

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
THURSDAY FEBRUARY 6, 2020 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO**

REVISED AGENDA

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Miller	Action	Reading and Approval of Summary of Motions from the January 9, 2020, Design Review Board Meeting
3.	10:05	30	Miller	Public Hearing Quasi-Judicial	A review and recommendation to Town Council regarding a Rezone and Density Transfer to rezone Blue Mesa Lodge (Lot 42B), Unit 20B from one (1) Efficiency Lodge zoning designation unit to one (1) Lodge zoning designation unit pursuant to CDC Sections 17.4.9 and 17.4.10
4.	10:35	60	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review: Final Architectural Review of a new Single-Family residence on Lot 137, 102 Granite Ridge, pursuant to CDC Section 17.4.11
5.	11:35	30			Lunch
6.	12:05	45	Miller	Public Hearing Quasi-Judicial	A review and recommendation to Town Council regarding a variance for parking regulations on Lot 42B (Blue Mesa Lodge), Unit 21C, pursuant to CDC Sections 17.4.16 and 17.5.8
7.	12:50	30	Haynes	Informational	Community Development Code (CDC) Land Use Primer
8.	1:20				Adjourn

Please note that this Agenda is subject to change. (Times are approximate and subject to change)
455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435
Phone: (970) 369-8242 Fax: (970) 728-4342

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: cd@mtnvillage.org. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY JANUARY 9, 2020**

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:02 AM on January 9, 2020, in the Town Hall Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board members were present and acting:

Banks Brown
Dave Eckman
Liz Caton
Greer Garner
Cath Jett
Adam Miller (1st alternate)
Ellen Kramer (2nd alternate)

The following Board members were absent:

David Craige

Town Staff in attendance:

John Miller, Senior Planner
Sam Starr, Planner

Public in attendance:

Jim Carlson

Carlsoncustoms@gmail.com

Reading and Approval of Minutes from the December 5, 2019, DRB Meeting

Ellen Kramer requested to modify the minutes to reflect she was in attendance at the December 5th meeting.

On a **Motion** made by Greer Garner and Seconded by Cath Jett, the DRB voted 7-0 to approve the modified December 5, 2019, DRB Meeting Minutes.

A review and recommendation to Town Council regarding a rezone and density transfer to rezone Belvedere Units 2 and 3 from two (2) Condominium zoning designation units to one (1) Condominium zoning designation unit

Planner Sam Starr presented the review and recommendation to the Town Council regarding a rezone and density transfer application to rezone Belvedere from an Efficiency Lodge Designation to a Lodging Designation. Jim Carlson of Carlson Customs represented the applicant and provided an additional brief presentation for the project.

There was no additional public comment.

The DRB requested that a condition be added that the existing two parking spaces are required to remain with the reconfigured unit.

On a **Motion** made by Liz Caton and seconded by Ellen Kramer, the DRB voted 6-1 to recommend approval to Town Council, a density transfer and rezone for Belevedere Units 2 and 3, to combine the two units and rezone the two Condominium Zoning Designation Units to One Condominium Zoning Designation with the following Findings and Conditions:

Findings:

1. *The applicant has the requisite required density of 3 person equivalents to execute a rezone from condominium to condominium zoning designation.*
2. *The applicant has met or exceeded the parking requirement of 1 parking space.*
3. *The application meets the criteria for decision as detailed within this staff memo of record.*

Conditions:

1. *The applicant shall submit a condominium map amendment and associated declarations, to the Town for review and approval showing the Units 2 and 3 as one renumbered Condominium Unit prior to issuance of a certificate of occupancy to combine the units*
2. *The lot list shall be updated to reflect the rezone from 2 Condominium units to one Condominium unit.*
3. *The applicant intends to hold the excess density in the density bank.*
 - a. *The town will issue a density bank certificate*
 - b. *The owner is responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.*
4. *The approved ordinance and density certificate must be submitted as part of the owner's building permit application prior to work commencing.*

The dissenting member stated reasons for opposition being the loss of density within the Village Center.

A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 21C from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

Senior Planner John Miller presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 21C from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

There was no public comment.

On a **Motion** made by David Eckman, and seconded by Cath Jett, the DRB voted 7-0, to **continue** a review and recommendation to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 21C from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit until the February 6, 2020, regular Design Review Board Meeting.

