

**TOWN OF MOUNTAIN VILLAGE  
REGULAR DESIGN REVIEW BOARD MEETING  
THURSDAY MAY 3, 2018 10:00 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
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 for the March 29, 2018 Design Review Board Meeting.
3.	10:05	45	Haynes	Public Hearing, Quasi-Judicial Action	A recommendation to the Town Council regarding a Community Development Code (CDC) amendment to CDC Section 17.5.6.C.3. Roof Material, to permit with DRB approval and a class 3 application, consideration of additional primary roofing material options inside the Village Center; consider a class 1, staff level DRB application for roof material changes to dormers and secondary roof forms within the Village Center; consider allowing pre-patina copper as a permitted roof material outside of the Village Center; and other ministerial conforming amendments pursuant to CDC Section 17.1.7 Amendments to the Community Development Code. Also reduce the class 3 application fee to from \$3,500 to \$250 as a policy for roof material applications town-wide per the fee schedule.
4.	10:50	15	Bangert	Public Hearing, Quasi-Judicial Action	Consideration of a Design Review application to allow for a new retaining wall encroaching into a General Easement on Lot 657R, 139 AJ Drive, continued from the March 29, 2018 DRB meeting.
5.	11:05	15	Bangert	Public Hearing, Quasi-Judicial Action	Consideration of Minor Revisions application to allow for a portion of a hot tub patio to encroach in to the General Easement on Lot 149AR, 255 Country Club Drive.
6.	11:20	25	Starr	Public Hearing, Quasi-Judicial Action	Consideration of a Design Review application for BRAVA synthetic tile roofing, which requires specific approval from the DRB, on Lot 15, 105 Aspen Ridge Drive.
7.	11:45	30			LUNCH
8.	12:15	45	Bangert	Public Hearing, Quasi-Judicial Action	Consideration of the Final Design Review for a new single-family home on Lot 432, 110 Highlands Way.
9.	1:00	5	Haynes		Other Business
10.	1:05				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](mailto:cd@mtnvillage.org). We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY, MARCH 29 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 10:03 a.m. on Thursday, March 29, 2018 in the Palmyra Conference Room at 415 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  
Dave Eckman  
Luke Trujillo

**The following Board members were absent:**

Greer Garner  
Jean Vatter (Alternate)

**Town Staff in attendance:**

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

**Public in attendance:**

Kristine Perpar	<a href="mailto:kristine@shiftarchitects.com">kristine@shiftarchitects.com</a>
Robert Stenhammer	<a href="mailto:Rstenhammer@telski.com">Rstenhammer@telski.com</a>
Dave Ballode	<a href="mailto:dballode@msn.com">dballode@msn.com</a>
Garrett Bradford	<a href="mailto:garrett@tmvoa.org">garrett@tmvoa.org</a>
Paul Hoskinson	<a href="mailto:phoskinson@cedur.org">phoskinson@cedur.org</a>

**Oath of Office: K Brown, B. Brown, D. Craige, L. Trujillo.**

Design Review Board members Keith Brown, Banks Brown, David Craige, and Luke Trujillo were sworn in to an additional two-year term on the Design Review Board. Banks Brown will remain as Chairman of the Design Review Board, and Luke Trujillo will remain as the Vice Chairman of the Design Review Board until their terms expire.



**Reading and Approval of Summaries of Motions for the February 22<sup>nd</sup>, 2018 and March 1<sup>st</sup>, 2018 Design Review Board Meetings.**

On a **Motion** made by Keith Brown and seconded by Phil Evans, the DRB voted 7-0 to approve the February 22<sup>nd</sup>, 2018 and the March 1<sup>st</sup>, 2018 Summaries of Motions with the following changes:

- 1) On the March 1<sup>st</sup>, 2018 Summary of Motions, a duplicate condition existed for the Initial Architectural Site Review Application for a new single-family home on Lot 201A, 102 Benchmark Drive. This duplicate item was deleted, so condition 2 is now the only condition that reads: "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) On the March 1<sup>st</sup>, 2018 Summary of Motions, the draft minutes incorrectly stated that the review for a new single-family home on Lot AR613-C1, 101 Lawson Point was in the Initial Architectural Site review stage. This was corrected to show the single-family home was in the Final Design Review stage.
- 3) On the February 22<sup>nd</sup>, 2018 Summary of Motions, an addition was made to Agenda Item #6 to reflect that DRB member Keith Brown had suggested that TMVOA act as a liaison to acquire and/or store remaining concrete tile inventory.

**Consideration of a Design Review Initial Architectural and Site Review Application for a new single-family home on Lot 432, 110 Highlands Drive.**

Dave Bangert presented the Consideration of a Class 3 Application for Initial Architectural and Site review for a new single-family home on Lot 432, 110 Highlands Drive. Tom Conyers of Tom Conyers Architects presented on behalf of the owner.

No public comment was provided.

On a **Motion** made by Luke Trujillo and seconded by David Craige, the DRB voted 7-0 to approve Initial Architecture Site Review application with the stated variations and specific approvals for Lot 201A 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) *Prior to issuance of a CO the owners of Lot 432 will enter in to a General Easement Encroachment Agreement with the Town of Mountain Village for the address monument in the western GE.*
- 4) *Prior to issuance of a Building Permit the exterior lighting plan will need to be revised and approved by Staff/Chair or Chair's designate.*
- 5) *Applicant will update Civil Engineering plans prior to Final Design Review.*

**Consideration of a Final Design Review for a new single-family home on Lot 201A, 102 Benchmark Drive.**

Dave Bangert presented the Consideration of a Class 3 Final Design Review for a new single-family home on Lot 201A, 102 Benchmark Drive. Kris Perpar of Shift Architects presented on behalf of the owner.

No public comment was provided.

On a **Motion** made by David Craige and seconded by Phil Evans, the DRB voted 7-0 to approve the Final Design Review application with the stated variations and specific approvals for Lot 201A with the following conditions:

- 1) *Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.*
- 2) *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.*
- 3) *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.*
- 4) *Prior to issuance of a Building Permit a 10' wide No Build Covenant shall be established on the eastern property line of Lot 201A. The No Build Covenant Shall be recorded with the San Miguel County Clerk and Recorders Office.*
- 5) *Applicant will seek the approval of the Mountain Village Town Council for an address monument in the Benchmark Drive RROW.*
- 6) *Should further revisions to the landscape plan in concert with adjacent landowner, applicant shall submit changes for staff/chair approval.*

**Consideration of Design Review Application for CeDUR synthetic roofing, which requires specific approval from the DRB on Lot 601, Unit 3 Knoll Estates.**

Sam Starr presented the Consideration Design Review Application for CeDUR synthetic Roofing on Lot 601, Unit 3, Knoll Estates. Paul Hoskinson of CeDUR Roofing presented on behalf of the owner.

No public comment was provided.

On a **Motion** made by Phil Evans and Seconded by David Eckman, the DRB voted 7-0, to approve the Design Review Application with the stated variations and specific approvals for Lot 601 Unit 3. There were no conditions.

**Consideration of Design Review Application to allow for a new retaining wall encroaching into a General Easement on Lot 675R, 139 AJ Drive.**

Dave Bangert presented the Consideration of a Design Review Application for a new retaining wall encroaching into a General Easement on Lot 675R, 139 AJ Drive. Luke Trujillo of Truline Architects presented on behalf of the owner. Board Member Luke Trujillo also recused himself on account of a conflict of interest.

No public comment was provided.

On a **Motion** made by Phil Evans and seconded by Keith Brown, the DRB voted 6-0 to continue the Design Review Application for Lot 675R to the May 3<sup>rd</sup>, 2018 DRB meeting the following conditions:

- 1) *The board accepts the encroachment into the General Easement.*
- 2) *Applicant shall bring updated plans reflecting board input to the May 3<sup>rd</sup> Meeting.*
- 3) *Applicant shall submit a Pavilion that does not exceed 500 square feet to the May 3<sup>rd</sup> meeting.*

*Applicant shall work with David Craige to update the lighting plan.*

**Continued Village Center Subarea Roofing Discussion**

Planning and Development Services Director Michelle Haynes provided a summary of the Village Center subarea roofing discussion to date, and presented draft changes to the Community Development Code that would update the allowed roofing materials for buildings in the Village Center. After receiving Design Review Board input Director Haynes indicated she would incorporate the board's comments into the draft code update. The DRB will vote to adopt these codes at the May 3<sup>rd</sup>, 2018 DRB meeting.

**Adjourn**

On a unanimous **Motion** the Design Review Board voted 7-0 to adjourn the March 29<sup>th</sup> , 2018 meeting of the Mountain Village Design Review Board at 1:51 p.m.

Prepared and Submitted by,

Sam Starr  
Planner  
Town of Mountain Village

DRAFT



**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**Agenda Item No. 3**

**TO:** Design Review Board  
**FROM:** Michelle Haynes, Planning and Development Services Director  
**FOR:** Meeting of May 3, 2018  
**DATE:** April 12, 2018

**RE:** A recommendation to the Town Council regarding a Community Development Code (CDC) amendment to CDC Section 17.5.6.C.3. Roof Material, to permit with DRB approval and a class 3 application consideration of additional roofing materials inside the Village Center; consider a class 1, staff level DRB application for roof material changes to dormers and secondary roof forms within the Village Center; consider allowing pre-patina copper as a permitted roof material outside of the Village Center; and other ministerial conforming amendments pursuant to CDC Section 17.1.7 Amendments to the Community Development Code. Also reduce the class 3 application fee to from \$3,500 to \$250 as a policy for roof material applications town-wide per the fee schedule.

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**BACKGROUND**

The department seeks to make amendments to the Roof Material Section of the Community Development Code (CDC) found at CDC Section 17.5.6.C.3. The DRB reviewed draft roof material CDC language at a worksession on March 29, 2018. Village Center roof discussions have been ongoing since December of 2017.

**ATTACHMENT**

Exhibit A. CDC Redline of the Roof Material Section.

**DISCUSSION**

The proposed CDC amendment is exhibit A to this memo. New language is underlined in green and red. Removed language is shown as a strike through.

**INTENT**

In summary the proposed CDC amendment achieves the following:

**Outside of the Village Center zone district**

- Add pre-patina copper as a permitted roof material.
- Note metal roof material not listed under permitted roof material requires a class 3 development application and DRB review.
- Add “contextually compatible roof material” like solar roof tiles subject to a class 3 development application and DRB review.

**Village Center zone district**

1. Expand roof material options with a class 3 application and DRB review to include:

- a. Burnt sienna concrete tile (note: currently this is the only allowed material).
  - b. Pre-patina copper
  - c. Standing seam or bonderized metal (dark grey or black) (not rusted)
  - d. Zinc
  - e. Add “contextually compatible roof material” like solar roof tiles.
2. Allow for modifications to roof materials on dormers and secondary roof forms to be approved by staff through a class 1 development application.
    - a. Allow for bevel edged corrugated (not rusted) metal to be approved

#### **ADDITIONAL CHANGES SINCE THE WORKSESSION**

- Staff changed “may” approve to “shall” approve so that the CDC was clearer in cases when the DRB reviews roofing materials.
- Staff provided clearer language that solar roof tiles are permitted to reduce broad interpretation of the meaning.
- Staff noted that in the existing CDC language, outside of the Village Center, “galvanized corrugated or standing seam metal (not rusted or reflective) needed specific DRB approval, while rusted, black or grey standing seam or corrugated metal that was not reflected was a permitted roof material. Staff modified this so that rusted, black or gray standing seam bonderized or corrugated metal that is not reflective is a permitted roof material as well as galvanized, corrugated or standing seam metal that is not rusted or reflected is also permitted. The DRB can discuss whether they agree with this change.

#### **ANALYSIS**

The Design Review Board (DRB), at the March 29, 2018 regular meeting directed staff to bring a CDC amendment forward for Town Council adoption regarding roof materials in the Village Center. The attached exhibit reflects the DRB discussions. The staff and DRB understand and encourage additional design discussions specific to the Village Center that could result in additional CDC amendments so that the Village Center design theme and intent remain intact, clear and distinct as the commercial and accommodations center of the Mountain Village community.

#### **PROPOSED MOTION**

Staff recommends the DRB provide a recommendation of approval to the Town Council with the following proposed motion:

*I move to recommend approval to the Town Council regarding an amendment to CDC Section 17.7.7 Building Board of Appeals attached as exhibit A.*

*This motion is based on the evidence and testimony provided at a public hearing held on May 3, 2018, with notice of such hearing as required by the Community Development Code.*

3. Roof Material

- a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.
- b. The review authority may require class A roofing materials as a fire mitigation measure.
- c. Permitted roof material outside the Village Center include:

i. Metal roof material limited to the following: ~~R~~usted, black or gray standing seam-, ~~bonderized~~ or corrugated metal (not reflective); galvanized, corrugated, or standing seam metal (not rusted or reflective);

~~i.~~

ii. Zinc;

iii. Minimum 1/2" slate; and

~~iv. Synthetic materials that have been approved by the Design Review Board for general use after having been used on individual projects and the Board makes the finding that the material has proven to meet the standards stated below.~~ Copper;

(a) Copper shall only be considered when it is proposed with a ~~brown or verde~~pre-patina finish where visible except for the Village Center where a ~~verde~~pre-patina finish is required.

(b) The copper finish shall be completed prior to issuing a certificate of occupancy.

~~d.a. Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the DRB.~~

e.d. The following roofing materials outside of the Village Center ~~may~~ shall be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:

~~i. Copper;~~

~~(a) Copper shall only be considered when it is proposed with a ~~brown or verde~~ patina finish where visible except for the Village Center where a ~~verde~~ patina finish is required.~~

~~(b) The copper finish shall be completed prior to issuing a certificate of occupancy.~~

~~ii. Galvanized corrugated or standing seam metal (not rusted or reflective);~~

iii.i. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.

(a) Synthetic roofing material shall be:

- (i.) Durable
- (ii.) High strength, both material and shape;
- (iii.) Low absorption or permeability;
- (iv.) High freeze/thaw damage resistance;
- (v.) Color throughout the tile (not surface applied); and
- (vi.) High-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.

iii. Solar roof tiles so long as they are contextually compatible in design, theme and durability.

e. Village Center roofing material will require a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing material is consistent with the town design theme and applicable Design Regulations:

i. ~~Burnt sienna concrete tile shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the DRB.~~

ii. Pre-patina copper

iii. Standing seam or bonderized metal (dark grey or black) (not rusted)

iv. Zinc

v. Solar roof tiles so long as they are contextually compatible in design, theme and durability.

e.1. Modification to roof materials on dormers and secondary roof forms may be reviewed as a class 1 development application.

i. bevel edged corrugated (not rusted) metal may be approved.

(vi.)

f. The following requirements are applicable to all roofing:

- i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
- ii. Unless the DRB grants a specific approval for a non-rusted metal roof, corrugated and standing seam roofing materials shall be pre-treated to produce rusting prior to placement on the roof, and prior to the issuance of a certificate of occupancy.

g. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of ~~wood shake roof~~ areas that are 25% or less of the total roof surface area.

h. Roof flashing, Gutters Downspouts and Similar Hardware:

- i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when ~~either~~ structural requirements dictate the use of stronger materials such as for snow fences.
- ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.

- iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.





**PLANNING & DEVELOPMENT SERVICES**

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

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**TO:** Design Review Board  
**FROM:** Dave Bangert, Senior Planner/Town Forester  
**FOR:** DRB Meeting on May 3, 2018  
**DATE:** April 18, 2018  
**RE:** Consideration of a Design Review Application for a new retaining wall into the northern General Easement on Lot 657R, continued from the March 29, 2018 DRB meeting.

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**APPLICATION OVERVIEW:**

The purpose and intent of this memo is to have the Design Review Board review and evaluate the proposed new retaining wall that extends into the General Easement (GE) on Lot 657R.

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 657R, Telluride Mountain Village  
**Address:** 139 AJ Drive  
**Applicant/Agent:** Truline Architects  
**Owner:** David and Becky Roche  
**Zoning:** Single Family  
**Existing Use:** Single Family  
**Lot Area:** 0.686 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**

The owner's representative, Truline Architects, has submitted a Design Review application in accordance with the Community Development Code (CDC). The applicant is proposing a new boulder retaining wall in the northern General Easement and a gravel service pathway in the western GE as part of a Staff/Chair application to remodel parts of the interior, add an additional 300 square feet of livable space and new outdoor patio area with fire pavilion. Staff concludes that the proposed new encroachments will not adversely affect any surrounding properties. The Public Works Department has no issues with the additional encroachments into the GE and has no future plans to use these GE's. At the March 29, 2018 DRB meeting this application was continued to the May 3, 2018 DRB meeting. At the march DRB meeting the applicant was given

direction to reduce the size of the new outdoor fire pavilion to less than the 500-square foot maximum allowed. The new design has been reduced to 493 square feet. The Board also directed the applicant to reduce the amount of exterior lights. The original exterior lighting plan had a total of 50+ exterior fixtures. The updated exterior lighting plan has a total of 28 fixtures.

**ANALYSIS OF RELEVANT CODE SECTIONS**

**17.3.14 General Easement Setbacks**

C. All general easement setbacks or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses and to maintain the ability to conduct any of the general easement allowed uses.

D. All above- and below-grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the general easement setback or other setbacks on each lot within the allowable building area of a lot.

E. The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
  - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
  - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.
2. Utilities;
  - a. To the extent practical, all utilities shall follow a driveway alignment.
3. Address monuments;
4. Natural landscaping without any man-made materials or hardscape;
5. Fire mitigation and forestry management without substantial earthwork;
6. Construction staging provided:
  - a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or
  - b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access, and the area can be used for staging until the approved improvement is constructed; and
7. Other uses as provided for in the definition of general easement.

F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
3. No unreasonable negative impacts result to the surrounding properties;
4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
5. The Public Works Department has approved the permanent above-grade and below-grade improvements;

6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and
7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.

**STAFF ANALYSIS**

The applicant is proposing a new retaining wall that will encroach into the northern General Easement. Staff feels these encroachments will not cause any negative impacts to surrounding properties. The Public Works Department found no issue with the proposed GE encroachment.

**STAFF RECOMMENDATION**

Staff recommends approval the General Easement encroachment proposed by the applicant, Truline Architects, on Lot 657R with the following motion:

*“I move to approve the application by Truline Architects to add a retaining wall into the northern General Easement and a gravel service pathway in the western GE with a new General Easement encroachment agreement, with a new Improvement Location Certificate, between the owners of Lot 657R and the Town of Mountain Village”.*



April 23, 2018 updated

Town of Mountain Village  
Michelle Haynes, MPA  
Planning and Development Services Director  
455 Mtn. Village Blvd. Suite A  
Mountain Village, CO 81435  
970-369-8250

Subj: Design Narrative – 139 AJ Drive  
Lot 657R –Mtn. Village  
Mtn. Village, Colorado  
Cc/Mr. Dave Bangert cc: DRB members

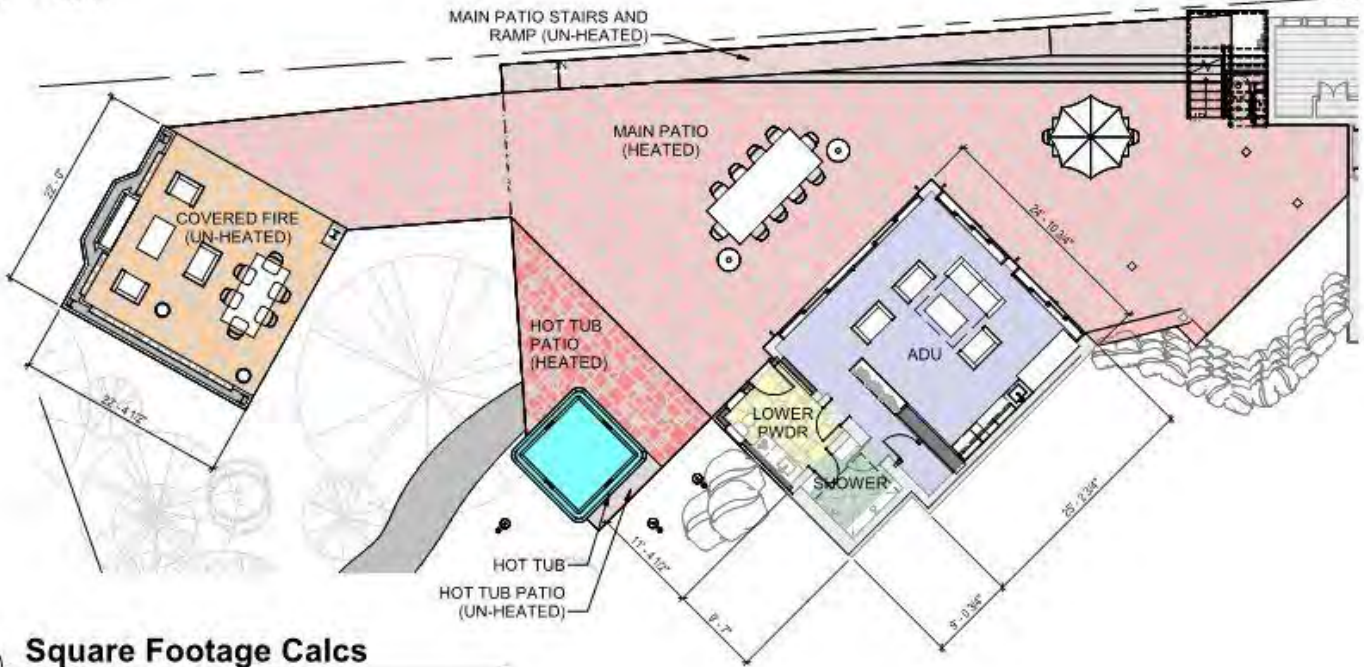
Dear Michelle and Dave,

On behalf of the Roche's at 139 AJ Drive we are re-submitting a DRB application for our continuance in March 2018. Please note that the project lighting has been substantially revised to the direction of the March DRB hearing. Also please note that our new fire pavilion building is 493 SF under drip edge and under the interpreted regulated 500 SF. All new plans, lighting plans, and lighting cut sheets were submitted last week to DRB staff via the FTP site. Please note the following as you review our project:

1. Outdoor heated patios have been updated with color coding per sheet A004.
2. Fire pavilion space has been redesigned to 493 SF with a new 3:12 roof at a total height of 12'-4.25"
3. Driveway lights have been reduced to [3] on the south edge per DRB conditions. These lights are B2 on the lighting plans.
4. Lighting in the fire pavilion has been adjusted. Please see AE design sheet L002.
5. All up lights near the ADU room have been removed.
6. Lights at hot tub have been adjusted for safety and code.
7. An optional umbrella light is shown with full cut-off per sheet L002.
8. Entertainment room is now labeled ADU per David Eckman.

Thank you for your time,  
Luke Trujillo AIA  
Principal Architect – TruLinea Architects Inc.  
[www.TruLinea.com](http://www.TruLinea.com)  
Cell: (970) 708-1445

1" = 20'-0"



**3 Square Footage Calcs**

1" = 10'-0"

**SQUARE FOOTAGE CALCS**

ADU	629 SF
SHOWER	103 SF
LOWER POWDER	87 SF
MAIN PATIO (HEATED)	2,143 SF
MAIN PATIO STAIRS & RAMP	352 SF
HOT TUB PATIO (HEATED)	227 SF
HOT TUB PATIO (UN-HEATED)	17 SF
COVER FIREPLACE	493 SF



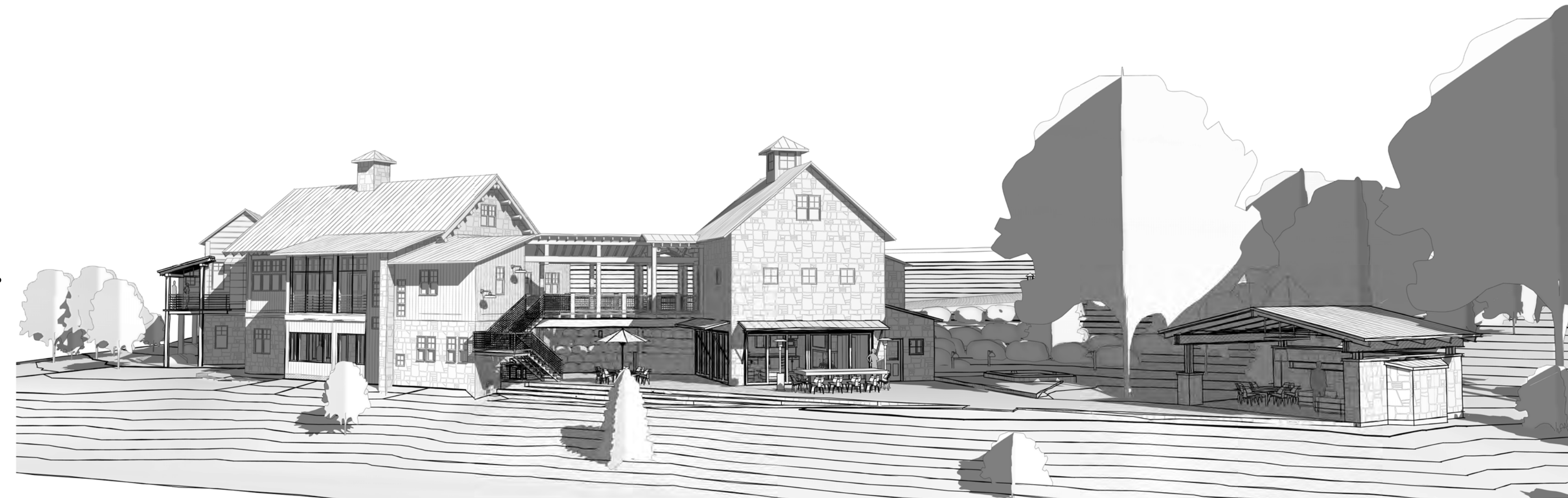
# Roche Landscape Design

Lot 657R, 139 AJ Drive  
Town of Mountain Village,  
Colorado 81435

**TRUL** ARCHITECTURE  
TruLinea.com  
113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435

## GENERAL NOTES

- A. THE AIA DOCUMENT 201 "GENERAL CONDITIONS OF THE CONTRACT FROM CONSTRUCTION" LATEST EDITION, ARE HEREBY MADE A PART IF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT
- B. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THROUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY
- C. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES
- D. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENT.
- E. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR 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 ALL 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. SUBCONTRACTOR SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DENY WORK IN PROGRESS
- F. 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 E, ABOVE.
- G. WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- H. 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.
- I. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DIMENSIONAL ERRORS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- J. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
- K. CONTRACTOR WILL ASSUME RESPONSIBILITY OF THE ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
- L. CONTRACTOR WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR'S TAKE-OFFS.
- M. SEE SPECIFICATIONS FOR DOOR, WINDOW, AND FINISH SCHEDULES.
- N. SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS.
- O. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCH DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION
- P. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCLUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK SHALL REMOVE HIS/HER TRASH DEBRIS.
- Q. FIRE SPRINKLER SYSTEM (WHEN APPLICABLE) SHOULD BE PROVIDED THROUGHOUT THE BUILDING BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE REQUIRED SYSTEM. THE FIRE SPRINKLER SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.
- R. ALL WELDING AND METAL WORK TO BE REVIEWED BY THE ARCHITECT. ANY INTERIOR WELDS OR METAL WORK THAT IS NOT ACCEPTED WILL BE RE-WORKED ACCORDING TO THE ARCHITECT DIRECTION. CALL THE ARCHITECT TO INSPECT DESIGN LOCATED ANYWHERE WITHIN THE SCOPE OF THE WORK.



## CODE SUMMARY

### OVERVIEW

CODE REVIEW: 2012 I.R.C.  
OCCUPANCY GROUP: R3  
CONSTRUCTION TYPE: V-N  
DESCRIPTION: 2 STORY RESIDENCE WITH BASMENT

### LAND USE SUMMARY

LEGAL DESCRIPTION: LOT 657R MOUNTAIN VILLAGE, CO  
ZONING: RESIDENTIAL  
USE: SINGLE FAMILY RESIDENCE

### NEW LIVEABLE AREA SUMMARY

BASEMENT: 0 SF  
MAIN: 300 SF  
UPPER: 0 SF  
TOTAL: 300 SF

GARAGE: 0 SF  
TOTAL ENCLOSED: 0 SF

### SETBACKS

16' GENERAL EASEMENT AT ALL PROPERTY LINES

MAXIMUM HEIGHT  
ALLOWED: 35'  
PROPOSED: LOWER THAN EXISTING STRUCTURE

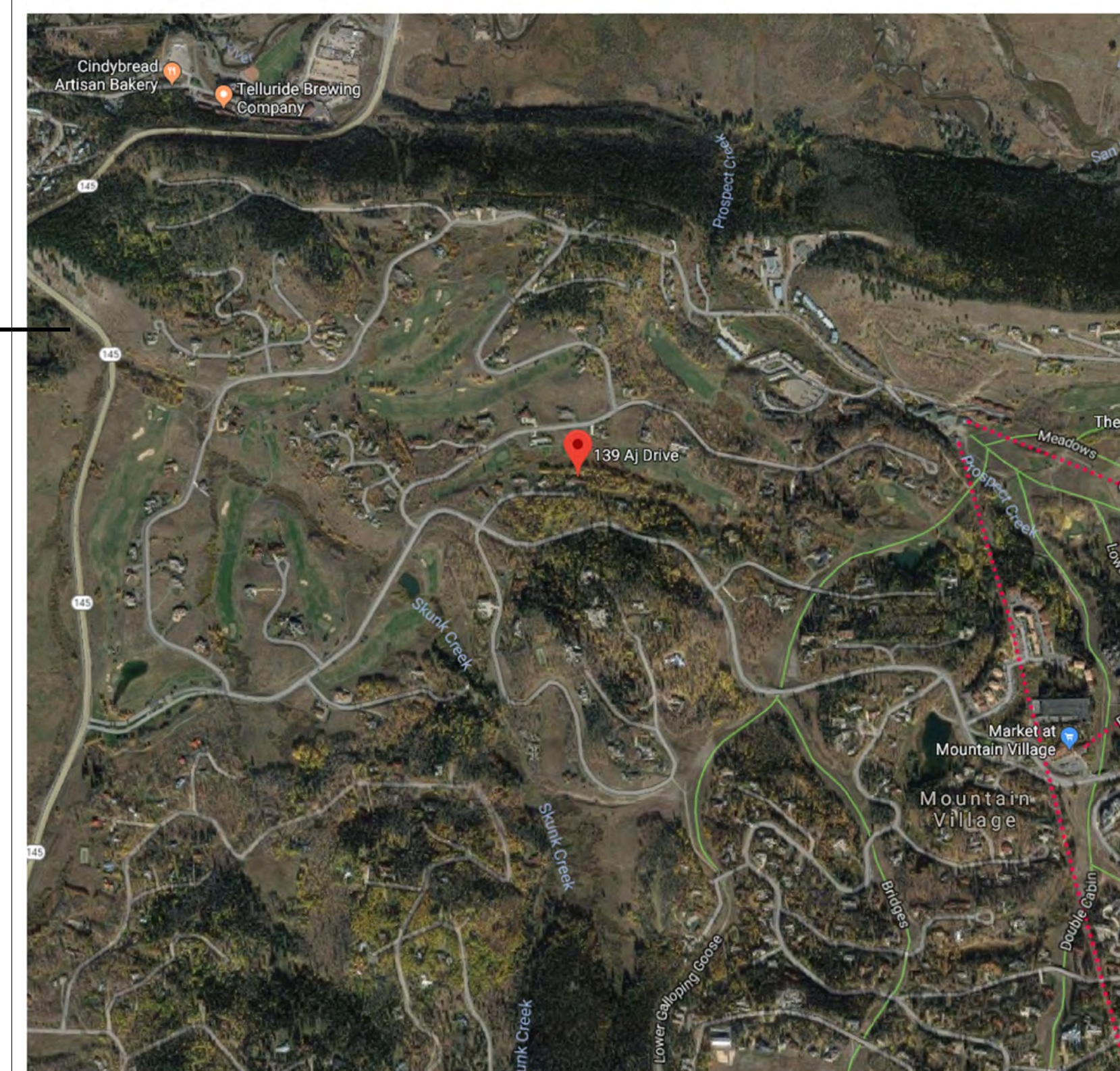
AVERAGE HEIGHT  
ALLOWED: 30'  
PROPOSED: LOWER THAN EXISTING STRUCTURE

### SITE COVERAGE

LOT 657R SIZE: 29,893 SF or .686 ACRES  
SITE COVERAGE  
ALLOWED: 40%  
PROPOSED: 11,520 SF or 38.5%  
HEATED: 1,250 SF

PARKING REQUIRED:  
2 ENCLOSED  
2 SURFACE

## PROJECT LOCATION



## PROJECT DIRECTORY:

<b>OWNER:</b>	David & Becky Roche
<b>ARCHITECT:</b>	TRULINEA ARCHITECT INC. LUKE TRUJILLO AIA 113 LOST CREEK LANE, SUITE B MOUNTAIN VILLAGE, CO 81435 www.Trulinea.com EMAIL: trulinea@gmail.com
<b>INTERIOR DESIGNER:</b>	Susan Kindard Austin, Texas EMAIL: susanbkinard@gmail.com
<b>CONTRACTOR:</b>	Ken Watt P.O. BOX 874 NORWOOD, CO 81423 970.729.0090 EMAIL: ken@trifectallic.net
<b>STRUCTURAL &amp; MECHANICAL ENGINEER:</b>	RESOURCE ENGINEERING GROUP DODSON HARPER 502 WHITEROCK AVE, SUITE 102 PO BOX 3725 CRESTED BUTTE, CO 81224 970.349.1216 EMAIL: dodson@reginc.com
<b>CIVIL ENGINEER:</b>	UNCOMPAGHRE ENGINEERING, LLC DAVID BALLODE 113 LOST CREEK LANE, SUITE D MOUNTAIN VILLAGE, CO 81435 PO BOX 3945 TELLURIDE, CO 81435 970.729.0683 EMAIL: dbalode@msn.com
<b>LIGHTING DESIGNER:</b>	ARCHITECTURAL ENGINEERING DESIGN GROUP STEPHANIE KALTZ, MELINA MOSER & BRYAN JASS 1900 WAZEE STREET #350 DENVER, CO 80202 303.296.3034 EMAIL: skaltz@aedesign-inc.com
<b>LANDSCAPE ARCHITECT:</b>	TBD TBD ADDRESS TOWN, STATE ZIP WEBSITE EMAIL:

## SHEET INDEX

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A002	General Notes & Legends
A003	Survey
A004	Site Coverage
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A102	Proposed Site Plan
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A500	Schedules & Details
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## PROJECT NOTES

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.03.07
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number	Roche
Print Date	4/13/2018 9:36:13 AM
Modeled by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

2018.04.13

A001

Cover Sheet

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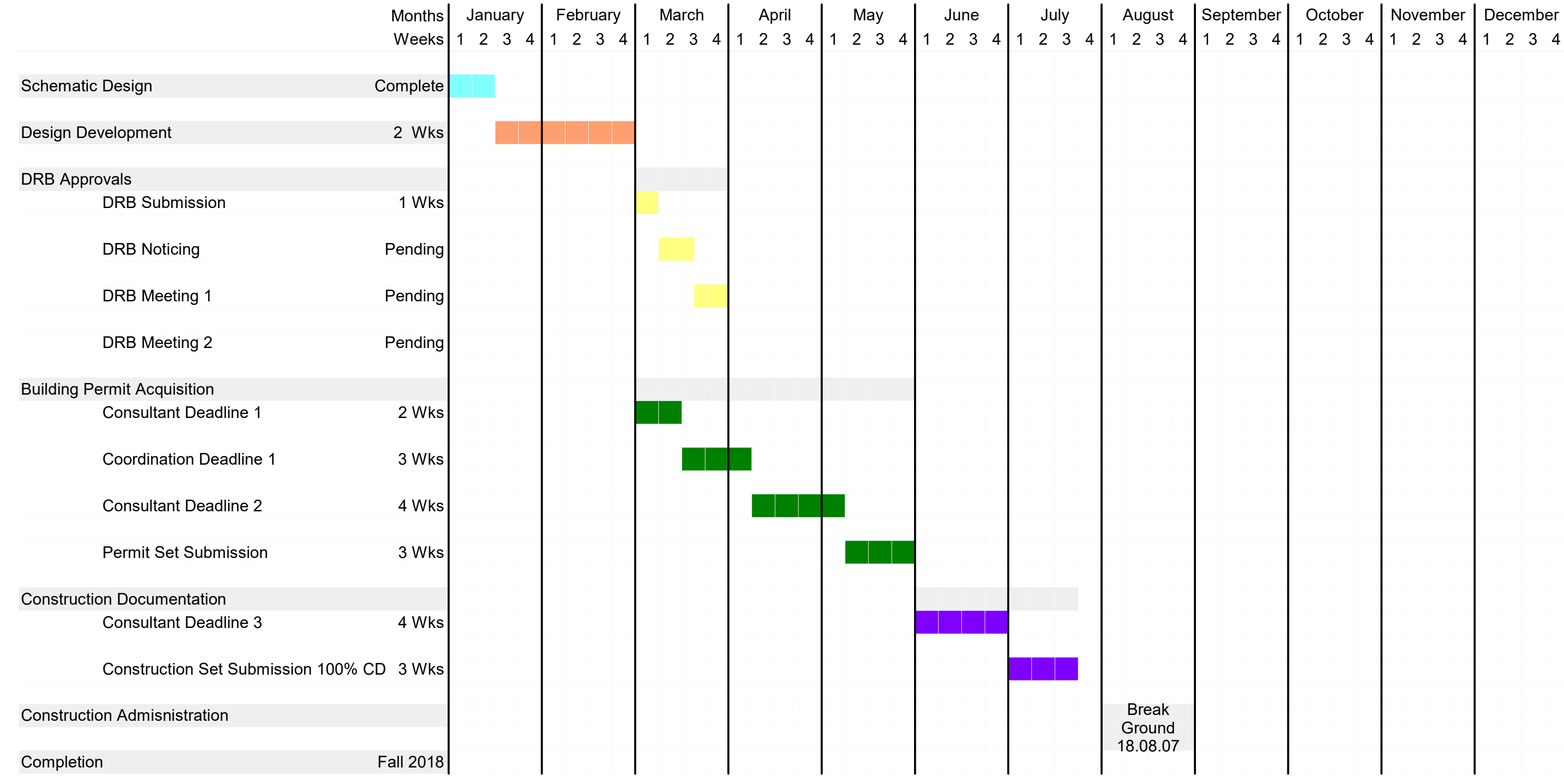


Abbreviations					
AB	ANCHOR BOLT	HBD	HARDBOARD	SYST	SYSTEM
AC	AIR CONDITIONING	HDR	HEADER	T	TREAD (IN PLAN)
ACCT	ACCENT	HDWR	HARDWARE	T	TEMPERED (ON WINDOW)
ACQUST	ACOUSTICAL	HM	HOLLOW METAL	TB	TACK BOARD
ADA	AMERICANS WITH DISABILITIES ACT	HORZ/H	HORIZONTAL	TBB	TILE BACKER BOARD
ADJ	ADJUSTABLE	HPC	HIGH PERFORMANCE COATING	TBD	TO BE DETERMINED
ADJT	ADJACENT	HRU	HEATING ROOFTOP UNIT	T&B	TOP & BOTTOM
AFF	ABOVE FINISH FLOOR	HT/H	HEIGHT	TC	TOP OF CURB
ALUM	ALUMINUM	HTR	HEATER	T&G	TONGUE & GROOVE
ALT	ALTERNATE	HVAC	HEATING, VENTING & AIR CONDITIONING	TEL	TELEPHONE
APC	ACRYLIC PLASTER CEILING SYSTEM	IBC	INTERNATIONAL BUILDING CODE	TEMP	TEMPERED
APPROX	APPROXIMATE	ID	ISIDE DIAMETER	THK	THICKNESS
ARCH	ARCHITECT/ARCHITECTURAL	INDIC	INDICATOR	THLD	THRESHOLD
ASPH	ASPHALT	INSUL	INSULATION	T.O.	TOP OF
AUTO	AUTOMATIC	INT	INTERIOR	T.O. B	TOP OF BEAM
AWI	AMERICAN WOODWORKING INST.	JAN	JANITOR	T.O. C	TOP OF CONCRETE
BBF	STANDARD (2X) SMALL DRAWERS OVER FILE DRAWER	JT	JOINT	T.O. F	TOP OF FLR/FOOTING
BD	BOARD	JST	JOIST	T.O. M	TOP OF MASONRY
BITUM	BITUMINOUS	KD	KNOCK DOWN	T.O. S	TOP OF SLAB
BLDG	BUILDING	KIT	KITCHEN	T.O. STL	TOP OF STEEL
BLK	BLOCK	LAM	LAMINATE	TS	TUBE STEEL
BLKG	BLOCKING	LAV	LAVATORY	TV	TELEVISION
BM	BENCH MARK	LF	LINEAR FOOT	TYP	TYPICAL
BM	BEAM	LIN	LINOLEUM	TYPE 'X'	FIRE RATED GYPSUM BOARD
BO	BY OWNER	LT	LIGHT	UBC	UNIFORM BUILDING CODE
B.O.	BOTTOM OF	MAT.	MATERIAL	UL	UNDERWRRIERS LABRATORY
BRG	BEARING	MANUF	MANUFACTURE	UNFIN	UNFINISHED
BSMT	BASEMENT	MAX	MAXIMUM	UON	UNLESS OTHERWISE NOTED
CAB	CABINET	MB	MARKER BOARD	VAR	VARIABLES
CBB	CEMENTITIOUS BACKER BOARD	MD	METAL DECK	VER/V	VERTICAL
CFA	COMPUTER FLOOR AREA	MDF	MEDIUM DENSITY FIBERBOARD	VEST	VESTIBULE
CHNLS	CHANNELS	MECH	MECHANICAL	VIF	VERIFY IN FIELD
CJ	CONTROL JOINT	MH	MANHOLE	W	WASHER (IN PLAN)
CL	CENTER LINE	MISC	MISCELLANEOUS	W	WIRE GLASS (ON WILDOW)
CLG	CEILING	MIN	MINIMUM	W/	WITH
CLR	CLEAR	MIR	MIRROR	WC	WATER CLOSET
CMT	CERAMIC MOSAIC TILE	MO	MASONRY OPENING	WD	WOOD
CMT-B	CERAMIC MOSAIC TILE BASE	MTD	MOUNTED	WDW	WINDOW
CMU	CONCRETE MASONRY UNIT	MTG	MEETING	WF	WIDE FLANGE
COL	COLUMN	MTL	METAL	WH	WATER HEATER
CONC	CONCRETE	(N)	NEW	WI	WROUGHT IRON
CONT	CONTINUOUS	N	NORTH	W/O	WITHOUT
CONSTR	CONSTRUCTION	NA	NOT APPLICABLE	WP	WATERPROOF
COORD	COORDINATE	NAT	NATATORIUM	WR	WATER RESISTANT
CPT	CARPET	NIC	NOT IN CONTRACT	WT	WEIGHT
CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE	NTS	NOT TO SCALE	WWF	WELDED WIRE FABRIC
CTP	CERAMIC TILE PAVERS	NO.	NUMBER	∅	CENTER LINE
CUH	CABINET UNIT HEATER	NOM	NOMINAL	<	ANGLE
CWT	CERAMIC WALL TILE	NON-COM	NON-COMBUSTIBLE	∩	CHANNEL
D	DRYER (IN PLAN)	OC	ON CENTER	∅ or *	DIAMETER
DBL	DOUBLE	OD	OUTSIDE DIAMETER	⊥	PLATE
DEMO	DEMOLISH, DEMOLITION	OFC/OFF	OFFICE	@	AT
DEPT	DEPARTMENT	OH	OVER HEAD	x	BY
DF	DRINKING FOUNTAIN	OPG	OPENING	&	AND
DIA	DIAMETER	OPP	OPPOSITE	#	POUND OR NUMBER
DIM.	DIMENSION	OV	OVER	+/-	PLUS OR MINUS
DISP	DISPENSER	PC	PRECAST CONCRETE	.	FEET
DN	DOWN	PCV	POLYVINYL CHLORIDE	-	INCHES
DR	DOOR	PL	PROPERTY LINE	()	QUANTITY
DS	DOWN SPOUT	PL	PLATE		
DTL	DETAIL	PLG	PLUMBING		
DW	DISHWASHER	PLAM	PLASTIC LAMINATE		
DWG	DRAWING	PLYWD	PLYWOOD		
(E)	EXISTING	PNL	PANEL		
EA	EACH	PR	PAIR		
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	PREFAB	PREFABRICATED		
EJ	EXPANSION JOINT	POR	PORCELAIN TILE		
ELEV/EL	ELEVATION	PT	PAINT		
ELEC	ELECTRICAL	PTN	PARTITION		
ENCL	ENCLOSURE	QT	QUARRY TILE		
ENGR	ENGINEERED	R	RISER		
EPF	EPOXY POURED FLOOR	RAD	RADIUS		
EQ	EQUAL	RB	RACQUETBALL		
EQUIP	EQUIPMENT	RB	RUBBER BASE		
EQUIV	EQUIVALENT	RCP	REFLECTED CEILING PLAN		
EX	EXPOSED	RD	ROOF DRAIN		
EXH	EXHAUST	RE:	REFER/REFERENCE		
EXP	EXPANSION	RE:	REFER/REFERENCE		
EXP-JT	EXPANSION JOINT	REF	REFRIGERATOR		
EXT	EXTERIOR	REINF	REINFORCED		
EW	EACH WAY	REQ	REQUIRED		
EWC	ELECTRIC WATER COOLER	RESIL	RESILIENT		
FBGL	FIBERGLASS	REV	REVISION		
FD	FLOOR DRAIN	RFG	ROOFING		
FDN	FOUNDATION	RM	ROOM		
FE	FIRE EXTINGUISHER	R-NOSING	RUBBER STAIR NOSING		
FEC	FIRE EXTINGUISHER CABINET	RO	ROUGH OPENING		
FF	FINIFH FLOOR	ROW	RIGHT OF WAY		
FF&E	FURNITURE, FIXTURES & EQUIPMENT	RTFS	RUN TRACK FLR SYSTEM		
FG	FINISH GRADE	RTU	ROOF TOP UNIT		
FHC	FIRE HOSE CABINET	SAT	SUSPENDED ACOUSTICAL TILE		
FIN	FINISH(ED)	SC	SOLID CORE		
FIN-FLR	FINISH FLOOR	SCHED	SCHEDULE		
FIXT	FIXTURE	S-CONC	SEALED CONCRETE		
FLD	FIELD	SEAL	SEALER CONCRETE		
FLR	FLOOR	SECT	SECTION		
FLRG	FLOORING	SF	SQUARE FOOT/FEET		
FO	FACE OF	SHT	SHEET		
FOS	FACE OF STUD	SHWR	SHOWER		
FR	FIRE RESISTIVE	SIM	SIMILAR		
FR	FRAME	SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTOR NATIONAL ASSOCIATION		
FRMG	FRAMING	SPEC	SPECIFICATIONS		
FRP	FIBER REINFORCED PANEL	SPRL	SPANDREL		
FT	FOOT/FEET	SQ	SQUARE		
FTG	FOOTING	SS	SOLID SURFACE		
FURN	FURNITURE	S-STL	STAINLESS STEEL		
FUT	FUTURE	ST	STAIN		
GA	GAUGE	STA	STATION		
GAL	GALVANIZED	STC	SOUND TRANSMISSION CLASS		
GC	GENERAL CONTRACTOR	STD	STANDARD		
GHM	GALVANIZED HOLLOW METAL	STHG	SHEATHING		
GL	GLASS	STL	STEEL		
GLU LAM	GLUE LAMINATED WOOD	SUPPL	SUPPLIED		
GMGU	GLASS MESH GYPSUM UNIT	SUSP	SUSPENDED		
GR	GRADE	STOR	STORAGE		
GYP D/GWB	GYPSUM BOARD	STR	STRINGER		
HB	HOSE BIB	STRL	STRUCTURAL		
HC	HOLLOW CORE	STRUCT	STRUCTURE, STRUCTURAL		
HC	HANDICAP, HANDICAPPED	SYM	SYMMETRICAL		

Schedule

Design, Documentation & Bid Schedule

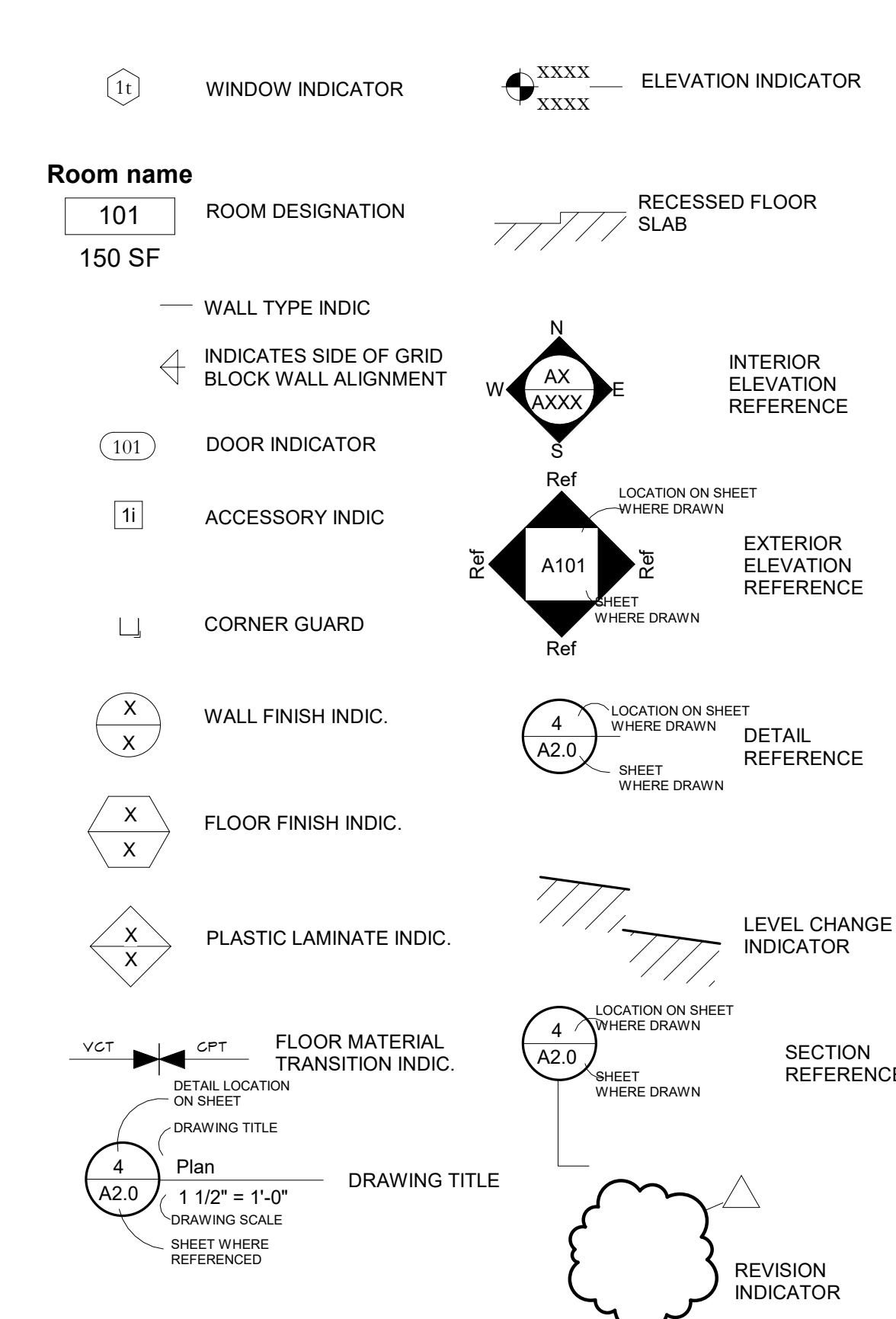
\* All dates listed below are intended for estimation perpose only.



Material Legend

	EARTH/COMPACT FILL		PLYWOOD
	GRAVEL/POROUS FILL		PARTICLEBOARD
	CONCRETE (PRECAST OR CAST IN PLACE)		GYPSUM BOARD
	SAND/MORTAR/PLASTER/GROUT		GLASS
	CONCRETE BLOCK		NSULATION
	STEEL		RIGID INSULATION
	ALUMINUM		WOOD GLULAM
	CONTINUOUS WOOD BLOCKING		BRICK VENEER
	NON-CONTINUOUS WOOD BLOCKING		
	WOOD FINISH		

Symbol Legend



PROJECT NARRATIVE:

ALL NEW LANDSCAPE DESIGN FACING NW AND NE. INCLUDES NEW FIREPLACE OUTDOOR COVERED PAVILION. THE LOWER ROOM BELOW THE GARAGE IS TO BE COMPLETELY REMODELED AND ADDED ONTO FOR ENTERTAINMENT. A HOT TUB AND ASSOCIATED PATIO SPACE WILL ACCOMPANY THIS PROJECT. GRADING IN THE GE IS REQUIRED TO ALLOW AN OUTDOOR SPACE THAT WILL HAVE NO GUARDRAILS. A NEW OUTDOOR STAIRCASE WILL CONNECT THE ENTRY BRIDGE TO THE NEW LOWER PATIO OUTDOOR LIVING SPACE. VARIOUS SMALL UPGRADES AND DESIGN ADDITIONS ARE TO BE INCLUDED IN THE EXISTING HOME.

**TRULINE ARCHITECTURE**  
 Truline a.com  
 113 Lost Creek Lane, Suite B  
 Mountain Village, CO 81435  
 Email: Truline@gmail.com

Roche Landscape Design  
 Lot 657R, 139 AJ Drive  
 Town of Mountain Village,  
 Colorado 81435

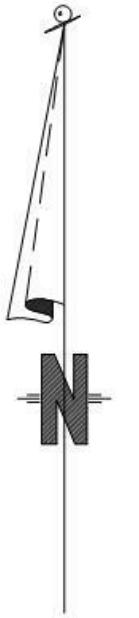
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2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.25
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number	Roche
Print Date	4/13/2018 9:36:14 AM
Modeled by	Author
Checked by	Checker
Scale	As indicated

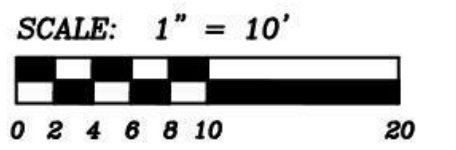
2018.04.13  
**A002**  
 General Notes & Legends  
 4/13/2018 9:36:14 AM



This topographic survey of a portion of Lot 657R, Town of Mountain Village, was field surveyed on August 31, 2017 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37970 Date



**NOTES:**

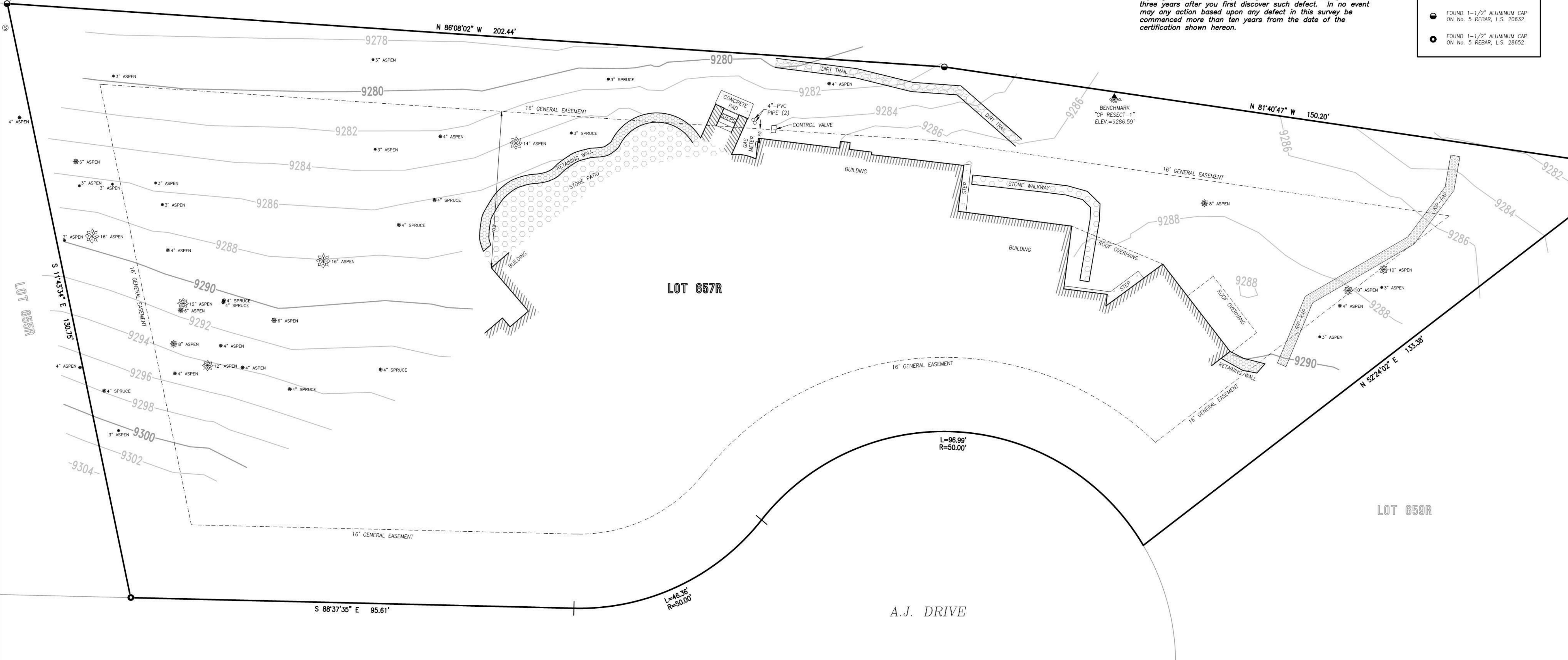
1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control point "CP RESECT-1", as shown hereon, with an elevation of 9286.59 feet.
3. Contour interval is two feet.
4. NOTICE: According to Colorado 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.

