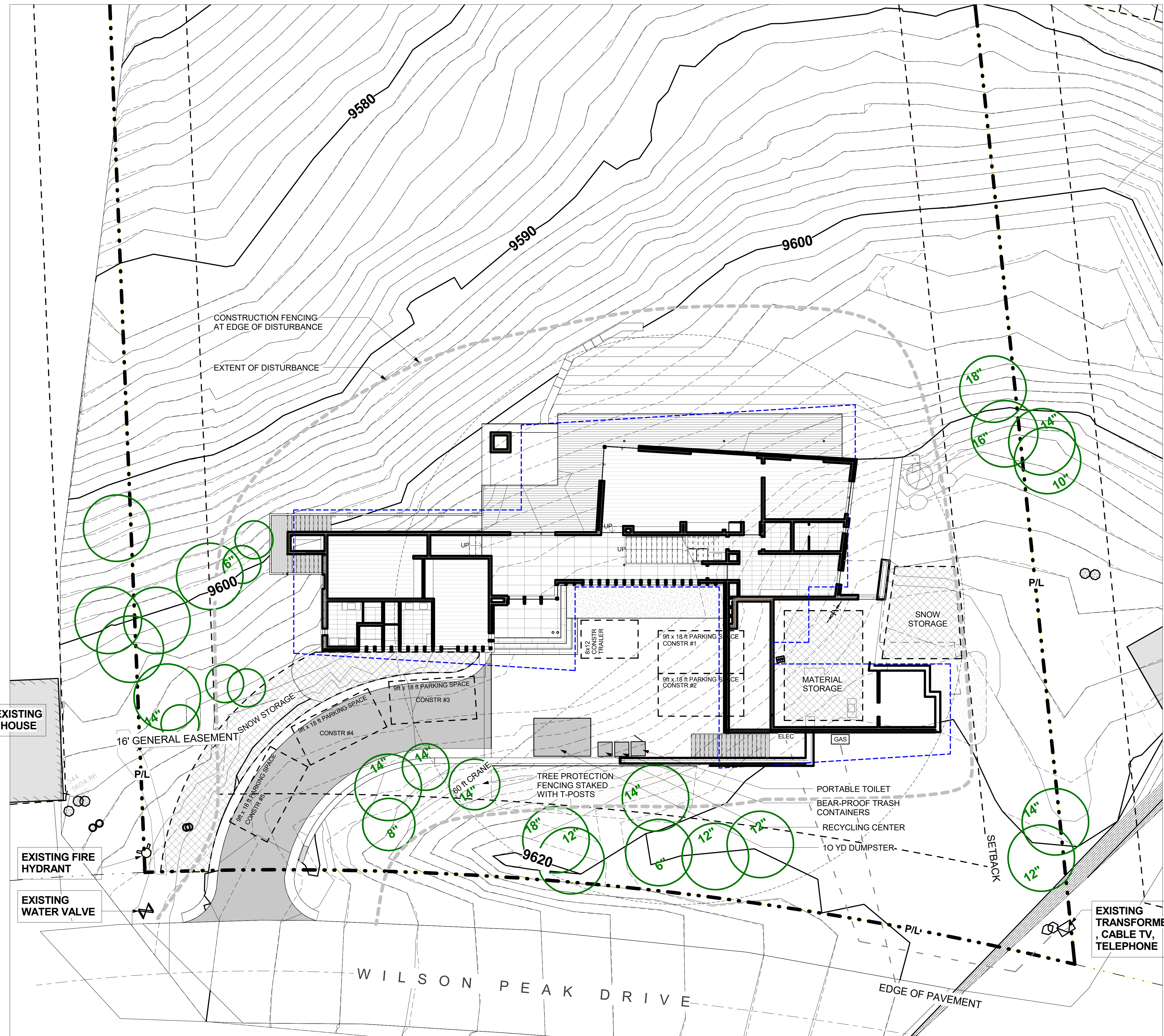
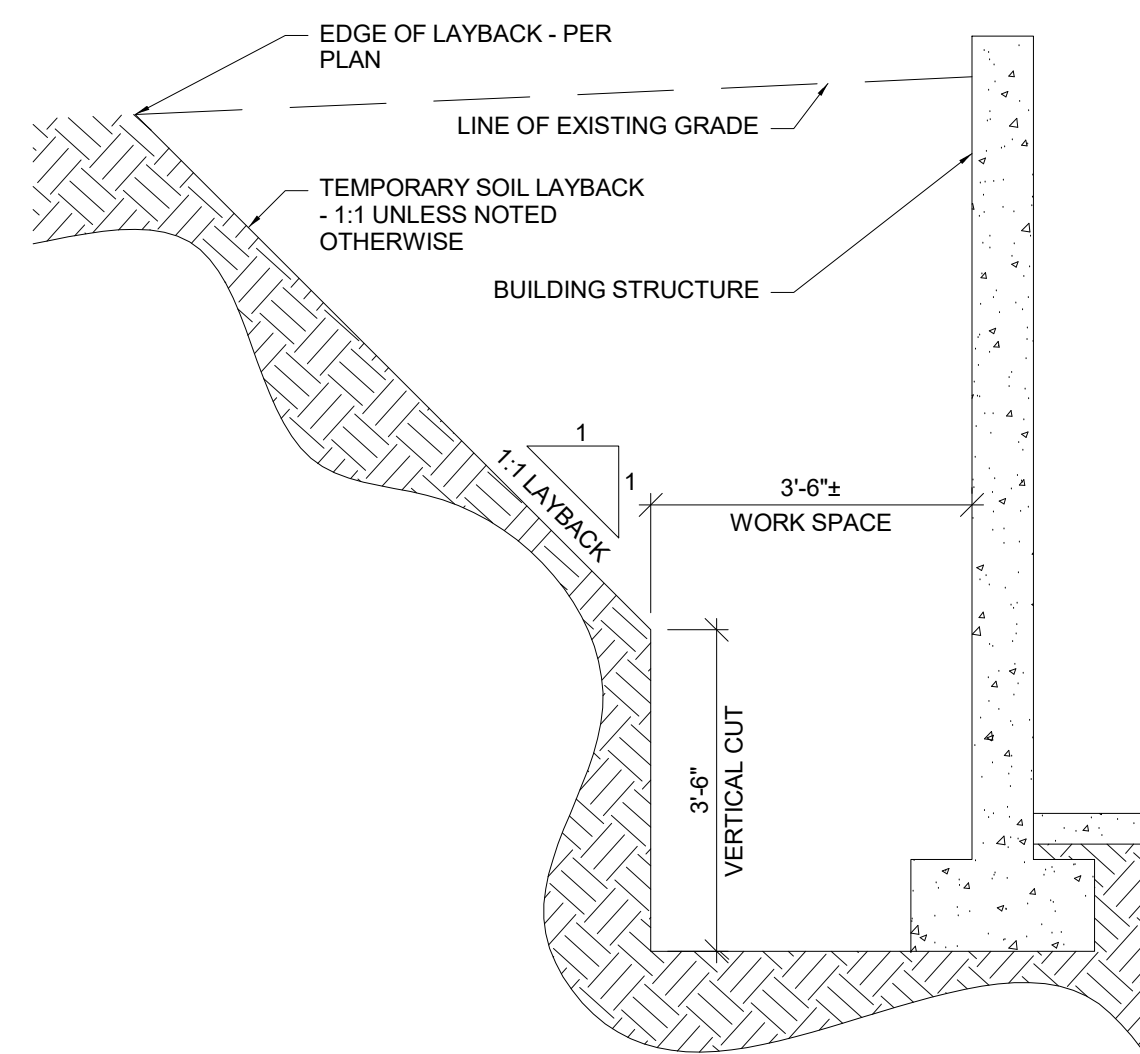
1. CONTOUR INTERVAL IS 2'-0".
2. CUT AND SLASH TO BE REMOVED FROM SITE.
3. PEDESTRIAN PROTECTION TO BE IMPLEMENTED WITH PROPER SIGNAGE AND HARD HAT REQUIREMENTS.
4. RECYCLING CONTAINERS TO BE PROVIDED FOR ALL RECYCLABLE MATERIALS.
5. LIMIT OF TREE REMOVAL TO BE WITHIN THE INDICATED AREA EXCEPT WHERE DESIGNATED AS "TREES TO REMAIN" WITHIN THE EXCAVATION LIMIT.
6. SILT FENCE TO BE OF GEO-TECHNICAL ENGINEER APPROVED MATERIAL BURIED 8" BELOW GRADE AND EXTENDING UP 12" ABOVE GRADE. MATERIAL ATTACHED TO PICKETS LOCATED 4'-0" ON CENTER.
7. ALL LIMITS OF EXCAVATION TO BE WITHIN PERIMETER OF SILT FENCE.
8. TREES TO REMAIN, AS DESIGNATED BY ARCHITECT, ARE TO BE PROTECTED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. (SEE DETAIL THIS PAGE)
9. TREES TO BE REMOVED FOR FIRE MITIGATION WILL BE MARKED IN THE FIELD BY THE TOWN FORESTER AND THE ZONES SHOWN HEREON DO NOT BIND THE TOWN IN THE APPLICATION OF THE FIRE MITIGATION REGULATIONS.

SOIL PROTECTION NOTES

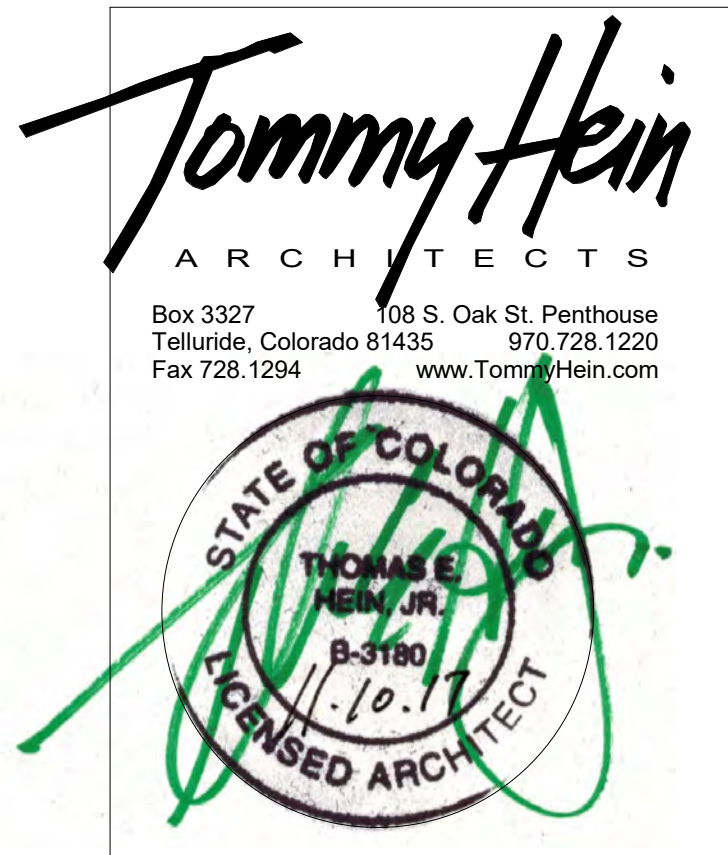
1. PRIOR TO EXCAVATION, TOPSOIL SHALL BE STRIPPED AND STORED ON THE SITE OR IN A LOCATION APPROVED BY THE REVIEW AUTHORITY.
2. GOOD QUALITY TOPSOIL SHALL BE REPLACED IN AREAS REQUIRING LANDSCAPING OR REVEGETATION.
3. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR INCHES (4").
4. A SOIL AMENDMENT, SUCH AS FULLY COMPOSTED MANURE, SHALL BE ROTOTILLED INTO ALL AREAS THAT WILL BE SODDED OR SEEDED.
 - 4.a. AMENDMENTS SHALL BE TILLED INTO THE SOIL TO A SIX TO EIGHT (6"-8") DEPTH.
 - 4.b. THE RATE OF APPLICATION OF SOIL AMENDMENT SHALL BE THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
5. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF WEED FREE MULCHES. ACCEPTABLE MULCHES ARE: STRAW, HYDRO-MULCH AND, WHEN NEEDED, BIODEGRADABLE EROSION-CONTROL NETTING.
 - 5.1. NYLON NETTING IS PROHIBITED.

EROSION CONTROL NOTES

1. TO THE EXTENT PRACTICAL, DISTURBED AREAS SHALL BE REVEGETATED WITHIN 30 DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE.
2. UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
3. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OF RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
4. IN AREAS THAT ARE TO BE REVEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED)
5. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION CONTROL NETTING.
6. EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2 AND IN DRAINAGE SWALES. FOR ADDITIONAL INFORMATION SEE SHEET C2.



Construction Mitigation Plan
 1" = 10'-0"



Submissions

Floor Plans	09-08-17
Floor Plans & Elevations	09-11-17
Plans & Elev's C3a & C3b	09-12-17
Plans & Elev's C3a & C3b	09-15-17
Plans & Elev's C3a, C3b, C3c	09-15-17
Plans & Elev's C3d & C3e	09-20-17
Plans & Elev's C3e Only	09-20-17
Scheme C3g	09-21-17
Scheme C3g Flat + Slope	09-25-17
In-house Review	10-18-17
In-house Review	10-20-17
75% DD Set In-house Review	11-06-17
MV DRB 1 / Owner	11-30-17
Final DRB Review	02-19-18
Final DRB Revised	02-22-18

*CHALET
de SKI
CARR*

206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

CONSTRUCTION MITIGATION PLAN

A1.4



Submissions

Floor Plans	09-08-17
Floor Plans & Elevations	09-11-17
Plans & Elev's C3a & C3b	09-12-17
Plans & Elev's C3a & C3b	09-15-17
Plans & Elev's C3a, C3b, C3c	09-15-17
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CARR

206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

SITE PHOTOS

A1.5



R1 - COPPER STANDING SEAM METAL ROOF



W2- PAINTED STEEL PANEL



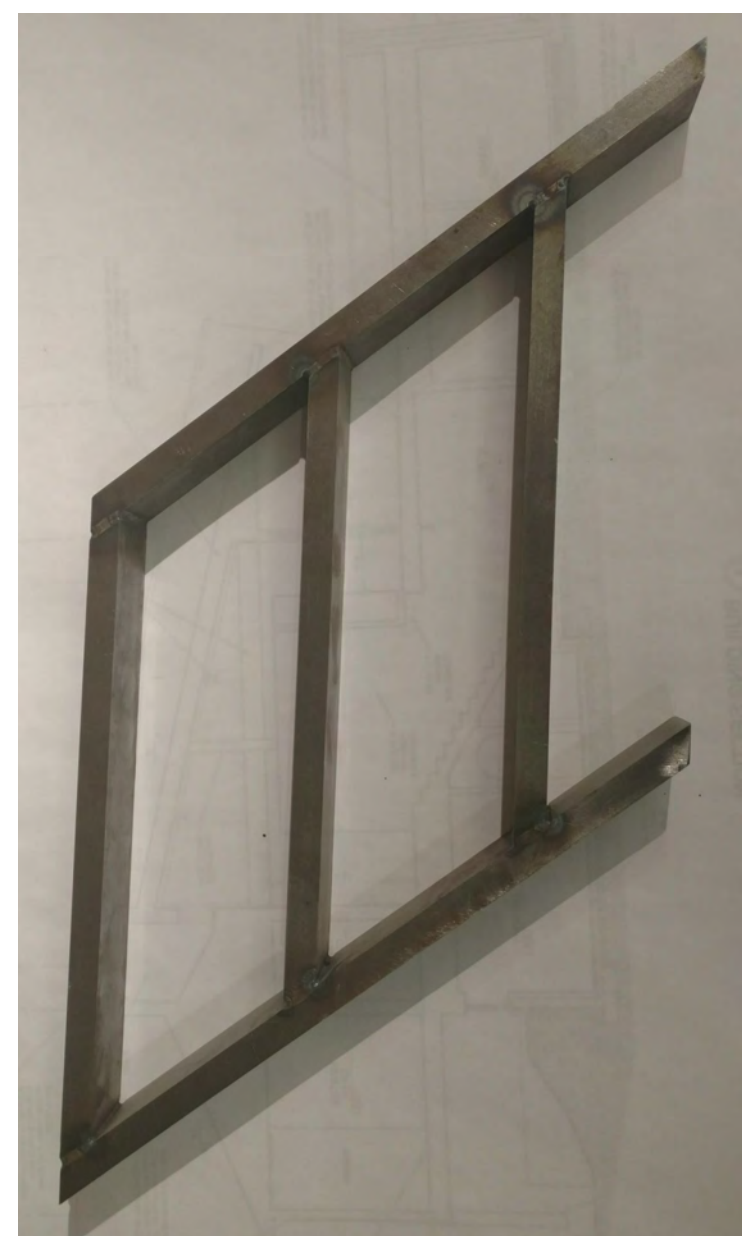
W3- 24" VERTICAL COPPER PANEL SIDING / FASCIA



W1- 5" RANDOM ASHLAR PATTERN GREY LIMESTONE VENEER



M1-WOOD COLUMN



STEEL RAILINGS



M3-EXTERIOR PLASTER, DARK GRAY



STEEL GRATE



M2-PAINTED STEEL BEAMS & COLUMNS



ALUMINUM CLAD WOOD WINDOW

Tommy Hein
ARCHITECTS
Box 3327 108 S. Oak St. Penthouse
Telluride, Colorado 81435 970.728.1230
Fax 728.1294 www.TommyHein.com

Submissions

Floor Plans	09-08-17
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de SKI
CARR*

206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

MATERIAL
PALLETTE

A1.6

Submissions

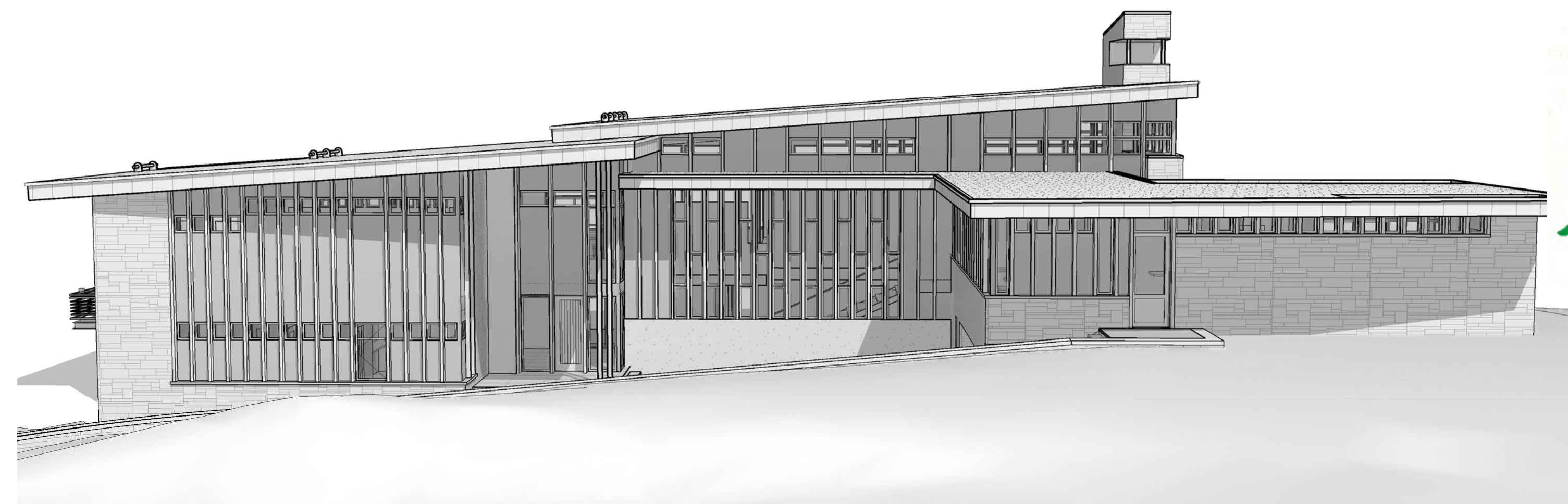
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*CHALET
 de SKI
 CARR*

206 WILSON PEAK DR.
 LOT 416-A MOUNTAIN
 VILLAGE, COLORADO

EXTERIOR
 PERSPECTIVES

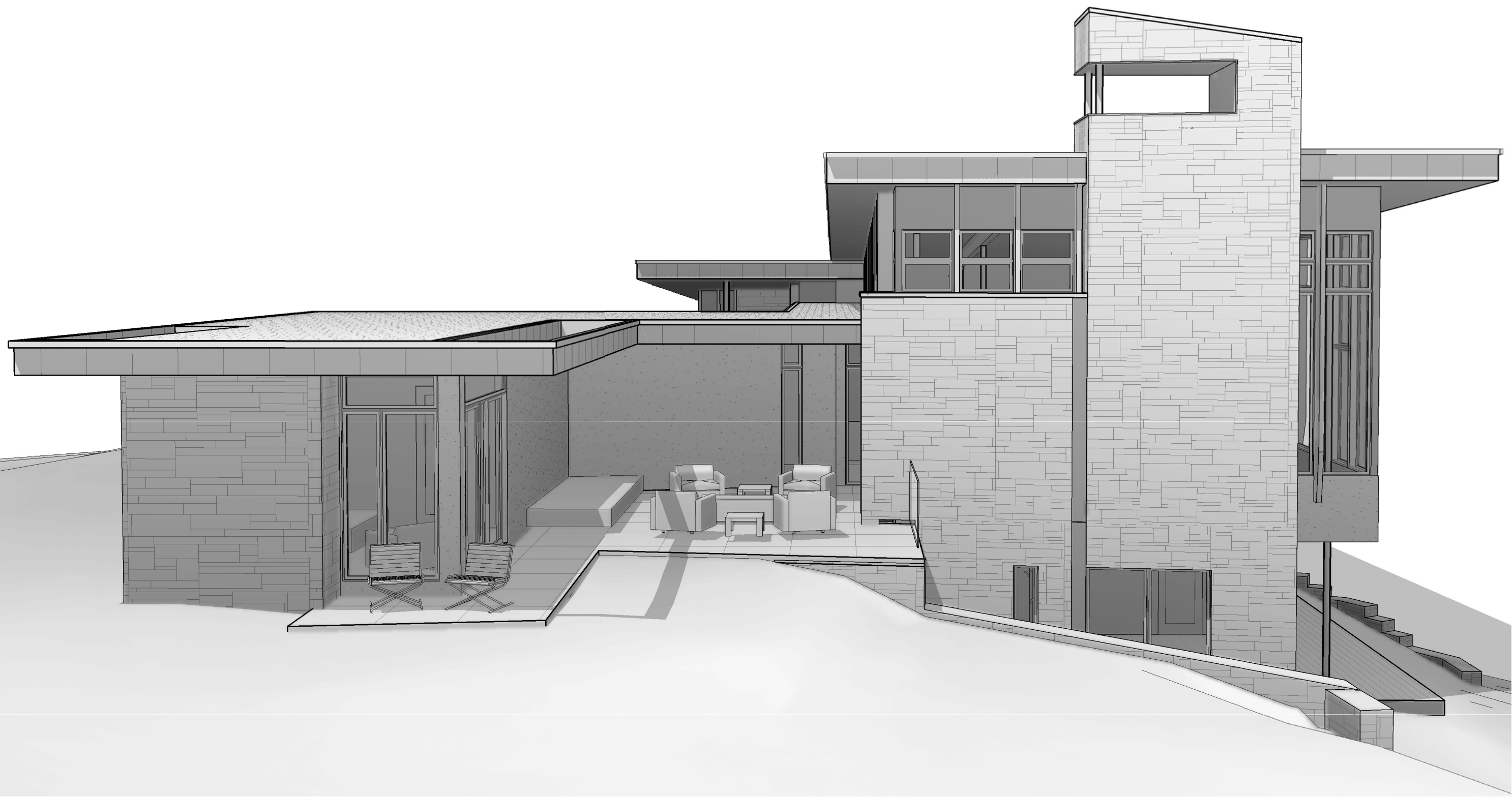
A1.7



① **South Perspective**



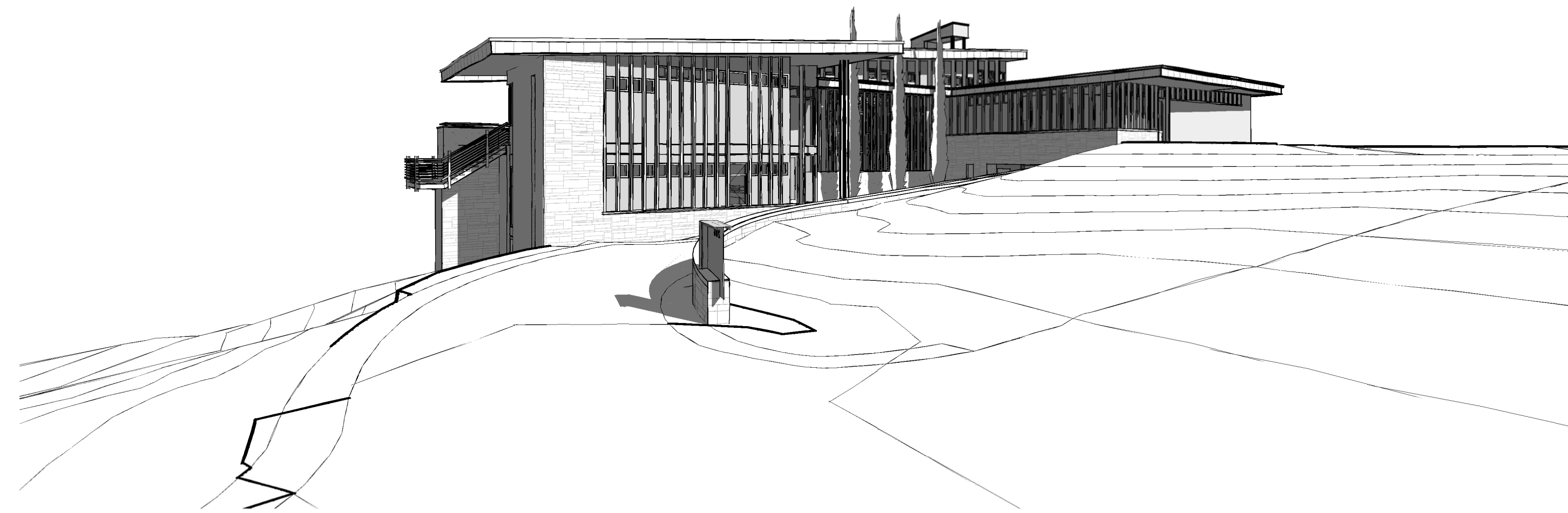
④ **West Perspective**



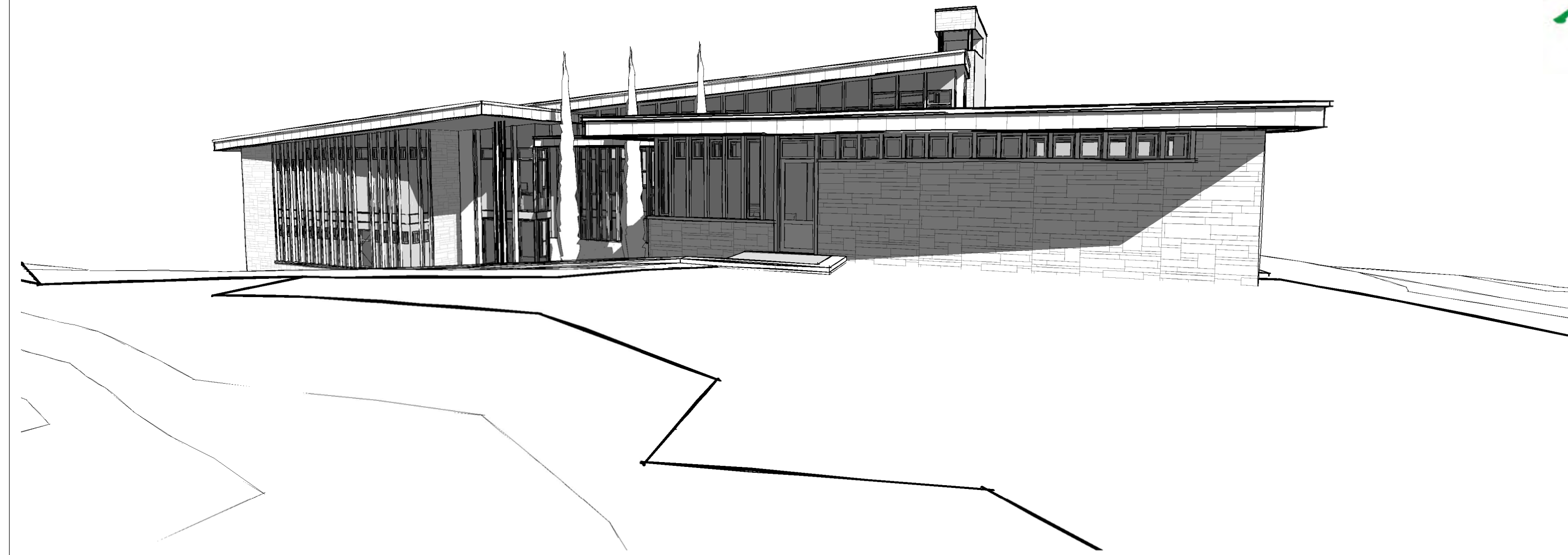
② **East Perspective**



③ **North Perspective**



SOUTHWEST VIEW



SOUTHEAST VIEW



NORTHEAST VIEW



NORTHWEST VIEW

Submissions

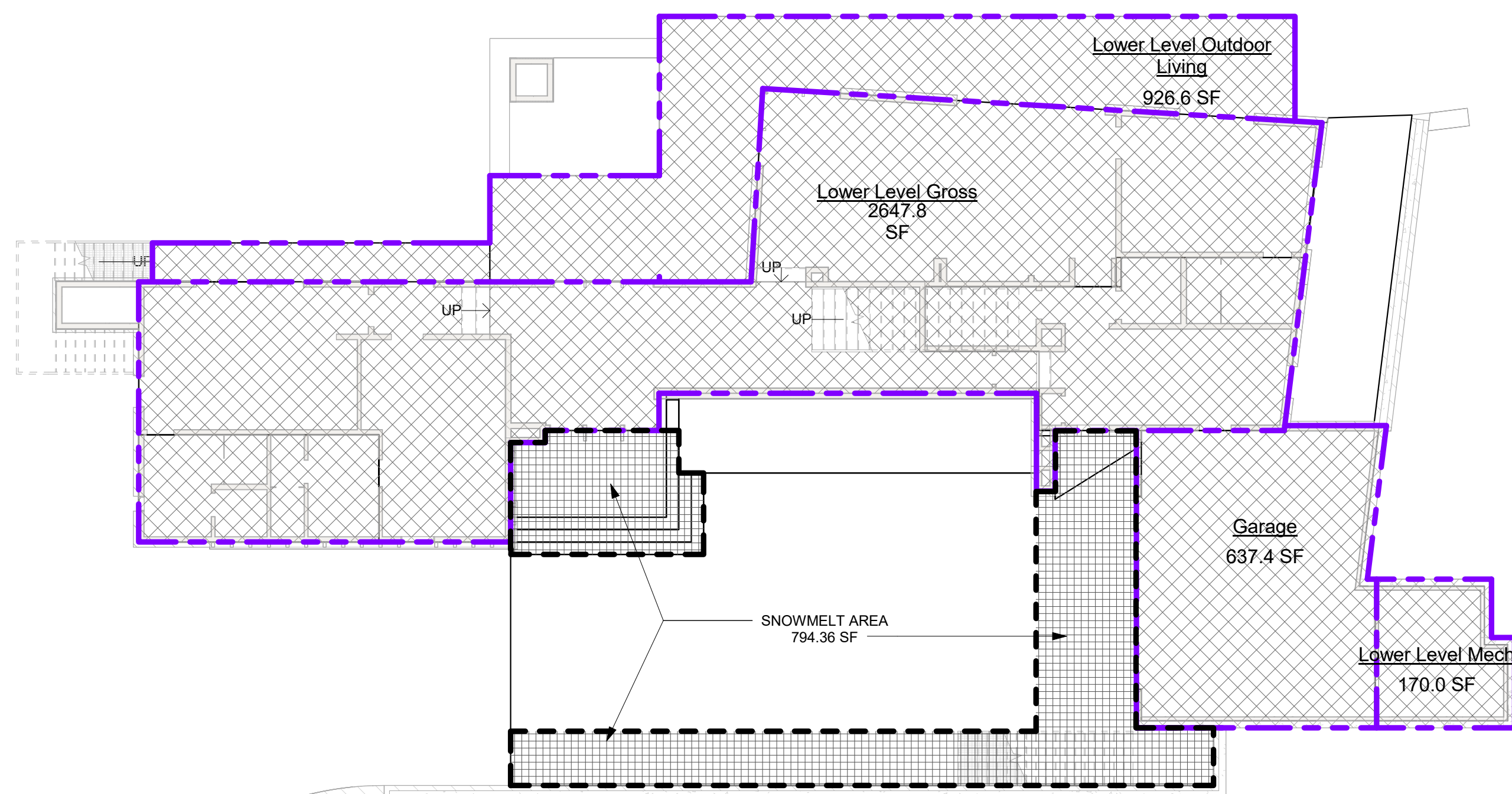
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*CHALET
 de SKI
 CARR*

206 WILSON PEAK DR.
 LOT 416-A MOUNTAIN
 VILLAGE, COLORADO

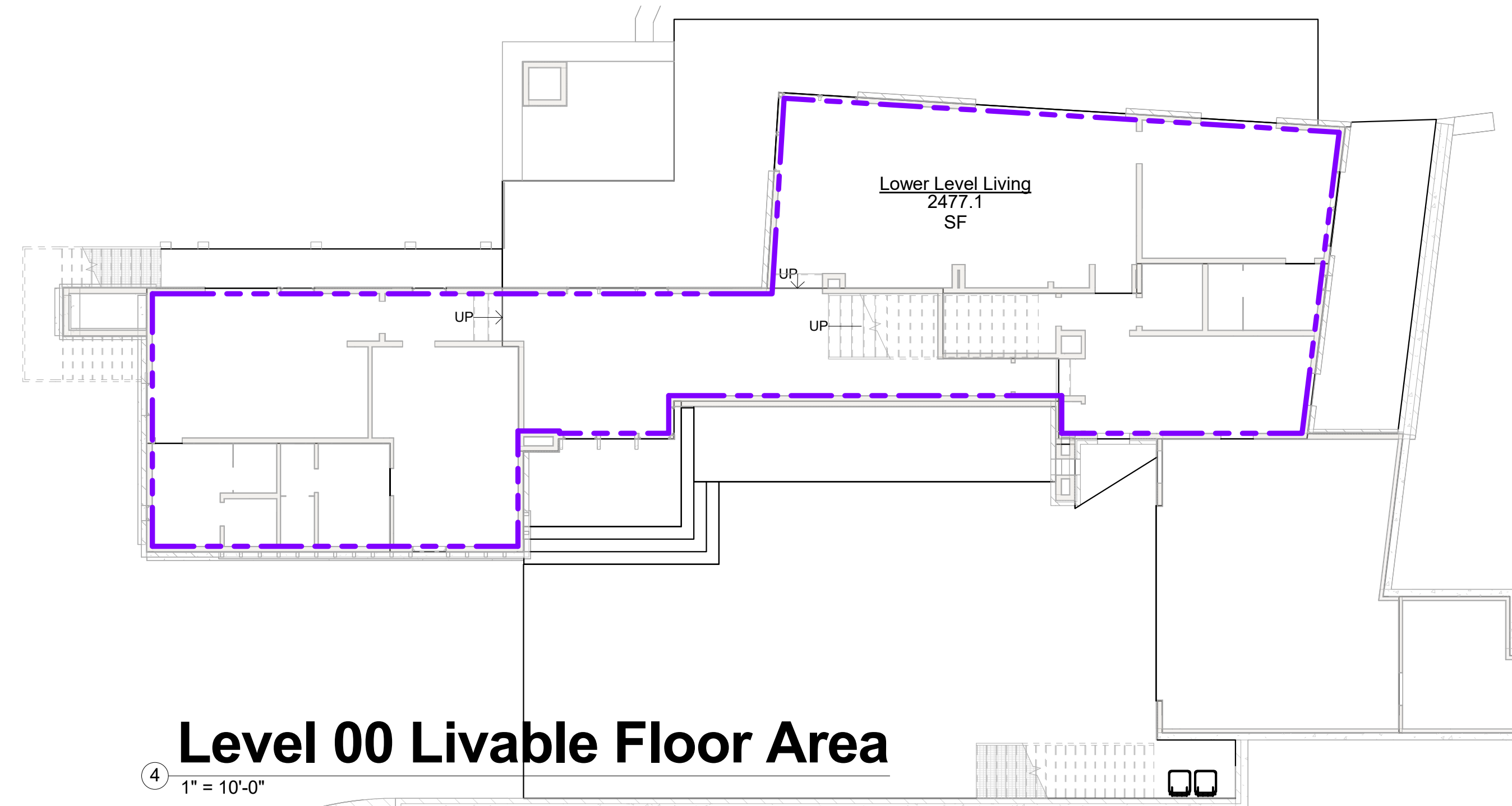
EXTERIOR
 PERSPECTIVES

A1.8



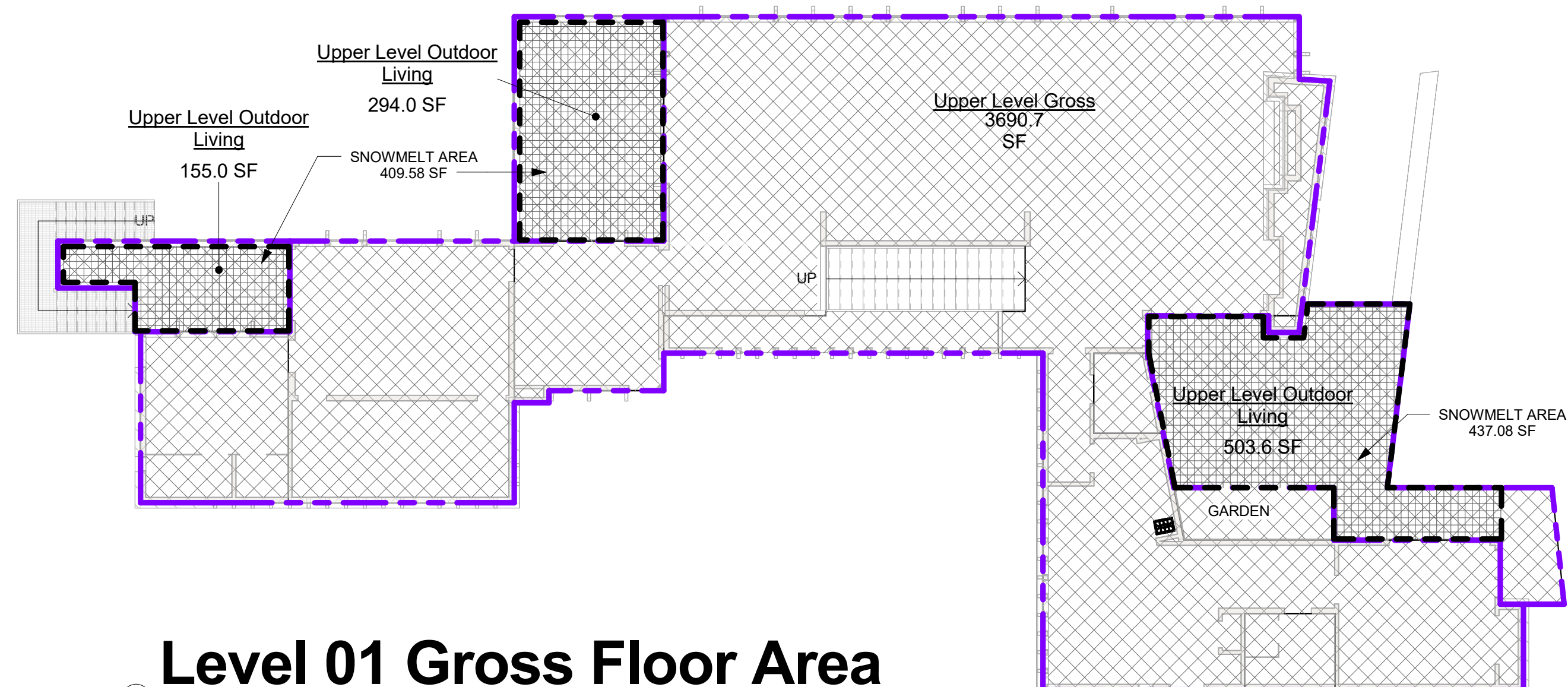
Level 00 Gross Floor Area

1 3/32" = 1'-0"



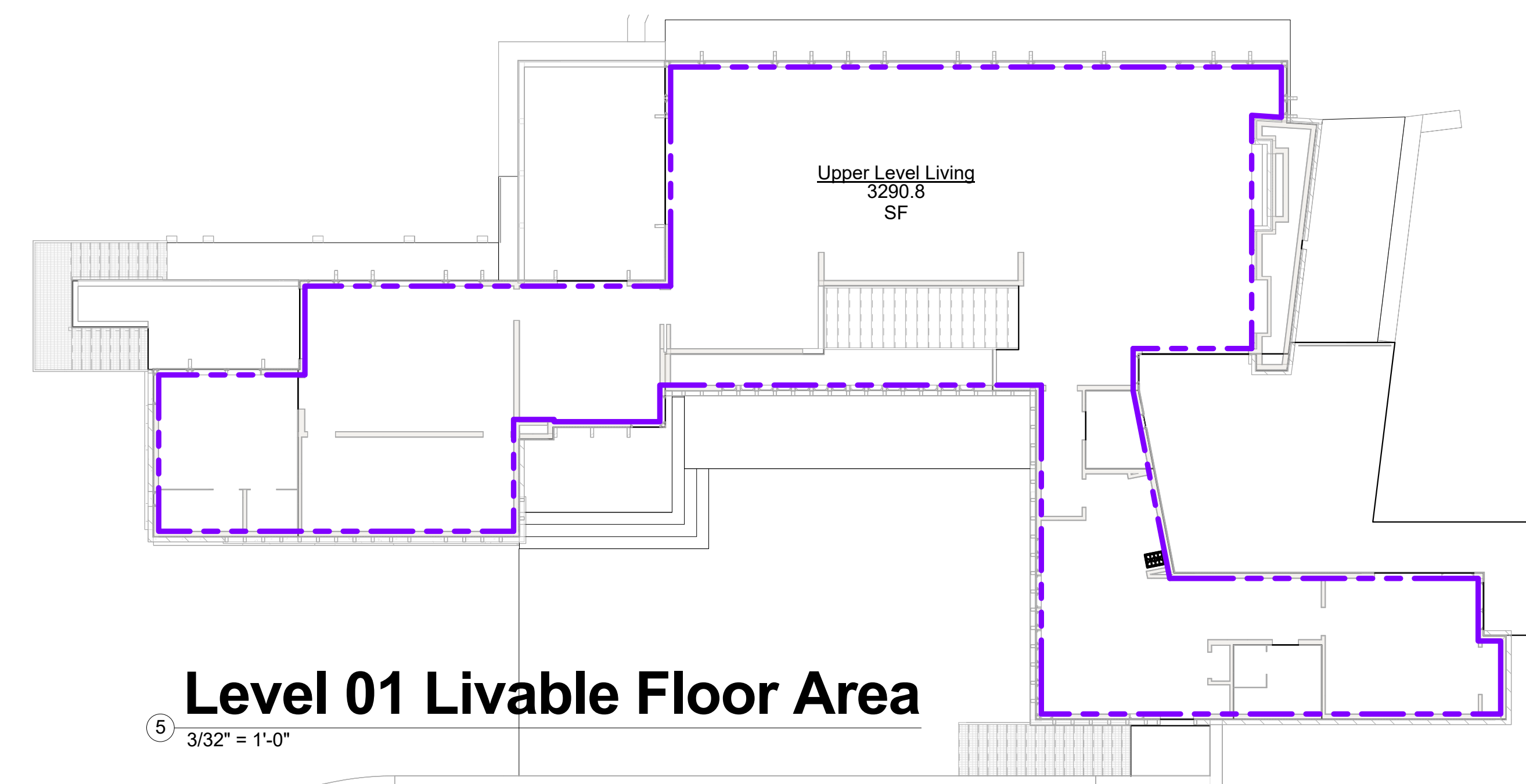
Level 00 Livable Floor Area

4 1" = 10'-0"



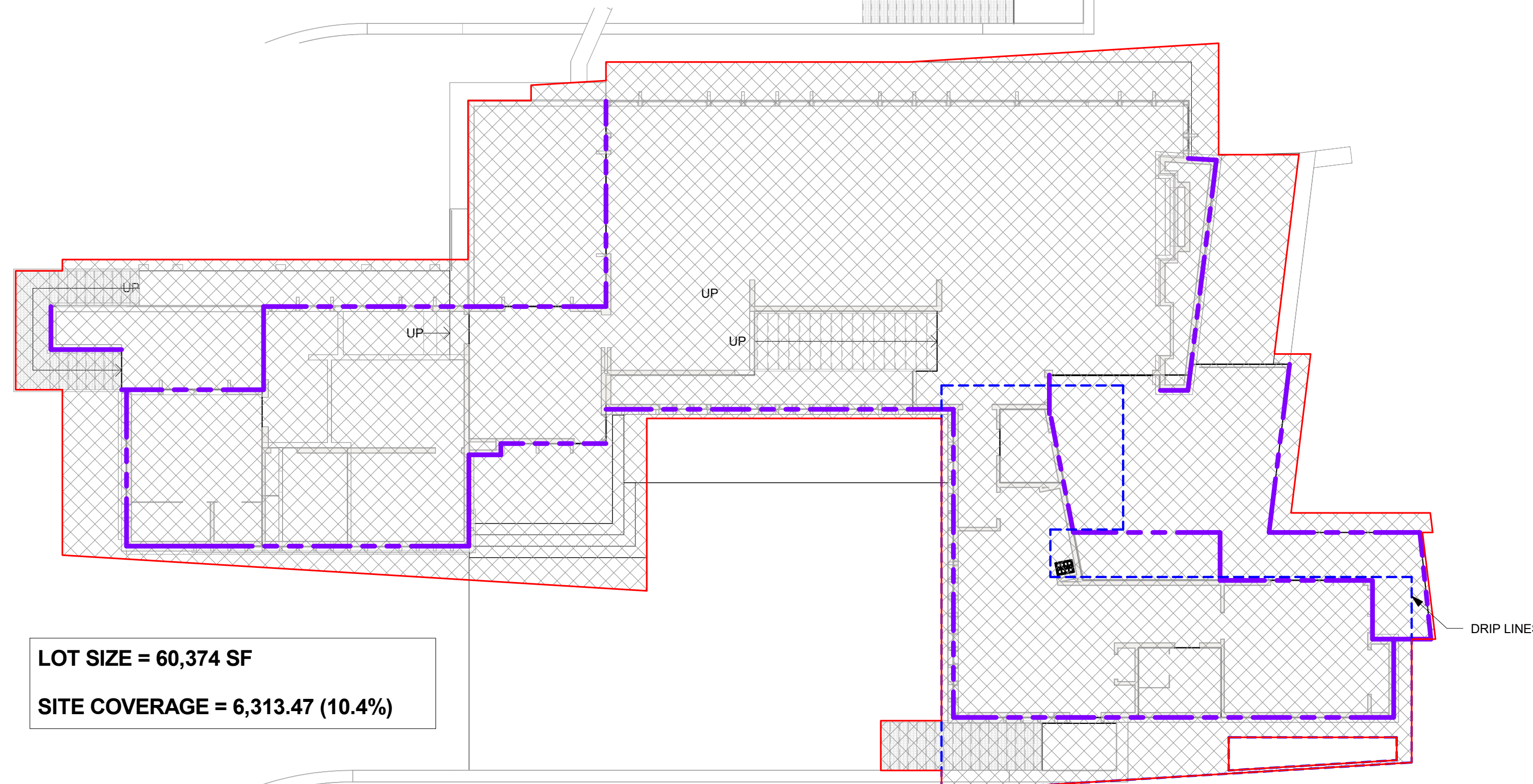
Level 01 Gross Floor Area

2 3/32" = 1'-0"



Level 01 Livable Floor Area

5 3/32" = 1'-0"



Site / Lot Coverage

3 1" = 10'-0"

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

TOTAL SNOWMELT AREA
1,641.02 SF

GROSS FLOOR AREA ENCLOSED (GSF)

Area	Name
3690.7 SF	Upper Level Gross
2647.8 SF	Lower Level Gross
637.4 SF	Garage
170.0 SF	Lower Level Mech
7145.8 SF	

FLOOR AREA EXTERIOR

Area	Name
926.6 SF	Lower Level Outdoor Living
952.6 SF	Upper Level Outdoor Living
1879.2 SF	

FLOOR AREA LIVABLE (NSF)

Area	Name
3290.8 SF	Upper Level Living
2477.1 SF	Lower Level Living
5767.9 SF	

Submissions

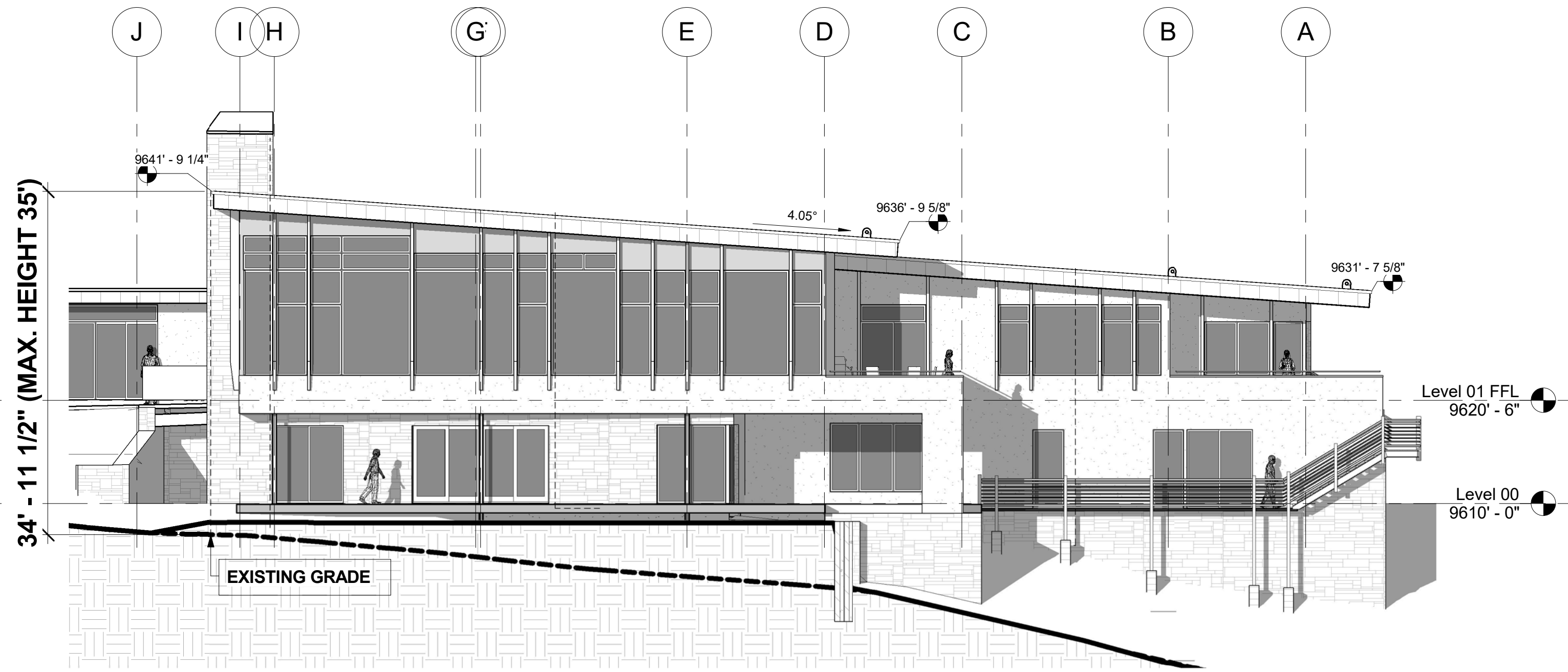
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Plans & Elev's C3d & C3e	09-20-17
Plans & Elev's C3e Only	09-20-17
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In-house Review	10-18-17
In-house Review	10-20-17
75% DD Set In-house Review	11-06-17
MV DRB 1 / Owner	11-30-17
Final DRB Review	02-19-18
Final DRB Revised	02-22-18

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206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

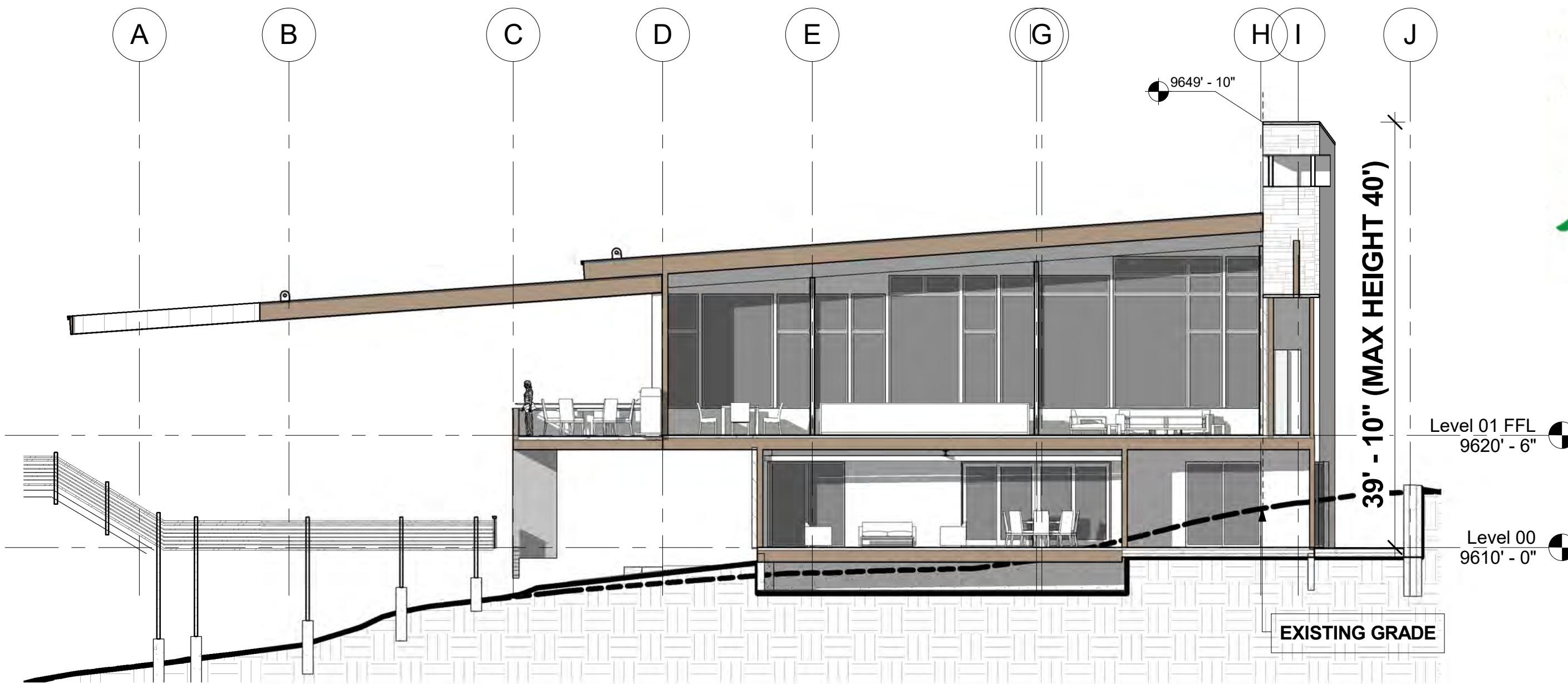
**FLOOR AREA
CALCULATIONS**

A1.9



Max. Height Analysis - Roof

1" = 10'-0"

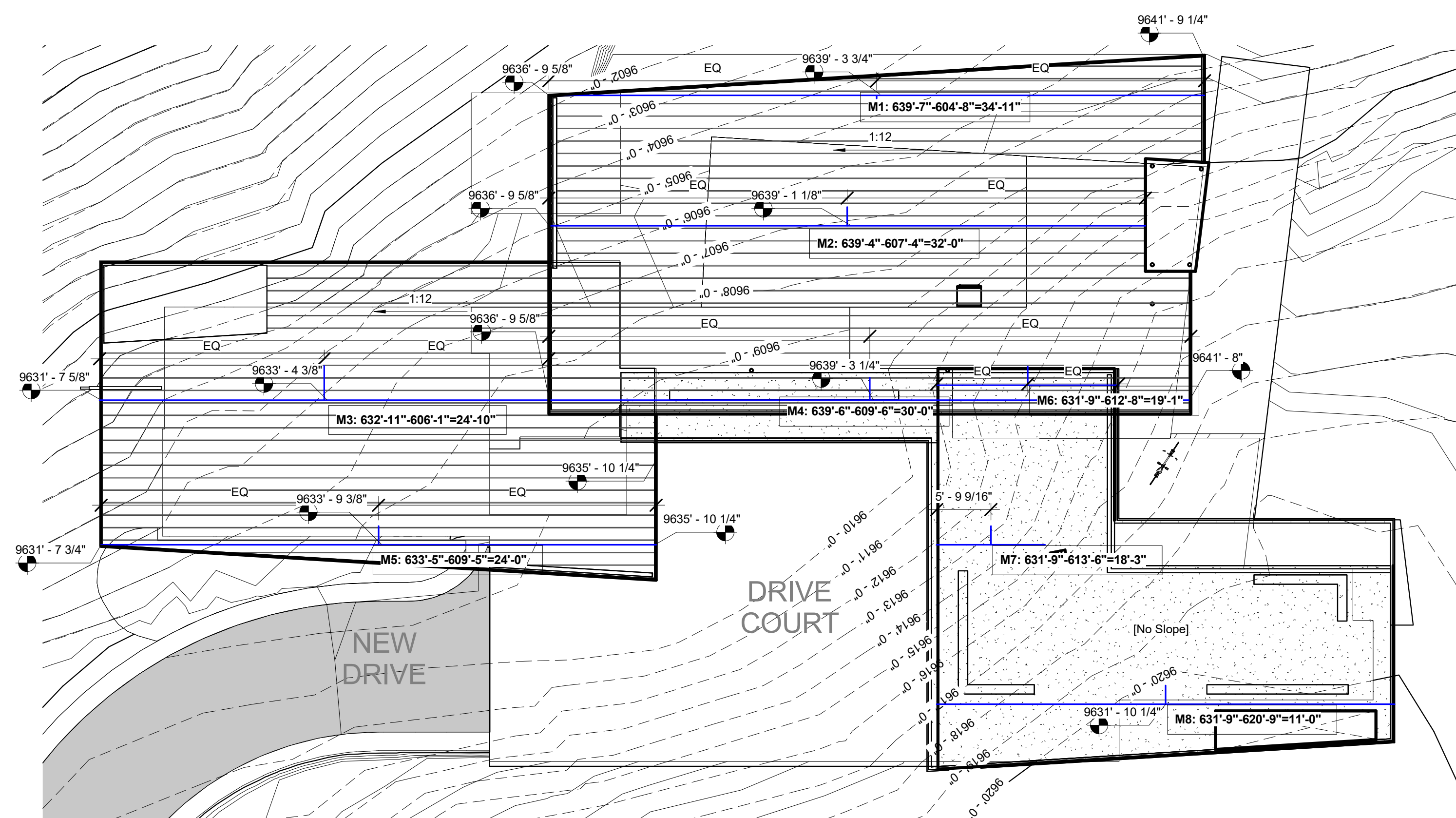


Max. Height Analysis - Chimney

2" = 10'-0"

Submissions

Floor Plans	09-08-17
Floor Plans & Elevations	09-11-17
Plans & Elev's C3a & C3b	09-12-17
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Plans & Elev's C3a, C3b, C3c	09-15-17
Plans & Elev's C3d & C3e	09-20-17
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Scheme C3g Flat + Slope	09-25-17
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Max. Average Height Analysis Plan

3" = 10'-0"

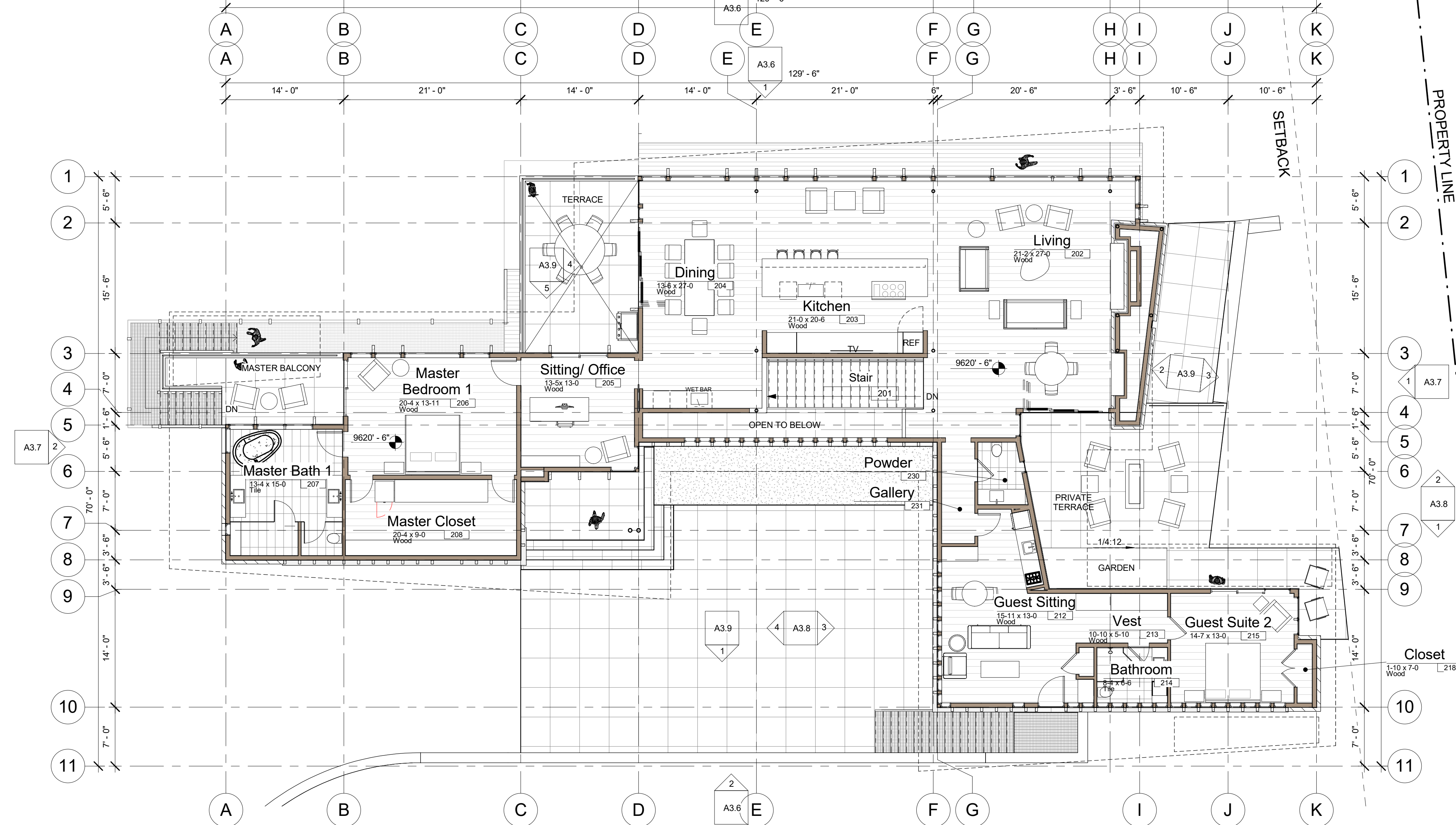
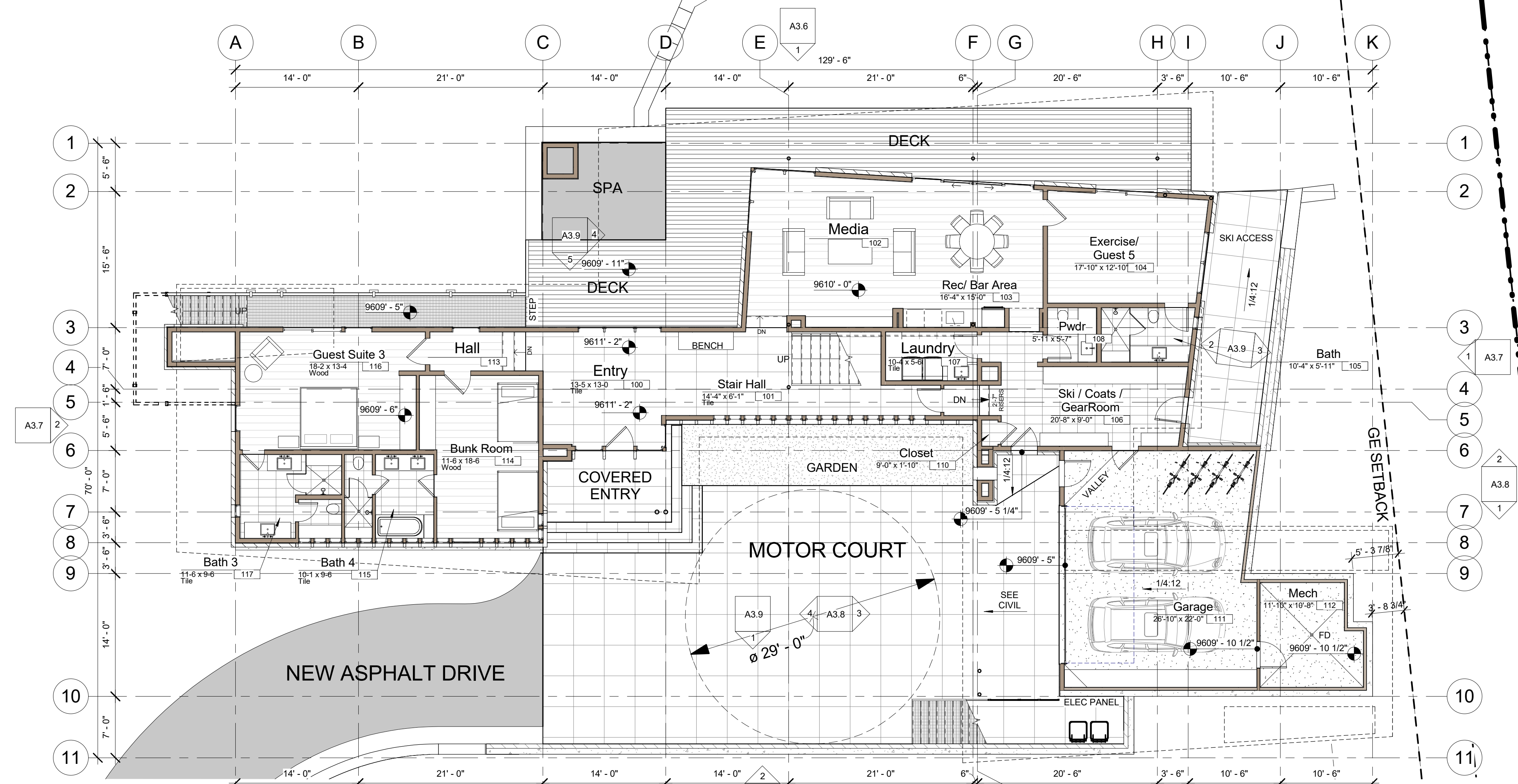
BUILDING HEIGHT CALCULATIONS	
Average Building Height Per CDC 17.3.11C	
	Distance Above Most Restrictive Grade (ft):
M1	34.83
M2	32.00
M3	24.83
M4	30.00
M5	24.00
M6	19.08
M7	18.25
M8	11
Average Height=	24.25
Max. Average Allowable=	30
Compliant By=	5.75'
Maximum Building Height Per CDC 17.3.12A 3.3-1	
Highest Ridge=	9641'-9 1/4"
Existing Grade Below=	9606'-9 3/4"
Max. Height @ Most Restrictive=	34'-11 1/2"
Max. Height Allowable=	35'-0"
Compliant By=	0'-0 1/2"
Maximum Chimney Height Per CDC 17.3.12A 3.3-2	
Highest Point=	9649'-10"
Existing Grade Below=	9610'-0"
Max. Height @ Most Restrictive=	39'-10"
Max. Height Allowable=	40'-0"
Compliant By=	0'-2"

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206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

**BUILDING HEIGHT
COMPLIANCE
ANALYSIS**

A1.10



Submissions

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206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

FLOOR PLANS -
FULL

A2.0

Submissions

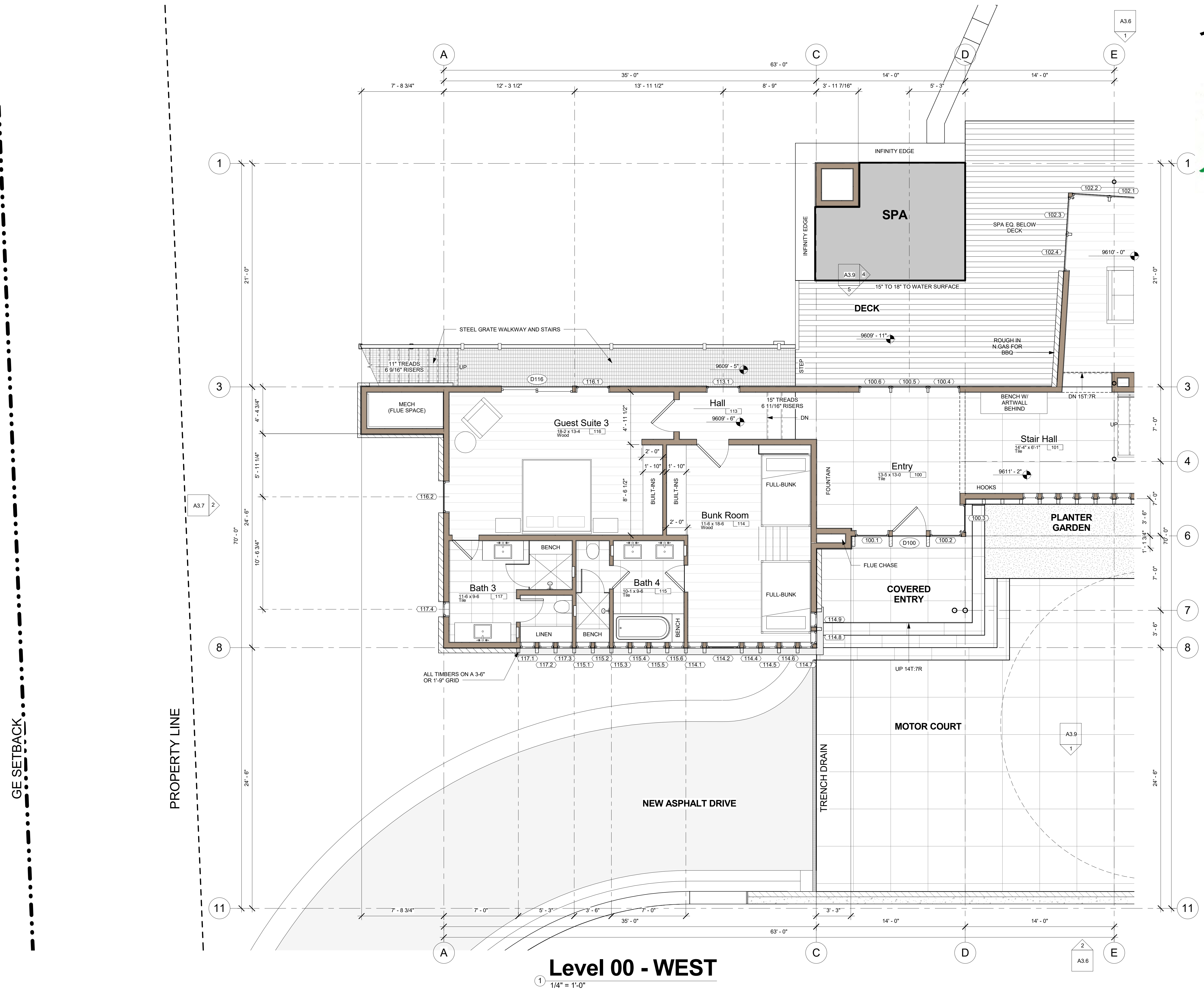
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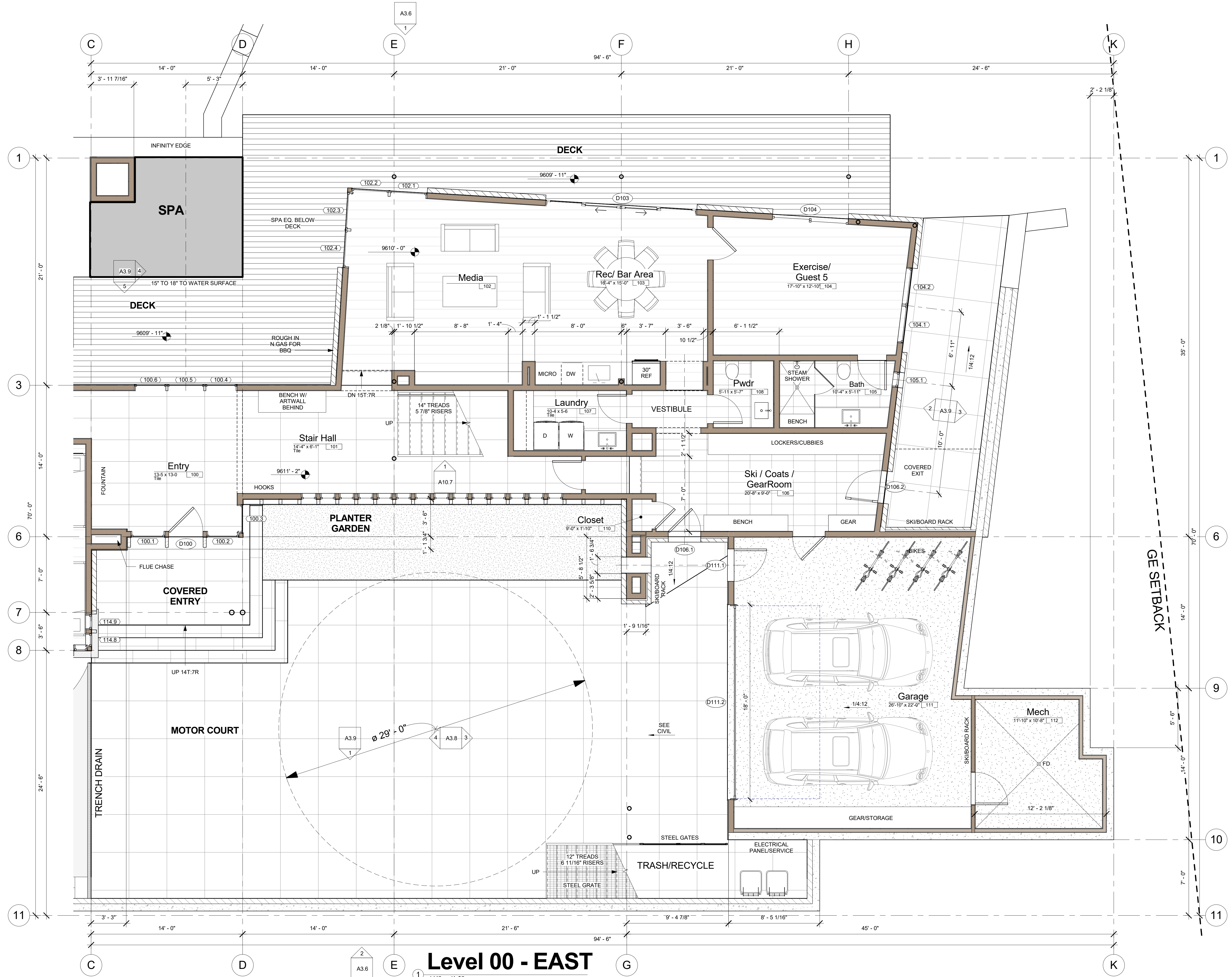
206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

LOWER LEVEL
FLOOR PLAN -
WEST

A2.1
SCALE: 1/4" = 1'-0"



Level 00 - WEST
1/4" = 1'-0"



Submissions

Floor Plans	09-08-17
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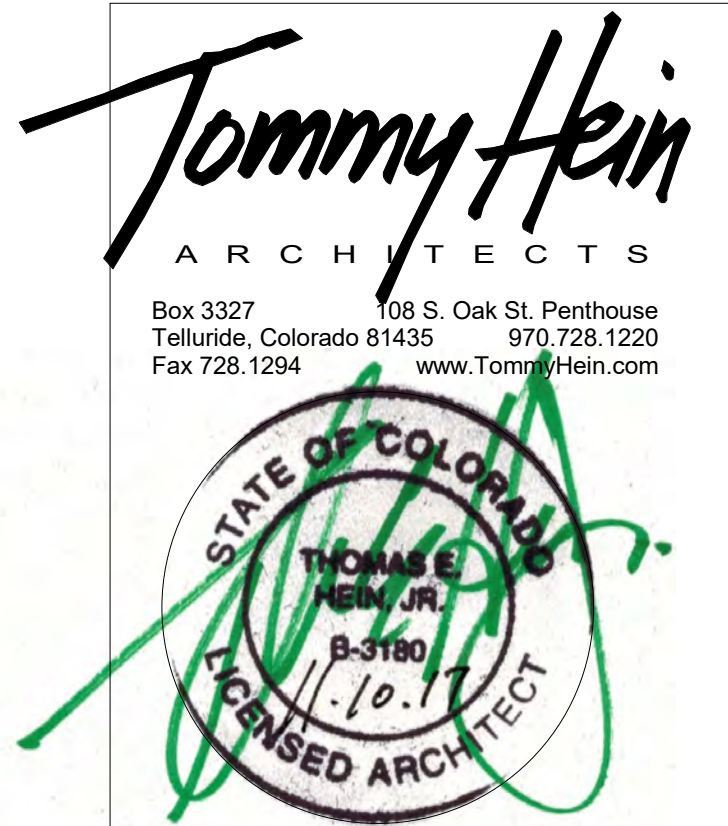
206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

LOWER LEVEL
FLOOR PLAN -
EAST

A2.1A

Level 00 - EAST
1/4" = 1'-0"





Submissions

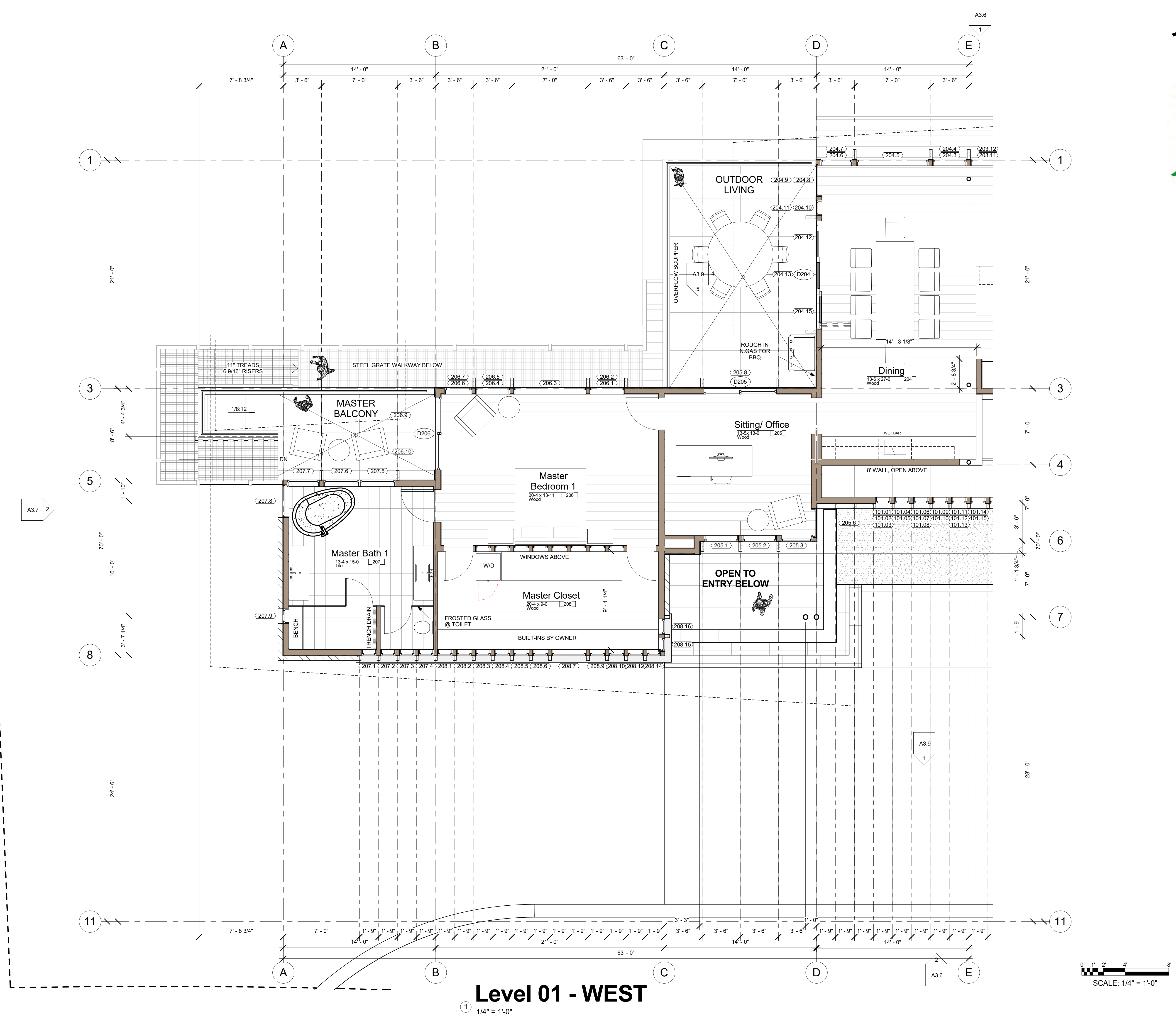
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LOT 416-A MOUNTAIN
VILLAGE, COLORADO

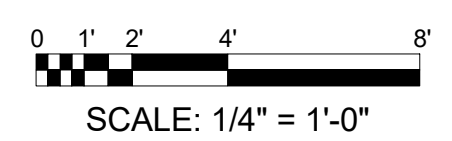
UPPER LEVEL
FLOOR PLAN -
WEST

A2.2



Level 01 - WEST

1/4" = 1'-0"



Plot Time 2/22/2018 11:12:40 AM G:\Egnyel\Shared\Arch Projects\Mountain Village\416A_CARR\Drawings\REV\T180221 - CARR Residence.rvt

Submissions

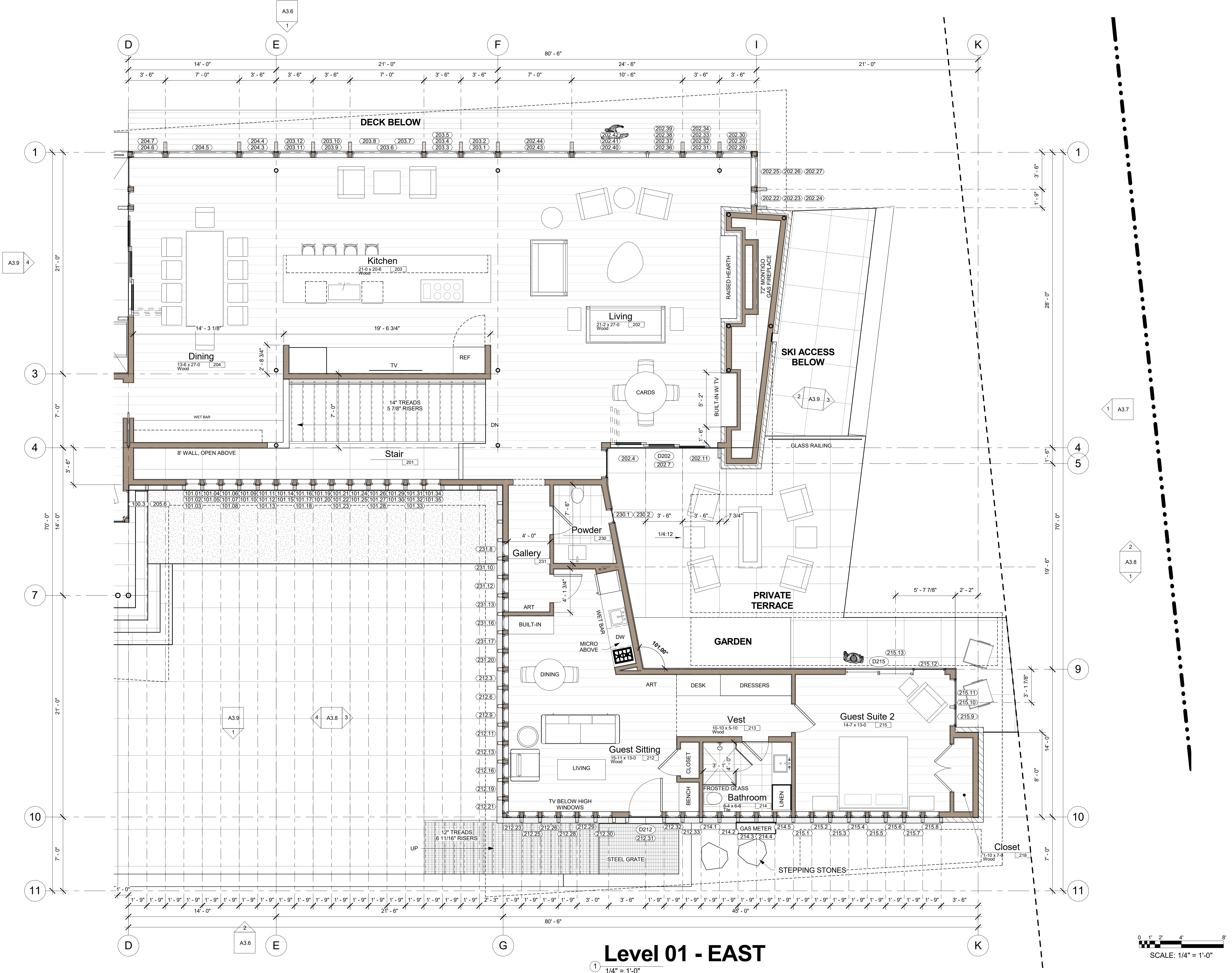
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LOT 416-A MOUNTAIN
VILLAGE, COLORADO

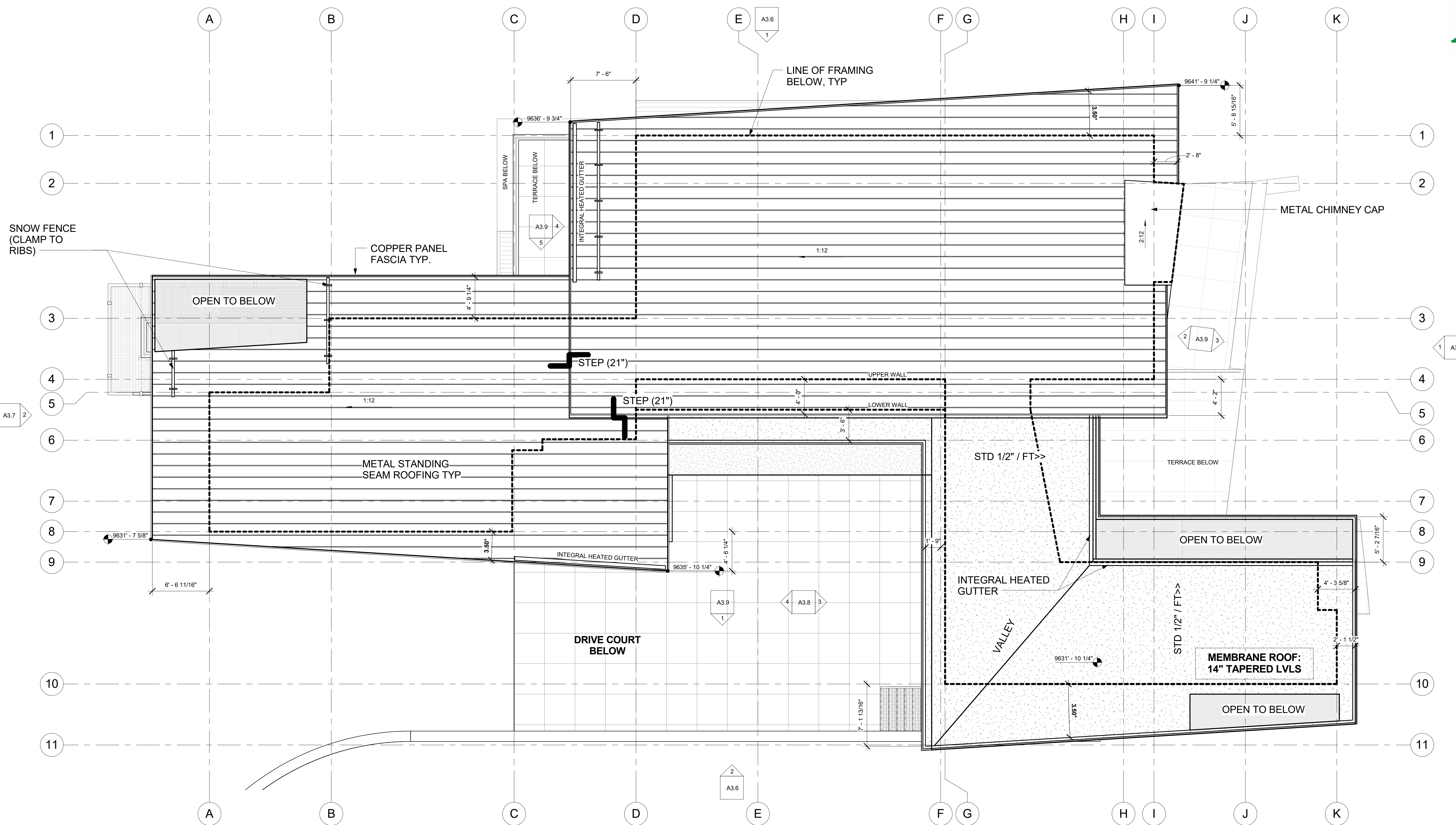
UPPER LEVEL
FLOOR PLAN -
EAST

A2.2A



Level 01 - EAST
1/4" = 1'-0"

0 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



Submissions

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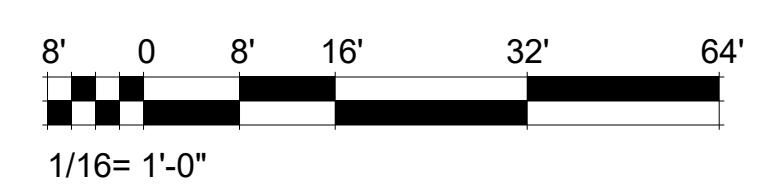
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LOT 416-A MOUNTAIN
VILLAGE, COLORADO

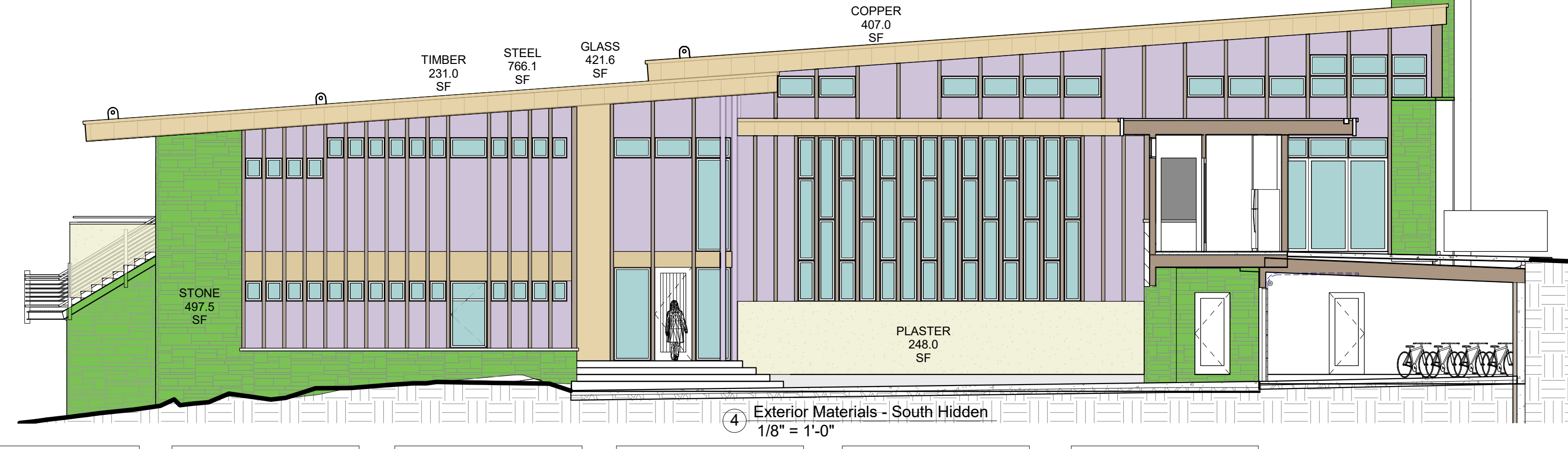
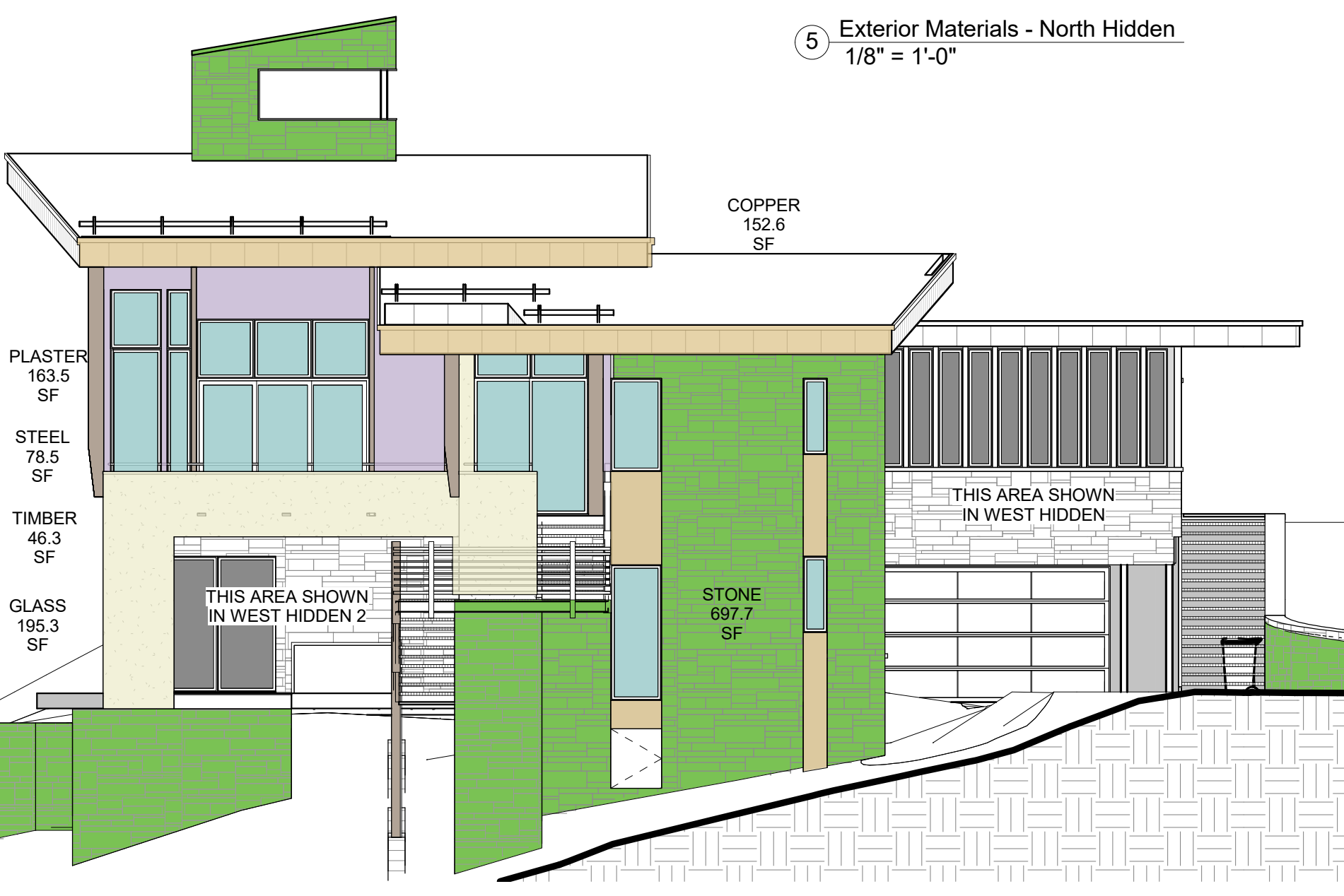
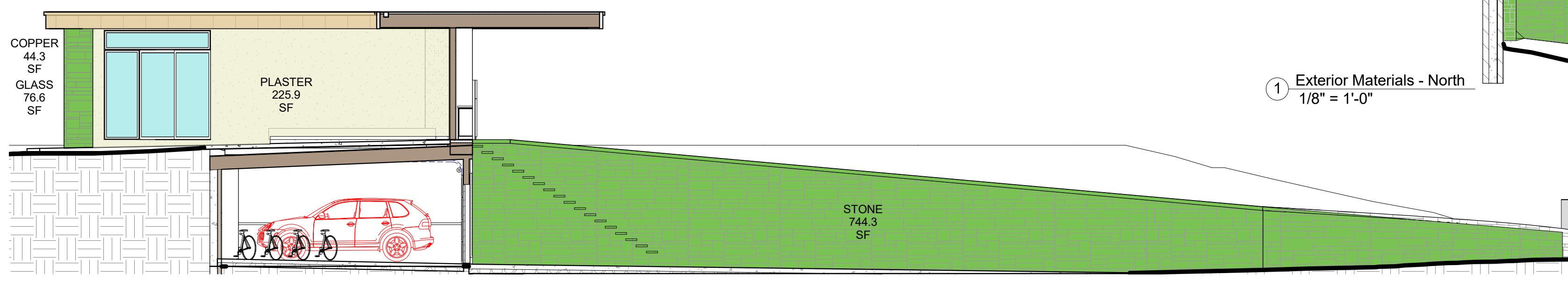
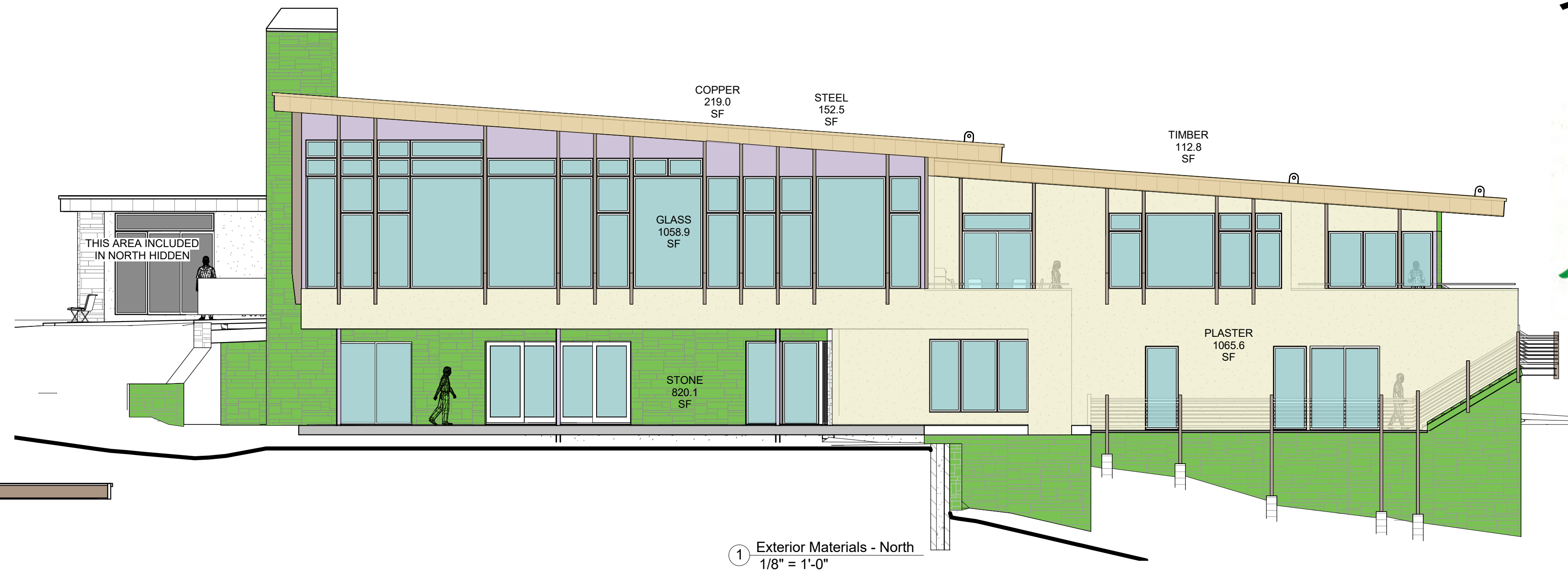
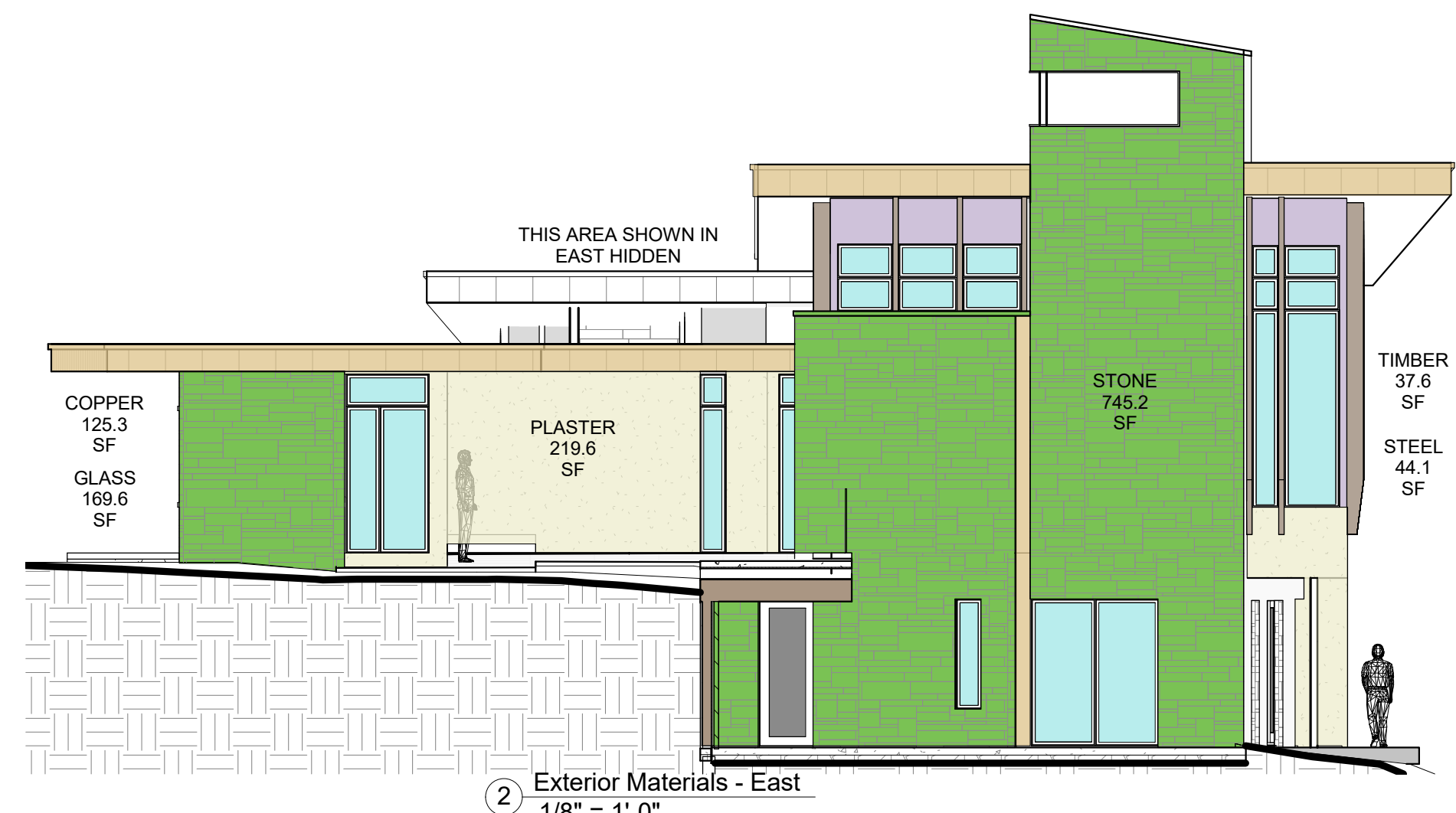
ROOF PLAN

