

**TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD REGULAR MEETING
THURSDAY SEPTEMBER 3, 2015, 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00				Call to Order
2.	10:00	5	Jameson	Action	Reading and Approval of Summary of Motions of the August 6, 2015 Meeting of the Design Review Board
3.	10:05	30	Jameson	Action	Consideration of a Minor Revision Application on Lot 38-50-51R, Hotel Madeline
4.	10:35	30	Jameson	Action	Consideration of a recommendation to Town Council for a Rezoning Application on Lot 617
5.	11:05	30			Lunch
6.	11:35	30	Jameson	Discussion	Other business
7.	12:05				Adjourn

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, AUGUST 6, 2015**

Agenda Item 2

Call to Order

Chairman, Bill Hoins, called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:03 a.m. on Thursday, August 6, 2015, 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-Chairman	David Eckman
Phil Evans	Keith Brown
Greer Garner	

The following Board members were absent:

Banks Brown	Jean Vatter
Luke Trujillo	David Craige

Town Staff in attendance:

Savannah Jameson, Planner II
Dave Bangert, Town Forester
Jim Mahoney, Attorney

Public in Attendance:

Kristine Perpar	Bruce Wright
Elitza Mladenova	Stacy Lake
Elizabeth Barth	Daniel Zenke
Tommy Hein	Bonnie Bearnes
Rick Gay	Brian Kanaga
Larry Crosby	Tony Ippolito
Matt Franklin	Matthew Allen
Dana Braekel	Bruce MacIntire

Reading and Approval of Summary of Motions of the July 2, 2015 Design Review Board Meeting

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted 4-0 to approve the Summary of Motions from the July 2, 2015 meeting.

Consideration of a Design Review Process Development Application on SS-811 with a design variation request for roof pitch.

Savannah Jameson, presented for the Design Review Development Application. Bruce Wright and Elitza Mladenova presented for the application.

On a **Motion** made by Phil Evans and seconded by Keith Brown, the DRB voted 4-0 to approve with the application as presented with the condition the applicant obtain approval from Telluride Ski and Golf (TSG) for the siting of the utilities through the Open Space Lot OSP-18A.

Consideration of an amendment to the TSG Sign Program on Lots 53A and OS-3U.

Savannah Jameson, presented for the application.

Upon presentation and discussion on a **Motion** made by Greer Garner and seconded by Phil Evans, the DRB voted 4-0 to approve an amendment to the sign plan on Lots 53A and OS-3U with the condition that the Board recognizes this is pushing the envelope on the number and type of signs and encourages staff to hold the line on the review next summer.

Continuation from the July 2, 2015 meeting of the Design Review Process Development Application on Lot 23AC

Due to time constraints Savannah Jameson requested DRB consider this project out of order. Savannah Jameson, presented for the Design Review Development Application for an addition on a single-family residence on Lot 23CR with a request for a specific approval for a 3:12 roof on a secondary roof. Applicant, Kris Prepar, presented for the application.

Upon presentation and discussion on a **Motion** made by Greer Garner and seconded by Phil Evans the DRB voted 4-0 to approve the application as presented.

Continuation from the July 2, 2015 meeting of the Design Review Process Development Application on Lot 600BR-110

Savannah Jameson, presented for the Design Review Development Application. Tommy Hein,

Upon presentation and discussion on a **Motion** made by Keith Brown and seconded by Greer Garner the DRB voted 4-0 to approve the application as presented including the waiver of two exterior parking spaces based on the findings made at the August 6, 2015 meeting and the condition that the two interior parking spaces need to remain available for parking.

Dave Eckman joined the Meeting at 12:45 p.m.

Lunch Break

12:49 – 1:10pm

Bill Hoins left the meeting at 1:05

David Eckman acting chair

Work Session for Design Review of an Accessory Dwelling Unit on Lot 144BR

Matthew Allen presented for the application.

The DRB directed the applicant to link stairway visibly to the house. The stairs should be distinguished as private access. The ADU will require a variance per the CDC 17.3.4(F)(5)(d)

Work Session for Design Review of New Construction on Lot GH-15

Matt Franklin presented plans for new single family home.

The DRB directed the applicant to work out construction staging issues with the HOA and to have a detailed grading and drainage plan engineered. DRB was generally in favor of the project.

Work Session for Design Review of New Construction on Lot 1175R

Matt Franklin presented plans for a new single family home.

The DRB encouraged the applicant to submit a Design Review application for review at a special DRB meeting on September 17, 2015. The DRB was in favor of this project.

Other Business

With no further business, on a **Motion** made by Phil Evans and seconded Keith Brown, the DRB voted 4-0 to adjourn the August 6, 2015 meeting of the Mountain Village Design Review Board at 2:52 p.m.

Respectfully Submitted,

Savannah Jameson, Planner II
Town Planner

DRAFT



**PLANNING AND DEVELOPMENT
DEPARTMENT**

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

Agenda Item No. 3

TO: Design Review Board
FROM: Savannah Jameson, Planner II
FOR: DRB Public Hearing on September 3, 2015
DATE: August 25, 2015
RE: Consideration of a Minor Revision Application on Lot 38-50-51R

PROJECT GEOGRAPHY

Legal Description: Lot 38-50-51R, 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:

- Lot 38-50-51R: 1.892 acres

ATTACHMENTS

- Exhibit A: Design Review Plans
- Exhibit B: Previously Approved 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) approved the design for the porte cochere and pool on Lot 38-50-51R at their meeting on January 8, 2015. The minor revision application proposes the following changes:

1. Change in porte cochere materials. The porte cochere as approved had a full stone exterior. The revision is for a stucco finish with a stone base. The proposed materials

are compatible with the existing materials. The stone base meets CDC guideline 17.5.6 calling for a solid, heavy grounded base. Per the CDC for commercial development, the first floor, primary material shall be stone or stucco. The proposed material change is in keeping with this criteria.

2. The proposed revised ceiling plan for the porte cochere will simpler in design. The important consideration of this ceiling plan is that it incorporates lights that do not bleed from the interior of the space to the exterior.
3. The first floor of the existing southwest façade will be pushed out to be flush with the columns to allow for an expansion of the ski valet.
4. Proposed revision to the lighting plan. All exterior lights will be dark sky compliant and meet the CDC Lighting Regulations 17.5.12.

CRITERIA FOR DECISION

1. The proposed minor revisions meets the Design and Lighting Regulations;
2. The proposed development does not impact or change 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 minor revision application with the following motion:

“I move to approve a resolution for a Minor Revision application for the western façade, porte cochere and lighting modifications on lots Lot 38-50-51R.”

**RESOLUTION OF THE DESIGN REVIEW BOARD
OF MOUNTAIN VILLAGE, COLORADO, AUTHORIZING AND APPROVING THE DESIGN REVIEW
PROCESS FOR LOT 38-50-51R**

Resolution No. 2015-0903-

RECITALS:

- A. Madeline Property Owner, LLC is the owner (“Owner”) of record of real property described as Lot 38-50-51R, Town of Mountain Village; and
- B. The Owner’s Representative, Dylan Henderson, architect, has submitted a Minor Revision application requesting approval for minor revisions on Lot 38-50-51R, Town of Mountain Village; and
- C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on September 3, 2015. Upon concluding their review, the DRB voted **to** to approve the Design Review; and
- D. The DRB considered the Application submittal materials, and all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution; and
- E. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by the DRB; and
- F. 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, the building siting design requirements, building design requirements, 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 located in the Single Family Zone District, the maximum and average building heights are met, and the structure complies with the lot coverage requirements;
 - 3. The proposed development is in compliance with the other applicable regulations of this CDC, including but not limited to the Development Review Procedures, the Fire Mitigation Regulations and the Steep Slope Regulations;
 - 4. The development application complies with any previous plans approved for the site still in effect because, without limitation, there are no previous development plans.
 - 5. The development application complies with any conditions imposed on development of the site through previous approvals; and
 - 6. The proposed development meets all applicable Town regulations and standards because, without limitation design variations have been granted for:

Now, Therefore, Be It Resolved that the DRB hereby approves the Design Review Process development application and authorizes the DRB Chairman to sign the Resolution subject to the following conditions:

Section 1. Development Application Conditions

- 1. Prior to pouring any concrete the applicant shall submit a monumented land survey of the footers to ensure no GE encroachments will occur;
- 2. A four foot (4’) by four foot (4’) mock up board shall be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval;
- 3. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town’s use tax; and
- 4. 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 September 10, 2015, unless an appeal is filed in accordance with the CDC appeal procedures. 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 March 10, 2017 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 Lot 38-50-51R may be developed as submitted in accordance with Resolution NO. 2015-0903-

Approved by the Design Review Board at a public meeting September 3, 2015.

Town of Mountain Village, Design Review Board

By: _____
Bill Hoins, Chairman

Attest:

By: _____
Savannah Jameson, Planner II



MINOR REVISIONS APPLICATION

Community Development Department
 Planning Division
 455 Mountain Village Blvd.
 Mountain Village, CO 81435
 (970) 728-1392

MINOR REVISIONS APPLICATION			
APPLICANT INFORMATION			
Name:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
Mountain Village Business License Number			
PROPERTY INFORMATION			
Physical Address:		Acreage:	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:	
Legal Description:			
Existing Land Uses:			
Proposed Land Uses:			
OWNER INFORMATION			
Property Owner:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
DESCRIPTION OF REQUEST			



MINOR REVISIONS APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

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

Signature of Owner

Date

Signature of Applicant/Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



MINOR REVISIONS APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize _____ of
_____ to be and to act as my designated representative and represent the development
application through all aspects of the development review process with the Town of Mountain Village.

(Signature)

(Date)

(Printed name)



MINOR REVISIONS APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
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HOA APPROVAL LETTER

I, (*print name*) _____, the HOA president of property located at _____, provide this letter as written approval of the plans dated _____ which have been submitted to the Town of Mountain Village Community Development Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include (*indicate below*):

(Signature)

(Date)

(Title)



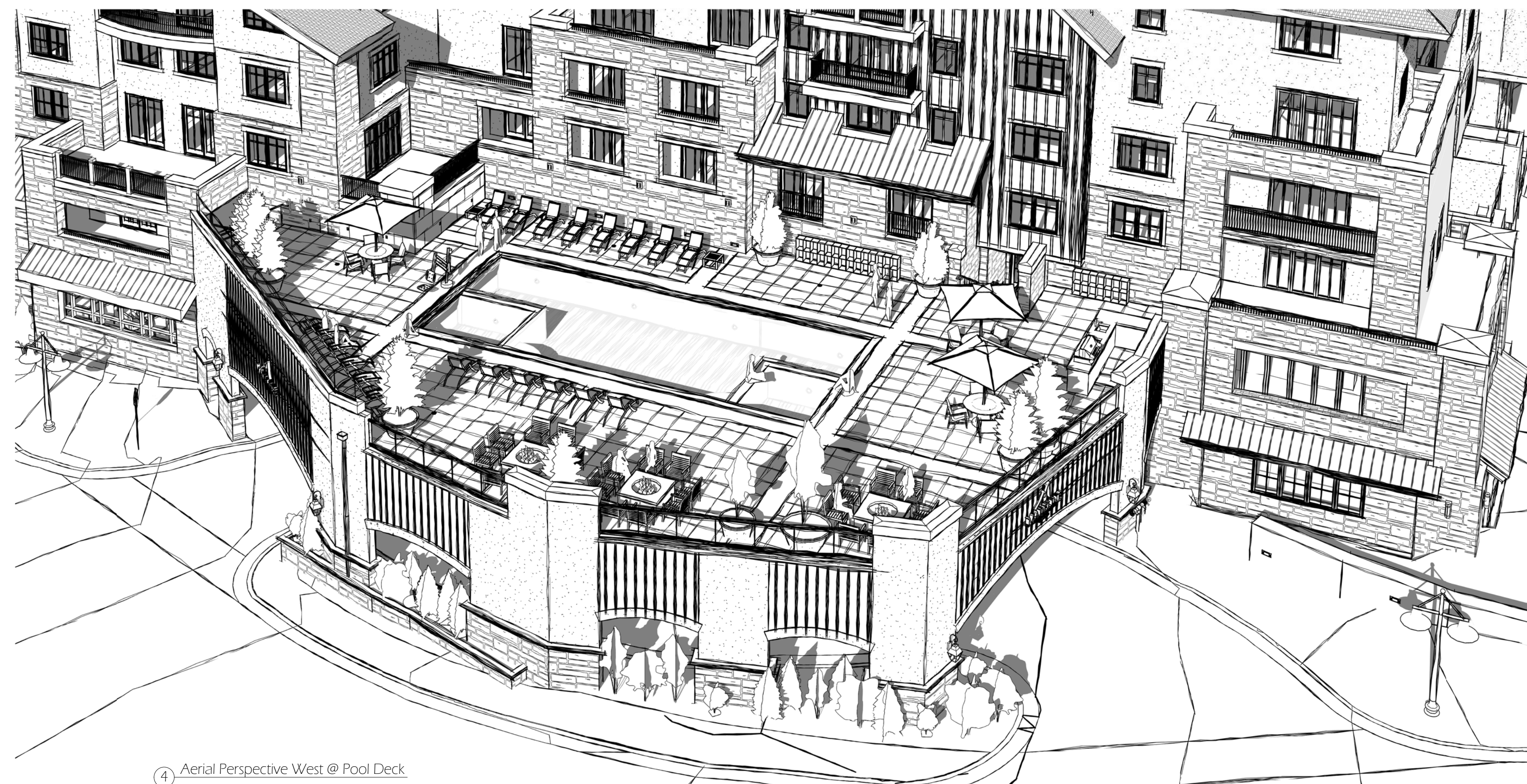
1 North West Perspective



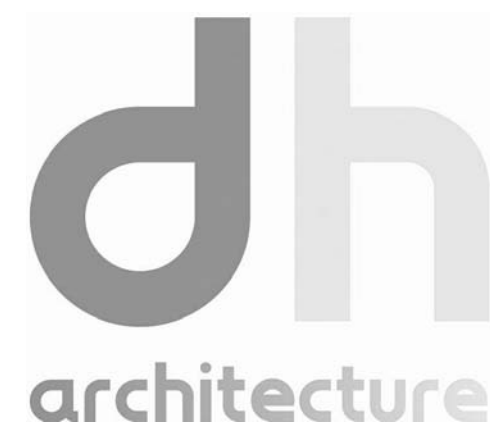
2 South West Perspective



3 South Approach Perspective



4 Aerial Perspective West @ Pool Deck



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

PROJECT TEAM

Consultant: Colorado Structural Inc.
 Mike Arboney
 Address: 315 Bellview Ave. Unit F
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 Address: Crested butte, CO 81224
 Phone: 970-249-5922
 Fax: 970-349-5926
 e-mail: mike@coloradostructural.com

Consultant: Hughes Consulting Engineering, PA
 Address: 220 W. Colorado Ave.
 Address: P.O. Box 688 - Telluride, CO 81435
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 e-mail: clmtr@hcepa.com

Consultant: Foley Associates, Inc.
 Address: 125 W. Pacific Ave., Suite B-1
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Consultant: Dynamic Fire Protection Systems, Inc.
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 Phone: 970-626-3357
 Fax: 970-626-3374

Consultant: Trautner Geotech, LLC
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 Address: Durango, CO 81301
 Phone: 970-259-5095
 Fax: 970-382-2515

Consultant: OLC Aquatics
 Address: 616 East Speer Boulevard
 Address: Denver, CO 80203-4213
 Phone: 303-294-9244
 Fax: 303-294-9440

Consultant: David Craige Lighting Design
 Address: 209 Hillside
 Address: Telluride, CO 81435
 Phone: 970-729-1403

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

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
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12	DRB Resubmittal- Revisions	8-18-2015

No.	Description	Date

Hotel Madeline
 Phase 2 Remodel
 Perspectives - Pool
 Deck Addition

Date: 5/22/2015
 Drawn by: DH / BF
 Checked by: DH / BF

A0.2

Scale

PROJECT TEAM

- Consultant: Colorado Structural Inc.
Mike Arboney
Address: 315 Bellview Ave. Unit F
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fax: 970-349-5926
e-mail: mike@coloradoststructural.com
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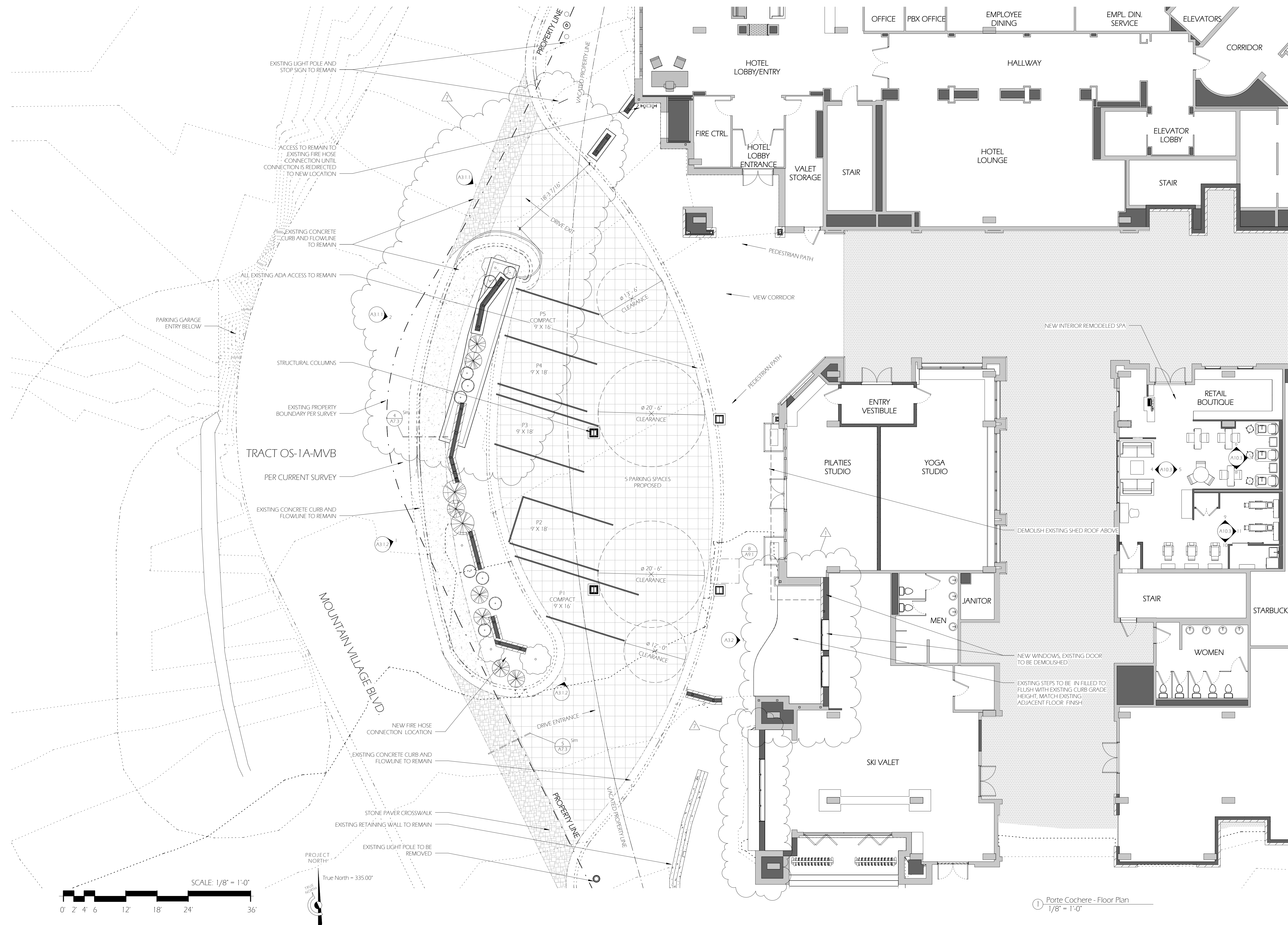
No.	Description	Date
1	Building Permit Revisions	4/1/2015
7	DRB Revisions	8/21/2015

Hotel Madeline
Phase 2 Remodel
Floor Plan - First Level
Porte Cochere

Date	5/22/2015
Drawn by	DH / BF
Checked by	DH / BF

A2.1.1

Scale 1/8" = 1'-0"

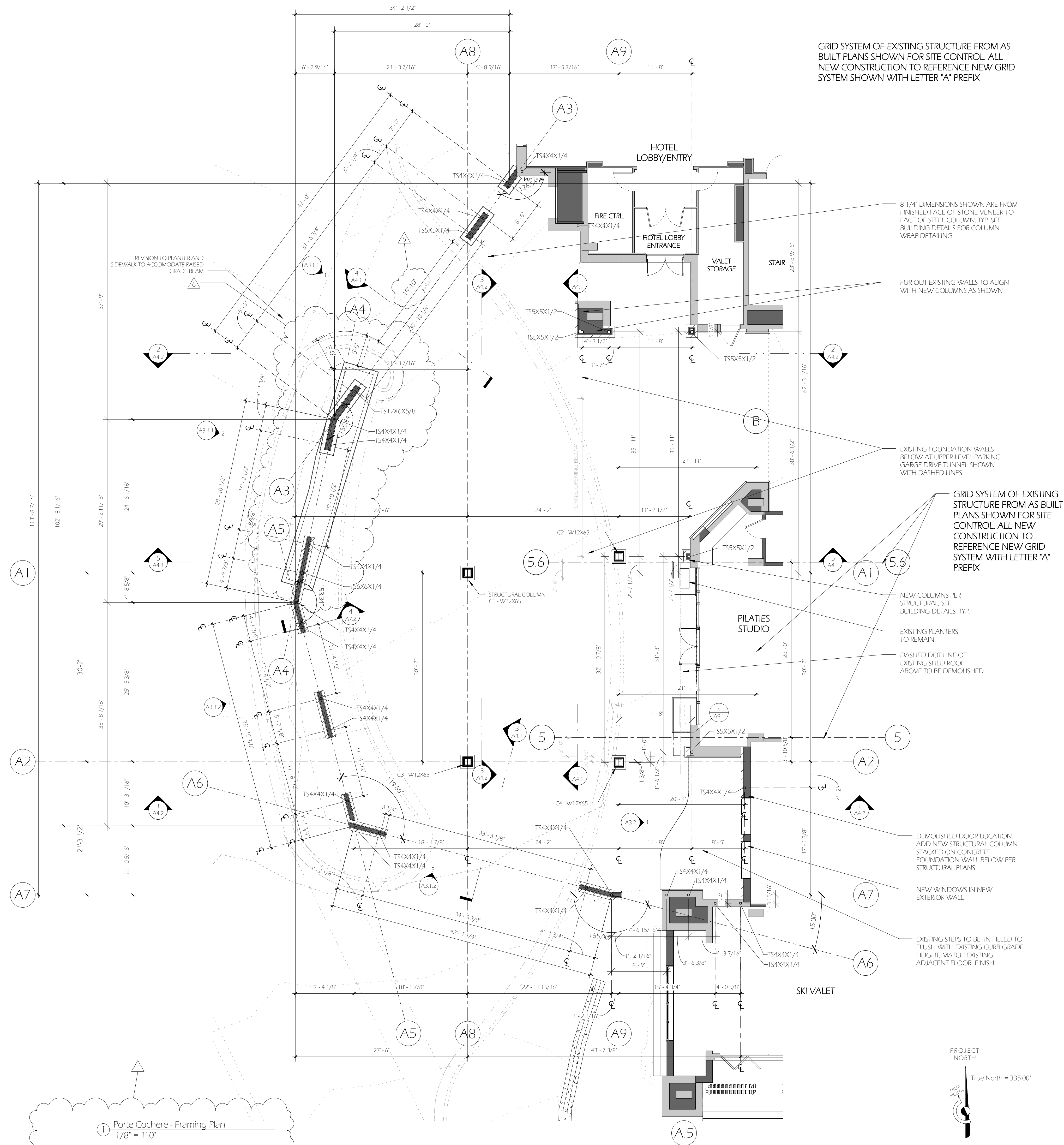


Porte Cochere - Floor Plan
1/8" = 1'-0"

FRAMING NOTES

- DIMENSIONS SHOWN ON EXISTING STRUCTURE ARE BASED ON AS-BUILT PLANS PROVIDED. ALL DIMENSIONS SHALL BE FIELD VERIFIED FOR ACCURACY BEFORE BEGINNING CONSTRUCTION
- DO NOT SCALE DIMENSIONS FROM PLANS. ANY MISSING OR UNCLEAR DIMENSIONS ARE TO BE CONFIRMED WITH THE ARCHITECTS.
- FRAMING PLANS DIMENSIONS SHOWN TO FACE OF STUD OR OBJECTS CENTER, TYPICALLY U.N.O.
- ALL EXTERIOR & INTERIOR CONCRETE SLABS TO HAVE INTEGRAL COLOR U.N.O. - COLOR PER INTERIOR SPECS
- SOUND BATT INSULATION AT ALL INTERIOR WALLS & FLOOR, TYP.
- SEE A5 SERIES FOR STAIR DETAILS
- SEE A7 FOR ALL ASSEMBLY DETAILS
- ALL FLOORING ON CONCRETE WALLS SHOWN @ 2" U.N.O.
- ALL EXTERIOR FLOORS TO BE 1" BELOW ADJACENT INTERIOR FINISH FLOOR ELEVATION
- ALL SOFFITS TO BE VENTED PER BUILDING DETAILS
- MECHANICAL VENTILATION TO BE PROVIDED IN CONDITION ATTIC SPACES. IN ZONES 3 THROUGH 8 AS DEFINED IN N1101.2 SUFFICIENT INSULATION IS INSTALLED TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE CONDENSING SURFACE ABOVE 45°F. THE CONDENSING SURFACE IS DEFINED AS EITHER THE STRUCTURAL ROOF DECK OR THE INTERIOR SURFACE OF AN AIR-IMPERMEABLE INSULATION APPLIED IN DIRECT CONTACT TO THE UNDERSIDE/INTERIOR OF THE STRUCTURAL ROOF DECK. "AIR-IMPERMEABLE" IS QUANTITATIVELY DEFINED BY ASTM E 283. FOR CALCULATION PURPOSES, AN INTERIOR TEMPERATURE OF 68°F IS ASSUMED. THE EXTERIOR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE TEMPERATURE.
- SAFETY GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL CODES. (R308.4) REFER TO A8.1 FOR SPECIFIC WINDOWS & DOORS LOCATIONS THAT REQUIRE SAFETY GLAZING
- ALL EXTERIOR SLABS AND SURFACES TO BE SLOPED TO DRAIN APPROPRIATELY
- ALL EGRESS WINDOW WELLS TO DRAIN INTO DRYWELLS BELOW SLAB. DRYWELLS TO BE LOOSE GRAVEL 24" MINIMUM BELOW SLAB
- EGRESS LADDER TO BE PROVIDED AT ALL WINDOW WELL LOCATIONS

Notes - Framing



GRID SYSTEM OF EXISTING STRUCTURE FROM AS BUILT PLANS SHOWN FOR SITE CONTROL. ALL NEW CONSTRUCTION TO REFERENCE NEW GRID SYSTEM SHOWN WITH LETTER 'A' PREFIX

8 1/4" DIMENSIONS SHOWN ARE FROM FINISHED FACE OF STONE VENEER TO FACE OF STEEL COLUMN, TYP. SEE BUILDING DETAILS FOR COLUMN WRAP DETAILING

FUR OUT EXISTING WALLS TO ALIGN WITH NEW COLUMNS AS SHOWN

EXISTING FOUNDATION WALLS BELOW AT UPPER LEVEL PARKING GARAGE DRIVE TUNNEL SHOWN WITH DASHED LINES

GRID SYSTEM OF EXISTING STRUCTURE FROM AS BUILT PLANS SHOWN FOR SITE CONTROL. ALL NEW CONSTRUCTION TO REFERENCE NEW GRID SYSTEM WITH LETTER 'A' PREFIX

NEW COLUMNS PER STRUCTURAL. SEE BUILDING DETAILS, TYP.

EXISTING PLANTERS TO REMAIN

DASHED DOT LINE OF EXISTING SHED ROOF ABOVE TO BE DEMOLISHED

DEMOLISHED DOOR LOCATION. ADD NEW STRUCTURAL COLUMN STACKED ON CONCRETE FOUNDATION WALL BELOW PER STRUCTURAL PLANS

NEW WINDOWS IN NEW EXTERIOR WALL

EXISTING STEPS TO BE IN FILLED TO FLUSH WITH EXISTING CURB GRADE HEIGHT. MATCH EXISTING ADJACENT FLOOR FINISH



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

PROJECT TEAM

- Consultant: Colorado Structural Inc.
Mike Arboney
Address: 315 Bellview Ave. Unit F
Address: P.O. Box 2544
Address: Crested Butte, CO 81224
Phone: 970-249-5922
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No.	Description	Date
1	Building Permit Revisions	4/1/2015
6	Structural Revisions per Existing Conditions	6/8/2015

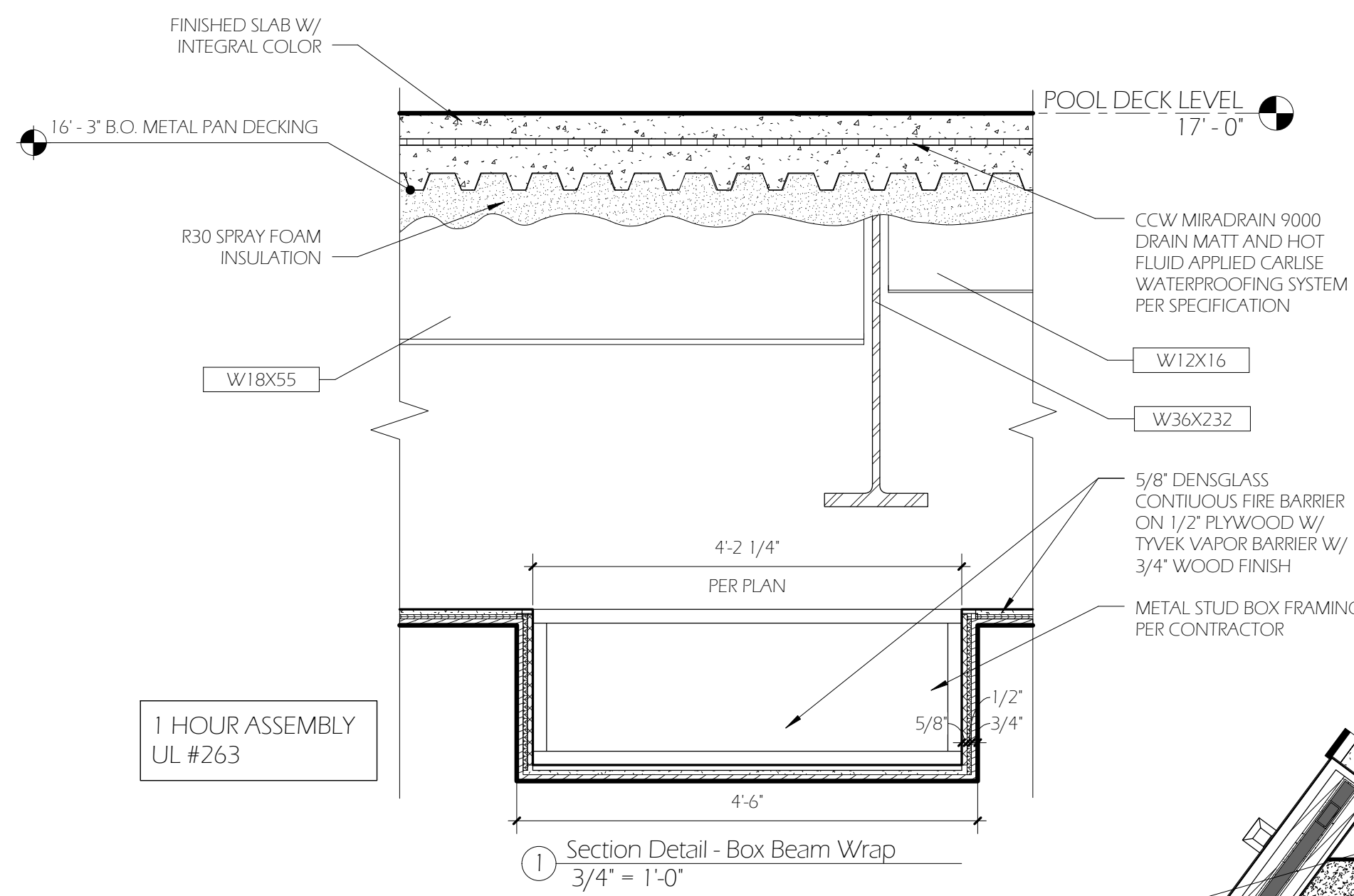
Hotel Madeline
Phase 2 Remodel
Framing Plan - First Level Portechachere

Date: 5/22/2015
Drawn by: DH / BF
Checked by: DH / BF

A2.1.3

Scale: As indicated

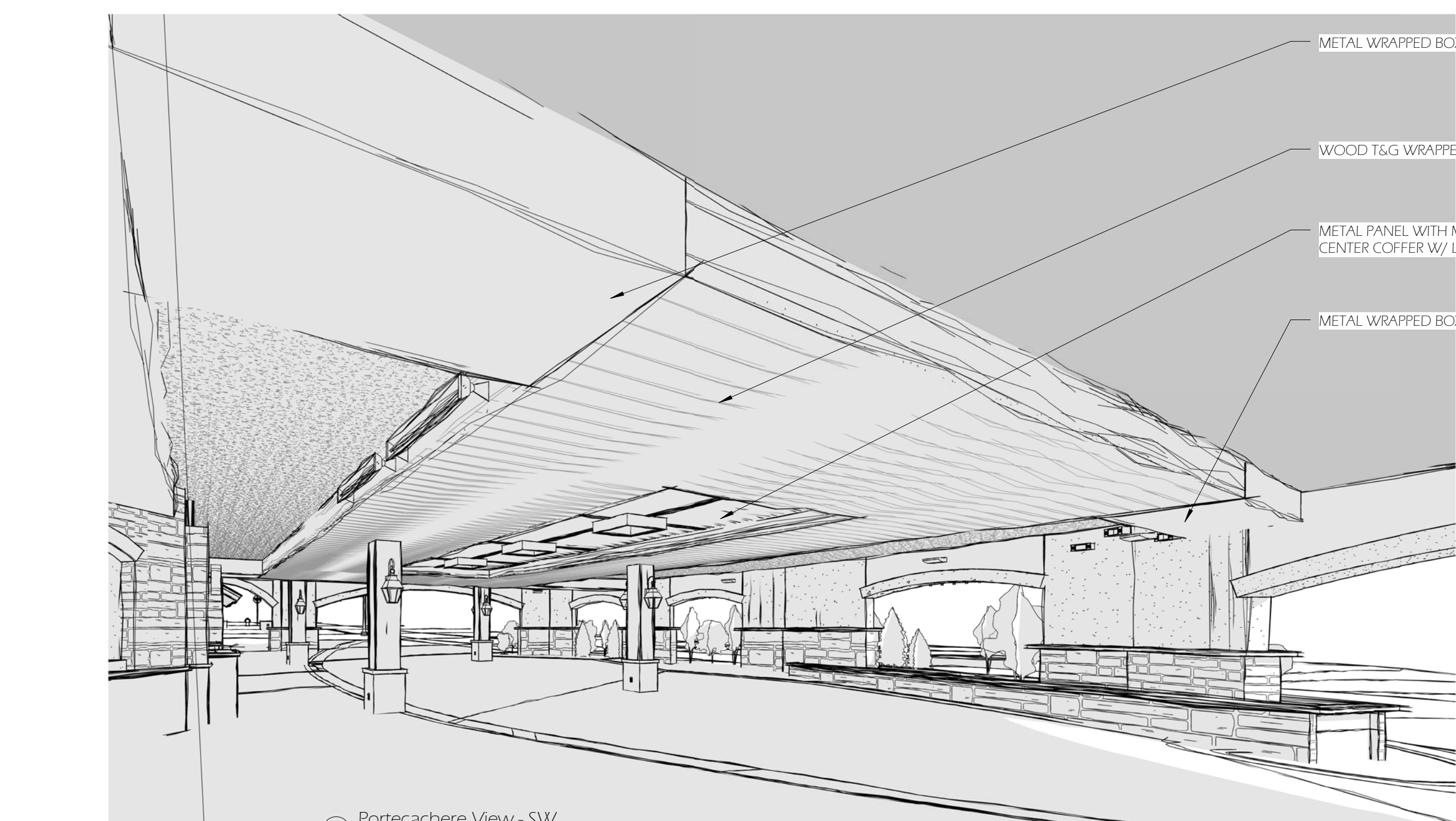
Porte Cochere - Framing Plan
1/8" = 1'-0"



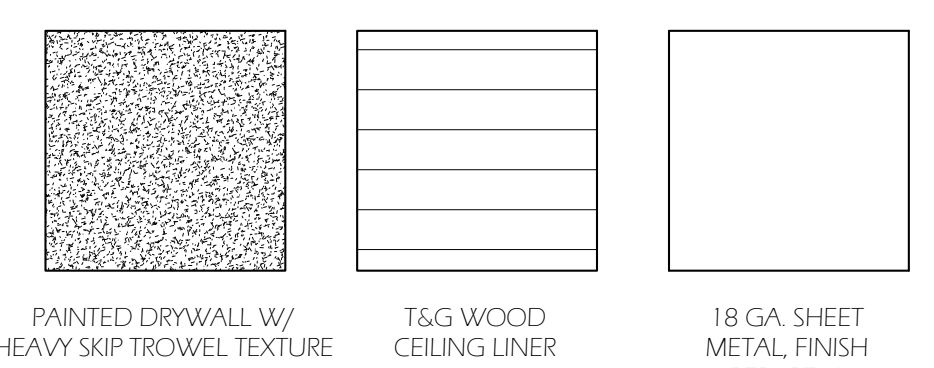
1 Section Detail - Box Beam Wrap
3/4" = 1'-0"



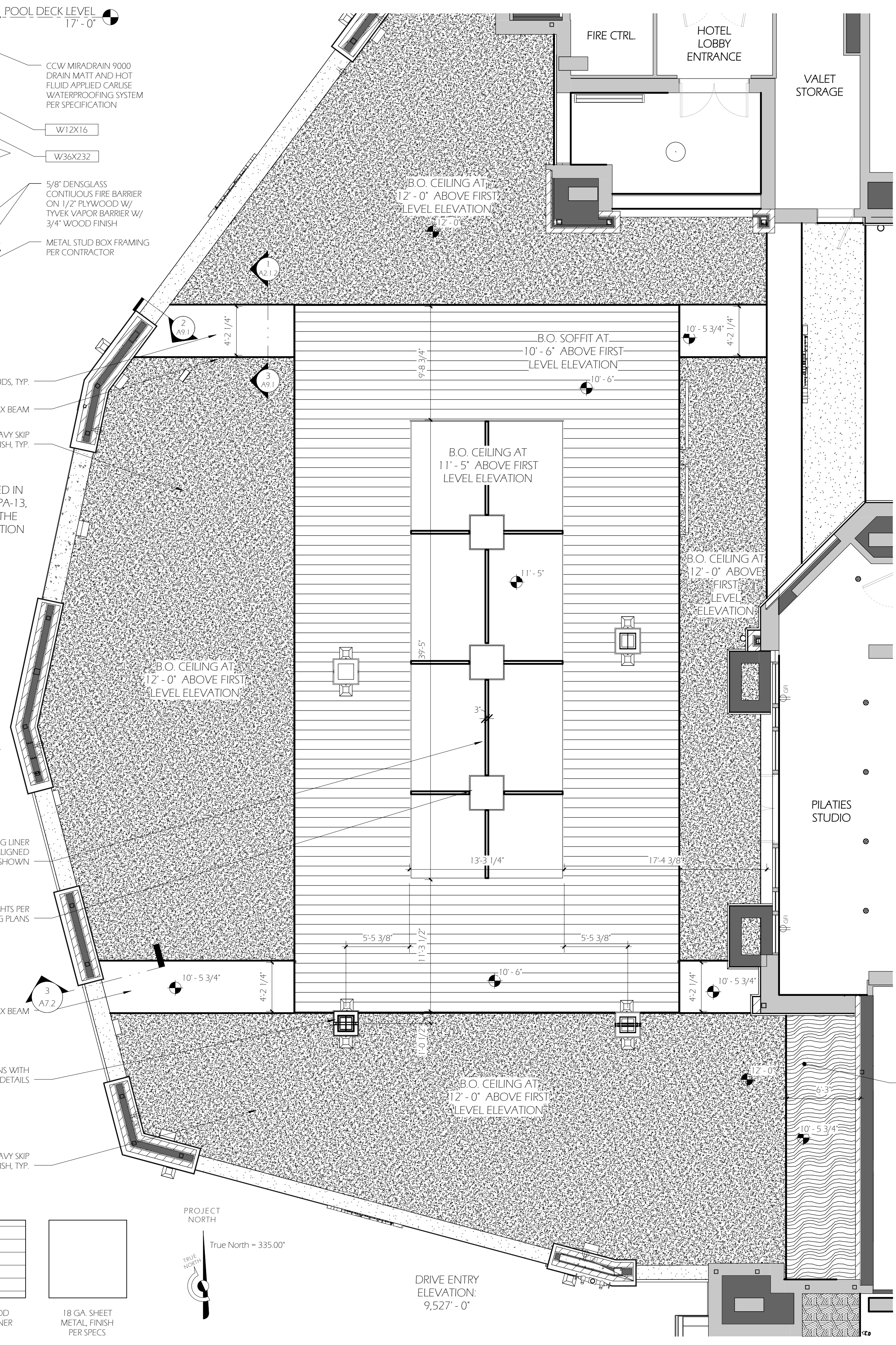
- DIMENSIONS TO FACE OF STUDS, TYP.
- METAL WRAPPED BOX BEAM
- DRYWALL CEILING LINER W/ HEAVY SKIP TROWEL FINISH, TYP.
- AREAS TO BE PROTECTED IN ACCORDANCE WITH NFPA-13, LATEST EDITION AND THE TELLURIDE FIRE PROTECTION DISTRICT
- PAINTED DRYWALL W/ HEAVY SKIP TROWEL FINISH
- METAL WRAPPED BOX BEAM
- WOOD T&G WRAPPED CENTER SOFFIT
- METAL PANEL WITH METAL STRAPPING AT CENTER COFFER W/ LIGHTS



- 18 GA. SHEET METAL CEILING LINER W/ 3\"/>
- SURFACE MOUNT LIGHTS PER LIGHTING PLANS
- METAL WRAPPED BOX BEAM
- WRAPPED STRUCTURAL COLUMNS WITH LIGHTS, SEE LIGHTING PLAN FOR DETAILS
- DRYWALL CEILING LINER W/ HEAVY SKIP TROWEL FINISH, TYP.



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



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

dh
architecture

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No.	Description	Date

Hotel Madeline
Phase 2 Remodel

R.C.P. - First Level
Portechachere

Date: 5/22/2015
Drawn by: DH / BF
Checked by: DH / BF

A2.1.2

Scale: As indicated

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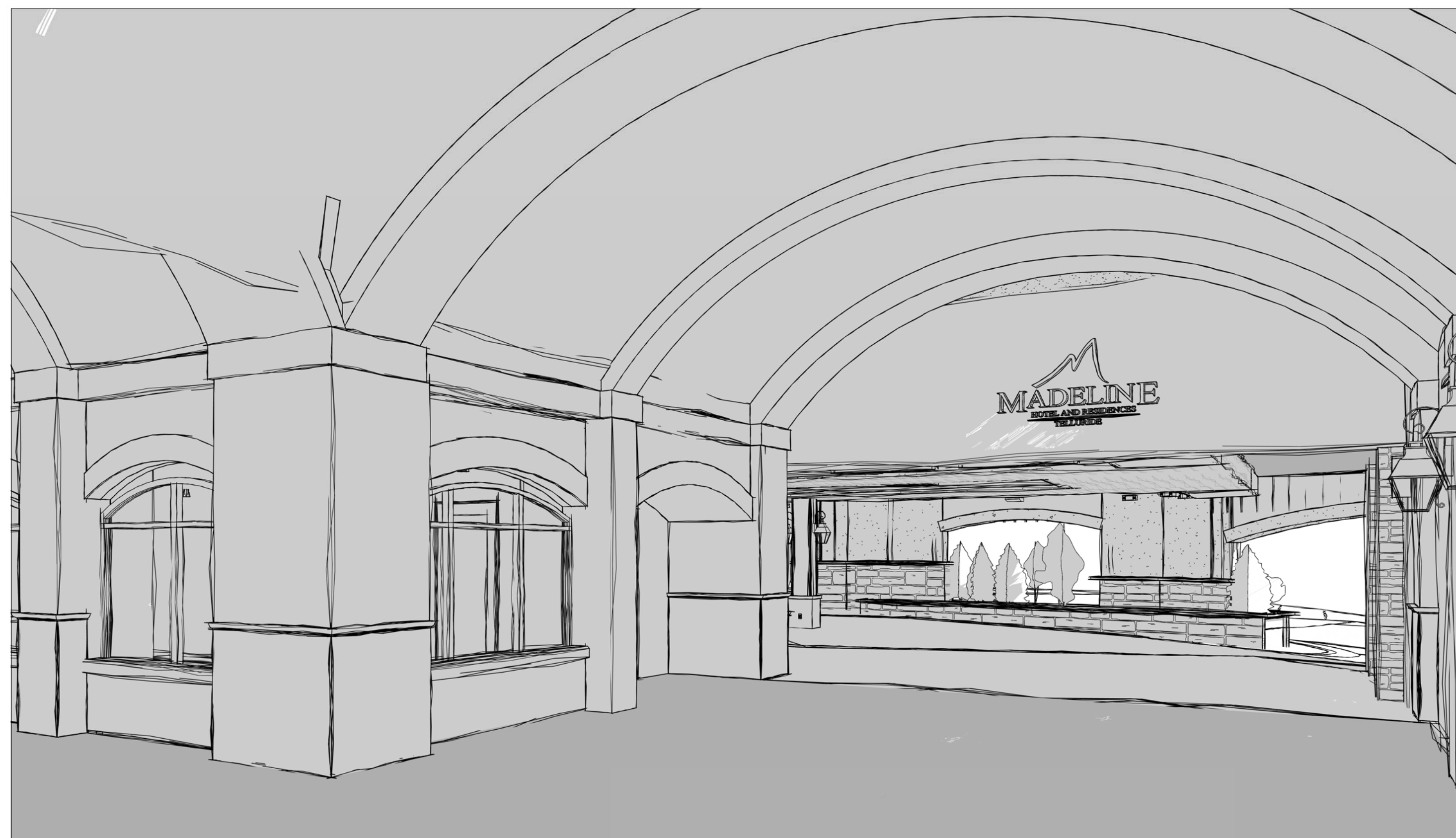
No.	Description	Date

Hotel Madeline
Phase 2 Remodel
Perspectives -
Portecachere

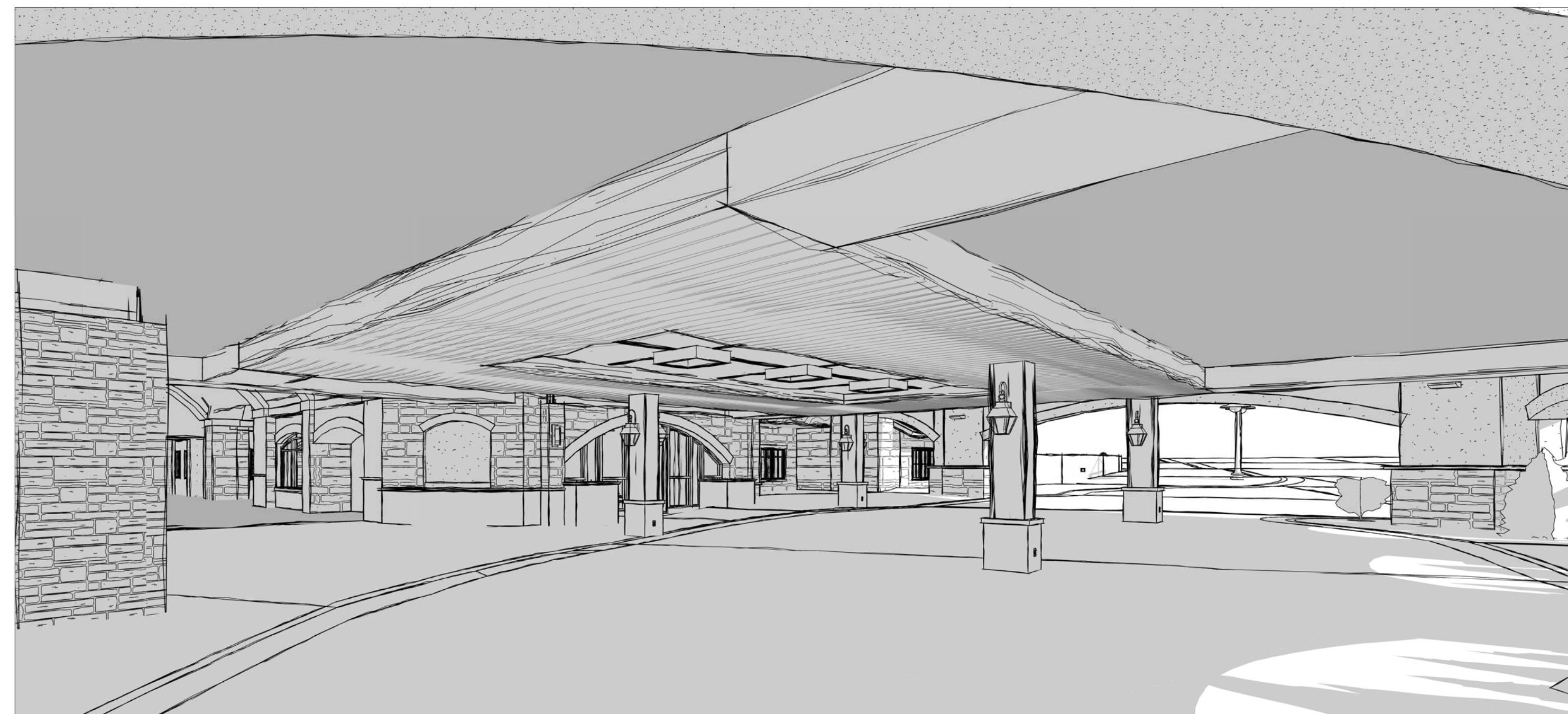
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Drawn by: DH / BF
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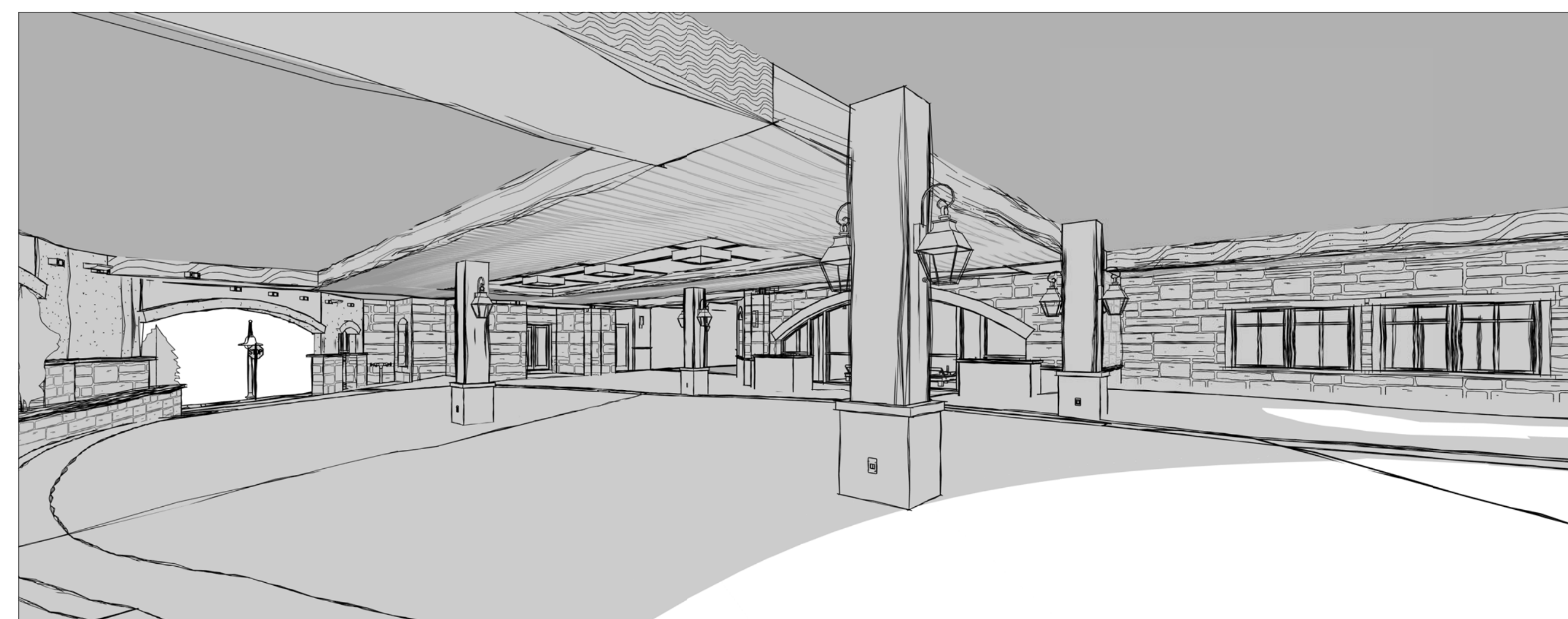
Scale



1 Corridor View @ Yoga & Pilates



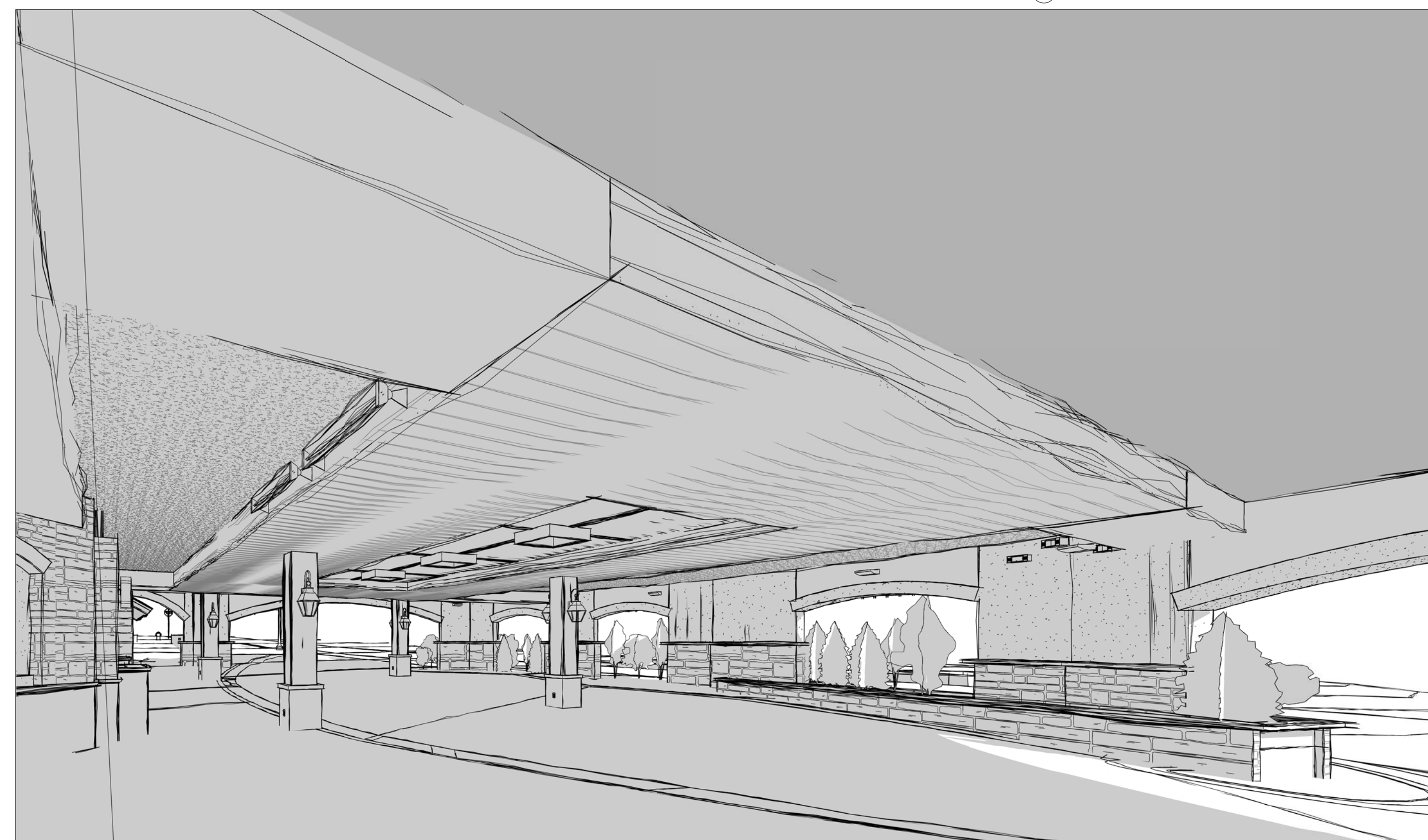
2 Portecachere View - SE



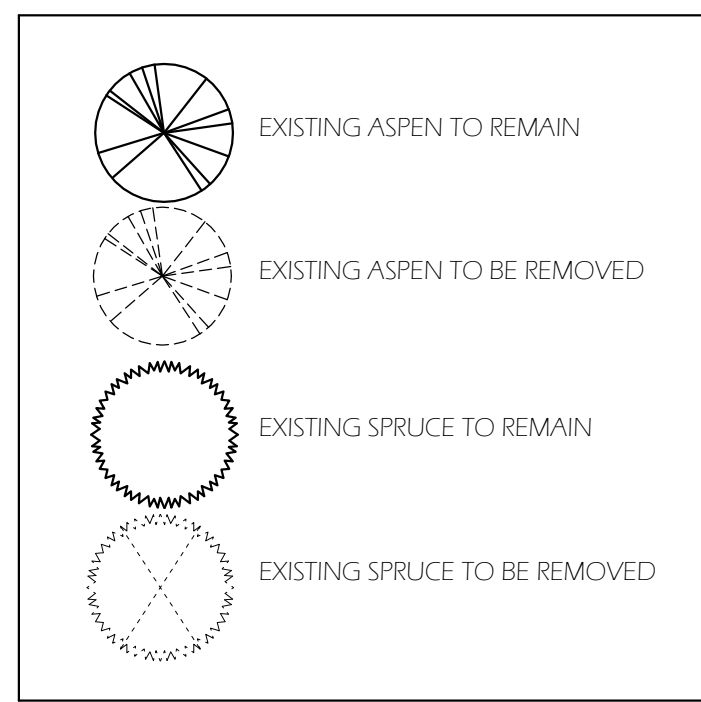
3 Portecachere View - NE



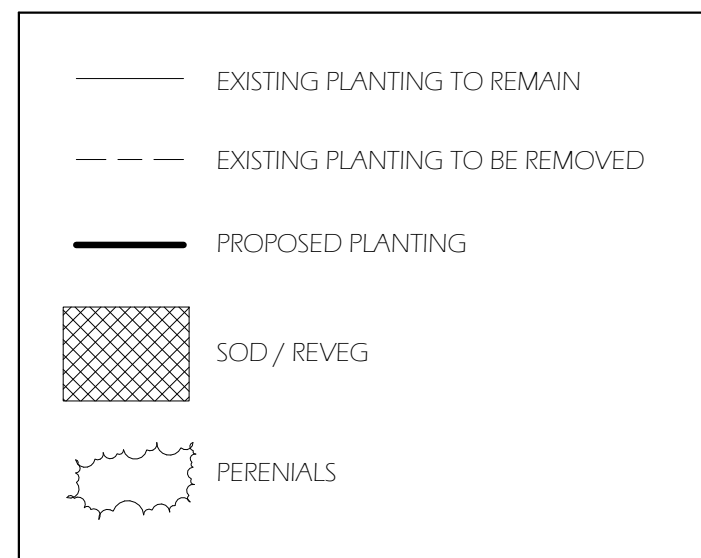
4 Corridor View to Portecachere - W



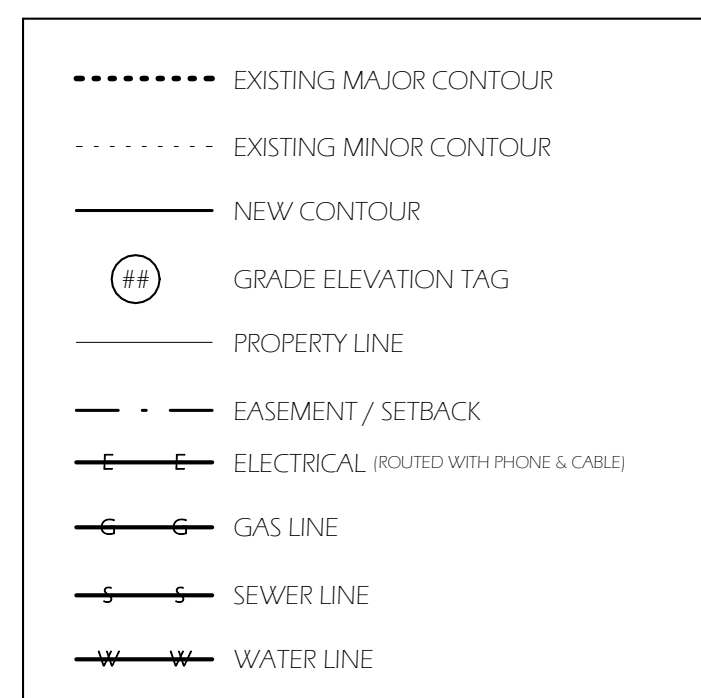
5 Portecachere View - S



Planting Symbols-Site Plan
3/8" = 1'-0"



Planting Symbols-Landscape Plan
3/8" = 1'-0"



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

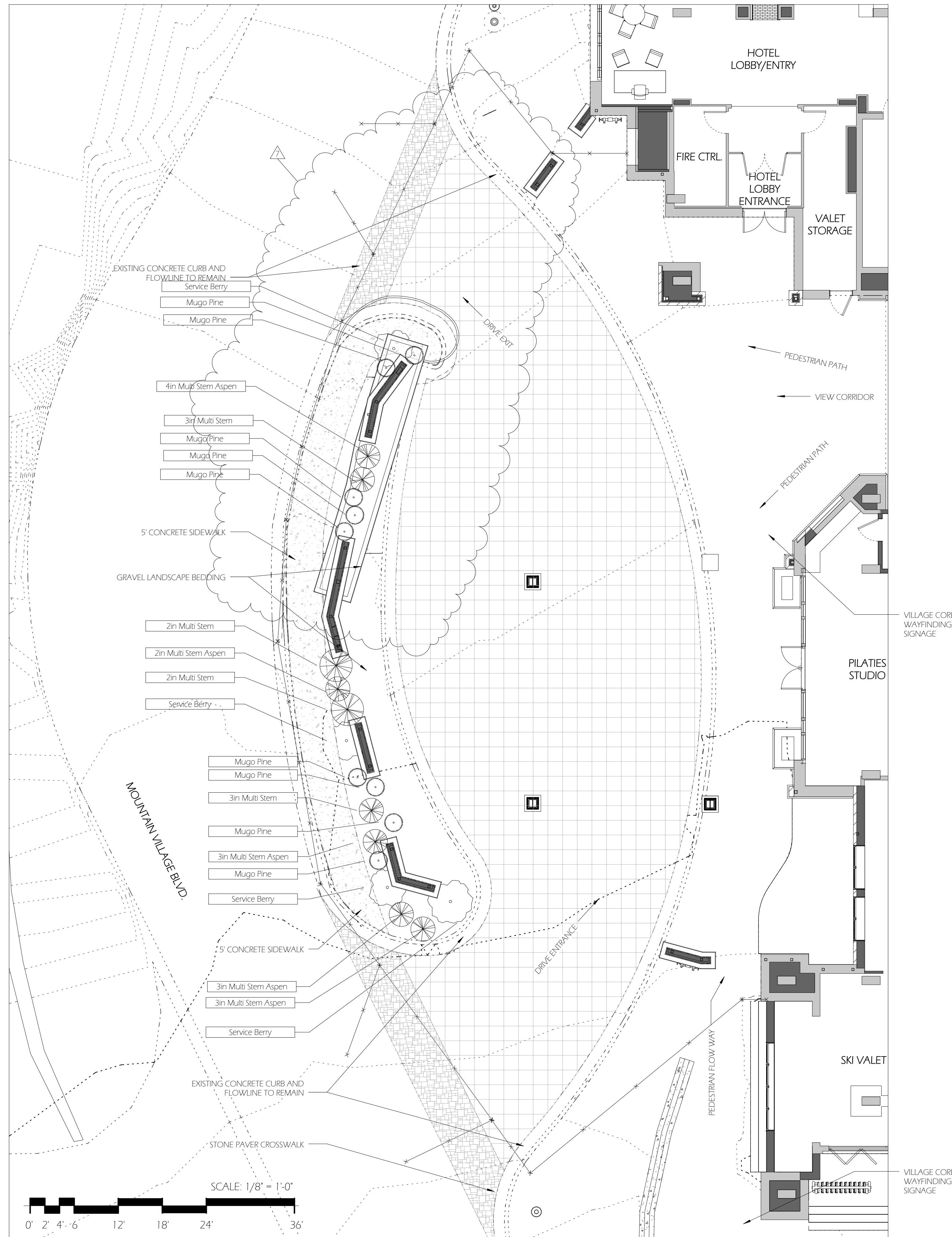
- REVEGETATION NOTES**
- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
 - TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
 - BROADCASTING 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 SEEDING 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**
- 1" 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 POPUP 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
 - SEPERATE WATER METER INSTALLED FOR IRRIGATION SYSTEM