**LEGEND**

- ⊕ CURB STOP
- ⊙ SEWER MANHOLE
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 28652

TRACT  
OSP-15A

TRACT OSP-15B



**Topographic Survey**  
Lot 657R, Town of Mountain Village,  
San Miguel County, Colorado.

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC				
Checked by:					
Start date:	08/31/2017				

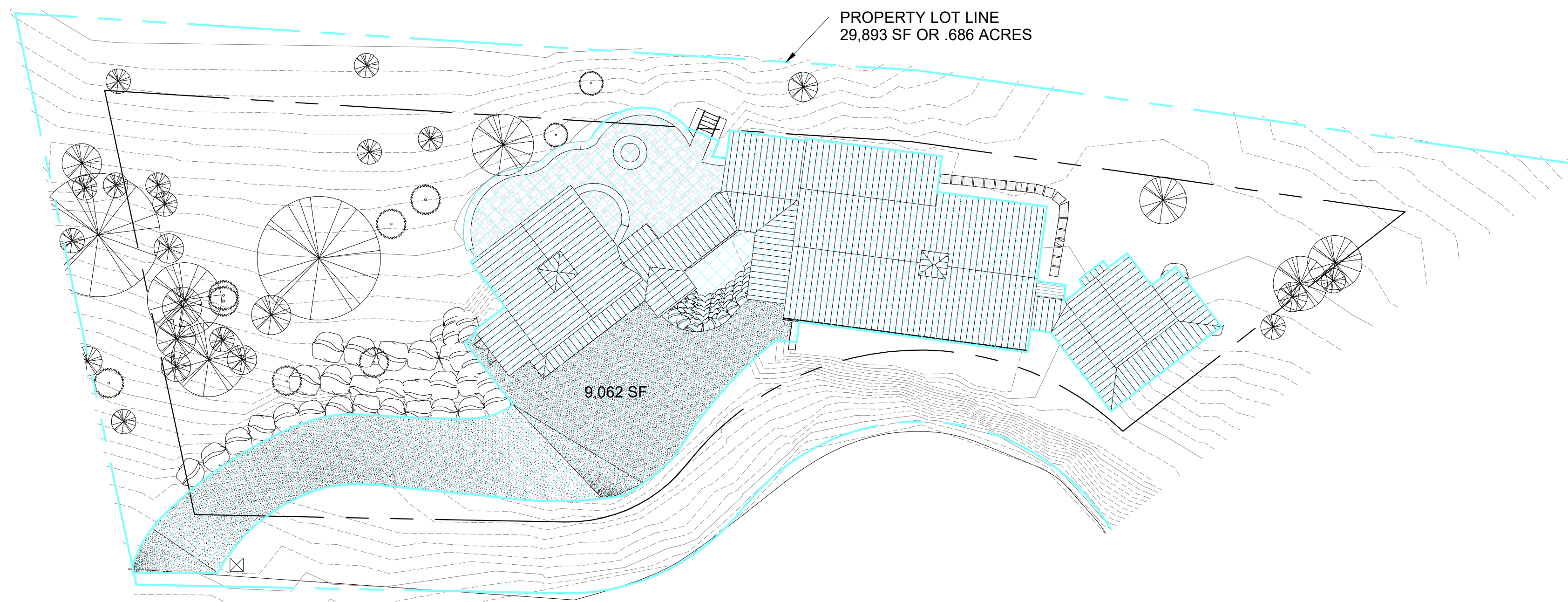


970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

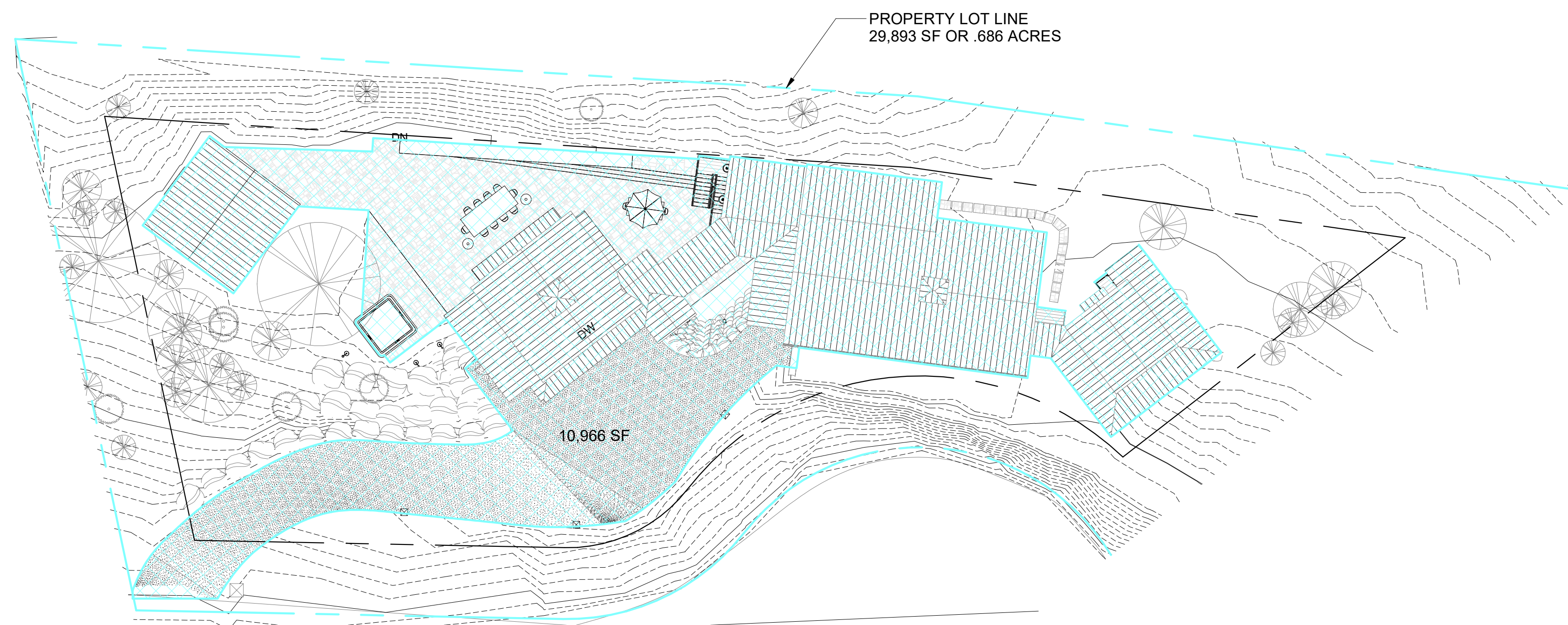
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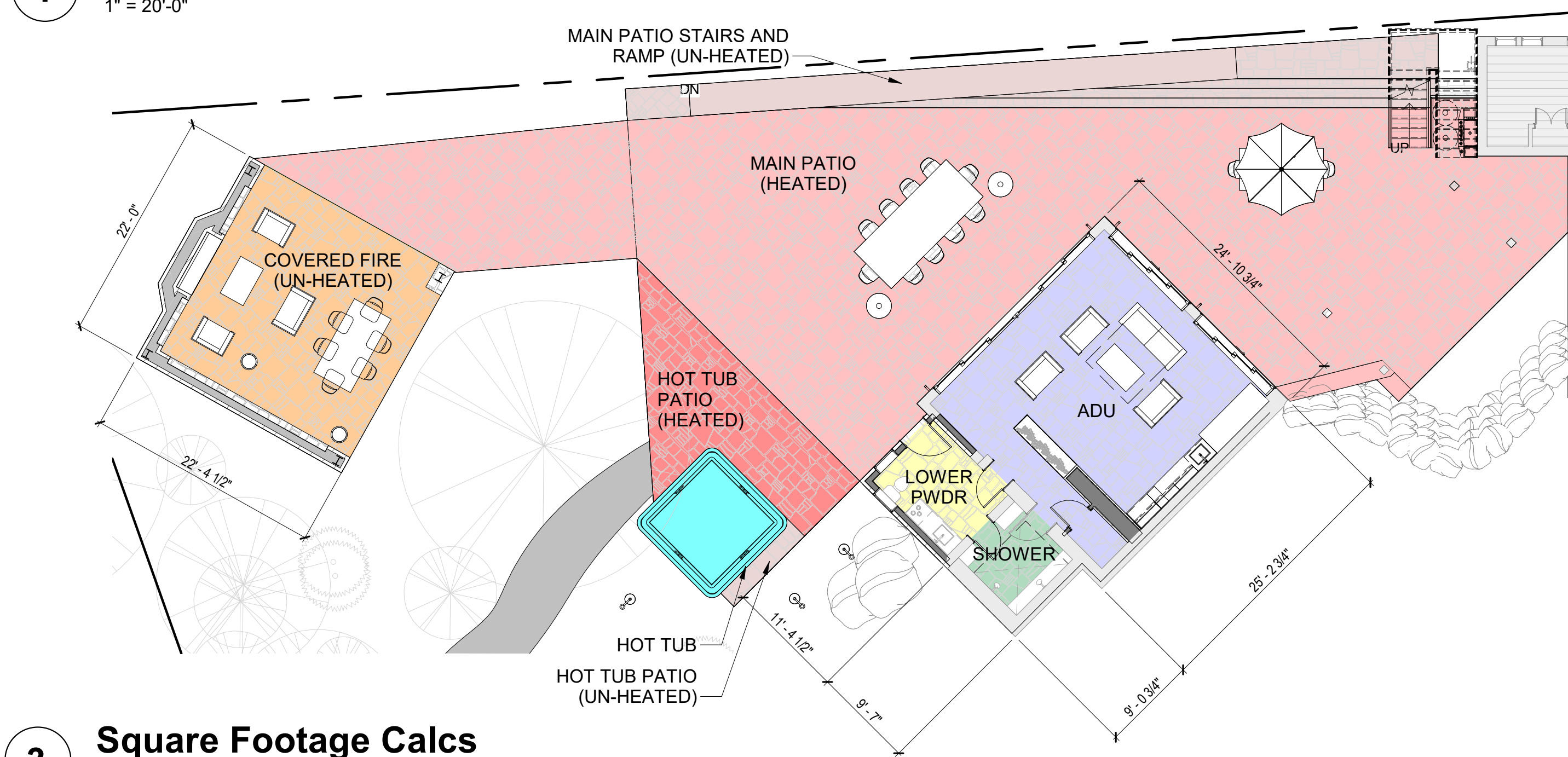
**2 Existing - Site Coverage**  
1" = 20'-0"



**1 Proposed - Site Coverage**  
1" = 20'-0"

**SITE COVERAGE (MUST BE LESS THEN 40%)**

LOT SIZE	29,893 SF or .686 ACRES
EXISTING TOTAL COVERAGE	9,046 or 30%
PROPOSED TOTAL COVERAGE	11,157 SF or 37%
• EXISTING STRUCTURE	7,700 SF
• MAIN PATIO	2,495 SF
• COVER FIREPLACE	493 SF
• HOT TUB PATIO & HOT TUB	349 SF
• DECK OFF OF MASTER	120 SF



**3 Square Footage Calcs**  
1" = 10'-0"

**SQUARE FOOTAGE CALCS**

ADU	629 SF
SHOWER	103 SF
LOWER POWDER	87 SF
MAIN PATIO (HEATED)	2,143 SF
MAIN PATIO STAIRS & RAMP	352 SF
HOT TUB PATIO (HEATED)	227 SF
HOT TUB PATIO (UN-HEATED)	17 SF
COVER FIREPLACE	493 SF

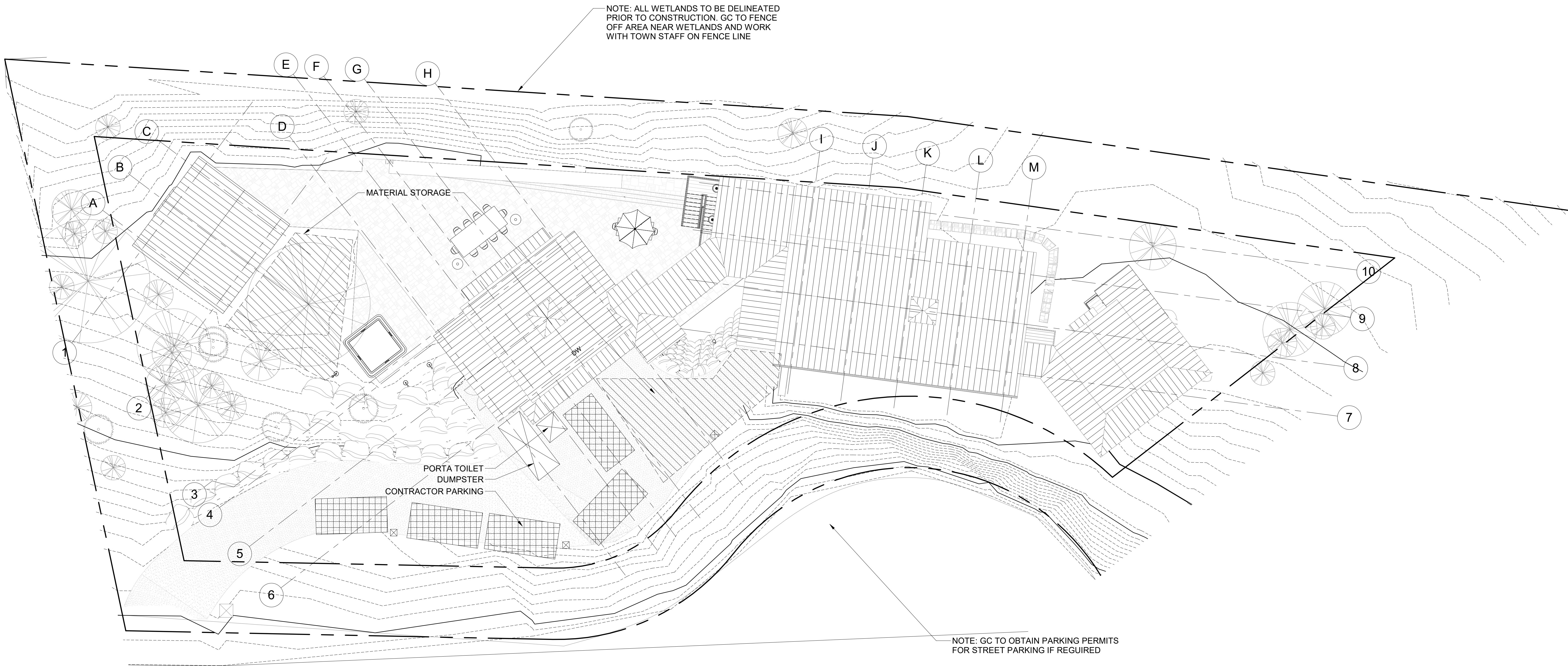
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4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number	Roche
Print Date	4/13/2018 9:37:07 AM
Modeled by	Author
Checked by	Checker
Scale	As indicated

2018.04.13

A004





**1 Construction Staging Plan**  
3/32" = 1'-0"

Roche Landscape Design  
Lot 657R, 139 AJ Drive  
Town of Mountain Village,  
Colorado 81435

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
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8	DRB REVISION	18.04.01

Project number	Roche
Print Date	4/13/2018 9:37:12 AM
Modeled by	Author
Checked by	Checker
Scale	3/32" = 1'-0"

2018.04.13

A006

Construction Staging Plan

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4/13/2018 9:37:12 AM

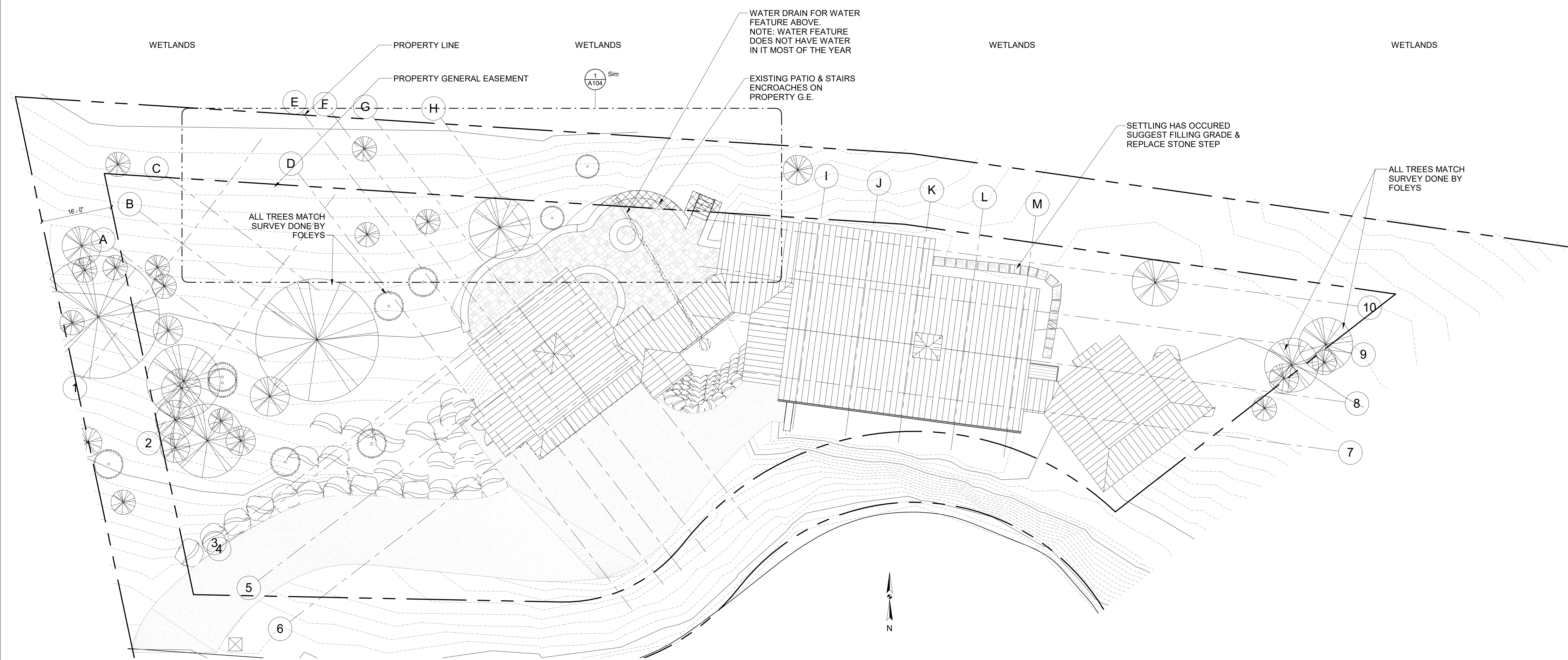
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2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:37:15 AM  
 Modeled by LB  
 Checked by Luke  
 Scale 3/32" = 1'-0"

2018.04.13

A100  
 Existing Site Plan

4/13/2018 9:37:15 AM



**1 Existing - Site Plan**  
 3/32" = 1'-0"







#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

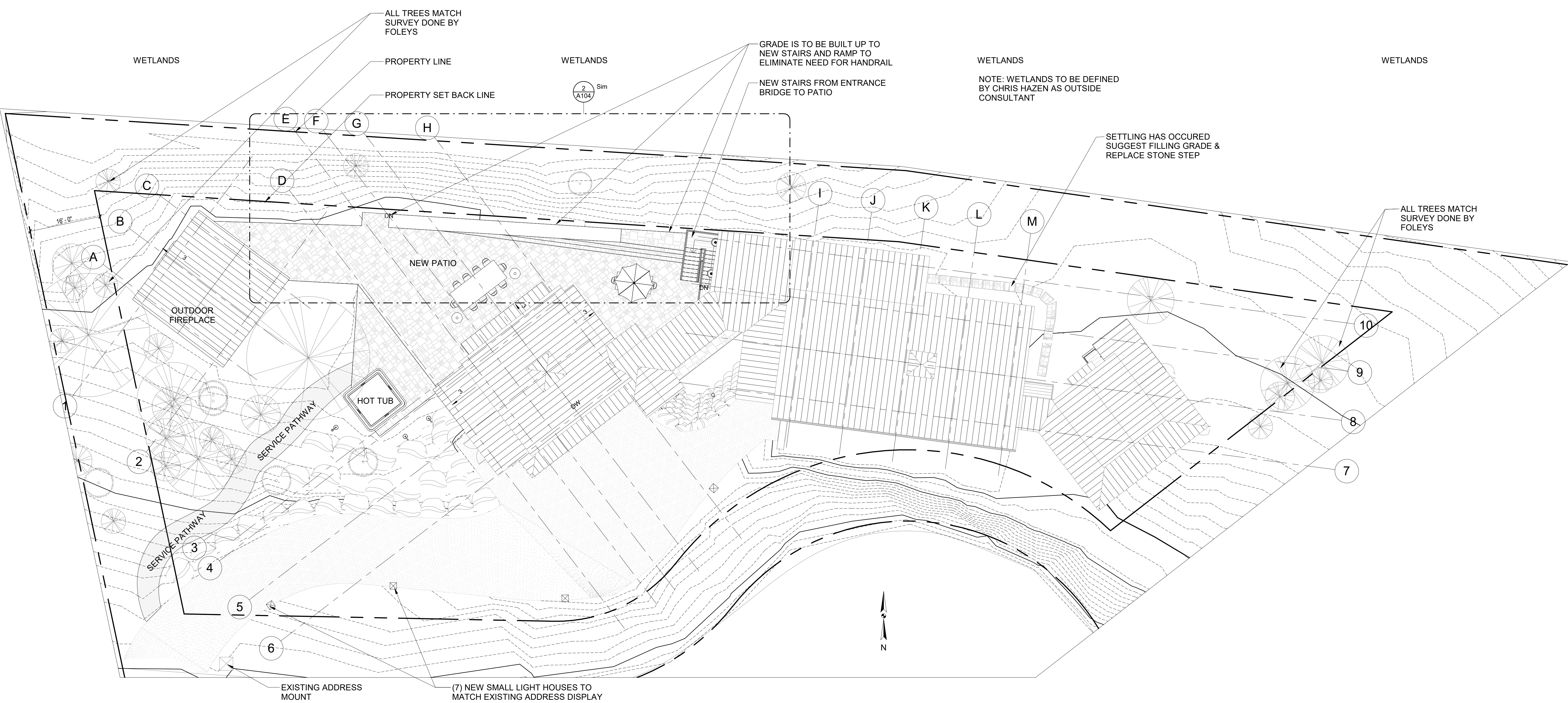
Project number	Roche
Print Date	4/13/2018 9:37:24 AM
Modeled by	Author
Checked by	Checker
Scale	3/32" = 1'-0"

2018.04.13

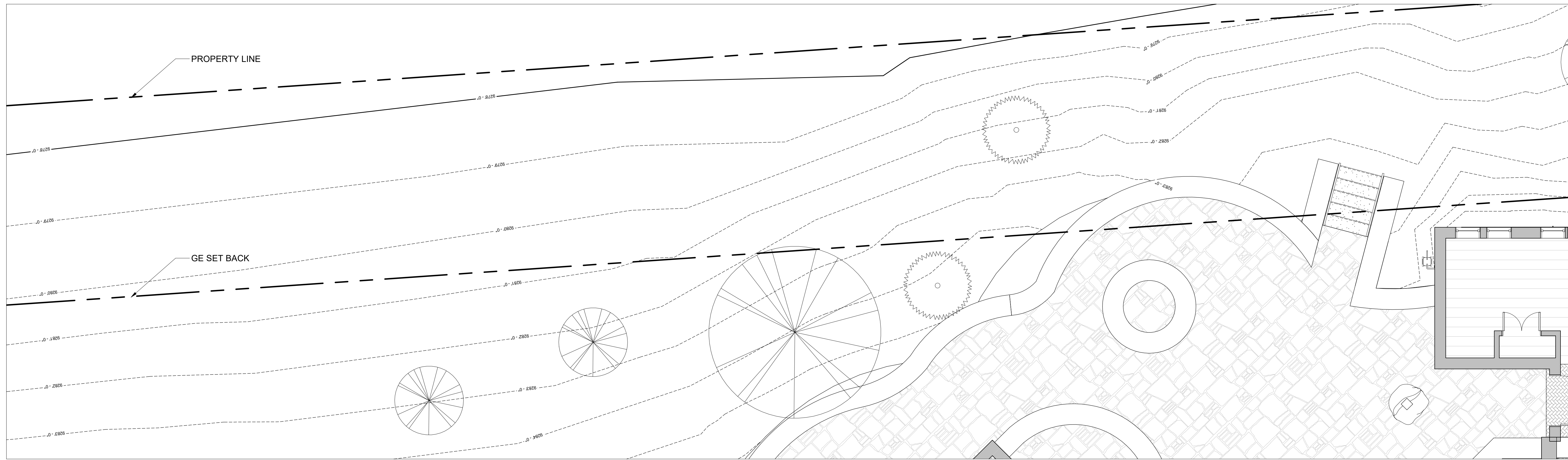
A102

Proposed Site Plan

4/13/2018 9:37:24 AM

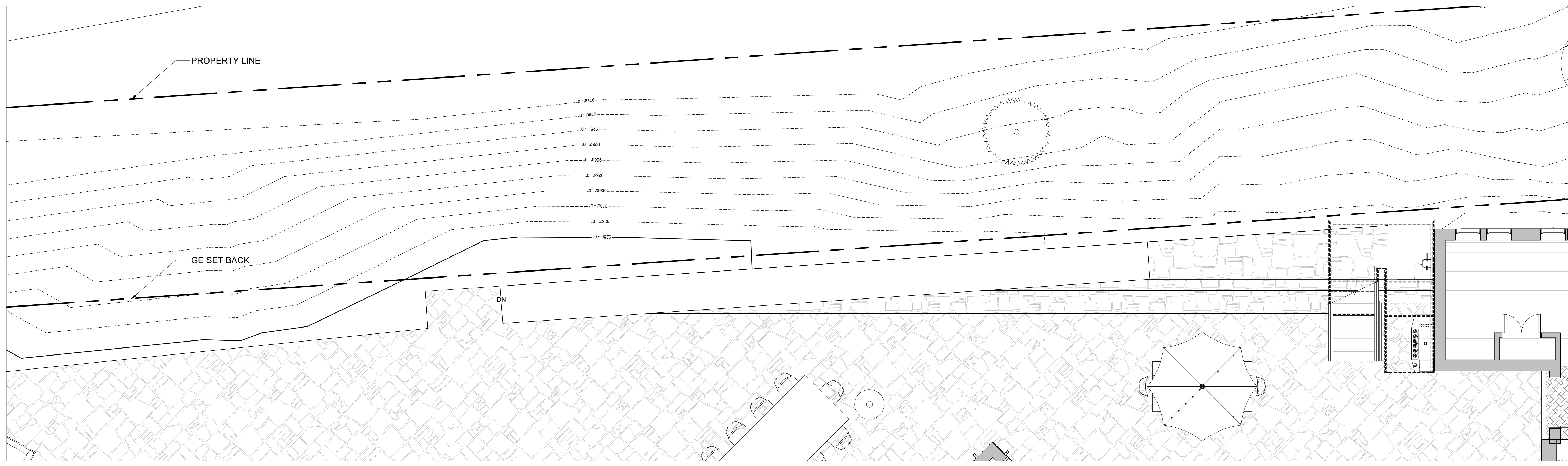


**1 Proposed - Site Plan**  
3/32" = 1'-0"

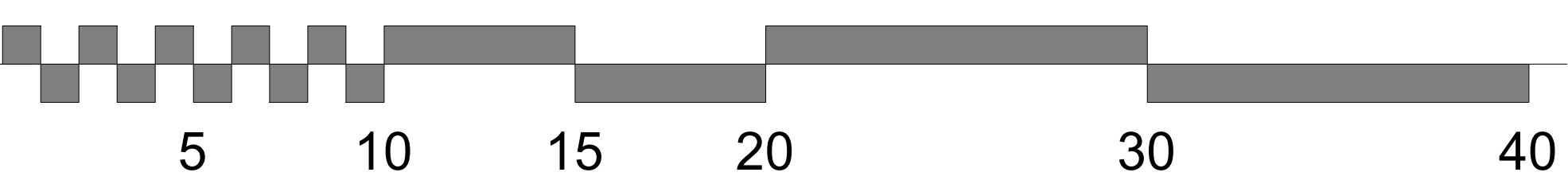


**1 Existing - Grading Change**  
1/4" = 1'-0"

Note: all grading to be coordinated and designed with David Ballode PE - grading plans by Mr. Ballode will be ready for presentation by the time of the DRB hearing.



**2 Proposed - Grading Change**  
1/4" = 1'-0"



#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
Print Date 4/13/2018 9:37:25 AM  
Modeled by Author  
Checked by Checker  
Scale 1/4" = 1'-0"

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4/13/2018 9:37:25 AM



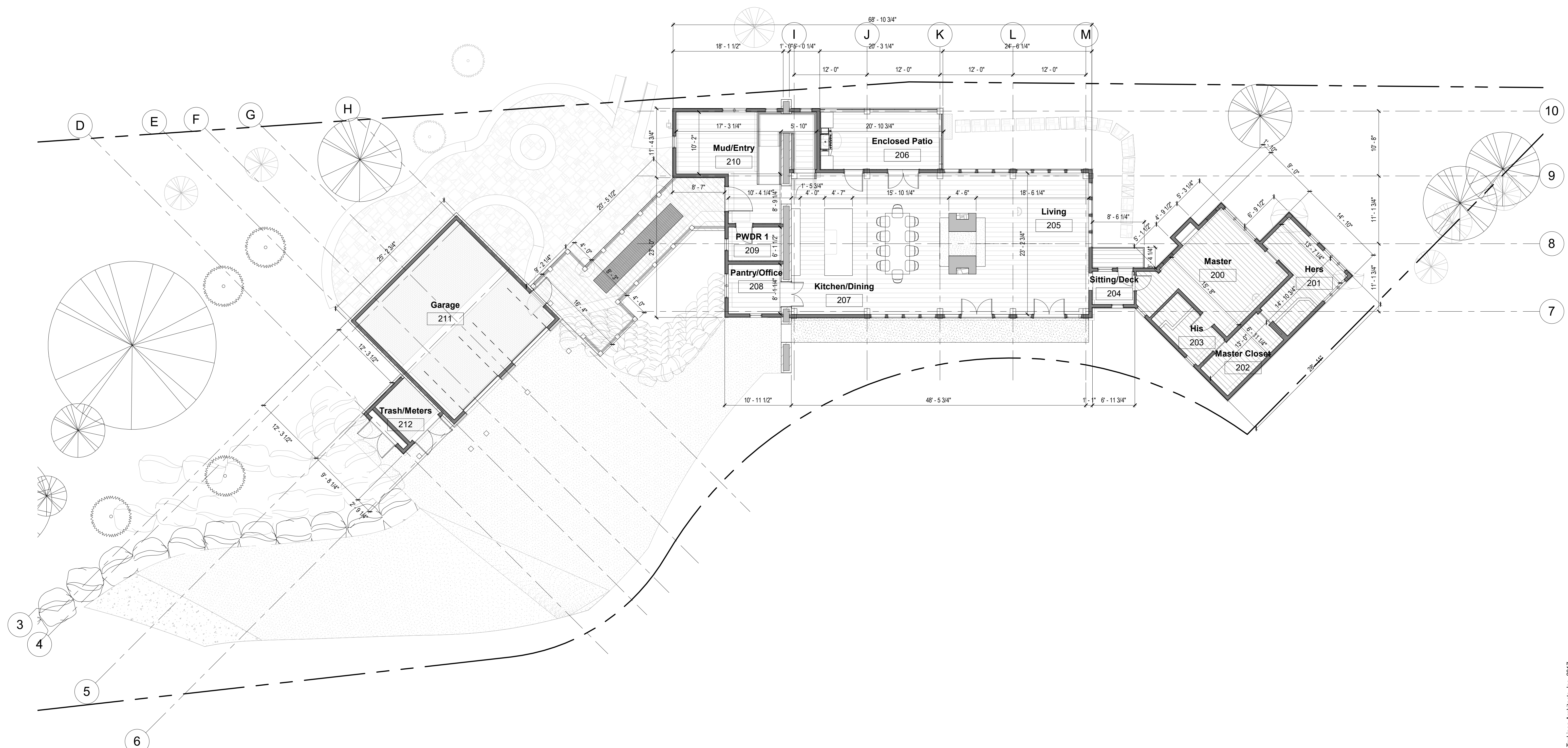
#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:37:30 AM  
 Modeled by LB  
 Checked by Luke Trujillo  
 Scale 1/8" = 1'-0"

2018.04.13

A110  
 Existing Floor Plan

NOTE: GRID LINES ARE CENTERED ON MAIN POSTS



**1 Existing - Main Level**  
 1/8" = 1'-0"

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:37:33 AM  
 Modeled by LB  
 Checked by Luke  
 Scale 1/8" = 1'-0"

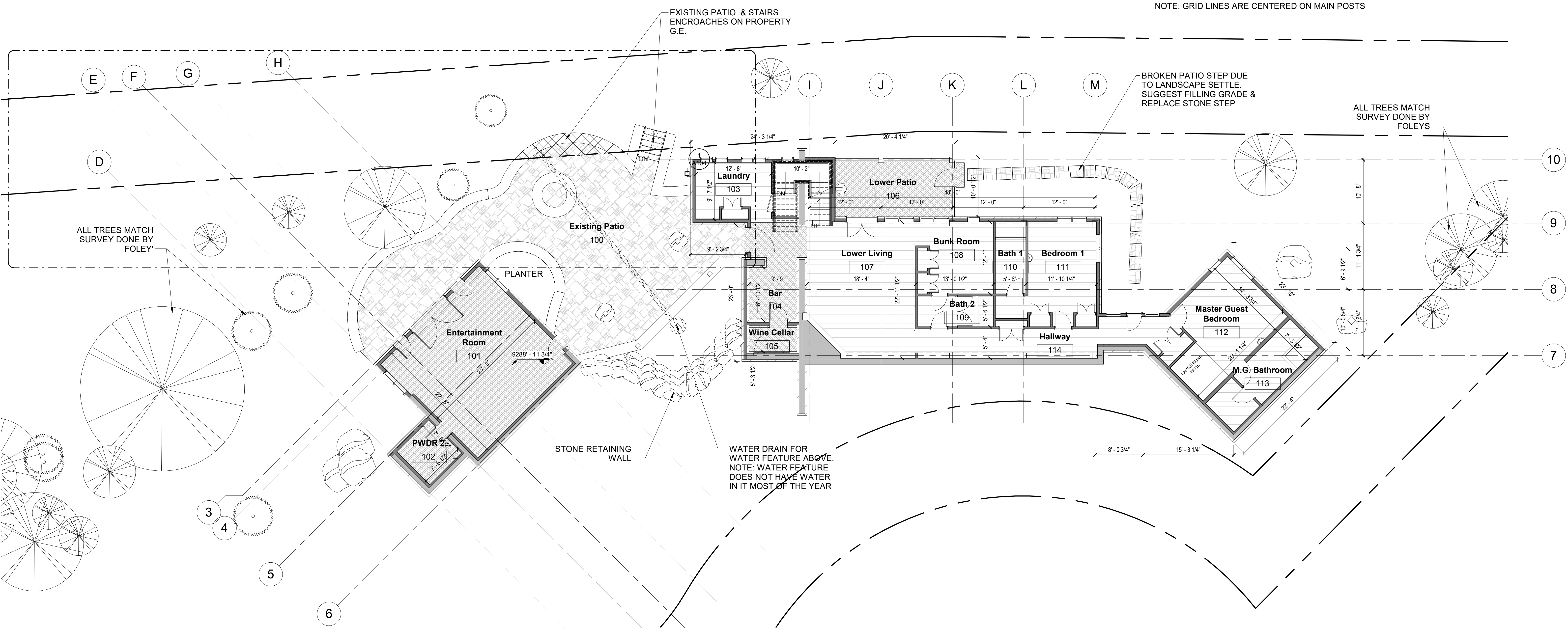
2018.04.13

A111

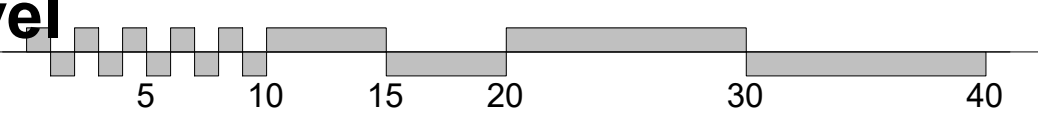
Existing Floor Plan

4/13/2018 9:37:33 AM

NOTE: GRID LINES ARE CENTERED ON MAIN POSTS



**1 Existing - Lower Level**  
 1/8" = 1'-0"





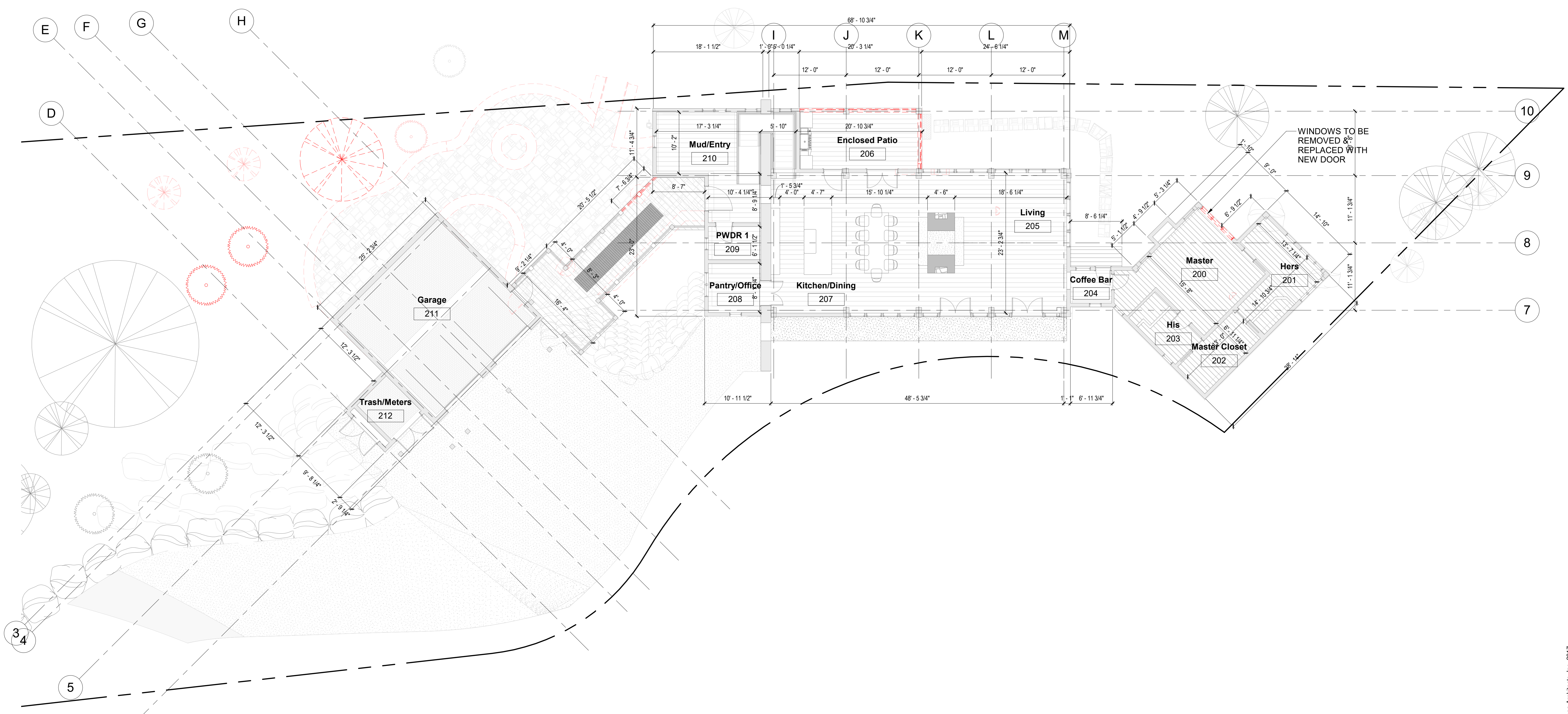
#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:37:37 AM  
 Modeled by Author  
 Checked by Checker  
 Scale 1/8" = 1'-0"

2018.04.13

A120  
 Demo Floor Plans

NOTE: GRID LINES ARE CENTERED ON MAIN POSTS



**1 Demo - Mail Level**  
 1/8" = 1'-0"

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4/13/2018 9:37:37 AM



#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

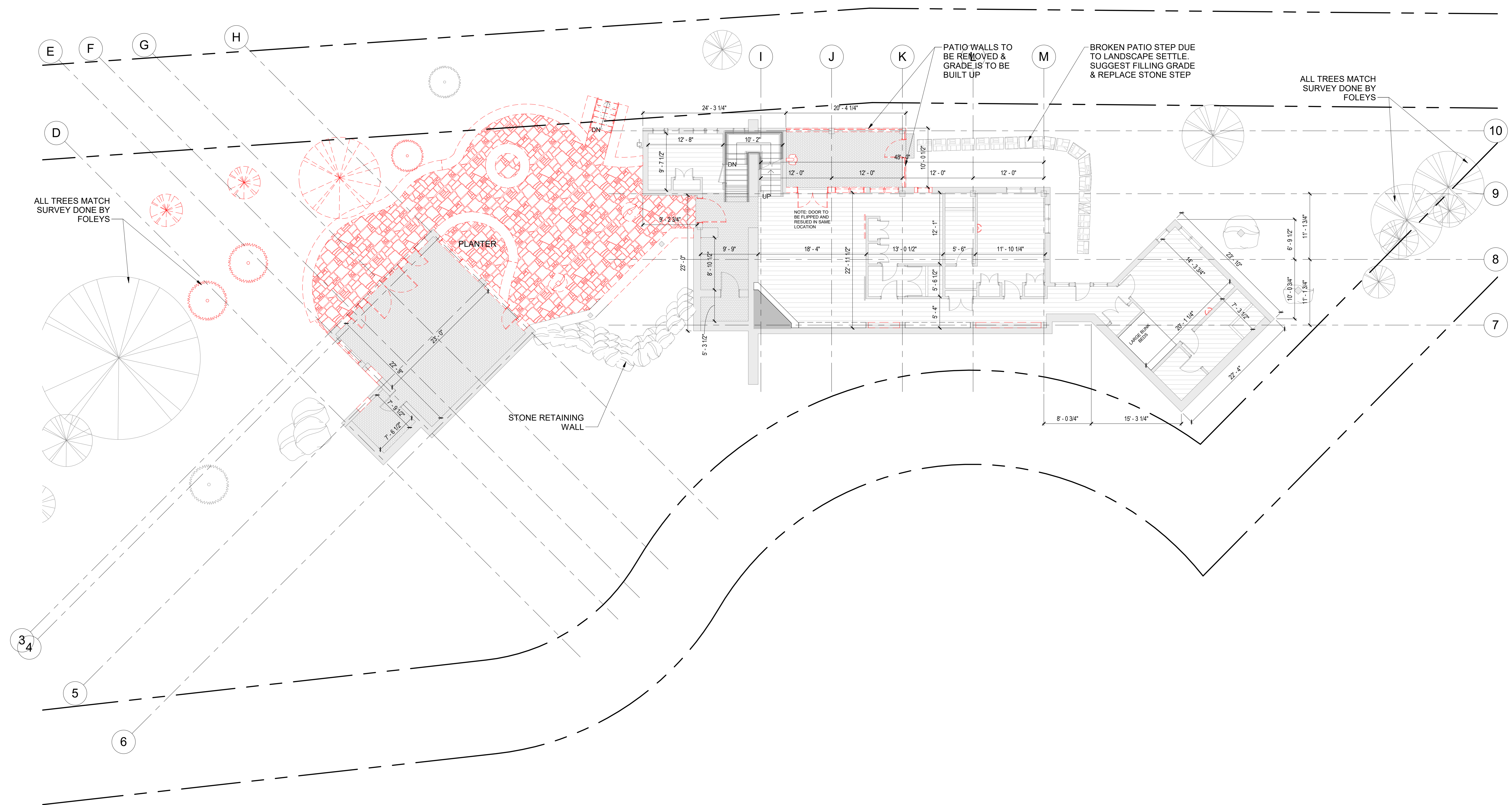
Project number	Roche
Print Date	4/13/2018 9:38:17 AM
Modeled by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

2018.04.13

A121

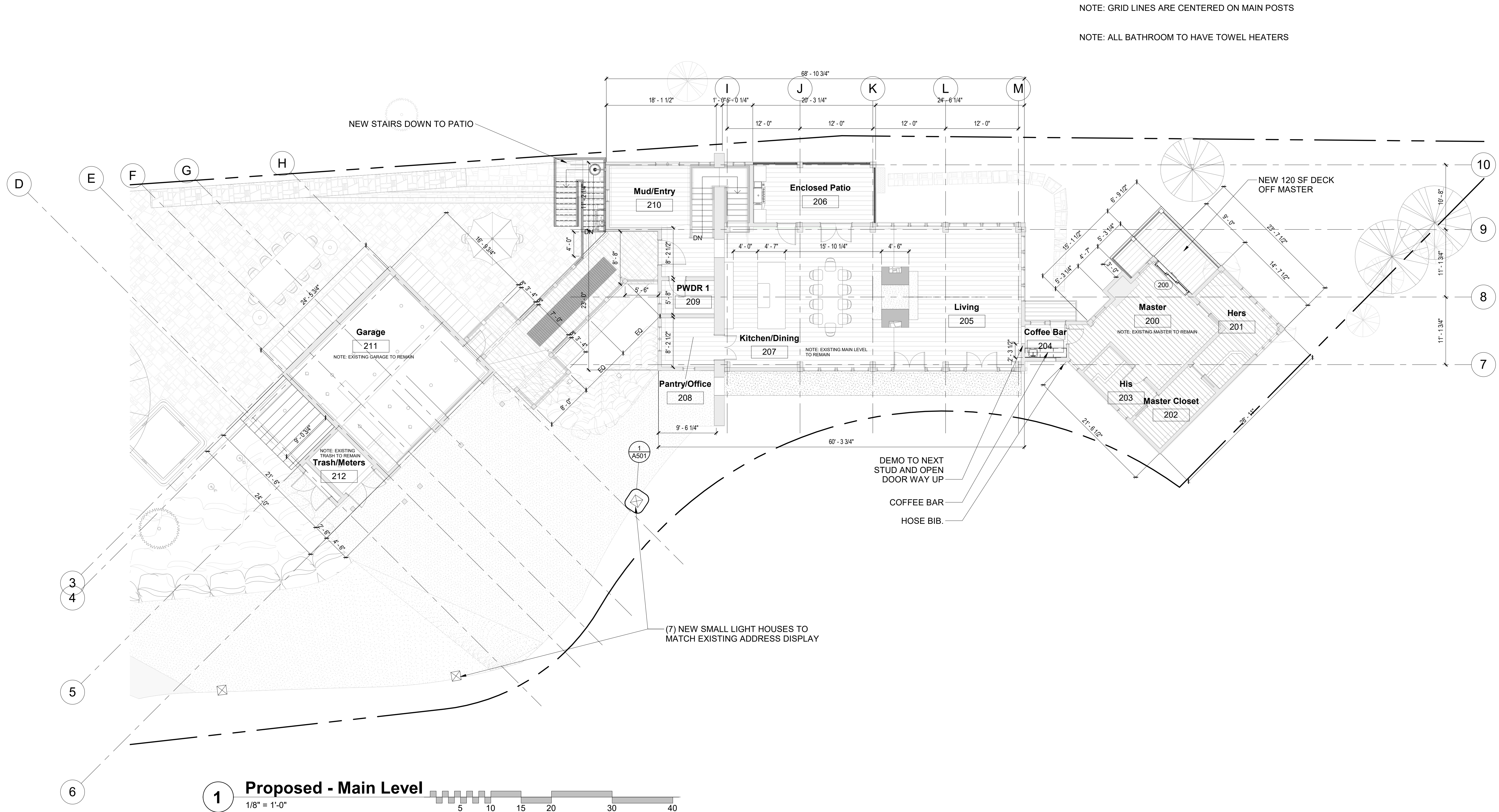
Demo Floor Plans  
 4/13/2018 9:38:17 AM

NOTE: GRID LINES ARE CENTERED ON MAIN POSTS



**1 Demo - Lower Level**  
 1/8" = 1'-0"





NOTE: GRID LINES ARE CENTERED ON MAIN POSTS

NOTE: ALL BATHROOM TO HAVE TOWEL HEATERS

Roche Landscape Design  
 Lot 657R, 139 AJ Drive  
 Town of Mountain Village,  
 Colorado 81435

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:38:21 AM  
 Modeled by LB  
 Checked by LT  
 Scale 1/8" = 1'-0"

2018.04.13

A130

Proposed Floor Plan

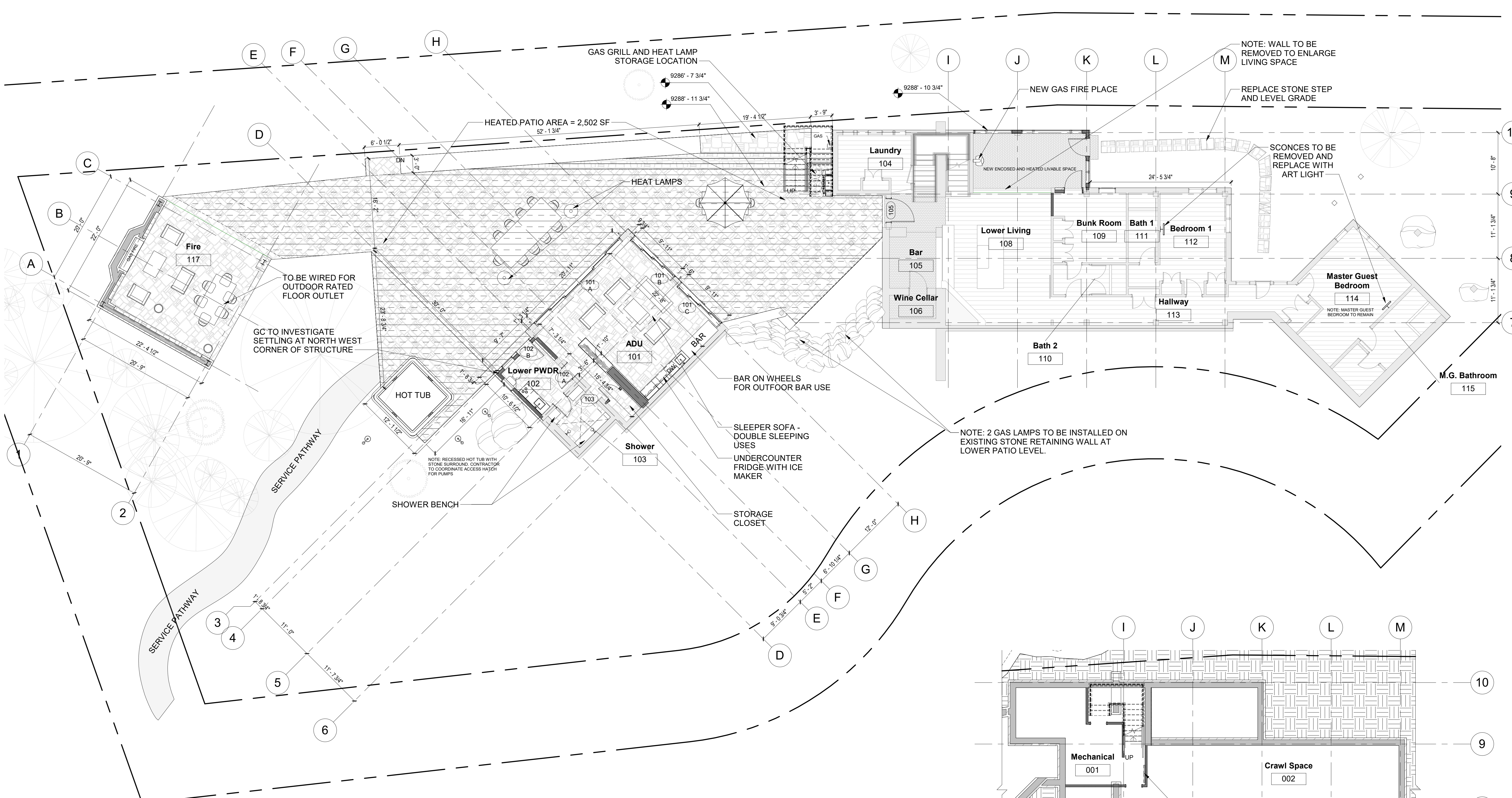
copyright © Truline Architects, Inc. 2017

4/13/2018 9:38:21 AM

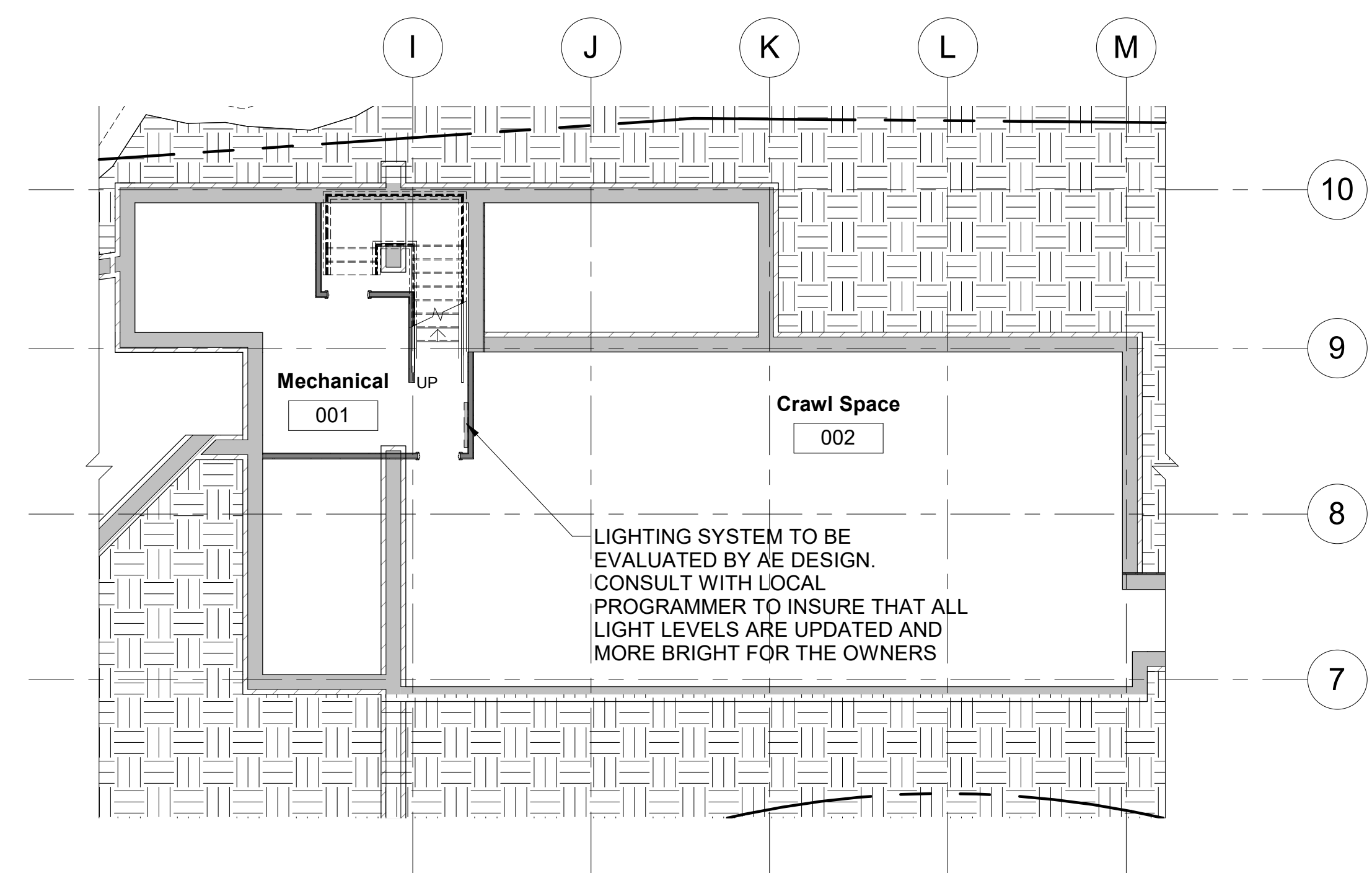


NOTE: GRID LINES ARE CENTERED ON MAIN POSTS

NOTE: ALL BATHROOM TO HAVE TOWEL HEATERS



**1 Proposed - Lower Level**  
1/8" = 1'-0"



**2 Mechanical**  
1/8" = 1'-0"  
NOTE: GC TO REVIEW CURRENT LOAD AND UPGRADE AS NECESSARY

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
Print Date 4/13/2018 9:38:25 AM  
Modeled by Author  
Checked by Checker  
Scale 1/8" = 1'-0"

2018.04.13

**A131**





**1 Proposed - Roof Plan**  
 1/8" = 1'-0"  
 5 10 15 20 30 40

Roche Landscape Design  
 Lot 657R, 139 AJ Drive  
 Town of Mountain Village,  
 Colorado 81435

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:38:28 AM  
 Modeled by Author  
 Checked by Checker  
 Scale 1/8" = 1'-0"



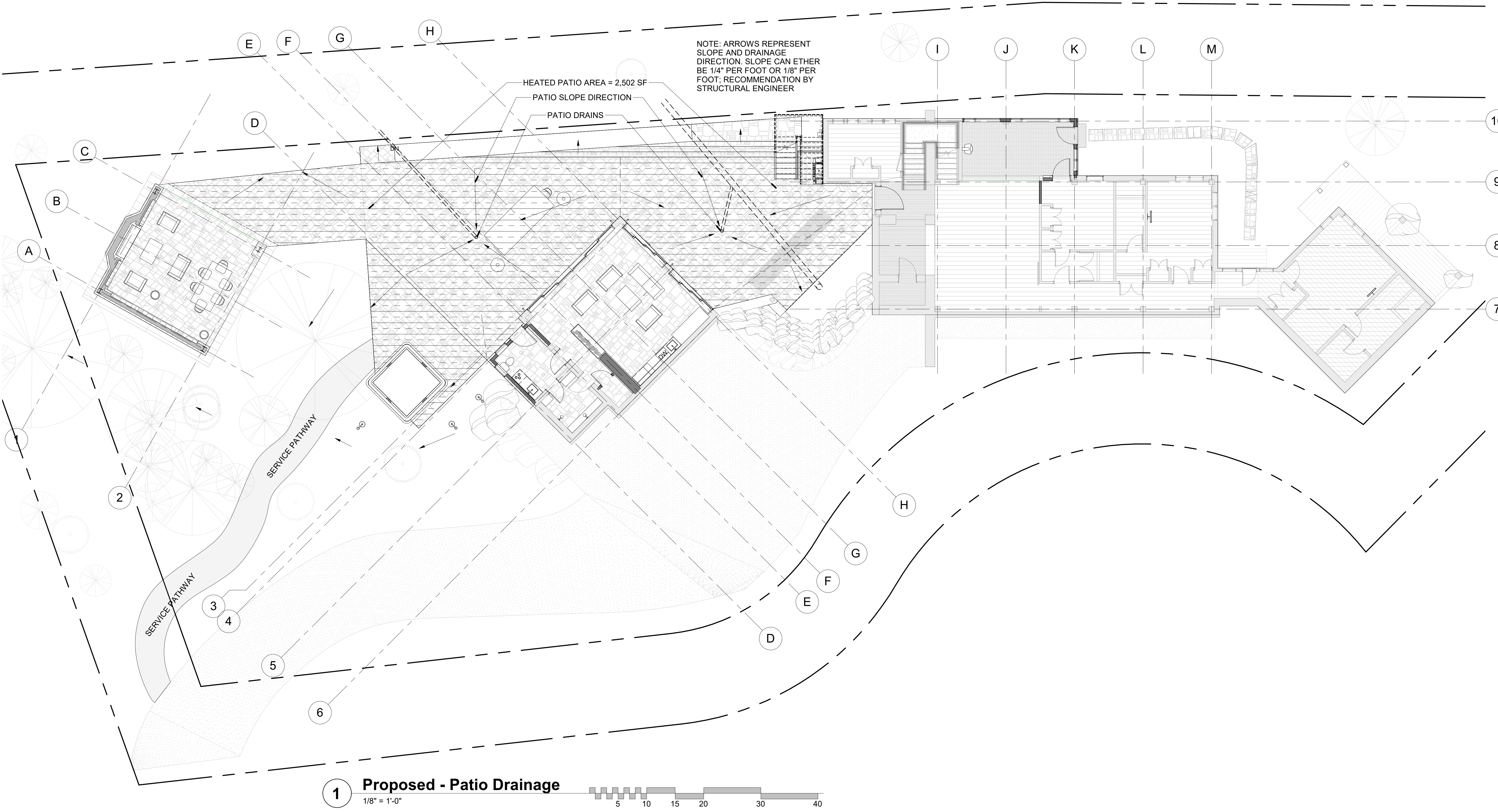
#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:38:32 AM  
 Modeled by Author  
 Checked by Checker  
 Scale 1/8" = 1'-0"

2018.04.13

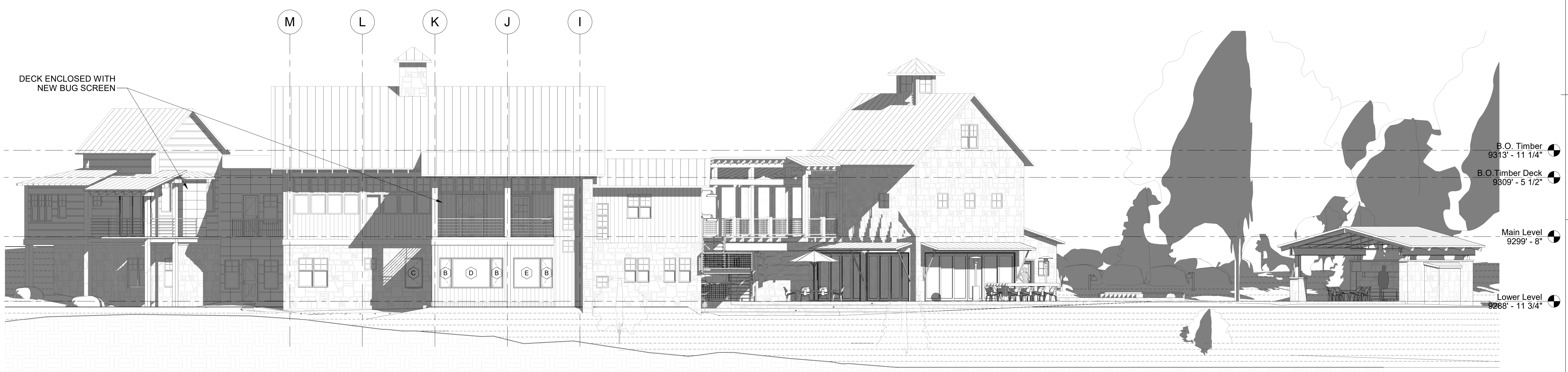
A134

Proposed Drainage Plan  
 4/13/2018 9:38:32 AM

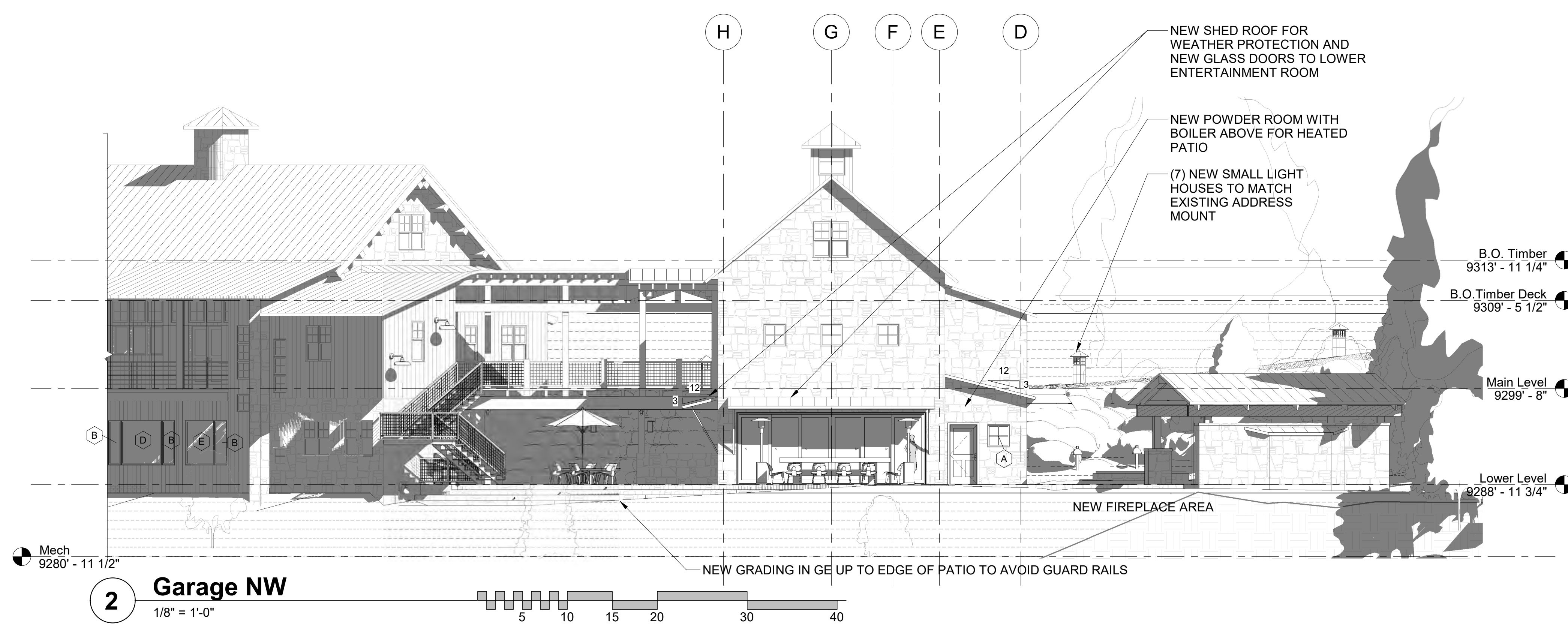


**1 Proposed - Patio Drainage**





**1 North**  
1/8" = 1'-0"  
5 10 15 20 30 40



**2 Garage NW**  
1/8" = 1'-0"  
5 10 15 20 30 40

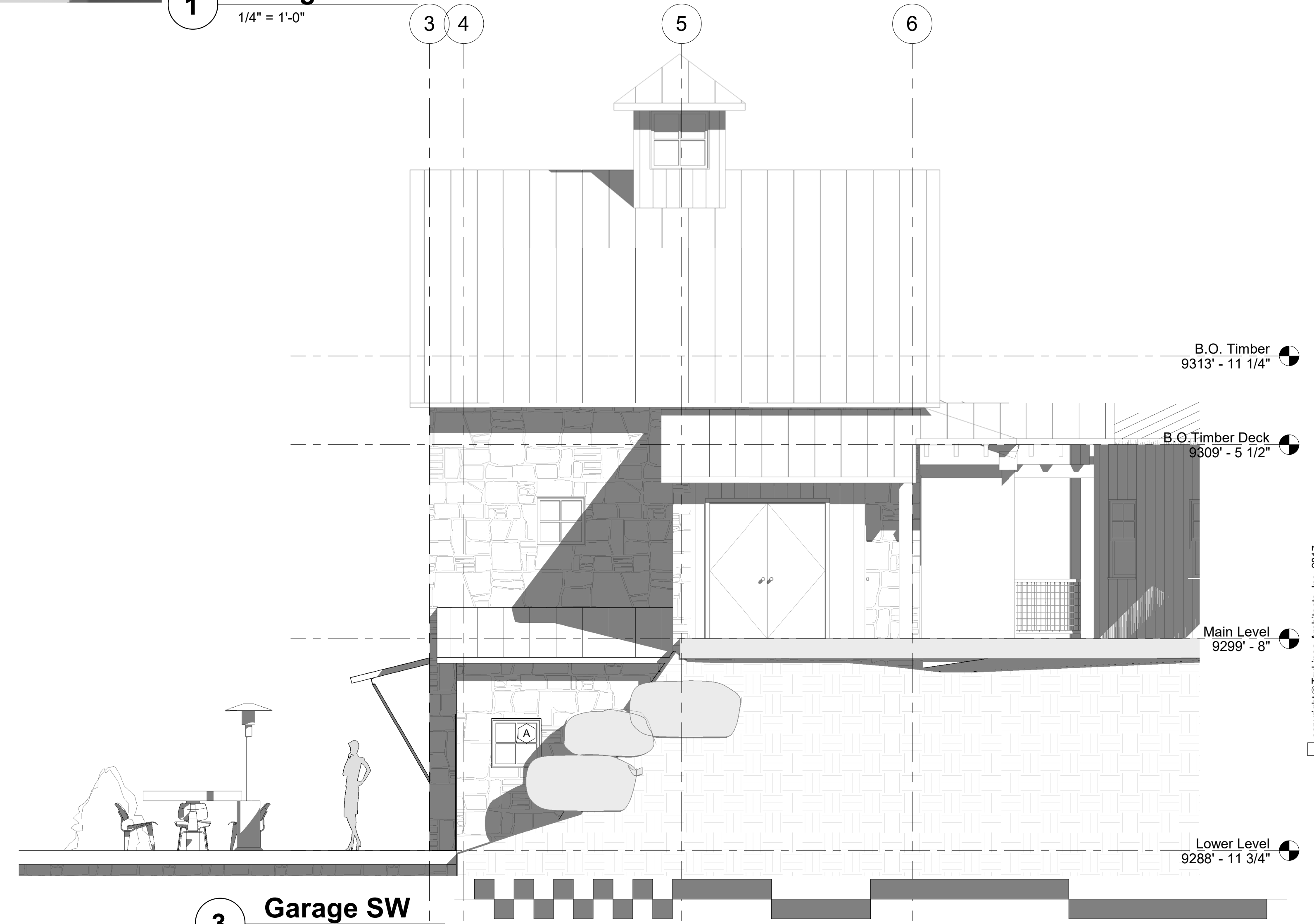
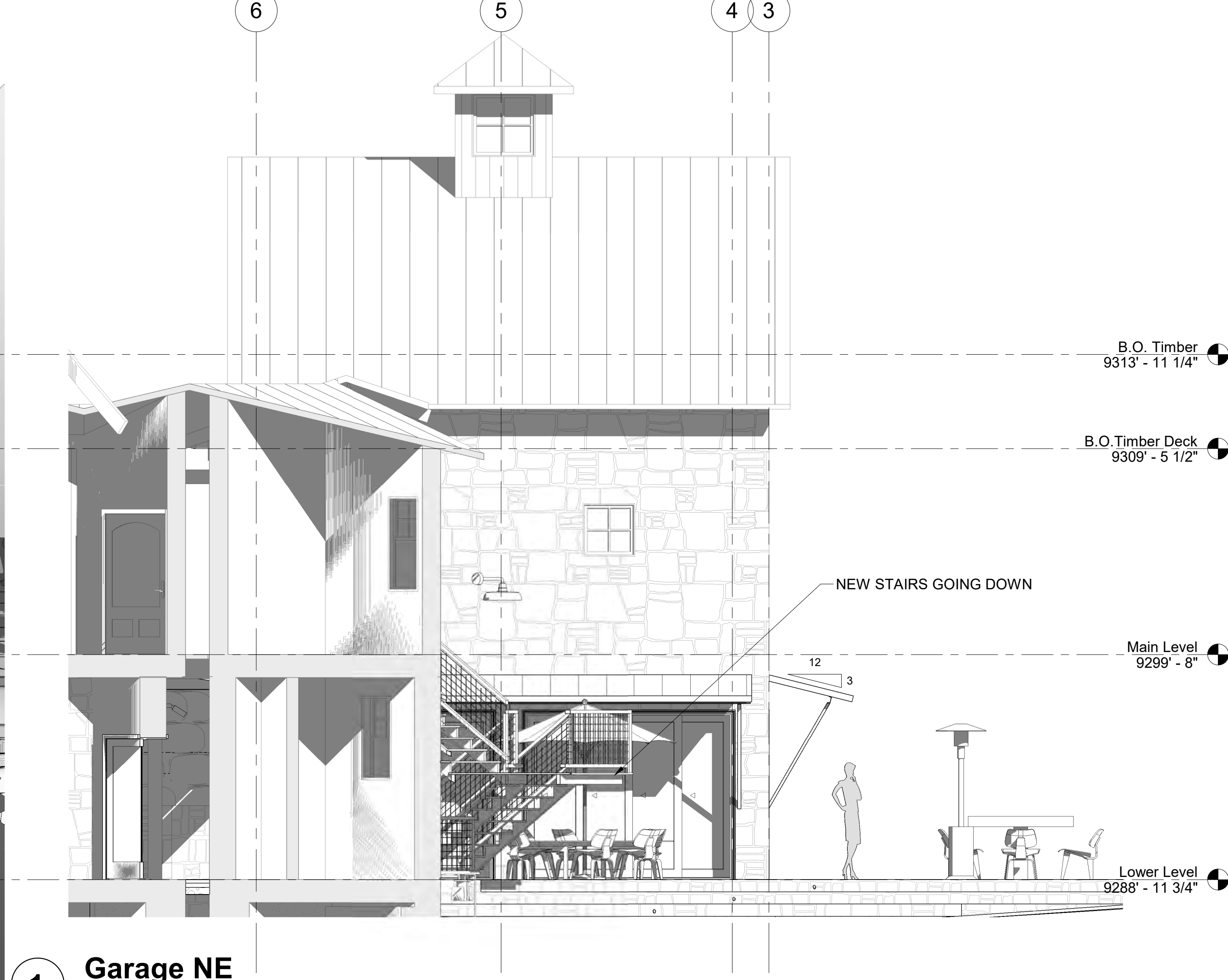
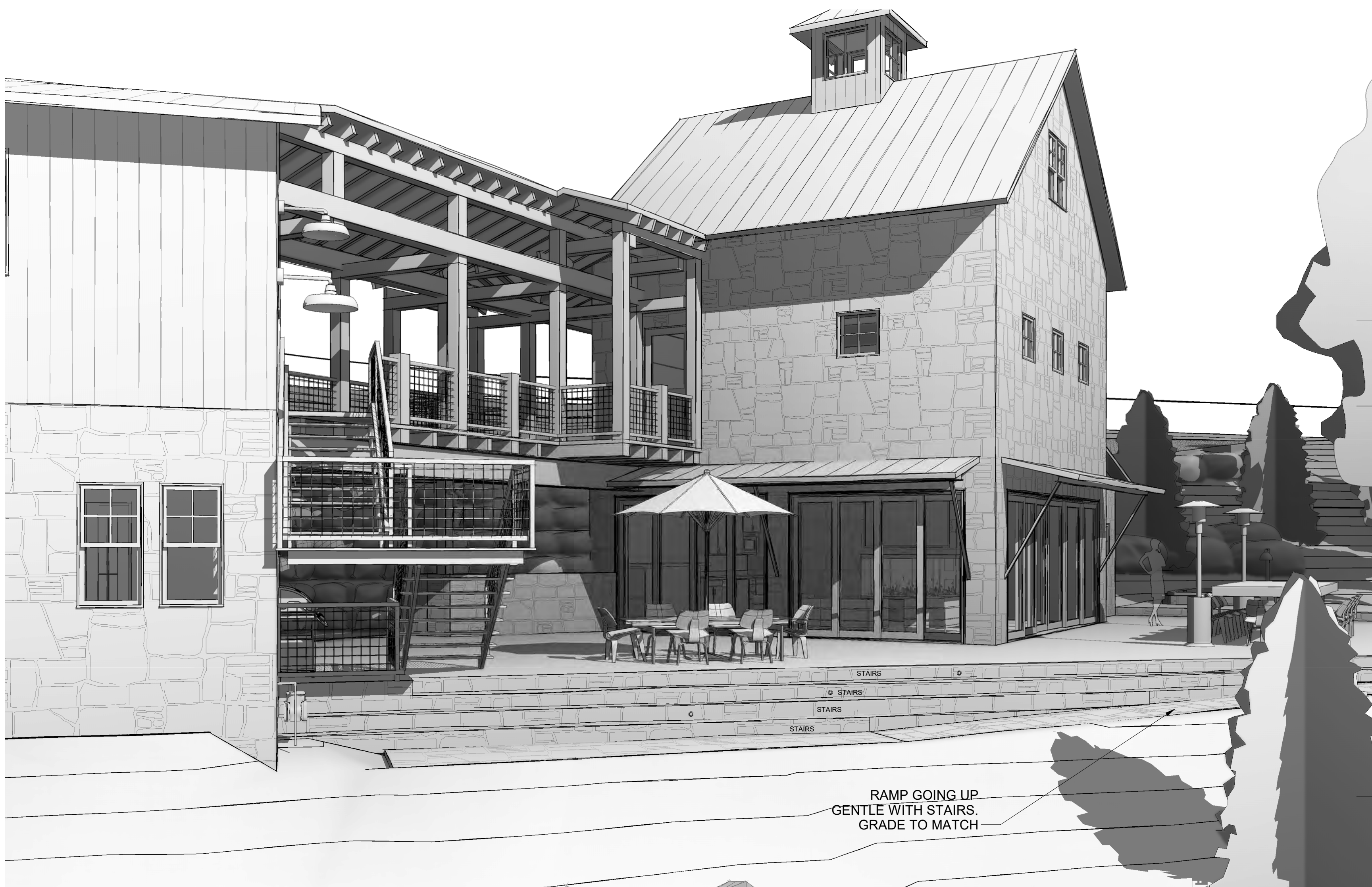
**MATERIAL CALCULATIONS**