Roof Plan

3/16" = 1'-0"



A2.4



MATERIALS	
Material	Area
COPPER	125.3 SF
COPPER	152.6 SF
COPPER	74.6 SF
COPPER	44.3 SF
COPPER	52.8 SF
COPPER	53.0 SF
COPPER	407.0 SF
COPPER	219.0 SF
GLASS	1058.9 SF
GLASS	169.6 SF
GLASS	76.6 SF
GLASS	195.3 SF
GLASS	53.4 SF
GLASS	71.4 SF
GLASS	42.2 SF
GLASS	421.6 SF
GLASS	47.3 SF
PLASTER	1065.6 SF
PLASTER	219.6 SF
PLASTER	163.5 SF
PLASTER	225.9 SF
PLASTER	26.5 SF
PLASTER	248.0 SF
STEEL	78.9 SF
STEEL	152.5 SF
STEEL	766.1 SF
STEEL	44.8 SF
STEEL	78.5 SF
STEEL	78.4 SF
STEEL	44.1 SF
STONE	820.1 SF
STONE	697.7 SF
STONE	287.3 SF
STONE	744.3 SF
STONE	238.8 SF
STONE	126.9 SF
STONE	497.5 SF
STONE	183.2 SF
STONE	112.6 SF
STONE	85.5 SF
STONE	745.2 SF
TIMBER	112.8 SF
TIMBER	37.6 SF
TIMBER	46.3 SF
TIMBER	231.0 SF
TIMBER	43.4 SF
TIMBER	29.6 SF
TIMBER	44.6 SF
Grand total	11541.4 SF

5 Exterior Materials - North Hidden
1/8" = 1'-0"

1 Exterior Materials - North
1/8" = 1'-0"

3 Exterior Materials - West
1/8" = 1'-0"

4 Exterior Materials - South Hidden
1/8" = 1'-0"

GLASS	
Material	Area
GLASS	1058.9 SF
GLASS	169.6 SF
GLASS	76.6 SF
GLASS	195.3 SF
GLASS	53.4 SF
GLASS	71.4 SF
GLASS	42.2 SF
GLASS	421.6 SF
GLASS	47.3 SF
TOTAL	2136.3 SF

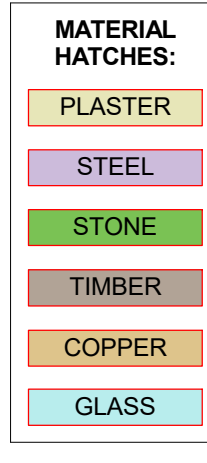
METAL	
Material	Area
STEEL	78.9 SF
STEEL	152.5 SF
STEEL	766.1 SF
STEEL	44.8 SF
STEEL	78.5 SF
STEEL	78.4 SF
STEEL	44.1 SF
TOTAL	1243.3 SF

STONE	
Material	Area
STONE	820.1 SF
STONE	697.7 SF
STONE	287.3 SF
STONE	744.3 SF
STONE	238.8 SF
STONE	126.9 SF
STONE	497.5 SF
STONE	183.2 SF
STONE	112.6 SF
STONE	85.5 SF
STONE	745.2 SF
TOTAL	4539.0 SF

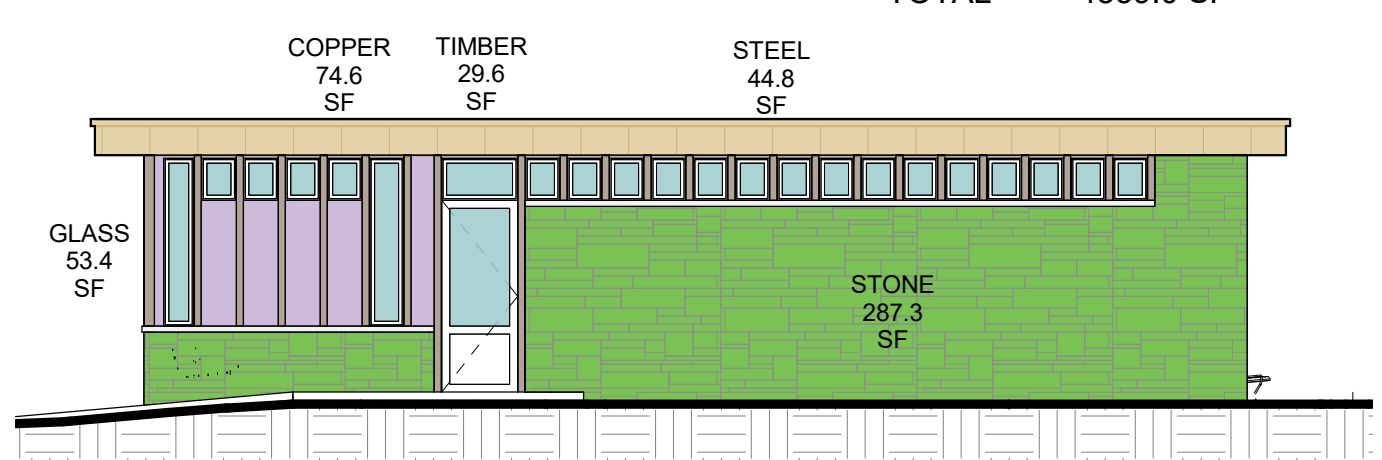
PLASTER	
Material	Area
PLASTER	1065.6 SF
PLASTER	219.6 SF
PLASTER	163.5 SF
PLASTER	225.9 SF
PLASTER	26.5 SF
PLASTER	248.0 SF
TOTAL	1949.1 SF

TIMBER	
Material	Area
TIMBER	112.8 SF
TIMBER	37.6 SF
TIMBER	46.3 SF
TIMBER	231.0 SF
TIMBER	43.4 SF
TIMBER	29.6 SF
TIMBER	44.6 SF
TOTAL	545.2 SF

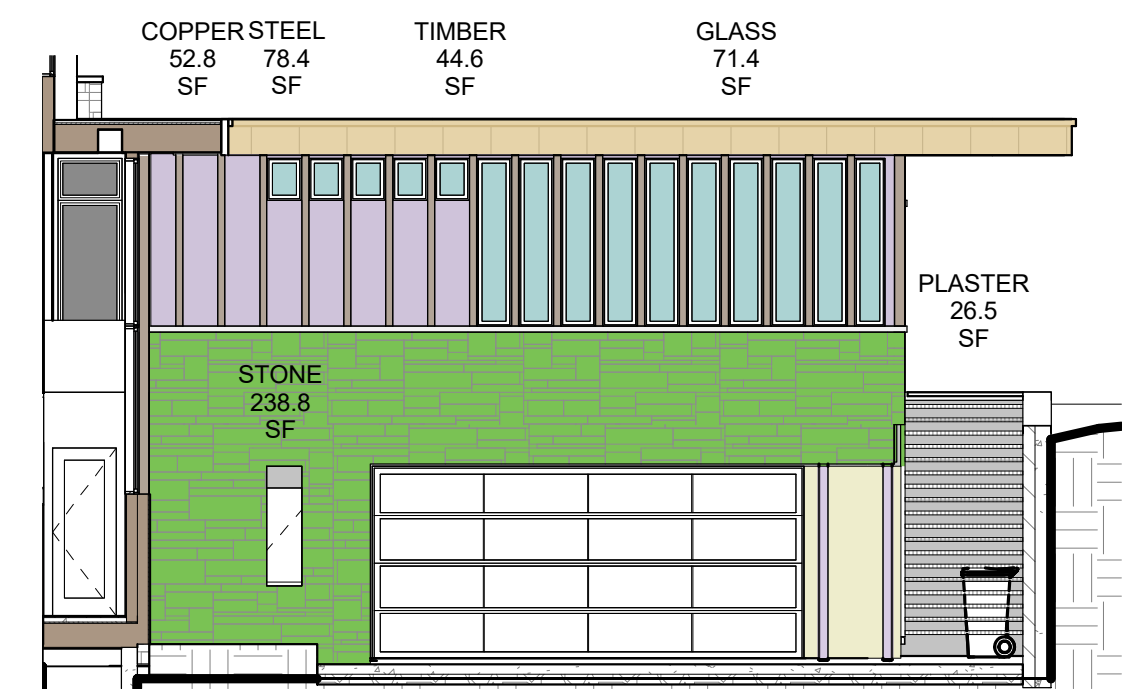
COPPER	
Material	Area
COPPER	125.3 SF
COPPER	152.6 SF
COPPER	74.6 SF
COPPER	44.3 SF
COPPER	52.8 SF
COPPER	53.0 SF
COPPER	407.0 SF
COPPER	219.0 SF
TOTAL	1128.5 SF



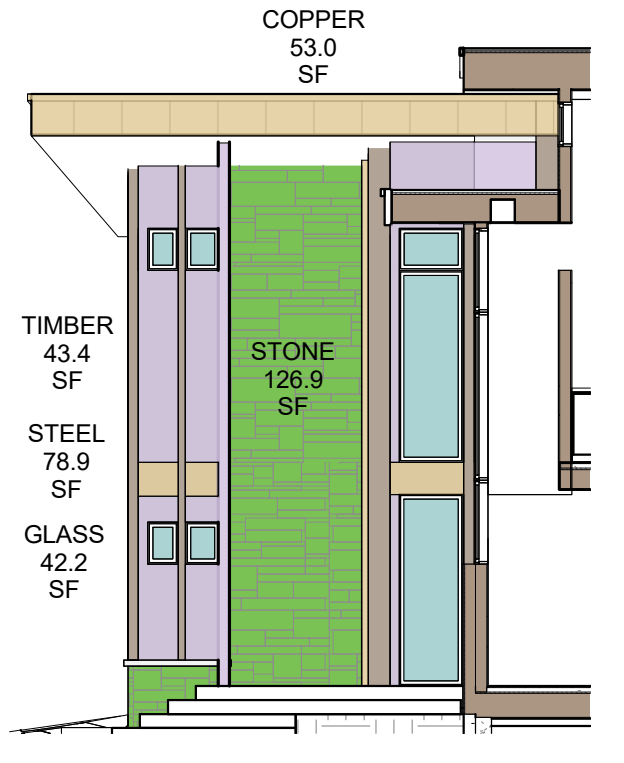
TOTAL MATERIAL AREA = 11,541.4 SF
 TOTAL GLASS AREA = 2,136.3 SF
 TOTAL STONE AREA = 4,539.0 SF
 GLASS % (MAX ALLOWED 40%) = 18.5%
 STONE % (35% REQUIRED) = 39.3%



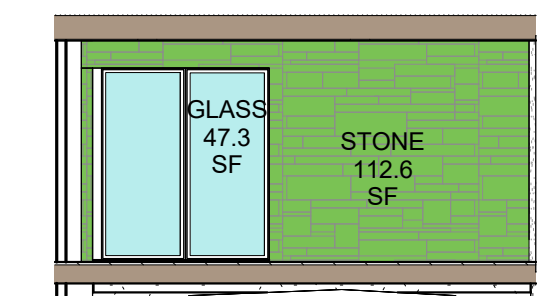
6 Exterior Materials - South Partial
1/8" = 1'-0"



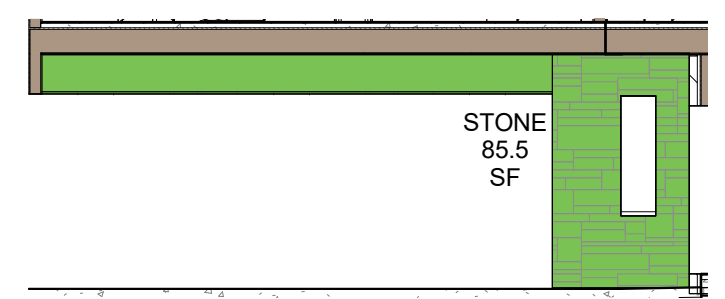
7 Exterior Materials - West Hidden
1/8" = 1'-0"



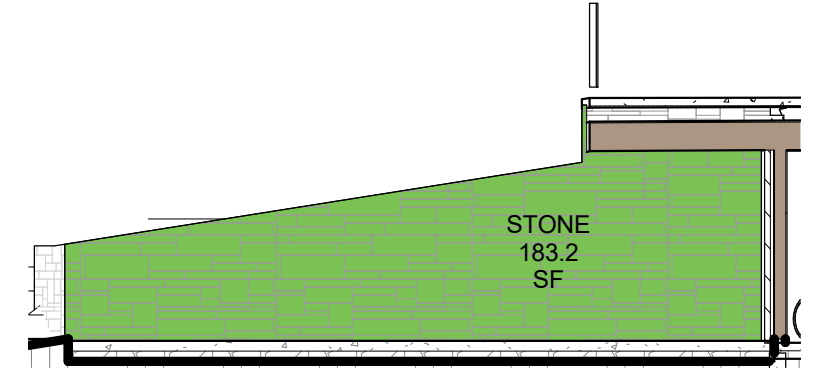
8 Exterior Materials - East Hidden
1/8" = 1'-0"



10 Exterior Materials - West Hidden 2
1/8" = 1'-0"



11 Exterior Materials - East Hidden 2
1/8" = 1'-0"



9 Exterior Materials - Ramp
1/8" = 1'-0"

Submissions

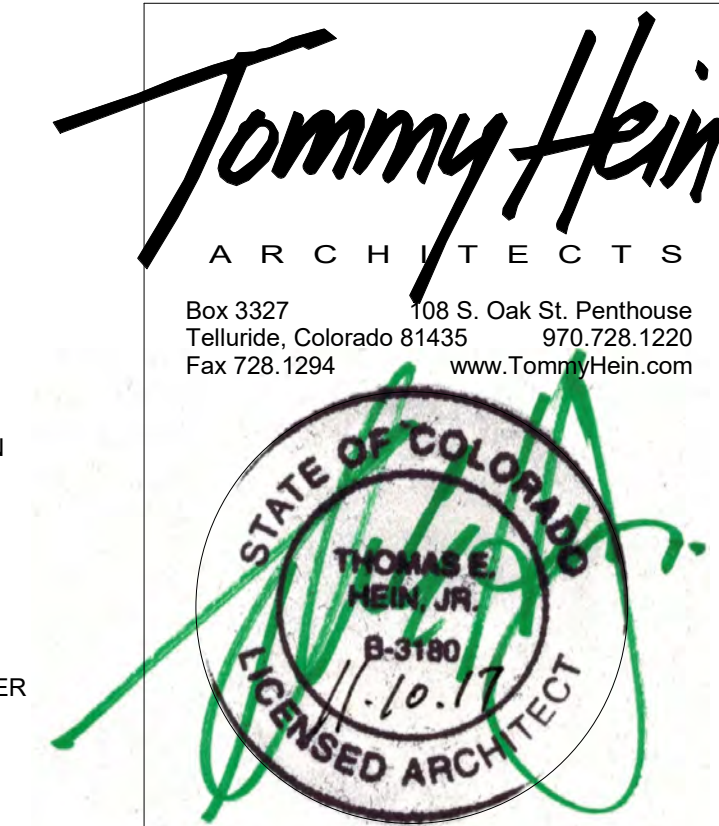
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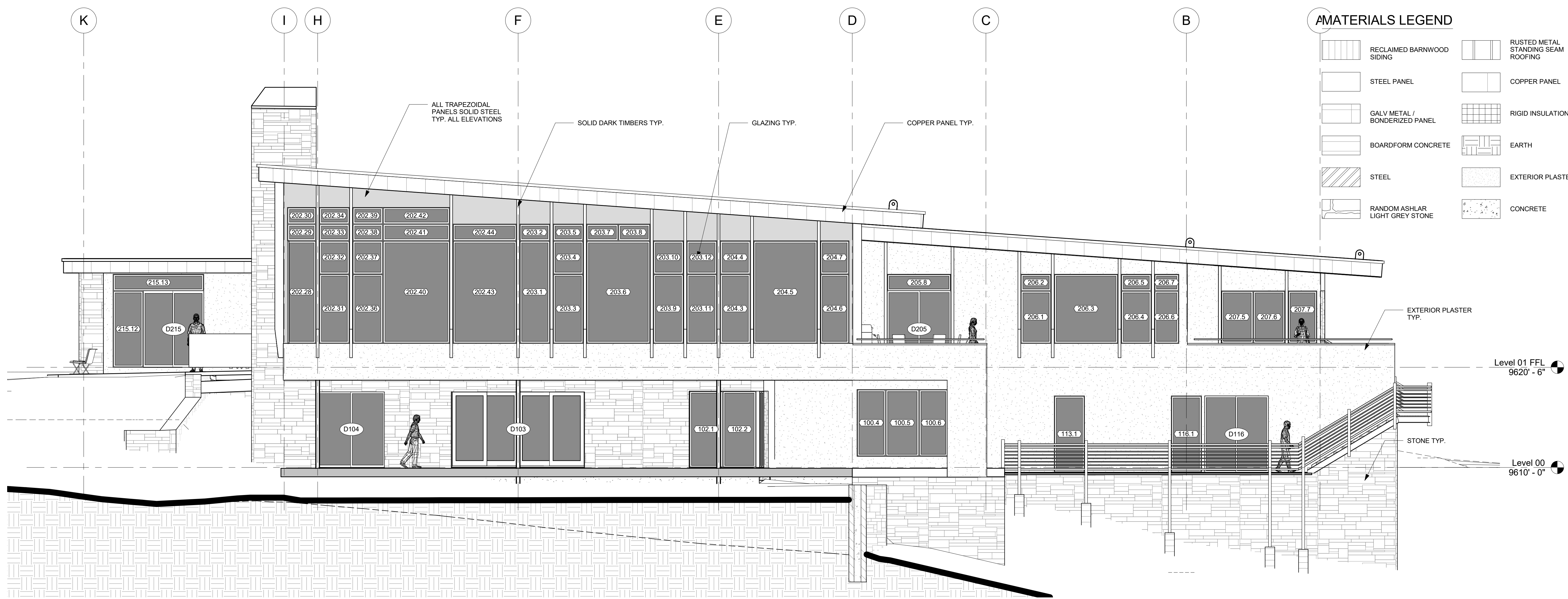
EXTERIOR MATERIAL CALCULATIONS

A3.0

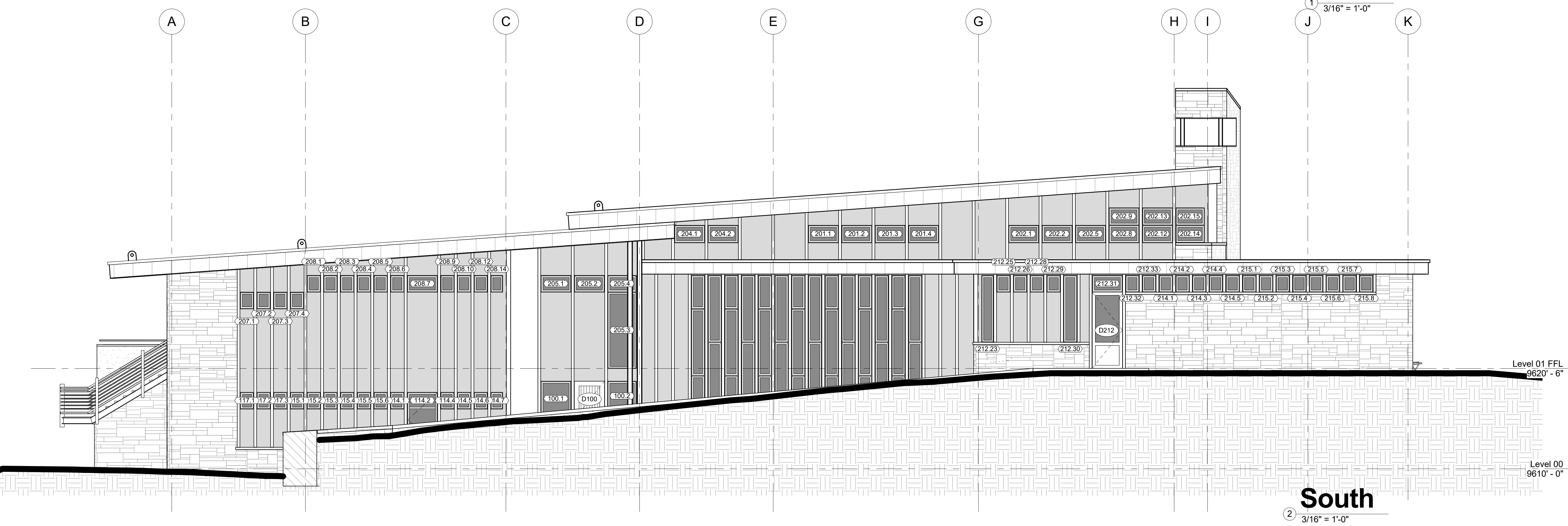


A MATERIALS LEGEND

	RECLAIMED BARNWOOD SIDING		RUSTED METAL STANDING SEAM ROOFING
	STEEL PANEL		COPPER PANEL
	GALV METAL / BONDERIZED PANEL		RIGID INSULATION
	BOARDFORM CONCRETE		EARTH
	STEEL		EXTERIOR PLASTER
	RANDOM ASHLAR LIGHT GREY STONE		CONCRETE



North
1
3/16" = 1'-0"



South
2
3/16" = 1'-0"

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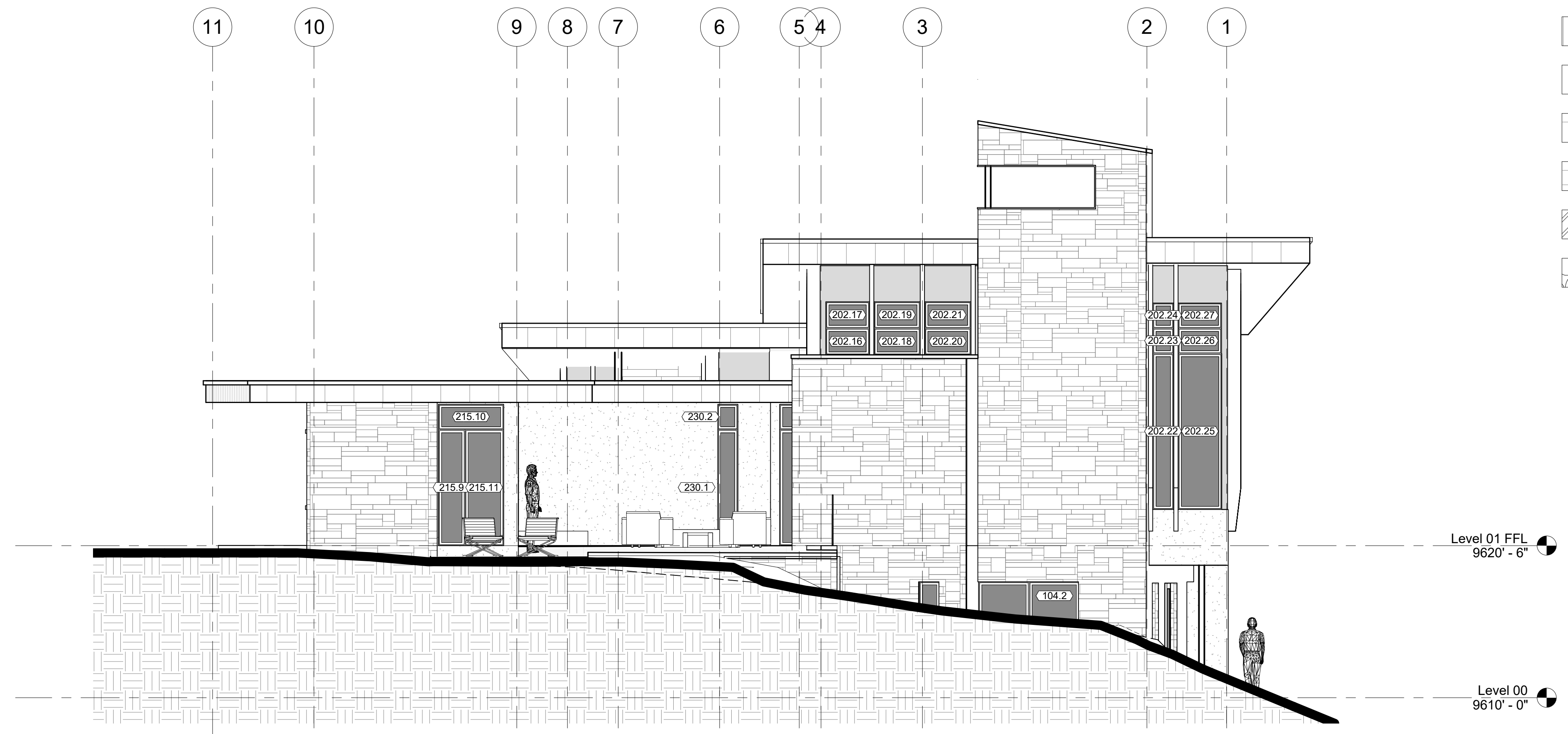
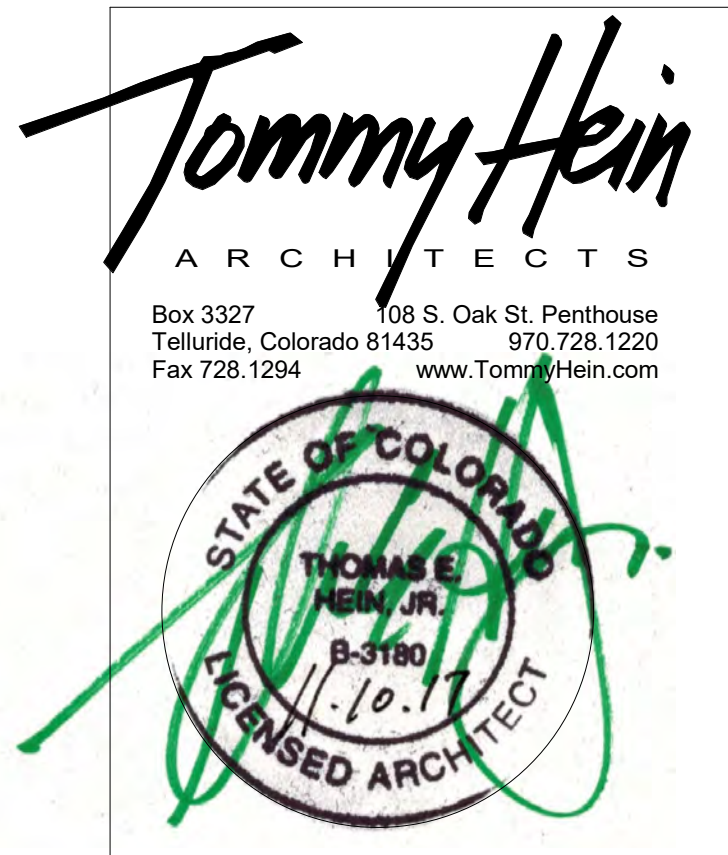
206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

EXTERIOR
ELEVATIONS

A3.6

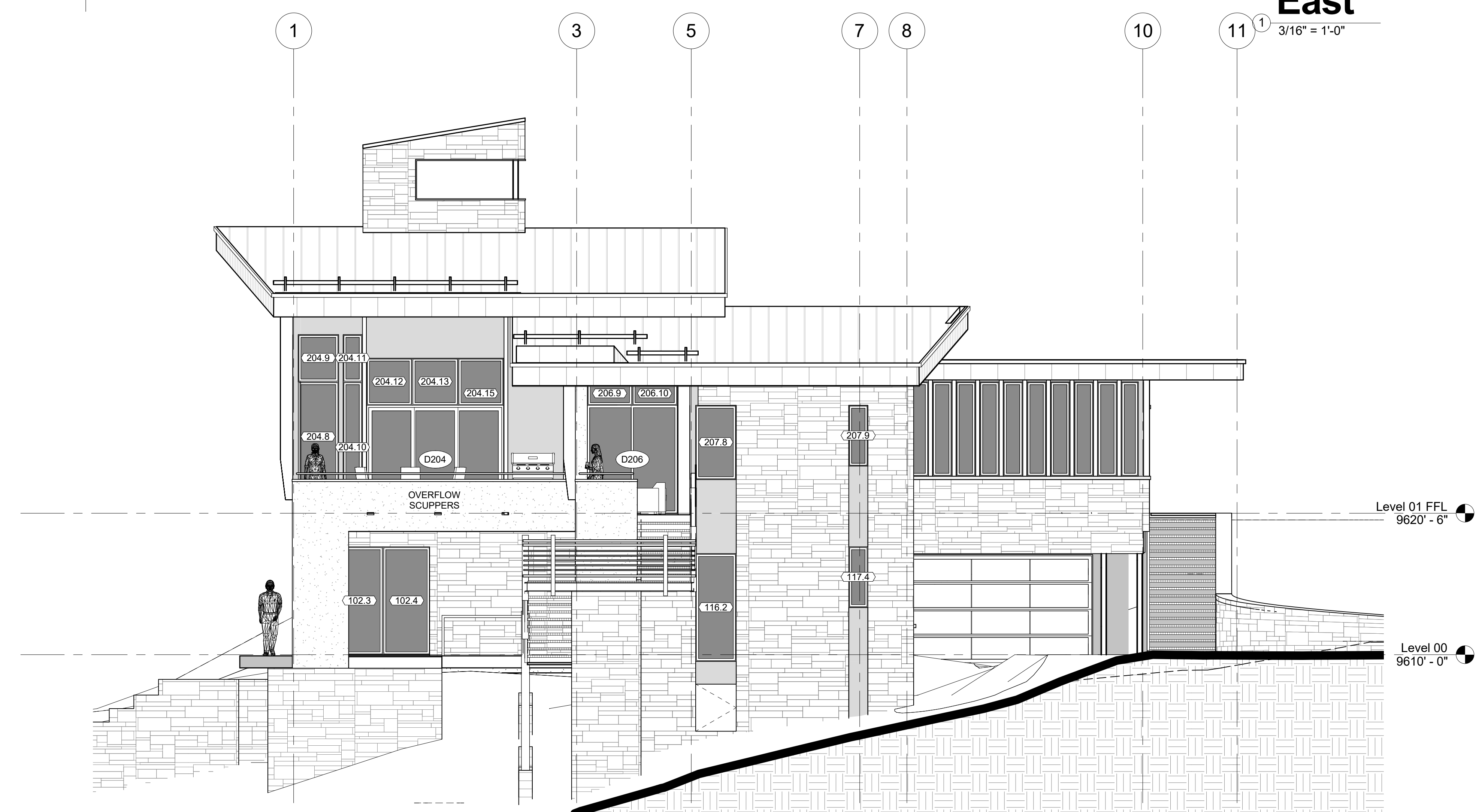
MATERIALS LEGEND

	RECLAIMED BARNWOOD SIDING		RUSTED METAL STANDING SEAM ROOFING
	STEEL PANEL		COPPER PANEL
	GALV METAL / BONDERIZED PANEL		RIGID INSULATION
	BOARDFORM CONCRETE		EARTH
	STEEL		EXTERIOR PLASTER
	RANDOM ASHLAR LIGHT GREY STONE		CONCRETE



East

3/16" = 1'-0"



West

3/16" = 1'-0"

Submissions

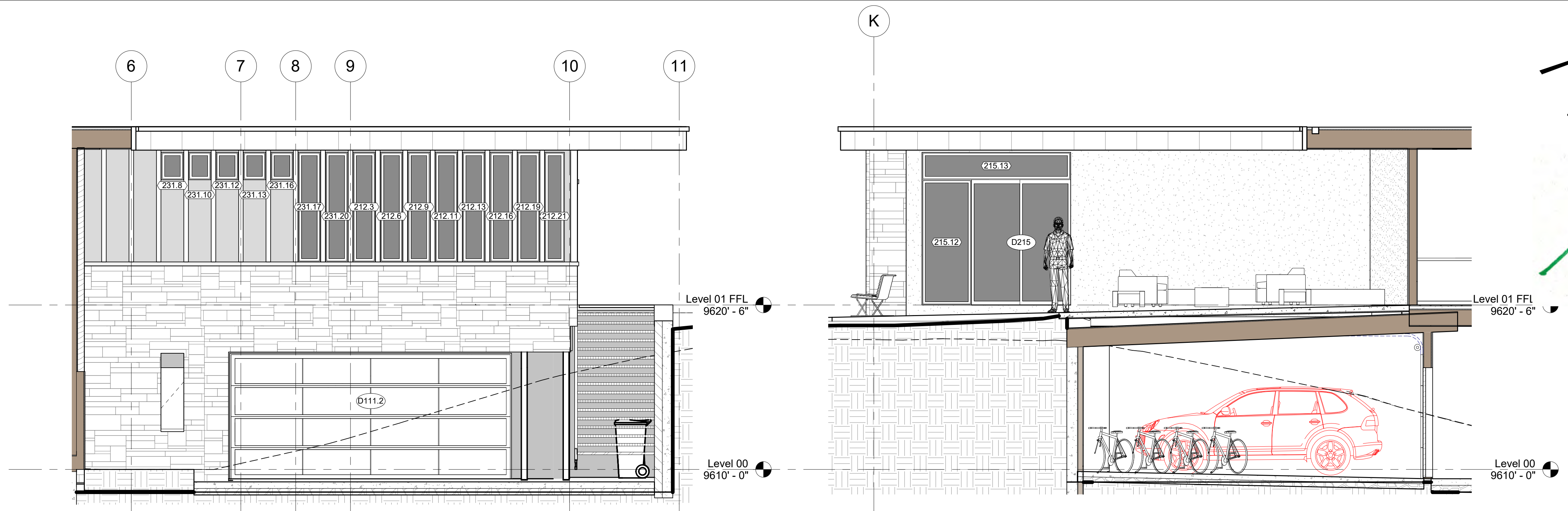
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206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

**EXTERIOR
ELEVATIONS**

A3.7

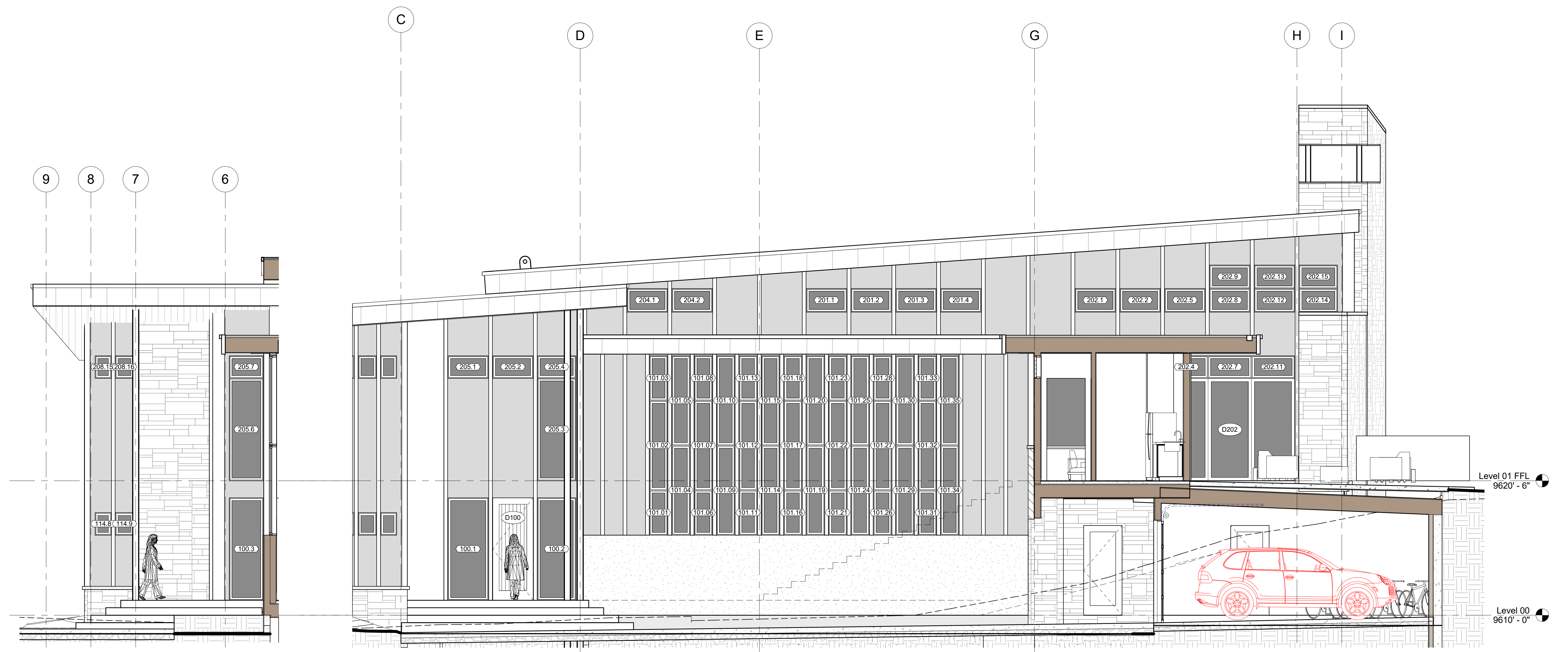


West Hidden
 3 1/4" = 1'-0"

North Hidden
 1 1/4" = 1'-0"

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Plans & Elev's C3a & C3b	09-12-17
Plans & Elev's C3a & C3b	09-15-17
Plans & Elev's C3a, C3b, C3c	09-15-17
Plans & Elev's C3d & C3e	09-20-17
Plans & Elev's C3e Only	09-20-17
Scheme C3g	09-21-17
Scheme C3g Flat + Slope	09-25-17
In-house Review	10-18-17
In-house Review	10-20-17
75% DD Set In-house Review	11-06-17
MV DRB 1 / Owner	11-30-17
Final DRB Review	02-19-18
Final DRB Revised	02-22-18



East Hidden
 4 1/4" = 1'-0"

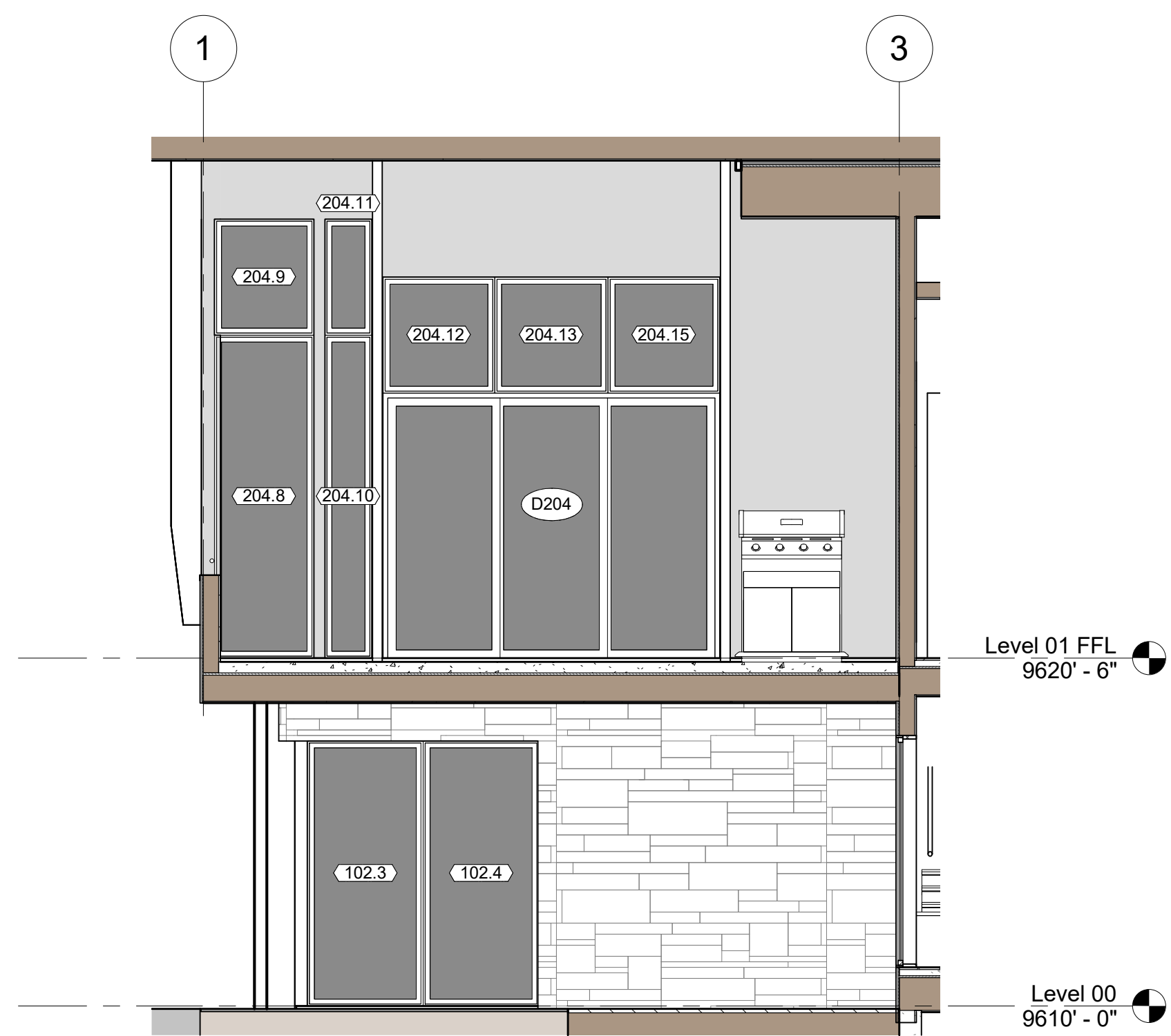
South Hidden
 2 1/4" = 1'-0"

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 CARR*

206 WILSON PEAK DR.
 LOT 416-A MOUNTAIN
 VILLAGE, COLORADO

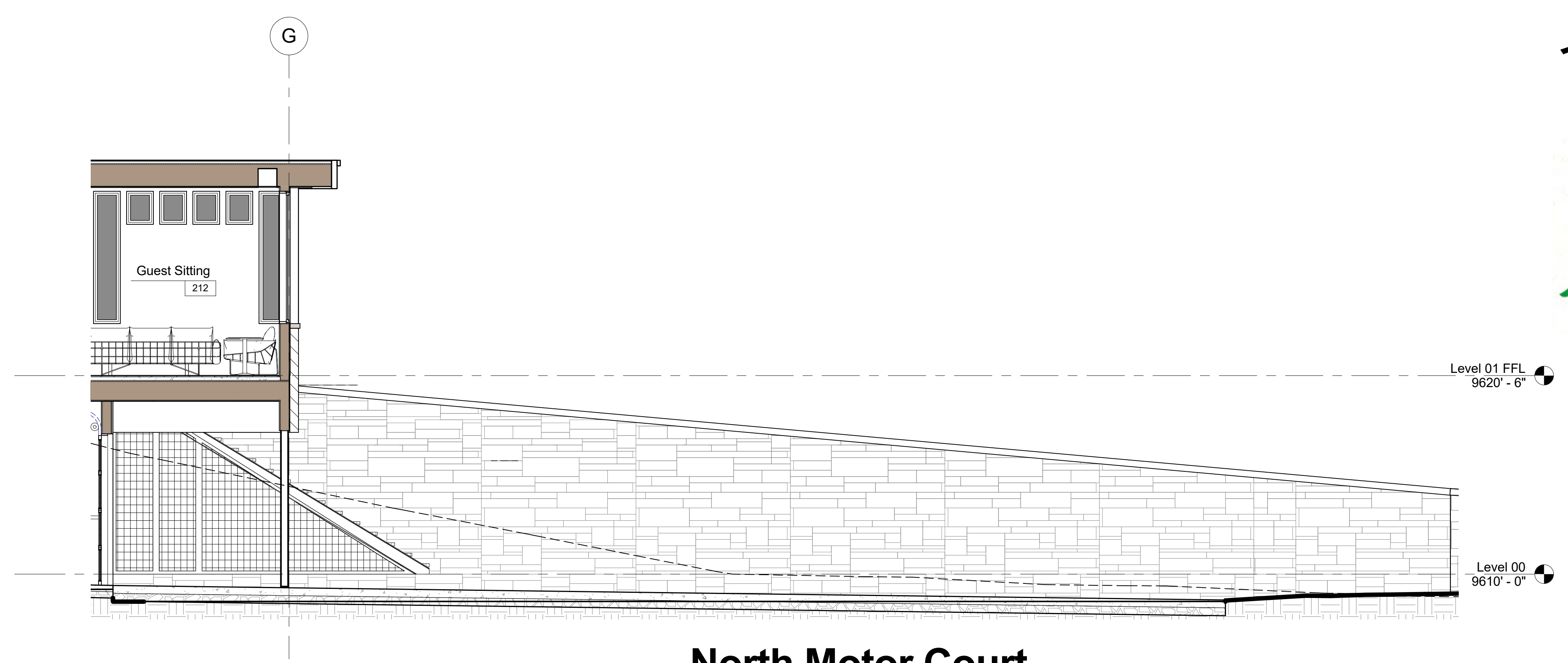
EXTERIOR
 ELEVATIONS

A3.8



West Outdoor Living Area

④ 1/4" = 1'-0"



North Motor Court

① 1/4" = 1'-0"

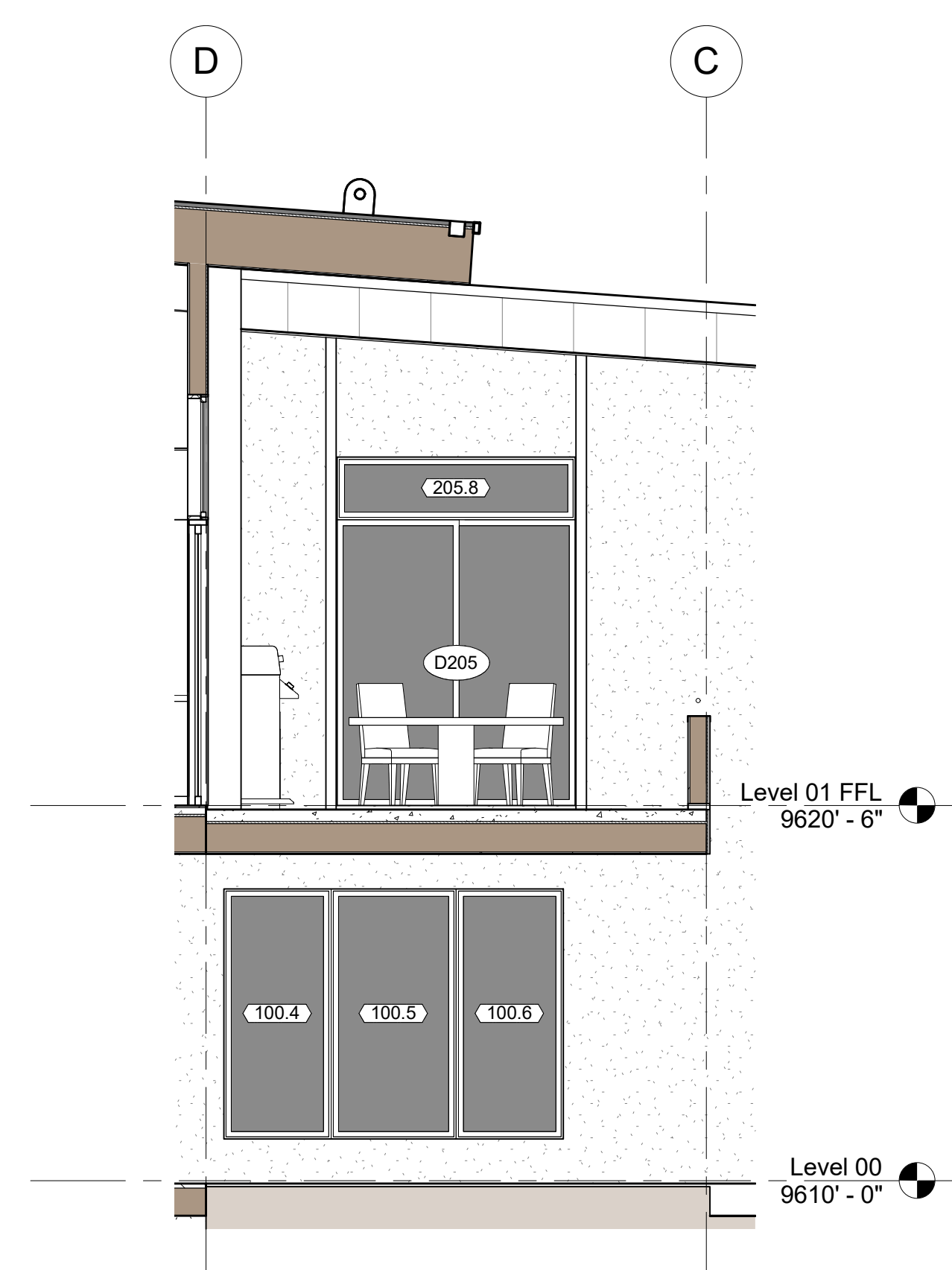
Submissions

Floor Plans	09-08-17
Floor Plans & Elevations	09-11-17
Plans & Elev's C3a & C3b	09-12-17
Plans & Elev's C3a & C3b	09-15-17
Plans & Elev's C3a, C3b, C3c	09-15-17
Plans & Elev's C3d & C3e	09-20-17
Plans & Elev's C3e Only	09-20-17
Scheme C3g	09-21-17
Scheme C3g Flat + Slope	09-25-17
In-house Review	10-18-17
In-house Review	10-20-17
75% DD Set In-house Review	11-06-17
MV DRB 1 / Owner	11-30-17
Final DRB Review	02-19-18
Final DRB Revised	02-22-18

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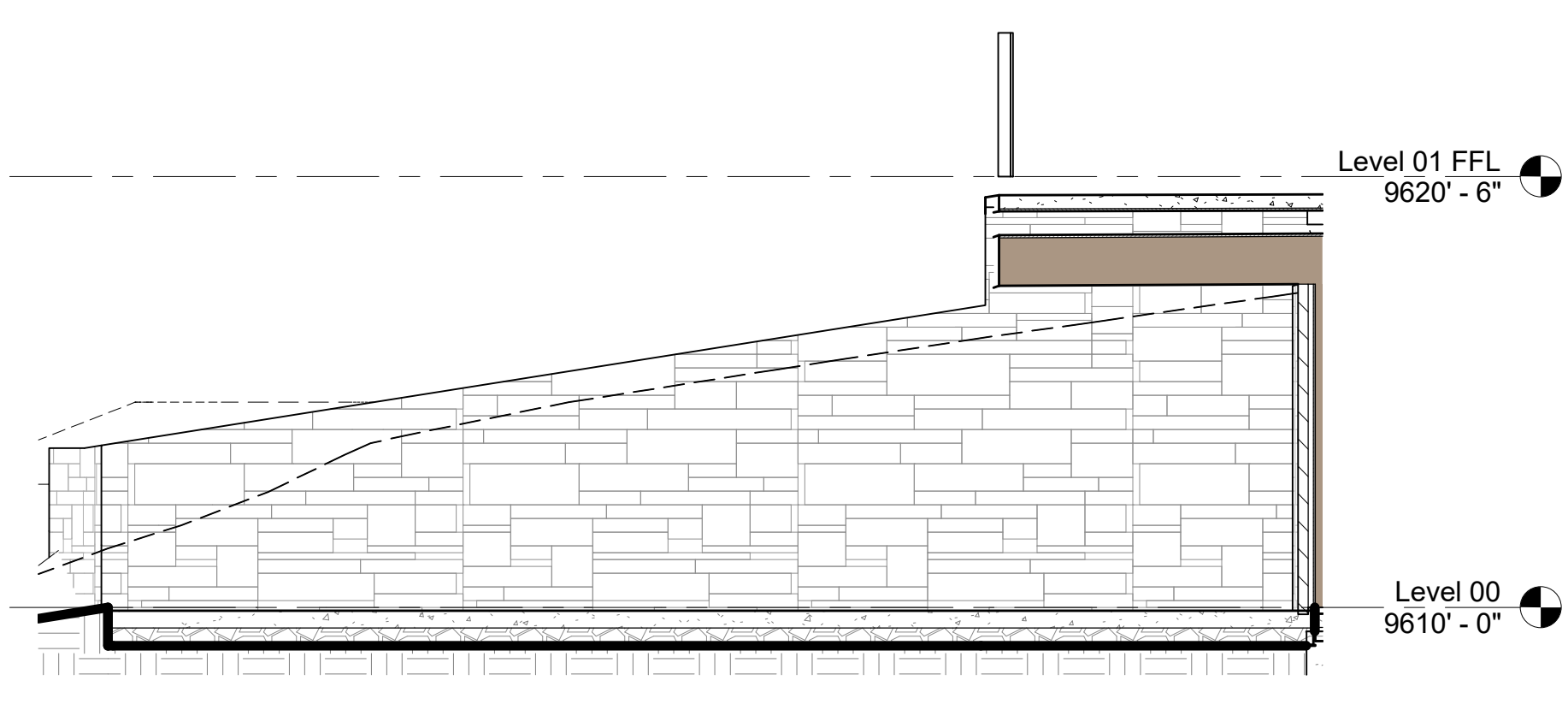
206 WILSON PEAK DR.
 LOT 416-A MOUNTAIN
 VILLAGE, COLORADO

EXTERIOR
 ELEVATIONS



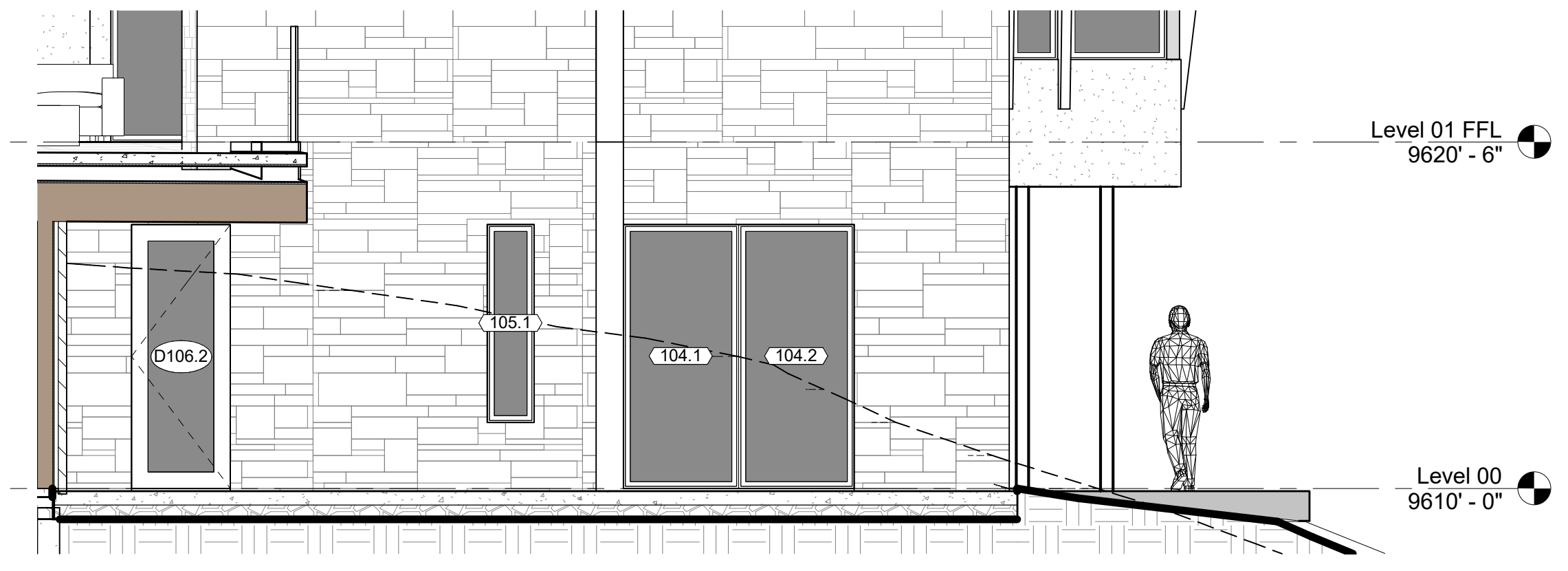
North Outdoor Living

⑤ 1/4" = 1'-0"



West Ski Access

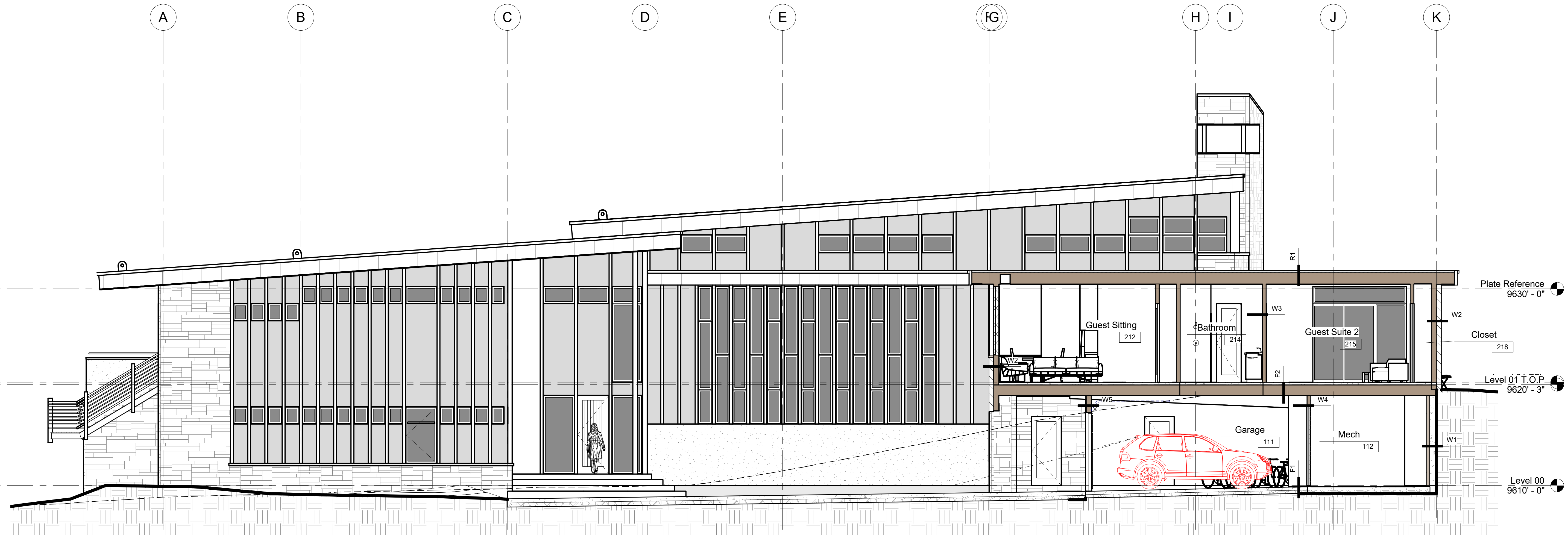
③ 1/4" = 1'-0"



East Ski Access

② 1/4" = 1'-0"

A3.9



W-E Through Drivecourt

1 3/16" = 1'-0"

Submissions

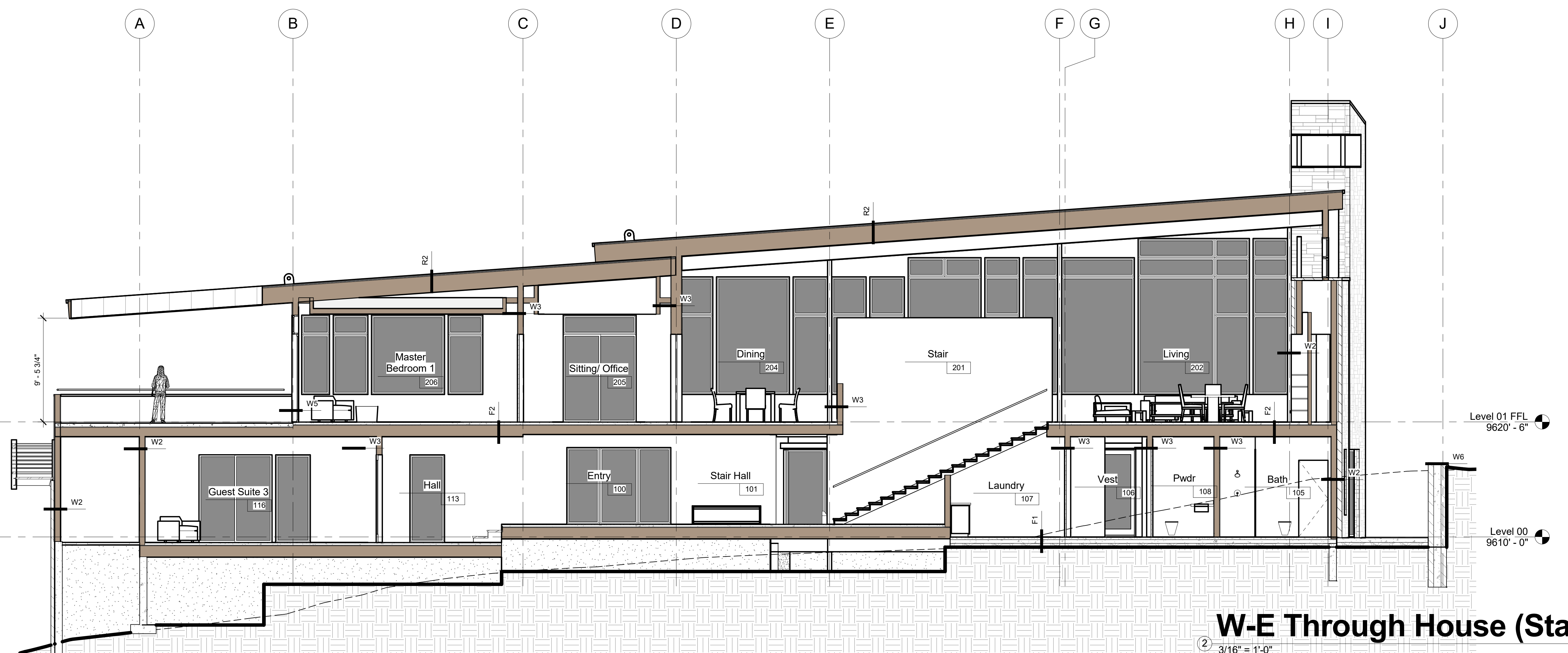
Floor Plans	09-08-17
Floor Plans & Elevations	09-11-17
Plans & Elev's C3a & C3b	09-12-17
Plans & Elev's C3a & C3b	09-15-17
Plans & Elev's C3a, C3b, C3c	09-15-17
Plans & Elev's C3d, C3e	09-20-17
Plans & Elev's C3e Only	09-20-17
Scheme C3g	09-21-17
Scheme C3g Flat + Slope	09-25-17
In-house Review	10-18-17
In-house Review	10-20-17
75% DD Set In-house Review	11-06-17
MV DRB 1 / Owner	11-30-17
Final DRB Review	02-19-18
Final DRB Revised	02-22-18

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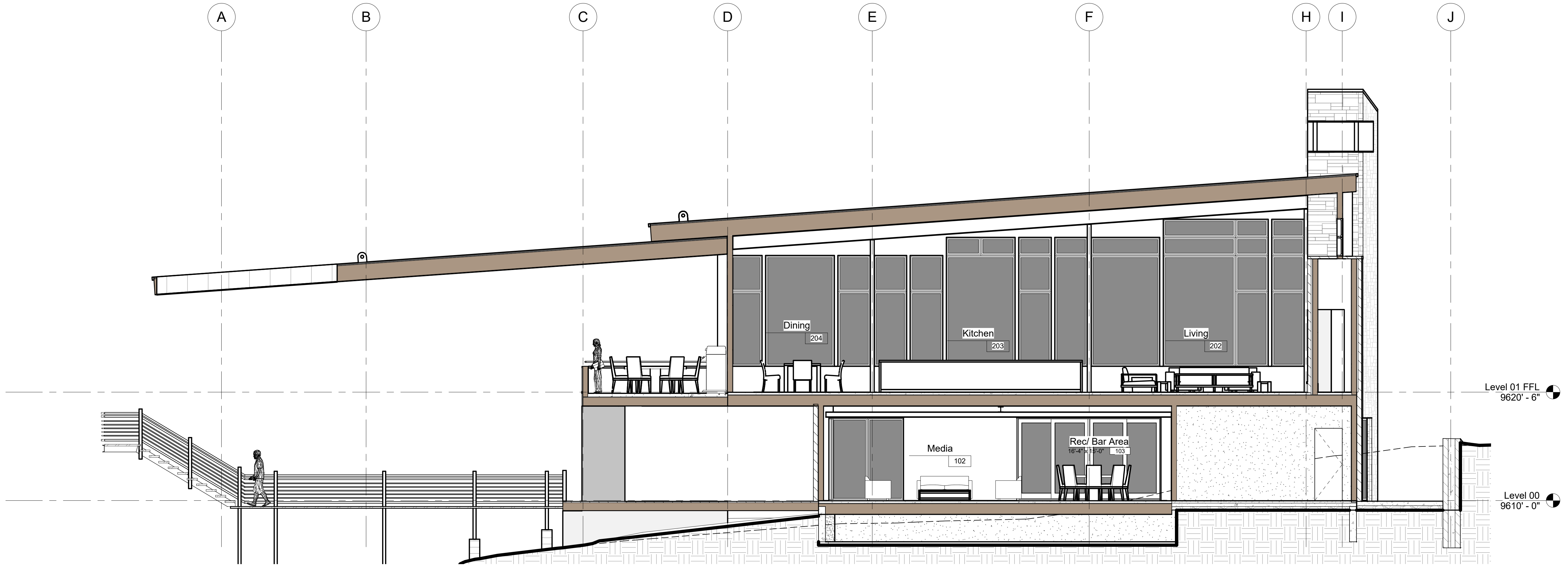
**BUILDING
 SECTIONS**

A4.0



W-E Through House (Stairs)

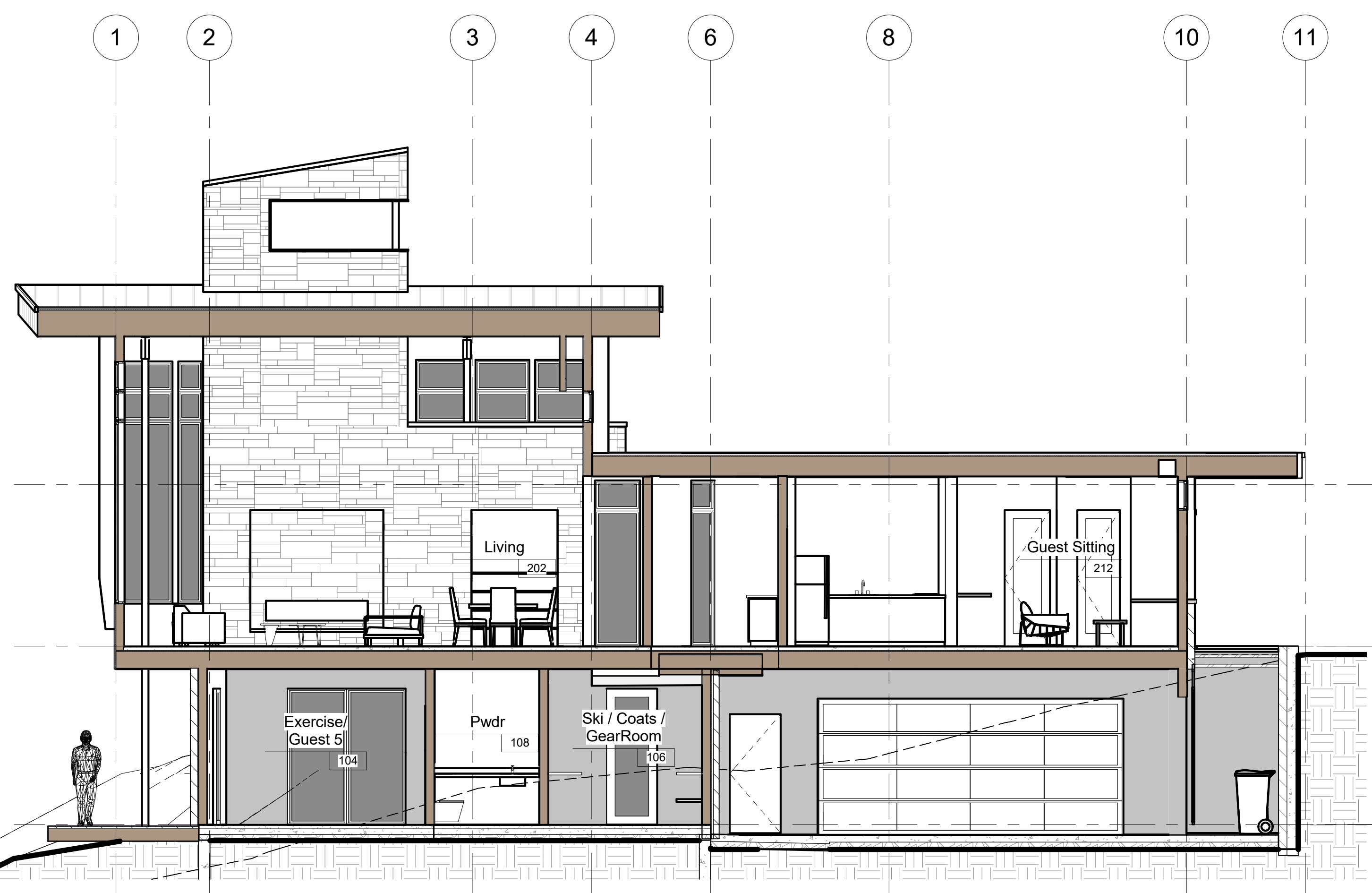
2 3/16" = 1'-0"



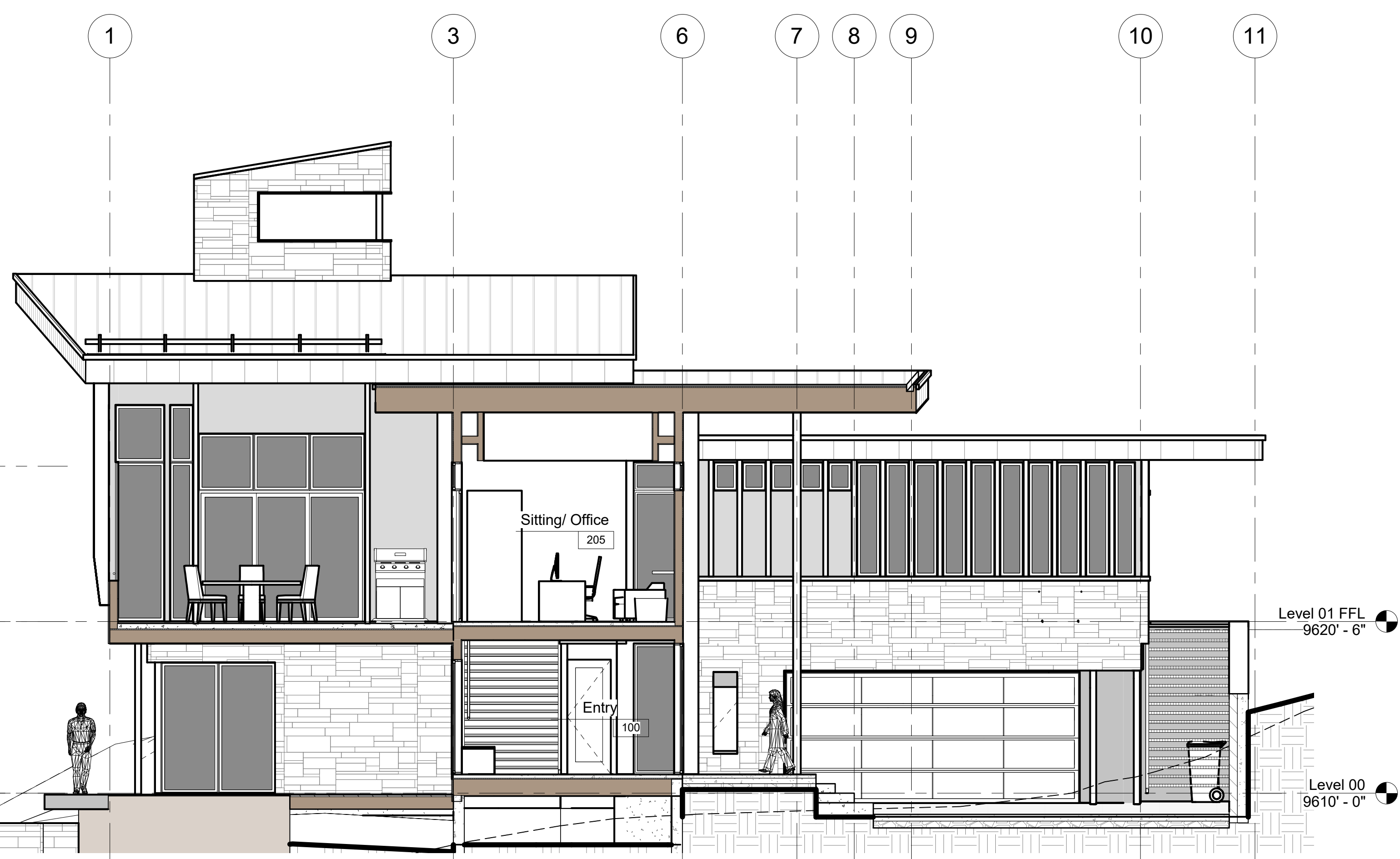
W-E Through House
① 3/16" = 1'-0"

Submissions

Floor Plans	09-08-17
Floor Plans & Elevations	09-11-17
Plans & Elev's C3a & C3b	09-12-17
Plans & Elev's C3a & C3b	09-15-17
Plans & Elev's C3a, C3b, C3c	09-15-17
Plans & Elev's C3d & C3e	09-20-17
Plans & Elev's C3e Only	09-20-17
Scheme C3g	09-21-17
Scheme C3g Flat + Slope	09-25-17
In-house Review	10-18-17
In-house Review	10-20-17
75% DD Set In-house Review	11-06-17
MV DRB 1 / Owner	11-30-17
Final DRB Review	02-19-18
Final DRB Revised	02-22-18



N-S Through Living and Guest Terrace
② 3/16" = 1'-0"



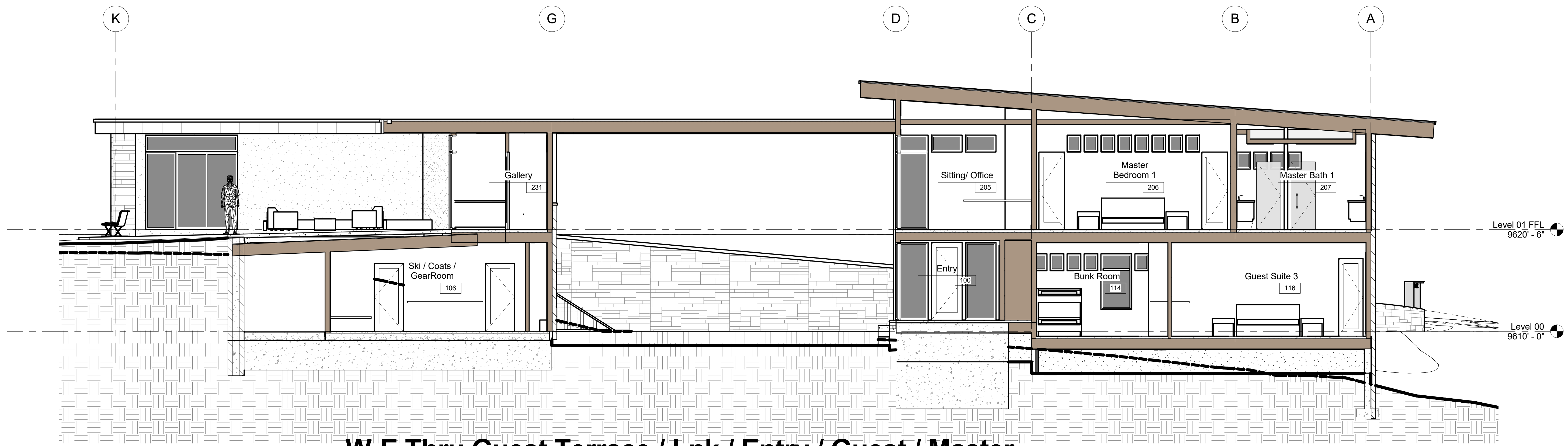
N-S Through Entry and Hot-Tub Terrace
③ 3/16" = 1'-0"

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VILLAGE, COLORADO

**BUILDING
SECTIONS**

A4.1



W-E Thru Guest Terrace / Lnk / Entry / Guest / Master

① 3/16" = 1'-0"

Submissions

Floor Plans	09-08-17
Floor Plans & Elevations	09-11-17
Plans & Elev's C3a & C3b	09-12-17
Plans & Elev's C3a & C3b	09-15-17
Plans & Elev's C3a, C3b, C3c	09-15-17
Plans & Elev's C3d & C3e	09-20-17
Plans & Elev's C3e Only	09-20-17
Scheme C3g	09-21-17
Scheme C3g Flat + Slope	09-25-17
In-house Review	10-18-17
In-house Review	10-20-17
75% DD Set In-house Review	11-06-17
MV DRB 1 / Owner	11-30-17
Final DRB Review	02-19-18
Final DRB Revised	02-22-18

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206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

BUILDING
SECTIONS

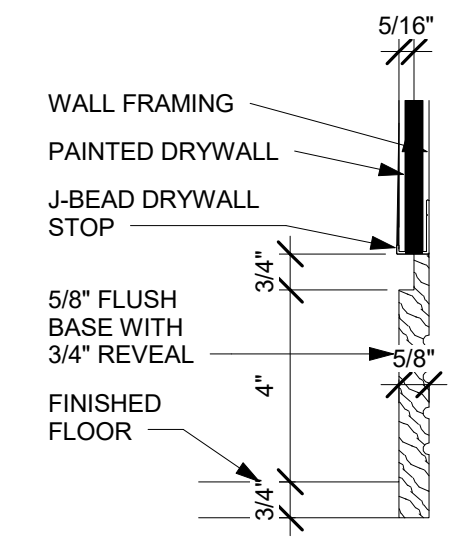
A4.2

Window Schedule						
Tag	Level	Width	Height	Finish Frame Height	Operation	Comments
100.1	Level 00	3' - 2"	8' - 0"	9' - 2"		
100.2	Level 00	3' - 0"	8' - 0"	9' - 2"		
100.3	Level 00	2' - 8"	8' - 0"	9' - 2"		
100.4	Level 00	3' - 0"	7' - 0"	8' - 2"		
100.5	Level 00	3' - 6"	7' - 0"	8' - 2"		
100.6	Level 00	3' - 0"	7' - 0"	8' - 2"		
101.01	Level 00	1' - 5"	3' - 6"	9' - 9"		
101.02	Level 00	1' - 5"	7' - 0"	16' - 9"		
101.03	Level 00	1' - 5"	3' - 6"	20' - 3"		
101.04	Level 00	1' - 5"	7' - 0"	13' - 3"		
101.05	Level 00	1' - 5"	7' - 0"	20' - 3"		
101.06	Level 00	1' - 5"	3' - 6"	9' - 9"		
101.07	Level 00	1' - 5"	7' - 0"	16' - 9"		
101.08	Level 00	1' - 5"	3' - 6"	20' - 3"		
101.09	Level 00	1' - 5"	7' - 0"	13' - 3"		
101.10	Level 00	1' - 5"	7' - 0"	20' - 3"		
101.11	Level 00	1' - 5"	3' - 6"	9' - 9"		
101.12	Level 00	1' - 5"	7' - 0"	16' - 9"		
101.13	Level 00	1' - 5"	3' - 6"	20' - 3"		
101.14	Level 00	1' - 5"	7' - 0"	13' - 3"		
101.15	Level 00	1' - 5"	7' - 0"	20' - 3"		
101.16	Level 00	1' - 5"	3' - 6"	9' - 9"		
101.17	Level 00	1' - 5"	7' - 0"	16' - 9"		
101.18	Level 00	1' - 5"	3' - 6"	20' - 3"		
101.19	Level 00	1' - 5"	7' - 0"	13' - 3"		
101.20	Level 00	1' - 5"	7' - 0"	20' - 3"		
101.21	Level 00	1' - 5"	3' - 6"	9' - 9"		
101.22	Level 00	1' - 5"	7' - 0"	16' - 9"		
101.23	Level 00	1' - 5"	3' - 6"	20' - 3"		
101.24	Level 00	1' - 5"	7' - 0"	13' - 3"		
101.25	Level 00	1' - 5"	7' - 0"	20' - 3"		
101.26	Level 00	1' - 5"	3' - 6"	9' - 9"		
101.27	Level 00	1' - 5"	7' - 0"	16' - 9"		
101.28	Level 00	1' - 5"	3' - 6"	20' - 3"		
101.29	Level 00	1' - 5"	7' - 0"	13' - 3"		
101.30	Level 00	1' - 5"	7' - 0"	20' - 3"		
101.31	Level 00	1' - 5"	3' - 6"	9' - 9"		
101.32	Level 00	1' - 5"	7' - 0"	16' - 9"		
101.33	Level 00	1' - 5"	3' - 6"	20' - 3"		
101.34	Level 00	1' - 5"	7' - 0"	13' - 3"		
101.35	Level 00	1' - 5"	7' - 0"	20' - 3"		
102.1	Level 00	3' - 6"	8' - 0"	8' - 0"		
102.2	Level 00	3' - 6"	8' - 0"	8' - 0"		
102.3	Level 00	3' - 6"	8' - 0"	8' - 0"		
102.4	Level 00	3' - 6"	8' - 0"	8' - 0"		
104.1	Level 00	3' - 6"	8' - 0"	8' - 0"		
104.2	Level 00	3' - 6"	8' - 0"	8' - 0"		
105.1	Level 00	1' - 5"	6' - 0"	8' - 0"		Frosted
113.1	Level 00	3' - 2"	8' - 0"	7' - 6"		
114.1	Level 00	1' - 5"	1' - 9"	8' - 0"		
114.2	Level 00	3' - 2"	5' - 9"	8' - 0"	Casement	Egress
114.4	Level 00	1' - 5"	1' - 9"	8' - 0"		
114.5	Level 00	1' - 5"	1' - 9"	8' - 0"		
114.6	Level 00	1' - 5"	1' - 9"	8' - 0"		
114.7	Level 00	1' - 3"	1' - 9"	8' - 0"		
114.8	Level 00	1' - 3"	1' - 9"	8' - 0"		
114.9	Level 00	1' - 5"	1' - 9"	8' - 0"		
115.1	Level 00	1' - 5"	1' - 9"	8' - 0"		
115.2	Level 00	1' - 5"	1' - 9"	8' - 0"		
115.3	Level 00	1' - 5"	1' - 9"	8' - 0"		
115.4	Level 00	1' - 5"	1' - 9"	8' - 0"		
115.5	Level 00	1' - 5"	1' - 9"	8' - 0"		
115.6	Level 00	1' - 5"	1' - 9"	8' - 0"		
116.1	Level 00	3' - 2"	8' - 0"	7' - 6"		
116.2	Level 00	3' - 0"	8' - 0"	7' - 6"		
117.1	Level 00	1' - 5"	1' - 9"	8' - 0"		
117.2	Level 00	1' - 5"	1' - 9"	8' - 0"		
117.3	Level 00	1' - 5"	1' - 9"	8' - 0"		
117.4	Level 00	1' - 5"	4' - 6"	8' - 0"		
201.1	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
201.2	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
201.3	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
201.4	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
202.1	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
202.2	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
202.4	Level 01 FFL	3' - 4"	1' - 9"	9' - 9"		
202.5	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
202.7	Level 01 FFL	3' - 5"	1' - 9"	9' - 9"		
202.8	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
202.9	Level 01 FFL	3' - 2"	1' - 10"	16' - 10"		
202.11	Level 01 FFL	3' - 4 1/2"	1' - 9"	9' - 9"		
202.12	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
202.13	Level 01 FFL	3' - 2"	1' - 10"	16' - 10"		
202.14	Level 01 FFL	3' - 0"	1' - 10"	15' - 0"		
202.15	Level 01 FFL	3' - 0"	1' - 10"	16' - 10"		
202.16	Level 01 FFL	3' - 0"	1' - 10"	15' - 0"		
202.17	Level 01 FFL	3' - 0"	1' - 10"	16' - 10"		
202.18	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
202.19	Level 01 FFL	3' - 2"	1' - 10"	16' - 10"		
202.20	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
202.21	Level 01 FFL	3' - 2"	1' - 10"	16' - 10"		
202.22	Level 01 FFL	1' - 5"	10' - 9"	13' - 3"		

Window Schedule						
Tag	Level	Width	Height	Finish Frame Height	Operation	Comments
202.23	Level 01 FFL	1' - 5"	1' - 9"	15' - 0"		
202.24	Level 01 FFL	1' - 5"	1' - 9"	16' - 9"		
202.25	Level 01 FFL	3' - 0"	10' - 9"	13' - 3"		
202.26	Level 01 FFL	2' - 11 3/4"	1' - 9"	15' - 0"		
202.27	Level 01 FFL	2' - 11 3/4"	1' - 9"	16' - 9"		
202.28	Level 01 FFL	3' - 0"	10' - 9"	13' - 3"		
202.29	Level 01 FFL	3' - 0"	1' - 9"	15' - 0"		
202.30	Level 01 FFL	3' - 0"	1' - 9"	16' - 9"		
202.31	Level 01 FFL	3' - 2"	7' - 3"	9' - 9"		
202.32	Level 01 FFL	3' - 2"	3' - 6"	13' - 3"		
202.33	Level 01 FFL	3' - 2"	1' - 9"	15' - 0"		
202.34	Level 01 FFL	3' - 2"	1' - 9"	16' - 9"		
202.36	Level 01 FFL	3' - 2"	7' - 3"	9' - 9"		
202.37	Level 01 FFL	3' - 2"	3' - 6"	13' - 3"		
202.38	Level 01 FFL	3' - 2"	1' - 9"	15' - 0"		
202.39	Level 01 FFL	3' - 2"	1' - 9"	20' - 3"		
202.40	Level 01 FFL	7' - 0"	10' - 9"	13' - 3"		
202.41	Level 01 FFL	7' - 0"	1' - 9"	15' - 0"		
202.42	Level 01 FFL	7' - 0"	1' - 9"	16' - 9"		
202.43	Level 01 FFL	6' - 8"	10' - 9"	13' - 3"		
202.44	Level 01 FFL	6' - 8"	1' - 9"	15' - 0"		
203.1	Level 01 FFL	3' - 2"	10' - 9"	13' - 3"		
203.2	Level 01 FFL	3' - 2"	1' - 9"	15' - 0"		
203.3	Level 01 FFL	3' - 2"	7' - 3"	9' - 9"		
203.4	Level 01 FFL	3' - 2"	3' - 6"	13' - 3"		
203.5	Level 01 FFL	3' - 2"	1' - 9"	15' - 0"		
203.6	Level 01 FFL	6' - 8"	10' - 9"	13' - 3"		
203.7	Level 01 FFL	3' - 4"	1' - 9"	15' - 0"		
203.8	Level 01 FFL	3' - 4"	1' - 9"	15' - 0"		
203.9	Level 01 FFL	3' - 2"	7' - 3"	9' - 9"		
203.10	Level 01 FFL	3' - 2"	3' - 6"	13' - 3"		
203.11	Level 01 FFL	9' - 9"	7' - 3"	9' - 9"		
203.12	Level 01 FFL	3' - 2"	3' - 6"	13' - 3"		
204.1	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
204.2	Level 01 FFL	3' - 2"	1' - 10"	15' - 0"		
204.3	Level 01 FFL	3' - 2"	7' - 3"	9' - 9"		
204.4	Level 01 FFL	3' - 2"	3' - 6"	13' - 3"		
204.5	Level 01 FFL	6' - 8"	10' - 9"	13' - 3"		
204.6	Level 01 FFL	3' - 0"	7' - 3"	9' - 9"		
204.7	Level 01 FFL	3' - 0"	3' - 6"	13' - 3"		
204.8	Level 01 FFL	3' - 0"	9' - 9"	9' - 9"		
204.9	Level 01 FFL	3' - 0"	3' - 6"	13' - 3"		
204.10	Level 01 FFL	1' - 5"	9' - 9"	9' - 9"		
204.11	Level 01 FFL	1' - 5"	3' - 6"	13' - 3"		
204.12	Level 01 FFL	3' - 4 1/2"	3' - 6"	11' - 6"		
204.13	Level 01 FFL	3' - 5"	3' - 6"	11' - 6"		
204.15	Level 01 FFL	3' - 4 1/2"	3' - 6"	11' - 6"		
205.1	Level 01 FFL	3' - 2"	1' - 9"	9' - 9"		
205.2	Level 01 FFL	3' - 2"	1' - 9"	9' - 9"		
205.3	Level 01 FFL	3' - 0"	8' - 0"	8' - 0"		
205.4	Level 01 FFL	3' - 0"	1' - 9"	9' - 9"		
205.6	Level 01 FFL	2' - 8"	8' - 0"	8' - 0"		
205.7	Level 01 FFL	2' - 8"	1' - 9"	9' - 9"		
205.8	Level 01 FFL	6' - 8"	1' - 9"	9' - 9"		
206.1	Level 01 FFL	3' - 2"	5' - 6"	8' - 0"		
206.2	Level 01 FFL	3' - 2"	1' - 9"	9' - 9"		
206.3	Level 01 FFL	6' - 8"	7' - 3"	9' - 9"		
206.4	Level 01 FFL	3' - 2"	5' - 6"	8' - 0"		
206.5	Level 01 FFL	3' - 2"	1' - 9"	9' - 9"		
206.6	Level 01 FFL	2' - 6 1/2"	5' - 6"	8' - 0"		
206.7	Level 01 FFL	2' - 6 1/2"	1' - 9"	9' - 9"		
206.9	Level 01 FFL	3' - 4"	1' - 9"	9' - 9"		
206.10	Level 01 FFL	3' - 4"	1' - 9"	9' - 9"		
207.1	Level 01 FFL	1' - 5"	1' - 9"	8' - 0"		
207.2	Level 01 FFL	1' - 5"	1' - 9"	8' - 0"		
207.3	Level 01 FFL	1' - 5"	1' - 9"	8' - 0"		
207.4	Level 01 FFL	1' - 5"	1' - 9"	8' - 0"		
207.5	Level 01 FFL	3' - 4"	5' - 6"	8' - 0"		
207.6	Level 01 FFL	3' - 4"	5' - 6"	8' - 0"		
207.7	Level 01 FFL	3' - 0"	5' - 6"	8' - 0"		
207.8	Level 01 FFL	3' - 0"	5' - 6"	8' - 0"		
207.9	Level 01 FFL	1' - 5"	4' - 6"	8' - 0"		
207.10	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
207.11	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
207.12	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
207.13	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
207.14	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
207.15	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
207.16	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
207.17	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
207.18	Level 01 FFL	2' - 8"	8' - 0"	8' - 0"		
207.32	Level 01 FFL	2' - 8"	1' - 9"	9' - 9"		
208.1	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
208.2	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
208.3	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
208.4	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
208.5	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
208.6	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
208.7	Level 01 FFL	3' - 2"	1' - 9"	9' - 9"		
208.9	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
208.10	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		
208.12	Level 01 FFL	1' - 5"	1' - 9"	9' - 9"		

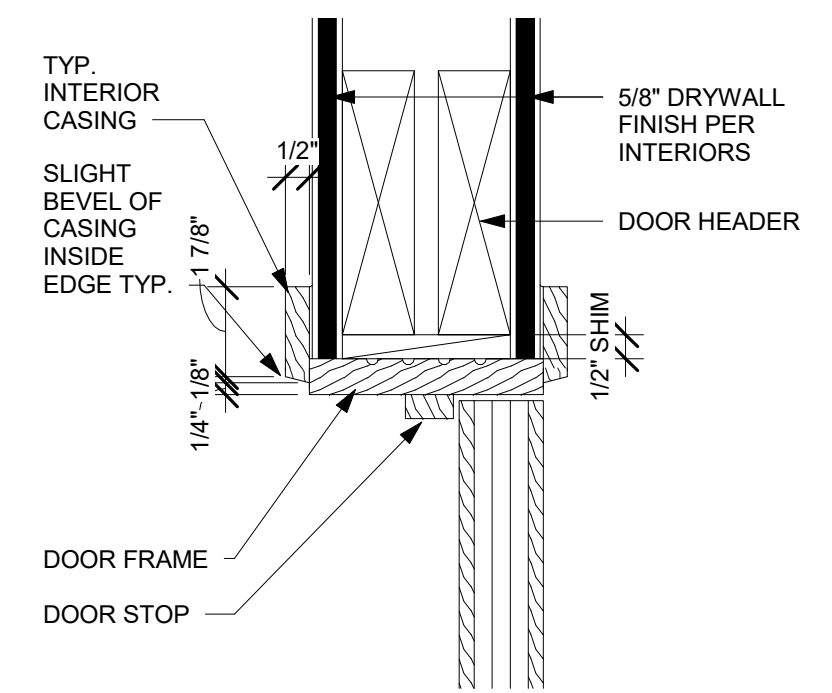
Window Schedule						
Tag	Level	Width	Height	Finish Frame Height	Operation	Comments
208.14	Level 01 FFL	1' - 3"	1' - 9"	9' - 9"		
208.15	Level 01 FFL	1' - 3"	1' - 9"	9' - 9"</		

GENERAL DOOR NOTE: ALL EXTERIOR DOOR HARDWARE SHALL BE BLACK HARDWARE TYP. FRONT DOOR LOCK SET MORTICED, TUBULAR SETS FOR INTERIOR DOORS. INTERIOR DOORS SHALL BE POPLAR PRIMED AND PAINTED, CHROME HARDWARE TYP.