Notes - Landscape
3/8" = 1'-0"

Planting Schedule- Portecachere			
Planting-Text	Caliper Size	Type Comments	Count
Existing Planting to Remain		Aspen	2
new planting	2in Multi Stem	Aspen	3
new planting	3in Multi Stem	Aspen	5
new planting	4in Multi Stem	Aspen	1
Existing Planting to Remain		Colorado Blue Spruce	1
new planting		Mugo Pine	9
new planting		Service Berry	4



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



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No.	Description	Date
7	DRB Revisions	8/21/2015

Hotel Madeline
Phase 2 Remodel

Landscape Plan - First
Level Portecachere

Date: 5/22/2015
Drawn by: DH / BF
Checked by: DH / BF

A1.1.5

Scale: As indicated

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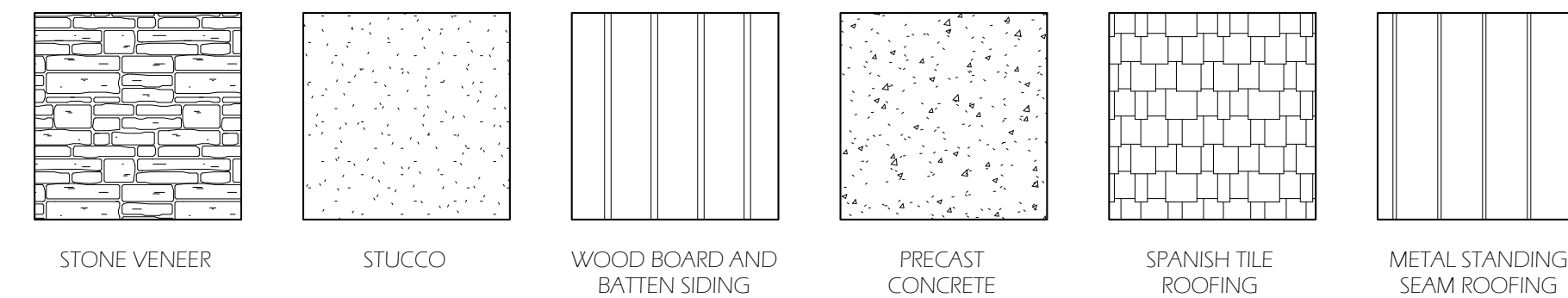
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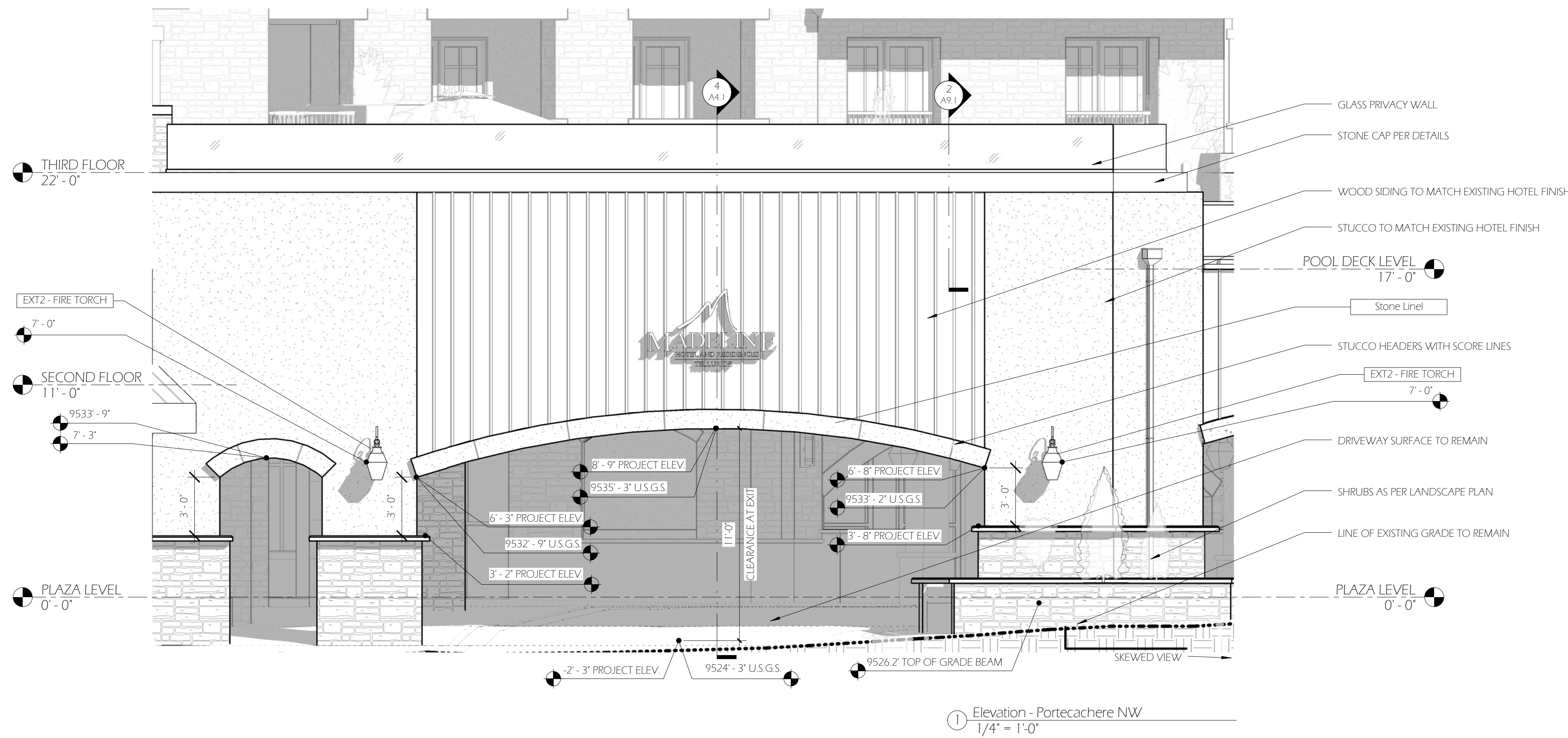
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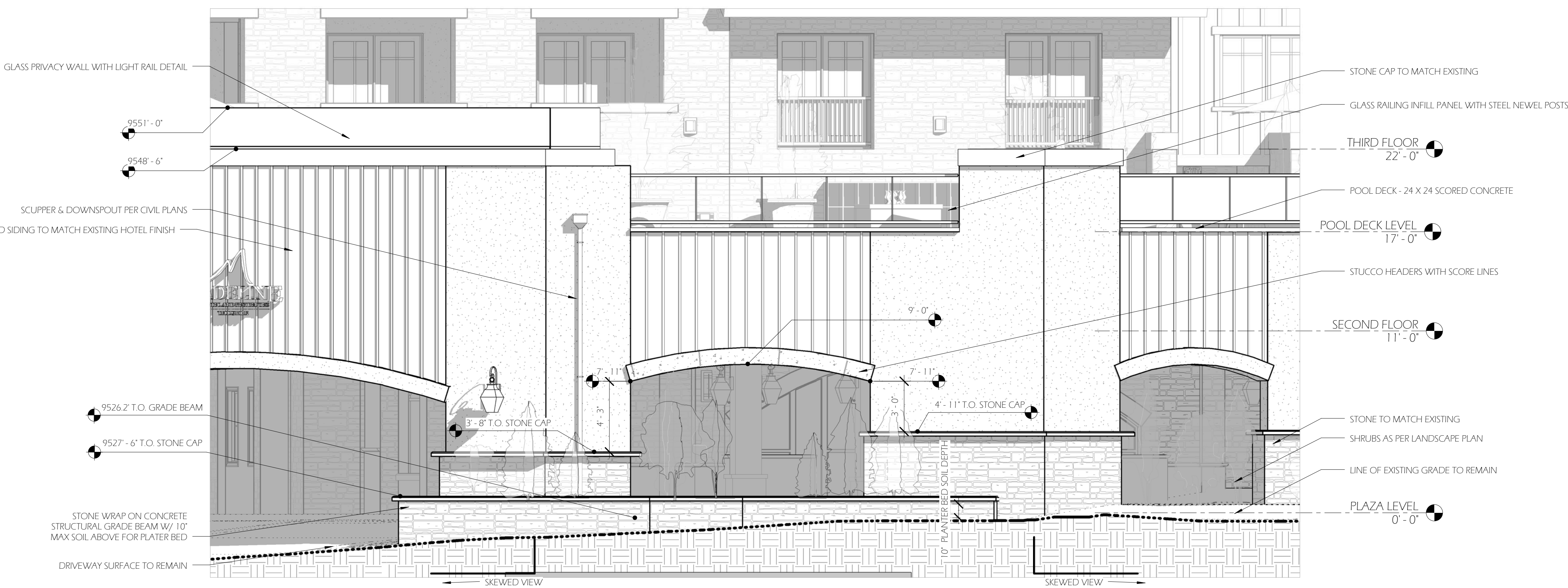
Exterior Materials
 1/4" = 1'-0"

NOTE:
 -ALL MECHANICAL VENTING TO BE PAINTED TO MATCH ADJACENT MATERIALS TO CONCEAL VENTS AS APPROPRIATE
 -ALL WINDOWS & DOORS TO HAVE ALUMINUM CLAD EXTERIORS U.N.O.
 -ALL WINDOW & DOOR SOL BARS SHOWN ARE TO BE INTEGRAL & NOT REMOVABLE
 -NO ROOF TOP EQUIPMENT SHOWN AS NONE WILL BE INSTALLED
 -SEE A4 WINDOW & DOOR SCHEDULE FOR HEADER HEIGHTS
 -SEE A4 SERIES - BUILDING SECTIONS FOR DETAIL LOCATIONS
 -DASHED LINES REPRESENT WINDOW & DOOR OPERATIONS
 -FIXED WINDOWS LABELED WITH "F"
 -USE GRADES SHOWN AS GUIDES ONLY. FINAL SITE GRADES TO HAVE POSITIVE DRAINAGE AWAY FOR BUILDING AT ALL SIDES, WITH REQUIRED MINIMUM 6" CONCRETE FOUNDATION EXPOSED. PROVIDE GRAVEL/ TRENCH DRAINAGE AS NEEDED.

Notes - Exterior Elevation



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



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

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6	Structural Revisions per Existing Conditions	6/8/2015

Hotel Madeline
 Phase 2 Remodel
 Elevations - Pool Deck

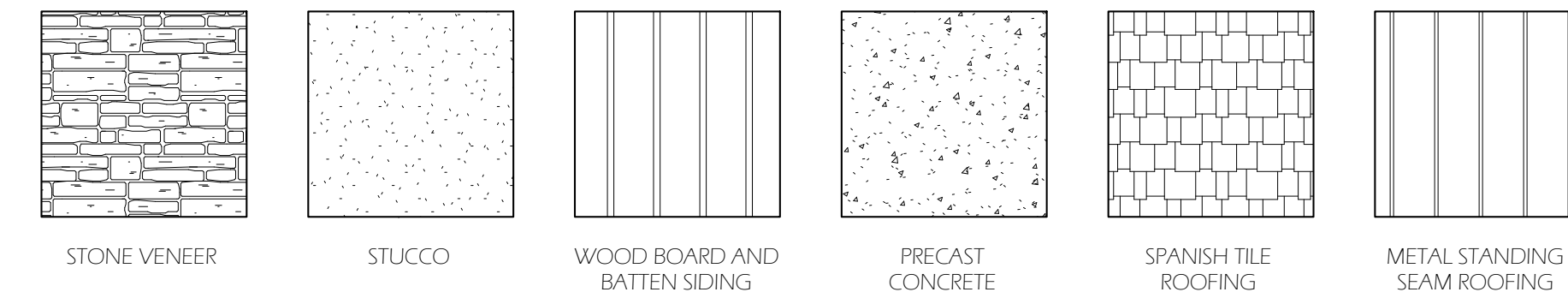
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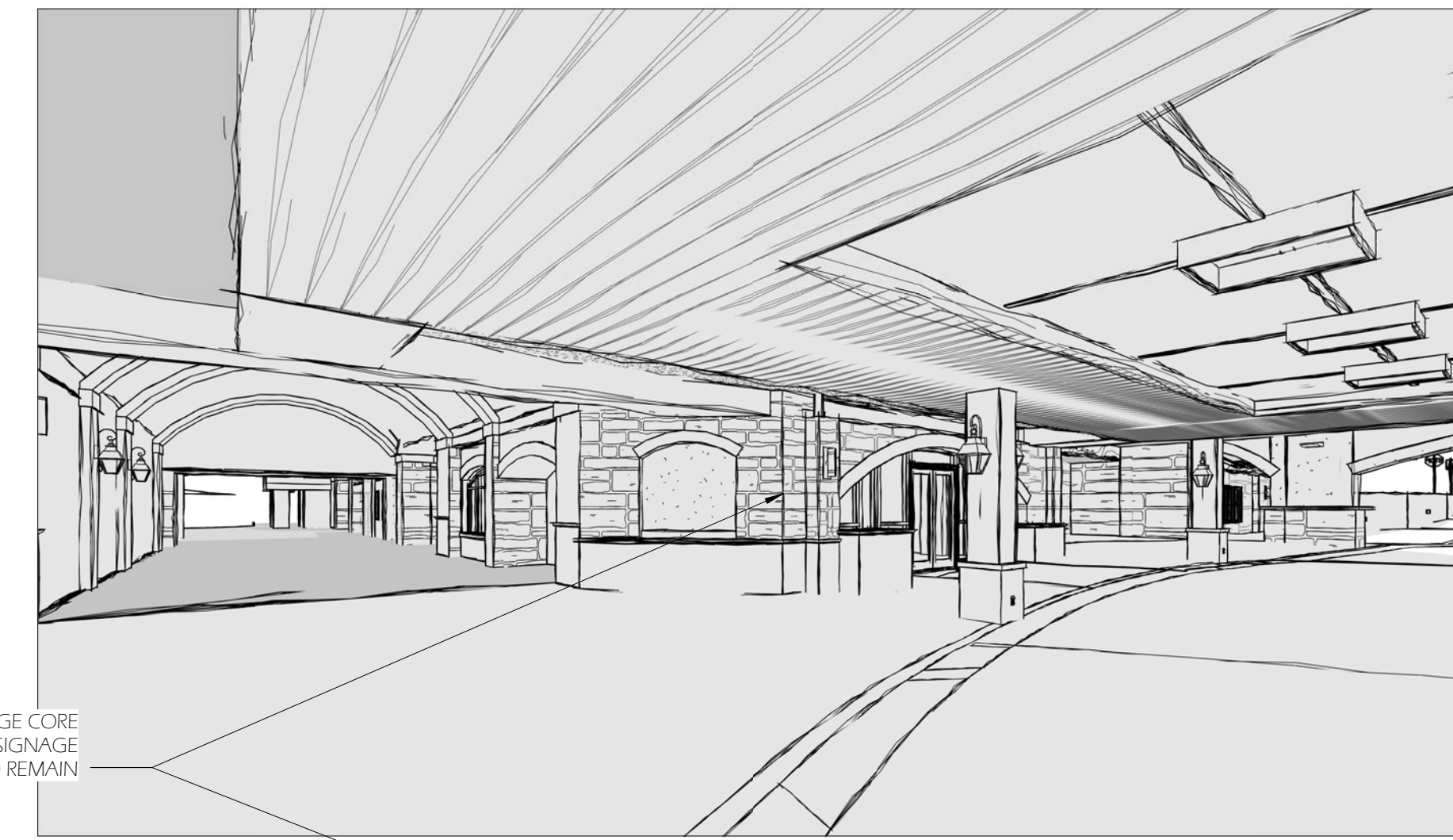
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Exterior Materials
1/4" = 1'-0"



Wayfinding Signage



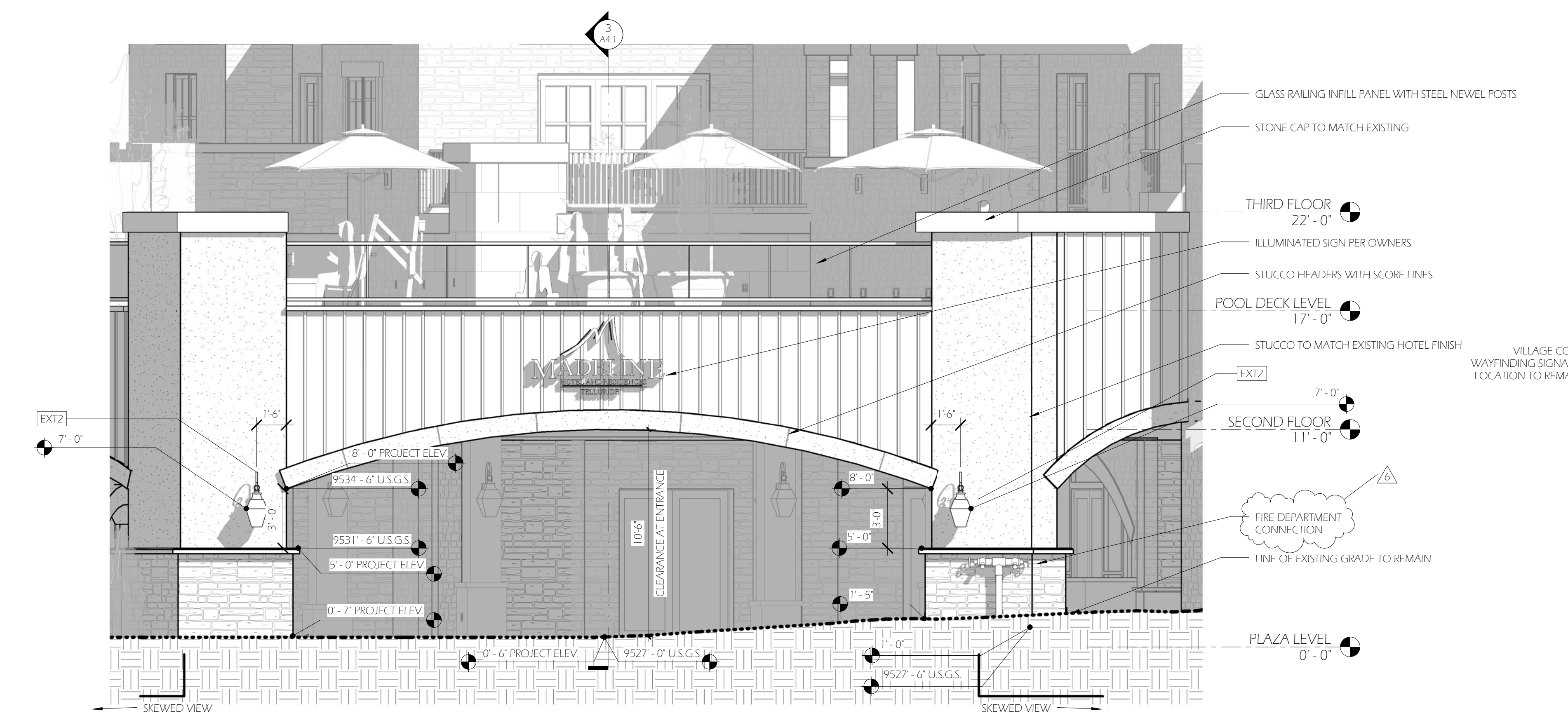
Wayfinding Signage



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

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Notes - Exterior Elevation



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

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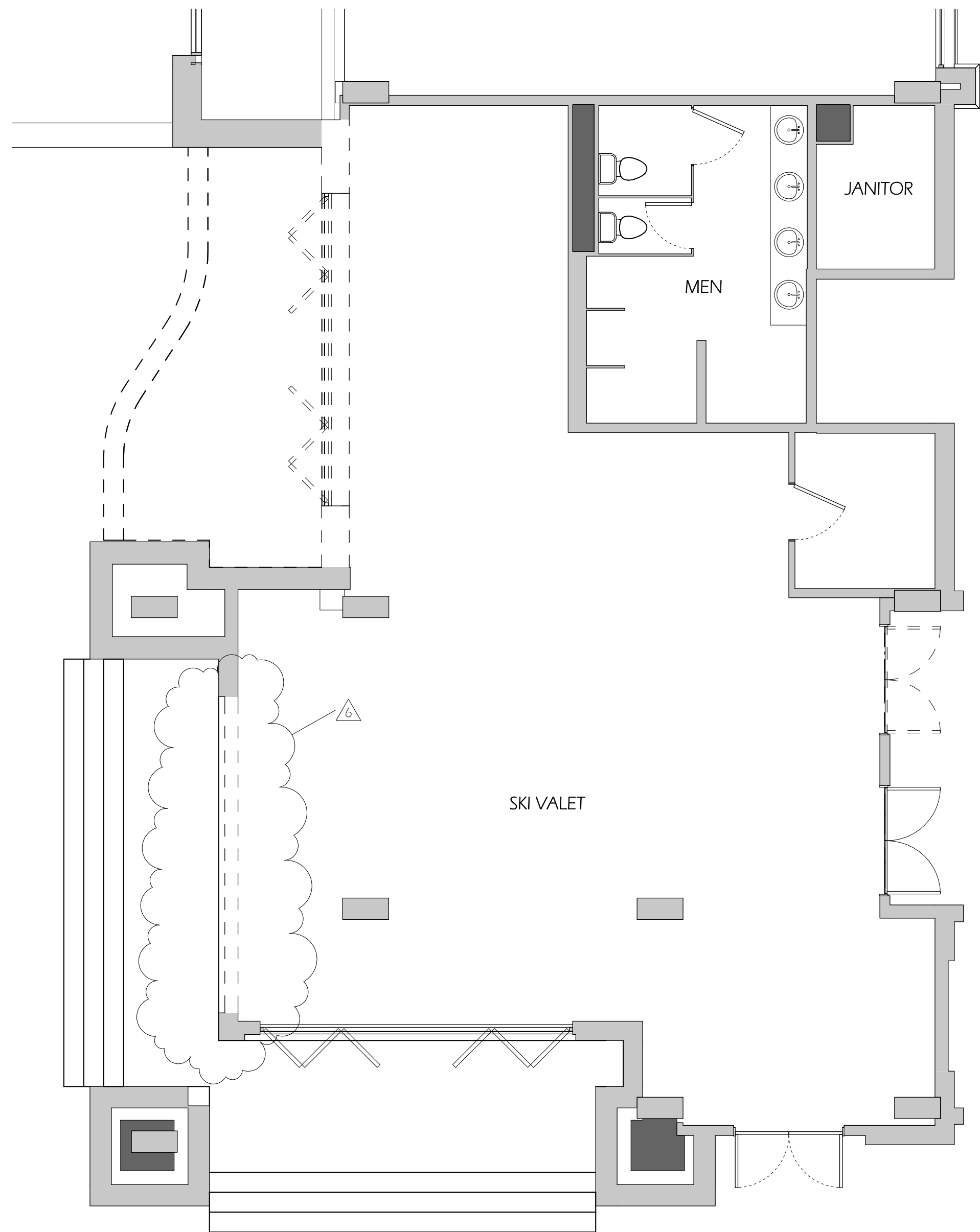
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Drawn by: DH / BF
Checked by: DH / BF

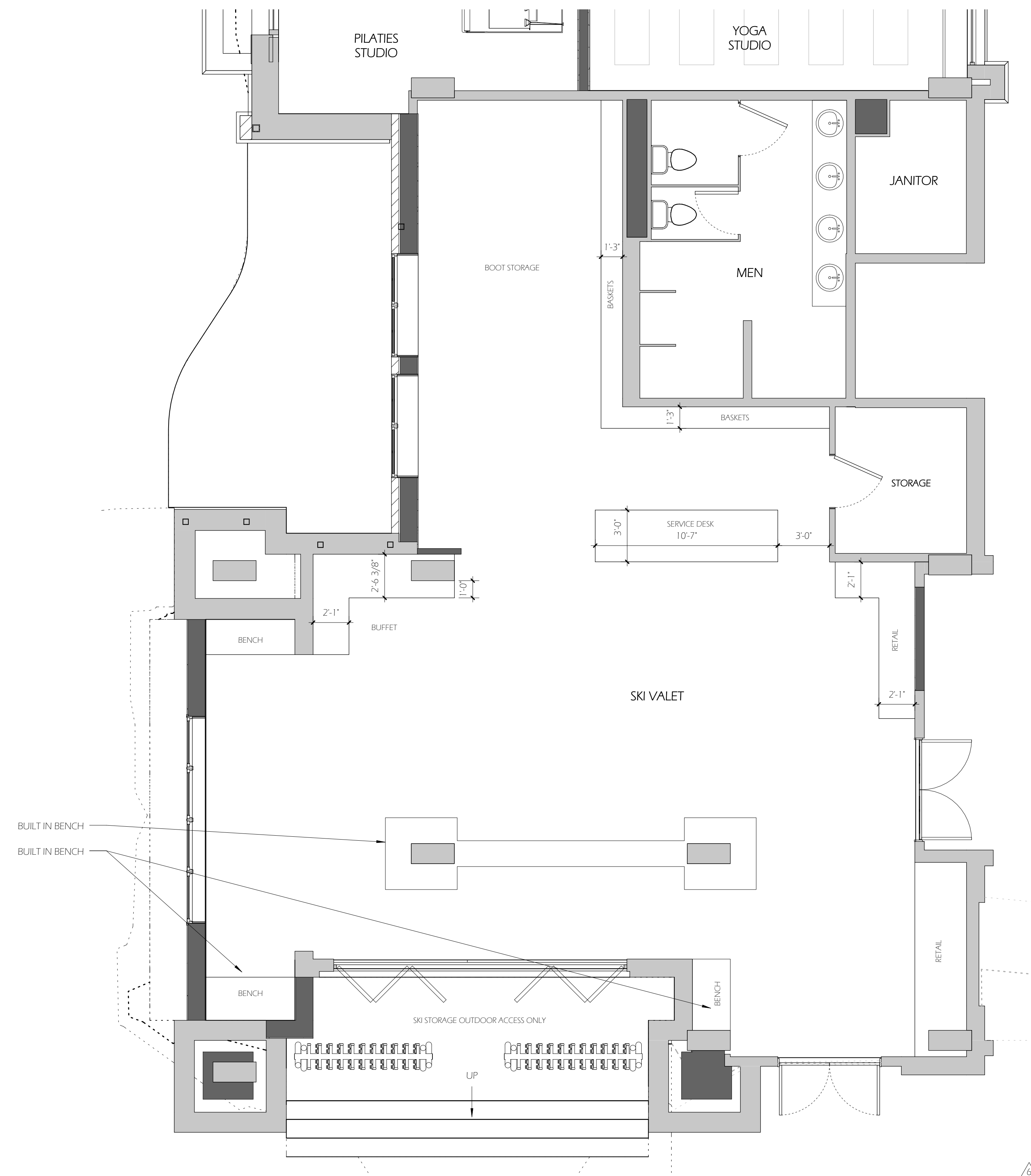
A3.1.2
Scale: As indicated



③ 3D View 5



① Ski Valet - Demolition Plan
3/16" = 1'-0"



② Ski Valet - Floor Plan
1/4" = 1'-0"



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e-mail: dylan12@hotmail.com

PROJECT TEAM

- Consultant: Colorado Structural Inc.
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- Consultant: Trautner Geotech, LLC
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Address: Durango, CO 81301
Phone: 970-259-5095
Fax: 970-382-2515
- Consultant: OLC Aquatics
Address: 616 East Speer Boulevard
Address: Denver, CO 80203-4213
Phone: 303-294-9244
Fax: 303-294-9440
- Consultant: David Craig Lighting Design
Address: 209 Hillside
Address: Telluride, CO 81435
Phone: 970-729-1403
- Consultant: Uncompahgre Engineering, LLC
Address: P.O. Box 3945
Address: Telluride, CO 81435
Phone: 970-729-0683

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
8	Prelim Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal - Revisions	8-18-2015

No.	Description	Date
6	Structural Revisions per Existing Conditions	6/8/2015

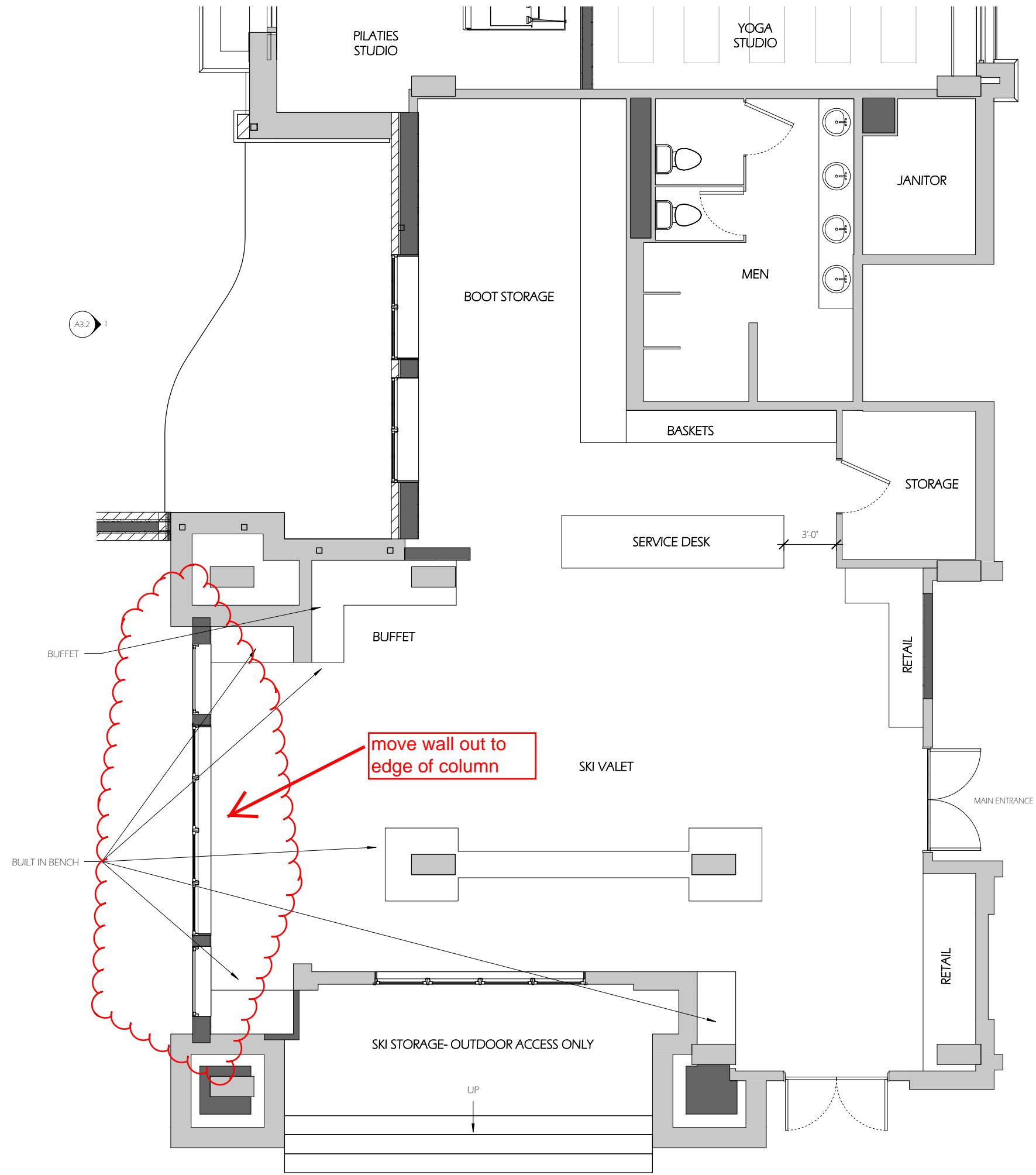
Hotel Madeline
Phase 2 Remodel
Floor & Demolition
Plan - Ski Valet

Date: 5/22/2015
Drawn by: BH / BF
Checked by: DH / BF

A2.1.8

Scale: As indicated

COPYRIGHT 2015 8/27/2015 10:01:35AM



move wall out to edge of column

BUFFET

BUILT IN BENCH

BUFFET

SKI VALET

SKI STORAGE- OUTDOOR ACCESS ONLY

UP

SERVICE DESK

3'-0"

STORAGE

BASKETS

MEN

JANITOR

PILATES STUDIO

YOGA STUDIO

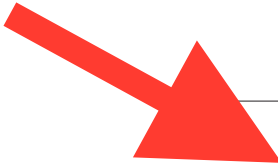
RETAIL

MAIN ENTRANCE

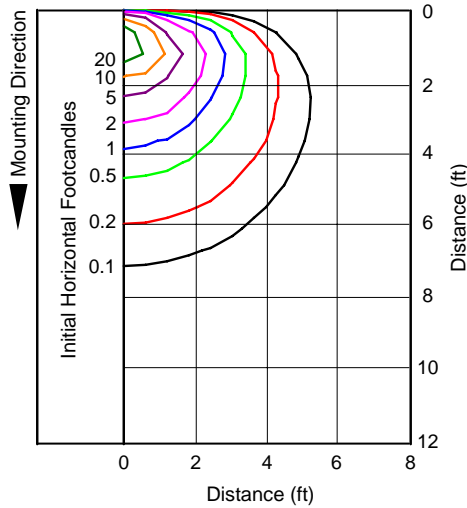
RETAIL

A3.2

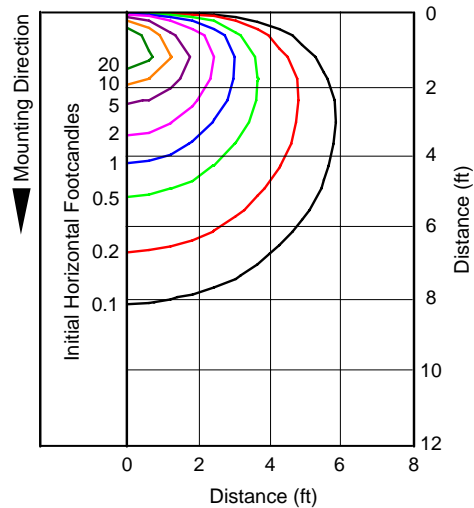
IC LED OUTDOOR PERFORMANCE STEP LIGHT LED IC115LEDHSG, 838LED



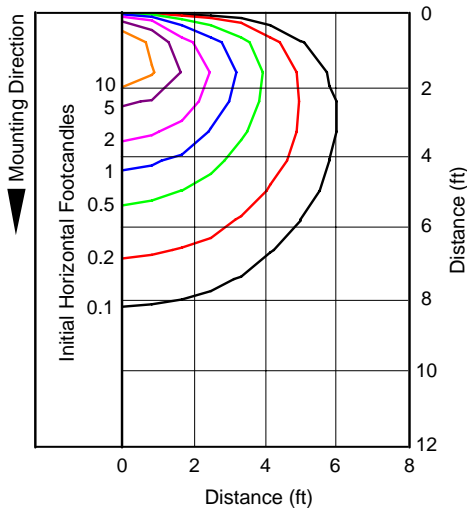
Catalog Number: IC115LEDHSG
838LED-13-41K-BL
Test Number: PT09102902
Total Lumens: 182 lms
Mounting Height: 1.50 ft



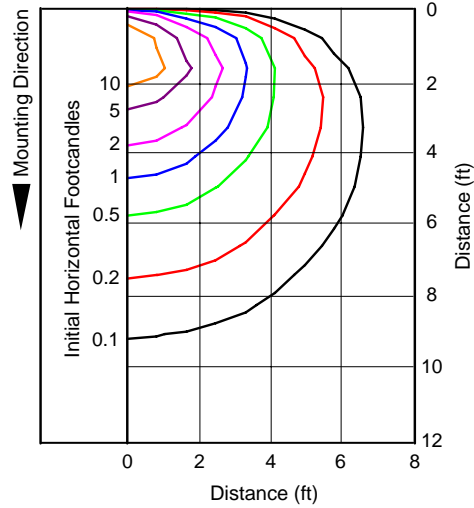
Catalog Number: IC115LEDHSG
838LED-13-41K-WH
Test Number: PT09102901
Total Lumens: 293 lms
Mounting Height: 1.50 ft



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





Project: Hotel Madeline

Fixture Type: BKH

Location: 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.

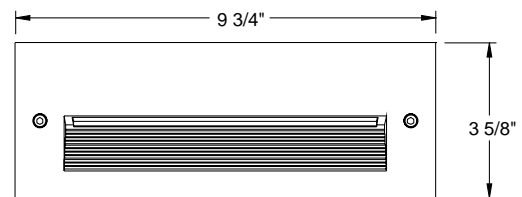
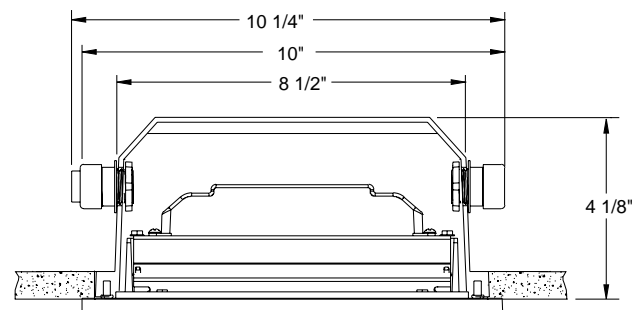
Labels UL listed for wet locations, concrete pour approved • UL and cUL Listed, RoHS compliant • UL Listed as LED conversion retrofit kit for Juno PL115 outdoor rated step light • IP65 rated.

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

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:

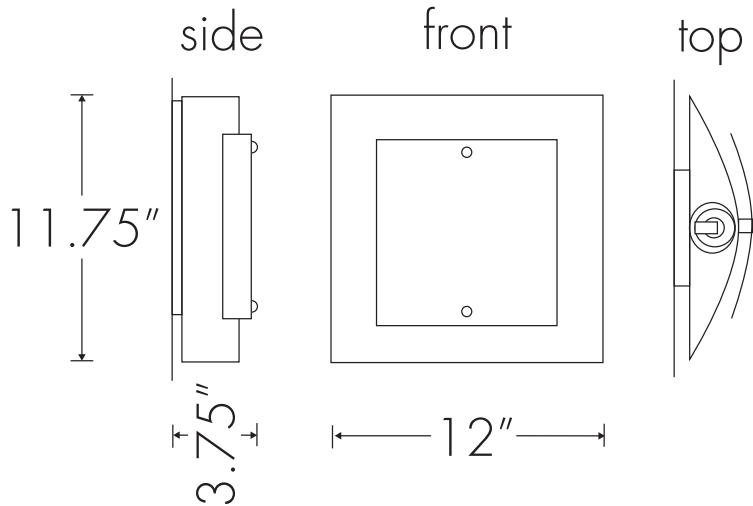
(up-charge may apply)
ANP, BCP, RCU **Burled Copper per Photo**

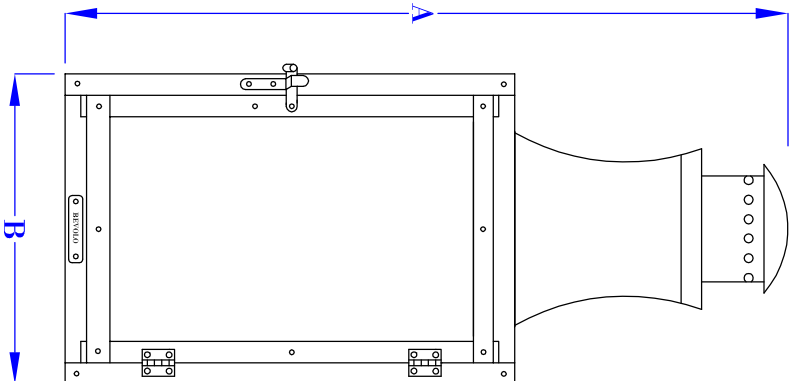
Premium Diffusers:

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

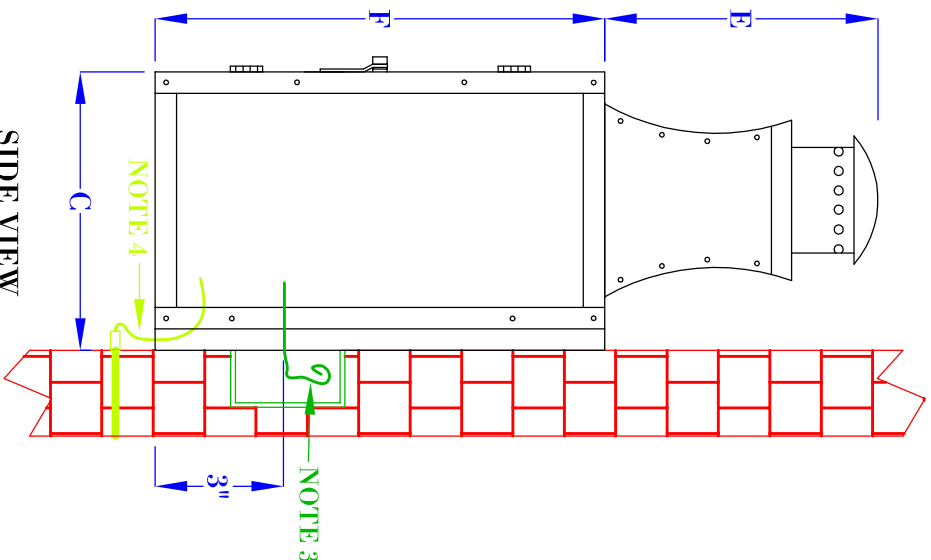
Available Lamping options:

(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





FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

- NOTES:
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
 2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
 3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
 4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{8}$ " X $\frac{1}{4}$ " GAS LINE ADAPTOR

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT: GOVERNOR CARRIAGE LANTERN

BRACKET: FLUSH MOUNT

SIZE:	17"	24"
A:	17"	24"
B:	7 $\frac{1}{4}$ "	10"
C:	6 $\frac{1}{2}$ "	8 $\frac{3}{4}$ "
D:	NA	NA
E:	6 $\frac{1}{2}$ "	9"
F:	10 $\frac{1}{2}$ "	15"

DATE:	10-29-12
APP. BY:	MAJ
REVISION:	1
DRW BY:	JJG

COPYRIGHT 2012, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- Comparable light output to 26W, 32W, 42W and 2x26W CFL while consuming 14, 19, 26 and 37 watts.
- No harmful ultraviolet or infrared wavelengths • No lead or mercury

PRODUCT SPECIFICATIONS

Optics

• **Trim:** Self-flanged, clear Alzak® satin (SASF) trim • Alzak® trim with low iridescent finish is standard • Others Alzak finishes are available; see trim options • Computer-optimized reflector maximizes fixture efficiency • Deep regression of source produces a very low glare system • Lensed mixing chamber conceals the LEDs to produce uniform aperture luminance

Electrical

• **LED Light Engine:** Innovative light engine utilizes remote phosphor lens and mixing chamber to ensure perfectly mixed light, resulting in uniform colors and superior color consistency from fixture to fixture • 2700K, 3000K, 3500K and 4100K color temperatures available • CRI>80 • Cast aluminum heat sink integrated directly with housing provides superior thermal management with LEDs operating below manufacturer's published junction temperature to ensure attainment of rated life of the LEDs • Light engine mounts directly to heat sink and is easily replaceable • Light engine/reflector system produces 800 to 2200 lumens while using only 14 to 37 watts of energy and incorporates the latest generation of high lumen LEDs.

• **LED Driver:** Power factor >0.9 • Easily replaceable from above or below the ceiling • Dimmable via 0-10V protocol, increasing efficiency up to 30% while dimming • For a list of compatible dimmers, see [LED-DIM](#)

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

Mechanical


• **Housing:** Heavy gauge cold rolled steel with black finish • Universal housing design installs in suspended grid, plaster or drywall • Integral cast aluminum heat sink conducts heat away from LED light engine • Light engine and driver are accessible from above and below ceiling and can be upgraded to accommodate future technology improvements.

• **Mounting Frame:** Heavy gauge steel lower housing ring with factory installed spring steel friction clips securely holds cones in ceiling • Accommodates ceilings up to 3/4" thick • For thicker ceilings; consult factory

• **Mounting Bracket:** Mounting brackets have 3" vertical adjustment and accept proprietary Tru-Lock bar hangers, 1-1/2" C-channel and flat linear bars (ordered as accessories) or 1/2" EMT, 3/4" and 1-1/2" lathing channel (by others) • One-piece Tru-Lock bar hangers have integral T-bar locking screws and alignment notches for locating and locking fixture in the center or 1/4 tile increments

• **Junction Box:** Junction box rated for eight No. 12 AWG 90° C branch circuit conductors (4-in, 4-out)

Labels and Listings

- UL listed for feed through and damp locations • I.B.E.W. Union made
- Wet Location listing available, see reflector ordering options.
- EMI complies with FCC 47, Part 15, Class A • UL and cUL, RoHS complaint
- Energy Star qualified, see page 2 for designated products
- ARRA compliant 

Warranty: 5 years when used in accordance with manufacturing guidelines.
Product specifications subject to change without notice.

ORDERING INFORMATION: Rough-in, reflector and accessories each ordered separately.

Example: **SDSQ4-15302-PD**

ROUGH-IN	LIGHT ENGINE LUMENS	COLOR TEMP	VOLTAGE	OPTIONS
SDSQ4	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
11	27	1	F Fuse and Fuse Holder	
1500	2700	120V	BP 120/277V Emergency Battery Pack with Remote test switch	
15	30	2	R Reverse Phase Dimming (120V only)	
2000	3000	277V	D DALI Control Dimming (1100/1500/2000Lm, 120V only)	
20	35	3	PD Lutron Dimming Driver	
3000	3500	347V	CP Chicago Plenum	
30	40			
3000	4100			

†Consult factory

BP for Egress Lighting

Example: **SDSQ4-WHF**

TRIM	COLOR	FINISH	OPTIONS
SDSQ4	<input type="text"/>	<input type="text"/>	<input type="text"/>
SA Clear	F Specular	PF White Painted flange (Not required with "WHF")	
CG Gold	SF Satin	WET Wet Location (Clear glass lens standard)	
WT Wheat	Blank for White		
PA Pewter			
BR Bronze			
BA Black			
WHF White			

Architect to verify finish

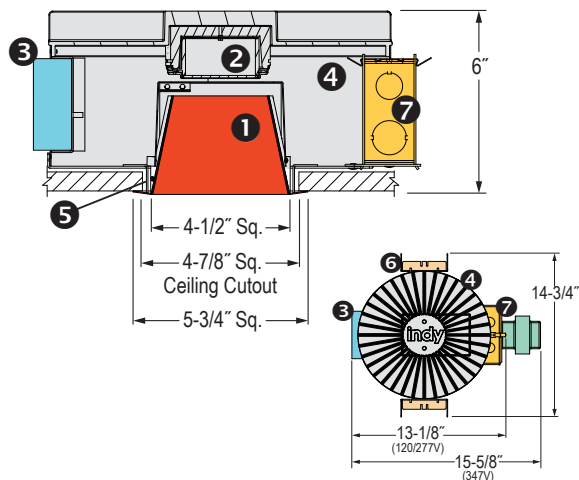
DESIGNER SERIES
4" 1100/1500/2000/3000 LUMEN
LED SQUARE DOWNLIGHT
OPEN APERTURE
SDSQ4 SERIES



Type	Cat. No.
B	
Project:	Hotel M
Notes:	



DIMENSIONS



ACCESSORIES:

- HB-TL** 25" Tru-Lock grid ceiling bar hangers, Pair (Not required with "WHF")
- HB-S2** 52" C-Channel Bar Hangers, Pair
- HB-28** 28" C-Channel Bar Hangers, Pair





Architect to verify framing



ENGINEERING DATA (Consult factory for 347V)

Voltage	120V				120V				120V				120V			
Light Engine Lumens	1100				1500				2000				3000			
CCT	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K
Input Current	0.12	0.121	0.115	0.11	0.168	0.161	0.155	0.15	0.238	0.226	0.216	0.205	0.333	0.322	0.307	0.294
Input Wattage	14.3	14.4	13.6	13.0	20.1	19.2	18.5	17.8	28.6	27.1	25.8	24.5	39.8	38.4	36.6	35.2
Input Frequency	50/60Hz				50/60Hz				50/60Hz				50/60Hz			
THD%	10.98	10.25	10.5	10.92	9.01	8.48	8.62	8.95	7.5	6.97	7.19	7.41	8.06	8.04	8.38	8.24
Power Factor	0.989	0.9855	0.9855	0.9848	0.993	0.9938	0.9946	0.9889	0.996	0.9993	0.9954	0.9959	0.993	0.9938	0.9935	0.9977
Voltage	277V				277V				277V				277V			
Light Engine Lumens	1100				1500				2000				3000			
CCT	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K
Input Current	0.06	0.06	0.057	0.055	0.078	0.075	0.073	0.071	0.106	0.101	0.097	0.093	0.151	0.147	0.141	0.135
Input Wattage	14.3	14.5	13.7	13.1	19.8	19.1	18.3	17.7	27.9	26.5	25.4	24.0	39.1	37.9	36.1	34.6
Input Frequency	50/60Hz				50/60Hz				50/60Hz				50/60Hz			
THD%	16.88	15.7	15.68	15.77	15.89	14.52	14.75	14.66	14.27	13.59	13.95	14.31	14.48	12.72	13.4	12.93
Power Factor	0.865	0.8724	0.8677	0.8599	0.915	0.9194	0.905	0.900	0.948	0.9472	0.9453	0.9316	0.933	0.9308	0.9243	0.9253

Energy Star Qualified: SDSQ4

Product #	Fixture Configurations = Energy Star
 SDSQ4-(XX)(YY)(Z); SDSQ4-SASF SDSQ4-SAF	Lumen Package: 1100 / 1500 / 2000 / 3000 CCT: (XX = 11, 15, 20, 30) Voltage: 3000K / 3500K / 4100K (YY = 30, 35, 40) 120V / 277V (Z = 1, 2)
 'Reverse Phase' Dimming (-R) SDSQ4-(XX)(YY)(Z)-R; SDSQ4-SASF SDSQ4-SAF	Lumen Package: 1100 / 1500 / 2000 / 3000 CCT: (XX = 11, 15, 20, 30) Voltage: 3000K / 3500K / 4100K (YY = 30, 35, 40) 120V (Z = 1)
 'Dali' Dimming (-D) SDSQ4-(XX)(YY)(Z)-D; SDSQ4-SASF SDSQ4-SAF	Lumen Package: 1100 / 1500 / 2000 CCT: (XX = 11, 15, 20) Voltage: 3000K / 3500K / 4100K (YY = 30, 35, 40) 120V (Z = 1)
 'Lutron' Dimming (-PD) SDSQ4-(XX)(YY)(Z)-PD; SDSQ4-SASF SDSQ4-SAF	Lumen Package: 1100 / 1500 / 2000 / 3000 CCT: (XX = 11, 15, 20, 30) Voltage: 3000K / 3500K / 4100K (YY = 30, 35, 40) 120V / 277V (Z = 1, 2)

2700K, 3000K, 3500K & 4100K CCT

Catalog Number: **SDSQ4-20351; SDSQ4-SAF**

PHOTOMETRIC REPORT

Test Number: PR11130192

Total Lumen Output: 1462 Lumens

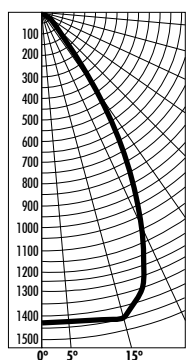
Luminaire Efficacy: 60 lm/w (4100K), 57 lm/w (3500K)

54 lm/w (3000K)

Luminaire Spacing Criteria: 0.93

Luminaire: Clear specular Alzak® reflector. Open bottom.

CIE-Type: Direct



Candlepower Distribution

Angle (Candelas)	Candela	Lumens
0°	1434	
5°	1431	137
15°	1453	412
25°	1118	518
35°	471	296
45°	101	78
55°	17	15
65°	3	3
75°	0	0
85°	0	0

Lumen Multiplier: 3000 x 1.50
 1500 x .75
 1100 x .55

Initial Footcandles

Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	39.8	12.7	7.2'
7'	29.3	9.3	8.4'
8'	22.4	7.2	9.6'
9'	17.7	5.7	10.9'
10'	14.3	4.6	12.1'
11'	11.9	3.8	13.3'
12'	10.0	3.2	14.5'
13'	8.5	2.7	15.7'
14'	7.3	2.3	16.9'
15'	6.4	2.0	18.1'

Luminance Data

Angle in Degrees	Candela/M ²
45°	10,952
55°	2,229
65°	509
75°	0
85°	0

Zonal Lumen Summary

Zone	Lumens%	%Fixture
0-30°	1066	73.0
0-40°	1362	93.2
0-60°	1455	99.6
0-90°	1461	100.0
90-180°	0	0.0
0-180°	1461	100.0

AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	Room Cavity Ratio		
	RCR1	RCR4	RCR8
5' x 5'	65	53	41
6' x 6'	45	37	28
7' x 7'	33	27	21
8' x 8'	25	21	16
9' x 9'	20	16	13
10' x 10'	16	13	10
11' x 11'	13	11	8
12' x 12'	11	9	7

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

Effective Floor Reflectance 20%

PCC	80		70		50		30		10		0							
	PW	70	50	30	10	50	30	10	50	30	10	0						
0	119	119	119	119	116	116	116	111	111	111	106	106	106	102	102	102	100	
1	113	110	108	106	111	108	106	104	104	102	101	100	99	98	97	96	95	93
2	107	103	99	95	105	101	97	94	98	95	92	95	92	90	92	90	88	87
3	102	96	91	87	100	94	90	86	92	88	85	89	86	83	87	84	82	80
4	97	89	84	79	94	88	83	79	86	82	78	84	80	77	82	79	76	75
5	92	83	78	73	90	82	77	73	81	76	72	79	75	72	77	74	71	70
6	87	78	72	68	86	77	72	68	76	71	67	74	70	67	73	69	66	65
7	83	73	67	63	81	73	67	63	71	66	63	70	66	62	69	65	62	61
8	79	69	63	59	77	69	63	59	67	62	59	66	62	58	65	61	58	57
9	75	65	59	55	74	65	59	55	64	59	55	63	58	55	62	58	55	53
10	71	62	56	52	70	61	56	52	60	55	52	60	55	52	59	54	51	50

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit represents a baseline of performance for the fixture. Results may vary in the field.



1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (800) 367-5866 • Fax (888) 708-6578

Visit us at www.junolightinggroup.com

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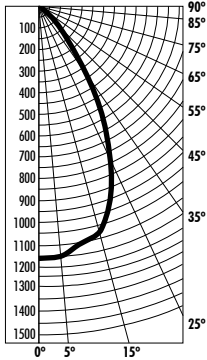
2700K, 3000K, 3500K & 4100K CCT
Catalog Number: SDSQ4-20351; SDSQ4-SASF
PHOTOMETRIC REPORT
Test Number: PR11130191
Total Lumen Output: 1283 Lumens
Luminaire Efficacy: 52 lm/w (4100K), 50 lm/w (3500K)
 47 lm/w (3000K)
Luminaire Spacing Criteria: 0.92
Luminaire: Clear satin Alzak® reflector. Open bottom.
CIE-Type: Direct

Initial Footcandles			
Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	32.3	10.3	7.1'
7'	23.7	7.6	8.2'
8'	18.2	5.8	9.4'
9'	14.3	4.6	10.6'
10'	11.6	3.7	11.8'
11'	9.6	3.1	12.9'
12'	8.1	2.6	14.1'
13'	6.9	2.2	15.3'
14'	5.9	1.9	16.5'
15'	5.2	1.7	17.6'

AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	Room Cavity Ratio		
	RCR1	RCR4	RCR8
5' x 5'	53	43	32
6' x 6'	37	30	22
7' x 7'	27	22	16
8' x 8'	21	17	13
9' x 9'	16	13	10
10' x 10'	13	11	8
11' x 11'	11	9	7
12' x 12'	9	7	6



Candlepower Distribution (Candelas)

Angle	Candela	Lumens
0°	1162	
5°	1149	110
15°	1078	306
25°	818	379
35°	381	239
45°	139	107
55°	60	54
65°	19	19
75°	0	0
85°	0	0

Lumen Multiplier: 3000 x 1.50
 1500 x .75
 1100 x .55

Luminance Data

Angle in Degrees	Candela/M ²
45°	15,020
55°	7982
65°	3502
75°	0
85°	0

Zonal Lumen Summary

Zone	Lumens%	%Fixture
0-30°	794	65.2
0-40°	1033	84.8
0-60°	1194	98.0
0-90°	1218	100.0
90-180°	0	0.0
0-180°	1218	100.0

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

Effective Floor Reflectance 20%

PCC	80			70			50			30			10			0		
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	113	113	113	113	110	110	110	110	105	105	105	101	101	101	97	97	97	95
1	107	104	101	99	104	102	100	97	98	96	94	94	93	92	91	90	89	87
2	101	96	92	88	99	94	90	87	91	88	85	88	86	83	86	84	82	80
3	95	89	83	79	93	87	83	79	85	81	77	82	79	76	80	77	75	73
4	90	82	76	72	88	81	76	72	79	74	71	77	73	70	75	72	69	68
5	85	76	70	66	83	75	70	66	74	69	65	72	68	64	71	67	64	62
6	80	71	65	61	79	70	65	60	69	64	60	68	63	60	66	62	59	58
7	76	67	60	56	75	66	60	56	65	59	56	63	59	55	62	58	55	54
8	72	62	56	52	71	62	56	52	61	56	52	60	55	52	59	55	51	50
9	68	59	53	49	67	58	52	49	57	52	48	56	52	48	56	51	48	47
10	65	55	49	46	64	55	49	45	54	49	45	53	49	45	53	48	45	44

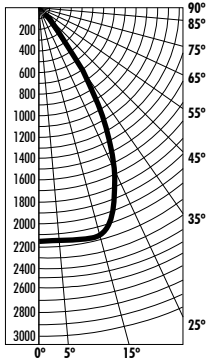
2700K, 3000K, 3500K & 4100K CCT
Catalog Number: SDSQ4-30351; SDSQ4-SAF
PHOTOMETRIC REPORT
Test Number: PR11130182
Total Lumen Output: 2193 Lumens
Luminaire Efficacy: 62 lm/w (4100K), 60 lm/w (3500K)
 57 lm/w (3000K)
Luminaire Spacing Criteria: 0.93
Luminaire: Clear specular Alzak® reflector. Open bottom.
CIE-Type: Direct

Initial Footcandles			
Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	59.7	19.1	7.2'
7'	43.9	14.0	8.4'
8'	33.6	10.7	9.6'
9'	26.6	8.5	10.9'
10'	21.5	6.9	12.1'
11'	17.8	5.7	13.3'
12'	14.9	4.8	14.5'
13'	12.7	4.1	15.7'
14'	11.0	3.5	16.9'
15'	9.6	3.1	18.1'

AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	Room Cavity Ratio		
	RCR1	RCR4	RCR8
5' x 5'	97	79	61
6' x 6'	68	55	43
7' x 7'	50	40	31
8' x 8'	38	31	24
9' x 9'	30	24	19
10' x 10'	24	20	15
11' x 11'	20	16	13
12' x 12'	17	14	11



Candlepower Distribution (Candelas)

Angle	Candela	Lumens
0°	2151	
5°	2146	205
15°	2179	618
25°	1677	776
35°	706	444
45°	152	118
55°	25	22
65°	4	4
75°	0	0
85°	0	0

Lumen Multiplier: 2000 x 0.67
 1500 x .50
 1100 x .37

Luminance Data

Angle in Degrees	Candela/M ²
45°	16,427
55°	3344
65°	764
75°	0
85°	0

Zonal Lumen Summary

Zone	Lumens%	%Fixture
0-30°	1599	73.3
0-40°	2042	93.2
0-60°	2182	99.6
0-90°	2191	100.0
90-180°	0	0.0
0-180°	2191	100.0

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

Effective Floor Reflectance 20%

PCC	80			70			50			30			10			0		
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	113	110	108	106	111	108	106	104	104	102	101	100	99	98	97	96	95	93
2	107	103	99	95	105	101	97	94	98	95	92	95	92	90	92	90	88	87
3	102	96	91	87	100	94	90	86	92	88	85	89	86	83	87	84	82	80
4	97	89	84	79	94	88	83	79	86	82	78	84	80	77	82	79	76	75
5	92	83	78	73	90	82	77	73	81	76	72	79	75	72	77	74	71	70
6	87	78	72	68	86	77	72	68	76	71	67	74	70	67	73	69	66	65
7	83	73	67	63	81	73	67	63	71	66	63	70	66	62	69	65	62	61
8	79	69	63	59	77	69	63	59	67	62	59	66	62	58	65	61	58	57
9	75	65	59	55	74	65	59	55	64	59	55	63	58	55	62	58	55	53
10	71	62	56	52	70	61	56	52	60	55	52	60	55	52	59	54	51	50

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit represents a baseline of performance for the fixture. Results may vary in the field.



1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (800) 367-5866 • Fax (888) 708-6578
 Visit us at www.junolightinggroup.com

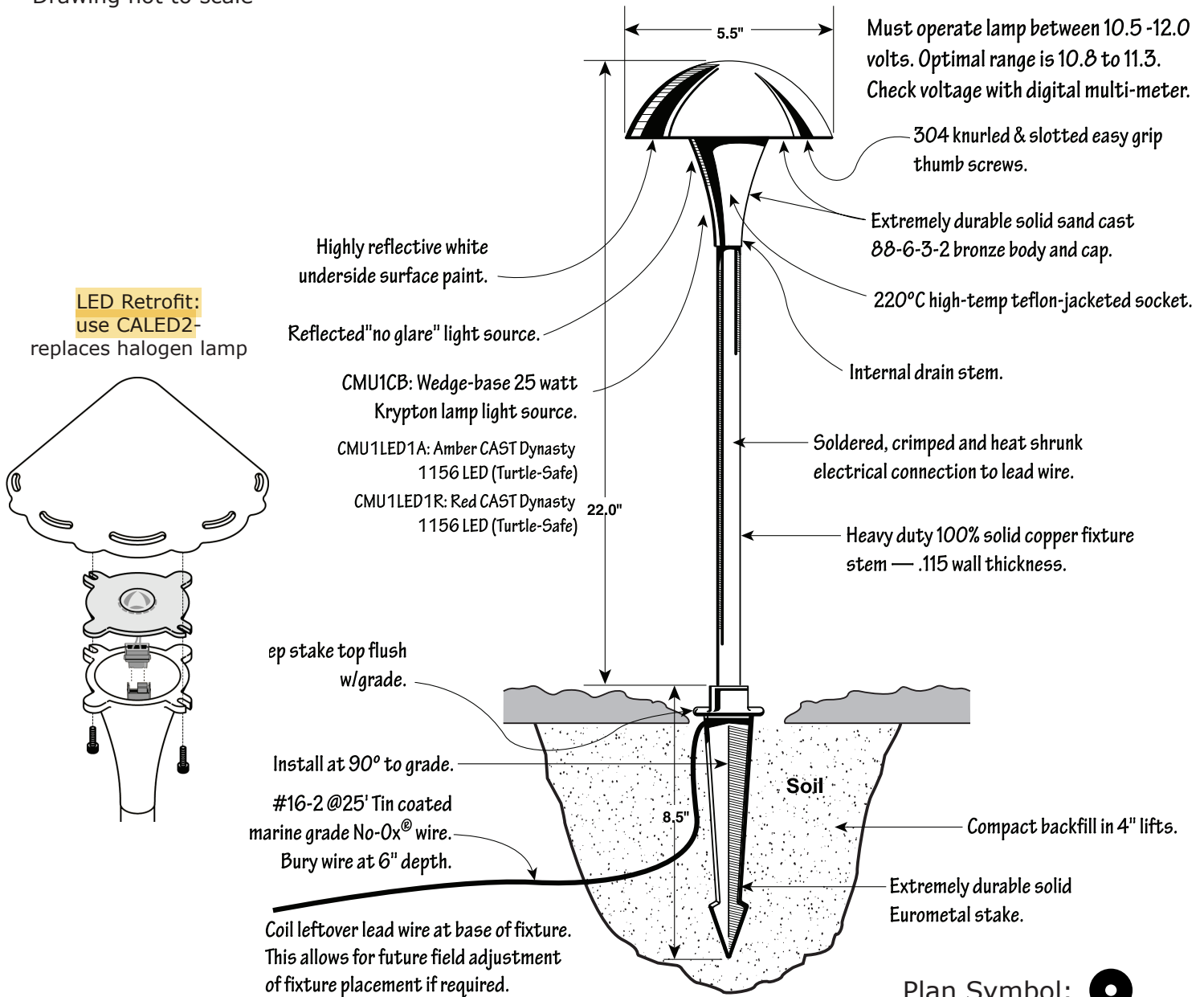
Printed in U.S.A. ©2015 Juno Lighting, LLC.