NEW ROOFING		1,157 SF
• FIREPLACE	780 SF	
• AWNINGS	53 SF	
• NEW BATHROOM	124 SF	
• MASTER DECK	200 SF	
FLAT STONE		3,593 SF
• MAIN PATIO	2,249 SF	
• COVERED FIREPLACE	747 SF	
• HOT TUB PATIO & HOT TUB	253 SF	
• STAIRS	188 SF	
• RAMP	156 SF	
VERTICAL STONE		940 SF
• COVERED FIREPLACE	900 SF	
• STAIRS	140 SF	

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
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5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number	Roche
Print Date	4/13/2018 9:38:45 AM
Modeled by	LB
Checked by	Luke
Scale	As indicated





TRULINE ARCHITECTURE

Truline a.com  
113 Lost Creek Lane, Suite B  
Mountain Village, CO 81435  
Email: Truline@gmail.com

Roche Landscape Design  
Lot 657R, 139 AJ Drive  
Town of Mountain Village,  
Colorado 81435

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
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5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
Print Date 4/13/2018 9:39:22 AM  
Modeled by LB  
Checked by Checker  
Scale 1/4" = 1'-0"

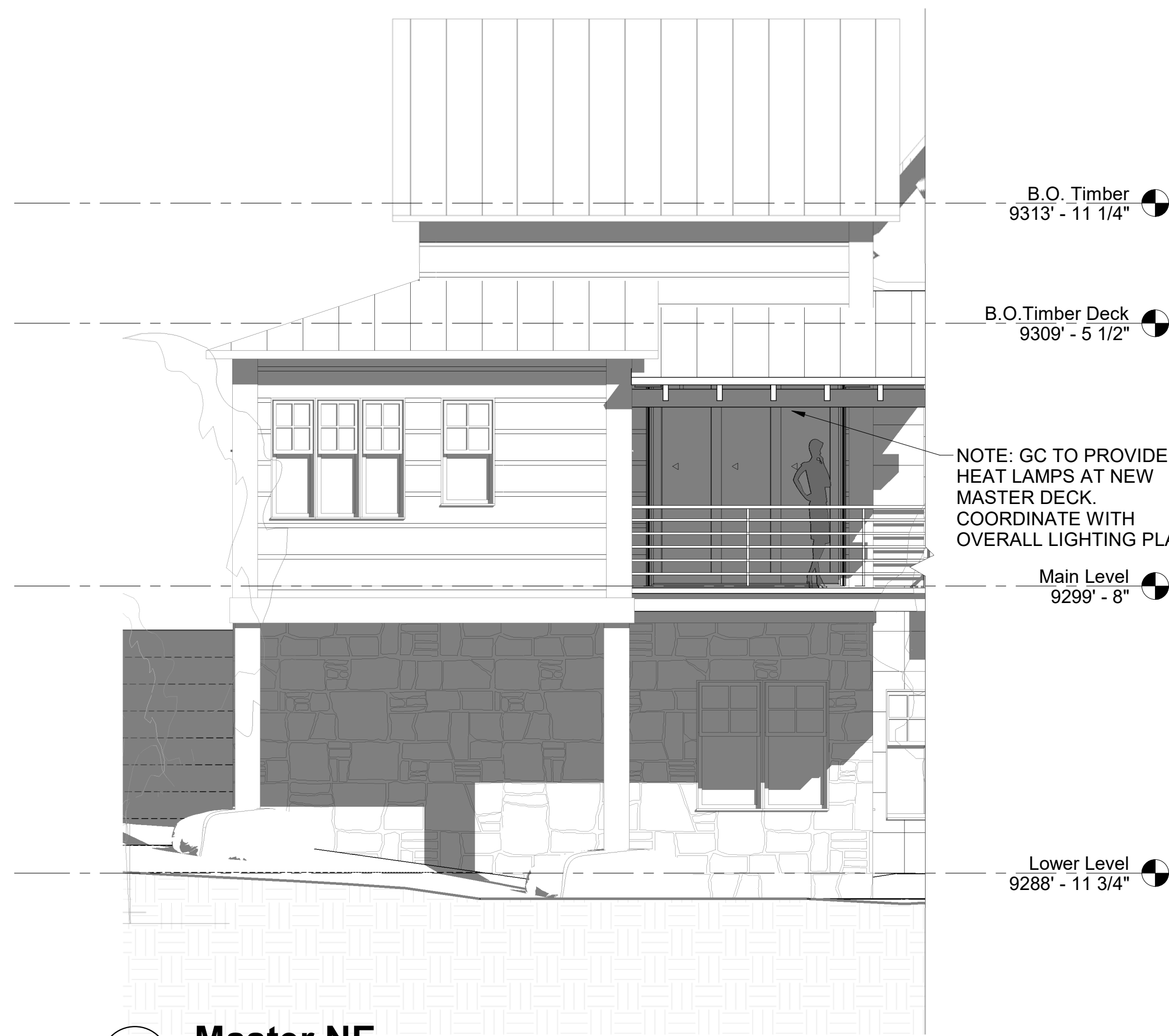
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2018.04.13

A201 Elevations

4/13/2018 9:39:22 AM





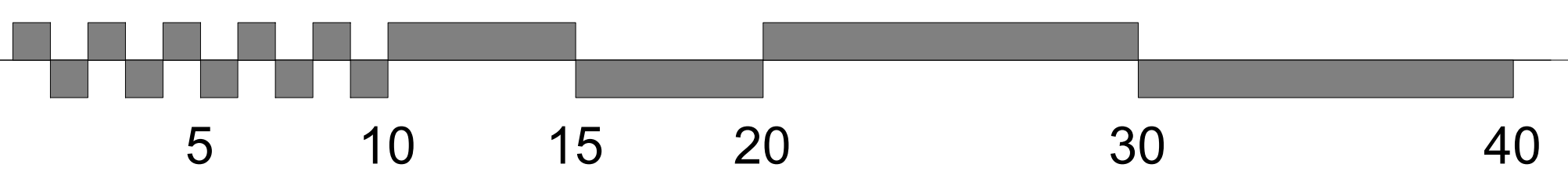
**1 Master NE**  
1/4" = 1'-0"



PATIO WALLS AND SCREENS  
TO BE REMOVED AND  
REPLACED WITH NEW WALLS  
AND WINDOWS



**2 Master Bridge**  
1/4" = 1'-0"

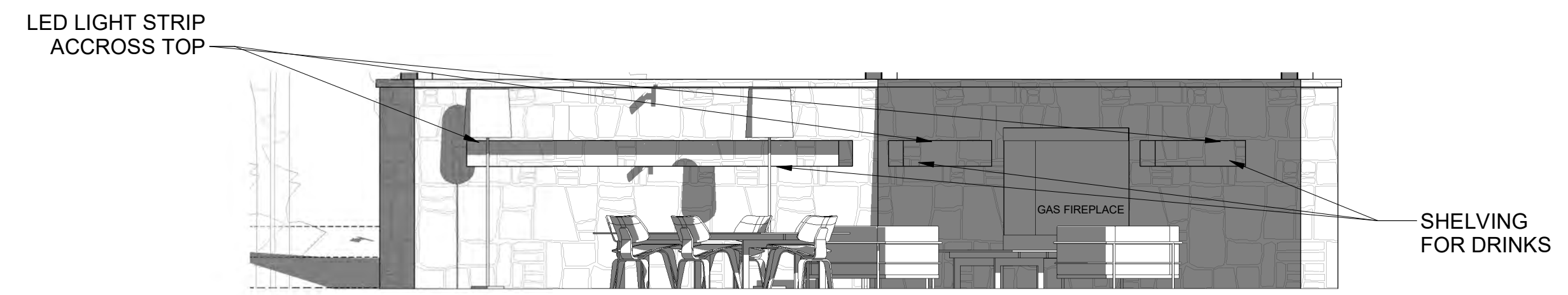
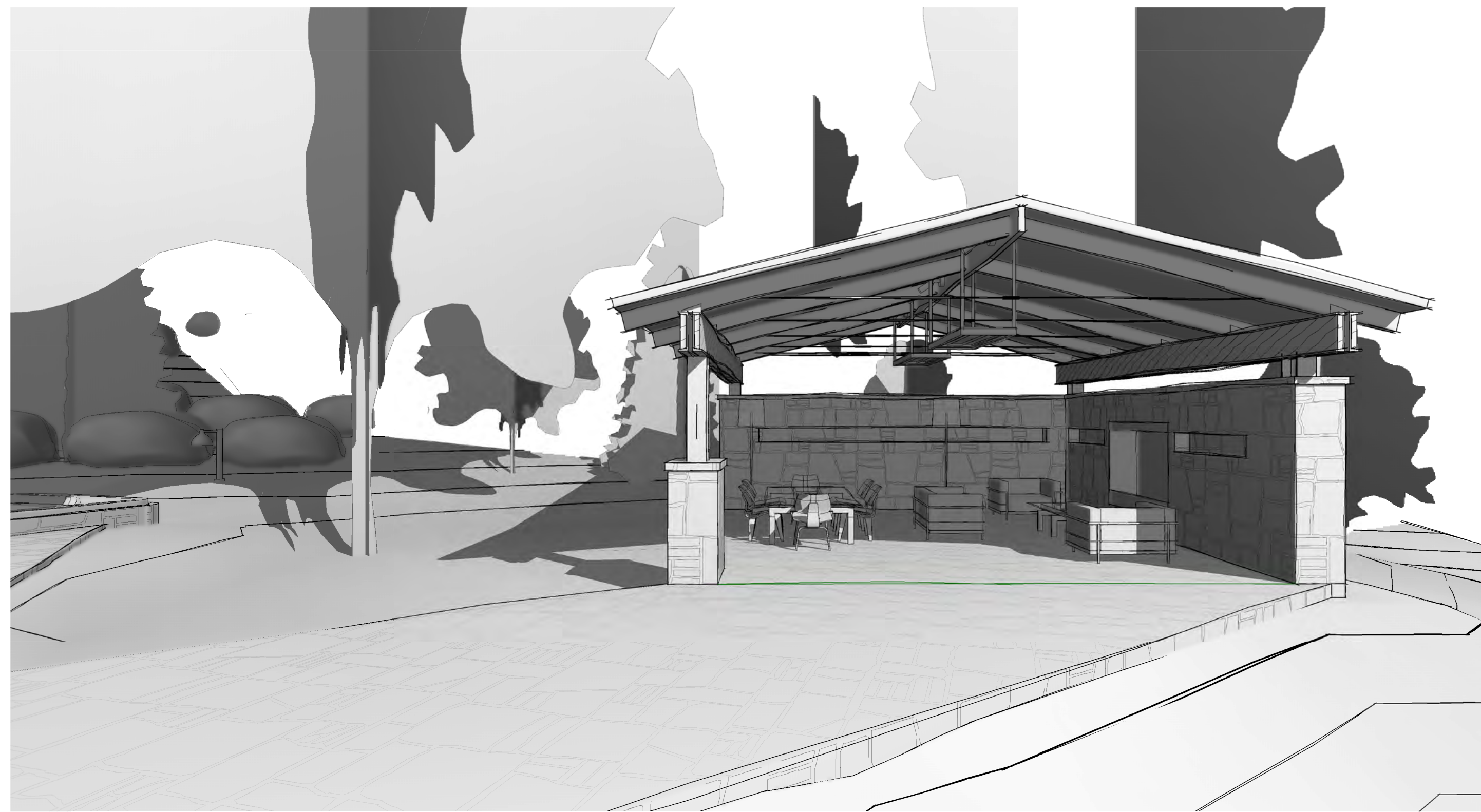


#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

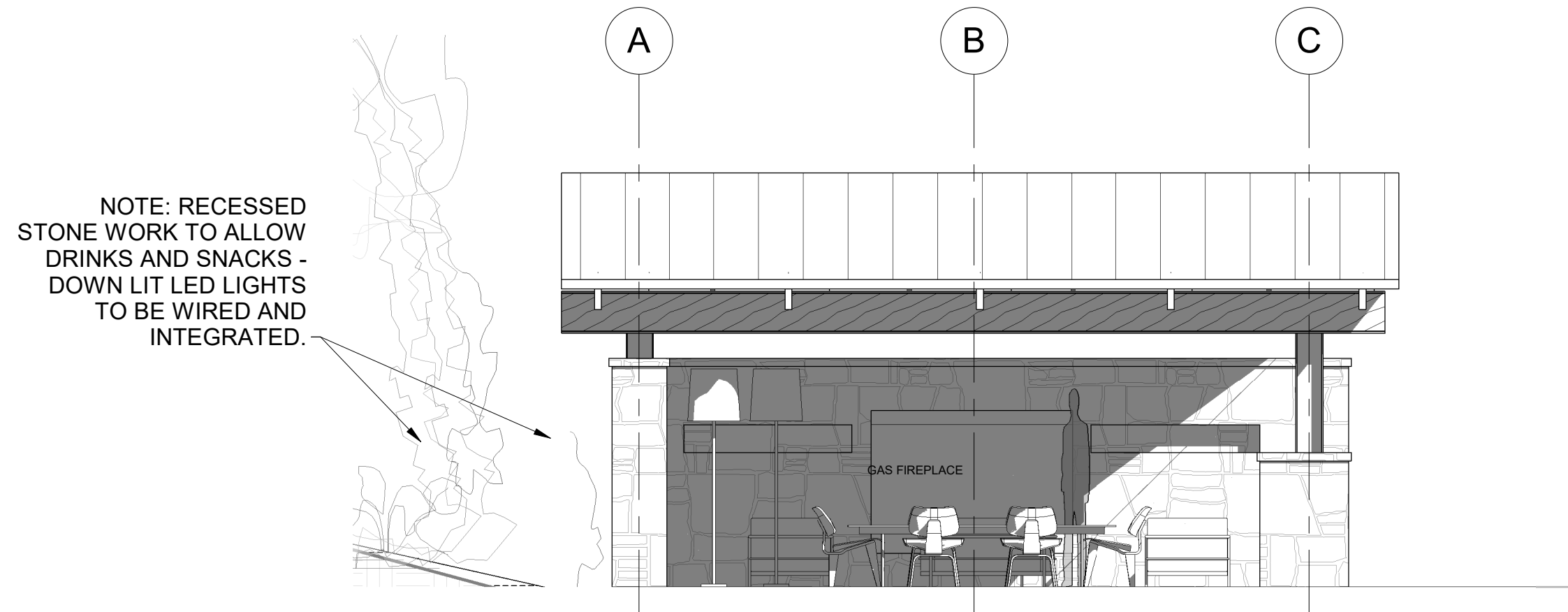
Project number Roche  
Print Date 4/13/2018 9:39:40 AM  
Modeled by LB  
Checked by Luke  
Scale 1/4" = 1'-0"

2018.04.13

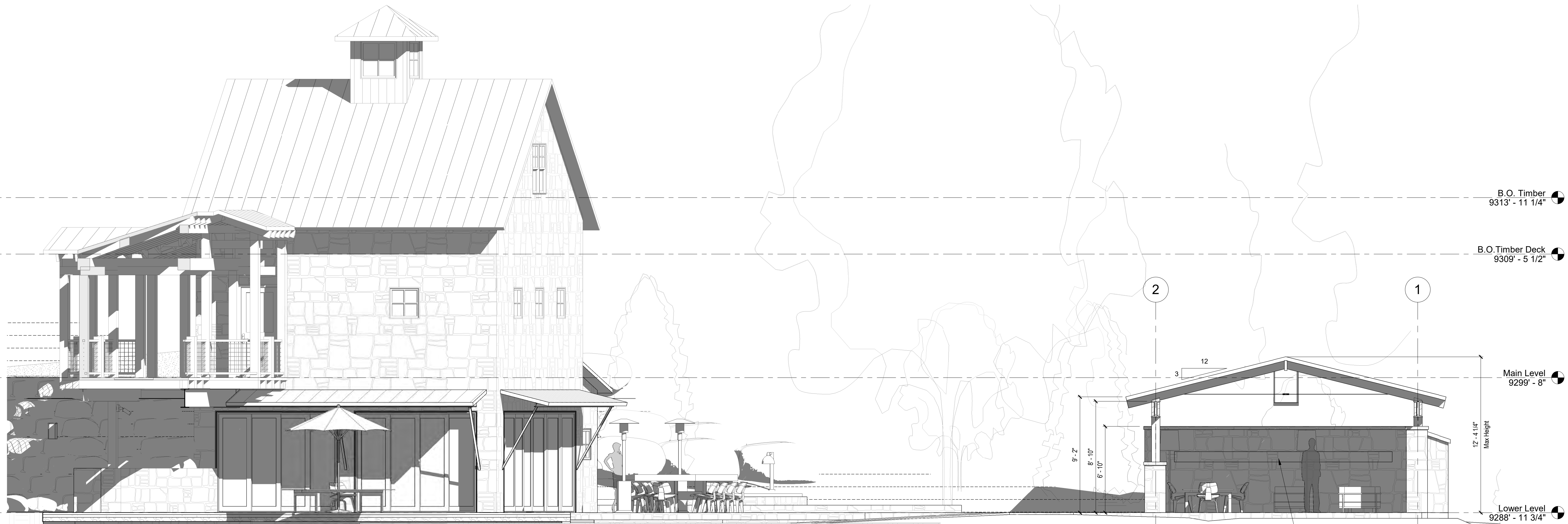




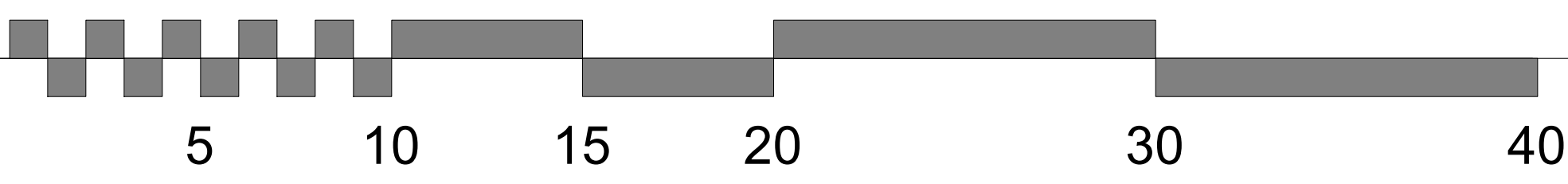
**1 Fireplace**  
1/4" = 1'-0"



**2 Fireplace West**  
1/4" = 1'-0"



**3 Fireplace North**  
1/4" = 1'-0"



#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:39:54 AM  
 Modeled by Author  
 Checked by Checker  
 Scale 1/4" = 1'-0"

2018.04.13

**A204**

Elevations

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4/13/2018 9:39:54 AM

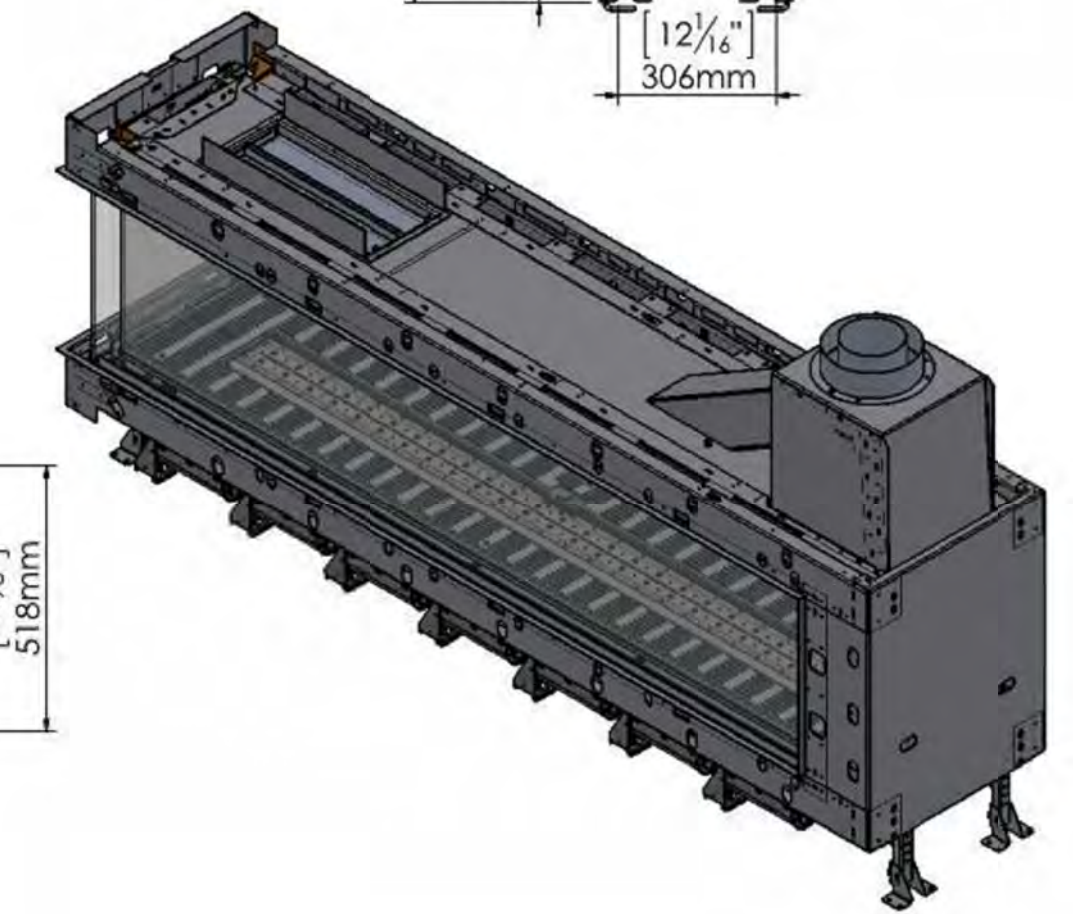
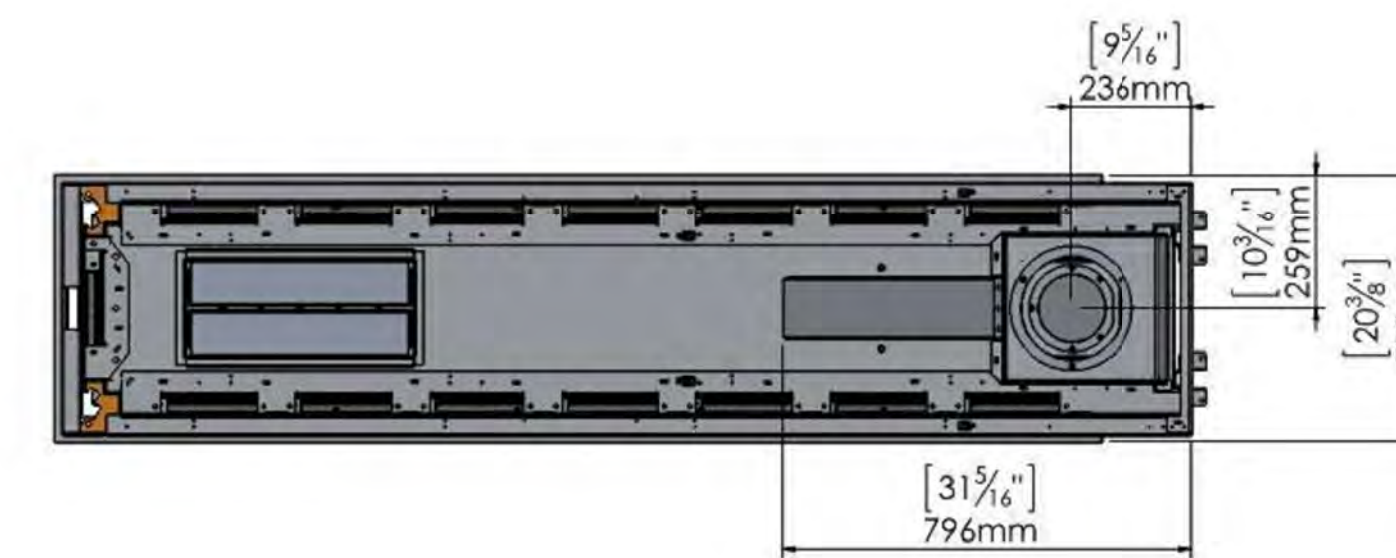
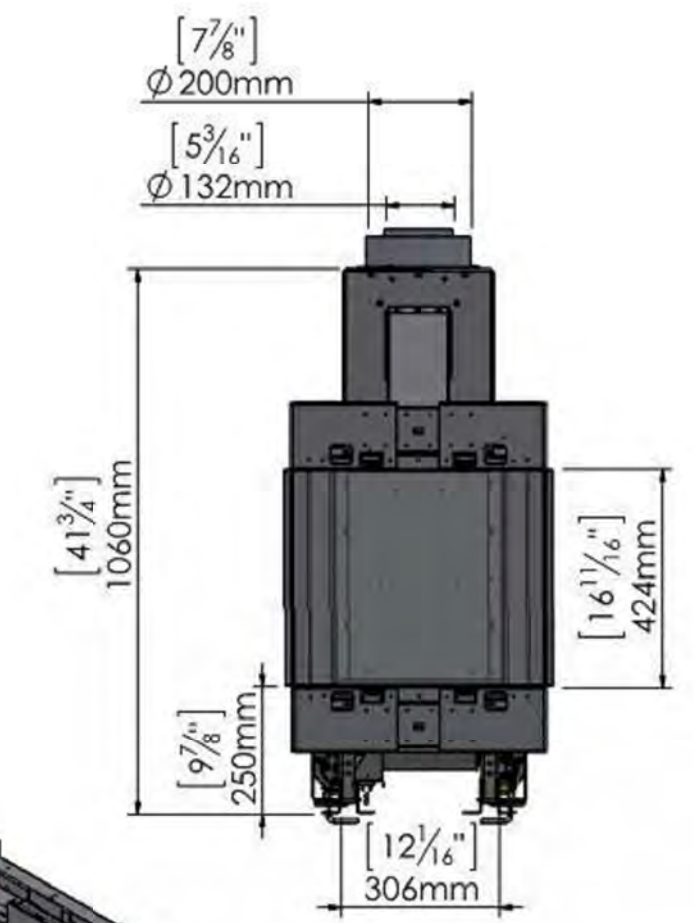
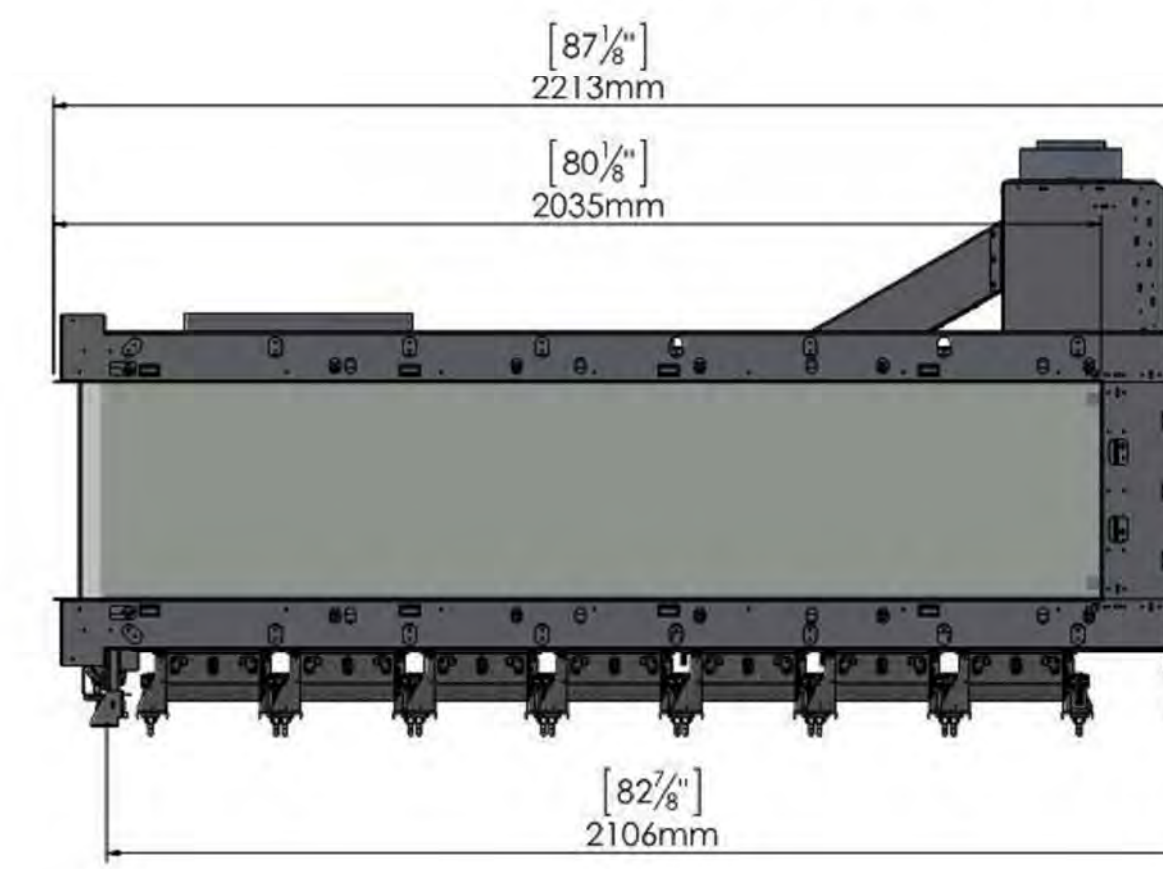




NOTE: THIS IS A STORAGE CLOSET IN THE BACK



**ORTAL** 200 Space Creator  
YOUR LIFE. YOUR FIRE Double Glass



NOTE: 3-WAY FIREPLACE MAKES THIS ROOM APPEAR LARGER

- MICROWAVE
- MINI FRIDGE WITH ICE MAKER
- DISHWASHER
- BAR
- SLEEPER SOFA



#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:40:33 AM  
 Modeled by Author  
 Checked by Checker  
 Scale

2018.04.13

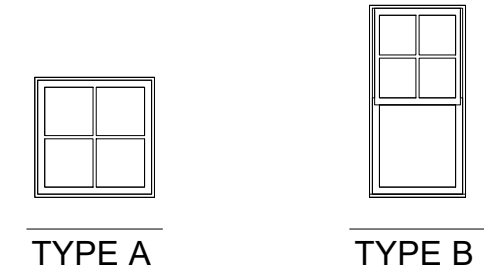
A205

Fireplace Details



#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

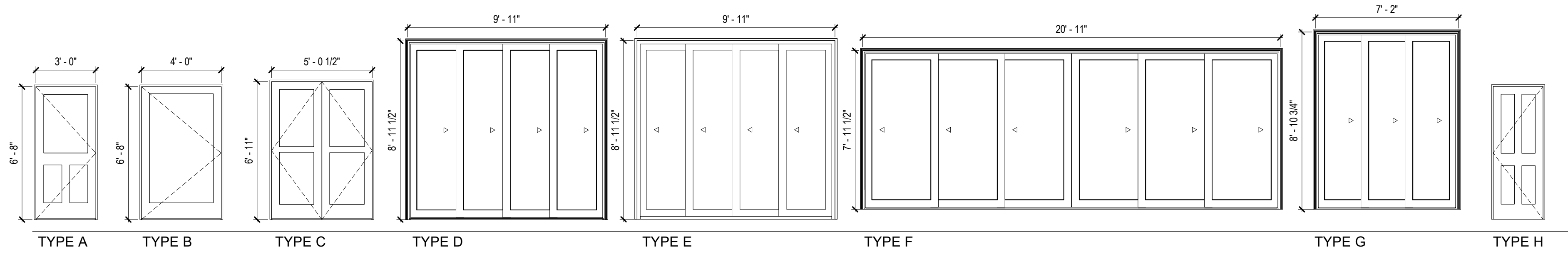
Window Schedule										
Type Mark	Type	Height	Width	Sill Height	Head Height	Manufacturer	Model	Finish	Description	Comments
A	Fixed 4 Panel	2' - 6"	2' - 6"	4' - 2"	6' - 8"					
A	Fixed 4 Panel	2' - 6"	2' - 6"	4' - 2"	6' - 8"					
B	Casement	5' - 0"	2' - 0"	2' - 2"	7' - 2"					
B	Casement	5' - 0"	2' - 0"	2' - 2"	7' - 2"					
B	Casement	5' - 0"	2' - 0"	2' - 2"	7' - 2"					
B	Casement	5' - 0"	2' - 0"	2' - 2"	7' - 2"					
B	Casement	5' - 0"	2' - 0"	2' - 2"	7' - 2"					
C	Casement	5' - 0"	3' - 0"	2' - 2"	7' - 2"					
D	Fixed	5' - 0"	6' - 6"	2' - 2"	7' - 2"					
E	Fixed	5' - 0"	4' - 6"	2' - 2"	7' - 2"					



**Window Type**  
1/4" = 1'-0"

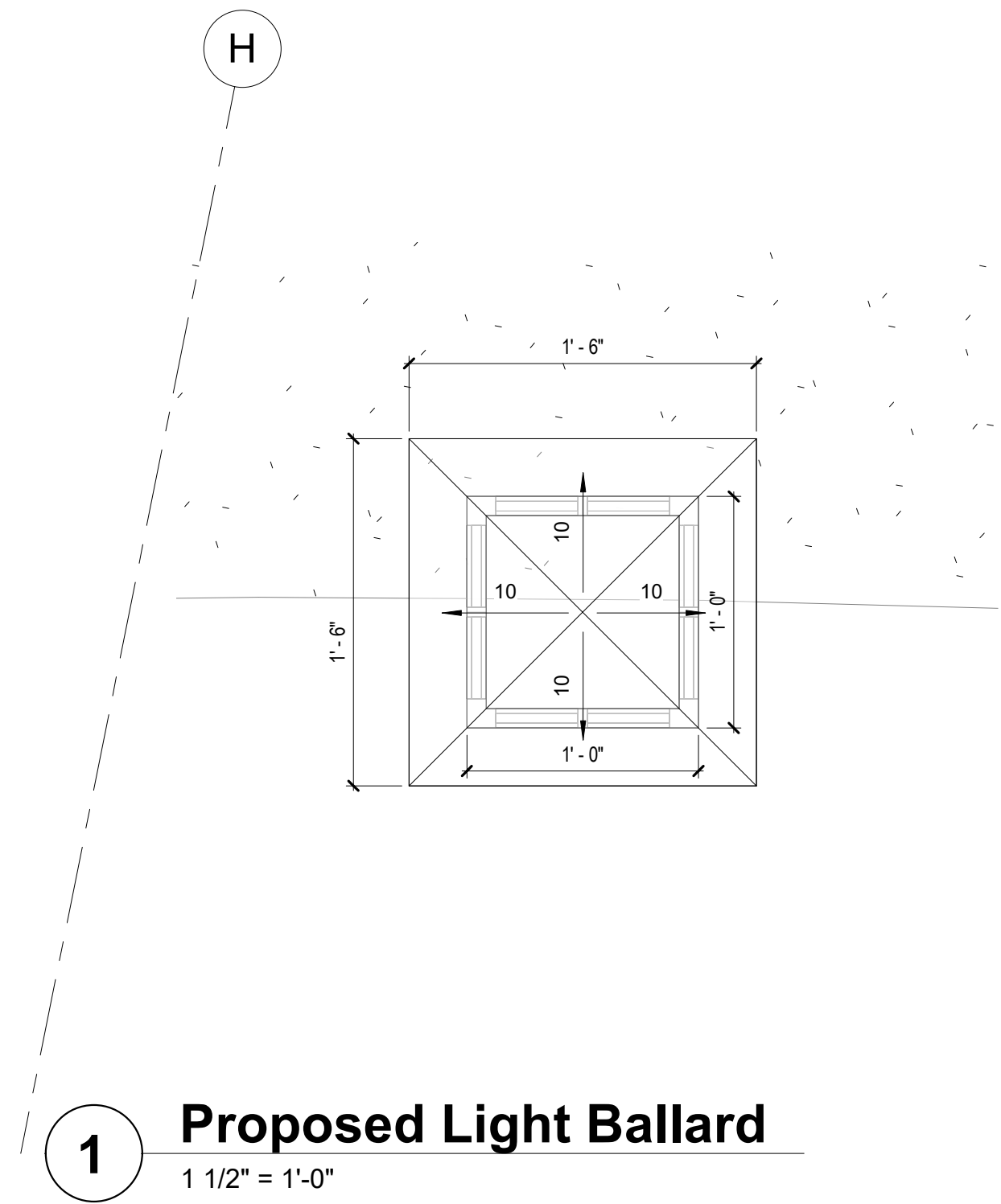
Door Schedule										
Mark	Door Type	Family	Height	Width	Manufacturer	Finish	Description	Comments		
101 A	F	Door-Multi Slide Stacked Bi Parting	7' - 11 1/2"	20' - 11"						
101 B	D	Door-Multi Slide Stacked Uni Directional	7' - 11 1/2"	9' - 11"						
101 C	D	Door-Multi Slide Stacked Uni Directional	7' - 11 1/2"	9' - 11"						
101 D	H	Door-Interior-Single-4_Panel-Wood	6' - 8"	2' - 6"						
102 A	H	Door-Interior-Single-4_Panel-Wood	6' - 8"	2' - 6"						
102 B	A	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad	6' - 8"	3' - 0"						
103 B	H	Door-Interior-Single-4_Panel-Wood	6' - 8"	2' - 6"						
103 C	B	Door-Exterior-Single-Entry-Full Glass	6' - 8"	3' - 0"						
105	B	Door-Exterior-Single-Entry-Full Glass	6' - 8"	4' - 0"				Replace Existing Door		
108	B	Door-Exterior-Single-Entry-Full Glass	7' - 2"	3' - 0"						
200	G	Door-Multi Slide Stacked Uni Directional	8' - 10 3/4"	7' - 2"						

NOTE: ALL BATHROOM TO HAVE TOWEL HEATERS

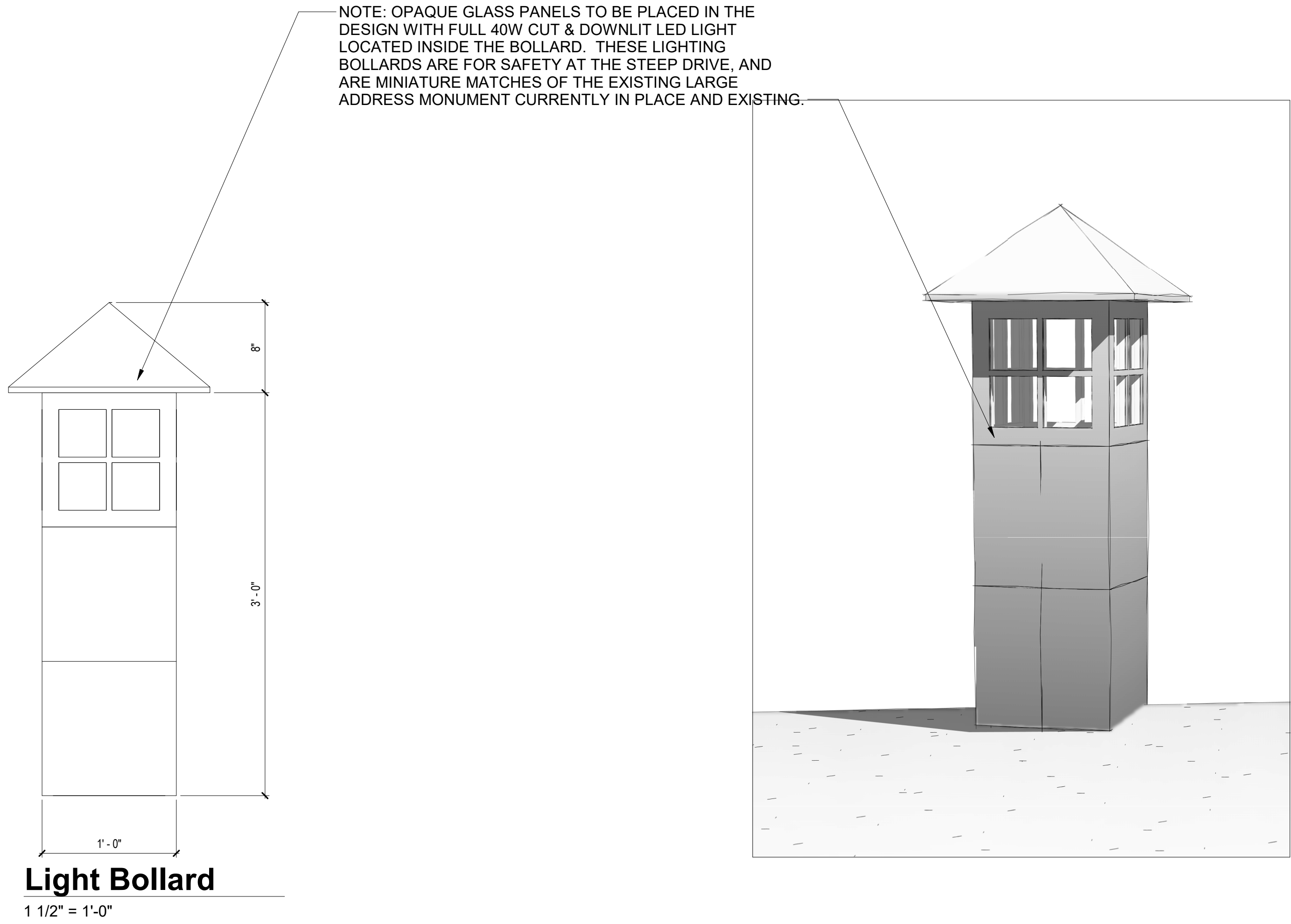


**Door Types**  
1/4" = 1'-0"

Project number	Roche
Print Date	4/13/2018 9:40:33 AM
Modeled by	Author
Checked by	Checker
Scale	1/4" = 1'-0"



**1 Proposed Light Bollard**  
1 1/2" = 1'-0"



**Light Bollard**  
1 1/2" = 1'-0"

Specialty Equipment Schedule					
Family	Count	Manufacturer	Model	Description	Comments
Dishwasher	1				
Hanging Heater	3				
Heat Lamp	2				
Hot Tub	1				
Interior 3 Sided Gas Fire	1				
Microwave	1				
Outdoor Gas Fireplace	1				
Over Head Door Shades	1				
Small Fire Place	1				
Wall TV	1				

Plumbing Schedule					
Family	Room: Name	Manufacturer	Model	Description	Comments
Shower Head and Controls	Shower				
Shower Head and Controls	Shower				
Sink	Coffee Bar				
Sink Faucet	ADU				
Sink Faucet	Lower PWDR				
Small Sink	ADU				
Small Sink	Lower PWDR				
Toilet	Lower PWDR				

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:40:36 AM  
 Modeled by Author  
 Checked by Checker  
 Scale 1 1/2" = 1'-0"

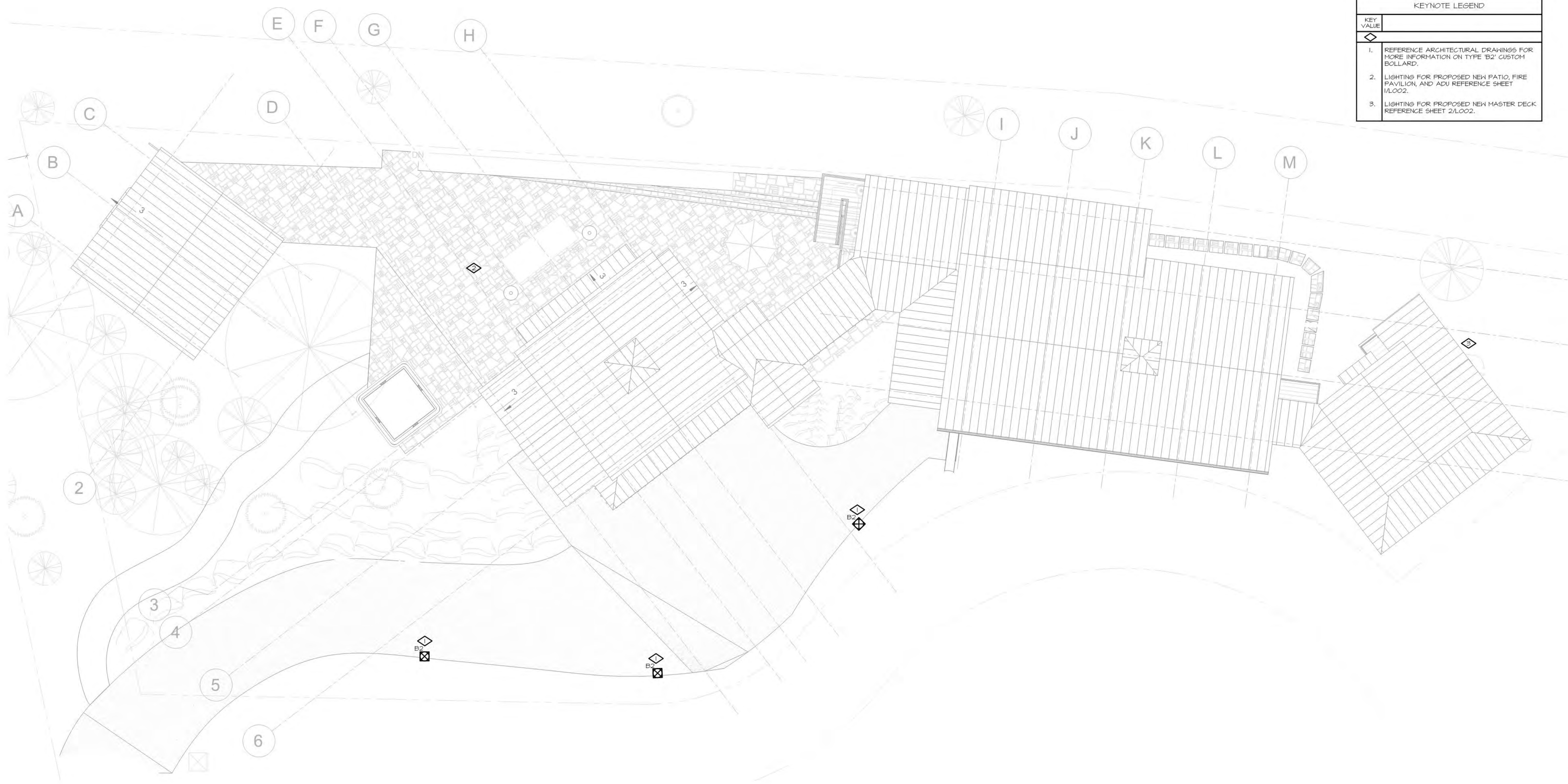












GENERAL NOTES	
A.	ALL EXTERIOR LIGHTING CIRCUITS SHALL UTILIZE A MINIMUM WIRE SIZE OF #10AHS COPPER, UN.

KEYNOTE LEGEND	
KEY VALUE	
1.	REFERENCE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION ON TYPE B2' CUSTOM BOLLARD.
2.	LIGHTING FOR PROPOSED NEW PATIO, FIRE PAVILION, AND ADU REFERENCE SHEET 1/L002.
3.	LIGHTING FOR PROPOSED NEW MASTER DECK REFERENCE SHEET 2/L002.

**1 | OVERALL SITE LIGHTING PLAN**  
 L001 | SCALE: 1/8" = 1'-0" | NORTH

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
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Project number	Roche
Print Date	4/9/2018
Modeled by	SCK
Checked by	MRM
Scale	AS NOTED

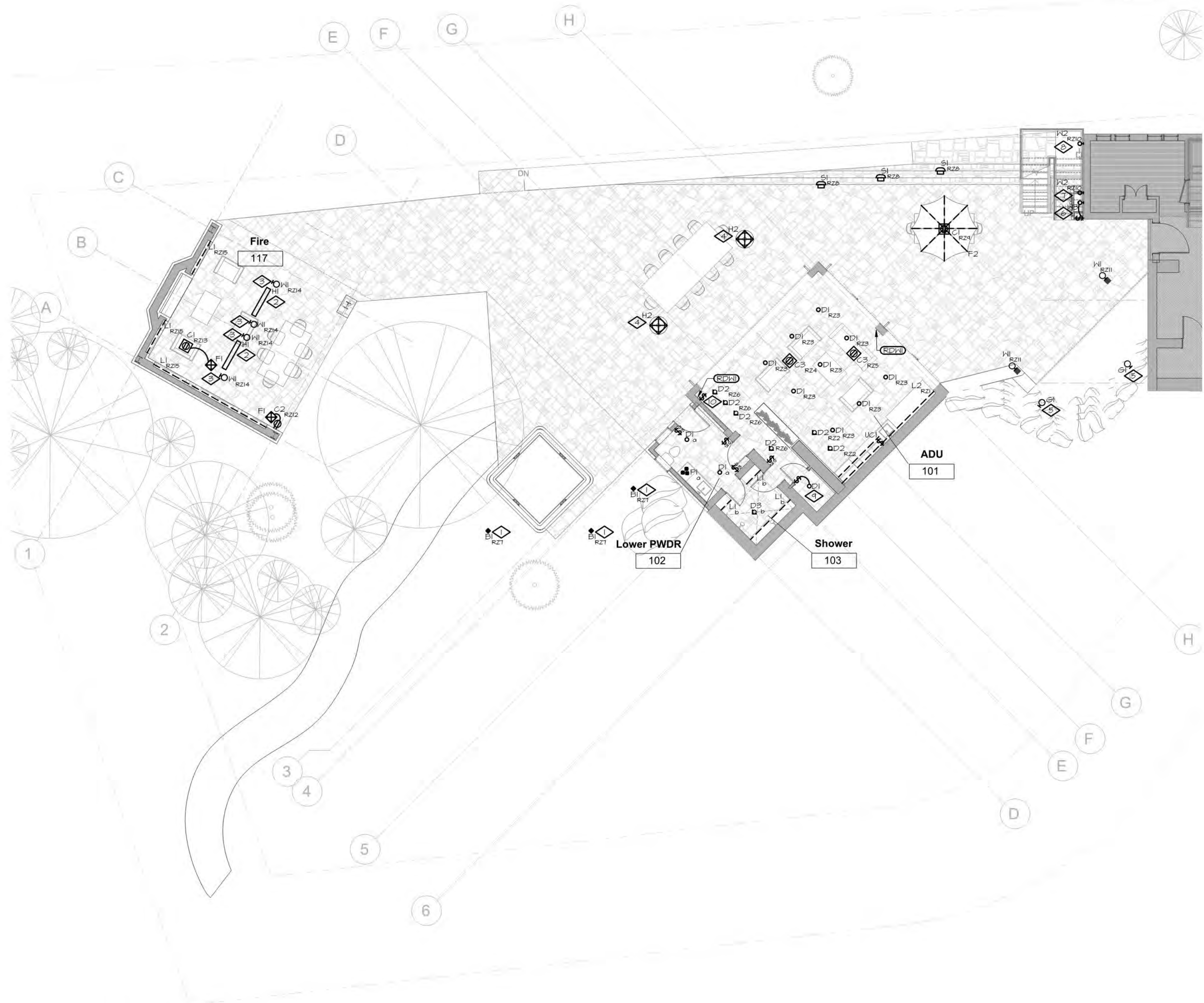
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L001

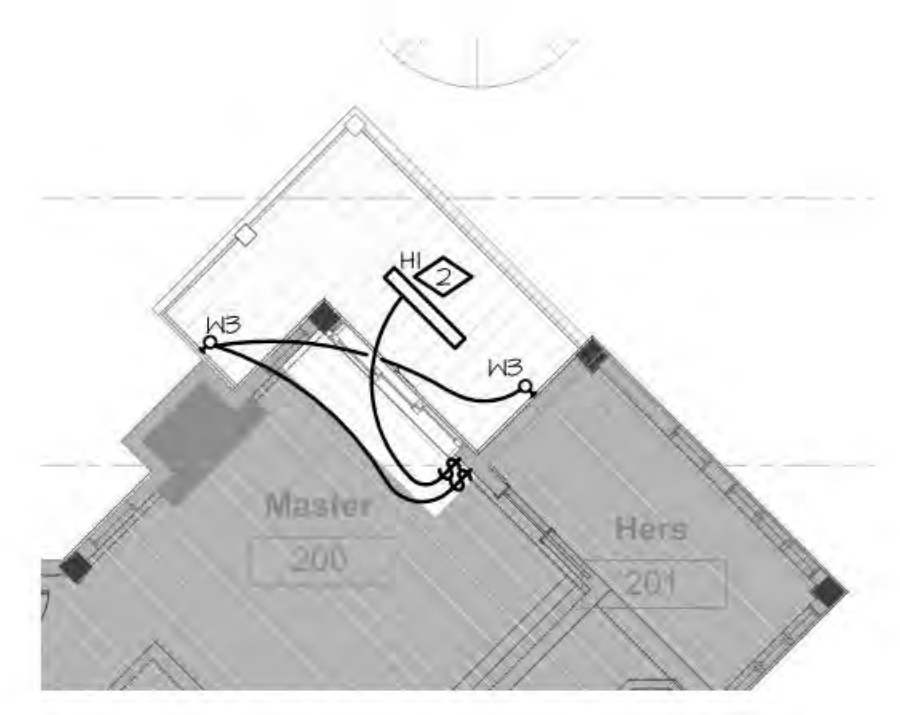
LIGHTING SITE PLAN

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1 LOWER LEVEL LIGHTING PLAN  
 L002 SCALE: 1/8" = 1'-0"



2 MAIN LEVEL LIGHTING DETAIL - MASTER DECK  
 L002 SCALE: 1/8" = 1'-0"

GENERAL NOTES	
A.	ALL EXTERIOR LIGHTING CIRCUITS SHALL UTILIZE A MINIMUM WIRE SIZE OF #10AWG COPPER, UN.
B.	REFER TO LIGHTING FIXTURE SCHEDULE FOR TYPE AND FUNCTIONAL INTENT OF CONTROLLED RECEPTACLES.

KEYNOTE LEGEND	
KEY VALUE	
1.	TYPE 'B1' FIXTURES SHALL BE CIRCUITED TO A 20A GFI CIRCUIT BREAKER. FIXTURES TO BE OFFSET 5' FROM EDGE OF SPA PER NEC REQUIREMENTS.
2.	TYPE 'H1' ELECTRIC PATIO HEATER SHALL BE COORDINATED WITH GENERAL CONTRACTOR, ARCHITECT, AND OWNER TO MEET HEATING NEEDS. SPECIFICATION PROVIDED FOR BASIS OF DESIGN CONSIDERATIONS. EXACT MOUNTING LOCATION TO BE COORDINATED WITH ARCHITECT AND OWNER PRIOR TO PURCHASE AND ROUGH-IN.
3.	TYPE 'H1' FIXTURES SHALL BE MOUNTED TO ROOF STRUCTURE CENTER BEAM AND CENTERED BETWEEN STRUCTURAL JOISTS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT AND GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
4.	TYPE 'H2' PROPANE PATIO HEATER UTILIZES STANDARD 20LB LPG TANK.
5.	TYPE 'G1' FIXTURES TO BE GAS-LIT. GENERAL CONTRACTOR AND ARCHITECT SHALL COORDINATE ROUTING FOR EXACT FIXTURE LOCATION. ON/OFF CONTROL LOCATION SHALL BE COORDINATED WITH ARCHITECT AND MANUFACTURER.
6.	TYPE 'H3' FIXTURE TO BE MOUNTED TO WALL ABOVE BBQ WITH EXTERIOR LOCAL WALL SWITCH. EXACT LOCATIONS TO BE COORDINATED WITH GENERAL CONTRACTOR, ARCHITECT, AND OWNER PRIOR TO PURCHASE AND ROUGH-IN.
7.	TYPE 'H2' WALL SCENCE TO BE MOUNTED AT TOP OF STAIRS. EXACT MOUNTING HEIGHT TO BE COORDINATED WITH GENERAL CONTRACTOR, ARCHITECT, AND OWNER PRIOR TO PURCHASE AND ROUGH-IN.
8.	TYPE 'H2' WALL SCENCE TO BE MOUNTED ABOVE STAIR LANDINGS. EXACT MOUNTING HEIGHT TO BE COORDINATED WITH GENERAL CONTRACTOR, ARCHITECT, AND OWNER PRIOR TO PURCHASE AND ROUGH-IN.
9.	STANDALONE JAMB SWITCH TO BE LOCATED ON HINGE SIDE OF DOOR.
10.	SWITCH LOCATION FOR FIRE PAVILION HEATER. CONTRACTOR TO COORDINATE EXACT REQUIREMENTS AND LOCATION PRIOR TO PURCHASE OR ROUGH-IN.

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Modeled by	SCK
Checked by	MRM
Scale	AS NOTED

2018.04.01

L002

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LIGHTING PLANS



TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP		LUMEN OUTPUT	DIMMING UTILIZED	MAX HATTS	MOUNTING LOCATION	INFORMATION BOP/RFD/OPH	NOTES	
					QTY	WATT							
B1	BOLLARD, BLACK FINISH UPLIGHT RATING OF 0	LOUIS FOLSEN PHILIPS/OR EQUAL	TOB-6/1 5847R0402 1/40X9/6/5 LED RETROFIT	120	1	4.5H	2700K LED	400LM	N/A	40H	EXTERIOR SITE	35.4" OFH	5
B2	CUSTOM BOLLARD	CUSTOM	REFERENCE ARCHITECTURAL DRAWINGS ASO1	120	--	--	--	--	N/A	--	EXTERIOR SITE	TBD OFH	2
C1	EXTERIOR INGRADE FLOORBOX WITH CONTROLLED RECEPTACLE	LEGRAID / OR SIMILAR	XB014C520BK / OR SIMILAR										
C2	EXTERIOR CONTROLLED DUPLEX RECEPTACLE	LEGRAID / OR SIMILAR	6FC1 DUPLEX RECEPTACLE WITH HEATHERPROOF BOX AND COVER										
C3	INTERIOR INGRADE FLOORBOX WITH CONTROLLED RECEPTACLE	LEGRAID / OR SIMILAR	XB014C520BK / OR SIMILAR										
D1	ROUND 40" DOWNLIGHT WITH TRIMLESS BEVEL TRIM & IC AIRTIGHT HOUSING	ELEMENT LIGHTING	E4R-L-LOB21-40-D-1-010 / E4R-L-B-L-N	120	1	18H	2700K LED	2000LM	0-10V	18H	CEILING RECESSED	7" RFD	6
D2	ROUND 40" ADJUSTABLE DOWNLIGHT WITH TRIMLESS BEVEL TRIM & IC AIRTIGHT HOUSING	ELEMENT LIGHTING	E4R-L-LOB21-40-A-1-010 / E4R-L-B-L-N	120	1	18H	2700K LED	2000LM	0-10V	18H	CEILING RECESSED	7" RFD	6
D3	ROUND 40" ADJUSTABLE DOWNLIGHT WITH TRIMLESS BEVEL TRIM, IC AIRTIGHT HOUSING, & SHOWER LENS	ELEMENT LIGHTING	E4R-L-LOB21-40-A-1-010 / E4R-L-B-H-N	120	1	18H	2700K LED	2000LM	N/A	18H	CEILING RECESSED	7" RFD	6
F1	EXTERIOR RATED FLOOR LAMP WHITE FIBERGLASS FINISH	VIBIA PHILIPS/OR EQUAL	WIND - 4055-03 1/40X9/6/5 LED RETROFIT	120	1	40H	2700K LED	3000LM	N/A	40H	CEILING SUSPENDED	14-3/4" OFH	7
F2	UMBRELLA FESTOON KIT WITH POWER PCD	BLUE STAR GROUP / OR SIMILAR	PATIO UMBRELLA SYSTEM WITH POWER PCD	120	1	--	WHITE LED	--	N/A	--	UMBRELLA RIB	15" OFH	4
G1	GAS SCENE	BEVLO	MODERNIST GAS LAMP CONTEMPORARY SERIES 5V171								ROCK WALL SURFACE	BOF	1
H1	ELECTRIC PATIO HEATER	BROHIC, OR SIMILAR	BROHIC PLATINUM ELECTRIC 3400W RESIDENTIAL HEATER, OR SIMILAR, CORROSION RESISTANT/EXTERIOR RATED, GENERAL COVERAGE 100SF	240	--	--	--	--	3400W	--	CEILING SUSPENDED	BOF	1
H2	PROPANE STANDALONE PATIO HEATER	FIRE SENSE, OR SIMILAR	600825	--	--	--	--	--	--	--	EXTERIOR	84" OFH	3
L1	KEY LISTED LED TAPE	LUMINI	LL30NET-27K-SL-SL-LENGTH 25V-40-24/420DIM-IPS	120	1	2.5 WFT	2700K LED	185LM/FT	0-10V	60H	REF LOCATION	OPH	3
L2	LINEAR RECESSED GRAZER	FOCAL POINT	FHBL-FL-450LF-27K-IC-UNV-LD-UHH-LENGTH	120	1	7 WFT	2700K LED	450LM/FT	0-10V	7	CEILING RECESSED	6.2" RFD	8
P1	POWDER ROOM PENDANT CANOPY OF 9"	TECH LIGHTING	100-F-J-ELA-R-Z-LED5490 / 100T0R0821-2	120	3	8W EA	3000K LED	300LM EA	N/A	24H	CEILING SUSPENDED	TBD (NOTE 4) OFH	4
S1	STEP LIGHTS AT PATIO STAIR	HP LIGHTING	LOB-2-H215-S-DC-S-0-BZ	120	1	2.5H	2700K LED	2LM	N/A	2.5H	STAIR RISER RECESSED	2-7/8" RFD	10
UC1	UNDERCABINET LINEAR WITH FROSTED LENS & NON-DIMMING DRIVER	LUMINI	B05-LENGTH-27K-50-F-C-HP-FI-PSV-40-24V-12ND-D	120	1	3.2 WFT	2700K LED	162LM/FT	N/A	3.2 WFT	UNDERCAB MOUNTED	6" OFH	3
W1	SURFACE MOUNTED BULLET LIGHT ADJUSTABLE WITH WIDE FLOOD BEAM	BK LIGHTING	DE-LED-601-FIL-BLP-12-A / PC-D2016-NT	120	1	20H	2700K LED	1100LM	INCAN	20H	SURFACE MOUNTED	10" OFH	9
W2	EXTERIOR DECORATIVE WALL SCONCE AT STAIR	BLACKSPOT	10" BLACK RETROFIT/POLITAN BLACKSPOT - QB85H10BK-1B	120	1	24H	2700K LED	1600LM	N/A	24H	WALL MOUNTED	TBD (NOTE 4) OFH	4
W3	EXTERIOR DECORATIVE WALL SCONCE AT BBQ & MASTER DECK	BARNLIGHT ELECTRIC PHILIPS/OR EQUAL	PH-HH02-PC-100-120V 1/40X9/6/5 LED RETROFIT	120	1	60H	2700K LED	800LM	N/A	100H	WALL MOUNTED	TBD (NOTE 3) OFH	4

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(A)F(S) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:  
A. ALL REFLECTOR LAMPS TO BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UNLESS NOTED OTHERWISE.