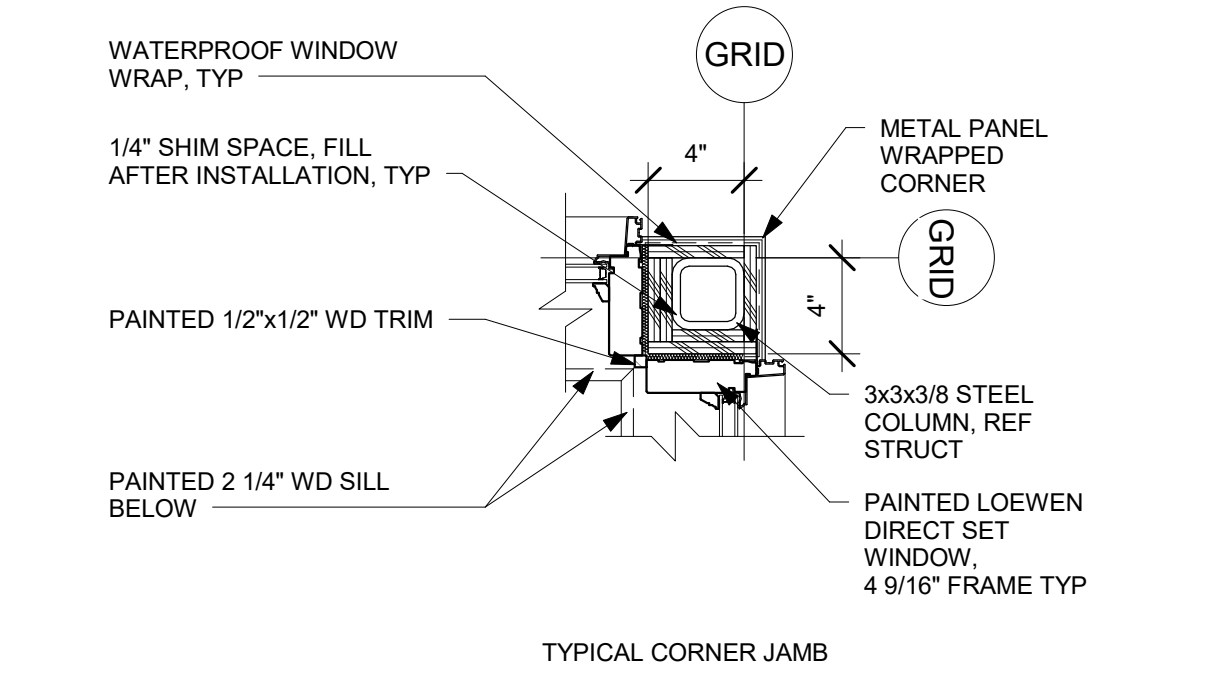
TYP. BASE DETAIL

④ 3" = 1'-0"

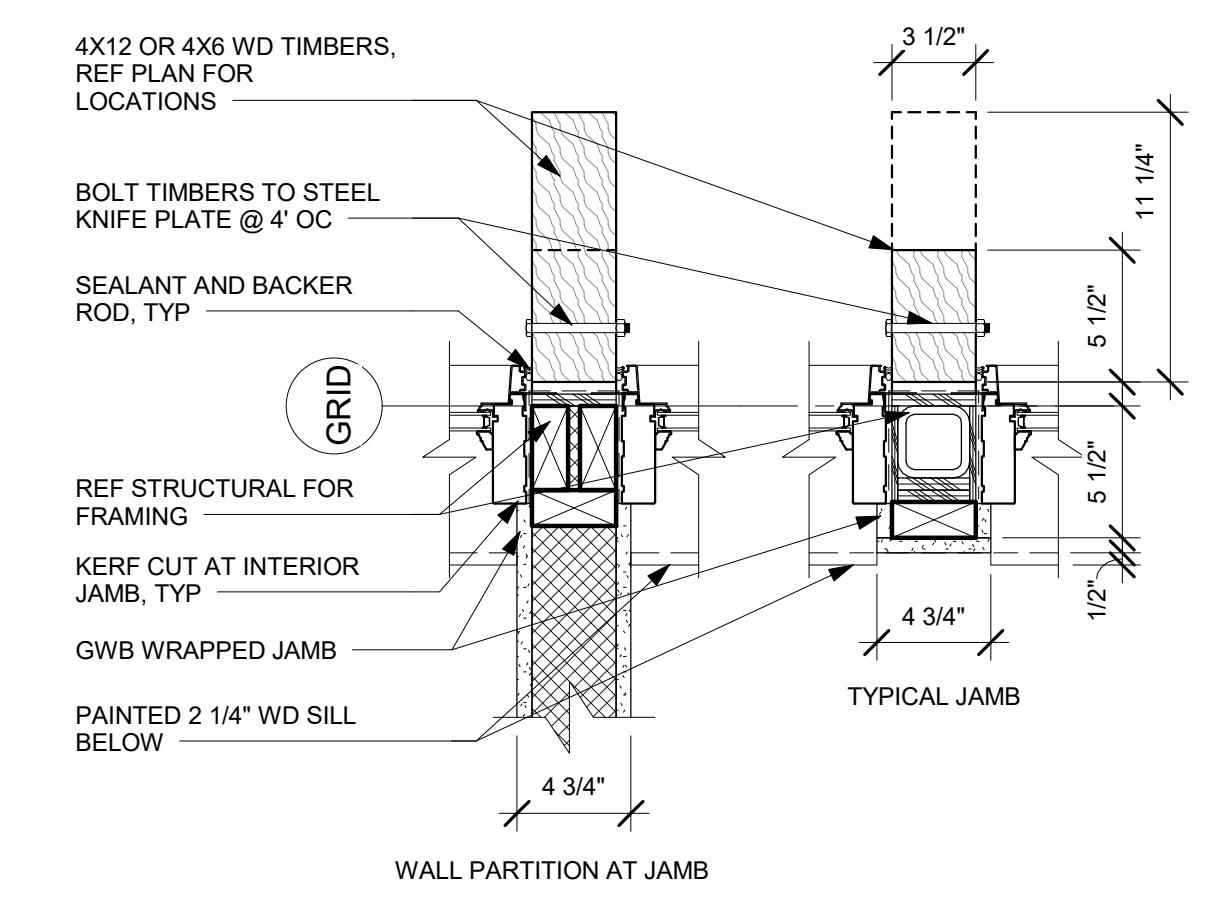


TYP. DOOR CASING

⑤ 3" = 1'-0"

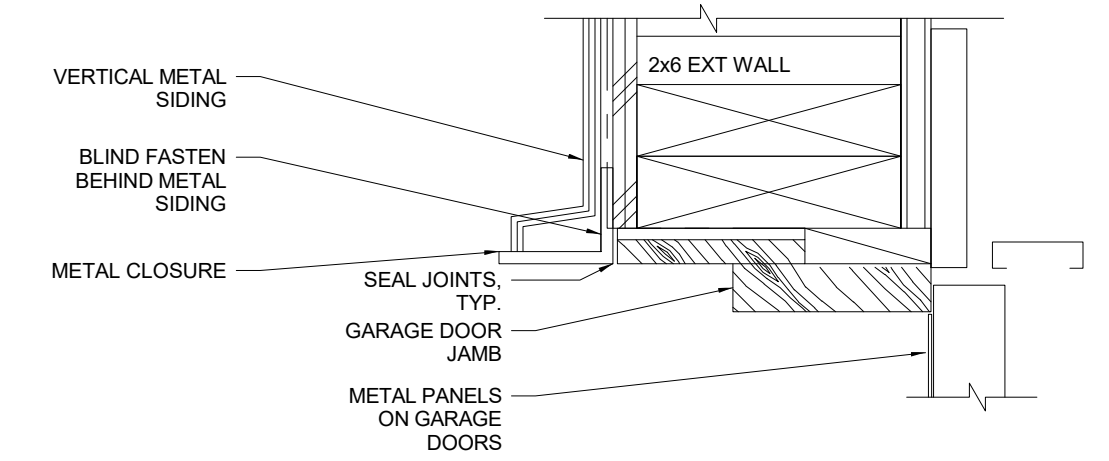


TYPICAL CORNER JAMB

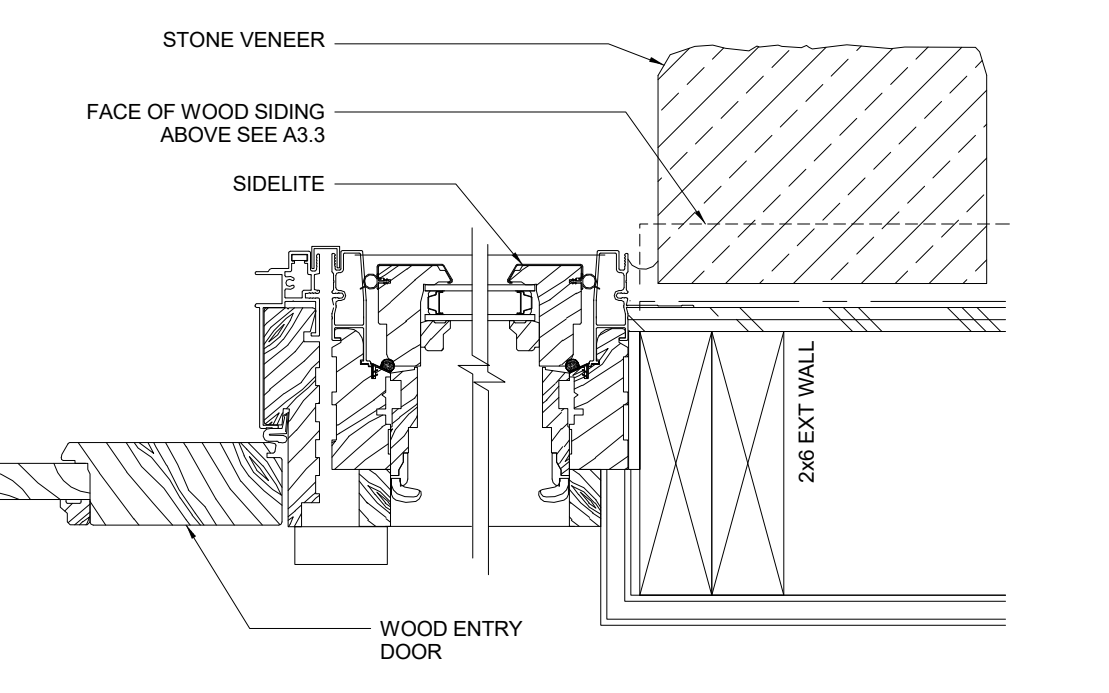


WINDOW JAMB DETAILS

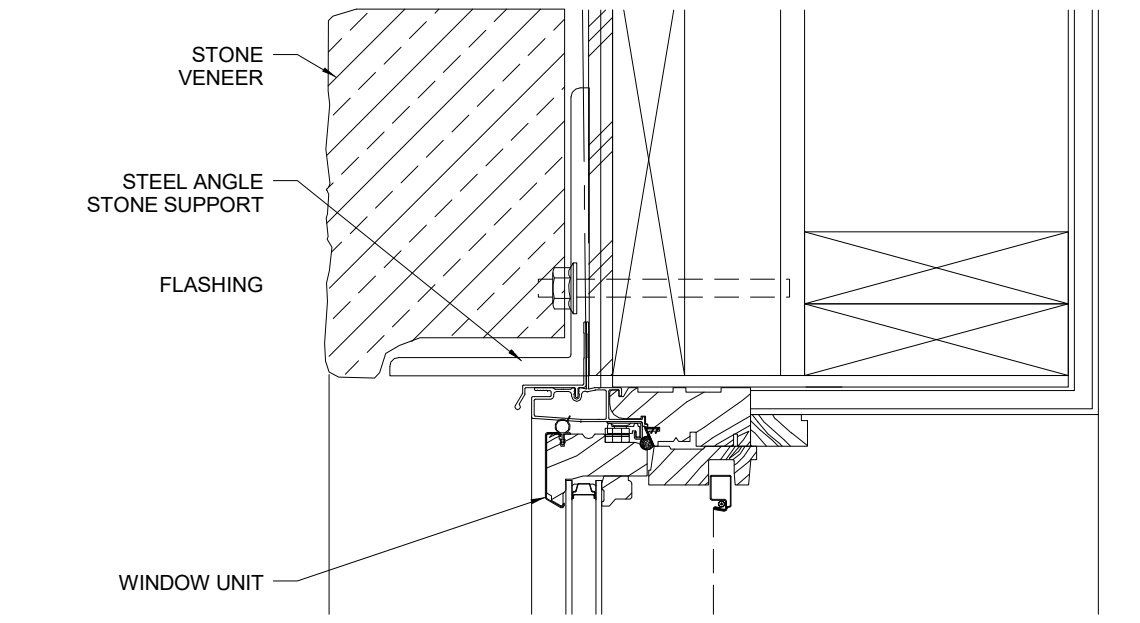
③ 1 1/2" = 1'-0"



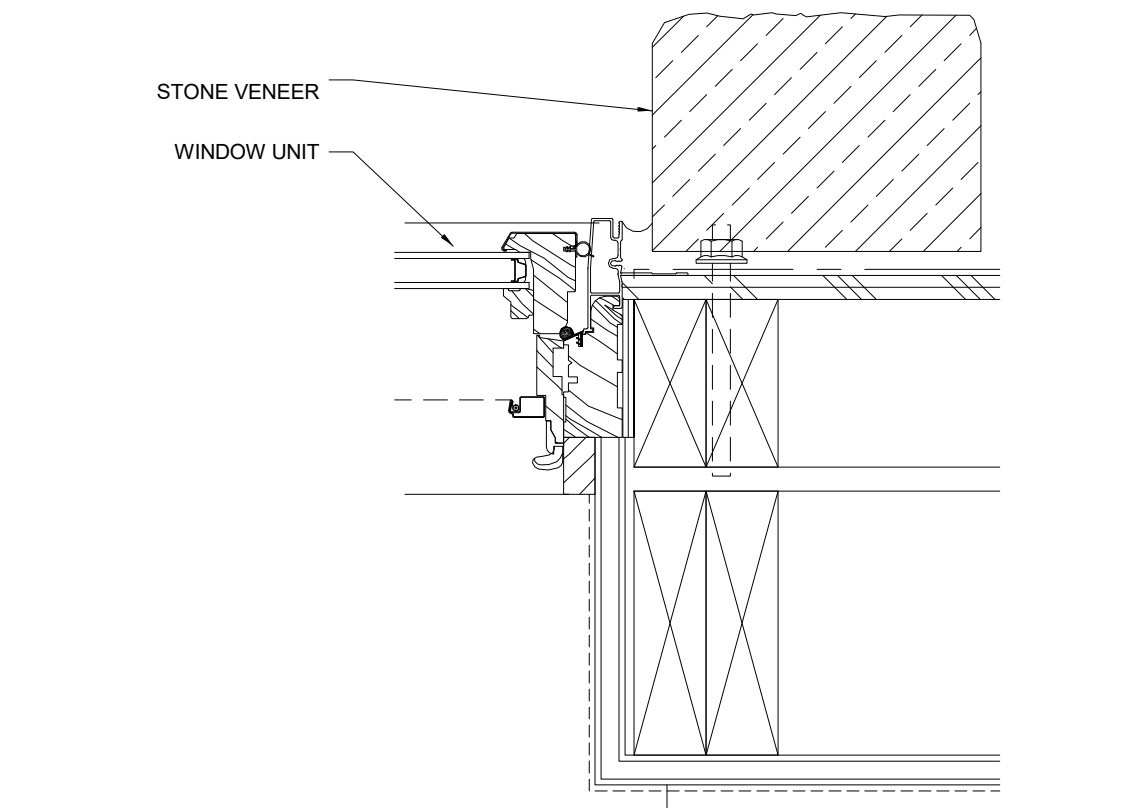
GARAGE JAMB



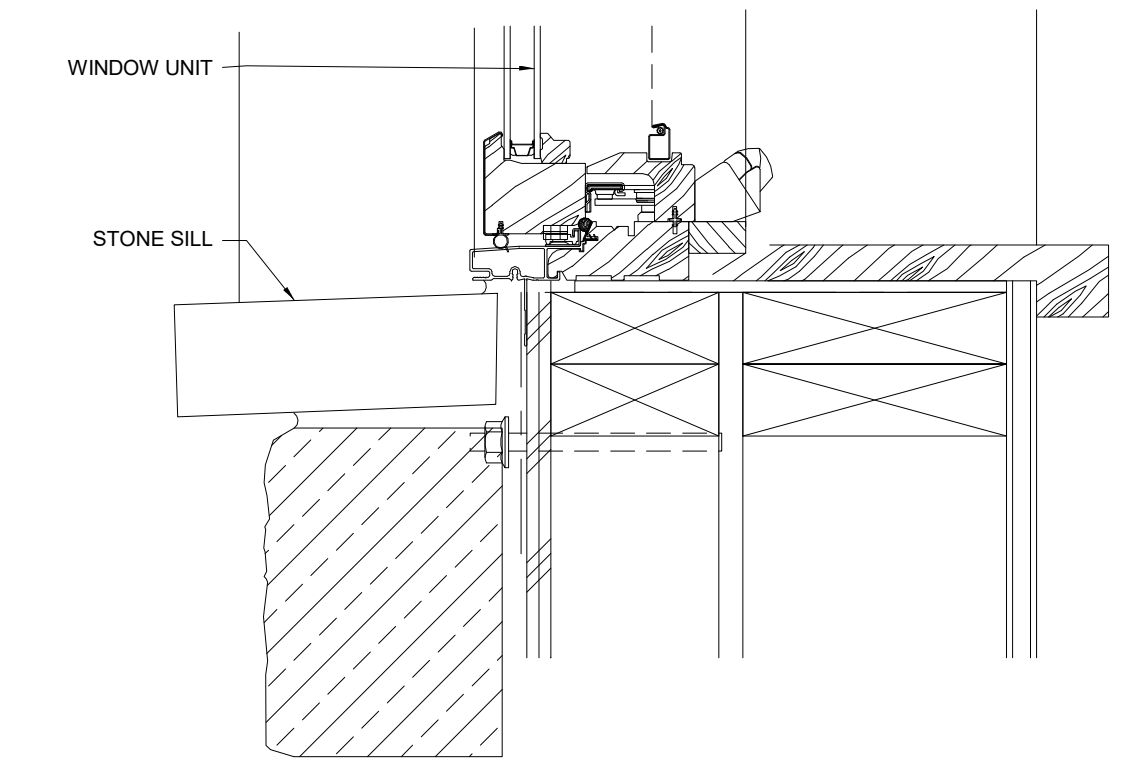
ENTRY DOOR JAMB



TYP WINDOW HEAD AT STONE



TYP WINDOW JAMB AT STONE



TYP WINDOW SILL AT STONE

WINDOW DETAILS

② 1 1/2" = 1'-0"

Submissions

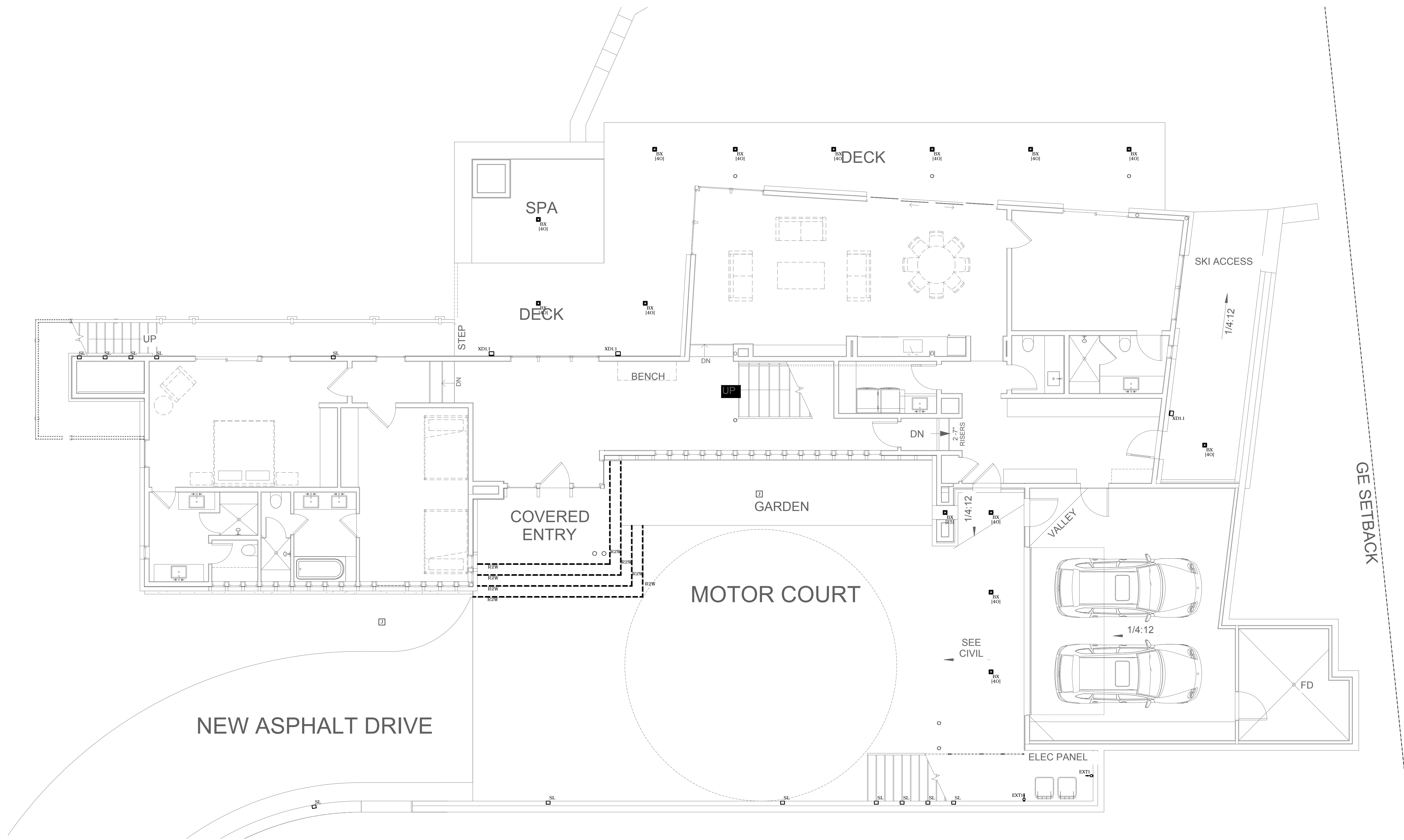
Floor Plans	09-08-17
Floor Plans & Elevations	09-11-17
Plans & Elev's C3a & C3b	09-12-17
Plans & Elev's C3a & C3b	09-15-17
Plans & Elev's C3a, C3b, C3c	09-15-17
Plans & Elev's C3d & C3e	09-20-17
Plans & Elev's C3e Only	09-20-17
Scheme C3g	09-21-17
Scheme C3g Flat + Slope	09-25-17
In-house Review	10-18-17
In-house Review	10-20-17
75% DD Set In-house Review	11-06-17
MV DRB 1 / Owner	11-30-17
Final DRB Review	02-19-18
Final DRB Revised	02-22-18

CHALET
de SKI
CARR

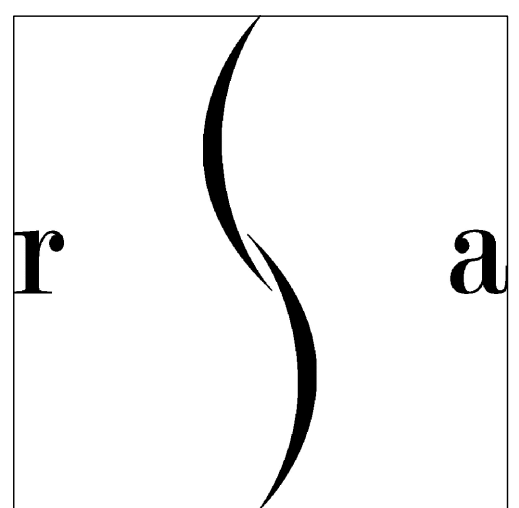
206 WILSON PEAK DR.
LOT 416-A MOUNTAIN
VILLAGE, COLORADO

**WINDOW & DOOR
DETAILS**

A9.3



1 MAIN LEVEL LIGHTING PLAN
 LTI.1X SCALE: 3/16"=1'-0"



ROBERT SINGER & ASSOCIATES INC.

DESIGN CONSULTANTS
 LIGHTING SPECIALISTS
 Corporate Member
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Issue:
 02.22.2018
 DRB SUBMITTAL

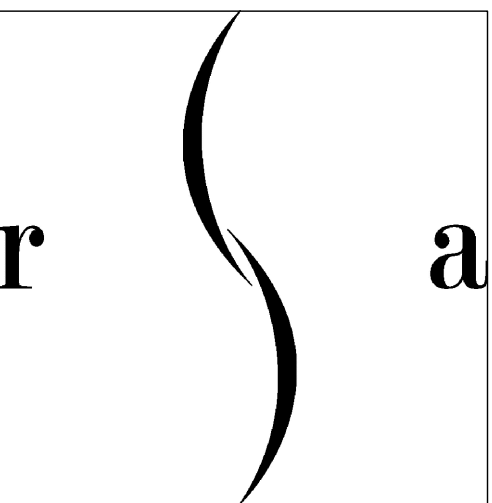


PROJECT
CARR RESIDENCE

LOT 416-A
 MOUNTAIN VILLAGE, CO 81435
 DESCRIPTION
**MAIN LEVEL
 LIGHTING PLAN**

SCALE: 3/16"=1'-0"
 SHEET

LT1.1X



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Issue:
02.22.2018
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PROJECT

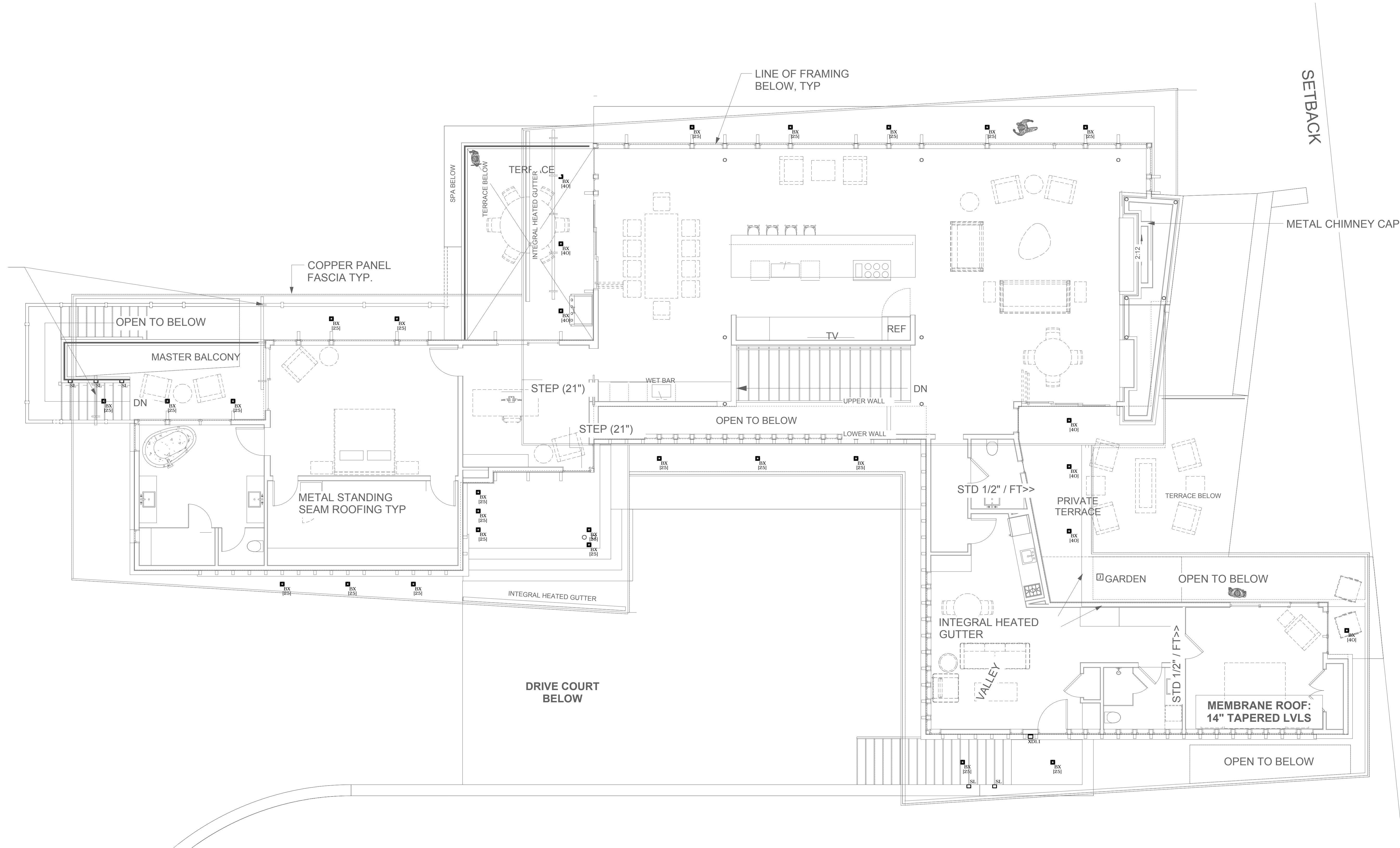
CARR RESIDENCE

LOT 416-A
MOUNTAIN VILLAGE, CO 81435

DESCRIPTION
UPPER LEVEL
LIGHTING PLAN

SCALE: 3/16"=1'-0"
SHEET

LT1.2X



1 UPPER LEVEL LIGHTING PLAN
LT1.2X SCALE: 3/16"=1'-0"

CARR RESIDENCE

LOT 416-A MOUNTAIN VILLAGE, CO

DRB SUBMITTAL

FEBRUARY 22, 2018



NOTES
SPECIFICATIONS
LIGHTING PLANS

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GENERAL NOTES

1. It is the responsibility of the electrical contractor to review all lighting plans prior to commencement of electrical work. Any interpretation of the drawings shall be confirmed by Robert Singer and Associates, Inc.
2. All work must be in complete accordance with NEC and all governing authorities having local jurisdiction.
3. All site specific conditions to be field verified by contractor prop to purchase and installation of fixtures.
4. All outlets and fixtures to be grounded.
5. All recessed fixture trims to be painted to match ceiling color and finish unless otherwise specified.
6. It is the responsibility of the electrical contractor to refer to most recent fixture schedule, control schedule and specifications issued with most recent drawings or revision sketches.

RECESSED HOUSINGS

1. Expanding foam insulation should be kept a minimum of three inches from recessed light fixtures. Acceptable installations include, but are not limited to, masking the fixture by wrapping it in fiberglass batting or building a box around it.
2. Since spray-in foam expands into all openings and cracks care must be taken to prevent encroachment of the foam to within three inches of the fixture and junction box. The foam expansion may generate significant force as it cures so the masking must either be strong enough to resist the expansion or allow enough room for some expansion while still providing the three inch minimum spacing.
3. The installer is responsible for installing the IC rated recessed fixture in a manner that provides a minimum of three inches air space around the fixture to ensure that the insulation does not cause overheating of the luminaire or penetrate into the fixture and junction box.

DIMENSIONS

1. All wall sconce heights, both interior and exterior to be determined upon review of fixture selection and architectural elevations if not noted.
2. Fixture type 'SA' (Swing Arm) mounted height to be determined upon review of fixture selection and architectural elevations. Swing arms to be switched or controlled as indicated on plans.
3. Electrical contractor is to refer to all exact dimensioning and centerlines for fixture locations.
4. All dimensions and centerlines based off of Architectural plans and may not reflect exact site conditions, contact Robert Singer and Associates if in question.
5. General contractor to refer to dimensioned lighting plans prior to framing. General contractor to coordinate framing and structural conditions with lighting, MEP, AV and other trades.

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EXTERIOR/SITE LIGHTING

1. All exterior façade mounted receptacles for seasonal lighting shall be weatherproof while in use GFCI. Exact location of receptacles to be coordinated with architect and shall be in concealed location.
2. Electrical contractor to provide conduit routing to locations indicated on plans terminating in direct burial junction boxes for all landscape and site lighting.
3. Electrical contractor to determine locations of direct burial transformers if needed.
4. Prior to rough-in, exact fixture locations to be flagged and coordinated on site after all landscaping is complete.
5. Architect and landscape architect to inform Robert Singer and Associates of any exterior structures such as retaining or perimeter walls and steps in which lighting is to be incorporated prior to construction work.
6. Landscape and site lighting plan to be generated upon review of complete landscaping plans and details provided by architect and landscape architect.

INTERIOR SWITCHING

1. Robert Singer and Associates recommends standard toggle and dimmer switches to be mounted at 48" AFF to centerline of switch, and 4" off door bucks or corners, except where noted. Exact locations of all devices to be approved by architect/interiors and owner prior to rough-in.
2. Robert Singer and Associates plans indicate switch designations, (IE; d – dimmer, door – door jamb switch, 3 – 3-way switch, 3d – 3 way dimmer switch, vs – vacancy sensor). Refer to legend for all designations.
3. 3-way switching to be wired as per plan.
4. All standard toggle switches and dimmer switches to be as specified.
5. Finishes for all standard toggle switches, dimmers, and faceplates to be determined by architect/interiors and owners.
6. Switched receptacle notes:
 - a. Half switched TL/FL indicates control of at least (1) outlet on any standard receptacle. Control of outlet either by control system or standard switch. Electrical contractor to verify number and location of switched outlets on receptacle with Robert Singer and Associates, architect/interiors and owner.
 - b. Fully switched TL/FL indicates control of all outlets on any standard receptacle. Control of outlet either by control system or standard switch.
 - c. The controlled outlet on the receptacle shall be clearly marked by electrical contractor.
 - d. Exact locations of all switched receptacles, both floor and wall mounted, to be coordinated with furniture plans, Electrical plans, and be approved by architect/interiors prior to rough-in.
 - e. Electrical contractor/Electrical engineer to refer to Robert Singer and Associates lighting plans for switched receptacle locations prior to layout of code required receptacles.

CONTROL SYSTEMS

1. Control system specifications to be confirmed with manufacture.
2. Exact style, faceplate finish, button color, text and configuration for all control stations to be reviewed and approved by owner/ architect/ interiors prior to Robert Singer and Associates release for production.
3. Robert Singer and Associates recommends all control wall stations to be mounted at 54"-60"AFF to centerline of station. Exact height to be reviewed and approved by owner/ architect/ interiors prior to rough-in.
4. Exact enclosure and control locations indicated on plan to be coordinated with AV, Mechanical and Electrical, and approved by architect/engineer prior to rough-in.
5. Multiple enclosure locations to be linked to control location with manufacturer recommended control wire.
6. All information regarding motorized functions to be controlled via the control system shall be submitted to Robert Singer and Associates for coordination.
7. RSA to be provided with all network information for remote access to service lighting control system upon commissioning of system. If no VPN is available, RSA will need to be on-site for any lighting control system revisions.
8. CATV or better communications wire to be run from Lutron processer location to local network hub.

DECORATIVE FIXTURES

1. Refer to fixture specifications for maximum wattage and of decorative fixtures. Interiors/ owners to notify Robert Singer and Associates if maximum wattage is exceeded.
2. Interiors/ owners to provide complete decorative fixture schedule to Robert Singer and Associates prior to installation.
3. Interiors/ owners to notify Robert Singer and Associates if deviating from decorative fixture selection guide (i.e. electronic low voltage transformers, fluorescent ballasts, LED lamping).
4. Interiors/ owner to coordinate decorative fixture weight with general contractor to ensure adequate blocking for mounting of fixture.

ON-SITE AIMING/LAMPING

1. Robert Singer and Associates to provide electrical contractor with exact lamping schedule and plans for all architectural light fixtures.
2. Robert Singer and Associates to provide electrical contractor with preliminary aiming guide for reference prior to final adjustments.
3. Electrical contractor to provide the necessary equipment (i.e. extra lamps, ladders, scaffold and coordination of lifts if needed) and personnel for final aiming/ adjustments of lighting fixtures. Final adjustments to be made after all artwork and furnishings have been placed.

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SUBSTITUTIONS

1. No specifications are to be substituted without approval by Robert Singer and Associates. Any proposed substitutions are to be issued to Robert Singer and Associates for review.
2. Robert Singer and Associates assumes no responsibility for any unapproved changes to the issued set of lighting plans or specifications.

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RSA GENERAL LIGHTING LEGEND






*Refer to complete lighting fixture schedule and specifications issued with drawings.
*All wall sconce heights to be determined upon review of architectural elevations if not noted.

A		Recessed Downlight	T* / T*		Cable Track and Track Head
B		Recessed Adjustable Downlight	T* / T*		Wall Mounted Monorail and Track Head
B2		Recessed Adjustable Downlight 2 Lamp	T* / T*		Monorail Track and Track Head
B3		Recessed Adjustable Downlight 3 Lamp	T* / T*		Slot Reveal Track Lighting
C		Recessed Wet Location Lensed Downlight			Wall Switch
C1		Recessed Wet Location Lensed Adjustable Downlights			3-Way Wall Switch
D		Under Cabinet LED Fixture			Dimming Wall Switch
D1		Under Cabinet Fluorescent			3-Way Dimming Wall Switch
F1		1' x 4' Fluorescent			Door Jam Switch
F3		1' x 1' Fluorescent			Wall Mounted Receptacle
F4		2' x 4' Fluorescent			Switched Wall Mounted Receptacle
F6 / F8		Linear Fluorescent Fixture			Floor Receptacle
F7		Vertical Fluorescent Fixture			Switched Floor Receptacle
K / K3		Linear LED Lightstrip			Wall Mounted Junction Box
K4		Fixed Length Linear LED Fixture			Floor or Ceiling Mounted Junction Box
KL / KL2		Fluorescent / Incandescent Jelly Jar			Fireplace Ignitor
L / L1		Linear Fluorescent Closet Fixture			Motorized Windows / Shades
N / N1		Puck Light / Wet Location Puck			Exhaust Fan
R / R1		Linear LED Fixture			Low-Voltage Transformer
SL / SL1		Recessed Wall Mounted Steplights			Power Supply
U		Recessed in ground Uplight			Circuit Designation
ID		Wall Mounted Sconces			Control Station
ID		Surface Mtd. Or Pendant Fixtures			Centerline
ID		Wall Mounted Overhead Vanity Fixture			Detail Note Designation
ID		Pool Table Lighting Fixture			Detail Designation

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Type	Image	Product / Manufacturer	Attributes	Notes
Architectural Lighting				
BX		Element Lighting "LED Downlight" Description: Element LED Downlight	Catalog #: E3SWC-LH930*AI; E3SLB-H* Lamping: 18W; 3000K; 90+CRI; 1476Lumens Dimming Type: Triac Dimming Voltage: 120V Ceiling Type: Wood	Length: 17.5" Width: 11.5" Height: 6" Trim Size: 3.2" Aperture: 1.7" Flangeless trim, refer to manufacturers installation instructions. Trim to be removed and painted to match ceiling.
EXT1		HK Lighting Group "Monopoint" Description: Square Low Voltage Wet Location Accent Fixture	Catalog #: ZXL16-SQ-12V-8W-HKLED-40°-3K-BK; QOMS-**ST-120/12-*x*+CK-* Lamping: 8W, 3000°K LED Voltage: 12V Dimming Type: LED Forward Phase Driver: Remote Q-Tran Transformer	Remote Q-Tran transformer location by EC.
R2W		TBD LED Solutions & Luminii "Linear LED Strip Series" Description: Linear Wet Location LED Tape in an Aluminum Channel	Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA; TBD.PSDH-**W-24V Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K LED Voltage: 24V DC Dimming Type: MLV Triac Dimmer Driver: Remote TBD.PSDH Power Supply	Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC. Lenses and endcaps to be silicone for wet location application.
SL		Lucifer Lighting "Steplight" Description: Impact Recessed Luminaire	Catalog #: ISL1-1-**-80L-02B-2; SSL-**; PSA-24V-60-1-AT2 Lamping: 3.4W, 43 Lumens, 80+ CRI, 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Remote power supply location by EC. Max. 12 fixtures per power supply.
Decorative Lighting				
XD1.1		Hubbardton Forge "Exterior Sconce" Description: Wet Location Sconce	Catalog #: 302563-LED-**-II Lamping: 18W; 3000K; 90CRI; 750Lumens Location: Exterior	Width: 4.5" Height: 31.90" Depth: 4.0"



PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

TYPE: BX

Page: 1 of 6

3" LED
 ADJUSTABLE DOWNLIGHT

ELEMENT
 by Tech Lighting®



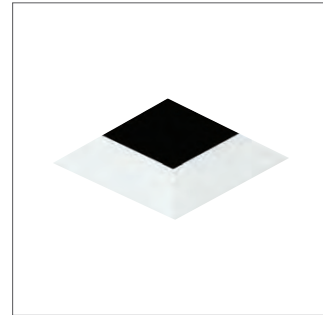
This small aperture LED downlight is fully adjustable with ELEMENT's patented high-low lamp positioning. The innovative design allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher to minimize glare and flash on the trim. Wood ceiling option allows for a smooth, flangeless appearance using any flangeless trim.

ELEMENT offers five LED options that allow specifiers to choose the LED source they value most based on output, quality of light, color and more.

- Patented high-low lamp positioning
- Lockable tool-free hot aiming with 0°- 40° tilt and 361° rotation
- Trims are die cast aluminum and match ELEMENT 3" series
- Lensed and shower aperture includes Solite™ soft focus lens
- Includes integral junction box approved for branch circuit through wiring

SPECIFICATIONS

	CITIZEN		CITIZEN WARM DIM		XICATO		LUMENETIX	LUMENETIX
	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	WARM COLOR DIMMING	PROGRAMMABLE WHITE
DELIVERED LUMENS	1811 / 1476	1319 / 1124	1320	900	1075	725	675	675
WATTS	18	12	18	12	15	13	13	14
EFFICACY	100 / 82	110 / 94	73	75	72	56	52	48
CRI	80+ / 90+	80+ / 90+	90+		80+	95+	90+	90+
CBCP	10° - 13,420 15° - 5848 25° - 5416 40° - 3369		15° - N/A 25° - N/A 40° - 1622		21° - 3184 43° - 1644 60° - 1014		21° - N/A 43° - N/A 60° - 595	21° - N/A 43° - N/A 60° - 595
CCT OPTIONS	2700K, 3000K or 3500K		3000K-1800K Warm Dim		2700K, 3000K or 3500K***		3000K-1800K Warm Dim	1600K-4000K
VOLTAGE	120V or 277V							
DIMMING*	TRIAC, ELV, 0-10V (Down to 5%) Lutron Hi-Lume Ecosystem Fade-To-Black or PWM (Down to 1%) eidoLED 0-10V or Dali (Down to 0%)						0-10V: Down to 1%	0-10V (2 sets), Bluetooth, DMX: Down to 1%
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency						12V DC Constant Voltage	
OPTICS	Field Changeable: 10°, 15°, 25°, 40° TIR			Field Changeable: 21°, 43°, 60° Reflector				
ADJUSTABILITY	Lockable hot-aiming 0-40° tilt, 361° rotation, High-low lamp positioning							
CEILING APPEARANCE	Flanged (Accommodates up to 2.5" ceiling thickness) or Flangeless							
CEILING APERTURE	3-7/8" ceiling cut-out							
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum, IC suitable up to R60 spray foam insulation							
CONSTRUCTION	Housing: Heavy gauge cold rolled steel Trims: Die cast aluminum							
FINISH	Housing: Black Powder Coat Trims: Antique Bronze, Black, Satin Nickel, White (paintable)							
GENERAL LISTING	ETL listed. Damp listed. Shower version wet listed. CA Title 24 compliant with 90 CRI versions, except Lumenetix models.							
LED LIFETIME	L70; 50,000 hours							
WARRANTY**	5 years							



shown in flangeless bevel square

*See ELEMENT-lighting.com for dimmer compatibility.
 **Visit ELEMENT-lighting.com for specific warranty limitations and details.
 ***3500K Xicato module not available for Artist series.
 Data in chart reflect 3000K/90 CRI values unless noted.
 Consult Quotes Dept for alternate or custom driver selections. Accepts two optical controls and an optional trim-mounted lens.



PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

3" LED
 ADJUSTABLE DOWNLIGHT

ELEMENT-Lighting.com

TRIMS

ROUND



FLANGELESS BEVEL



FLANGELESS FLAT



FLANGED BEVEL

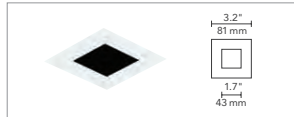


FLANGED FLAT

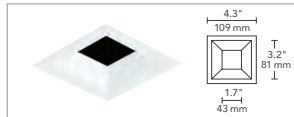
SQUARE



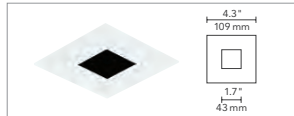
FLANGELESS BEVEL



FLANGELESS FLAT

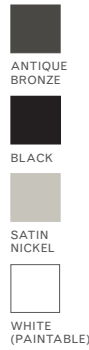


FLANGED BEVEL

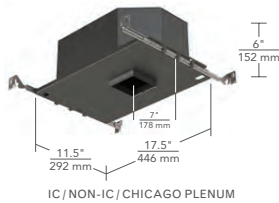


FLANGED FLAT

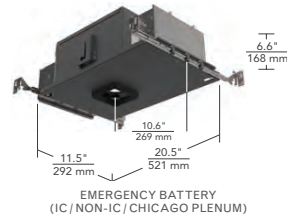
FINISH



3" HOUSING



IC/NON-IC/CHICAGO PLENUM



EMERGENCY BATTERY
 (IC/NON-IC/CHICAGO PLENUM)

PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

3" LED
 ADJUSTABLE DOWNLIGHT

ELEMENT-Lighting.com

WOOD CEILING FLANGELESS OPTIONS / FLANGELESS TRIMS

ROUND



FLANGELESS BEVEL (ANTIQU BRONZE)



FLANGELESS FLAT (ANTIQU BRONZE)



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (SATIN NICKEL)

SQUARE



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (ANTIQU BRONZE)

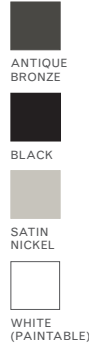


FLANGELESS BEVEL (SATIN NICKEL)

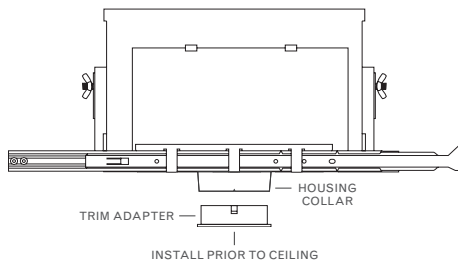


FLANGELESS FLAT (SATIN NICKEL)

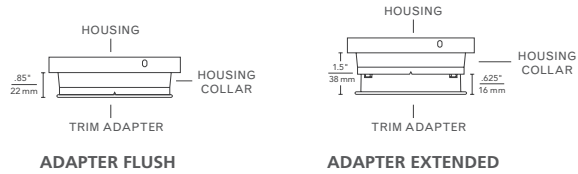
FINISH



ADJUSTABLE TRIM ADAPTER



TRIM ADAPTER INSTALLED



Wood ceiling housings ("WC" designation in the ordering grid) ship with an adjustable trim adapter that inserts into the housing aperture and allows standard ELEMENT 3" flangeless trims to achieve a truly flangeless, flush ceiling appearance in special applications such as wood or stone installation. For use in new construction.

Consult installation instructions regarding plenum requirements and ceiling thickness ratios.

PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

3" LED
 ADJUSTABLE DOWNLIGHT

ELEMENT-Lighting.com

GRIDS

HOUSING

PRODUCT SERIES	CEILING APPEARANCE	LAMP	BEAM SPREAD	FUNCTION	HOUSING RATING	DRIVER	VOLTAGE
E3R ELEMENT 3" ROUND	LF FLANGELESS	-LH827 CITIZEN 80 CRI, 2700K, HIGH OUTPUT**	0 10° (CITIZEN)††	A ADJUSTABLE	I IC AIRTIGHT	STANDARD ELV/LUMENETIX (LEAVE BLANK)	120 VOLT (LEAVE BLANK)
E3S ELEMENT 3" SQUARE	FF FLANGED WOOD CEILING*	-LH830 CITIZEN 80 CRI, 3000K, HIGH OUTPUT**	1 15° (CITIZEN)		N NON-IC AIRTIGHT	0-10V DIMMING	-277 277 VOLT
		-LH835 CITIZEN 80 CRI, 3500K, HIGH OUTPUT**	2 25° (CITIZEN)		C CHICAGO PLENUM	-ELD0 ELDOLED 0% 0-10V LINEAR†	
		-LH927 CITIZEN 90 CRI, 2700K, HIGH OUTPUT**	4 40° (CITIZEN)		E EMERGENCY BATTERY (NON-IC)	-ELD0A ELDOLED 0% 0-10V LOGARITHMIC†	
		-LH930 CITIZEN 90 CRI, 3000K, HIGH OUTPUT**	21 21° (XICATO / LUMENETIX)			-ELD1 ELDOLED 1% 0-10V LINEAR†	
		-LH935 CITIZEN 90 CRI, 3500K, HIGH OUTPUT**	43 43° (XICATO / LUMENETIX)			-ELD1A ELDOLED 0% 0-10V LOGARITHMIC†	
		-LHWD CITIZEN 90 CRI WARM DIM 3000-1800K, HIGH OUTPUT**	60 60° (XICATO / LUMENETIX)			-ELDD ELDOLED 0% DALI†	
		-LO827 CITIZEN 80 CRI, 2700K, LOW OUTPUT				-HL2W HI-LUME 1% 2 WIRE / PWM††	
		-LO830 CITIZEN 80 CRI, 3000K, LOW OUTPUT				-HLECO HI-LUME 1% ECO-SYSTEM FADE-TO-BLACK†	
		-LO835 CITIZEN 80 CRI, 3500K, LOW OUTPUT					
		-LO927 CITIZEN 90 CRI, 2700K, LOW OUTPUT					
		-LO930 CITIZEN 90 CRI, 3000K, LOW OUTPUT					
		-LO935 CITIZEN 90 CRI, 3500K, LOW OUTPUT					
		-LOWD CITIZEN 90 CRI WARM DIM 3000-1800K, LOW OUTPUT					
		-X127 XICATO, 80+ CRI, 2700K					
		-X130 XICATO, 80+ CRI, 3000K					
		-X135 XICATO, 80+ CRI, 3500K					
		-XA27 XICATO ARTIST, 95+ CRI, 2700K					
		-XA30 XICATO ARTIST, 95+ CRI, 3000K					
		-LXWD LUMENETIX WARM COLOR DIMMING 3000K-1800K***					
		-LXPD LUMENETIX PROGRAMMABLE WHITE 4000K-1600K***					

A

TRIMS ARE REQUIRED AND MUST BE ORDERED SEPARATELY. *WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY. **HIGH OUTPUT HI-LUME 2-WIRE DRIVER OPTION NOT AVAILABLE IN IC HOUSING. ***LUMENETIX 0-10V DIMMING ONLY. LEAVE DRIVER COLUMN BLANK. †HI-LUME & ELDOLED DRIVERS NOT COMPATIBLE WITH ROUND FLANGELESS (E3R/LF) OR ROUND WOOD CEILING (E3R/WC) HOUSINGS. ††NOTE: 10° OPTIC HAS A UNIQUE LED MODULE NOT AVAILABLE WITH WARM DIM. CHANGING OPTICS TO 15°, 25°, OR 40° WILL REQUIRE A NEW LED MODULE. †††2W - TWO WIRE LOW-VOLTAGE ELECTRONIC DIMMING, 120V ONLY.

TRIM

PRODUCT SERIES	CEILING APPEARANCE	STYLE	APERTURE	FINISH
E3R ELEMENT 3" ROUND	L FLANGELESS	B BEVEL	-O NO LENS	Z ANTIQUE BRONZE
E3S ELEMENT 3" SQUARE	F FLANGED UP TO 1" CEILING THICKNESS	F FLAT	-H SHOWER	B BLACK
	F15 FLANGED 1.1"-1.5" CEILING THICKNESS		-L LENSED	S SATIN NICKEL
	F20 FLANGED 1.6"-2.0" CEILING THICKNESS			W WHITE
	F25 FLANGED 2.1"-2.5" CEILING THICKNESS			

WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY.

REPLACEMENT OPTICS

PRODUCT SERIES	BEAM SPREAD
351LEDHIPT	15 15°
	25 25°
	40 40°
351LEDHIPT	

REPLACEMENT REFLECTORS*

PRODUCT SERIES	BEAM SPREAD
351LEDXREF	21 21°
	43 43°
	60 60°
351LEDXREF	

*FOR USE WITH XICATO & LUMENETIX MODULES ONLY.

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

ELEMENT
 by Tech Lighting®

GENERATION BRANDS
 7400 Linder Avenue, Skokie, Illinois 60077
 T 847.410.4400 F 847.410.4500

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PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

TYPE: BX

Page: 5 of 6

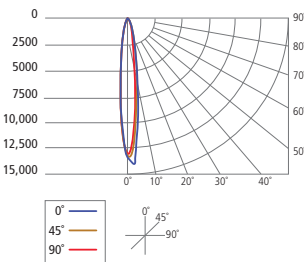
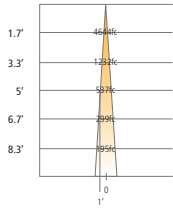
3" LED ADJUSTABLE DOWNLIGHT

ELEMENT-Lighting.com

PHOTOMETRICS: 3" LED

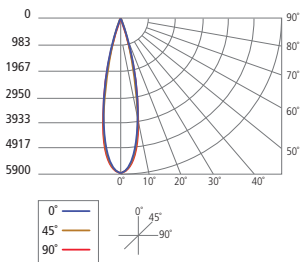
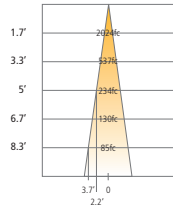
DESCRIPTION: 3" LED Module
 10° Beam - 0° Tilt, 80 CRI, 3000K
 MODEL: E3 Remodel Fixed 10° High Output
 INPUT POWER (WATTS): 16.6
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1034
 LUMEN EFFICACY (LUMENS PER WATT): 62

ANGLE	0°	45°	90°
0°	13421	13421	13421
5°	10376	9011	7624
10°	3786	3235	2863
15°	153	1246	1056
20°	421	347	271
25°	51	77	43
30°	18	40	16
35°	14	18	12
40°	9	10	9
45°	5	8	7
50°	4	6	4
55°	1	4	2
60°	1	2	2
65°	0	2	1
70°	0	1	1
75°	0	1	1
80°	0	1	1
85°	1	1	1
90°	0	0	0



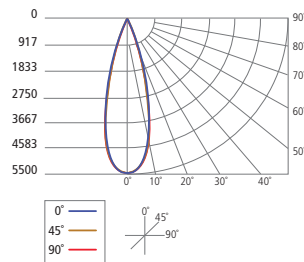
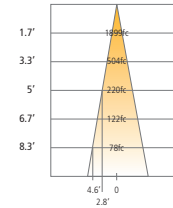
DESCRIPTION: 3" LED Module
 15° Beam - 0° Tilt, 80 CRI, 3000K
 MODEL: E3 Citizen LED
 INPUT POWER (WATTS): 18.1
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1598*
 LUMEN EFFICACY (LUMENS PER WATT): 88.1

ANGLE	0°	45°	90°
0°	5848	5848	5848
5°	5500	5478	5491
10°	3919	3944	3905
15°	2103	2212	2149
20°	1058	1199	1075
25°	507	548	508
30°	250	237	250
35°	148	140	141
40°	93	98	94
45°	51	69	61
50°	33	46	37
55°	21	27	24
60°	4	15	10
65°	2	3	2
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
 25° Beam - 0° Tilt, 80 CRI, 3000K
 MODEL: E3 Citizen LED
 INPUT POWER (WATTS): 18.3
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1754*
 LUMEN EFFICACY (LUMENS PER WATT): 95.5

ANGLE	0°	45°	90°
0°	5422	5416	5427
5°	4916	4872	4888
10°	3800	3718	3721
15°	2040	2115	2016
20°	870	979	900
25°	400	441	414
30°	190	190	196
35°	103	103	105
40°	60	65	61
45°	27	43	31
50°	16	25	17
55°	7	12	7
60°	2	5	2
65°	2	2	2
70°	1	1	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



*For 90 CRI values, multiply by 0.8.

GENERATION BRANDS

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ELEMENT
 by Tech Lighting®

7400 Linder Avenue, Skokie, Illinois 60077 T 847.410.4400 F 847.410.4500



PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

TYPE: BX

Page: 6 of 6

3" LED
 ADJUSTABLE DOWNLIGHT

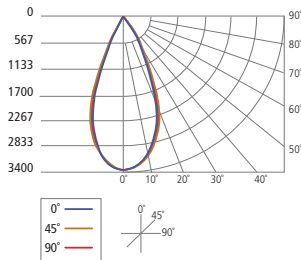
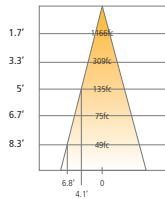
ELEMENT-Lighting.com

PHOTOMETRICS: 3" LED

DESCRIPTION: 3" LED Module
 40° Beam - 0° Tilt, 80 CRI, 3000K
 MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.1
 INPUT POWER FACTOR: 0.97
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1811*
 LUMEN EFFICACY (LUMENS PER WATT): 100.1

ANGLE	0°	45°	90°
0°	3369	3369	3369
5°	3269	3245	3250
10°	3006	2955	2962
15°	2597	2550	2541
20°	2046	2013	1999
25°	1161	1206	1151
30°	498	519	492
35°	219	212	205
40°	110	112	103
45°	60	64	52
50°	24	37	21
55°	13	20	10
60°	4	9	3
65°	2	3	2
70°	1	2	1
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



*For 90 CRI values, multiply by 0.8.

GENERATION BRANDS



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ELEMENT
 by Tech Lighting®

7400 Linder Avenue, Skokie, Illinois 60077 T 847.410.4400 F 847.410.4500



PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: ZXL16-SQ-12V-8W-HKLED-40°-3K-BK;
 QOMS-**ST-120/12-*x*+CK-
 Lamping: 8W, 3000°K LED
 Voltage: 12V



ZXL16-SQ

Area Accent ◀ ZX16 Series



PROJECT _____

FIXTURE TYPE _____

Characteristics



Listed



Standard

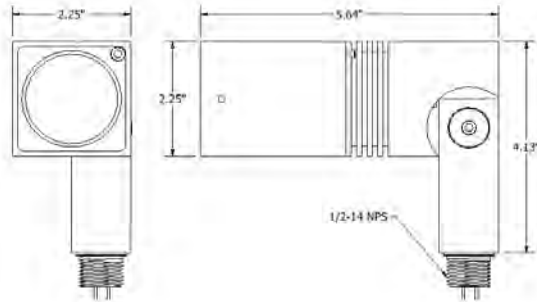
- Wet/Dry location rated.
- Swivel Stem | facilitates 355° deg. rotation for aiming precision on any installation plane.
- Integral Thermal dissipation utilizing the entire fixture as heat sink.

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (SS304) hardware
Lamp	HK LED
Dimmability	MLV, ELV
Voltage	12V
Wattage	4W, 6W, 8W
Reflector	15°, 30°, 40°
Color Temp	2.7K, 3K, 4K
Power Supply	Requires remote step down transformer

Ordering Guide

Series	ZXL16-SQ
Glare Shields (optional)	GSA (sq)
Barndoors	BD
Voltage	12V
Wattage	4W 6W 8W
Lamp	HK LED
Reflector	15° 30° 40°
Color Temp	2.7K 3K 4K
Stem (optional)	FSS
Finish	BK (black) BZ (bronze) WT (white) ABK (anodized black) ACL (anodized clear) CC (custom)





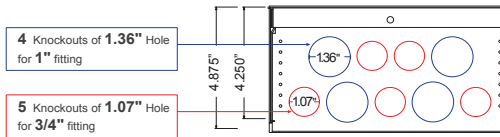
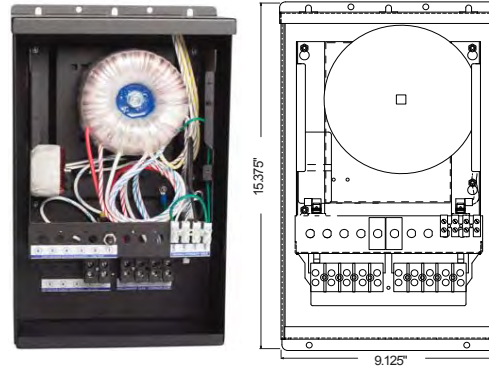
PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: ZXL16-SQ-12V-8W-HKLED-40°-3K-BK;
 QOMS-**ST-120/12-*x*+CK-
 Lamping: 8W, 3000°K LED
 Voltage: 12V



The QOM Series is designed specifically to power outdoor low voltage lighting systems. The QOM features two taps on the primary side to recover dimmer losses and four taps on the secondary side for multiple load distances. The QOM is UL Listed for indoor and outdoor use as well as being suitable for wet locations.

MULTI-VOLT & TAPS

- Primary Taps: All units come standard with primary circuit protection
- Secondary Circuit Protection: 1-5 magnetic circuit breakers.
 - 12V : 12, 13, 14, 15
 - 24V : 24, 25, 26, 27
- Loads may be connected to one or more of the secondary taps up to the full watt rating of the PSC.
- No De-Rating required.
- The advantage is that loads at varying distances from the PSC can be tapped on different taps to recover voltage drop, allowing you to get the correct voltage at your load and produce between 85%-100% light output. (See Q-TRAN Voltage drop Calculator)



* For information on this Power Supply please consult the Q-Tran Indoor catalog or visit the Q-Tran website.

TOROIDAL CHOKE

Q-Tran's Standard Choke, or "Debuzzing Coil" reduces noise when dimming and helps negate in-rush current that is prevalent with LED loads. It allows for quiet operation and eliminates nuisance tripping.

LOW VOLTAGE LIGHTING POWER SUPPLY

- LANDSCAPE LIGHTING POWER UNIT
- SUITABLE FOR DAMP AND WET LOCATIONS
- SUITABLE FOR USE WITH SUBMERSIBLE LUMINAIRES OR SUBMERSIBLE PUMPS
- SUITABLE FOR INDOOR/OUTDOOR USE
- UL 1838 & 2108 LISTED
- USE DIMMERS RATED FOR MAGNETIC LOW VOLTAGE LOAD WITH NEUTRAL WIRE
- ISOLATION TOROIDAL TRANSFORMER
- 50/60 CYCLE
- CSA C22.2 NO. 250.0-08 & 250.7-07
- MADE IN THE U.S.A.

- 1 TOTAL LAMP LOAD ALLOWED
- 2 LAMP LOAD ÷ EFFICIENCY



Model	Prim. V	Sec. V	No.	Brk Amp	Option	Option 2
QOMS	-		x	+		
1 Size						
	Rated Lamp Load (Watts)	PSC Efficiency	MAX Load (Watts)	MAX Load (VA)	Max Prim. Amps @ 120V	Max Prim. Amps @ 277V
• 60ST	60W	92	65W	79 VA	.66 A	.28 A
• 100ST	100W	92	108W	135 VA	1.1 A	.48 A
• 150ST	150W	92	163W	200 VA	1.7 A	0.7 A
• 300ST	300W	93	322W	400 VA	3.4 A	1.5 A
• 500ST	500W	93	538W	670 VA	5.6 A	2.4 A
• 600ST	600W	95	632W	800 VA	6.7 A	2.9 A
• 750ST	750W	95	789W	1000 VA	8.4 A	3.6 A
2 Primary Voltage						
120 (60Hz) 220 (50/60Hz)* 230 (50/60Hz)* 240 (50/60Hz)* 277 (60Hz)*						
3 Transformer Secondary Voltage						
12V 24V						
4 Number of Breakers						
1 to 5						
5 Secondary Breaker Amperage						
AMPS	Max 12V Load	Max 24V Load				
5	60W	120W				
10	120W	240W				
12.5	150W	300W				
15	180W	360W				
20	240W	480W				
25	300W	600W				
6 Choke						
CK-S	60W-300W Choke - Comes Standard					
CK-L	500W-750W Choke - Comes Standard					
XX	No Choke Required					
7. Options						
BK	Black Powder Coat Finish - Standard					
SS	316 L Satin Stainless Housing and Door					
CP	Cord & Plug					
SP	Switch Plate					
DP	Dimmer Plate					
TP	Timer Plate					
Ordering Example						
QOMS-600ST-120/12-2x25+CK-L						

* Not Standard, Call Factory For options

PROJECT NAME	DATE	COMPANY	TYPE	NOTE

PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K
 LED
 Voltage: 24V DC

PROJECT NAME:	TYPE:
DATE:	
SPECIFIER:	
PART NO.:	PREPARED BY:

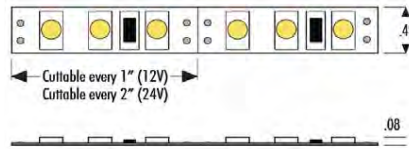


LED STRIP SERIES

TBD.S36

3.0W LED STRIP INDOOR / OUTDOOR

TBD.S36 is a linear lighting system optimal for areas where high-intensity levels of light are desired. Great for many indoor / outdoor, commercial / residential applications. With several LED color options and 120° beam spread, this LED strip is a superior option for general lighting: coves, slots, or vanity mirrors. This strip, with high density LED spacing, when used with a deep channel and frosted lens, virtually eliminates all hot spots.



OPTIONAL ACCESSORIES (sold separately)

- Indoor LED Strip Compatible with Quick Connect Accessories



In-Line Dimmer, Mini Coupling, DC Power Adapter, Extension Coupling

FEATURES AND BENEFITS

- 3 Watts per ft.
- 36 LEDs per ft.
- 240 Lumens per ft., 3000K
- Max Run 16.4 ft. (12V) / 24 ft. (24V)
- 90+ CRI
- Beam Angle: 120°
- Long Life: 50,000 Hours
- Dimmable and Non-Dimmable TLS power supply options available
- Field cuttable every 1" (12V) / 2" (24V)
- 3M Adhesive Backing (Indoor Only)
- Indoor Rated Width 0.4" Depth 0.08"
- Optional IP65 Outdoor Rated
- Optional IP65 Rated Width 0.41" Depth 0.15"
- IP65 Option Includes 5x End Caps, 10x Mounting clips per 16 ft.
- Application Friendly: UV Free & IR Free
- Earth Friendly: Mercury & Lead Free

COMPATIBLE CHANNELS (sold separately)

LED Strips should be mounted on aluminum TLS channels or heat sink tape for proper heat dissipation.

- TBD.E7-S TBD.E7-R TBD.E10 TBD.E12S TBD.E12R TBD.E16S TBD.E26
- TBD.E32R TBD.E35S TBD.E35SW TBD.E45 TBD.E45W TBD.E65 (Dry Only) TBD.ERC

ORDERING GUIDE



OPTION

Standard Indoor
 (Leave Blank)
 W - Wet Location
 IP65

COLOR OPTIONS

22K - 2200K
 25K - 2500K
 27K - 2700K
 30K - 3000K
 35K - 3500K
 40K - 4000K
 50K - 5000K
 60K - 6000K

RD - Red
 BL - Blue
 GR - Green
 PK - Pink
 PR - Purple
 AM - Amber
 OR - Orange

LENGTH

16 - 16.4 ft.
 32 - 32 ft. (IP65 Only)
 100 - 100 ft. (Indoor Only)
 PF - 12"

VOLTAGE

12 - 12V DC
 24 - 24V DC





PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K
 LED
 Voltage: 24V DC



LED STRIP SPECIFICATION

Power Consumption	3.0 W/FT	1.5 W/FT	2.2 W/FT	3.0 W/FT	4.4 W/FT	6.0 W/FT	8.8 W/FT
Indoor IP45	TBD.SS36	TBD.SL18	TBD.SH18	TBD.S36	TBD.SH36	TBD.DS72	TBD.DS36
Width IP45	0.2"	0.4"	0.4"	0.4"	0.4"	0.55"	0.78"
Indoor Mounting Style	3M Adhesive Backing	3M Adhesive Backing	3M Adhesive Backing	3M Adhesive Backing	3M Adhesive Backing	3M Adhesive Backing	3M Adhesive Backing
Outdoor IP65	TBD.SS36W	TBD.SL18W	N/A	TBD.S36W	N/A	TBD.DS72W	N/A
Width IP65	0.41"	0.41"	N/A	0.41"	N/A	0.66"	N/A
Outdoor Mounting Style	Mounting Clips (included)	Mounting Clips (included)	N/A	Mounting Clips (included)	N/A	Mounting Clips (included)	N/A
Operating Voltage	12 & 24 Versions	12 & 24 Versions	24 Version	12 & 24 Versions	24 Version	24 Version	24 Version
Beam Angle	120°	120°	120°	120°	120°	120°	160°
Color Temp Options:							
2000K	N/A	<input checked="" type="checkbox"/>	N/A	N/A	N/A	N/A	N/A
2500K	N/A	<input checked="" type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	N/A
2700K	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3000K	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3500K	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4000K	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5000K	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6000K	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
LED's per Foot	36	18	18	36	36	72	36
Cutable Length 12V	2"	2"	N/A	1"	N/A	1"	N/A
Cutable Length 24V	2"	4"	4"	2"	2"	1"	2"
Max Length - 12V	16.4'	16.4'	N/A	16.4'	N/A	N/A	N/A
Max Length - 24V	12.4'	24'	30'	24'	30'	16.4'	24'
Lumen/FT - 2000K	N/A	102	N/A	N/A	N/A	N/A	N/A
Lumen/FT - 2400K	N/A	112	N/A	225	N/A	450	N/A
Lumen/FT - 2700K	N/A	115	176	232	352	465	678
Lumen/FT - 3000K	240	120	178	240	355	480	685
Lumen/FT - 3500K	N/A	121	180	244	360	485	698
Lumen/FT - 4000K	250	124	182	250	364	500	705
Lumen/FT - 5000K	258	126	184	258	368	515	712
Lumen/FT - 6000K	265	128	185	265	370	530	720
CRI - 2000K	N/A	90	N/A	90	N/A	N/A	N/A
CRI - 2400K	N/A	92	N/A	92	N/A	92	N/A
CRI - 2700K	N/A	94	94	94	94	94	82
CRI - 3000K	94	94	94	94	94	94	82
CRI - 3500K	N/A	94	94	94	94	94	84
CRI - 4000K	94	94	94	94	94	94	85
CRI - 5000K	N/A	95	95	95	95	95	86
CRI - 6000K	97	97	97	97	97	97	87

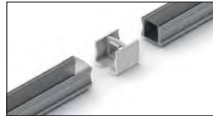
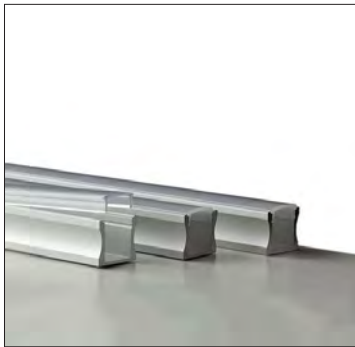


PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K
 LED
 Voltage: 24V DC

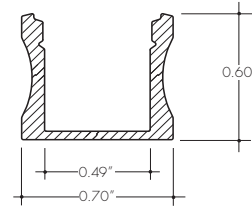
SlimLine 15 | Extruded aluminum profile



The SlimLine 15 linear aluminum extrusion has been designed to fit many LED lighting needs. Multiple mounting and lens options allow for great flexibility and adaptability for any application. Extrusion and diffuser lenses are also field cuttable. Substantial aluminum mass in profile provides excellent heat sink for high power LEDs. Mounting brackets and endcaps are available in multiple finishes and can be ordered separately (page 2). Linear connector available for extending extrusion runs. Protected by U.S. Patent No. US D649,682 S.



two SlimLine 15 runs and linear connector



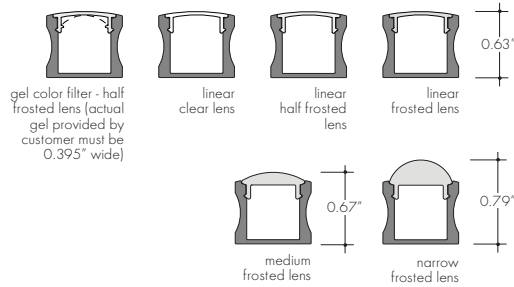
Technical information

Finish: Silver anodized

Diffuser lens: polycarbonate, snap-in-place, UV resistant

Mounting: multiple mounting brackets available (page 2)

	39	78	118
Actual length	39.40"	78.75"	118.19"
Mounting brackets	minimum 3	minimum 3	minimum 4
Available lenses	clear half frosted frosted medium narrow	clear half frosted frosted medium narrow	clear half frosted frosted medium narrow gel color



Ordering code

MODEL	LENGTH	DIFFUSER	FINISH
SL15	39	C	SA
SL15 - SlimLine 15	39 - 39.40" 78 - 78.75" 118 - 118.19"	C - Clear F - Frosted HF - 50% frosted M - Medium N - Narrow G - Gel color filter (view table above for length compatibility)	SA - Silver anodized



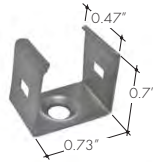
PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA;
 TBD.PSDH-**W-24V
 Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K
 LED
 Voltage: 24V DC

SlimLine 15 | Extruded aluminum profile

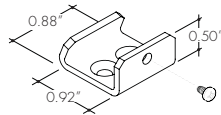


All accessories sold separately.

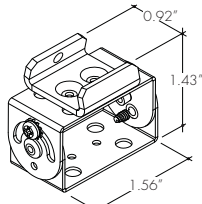
Mounting brackets



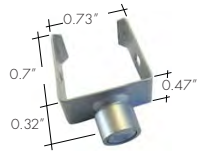
MC-SL15-S
 Metal w/gray finish, snaps on/off



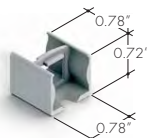
MC-SL15-A
 metal finish, secured with set screw



MC-SL15-ADJ
 metal finish, adjustable,
 secured with set screw



MC-SL15-MAG
 Metal w/gray finish, magnetic mounting
 bracket



LC-SL15
 linear connector - gray finish

End-caps



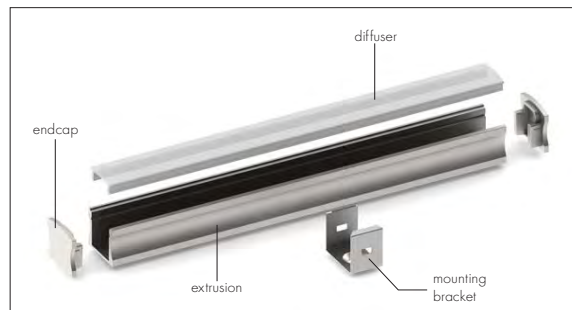
EC-SL15-H3
EC-SL15-H4 w/powerfeed opening
 metal finish, linear lens only



EC-SL15-M-H3
EC-SL15-M-H4 w/powerfeed opening
 metal finish, medium lens only



EC-SL15-N-H3
EC-SL15-N-H4 w/powerfeed opening
 metal finish, narrow lens only





PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K
 LED
 Voltage: 24V DC

PROJECT NAME:	TYPE:
DATE:	
SPECIFIER:	
PART NO.:	PREPARED BY:

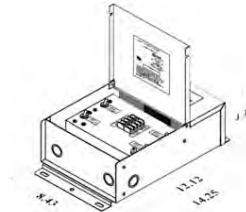


LED POWER SUPPLIES

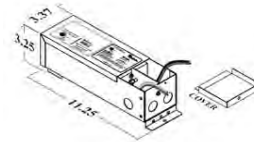
TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER

TBD.PSDH is available in 24V DC for use with MLV forward phase dimming systems. Suitable for commercial or residential use. Integrated technology ensures LED's are not overdriven. Offered in three sizes, for wet or dry locations. UL listed, Class 2 rated.



TBD.PSDH-288W-24V



TBD.PSDH-48W-24V
 TBD.PSDH-96W-24V

FEATURES

- Made in the USA
- Pure DC Current Technology
- AC Ripple Technology – ensures LED's are not overdriven due to repeated excessive current
- NEMA 3R wet location Indoor / Outdoor Enclosure
- Manual reset overload protection
- 100,000 hours lifetime rating
- Aluminum heat dissipating housing
- Dimmable with MLV forward phase dimmers
- UL listed
- Class 2 rated
- Ambient operating temp: 22° ~ +140°F
- Storage temperature: 85° to 194°F
- Humidity: up to 100%

Item#	Wattage	Input	Class 2	Wet/Dry Location	Dimensions
TBD.PSDH-48W-24V	48W	120V AC	YES	Wet/Dry Location	11.25 in. x 3.375 in. x 3.25 in.
TBD.PSDH-96W-24V	96W	120V AC	YES	Wet/Dry Location	11.25 in. x 3.375 in. x 3.25 in.
TBD.PSDH-288W-24V	96W x 3 Circuits	120V AC	YES	Wet/Dry Location	14.25 in. x 8.437 in. x 4.437 in.



PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: ISL1-1-**-80L-02B-2; SSL-**-
 PSA-24V-60-1-AT2
 Lamping: 3.4W, 43 Lumens, 80+ CRI, 3000°K LED
 Voltage: 24V DC

IMPACT ISL1-LED

RECESSED LED LUMINAIRE PATH & STEPLIGHT

In-wall 3.4-watt DC LED path or step light. Wide low-glare aperture projects light 4' at 4' width delivering minimum 1 fc up to 10 fc. Creates discreet path lighting for residential, commercial and hospitality applications. Durable precision milled 316 stainless steel or brass casting. 80+ CRI, delivering 43 lumens. Available in 2700K, 3000K, 3500K & 4000K color temperatures. Dry / Damp and Wet location.

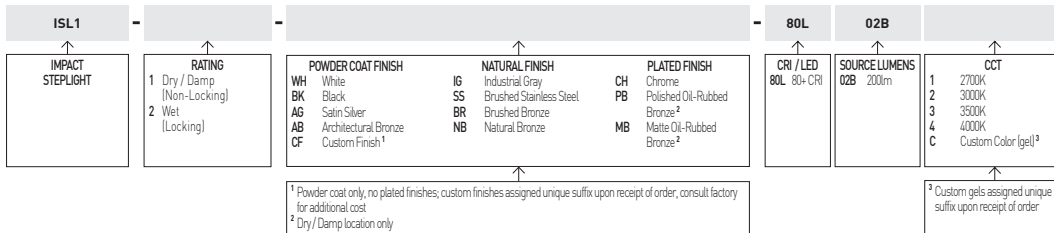


Designates Quick Ship product. Add "-QS" at end of model number to have up to 100 units shipped within 10 business days. Non-Quick Ship offerings have 3-4 week lead time.

PERFORMANCE

LUMINAIRE PERFORMANCE			
LED Configuration	Delivered Lumens lm	Power Consumption W	Luminous Efficacy lm/W
80L-02B	43	3.4	12.6

ORDERING INFORMATION - FIXTURE



MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE (SEE PAGE 3 FOR MOUNTING PROVISION DETAILS)

WET OR DRY / DAMP LOCATION

- SSL-UMP** Universal Mounting Plate
- SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)** Mounting Plate; specify collar depth
- SSL-BB** Back Box with SSL-UMP mounting plate
- SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)** Back Box with SSL-MP mounting plate; specify collar depth
- SSL-SMB-(finish)** Surface Mount Box; specify finish, powder coat only

DRY / DAMP LOCATION ONLY

- SSL-RM** Remodel-Mount collar (drywall / plasterboard)
- SSL-CC** Cavity Collar
- SSL-SC3** Stud-Mount collar (3")
- SSL-SC6** Stud-Mount collar (6")

PROJECT: Carr

ISSUE DATE: 02/22/2018

Catalog #: ISL1-1-**-80L-02B-2; SSL-**;

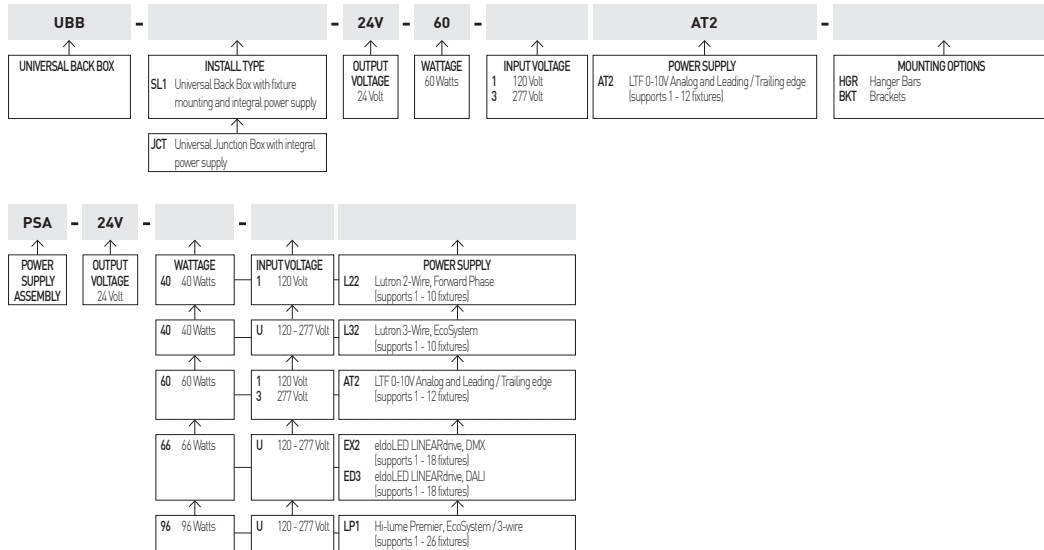
PSA-24V-60-1-AT2

Lamping: 3.4W, 43 Lumens, 80+ CRI, 3000°K LED

Voltage: 24V DC

IMPACT ISL1

POWER SUPPLY OPTIONS



☐ PSA-24V-60-1EL2 Plug-in 120V Class 2 power supply (Supports 1-12 fixtures)

TECHNICAL

CONSTRUCTION

Stealth: Cast 316 stainless steel or brass, depending on finish.

Mounting Plates and Mounting Collars: Stainless Steel.

Single-gang Weatherproof Box: Aluminum.

Surface Mount Box: Aluminum.

Universal Back Box: Polycarbonate.

LED

Proprietary 2 step MacAdam ellipse LED module available with 80+ CRI in color temperatures of 2700K, 3000K, 3500K and 4000K. Average rated lamp life: 50,000 hours.

DIMMING PROTOCOL

LTF 0-10V analog and Leading / Trailing edge (AT2) dims to nominal 10%. Lutron 2-wire (L22) and Lutron 3-wire (L32) dims to 1%. eldoLED LINEARdrive (EX2 & ED3) dims to 0%. Lutron Premier (LP1) dims to 0.1% and features Soft-On, Fade-to-Black™.

RECOMMENDED SPACING

Optimum 18" (457mm) above walking surface; 36" (914mm) on-center spacing.

ELECTRICAL

Luminaire requires factory-supplied 24-Volt DC power supply. May be integral to back box or remote. Secondary run lengths vary depending on power supply specified, see installation guidelines for run lengths.

LISTING

cTUvus Listed; Dark-Sky approved; Patent No. US D610,734 S; Dry / Damp (IP54 rated) and Wet (IP65 rated) location.

WARRANTY

Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

PROJECT: Carr

ISSUE DATE: 02/22/2018

Catalog #: ISL1-1-**-80L-02B-2; SSL-**;

PSA-24V-60-1-AT2

Lamping: 3.4W, 43 Lumens, 80+ CRI, 3000°K LED

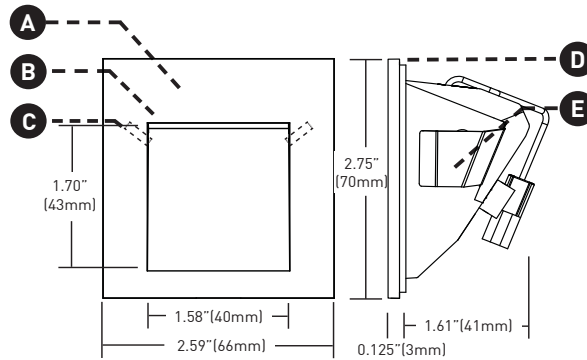
Voltage: 24V DC

IMPACT ISL1

FIXTURE

- A LED**
Regressed LED with wide low glare aperture, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).
- B EFFECTS DEVICES**
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.
- C LOCKING**
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.
- D GASKET**
Foam gasket provided. Required for IP65 wet location applications only.
- E RETENTION**
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

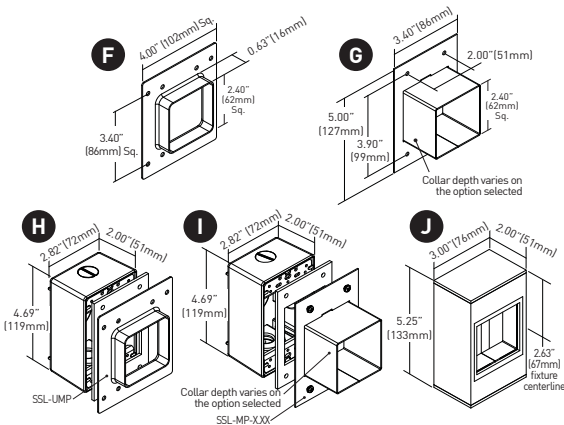
DIMENSIONS / DRAWINGS



MOUNTING REQUIRES REMOTE POWER SUPPLY

- F SSL-UMP**
Universal Mounting Plate typically used with two-gang switch box or 4-square junction box for dry /damp locations. May be used with customer-furnished single or two gang weatherproof box and factory supplied gasket for wet and concrete pour locations.
- G SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Mounting Plate includes gasket and features an extended collar for single-gang weatherproof box; specify preferred depth. Typically for wet and concrete pour locations.
- H SSL-BB**
Back Box equipped with SSL-UMP mounting plate and gasket. Typically used in wet and concrete pour applications. Features 1/2" knockouts.
- I SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Back Box equipped with SSL-MP-XXX mounting plate and gasket; specify preferred depth. Typically used in wet and concrete pour locations. Features 1/2" knockouts.
- J SSL-SMB-(finish)**
Surface Mounting Box for interior or exterior applications, providing flush mount of luminaire. Receives secondary wiring through back of box. Powder coat finishes only.

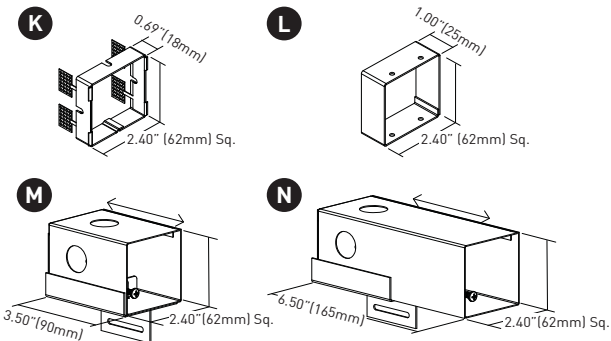
WET AND DRY / DAMP LOCATION



MOUNTING REQUIRES REMOTE POWER SUPPLY

- K SSL-RM**
Remodel Mount collar for installing fixture into drywall / plasterboard. Requires Class 2 power supply.
- L SSL-CC**
Cavity Collar for installing fixture into cavity or bore. Requires Class 2 power supply.
- M SSL-SC3**
Stud-mount Collar, adjusts with integral jackscrew from 1/2" to 3" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.
- N SSL-SC6**
Stud-mount Collar, adjusts with integral jackscrew from 3" to 6" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.

DRY / DAMP LOCATION ONLY



PROJECT: Carr

ISSUE DATE: 02/22/2018

Catalog #: ISL1-1-**-80L-02B-2; SSL-**;

PSA-24V-60-1-AT2

Lamping: 3.4W, 43 Lumens, 80+ CRI, 3000°K LED

Voltage: 24V DC

IMPACT ISL1

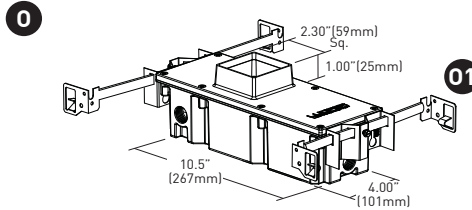
MOUNTING WITH INTEGRAL POWER SUPPLY

Q UBB-SL1-24V-60-XAT2-XXX

Universal Back Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR).

01 Hanger bars, adjust from 14" to 24" for standard joist spacing.

DIMENSIONS / DRAWINGS



REMOTE POWER SUPPLIES

P UBB-JCT-24V-60-XAT2-XXX

Universal Junction Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT).

P1 Brackets, universal stainless steel mounting flange.

Q PSA-24V-XX-XXXX

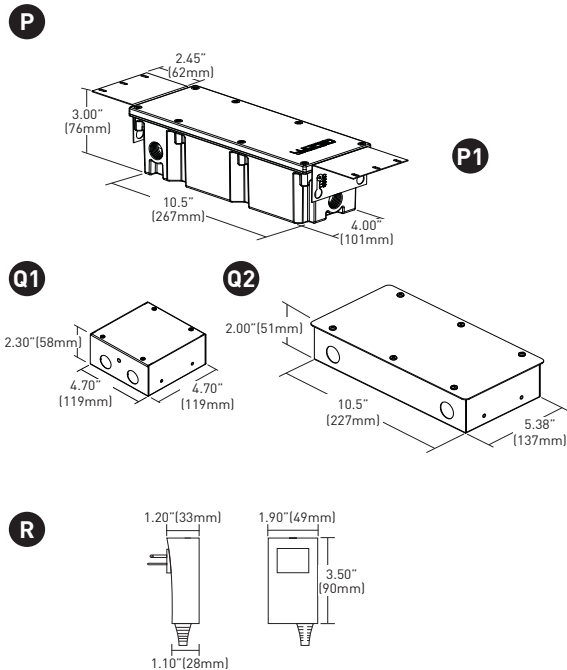
Hardwire Class 2 power supply, consists of a steel compartment and lid painted black with integral conventional electronic power supply. Wired in either a homerun or parallel method. See page 2 for power supply options.

Q1 Used for 60W electronic transformer (AT2).

Q2 Used for 40W, 66W and 96W electronic transformers (EX2, ED3, LP1, L22 & L32).

R PSA-24V-60-1EL2

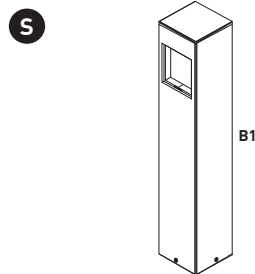
Plug-in Class 2 power supply, wires may be spliced to accommodate multiple luminaires in a parallel or home run method.



BOLLARD

S BOLLARD

Free-standing mount. Available with integral or remote power supply. See BOLLARD spec sheet for complete details and ordering information.



PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: ISL1-1-**-80L-02B-2; SSL-**;
 PSA-24V-60-1-AT2
 Lamping: 3.4W, 43 Lumens, 80+ CRI, 3000°K LED
 Voltage: 24V DC

IMPACT ISL1

LUTRON DIMMING COMPATIBILITY

Power supply L22 Product Family	Part No.	Drivers Per Control (120V only)	Power supply LP1 Product Family	120V Part No.	277V Part No.	Drivers per Control	
						120V	277V
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-	1-8	NovaT®	NTF-10-	NTF-10-277-	1-16	1-19
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-	1-13		NTF-103P-	NTF-103P-277-	1-8	1-14
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-	1-13	Nova®	NF-10-	NF-10-277-	1-8	1-19
GRAFIK T™ CL® dimmer	GT-250M-, GTJ-250M-	1-10		NF-103P-	NF-103P-277-	1-8	1-14
HomeWorks® QS adaptive dimmer	HQRD-6NA-	1-8	Skylark®	SF-10P-	SF-12P-277-	1-8	1-14
HomeWorks® QS 600 W dimmer	HQRD-6ND-	1-8		SF-103P-	SF-12P-277-3	1-8	1-14
HomeWorks® QS 1000 W dimmer	HQRD-10ND-	1-13	Diva®	DVF-103P-	DVF-103P-277-	1-8	1-14
RadioRA® 2 adaptive dimmer	RRD-6NA-	1-8		DVSCF-103P-	DVSCF-103P-277-	1-8	1-14
RadioRA® 2 1000 W dimmer	RRD-10ND	1-13	Ariadni®	AYF-103P-	AYF-103P-277-	1-6	1-14
myRoom™ DIN power module	MQSE-4A1-D	1-6 (per output), 1A max driver input current	Maestro®	MAF-6AM-	MAF-6AM-277-	1-6	1-14
HomeWorks® QS DIN power module	LQSE-4A1-D	1-6 (per output), 1A max driver input current	Maestro Wireless®	MRF2-F6AN-DV-		1-6	1-14
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120	2-10 (per output), 26 total per module	RadioRA® 2	RRD-F6AN-DV-		1-6	1-14
HomeWorks® wallbox power module	HWI-WPM-6D-120	2-10 (per output), 26 total per module	HomeWorks® QS	HQRD-F6AN-DV		1-6	1-14
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-	2-10 (per output), 26 total per module	Interfaces	PHPM-3F-120	-	1-16	-
GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	2-10 (per output), 26 total per module		PHPM-3F-DV		1-16	1-38
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120, LP-RPM-4U-120	2-26 (per output), 26 total per module	GP Dimming Panels	BCI-0-10		1-16	1-38
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120	1-13 (per output), 26 total per module		Various		1-16	1-38
GP dimming panels	Various	1-26	PowPak™ with EcoSystem	RMJ-ECO32-DV-B		32 per EcoSystem link	
Ariadni CL 250W dimmer	AYCL-253P-	1-8		URMJ-ECO32-DVB		32 per EcoSystem link	
Diva CL 250W dimmer	DVCL-253P-DCSCL-253P-	1-8	Energi Savr Node™ with EcoSystem	FCJ-ECO		3 per EcoSystem link	
Nova T CL 250W dimmer	NTCL-250-	1-10	GRAFIK Eye® QS with EcoSystem	QSN-1ECO-S, QSN-2ECO-S, QSN-2ECO-PS120, UQSN-1ECO-S, UQSN-2ECO-S		64 per EcoSystem link	
			HomeWorks® QS with EcoSystem	LQSE-2ECO-D, QSGRJ-, E, QSGR-, E		64 per EcoSystem link	
			Quantum®	QP2-_P_C		64 per EcoSystem link	

Power supply L32 Product Family	120V Part No.	277V Part No.	Drivers per Control	
			120V	277V
NovaT®	NTF-10-	NTF-10-277-	1-41	1-44
	NTF-103P-	NTF-103P-277-	1-20	1-33
Nova®	NF-10-	NF-10-277-	1-41	1-44
	NF-103P-	NF-103P-277-	1-20	1-33
Skylark®	SF-10P-	SF-12P-277-	1-20	1-33
	SF-103P-	SF-12P-277-3	1-20	1-33
Diva®	DVF-103P-	DVF-103P-277-	1-20	1-33
	DVSCF-103P-	DVSCF-103P-277-	1-20	1-33
Ariadni®	AYF-103P-	AYF-103P-277-	1-20	1-44
Maestro®	MAF-6AM-	MAF-6AM-277-	1-15	1-20
	MSCF-6AM-	MSCF-6AM-277-	1-15	1-20
Maestro Wireless®	MRF2-F6AN-DV-		1-15	1-33
RadioRA® 2	RRD-F6AN-DV-		1-15	1-33
HomeWorks® QS	HQRD-F6AN-DV		1-15	1-33
Interfaces	PHPM-3F-120	-	1-41	-
	PHPM-3F-DV		1-41	1-88
GP Dimming Panels	Various		1-41	1-88
PowPak™ with EcoSystem	RMJ-ECO32-DV-B		32 per EcoSystem link	
	FCJ-ECO		3 per EcoSystem link	
Energi Savr Node™ with EcoSystem	QSN-1ECO-S, QSN-2ECO-S		64 per EcoSystem link	
GRAFIK Eye® QS with EcoSystem	QSGRJ-, E, QSGR-, E	-	64 per EcoSystem link	
Quantum®	QP2-_P_C		64 per EcoSystem link	





PROJECT: Carr
 ISSUE DATE: 02/22/2018
 Catalog #: 302563-LED-**-II
 Lamping: 18W; 3000K; 90CRI; 750Lumens
 Location: Exterior

TYPE: XD1.1

Page: 1 of 1



HUBBARDTON FORGE.

PRODUCT SPECIFICATIONS

*Image shown may not reflect your configured options

Edge Large LED Outdoor Sconce

Base Item #302563
 Configured Item #302563-1004
 302563-LED-77-II0566

FINISH
 Coastal Dark Smoke - 77

GLASS
 Seeded Clear Glass (II)

LAMPING
 LED



OPTIONS

FINISH

- Coastal Black - 10
- Coastal Natural Iron - 20
- Coastal Mahogany - 73
- Coastal Bronze - 75
- Coastal Dark Smoke - 77
- Coastal Burnished Steel - 78

GLASS

Seeded Clear Glass (II)

LAMPING

LED

SPECIFICATIONS

Edge Large LED Outdoor Sconce

Base Item #: 302563
 Configured Item #: 302563-1004
 302563-LED-77-II0566

Direct wire LED wall sconce with finish options and a Seeded Clear glass diffuser.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.

Dimensions

Height	31.90"
Width	4.50"
Projection	4.00"
Product Weight	2.80 lbs
Backplate	6.10" x 4.50"
Vertical Mounting Height	18.30"
Packed Weight	9.00 lbs
Shipping (DIM) Weight	28.00 lbs

LED Lamping Dedicated

LED: 18 watt
 CCT: 3000K
 CRI: 90
 Input: 120-277Vac
 Dimming: Line Voltage, ELV
 Delivered Lumens: 750*
 LED Source Lumens: 1500
 IES Files Available: N
 * Not photometric tested, calculated from similar product

Location Rating

Outdoor Wet

Safety Rating

UL, CUL listed



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board
FROM: Dave Bangert, Senior Planner
FOR: Meeting of February 1, 2018
DATE: February 22, 2018
RE: Final Design Review for a new single-family dwelling on Lot 89-2B, 667 Mountain Village Blvd.

PROJECT GEOGRAPHY

Application Overview: The purpose of this agenda item is to allow the Design Review Board (DRB) to provide final review regarding a proposed new single-family home.

Legal Description: Lot 89-2B
Address: 667 Mountain Village Blvd.
Applicant/Agent: Alpine Planning/Tommy Hein Architects
Owner: David Wyler
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.637 acres

Adjacent Land Uses:

- **North:** Single-Family
- **South:** Single-Family
- **East:** Single-Family
- **West:** Multi-Family

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

BACKGROUND

At the December 7, 2017 Design Review Board meeting, a work session was conducted for Lot 89-2B. After feedback and direction from the DRB the applicant has made several changes to the design. The main dwelling has been redesigned to be closer to the lower garage by 10' and is now connected with an enclosed elevated bridge that ties the living areas of the lower garage and main house together. The upper garage and associated exterior parking/backing space have been flipped to provide better function and reduce the impacts to the lot to the south and the front entry way has been redesigned to provide a better entry and sense of arrival. The applicant has submitted an application in accordance with the provisions of Section 17.4.11 of the Community Development Code (CDC) for a Design Review Process application with the Design Review

Board. The proposed project consists of a 345-square foot single car garage and 721-square foot two car garage with 700-square feet of livable space. Total livable square footage for the home is 6,786.4-square feet with total square footage of 8,162.5-square feet. This is the final Design Review for this project.

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	35' maximum (35'+5' for gable roof)	34' – 10"
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	20' – 6"
Maximum Lot Coverage	40% maximum	19.54%
General Easement Setbacks		
North	16' setback from lot line	65' to GE
South	16' setback from lot line	0' to GE
East	16' setback from lot line	0' to GE
West	16' setback from lot line	2' to GE
Roof Pitch		
Primary		1:12
Secondary		1:12
Exterior Material		
Stone	35%	40.8%
Wood	(No requirement)	15.5%
Windows/Doors	40% maximum for windows	18%
Metal Accents		25.3%
Board Formed Concrete		0.5%
Parking	2 enclosed and 2 exterior	3 enclosed and 1 exterior

17.3.12.C BUILDING HEIGHT LIMITS

The average height for the proposed designed is relatively low at 20' – 6". The maximum height is 34' – 10", which puts it within 2" of the maximum height allowed for the roof design.

When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that 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. This shall be done prior to the Building Division conducting the required framing inspection.

17.5.5 BUILDING SITING DESIGN

Lot 89-2B is an average size (0.637 acres) irregular hexagon shaped lot that slopes from east to west. This lot has road frontage along Mountain Village Blvd. on both the east and west property boundaries. Both eastern and western boundaries have slopes above 30% grade in the 16' General Easements. The applicant is proposing two driveways off lower and upper Mountain Village Blvd. This will require specific approval from the DRB. The Town's Public Works Department supports the request for two driveway cuts. The house site is located near the top of the lot close to the eastern GE's. There is a proposed encroachment into the eastern General Easement for a portion of an exterior parking space, address monument and a 10' high driveway retaining wall and a proposed encroachment into the southern GE for a portion of the driveway retaining wall. There are proposed retaining walls in the western GE to create access and a backing area for the lower garage. There is a proposed flagstone walkway that leads from the main house to southwest corner of the lot. This walkway has proposed bollard lighting and extends into the western General Easement. There a number of the design elements of the main home that extend within 5' of the eastern, southern and western GE lines. The applicant will seek specific approval for the parking encroachment, retaining walls in the southern, eastern

and western GE's and the walkway extending in to the western GE. Telluride Ski and Golf has granted permission to the owner of lot 89-2B for "Driveway Improvements" in the 30-foot TSG easement.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

In accordance with the Community Development Code, the proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick grounded foundation.

Roof Forms, Design and Materials

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets. The primary roof forms for the residence are (2) 1:12 shed roofs. The secondary roof forms are low pitch (1:12) sheds over the front entry way, bridge element and the lower garage. The roof over the upper garage is proposed to be flat with 1/4" slopes to central roof drains. The proposed roofing material will be bonderized standing seam as well as fascia. This will require specific approval from the DRB for use of bonderized standing seam roofing.