CAST SMALL MUSHROOM AREA/PATH LIGHT

Project: Hotel M Date: _____
 Fixture Type: LA Quantity: _____
 Specifier: _____

Drawing not to scale



Notes

- CMU1CB: Requires S8 Wedge Base Lamp (incl. 25w) Max. lamp rating 35 watts
- Typical spacing 10' to 15'
- Use Sprinkler Shield (CSPRS) if needed
- Refer to product installation sheet prior to installation

OPTIONS

- Mounting Canopy - Unthreaded (CFM1CBS)
- Standard Mounting Stake (CMS1EM)(incl.)
- Long Mounting Stake (CLMS1EM)
- Heavy Duty Mounting Stake (CHMS1CB)
 *NOTE: This is a threaded stake. T use with this fixture, purchase adapter (XCBPTLTA)
- Sprinkler Shield (CSPRS)
- Unthreaded Stems:**
- Replacement Stem (XCBPSTEMS_____)
- Telescopic Stem (CWTRS_____)

Accentra™ Series - LED



Catalog Number	Type PAL
Project Name Hotel M Porte of Cochere	

ACC - LED

3 1/4" x 3 1/4" Direct Rotatable (359°)

S P E C I F I C A T I O N S

Housing

One-piece, .063" thick extruded aluminum with locking provisions on both ends. Die-cast aluminum support modules and end plates are secured with no visible fasteners. Standard lengths are 2', 3', 4' 6" and 8'. Provisions may be made for continuous rows.

Finish

Standard and premium finishes are baked powder coat electrostatically applied (2.0 mil minimum thickness) to assure aesthetics and durability. Standard finish for stems and canopies is white.

Optical Control

Clear co-extruded 100% D.R. acrylic lens with high transmittance diffusing insert.

Reflector

.060" thick die-formed aluminum finished with a high reflectance white enamel.

Light Engine

Osram-Sylvania LED modules available for 3000K, 3500K and 4000K CCT:

HO - High Output

*3326 Total Delivered Lms. at 41 System Watts (Values per 4' using 3500K LED modules)

MO - Medium Output

*2106 Total Delivered Lms. at 24 System Watts (Values per 4' using 3500K LED modules)

*Due to continued advancement in LED technology, lumen performance is subject to change. Please visit our website for the most up-to-date information.

Driver

Osram-Sylvania "Optotronic" power supply is UL/CUL recognized, 0-10V dimming available, 120-277 universal voltage.

Circuitry

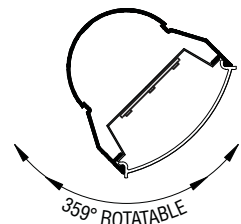
All fixtures are factory pre-wired for a single circuit. Provision for multiple switching/circuiting is optional.

Controls

Contact factory for control by Occupancy Sensors, Photo Controls and Daylight Harvesting.

Certification

All fixtures are ETL listed conforming to UL/CUL standards and are suitable for use in dry or damp locations.



Standard Lengths: 2', 3', 4', 6' and 8'		Mounting CT = Cable (15/16" Tbar) Fully Adjustable (36" Standard) CN = Cable (Non-Tbar) Fully Adjustable (36" Standard) P = Rigid Stem (Up to 48" Standard) K = Swivel Stem (Up to 48" Standard) JT = Tbar Ceiling Mounting JN = Non-Tbar Ceiling Mounting W = Wall (6", 12", 18", 24")	
Series ACC			
ACC - HO - K40 - 8 - W(24) - LOH - F01M - V - []			
Lumen Output HO - High Output *3326 Total Lumens - 80 Lm/W MO - Medium Output *2106 Total Lumens - 88 Lm/W *Lumen ratings per 4' section (3500 K)	CCT K30 3000 Kelvin K35 3500 Kelvin K40 4000 Kelvin	Optical Control LOH LED Optimized High Transmittance Lens	Standard Finishes F01M Matte White Premium Finishes F01G Gloss White F12 Ultrasonic Clear F02 Ivory F13 Merlot F03 Stonewash F14 Red Skies F04 Camel F15 Lemon F05 Gray Day F16 Forest Hunter F06 Pebble Beach F17 Olive F07 Steel F18 Khaki F08 Gray Seal F19 Heather Green F09 Mocha F20 Blue Print F10 Bronzed F21 Reflex Blue F11 Gloss Black F22 Navy F11M Matte Black F23 Custom Color
			Voltage 120 277
			Options NLCKT Night Light Circuit (Common Neutral) EMCKT Emergency Circuit (Separate Hot & Neutral) EBPL Emergency Battery Pack (7 Watt) EBPH Emergency Battery Pack (10 Watt)
			Dim Dimming FS Fused Drivers GTD Generator Transfer Device DL Damp Location



Suspended/Surface-Ceiling/Wall Mount

ACC-HO-K35-LOH



High Output

LED Optimized High Transmittance Lens

Catalog Number: ACC-HO-K35-4'-X-LOH-120

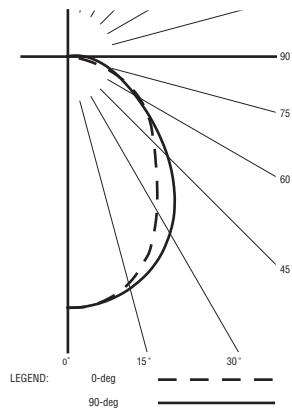
Report Number: ITL#80856.ies

Luminaire Description: Extruded Aluminum Housing with White Aluminum Reflector and LED Optimized Acrylic Lens with Insert

LED Module: Multiple White Low-Power Light Emitting Diodes (LEDs) in a precise lay-out.

Total Luminaire Efficacy = 80.1 Lm/W

Color Rendering Index (CRI) = 83



ZONAL LUMEN SUMMARY

Zone	Lumens	%Fixture
0- 30	1016	30.5
0- 40	1602	48.2
0- 60	2620	78.8
0- 90	3284	98.8
90- 180	42	1.2
0- 180	3326	100.0

CANDELA DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	1360	1360	1360	1360	1360
5	1356	1350	1354	1358	1354
15	1272	1265	1289	1301	1300
25	1086	1103	1154	1184	1188
35	842	872	955	998	1006
45	657	671	723	758	764
55	520	517	518	520	521
65	361	356	352	345	343
75	168	184	213	223	225
85	21	54	98	123	131
90	0	19	56	83	92

PRECISION ARCHITECTURAL LIGHTING

LED lighting facts
A Program of the U.S. DOE

Light Output (Lumens) **3326**
Watts **41.5**
Lumens per Watt (Efficacy) **80**

Color Accuracy
Color Rendering Index (CRI) **83**

Light Color
Correlated Color Temperature (CCT) **3465 (Bright White)**

2700K 3000K 3465K 4500K 6500K

Warm White Bright White Daylight

Warranty** **Yes**

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

** See www.lightingfacts.com/products for details.

Registration Number: 1NRP-EVKWRA (4/21/2014)
 Model Number: ACC-HO-35K-4-LOH-UNV
 Type: Luminaire - Linear

ACC-MO-K35-LOH



Medium Output

LED Optimized High Transmittance Lens

Catalog Number: ACC-MO-K35-4'-X-LOH-120

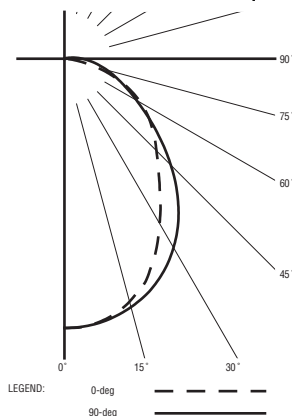
Report Number: ITL#80857.ies

Luminaire Description: Extruded Aluminum Housing with White Aluminum Reflector and LED Optimized Acrylic Lens with Insert

LED Module: Multiple White Low-Power Light Emitting Diodes (LEDs) in a precise lay-out.

Total Luminaire Efficacy = 88.1 Lm/W

Color Rendering Index (CRI) = 83



ZONAL LUMEN SUMMARY

Zone	Lumens	%Fixture
0- 30	644	30.6
0- 40	1014	48.1
0- 60	1659	78.8
0- 90	2080	98.8
90- 180	26	1.2
0- 180	2106	100.0

CANDELA DISTRIBUTION

	0.0	22.5	45.0	67.5	90.0
0	863	863	863	863	863
5	859	851	858	860	859
15	806	802	817	824	824
25	689	696	733	749	752
35	534	551	603	632	636
45	417	424	458	481	482
55	330	327	329	330	329
65	229	226	222	220	217
75	108	117	134	142	142
85	14	34	62	79	82
90	0	12	35	52	57

PRECISION ARCHITECTURAL LIGHTING

LED lighting facts
A Program of the U.S. DOE

Light Output (Lumens) **2106**
Watts **23.9**
Lumens per Watt (Efficacy) **88**

Color Accuracy
Color Rendering Index (CRI) **83**

Light Color
Correlated Color Temperature (CCT) **3455 (Bright White)**

2700K 3000K 3455K 4500K 6500K

Warm White Bright White Daylight

Warranty** **Yes**

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

** See www.lightingfacts.com/products for details.

Registration Number: 1NRP-MXWG6Y (4/21/2014)
 Model Number: ACC-MO-35K-4-LOH-120
 Type: Luminaire - Linear

For more information, visit our website at www.pal-lighting.com



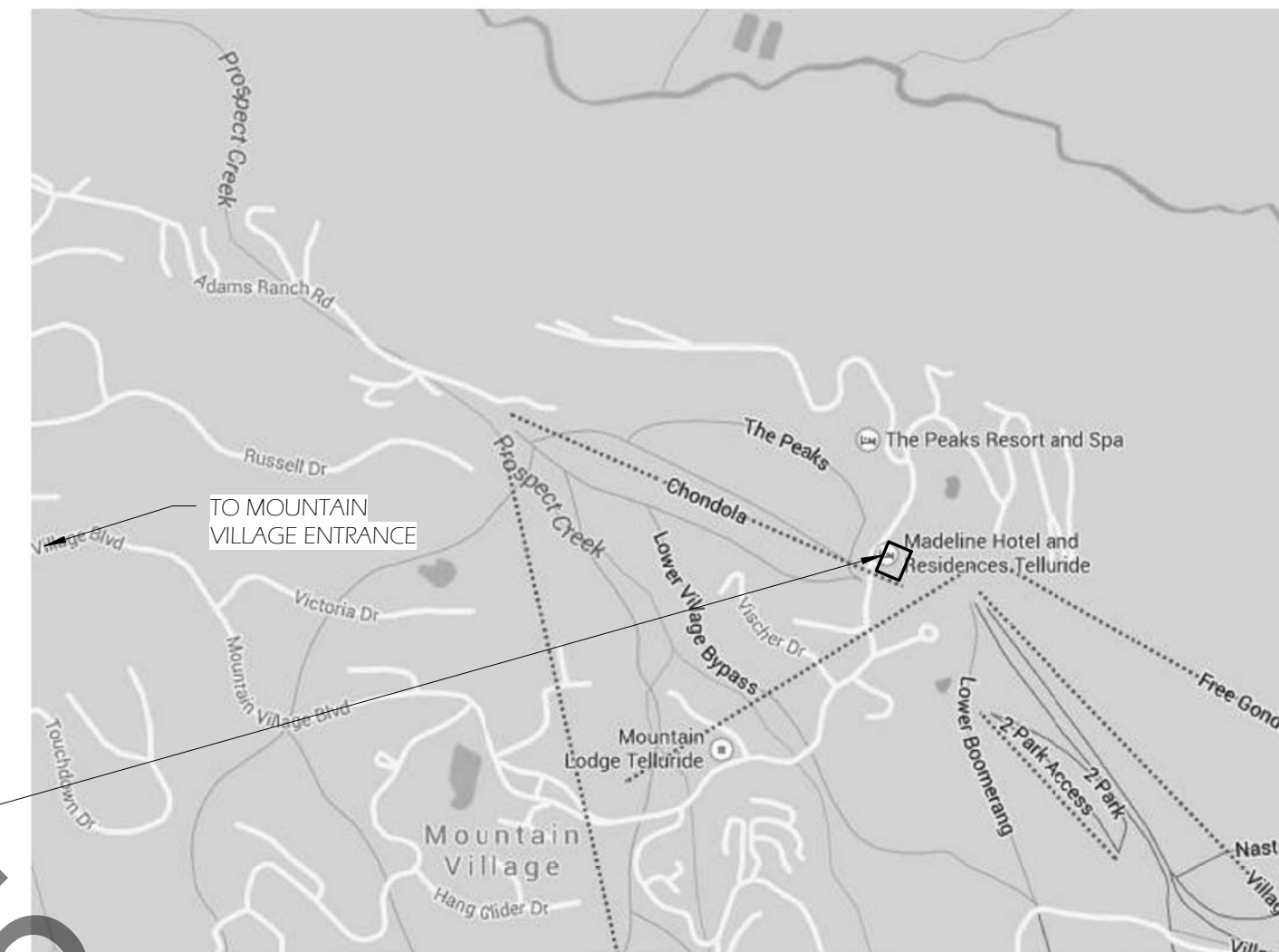
Precision Architectural Lighting 4830 Timber Creek Drive Houston, Texas 77017
 Tel 713.946.4343 Fax 713.946.4441 www.pal-lighting.com



Made in America



1 North Approach Perspective



PROJECT SITE



MOUNTAIN VILLAGE ENTRANCE

PROJECT SITE

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.

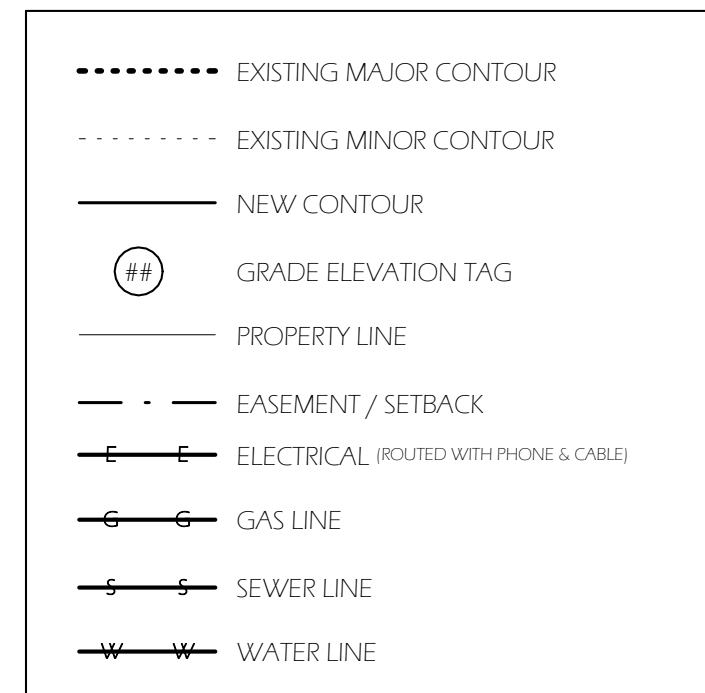
(TEXTILE WALL COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 AND BE PROTECTED BY AUTOMATIC SPRINKLERS.)

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

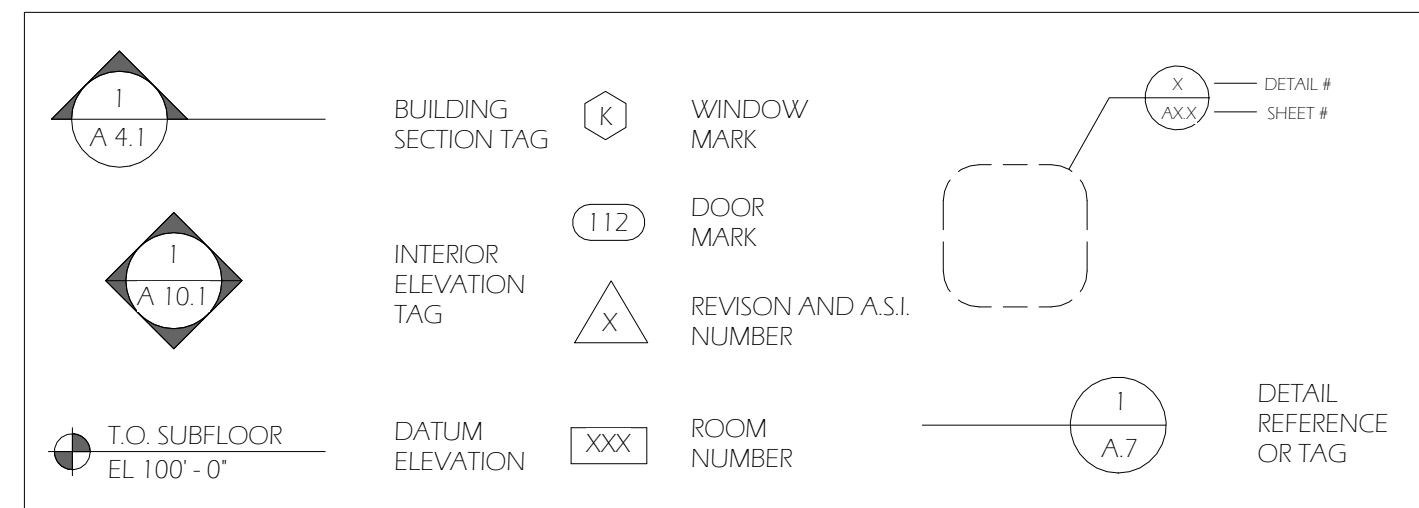


Linetypes Legend
1/4" = 1'-0"

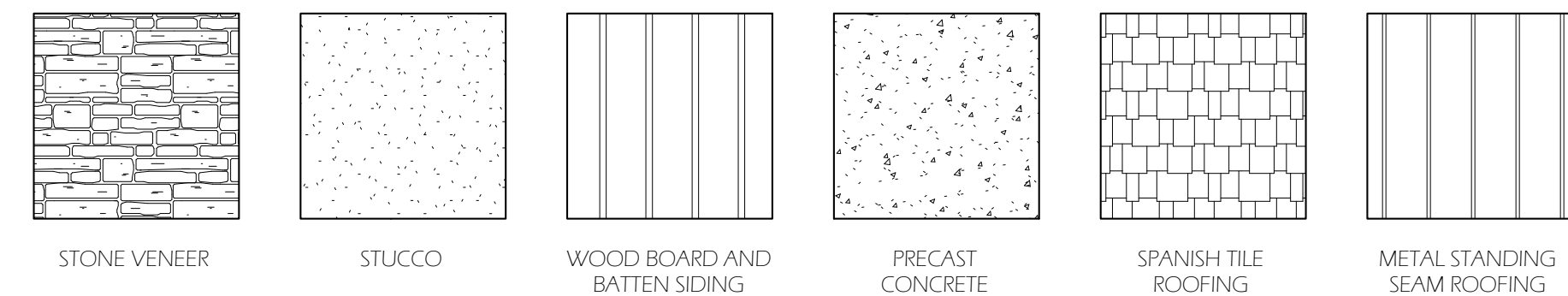


M.E.P. Symbols Legend
3/8" = 1'-0"

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



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



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

dh
architecture

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
Phone: 970-349-5922
fax: 970-349-5926
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

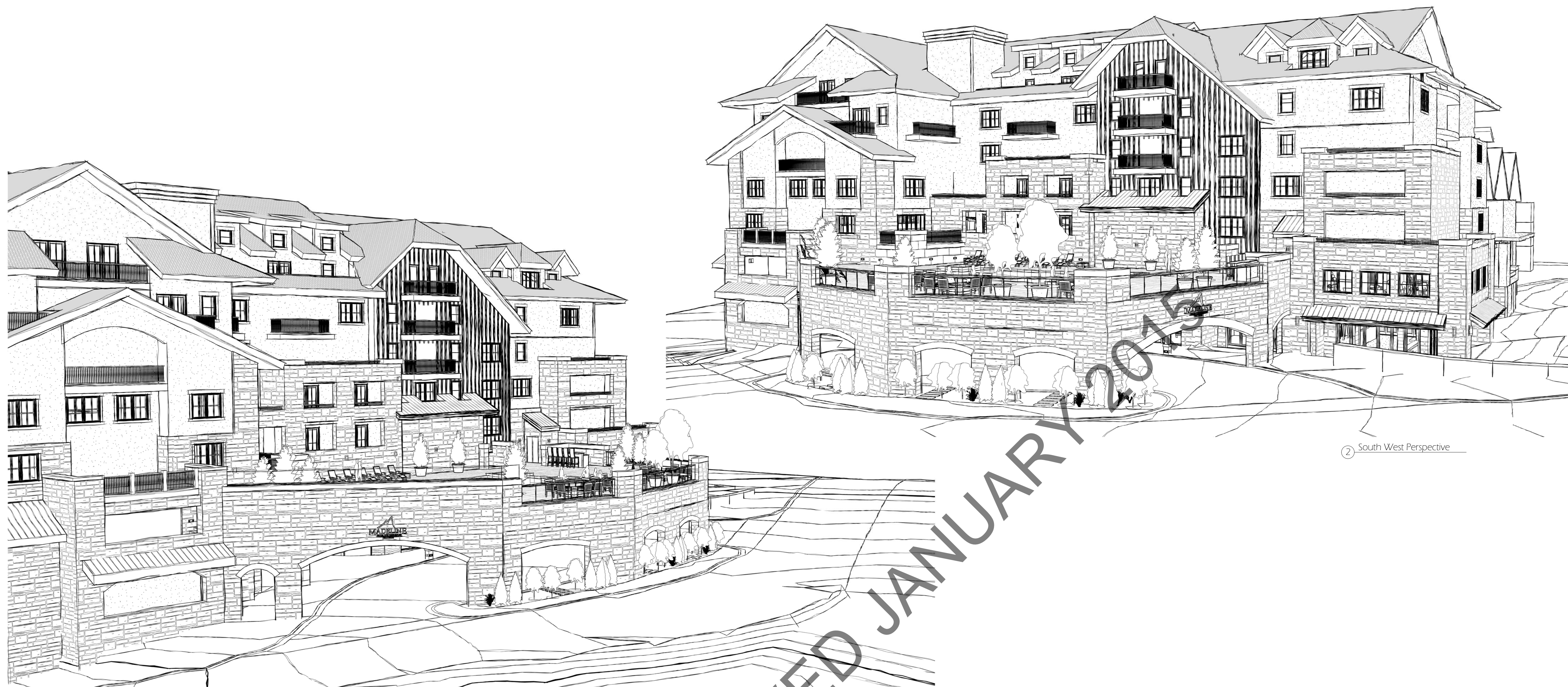
Hotel Madeline
Phase 1 Remodel

Cover Sheet

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

A0.1

Scale: As indicated



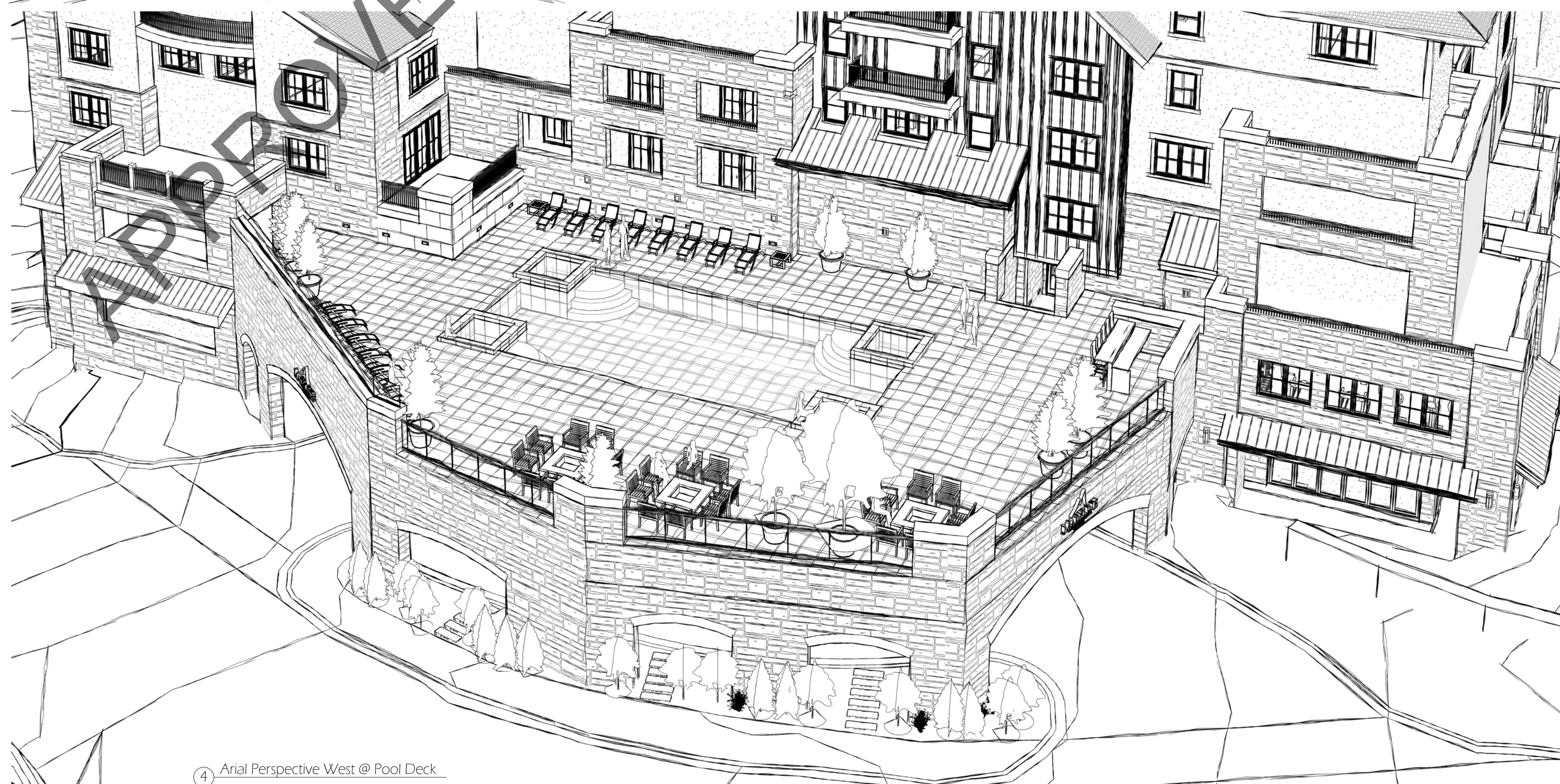
2 South West Perspective



1 North West Perspective



3 South Approach Perspective



4 Aerial Perspective West @ Pool Deck



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PROJECT TEAM

Consultant: Colorado Structural Inc.
 Mike Arbaney
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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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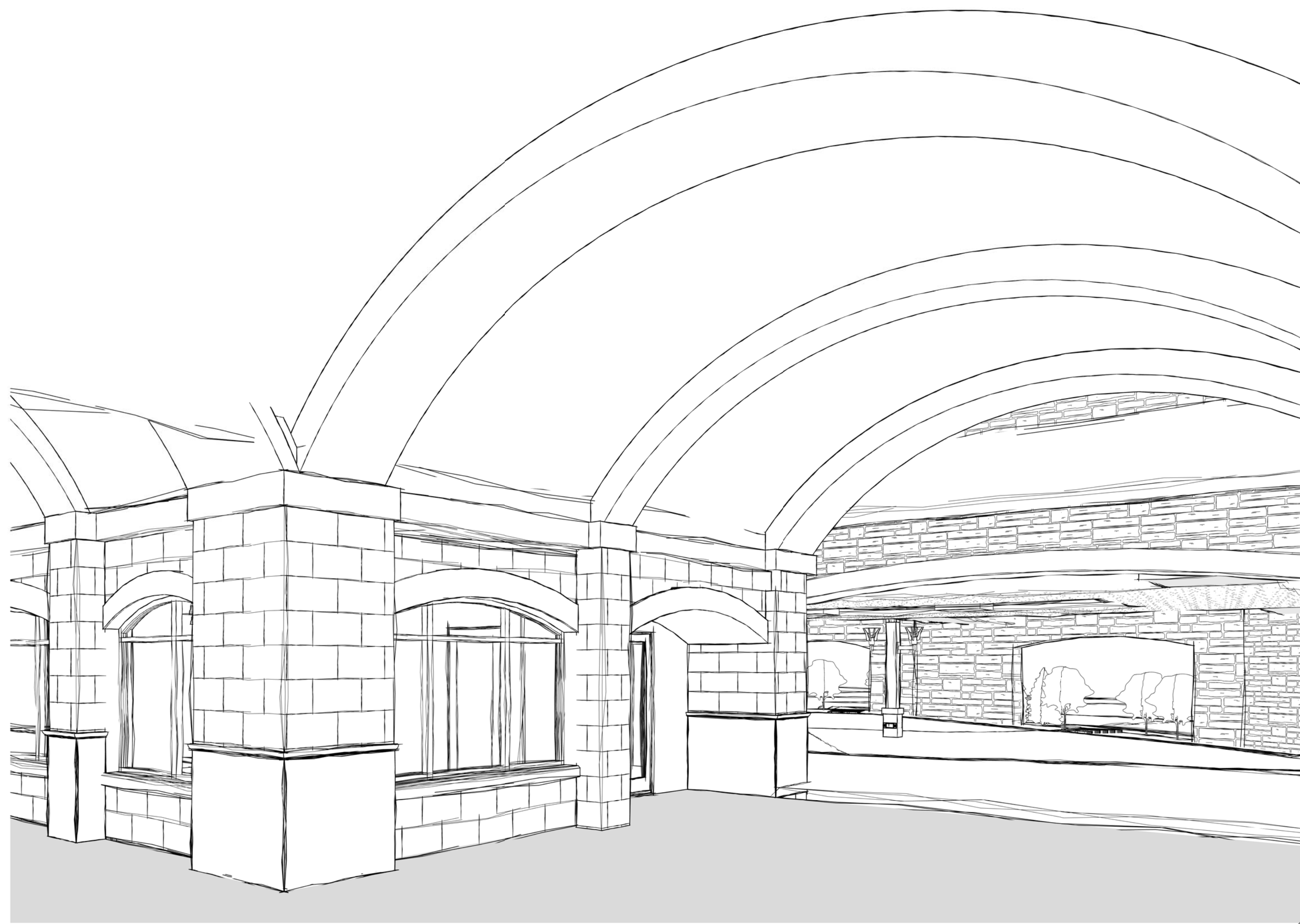
No.	Description	Date

Hotel Madeline
 Phase 1 Remodel
 Perspectives - Pool
 Deck Addition

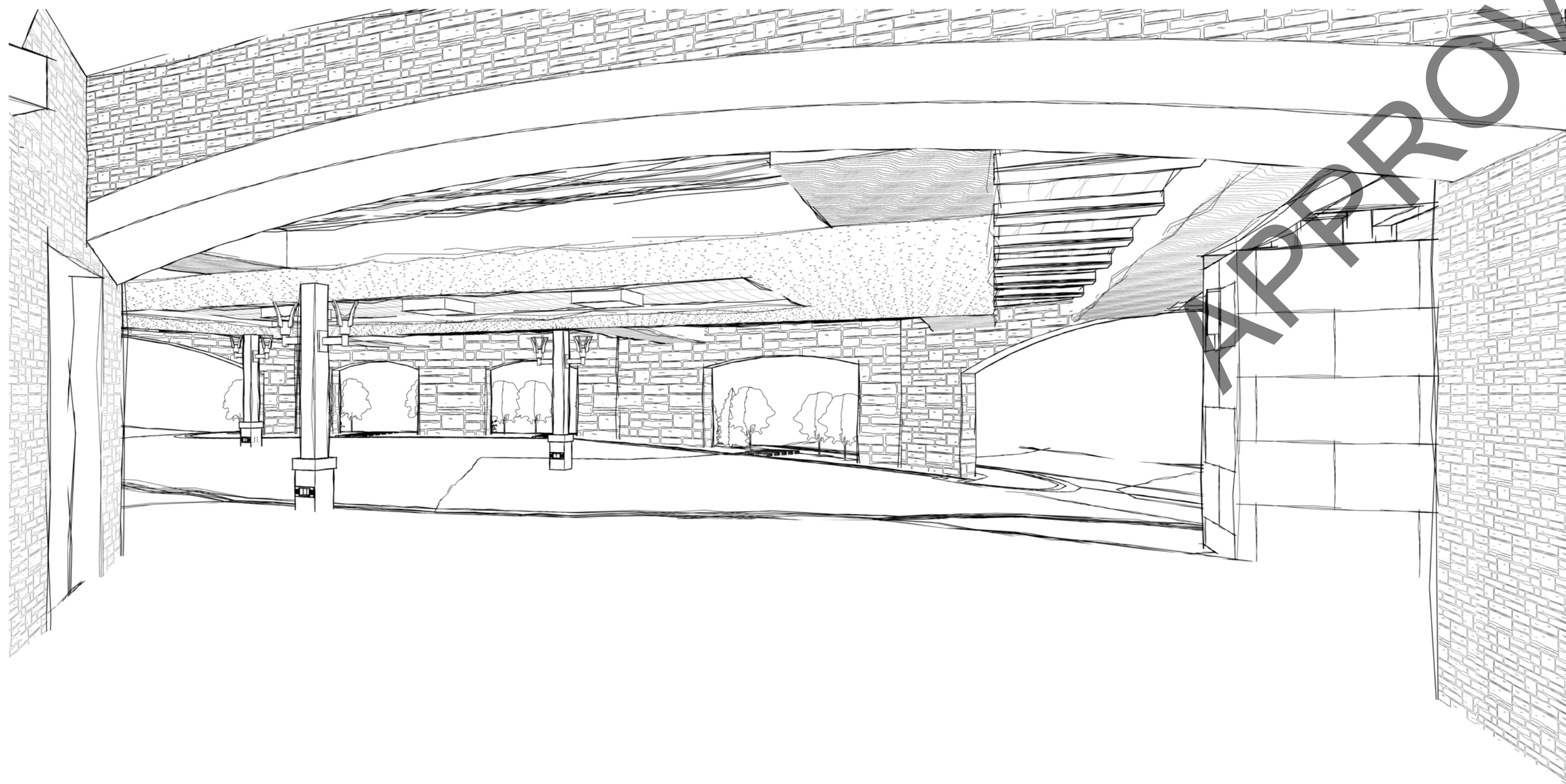
Date	12-31-2014
Drawn by	DH / BF
Checked by	DH / BF

A0.2

Scale



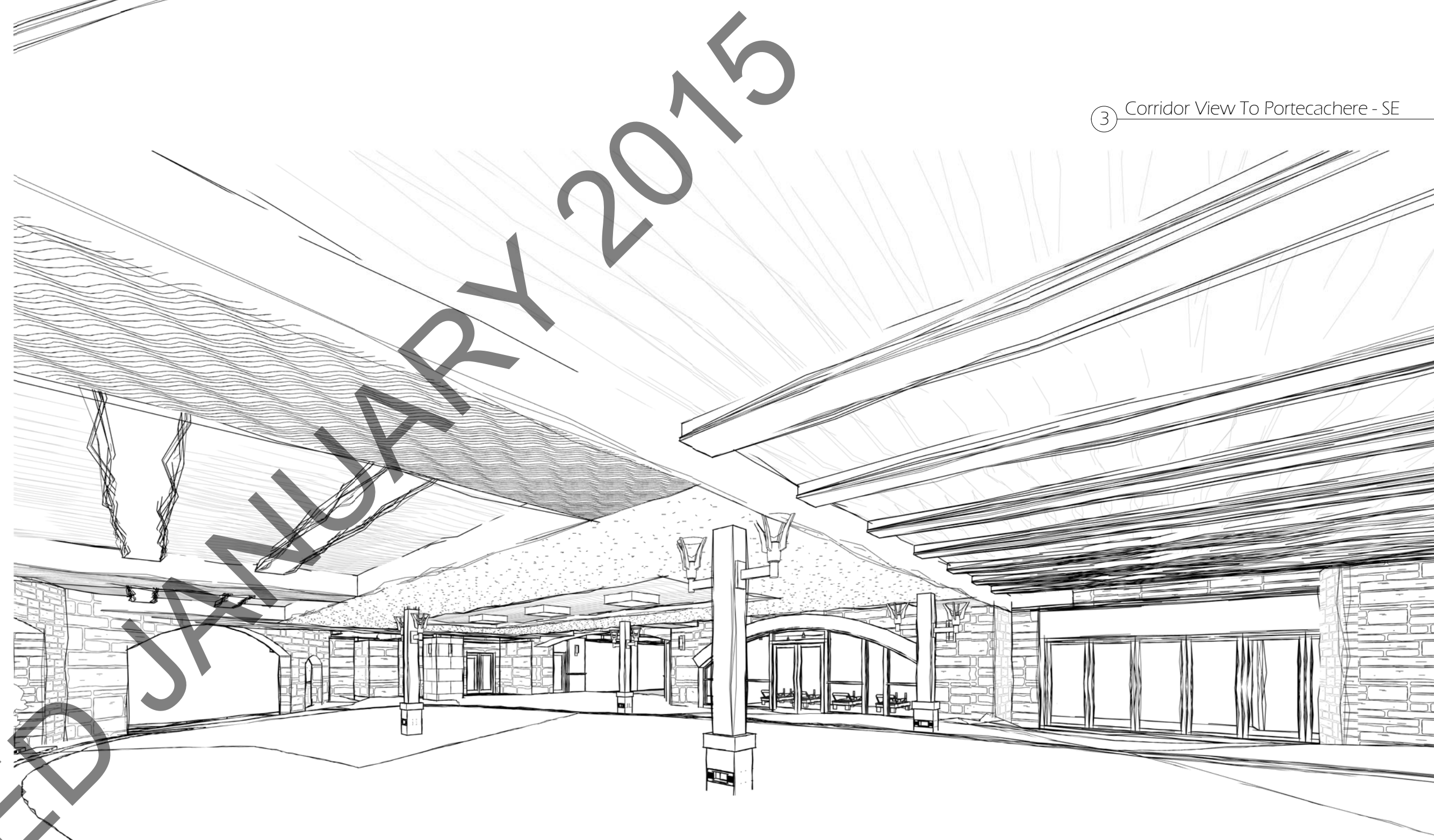
① West Corridor NE Corner



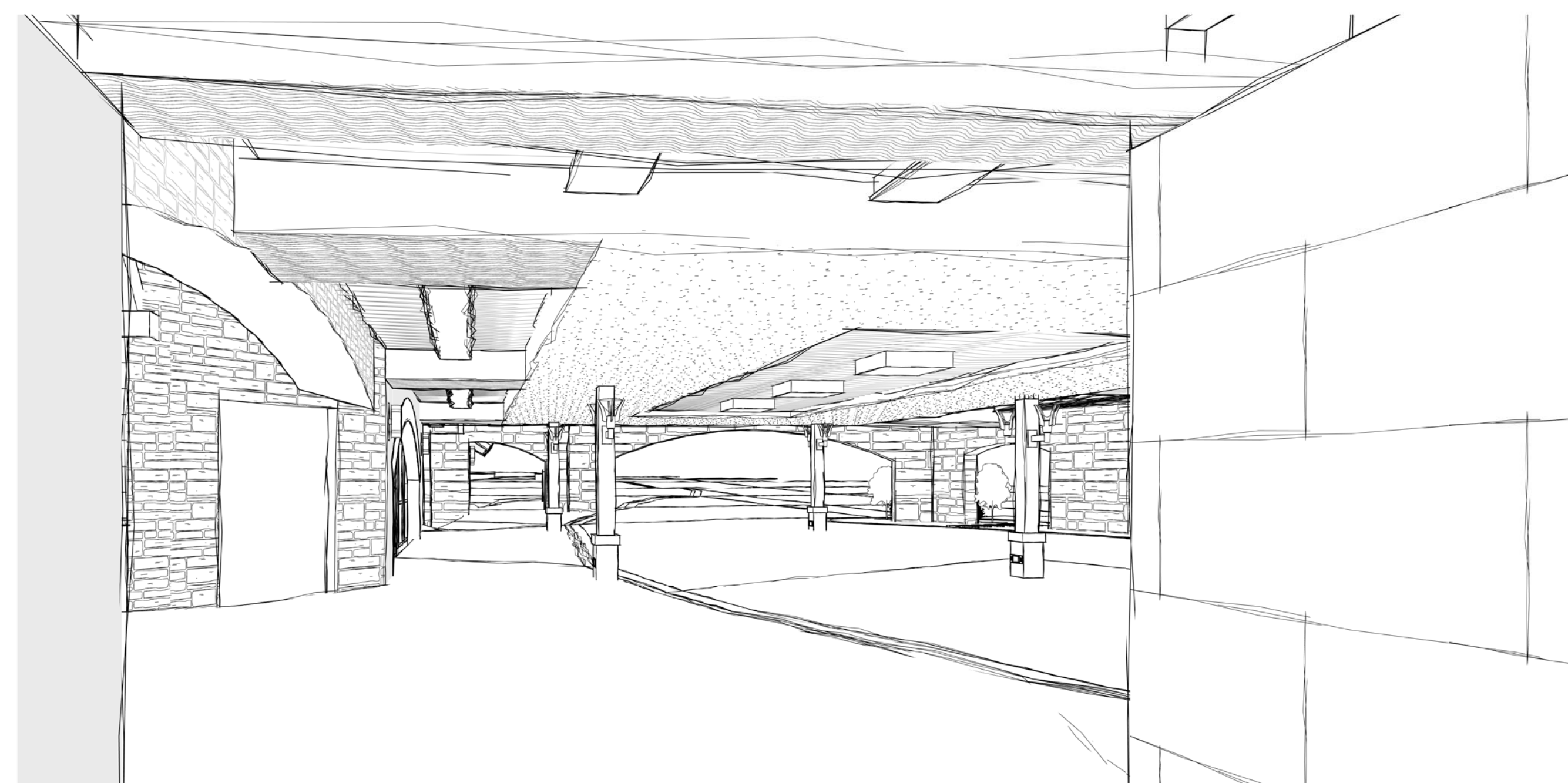
② Corridor View to Portecachere - W



③ Corridor View To Portecachere - SE



④ Corridor View To Portecachere - NE



⑤ Corridor View to Portecachere - S

PROJECT TEAM

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No.	Description	Date

Hotel Madeline
Phase 1 Remodel
Perspectives -
Portecachere

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

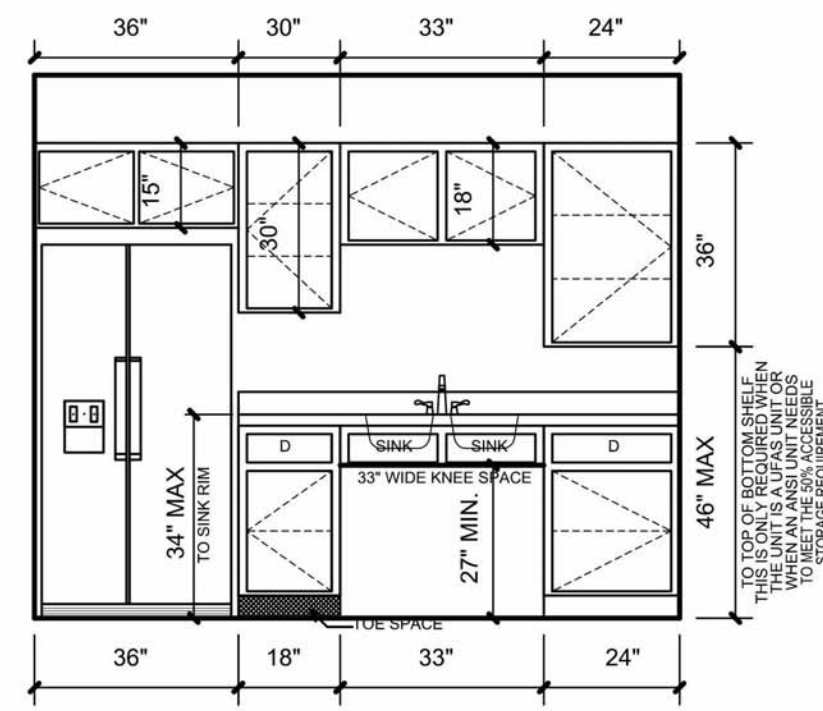
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Scale

APPROVED JANUARY 2015

TYPICAL ANSI & ANSI TYPE 'A' DETAILS (PER ANSI ICC A117.1-2009)

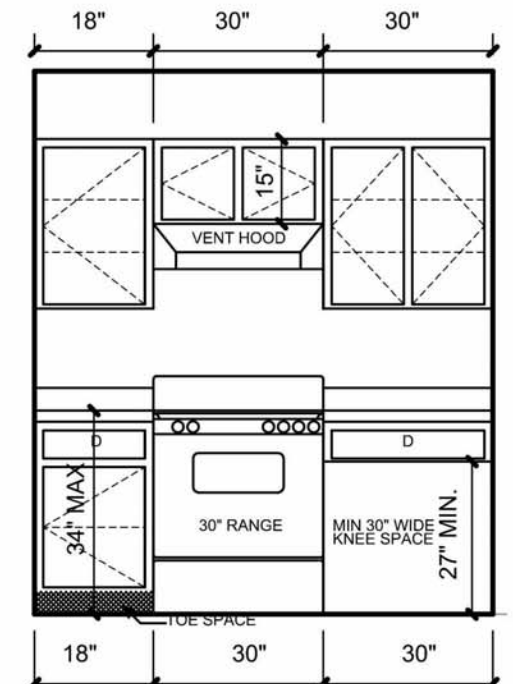
TYPICAL KITCHEN DETAILS FOR ANSI UNITS



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

TYPICAL ANSI KITCHEN

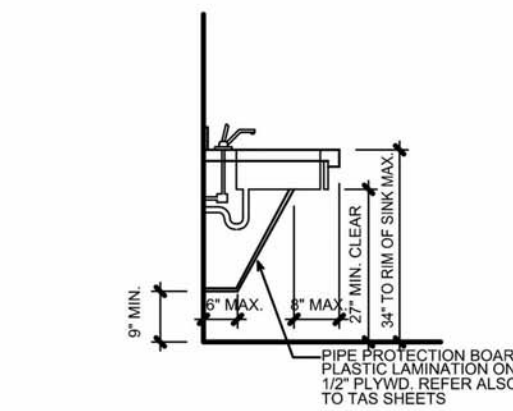
SCALE: 3/8"=1'-0"



- *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

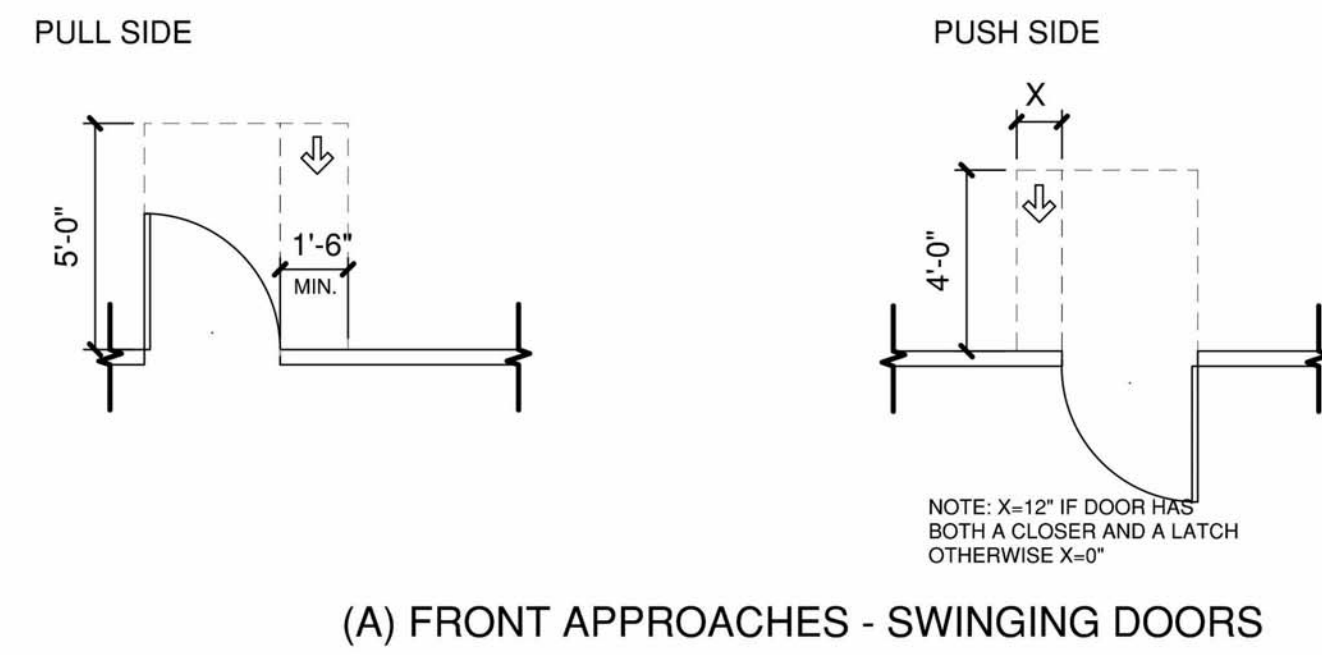
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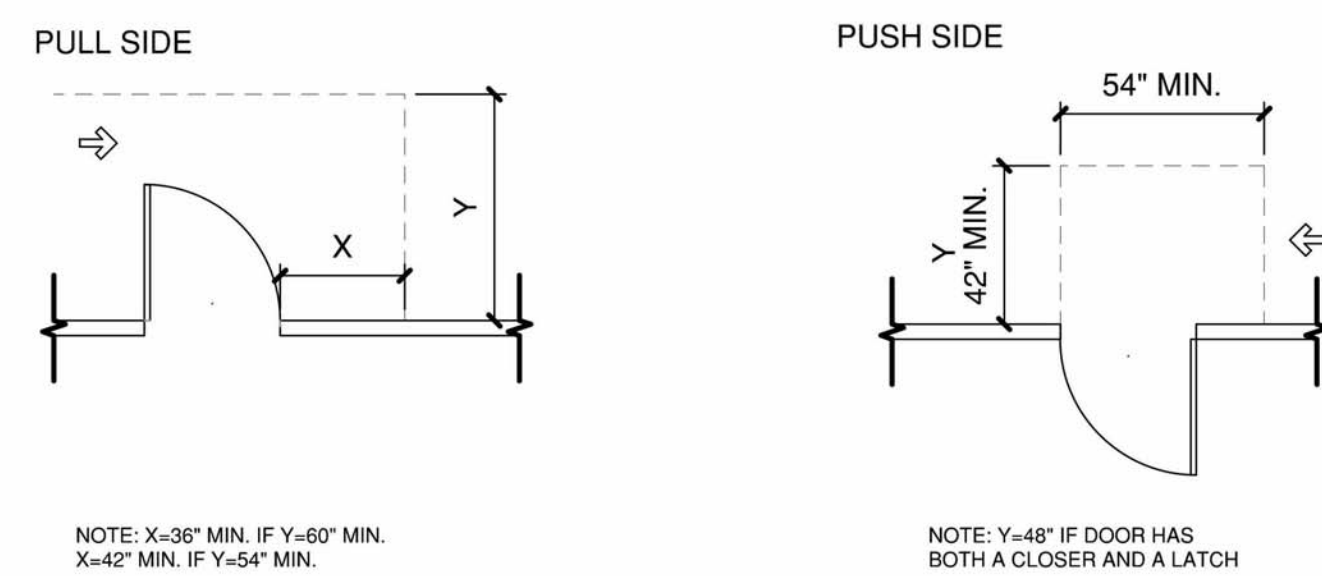
TYPICAL ANSI SINK AT KITCHEN

SCALE: 3/8"=1'-0"

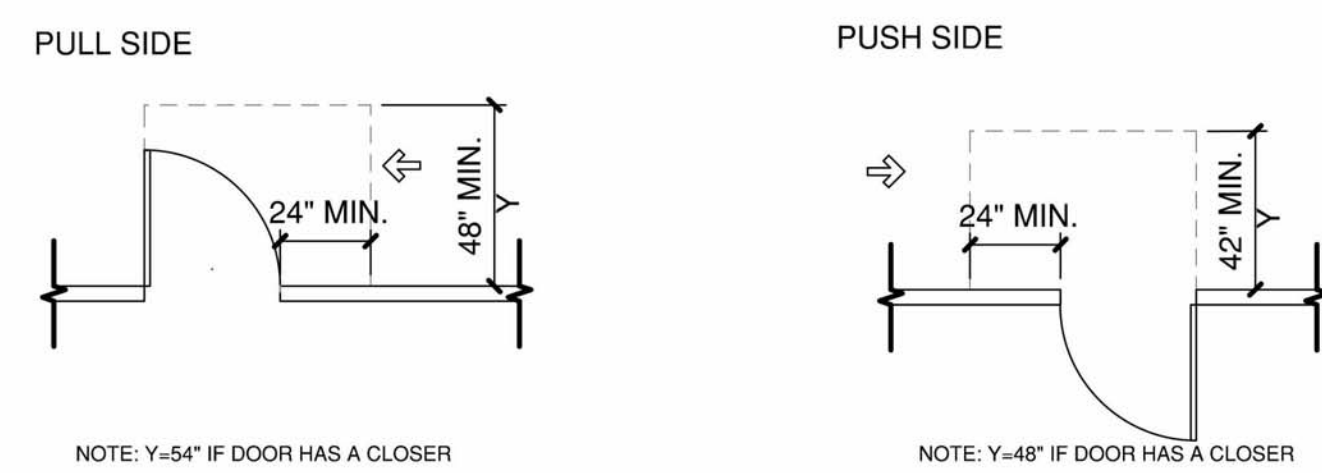
DOOR DETAILS FOR ANSI TYPE A UNIT PLANS



(A) FRONT APPROACHES - SWINGING DOORS

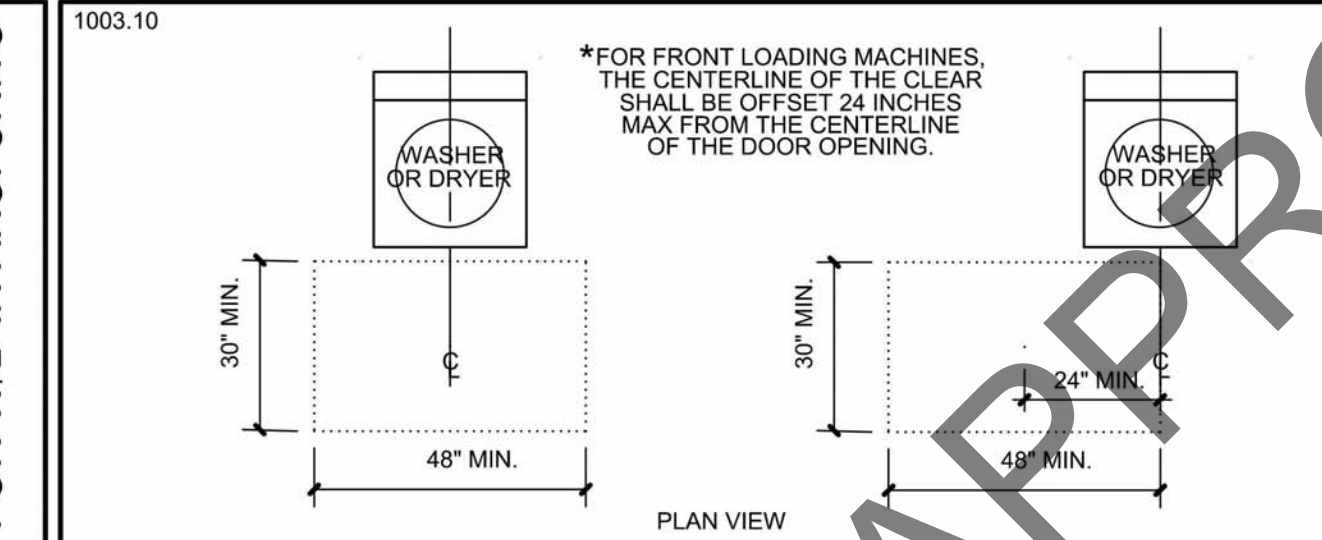


(B) HINGE SIDE APPROACHES - SWINGING DOORS

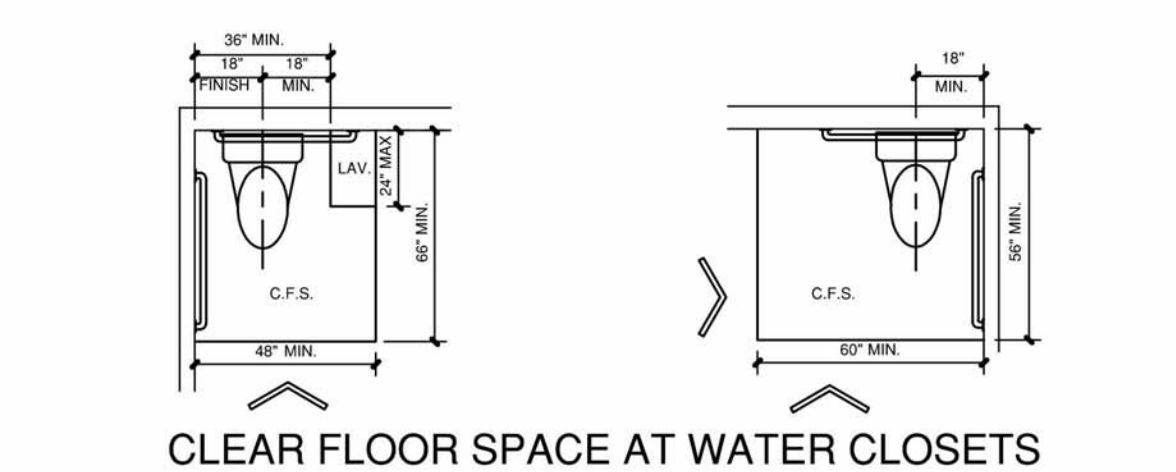
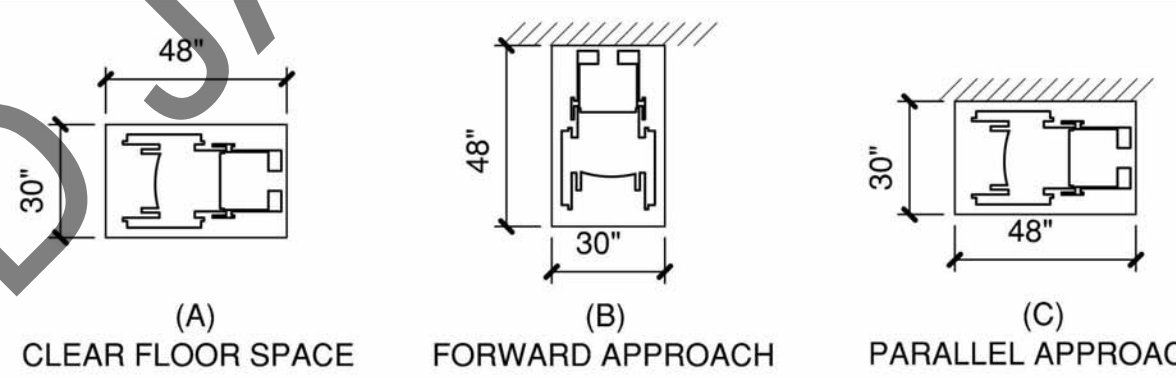
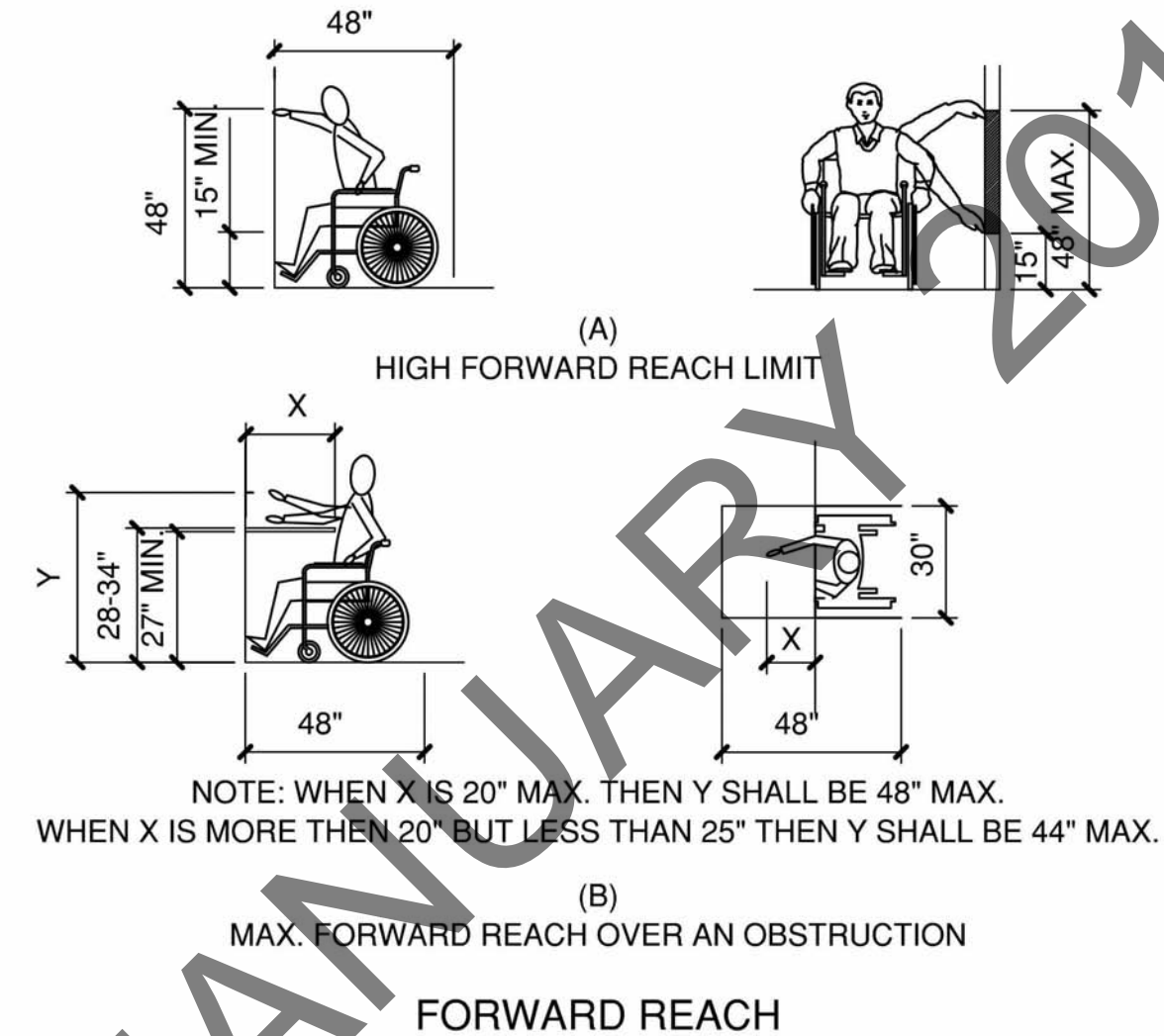
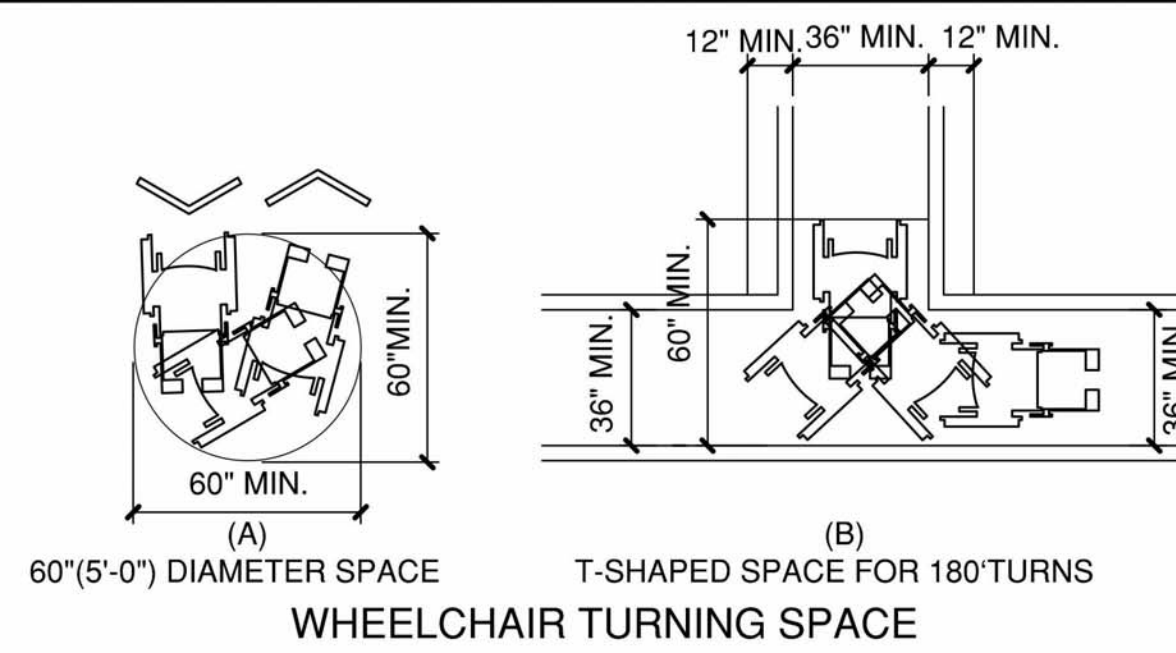


(C) LATCH SIDE APPROACHES - SWINGING DOORS

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 PROVIDE 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 PROVIDE 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



