

**TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD REGULAR MEETING
THURSDAY JANUARY 8 2015, 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA
(REVISED)**

	Time	Min.	Presenter	Type	
1.	10:00				Call to Order
2.	10:00	5	Cox	Action	Reading and Approval of Summary of Motions of the December 4, 2014 Meeting of the Design Review Board
3.	10:05	45	Hawkins	Action	Consideration of a Design Review Process Development Application for a Porte Cochere and Pool Addition on the Western Façade on Lots OS-1-MVB And Lot 38-50-51R – Continued From December 4, 2014 DRB Meeting
4.	10:50	120	Cox	Action	Consideration of a recommendation to Town Council for a Subdivision, Rezone, Density Transfer, and Conditional Use Permit on Lot 640A and Tract OSP-35A
5.	12:50	30			Lunch
6.	1:20	5	Cox	Action	Consideration of a Design Review Process Development Application for an Addition on an Existing Single Family Residence on Lot 250A – Continued from December 4, 2014 DRB meeting. Continued to the February 5, 2015 DRB meeting.
7.	1:25	10			Other Business
8.	1:35				Adjourn

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, DECEMBER 4, 2014**

Call to Order

Chairman, Bill Hoins, called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:05 a.m. on Thursday, December 4, 2014, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

Attendance

The following Board/Alternate members were present and acting:

Bill Hoins	Keith Brown
David Eckman	Luke Trujillo
Greer Garner	Kristine Perpar
Phil Evans	Banks Brown

The following Board members were absent:

Daniel Zemke

Town Staff in attendance:

Katie Cox, Planner
Chris Hawkins, Director of Community Development

Public in attendance:

Dylan Henderson	Rube Felicelli
Lea Sisson	Sally Field

Reading and Approval of Summary of Motions of the November 19, 2014 Design Review Board Meeting

On a **Motion** made by Phil Evans and seconded by Banks Brown, the DRB voted 7-0 to approve the Summary of Motions from the November 19, 2014 meeting.

Community Development Director Chris Hawkins requested the Design Review Board move item 3 - Consideration of a Design Review Process Development Application for the Development of a new Single Family Residence on Lot 149BR, till after lunch, the applicant will be arriving late to the meeting due to car issues, and requesting DRB hear work session Items 9 and 10 first.

On a **Motion** made by and Kristine Perpar seconded by Phil Evans, the DRB voted 7-0 to revise the agenda to move item 3 till after lunch and hear items 9 and 10 first.

Worksession to discuss an amendment to the Community Development Code to allow for new duplex units

Director of Community Development, Chris Hawkins, presented the discussion item concerning amendment to the Community Development Code to allow for new duplex units.

Worksession to Discuss Workforce Housing in Mountain Village

Community Development Director, Chris Hawkins, presented the work session to discuss housing in Mountain Village.

Meadows Improvement Plan

Consideration of a Design Review Process Development Application for an Addition on an existing Single Family Residence on Lot 250A

On a **Motion** made by Banks Brown and seconded Phil Evans, the DRB voted 7-0 to continue the Design Review Process Development Application for an Addition on an existing Single Family Residence on Lot 250A until January 8, 2015.

Consideration of a recommendation to Town Council for Major PUD Amendment to:

- (a) To allow for the construction of a pool and porte cochere addition on the west side of Hotel Madeline on Lot OS-1-MVB and Lot 38-50-51R; and
- (b) Bring a portion of OS-1-MVB and Lot 38-50-51R into the PUD; and
- (c) Amend and restate the PUD development agreement; and 2. Rezoning a portion of OS-1-MVB and Lot 38-50-51R from the Full Use Active Open Space Zone District to the Village Center Zone District.

Community Development Director, Chris Hawkins, presented for consideration the Major PUD Amendments and Rezoning to Hotel Madeline.

On a **Motion** made by Banks Brown and seconded by Phil Evans, the DRB voted 7-0 to approve the Major PUD Amendments and Rezone as presented for Hotel Madeline, Lot 38-50-51R, and OS-1-MVB.

Consideration of a Design Review Process Development application for a porte cochere and pool addition on the western façade on Lots OS-1-MVB and Lot 38-50-51R

On a **Motion** made Phil Evans by and seconded by Banks Brown, the DRB voted 6-1 to approve a resolution authorizing and approving a variation to Sign Regulation Section 17.5.13(E)(f)(ii) for the Hotel Madeline Sales office awnings, with David Eckman against the approval.

Upon review and discussion on a **Motion** made David Eckman by and seconded by Kristine Perpar, the DRB voted 7-0 to continue the Design Review Process development application for the porte cochere and pool addition to the January 8, 2014 meeting to be held at Town Hall at 10:00 am or as soon as practicable thereafter, with the following conditions:

1. The sidewalk at the porte cochere egress shall be extended to provide for pedestrian line of sight for drivers exiting the porte cochere.
2. The deck drainage shall be reviewed and approved.
3. Civil engineering plans for the porte cochere improvements shall be submitted for review and approval.
4. The site plan shall be revised to show planned parking under the porte cochere in relationship to the drive lanes to ensure both the Parking Regulations and Road and Driveway Standards will be met.
5. The landscaping plan shall be revised to include a plant legend with quantities, species, caliper and size.
6. A lighting plan for porte cochere, pool deck and pool lighting shall be submitted in accordance with the Lighting Regulations for review and approval.

7. A signage plan shall be submitted for all signage in accordance with the Sign Regulations.

Consideration of a Design Review Process Development Application for the Development of a new Single Family Residence on Lot 149BR, (continued from the November 19, 2014 DRB meeting)

Planner I, Katie Cox, presented the design review process application. Applicant and owner's representative, Lea Sisson, presented for application for Lot 149BR.

Banks Brown leaving the meeting at 2 p.m.

Upon review and discussion on a **Motion** by Kristine Perpar and seconded by Phil Evans, the DRB voted 6-0 to approve a resolution approving a new single-family residence on Lot 149BR.

Consideration of a recommendation to the Town Council for an amendment to the Community Development Code at Section 17.5, Design Regulations, Concerning Snowmelt Design; Section 17.7, Building Regulations, Concerning Snowmelt Limitations and Establishing a Smart Building Program with Energy Incentives and Energy Mitigation Requirements; and at Section 17.7.20 to establish the maximum time to complete a construction project

Upon review and discussion on a **Motion** made by Phil Evans and seconded by Daniel Zemke, the DRB voted 6-0 to recommend the Town Council approve amendment to the Community Development Code as presented.

Other business

With no further business, on a **Motion** made by Kristine Perpar and seconded David , the DRB voted 6-0 to adjourn the December 4, 2014 meeting of the Mountain Village Design Review Board at 2:20 p.m.

Jane Marinoff
Administrative Assistant



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Chris Hawkins, Director of Community Development
FOR: DRB Public Hearing on January 8, 2014
DATE: December 30, 2014

RE: Consideration of a Design Review Process Development Application for a Porte Cochere and Pool Addition on the Western Façade on Lots OS-1-MVB and Lot 38-50-51R

PROJECT GEOGRAPHY

Legal Description: Lot 38-50-51R and OS-1-MVB, Mountain Village Filing No. 1

Address: 568 Mountain Village Blvd.

Applicant/Agent: Dylan Henderson

Owner: Madeline Property Owner, LLC, dba Northview Hotel Group

Zoning: Village Center Zone District

Existing Use: Mixed Use Development

Proposed Use: No change in use

Adjacent Land Uses:

- **North:** Franz Klammer Lodge
- **South:** Meadows Ski Run & Granita
- **East:** Plaza Condos and Columbia Condos
- **West:** Courcheval & Heritage Parking Garage Entry

Lot Size:

- OS-1-MVB: 0.092 acre (3,996 sq. ft.)
- Lot 38-50-51R: 1.892 acres

ATTACHMENTS

- Exhibit A: Design Review Plans

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code as amended (CDC)
- Town of Mountain Village Home Rule Charter as amended
- Design Review Application as maintained by the Community Development Department

BACKGROUND

The Design Review Board (DRB) continued the subject development application from the December 4, 2014 meeting with the following conditions to be addressed prior to the January 8, 2014 DRB meeting, with staff comments on plan revisions shown in *italics*:

1. The sidewalk at the porte cochere egress shall be extended to provide for pedestrian line of sight for drivers exiting the porte cochere. *This condition has been met. Please refer to sheet A1.1.4. The revised site plan shows an extended sidewalk by the north*

- exit of the porte cochere that will provide very good sight distance for pedestrians and vehicles.
2. The deck drainage shall be reviewed and approved. *This condition has been met, with pool deck drainage directed to the current roof drainage infrastructure. The pool and hot tubs will have their own drainage system to the sewer system.*
 3. Civil engineering plans for the porte cochere improvements shall be submitted for review and approval. *This condition has been met. Please refer to sheet C.1. The sight distance triangle meets the requirements of the Road and Driveway Standards.*
 4. The site plan shall be revised to show planned parking under the porte cochere in relationship to the drive lanes to ensure both the Parking Regulations and Road and Driveway Standards will be met. *This condition has been met. Please refer to sheet A1.1.4. The site plan has been revised to show a one-way drive aisle with a minimum of twelve feet, and six valet parking spaces. Four of the valet parking spaces meet the minimum size of 9 feet by 18 feet and two spaces are designed as compact parking spaces with 16 feet of depth as allowed by the CDC. The plans will have to be revised to show (1) compact parking space signs for such spaces; and (2) "One-Way Do Not Enter" signs on the north exit of the porte cochere prior to issuing a development permit.*
 5. The landscaping plan shall be revised to include a plant legend with quantities, species, caliper and size. *This condition has been met. Please refer to sheets A1.1.6.*
 6. A lighting plan for porte cochere, pool deck and pool lighting shall be submitted in accordance with the Lighting Regulations for review and approval. *This condition has been met. Please refer to sheet A1.1.7 and A1.1.8 along with the associated lighting specification sheets. Staff has asked for clarification on the specifications for a few of the lights to ensure proper bulb temperature. The applicant's lighting designer will present the lighting plan at the meeting.*
 7. A signage plan shall be submitted for all signage in accordance with the Sign Regulations. *This condition has been met, with conceptual signs shown on building elevations. Final sign designs will have to be reviewed and approved as a Design Review Process application that has staff level review.*

CRITERIA FOR DECISION

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed development complies with the road and driveway standards;
4. The proposed development is in compliance with the other applicable regulations of this CDC;
5. The development application complies with any previous plans approved for the site still in effect;
6. The development application complies with any conditions imposed on development of the site through previous approvals; and
7. The proposed development meets all applicable Town regulations and standards.

RECOMMENDATION

Staff recommends the DRB approve a resolution approving the subject application with the following draft motion:

"I move to approve a resolution for a Design Review Process development application for a porte cochere and pool addition on the western façade on lots OS-1-MVB and Lot 38-50-51R.

**RESOLUTION OF THE DESIGN REVIEW BOARD
OF MOUNTAIN VILLAGE, COLORADO, AUTHORIZING AND APPROVING THE
DESIGN REVIEW PROCESS FOR A PORTE COCHERE AND POOL ADDITION ON THE
WESTERN FAÇADE OF HOTEL MADELINE**

Resolution No. 2015-0108-_____

RECITALS:

- A. Madeline Property Owner, LLC (“Owner”) is the owner of certain real property described as Lot 38-50-51R except the Town Property and Telluride Adaptable Ski Program property in Retail Unit 112.
- B. The Town owns certain real property described as Lot OS-1-MVB and the following condominium units in the Telluride Mountain Village Resort Condominiums located on Lot 38-50-51R: Plaza Unit, Unit CC-1145 (Zamboni Storage); CC-1104 (Bathroom); CC-1106 (Bathroom); CC-1142 (Ice Rink Retail); Ice Rink Retail-1143; CC-139, CC-140 and CC-141 (Bathroom); CC-141 and Ice Rink Unit CC-1147 (Compressor Room); CC-1201, 1203-ST3 (Stairs); CC-1204 (Elevator Machine Room); CC-1126 (Passenger and Service Elevator Lobby); CC-1131 (Water Feature Mechanical); CC-1132 *(Town Loading Dock) and Town Parking Condominium (122 spaces) that are collectively referred to as the “Town Property”).
- C. The Owner’s Representative, Dylan Hunter Architecture, has submitted a Class 3 Design Review Process application requesting approval for the development a porte cochere and pool addition on the western façade of Hotel Madeline (“Application”).
- D. The Town provided consent for the inclusion of the Town Property into the Application.
- E. The Design Review Board (DRB) considered this application, along with evidence and testimony, at public hearings held on December 4, 2014 and January 8, 2015. Upon concluding their review, the DRB voted to approve the Application.
- F. The public hearings on the Application referred to above were preceded by public notice as required by the public hearing noticing requirements set forth in the Community Development Code (“CDC”).
- G. The DRB considered the Application submittal materials, all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution.
- H. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by the DRB.
- I. DRB based their approval of this Application on the following findings, as stated required by section CDC Section 17.4.11(D):
 - 1. With compliance of the conditions set forth below, the proposed development meets the Design Regulations because, without limitation, the development is compliant with the Town design theme, building design requirements, the Landscaping Regulations, and the Parking Regulations.

2. With compliance of the conditions set forth below, the proposed development is in compliance with the Zoning and Land Use Regulations because, without limitation, the development is permitted in the Village Center Zone District, the density limitation is not impacted, the platted open space requirements are met, and the DRB has approved the building and pool setbacks in accordance with the General Easement Setback requirements in CDC Section 17.3.14.
3. The proposed development is in compliance with the other regulations of this CDC, including but not limited to the Development Review Procedures, the Fire Mitigation Regulations and the Road and Driveway Standards.
4. As of the Effective Date, development on the Lot 38-50-51R complies with previous plans approved for the site still in effect.
5. As of the Effective Date, the development application complies with conditions imposed on development of the site through previous approvals.
6. The proposed development meets all applicable Town regulations and standards.

Now, Therefore, Be It Resolved that the DRB hereby approves the Application and authorizes the DRB Chairman to sign the Resolution subject to the conditions in Section 1.

Section 1. Development Application Conditions

1. The Rezoning, Major PUD Amendment and Minor Subdivision development applications shall be approved or the Application shall be null and void.
2. Mechanical engineering plans for the snowmelt system shall be submitted for Town review and approval prior to issuing a building permit.
3. Prior to submitting for a building permit, the Owner shall submit engineered plans for the porte cochere and pool addition for Town review and approval, including but not limited to an analysis of the current Heritage Parking Garage tunnel and parking structure and proposed engineering.
4. Prior to issuing a development permit, the plans shall be revised to show (1) compact parking space signs for such spaces; and (2) "One-Way Do Not Enter" signs on the north exit of the porte cochere prior to issuing a development permit.
5. Sign permits shall be submitted for the hotel sign and the Village Center directory sign in accordance with the Sign Regulations prior to issuing a certificate of occupancy on the pool and porte cochere improvements or prior to sign installation, whichever occurs first.
6. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

Section 2. Effective Date and Length of Validity

1. This approval shall be effective seven (7) calendar days from the date of the DRB approval, on January 15, 2015 unless (A) an appeal is filed in accordance with the CDC appeal procedures; or (B) the concurrent rezoning and major PUD amendment do not receive final approval, in which case the approval shall be null and void. If an appeal is filed pursuant to the appeal procedures, building permits or other development permits shall not be issued until the appeal is heard by the Town Council and it takes action to uphold or modify the approval.
2. This approval shall be valid for eighteen (18) months from the effective date of approval and shall lapse on June 8, 2016 unless a Renewal Process development application is approved by the Town pursuant to the CDC.

Section 3. Void Approval

A resolution or subsequent approval issued by the Town in error or which does not comply with the provisions of this CDC or Town-adopted codes, ordinances and regulations is null and void. A permit, certificate or license issued in reliance upon any materially false statement in the development application, supporting documents or oral statements made on the record shall be null and void.

Be It Further Resolved that the Application may be developed as submitted in accordance with Resolution No. 2015-0108-_____

Approved by the Design Review Board at a public hearing on January 8, 2014.

Town of Mountain Village, Design Review Board

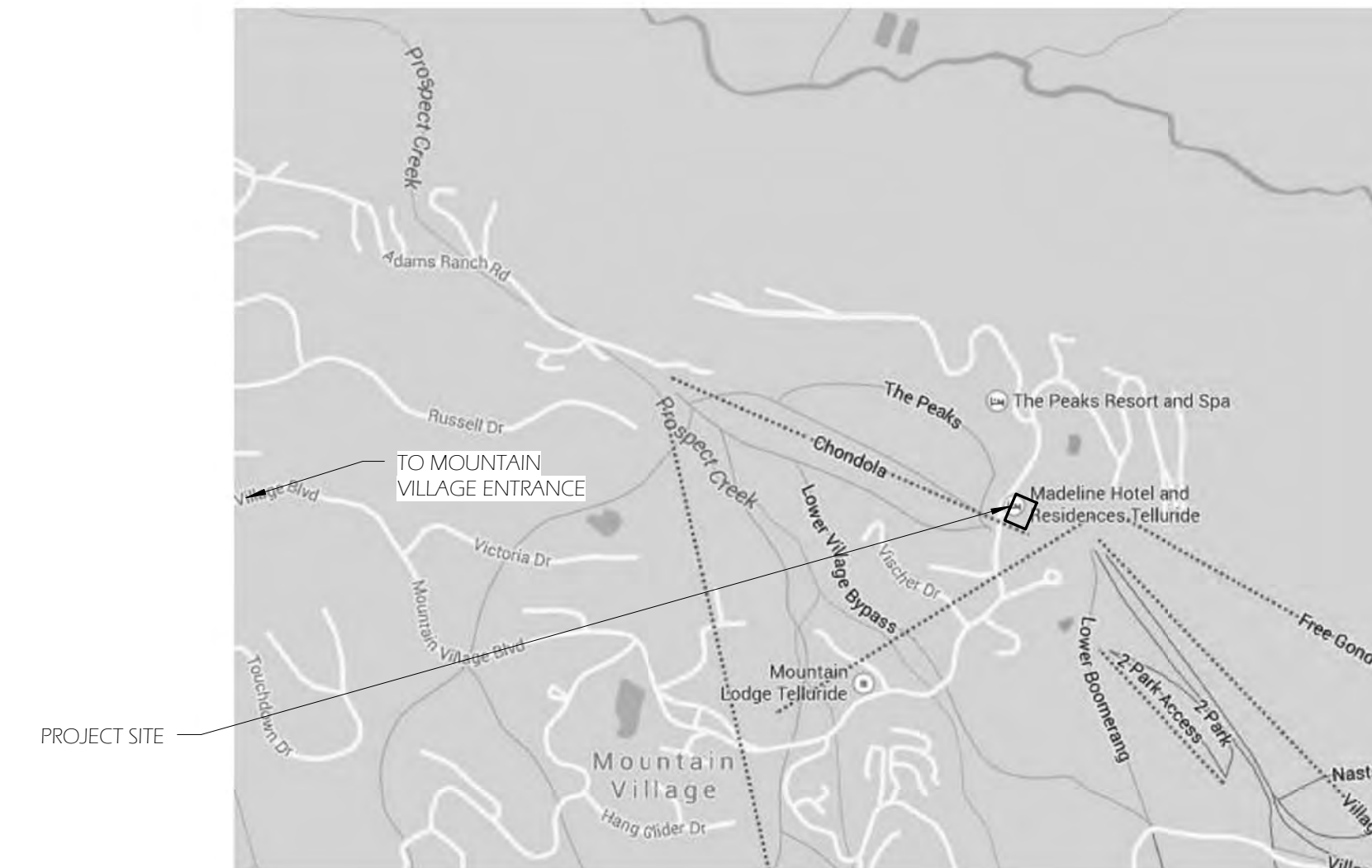
By: _____
Bill Hoins, Chairman

Attest:

By: _____
Chris Hawkins, Director of Community Development



1 North Approach Perspective



GENERAL NOTES

CONTRACT DOCUMENTS: CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

ORGANIZATION:

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (A10 SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M & P SHEETS), & ELECTRICAL (E SHEETS). THESE DRAWINGS ARE ORGANIZED BY BUILDING UNIT.

CODE COMPLIANCE:

ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

INTENT:

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

COORDINATION:

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS, AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS.

SHOWER COMPARTMENT WALLS:

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL.

WALL AND CEILING FINISHES:

INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES:

- CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450
- CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450
- CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450

ALL INTERIOR FINISH MATERIALS OTHER THAN TEXTILES SHALL HAVE A CLASS C RATING.

(TEXTILE WALL COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 AND BE PROTECTED BY AUTOMATIC SPRINKLERS.)

SEE RCP SERIES FOR CEILING, SOFFIT, BEAM AND COFFER HEIGHTS.

ABBREVIATIONS USED IN SET:

- A.F.F. - Above Finish Flooring
- U.N.O. - Unless Noted Otherwise
- T.O. - Top Of
- T.O.F.F. - Top Of Finish Flooring
- T.B.D. - To Be Determined / To Be Designed

Sheet Number	Sheet Name
A0.1	Cover Sheet
A0.2	Perspectives - Pool Deck Addition
A0.3	Perspectives - Portecachere
A1.1.1	ANSI Details
A1.1.2	Code Analysis & ANSI Details
A1.1.3	ANSI Details
A1.1.4	Site & Pedestrian Flow Plan
A1.1.5	Landscape Plan - First Level Portecachere
A1.1.6	Landscape Plan - Second Level Pool
A1.1.7	Lighting Plan - First Level Portecachere
A1.1.8	Lighting Plan - Second Level Pool
A1.2	Survey
A1.3	Survey
A1.4	Survey
A1.5	Survey
A1.6	Survey
A1.7	Survey
A1.8	Survey
A2.1	Overall Key Plan - First Level
A2.1.1	Floor Plan - First Level Portecachere
A2.1.2	R.C.P. - First Level Portecachere
A2.2	Overall Key Plan - Second Level
A2.2.1	Floor Plan - Second Level Pool Deck
A3.1.1	Elevations - Pool Deck
A3.1.2	Elevations - Pool Deck
AB.1	Door & Window Details

Symbol	Description
-----	EXISTING MAJOR CONTOUR
-----	EXISTING MINOR CONTOUR
-----	NEW CONTOUR
---	PROPERTY LINE
- - -	EASEMENT / SETBACK
---E---	ELECTRICAL (ROUTED WITH PHONE & CABLE)
---G---	GAS LINE
---S---	SEWER LINE
---W---	WATER LINE

Linetypes Legend
1/4" = 1'-0"

○	ALL UNTAGGED = 4" LED RECESSED CAN, 1/2" RATED
○	SMOKE & CO2 DETECTOR
⊞	50 CFM BATH EXHAUST FAN
○	C2 = 4" LED RECESSED 1/2" CAN, WET LOCATIONS
○	C3 = 3" LED ART LIGHT
○	P1 = LOW VOLTAGE PENDANT LIGHT
⊞	F1 = FLORESCENT CLST FIXTURE
⊞	S1 EXT WALL SCONCE
⊞	S2 INT WALL SCONCE
○	HOSE BIB

M.E.P. Symbols Legend
3/8" = 1'-0"

⊞	WALL SCONCE
⊞	FLORESCENT CLST FIXTURE
⊞	CEILING FAN
⊞	BATH EXHAUST FAN
⊞	SURFACE MOUNT SPEAKER
○	RECESSED CAN LIGHT - SIZE PER M.E.P. PLANS
○	SMOKE DETECTOR - SEE ELECTRIC PLANS
○	CARBON DIOXIDE DETECTOR - SEE ELECTRIC PLANS
○	CO2

Ceiling Symbols Legend
1/4" = 1'-0"

⊞	BUILDING SECTION TAG
⊞	INTERIOR ELEVATION TAG
⊞	DATUM ELEVATION
⊞	WINDOW MARK
⊞	DOOR MARK
⊞	REVISION AND A.S.I. NUMBER
⊞	ROOM NUMBER
⊞	DETAIL # SHEET #
⊞	DETAIL REFERENCE OR TAG

Graphic Symbols Legend
1/4" = 1'-0"

⊞	STONE VENEER
⊞	STUCCO
⊞	WOOD BOARD AND BATTEN SIDING
⊞	PRECAST CONCRETE
⊞	SPANISH TILE ROOFING
⊞	METAL STANDING SEAM ROOFING

Exterior Materials
1/4" = 1'-0"



P.O. Box 2486 - Telluride, CO 81435
Phone: 970-708-4795
e-mail: dylanh12@hotmail.com

PROJECT TEAM

Consultant: Colorado Structural Inc.
Mike Arbaney
Address: 315 Bellvue Ave. Unit F
Address: P.O. Box 2544
Address: Crested Butte, CO 81224
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e-mail: mike@coloradostructural.com

Consultant: Foley Associates, Inc.
Address: 125 W. Pacific Ave. Suite B-1
Address: P.O. Box 1385 - Telluride, CO 81435
Phone: 970-728-6153
Fax: 970-728-6050

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014

No.	Description	Date

Hotel Madeline
Phase 1 Remodel

Cover Sheet

Date	12-31-2014
Drawn by	DH / BF
Checked by	DH / BF
Scale	As indicated

A0.1



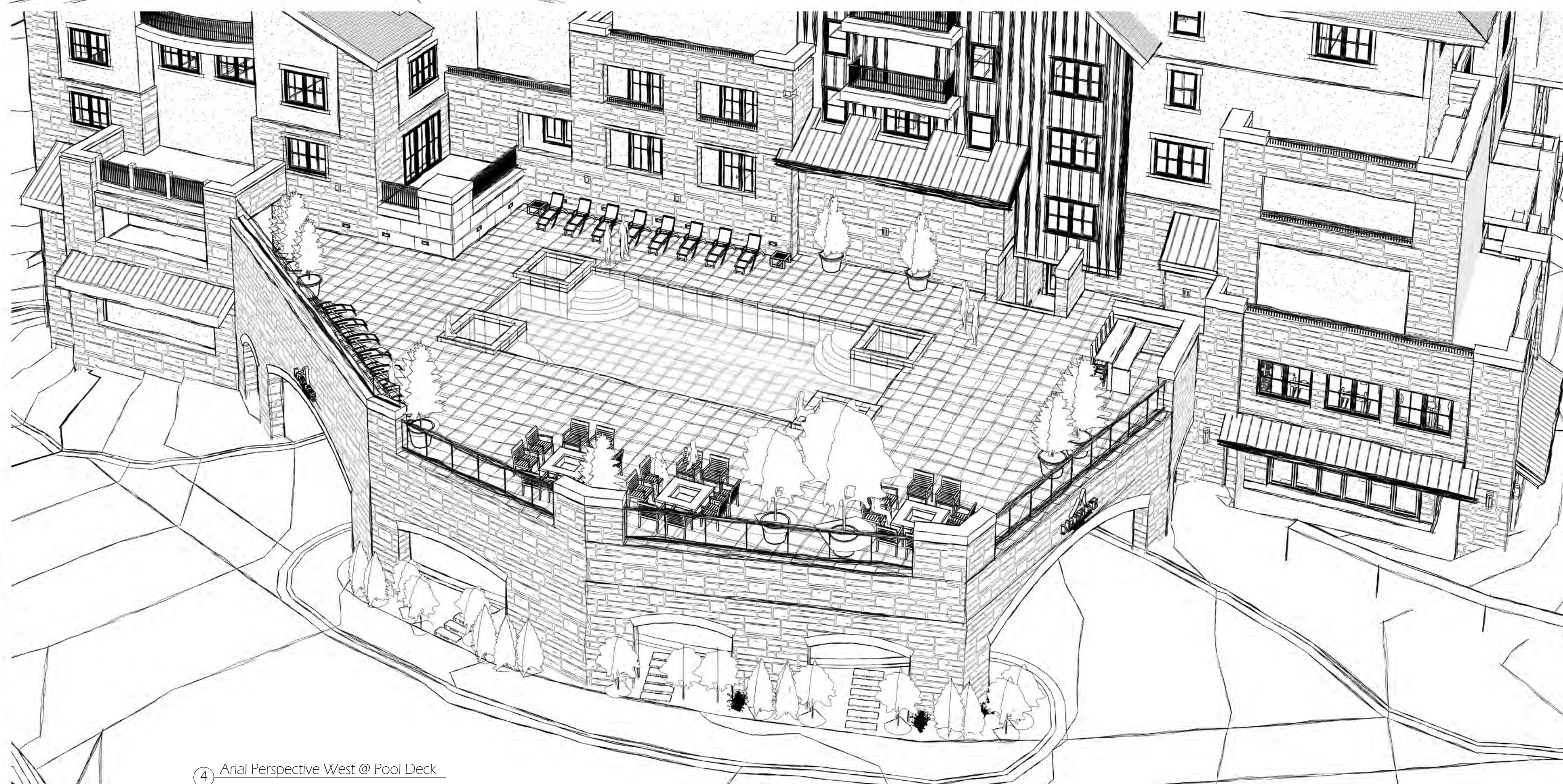
1 North West Perspective



2 South West Perspective



3 South Approach Perspective



4 Aerial Perspective West @ Pool Deck

PROJECT TEAM

Consultant: Colorado Structural Inc.
Mike Arbaney
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Consultant: Foley Associates, Inc.
Address: 125 W. Pacific Ave. Suite B-1
Address: P.O. Box 1385 - Telluride, CO 81435
Phone: 970-728-6153
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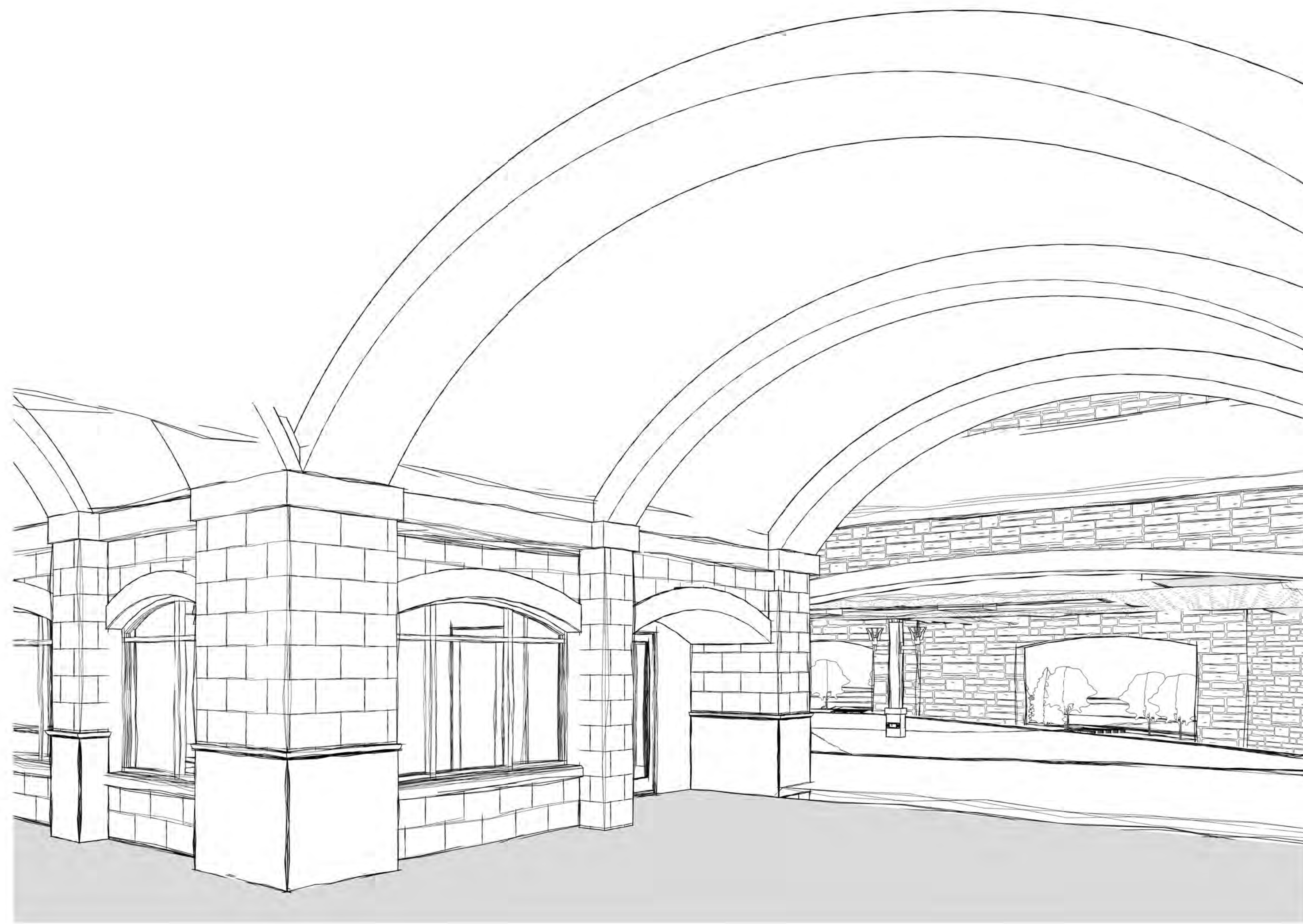
No.	Description	Date

Hotel Madeline
Phase 1 Remodel
Perspectives - Pool Deck Addition

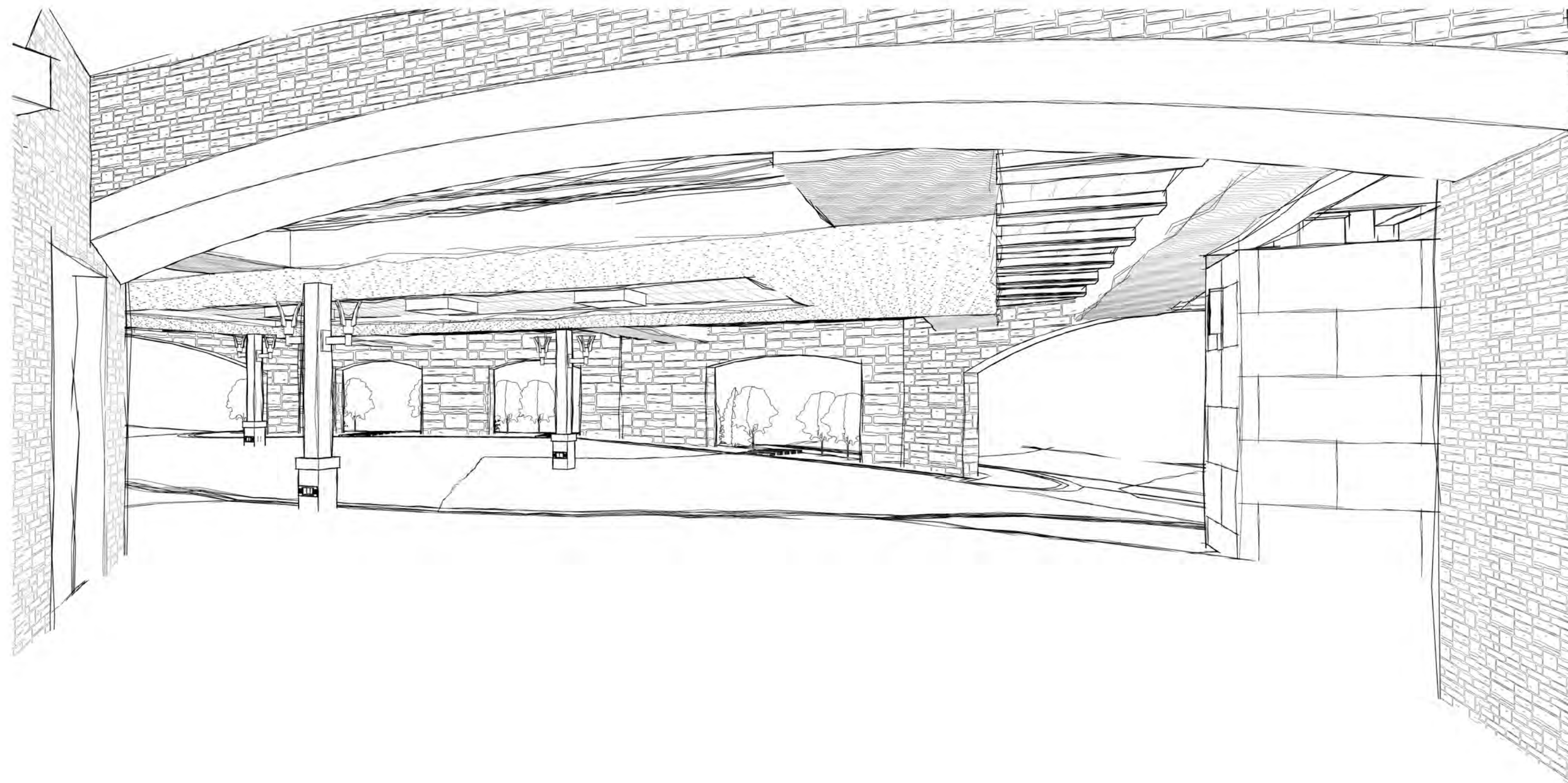
Date: 12-31-2014
Drawn by: DH / BF
Checked by: DH / BF

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Scale



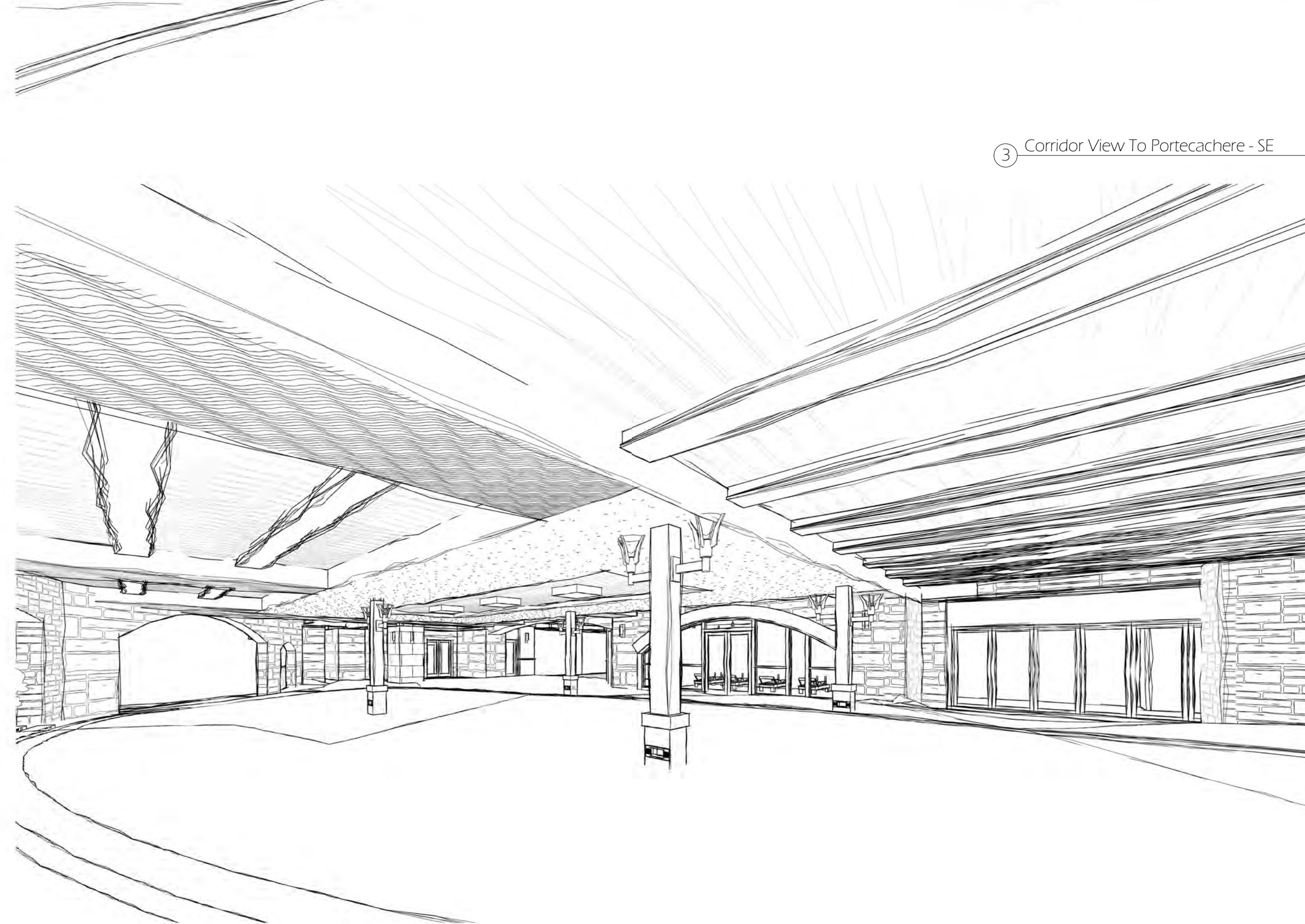
① West Corridor NE Corner



② Corridor View to Portecachere - W



③ Corridor View To Portecachere - SE



④ Corridor View To Portecachere - NE



⑤ Corridor View to Portecachere - S



P.O. Box 2486 - Telluride, CO 81435
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PROJECT TEAM

Consultant: Colorado Structural Inc.
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No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014

No.	Description	Date

Hotel Madeline
 Phase 1 Remodel
 Perspectives -
 Portecachere

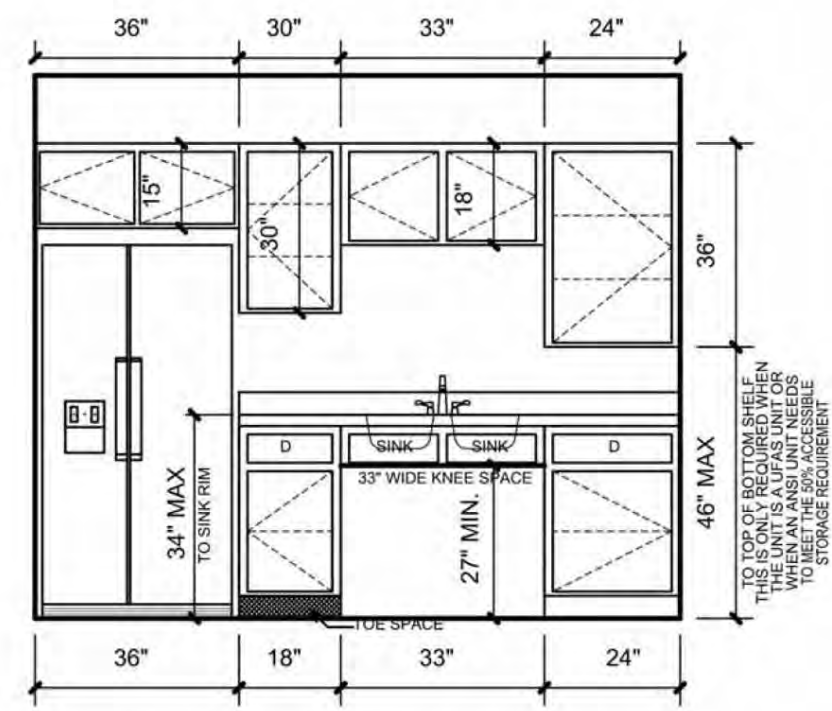
Date: 12-31-2014
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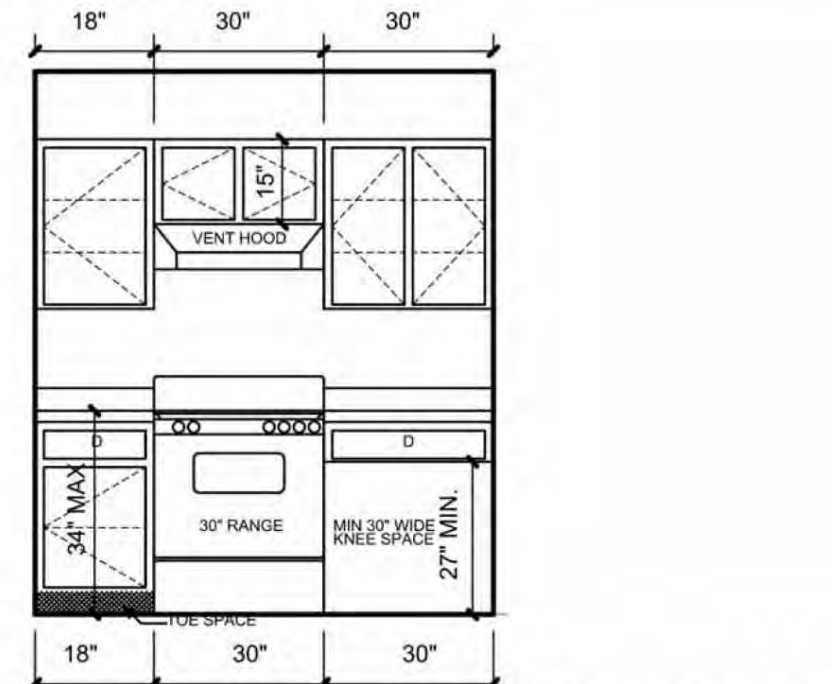
TYPICAL ANSI & ANSI TYPE 'A' DETAILS (PER ANSI ICC A117.1-2009)

TYPICAL KITCHEN DETAILS FOR ANSI UNITS



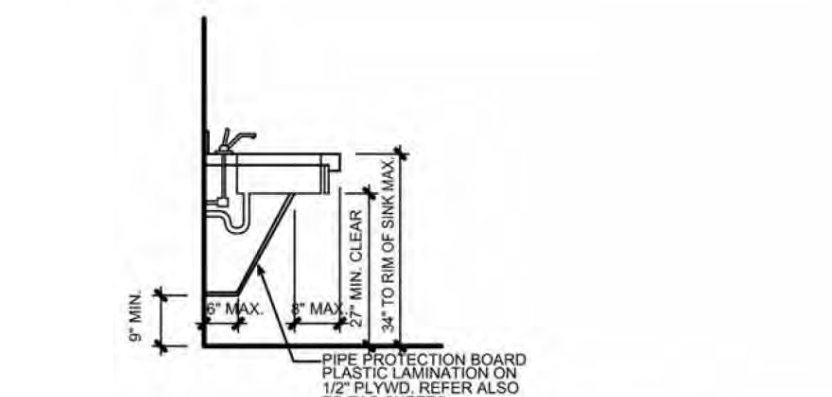
FAUCET SHALL BE LEVER TYPE.
PIPES UNDER SINK SHALL BE FULLY INSULATED OR COVERED WITH PIPE PROTECTION BOARD.
REFRIGERATOR TO BE SIDE BY SIDE TYPE OR PROVIDE 50% OF FREEZER BELOW 54" A.F.F. FREEZER TO BE SELF-DEFROSTING.

TYPICAL ANSI KITCHEN SCALE: 3/8" = 1'-0"



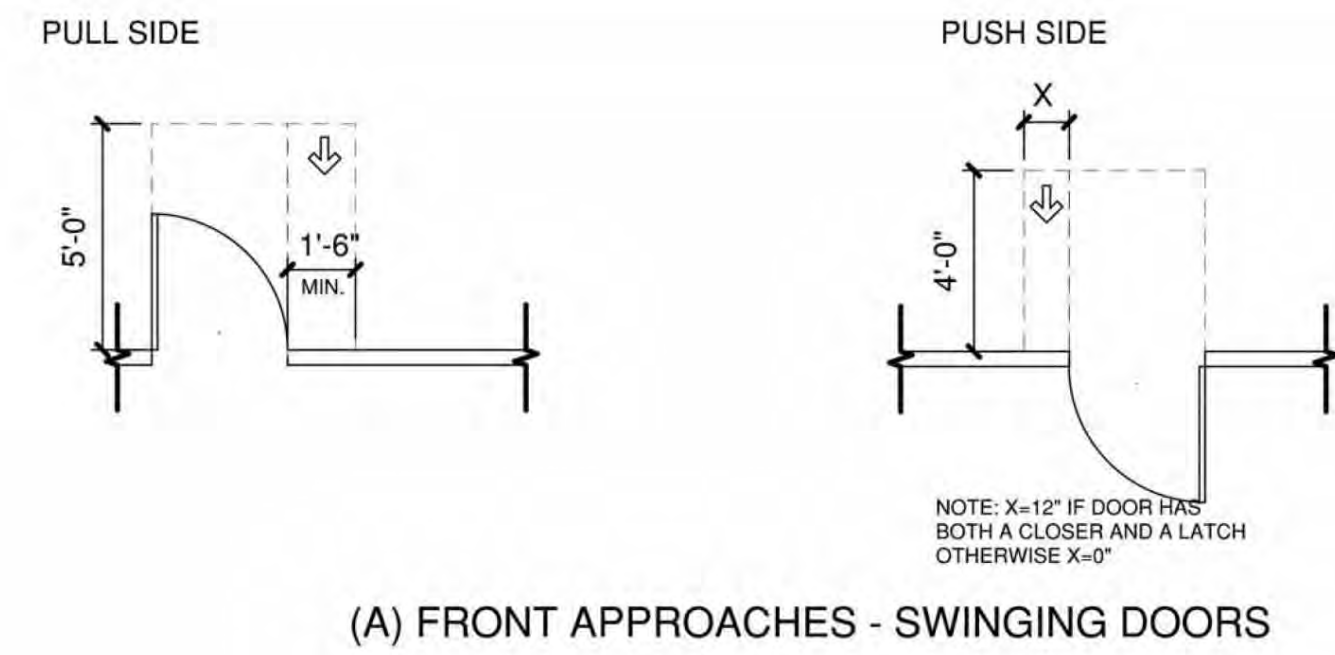
OVEN/RANGE SHALL HAVE CONTROLS MOUNTED ON FRONT PANEL ON EITHER SIDE OF THE DOOR. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

TYPICAL ANSI KITCHEN SCALE: 3/8" = 1'-0"

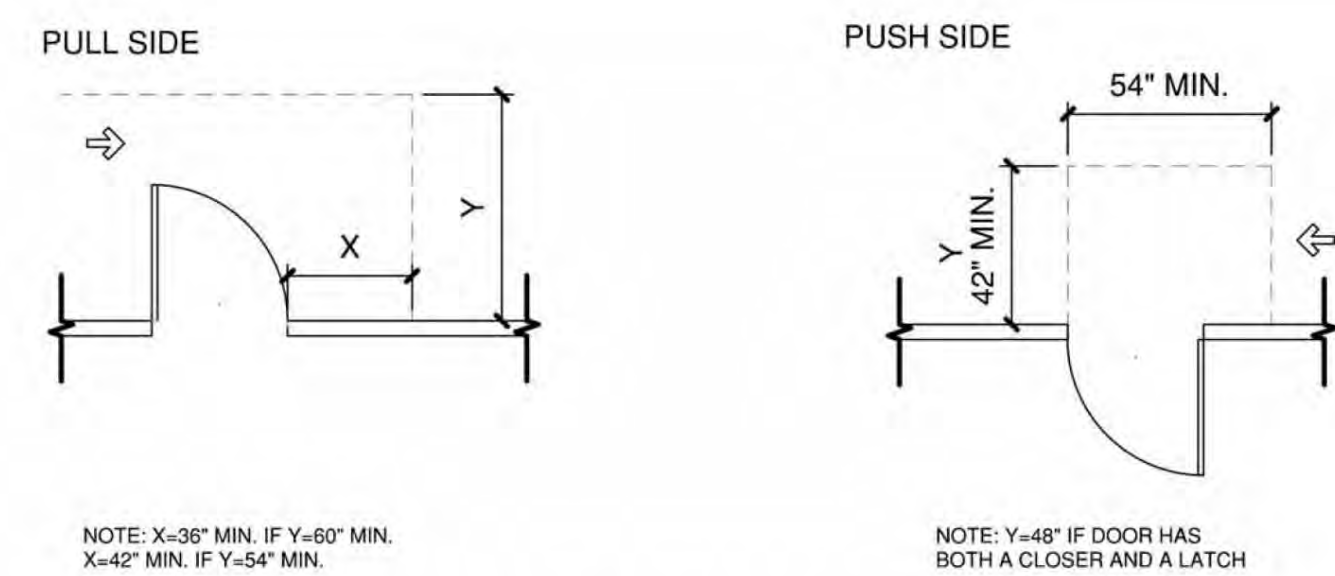


TYPICAL ANSI SINK AT KITCHEN SCALE: 3/8" = 1'-0"

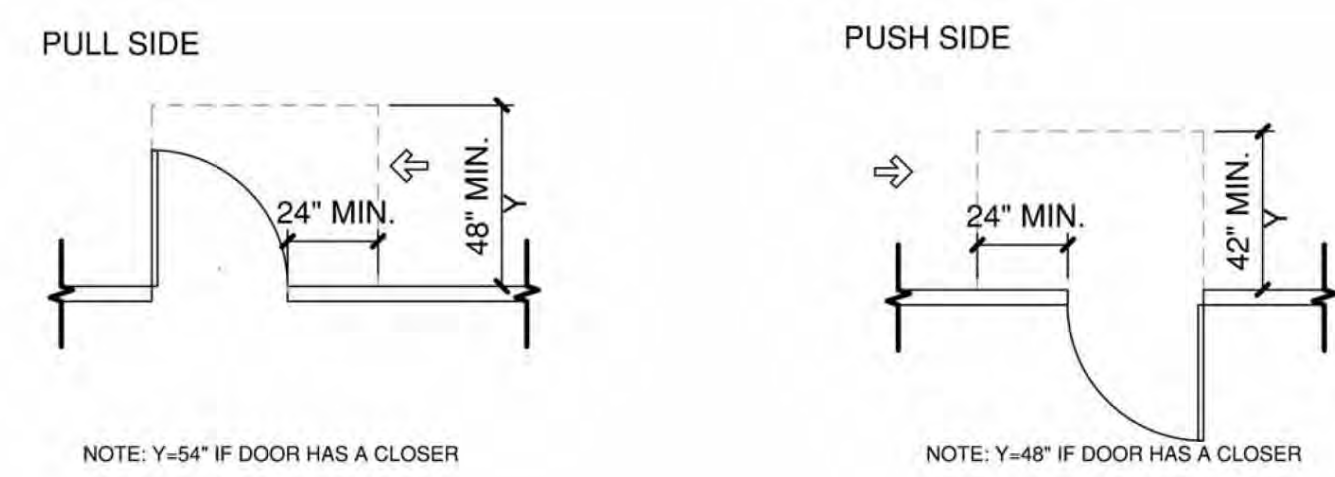
DOOR DETAILS FOR ANSI TYPE A UNIT PLANS



(A) FRONT APPROACHES - SWINGING DOORS

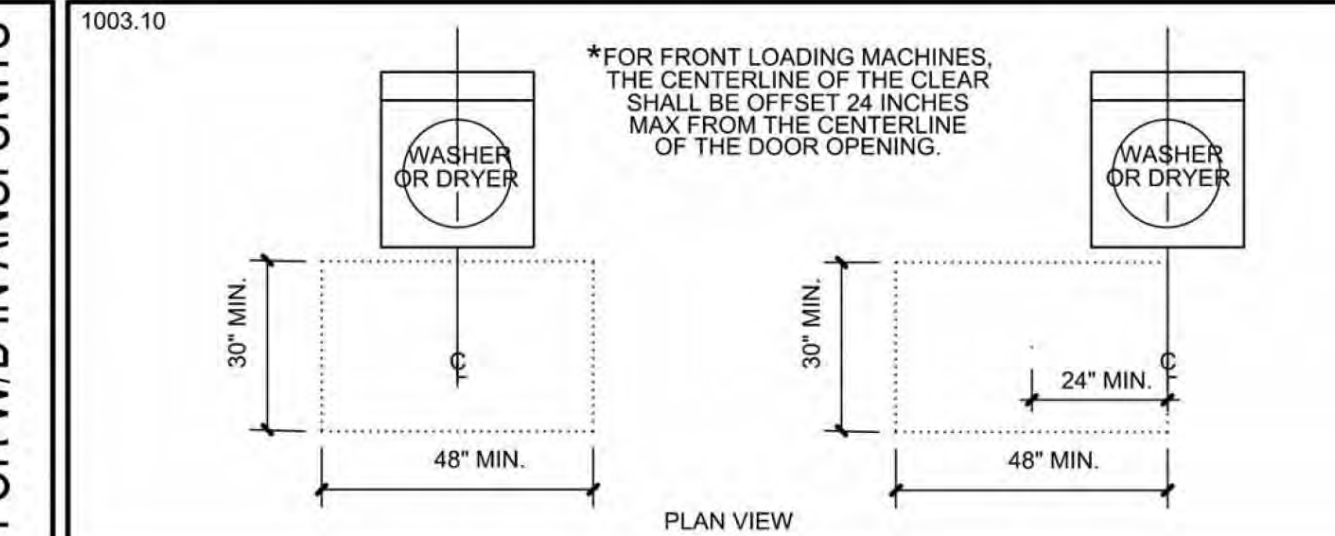


(B) HINGE SIDE APPROACHES - SWINGING DOORS

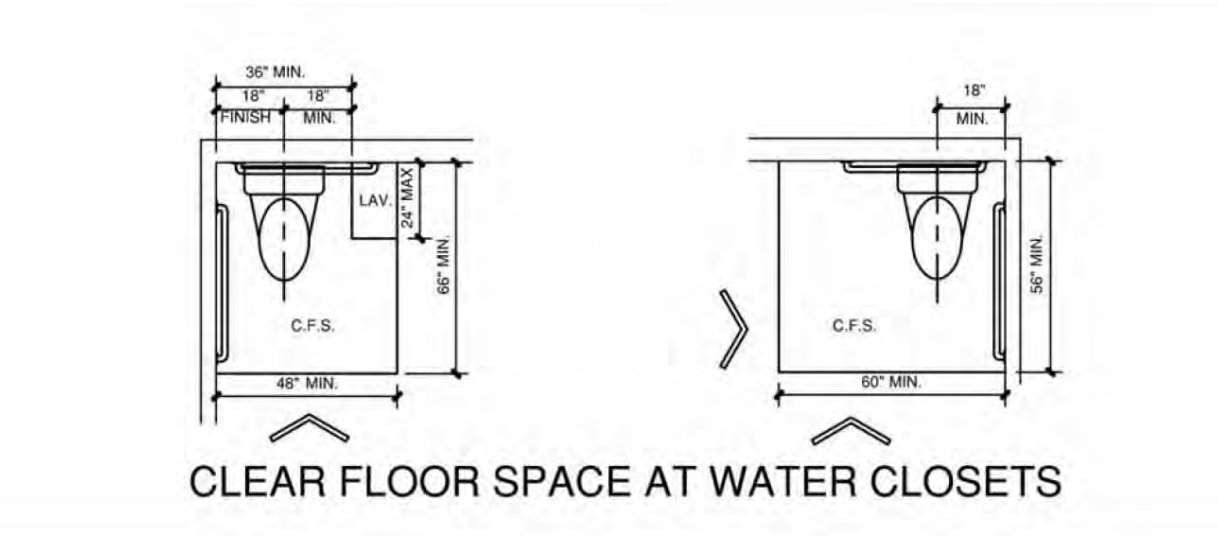
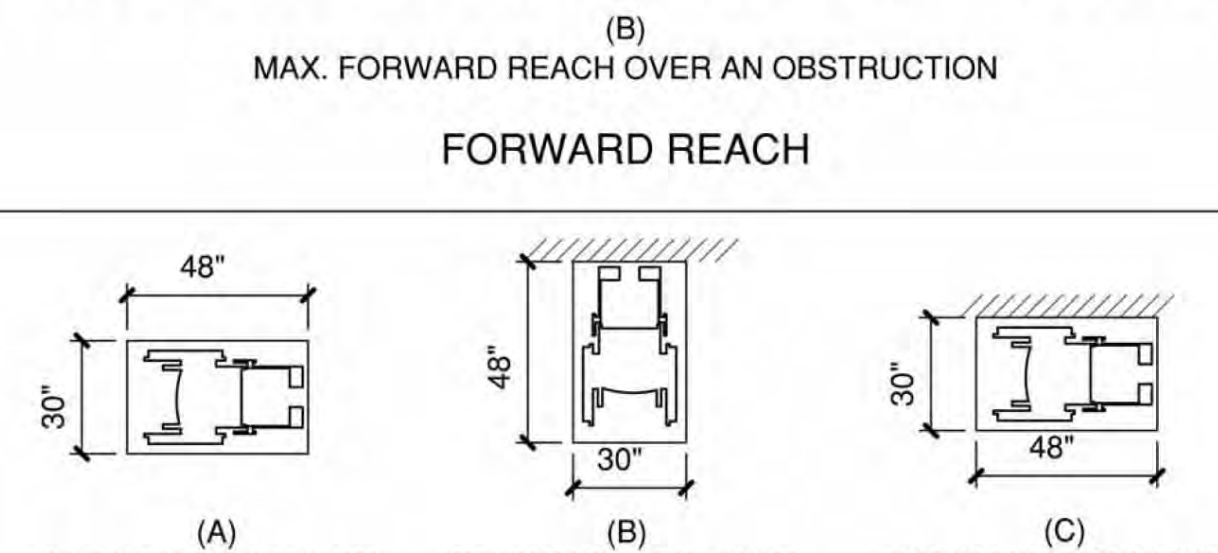
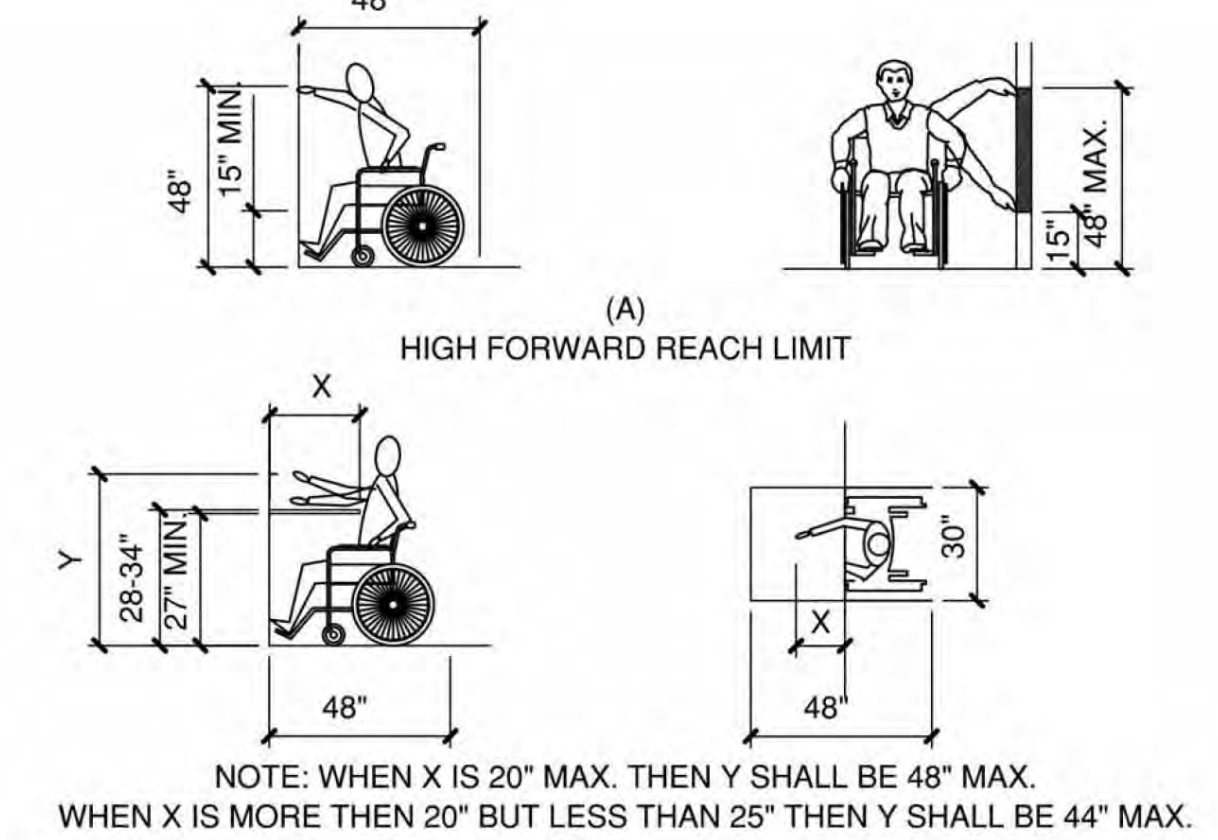
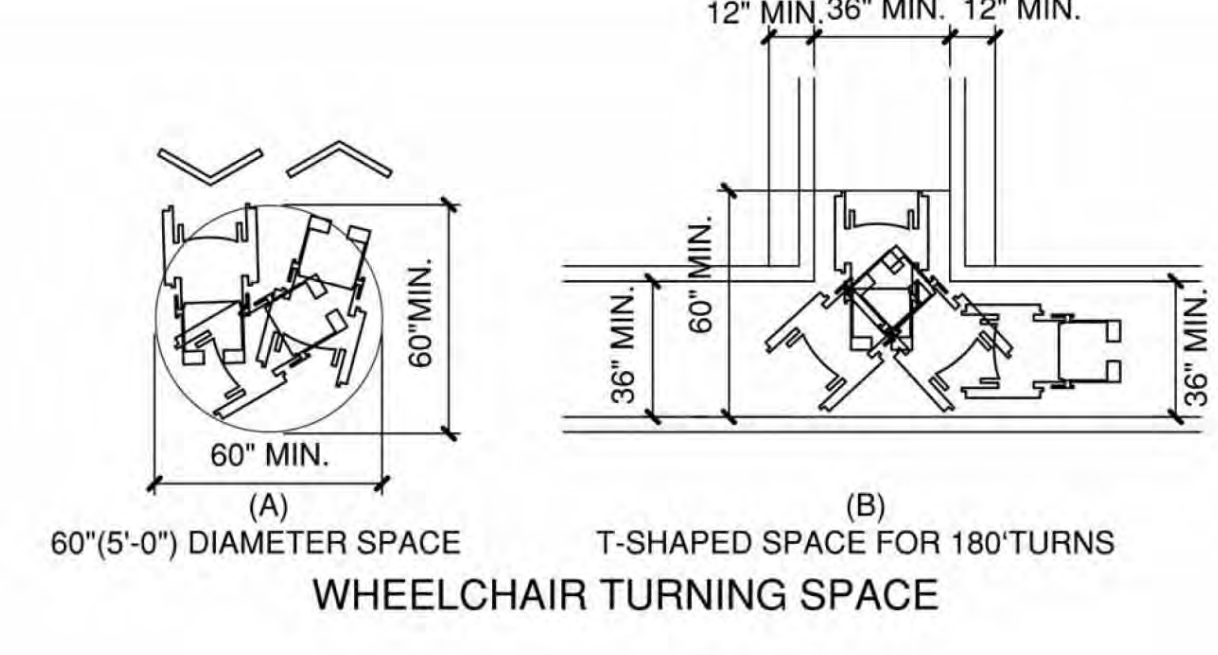