Exterior Wall Materials

The exterior walls consist of 40.7% stone veneer (Indiana Buff Limestone) with random ashlar pattern; 15.5 % wood, vertical 12" barn wood and rough sawn timber beams; 18% fenestration (bronze metal clad Loewen windows); 25.3% steel accents, with bonderized steel panels, corrugated bonderized metal siding, steel panel railing (bronze painted to match windows) and exposed steel members and C-channel steel railing (painted mid grey); 0.5% board formed concrete.

17.5.7 GRADING AND DRAINAGE PLAN

The applicant has provided a grading and drainage plan prepared by Uncompahgre Engineering, LLC for the proposed development. Positive drainage away from the structures has been provided with all disturbed areas and to have final grades of 3:1 or flatter.

17.5.8 PARKING REGULATIONS

There are 3 enclosed parking spaces and 1 exterior space proposed. All parking spaces are completely located within the property boundaries but the exterior parking space encroaches into the eastern GE and the backing area for the lower garage encroaches into the western G E. The applicant has indicated that there will be snowmelt on both driveways, front entry porch and terraces on main house. Total square footage of snowmelt is 3,483-square feet. This will require an energy offset for the square footage of snowmelt above 1000 SQ FT.

17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan shows 35 aspens, 2 spruces and 3 bristlecone pines with all disturbed areas to be re-seeded per CDC guidelines. All plantings will need to be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

Landscaping Type	Minimum Size
Deciduous Trees –Single Stem	3 inches caliper diameter at breast height ("dbh")
Deciduous Trees – Multi-stem	2.5 inches dbh
Evergreen Trees –Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees – Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.

17.5.11 UTILITIES

All shallow utilities are proposed to be run from lower Mountain Village Blvd. on the northern side of the lower driveway. The water line will come in from south of the lower driveway and run to the main house. Sanitary sewer will tie in to the existing sewer line to the north. Public Works requests that all utilities be field located by the contractor prior to construction.

17.5.12 LIGHTING REGULATIONS

The exterior lighting plan shows 28 down lights, 15 mono point fixtures, 9 path bollards, 2 sconces and 6 junction boxes for holiday lighting. Locations include decks, egresses and a walking path. The DRB should determine if this amount of exterior lighting is appropriate for the design and the site.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

The address monument is compliant with the code; however, the numbers will have to be reflective per the TFPD and the light source will need to be determined. The proposed location is in the eastern GE and will need approval from the Board.

17.6.6.B. DRIVEWAY STANDARDS

The driveway designs meet the standards of the CDC. The first 20' of the upper drive is at 3.42% grade and the auto court area has a maximum grade of 2.00%. The grade of the lower drive is 3.52%.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has indicated the fireplace will be a gas as well as the fire pit on the back patio.

17.7.19 CONSTRUCTION MITIGATION

All construction staging is within the lot boundaries but the construction staging plan shows construction parking and disturbance in the General Easements. This disturbance is minimal and will not adversely affect the surrounding properties. There is proposed construction parking along lower MV Blvd. (7 spaces) and upper MV Blvd. (2 spaces).

PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- Exterior parking, retaining wall and address monument in the eastern General Easement;
- Retaining wall in the northern General Easement;
- Retaining walls in the western General Easement;
- Flagstone walking path in the western General Easement;
- Specific approval for two curb cuts;
- Specific approval for a retaining wall over 5' without stepping;
- Specific approval for rubble stone in the Hilficker wall as a finish material;
- Specific approval for use of bonderized roofing, fascia and siding panels;
- Specific approval for the use of board formed concrete.

RECOMMENDATION

Staff recommends the DRB approve the Final Review application with the stated variations and specific approvals for Lot 89-2B with the following conditions:

1. 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. This condition shall be carried over to any Final Review Approval as it is a construction condition.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.
3. The owners of Lot 89-2B will enter in to a General Easement Encroachment Agreement for exterior parking, retaining walls, address monument and walking path.

This motion is based on the evidence and testimony provided at a public hearing held on March 1, 2018, with notice of such hearing as required by the Community Development Code.

Wyler Residence Final Review

*Wyler
PAD*



BACKGROUND

The Design Review Board approved the proposed architecture and Site Review at the February 1, 2018 meeting, with the following conditions:

1. 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. This condition shall be carried over to any Final Review Approval as it is a condition of approval.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a condition of approval.

The DRB's approved the proposed exterior materials as present in the attached Review plans:

- Standing seam bondurized roof
- Bonderized steel panels
- Bonderized f
- Corrugated bonderized metal siding
- Board Formed Concrete
- Exposed W8-steel columns

Project Geography

Geography and Zoning Requirements		
	Existing/Requirement	Proposed
Legal Description	Lot 89-2C	No Change
Address	667 Mountain Village Blvd.	No Change
Lot Size	0.637 acre; 27,747.72 square feet	No Change
Floor Area	No Floor Area Requirement	
Zone District	Single-family Zone District	No Change
Maximum Building Height	35 feet + 5 feet	34'-2"
Average Building Height	30 feet	20'-6"
Lot Coverage		
Setbacks		
	Front - East	16 feet
	Side - North	16 feet
	Rear - West	16 feet
	Side - South	16 feet
Parking	2 enclosed spaces + 2 unenclosed	3 garage + 1 surface

EXTERIOR MATERIALS

The exterior materials for the project include:

- Dark grey tone
- 8" barnwood siding
- Board formed concrete
- Rough sawn

- W-8 Steel Members
- Solid steel panel, bronze paint to math windows
- Bronze anodized Lowen Windows
- Rubble stone veneer walls

The following table breaks down the proposed exterior materials and the changes for review:

Material	Final Review		Initial Review		Difference
	Area in Sq. Ft.	Percent	Area in Sq. Ft.	Percent	
Stone	4241.9	40.7	5326.1	41.1	-1084.2
Board Formed Concrete	50.9	0.5	176.9	1.4	-126
Timber	333.2	3.2	590.5	4.6	-257.3
Wood Siding	1280.4	12.3	1720.9	13.3	-440.5
Steel	685.6	6.6	854.04	6.6	-168.44
Metal Accent	1947.3	18.7	1960.1	15.1	-12.8
Glazing	1876.5	18.0	2328.4	18.0	-451.9
Total	10415.8	100.0	12957	100.0	



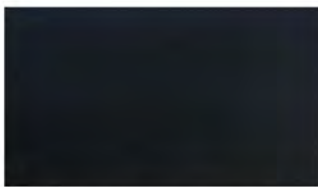
9 ROUGH SAWN TIMBER BEAMS
SCALE: NO SCALE



6 BLACK CLAD WINDOWS (Lowen/Kolbe or equal)
SCALE: NO SCALE



3 PORTLAND WHITE - BOARD FORMED CONCRETE
SCALE: NO SCALE



8 SOLID STEEL PANEL RAILING, PAINT DRK. GREY
SCALE: NO SCALE



5 EXPOSED STEEL MEMBERS, PAINT MED-GREY
SCALE: NO SCALE



2 +/- 12" VERTICAL BARNWOOD SIDING
SCALE: NO SCALE



7 RUBBLE STONE IN HILFICKER WALL/ LWR. RETAINING
SCALE: NO SCALE

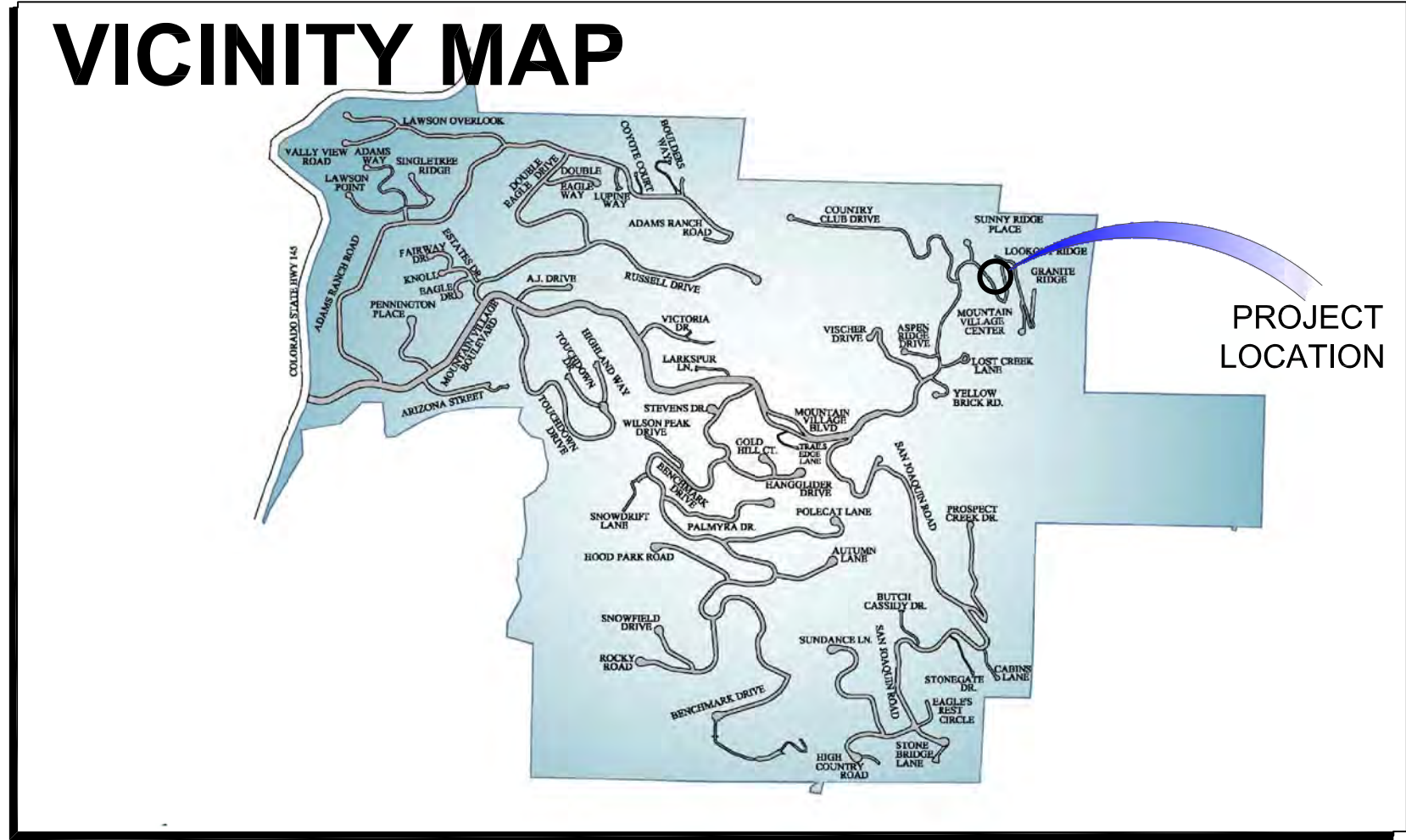


4 BLACK STANDING SEAM METAL ROOF
SCALE: NO SCALE



1 EXTERIOR STONE VENEER
SCALE: NO SCALE





GENERAL NOTES

CONTRACT DOCUMENTS

CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, 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

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: CIVIL DRAWINGS (C SHEETS), LANDSCAPE DRAWINGS (L SHEETS), ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), PLUMBING (P SHEETS), FIRE ALARM (FA SHEETS), FIRE PROTECTION (FP SHEETS), AUDIOVISUAL DRAWINGS (LV SHEETS) AND LIGHTING DRAWINGS (LP SHEETS).

CODE COMPLIANCE:

ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3

INTENT:

THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

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, ELECTRICAL, PLUMBING, AUDIOVISUAL AND LIGHTING DRAWINGS.

ZONING - CODE SUMMARY

ZONING - SINGLE FAMILY RESIDENTIAL
BUILDING CODE - IRC 2012
DESCRIPTION - 2.0 STORY W/ BASEMENT
OCCUPANCY CLASSIFICATION - IRC 182
AUTOMATIC FIRE SPRINKLERS - NFPA 13D - SPRINKLERED GREATER THAN 3600SF

FIRE RESISTIVE RATING - SHAFT ENCLOSURES - 1HR.
EXIT ENCLOSURE RATING - 1HR.

REGULATORY COMPLIANCE:

THE CONTRACTOR SHALL ENSURE THAT THE WORK AND CONSTRUCTION ADMINISTRATION PROCESSES COMPLY WITH ALL APPLICABLE GOVERNMENTAL AND PRIVATE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE TOWN OF TELLURIDE LAND USE CODE (LUC), DESIGN GUIDELINES, HISTORIC AND ARCHITECTURAL REVIEW COMMISSION (HARC) CONDITIONS, CERTIFICATES OF APPROPRIATENESS (CAs) AND IMPACT STATEMENTS; THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE (CDC) AND DESIGN REVIEW BOARD (DRB) CONDITIONS; SAN MIGUEL COUNTY BUILDING REGULATIONS; AND ALL COVENANTS CONDITIONS & RESTRICTIONS, DECLARATIONS, ARCHITECTURAL GUIDELINES AND RULES & REGULATIONS ESTABLISHED BY ANY PRIVATE OWNERS ASSOCIATIONS THAT GOVERN THE PROJECT SITE.

SHEET INDEX

ARCHITECTURAL

A0	PROJECT INFORMATION
A0.0	COVER / PROJECT INFORMATION
A0.1	SITE PHOTOS
A0.2	SITE MASSING
A0.3	PERSPECTIVES
C1	CIVIL SERIES
--	TOPOGRAPHIC SURVEY
--	SLOPE SURVEY
C1	GRADING AND DRAINAGE PLAN
C2	PRELIMINARY UTILITY PLAN
A1	SITE SERIES
A1.1	OVERALL SITE PLAN
A1.2	LANDSCAPE / IRRIGATION PLAN
A1.3	CONSTRUCTION MITIGATION PLAN
A1.4	BUILDING HEIGHT DIAGRAM
A1.5	FLOOR AREA & SNOWMELT AREA CALC'S
A1.6	H.E.R.S. AREA CALCULATIONS
A2	PLAN SERIES
A2.1	LEVEL-00 & LEVEL-01 FLOOR PLANS
A2.2	LEVEL-02 FLOOR PLAN
A2.3	LEVEL-03 FLOOR PLAN
A2.4	LEVEL-04 FLOOR PLAN
A2.5	MAIN HOUSE ROOF PLAN
A2.6	SKI LOUNGE ROOF PLAN
A3	EXTERIOR ELEVATION SERIES
A3.1	SOUTH ELEVATION
A3.3	NORTH ELEVATION
A3.3	EAST ELEVATION
A3.4	WEST ELEVATION
A3.5	SKI LOUNGE / LOWER GARAGE ELEVATIONS
A4	BUILDING SECTION SERIES
A4.1	BUILDING SECTION #1
A4.2	BUILDING SECTION #2
A4.3	BUILDING SECTION #3
A4.4	BUILDING SECTION #4
A4.5	BUILDING SECTION #5
A4.6	BUILDING SECTION #6 & #8
A4.7	BUILDING SECTION #7
A4.8	BUILDING SECTION #9 & #10
A9	SCHEDULES- DOOR & WINDOW DETAILS
A9.1	DOOR SCHEDULE
A9.2	WINDOW SCHEDULE
A9.3	WINDOW SCHEDULE
A9.4	DOOR & WINDOW DETAIL

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 TBD

LANDSCAPE:
 TBD

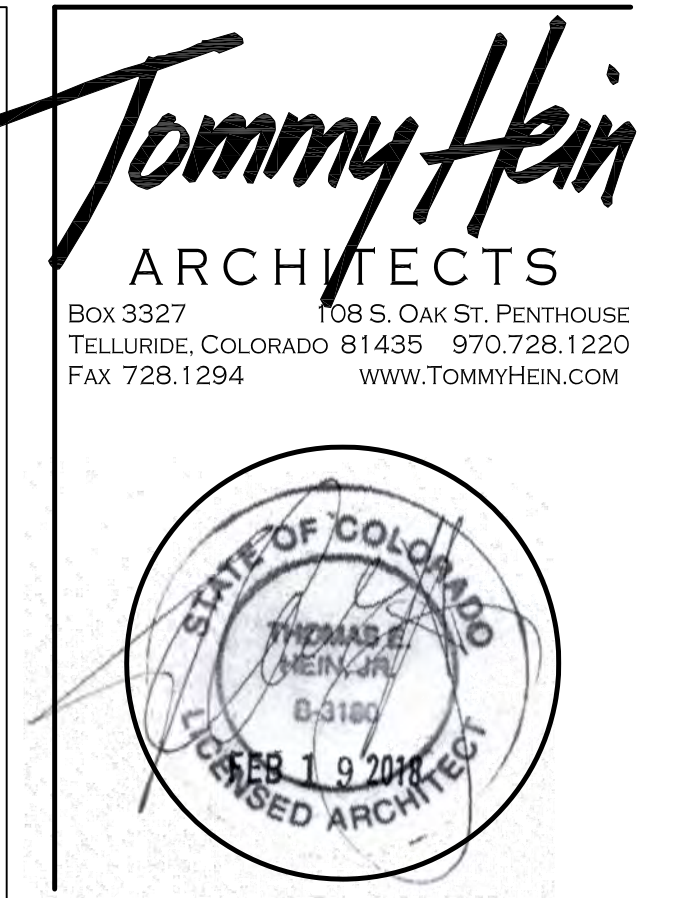
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 OFFICE@SANJUANSURVEYING.NET



SUBMISSIONS:

CLIENT REVIEW	10-25-17
WORKSESSION 01	11-10-17
DRB REVISED	11-27-17
CLIENT REVIEW	12-14-17
DRB APPLICATION 01	12-22-17
CLIENT REVIEW	01-12-18
POST PRELIM-DRB REVIEW	02-01-18
CLIENT REVIEW MEETING	02-14-18
DRB-2 FINAL	02-19-18
DRB-2 FINAL (REVISED)	02-21-18



LOT 89-2B
 667 MOUNTAIN VILLAGE BLVD.
 MOUNTAIN VILLAGE, CO

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PROJECT INFORMATION SHEET

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



LOT COVERAGE AND FLOOR AREA CALCULATIONS

STANDARDS	ALLOWED	PROPOSED
LOT COVERAGE		
	UP TO 40% OF LOT AREA =	LOT AREA = .637 ACRES -or- 27,747.7 SF ALLOWED (40%) = 11,099.1 SF
		PROP. LOT COVERAGE = 5,512.0 SF (19.86%) SEE ALSO SHEET A1.5
FLOOR AREA CALCULATIONS		
		SEE SHEET A1.5 FOR FLOOR AREA CALCULATIONS
MISC. REQUIREMENTS		
BUILDING SETBACKS	16'-0"	16'-3"+ TO 42'+
BUILDING HEIGHT		
Maximum	35'-0"	34'-10"
Average	20'-6"	20'-6"
NUMBER OF UNITS	1	1
Broken down by Type	Residential	Residential
PARKING SPACES		
Enclosed	2	3
Surface	2	1



3 **SOUTHWEST VIEW**
SCALE: NO SCALE



1 **SOUTHEAST VIEW**
SCALE: NO SCALE



2 **SOUTH VIEW**
SCALE: NO SCALE

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728 S. OAK ST. PENTHOUSE TELLURIDE, COLORADO 81435
970.728.1220
FAX 728.1294 WWW.TOMMYHEIN.COM



SUBMISSIONS:

CLIENT REVIEW	10-25-17
WORKSESSION 01	11-10-17
DRB REVISED	11-27-17
CLIENT REVIEW	12-14-17
DRB APPLICATION 01	12-22-17
CLIENT REVIEW	01-12-18
POST PRELIM-DRB REVIEW	02-01-18
CLIENT REVIEW MEETING	02-14-18
DRB-2 FINAL	02-19-18
DRB-2 FINAL (REVISED)	02-21-18

Wylor
PAD

LOT 89-2B
667 MOUNTAIN VILLAGE
BLVD.

MOUNTAIN VILLAGE,
CO

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**SITE
PHOTOS**

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

A0.1

NOT FOR CONSTRUCTION



1 AERIAL 01
SCALE: NO SCALE



2 AERIAL 02
SCALE: NO SCALE

Tommy Hein
ARCHITECTS
Box 3327 108 S. Oak St. Penthouse
Telluride, Colorado 81435 970.728.1220
Fax 728.1294 www.TommyHein.com



SUBMISSIONS:

CLIENT REVIEW	10-25-17
WORKSESSION 01	11-10-17
DRB REVISED	11-27-17
CLIENT REVIEW	12-14-17
DRB APPLICATION 01	12-22-17
CLIENT REVIEW	01-12-18
POST PRELIM-DRB REVIEW	02-01-18
CLIENT REVIEW MEETING	02-14-18
DRB-2 FINAL	02-19-18
DRB-2 FINAL (REVISED)	02-21-18

Wyer
PAD

LOT 89-2B
667 MOUNTAIN VILLAGE
BLVD.
MOUNTAIN VILLAGE,
CO

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SITE
MASSING

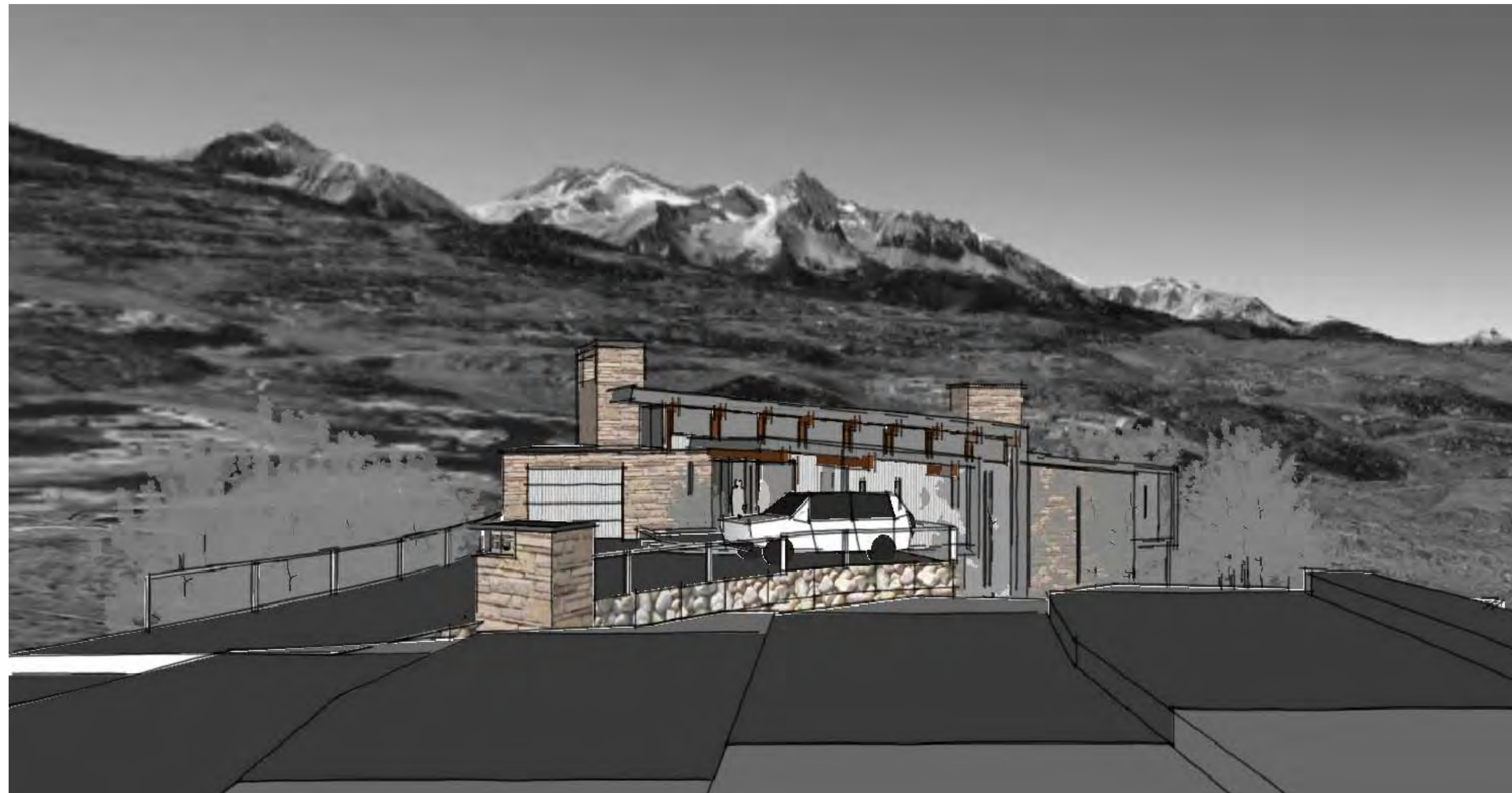
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A0.2
NOT FOR CONSTRUCTION

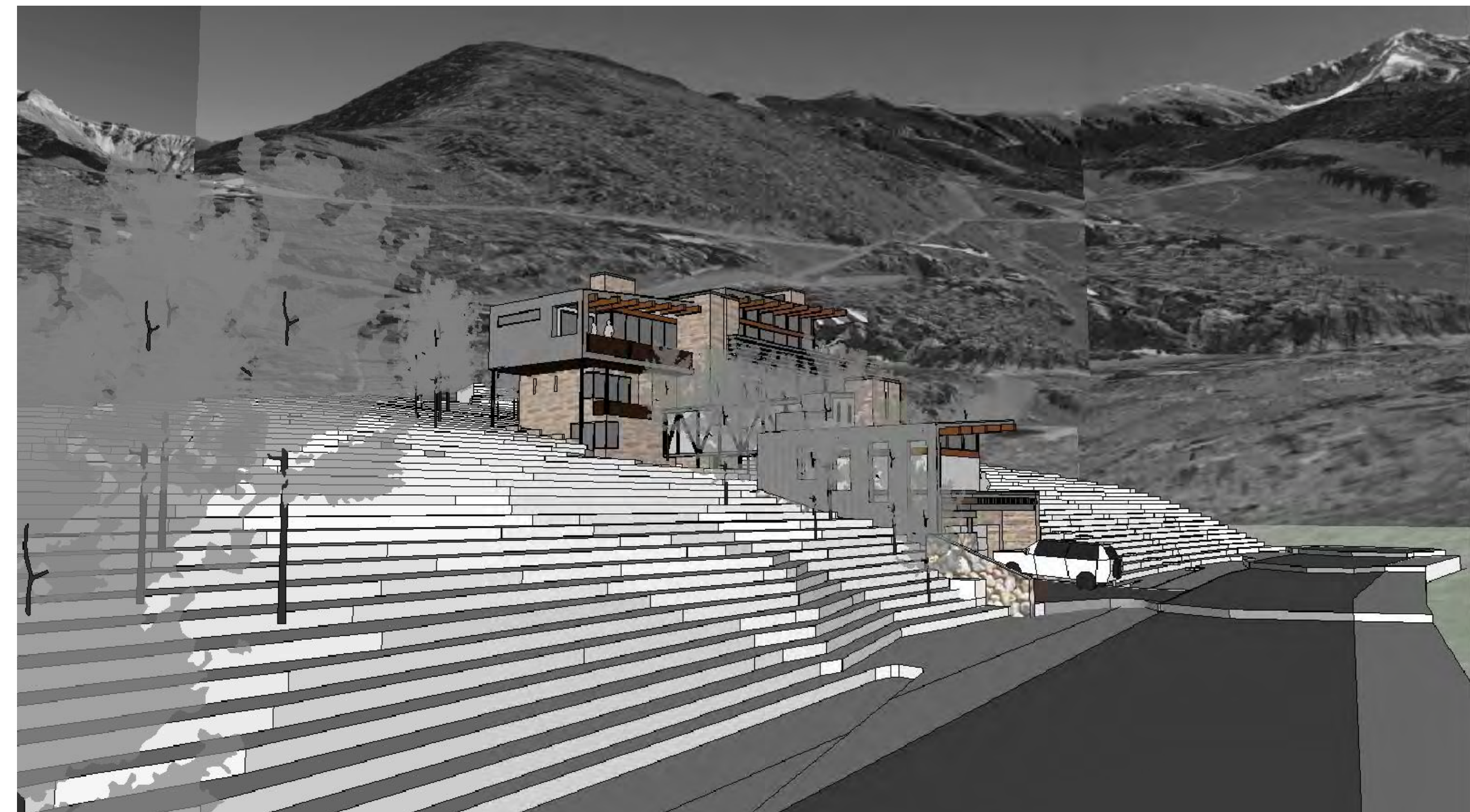


SUBMISSIONS:

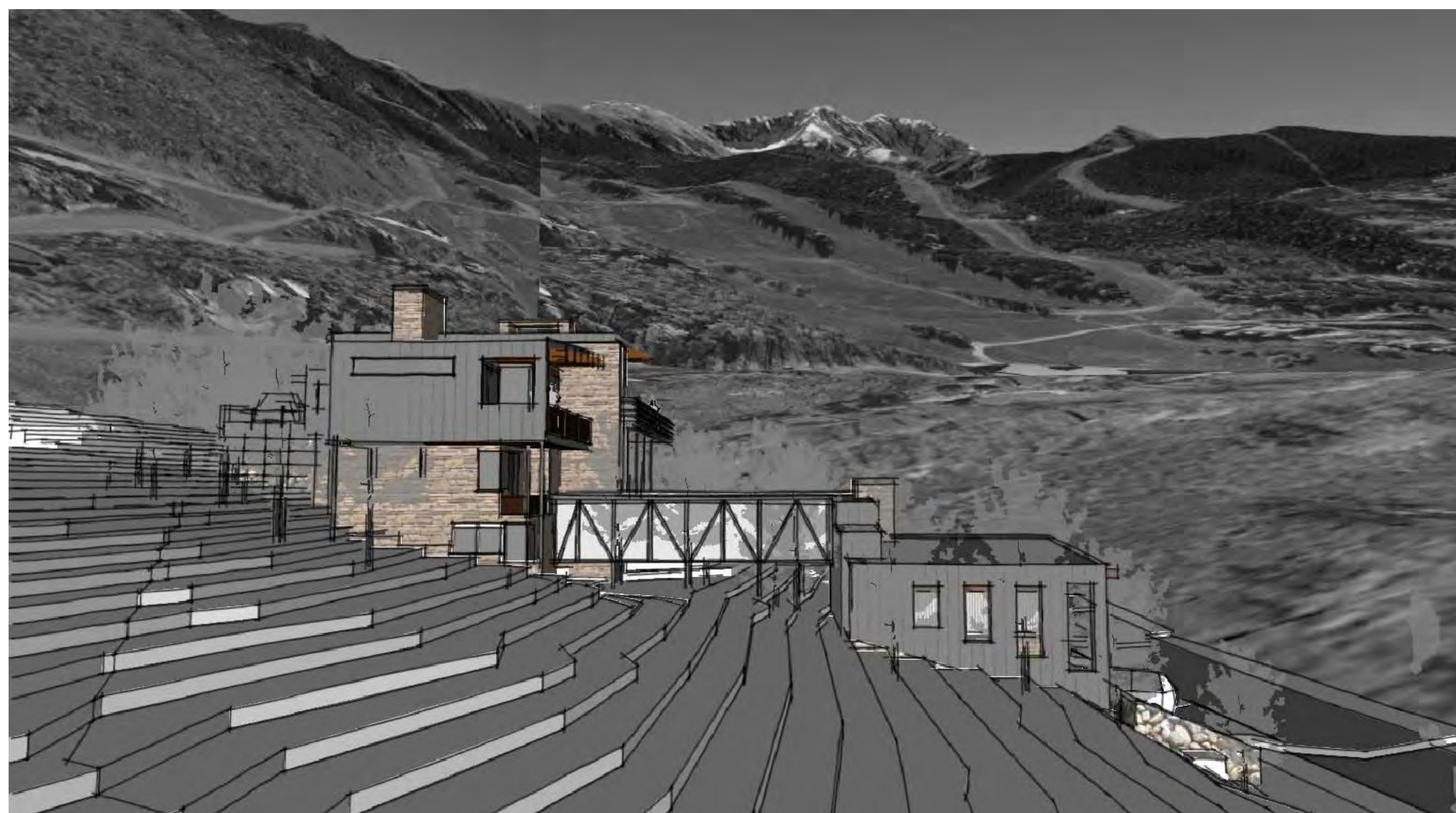
CLIENT REVIEW	10-25-17
WORKSESSION 01	11-10-17
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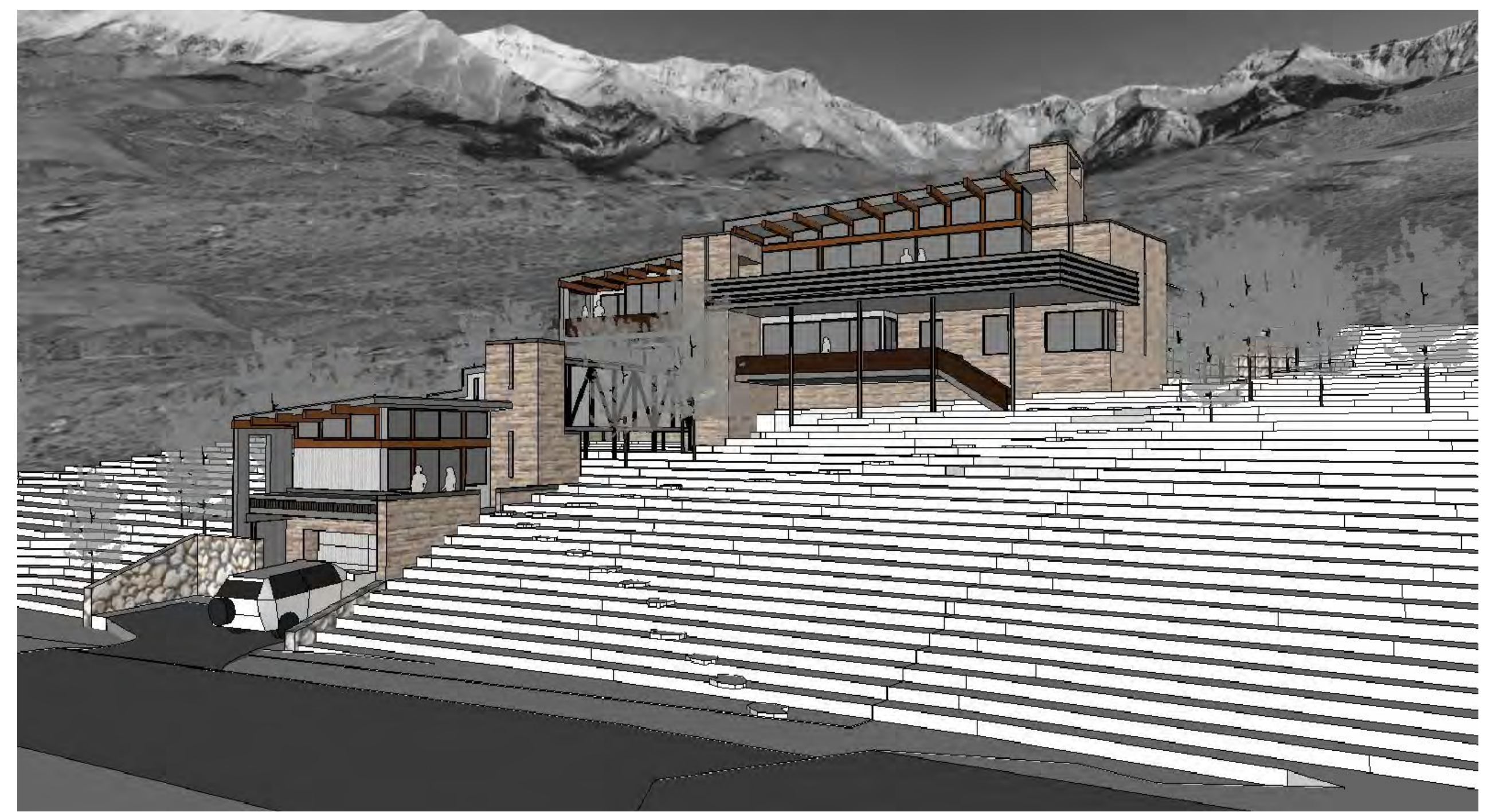
3 ENTRY VIEW TO WILSON
 SCALE: NO SCALE



1 WEST VIEW
 SCALE: NO SCALE



4 VIEW TO PALMYRA
 SCALE: NO SCALE



2 VIEW TO DALLAS
 SCALE: NO SCALE

Wylor
PAD

LOT 89-2B
 667 MOUNTAIN VILLAGE
 BLVD.

MOUNTAIN VILLAGE,
 CO

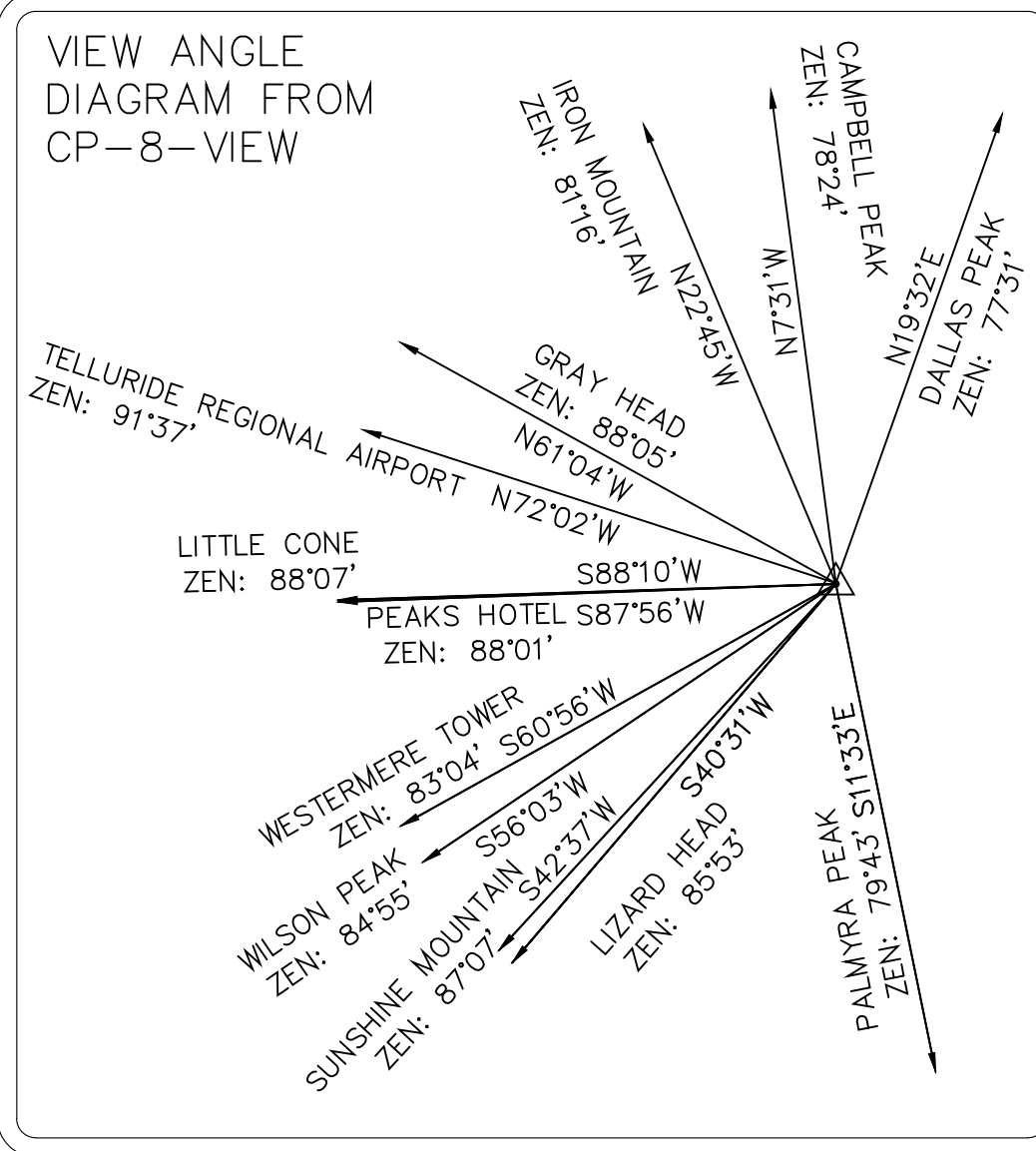
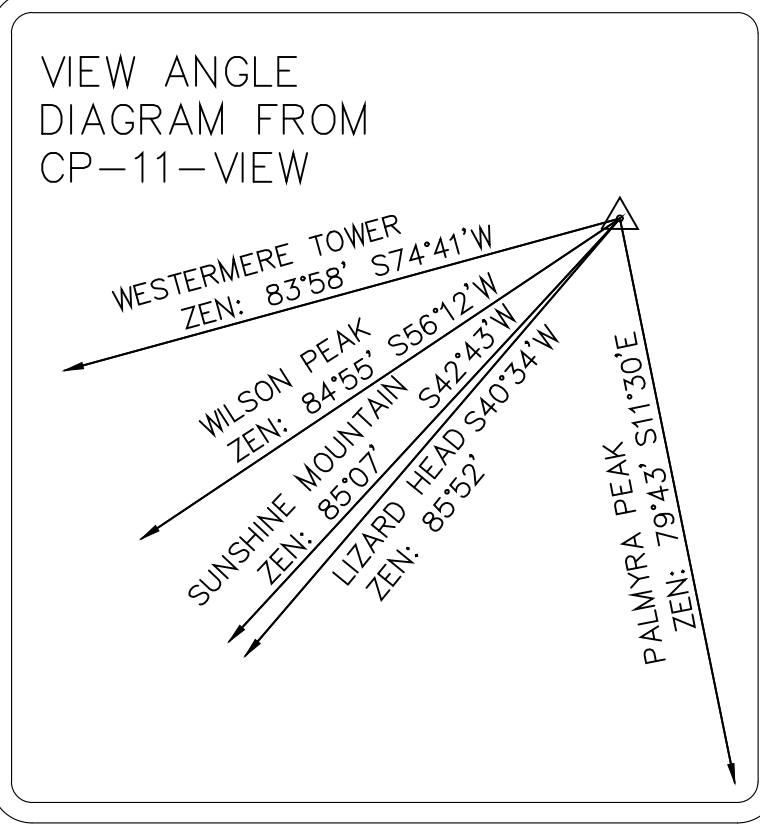
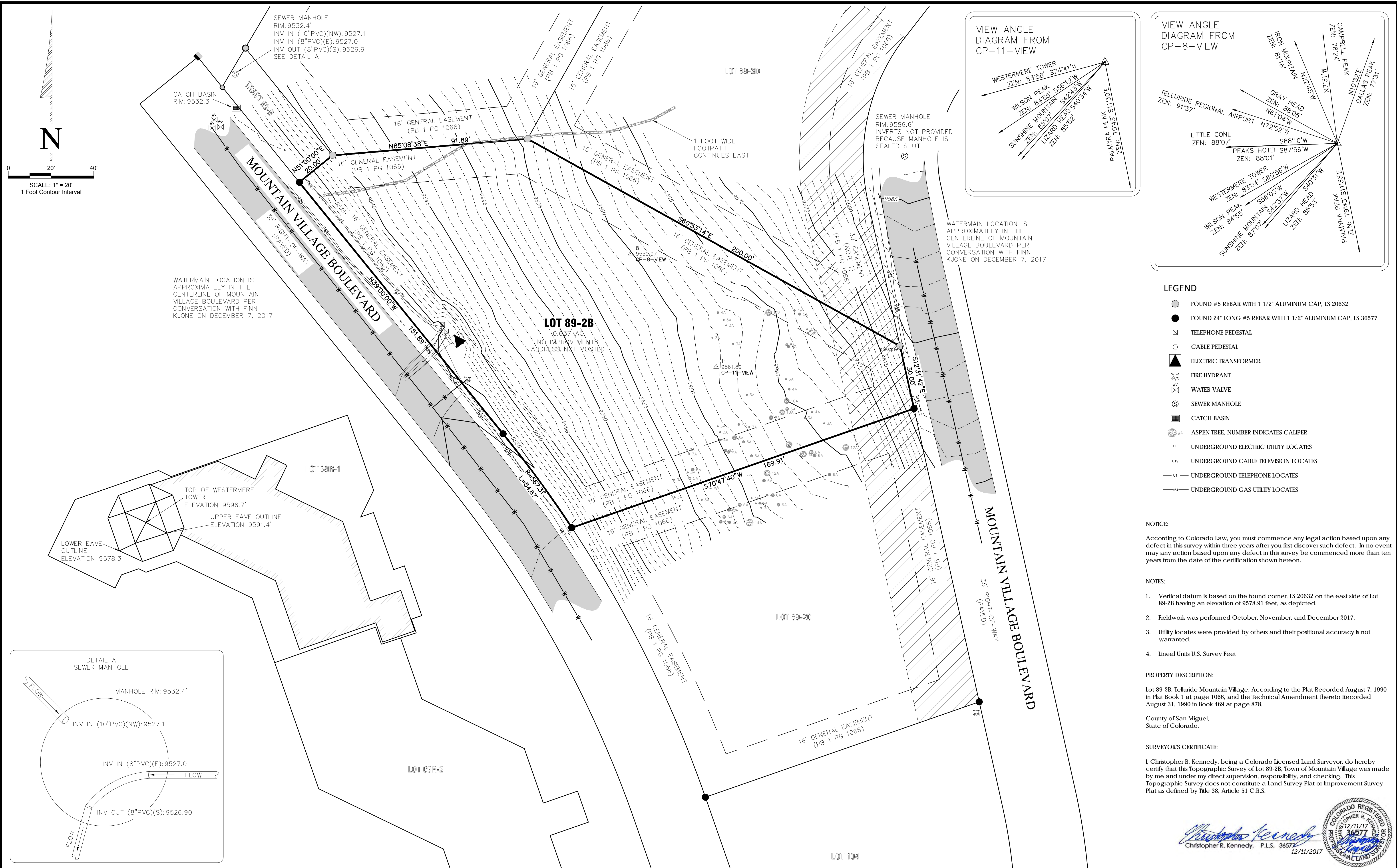
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PERSPECTIVES

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

A0.3

NOT FOR CONSTRUCTION



- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 20632
 - FOUND 24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 36577
 - ⊠ TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - ▲ ELECTRIC TRANSFORMER
 - ⊕ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊙ SEWER MANHOLE
 - CATCH BASIN
 - ⊕ ASPEN TREE, NUMBER INDICATES CALIPER
 - UE — UNDERGROUND ELECTRIC UTILITY LOCATES
 - UT — UNDERGROUND CABLE TELEVISION LOCATES
 - UT — UNDERGROUND TELEPHONE LOCATES
 - G — UNDERGROUND GAS UTILITY LOCATES

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:**
- Vertical datum is based on the found corner, IS 20632 on the east side of Lot 89-2B having an elevation of 9578.91 feet, as depicted.
 - Fieldwork was performed October, November, and December 2017.
 - Utility locates were provided by others and their positional accuracy is not warranted.
 - Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

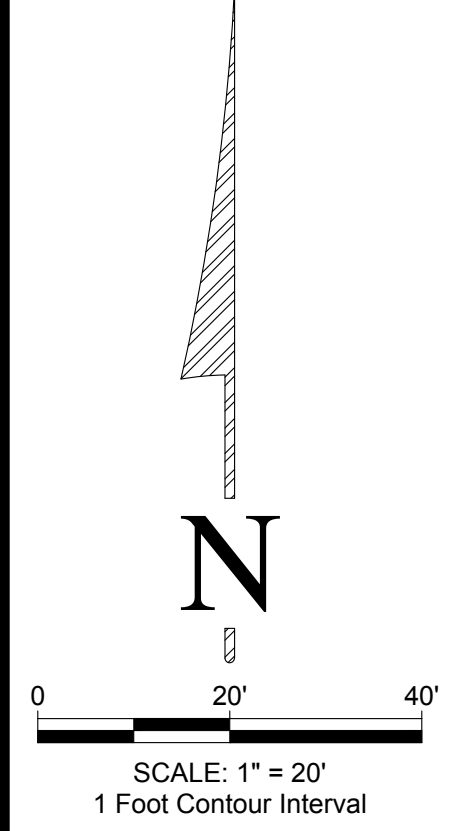
Lot 89-2B, Telluride Mountain Village, According to the Plat Recorded August 7, 1990 in Plat Book 1 at page 1066, and the Technical Amendment thereto Recorded August 31, 1990 in Book 469 at page 878.

County of San Miguel,
State of Colorado.

SURVEYOR'S CERTIFICATE:

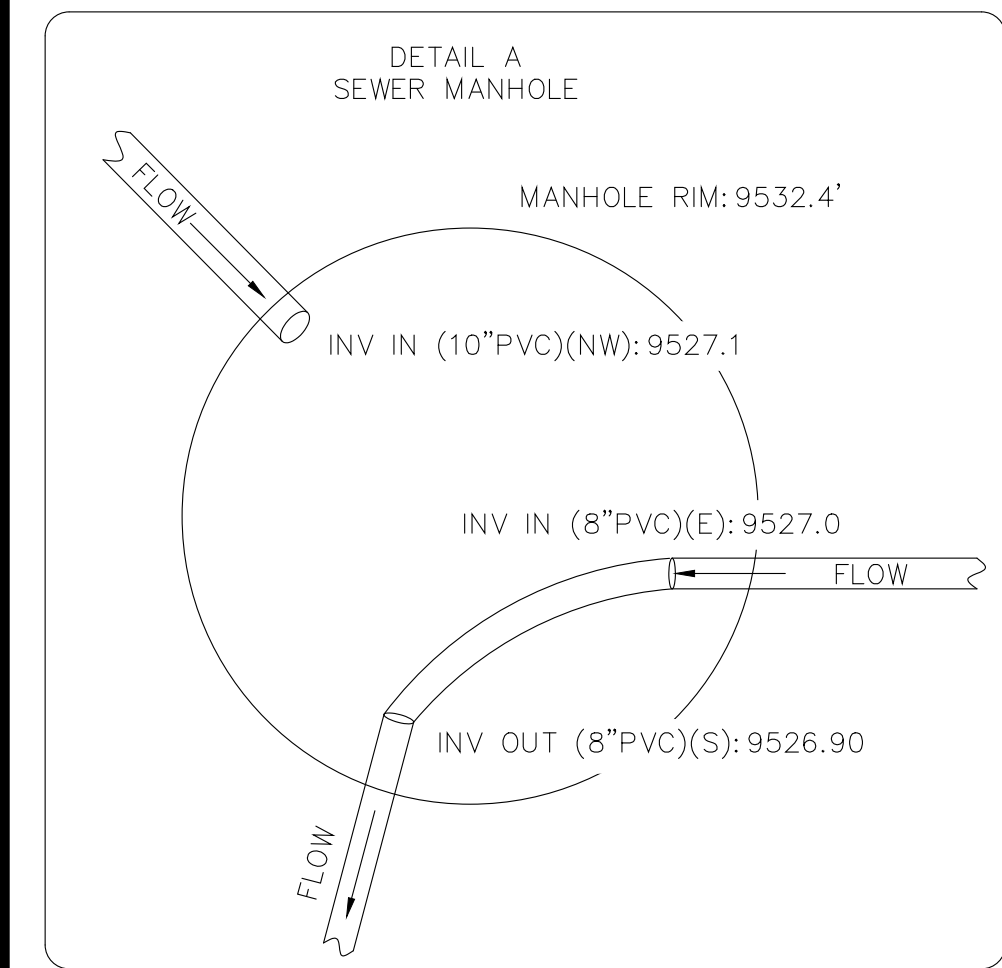
I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 89-2B, Town of Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
12/11/2017



WATERMAIN LOCATION IS APPROXIMATELY IN THE CENTERLINE OF MOUNTAIN VILLAGE BOULEVARD PER CONVERSATION WITH FINN KJONE ON DECEMBER 7, 2017

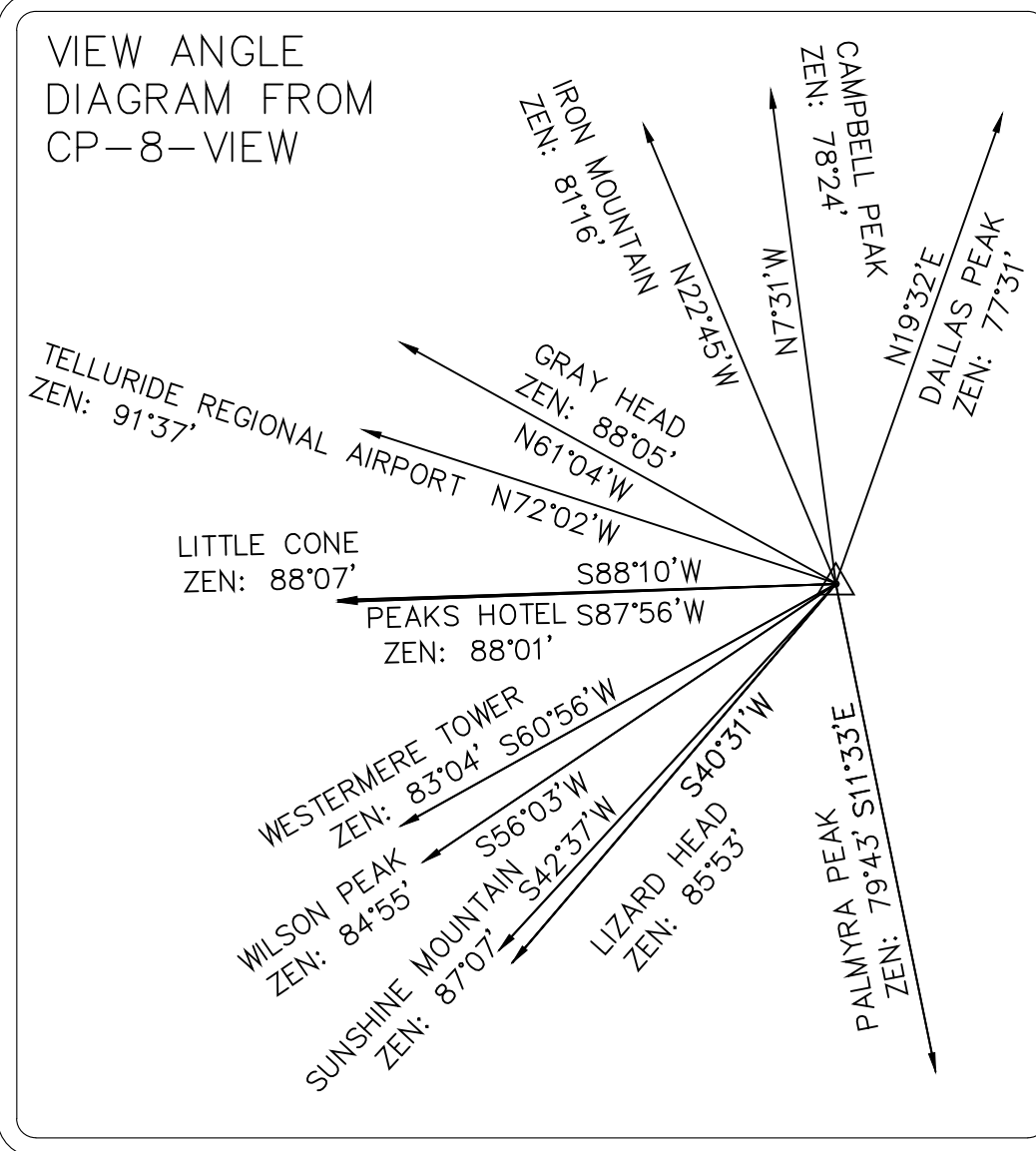
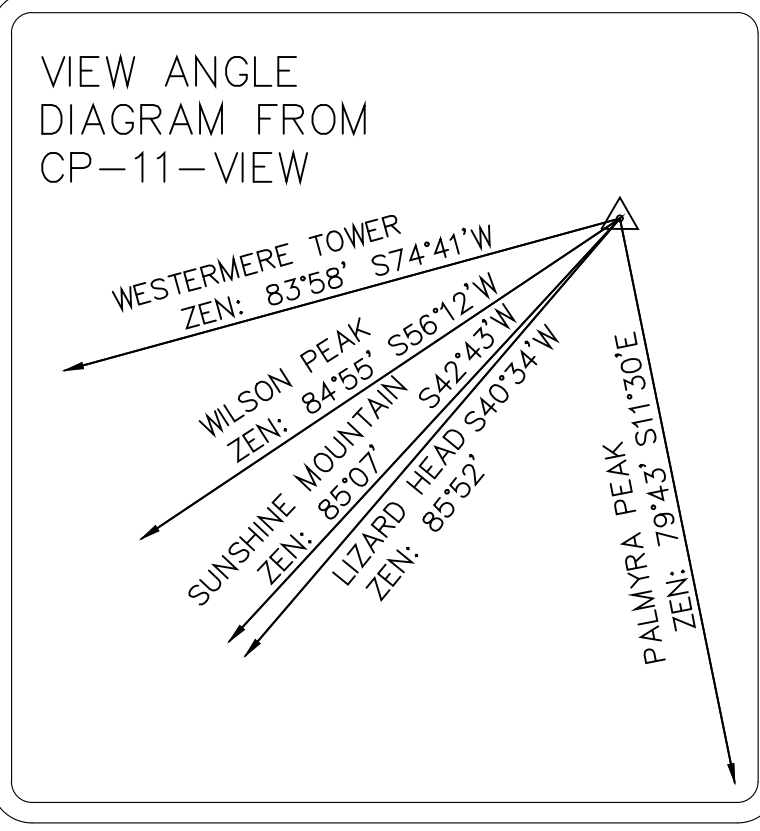
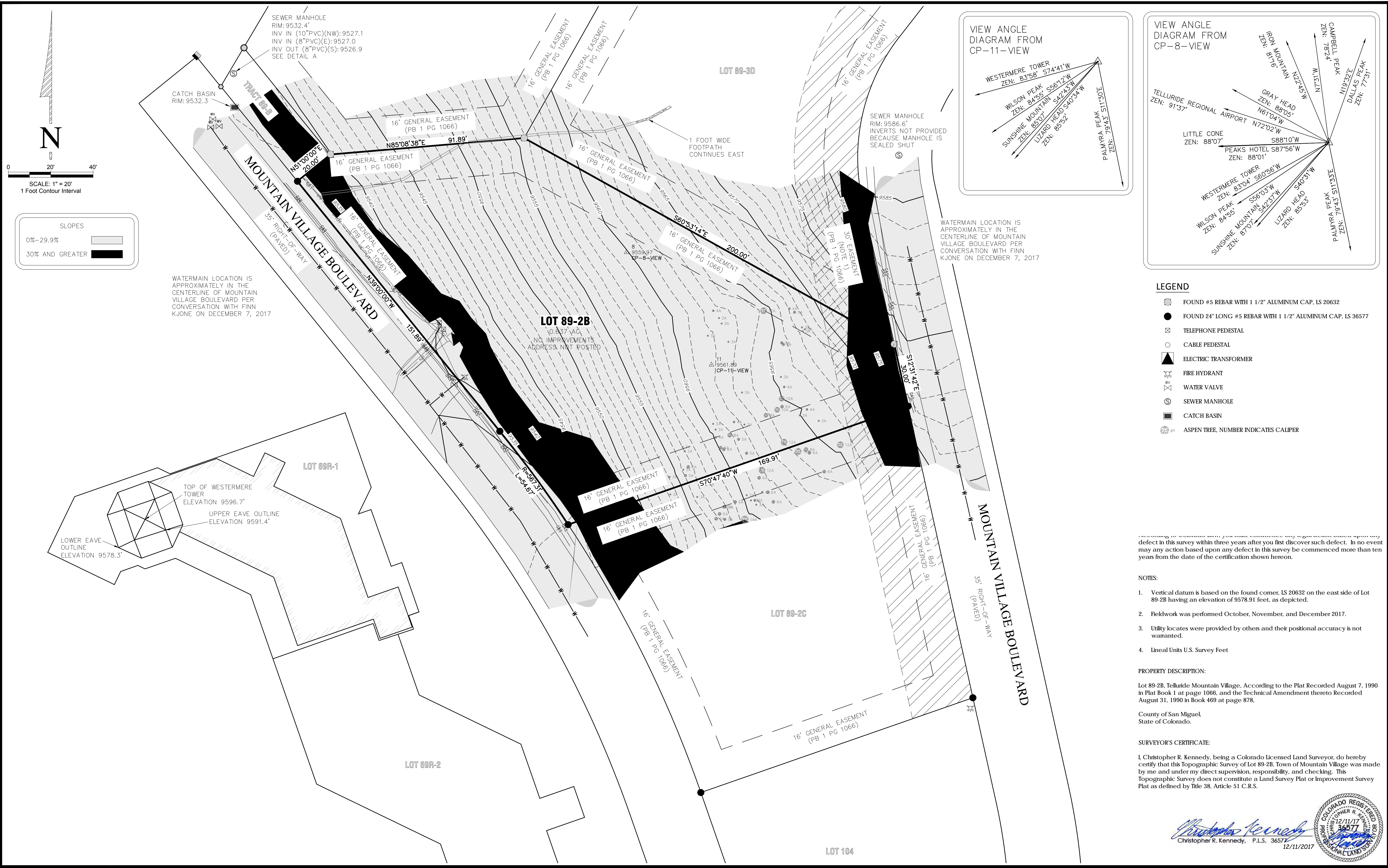
WATERMAIN LOCATION IS APPROXIMATELY IN THE CENTERLINE OF MOUNTAIN VILLAGE BOULEVARD PER CONVERSATION WITH FINN KJONE ON DECEMBER 7, 2017



TOPOGRAPHIC SURVEY
LOT 89-2B, TELLURIDE MOUNTAIN VILLAGE

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

DATE:	12/11/2017
JOB:	04098
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1



- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 20632
 - FOUND 24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 36577
 - ⊠ TELEPHONE PEDESTAL
 - CABLE PEDESTAL
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Lot 89-2B, Telluride Mountain Village, According to the Plat Recorded August 7, 1990 in Plat Book 1 at page 1066, and the Technical Amendment thereto Recorded August 31, 1990 in Book 469 at page 878.

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 89-2B, Town of Mountain Village 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
12/11/2017

SLOPE SURVEY
LOT 89-2B, TELLURIDE MOUNTAIN VILLAGE

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

DATE: 12/11/2017
JOB: 04098
DRAWN BY: ESS
CHECKED BY: CRK
REVISION DATES:
SHEET: 1 OF 1

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, AND CABLE TV: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL 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-OFF'S 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 PRACTICABLE 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.

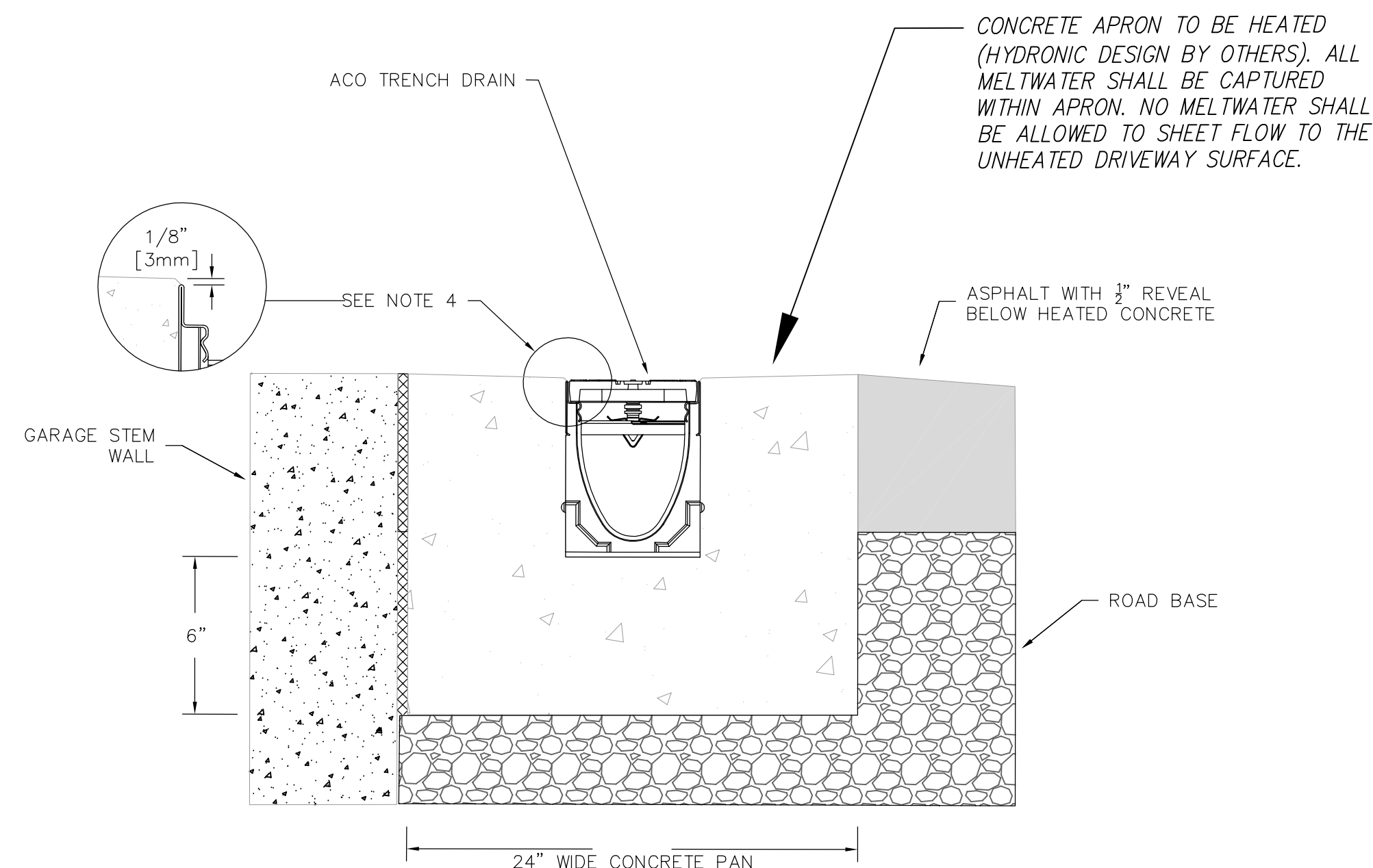
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

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

26. HOT TUB DRAINS CANNOT BE CONNECTED TO THE SANITARY SEWER SYSTEM.

27. JOINTS IN SEWER MAINS THAT ARE WITHIN 18 INCHES VERTICALLY AND 10 FEET HORIZONTALLY SHALL BE ENCASED IN CONCRETE.

28. 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.



NOTES:

1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.
2. MINIMUM CONCRETE STRENGTH OF 4,500 PSI IS REQUIRED.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

ACO TRENCH DRAIN
TYPICAL SECTION
NOT TO SCALE

SPECIFICATION CLAUSE

K100 KLASSIKDRAIN - LOAD CLASS C

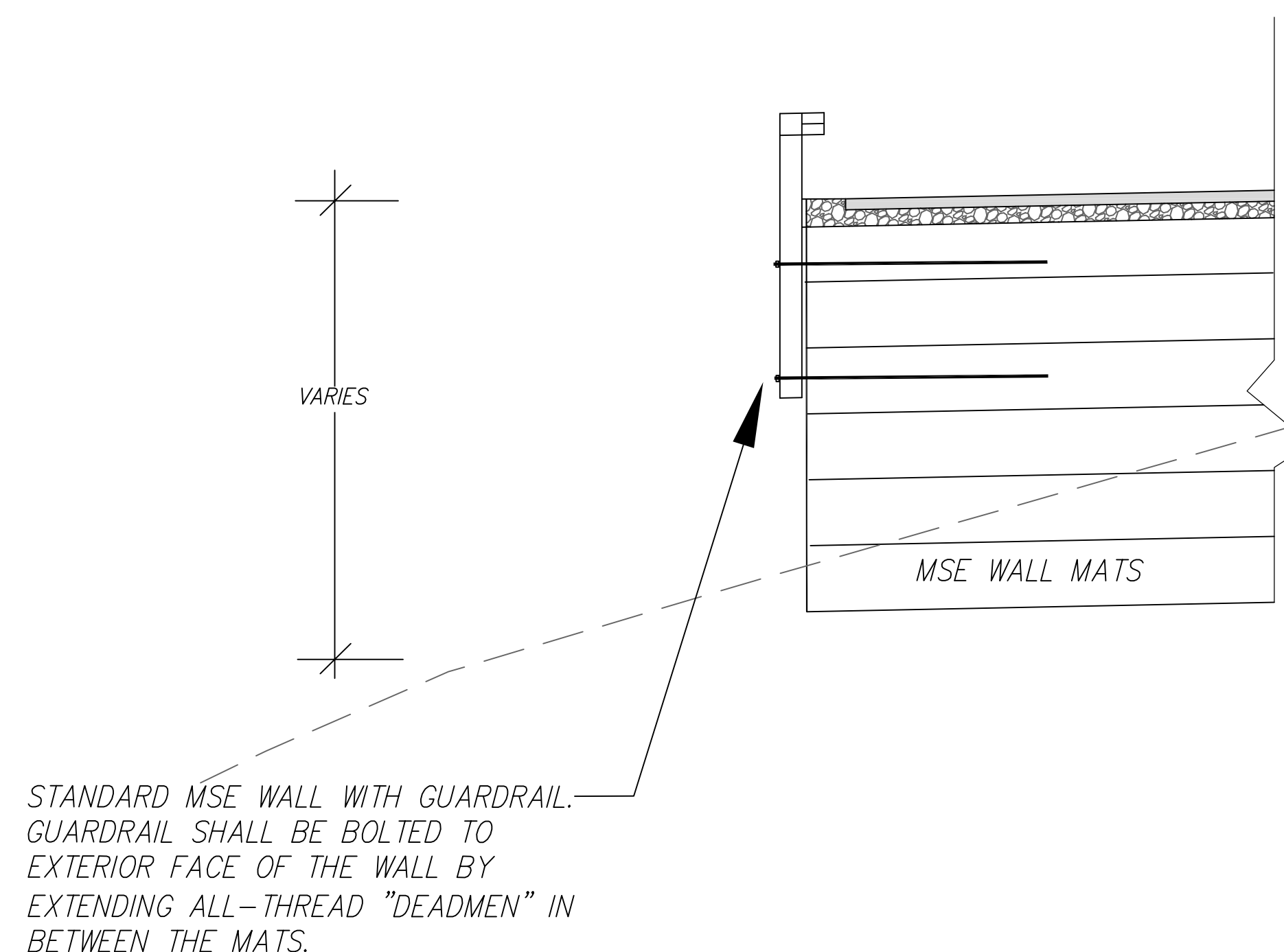
GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:
COMPRESSIVE STRENGTH: 14,000 PSI
FLEXURAL STRENGTH: 4,000 PSI
TENSILE STRENGTH: 1,500 PSI
WATER ABSORPTION: 0.07%
FROST PROOF: YES
DILUTE ACID AND ALKALI RESISTANT: YES
B117 SALT SPRAY TEST COMPLIANT: YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

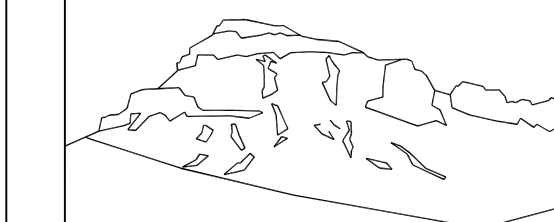
CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'QUICKLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.



NOTE:

THE MSE WALL DESIGN HAS NOT BEEN COMPLETED AT THE TIME OF THIS SUBMITTAL. THIS SECTION IS A SCHEMATIC FOR THIS SYSTEM AND HAS BEEN INSTALLED ON NUMEROUS PROJECTS IN THE AREA.

TYPICAL ROAD SECTION
3" ASPHALT ON 6" ROAD BASE ON COMPACTED SUBGRADE
NOT TO SCALE



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB APPLICATION 01 2017-12-22
DRB APP 2 (FINAL) 2018-02-19

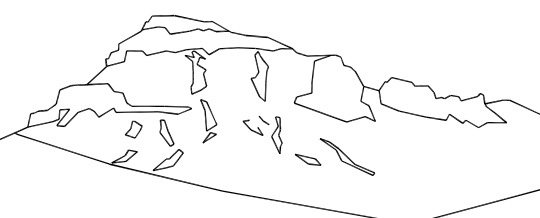
Wyler Residence
Lot 89-2B
Mtn. Village, CO

NOT FOR CONSTRUCTION

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Civil
Engineering
Notes

C1



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB APPLICATION 01 2017-12-22
DRB APP 02 (FINAL) 2018-02-19

Wyler Residence
Lot 89-2B
Mtn. Village, CO

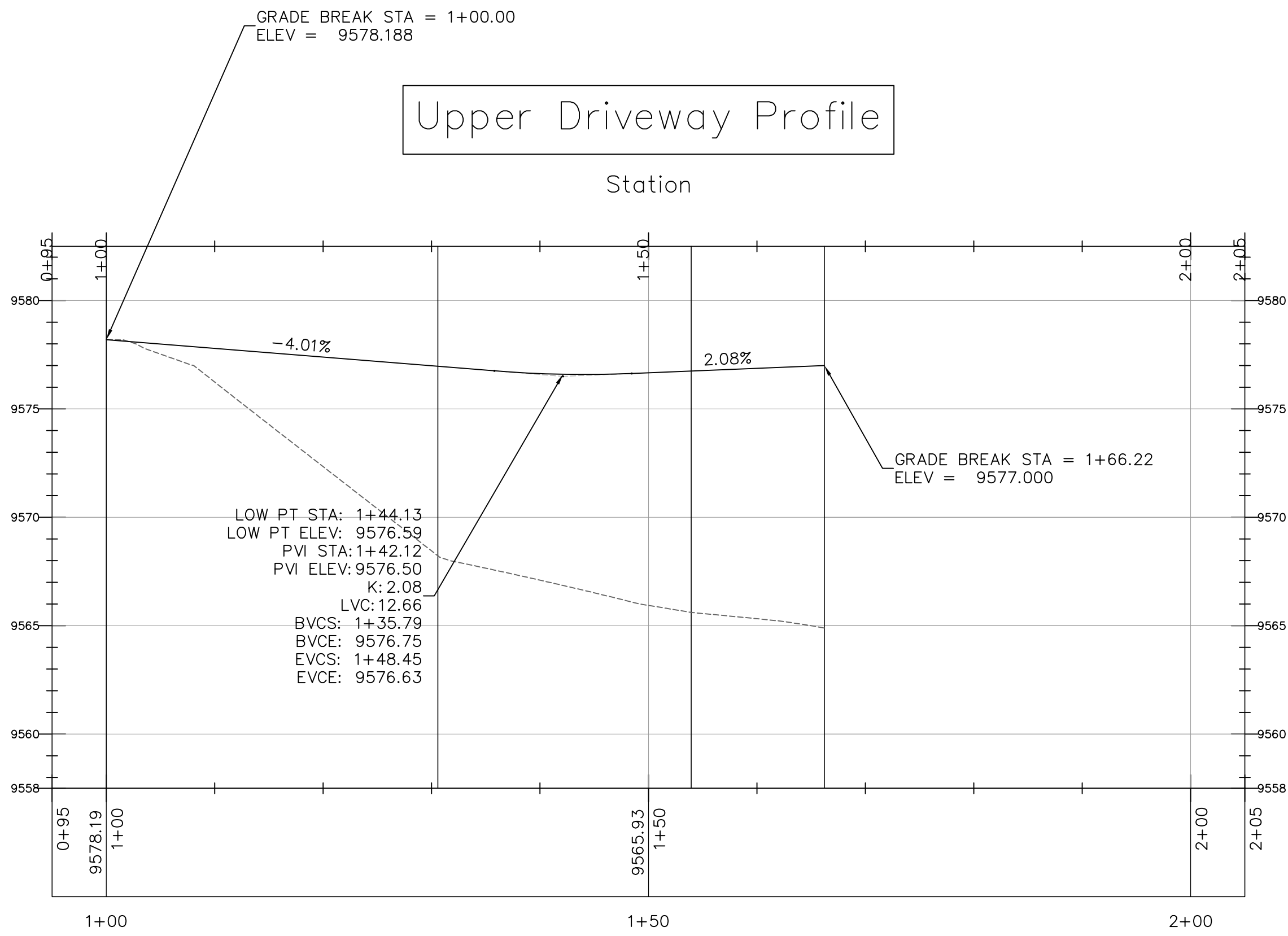
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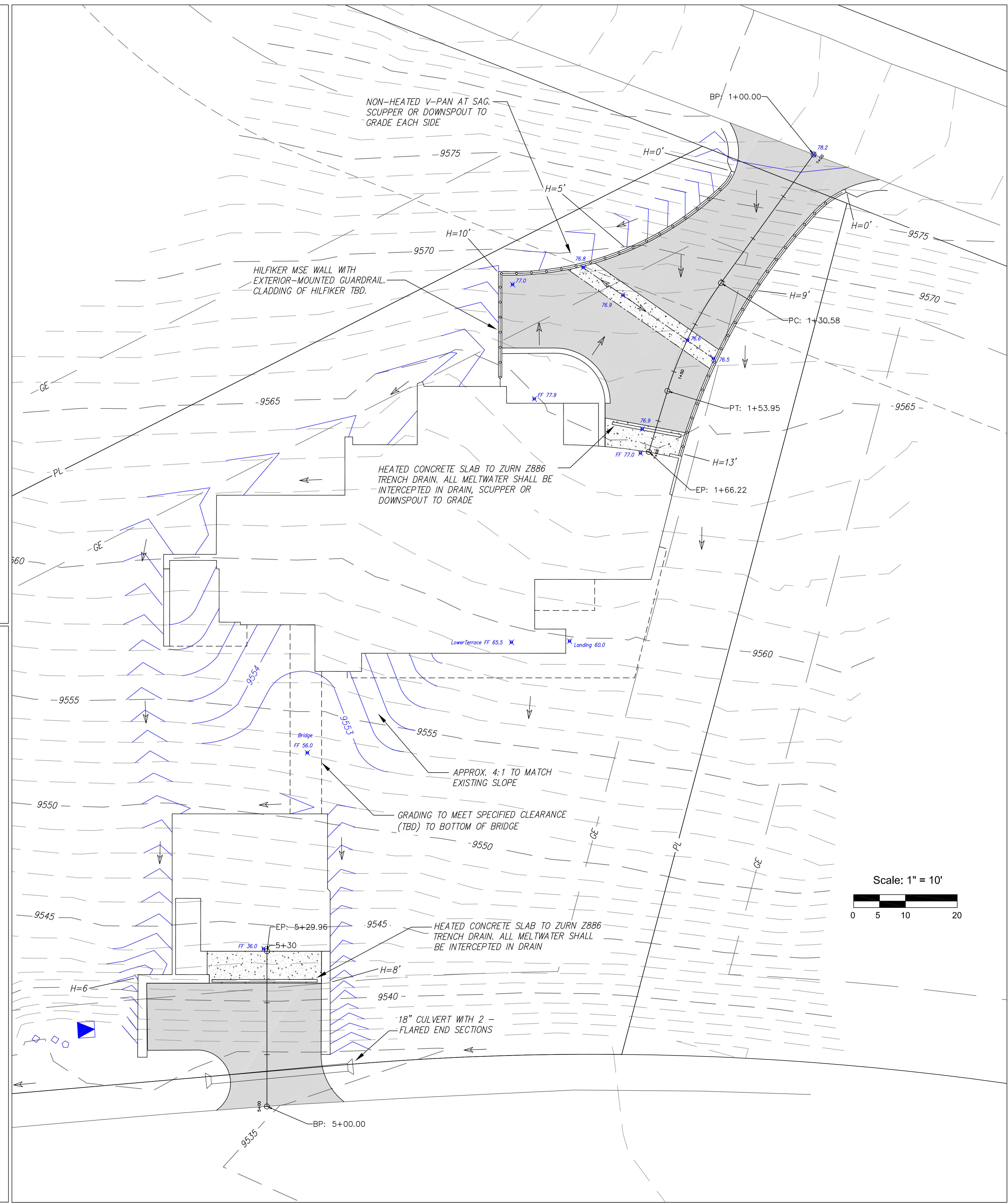
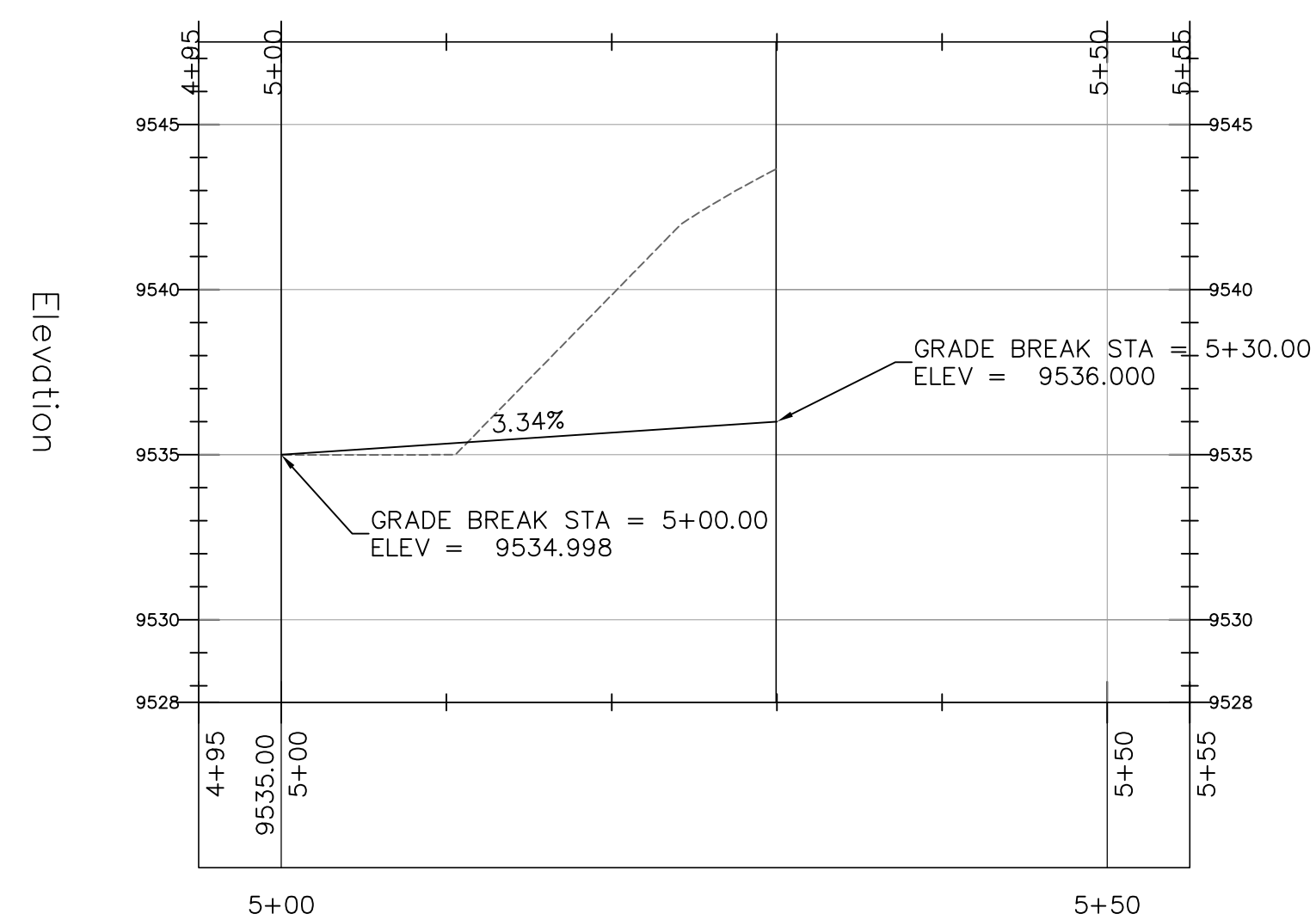
Grading
and
Drainage
Plan

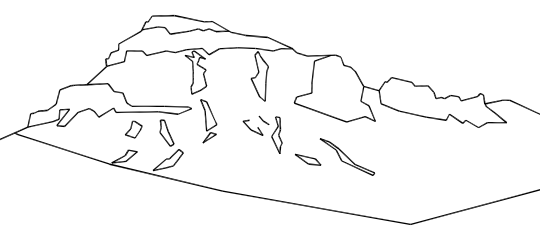
C2

Upper Driveway Profile



Lower Driveway Profile





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB APPLICATION 01 2017-12-22
DRB APP 02 (FINAL) 2018-02-19

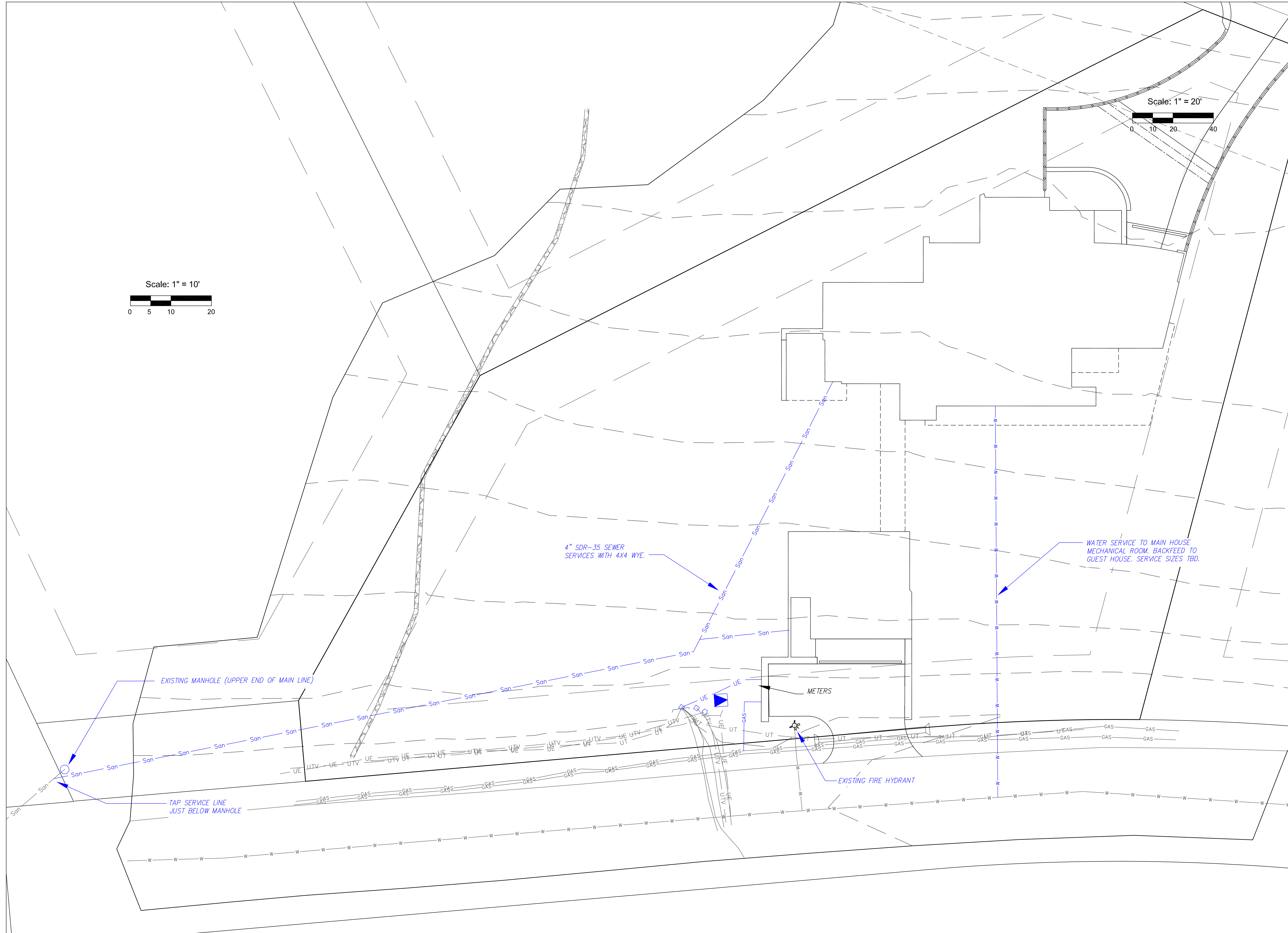
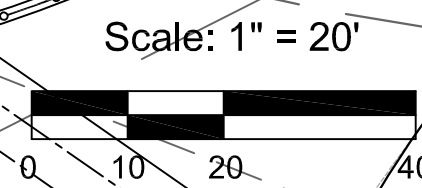
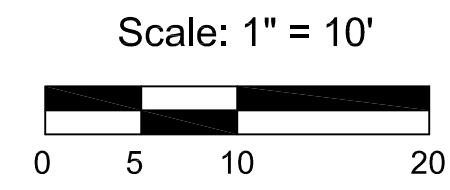
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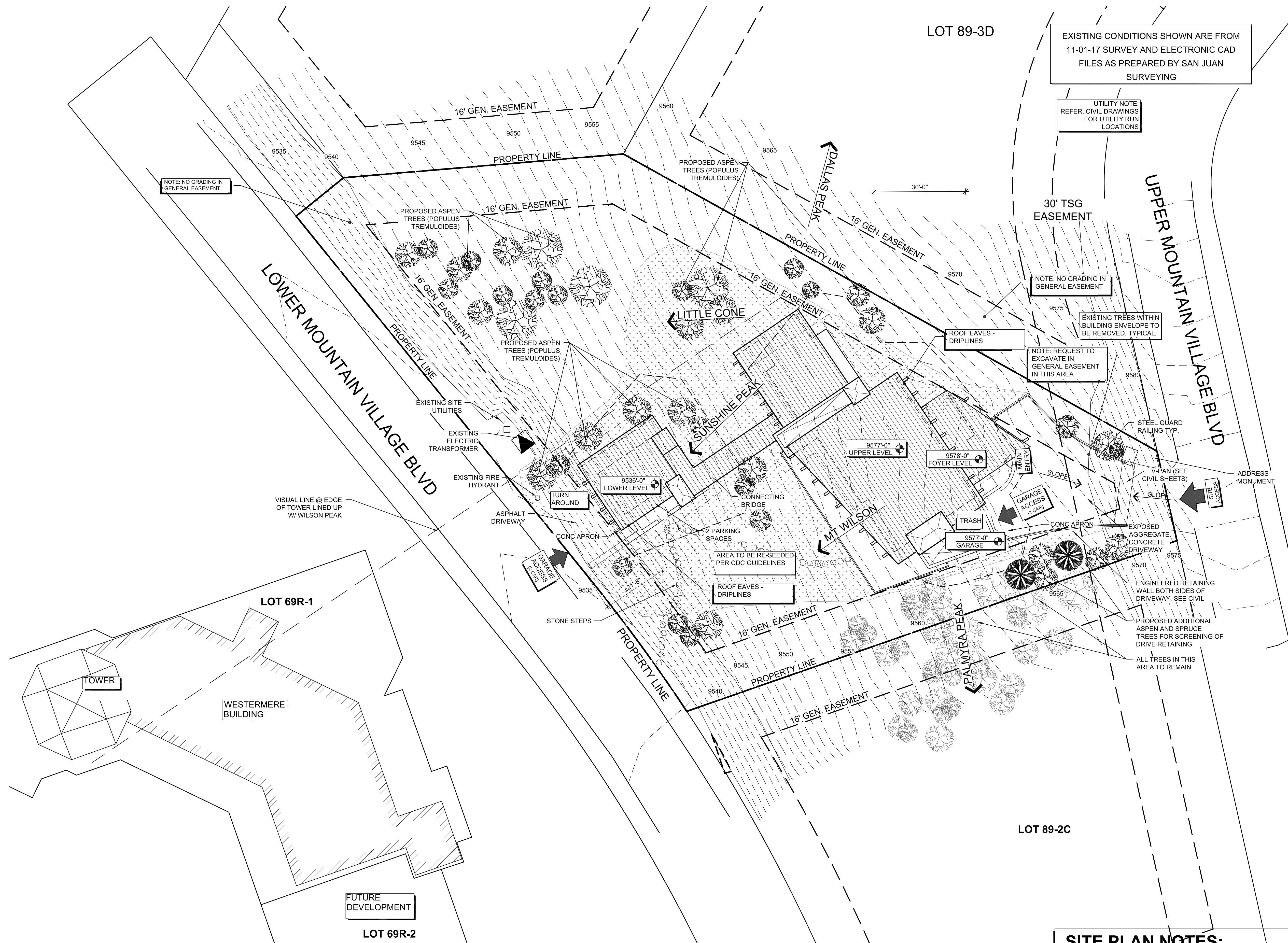
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Preliminary
Utility
Plan

C3





EXISTING CONDITIONS SHOWN ARE FROM 11-01-17 SURVEY AND ELECTRONIC CAD FILES AS PREPARED BY SAN JUAN SURVEYING

UTILITY NOTE: REFER. CIVIL DRAWINGS FOR UTILITY RUN LOCATIONS

NOTE: NO GRADING IN GENERAL EASEMENT

NOTE: NO GRADING IN GENERAL EASEMENT

NOTE: REQUEST TO EXCAVATE IN GENERAL EASEMENT IN THIS AREA

EXISTING TREES WITHIN BUILDING ENVELOPE TO BE REMOVED, TYPICAL.

ENGINEERED RETAINING WALL BOTH SIDES OF DRIVEWAY. SEE CIVIL

PROPOSED ADDITIONAL ASPEN AND SPRUCE TREES FOR SCREENING OF DRIVE RETAINING

ALL TREES IN THIS AREA TO REMAIN

- SITE PLAN NOTES:**
- 1.) ALL UTILITIES TO BE SCREENED. ALL VENTS AND MINOR ELEMENTS WILL BE PAINTED OR FINISHED TO BLEND WITH SURROUNDING MATERIALS.
 - 2.) COORDINATE ANY NECESSARY RIGHT-OF-WAY IMPROVEMENTS WITH THE PUBLIC WORKS DEPARTMENT. NO EXCAVATION SHALL OCCUR UNTIL REQUIRED UTILITY AND DRAINAGE PLANS HAVE BEEN PROVIDED.
 - 3.) DESIGNER/CONTRACTOR TO VERIFY WITH PUBLIC WORKS WHETHER THE WATER MAIN LINE SIZE, LOCATION, AND CONDITION MEET CURRENT SPECIFICATIONS. PRIOR TO BURIAL, THE WATER SERVICE TAP AND SERVICE LINE MUST BE INSPECTED BY PUBLIC WORKS TO ENSURE THEY MEET TELLURIDE'S SPECIFICATIONS.
 - 4.) RIGHT-OF-WAY IMPROVEMENTS WILL BE REQUIRED PURSUANT TO LAND USE CODE ARTICLE 3 DIVISION 3 SECTION 3-302B.
 - 5.) KEEP DRAINAGE DISPersed.

1 SITE PLAN SCALE: 1"=16'-0" DRAINAGE - SEE CIVIL

Tommy Hein ARCHITECTS
 BOX 3327 TELLURIDE, COLORADO 81435 970.728.1220 FAX 728.1294 WWW.TOMMYHEIN.COM

STATE OF COLORADO
 THOMAS E. HEIN, JR.
 0-5160
 LICENSED ARCHITECT
 EXPIRES 1-9-2018

SUBMISSIONS:

CLIENT REVIEW	10-25-17
WORKSESSION 01	11-10-17
DRB REVISED	11-27-17
CLIENT REVIEW	12-14-17
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POST PRELIM-DRB REVIEW	02-01-18
CLIENT REVIEW MEETING	02-14-18
DRB-2 FINAL	02-19-18
DRB-2 FINAL (REVISED)	02-21-18

Wyer PAD

LOT 89-2B
 667 MOUNTAIN VILLAGE BLVD.
 MOUNTAIN VILLAGE, CO

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SITE PLAN

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



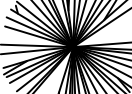
Scale : 1/16" = 1'-0"

A1.1

NOT FOR CONSTRUCTION

PLANT SCHEDULE

NEW TREES TO BE PLANTED

BOTANICAL NAME	COMMON NAME	SIZE	QTY
 PICEA PUNGENS	COLORADO SPRUCE	15'-20'	2
 POPULUS TREMULOIDES	QUAKING ASPEN	10'-20'	35
 PINUS ARISTATA	FIR	10'-15'	3

TREE PLANTING OPTION - REMOVE AND STORE SELECTED TREES FOR REPLANTING.

LANDSCAPE GENERAL NOTES

- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT.
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- PLANTED TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
- PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
- MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.7.9.C.6.g OF THE COMMUNITY DEVELOPMENT CODE REGARDING NOXIOUS WEEDS.
- NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE, EXCEPT AS REQUIRED FOR FIRE MITIGATION AND/OR AS DESIGNATED BY THE TOWN FORESTER.
- SEEDING WITH NATIVE GRASS SEED MIX, IF APPLICABLE, IS REQUIRED IN ALL DISTURBED AREA ON THE PERIMETER OF THE BUILDING SITE AND AT UTILITY AND ROAD CUTS.
 - NATIVE GRASS SEED MIX SHALL BE COMPOSED OF THE FOLLOWING:

WESTERN YARROW	5%	TALL FESCUE	10%
ARIZONA FESCUE	5%	HARD FESCUE	5%
CREeping RED FESCUE	10%	ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%	PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%	MOUNTAIN BROME	15%

SOIL PROTECTION NOTES

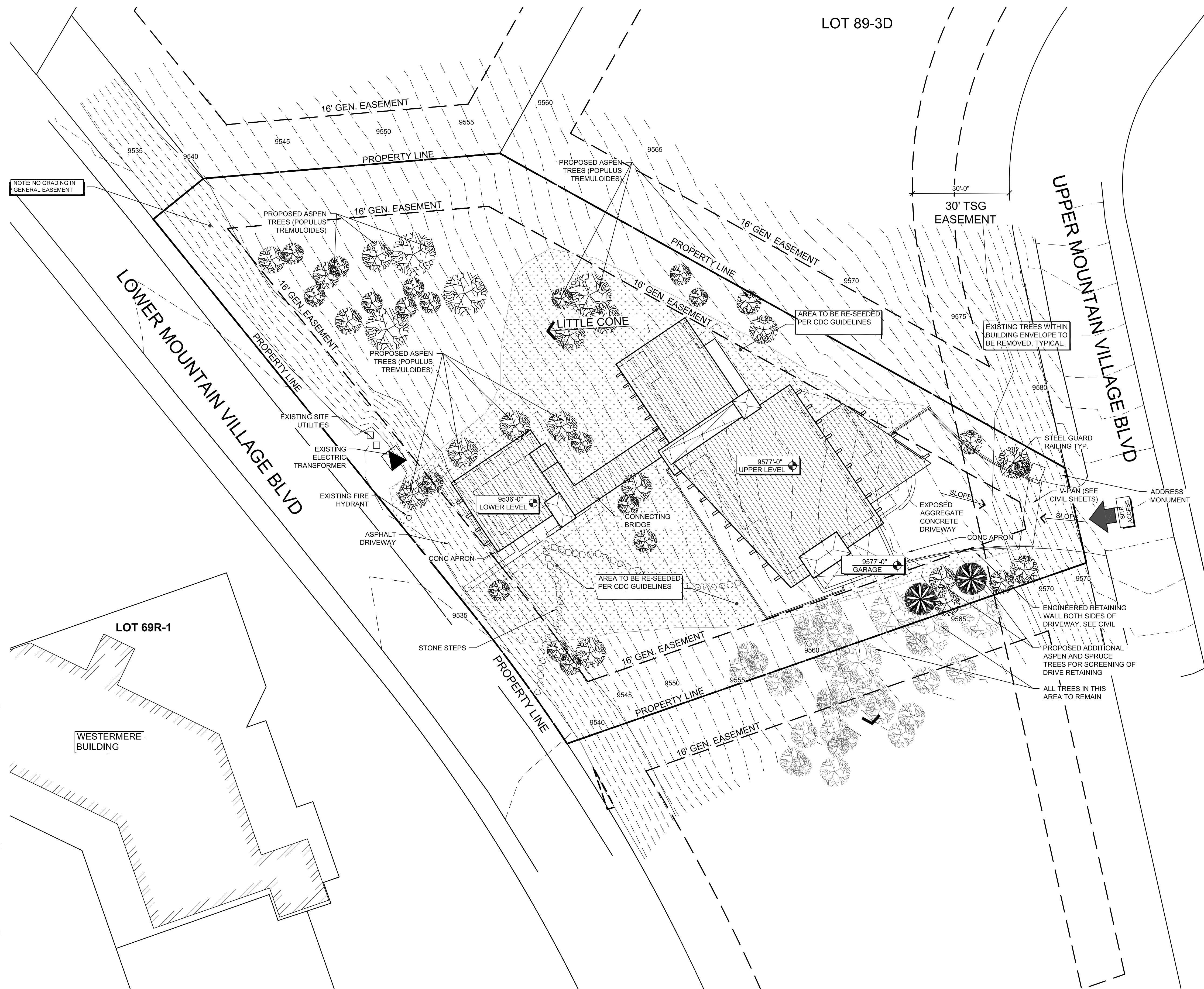
- PRIOR TO EXCAVATION, TOPSOIL SHALL BE STRIPPED AND STORED ON THE SITE OR IN A LOCATION APPROVED BY THE REVIEW AUTHORITY.
- GOOD QUALITY TOPSOIL SHALL BE REPLACED IN AREAS REQUIRING LANDSCAPING OR REVEGETATION.
- TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR INCHES (4").
- A SOIL AMENDMENT, SUCH AS FULLY COMPOSTED MANURE, SHALL BE ROTOTILLED INTO ALL AREAS THAT WILL BE SODDED OR SEEDED.
 - AMENDMENTS SHALL BE TILLED INTO THE SOIL TO A SIX TO EIGHT (6"-8") DEPTH.
 - THE RATE OF APPLICATION OF SOIL AMENDMENT SHALL BE THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
- NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF WEED FREE MULCHES. ACCEPTABLE MULCHES ARE: STRAW, HYDRO-MULCH AND, WHEN NEEDED, BIODEGRADABLE EROSION-CONTROL NETTING.
 - NYLON NETTING IS PROHIBITED.