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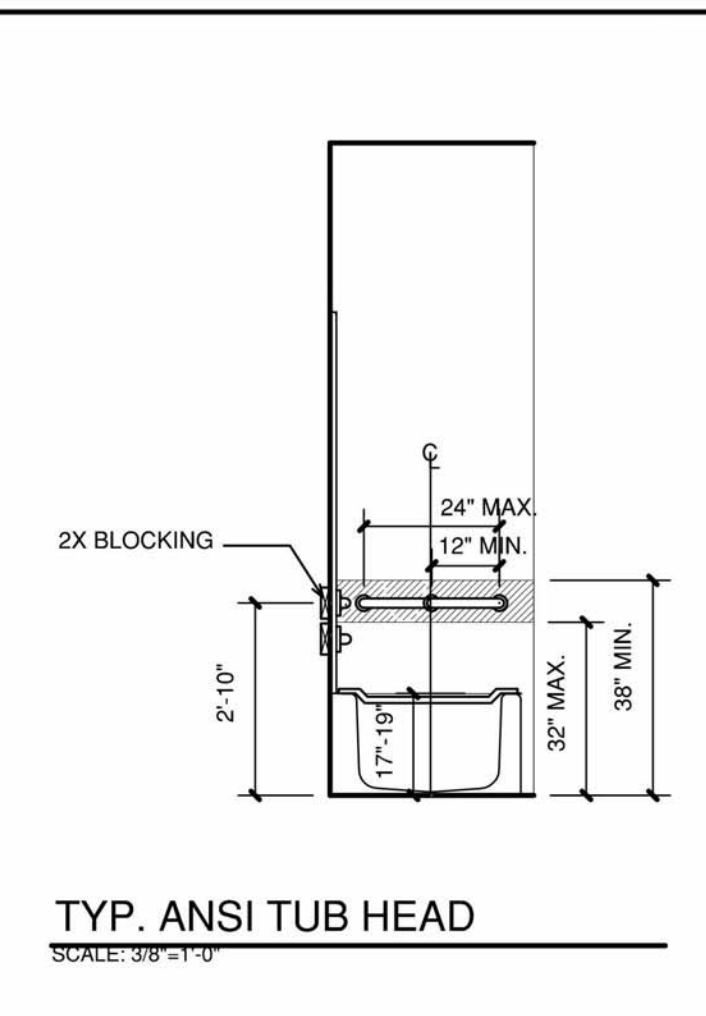
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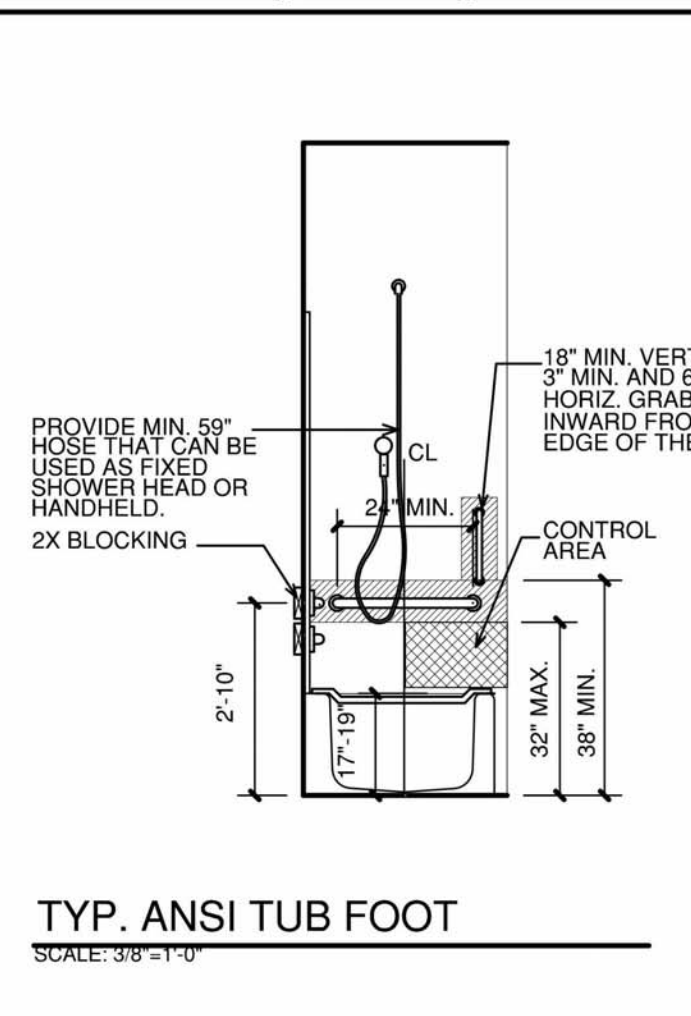
Hotel Madeline Phase I Remodel A.N.S.I. Details

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

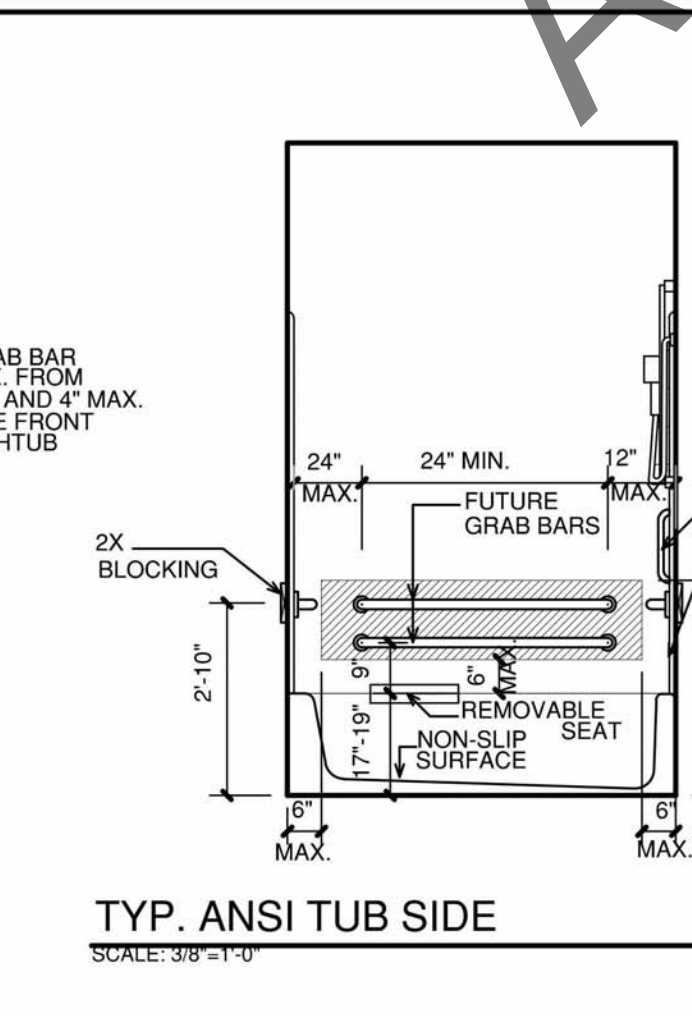
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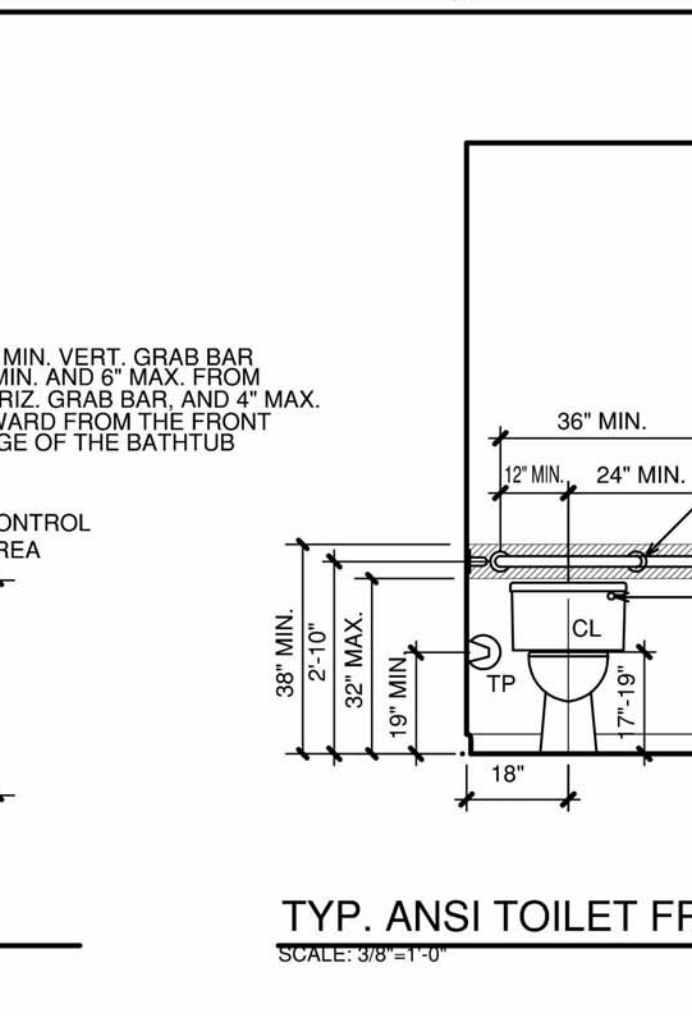
TYP. ANSI TUB HEAD
 SCALE: 3/8"=1'-0"



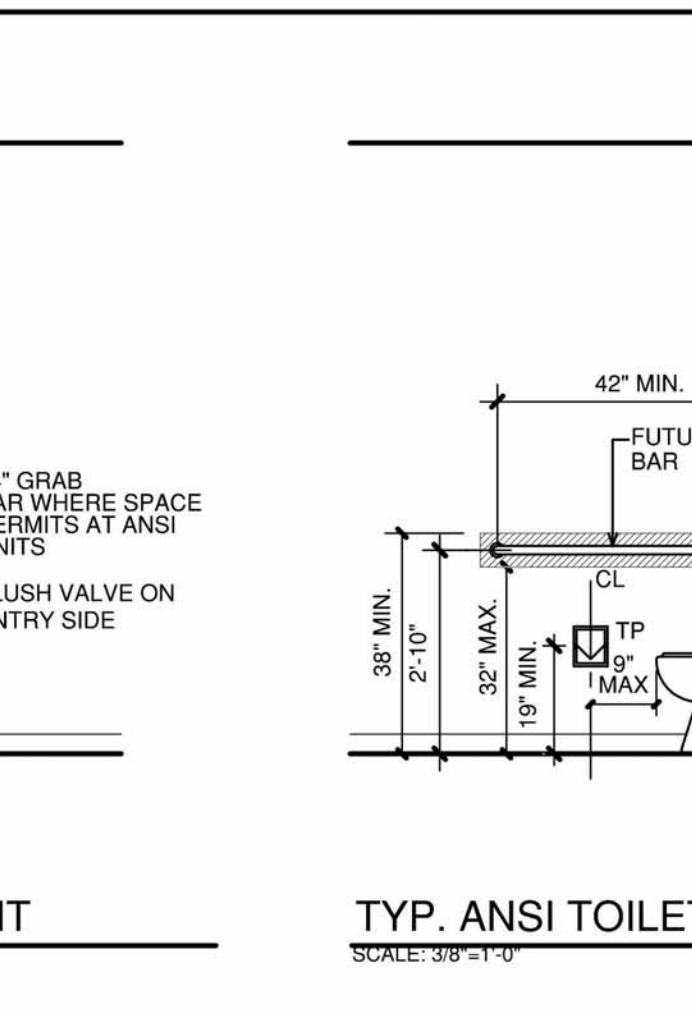
TYP. ANSI TUB FOOT
 SCALE: 3/8"=1'-0"



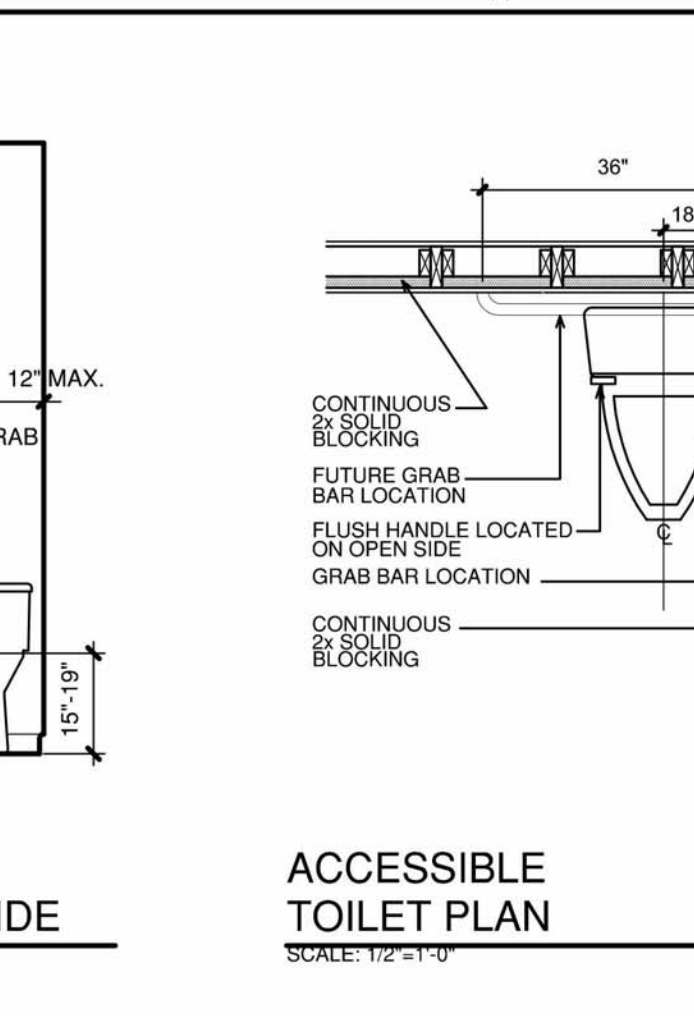
TYP. ANSI TUB SIDE
 SCALE: 3/8"=1'-0"



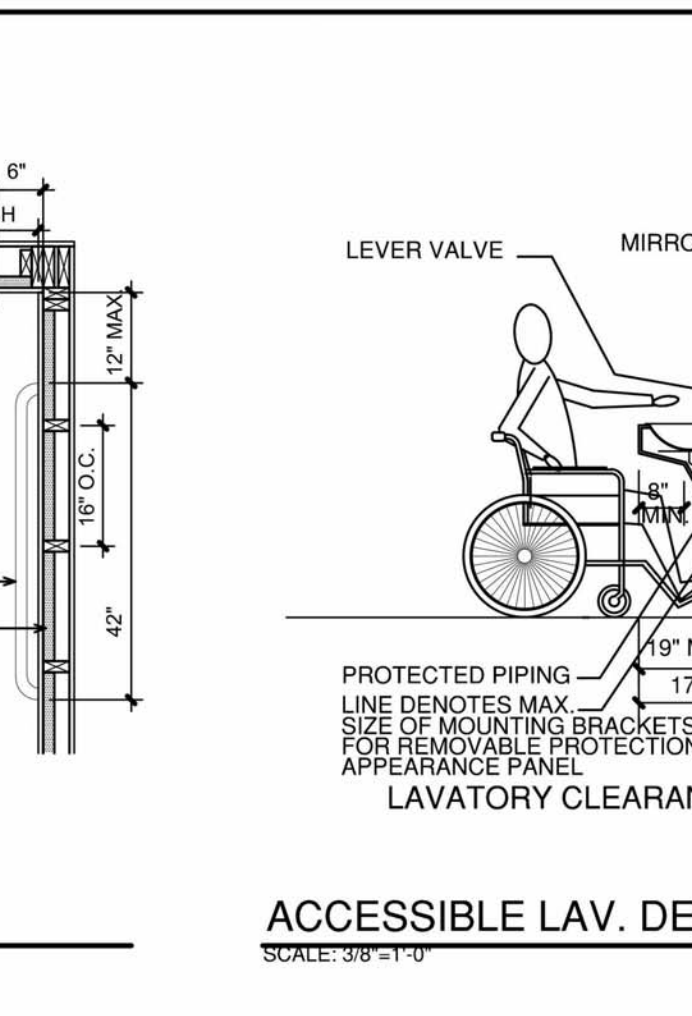
TYP. ANSI TOILET FRONT
 SCALE: 3/8"=1'-0"



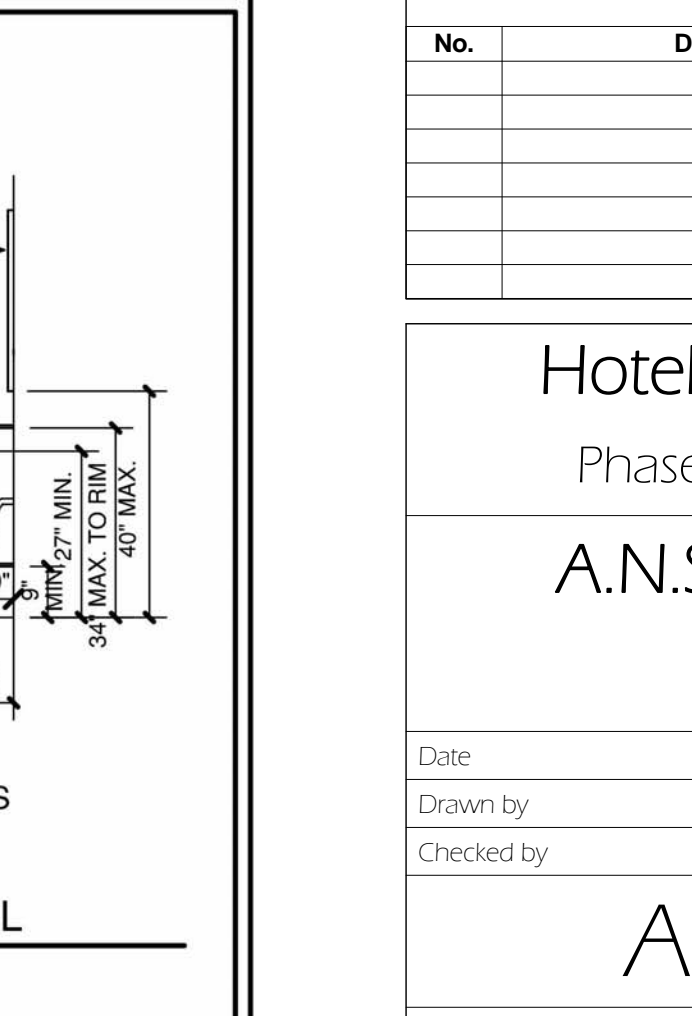
TYP. ANSI TOILET SIDE
 SCALE: 3/8"=1'-0"



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



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



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

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 1,912 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	226 #	5	45.6
ELEV. LOBBY	A-3	550 #	5	30.6
LOUNGE	A-3	150 #	15	37.5
FRONT DESK	B	108 #	100	1.1
OFFICE	B	145 #	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		3,422 #		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	156 #	300	0.5
EXERCISE	A-3	299 #	50	6.0
RETAIL	M	3,425 #	30	114.2
OTHER (CORRIDORS, STAIRS, ETC.)		1,252 #	N/A	0.0
TOTAL FIRST FLOOR		5,142 #		120.7
SECOND FLOOR				
RESIDENTIAL	R-1	3,631 #	300	12.1
SKIER'S LOCKER ROOM	A-3	1,024 #	50	20.8
OTHER (CORRIDORS, STAIRS, ETC.)		344 #	N/A	0.0
TOTAL SECOND FLOOR		5,064 #		32.9
THIRD FLOOR				
RESIDENTIAL	R-1	4,138 #	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.)		455 #	N/A	0.0
TOTAL FOURTH FLOOR		4,890 #		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

9. ALLOWABLE AREAS/CONSTRUCTION TYPE

GROUP	BASIC ALLOWABLE AREA (TABLE 5B)	X 2 FOR MULTIPLE STORIES (SECTION 5B)	TOTAL ALLOWABLE AREA
GROUP R-1 OCCUPANCY			
BASIC ALLOWABLE AREA (TABLE 5B)	13,500 #		13,500 #
TOTAL ALLOWABLE AREA			27,000 #
GROUP M OCCUPANCY			
BASIC ALLOWABLE AREA (TABLE 5B)	10,000 #		10,000 #
TOTAL ALLOWABLE AREA			36,000 #
GROUP A-3 OCCUPANCY			
BASIC ALLOWABLE AREA (TABLE 5B)	13,500 #		13,500 #
TOTAL ALLOWABLE AREA			27,000 #
GROUP B OCCUPANCY			
BASIC ALLOWABLE AREA (TABLE 5B)	10,000 #		10,000 #
TOTAL ALLOWABLE AREA			36,000 #

CHECK BUILDING 'A'	OCCUPANCY	ACTUAL AREA	ALLOWABLE AREA	RATIO
GROUP R-1		13,576 #	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		13,728 #	27,000 #	0.51
GROUP A-3		1,258 #	27,000 #	0.05
GROUP M		3,425 #	36,000 #	0.09
				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.

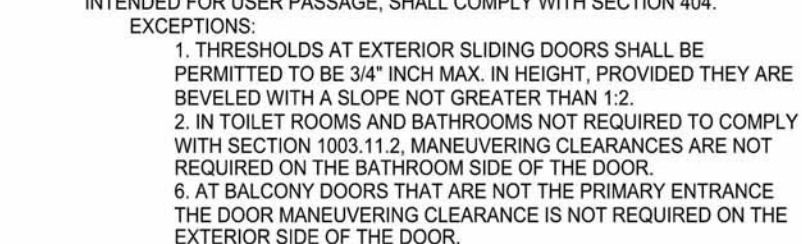
TYPE I CONSTRUCTION IS REQUIRED IN THE BASEMENT PARKING GARAGE, AS PER SEC 911.2.2.1, AS REQUIREMENT FOR BASEMENT TO BE CONSIDERED AS A SEPARATE AND DISTINCT BUILDING FOR THE PURPOSE OF AREA LIMITATIONS, LIMITATION OF THE NUMBER OF STORIES AND TYPE OF CONSTRUCTION.

ANSI UNIT TYPES

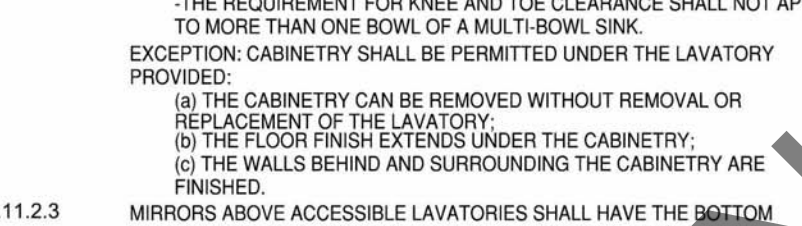
2009 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES SUMMARY - A117.1-2009

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

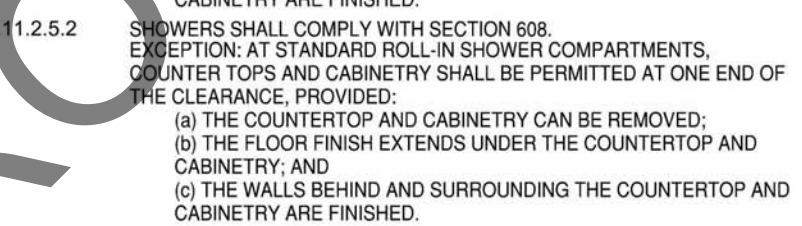
1003 TYPE A UNITS	
1003.3	ACCESSIBLE ROUTE
1003.3.2	TURNING SPACE A TURNING SPACE SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH SECTION 404. EXCEPTIONS: 1. A TURNING SPACE IS NOT REQUIRED IN TOILET ROOMS AND BATHROOMS THAT ARE NOT REQUIRED TO COMPLY WITH SECTION 304. 2. A TURNING SPACE IS NOT REQUIRED WITHIN CLOSETS OR PANTRIES 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, RAMP/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.



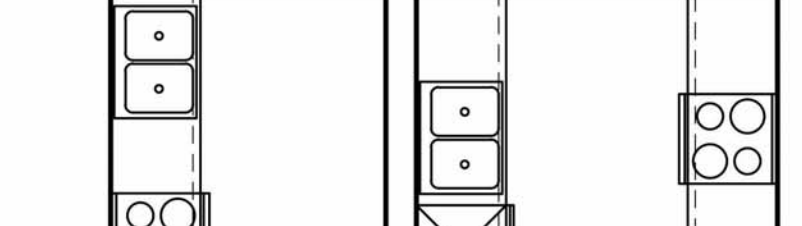
1004 TYPE B UNITS	
1003.10	LAUNDRY EQUIPMENT - SHALL COMPLY WITH SECTION 611 A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL APPROACH, SHALL BE PROVIDED FOR FRONT LOADING MACHINES. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX. FROM THE CENTERLINE OF THE DOOR OPENING.
1003.11	TOILET AND BATHING FACILITIES AT LEAST ONE LAVATORY, ONE WATER CLOSET AND EITHER A BATHTUB OR A SHOWER WITHIN THE UNIT SHALL COMPLY WITH SECTION 1003.11.2. ALL ABOVE FIXTURES SHALL BE IN A SINGLE TOILET/BATHING AREA. EXCEPTION: LAVATORY MEASURING 24 INCHES MAX. IN DEPTH AND COMPYING 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 66 INCHES MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.
1003.11.2.2	EXCEPTION: A LAVATORY MEASURING 24 INCHES MAX. IN DEPTH AND COMPYING 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 66 INCHES MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.



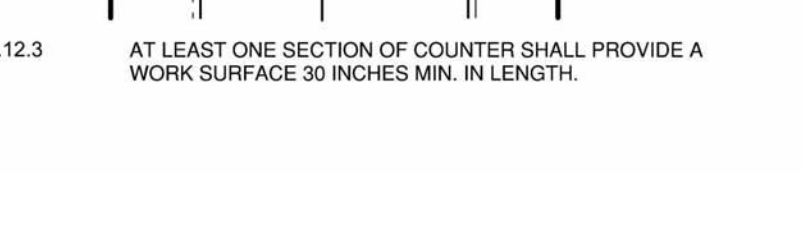
1003.11.2.3	MIRRORS ABOVE ACCESSIBLE LAVATOIRES SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAX. ABOVE FLOOR.
1003.11.2.4.1	THE WATER CLOSET SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 18 INCHES MAX. FROM THE SIDE WALL.
1003.11.2.4.2	CLEARANCE AROUND THE WATER CLOSET SHALL BE 60 INCHES MIN. IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE WALL.
1003.11.2.4.3	CLEARANCE AROUND THE WATER CLOSET SHALL BE 56 INCHES MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL.
1003.11.2.4.4	EXCEPTION: A LAVATORY MEASURING 24 INCHES MAX. IN DEPTH AND COMPYING 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 66 INCHES MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.
1003.11.2.5.1	BATHTUBS SHALL COMPLY WITH SECTION 607 - A CLEARANCE IN FRONT OF BATHTUBS EXTENDING THE LENGTH OF THE BATHTUB AND 50 INCHES MIN. WIDTH SHALL BE PROVIDED, WHERE A PERMANENT SEAT IS PROVIDED WITH THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES MIN. BEYOND THE WALL AT THE HEAD END OF THE BATHTUB. - COUNTERTOPS AND CABINETRY SHALL BE PERMITTED AT ONE END OF THE CLEARANCE, PROVIDED THE FOLLOWING CRITERIA ARE MET: (a) THE COUNTERTOP AND CABINETRY CAN BE REMOVED; (b) THE FLOOR FINISH EXTENDS UNDER THE COUNTERTOP AND CABINETRY; AND (c) THE WALLS BEHIND AND SURROUNDING THE COUNTERTOP AND CABINETRY ARE FINISHED.
1003.11.2.5.2	SHOWERS SHALL COMPLY WITH SECTION 608 EXCEPTION: AT STANDARD ROLL-IN SHOWER COMPARTMENTS, COUNTERTOPS AND CABINETRY SHALL BE PERMITTED AT ONE END OF THE CLEARANCE, PROVIDED: (a) THE COUNTERTOP AND CABINETRY CAN BE REMOVED; (b) THE FLOOR FINISH EXTENDS UNDER THE COUNTERTOP AND CABINETRY; AND (c) THE WALLS BEHIND AND SURROUNDING THE COUNTERTOP AND CABINETRY ARE FINISHED.



1004.12	KITCHENS AND KITCHENETTES
1004.12.1.1	MINIMUM 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.



1004.12.1.2.1	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.
1004.12.1.2.2	CLEARANCE DEPTH - CLEARANCE AROUND THE WATER CLOSET SHALL BE 56 INCHES MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL.
1004.12.1.2.3	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.
1004.12.1.2.4	CLEARANCE OVERLAP - A VANITY OR OTHER OBSTRUCTION 24 INCHES MAX. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL, SHALL BE PERMITTED TO OVERLAP THE REQUIRED CLEARANCE, PROVIDED THE WIDTH OF THE REMAINING CLEARANCE AT THE WATER CLOSET IS 33 INCHES MIN.
1004.11.3.1.1	BATHING FIXTURES - PARALLEL APPROACH BATHTUBS 1. CLEARANCE OF 60 INCHES MIN. IN LENGTH AND 30 INCHES MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS WITH A PARALLEL APPROACH. LAVATOIRES COMPLYING WITH SECTION 608 SHALL BE PERMITTED IN THE CLEARANCE. 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. EXCEPTION: A LAVATORY COMPLYING WITH SECTION 608 SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED: (a) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY; AND (b) THE FLOOR FINISH EXTENDS UNDER THE CABINETRY; AND (c) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
1004.11.3.1.2	OPTION B - ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH SECTION 608. THE ACCESSIBLE FIXTURES SHALL BE IN A SINGLE TOILET BATHING AREA.
1004.11.3.2	FORWARD APPROACH BATHTUBS - A CLEARANCE 60 INCHES MIN. IN LENGTH AND 48 INCHES MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS WITH A FORWARD APPROACH. A WATER CLOSET AND A LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB.
1004.11.3.2.1	THE FRONT OF THE LAVATORY SHALL BE 34 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER RIM OF THE COUNTER SURFACE.
1004.11.3.2.2	BATHTUB - A CLEARANCE 48 INCHES MIN. IN LENGTH, MEASURED PERPENDICULAR FROM THE CONTROL END, AND 30 INCHES MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.



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: CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED THE FOLLOWING CRITERIA ARE MET: (a) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. (b) THE FLOOR FINISH EXTENDS UNDER THE CABINETRY; AND (c) THE WALLS BEHIND AND SURROUNDING THE CABINETRY 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. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED THE FOLLOWING CRITERIA ARE MET: (a) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK; (b) THE FLOOR FINISH EXTENDS UNDER THE CABINETRY; AND (c) THE WALLS BEHIND AND SURROUNDING THE CABINETRY 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	EXPPOSED PIPES AND SURFACES - WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
1003.12.5	APPLIANCES 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. EXCEPTIONS: 1. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE FOR OVEN, OVENS SHALL HAVE CONTROLS ON FRONT PANELS, ON EITHER SIDE OF THE DOOR. 2. 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 34 INCHES MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHT POSSIBLE IN THE COMPARTMENT. 3. FOR PARALLEL APPROACH THE CENTER LINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAX. FROM THE CENTERLINE OF THE APPLIANCE.
1003.12.5.4	COOKTOPS FORWARD APPROACH - KNEE AND TOE CLEARANCE SHALL BE PROVIDED. THE UNDERSIDE OF THE COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT, OR ELECTRICAL SHOCK.
1003.12.5.4.2	THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE FOR OVEN, OVENS SHALL HAVE CONTROLS ON FRONT PANELS, ON EITHER SIDE OF THE DOOR.
1003.12.5.5.1	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 34 INCHES MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHT POSSIBLE IN THE COMPARTMENT.
1003.12.5.6	STORAGE FACILITIES - WHERE STORAGE FACILITIES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL COMPLY WITH SECTION 905. EXCEPTION: KITCHEN CABINETS SHALL NOT COMPLY WITH SECTION 905.

1004.1	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 ENTRANCE. 1004.1.3 ACCESSIBLE ROUTE LOCATION - AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. ACCESSIBLE ROUTES SHALL COMBINE 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 THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4 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 A TOP LOADING MACHINE. 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, BATHTUBS, 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 BE 18 INCHES MIN. IN LENGTH 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 LAVATOIRES 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. EXCEPTION: A LAVATORY COMPLYING WITH SECTION 608 SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED: (a) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY; AND (b) THE FLOOR FINISH EXTENDS UNDER THE CABINETRY; AND (c) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
1004.11.3.1.1	THE FRONT OF THE LAVATORY SHALL BE 34 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER RIM OF THE COUNTER SURFACE.
1004.11.3.1.2	BATHTUB - A CLEARANCE 48 INCHES MIN. IN LENGTH, MEASURED PERPENDICULAR FROM THE CONTROL END, AND 30 INCHES MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.

1004.11.3.2	OPTION B - ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH SECTION 608. 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 SURFACE.
1004.11.3.2.2	BATHTUB - A CLEARANCE 48 INCHES MIN. IN LENGTH, MEASURED PERPENDICULAR FROM THE CONTROL END, AND 30 INCHES MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.

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 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. 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 BUILDINGS 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.
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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 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. 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 BUILDINGS 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.
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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 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. 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 BUILDINGS 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.
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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 ACTIV
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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 31 1/4 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.

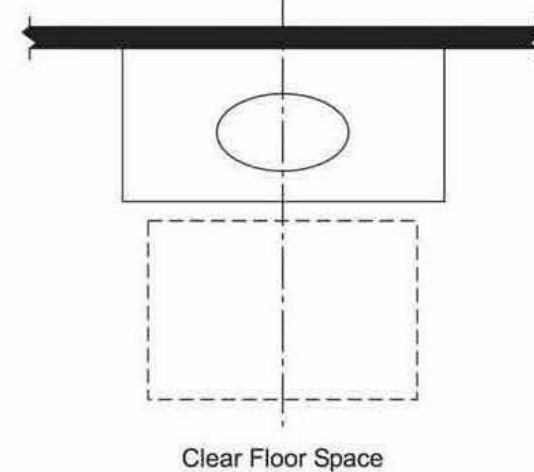


Fig. 1004.11.3.1.1 Lavatory in Type B Units—Option A Bathrooms

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 from the centerline of the water closet 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.

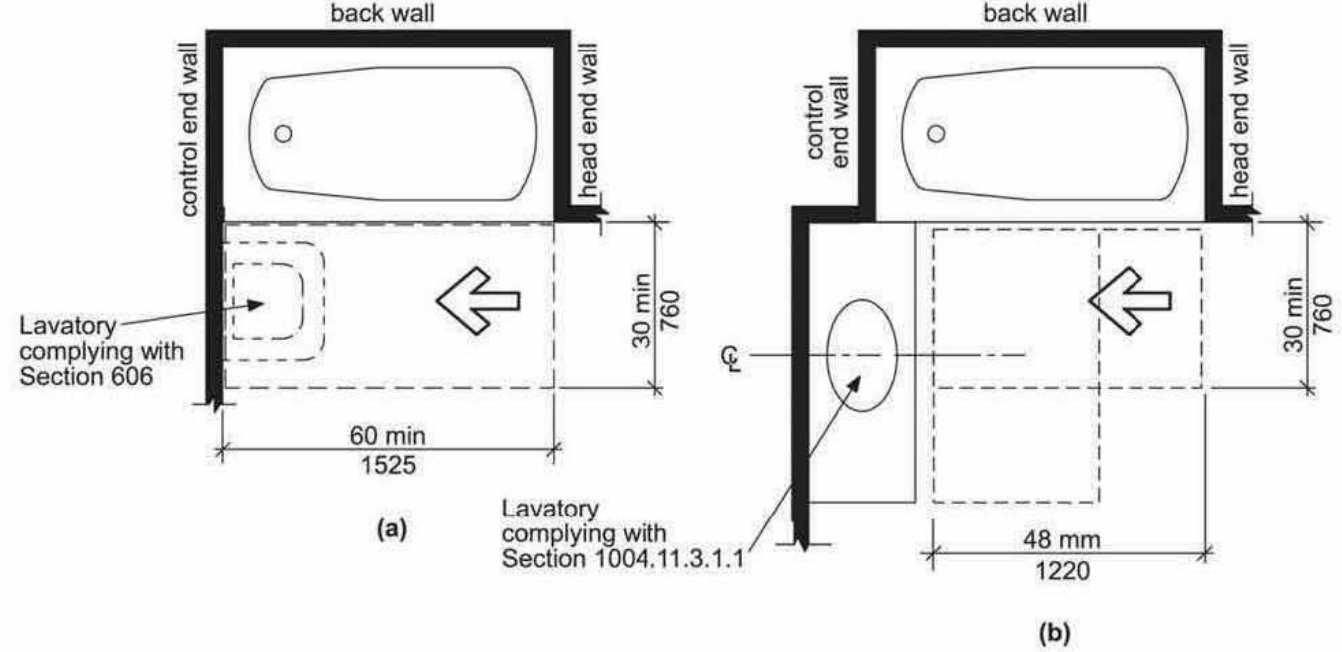


Fig. 1004.11.3.1.3.1 Parallel Approach Bathtub in Type B Units—Option A Bathrooms

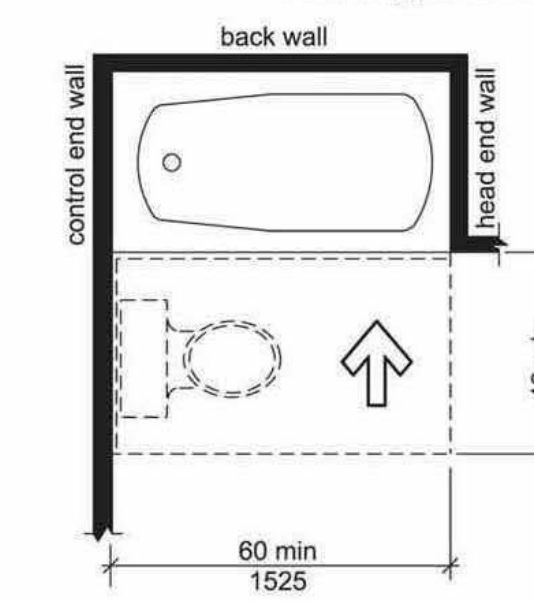


Fig. 1004.11.3.1.3.2 Forward Approach Bathtub in Type B Units—Option A Bathrooms

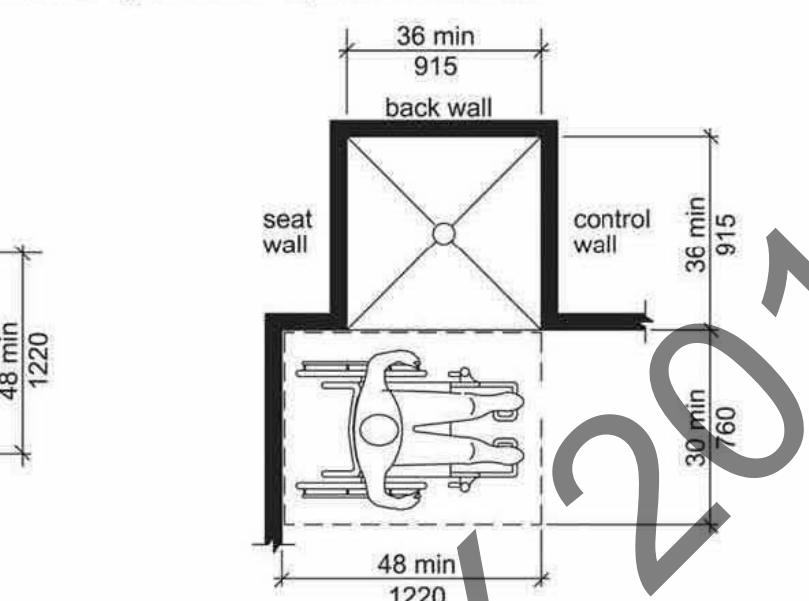


Fig. 1004.11.3.1.3.3 Transfer-Type Shower Compartment in Type B Units

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 1/4 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.

1004.11.3.1.3.3 Shower Compartment. If a shower compartment is the only bathing facility, the shower compartment shall have dimensions of 36 inches (915 mm) minimum in width and 36 inches (915 mm) minimum in depth.

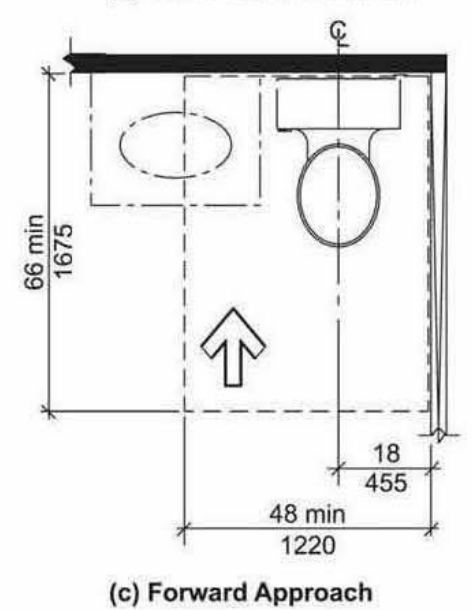
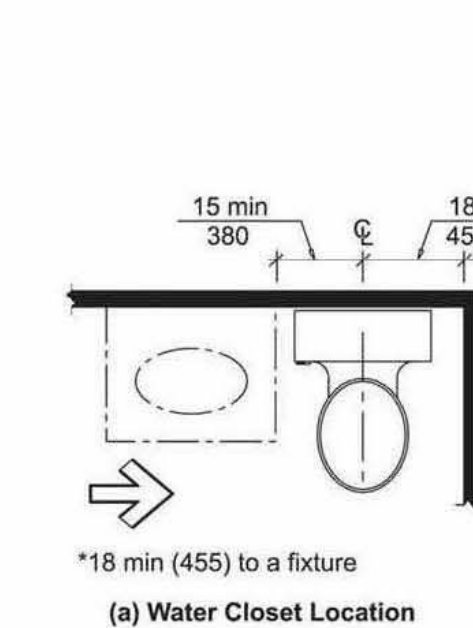


Fig. 1004.11.3.2.2 Water Closets in Type B Units

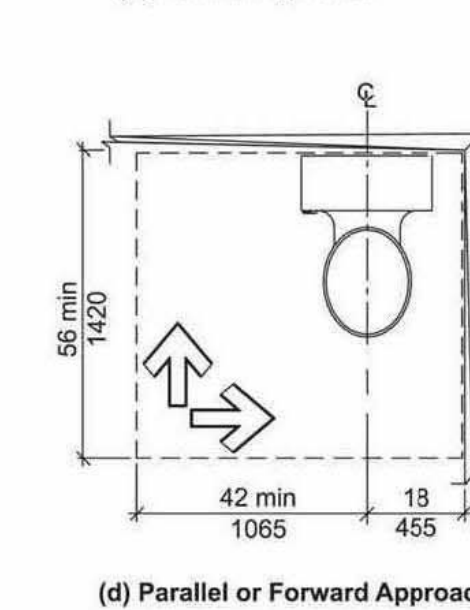
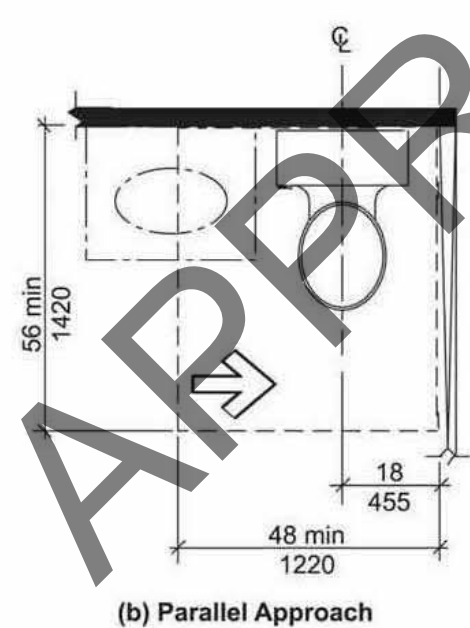


Fig. 1004.11.3.2.4 Parallel or Forward Approach

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.

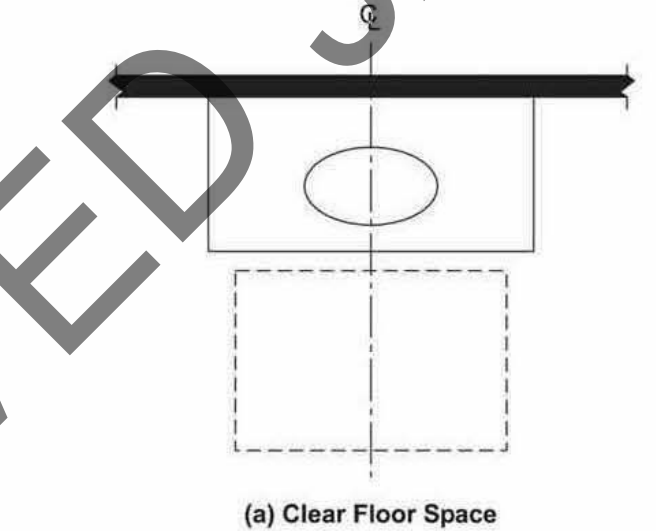


Fig. 1004.11.3.2.1 Lavatory in Type B Units—Option B Bathrooms

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

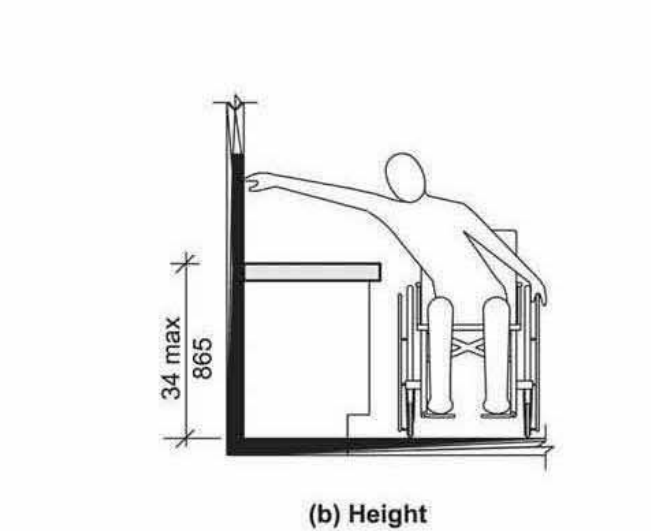


Fig. 1004.11.3.2.2 Bathroom Clearance in Type B Units—Option B Bathrooms

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

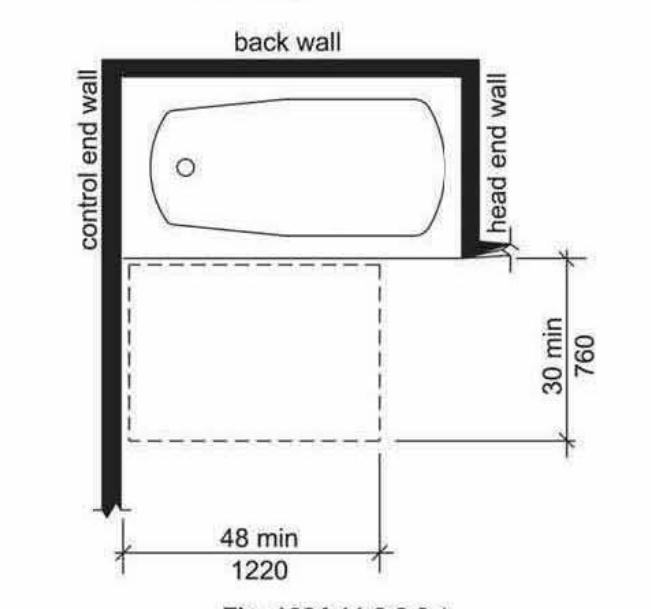


Fig. 1004.11.3.2.3.1 Shower Compartment in Type B Units—Option B Bathrooms

1004.12 Kitchens. Kitchens shall comply with Section 1004.12.

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

1004.12.1.1 Minimum Clearance. Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches (1015 mm) minimum.

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 (1525 mm) minimum.

1004.12.2 Clear Floor Space. Clear floor space at appliances shall comply with Sections 1004.12.2 and 305.3.

1004.12.2.1 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.

EXCEPTION: Sinks complying with Section 606 shall be permitted to have a clear floor space positioned for a parallel or forward approach.

1004.12.2.2 Dishwasher. A clear floor space, positioned for a parallel or forward

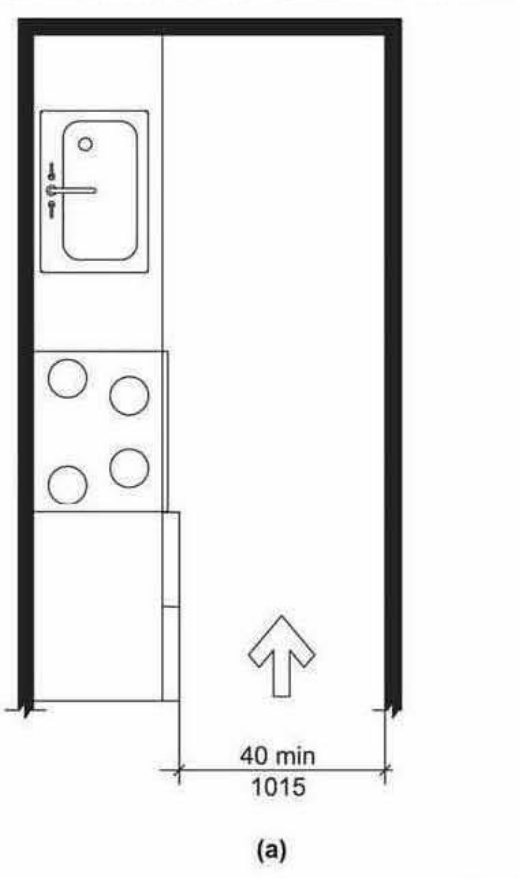


Fig. 1004.12.1.1 Minimum Kitchen Clearance in Type B Units

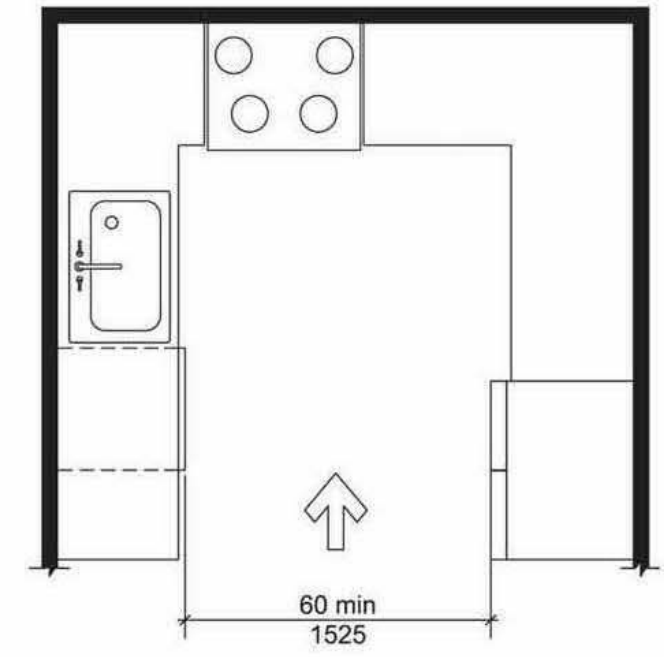


Fig. 1004.12.2.2 U-Shaped Kitchen Clearance in Type B Units

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.

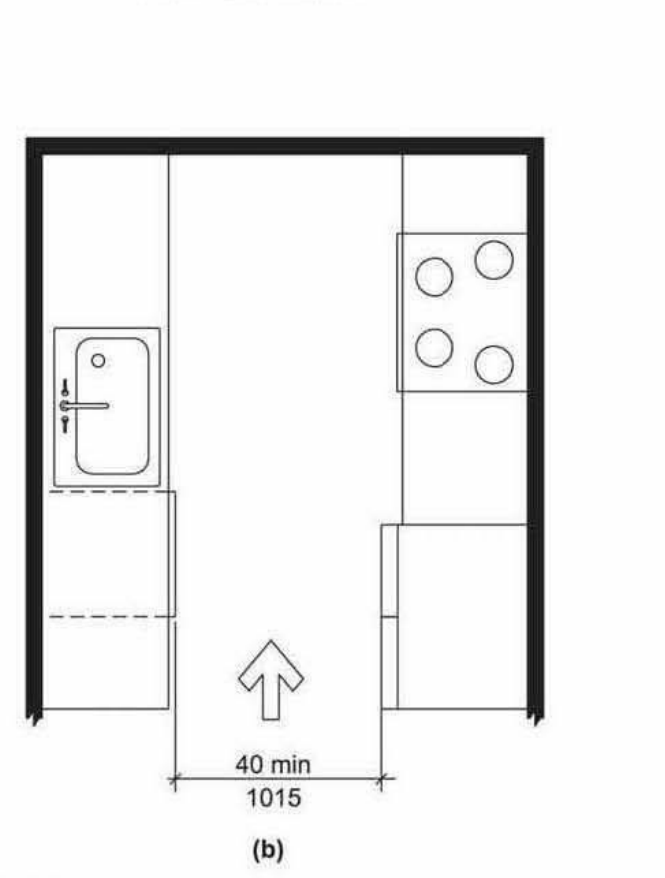


Fig. 1004.12.2.4 Oven Clearance in Type B Units

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.

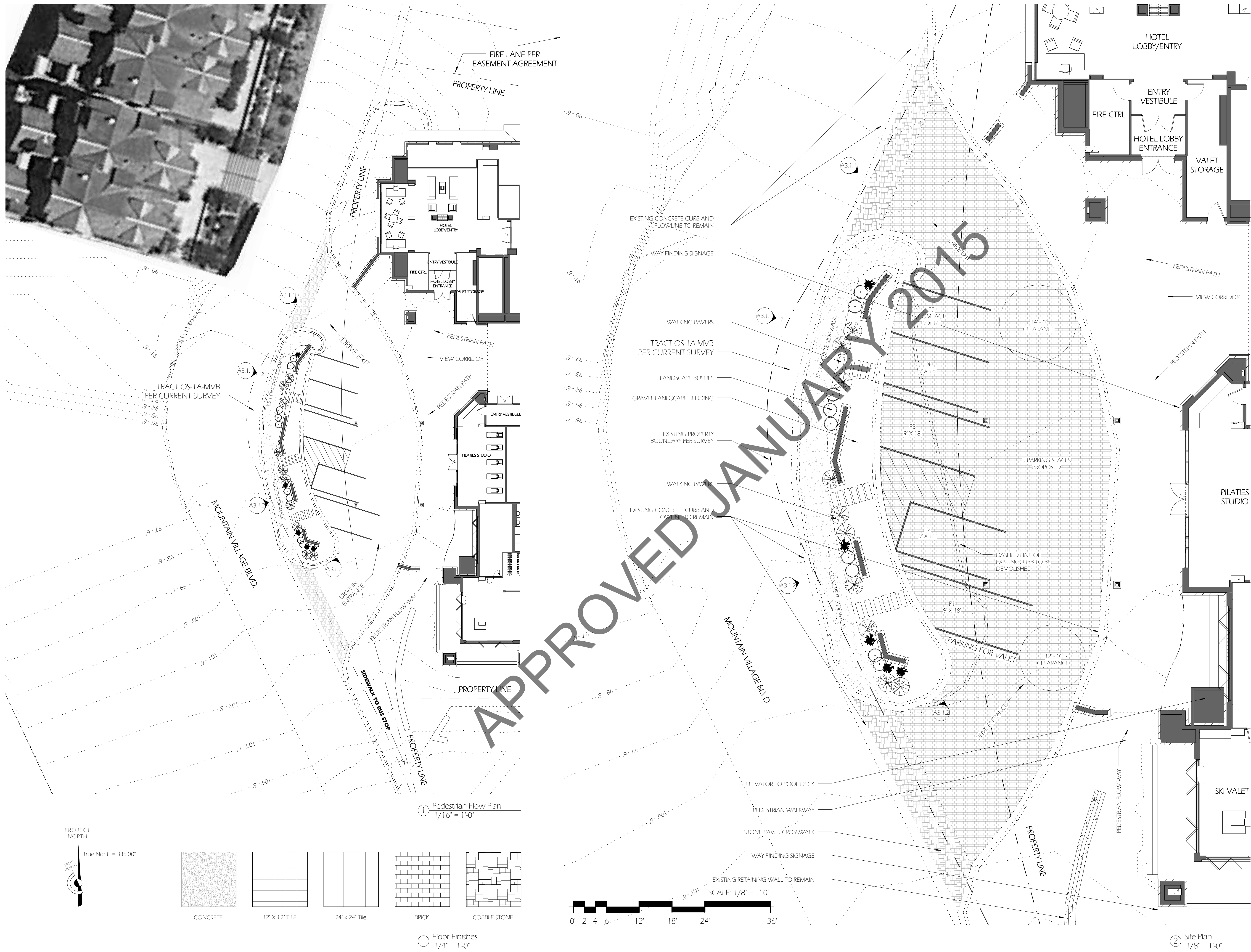
1005.7 Closed-Circuit Communication Systems. Where a closed-circuit communication system is provided, the public or common-use system interface shall comply with Section 1005.6.1, and the unit system interface in units required to have accessible communication features shall comply with Section 1005.6.2.