(C) LATCH SIDE APPROACHES - SWINGING DOORS

CLEAR FLOOR SPACE FOR W/D IN ANSI UNITS



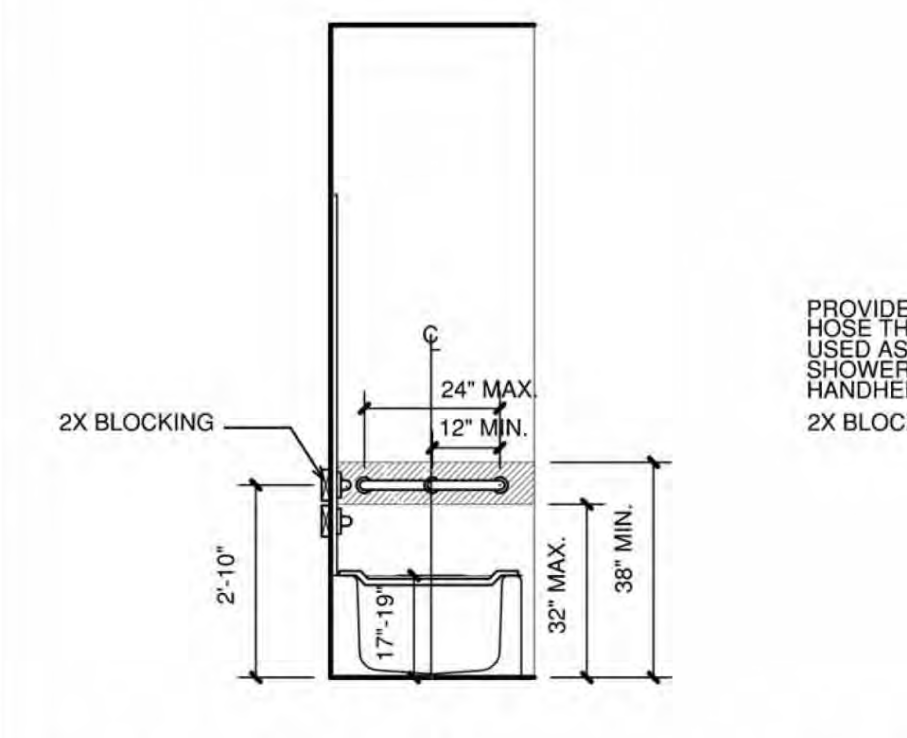
CLEAR FLOOR REQUIREMENTS FOR ANSI UNITS



GENERAL NOTES FOR ANSI UNITS

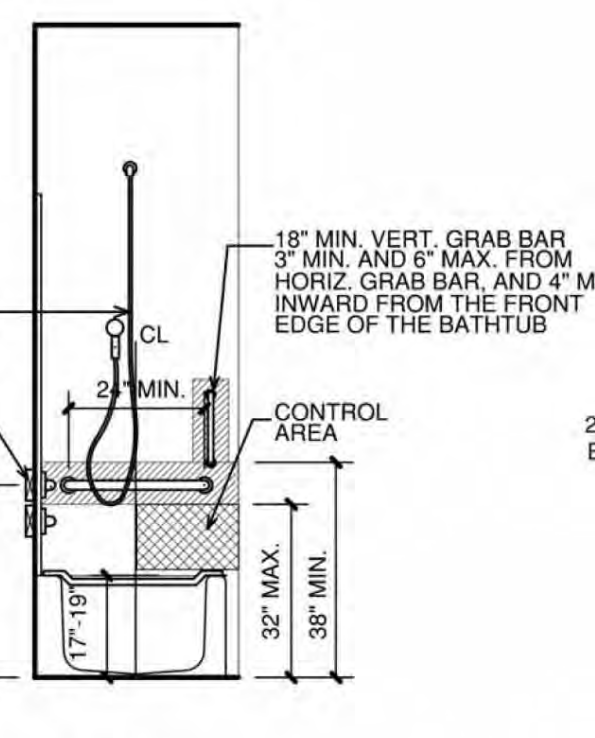
- EXTERIOR DOORS:**
 - A: PROVIDE 1/2" MAX. LOW PROFILE THRESHOLD.
 - B: LEVER TYPE HARDWARE TO BE PROVIDED. MIN. HEIGHT OF 34" A.F.F. AND MAX. HEIGHT OF 48" A.F.F.
 - C: DOOR CLOSER MUST ALLOW FOR "LOW FORCE" TO BE APPLIED IN ORDER TO OPEN.
 - D: PROVIDE A MINIMUM OF 32" CLEAR WIDTH OPENING. (3'-0" DOOR)
 - E: PROVIDE 1'-6" CLEAR SPACE ON THE "PULL" SIDE AT THE HANDLE. 12" CLEAR ON THE "PUSH" SIDE AT ALL UNIT ENTRY DOORS
- INTERIOR DOORS:**
 - A: ACCESSIBLE DOORS TO PROVIDE A MINIMUM OF 32" CLEAR WIDTH WHEN OPENED. (2'-10" WITH SWING CLEAR HINGES OR 3'-0" DOOR) AND PROVIDE 1'-6" CLEAR SPACE ON THE "PULL" SIDE AT THE HANDLE ON THE "PUSH" SIDE WHEN DOOR HAS A CLOSER AND LATCH.
 - B: LEVER TYPE HARDWARE TO BE PROVIDED. MAX. HEIGHT OF 48" A.F.F. & MIN HEIGHT OF 34" A.F.F. AT ALL DOORS.
 - C: ALL (2'-10") PASSAGEWAY DOORS TO HAVE "SWING CLEAR HINGES."
- KITCHENS:**
 - A: BASE CABINET, IF PROVIDED, AT WORK SPACE TO BE REMOVABLE & TO PROVIDED 30" WIDE MIN. CLEARANCE. FLOOR FINISH TO EXTEND UNDER CABINET TO WALL AND FINISH WALL BEHIND. CABINET END PANELS TO BE FINISHED WHEN ADJACENT TO KNEESPACE TYP. RIM OF SINK TO BE MAXIMUM 34" A.F.F.
 - B: BASE CABINET AT KITCHEN SINK TO BE REMOVABLE & TO PROVIDED 30" WIDE MIN. CLEARANCE. FLOOR FINISH TO EXTEND UNDER CABINET TO WALL AND FINISH WALL BEHIND. CABINET END PANELS TO BE FINISHED WHEN ADJACENT TO KNEESPACE TYP. RIM OF SINK TO BE MAXIMUM 34" A.F.F.
 - C: ALL UPPER CABINET HARDWARE TO BE MOUNTED AS LOW AS POSSIBLE. BASE CABINET HARDWARE TO BE MOUNTED AS HIGH AS POSSIBLE.
- BATHROOMS:**
 - A: FAUCET CONTROLS SHALL BE LOCATED AS SHOWN. LAVATORY SHALL HAVE LEVER HAND SET.
 - B: BASE CABINET AT LAVATORY TO BE REMOVABLE & TO PROVIDED 30" WIDE MINIMUM CLEARANCE. FLOOR FINISH TO EXTEND UNDER CABINET TO WALL AND FINISH WALL BEHIND. CABINET END PANELS TO BE FINISHED WHEN ADJACENT TO KNEESPACE TYP. TOP OF LAVATORY TO BE MAXIMUM 34" A.F.F.
 - C: WALL DIMENSIONS AND FIXTURE LOCATIONS MUST BE HELD SO THAT THE MINIMUM CLEARANCES ARE PROVIDED AS SHOWN AND REQUIRED.
- FLOOR FINISHES:**
 - A: PROVIDE STABLE, FIRM AND SLIP RESISTANT SURFACE THROUGHOUT BUILDINGS ALONG ALL ACCESSIBLE ROUTES.
 - B: FLOOR TRANSITIONS BETWEEN DIFFERENT MATERIALS NEED TO BE FLUSH, OR MEET THE 1/2" MAX. THRESHOLD REQUIREMENTS.
- ELECTRICAL/ ENVIRONMENTAL CONTROLS:**
 - A: LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS MUST BE POSITIONED SO THAT CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" A.F.F. TO TOP.
 - B: ELECTRICAL OUTLETS SHALL BE MOUNTED SO THAT THE MINIMUM HEIGHT IS 15" A.F.F. TO THE BOTTOM.
 - C: CONTROLS AND / OR OUTLETS SHALL BE MOUNTED NOT HIGHER THAN 44" A.F.F. TO LOWEST OUTLETS WHEN WIDTH OF THE COUNTERTOPS ARE 20" MIN. AND 25" MAX.
- MISCELLANEOUS / OTHER:**
 - A: SMOKE DETECTORS SHALL PROVIDE VISUAL AS WELL AS AUDIBLE ALARM.
 - B: AUDIBLE FIRE ALARMS WHERE REQUIRED IN ANSI UNITS SHALL BE PROVIDED WITH VISUAL STROBE.
 - C: ALL ANSI BATHROOMS TO HAVE 2X BLOCKINGS AS SHOWN.
 - D: COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES INCLUDING THE BOTTOM OF THE FREEZER 54" MAXIMUM ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAX HEIGHTS POSSIBLE IN THE COMPARTMENT.
 - E: OWNER TO PROVIDE ACCESSIBLE MICROWAVE AT TENANTS REQUEST

TYP. ANSI TUB HEAD



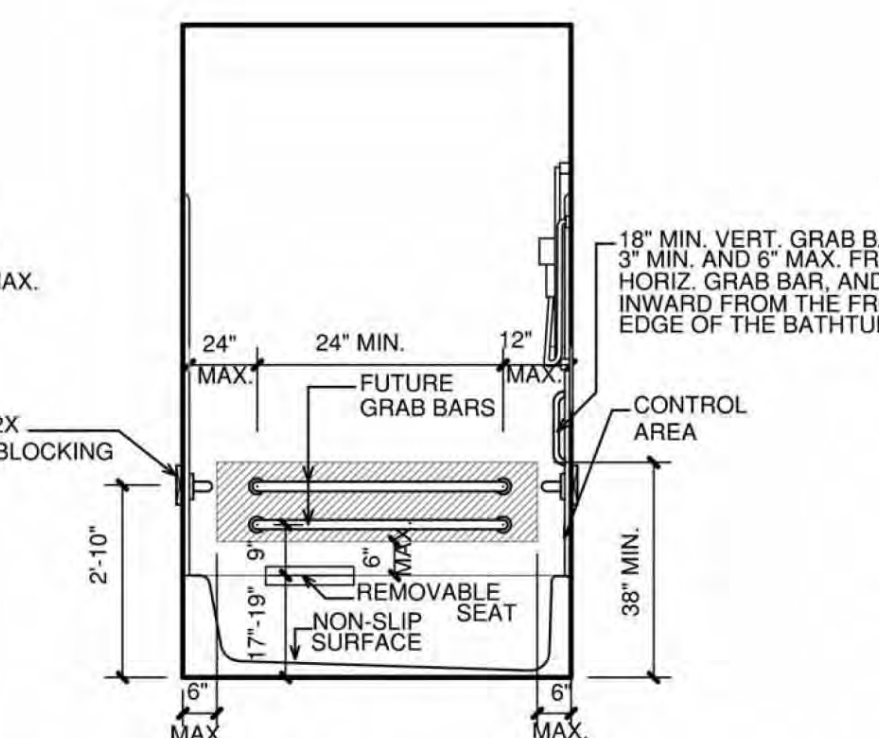
TYP. ANSI TUB HEAD SCALE: 3/8" = 1'-0"

TYP. ANSI TUB FOOT



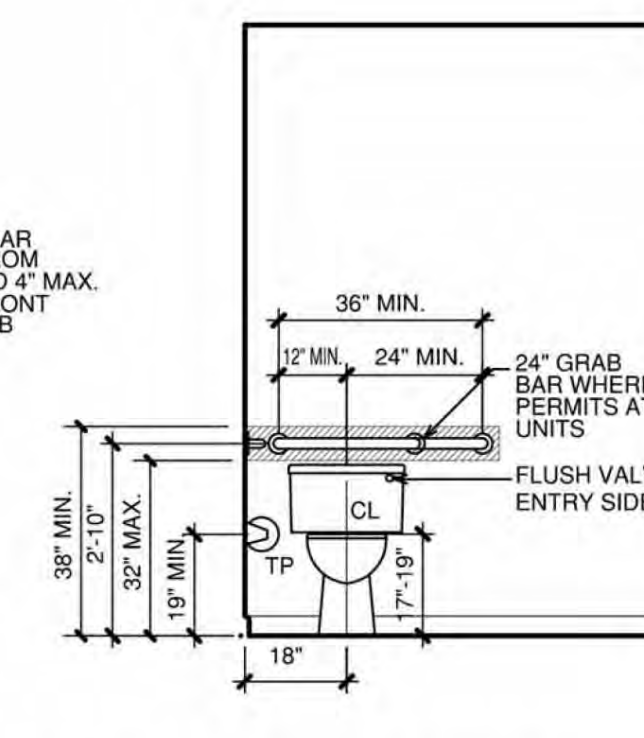
TYP. ANSI TUB FOOT SCALE: 3/8" = 1'-0"

TYP. ANSI TUB SIDE



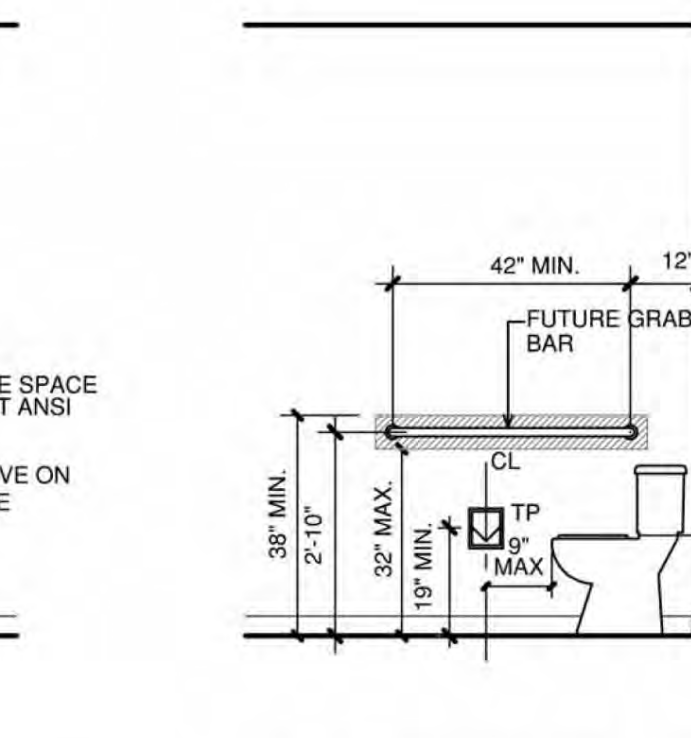
TYP. ANSI TUB SIDE SCALE: 3/8" = 1'-0"

TYP. ANSI TOILET FRONT



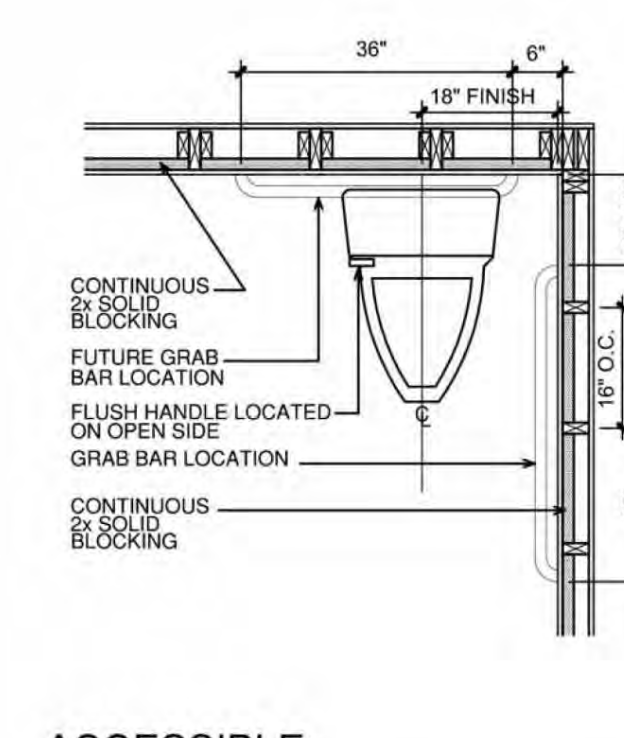
TYP. ANSI TOILET FRONT SCALE: 3/8" = 1'-0"

TYP. ANSI TOILET SIDE



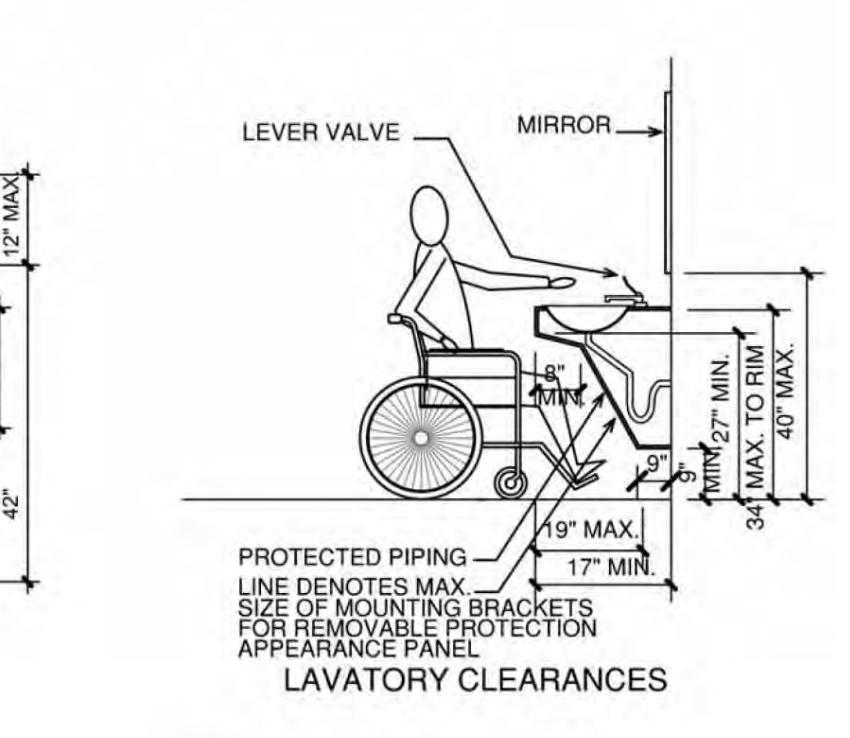
TYP. ANSI TOILET SIDE SCALE: 3/8" = 1'-0"

ACCESSIBLE TOILET PLAN




ACCESSIBLE TOILET PLAN SCALE: 1/2" = 1'-0"

ACCESSIBLE LAV. DETAIL



ACCESSIBLE LAV. DETAIL SCALE: 3/8" = 1'-0"



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No.	Description	Date

Hotel Madeline

Phase I Remodel

A.N.S.I. Details

Date: 12-31-2014

Drawn by: DH / BF

Checked by: DH / BF

A1.1.1

Scale

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CODE ANALYSIS

* NOTE: ALTHOUGH THE ARCHITECT HAS MADE AN EFFORT TO INCORPORATE ALL RFI RESPONSES TO DATE, IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE MOST CURRENT AVAILABLE INFORMATION IS BEING UTILIZED.

1. PROJECT DESCRIPTION:
52,615 S.F., 5-STORY MULTI-FAMILY RESIDENTIAL BUILDING, WHICH INCLUDES MIXED-USE (RESIDENTIAL AND RETAIL) ON FIRST FLOOR WITH 9,142 SF PARKING GARAGE AT BASEMENT LEVEL.

2. BUILDING AREA, OCCUPANCY, OCCUPANT LOAD, AND EXITING

BUILDING	OCCUPANCY	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS
BASEMENT (PARKING)	S-2	9,100 #	200	45.5
BUILDING 'A'				
FIRST FLOOR				
ENTRY	A-3	228 #	5	45.6
ELEV. LOBBY	A-3	159 #	5	30.6
LOUNGE	A-3	560 #	15	37.3
FRONT DESK	B	108 #	100	1.1
OFFICE	B	149 #	100	1.4
RESIDENTIAL	R-1	1,024 #	300	6.1
OTHER (CORRIDORS, STAIRS, ETC.)		1,037 #	N/A	0.0
TOTAL FIRST FLOOR		4,083 #		122.1
SECOND FLOOR				
RESIDENTIAL	R-1	3,737 #	200	18.7
OTHER (CORRIDORS, STAIRS, ETC.)		344 #	N/A	0.0
TOTAL SECOND FLOOR		4,131 #		18.7
THIRD FLOOR				
RESIDENTIAL	R-1	3,654 #	200	18.3
OTHER (CORRIDORS, STAIRS, ETC.)		344 #	N/A	0.0
TOTAL THIRD FLOOR		4,058 #		18.3
FOURTH FLOOR				
RESIDENTIAL	R-1	3,076 #	200	15.4
OTHER (CORRIDORS, STAIRS, ETC.)		344 #	N/A	0.0
TOTAL FOURTH FLOOR		3,421 #		15.4
FIFTH FLOOR				
RESIDENTIAL	R-1	1,376 #	200	6.9
OTHER (CORRIDORS, STAIRS, ETC.)		760 #	N/A	0.0
TOTAL FIFTH FLOOR		2,136 #		6.9
MEZZANINE				
HABITABLE AREAS	R-1	712 #	200	3.6
NON-HABITABLE AREAS		766 #	0	0.0
TOTAL MEZZANINE		1,478 #		3.6
TOTAL FOR BUILDING 'A'		14,525 #		142.4
BUILDING 'B'				
FIRST FLOOR				
STORAGE	S-2	136 #	300	0.3
EXERCISE	A-3	299 #	50	6.0
RETAIL	M	3,425 #	30	114.2
OTHER (CORRIDORS, STAIRS, ETC.)		1,282 #	N/A	0.0
TOTAL FIRST FLOOR		5,142 #		120.7
SECOND FLOOR				
RESIDENTIAL	R-1	3,631 #	300	12.1
SKIERS LOCKER ROOM	A-3	1,034 #	50	20.8
OTHER (CORRIDORS, STAIRS, ETC.)		344 #	N/A	0.0
TOTAL SECOND FLOOR		5,009 #		32.9
THIRD FLOOR				
RESIDENTIAL	R-1	4,430 #	300	16.3
OTHER (CORRIDORS, STAIRS, ETC.)		204 #	N/A	0.0
TOTAL THIRD FLOOR		5,142 #		16.3
FOURTH FLOOR				
RESIDENTIAL	R-1	4,435 #	300	14.8
OTHER (CORRIDORS, STAIRS, ETC.)		495 #	N/A	0.0
TOTAL FOURTH FLOOR		4,930 #		14.8
FIFTH FLOOR				
RESIDENTIAL	R-1	2,106 #	300	7.0
OTHER (CORRIDORS, STAIRS, ETC.)		546 #	N/A	0.0
TOTAL FIFTH FLOOR		2,652 #		7.0
MEZZANINE				
HABITABLE AREAS	R-1	712 #	300	2.4
NON-HABITABLE AREAS		540 #	0	0.0
TOTAL MEZZANINE		1,252 #		2.4
TOTAL FOR BUILDING 'B'		24,140 #		144.3
TOTAL BUILDING		52,615 #		382.2 OCCUPANTS

3. ALLOWABLE AREAS/CONSTRUCTION TYPE

TYPE II - 1 HOUR CONSTRUCTION

GROUP R-1 OCCUPANCY

BASIC ALLOWABLE AREA (TABLE 5B) **13,500 #**

X 2 FOR MULTIPLE STORIES (SECTION 5B) **27,000 #**

TOTAL ALLOWABLE AREA

GROUP M OCCUPANCY

BASIC ALLOWABLE AREA (TABLE 5B) **10,000 #**

X 2 FOR MULTIPLE STORIES (SECTION 5B) **36,000 #**

TOTAL ALLOWABLE AREA

GROUP A-3 OCCUPANCY

BASIC ALLOWABLE AREA (TABLE 5B) **13,500 #**

X 2 FOR MULTIPLE STORIES (SECTION 5B) **27,000 #**

TOTAL ALLOWABLE AREA

GROUP B OCCUPANCY

BASIC ALLOWABLE AREA (TABLE 5B) **10,000 #**

X 2 FOR MULTIPLE STORIES (SECTION 5B) **36,000 #**

CHECK BUILDING 'A'

OCCUPANCY	ACTUAL AREA	ALLOWABLE AREA	RATIO
GROUP R-1	13,716 #	27,000 #	0.51
GROUP B	351 #	36,000 #	0.01
GROUP A-3	941 #	27,000 #	0.03
			0.55 OK

CHECK BUILDING 'B'

OCCUPANCY	ACTUAL AREA	ALLOWABLE AREA	RATIO
GROUP R-1	13,128 #	27,000 #	0.54
GROUP A-3	1,338 #	27,000 #	0.05
GROUP M	3,425 #	36,000 #	0.04
			0.70 OK

TYPE II - 1 HOUR CONSTRUCTION IS PERMITTED, EXCEPT IN THE BASEMENT PARKING, BECAUSE:

- AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED THROUGHOUT THE BUILDING TO ALLOW THE ADDITIONAL STORY IN HEIGHT PER SECTION 506. (FROM 4 STORY TO 5 STORY ALLOWABLE)
- A TWO HOUR AREA SEPARATION WALL IS PROVIDED AS SHOWN ON THE DRAWINGS.
- BUILDING HEIGHT IS LIMITED TO 65 FEET.

TYPE I CONSTRUCTION IS REQUIRED IN THE BASEMENT PARKING GARAGE, AS PER SEC 311.2.2.1, AS REQUIREMENT FOR BASEMENT TO BE CONSIDERED AS A SEPARATE AND DISTINCT BUILDING FOR THE PURPOSE OF AREA LIMITATIONS, LIMITATION OF THE NUMBER OF STORIES AND TYPE OF CONSTRUCTION.

ANSI UNIT TYPES

2009 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES SUMMARY - A117.1-2009

THIS SUMMARY IS NOT A COMPLETE LISTING OF ALL ANSI REQUIREMENTS.

1003 TYPE A UNITS

1003.3 ACCESSIBLE ROUTE

1003.3.2 TURNING SPACE
A TURNING SPACE PROVIDED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.

EXCEPTIONS:
1. A TURNING SPACE IS NOT REQUIRED IN TOILET ROOMS AND BATHROOMS THAT ARE NOT REQUIRED TO COMPLY WITH SECTION 304.
2. A TURNING SPACE IS NOT REQUIRED WITHIN CLOSETS OR PAINTRIES THAT ARE 48 INCHES MAXIMUM IN DEPTH.

1003.3.3 COMPONENTS
ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND PLATFORM LIFTS.

1003.5 DOORS AND DOORWAYS
THE PRIMARY ENTRANCE DOOR TO THE UNIT, AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL COMPLY WITH SECTION 404.

EXCEPTIONS:
1. THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4" INCH MAX. IN HEIGHT, PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.
2. IN TOILET ROOMS AND BATHROOMS NOT REQUIRED TO COMPLY WITH SECTION 1003.11.2, MANEUVERING CLEARANCES ARE NOT REQUIRED ON THE BATHROOM SIDE OF THE DOOR.
3. AT BALCONY DOORS THAT ARE NOT THE PRIMARY ENTRANCE TO THE ROOM MANEUVERING CLEARANCE IS NOT REQUIRED ON THE EXTERIOR SIDE OF THE DOOR.

4. FIRE RESISTIVE REQUIREMENTS IN HOURS FOR TYPE II - 1 HOUR CONSTRUCTION FROM TABLE A-1
EXCEPTIONS:
1. BEARING WALLS - EXTERIOR 1 HR.
2. BEARING WALLS - INTERIOR 1 HR.
3. NON-BEARING WALLS - EXTERIOR 1 HR.
4. STRUCTURAL FRAMES 1 HR.
5. PARTITIONS - PERMANENT 1 HR.
6. SHANTY ENCLOSURES 1 HR.
7. FLOORS AND FLOOR - CEILING 1 HR.
8. ROOFS AND ROOF - CEILING 1 HR.
9. EXTERIOR DOORS AND WINDOWS SEC. 405.3.2
10. STAIRWAY CONSTRUCTION 2 HR. AS PER SEC. 1005.8.3.2.

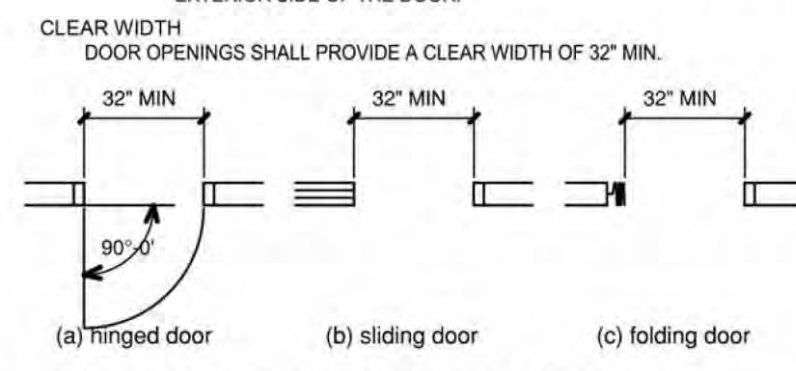
5. BUILDING CODE 1911 U.B.C.
6. THE BUILDING IS EQUIPPED WITH AN APPROVED FIRE ALARM SYSTEM.

7. OCCUPANCY SEPARATION FROM TABLE 5-B, 3-HR. SEPARATION BETWEEN S-2 AND R-1; # A-3 OCCUPANCIES.

8. EXT. HALL AND OPENING PROTECTION BASED ON LOCATION ON PROPERTY FROM TABLE 5-A
THERE IS A INTERPRETATION BY THE TOWN BUILDING DEPT. THAT THERE IS AN ASSUMED PROPERTY LINE AT THE CENTERLINE BETWEEN THE PROPOSED BUILDING AND THE ADJACENT BUILDING OR FOOTPRINT OF PROPOSED BUILDING.

OCCUPANCY GROUP	CONSTRUCTION TYPE	EXTERIOR WALLS	OPENINGS
A-3	1-HR.	NO EXT. BEARING WALLS THIS PROJECT.	CLOSEST NON-BEARING WALL IS 8'-0" FROM NORTH PROPERTY LINE. ONE-HOUR N/C REQUIRED AT GREATER THAN 5' 10" OPENINGS LESS THAN 10' PROVIDED.
H	1-HR.	NO EXT. BEARING WALLS THIS PROJECT.	CLOSEST NON-BEARING WALL IS 8'-0" FROM NORTH PROPERTY LINE. ONE-HOUR N/C REQUIRED. NO OPENINGS LESS THAN 10' PROVIDED.
R-1	1-HR.	NO EXT. BEARING WALLS THIS PROJECT.	CLOSEST NON-BEARING WALL IS 8'-0" FROM NORTH PROPERTY LINE. ONE-HOUR N/C REQUIRED. NO OPENINGS LESS THAN 10' PROVIDED.

9. ALLOWABLE BUILDING HEIGHT FOR TYPE II HOUR R-1 OCCUPANCY FROM TABLE 5-B AND DEFINITION OF HEIGHT OF BUILDING, SEC. 204
REQUIRED = 65' MAX.
PROPOSED = 64'-8" TO THE AVERAGE HEIGHT OF THE HIGHEST GABLE (SEE EAST ELEVATION (W.A.L. * 10'-0" FROM LOWEST GRADE (84'-6" * 10'-0" * 64'-6") * 6" HEAD TO 100'-0") 57'-0" BUILDING HEIGHT



1003.10 LAUNDRY EQUIPMENT - SHALL COMPLY WITH SECTION 611
A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH, SHALL BE PROVIDED FOR FRONT LOADING MACHINES. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX. FROM THE CENTERLINE OF THE DOOR OPENING.

1003.11 TOILET AND BATHING FACILITIES
AT LEAST ONE LAVATORY, ONE WATER CLOSET AND EITHER A BATHUB OR A SHOWER WITHIN THE UNIT SHALL COMPLY WITH SECTION 1003.11.2. ALL ABOVE FIXTURES SHALL BE IN A SINGLE TOILET/BATHING AREA.

1003.11.2 LAVATORIES SHALL COMPLY WITH SECTION 606
A CLEAR FLOOR SPACE POSITIONED FOR FORWARD APPROACH, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL NOT APPLY TO MORE THAN ONE BOWL, OF A MULTI-BOWL SINK.
EXCEPTION: CABINETS SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED:
(a) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY;
(b) THE FLOOR FINISH EXTENDS UNDER THE CABINETS;
(c) THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.

1003.11.2.3 MIRRORS ABOVE ACCESSIBLE LAVATORIES SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAX. ABOVE FLOOR.

1003.11.2.4.1 THE WATER CLOSET SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 18 INCHES MAX. FROM THE SIDE WALL.
CLEARANCE AROUND THE WATER CLOSET SHALL BE 60 INCHES MIN. IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDEWALL.

1003.11.2.4.2 CLEARANCE AROUND THE WATER CLOSET SHALL BE 56 INCHES MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL.
CLEARANCE OVERLAP
EXCEPTION: A LAVATORY MEASURING 24 INCHES MIN. IN DEPTH AND COMPLYING WITH SECTION 1003.11.2.2 SHALL BE PERMITTED ON THE REAR WALL 18 INCHES MIN. FROM THE CENTERLINE OF THE WATER CLOSET TO THE SIDE EDGE OF THE LAVATORY WHERE THE CLEARANCE OF THE WATER CLOSET IS 56 INCHES MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.

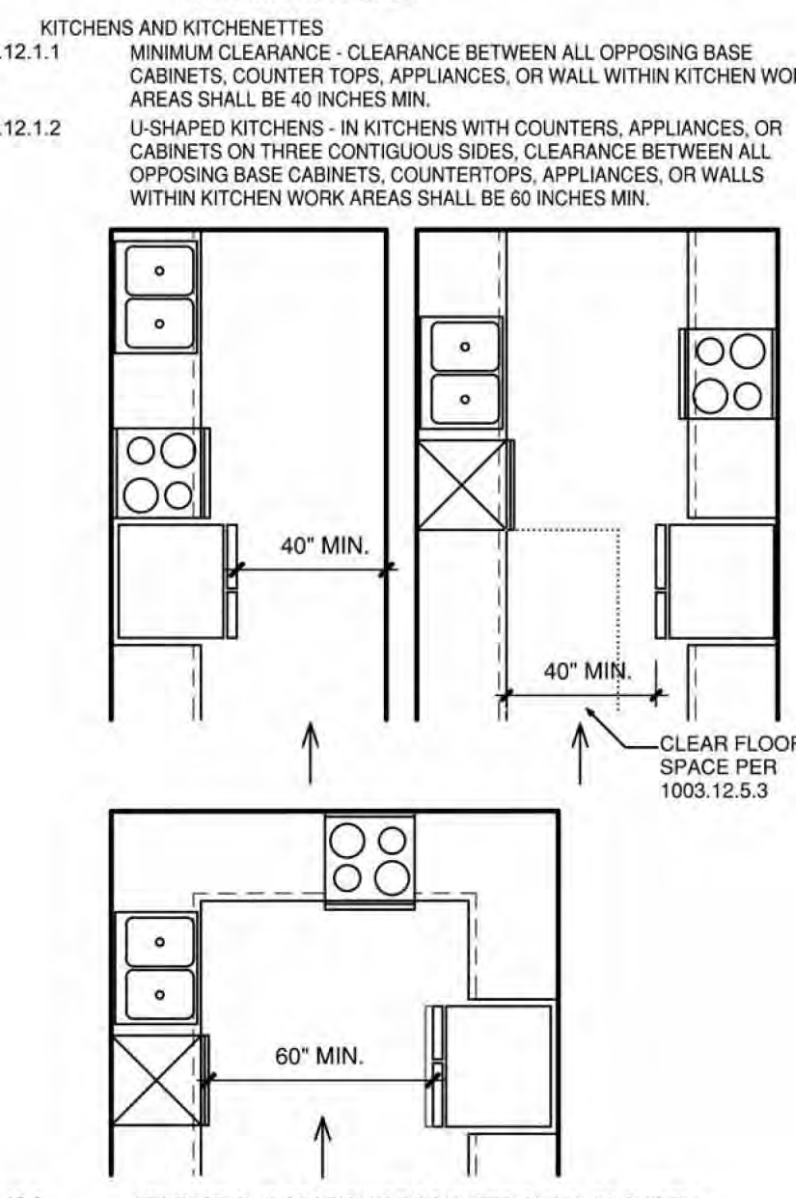
1003.11.2.5.1 BATHUBS SHALL COMPLY WITH SECTION 607
- A CLEARANCE IN FRONT OF BATHTUBS EXTENDING THE LENGTH OF THE BATHTUB AND 30 INCHES MIN. IN DEPTH SHALL BE PROVIDED, WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES MIN. BEYOND THE WALL AT THE HEAD END OF THE BATHTUB.
- COUNTER TOPS AND CABINETS SHALL BE PERMITTED AT ONE END OF THE CLEARANCE, PROVIDED THE FOLLOWING CRITERIA ARE MET:
(a) THE COUNTERTOP AND CABINETS CAN BE REMOVED;
(b) THE FLOOR FINISH EXTENDS UNDER THE COUNTERTOP AND CABINETS; AND
(c) THE WALLS BEHIND AND SURROUNDING THE COUNTERTOP AND CABINETS ARE FINISHED.

1003.11.2.5.2 SHOWERS SHALL COMPLY WITH SECTION 608
EXCEPTION: AT STANDARD ROLL-IN SHOWER COMPARTMENTS, COUNTER TOPS AND CABINETS SHALL BE PERMITTED AT ONE END OF THE CLEARANCE, PROVIDED:
(a) THE COUNTERTOP AND CABINETS CAN BE REMOVED;
(b) THE FLOOR FINISH EXTENDS UNDER THE COUNTERTOP AND CABINETS; AND
(c) THE WALLS BEHIND AND SURROUNDING THE COUNTERTOP AND CABINETS ARE FINISHED.

1003.12 KITCHENS AND KITCHENETTES

1003.12.1 MINIMUM CLEARANCE - CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MIN.

1003.12.2 U-SHAPED KITCHENS - IN KITCHENS WITH COUNTERS, APPLIANCES, OR CABINETS ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MIN.



1003.12.3 AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE A WORK SURFACE 30 INCHES MIN. IN LENGTH.

1003.12.3.1 A CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH TO THE WORK SURFACE, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE WORK SURFACE.
EXCEPTION: CABINETS SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED THE FOLLOWING CRITERIA ARE MET:
(a) THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE;
(b) THE FLOOR FINISH EXTENDS UNDER THE CABINETS; AND
(c) THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.

1003.12.3.2 HEIGHT - THE WORK SURFACE SHALL BE 34 INCHES MAX. ABOVE THE FLOOR.

1003.12.4.1 CLEAR FLOOR SPACE - A CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH TO THE SINK, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
EXCEPTIONS:
1. THE REQUIREMENT FOR KNEE AND TOE CLEARANCES SHALL NOT APPLY TO MORE THAN ONE BOWL, OF A MULTI-BOWL SINK.
2. CABINETS SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED THE FOLLOWING CRITERIA ARE MET:
(a) THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK;
(b) THE FLOOR FINISH EXTENDS UNDER THE CABINETS; AND
(c) THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.

1003.12.4.2 HEIGHT - THE FRONT OF THE SINK SHALL BE 34 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.

1003.12.4.4 EXPOSED PIPES AND SURFACES - WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

1003.12.5 APPLIANCES
1003.12.5.2 A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH, SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE.
A CLEAR FLOOR SPACE, POSITIONED ADJACENT TO THE DISHWASHER DOOR, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR THE ADJACENT SINK.

1003.12.5.4 COOKTOPS
FORWARD APPROACH - KNEE AND TOE CLEARANCE SHALL BE PROVIDED. THE UNDERSIDE OF THE COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT FROM BURNS, ABRASIONS, OR ELECTRICAL SHOCK.
THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE FOR FORWARD APPROACH.

1003.12.5.5.1 OVEN - OVENS SHALL HAVE CONTROLS ON FRONT PANELS, ON EITHER SIDE OF THE DOOR.
CLEAR FLOOR SPACE SHALL BE PROVIDED. THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE OVEN. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER 48 INCHES MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHT POSSIBLE IN THE COMPARTMENT.
FOR PARALLEL APPROACH THE CENTER LINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAX. FROM THE CENTERLINE OF THE APPLIANCE.

1003.12.5.6 STORAGE FACILITIES - WHERE STORAGE FACILITIES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL COMPLY WITH SECTION 605.
EXCEPTION: KITCHEN CABINETS SHALL NOT COMPLY WITH SECTION 605.

1004 TYPE B UNITS

1004.2 PRIMARY ENTRANCE - THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. THE PRIMARY ROUTE SHALL NOT BE TO A BEDROOM UNLESS IT IS THE ONLY ENTRANCE.

1004.3 ACCESSIBLE ROUTE LOCATION - AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH.

1004.5 DOORS AND DOORWAYS

1004.5.2.1 CLEAR WIDTH OF DOORS - DOORWAYS SHALL HAVE A CLEAR OPENING OF 31 3/4 INCHES MIN. CLEAR OPENING OF SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.

1004.5.2.2 CLEARANCE AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 34 INCH MAX. HEIGHT, PROVIDED THEY ARE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

1004.10.1 LAUNDRY EQUIPMENT CLEAR FLOOR SPACE - A PARALLEL APPROACH SHALL BE PROVIDED FOR TOP LOADING MACHINES. A FORWARD APPROACH APPROACH SHALL BE PROVIDED FOR A FRONT LOADING MACHINE.

1004.11.1 TOILET AND BATHING FACILITIES - GRAB BAR AND SHOWER SEAT REINFORCEMENT: REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHUBS, AND SHOWER COMPARTMENTS.
EXCEPTIONS:
1. IN A ROOM CONTAINING ONLY A LAVATORY AND A WATER CLOSET, REINFORCEMENT IS NOT REQUIRED PROVIDED THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON THE ACCESSIBLE LEVEL OF THE UNIT.
2. AT WATER CLOSETS WHERE WALL SPACE WILL NOT PERMIT A GRAB BAR COMPLYING WITH 604.5.2, REINFORCEMENT FOR A REAR WALL GRAB BAR SHALL, IN LENGTH, BE CENTERED ON THE WATER CLOSET SHALL BE PROVIDED.
3. AT WATER CLOSETS WHERE A SIDE WALL IS NOT AVAILABLE FOR A 42 INCH GRAB BAR, REINFORCEMENT FOR A SIDEWALL GRAB BAR 24 INCHES MIN. IN LENGTH, LOCATED 12 INCHES FROM THE REAR WALL, SHALL BE PROVIDED.

1004.11.2.1 CLEAR FLOOR SPACE - DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE OF ANY FIXTURE.

1004.11.2.2 KNEE AND TOE CLEARANCE SHALL BE PERMITTED TO BE INCLUDED IN THE CLEAR FLOOR SPACE AT FIXTURES.

1004.11.3.1 TOILET AND BATHING AREAS - EITHER ALL TOILET AND BATHING AREAS PROVIDED SHALL COMPLY WITH OPTION A, OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH OPTION B.
EXCEPTIONS:
1. WHERE LAVATORIES ARE PROVIDED IN A SINGLE TOILET AND BATHING AREA SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH PARTS OF THE UNIT, NOT MORE THAN ONE LAVATORY IS REQUIRED TO COMPLY WITH SECTION 1004.11.3.1.
2. A LAVATORY AND A WATER CLOSET IN A ROOM CONTAINING ONLY A LAVATORY AND WATER CLOSET, PROVIDED THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON THE ACCESSIBLE LEVEL OF THE UNIT.

1004.11.3.1.1 A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3, POSITIONED FOR A PARALLEL APPROACH, SHALL BE PROVIDED AT A LAVATORY. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE LAVATORY.
EXCEPTION: A LAVATORY COMPLYING WITH SECTION 606 SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED:
(a) THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY; AND
(b) THE FLOOR FINISH EXTENDS UNDER THE CABINETS; AND
(c) THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.

1004.11.3.1.2.1 WATER CLOSET - LOCATION - THE CENTERLINE OF THE WATER CLOSET SHALL BE 18 INCHES MAX. FROM ONE SIDE OF THE REQUIRED CLEARANCE.

1004.11.3.1.2.2 CLEARANCE WIDTH - CLEARANCE AROUND THE WATER CLOSET SHALL BE 48 INCHES MIN. IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE OF THE CLEARANCE THAT IS 18 INCHES MAX. FROM THE WATER CLOSET CENTERLINE.

1004.11.3.1.2.3 CLEARANCE DEPTH - CLEARANCE AROUND THE WATER CLOSET SHALL BE 56 INCHES MIN. IN DEPTH PERPENDICULAR FROM THE REAR WALL.

1004.11.3.1.2.4 INCREASED CLEARANCE DEPTH AT FORWARD APPROACH - WHERE A FORWARD APPROACH IS PROVIDED, THE CLEARANCE SHALL BE 60 INCHES MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL.

1004.11.3.1.3.1 BATHING FIXTURES - PARALLEL APPROACH BATHUBS
1. CLEARANCES OF 60 INCHES MIN. IN LENGTH AND 30 INCHES MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHUBS WITH A PARALLEL APPROACH. LAVATORIES COMPLYING WITH SECTION 606 SHALL BE PERMITTED IN THE CLEARANCE.

1004.11.3.1.3.2 FORWARD APPROACH BATHUBS - A CLEARANCE 60 INCHES MIN. IN LENGTH AND 48 INCHES MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHUBS WITH A FORWARD APPROACH. A WATER CLOSET AND A LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB.

1004.11.3.2 OPTION B - ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH 1004.11.3.2. THE ACCESSIBLE FIXTURES SHALL BE IN A SINGLE TOILET BATHING AREA.

1004.11.3.2.1 THE FRONT OF THE LAVATORY SHALL BE 34 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER RIM OF THE COUNTER TOP/EDGE.

1004.11.3.2.3 BATHUB - A CLEARANCE 48 INCHES MIN. IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BATHTUB, AND 30 INCHES MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.

1004.12.1.1 KITCHENS AND KITCHENETTES - MIN. CLEARANCE - CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MIN.

1004.12.1.2 U-SHAPED KITCHENS - IN KITCHENS WITH COUNTERS, APPLIANCES, OR CABINETS ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MIN.

1004.12.2.1 CLEAR FLOOR SPACE - SINK - A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE SINK, SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE SINK BOWL.

1004.12.2.2 CLEAR FLOOR SPACE - DISHWASHER - A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE DISHWASHER, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE ONE POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER.

1004.12.2.3.1 COOKTOPS - APPROACH - A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL OR FORWARD APPROACH TO THE COOKTOP, SHALL BE PROVIDED.

1004.12.2.3.2 FORWARD APPROACH - KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE UNDERSIDE OF THE COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK.

1004.12.2.3.3 PARALLEL APPROACH - THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE.

1004.12.2.4 A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL OR FORWARD APPROACH ADJACENT TO THE OVEN SHALL BE PROVIDED. THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE OVEN.

1004.12.2.5 REFRIGERATOR / FREEZER - A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL OR FORWARD APPROACH TO THE REFRIGERATOR / FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAX. FROM THE CENTERLINE OF THE APPLIANCE.

1004.12.2.6 TRASH COMPACTOR - A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE TRASH COMPACTOR, SHALL BE PROVIDED.

1005 TYPE C (VISITABLE) UNITS

1005.2 UNIT ENTRANCE - AT LEAST ONE UNIT ENTRANCE SHALL BE ON A CIRCULATION PATH COMPLYING WITH SECTION 1005.5 FROM A PUBLIC STREET OR SIDEWALK, A DWELLING UNIT DRIVEWAY, OR GARAGE.

1005.3 CONNECTED SPACES - A CIRCULATION PATH COMPLYING WITH SECTION 1005.5 SHALL CONNECT THE UNIT ENTRANCE COMPLYING WITH SECTION 1005.2 AND WITH THE SPACES SPECIFIED IN SECTION 1005.4.

1005.5.1 CIRCULATION PATH - COMPONENTS - THE CIRCULATION PATH SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS COMPLYING WITH SECTIONS 407 THROUGH 409.

1005.5.3.1 WALKING SURFACES - WALKING SURFACES WITH SLOPES NOT STEEPER THAN 1:20
DOORS AND DOORWAYS - CLEAR WIDTH - DOORWAYS SHALL HAVE A CLEAR OPENING OF 31 3/4 INCHES MIN. CLEAR OPENING OF SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.

1005.5.3.2 THRESHOLDS SHALL COMPLY WITH SECTION 303
EXCEPTION: THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4 INCH MAX. IN HEIGHT, PROVIDED THEY ARE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

1005.5.4 RAMPS SHALL COMPLY WITH SECTION 405
EXCEPTION: HANDRAILS, INTERMEDIATE LANDINGS AND EDGE PROTECTION ARE NOT REQUIRED WHERE THE SIDES OF RAMP RUNS HAVE A VERTICAL DROP OFF OF 1/2 INCH MAX. WITHIN 10 INCHES HORIZONTALLY OF RAMP RUN. TOILET ROOM OR BATHROOM - AT A MINIMUM, THE TOILET ROOM OR BATHROOM REQUIRED BY SECTION 1005.4 SHALL INCLUDE A LAVATORY AND A WATER CLOSET. REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AT WATER CLOSETS.

1006 UNITS WITH ACCESSIBLE COMMUNICATION

1006.2 UNIT SMOKE DETECTION - WHERE PROVIDED, UNIT SMOKE DETECTION SHALL INCLUDE AUDIBLE NOTIFICATION COMPLYING WITH FA 72 LISTED IN SECTION 105.2.2.

1006.3 BUILDING FIRE ALARM SYSTEM - WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE UNIT IN THE VICINITY OF THE UNIT SMOKE DETECTION SYSTEM.

1006.4 VISIBLE NOTIFICATION APPLIANCES - VISIBLE NOTIFICATION APPLIANCES, WHERE PROVIDED WITHIN THE UNIT AS PART OF THE UNIT SMOKE DETECTION OR THE BUILDING FIRE ALARM SYSTEM.

1006.4.1 ACTIVATION - ALL VISIBLE NOTIFICATION APPLIANCES PROVIDED WITHIN THE UNIT FOR SMOKE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON SMOKE DETECTION. ALL VISIBLE NOTIFICATION APPLIANCES PROVIDED WITHIN THE UNIT FOR THE BUILDING FIRE ALARM NOTIFICATION SHALL BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM IN THE PORTION OF THE BUILDING CONTAINING THE UNIT.

1006.5.1 UNIT PRIMARY ENTRANCE - NOTIFICATION - A HARD WIRE ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED ON THE PUBLIC SIDE OF THE UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE WITHIN THE UNIT.

1006.5.2 IDENTIFICATION - A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE USED, SHALL PROVIDE A MIN. OF 180-DEGREE RANGE OF VIEW.

1006.6 SITE, BUILDING, OR FLOOR ENTRANCE - WHERE A SYSTEM PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE UNIT IS PROVIDED AT A LOCATION OTHER THAN THE UNIT ENTRY DOOR, THE SYSTEM SHALL COMPLY WITH 1006.6.



1003.12.6.6 Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer 54 inches (1370 mm) maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches (610 mm) maximum from the centerline of the dedicated space.

1003.12.6.7 Trash Compactor. A clear floor space, positioned for a parallel or forward approach to the trash compactor, shall be provided.

1003.13 Windows. Where operable windows are provided, at least one window in each sleeping, living, or dining space shall have operable parts complying with Section 1003.9. Each required operable window shall have operable parts complying with Section 1003.9.

1003.14 Storage Facilities. Where storage facilities are provided, they shall comply with Section 1003.14. Kitchen cabinets shall comply with Section 1003.12.5.

1003.14.1 Clear Floor Space. A clear floor space complying with Section 305, positioned for a parallel or forward approach, shall be provided at each storage facility.

1003.14.2 Height. A portion of the storage area of each storage facility shall comply with at least one of the reach ranges specified in Section 308.

1003.14.3 Operable Parts. Operable parts on storage facilities shall comply with Section 309.

1004 Type B Units

1004.1 General. Type B units shall comply with Section 1004.

1004.2 Primary Entrance. The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.

1004.3 Accessible Route. Accessible routes within Type B units shall comply with Section 1004.3.

1004.3.1 Location. At least one accessible route shall connect all spaces and elements that are a part of the unit. Where only one

accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces.

EXCEPTION: One of the following is not required to be on an accessible route:

1. A raised floor area in a portion of a living, dining, or sleeping room; or
2. A sunken floor area in a portion of a living, dining, or sleeping room; or
3. A mezzanine that does not have plumbing fixtures or an enclosed habitable space.

1004.3.2 Components. Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, doorways, ramps, elevators, and platform lifts.

1004.4 Walking Surfaces. Walking surfaces that are part of an accessible route shall comply with Section 1004.4.

1004.4.1 Width. Clear width of an accessible route shall comply with Section 403.5.

1004.4.2 Changes in Level. Changes in level shall comply with Section 303.

EXCEPTION: Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface shall be 4 inches (100 mm) maximum below the floor level of the adjacent interior spaces of the unit.

1004.5 Doors and Doorways. Doors and doorways shall comply with Section 1004.5.

1004.5.1 Primary Entrance Door. The primary entrance door to the unit shall comply with Section 404.

EXCEPTION: Maneuvering clearances required by Section 404.2.3 shall not be required on the unit side of the primary entrance door.

1004.5.2 User Passage Doorways. Doorways intended for user passage shall comply with Section 1004.5.2.

1004.5.2.1 Clear Width. Doorways shall have a clear opening of 31¼ inches (810 mm) minimum. Clear opening of swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees.

1004.11.3.1.1 Lavatory. A clear floor space complying with Section 305.3, positioned for a parallel approach, shall be provided. The clear floor space shall be centered on the lavatory.

EXCEPTIONS:

1. A lavatory complying with Section 606.
2. Cabinetry shall be permitted under the lavatory provided such cabinetry can be removed without removal or replacement of the lavatory, and the floor finish extends under such cabinetry.

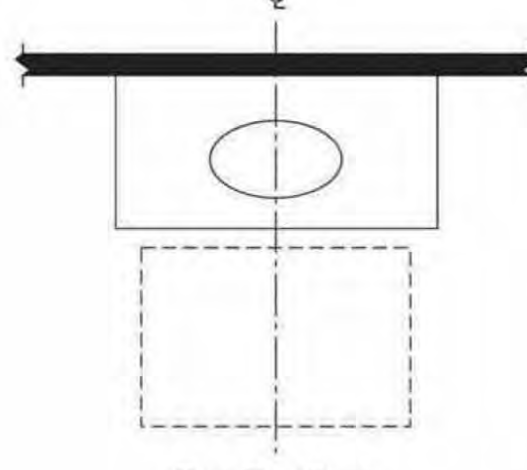


Fig. 1004.11.3.1.1 Lavatory in Type B Units—Option A Bathrooms

1004.11.3.1.2 Water Closet. The lateral distance from the centerline of the water closet to a bathtub or lavatory shall be 18 inches (455 mm) minimum on the side opposite the direction of approach and 15 inches (380 mm) minimum on the other side. The lateral distance to an adjacent wall shall be 18 inches (455 mm).

The lateral distance from the centerline of the water closet to a lavatory or bathtub shall be 15 inches (380 mm) minimum. The water closet shall be positioned to allow for future installation of a grab bar on the side with 18 inches (455 mm) clearance. Clearance around the water closet shall comply with Section 1004.11.3.1.2.1, 1004.11.3.1.2.2, or 1004.11.3.1.2.3.

1004.11.3.1.2.1 Parallel Approach. A clearance 56 inches (1420 mm) minimum measured from the wall behind the water closet, and 48 inches (1220 mm) minimum measured from a point 18 inches (455 mm) from the centerline of the water closet on the side designated for future installation of grab bars shall be provided. Vanities or lavatories on the wall behind the water closet are permitted to overlap the clearance.

1004.11.3.1.2.2 Forward Approach. A clearance 66 inches (1675 mm) minimum measured from the wall behind the water closet, and 48 inches (1220 mm) minimum measured from a point 18 inches (455 mm) from the centerline of the water closet on the side designated for future installation of grab bars shall be provided. Vanities or lavatories on the wall behind the water closet are permitted to overlap the clearance.

1004.11.3.1.2.3 Parallel or Forward Approach. A clearance 56 inches (1420 mm) minimum measured from the wall behind the water closet, and 42 inches (1065 mm) minimum measured from the centerline of the water closet shall be provided.

1004.11.3.1.3 Bathing Facilities. Where a bathtub or shower compartment is provided it shall conform with Section 1004.11.3.1.3.1, 1004.11.3.1.3.2, or 1004.11.3.1.3.3.

1004.11.3.1.3.1 Parallel Approach Bathtubs. A clearance 60 inches (1525 mm) minimum in length and 30 inches (760 mm) minimum in width shall be provided in front of bathtubs with a parallel approach. Lavatories complying with Section 606 shall be permitted in the clearance. A lavatory complying with Section 1004.11.3.1.1 shall be permitted at the control end of the bathtub if a clearance 48 inches (1220 mm) minimum in length and 30 inches (760 mm) minimum in width for a parallel approach is provided in front of the bathtub.

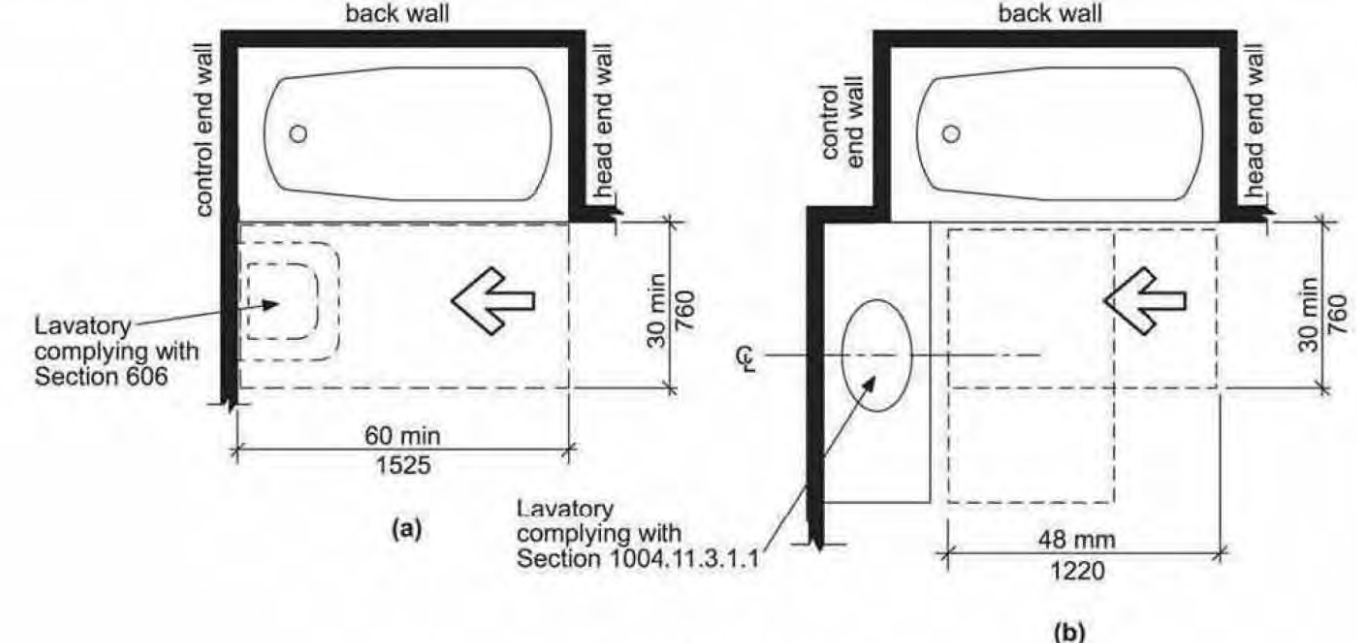


Fig. 1004.11.3.1.3.1 Parallel Approach Bathtub in Type B Units—Option A Bathrooms

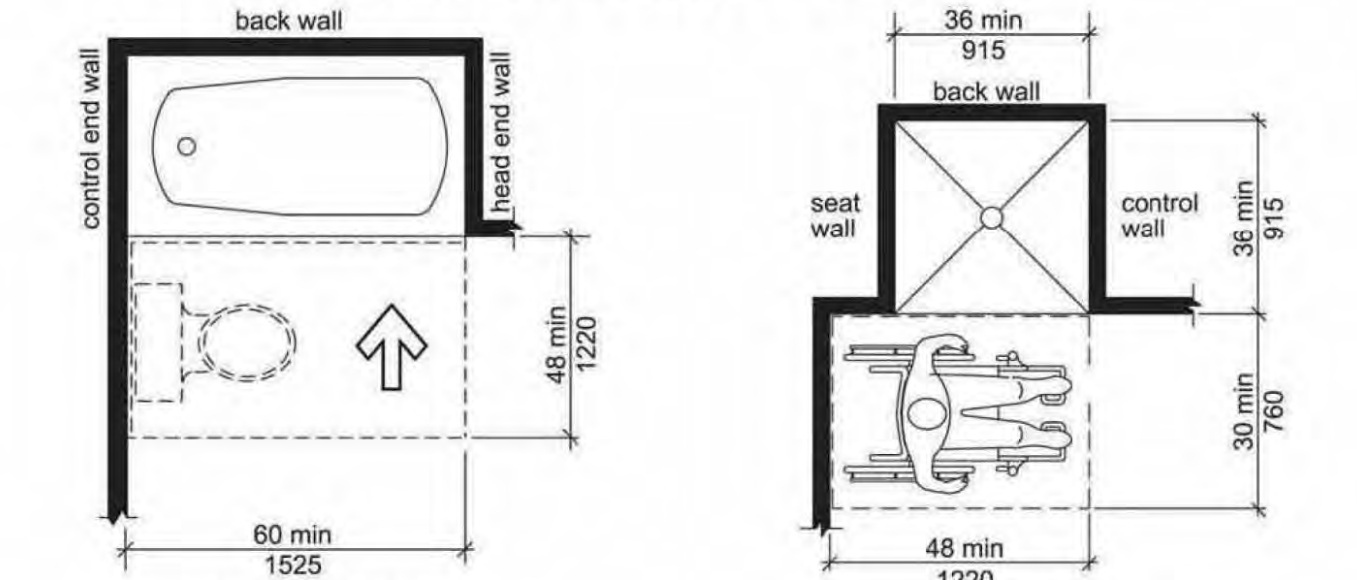


Fig. 1004.11.3.1.3.2 Forward Approach Bathtub in Type B Units—Option A Bathrooms

1004.11.3.2 Option B. One of each type of fixture provided shall comply with Section 1004.11.3.2. The accessible fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the unit.

1004.11.3.2.1 Lavatory. Lavatories shall comply with Section 1004.11.3.2.1.

1004.5.2.2 Thresholds. Thresholds shall comply with Section 303.

EXCEPTION: Thresholds at exterior sliding doors shall be permitted to be ¾ inch (19 mm) maximum in height, provided they are beveled with a slope not steeper than 1:2.

1004.5.2.3 Automatic Doors. Automatic doors shall comply with Section 404.3.

1004.5.2.4 Double Leaf Doorways. Where an inactive leaf with operable parts higher than 48 inches (1220 mm) or lower than 15 inches (380 mm) above the floor is provided, the active leaf shall provide the clearance required by Section 1004.5.2.1.

1004.6 Ramps. Ramps shall comply with Section 405.

1004.7 Elevators. Elevators within the unit shall comply with Section 407, 408, or 409.

1004.8 Platform Lifts. Platform lifts within the unit shall comply with Section 410.

1004.9 Operable Parts. Lighting controls, electrical switches and receptacle outlets, environmental controls, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.

EXCEPTIONS:

1. Receptacle outlets serving a dedicated use.
2. One receptacle outlet is not required to comply with Sections 309.2 and 309.3 where all of the following conditions are met:
 - (a) the receptacle outlet is above a length of countertop that is uninterrupted by a sink or appliance; and
 - (b) at least one receptacle outlet complying with Section 1004.9 is provided for that length of countertop; and
 - (c) all other receptacle outlets provided for that length of countertop comply with Section 1004.9.
3. Floor receptacle outlets.
4. HVAC diffusers.
5. Controls mounted on ceiling fans.
6. Controls or switches mounted on appliances.
7. Plumbing fixture controls.

1004.10 Laundry Equipment. Washing machines and clothes dryers shall comply with Section 1004.10.

1004.10.1 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for a parallel approach, shall be provided. The clear floor space shall be centered on the appliance.

1004.11 Toilet and Bathing Facilities. Toilet and bathing fixtures shall comply with Section 1004.11.

EXCEPTION: Fixtures on levels not required to be accessible.

1004.11.1 Clear Floor Space. Clear floor space required by Section 1004.11.3.1 or 1004.11.3.2 shall comply with Sections 1004.11.1 and 305.3.

1004.11.1.1 Doors. Doors shall not swing into the clear floor space for any fixture.

EXCEPTION: Where a clear floor space complying with Section 305.3, excluding knee and toe clearances under elements, is provided within the room beyond the arc of the door swing.

1004.11.1.2 Knee and Toe Clearance. Clear floor space at fixtures shall be permitted to include knee and toe clearances complying with Section 306.

1004.11.1.3 Overlap. Clear floor spaces shall be permitted to overlap.

1004.11.2 Reinforcement. Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are located to permit the installation of grab bars and seats complying with Sections 604.5, 607.4, 608.3 and 608.4, reinforcement shall be provided for the future installation of grab bars and seats meeting those requirements.

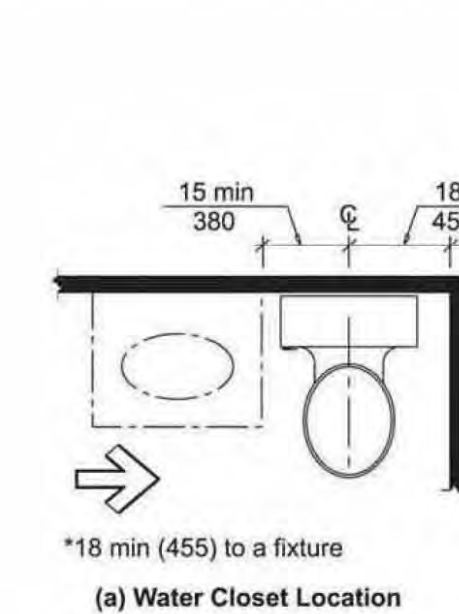
EXCEPTION: Reinforcement is not required in a room containing only a lavatory and a water closet, provided the room does not contain the only lavatory or water closet on the accessible level of the unit.

1004.11.3 Toilet and Bathing Rooms. Either all toilet and bathing rooms provided shall comply with Section 1004.11.3.1 (Option A), or one toilet and bathing room shall comply with Section 1004.11.3.2 (Option B).

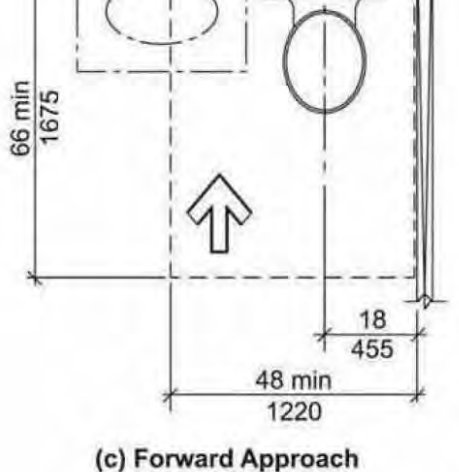
1004.11.3.1 Option A. Each fixture provided shall comply with Section 1004.11.3.1.

EXCEPTION: A lavatory and a water closet in a room containing only a lavatory and water closet, provided the room does not contain the only lavatory or water closet on the accessible level of the unit.

1004.11.3.1.3.2 Forward Approach Bathtubs. A clearance 60 inches (1525 mm) minimum in length and 48 inches (1220 mm) minimum in width shall be provided in front of bathtubs with a forward approach. A water closet shall be permitted in the clearance at the control end of the bathtub.