EROSION CONTROL NOTES

- TO THE EXTENT PRACTICAL, ROAD AND DRIVEWAY SHALL BE REVEGETATED WITHIN 30 DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE.
- UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
- EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OF RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
- IN AREAS THAT ARE TO BE REVEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED)
- NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION CONTROL NETTING.
- EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2 AND IN DRAINAGE SWALES. FOR ADDITIONAL INFORMATION SEE SHEET C2.

IRRIGATION SYSTEM REQ'S

- A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
- INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN.
- HEAD-TO-HEAD OR DOUBLE COVERAGE.
- A MASTER CONTROL VALVE.
- A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM.
- SELF-SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN.
- LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION.
- IRRIGATION SYSTEM WILL HAVE A RAIN SENSOR



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LANDSCAPE IRRIGATION PLAN

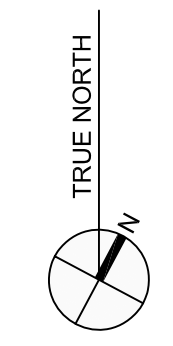
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Scale : 1/16" = 1'-0"

A1.2

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1 LANDSCAPE / IRRIGATION PLAN
SCALE: 1" = 16'-0"



STAGING NOTES

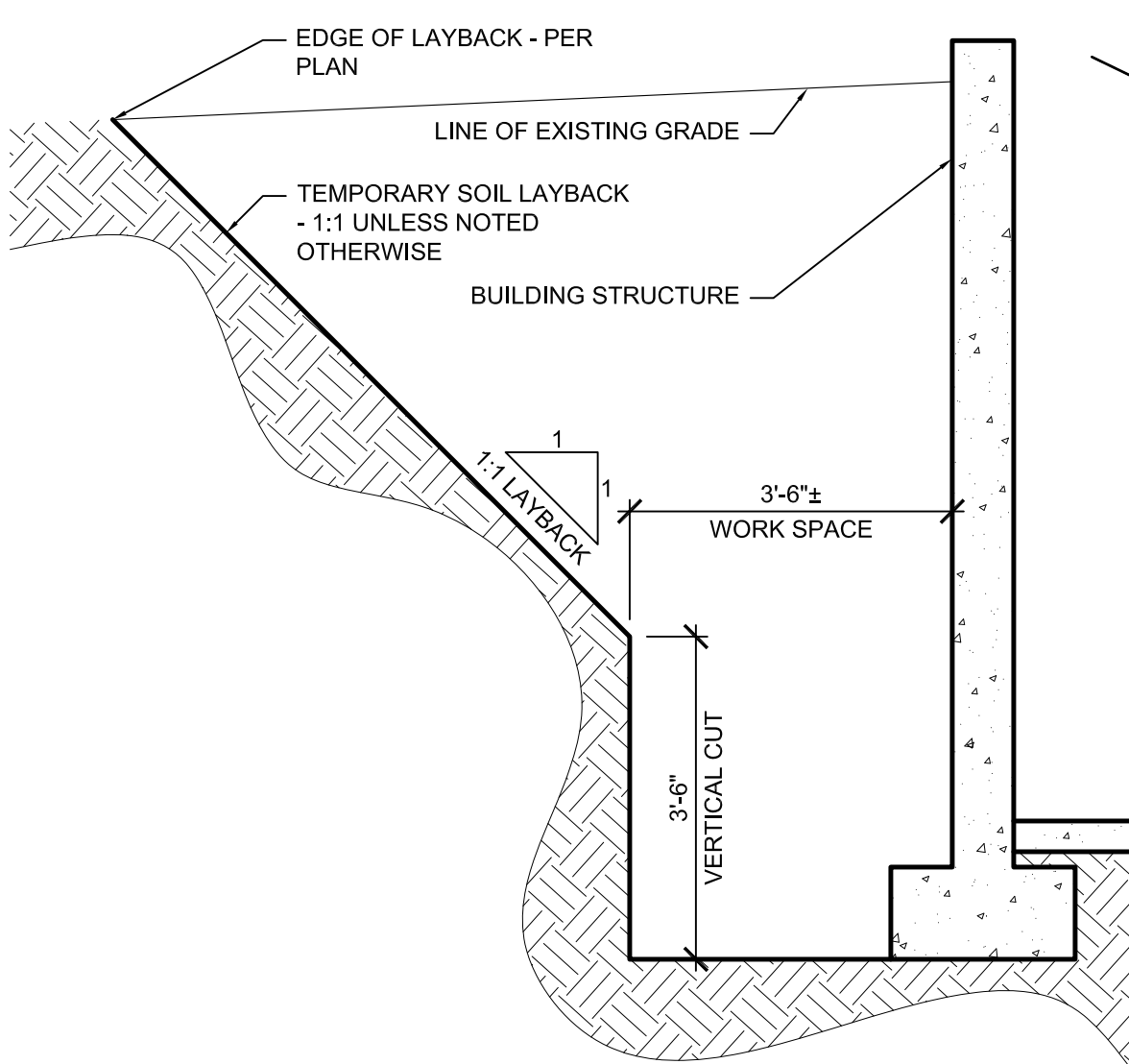
1. CONTOUR INTERVAL IS 1'-0".
2. CUT AND SLASH TO BE REMOVED FROM SITE.
3. PEDESTRIAN PROTECTION TO BE IMPLEMENTED WITH PROPER SIGNAGE AND HARD HAT REQUIREMENTS.
4. RECYCLING CONTAINERS TO BE PROVIDED FOR ALL RECYCLABLE MATERIALS.
5. BEST MANAGEMENT PRACTICES FOR DUST AND AIRBORNE PARTICLE CONTROL ARE TO BE FOLLOWED AT ALL TIMES.
6. POURING PAINT, STAINS, SOLVENTS OR CHEMICALS ONTO THE LAND IS PROHIBITED. DISPOSAL OF SUCH SHALL USE APPROPRIATE HAZARDOUS MATERIALS DISPOSAL PROCEDURES.
7. LIMIT OF TREE REMOVAL TO BE WITHIN THE INDICATED AREA EXCEPT WHERE DESIGNATED AS "TREES TO REMAIN" WITHIN THE EXCAVATION LIMIT.
8. SILT FENCE TO BE OF GEO-TECHNICAL ENGINEER APPROVED MATERIAL BURIED 8" BELOW GRADE AND EXTENDING UP 12" ABOVE GRADE. MATERIAL ATTACHED TO PICKETS LOCATED 4'-0" ON CENTER.
9. ALL LIMITS OF EXCAVATION TO BE WITHIN PERIMETER OF SILT FENCE.
10. TREES TO REMAIN, AS DESIGNATED BY ARCHITECT, ARE TO BE PROTECTED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. (SEE DETAIL THIS PAGE)
11. THE TREES TO BE REMOVED FOR FIRE MITIGATION WILL BE MARKED IN THE FIELD BY THE TOWN FORESTER AND THE ZONES SHOWN HERON DO NOT BIND THE TOWN IN THE APPLICATION OF THE FIRE MITIGATION REGULATIONS.
12. DOGS ARE PROHIBITED AT THE CONSTRUCTION SITE.

SOIL PROTECTION NOTES

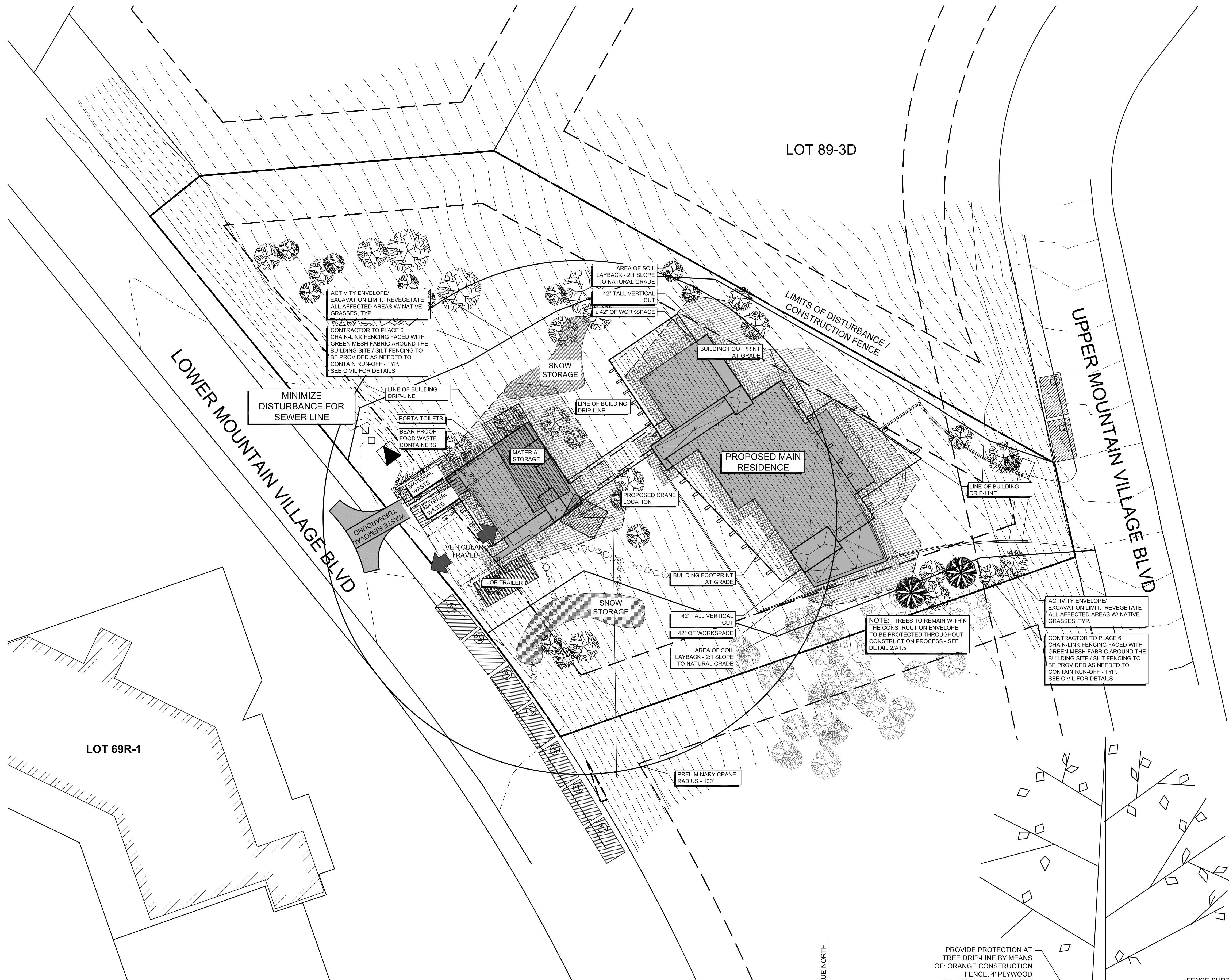
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EROSION CONTROL NOTES

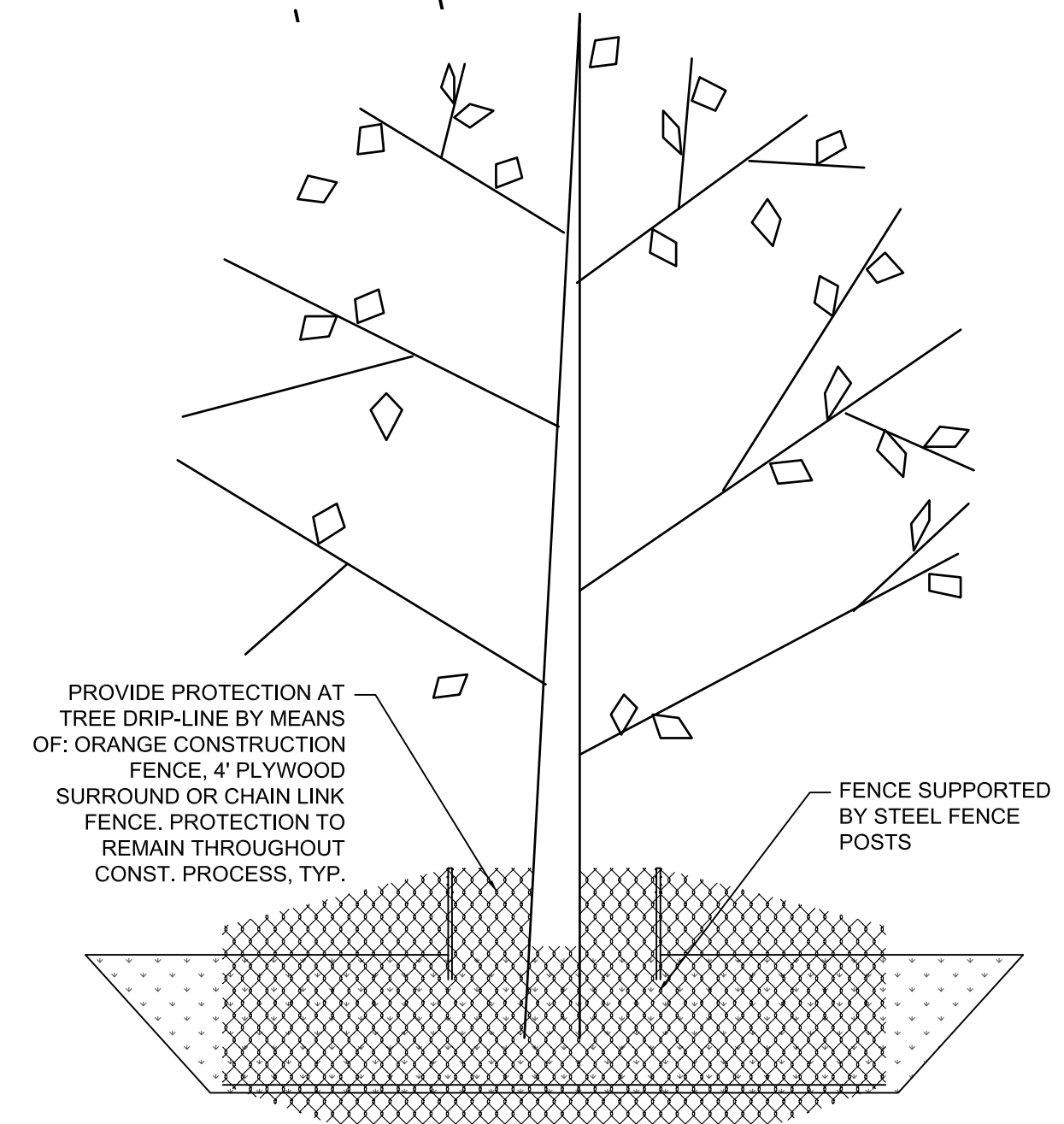
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3 LAYBACK DETAIL PER OSHA
SCALE: 1/2" = 1'0"



1 CONST. STAGING
SCALE: 1" = 16'-0"



2 TREE PROTECTION DETAIL
SCALE: 1/2" = 1'0"

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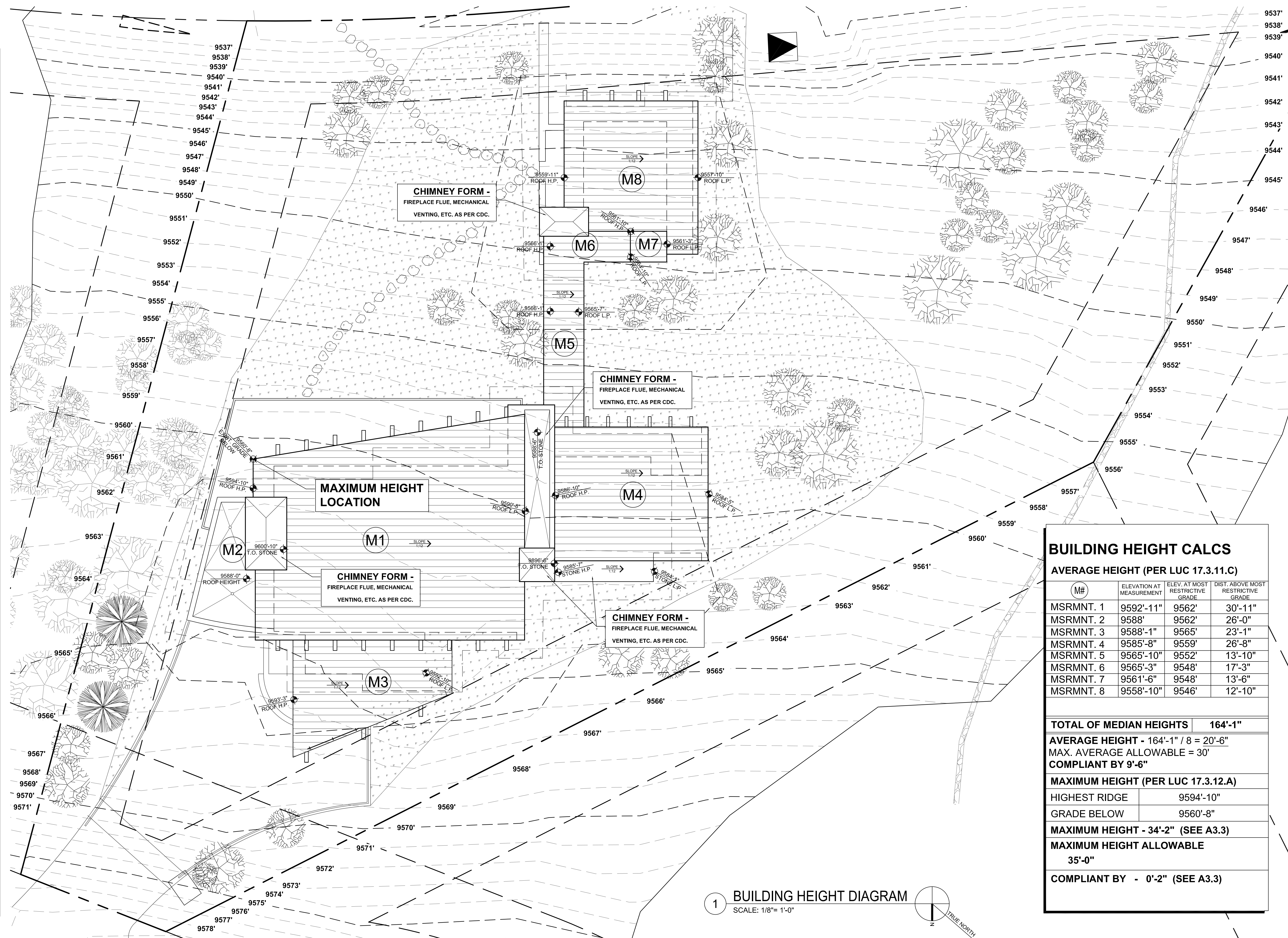
CONST. MITIGATION PLAN

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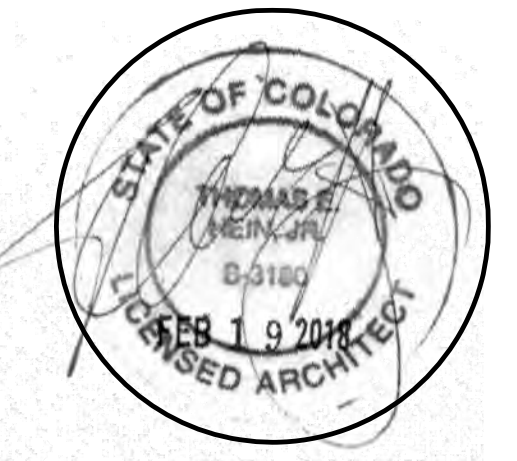
Scale : 1/16" = 1'-0"

A1.3

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BUILDING HEIGHT CALCS

AVERAGE HEIGHT (PER LUC 17.3.11.C)

M#	ELEVATION AT MEASUREMENT	ELEV. AT MOST RESTRICTIVE GRADE	DIST. ABOVE MOST RESTRICTIVE GRADE
MSRMNT. 1	9592'-11"	9562'	30'-11"
MSRMNT. 2	9588'-"	9562'	26'-0"
MSRMNT. 3	9588'-1"	9565'	23'-1"
MSRMNT. 4	9585'-8"	9559'	26'-8"
MSRMNT. 5	9565'-10"	9552'	13'-10"
MSRMNT. 6	9565'-3"	9548'	17'-3"
MSRMNT. 7	9561'-6"	9548'	13'-6"
MSRMNT. 8	9558'-10"	9546'	12'-10"

TOTAL OF MEDIAN HEIGHTS	164'-1"
AVERAGE HEIGHT - 164'-1" / 8 = 20'-6"	
MAX. AVERAGE ALLOWABLE = 30'	
COMPLIANT BY 9'-6"	
MAXIMUM HEIGHT (PER LUC 17.3.12.A)	
HIGHEST RIDGE	9594'-10"
GRADE BELOW	9560'-8"
MAXIMUM HEIGHT - 34'-2" (SEE A3.3)	
MAXIMUM HEIGHT ALLOWABLE	35'-0"
COMPLIANT BY - 0'-2" (SEE A3.3)	

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

BUILDING HEIGHT DIAGRAM

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A1.4

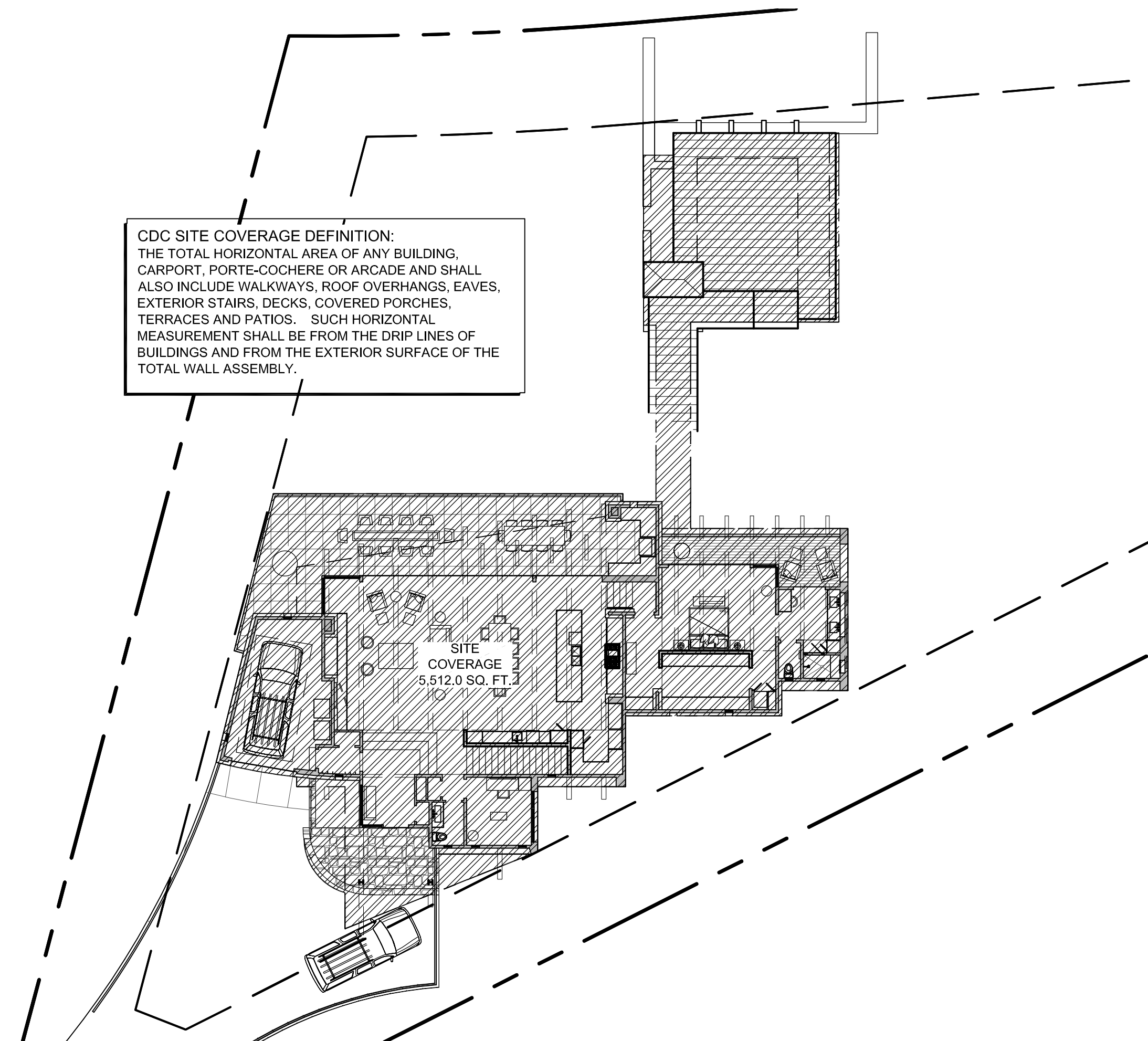
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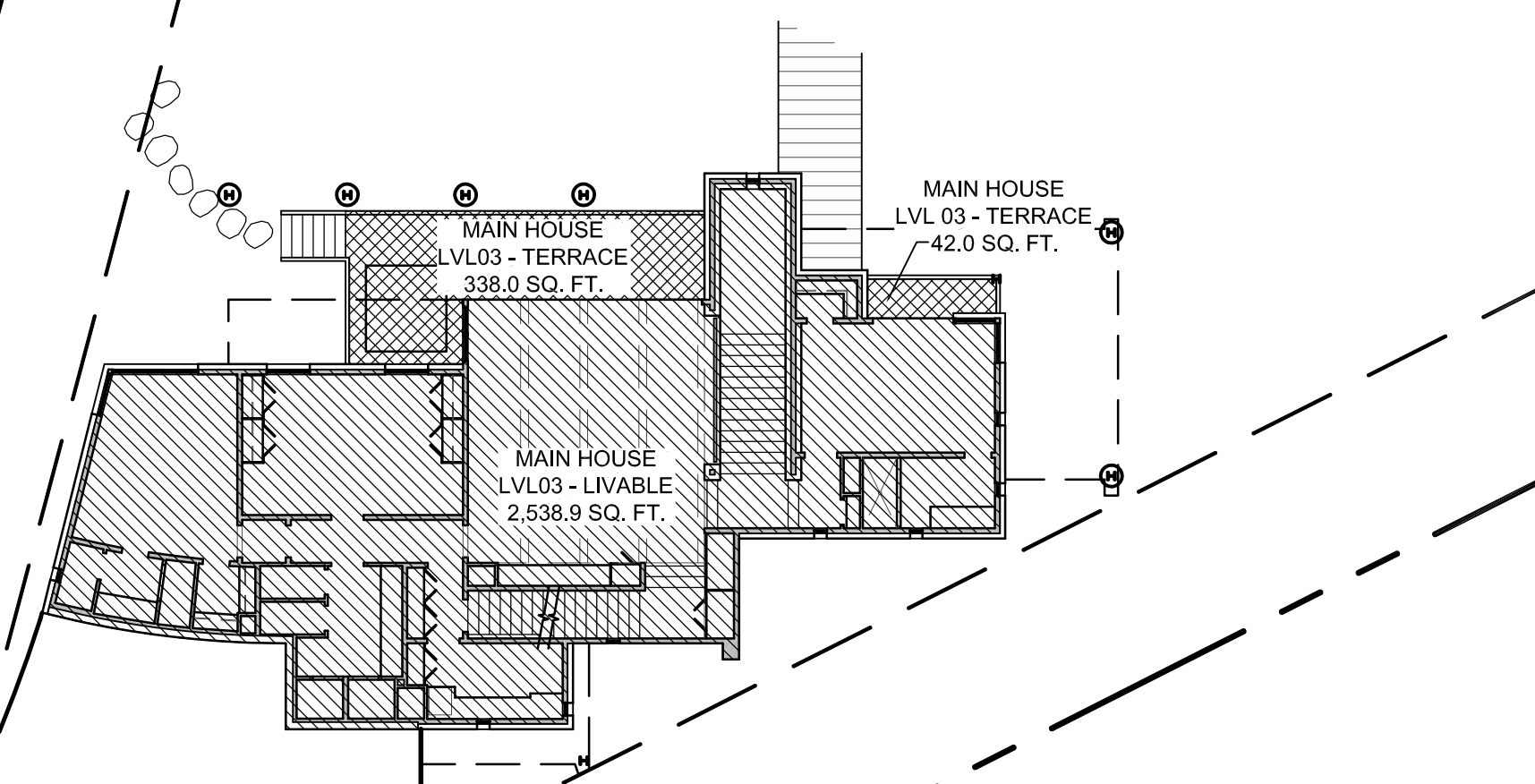
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CDC SITE COVERAGE DEFINITION:
 THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCHES, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE DRIP LINES OF BUILDINGS AND FROM THE EXTERIOR SURFACE OF THE TOTAL WALL ASSEMBLY.



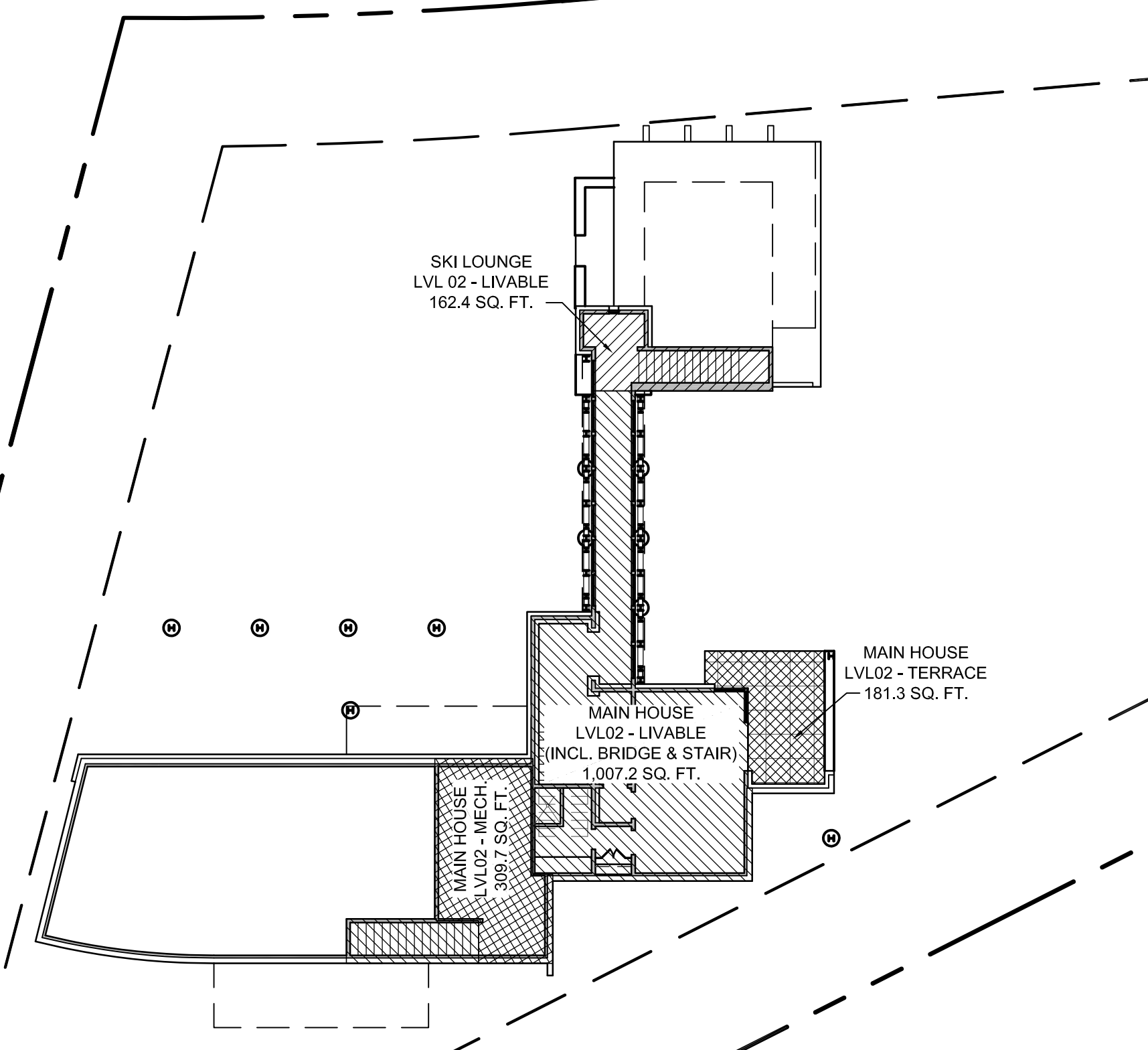
6 SITE COVERAGE
 SCALE: 1/16" = 1'-0"



4 FLOOR AREA - LEVEL 03
 SCALE: 1/16" = 1'-0"

PROPOSED RESIDENCE FLOOR AREA CALCULATIONS

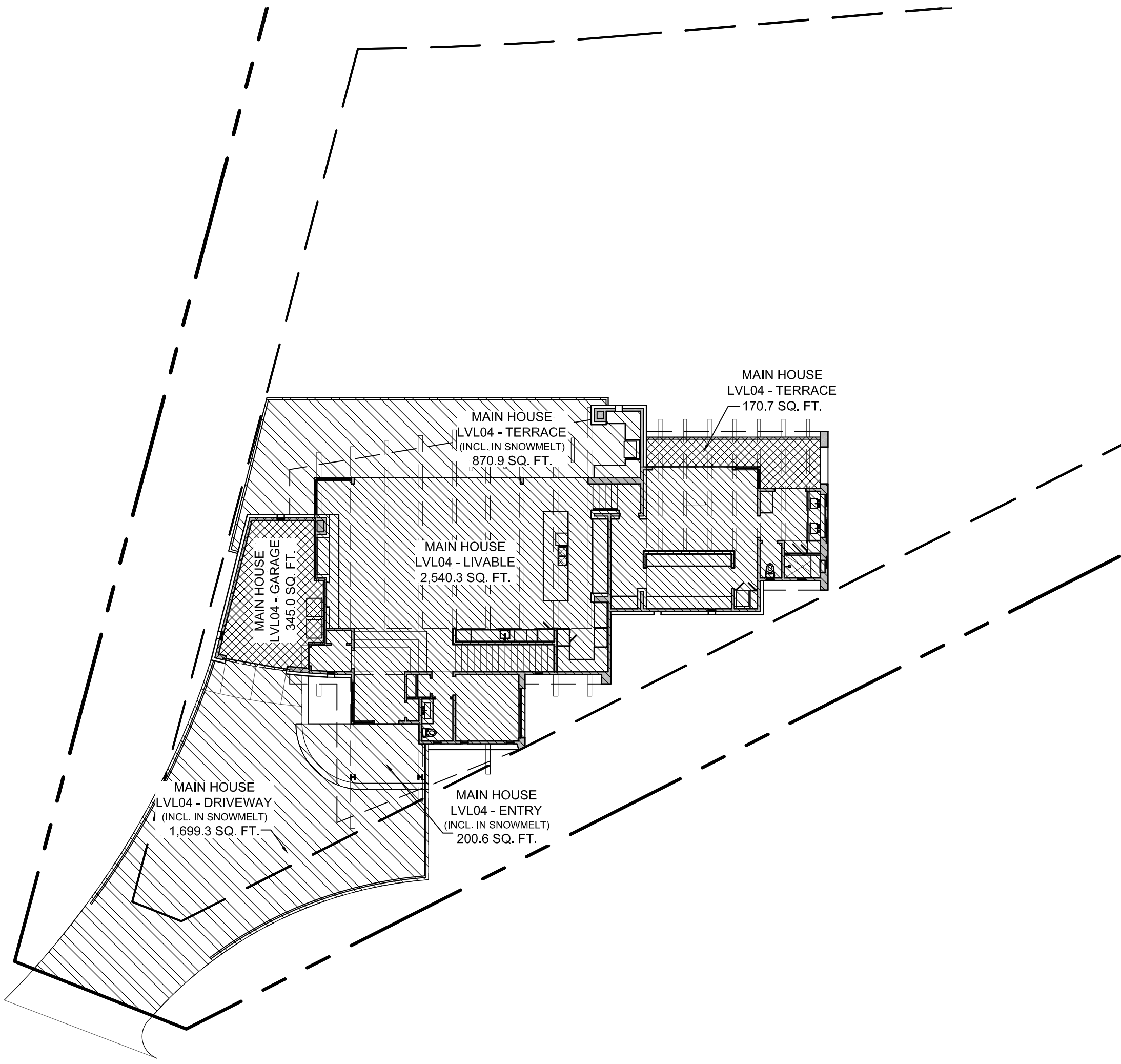
LEVEL 00 - BASEMENT / LOWER GARAGE		
GARAGE (NON-LIVABLE)	=	721.4 SQ. FT.
LEVEL 01 - SKI LOUNGE		
LIVABLE	=	537.6 SQ. FT.
LEVEL 02 - SKI LOUNGE		
LIVABLE	=	162.4 SQ. FT.
LEVEL 02 - MAIN HOUSE		
LIVABLE	=	1,007.2 SQ. FT.
MECH. (NON-LIVABLE)	=	309.7 SQ. FT.
LEVEL 03 - MAIN HOUSE		
LIVABLE	=	2,538.9 SQ. FT.
LEVEL 04 - MAIN HOUSE		
LIVABLE	=	2,540.3 SQ. FT.
GARAGE (NON-LIVABLE)	=	345.0 SQ. FT.
TOTAL LIVABLE FLOOR AREA	=	6,786.4 SQ. FT.
TOTAL GROSS FLOOR AREA	=	8,162.5 SQ. FT.



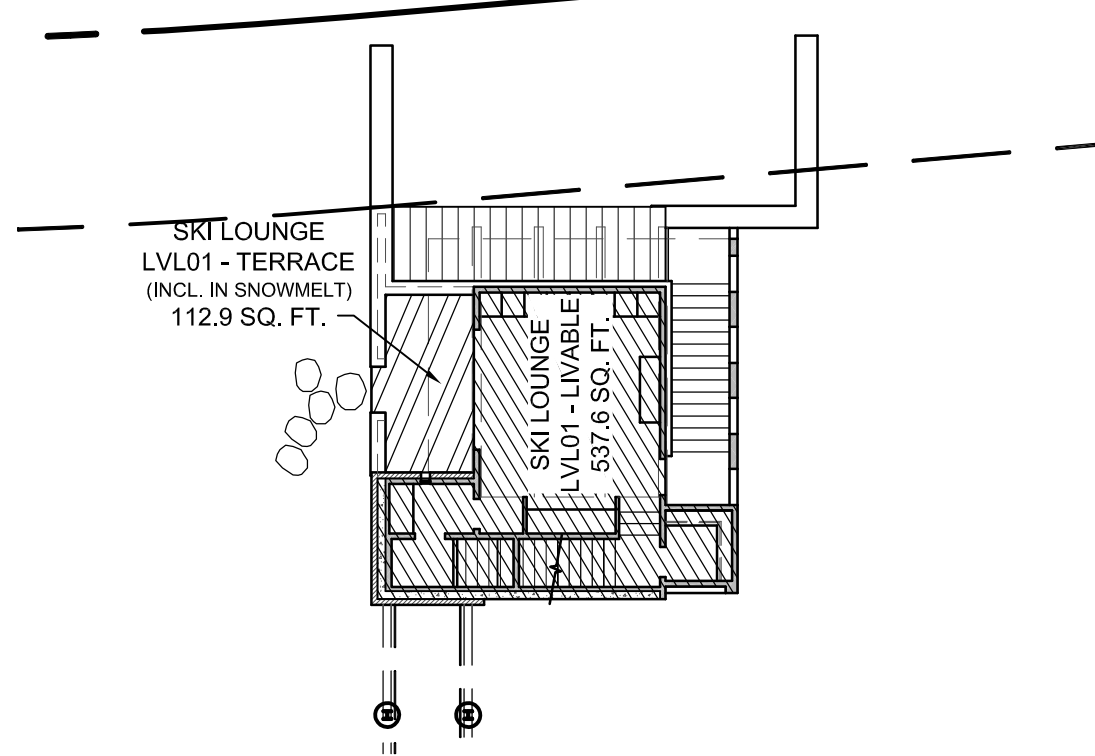
3 FLOOR AREA - LEVEL 02
 SCALE: 1/16" = 1'-0"

PROPOSED RESIDENCE PORCHES / TERRACES

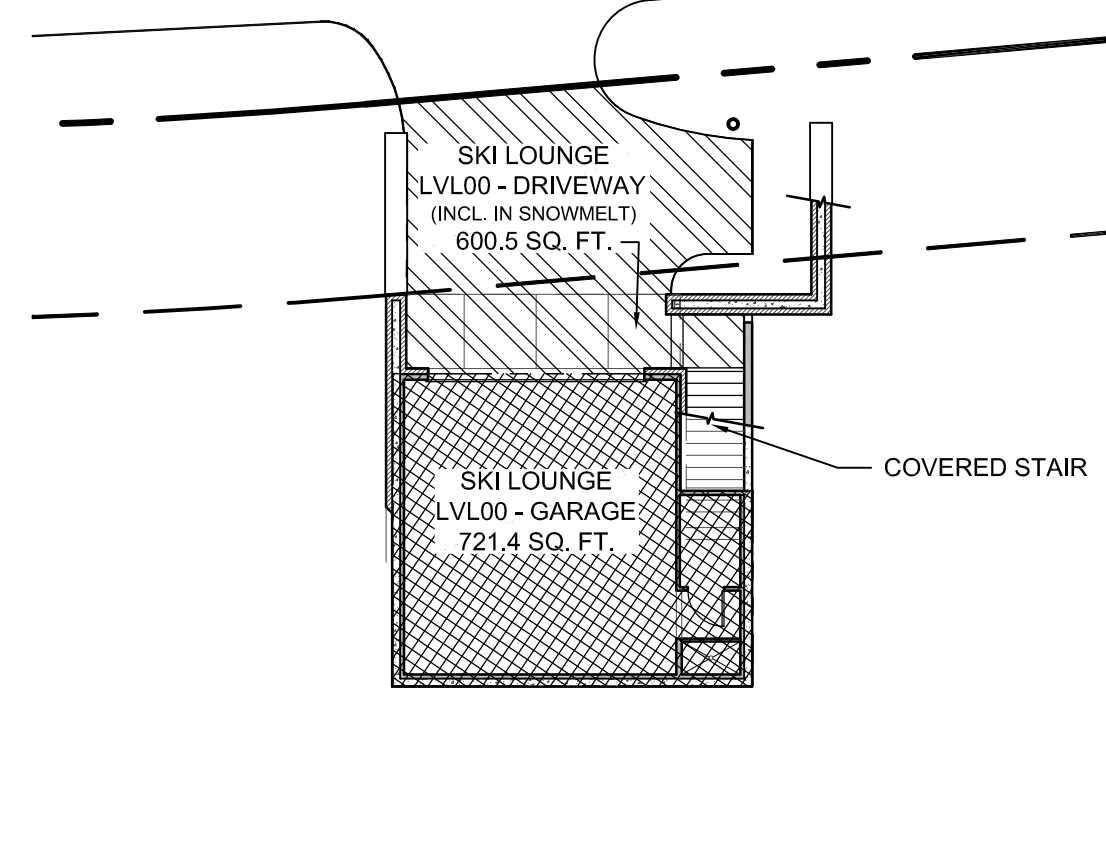
LEVEL 01 - SKI LOUNGE		
TERRACE (NON-LIVABLE)	=	112.9 SQ. FT.
LEVEL 02 - MAIN HOUSE		
TERRACE (NON-LIVABLE)	=	181.3 SQ. FT.
LEVEL 03 - MAIN HOUSE		
TERRACE (NON-LIVABLE)	=	338.0 SQ. FT.
LEVEL 04 - MAIN HOUSE		
ENTRY (NON-LIVABLE)	=	200.6 SQ. FT.
TERRACE (NON-LIVABLE)	=	870.9 SQ. FT.
MASTER (NON-LIVABLE)	=	170.7 SQ. FT.
TOTAL PORCHES / TERRACES	=	1,957.1 SQ. FT.



5 FLOOR AREA - LEVEL 04
 SCALE: 1/16" = 1'-0"



2 FLOOR AREA - LEVEL 01
 SCALE: 1/16" = 1'-0" SKI LOUNGE LEVEL



1 FLOOR AREA - LEVEL 00
 SCALE: 1/16" = 1'-0" LOWER GARAGE LEVEL

PROPOSED RESIDENCE SNOW MELT CALCULATIONS

LEVEL 00 - BASEMENT / LOWER GARAGE		
CONC DRIVEWAY	=	600.5 SQ. FT.
LEVEL 01 - SKI LOUNGE		
TERRACE	=	112.9 SQ. FT.
LEVEL 04 - MAIN HOUSE		
TERRACE	=	870.9 SQ. FT.
CONC DRIVEWAY	=	1,699.3 SQ. FT.
ENTRY PORCH	=	200.6 SQ. FT.
TOTAL SNOW MELT AREA	=	3,483.6 SQ. FT.



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FLOOR AREA / SNOWMELT CALCULATIONS

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FINAL
HERS

Home Energy Rating Certificate

Property: Wyler Residence
667 Mountain Village
TOMV Telluride, CO 81435

HERS: Rating Type: Projected Rating
Rating Date: 2018-02-01
Registry ID:

Certified Energy Rater: Mark McLain
Rating Number:

Projected Rating: Based on Plans - Field Confirmation Required.
HERS Index: 70 **Efficient Home Comparison: 30% Better**

General Information			
Conditioned Area	6844 sq. ft.	House Type	Single-family detached
Conditioned Volume	96650 cubic ft.	Foundation	More than one type
Bedrooms	6		

Mechanical Systems Features			
Heating:	Fuel-fired hydronic distribution, Natural gas, 95.0 AFUE.		
Heating:	Fuel-fired air distribution, Natural gas, 98.0 AFUE.		
Cooling:	Afr conditioner, Electric, 15.0 SEER.		
Duct Leakage to Outside	1000.00 CFM25.		
Ventilation System	Balanced: ERV, 89 cfm, 100.0 watts.		
Programmable Thermostat	Heat=Yes; Cool=Yes		

Building Shell Features			
Ceiling Flat	NA	Slab	R-0.0 Edge, R-0.0 Under
Sealed Attic	NA	Exposed Floor	R-38.0
Vaulted Ceiling	R-49.0	Window Type	U-Value: 0.340, SHGC: 0.260
Above Grade Walls	R-26.0	Infiltration Rate	Htg: 3.00 Clg: 3.00 ACH50
Foundation Walls	R-29.1	Method	Blower door test

Lights and Appliance Features			
Percent Interior Lighting	100.00	Range/Oven Fuel	Natural gas
Percent Garage Lighting	100.00	Clothes Dryer Fuel	Electric
Refrigerator (kWh/yr)	1500	Clothes Dryer EF	3.01
Dishwasher Energy Factor	0.46	Ceiling Fan (cfm/Watt)	0.00

Estimated Annual Energy Cost			
Use	MMBtu	Cost	Percent
Heating	346.0	\$3811	68%
Cooling	2.2	\$68	1%
Hot Water	25.1	\$275	5%
Lights/Appliances	48.2	\$1428	26%
Photovoltaics	-0.0	\$-0	-0%
Service Charges		\$0	0%
Total	421.6	\$5582	100%

Criteria
This home meets or exceeds the minimum criteria for the following:
ASHRAE Standard 90.2 - 1992

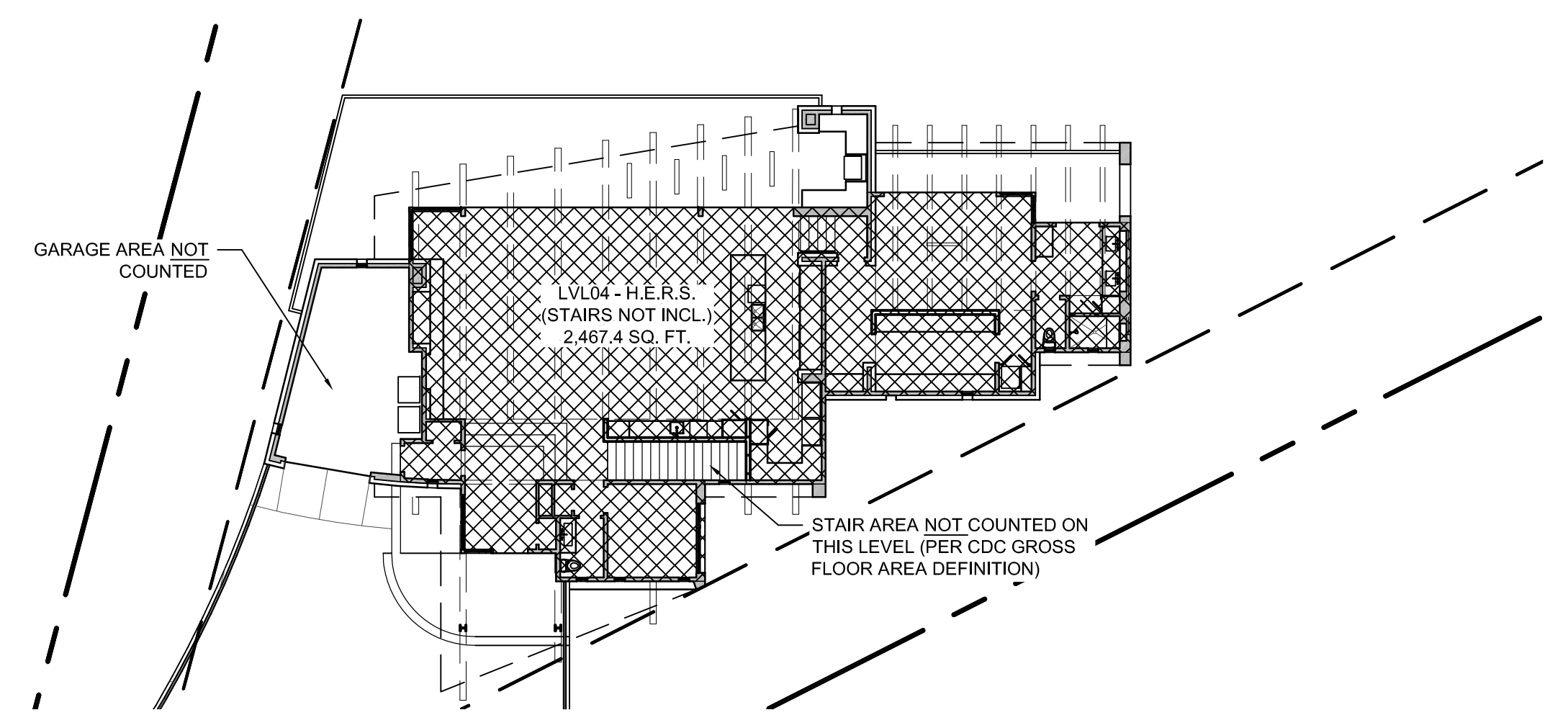
Confluence Architecture
515 Crystal Circle
Carbondale, CO 81623
970-963-9720

Certified Energy Rater: *MARK MCLAIN*

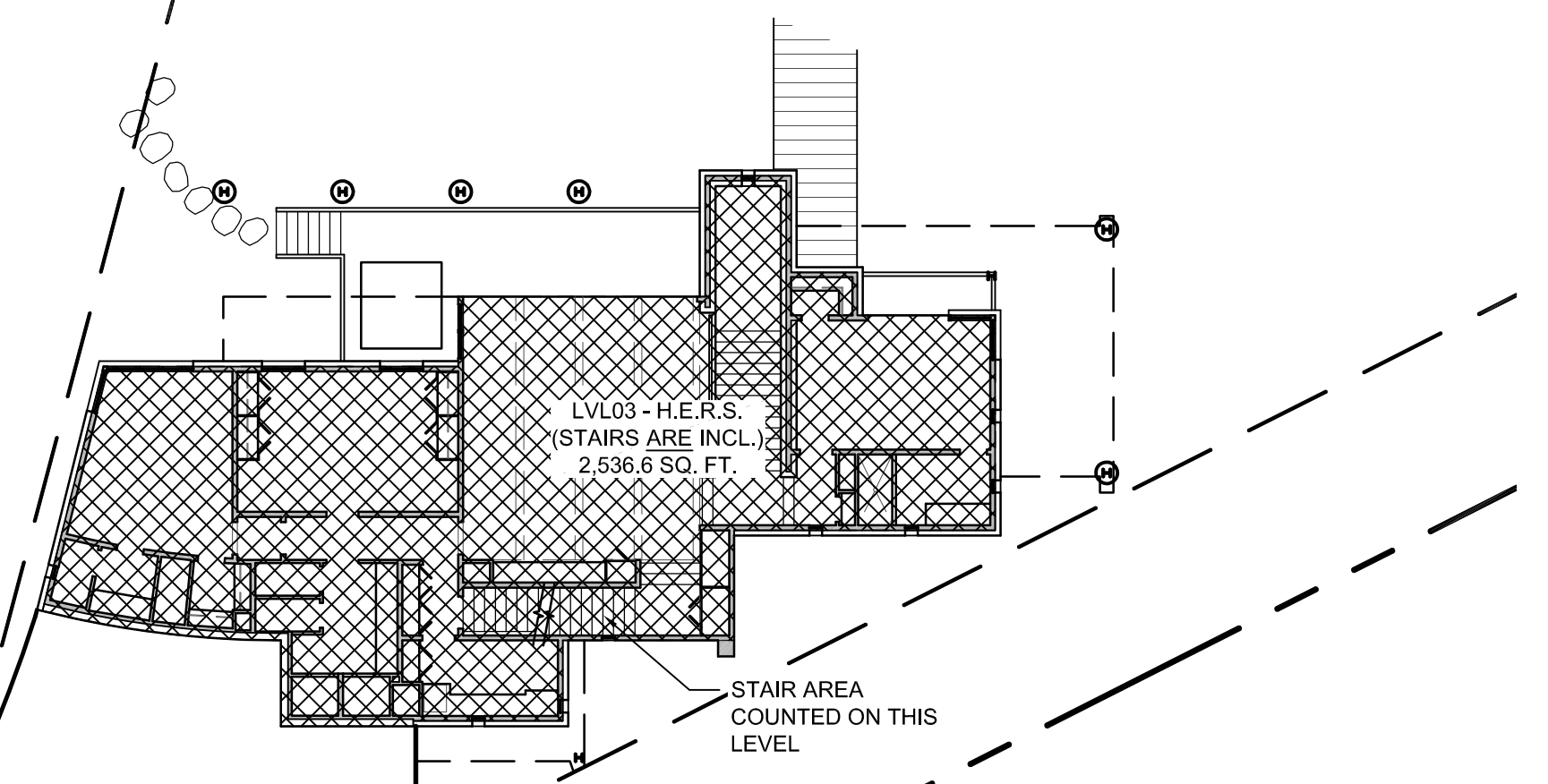
REH/Rate - Residential Energy Analysis and Rating Software v15.3
This information does not constitute any warranty of energy cost or savings. © 1985-2016 Noreasco, Boulder, Colorado.
The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

PROPOSED RESIDENCE H.E.R.S. AREA PER MV-CDC

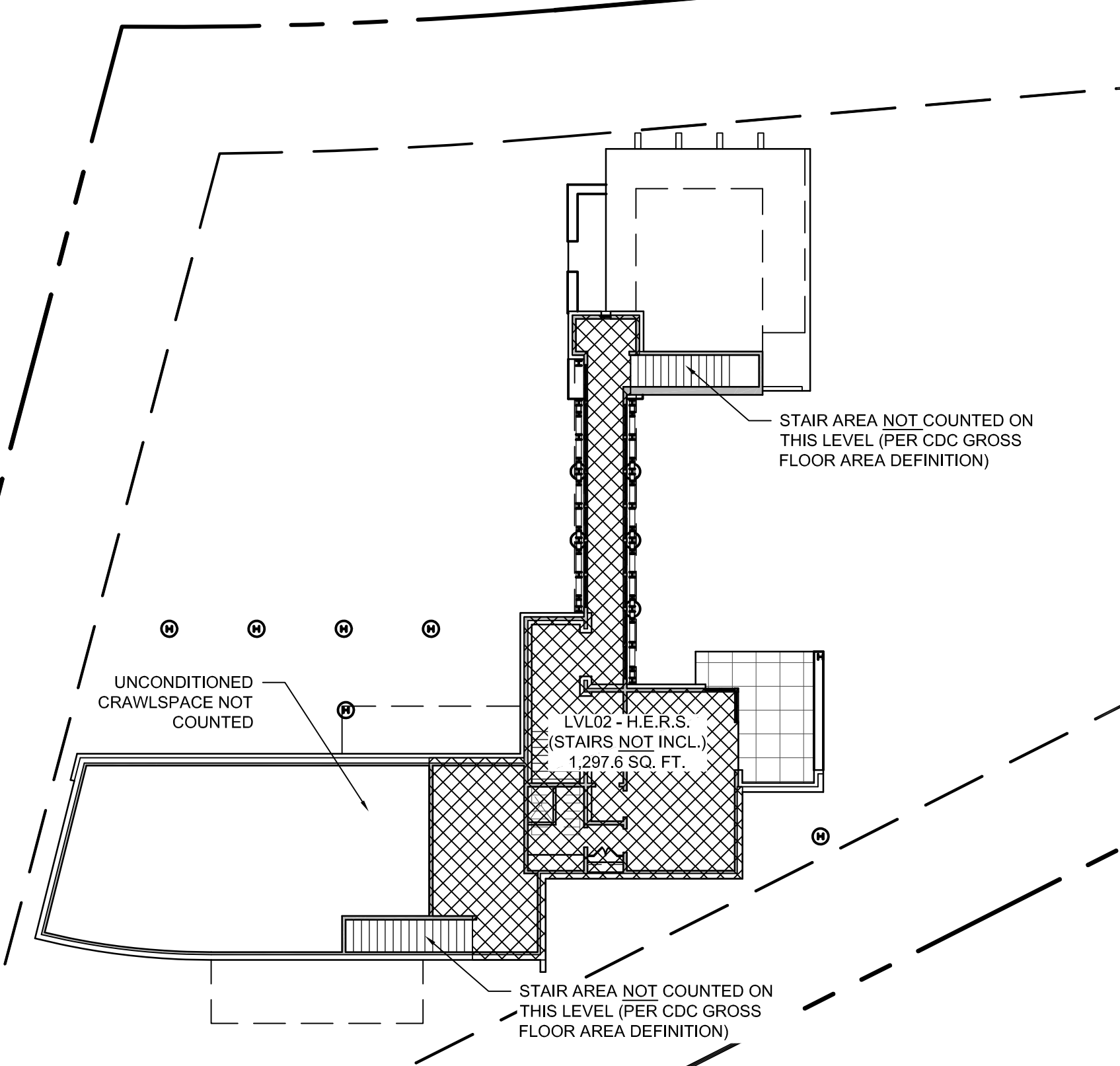
LEVEL 00 - MECH AREA	=	52.5 SQ. FT.
LEVEL 01 - SKI LOUNGE	=	537.1 SQ. FT.
LEVEL 02 - MAIN HOUSE INCL. BRIDGE	=	1,297.6 SQ. FT.
LEVEL 03 - MAIN HOUSE	=	2,536.6 SQ. FT.
LEVEL 04 - MAIN HOUSE	=	2,467.4 SQ. FT.
TOTAL H.E.R.S. AREA	=	6,891.1 SQ. FT.



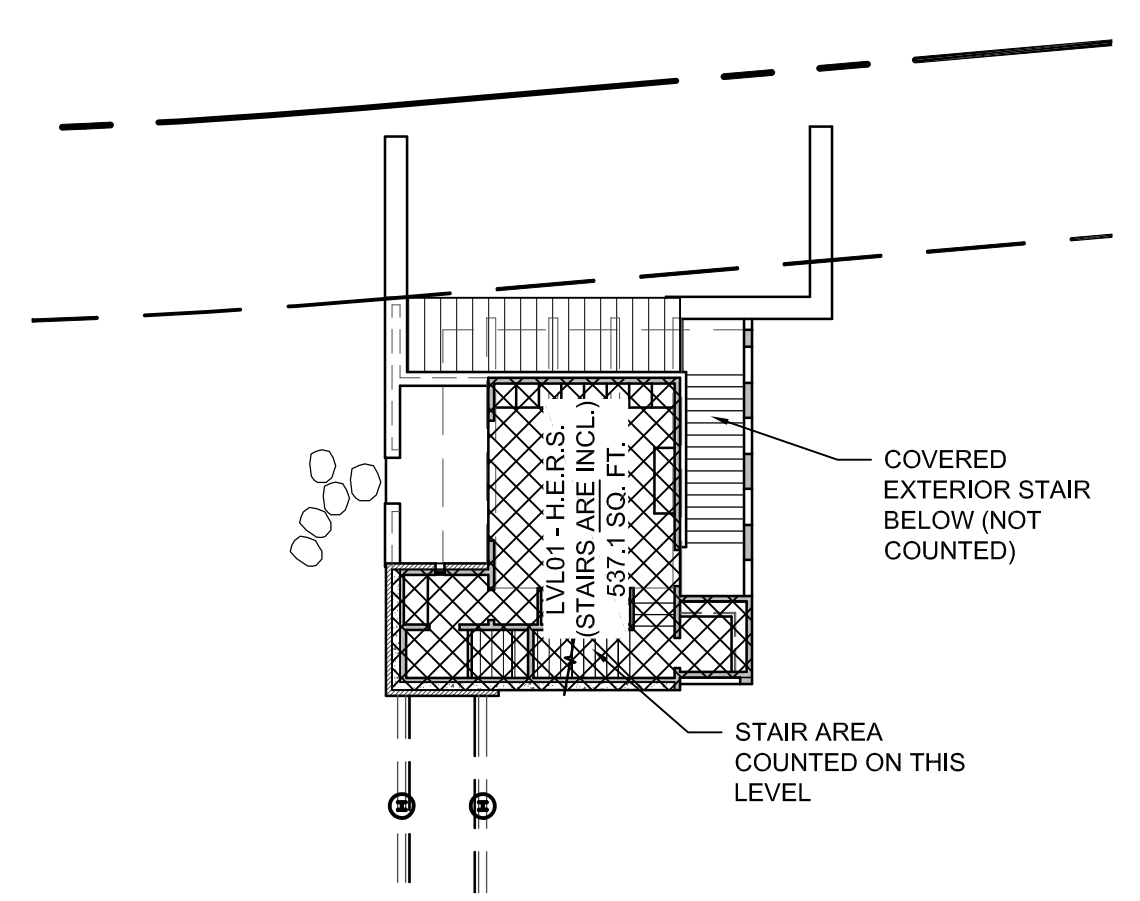
5 FLOOR AREA - LEVEL 04
SCALE: 1/16" = 1'-0"



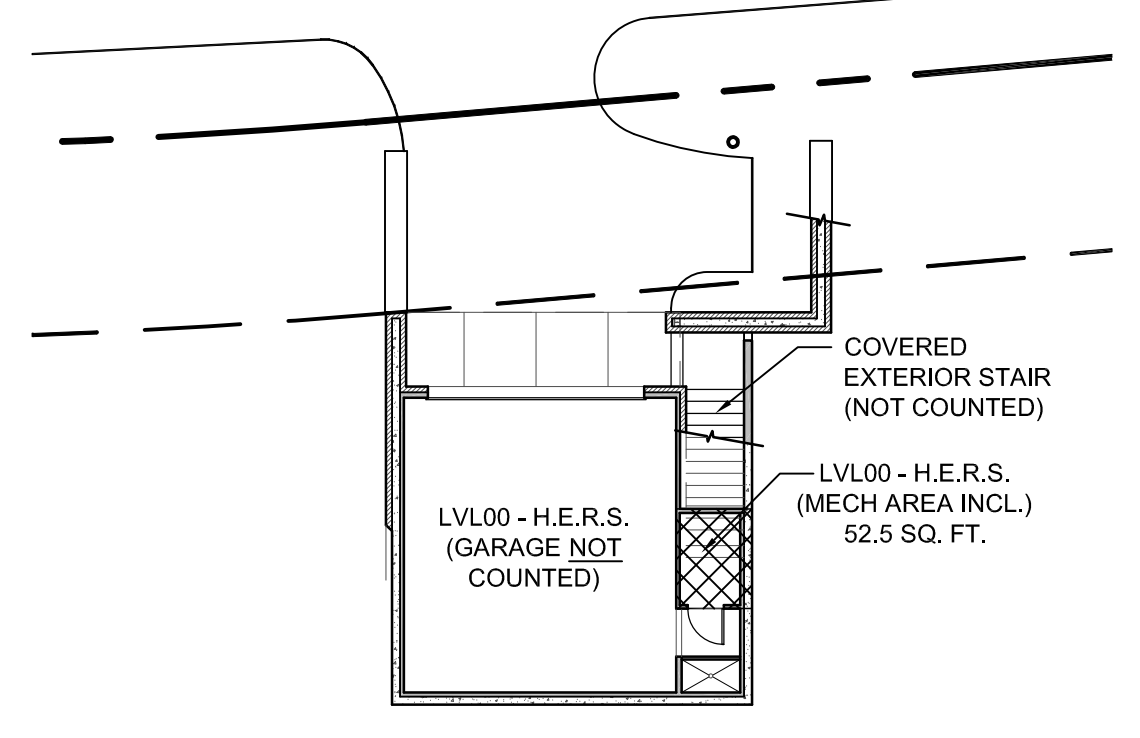
4 FLOOR AREA - LEVEL 03
SCALE: 1/16" = 1'-0"



3 FLOOR AREA - LEVEL 02
SCALE: 1/16" = 1'-0"



2 FLOOR AREA - LEVEL 01
SCALE: 1/16" = 1'-0" SKI LOUNGE LEVEL



1 FLOOR AREA - LEVEL 00
SCALE: 1/16" = 1'-0" LOWER GARAGE LEVEL

Wyler
PAD

LOT 89-2B
667 MOUNTAIN VILLAGE BLVD.
MOUNTAIN VILLAGE, CO

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H.E.R.S. AREA CALCULATIONS

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Scale: 1/16" = 1'-0"

A1.6

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DRB-2 FINAL (REVISED)	02-21-18

Wyer
 PAD

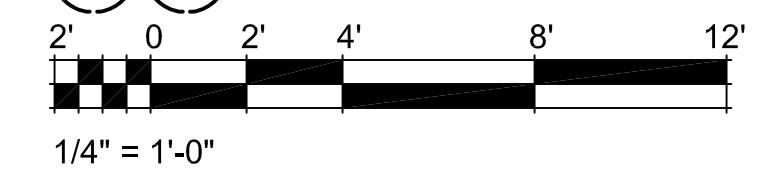
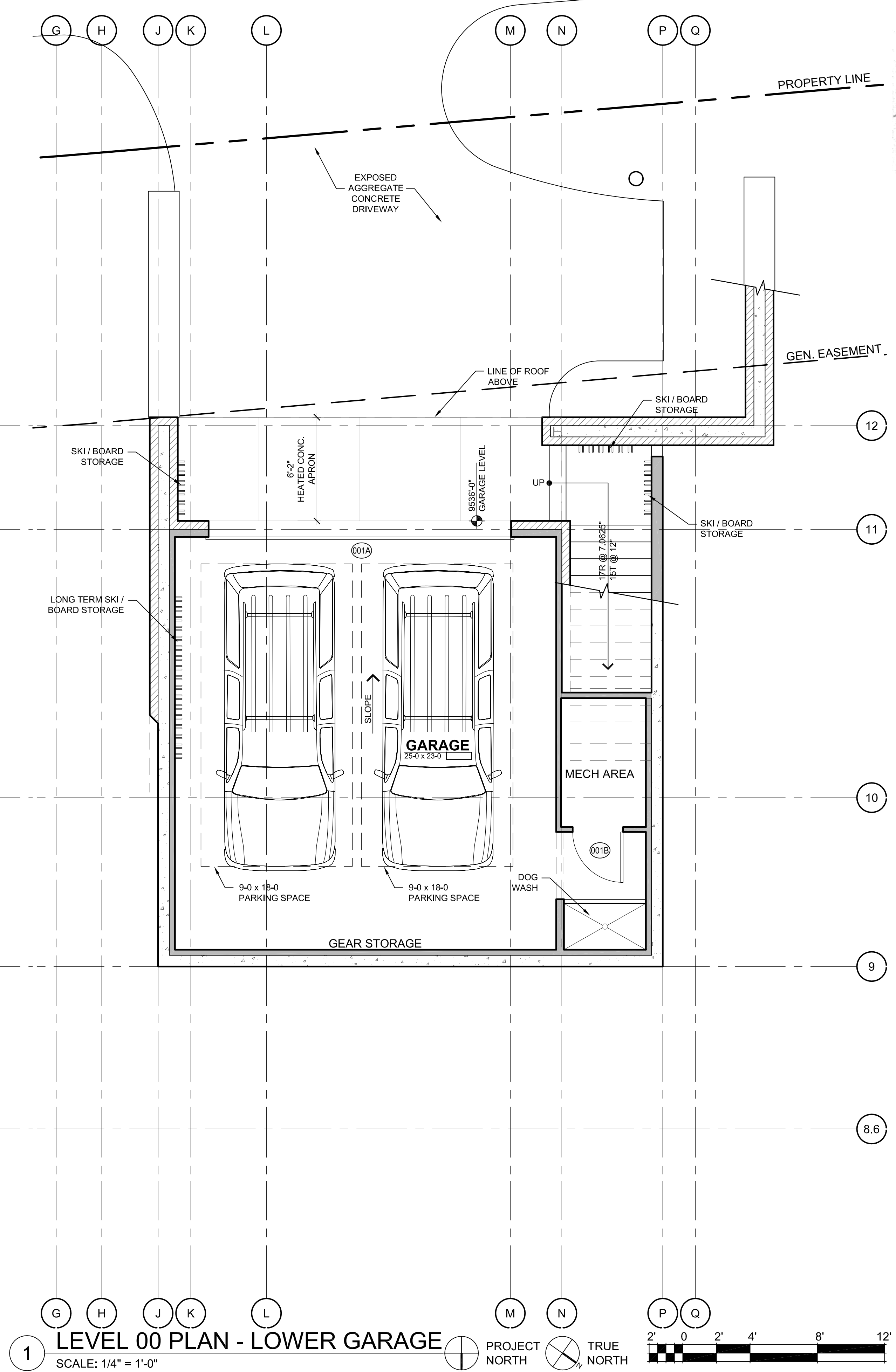
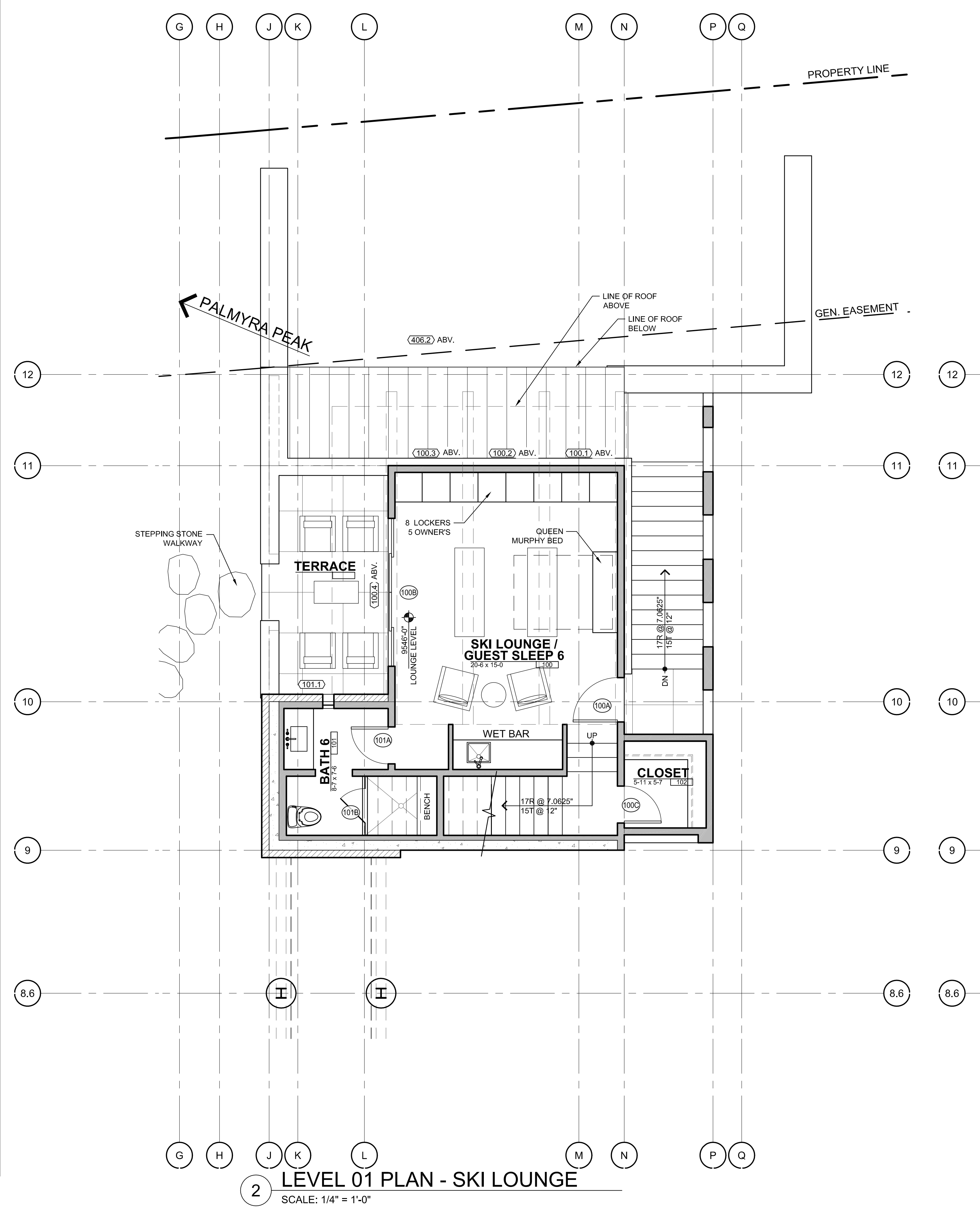
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**LEVEL 00 &
 LEVEL 01
 FLOOR PLAN**

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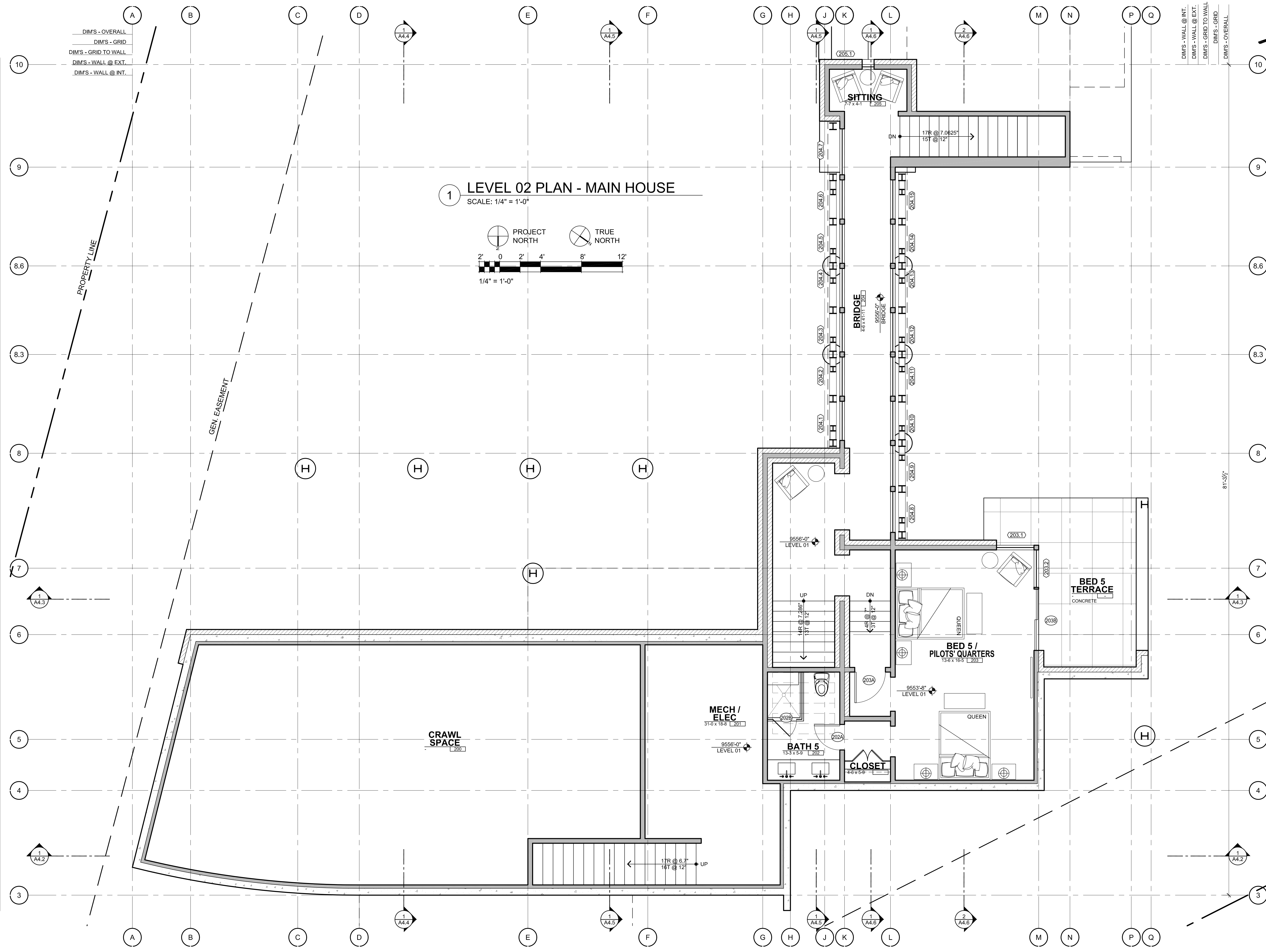
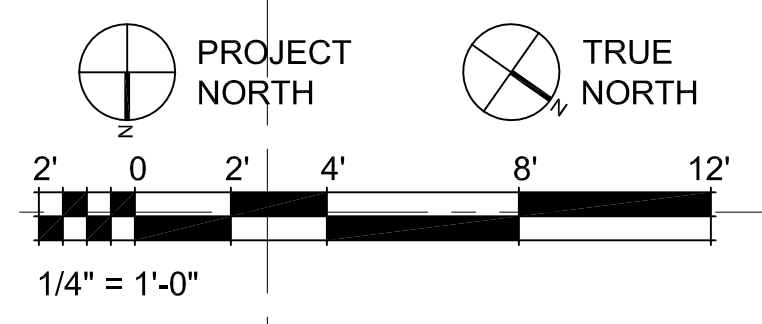
Scale : 1/4" = 1'-0"
A2.1



DIMS - OVERALL
 DIMS - GRID
 DIMS - GRID TO WALL
 DIMS - WALL @ EXT.
 DIMS - WALL @ INT.

DIMS - WALL @ INT.
 DIMS - WALL @ EXT.
 DIMS - GRID TO WALL
 DIMS - GRID
 DIMS - OVERALL

1 LEVEL 02 PLAN - MAIN HOUSE
 SCALE: 1/4" = 1'-0"



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DRB-2 FINAL (REVISED)	02-21-18

Wylor
 PAD

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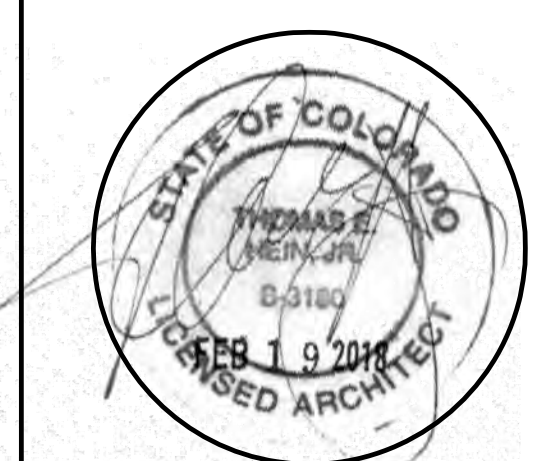
**LEVEL 02
 FLOOR
 PLAN**

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

A2.2

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DRB-2 FINAL (REVISED)	02-21-18

Wyer
PAD

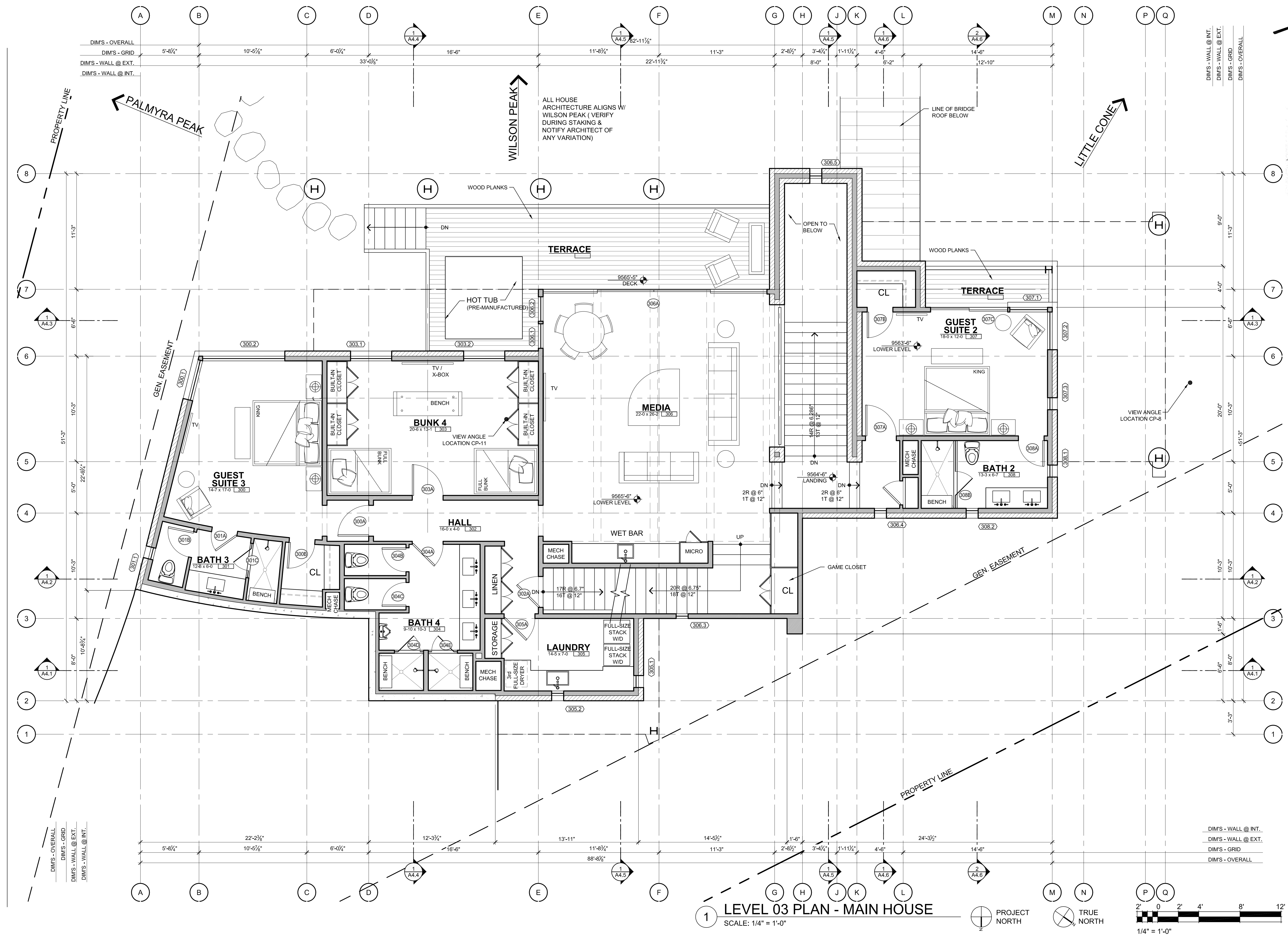
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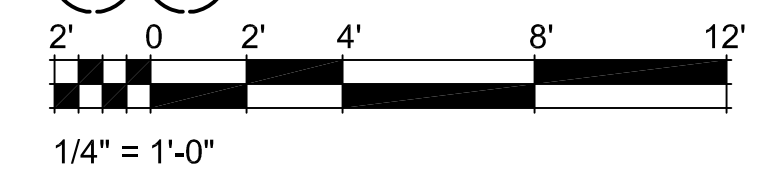
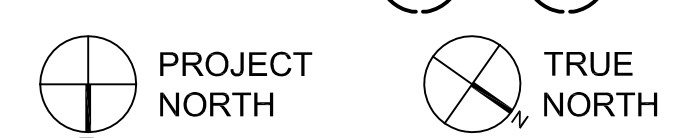
LEVEL 03 FLOOR PLAN

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Scale: 1/4" = 1'-0"
A2.3

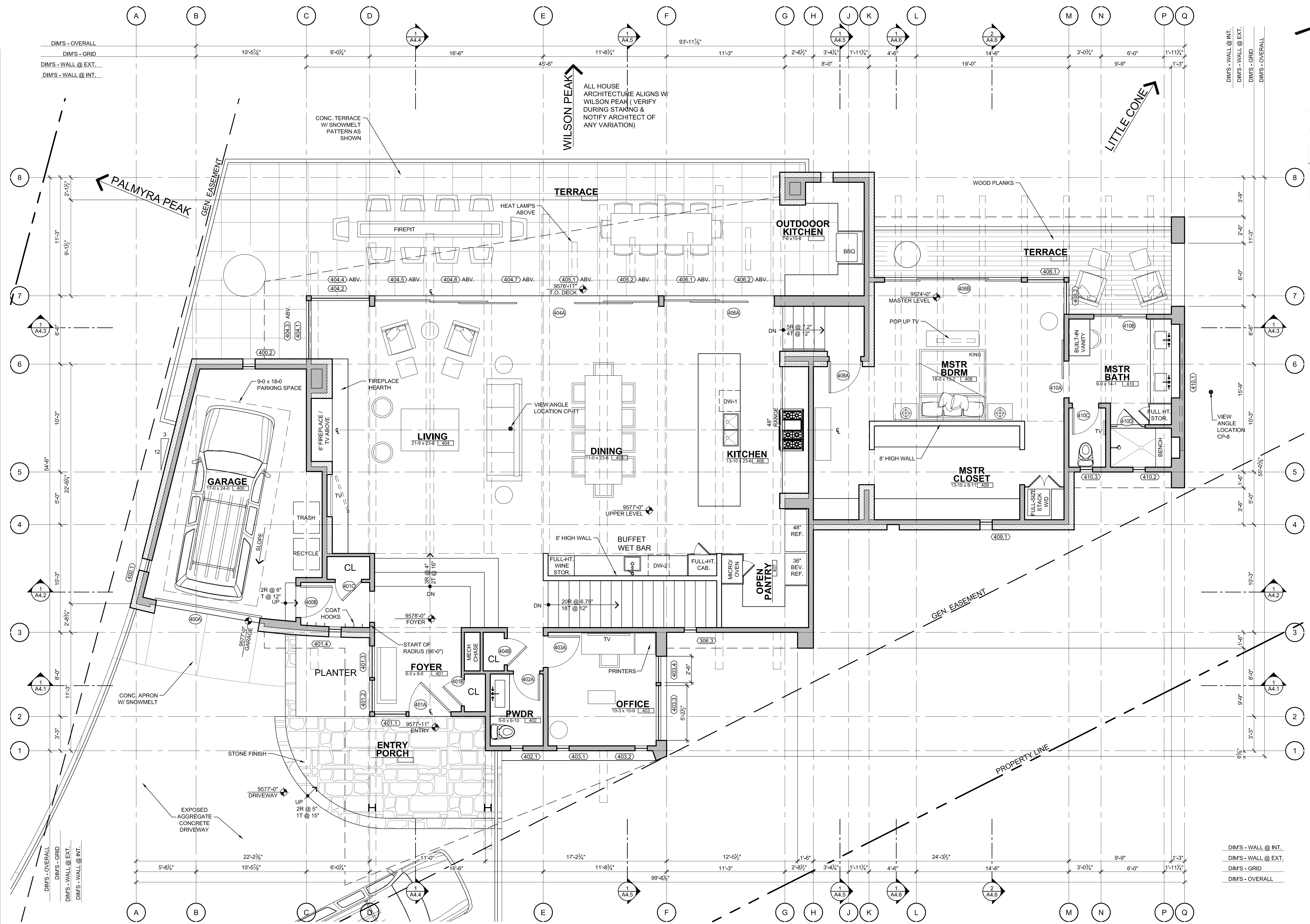


LEVEL 03 PLAN - MAIN HOUSE
SCALE: 1/4" = 1'-0"

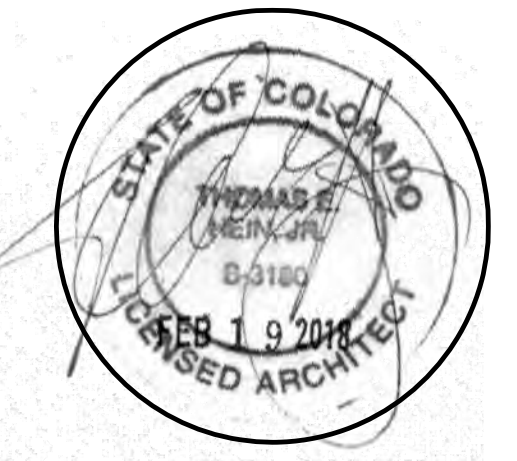


DIMS - WALL @ INT.
DIMS - WALL @ EXT.
DIMS - GRID
DIMS - OVERALL

DIMS - OVERALL
DIMS - GRID
DIMS - WALL @ EXT.
DIMS - WALL @ INT.