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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	



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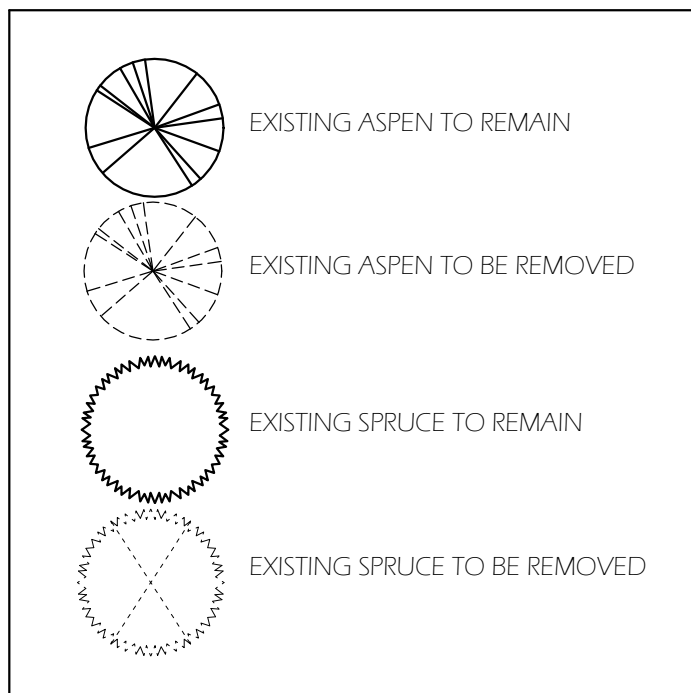
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4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014

No.	Description	Date

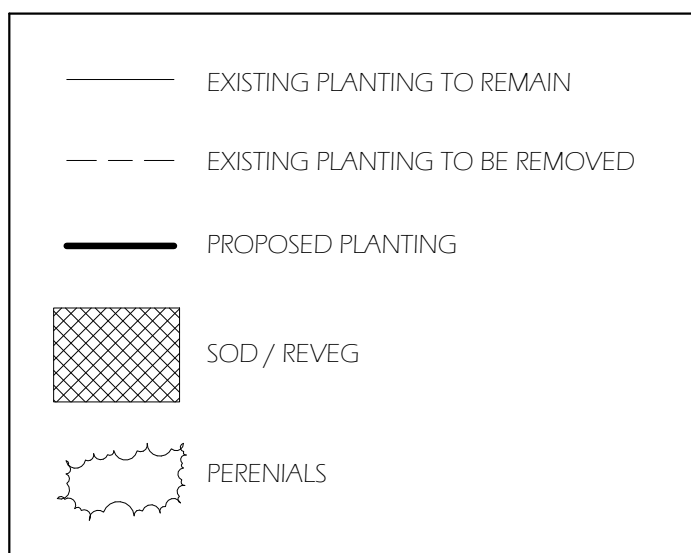
Hotel Madeline
 Phase 1 Remodel
Site & Pedestrian Flow Plan

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

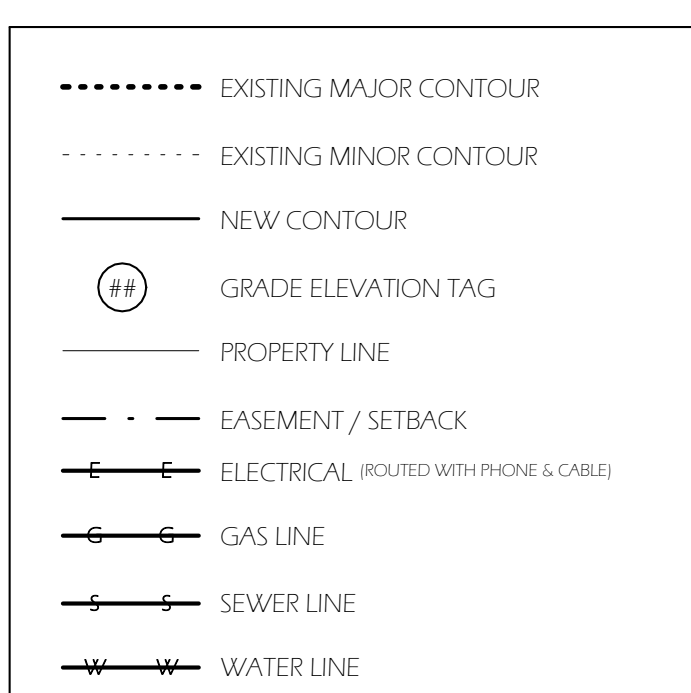
A1.1.4
 Scale: As indicated



Planting Symbols-Site Plan
3/8" = 1'-0"



Planting Symbols-Landscape Plan
3/8" = 1'-0"



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

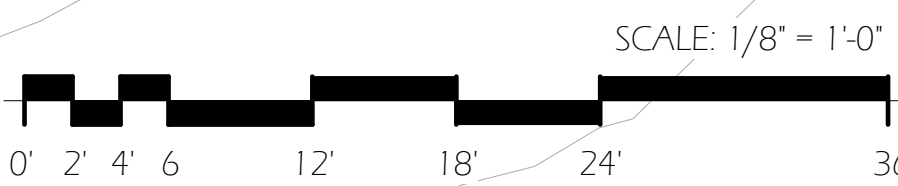
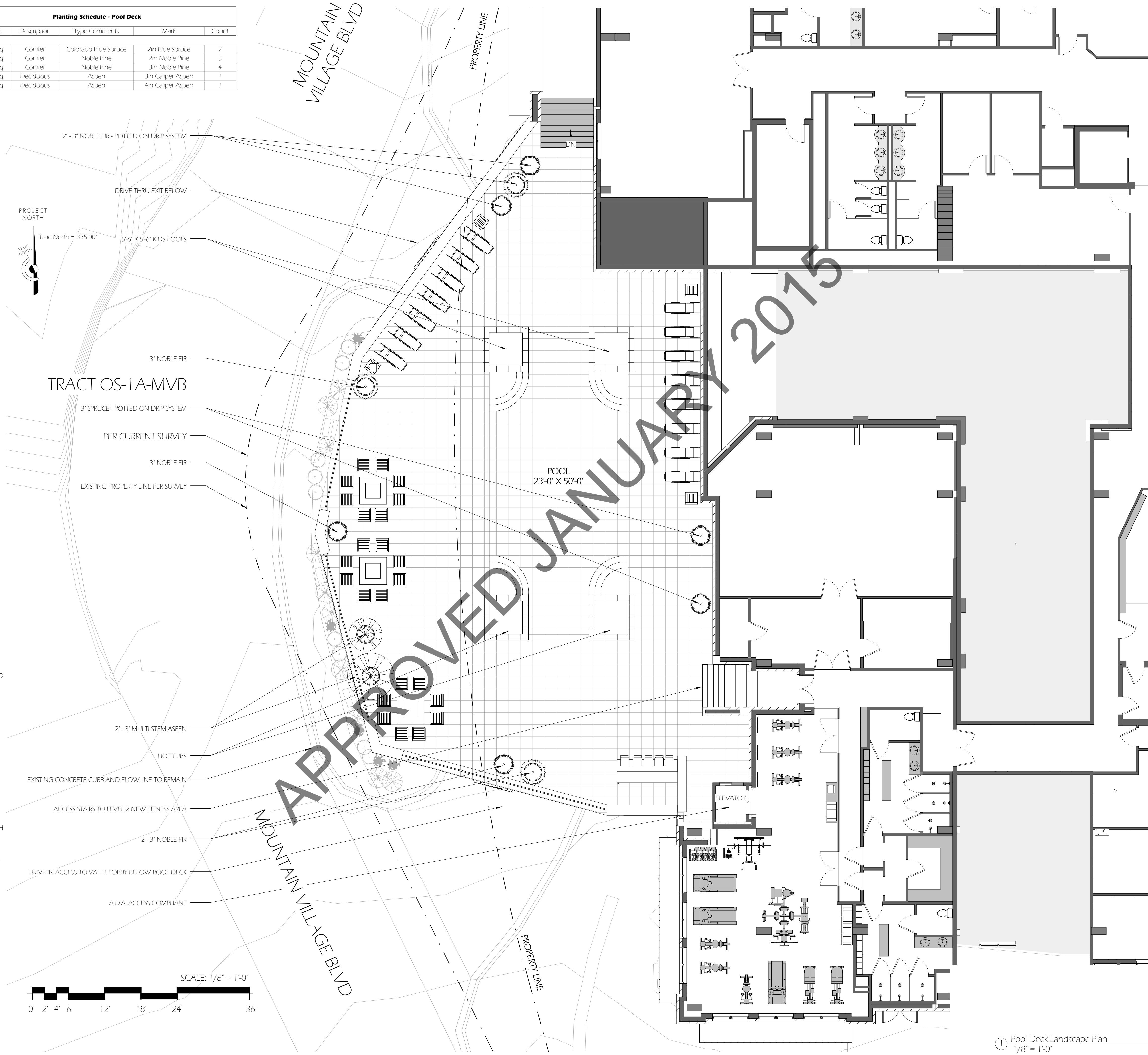
Planting Schedule - Pool Deck

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



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



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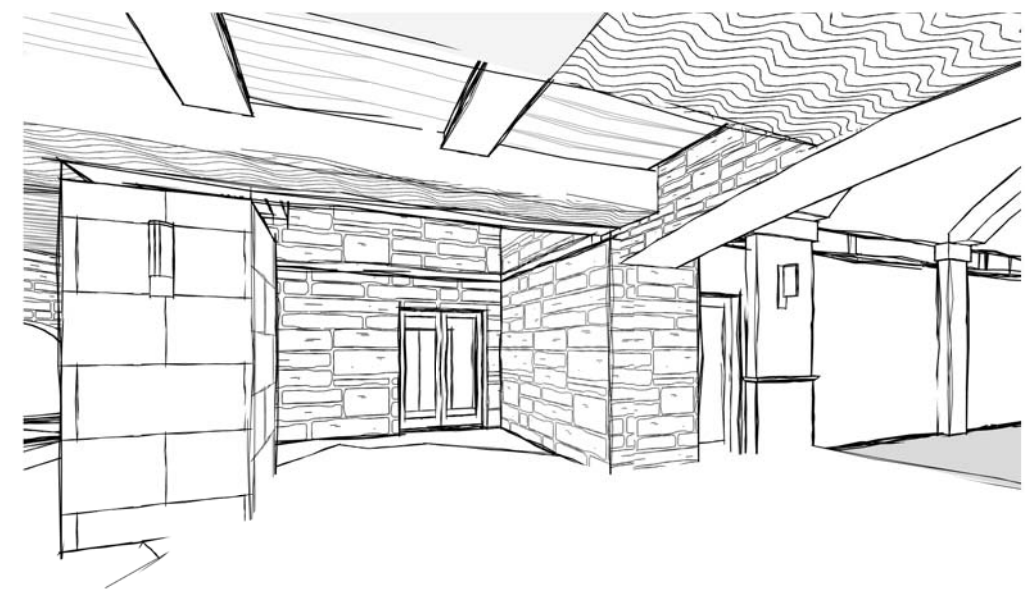
No.	Description	Date

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 Portecachere Lighting Perspective N



2 Portecachere Lighting Perspective 2



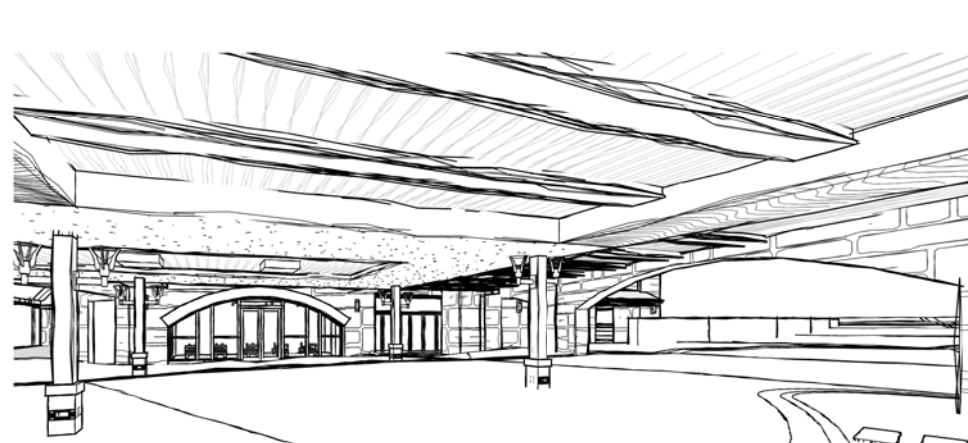
3 Portecachere Lighting Perspective NW



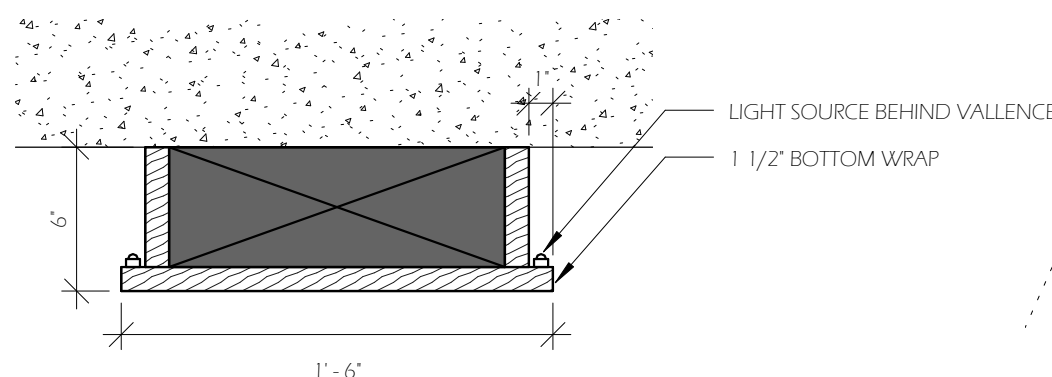
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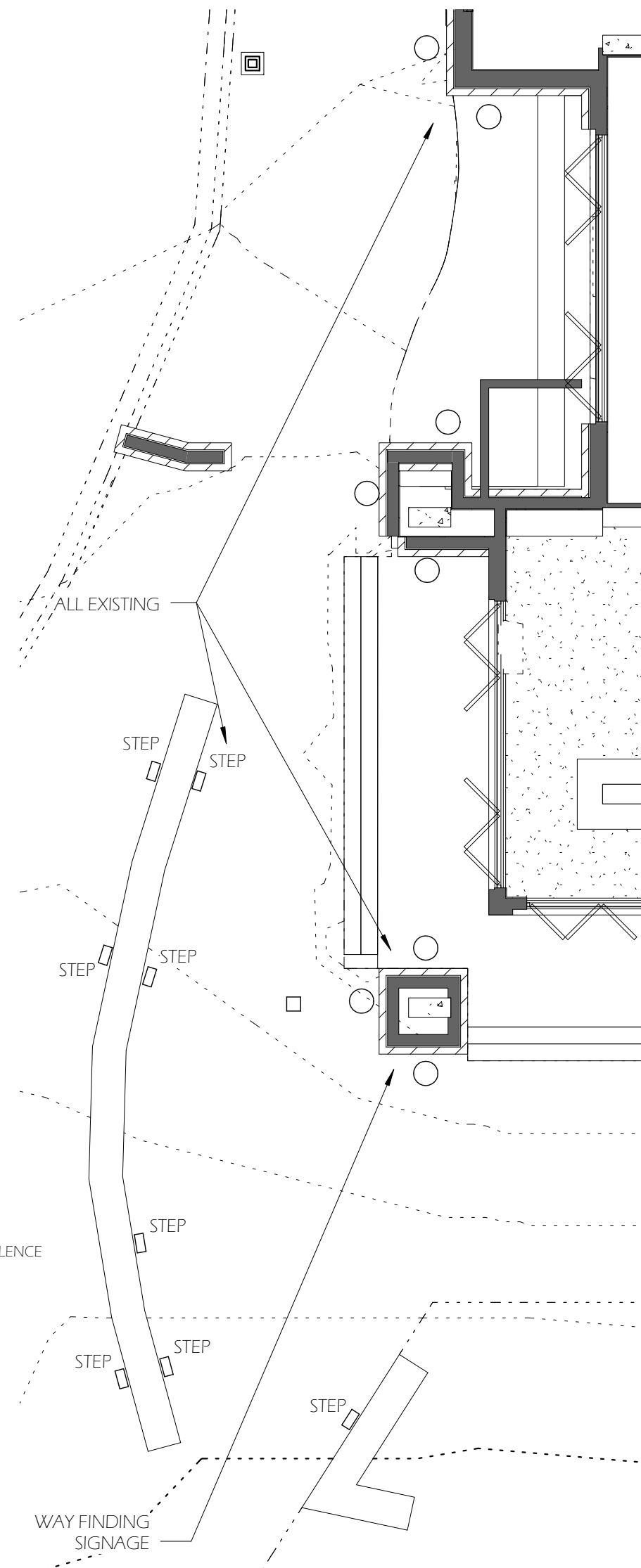
5 Portecachere Lighting Perspective S



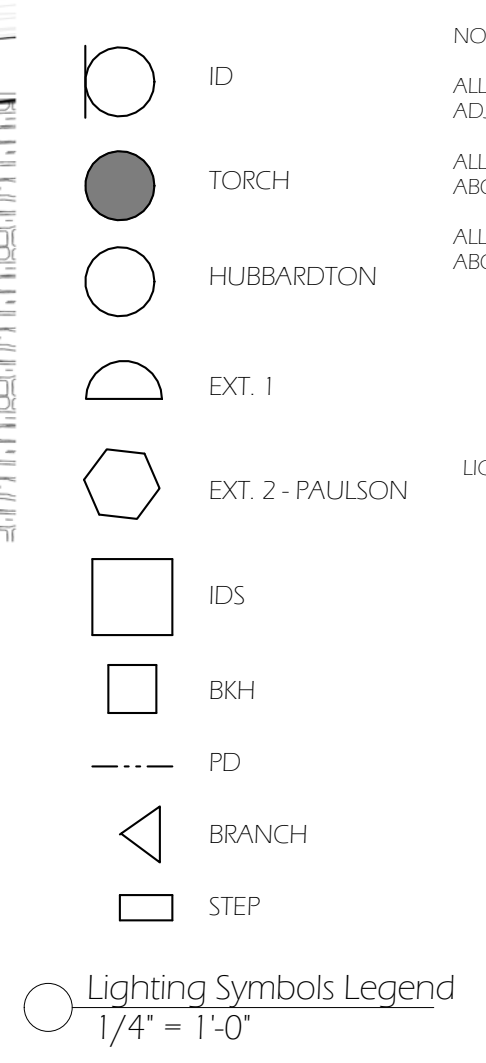
6 Portecachere Lighting Perspective SW



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



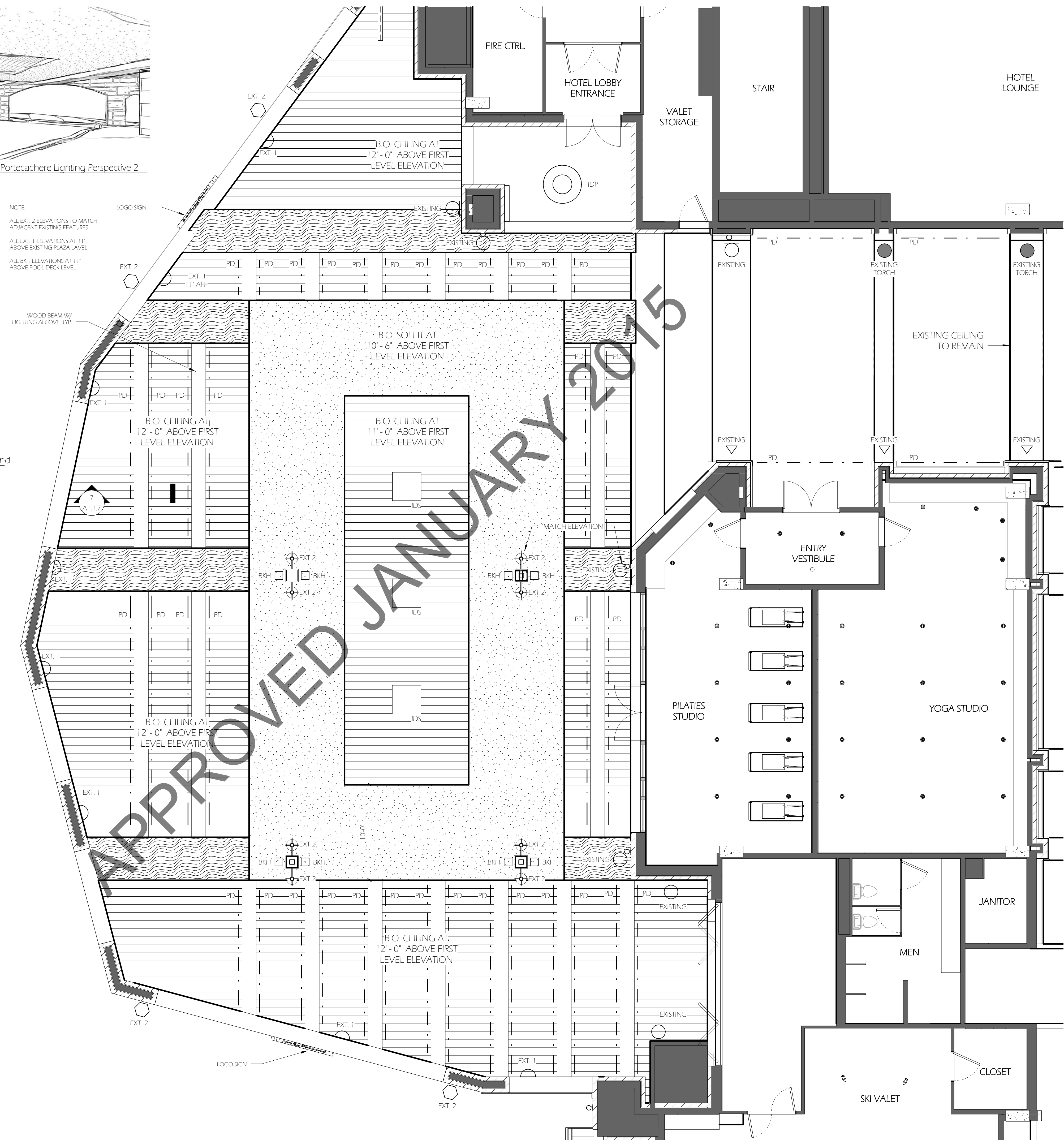
8 Landscape Plan
1/8" = 1'-0"



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"



APPROVED JANUARY 2015



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 Bellview Ave. Unit F
Address: P.O. Box 2544
Address: Crested Butte, CO 81224
Phone: 970-349-5922
fax: 970-349-5926
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

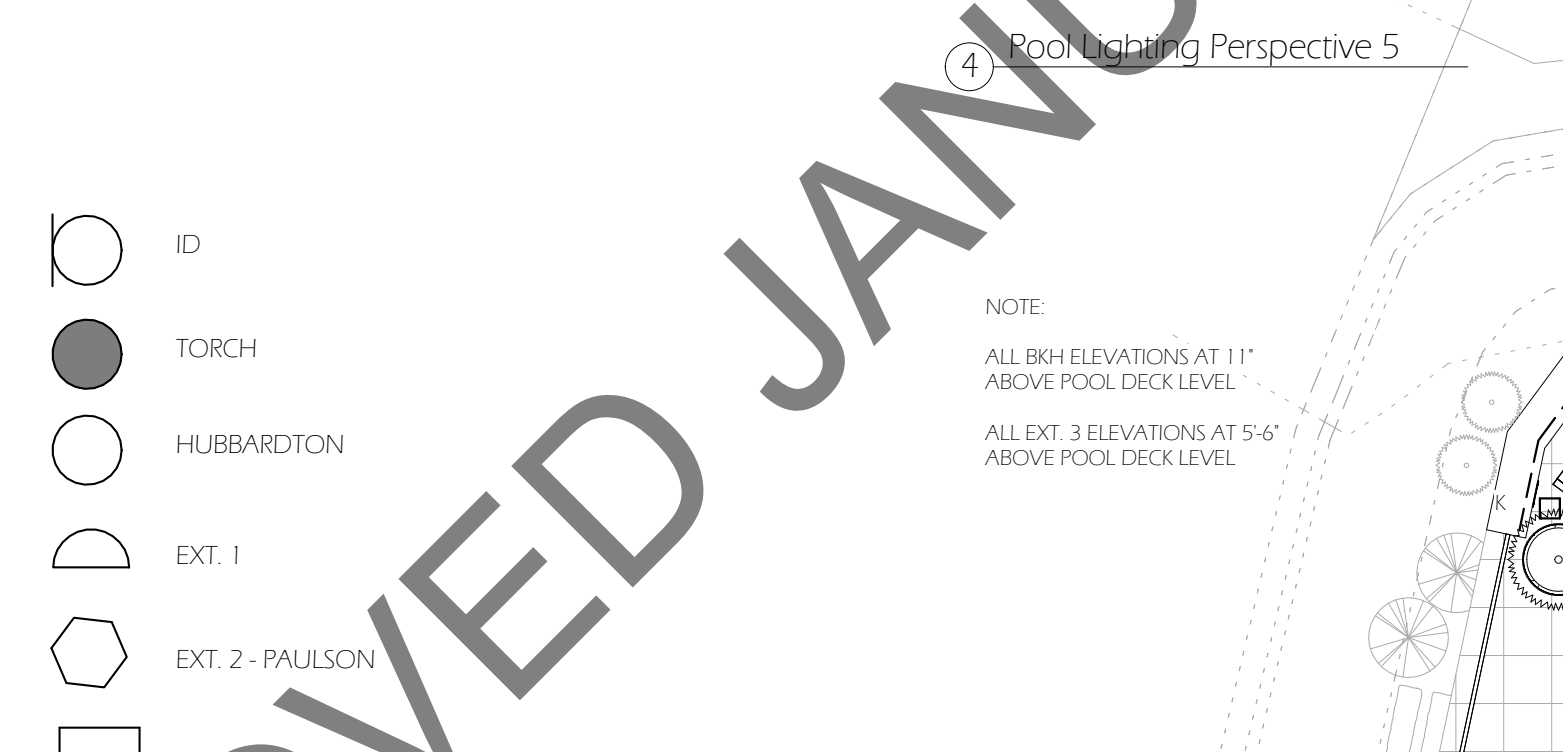
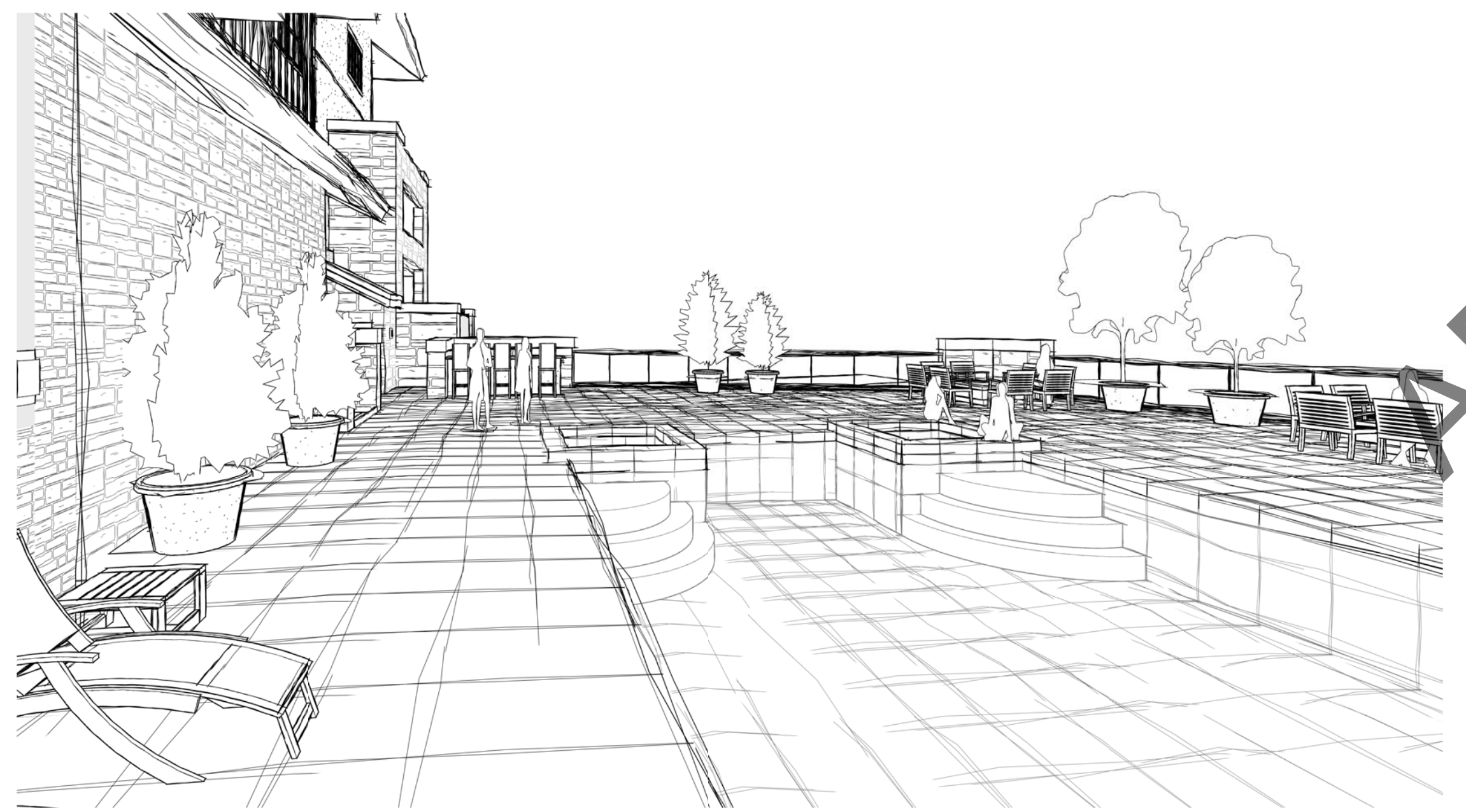
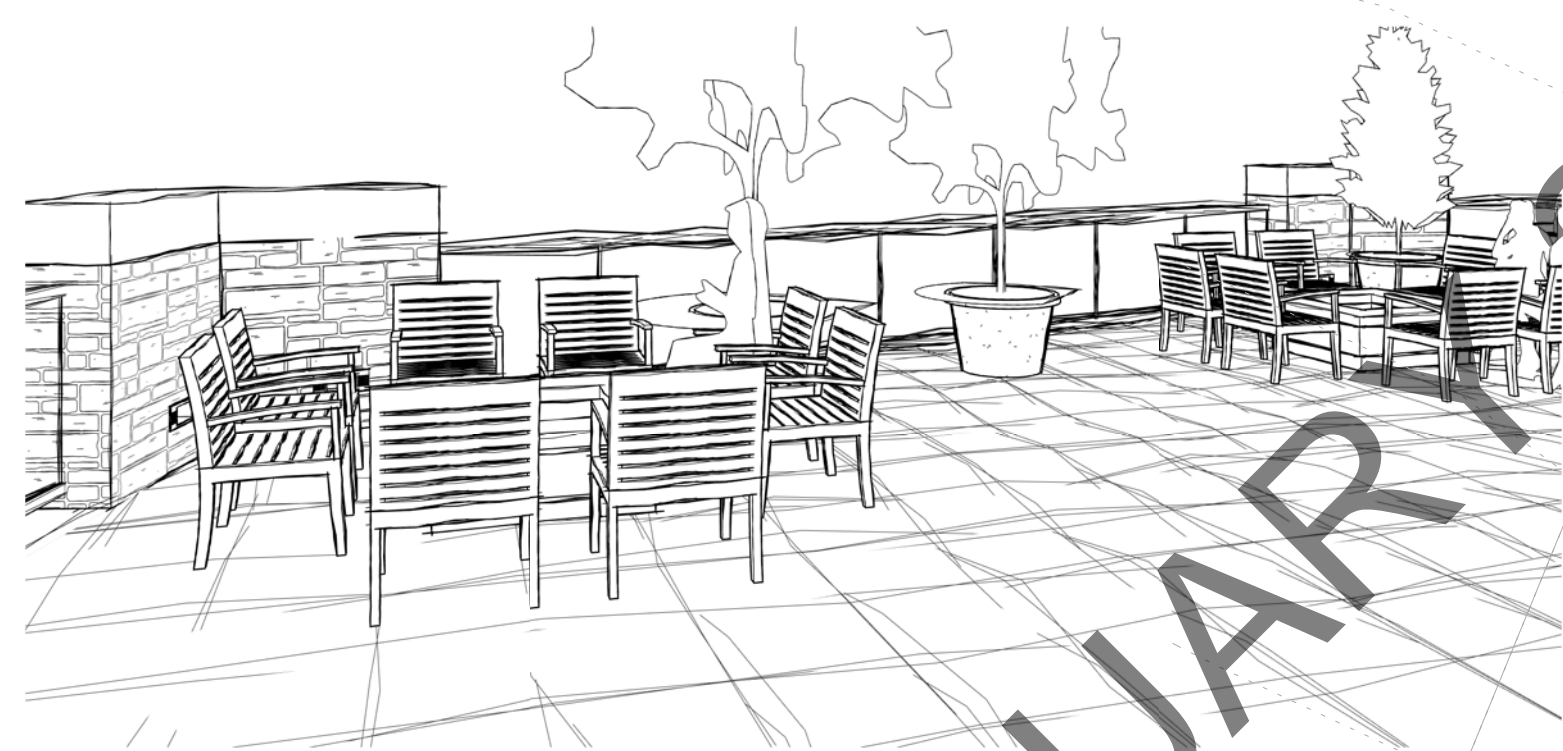
No.	Description	Date

Hotel Madeline
Phase 1 Remodel
Lighting Plan - First Level Portecachere

Date: 12-31-2014
Drawn by: DH / BF
Checked by: DH / BF
A1.1.7
Scale: As indicated

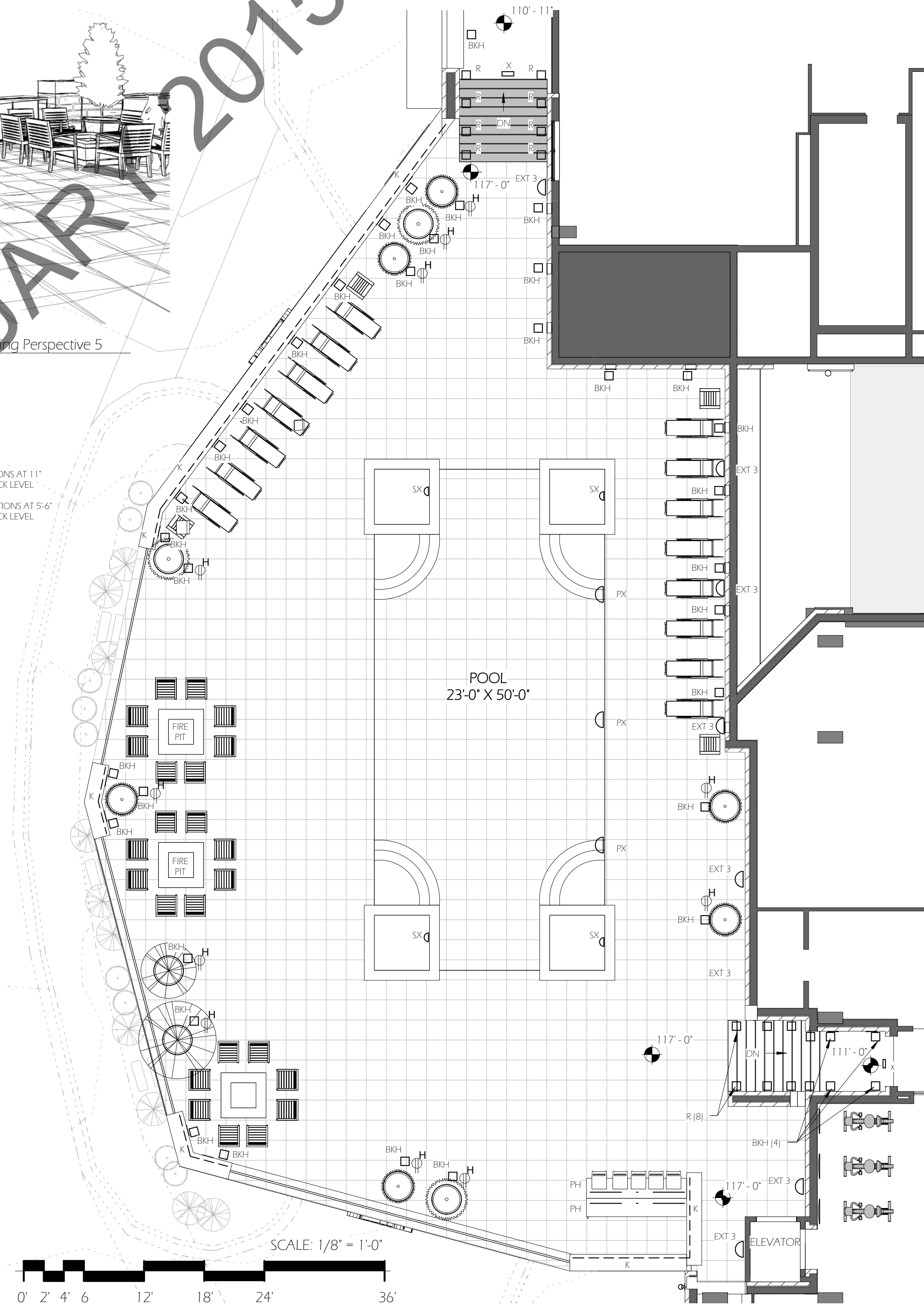
9 Portecachere - Lighting Plan
3/16" = 1'-0"

COPYRIGHT 2014 12/31/2014 8:00:02 PM



- Lighting Symbols Legend
1/4" = 1'-0"
- ID
 - TORCH
 - HUBBARDTON
 - ◐ EXT. 1
 - ◑ EXT. 2 - PAULSON
 - IDS
 - BKH
 - PD
 - BRANCH
 - ▭ STEP

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



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PROJECT TEAM

Consultant: Colorado Structural Inc.
Mike Arbaney
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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
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Fax: 970-728-6050

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
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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
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 4081-4083, Reception number 405665 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 Plan 08113002870, this property lies 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-depict, 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 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 86'0" 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 platted.
10. Blanket in nature, cannot be platted.
11. Blanket in nature, cannot be platted.
12. Blanket in nature, cannot be platted.
13. Blanket in nature, cannot be platted.
14. Blanket in nature, cannot be platted.
15. ITEM INTENTIONALLY DELETED
16. Blanket in nature, cannot be platted.
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 platted.
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 platted.
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 386172 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 389268 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 405350 affect the Land but cannot be platted.
39. The Development Agreements recorded at reception numbers 379631, 384823, 402009, 405663, and 407360 affect the Land but cannot be platted.

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 platted.
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 platted.
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 platted. 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 platted.
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. 406966 affects the Land but cannot be platted.
60. Declaration recorded May 14, 2009 at Reception No. 406968 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. 406969 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 platted.
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 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).
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 System Easement Agreement recorded June 18, 2009 at reception number 407388 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. Bulson PLS 37662

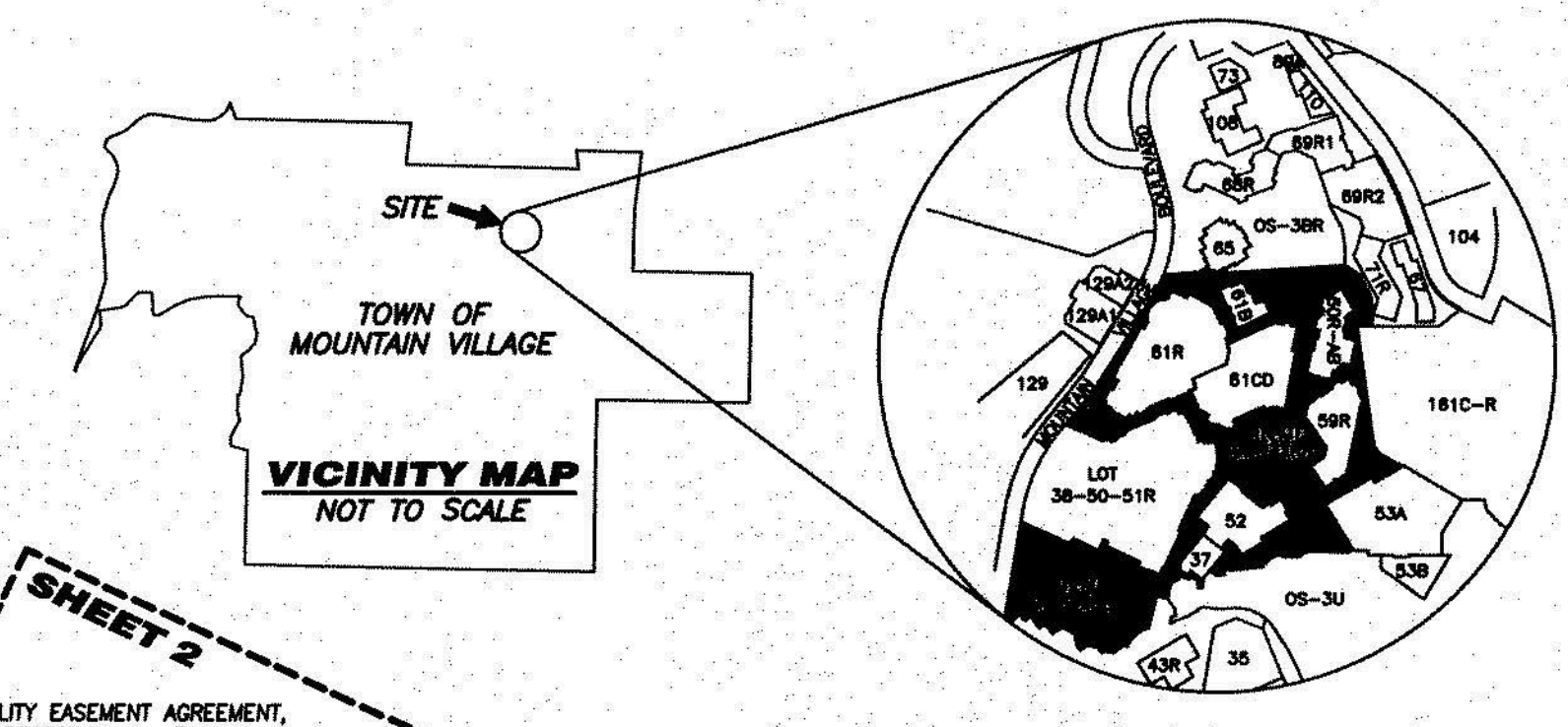
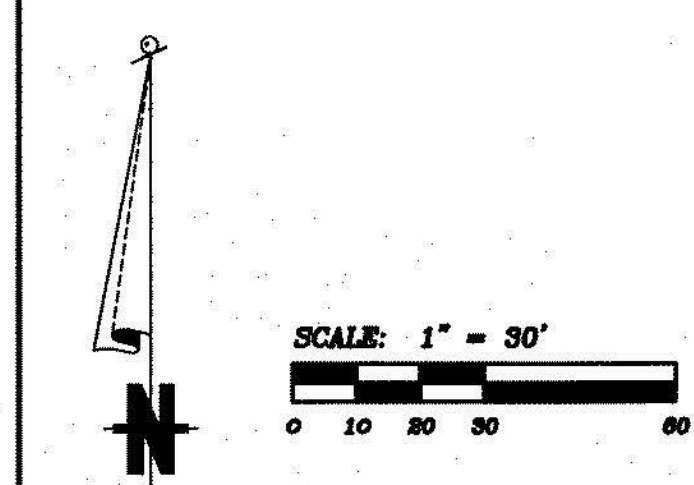
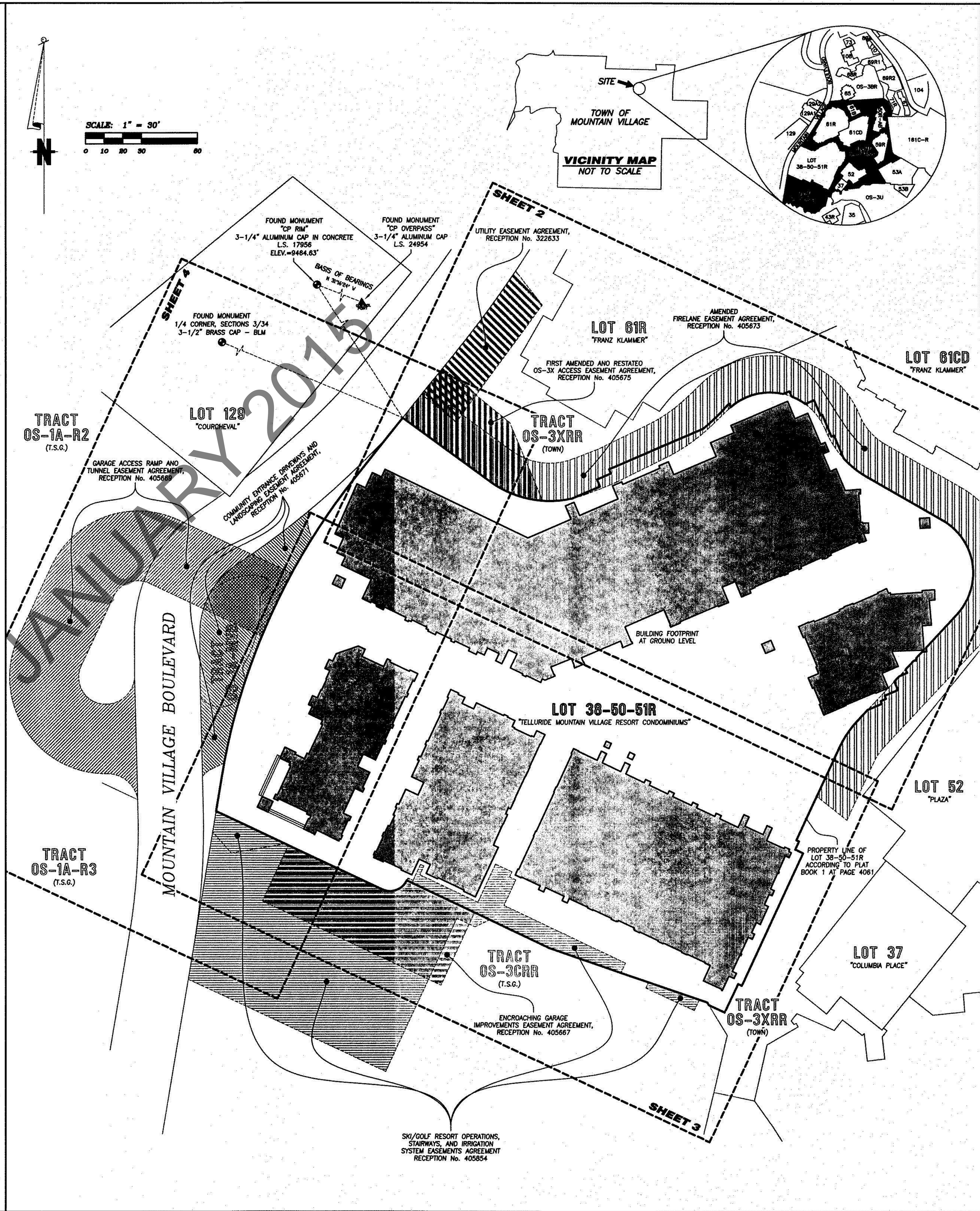


Table with columns: Project Mgr, Technician, Checked by, Start date, Description, Date, and Drawing path. Includes project details for ALTA/ACSM Land Title Survey of Lot 38-50-51R.

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.

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



LOT 61CD
"FRANZ KLAMMER"

LINE	BEARING	LENGTH
L1	N 04°00'00" W	2.13'
L2	N 86°00'00" E	2.29'
L3	N 43°09'18" E	4.58'
L4	N 04°00'00" W	1.38'
L5	N 86°00'00" E	1.49'
L6	N 43°09'18" E	6.30'
L7	N 23°00'00" W	2.08'
L8	N 87°00'00" E	4.70'
L9	N 43°09'18" E	3.74'
L10	N 23°00'00" W	4.97'
L11	N 87°00'00" E	7.72'
L12	N 23°00'00" W	1.84'
L13	N 87°00'00" E	3.12'
L14	N 23°00'00" W	1.85'
L15	N 87°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

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

MOUNTAIN VILLAGE BOULEVARD

LOT 61R
"FRANZ KLAMMER"

TRACT
OS-3XRR
(TOWN)

APPROVED JANUARY 2014

MULTIPLE STORY
STEEL-FRAMED BUILDING

MULTIPLE STORY
STEEL-FRAMED BUILDING

LOT 52
"PLAZA"

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

ICE SKATING RINK

FOUNTAIN

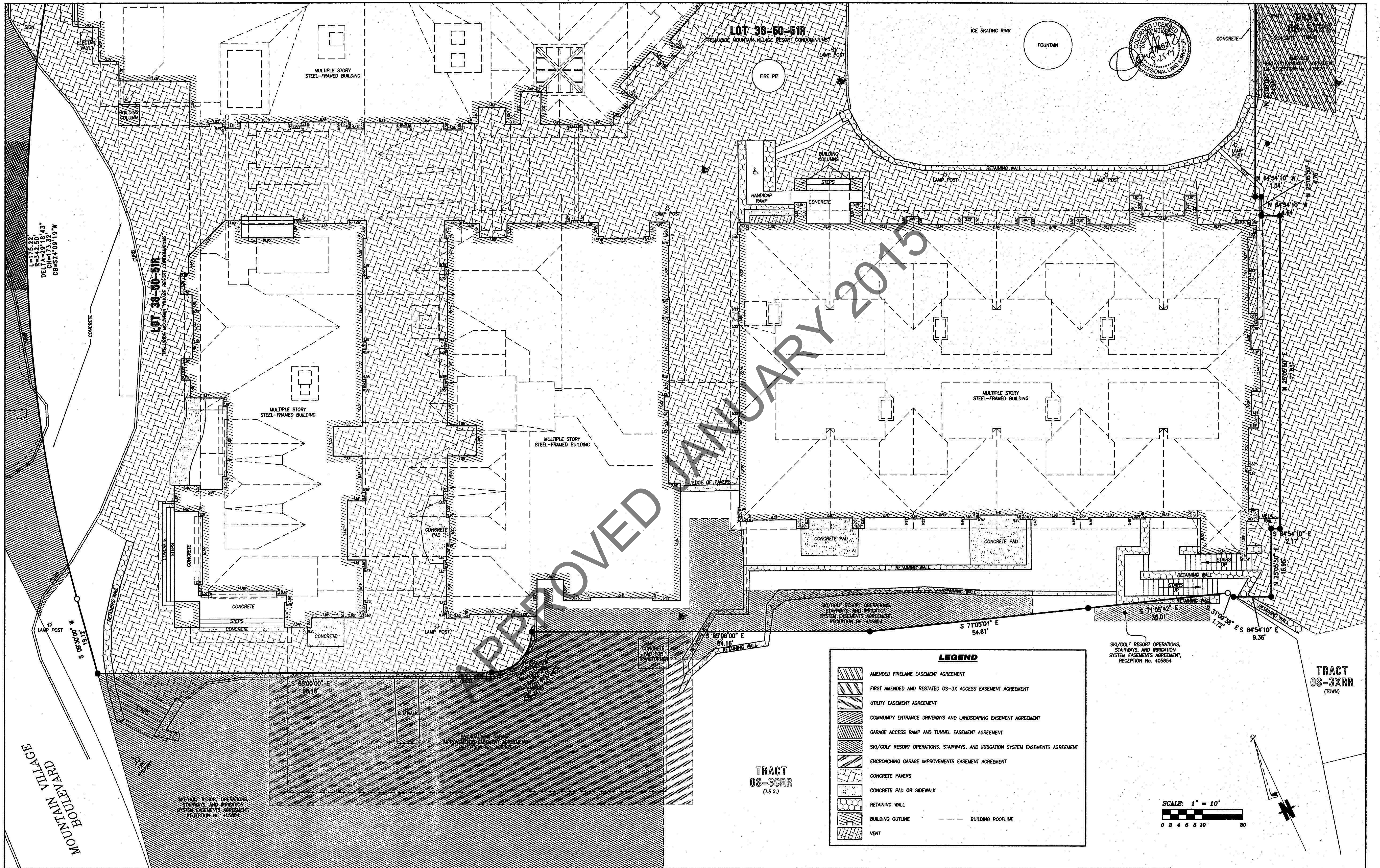
ALTA/ACSM LAND TITLE SURVEY OF LOT 38-50-51R, TOWN OF MOUNTAIN VILLAGE,
SITUATED IN THE NE 1/4 OF SECTION 3, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO

Project Mgr:	DB	Rev.	Description	Date	By
Technician:	MC	1	Revisions according to CD comments	8/27/14	
Checked by:					
Start date:	04/2013				



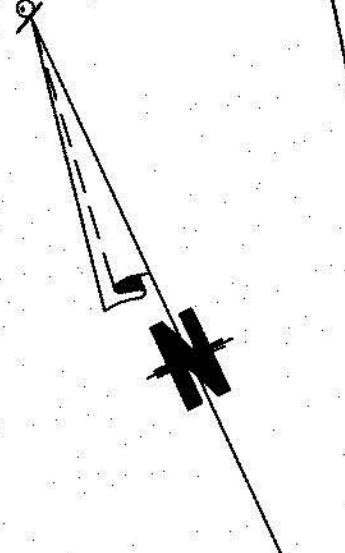
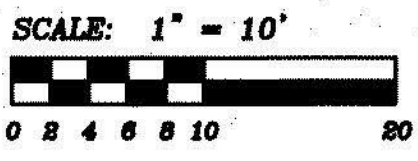
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Z:\04 WJobs\0825001\01038\04-2013\ALTA 04-2013\04-2013 SHEETS 1-4.dwg, 8/25/2014 1:13:40 PM, dave



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**

Project Mgr:	DB	Rev.	Description	Date	By
Technician:	MC	1	revisions according to C.P. comments	2/17/14	db
Technician:					
Checked by:					
Start date:	D4/2013				



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

Drawing path: dwg\ALTA 04-2013\SHEETS 1-4.dwg
Sheet 3 of 5
Project #: 01038

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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
LOT 38-50-51R
ACCORDING TO PLAT
BOOK 1 AT PAGE 4061

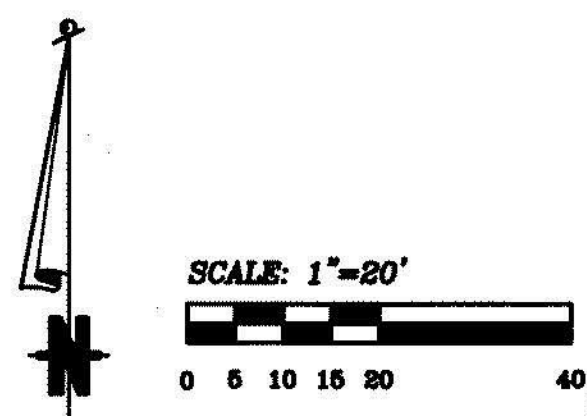
LOT 37
COLUMBIA PLACE

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 CFJ comments	8/27/14	db
Checked by:					
Start date:	04/2013				



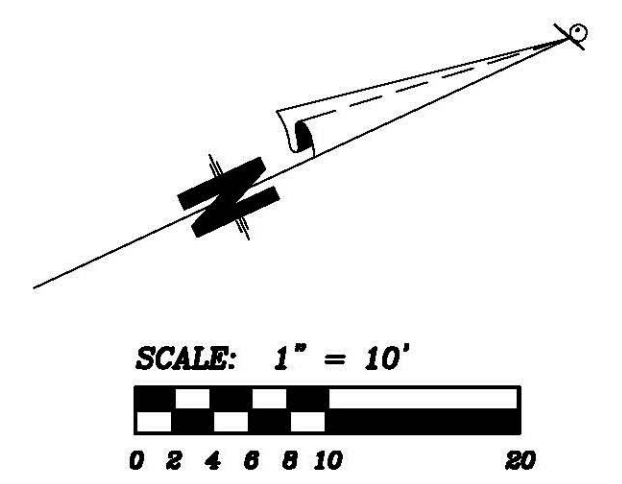
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

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 filed 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 _____

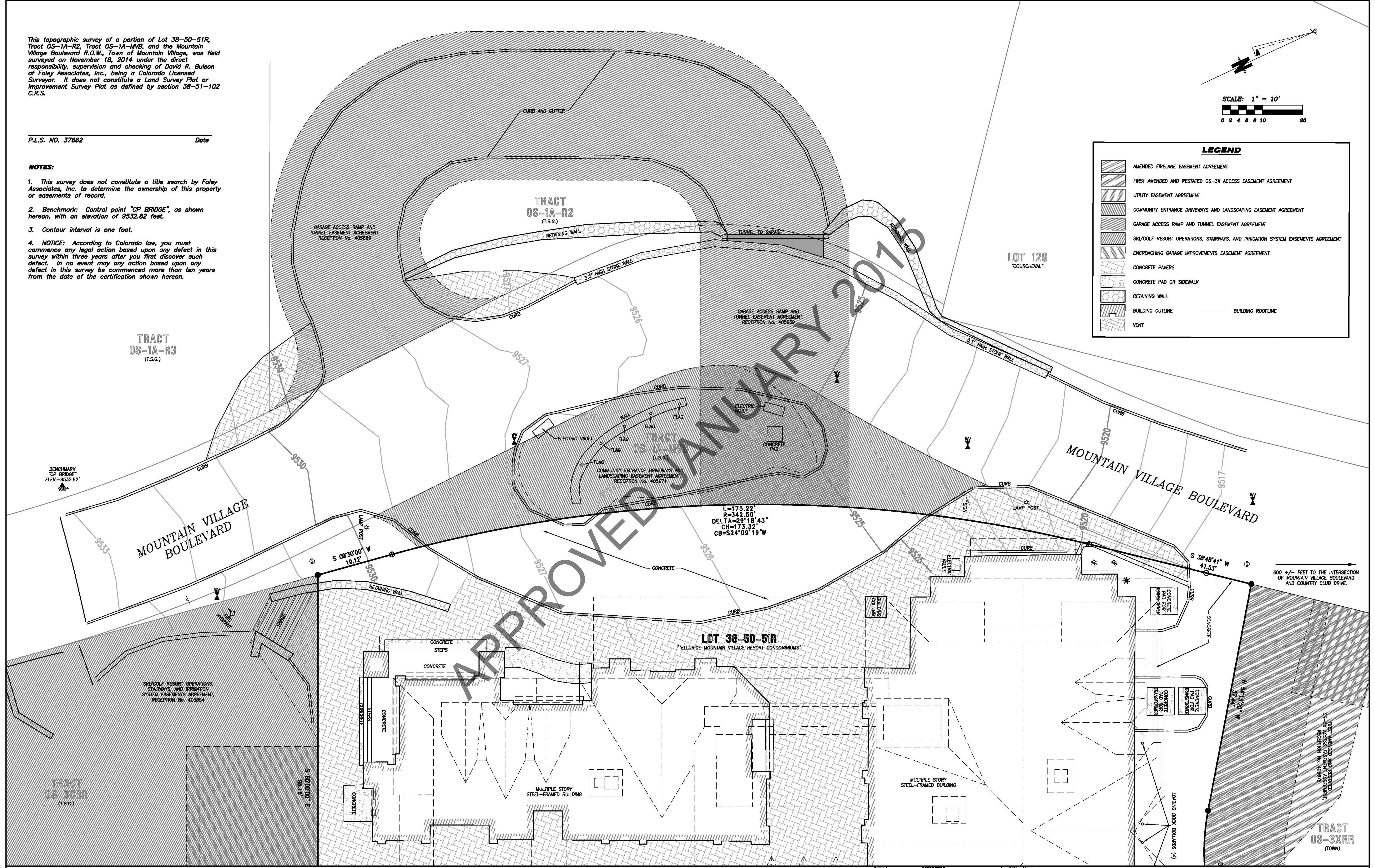
NOTES:

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

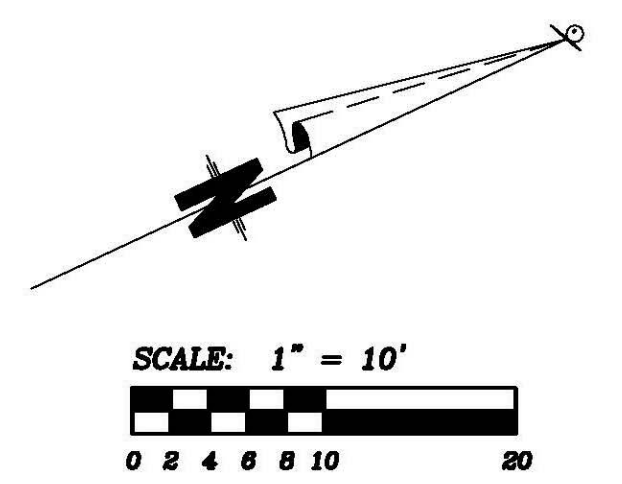
970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

Drawing path: dwg\TOPO 11-14.dwg

Sheet 1 of 2 Project #: 01038

Z:\04 W\Users\COBS2001\01058.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-R2
(T.S.G.)

LOT 129
"COURCHEVAL"

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

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'

UPPER LEVEL
PARKING GARAGE

S 65°00'00" E
98.16'

N 54°13'20" W
57.44'

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

TRACT
OS-3XRR
(TOWN)

APPROVED JANUARY 2015

TUNNEL TO GARAGE

TUNNEL DOWN TO 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



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

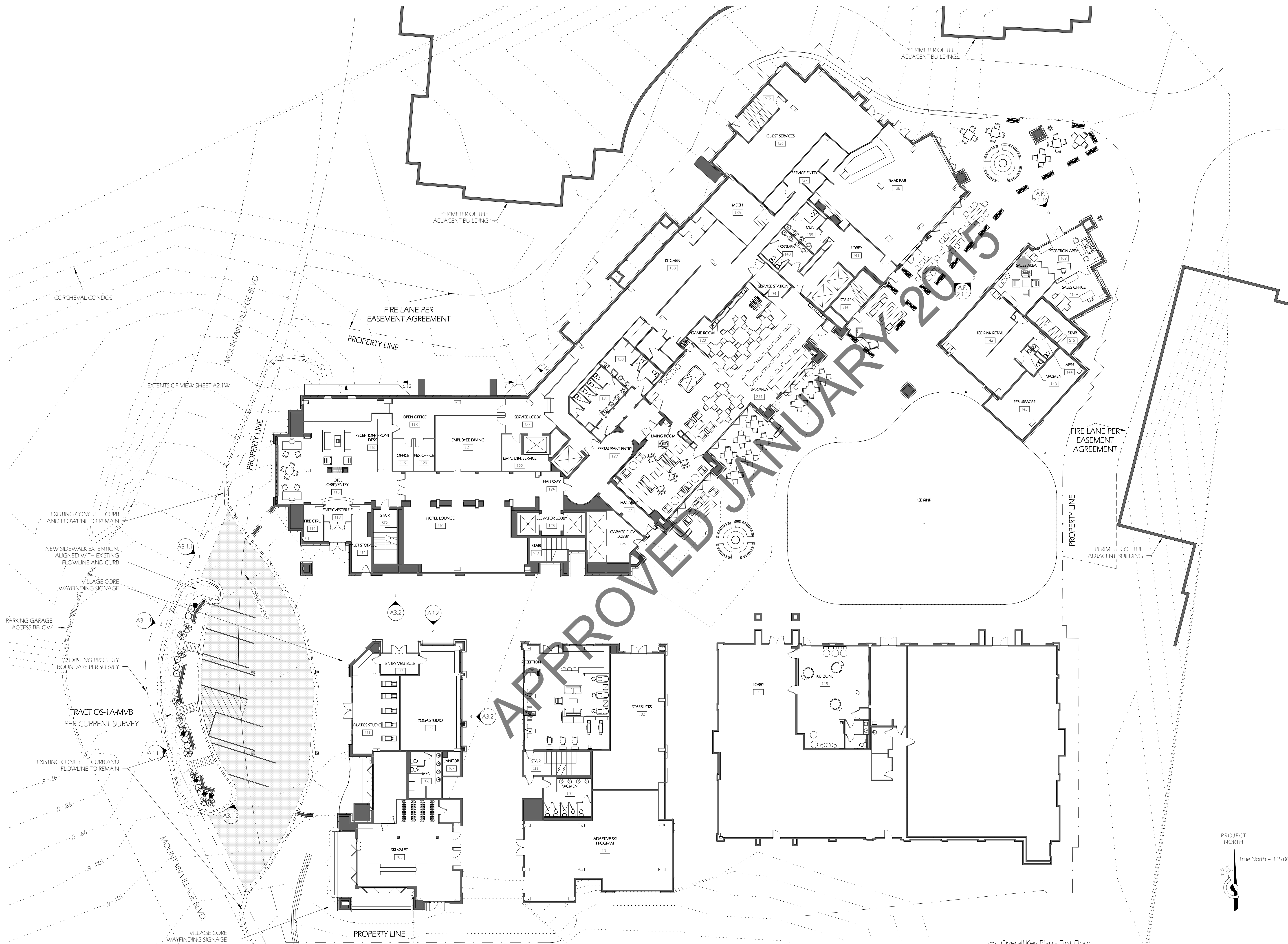
Sheet 2 of 2 Project #: 01038

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PROJECT TEAM

Consultant: Colorado Structural Inc.
Mike Arbaney
Address: 315 Bellview Ave. Unit F
Address: P.O. Box 2544
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fax: 970-349-5926
e-mail: mike@coloradostructural.com

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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

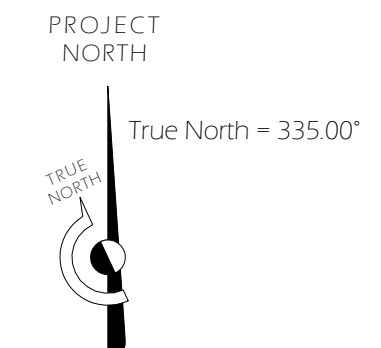
Overall Key Plan - First Level

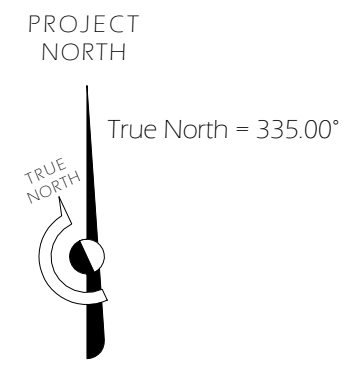
Date	12-31-2014
Drawn by	DH / BF
Checked by	DH / BF

A2.1

Scale 1/16" = 1'-0"

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



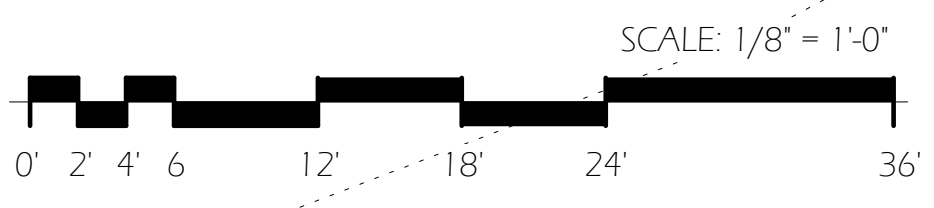
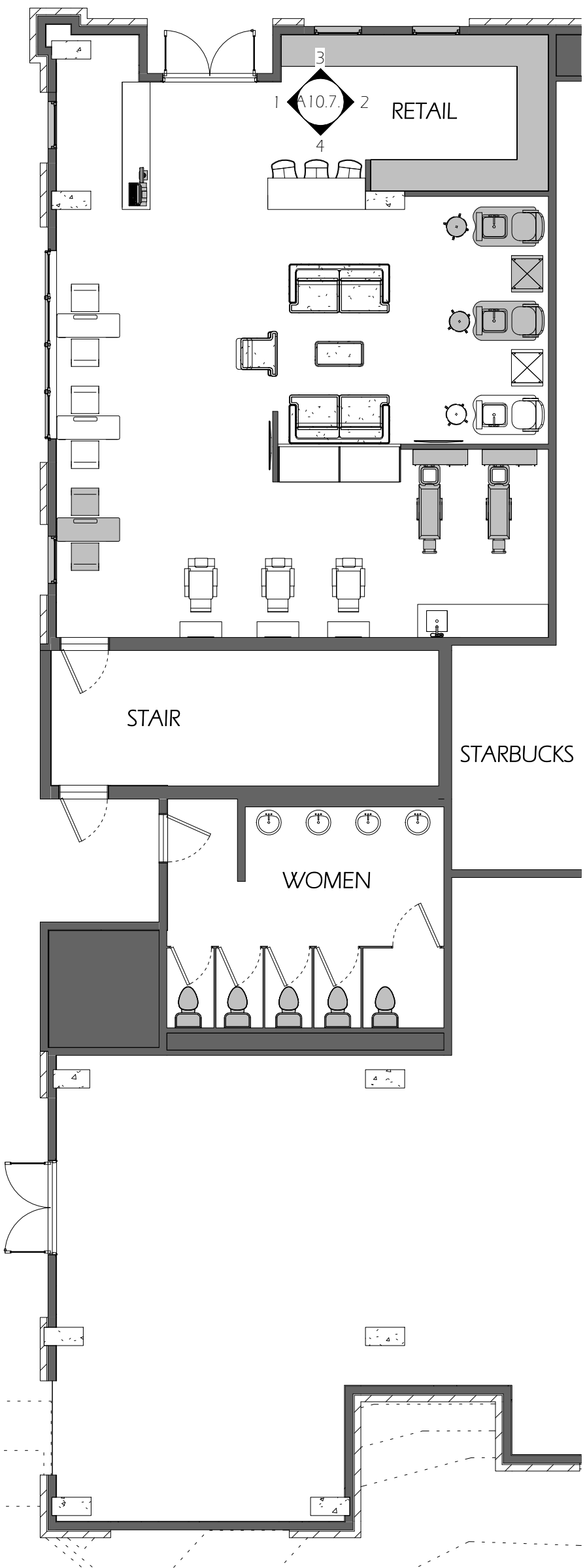
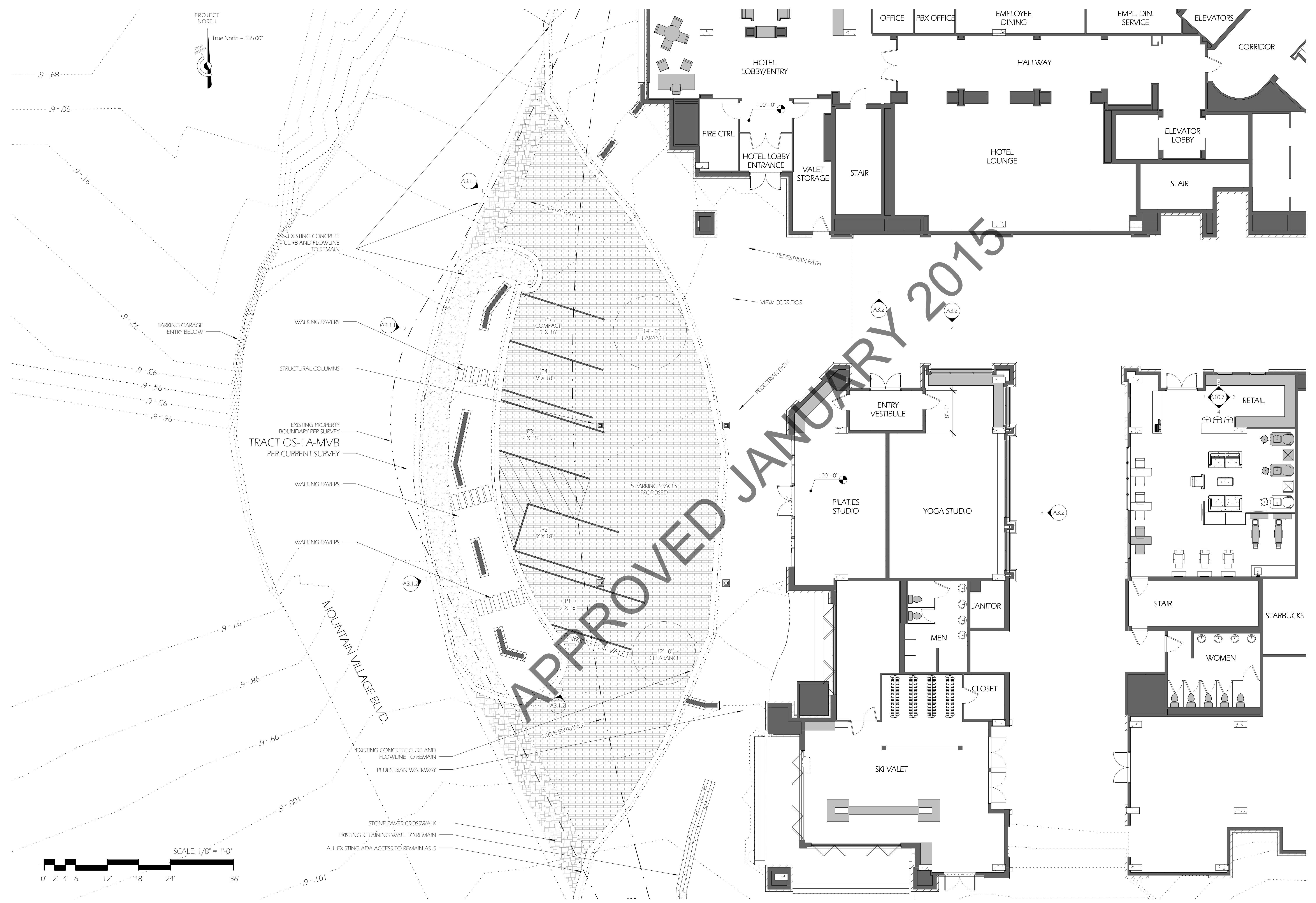