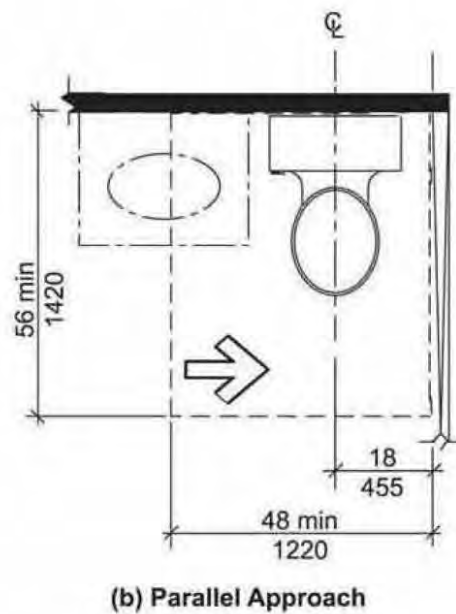


(a) Water Closet Location

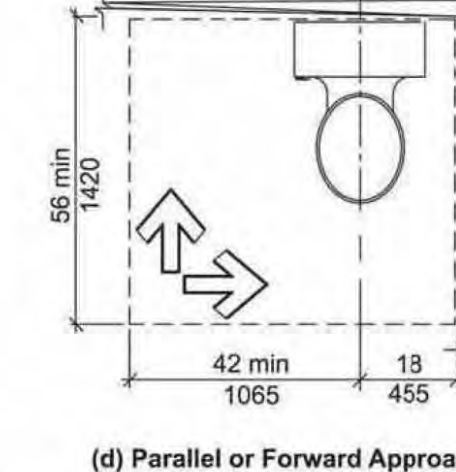


(c) Forward Approach

mm) minimum in depth. A clearance of 48 inches (1220 mm) minimum in length, measured perpendicular from the shower head wall, and 30 inches (760 mm) minimum in depth, measured from the face of the shower compartment, shall be provided. Reinforcing for a shower seat is not required in shower compartments larger than 36 inches (915 mm) in width and 36 inches (915 mm) in depth.

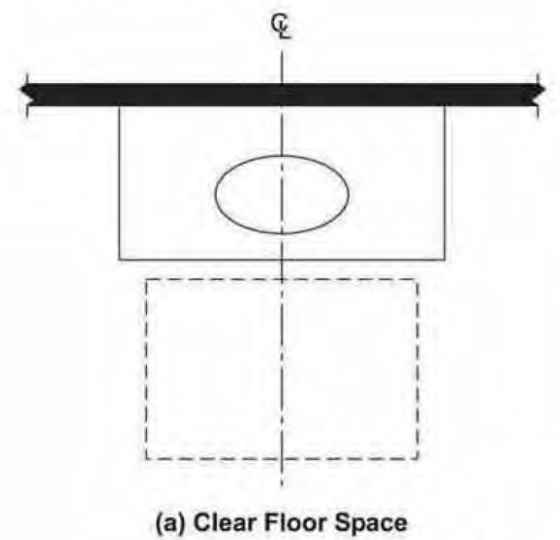


(b) Parallel Approach

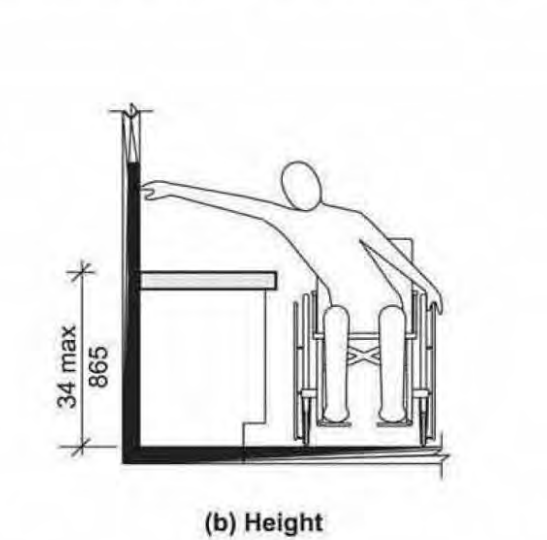


(d) Parallel or Forward Approach

Fig. 1004.11.3.1.2 Water Closets in Type B Units



(a) Clear Floor Space



(b) Height

Fig. 1004.11.3.2.1 Lavatory in Type B Units—Option B Bathrooms

1004.11.3.2.1.1 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for a parallel approach, shall be provided.

EXCEPTIONS:

1. A lavatory complying with Section 606.
2. Cabinetry shall be permitted under the lavatory, provided such cabinetry can be removed without removal or replacement of the lavatory, and the floor finish extends under such cabinetry.

1004.11.3.2.1.2 Position. The clear floor space shall be centered on the lavatory.

1004.11.3.2.1.3 Height. The front of the lavatory shall be 34 inches (865 mm) maximum above the floor, measured to the higher of the fixture rim or counter surface.

1004.11.3.2.2 Water Closet. The water closet shall comply with Section 1004.11.3.1.2.

1004.11.3.2.3 Bathing Facilities. Where either a bathtub or shower compartment is provided, it shall conform with Section 1004.11.3.2.3.1 or 1004.11.3.2.3.2.

1004.11.3.2.3.1 Bathtub. A clearance 48 inches (1220 mm) minimum in length measured perpendicular

from the control end of the bathtub, and 30 inches (760 mm) minimum in width shall be provided in front of bathtubs.

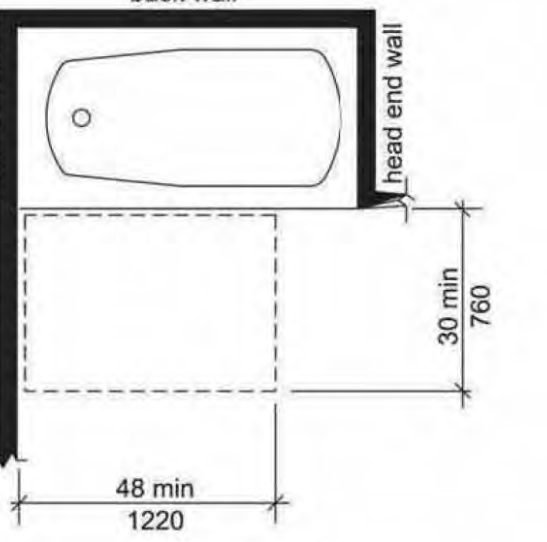


Fig. 1004.11.3.2.3.1 Bathroom Clearance in Type B Units—Option B Bathrooms

1004.11.3.2.3.2 Shower Compartment. A shower compartment shall comply with Section 1004.11.3.1.3.3.

1004.12 Kitchens. Kitchens shall comply with Section 1004.12.

1004.12.1 Clearance. Clearance complying with Section 1004.12.1 shall be provided.

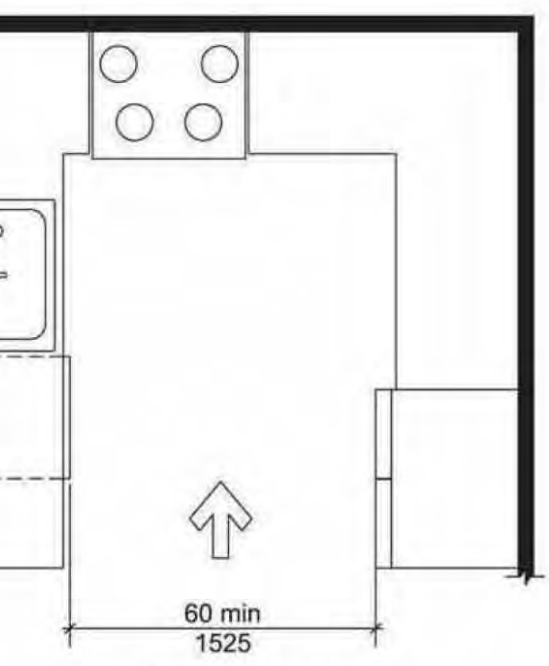


Fig. 1004.12.1.2 U-Shaped Kitchen Clearance in Type B Units

1004.12.2.6 Trash Compactor. A clear floor space, positioned for a parallel or forward approach to the trash compactor, shall be provided.

1005 Units with Accessible Communication Features

1005.1 General. Units required to have accessible communication features shall comply with Section 1005.

1005.2 Unit Smoke Detection. Where provided, unit smoke detection shall include audible notification complying with NFPA 72 listed in Section 105.2.2.

1005.3 Building Fire Alarm System. Where a building fire alarm system is provided, the system wiring shall be extended to a point within the unit in the vicinity of the unit smoke detection system.

1005.4 Visible Notification Appliances. Visible notification appliances, where provided within the unit as part of the unit smoke detection system or the building fire alarm system, shall comply with Section 1005.4.

1005.4.1 Appliance. Visible notification appliances shall comply with Section 702.

1005.4.2 Activation. All visible notification appliances provided within the unit for smoke detection notification shall be activated upon smoke detection. All visible notification appli-

approach to the dishwasher, shall be provided. The clear floor space shall be positioned beyond the swing of the dishwasher door.

1004.12.2.3 Cooktop. A clear floor space, positioned for a parallel or forward approach to the cooktop, shall be provided. The centerline of the clear floor space shall align with the centerline of the cooktop. Where the clear floor space is positioned for a forward approach, knee and toe clearance complying with Section 306 shall be provided. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock.

1004.12.2.4 Oven. A clear floor space, positioned for a parallel or forward approach to the oven, shall be provided.

1004.12.2.5 Refrigerator/Freezer. A clear floor space, positioned for a parallel or forward approach to the refrigerator/freezer, shall be provided.

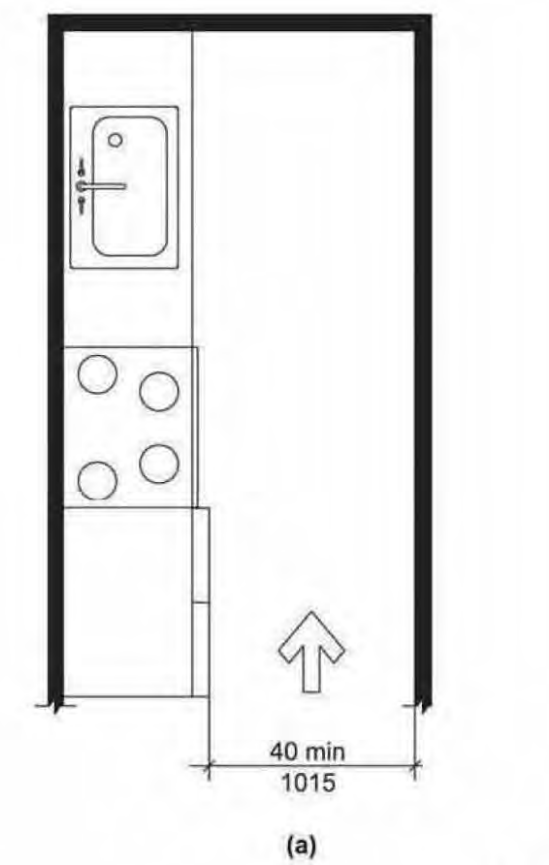


Fig. 1004.12.1.1 Minimum Kitchen Clearance in Type B Units

ances provided within the unit for building fire alarm notification shall be activated upon activation of the building fire alarm in the portion of the building containing the unit.

1005.4.3 Interconnection. The same visible notification appliances shall be permitted to provide notification of unit smoke detection and building fire alarm activation.

1005.4.4 Prohibited Use. Visible notification appliances used to indicate unit smoke detection or building fire alarm activation shall not be used for any other purpose within the unit.

1005.5 Unit Primary Entrance. Communication features shall be provided at the unit primary entrance complying with Section 1005.5.

1005.5.1 Notification. A hard-wired electric doorbell shall be provided. A button or switch shall be provided on the public side of the unit primary entrance. Activation of the button or switch shall initiate an audible tone within the unit.

1005.5.2 Identification. A means for visually identifying a visitor without opening the unit entry door shall be provided. Peepholes, where used, shall provide a minimum 180-degree range of view.

1005.6 Site, Building, or Floor Entrance. Where a system permitting voice communication between a visitor and the occupant of the unit is provided at a location other than the unit entry door, the system shall comply with Section 1005.6.

1005.6.1 Public or Common-Use Interface. The public or common-use system interface shall include the capability of supporting voice and TTY communication with the unit interface.

1005.6.2 Unit Interface. The unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the public or common-use system interface.

1005.7 Closed-Circuit Communication Systems. Where a closed-circuit communication system is provided, the public or common-use system interface shall comply with Section 1005.6.1, and the unit system interface in units required to have accessible communication features shall comply with Section 1005.6.2.



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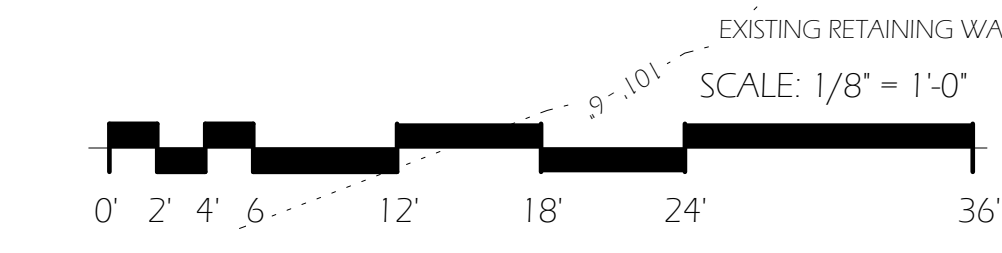
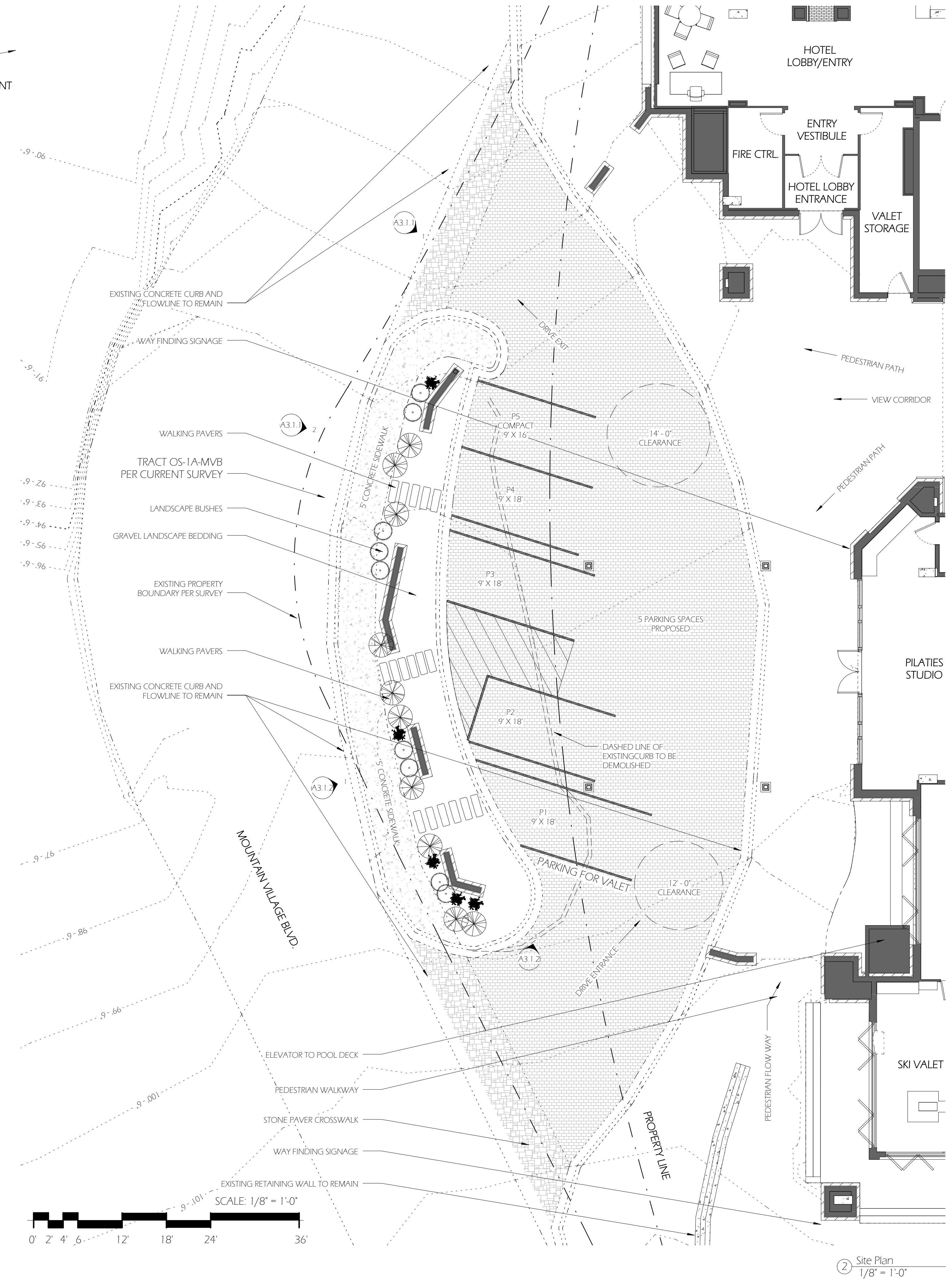
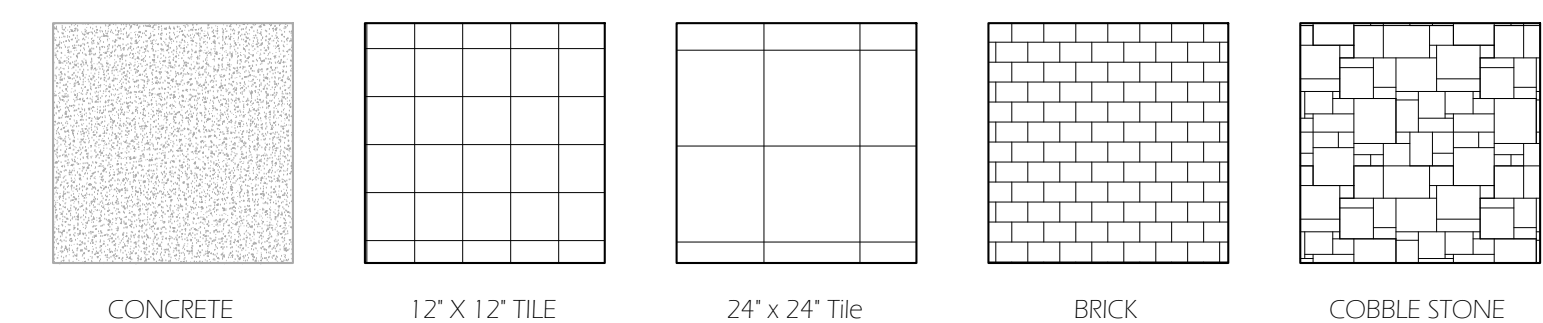
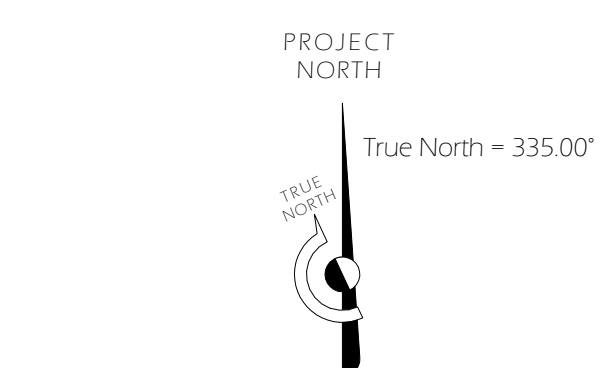
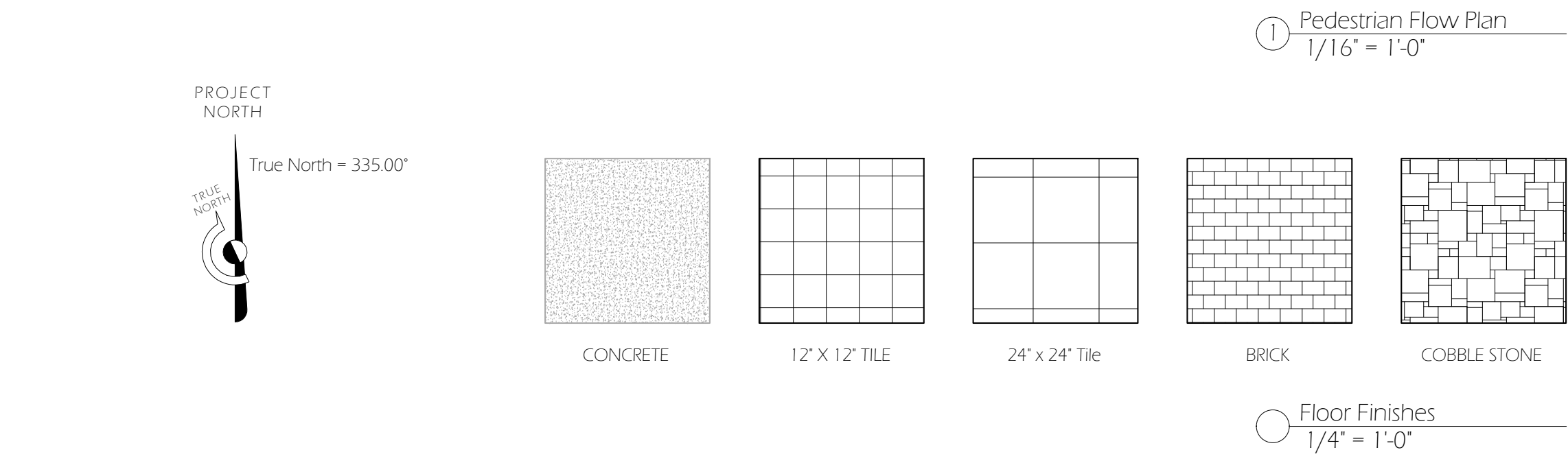
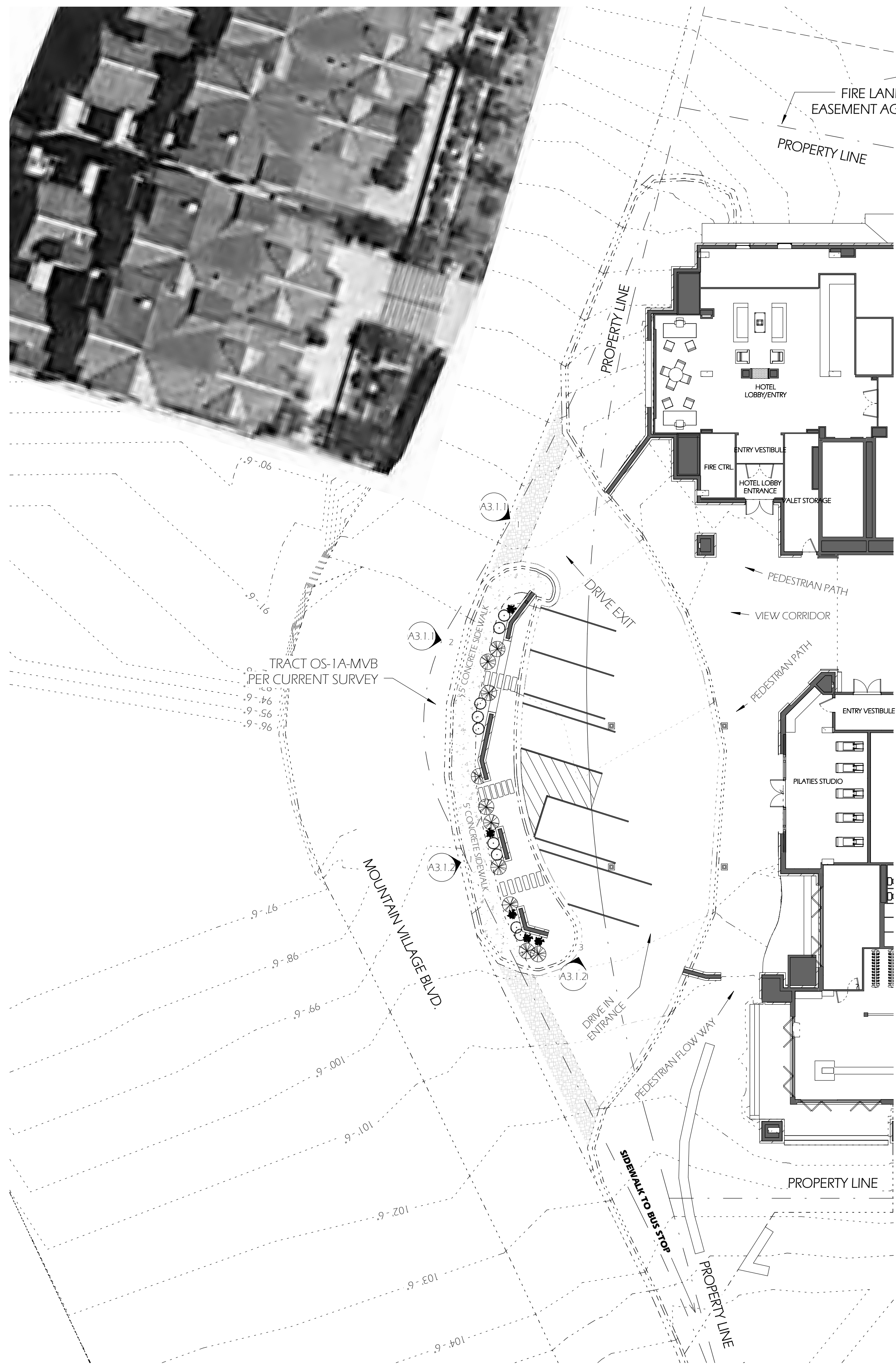
Consultant: Foley Associates, Inc.
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No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
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5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014

No.	Description	Date

Hotel Madeline
Phase 1 Remodel

A.N.S.I. Details



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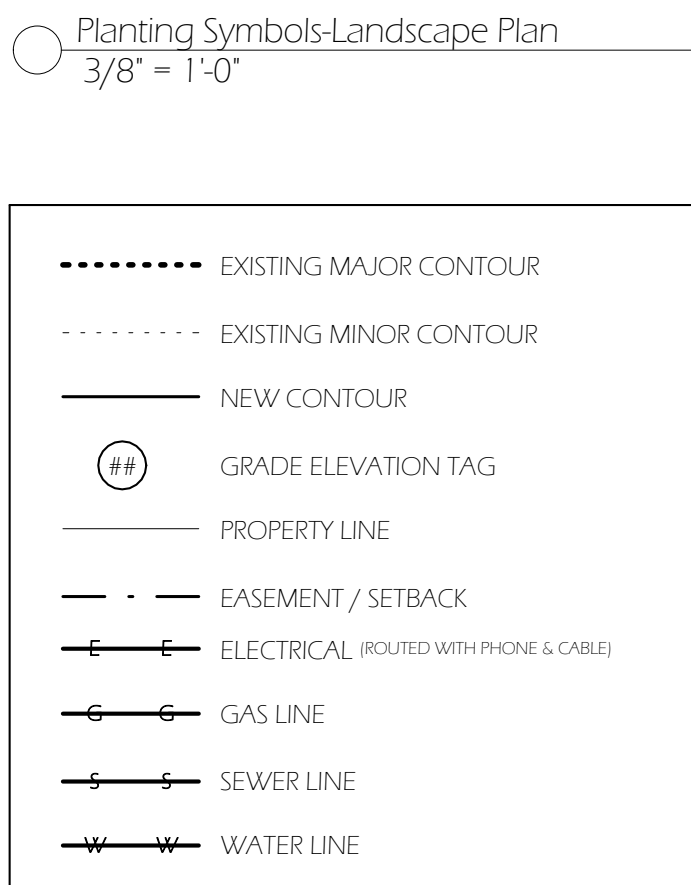
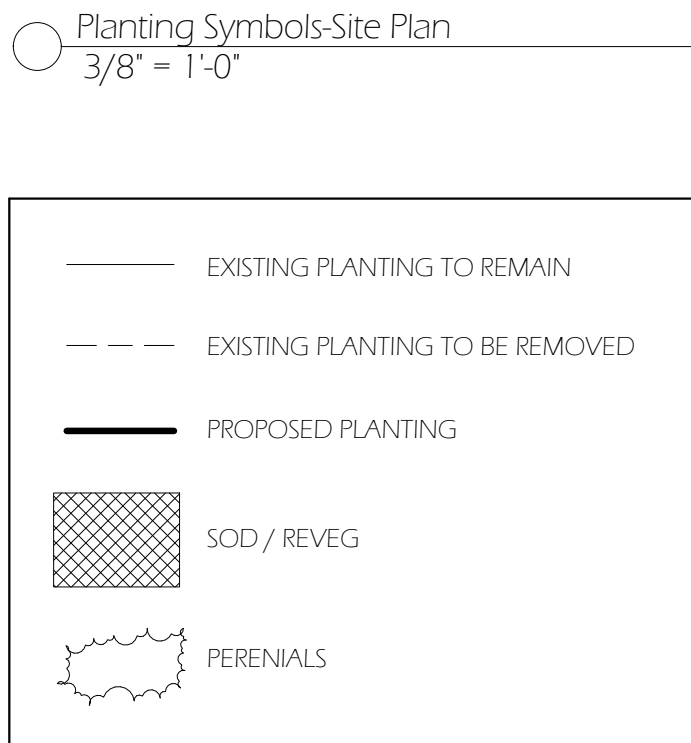
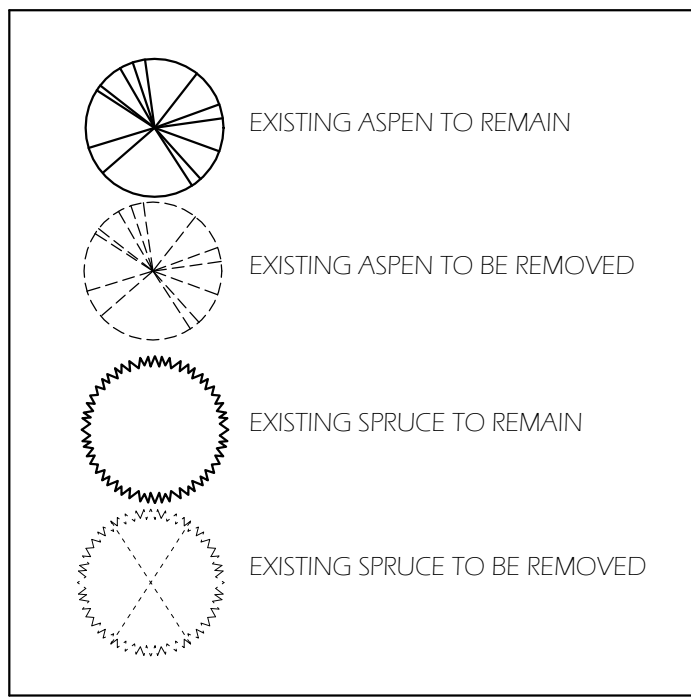
No.	Description	Date

Hotel Madeline
 Phase 1 Remodel

Site & Pedestrian Flow Plan

Date: 12-31-2014
 Drawn by: DH / BF
 Checked by: DH / BF

A1.1.4
 Scale: As indicated



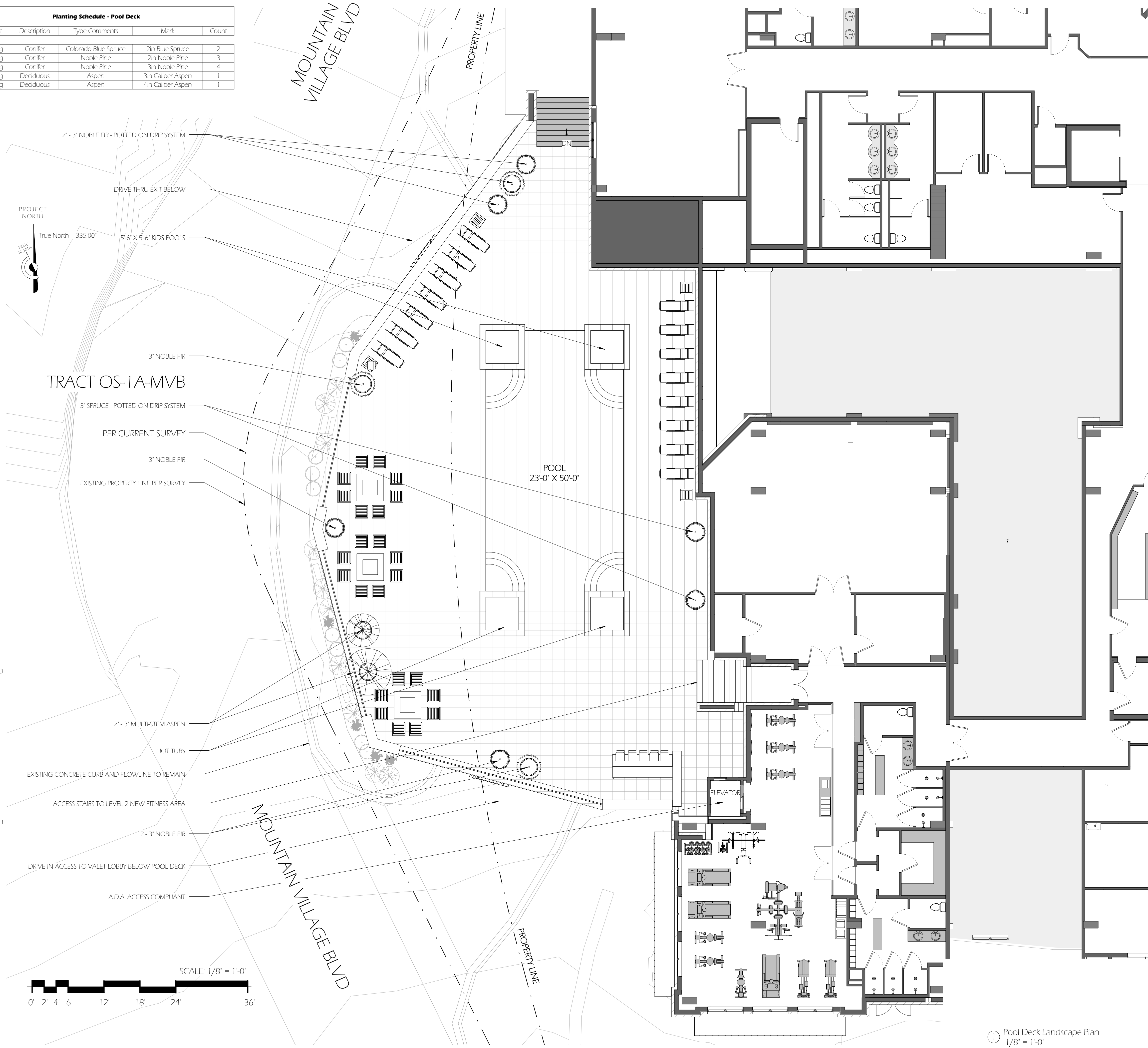
Planting Schedule - Pool Deck

Planting-Text	Description	Type	Comments	Mark	Count
new planting	Conifer	Colorado Blue Spruce	2in Blue Spruce	2	2
new planting	Conifer	Noble Pine	2in Noble Pine	3	3
new planting	Conifer	Noble Pine	3in Noble Pine	4	4
new planting	Deciduous	Aspen	3in Caliper Aspen	1	1
new planting	Deciduous	Aspen	4in Caliper Aspen	1	1

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

- LANDSCAPE GENERAL NOTES**
- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT.
 - ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
 - NECESSARY TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
 - PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
 - SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
 - ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.
 - PROPERTY OWNERS ARE REQUIRED TO PROVIDE THE DRB W/ A 2 YR. PLANT GUARANTEE ON ALL PLANT MATERIALS PLANTED AS PART OF THE LANDSCAPE PLAN.
 - NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE.
 - ALL NEW PLANTED ASPEN TREES TO BE MULTI-STEM TREES.

- IRRIGATION**
- T TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER
 - RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER
 - 1 1/2" WILKINS MODEL 500 PRESSURE REGULATOR
 - RAINBIRD 150 ELECTRIC REMOTE CONTROL VALVE
 - 1" CLASS 200 PVC MAINLINE
 - 1" NSF POLYLATERAL LINE
 - WATER SENSOR
 - RAINBIRD POP-UP DRIP LINE
 - TREES AND SHRUBS TO BE DRIP ONLY. DRIP ZONES TO BE SHUT OFF (2) FULL GROWING SEASONS AFTER PLANT ESTABLISHMENT.
 - TEMPORARY IRRIGATION OF REVEGETATED AREAS - LONG TERM WATERING TO BE ASSESSED TMV AUTHORITY
 - SEPARATE WATER METER INSTALLED FOR IRRIGATION SYSTEM



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Hotel Madeline
Phase 1 Remodel

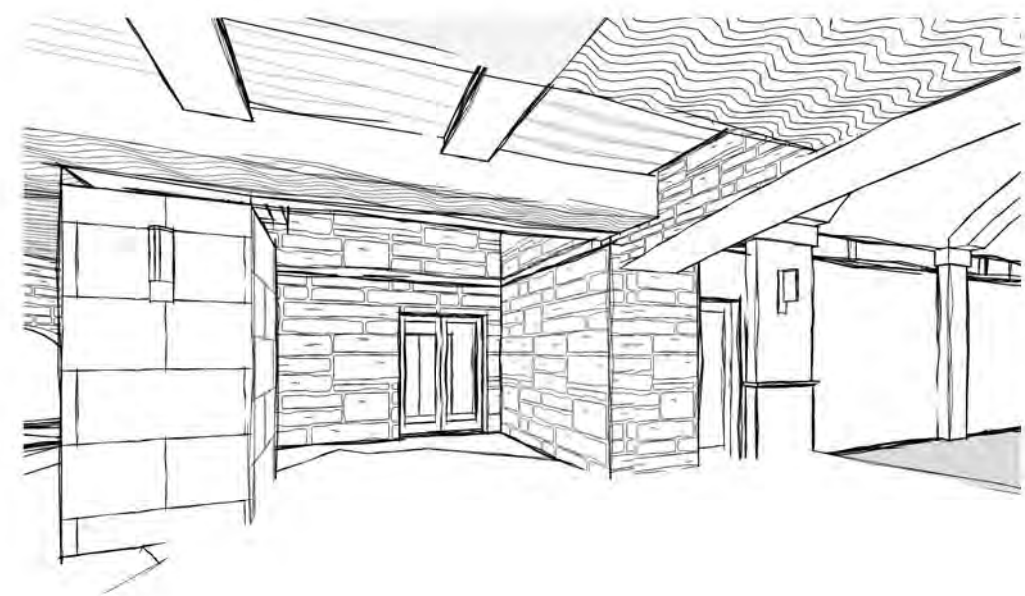
Landscape Plan - Second Level Pool

Date: 12-31-2014
Drawn by: DH / BF
Checked by: DH / BF

A1.1.6

Scale: As indicated

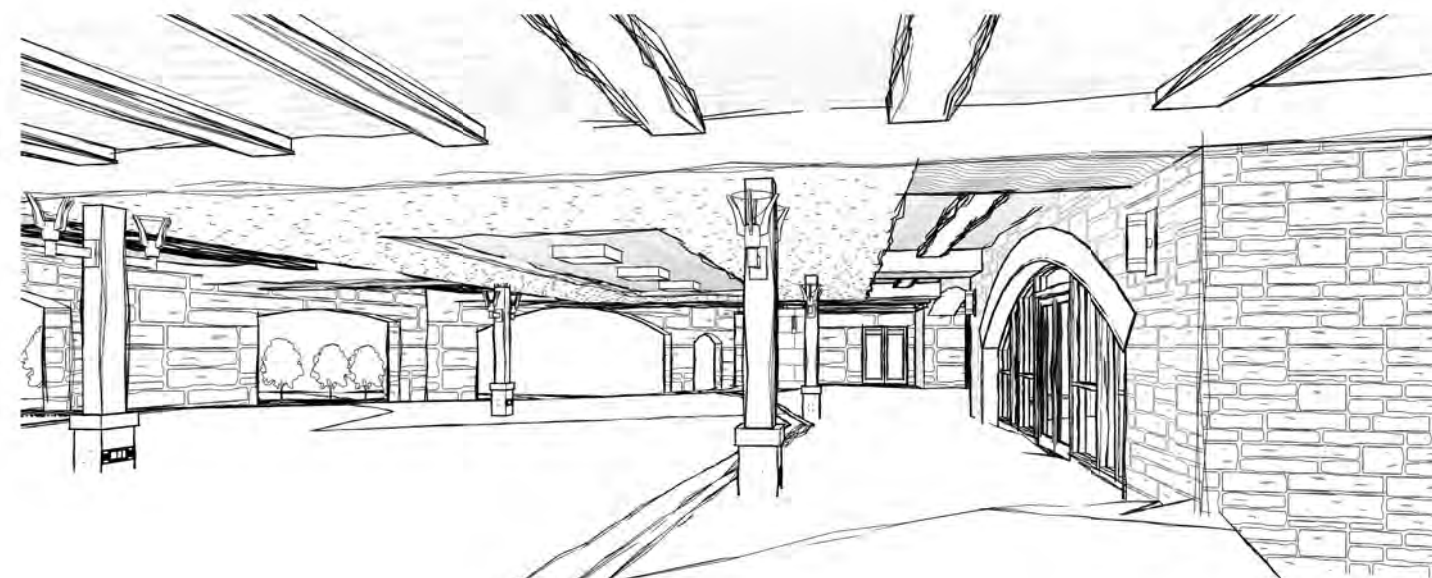
① Pool Deck Landscape Plan
1/8" = 1'-0"



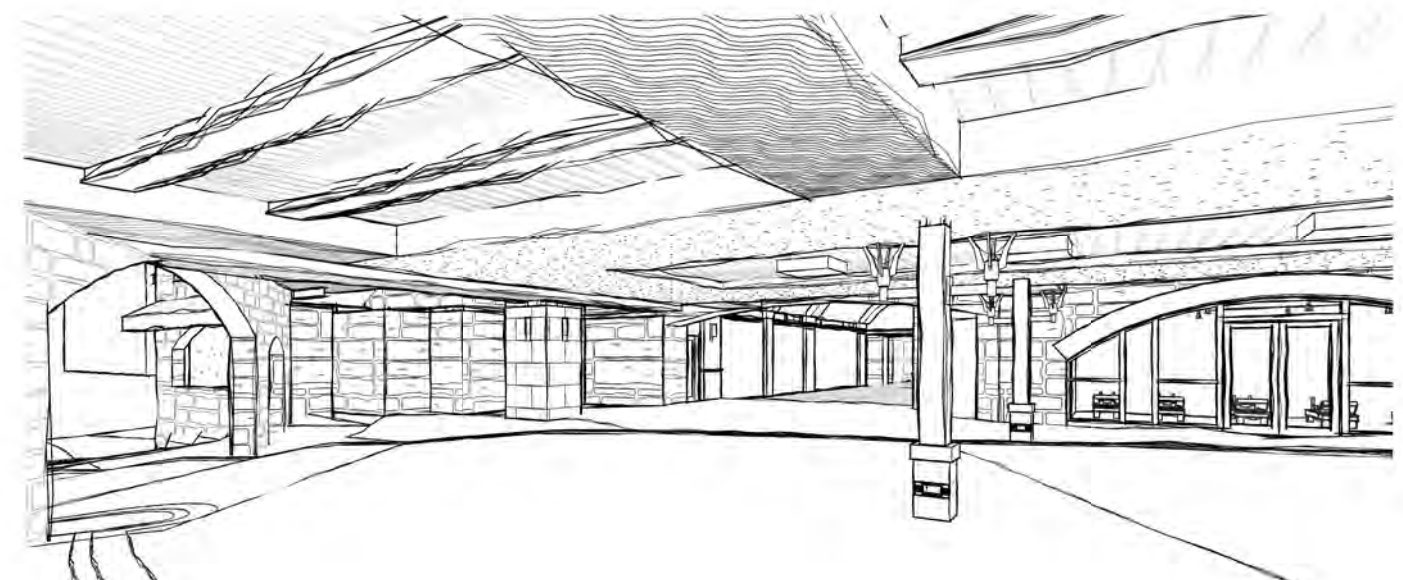
1 Portecachere Lighting Perspective N



2 Portecachere Lighting Perspective 2



3 Portecachere Lighting Perspective NW



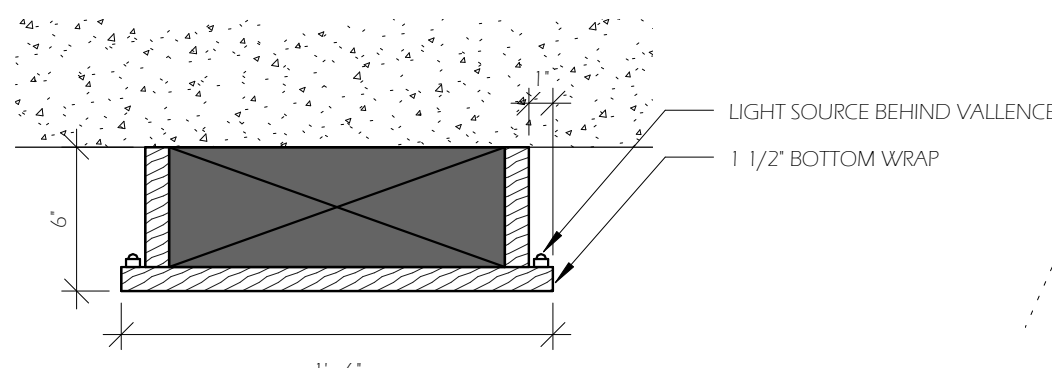
4 Portecachere Lighting Perspective NE



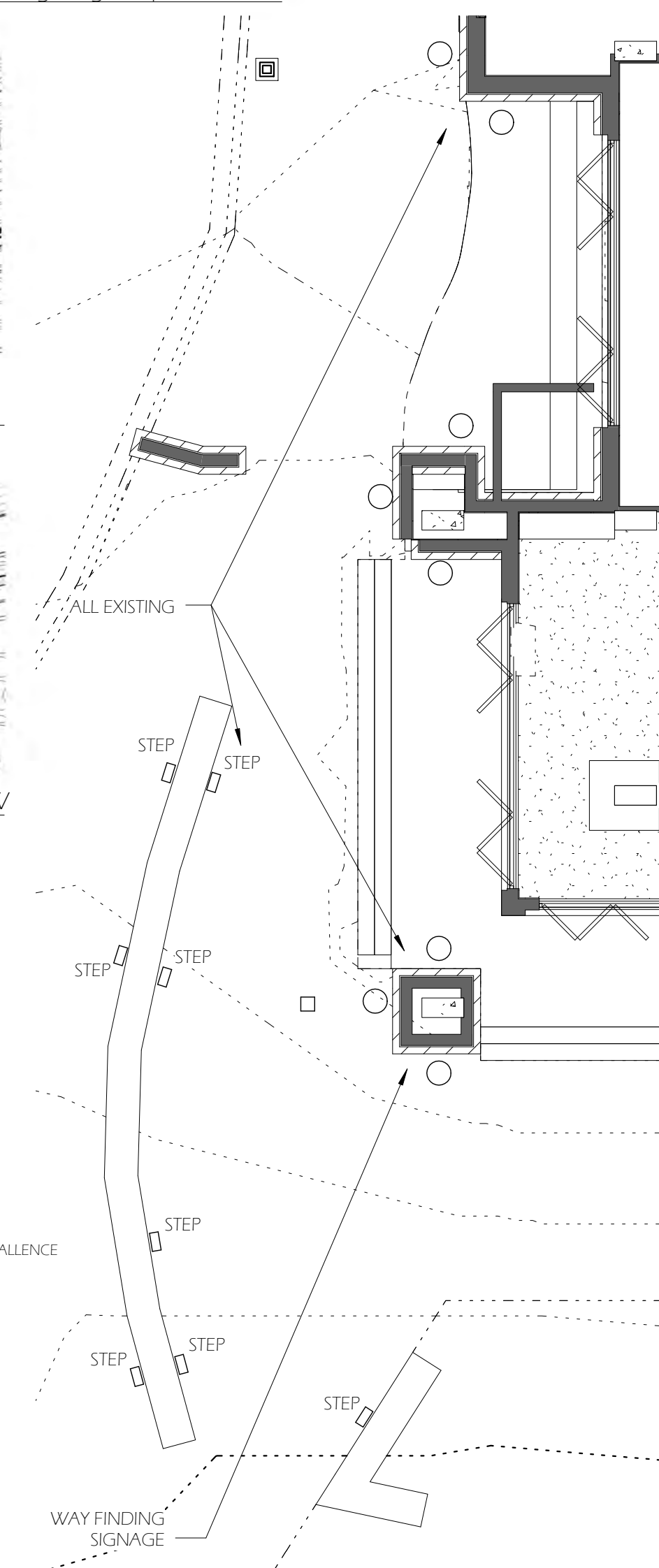
5 Portecachere Lighting Perspective S



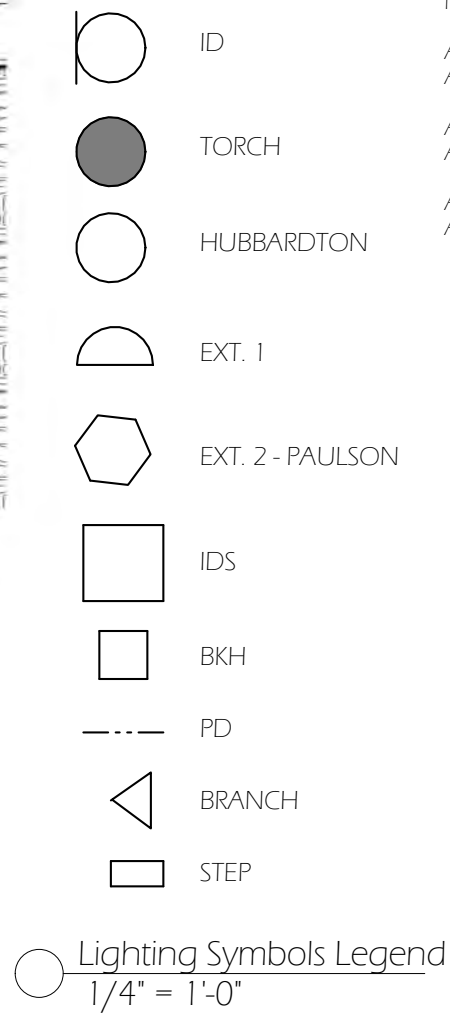
6 Portecachere Lighting Perspective SW



7 Beam Cross Section Detail
1 1/2" = 1'-0"



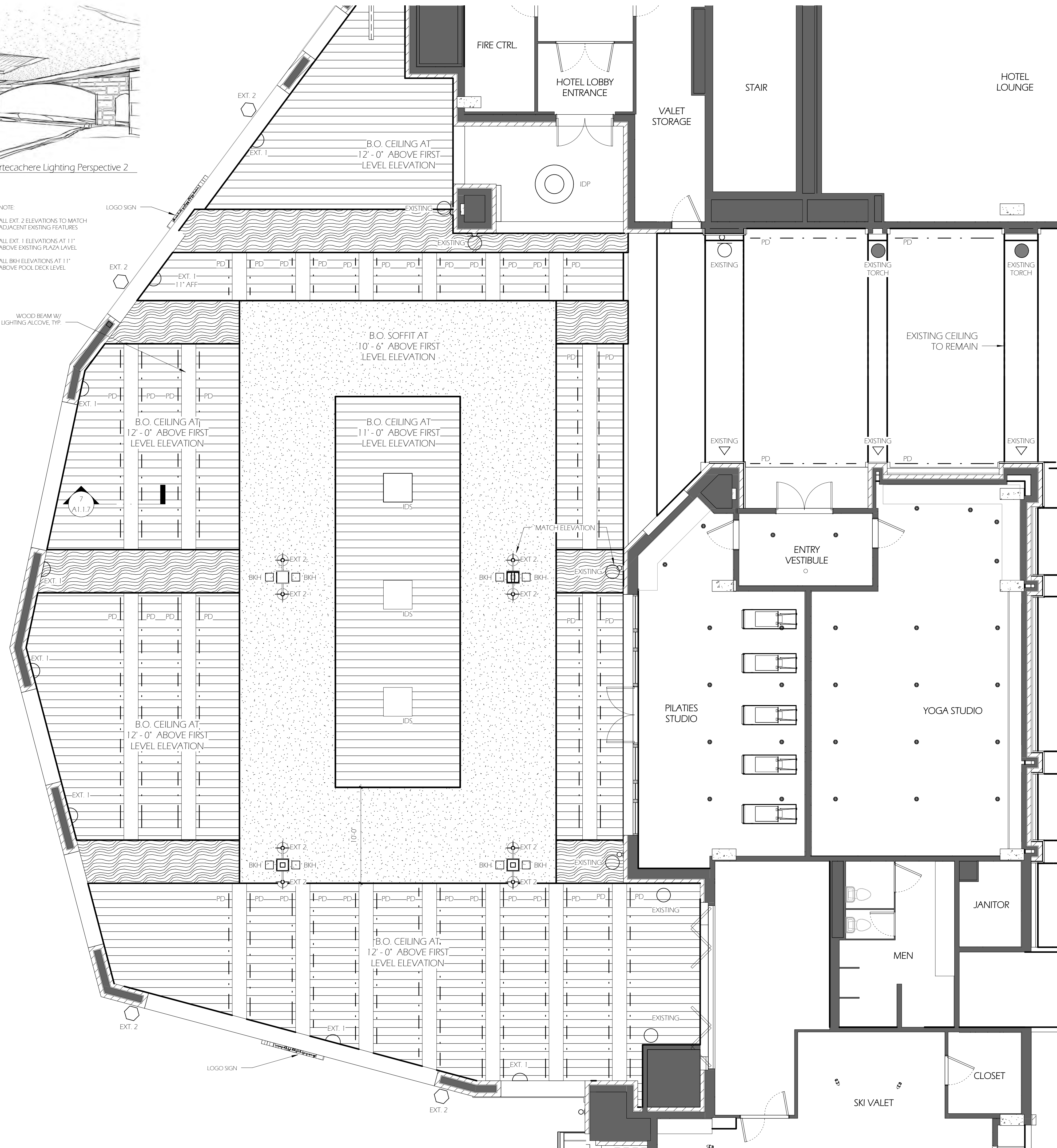
8 Landscape Plan
1/8" = 1'-0"



NOTE:
ALL EXT. 2 ELEVATIONS TO MATCH ADJACENT EXISTING FEATURES
ALL EXT. 1 ELEVATIONS AT 11' ABOVE EXISTING PLAZA LEVEL
ALL BKH ELEVATIONS AT 11' ABOVE POOL DECK LEVEL

WOOD BEAM W/ LIGHTING ALCOVE, TYP.

Lighting Symbols Legend
1/4" = 1'-0"



9 Portecachere - Lighting Plan
3/16" = 1'-0"



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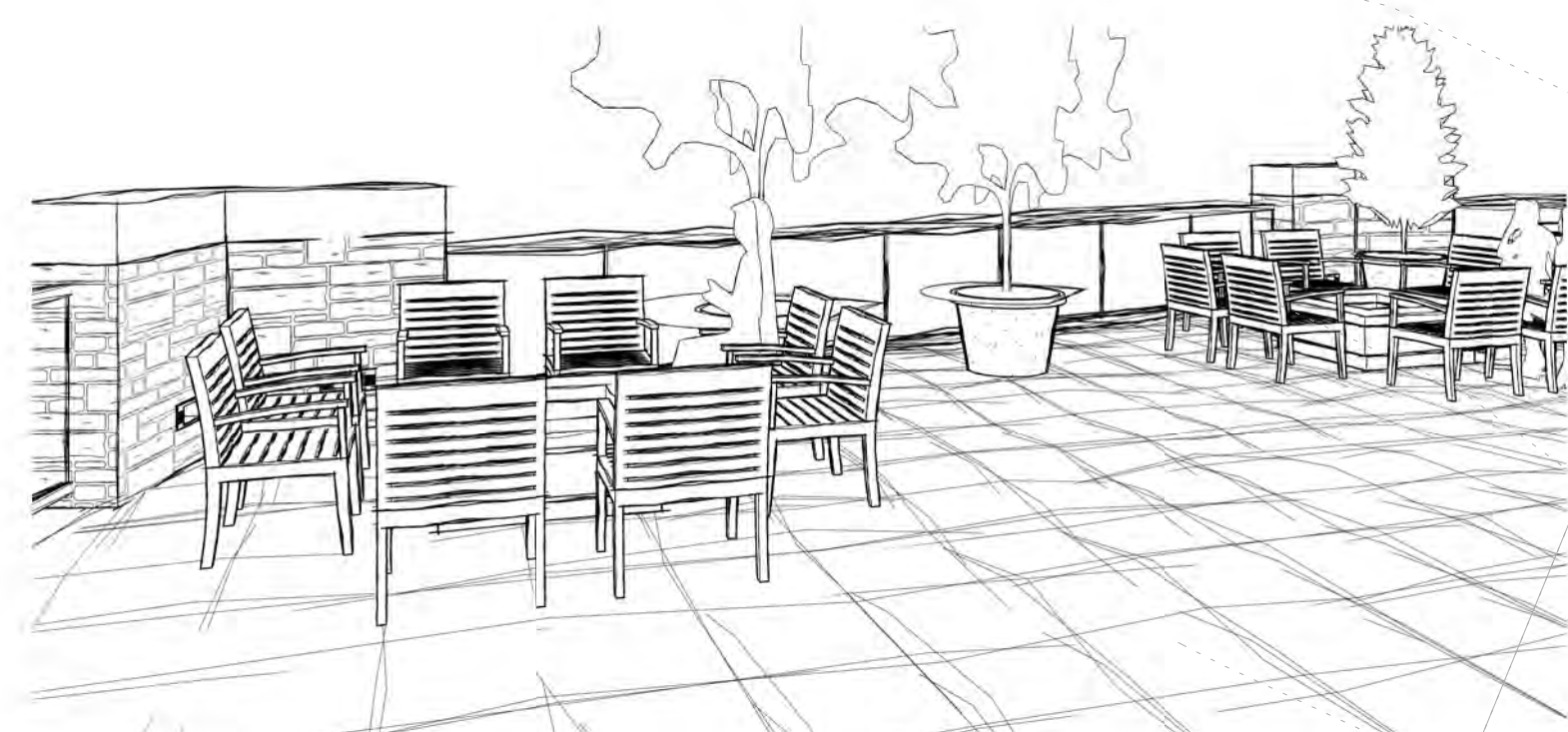
Lighting Plan - First Level Portecachere

Date: 12-31-2014
Drawn by: DH / BF
Checked by: DH / BF

A1.1.7

Scale: As indicated

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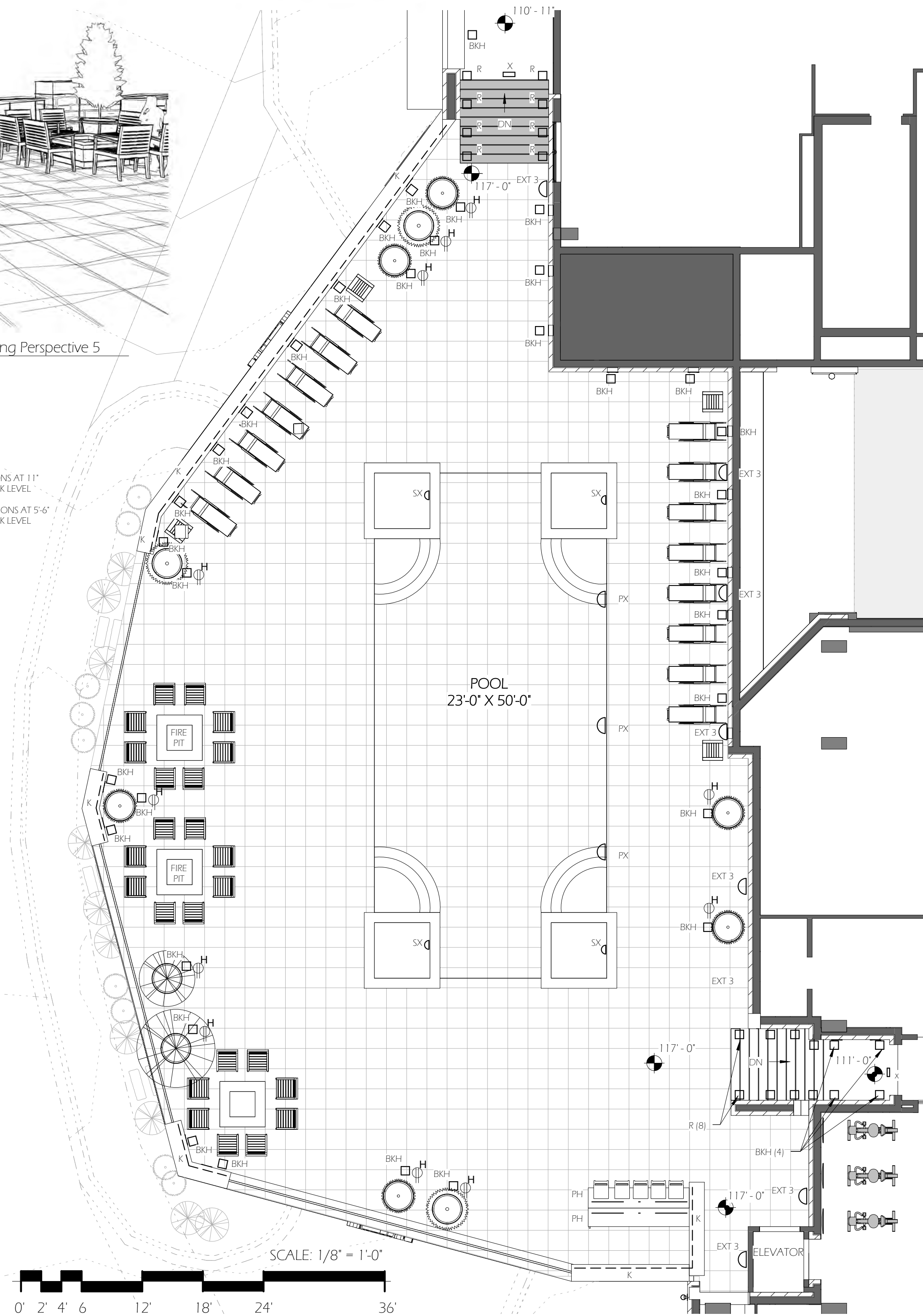
② Pool Lighting Perspective 1

④ Pool Lighting Perspective 5

- ID
- TORCH
- HUBBARDTON
- ◐ EXT. 1
- ◑ EXT. 2 - PAULSON
- IDS
- BKH
- PD
- △ BRANCH
- STEP

○ Lighting Symbols Legend
1/4" = 1'-0"

NOTE:
ALL BKH ELEVATIONS AT 11'
ABOVE POOL DECK LEVEL
ALL EXT. 3 ELEVATIONS AT 5'-6"
ABOVE POOL DECK LEVEL



⑥ Pool Deck Lighting Plan
1/8" = 1'-0"



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No.	Description	Date

Hotel Madeline
Phase 1 Remodel
Lighting Plan - Second
Level Pool

Date: 12-31-2014
Drawn by: DH / BF
Checked by: DH / BF

A1.1.8

Scale: As indicated

PROPERTY DESCRIPTION:

Lot 38-50-51R, according to the plat of Lot 38-50-51R, Tract OS-3CRR and Tract OS-3XRR, Town of Mountain Village, filed February 11, 2009 in Plat Book 1 at page 4061-4063, Reception number 405667 with the office of the Clerk and Recorder of San Miguel County, State of Colorado. (the "Land") TOGETHER WITH the rights associated with the following: (the "Easements")

- 1. The Encroaching Garage Improvements Easement Agreement (for Telluride Mountain Village Resort Condominiums) recorded February 11, 2009 at reception No. 405667.
2. The Garage Ramp Access Ramp and Tunnel Easement Agreement (for Telluride Mountain Village Resort Condominiums) recorded February 11, 2009 at reception No. 405669.
3. The Community Entrance Driveway and Landscaping Easement Agreement (for Telluride Mountain Village Resort Condominiums) recorded February 11, 2009 at reception No. 405671.
4. The First Amended and Restated OS-3X Access Easement Agreement recorded February 11, 2009 at reception No. 405675.
5. Fire Lane Easement Agreement recorded November 25, 1998 at reception No. 322632 and as evidenced by map recorded November 25, 1998 in Plat Book 1 at page 2464, as modified by the First Amended and Restated Fire Lane Easement Agreement recorded February 11, 2009 at reception No. 405673.

SURVEYOR NOTES:

- 1. Easement research from Chicago Title Insurance Company, Order Number 587-FD44362-625-YKO, Amendment No. 8, dated June 11, 2014 at 7:00 A.M.
2. The Land does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency ("FEMA"). According to the Flood Insurance Rate Maps for San Miguel County, Colorado, Community Panel 081130287C, this Land is in Zone X, areas determined to be outside of the 500 year flood plain.
3. The bearing from monument "Overpass" to monument "Rim" was assumed to bear N31°16'24"W from Banner Associates, Inc. project bearings. Monuments described hereon.
4. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
5. This survey is valid only if a print has original seal and signature of surveyor.
6. 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.
7. 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.
8. 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.
9. 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.
10. According to the Title Commitment issued by Chicago Title Insurance Company, Order Number 587-FD44362-625-YKO, Amendment No. 8 dated June 11, 2014 at 7:00 A.M. ("Title Commitment"), the Land was subjected to a condominium regime entitled the Telluride Mountain Village Resort Condominiums ("TMVRC") by recording of that certain Condominium Declaration on February 11th, 2009 of reception number 405667 and that certain Condominium Map on February 11, 2009 in Plat Book 1 at pages 4064-4162 ("The TMVRC Governing Documents"). According to the Title Commitment, Ektornet US Telluride, LLC, a Delaware limited liability company and Ektornet US Madeline Residences, LLC, a Delaware limited liability company ("Owners") are the current fee simple owners of certain condominium units located in TMVRC ("Owners' Units") and created by the TMVRC Governing Documents. The Owners' Units purportedly owned by Owners are as stated in the Title Commitment. This survey shows the boundaries of the Land and Easements, including the locations of the footprint of improvements that were subjected to the condominium regime for the TMVRC. The actual boundaries and dimensions of each of the condominium units, common elements and limited common elements located within the TMVRC, including the Owners' Units and any associated common elements and limited common elements, are as depicted and described on the TMVRC Governing Documents. This survey does not purport to re-deposit, designate or otherwise establish the boundaries and location of the Owners' Units or to certify the accuracy of the same as established in the TMVRC Governing Documents. The surveyor is not purporting to interpret or summarize the TMVRC Governing Documents and notes that said the TMVRC Governing Documents speak for themselves.
11. There is no evidence of this lot being used as a solid waste dump, sump, or sanitary land fill.
12. The TMVRC Governing Documents designated 224 parking spaces in the building's 2 lowest levels. This survey confirms that there are physically 224 spaces constructed.
13. There is no evidence of earth moving or building construction within recent months on these lots.
14. There is no observable evidence of recent street or sidewalk construction or repairs.
15. Lot 38-50-51R adjoins the public Right-of-Way of Mountain Village Boulevard. The physical access to Lot 38-50-51R is provided via an underground parking garage ramp which crosses Tract OS-1A-R3, Mountain Village Boulevard, and Tract OS-1A-MVB. The Garage Access Ramp and Tunnel Easement Agreement recorded February 11, 2009 at reception No. 405669 speaks to the rights and obligations associated with the use of this physical access.
16. Zoning Compliance
a. HEIGHT: Per Ordinance No. 2004-0318-02 the Maximum Building Height was 88'6" and an Average Building Height was 64'1". Height measurements taken during the course of this ALTA Survey confirm that the structure was constructed in substantial accordance with this requirement.
b. SETBACKS: None Specified per Section 17.3.14, Ordinance No. 2004-0318-02, Ordinance No. 2005-1108-27 and Site Plan. Location measurements taken during the course of this ALTA Survey confirm that the structure was constructed within the platted property depicted hereon as Lot 38-50-51R.