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DRB-2 FINAL (REVISED)	02-21-18

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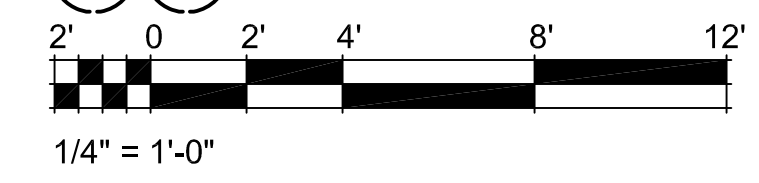
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LEVEL 04 FLOOR PLAN

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Scale : 1/4" = 1'-0"
A2.4

LEVEL 04 PLAN - MAIN HOUSE
 SCALE: 1/4" = 1'-0"



DIMS - WALL @ INT.
 DIMS - WALL @ EXT.
 DIMS - GRID
 DIMS - OVERALL



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DRB-2 FINAL (REVISED)	02-21-18

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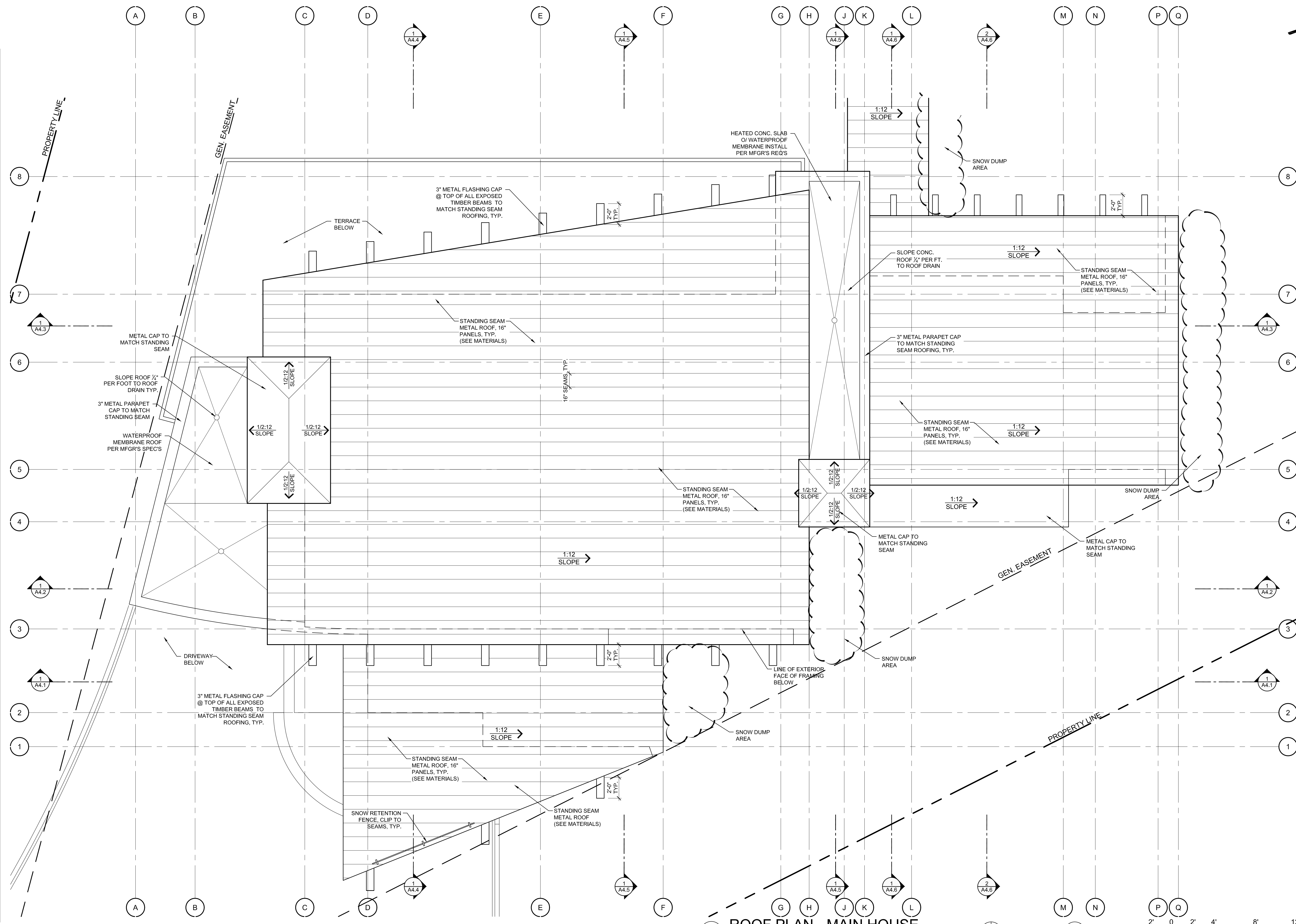
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**MAIN HOUSE
 ROOF PLAN**

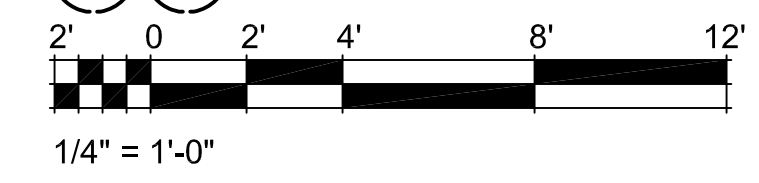
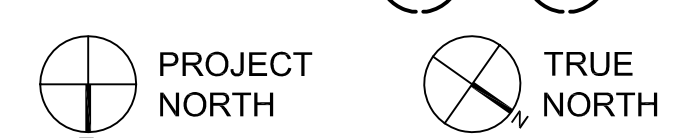
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Scale : 1/4" = 1'-0"

A2.5



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

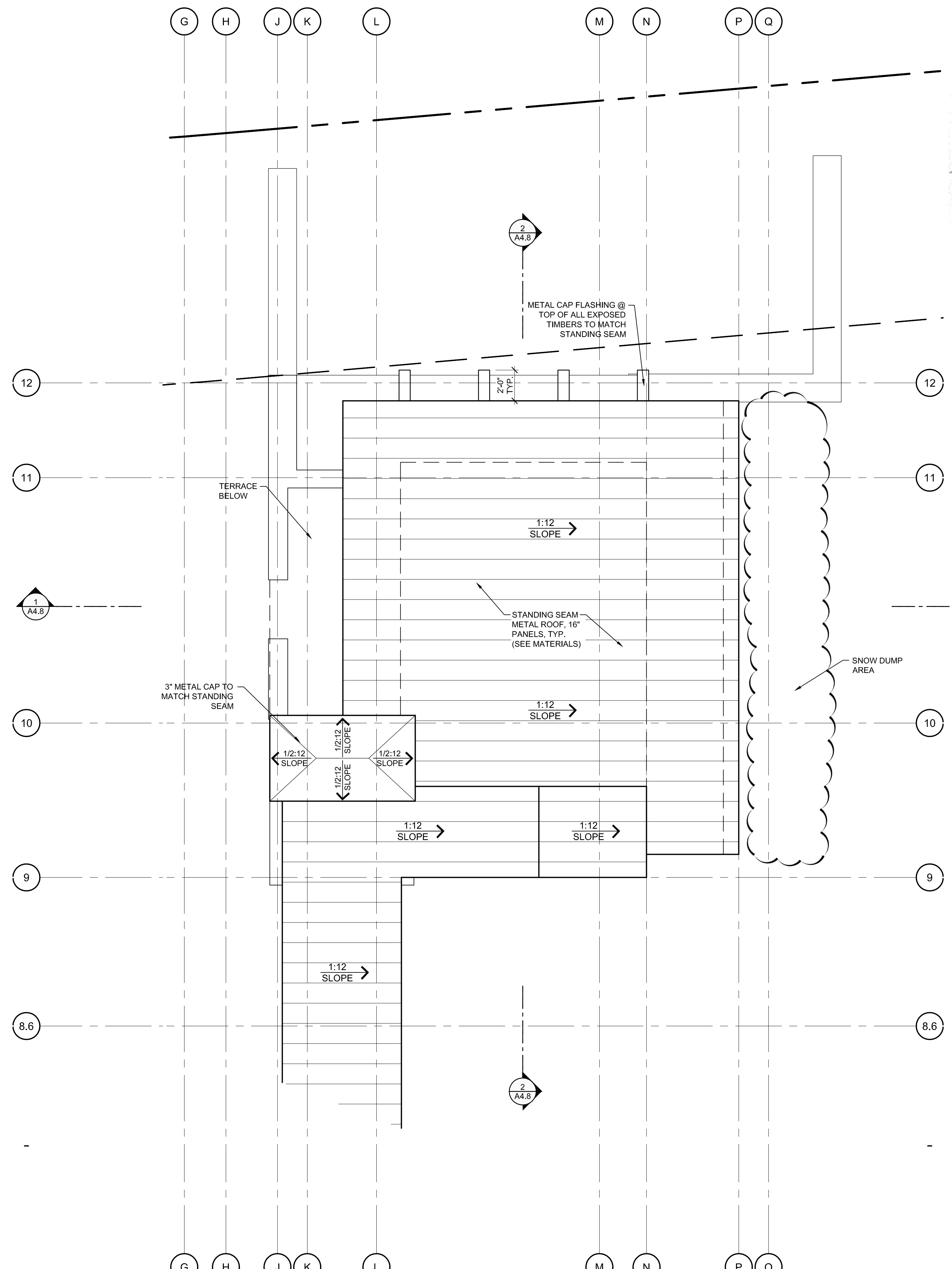


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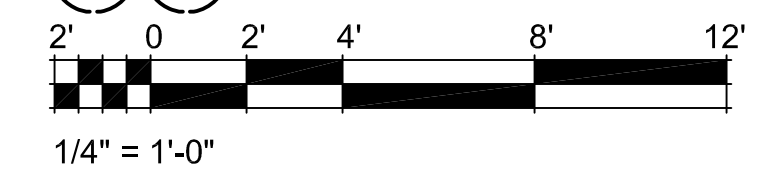
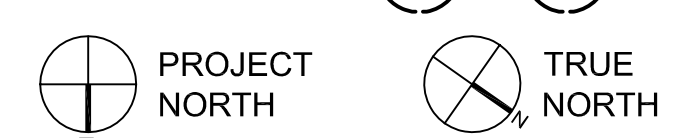
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**GUEST
 HOUSE
 ROOF PLAN**

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Scale : 1/4" = 1'-0"
A2.6

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



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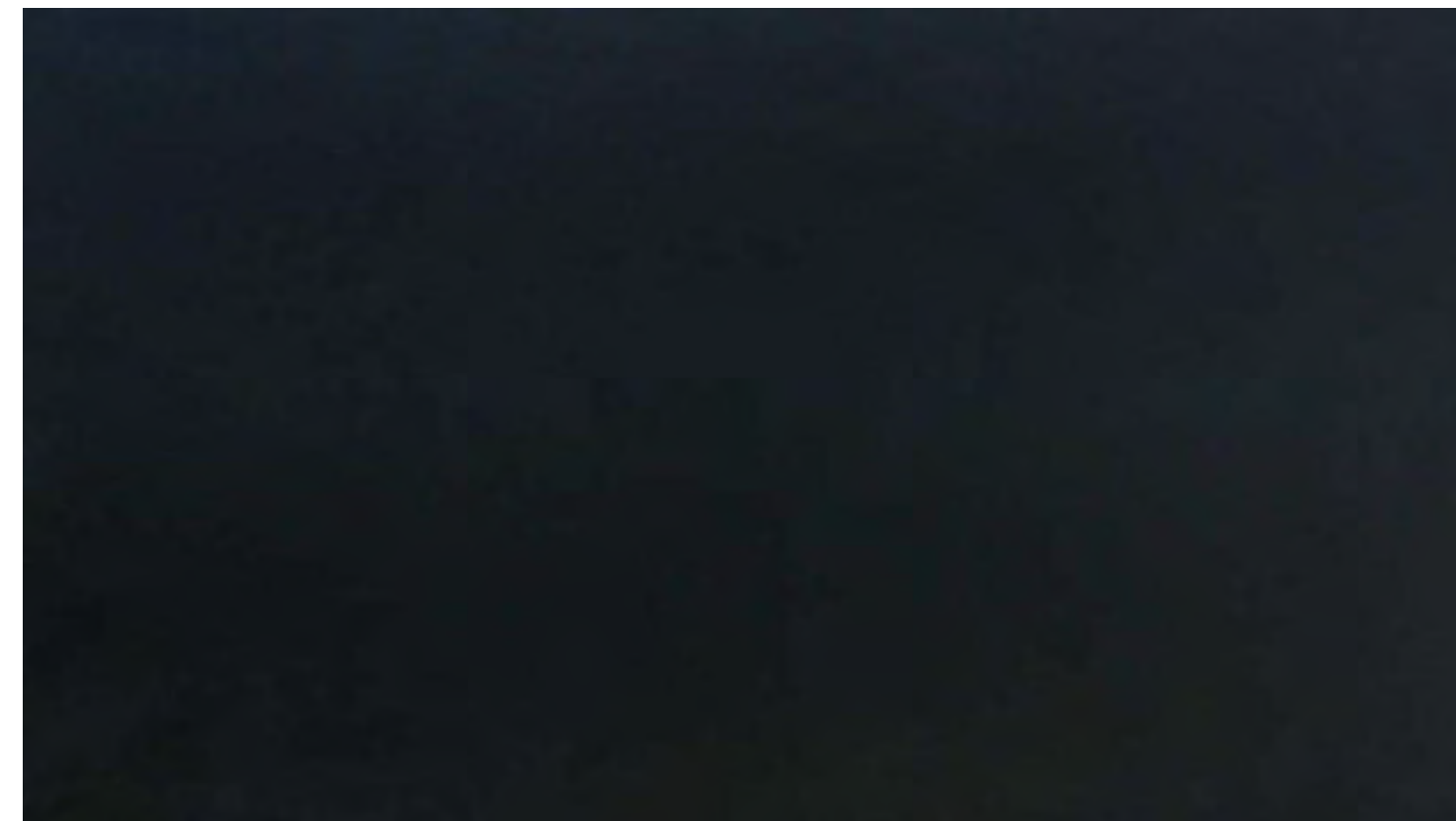
9 ROUGH SAWN TIMBER BEAMS
SCALE: NO SCALE



6 BLACK CLAD WINDOWS (Lowen/Kolbe or equal)
SCALE: NO SCALE



3 PORTLAND WHITE - BOARD FORMED CONCRETE
SCALE: NO SCALE



8 SOLID STEEL PANEL RAILING, PAINT DRK, GREY
SCALE: NO SCALE



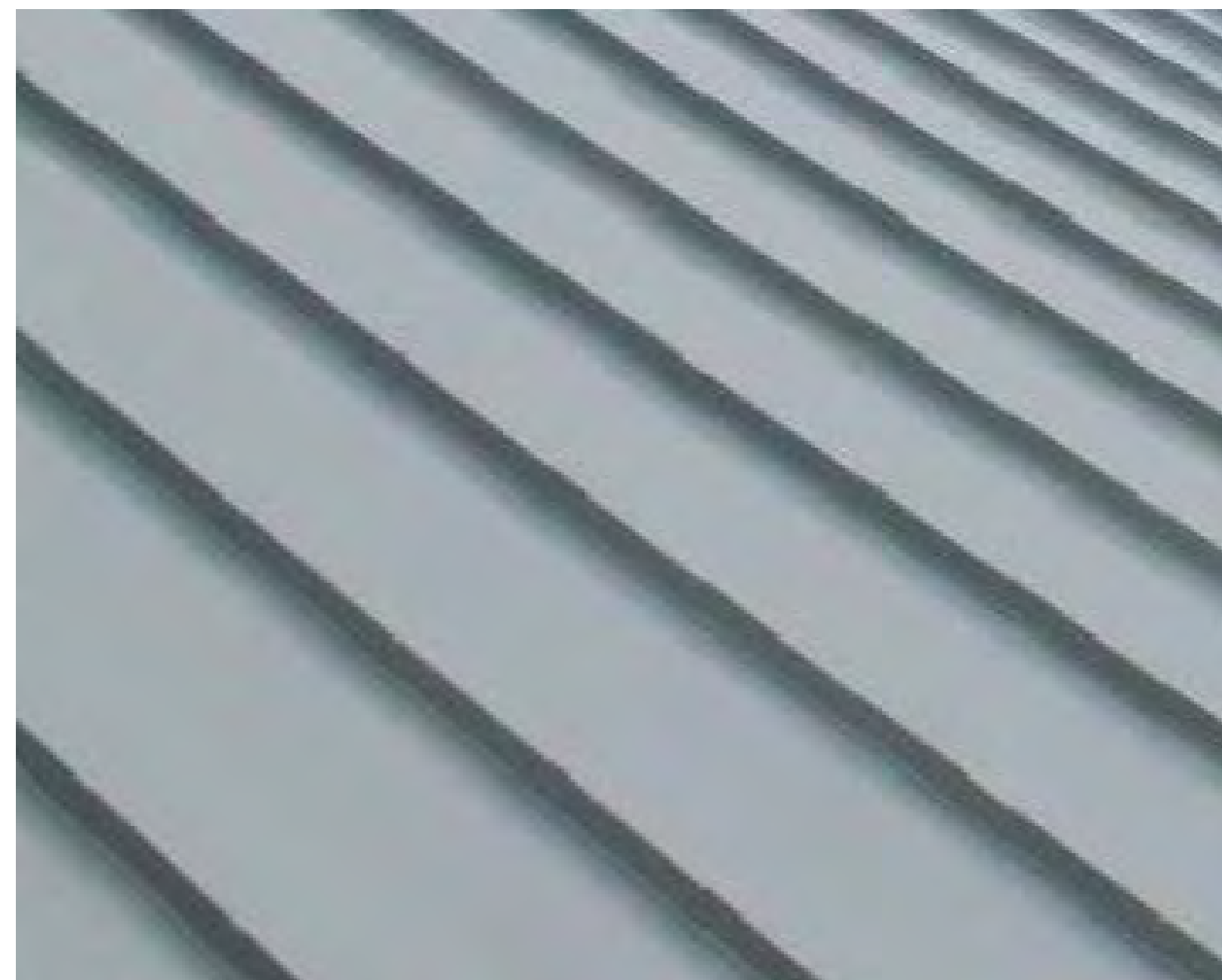
5 EXPOSED STEEL MEMBERS, PAINT MED-GREY
SCALE: NO SCALE



2 +/- 12" VERTICAL BARNWOOD SIDING
SCALE: NO SCALE



7 RUBBLE STONE IN HILFICKER WALL/ LWR. RETAINING
SCALE: NO SCALE



4 BLACK STANDING SEAM METAL ROOF
SCALE: NO SCALE



1 EXTERIOR STONE VENEER
SCALE: NO SCALE

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108 S. OAK ST. PENTHOUSE TELLURIDE, COLORADO 81435 970.728.1220 WWW.TOMMYHEIN.COM

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EXTERIOR BUILDING MATERIALS

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A3.0

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EXTERIOR MATERIAL AREAS	
AREAS FOR NORTH ELEV. OF MAIN HOUSE	
MATERIAL	AREA
STONE VENEER	154.9 SQ. FT.
	78.2 SQ. FT.
	136.9 SQ. FT.
	564.8 SQ. FT.
TOTAL =	934.7 SQ. FT.
CONCRETE	50.9 SQ. FT.
TOTAL =	50.9 SQ. FT.
TIMBER	25.2 SQ. FT.
TOTAL =	25.2 SQ. FT.
WOOD SIDING	78.8 SQ. FT.
	5.9 SQ. FT.
	48.2 SQ. FT.
	145.5 SQ. FT.
	216.3 SQ. FT.
	78.5 SQ. FT.
TOTAL =	573.1 SQ. FT.
STEEL	24.8 SQ. FT.
TOTAL =	24.8 SQ. FT.
METAL ACCENT	106.5 SQ. FT.
	64.0 SQ. FT.
	64.6 SQ. FT.
	17.1 SQ. FT.
TOTAL =	252.2 SQ. FT.
GLAZING	92.0 SQ. FT.
	26.2 SQ. FT.
	15.2 SQ. FT.
	14.6 SQ. FT.
	21.6 SQ. FT.
	9.3 SQ. FT.
TOTAL =	178.8 SQ. FT.

TOTAL EXTERIOR MATERIAL AREAS				
MATERIAL	LOCATION	AREA	GRAND TOTAL	PERCENTAGE
STONE VENEER	SOUTH ELEVATION (A3.1)	1096.890092 SQ. FT.	4,261.0 SQ. FT.	40.8%
	WEST ELEVATION (A3.2)	555.7 SQ. FT.		
	WEST ELEVATION - LOWER GARAGE (A3.2)	68.9 SQ. FT.		
	NORTH ELEVATION (A3.3)	934.7 SQ. FT.		
	EAST ELEVATION (A3.4)	913.0 SQ. FT.		
	EAST ELEVATION - LOWER GARAGE (A3.4)	247.2 SQ. FT.		
	SOUTH ELEVATION - LOWER GARAGE (A3.5)	366.9 SQ. FT.		
BOARD FORMED CONCRETE	SOUTH ELEVATION (A3.1)	N/A	50.9 SQ. FT.	0.5%
	WEST ELEVATION (A3.2)	N/A		
	WEST ELEVATION - LOWER GARAGE (A3.2)	N/A		
	NORTH ELEVATION (A3.3)	50.918198 SQ. FT.		
	EAST ELEVATION (A3.4)	N/A		
	EAST ELEVATION - LOWER GARAGE (A3.4)	N/A		
TIMBER	SOUTH ELEVATION (A3.1)	96.0 SQ. FT.	333.2 SQ. FT.	3.2%
	WEST ELEVATION (A3.2)	29.8 SQ. FT.		
	WEST ELEVATION - LOWER GARAGE (A3.2)	2.3 SQ. FT.		
	NORTH ELEVATION (A3.3)	25.2 SQ. FT.		
	EAST ELEVATION (A3.4)	111.4 SQ. FT.		
	EAST ELEVATION - LOWER GARAGE (A3.4)	39.0 SQ. FT.		
	SOUTH ELEVATION - LOWER GARAGE (A3.5)	29.5 SQ. FT.		
WOOD SIDING	SOUTH ELEVATION (A3.1)	45.0 SQ. FT.	1,286.5 SQ. FT.	12.3%
	WEST ELEVATION (A3.2)	29.8 SQ. FT.		
	WEST ELEVATION - LOWER GARAGE (A3.2)	N/A		
	NORTH ELEVATION (A3.3)	573.1 SQ. FT.		
	EAST ELEVATION (A3.4)	67.7 SQ. FT.		
	EAST ELEVATION - LOWER GARAGE (A3.4)	39.9 SQ. FT.		
	SOUTH ELEVATION - LOWER GARAGE (A3.5)	310.8 SQ. FT.		
	NORTH ELEVATION - LOWER GARAGE (A3.5)	220.3 SQ. FT.		

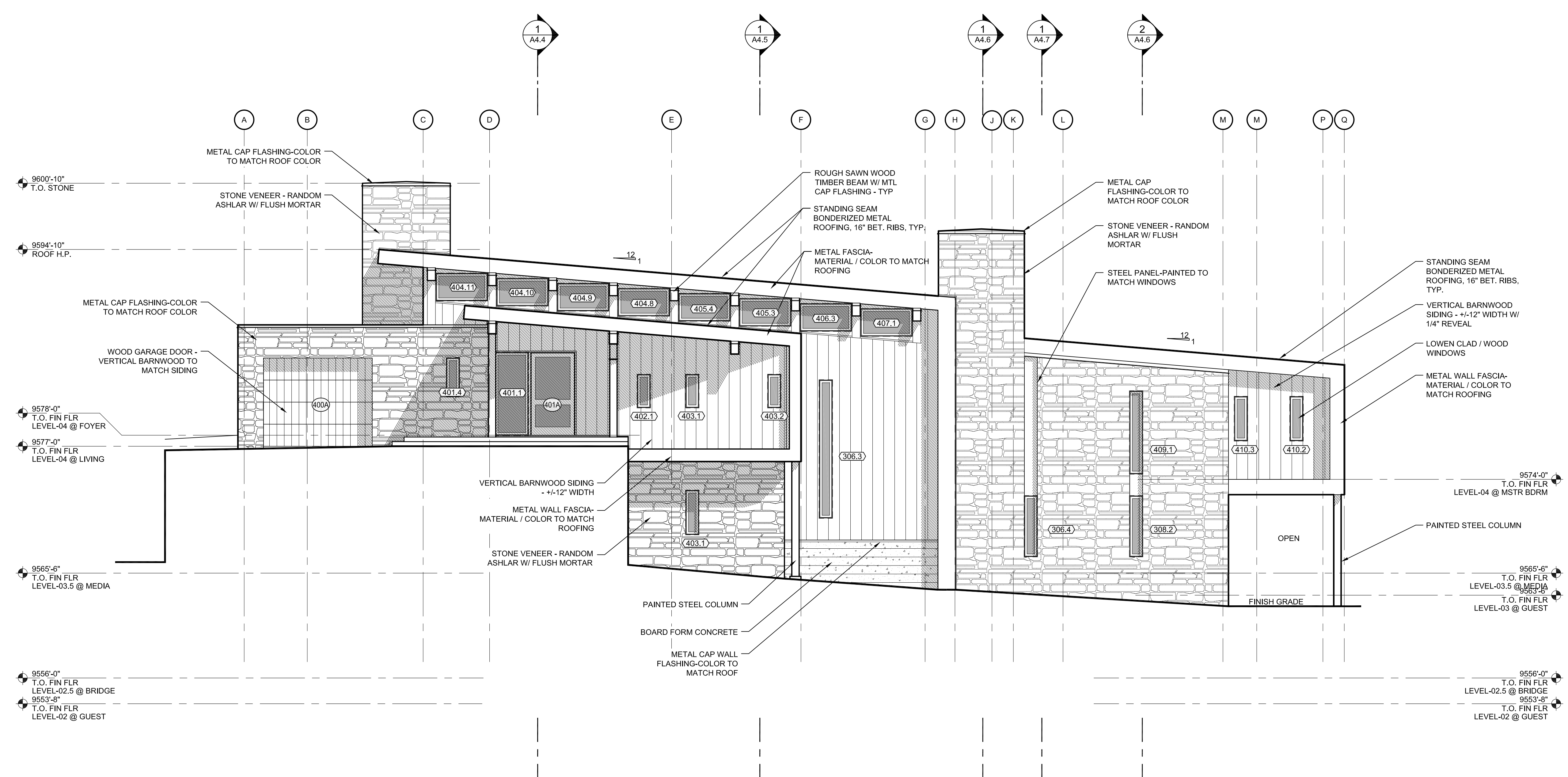
STEEL	SOUTH ELEVATION (A3.1)	265.9 SQ. FT.	685.6 SQ. FT.	6.6%
	WEST ELEVATION (A3.2)	154.1 SQ. FT.		
	WEST ELEVATION - LOWER GARAGE (A3.2)	2.3 SQ. FT.		
	NORTH ELEVATION (A3.3)	24.8 SQ. FT.		
	EAST ELEVATION (A3.4)	202.1 SQ. FT.		
	EAST ELEVATION - LOWER GARAGE (A3.4)	16.6 SQ. FT.		
METAL ACCENT	SOUTH ELEVATION (A3.1)	456.5 SQ. FT.	1,947.3 SQ. FT.	18.7%
	WEST ELEVATION (A3.2)	754.5 SQ. FT.		
	WEST ELEVATION - LOWER GARAGE (A3.2)	247.2 SQ. FT.		
	NORTH ELEVATION (A3.3)	252.2 SQ. FT.		
	EAST ELEVATION (A3.4)	111.0 SQ. FT.		
	EAST ELEVATION - LOWER GARAGE (A3.4)	46.1 SQ. FT.		
GLAZING	SOUTH ELEVATION (A3.1)	839.2 SQ. FT.	1,876.5 SQ. FT.	18.0%
	WEST ELEVATION (A3.2)	317.7 SQ. FT.		
	WEST ELEVATION - LOWER GARAGE (A3.2)	4.0 SQ. FT.		
	NORTH ELEVATION (A3.3)	178.8 SQ. FT.		
	EAST ELEVATION (A3.4)	371.2 SQ. FT.		
	EAST ELEVATION - LOWER GARAGE (A3.4)	115.4 SQ. FT.		

Tommy Hein
ARCHITECTS

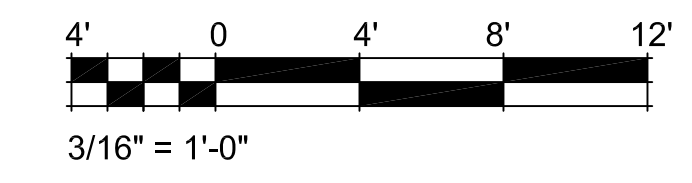
Box 3327 108 S. Oak St. Penthouse
Telluride, Colorado 81435 970.728.1220
Fax 728.1294 www.TommyHein.com

SUBMISSIONS:

CLIENT REVIEW	10-25-17
WORKSESSION 01	11-10-17
DRB REVISED	11-27-17
CLIENT REVIEW	12-14-17
DRB APPLICATION 01	12-22-17
CLIENT REVIEW	01-12-18
POST PRELIM-DRB REVIEW	02-01-18
CLIENT REVIEW MEETING	02-14-18
DRB-2 FINAL	02-19-18
DRB-2 FINAL (REVISED)	02-21-18



1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



Wyer
PAD

LOT 89-2B
667 MOUNTAIN VILLAGE BLVD.
MOUNTAIN VILLAGE, CO

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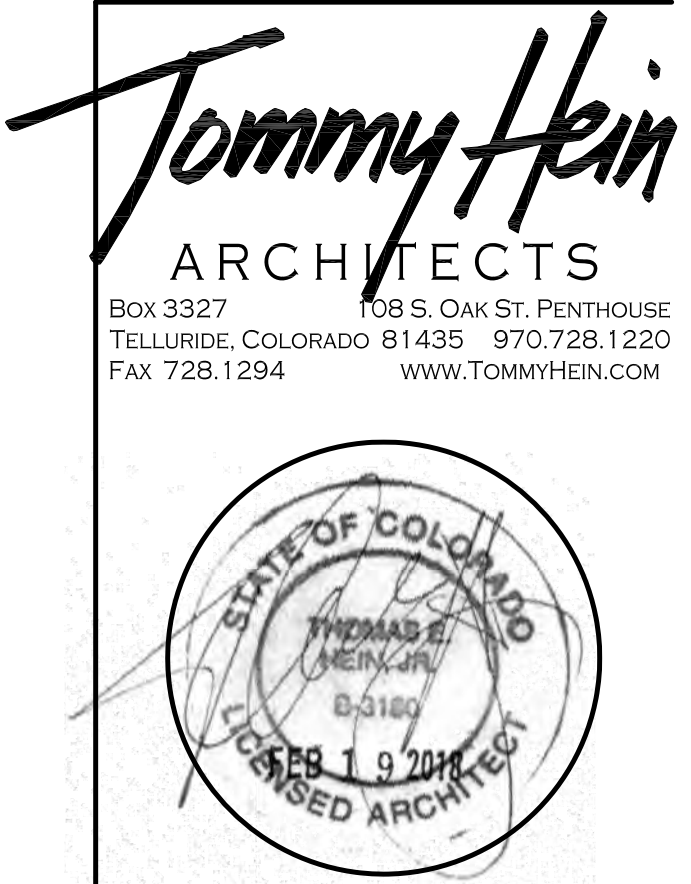
EXTERIOR ELEVATIONS

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

Scale : 3/16" = 1'-0"
A3.1

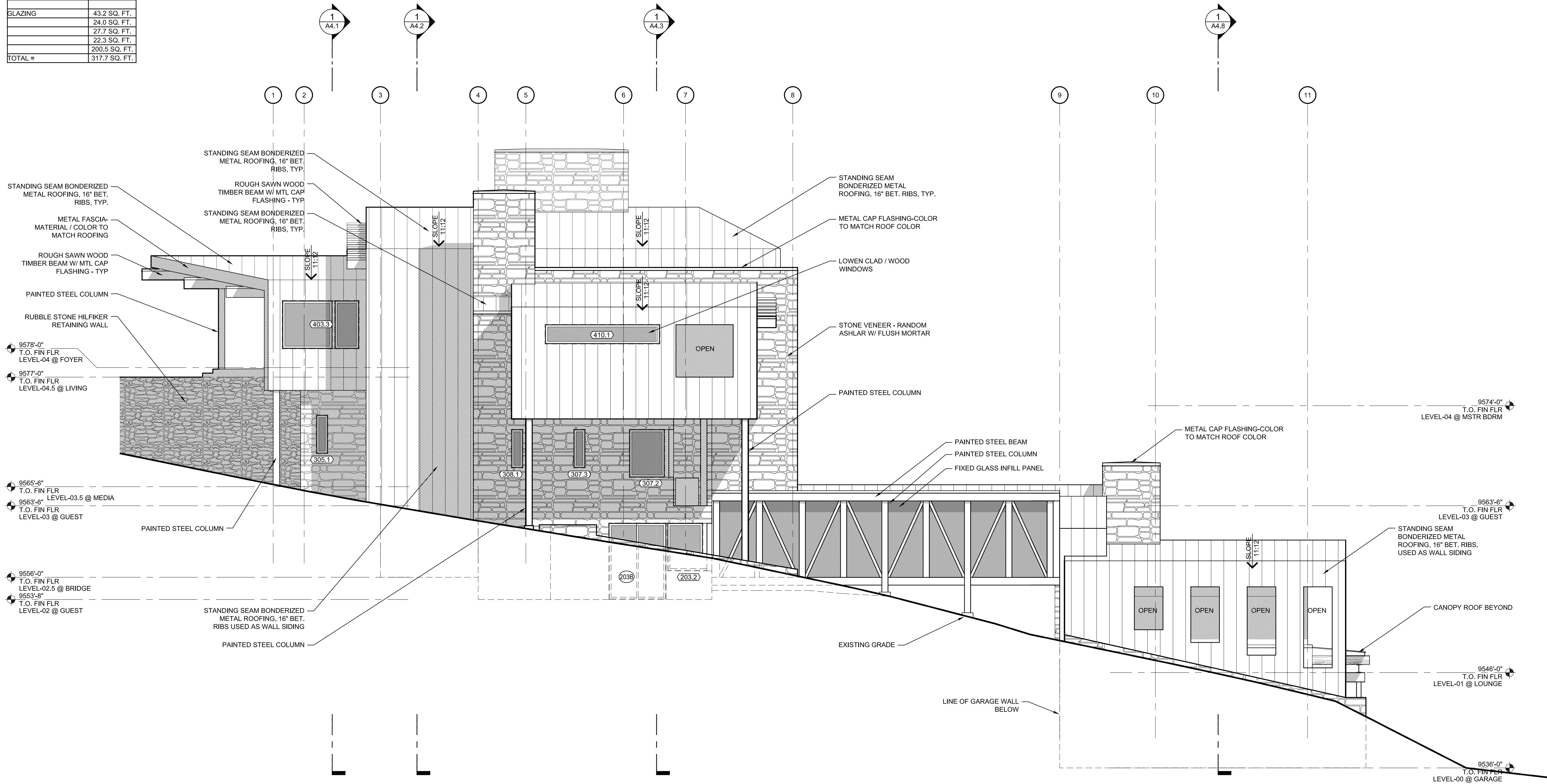
EXTERIOR MATERIAL AREAS (AREAS FOR WEST ELEV. OF MAIN HOUSE)	
MATERIAL	AREA
STONE VENEER	71.4 SQ. FT.
	66.0 SQ. FT.
	244.7 SQ. FT.
	150.3 SQ. FT.
	23.4 SQ. FT.
TOTAL =	555.7 SQ. FT.
CONCRETE	NOT USED
TOTAL =	NOT USED
TIMBER	23.4 SQ. FT.
	6.3 SQ. FT.
TOTAL =	29.8 SQ. FT.
WOOD SIDING	NOT USED
TOTAL =	NOT USED
STEEL	12.2 SQ. FT.
	23.4 SQ. FT.
	118.4 SQ. FT.
TOTAL =	154.1 SQ. FT.
METAL ACCENT	78.0 SQ. FT.
	309.6 SQ. FT.
	50.7 SQ. FT.
	309.2 SQ. FT.
	7.0 SQ. FT.
TOTAL =	754.5 SQ. FT.
GLAZING	43.2 SQ. FT.
	24.0 SQ. FT.
	27.7 SQ. FT.
	22.3 SQ. FT.
	200.5 SQ. FT.
TOTAL =	317.7 SQ. FT.

EXTERIOR MATERIAL AREAS (AREAS FOR WEST ELEV. OF GUEST WING)	
MATERIAL	AREA
STONE VENEER	46.8 SQ. FT.
	2.9 SQ. FT.
	19.4 SQ. FT.
TOTAL =	68.9 SQ. FT.
CONCRETE	NOT USED
TOTAL =	NOT USED
TIMBER	2.3 SQ. FT.
TOTAL =	2.3 SQ. FT.
WOOD SIDING	NOT USED
TOTAL =	NOT USED
STEEL	2.3 SQ. FT.
TOTAL =	2.3 SQ. FT.
METAL ACCENT	247.6 SQ. FT.
	247.6 SQ. FT.
GLAZING	4.0 SQ. FT.
TOTAL =	4.0 SQ. FT.

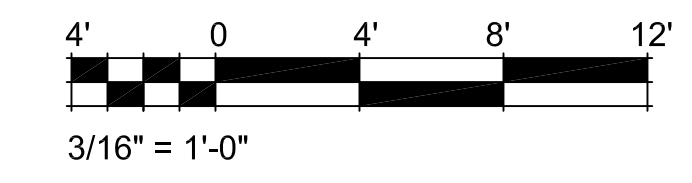


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POST PRELIM-DRB REVIEW	02-01-18
CLIENT REVIEW MEETING	02-14-18
DRB-2 FINAL	02-19-18
DRB-2 FINAL (REVISED)	02-21-18



1 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



Wyer
PAD

LOT 89-2B
667 MOUNTAIN VILLAGE BLVD.
MOUNTAIN VILLAGE, CO

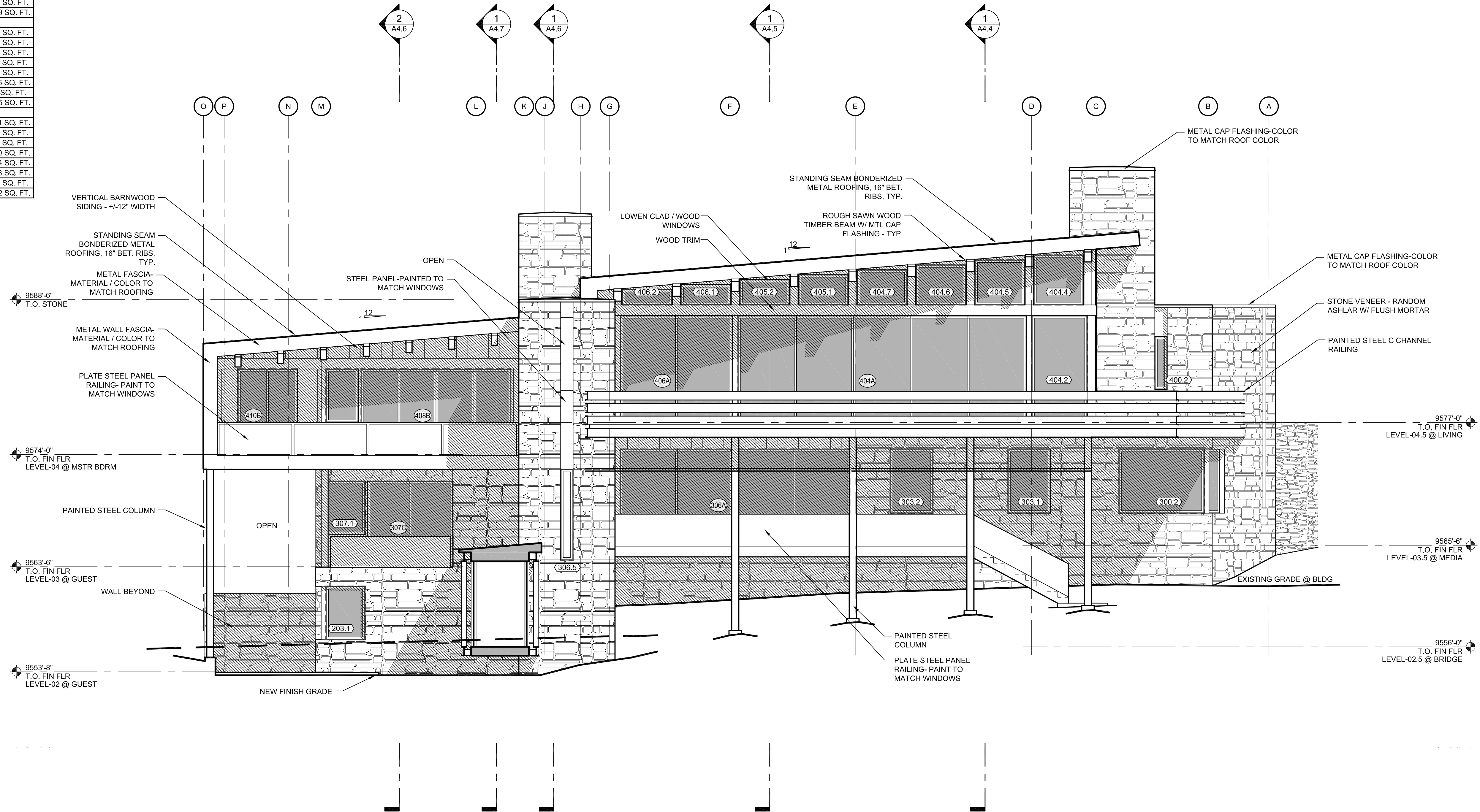
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EXTERIOR ELEVATIONS

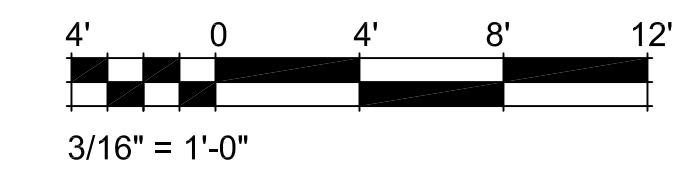
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Scale : 3/16" = 1'-0"
A3.2

EXTERIOR MATERIAL AREAS	
(AREAS FOR SOUTH ELEV. OF MAIN HOUSE)	
MATERIAL	AREA
STONE VENEER	70.8 SQ. FT.
	172.2 SQ. FT.
	257.9 SQ. FT.
	49.7 SQ. FT.
	125.0 SQ. FT.
	258.5 SQ. FT.
	162.8 SQ. FT.
TOTAL =	1,096.9 SQ. FT.
CONCRETE	NOT USED
TOTAL =	NOT USED
TIMBER	32.0 SQ. FT.
	64.1 SQ. FT.
TOTAL =	96.0 SQ. FT.
WOOD SIDING	34.2 SQ. FT.
	10.8 SQ. FT.
TOTAL =	45.0 SQ. FT.
STEEL	17.2 SQ. FT.
	204.0 SQ. FT.
	44.7 SQ. FT.
TOTAL =	265.9 SQ. FT.
METAL ACCENT	88.4 SQ. FT.
	87.0 SQ. FT.
	32.8 SQ. FT.
	10.3 SQ. FT.
	67.5 SQ. FT.
	162.6 SQ. FT.
	7.9 SQ. FT.
TOTAL =	456.5 SQ. FT.
GLAZING	113.1 SQ. FT.
	69.1 SQ. FT.
	18.3 SQ. FT.
	114.0 SQ. FT.
	302.4 SQ. FT.
	126.3 SQ. FT.
	95.9 SQ. FT.
TOTAL =	839.2 SQ. FT.



1 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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CLIENT REVIEW MEETING	02-14-18
DRB-2 FINAL	02-19-18
DRB-2 FINAL (REVISED)	02-21-18

Wyer
PAD

LOT 89-2B
667 MOUNTAIN VILLAGE BLVD.
MOUNTAIN VILLAGE, CO

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EXTERIOR ELEVATIONS

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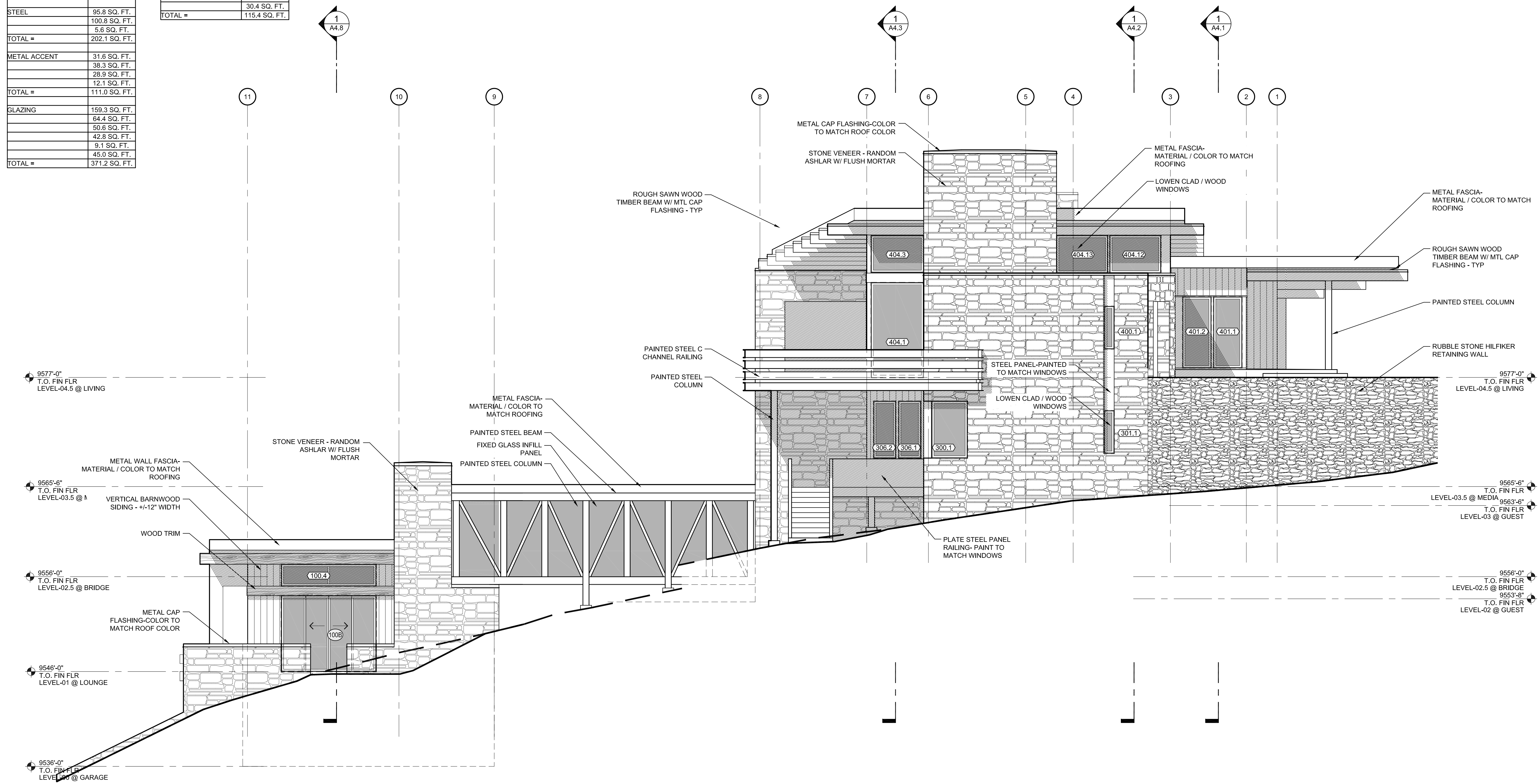
Scale : 3/16" = 1'-0"

A3.3

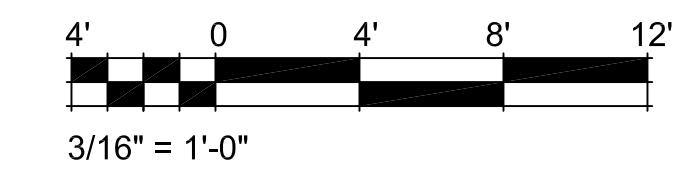
NOT FOR CONSTRUCTION

EXTERIOR MATERIAL AREAS (AREAS FOR EAST ELEV. OF MAIN HOUSE)	
MATERIAL	AREA
STONE VENEER	148.4 SQ. FT.
	55.9 SQ. FT.
	176.2 SQ. FT.
	505.3 SQ. FT.
	17.3 SQ. FT.
	9.9 SQ. FT.
TOTAL =	913.0 SQ. FT.
CONCRETE	NOT USED
TOTAL =	NOT USED
TIMBER	47.0 SQ. FT.
	6.1 SQ. FT.
	26.0 SQ. FT.
	32.2 SQ. FT.
TOTAL =	111.4 SQ. FT.
WOOD SIDING	15.2 SQ. FT.
	22.4 SQ. FT.
	30.1 SQ. FT.
TOTAL =	67.7 SQ. FT.
STEEL	95.8 SQ. FT.
	100.8 SQ. FT.
	5.6 SQ. FT.
TOTAL =	202.1 SQ. FT.
METAL ACCENT	31.6 SQ. FT.
	38.3 SQ. FT.
	28.9 SQ. FT.
	12.1 SQ. FT.
TOTAL =	111.0 SQ. FT.
GLAZING	159.3 SQ. FT.
	64.4 SQ. FT.
	50.6 SQ. FT.
	42.8 SQ. FT.
	9.1 SQ. FT.
	45.0 SQ. FT.
TOTAL =	371.2 SQ. FT.

EXTERIOR MATERIAL AREAS (AREAS FOR EAST ELEV. OF GUEST WING)	
MATERIAL	AREA
STONE VENEER	79.2 SQ. FT.
	168.0 SQ. FT.
TOTAL =	247.2 SQ. FT.
CONCRETE	NOT USED
TOTAL =	NOT USED
TIMBER	39.0 SQ. FT.
TOTAL =	39.0 SQ. FT.
WOOD SIDING	30.2 SQ. FT.
	9.6 SQ. FT.
TOTAL =	39.9 SQ. FT.
STEEL	16.6 SQ. FT.
TOTAL =	16.6 SQ. FT.
METAL ACCENT	46.1 SQ. FT.
TOTAL =	46.1 SQ. FT.
GLAZING	85.0 SQ. FT.
	30.4 SQ. FT.
TOTAL =	115.4 SQ. FT.



1 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



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Wyer
PAD

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MOUNTAIN VILLAGE, CO

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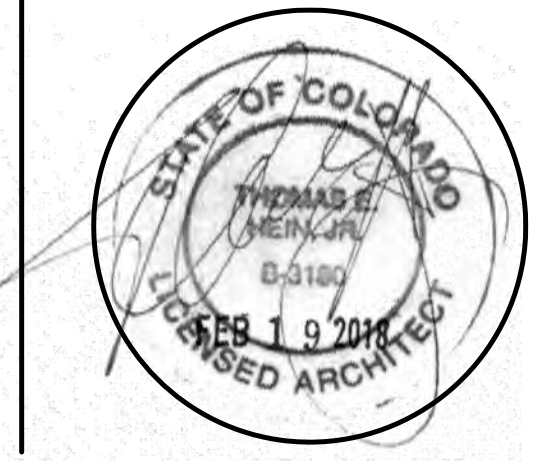
A3.4

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL AREAS (AREAS FOR NORTH ELEV. OF GUEST WING)	
MATERIAL	AREA
STONE VENEER	32.3 SQ. FT.
	45.4 SQ. FT.
TOTAL =	77.7 SQ. FT.
CONCRETE	NOT USED
TOTAL =	NOT USED
TIMBER	NOT USED
TOTAL =	NOT USED
WOOD SIDING	189.8 SQ. FT.
	30.5 SQ. FT.
TOTAL =	220.3 SQ. FT.
STEEL	NOT USED
TOTAL =	NOT USED
METAL ACCENT	12.8 SQ. FT.
TOTAL =	12.8 SQ. FT.
GLAZING	NOT USED
TOTAL =	NOT USED

EXTERIOR MATERIAL AREAS (AREAS FOR SOUTH ELEV. OF GUEST WING)	
MATERIAL	AREA
STONE VENEER	90.0 SQ. FT.
	95.4 SQ. FT.
	149.5 SQ. FT.
TOTAL =	33.1 SQ. FT.
CONCRETE	NOT USED
TOTAL =	NOT USED
TIMBER	29.5 SQ. FT.
TOTAL =	29.5 SQ. FT.
WOOD SIDING	53.3 SQ. FT.
	81.1 SQ. FT.
	32.4 SQ. FT.
	144.0 SQ. FT.
TOTAL =	310.8 SQ. FT.
STEEL	19.7 SQ. FT.
TOTAL =	19.7 SQ. FT.
METAL ACCENT	66.7 SQ. FT.
TOTAL =	66.7 SQ. FT.
GLAZING	50.0 SQ. FT.
TOTAL =	50.0 SQ. FT.

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DRB-2 FINAL (REVISED)	02-21-18

Wyer
PAD

LOT 89-2B
667 MOUNTAIN VILLAGE BLVD.
MOUNTAIN VILLAGE, CO

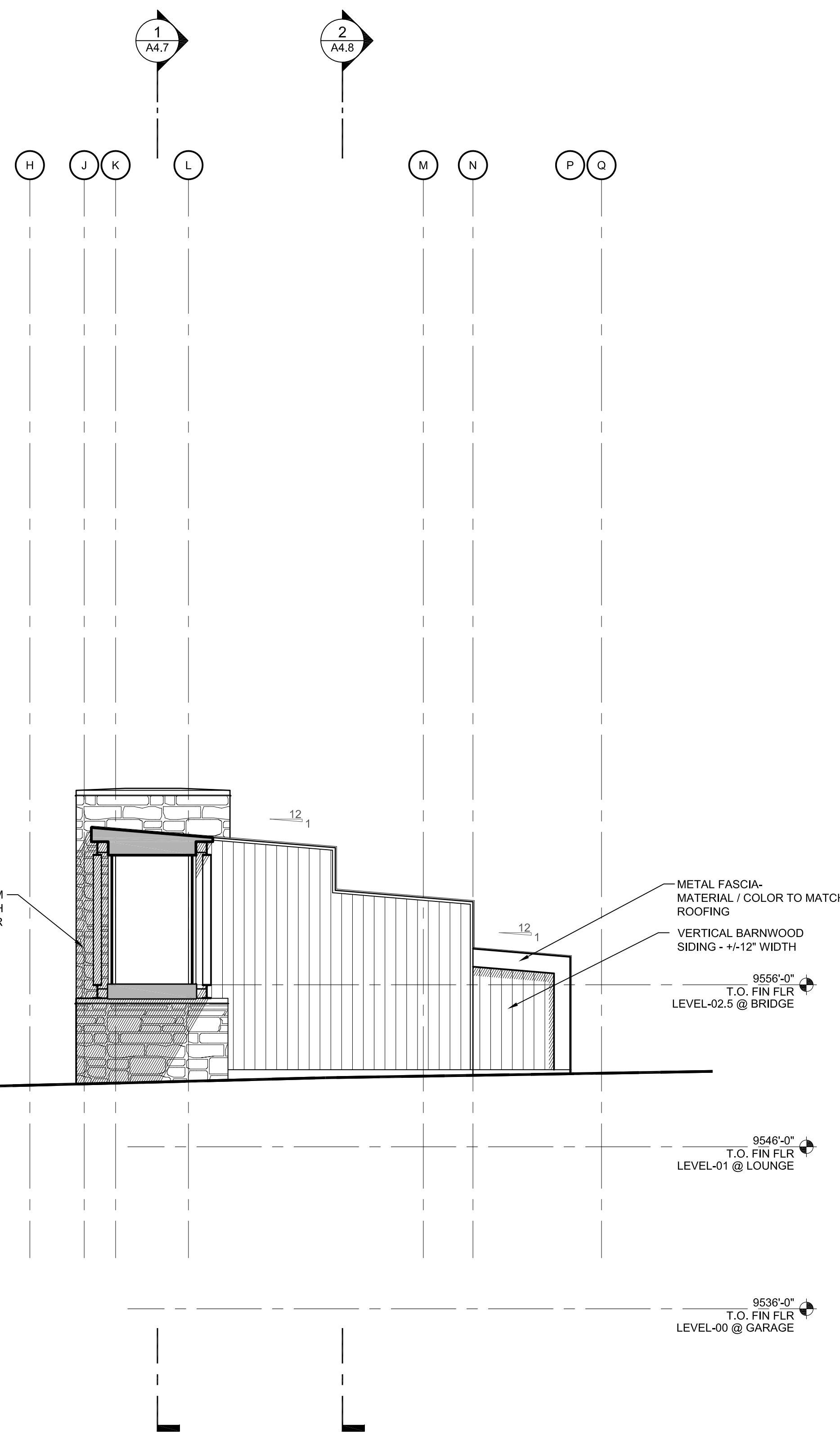
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SKI LOUNGE / LOWER GARAGE ELEVATIONS

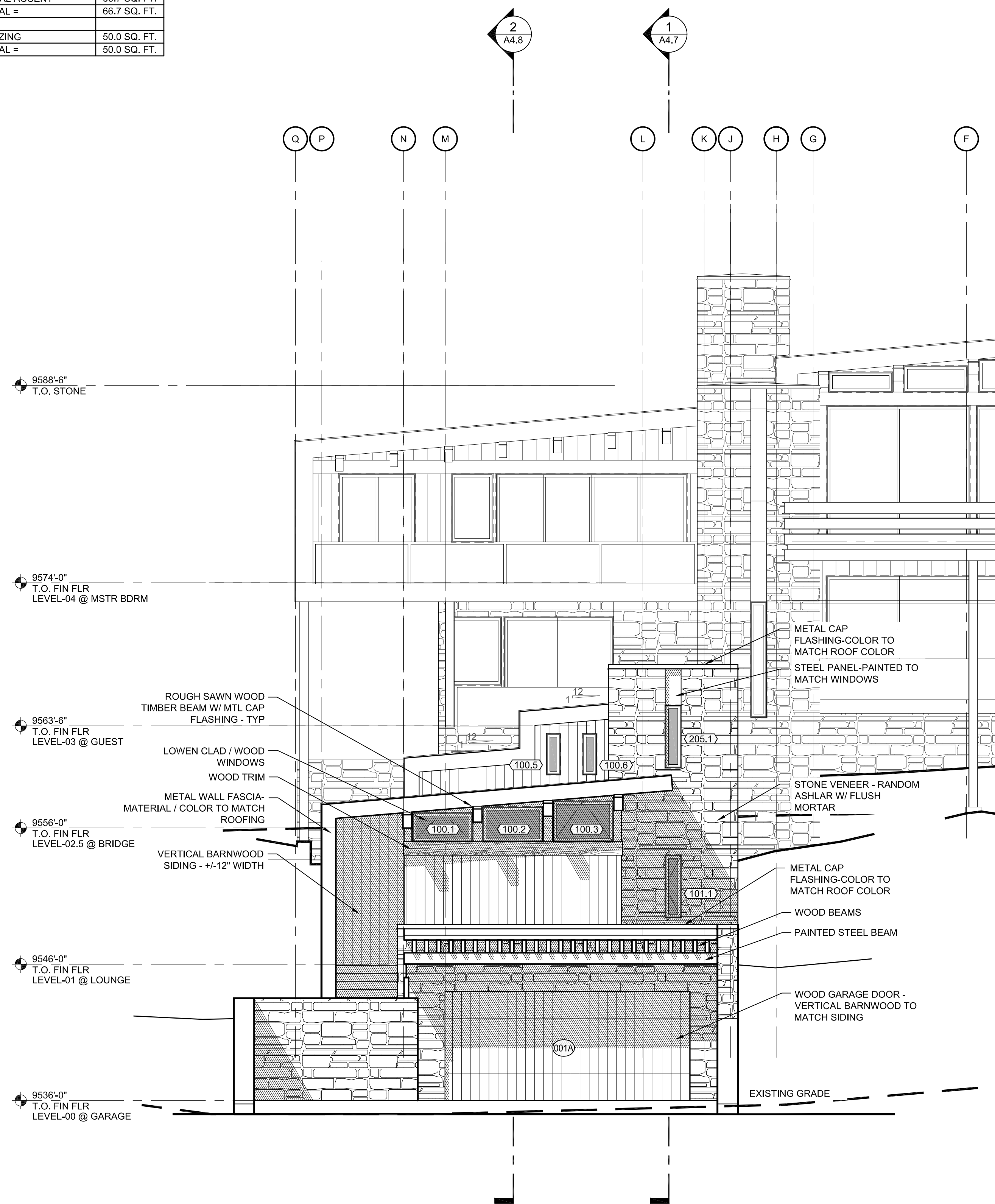
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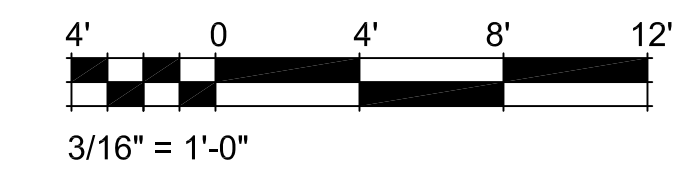
A3.5

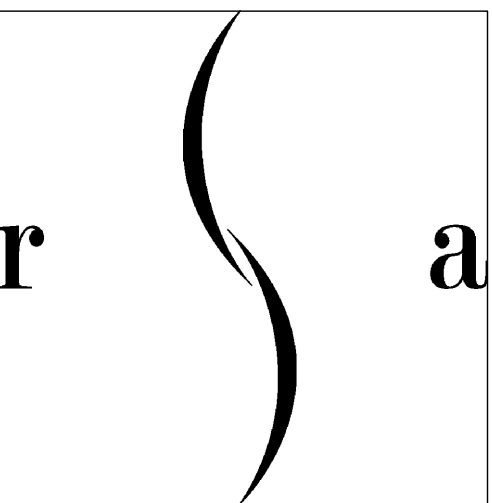


2 PROPOSED NORTH ELEVATION GARAGE
SCALE: 3/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION GARAGE
SCALE: 3/16" = 1'-0"



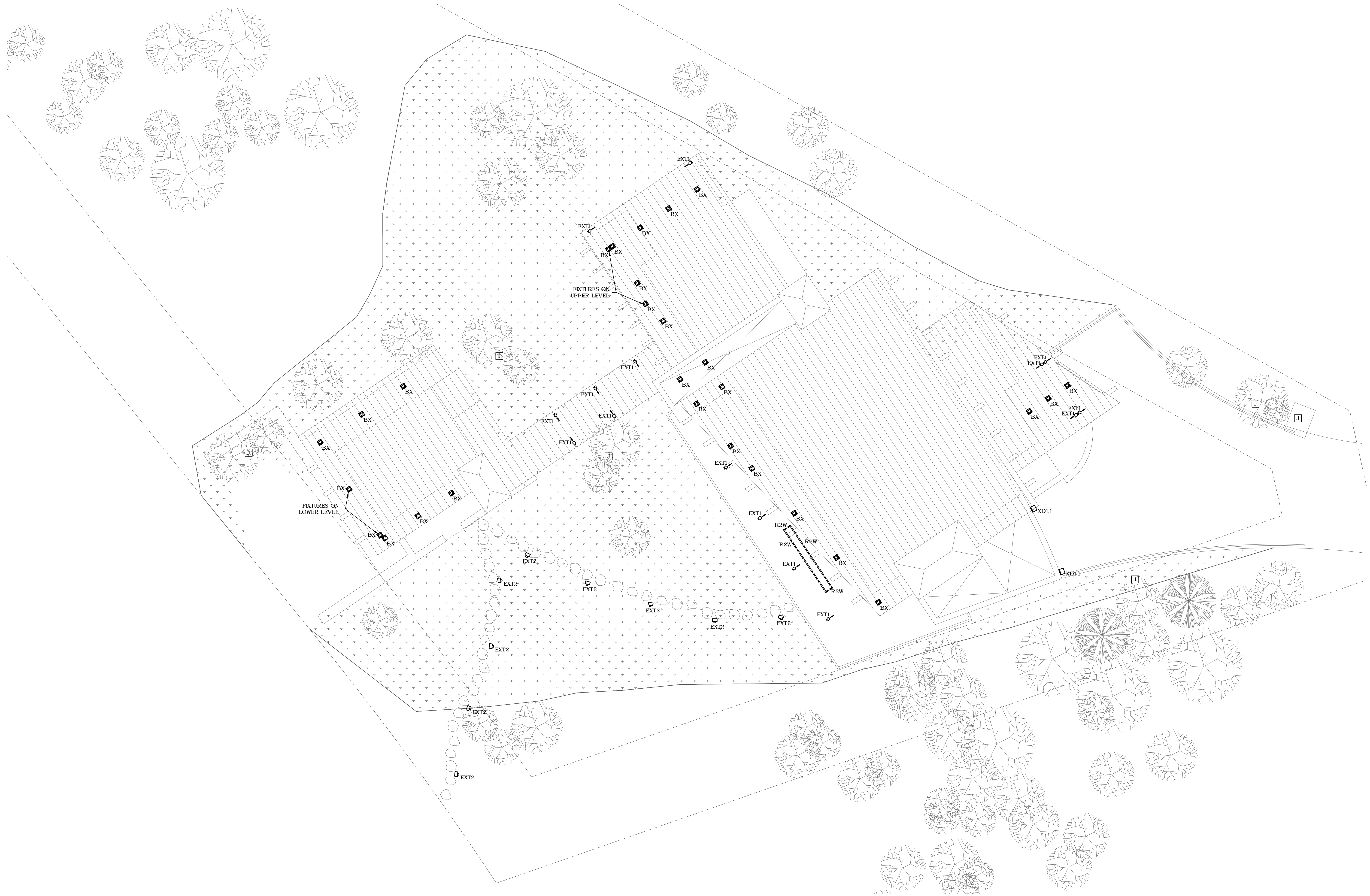


**ROBERT SINGER
&
ASSOCIATES INC.**

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LIGHTING SPECIALISTS
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1 SITE LIGHTING PLAN
LTO.1 SCALE: 1/8"=1'-0"

Issue:
02.22.2018
DRB SUBMITTAL



PROJECT

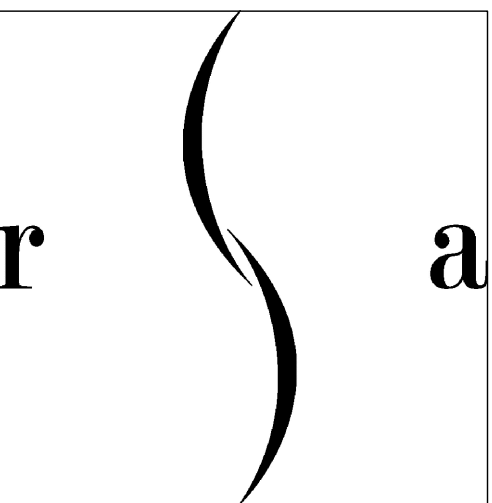
WYLER RESIDENCE
LOT89-2B 667 MOUNTAIN
VILLAGE BLVD.
MOUNTAIN VILLAGE, CO 81435
DESCRIPTION

SITE LIGHTING PLAN

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

SHEET

LTO.1



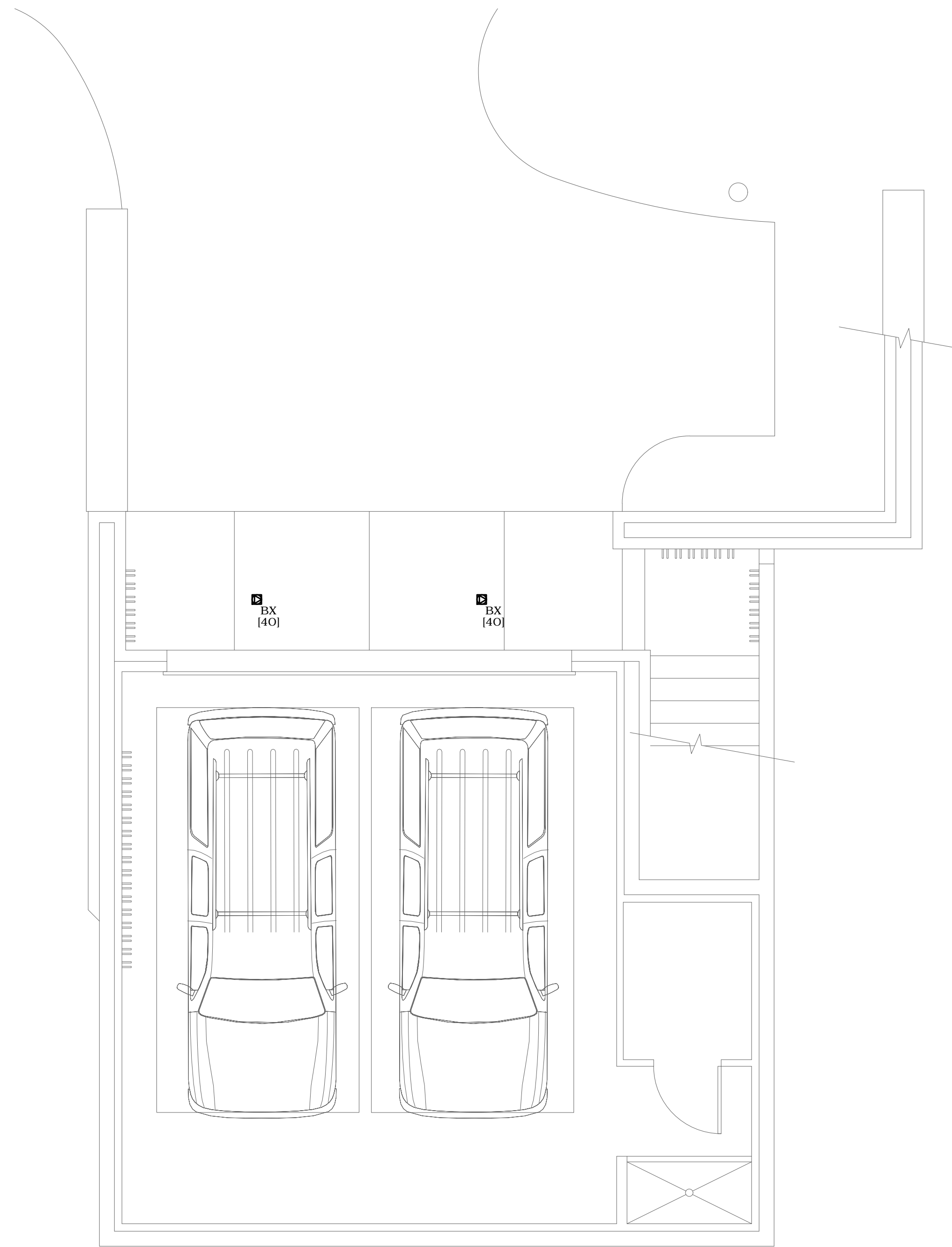
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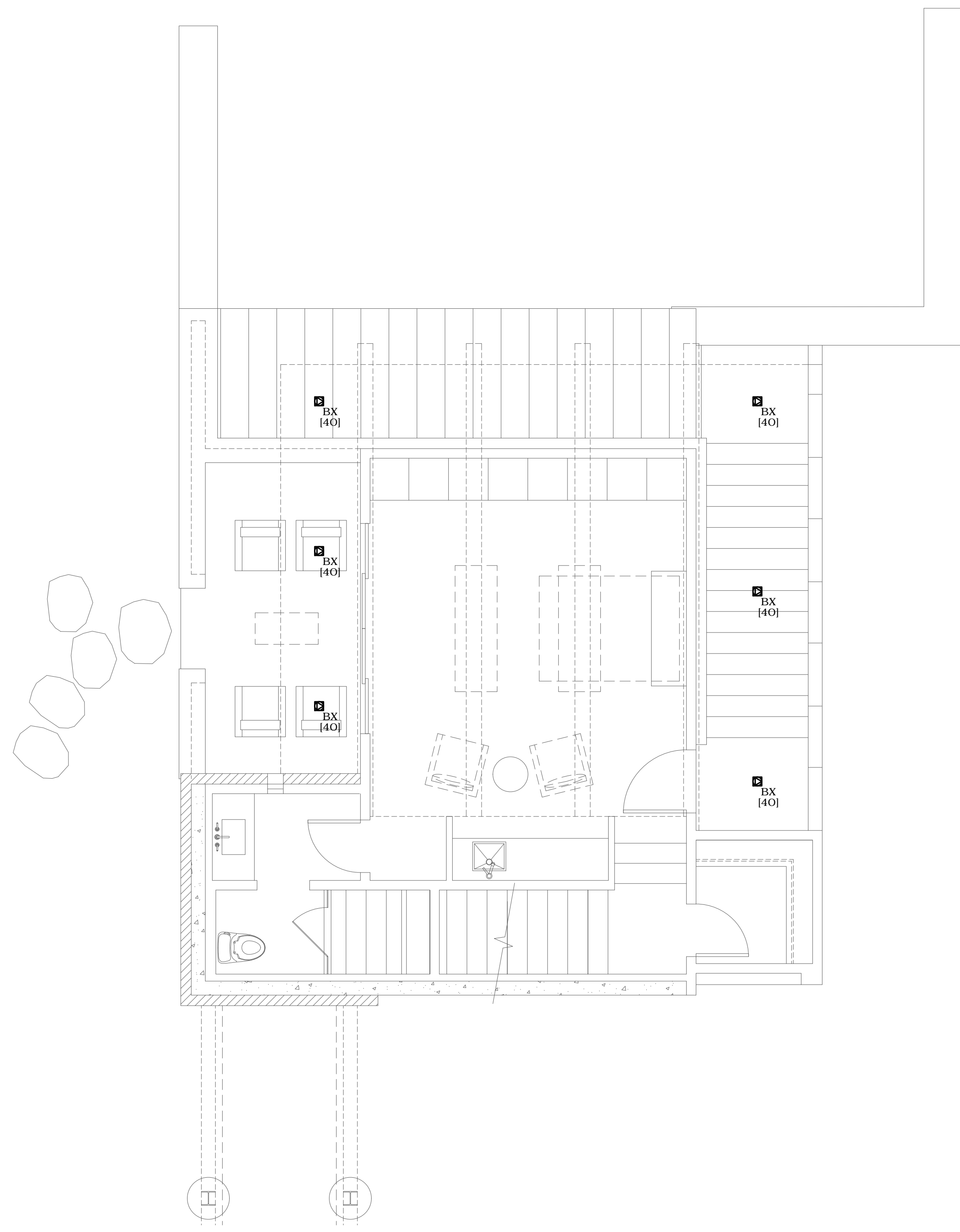
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Issue:
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1 LEVEL 01 LIGHTING PLAN
LT1.1 SCALE: 1/4"=1'-0"



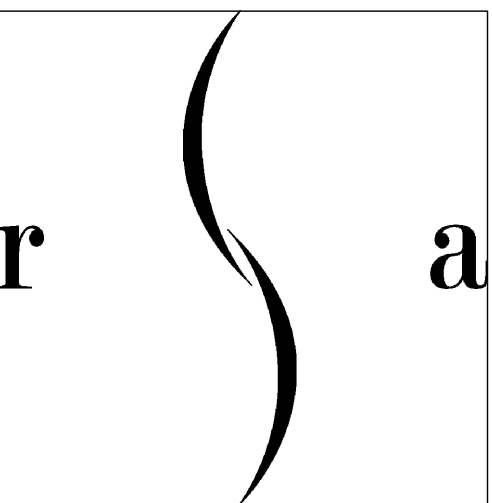
1 LEVEL 01 LIGHTING PLAN
LT1.1 SCALE: 1/4"=1'-0"



PROJECT
WYLER RESIDENCE
LOT89-2B 667 MOUNTAIN
VILLAGE BLVD.
MOUNTAIN VILLAGE, CO 81435
DESCRIPTION
LEVEL 01 LIGHTING PLAN

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

LT1.1



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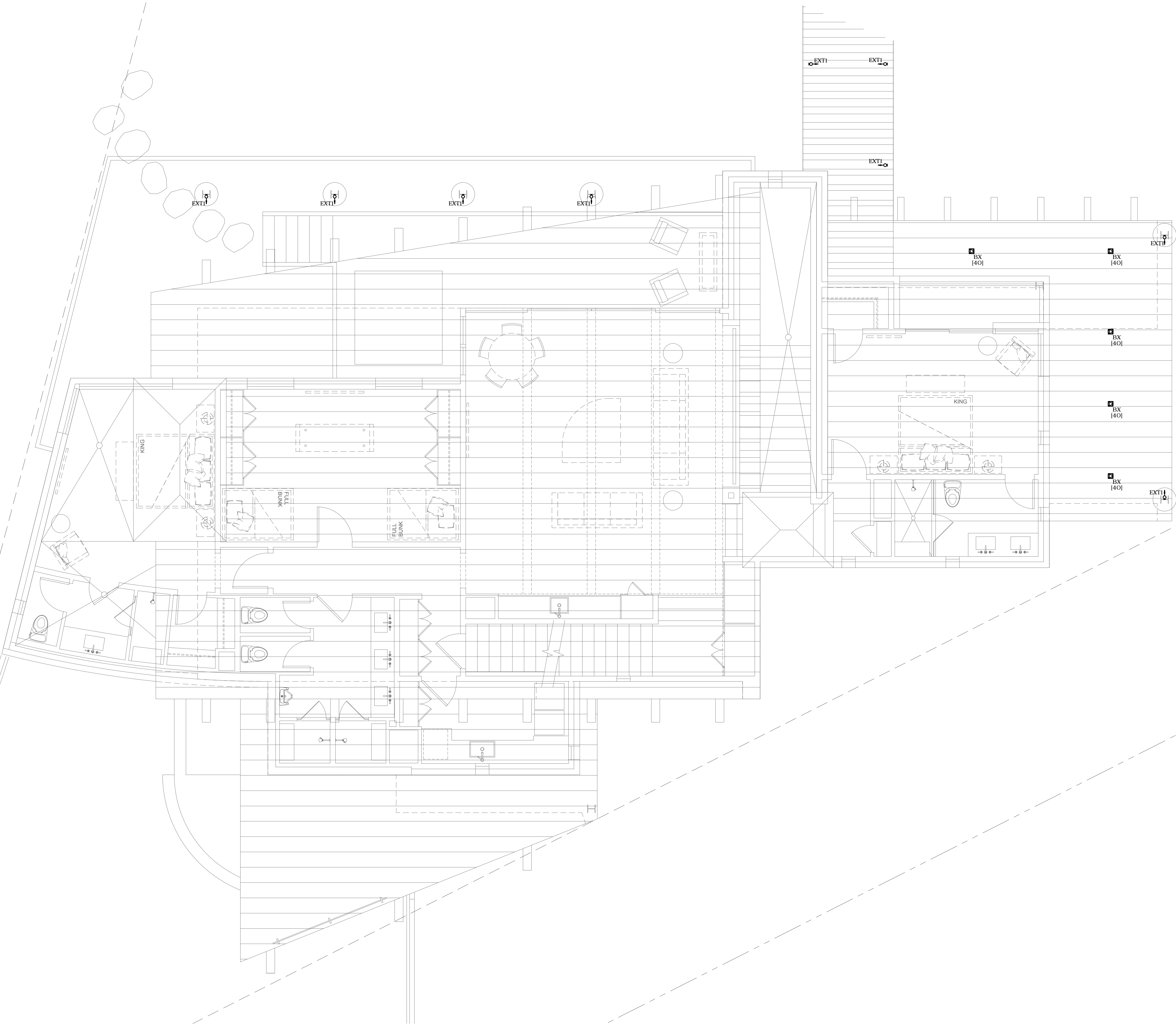
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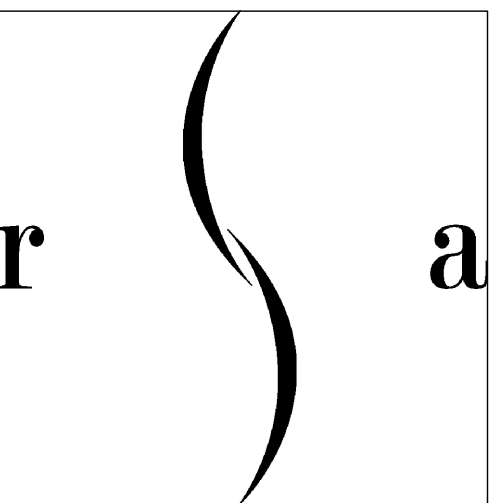
PROJECT
WYLER RESIDENCE
LOT89-2B 667 MOUNTAIN
VILLAGE BLVD.
MOUNTAIN VILLAGE, CO 81435
DESCRIPTION
**LEVEL 03 LIGHTING
PLAN**

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

LT1.3



1 LEVEL 03 LIGHTING PLAN
LT1.3 SCALE: 1/4"=1'-0"



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basalt_co 81621
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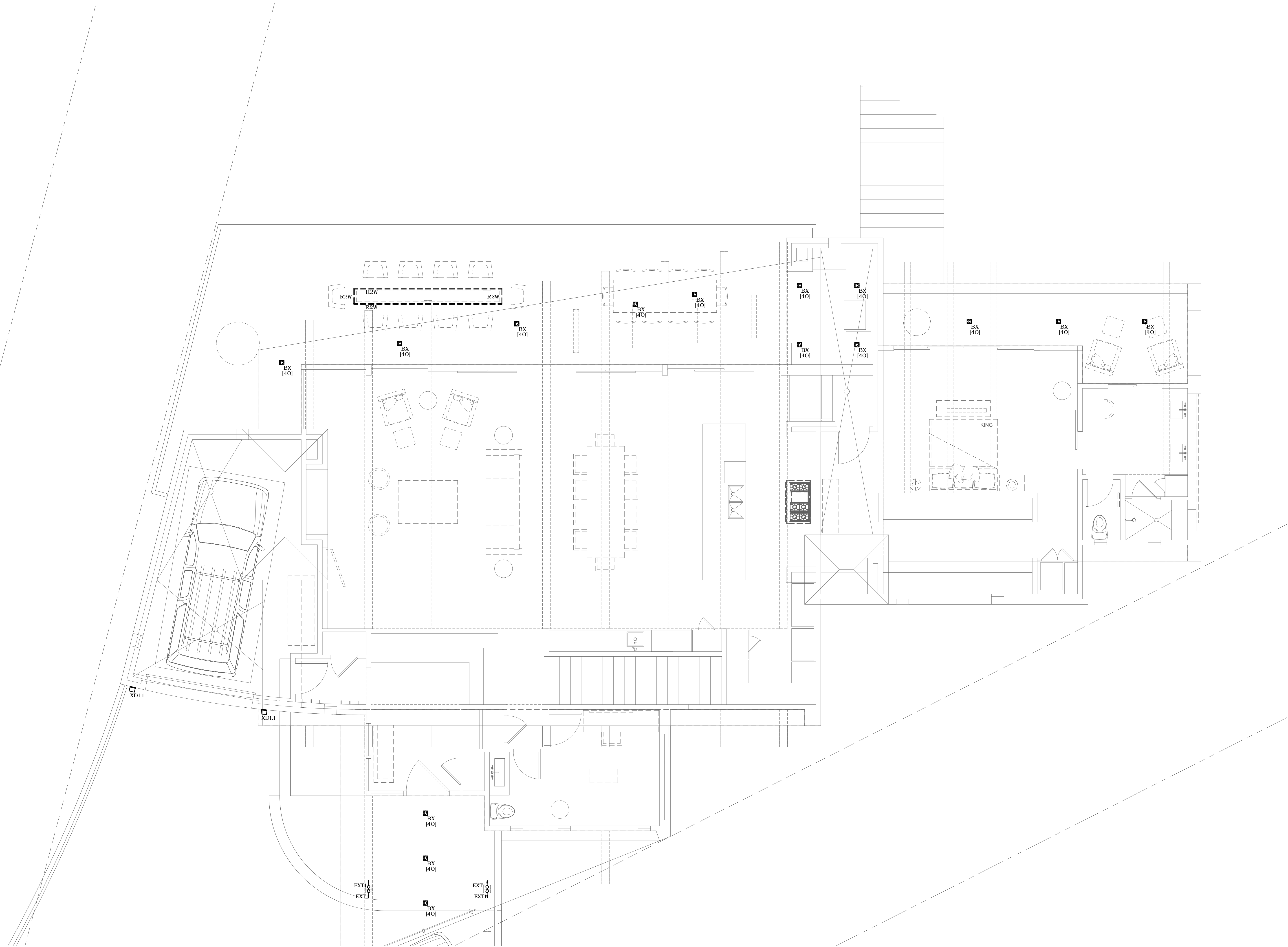
Issue:
02.22.2018
DRB SUBMITTAL



PROJECT
WYLER RESIDENCE
LOT89-2B 667 MOUNTAIN
VILLAGE BLVD.
MOUNTAIN VILLAGE, CO 81435
DESCRIPTION
**LEVEL 04 LIGHTING
PLAN**

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

LT1.4



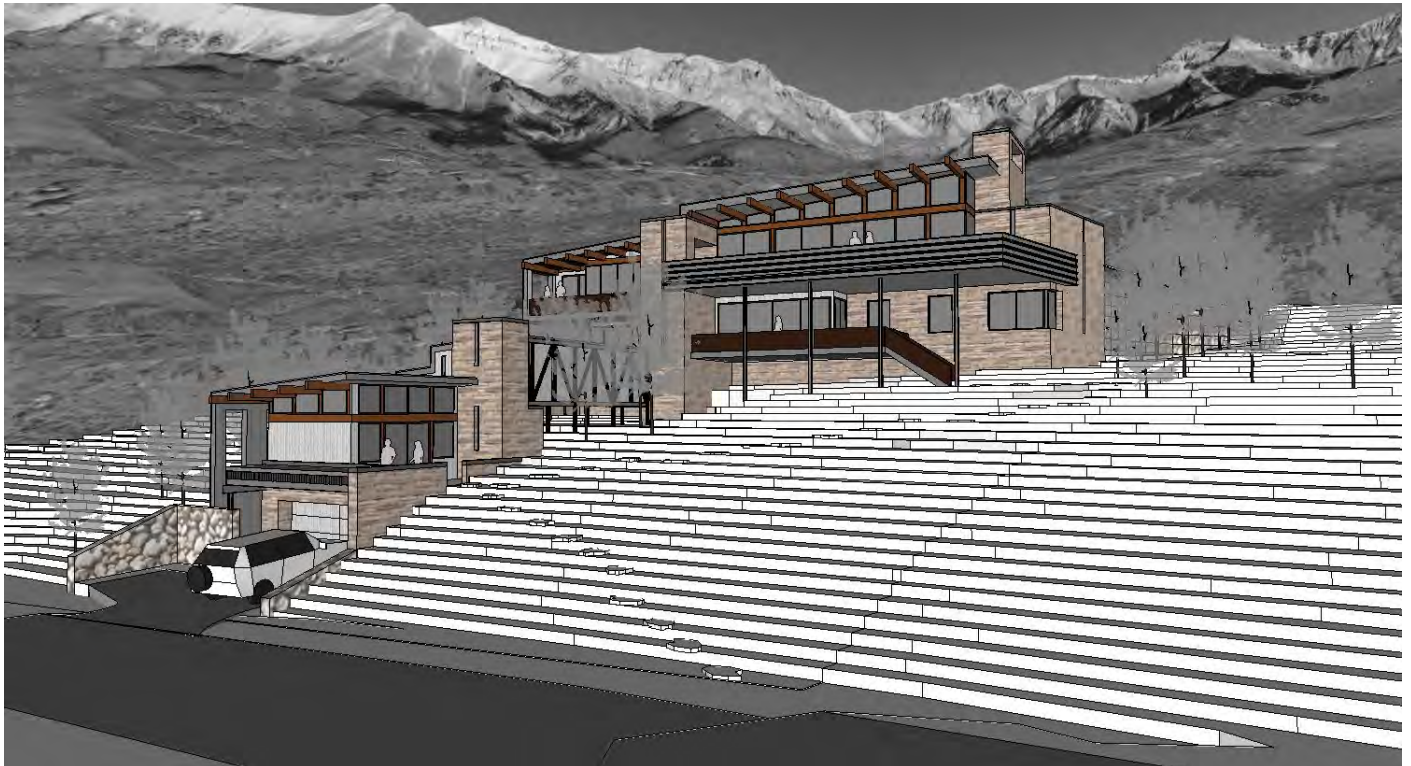
1 LEVEL 04 LIGHTING PLAN
LT1.4 SCALE: 1/4"=1'-0"

WYLER RESIDENCE

LOT 89-2B, 667 MOUNTAIN VILLAGE BLVD. MOUNTAIN VILLAGE, CO

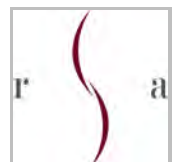
DRB SUBMITTAL

FEBRUARY 22, 2018



NOTES
SPECIFICATIONS
LIGHTING PLANS

ROBERT SINGER & ASSOCIATES INC.
DESIGN CONSULTANTS LIGHTING SPECIALISTS
Corporate Member IALD, IES
T 970_963_5692
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GENERAL NOTES

1. It is the responsibility of the electrical contractor to review all lighting plans prior to commencement of electrical work. Any interpretation of the drawings shall be confirmed by Robert Singer and Associates, Inc.
2. All work must be in complete accordance with NEC and all governing authorities having local jurisdiction.
3. All site specific conditions to be field verified by contractor prop to purchase and installation of fixtures.
4. All outlets and fixtures to be grounded.
5. All recessed fixture trims to be painted to match ceiling color and finish unless otherwise specified.
6. It is the responsibility of the electrical contractor to refer to most recent fixture schedule, control schedule and specifications issued with most recent drawings or revision sketches.

RECESSED HOUSINGS

1. Expanding foam insulation should be kept a minimum of three inches from recessed light fixtures. Acceptable installations include, but are not limited to, masking the fixture by wrapping it in fiberglass batting or building a box around it.
2. Since spray-in foam expands into all openings and cracks care must be taken to prevent encroachment of the foam to within three inches of the fixture and junction box. The foam expansion may generate significant force as it cures so the masking must either be strong enough to resist the expansion or allow enough room for some expansion while still providing the three inch minimum spacing.
3. The installer is responsible for installing the IC rated recessed fixture in a manner that provides a minimum of three inches air space around the fixture to ensure that the insulation does not cause overheating of the luminaire or penetrate into the fixture and junction box.

DIMENSIONS

1. All wall sconce heights, both interior and exterior to be determined upon review of fixture selection and architectural elevations if not noted.
2. Fixture type 'SA' (Swing Arm) mounted height to be determined upon review of fixture selection and architectural elevations. Swing arms to be switched or controlled as indicated on plans.
3. Electrical contractor is to refer to all exact dimensioning and centerlines for fixture locations.
4. All dimensions and centerlines based off of Architectural plans and may not reflect exact site conditions, contact Robert Singer and Associates if in question.
5. General contractor to refer to dimensioned lighting plans prior to framing. General contractor to coordinate framing and structural conditions with lighting, MEP, AV and other trades.

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EXTERIOR/SITE LIGHTING

1. All exterior façade mounted receptacles for seasonal lighting shall be weatherproof while in use GFCI. Exact location of receptacles to be coordinated with architect and shall be in concealed location.
2. Electrical contractor to provide conduit routing to locations indicated on plans terminating in direct burial junction boxes for all landscape and site lighting.
3. Electrical contractor to determine locations of direct burial transformers if needed.
4. Prior to rough-in, exact fixture locations to be flagged and coordinated on site after all landscaping is complete.
5. Architect and landscape architect to inform Robert Singer and Associates of any exterior structures such as retaining or perimeter walls and steps in which lighting is to be incorporated prior to construction work.
6. Landscape and site lighting plan to be generated upon review of complete landscaping plans and details provided by architect and landscape architect.

INTERIOR SWITCHING

1. Robert Singer and Associates recommends standard toggle and dimmer switches to be mounted at 48" AFF to centerline of switch, and 4" off door bucks or corners, except where noted. Exact locations of all devices to be approved by architect/interiors and owner prior to rough-in.
2. Robert Singer and Associates plans indicate switch designations, (IE; d – dimmer, door – door jamb switch, 3 – 3-way switch, 3d – 3 way dimmer switch, vs – vacancy sensor). Refer to legend for all designations.
3. 3-way switching to be wired as per plan.
4. All standard toggle switches and dimmer switches to be as specified.
5. Finishes for all standard toggle switches, dimmers, and faceplates to be determined by architect/interiors and owners.
6. Switched receptacle notes:
 - a. Half switched TL/FL indicates control of at least (1) outlet on any standard receptacle. Control of outlet either by control system or standard switch. Electrical contractor to verify number and location of switched outlets on receptacle with Robert Singer and Associates, architect/interiors and owner.
 - b. Fully switched TL/FL indicates control of all outlets on any standard receptacle. Control of outlet either by control system or standard switch.
 - c. The controlled outlet on the receptacle shall be clearly marked by electrical contractor.
 - d. Exact locations of all switched receptacles, both floor and wall mounted, to be coordinated with furniture plans, Electrical plans, and be approved by architect/interiors prior to rough-in.
 - e. Electrical contractor/Electrical engineer to refer to Robert Singer and Associates lighting plans for switched receptacle locations prior to layout of code required receptacles.

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CONTROL SYSTEMS

1. Control system specifications to be confirmed with manufacture.
2. Exact style, faceplate finish, button color, text and configuration for all control stations to be reviewed and approved by owner/ architect/ interiors prior to Robert Singer and Associates release for production.
3. Robert Singer and Associates recommends all control wall stations to be mounted at 54"-60"AFF to centerline of station. Exact height to be reviewed and approved by owner/ architect/ interiors prior to rough-in.
4. Exact enclosure and control locations indicated on plan to be coordinated with AV, Mechanical and Electrical, and approved by architect/engineer prior to rough-in.
5. Multiple enclosure locations to be linked to control location with manufacturer recommended control wire.
6. All information regarding motorized functions to be controlled via the control system shall be submitted to Robert Singer and Associates for coordination.
7. RSA to be provided with all network information for remote access to service lighting control system upon commissioning of system. If no VPN is available, RSA will need to be on-site for any lighting control system revisions.
8. CATV or better communications wire to be run from Lutron processer location to local network hub.

DECORATIVE FIXTURES

1. Refer to fixture specifications for maximum wattage and of decorative fixtures. Interiors/ owners to notify Robert Singer and Associates if maximum wattage is exceeded.
2. Interiors/ owners to provide complete decorative fixture schedule to Robert Singer and Associates prior to installation.
3. Interiors/ owners to notify Robert Singer and Associates if deviating from decorative fixture selection guide (i.e. electronic low voltage transformers, fluorescent ballasts, LED lamping).
4. Interiors/ owner to coordinate decorative fixture weight with general contractor to ensure adequate blocking for mounting of fixture.

ON-SITE AIMING/LAMPING

1. Robert Singer and Associates to provide electrical contractor with exact lamping schedule and plans for all architectural light fixtures.
2. Robert Singer and Associates to provide electrical contractor with preliminary aiming guide for reference prior to final adjustments.
3. Electrical contractor to provide the necessary equipment (i.e. extra lamps, ladders, scaffold and coordination of lifts if needed) and personnel for final aiming/ adjustments of lighting fixtures. Final adjustments to be made after all artwork and furnishings have been placed.

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SUBSTITUTIONS

1. No specifications are to be substituted without approval by Robert Singer and Associates. Any proposed substitutions are to be issued to Robert Singer and Associates for review.
2. Robert Singer and Associates assumes no responsibility for any unapproved changes to the issued set of lighting plans or specifications.

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RSA GENERAL LIGHTING LEGEND

*Refer to complete lighting fixture schedule and specifications issued with drawings.
*All wall sconce heights to be determined upon review of architectural elevations if not noted.

A		Recessed Downlight	T* / T*		Cable Track and Track Head
B		Recessed Adjustable Downlight	T* / T*		Wall Mounted Monorail and Track Head
B2		Recessed Adjustable Downlight 2 Lamp	T* / T*		Monorail Track and Track Head
B3		Recessed Adjustable Downlight 3 Lamp	T* / T*		Slot Reveal Track Lighting
C		Recessed Wet Location Lensed Downlight			Wall Switch
C1		Recessed Wet Location Lensed Adjustable Downlights			3-Way Wall Switch
D		Under Cabinet LED Fixture			Dimming Wall Switch
D1		Under Cabinet Fluorescent			3-Way Dimming Wall Switch
F1		1' x 4' Fluorescent			Door Jam Switch
F3		1' x 1' Fluorescent			Wall Mounted Receptacle
F4		2' x 4' Fluorescent			Switched Wall Mounted Receptacle
F6 / F8		Linear Fluorescent Fixture			Floor Receptacle
F7		Vertical Fluorescent Fixture			Switched Floor Receptacle
K / K3		Linear LED Lightstrip			Wall Mounted Junction Box
K4		Fixed Length Linear LED Fixture			Floor or Ceiling Mounted Junction Box
KL / KL2		Fluorescent / Incandescent Jelly Jar			Fireplace Ignitor
L / L1		Linear Fluorescent Closet Fixture			Motorized Windows / Shades
N / N1		Puck Light / Wet Location Puck			Exhaust Fan
R / R1		Linear LED Fixture			Low-Voltage Transformer
SL / SL1		Recessed Wall Mounted Steplights			Power Supply
U		Recessed in ground Uplight			Circuit Designation
ID		Wall Mounted Sconces			Control Station
ID		Surface Mtd. Or Pendant Fixtures			Centerline
ID		Wall Mounted Overhead Vanity Fixture			Detail Note Designation
ID		Pool Table Lighting Fixture			Detail Designation

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Type	Image	Product / Manufacturer	Attributes	Notes
Architectural Lighting				
BX		Element Lighting "LED Downlight" Description: Element LED Downlight	Catalog #: E3SWC-LH930*AI; E3SLB-H* Lamping: 18W; 3000K; 90+CRI; 1476Lumens Dimming Type: Triac Dimming Voltage: 120V Ceiling Type: Wood	Length: 17.5" Width: 11.5" Height: 6" Trim Size: 3.2" Aperture: 1.7" Flangeless trim, refer to manufacturers installation instructions. Trim to be removed and painted to match ceiling.
EXT1		HK Lighting Group "Monopoint" Description: Square Low Voltage Wet Location Accent Fixture	Catalog #: ZXL16-SQ-12V-8W-HKLED-40°-3K-BK; QOMS-**ST-120/12-*x*+CK-* Lamping: 8W, 3000°K LED Voltage: 12V Dimming Type: LED Forward Phase Driver: Remote Q-Tran Transformer	Remote Q-Tran transformer location by EC.
EXT2		Tech Lighting "Path Bollard" Description: Wet Location LED Path Bollard	Catalog #: 700OBSTR-830-42-C-**-UNV-2 Lamping: 19.3; 1312Lumen; 3000K; 80CRI Voltage: 120V Dimming Type: ELV Dimming Driver: Integral	Length: 8.5" Width: 2.8" Height: 42"
R2W		TBD LED Solutions & Luminii "Linear LED Strip Series" Description: Linear Wet Location LED Tape in an Aluminum Channel	Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA; TBD.PSDH-**W-24V Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K LED Voltage: 24V DC Dimming Type: MLV Triac Dimmer Driver: Remote TBD.PSDH Power Supply	Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC. Lenses and endcaps to be silicone for wet location application.
Decorative Lighting				
XD1.1		Tech Lighting "Exterior Sconce" Description: Wet Location Exterior Decorative Sconce - ELV Dimming	Catalog #: 700OWROT-930-20-C-**-UNV-S Lamping: 18W; 598Lumens; 3000K; 90CRI Location: Exterior Garage Quantity: 2 Mounting Height: To Be Coordinated	Width: 7.9" Height: 20" Depth: 7.2"



PROJECT: Wyler
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

TYPE: BX

Page: 1 of 6

3" LED
 ADJUSTABLE DOWNLIGHT

ELEMENT
 by Tech Lighting®



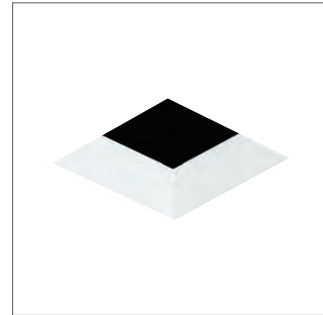
This small aperture LED downlight is fully adjustable with ELEMENT's patented high-low lamp positioning. The innovative design allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher to minimize glare and flash on the trim. Wood ceiling option allows for a smooth, flangeless appearance using any flangeless trim.

ELEMENT offers five LED options that allow specifiers to choose the LED source they value most based on output, quality of light, color and more.

- Patented high-low lamp positioning
- Lockable tool-free hot aiming with 0°- 40° tilt and 361° rotation
- Trims are die cast aluminum and match ELEMENT 3" series
- Lensed and shower aperture includes Solite™ soft focus lens
- Includes integral junction box approved for branch circuit through wiring

SPECIFICATIONS

	CITIZEN		CITIZEN WARM DIM		XICATO		LUMENETIX	LUMENETIX
	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	WARM COLOR DIMMING	PROGRAMMABLE WHITE
DELIVERED LUMENS	1811 / 1476	1319 / 1124	1320	900	1075	725	675	675
WATTS	18	12	18	12	15	13	13	14
EFFICACY	100 / 82	110 / 94	73	75	72	56	52	48
CRI	80+ / 90+	80+ / 90+	90+		80+	95+	90+	90+
CBCP	10° - 13,420 15° - 5848 25° - 5416 40° - 3369		15° - N/A 25° - N/A 40° - 1622		21° - 3184 43° - 1644 60° - 1014		21° - N/A 43° - N/A 60° - 595	21° - N/A 43° - N/A 60° - 595
CCT OPTIONS	2700K, 3000K or 3500K		3000K-1800K Warm Dim		2700K, 3000K or 3500K***		3000K-1800K Warm Dim	1600K-4000K
VOLTAGE	120V or 277V							
DIMMING*	TRIAC, ELV, 0-10V (Down to 5%) Lutron Hi-Lume Ecosystem Fade-To-Black or PWM (Down to 1%) eidoLED 0-10V or Dali (Down to 0%)						0-10V: Down to 1%	0-10V (2 sets), Bluetooth, DMX: Down to 1%
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency						12V DC Constant Voltage	
OPTICS	Field Changeable: 10°, 15°, 25°, 40° TIR			Field Changeable: 21°, 43°, 60° Reflector				
ADJUSTABILITY	Lockable hot-aiming 0-40° tilt, 361° rotation, High-low lamp positioning							
CEILING APPEARANCE	Flanged (Accommodates up to 2.5" ceiling thickness) or Flangeless							
CEILING APERTURE	3-7/8" ceiling cut-out							
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum, IC suitable up to R60 spray foam insulation							
CONSTRUCTION	Housing: Heavy gauge cold rolled steel Trims: Die cast aluminum							
FINISH	Housing: Black Powder Coat Trims: Antique Bronze, Black, Satin Nickel, White (paintable)							
GENERAL LISTING	ETL listed. Damp listed. Shower version wet listed. CA Title 24 compliant with 90 CRI versions, except Lumenetix models.							
LED LIFETIME	L70; 50,000 hours							
WARRANTY**	5 years							



shown in flangeless bevel square

*See ELEMENT-lighting.com for dimmer compatibility.
 **Visit ELEMENT-lighting.com for specific warranty limitations and details.
 ***3500K Xicato module not available for Artist series.
 Data in chart reflect 3000K/90 CRI values unless noted.
 Consult Quotes Dept for alternate or custom driver selections. Accepts two optical controls and an optional trim-mounted lens.



PROJECT: Wylor
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

3" LED
 ADJUSTABLE DOWNLIGHT

ELEMENT-Lighting.com

TRIMS

ROUND



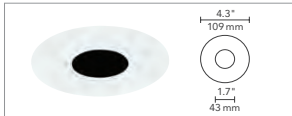
FLANGELESS BEVEL



FLANGELESS FLAT

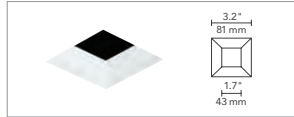


FLANGED BEVEL

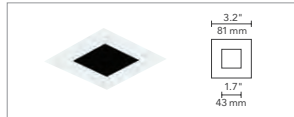


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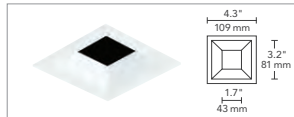
SQUARE



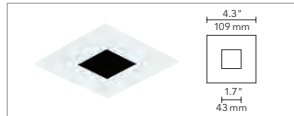
FLANGELESS BEVEL



FLANGELESS FLAT

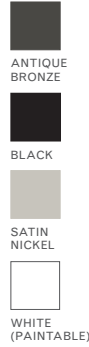


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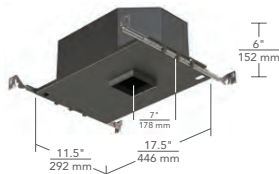


FLANGED FLAT

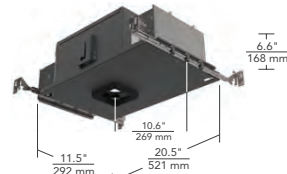
FINISH



3" HOUSING



IC/NON-IC/CHICAGO PLENUM



EMERGENCY BATTERY
 (IC/NON-IC/CHICAGO PLENUM)



PROJECT: Wylar
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

3" LED
 ADJUSTABLE DOWNLIGHT

ELEMENT-Lighting.com

WOOD CEILING FLANGELESS OPTIONS / FLANGELESS TRIMS

ROUND



FLANGELESS BEVEL (ANTIQU BRONZE)



FLANGELESS FLAT (ANTIQU BRONZE)



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (SATIN NICKEL)

SQUARE



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (ANTIQU BRONZE)

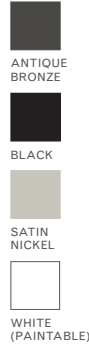


FLANGELESS BEVEL (SATIN NICKEL)

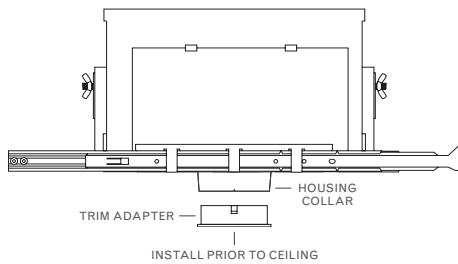


FLANGELESS FLAT (SATIN NICKEL)

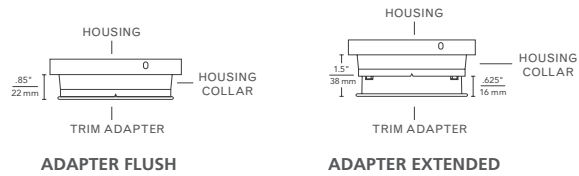
FINISH



ADJUSTABLE TRIM ADAPTER



TRIM ADAPTER INSTALLED



Wood ceiling housings ("WC" designation in the ordering grid) ship with an adjustable trim adapter that inserts into the housing aperture and allows standard ELEMENT 3" flangeless trims to achieve a truly flangeless, flush ceiling appearance in special applications such as wood or stone installation. For use in new construction. **Consult installation instructions regarding plenum requirements and ceiling thickness ratios.**

PROJECT: Wyler
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

3" LED
 ADJUSTABLE DOWNLIGHT

ELEMENT-Lighting.com

GRIDS

HOUSING

PRODUCT SERIES	CEILING APPEARANCE	LAMP	BEAM SPREAD	FUNCTION	HOUSING RATING	DRIVER	VOLTAGE
E3R ELEMENT 3" ROUND	LF FLANGELESS	-LH827 CITIZEN 80 CRI, 2700K, HIGH OUTPUT**	0 10° (CITIZEN)**	A ADJUSTABLE	I IC AIRTIGHT	STANDARD ELV/LUMENETIX (LEAVE BLANK)	120 VOLT (LEAVE BLANK)
E3S ELEMENT 3" SQUARE	FF FLANGED WC WOOD CEILING*	-LH830 CITIZEN 80 CRI, 3000K, HIGH OUTPUT**	1 15° (CITIZEN)		N NON-IC AIRTIGHT	0-10V DIMMING	-277 277 VOLT
		-LH835 CITIZEN 80 CRI, 3500K, HIGH OUTPUT**	2 25° (CITIZEN)		C CHICAGO PLENUM	-ELD0 ELDOLED 0% 0-10V LINEAR†	
		-LH927 CITIZEN 90 CRI, 2700K, HIGH OUTPUT**	4 40° (CITIZEN)		E EMERGENCY BATTERY (NON-IC)	-ELD0A ELDOLED 0% 0-10V LOGARITHMIC†	
		-LH930 CITIZEN 90 CRI, 3000K, HIGH OUTPUT**	21 21° (XICATO / LUMENETIX)			-ELD1 ELDOLED 1% 0-10V LINEAR†	
		-LH935 CITIZEN 90 CRI, 3500K, HIGH OUTPUT**	43 43° (XICATO / LUMENETIX)			-ELD1A ELDOLED 0% 0-10V LOGARITHMIC†	
		-LHWD CITIZEN 90 CRI WARM DIM 3000-1800K, HIGH OUTPUT**	60 60° (XICATO / LUMENETIX)			-ELDD ELDOLED 0% DALI†	
		-LO827 CITIZEN 80 CRI, 2700K, LOW OUTPUT				-HL2W HI-LUME 1% 2 WIRE / PWM††	
		-LO830 CITIZEN 80 CRI, 3000K, LOW OUTPUT				-HLECO HI-LUME 1% ECO-SYSTEM FADE-TO-BLACK†	
		-LO835 CITIZEN 80 CRI, 3500K, LOW OUTPUT					
		-LO927 CITIZEN 90 CRI, 2700K, LOW OUTPUT					
		-LO930 CITIZEN 90 CRI, 3000K, LOW OUTPUT					
		-LO935 CITIZEN 90 CRI, 3500K, LOW OUTPUT					
		-LOWD CITIZEN 90 CRI WARM DIM 3000-1800K, LOW OUTPUT					
		-X127 XICATO, 80+ CRI, 2700K					
		-X130 XICATO, 80+ CRI, 3000K					
		-X135 XICATO, 80+ CRI, 3500K					
		-XA27 XICATO ARTIST, 95+ CRI, 2700K					
		-XA30 XICATO ARTIST, 95+ CRI, 3000K					
		-LXWD LUMENETIX WARM COLOR DIMMING 3000K-1800K***					
		-LXPD LUMENETIX PROGRAMMABLE WHITE 4000K-1600K***					

A

TRIMS ARE REQUIRED AND MUST BE ORDERED SEPARATELY. *WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY. **HIGH OUTPUT HI-LUME 2-WIRE DRIVER OPTION NOT AVAILABLE IN IC HOUSING. ***LUMENETIX 0-10V DIMMING ONLY. LEAVE DRIVER COLUMN BLANK. †HI-LUME & ELDOLED DRIVERS NOT COMPATIBLE WITH ROUND FLANGELESS (E3R/LF) OR ROUND WOOD CEILING (E3R/WC) HOUSINGS. ††NOTE: 10° OPTIC HAS A UNIQUE LED MODULE NOT AVAILABLE WITH WARM DIM. CHANGING OPTICS TO 15°, 25°, OR 40° WILL REQUIRE A NEW LED MODULE. †††2W - TWO WIRE LOW-VOLTAGE ELECTRONIC DIMMING, 120V ONLY.