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 e-mail: dylan12@hotmail.com

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 Fax: 970-728-6050



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

APPROVED

JANUARY 2015

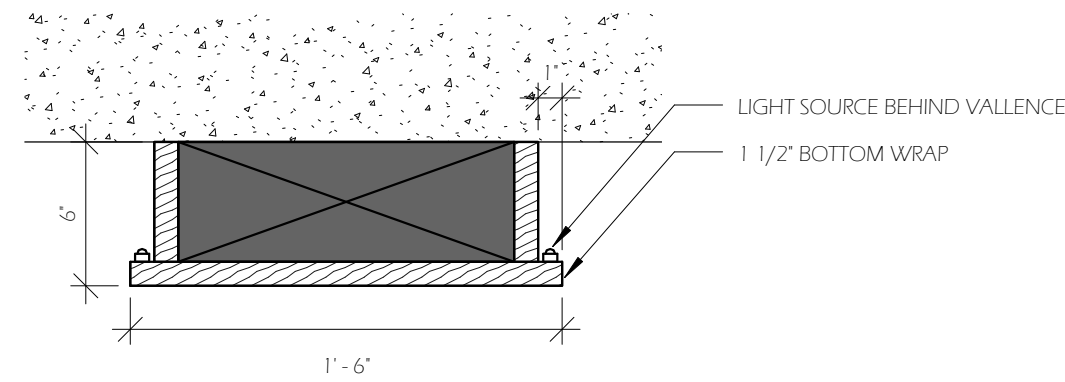
No.	Description	Date
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No.	Description	Date

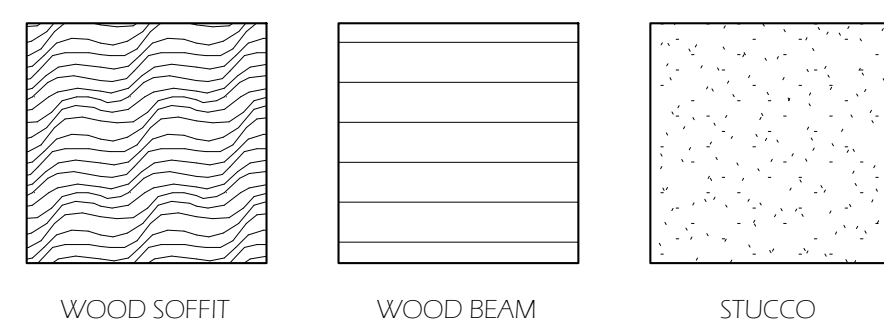
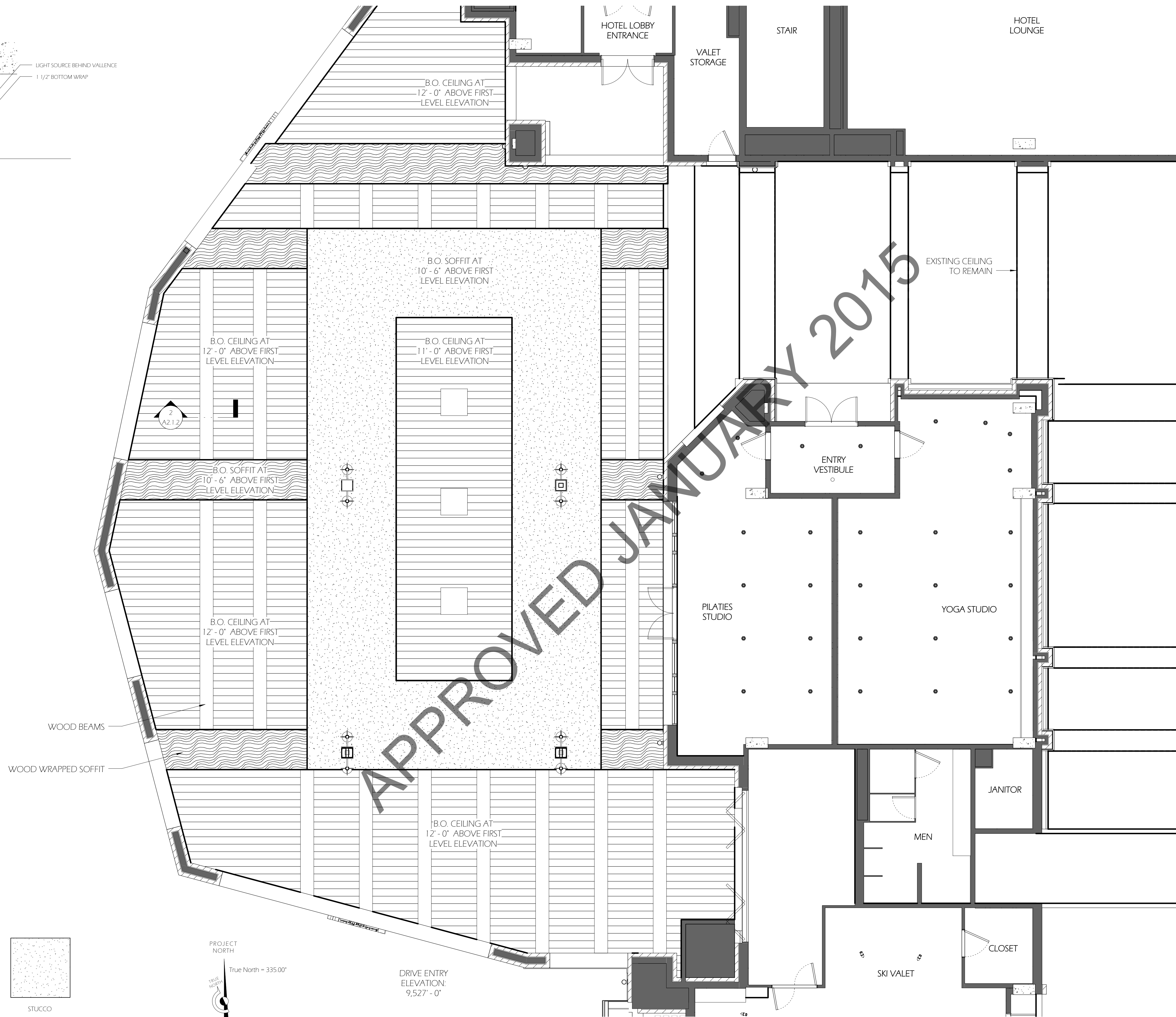
Hotel Madeline
 Phase 1 Remodel
 Floor Plan - First Level
 Portechachere

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

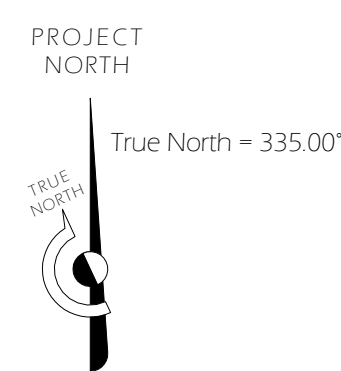
A2.1.1
 Scale: 1/8" = 1'-0"



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

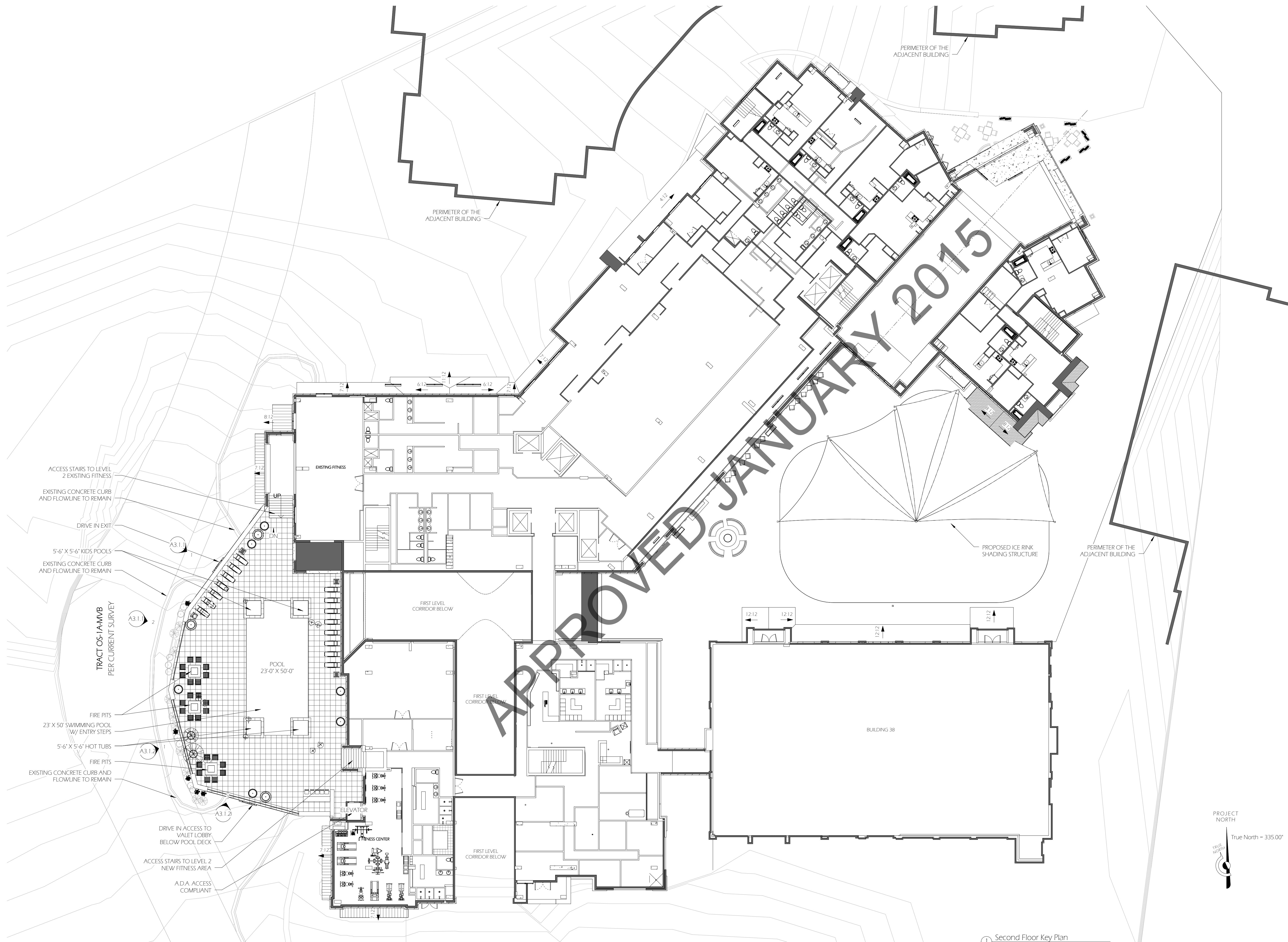
A2.1.2

Scale: As indicated

PROJECT TEAM

Consultant: Colorado Structural Inc.
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APPROVED JANUARY 2015

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No.	Description	Date

Hotel Madeline

Phase 1 Remodel

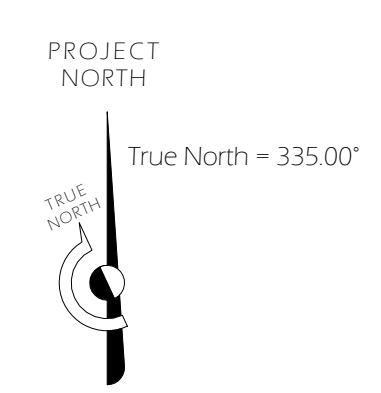
Overall Key Plan -
Second Level

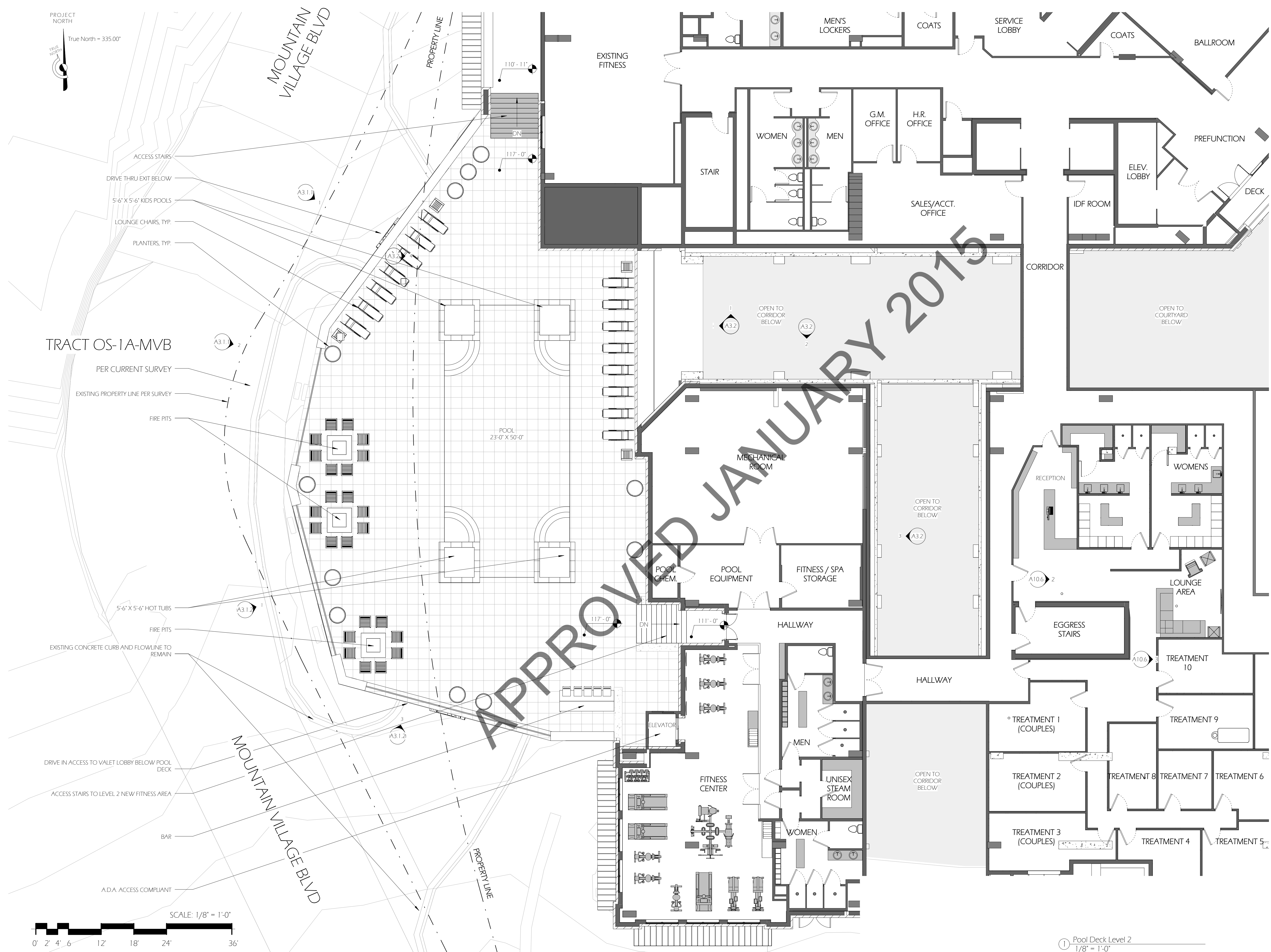
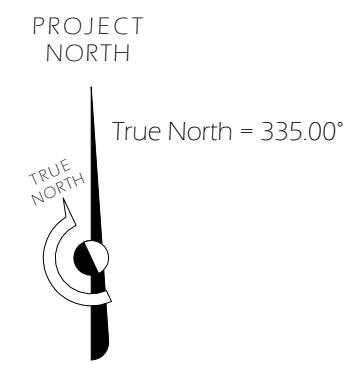
Date	12-31-2014
Drawn by	DH / BF
Checked by	DH / BF

A2.2

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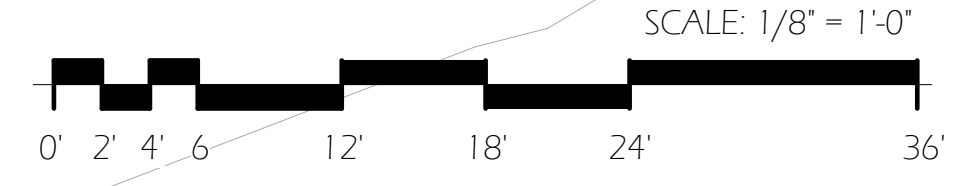
① Second Floor Key Plan
1/16" = 1'-0"





TRACT OS-1A-MVB

MOUNTAIN VILLAGE BLVD



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



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7	DRB - Submittal	12-29-2014

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

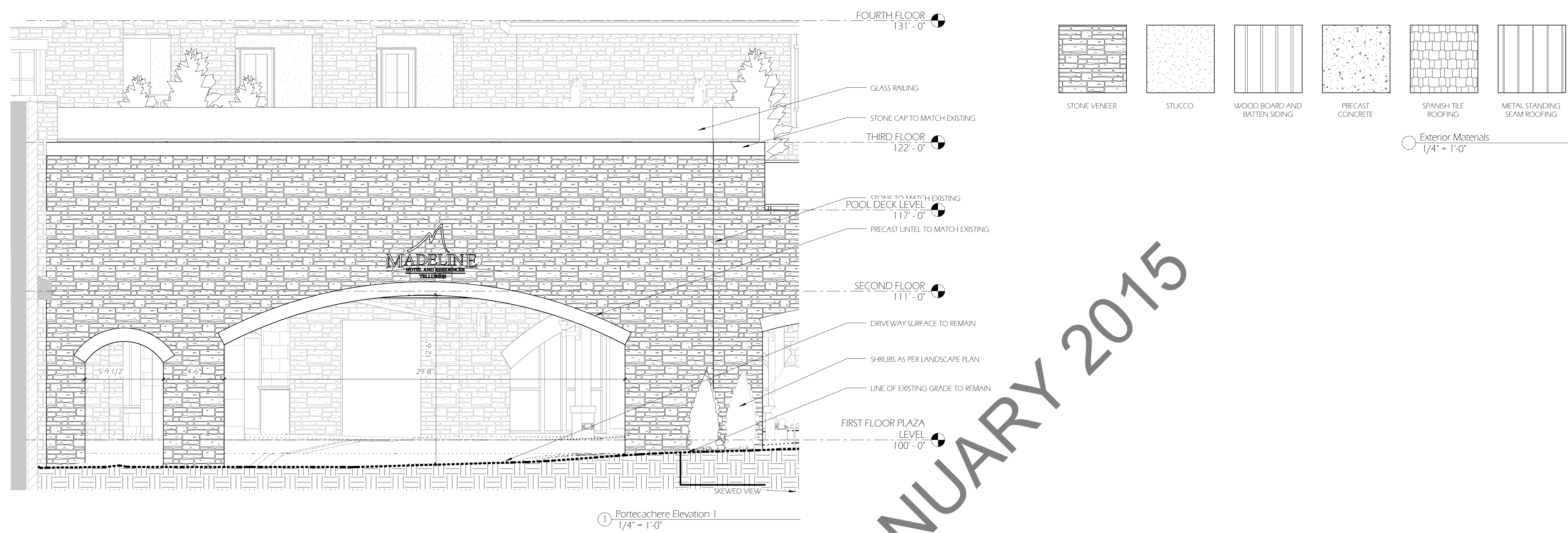
A2.2.1

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

PROJECT TEAM

Consultant: Colorado Structural Inc.
 Mike Arbaney
 Address: 315 Bellview Ave. Unit F
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7	DRB - Submittal	12-29-2014

No.	Description	Date

Hotel Madeline
 Phase 1 Remodel
 Elevations - Pool Deck

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

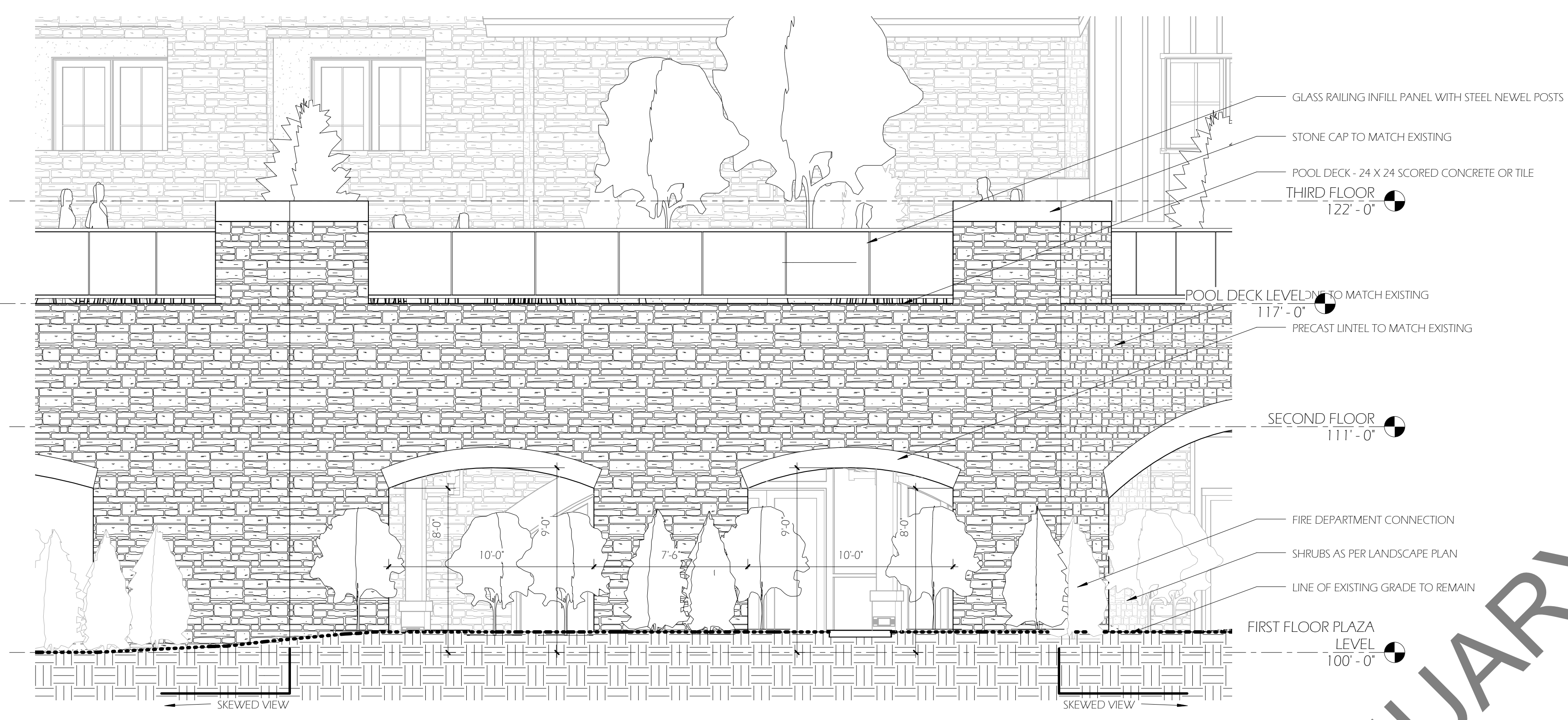
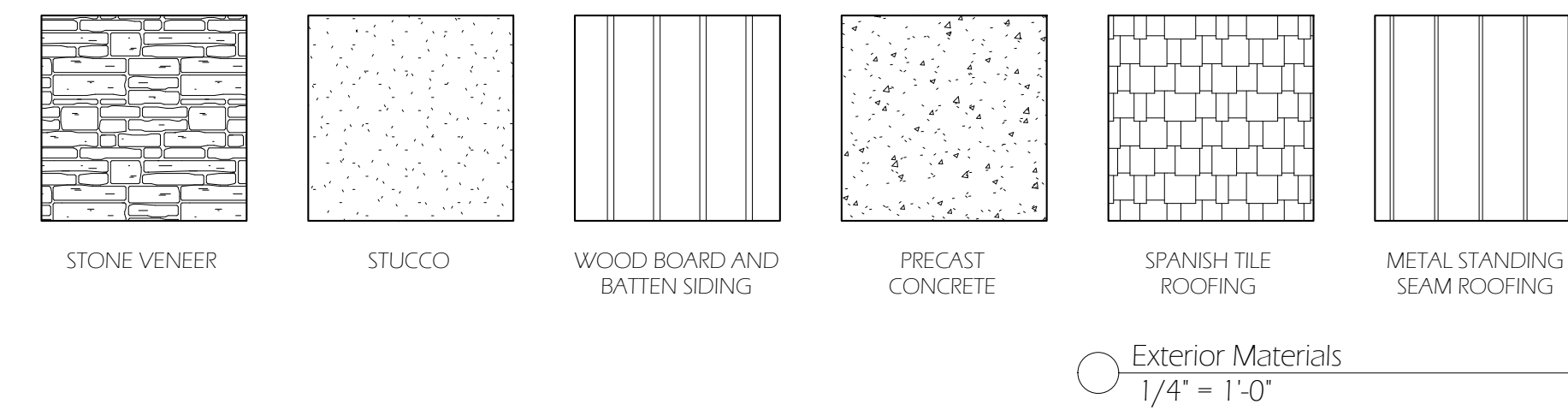
A3.1.1

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

PROJECT TEAM

Consultant: Colorado Structural Inc.
Mike Arbaney
Address: 315 Bellview Ave. Unit F
Address: P.O. Box 2544
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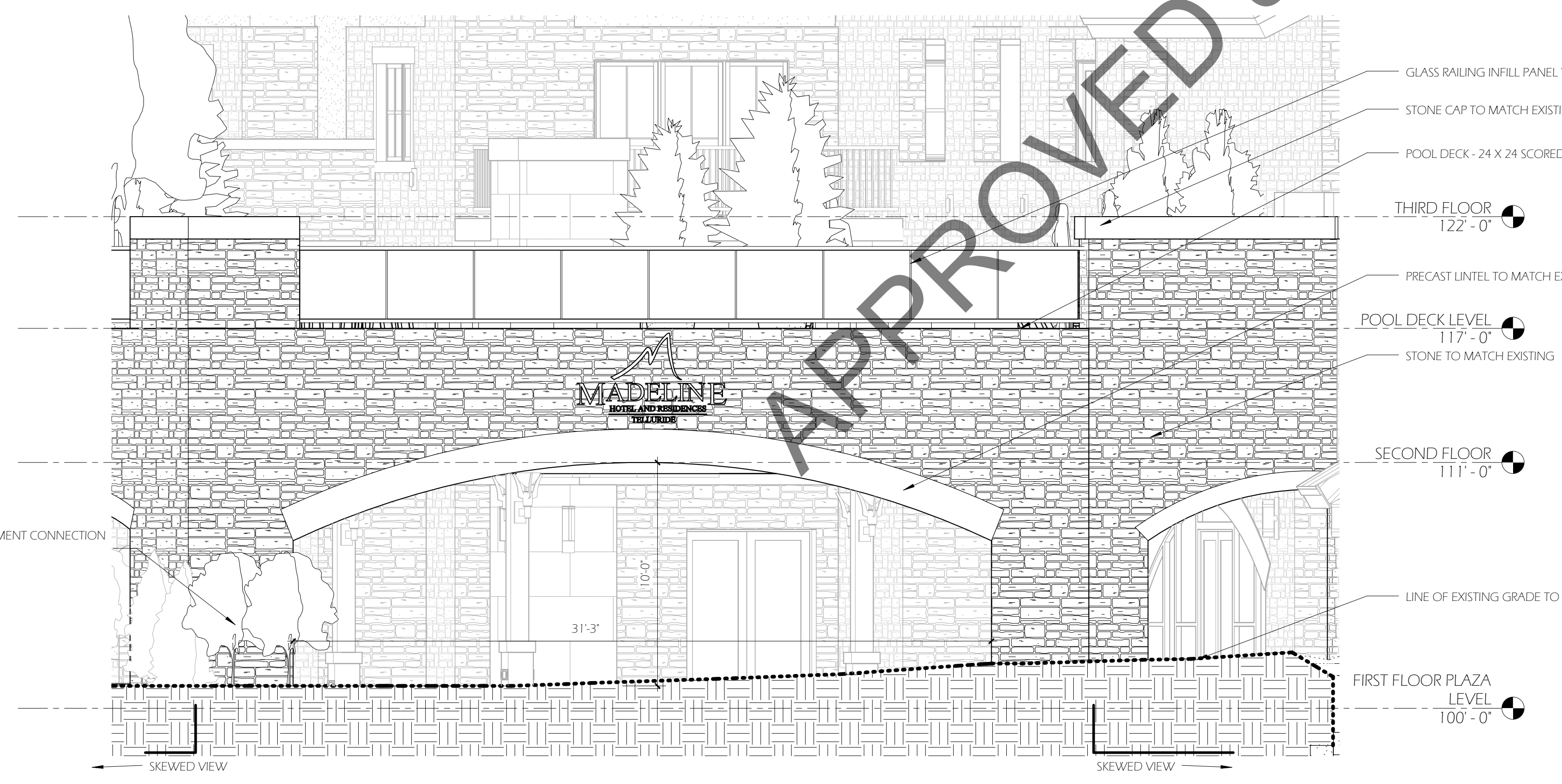
Consultant: Foley Associates, Inc.
Address: 125 W. Pacific Ave. Suite B-1
Address: P.O. Box 1385 - Telluride, CO 81435
Phone: 970-728-6153
Fax: 970-728-6050



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

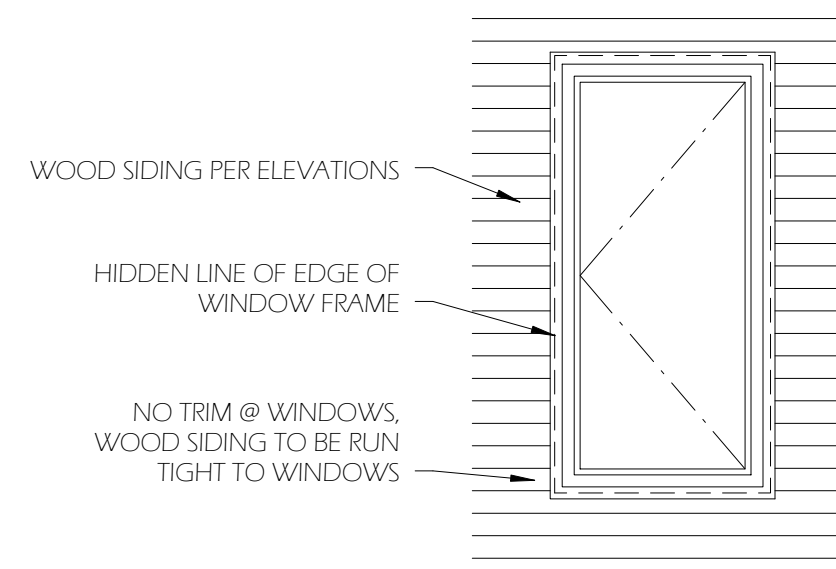
Hotel Madeline
Phase 1 Remodel
Elevations - Pool Deck

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

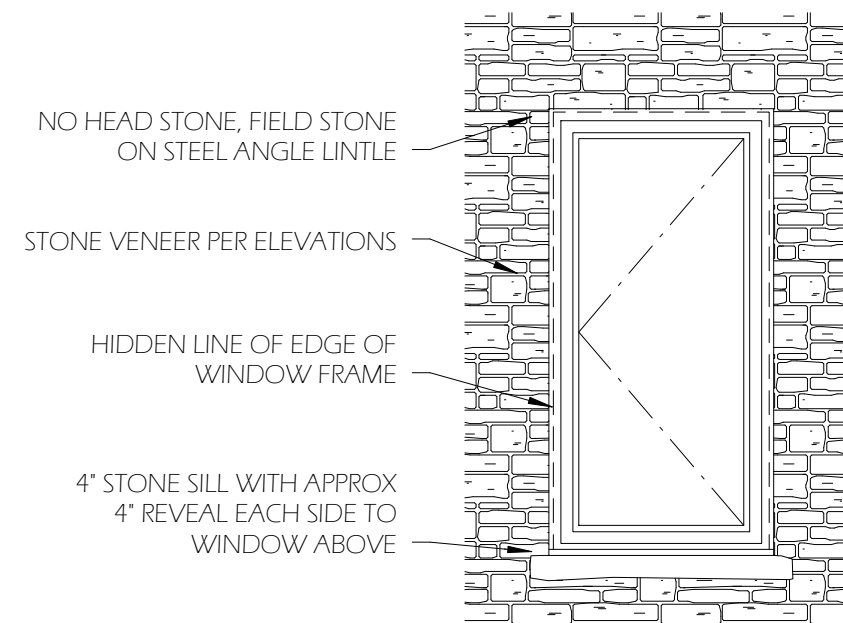
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Scale 1/4" = 1'-0"

APPROVED JANUARY 2015



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

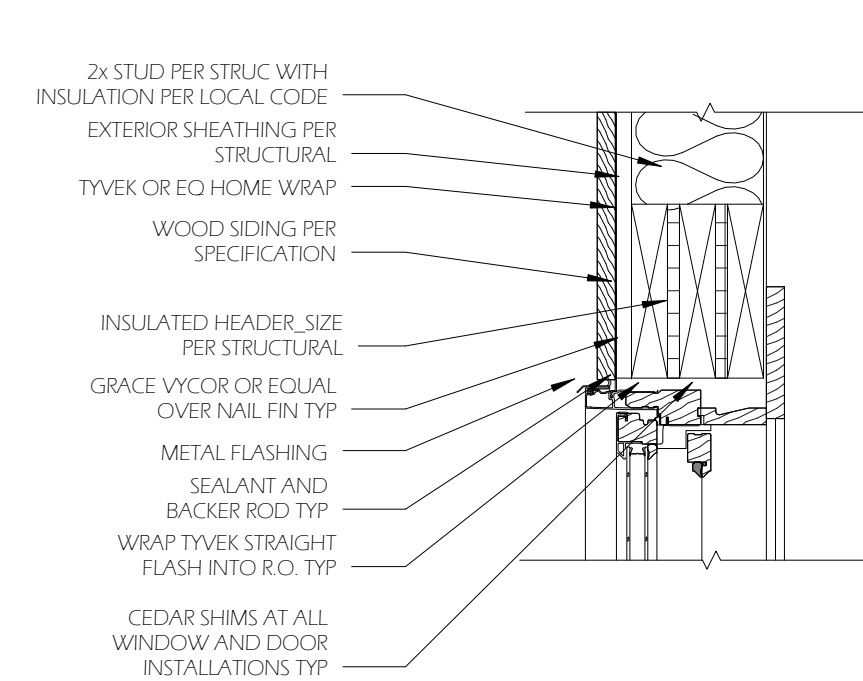


2 Window Elevation @ Stone
3/8" = 1'-0"

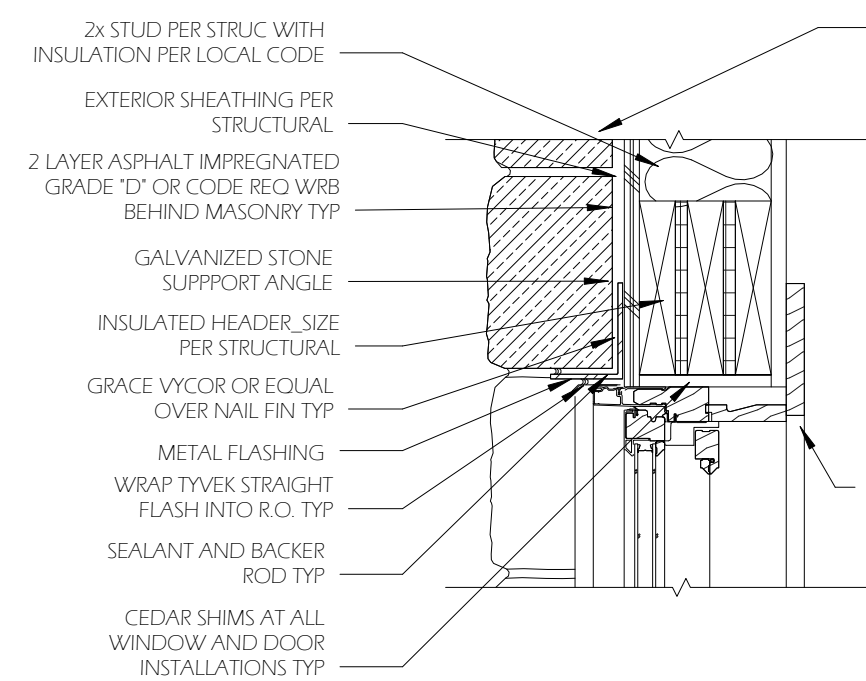
Window Schedule				
Keynote	Count	Level	Width	Height

NOTE:

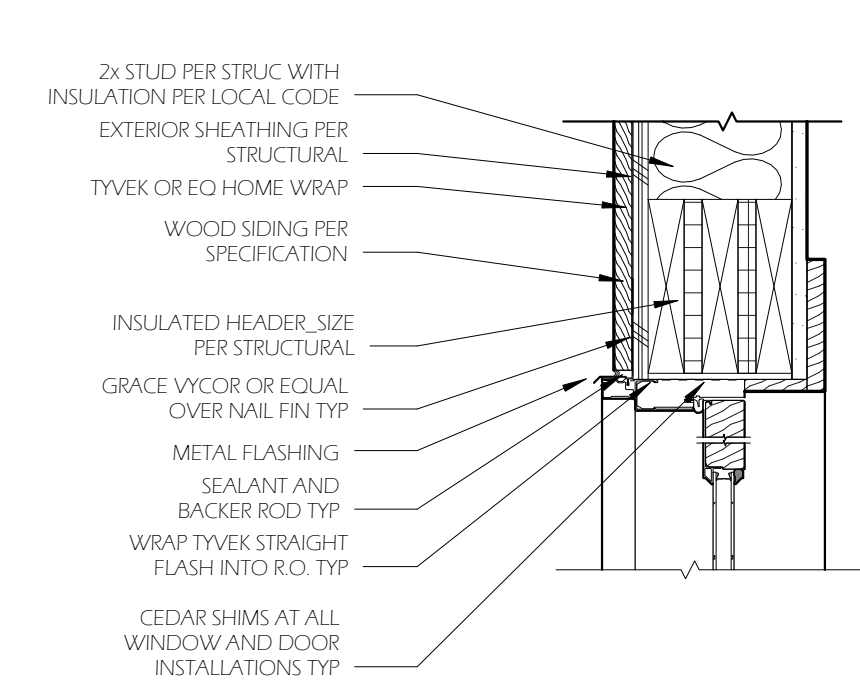
- HEAD HEIGHTS LISTED IN WINDOW SCHEDULE REFERENCE T.O. WINDOW FRAME. BUILDER TO ADD R.O. PER WINDOW MANUFACTURERS RECOMMENDATIONS AND ADJUST HEADER HEIGHTS ACCORDING
- ALL WINDOWS & DOORS TO HAVE ALUMINUM CLAD EXTERIOR & ARE TO BE INSTALLED PER MANU. INSTRUCTIONS
- NAIL FINIS & PENETRATIONS TO BE WRAPPED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



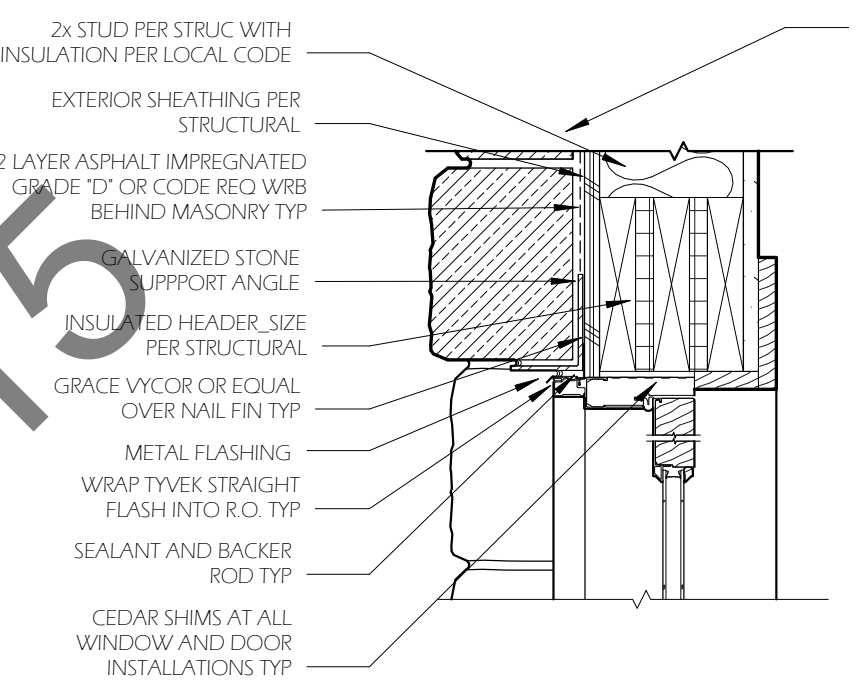
3 Window Head @ Wood Siding
1 1/2" = 1'-0"



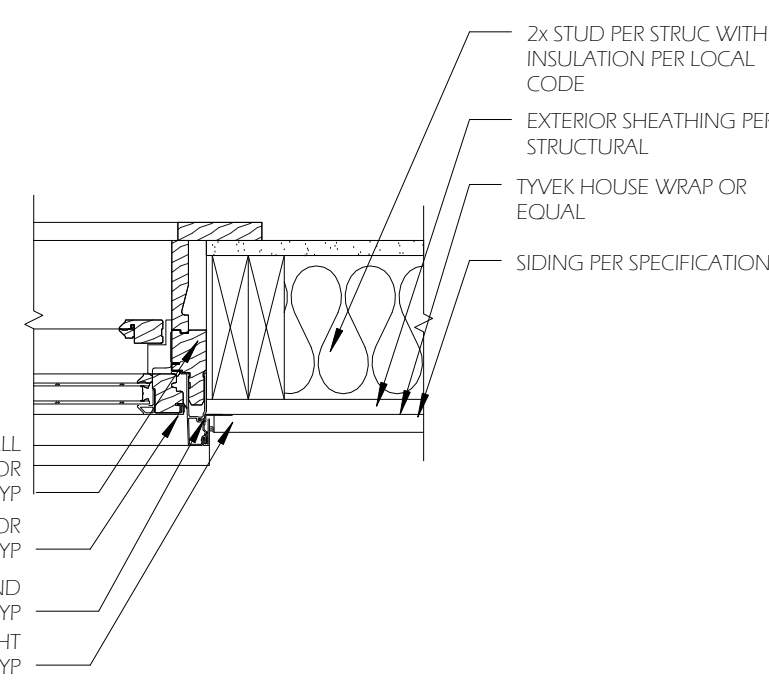
4 Window Head @ Stone
1 1/2" = 1'-0"



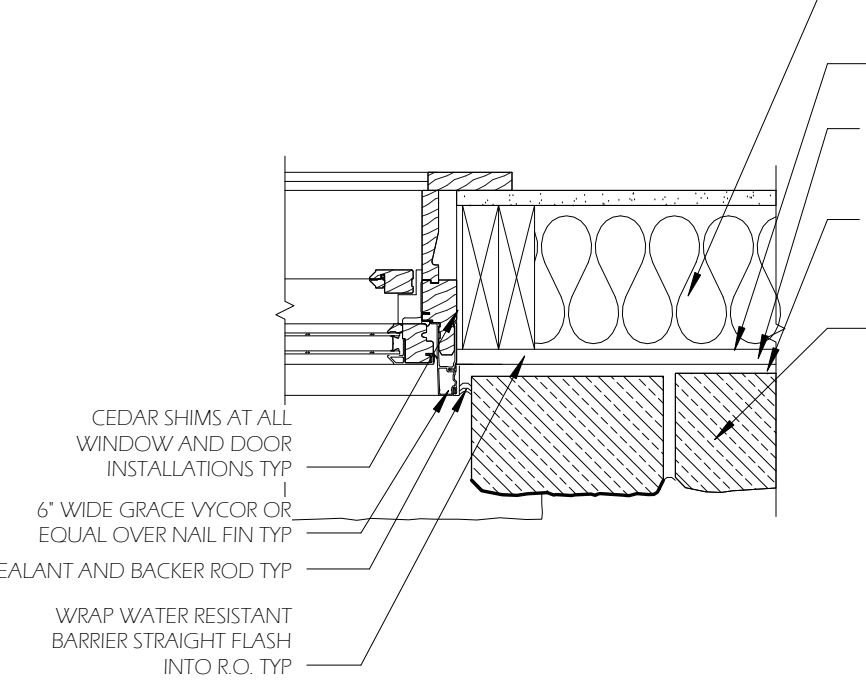
5 Door Head @ Wood Siding
1 1/2" = 1'-0"



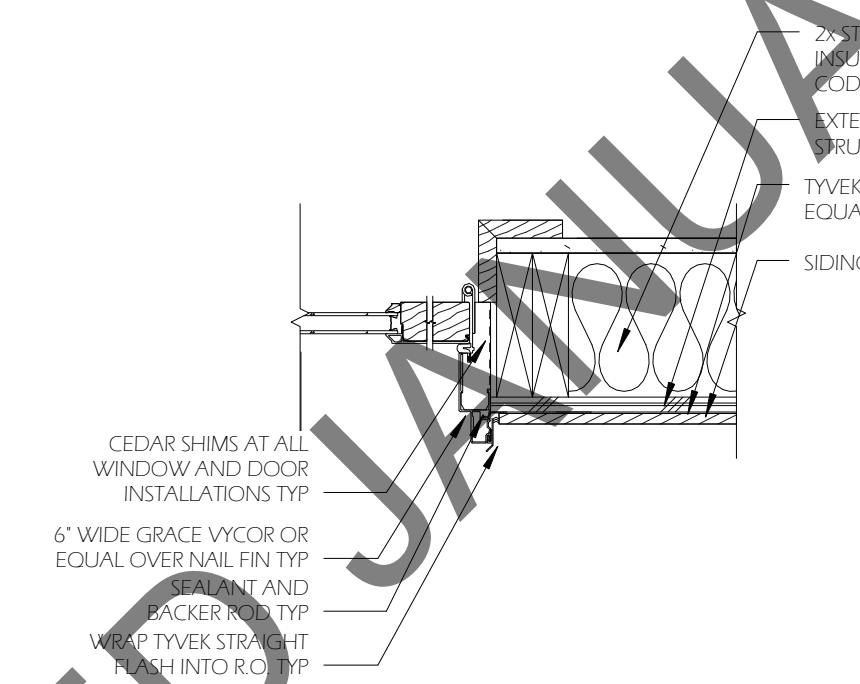
6 Door Head @ Stone
1 1/2" = 1'-0"



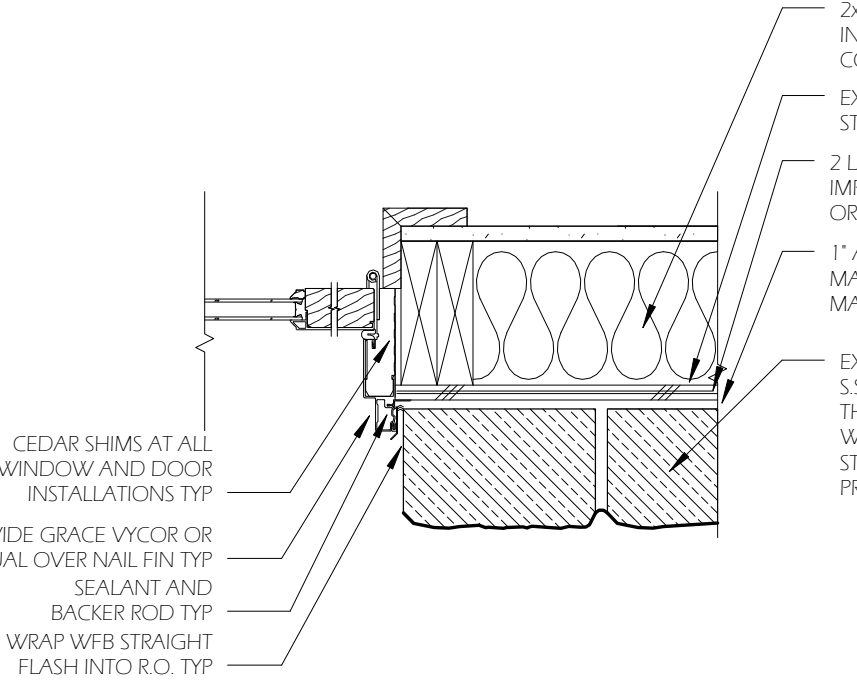
7 Window Jamb @ Wood Siding
1 1/2" = 1'-0"



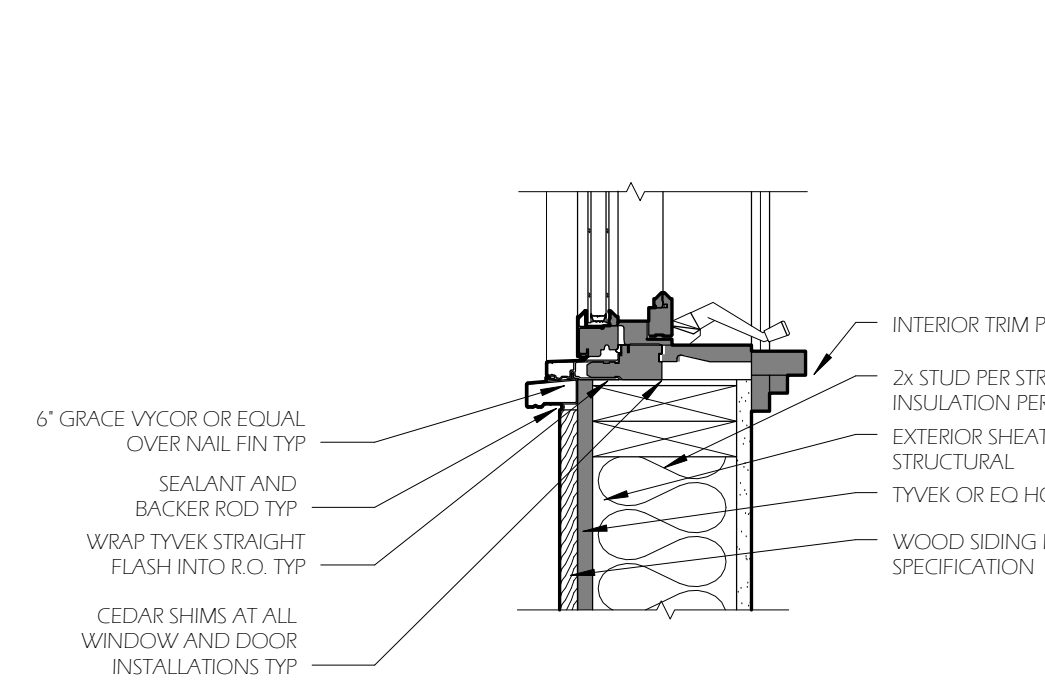
8 Window Jamb @ Stone
1 1/2" = 1'-0"



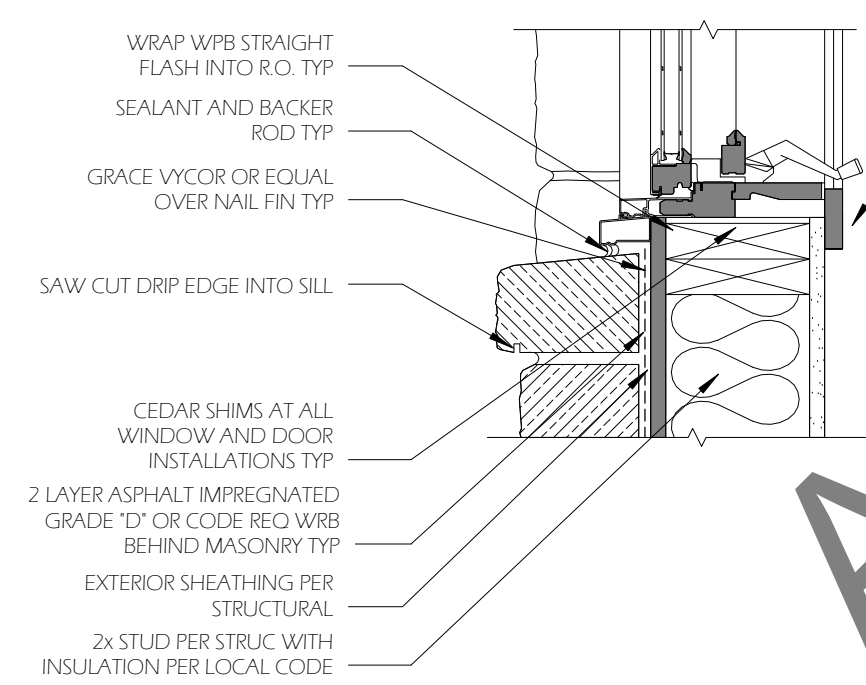
9 Door Jamb @ Wood Siding
1 1/2" = 1'-0"



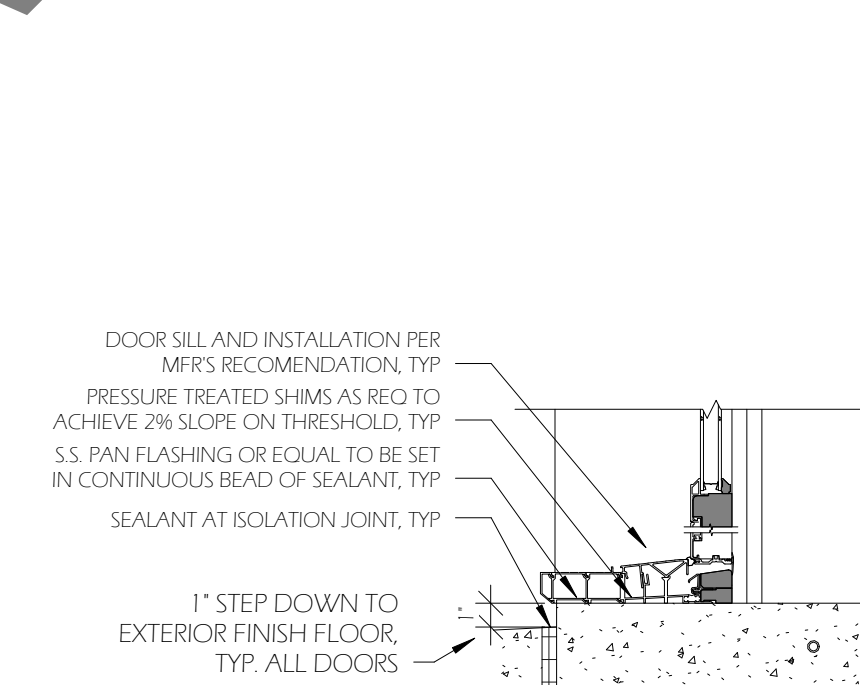
10 Door Jamb @ Stone
1 1/2" = 1'-0"



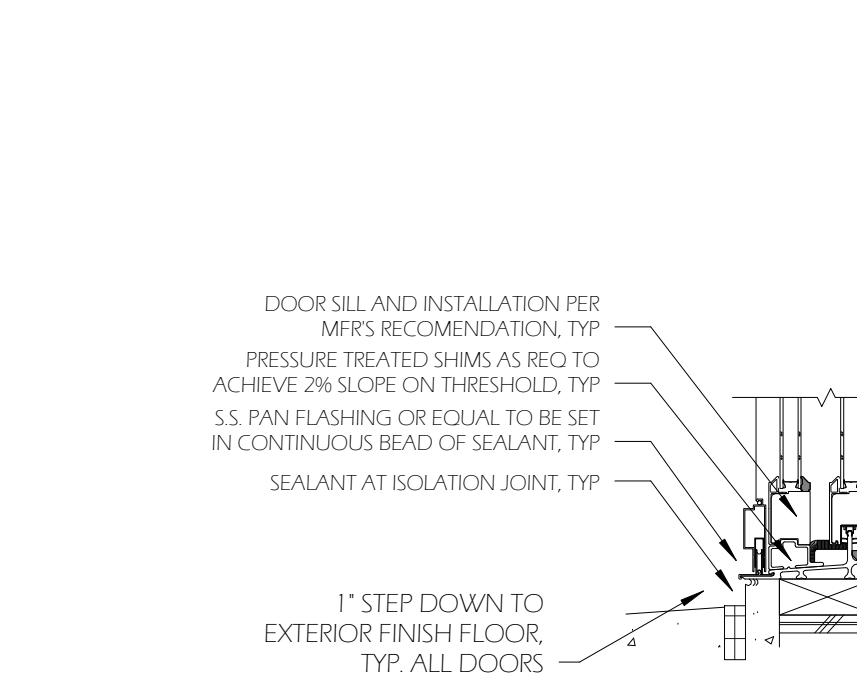
11 Window Sill @ Wood Siding
1 1/2" = 1'-0"



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"

P.O. Box 2486 - Telluride, CO 81435
Phone: 970-708-4795
e-mail: dylan12@hotmail.com

PROJECT TEAM

Consultant: Colorado Structural Inc.
Mike Arbaney
Address: 315 Bellview Ave. Unit F
P.O. Box 2544
Crested Butte, CO 81224
Phone: 970-349-5922
Fax: 970-349-5926
e-mail: mike@coloradostructural.com

Consultant: Foley Associates, Inc.
Address: 125 W. Pacific Ave., Suite B-1
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

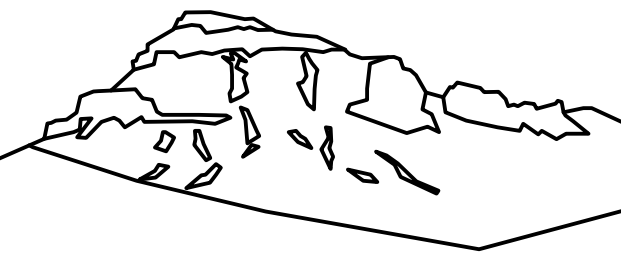
Door & Window
Details

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

A8.1

Scale: As indicated

APPROVED JANUARY 2015



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2014-12-30

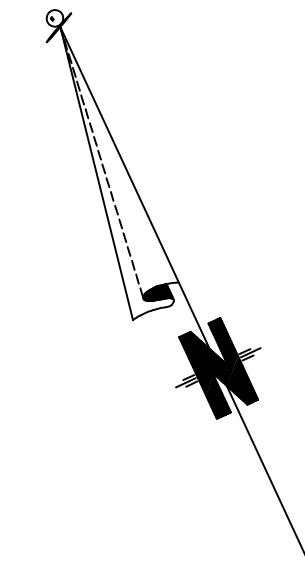
Hotel Madeline
Mtn. Village, CO

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

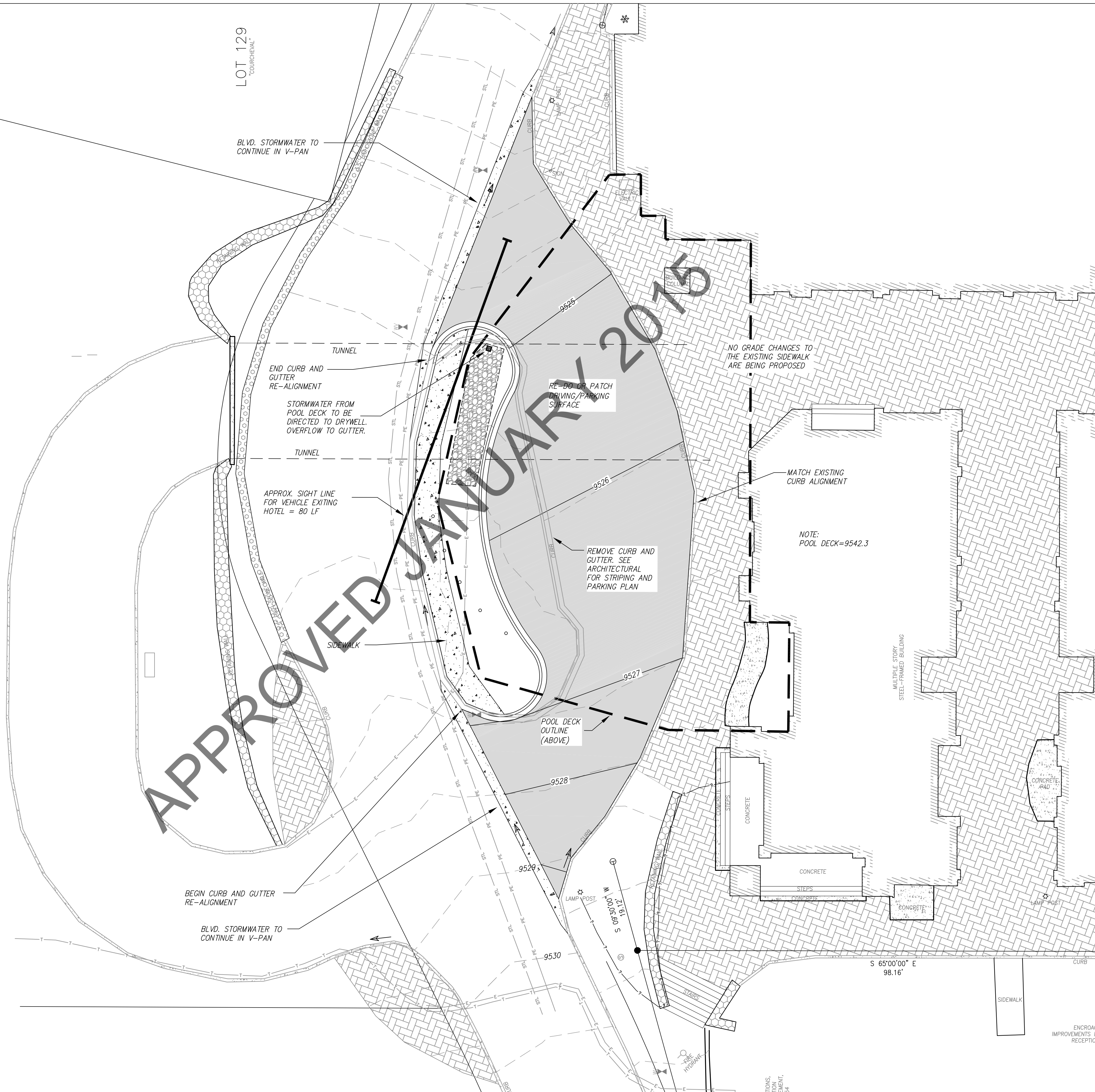
C1



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

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.

OWNER:
HOTEL MADELINE



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 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.

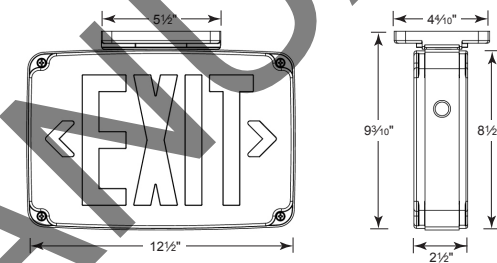
Warranty 5-year warranty (see reverse for battery warranty).

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.

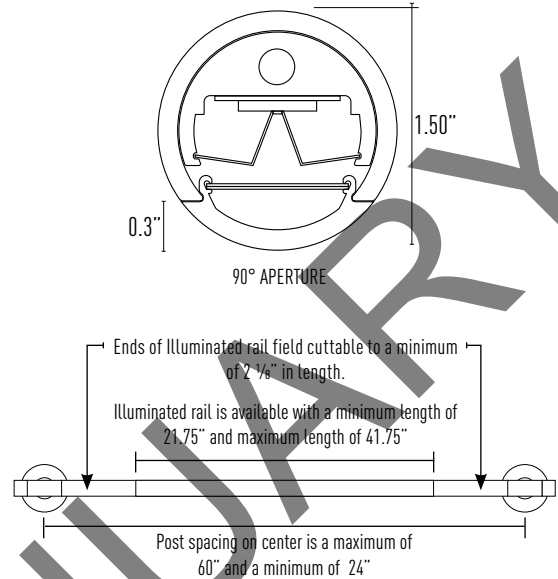




IVR15-SPI - 1.5" Solid State Illuminated Rail 2" Post Integral Power Supply



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

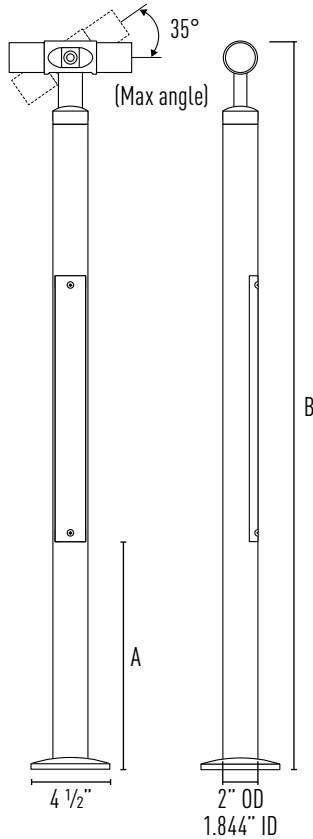
AWARD

- 2013 Next Generation Luminaires - "Recognized Winner"



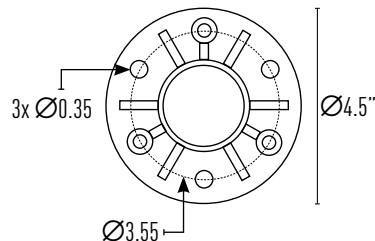
IVR15-SPI - 2" Post Mount Assembly

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.