A review and recommendation to Town Council regarding an amendment to the Community Development Code (CDC), Section 17.5.12: Lighting Regulations, to allow for architectural and landscape lighting pursuant to a Design Variation

Senior Planner John Miller presented the review and recommendation to Town Council regarding a Community Development Code (CDC) amendment to the Design Variations at Section 17.4.11.E.5 and Section 17.5.6 Building Design.

There was no public comment.

The DRB requested that references to the allowance of landscape lighting be removed and for staff to maintain that prohibition.

On a **Motion** made by Greer Garner, and seconded by Adam Miller, the DRB voted 7-0, recommend approval to Town Council Town Council, an amendment to the Community Development Code (CDC), Section 17.5.12: Lighting Regulations, to allow for architectural lighting pursuant to a Design Variation with the following findings:

Findings:

1. *Consistent with CDC Section 17.1.7, the CDC amendment was initiated by the Town Council.*

Adjourn

On a **Motion** made by Cath Jett, and seconded by Greer Garner, the Design Review Board voted 7-0 to adjourn the January 9, 2020 meeting of the Mountain Village Design Review Board at 11:39 AM.

Prepared and Submitted by,

John Miller
Senior Planner; Town of Mountain Village

DRAFT



**Agenda Item No. 3
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Meeting, February 6, 2020

DATE: January 20, 2020

RE: A Review and Recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge unit 20-B from an efficiency lodge zoning designation unit to a lodge zoning designation unit.

PROJECT GEOGRAPHY

Legal Description: *Condominium Unit 20-B, Blue Mesa Lodge Condominiums*
Address: 117 Lost Creek Lane
Owner: Gulf Realty Trust, Irene Cochran
Zoning: Village Center
Existing Use: Accommodations and Commercial
Proposed Use: Multi-Family Residential and Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: Proposed Modifications
- Exhibit C: Existing Conditions



CASE SUMMARY:

Keith Brown, acting on behalf of the Gulf Realty Trust, is requesting to rezone Blue Mesa Lodge Unit 20-B from an efficiency lodge zoning designation to a lodge zoning designation. In order to accomplish this request, the unit in question must meet the rezoning criteria, must fit within the definition of a lodge unit per the Community Development Code (CDC) and acquire the requisite density for the increase in personal equivalents. A lodge unit is defined as a two-room space plus a mezzanine with up to two separate baths and a full kitchen.

BLUE MESA LODGES HISTORY

Zoning Designation History of Blue Mesa Lodges:

Blue Mesa Lodges (Lot 42B) were originally platted by the 1992 zoning map and preliminary PUD plat for eight condominiums and four hotels with a total person equivalent of 30 persons.

In 1997, Resolution No. 1997-0923-23 rezoned Lot 42B from 10 condominiums which included 18 lock-offs (the lock-offs carried no zoning designation or person equivalent, they were considered bedrooms to the condominium units), to 28 efficiency lodge units with a total of 14-person equivalent density. The Town allowed for parking to remain at 10 spaces, as a pre-existing condition and waived the additional four required parking spaces. The town approved of the rezoning for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C, units, for example, 20A, 20B, and 20C. These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. In two cases, the 1998 condominium map only illustrated a unit A & B suite (no C unit).