TRIM

PRODUCT SERIES	CEILING APPEARANCE	STYLE	APERTURE	FINISH
E3R ELEMENT 3" ROUND	L FLANGELESS	B BEVEL	-O NO LENS	Z ANTIQUE BRONZE
E3S ELEMENT 3" SQUARE	F FLANGED UP TO 1" CEILING THICKNESS	F FLAT	-H SHOWER	B BLACK
	F15 FLANGED 1.1"-1.5" CEILING THICKNESS		-L LENSED	S SATIN NICKEL
	F20 FLANGED 1.6"-2.0" CEILING THICKNESS			W WHITE
	F25 FLANGED 2.1"-2.5" CEILING THICKNESS			

WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY.

REPLACEMENT OPTICS

PRODUCT SERIES	BEAM SPREAD
351LEDHIPT	15 15° 25 25° 40 40°
351LEDHIOPT	

REPLACEMENT REFLECTORS*

PRODUCT SERIES	BEAM SPREAD
351LEDXREF	21 21° 43 43° 60 60°
351LEDXREF	

*FOR USE WITH XICATO & LUMENETIX MODULES ONLY.

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

ELEMENT
 by Tech Lighting®

GENERATION BRANDS
 7400 Linder Avenue, Skokie, Illinois 60077
 T 847.410.4400 F 847.410.4500

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PROJECT: Wylor
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

TYPE: BX

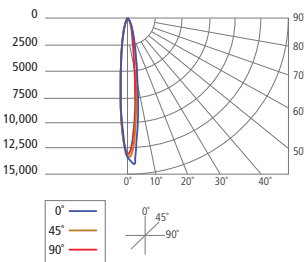
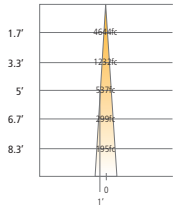
3" LED
 ADJUSTABLE DOWNLIGHT

ELEMENT-Lighting.com

PHOTOMETRICS: 3" LED

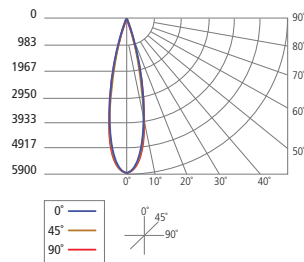
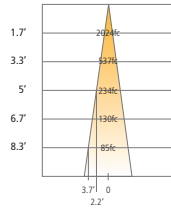
DESCRIPTION: 3" LED Module
 10° Beam - 0° Tilt, 80 CRI, 3000K
 MODEL: E3 Remodel Fixed 10° High Output
 INPUT POWER (WATTS): 16.6
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1034
 LUMEN EFFICACY (LUMENS PER WATT): 62

ANGLE	0°	45°	90°
0°	13421	13421	13421
5°	10376	9011	7624
10°	3786	3235	2863
15°	153	1246	1056
20°	421	347	271
25°	51	77	43
30°	18	40	16
35°	14	18	12
40°	9	10	9
45°	5	8	7
50°	4	6	4
55°	1	4	2
60°	1	2	2
65°	0	2	1
70°	0	1	1
75°	0	1	1
80°	0	1	1
85°	1	1	1
90°	0	0	0



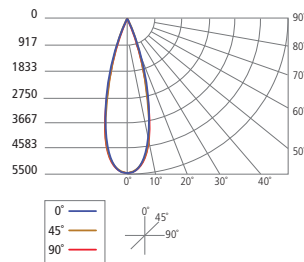
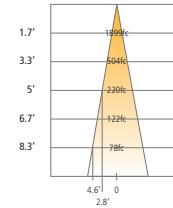
DESCRIPTION: 3" LED Module
 15° Beam - 0° Tilt, 80 CRI, 3000K
 MODEL: E3 Citizen LED
 INPUT POWER (WATTS): 18.1
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1598*
 LUMEN EFFICACY (LUMENS PER WATT): 88.1

ANGLE	0°	45°	90°
0°	5848	5848	5848
5°	5500	5478	5491
10°	3919	3944	3905
15°	2103	2212	2149
20°	1058	1199	1075
25°	507	548	508
30°	250	237	250
35°	148	140	141
40°	93	98	94
45°	51	69	61
50°	33	46	37
55°	21	27	24
60°	4	15	10
65°	2	3	2
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
 25° Beam - 0° Tilt, 80 CRI, 3000K
 MODEL: E3 Citizen LED
 INPUT POWER (WATTS): 18.3
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1754*
 LUMEN EFFICACY (LUMENS PER WATT): 95.5

ANGLE	0°	45°	90°
0°	5422	5416	5427
5°	4916	4872	4888
10°	3800	3718	3721
15°	2040	2115	2016
20°	870	979	900
25°	400	441	414
30°	190	190	196
35°	103	103	105
40°	60	65	61
45°	27	43	31
50°	16	25	17
55°	7	12	7
60°	2	5	2
65°	2	2	2
70°	1	1	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



*For 90 CRI values, multiply by 0.8.

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ELEMENT
 by Tech Lighting®

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PROJECT: Wylar
 ISSUE DATE: 02/22/2018
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 18W; 3000K; 90+CRI; 1476Lumens
 Dimming Type: Triac Dimming

TYPE: BX

3" LED
 ADJUSTABLE DOWNLIGHT

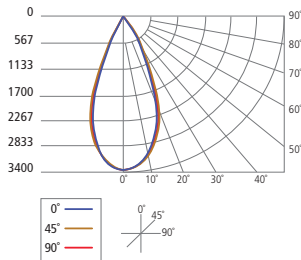
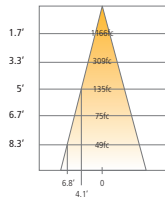
ELEMENT-Lighting.com

PHOTOMETRICS: 3" LED

DESCRIPTION: 3" LED Module
 40° Beam - 0° Tilt, 80 CRI, 3000K
 MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.1
 INPUT POWER FACTOR: 0.97
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1811*
 LUMEN EFFICACY (LUMENS PER WATT): 100.1

ANGLE	0°	45°	90°
0°	3369	3369	3369
5°	3269	3245	3250
10°	3006	2955	2962
15°	2597	2550	2541
20°	2046	2013	1999
25°	1161	1206	1151
30°	498	519	492
35°	219	212	205
40°	110	112	103
45°	60	64	52
50°	24	37	21
55°	13	20	10
60°	4	9	3
65°	2	3	2
70°	1	2	1
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



*For 90 CRI values, multiply by 0.8.

GENERATION BRANDS



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ELEMENT
 by Tech Lighting®

7400 Linder Avenue, Skokie, Illinois 60077 T 847.410.4400 F 847.410.4500



PROJECT: Wyler
 ISSUE DATE: 02/22/2018
 Catalog #: ZXL16-SQ-12V-8W-HKLED-40°-3K-BK;
 QOMS-**ST-120/12-*x*+CK-
 Lamping: 8W, 3000°K LED
 Voltage: 12V



ZXL16-SQ

Area Accent ◀ ZX16 Series



PROJECT _____

FIXTURE TYPE _____

Characteristics



Listed



Standard

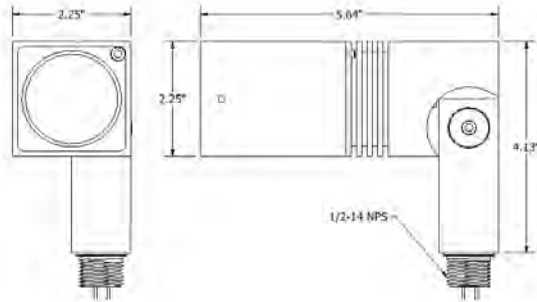
- Wet/Dry location rated.
- Swivel Stem | facilitates 355° deg. rotation for aiming precision on any installation plane.
- Integral Thermal dissipation utilizing the entire fixture as heat sink.

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (SS304) hardware
Lamp	HK LED
Dimmability	MLV, ELV
Voltage	12V
Wattage	4W, 6W, 8W
Reflector	15°, 30°, 40°
Color Temp	2.7K, 3K, 4K
Power Supply	Requires remote step down transformer

Ordering Guide

Series	ZXL16-SQ
Glare Shields (optional)	GSA (sq)
Barndoors	BD
Voltage	12V
Wattage	4W 6W 8W
Lamp	HK LED
Reflector	15° 30° 40°
Color Temp	2.7K 3K 4K
Stem (optional)	FSS
Finish	BK (black) BZ (bronze) WT (white) ABK (anodized black) ACL (anodized clear) CC (custom)





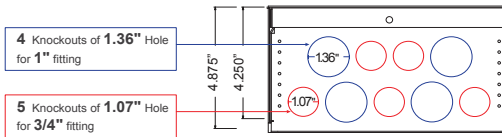
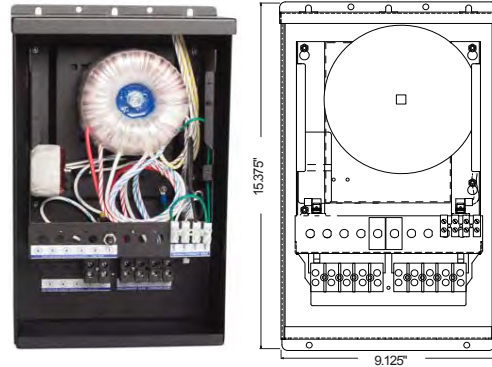
PROJECT: Wylar
 ISSUE DATE: 02/22/2018
 Catalog #: ZXL16-SQ-12V-8W-HKLED-40°-3K-BK;
 QOMS-**ST-120/12-*x*+CK-*
 Lamping: 8W, 3000°K LED
 Voltage: 12V



The QOM Series is designed specifically to power outdoor low voltage lighting systems. The QOM features two taps on the primary side to recover dimmer losses and four taps on the secondary side for multiple load distances. The QOM is UL Listed for indoor and outdoor use as well as being suitable for wet locations.

MULTI-VOLT & TAPS

- Primary Taps: All units come standard with primary circuit protection
- Secondary Circuit Protection: 1-5 magnetic circuit breakers.
 - 12V : 12, 13, 14, 15
 - 24V : 24, 25, 26, 27
- Loads may be connected to one or more of the secondary taps up to the full watt rating of the PSC.
- No De-Rating required.
- The advantage is that loads at varying distances from the PSC can be tapped on different taps to recover voltage drop, allowing you to get the correct voltage at your load and produce between 85%-100% light output. (See Q-TRAN Voltage drop Calculator)



* For information on this Power Supply please consult the Q-Tran Indoor catalog or visit the Q-Tran website.

TOROIDAL CHOKE

Q-Tran's Standard Choke, or "Debuzzing Coil" reduces noise when dimming and helps negate in-rush current that is prevalent with LED loads. It allows for quiet operation and eliminates nuisance tripping.

LOW VOLTAGE LIGHTING POWER SUPPLY

- LANDSCAPE LIGHTING POWER UNIT
- SUITABLE FOR DAMP AND WET LOCATIONS
- SUITABLE FOR USE WITH SUBMERSIBLE LUMINAIRES OR SUBMERSIBLE PUMPS
- SUITABLE FOR INDOOR/OUTDOOR USE
- UL 1838 & 2108 LISTED
- USE DIMMERS RATED FOR MAGNETIC LOW VOLTAGE LOAD WITH NEUTRAL WIRE
- ISOLATION TOROIDAL TRANSFORMER
- 50/60 CYCLE
- CSA C22.2 NO. 250.0-08 & 250.7-07
- MADE IN THE U.S.A.

1 TOTAL LAMP LOAD ALLOWED
 2 LAMP LOAD ÷ EFFICIENCY

Model	Prim. V	Sec. V	No.	Brk Amp	Option	Option 2
QOMS	-		x	+		
1 Size	Rated Lamp Load (Watts)	PSC Efficiency	MAX Load (Watts)	MAX Load (VA)	Max Prim. Amps @ 120V	Max Prim. Amps @ 277V
	60W	92	65W	79 VA	.66 A	.28 A
	100W	92	108W	135 VA	1.1 A	.48 A
	150W	92	163W	200 VA	1.7 A	0.7 A
	300W	93	322W	400 VA	3.4 A	1.5 A
	500W	93	538W	670 VA	5.6 A	2.4 A
	600W	95	632W	800 VA	6.7 A	2.9 A
	750W	95	789W	1000 VA	8.4 A	3.6 A
2 Primary Voltage	120 (60Hz) 220 (50/60Hz)* 230 (50/60Hz)* 240 (50/60Hz)* 277 (60Hz)*					
3 Transformer Secondary Voltage	12V 24V					
4 Number of Breakers	1 to 5					
5 Secondary Breaker Amperage	AMPS	Max 12V Load	Max 24V Load			
	5	60W	120W			
	10	120W	240W			
	12.5	150W	300W			
	15	180W	360W			
	20	240W	480W			
	25	300W	600W			
6 Choke	CK-S 60W-300W Choke - Comes Standard CK-L 500W-750W Choke - Comes Standard XX No Choke Required					
7. Options	BK Black Powder Coat Finish - Standard SS 316 L Satin Stainless Housing and Door CP Cord & Plug SP Switch Plate DP Dimmer Plate TP Timer Plate					
Ordering Example						
QOMS-600ST-120/12-2x25+CK-L						

* Not Standard, Call Factory For options

PROJECT NAME	DATE	COMPANY	TYPE	NOTE



PROJECT: Wylor
 ISSUE DATE: 02/22/2018
 Catalog #: 700OBSTR-830-42-C-**-UNV-2
 Lamping: 19.3; 1312Lumen; 3000K; 80CRI
 Voltage: 120V

TYPE: EXT2

Page: 1 of 2

STRUT BOLLARD



The Strut LED bollard exemplifies the epitome of a modern, minimalist aesthetic. The clean lines and modern design can effortlessly disappear into the setting or be positioned to make a bold statement. A singular line of LED down light with controlled Type II distribution is ideal for outdoor path and campus illumination.

High quality LM80-tested LEDs
 for consistent long-life performance and color

Outstanding protection against the elements:

- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

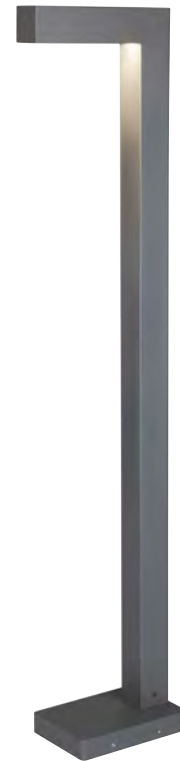
Type II asymmetric light distribution

SPECIFICATIONS

DELIVERED LUMENS	1312
WATTS	19.3
VOLTAGE	Universal 120-277V, with integral transient 2.5kV surge protection (driver)
SECONDARY SURGE PROTECTOR	10kA
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Type II
MOUNTING OPTIONS**	Bolt
PERFORMANCE OPTIONS	Photocontrol / In-Line Fuse
CCT	3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U1-G1
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years



STRUT BOLLARD
shown in bronze



STRUT BOLLARD
shown in charcoal

* Visit techlighting.com for specific warranty limitations and details.
 **Bollard base not suitable for branch circuit through wiring.

ORDERING INFORMATION

700OBSTR	CRI/CCT	LENGTH	LENS	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
830	80 CRI, 3000K	42 42"	C FLAT CLEAR	Z BRONZE	UNV 120V-277V	2 TYPE 2 DISTRIBUTION	NONE
840	80 CRI, 4000K			H CHARCOAL			PC BUTTON PHOTOCONTROL LF IN-LINE FUSE PCLF BUTTON PHOTOCONTROL & IN-LINE FUSE

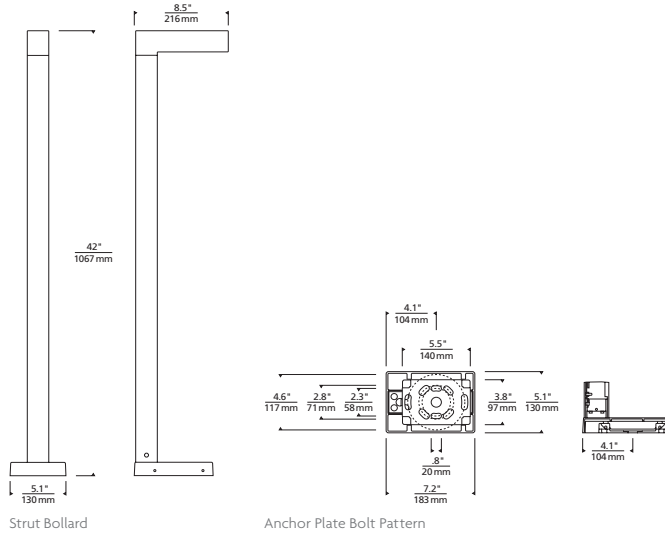


PROJECT: Wylor
 ISSUE DATE: 02/22/2018
 Catalog #: 700OBSTR-830-42-C-**-UNV-2
 Lamping: 19.3; 1312Lumen; 3000K; 80CRI
 Voltage: 120V

TYPE: EXT2

Page: 2 of 2

STRUT BOLLARD

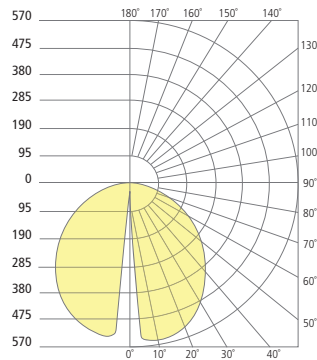


PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

STRUT BOLLARD

Total Lumen Output: 1312
 Total Power: 19.3
 Luminaire Efficacy: 67.7
 Color Temp: 4000K
 CRI: 80+
 BUG Rating: BI-UI-G1



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES



GENERATION BRANDS
 7400 Linder Avenue, Skokie, Illinois 60077
 T 847.410.4400 F 847.410.4500

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PROJECT: Wyler
 ISSUE DATE: 02/22/2018
 Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K
 LED
 Voltage: 24V DC

PROJECT NAME:	TYPE:
DATE:	
SPECIFIER:	
PART NO.:	PREPARED BY:

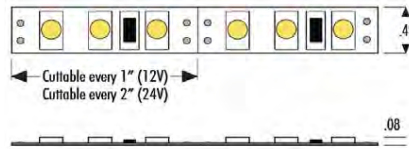


LED STRIP SERIES

TBD.S36

3.0W LED STRIP INDOOR / OUTDOOR

TBD.S36 is a linear lighting system optimal for areas where high-intensity levels of light are desired. Great for many indoor / outdoor, commercial / residential applications. With several LED color options and 120° beam spread, this LED strip is a superior option for general lighting: coves, slots, or vanity mirrors. This strip, with high density LED spacing, when used with a deep channel and frosted lens, virtually eliminates all hot spots.



OPTIONAL ACCESSORIES (sold separately)

- Indoor LED Strip Compatible with Quick Connect Accessories



In-Line Dimmer, Mini Coupling, DC Power Adapter, Extension Coupling

FEATURES AND BENEFITS

- 3 Watts per ft.
- 36 LEDs per ft.
- 240 Lumens per ft., 3000K
- Max Run 16.4 ft. (12V) / 24 ft. (24V)
- 90+ CRI
- Beam Angle: 120°
- Long Life: 50,000 Hours
- Dimmable and Non-Dimmable TLS power supply options available
- Field cuttable every 1" (12V) / 2" (24V)
- 3M Adhesive Backing (Indoor Only)
- Indoor Rated Width 0.4" Depth 0.08"
- Optional IP65 Outdoor Rated
- Optional IP65 Rated Width 0.41" Depth 0.15"
- IP65 Option Includes 5x End Caps, 10x Mounting clips per 16 ft.
- Application Friendly: UV Free & IR Free
- Earth Friendly: Mercury & Lead Free

COMPATIBLE CHANNELS (sold separately)

LED Strips should be mounted on aluminum TLS channels or heat sink tape for proper heat dissipation.

- TBD.E7-S TBD.E7-R TBD.E10 TBD.E12S TBD.E12R TBD.E16S TBD.E26
- TBD.E32R TBD.E35S TBD.E35SW TBD.E45 TBD.E45W TBD.E65 (Dry Only) TBD.ERC

ORDERING GUIDE



OPTION

Standard Indoor
 (Leave Blank)
 W - Wet Location
 IP65

COLOR OPTIONS

22K - 2200K
 25K - 2500K
 27K - 2700K
 30K - 3000K
 35K - 3500K
 40K - 4000K
 50K - 5000K
 60K - 6000K

RD - Red
 BL - Blue
 GR - Green
 PK - Pink
 PR - Purple
 AM - Amber
 OR - Orange

LENGTH

16 - 16.4 ft.
 32 - 32 ft. (IP65 Only)
 100 - 100 ft. (Indoor Only)
 PF - 12"

VOLTAGE

12 - 12V DC
 24 - 24V DC





PROJECT: Wylar
 ISSUE DATE: 02/22/2018
 Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA;
 TBD.PSDH-**W-24V
 Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K
 LED
 Voltage: 24V DC



LED STRIP SPECIFICATION

Power Consumption	3.0 W/FT	1.5 W/FT	2.2 W/FT	3.0 W/FT	4.4 W/FT	6.0 W/FT	8.8 W/FT
Indoor IP45	TBD.SS36	TBD.SL18	TBD.SH18	TBD.S36	TBD.SH36	TBD.DS72	TBD.DS36
Width IP45	0.2"	0.4"	0.4"	0.4"	0.4"	0.55"	0.78"
Indoor Mounting Style	3M Adhesive Backing	3M Adhesive Backing	3M Adhesive Backing	3M Adhesive Backing	3M Adhesive Backing	3M Adhesive Backing	3M Adhesive Backing
Outdoor IP65	TBD.SS36W	TBD.SL18W	N/A	TBD.S36W	N/A	TBD.DS72W	N/A
Width IP65	0.41"	0.41"	N/A	0.41"	N/A	0.66"	N/A
Outdoor Mounting Style	Mounting Clips (included)	Mounting Clips (included)	N/A	Mounting Clips (included)	N/A	Mounting Clips (included)	N/A
Operating Voltage	12 & 24 Versions	12 & 24 Versions	24 Version	12 & 24 Versions	24 Version	24 Version	24 Version
Beam Angle	120°	120°	120°	120°	120°	120°	160°
Color Temp Options:							
2000K	N/A	<input checked="" type="checkbox"/>	N/A	N/A	N/A	N/A	N/A
2500K	N/A	<input checked="" type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	N/A
2700K	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3000K	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3500K	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4000K	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5000K	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6000K	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
LED's per Foot	36	18	18	36	36	72	36
Cuttable Length 12V	2"	2"	N/A	1"	N/A	1"	N/A
Cuttable Length 24V	2"	4"	4"	2"	2"	1"	2"
Max Length - 12V	16.4'	16.4'	N/A	16.4'	N/A	N/A	N/A
Max Length - 24V	12.4'	24'	30'	24'	30'	16.4'	24'
Lumen/FT - 2000K	N/A	102	N/A	N/A	N/A	N/A	N/A
Lumen/FT - 2400K	N/A	112	N/A	225	N/A	450	N/A
Lumen/FT - 2700K	N/A	115	176	232	352	465	678
Lumen/FT - 3000K	240	120	178	240	355	480	685
Lumen/FT - 3500K	N/A	121	180	244	360	485	698
Lumen/FT - 4000K	250	124	182	250	364	500	705
Lumen/FT - 5000K	258	126	184	258	368	515	712
Lumen/FT - 6000K	265	128	185	265	370	530	720
CRI - 2000K	N/A	90	N/A	90	N/A	N/A	N/A
CRI - 2400K	N/A	92	N/A	92	N/A	92	N/A
CRI - 2700K	N/A	94	94	94	94	94	82
CRI - 3000K	94	94	94	94	94	94	82
CRI - 3500K	N/A	94	94	94	94	94	84
CRI - 4000K	94	94	94	94	94	94	85
CRI - 5000K	N/A	95	95	95	95	95	86
CRI - 6000K	97	97	97	97	97	97	87

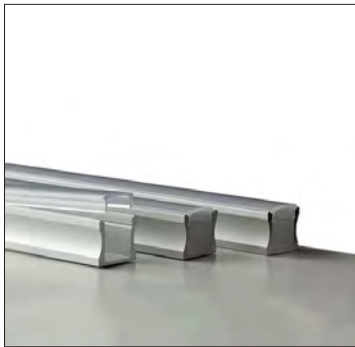


PROJECT: Wyler
 ISSUE DATE: 02/22/2018
 Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K
 LED
 Voltage: 24V DC

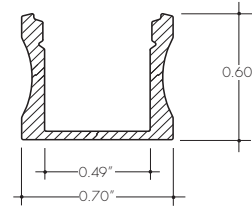
SlimLine 15 | Extruded aluminum profile



The SlimLine 15 linear aluminum extrusion has been designed to fit many LED lighting needs. Multiple mounting and lens options allow for great flexibility and adaptability for any application. Extrusion and diffuser lenses are also field cuttable. Substantial aluminum mass in profile provides excellent heat sink for high power LEDs. Mounting brackets and endcaps are available in multiple finishes and can be ordered separately (page 2). Linear connector available for extending extrusion runs. Protected by U.S. Patent No. US D649,682 S.



two SlimLine 15 runs and linear connector



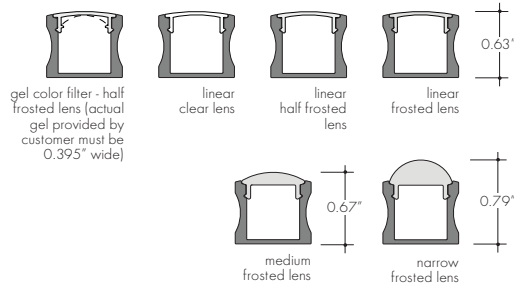
Technical information

Finish: Silver anodized

Diffuser lens: polycarbonate, snap-in-place, UV resistant

Mounting: multiple mounting brackets available (page 2)

	39	78	118
Actual length	39.40"	78.75"	118.19"
Mounting brackets	minimum 3	minimum 3	minimum 4
Available lenses	clear half frosted frosted medium narrow	clear half frosted frosted medium narrow	clear half frosted frosted medium narrow gel color



Ordering code

MODEL	LENGTH	DIFFUSER	FINISH
SL15	39	C	SA
SL15 - SlimLine 15	39 - 39.40" 78 - 78.75" 118 - 118.19"	C - Clear F - Frosted HF - 50% frosted M - Medium N - Narrow G - Gel color filter (view table above for length compatibility)	SA - Silver anodized



PROJECT: Wyler
 ISSUE DATE: 02/22/2018
 Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K
 LED
 Voltage: 24V DC

TYPE: R2W

Page: 4 of 5

SlimLine 15 | Extruded aluminum profile

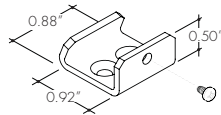


All accessories sold separately.

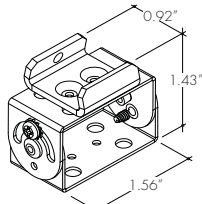
Mounting brackets



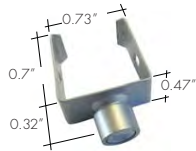
MC-SL15-S
 Metal w/gray finish, snaps on/off



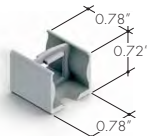
MC-SL15-A
 metal finish, secured with set screw



MC-SL15-ADJ
 metal finish, adjustable,
 secured with set screw



MC-SL15-MAG
 Metal w/gray finish, magnetic mounting
 bracket



LC-SL15
 linear connector - gray finish

End-caps



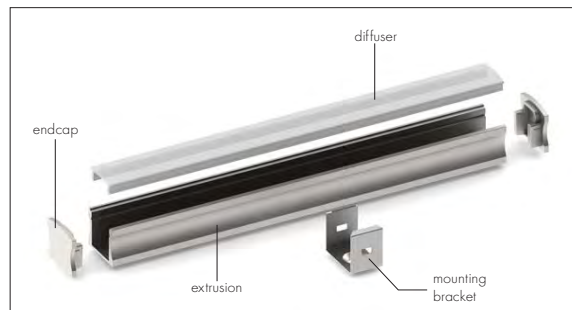
EC-SL15-H3
EC-SL15-H4 w/powerfeed opening
 metal finish, linear lens only



EC-SL15-M-H3
EC-SL15-M-H4 w/powerfeed opening
 metal finish, medium lens only



EC-SL15-N-H3
EC-SL15-N-H4 w/powerfeed opening
 metal finish, narrow lens only





PROJECT: Wylor
 ISSUE DATE: 02/22/2018
 Catalog #: TBD.S36-W-30K-**-24; SL15-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft, 240 Lumens/ft, 90+CRI, 3000°K
 LED
 Voltage: 24V DC

PROJECT NAME:	TYPE:
DATE:	
SPECIFIER:	
PART NO.:	PREPARED BY:

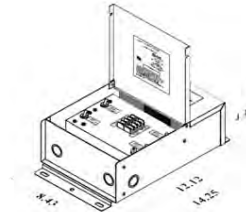


LED POWER SUPPLIES

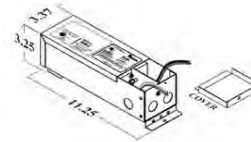
TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER

TBD.PSDH is available in 24V DC for use with MLV forward phase dimming systems. Suitable for commercial or residential use. Integrated technology ensures LED's are not overdriven. Offered in three sizes, for wet or dry locations. UL listed, Class 2 rated.



TBD.PSDH-288W-24V



TBD.PSDH-48W-24V
 TBD.PSDH-96W-24V

FEATURES

- Made in the USA
- Pure DC Current Technology
- AC Ripple Technology – ensures LED's are not overdriven due to repeated excessive current
- NEMA 3R wet location Indoor / Outdoor Enclosure
- Manual reset overload protection
- 100,000 hours lifetime rating
- Aluminum heat dissipating housing
- Dimmable with MLV forward phase dimmers
- UL listed
- Class 2 rated
- Ambient operating temp: 22° ~ +140°F
- Storage temperature: 85° to 194°F
- Humidity: up to 100%

Item#	Wattage	Input	Class 2	Wet/Dry Location	Dimensions
TBD.PSDH-48W-24V	48W	120V AC	YES	Wet/Dry Location	11.25 in. x 3.375 in. x 3.25 in.
TBD.PSDH-96W-24V	96W	120V AC	YES	Wet/Dry Location	11.25 in. x 3.375 in. x 3.25 in.
TBD.PSDH-288W-24V	96W x 3 Circuits	120V AC	YES	Wet/Dry Location	14.25 in. x 8.437 in. x 4.437 in.





PROJECT: Wylor
 ISSUE DATE: 02/22/2018
 Catalog #: 700OWROT-930-20-C-**-UNV-S
 Lamping: 18W; 598Lumens; 3000K; 90CRI
 Location: Exterior Garage

ROOT 20 WALL SCONCE



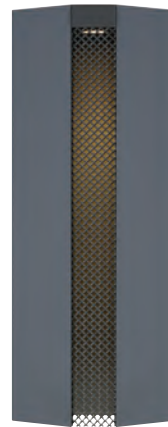
The contemporary, hexagonal shape of the Root outdoor wall sconce creates a column of diffused LED light aimed for downward illumination of outdoor passageways or paths. This geometrically inspired light fixture can be installed with an open aperture, optional weaved wire mesh or perforated metal diffusers for heightened visual interest. Root wall sconces feature energy-efficient, fully dimmable integrated LED lamping. Available in two sizes (15", 20") and two finishes: Bronze and Charcoal.

Outstanding protection against the elements:

- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing
- IP-65 Rated

SPECIFICATIONS

DELIVERED LUMENS	598
WATTS	18
VOLTAGE	Universal 120-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric
OPTICS	40°
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	Photocontrol / In-Line Fuse / Surge Protector
CCT	3000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	N/A
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years



ROOT 20 shown in charcoal (wire mesh shown)



ROOT 20 shown in bronze

* Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

700OWROT	CRI / CCT	LENGTH	LENS	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
	930 90 CRI, 3000K	20 20"	C CLEAR	Z BRONZE H CHARCOAL	UNV 120V-277V UNIVERSAL	S SYMMETRIC	NONE PC BUTTON PHOTOCONTROL LF IN-LINE FUSE SP SURGE PROTECTION PCLF BUTTON PHOTOCONTROL & IN-LINE FUSE PCSP BUTTON PHOTOCONTROL & SURGE PROTECTION LFSP IN-LINE FUSE & SURGE PROTECTION PCLFSP BUTTON PHOTOCONTROL, IN-LINE FUSE & SURGE PROTECTION

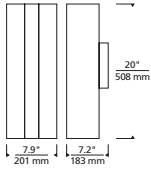


PROJECT: Wylor
 ISSUE DATE: 02/22/2018
 Catalog #: 700OWROT-930-20-C-**-UNV-S
 Lamping: 18W; 598Lumens; 3000K; 90CRI
 Location: Exterior Garage

TYPE: XD1.1

Page: 2 of 2

ROOT 20 WALL SCNCE



Root 20

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

ROOT 20

Total Lumen Output: 598
 Total Power: 18
 Luminaire Efficacy: 33
 Color Temp: 3000K
 CRI: 90
 BUG Rating: N/A

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES



GENERATION BRANDS
 7400 Linder Avenue, Skokie, Illinois 60077
 T 847.410.4400 F 847.410.4500

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TO: Design Review Board

FROM: Sam Starr, Planner

FOR: Meeting of February 1, 2018

DATE: February 23, 2018

RE: Class 3 Final Review for a new single-family home on Lot AR613-C1, 101 Lawson Point.

PROJECT GEOGRAPHY

Legal Description: Lot AR613-C1, Town of Mountain Village according to Plat Book 1, Page 3786 according to records of San Miguel County, Colorado.

Address: 101 Lawson Point

Applicant/Agent: Narcis Tudor Architects

Owner: Damon Demas

Zoning: Single-Family Zone District

Existing Use: Vacant Lot

Proposed Use: Single-Family

Lot Size: 0.27 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Revised Plan Set
- Exhibit C: Public Comment

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	20.46'
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	15.67'
Maximum Lot Coverage	40% maximum	23.4%
General Easement Setbacks		
North	16' setback from lot line	1.40' to GE
South	16' setback from lot line	0' to GE
East	16' setback from lot line	0' to GE

West	8' setback from lot line	3.71' to GE
Roof Pitch		
Primary		2:12
Secondary		10:12
Exterior Material		
Stone	35%	35.2%
Wood	25% (No requirement)	31.0%
Windows/Doors	40% maximum for windows	32.7%
Metal Accents	N/A	5%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Design Review for the development of a single-family residence. The proposed project consists of a 3,226 square foot single-family home located on lot AR613-C1.

17.3.12.C BUILDING HEIGHT LIMITS

The proposed maximum building height for the building will be 20'-5", and the average building height is 15'-8". The chimney height is 25'-5", which is the maximum allowable height for a chimney on a gable roof. Accordingly, a condition of approval will be that the applicant hire a Colorado public land surveyor to establish the maximum building height and the maximum average building height prior to the Building Division conducting the required framing inspection.

17.5.5 BUILDING SITING DESIGN

Lot 628D is a small (.27 acre) lot that slopes gently from the center portion outward to the east and south. In addition, a large berm exists on the northern section which has driven the design of both the home and retaining walls that encroach into the northern portion of the General Easements (GE). The proximity of the home to all other GE's are close enough to warrant a footer survey prior to pouring concrete to ensure no additional encroachments in to the General Easement area. There are no proposed impacts to wetlands, and applicant has worked with the town forester to establish optimal placement of the residence for forest health and preservation of existing aspen, spruce, and pine trees on the site.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

In accordance with the Community Development Code, the proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick grounded foundation.

Roof Forms, Design and Materials

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets. This home has 2:12 shed roofs on the majority of the residence; however, a 10:12 gabled roof exists on the southern portion, and is oriented in a manner that provides the best view corridor to the applicant.

Per the boards direction, the applicant has also submitted two alternatives for the southeastern portion of the long shed. On cut sheet H1, "Option A" represents the same roof form that was present in the renderings for the Initial Architectural Site review, "Option B" represents a long shed that ends in a gable, and "Option C" contains no gable, and instead has contrasting 2:12 roof forms. All three proposed designs are compliant with the Community Development Code.

Exterior Wall Materials

The exterior walls consist of 35.2% stone veneer; 31 % wood siding with a mix of 8” horizontal and vertical slats; 5% steel deck handrails, and; and 32.7% fenestration. All metal accents (including window cladding) are proposed to be either a black or copper colored steel. The applicant has addressed the conditions from the Initial Architectural Site Review, and now meets stone requirements by .2%. Accordingly, the applicant will not seek a variance for materials.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

As shown on the grading and drainage plan the address monument is currently proposed to be located in the northern General Easement, which will require an easement encroachment agreement. The proposed material is a powder-coated black, ½” steel with LED back-lighting and 9” lettering. To make the address identification sign compliant, the Town will require the applicant to switch from back-lighting downward lighting prior to issuance of Certificate of Occupancy.

17.5.12 LIGHTING REGULATIONS

The proposed lighting plan includes 3 exterior sconces, 22 step lights, 1 mono-point light, and 3 exterior chandeliers. Locations include egress, deck, garage and patio areas. DRB should determine if the exterior lighting is excessive for the design, especially in northern and eastern portions of the site.

17.6.6.B. DRIVEWAY STANDARDS

The proposed driveway has a maximum grade of 6%, and is 16’ wide with a single 2’ v-pan shoulder on the west side. As stated previously, the driveway and retaining wall do encroach into the northern portion of the General Easements (GE), and the applicant will have to enter into a revocable General Easement encroachment agreement with the Town of Mountain Village prior to the issuance of a Certificate of Occupancy.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS & FIRE PROTECTION

The applicant has not indicated if any fireplaces will be a gas or solid fuel-burning. Staff would note that in order to install a solid fuel-burning device (i.e., interior fireplace, wood burner or fireplace insert) in any structure in the Town, the Owner must have or obtain a Mountain Village fireplace permit. Additionally, the Telluride Fire Protection District will not require the applicant to install a home sprinkler system.

17.7.19 CONSTRUCTION MITIGATION

All construction staging is within the lot boundaries but the construction staging plan shows construction parking and disturbance in the public Right of Way. Town of Mountain Village Police Chief has indicated that the proposed parking plan will not be acceptable for the safety and welfare of residents and commuters along Adams Way. As a condition of approval, the construction mitigation vehicles must be moved to Lawson Point.

PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- Driveway and retaining wall encroaching into the northern General Easement

RECOMMENDATION

Staff recommends the DRB approve the Final Review application with the stated variations and specific approvals for Lot AR613-C1 with the following conditions which shall be addressed prior to issuance of a Certificate of Occupancy unless otherwise noted:

1. 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.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
3. The owners will enter in to a revocable General Easement encroachment agreement for the address monument and driveway retaining walls located in the GE.
4. Applicant will relocate all construction vehicles to Lawson Point from Adams Way.
5. Applicant will submit a new Address Identification Sign sheet that indicates downward lighting.

January 5, 2018

RE: H1 RESIDENCE – CONCEPTUAL PLAN

To: Town of Mountain Village DRB Staff + Board

Thank you for taking the time to review our application. This memo is outlined to address the main items of the project and is a narrative introduction to the accompanying drawings | diagrams.

SITE DESCRIPTION – LOT AR613-C1

The property is located on a natural knoll surrounded by public-right-of-ways: Adams Ranch Road to the south, Adams Way to the east and Lawson Point to the north.

VIEWS

Primary views are southwest to Wilson and Sunshine peaks and opposite northeast to Dallas Peak. Panoramic views and passive solar span these two points to the south.

ACCESS

The access to the parcel is from the north, off Lawson Point, entering the site to the vehicular parking area | motor-court. The pedestrian access continues south stepping up to the main entrance.

PROGRAM

The proposed program for this project is an approximate 2500 square foot single story house with a 650 square foot garage.

PARTI

The general parti orients the common spaces of the house furthest to the south capturing the main views. Secondary spaces step back (north) with a utility corridor connecting the house to the garage which is placed closest to the road. The proposed layout creates the least site disturbance and excavation, allowing the architecture to unfold around the east and south edges of the property, creating a natural courtyard | garden space in its central core and towards the northwest.

ARCHITECTURE

The overall architecture is driven by the natural topography of the site, view orientation and solar path. Sustainable design principles played a major role in delineating the forms, glazing orientation and materiality of the project.

- **Forms** – The architectural components are simple forms, arranged to capture the passive solar and active solar (solar panels) as the main views described above. The main space, the largest pod is a steeply pitched gable roof cohesive to the alpine vernacular. The secondary low pitched roofs hug the grade and keep the structure low to the ground, conscious of spatial efficiency and view corridors from the neighboring properties.
- **Glazing** – The glazing is concentrated towards the views and solar path.
- **Materials** – The material palette is based on sustainable principles and our alpine climate. Stone veneer grounds the project and works with the proposed topography. Horizontal wood siding is the primary material applied in a manner proportionate in scale to the primary forms. Secondary forms are clad in vertical wood and metal siding, again keeping the scale of forms and materials proportionately connected. Tertiary, accent materials are exposed steel and exposed rafters, creating a lacy | light & shadow play, giving the project a more interesting, articulated aesthetic. The roof is metal standing seam.

CONCLUSION | VARIANCES

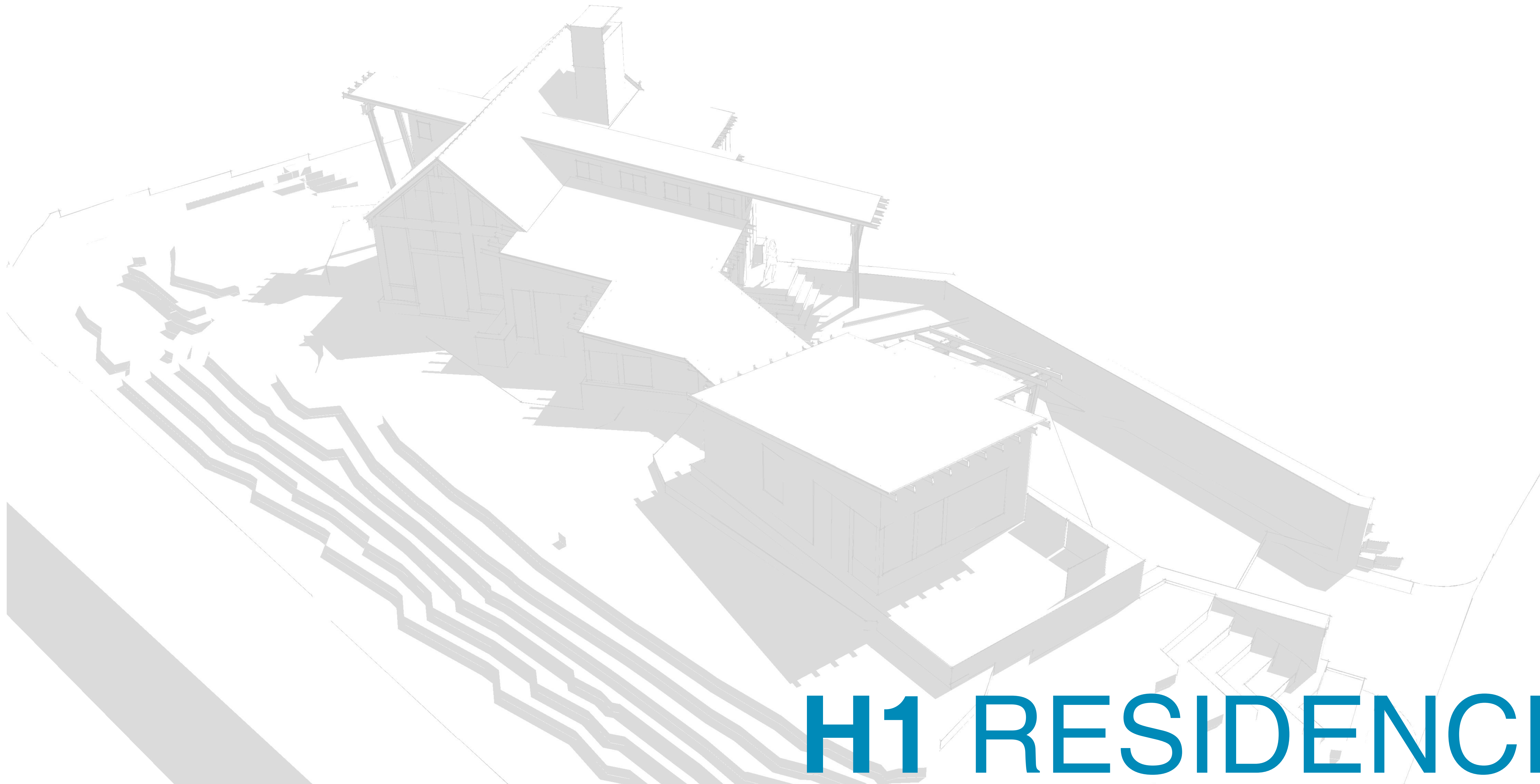
The main driver outlined above can be concluded by our approach to design and build a sustainable, low carbon footprint, site sensitive project while taking into account the neighboring view corridors. Our goal is to keep the architecture subordinate to these factors hence being driven by them.

As such we request the following variances:

1. Percentage of rock is 31.3% (3.7% below the required 35%)
2. Roof Forms | Roof Pitch – The roof forms are proposed to be shed or half gable. Compositionally, the primary form is a 10:12 pitch gable form. Cohesive to the design we request roof pitches of 2:12 and 4:12 respectively. This allows us to keep this single story structure energy efficient and sensitive to the adjacent properties view corridors. Overall this design allows the home to be significantly below the allowable average and maximum heights of the MV DRB.
3. Due to vehicle turning radii constraints we request the west retaining wall for the access to the motorcourt | garage to be placed with the easement.

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



H1 RESIDENCE

02.14.2018

MOUNTAIN VILLAGE DESIGN REVIEW - 2

NARCIS TUDOR ARCHITECTS©

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submissions
07.08.2017 CLIENT / SITE MEETING
07.20.2017 SD - SCHEMES C-D
08.11.2017 SD | DD - SCHEME E3
09.26.2017 DD - H1 MASSING | HOA
10.13.2017 CONTRACTOR | STAKING
10.25.2017 PLAN REVISIONS
11.17.2017 HOA
12.22.2017 HOA 2
01.04.2018 HOA 3
01.08.2018 DRB
02.14.2018 DRB 2

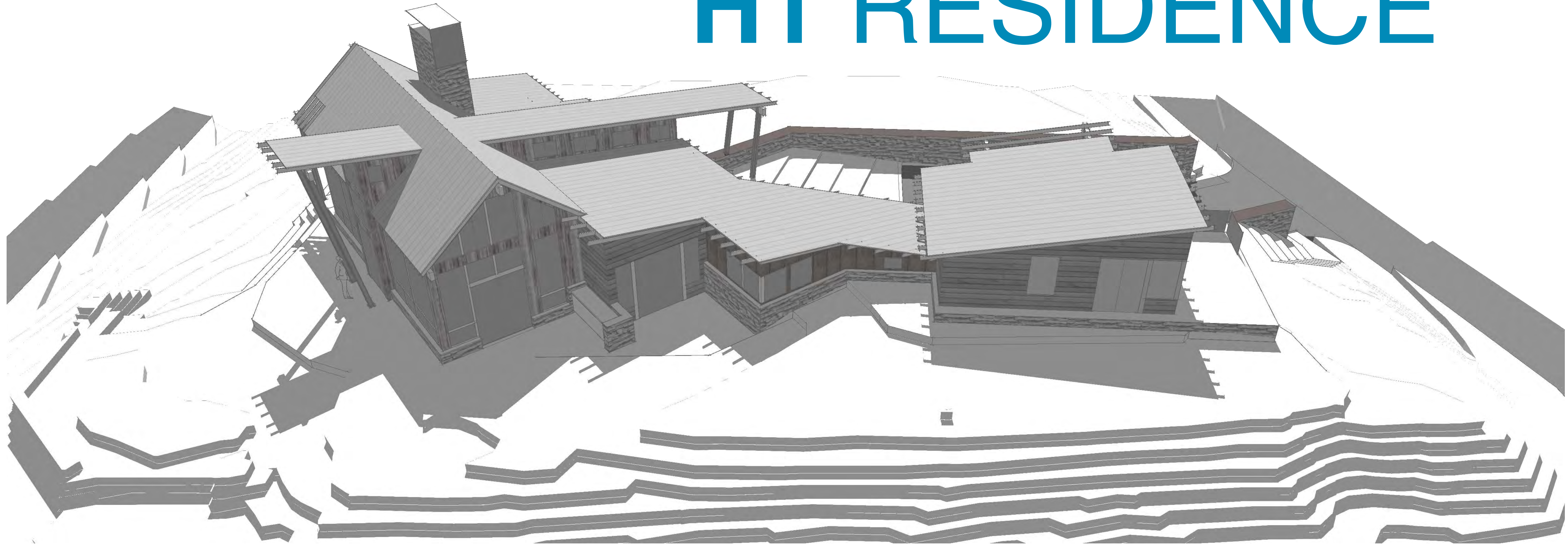
NOT FOR
CONSTRUCTION

project
H1
MOUNTAIN
VILLAGE
COLORADO 81435

phase
COVER

sheet
A0.0

H1 RESIDENCE

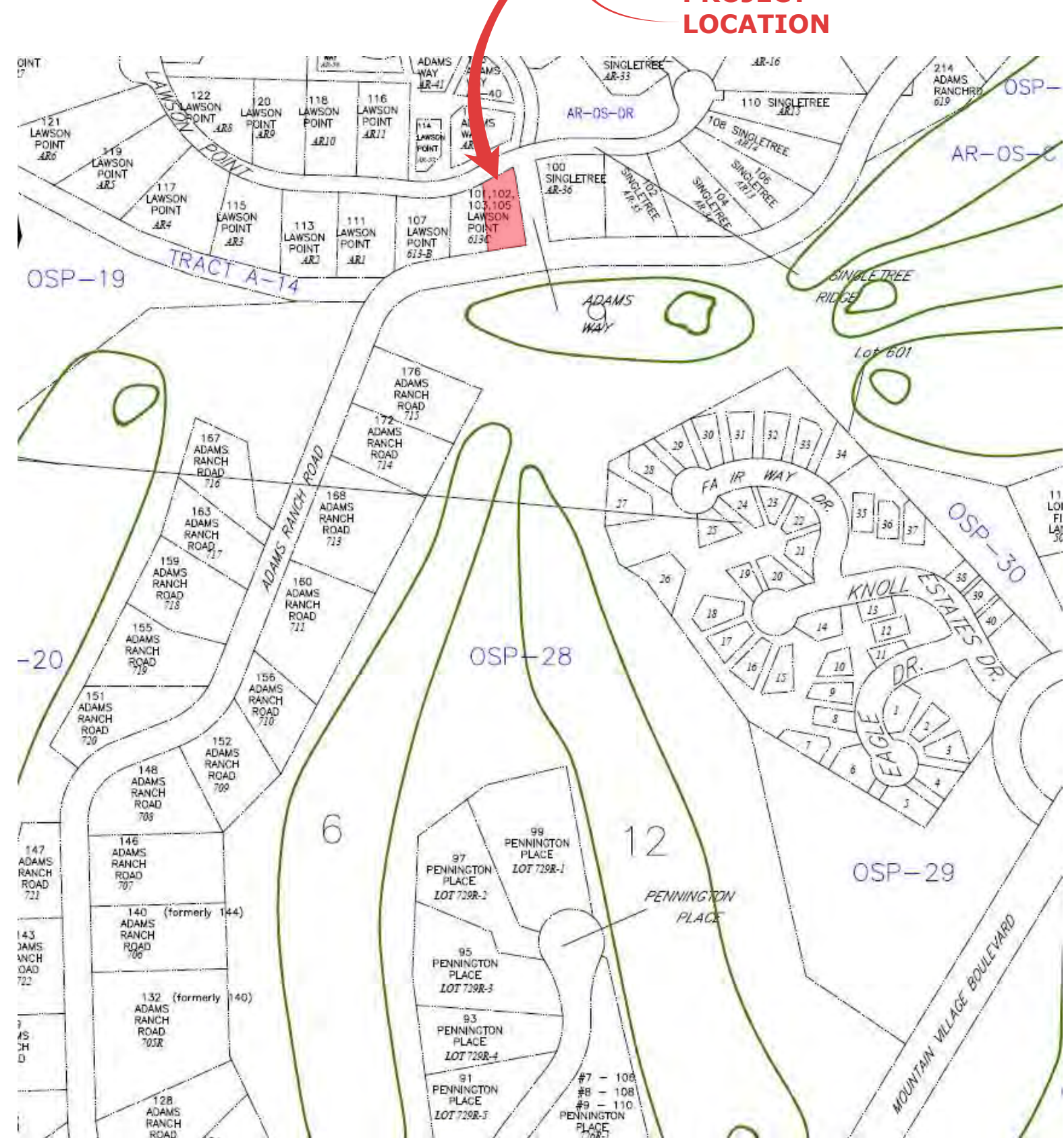


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VICINITY MAP



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.

LAND USE & CDC INFORMATION

LOT: AR 613-C1
IMPROVEMENT TYPE: NEW CONSTRUCTION
TYPE OF UNIT: SINGLE FAMILY
LOT AREA: 11,933.6 SF
MAXIMUM SITE COVERAGE: (40%) 4,773.4 SF
MAXIMUM AVERAGE HEIGHT: 30 FEET
MAXIMUM HEIGHT: 35 FEET
SETBACKS: 16 FEET & 8 FEET
PROPOSED SITE COVERAGE: 3,226.7 SF 27%
PROPOSED BUILDING GROSS AREA: PER FLOOR PLANS
PROPOSED BUILDING LIVABLE AREA: PER FLOOR PLANS
BUILDING HIGH POINT: 25.5' AT CHIMNEY
AVERAGE BUILDING HEIGHT: 15.675'
PARKING REQUIREMENTS: 2 ENCLOSED / 2 OPEN

FAÇADE MATERIAL SUMMARY

MATERIAL	AMOUNT	PERCENTAGE
STONE RET. WALLS	APPROX. 650 SF	13.7%
STONE	1024 SF	21.5%
WOOD	1440 SF	30.3%
METAL PANELS	214 SF	4.5%
FENESTRATION	1425 SF	30.0%
TOTAL VERT. SURFACE	4753 SF	100%
TOTAL PERCENTAGE STONE:		35.2%

35% REQUIRED PER CDC - COMPLIANT BY 0.2%

CODE SUMMARY

ZONING: SINGLE FAMILY RESIDENTIAL
BUILDING CODE: IRC 2012
DESCRIPTION: 1-STORY W/ PARTIAL SPLIT LEVEL
OCCUPANCY CLASS: IRC SINGLE FAMILY

PROJECT TEAM:

OWNER
DAMON + ELAINE DEMAS

ARCHITECT/INTERIORS
NARCIS TUDOR ARCHITECTURE
201 W COLORADO AVENUE
SUITE 203
TELLURIDE, COLORADO, 81435
P. 970.708.4983
narcis@narcistudor.com

CONTRACTOR

STRUCTURAL ENGINEER

SURVEYOR
FOLEY & ASSOCIATES

CIVIL ENGINEER
UNCOMPAGHRE ENGINEERING
DAVID BALLODE, P.E.
BLUE MESA BUILDING, SUITE D
113 LOST CREEK LANE
MOUNTAIN VILLAGE, CO 81435
P. 970-729-0683

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submissions
07.08.2017 CLIENT / SITE MEETING
07.20.2017 SD - SCHEMES C-D
08.11.2017 SD | DD - SCHEME E3
09.26.2017 DD - H1 MASSING | HOA CONTRACTOR | STAKING
10.13.2017 PLAN REVISIONS
10.25.2017 HOA
11.17.2017 HOA 2
12.22.2017 HOA 3
01.04.2018 DRB
01.08.2018 DRB
02.14.2018 DRB 2

NOT FOR CONSTRUCTION

H1

MOUNTAIN VILLAGE COLORADO 81435

PROJECT INFO

A0.1

LANDSCAPE GENERAL NOTES

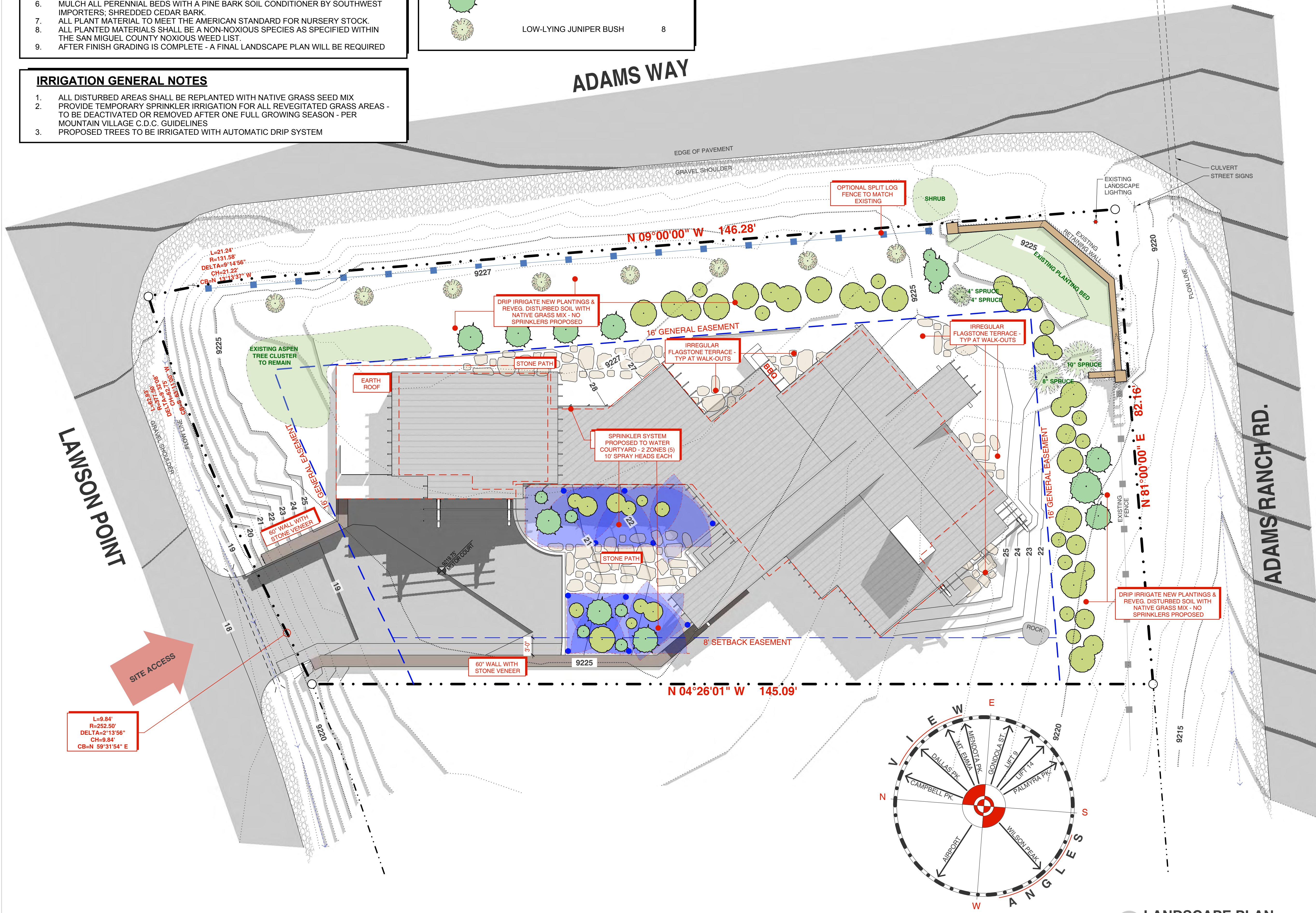
1. ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT.
2. ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE 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 PLANT 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

PLANTING SCHEDULE

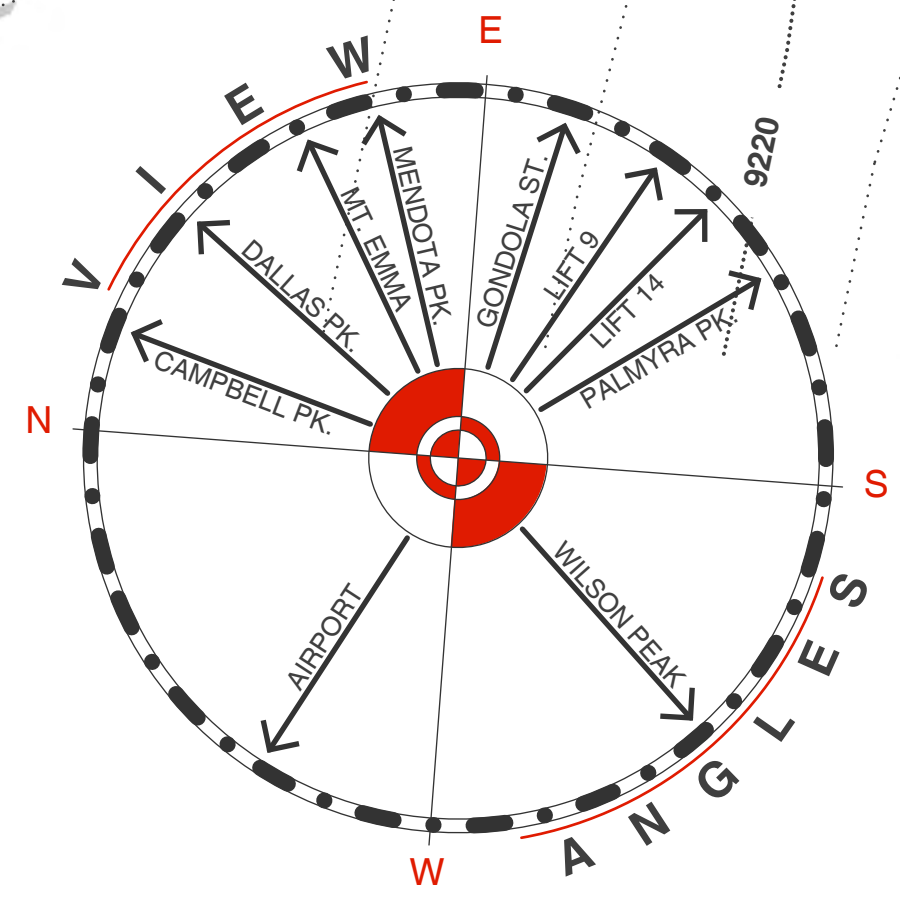
SYMBOL	DESCRIPTION	QUANTITY
	EVERGREEN SHRUBS 36"-60" HIGH	35-40
	2"-3" CALIPER ASPEN TREE	18
	LOW-LYING JUNIPER BUSH	8



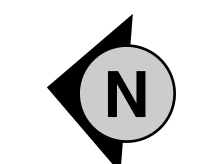
ADAMS WAY

LAWSON POINT

ADAMS RANCH RD.



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



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Submissions

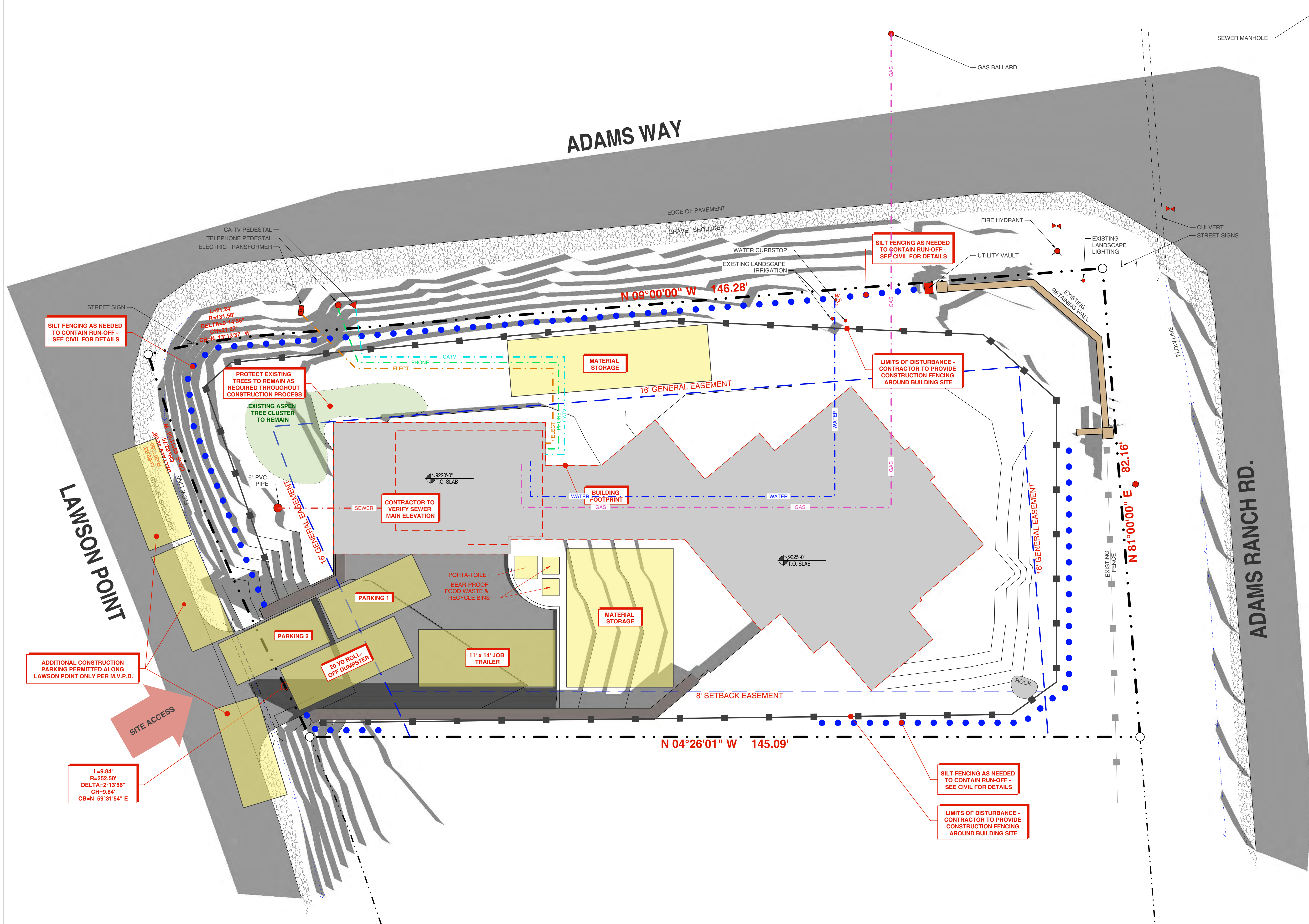
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02.14.2018	DRB 2

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Project
H1
MOUNTAIN VILLAGE
COLORADO 81435

Phase
LANDSCAPE PLAN

Sheet
A1.1



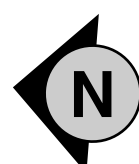
Submissions	Client / Site Meeting
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01.08.2018	DRB 2
02.14.2018	

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 COLORADO 81435

Phase
UTILITY & CONST. MITIGATION

Sheet
A1.3





LIGHTING KEY: REFER TO CUT SHEETS FOR MORE INFORMATION

EXTERIOR LIGHTING

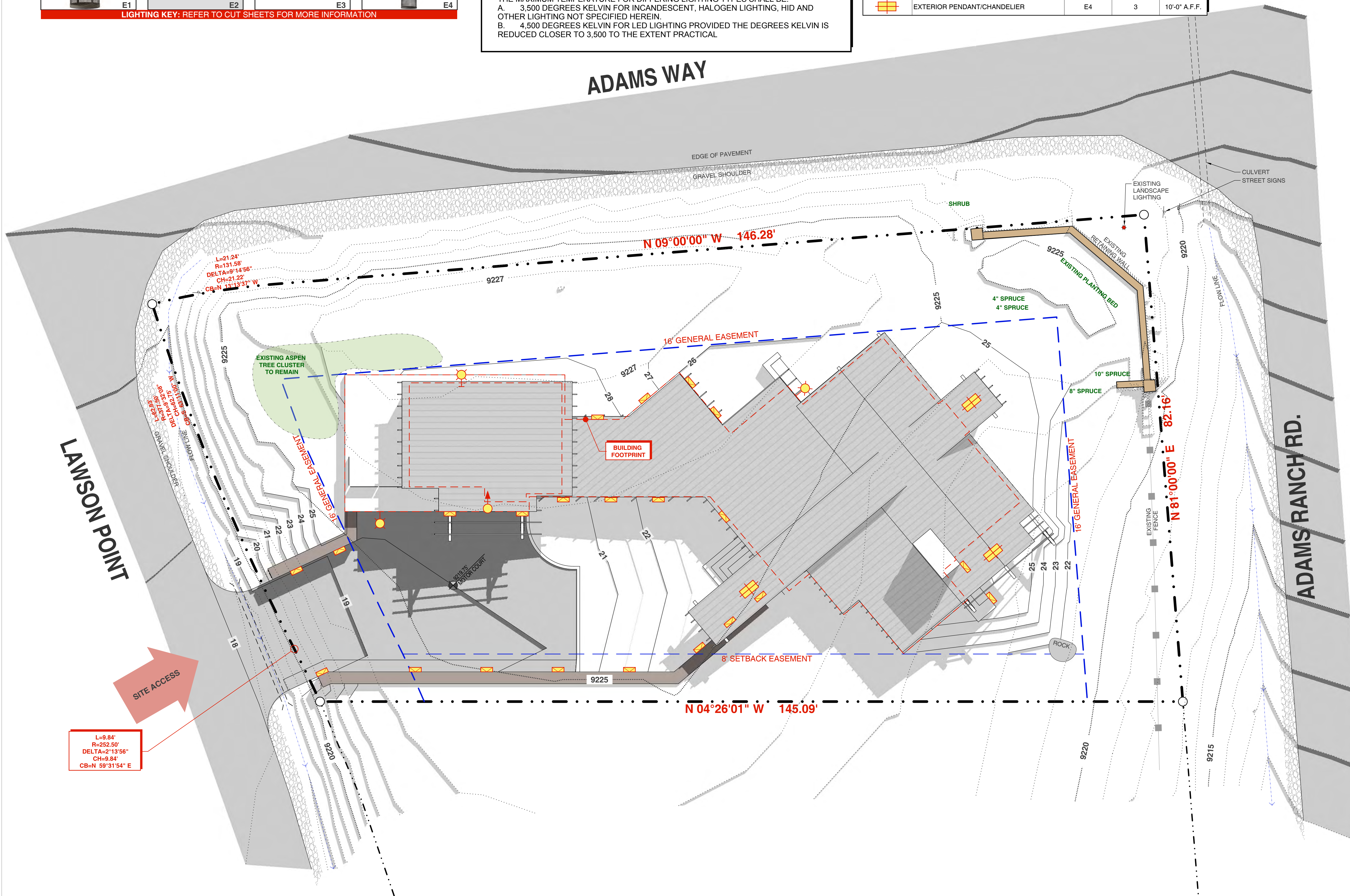
ALL EXTERIOR LIGHTING SHALL BE DESIGNED AS FULL CUT-OFF FIXTURES THAT DIRECT THE LIGHT DOWNWARD WITHOUT ANY OFF-SITE GLARE

LED LIGHTING OR OTHER EQUIVALENT ENERGY SAVING LIGHTING SHALL BE USED FOR ALL EXTERIOR LIGHTING

THE MAXIMUM TEMPERATURE FOR DIFFERING LIGHTING TYPES SHALL BE:
 A. 3,500 DEGREES KELVIN FOR INCANDESCENT, HALOGEN LIGHTING, HID AND OTHER LIGHTING NOT SPECIFIED HEREIN.
 B. 4,500 DEGREES KELVIN FOR LED LIGHTING PROVIDED THE DEGREES KELVIN IS REDUCED CLOSER TO 3,500 TO THE EXTENT PRACTICAL

LIGHTING LEGEND (SEE A1.5 FOR SPEC SHEETS)

SYMBOL	SPEC	QNTY.	HEIGHT
	E1	3	7'-0" A.F.F.
	E2	22	24" A.F.F.
	E3	1	VARIES
	E4	3	10'-0" A.F.F.



L=9.84'
 R=252.50'
 DELTA=2°13'56"
 CH=9.84'
 CB=N 59°31'54" E

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Submissions

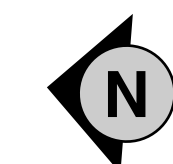
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Project
H1
 MOUNTAIN VILLAGE
 COLORADO 81435

Phase
EXTERIOR LIGHTING PLAN

Sheet
A1.4



Aria Outdoor Wall Light

E1



Description:
The Aria Outdoor Wall Light features a modern silhouette in durable aluminum with a mesh diffuser. Available with a Buckeye Bronze or Black finish in four sizes. Two lamping options. HAL: One 120 volt medium base bulb is required, but not included. PAR or reflector bulb recommended. LED: One 5 watt 120 volt LED module is included. Small: 4.5 inch width x 14.5 inch height x 6.75 inch depth. Medium: 5 inch width x 15.5 inch height x 6.75 inch depth. Large: 5 inch width x 18.5 inch height x 6.75 inch depth. Extra Large: 7 inch width x 21.75 inch height x 8.75 inch depth. UL listed for wet locations.

Shown in: Buckeye Bronze / Mesh
List Price: \$286.25
Our Price: \$229.00
Shade Color: Mesh
Body Finish: Buckeye Bronze
Lamp: 1 x LED/5W/120V LED
Wattage: 5W
Dimmer: Not Dimmable
Dimensions: 15.5"H x 5"W x 6.75"D

Technical Information
Luminous Flux: 400 lumens
Lumens/Watt: 80.00
Lamp Color: 3000 K
Color Rendering: 80 CRI

Product Number: HIN100809			
Company:	Fixture Type:	Date:	Jan 08, 2018
Project:	Approved By:		

#2300WS-ARIA-04DL1-MSKZ

www.lightology.com Address: 1718 W. Fullerton Ave. Chicago IL 60614 Phone: 866-954-4489 Fax: (773) 883-4131

LEDme Trimless Horizontal Step Light

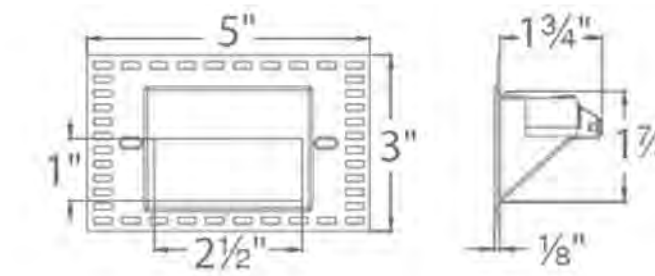
E2



Description:
LEDme Trimless Horizontal Step and Wall Light features a sleek profile with no visible hardware, designed to seamlessly blend into any architecture. These luminaires offer enhanced energy efficient functionality and optimized light output to adequately illuminate stairs, walls and walkways with little or no glare. Cast aluminum body is sealed for both indoor and outdoor locations. Two part construction. 120 volt direct wiring with no driver needed. Fits into 2 x 4 junction box with minimum inside dimension of 3 inch length x 2 inch width x 2 inch depth. No heat radiation. Up to 200 fixtures can be connected in parallel. Finish in White which can be spackled and painted to match the color of the surface. 40,000 hour average lamp life. UL listed for damp locations. 3.3 watt replaceable LED module included. LED available in White 3000K color temperature with 72 lumens, 85 CRI, Amber with 35 lumens, Red with 5 lumens, or Blue with 7 lumens. Dims to 10 percent with electronic low voltage dimmer (approved include Lutron Skylark SELV-300P-WH and Leviton Vizia VPE04). Includes 5 year warranty.

Shown in: White / White
List Price: \$75.00
Our Price: \$54.00
Shade Color: White
Body Finish: White
Lamp: 1 x LED/3.3W/120V LED
Wattage: 3.3W
Dimmer: Low Voltage Electronic
Dimensions: 3"H x 5"W x 1.75"D

Technical Information
Luminous Flux: 72 lumens
Lumens/Watt: 21.82
Color Rendering: 85 CRI
Ceiling Type: Drywall Trimless/Flush
Aperture Shape: Rectangular



Product Number: WAC196918			
Company:	Fixture Type:	Date:	Jan 18, 2017
Project:	Approved By:		

#2306WL-LEDME-003L1-XXWH

www.lightology.com Address: 1718 W. Fullerton Ave. Chicago IL 60614 Phone: 866-954-4489 Fax: (773) 883-4131

Lightray LED Outdoor Flush Mount

E3



Description:
Lightray LED Outdoor Flush Mount is available in a Brushed Aluminum or Architectural Bronze finish with White glass. One 15 watt, 120 volt LED lamp is included. 5 inch width x 6.25 inch height.

Shown in: Architectural Bronze
List Price: \$247.50
Our Price: \$198.00
Shade Color: N/A
Body Finish: Architectural Bronze
Lamp: 1 x LED/15W/120V LED
Wattage: 15W
Dimmer: N/A
Dimensions: 6.25"H x 5"W

Product Number: MAX182381			
Company:	Fixture Type:	Date:	Jan 08, 2018
Project:	Approved By:		

#1334CE-LIGHTRA-005L1-XXAB

www.lightology.com Address: 1718 W. Fullerton Ave. Chicago IL 60614 Phone: 866-954-4489 Fax: (773) 883-4131

Aria Outdoor Pendant

E4



Description:
The Aria Outdoor Pendant features a Buckeye Bronze or Black finish with matching mesh shade. Two lamping options. INC: One 100 watt 120 volt medium base bulb is required, but not included. PAR or reflector bulb recommended. LED: One 15 watt 120 volt LED module is included. 5 inch width x 19.25 inch height x 51.5 inch maximum length. Includes one 6 inch and two 12 inch downrods. Canopy: 6 inch diameter. UL listed for damp locations.

Shown in: Buckeye Bronze / Mesh
List Price: \$231.25
Our Price: \$185.00
Shade Color: Mesh
Body Finish: Buckeye Bronze
Lamp: 1 x PAR20/Medium (E26)/100W/120V Halogen
1 x A19/Medium (E26)/120V LED
Wattage: 100W
Dimmer: Incandescent
Dimensions: 51.5"L x 19.25"H x 5"W

Product Number: HIN100810			
Company:	Fixture Type:	Date:	Jan 08, 2018
Project:	Approved By:		

#2302PD-ARIA-04111-MSKZ

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submissions

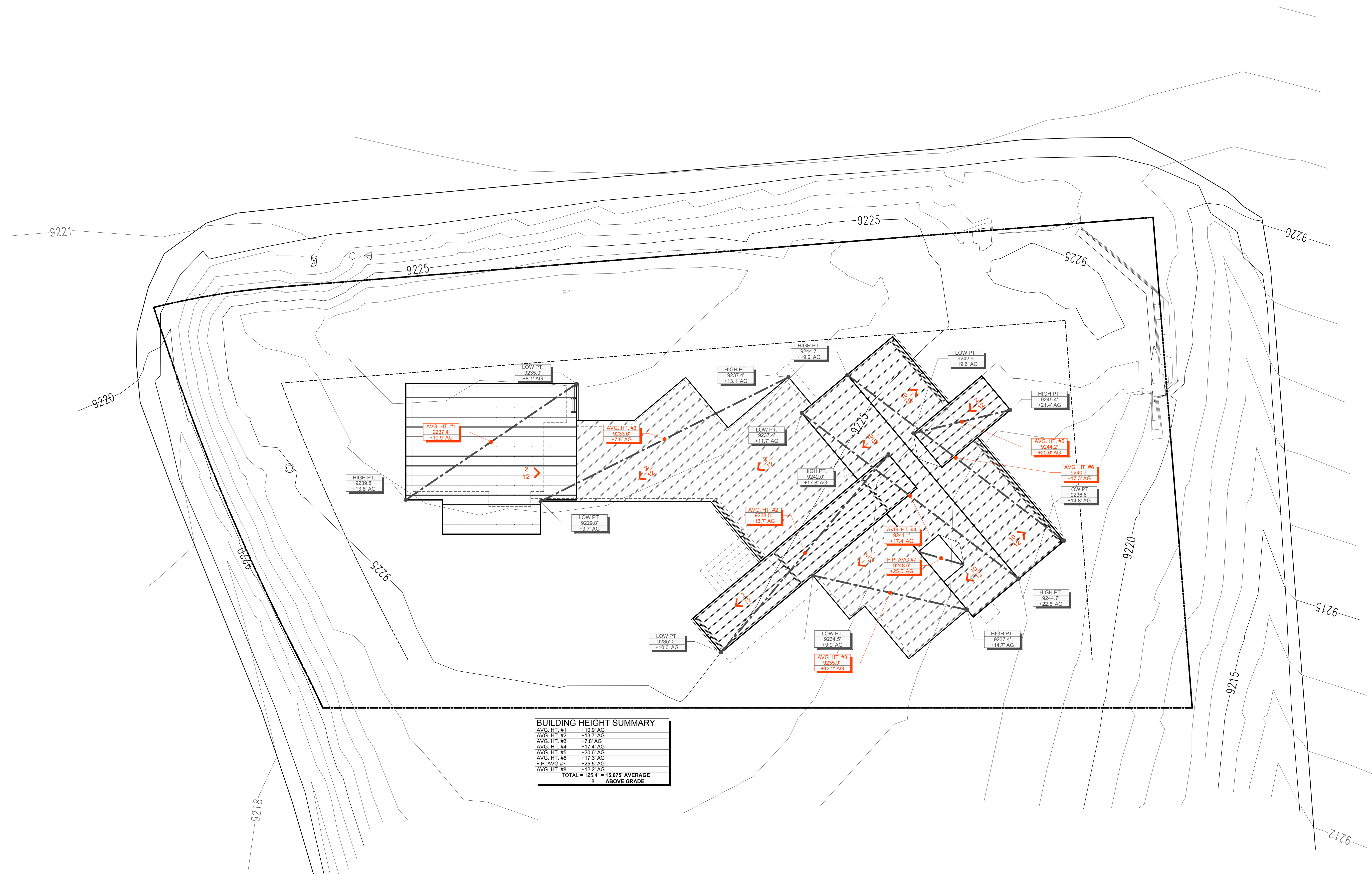
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11.17.2017	HOA
12.22.2017	HOA 2
01.04.2018	HOA 3
01.08.2018	DRB
02.14.2018	DRB 2

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project
H1
MOUNTAIN VILLAGE COLORADO 81435

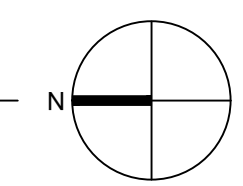
phase
EXTERIOR LIGHTING SPECS

sheet
A1.5



BUILDING HEIGHT SUMMARY	
AVG. HT. #1	+10.9' AG
AVG. HT. #2	+13.7' AG
AVG. HT. #3	+7.8' AG
AVG. HT. #4	+17.4' AG
AVG. HT. #5	+20.8' AG
AVG. HT. #6	+17.3' AG
F.P. AVG #7	+25.5' AG
AVG. HT. #8	+12.2' AG
TOTAL = 125.4'	15.675' AVERAGE ABOVE GRADE
8	

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



- submissions
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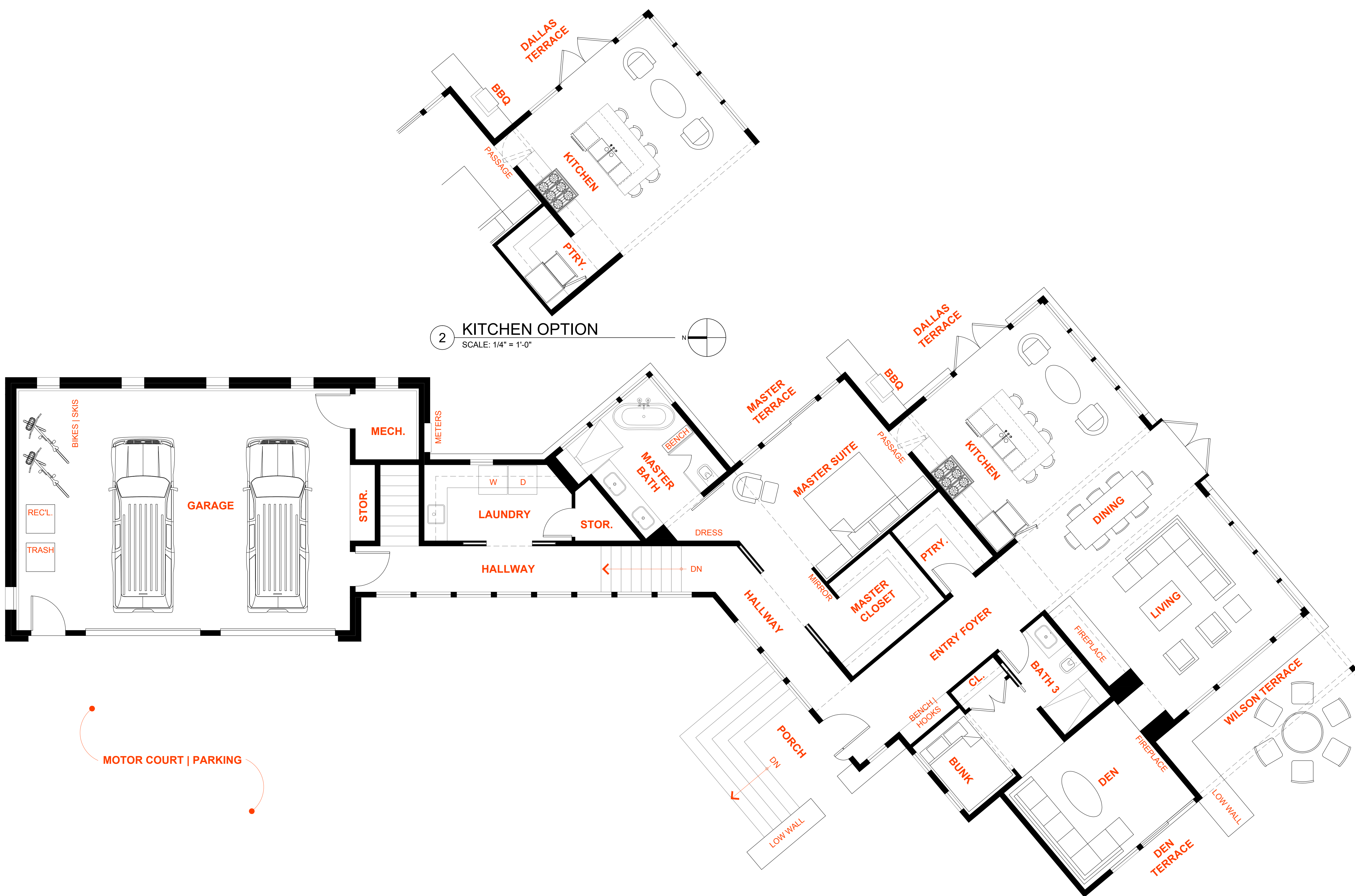
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H1

MOUNTAIN VILLAGE
COLORADO 81435

DD
BUILDING
HEIGHT
CALCS.