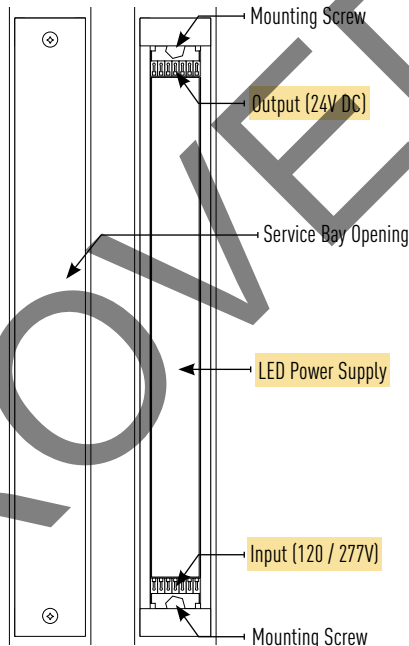
OPERATION

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

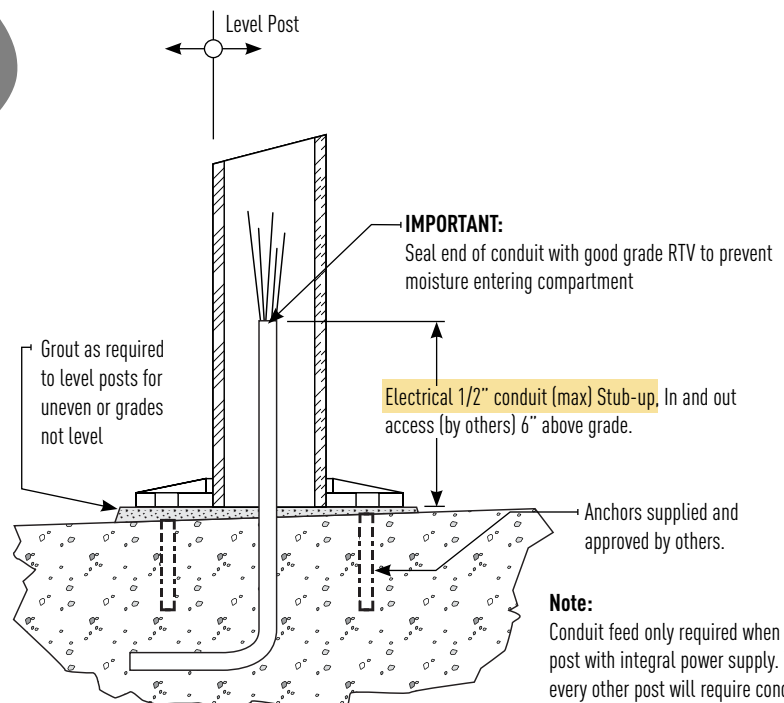
FITTINGS

Consult factory for standard fittings and epoxy weld adhesive specification.

Post Specification



Post Mount Installation Detail



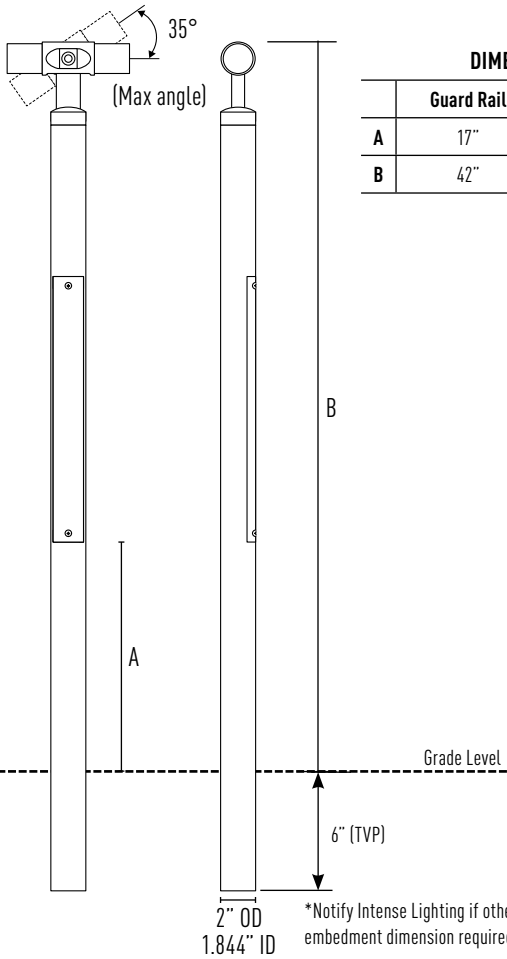
V-RAIL M-071514 P-2





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 concrete 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.

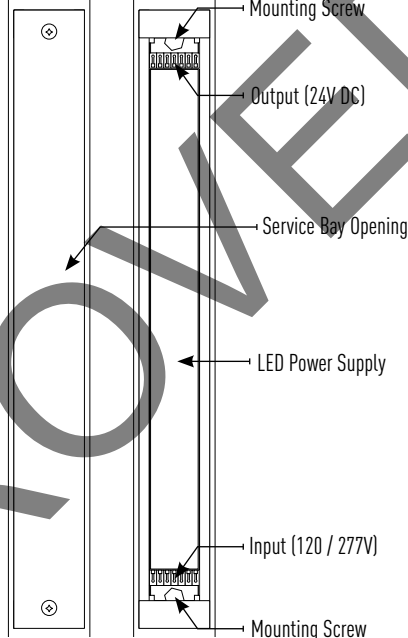
OPERATION

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

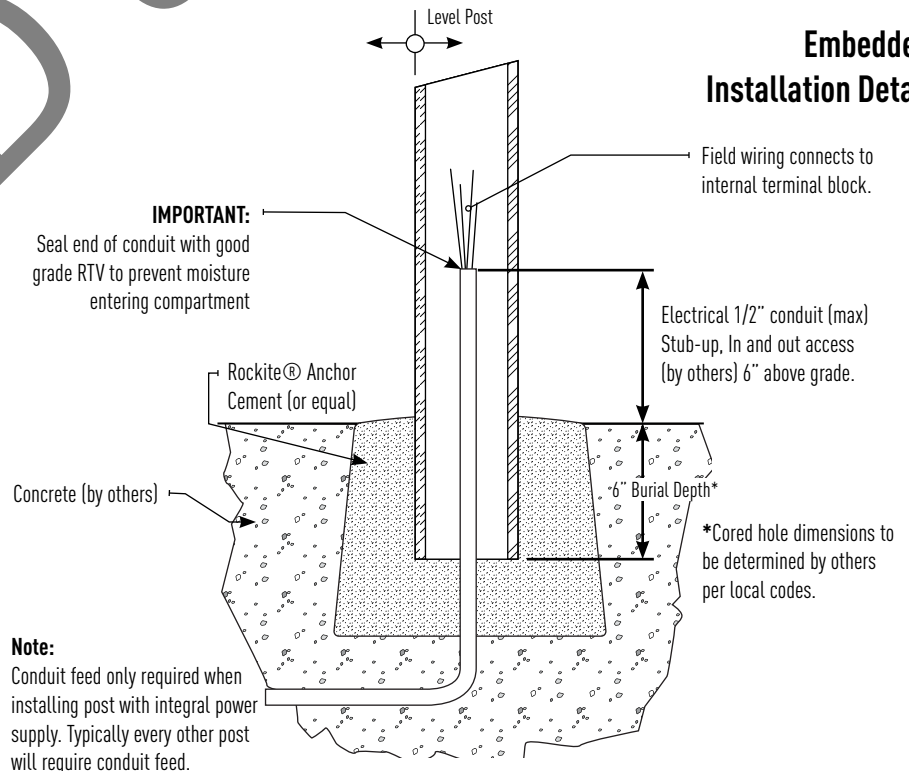
FITTINGS

Consult factory for standard fittings and epoxy weld adhesive specification.

Post Specification



Embedded Installation Detail



Note:
Conduit feed only required when installing post with integral power supply. Typically every other post will require conduit feed.

V-RAIL M-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-HO27-60S

(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	

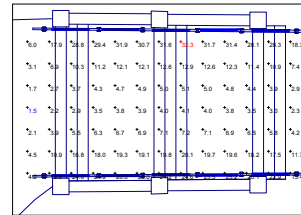
Notes:

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

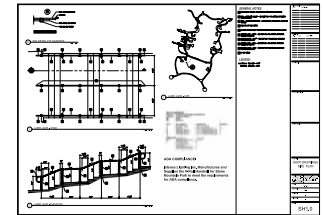
Specification and Delivery Process

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



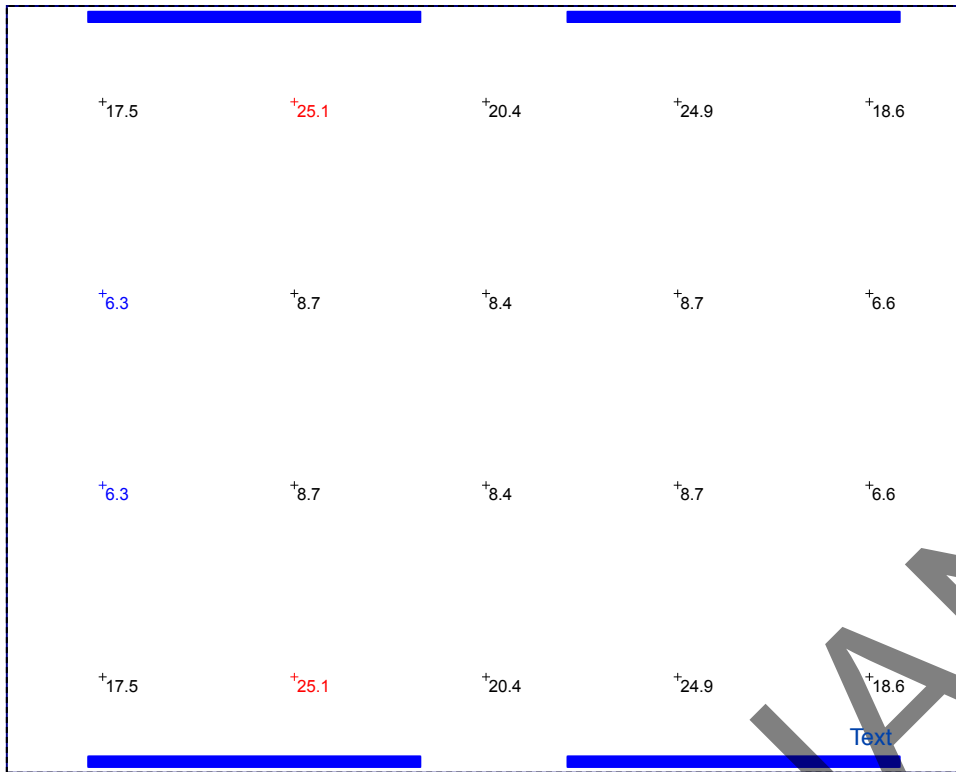
Shop Drawing / Assembly Guide



Completed Project

Notes:

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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
	R	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".

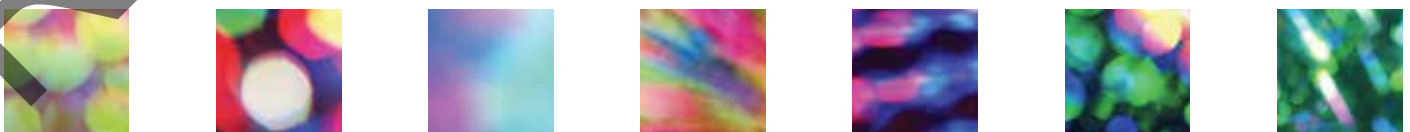
The result is a virtually endless range of dramatic underwater lighting effects at your command. Poolside nights go from great to spectacular.

*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



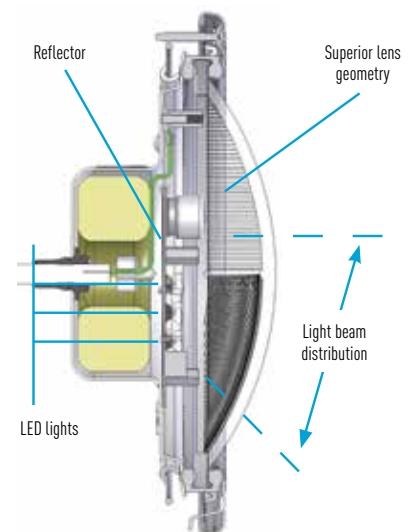
No other LED light offers the efficiency or freedom of IntelliBrite 5g lights

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

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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

○ White

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)

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"/>	=
	Blank - None (IP40)	24 - 24V		24 - 2400K 27 - 2700K 35 - 3500K 41 - 4100K 60 - 6000K	Your Part Number Example: RB124.427

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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	

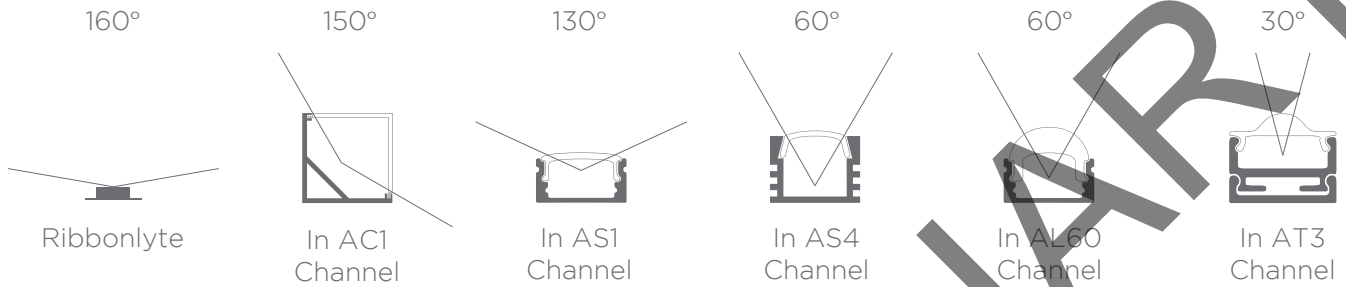
OUTDOOR - IP68

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	

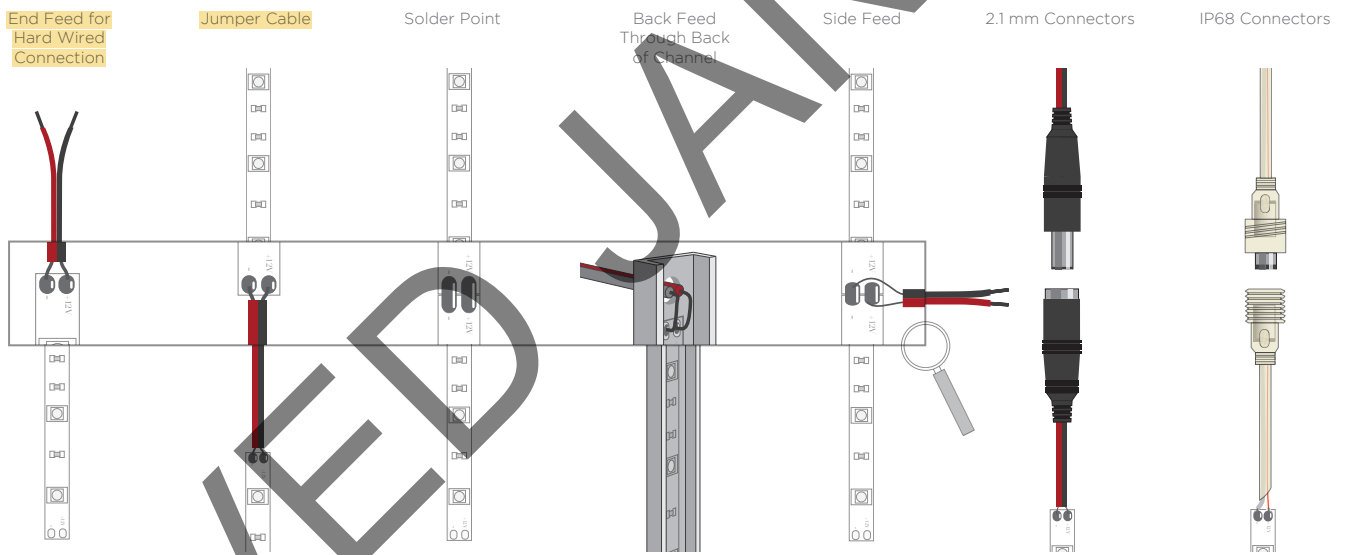
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RIBBONLYTE 4.4

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 (DMXIN 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 RIBBON LED 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"
Cuttible Length - 12 V	1.97"	3.94"	0.98"	1.97"	2.46"	1.97"	--
Cuttible 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	85.63	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

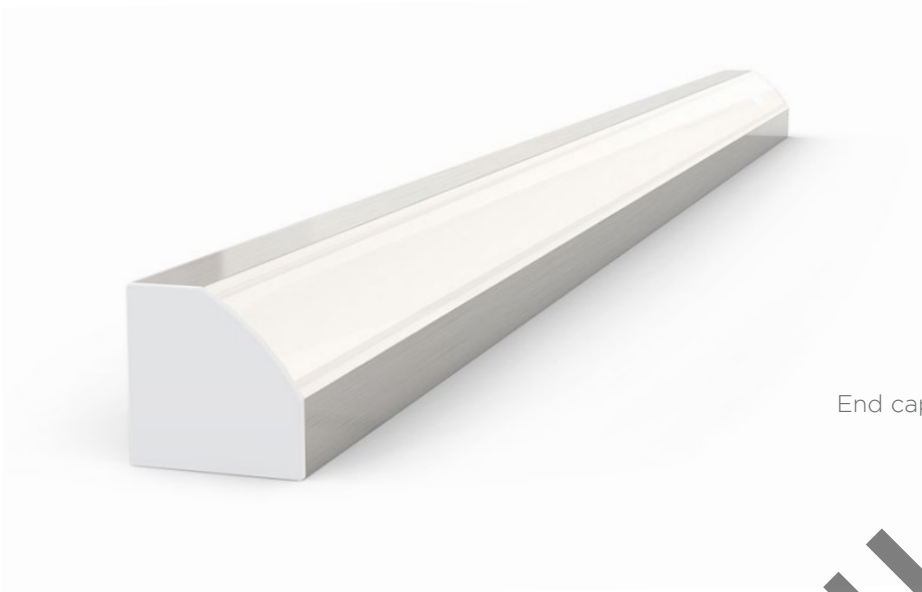
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CHANNEL

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

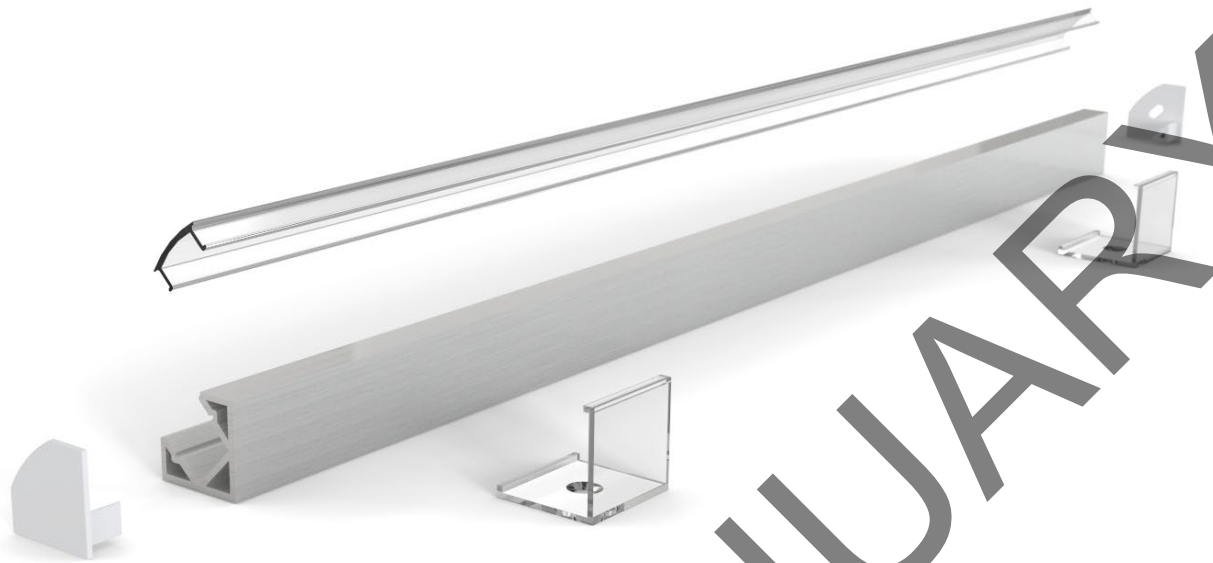
Category	Model	Length	Lens	=	Your Part Number
<input type="text" value="CH"/>	+	<input type="text" value="AC3"/>	+	<input type="text"/>	Example: CHAC32F
		1 - 1 Meter 2 - 2 Meter	Blank - None M - Milky 70% F - Frosted 85% C - Clear 92%		

PART NUMBER BUILDER for purchasing channel and ribbonlyte as a package

Category	Channel Model	Channel Lens	LED Voltage	LED Waterproof Rating	
<input type="text" value="CH"/>	+	<input type="text" value="AC3"/>	+	<input type="text"/>	+
		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		
<input type="text"/>	+	<input type="text"/>	+	<input type="text"/>	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



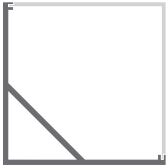
Part: CHAC2
Dimensions: 0.63" W x 0.63" H
Inside: 0.48"
Mounting Clips

AC3



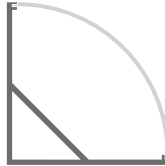
Part: CHAC3
Dimensions: 0.73" W x 0.73" H
Inside: 0.48"
Mounting Clips

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



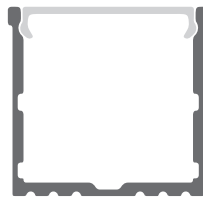
Part: CHAL60
 Dimensions: 0.67" W x 0.54" H
 Inside: 0.48"

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



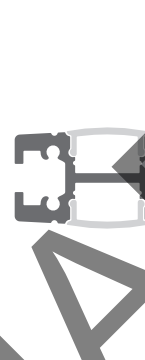
Part: CHROUND
Dimensions: 0.80" Diameter
Inside: 0.48"
Mounting Clips

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"

LED Fixture w Bracket

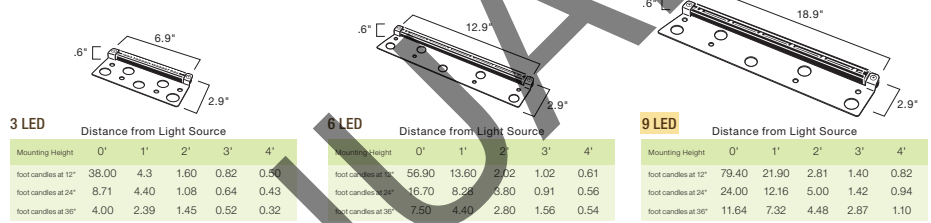


9-LED FIXTURE

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'

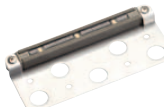

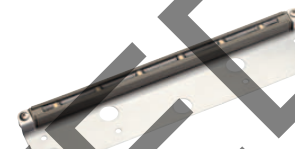

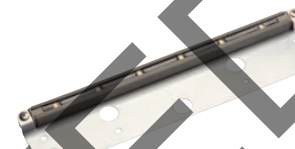



FEATURES

- 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



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.

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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

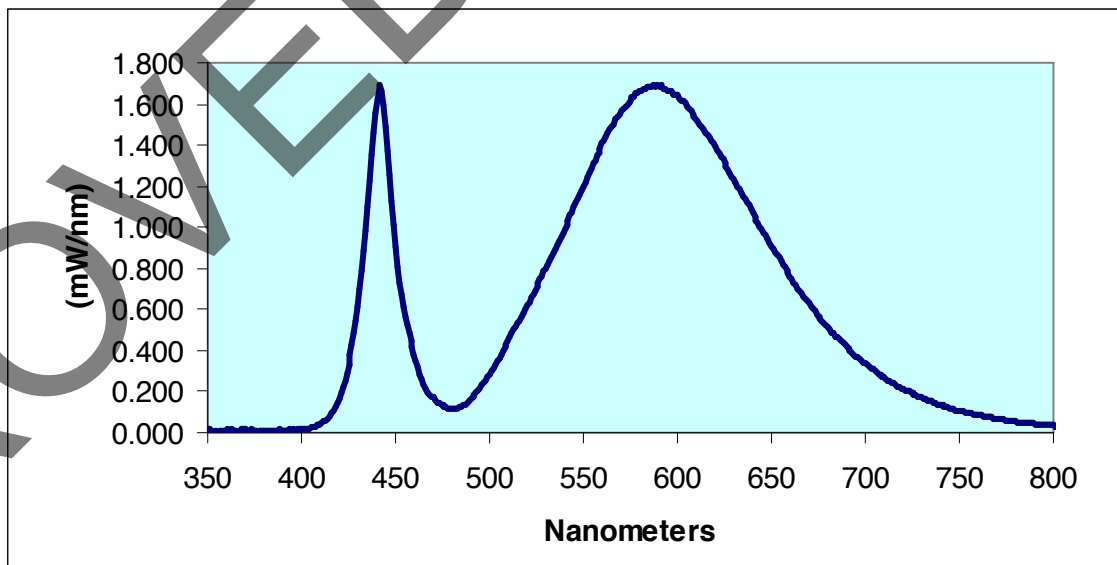
<u>Model No.</u>	<u>Total Hours</u>
15746 AZT	2

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

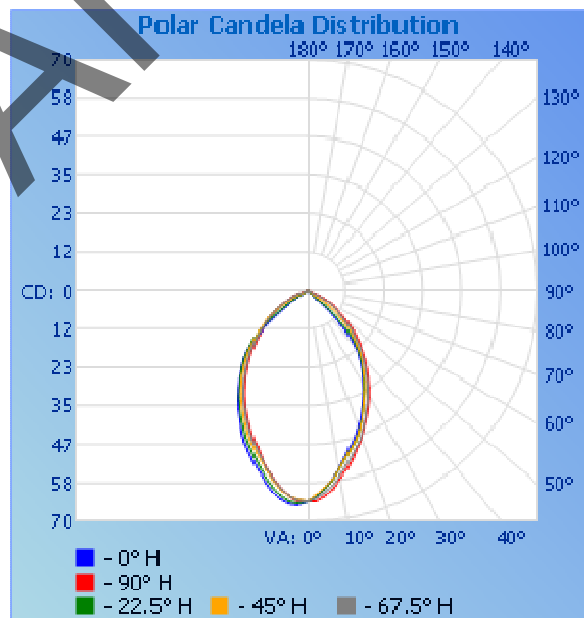
Intertek Sample No.	Correlated Color Temperature (K)	CRI -Ra	CRI -R9	Duv	Current ATHD (%)	CIE 31' Chromaticity Coordinate	CIE 31' Chromaticity Coordinate	CIE 76' Chromaticity Coordinate	CIE 76' Chromaticity Coordinate
						(x)	(y)	(u')	(v')
15746 AZT									
K11929L	3123	69.0	-24.9	0.009	81.38	0.418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

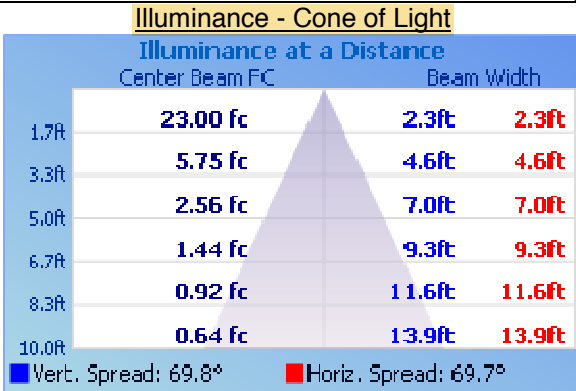
Angle	0	22.5	45	67.5	90
15746 AZT					
0	64	64	64	64	64
5	60	60	60	62	62
10	55	55	55	57	58
15	49	50	50	52	53
20	44	45	46	47	48
25	39	40	40	42	42
30	34	35	35	37	38
35	29	29	30	32	32
40	23	24	25	26	27
45	14	18	20	21	22
50	4	7	15	16	17
55	1	1	9	12	13
60	0	0	2	8	9
65	0	0	0	5	6
70	0	0	0	2	3
75	0	0	0	0	1
80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



RESULTS OF TESTS (cont'd)

Illumination Plots

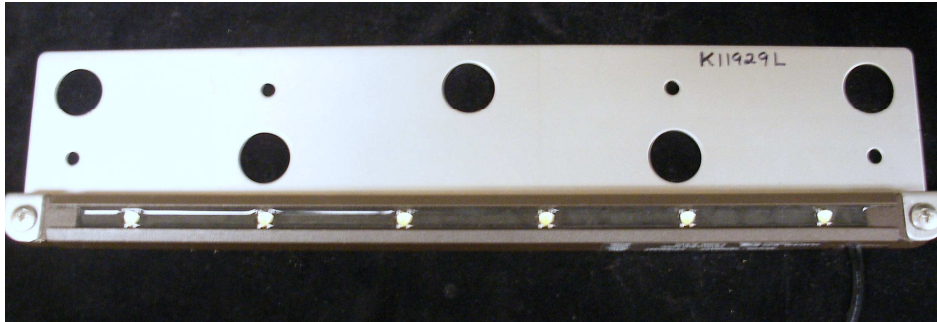
Model No.: 15746 AZT
Mounting Height: 10 ft.



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.

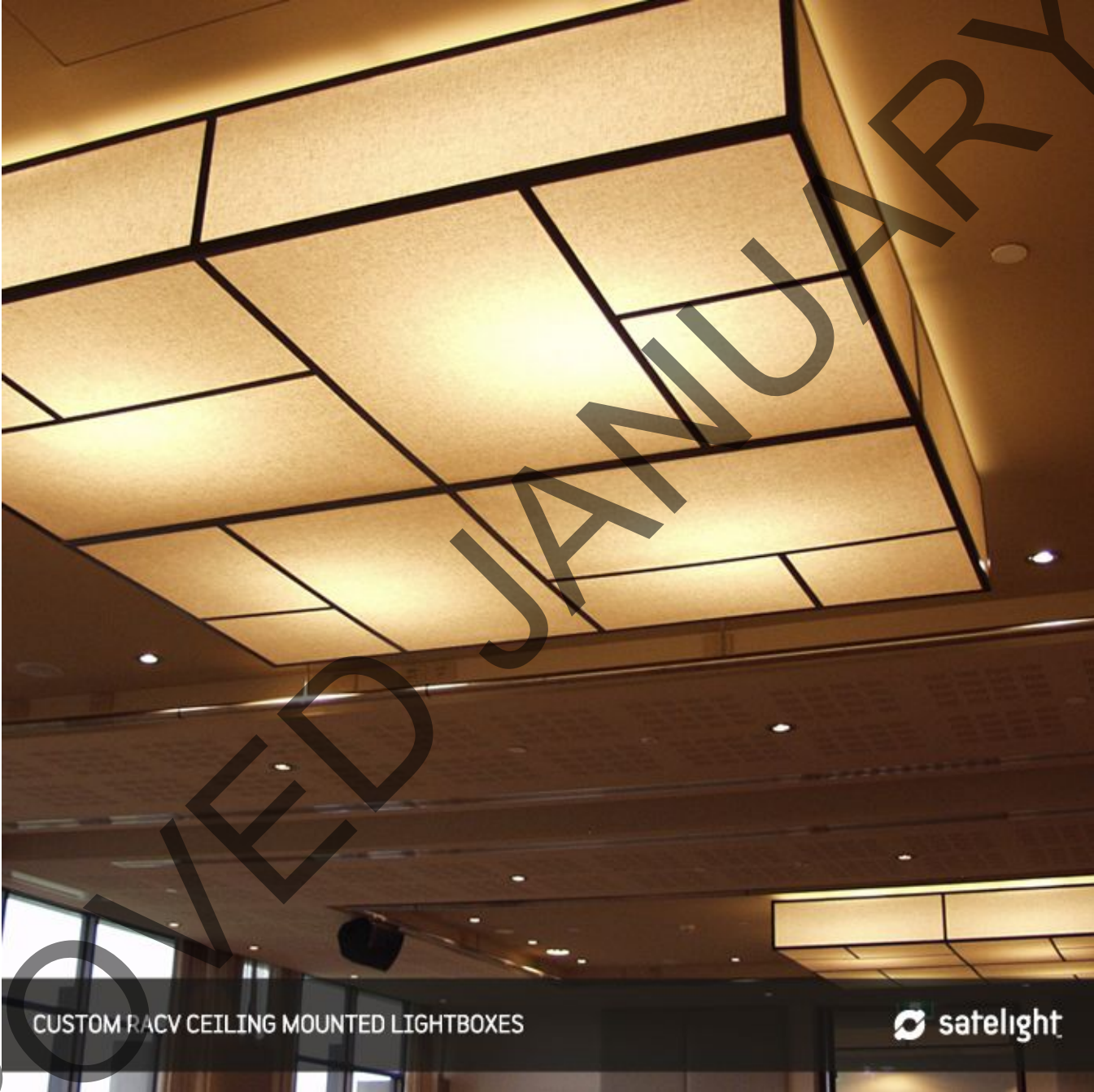
In Charge Of Tests:

Kenda Branch
Engineer
Lighting Division

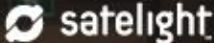
Attachment: None

Report Reviewed By:

Jeffery Davis
Senior Associate Engineer
Lighting Division



CUSTOM RACV CEILING MOUNTED LIGHTBOXES



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:

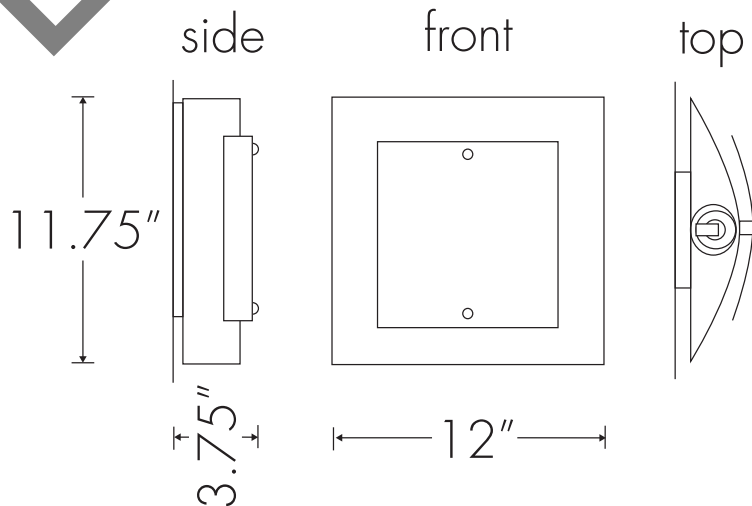
(up-charge may apply)
ANP, BCP, RCU **Burled Copper per Photo**

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

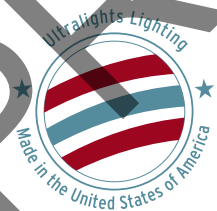
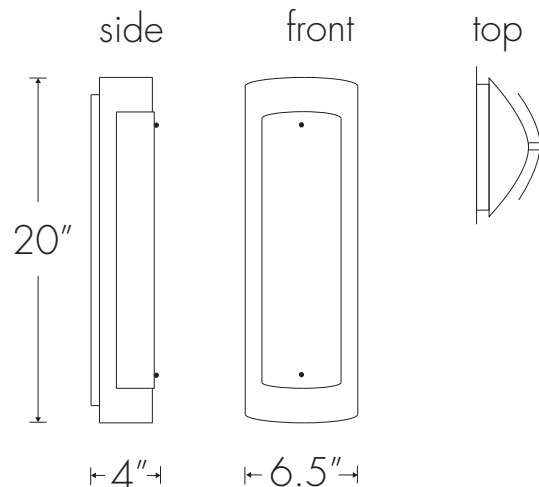
05: Wet Loc - CFL - 1 x 36W Biax 2G11

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.

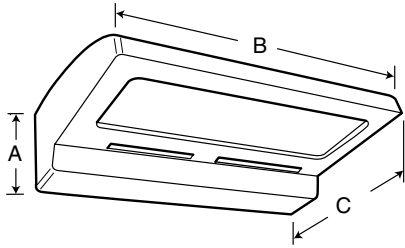
Emergency Lighting Option An optional integral battery pack can be provided for emergency lighting during power outages • Emergency battery pack is internal to the fixture so there is no need for any external battery installation • A larger back box is provided for emergency battery (see dimensions) • 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

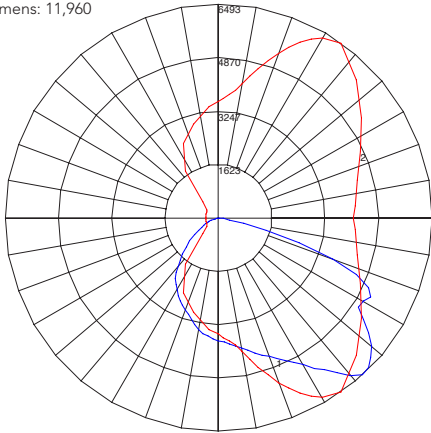
	LW-B03-4K-UN-WT Total Lumens: 2,915	LW-B12-4K-UN-WT Total Lumens: 11,659	LW-B03-4K-UN-FT Total Lumens: 2,707	LW-B12-4K-UN-FT Total Lumens: 10,828	LW-B03-4K-UN-WW Total Lumens: 2,706	LW-B12-4K-UN-WW Total Lumens: 10,826						
Zone	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire 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

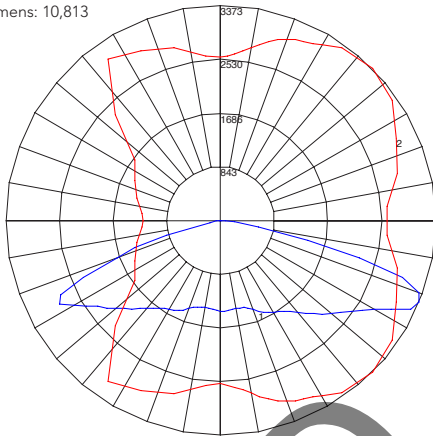
Total Fixture Watts: 135W
Total Lumens: 11,960



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.)

LW-B12-4K-UN-FT

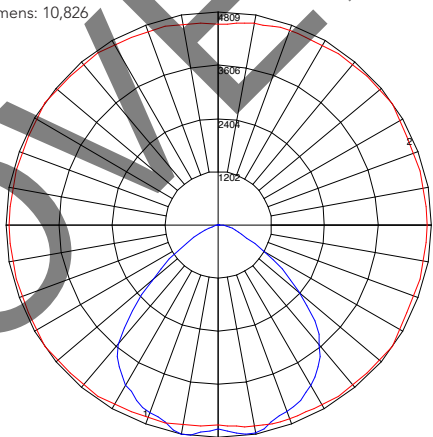
Total Fixture Watts: 136W
Total Lumens: 10,813



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.)

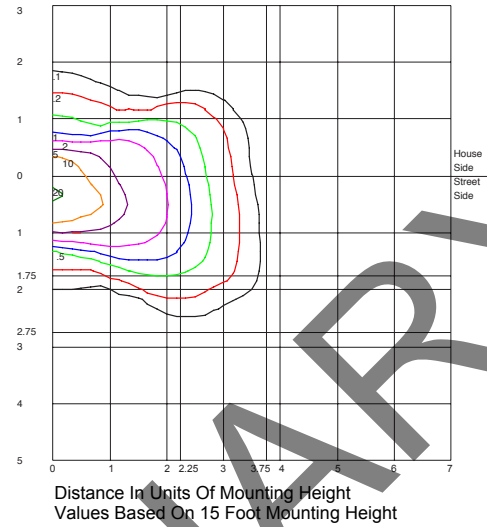
LW-B12-4K-UN-WW

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

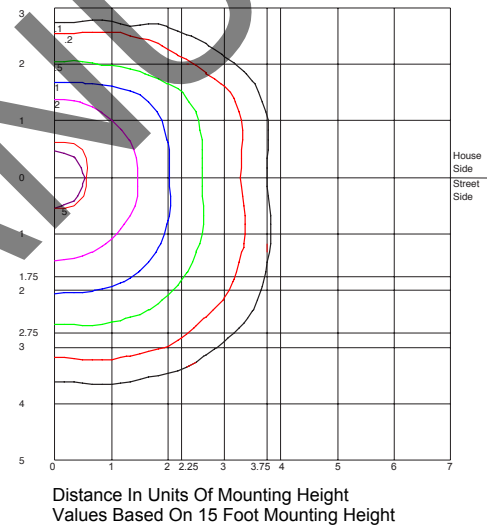


Maximum Candela = 4808.6 Located At Horizontal Angle = 145, Vertical Angle = 10
 # 1 - Vertical Plane Through Horizontal Angles (145-325) (Through Max. Cd.)
 # 2 - Horizontal Cone Through Vertical Angle (10) (Through Max Cd.)

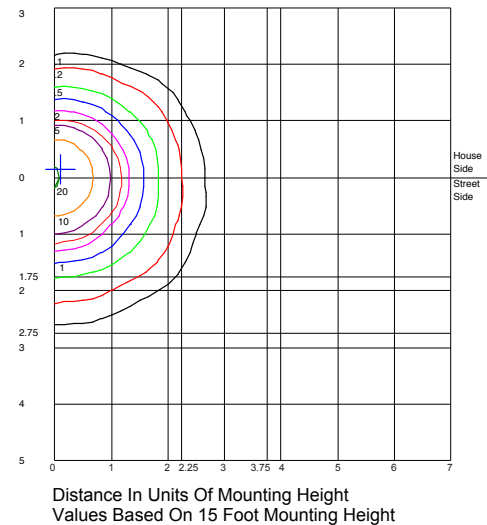
ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



ORDERING INFORMATION

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

ACCESSORIES

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



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



JunoProject: 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.

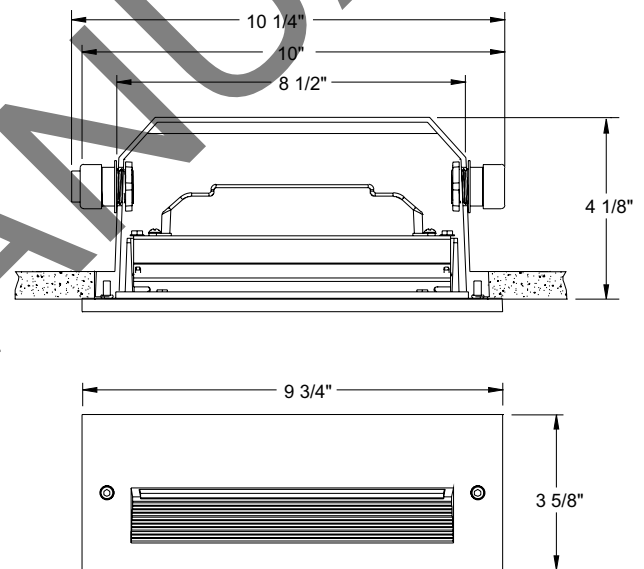
Life Rated for 50,000 hours at 70% lumen maintenance.

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

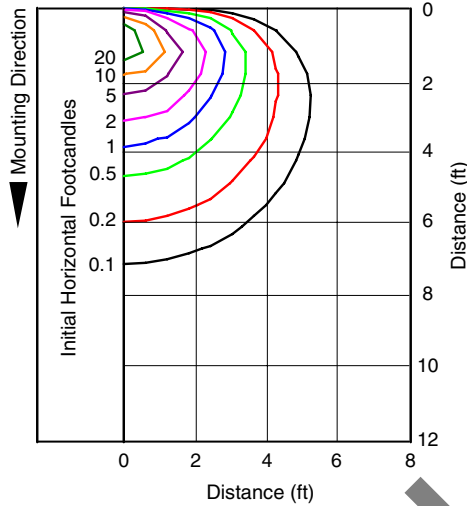
Finish

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

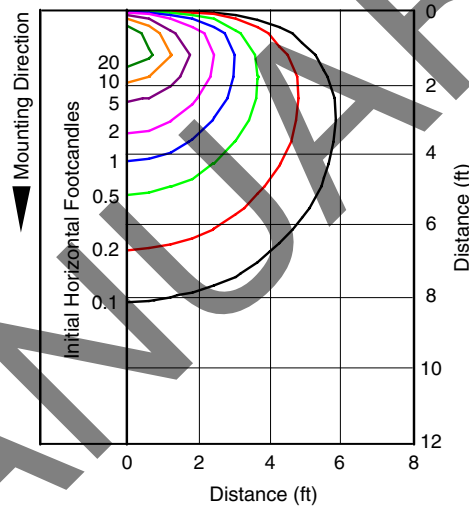
IC LED OUTDOOR PERFORMANCE STEP LIGHT

LED IC115LEDHSG, 838LED

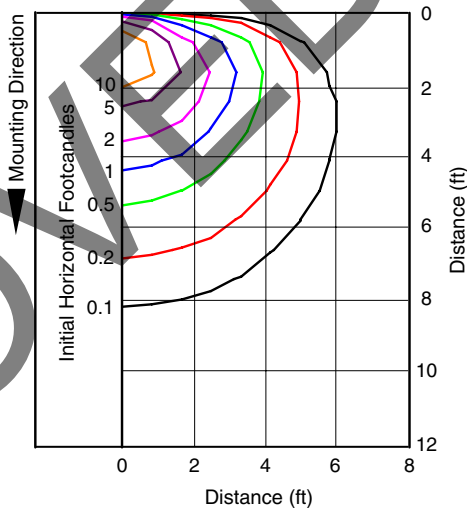
Catalog Number: IC115LEDHSG
838LED-13-41K-BL
Test Number: PT09102902
Total Lumens: 182 lms
Mounting Height: 1.50 ft



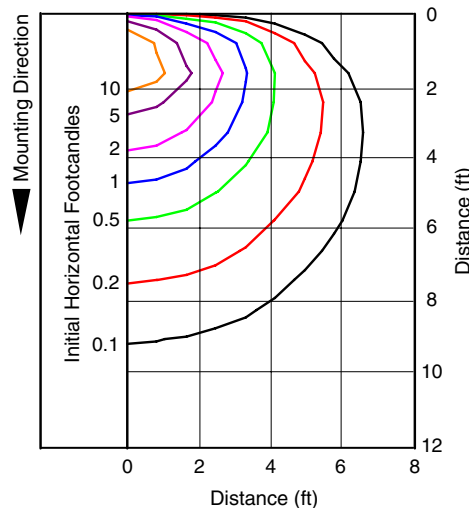
Catalog Number: IC115LEDHSG
838LED-13-41K-WH
Test Number: PT09102901
Total Lumens: 293 lms
Mounting Height: 1.50 ft



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



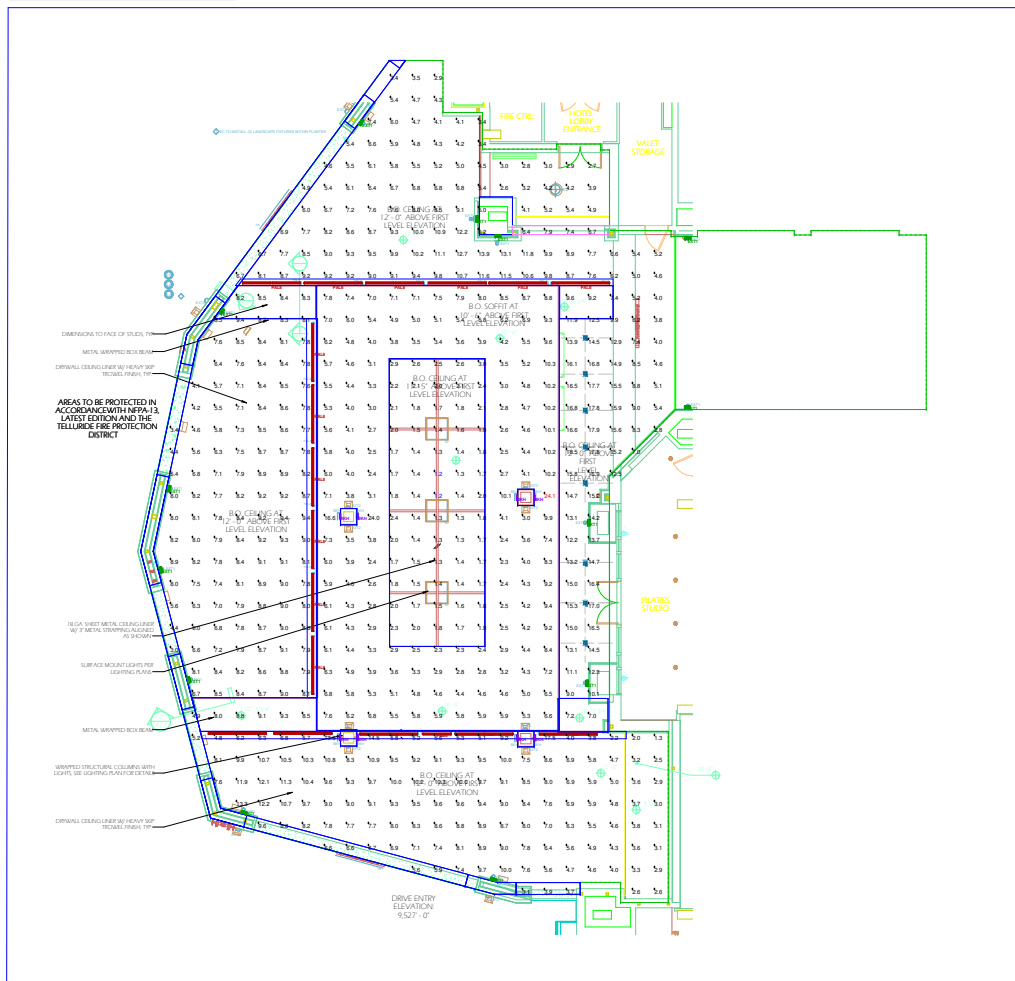
Multiplier: 3K - 0.95



Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Air. Lum. Lumens	Air. Watts	Description	Fixture
10	18	RECY	RECYCLE	1750	175.0	0.90	1575	157.5	PHOSPHOR: S0504 SASE	PHOSPHOR: S0504 SASE 40
11	31	EXT1	EXT1	850	85.0	0.90	1530	153.0	PHOSPHOR: S0504 SASE	PHOSPHOR: S0504 SASE 40
12	17	RECY	RECYCLE	1750	175.0	0.90	1575	157.5	PHOSPHOR: S0504 SASE	PHOSPHOR: S0504 SASE 40
13	17	RECY	RECYCLE	1750	175.0	0.90	1575	157.5	PHOSPHOR: S0504 SASE	PHOSPHOR: S0504 SASE 40
14	17	RECY	RECYCLE	1750	175.0	0.90	1575	157.5	PHOSPHOR: S0504 SASE	PHOSPHOR: S0504 SASE 40
15	17	RECY	RECYCLE	1750	175.0	0.90	1575	157.5	PHOSPHOR: S0504 SASE	PHOSPHOR: S0504 SASE 40
16	17	RECY	RECYCLE	1750	175.0	0.90	1575	157.5	PHOSPHOR: S0504 SASE	PHOSPHOR: S0504 SASE 40
17	17	RECY	RECYCLE	1750	175.0	0.90	1575	157.5	PHOSPHOR: S0504 SASE	PHOSPHOR: S0504 SASE 40

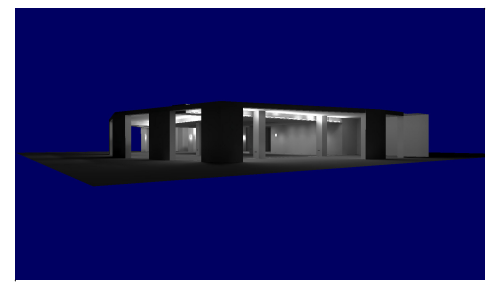
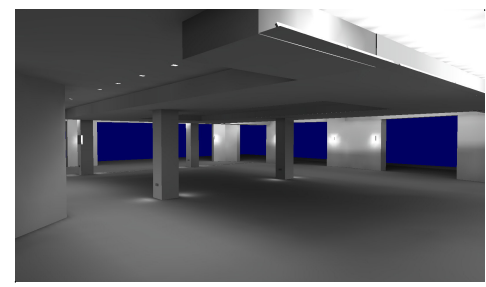
Calculation Summary									
Label	Calc Type	Units	Avg	Min	Max	Arg Min	Max Min	Description	Footcandle
PORTE COCHERE ZONE	Footcandle	FC	0.84	0.24	1.72	0.50	1.00	Footcandle	at grade

LUMINAIRE MOUNTING HEIGHTS:									
Room	Height	Height	Height	Height	Height	Height	Height	Height	Height
PORTE COCHERE ZONE	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"
RECY	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"
EXT1	6'-5"	6'-5"	6'-5"	6'-5"	6'-5"	6'-5"	6'-5"	6'-5"	6'-5"
PAL. ELEV.	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"



Plan View: Plan Rotated 0 Tilted 0
Scale: 1 inch = 6 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.



**HOTEL MADELEINE PORTE COCHERE
LIGHTING LAYOUT - REVISED
USING GIVEN LOCATIONS**

DESIGNED BY:
G. K. PATEL
SCALE: AS SHOWN
REFERENCE: 22-066535-AC1

FOR APPLICATION
SCENARIOS ONLY
SMA
512-311-2010
512-311-2010 FAX

NOTICE: THE DRAWINGS ARE THE PROPERTY OF G. K. PATEL & ASSOCIATES. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE. ALL RIGHTS ARE RESERVED BY G. K. PATEL & ASSOCIATES. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED 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 G. K. PATEL & ASSOCIATES.



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

Agenda Item No. 4

TO: Design Review Board
FROM: Savannah Jameson, Planner II
FOR: Meeting of September 3, 2015
DATE: August 24, 2015
RE: Consideration of a recommendation to Town Council for Rezoning of Lot 617.

PROJECT GEOGRAPHY

Application Overview: Consideration of a recommendation to Town Council for the rezoning of Lot 617 from a Multi-family Zone District to a Single-family Common Interest Community Zone District.

Address:	Lot 617, Filing 21
Applicant/Agent:	The Law Offices of Thomas G. Kennedy and Dave Bulson
Owner:	The Owners Association of Ponderosa Ridge
Existing Zoning:	Multi-family
Proposed Zoning:	Single-family Common Interest Community Zone District
Site Area:	Unit A (0.399 ac), Unit B (0.206 ac), Unit C (0.248 ac)
Adjacent Land Uses:	
North:	Open Space
South:	Multi-Family
East:	Single Family
West:	Open Space

ATTACHMENTS

1. Applicant Narrative (Exhibit A)
2. Proposed replat (Exhibit B)

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

Lot 617, The Ponderosa Ridge, is an existing limited expense planned community. The property is currently zoned Multi-Family and developed as three detached condominium units. The purpose of this application is to rezone the property from the existing Multi-family Zone District to the Single-family Common Interest Community Zone District. In conjunction to this

application a minor subdivision application will be considered by Town Council to replat the project in order to convert the land condo units into separately platted lots.

The purpose of the rezoning is to allow for Ponderosa Ridge, which was developed as a land condominium community, to convert to a more conventional planned community. This change in zoning will facilitate financing, conveyancing and insuring the properties. It also provides certainty in the Town of Mountain Village's design review and permitting process.

No density transfer is required or being applied for in connection with this application.

Community Development Code Zoning Definitions

The Zoning designations are defined as follows in the Community Development Code:

Multi-family Zone District: The Multi-family Zone District ("MF") is intended to provide higher density multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing and similar uses.

Single-Family Common Interest Community Zone District: The Single-family Common Interest Community Zone District ("SFCl") is intended to provide lower density, single-family residential areas limited to single-family dwellings that are platted as single-family lots subject to limitations set forth in the Subdivision Regulations, and similar uses.

Single-Family Common Interest Community Zone District

1. **Permitted Uses.** Detached single-family dwellings are permitted in the Single-family Common Interest Community Zone District provided:
 - a. The official land use and density allocation list shows the lot to currently have condominium density, and such area has already been platted as a condominium community with owners now desiring to convert to a common interest community;
 - b. Three (3) or more single-family units are located in the same common interest community;
 - c. The detached single-family condominium dwellings are located in a common interest community;
 - d. The common interest community contains common elements such as parking areas, roads, tennis courts, driveways or amenity areas;
 - e. The Town has reviewed and approved concurrent rezoning and subdivision plat development applications to create the single-family common interest community, with 100% of all owners participating in the subdivision and rezoning processes;
 - f. The detached single-family dwellings meet the Design Regulations for single-family dwellings; and
 - g. A plat note and development agreement related to the concurrent subdivision approval prohibiting lot line vacations and lot line adjustments that would allow for a larger home than the original condominium subdivision would have allowed based on the application of the requirements of the CDC.
2. **Accessory Buildings.** Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, outdoor kitchens, play equipment, fire pits, tennis courts and typical court fencing, ski tramways approved pursuant to the Conditional Use Permit Process, fenced dog areas and other similar uses. Storage buildings are expressly prohibited.

- a. All accessory buildings or structures shall be located in the rear yard to the extent practical.
 - b. Accessory buildings or structures shall not exceed 500 sq. ft. in size or floor area, as applicable.
 - c. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.
- 3 **Accessory Uses.** Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, firewood storage in the rear yard when a valid fireplace permit is held, surface parking to meet the Parking Regulations, private outdoor projection system onto the wall of a building to show movies or other media that is not visible from a public way or adjoining lot (buffering required), and other similar uses. Accessory dwelling units are expressly prohibited.

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.

CONDITIONS

1. Concurrent to the minor subdivision a plat note and development agreement will be completed prohibiting lot line vacations and lot line adjustments that would allow for a larger home than the original condominium subdivision would have allowed based on the application of the requirements of the CDC.
2. The Applicant will work with Staff to complete the required Resolution and Replat for Town Council and submit appropriate fees to Staff for recordation with the San Miguel County Assessor's office within six months of approval.

RECOMMENDATION

Staff recommends the DRB move to recommend Town Council approve the rezoning of Lot 617 from a Multi-family zone district to a Single-family Common Interest Community Zone District with the following motion:

"I move to recommend Town Council approve the rezoning of Lot 617 from a Multi-family Zone District to a Single-family Common Interest Community Zone District with the following motion and conditions contained in the Staff memo of record dated August 24, 2015. This motion is based on evidence and testimony heard at a public hearing held on September 3, 2015 with notice of such meeting as provided for in the Land Use Ordinance and Design Regulations."



REZONING/DENSITY TRANSFER APPLICATION

Community Development Department
 Planning Division
 455 Mountain Village Blvd.
 Mountain Village, CO 81435
 (970) 728-1392

REZONING/DENSITY TRANSFER APPLICATION
APPLICANT INFORMATION

Name: Law Offices of Thomas G. Kennedy		E-mail Address: tom@tklaw.net	
Mailing Address: Box 3081		Phone: 970-728-2424	
City: Telluride	State: CO	Zip Code: 81435	
Mountain Village Business License Number: 000191			

PROPERTY INFORMATION

Physical Address: Ponderosa Ridge		Acreage: Unit A (0.399 ac), Unit B (0.206 ac), Unit C (0.248 ac)	
Zone District: Multi-family	Zoning Designations: Detached Condominium	Density Assigned to the Lot or Site: 3 condo units 9 total density points	
Legal Description: Ponderosa Ridge, a Colorado common ownership interest community created on Lot 617, Mountain Village			
Existing Land Uses: three detached condo units			
Proposed Land Uses: Three existing single-family residences (no changes in land use are proposed).			

OWNER INFORMATION

Property Owner: The Owners Association for Ponderosa Ridge, an unincorporated association		E-mail Address: garnerdr64@gmail.com	
Mailing Address: 253 Adams Ranch Road		Phone: 728-1447	
City: Telluride	State: CO	Zip Code: 81435	

DESCRIPTION OF REQUEST

The purpose of this application is to: (a) rezone the property from its existing condominium zoning to the newly created Single-family Common Interest Community Zone District ("SFCL"), which were included in the CDC to accommodate the conversion of land condominium projects like Ponderosa Ridge; and (b) replat the project to convert the land condo units into separately platted lots. See attached Narrative for further background and discussion about the Application.



REZONING/DENSITY TRANSFER APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

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

Dan Garner 7/21/15 X
Signature of Owner Date

[Signature] 7/21/15
Signature of Applicant/Agent Date

OFFICE USE ONLY		
Fee Paid:	By:	
	Planner:	



REZONING/DENSITY TRANSFER APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize Thomas G. Kennedy and Dave Bulson of
_____ to be and to act as my designated representative and represent the development
application through all aspects of the development review process with the Town of Mountain Village.

+ *Dan R. Garner*
(Signature)

7/21/2015
(Date)

DAN R. GARNER
(Printed name)



REZONING/DENSITY TRANSFER APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

HOA APPROVAL LETTER

I, (print name) Dan Garner, the HOA president of property located at the Owners Association for Ponderosa Ridge, an unincorporated association, provide this letter as written approval of the plans dated n/a which have been submitted to the Town of Mountain Village Community Development Department for the proposed improvements to be

completed at the address noted above. I understand that the proposed improvements include (indicate below):
The purpose of this application is to: (a) rezone the property from its existing condominium zoning to the newly created Single-family Common Interest Community Zone District ("SFCI"), which were included in the CDC to accommodate the conversion of land condominium projects like Ponderosa Ridge; and (b) replat the project to convert the land condo units into separately platted lots. The rationale in support of this application is further stated in the attached Narrative.

X Dan Garner
(Signature)

7/21/15
(Date)

DAN R. GARNER
(Title)

PONDEROSA RIDGE
ADDENDUM TO REZONE/REPLAT NARRATIVE

July 21, 2015

Applicant/Owner: The Owners Association for Ponderosa Ridge, an unincorporated association (“**Association**”) is pursuing this application for and on behalf of the following “**Owners**”:

Unit	Owner
Unit A	Greer T. Garner and Daniel R. Garner
Unit B	Dennis D. Shaw Revocable Trust
Unit C	Gina L. Flores and William H. Flores

A copy of a Property Report from Land Title Guarantee Company confirms this current ownership (see attached **Exhibit “A”**).

The Ponderosa Ridge (“**Community**”) is an existing small, limited expense planned community created on Lot 617, Filing 21, Telluride Mountain Village, San Miguel County, Colorado (“**Lot 617**”). The Community was formed by Lot 617 Limited Liability Company (“**Developer**”) pursuant to the following described documents, as the same may be further amended and/or supplemented from time to time (“**Governing Documents**”): (a) Declaration of Covenants for Ponderosa Ridge recorded on April 17, 1995 in Reception No. 298365, as may be amended and/or supplemented from time to time (collectively the “**Declaration**”); and (b) Plat of Ponderosa Ridge, a Small Limited Expense Planned Community, Lot 617, Telluride Mountain Village, Filing 21, recorded on April 17, 1995 in Reception No. 298366, Plat Book 1 at page 1825, as may be amended and/or supplemented from time to time (collectively, the “**Plat**”). A copy of the Plat and Declaration has been provided to the Community Development Department/Planning Division.

The property is currently zoned Multi-Unit and developed as three detached condominium units. The property has been improved with three residences, which are not proposed for any change by this application.

The Owners have authorized the Association to pursue this application on their behalf, as evidenced by the Owners Authorizations and Consents, appended as **Exhibit “B”**. The Owners Authorizations and Consents also authorize Dan Garner to execute documents on behalf of the Association and the Owners.

The Association has authorized The Law Offices of Thomas G. Kennedy and Dave Bulson to pursue this application with the Town.

The purpose of this application is to: (a) rezone the property from its existing condominium zoning to the newly created Single-family Common Interest Community Zone District (“**SFCP**”), which were included in the Community Development Code to accommodate the conversion of land condominium projects like Ponderosa Ridge; and (b) replat the project to convert the land condo units into separately platted lots.

In connection with the processing of this application, the Association is amending the Plat and Declaration to show the conversion of the Ponderosa Ridge project from a land condominium community (consisting of three existing detached condominium units) to a more conventional planned common interest ownership community as recognized under the Colorado Common Interest Ownership Act. A copy of the draft Plat Amendment and Declaration Amendment has been provided to the Community Development Department/Planning Division.

In connection with the town's review and approval of this application, it is important to note that the overall density of the project and the underlying land uses are not changing as a result of this application. The Zoning Designation Density for a Condominium Unit is 3.0 persons/unit, which is the same Zoning Designation Density for a Unit in a Single-family common interest community, namely 3.0 persons/unit, thus no density transfer is required in connection with this application.

When creating the Single-family Common Interest Community Zone, the Town indicated that the purpose is to allow projects which have developed as a land condominium community to convert to a more conventional planned community as recognized under the Colorado Common Interest Ownership Act. The status of the Community as a land condominium makes financing, conveyancing and insurance challenging. As noted in the CDC, the stated purpose of the Common Interest Community Zone District is "to provide lower density, single-family residential areas limited to single-family dwellings that are platted as single-family lots subject to limitations set forth in the Subdivision Regulations, and similar uses."