TITLE COMMITMENT NOTES:

Surveyor comments relative to Schedule B-2 Title Exceptions:

- 1. Site Inspection and Survey performed by Foley Associates, Inc. conditions shown hereon.
2. There were no Easements, liens or encumbrances, or claims thereof, not shown in by the Public Records brought to the attention of this Surveyor during the course of this Survey.
3. Site Inspection and Survey performed by Foley Associates, Inc. conditions shown hereon.
4. Not survey related.
5. Not survey related.
6. (a) Based upon a search of the USBLM public records, there are no unpatented mining claims affecting the subject property. (b,c) The patent from the United States of America number 131878 dated May 23, 1910 subjects the Land to "any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States".
7. Not survey related.
8. Not survey related.
9. Blanket in nature, cannot be plotted.
10. Blanket in nature, cannot be plotted.
11. Blanket in nature, cannot be plotted.
12. Blanket in nature, cannot be plotted.
13. Blanket in nature, cannot be plotted.
14. Blanket in nature, cannot be plotted.
15. ITEM INTENTIONALLY DELETED
16. Blanket in nature, cannot be plotted.
17. ITEM INTENTIONALLY DELETED
18. The Telluride Company reserved the rights to minerals and oil, gas or other hydrocarbons located on, in or under a portion of the Land as depicted hereon according to the Deeds recorded December 18, 1985 in Book 424 at page 177, January 31, 1986 in Book 425 at page 444, and April 8, 1991 in Book 478 at page 432. The affected portion of Lot 38-50-51R is shown on sheet 5 of this survey.
19. Blanket in nature, cannot be plotted.
20. The Notes and Land Use Designations shown or disclosed on the plat recorded January 15, 2002 of Plat Book 1, page 2981 affect the Land but cannot be plotted.
21. ITEM INTENTIONALLY DELETED
22. ITEM INTENTIONALLY DELETED
23. ITEM INTENTIONALLY DELETED
24. ITEM INTENTIONALLY DELETED
25. ITEM INTENTIONALLY DELETED
26. ITEM INTENTIONALLY DELETED
27. ITEM INTENTIONALLY DELETED
28. The Telluride Company reserved the rights to minerals and oil, gas or other hydrocarbons located on, in or under a portion of the Land as depicted hereon according to the Deeds recorded December 18, 1985 in Book 424 at page 177, January 31, 1986 in Book 425 at page 444, and April 8, 1991 in Book 478 at page 432. The affected portion of Lot 38-50-51R is shown on sheet 5 of this survey.
29. The Telluride Company reserved the rights to minerals and oil, gas or other hydrocarbons located on, in or under a portion of the Land as depicted hereon according to the Deeds recorded December 18, 1985 in Book 424 at page 177, January 31, 1986 in Book 425 at page 444, and April 8, 1991 in Book 478 at page 432. The affected portion of Lot 38-50-51R is shown on sheet 5 of this survey.
30. The Letter of Agreement on Assessment Fees recorded July 20, 1989 in Book 455 at Page 508, references former Lot 50, the location of which is shown on sheet 5 of this survey.
31. The Resolution No. 1989-12 recorded September 27, 1989 in Book 457 at page 913 specifically references Lot 50A, Lot 50B, Lot 50C, Filing 1. The locations of said former Lots are depicted on sheet 5 of this survey.
32. The Easements conveyed by the Telluride Company, a Colorado corporation, in Deed recorded October 18, 1989 in Book 458 at Page 611 are shown on sheet 5 of this survey.
33. ITEM INTENTIONALLY DELETED
34. The Village Core Fire Lane and Utility Easement Map recorded November 25, 1998 at Reception No. 322631 appears to have been superceded by the terms, conditions, provisions, agreements and obligations as contained in First Amended and Restated Fire Lane Easement Agreement recorded February 11, 2009 at Reception No. 405673. The location of the First Amended and Restated Fire Lane Easement is shown on sheets 1, 2, 3 and 4 of this survey.
35. Town of Mountain Village Employee Housing Restriction recorded October 12, 1998 at reception number 329779 affects the Land but is not plottable.
36. Not survey related.
37-38. The Resolution No. 2004-0318-02 recorded May 13, 2004 at reception number 388172 and The Resolution No. 2005-1108-27 recorded November 18, 2005 at reception number 379630 and The Resolution No. 2007-0719-13 recorded January 10, 2008 at reception number 392268 and The Resolution No. 2006-0227-01 recorded June 12, 2006 at reception number 384748 and The Resolution No. 2008-1111-13 recorded January 8, 2009 at reception number 406350 affect the Land but cannot be plotted.
39. The Development Agreements recorded at reception numbers 379631, 384823, 402009, 405663, and 407360 affect the Land but cannot be plotted.

TITLE COMMITMENT NOTES (cont.):

- 40. ITEM INTENTIONALLY DELETED
41. ITEM INTENTIONALLY DELETED
42. ITEM INTENTIONALLY DELETED
43. ITEM INTENTIONALLY DELETED
44. ITEM INTENTIONALLY DELETED
45. The Declaration of Condominium Hotel Covenants and Restrictions recorded June 12, 2009 at reception number 384748 and 384749 affect the Land but cannot be plotted.
46. ITEM INTENTIONALLY DELETED
47. First Amendment to the Agreement for Sale and Purchase of Various Facilities recorded April 10, 2007 at Reception No. 391842 affects certain Condominium Units located on the Land. This survey does not purport to depict those certain Condominium Units (see Note 10).
48. The Development Agreements recorded at reception numbers 379631, 384823, 402009, 405663, and 407360 affect the Land but cannot be plotted.
49. The Notes, and other matters set forth on the plat recorded February 11, 2009 at Plat Book 1, page 4061 affect the Land but cannot be plotted. The Easements set forth on the plat recorded February 11, 2009 at Plat Book 1, page 4061 affect the Land and are shown on Sheets 1-4 of this survey.
50. The location of the Encroaching Garage Improvements Easement Agreement recorded February 11, 2009 at reception number 405667 is shown on sheets 1, 3, and 4 of this survey.
51. The location of the Garage Ramp Access Ramp and Tunnel Easement Agreement recorded February 11, 2009 at reception number 405669 is shown on sheets 1, 3 and 4 of this survey.
52. The location of the Community Entrance Driveway and Landscaping Easement Agreement recorded February 11, 2009 at reception number 405671 is shown on sheets 1, 3 and 4 of this survey.
53. The Amended Fire Lane Easement Agreement recorded February 11, 2009 at reception number 405673 is partially located on the Land as shown on sheets 1-4 of this survey.
54. The location of the First Amended and Restated OS-3X Access Easement Agreement recorded February 11, 2009 at reception number 405675 is shown on sheets 1, 2, and 4 of this survey.
55. The Declaration recorded November 23, 2011 at Reception No. 420677 and Amended and Restated Declaration of Condominium Hotel Covenants and Restrictions (Noted Dead Restrictions) recorded October 7, 2013 at Reception No. 430163 affect certain Condominium Units located on the Land. This survey does not purport to depict those certain Condominium Units (see Note 10).
56. See Note 10.
57. Notice of Reservation of Rights Regarding TSG Ski & Golf, LLC Obligations recorded February 11, 2009 at Reception No. 405685 affects the Land but cannot be plotted.
58. The location of the Ski/Golf Resort Operations, Stairways and Irrigation System Easement Agreement recorded February 24, 2009 at reception number 405854 is shown on sheets 1, 3, and 4 of this survey.
59. Town of Mountain Village Employee Housing Deed Restriction recorded May 14, 2009 at Reception No. 406986 affects the Land but cannot be plotted.
60. Declaration recorded May 14, 2009 at Reception No. 406988 affects certain Condominium Units located on the Land. This survey does not purport to depict those certain Condominium Units (see Note 10).
61. Short Form Memorandum of Lease with SSI Venture LLC recorded May 14, 2009 at Reception No. 406989 affects certain Condominium Units located on the Land. This survey does not purport to depict those certain Condominium Units (see Note 10).
62. Fourth Amendment to the Development Agreement for Lots 50 and 51 Mixed Use Development Planned Unit Development recorded June 16, 2009 at Reception No. 407360 affects the Land but cannot be plotted.
63. Second Amendment to the Agreement for Sale and Purchase of Various Facilities recorded June 16, 2009 at Reception No. 407361 affects certain Condominium Units located on the Land. This survey does not purport to depict those certain Condominium Units (see Note 10).
64. Loading Facilities Easement Agreement recorded June 16, 2009 at Reception No. 407365 and Scriveners Affidavit in connection therewith recorded July 5, 2009 at Reception No. 407745 affects certain Condominium Units located on the Land. This survey does not purport to depict those certain Condominium Units (see Note 10).
65. The location of the Community and Public Use and Access Easement Agreement recorded June 16, 2009 at reception number 407368 affects the Land but is not plottable on this survey. See Paragraph No. 3 of the on sheet 5 of this survey.
66. Snowmelt System Meter and Elevator Machine Room Access and Maintenance Easements Agreement recorded June 16, 2009 at Reception No. 407367 and Scriveners Affidavit in connection therewith recorded July 8, 2009 at Reception No. 407744 affects certain Condominium Units located on the Land. This survey does not purport to depict those certain Condominium Units (see Note 10).
67. The Ice Rink Systems Easement Agreement recorded June 18, 2009 at reception number 407368 affects certain Condominium Units located on the Land. This survey does not purport to depict those certain Condominium Units (see Note 10).
68. ITEM INTENTIONALLY DELETED
69. Not Survey related.

SURVEYOR'S CERTIFICATE:

To Madeline Property Owner LLC, a Delaware limited liability company; ARC Realty Finance Operating Partnership, L.P., its successors and/or assigns; Chicago Title Insurance Company; and Fidelity National Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 11(a) and 13, 14, 16 and 18 of Table A thereof. The field work was completed on July 15, 2014.

David R. Buleon PLS 37662

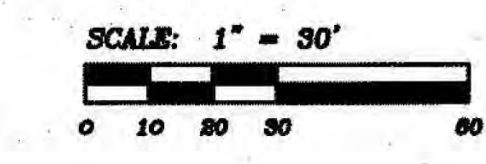
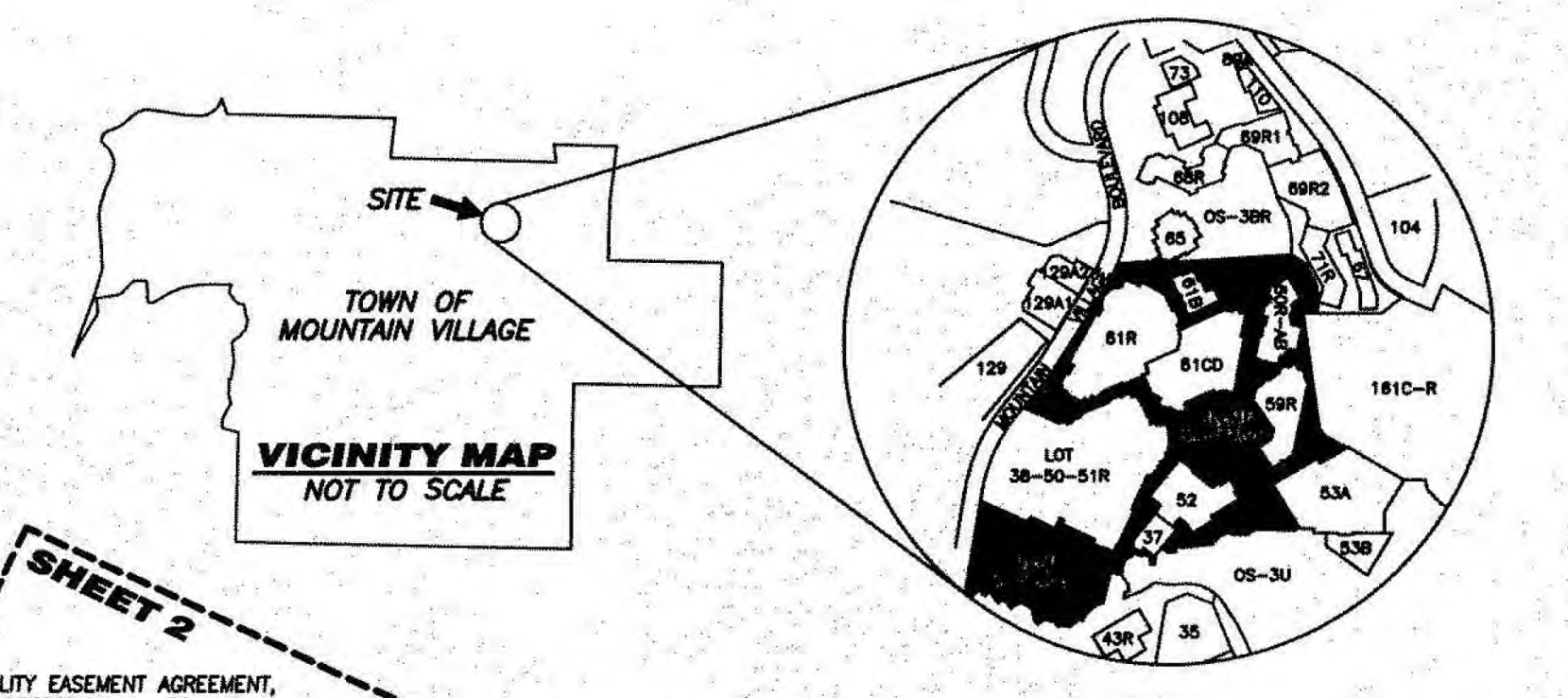
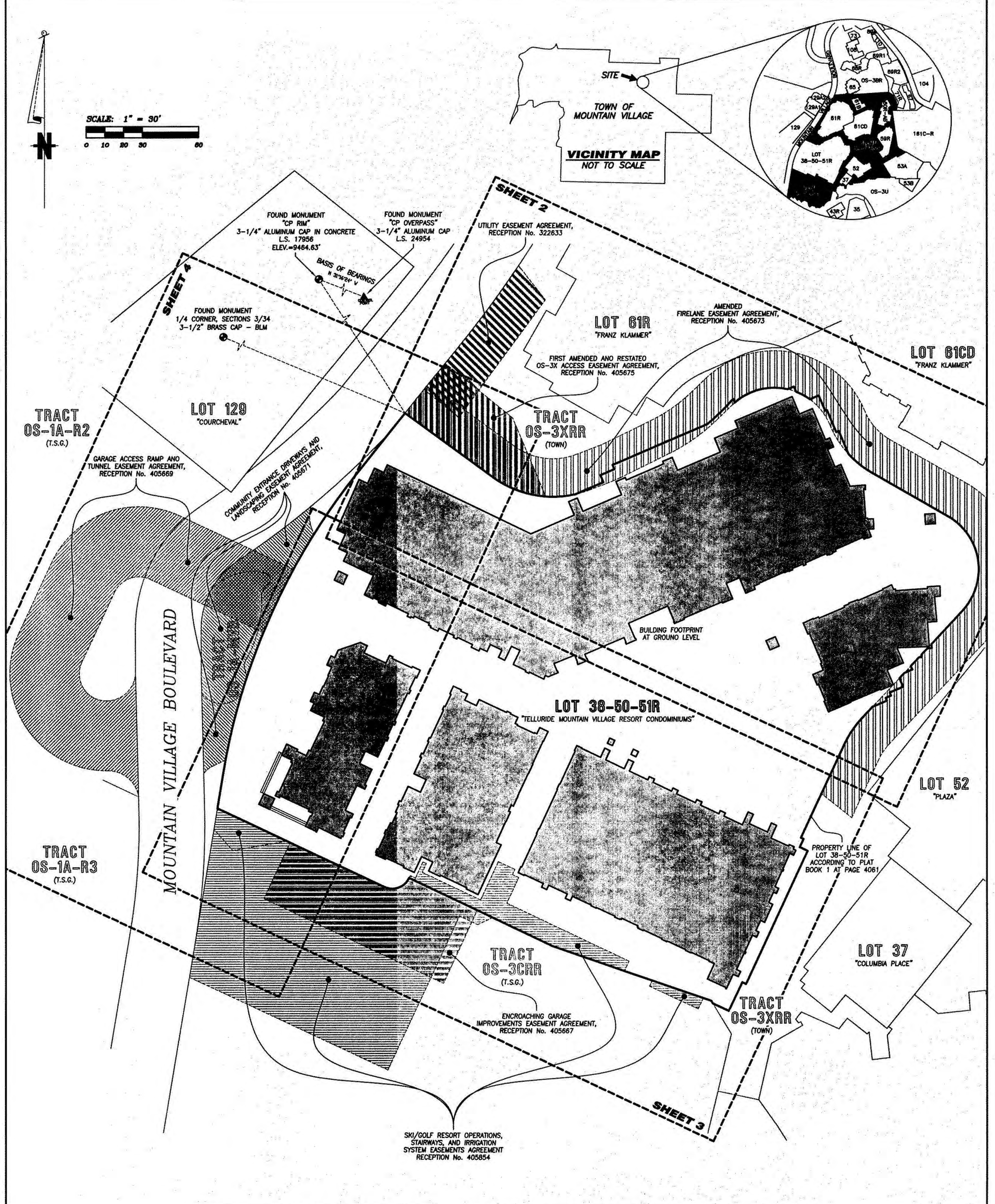


Table with columns: Project Mgr, Technician, Checked by, Start date, Description, Date, By. Includes project details and a revision log.

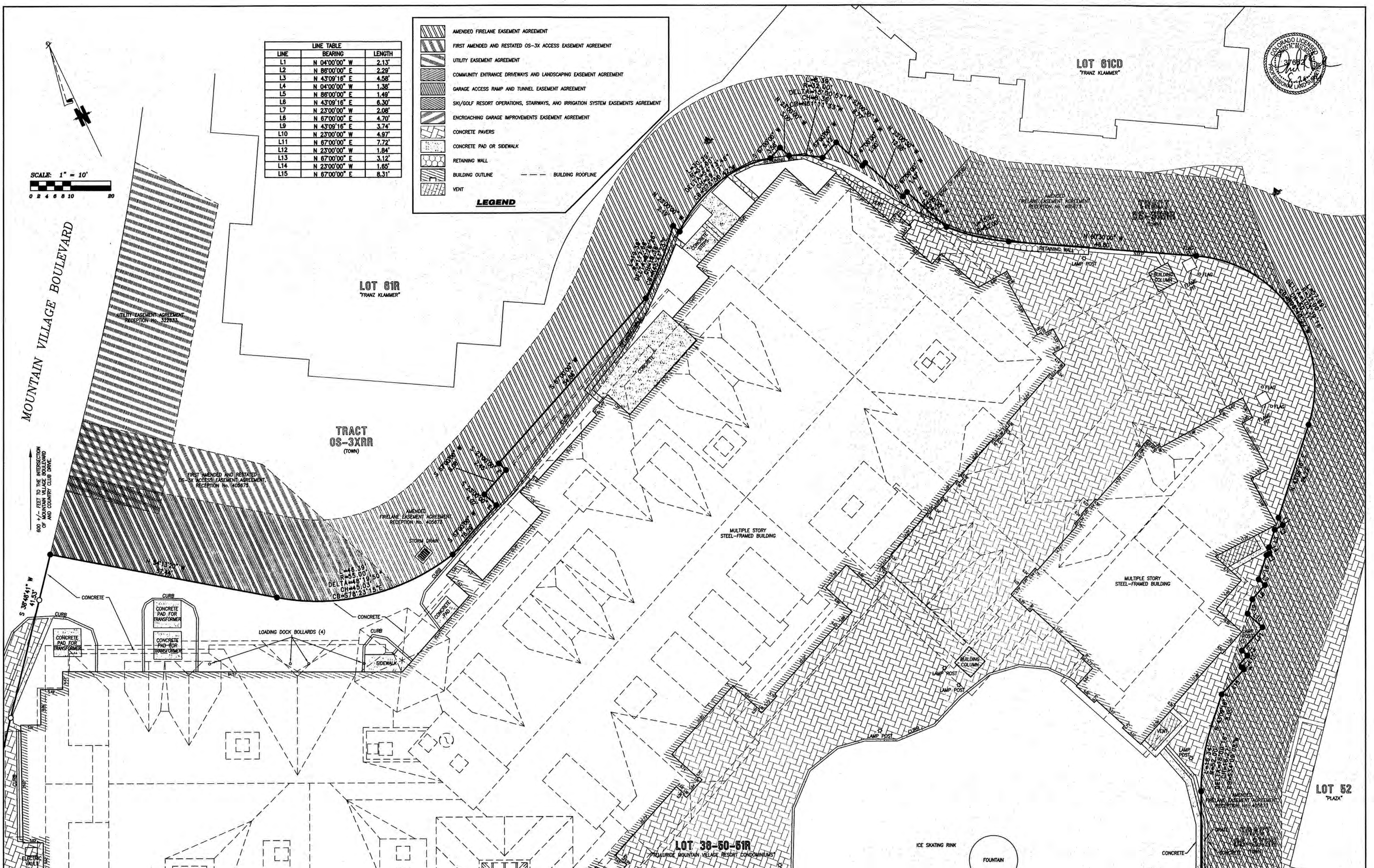
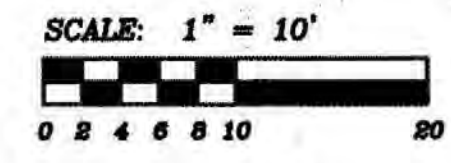
FOLEY ASSOCIATES, INC. logo and contact information: 970-728-6153, 970-728-6050 fax, P.O. BOX 1385, 125 W. PACIFIC, SUITE B-1, TELLURIDE, COLORADO 81435.



LINE	BEARING	LENGTH
L1	N 04°00'00" W	2.13'
L2	N 86°00'00" E	2.29'
L3	N 43°09'16" E	4.58'
L4	N 04°00'00" W	1.38'
L5	N 86°00'00" E	1.49'
L6	N 43°09'16" E	6.30'
L7	N 23°00'00" W	2.08'
L8	N 67°00'00" E	4.70'
L9	N 43°09'16" E	3.74'
L10	N 23°00'00" W	4.97'
L11	N 67°00'00" E	7.72'
L12	N 23°00'00" W	1.84'
L13	N 67°00'00" E	3.12'
L14	N 23°00'00" W	1.85'
L15	N 67°00'00" E	8.31'

LEGEND

- AMENDED FIRELANE EASEMENT AGREEMENT
- FIRST AMENDED AND RESTATED OS-3X ACCESS EASEMENT AGREEMENT
- UTILITY EASEMENT AGREEMENT
- COMMUNITY ENTRANCE DRIVEWAYS AND LANDSCAPING EASEMENT AGREEMENT
- GARAGE ACCESS RAMP AND TUNNEL EASEMENT AGREEMENT
- SKI/GOLF RESORT OPERATIONS, STAIRWAYS, AND IRRIGATION SYSTEM EASEMENTS AGREEMENT
- ENCROACHING GARAGE IMPROVEMENTS EASEMENT AGREEMENT
- CONCRETE PAVERS
- CONCRETE PAD OR SIDEWALK
- RETAINING WALL
- BUILDING OUTLINE
- BUILDING ROOFLINE
- VENT

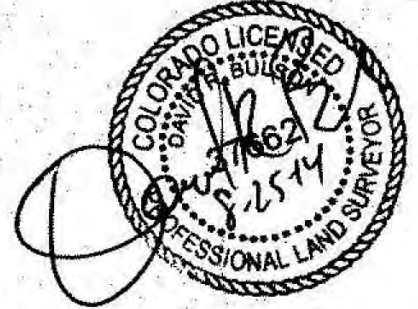
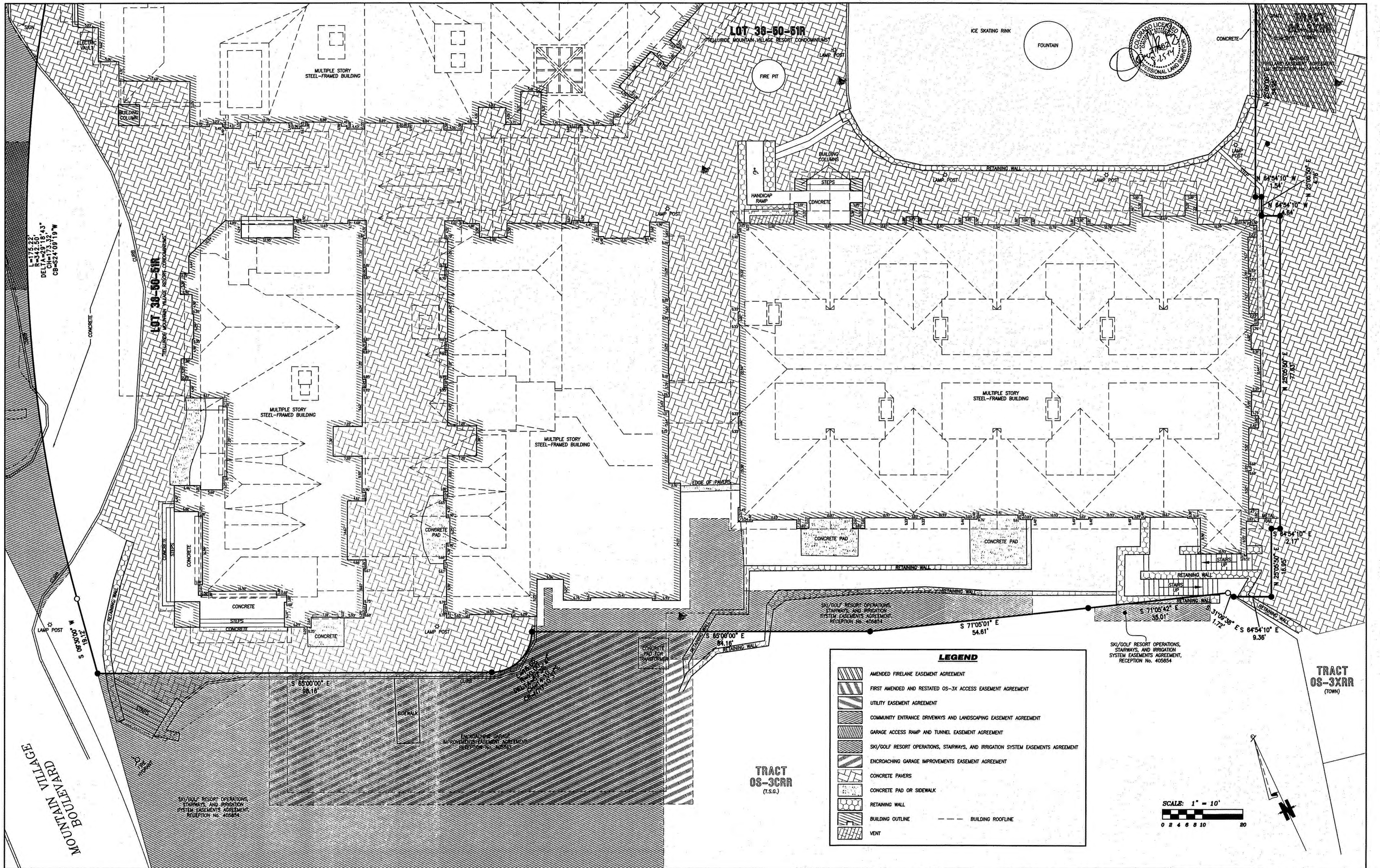


**ALTA/ACSM LAND TITLE SURVEY OF LOT 38-50-51R, TOWN OF MOUNTAIN VILLAGE,
SITUATED IN THE NE 1/4 OF SECTION 3, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO**

NO.	DESCRIPTION	DATE
1	revisions according to E&S comments	8/27/14



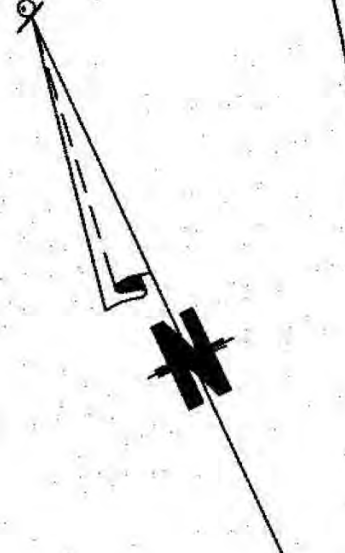
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435



LEGEND

- AMENDED FIRELANE EASEMENT AGREEMENT
- FIRST AMENDED AND RESTATED OS-3X ACCESS EASEMENT AGREEMENT
- UTILITY EASEMENT AGREEMENT
- COMMUNITY ENTRANCE DRIVEWAYS AND LANDSCAPING EASEMENT AGREEMENT
- GARAGE ACCESS RAMP AND TUNNEL EASEMENT AGREEMENT
- SKI/GOLF RESORT OPERATIONS, STAIRWAYS, AND IRRIGATION SYSTEM EASEMENTS AGREEMENT
- ENCRANCHING GARAGE IMPROVEMENTS EASEMENT AGREEMENT
- CONCRETE PAVERS
- CONCRETE PAD OR SIDEWALK
- RETAINING WALL
- BUILDING OUTLINE
- BUILDING ROOFLINE
- VENT

SCALE: 1" = 10'
0 2 4 6 8 10 20



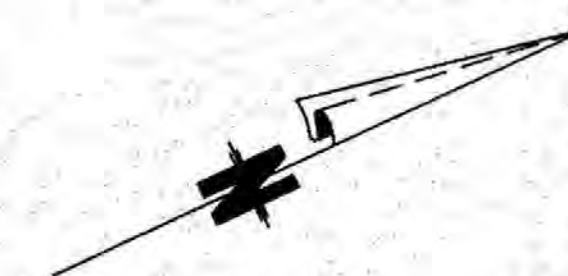
**ALTA/ACSM LAND TITLE SURVEY OF LOT 38-50-51R, TOWN OF MOUNTAIN VILLAGE,
SITUATED IN THE NE 1/4 OF SECTION 3, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO**

Project Mgr:	DB	Rev.	Description	Date	By
Technician:	MC	1	revisions according to CPD comments	2/17/14	db
Technician:					
Checked by:					
Start date:	04/2013				



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

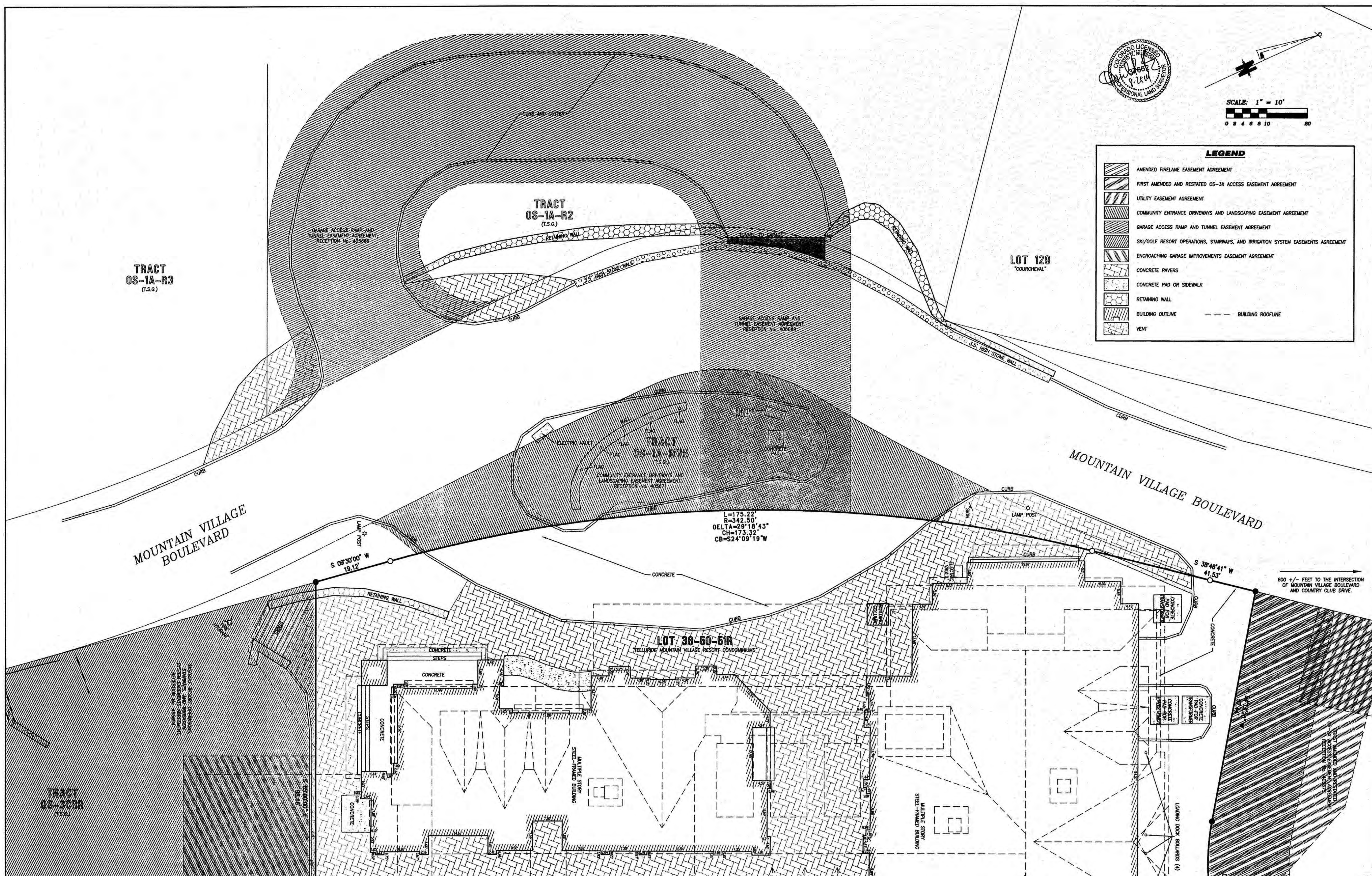
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SCALE: 1" = 10'
0 2 4 6 8 10 20

LEGEND

[Symbol]	AMENDED FIRELANE EASEMENT AGREEMENT
[Symbol]	FIRST AMENDED AND RESTATED OS-3X ACCESS EASEMENT AGREEMENT
[Symbol]	UTILITY EASEMENT AGREEMENT
[Symbol]	COMMUNITY ENTRANCE DRIVEWAYS AND LANDSCAPING EASEMENT AGREEMENT
[Symbol]	GARAGE ACCESS RAMP AND TUNNEL EASEMENT AGREEMENT
[Symbol]	SKI/GOLF RESORT OPERATIONS, STAIRWAYS, AND IRRIGATION SYSTEM EASEMENTS AGREEMENT
[Symbol]	ENCROACHING GARAGE IMPROVEMENTS EASEMENT AGREEMENT
[Symbol]	CONCRETE PAVERS
[Symbol]	CONCRETE PAD OR SIDEWALK
[Symbol]	RETAINING WALL
[Symbol]	BUILDING OUTLINE
[Symbol]	VENT
[Symbol]	BUILDING ROOFLINE



**ALTA/ACSM LAND TITLE SURVEY OF LOT 38-50-51R, TOWN OF MOUNTAIN VILLAGE,
SITUATED IN THE NE 1/4 OF SECTION 3, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO**

Project Mgr:	OB
Technician:	MC
Checked by:	
Start date:	04/2013

FOLEY ASSOCIATES, INC.
ENGINEERING - PLANNING - SURVEYING

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

Z:\06 W\Jobs\JOB52001\01038\ALTA 04-2013\SHEETS 1-4.dwg, 8/25/2014, 1:14:15 PM, dave



LOT 129

LOT 61R
FRANZ KLAMMER LODGE

LOT 61CD
FRANZ KLAMMER LODGE

TRACT OS-3XRR

TRACT OS-3XRR

PORTION OF THE LAND DESCRIBED WITHIN THE DEED RECORDED JANUARY 31, 1986 IN BOOK 425 AT PAGE 444 AND THE RESOLUTION No. 1989-12 RECORDED SEPTEMBER 27, 1989 IN BOOK 457 AT PAGE 913 AND THE LETTER OF AGREEMENT RECORDED JULY 20, 1989 IN BOOK 455 AT PAGE 508

PORTION OF THE LAND DESCRIBED WITHIN THE DEED RECORDED APRIL 8, 1991 IN BOOK 476 AT PAGE 431.

TRACT OS-1A-R2

TRACT OS-1A-MVB

FORMER LOT 50

FORMER LOT 51

BUILDING FOOTPRINT AT GROUND LEVEL

LOT 38-50-51R

TRACT OS-3XRR

LOT 52
PLAZA BUILDING

TRACT OS-1A-R3

FORMER LOT 50

FORMER LOT 38

PROPERTY LINE OF LDT 38-50-51R ACCORDING TO PLAT BOOK 1 AT PAGE 4061

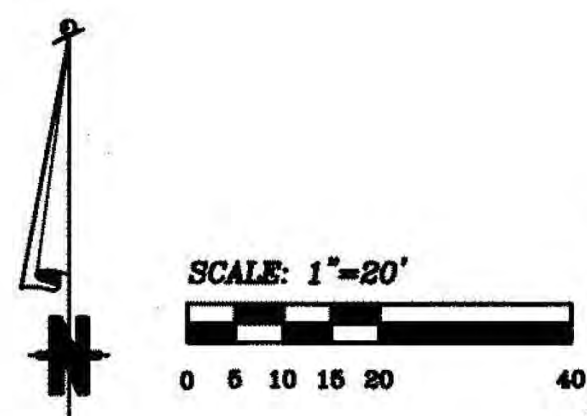
LOT 37
COLUMBIA PLACE

TRACT OS-3CRR

TRACT OS-3XRR

PORTION OF THE LAND DESCRIBED WITHIN THE UNDERGROUND PARKING AMENDMENT RECORDED JULY 21, 1989 IN BOOK 455 AT PAGES 550-600 AND THE DEED RECORDED DECEMBER 16, 1985 IN BOOK 424 AT PAGE 177.

EASEMENT AREA THREE BOOK 458 PAGE 611
EASEMENT AREA TWO BOOK 458 PAGE 611
EASEMENT AREA ONE BOOK 458 PAGE 611



EXCEPTIONS ASSOCIATED WITH FORMER LOTS 50, 51 AND 38

ALTA/ACSM LAND TITLE SURVEY OF LOT 38-50-51R, TOWN OF MOUNTAIN VILLAGE, SITUATED IN THE NE 1/4 OF SECTION 3, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO

Project Mgr:	DB	Rev:	description	date	by
Technician:	MC	1	revisions according to CFJL comments	8/27/11	de
Checked by:					
Start date:	04/2013				



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

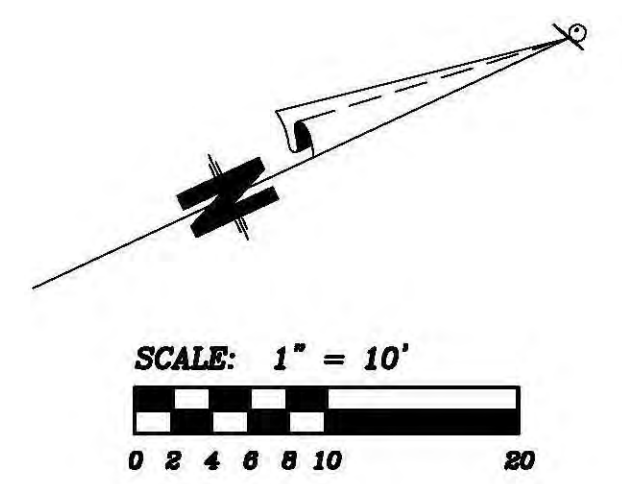
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This topographic survey of a portion of Lot 38-50-51R, Tract OS-1A-R2, Tract OS-1A-MVB, and the Mountain Village Boulevard R.O.W., Town of Mountain Village, was field surveyed on November 18, 2014 under the direct responsibility, supervision and checking of David R. Bulson 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. 37862 _____ Date _____

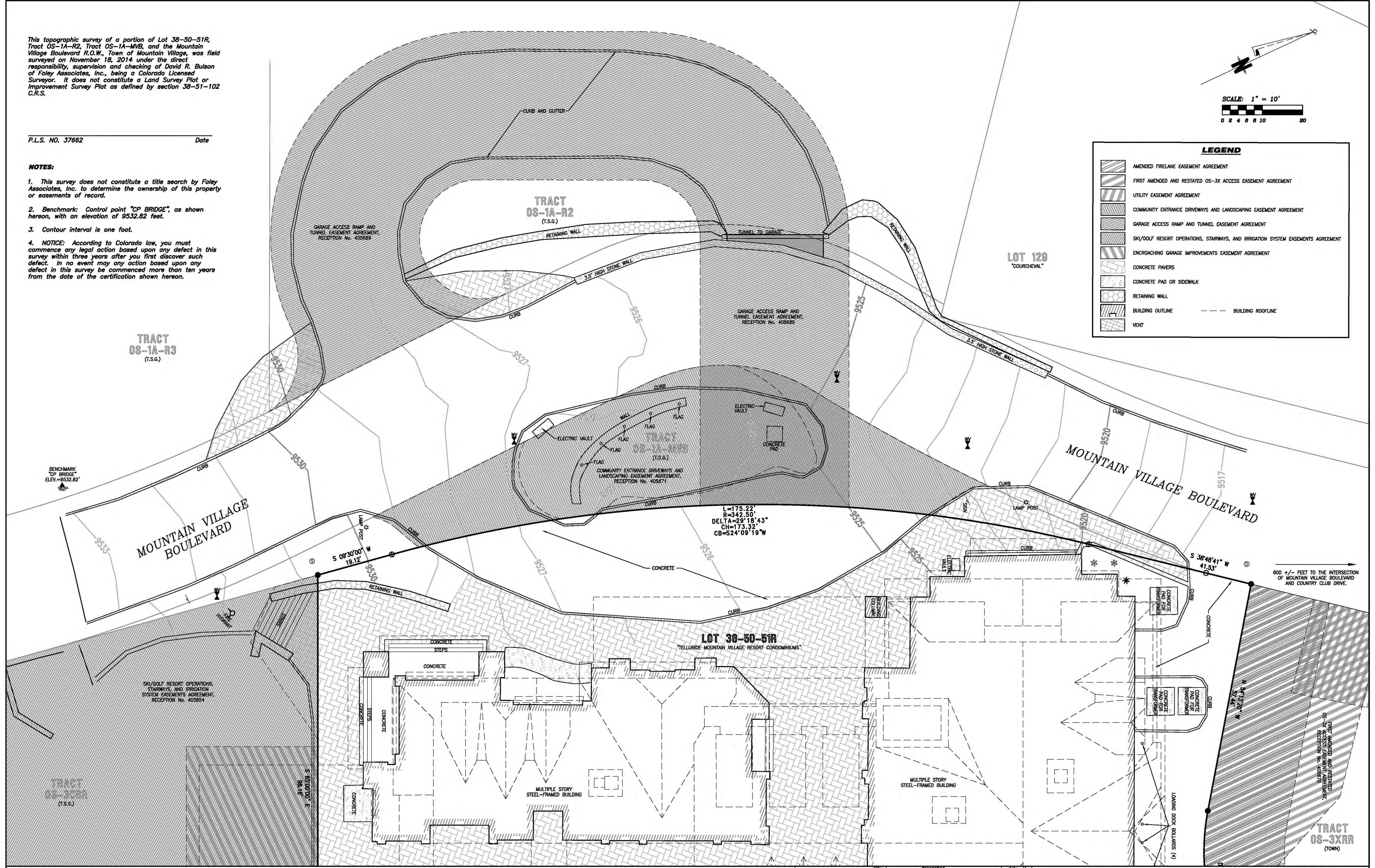
NOTES:

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 BRIDGE", as shown hereon, with an elevation of 9532.82 feet.
3. Contour interval is one foot.
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

- AMENDED FIRELANE EASEMENT AGREEMENT
- FIRST AMENDED AND RESTATED OS-3X ACCESS EASEMENT AGREEMENT
- UTILITY EASEMENT AGREEMENT
- COMMUNITY ENTRANCE DRIVEWAYS AND LANDSCAPING EASEMENT AGREEMENT
- GARAGE ACCESS RAMP AND TUNNEL EASEMENT AGREEMENT
- SKI/GOLF RESORT OPERATIONS, STAIRWAYS, AND IRRIGATION SYSTEM EASEMENTS AGREEMENT
- ENCROACHING GARAGE IMPROVEMENTS EASEMENT AGREEMENT
- CONCRETE PAVERS
- CONCRETE PAD OR SIDEWALK
- RETAINING WALL
- BUILDING OUTLINE
- VENT
- BUILDING ROOFLINE



Topographic Survey
 A portion of Lot 38-50-51R, Tract OS-1A-R2, Tract OS-1A-MVB, and the Mountain Village Boulevard R.O.W.,
 Town of Mountain Village, San Miguel County, Colorado.

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
 ENGINEERING · PLANNING · SURVEYING

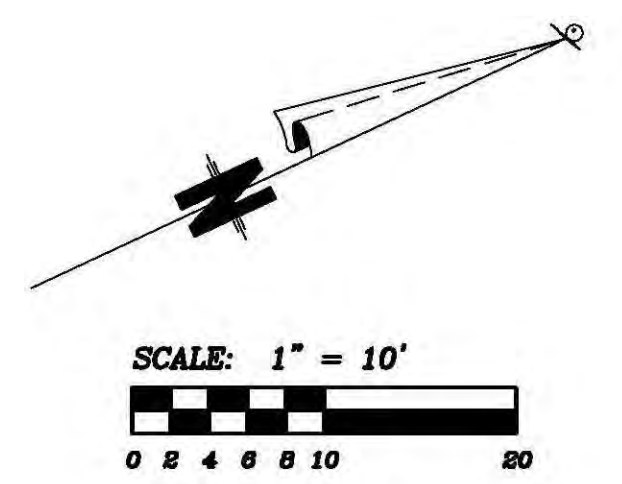
970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

Drawing path: dwg\TOPO 11-14.dwg

Sheet 1 of 2 Project #: 01038

Z:\04 W\Jobs\01038\01\01038.dwg\TOPO 11-14.dwg, 11/23/2014, 12:04:08 PM, mrcro

This topographic survey of a portion of Lot 38-50-51R, Tract OS-1A-R2, Tract OS-1A-MVB, and the Mountain Village Boulevard R.O.W., Town of Mountain Village, was field surveyed on November 18, 2014 under the direct responsibility, supervision and checking of David R. Bulson 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. 37662 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 BRIDGE", as shown hereon, with an elevation of 9532.82 feet.
3. Contour interval is one foot.
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.

TRACT OS-1A-R3
(T.S.G.)

TRACT OS-1A-R2
(T.S.G.)

LOT 129
"COURCHEVAL"

TRACT OS-1A-MVB
(T.S.G.)

MOUNTAIN VILLAGE BOULEVARD

MOUNTAIN VILLAGE BOULEVARD

L=175.22'
R=342.50'
DELTA=29°18'43"
CH=173.32'
CB=S24°09'19"W

LOT 38-50-51R
"TELLURIDE MOUNTAIN VILLAGE RESORT CONDOMINIUMS"

S 09°30'00" W
19.12'

S 38°48'41" W
41.53'

TRACT OS-3CRR
(T.S.G.)

S 65°00'00" E
98.16'

N 54°13'20" W
57.44'

TRACT OS-3XRR
(TOWN)

TUNNEL TO GARAGE

TUNNEL DOWN TO GARAGE

UPPER LEVEL
PARKING GARAGE

Topographic Survey
A portion of Lot 38-50-51R, Tract OS-1A-R2, Tract OS-1A-MVB, and the Mountain Village Boulevard R.O.W.,
Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	DB
Technician:	MC
Checked by:	DB
Start date:	11/13/2014

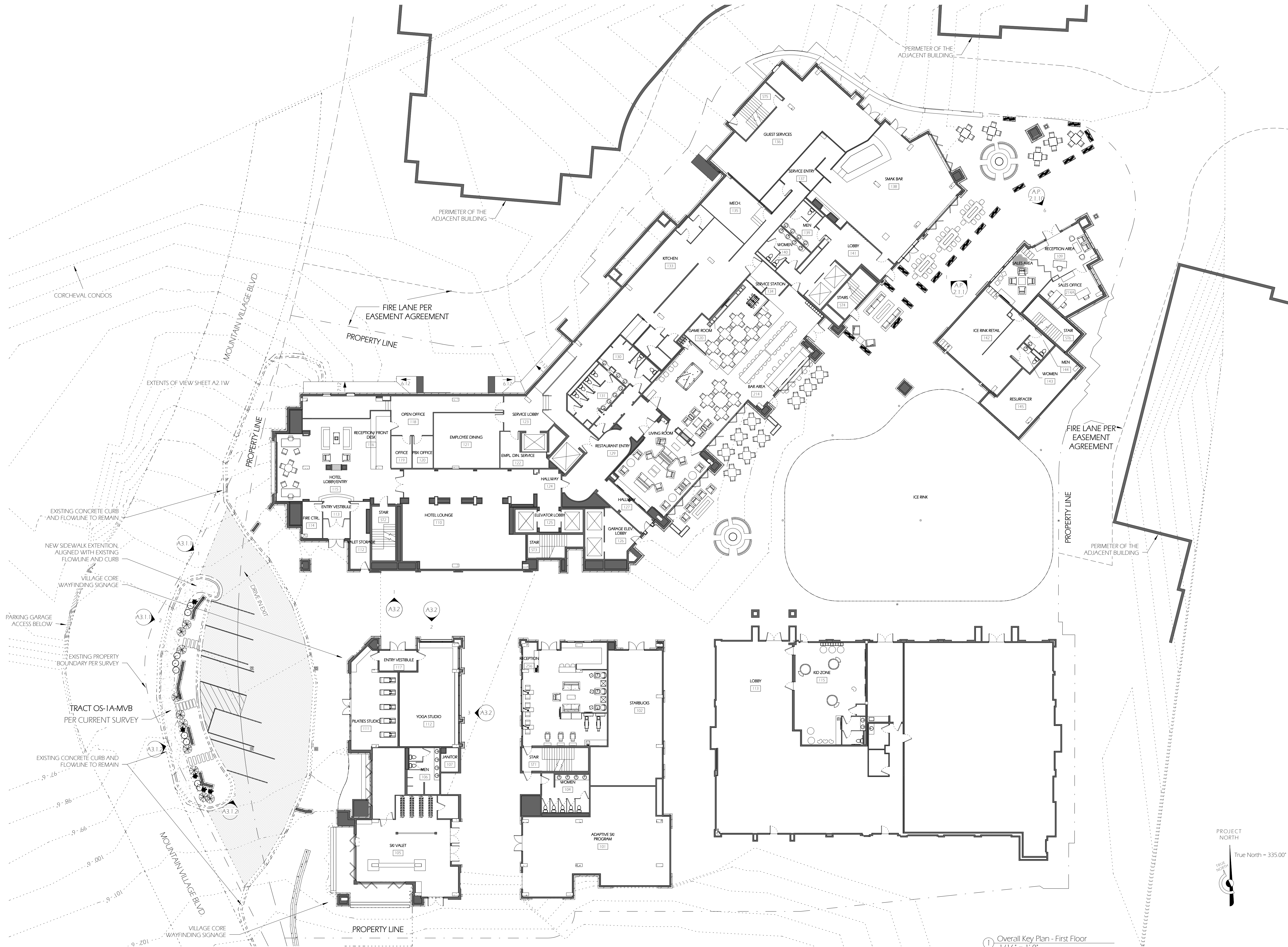
FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING

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

PROJECT TEAM

Consultant: Colorado Structural Inc.
Mike Arbaney
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e-mail: mike@coloradostructural.com

Consultant: Foley Associates, Inc.
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Address: P.O. Box 1385 - Telluride, CO 81435
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No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
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6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014

No.	Description	Date

Hotel Madeline
Phase 1 Remodel

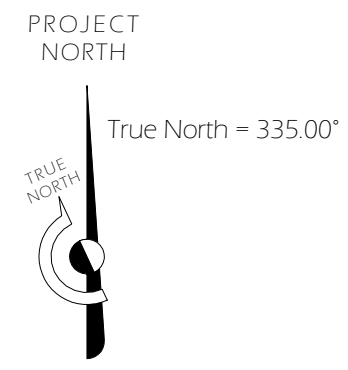
Overall Key Plan - First Level

Date	12-31-2014
Drawn by	DH / BF
Checked by	DH / BF

A2.1

Scale 1/16" = 1'-0"

Overall Key Plan - First Floor
1/16" = 1'-0"

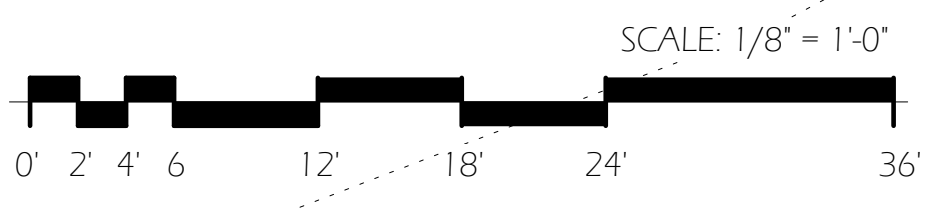
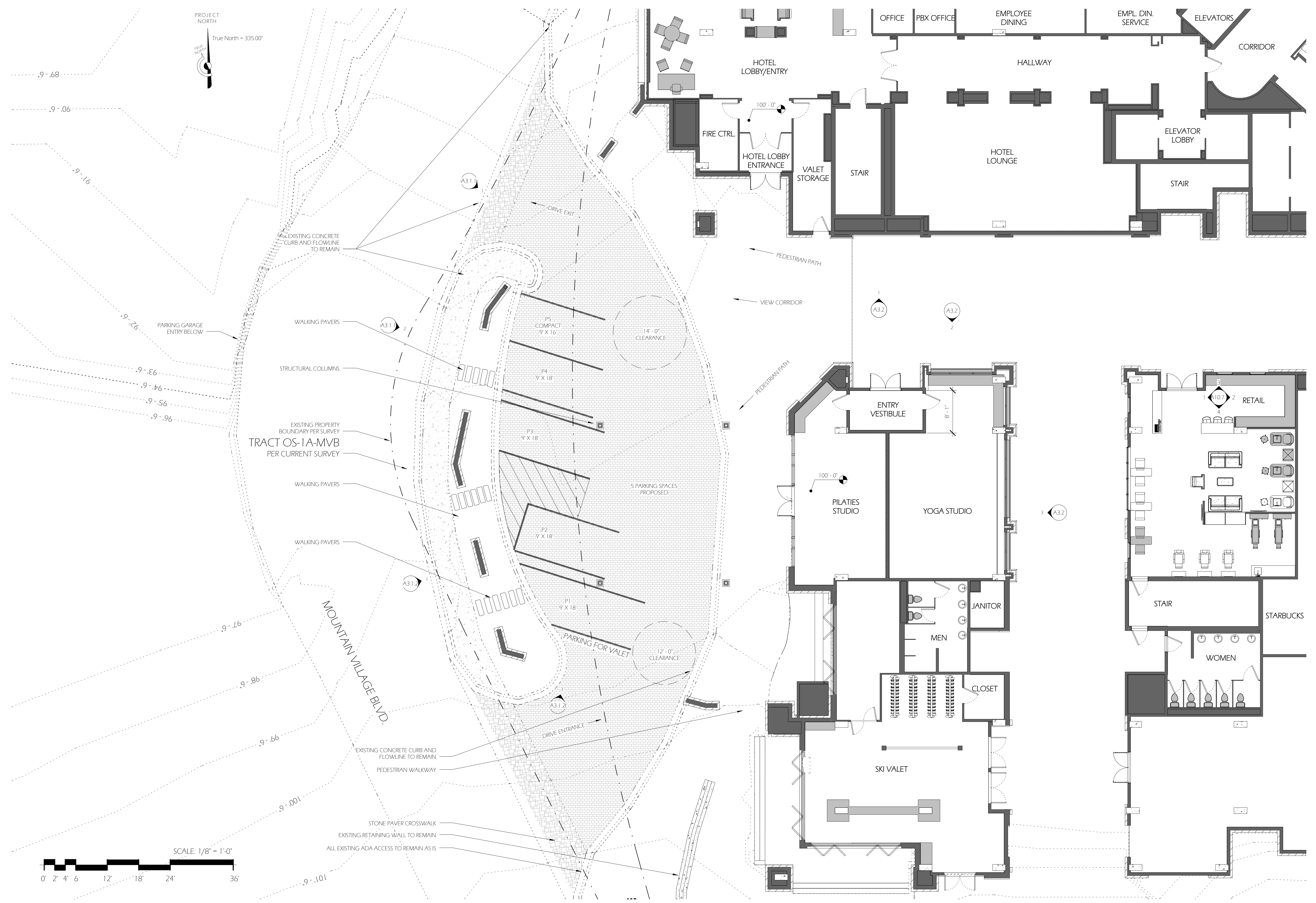


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 e-mail: dylanh12@hotmail.com

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

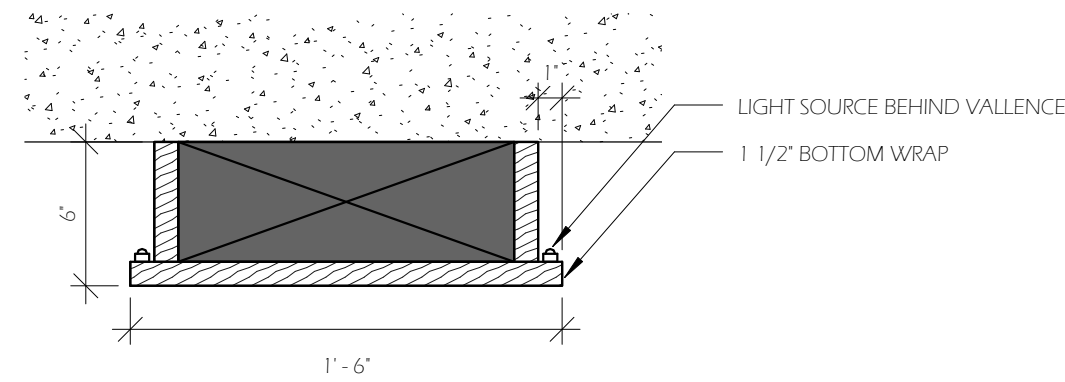
No.	Description	Date
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No.	Description	Date

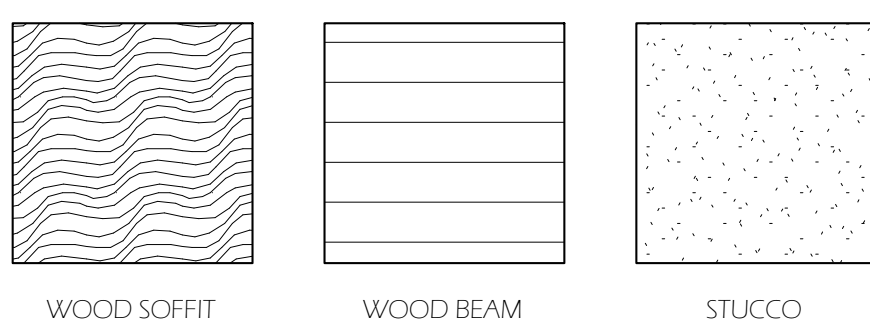
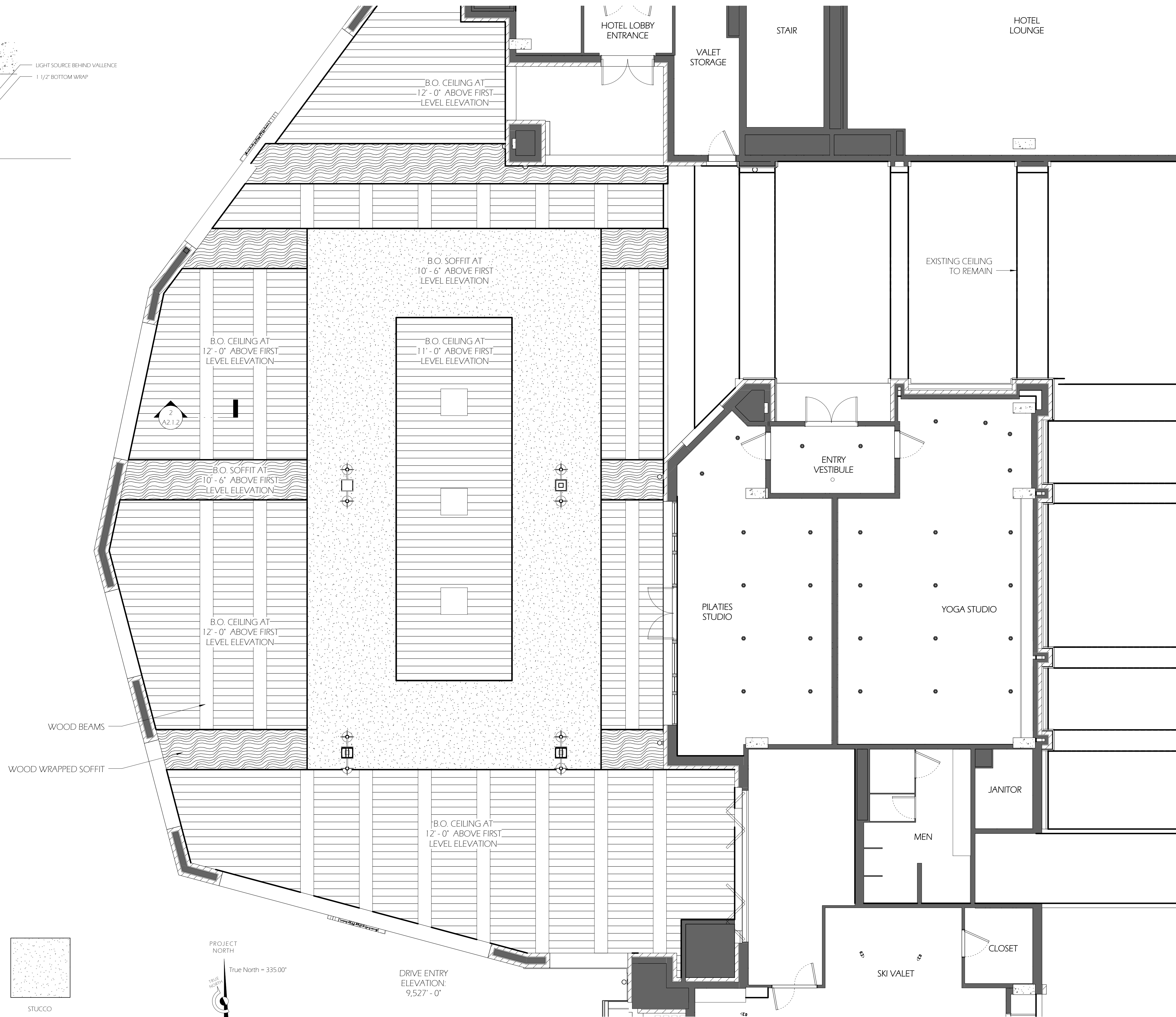
Hotel Madeline
 Phase 1 Remodel
 Floor Plan - First Level
 Portechachere

Date: 12-31-2014
 Drawn by: DH / BF
 Checked by: DH / BF

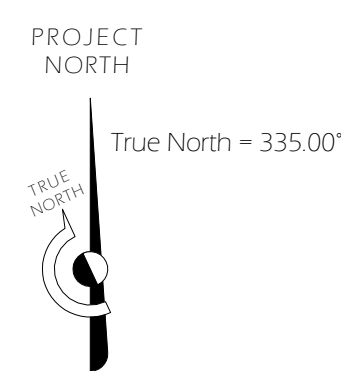
A2.1.1
 Scale: 1/8" = 1'-0"



2 Beam Cross Section Detail
1 1/2" = 1'-0"



Ceiling Finishes
1/4" = 1'-0"



DRIVE ENTRY
ELEVATION:
9.527' - 0"

1 Portechachere - Reflected Ceiling Plan
3/16" = 1'-0"



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No.	Description	Date

Hotel Madeline

Phase 1 Remodel

R.C.P. - First Level
Portechachere

Date: 12-31-2014
Drawn by: DH / BF
Checked by: DH / BF

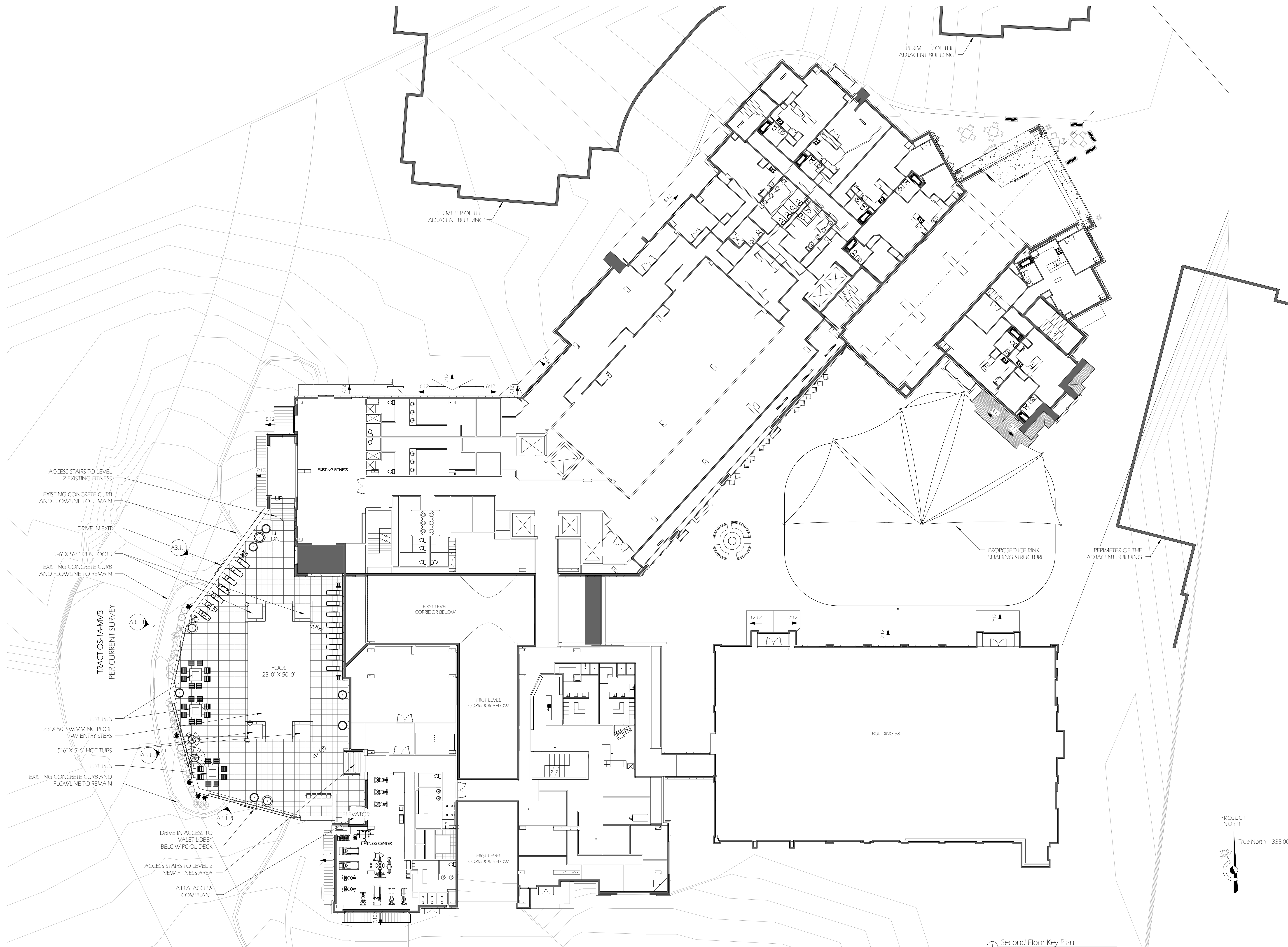
A2.1.2

Scale: As indicated

PROJECT TEAM

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7	DRB - Submittal	12-29-2014