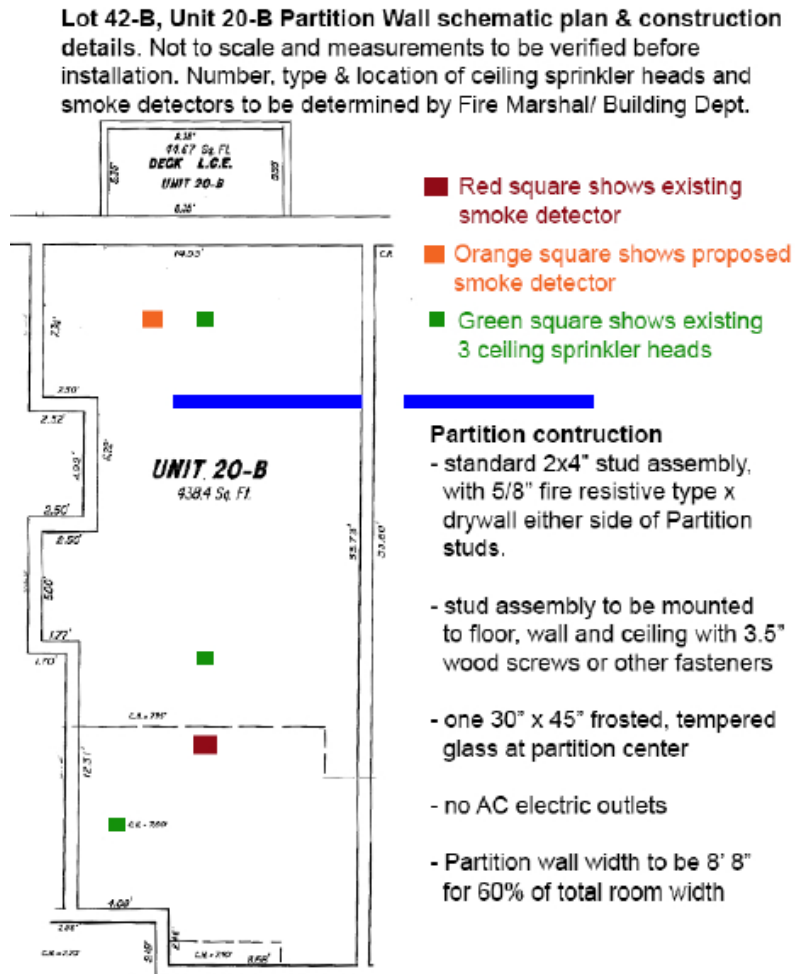
Rezone and Parking History of Unit 21-C:

Unit 20-B was purchased by Gulf Realty Trust in December of 2004. According to the applicants, since the purchase of the property, the unit has been used exclusively as a long-term rental.

The condominium map for Blue Mesa Lodge demonstrates the overall floor area of the unit at 438.4 sq. ft. In addition to the living area, there is also a 45 square foot exterior deck, a full kitchen that includes an oven with 4 burner range, full-sized microwave, and a full-size refrigerator/freezer. It should also be noted that when the owners purchased the unit, the sale included 2/3's ownership of a parking space in Blue Mesa Lodge. The owners maintain that interest in the parking and currently comply with the required parking standards.

The remainder of this page has been left intentionally blank.

Figure 1. Unit 20-B configuration and proposed modifications



CRITERIA, ANALYSIS, AND FINDINGS

The criteria for the decision to evaluate a variance and/or rezone that changes the zoning designation and/or density allocation assigned to a lot is listed below. The following criteria must be met for the review authority to approve the applications:

Chapter 17.4: DEVELOPMENT REVIEW PROCEDURES

17.4.9: Rezoning Process

(***)

3. Criteria for Decision: (***)
 - a. The proposed rezoning is in general conformance with the goals, policies, and provisions of the Comprehensive Plan;

Blue Mesa Lodge is not contemplated for redevelopment or future visioning in the Comprehensive Plan and is simply mapped as within the Village Center Zone District which allows for broad uses. The application conforms with Mountain Village Center Subarea Plan Principles, Policies, and Actions L., "Encourage deed-restricted units and full-time residency in Mountain Village Center, with provisions

such as smaller units, the creation of a better sense of community, and other creative options.”

- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;

The Zoning and Land Use Regulations allow for the requested rezone from efficiency lodge to lodge provided these criteria are met and the unit meets the definition of a lodge unit. Generally speaking, the Village Center zoning designation allows for lodge units as a permitted use consistent with the Land Use Regulations.

It should be noted that because the current configuration of the space does not include physical separation of the bedroom and living room area, staff believes that in order to meet the intent of the definition of lodge, there will be a required installation of at least a partition wall to separate the spaces. The applicants have included a proposal to demonstrate the modifications that staff would require prior to the finalization of the rezoning process. This includes the installation of a partition wall, fire sprinklers, and smoke detectors. The DRB should consider whether allowing the rezone to proceed with conditions requiring reconfiguration of the space to meet the special requirements of a Lodge unit is appropriate.

There are no definitions of a room in the CDC, other to references to the building code which requires that at least on room shall have no less than 120 square feet of habitable net floor area and other rooms be a minimum of seven feet by seven feet. A door is not required for the purposes of defining a room. On the other hand, a curtain, for example, is not enough to define a room area. Differentiation between rooms, for example, can be a hallway that transitions a kitchen to a bedroom or living room space. The rooms must be separate and defined. Staff recommends the board determine whether the applicant's proposed changes meet the intent of the CDC in relation to the definition of a lodge unit, then these criteria can be met.