SPECIFIC NOTES:  
1. 240V SINGLE PHASE. FINAL HEATER SELECTION SHALL BE COORDINATED WITH GENERAL CONTRACTOR, ARCHITECT, AND OWNER TO MEET HEATING NEEDS. SPECIFICATION PROVIDED FOR BASIS OF DESIGN CONSIDERATIONS.  
2. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION ON CUSTOM BOLLARD.  
3. REMOTE DRIVER TO BE LOCATED IN ACCESSIBLE LOCATION.  
4. EC TO DETERMINE NECESSARY CONTROL FOR GAS FIXTURE.  
5. FIXTURE TO BE CIRCUITED TO A 20A GFI BREAKER. LOCATION TO BE MINIMUM OF 5' AWAY FROM EDGE OF SPA.  
6. CONTRACTOR TO CONFIRM IF IC HOUSING IS REQUIRED.  
7. ARCHITECT AND OWNER TO CONFIRM FIXTURE FINISH PRIOR TO PURCHASE.  
8. EXACT FIXTURE LENGTHS TO BE COORDINATED IN FIELD.  
9. FIXTURE MOUNTING HEIGHTS TO BE COORDINATED IN FIELD WITH ARCHITECT AND OWNER.  
10. FIXTURE MOUNTING DETAIL AND REQUIREMENTS TO BE COORDINATED WITH CONTRACTOR.

ZONE	DESCRIPTION	DIMMING PROTOCOL	ZONE LOAD (VA)	NOTES
RZ1	ADU WALL GRAZER	0-10V	120W	1
RZ2	ADU ADJUSTABLE DOWNLIGHTS	0-10V	36W	
RZ3	ADU GENERAL DOWNLIGHTS	0-10V	162W	
RZ4	ADU CONTROLLED RECEPTACLE	RECEPTACLE	180W	
RZ5	ADU CONTROLLED RECEPTACLE	RECEPTACLE	180W	
RZ6	ADU HALLWAY ADJUSTABLE DOWNLIGHTS	0-10V	72W	
RZ7	SPA BOLLARDS	SWITCHING	120W	2
RZ8	STEP LIGHTS AT STAIRS	SWITCHING	75W	
RZ9	UMBRELLA LIGHTS RECEPTACLE	RECEPTACLE	180W	
RZ10	STAIR HALL SCONCES	SWITCHING	48W	
RZ11	COLUMN MOUNTED BULLET LIGHTS	0-10V	40W	
RZ12	FIRE PAVILION CONTROLLED CORNER RECEPTACLE	RECEPTACLE	180W	
RZ13	FIRE PAVILION CONTROLLED FLOORBOX RECEPTACLE	RECEPTACLE	180W	
RZ14	FIRE PAVILION ADJUSTABLE BULLET LIGHTS	0-10V	80W	
RZ15	FIRE PAVILION LINEAR RECESSED LIGHTING	0-10V	68W	1

SPECIFIC NOTES:  
1. EXACT LOAD TO BE DETERMINED BASED ON FIELD MEASUREMENTS AND EXACT FIXTURE LENGTHS.  
2. EXACT LOAD TO BE DETERMINED BASED ON LED RETROFIT LAMP SELECTION, LOAD REFLECTING MAX ALLOWANCE.

## LIGHTING CONTROL NOTES

### GENERAL CONTROL NOTES

- THE LIGHTING CONTROL SYSTEM CONSISTS OF THE FOLLOWING:
  - STAND-ALONE CONTROLS
  - ROOM CONTROLLER CONTROLS
- APPROVED LIGHTING CONTROL SYSTEM TO BE PROVIDED BY ONE OF THE FOLLOWING PRE-APPROVED MANUFACTURERS:
  - LUTRON
  - WATTSTOPPER
  - ACUITY BRANDS (NIGHT, SENSOR SWITCH)
- ALTERNATE MANUFACTURER'S WILL BE REVIEWED ACCORDING TO THE NOTES PROVIDED IN THE LIGHTING FIXTURE SCHEDULE.
- ALL WIRING DIAGRAMS WITHIN THESE DRAWINGS ARE PROVIDED TO COMMUNICATE THE DESIGN INTENT. SYSTEM SHALL BE WIRED ACCORDING TO THE APPROVED SHOP DRAWINGS.
- ALL STRUCTURED CABLE WIRING SHOWN ON THESE RISER DIAGRAM IS INTENDED TO BE BY JOB STANDARD STRUCTURED CABLING (CAT5/E/6) UNLESS OTHERWISE NOTED. EC SHALL PROVIDE ALL CABLING WITHIN THE LIGHTING CONTROL SYSTEM. CABLING BETWEEN THE NETWORKED RELAY PANEL AND THE BUILDING COMMUNICATION NETWORK SHALL BE PROVIDED BY THE LOW VOLTAGE CONTRACTOR/OWNER.
- ALL MANUALLY DIMMED LIGHT LOADS SHALL BE CAPABLE OF DIMMING LIGHTS TO OFF SETTING. DIMMING COMPATIBILITY BETWEEN THE CONTROLS AND LIGHT FIXTURES SHALL BE COORDINATED BY THE EC TO ENSURE THAT LIGHTING IS ABLE TO DIM TO LEVEL NOTED ON LIGHTING FIXTURE SCHEDULE.
- LIGHTING CONTROL SYSTEM SHALL INCLUDE A MINIMUM OF (4) HOURS OF MANUFACTURER'S REPRESENTATIVE TIME ON SITE FOR SYSTEM CHECK-OUT AND OWNER TRAINING. ELECTRICAL CONTRACTOR SHALL VIDEO TAPE TRAINING SESSION AND PROVIDE COPY OF VIDEO TO OWNER AS PART OF PROJECT COMPLETION SUBMITTALS.
- ALL DIGITAL SWITCH BUTTONS SHALL HAVE PERMANENTLY ENGRAVED TEXT FOR BUTTON LABELS AS INDICATED WITHIN THESE DRAWINGS OR SHALL BE PROVIDED IN THE LIGHTING CONTROL SUBMITTALS. ANY BUTTONS LABELED WITH 'SPARE' OR 'BLANK' SHOULD BE PROVIDED WITH A BLANK FACEPLATE.

### STAND-ALONE LIGHTING CONTROL GENERAL NOTES

- APPROVED STAND-ALONE LIGHTING CONTROLS TO BE PROVIDED BY ONE OF THE FOLLOWING PRE-APPROVED MANUFACTURERS:
  - LUTRON
  - WATTSTOPPER
  - ACUITY BRANDS (NIGHT, SENSOR SWITCH)

### ROOM CONTROLLER GENERAL NOTES

- APPROVED ROOM CONTROLLER LIGHTING CONTROLS TO BE PROVIDED BY ONE OF THE FOLLOWING PRE-APPROVED MANUFACTURERS:
  - LUTRON
  - WATTSTOPPER
  - ACUITY BRANDS (NIGHT, SENSOR SWITCH)
- REFER TO ELECTRICAL LIGHTING LAYOUTS FOR LAYOUT OF DEVICES CONNECTED TO ROOM CONTROLLERS. ROOM CONTROLLER COMPONENTS ARE INDICATED IN THE 'LIGHTING CONTROL DEVICE' SCHEDULE. THESE COMPONENTS START WITH THE DESIGNATION 'R'.
- ROOM CONTROLLER HEAD END EQUIPMENT LOCATIONS ARE NOT INDICATED IN SPACES AS DRAWINGS ARE DIAGRAMMATIC AND EXACT QUANTITY OF ROOM CONTROLLER HEAD END EQUIPMENT PIECES VARIES FROM MANUFACTURER TO MANUFACTURER BASED ON DIMMING UTILIZATION, QUANTITY OF RELAYS, NUMBER OF INPUT DEVICES, QUANTITY OUTPUT ZONES AND RECEPTACLE CONTROL.
- ALL COMPONENTS TO BE LOCATED ABOVE CEILING SHALL BE LOCATED ABOVE NEAREST ACCESSIBLE CEILING. ANY LOCATIONS REQUIRING A DEDICATED ACCESS PANEL SHALL BE SUBMITTED AS AN RFI FOR ENGINEER AND ARCHITECT TO REVIEW.

### LIGHTING CONTROLS NAMING CONVENTION

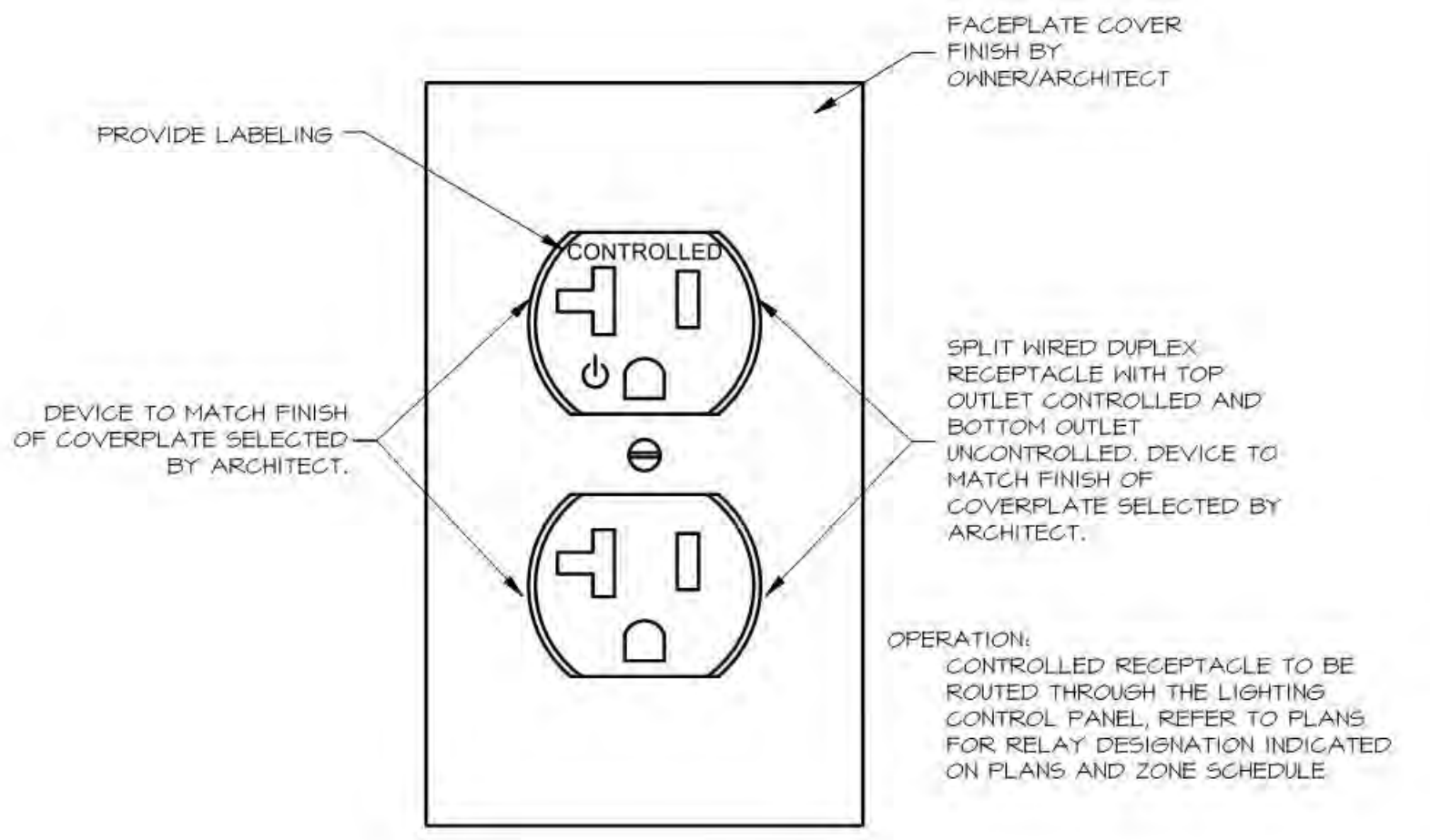
**SYSTEM TYPE**  
 N = NETWORKED  
 R = ROOM CONTROLLER  
 (THE ABSENCE OF THE LETTERS ABOVE UNDER 'SYSTEM TYPE' INDICATE A STANDALONE SYSTEM)

**AUTOMATIC MEANS OF SHUTOFF**  
 L = LIGHT LEVEL (VIA PHOTOCELL)  
 M = MANUAL  
 O = OCCUPANCY  
 T = TIMECLOCK  
 V = VACANCY

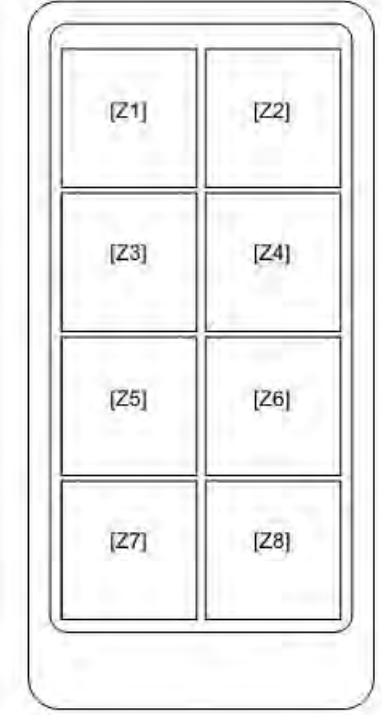
**DEVICES**  
 C = CONTROLLED RECEPTACLE  
 D = DIMMER  
 P = PHOTOCELL  
 S = SENSOR  
 U = UNIQUE DEVICE TYPE  
 N = SWITCH MOUNTED DEVICE

**NUMBERING**  
 1,2,3... = QUANTITY AS REQUIRED FOR DIFFERENT PROGRAMMING SCENARIOS, DEVICE CHARACTERISTICS OR MOUNTING CONDITIONS

TYPE	DESCRIPTION	PROGRAMMING REQUIREMENTS	COMMENTS	DETAILS
ROOM CONTROLLER SYSTEMS				
RDW1	ROOM CONTROLLER HALLSTATION WITH 5 BUTTONS AND RAISE/LOWER SCENE CONTROLLER	PROGRAM ZONES AS INDICATED ON PLANS.		2,AL028



**1 | CONTROLLED RECEPTACLE DIAGRAM**  
L003 | SCALE: NTS



WALLSTATION 'RDW1'	
LOCATION: ADU	
INT. GENERAL	RZ1,RZ2,RZ3,RZ4,RZ5,RZ6
INT. ENTERTAIN	RZ1,RZ2,RZ3,RZ4,RZ5,RZ6
FIRE ON	RZ7,RZ12,RZ13,RZ14,RZ15
FIRE LOW	RZ7,RZ12,RZ13,RZ14,RZ15
ALL ON/OFF	RZ1-RZ15
RAISE	RAISE
LOWER	LOWER
N/A	N/A

**2 | WALLSTATION DETAIL**  
L003 | SCALE: NTS

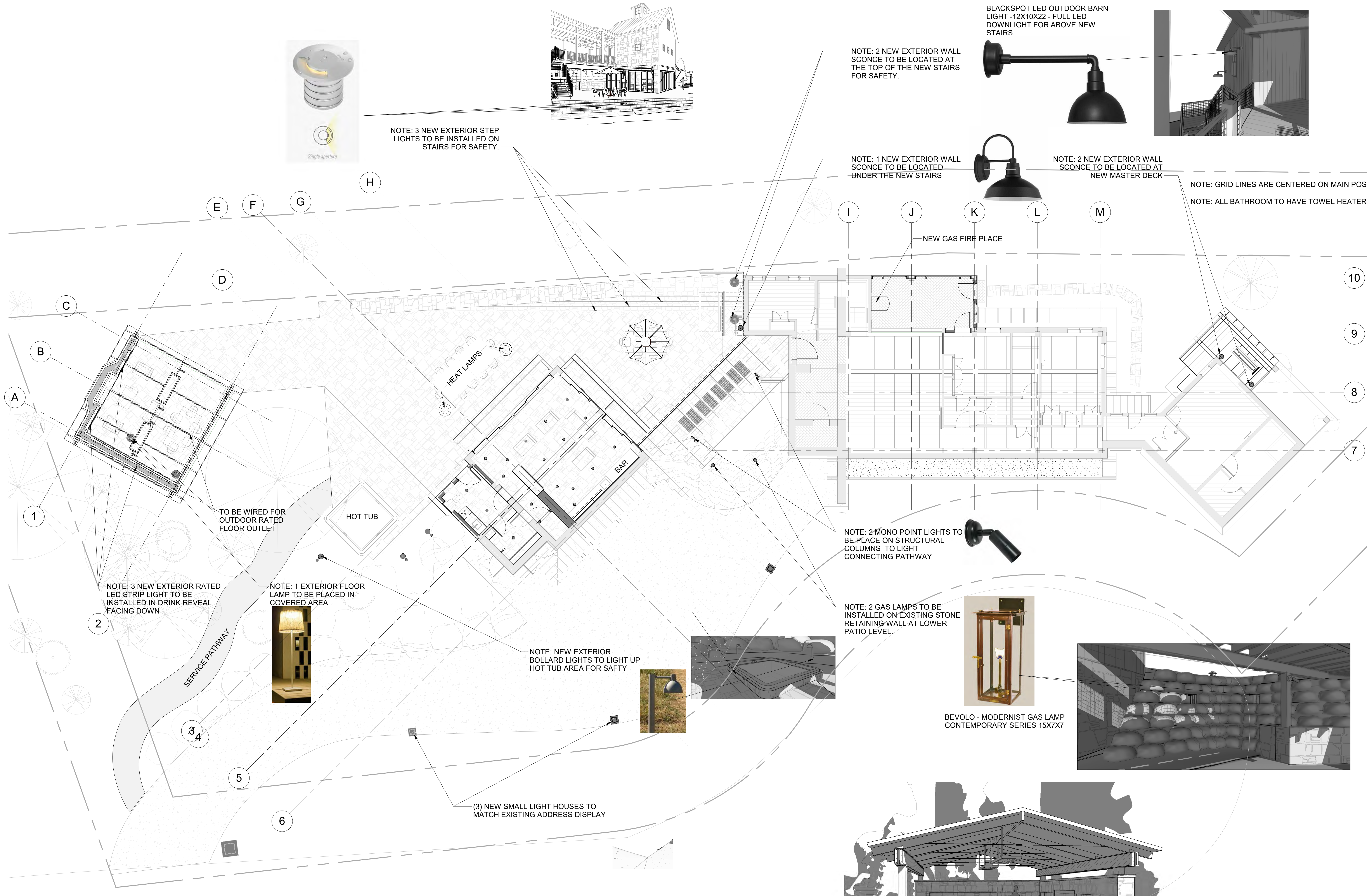
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Scale	AS NOTED

2018.04.01

L003





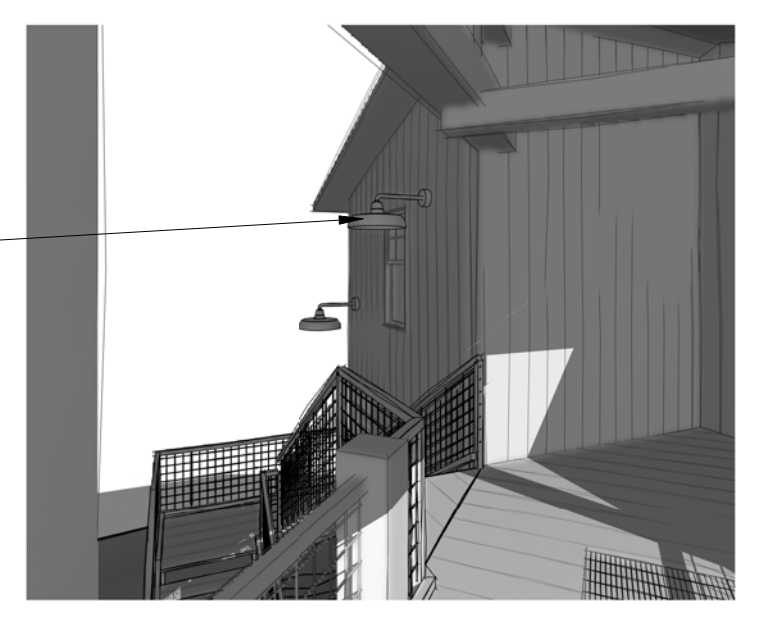
NOTE: 3 NEW EXTERIOR STEP LIGHTS TO BE INSTALLED ON STAIRS FOR SAFETY.



NOTE: 2 NEW EXTERIOR WALL SCONCE TO BE LOCATED AT THE TOP OF THE NEW STAIRS FOR SAFETY.



BLACKSPOT LED OUTDOOR BARN LIGHT -12X10X22 - FULL LED DOWNLIGHT FOR ABOVE NEW STAIRS.



NOTE: 1 NEW EXTERIOR WALL SCONCE TO BE LOCATED UNDER THE NEW STAIRS

NOTE: 2 NEW EXTERIOR WALL SCONCE TO BE LOCATED AT NEW MASTER DECK

NOTE: GRID LINES ARE CENTERED ON MAIN POSTS  
NOTE: ALL BATHROOM TO HAVE TOWEL HEATERS

NEW GAS FIRE PLACE

HEAT LAMPS

BAR

HOT TUB

TO BE WIRED FOR OUTDOOR RATED FLOOR OUTLET

NOTE: 3 NEW EXTERIOR RATED LED STRIP LIGHT TO BE INSTALLED IN DRINK REVEAL FACING DOWN

NOTE: 1 EXTERIOR FLOOR LAMP TO BE PLACED IN COVERED AREA



NOTE: 2 MONO POINT LIGHTS TO BE PLACE ON STRUCTURAL COLUMNS TO LIGHT CONNECTING PATHWAY



NOTE: 2 GAS LAMPS TO BE INSTALLED ON EXISTING STONE RETAINING WALL AT LOWER PATIO LEVEL.

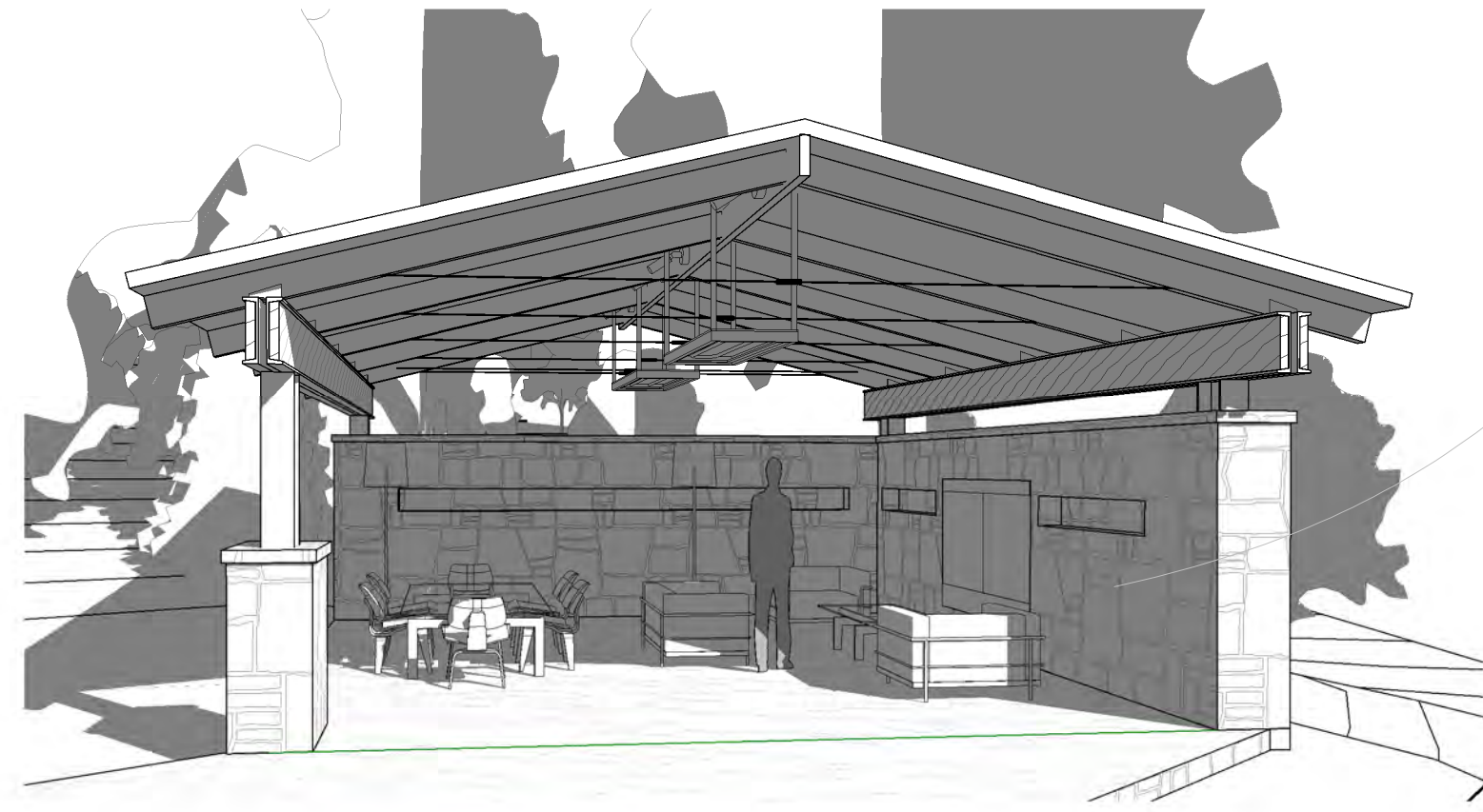
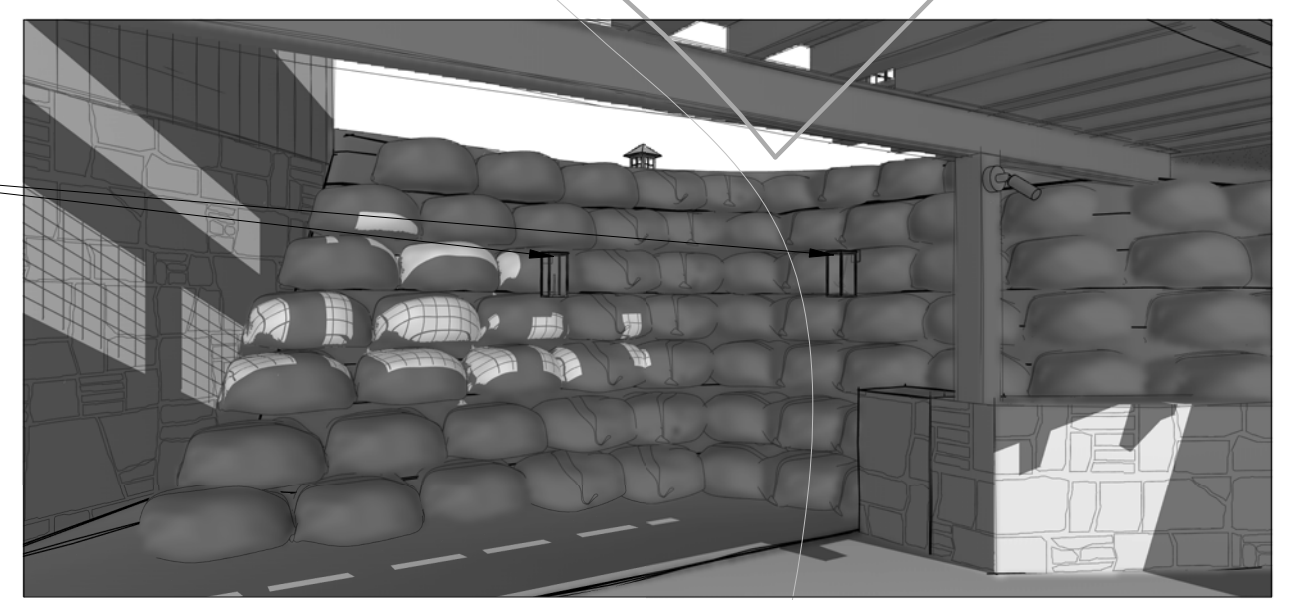


BEVOLO - MODERNIST GAS LAMP CONTEMPORARY SERIES 15X7X7

NOTE: NEW EXTERIOR BOLLARD LIGHTS TO LIGHT UP HOT TUB AREA FOR SAFTY



(3) NEW SMALL LIGHT HOUSES TO MATCH EXISTING ADDRESS DISPLAY



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7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

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Modeled by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

2018.04.13

LGT  
1.0

**7 Proposed - Exterior Lighting Plan**  
1/8" = 1'-0"



# AE DESIGN

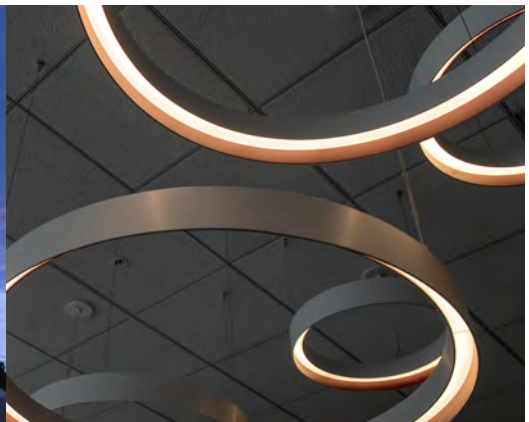
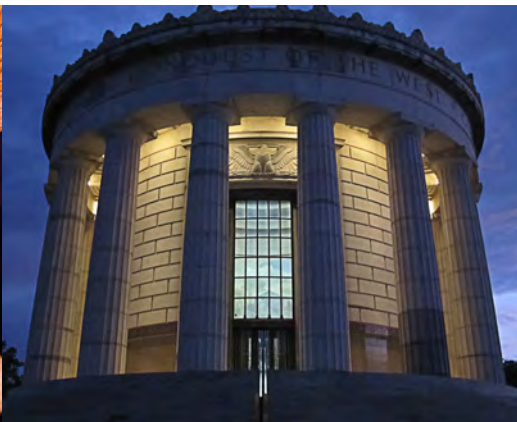


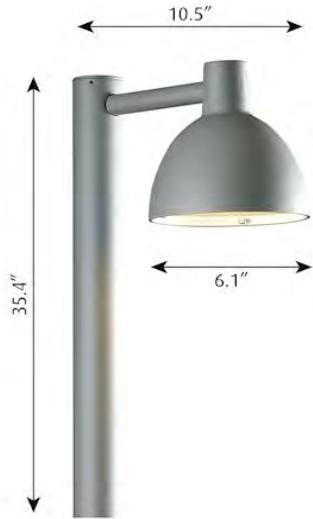
Integrated Lighting and Electrical Solutions



139 AJ DRIVE  
Telluride, CO

04/12/2018





**HENNE MØLLE Å BADEHOTEL**

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## Toldbod 6.1 Bollard

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**Design:**

Louis Poulsen A/S

**Concept:**

The light is directed 100% downwards and the shade has a matte white painted interior emitting a soft, diffused, comfortable light.

**Finish:**

Black, powder coated.

**Material:**

Shield: Tempered sand blasted glass. Luminaire head: Die cast aluminum. Post: Extruded aluminum. Base plate: Aluminum.

**Mounting:**

Base plate dimension: 6" diameter. Base plate: Mounted to a concrete base with 3 anchor bolts on a bolt circle of 3.54" diameter. Installation: Refer to mounting instruction download for installation details.

**Weight:**

Min: 4 lbs. Max: 5 lbs.

**Compliance:**

cULus, Wet location.

## PRODUCT OVERVIEW

Product Code	Light source	Voltage	Finish	Item number
TOB-6.1	1/40W/G16.5/IF CANDELABRA	120V	BLK	5847901402








**4" LED**  
FIXED DOWNLIGHT

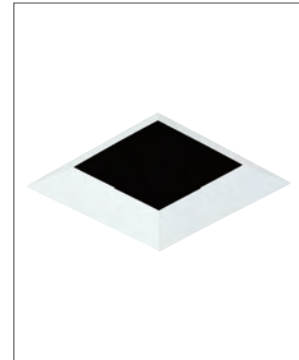


This specification grade LED downlight offers high performance with an architectural ceiling appearance. This specification grade LED downlight offers a wide selection of LED module options to address design requirements in the spaces it illuminates.

- Patented high-low lamp positioning
- Five LED module options to meet all performance requirements
- Trims are die cast aluminum and match ELEMENT 4" series
- Lensed and shower aperture includes Solite™ soft focus lens

**SPECIFICATIONS**

									
	MAX OUTPUT	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	LUMENETIX WARM COLOR DIMMING	LUMENETIX PROGRAMMABLE WHITE
DELIVERED LUMENS	3300 / 2640	3157 / 2584	2090 / 1670	2374	1320	2195	1927	1075	1075
WATTS	32	32	18	32	18	24	25	23	23
EFFICACY	103 / 83	99 / 81	116 / 93	74	73	91	77	29	29
CRI	80+ / 90+	80+ / 90+	80+ / 90+	90+		80+	95+	90+	90+
CBCP	10° - 15,531 (low) 18° - 8192 25° - 6907 40° - 4517			18° - N/A 25° - N/A 40° - 2381		21° - 5346 43° - 2740 60° - 1690		21° - N/A 43° - N/A 60° - 992	21° - N/A 43° - N/A 60° - 992
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%) eldoLED 0-10V or Dali (Down to 0%)							0-10V: Down to 1%	0-10V (2 sets), Down to 1%
POWER SUPPLY	Constant current: driver with +.9 power factor and +80% efficiency							24V DC Constant Voltage	
OPTICS	Field Changeable: 10°, 18°, 25°, 40° TIR					Field Changeable: 21°, 43°, 60° Reflector			
ADJUSTABILITY	High-low lamp positioning, 45° collar rotation								
CEILING APPEARANCE	Flanged (Accommodates up to 2.5" ceiling thickness) or Flangeless								
CEILING APERTURE	4-1/2" ceiling cut-out								
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum. IC suitable for insulation rating up to R60								
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.								
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2016 Title 24 Part 6 (90 CRI versions, except Lumenetix models).								
LED LIFETIME	L70; 50,000 hours								
WARRANTY**	5 years								



shown in flangeless bevel square

**Installation**

- Includes adjustable hangar bars. Includes butterfly brackets that attach to the side of the housing and are vertically adjustable with a wing nut
- Incorporates integral gunsights for positioning with laser level or string
- 45° adjustable collar rotation after installation assures square trims are perfectly aligned

\*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 reflects 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.

**4" LED**  
ADJUSTABLE DOWNLIGHT






**ELEMENT**  
by Tech Lighting®

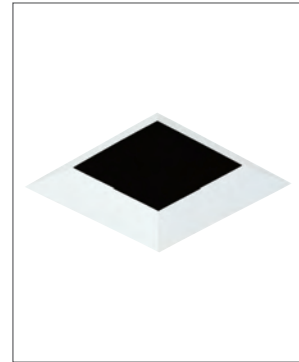
**LED** **5 YEAR WARRANTY**

This specification grade LED downlight offers a wide selection of LED module options to address design requirements in the spaces it illuminates.

- Patented high-low lamp positioning 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
- Tool-free hot aiming and locking 0°-40° tilt and 361° rotation
- 45° collar rotation to ensure alignment for square apertures
- Trims are die cast aluminum and match ELEMENT 4" series
- Lensed and shower aperture includes Solite™ soft focus lens

**SPECIFICATIONS**

									
	MAX OUTPUT	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	LUMENETIX WARM COLOR DIMMING	LUMENETIX PROGRAMMABLE WHITE
DELIVERED LUMENS	3300 / 2640	3157 / 2584	2090 / 1670	2374	1320	2195	1927	1075	1075
WATTS	32	32	18	32	18	24	25	23	23
EFFICACY	103 / 83	99 / 81	116 / 93	74	73	91	77	29	29
CRI	80+ / 90+	80+ / 90+	80+ / 90+	90+		80+	95+	90+	90+
CBCP	10° - 15,531 (low) 18° - 8192 25° - 6907 40° - 4517			18° - N/A 25° - N/A 40° - 2381		21° - 5306 43° - 2740 60° - 1690		21° - N/A 43° - N/A 60° - 992	21° - N/A 43° - N/A 60° - 992
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%) eldoLED 0-10V or Dali (Down to 0%)						0-10V: Down to 1%		0-10V (2 sets), Down to 1%
POWER SUPPLY	Constant current: driver with +.9 power factor and +80% efficiency						24V DC Constant Voltage		
OPTICS	Field Changeable: 10°, 18°, 25°, 40° TIR				Field Changeable: 21°, 43°, 60° Reflector				
ADJUSTABILITY	0-40° tilt, 361° rotation, high-low lamp positioning, 45° collar rotation								
CEILING APPEARANCE	Flanged (Accommodates up to 2.5" ceiling thickness) or Flangeless								
CEILING APERTURE	4-1/2" ceiling cut-out								
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum. IC suitable for insulation rating up to R60								
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.								
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2016 Title 24 Part 6 (90 CRI versions, except Lumenetix models).								
LED LIFETIME	L70; 50,000 hours								
WARRANTY**	5 years								



shown in flangeless bevel square

**Installation**

- Includes adjustable hangar bars. Includes butterfly brackets that attach to the side of the housing and are vertically adjustable with a wing nut
- Incorporates integral gunsights for positioning with laser level or string
- 45° adjustable collar rotation after installation assures square trims are perfectly aligned

\*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 reflects 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.



# WIND

Design by Jordi Vilardell.

**Reference**

**4055.**

**Application**

Outdoor

**Description**

Design by Jordi Vilardell. Made in Spain by Vibia. WIND is quintessential contemporary outdoor lighting with joyful colors and evocative shades enhancing any setting. Technology and tradition come together in a single design. The Wind collection offers unique, large format solutions that generate a cozy, pleasant light. The outdoor floor lamp is for ambient illumination. It has a concrete base and a fiberglass shade available in choice of color, with an acrylic inner diffuser. Electronic multi-volt ballast, 120-277. Equipped with cord and plug. IP64.

**Diffuser**

Acrylic diffuser

**Materials**

Shade: Fiberglass  
 Weight: Concrete  
 Lid: Steel  
 Diffuser: Acrylic

**Finish**



**4055-03** White fiberglass (RAL 9016)



**4055-04** Black fiberglass (RAL 9004)



**4055-08** Orange fiberglass (RAL 2008)

**Sketch**



**Electrical characteristics**

1 x 2GX13 40W 120-277V

Total 40.0 W



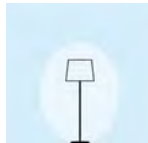
**Installation and assembly**

Please see the installation manual

**Light distribution**

**General lighting**

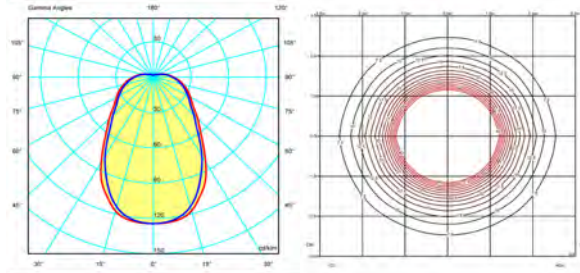
Lamp for general lighting that equally distributes the light in all directions.



**Photometric data**

Efficiency : 30.72%  
 Coordinate system : CG  
 Total flux : 3200.00  
 Maximum value : 124.39  
 Light position : C=0.00 G=0.00  
 Symmetry on the planes : Double symmetrical

Isolux : Floor  
 Light position :  
 X=0.00m Y=0.00m Z=1.90m



**Certificates**





## CONTEMPORARY SERIES

### MODERNIST ORIGINAL BRACKET

Define a contemporary space with the Bevolo Modernist Collection. The streamlined, rectangular style pairs well with mid-century modern architecture, as well as a multitude of other architectural styles. The lantern series was designed with stainless steel in mind and is also available in copper. The electric version features a sleek socket cover. Natural Gas, Propane, or Electric.

#### Standard Lantern Sizes

Height	Width	Depth
15.0"	7.0"	7.0"
19.0"	8.8"	8.8"
23.0"	10.5"	10.5"
27.0"	12.8"	12.8"



---

# PLATINUM

SMART-HEAT™ ELECTRIC II

---



Colours

Black

White

## Comfort without compromise...

The Platinum Smart-Heat™ Electric excels in efficiency, packing profound performance into a sleek package to suit high-end, style-centric settings. Designed specifically with low-clearance, semi-enclosed and aesthetically-focused spaces in mind, this heater minimizes light emission to blend seamlessly into rooflines with the aid of recess kits or stylishly mount to a number of other surfaces.





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*Comfort. Quality & Style since 1970*

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Quantity

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Videos

Product Manual

Reviews

#### Product Details:

**This Copper Finish Commercial Patio Heater** is the most powerful patio heater on the market, with an output of an amazing 46,000 BTU's. This heavy duty unit features a Piezo ignition system and wheels for easy mobility. The stylish copper finish perfectly accents and enhances your patio decor. This superior patio heater is perfect for the serious outdoor entertainer.

- 46,000 BTU output
- Copper look finish
- Durable stainless steel burners and double mantle heating grid
- Tip over protection system



LineLED Wet | Linear LED strip for wet locations - 24V



**Applications:** Indoor / outdoor use for under / above cabinet, cove lighting, counter accent, architectural accents, under banisters, display and book cases, decks, gazebos, barbeque stations and wet bars.

LineLED Wet is a new small profile, more energy efficient LED strip for wet locations. The LineLED Wet has superior light output, a durable but flexible circuit board and it is very easy to install.

Due to the sealing bond needed to guarantee the wet-rating, exact lengths are required to order the LineLED Wet. Extending and turning corners in the field require custom production.

Avoid direct sunlight and UV ray exposure. UV protection required. If the LineLED Wet is enclosed in the Luminii provided extrusions (page 3) no extra UV protection is required other than the provided lens.

LineLED Wet is not suitable for applications where LEDs can become submerged.

**Operating voltage**  
24 VDC

**Beam Angle**  
120°

**Average life**  
50,000 hours

**Mounting**  
LED strip is equipped with 3M self-adhesive tape. The strip must be adhered to either a Luminii aluminum profile or an unpainted aluminum surface. For other surfaces the HST Aluminum heat sink tape will be required to reach the rated 50,000 hours average life

**Approvals**  
IP65, ETL Class II wet listed

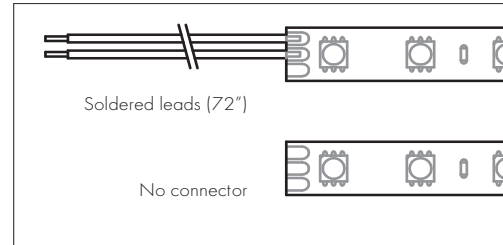
**Warranty**  
3 years



Technical specifications

MODELS	LL18WET	LL30WET	LLX18WET
LEDs/ft	18	30	18
Light output 3100 K	115 lm/ft	185 lm/ft	343 lm/ft
Average power consumption (for 15' section)	1.5 W/ft	2.5 W/ft	4.3 W/ft
CRI	90+	90+	90+
Ordering increment	4.00"	2.50"	4.00"
Maximum run length (in series)	100 ft	48 ft	25 ft
Dimensions	0.39" W 0.13" H	0.45" W 0.09" H	0.39" W 0.09" H

SECTION START/END OPTIONS



Ordering code

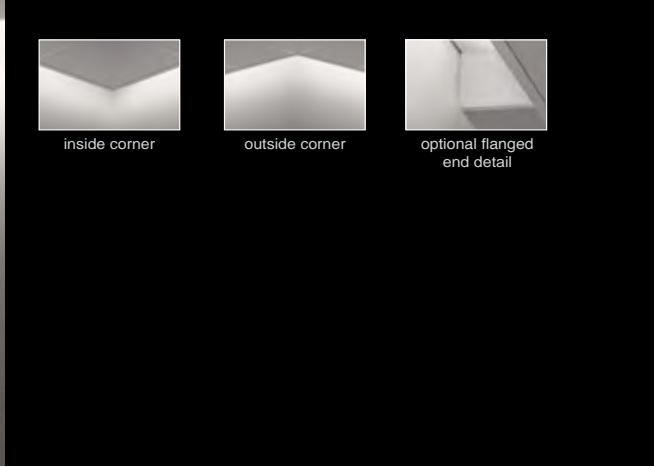
MODEL	COLOR TEMPERATURE	SECTION START	SECTION END	LENGTH
LL18WET	27K	SL	NC	
LL18WET	27K - 2700K*	SL - Soldered wire leads (72")	SL - Soldered wire leads (72")	view table above for increment options and maximum run limits
LL30WET	31K - 3100K			
LLX18WET	35K - 3500K 40K - 4000K		NC - No connector	

\*Not Available with LLX18WET

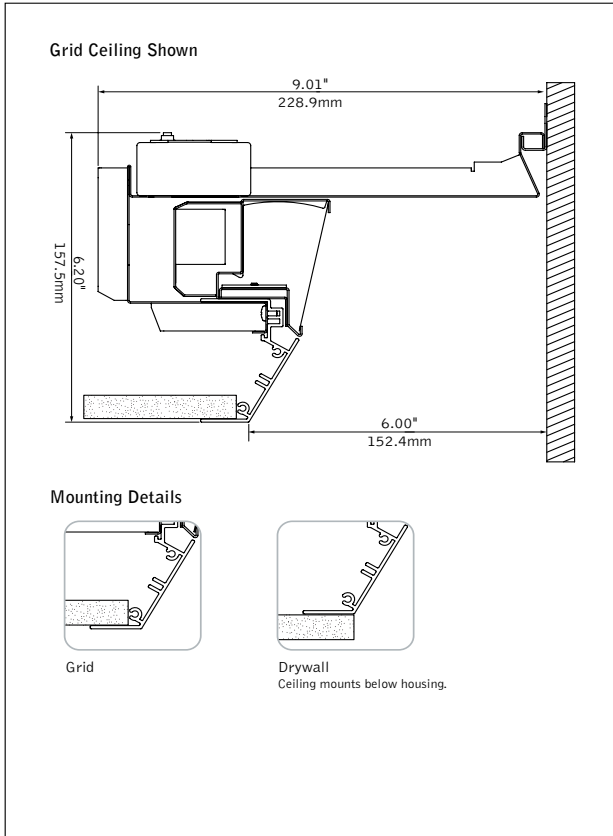


# Focus™ Wall Wash

LED



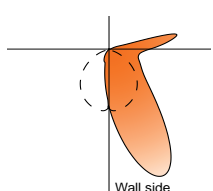
**DIMENSIONAL DATA**



**FEATURES**

- Low profile LED wall wash provides a glowing transition between wall and ceiling and shadow-free illumination.
- Housing creates 6" architectural slot with extruded splay to conceal light source from view.
- Infinite lengths with the ability for pattern creation with 90° inside and outside corners.
- Ease of installation and maintenance with rough-in housing and separate snap and lock LED light module.
- Integrated sliding sleeve extends to meet precise dimensions of a finished space with +/- 2" adjustment.
- Preferred Light: Lighting for better color rendition and human preference.

**PERFORMANCE**



6° Luminaire,  
450 Lumens per foot

**Delivered Lumens: 2700lm**  
**Total System Watts: 28W**

**PRODUCT OVERVIEW**

Lumen Output:	1500-5700lm
Wattage:	15-63W
LPW:	88-100
SDCM:	3

Photometric performance is measured in accordance with IESNA LM-79. Visit focalpointlights.com for complete photometric data.

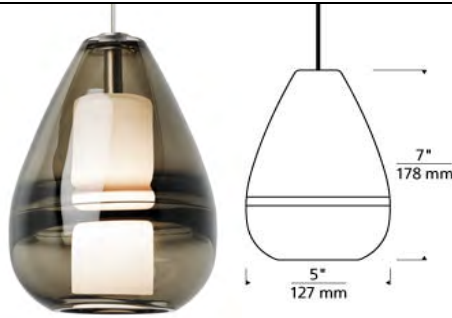


LOW-VOLTAGE PENDANTS

Mini Ella Pendant 

**DESCRIPTION**

Elegant and sophisticated in design the Mini Ella pendant light by Tech Lighting is hand-blown into a perfectly sculpted teardrop-shaped glass shade. The organic glass features a unique thick extruding glass band. When lit, the serene beauty of this elegant pendant is enhanced by the contrast of the opal glass diffuser. With two modern color options, clear and smoke the Mini Ella exudes modern sophistication making it ideal for kitchen island task lighting, hallway lighting and bathroom lighting flanking a vanity. The Mini Ella comes with your choice of halogen or LED lamping, both options are fully dimmable to create the desired ambiance. For even greater design customization pair the Mini Ella pendant with the Monorail system by Tech Lighting. Includes low-voltage, 50 watt halogen bi-pin lamp or 8 watt, 300 delivered lumen, 3000K replaceable LED SORAA® module and six feet of field-cutable cable. Dimmable with low-voltage electronic or magnetic dimmer (based on the transformer). Works with SORAA.



**INSTALLATION**

Socket terminates with FreeJack male connector, which may be installed into a system connector. Elements ordered with a system prefix include a connector for that system. For use on T-TRAK, order FreeJack version and T-TRAK FreeJack Connector (sold separately).

**ACCESSORIES & OPTICAL CONTROLS**

SORAA® LED Bi-Pin Replacement Pendant Module, Swag Hook

**WEIGHT**

2.26lb / 1.03kg ±



**ORDERING INFORMATION**

700	SYSTEM	ELA	COLOR	FINISH	LAMP
FJ	FREEJACK		C CLEAR	Z ANTIQUE BRONZE	12 VOLT HALOGEN (T20)
KL	KABLE LITE		K SMOKE	S SATIN NICKEL	-LEDS930 12 VOLT LED 90 CRI 3000K (T20/T24)
MP	MONOPOINT				-24 24 VOLT HALOGEN
MO	MONORAIL				
MO2	TWO-CIRCUIT MONORAIL				

Note: MP includes 4" Round Flush Canopy.

Antique Bronze is not available for Kable Lite.



**TECH LIGHTING®**  
 7400 Linder Avenue T 847.410.4400  
 Skokie, Illinois 60077 F 847.410.4500  
 Tech Lighting, L.L.C.

700 \_\_\_\_ ELA \_\_\_\_

FIXTURE TYPE: \_\_\_\_\_

JOB NAME: \_\_\_\_\_

NOTES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**Type:**

**Project:**

**Modified:**

**Quantity:**

**Notes:**

**DISCLAIMER** - When using a control system, consult dimming system manufacturer with minimum load before installing 12V AC transformer. Malfunction and damage to product due to improper dimming system installation or misuse will not be covered under warranty. Only DC Drivers are recommended for dimming systems. Consult MP Lighting for recommended drivers.

\*MP Lighting reserves the right, at its sole discretion, at any time and without notice, to make design changes to any of our products.

**Order Guide**

Example: L08-2-W30S-D-D-S-0-MA

Code	Wattage	Color	Aperture	Input Voltage*	Flange + Box	Base Height	Finish
<b>L08</b> -							
	1 = 1W 2 = 2.5W	<b>W22S</b> = 2200K, 80+CRI <b>W27S</b> = 2700K, 80+CRI <b>W30S</b> = 3000K, 80+CRI <b>W35S</b> = 3500K, 80+CRI <b>W41S</b> = 4100K, 80+CRI <b>W20H</b> = 2000K, 90+CRI <b>W27H</b> = 2700K, 90+CRI <b>W30H</b> = 3000K, 90+CRI <b>W35H</b> = 3500K, 90+CRI	<b>S</b> = single <b>D</b> = double	<b>D</b> = DC <b>A</b> = 12V AC <i>(available for W20S, W27S, and W30S only)</i>  *Input Voltage AC = 12V AC to LED. For use with remote magnetic transformer. DC = DC to LED. For use with LED driver.	<b>S</b> = standard flange/box, 2-7/8" (73mm) <b>P</b> = paving stone flange/box, 5-1/2" (140mm)  **please go to page 2 & 3 for more info on custom boxes	<b>0</b> = no base <b>2</b> = 2" (51mm) <b>6</b> = 6" (152mm)	<b>MA</b> = matte clear anodized <b>BA</b> = black anodized <b>BZ</b> = bronze anodized <b>S6</b> = stainless steel 316

# L08

**Application**

Exterior/Interior directional in-grade light for lighting walls, columns, architectural features or landscape features. Applicable for mounting into floors, walls, ceilings or other surfaces where a non-obtrusive luminaire is required. Suitable for driver-over and walk-over applications. For wet/dry locations.

Recommended Projects - Commercial, Institutional, Retail, Clinic, Hospitality, Religious, Educational, Architecture

**IP Rating**

66

**Mounting**

Comes with splice box, aluminum flange and level gauge. Can be buried in earth/gravel or cast into concrete/paving stone with or without mounting base. Can be mounted with MK1 and MK2 (consult with factory). Can be used with Single Gang Box (not included, can be purchased directly from MP Factory. See page 2 & 3)

**Electrical**

Powered by remote dimmable/non-dimmable driver(sold separately).

\*See website for recommended drivers

\*Remote emergency driver / inverter options available. Consult factory

**Power**

1.5 Watt (at 350 mA, 1.0 Watt)

**Consumption**

3.0 Watt (at 700 mA, 2.5 Watt)

**Light Output**

1.0 Watt, 0.5~1lm  
2.5 Watt, 0.8~1.6lm

\*For photometric data, see page 02

**Warranty**

5 years limited warranty  
Estimated useful life of LED is 50,000 hours.

**Material**

Solid anodized aluminum or stainless steel (316), suitable for walk-over and drive-over applications. RoHS compliant.

**Drive Over Rating**

2200kg/4850lbs

**Weight**

1.8lbs (0.816kg), base extra.

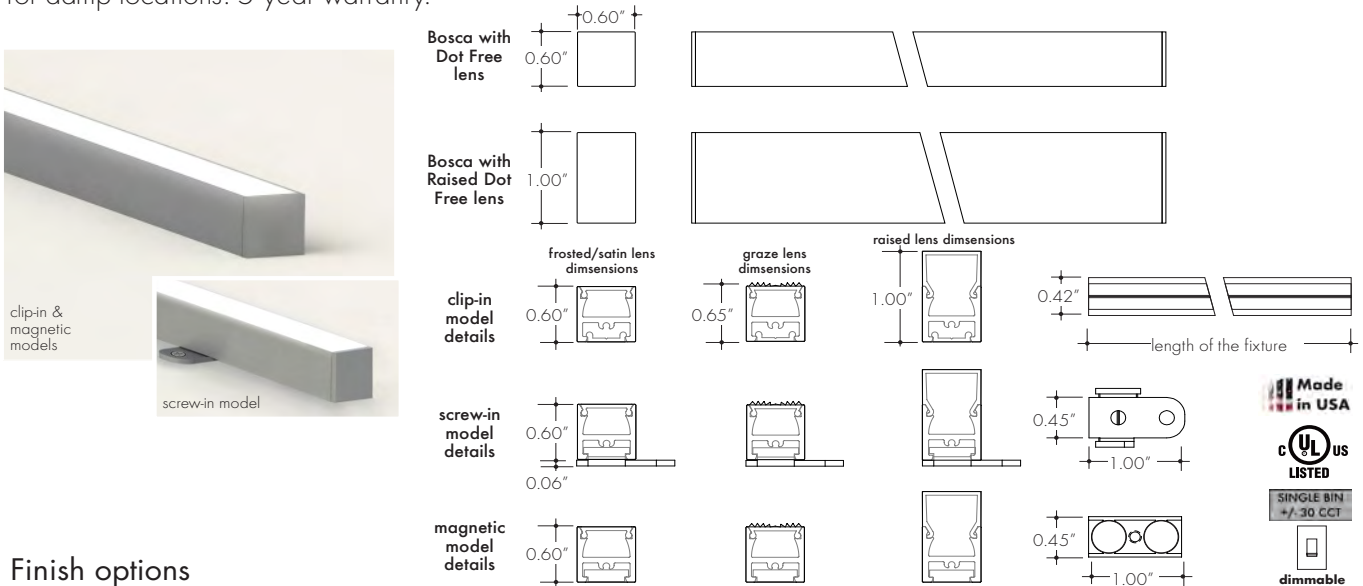
**Approval**





**Bosca** | Linear Illumination system

Extruded aluminum linear illumination system, Bosca is available in sections up to 144". Specifically designed LED engine provides constant illumination levels from the beginning to the end of the runs. Bosca is suitable for cove lighting, architectural accents, under or above cabinets, display cases and many other applications. Class 2 listed for damp locations. 5 year warranty.