No.	Description	Date

Hotel Madeline

Phase 1 Remodel

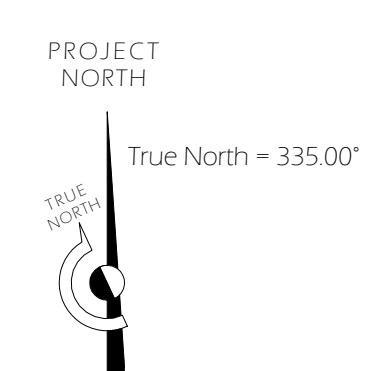
Overall Key Plan -
Second Level

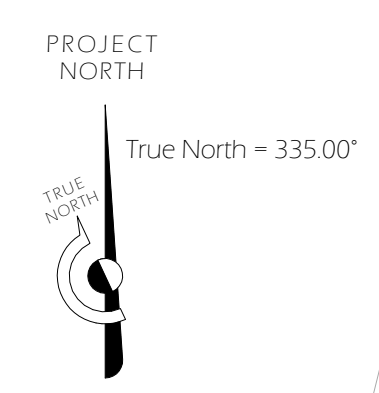
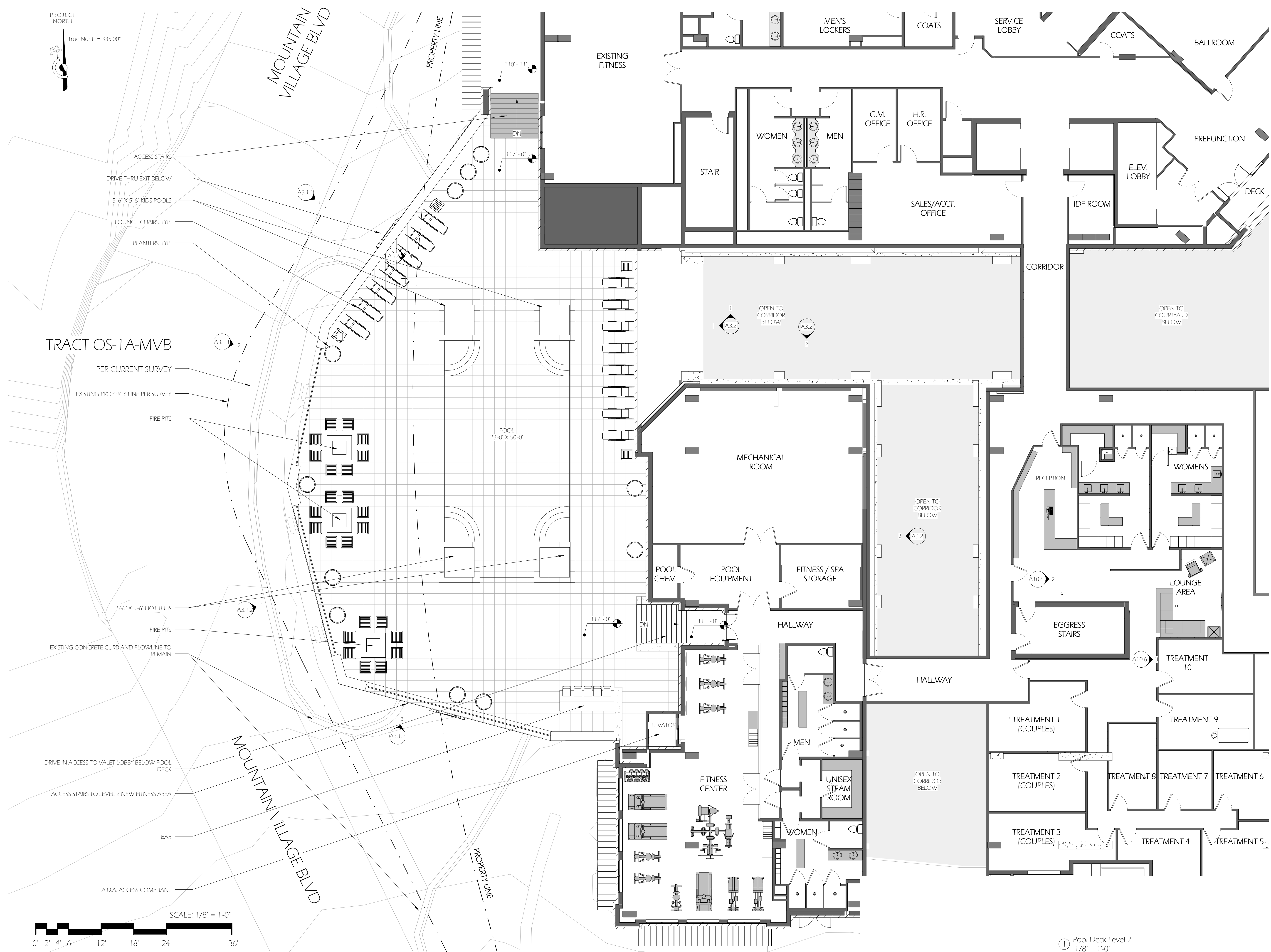
Date	12-31-2014
Drawn by	DH / BF
Checked by	DH / BF

A2.2

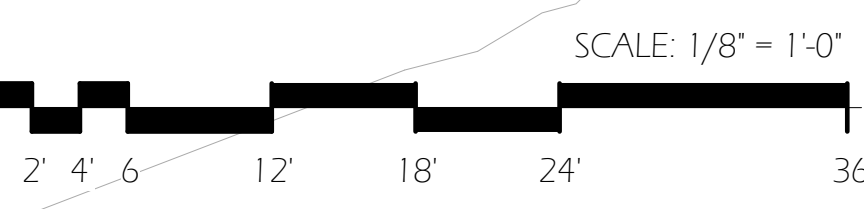
Scale	1/16" = 1'-0"
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① Second Floor Key Plan
1/16" = 1'-0"





TRACT OS-1A-MVB



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No.	Description	Date

Hotel Madeline
 Phase 1 Remodel
 Floor Plan - Second
 Level Pool Deck

Date: 12-31-2014
 Drawn by: DH / BF
 Checked by: DH / BF

A2.2.1
 Scale: 1/8" = 1'-0"

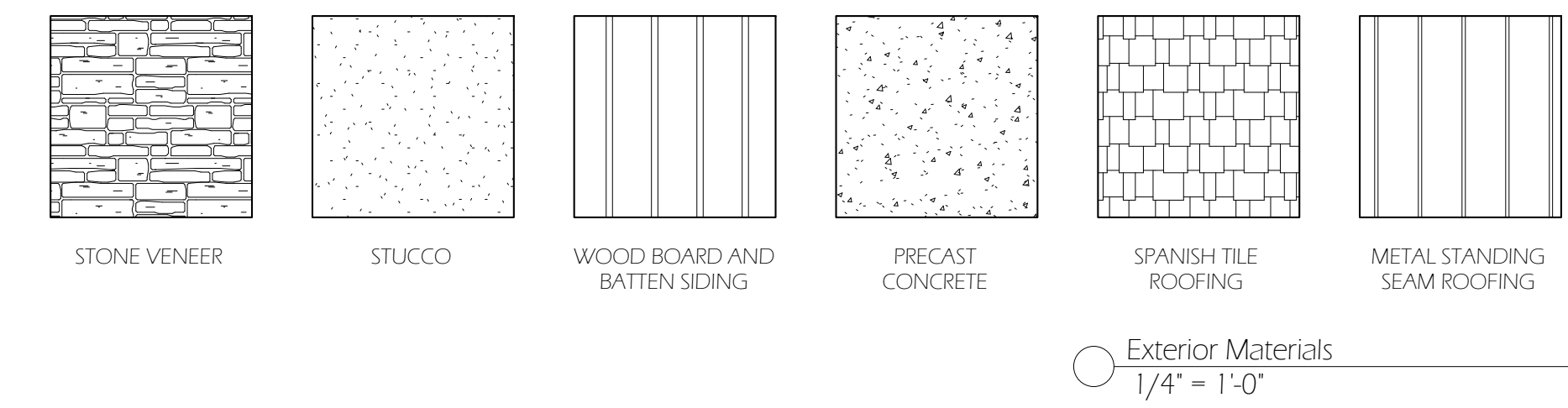
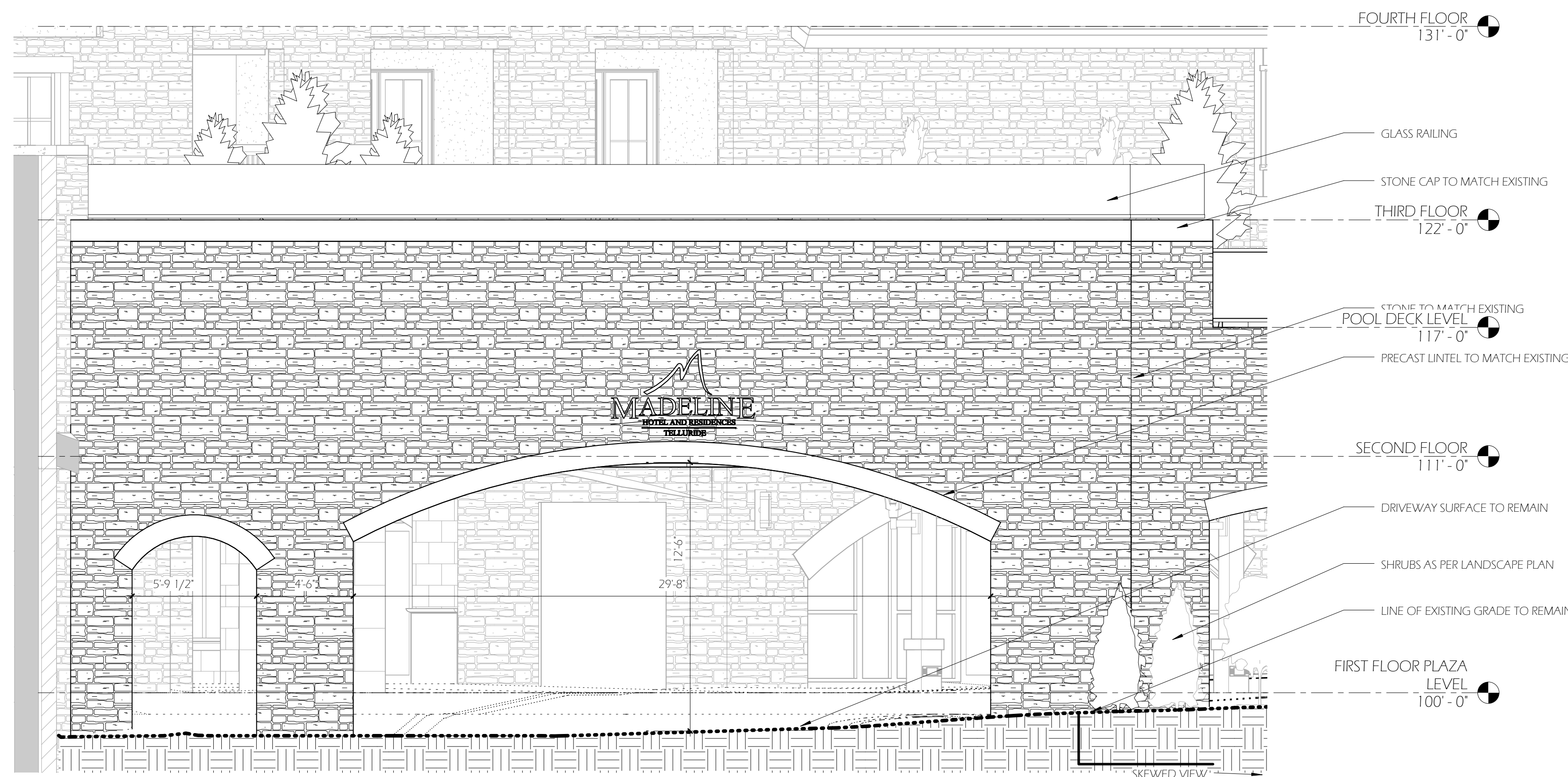
1 Pool Deck Level 2
 1/8" = 1'-0"

COPYRIGHT 2014 12/31/2014 8:08:33 PM

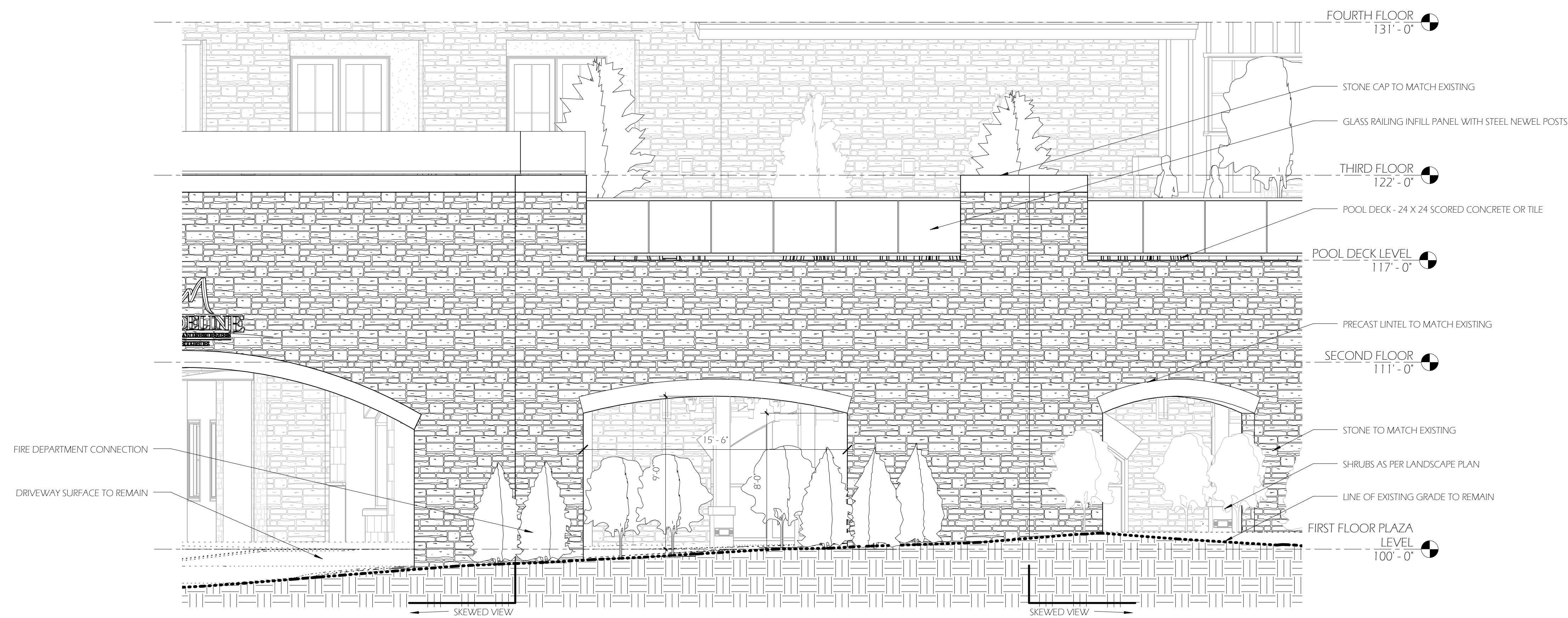
PROJECT TEAM

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① Portecachere Elevation 1
 1/4" = 1'-0"



② Portecachere Elevation 2
 1/4" = 1'-0"

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No.	Description	Date

Hotel Madeline
 Phase 1 Remodel
 Elevations - Pool Deck

Date: 12-31-2014
 Drawn by: DH / BF
 Checked by: DH / BF

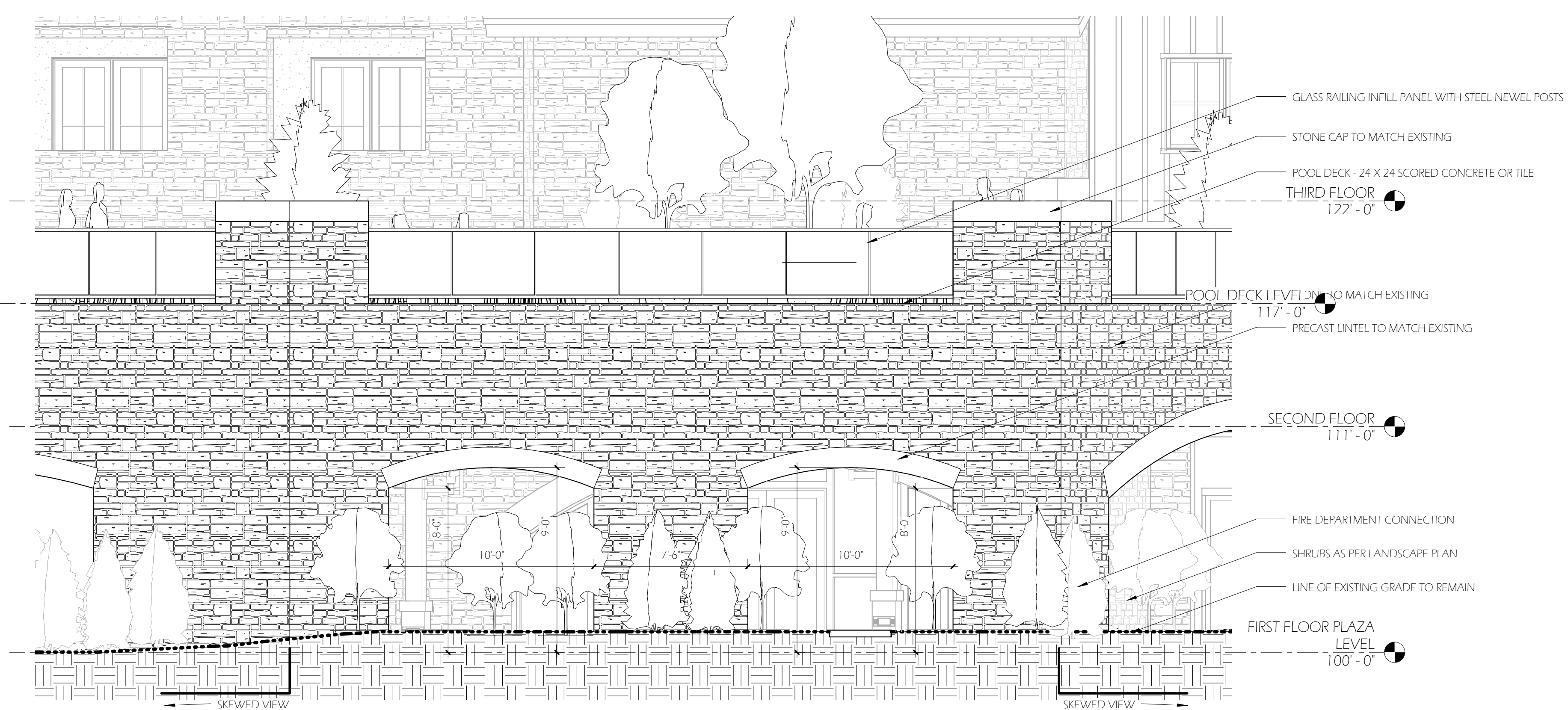
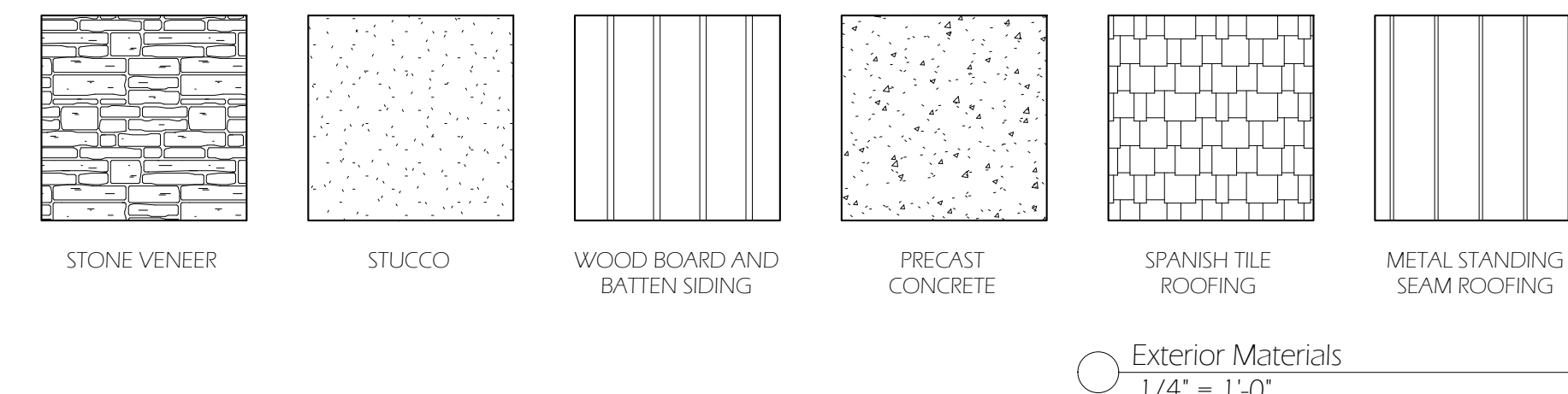
A3.1.1

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

PROJECT TEAM

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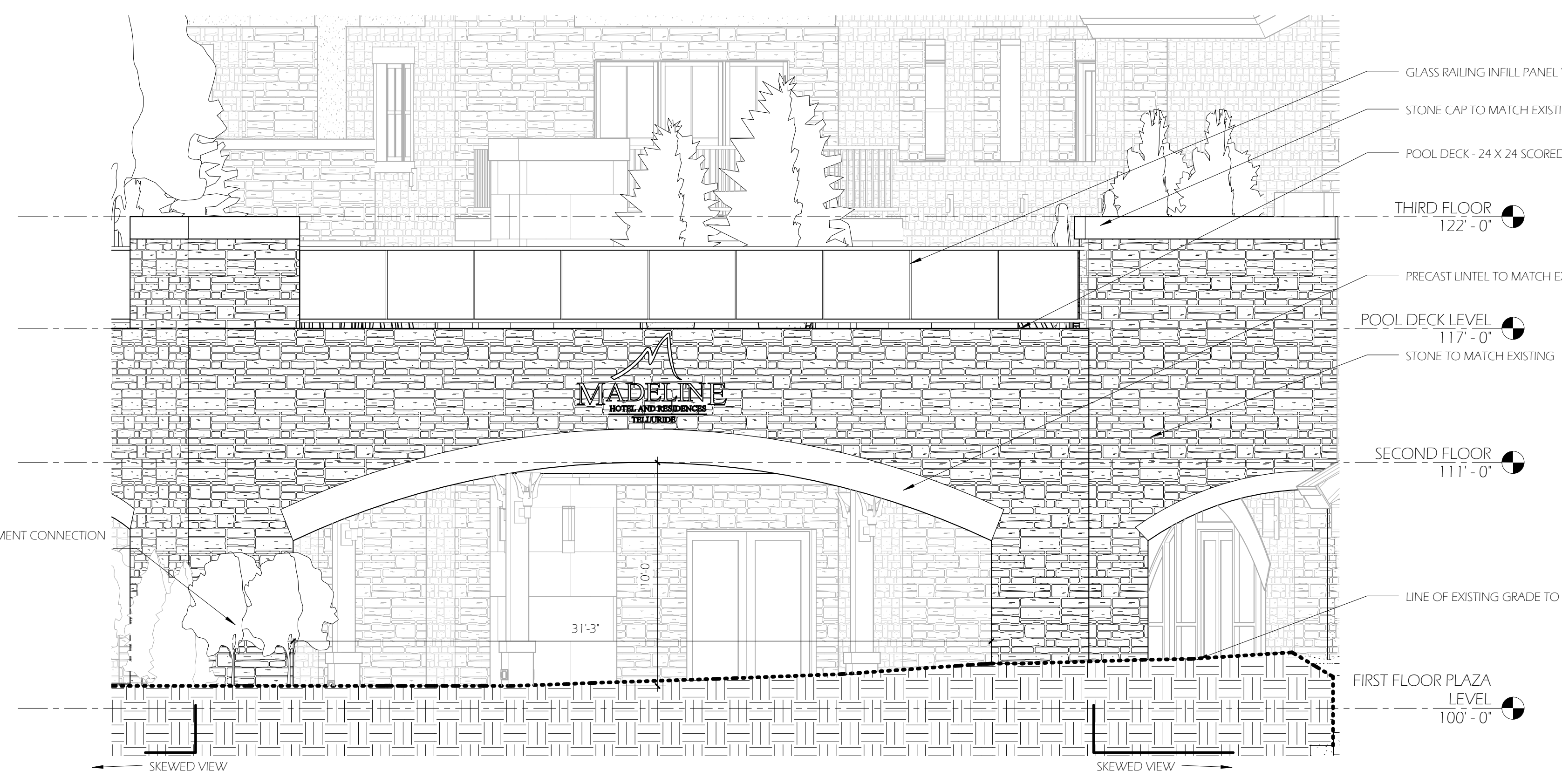
Consultant: Foley Associates, Inc.
Address: 125 W. Pacific Ave. Suite B-1
Address: P.O. Box 1385 - Telluride, CO 81435
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Fax: 970-728-6050



① Portecachere Elevation 3
1/4" = 1'-0"



② Wayfinding Signage



③ Portecachere Elevation 4
1/4" = 1'-0"



④ Wayfinding Signage

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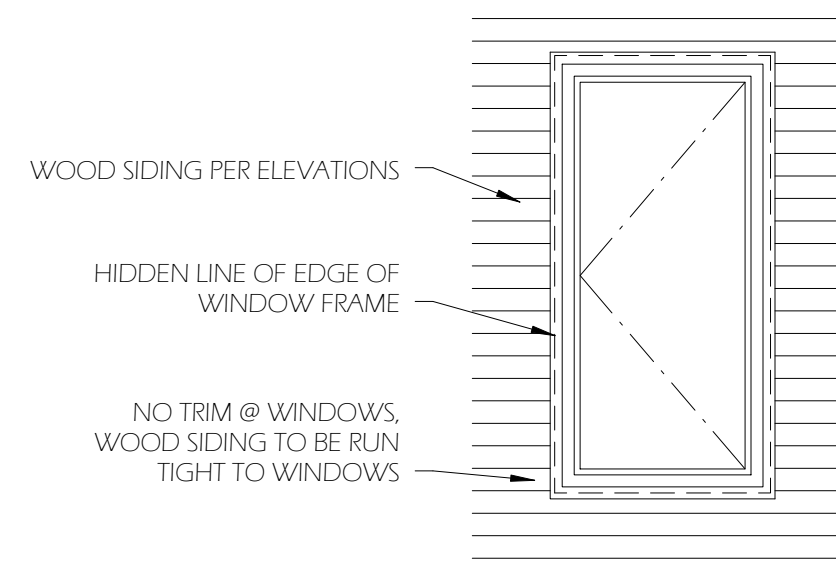
No.	Description	Date

Hotel Madeline
Phase 1 Remodel
Elevations - Pool Deck

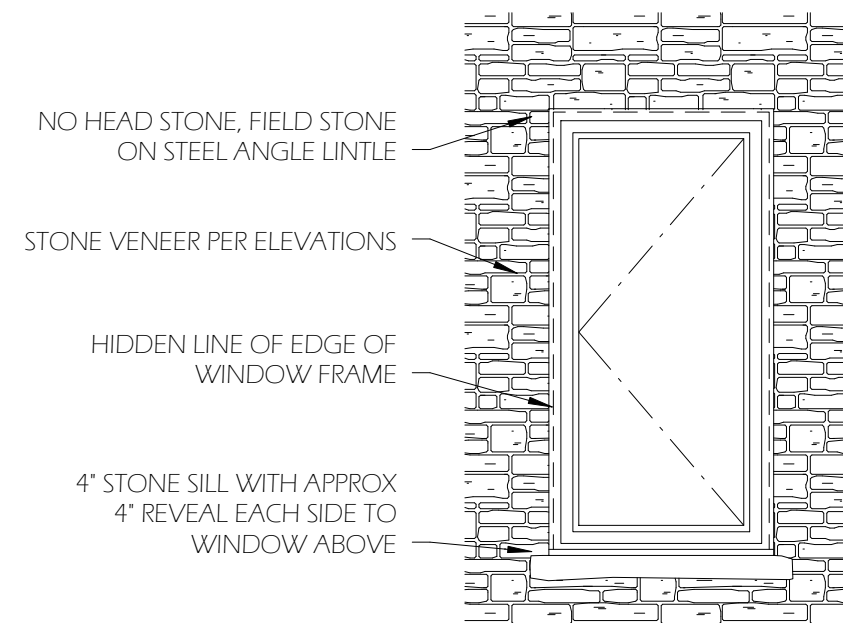
Date	12-31-2014
Drawn by	DH / BF
Checked by	DH / BF

A3.1.2

Scale 1/4" = 1'-0"



1 Window Elevation @ Wood
3/8" = 1'-0"

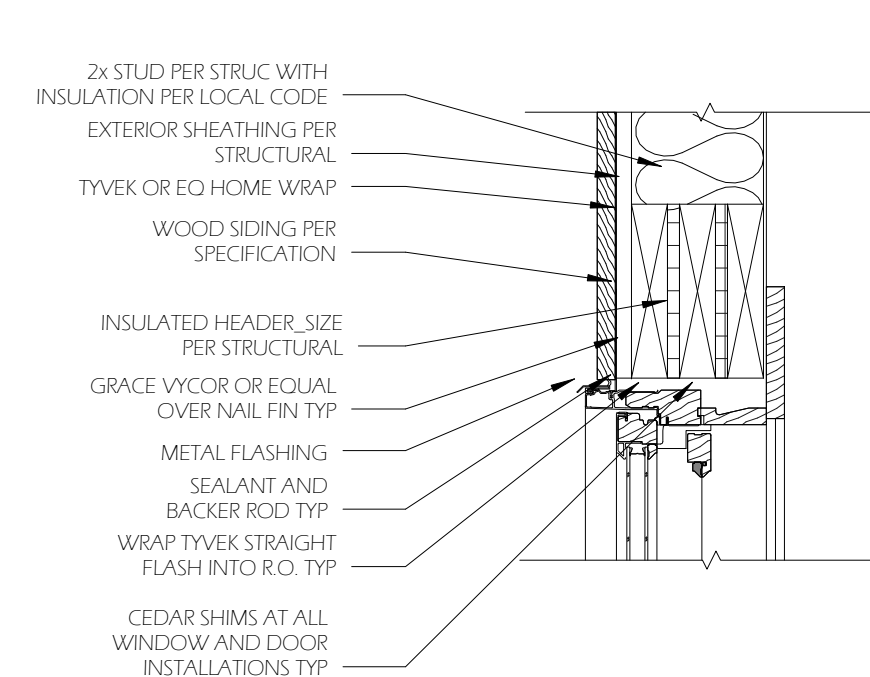


2 Window Elevation @ Stone
3/8" = 1'-0"

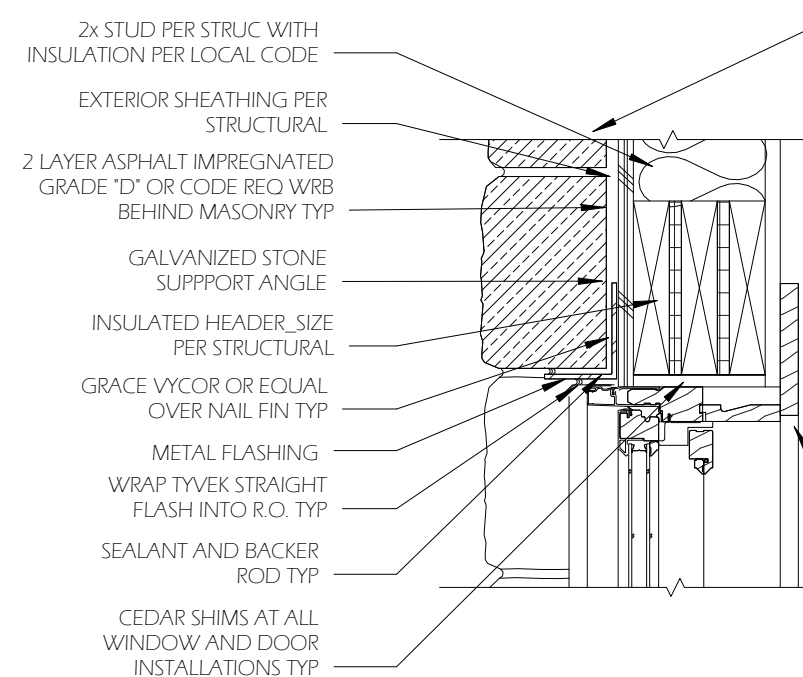
Window Schedule				
Keynote	Count	Level	Width	Height

NOTE:

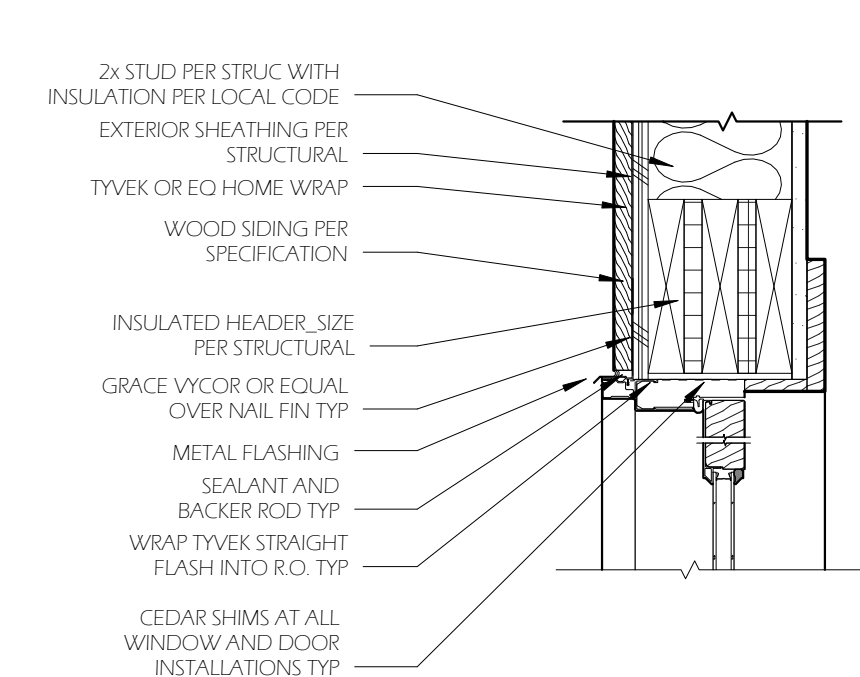
- HEAD HEIGHTS LISTED IN WINDOW SCHEDULE REFERENCE T.O. WINDOW FRAME. BUILDER TO ADD R.O. PER WINDOW MANUFACTURERS RECOMMENDATIONS AND ADJUST HEADER HEIGHTS ACCORDING
- ALL WINDOWS & DOORS TO HAVE ALUMINUM CLAD EXTERIOR & ARE TO BE INSTALLED PER MANU. INSTRUCTIONS
- NAIL FINIS & PENETRATIONS TO BE WRAPPED WITH GRACE ICE & WATER SHIELD OR EQUAL
- ALL DOOR HARDWARE ON EXTERIOR DOORS TO BE PAIC HARDWARE OR FIRE EXIT RATED HARDWARE



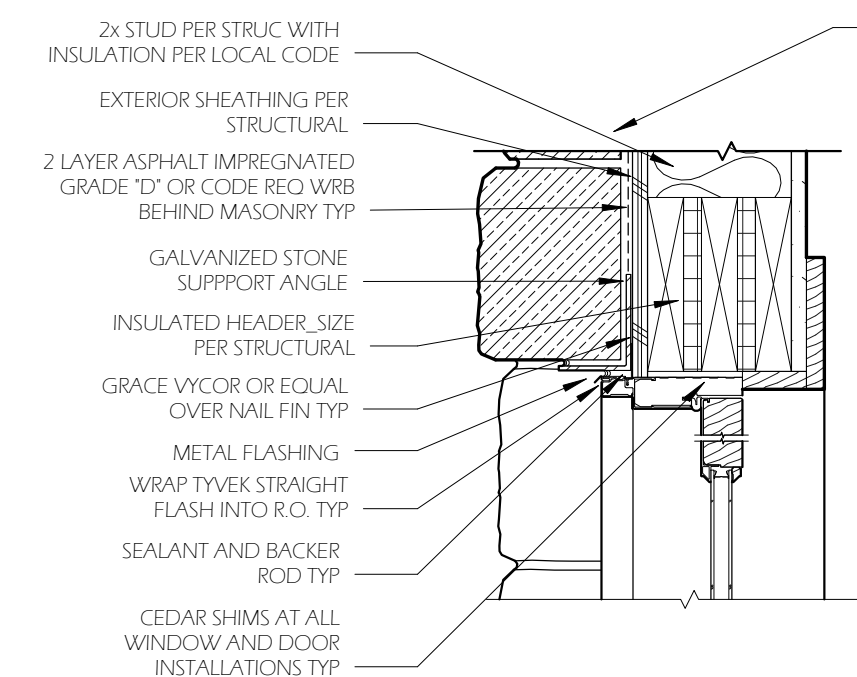
3 Window Head @ Wood Siding
1 1/2" = 1'-0"



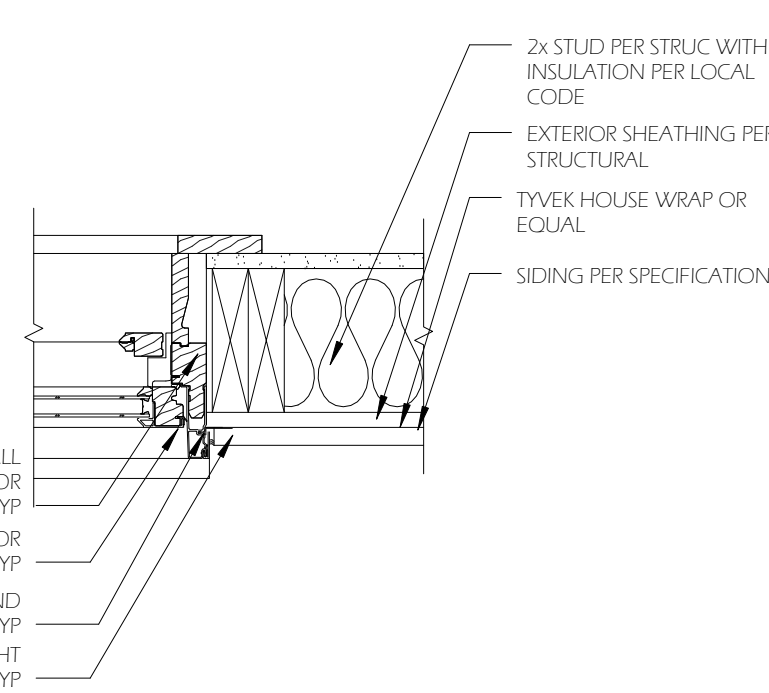
4 Window Head @ Stone
1 1/2" = 1'-0"



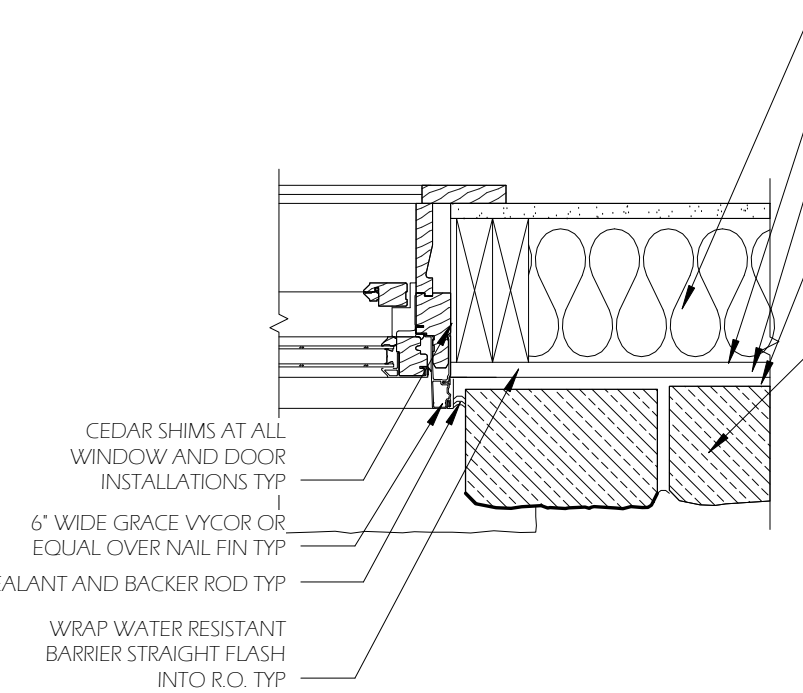
5 Door Head @ Wood Siding
1 1/2" = 1'-0"



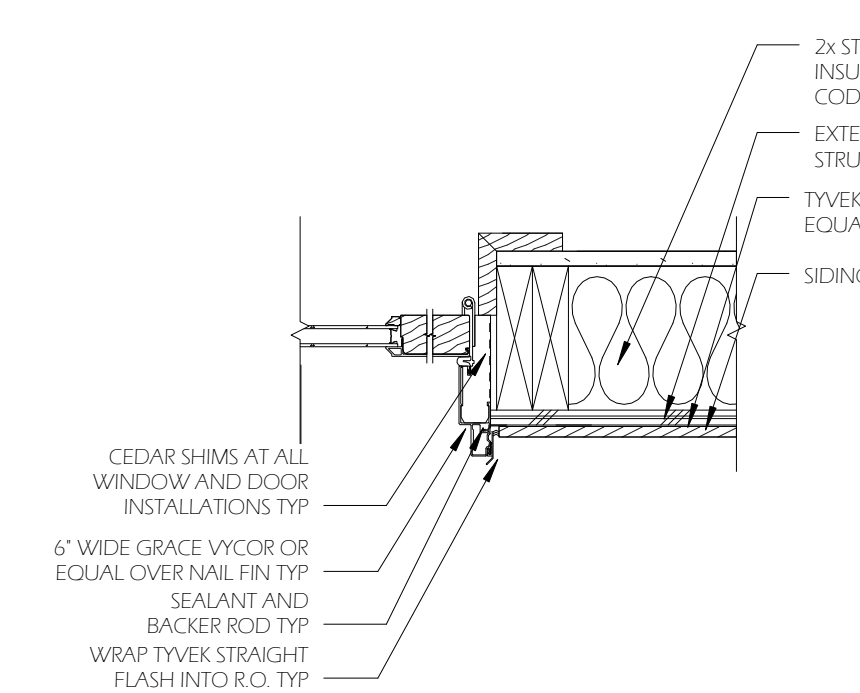
6 Door Head @ Stone
1 1/2" = 1'-0"



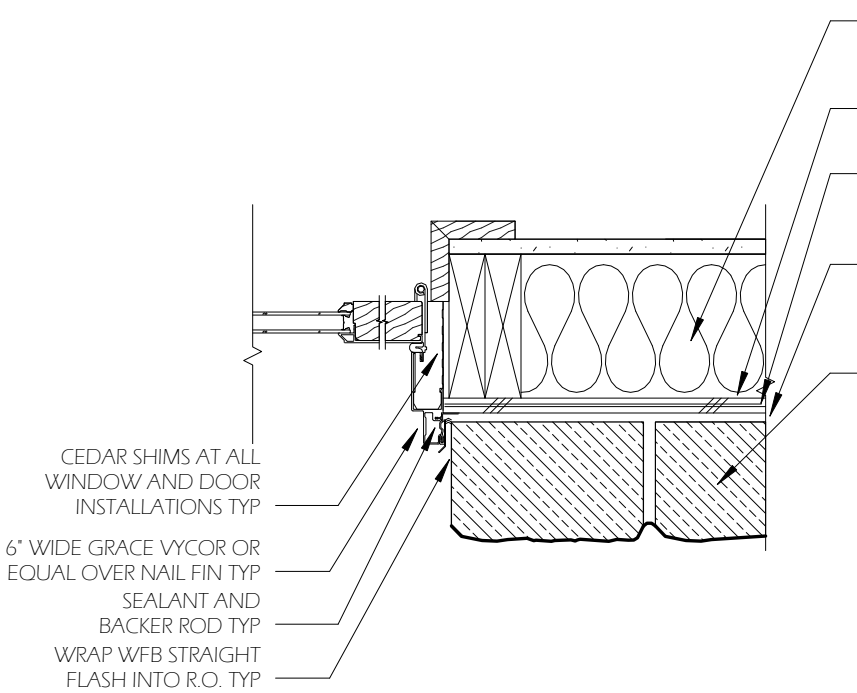
7 Window Jamb @ Wood Siding
1 1/2" = 1'-0"



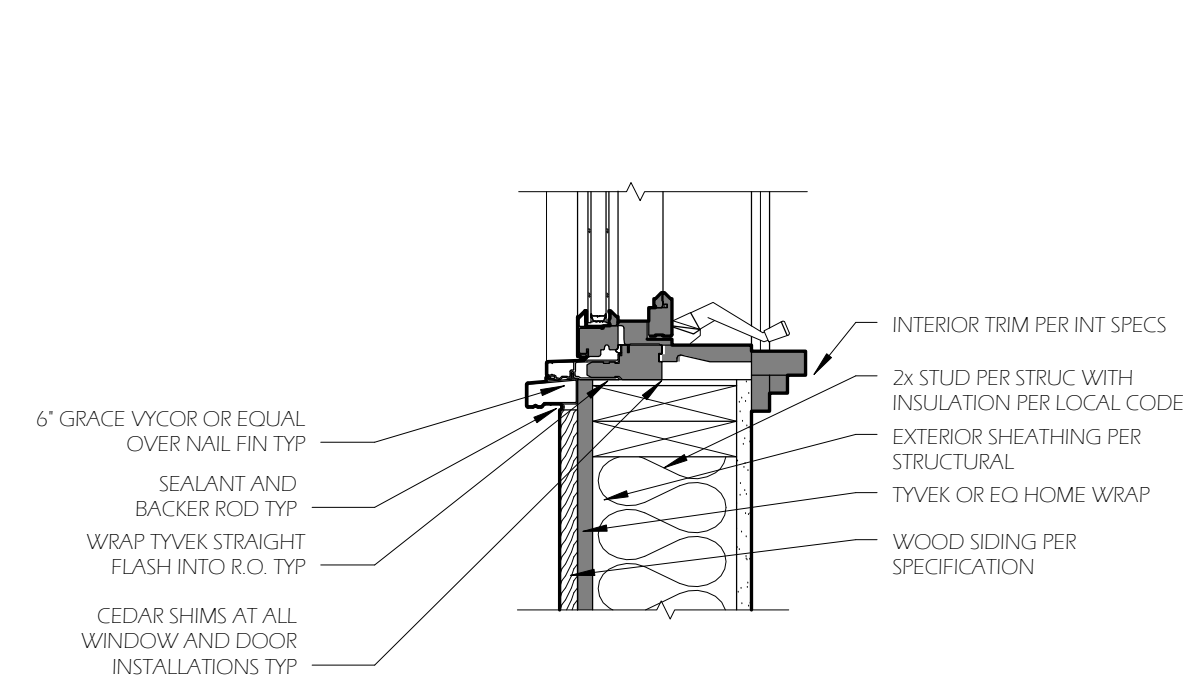
8 Window Jamb @ Stone
1 1/2" = 1'-0"



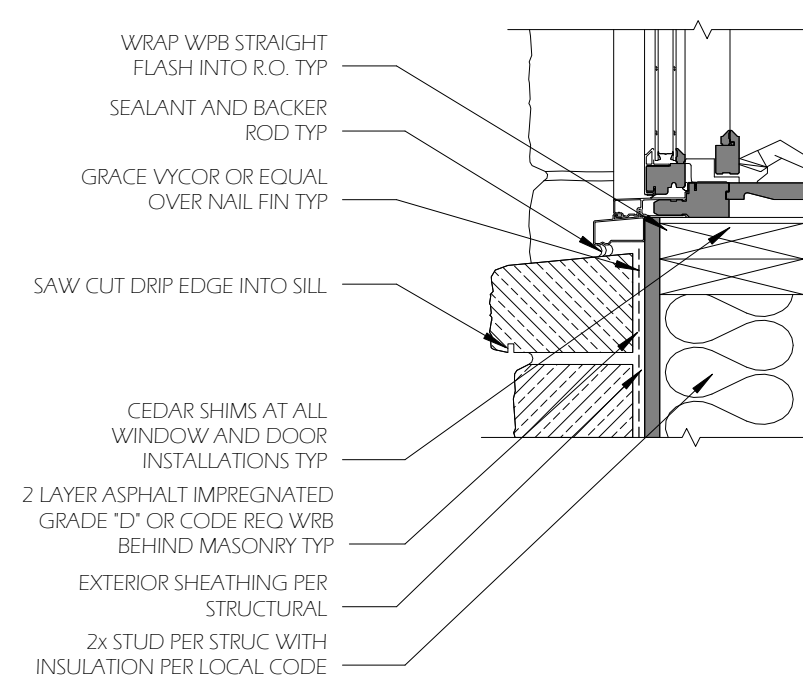
9 Door Jamb @ Wood Siding
1 1/2" = 1'-0"



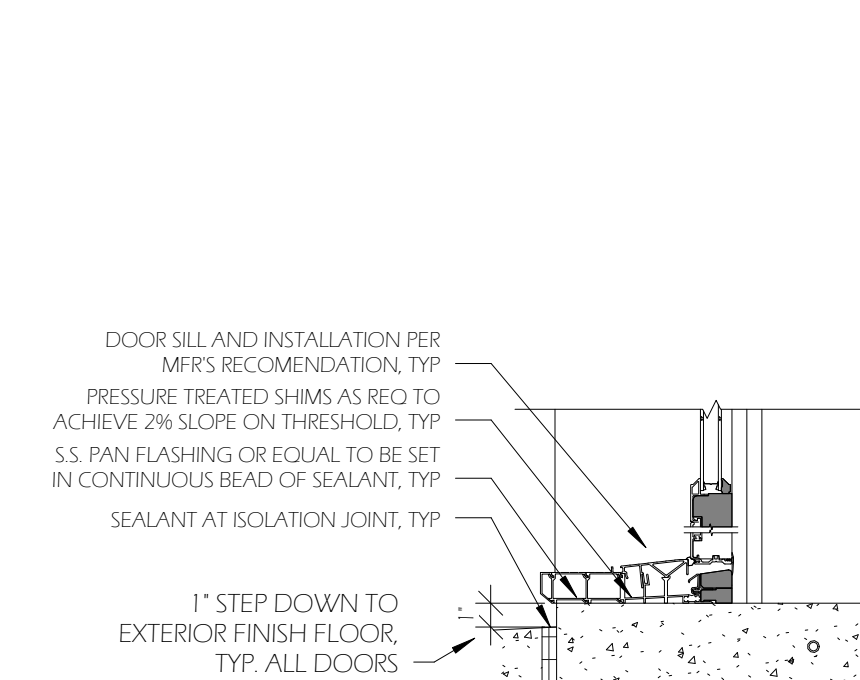
10 Door Jamb @ Stone
1 1/2" = 1'-0"



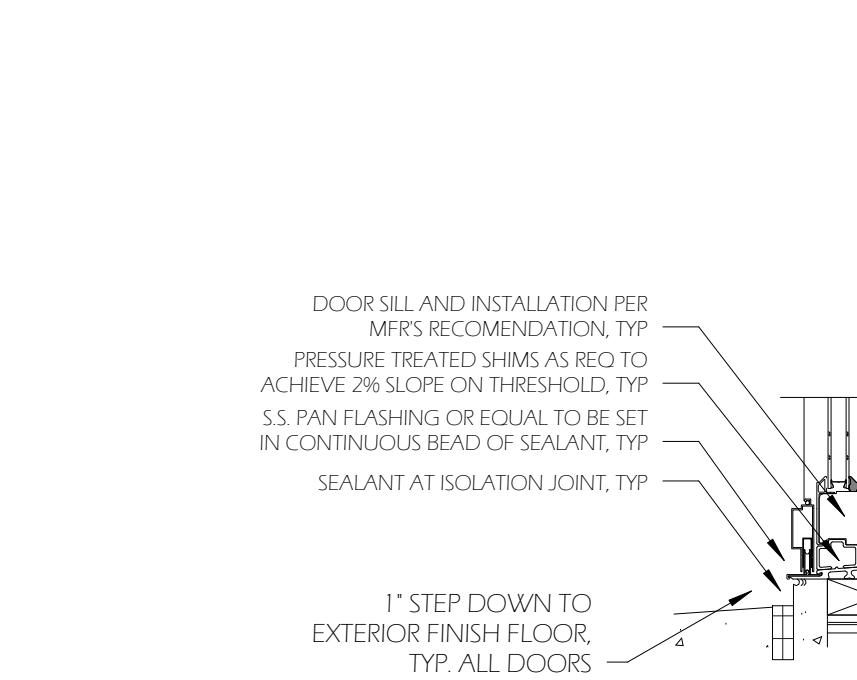
11 Window Sill @ Wood Siding
1 1/2" = 1'-0"



12 Window Sill @ Stone
1 1/2" = 1'-0"



13 Door Sill @ Conc Slab
1 1/2" = 1'-0"



14 Door Sill @ Wood Floor Sys.
1 1/2" = 1'-0"

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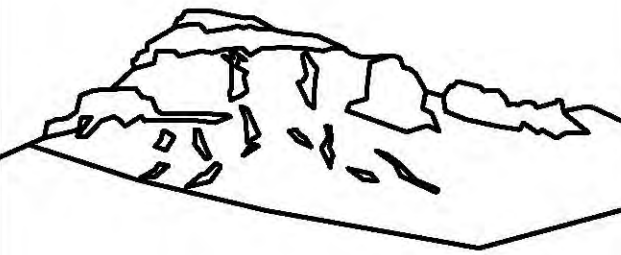
Hotel Madeline
Phase 1 Remodel

Door & Window
Details

Date: 12-31-2014
Drawn by: DH / BF
Checked by: DH / BF

A8.1

Scale: As indicated



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2014-12-30

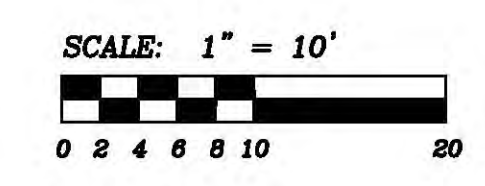
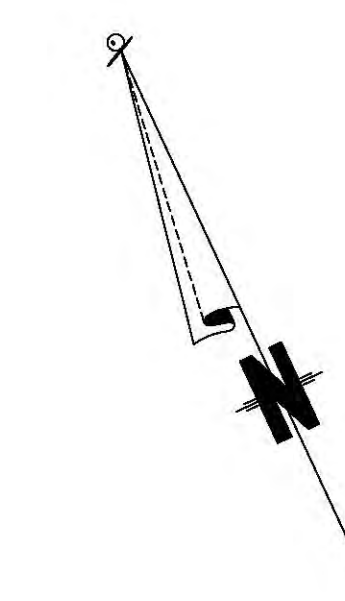
Hotel Madeline
Mtn. Village, CO

NOT FOR CONSTRUCTION

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

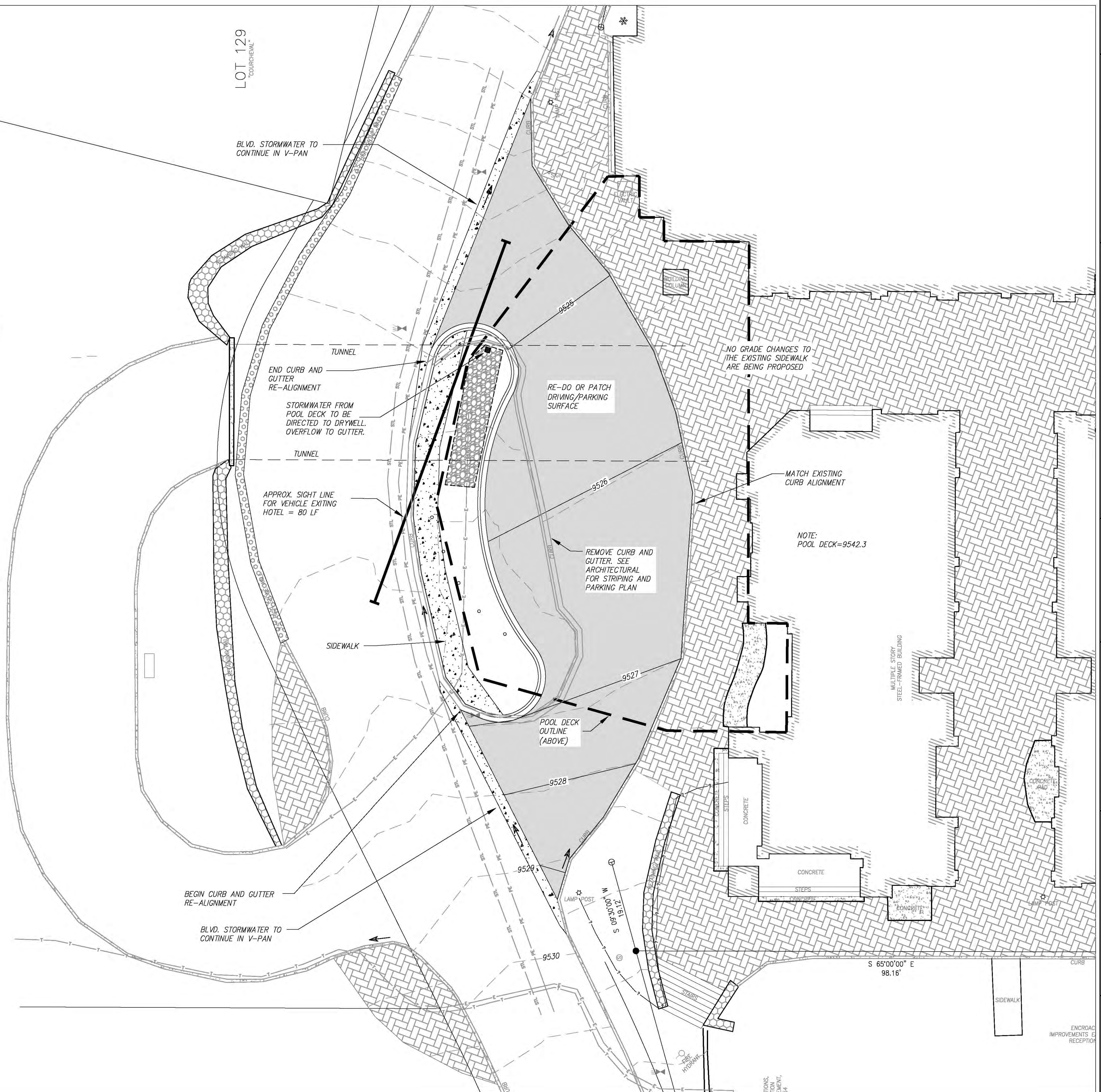
Grading
and
Drainage
Street Level

C1



NOTES:
STORMWATER FROM POOL DECK SHALL BE
COLLECTED IN A STORM DRAIN SYSTEM AND
PIPED TO THE DRYWELL IN A COMMON
DOWNSPOUT. STORM SYSTEM SHALL BE
SHOWN AS PLANS DEVELOP.

QUEST
MADLINE
S



NAVILITE EXIT & EMERGENCY

WET LOCATION LED EXIT SIGN

Battery Back-Up

NXWAB Series

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

PRODUCT DESCRIPTION

Navilite NXWAB Series Wet Location LED Exit Signs offer long lamp life, energy efficiency and uniform illumination. The water-tight, corrosion-resistant thermoplastic housing is sealed and gasketed to protect the internal electronics from water, dust and corrosive liquids. The NXWAB Series is designed with punch-out chevron directional indicators for optimum installation flexibility and simplified specification. Its vibration resistant LED illumination and polycarbonate lens makes this product ideal for demanding industrial environments, especially those subject to frequent water spray.

PRODUCT SPECIFICATIONS

Construction Corrosion-resistant and impact-resistant thermoplastic housing • Clear polycarbonate lens • Sealed and gasketed • Sealed test switch and power indicator • Multiple factory identified conduit entry locations • 6" letters with $\frac{3}{4}$ " stroke width • Chevron directional indicators can be easily removed as necessary • Single face or double face • Red or green letters • Industrial gray finish.

Electrical Dual voltage 120/277VAC • Rated for use in wet locations • Solid state charging and switching • Brownout protection • Battery low voltage disconnect • Overload and short circuit protection • AC power indicator and test switch.

Lamps Long life, energy saving LED lamps • LEDs are connected in a series/parallel configuration such that the unlikely failure of one LED will affect no more than one other LED • Red LED/letters • Red signs and green signs consume less than 4 watts.

Battery Long life, maintenance-free, high performance nickel cadmium • Designed to operate over a wider range of temperature conditions (-4°F to 120°F recommended operating range) • Battery will operate sign for a minimum of 90 minutes in the event of a power outage.

Code Compliance UL924 • Wet Location Listed • Suitable for use in (-4°F to 120°F) temperature range • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant.

Warranty 5-year warranty (see reverse for battery warranty).

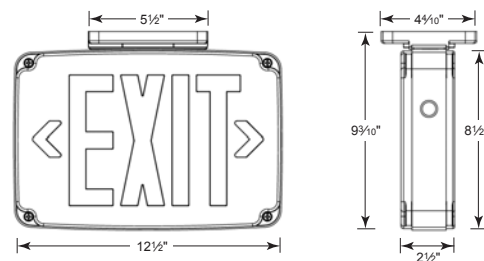
Product specifications subject to change without notice.

INSTALLATION

Mounting Surface (surface top, back, or end) mount only
 • Includes mounting screws, hardware, and gaskets.



DIMENSIONS



ENGINEERING DATA

	Input Voltage	Max. Amps	Max. Watts	Standby Watts*
Red LED - STD	120	0.03	3.1	2.9
Red LED - STD	277	0.02	3.2	2.9
Green LED - STD	120	0.03	3.4	3.0
Green LED - STD	277	0.02	3.4	2.9
Red LED - SD	120	0.03	3.1	2.7
Red LED - SD	277	0.02	3.3	3.0
Green LED - SD	120	0.03	3.3	2.9
Green LED - SD	277	0.02	3.5	3.2

* Fully charged battery.

ORDERING INFORMATION (Ordering Example: NXWAB1RGY)

Series	# of Faces	Letter Color	Finish	Battery	Options
NXWAB = Wet Location LED Exit Sign - Battery Back-Up	1 = Single Face 2 = Double Face	R = Red Letters G = Green Letters	GY = Gray	CB = Cold Weather Battery (Standard)	SD = Self Diagnostics

NAVILITE EXIT & EMERGENCY

WET LOCATION LED EXIT SIGN

Battery Back-Up

NXWAB Series

BATTERY DATA

- NiCad battery warranted for five years with additional 5 years pro-rated warranty
- Recharges in 24 hours or less

Type	Battery Voltage	Shelf Life ¹	Expected Life ¹	Temperature Range ²
NiCad	4.8V, 0.7Ah	3 years	8-10 years	-4°F-120°F

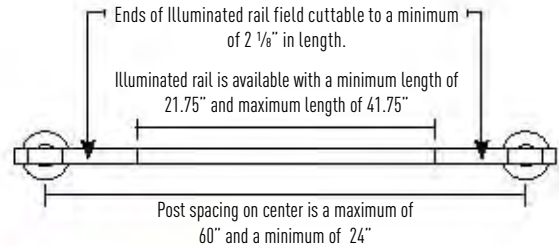
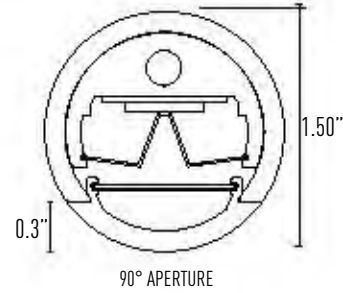
¹ At 77°F

² To obtain rated life and capacity.



IVR15-SPI - 1.5" Solid State Illuminated Rail 2" Post Integral Power Supply

JOB NAME		CATALOG NUMBER	
Hotel Madeline			
NOTES	Pool Stairs	TYPE	R



PHOTOMETRIC DATA

- LED: 4.6W High Output
- CCT: 3500K
- Illuminated Rail Length: 41"
- Rail Height: 36"
- Post Spacing: 48"

3'	.11	.11	.11	.11	.11
2'	.22	.22	.22	.22	.22
1'	.30	.31	.32	.31	.30
1'	.30	.31	.32	.31	.30
2'	.22	.22	.22	.22	.22
3'	.11	.11	.11	.11	.11

60° Flood

3'	.5	.5	.5	.5	.5
2'	.17	.17	.18	.17	.17
1'	.53	.54	.55	.54	.53
1'	.53	.54	.55	.54	.53
2'	.17	.17	.18	.17	.17
3'	.5	.5	.5	.5	.5

35° Narrow

3'	.4	.4	.4	.4	.4
2'	.9	.9	.9	.9	.9
1'	.20	.20	.20	.20	.20
1'	.33	.33	.34	.33	.33
2'	.23	.23	.23	.23	.23
3'	.10	.10	.10	.10	.10

30° Asymmetrical

CONSTRUCTION

Internal Rail Construction: Heavy duty extruded 6061-T6 Aluminum Alloy.

External Rail Jacket: Available in 304 or 316 stainless steel. Consult factory for custom powder coat finishes (AAMA 2604).

LED LIGHT SOURCE

Closely packed array of small LEDs allow for smooth seamless illumination with immediate overlap to avoid pixilation and provide a continuous flow of light. Color temperatures options include 2700K, 3000K, 3500K or 4000K.

- 85 CRI
- 50,000 hours of average rated life at 70% output
- LED components are easily accessible to allow for easy maintenance

LED LIGHT ENGINE (PER FOOT)

- System Power Consumption: 4.6W
- Cool White 4000K: 219 lm
- Neutral White 3500K: 207 lm
- Warm White 3000K: 202 lm
- Warm White 2700K: 194 lm

OPTICAL SYSTEM

Innovative optical system includes integral reflector and light shaping diffuser. 92% Transmission efficiency provides precise shaping, control and distribution of light. High-impact acrylic lens is secured with (2) countersunk flush screws, (1) at each end. Distributions include flood, narrow and asymmetric.

MOUNTING / INSTALLATION

Each rail support is secured to the swivel mount on specified mounting system. Post or embedded mount is available. See mounting submittal sheets for detailed information.

SURFACE™ SIMULATED NATURAL FINISHES

- Available in 12 standard wood grain powder coated finishes
- Consult factory

EMERGENCY

Remote emergency inverter available. Can be remote up to 1000 ft. available. See IB-IIS specification sheet.

WARRANTY / LISTINGS

- 5-Year Intense LED Limited Warranty (LED & Power Supply Only)
- ETL Wet Location Listed
- IDA Approved
- ADA Compliant

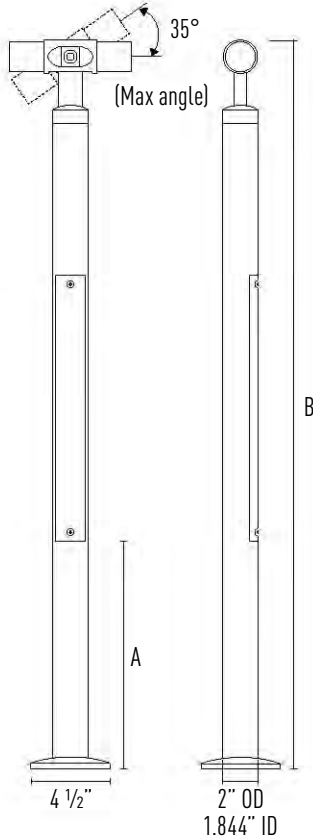
AWARD

- 2013 Next Generation Luminaires - "Recognized Winner"



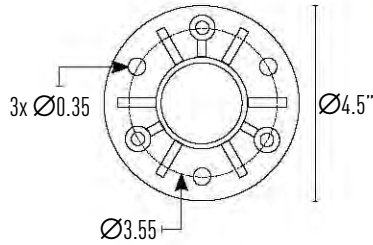
IVR15-SPI - 2" Post Mount Assembly

JOB NAME		CATALOG NUMBER	
Hotel Madeline			
NOTES	Post Mount	TYPE	R



DIMENSIONS		
	Guard Rail	Hand Rail
A	17"	14"
B	42"	36"

BASE SPECIFICATION



CONSTRUCTION

Post mount assembly is available in No.4 polished 304 stainless steel. Consult factory for custom powder coat finishes (AAMA 2604).