- c. The proposed rezoning meets the Comprehensive Plan project standards;

There are no specific Comprehensive Plan project standards for Blue Mesa Lodge, thus, this criterion is not applicable.

- d. 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;

The proposed rezoning presents no public health, safety or welfare issues and is and is an efficient use of what is a mixed-use building carrying residential attributes.

- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

The proposed rezone is due to a change in condition in the vicinity, namely recent education and voluntary compliance regarding efficiency lodge zoning designations.

- f. Adequate public facilities and services are available to serve the intended land uses;

No additional public facilities are needed for the rezoning thus, they are adequate.

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

No change or negative impact.

- h. The proposed rezoning meets all applicable Town regulations and standards.

The application will be compliant with all applicable town regulations and standards at the time that the proposed partition wall is constructed, and the purchase of the additional 0.25-person equivalent density units is finalized. Staff is requesting that any approval condition the completion of these items prior to the recordation of the associated ordinance rezoning the unit.

17.4.10: Density Transfer Process

(***)

- D. Criteria for Decision

(***)

- 2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.

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

Affirmed.

DESIGN REVIEW BOARD CRITERIA FOR REVIEW:

The Design Review Board's purview relates specifically to how density transfers and rezone applications may have design-related implications. There would be no substantive change to these units and no design review implications.

STAFF ANALYSIS

Although the current configuration of the efficiency lodge unit does not meet the definition of a lodge unit per the CDC, the owners are proposing modifications to the space in order to provide for a 2/3 partition wall between the living room area and bedroom area. If the Board determines that these proposed changes meet the intent of the lodge definition per the CDC, then the proposed layout would be compliant. The applicants have a total of 0.5-person equivalent density for Unit 20-B and will be required to purchase an additional 0.25-person equivalents in order to comply with the 0.75-person equivalent density requirements for a lodge unit prior to any finalization of the rezone request. During multiple Town Council discussions, the Town Council recognized that Blue Mesa Lodges have never had onsite property management or amenities that would indicate accommodations use like a hotel. Since Blue Mesa Lodges is also not

identified in the Comprehensive Plan for redevelopment, rezoning the efficiency lodge unit to one lodge unit meets the town criteria for a rezone application.

RECOMMENDED MOTION: The DRB may approve, continue, deny or modify the review and recommendation to Town Council regarding the proposed Density Transfer and Rezone for Unit 20-B, Lot 42B.

Motion for Approval: *I move to recommend the Town Council approve the rezone and density transfer application for Lot 42B, Blue Mesa Lodge Unit 20-B to rezone from an efficiency lodge zoning designation to lodge zoning designation;*

These recommendations are based on the following findings and conditions as noted in the staff report of record dated January 20, 2020:

Findings:

- 1. At the time the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation.*
- 2. At the time the modifications to the unit, including the installation of the partition wall as shown, are complete, the applicant will meet the required definition of a Lodge Unit per the CDC. A 2/3 partition wall is adequate to interpret that the unit consists of two rooms, comporting with the definition of a lodge zoning designation unit.*
- 3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

- 1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 20-B as one Lodge unit.*
- 2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.*
- 3. The applicant shall demonstrate the required requisite density has been acquired prior to recording the associated ordinance rezoning Unit 20-B from efficiency lodge to lodge unit.*
- 4. The applicant shall obtain a building permit and complete the proposed modifications prior to recording the associated ordinance rezoning Unit 20-B from efficiency lodge to lodge unit.*

This motion is based on the evidence and testimony provided at a public hearing held on February 6, 2020, with notice of such hearing as required by the Community Development Code.

Motion for Denial: *I move to recommend Town Council denial of the ordinance regarding the rezone and density transfer application for Lot 42B, Blue Mesa Lodge Unit 20-B to rezone from an efficiency lodge zoning designation to lodge zoning designation, with the following findings:*

Findings:

1. *The application does not meet the criteria for decision as detailed in the staff memo of Record dated January 20, 2020.*

This motion is based on the evidence and testimony provided at a public hearing held on February 6, 2020, with notice of such hearing as required by the Community Development Code.