**Finish options**



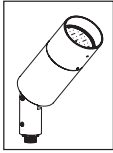
**Technical information**

Output	Output Options			Operating Voltage	CCT INFO/LUMEN MULTIPLIER		TM-30-15		
	Lumens at 3000K (with satin ice lens, SOHD with frosted lens)	Average power consumption at 4'	Maximum system length Achievable via feed through fixture wiring		Color temperature	Multiplier (referenced from 3000K)	CRI	R <sub>f</sub>	R <sub>g</sub>
SO (LL36)	162 lm/ft	3.2 W/ft	35'	24VDC	2200K	0.87	82	81	99
SOHD (LL72LO)	148 lm/ft	4.0 W/ft	24'	24VDC	2400K	0.73	98	95	101
HO (LL54)	250 lm/ft	5.2 W/ft	26'	24VDC	2700K	0.81	98	95	102
VHO (LL72)	355 lm/ft	6.5 W/ft	18'	24VDC	2900K	0.86	97	95	102
					3000K	1.00	91	90	101
					3500K	1.05	95	90	97
					4100K	1.28	93	88	96

**Ordering code**

MODEL	LENGTH	CCT	OUTPUT	LENS	MOUNTING	FINISH	POWER FEED
BOS - Bosca	12" - 144" 4" increments	22K - 2200K 24K - 2400K 27K - 2700K 29K - 2900K 30K - 3000K 35K - 3500K 41K - 4100K	SO - Standard SOHD - Standard High Density HO - High VHO - Very High	F - Frosted SI - Satin Ice G - Graze R - Raised	C - Clip-in S - Screw-in M - Magnetic	SA - Silver BK - Black BZ - Bronze WH - White <small>(BK, BZ, WH finishes will have an upcharge and require longer lead times)</small>	F1 - 72" wire leads F1X2 - 72" wire lead at both ends F2 - 72" wire leads at one end and quick connect at other F3 - Single quick connect F4 - Dual quick connect FB1 - Backfeed 72" wire leads FB1X2 - Backfeed 72" wire leads at both ends FB2 - Backfeed 72" wire leads at one end and quick connect at other FB3 - Backfeed single quick connect FB4 - Backfeed dual quick connect





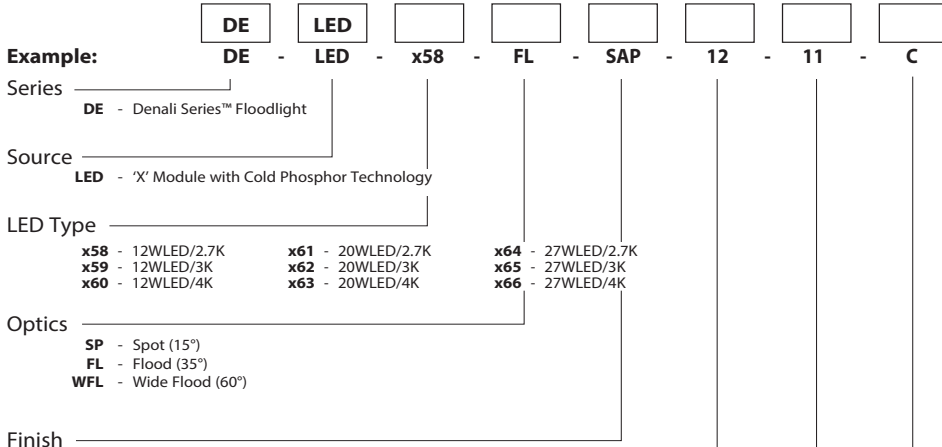
**BKSSL**  
SOLID STATE LIGHTING  
12-27W LED



# DENALI SERIES™ FLOODLIGHT

<b>PROJECT:</b>	
<b>TYPE:</b>	
<b>CATALOG NUMBER:</b>	
<b>SOURCE:</b>	
<b>NOTES:</b>	

## CATALOG NUMBER LOGIC



**Configure Driver Housing Separately**  
Driver Housing Required

**INTEGRAL DRIVER HOUSINGS:**

- HP2** - HP2 Housing
- PM2** - Universal Power Module 2
- PM2D** - Universal Power Module 2 Dual
- PC** - Power Canopy
- PPII** - Power Pipe II
- TMB** - Pole Mount or Tenon Mount

**REMOTE DRIVER HOUSINGS:**

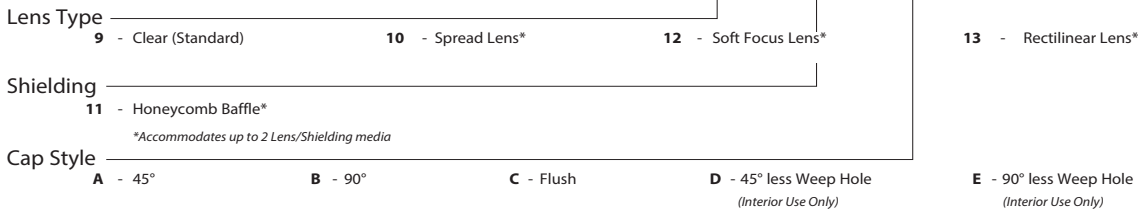
- HP2RM** - HP2 Remote Housing
- PM2RM** - Universal Power Module 2 Remote
- PM2DRM** - Universal Power Module 2 Dual Remote
- RM** - Remote Wall Mount
- DRM** - Dual Remote Wall Mount

**Aluminum Finish**

Powder Coat Color	Satin	Wrinkle
Bronze	<b>BZP</b>	<b>BZW</b>
Black	<b>BLP</b>	<b>BLW</b>
White (Gloss)	<b>WHP</b>	<b>WHW</b>
Aluminum	<b>SAP</b>	—
Verde	—	<b>VER</b>

**Premium Finish**

<b>ABP</b> Antique Brass Powder	<b>CMG</b> Cascade Mountain Granite	<b>RMG</b> Rocky Mountain Granite
<b>AMG</b> Aleutian Mountain Granite	<b>CRI</b> Cracked Ice	<b>SDS</b> Sonoran Desert Sandstone
<b>AQW</b> Antique White	<b>CRM</b> Cream	<b>SMG</b> Sierra Mountain Granite
<b>BCM</b> Black Chrome	<b>HUG</b> Hunter Green	<b>TXF</b> Textured Forest
<b>BGE</b> Beige	<b>MDS</b> Mojave Desert Sandstone	<b>WCP</b> Weathered Copper
<b>BPP</b> Brown Patina Powder	<b>NBP</b> Natural Brass Powder	<b>WIR</b> Weathered Iron
<b>CAP</b> Clear Anodized Powder	<b>OCP</b> Old Copper	<i>Also available in RAL Finishes See submittal SUB-1439-00</i>



<b>B-K LIGHTING</b>	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 11-7-17	DRAWING NUMBER SUB001113
	<p>THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.</p>		



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HOME BARN LIGHTS 10" BLACK METROPOLITAN INDOOR/OUTDOOR BLACKSPOT LED BARN LIGHT



10" BLACK METROPOLITAN INDOOR/OUTDOOR BLACKSPOT LED BARN LIGHT

SKU: 0BBSW10BK-1B

\$239.00 - FREE SHIPPING - SHIPS WITHIN 24 HOURS



Quantity:

1

ADD TO CART

TOP FEATURES

- **Versatile** — Indoor/Outdoor Usage
- **Latest LED Technology** —Cocoweb's LED Technology provides 50,000+ hours usage
- **Tough** —Durable metal construction with a weatherproof powder coat finish
- **Variety** —Comes in a variety of sizes and color finishes to suit your styles an needs



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6



LED Technology

Integrated LED bulb shines with natural yellow light



Indoor/Outdoor

Use MET Listed for installation indoors and out





Item #	Shade Diameter (A)	Overall Height (B)	Projection (C)
WHD12-PC	12"	15 1/4"	14 1/2"
WHD14-PC	14"	16"	15"



Model #	Item #	Standard Finishes	Optional Accessories	Accessory Colors	Wattage/Lamp Options	Ballast	Voltage
W- Sconce	WHD12-PC WHD14-PC	<p><i>Powder Coat:</i>  <b>100-Black</b>  <b>200-White</b>  <b>300-Dark Green</b>  <b>600-Bronze</b>  <b>605- Rust</b></p> <p><i>Other:</i>  <b>975- Galvanized</b></p> <p><i>For additional colors, see color chart</i></p>	<p><b>CGG- Cast Guard and Glass <sup>1</sup></b></p> <p><b>WGG- Wire Guard and Glass <sup>1</sup></b></p> <p><b>TGG- Heavy Duty Cast Guard and Glass <sup>1</sup></b></p> <p><b>WC-Wire Cage</b></p>	<p><i>Powder Coat:</i>  <b>100-Black</b>  <b>200-White</b>  <b>300-Dark Green</b>  <b>600-Bronze</b>  <b>605- Rust</b></p> <p><i>Other:</i>  <b>975- Galvanized</b></p> <p><i>For additional colors, see color chart</i></p> <p><i>Vapor Proof Glass <sup>1</sup>:</i>  <b>CLR- Clear</b>  <b>FST- Frosted</b>  <b>RIB- Ribbed</b></p> <p><i>For additional glass options, see guard and glass chart</i></p>	100 Watt maximum		120V
BLE-W	WHD12-PC	100	CGG	975-CLR			
<b>ORDER SPECIFICS</b>							
BLE-W	-PC						

Notes:  
<sup>1</sup>Canopy diameter is standard 6 1/4". <sup>2</sup>Guard/Glass options reduce wattage to 100W. Suitable for Wet Location





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**Agenda Item No. 5**

---

**TO:** Design Review Board  
**FROM:** Dave Bangert, Senior Planner  
**FOR:** Meeting of May 3, 2018  
**DATE:** April 25, 2018  
**RE:** Consideration of a Design Review application for a General Easement encroachment for a portion of a hot tub patio on Lot 149AR

---

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 149AR  
**Address:** 255 Country Club Dr.  
**Applicant/Agent:** Reid Smith Architects  
**Owner:** George and Cynthia Barutha  
**Zoning:** Single-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.29 acres

**Adjacent Land Uses:**

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

**ATTACHMENTS**

- Exhibit A: Narrative
- Exhibit B: Plan Set

**BACKGROUND**

A Design Review application for a new single-family home on Lot 149AR was approved at the June 1, 2018 DRB meeting. At that meeting the Design Review Board (Board) approved many encroachments in to the northern, eastern and western General Easements and the Country Club Dr. right of way (RROW). These include in the northern general easement (GE) and Country Club Dr. RROW approved plans for an entry walkway with a culvert, a 120-square foot roof overhang for the front entryway, a paver walkway from driveway to the front entry, an 18" raised planter box and two exterior parking spaces that are in the GE and extend into the RROW. The western GE has four rock retaining walls and an on-grade and the eastern GE is showing five rock retaining walls. At the June 1, 2017 meeting the applicant proposed an encroachment in to the western GE for a portion of a 190-square foot



heated hot tub patio coming out of the ski room that extends in the GE by 8.5' that was denied by the Board. The applicant has assessed 3 potential locations for the hot patio;

**1. Hot tub on the lower level balcony. This location had safety and structural concerns.**

*a. The lower patio ranges from 9'-0" to 15'-0" above the ground. Anyone sitting on the edge of the hot tub could fall up to 15'.*

*b. The Structural Engineer had concerns that the balcony could not support the hot tub. The original design with a stone floor was removed and replaced with a lighter wood floor due to the engineering constraints. A hot tub was out of the question.*

**2. Hot tub located on the south end of the property.**

*a. Additional retaining would be required to create a level patio. This would require aspens at the south of the property to be removed.*

*b. Due to the slope, this location would require extensive retaining and steps to make it accessible from the house.*

*c. This location would feel unusual and would be visible from many directions.*

**3. Hot tub located outside ski room a. This location is easily accessible from the house, and the most private.**

*b. This location would feel the most integrated with the house and retaining walls.*

*c. This location is partially within the side easement.*

*d. This encroachment would occupy 4.6% of the west side easement.*

*e. The hot tub, patio and retaining would be constructed separated from the permanent structure in case these items ever needed to be removed.*

*f. The west easement does not have a residential lot adjacent to it. It is designated as "Full Use, Ski Resort Active Open Space."*

*"Due to the extreme constraints on lot 149 AR listed above, the proposed hot tub location is the obvious choice. Any other option would be prohibitively expensive or have more shortcomings. Thank you for your consideration to allow a hot tub patio within the west side easement. We look forward to continuing to work with Mountain Village to see this home complete."*

**ANALYSIS OF RELEVANT CODE SECTIONS**

**17.3.14 General Easement Setbacks**

C. All general easement setbacks or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses and to maintain the ability to conduct any of the general easement allowed uses.

D. All above- and below-grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the general easement setback or other setbacks on each lot within the allowable building area of a lot.

E. The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.



- a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
  - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.
- 2. Utilities;
  - a. To the extent practical, all utilities shall follow a driveway alignment.
- 3. Address monuments;
- 4. Natural landscaping without any man-made materials or hardscape;
- 5. Fire mitigation and forestry management without substantial earthwork;
- 6. Construction staging provided:
  - a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or
  - b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access, and the area can be used for staging until the approved improvement is constructed; and
- 7. Other uses as provided for in the definition of general easement.

F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

- 1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
- 2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
- 3. No unreasonable negative impacts result to the surrounding properties;
- 4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
- 5. The Public Works Department has approved the permanent above-grade and below-grade improvements;
- 6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and
- 7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.

## **STAFF ANALYSIS**

The applicant is proposing a new hot tub patio that will encroach into the western General Easement. The Board approved 4 boulder retaining walls that encroach in this western GE at the June 1, 2017 DRB meeting. Staff feels that this additional encroachment will not cause any negative impacts to surrounding properties due to the open space to the west of the property line. The Public Works Department found no issue with the proposed GE encroachment.

## **RECOMMENDATION**

Staff recommends the DRB approve the Design Review application for Lot 149AR with the above variance and specific approvals and subject to the following conditions:

- 1. Prior to CO the owners of Lot 149AR will enter into a General Easement/RRROW encroachment agreement with the Town for the encroachments into the eastern and western General Easements and the northern GE and Country Club Drive Right of Way.





March 27, 2018

Planning & Development Services Department  
455 Mountain Village Boulevard, Suite A  
Mountain Village, CO 81435

RE: Lot 149 AR Hot Tub

Dear members of the Mountain Village Design Review Board,  
Please see attached documentation requesting a hot tub patio to be partially within the west side easement of lot 149 AR. The house is set on a steep site with a triangular shape. The majority (80%) of the buildable site has slopes that are 30% and greater. Due to the extreme constraints on lot 149 AR, the proposed hot tub location benefits outweigh the drawbacks.

The following hot tub locations were assessed.

1. Hot tub on the lower level balcony. This location had safety and structural concerns.
  - a. The lower patio ranges from 9'-0" to 15'-0" above the ground. Anyone sitting on the edge of the hot tub could fall up to 15'.
  - b. The Structural Engineer had concerns that the balcony could not support the hot tub. The original design with a stone floor was removed and replaced with a lighter wood floor due to the engineering constraints. A hot tub was out of the question.
2. Hot tub located on the south end of the property.
  - a. Additional retaining would be required to create a level patio. This would require aspens at the south of the property to be removed.
  - b. Due to the slope, this location would require extensive retaining and steps to make it accessible from the house.
  - c. This location would feel unusual and would be visible from many directions.
3. Hot tub located outside ski room
  - a. This location is easily accessible from the house, and the most private.
  - b. This location would feel the most integrated with the house and retaining walls.
  - c. This location is partially within the side easement.
  - d. This encroachment would occupy 4.6% of the west side easement.
  - e. The hot tub, patio and retaining would be constructed separated from the permanent structure in case these items ever needed to be removed.
  - f. The west easement does not have a residential lot adjacent to it. It is designated as "Full Use, Ski Resort Active Open Space."

Mountain Village is a ski town, and having a hot tub is part of the ski town atmosphere. Due to the extreme constraints on lot 149 AR listed above, the proposed hot tub location is the obvious choice. Any other option would be prohibitively expensive or have more shortcomings. Thank you for your consideration to allow a hot tub patio within the west side easement. We look forward to continuing to work with Mountain Village to see this home complete.

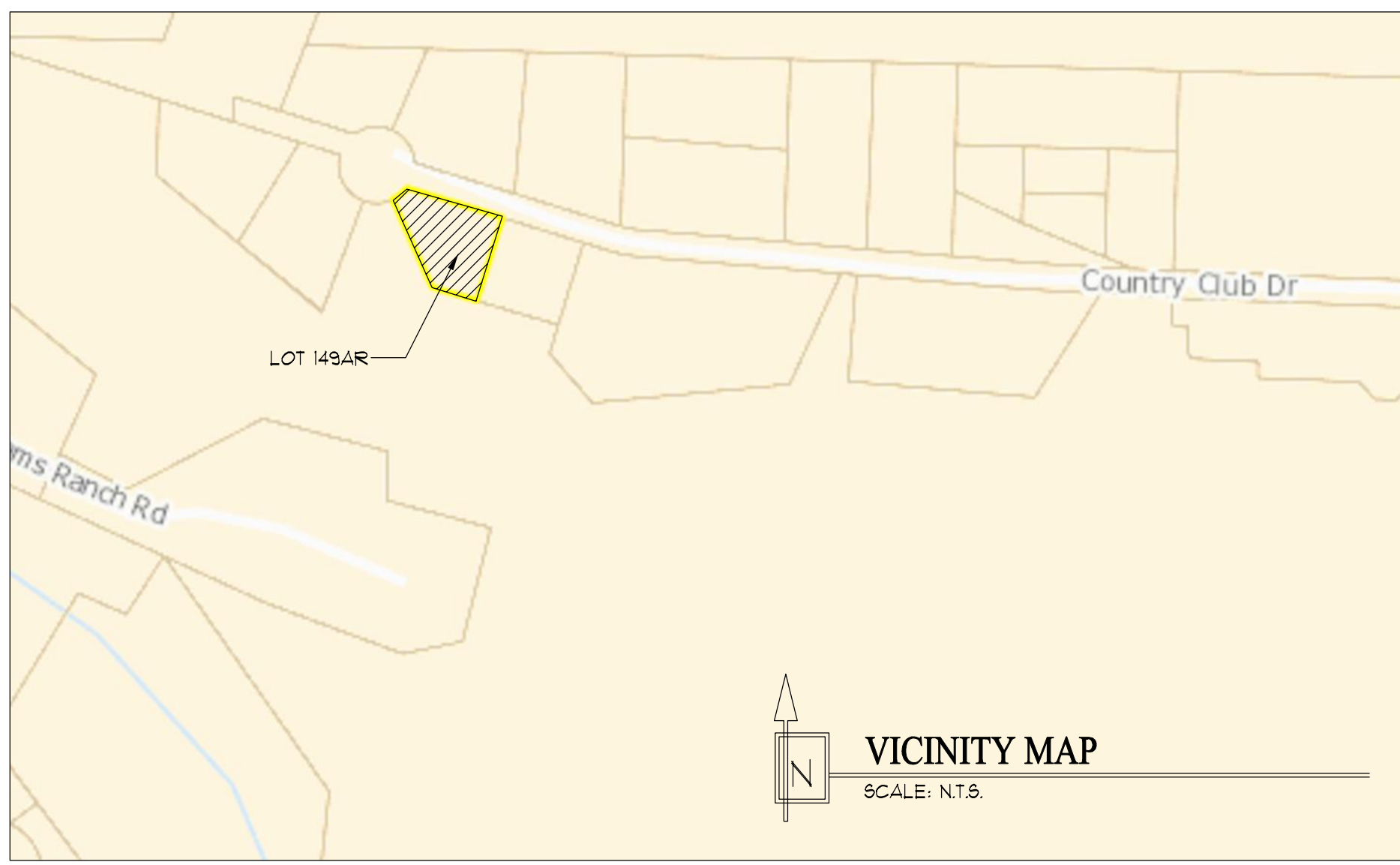
Sincerely,

Jackson Trout



ABBREVIATIONS

AB	ANCHOR BOLT	EA	EACH	OC	ON CENTER
ABV	ABOVE	EB	EXPANSION BOLT	OD	OUTSIDE DIAMETER
A/C	AIR CONDITIONING	EJ	EXPANSION JOINT	OPP	OPPOSITE
ADJ	ADJUSTABLE	ELEV	ELEVATION		
AF	ABOVE FINISHED FLOOR	ELEC	ELECTRICAL	PERF	PERFORATED
ALT	ALTERNATE	EQ	EQUAL	PL	PLATE
ALUM	ALUMINUM	EQUIP	EQUIPMENT	PLYWD	PLYWOOD
APPRD	APPROVED	EW	EACH WAY	PSF	POUNDS PER SQUARE FOOT
APX	APPROXIMATE	EX	EXISTING	PSI	POUNDS PER SQUARE INCH
ARCH	ARCHITECTURAL	EXT	EXTERIOR	PT	PRESSURE TREATED
ASPH	ASPHALT				
		FD	FLOOR DRAIN	RAD	RADIUS
BEL	BELOW	FFE	FINISHED FLOOR ELEVATION	RC	RESILIENT CHANNEL
BET	BETWEEN	FFL	FINISHED FLOOR LINE	RCL	RECLAIMED
BD	BOARD	FIN	FINISH	RD	ROOF DRAIN
BLDG	BUILDING	FLR	FLOOR	REF	REFERENCE
BLK	BLOCK	FLUR	FLUORESCENT	REFR	REFRIGERATOR
BLKG	BLOCKING	FOC	FACE OF CONCRETE	REINF	REINFORCE(D)ING(MENT)
BM	BENCH MARK	FTG	FOOTING	REQD	REQUIRED
BO	BOTTOM OF			REQD	REQUIRED
BRG	BEARING	HB	HOSE BIBB	RFG	ROOFING
BS	BOTH SIDES	HDW	HARDWARE	RO	ROUGH OPENING
BSMT	BASEMENT	HR	HOUR	RS	ROUGH SAUN
BW	BOTH WAYS	HT	HEIGHT	RR	RECLAIMED RED OAK
		HTG	HEATING	RB	RECLAIMED BARNWOOD
CAB	CABINET	HYAC	HEATING/VENTILATION/		
CFT	CUBIC FOOT	INSUL	AIR CONDITIONING	SC	SOLID CORE
CHAM	CHAMFER	HUD	HARDWOOD	SCH	SCHEDULE
CIR	CIRCLE	HUH	HOT WATER HEATER	SHT	SHEET
CJ	CONTROL JOINT			SM	SIMILAR
CL	CENTER LINE	INCL	INCLUDE	SPEC	SPECIFICATION(S)
CLG	CLEAR	INSUL	INSULATION	SFKR	SPEAKER
CLR	CLEAR	INT	INTERIOR	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	JT	JOINT	STD	STANDARD
COL	COLUMN			STD	STANDARD
CONC	CONCRETE			TEL	TELEPHONE
CONST	CONSTRUCTION	K.B.	KNEE BRACE	T&G	TONGUE & GROOVE
CONT	CONTINUOUS			TK	THICKNESS
CORR	CORRUGATED	M	METER	T.O.S.	TOP OF STEEL
CPT	CARPETED	MAX	MAXIMUM	T.O.W.	TOP OF WALL
CS	COUNTERSINK	MECH	MECHANICAL	TPL	TRIPLE
CSMT	CASEMENT	MED	MEDIUM	TYP	TYPICAL
		MFR	MANUFACTURER		
DH	DOUBLE HUNG	MIN	MINIMUM	UBC	UNIFORM BUILDING CODE
DIAG	DIAGONAL	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
DIAM	DIAMETER	MM	MILLIMETER(S)		
DIM	DIMENSION	MTL	METAL	VB	VAPOR BARRIER
DL	DEAD LOAD	MTLS	MATERIALS	VERT	VERTICAL
DTP	DAMP PROOFING			VG	VERTICAL GRAIN
DTL	DETAIL	NO	NUMBER		
DS	DOWNSPOUT	NOM	NOMINAL	WC	WATER CLOSET
DWG	DRAWING	NTS	NOT TO SCALE	WD	WOOD
DUR	DRAWER			W/O	WITHOUT
				WP	WATER PROOFING
				WUF	WELDED WIRE FABRIC



A RESIDENCE FOR:  
**LOT 149 AR**

255 COUNTRY CLUB DR.  
MOUNTAIN VILLAGE, COLORADO 81435

DRAWING INDEX:

COVER	TOPOGRAPHIC SURVEY & UTILITIES
C10	DIAGRAMMATIC SITE PLAN
A10	MAIN LEVEL FLOOR PLAN
A11	LOWER LEVEL FLOOR PLAN
A20	ELEVATIONS
A21	ELEVATIONS

PROJECT TEAM:

<b>ARCHITECT:</b> REID SMITH ARCHITECTS 212 S TRACY AVE. BOZEMAN, MT 59715 P: (406) 587-2597 CONTACT: JACKSON TROUT	<b>CIVIL ENGINEER:</b> UNCOMPAGHRE ENGINEERING P.O. BOX 3945 TELLURIDE, CO 81435 P: (970) 728-0683 CONTACT: DAVID BALLODE
<b>CONTRACTOR:</b> GERBER CONSTRUCTION, INC. 738 E COLORADO AVE, SUITE 3 TELLURIDE, CO 81435 P: (970) 728-5205 CONTACT: DAVE GERBER	<b>SURVEYOR:</b> SAN JUAN SURVEYING 407 SOCIETY DRIVE TELLURIDE, CO 81435 P: (970) 728-1128
<b>STRUCTURAL ENGINEER:</b> STRUCTURAL ENGINEERING SERVICES, INC. 6736 SEVEN OAKS ROAD CARBONDALE, CO 81623 P: (970) 963-3181 CONTACT: MIKE THELE	<b>GEOTECHNICAL ENGINEER:</b> WESTERN TECHNOLOGIES 218 SAWYER DRIVE, NO. 2 DURANGO, CO 81303 P: (970) 375-9033 CONTACT: ROGER SOUTHWORTH
<b>MECHANICAL ENGINEER:</b> BURGGRAAF ASSOCIATES, INC. 1404 HAWK PARKWAY, #18 MONTROSE, CO 81401 P: (970) 240-5930 CONTACT: MARK BURGGRAAF	<b>LANDSCAPE DESIGNER:</b> SHERRY GROUP INC./TELLURIDE LAND WORKS 315 ADAMS RANCH ROAD #2-2A MOUNTAIN VILLAGE, CO 81435 P: (970) 728-5555 CONTACT: MICHELLE SHERRY
<b>INTERIOR DESIGNER:</b> IMI DESIGN STUDIO 1001 E 9TH AVE. SCOTTSDALE, AZ 85251 P: (480) 970-8979 CONTACT: ANITA LANG	<b>HOME ENERGY RATING SERVICES:</b> CONFLUENCE ARCHITECTURE & SUSTAINABILITY 515 CRYSTAL CIRCLE CARBONDALE, CO 81623 P: (970) 963-9120 CONTACT: MARK MCCLAIN

GENERAL NOTES

CONTRACTOR RESPONSIBLE TO ENSURE ALL WORK COMPLIES WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE AND ALL LOCAL BUILDING CODES AND PRACTICES.

THE GENERAL CONTRACTOR SHALL CAREFULLY REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS. A FREE CONSTRUCTION MEETING BETWEEN ARCHITECT AND CONTRACTOR IS RECOMMENDED TO REVIEW ANY QUESTIONS, AREAS OF CONCERN OR SPECIAL FEATURES.

THE CONTRACTOR SHALL SET UP AN ON SITE MEETING WITH OWNER PRIOR TO EXCAVATION. A PERIMETER FENCING AREA AS DETERMINED ON THE SITE PLAN SHALL BE TEMPORARILY FENCED TO ENSURE CONSTRUCTION ACTIVITY IS CONTAINED. ALL DISTURBED AREAS OUTSIDE OF DESIGNATED LANDSCAPING SHALL BE RETURNED TO NATIVE AND TEMPORARY SURFACE IRRIGATION SHALL BE PROVIDED TO RE-ESTABLISH VEGETATION.

CONTRACTOR RESPONSIBLE FOR ATTAINING ALL NECESSARY PERMITS AND HOOK UP FEES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK COMPLIES WITH THE RECOMMENDATIONS AND FINDINGS OF THE SITE SPECIFIC SOILS REPORT.

ONLY DATED DOCUMENTS LABELED AS "CONSTRUCTION SET" SHALL BE USED DURING PHYSICAL CONSTRUCTION. ALL WORK AND CLARIFICATIONS AFTER ISSUANCE OF THE CONSTRUCTION SET SHALL BE LABELED, DATED, AND NUMBERED AS "ARCHITECTURAL SUPPLEMENTAL INFORMATION" OR AS1, AND SHALL REMAIN ON SITE.

ONLY DIMENSIONED LENGTHS SHALL BE USED DURING CONSTRUCTION. SCALING OF DRAWINGS SHALL NOT BE ASSUMED CORRECT. COORDINATE WITH ARCHITECT ALL LENGTHS NOT LABELED.

ANY EXTERIOR FIELD CHANGES TO FINAL DRAWINGS SHOULD BE APPROVED PRIOR BY ARCHITECT AND ARCHITECTURAL DESIGN COMMITTEE.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.



ENTRY RENDERING



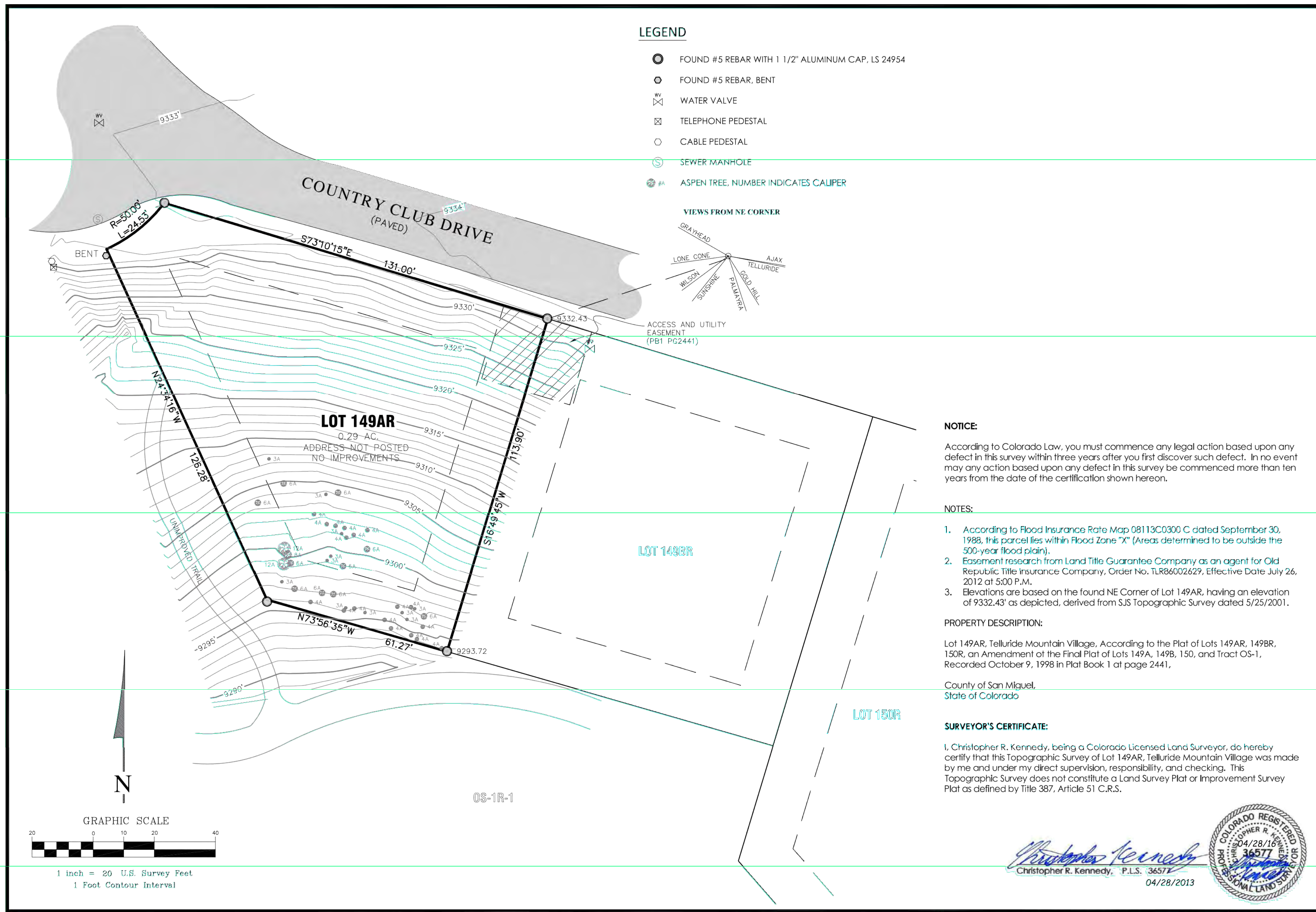
BACK RENDERING

HOT TUB REVIEW 3/27/2018



REIDSMITH ARCHITECTS  
W. 406-587-2597 F. 406-587-8415 212 S. TRACY, BOZEMAN MT 59715  
REIDSMITHARCHITECTS.COM





- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
  - FOUND #5 REBAR, BENT
  - ⊗ WATER VALVE
  - ⊗ TELEPHONE PEDESTAL
  - CABLE PEDESTAL
  - ⊗ SEWER MANHOLE
  - ⊗ #4 ASPEN TREE, NUMBER INDICATES CALIPER



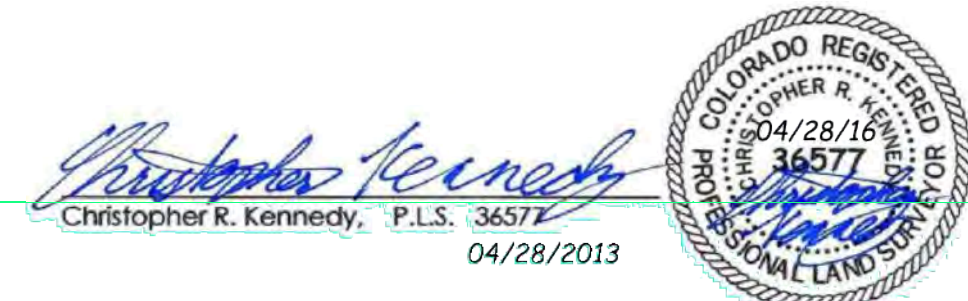
**NOTICE:**  
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification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

- NOTES:**
- According to Flood Insurance Rate Map 08113C0300 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
  - Easement research from Land Title Guarantee Company as an agent for Old Republic Title Insurance Company, Order No. TLR86002629, Effective Date July 26, 2012 at 5:00 P.M.
  - Elevations are based on the found NE Corner of Lot 149AR, having an elevation of 9332.43' as depicted, derived from SJS Topographic Survey dated 5/25/2001.

**PROPERTY DESCRIPTION:**  
Lot 149AR, Telluride Mountain Village, According to the Plat of Lots 149AR, 149BR, 150R, an Amendment to the Final Plat of Lots 149A, 149B, 150, and Tract OS-1, Recorded October 9, 1998 in Plat Book 1 at page 2441.

County of San Miguel,  
State of Colorado

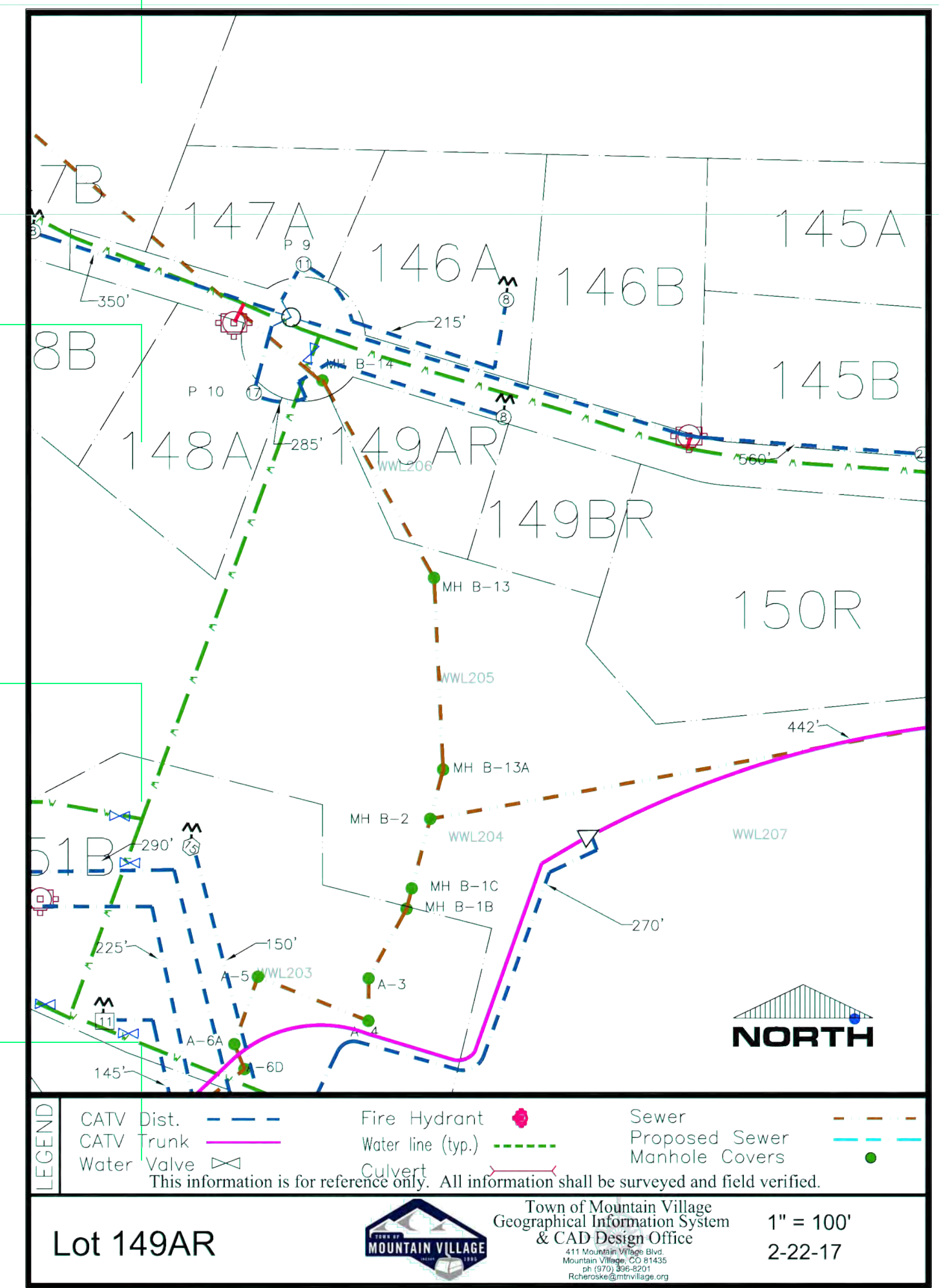
**SURVEYOR'S CERTIFICATE:**  
I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 149AR, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 387, Article 51 C.R.S.



**TOPOGRAPHIC SURVEY  
LOT 149AR, 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:	04/28/2015
DRAWN BY:	CRK
CHECKED BY:	SDH
REVISION DATES:	
SHEET:	1 OF 1



**REIDSMITH ARCHITECTS**  
CONTRACTOR: STRUCTURAL ENGINEER:  
MIKE THELE, P.E.  
GERBER CONSTRUCTION, INC., SUITE 3  
-236 E COLORADO AVE., SUITE 3  
TELLURIDE, CO 81435  
P: (970) 728-5205  
F: (970) 963-3101



**LEGAL DESCRIPTION:**  
LOT 149AR AN AMENDMENT TO THE FINAL PLAT OF LOTS 149A, 149B, 150 AND TOWN OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW.4 OF SEC. 84 T.48N. R.8W. NMPM SHA. SANGRAL COUNTY 90 PLAT BK 1 PG 2441 COR. 0.28AC

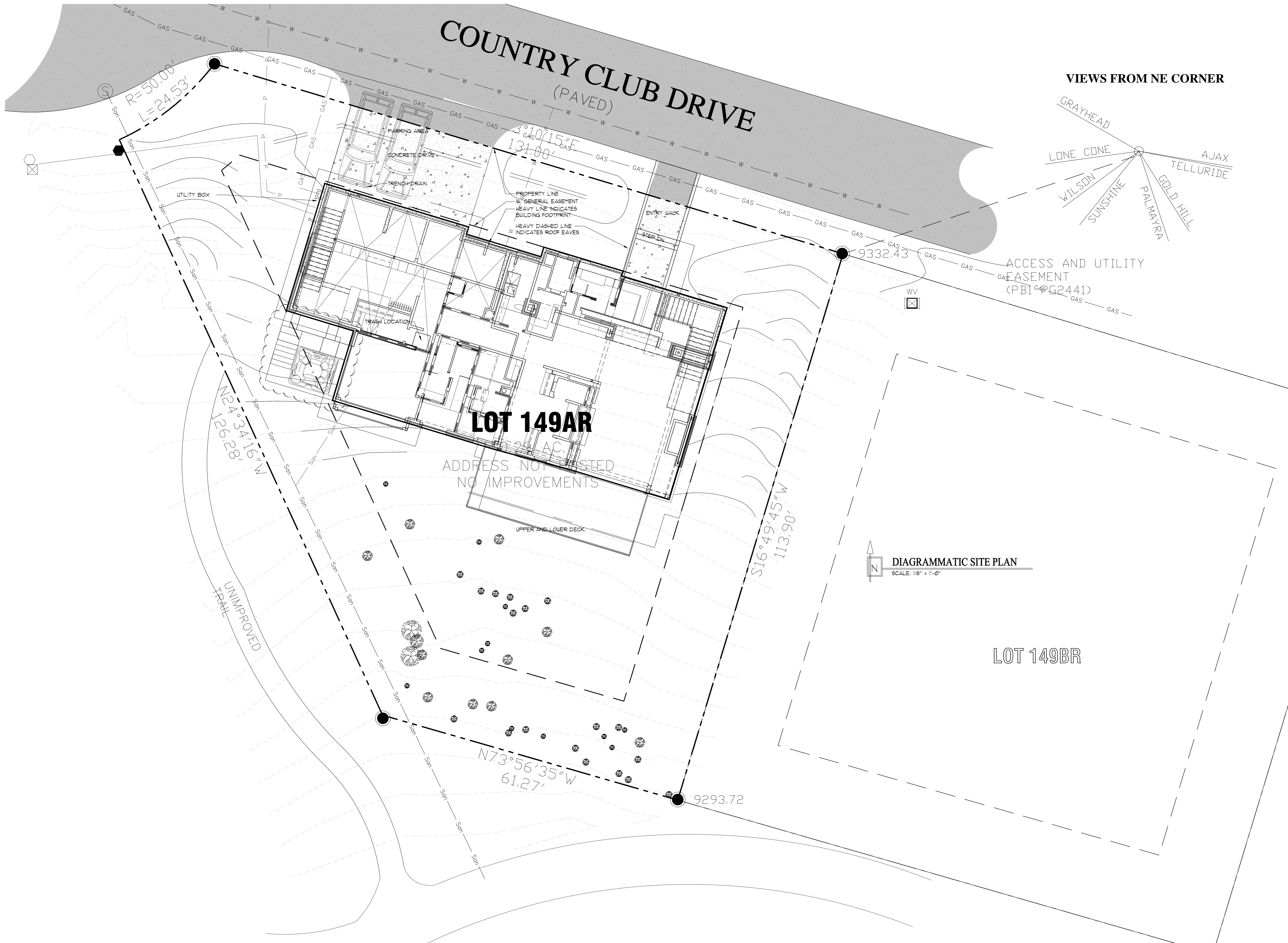
**RECEIVED FOR:**  
**LOT 149 AR**  
255 COUNTRY CLUB DR MOUNTAIN VILLAGE, COLORADO 81435

DRAWING:	DATE:
DESIGN REVIEW BOARD SET	4/26/2011
PERMIT/BO SET	6/10/2011
CONSTRUCTION SET	11/06/2011
HOT TUB REVIEW	3/17/2018

**T1.0**

SITE PHOTOS



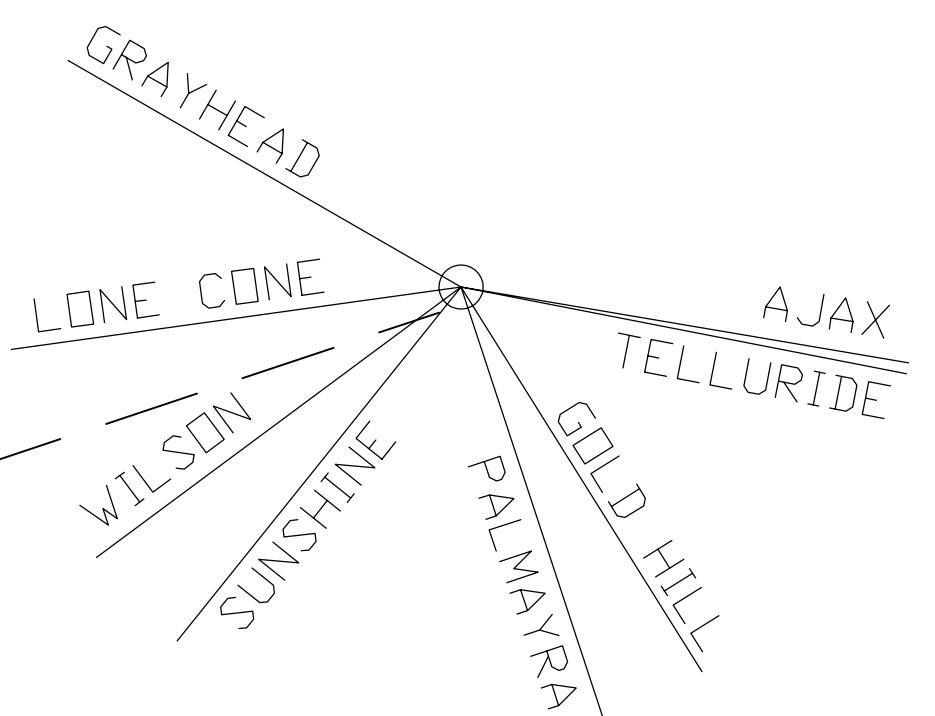


# COUNTRY CLUB DRIVE (PAVED)

**LOT 149AR**

ADDRESS NOT LISTED  
NO IMPROVEMENTS

## VIEWS FROM NE CORNER



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

LOT 149BR

CONTRACT: 201  
REID SMITH ARCHITECTS  
**REIDSMITH**  
ARCHITECTS  
W. 40457 287 F. 462-861-9415 212 S. TRACY, BOZEMAN MT 59715  
 REIDSMITHARCHITECTS.COM

---

STRUCTURAL ENGINEER:  
 MIKE THELE, P.E.  
 CONTRACTOR:  
 GERBER CONSTRUCTION, INC.  
 1236 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

---

LEGAL DESCRIPTION:  
 LOT 149AR AN AMENDMENT TO THE  
 FINAL PLAT OF LOTS 149A, 149B, 149C AND  
 149D OF MOUNTAIN VILLAGE LOCATED  
 WITHIN THE SW 1/4 OF SEC 34 T43N R9E  
 NMPM SH, SANGRE DE CRISTO COUNTY, CO PLAT BK  
 1, PG 2471, CONT. 0.28AC

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REPRODUCED  
 COLORADO LICENSED  
 REID W. SMITH  
 ARC 0040884  
 10/1/2011

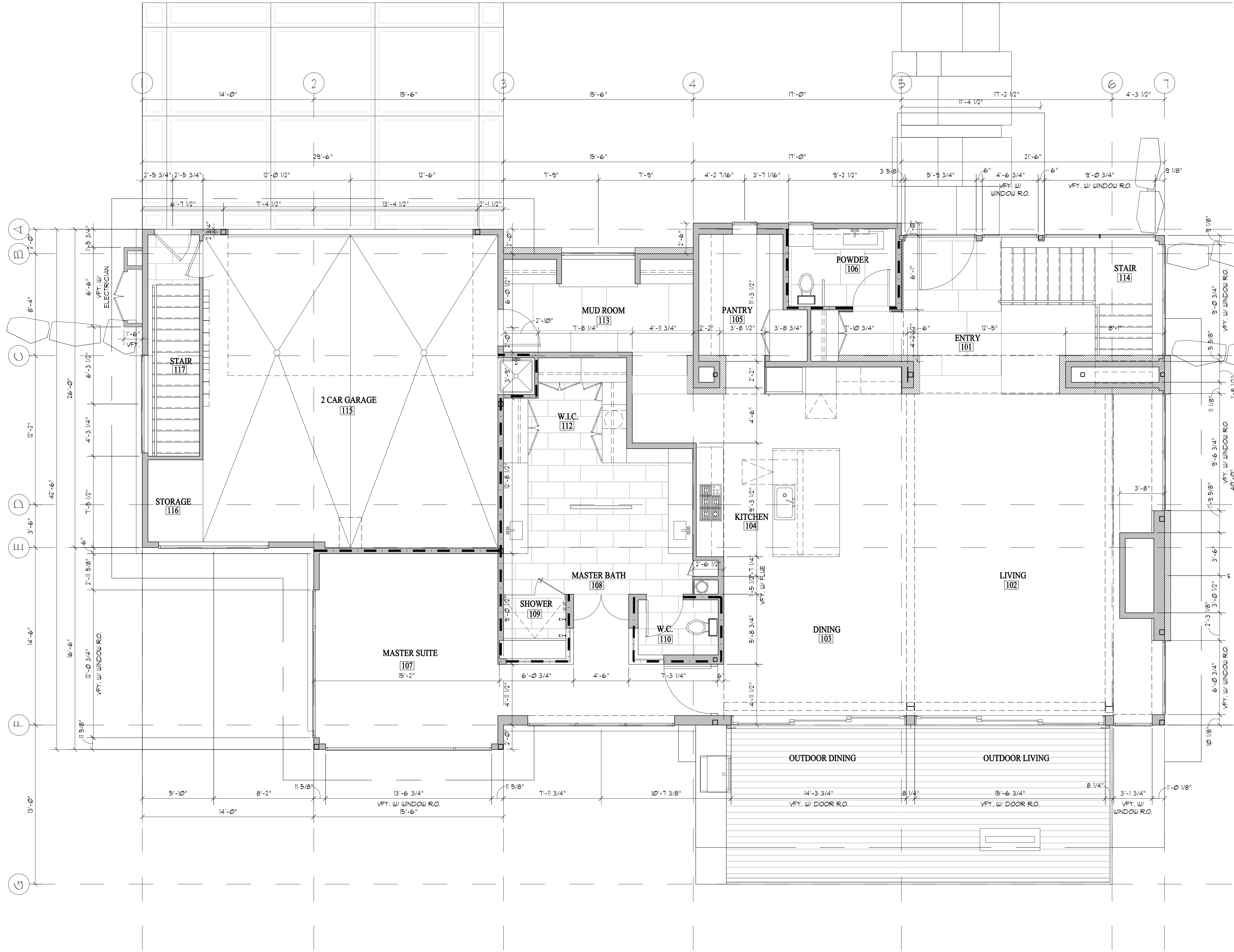
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A RESIDENCE FOR:  
**LOT 149 AR**  
 255 COUNTRY CLUB DR MOUNTAIN  
 VILLAGE, COLORADO 81435

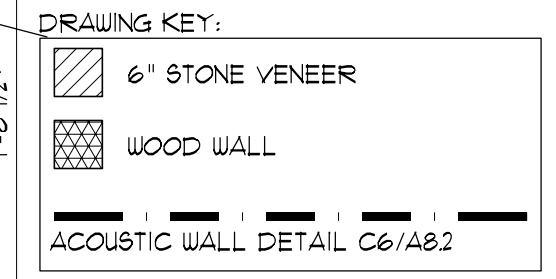
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DRAWING: **C1.0**  
 DESIGN REVIEW BOARD SET: 4/26/2011  
 PERMITTED SET: 8/10/2011  
 CONSTRUCTION SET: 11/6/2011  
 HOT TUB REVIEW: 3/17/2018





- NOTES:
- 1) PROVIDE 2X10 BLOCKING FOR ALL CABINETS, ACCESSORIES, FIXTURES, HANDRAILS, HARDWARE ARTWORK, ETC. COORDINATE W/ A4 AND A1 SHEETS FOR LOCATIONS - V.F.T. LOCATIONS AND HEIGHTS W/ ARCHITECT DASHED LINES INDICATE OVERHEAD ELEMENTS - V.F.T. W/ ARCHITECT AND DO WALKTHROUGH ON-SITE PRIOR TO CONSTRUCTING APPLIED BEAMWORK/ CEILING SOFFITS - PROVIDE SLIP JOINT FOR WOOD CEILING AREAS
  - 2) ALL WINDOW SIZES ARE GENERAL UNIT SIZE - V.F.T. EXACT WINDOW RO. MEASUREMENTS W/ MANUFACTURER'S CUT SHEETS PRIOR TO FRAMING - CENTER WINDOW AT DIMENSIONED OPENINGS OR AS DIMENSIONED ON PLANS
  - 3) ALL INTERIOR DOORS SHALL BE ASSUMED CENTERED ON WALL OR 6" OFF ADJACENT WALL, UNLESS DIMENSIONED OTHERWISE
  - 4) SEE FRAMING PLANS AND DETAILS FOR ALL STRUCTURAL INFORMATION, CONNECTION DETAILS, AND SHEAR WALLS
  - 5) SEE STRUCTURAL DRAWINGS FOR DECK FRAMING DIMENSIONS
  - 6) VERIFY ALL PLUMBING FIXTURE LOCATIONS W/ I.D. IRC 2012 SECTION R302.11
  - 7) INSTALL DREATSTOPPING PER IRC 2012 SECTION 302.12



COPYRIGHT 2011  
 REID SMITH ARCHITECTS  
**REIDSMITH**  
 ARCHITECTS  
 W. 4050 287 F. 405-961-9415 312 S. TRACY, BOZEMAN MT 59715  
 REIDSMITHARCHITECTS.COM

---

CONTRACTOR: STRUCTURAL ENGINEER:  
 GERBER CONSTRUCTION, INC. MIKE THELE, P.E.  
 2336 E COLORADO AVE., SUITE 300  
 TELLURIDE, CO 81435 CARBONDALE, CO 81435  
 P: (970) 728-5205 F: (970) 963-3181

---

**LEGAL DESCRIPTION:**  
 LOT 149 AR AN AMENDMENT TO THE  
 FINAL PLAT OF LOTS 149A, 149B, 149C AND  
 149D OF THE MOUNTAIN VILLAGE LOCATED  
 WITHIN THE SW 1/4 OF SEC 34 T43N R07W  
 NMPM SA, SANGRE DE CRISTO COUNTY CO PLAT BK  
 1 PG 8491 CONT. 0.28AC

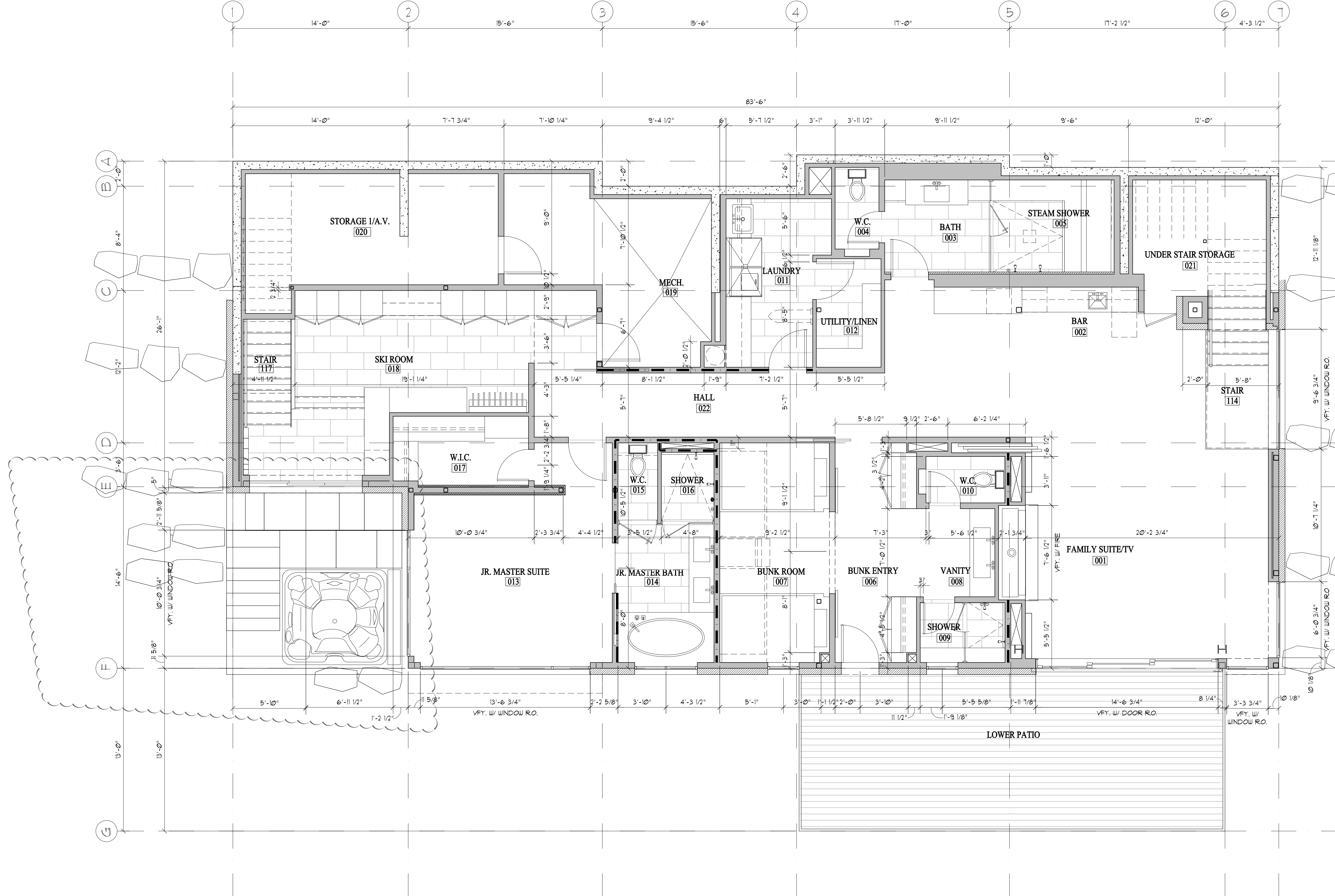
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A RESIDENCE FOR:  
**LOT 149 AR**  
 255 COUNTRY CLUB DR MOUNTAIN  
 VILLAGE, COLORADO 81435

---

DRAWING DATE 4/26/2011  
 DESIGN REVIEW BOARD SET 6/01/2011  
 PERMITTED SET 11/06/2011  
 CONSTRUCTION SET 3/17/2018  
**A1.0**





- NOTES:**
- 1) PROVIDE 2X10 BLOCKING FOR ALL CABINETS, ACCESSORIES, FIXTURES, HANDRAILS, HARDWARE ARTWORK, ETC. COORDINATE W/ A4 AND A1 SHEETS FOR LOCATIONS - V.F.T. LOCATIONS AND HEIGHTS W/ ARCHITECT
  - 2) DASHED LINES INDICATE OVERHEAD ELEMENTS - V.F.T. W/ ARCHITECT AND DO WALKTHROUGH ON-SITE PRIOR TO CONSTRUCTING APPLIED BEAMWORK/ CEILING SOFFITS - PROVIDE SLIP JOINT FOR WOOD CEILING AREAS
  - 3) ALL WINDOW SIZES ARE GENERAL UNIT SIZE - V.F.T. EXACT WINDOW RO. MEASUREMENTS W/ MANUFACTURER'S CUT SHEETS PRIOR TO FRAMING - CENTER WINDOW AT DIMENSIONED OPENINGS OR AS DIMENSIONED ON PLANS
  - 4) ALL INTERIOR DOORS SHALL BE ASSUMED CENTERED ON WALL OR 6" OFF ADJACENT WALL, UNLESS DIMENSIONED OTHERWISE
  - 5) SEE FRAMING PLANS AND DETAILS FOR ALL STRUCTURAL INFORMATION, CONNECTION DETAILS, AND SHEAR WALLS
  - 6) SEE STRUCTURAL DRAWINGS FOR DECK FRAMING DIMENSIONS
  - 7) VERIFY ALL PLUMBING FIXTURE LOCATIONS W/ I.D.
  - 8) INSTALL FIREBLOCKING PER IRC 2012 SECTION R302.11
  - 9) INSTALL DRAFTSTOPPING PER IRC 2012 SECTION 302.12
- DRAWING KEY:**
- 6" STONE VENEER
  - WOOD WALL
  - ACOUSTIC WALL DETAIL C6/A8.2

**REIDSMITH ARCHITECTS**  
 4005 287 F. 400501-945 323 S. TRACY, BOZEMAN MT 59715  
 REIDSMITHARCHITECTS.COM

**CONTRACTOR:** STRUCTURAL ENGINEER: MIKE THELE, P.E.  
 GERBER CONSTRUCTION, INC. 70296 SEVEN OAKS ROAD  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

**LEGAL DESCRIPTION:**  
 LOT 149AR AN AMENDMENT TO THE FINAL PLAT OF LOTS 149A, 149B, 150 AND 151 OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW 4 OF SEC 34 T43N R9W NMPM SA. SANGRE COUNTY CO PLAT BK 1 PG 2471 COR. 0.28AC

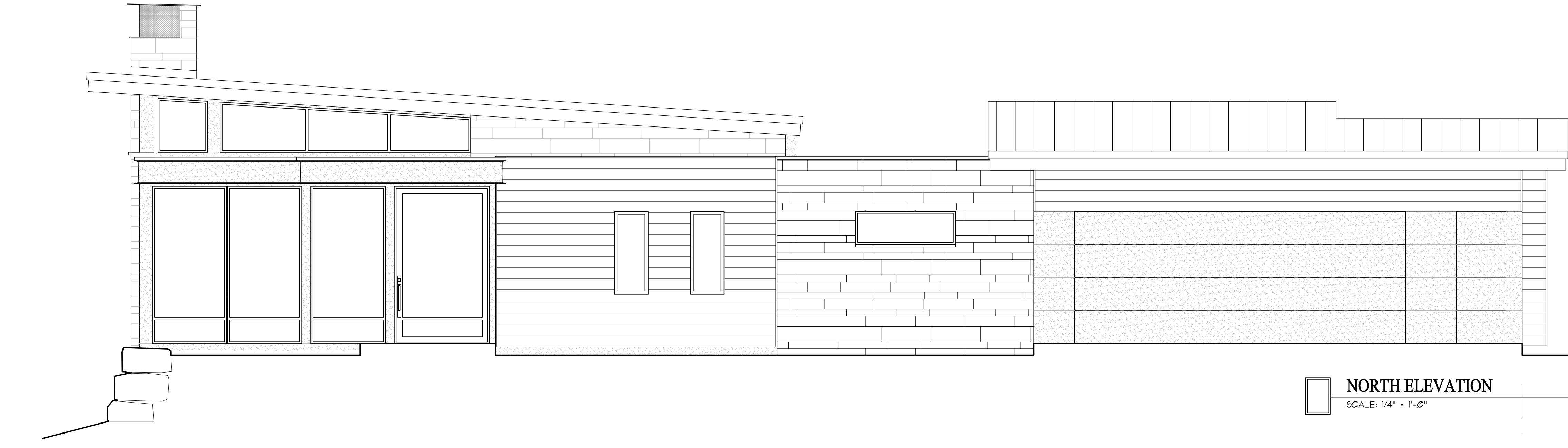
**REVISIONS:**

DATE	DESCRIPTION
4/26/2011	DESIGN REVIEW BOARD SET
6/01/2011	PERMIT/BD SET
11/06/2011	CONSTRUCTION SET
3/17/2018	HOT TUB REVIEW

**A RESIDENCE FOR:**  
**LOT 149 AR**  
 255 COUNTRY CLUB DR MOUNTAIN VILLAGE, COLORADO 81435

**A1.1**





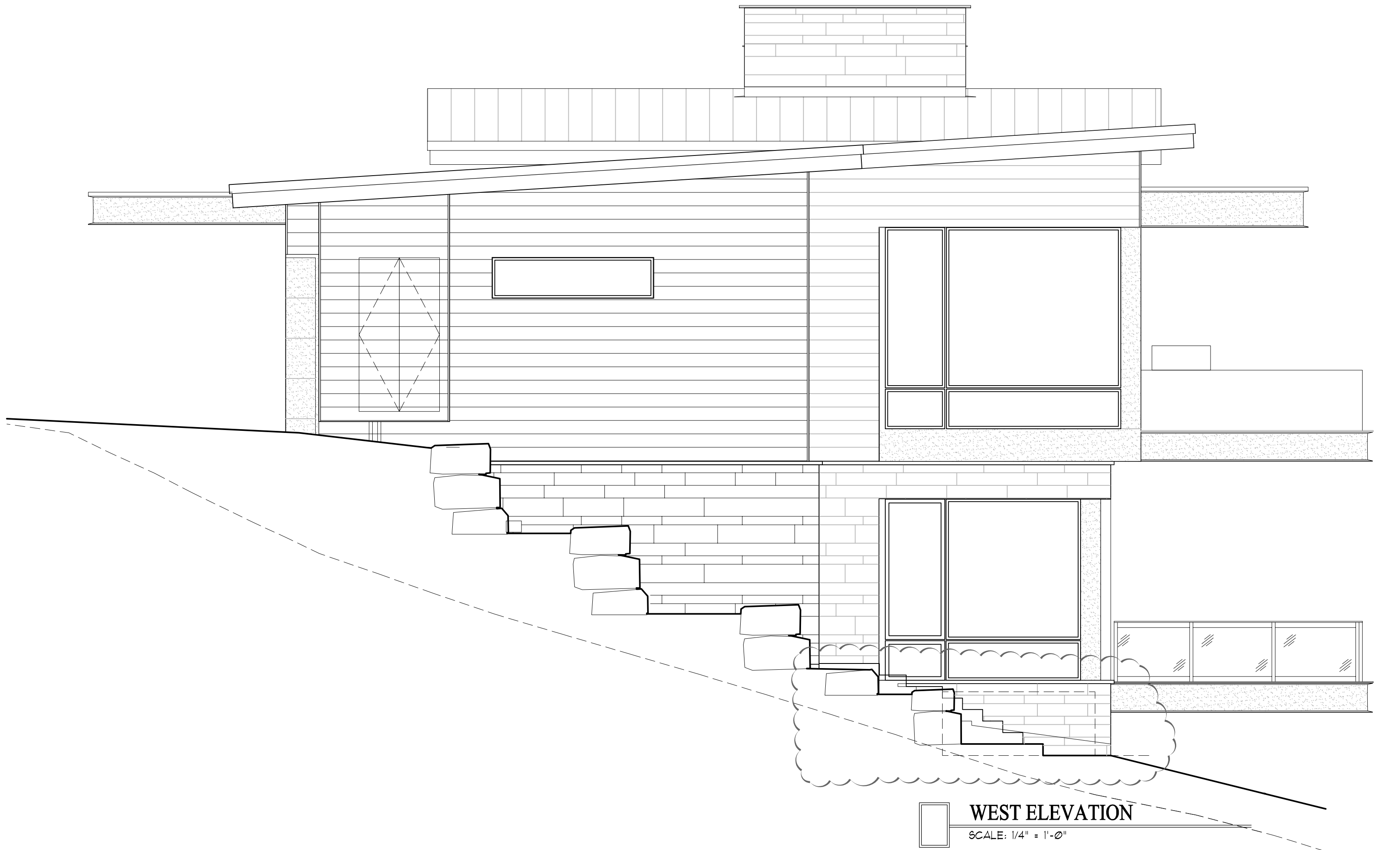
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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

<h1 style="margin: 0;">A2.0</h1>	<p><b>DATE</b></p> <p>4/26/2011 8/01/2011 11/09/2011 3/17/2018</p>	<p><b>A RESIDENCE FOR:</b></p> <p><b>LOT 149 AR</b> 255 COUNTRY CLUB DR MOUNTAIN VILLAGE, COLORADO 81435</p>		<p><b>LEGAL DESCRIPTION:</b> LOT 149AR AN AMENDMENT TO THE FINAL PLAT OF LOTS 149A, 149B, 150 AND 151 OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW4 OF SEC 34 T43N R9W NMPM SAN JUAN COUNTY CO PLAT BK 1 PG 2441 COR 1 8.28AC</p>	<p><b>CONTRACTOR:</b> GERBER CONSTRUCTION, INC. 238 E COLORADO AVE., SUITE 3 TELLURIDE, CO 81435 P: (970) 728-5205</p>	<p><b>STRUCTURAL ENGINEER:</b> MIKE THELE, P.E. -0296 SEVEN OAKS ROAD CARBONDALE, CO 81435 (970) 963-3181</p>	
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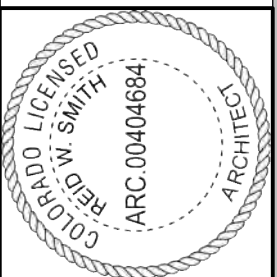




STRUCTURAL ENGINEER:  
 MIKE THELE, P.E.  
 -0296 SEVEN OAKS ROAD  
 CARBONDALE, CO 81435  
 (970) 963-3181

CONTRACTOR:  
 GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5705

**LEGAL DESCRIPTION:**  
 LOT 149AR AN AMENDMENT TO THE  
 FINAL PLAT OF LOTS 149A, 149B, 150 AND  
 151A, 151B, 151C, 151D, 151E, 151F,  
 151G, 151H, 151I, 151J, 151K, 151L,  
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A RESIDENCE FOR:  
**LOT 149 AR**  
 255 COUNTRY CLUB DR MOUNTAIN  
 VILLAGE, COLORADO 81435

DRAWING: A2.1  
 DATE: 4/26/2011  
 DESIGN REVIEW BOARD SET: 6/01/2011  
 PERMITS BOARD SET: 11/06/2011  
 CONSTRUCTION SET: 3/17/2018  
 HOT TUB REVIEW:

**A2.1**





**PLANNING & DEVELOPMENT SERVICE  
PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

---

**DATE:** April 19, 2018  
**TO:** Design Review Board  
**FROM:** Sam Starr, Planner  
**FOR:** DRB Public Hearing on May 3, 2018  
**RE:** Consideration of a Design review application for Brava synthetic tile roofing, which requires a specific approval from the DRB, on Lot 15, 105 Aspen Ridge Drive.

---

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 15  
**Address:** 105 Aspen Ridge Drive  
**Applicant/Agent:** Marcy Pickering  
**Owner:** Aspen Ridge HOA  
**Zoning:** Multi-Family  
**Existing Use:** Multi-Family

**ATTACHMENTS**

- Exhibit A: Application

**BACKGROUND**

The roofing material on Lot 15 is an existing tile roof that is present throughout Village Center and surrounding areas. Since the West Tile concrete roof material is no longer being manufactured, the applicant seeks approval of a long-lasting, synthetic replacement. All synthetic material requires DRB approval, and staff has accordingly elevated the request to a Class 3 to consider a specific approval per CDC Section 17.5.6.C.3.e., which states:

- e. The following roofing materials may be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:
- iii. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.
    - (a) Synthetic roofing material shall be:
      - (i.) Durable
      - (ii.) High strength, both material and shape;
      - (iii.) Low absorption or permeability;
      - (iv.) High freeze/thaw damage resistance;



- (v.) Color throughout the tile (not surface applied); and
- (vi.) High-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.