MAINTENANCE

Posts include a driver access door where power supply components are easily accessible. Tamper proof hardware and special tools are standard and included.

POWER SUPPLY

Lutron Hi-Lume® A-Series Driver is a high-performance LED driver that provides smooth, continuous 1% dimming. See driver specifications.

- Dimming Range: 100% to 1%
- Operating Voltage: 120-277V @ 50/60Hz
- Rated lifetime of 50,000 hrs. @ $t_c = 65^\circ\text{C}$
- Power Factor: > 0.9 at 40W
- Standby Power Consumption: < 1.0W
- Total Harmonic Distortion: < 20% at 40W
- Inrush Current: < 2A

MOUNTING / INSTALLATION

Post are to be spaced at a maximum of 60" and minimum of 24" on centers. Post mount is to be surface mounted to concrete utilizing 3/8" anchor bolts (supplied by others). Anchoring means must be determined by local codes. Not to be supplied or engineered by Intense Lighting. See post mount installation chart for more information. Anchorage template available by request.

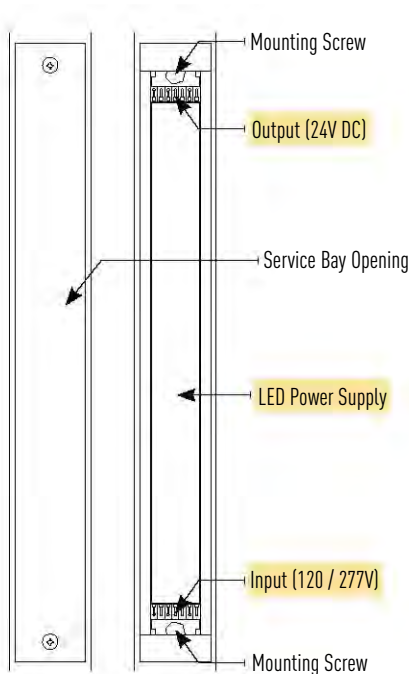
OPERATION

Post with integral power supply will power up-to 83 1/2" of illuminated rail.

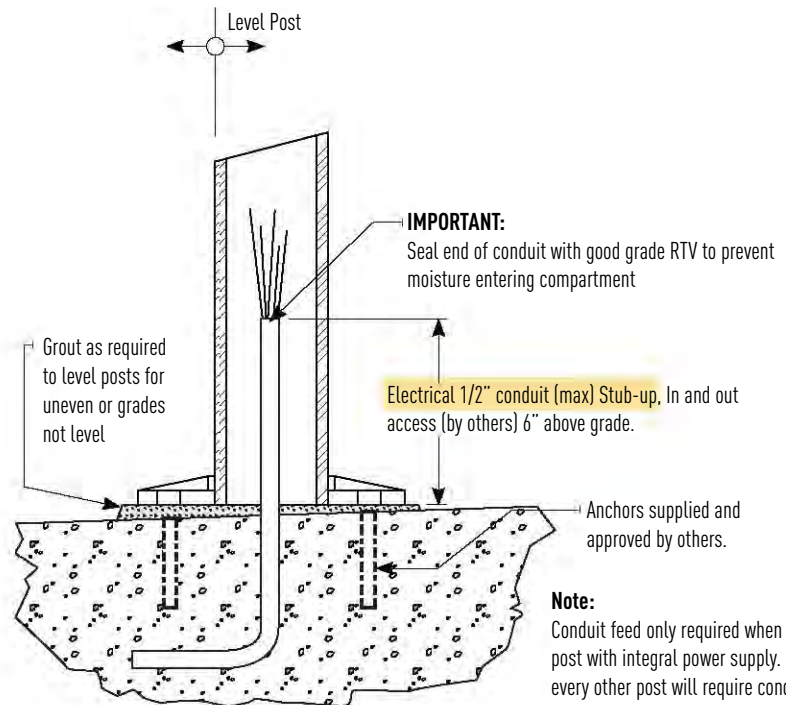
FITTINGS

Consult factory for standard fittings and epoxy weld adhesive specification.

Post Specification



Post Mount Installation Detail



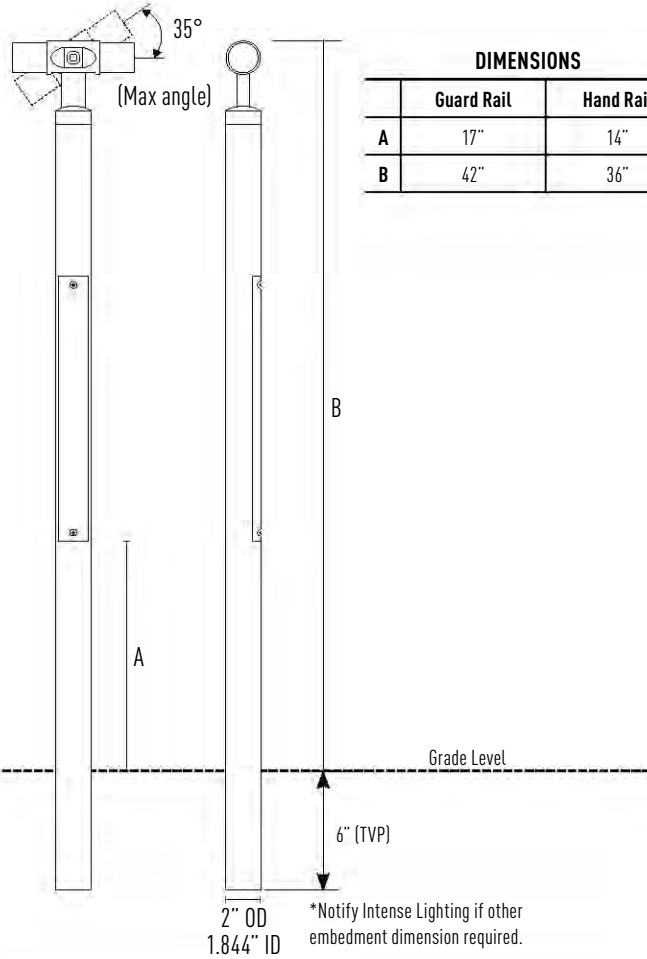
V-RAIL LM-071514 P-2





IVR15-SPI - 2" Post Embedded Assembly

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	



DIMENSIONS		
	Guard Rail	Hand Rail
A	17"	14"
B	42"	36"

CONSTRUCTION

Post mount assembly is available in No. 4 polished 304 stainless steel. Consult factory for custom powder coat finishes (AAMA 2604).

MAINTENANCE

Posts include a driver access door where power supply components are easily accessible. Tamper proof hardware and special tools are standard and included.

POWER SUPPLY

Lutron Hi-Lume® A-Series Driver is a high-performance LED driver that provides smooth, continuous 1% dimming.

See driver specifications.

- Dimming Range: 100% to 1%
- Operating Voltage: 120-277V @ 50/60Hz
- Rated lifetime of 50,000 hrs. @ $t_c = 65^\circ\text{C}$
- Power Factor: > 0.9 at 40W
- Standby Power Consumption: < 1.0W
- Total Harmonic Distortion: < 20% at 40W
- Inrush Current: < 2A

MOUNTING / INSTALLATION

Post are to be spaced at a maximum of 60" and minimum of 24" on centers. Embedded mount post are set into place using Rockite® or Kwixset® anchor cement. A minimum of 6" post must be embedded into concrete to structurally secure post. Anchoring means must be determined by local codes. Not to be supplied or engineered by Intense Lighting. See Embedded Mount Installation chart for more information.

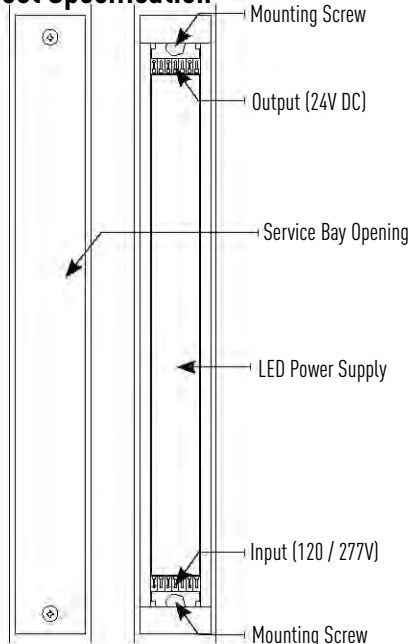
OPERATION

Post with integral power supply will power up-to 83 1/2" of illuminated rail.

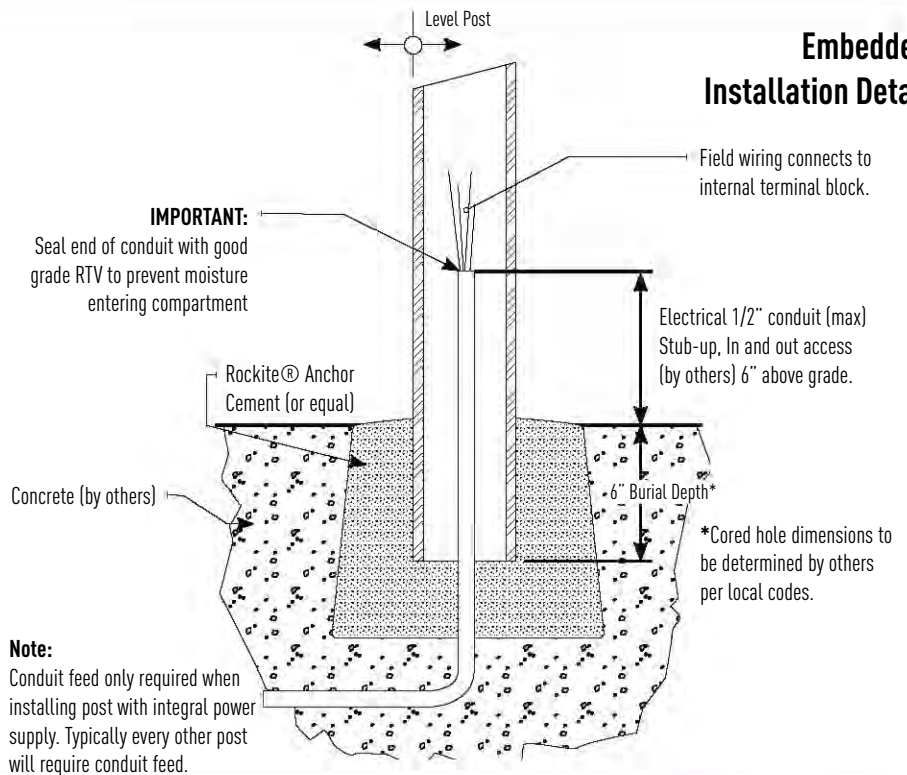
FITTINGS

Consult factory for standard fittings and epoxy weld adhesive specification.

Post Specification



Embedded Installation Detail



V-RAIL LM-071514 P-3





Lutron Hi-lume® A-Series Driver

JOB NAME		CATALOG NUMBER	
Hotel Madeline			
NOTES	Dimming Driver	TYPE	R



Width: 1.18" Height: 1.00" Length: 14.25"

Maximum Driver-to-LED Light Engine Wire Length	
Wire Gauge	Maximum Lead Length
18	15 ft (4.5 m)
16	25 ft (7.5 m)
14	40 ft (12 m)
12	60 ft (18 m)

DESCRIPTION

Hi-lume® A-Series Driver is a high-performance LED driver that provides smooth, continuous 1% dimming.

FEATURES

- Continuous, flicker free dimming from 100% to 1%
- Compatible with Energi Savr Node™ with EcoSystem® unit, QS control unit, PowPak® dimming allowing for integration into a planned or existing EcoSystem® lighting control solution.
- Standard 3-wire line-voltage phase-control technology for consistent dimming performance and compatibility with all Lutron® 3-wire fluorescent controls.
- Rated lifetime of 50,000 hours @ $t_c = 65^\circ\text{C}$
- UL recognized for United States and Canada
- RoHS Compliant
- Constant Voltage Driver with Pulse Width Modulation (PWM) dimming

PERFORMANCE

- Dimming Range: 100% to 1%
- Operating Voltage: 120-277V ~ at 50/60Hz
- Rated lifetime of 50,000 hours @ $t_c = 65^\circ\text{C}$
- Patented thermal foldback protection
- LEDs turn on to any dimmed level without going to full brightness
- Nonvolatile memory restores all driver settings after power failure
- Power Factor: > 0.9 at 40W
- Standby Power Consumption: < 1.0W
- Total Harmonic Distortion (THD): < 20% at 40W
- Inrush Current: < 2A
- Inrush Current Limiting Circuitry: eliminates circuit breaker tripping, switch arcing and relay failure
- Open circuit protected
- Short circuit protected
- Turn-on time: ≤ 1 second
- PWM Dimming Frequency: 550Hz

ENVIRONMENTAL

- Sound Rating: Class A
- Relative Humidity: Maximum 90% non-condensing
- Minimum operating ambient temperature $t_a = 32^\circ\text{F}$ (0°C)

STANDARDS

- Meets ANSI C62.41 category A surge protection standards up to and including 4 kV
- FCC Part 15 compliant for commercial applications at 120V ~ or 277V ~
- UL 8750 recognized

DRIVER WIRING AND MOUNTING

- Terminal blocks on the driver accept one solid wire per terminal from 18 to 16 AWG (0.75 to 1.5 mm²)
- Fixture must be grounded in accordance with local and national electrical codes

LISTINGS

- UL Recognized for United States and Canada
- RoHS Compliant
- FCC Compliant



IVR15-SPI - 1.5" Solid State Illuminated Rail Specification Guide

JOB NAME		CATALOG NUMBER	
Hotel Madeline			
NOTES	Specifications	TYPE	R

Example: IVR15-SPI-ST-P36-H027-60S

(Specify quantity by foot)

A	B	C	D	E	F	G	H
A Family		C Mounting/Height		E Color Temperature		G Electrical	
IVR15-SPI 1.5" OD Illuminated Rail w/ 2" Slim Post Integral Power Supply		-P36 36" Post Mount -P42 42" Post Mount -E36 36" Embedded Mount -E42 42" Embedded Mount		27 2700K 30 3000K 35 3500K 40 4000K		blank Lutron Hi-Lume® A-Series 120/277V Driver	
B Finish		D LED Output ⁴		F Light Distribution		H Options	
-ST 304 Stainless Steel ¹ -SU Surface™ ² -C Custom ³		-HO 4.6W		-60S 60° Flood -35S 35° Narrow -30AS 30° Asymmetric		-I Infill ³	

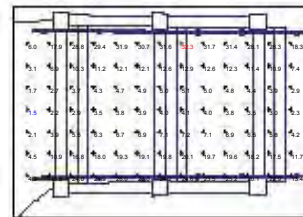
Notes:

1. 316 Stainless steel available by special order
2. See Surface™ simulated natural finishes submittal sheet for specification
3. Special order, consult factory
4. No LED (rail only), see IVR15-RPS

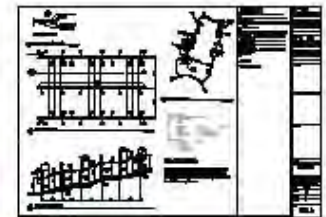
Specification and Delivery Process

Architectural drawings or detailed elevation drawings are required for a V-Rail quotation. A photometric layout will be provided if requested. Once an order is placed, Intense Lighting will provide detailed shop drawings for approval.

V-Rail will be delivered to the job site ready for installation. A detailed assembly drawing will be provided along with dimensions and locations for remote power supplies. All products included will be labeled clearly to match the assembly drawing. Certain tools and equipment will be required for the assembly of V-Rail. A detailed list of tools can be found in the V-Rail Installation Guide. Installation guide available upon request, consult factory.



Photometric Layout



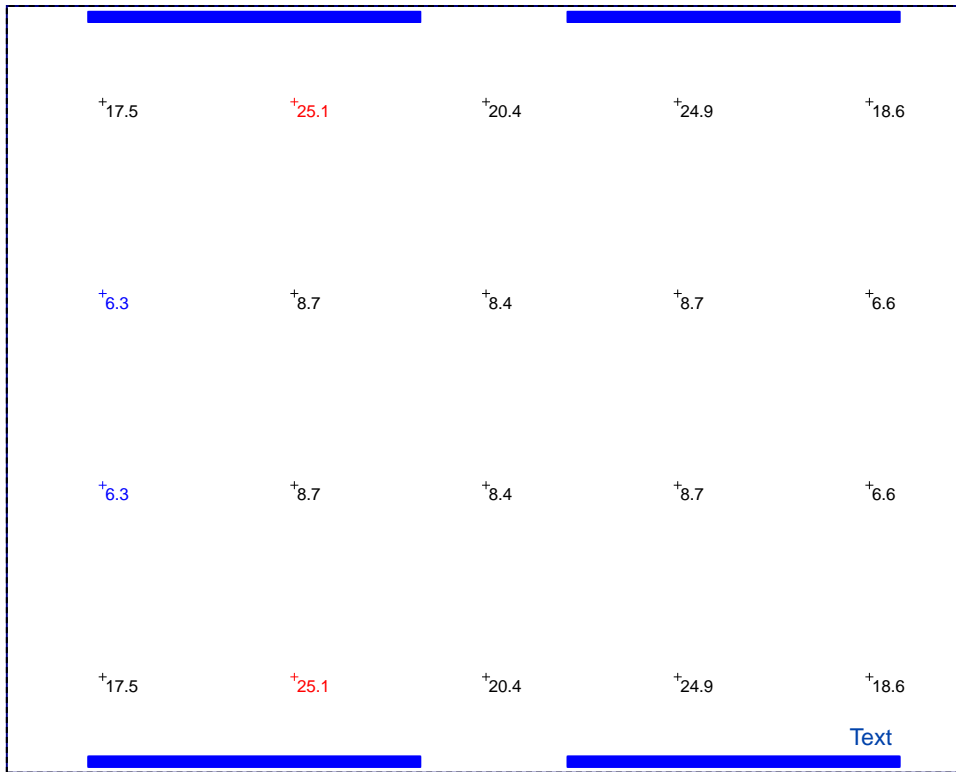
Shop Drawing / Assembly Guide



Completed Project

Notes:





Plan View

Scale - 1" = 2'

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Light Loss Factor	Wattage	Lumens Per Lamp	Lamp
		4	INTENSE LIGHTING	IVR1548-ST-AS	1-1/2"DIA. X 50"W. LED LUMINAIRE DIFFUSED LENS	1	IVR1548-HO35-30AS.IES	0.85	15.89	615.7709	

Statistics								
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max	
Calc Zone #1	+	14.5 fc	25.1 fc	6.3 fc	4.0:1	2.3:1	0.6:1	

⋮

Designer

Date
12/22/2014
Scale
Not to Scale
Drawing No.

Summary



INTELLIBRITE® 5G UNDERWATER LED LIGHTS

Brilliant underwater lighting at less than half
the energy used by competing LED lights



THE MOST ENERGY-EFFICIENT LIGHTS AVAILABLE



IntelliBrite 5g Pool Light

IntelliBrite 5g Spa Light

IntelliBrite® 5g Color-Changing Underwater LED Lights feature LED technology—the wave of the future in energy efficiency, lifetime value, quality of light and the ability to control it.

With IntelliBrite 5g lights, combinations of individual colored LED lights are mixed and matched to achieve a vibrant spectrum of colors*. These combinations are power sequenced to illuminate and cycle through colors at varying speeds, and in different sequences of color. With its custom reflector and innovative lens design, the IntelliBrite 5g light is the most efficient underwater LED light available.

- IntelliBrite 5g pool lights provide vivid illumination using less than half the energy of competing LED lights.
- Consuming only 30 watts for pool lights and 18 watts for spa lights, IntelliBrite 5g color-changing LED lights use significantly less energy than traditional incandescent and halogen pool lights.
- Cool running LED lights are durable, solid-state technology with no internal filament to wear out.
- Unlike many LED pool lights, IntelliBrite 5g lights continue to work even when a single LED goes out.
- Set one of 5 predetermined fixed colors to match the mood for the evening...and change as desired.

- Select from 7 popular pre-programmed light shows. Selections include slow scrolls through various color ranges from a mesmerizing and calming routine, to rapid-fire color changes that build energy and excitement for your evening.
- Enjoy the even distribution of light combined with a custom reflector and lens designed to eliminate glare and “hot spots”.

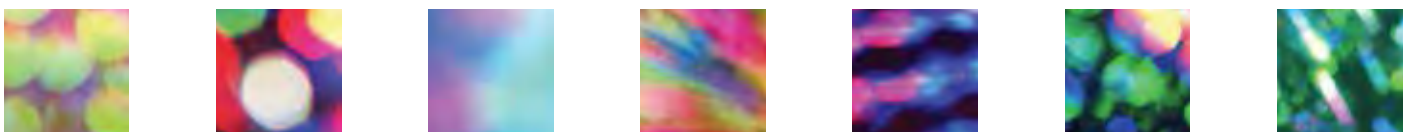
The result is a virtually endless range of dramatic underwater lighting effects at your command. Poolside nights go from great to spectacular.

*Light intensity and light color may vary from pool to pool depending upon a number of factors including, but not limited to light location, plaster color, pool depth/shape/geometry, overall lighting, etc.

Fixed color choices



Standard light choices



SAM Mode:
Cycles through the color spectrum of the SAM® Light

Party Mode:
Rapid color changing builds energy and excitement

Romance Mode:
Slow transition for a mesmerizing and calming routine

California Sunset Mode:
Dramatic transitions of orange, red and magenta tones

American Mode:
Patriotic red, white and blue transition

Caribbean Mode:
Transitions between a variety of blues and greens

Royal Mode:
Cycle that selects only rich, deep tones of color



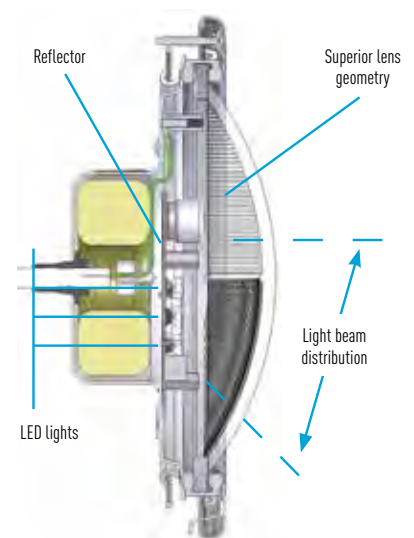
No other LED light offers the efficiency or freedom of IntelliBrite 5g lights

Pentair engineers have raced past competing LED lights in a number of ways.

- A superior reflector design assures more light is directed toward the pool bottom to further increase intensity and color effects, while minimizing glare.
- The IntelliBrite 5g light's lens geometry provides a choice of a wide angle light position for greater underwater coverage and reflection or a narrow angle light position for increased underwater light intensity and distance.

- IntelliBrite 5g lights work with IntelliTouch® or EasyTouch® Control Systems, the ultimate choices in pool, spa and poolscape equipment automation. In effect, you transfer programming and control of IntelliBrite lights to a central system that controls all your other backyard and pool features.

IntelliBrite 5g lights are clearly the new standard in color-changing underwater lighting creativity and value.



Drawing shows lens and reflector design which combine to provide superior light beam distribution.



UL listed only when using Pentair® niches for use in swimming pools, spas and water fountains.

INTELLIBRITE® 5G UNDERWATER LED LIGHTS



Optional controller provides fast, easy access

The IntelliBrite controller offers pool and spa owners without an automation system fast, easy switching to their favorite color modes. This accessory was designed exclusively for IntelliBrite color-changing pool and spa lights.

- Synchronizes IntelliBrite pool, spa and landscape lights to create dazzling light shows.
- Illuminated on/off power button for easy nighttime use.
- Convenient Hold and Recall function to lock on favorite color and return to that color instantly with the press of the Recall button.

An Eco Select® brand product

As an Eco Select brand product, IntelliBrite 5g pool and spa lights are among the greenest and most efficient choices from Pentair.



The most energy efficient white lighting on the market

The IntelliBrite 5g White Underwater LED Light is not only brighter than incandescent lights, it's even more efficient. In addition, its extended service life and energy efficiency can make the savings really add up. The IntelliBrite 5g light uses only 70 watts to create the same light output as a 500 watt incandescent lightbulb. That's 86% less energy used! To discover how much you could save, go to www.pentairpool.com/calculators and click on our LED Lights Savings Calculator.



AVAILABLE FROM:



1620 HAWKINS AVE, SANFORD, NC 27330 800.831.7133 WWW.PENTAIRPOOL.COM

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[pumps](#) • [filters](#) • [heaters](#) • [heat pumps](#) • [automation](#) • [lighting](#) • [cleaners](#) • [sanitizers](#) • [water features](#) • [maintenance products](#)

4/13 Part # P1-495 ©2013 Pentair Aquatic Systems. All rights reserved.

STATIC WHITE RIBBONLYTE

White lighting is the way we see the world. With so many variations of color temperature and wattage, our Static White RibbonLyte will help you create the ultimate lighting scheme.

Whether you want to imitate the warm glow of candlelight, or provide a high visibility work environment similar to a bright afternoon outdoors, we can provide a solution to fill your needs.

Not only do we offer a variety of color temperatures, but our RibbonLyte comes in a number of wattages as well. As energy costs rise, the benefits of our lower wattage LEDs are even more apparent.

Pictured: RibbonLyte 4.4 2400K @ Robert's Steakhouse, Atlantic City, NJ Photograph: Katie Thurber

RIBBONLYTE 4.4

RoHS
Compliant



Dry or wet location flexible LEDs

12 or 24 Volt

4.4 Watts per foot, 18 LEDs per foot

IP65 and IP68 versions are UV resistant

2400K, 2700K, 3000K, 3500K, 4100K, and 6000K

Cuttable every 1.97 inches (12V) or 3.94 inches (24V)

White



DIMENSIONS

4.4 - 12 Volt

LED on center: 0.66 Inches / 16.7 mm

Height: 0.09 Inches / 2.3 mm

Width: 0.39 Inches / 10 mm

Length between cuttable points: 1.97 Inches / 50 mm

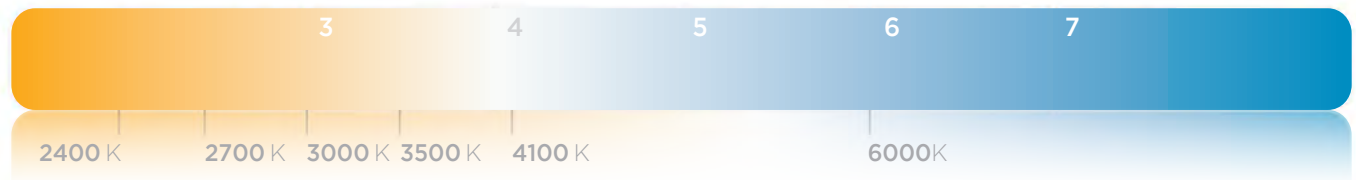
4.4 - 24 Volt

LED on center: 0.66 Inches / 16.7 mm

Height: 0.09 Inches / 2.3 mm

Width: 0.39 Inches / 10 mm

Length between cuttable points: 3.94 Inches / 100 mm



PART NUMBER BUILDER

Category	Waterproof	Voltage	Wattage	Color Temperature	
<input type="text" value="RB"/>	+ <input type="text" value="65 - IP65"/>	+ <input type="text" value="12 - 12V"/>	+ <input type="text" value="4.4"/>	+ <input type="text" value="30 - 3000K"/>	=
	+ <input type="text" value="68 - IP68"/>	+ <input type="text" value="24 - 24V"/>		+ <input type="text" value="24 - 2400K"/>	
	+ <input type="text" value="Blank - None (IP40)"/>			+ <input type="text" value="27 - 2700K"/>	
				+ <input type="text" value="35 - 3500K"/>	
				+ <input type="text" value="41 - 4100K"/>	
				+ <input type="text" value="60 - 6000K"/>	
					Your Part Number
					Example: RB124.427

Rev. 2014.04.10

RIBBONLYTE 4.4

SPECIFICATIONS RIBBONLYTE 4.4

Operating Voltage	12 Volt / 24 Volt
Power Consumption	4.4 Watts / Linear Foot
Milliamperes	12v: 366 mA / Foot 24v: 183 mA / Foot
Protection Rating	IP40/IP65/IP68
Dimming	Triac / 0-10 Volt / DMX / Lutron A-Series 1% dimming LED drivers
Operating Temperature	-40° C to 70° C
Color Temperature	2400K, 2700K, 3000K, 3500K, 4100K and 6000K
Lumen Output	2400K: 298.26 lm/ft; 2700K: 307.98 lm/ft; 3000K: 351.36 lm/ft; 3500K: 322.2 lm/ft; 4100K: 314.46 lm/ft; 6000K: 338.76 lm/ft
Binning Tolerance	+/- 100K
LED Beam Angle	160°
Lamp Life	50,000 Hours
Cuttable	12v: Every 1.97" (50 mm) 24v: Every 3.94" (100 mm)
CRI*	2400K: >50.5; 2700K: >58.9; 3000K: >63; 3500K: >65.3; 4100K: >70.8; 6000K: >73.4
*CRI >90 available upon request	
Lumens per Watt (per ft)	2400K: 67.79 lm/W; 2700K: 70.00 lm/W; 3000K: 79.85 lm/W; 3500K: 73.23 lm/W; 4100K: 71.47 lm/W; 6000K: 77.00 lm/W
Constant Voltage	Yes
Max Length Before Additional Power is Needed	12V: 16' 4.9" (5 Meters) 24V: 26' 3" (8 Meters)

DIMENSIONS RIBBONLYTE 4.4

IP40 + IP65

Width	0.39" / 10 mm
Length	Up to 16' 4.9" (12V) in ~2 inch sections or 26' 3" (24V) in ~4 inch sections
Height	IP40: 0.09" / 2.3 mm IP65: 0.172" / 4.4 mm

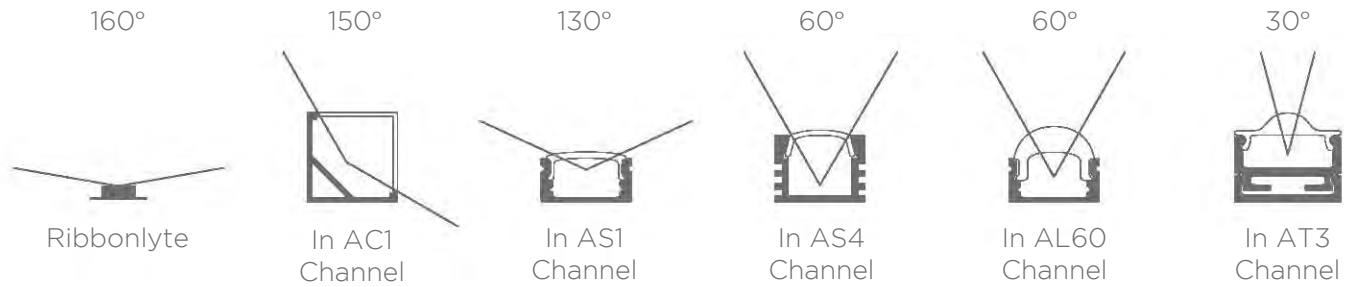
OUTDOOR - IP68

Width	0.52" / 13.3 mm
Length	Up to 16' 4.9" (12V) in ~2 inch sections or 26' 3" (24V) in ~4 inch sections
Height	0.19" / 4.8 mm

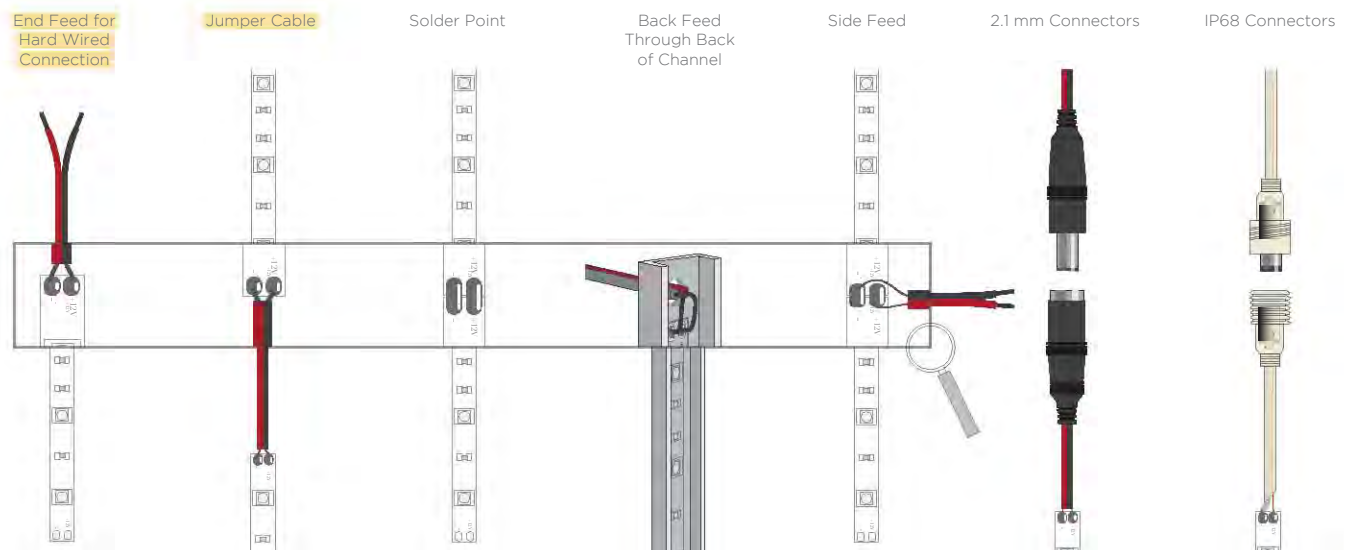
Rev. 2014.04.10

RIBBONLYTE 4.4

SAMPLE BEAM ANGLES



CONNECTION OPTIONS



CHANNEL COMPATIBILITY

Protection

Non-Waterproof (IP40)

IP65

IP68

Compatible Channels

All Channel

All Channel

AC1, AC2, AC4, AC5, AR3, AS3, AT1, AT2, AT3, AP1, W31, W35, WH35

RIBBONLYTE 4.4

USAGE GUIDELINES

Compatible with a wide variety of control products including the entire line of Lutron dimming systems.

For use with Acolyte drivers, triac dimming modules, 0-10 modules and interface controllers (DMXINF models).

Use with non-Acolyte triac, MLV or ELV drivers is not supported or warranted.

Due to the nature of the product, RibbonLyte cuttable lengths are generally longer or shorter than the customer requested length. Unless specified, RibbonLyte is factory cut at the shorter cuttable point.

IP65 and IP68 versions can be used in wet, outdoor locations around swimming pools and spa tubs, but not submerged in swimming pools and spa tubs.

We reserve the right to make changes to product lineup, specifications, design and finishes at any time without notice.

ACCESSORIES RIBBONLYTE 4.4



CHANNEL
See Acolyte Channel Guide



DRIVERS
See Acolyte Drivers Guide



CONTROLLERS
See Acolyte Controllers Guide



PARTS AND ACCESSORIES
See Acolyte Parts and Accessories Guide

STATIC WHITE RIBBONLYTE COMPARISON GUIDE

SPECIFICATIONS	1.5	2.2	3.0	4.4	5.0	6.0	8.8
Operating Voltage	12 V and 24 V versions						24 V
Power Consumption	1.5 W / Ft	2.2 W / Ft	3.0 W / Ft	4.4 W / Ft	5.0 W / Ft	6.0 W / Ft	8.8 W / Ft
Current (mA) - 12 V	125	183	250	366	417	500	--
Current (mA) - 24 V	63	92	125	183	208	250	367
Protection Rating	IP45, IP65 and IP68						
Beam Angle	160°						
Color Temperatures	2400K, 2700K, 3000K, 3500K, 4100K, 6000K (5.0 is only avail. in 3000K, 4100K, 6000K)						
LED's / Foot	18	9	36	18	15	72	36
Width - IP45 / IP65	0.31"	0.39"	0.31"	0.39"	0.41"	0.50"	0.79"
Width - IP68	0.41"	0.52"	0.41"	0.52"	0.54"	0.66"	0.95"
Cuttable Length - 12 V	1.97"	3.94"	0.98"	1.97"	2.46"	1.97"	--
Cuttable Length - 24 V	3.94"	6.55"	1.97"	3.94"	4.92"	3.94"	1.97"
Max Length - 12 V	29' 4.6"	26' 3"	19' 8.2"	16' 4.9"	16' 4.9"	16' 4.9"	--
Max Length - 24 V	68' 7.5"	45' 10.3"	32' 9.7"	26' 3"	32' 9.7"	26' 3.0"	25' 7.1"
Lumen / Ft - 2400 K	92.86	149.13	185.73	298.26	--	371.46	596.52
Lumen / Ft - 2700 K	80.46	153.99	160.92	307.98	--	321.84	615.96
Lumen / Ft - 3000 K	82.80	175.68	165.60	351.36	438.91	331.20	702.72
Lumen / Ft - 3500 K	96.84	161.10	193.68	322.20	--	387.36	644.40
Lumen / Ft - 4100 K	85.68	157.23	171.36	314.46	441.96	342.72	628.92
Lumen / Ft - 6000 K	89.64	169.38	179.28	338.76	445.01	358.56	677.52
Lumens / Watt - 2400 K	61.91	67.79	61.91	67.79	--	61.91	67.69
Lumens / Watt - 2700 K	53.64	70.00	53.64	70.00	--	53.64	70.00
Lumens / Watt - 3000 K	55.2	79.85	55.2	79.85	87.78	55.20	79.85
Lumens / Watt - 3500 K	64.56	73.23	64.56	73.23	--	64.56	73.23
Lumens / Watt - 4100 K	57.12	71.47	57.12	71.47	88.39	57.12	71.47
Lumens / Watt - 6000 K	59.76	77.00	59.76	77.00	89.00	59.76	77.00
CRI - 2400 K	50.4	50.5	50.4	50.5	--	50.4	50.5
CRI - 2700 K	56.0	58.9	56.0	58.9	--	56.0	58.9
CRI - 3000 K	62.8	63.0	62.8	63.0	72.0	62.8	63.0
CRI - 3500 K	66.3	65.3	66.3	65.3	--	66.3	65.3
CRI - 4100 K	69.2	70.8	69.2	70.8	70.0	69.2	70.8
CRI - 6000 K	73.8	73.4	73.8	73.4	69.0	73.8	73.4

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CHANNEL

Our RibbonLyte can be mounted in countless ways, and offers lighting designers nearly infinite possibilities to be creative with lighting in ways they never could before. But for straight, linear installations we always recommend mounting in channel. It is the best way to keep your RibbonLyte secure and it gives you the ability to easily create a custom fixture tailored to the exact length you specify.

Pictured: Round and AV1 channel

CHANNEL AC3



Available in 1 and 2 meter lengths

Corner profile with narrow lens

UV resistant

Mounting clips available

IP20 grade aluminum

End caps provide a finished look to the fixture

DIMENSIONS



PART NUMBER BUILDER for purchasing channel individually

Category	+	Model	+	Length	+	Lens	=	Your Part Number
CH		AC3						Example: CHAC32F
				1 - 1 Meter 2 - 2 Meter		Blank - None M - Milky 70% F - Frosted 85% C - Clear 92%		

PART NUMBER BUILDER for purchasing channel and ribbonlyte as a package

Category	+	Channel Model	+	Channel Lens	+	LED Voltage	+	LED Waterproof Rating	+	
CH		AC3								
				Blank - None M - Milky 70% F - Frosted 85% C - Clear 92%		12 - 12 Volts 24 - 24 Volts		Blank - None 65 - IP65 68 - IP68		
LED Wattage	+	LED Color (Temp.)	+	Length	=	Your Part Number				
						Example: CHAC3M124.42410				
See RibbonLyte Section for Available Wattages		See RibbonLyte Section for Available Colors and Color Temperatures		Your Desired Length in Feet						

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CHANNEL AC3



ACCESSORIES FOR AC3



End cap with wiring hole
CHCAPAC30



End cap without hole
CHCAPAC3



Clear lens
CHLENSAC31C
CHLENSAC32C



Milky Lens
CHLENSAC31M
CHLENSAC32M



Frosted Lens
CHLENSAC31F
CHLENSAC32F



Mounting Clip
CHMNTAC3

RIBBONLYTE COMPATIBILITY

The following RibbonLyte will fit in AC3 channel:

Non-Waterproof (IP40 + IP65)	Static White:	1.5	2.2	3.0	4.4	5.0
	Variable White:	3.0				
	Static Color:	1.5	2.2	3.0	4.4	5.0
	RGB:	2.2	4.4	RGBW	RGBA	
	Side:	2.9				
IP68	Static White:	1.5	3.0			
	Variable White:	3.0				
	Static Color:	1.5	3.0			
	RGB:	---				
	Side (IP67):	2.9				

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CHANNEL MATRIX

AC1



Part: CHAC1
 Dimensions: 0.63" W x 0.63" H
 Inside: 0.48"
 Mounting Clips

AC2



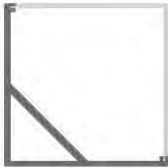
Part: CHAC2
 Dimensions: 0.63" W x 0.63" H
 Inside: 0.48"
 Mounting Clips

AC3



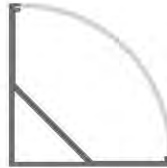
Part: CHAC3
 Dimensions: 0.73" W x 0.73" H
 Inside: 0.48"
 Mounting Clips

AC4



Part: CHAC4
 Dimensions: 1.17" W x 1.17" H
 Inside: 0.80"

AC5



Part: CHAC5
 Dimensions: 1.17" W x 1.17" H
 Inside: 0.80"

AA



Part: CHAA
 Dimensions: 0.76" W x 0.32" H
 Inside: 0.39"

AR1



Part: CHAR1
 Dimensions: 0.90" W x 0.35" H
 Inside: 0.48"

AR2



Part: CHAR2
 Dimensions: 0.92" W x 0.60" H
 Inside: 0.48"

AR3



Part: CHAR3
 Dimensions: 1.32" W x 0.41" H
 Inside: 0.81"

AR4



Part: CHAR4
 Dimensions: 0.86" W x 0.48" H
 Inside: 0.44"

AS1



Part: CHAS1
 Dimensions: 0.67" W x 0.35" H
 Inside: 0.48"
 Mounting Clips

AS2



Part: CHAS2
 Dimensions: 0.68" W x 0.60" H
 Inside: 0.48"
 Mounting Clips

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CHANNEL MATRIX

AS3



Part: CHAS3
 Dimensions: 0.92" W x 0.41" H
 Inside: 0.81"
 Mounting Clips

AS4



Part: CHAS4
 Dimensions: 0.63" W x 0.48" H
 Inside: 0.44"
 Mounting Clips

AT1



Part: CHAT1
 Dimensions: 0.78" W x 0.78" H
 Inside: 0.64"
 Mounting Rail

AT2



Part: CHAT2
 Dimensions: 0.78" W x 0.78" H
 Inside: 0.64"
 Mounting Rail

AT3



Part: CHAT3
 Dimensions: 0.78" W x 0.62" H
 Inside: 0.64"
 Mounting Rail

AT5



Part: CHAT5
 Dimensions: 0.77" W x 0.74" H
 Inside: 0.67"
 Mounting Clips

AV1



Part: CHAV1
 Dimensions: 0.75" W x 0.75" H
 Inside: 0.75"
 Mounting Clips

AP1



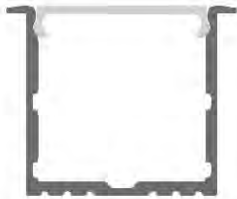
Part: CHAP1
 Dimensions: 0.75" W x 0.82" H
 Inside: 0.59"
 Tilttable Stands

AL60



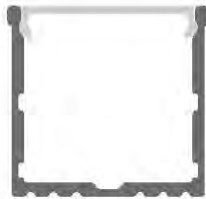
Part: CHAL60
 Dimensions: 0.67" W x 0.54" H
 Inside: 0.48"

W31



Part: CHW31
 Dimensions: 1.72" W x 1.38" H
 Inside: 1.22"

W35



Part: CHW35
 Dimensions: 1.38" W x 1.38" H
 Inside: 1.22"

WH35



Part: CHWH35
 Dimensions: 1.37" W x 1.48" H
 Inside: 1.22"
 Hanging Kit

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CHANNEL MATRIX

ROUND



Part: CHROUND
Dimensions: 0.80" Diameter
Inside: 0.48"
Mounting Clips

GL1



Part: CHGL1
Dimensions: 1.00" W x 2.76" H
Inside: 0.55"

GL2



Part: CHGL2
Dimensions: 1.08" W x 2.64" H
Inside: 0.48"

KICHLER

LED Fixture w Bracket



9-LED FIXTURE

PROJECT:	Hotel Madeline
TYPE:	K
ORDERING # :	
COMMENTS:	Pool perimeter stone walls mounted under stone cap. 2.56 Fc mounted at 5' AFF and 1.44 Fc mounted at 6.7'

FEATURES

- Aluminum, Brass, & Copper Plated Housings w/ Multiple Finish Options
- Stainless Steel Mount Brackets
- Stainless Steel Mounting Screws
- 9-15V AC/DC Operating Range w/ Integrated, Constant Voltage Driver
- 10-Year / 40,000 Hour Warranty on LED Driver & All Other Electrical Components
- Available in 3, 6, & 9 LED Configurations
- Casts a Low, Even Spread of Energy Efficient LED Light
- 2950K (-150 / +175) High CRI
- 70" of Useable #18-2, SPT-1W Leads. Cable Connector Supplied. WHT Finished Fixtures Have Coordinating White Leads
- 5-Year Warranty on Aluminum LED Housings & Exterior Finishes

3 LED	Distance from Light Source					6 LED	Distance from Light Source					9 LED	Distance from Light Source				
Mounting Height	0'	1'	2'	3'	4'	Mounting Height	0'	1'	2'	3'	4'	Mounting Height	0'	1'	2'	3'	4'
foot candles at 12"	38.00	4.3	1.60	0.82	0.50	foot candles at 12"	56.90	13.60	2.02	1.02	0.61	foot candles at 12"	79.40	21.90	2.81	1.40	0.82
foot candles at 24"	8.71	4.40	1.08	0.64	0.43	foot candles at 24"	16.70	8.28	3.80	0.91	0.56	foot candles at 24"	24.00	12.16	5.00	1.42	0.94
foot candles at 36"	4.00	2.39	1.45	0.52	0.32	foot candles at 36"	7.50	4.40	2.80	1.56	0.54	foot candles at 36"	11.64	7.32	4.48	2.87	1.10

ORDERING INFORMATION

EXAMPLE: 15745AZT (Product # & Finish)

PRODUCT	WATTAGE/STYLE	FINISHES	OPTIONAL
3-LED Fixture 15745	.75 Watts / 1.3 Voltage Amps 	AZT - Architectural Textured Bronze (Shown Above) BBR - Bronzed Brass 	
6-LED Fixture 15746	1.4 Watts / 2.4 Voltage Amps 	CO - Copper (Will Naturally Patina Over Time) 	
9-LED Fixture 15756	2.2 Watts / 3.7 Voltage Amps (Shown Above) Please Note: Not For Use With Electronic Transformers	GRY - Gray  SD - Sand  WHT - Textured White 	

NOTES

**Definition of 40,000 hours: Voluntarily following the accepted industry standard of L70, Kichler rates the entire lighting fixture system at 40,000 hours; with engineered electronics that will last at least 40,000 hours, superior optical engineering, and finally utilizing a design that operates at the optimal temperature thresholds for the LED chips. The end result is a complete light fixture that does not require replacement parts and will provide 70% or more of its original light output for at least 40,000 hours. It has been proven that the human eye can hardly detect any difference in light output when light output is at 70% or above of its original output.



For Warranty Information,
please visit www.landscapelighting.com

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.



FOR THE SCOPE OF
ACCREDITATION UNDER NVLAP LAB
CODE 100402-0.

REPORT

3933 US ROUTE 11 CORTLAND, NEW YORK 13045

Project No. G100428608

Date: July 15, 2011

REPORT NO. 100428608CRT-002

TEST OF ONE LED LANDSCAPE FIXTURE

FIXTURE MODEL NO. 15746 AZT

RENDERED TO

KICHLER LIGHTING
7711 E. PLEASANT VALLEY ROAD
PO BOX 318010
CLEVELAND, OH 44131

TEST: Electrical and Photometric tests as required to the IESNA test standard.

LABORATORY NOTE: The laboratory that conducted the testing detailed in this report has been Qualified, Verified, and Recognized for LM-79 Testing for ENERGY STAR for SSL by US DOE's CALiPER program.

STATEMENT OF LIMITATION: This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

AUTHORIZATION: The testing performed was authorized by signed quote number 500303655.

STANDARDS USED: The following American National Standards or Illuminating Engineering Society of North America Test Guides were used in part or totally to test each specimen:

IESNA LM-79: 2008 Approved Method for Electrical and Photometric Measurements of Solid-State Lighting Products

ANSI NEMA ANSLG C78.377: 2008 Specifications of the Chromaticity of Solid State Lighting Products

DESCRIPTION OF SAMPLE: The client submitted one sample of model number 15746 AZT. The sample was received by Intertek on June 9, 2011, in undamaged condition, and one sample was tested as received. The sample designation was K11929L.

DATES OF TESTS: July 7, 2011 through July 14, 2011.

SUMMARY

Model No.: 15746 AZT
Description: LED Landscaping Fixture

Criteria	Result
Total Lumen Output	88.0 Lumens
Total Power	1.466 W
Luminaire Efficacy	60.03
Power Factor	0.663
Current ATHD	81.38%
Correlated Color Temperature (CCT)	3123 K
Color Rendering Index (CRI) - Ra	69.0
Color Rendering Index (CRI) - R9	-24.9
Duv	0.009
Chromaticity Coordinate (x)	0.418
Chromaticity Coordinate (y)	0.377
Chromaticity Coordinate (u')	0.250
Chromaticity Coordinate (v')	0.508

EQUIPMENT LIST

Equipment Used	Model Number	Control Number	Last Calibration Date	Calibration Due Date
Leeds & Northup Standard Resistor	Manganin	Y089	02/17/11	02/17/12
Data Precision Digital Voltmeter	3600	V124	02/17/11	02/17/12
Fluke Multimeter	45	M133	02/17/11	02/17/12
Fluke Temperature Meter	53 II	T1318	02/25/11	02/25/12
Kikusui DC Power Supply	35-10L	E160	---	---
Sorenson DC Power Supply	DLM150-20E	--	---	---
NIST Spectral Flux Standard Source	RF1024	---	09/18/10	100 hours of use
Elgar AC Power Supply	CW1251	--	--	--
Yokogawa Power Meter	WT210	E464	04/19/11	04/19/12
LSI High Speed Mirror Goniometer	6440	--	w/use	w/use
Cole Parmer Hygro Thermometer	445703	T1357	10/12/10	10/12/11
Xitron Power Analyzer	2503AH	E235	04/20/11	04/20/12
ITS 3 Meter Sphere	W/ CDS 1100	N307	w/use	w/use



TEST METHODS

Seasoning in Sample Orientation – LED Products

No seasoning was performed in accordance with IESNA LM-79.

Photometric and Electrical measurements – Distribution Method

A LSI Type C High Speed Model 6440 Mirror Goniometer was used to measure the intensity (candelas) at each angle of distribution for each sample.

Ambient temperature was measured equal to the height of the sample mounted on the Goniometer equipment. Each sample was operated at input rated voltage in its designated orientation. Each sample was allowed to stabilize for at least thirty minutes before measurements were made. Electrical measurements including voltage, current, and power were measured using the Xitron or Yokogawa Power Analyzer.

Some graphics were created with Photometrics Plus software.

Photometric and Electrical Measurements – Integrating Sphere Method

A Labsphere Model DAS 1100 Diode Array Spectroradiometer and Two Meter or Ten Foot Sphere was used to measure correlated color temperature, chromaticity coordinates, and the color rendering index for each SSL unit.

Ambient temperature was measured at a position inside the sphere. Each SSL unit was operated on the client provided driver at the rated input voltage in its designated orientation. Each SSL unit was allowed to stabilize for at least thirty minutes before measurements were made. Electrical measurements including voltage, current, and power were measured using the Xitron or Yokogawa Power Analyzer.

The calibration of the sphere photometer-spectroradiometer system is traceable to the National Institute of Standards and Technology.

Estimated Total Operating Time

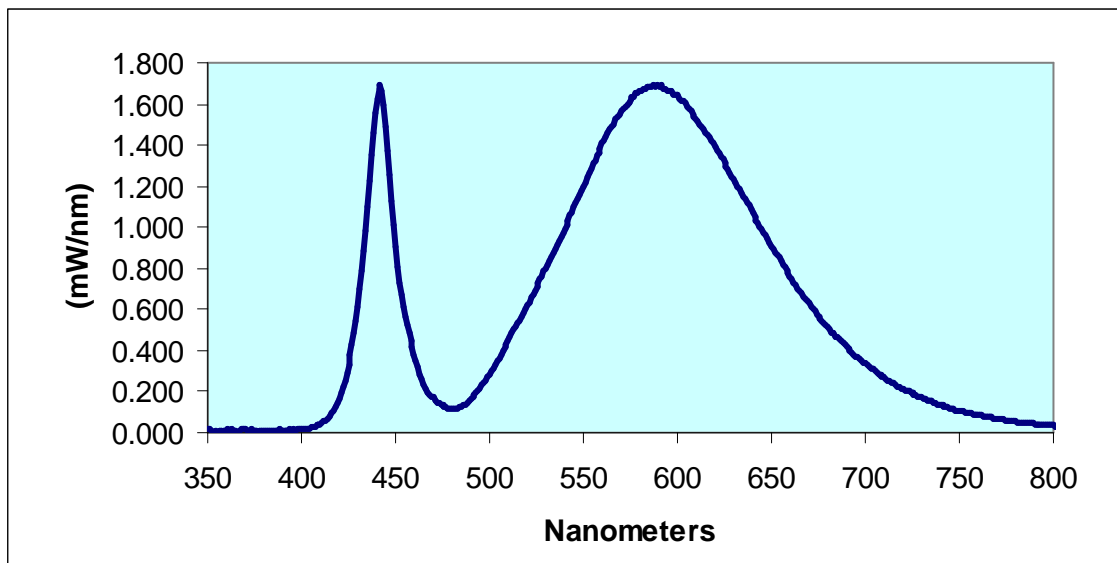
<u>Model No.</u>	<u>Total Hours</u>
15746 AZT	2

RESULTS OF TESTS

Spectral Distribution over Visible Wavelengths

nm	mW/nm	nm	mW/nm	nm	mW/nm	nm	mW/nm
15746 AZT							
350	0.023	460	0.380	570	1.563	680	0.511
355	0.003	465	0.236	575	1.628	685	0.465
360	0.011	470	0.171	580	1.664	690	0.416
365	0.012	475	0.133	585	1.680	695	0.374
370	0.015	480	0.117	590	1.686	700	0.337
375	0.011	485	0.130	595	1.664	705	0.301
380	0.009	490	0.163	600	1.641	710	0.268
385	0.007	495	0.219	605	1.588	715	0.240
390	0.012	500	0.287	610	1.526	720	0.215
395	0.011	505	0.363	615	1.464	725	0.190
400	0.016	510	0.447	620	1.393	730	0.170
405	0.025	515	0.535	625	1.313	735	0.152
410	0.042	520	0.622	630	1.238	740	0.135
415	0.081	525	0.710	635	1.152	745	0.120
420	0.166	530	0.800	640	1.070	750	0.106
425	0.334	535	0.896	645	0.990	755	0.097
430	0.617	540	0.996	650	0.909	760	0.086
435	1.103	545	1.100	655	0.833	765	0.000
440	1.627	550	1.201	660	0.760	770	0.068
445	1.488	555	1.309	665	0.691	775	0.060
450	0.905	560	1.407	670	0.628	780	0.054
455	0.569	565	1.490	675	0.567		

Kichler Lighting
Sample No. K11929L
Model No. 15746 AZT
Spectral Data Over Visible Wavelengths



RESULTS OF TESTS (cont'd)

Photometric Measurements at 25°C – Integrating Sphere Method

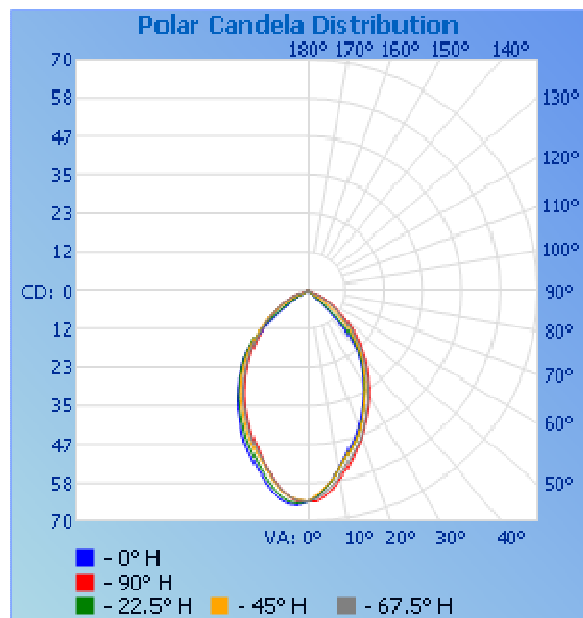
Intertek Sample No.	Correlated Color Temperature (K)	CRI -Ra	CRI -R9	Duv	Current ATHD (%)	CIE 31' Chromaticity Coordinate (x)	CIE 31' Chromaticity Coordinate (y)	CIE 76' Chromaticity Coordinate (u')	CIE 76' Chromaticity Coordinate (v')
	15746 AZT					0.418	0.377	0.250	0.508
K11929L	3123	69.0	-24.9	0.009	81.38	0.418	0.377	0.250	0.508

Photometric and Electrical Measurements – Distribution Method

Intertek Sample No.	Base Orientation	Input Voltage (Vac)	Input Current (mA)	Input Power (Watts)	Input Power Factor	Absolute Luminous Flux (Lumens)	Lumen Efficacy (Lumens Per Watt)
15746 AZT							
K11929L	UP	15.0	147.2	1.466	0.663	88.0	60.03

Intensity (Candlepower) Summary at 25°C - Candelas

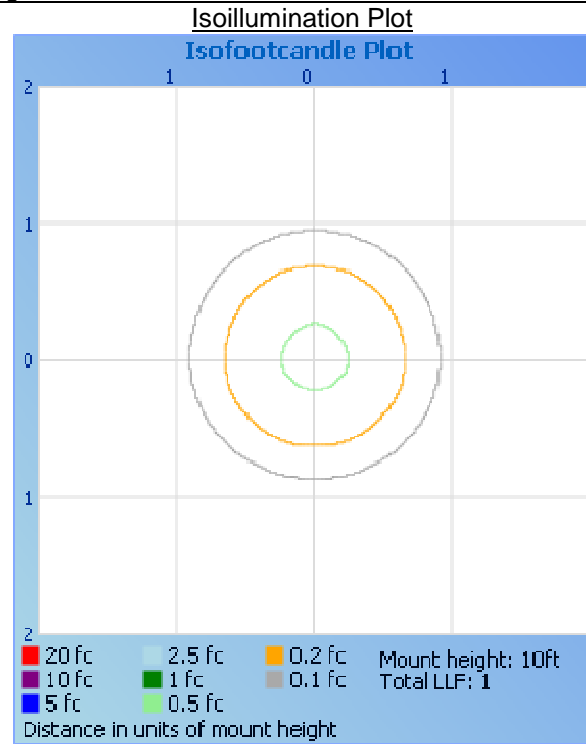
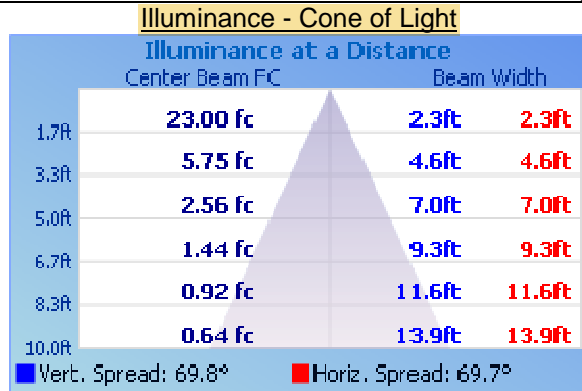
Angle	0	22.5	45	67.5	90
15746 AZT					
0	64	64	64	64	64
5	60	60	60	62	62
10	55	55	55	57	58
15	49	50	50	52	53
20	44	45	46	47	48
25	39	40	40	42	42
30	34	35	35	37	38
35	29	29	30	32	32
40	23	24	25	26	27
45	14	18	20	21	22
50	4	7	15	16	17
55	1	1	9	12	13
60	0	0	2	8	9
65	0	0	0	5	6
70	0	0	0	2	3
75	0	0	0	0	1
80	0	0	0	0	1
85	0	0	0	0	0
90	0	0	0	0	0



RESULTS OF TESTS (cont'd)

Illumination Plots

Model No.: 15746 AZT
Mounting Height: 10 ft.



Zonal Lumen Summary and Percentages at 25°C

Zone	Lumens	% Luminaire
15746 AZT		
0-30	40.1	45.6
0-40	60.3	68.5
0-60	85.1	96.7
60-90	2.9	3.3
0-90	88.0	100.0
90-180	0.0	0.0
0-180	88.0	100.0

Picture (not to scale)



CONCLUSION

The results tabulated in this report are representative of the actual test samples submitted for this report only. The data is provided to the client for further evaluation. Compliance to the referenced specification requirements was not determined in this report.

In Charge Of Tests:

A handwritten signature in black ink, appearing to read 'Kenda Branch'.

Kenda Branch
Engineer
Lighting Division

Attachment: None


Report Reviewed By:

A handwritten signature in black ink, appearing to read 'Jeffery Davis'.

Jeffery Davis
Senior Associate Engineer
Lighting Division



CUSTOM RACV CEILING MOUNTED LIGHTBOXES

 satelight

ULTRALIGHTS

lighting with the human element



9319

11.75" h x 12" w x 4" d
03: Incan - 1 x E26 - 60W max
ADA

Standard Finishes:

AC, BK, BA, CB, CR, DI, MB, RU, SB, SP, SS, WH

Premium Finishes:

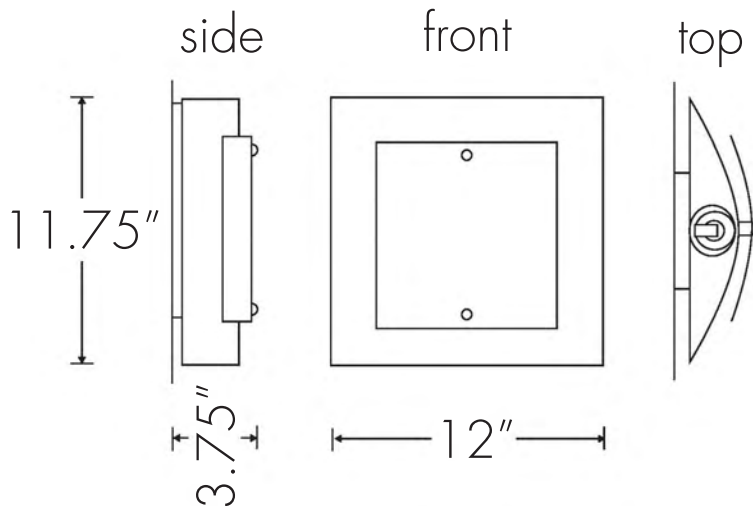
(up-charge may apply)
ANP, BCP, RCU **Burled Copper per Photo**

Premium Diffusers:

(up-charge may apply) **Caramel Onyx**

Available Lamping options:

(up-charge may apply)
01: Wet Loc - Incan - 1 x E26 - 60W max (NON-ADA)
02: Wet Loc - LED - 11.5W **3000K 729 Lumens**
04: LED - 6W
05: Wet Loc - CFL - 1 x 26W Quad G24Q3
06: CFL - 1 x 26W Quad G24Q3
07: CFL Dim - 1 x 26W Quad G24Q3
08: WRL - CFL - 1 x GU24 - 26W max
10: WRL - 1 x E26 - for LED retrofit 20W max



LED

ULTRALIGHTS

lighting with the human element



11196L20

20" h x 6.5" w x 4" d

03: Incan - 2 x E26 - 60W max ea

ADA

NOTE: 01: Wet Loc option is 5" deep

Standard Finishes:

AC, BK, BA, CB, CR, DI, MB, RU, SB, SP, SS, WH

Premium Finishes:

(up-charge may apply)

ANP, BCP, RCU **Burled Copper**

Premium Diffusers:

(up-charge may apply)

WS, FA, TS, **CO** **Caramel Onyx**

Available Lamping options:

(up-charge may apply))

01: Wet Loc - Incan - 2 x E26 - 60W max ea (NON-ADA)

02: Wet Loc - LED - 13W **3000K 940 Lumens**

04: LED - 8W

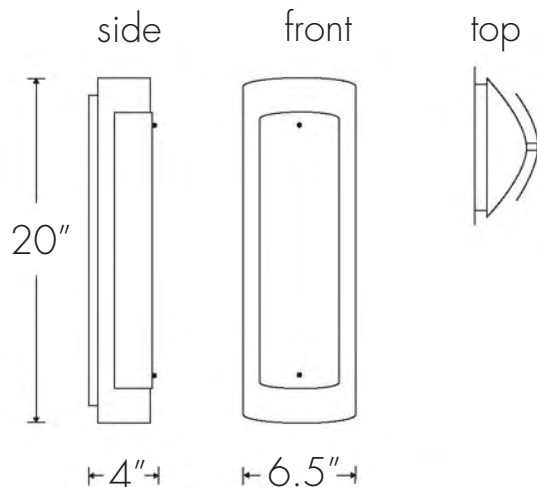
05: Wet Loc - CFL - 1 x 36W Biax 2G11

06: CFL - 1 x 36W Biax 2G11

07: CFL Dim - 1 x 36W Biax 2G11

08: WRL - CFL - 2 x GU24 - 26W max ea

10: WRL - 2 x E26 - for LED retrofit 20W max ea



LED
●●●●

AccuLite™

Project: Hotel Madeline

Fixture Type: EXT1

Location: Porte Cochere Public Art

Contact/Phone: _____

FINIA™ LED WALL MOUNTED LW SERIES DOWN OR UP OPTICS LED 35W, 70W, 105W AND 135W

Cat. No.: _____

PRODUCT DESCRIPTION

The Finia LW series is an architectural wall mounted LED luminaire ideally suited for commercial applications where a low profile, high performance fixture is needed. The design of this luminaire takes full advantage of the LED light source with exclusive features specifically aimed at extracting heat from the diodes and improving light source performance. With an IP65 full fixture rating the LW series can be aimed up for decorative and façade lighting applications.

PRODUCT SPECIFICATIONS

Optics Custom designed, high performance molded TIR (Total Internal Reflection) optics shape the LED light with three different distributions • All optics are Dark Sky friendly, with zero up light • A cut-off wall wash distribution fitted with a prismatic glass lens softens the light on the wall and is especially suited for façade lighting either aimed down or up • The wide and forward throw distributions are full cut-off, performance oriented to extract the maximum light out of the LEDs and deliver it exactly where needed • A tempered glass lens completely seals the optical system • Optional high transmission glass lens with 96% transmittance can be specified where maximum energy savings and fixture spacing are needed.

Construction Heavy wall die cast aluminum body, back box, and frame deliver a sturdy, durable fixture • A tempered glass lens completely seals and protects the LED compartment • Optional polycarbonate lens can be used when vandal resistance is desired • All exposed hardware is stainless steel and recessed for concealment • Acrylic TIR lenses provide the highest transmittance of any TIR optics material available in the market today • A powder coat finish with a thorough 6 stage application process seals the aluminum components from the environment.

Thermal management LED boards are directly mounted against a polished surface for maximum contact between boards and heat sink • Deep fins are directly behind the LED boards increasing the surface area for maximum heat dissipation • An exclusive air vent between the LED compartment and the electronic driver isolates and cools the two components.