A1.6



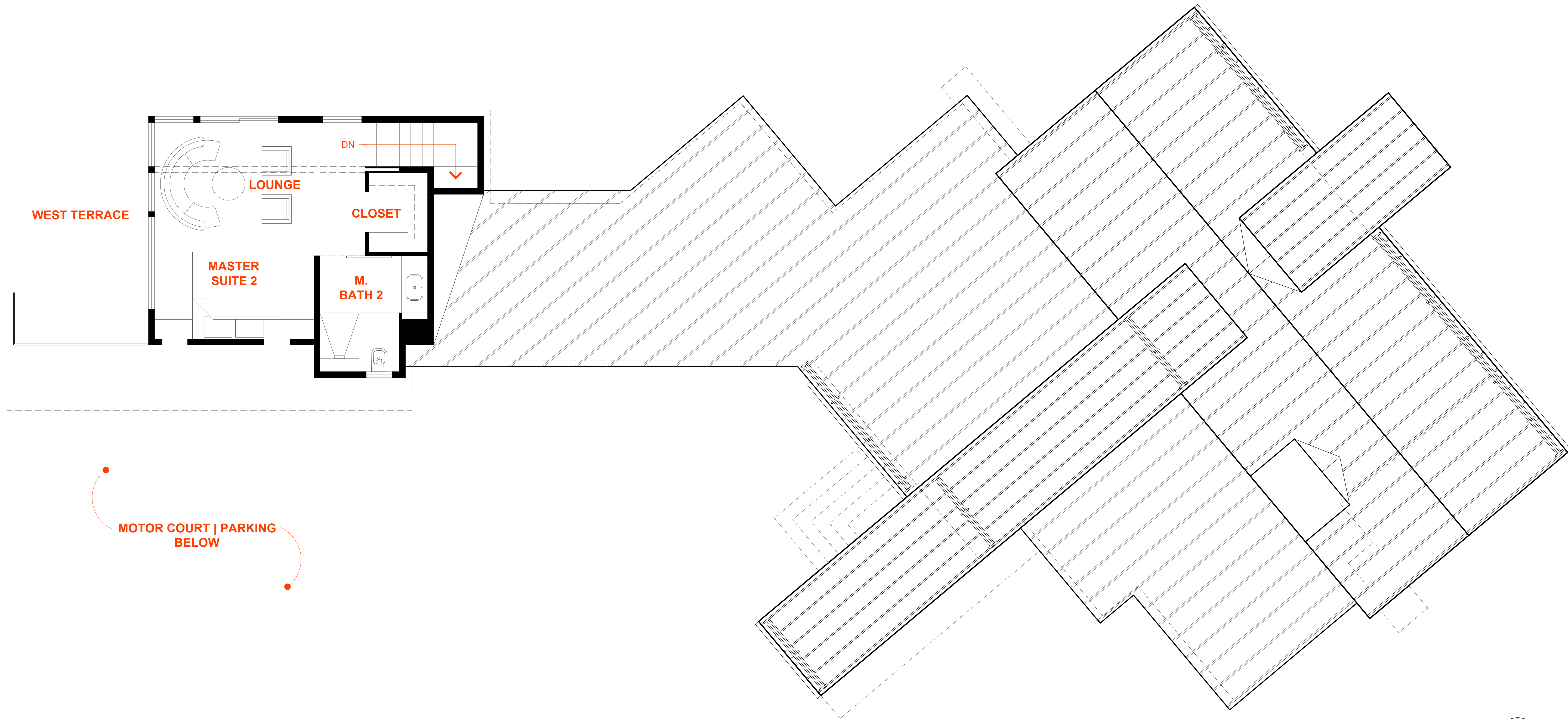
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 02.14.2018 DRB 2

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H1
 MOUNTAIN VILLAGE
 COLORADO 81435

DD
MAIN LEVEL PLAN

A2.1



MOTOR COURT | PARKING
BELOW

1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIVABLE AREA - 400 SF

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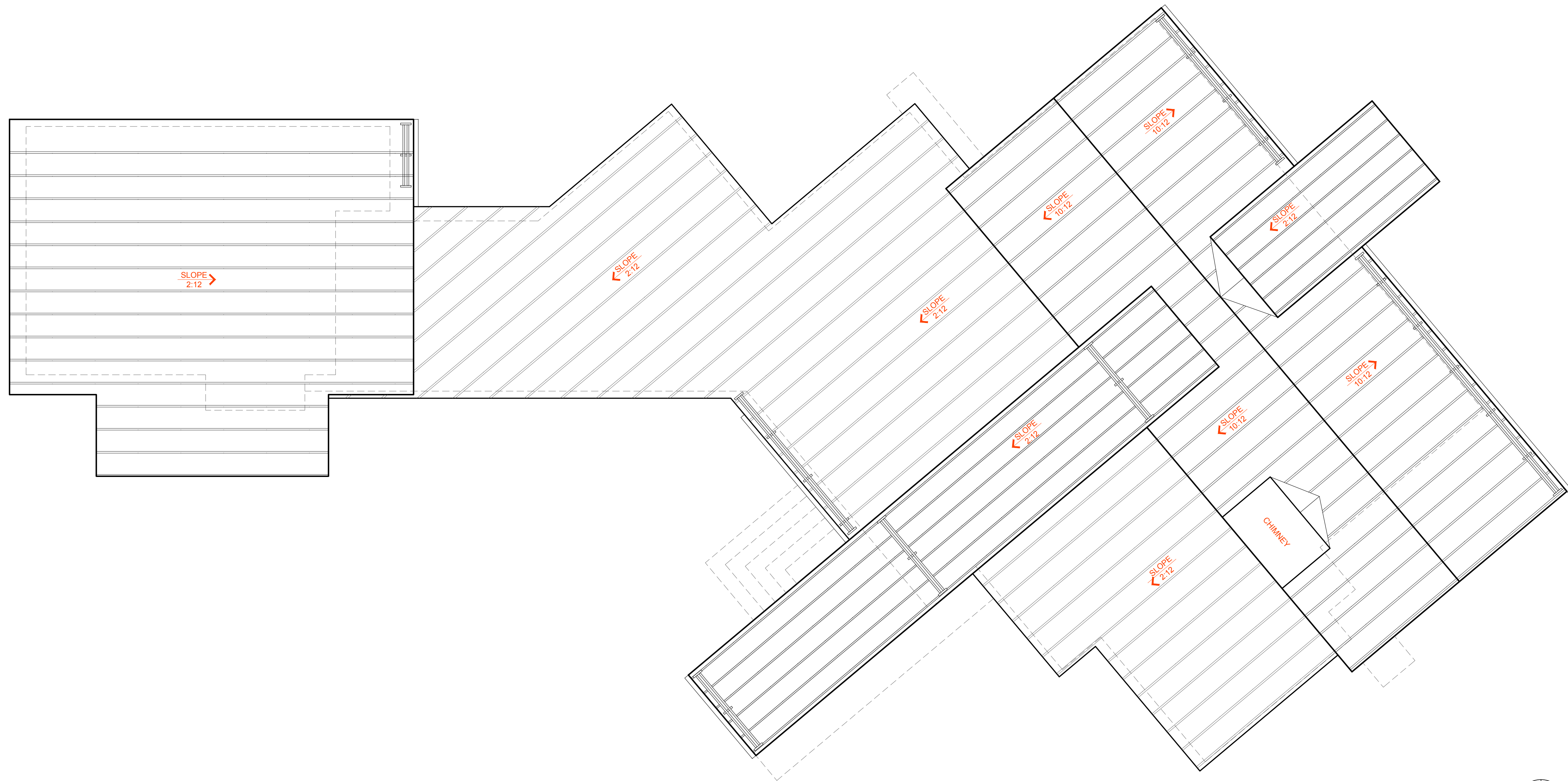
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COLORADO 81435

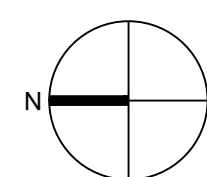
DD
**UPPER
LEVEL
PLAN**

A2.2

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



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H1

MOUNTAIN VILLAGE
COLORADO 81435

DD
ROOF
PLAN

A2.3



F1 FENESTRATION
"BROWN" OR "BRONZE" CLAD



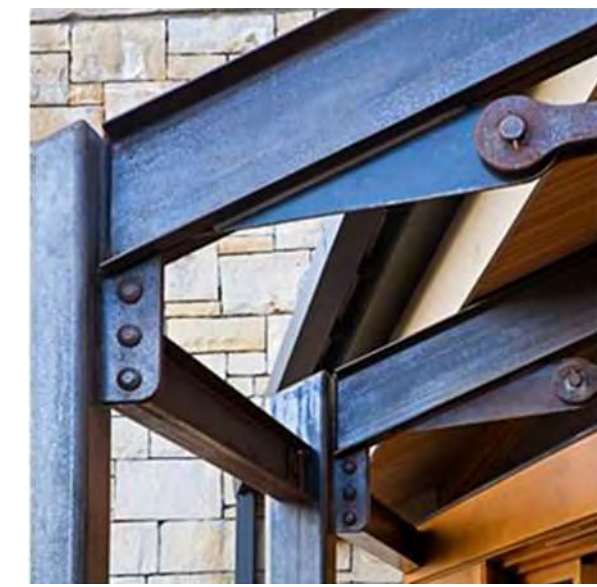
S1 STONE VENEER
DRY-STACK, ROUGH



R1 STANDING SEAM ROOF
RUSTED



M1 RUSTED PANELS
RUSTED



M2 STEEL DETAILING
PAINTED SIMILAR TO WINDOW
CLADDING

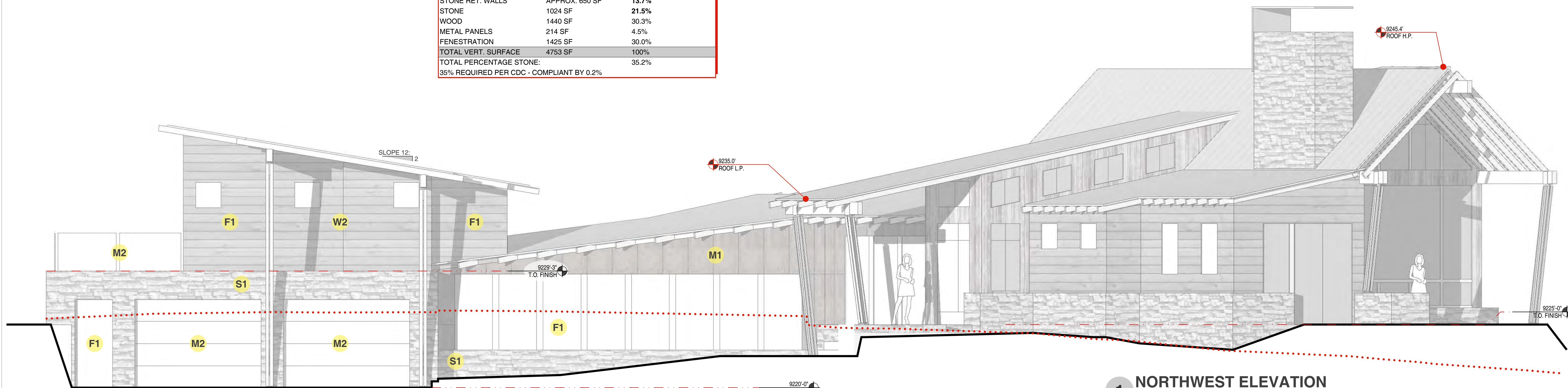


W1 VERT. WOOD SIDING



W2 8" HORIZ. WOOD SIDING

FACADE MATERIAL SUMMARY		
MATERIAL	AMOUNT	PERCENTAGE
STONE RET. WALLS	APPROX. 650 SF	13.7%
STONE	1024 SF	21.5%
WOOD	1440 SF	30.3%
METAL PANELS	214 SF	4.5%
FENESTRATION	1425 SF	30.0%
TOTAL VERT. SURFACE	4753 SF	100%
TOTAL PERCENTAGE STONE:		35.2%
35% REQUIRED PER CDC - COMPLIANT BY 0.2%		



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

NORTHWEST GARAGE & HALL

MATERIAL	AMOUNT
STONE	156 SF
WOOD	207 SF
METAL PANELS	88 SF
FENESTRATION	198 SF

30'-0" MAX BUILDING HEIGHT
ALLOWABLE PER MOUNTAIN
VILLAGE CDC - REFER TO SHEET A
1.2 FOR CALCULATED BUILDING
HEIGHT SUMMARY



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

NORTH FACADE

MATERIAL	AMOUNT
STONE	204 SF
WOOD	159 SF
METAL PANELS	33 SF
FENESTRATION	138 SF

submissions

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H1
MOUNTAIN VILLAGE
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EXTERIOR ELEVATIONS

A3.1



F1 FENESTRATION
"BROWN" OR "BRONZE" CLAD



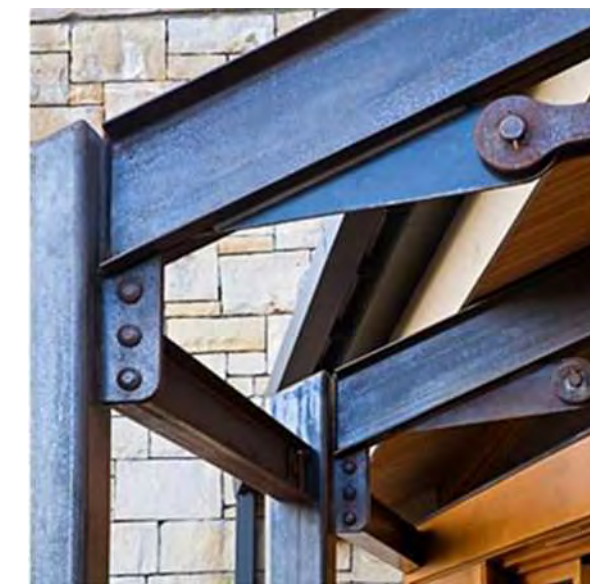
S1 STONE VENEER
DRY-STACK, ROUGH



R1 STANDING SEAM ROOF
RUSTED



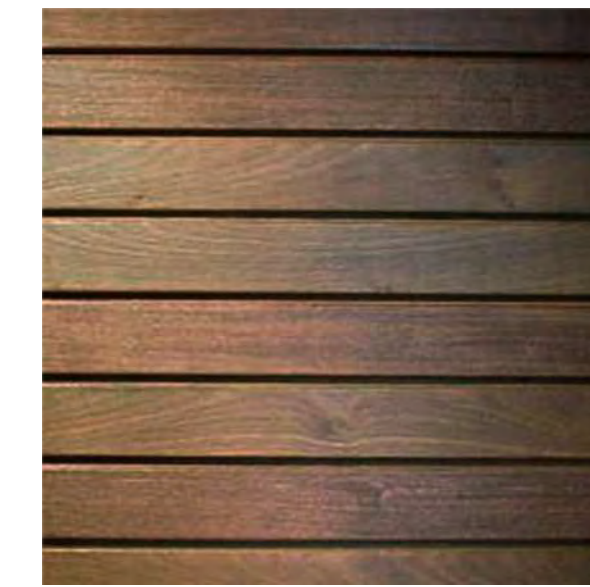
M1 RUSTED PANELS
RUSTED



M2 STEEL DETAILING
PAINTED SIMILAR TO WINDOW
CLADDING

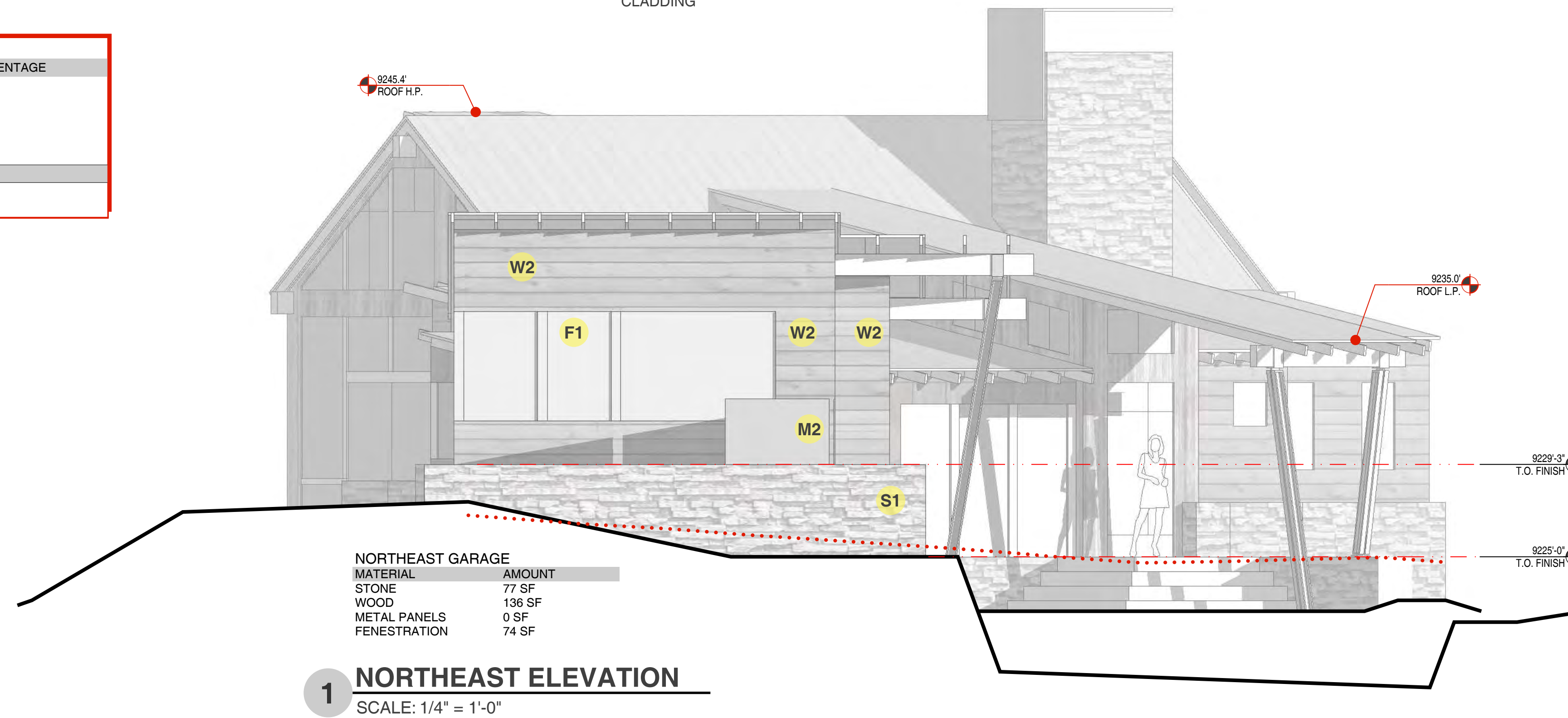


W1 VERT. WOOD SIDING



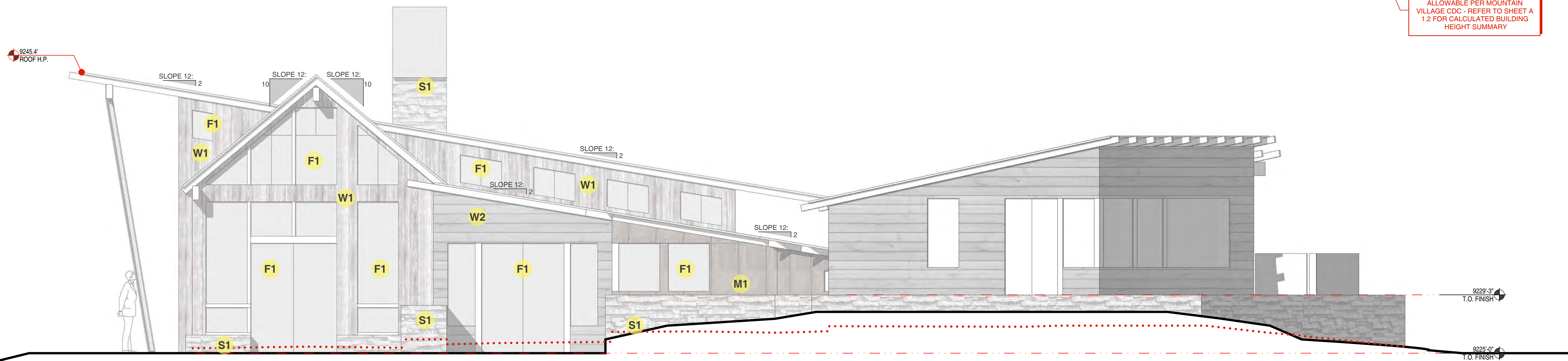
W2 8" HORIZ. WOOD SIDING

FACADE MATERIAL SUMMARY		
MATERIAL	AMOUNT	PERCENTAGE
STONE RET. WALLS	APPROX. 650 SF	13.7%
STONE	1024 SF	21.5%
WOOD	1440 SF	30.3%
METAL PANELS	214 SF	4.5%
FENESTRATION	1425 SF	30.0%
TOTAL VERT. SURFACE	4753 SF	100%
TOTAL PERCENTAGE STONE:		35.2%
35% REQUIRED PER CDC - COMPLIANT BY 0.2%		



NORTHEAST GARAGE	
MATERIAL	AMOUNT
STONE	77 SF
WOOD	136 SF
METAL PANELS	0 SF
FENESTRATION	74 SF

30'-0" MAX BUILDING HEIGHT
ALLOWABLE PER MOUNTAIN
VILLAGE CDC - REFER TO SHEET A
1.2 FOR CALCULATED BUILDING
HEIGHT SUMMARY



EAST FACADE	
MATERIAL	AMOUNT
STONE	124 SF
WOOD	230 SF
METAL PANELS	31 SF
FENESTRATION	298 SF

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09.26.2017	DD - H1 MASSING HOA
10.13.2017	CONTRACTOR STAKING
10.25.2017	PLAN REVISIONS
11.17.2017	HOA
12.22.2017	HOA 2
01.04.2018	HOA 3
01.08.2018	DRB
02.14.2018	DRB 2

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H1
MOUNTAIN VILLAGE
COLORADO 81435

EXTERIOR ELEVATIONS

A3.2



F1 FENESTRATION
"BROWN" OR "BRONZE" CLAD



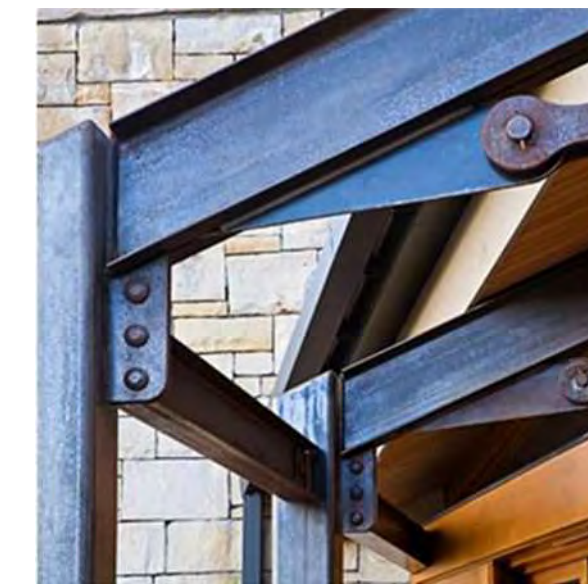
S1 STONE VENEER
DRY-STACK, ROUGH



R1 STANDING SEAM ROOF
RUSTED



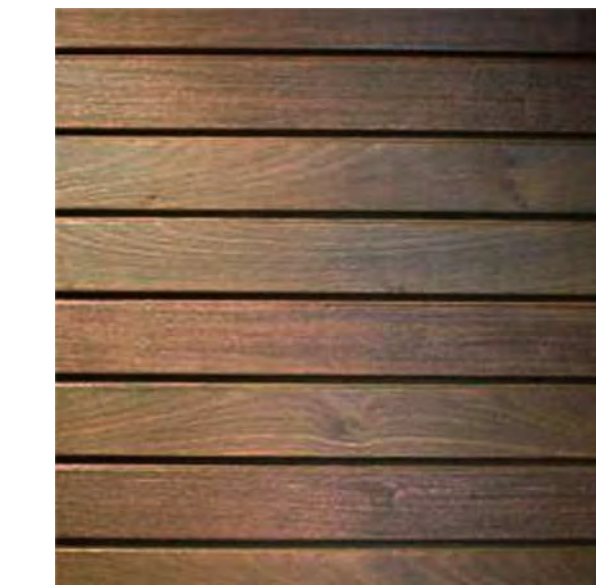
M1 RUSTED PANELS
RUSTED



M2 STEEL DETAILING
PAINTED SIMILAR TO WINDOW
CLADDING



W1 VERT. WOOD SIDING

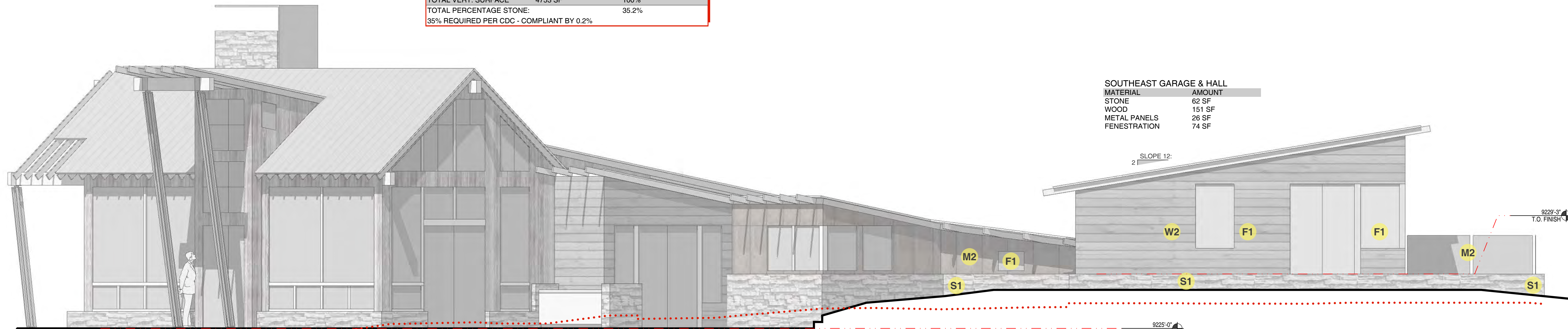


W2 8" HORIZ. WOOD SIDING

30'-0" MAX BUILDING HEIGHT
ALLOWABLE PER MOUNTAIN
VILLAGE CDC - REFER TO SHEET A
1.2 FOR CALCULATED BUILDING
HEIGHT SUMMARY

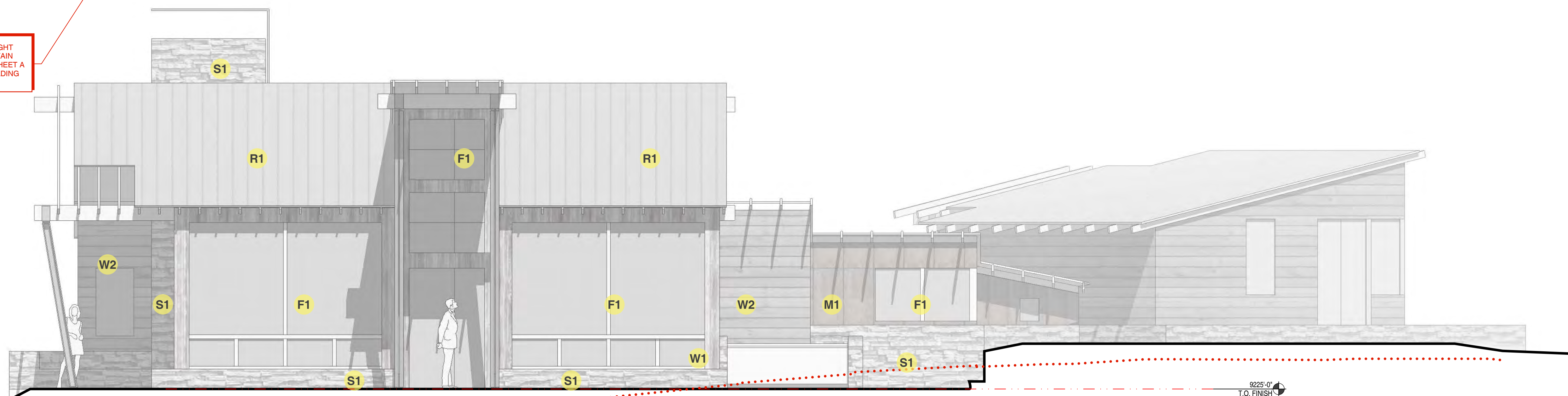
FACADE MATERIAL SUMMARY		
MATERIAL	AMOUNT	PERCENTAGE
STONE RET. WALLS	APPROX. 650 SF	13.7%
STONE	1024 SF	21.5%
WOOD	1440 SF	30.3%
METAL PANELS	214 SF	4.5%
FENESTRATION	1425 SF	30.0%
TOTAL VERT. SURFACE	4753 SF	100%
TOTAL PERCENTAGE STONE:		35.2%
35% REQUIRED PER CDC - COMPLIANT BY 0.2%		

SOUTHEAST GARAGE & HALL	
MATERIAL	AMOUNT
STONE	62 SF
WOOD	151 SF
METAL PANELS	26 SF
FENESTRATION	74 SF



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

30'-0" MAX BUILDING HEIGHT
ALLOWABLE PER MOUNTAIN
VILLAGE CDC - REFER TO SHEET A
1.2 FOR CALCULATED BUILDING
HEIGHT SUMMARY



SOUTH FACADE	
MATERIAL	AMOUNT
STONE	207 SF
WOOD	206 SF
METAL PANELS	36 SF
FENESTRATION	361 SF

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

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10.25.2017	HOA
11.17.2017	HOA 2
12.22.2017	HOA 3
01.04.2018	DRB
01.08.2018	DRB 2
02.14.2018	

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project
H1
MOUNTAIN VILLAGE
COLORADO 81435

phase
EXTERIOR ELEVATIONS

sheet
A3.3
A3 Elevations DEMAS | Printed: 02.12.2018



F1 FENESTRATION
"BROWN" OR "BRONZE" CLAD



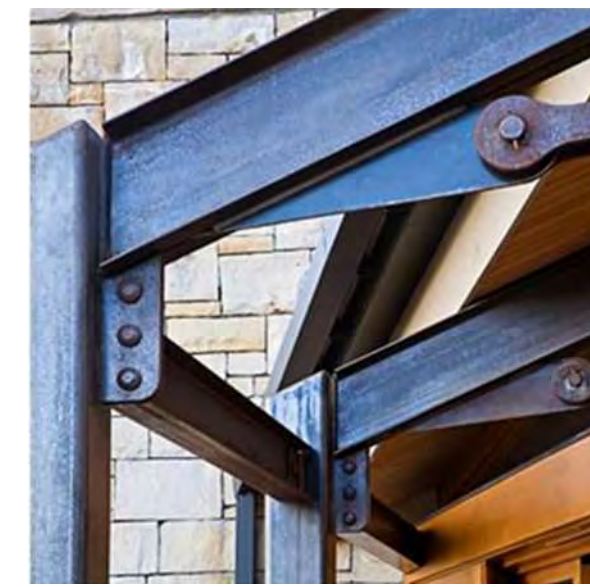
S1 STONE VENEER
DRY-STACK, ROUGH



R1 STANDING SEAM ROOF
RUSTED



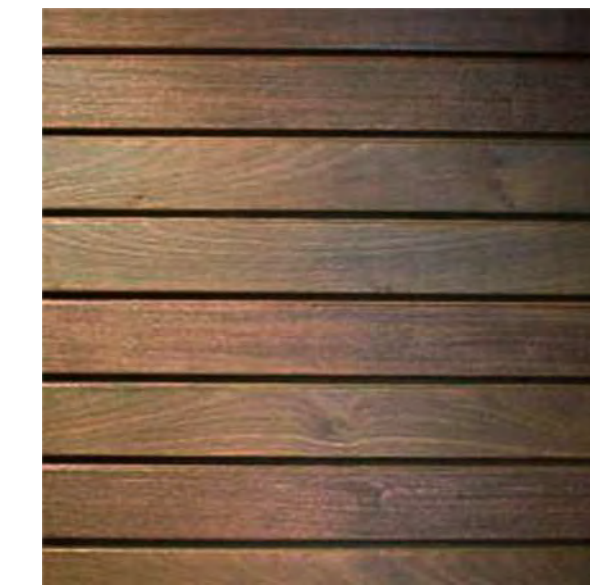
M1 RUSTED PANELS
RUSTED



M2 STEEL DETAILING
PAINTED SIMILAR TO WINDOW CLADDING

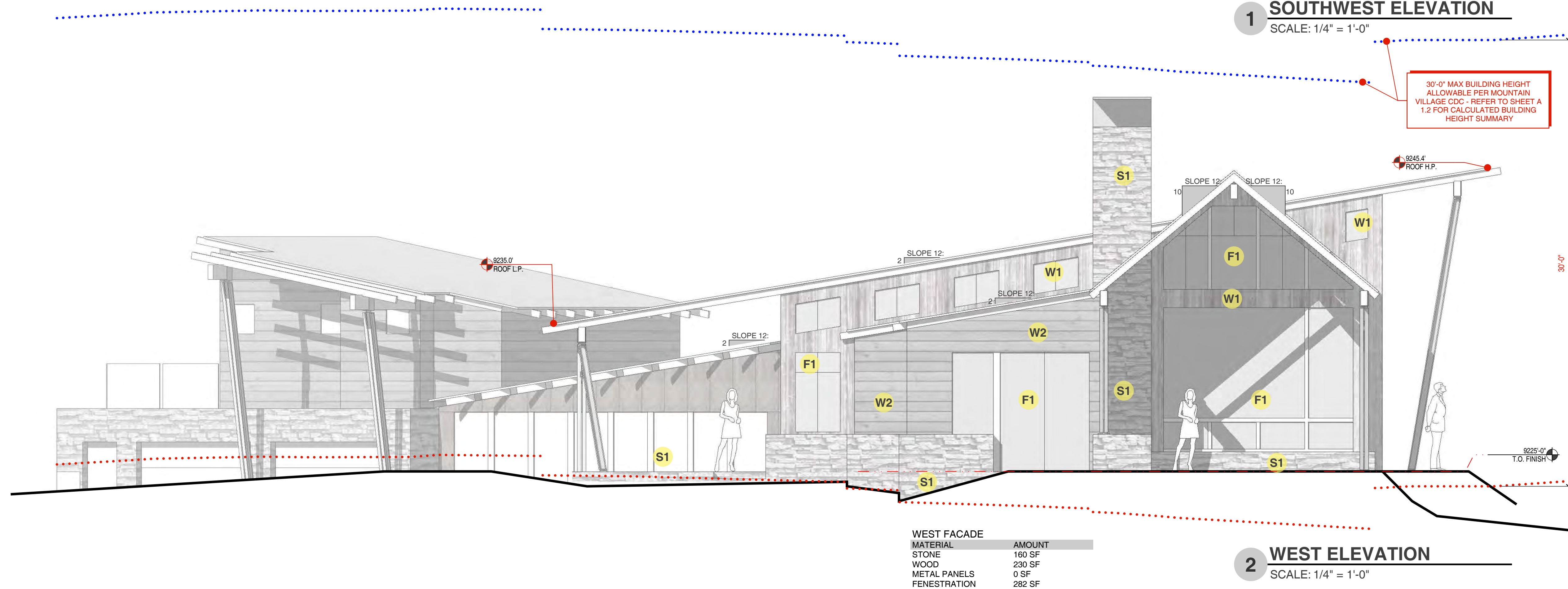
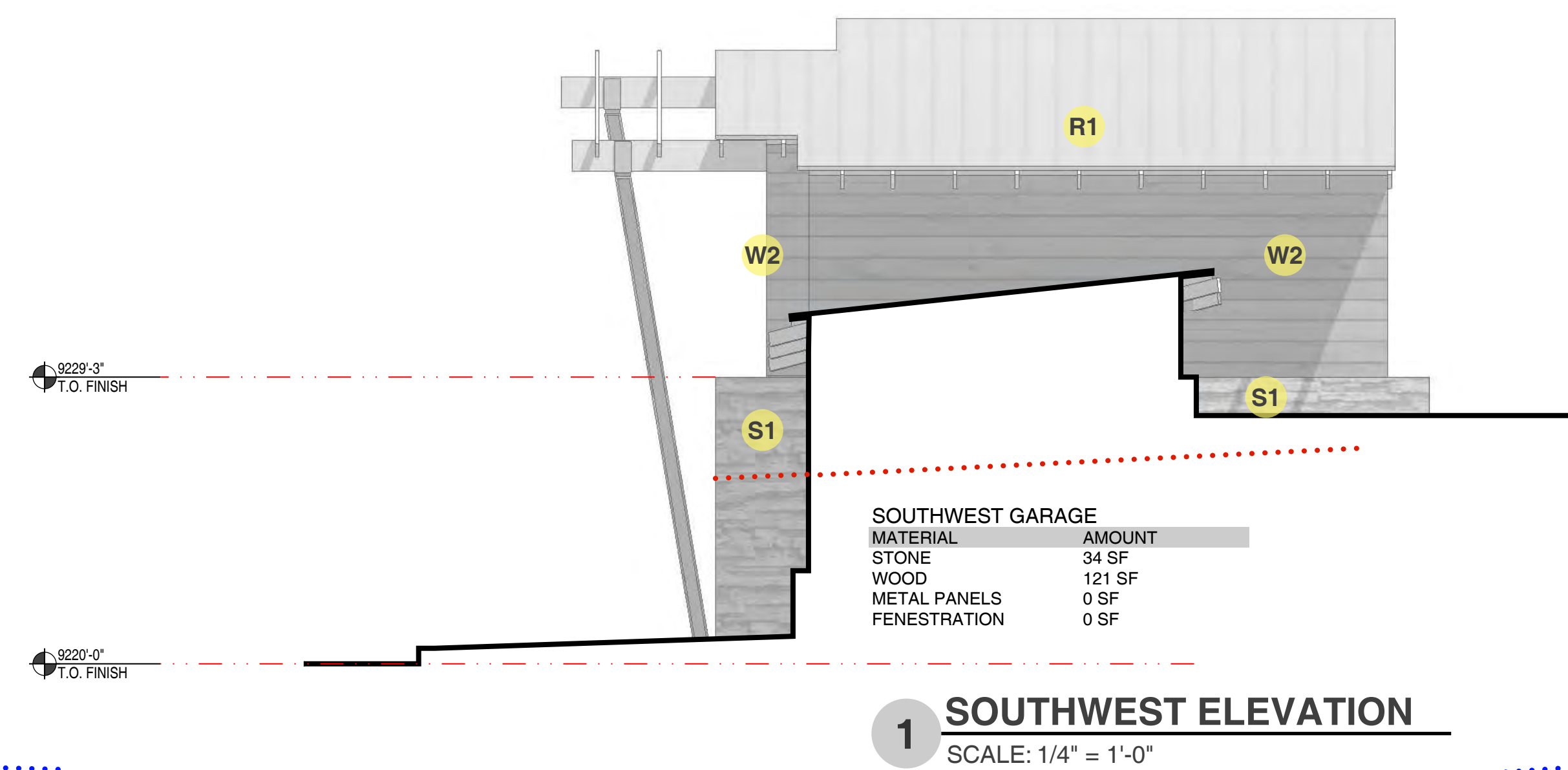


W1 VERT. WOOD SIDING



W2 8" HORIZ. WOOD SIDING

FACADE MATERIAL SUMMARY		
MATERIAL	AMOUNT	PERCENTAGE
STONE RET. WALLS	APPROX. 650 SF	13.7%
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FENESTRATION	1425 SF	30.0%
TOTAL VERT. SURFACE	4753 SF	100%
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35% REQUIRED PER CDC - COMPLIANT BY 0.2%		



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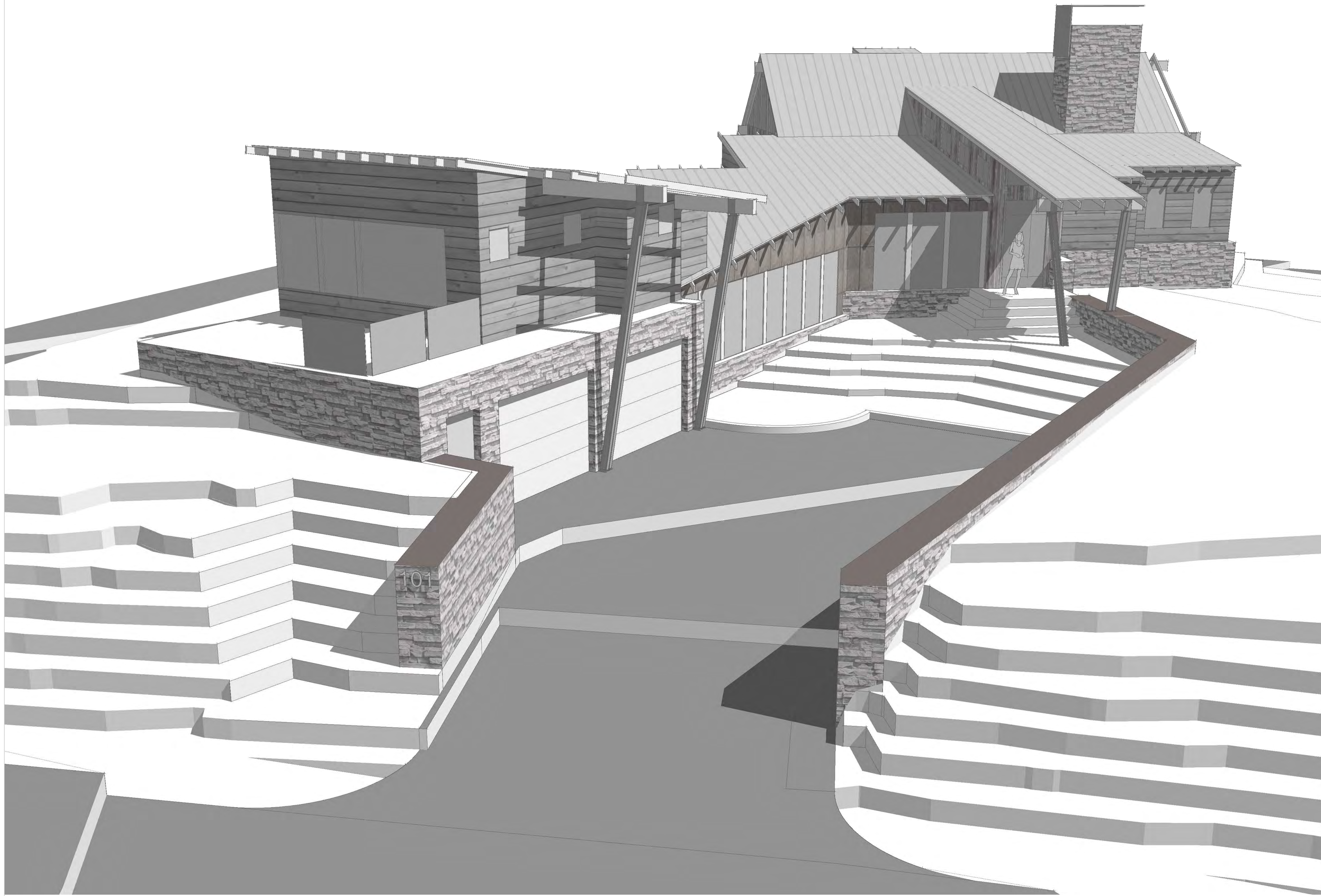
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09.26.2017	DD - H1 MASSING HOA
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11.17.2017	HOA
12.22.2017	HOA 2
01.04.2018	HOA 3
01.08.2018	DRB
02.14.2018	DRB 2

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H1
MOUNTAIN VILLAGE
COLORADO 81435

EXTERIOR ELEVATIONS

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08.11.2017	SD DD - SCHEME E3
09.26.2017	DD - H1 MASSING HOA
10.13.2017	CONTRACTOR STAKING
10.25.2017	PLAN REVISIONS
11.17.2017	HOA
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01.04.2018	HOA 3
01.08.2018	DRB
02.14.2018	DRB 2

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project

H1

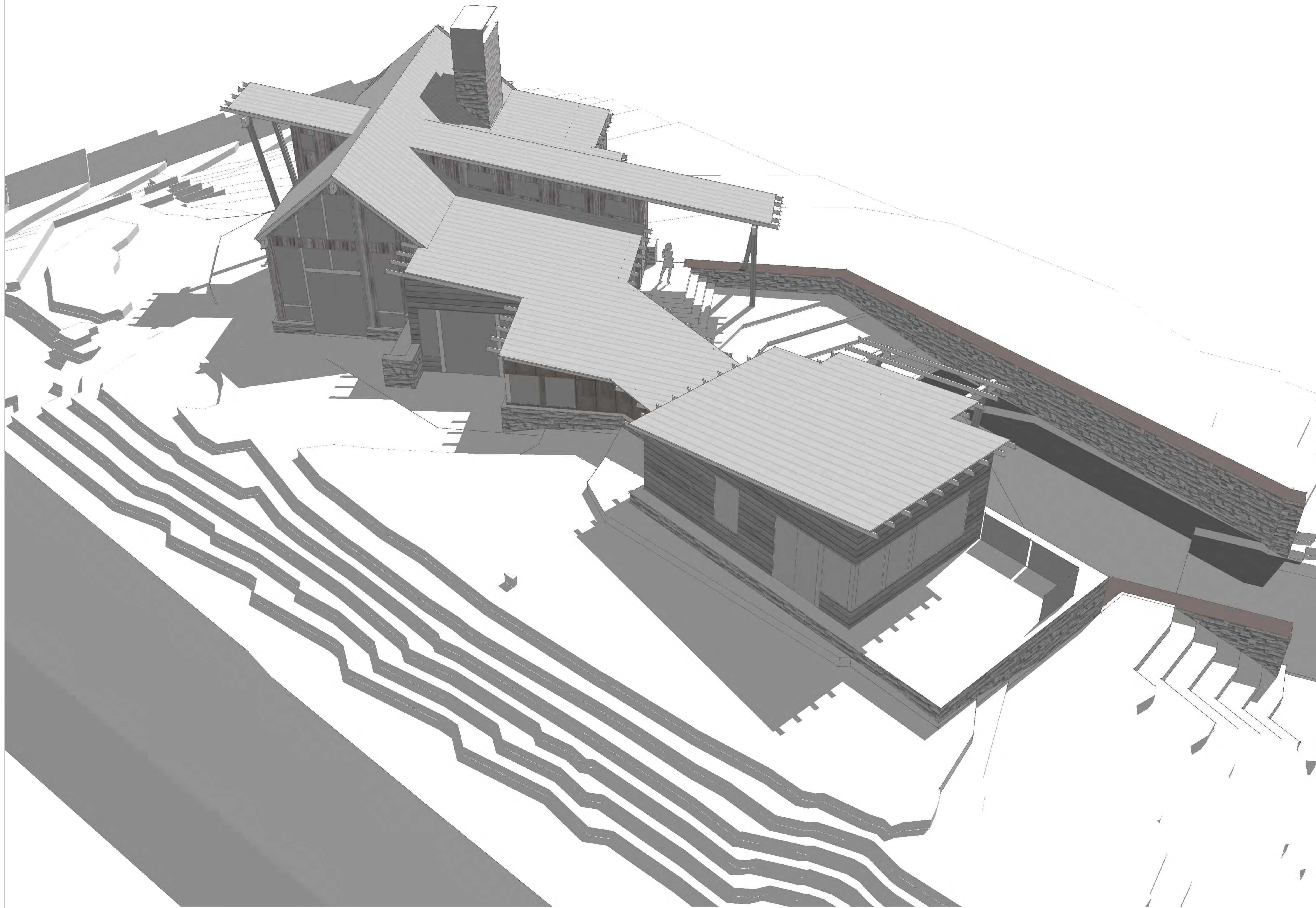
MOUNTAIN VILLAGE COLORADO 81435

phase

CONCEPTUAL PERSPECTIVES

sheet

A3.5



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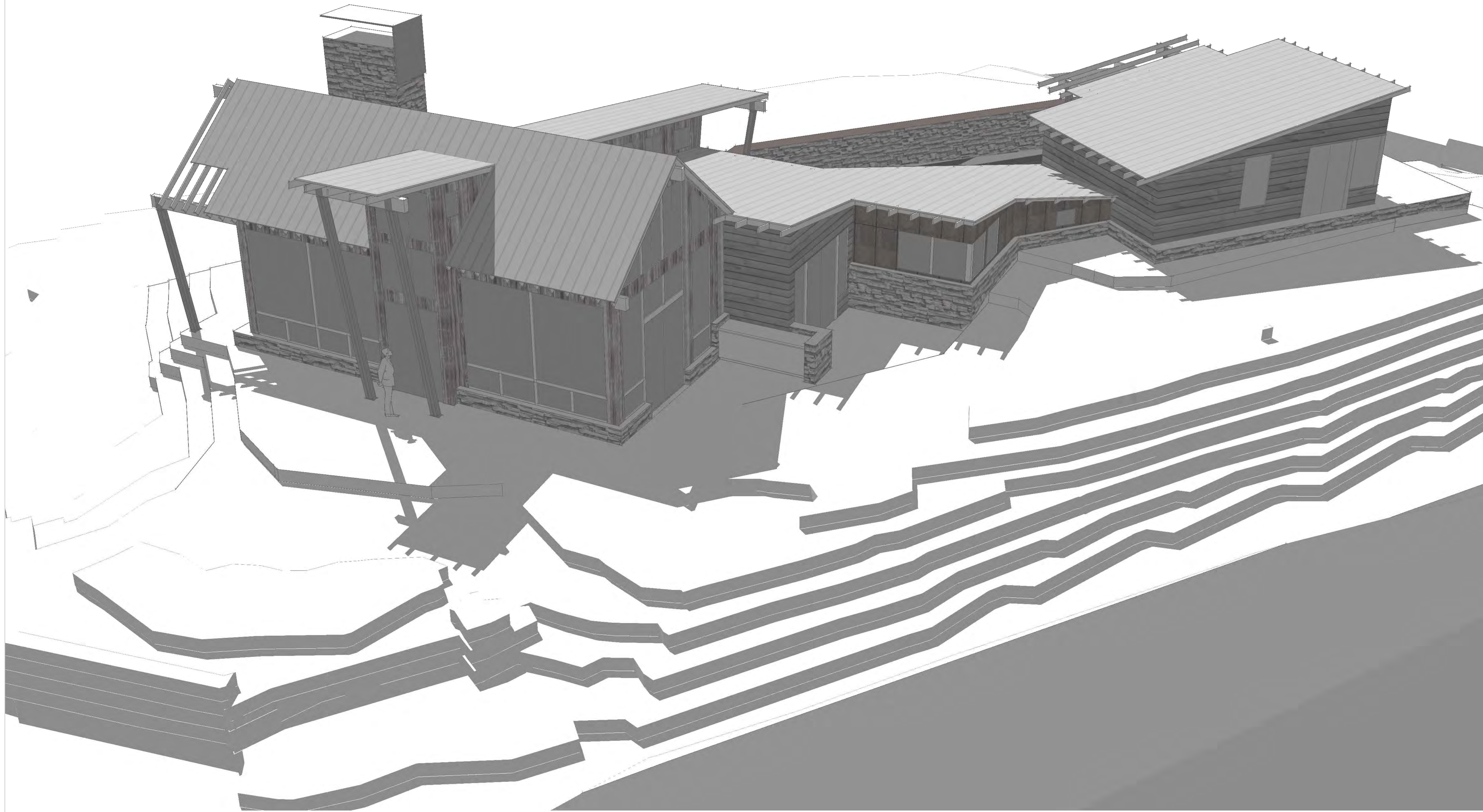
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01.04.2018	HOA 3
01.08.2018	DRB
02.14.2018	DRB 2

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Project
H1
MOUNTAIN VILLAGE
COLORADO 81435

Phase
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01.08.2018	DRB
02.14.2018	DRB 2

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project

H1

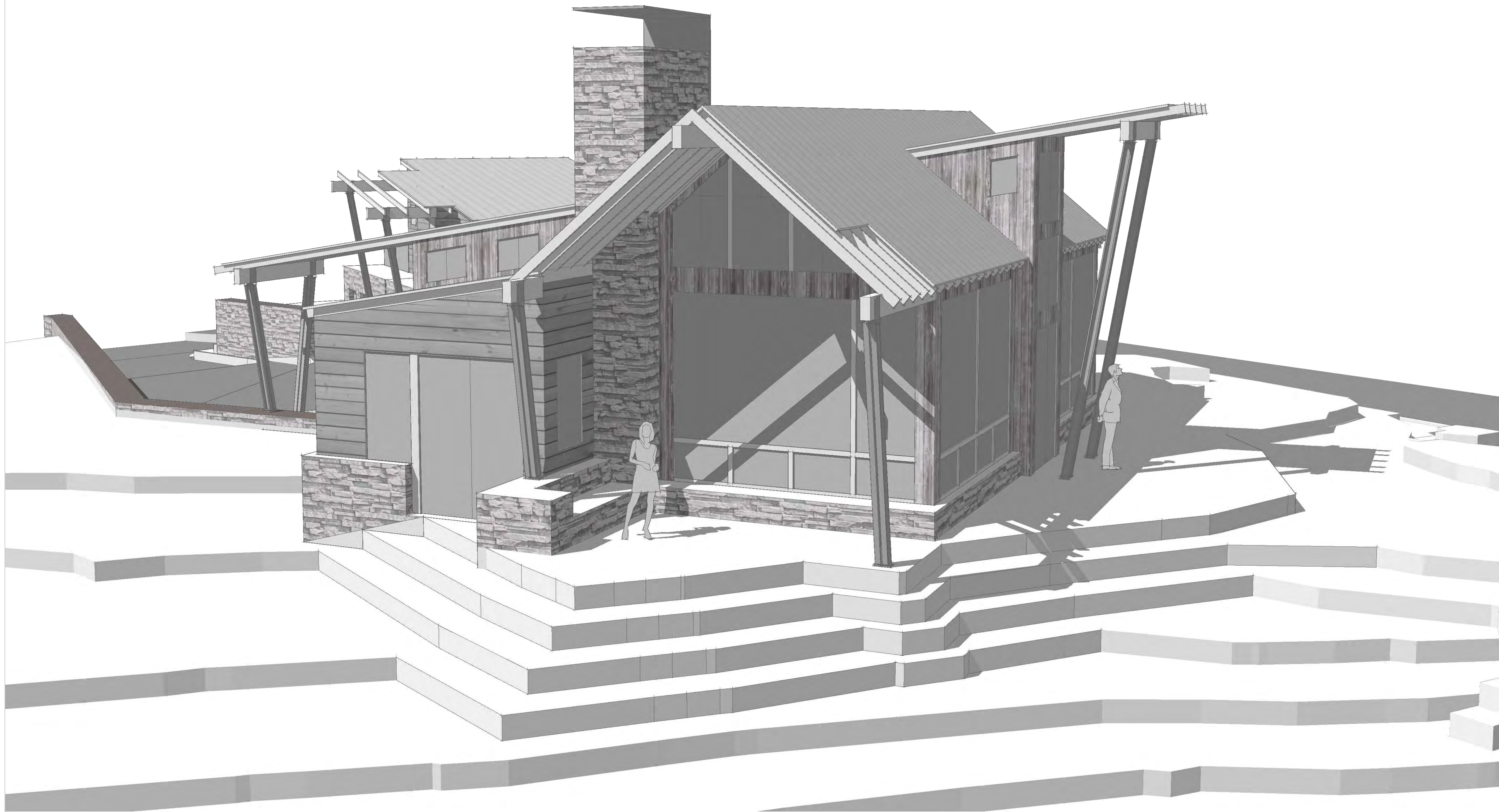
MOUNTAIN VILLAGE
COLORADO 81435

phase

CONCEPTUAL
PERSPECTIVES

sheet

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02.14.2018	DRB 2

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H1

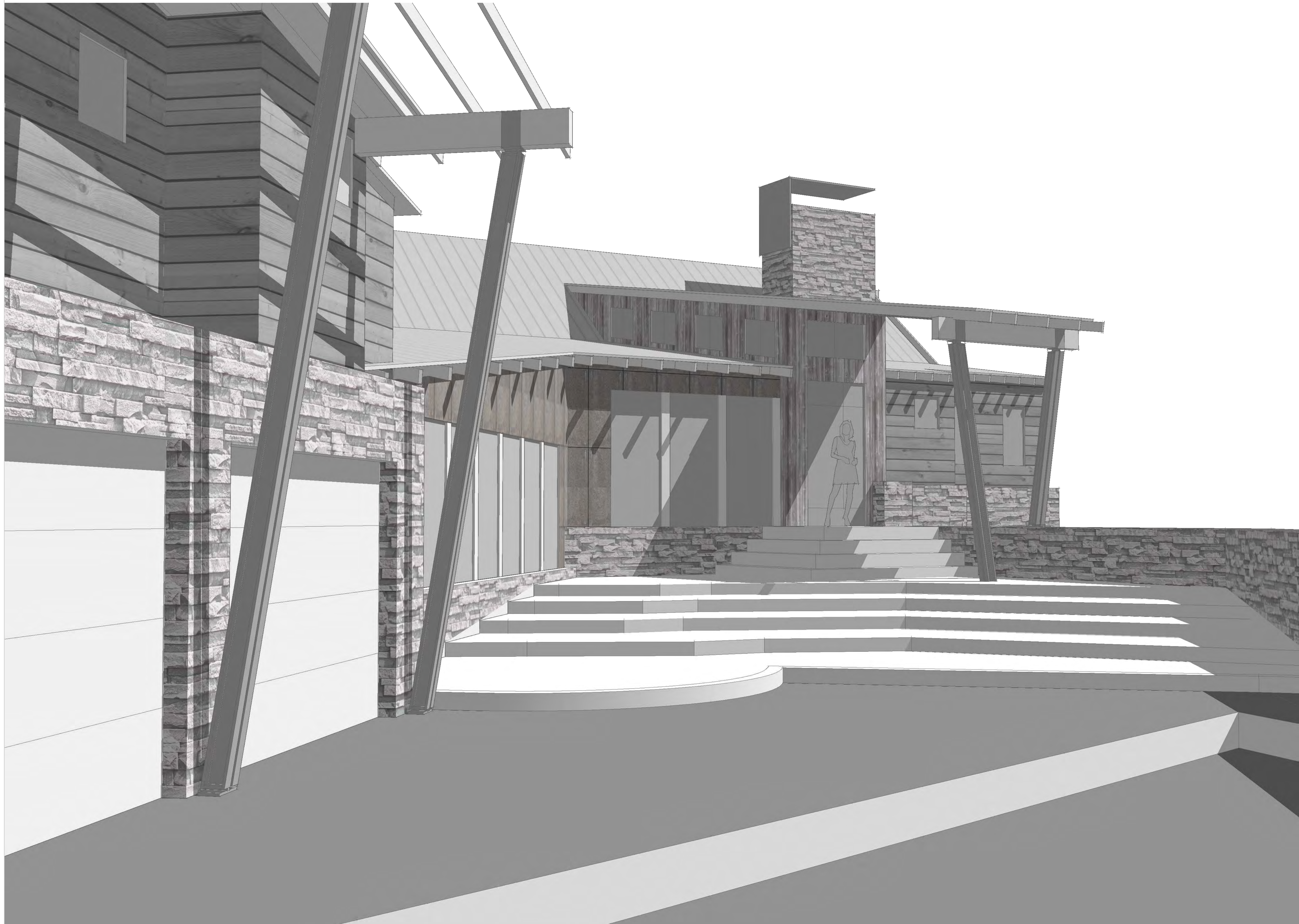
**MOUNTAIN
VILLAGE
COLORADO 81435**

phase

**CONCEPTUAL
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09.26.2017	DD - H1 MASSING HOA
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01.04.2018	HOA 3
01.08.2018	DRB
02.14.2018	DRB 2

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H1

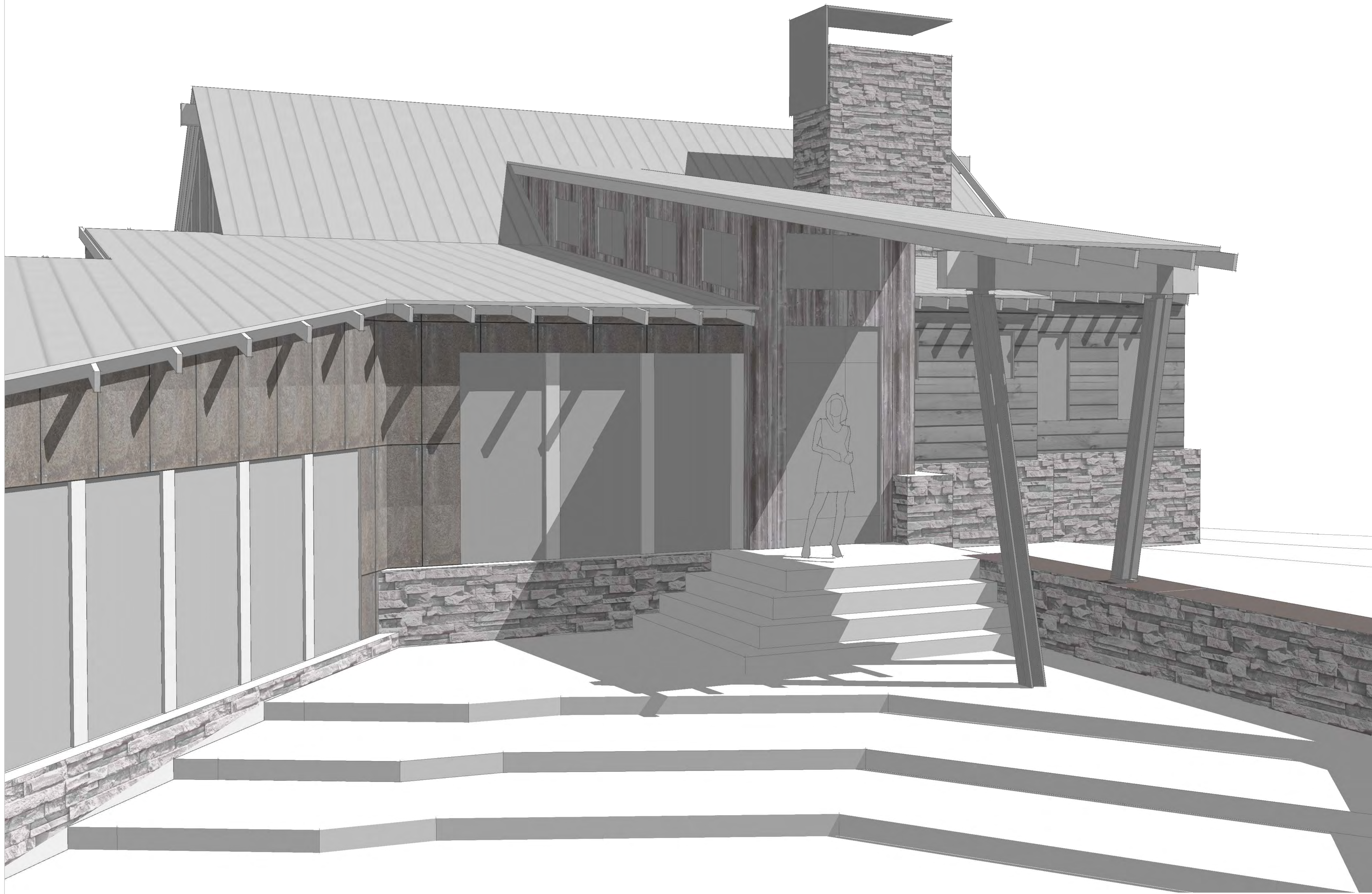
MOUNTAIN
VILLAGE
COLORADO 81435

phase

CONCEPTUAL
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09.26.2017	DD - H1 MASSING HOA CONTRACTOR STAKING
10.13.2017	PLAN REVISIONS
10.25.2017	HOA
11.17.2017	HOA 2
12.22.2017	HOA 3
01.04.2018	DRB
01.08.2018	DRB
02.14.2018	DRB 2

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project

H1

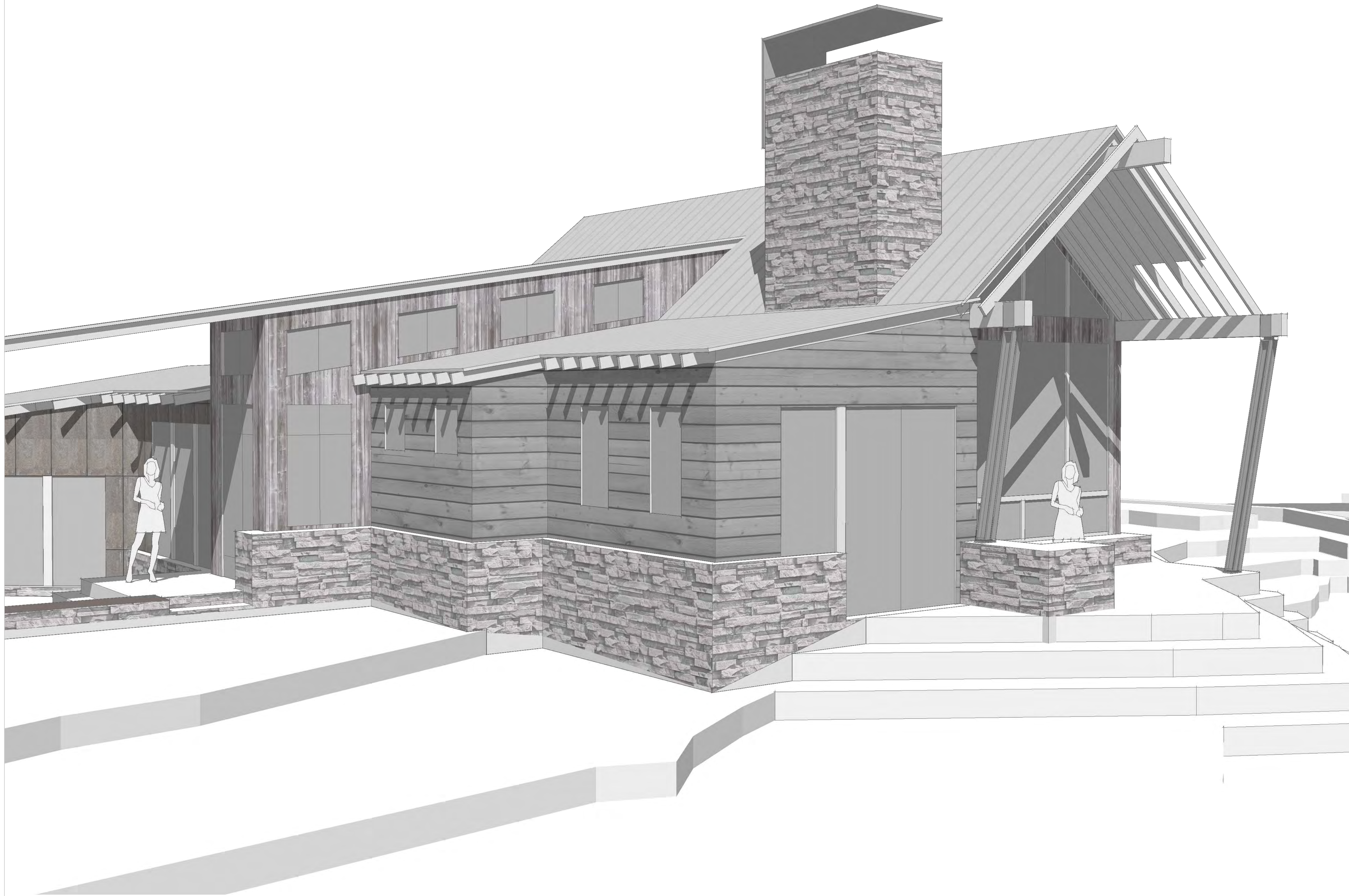
MOUNTAIN VILLAGE COLORADO 81435

phase

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09.26.2017	DD - H1 MASSING HOA
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10.25.2017	PLAN REVISIONS
11.17.2017	HOA
12.22.2017	HOA 2
01.04.2018	HOA 3
01.08.2018	DRB
02.14.2018	DRB 2

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Project

H1

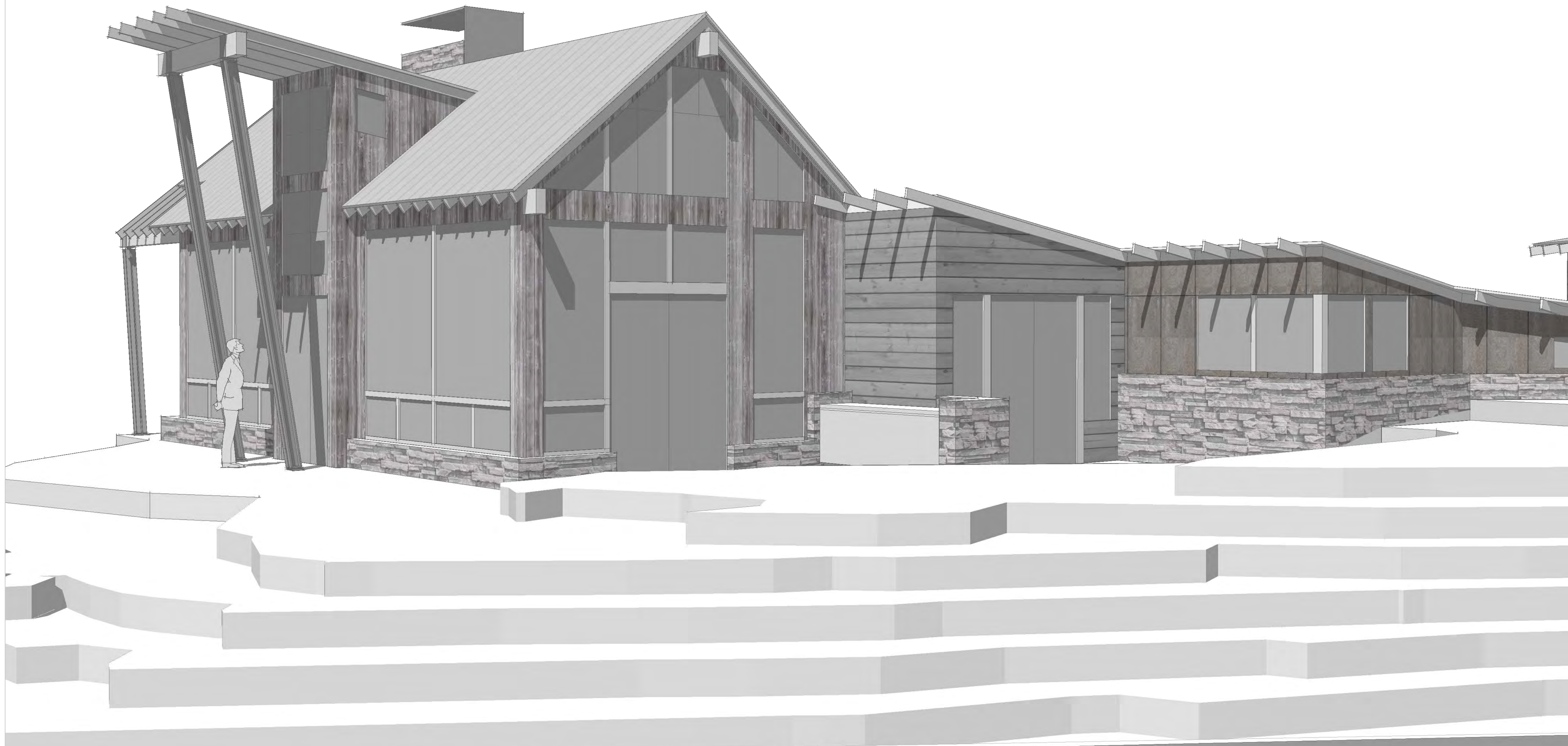
MOUNTAIN VILLAGE COLORADO 81435

Phase

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09.26.2017	DD - H1 MASSING HOA CONTRACTOR STAKING
10.13.2017	PLAN REVISIONS
10.25.2017	HOA
11.17.2017	HOA 2
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01.04.2018	DRB
01.08.2018	DRB
02.14.2018	DRB 2

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project

H1

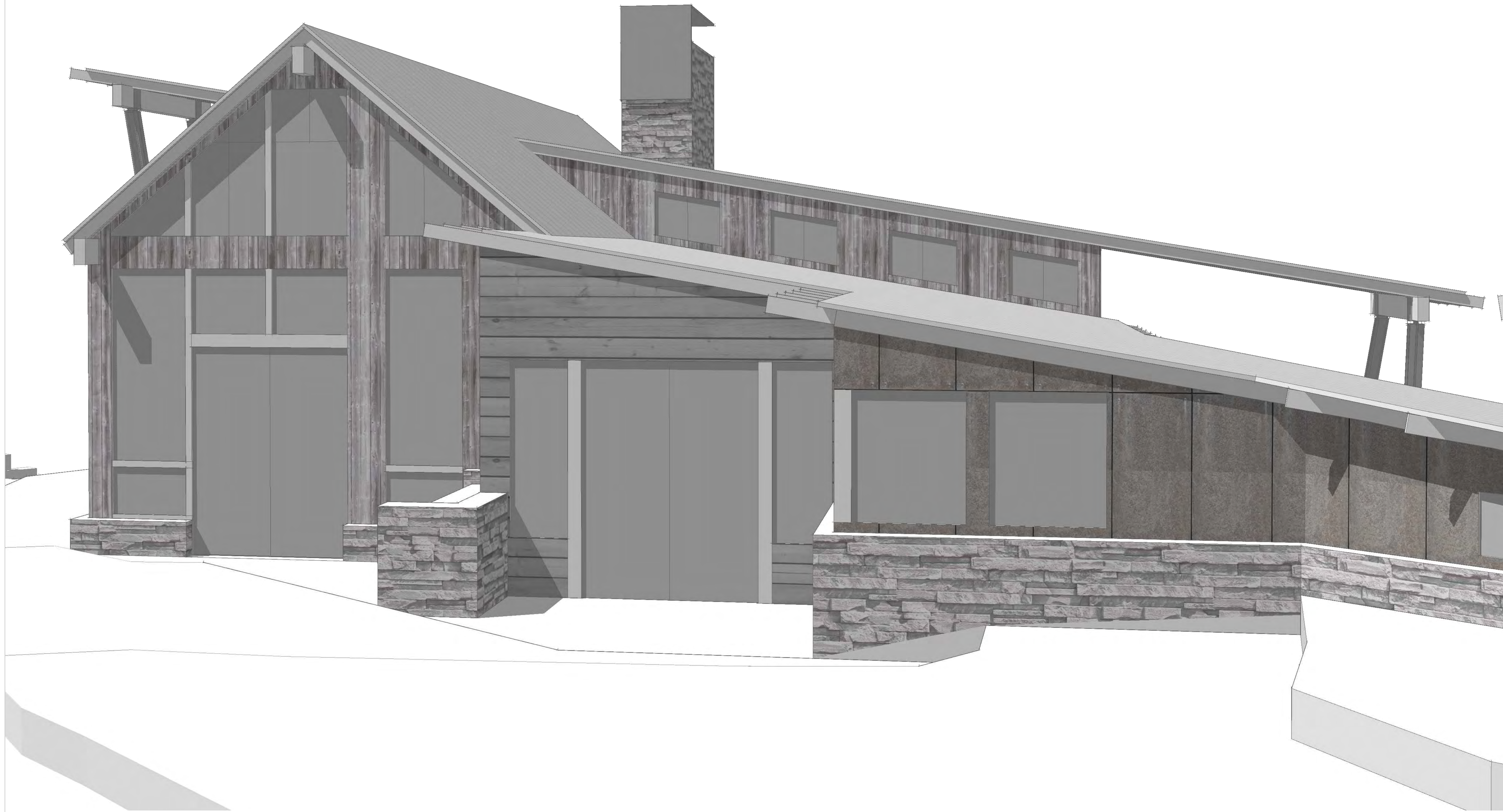
MOUNTAIN VILLAGE
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09.26.2017	DD - H1 MASSING HOA CONTRACTOR STAKING PLAN REVISIONS
10.13.2017	HOA
10.25.2017	HOA 2
11.17.2017	HOA 3
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01.08.2018	DRB 2
02.14.2018	

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H1

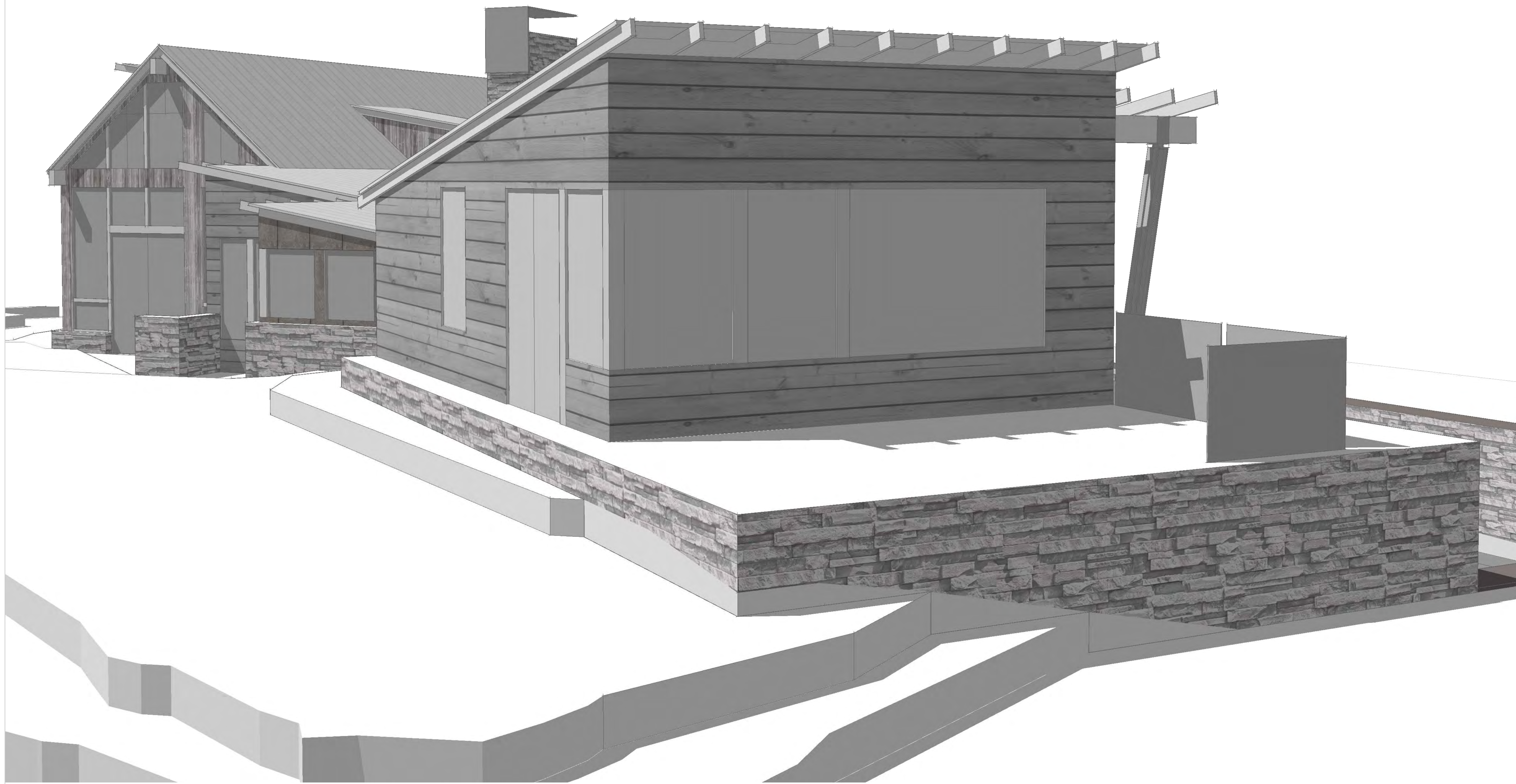
**MOUNTAIN VILLAGE
COLORADO 81435**

phase

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11.17.2017	HOA
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01.08.2018	DRB
02.14.2018	DRB 2

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project

H1

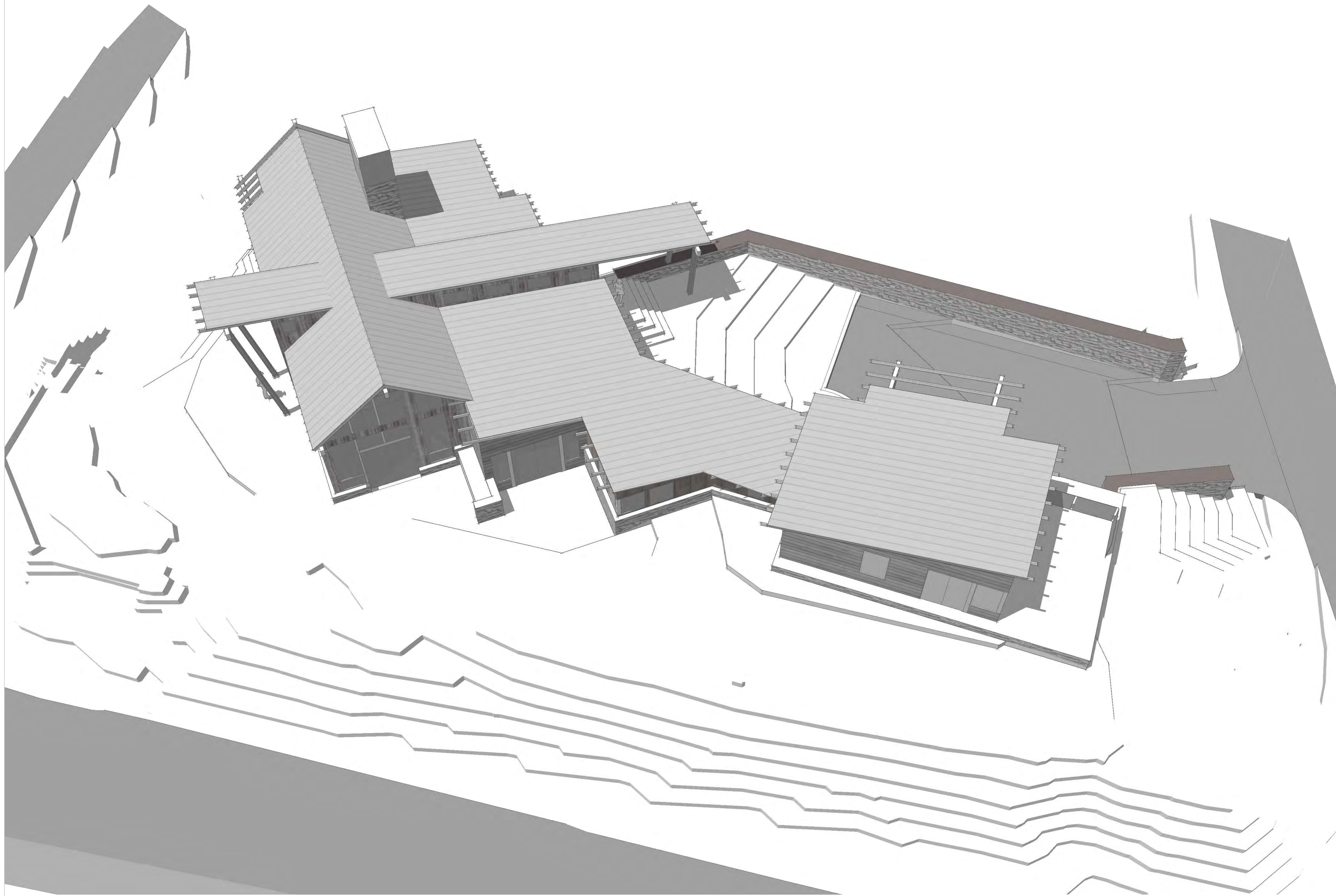
**MOUNTAIN
VILLAGE
COLORADO 81435**

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01.08.2018	DRB
02.14.2018	DRB 2

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project

H1

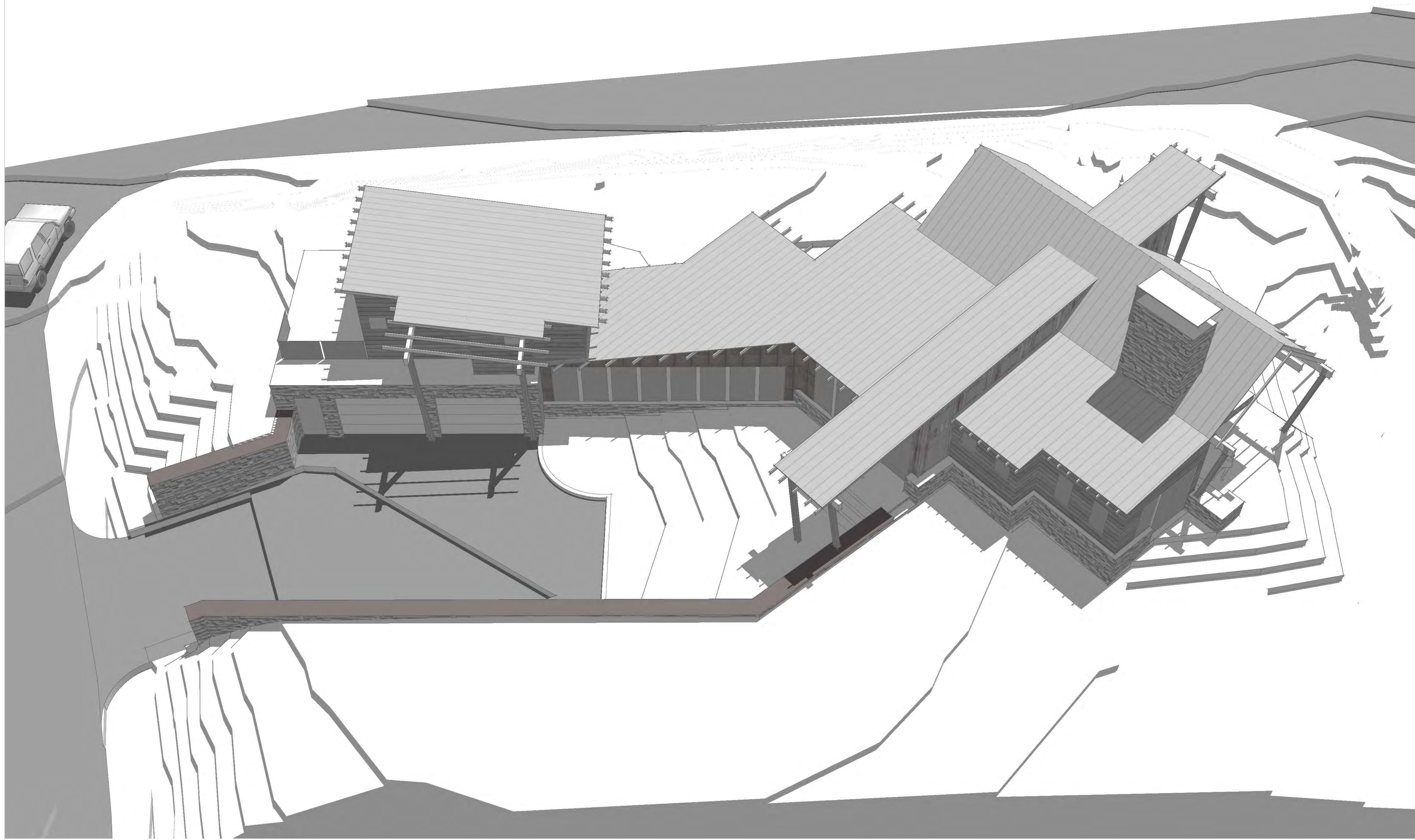
MOUNTAIN VILLAGE
COLORADO 81435

phase

CONCEPTUAL
PERSPECTIVES

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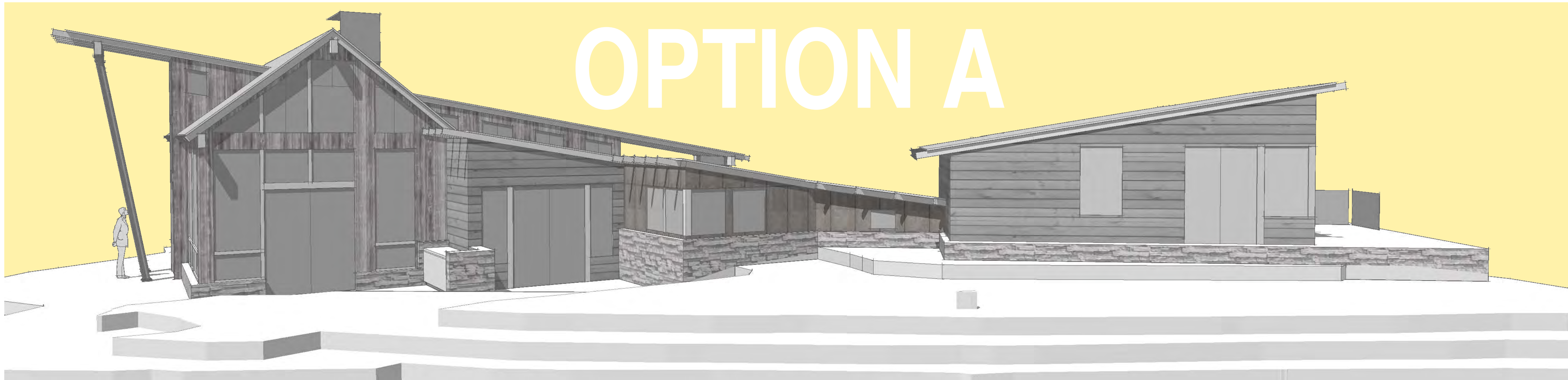
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09.26.2017	DD - H1 MASSING HOA CONTRACTOR STAKING
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01.04.2018	DRB
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02.14.2018	DRB 2

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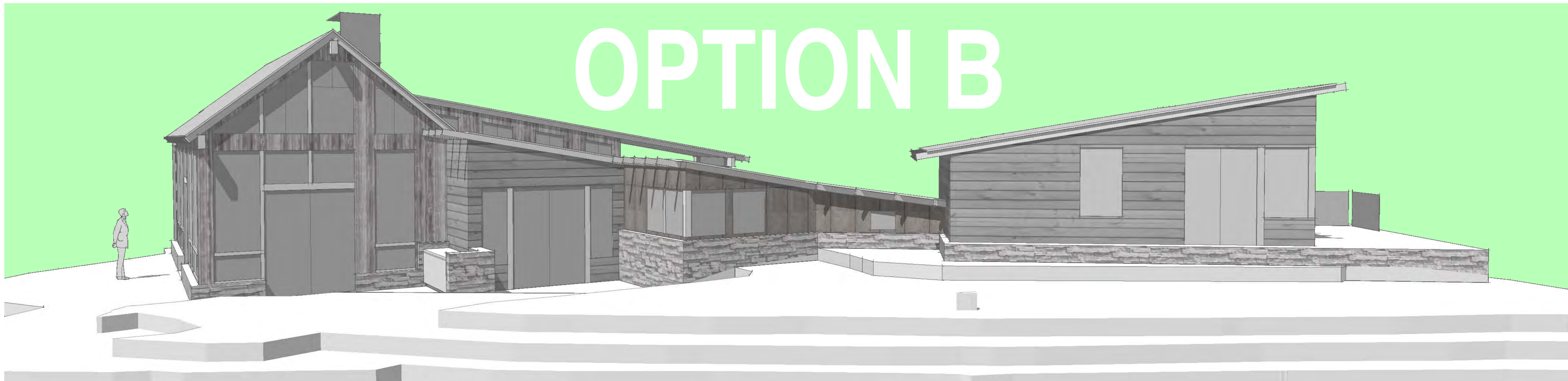
project
H1
MOUNTAIN VILLAGE
COLORADO 81435

phase
CONCEPTUAL PERSPECTIVES

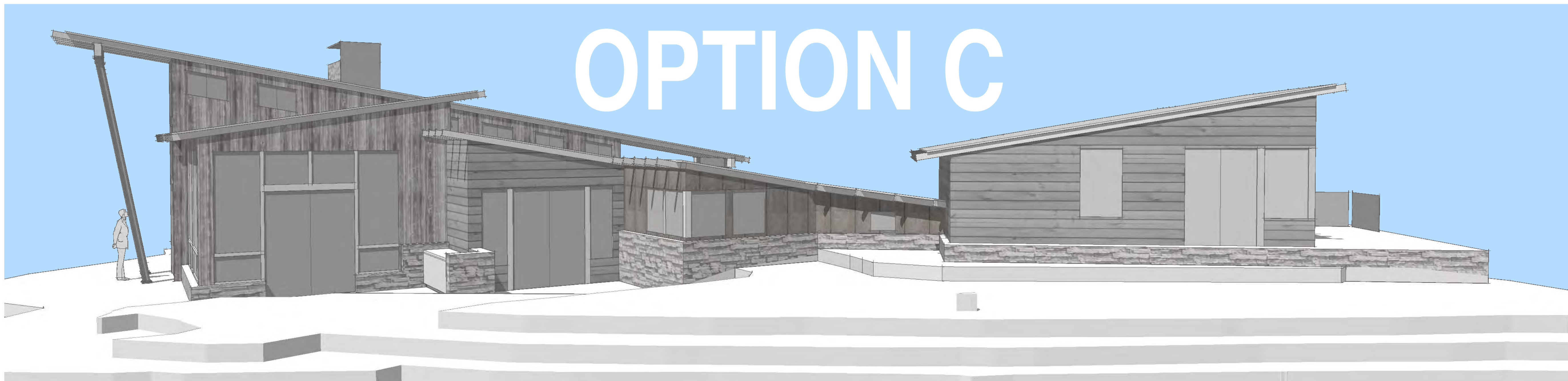
sheet
A3.16



OPTION A



OPTION B



OPTION C

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project

H1

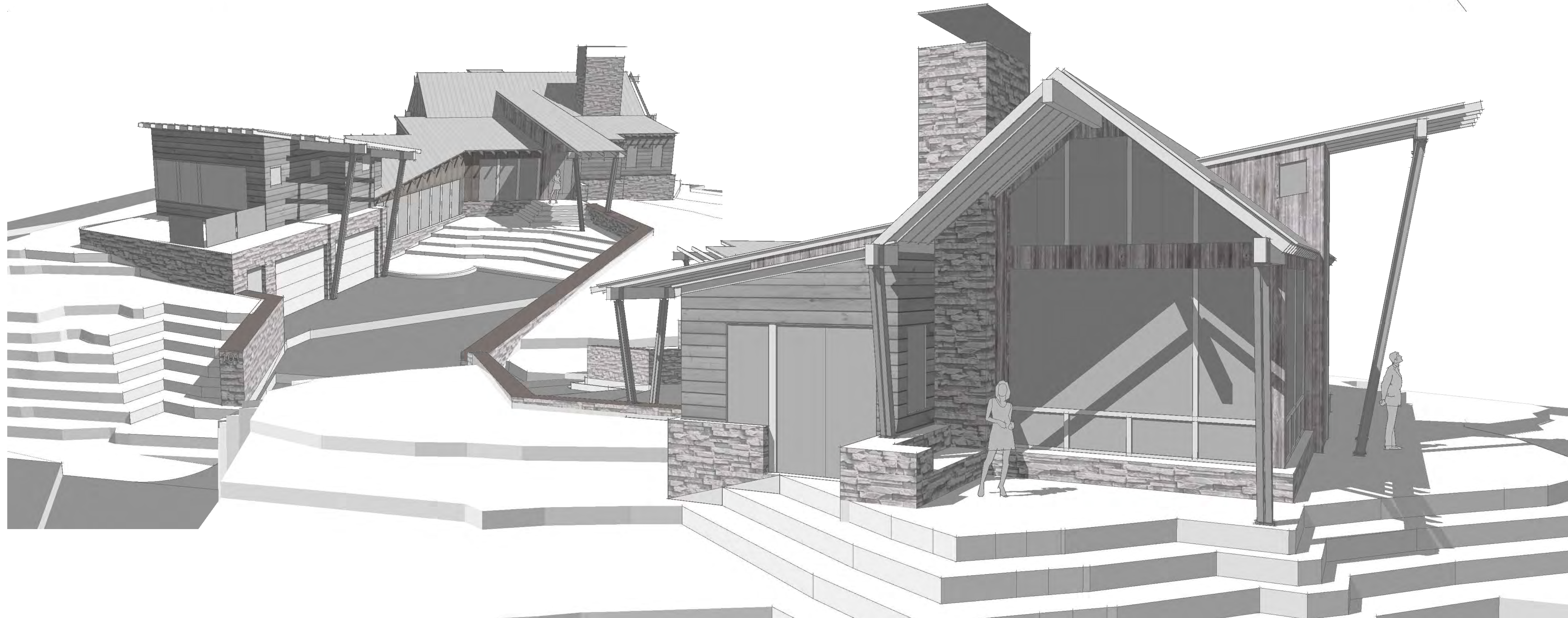
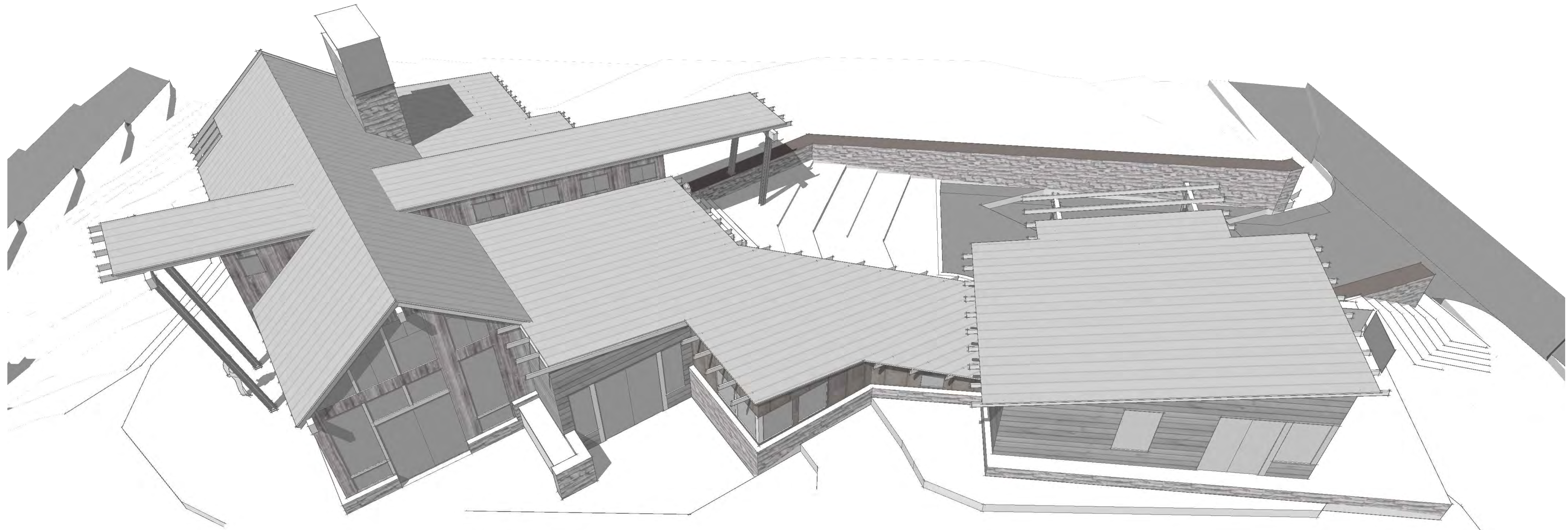
MOUNTAIN VILLAGE COLORADO 81435

phase

MASSING OPTIONS

sheet

DRB EXHIBIT



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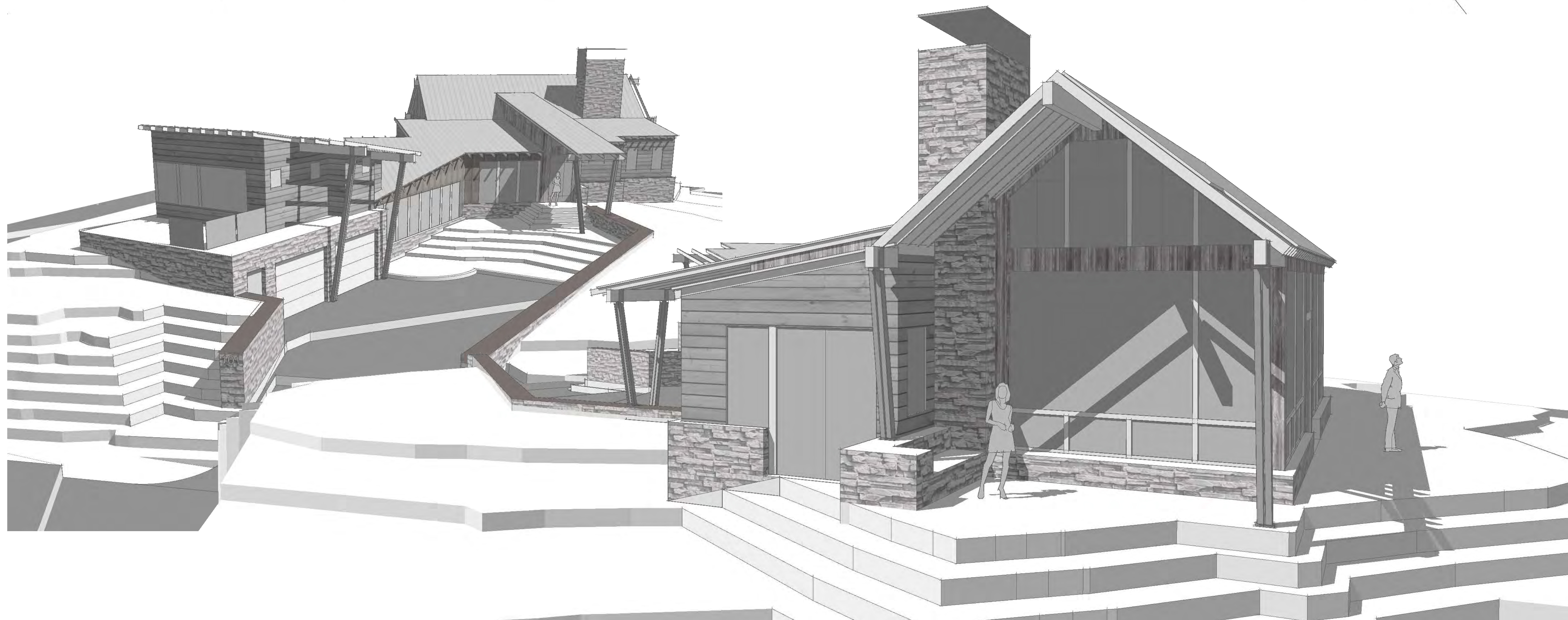
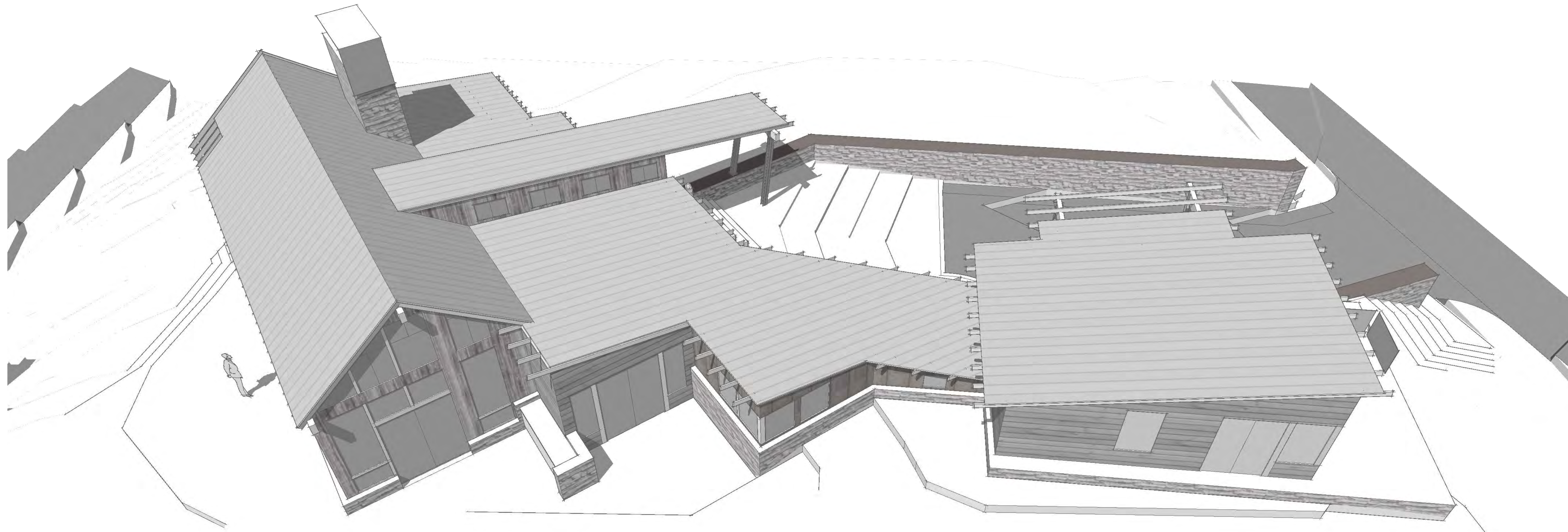
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01.04.2018	HOA 3
01.08.2018	DRB
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project
H1
 MOUNTAIN VILLAGE
 COLORADO 81435

OPT.

A



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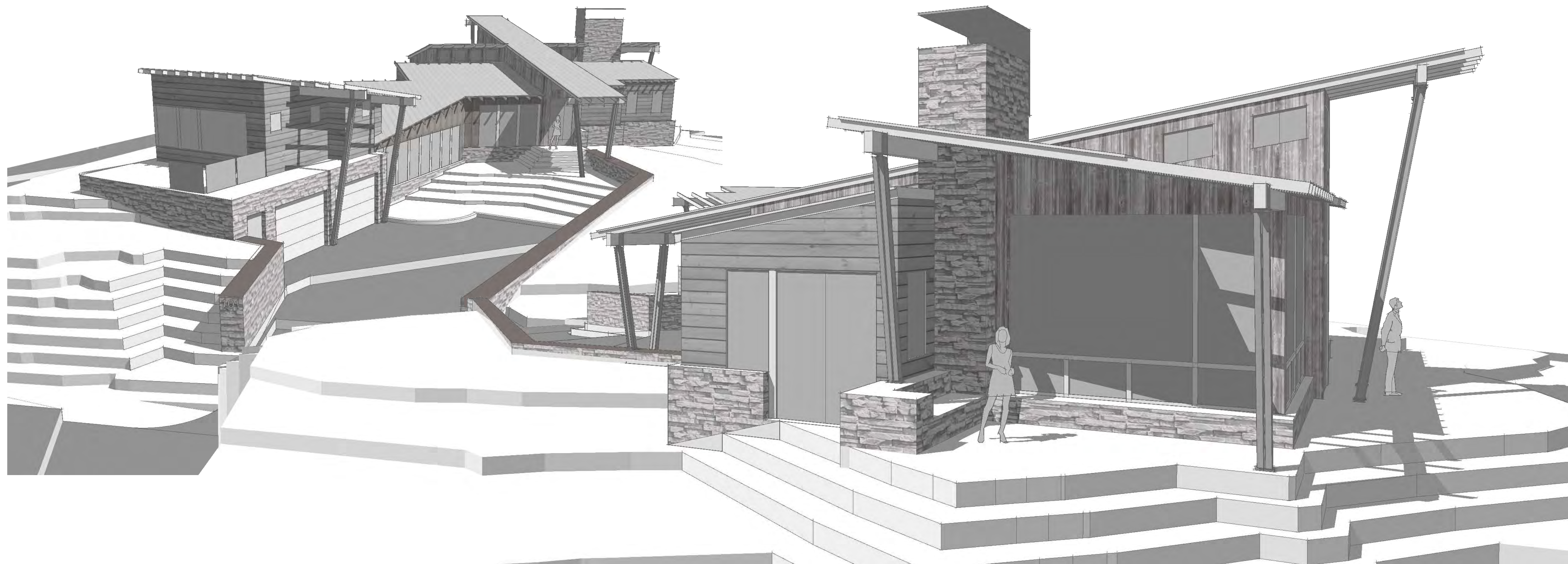
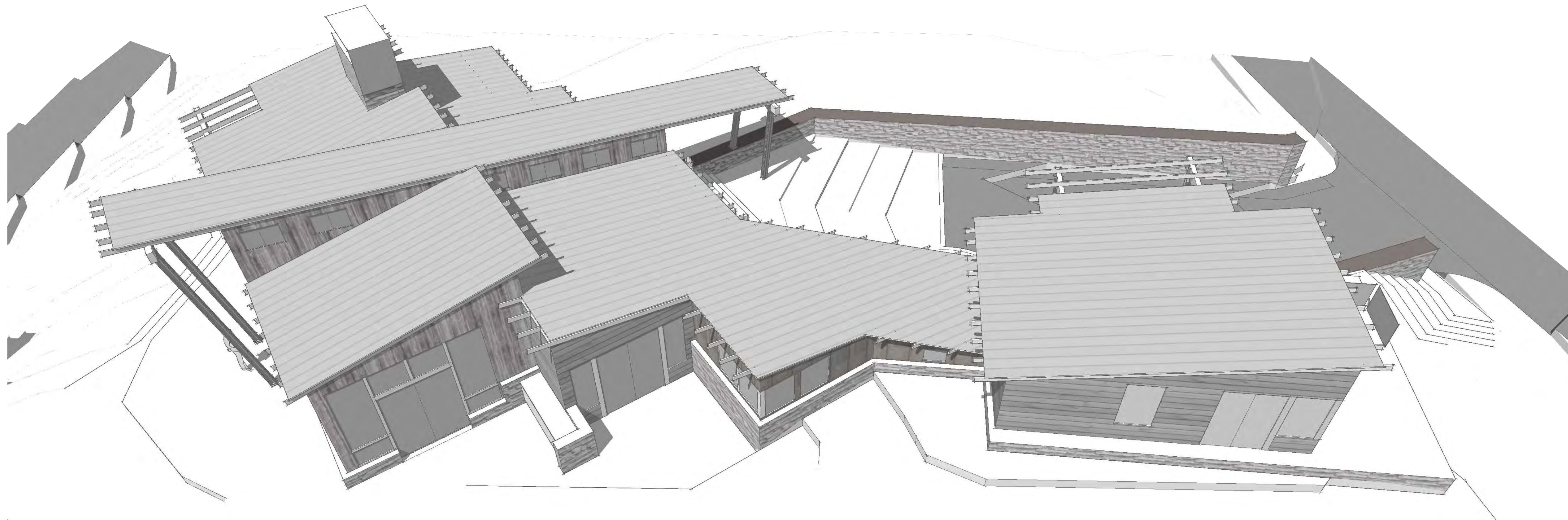
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02.14.2018	DRB 2

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project
H1
 MOUNTAIN VILLAGE
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OPT.

B



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09.26.2017	DD - H1 MASSING HOA
10.13.2017	CONTRACTOR STAKING
10.25.2017	PLAN REVISIONS
11.17.2017	HOA
12.22.2017	HOA 2
01.04.2018	HOA 3
01.08.2018	DRB
02.14.2018	DRB 2

NOT FOR CONSTRUCTION

project

H1

MOUNTAIN VILLAGE COLORADO 81435

OPT.

C

Sam Starr

From: Kevin Glynn <kglynn@global.t-bird.edu>
Sent: Sunday, January 21, 2018 3:31 PM
To: Sam Starr
Cc: Dana Riess
Subject: COmments to Design Review Board for AR 613 C-1

Hello

We own the lot next to AR613C-1

We object to spill-over of the solid (stone veneer) wall into 8' offset easement space to our lot. The wall should remain within the non-easement space(s). There is room on the Adams Way side of the lot to shift the whole structure east to maintain the appropriate space between the two lots' constructed structures.

Thank you

Kevin Glynn & Dana Riess

owners AR613 C-2

SIGN-IN SHEET

DRB WORKSHOP Meeting
THURSDAY March 1, 2018
Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	EMAIL ADDRESS
Kristine Deppar	kristine@shuffarchitects.com
Neal Elmsoff	nealelmsoff@gmail.com
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