**17.5.4 TOWN DESIGN THEME**

- A.** The town design theme is directed at establishing a strong image and sense of place for the community within its mountain setting.
- B.** Mountain Village is located in a fragile, high-alpine environment that contains forests, streams, wetlands and mountainous topography. The natural physical features and setting of the town shall inform the design of our buildings to promote harmony between people and nature that respects and blends with its surroundings and is integrated into the landscape.
- C.** Architecture and landscaping within the town shall be respectful and responsive to the tradition of alpine design and shall reflect sturdy building forms common to alpine regions.
- D.** Architectural expression shall be a blend of influences that visually tie the town to mountain buildings typically found in high alpine environments.
- E.** Architecture within the town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site.
- F.** The key characteristics of the town design theme are:
  - 1. Building siting that is sensitive to the building location, access, views, solar gain, tree preservation, and visual impacts to the existing design context of surrounding neighborhood development.
  - 2. Massing that is simple in form and steps with the natural topography.
  - 3. Grounded bases that are designed to withstand alpine snow conditions.
  - 4. Structure that is expressive of its function to shelter from high snow loads.
  - 5. Materials that are natural and sustainable in stone, wood, and metal.
  - 6. Colors that blend with nature.

The Design Regulations set forth herein are intended to achieve these defining characteristics.

The material proposed by the applicant is meets the design theme of the town, as the proposed Brava roof material closely emulates the Spanish tile look in the adjacent Village Center. The synthetic tile is not a radical departure from the existing roof; therefore, the new material will not change the architectural character of the home.

**STAFF RECOMMENDATION**

Staff recommends that the DRB approve the specific approval for Brava synthetic Roof material at 105 Aspen Ridge, Lot 15, as proposed with the following motion:

*“I move to approve the application by the Aspen Ridge Homeowners Association for the use of synthetic Brava roofing material, with the findings contained in the staff memo presented at the May 3rd, 2018 DRB meeting.*





# DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services  
Department  
Planning Division  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435

DESIGN REVIEW PROCESS APPLICATION		
APPLICANT INFORMATION		
Name: <i>Peak Property Management</i>	E-mail Address: <i>marcy@peakpropertytelluride.com</i>	
Mailing Address: <i>100 Aspen Ridge Dr</i>	Phone: <i>970-729-0178</i>	
City: <i>Telluride</i>	State: <i>CO</i>	Zip Code: <i>81435</i>
Mountain Village Business License Number: <i>000429</i>		
PROPERTY INFORMATION		
Physical Address: <i>105 Aspen Ridge Dr.</i>	Acreage:	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Ste:
Legal Description: <i>Lot 15</i>		
Existing Land Uses: <i>Multi family</i>		
Proposed Land Uses: <i>Same no change</i>		
OWNER INFORMATION		
Property Owner: <i>Aspen Ridge Home owners Association</i>	E-mail Address: <i>jnullings@mac.com</i>	
Mailing Address: <i>P.O. Box 2710</i>	Phone: <i>305-793-5858</i>	
City: <i>Telluride</i>	State: <i>CO</i>	Zip Code: <i>81435</i>
DESCRIPTION OF REQUEST		
<i>Replace current concrete roof tiles on units 1 &amp; 2 with Brava Synthetic Slate roof tiles.</i>		





# DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services  
Department  
Planning Division  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435

I, Joseph Mullings (Hon. President), the owner of Lot 15 (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

**OWNER/APPLICANT  
ACKNOWLEDGEMENT  
OF RESPONSIBILITIES**

X  
\_\_\_\_\_  
Signature of Owner Date

[Signature] \_\_\_\_\_ 11/6/17  
Signature of Applicant/Agent Date

OFFICE USE ONLY	
Fee Paid:	By:
	Planner:





# DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services  
Department  
Planning Division  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435

## OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent name) Mary Pickering  
of (agent's business name) Pear Property Management to be and to act as my designated  
representative and represent the development application through all aspects of the development review  
process with the Town of Mountain Village.

[Handwritten Signature]  
\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

[Handwritten Signature]  
\_\_\_\_\_  
(Printed name)





DESIGN REVIEW PROCESS  
APPLICATION

Planning & Development Services  
Department  
Planning Division  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435

HOA APPROVAL LETTER

I, (print name) Joseph Mullings, the HOA president of property located at  
105 Aspen Ridge Dr Lot 15, provide this letter as  
written approval of the plans dated \_\_\_\_\_ which have been submitted to the  
Town of Mountain Village Planning & Development Services Department for the proposed improvements to be  
completed at the address noted above. I understand that the proposed improvements include (indicate below):

Obtaining DRB permission to use Brava Synthetic  
Slate roof tiles as replacements on units 1 & 2.

X \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

X \_\_\_\_\_  
(Printed name)





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

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

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**TO:** Design Review Board  
**FROM:** Dave Bangert, Senior Planner  
**FOR:** Meeting of May 3, 2018  
**DATE:** April 25, 2018  
**RE:** Final Design Review for a new single-family dwelling on Lot 432, 110 Highlands Way.

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**PROJECT GEOGRAPHY**

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

**Legal Description:** Lot 432  
**Address:** 110 Highlands Way  
**Applicant/Agent:** Tom Conyers  
**Owner:** Allan B. and Kara A. Mills  
**Zoning:** Single-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 1.115 acres

**Adjacent Land Uses:**

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

**ATTACHMENTS**

- Exhibit A: Narrative
- Exhibit B: Plan Set

**BACKGROUND**

At the March 29, 2018 DRB meeting the Initial Architectural and Site Review for a new single-family home on Lot 432 was conducted. The Board gave direction to the applicant to revise the exterior lighting plan and reduce the number of fixtures and to update the civil plans to avoid tree removal for the sewer line. 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 6,551-total square foot (with an 822-square foot garage) single-family home located on lot 432.



**PROJECT SUMMARY**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
Maximum Building Height	35' maximum (35'+5' for gable roof)	34' - 11"
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	18' – 11"
Maximum Lot Coverage	40% maximum	10%
General Easement Setbacks		
North	16' setback from lot line	1' to GE
South	16' setback from lot line	4' to GE
East	No GE on Eastern lot line	27' to lot line
West	16' setback from lot line	98' to GE
Roof Pitch		
Primary		2:12 shed
Secondary		2:12 sheds
Exterior Material		
Stone	35%	34.4%
Wood	(No requirement)	28.6%
Windows/Doors	40% maximum for windows	33.3%
Metal panel siding		3.7%
Parking	2 enclosed and 2 exterior	3 enclosed and 3 exterior

**17.3.12.C BUILDING HEIGHT LIMITS**

The average height for the proposed designed is compliant at 18' – 11". The maximum height is 34' – 11", which puts it within 1" of the maximum height allowed for the roof design. The chimney height has been reduced to 40' and is now compliant with the code.

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 432 is a larger sized (1.115 acres) hexagon shaped lot that slopes from west to east. Forest cover on the lot is primarily aspens with a few subalpine firs in the understory. All proposed improvements are outside of the General Easements except the address monument which is proposed to go in the western GE. The terrace on the north side of the lot is one foot off the northern GE line and the auto court retaining wall is four feet off the southern GE. This will require a footer survey prior to pouring concrete to ensure there is no encroachments in to the General Easement area.

**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 2:12 shed. The secondary roof forms are 2:12 sheds. The proposed roofing material will be bonderized standing seam that will require specific approval from the DRB.

**Exterior Wall Materials**

The exterior walls consist of 34.4% stone veneer (dry stack grey stone veneer) with no exposed grout; 28.6% wood, vertical 8” stained siding; and 33.3% fenestration (black metal clad windows) and 3.7% grey metal corrugated siding. The applicant looked at increasing the stone percentage around the base of the garage and determined, with the owners, that stone in that area detracted from the design. The DRB will need to grant a design variation for the stone percentage below the 35% minimum.

**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 3 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 2 aspens, 14 spruces, 5 shrubs and a 300-square foot area of sod to the south of the front entry 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 west side of the lot. Sanitary sewer will tie in to the existing sewer line to the north. The sewer line will be field located with the Civil Engineer and the Town Forester to avoid excessive tree removal. Public Works requests that all utilities be field located by the contractor prior to construction.

**17.5.12 LIGHTING REGULATIONS**

The revised exterior lighting plan now shows 33 down lights, 8 sconces and 23 step lights. The initial exterior lighting plan had 24 down lights, 9 sconces and 15 step lights. The proposed lighting plan will need to be revised to reduce the total number of exterior fixtures per the direction of the DRB. Locations include terraces, egresses and a front entrance patio. The DRB should



determine if this amount of exterior lighting is appropriate for the design and the site. The applicant will address interior light spillage at the meeting.

**17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS**

The address monument is compliant with the code. The proposed location is in western General Easement and will require specific approval as well as the owners of Lot 432 entering in to a General Easement Encroachment Agreement with the Town of Mountain Village.

**17.6.6.B. DRIVEWAY STANDARDS**

The driveway designs meet the standards of the CDC. The first 20' of the drive is at 2.72% grade and the auto court area has a maximum grade of 2.57%. Applicant has indicated the total snow melt will be under 1000 square feet.

**17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS**

The applicant has indicated that one fireplace will be a wood burning and two will be gas along with the raised fire pit on the northern terrace. The owner's bought a fireplace permit along with the lot.

**17.7.19 CONSTRUCTION MITIGATION**

All construction staging is with the lot boundaries and outside of the General Easements. There is no proposed construction parking along Highlands Way.

**PROPOSED VARIATIONS AND SPECIFIC APPROVALS**

- Specific approval for the address in the western General Easement
- Specific approval for the use of bonderized standing seam roofing.

**RECOMMENDATION**

Staff recommends the DRB approve the Initial Architecture Site Review application with the stated variations and specific approvals for Lot 432 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. Prior to issuance of a CO the owners of Lot 432 will enter in to a General Easement Encroachment Agreement with the Town of Mountain Village for the address monument in the western GE.



Thomas W. Conyers, Architect, A.I.A.  
P.O. Box 3383  
Telluride, Co 81435  
Phone 970.369.0057

Mills Residence  
Lot 432 TMV  
Mountain Village, Colorado 81435

### PROJECT NARRATIVE

The Mills Residence located on Lot 432 on Highlands Way is a 6551 square foot primary residence with an 822 square foot attached garage. The footprint of the house spans across a relatively flat section of the lot and is sited to maximize views and preserve as many existing trees as possible.

The house is designed around a large exterior terrace on the East side of the property. The terrace is partially covered and the roof form is designed to shed snow away from the terrace for year round use. To minimize the visual impact of the home, a 2:12 roof pitch was incorporated into a steel and glass frame system. For design consistency, the architectural massing is a series of interlocking shed roof forms. The entry courtyard is shaped by large stone walls on the main house and garage. The house opens up to the steel and glass frame as you pass through the stone walls.

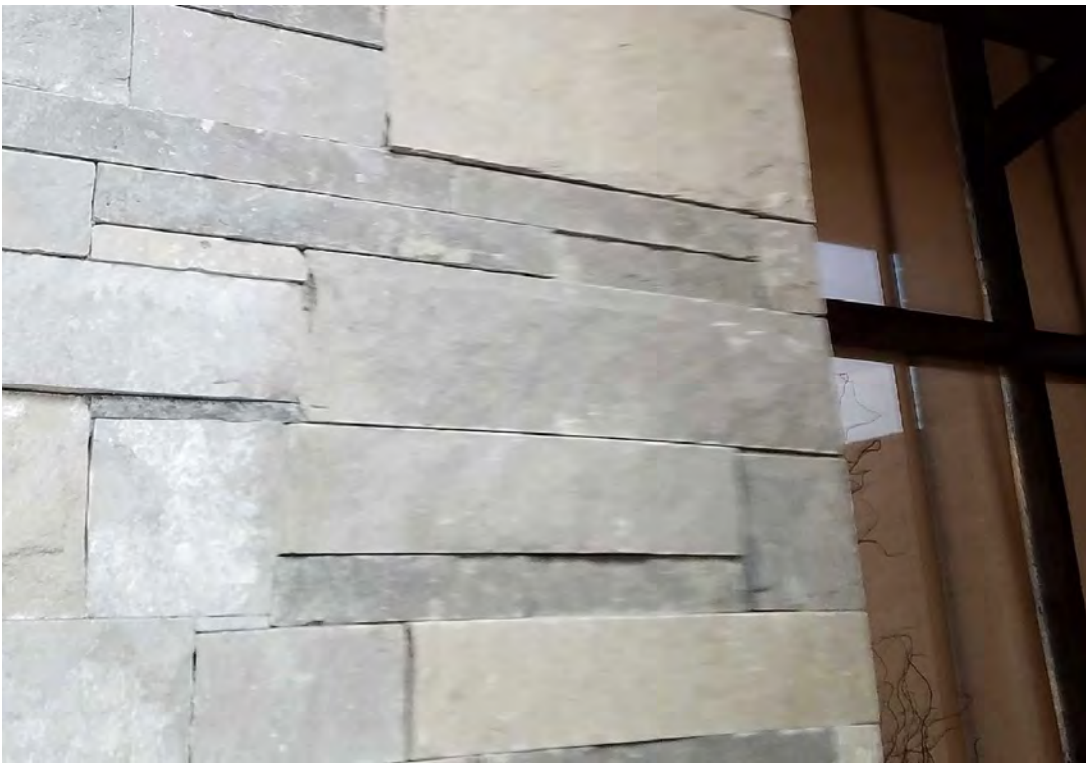
The owner's intent was to blend contemporary architectural forms with more contemporary mountain finishes. The use of heavy steel beams, drystack grey stone veneer, heavy wood plank siding and corrugated metal panel siding along with the low profile of a one story house with a walkout basement will allow the home to blend into the existing landscape and fit within the context of the existing contemporary homes on Highlands Way.



SITE PHOTO



STONE VENEER





VERTICAL WOOD SIDING



HORIZONTAL WOOD PLANK SIDING





METAL SIDING



BONDERIZED ROOFING MATERIAL











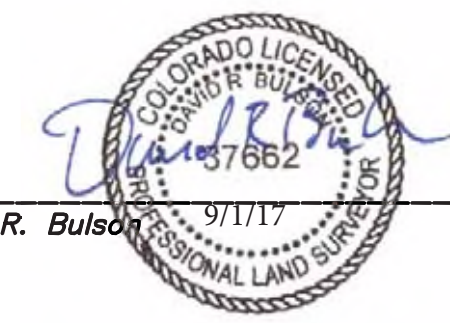
**LEGEND**

- FIRE HYDRANT
- SEWER MANHOLE
- TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- FOUND 3-1/2" ALUMINUM CAP MARKED U.S. B.L.M.
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
- SET 1-1/2" ALUMINUM CAP ON 18" No. 5 REBAR, L.S. 37662
- (M)** MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- (R)** RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 866.

SCALE: 1"=16'

**SURVEYOR'S STATEMENT:**

I, David R. Bulson, a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc. to Land Title Guarantee Company that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on August 30, 2017; that said survey was made in substantial accordance with C.R.S. 38-51-102 (9) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.

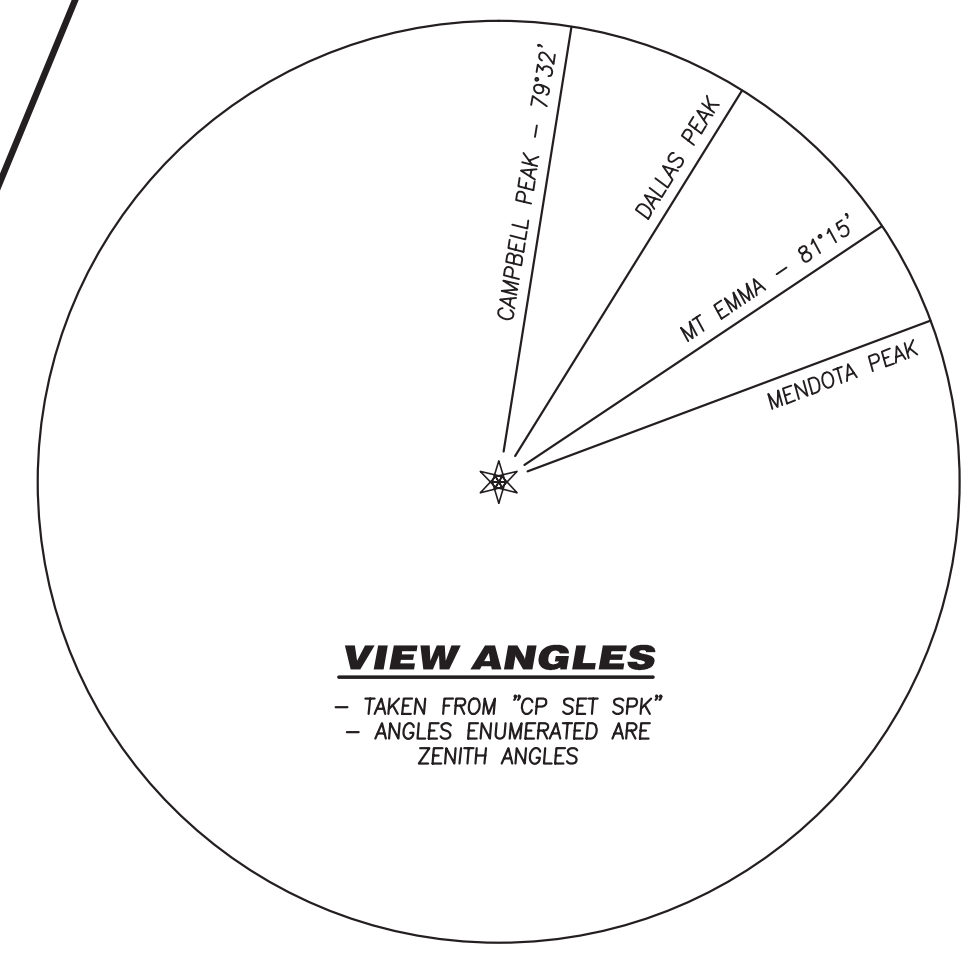


David R. Bulson L.S. 37662

**PROPERTY DESCRIPTION:**

LOT 432, TELLURIDE MOUNTAIN VILLAGE, FILING 12, ACCORDING TO THE PLAT RECORDED NOVEMBER 21, 1988 IN PLAT BOOK 1 AT PAGE 866 AND THE CORRECTION PLAT RECORDED JANUARY 9, 1989 IN PLAT BOOK 1 AT PAGE 881, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

- NOTES:**
- Easement research and property description from Land Title Guarantee Company, Order Number TLR6007343, dated August 10, 2017 at 5:00 P.M.
  - According to FEMA Flood Insurance Rate Map 08113C0286-C, Panel Number 0286 C, dated September 30, 1988, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
  - Bearings for this survey based on found monuments along the northern boundary of Lot 432, as shown hereon, assumed as the record bearing of S 88°28'29" E, according to Plat Book 1 at page 866.
  - Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
  - BENCHMARK: Control point "CP SET SPK", as shown hereon, with an elevation of 9546.18 feet.
  - Contour interval is two feet.
  - This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
  - 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.
  - 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.
  - 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.
  - 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.



**Improvement Survey Plat and Topographic Survey**  
 Lot 432, Town of Mountain Village,  
 located within the NE 1/4 of Section 4, T.42N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr:	DB	Rev.	description	date	by
Technician:	MC				
Checked by:					
Start date:	08/30/2017				



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

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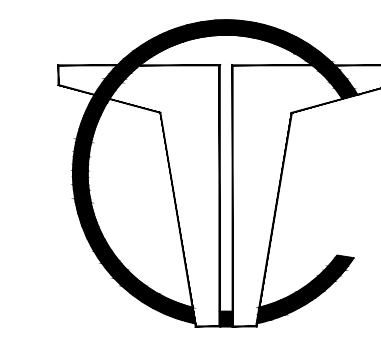


**GENERAL NOTES**

- BUILDING FOOTPRINT IS TO BE LOCATED BY A CERTIFIED SURVEYOR.
- ALL UTILITIES ARE TO BE BURIED.
- LOCATE ALL UTILITIES WITH REPRESENTATIVES OF EACH INDIVIDUAL UTILITY COMPANY OR PROPERTY MASTER PLAN.
- VERIFY SIZE AND LOCATION OF UTILITY LINES WITH APPROPRIATE UTILITY COMPANY OR CONTRACTOR TO PERFORM UTILITY WORK.
- ALL TOPOGRAPHICAL INFORMATION OBTAINED FROM: FOLEY AND ASSOCIATES TELLURIDE, CO 81435 (970)728-6153
- CONTRACTOR TO VERIFY ELEVATIONS SHOWN ARE BASED ON THE MOUNTAIN VILLAGE PROJECT DATUM.
- ANY DISCREPANCIES FOUND ON THESE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR



Thomas W. Conyers  
Architect, AIA  
P.O. BOX 3383  
TELLURIDE, CO 81435  
970-369-0007

**MILLS RESIDENCE  
LOT 432  
MOUNTAIN VILLAGE, COLORADO**

DRS/REVISION 2	4-17-15
DRS/SUBMITTAL	3-2-15
DESCRIPTION	DATE

Architect Seal

SITE PLAN

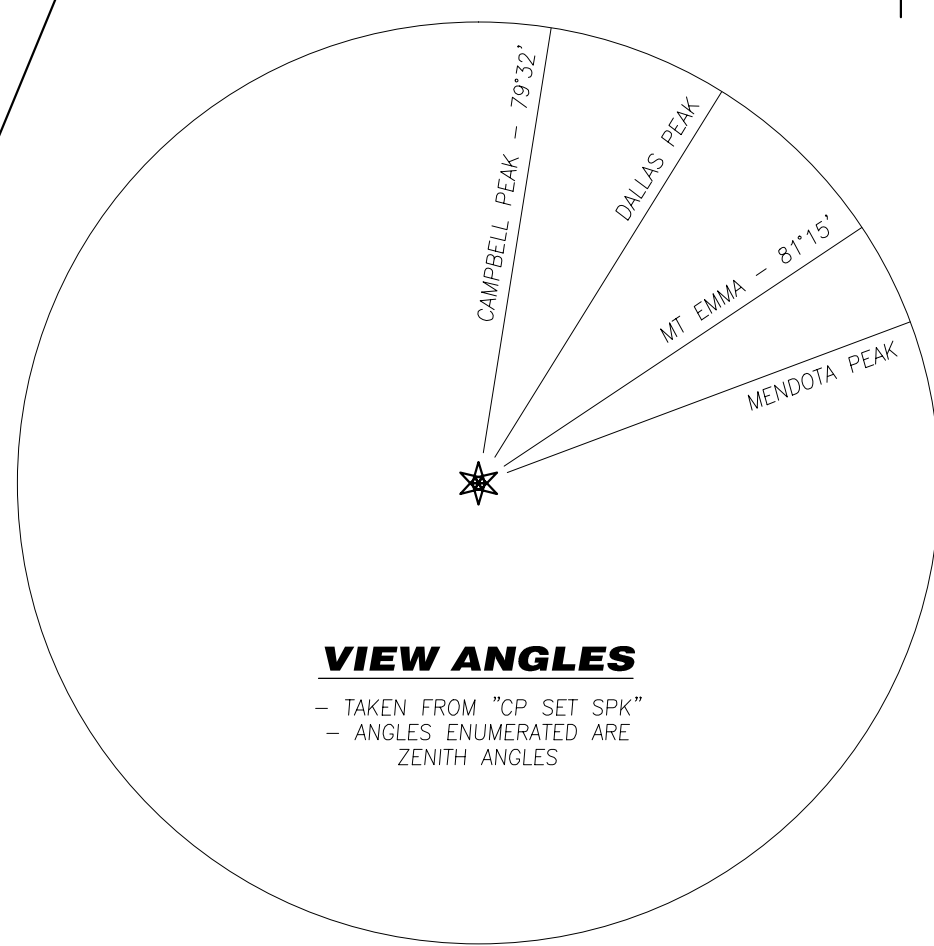
Drawing No.

**A1.1**



NOTE: VERIFY LOCATION OF SEWER TAP IN MOUNTAIN VILLAGE PUBLIC WORKS

**A** SITE PLAN  
SCALE: 1/16" = 1'-0"  
SITE ELEVATION 9544'-0" = 100'-0"

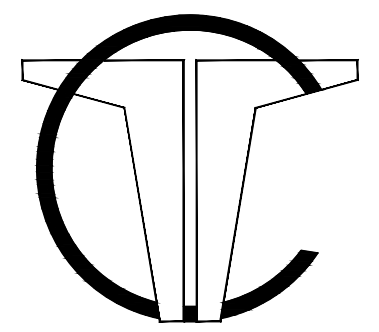


- LEGEND**
- FIRE HYDRANT
  - SEWER MANHOLE
  - TRANSFORMER
  - TELEPHONE PEDESTAL
  - CABLE-TV PEDESTAL
  - FOUND 3-1/2" ALUMINUM CAP MARKED U.S. B.L.M.
  - FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 206.32
  - SET 1-1/2" ALUMINUM CAP ON 18" No. 5 REBAR, L.S. 376.62
- MEASURED DIMENSIONS ACCORDING TO THIS SURVEY  
RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 866.



**GENERAL NOTES**

- BUILDING FOOTPRINT IS TO BE LOCATED BY A CERTIFIED SURVEYOR.
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FOLEY AND ASSOCIATES  
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Thomas W. Conyers  
Architect, AIA

PO BOX 3383  
TELLURIDE, CO 81435  
970-369-0007

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR

**TREE LEGEND**

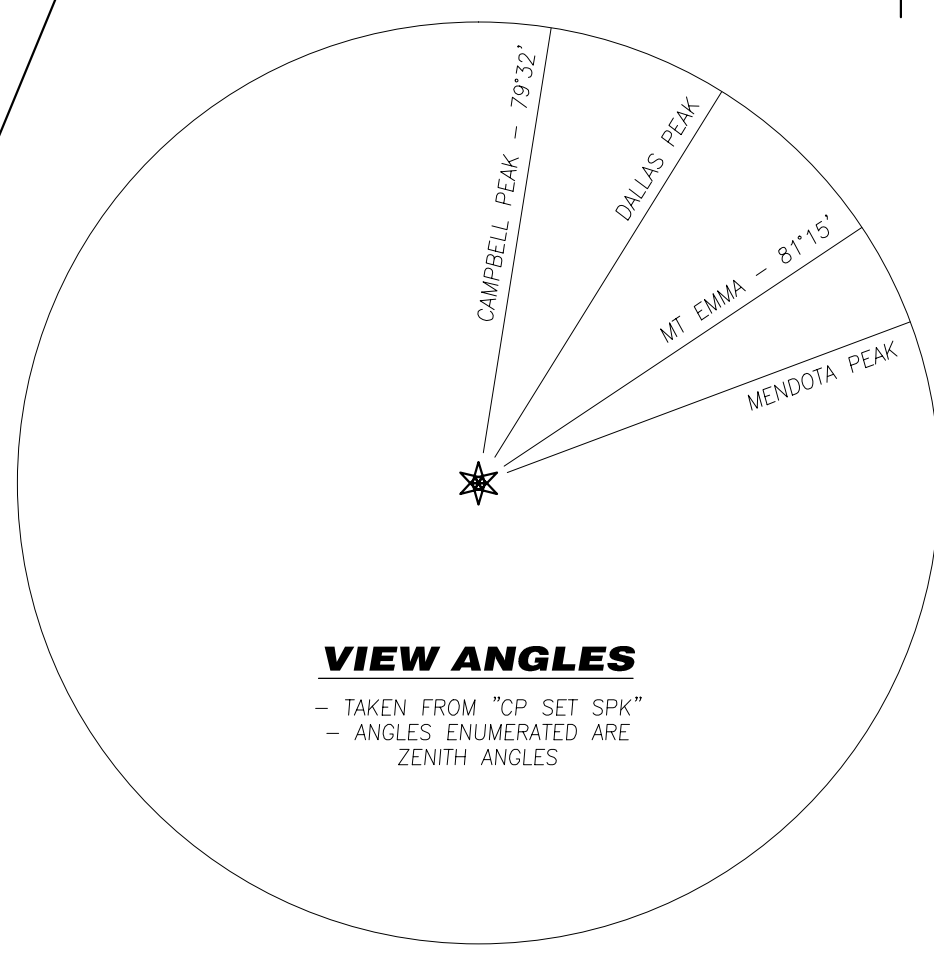
- SMALL ASPEN (2"-6" DIA.)
- MEDIUM ASPEN (8"-16" DIA.)
- LARGE ASPEN (18"+ DIA.)
- SMALL FIR (2"-6" DIA.)
- LARGE FIR (16"+ DIA.)
- LARGE SPRUCE (16"+ DIA.)

NOTE:  
ALL TREES LOST IN THE GENERAL EASEMENT SHALL BE REPLACED AT A 2:1 RATIO.

NOTE:  
TREE REMOVAL SHALL COMPLY WITH THE FIRE MITIGATION AND FORESTRY MANAGEMENT REQUIREMENTS IN SECTION 17.6.1 A OF THE CDC.



**TREE REMOVAL PLAN**  
SCALE: 1/16" = 1'-0"  
SITE ELEVATION 9545'-0" = 100'-0"



- LEGEND**
- FIRE HYDRANT
  - SEWER MANHOLE
  - TRANSFORMER
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**MILLS RESIDENCE  
LOT 432  
MOUNTAIN VILLAGE, COLORADO**

DESCRIPTION	DATE
DRBSUBMITTAL 2	4-27-18
DRBSUBMITTAL	3-2-18
Architect Seal	

**TREE REMOVAL PLAN**

**A1.2**







IRRIGATION USE CHART			
TYPE AND SIZE OF PLANT	QTY	GAL/MO	TOTAL
ASPEN/SPRUCE TREES	16	10.44	167.04
PERENNIAL BED/SHRUBS (by sqft)	155	2.52/sqft	390.6
SOD (by sq. yd.)	700	3 /sq ft.	2100
TOTAL WATER USE PER MONTH			2657.64 gallons

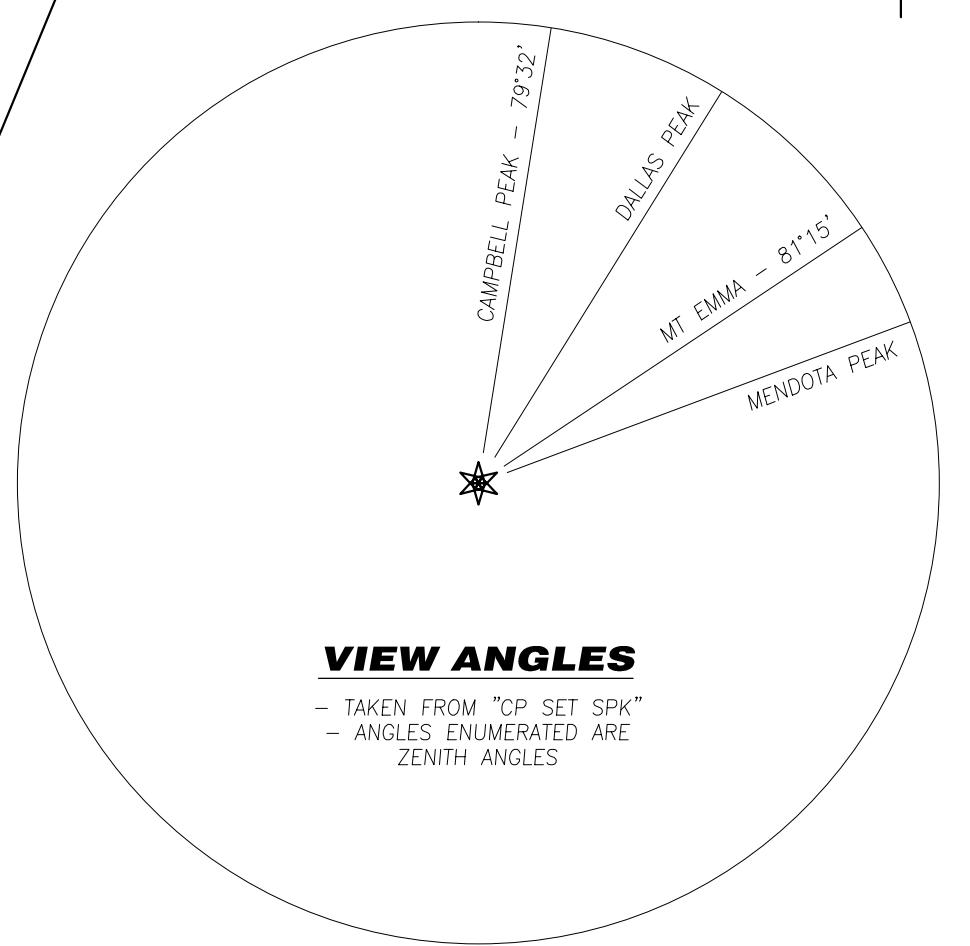
AUTOMATIC CONTROLLER	
RAIN BIRD ESP- MODULAR RAIN SENSOR EQUIPPED	
VALVE BOX CONFIGURATIONS	
VALVE BOX A - STANDARD	
1" EXTERIOR SHUT OFF/ISOLATION VALVE 3/4" BRASS HOSEBIB/DRAIN/WINTERIZATION PORT	
VALVE BOX B - JUMBO	
ZONE #1- POP UPS/TURF ENTRY	
ZONE #2- DRIP/SOUTH TREES	
ZONE #3- ROTORS/NORTH REVEG	
VALVE BOX C - JUMBO	
ZONE #4- ROTORS/EAST REVEG	
ZONE #5- POP UPS/EAST PATIO	
ZONE #6- ROTORS/NORTH REVEG	
ZONE #7- DRIP/NORTH TREES	

- ### GENERAL NOTES
- ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.
  - BUILDING CONTRACTOR WILL PROVIDE A GRADE AND TERMINATE WITH A 1" FEMALE ADAPTOR. ALL MECHANICAL COMPONENTS TO BE INSTALLED BY A LICENSED PLUMBER AND MEET ALL CURRENT CODES AND REGS.
  - BUILDING CONTRACTOR WILL PROVIDE ADEQUATE SLEEVING UNDER ALL PAVED SURFACES NOTED ON THE PLAN. SCHEDULE 80 PVC IS REQUIRED AND SHOULD HAVE A DIAMETER NOT LESS THAN 3". SEE NOTES FOR SPECIFIC SIZES.
  - BUILDING CONTRACTOR TO PROVIDE 110 POWER TO THE EXTERIOR OF THE RESIDENCE AT A POINT NOT MORE THAN 10' AWAY FROM WATER SOURCE STUB OUT. CONTROLLER TO BE PROVIDED BY LANDSCAPE CONTRACTOR AND WIRED BY LICENSED ELECTRICIAN PROVIDED BY BUILDING CONTRACTOR. ALL REMOTE CONTROL VALVES TO BE SERVICEABLE THROUGH A MINIMUM 12" DIA. VALVE BOX AND WIRED WITH RAINBIRD MULTI STRAND DIRECT BURIAL WIRE TYPICAL U.N.O.
  - CONTRACTOR TO INSURE A FLOW RATE OF 24 GPM MINIMUM 55 PSI FROM THE PROVIDED SOURCE.
  - AUTOMATIC CONTROLLER TO BE EQUIPPED WITH A RAIN SENSOR POST MOUNTED IN AN OPEN LOCATION.
- \*\*DEPTH TO LINE FROM FINISH GRADE\*\***  
 MAINLINE(PVC SCH40)- 12" MINIMUM  
 POLYETHYLENE LATERALS- 8" MINIMUM  
 1/2" POLYETHYLENE PIPE- 4" MINIMUM

- ### LEGEND
- QUAKING ASPEN  
POPULUS TREMILOIDES  
SIZE: 2"-3" CAL.  
QUANTITY: 2
  - COLORADO SPRUCE  
PICEA PUNGENS  
SIZE: 8'-0" QUANTITY: 7  
SIZE: 10'-0" QUANTITY: 5  
SIZE: 12'-0" QUANTITY: 2
  - NATIVE SHRUBS  
RED TWIG DOGWOOD  
SIZE: #5  
POTENTILLA SPECIES  
QUANTITY: 5
  - MOUNTAIN VILLAGE MIX  
SEEDED NATIVE REVEG. GRASS
  - WESTERN YARROW 5%
  - FALL 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%
  - QUANTITY: 12,500 SF
  - SOD TURF  
KENTUCKY BLUE/FESCUE  
IRRIGATED/MOWED  
300 SF
  - EXISTING CONTOUR
  - PROPOSED CONTOUR

- ### IRRIGATION
- C** CONTROLLER
  - R** RAIN SENSOR

- ### LEGEND
- FIRE HYDRANT
  - SEWER MANHOLE
  - TRANSFORMER
  - TELEPHONE PEDESTAL
  - CABLE-TV PEDESTAL
  - FOUND 3-1/2" ALUMINUM CAP MARKED U.S. B.L.M.
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**A IRRIGATION PLAN**  
 SCALE: 1/16" = 1'-0"  
 SITE ELEVATION 9545'-0" = 100'-0"

**Thomas W. Conyers**  
 Architect, AIA  
 PO BOX 3383  
 TELLURIDE, CO 81435  
 970-569-0007

LANDSCAPE ARCHITECT  
**SCANLON DESIGN**  
 P.O. BOX 3725  
 TELLURIDE, COLORADO 81435

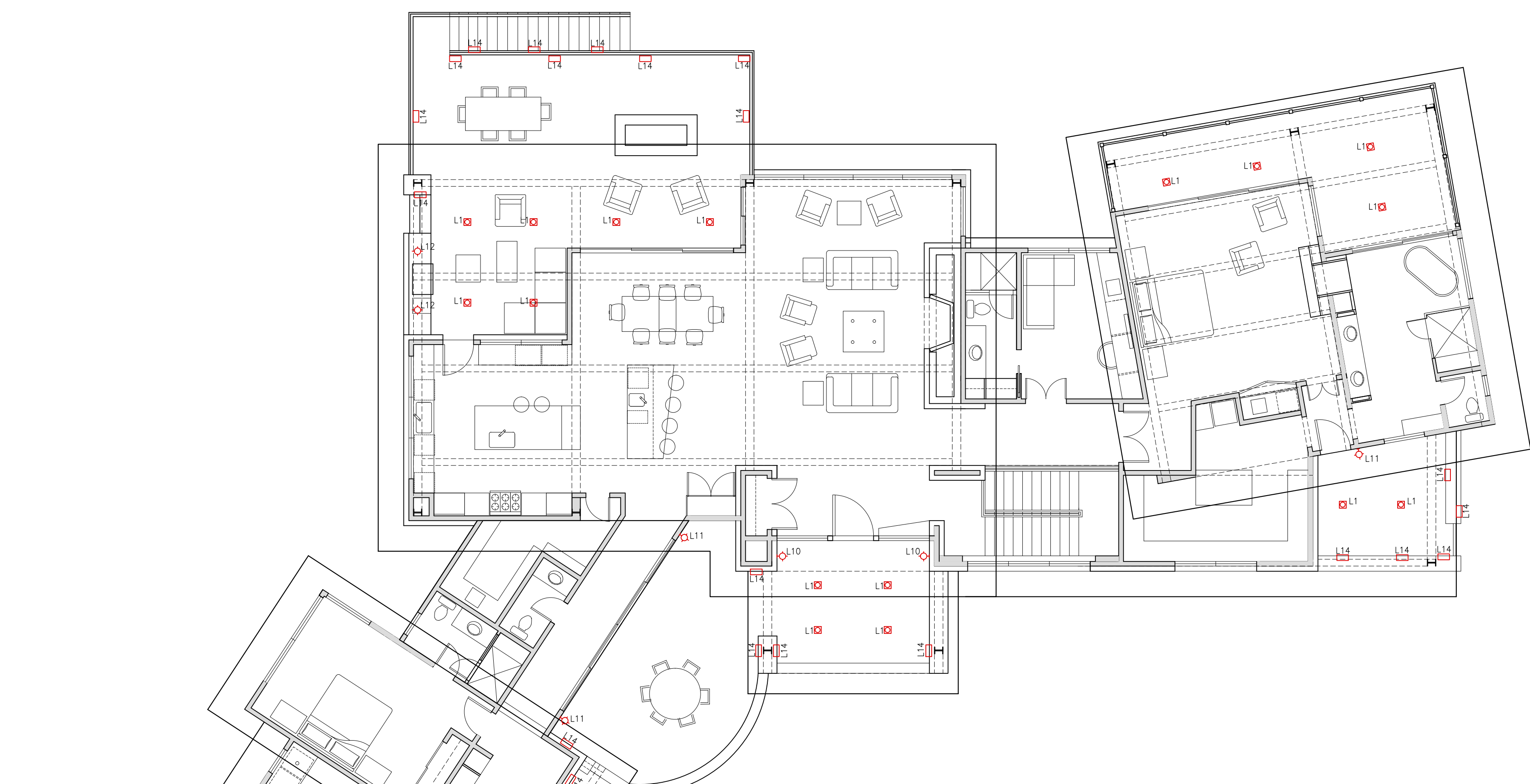
**MILLS RESIDENCE**  
**LOT 432**  
 MOUNTAIN VILLAGE, COLORADO

DESCRIPTION	DATE
DRS SUBMITTAL 2	4-07-18
DRS SUBMITTAL	3-2-18
DESCRIPTION	DATE

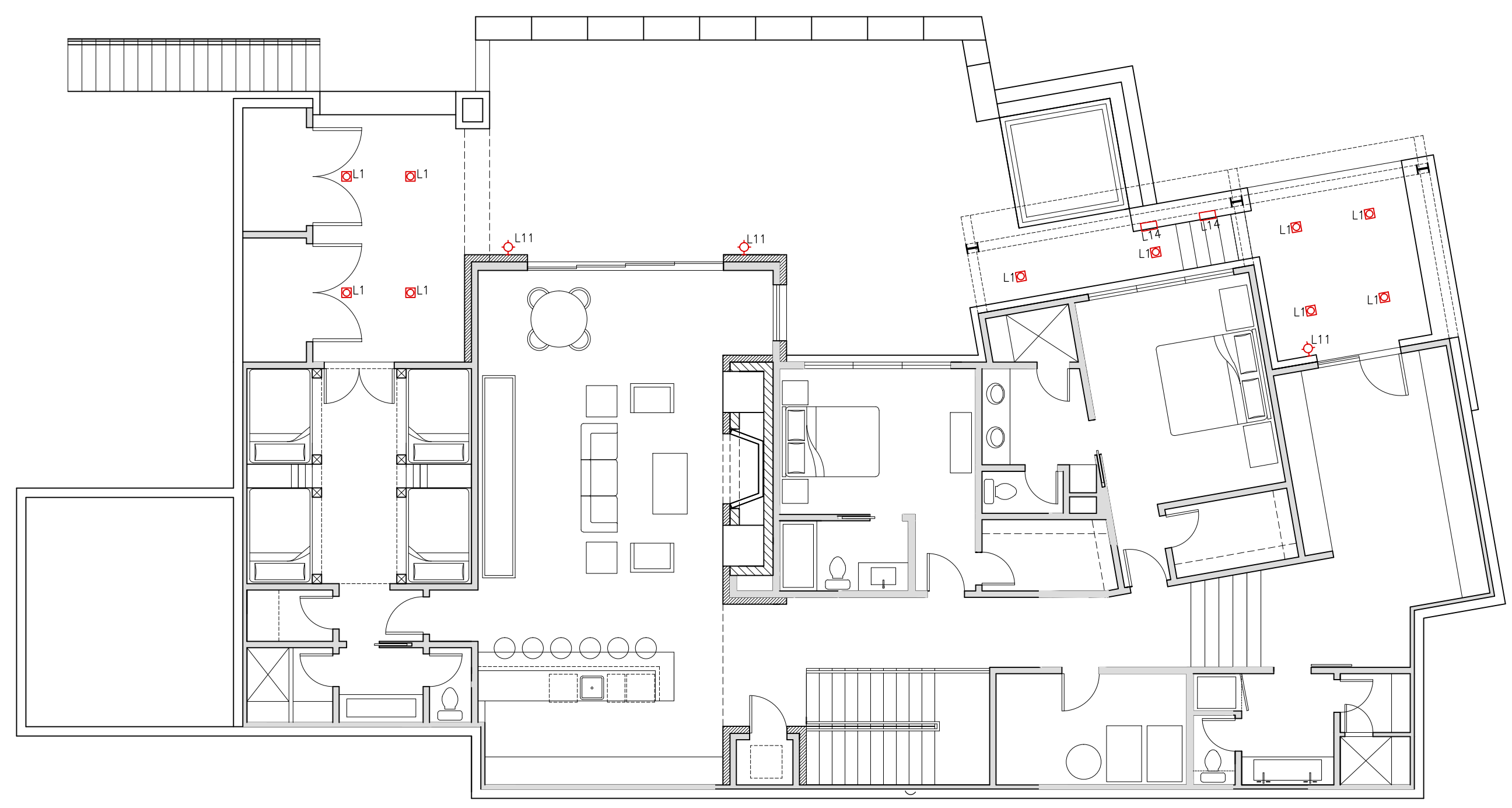
IRRIGATION PLAN

**A1.3B**





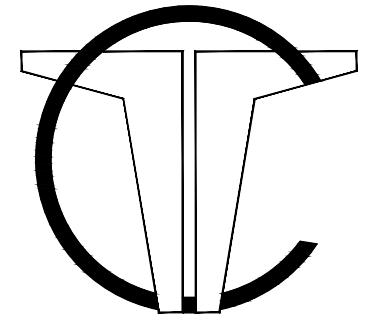
**A** EXTERIOR LIGHTING PLAN – MAIN LEVEL  
SCALE: 1/8" = 1'-0"



**B** EXTERIOR LIGHTING PLAN – LOWER LEVEL  
SCALE: 1/8" = 1'-0"

**NOTE:**  
ALL WINDOWS IN GREAT ROOM/DINING/KITCHEN AND BEDROOMS SHALL BE PREWIRED FOR ROLL SHADE DEVICES. THE ROLL SHADES SHALL BE PROGRAMMED TO REDUCE LIGHT SPILL IF REQUIRED.

TAG	DESCRIPTION	SPECIFICATION
L1	2" SLOPED RECESSED CAN	NORA LIGHTING N-SPEC LED RECESSED LED BULBS 14 watt – SEE CUTSHEET SQUARE TRIM
		
L10	EXTERIOR SCONCE	SONNEMAN JAZZ NOTES 36" LED SCONCE 6" X 36" LED BULB – 20 WATT
		
L11	EXTERIOR SCONCE	SONNEMAN BAND 13" LED SCONCE 6" X 13" LED BULB – 13 WATT
		
L12	BBQ LIGHTING	WAC LIGHTING RUBIX – FM-W2510 10" X 10" X 4" LED BULB – 30 WATT
		
L14	STEP LIGHTS	WAC LIGHTING WL- LED140 STEP LIGHT 5" X 3 1/8" LED BULB – 3.5 WATT MOUNT 18" AFF
		



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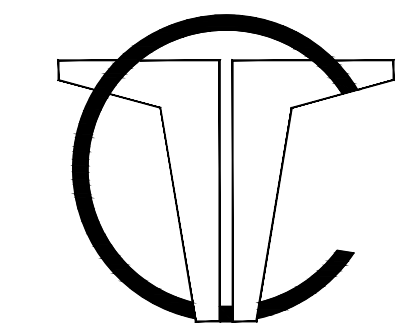
**MILLS RESIDENCE**  
**LOT 432**  
MOUNTAIN VILLAGE, COLORADO

PRELIMINARY	4-07-15
PROGRESS	12-10-17
DESCRIPTION	DATE

EXTERIOR LIGHTING

**A1.4**





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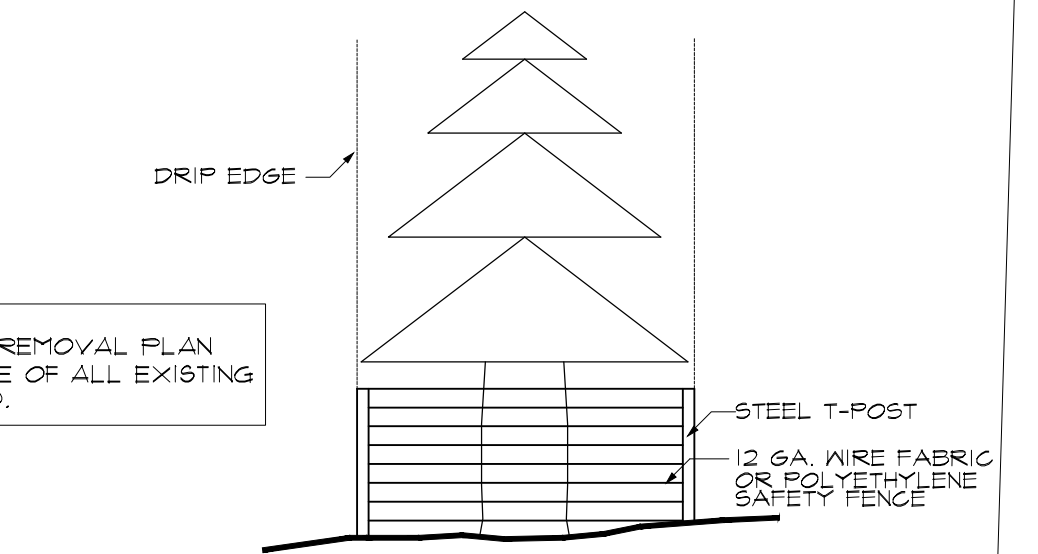
**GENERAL NOTES**

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM METRO SERVICES FOR ALL CONSTRUCTION STAGING PRIOR TO CONSTRUCTION.
2. PROTECT ALL EXISTING TREES AND VEGETATION AFTER CLEARING WITH HAY BALES AND CONSTRUCTION FENCING AS REQUIRED.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES.
4. GENERAL CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS WITH EACH UTILITY AGENCY.

**LEGEND**

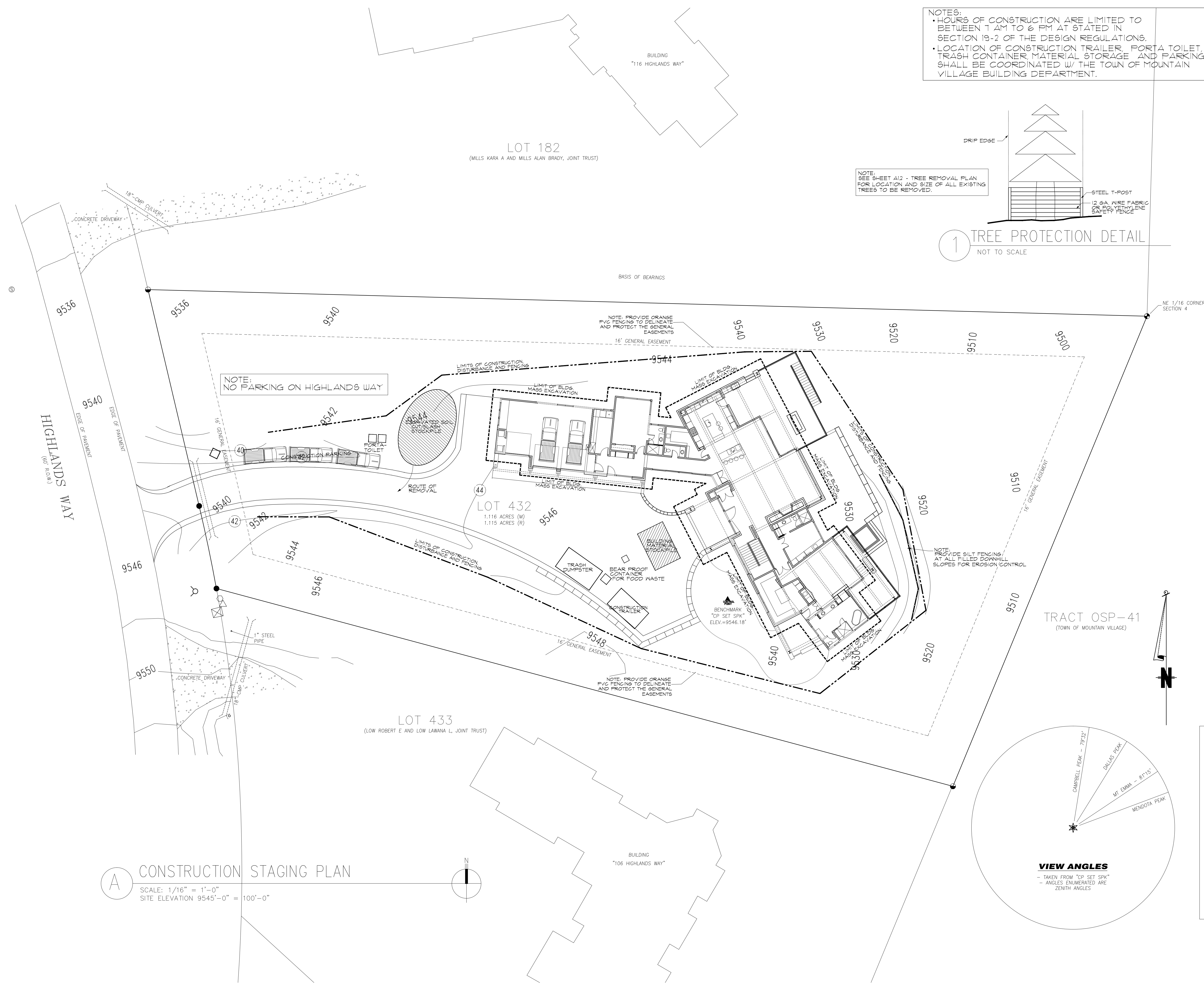
- EXISTING CONTOUR
- PROPOSED CONTOUR

**NOTES:**  
 • HOURS OF CONSTRUCTION ARE LIMITED TO BETWEEN 7 AM TO 6 PM AT STATED IN SECTION 19-2 OF THE DESIGN REGULATIONS.  
 • LOCATION OF CONSTRUCTION TRAILER, PORTA TOILET, TRASH CONTAINER, MATERIAL STORAGE AND PARKING SHALL BE COORDINATED W/ THE TOWN OF MOUNTAIN VILLAGE BUILDING DEPARTMENT.

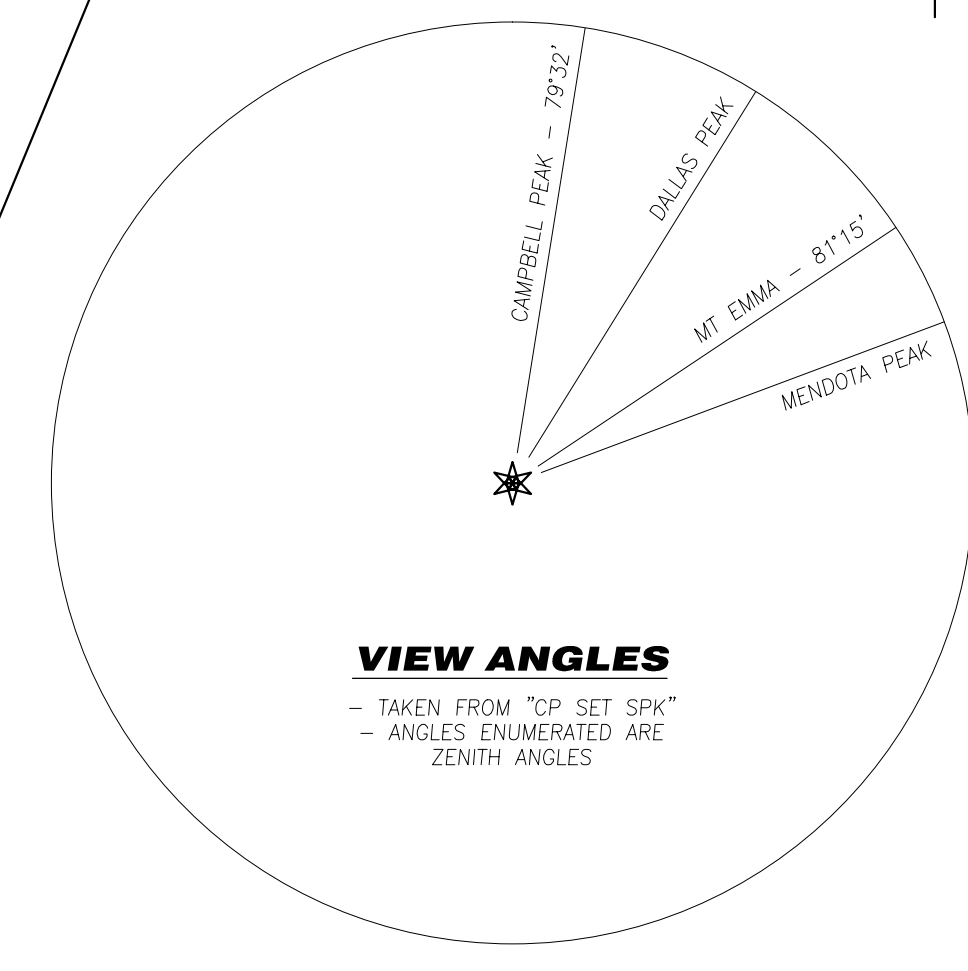
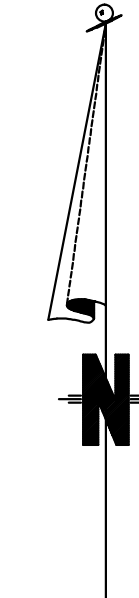


1 TREE PROTECTION DETAIL  
NOT TO SCALE

NOTE: SEE SHEET A12 - TREE REMOVAL PLAN FOR LOCATION AND SIZE OF ALL EXISTING TREES TO BE REMOVED.



TRACT OSP-41  
(TOWN OF MOUNTAIN VILLAGE)



**VIEW ANGLES**  
 - TAKEN FROM "CP SET SPK"  
 - ANGLES ENUMERATED ARE ZENITH ANGLES

**LEGEND**

- FIRE HYDRANT
  - SEWER MANHOLE
  - TRANSFORMER
  - TELEPHONE PEDESTAL
  - CABLE-TV PEDESTAL
  - FOUND 3-1/2" ALUMINUM CAP MARKED U.S. B.L.M.
  - FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 206.32
  - SET 1-1/2" ALUMINUM CAP ON 18" No. 5 REBAR, L.S. 376.62
- MEASURED DIMENSIONS ACCORDING TO THIS SURVEY  
 RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 866.

**CONSTRUCTION STAGING PLAN**

SCALE: 1/16" = 1'-0"  
 SITE ELEVATION 9545'-0" = 100'-0"

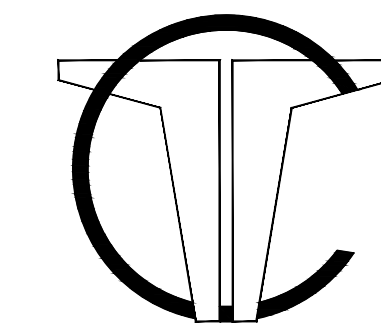
**MILLS RESIDENCE  
 LOT 432  
 MOUNTAIN VILLAGE, COLORADO**

DRS SUBMITTAL 2	4-07-18
DRS SUBMITTAL	3-2-18
DESCRIPTION	DATE

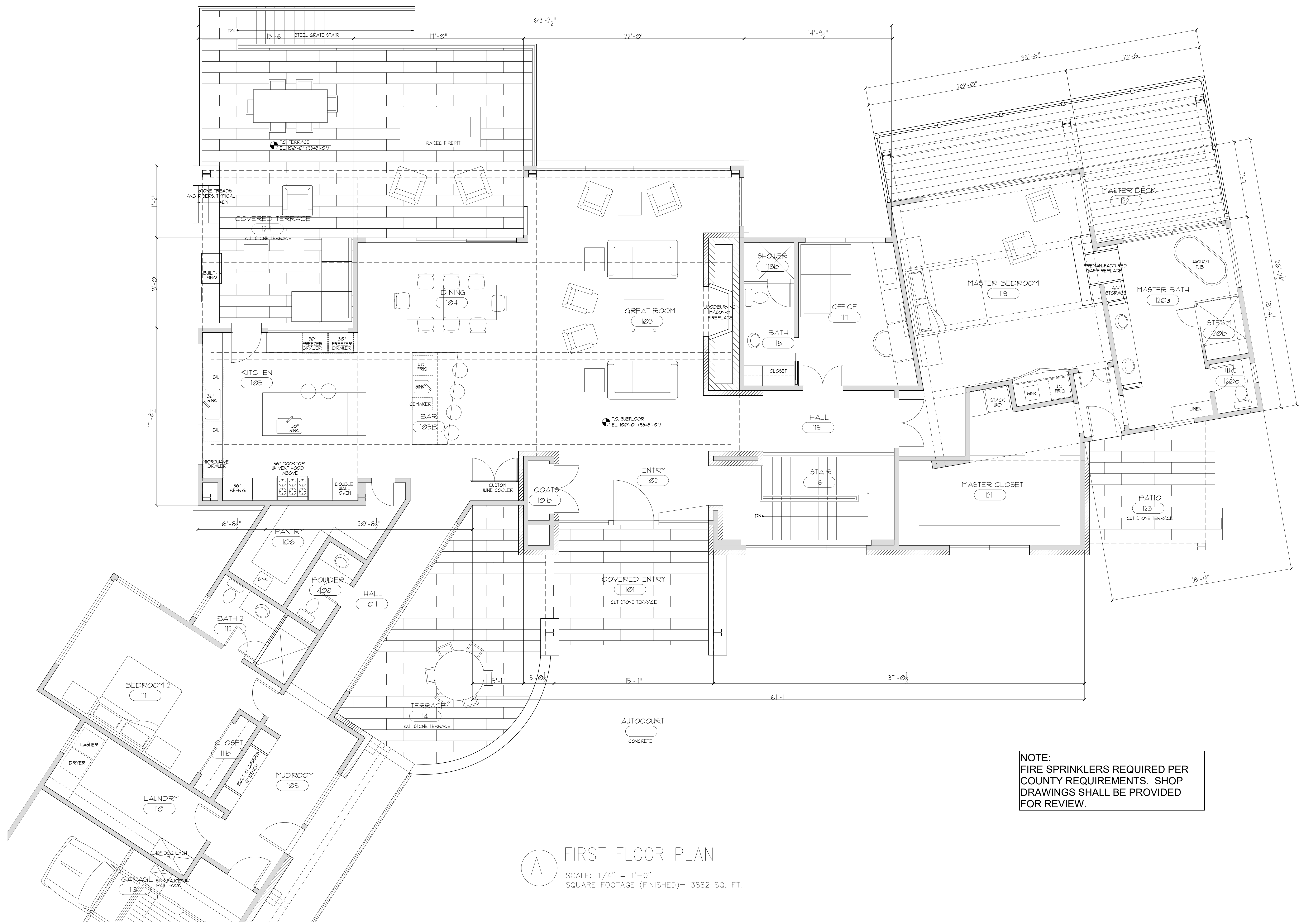
**STAGING PLAN**

**A15**





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**NOTE:**  
FIRE SPRINKLERS REQUIRED PER  
COUNTY REQUIREMENTS. SHOP  
DRAWINGS SHALL BE PROVIDED  
FOR REVIEW.