Electrical The luminaire is equipped with one, two, three or four LED modules depending on the light output/wattage selection • All versions are available for 120/277VAC or 347/480VAC • Total Harmonic Distortion (THD) is less than 20% • Power factor > 90% at full load • Surge immunity up to 10,000 amps.

Mounting Direct mounting to wall with threaded and plugged back conduit entry • Dimpled location prepared for drilling a conduit entry from the sides (for surface conduit mounting) • Can be aimed down or up maintaining IP65 rating • A neoprene gasket is provided for the back entry to seal against the wall.

Finish Polyester powder coat finish with a six stage application process • Bronze, black, white or silver are standard • Designer finishes available upon request (provide RAL number).

0-10V Dimming Option An optional 0-10V dimming driver (D option) is available • In applications where additional 0-10V wiring presents a challenge, a programmable, automatic dimming unit (PD option) is available • The PD option eliminates the need for 0-10V wiring and automatically dims the fixture with a factory pre-programmed schedule.

REV-10/14



Motion Detection Option Finia LED luminaires can be ordered with an optional motion sensor integrally mounted to the fixture • The sensor is configured to function either as an ON/OFF switch (M option) or to operate a High/Low dimming driver (H option) • In the High/Low configuration the user can field adjust the “Low” light setting with an internal potentiometer for continuous adjustment down to 15% • The amount of time the fixture remains in the “High” mode is also field adjustable • The fixture operates normally in the “Low” mode, and when the motion sensor detects movement it switches the driver to “High” mode.

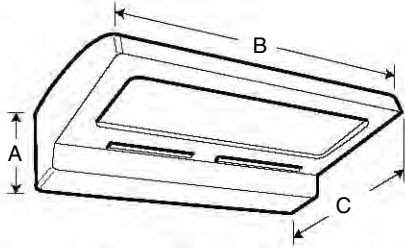
Emergency Lighting Option An optional integral battery pack can be provided for emergency lighting during power outages • Emergency battery pack is internal to the fixture so there is no need for any external battery installation • A larger back box is provided for emergency battery (see dimensions) • Choose EM option (0° to 40°C, 32° to 104°F ambient)

Two Independent Circuits Option Optional two independent circuit configuration (“2C” option) • Fixtures with this option include two drivers, each of them driving separate LED modules • Excellent option to meet the multiple lamp requirement in egress lighting ordinances, or for energy savings using individual switching of drivers • Fixtures with B06 engines supplied with two drivers, each operating one LED module. Fixtures with B09 engines supplied with one driver operating one module, and one driver operating 2 modules • Fixtures with B12 engines supplied with two drivers, each operating two LED modules • Option not available for fixtures with B03 engines, or emergency battery.

Certification Fixture meets UL1598 and CSA C22.2-250 standards • Suitable for wet location applications • Full fixture IP65 rating • Union made • Assembled in the USA • Meets “Buy American Act” • 5 year limited warranty when used in accordance with manufacturer guidelines.

Specifications subject to change without notice.

DIMENSIONS



	A	B	C	Weight
Standard Unit	4 3/4"	15 1/2"	9 3/4"	17 lbs.
Unit w/ options H, M, PD, EM	4 3/4"	15 1/2"	11 1/2"	25 lbs.

LED LUMEN DEPRECIATION

Ambient Temperature (°C)	Fixture	L ₇₀ Hours
25°C	LW Series	100,000

L₇₀ is the LED manufacturer predicted time when the LED performance depreciates below 70% of the initial lumen output and it is based on the stated ambient temperature.

LED PERFORMANCE (4000K OR 5000K CCT, MIN CRI 70)

Catalog Number	Distribution	Delivered Lumens	Input Voltage	Watts	Efficacy
LW-B12-4K-UN-WT	Wide	11,960	120	135	89
LW-B09-4K-UN-WT	Wide	8,970	120	105	85
LW-B06-4K-UN-WT	Wide	5,980	120	70	85
LW-B03-4K-UN-WT	Wide	2,990	120	35	85
LW-B12-4K-UN-FT	Forward Throw	10,813	120	136	80
LW-B09-4K-UN-FT	Forward Throw	8,110	120	105	77
LW-B06-4K-UN-FT	Forward Throw	5,407	120	70	77
LW-B03-4K-UN-FT	Forward Throw	2,703	120	35	77
LW-B12-4K-UN-WW	Wall Wash	10,838	120	138	79
LW-B09-4K-UN-WW	Wall Wash	8,129	120	105	77
LW-B06-4K-UN-WW	Wall Wash	5,419	120	70	77
LW-B03-4K-UN-WW	Wall Wash	2,710	120	35	77

PHOTOMETRY

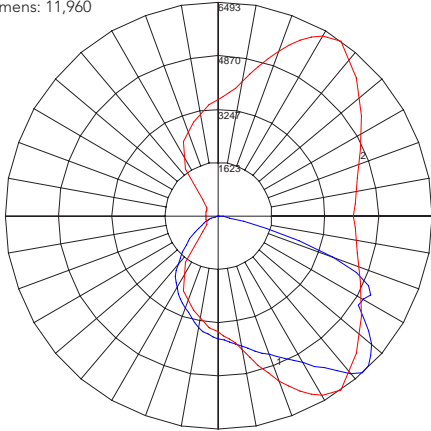
	LW-B03-4K-UN-WT Total Lumens: 2,915	LW-B12-4K-UN-WT Total Lumens: 11,659	LW-B03-4K-UN-FT Total Lumens: 2,707	LW-B12-4K-UN-FT Total Lumens: 10,828	LW-B03-4K-UN-WW Total Lumens: 2,706	LW-B12-4K-UN-WW Total Lumens: 10,826						
Zone	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens
Forward Light	2,093	71.8%	8,374	71.8%	1,509	55.7%	6,036	55.7%	1,406	51.9%	5,623	51.9%
FL (0°-30°)	470	16.1%	1,880	16.1%	166	6.1%	665	6.1%	469	17.3%	1,874	17.3%
FM (30°-60°)	1,191	40.9%	4,766	40.9%	682	25.2%	2,730	25.2%	785	29.0%	3,139	29.0%
FH (60°-80°)	427	14.7%	1,709	14.7%	645	23.8%	2,581	23.8%	142	5.3%	569	5.3%
FVH (80°-90°)	5	0.2%	19	0.2%	15	0.6%	60	0.6%	10	0.4%	40	0.4%
Back Light	821	28.2%	3,285	28.2%	1,198	44.3%	4,792	44.3%	1,301	48.1%	5,203	48.1%
BL (0°-30°)	273	9.4%	1,094	9.4%	160	5.9%	641	5.9%	470	17.4%	1,881	17.4%
BM (30°-60°)	389	13.3%	1,554	13.3%	627	23.2%	2,508	23.2%	733	27.1%	2,932	27.1%
BH (60°-80°)	158	5.4%	633	5.4%	408	15.1%	1,631	15.1%	94	3.5%	376	3.5%
BVH (80°-90°)	1	0.0%	4	0.0%	3	0.1%	12	0.1%	4	0.1%	15	0.1%
UL Light	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
UL (90°-100°)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
UH (100°-180°)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Trapped Light	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUG Rating	B1-U1-G1		B3-U1-G2		B1-U1-G1		B3-U1-G3		B1-U1-G1		B3-U1-G1	

All tests were performed according to IES LM-79-08



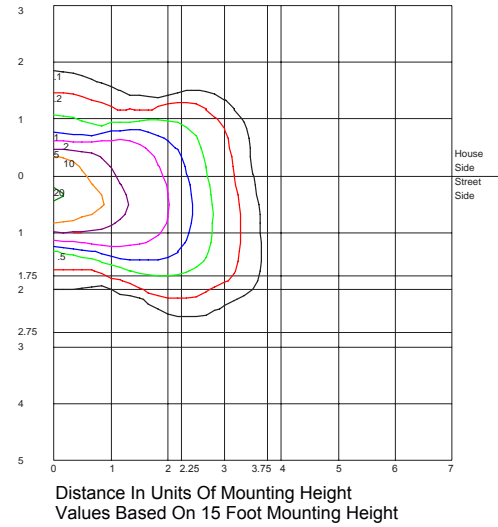
LW-B12-4K-UN-WT

Total Fixture Watts: 135W
Total Lumens: 11,960



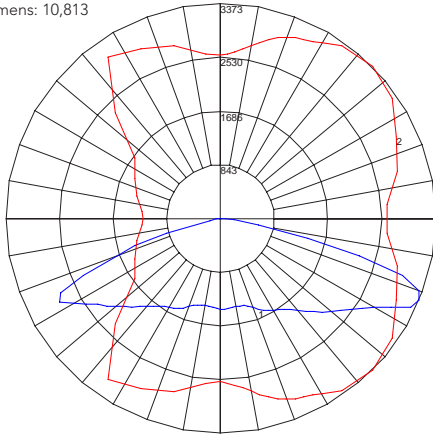
Maximum Candela = 6493.1 Located At Horizontal Angle = 55, Vertical Angle = 42.5
 # 1 - Vertical Plane Through Horizontal Angles (55-235) (Through Max. Cd.)
 # 2 - Horizontal Cone Through Vertical Angle (42.5) (Through Max Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



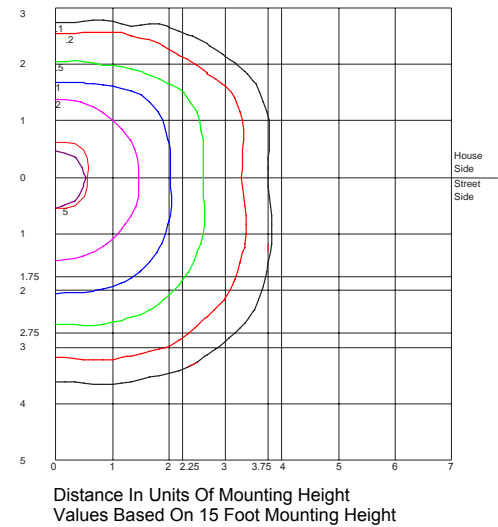
LW-B12-4K-UN-FT

Total Fixture Watts: 136W
Total Lumens: 10,813



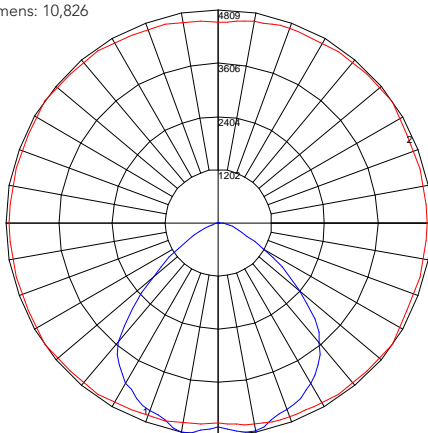
Maximum Candela = 3373.8 Located At Horizontal Angle = 45, Vertical Angle = 67.5
 # 1 - Vertical Plane Through Horizontal Angles (45-225) (Through Max. Cd.)
 # 2 - Horizontal Cone Through Vertical Angle (67.5) (Through Max Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



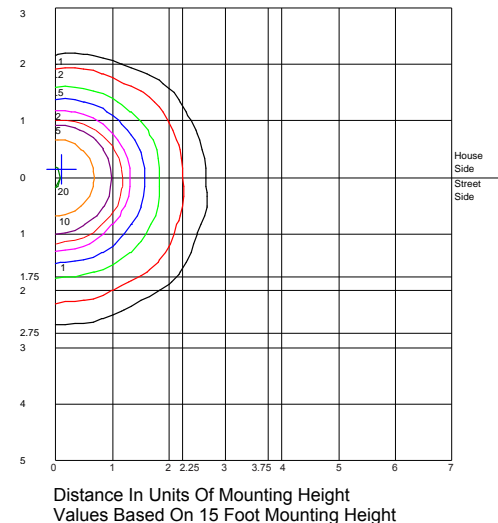
LW-B12-4K-UN-WW

Total Fixture Watts: 138W
Total Lumens: 10,826



Maximum Candela = 4808.6 Located At Horizontal Angle = 145, Vertical Angle = 10
 # 1 - Vertical Plane Through Horizontal Angles (145-325) (Through Max. Cd.)
 # 2 - Horizontal Cone Through Vertical Angle (10) (Through Max Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



ORDERING INFORMATION

Series	Light Engine Code	CCT	Voltage	Distribution	Options	Finish
LW	B09	4K	E2	WT	PC	WH
LW	B03	5K	UN	WT	PC**	no suffix
High Performance LED Wall Mounted	35W LED Engine	5000K	Universal 120-277V	Wide Throw	Button Style Photocontrol (Specify voltage)	Bronze finish
	B06	4K	E1	FT	H*^	BL
	70W LED Engine	4000K	120V	Forward Throw	Motion sensor hi/lo (Specify voltage)	Black finish
	B09	Custom	E2	WW	M1^	WH
	105W LED Engine	3K	277V	Wall Wash	Motion sensor on/off (Specify voltage)	White finish
	B12	3000K	E3		HT	SL
	135W LED Engine		347V		High transmission glass lens	Silver finish
			E4		PG	custom finish
			480V		Prismatic glass lens (WT & FT optics only)	Contact factory with RAL number

ACCESSORIES

Description	Catalog #
USB PC Cable For field programming of "PD" option with a PC	PDU5BPCCABLE



- PL^ Polycarbonate Lens (WT & FT optics only)
- F Fusing (Specify voltage)
- TP Tamper resistant hardware
- D Dimming 0-10V
- PD Pre-programmed Dimming
- 2C Two independent circuits (Not available with B03 engine)
- EM* Integral emergency battery (32° F to 104° F ambient)

Reduce delivered lumens per DRB

- † Available in 120-277V
- * Available with 120V or 277V only
- ** Available with 120V, 277V or 347V only
- ^ Option not available for uplighting applications



Juno®

Project: Hotel MadelineFixture Type: BKHLocation: Columns, Stair Landing, Pool Deck

Contact/Phone: _____

IC LED OUTDOOR PERFORMANCE STEP LIGHT

LED IC115LEDHSG, 838LED

IP65



PRODUCT DESCRIPTION

The Performance LED step light is rated for use in outdoor or indoor wall mount applications including concrete pour, brick masonry or drywall • May be used as LED retrofit kit for existing Juno PL115 outdoor rated step lights installed in application • Recessed housing is IC rated and can be completely covered with insulation • Back housing ships separately from power module trim for rough-in purposes • Designed to provide 50,000 hours of life • 5 year warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury



PRODUCT SPECIFICATIONS

Housing Die cast aluminum housing painted white for durability • Gasket for water tight seal in wet locations provides IP65 rating with 838LED trim • Cover plate provided to protect housing interior during rough-in • (2) 1/2" conduit compression fittings provided for wiring • (1) conduit fitting plug included • Two brackets supplied for nailing unit to studs.

Power Module Trim LED light engine and driver mounted directly to trim assembly for ease of wiring and installation into housing after rough-in.

LED Light Engine: LED PCB utilizes 1 watt high lumen output LEDs binned to Energy Star standards • 3000K or 4100K color temperatures available.

LED Driver: Non-dimming driver accommodates input voltage of 120 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • Driver is thermally protected and has integral overload and short circuit protection • Terminal connections provided as standard for easy removal.

Trim: Available in textured white, black, bronze or silver corrosion resistant paint on cast aluminum • Fastens to housing with two allen head screws • Matte textured diffuser supplied with all trims.

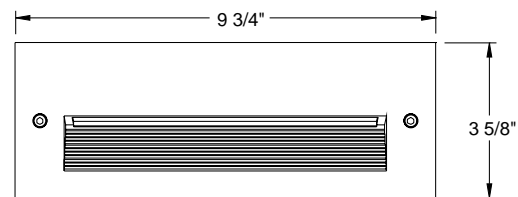
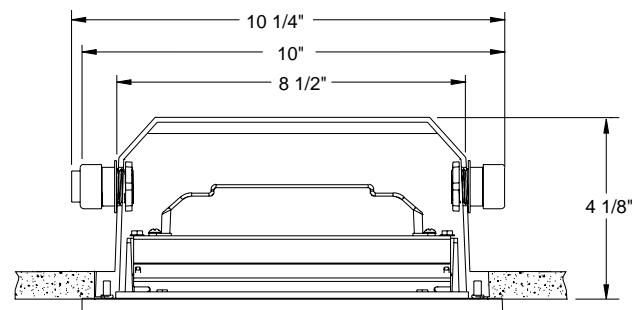
Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL listed for wet locations, concrete pour approved • UL and cUL Listed, RoHS compliant • UL Listed as LED conversion retrofit kit for Juno PL115 outdoor rated step light • IP65 rated.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

DIMENSIONS



9" X 3" WALL OPENING

ELECTRICAL DATA

Input Voltage	120V
Input Power	13.8W (+/-8%)
Input Current	0.12A
Frequency	50/60Hz
THD	≤ 10%
Minimum starting temp	-20°C (-4°F)

ORDERING INFORMATION: Housing and power module trim each ordered separately. For use as a retrofit, order power module trim only.

Example: **IC115LEDHSG**Example: **838LED-13-41K-BL**

Back Housing

IC115LEDHSG


Power Module Trim

838LED


Wattage

 - -
13 13 Watts

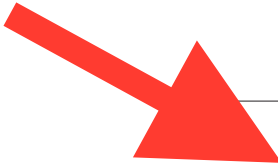
Color Temperature

 - -
3K 3000K
41K 4100K

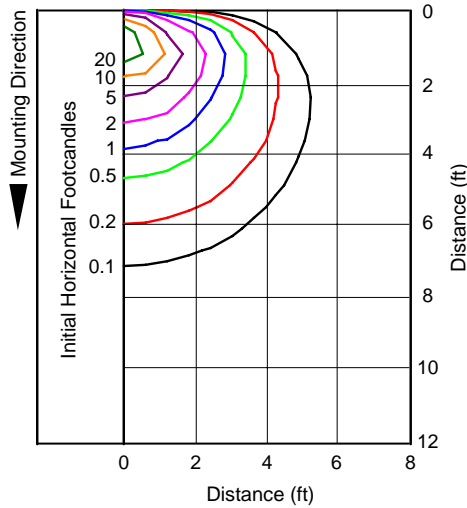
Finish

 - -
BL Black Textured
BZ Bronze Textured
SR Silver Textured
WH White Textured

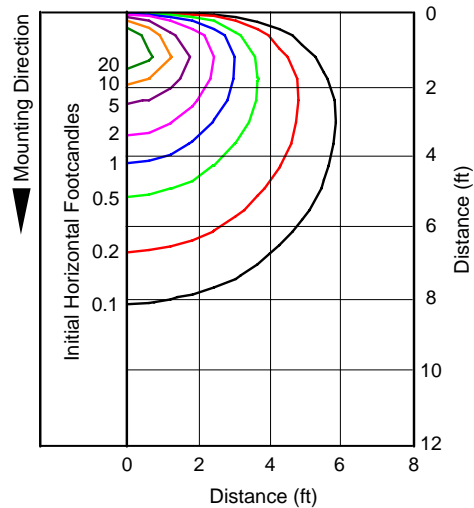
IC LED OUTDOOR PERFORMANCE STEP LIGHT LED IC115LEDHSG, 838LED



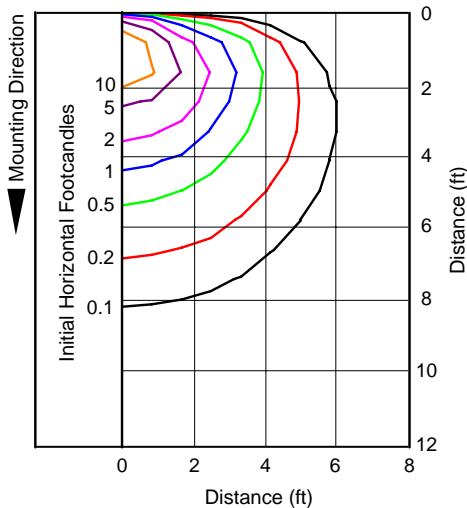
Catalog Number: IC115LEDHSG
838LED-13-41K-BL
Test Number: PT09102902
Total Lumens: 182 lms
Mounting Height: 1.50 ft



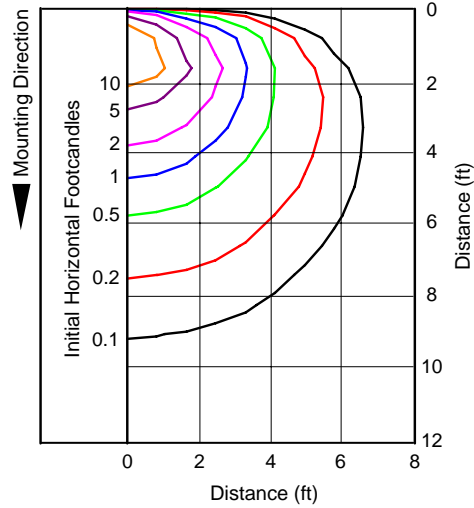
Catalog Number: IC115LEDHSG
838LED-13-41K-WH
Test Number: PT09102901
Total Lumens: 293 lms
Mounting Height: 1.50 ft



Catalog Number: IC115LEDHSG
838LED-13-41K-BL
Test Number: PT09102902
Total Lumens: 182 lms
Mounting Height: 2.00 ft

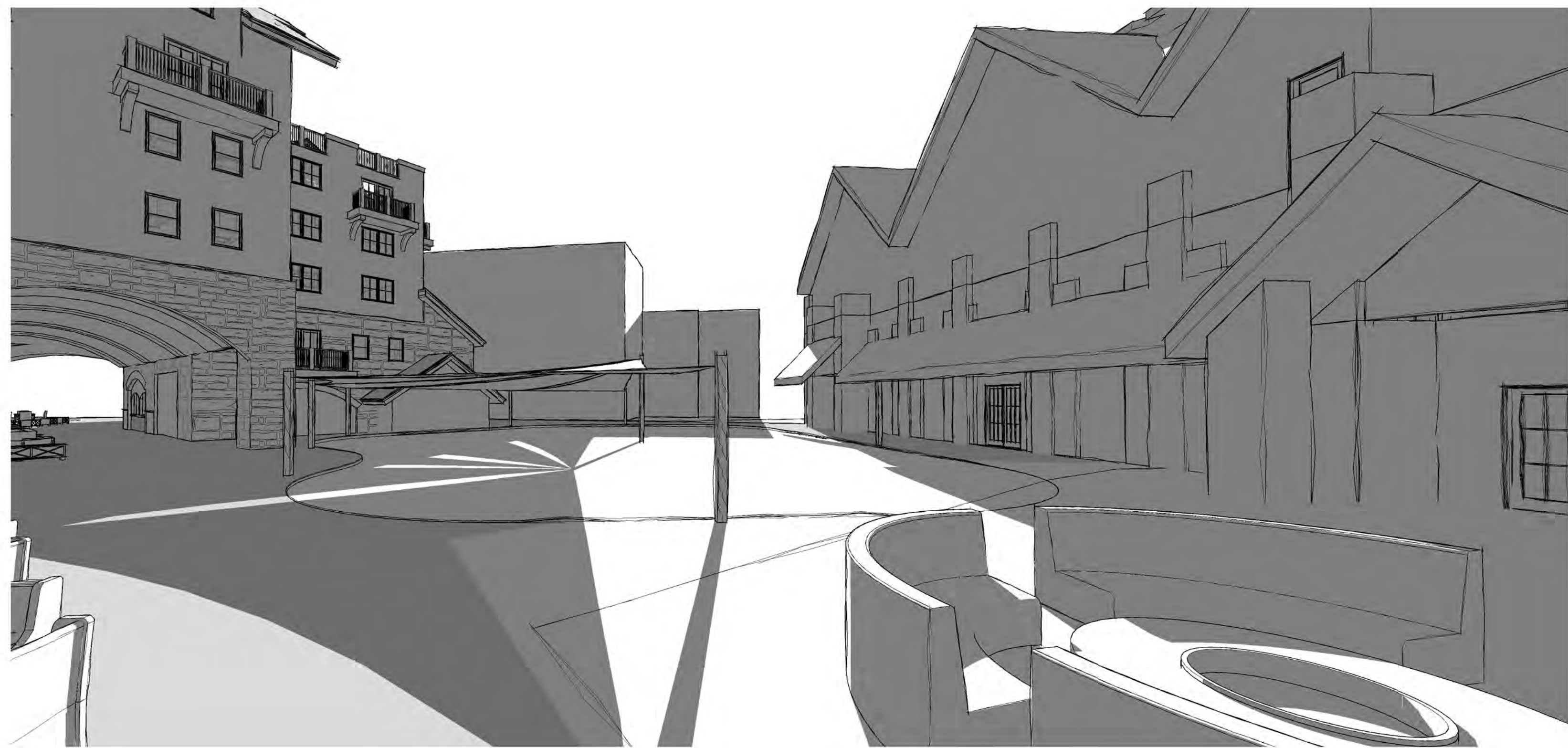


Catalog Number: IC115LEDHSG
838LED-13-41K-WH
Test Number: PT09102901
Total Lumens: 293 lms
Mounting Height: 2.00 ft

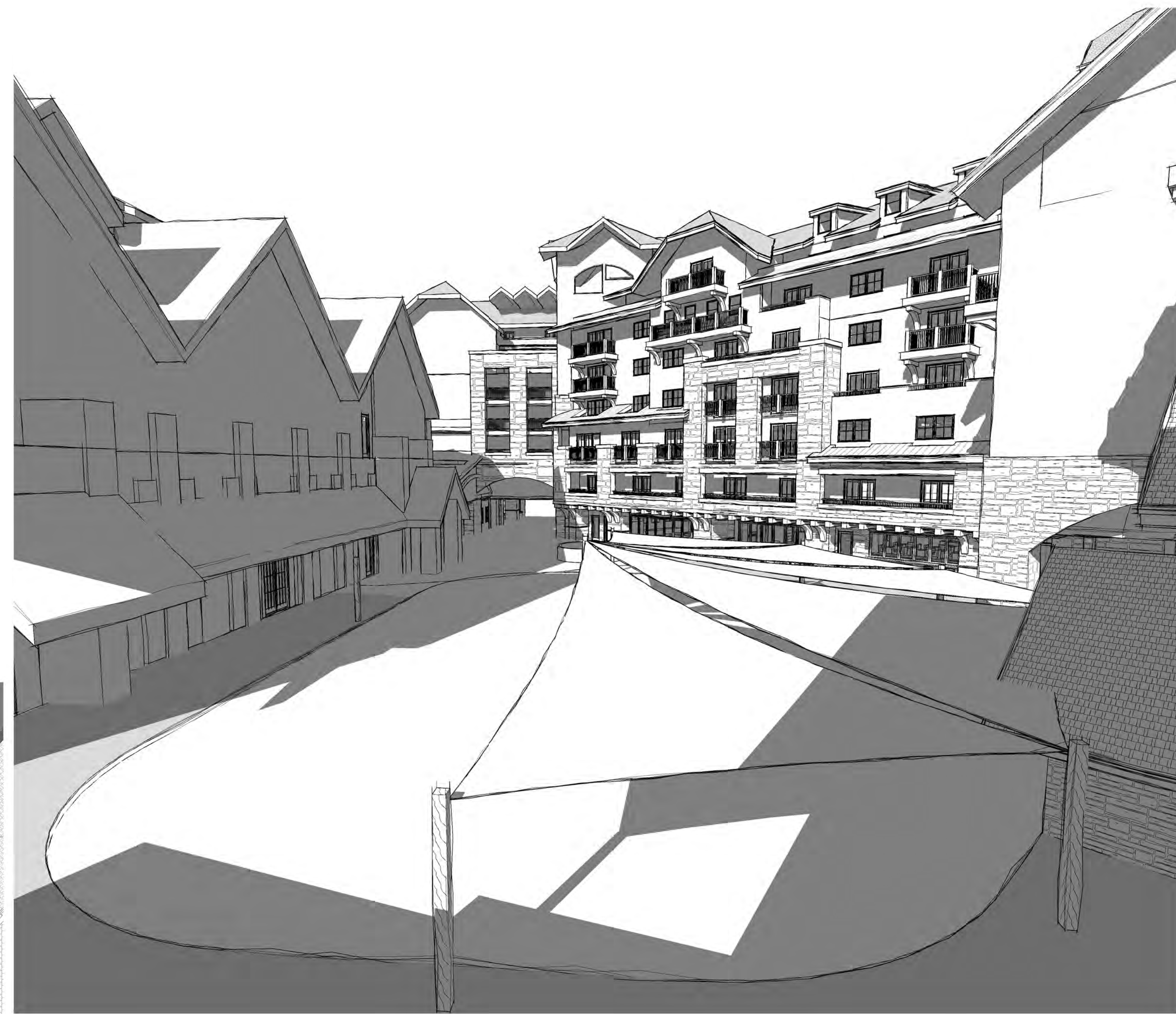


Multiplier: 3K - 0.95

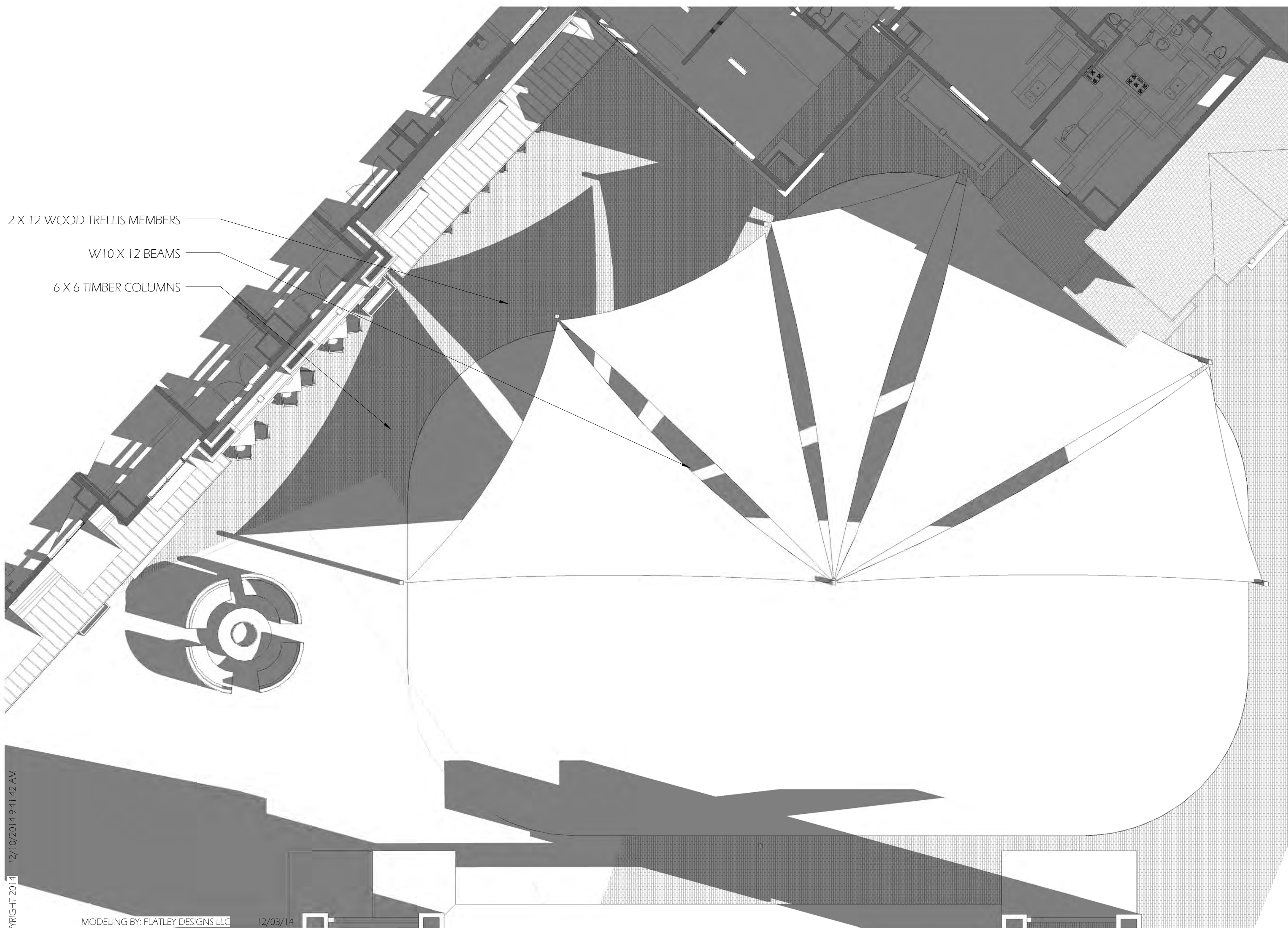




① Ice Rink View South East
SHADOWS SHOWN ON MARCH, 25 AT 8:00 AM



② Ice Rink View West
SHADOWS SHOWN ON MARCH, 25 AT 10:00 AM



2 X 12 WOOD TRELLIS MEMBERS
W10 X 12 BEAMS
6 X 6 TIMBER COLUMNS

③ Ice Rink Pergola Plan
1/8" = 1'-0" SHADOWS SHOWN ON MARCH, 25 AT 9:00 AM



④ Ice Rink View East
SHADOWS SHOWN ON MARCH, 25 AT 12:00 PM

Hotel Madeline

Phase 1 Remodel
Ice Skating Rink Pergola

Sheet: A.P. 1.2



Dylan Henderson
P.O. Box 2486 - Telluride, CO 81435
Phone: 970-708-4795
e-mail: dylanh12@hotmail.com

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MODELING BY: FLATLEY DESIGNS LLC 12/03/14

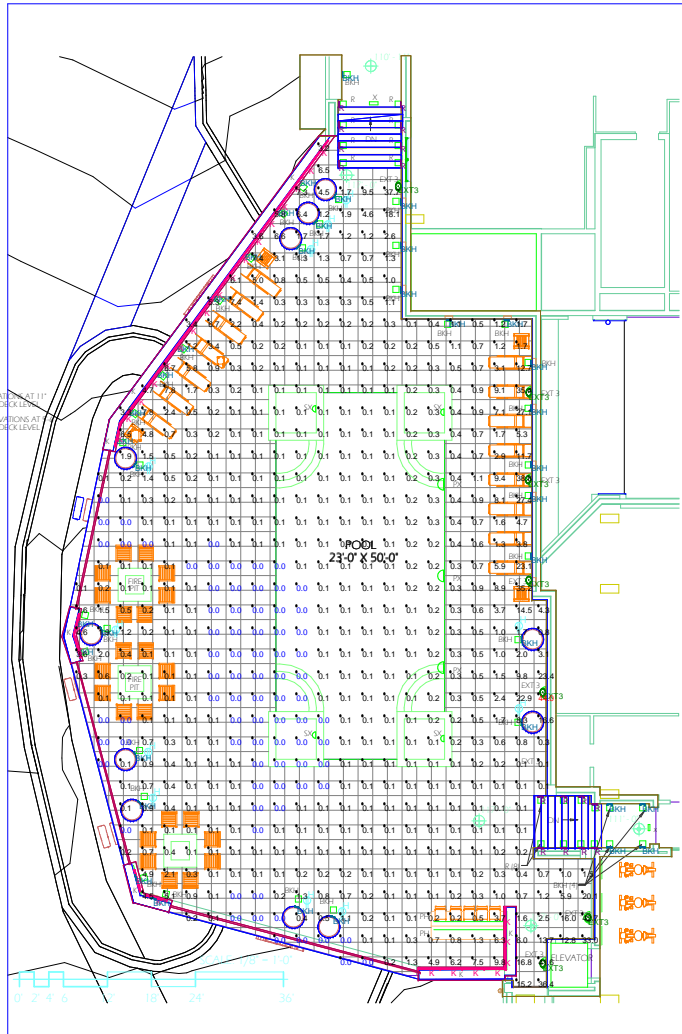
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LP	Description	File Name
0	12	EXTR	SINGLE	1800	0	0.000	11" ABOVE DECK	11" ABOVE DECK
1	17	EXTR	SINGLE	1800	0	0.000	4.5" ABOVE DECK	4.5" ABOVE DECK
2	16	EXTR	SINGLE	1800	0	0.000	2" ABOVE STEPS	2" ABOVE STEPS

Calculation Summary	Calc Type	Units	Area	Max	Min	Avg	Min	Max	Description
POOL DECK Top	Illuminance	FC	1140	1.00	0.00	N/A	N/A	N/A	Footcandle Meter at grade

OBJECTS BUILT WITH 50% REFLECTANCE

LUMINAIRE MOUNTING HEIGHTS:

B04.....11" ABOVE DECK
 EXT.....4.5" ABOVE DECK
 R.....2" ABOVE STEPS

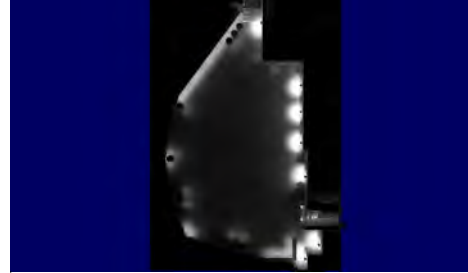


NOTE:
 ALL B04 ELEVATIONS AT 11"
 ABOVE POOL DECK LEVEL
 ALL EXT. ELEVATIONS AT
 4.5" ABOVE POOL DECK LEVEL

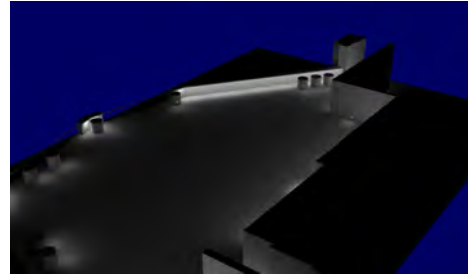
Plan View: Plan Rotated 0 Tilted 0
 Scale: 1 inch= 8 Ft.

NOTES:

- 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
- 2) CALCULATIONS SHOW THE EFFECT OF SHADOWING CAUSED BY OBJECTS WITHIN THE AREA.
- 3) READINGS SHOWN ARE MAINTAINED HORIZONTAL FC TAKEN AS SHOWN IN CALCULATION SUMMARY
- 4) FIXTURE ORIENTATION IS SUCH THAT 0 IS TO THE RIGHT OF THE DRAWING AND 90 IS TO THE TOP OF THE DRAWING AS SHOWN.
- 5) TILT ANGLE IS THE RAISING AND LOWERING OF THE FIXTURE HEAD.
- 6) THE LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
- 7) CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



Top View



HOTEL MADELEINE POOL DECK
 LIGHTING LAYOUT
 USING GIVEN LOCATIONS

DESIGNED BY:
 G. K. PATEL
 CHECKED BY:
 AS SHORR
 ESTIMATED BY:
 G. K. PATEL

SCIENCE APPLICATION
 504 W. WASHINGTON ST. #1000
 DALLAS, TX 75201
 214-742-1000
 214-742-1001

NOTICE: THIS DRAWING IS THE PROPERTY OF SCIENCE APPLICATION AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCIENCE APPLICATION. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.









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**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Chris Hawkins, Director of Community Development
FOR: Meeting of January 8, 2015
DATE: January 5, 2014
RE: Consideration of a recommendation to Town Council for a Subdivision, Rezone, Density Transfer, and Conditional Use Permit on Lot 640A and Tract OSP-35A

PROJECT GEOGRAPHY

Legal Description: Lot 640A and a portion of OSP-35A
Address: 306 Adams Ranch Road
Applicant/Agent: Adams Ranch MV, LLC
Owner:
 Lot 640A: Adams Ranch MV, LLC
 OSP-35A: Telluride Ski and Golf
Zoning:
 Lot 640A: Multi-Family Zone District
 OSP-35A: Full Use Active Open Space Zone District
Existing Use: Vacated apartments, vacant land, open space, and a park
Proposed Use: 91 employee apartment units, new Meadows Park
Site Area: 2.2 acres (Includes Proposed Tract A and Tract B)
Density: 41 units per acre
Adjacent Land Uses:

- **North:** Adams Ranch Road/Coyote Court/The Boulders
- **South:** Active Open Space, Golf Course/Northstar
- **East:** Northstar/Open Space –Prospect Creek
- **West:** Timberview

BASIC DEVELOPMENT REQUIREMENTS

Use	Currently Allowed Density			Proposed Density		
	Actual Units	Density Per Unit	Person Equiv. Unit Density	Actual Units	Density Per Unit	Person Equiv. Unit Density
Emp. Apts.	30	3	90	91	3	273
Required Density Transfer	61	3	183			

Building Height¹:	Allowed:	Proposed
○ Maximum:	48' +5'	53'
○ Maximum Average:	48'	tbd

Required Parking Spaces:

Land Use	Number of Apt. Units	Parking Requirement	Required Parking Spaces
Employee Condominium	91	1.5 sp./unit	137
HOA for Service Vehicles		1 to 5	1
Total Required Parking Spaces for the Project			138

Provided Parking Spaces:

Provided Spaces	Regular Parking Spaces	Accessible	HOA-Service	Total
Surface Parking	70	not marked	not marked	70
Garage Parking	69	2	not marked	71
Total Spaces	139	2		141

ATTACHMENTS

1. Applicant Narrative (Exhibit A)
2. Conceptual Plans (Exhibit B)
3. Wetland Delineation (Exhibit C)
4. Property Owner Correspondence (Exhibit D)

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code (as amended)
- Town of Mountain Village Home Rule Charter (as amended)
- Design Review Application as maintained by the Community Development Department.

BACKGROUND

Overview of Development Applications

The applicant's goal is to construct 91 workforce housing units. To reach that goal, the applicant will need to obtain approval for the following development applications:

1. **Rezoning.** The applicant is proposing rezoning Lot 640A from the Multi-family Zone District to the Full Use Active Open Space Zone District (workforce housing is allowed as a conditional use in the Full Use Active Open Space Zone District). A rezoning is required by the Community Development Code (CDC) to change zone districts or to transfer density to or from a site. The main goal for rezoning Lot 640A to the Full Use Active Open Space Zone District is to allow for the land area in the lot to be counted as replacement open space for future rezonings as provided for in the CDC.
2. **Density Transfer.** The applicant is proposing to transfer 61 employee apartments to the site to construct 91 units, with 30 apartment units permitted by the underlying zoning.

¹ Building height and average building height will be re-evaluated with any future Design Review Process development application.

3. **Conditional Use Permit.** The applicant is proposing a conditional use permit to (A) allow for the development of workforce housing on a portion of OSP-35A (The CDC requires a conditional use permit to allow workforce housing on Full Use Active Open Space); and (B) allow for the workforce housing units on the new open space zoning on Lot 640A.
4. **Subdivision.** The applicant is proposing to re-subdivide Lot 640A and OSP-35A into four new lots as shown on the draft plat, with Tract A, Hillside Open Space, containing 0.52 acre.; Tract B, Development Site, containing 1.68 acres; Tract C, Park Parcel, containing 1.22 acres; and Tract D, OSP-35AR, containing 2.66 acres. The total site area for the development includes Tract A and Tract B for a total of 2.2 acres.

The proposal is for 91 apartment units with 23 three-bedroom units (1,105 sq. ft.), 60 two-bedroom units (840 sq. ft.) and 8 one-bedroom units (540 sq. ft.). The total maximum population for the project would be from 210 persons based on San Miguel County Census data that showed 2.53 persons per household in the 2010 Census.

It is very important to note that the applicant is not seeking a Design Review Process development application at this time, so the attached plans are intended to provide a high level, conceptual view of the overall project design to be evaluated by the applicable criteria for decision set forth below. Any future Design Review Process application will fully evaluate the project pursuant to all the detailed requirements of the CDC, including but not limited to the Design Regulations and the Supplementary Regulations (Environmental Regulations, Road and Driveway Standards, etc.). Any approval of the development applications does not vest any development rights, with final details such as grading, drainage, landscaping, snow storage, parking area design, park design, and building design to be determined by the DRB during the Design Review Process. The only element that should not change during the Design Review Process is the general building massing, density, and location, with a specific condition in the required ordinance limiting building mass, density, scale and general location to the final rezoning plans submitted to the Council.

Current Site Conditions

Lot 640A is the current location for Telluride Apartments, consisting of 30 employee apartments on 2.6 acres. The Town issued a notice and order on the Telluride Apartments project in November of 2008 directing the property be vacated due to significant mold issues that caused a dangerous building. The building has sat vacant since that time, with slowly deteriorating conditions on the interior and the exterior of the building causing what staff considers a negative impact to the Meadows area.

The site has two main natural features that are shaping the proposed location of development, with the forested hillside to the south and wetlands framing the development site. Wetlands on a recent US Army Corps of Engineers ("Corps") wetland delineation are shown on the east side of the site along Prospect Creek, the west side of the site. The forested hillside has steep slopes that are approximately 50% grade in most areas.

The site of the proposed development has a grade change of approximately 18 feet, with the lowest grade of 9075 located on the northeast corner to the east of the current Meadows neighborhood sign and the highest grade of 9093.

At some point in time a park area evolved on the undeveloped portion of Lot 640A and on a portion of OSP-35A without any formal public easements or other Town approvals, with the Town irrigating, mowing and maintaining the grassy lawn area. Play equipment and a

basketball court are located in closer proximity to the apartment building, with the general public also using this area. The approximate land size of the “park” area today is approximately 0.5 acre depending upon where you measure the size of the park. Staff is not sure how the Town-maintained park area evolved onto Lot 640A without any landowner easements or permissions.

Comprehensive Plan Context

The Mountain Village Comprehensive Plan (Comprehensive Plan) shows the site as Parcel G in the Meadows Subarea. The Comprehensive Plan’s Meadows Development Table sets a “target density” of 91 employee units, with a target maximum building height of 48 feet. The Comprehensive Plan also includes the following policies for Parcel G:

1. Provide a playfield on or adjacent to Parcel G Telluride Apartments. At a minimum, provide park equipment desired by area neighbors such as a gazebo, grills, horseshoe pits, play equipment, a small play field, and a regulation sand volleyball area. Consult with area neighbors to determine appropriate park equipment, site design, and landscaping.
2. Provide a fence along the North Star property line to the east.

The Comprehensive Plan specifically focuses infill development into the Mountain Village Center, Town Hall and Meadows subareas in order to achieve the vision statements and the principles, policies and actions of the Comprehensive Plan. In the Meadows area, sites were identified that should be used for higher density employee housing projects to mitigate the impacts caused by overall development of the Comprehensive Plan, and to create a more sustainable community. Lot 640A was one of the sites in the Meadows that received a significant increase in target density due primarily to the relative flatness of a majority of the site, and the existing low density building on only a portion of the overall lot.

The following Comprehensive Plan policies are applicable to the DRB’s considerations on the development applications:

Land Use Principles, Policies and Actions, Principle I, Policies B, C & G

- B. Require rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan.
- C. Permit development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making.
- G. Require a rezoning, PUD, subdivision or density transfer to meet the following applicable criteria:
 1. A proposal shall not increase the town’s density beyond the 8,027 person equivalent density cap in accordance with the terms of the County Settlement Agreement [The settlement agreement allows for the creation of bonus employee density].
 2. A proposal generally meets the targeted parcel density as identified in the Development Tables for each Subarea Plan.
 3. A proposal shall meet the adopted criteria for decision-making for the required development review processes.
 4. A proposal to rezone, subdivide or transfer density shall provide public benefits listed in the Public Benefits Table.
 5. A proposal that involves rezoning open space, as envisioned by the Comprehensive

Plan, shall provide an equal or greater amount of replacement of open space within the original County PUD boundary in accordance with the terms of the County Settlement Agreement and LUO and Design Guidelines.

6. The proposal will meet the following or equivalent standards:
 - 6.1. Minimize and mitigate a project's visual impacts, to the extent practical, while also providing the targeted density identified in each Subarea Plan Development Table. It is understood that some visual impacts will occur with development.
 - 6.2. Ensure appropriate scale and mass that fits the site(s) under review.
 - 6.3. Avoid, minimize and mitigate environmental and geotechnical impacts, to the extent practical, consistent with the Comprehensive Plan while also providing the target density identified in each Subarea Plan Development Table.
 - 6.4. Address all site-specific issues to the satisfaction of the town such as, but not limited to, the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.

CRITERIA FOR DECISION

Rezoning Criteria

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
3. The proposed rezoning meets the Comprehensive Plan project standards;
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
6. Adequate public facilities and services are available to serve the intended land uses;
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
8. The proposed rezoning meets all applicable Town regulations and standards.

Density Transfer Criteria

1. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
2. The density transfer meets the density transfer and density bank policies; and
3. The proposed density transfer meets all applicable Town regulations and standards.

Conditional Use Permit Criteria

1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;
2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;

4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
9. The proposed conditional use permit meets all applicable Town regulations and standards.

Subdivision Criteria for Decision

1. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
2. The proposed subdivision is consistent with the applicable Zoning and Land Use Regulations and any PUD development agreement regulating development of the property;
3. The proposed density is assigned to the lot by the official land use and density allocation, or the applicant is processing a concurrent rezoning and density transfer;
4. The proposed subdivision is consistent with the applicable Subdivision Regulations;
5. Adequate public facilities and services are available to serve the intended land uses;
6. The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or geological conditions that may present hazards or that may require special precautions have been identified, and that the proposed uses are compatible with such conditions;
7. Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC; and
8. The proposed subdivision meets all applicable Town regulations and standards.

ANALYSIS

The DRB should refer to the draft findings set forth under the recommendation section to review how staff believes the development applications meet the criteria for decision set forth above. Staff believes that the following represents the main topics for the DRB's deliberation at the public hearing:

1. Building Scale, Mass and Fit

The Comprehensive Plan and the CDC's Comprehensive Plan Project Standards establish the policy to "ensure appropriate scale and mass that fits the site(s) under review". A conditional use permit criterion also requires that the proposed "use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure."

Fit and compatibility of development are a discretionary determination of the DRB and the Town Council. Fit and compatibility can be partially gauged by evaluating similarity of land uses,

building height, density per acre, floor area, and floor area ratio. Site design can also help a project fit into an area with building design, landscaping, buffering and other site design elements very important. All of these site design issues will be evaluated during the required Design Review Process development application.

The proposed multi-family land use is consistent with surrounding land uses. The building height is also compatible with development in the Meadows with two, three and four stories and a gabled roof. Prospect Plaza, the Outlaws, Big Billies, and Parker Ridge all have four story buildings. The following table shows the Floor Area Ratio (FAR) and units per acre and floor area for each development in the Meadows:

Table 1. Approximate Floor Area Ratio and Units Per Acre

Development	Approx. Floor Area In Square Feet	Approx. Floor Area Ratio (FAR)	Units Per Acre
Coyote Court	15,993	0.2	5
Boulders	39,986	0.4	9
Prospect Plaza	41,092	0.8	7
The Outlaws	18,974	0.4	15
Prospect Creek	15,577	0.3	13
Parker Ridge	30,666	0.6	17
North Star	41,968	0.5	13
Fairway Four	29,103	0.2	9
Spring Creek	22,572	0.4	11
Big Billies	72,026	0.8	75
Terraces	31,114	0.3	11
Total Average	32,643	0.5	17
Multi-Family Average ²	32,643	0.5	17
Proposed Development	84,817	0.9	41

Evaluating density on a unit per acre basis with differing land uses, such as apartments versus single family, is not an apples-to-apples comparison. For example, Big Billies has small dorm units so the density per acre is higher. Prospect Plaza has two floors of commercial area that are not counted in a units per acre analysis so the density is less than a pure condominium project. Apartment units are typically smaller than condominium units and single-family homes are typically larger than multi-family units. These are the reasons why units per acre should not be used in The Meadows to gauge fit and compatibility.

Floor Area Ratio (FAR) is a better gauge of compatibility and fit since it is a ratio of the floor area to the lot area. For example, an FAR of 1:1 would be a development with the same amount of floor area as lot area, with a 40,000 sq. ft. lot having a 40,000 sq. ft. building. The average FAR for The Meadows is approximately 0.5:1, or about 50% of the lot area in floor area, with a minimum of 0.2:1 for Coyote Court and a high of 0.8:1 for Prospect Plaza and Big Billies. The proposed development has an FAR of 0.9:1, which is very close to the mass and scale of Prospect Plaza and Big Billies.

Fit and compatibility can also be achieved through enhanced landscaping and building design, with the mass and scale of buildings mitigated by landscape buffering and building articulation and design. The proposed plans show some landscaping that will have to be significantly enhanced for the Design Review Process in order to meet the Landscaping Regulations. The

² Multi-family average does not include Coyote Court or The Boulders since these are single-family developments.

proposed building has some good roof and building articulation stepping down towards Adams Ranch Road, which reduces the scale and mass by stepping.

Fit and compatibility can also be achieved through proper building siting. In this case, the applicant has pushed the building into the hillside to minimize visual impacts to North Star and maximize the amount of park area, with the new proposed park lot which is 1.22 acres in size, more than double the size of the current park field according to the applicant.

2. Wetlands

Comments on prior development application for the site encouraged the applicant to push the building into the hillside in order to minimize visual impacts. There is a wetland located immediately adjacent to the rear of the current building next to a sidewalk. It appears that this wetland was created in a man-made ditch after the project was developed due to drainage from an uphill wetland. So the applicant is now proposing to fill this wetland area as shown in Exhibit C. The total impacted wetland area is 0.082 acre. The mitigation plan is to create a new drainage from the uphill wetland area and route this into a new drainage swale as shown on the plans, with mitigation accomplished by planting seed stock from the impacted area wetlands.

The applicant's wetland consultant indicated that the United States Army Corps of Engineers has not yet approved the delineation. He further indicated that the Corps of Engineers has commented on the proposal, and did not have any issues at this time. Any Town approval of the rezoning should include a condition that, prior to submitting for the required Design Review Process development application, the applicant obtain approval for the wetland delineation from the Corps of Engineers. The Town will evaluate the proposed wetland fill pursuant to the Wetland Regulations as a part of the Design Review Process application. Based on the conceptual plans, staff believes that the proposed fill will be able to meet the following required criteria outline in the Wetland Regulations:

1. The proposed wetland disturbance is in general conformance with the Comprehensive Plan or is necessary to allow for reasonable use of the lot;
2. The applicant has provided a wetland mitigation plan that provides for replacing the wetland areas proposed for temporary disturbance, or, for wetland fill, replacement wetland areas with the same functions and values of the impacted wetland with the mitigation provided at an appropriate ratio of 1:1 or greater;
3. The United States Army Corps of Engineers ("USACE") has reviewed the proposed wetland disturbance or fill and has either recommended approval to the Town or has approved the required federal permits;
4. The developer shall provide a conservation easement to the Town for the wetland area that requires it to maintain the wetland area over time; and
5. The development has provided for specific best management practices to protect wetland resources not impacted by development from direct and indirect impacts.

3. New Meadows Park

While the provision of critically needed housing is the biggest benefit of the rezoning, Staff believes that the next most important element of the proposed rezoning is the provision of a new park per the Comprehensive Plan policies listed above. This park can be the heart of the Meadows Community with needed facilities and improvements. Past deliberations on Lot 640A have found that residents want to maximize the amount of relatively flat park area while also providing other desired improvements. While the applicant has submitted a good conceptual park plan, Staff believes that the amount of useable flat park area can be enhanced by the

provision of retaining walls and creative civil engineering. In addition, the park can be expanded towards Prospect Creek to create a river park experience where children and parents can interact with the creek. Park access and park parking also need to be clearly defined. Since the park is not being designed as a part of this rezoning, Staff believes it is very important for any approval to include a condition that the park be designed to the satisfaction of the Design Review Board concurrent with the Design Review Process application. This final design will only be achieved by the Town working closely with the developer and the community to create the best park possible while also allowing for the efficient development of the workforce housing project.

4. Development Agreement

Any rezoning approval should include a condition that the applicant enter into a development agreement with the Town to address the following and other topics that arise during the rezoning:

1. Public Improvements (landscaping, park improvements, new bus stop and shelter by Coyote Court, lighting, etc.)
2. Density and bedroom mix;
3. Snow storage on the park and maintenance of such area;
4. Noise;
5. Dogs and cats;
6. Maximum occupancy of each unit;
7. Wetland protection;
8. Fence with Northstar;
9. Water Quality Protection.
10. Meadows Sign Replacement;
11. Park Design; and,
12. Composite Utilities Plan.

5. Plat Revisions

The proposed subdivision plat must be revised to include a cover page, plat notes and required certificates pursuant to the Subdivision Regulations. Staff has added a condition of any approval to address these needed revisions.

RECOMMENDATION

If the DRB determines that the proposed development fits the site and is compatible with surrounding area development, staff recommends the DRB approve the development application with the following findings and conditions. If the DRB determines the proposed development does not fit the site and is not compatible with surrounding area development, then staff recommends the DRB continue the development application to the February 5, 2014 meeting to be held at the Mountain Village Town Hall at 10:00 am or as soon as practicable thereafter with specific direction on needed changes.

APPROVAL FINDINGS

Rezoning Findings

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan because, without limitation:

- 1.1. The development applications meet Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;
 - 1.2. The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
 - 1.3. The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;
 - 1.4. The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards (Please refer to criterion below);
 - 1.5. Meadows Subarea Plan Principle, Policy and Action II.B requires any applicant who proposes a rezoning, density transfer, subdivision to strive to reach the target density outlined in the Meadows Development Table;
 - 1.6. The Meadows Development Table sets forth a target density 91 deed restricted units;
 - 1.7. The applicant is providing a playfield as envisioned in the Comprehensive Plan, with the final design and improvements to be shaped and evaluated as a part of the required Design Review Process development application; and,
 - 1.8. A fence will be provided along Northstar property in appropriate locations to prevent trespassing.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations because, without limitation:
 - 2.1. Employee housing is a permitted use in the current Multi-Family Zone District and is a conditional use in the proposed Full Use Active Open Space Zone District;
 - 2.2. The CDC density limitation will not be exceeded because new workforce housing does not count towards the density limitation;
 - 2.3. The platted open space requirements will be met because additional open space is being created; and
 - 2.4. The development will be required to comply with the building height, lot coverage and general easement setback requirements during the required Design Review Process development application.
3. The proposed rezoning meets the Comprehensive Plan project standards as follows:
 - 3.1. Visual impacts have been minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table. It is understood that visual impacts will occur with development. The proposed development has been pushed back on the site to mitigate visual impacts to Northstar property owners. The building and roof have been articulated to mitigate visual impacts. Significant landscaping in accordance with the Landscaping Regulations combined with the application of the Design Regulations during the required Design Review Process will further mitigate visual impacts.

- 3.2. The proposed development has appropriate scale and mass that fits the site(s) under review because, without limitation:
 - 3.2.1. The multi-family use is the same as surrounding land uses.
 - 3.2.2. The building height and four stories are similar to several projects in the Meadows, such as Prospect Plaza, Big Billies and Parker Ridge.
 - 3.2.3. The proposed floor area on the site has approximately the same Floor Area Ratio (FAR) as Prospect Plaza and Big Billies, with the proposed development having an approximate FAR of 0.9:1 and Prospect Plaza and Big Billies having approximate FAR of 0.8:1.
 - 3.2.4. Prospect Plaza is located next to the low density projects of The Boulders and Coyote Court that have an approximate FAR of 0.4:1 and 0.2:1, respectively;
 - 3.2.5. Big Billies with an FAR of approximately 0.8:1 is located next to The Terraces and Parker Ridge that have approximate FAR of 0.3:1 and 0.6:1, respectively; and
 - 3.2.6. High density development with higher Floor Area Ratios are located next to lower density development with lower Floor Area Ratios in The Meadows, thus, the proposed development fits within this pre-existing development pattern.
 - 3.3. Environmental and geotechnical impacts shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table because, without limitation:
 - 3.3.1. Wetland impacts will be fully evaluated with the Design Review Process development application pursuant to the CDC Wetland Regulations and the United States Army Corps of Engineers Clean Water Act requirements.;
 - 3.3.2. A geotechnical report will be required concurrent with any future building permit application; and,
 - 3.3.3. The development is not located in a floodplain.
 - 3.4. Site-specific issues such as, but not limited to the location of trash facilities, grease trap cleanouts, restaurant vents and access points shall have been addressed to the satisfaction of the Town, with a condition of approval requiring trash and recycling facilities to be located to minimize and mitigate impacts to Northstar and Timberview;
 - 3.5. There are not impacts to the skier experience or ski runs.
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources because, without limitation:
 - 4.1. The Telluride Fire Protection District will provide fire protection services;
 - 4.2. The Mountain Village Police Department will provide police protection services;
 - 4.3. Water and sewer are available from the Town of Mountain Village;
 - 4.4. The proposed development is envisioned by the Comprehensive Plan to provide for economic and social vibrancy, thus creating a more sustainable community;
 - 4.5. Employers in the Telluride Region cannot find enough employees for their businesses during the 2014-2015 ski season, with this proposed development providing housing for approximately 146 employees;
 - 4.6. The development will reduce the amount of carbon emissions generated within the Telluride Region, with approximately 146 less commuters into the region on a daily basis; and

- 4.7. The development will reduce the amount of economic leakage out of the Telluride Region, with local employees spending more dollars locally rather than in the surrounding commuting communities.
5. The proposed rezoning is justified because there are specific policies in the Comprehensive Plan that contemplate the rezoning.
6. Adequate public facilities and services are available to serve the intended land uses.
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion, because, without limitation:
 - 7.1. A transportation study completed for the Comprehensive Plan showed that Adams Ranch Road has a volume to capacity ratio of 0.41, thus only 41 percent of capacity at build out;
 - 7.2. Russell Drive showed it was only at 8 percent of capacity at build out;
 - 7.3. Adams Ranch Road and Russell Drive have a good level of service to provide access for the development;
 - 7.4. The access drives, parking areas, delivery area(s); and trash and recycling areas will be designed to not create any vehicular or pedestrian hazards concurrent with the required Design Review Process development application; and
 - 7.5. Pedestrian infrastructure will be provided to ensure this development is connected to the sidewalk along Adam's Ranch Road and the bus stops located on the north side of such road.
8. The proposed rezoning meets all applicable Town regulations and standards.

Density Transfer Findings

1. The criteria for decision for a rezoning are met;
2. The density transfer meets the density transfer and density bank policies because, without limitation:
 - 2.1. The Town Council may create workforce housing density that is not in the density bank and transfer it to a site because new workforce housing density is not subject to the density limitation.
3. The proposed density transfer meets all applicable Town regulations and standards.

Conditional Use Permit Findings

1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan as set forth under the rezoning findings above;
2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure because, without limitation:
 - 2.1. The multi-family use is the same as surrounding land uses.
 - 2.2. The building height and four stories are similar to several projects in the Meadows, such as Prospect Plaza, Big Billies and Parker Ridge.
 - 2.3. The proposed floor area on the site has approximately the same Floor Area Ratio (FAR) as Prospect Plaza and Big Billies, with the proposed development having an approximate FAR of 0.9:1 and Prospect Plaza and Big Billies having an approximate FAR of 0.8:1.
 - 2.4. Prospect Plaza is located next to the low density projects of The Boulders and Coyote Court that have an approximate FAR of 0.4:1 and 0.2:1, respectively;
 - 2.5. Big Billies with an FAR of approximately 0.8:1 is located next to The Terraces and Parker Ridge that have approximate FAR of 0.3:1 and 0.6:1, respectively;

- 2.6. High density development with higher Floor Area Ratios are located next to lower density development with lower Floor Area Ratios in The Meadows, thus, the proposed development fits within this pre-existing development pattern.
- 2.7. Visual impacts have been mitigated by pushing the development into the hillside and by roof and building articulation.
- 2.8. Visual impacts will be mitigated by intensive landscape buffering to surrounding uses.
- 2.9. The development will be evaluated pursuant to the Design Regulations which will further ensure compatibility and harmony with surrounding land uses.
3. The design, development and operation of the apartments does not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses as outlined under number 2 above since the Meadows has a few examples of high density development adjacent to low density development;
5. The design, development and operation of the proposed apartments shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
6. The design, development and operation of the proposed has minimized adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
7. The design, development and operation of the proposed apartments has adequate infrastructure, with water, sewer, electric, natural gas, telecommunications, police protection, and fire protection all provided to the site.
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
9. The proposed conditional use permit meets all applicable Town regulations and standards.

Subdivision Criteria for Decision

1. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan as outlined under the rezoning findings above;
2. The proposed subdivision is consistent with the applicable Zoning and Land Use Regulations and any PUD development agreement regulating development of the property as outlined under the rezoning findings above;
3. The proposed density is being evaluated and processed as a concurrent rezoning and density transfer development applications;
4. With compliance of a condition set forth herein, the proposed subdivision is consistent with the applicable Subdivision Regulations;
5. As outlined in the rezoning and conditional use permit criteria, adequate public facilities and services are available to serve the intended land uses;
6. The original subdivision for this area was approved by the County based on a geotechnical report that provided evidence to show that all areas of the proposed subdivision that may involve soil or geological conditions that may present hazards or that may require special precautions have been identified, and that the proposed uses are compatible with such conditions. The applicant will be required to submit a new geotechnical report with any future building permit application;
7. Subdivision access is in compliance with Town standards and codes; and
8. The proposed subdivision meets all applicable Town regulations and standards.

Approval Conditions

1. The rezoning, density transfer and conditional use permit is approving the density and the general location of the building, general scale and mass, parking areas, accessways, and the park. The final location and design of the building, grading, landscaping, parking areas, accessways and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, Wetland Regulations and the Road and Driveway Standards.
2. The proposed density and the general location of the building shall remain substantially as shown in the final approved conceptual plans.
3. The scale and mass of the building and the associated floor area shall not increase from that approved during the rezoning; nor shall the amount of building articulation change substantially without approval of the DRB during the Design Review process application.
4. Prior to submitting for the required Design Review Process development application, the applicant shall obtain approval for the wetland delineation from the United States Army Corps of Engineers.
5. The park shall be designed to the satisfaction of the Design Review Board concurrent with the Design Review Process application, including but not limited to access, grading, useable park area, play equipment, river access/river park, and other park features. This final design will only be achieved by the Town working closely with the developer and the community to create the best park possible while also allowing for the efficient development of the workforce housing project.
6. Prior to the Town Council approving the development applications, the applicant shall enter into a development agreement with the Town to address the following and other topics that arise during the rezoning:
 - 6.1. Public Improvements (landscaping, park improvements, new bus stop and shelter by Coyote Court, lighting, etc.)
 - 6.2. Density and bedroom mix;
 - 6.3. Snow storage on the park and maintenance of such area;
 - 6.4. Noise;
 - 6.5. Dogs and cats;
 - 6.6. Maximum occupancy of each unit;
 - 6.7. Wetland protection;
 - 6.8. Fence with Northstar;
 - 6.9. Water Quality Protection.
 - 6.10. Meadows Sign Replacement;
 - 6.11. Park Design; and,
 - 6.12. Composite Utilities Plan.
7. Trash and recycling facilities shall be located to minimize and mitigate impacts to Northstar and Timberview.
8. Prior to the Town Council reviewing the subdivision, the plat shall be revised to meet the Subdivision Regulations.

APPLICATION FOR REVIEW AND APPROVAL OF REZONING/DENSITY TRANSFER APPLICATION, MAJOR SUBDIVISION APPLICATION, AND CONDITIONAL USE PERMIT APPLICATION

Dated and Submitted: October 15, 2014
Owner/Applicant: Adams Ranch MV, LLC (“Applicant”)
Project: Parkside in the Meadows, A Professional Workforce Housing Project
Property: Lot 640A and OSP 35A
Address: 306 Adams Ranch Road
Mountain Village, San Miguel County, Colorado

Overview

Following four public meetings over the past 24 months, including the most recent, a joint work session with the Town Council and Design Review Board in order to seek guidance and direction for this application, Adams Ranch MV, LLC, (“ARMV” and “Owner”) an affiliate of Eastern Partners, LLC, is seeking approval of the Applications set forth herein with respect to Lot 640A and OSP 35A. ARMV and its principals have been working with the Town, staff and various boards since 2011 regarding an Employee Housing development on Lot 640A (the “Lot”), the site of the former Telluride Apartments project. In light of the Mountain Village Comprehensive Plan (“Comp Plan”), which was approved in 2011 after several years of task forces and public vetting, a designation was established on Lot 640A for 91 employee apartments and an adjacent park, and through the prior meetings, ARMV has sought the counsel and approvals for the highest and best solution for the site and the project.