The development standards under the CDC for property included in the Common Interest Community Zone District are as follows:

Permitted Uses. Detached single-family dwellings are permitted in the Single-family Common Interest Community Zone District provided:

a. The official land use and density allocation list shows the lot to currently have condominium density, and such area has already been platted as a condominium community with owners now desiring to convert to a common interest community;

Discussion: The Ponderosa Ridge project was platted for condominium and has been assigned condominium density on the Office Town Lot List. As indicated in the description of the governing documents, Ponderosa Ridge was formed as a condominium community consisting of three units. All three owners have consented, authorized and directed this application to be processed with the Town.

b. Three (3) or more single-family units are located in the same common interest community;

Discussion: The Ponderosa Ridge project consists of three units and has been sold to and is currently owned by three different owners.

c. The detached single-family condominium dwellings are located in a common interest community;

Discussion: As indicated in the description of the governing documents, Ponderosa Ridge was formed as a condominium community consisting of three units.

d. The common interest community contains common elements such as parking areas, roads, tennis courts, driveways or amenity areas;

Discussion: The Ponderosa Ridge project has a series of shared facilities (shared access road, utilities, pedestrian areas, etc.) which are reflected in reciprocal easements, which benefit and burden the project.

e. The Town has reviewed and approved concurrent rezoning and subdivision plat development applications to create the single-family common interest community, with 100% of all owners participating in the subdivision and rezoning processes;

Discussion: The within application seeks the requisite approvals from the Town to facilitate the conversion of the Ponderosa Ridge project from a detached condominium project to a more conventional planned unit common ownership interest community.

f. The detached single-family dwellings meet the Design Regulations for single-family dwellings.

Discussion: The existing residences have each been constructed in accordance with the applicable design guidelines and in compliance with pertinent design review processes in effect at the time of their construction.

Conclusion

The Association believes that the application complies with the requirements of the CDC relative to the requested rezoning/replatting and respectfully requests that the Town approve the application.

Exhibit "A"
(Property Reports)



Land Title Guarantee Company

Property Report

Order Number: 86004687

This Report is based on a limited search of the county real property records and provides the name(s) of the vested owner(s), the legal description, tax information (taken from information provided by the county treasurer on its website) and encumbrances, which, for the purposes of this report, means deed of trust and mortgages, and liens recorded against the property and the owner(s) in the records of the clerk and recorder for the county in which the subject is located. This Report does not constitute any form of warranty or guarantee of title or title insurance. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the Report, and no other person, and (2) the amount paid for the report.

Prepared For:

THE LAW OFFICES OF THOMAS G KENNEDY, ITS SUCCESSORS AND/OR ASSIGNS

This Report is dated:

04-01-2015 at 05:00PM

Address:

253 ADAMS RANCH ROAD #A, MOUNTAIN VILLAGE, CO 81435

Legal Description:

UNIT A, PONDEROSA RIDGE, A SMALL, LIMITED EXPENSE PLANNED COMMUNITY, LOT 617, TELLURIDE MOUNTAIN VILLAGE, FILING 21, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER APRIL 17, 1995 IN PLAT BOOK 1 AT PAGE 1825; AND ACCORDING TO THE DECLARATION FOR PONDEROSA RIDGE, A SMALL, LIMITED EXPENSE PLANNED COMMUNITY RECORDED APRIL 17, 1995 IN BOOK 544 AT PAGE 567; SUBJECT TO THE TERMS CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED THEREIN, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Record Owner:

DANIEL R. GARNER AND GREER T. GARNER

We find the following documents of record affecting subject property:

1. WARRANTY DEED RECORDED APRIL 24, 1995 IN BOOK 544 AT PAGE 971.
2. SPECIAL WARRANTY DEED RECORDED MAY 21, 2001 UNDER RECEPTION NO. 341512.

***** PROPERTY TAX INFORMATION *****

PARCEL NO. R1080195617

2014 LAND ASSESSED VALUE \$0.00
2014 IMPROVEMENTS ASSESSED VALUE \$72,220.00
2014 REAL PROPERTY TAXES IN THE AMOUNT OF \$4,183.13.



Land Title Guarantee Company

Property Report

Order Number: 86004688

This Report is based on a limited search of the county real property records and provides the name(s) of the vested owner(s), the legal description, tax information (taken from information provided by the county treasurer on its website) and encumbrances, which, for the purposes of this report, means deed of trust and mortgages, and liens recorded against the property and the owner(s) in the records of the clerk and recorder for the county in which the subject is located. This Report does not constitute any form of warranty or guarantee of title or title insurance. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the Report, and no other person, and (2) the amount paid for the report.

Prepared For:

THE LAW OFFICES OF THOMAS G KENNEDY, ITS SUCCESSORS AND/OR ASSIGNS

This Report is dated:

04-01-2015 at 05:00PM

Address:

255 ADAMS RANCH ROAD #B, MOUNTAIN VILLAGE, CO 81435

Legal Description:

UNIT B, PONDEROSA RIDGE, A SMALL LIMITED EXPENSE PLANNED COMMUNITY, IN ACCORDANCE WITH THE RECORDED MAP AND DECLARATION, A PART OF LOT 617, MOUNTAIN VILLAGE, RECORDED APRIL 17, 1995 IN PLAT BOOK 1 AT PAGE 1825 AND APRIL 17, 1995 IN BOOK 544 AT PAGE 567, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Record Owner:

DENNIS D. SHAW REVOCABLE TRUST DATED 6/17/96

We find the following documents of record affecting subject property:

1. WARRANTY DEED RECORDED AUGUST 30, 1996 IN BOOK 566 AT PAGE 1383.

***** PROPERTY TAX INFORMATION *****

PARCEL NO. R1080295617

2014 LAND ASSESSED VALUE \$0.00
2014 IMPROVEMENTS ASSESSED VALUE \$80,310.00
2014 REAL PROPERTY TAXES IN THE AMOUNT OF \$4,651.72.



Land Title Guarantee Company

Property Report

Order Number: 86004690

This Report is based on a limited search of the county real property records and provides the name(s) of the vested owner(s), the legal description, tax information (taken from information provided by the county treasurer on its website) and encumbrances, which, for the purposes of this report, means deed of trust and mortgages, and liens recorded against the property and the owner(s) in the records of the clerk and recorder for the county in which the subject is located. This Report does not constitute any form of warranty or guarantee of title or title insurance. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the Report, and no other person, and (2) the amount paid for the report.

Prepared For:

THE LAW OFFICES OF THOMAS G KENNEDY, ITS SUCCESSORS AND/OR ASSIGNS

This Report is dated:

04-01-2015 at 05:00PM

Address:

257 ADAMS RANCH ROAD #C, MOUNTAIN VILLAGE, CO 81435

Legal Description:

UNIT C, PONDEROSA RIDGE, A SMALL LIMITED EXPENSE PLANNED COMMUNITY, IN ACCORDANCE WITH THE RECORDED MAP AND DECLARATION, A PART OF LOT 617, MOUNTAIN VILLAGE, RECORDED APRIL 17, 1995 IN PLAT BOOK 1 AT PAGE 1825 AND APRIL 17, 1995 IN BOOK 544 AT PAGE 567, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Record Owner:

WILLIAM H. FLORES AND GINA L. FLORES

We find the following documents of record affecting subject property:

1. WARRANTY DEED RECORDED OCTOBER 6, 1997 IN BOOK 587 AT PAGE 839 AND RERECORDED NOVEMBER 17, 1997 IN BOOK 590 AT PAGE 444.
2. QUIT CLAIM DEED RECORDED NOVEMBER 10, 1999 UNDER RECEPTION NO. 330535.
3. DEED OF TRUST DATED OCTOBER 18, 2012 FROM WILLIAM H. FLORES AND GINA L. FLORES TO THE PUBLIC TRUSTEE OF SAN MIGUEL COUNTY FOR THE USE OF ASCENT FINANCIAL SERVICES, LLC TO SECURE THE SUM OF \$650,438.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED OCTOBER 22, 2012, UNDER RECEPTION NO. 425270.

SAID DEED OF TRUST WAS ASSIGNED TO WELLS FARGO BANK, N.A. IN ASSIGNMENT RECORDED OCTOBER 22, 2012, UNDER RECEPTION NO. 425271.

***** PROPERTY TAX INFORMATION *****

PARCEL NO. R1080395617

2014 LAND ASSESSED VALUE \$0.00
2014 IMPROVEMENTS ASSESSED VALUE \$100,810.00
2014 REAL PROPERTY TAXES IN THE AMOUNT OF \$5,839.12.

Exhibit "B"
(Owners Authorizations and Consents)

**OWNERS AUTHORIZATION AND CONSENT
COUPLED WITH POWER OF ATTORNEY**

The undersigned, being first duly sworn, does under oath hereby state and affirm as follows:

1. We are the current fee simple owner of Unit A, Ponderosa Ridge ("Unit"), established pursuant to (a) Declaration of Covenants for Ponderosa Ridge ("Community") recorded on April 17, 1995 in Reception No. 298365, as may be amended and/or supplemented from time to time (collectively the "Declaration"); and (b) Plat of Ponderosa Ridge, a Small Limited Expense Planned Community, Lot 617, Telluride Mountain Village, Filing 21, recorded on April 17, 1995 in Reception No. 298366, Plat Book 1 at page 1825, as may be amended and/or supplemented from time to time (collectively, the "Plat").

2. We have reviewed and do hereby consent to and approve the attached amendment to the Plat ("Plat Amendment") and the Amendment to the Declaration ("Declaration Amendment").

3. We hereby authorize, empower and instruct The Owners Association for Ponderosa Ridge, an unincorporated nonprofit association ("Association") to: (a) submit appropriate applications with the Town of Telluride to secure approval of the Plat Amendment and Declaration Amendment on our behalf, (b) execute the Map Amendment and Declaration Amendment on my behalf as owner of the Unit, in compliance with the provisions of the Declaration concerning amendments to the Declaration and/or the Map, (c) prepare and file a Statement Appointing An Agent for the Association with the Colorado Secretary of State, (d) execute and record such easements and agreements perfecting rights for the Association and owners of units to use, maintain and repair improvements located outside of the Community which benefit or serve the Community, (e) submit and secure approval of any such other applications or matters as may be necessary and appropriate to further implement the matters contemplated in the Map Amendment and Declaration Amendment, and (f) undertake such other related matters, which are necessary and appropriate to implement the foregoing matters.

4. We do hereby appoint Dan Garner and authorize and direct him to execute any and all such documents and materials and take all such actions necessary and appropriate to accomplish the undertakings described in this Consent for and on behalf of the Association and the undersigned, as the owner of the Unit. The intent of this appointment is to designate said Dan Garner to be our true and lawful attorney-in-fact for the above stated purposes, with full authorization, right and power to make, execute and deliver any documents and materials relating to the within described undertakings.

Reviewed, Approved and Executed By the Undersigned.

By: Daniel Reed Garner Date: July 21, 2015
Name: Daniel Reed Garner Title: Owner

By: Greer T. Garner Date: July 21, 2015
Name: Greer T. Garner Title: Owner

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day _____, 2015, by

WITNESS my hand and official seal.

Notary Public

My commission expires: _____

OWNERS AUTHORIZATION AND CONSENT
COUPLED WITH POWER OF ATTORNEY

The undersigned, being first duly sworn, does under oath hereby state and affirm as follows:

1. I/We are the current fee simple owner of Unit B, Ponderosa Ridge ("Unit"), established pursuant to (a) Declaration of Covenants for Ponderosa Ridge ("Community") recorded on April 17, 1995 in Reception No. 298365, as may be amended and/or supplemented from time to time (collectively the "Declaration"); and (b) Plat of Ponderosa Ridge, a Small Limited Expense Planned Community, Lot 617, Telluride Mountain Village, Filing 21, recorded on April 17, 1995 in Reception No. 298366, Plat Book 1 at page 1825, as may be amended and/or supplemented from time to time (collectively, the "Plat").
2. I/We have reviewed and do hereby consent to and approve the attached amendment to the Plat ("Plat Amendment") and the Amendment to the Declaration ("Declaration Amendment").
3. I/We hereby authorize, empower and instruct The Owners Association for Ponderosa Ridge, an unincorporated nonprofit association ("Association") to: (a) submit appropriate applications with the Town of Telluride to secure approval of the Plat Amendment and Declaration Amendment on our behalf; (b) execute the Map Amendment and Declaration Amendment on my behalf as owner of the Unit, in compliance with the provisions of the Declaration concerning amendments to the Declaration and/or the Map; (c) prepare and file a Statement Appointing An Agent for the Association with the Colorado Secretary of State; (d) execute and record such easements and agreements perfecting rights for the Association and owners of units to use, maintain and repair improvements located outside of the Community which benefit or serve the Community; (e) submit and secure approval of any such other applications or matters as may be necessary and appropriate to further implement the matters contemplated in the Map Amendment and Declaration Amendment; and (f) undertake such other related matters, which are necessary and appropriate to implement the foregoing matters.
4. I/We do hereby appoint Dan Garner and authorize and direct him to execute any and all such documents and materials and take all such actions necessary and appropriate to accomplish the undertakings described in this Consent for and on behalf of the Association and the undersigned, as the owner of the Unit. The intent of this appointment is to designate said Dan Garner to be our true and lawful attorney-in-fact for the above stated purposes, with full authorization, right and power to make, execute and deliver any documents and materials relating to the within described undertakings.

Reviewed, Approved and Executed By the Undersigned.

By: Dennis D. Shaw, TTEE
Name: Dennis D. Shaw, Trustee
Dennis D. Shaw Revocable Trust

Date: June 23, 2015
Title: Trustee

By: _____
Name: _____

Date: _____
Title: _____

STATE OF Arkansas)

COUNTY OF Washington)

ss.

The foregoing instrument was acknowledged before me this 23rd day June, 2015, by Dennis D. Shaw

WITNESS my hand and official seal.

Deborah Meadors
Notary Public

My commission expires: 7-26-2021
OFFICIAL SEAL
DEBORAH MEADORS
NOTARY PUBLIC, ARKANSAS
WASHINGTON COUNTY
COMMISSION # 12383429
COMMISSION EXP. 07/26/21

OWNERS AUTHORIZATION AND CONSENT
COUPLED WITH POWER OF ATTORNEY

The undersigned, being first duly sworn, does under oath hereby state and affirm as follows:

1. I/We are the current fee simple owner of Unit 6, Ponderosa Ridge ("Unit"), established pursuant to (a) Declaration of Covenants for Ponderosa Ridge ("Community") recorded on April 17, 1995 in Reception No. 298365, as may be amended and/or supplemented from time to time (collectively the "Declaration"); and (b) Plat of Ponderosa Ridge, a Small Limited Expense Planned Community, Lot 617, Telluride Mountain Village, Filing 21, recorded on April 17, 1995 in Reception No. 298366, Plat Book 1 at page 1825, as may be amended and/or supplemented from time to time (collectively, the "Plat").

2. I/We have reviewed and do hereby consent to and approve the attached amendment to the Plat ("Plat Amendment") and the Amendment to the Declaration ("Declaration Amendment").

3. I/We hereby authorize, empower and instruct The Owners Association for Ponderosa Ridge, an unincorporated nonprofit association ("Association") to: (a) submit appropriate applications with the Town of Telluride to secure approval of the Plat Amendment and Declaration Amendment on our behalf, (b) execute the Map Amendment and Declaration Amendment on my behalf as owner of the Unit, in compliance with the provisions of the Declaration concerning amendments to the Declaration and/or the Map, (c) prepare and file a Statement Appointing An Agent for the Association with The Colorado Secretary of State, (d) execute and record such easements and agreements perfecting rights for the Association and owners of units to use, maintain and repair improvements located outside of the Community which benefit or serve the Community; ~~(e) submit and secure approval of any such other applications or matters as may be necessary and appropriate to further implement the matters contemplated in the Map Amendment and Declaration Amendment, and (f) undertake such other related matters, which are necessary and appropriate to implement the foregoing matters.~~

Handwritten initials and numbers: "M", "67", "47", "67"

4. I/We do hereby appoint Dan Garner and authorize and direct him to execute any and all such documents and materials and take all such actions necessary and appropriate to accomplish the undertakings described in this Consent for and on behalf of the Association and the undersigned, as the owner of the Unit. The intent of this appointment is to designate said Dan Garner to be our true and lawful attorney-in-fact for the above stated purposes, with full authorization, right and power to make, execute and deliver any documents and materials relating to the within described undertakings.

Reviewed, Approved and Executed By the Undersigned.

By: Gina L. Flores
Name: Gina L. Flores

Date: 2015-07-02
Title: Owner

By: William H. Flores
Name: William H. Flores

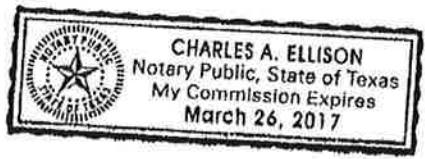
Date: 2015-07-02
Title: Owner

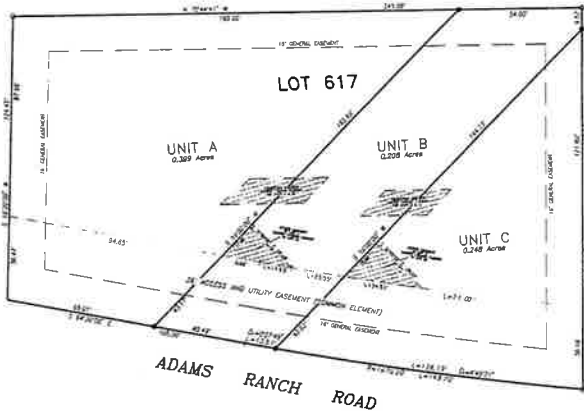
STATE OF Texas)
)ss.
COUNTY OF Brazos)

The foregoing instrument was acknowledged before me this 2nd day July, 2015, by Gina L. and William H. Flores

WITNESS my hand and official seal.
Charles A. Ellison
Notary Public

My commission expires: March 26, 2017





Legend
 © SET BY PERAR & ALUMINUM CAP
 (S) 2002
 © FOUND BY PERAR & ALUMINUM CAP
 (BANKER) LS 2002

Vicinity Map
 NOT TO SCALE



290666
 P.L.S.
 LOT 617, S.A.C.
 75
 PONDOROSA RIDGE
 (Seal of San Miguel County, Colorado)

SURVEYOR'S CERTIFICATE
 I, Alan C. Jackson of Foley Associates, Inc., being a registered Land Surveyor in the State of Colorado, do hereby certify that this plan and schedule of Ponderosa Ridge #2 Small Limited Expense Planned Community, Lot 617, Telluride Mountain Village, Filing #2, was performed under my direct responsibility, supervision and direction; (1) that the information contained herein is true and accurate to the best of my belief and expertise; (2) that this map is a true and correct copy of the original; (3) that the Commission has reviewed the original maps and upon my sworn statements, as set forth on this map do hereby certify that the Declaration is and that this map contains of information necessary to record the same.
 (Seal of San Miguel County, Colorado)

MORTGAGEE'S CONSENT
 The undersigned First Liberty Bank, L.L.C., as a beneficiary of a deed of trust which constitutes a lien upon the foregoing property, recorded at Book 288, Page 1128, San Miguel County Clerk and Recorder, hereto consents to the execution of said Declaration and the creation of said Declaration of Intent to create other liens, mortgages and other judicial liens as specified on this plan.
 Name: Timothy J. Conrad
 Title: Director
 Address: 2440 E. 11th St., Suite 200, Silverton, CO 81362
 Signature: [Signature]
 Date: 3/11/95

NOTARIAL
 State of Colorado
 County of San Miguel
 I, the undersigned, was acknowledged before me the undersigned, Sharon Helms-Hallor, Notary Public, State of Colorado, on this 11th day of March, 1995, at Silverton, Colorado, that Timothy J. Conrad, Director, Vice President, First Liberty Bank, L.L.C., is the person whose name is subscribed to the foregoing Declaration of Intent to create other liens, mortgages and other judicial liens as specified on this plan.
 My commission expires 01/01/98
 Witness my hand and seal:
 Sharon Helms-Hallor
 Notary Public
 (Seal of Notary Public, State of Colorado)

LEGAL DESCRIPTION
 UNIT A
 A portion of Lot 617, Telluride Mountain Village, Filing #2, according to the Plat recorded in the office of the Clerk and Recorder in Plat Book One hundred and thirty-two and one-half, recorded as follows:
 Beginning at the southerly corner of said Lot 617, thence S 64 20 00 E along the boundary line of said Lot 617, thence S 78 04 41 W along said northerly line, 162.00 feet to the southerly corner of said Lot 617, thence S 18 20 00 W along the westerly line of said Lot 617, 124.45 feet to the point of beginning, containing 0.289 acres more or less.
 UNIT B
 Commencing at the southerly corner of said Lot 617, thence S 64 20 00 E along the boundary line of said Lot 617, 162.00 feet to a point of beginning, and also being the beginning of a curve, contains northerly and westerly a radius of 162.00 feet, thence S 78 04 41 W along said northerly line, 162.00 feet to the southerly corner of said Lot 617, 2.27 acre, more or less.
 UNIT C
 Beginning at the southerly corner of said Lot 617, thence S 64 20 00 E along the boundary line of said Lot 617, 162.00 feet to a point of beginning, and also being the beginning of a curve, contains northerly and westerly a radius of 162.00 feet, thence S 78 04 41 W along said northerly line, 162.00 feet to the southerly corner of said Lot 617, 2.27 acre, more or less.
 (Detailed legal descriptions for Units A, B, and C follow similar patterns with bearings and distances.)

DEDICATION
 KNOW ALL PERSONS BY THESE PRESENTS that Lot 617, L.L.C., a Colorado Limited Liability Company, being the owner of the following described land:
 Lot 617, Telluride Mountain Village, Filing #2, according to the Plat recorded in the office of the Clerk and Recorder in Plat Book 1, of pages 936-937.
 County of San Miguel,
 State of Colorado.
 Have by these presents created the General Interest Community of Ponderosa Ridge #2 Small Limited Expense Planned Community, a Planned Community, under the Colorado General Interest Community Act, by the name of Ponderosa Ridge #2 Small Limited Expense Planned Community, and the name of the Clerk and Recorder of San Miguel County, Colorado.

OWNERS:
 Lot 617, L.L.C., a Colorado Limited Liability Company
[Signature]
 President/Secretary, Manager

ACKNOWLEDGMENT
 State of _____
 County of _____
 The foregoing signature was acknowledged before me the undersigned, Sharon Helms-Hallor, Notary Public, State of Colorado, on this 11th day of March, 1995, at Silverton, Colorado, that Timothy J. Conrad, Director, Vice President, First Liberty Bank, L.L.C., is the person whose name is subscribed to the foregoing Declaration of Intent to create other liens, mortgages and other judicial liens as specified on this plan.
 My commission expires 01/01/98
 Witness my hand and seal:
 Sharon Helms-Hallor
 Notary Public
 (Seal of Notary Public, State of Colorado)

NOTES
DEVELOPMENT RIGHTS
 The entire Planned Community is subject to development rights of the Declaration of Intent to create other liens, mortgages and other judicial liens as specified on this plan, recorded as follows:
EASEMENT RIGHTS
 All of Lot 617 is subject to a recorded Declaration of Consent of Ponderosa Ridge with easement and other rights, for access, utilities, signage and other ancillary uses.
DENSITY
 This lot is zoned for 3 "condominium" residential units according to the TMR PD.

1. Approval of this plan may create a vested property right pursuant to Article 68 of the 1976 C.R.S., as amended.
 2. Easement research from the Telluride Mountain Village Company under number 85000027 dated March 21, 1982.
NOTICE
 According to Colorado law you must commence any legal action based upon relief of this survey within three years after you first had actual notice, in the event, any action based upon any defect in this survey be commenced more than ten years from the date of the execution of this plan.
BASIS OF BEARINGS
 The Basis of Bearings for this plan was taken from the Eastern line of Lot 617, Plat Book 1, of pages 936-937 being S 1700'00" W.

RECORDING CERTIFICATE
 This plan was filed for record in the Office of the San Miguel Clerk and Recorder on this 11th day of March, 1995, at Silverton, Colorado, under Plat Book 1, of pages 936-937.
 (Seal of San Miguel County Clerk)

PAID: \$100.00

298365

298365 04/17/1995 43A B: 544 P: 567
Gay Cappis, County Clerk, San Miguel County, CO

**DECLARATION
OF
COVENANTS FOR
PONDEROSA RIDGE**

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DECLARATION
OF
COVENANTS FOR
PONDEROSA RIDGE

THIS DECLARATION is made on the date hereinafter set forth, by Lot 617 Limited Liability Company, a Colorado limited liability company, whose address is P.O. Box 1374, Telluride, Colorado 81435 ("Declarant").

RECITALS:

(a) Declarant is the owner of certain property in the Telluride Mountain Village, County of San Miguel, State of Colorado, which is described as Lot 617, Telluride Mountain Village, Filing No. 21, San Miguel County, Colorado (the "Real Estate").

(b) Declarant desires to create a small limited expense Planned Community on the Real Estate (as "Real Estate" is defined herein) under the name of Ponderosa Ridge, in which portions of the Real Estate will be designated for separate ownership and uses of a residential nature.

ARTICLE 1 - SUBMISSION/DEFINED TERMS

Section 1.01--Submission of Real Estate. Declarant hereby submits the Real Estate to the terms and conditions of this Declaration and to the provisions of the Colorado Common Interest Ownership Act that apply to small limited expense Planned Communities, as set forth in C.R.S. § 38-33.3-116, (the "Act"), as the Act may be amended from time to time. Declarant hereby declares that all of the Real Estate shall be held or sold, and conveyed subject to the following easements, restrictions, covenants, and conditions. Declarant further declares that this Declaration is made for the purpose of protecting the value and desirability of the Real Estate, that this Declaration shall run with the Real Estate and shall be binding on all parties having any right, title or interest in the Real Estate or any part thereof, their heirs, legal representatives, successors, and assigns and shall inure to the benefit of each Unit Owner.

Section 1.02--Defined Terms. Each capitalized term in this Declaration or in the map shall have the meaning specified or used in the Act, unless otherwise defined in this Declaration.

- (a) Association means "The Owners Association for Ponderosa Ridge," an unincorporated nonprofit association.

- (b) Common Elements means the property within this Common Interest Community, if any, owned or maintained by the Association, other than a Unit; which property is designated in a recorded map and in this Declaration.
- (c) Common Expense Assessment(s) means expenditures made or liabilities incurred by or on behalf of the Association, together with any allocations to reserves, late charges, attorneys' fees, fines and interest charged by the Association.
- (d) Improvement(s) means structures installed within or upon a Unit.
- (e) Limited Common Elements means those portions of the Common Elements, if any, designated by Declarant or the Association for the exclusive use of one or more but fewer than all of the Units and those portions of the Real Estate, as connect the Units.
- (f) Real Estate means the property described as Lot 617, Telluride Mountain Village, Filing No. 21, County of San Miguel, Colorado, together with all easements, rights, and appurtenances thereto and the buildings and improvements erected or to be erected thereon. Certain easements and licenses which the Common Interest Community is subject to as of the date of this Declaration are recited in this Declaration. Additional easements are established in the Act.
- (g) Unit means a physical portion of the Common Interest Community, designated for separate ownership, shown as a Unit or Unit on the recorded map for the Common Interest Community, the boundaries of which are defined in the map and in Article 3 of this Declaration.
- (h) Unit Owner or Owner means the Declarant, or any other person or entity that owns a Unit.

ARTICLE 2 - NAMES/DESCRIPTION OF REAL ESTATE

Section 2.01--Name and Type. The type of Common Interest Community is a small limited expense Planned Community. The Common Interest Community is located in the Telluride Mountain Village, County of San Miguel, State of Colorado. The name of the Common Interest Community is "Ponderosa Ridge." The name of the Association is "The Owners Association for the Ponderosa Ridge," an unincorporated nonprofit association.

Section 2.02--Exemption from CCIOA. The Planned Community created by this Declaration shall not exceed three (3) Units. The Real Estate is intended to be and is exempt from the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-116, et seq., as a small

and limited expense Planned Community. Accordingly, the Real Estate shall only be subject to Sections 105, 106 and 107 of the Colorado Common Interest Ownership Act and such other sections of the Act as specifically made applicable by the terms of this Declaration. Further, definitions used in the Colorado Common Interest Ownership Act shall apply herein, as set forth above.

Section 2.03--Utility, Map, Plat and Existing Easements. Easements for access, utilities, signage and other purposes over and across the Units and Common Elements may be as shown upon recorded plats or maps and on the recorded map of the Common Interest Community, and as may be established pursuant to the provisions of this Declaration, or granted by authority reserved in any recorded document. Existing easements on the Real Estate are set forth in the records of the Clerk and Recorder.

Section 2.04--Easements for the Executive Board and Unit Owners. Each Unit shall be subject to an easement in favor of the Executive Board of the Association (including its agents, employees and contractors) and to each Unit Owner to allow for their performance of obligations in this Declaration.

Section 2.05--Emergency Easements. A nonexclusive easement for ingress and egress is hereby granted to all police, sheriff, fire protection, ambulance, and other similar emergency agencies or persons, now or hereafter servicing the Common Interest Community, to enter upon any part of the Common Interest Community in the performance of their duties.

Section 2.06--Unit Owners' Easements of Enjoyment. Every Unit Owner shall have a right and easement access to their Unit and a right and easement of enjoyment in and to any Common Elements, and such easements shall be appurtenant to and shall pass with the title to every Unit, subject to the following provisions: (a) the right of the Association to promulgate and publish rules and regulations which each Unit Owner and their guests shall strictly comply with; (b) the right of the Association to suspend the voting rights of a Unit Owner for any period during which any assessment against their Unit remains unpaid; and for a period not to exceed sixty days for any infraction of its published rules and regulations; (c) the right, power and authority of the Association to grant any easement, right-of-way, license, lease, dedication, transfer or conveyance or grant of any similar interest affecting the Common Elements, to the extent determined by the Executive Board of the Association to be in the best interests of the Community; and (d) the right of the Association to close or limit the use of the Common Elements while maintaining, repairing and making replacements in the Common Elements.

Section 2.07--Delegation of Use. Any Unit Owner may delegate their easement rights and rights of enjoyment to the Common Elements and facilities to the members of their family, their tenants, guests, or contract purchasers who reside at their Unit.

ARTICLE 3 - UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

Section 3.01--Number of Units. The number of Units in the Common Interest Community is three (3).

Section 3.02--Identification of Units/Unit Descriptions. The identification number of each Unit is shown on the map. Every contract for sale, deed, lease, Security Interest, will or other legal instrument shall legally describe a Unit by its identifying Unit number followed by the name of the community, with reference to the map, and the Declaration. An illustrative description is as follows:

Unit _____, Ponderosa Ridge, a Planned Community, in accordance with the recorded map and Declaration, a part of Lot 617, Telluride Mountain Village, San Miguel County, Colorado.

Reference to the Declaration and map in any instrument shall be deemed to include any supplement(s) or amendment(s) to the Declaration and map, without specific references thereto.

Section 3.03--Unit Maintenance/Unit Boundaries. Unit Owners are responsible for the maintenance, repair and replacement of the Improvements, landscaping and properties located within their Unit boundaries. Specifically, Unit Owners shall provide for all interior and exterior maintenance of all Improvements constructed on or as a part of a Unit. Walls shared, if any, between two Units shall be Limited Common Elements, and shall be maintained as Limited Common Elements. Additionally, the improvement, upkeep and maintenance, repair and reconstruction of landscaped areas in access, ingress and egress easements serving the Common Interest Community shall be maintained by each Unit Owner, to those points, if any, within side Unit Boundaries. The planes defined by the Unit boundary lines on the map for the Real Estate are designated as boundaries of each Unit, as depicted on the map. Each Unit includes the spaces and improvements lying within the boundaries described above, and also includes the utilities and utility meters and communications, television, telephone and electrical receptacles and boxes serving that Unit exclusively, whether or not in the boundaries or contiguous to the Unit, unless the same are maintained by a governmental agency or entity. Any utilities or other facilities running through or within any Unit for the purpose of furnishing utility and other service to other Units and/or the Common Elements are also excluded from each Unit.

Section 3.04--Association Maintenance. The Executive Board of the Association shall determine the specifications, scope, extent, nature and parameters of the Association's maintenance responsibilities, if any. The Association may be responsible for the improvement, maintenance, repair and replacement of the access easement, including snow removal, landscaping, and any Common Elements. The Common Elements may be designated in the

recorded map, in the Declaration, in a supplement to this Declaration, or in an exhibit to or amendment of this Declaration.

Section 3.05--Common Elements, Association Maintenance and Limited Common Elements. Portions of the Common Elements may be designated by the Declarant or by the Association as a Limited Common Element to a Unit. Walls shared, if any, between two Units shall be Limited Common Elements, and shall be maintained as Limited Common Elements. The Declarant or the Association may allocate or assign Common Elements or Limited Common Element areas (i) by making such an allocation in a recorded instrument, or (ii) in the deed to the Unit to which such Limited Common Element shall be appurtenant, or (iii) by recording an appropriate amendment or supplement to this Declaration or (iv) by recording a supplement to the map. Such allocations may be made as a matter of reserved right. In the event a Common Expense is associated with the maintenance, repair or replacement of a Limited Common Element, those Common Expenses may be assessed equally against the Units to which the Limited Common Element is assigned.

ARTICLE 4 - RESTRICTIONS ON USE, ALIENATION AND OCCUPANCY

All Real Estate within the Common Interest Community shall be held, used and enjoyed subject to the following limitations and restrictions. The strict application of the following limitations and restrictions in any specific case may be modified or waived, in whole or in part, by the Executive Board if such strict application would be unreasonable or unduly harsh under the circumstances. Any such modification or waiver must be in writing or be contained in written guidelines or rules.

Section 4.01--Use/Occupancy. All Units within the Common Interest Community shall be used only for residential uses and/or uses or purposes as allowed by local zoning, control and regulation. The use of each Unit is restricted to that of a single family residence and accessory uses as permitted herein. The term "single family residence" means a single housekeeping unit. Except for those activities conducted as a part of the marketing and development program of the Declarant and its assignees, no industry, business, trade or commercial activities, shall be conducted, maintained or permitted in any part of a Unit. Home professional pursuits are permitted, provided however, such activity must be conducted without employees, public visits or nonresidential storage or other similar uses.

Section 4.02--Architectural Approval and Design Review/Required Approvals. Improvements to Units must first be approved by the Design Review Committee or other similar committee for the Telluride Mountain Village. Specifically, no structure or any attachment to the exterior of the Improvements on a Unit or landscaping shall be constructed, erected, placed or installed, including, but not limited to, a change in painting and/or staining of exterior siding, unless first submitted to and approved in writing by the Design Review Committee (or other committee) for the Telluride Mountain Village.

Section 4.03--Leasing and Occupancy. Any Unit Owner shall have the right to lease or allow short or long term occupancy of the Improvements in the Unit upon such terms and conditions as the Unit Owner may deem advisable, subject to restrictions of this Declaration, subject to restrictions of record and subject to Rules and Regulations as may be adopted by the Association. Except as restricted in this Declaration, and such Rules and Regulations as the Association may promulgate, the right to lease or allow occupancy of a Unit shall not be restricted.

Section 4.04--No Unsightliness. All unsightly conditions, structures, facilities, equipment, objects and conditions shall be enclosed within the Improvements constructed on a Unit.

Section 4.05--Declarant's Use. Notwithstanding anything to the contrary contained in this Declaration, it shall be expressly permissible for Declarant, its assigns, employees and agents, to perform such reasonable activities, and to maintain upon portions of the Common Interest Community such facilities as deemed reasonably necessary or incidental to the construction and sale of Units in the development of the Common Interest Community, specifically including, without limiting the generality of the foregoing, the maintenance of temporary business offices, storage areas, trash bins, construction yards and equipment, signs, model units, temporary sales offices, parking areas and lighting facilities.

Section 4.06--Restrictions on Animals and Pets. Pets, including cats, dogs, other animals, birds, reptiles, shall be subject to regulation or restriction, if at all, by Metro Services or local government.

Section 4.07--Restriction on Garbage Collection. If garbage collection is ever a service of the Association to the Units in the Community, no Owner shall have the right to engage or contract for garbage removal from their Unit, on a weekly basis, other than through the service then provided by the Association.

Section 4.08--Nuisances. No Nuisance shall be permitted within the Common Interest Community, nor any use, activity or practice which is the source of unreasonable annoyance or embarrassment to, or which unreasonably offends or disturbs, any Unit Owner or which may unreasonably interfere with the peaceful enjoyment or possession of the proper use of a Unit or Common Element, or any portion of the Common Interest Community by Unit Owners. No immoral, improper, offensive or unlawful use shall be permitted within the Common Interest Community or any portion thereof. All valid laws, ordinances and regulations of all governmental bodies having jurisdiction over the Common Interest Community or a portion thereof shall be observed. As used herein, the term nuisance shall not include any activities of Declarant or its assignees which are reasonably necessary to the development and construction of Improvements within this Common Interest Community; provided, however, that such activities shall not reasonably interfere with any Unit Owner's

use and enjoyment of their Unit, or any Unit Owner's ingress and egress to or from their Unit and a public way.

Section 4.09--Vehicular Parking, Storage, and Repairs. No oversized vehicles, trailers, camping trailer, boat trailer, hauling trailer, boat, or accessories thereto, truck, self contained motorized recreational vehicle, or other oversized type of vehicle or equipment, may be parked or stored within the Common Interest Community unless such parking or storage is within a garage; except, that any such oversized vehicle may be otherwise parked as a temporary expedience for loading, delivery of goods or services, or emergency. This restriction shall not apply to trucks or other commercial vehicles temporarily located within the Common Interest Community which are necessary for construction or for the maintenance of the Common Elements, Units, or any Improvement located thereon.

Garages, carports, Limited Common Elements assigned or designated parking are restricted to occupancy by the Owner of the Unit to which such garage or carport is part of the Unit or a Limited Common Element, to be used solely as storage and as a parking space for vehicles. These areas shall not be used for trucks, commercial vehicles and campers.

Vehicular parking upon the access easement or any Common Elements shall be regulated by the Executive Board. Each of the parking areas in those areas, if any, may be subject to designation of individual spaces as Limited Common Elements appurtenant to certain designated Units. Subject to the provisions of this Section, all other parking spaces shall be used by the Owners for self-service parking purposes on a "first come, first served" basis; provided, however, that no Owner shall park more than one (1) vehicle (owned or leased by such Owner, a member of his or her family or Occupant of his or her Unit) on the access easement or any Common Element parking spaces without the prior written consent of the Board.

The conversion or alteration of garages into living areas, storage areas, work shop areas, or any other modification or alteration of the garages, which would hinder, preclude or prevent the parking of the number of vehicles for which the garage was originally designed is prohibited.

Section 4.10--No Annoying Lights, Sounds or Odors. No light shall be emitted from any portion of the Common Interest Community which is unreasonably bright or causes unreasonable glare, and no sound or odor shall be emitted from any portion of the Common Interest Community which would reasonably be found by others to be noxious or offensive. Without limiting the generality of the foregoing, no exterior spot lights, searchlights, speakers, horns, whistles, bells or other light or sound devices shall be located or used on any portion of the Common Interest Community except with the prior written approval of the Association.

Section 4.11--No Hazardous Activities. No activity shall be conducted on any portion of the Common Interest Community which is or might be unsafe or hazardous to any person

or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any portion of the Common Interest Community.

Section 4.12--Restriction on Signs and Advertising Devices. No sign, poster, billboard, advertising device or display of any kind shall be erected or maintained anywhere within the Common Interest Community, except approved "for sale" or "for rent" signs or real estate sales signs, as may be approved in writing by the Association and as may be approved by Metro Services or local government. Approval will not be withheld unreasonably.

Section 4.13--No Restrictions on Sale of a Unit. The right of a Unit Owner to sell, transfer or otherwise convey their Unit shall not be subject to any right of first refusal or similar restriction and such Unit may be sold free of any such restrictions.

Section 4.14--Rules and Regulations. In furtherance of the provisions of this Declaration, and the general plan, rules and regulations concerning and governing the Common Interest Community or any portion thereof may be adopted, amended, or repealed, from time to time, by the Executive Board, or its successors and assigns. The Executive Board may establish and enforce penalties for the infraction thereof.

ARTICLE 5 - THE ASSOCIATION

Section 5.01--Membership. Every person who is a record Unit Owner of a fee interest in any Unit which is subject to this Declaration shall be a member of the Association, including contract sellers. Membership shall be appurtenant to and may not be separated from ownership of any Unit. Ownership of a Unit shall be the sole qualification for such membership. Where more than one person holds an interest in any Unit, all such persons shall be members. Ownership of a Unit shall entitle the Owner to one vote.

Section 5.02--General Purposes and Powers of the Association. The Association, through its Executive Board, shall only perform functions and manage the Common Interest Community as provided in this Declaration if each Owner fails to maintain their portion of the access easement or any common utilities. In exercising any management of the Community, the Association must further the interests of the Owners, residents, occupants, tenants and guests of the Common Interest Community and members of the Association. All Unit Owners shall be deemed to have assented to, ratified and approved such designation and management. The Association shall have all power necessary or desirable to effectuate such purposes.

Section 5.03--Authority of the Association. The business affairs of the Common Interest Community shall be managed by the Association. The Association shall be managed by the Unit Owners, who shall serve as the Executive Board of the Association. A majority of the Unit Owners may act for the Executive Board and the Association. The Association

shall be governed by this Declaration, as amended from time to time, by any rules and regulations adopted by the Executive Board, and by applicable portions of the Colorado Common Interest Ownership Act as apply to small limited expense Planned Communities. The Executive Board may, by written resolution, delegate authority to a manager or managing agent for the Association, provided no such delegation shall relieve the Board of final responsibility.

Section 5.04--Allocated Interests. The Common Expense liability and votes in the Association shall be equally allocated to each Unit.

Section 5.05--Indemnification. To the full extent permitted by law, and to the full extent as the law may allow for more favorable indemnification from time to time, each Officer and Director of the Association shall be and is hereby indemnified by the Members and the Association. This indemnification shall be of, from and against all expenses and liabilities including attorneys' fees, reasonably incurred by or imposed upon any Officer or Director in any proceeding to which they may be a party, or in which they may become involved, by reason of being or having been an Officer or Director of the Association. This indemnification shall also extend to any settlements, whether or not the party is an Officer or Director of the Association at the time such expenses are incurred. This indemnification shall not apply in cases where such Officer or Director is adjudged guilty of willful misfeasance or malfeasance in the performance of their duties.

ARTICLE 6 - COVENANT FOR COMMON EXPENSE ASSESSMENTS

Section 6.01--Creation of Association Lien and Personal Obligation to Pay Common Expense Assessments. Each Owner shall be deemed to covenant and agree, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, to covenant and agree to pay to the Association annual Common Expense Assessments and such other assessments as imposed by the Association. Such assessments, including fees, charges, late charges, attorney fees, fines and interest charged by the Association shall be limited to not more than the amount allowed by C.R.S. § 38-33.3-116, unless the Owners consent. All assessments shall be the personal obligation of the Unit Owner of such Unit at the time when the assessment or other charges became or fell due. The Association annual Common Expense Assessments and such other assessments as imposed by the Association, including fees, charges, late charges, attorney fees, fines and interest charged by the Association, shall be a charge on each Unit and shall be a continuing lien upon the Unit against which each such assessment or charge is made. If any Assessment is payable in installments, the full amount of the assessment is a lien from the time the first installment becomes due. The personal obligation to pay any past due sums due the Association shall not pass to a successor in title unless expressly assumed by them. No Unit Owner may become exempt from liability for payment of the Common Expense Assessments by waiver of the use or enjoyment of the Common Elements or by abandonment of the Unit against which the

Common Expense Assessments are made. All Assessments shall be payable in the amounts specified in the levy thereof, and no offsets or reduction thereof shall be permitted by any reason including, without limitation, any claim that the Association or the Executive Board is not properly exercising its duties and powers under this Declaration.

Section 6.02--Apportionment of Common Expenses. Except as provided in this Declaration, all Common Expense Assessments shall be assessed against all Units in accordance with formula for liability for the Common Expenses as set forth in this Declaration.

Section 6.03--Purpose of Assessments. The assessments levied by the Association through its Executive Board shall be used exclusively for the purposes of promoting the health, safety, and welfare of the residents and guests of the Common Interest Community and the members of the Association.

Section 6.04--Annual Assessment/Commencement of Common Expense Assessments. The Common Expense Assessment may be made on an annual basis against all Units and shall be based upon the Association's advance budget of the cash requirements needed by it to provide for the administration and performance of its duties during such assessment year. Common Expense Assessments shall be due and payable in monthly, quarterly, or annual installments, or in any other manner, as determined by the Executive Board. The omission or failure of the Executive Board to levy the Assessment for any period shall not be deemed a waiver, modification or a release of the Unit Owners from their obligation to pay.

Section 6.05--Effect of Non-Payment of Assessments. Any assessment, charge or fee provided for in this Declaration, or any monthly or other installment thereof, which is not fully paid within ten (10) days after the due date thereof, as established by the Executive Board, shall bear interest at the rate as determined by the Executive Board, or lacking such determination, at the rate of twelve percent per year, and the Association may assess a reasonable late charge thereon as determined by the Executive Board. Failure to make payment within sixty days of the due date thereof shall cause the total amount of such Unit Owner's Common Expense Assessment for the remainder of that fiscal year to become immediately due and payable at the option of the Board. Further, the Association may bring an action at law or in equity, or both, against any Unit Owner personally obligated to pay such overdue assessments, charges or fees, or monthly or other installments thereof, and may also proceed to foreclose its lien against such Unit Owner's Unit. An action at law or in equity by the Association against a Unit Owner to recover a money judgment for unpaid assessments, charges or fees, or monthly or other installments thereof, may be commenced and pursued by the Association without foreclosing, or in any way waiving, the Association's lien therefor. Foreclosure or attempted foreclosure by the Association of its lien shall not be deemed to estop or otherwise preclude the Association from thereafter again foreclosing or attempting to foreclose its lien for any subsequent assessment, charges or fees, or monthly or other installments thereof, which are not fully paid when due. The Association shall have the power and right to bid on or purchase any Unit at foreclosure or other legal sale, and to

acquire and hold, lease, mortgage, vote the Association votes appurtenant to ownership thereof, convey or otherwise deal with the same. If a foreclosure action is filed to foreclose any Assessment lien, and a Unit Owner abandons or leaves vacant his or her Unit, the Board may take possession and rent said Unit or apply for the appointment of a receiver for the Unit without prior notice to the Unit Owner. The rights of the Association shall be expressly subordinate to the rights of any holder of a first lien Security Interest as set forth in its deed of trust or mortgage (including any assignment of rents), to the extent permitted under the Act.

Section 6.06--Lien Priority. The lien of the Association under this Section is prior to all other liens and encumbrances on a Unit except: (1) liens and encumbrances recorded before the recordation of the Declaration; (2) a first lien Security Interest on the Unit (except as allowed by the Act with regard to the limited lien priority allowed to the Association); and (3) liens for real estate taxes and other governmental assessments or charges against the Unit. This Section does not affect the priority of mechanics' or materialmen's liens. The lien of the Association under this Article is not subject to the provision of any homestead exemption as allowed under State or Federal law. Sale or transfer of any Unit shall not affect the lien for said assessments or charges except that sale or transfer of any Unit pursuant to foreclosure of any first lien Security Interest, or any proceeding in lieu thereof, including deed in lieu of foreclosure, or cancellation or forfeiture shall only extinguish the lien of assessment charges as provided by applicable State law. No such sale, transfer, foreclosure, or any proceeding in lieu thereof, including deed in lieu of foreclosure, nor cancellation or forfeiture shall relieve any Unit from continuing liability for any assessment charges thereafter becoming due, nor from the lien thereof.

ARTICLE 7 - DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS

Section 7.01--Development Rights and Special Declarant Rights. The Declarant reserves, for itself and its successors in title, whether specifically recited in a deed or grant of a Unit from Declarant to its successor in title, for fifteen (15) years after the recording of this Declaration, the following Development Rights and Special Declarant Rights: (a) the right to exercise any development rights reserved or allowed in the Act; (b) the right to use, and to permit others to use, easements through the Common Elements as may be reasonably necessary; (c) the right to amend the Declaration in connection with the exercise of any development right; and, (d) the right to amend the maps or plat in connection with the exercise of any development right.

Section 7.02--Additional Reserved Rights. In addition to the rights set forth above, Declarant, for itself and its successors in title, whether specifically recited in a deed or grant of a Unit from Declarant to its successor in title, also reserves the following additional rights: (a) the right to maintain sales offices, management offices and models in Units; (b) the right

to maintain signs and advertising on the Common Interest Community to advertise the Common Interest Community; (c) the right to establish, from time to time, by dedication or otherwise, public streets, utility and other easements for purposes including but not limited to public access, access, paths, walkways, drainage, recreation areas, parking areas, ducts, shafts, flues, conduit installation areas, and to create other reservations, exceptions and exclusions; (d) the right to enter into, establish, execute, amend, and otherwise deal with contracts and agreements for the use, lease, repair, maintenance or regulations of parking and of the Common Elements; (e) Declarant and its assignees expressly reserve the right to perform warranty work, and repairs and construction work and to store materials in secure areas, in Units and in Common Elements, and the future right to control such work and repairs, and the right of access thereto, until completion. All work may be performed without the consent or approval of any Unit Owner or holder of a Security Interest. Declarant and its assignees have such an easement through the Common Elements as may be reasonably necessary for exercising reserved rights in this Declaration. Such easement includes the right to construct underground utility lines, pipes, wires, ducts, conduits, and other facilities across the Real Estate.

Section 7.03--Rights Transferable/Rights Transferred. Any rights created or reserved under this Article or this Declaration for the benefit of Declarant may be transferred to any person by an instrument describing the rights transferred recorded in the real property records of the County. Such instrument shall be executed by the transferor Declarant and the transferee.

Section 7.04--No Further Authorizations Needed. The consent of Unit Owners or holders of Security Interests shall not be required for exercise of any reserved rights, and Declarant or its assignees may proceed without limitation at their sole option. Declarant or its assignees may exercise any reserved rights on all or any portion of the property in whatever order determined. Declarant or its assignees shall not be obligated to exercise any reserved rights or to expand the Common Interest Community beyond the number of Units initially submitted.

Section 7.05--Amendment of the Declaration or Map. If Declarant or its assignee elects to exercise any reserved rights, that party shall amend the Declaration and/or map.

ARTICLE 8 - INSURANCE/CONDEMNATION

Section 8.01--Owner Insurance. Unit Owners are advised to carry casualty and other insurance on their Unit for their benefit and at their expense.

Section 8.02--Association Insurance. The Association may obtain, to the extent reasonably available, the insurance coverage set forth herein. The Association may obtain

hazard insurance covering loss, damage or destruction by fire or other casualty to the Common Elements and the other property of the Association. Casualty insurance on the Improvements constructed, or to be constructed, on the Units is to be obtained by Unit Owners. The Association may obtain comprehensive public liability and property damage liability insurance covering the Common Elements in such limits as the Board may, from time to time, determine. The Association may obtain fidelity coverage or fidelity bonds to protect against dishonest acts on the parts of its officers, directors, trustees and employees and on the part of all others who handle or are responsible for handling the funds of the Association, including persons who serve the Association with or without compensation. The Association may obtain worker's compensation and employer's liability insurance and other similar insurance with respect to employees. The Association may obtain officers' and directors' personal liability insurance to protect the officers and directors from personal liability in relation to their duties and responsibilities in acting as officers and directors on behalf of the Association. The Association may obtain insurance against such other risks, of similar or dissimilar nature, including flood insurance, as it shall deem appropriate with respect to the Association responsibilities and duties.

Section 8.03--General Association Insurance Provisions. All policies of insurance obtained by the Association should contain waivers of subrogation and waivers of any defense based on invalidity arising from any acts of a Unit Owner and shall provide that such policies may not be canceled or modified without at least thirty (30) days prior written notice to all of the Unit Owners and the Association. As to all policies of insurance maintained by or for the benefit of the Association and Unit Owners, the Association and the Unit Owners hereby waive and release all claims against one another, the Board and Declarant, to the extent of the insurance proceeds available, whether or not the insurance damage or injury is caused by the negligence of or breach of any agreement by and of said persons. All liability insurance carried by the Association should be in blanket form naming the Association, the Board, the manager or managing agent, if any, the officers of the Association, their successors and assigns and Unit Owners as insureds. All policies of insurance carried by the Association should provide that the insurance thereunder shall be invalidated or suspended only in respect to the interest of any particular Unit Owner guilty of a breach of warranty, act, omission, negligence or non-compliance of any provision of such policy, including payment of the insurance premium applicable to the Unit Owner's interest, or who permits or fails to prevent the happening of any event, whether occurring before or after a loss, which under the provisions of such policy would otherwise invalidate or suspend the entire policy, but the insurance under any such policy, as to the interests of all other insured Unit Owners not guilty of any such act or omission, shall not be invalidated or suspended and shall remain in full force and effect.

ARTICLE 9 - GENERAL PROVISIONS

Section 9.01--Enforcement. A Unit Owner or Unit Owners of any of the Units, or the Association, or Metro Services (its successors and assigns) or local government, may enforce the restrictions, conditions, covenants and reservations imposed by the provisions of this Declaration by proceedings at law or in equity against any person or persons, either to recover damages for such violation, including reasonable attorneys fees incurred in enforcing these covenants, or to restrain such violation or attempted violation. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 9.02--Severability. Each of the provisions of this Declaration shall be deemed independent and severable. If any provision of this Declaration or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of this Declaration which can be given effect without the invalid provisions or applications.

Section 9.03--Term of Declaration. The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity.

Section 9.04--Amendment of Declaration. Map or Plat by Declarant. Until the first Unit has been conveyed by Declarant by deed recorded in the office of the County Clerk and Recorder of the County, any of the provisions, covenants, conditions, restrictions and equitable servitudes contained in this Declaration or the map or the plat may be amended by Declarant by the recordation of a written instrument, executed by Declarant, setting forth such amendment. Thereafter if Declarant shall determine that any amendments shall be necessary in order to make non-material changes, such as for the correction of a technical, clerical or typographical error or clarification of a statement or for any changes to property not yet part of the Community, then, subject to the following sentence of this Section, Declarant shall have the right and power to make and execute any such amendments without obtaining the approval of any Unit Owners. Each such amendment of this Declaration shall be made, if at all, by Declarant prior to the expiration of fifteen (15) years from the date this Declaration is recorded.

Section 9.05--Amendment of Declaration by Unit Owners. Except as otherwise provided in this Declaration, and subject to provisions elsewhere contained in this Declaration requiring the consent of Declarant or others, any provision, covenant, condition, restriction or equitable servitude contained in this Declaration may be amended or repealed at any time and from time to time upon approval of at least sixty-seven percent (67%) of the votes in the Association and with the written consent of the Association. The amendment or repeal shall be effective upon the recordation in the office of the Clerk and Recorder of the County, of a certificate, setting forth the amendment in full and certifying that the amendment has been

approved as set forth above, and containing the written consent and approval of the Association.

Section 9.06--Amendment Required by Mortgage Agencies. Any provision, covenant, condition, restriction or equitable servitude contained in this Declaration which a holder of a first lien Security Interest, or FHA, VA, FHLMC, GNMA, FNMA or any similar entity authorized to insure, guarantee, make or purchase mortgage loans requires to be amended or repealed may be amended or repealed by Declarant or the Association. Any such amendment or repeal shall be effective upon the recordation in the office of the Clerk and Recorder of the County, State of Colorado, of a certificate, setting forth the amendment or repeal in full.

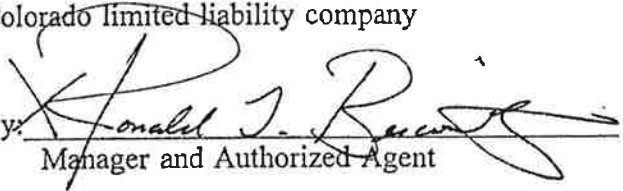
Section 9.07--Interpretation. The provisions of this Declaration shall be liberally construed to effectuate their purposes of creating a uniform plan for the development of the Units and of promoting and effectuating the fundamental concepts as set forth in the recitals of this Declaration. This Declaration shall be construed and governed under the laws of the State of Colorado.

Section 9.08--Singular Includes the Plural. Unless the context otherwise requires, the singular shall include the plural, and the plural shall include the singular, and each gender referral shall be deemed to include the masculine, feminine and neuter.

Section 9.09--Captions. All captions and titles used in this Declaration are intended solely for convenience of reference and shall not enlarge, limit or otherwise affect that which is set forth in any paragraph, section or article hereof.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by its duly authorized agents this 14th day of April, 1995.

LOT 617 LIMITED LIABILITY COMPANY, a
Colorado limited liability company

By: 
Manager and Authorized Agent

STATE OF COLORADO)
COUNTY OF San Miguel) ss.

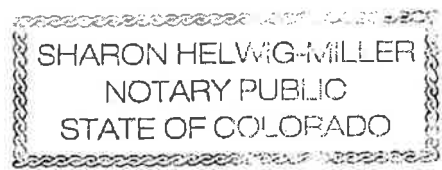
The foregoing Declaration was acknowledged before me on this 14th day of April, 1995, by Ronald J. Bercoitz, as Manager and Authorized Agent of Lot 617 Limited Liability Company, a Colorado limited liability company.

My commission expires:

5/30/98



Notary Public



LENDER CONSENT

Consent is hereby given to the above Declaration. Lender agrees and acknowledges that any foreclosure or enforcement of any other remedy available to Lender under the Deed of Trust will not render void or otherwise impair the validity of the Declaration covenants running with the land described in the Declaration.

Dated in Telluride, Colorado, this 14th day of April, 1995.

By: [Signature]
Authorized Agent

~~ATTEST:~~

By: _____
Authorized Agent

STATE OF _____)
COUNTY OF San Miguel) ss.

The foregoing was acknowledged before me by Timothy J. Cannon,
as Vice-President and by _____
as _____ of Ft. Collins County Bank & Trust Co.
this 14th day of April, 1995.

Witness my hand and official seal.

My commission expires:

5/30/98

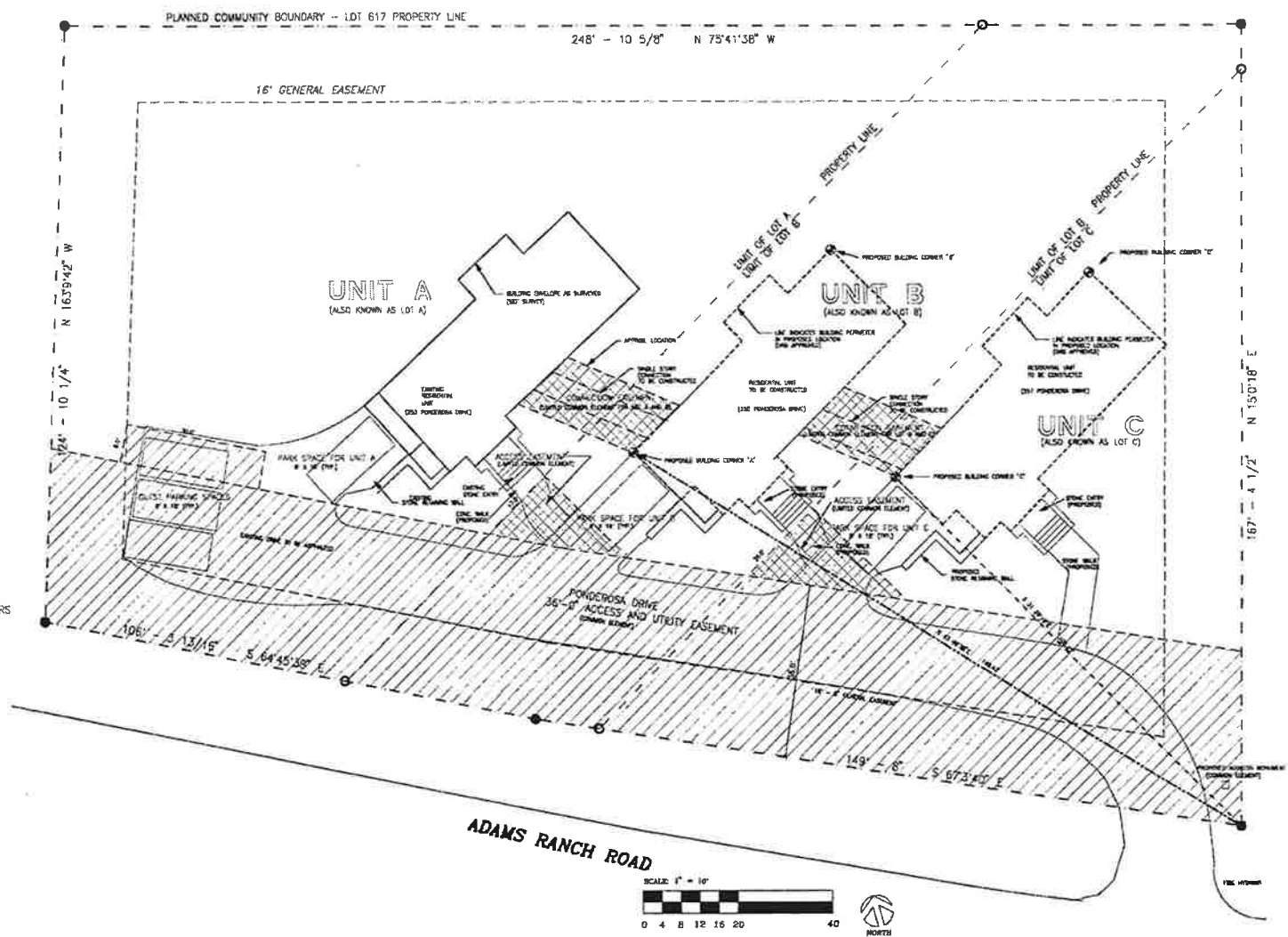
[Signature]

Notary Public
SHARON HELWIG-MILLER
NOTARY PUBLIC
STATE OF COLORADO

**PONDEROSA RIDGE
LOT 617 TMV**

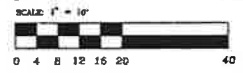
Bercovitz Design
Ronald J. Bercovitz, AIA
TMV & ARCHITECTURE, INC. 10000 W. GREENWAY, SUITE 100, DALLAS, TEXAS 75241
(214) 750-1000

SITE PLAN



LEGEND

- LOT 617 LOT CORNERS
- PLANNED COMMUNITY LOT CORNERS
- ⊙ PROPOSED BUILDING CORNERS



PONDEROSA RIDGE
ADDENDUM TO REZONE/REPLAT NARRATIVE

July 21, 2015

Applicant/Owner: The Owners Association for Ponderosa Ridge, an unincorporated association (“**Association**”) is pursuing this application for and on behalf of the following “**Owners**”:

Unit	Owner
Unit A	Greer T. Garner and Daniel R. Garner
Unit B	Dennis D. Shaw Revocable Trust
Unit C	Gina L. Flores and William H. Flores

A copy of a Property Report from Land Title Guarantee Company confirms this current ownership (see attached **Exhibit “A”**).

The Ponderosa Ridge (“**Community**”) is an existing small, **limited expense planned community** created on Lot 617, Filing 21, Telluride Mountain Village, San Miguel County, Colorado (“**Lot 617**”). The Community was formed by Lot 617 Limited Liability Company (“**Developer**”) pursuant to the following described documents, as the same may be further amended and/or supplemented from time to time (“**Governing Documents**”): (a) Declaration of Covenants for Ponderosa Ridge recorded on April 17, 1995 in Reception No. 298365, as may be amended and/or supplemented from time to time (collectively the “**Declaration**”); and (b) Plat of Ponderosa Ridge, a Small Limited Expense Planned Community, Lot 617, Telluride Mountain Village, Filing 21, recorded on April 17, 1995 in Reception No. 298366, Plat Book 1 at page 1825, as may be amended and/or supplemented from time to time (collectively, the “**Plat**”). A copy of the Plat and Declaration has been provided to the Community Development Department/Planning Division.

The property is currently zoned Multi-Unit and developed as three detached condominium units. The property has been improved with three residences, which are not proposed for any change by this application.

The Owners have authorized the Association to pursue this application on their behalf, as evidenced by the Owners Authorizations and Consents, appended as **Exhibit “B”**. The Owners Authorizations and Consents also authorize Dan Garner to execute documents on behalf of the Association and the Owners.

The Association has authorized The Law Offices of Thomas G. Kennedy and Dave Bulson to pursue this application with the Town.

The purpose of this application is to: (a) rezone the property from its existing condominium zoning to the newly created Single-family Common Interest Community Zone District (“**SFCF**”), which were included in the Community Development Code to accommodate the conversion of land condominium projects like Ponderosa Ridge; and (b) replat the project to convert the land condo units into separately platted lots.

In connection with the processing of this application, the Association is amending the Plat and Declaration to show the conversion of the Ponderosa Ridge project from a land condominium community (consisting of three existing detached condominium units) to a more conventional planned common interest ownership community as recognized under the Colorado Common Interest Ownership Act. A copy of the draft Plat Amendment and Declaration Amendment has been provided to the Community Development Department/Planning Division.

f. The detached single-family dwellings meet the Design Regulations for single-family dwellings.

Discussion: The existing residences have each been constructed in accordance with the applicable design guidelines and in compliance with pertinent design review processes in effect at the time of their construction.

Conclusion

The Association believes that the application complies with the requirements of the CDC relative to the requested rezoning/replatting and respectfully requests that the Town approve the application.