**A** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
SQUARE FOOTAGE (FINISHED) = 3882 SQ. FT.

**MILLS RESIDENCE**  
**LOT 432**  
MOUNTAIN VILLAGE, COLORADO

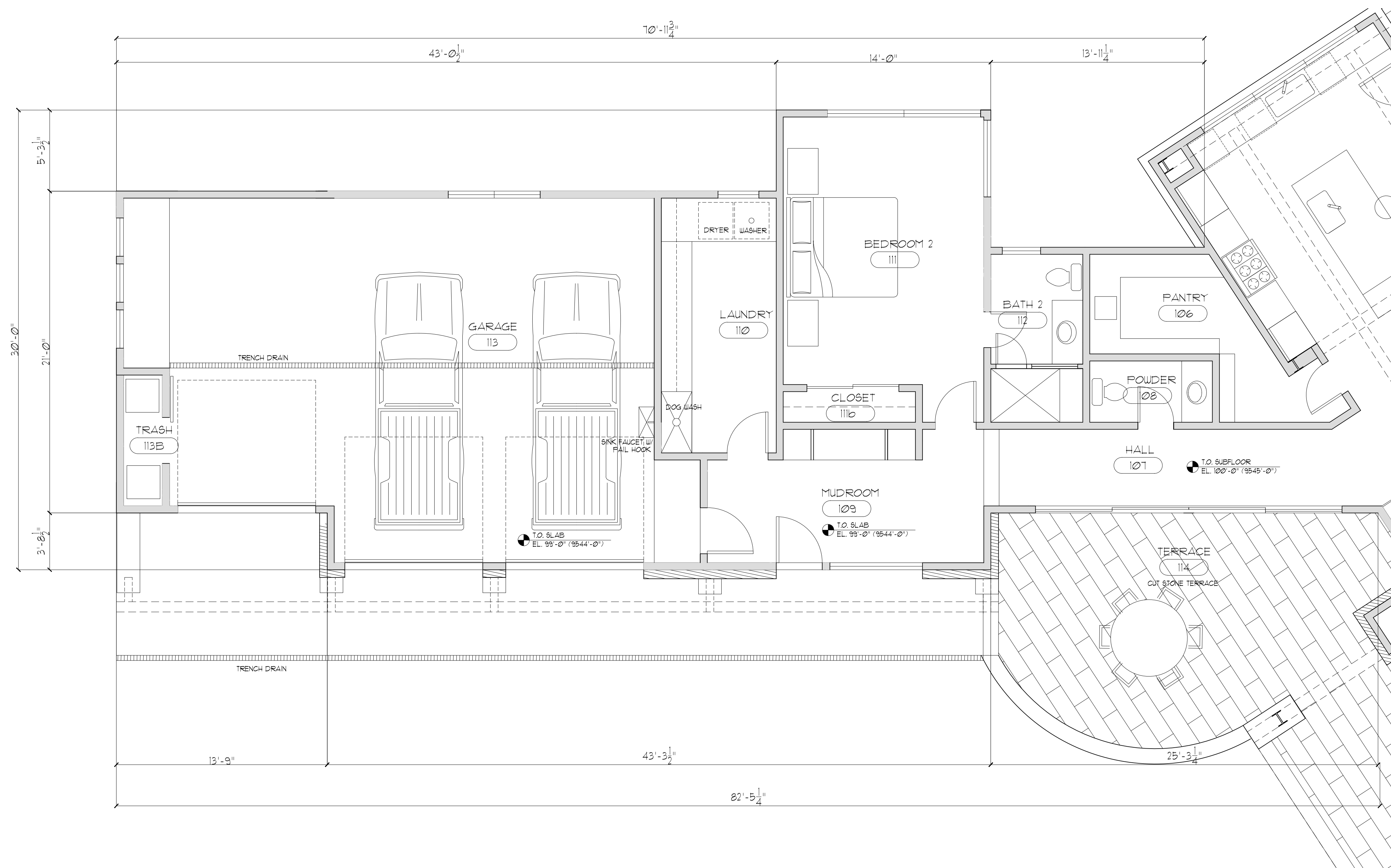
DESCRIPTION	DATE
DRS SUBMITTAL 2	4-17-18
DRS SUBMITTAL	3-2-18

Architect Seal

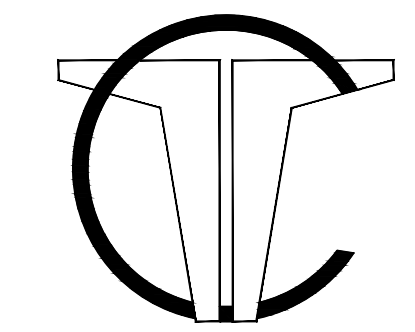
Drawing Title  
**FLOOR PLAN**

Drawing No.  
**A2.1A**





**A** GARAGE FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 SQUARE FOOTAGE: 822 SQ. FT.



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MILLS RESIDENCE  
 LOT 432  
 MOUNTAIN VILLAGE, COLORADO

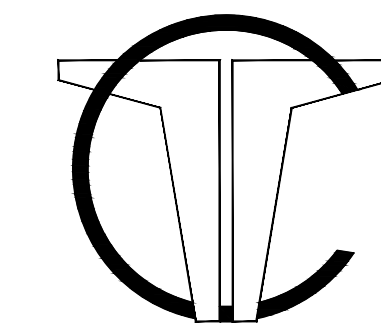
DESCRIPTION	DATE
DRS SUBMITTAL 2	4-27-18
DRS SUBMITTAL	3-2-18

Architect Seal

Drawing Title  
**FLOOR PLAN**

Drawing No.  
**A2.1B**





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MILLS RESIDENCE  
LOT 432  
MOUNTAIN VILLAGE, COLORADO

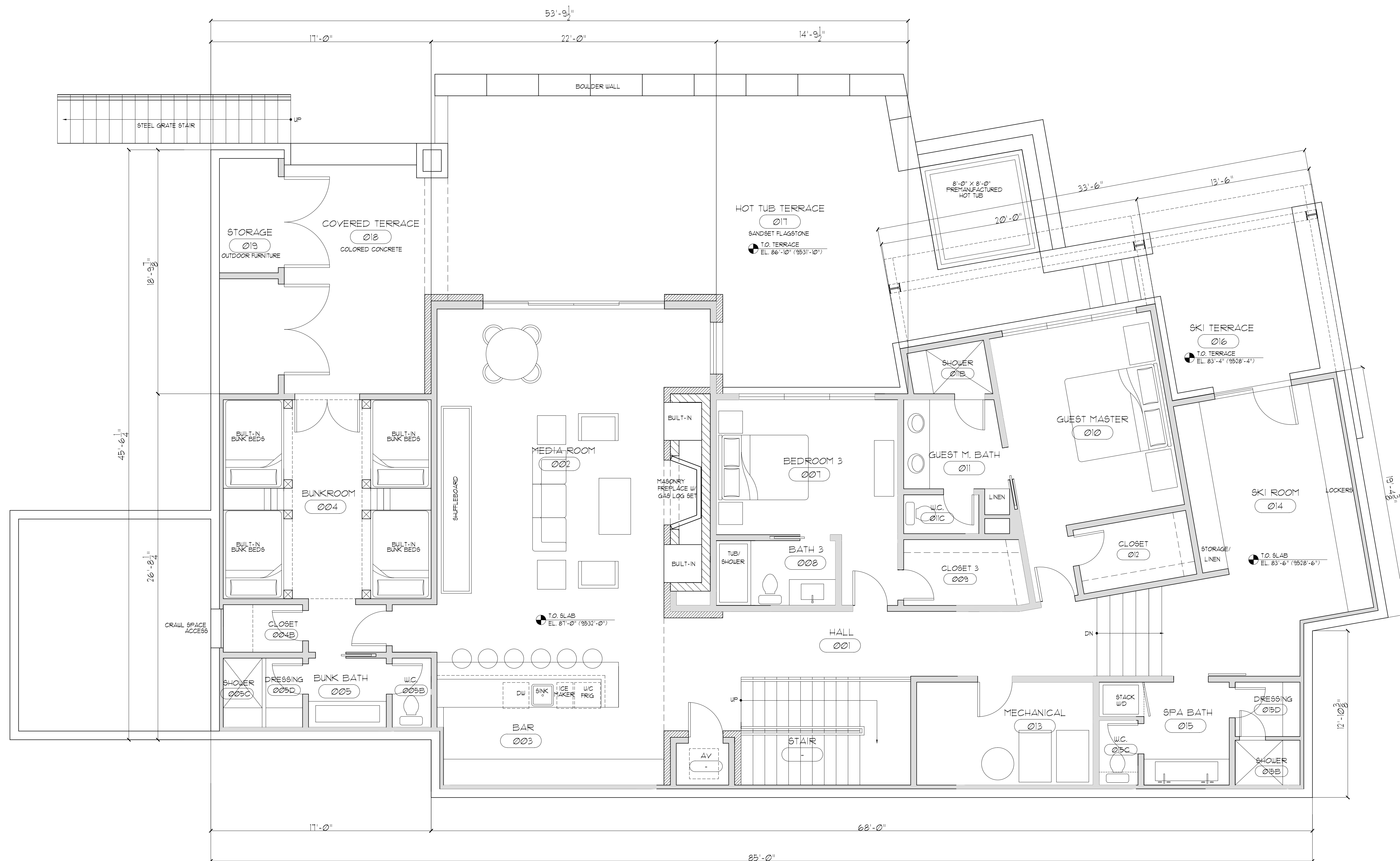
DRS SUBMITTAL 2	4-27-15
DRS SUBMITTAL	3-2-15
DESCRIPTION	DATE

Architect Seal

Drawing Title  
FLOOR PLAN

Drawing No.

A2.2

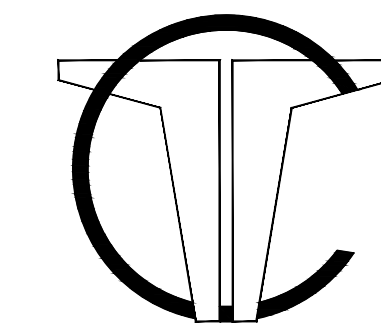


B

LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"  
SQUARE FOOTAGE (FINISHED)= 2669 SQ. FT.





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MILLS RESIDENCE  
LOT 432  
MOUNTAIN VILLAGE, COLORADO

DESCRIPTION	DATE
DRS SUBMITTAL 2	4-27-18
DRS SUBMITTAL	3-2-18
DESCRIPTION	DATE

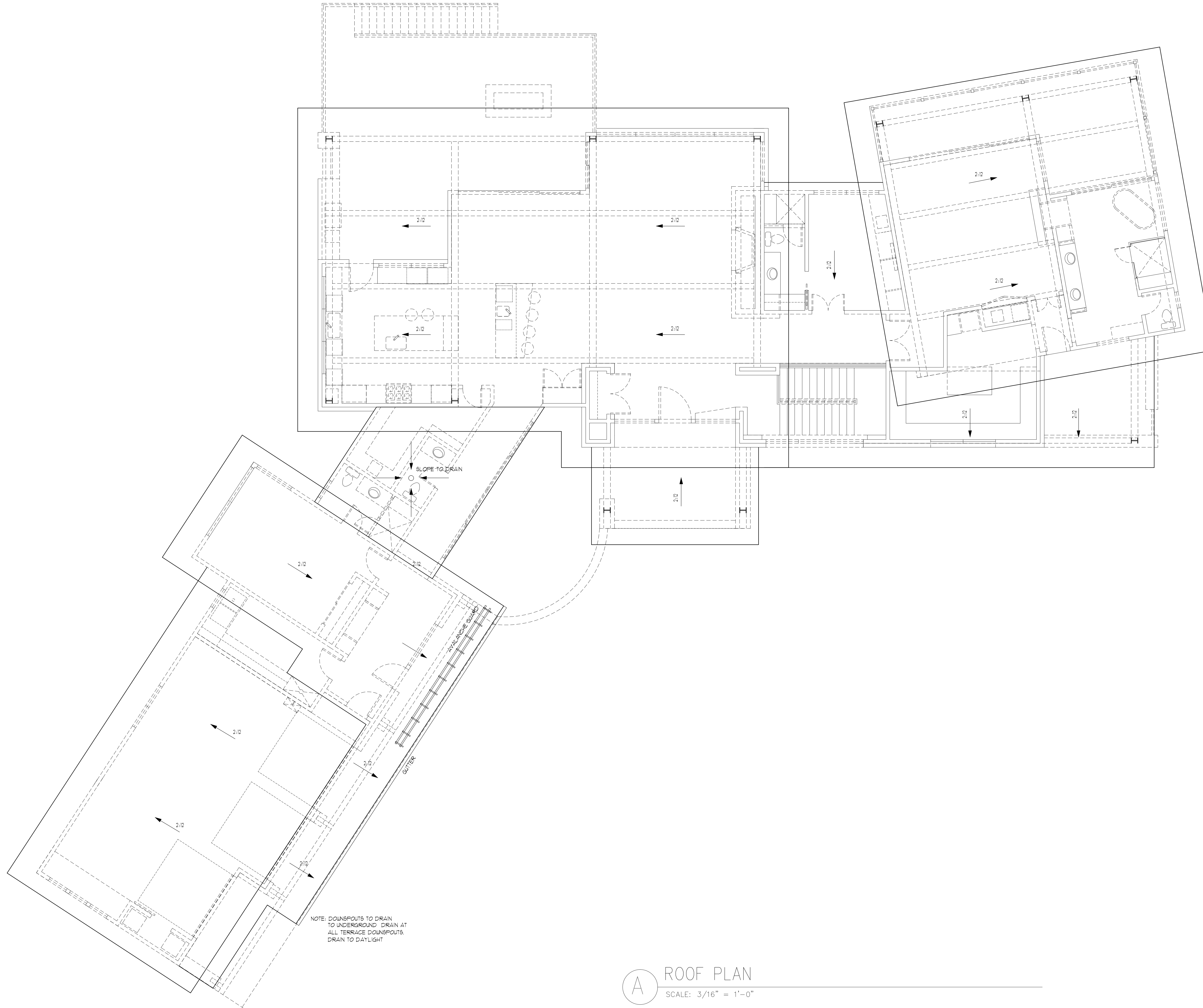
Architect Seal

ROOF PLAN

Drawing Title

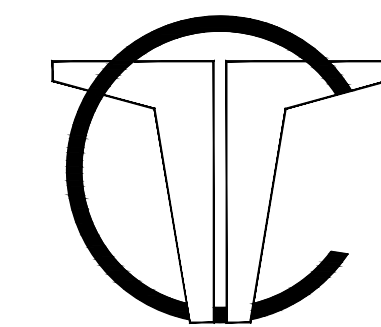
Drawing No.

A2.3



A ROOF PLAN  
SCALE: 3/16" = 1'-0"



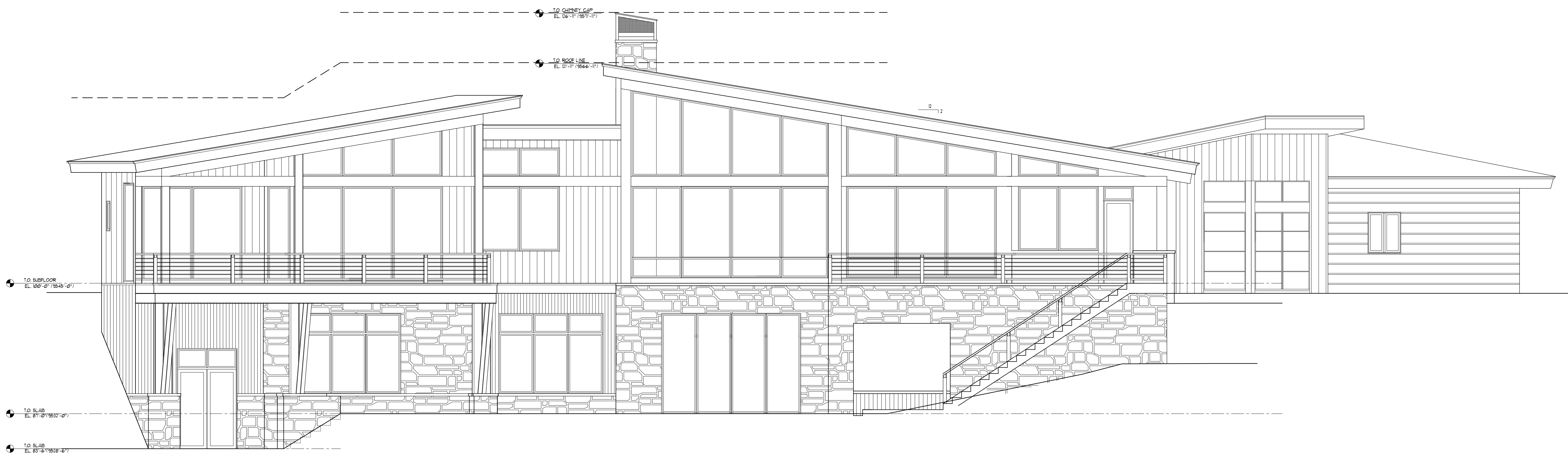


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**A** WEST ELEVATION AT AUTOCOURT- COMBINED  
SCALE: 3/16" = 1'-0"



**B** EAST ELEVATION - COMBINED  
SCALE: 3/16" = 1'-0"

MILLS RESIDENCE  
LOT 432  
MOUNTAIN VILLAGE, COLORADO

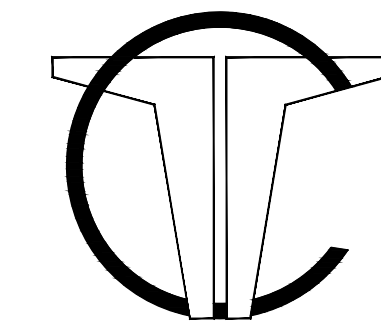
DRS SUBMITTAL 2	4-17-18
DRS SUBMITTAL	3-2-18
DESCRIPTION	DATE

Architect Seal

ELEVATIONS

**A3.0**





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



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

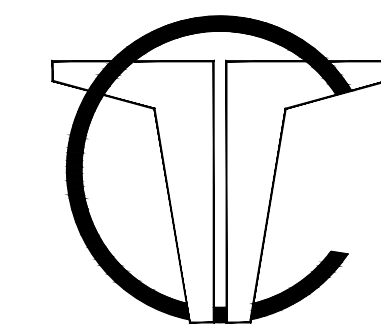
MILLS RESIDENCE  
LOT 432  
MOUNTAIN VILLAGE, COLORADO

DESCRIPTION	DATE
DRS SUBMITTAL 2	4-17-18
DRS SUBMITTAL	3-2-18

Architect Seal

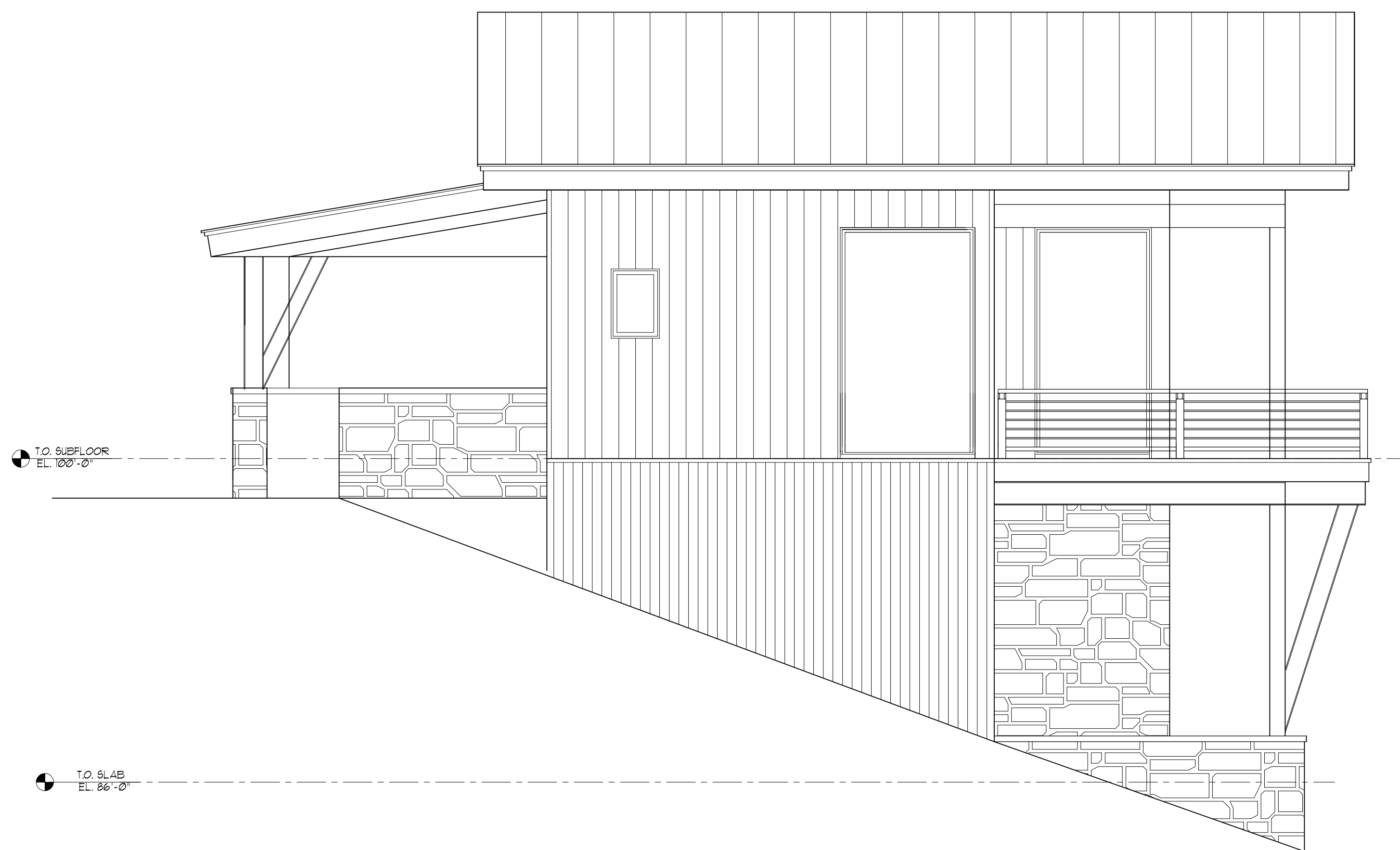
ELEVATIONS  
Drawing No.

**A3.1**

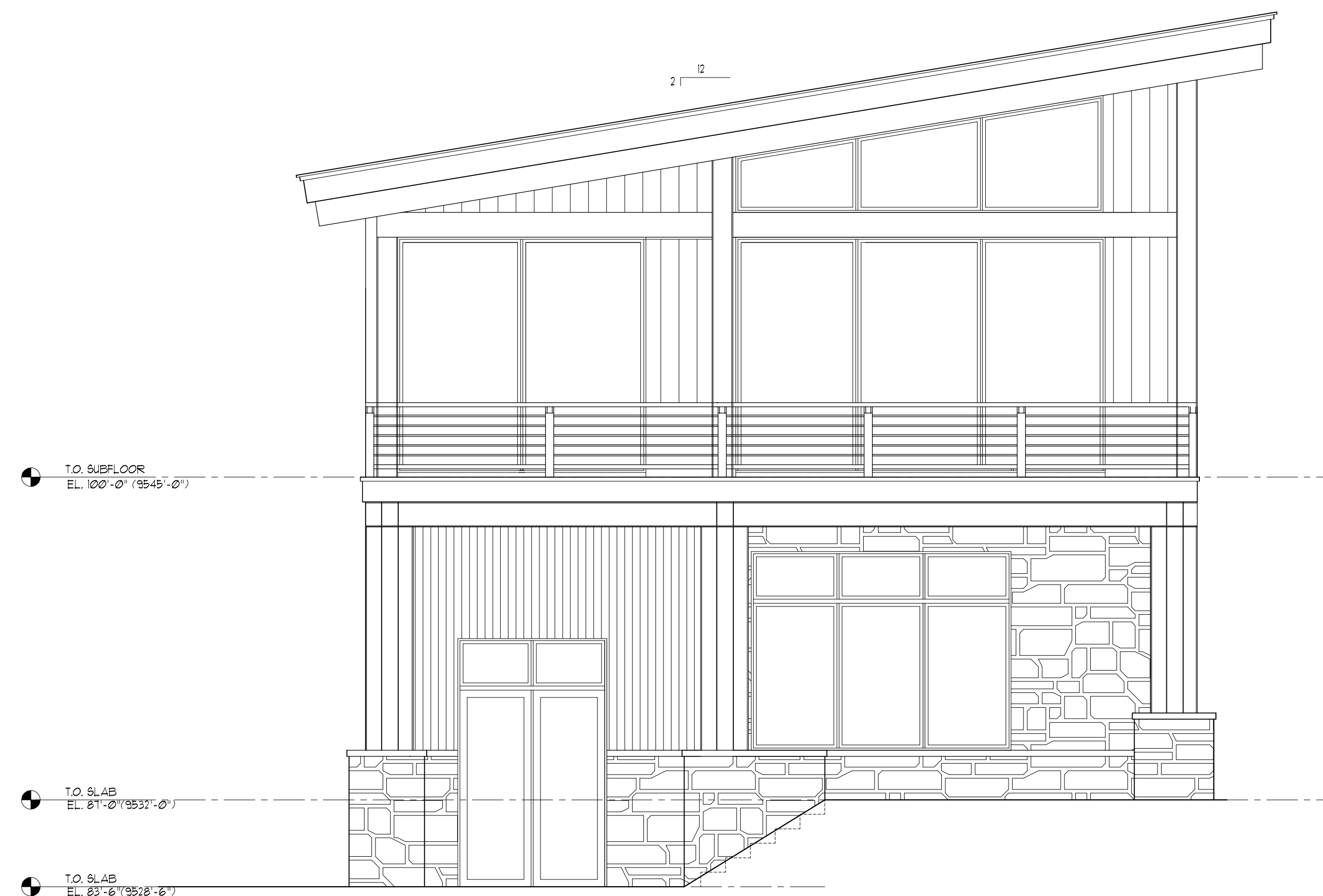


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**B** SOUTH ELEVATION – MASTER BEDROOM  
SCALE: 1/4" = 1'-0"



**A** EAST ELEVATION – MASTER BEDROOM  
SCALE: 1/4" = 1'-0"



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

MILLS RESIDENCE  
LOT 432  
MOUNTAIN VILLAGE, COLORADO

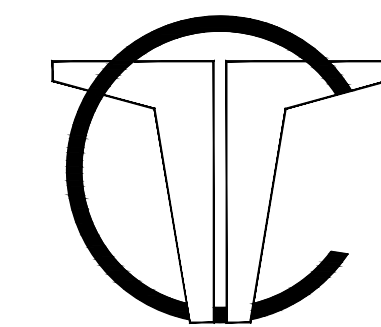
DRS SUBMITTAL 2	4-17-18
DRS SUBMITTAL	3-2-18
DESCRIPTION	DATE

Architect Seal

ELEVATIONS

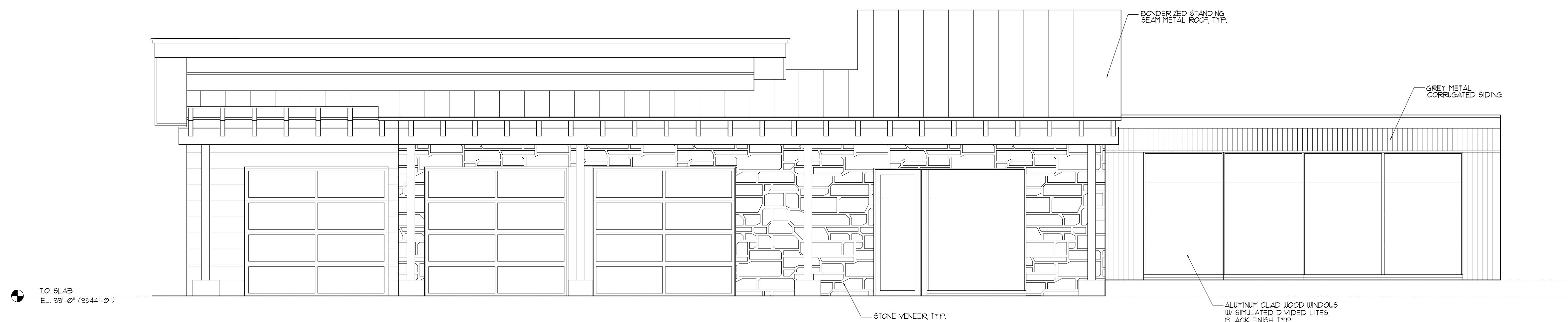
A3.2



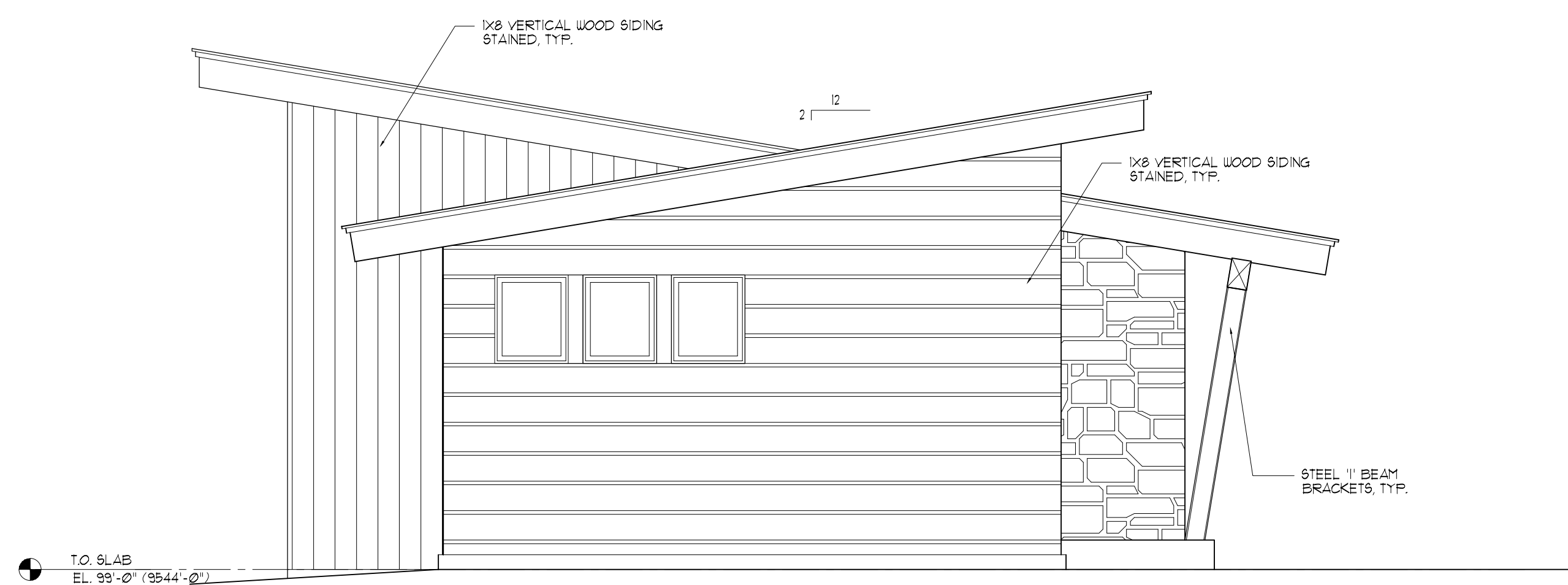


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**A** SOUTH ELEVATION—GARAGE WING AT AUTOCOURT  
SCALE: 1/4" = 1'-0"



**B** WEST ELEVATION — GARAGE WING  
SCALE: 1/4" = 1'-0"



**C** NORTH ELEVATION — GARAGE WING  
SCALE: 1/4" = 1'-0"

MILLS RESIDENCE  
LOT 432  
MOUNTAIN VILLAGE, COLORADO

DRS SUBMITTAL 2	4-17-18
DRS SUBMITTAL	3-2-18
DESCRIPTION	DATE

Architect Seal

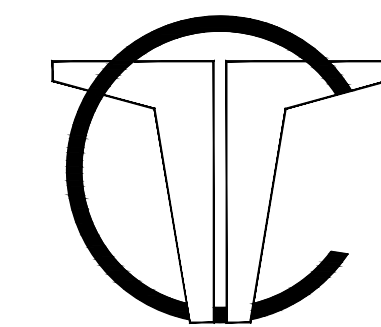
ELEVATIONS  
Drawing No.

A3.3



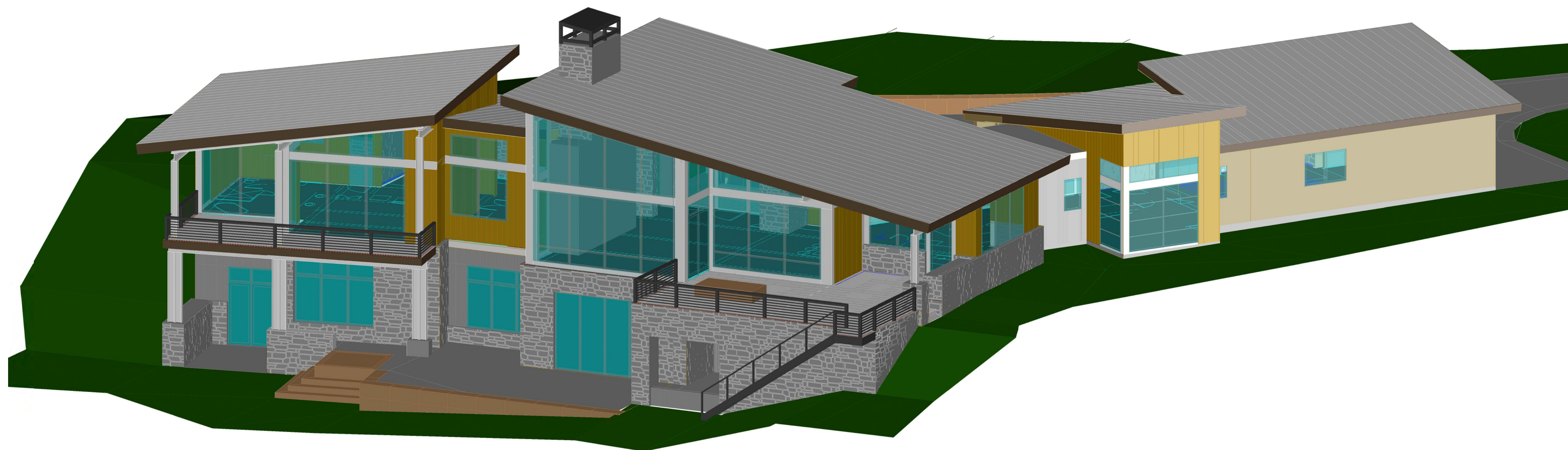




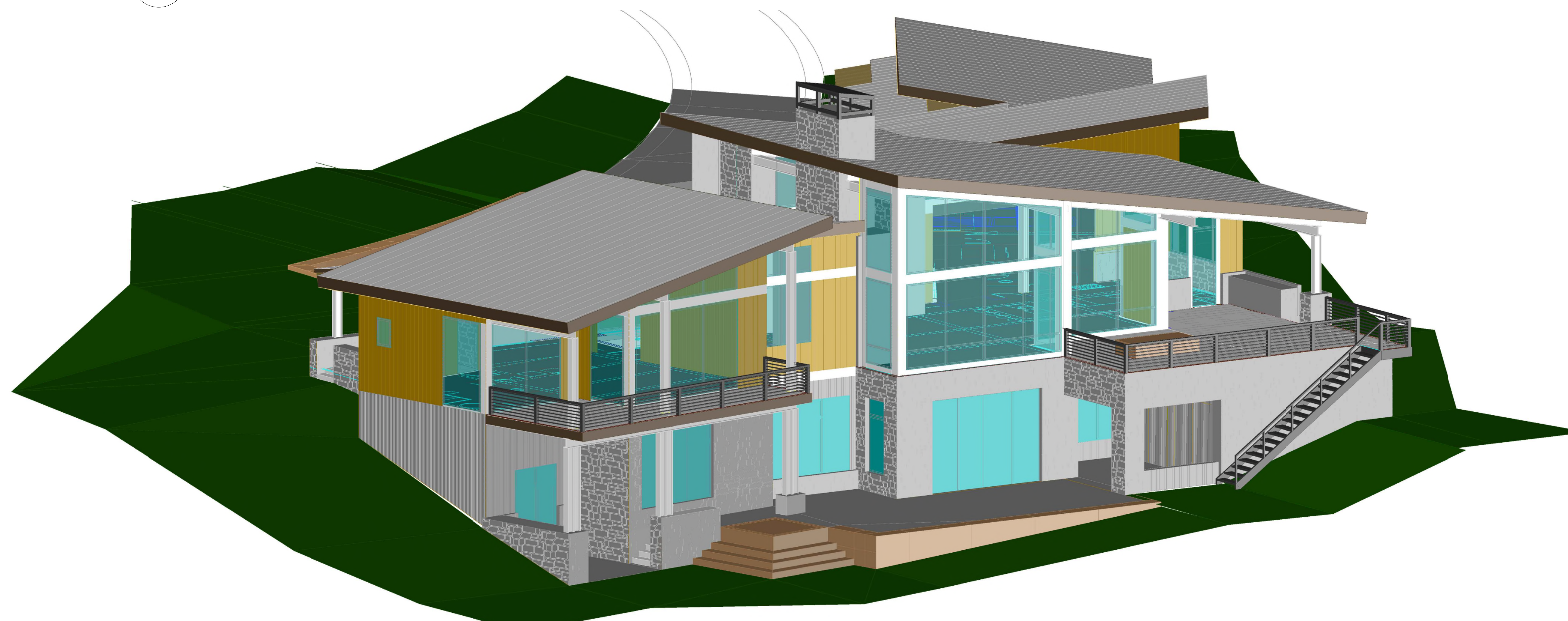


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3 WEST ELEVATION AT AUTOCOURT- COMBINED  
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION AT AUTOCOURT- COMBINED  
SCALE: 3/16" = 1'-0"

MILLS RESIDENCE  
LOT 432  
MOUNTAIN VILLAGE, COLORADO

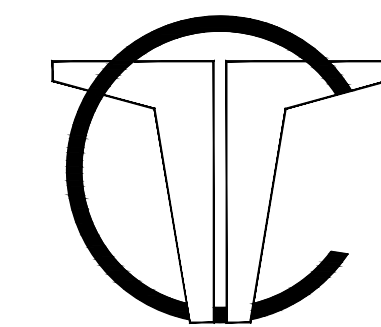
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DRS SUBMITTAL	5-2-18
DESCRIPTION	DATE

Architect Seal

TITLE  
Drawing No.

A3.5





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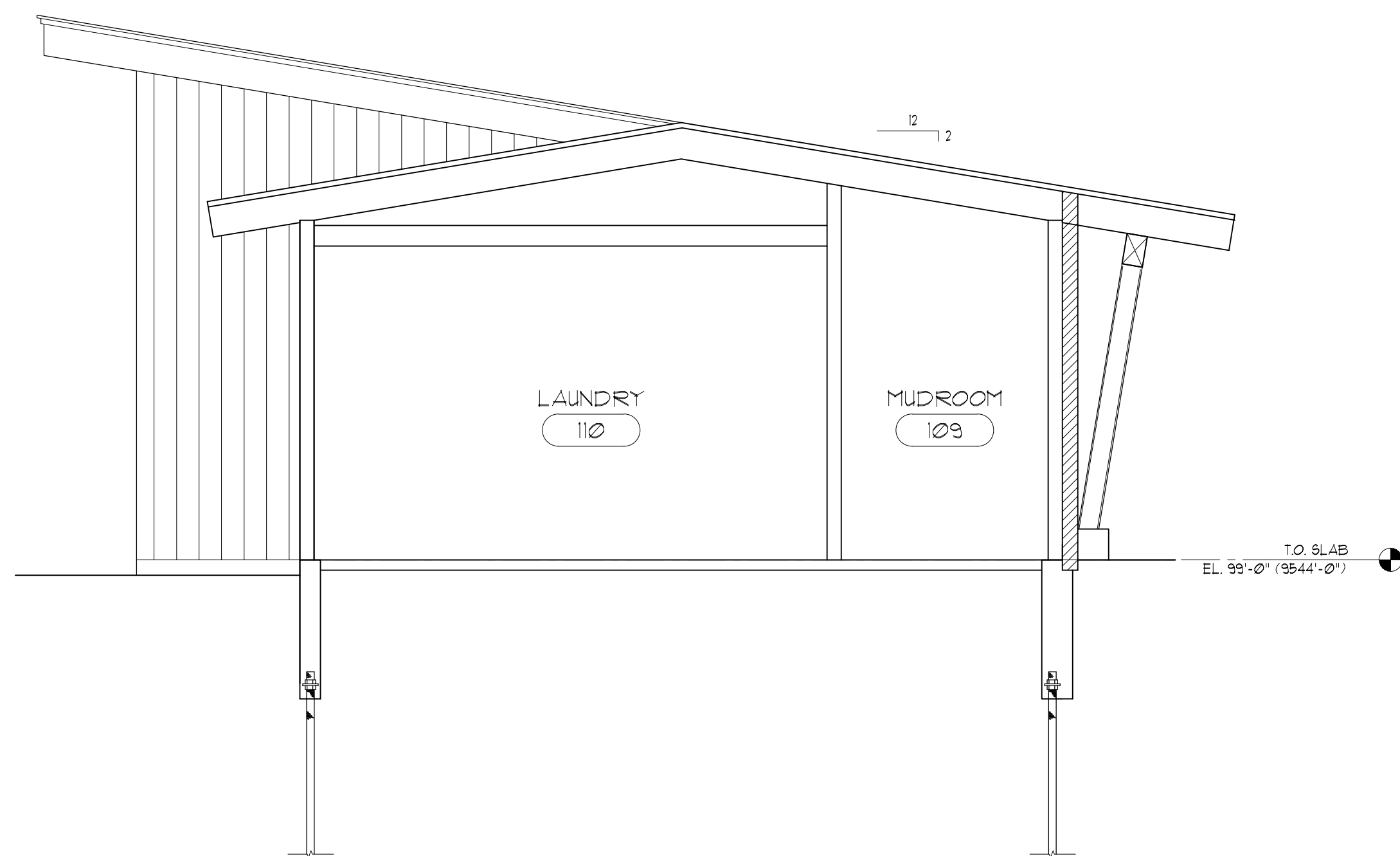
MILLS RESIDENCE  
LOT 432  
MOUNTAIN VILLAGE, COLORADO

DRS SUBMITTAL 2	4-17-18
DRS SUBMITTAL	3-2-18
DESCRIPTION	DATE
Architect Seal	

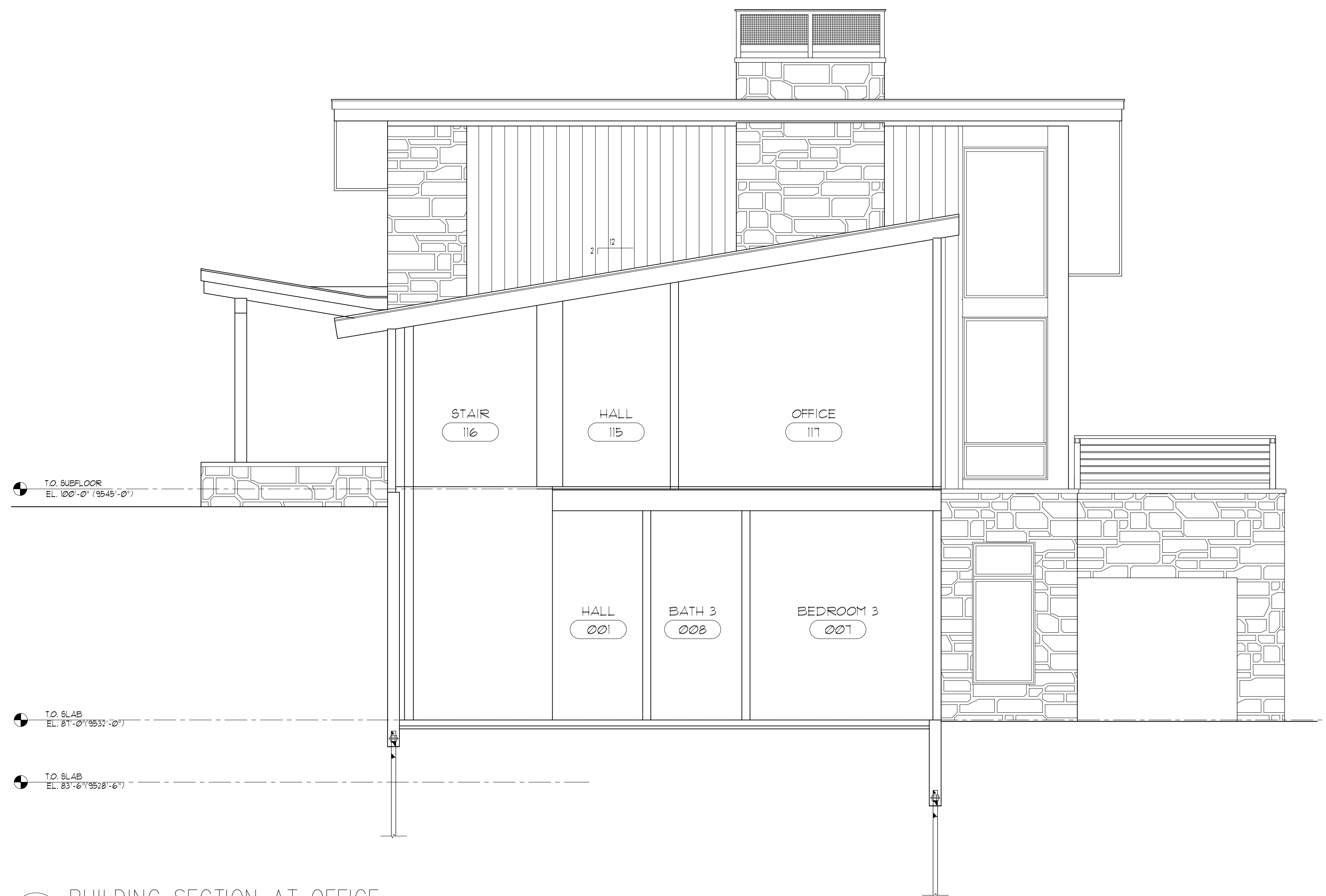
SECTIONS

Drawing No.

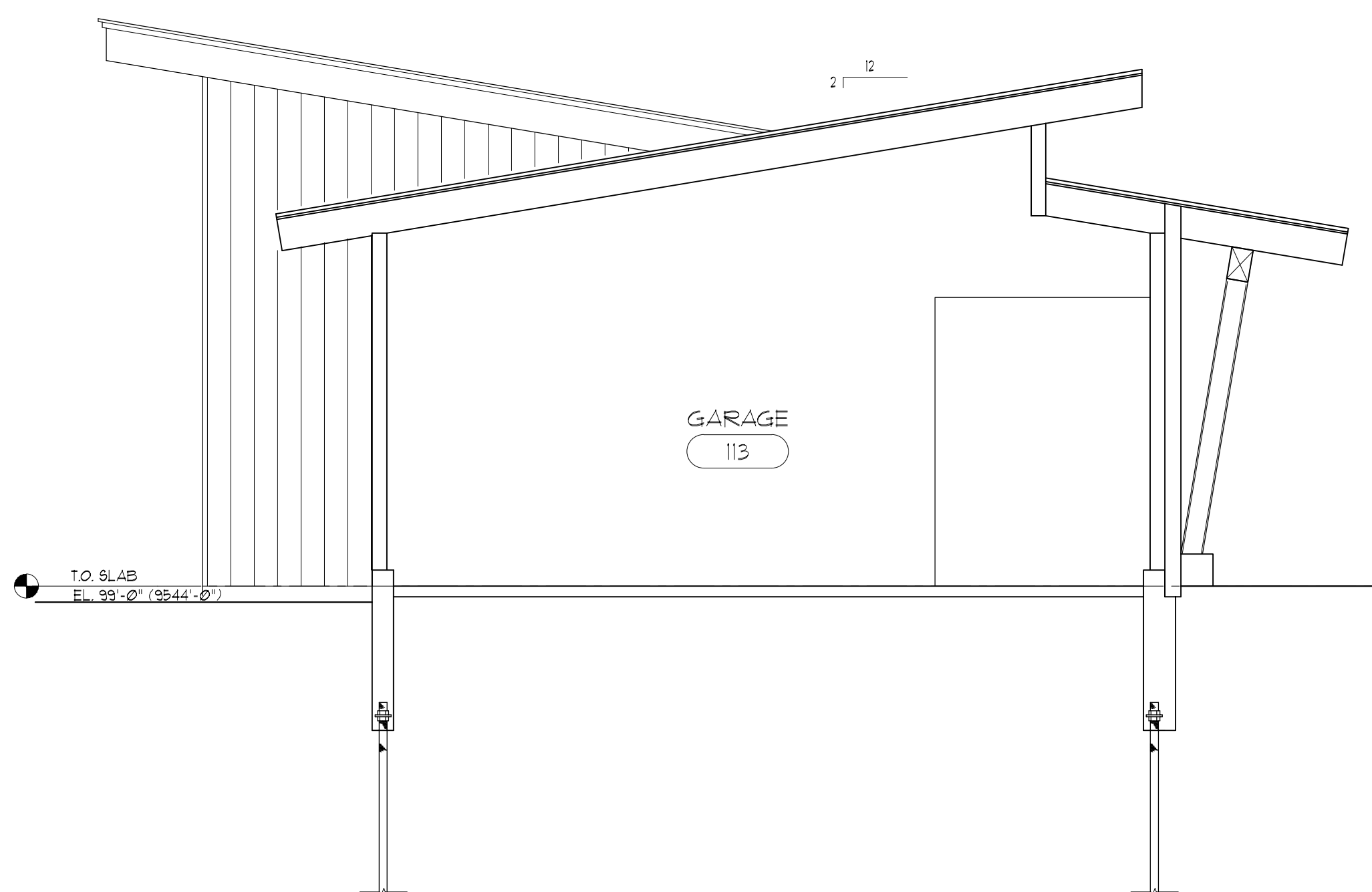
A4.1



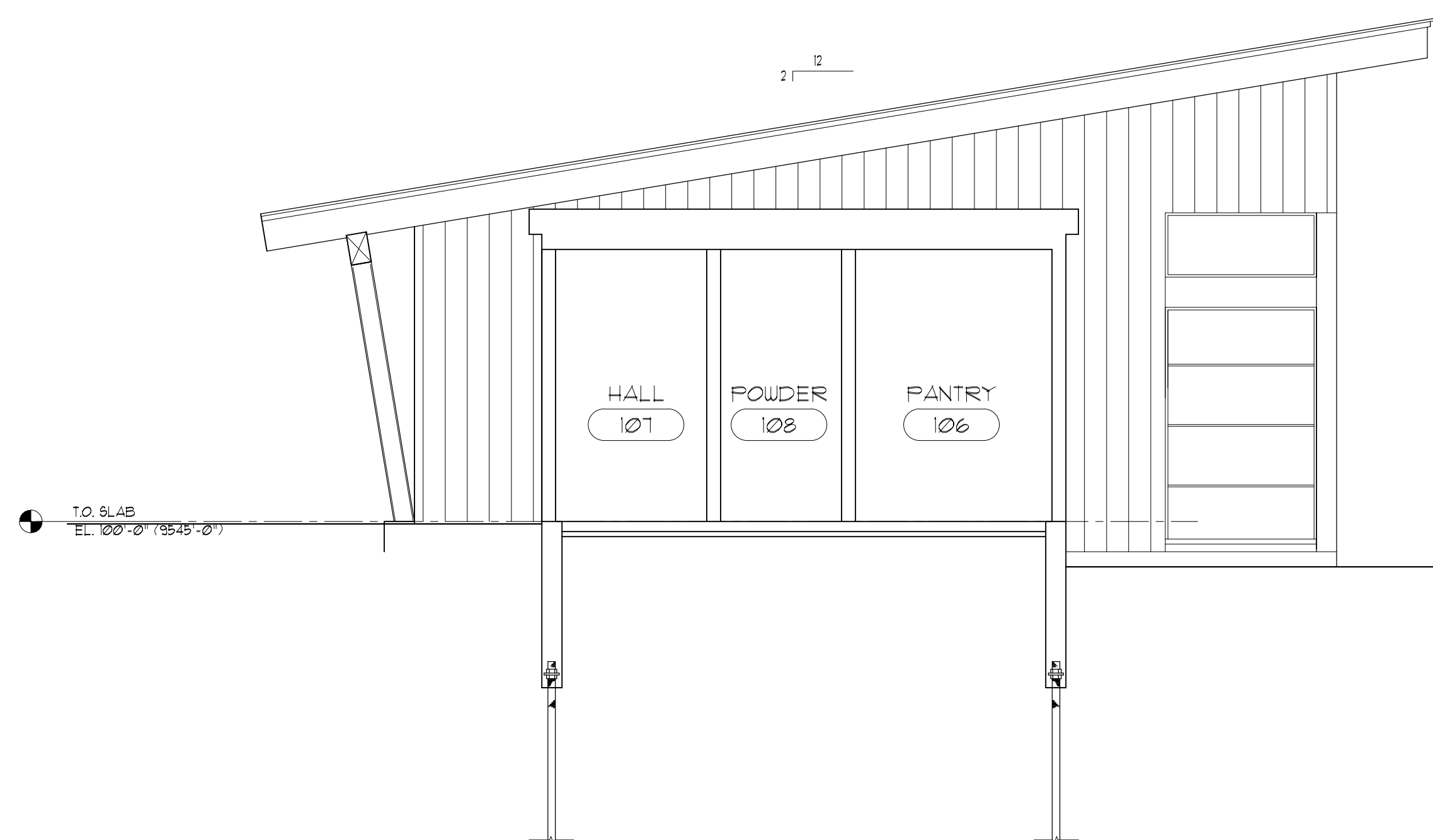
B BUILDING SECTION AT LAUNDRY  
SCALE: 1/4" = 1'-0"



A BUILDING SECTION AT OFFICE  
SCALE: 1/4" = 1'-0"

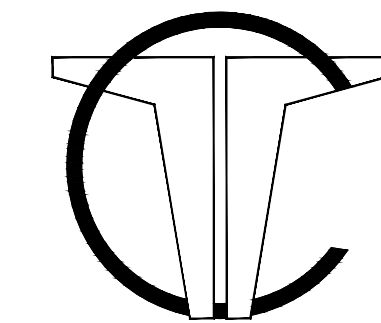


C BUILDING SECTION AT GARAGE  
SCALE: 1/4" = 1'-0"

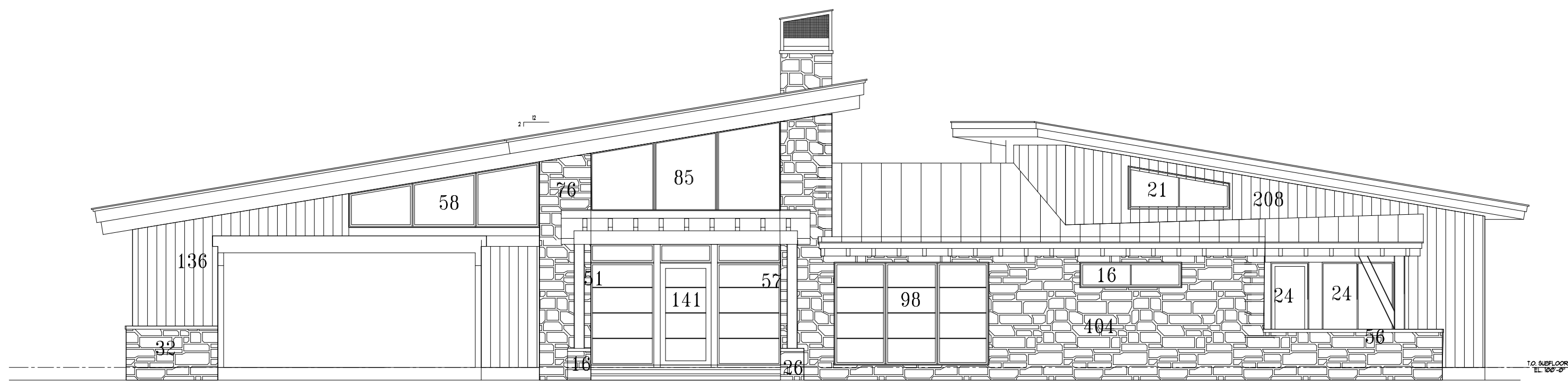


D BUILDING SECTION AT HALL  
SCALE: 1/4" = 1'-0"

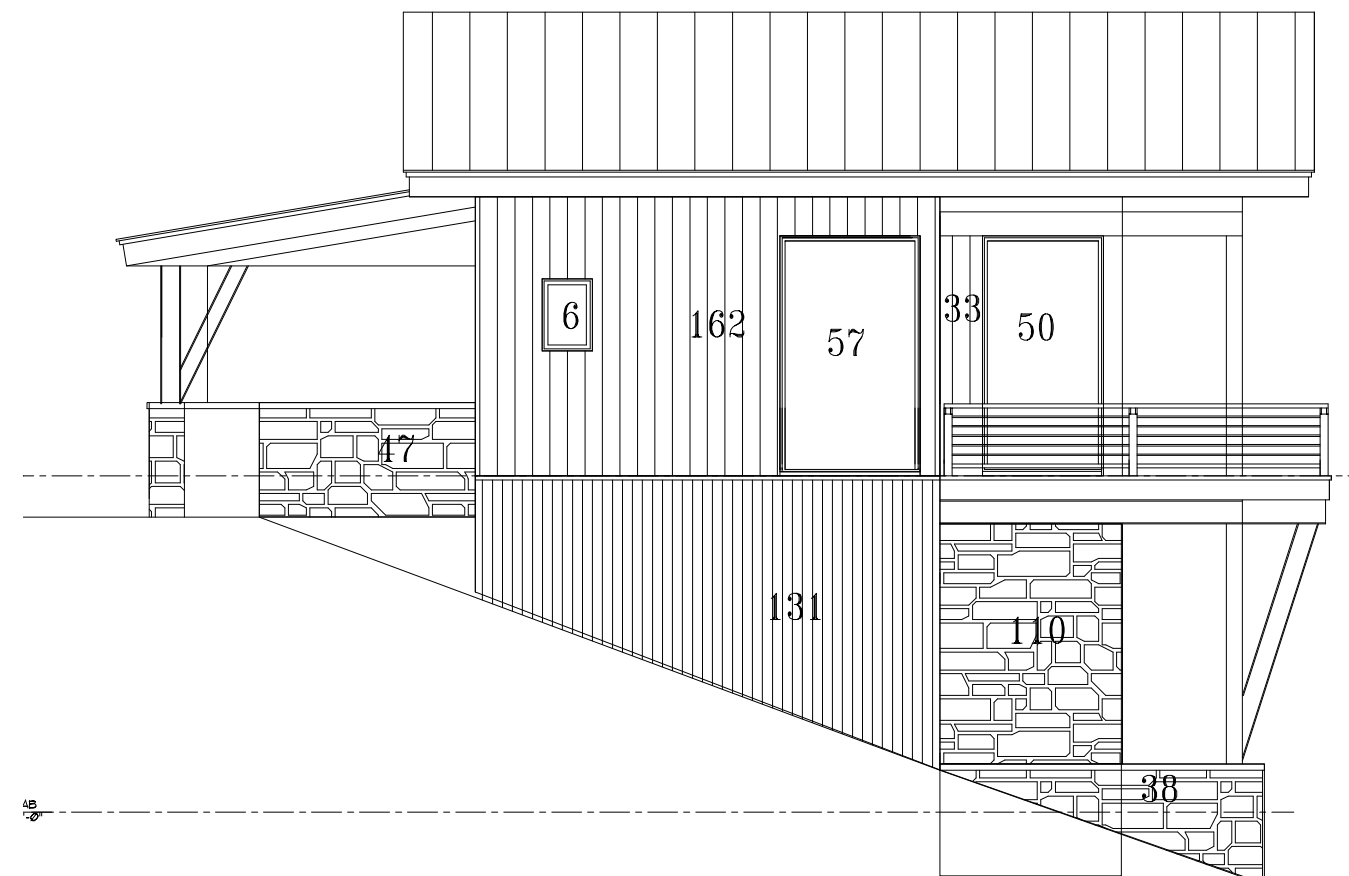




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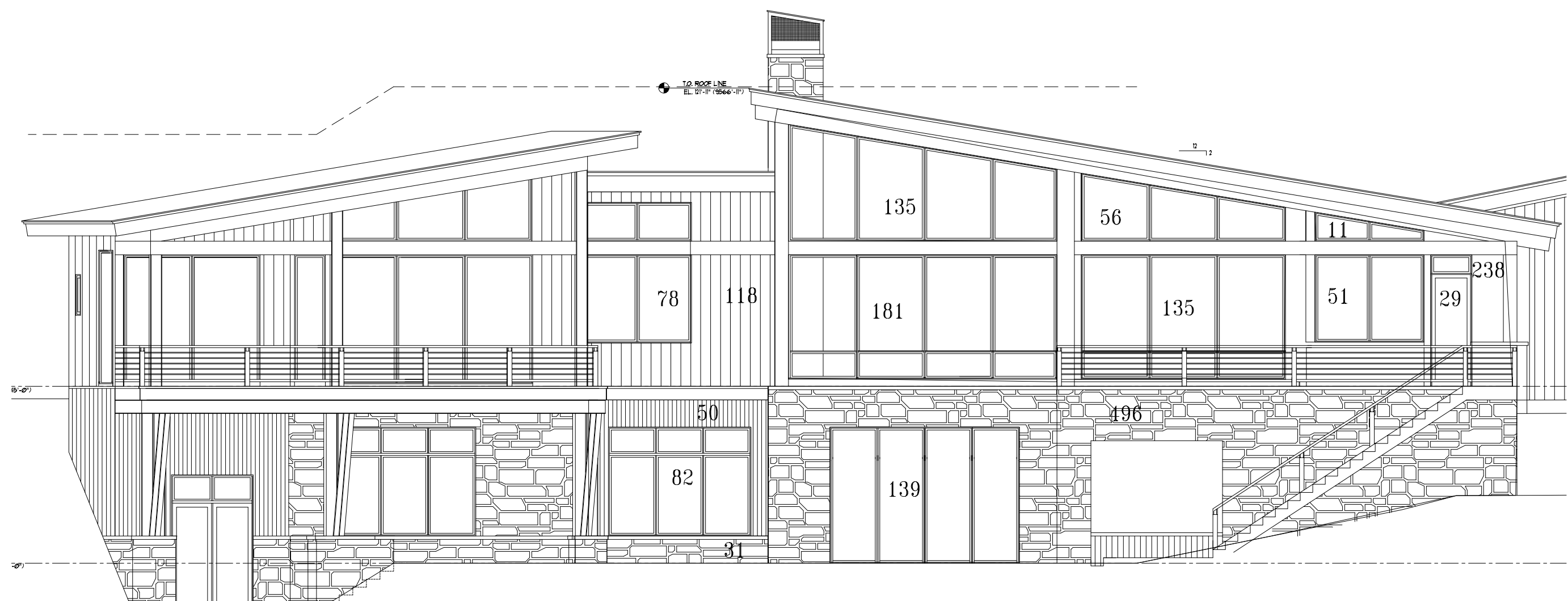
A WEST ELEVATION  
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION - MASTER BEDROOM