Pursuant to the Town of Mountain Village Community Development Code (“CDC”), any application(s) on Lot 640A are required to be “substantially in compliance” with the Town Comprehensive Plan. And in compliance with that requirement, the Owner hereby tenders the current Applications, requesting the approval of the following:

- An increase in the zoning of Employee Apartments to include approval of the 91 units as set forth in the Comprehensive Plan, from the 30 units currently zoned, and the transfer from the Town of Mountain Village Housing Authority of the additional density points required.
- A Major Subdivision Application, which will seek to adjust and modify certain lot lines of the current Lot 640A and OSP 35A, owned by the Telluride Ski and Golf Company (“TSG”), including a replat of the entirety of Lot 640A from Employee Apartment to Active Open Space, which said Open Space zoning allows for the development of Employee Housing.
- And finally, to approve a Conditional Use Permit to allow the use of the newly zoned Active Open Space for the specific purposes of A) Employee – Workforce Housing, and B) a public park.

Pursuant to a recently executed agreement with TSG, which has been included as an integral part of the Application, the property will be subdivided and replatted as set forth herein, and certain rights titles and interests in the property shall be transferred as set forth in the Agreement with TSG.

Pursuant to the Town CDC, these Applications are being presented for approval with the representations that the mass and scale of the Building will be substantially in the location represented herein, and that improvements must be built generally in compliance with the representations set forth in this application. Although the Applications do not specifically seek approval of the architectural elements of the project, the Applications do seek the following approvals:

- The location and placement of the apartment building on the site
- The size and location of the Park
- The aggregate size (square footage) of the Project, and the general unit mix of the size, number of bedrooms and bathrooms
- The general size and improvements of the Park, and expected amenities thereon.

During the previous public hearings and worksessions, a great deal has been expressed by the residents of the Meadows regarding mass and scale, population impacts, public services, unit mix and the park. ARMV continues to solicit insight and input from the residents of adjacent properties like North Star, Coyote Court, Fairway Four, The Boulders and others. This submission incorporates many of these comments, including prior direction from these Boards in an effort to develop what ARMV expects to be the primary location for work force housing in the Telluride region, the bellwether and centerpiece for the Meadows, and one of the primary economic drivers for the Mountain Village. All of this is in substantial compliance with the Comp Plan requirements for this Parcel, as is demanded by the Town CDC rules for application.

What Has Changed

Pursuant to the direction provided by both Boards in the last Work Session, there are several things that have changed that impact the proposed Project. They are as follows:

- The primary change in the Project, which reflects the comments and direction provided by the Town Council and DRB Board members, and including comments from Meadows residents as well, is that the project massing and siting has been further changed. The revised proposal pushes the bulk of the massing further up against the aspen grove hillside on the west by another 25-30 feet, below the fairway for hole number 4. This final push increases the Park to its largest size at 1.22 acres, approximately 30% larger than before. This change also pulls the north wing of the building back another 25-30 feet, now more than 100 feet from Adams Ranch Road. These changes “open” the Project to the Park, rather than closing it off from the Park. Parking is expanded adjacent to the park, and the building massing will no longer overshadow the Park, or the neighbors to the north.
- Based on the new wetland delineation, the wetlands will be improved subject to the Corp of Engineers to create a man-made creek of sorts down the North Star side of the property line, creating separation and inhibiting pedestrian traffic, while also increasing the park-like experience.
- None of the proposed building will need to encroach into the utility easement with the Timberview development along the west side of the property. As a result, all utility relocations will remain in the appropriate easement, except that ARMV will agree to grant Timberview an easement for an encroaching gas line that doesn't affect the proposed building relocation.

As a result, the massing along Adams Ranch has been further reduced, the Park is approximately 40% larger than before (not including further discussions with North Star to make it larger), the building no longer extends into TSG Open Space, the southern end is still over 60 feet from the closest North Star property point, and the angle of the wing closest to Timberview continues to push the impact of the massing away from Timberview, further minimizing the visual impacts.

The effect of this further pushing of the Project into the hill and the further re-siting changes, places the majority of the massing into its most appropriate position on the site, and thereby demonstrably minimizing the impact of the Project it relates to the entirety of the Meadows.

The Project

The Proposed concept for this Professional Work Force Housing project incorporates the Master Plan approved 91-units, including approximately 5.4% one bedroom units, 62.9% two bedroom units and 31.7% three bedroom units. The proposed building includes approximately 80,000 rentable square feet, a leasing, office and amenity space, with 2 elevators servicing 3 and 4 floors of units to be built above a single story podium parking garage, which is substantially subterranean.

There will be the required 137 parking spaces, approximately 60% will be underground and 30% will be surface spaces.

ARMV will still work to provide North Star with a “permanent Fix” for their encroachment issues along the common property line, including allowing “back yard improvements” in the 16 foot GE area on the site. Details of this will be forthcoming.

In keeping with input from previous meetings, the Proposal will also incorporate the following:

- The Project will not request any variance for height, and will comply with the 48 foot maximum height and 48 foot average height requirements for multi-density buildings outside of the Village Core.
- The Applicant is undertaking a “swap” with TSG which cleans up easement issues and provides for the Park development. The executed Agreement is part of this Application.
- The Applicant will be expanding the Park Area on OSP 35A, including improvements currently reflected on the Landscape Plan. The Park would also have a pedestrian path that serviced east/west foot traffic along Adams Ranch Road, including a footbridge through the wetlands along Prospect Creek. Input from the Town and the Meadow’s neighbors regarding these improvements is further expected and encouraged through the remaining process.
- The Applicant has provided further buffering from all designated wetlands.

Conclusion

The Town Community Development Code requires that any application to redevelop a Property such as Lot 640A must adhere “substantially” the recommendations of the Town of Mountain Village Comprehensive Plan. With respect to Lot 640A, the Comprehensive Plan recommended that of all of the potential sites in Mountain Village that could be utilized for Employee Rental Housing, Lot 640A had the largest number of recommended units in Town. This was clearly due to the site relative flatness and its central location as the “hub” of the Meadows, where most of the Town’s deed restricted Locals Housing is located.

In the Comprehensive Plan, Lot 640A is also the desired location of neighborhood Meadows Park, that again due to the sites relative flatness and central location, make its future utilization highly sought after by the Meadows citizens. The Application being submitted for your review and approval complies in substantially all respects to the requirements and recommendation of the Comprehensive Plan and the demands of the Town’s CDC. As a part of these three (3) Applications, we are achieving 91 units as set forth in the Comprehensive Plan, and we are providing a 1.22 acre Park with improvements substantially compliant to the Comprehensive.

Notwithstanding the accuracies of the Applications, our Town and our region is dire, dire need of affordable and well-developed “professional” Workforce Housing. The Telluride Ski and Golf Company has gone as far as to ask for the unsubstantiated renovation of the existing improvements OR the potential installation of temporary housing to mitigate the immediate need for the units envisioned by these Application. In the words of the Ski Company’s HR director, “we can’t build it fast enough” to meet their current needs.

Whether you review County Needs Studies, overall market analysis, talk to the managers of the 100% leased projects in Town, or you simply talk to employees on the street who cannot find any affordable, convenient (within 30-45 miles), and quality housing options, this housing is needed now in “the” location that Town determined in Task Force analyses it should go.

The wisdom of the Comprehensive Plan says it should go here. The market says it is needed here NOW. And we have submitted Applications that comply with all of the requirements of the CDC. We respectfully request you review and approval of these Applications so that we may move ahead expeditiously to get this needed Project developed as soon as possible.

The grading at Lot 640 was set in the following manner:

From Adams Ranch Road, the driveway starts with a small horizontal section along the shoulder so that the Adams Ranch drainage can continue to the east and not turn into the project.

From the entrance, the driveway dips down in order to enter the garage and then rises to be within 12" of the ground floor at the back of the building. The sag in the road is slightly lower than the garage entrance so that the garage can gravity-drain out. Parking along the driveway will be perpendicular to the longitudinal slope, so the slope of the driveway is less than 4.0% (the same requirement as a fire truck turn-around) to prevent the cars from having a steep cross-slope parking space.

The elevation of the driveway at the SE corner of the building set the first grade (and high point) of the park. This grade must be accessible for snow removal since the snow from the parking lot will be piled in this location. The snow will drain to the east and there is a small swale along the parking back to the north. These requirements set the elevation of that corner at elevation 9086.

Once this elevation was set, the park then slopes north at a constant grade of 4% slope. That slope was determined to be the maximum slope and the future park improvements can exist at this grade.

The south end of the park was also pushed down as far as deemed practical and the slope of the park was set as steep as considered useable in order to minimize the elevation difference between the driveway and the park. The lower the park, the shorter the slopes are up to it. This maximizes park width.

Another consideration taken into account was that the slope on the east side is just an extension of the existing slope and that all vegetation would be preserved from the point of conformance down to the wetlands.

DB



P.O. Box 2486 - Telluride, CO 81435
 Phone: 970-708-4795
 email: dylanh12@hotmail.com

PROJECT TEAM

Consultant: Uncompahgre Engineering, LLC
 Address: P.O. Box 3945 - Telluride, CO 81435
 Phone: 970-729-0683

Consultant: Foley Associates, Inc.
 Address: 125 W. Pacific Ave., Suite B-1
 Address: P.O. Box 1385 - Telluride, CO 81435
 Phone: 970-728-6153
 Fax: 970-728-6050

PROJECT DESCRIPTION

Employee Housing Proposal

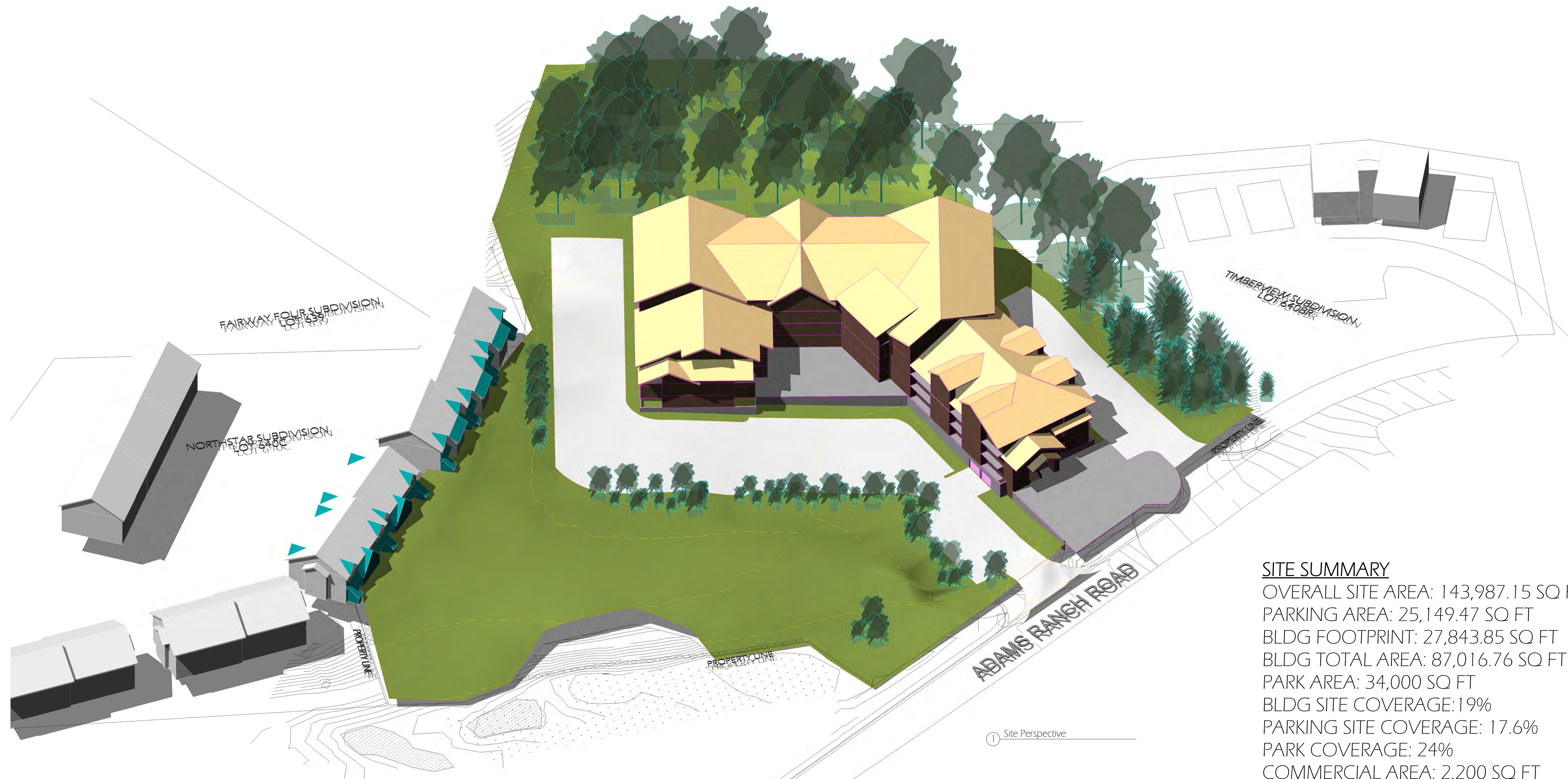
PROJECT ZONING DESIGNATION

Multi-Family

PROJECT LEGAL DESCRIPTION

Lot 640A 340 Adams Ranch Road
 Telluride, CO 81435
 San Miguel County

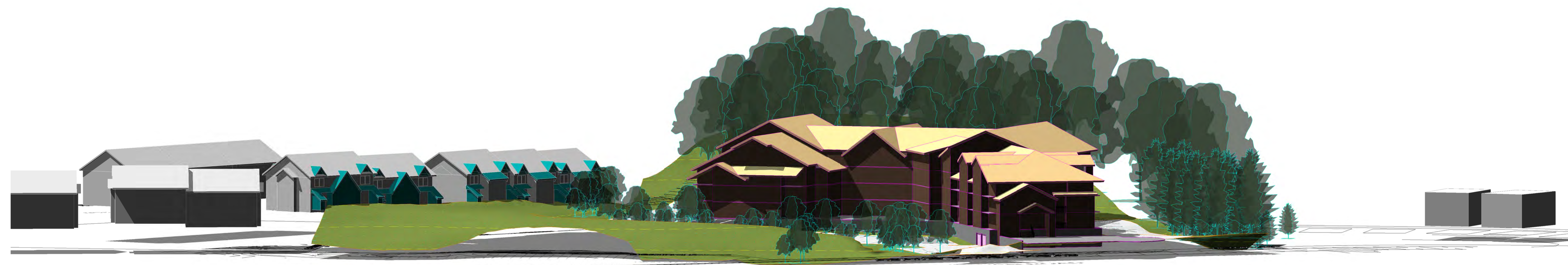
No.	Description	Date
1	Worksession Review	10-9-2013
2	Design Review	10-14-2013
3	Design Review	11-05-2013
4	Rezoning Density Transfer	08-22-2014
5	Parking Garage Study	10-09-2014



SITE SUMMARY

OVERALL SITE AREA: 143,987.15 SQ FT
 PARKING AREA: 25,149.47 SQ FT
 BLDG FOOTPRINT: 27,843.85 SQ FT
 BLDG TOTAL AREA: 87,016.76 SQ FT
 PARK AREA: 34,000 SQ FT
 BLDG SITE COVERAGE: 19%
 PARKING SITE COVERAGE: 17.6%
 PARK COVERAGE: 24%
 COMMERCIAL AREA: 2,200 SQ FT
 RESIDENTIAL AREA: 84,816.76 SQ FT

① Site Perspective



② Site Perspective - Street Level

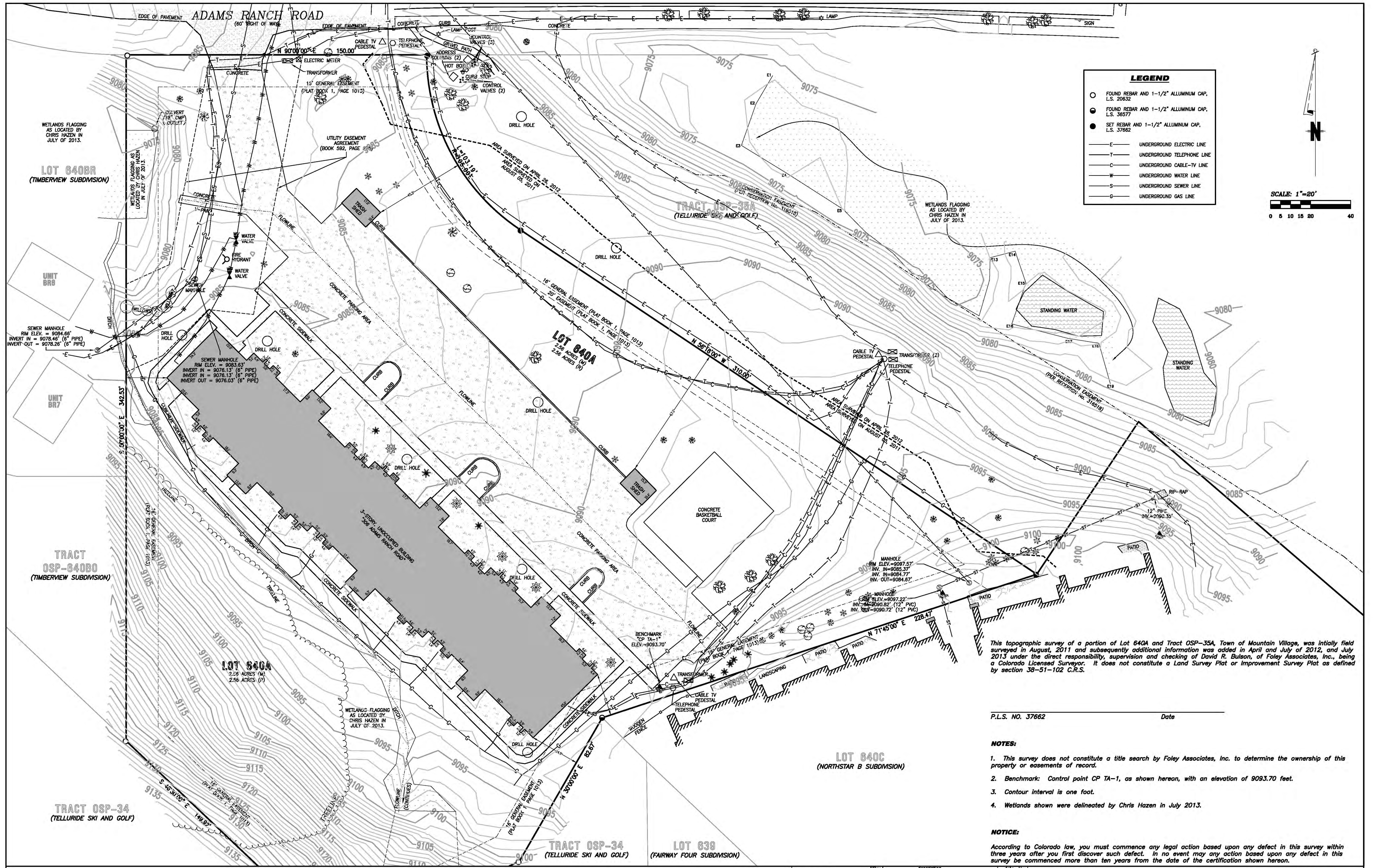
Parkside In The Meadows

Cover

Date: 10/09/2014
 Drawn by: DH / BF
 Checked by: DH / BF

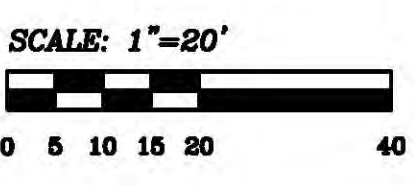
A0.1

Scale



LEGEND

- FOUND REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 20632
- FOUND REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 36577
- SET REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 37662
- E— UNDERGROUND ELECTRIC LINE
- T— UNDERGROUND TELEPHONE LINE
- C— UNDERGROUND CABLE-TV LINE
- W— UNDERGROUND WATER LINE
- S— UNDERGROUND SEWER LINE
- G— UNDERGROUND GAS LINE



This topographic survey of a portion of Lot 640A and Tract OSP-35A, Town of Mountain Village, was initially field surveyed in August, 2011 and subsequently additional information was added in April and July of 2012, and July 2013 under the direct responsibility, supervision and checking of David R. Bulson, 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. 37662 _____ 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 TA-1, as shown hereon, with an elevation of 9093.70 feet.
 3. Contour interval is one foot.
 4. Wetlands shown were delineated by Chris Hazen in July 2013.

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.

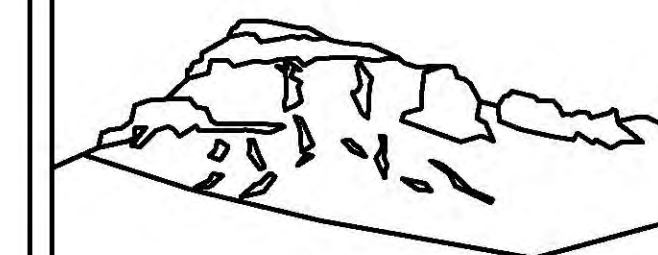
Topographic Survey
A portion of Lot 640A and Tract OSP-35A, Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	DB	Rev.	description	date	by
Technician:	MC				
Checked by:					
Start date:	04/26/2012				

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING

970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435
Drawing path: dwg\TOPO 05-12.dwg
Sheet 1 of 1 Project #: 90131

Z:\Dtd W\wbsa\051590\90131\dwg\topo add_wetlands 07-13.dwg, 12/31/2014, 12:41:28 PM, dave



Uncompahgre
Engineering, LLC

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

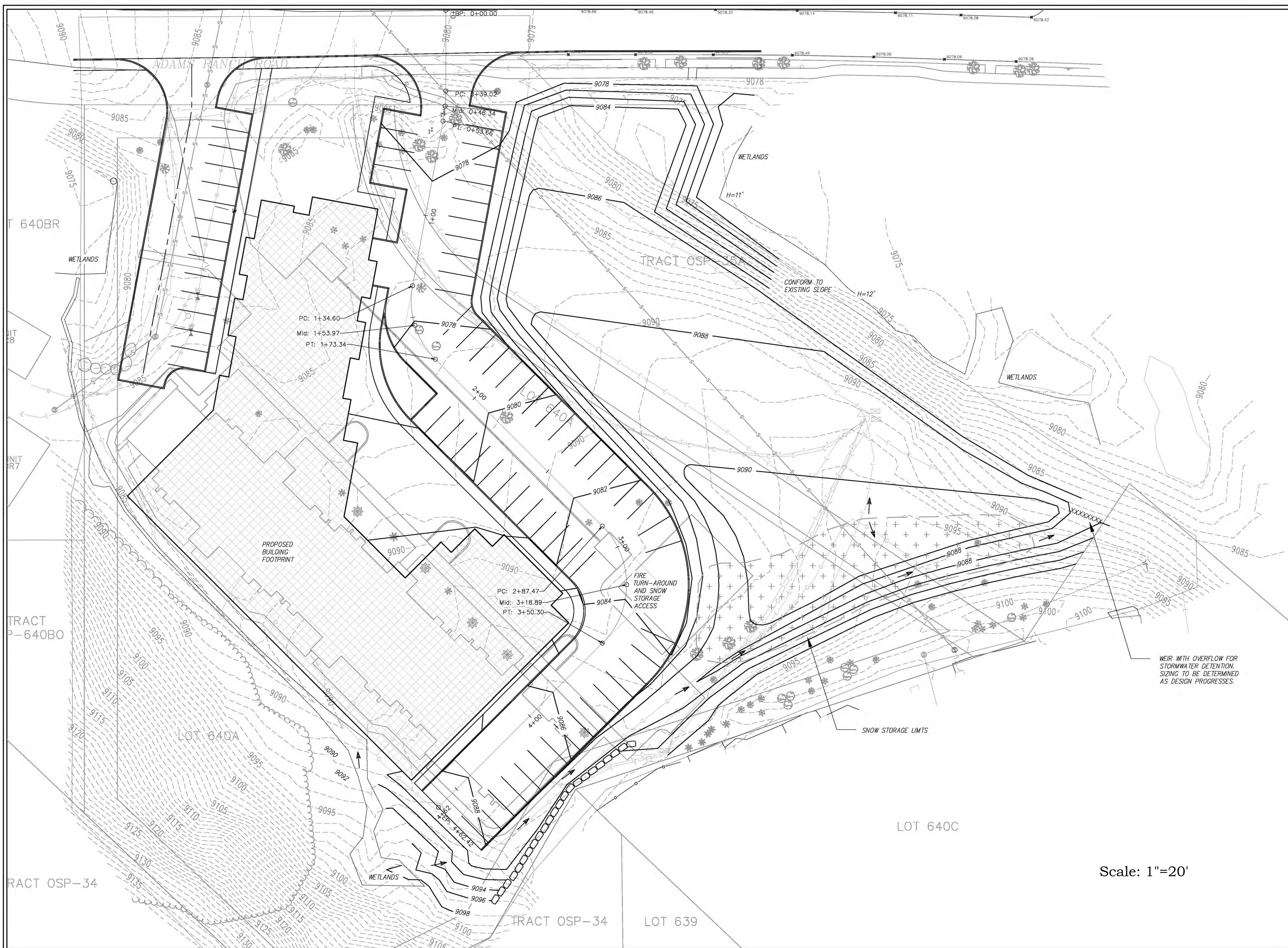
SUBMISSIONS:
REZONE DENSITY TRANSFER 08.22.14
WETLANDS CHANGE 12.31.14

Lot 640
Mtn. Village, CO

NOT FOR CONSTRUCTION
CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading Plan

C1



Scale: 1"=20'

PROJECT TEAM

Consultant: Uncompahgre Engineering, LLC
Address: P.O. Box 3945 - Telluride, CO 81435
Phone: 970-729-0683

Consultant: Foley Associates, Inc.
Address: 125 W. Pacific Ave., Suite B-1
Address: P.O. Box 1385 - Telluride, CO 81435
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PROJECT DESCRIPTION

Employee Housing Proposal

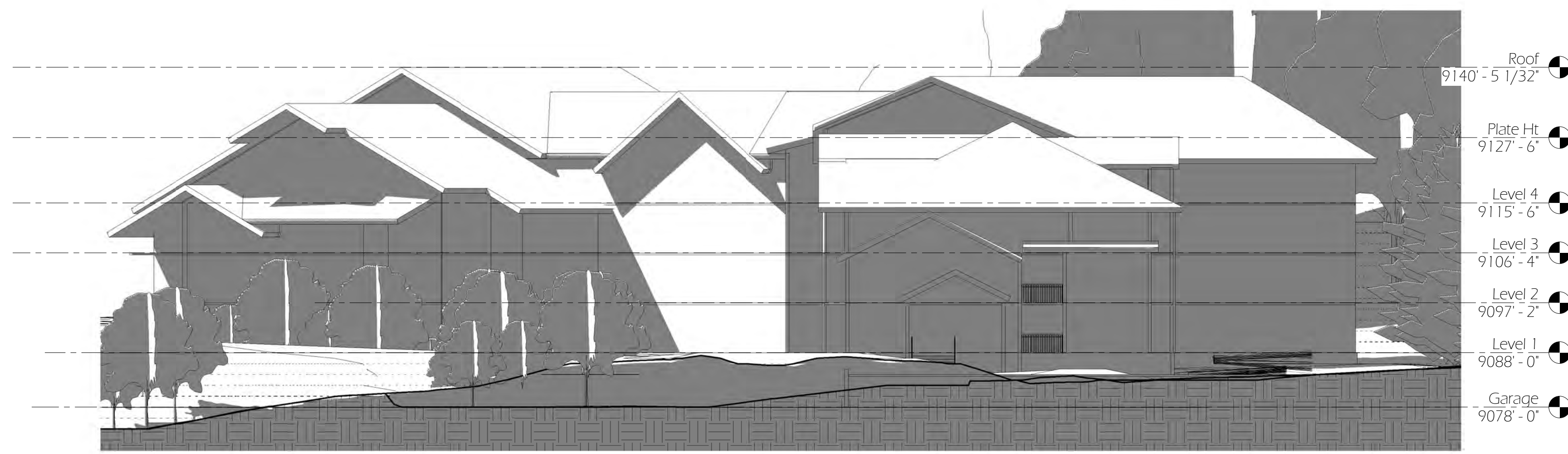
PROJECT ZONING DESIGNATION

Multi-Family

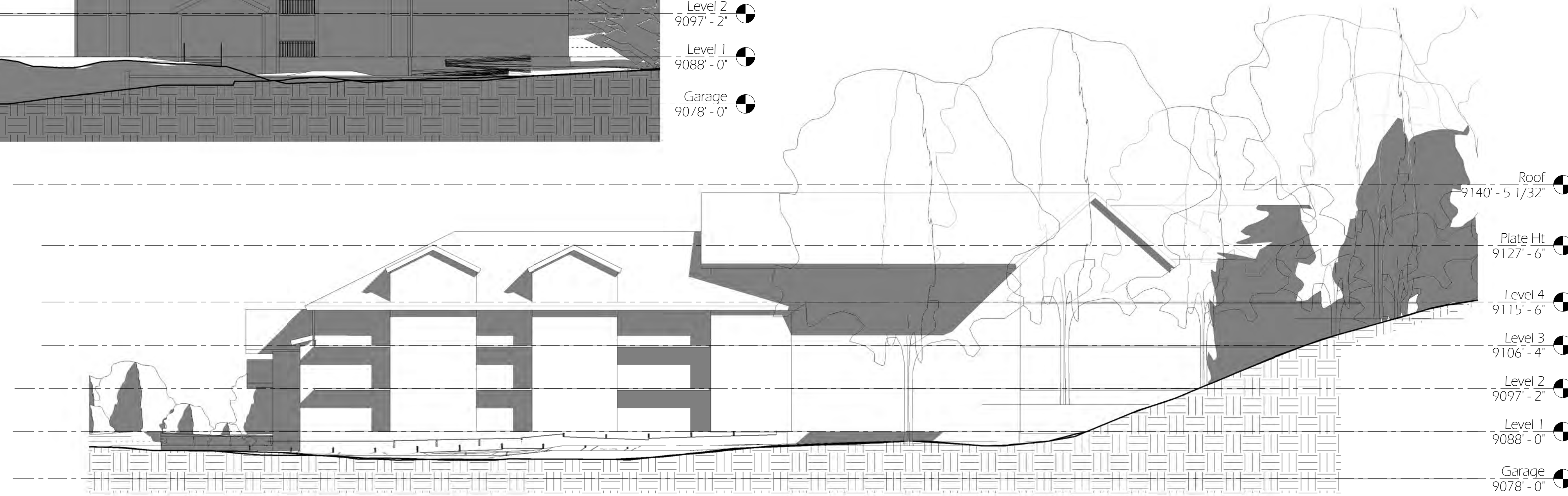
PROJECT LEGAL DESCRIPTION

Lot 640A 340 Adams Ranch Road
Telluride, CO 81435
San Miguel County

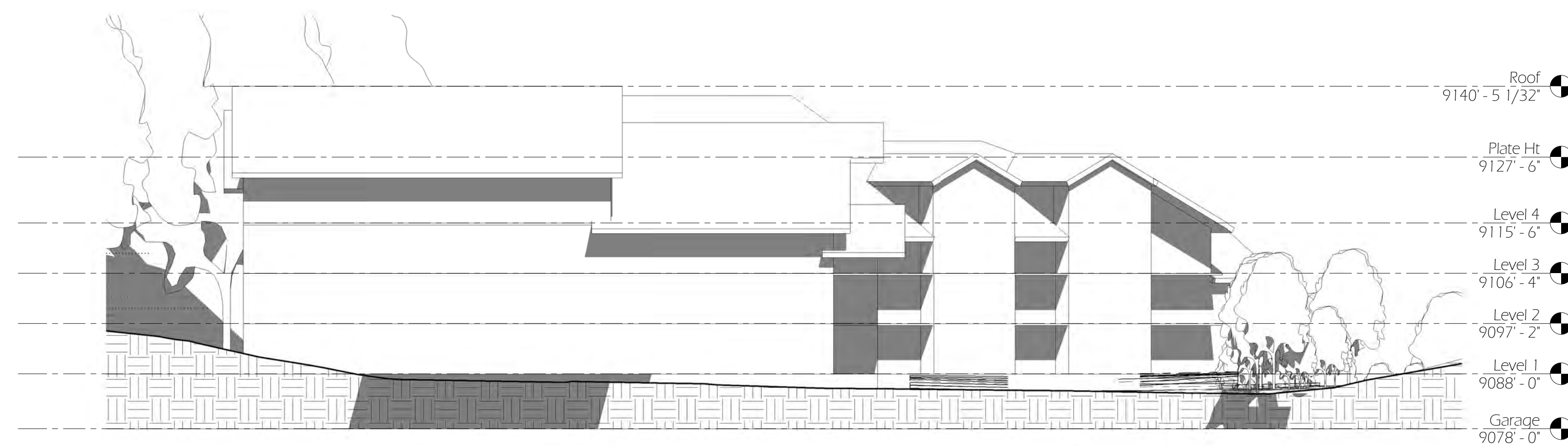
No.	Description	Date
1	Worksession Review	10-9-2013
2	Design Review	10-14-2013
3	Design Review	11-05-2013
4	Rezoning Density Transfer	08-22-2014
5	Parking Garage Study	10-09-2014



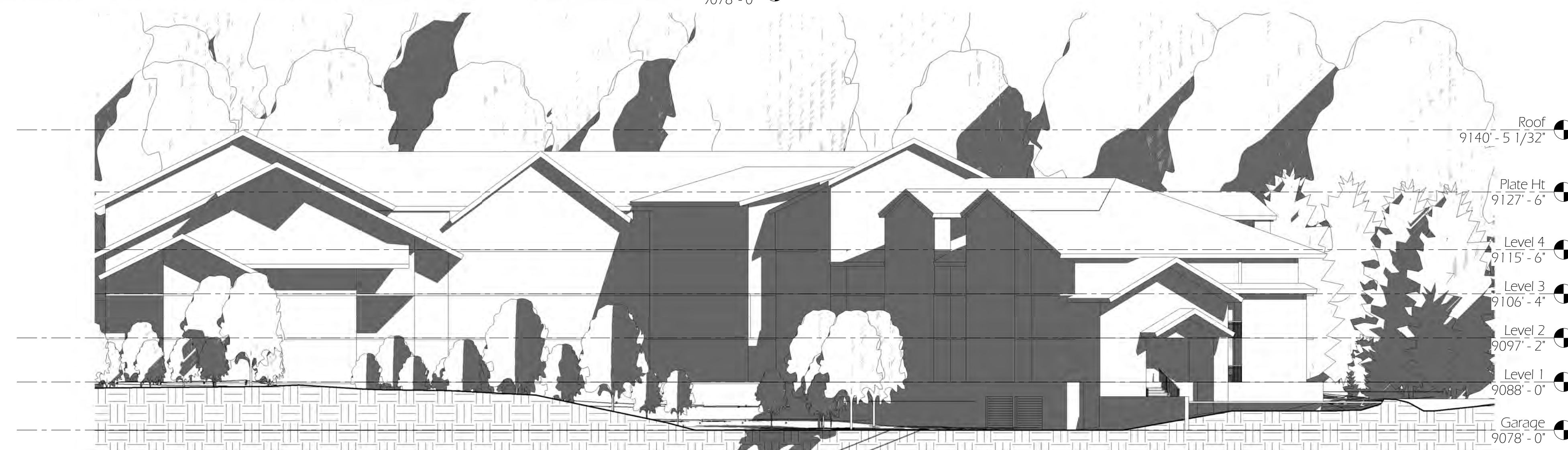
① Elevation 1 - a
1/16" = 1'-0"



② Elevation 2 - a
1/16" = 1'-0"



③ Elevation 4 - a
1/16" = 1'-0"



④ North
1/16" = 1'-0"

Parkside In The
Meadows
Elevations

Date	10/09/2014
Drawn by	DH / BF
Checked by	DH / BF
A0.2	
Scale	1/16" = 1'-0"

PROJECT TEAM

Consultant: Uncompahgre Engineering, LLC
 Address: P.O. Box 3945 - Telluride, CO 81435
 Phone: 970-729-0683

Consultant: Foley Associates, Inc.
 Address: 125 W. Pacific Ave., Suite B-1
 Address: P.O. Box 1385 - Telluride, CO 81435
 Phone: 970-728-6153
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PROJECT DESCRIPTION

Employee Housing Proposal

PROJECT ZONING DESIGNATION

Multi-Family

PROJECT LEGAL DESCRIPTION

Lot 640A 340 Adams Ranch Road
 Telluride, CO 81435
 San Miguel County

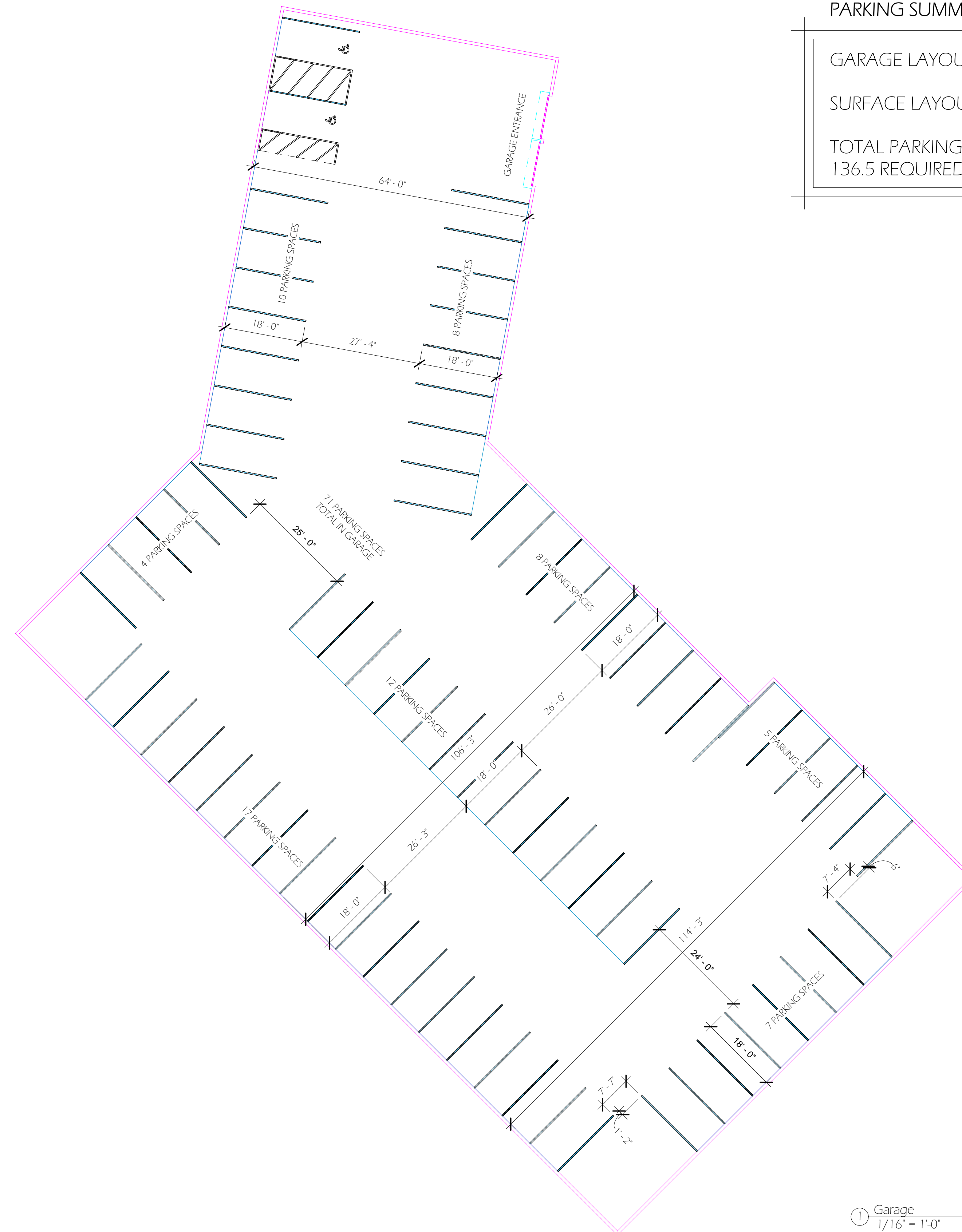
No.	Description	Date
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2	Design Review	10-14-2013
3	Design Review	11-05-2013
4	Rezoning Density Transfer	08-22-2014
5	Parking Garage Study	10-09-2014

PARKING SUMMARY

GARAGE LAYOUT: 71 PARKING SPACES

SURFACE LAYOUT: 67 PARKING SPACES

TOTAL PARKING: 138 PARKING SPACES
 136.5 REQUIRED- 4 EXTRA FOR PUBLIC PARK



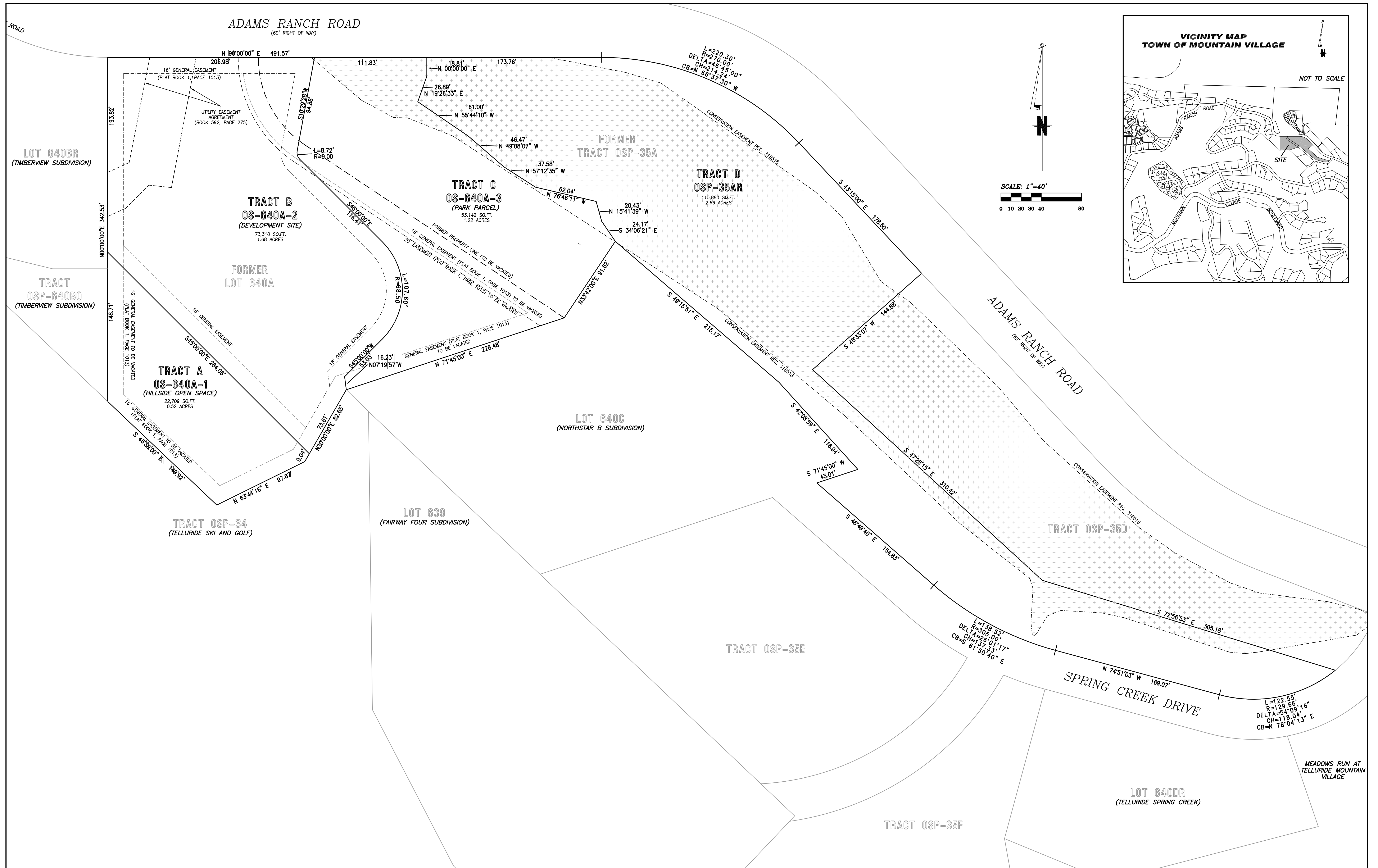
① Garage
 1/16" = 1'-0"

Parkside In The
 Meadows
 Garage Plan

Date	10/09/2014
Drawn by	DH / BF
Checked by	DH / BF

A2.1

Scale 1/16" = 1'-0"



Lot 640A-1, Lot 640A-2, Tract OSP-640A, and Tract OSP-35AR, a Replat of Lot 640A and Tract OSP-35A, Town of Mountain Village, located within Section 33, T.43N, R.9W, of the N.M.P.M., in the County of San Miguel, lying within the incorporated town of the Town of Mountain Village, Colorado.

Project Mgr:	DB
Technician:	MC
Checked by:	
Start date:	02/26/2014

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING

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P.O. BOX 1385
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TELLURIDE, COLORADO 81435

Drawing path: dwg\Replat 02-14.dwg

Sheet 1 of 1 Project #: 90131

Z:\03_Website\051999\90131\03\Replat 02-14.dwg, 3/14/2014, 8:20:07 AM, save

Exhibit D

Katie Cox

From: Rick Idler <rsihandmd@comcast.net>
Sent: Tuesday, November 11, 2014 8:41 PM
To: Katie Cox
Subject: Lot 640A development

Once again the town is dumping high density employee housing into the Meadows. As a home owner along Adams Ranch Road this means more traffic, noise and dust. No provisions are being made to directly connect this population to the village core. Wonder why the Village Core is an economic dead zone. The people that work and require services don't live there. New employee housing should be in the Core. The Meadows doesn't need more density. Convert the Meadows Apartment to a park for those who already live there. This development is not consistent with a community commitment to give all home owners in Mountain Village a quality experience in the mountains. Richard Idler 101 Lupine Ln

Katie Cox

From: Tami Huntsman <tamihuntsman@mac.com>
Sent: Thursday, November 13, 2014 5:24 PM
To: Katie Cox
Subject: 640A proposed development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Katie,

For some reason I did not receive the new application for Lot 640A and Tract OSP-35A. A friend forwarded the printed side, but I would appreciate your emailing me the map of the proposal. I definitely live within 400 feet of the building (more like 25 feet!).

Also, will you clarify these questions I have.

1. What is full use active open space zone district?
2. Where does the density transfer come from?
3. What other areas in the Meadow's are slated to be built upon?

Thanks for your help.

Tami
North Star Unit 16
tamihuntsman@mac.com

Katie Cox

From: Heather George <heathergailgeorge@gmail.com>
Sent: Sunday, November 16, 2014 11:11 AM
To: Katie Cox
Cc: George Jones; Scott Strand; thowe Howe; Tami Huntsman; Dave Doemland; Deborah Gesmundo; Annie Varelle-Savath; Tim Nash; Tim & Alexandra 22 Nash; Allison Branson; William Hinshaw; djanzen@gmail.com
Subject: Re: New proposal for Lot 640A

Hello Mr Cox,

To my knowledge I have also not received a notice regarding this proposal.

I've sent in my opinions on this matter in the past. I'm a bit shocked that such a high density proposal is even still in the realm of possibility considering the negative impacts it would have on so many levels in our community.

Thank you for all of the work you do on our behalf. I just wanted to chime in again and support your efforts as well as those of my neighbors to ensure that this particular property is developed in a way that is harmonious within the neighborhood and town in general. The only way to ensure this is to cap the number of units to less than 30 and require a certain amount of open space for landscaping and adequate design for traffic flow in and out of the Meadows for all guests and residents.

Sincerely,
Heather George
Home Owner
302 Adams Ranch Rd.
Unit 14

On Nov 15, 2014, at 6:18 PM, Tami Huntsman <tamihuntsman@mac.com> wrote:

Hello and happy winter!

Some of the Meadow's homeowners have received a new proposal from the developers of Lot 640A. This notice is being sent to people within 400 feet of the site. I am about 25 feet away and did not get a notice. The new proposal is for 91 units and 2.200 square feet of commercial feet.

A few of us in the Meadows have drafted a petition (asking for less density- keep it at 30 units), and an informational letter and plan to go door to door to inform our neighbors. This all takes time and any help we can get from you will be helpful and appreciated!

The DRB hearing date is 12/4/14 at 10:00 pm at the MV Town Hall. But before that you can write your comments to; kcox@mtnvillage.org or to the Mountain Village DRB or to the Town Council.

Please feel free to send this email on so that we become an informed neighborhood.

Attached is the pending application.

Thanks!
Tami

<Mtn Village Notice for lot 640A.pdf>

Katie Cox

From: Virginia Hinshaw <vhinshaw@hawaii.edu>
Sent: Friday, November 21, 2014 2:45 AM
To: Katie Cox
Subject: Lot 640A

Dear Mr. Cox,

We are writing in opposition to the proposed plans by the developer for Lot 640A, formerly Telluride Apartments, next to Northstar where we have owned a condo for over 16 years. The impact of this plan on the current and future residents in the Meadows would be highly negative and create a diminished quality of life for all Meadows residents, such as increased infrastructure demands, more foot and car traffic, diminished property values, lower tax revenues – all serious issues. This proposed large increase of residents in the Meadows does not reflect planning that would benefit the community in the long run. The proposed density of 91 units is way too high - even at the former density, there were numerous problems from people walking through our area as a shortcut (lot of foot traffic) to noise from cars and people. We are already a high density area, so there is a definite need to cap the number of units to no more than 30 and require the inclusion of open space for landscaping and adequate design for traffic flow in and out of the Meadows for all guests and residents. What we truly need in that area is a park – green spaces for gatherings are non-existent in our area yet would greatly improve the quality of life for residents now and into the future. Many of us have continually stated our concerns about the developer's proposal for 91 units on many occasions - our voices deserve to be heard and respected. Thank you for your consideration - Bill and Virginia Hinshaw, #13 Northstar.

Virginia S. Hinshaw

Chancellor Emeritus
Professor of Tropical Medicine, Medical Microbiology and Pharmacology
John A. Burns School of Medicine
651 Ilalo Street, MEB 402F
University of Hawai'i Mānoa
Honolulu, Hawaii 96813
Phone: (808) 692-1215
FAX: (808) 692-1267
Email: vhinshaw@hawaii.edu

Katie Cox

From: L Roddick <rdltd@msn.com>
Sent: Friday, December 12, 2014 4:25 PM
To: Katie Cox
Subject: Lot 640A and Tract OSP-35A

Hi Katie

I own one of the Outlaws units. I have a question regarding the Notice of Pending Development Application for Lots640A and Tract OSP-35A. I am not understanding the inclusion of Tract OSP-35A. Is Mountain Village planning to build employee housing anywhere on this Tract?

Thank you, Laurie

Laurie Roddick
Roddick & Dunbar Ltd.
Landscape Architecture
970.708.4696

PO Box 600
Telluride, Colorado 81435

www.RoddickLtd.com

Mountain Village Community Development Department
455 Mountain Village Blvd., Suite A
Mountain Village, CO 81435

Regards: 306 Adams Ranch Rd Development Application

Dear DRB & Town Council:

I am a relative new owner at North Star, Unit 10. I selected my unit due to the empty property between my unit and its beautiful views of the Mountains that would never be blocked. I have looked at this proposed application and I have several concerns.

First and foremost, putting a park to the back of my unit with multiple large trees will undoubtedly block my views and bring more dogs and people into our yard. Something we already struggle with at this time. I clean up after multiple animals on a regular basis. I bought this unit for the views, if they are obstructed not only will I no longer enjoy them, I will struggle to sell my unit in the future.

My other concern is the number of apartments being proposed. The addition of population brings up many concerns. When I researched living at North Star, the only thing I heard that was negative was the noise from the apartment complex behind us, which at that time had significantly less people living there than what is being proposed. The rumors of big parties and unruly behavior were talked about all over town. By the time I moved in, the apartments had been closed, so the situation had been resolved. This has made North Star a very peaceful place to live. By increasing the population, not only may this situation reoccur, but the amount of traffic will also increase along Adams Ranch Rd. This road, as you know, is very dangerous road with summer bikers and winter weather.

I realize that there is a need for some additional housing in Mountain Village. However, the fact that we have gone over 3 years without these apartments does not make it seem reasonable to increase the numbers of apartments by so many. Please do not ruin our fabulous community by allowing these changes to take place. If some apartments need to be built, so be it, but don't try to sell increasing the number of apartments by giving us a park we do not want. Please whatever the decision, do not block our views!

Sincerely

Dr. Celia Maneri

302 Adams Ranch Rd # 10
8231 E Appaloosa Trl
Scottsdale, AZ 85258
480 215-5056

Katie Cox

From: Katie Cox
Sent: Monday, January 05, 2015 9:56 AM
To: 'Tami Huntsman'
Subject: RE: noticing

Good morning Tami,

Yes, you should have received noticing. I have reviewed the noticing information and your name is listed with the address of PO Box 2455, Telluride, CO 81435. If this has changed, you will need to update this with the San Miguel County's assessor office.

Please let me know if you have any questions.

Thank you,

Katie (Tyler) Cox, AICP
Planner I
Town of Mountain Village
M :: 970.708.2129
O :: 970.369.8248

My office hours are 8am – 6pm Tuesday through Friday.
I am available on my cell phone as needed.

[Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Pinterest](#) | [Videos On Demand](#)

From: Tami Huntsman [<mailto:tamihuntsman@mac.com>]
Sent: Friday, January 02, 2015 6:52 AM
To: Katie Cox
Subject: noticing

Hi Katie,
Were we to be noticed about the upcoming DRB meeting concerning lot 640A?

Tami

Katie Cox

From: John Vise <vise1@cox.net>
Sent: Sunday, January 04, 2015 4:21 PM
To: Katie Cox
Cc: Dave Doemland; johnhowe Howe; John Vise; Kerri Vise
Subject: Notice Of Pending Development Application: Lot 640A and Tract OSP-35A

Follow Up Flag: Follow up
Flag Status: Flagged

Katie,

I live in the Northstar Condominiums and received the notice for pending rezoning changes in the mail. I have some questions.

1. Why is the rezoning being changed? If the original plan was for 30 units, what has changed necessitating 91 units?
2. Has a study been performed analyzing the impact on Mountain Village Cable and Internet? How will the internet be affected? Can the company handle the additional users?
3. Is there going to be a gate and fence proposed between the two subdivisions, or are the new tenets going to have access and be able to walk through Northstar on the way to Big Billies?
4. Why is there a need for commercial space?
5. What does Full Use Active Open Space Zoning mean? Is this going to be designated as a park which will be maintained and appeared by the Town of Mountain Village?
6. Based on the architectural diagrams on your website, it looks like units 15-18 will have there current views blocked by the new 4 story building. Can you confirm?
6. What is the purpose of the DRB Hearings? Will there be a dial in established?

Based on my initial review, I am not in favor of the new building (increased height) and increase in units (congestion), but would like to get more information. However, I am in favor of freeing up commercial and residential land for park use.

Thanks,

John Vise
Personal
vise1@cox.net
(480) 451-3690 Home
(602) 738-9074 Cell

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Katie Cox

From: JOLANA VANKOVA <jolanavanek@yahoo.com>
Sent: Monday, January 05, 2015 4:08 PM
To: Forward bbrown; Forward kbrown; Forward deckman; Forward pevans; Forward ggarner; Forward bhoins; Forward kperpar; Forward ltrujillo; Forward dzemke; Chris Hawkins; Katie Cox
Subject: Regarding this upcoming DRB meetin on January 8, 2015

Dear esteemed members of Design and Review board,

On your agenda for this upcoming meeting we see an item pertaining to Lot 640 A. As a secretary of the Boulders HOA I see or speak with, our members /neighbors on a regular basis.

I would like to bring to your attention that I have so far heard all neighbor still have the same perception of the proposed behemoth of a project. It is way too big for our neighborhood, by mass, scale and the proposed amount of people it would bring into our neighborhood.

We seem to always arrive at the same sentiment: Anything than the current 30 units is not appropriate. And now we also see new areas that might be suitable for affordable housing. Something to think about.

I will see you on Thursday,

Jolana Vanek,
Meadows resident

Chris Hawkins

From: Alice Martin <amartin@telluridelibrary.org>
Sent: Tuesday, January 06, 2015 7:13 PM
To: Chris Hawkins
Subject: housing

Please make affordable housing a priority.

Alice Martin
P.O. Box 3654
Telluride, Co 8143

Chris Hawkins

From: tcpgreene@aol.com
Sent: Wednesday, January 07, 2015 9:14 AM
To: Chris Hawkins
Subject: Employee Housing Project at the Meadows

Good morning Chris and Board members,

As a year round resident of Mountain Village I would like to encourage the Town to approve the 91 unit Employee Housing project at the Meadows.

The area is desperate for employee housing. As everyone knows the quality of the service industry is dependent on having a high level of employees. This makes in town housing the most basic requirement. Thank you for your consideration.

Please approve this project for the future of the area.

Thank you,
Tim and Marcia Greene

Chris Hawkins

From: Ben Jackson <bkjack@rmi.net>
Sent: Wednesday, January 07, 2015 8:03 AM
To: Chris Hawkins
Subject: Meadows Employee Housing Meeting with Mountain Village DRB on Thursday Jan 8th at 10am

Chris

Please accept this email as support for the pending application in front of the Town of Mountain Village for the Meadows Employee Housing Project. We have all seen the recent articles in the newspapers with regards to the shortage of workforce housing. I have lived in Town 27 years and over those years been a retail business owner as well as a landlord. I have never seen so many people trying to find housing in or within a 15 minute drive to Mountain Village/Telluride.

This area of the Mountain Village was created for just this type of project. Please approve the 91 units being requested by the developer, or more if it can fit on the site. This project is but a Band-Aid on the overall regional housing shortage and will show the public at large that the Town of Mountain Village is serious about providing housing.

I have heard rumors of the Town of Mountain Village purchasing this parcel for open space? Please tell me this is unfounded, if not whoever is pushing for more open space in our region needs to step outside and take a right or a left we are surrounded by it!!

PLEASE READ THIS EMAIL OF SUPPORT INTO PUBLIC RECORD AND/OR PROVIDE IN ANY MEETING PACKET

Best



Ben Jackson,

c | 970.708.1495

f | 970.728.3049

e | bkjack@rmi.net



Ben Jackson, Broker
Telluride Real Estate Corp.

EXCLUSIVE AFFILIATE OF
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INTERNATIONAL REAL ESTATE

o | 970.728.3111

c | 970.708.1495

f | 970.728.3049

e | bjack@rmi.net

w | www.telluriderealestatecorp.com

P.O. Box 1739/232 W. Colorado Ave.
Telluride, CO 81435



Chris Hawkins

From: 'Mark Dollard' <dollard@seatoskiproperties.com>
Sent: Wednesday, January 07, 2015 10:15 AM
To: Chris Hawkins
Subject: Meadows Employee Housing Meeting with Mountain Village DRB on Thursday Jan 8th at 10am

Hello Chris,

I am writing you a quick note to express my support for the proposed 91-unit employee apartments on Lot 640A in the Meadows. As a local employer I have a unique view of affordable housing and our community's lack of it. I generally support projects of this nature, particularly if the project is attended with an adequate amount of density. We only have a limited number of spots to develop these projects, and the housing shortage will continue to be an issue for many years to come, so I fully support the original MV Comprehensive Plan that puts an adequate amount of density on this project in this location.

Thanks for your time. Please let me know if I can provide anything else.

Sincerely,

Mark Dollard
President
970.729.8830
dollard@telluride.com



Chris Hawkins

From: Brian O'Neill <brian@oneillstetina.com>
Sent: Wednesday, January 07, 2015 11:02 AM
To: Chris Hawkins
Subject: Lot 640A

Chris,

Happy New year to you. I hope you are well.

I wanted to send you a brief note to share my support of the 91 units at Lot 640A. My hopes are that you can find a way to do as many units as possible while maintaining the integrity of the neighborhood. This is a tremendous location for our workforce given its proximity to public transportation. I know you understand the dire housing situation and I applaud you for your efforts in helping to solving the problem.

This is a great opportunity to further this effort.

--

Sincerely,

Brian F. O'Neill
Telluride Properties
Director

P.O. Box 37

237 S. Oak Street

m. 970-708-5367

<http://www.tellurideproperties.com/brianoneill>



Chris Hawkins

From: Elissa Dickson <edickson@telluridelibrary.org>
Sent: Wednesday, January 07, 2015 1:18 PM
To: Chris Hawkins
Subject: affordable housing

I would like to express my support for affordable housing, specifically in the Rezoning of the former Telluride Apartments site and the affordable housing project (approx.. 43 units) in Mountain Village that is being discussed.

Thanks!
Elissa Dickson
Adult Programs Coordinator
Wilkinson Public Library
970-728-4519 x147

DRB RECORD
01/08/15

Chris Hawkins

From: mike ste. marie <mikestemarie@hotmail.com>
Sent: Wednesday, January 07, 2015 8:12 PM
To: Chris Hawkins
Subject: Affordable Housing

I've living here since 1975!

I've been renting at VCA for the past 20years..

I'm writing to you to support the affordable housing meeting onThursday, since I am scheduled to work teaching ski I will not be able to attend .

Thank You for your consideration.

Mike Ste.Marie

Chris Hawkins

From: Steve Hindman <steveh@fidalgo.net>
Sent: Thursday, January 08, 2015 7:54 AM
To: Chris Hawkins
Subject: affordable housing

Hi - I am a five year veteran of the ski school staff and have lived at 315 Adams Ranch Rd for three of those years now. I am fortunate to have a good friend who owns a condo and rents me a room at an affordable price. If I did not have that connection, I fear I could not afford to live in either Mountain Village or Telluride. Please do what you can to create more affordable housing for those who make their living and want to make their home in this area.

Thanks,

Steve Hindman
steveh@fidalgo.net
360-303-0473
[Ski with Steve](#)

Chris Hawkins

From: Bill Miller <billmiller1@mvcable.net>
Sent: Thursday, January 08, 2015 8:30 AM
To: Chris Hawkins
Subject: Meadows Employee Housing Meeting with Mountain Village DRB on Thursday, Jan. 8, 2015 at 10am

Mr. Hawkins:

I am an owner/resident on Spring Creek Drive in the Meadows area. I support the pending application for more employee housing in the region. Like many residents in the Meadows, I am concerned about the substantial increase in the number of residents in our area but still support this application. If this application is approved, I feel that it is important that Mtn. Village executes the proposed improvements in the Meadows area for pedestrian flow in our neighborhood and the creation of a park adjacent to this development.

Sincerely,

Bill Miller
3 Spring Creek Drive

Chris Hawkins

From: Nana Naisbitt <nana@telluridescience.org>
Sent: Thursday, January 08, 2015 8:32 AM
To: Chris Hawkins
Subject: Apartment complex - today's meeting

Dear Chris,

I wanted to write a letter of support for the proposed 91 unit rental apartment complex, but my computer charger died. I am in Denver with my phone as my only device. Forgive the informality.

I am writing as an employer in the region and as a renter in region. I know how difficult it is for workers to find places to live. Many units are privately owned, and more often than not, are up for sale. Living in a unit that can be sold from under you is stressful and disruptive. It is essential that Telluride and MV grow the rental market to house employees and keep prices in some measurable level of competitiveness. Adding 91 units now would go a long way to alleviating the lodging shortage.

Thank you for your consideration of my comments.

Sincerely,
Nana Naisbitt

Chris Hawkins

From: Ray Farnsworth <ray@newsheridan.com>
Sent: Wednesday, January 07, 2015 2:17 PM
To: Chris Hawkins
Cc: 'Randy Edwards'
Subject: Lot 640A Rezoning - Telluride Apartments

Hi, Chris, and Happy New year!

As the General Manager of the New Sheridan I am one of the largest employers in the Telluride and Mountain Village region. As such, I submit this letter in support of the increase in density on Lot 640A that complies with the Mountain Village Comp Plan for the 91 units of employee apartments planned for the old Telluride Apartments site. This community is in dire need of employee housing. It is my understanding that the MV comp plan identified this site specifically for this number of units and that the application meets all requirements for approval. I wholeheartedly support this application and urge your approval to help address the extremely concerning lack of employee housing. Thanks, Ray

Raymond E. Farnsworth

General Manager

New Sheridan Hotel, Chop House Restaurant & Bar

231 West Colorado Avenue, Post Office Box 980

Telluride, Colorado 81435

Ph. 970.728.4351

Fx. 970.728.5024

ray@newsheridan.com

The New Sheridan Hotel in Telluride is the premiere destination resort in Colorado. We were awarded the 2015 Four Diamond Hotel rating. The New Sheridan was also recognized by the readers of Conde Nast Traveler as one of the top 5 "Best Places to Ski & Stay in North America" and number 1 in service. To learn more about the New Sheridan Hotel, New Sheridan Chop House, New Sheridan Parlor, New Sheridan Historic Bar or The Roof , please visit our website at www.newsheridan.com



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Katie Cox, Planner I
FOR: DRB Public Hearing on January 7, 2017, Agenda Item #
DATE: January 5, 2015
RE: Consideration of Design Review Process Application for an Addition to an existing Single Family Residence on Lot 250A

PROJECT GEOGRAPHY

Application Description: Design Review Process
Legal Description: Lot 250A, Filing 6, Mountain Village
Address: 112 Palmyra Drive
Applicant/Agent: Bercovitz Design/Ron Bercovitz
Owner: Palmyra Properties LLC
Zoning: Single Family Residential
Existing Use: Single Family Structure
Proposed Use: Single Family Structure
Adjacent Land Uses:

- **North** Single Family Residential
- **South** Active Open Space
- **East** Single Family Residential
- **West** Single Family Residential

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code as amended (CDC)
- Town of Mountain Village Home Rule Charter as amended
- Design Review Application as maintained by the Community Development Department

BACKGROUND

The applicant has requested to continue the item to the regularly scheduled February 5th meeting of the DRB.

RECOMMENDED MOTION

“I move to continue a Design Review Process development application to allow for an addition to a single family residence on Lot 250A.”

SIGN-IN SHEET

DRB Meeting
 Thursday, January 08, 2015
 Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	ADDRESS
WYLA HENDERSON	
DAVID CLARKE ✓	
JERRY ROSS ✓	JERRY ROSS ✓
Sean Stoger ✓	STOGER ✓
Jason Meyer ✓	
HEATHER YOUNG ✓	PO BOX 1357
Brad Larsen ✓	308 Adams Ranch Rd - Fairway, 4
Dandy Edwards ✓	APPLICANT
Reese Felicelli ✓	
Jim Grues ✓	
SAUNDERS ✓	
SAUNDERS ✓	
Jim Greene ✓	GREENE ✓
Lynn Holbert ✓	1 Spring Creek Drive
JOAH SHEEDY ✓	PO Box 855
JOLANA VANIK ✓	19 BOULDERS
DAVID BALLOTT ✓	
TIM CANNON ✓	US BANK
SCOTT PATTENBER ✓	
Greg Pack ✓	565 Mtn Village Blvd
ANNE HAZEN ✓	BOX 302 81435
Kate Singer ✓	
Stefanie Solomon ✓	565 MV Blvd
Penelope Gleason	Pro Doctors MV
Jake McTigue	
Kemi Huntsman	150 2nd St Pineville
Corde M. Mills	302 Adams Ranch Rd #16
	415 Mtn Village Blvd #3501