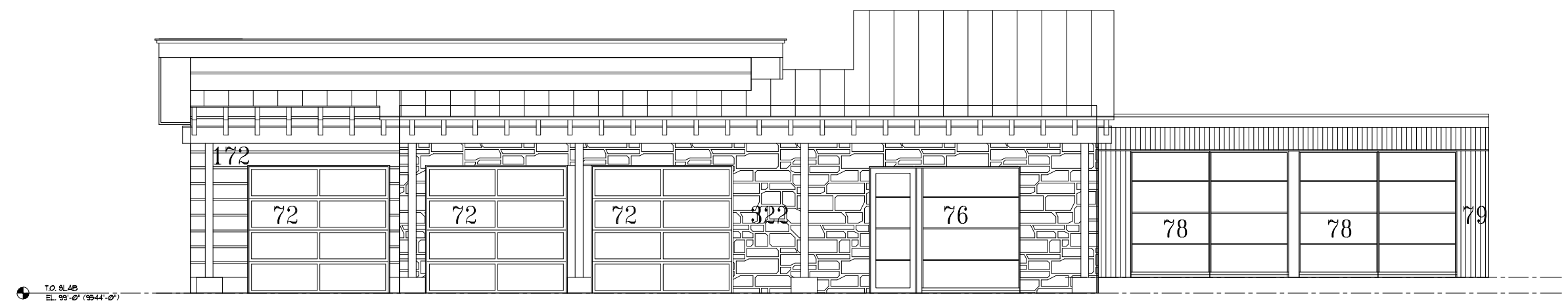
A EAST ELEVATION - MASTER BEDROOM



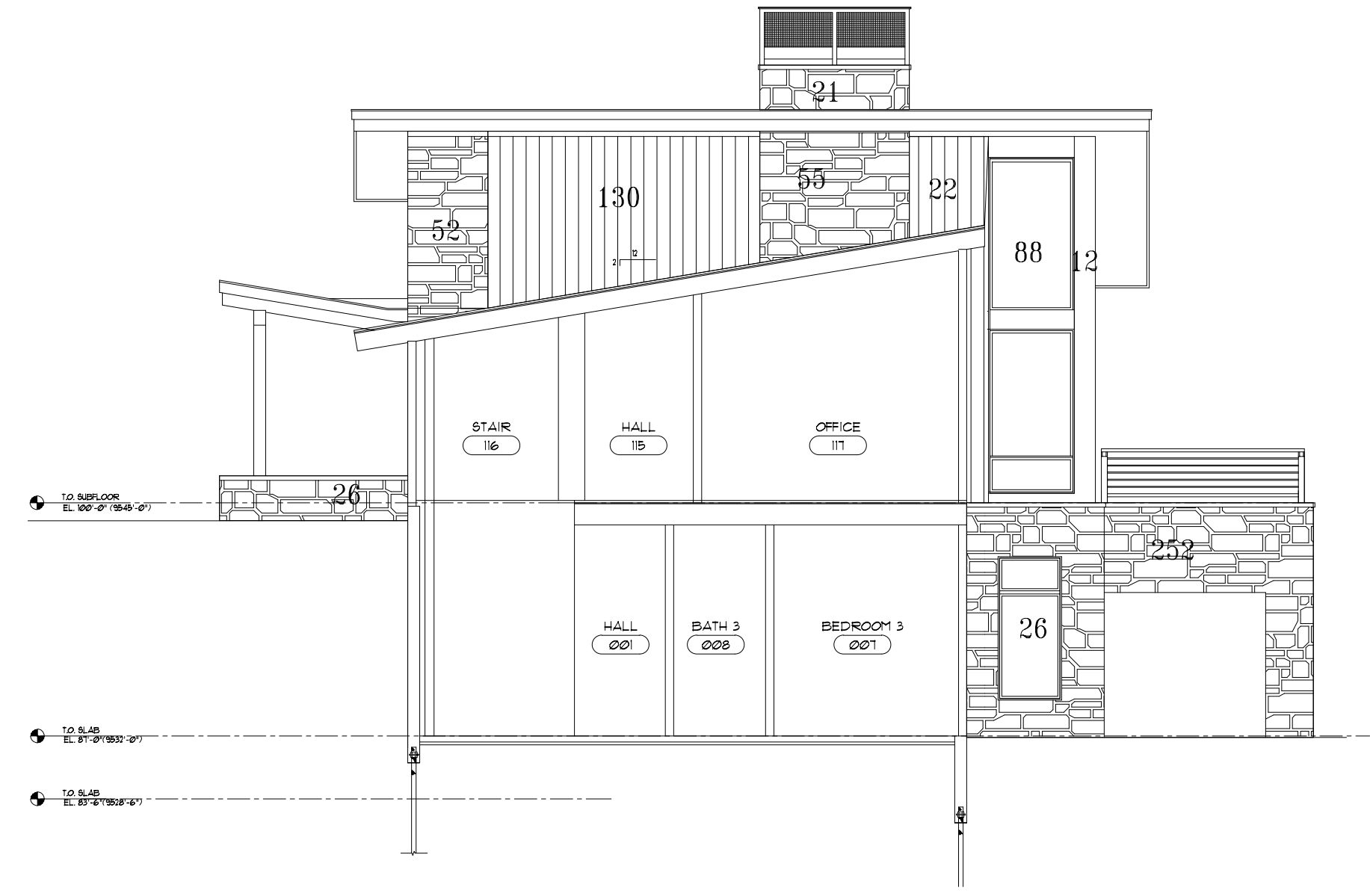
B EAST ELEVATION



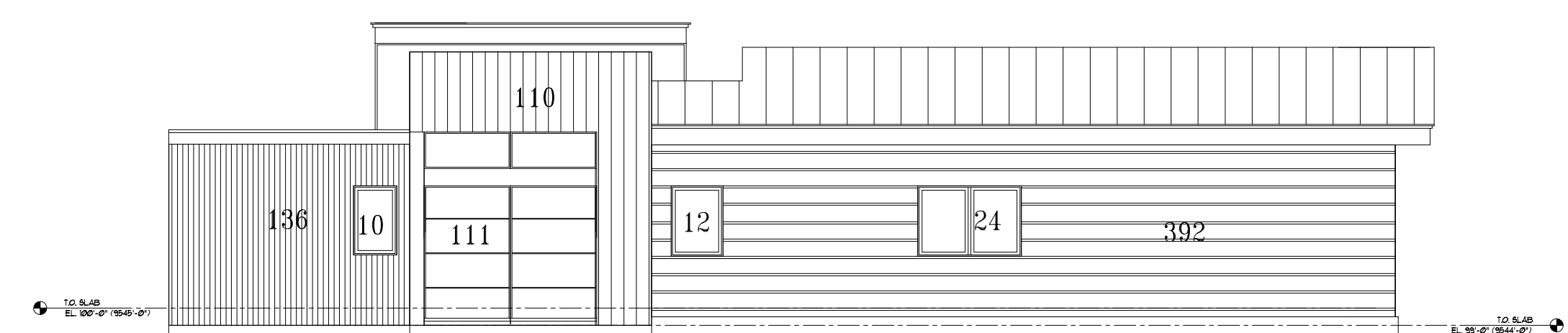
C NORTH ELEVATION AT KITCHEN



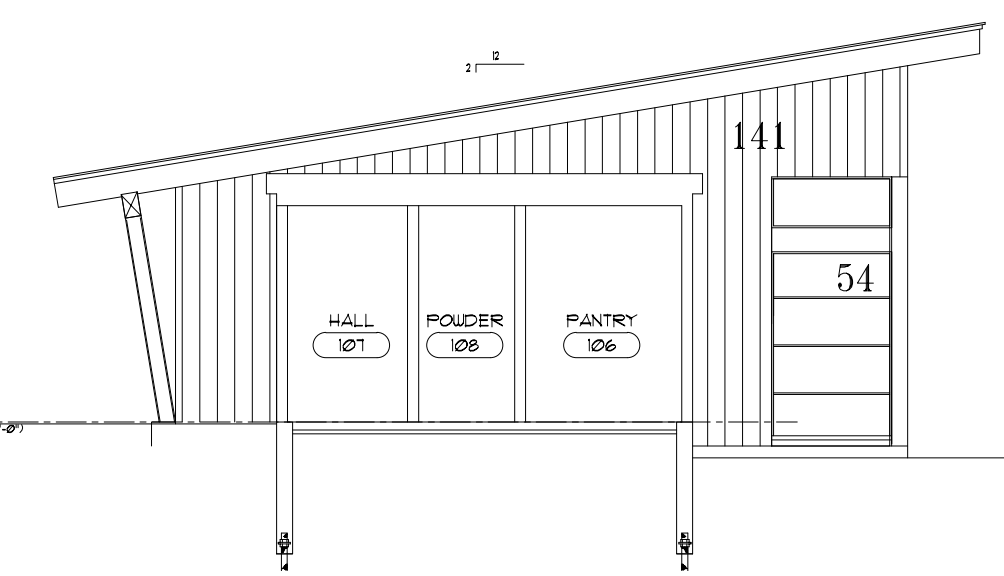
A SOUTH ELEVATION - GARAGE WING AT AUTOCOURT



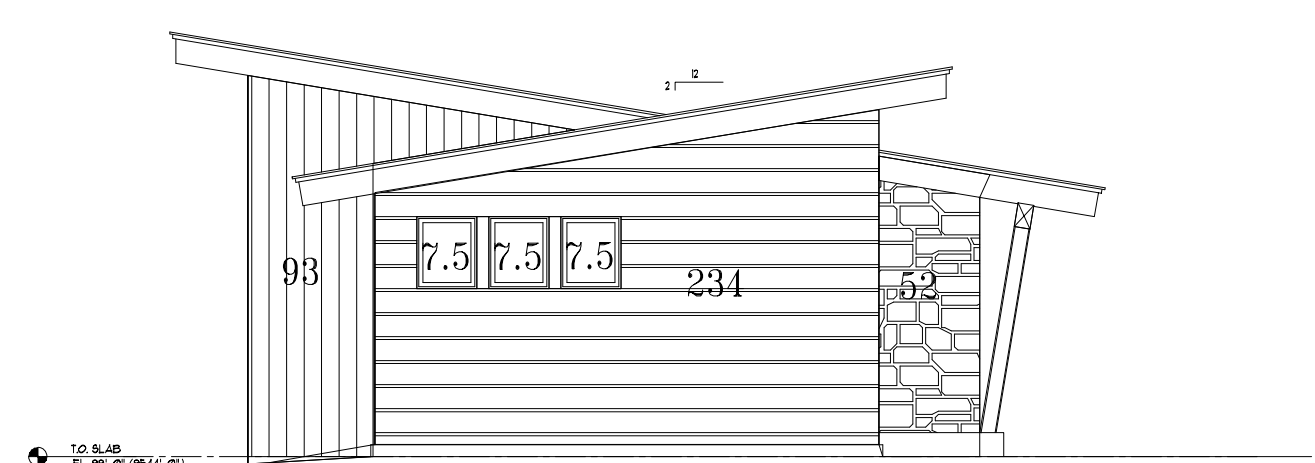
A BUILDING SECTION AT OFFICE - SOUTH



C NORTH ELEVATION - GARAGE WING



D BUILDING SECTION - EAST



B WEST ELEVATION - GARAGE WING

MATERIAL CALCULATION AREA SUMMARY	
<b>NORTH ELEVATION</b>	
STONE VENEER	235 S.F.
WOOD SIDING	637 S.F.
METAL PANEL SIDING	136 S.F.
FENESTRATION	298 S.F.
<b>EAST ELEVATION</b>	
STONE VENEER	897 S.F.
WOOD SIDING	604 S.F.
METAL PANEL SIDING	149 S.F.
FENESTRATION	1400 S.F.
<b>SOUTH ELEVATION</b>	
STONE VENEER	923 S.F.
WOOD SIDING	498 S.F.
METAL PANEL SIDING	210 S.F.
FENESTRATION	675 S.F.
<b>WEST ELEVATION</b>	
STONE VENEER	778 S.F.
WOOD SIDING	621 S.F.
METAL PANEL SIDING	-
FENESTRATION	363 S.F.
<b>TOTALS</b>	
STONE VENEER	2833 S.F.
WOOD SIDING	2360 S.F.
METAL PANEL SIDING	306 S.F.
FENESTRATION	2736 S.F.
<b>TOTALS</b>	<b>8235 S.F.</b>
<b>PERCENTAGES</b>	
STONE VENEER	34.4%
WOOD SIDING	28.6%
METAL PANEL SIDING	3.7%
FENESTRATION	33.3%

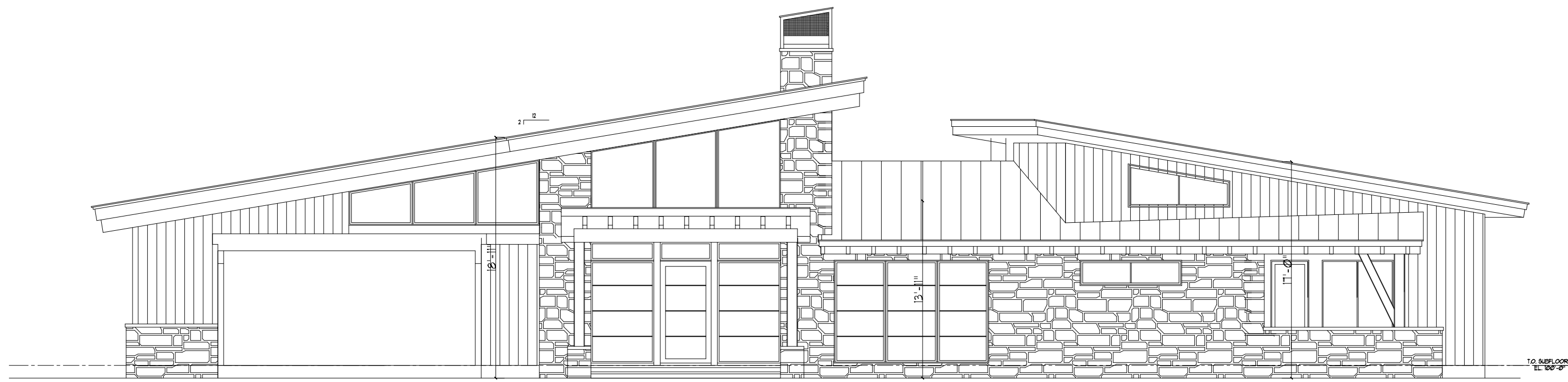
**MILLS RESIDENCE**  
**LOT 432**  
MOUNTAIN VILLAGE, COLORADO

DESCRIPTION	DATE
DRS SUBMITTAL	3-2-18

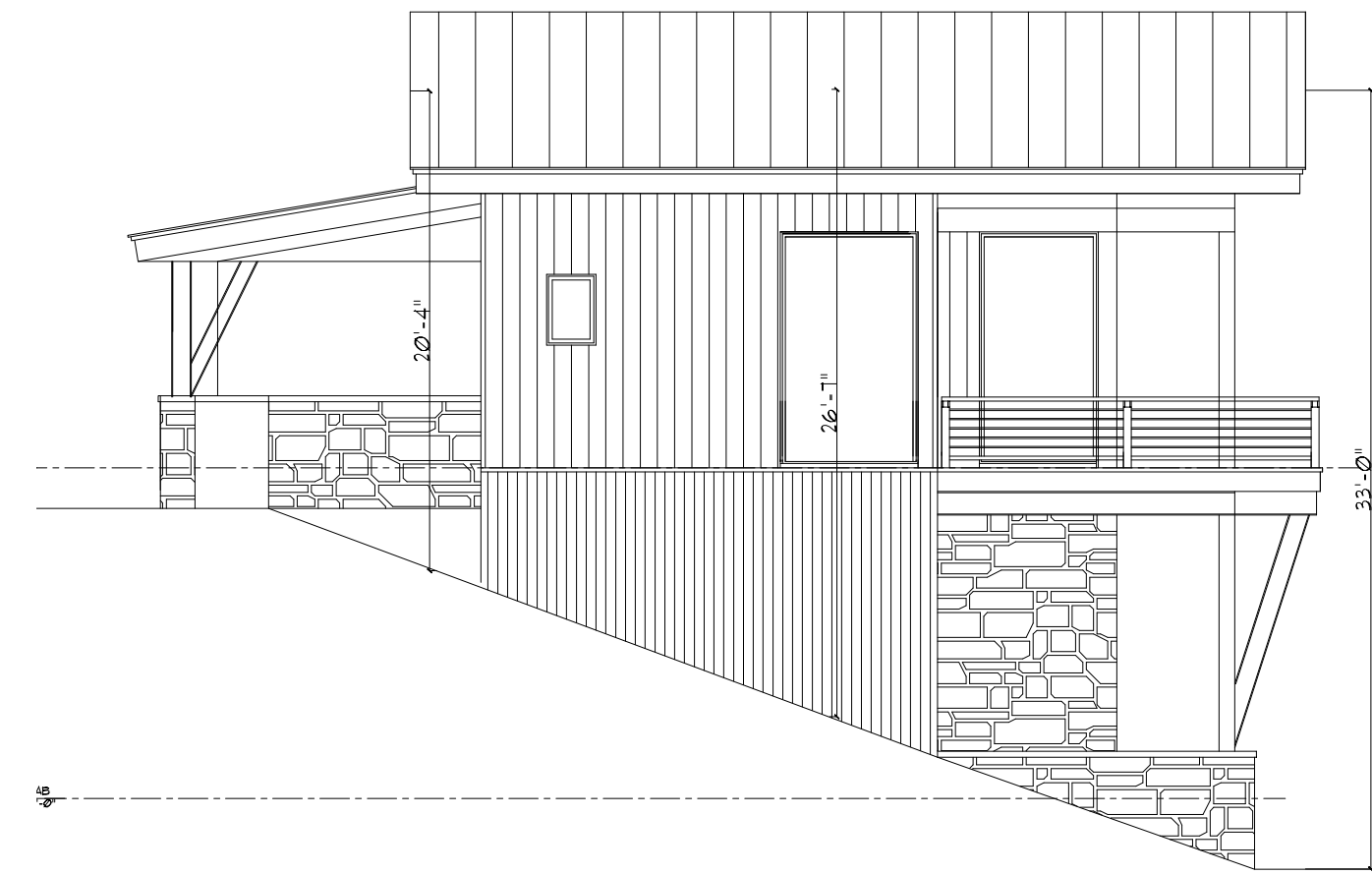
MATERIAL CALCS  
Drawing No.

**A4.2**

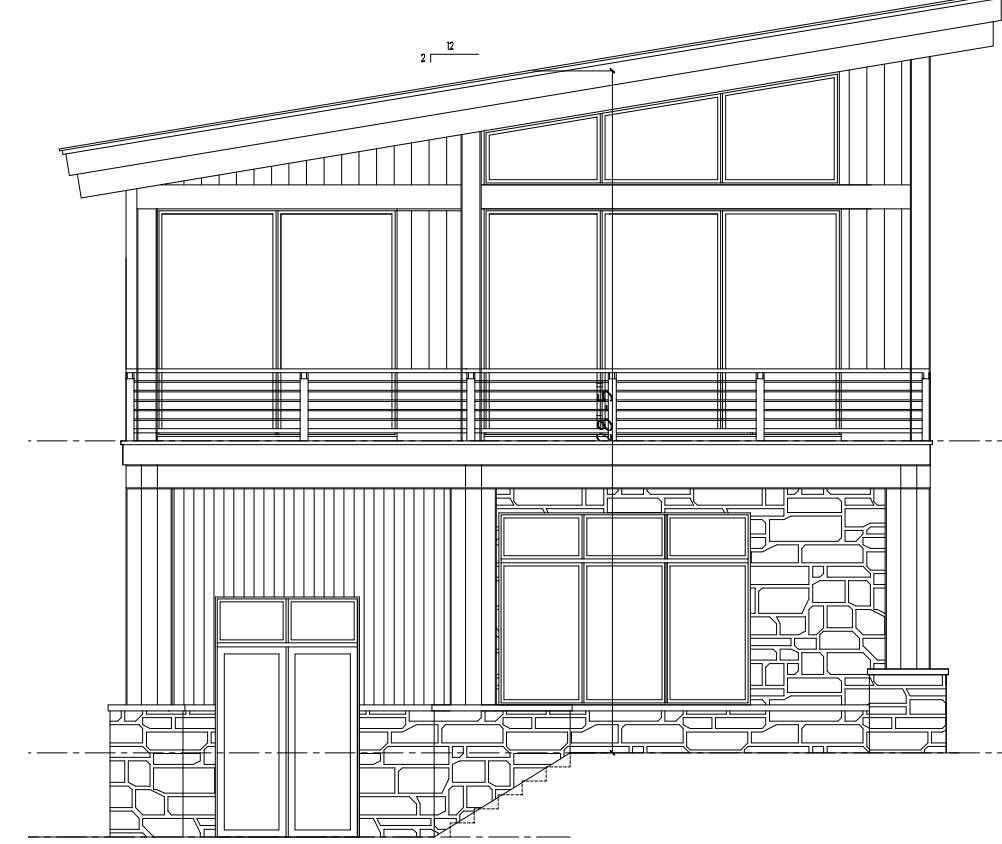




A WEST ELEVATION  
SCALE: 1/8" = 1'-0"



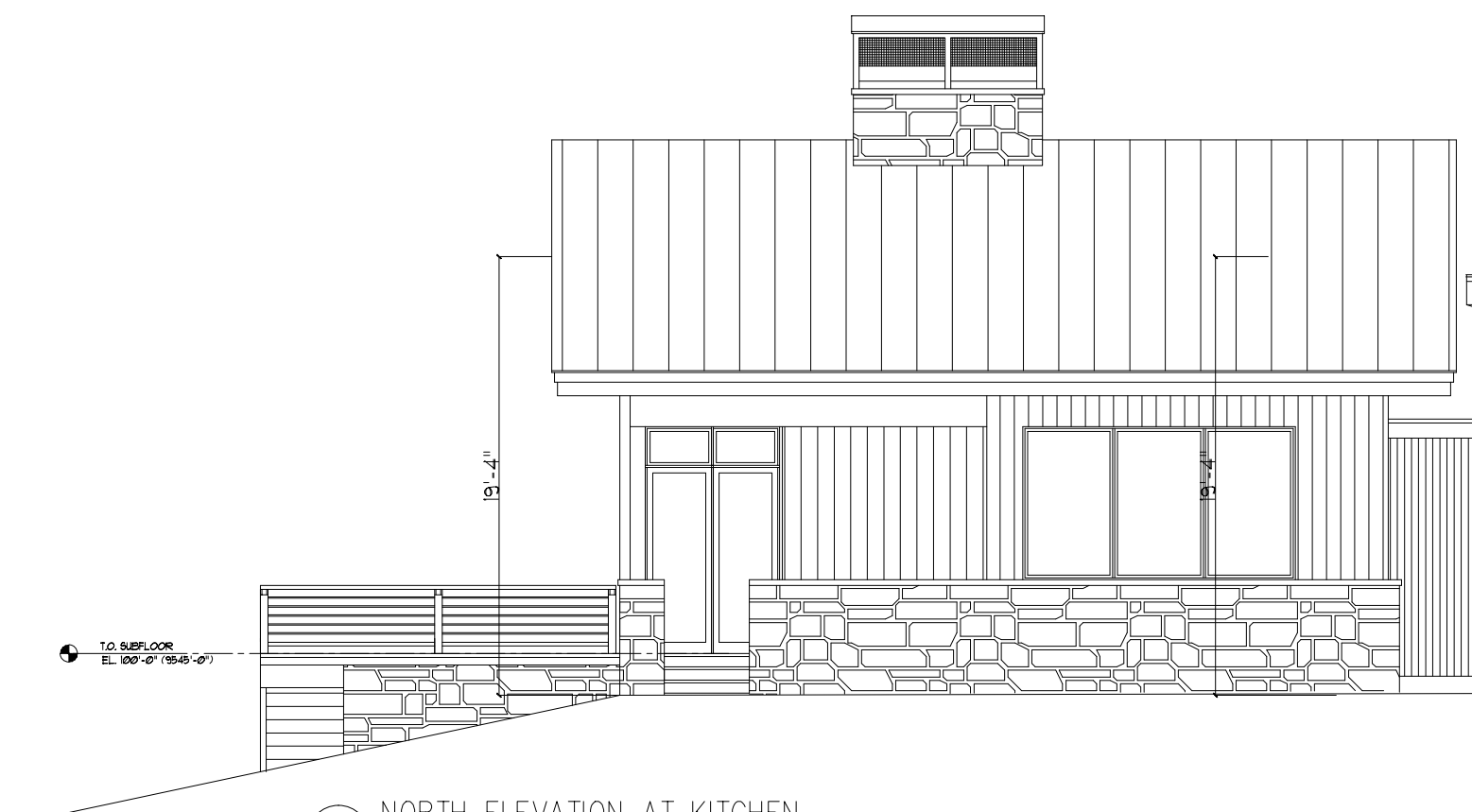
B SOUTH ELEVATION - MASTER BEDROOM



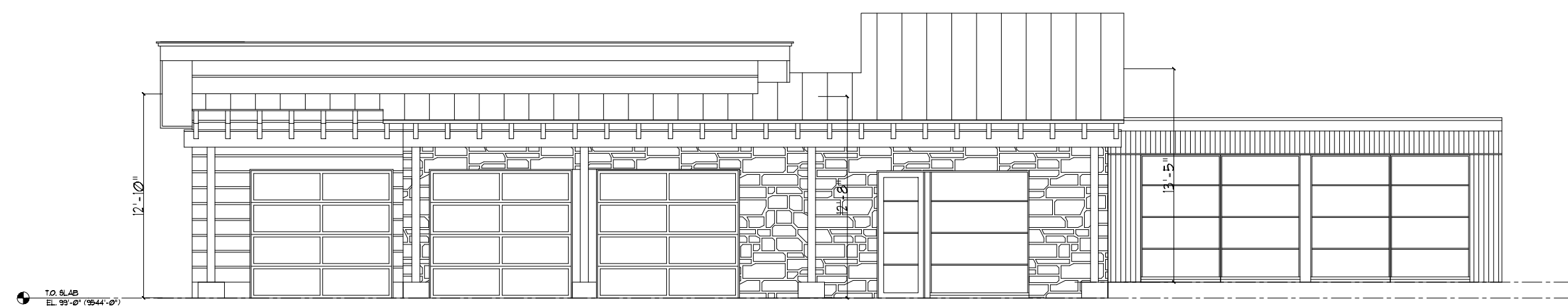
A EAST ELEVATION - MASTER BEDROOM



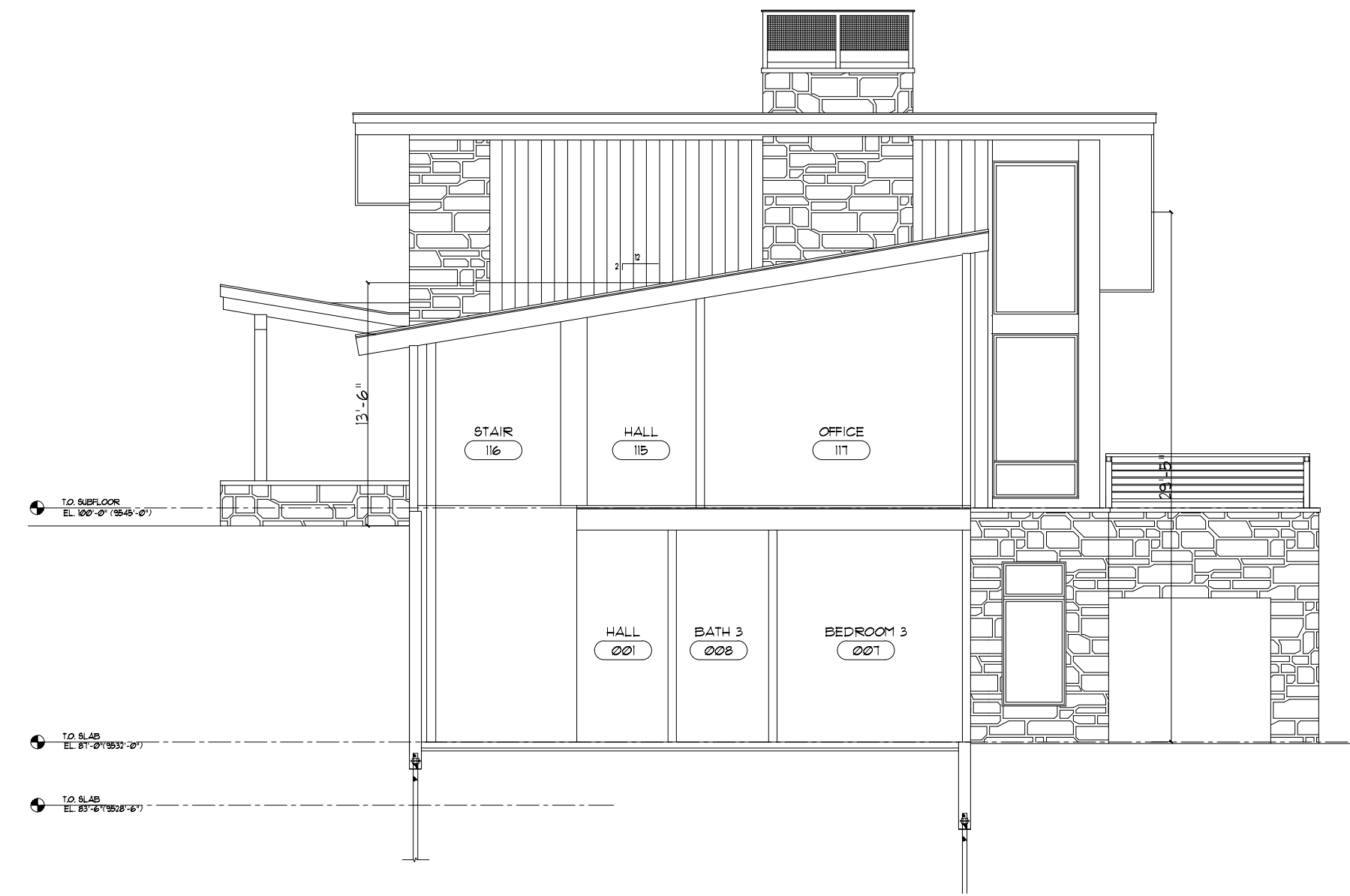
B EAST ELEVATION



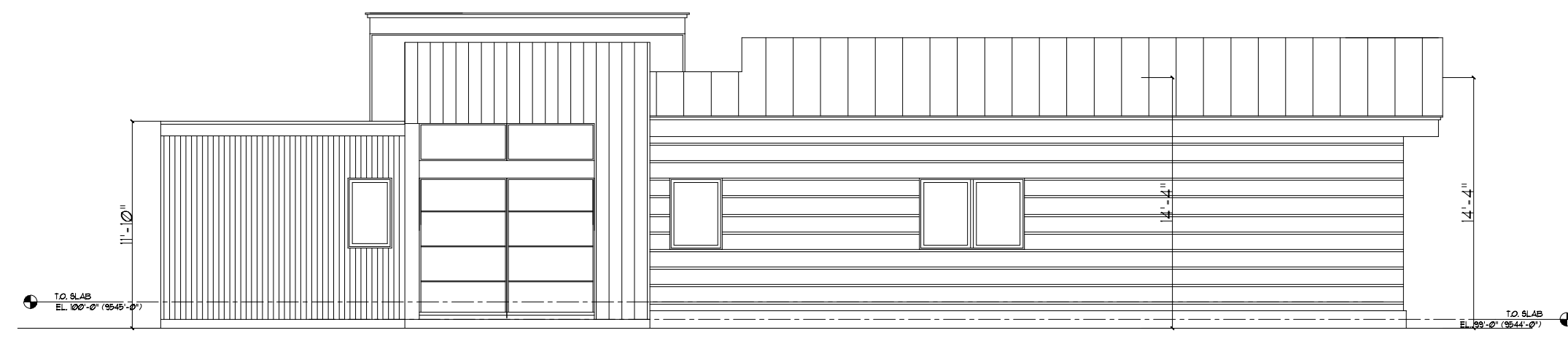
C NORTH ELEVATION AT KITCHEN



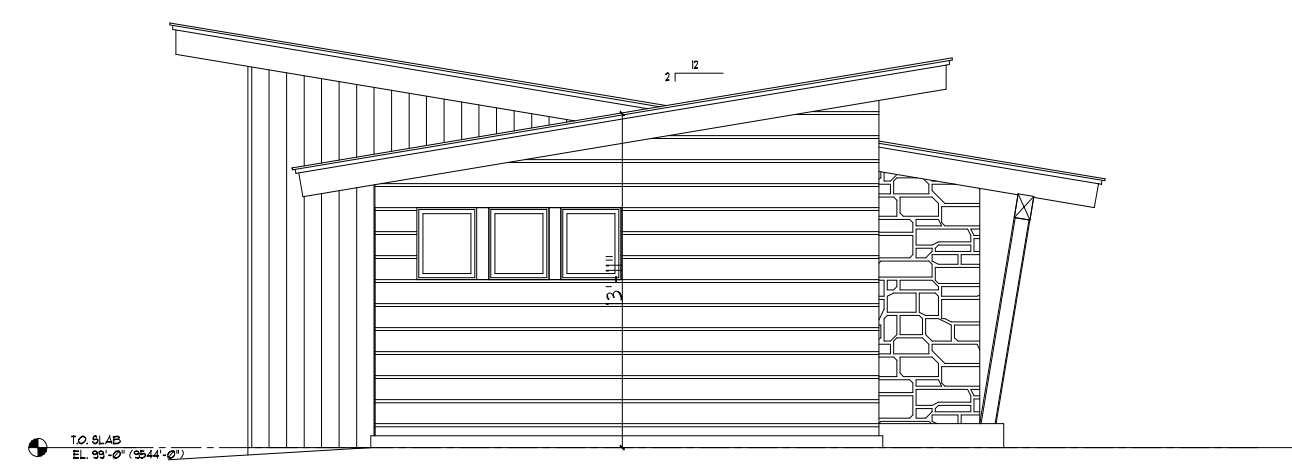
A SOUTH ELEVATION - GARAGE WING AT AUTOCOURT



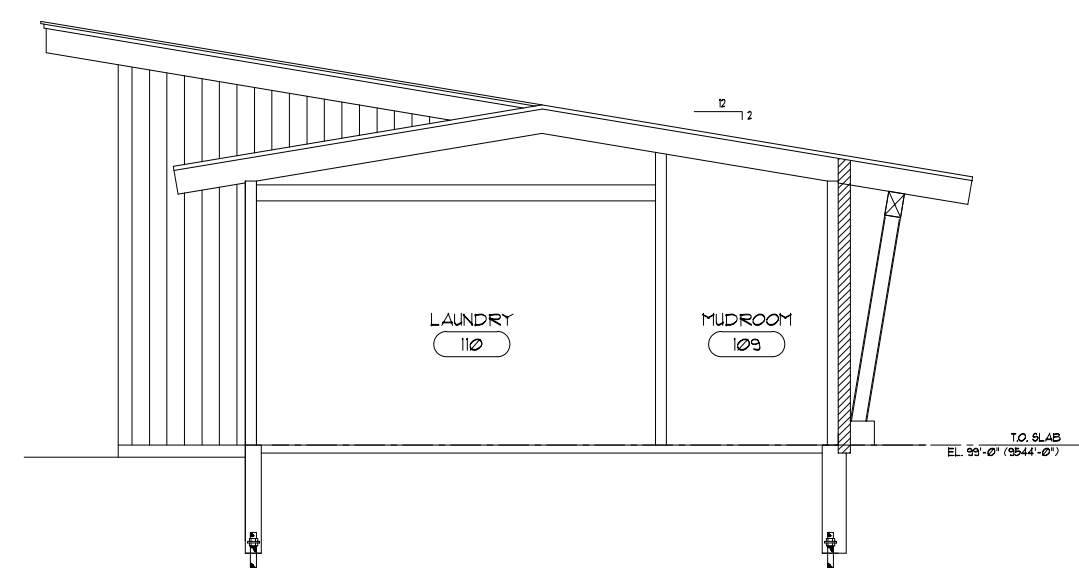
A BUILDING SECTION AT OFFICE



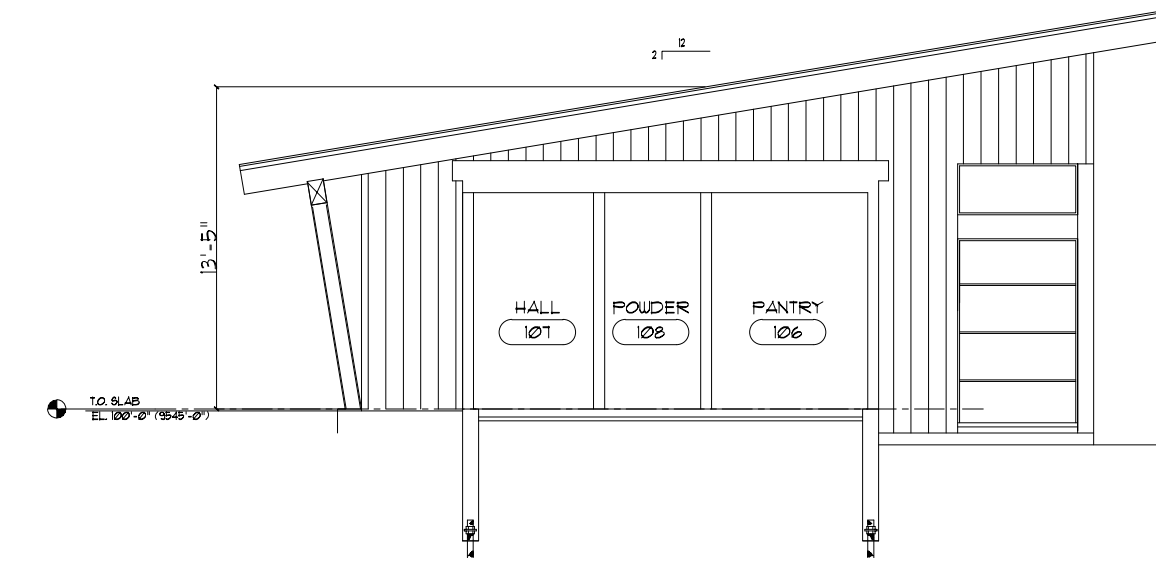
C NORTH ELEVATION - GARAGE WING



B WEST ELEVATION - GARAGE WING



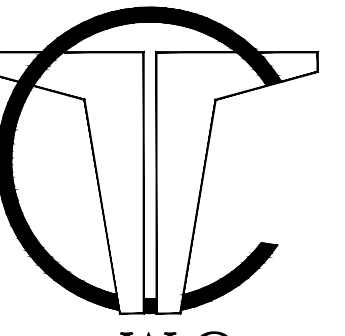
B BUILDING SECTION



D BUILDING SECTION

HEIGHT CALCULATION SUMMARY

MAXIMUM RIDGE HEIGHT = 9566'-11"  
 AVERAGE RIDGE HEIGHT = 18'-11"  
 (FROM ADJACENT GRADE)



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MILLS RESIDENCE  
 LOT 432  
 MOUNTAIN VILLAGE, COLORADO


DRG SUBMITTAL	3-2-18
DESCRIPTION	DATE

HEIGHT CALCS

A4.3



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-PROFF 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.

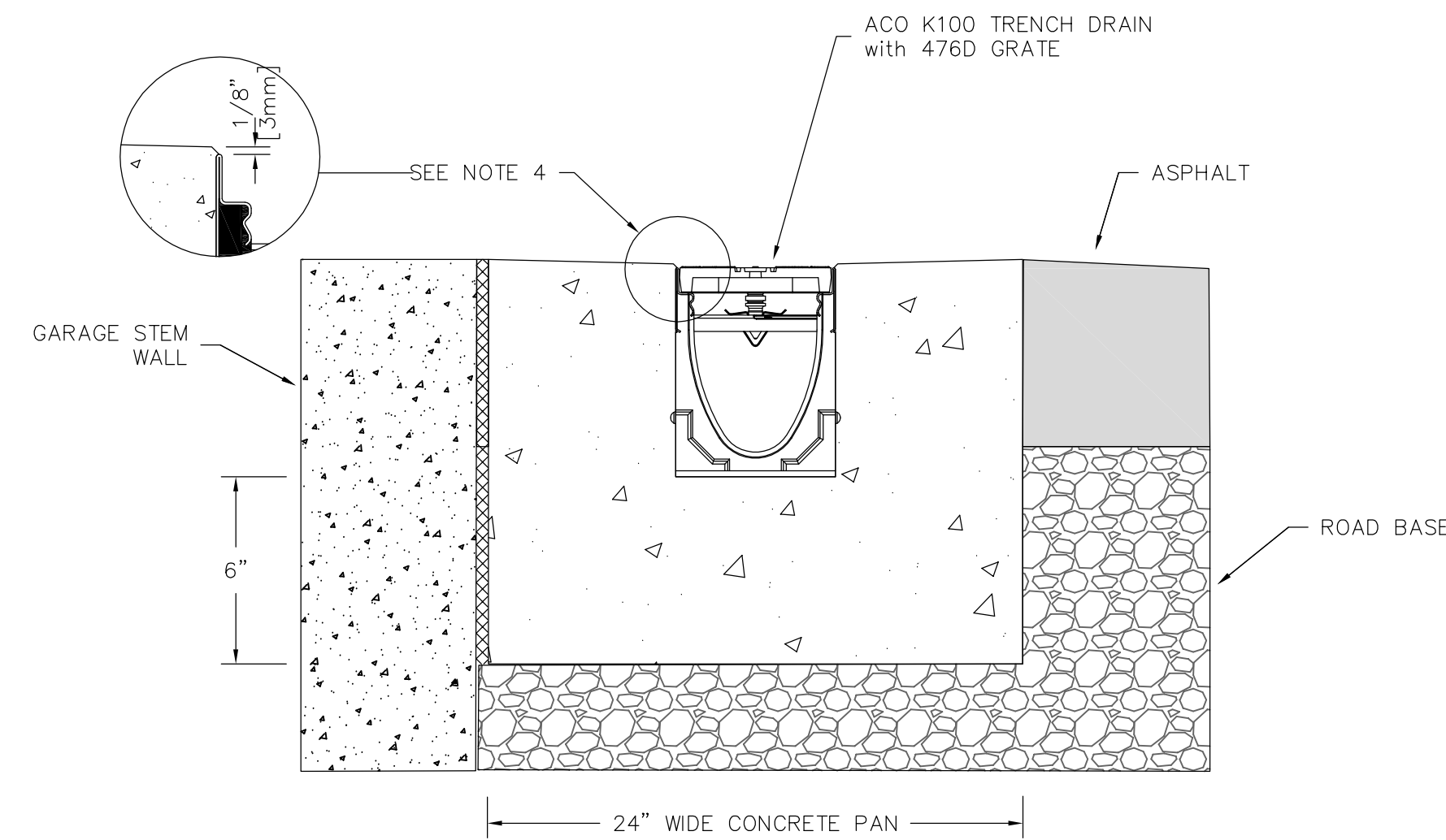
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

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.

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.

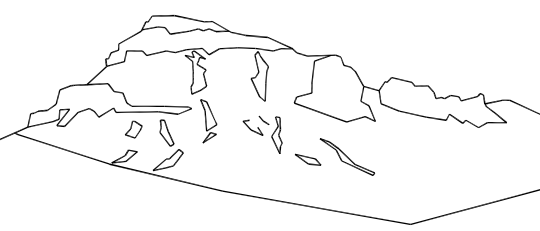
MATERIALS  
 CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

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 2018-03-02

Lot 432  
 Highlands Way  
 Mtn. Village, CO

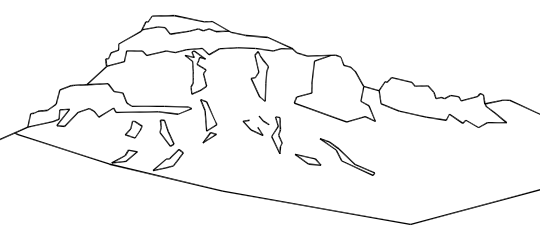
NOT FOR CONSTRUCTION

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

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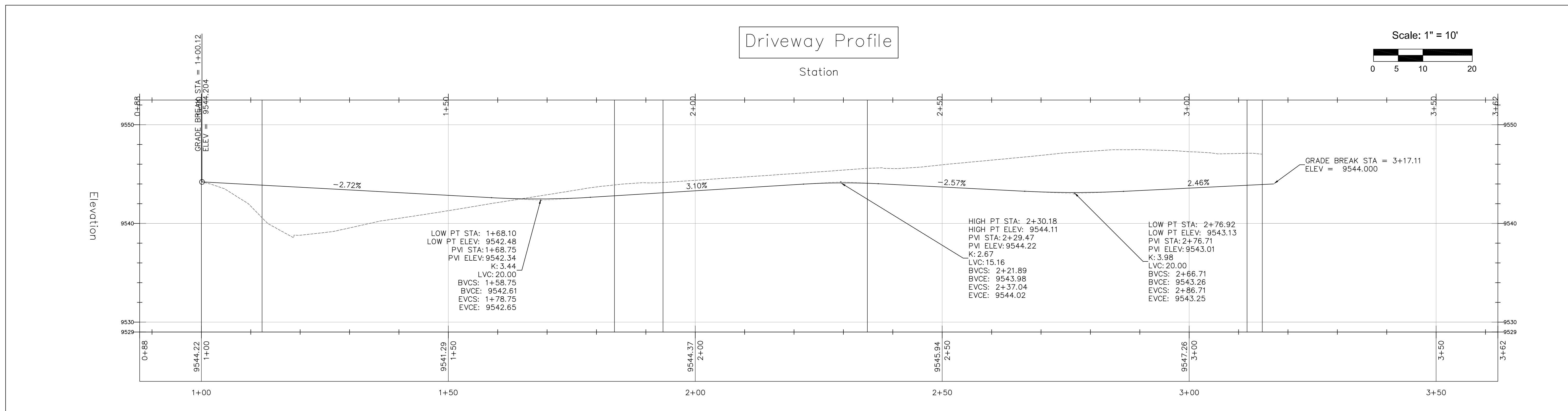
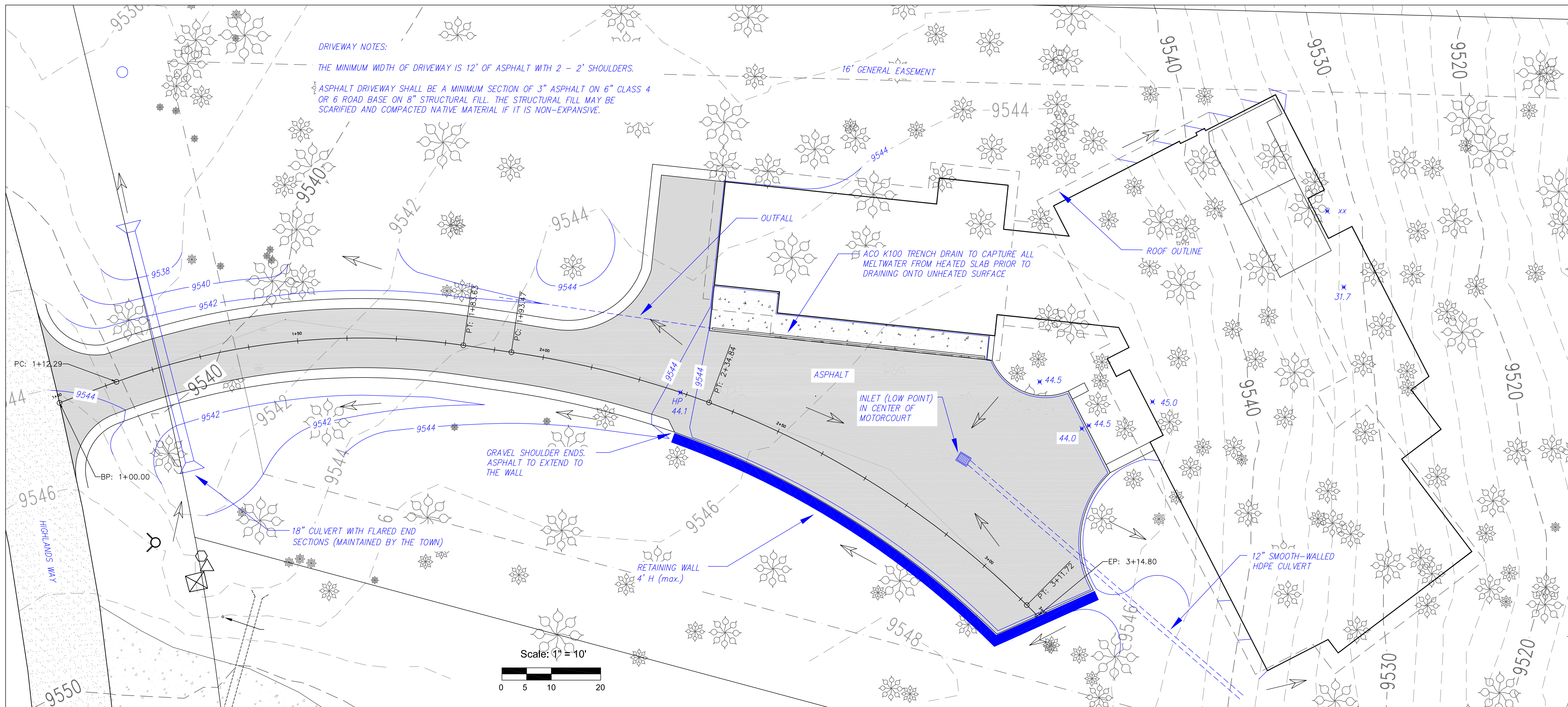
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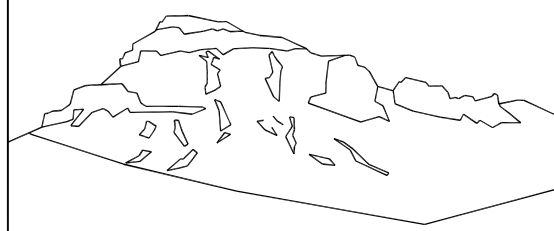
Grading  
and  
Drainage

with  
Existing Trees

C2







Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2018-03-02

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Highlands Way  
Mtn. Village, CO

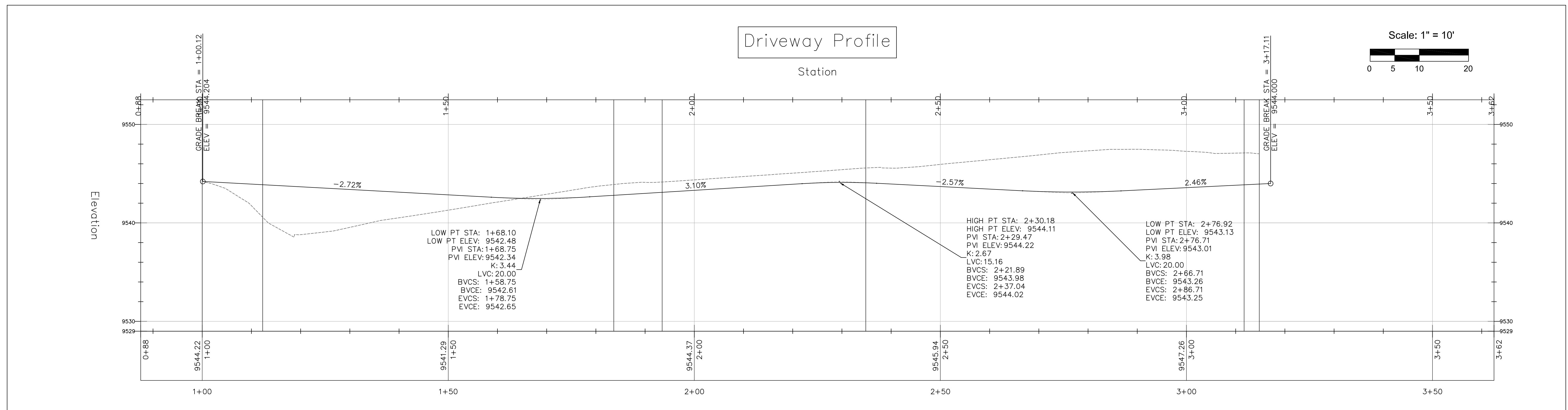
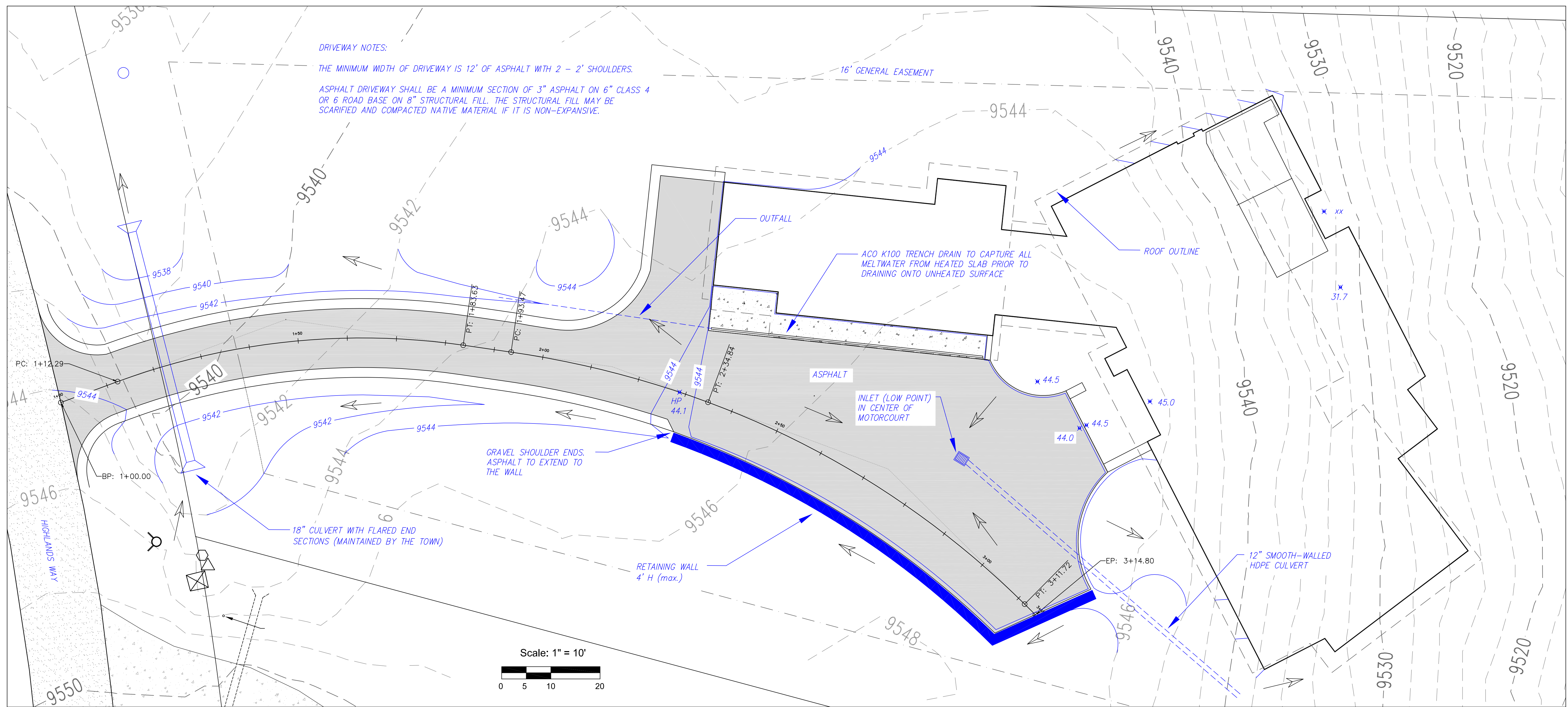
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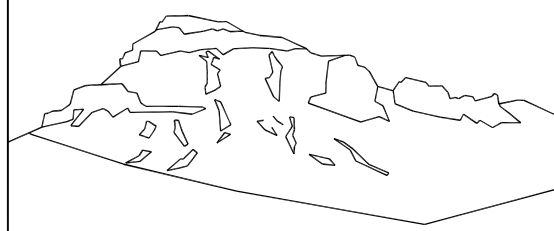
Grading  
and  
Drainage

without  
Existing Trees

C3







Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2018-03-02  
ALIGNMENT CHANGES 2018-04-24

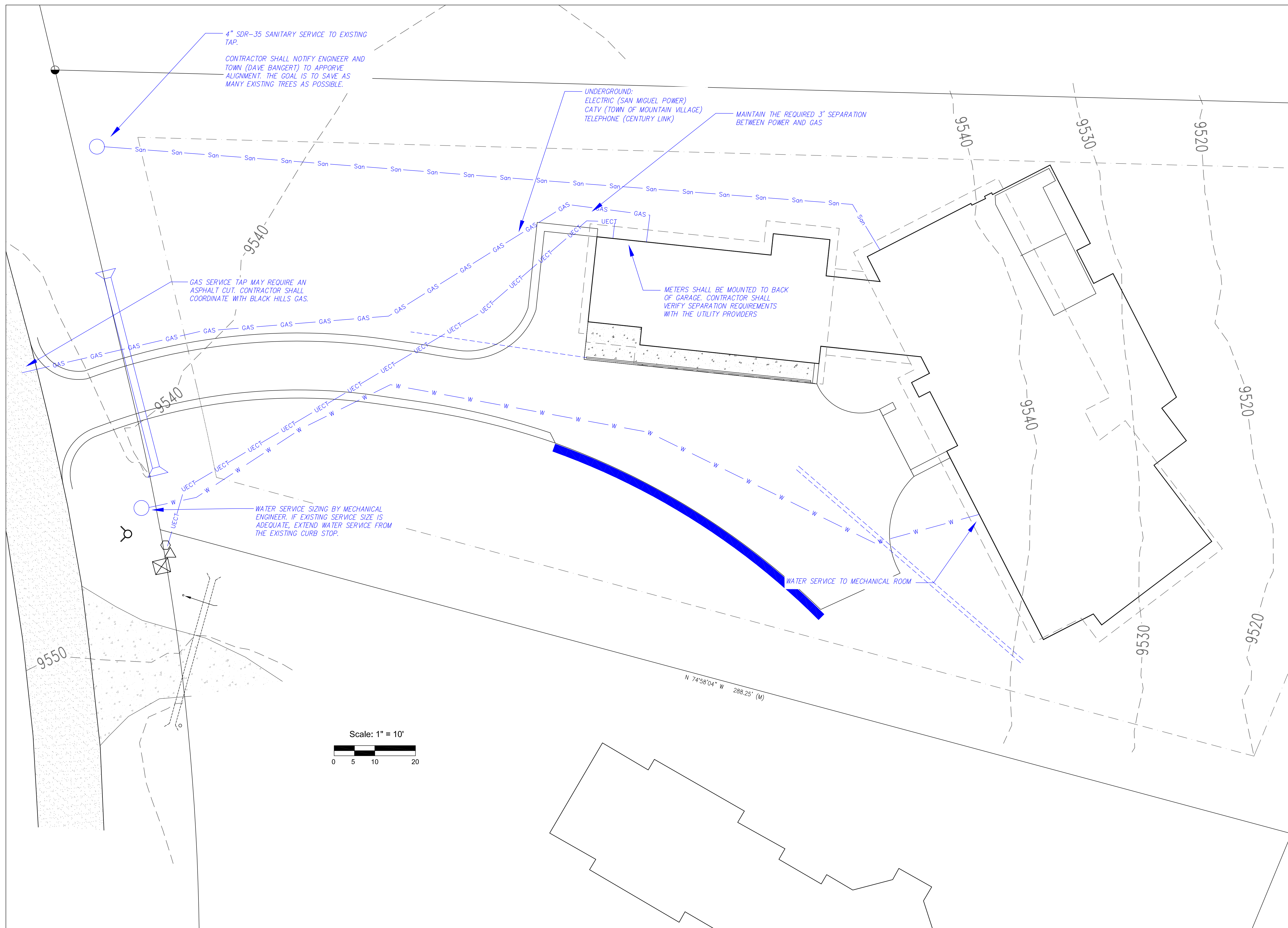
Lot 432  
Highlands Way  
Mtn. Village, CO

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DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C4



4" SDR-35 SANITARY SERVICE TO EXISTING TAP.  
CONTRACTOR SHALL NOTIFY ENGINEER AND TOWN (DAVE BANGERT) TO APPROVE ALIGNMENT. THE GOAL IS TO SAVE AS MANY EXISTING TREES AS POSSIBLE.

UNDERGROUND:  
ELECTRIC (SAN MIGUEL POWER)  
CATV (TOWN OF MOUNTAIN VILLAGE)  
TELEPHONE (CENTURY LINK)

MAINTAIN THE REQUIRED 3' SEPARATION BETWEEN POWER AND GAS

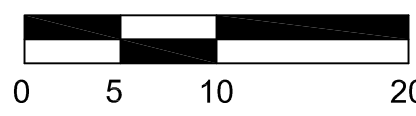
GAS SERVICE TAP MAY REQUIRE AN ASPHALT CUT. CONTRACTOR SHALL COORDINATE WITH BLACK HILLS GAS.

METERS SHALL BE MOUNTED TO BACK OF GARAGE. CONTRACTOR SHALL VERIFY SEPARATION REQUIREMENTS WITH THE UTILITY PROVIDERS

WATER SERVICE SIZING BY MECHANICAL ENGINEER. IF EXISTING SERVICE SIZE IS ADEQUATE, EXTEND WATER SERVICE FROM THE EXISTING CURB STOP.

WATER SERVICE TO MECHANICAL ROOM

Scale: 1" = 10'



N 74°58'04" W 268.25' (M)



# 110 Highlands (lot 432)

Exterior Lighting Cut Sheets

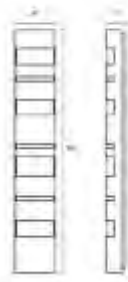


# Sonneman Jazz – 36" (front door only)

jazz notes 36" LED Sconce



7289.72-WL



## DIMENSIONS

Height	36"
Width	6"
Extension	3"
Minimum Extension	3"
Maximum Extension	3"
Fixture Weight	12 lbs.

## ELECTRICAL SPECS

Bulb Type	Integral LED
Bulb Quantity	1
Bulb Included?	Yes
Wattage	20
Initial Lumens	1870
Input Voltage	120VAC
CCT	3000K
CRI	90
Power Supply Type	Driver
Power Supply Quantity	1
Power Supply Location	Outlet Box
Dimming Type	TRIAC/ELV

## SHIPPING

Carton 1 L x W x H	40" x 10" x 7"
Carton 1 GW	17 lbs.

## SHADE 1

Quantity	1
Color	Textured Bronze
Material	Aluminum w/Optical Acrylic
Height	N/A
Diameter	6

## AVAILABLE FINISHES

Textured Bronze (.72)
Textured Gray (.74)
Textured White (.98)

## GENERAL LISTINGS

cETL
cUL
ADA
Wet Location

## PROJECT

## QUANTITY

## NOTES

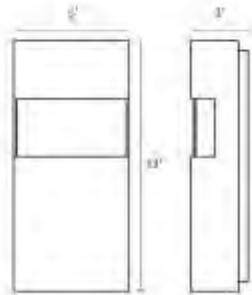


# Sonneman Band – 13” (entry patio & lower level)

band 13" LED Sconce



7282.72-WL



## DIMENSIONS

Height	13"
Width	6"
Extension	3"
Minimum Extension	3"
Maximum Extension	3"
Fixture Weight	1 lb.

## ELECTRICAL SPECS

Bulb Type	Integral LED
Bulb Quantity	1
Bulb Included?	Yes
Wattage	13
Initial Lumens	1300
Input Voltage	120VAC
CCT	3000K
CRI	90
Power Supply Type	Driver
Power Supply Quantity	1
Power Supply Location	Outlet Box
Dimming Type	TRIAC/ELV

## SHIPPING

Carton 1 L x W x H	17" x 10" x 7"
Carton 1 GW	6 lbs.

## SHADE 1

Quantity	1
Color	Textured Bronze
Material	Aluminum
Height	13"
Diameter	6

## AVAILABLE FINISHES

Textured Bronze (.72)
Textured Gray (.74)
Textured White (.98)

## GENERAL LISTINGS

cETL
cUL
ADA
Wet Location

## PROJECT

## QUANTITY

## NOTES



# WAC Rubix (Upper Terrace over BBQ)



## PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in reflector for superior optics; An appealing cylindrical profile with a powerful LED down light perfect for accent and wall wash lighting.

## FEATURES

- Wall or Ceiling Mount
- IP65 Rated, ETL & cETL Wet Location Listed
- Die-Cast Aluminum Construction
- Universal Voltage Input (120V - 277V)
- Dimming: ELV (120V) or 0-10V

## SPECIFICATIONS

**Construction:** Aluminum with etched glass.

**Power:** Integral driver in luminaire. 120V - 277V input.

**Light Source:** High output LED

**Mounting:** Mounts directly to junction box

**Dimming:** 0-10V Dimming: 100%-10%

ELV Dimming: 100%-15% (120V only)

**Finish:** Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT)

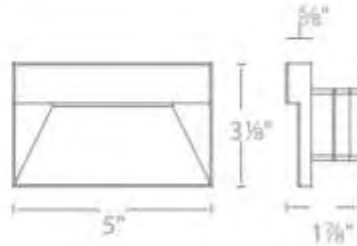
**Color Temp:** 3000K

**CRI:** 90

**Rated Life:** 70,000 hours

**Standards:** IP65 Rated, ETL & cETL Wet Location Listed, Dark Sky Friendly.

# WAC WL-LED140 (all L14 step lights)



## PRODUCT DESCRIPTION

Horizontal rectangle Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

## FEATURES

- Geometric design with downward illumination
- Die Cast Aluminum construction with abrasion resistant powder coat finish
- Magnetized design for easy installation and maintenance
- Title 24 Compliant (120V only)
- 50,000 hour rated life

## SPECIFICATIONS

**Construction:** Die-cast aluminum

**Input:** 120V or 277VAC 50/60Hz

**Power:** Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz

**Lumens:** Up to 3 lm

**Mounting:** Fits into a switch box or a 2" x 4" Junction Box with minimum inside dimensions of 3"L x 2"W x 2.5"D

**Dimming:** 100% - 10% ELV (120V only)

**CRI:** 90

**Standards:** IP66, ETL & cETL Listed for wet locations



# Can Lights – 2” LED (exterior)

Has more recessed option available – no pics yet

## 2” Recessed LED

### Features

14 Watt Cree LED

800 Lumens 95 CRI

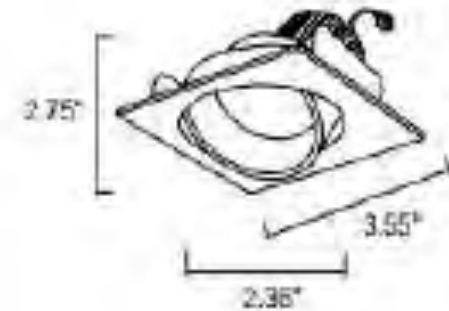
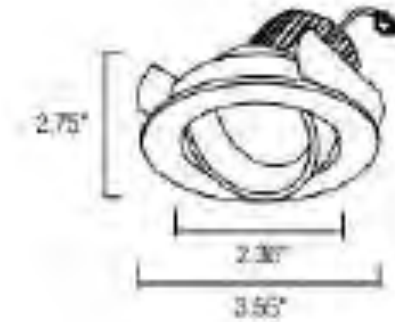
2700K, 3000K, & 4000K Color temp

60\*, 40\*, \* 20\* reflector included

5 Year Warranty

UL Listed for wet locations

Dimmable



2Led:







May 1, 2018

DRB Members,

I am writing on behalf of the Aspen Ridge Homeowners Association in relation to the submitted DRB request for the roof replacement on lot 15 in Mountain Village, 105 Aspen Ridge Dr. This consists of units 1 & 2 of the Aspen Ridge Homeowners Association Phase I.

We are looking to replace the no longer available West Tile "slate" style concrete roofing with the Brava Synthetic "Slate" look tiles in the Vintage color. We have selected this product because of the visual look of the product and the durability it seems to have along with the warranty and look. We plan to save the additional tiles that is removed from the roof for replacement on the remaining 4 roofs in the upcoming years and will plan to replace the remaining roofs in the future.

We have inquired and inspected many different products and felt that the Brava best suited our needs and desired look, as our only other option would to remain with another manufacturer on the concrete tiles and as you should be aware, they are not suitable in our weather conditions, altitude and UV strengths.

Please feel free to ask any additional questions necessary and I will be happy to answer them for you.

Thank you,

Marcy Pickering  
HOA Manager Aspen Ridge HOA  
Peak Property Management & Maintenance Inc  
Owner/President