/jjm

Keith Brown
117 Lost Creek Lane, Apt 41-A
Mountain Village, CO 81435 (970) 417-9513

December 19, 2019

Development Narrative for the Rezone to a Lodge designation of Apt. 20- B, 117 Lost Creek Lane, Lot 42-B, Mountain Village, CO 81435

I am the Owner Agent for Gulf Realty Trust, benefiting Irene Cochran and Denis Palmisciano for an application for the Rezone to a Lodge designation of Apt. 20-B.

The Owner seek a Rezone to a Lodge designation so the designation is in conformance with the physical attributes and intended uses of the property. The owners purchased on 12.02.2004 on the basis the property was a Residential Condo. They would not have purchased if an Efficiency Lodge designation had been known. They first learned their condo had an Efficiency Lodge designation on May 14, 2019.

20-B condo is 438 square feet with a 45 square foot deck and a full, original kitchen and a 2/3's parking ownership. Gulf Realty Trust is the 2nd owner of the Condo. The condo has been used exclusively for long-term rentals. The current tenant is an employee of Telluride Ski and Golf.

The owners intend to install a partition wall in accordance with the December 9, 2019 Room interpretation as it relates to zoning designation definitions.

The application meets the applicable criteria for a Rezone to a Lodge designation as follows:

A. The proposed rezoning is in General Conformance with the goals, policies and provisions of the Comprehensive Plan (CP) because:

- A Lodge designation of 20-B will help promote a rich social fabric within the community (page 9 CP) by allowing the continued use of the condo for locally employed housing meeting the goal of where "small-town values are important and people can make social and emotional connections."
- A Lodge designation of 20-B is in compliance with the intended mixed-use of the Village Center Zone District.

B. The proposed rezoning is consistent with the Zoning and Land Use Regulations because:

- The Lodge designation is in keeping with the Land Use Plan Policy (page 39 CP) for a Mixed-Use Center.
- Given the prior use, the applicant believes a designation of Lodge is appropriate and reasonable for 20-B

C. The proposed rezoning meets the Comprehensive Plan project standards because:

- The 20-B building was designed, approved, built and managed as a Residential Condominium property.

D. The proposed rezoning is consistent with public health, safety and welfare as well as the efficiency and economy in the use of land and its resources because:

- The 20-B building was designed and approved as a residential condominium building and is physically suitable for Lodge use.
- A Lodge designation provides for a higher property valuation and range of use. That in turn helps create pride of ownership and a willingness to upgrade and improve the property beyond interior condo renovations.

The 20-B owners, along with the other owners of the property made substantial financial and personal contributions in upgrading and maintaining not only condominium interiors but also the building and plaza infrastructure. A partial list of infrastructure improvements includes garage fireproofing (2019), roof drainage, a snow melt system, heat tape safety circuit breakers (2009-2017), extensive waterproofing and plaza repairs (2016) and building structural repairs from snow melt salt damage (2009-10). Additionally the property owners allowed the town an easement to install the Sunset Plaza snow melt system and another easement allowing the town to use delivery vehicles across HOA property.

E. The proposed rezoning is justified because there are the following errors in the current zoning:

- 20-B condo as well as other units in the property have been used as long-term residences since the original construction. The history of the property is mixed-use, with long-term occupancy in multiple units, including 20-B. The original Lot 42 plat was for Condominium-Commercial, not Efficiency Lodge-Commercial use. Blue Mesa Lodge Lot 42-B had Residential Condominium designation for the first decade, until the 1998 Town resolution that changed the condominiums to Efficiency Lodge designation. There was no removal of full kitchens and no enforcement of the parking obligations in 1998 or afterwards.
- The 20-B condo has an original full kitchen, which is in error to an Efficiency Lodge designation.
- The 1997 application for conversion to Efficiency Lodge was at the request of the developer/declarant and not by a properly constituted HOA on behalf of Owners. The developer/declarant then recorded a misleading amended declaration (recording nbr 321574) as part of the HOA governing documents. The amended declaration stated the conversion was from a Residential Condo designation to a 'Residential Studio Apartment' designation 'for Residential use', which is a designation that did not and does not exist. The full chain of buyers (23 past & present owners contacted) thinking they had purchased Residential Condos. In sum, the rezone to Efficiency Lodge appears in error because the purchases and uses were for Residential Condominium.

F. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion because:

- 20-B has a 2/3's parking space ownership (Unit 46 parking space) at the property.

G. The proposed rezoning meets all applicable Town regulations and standards because:

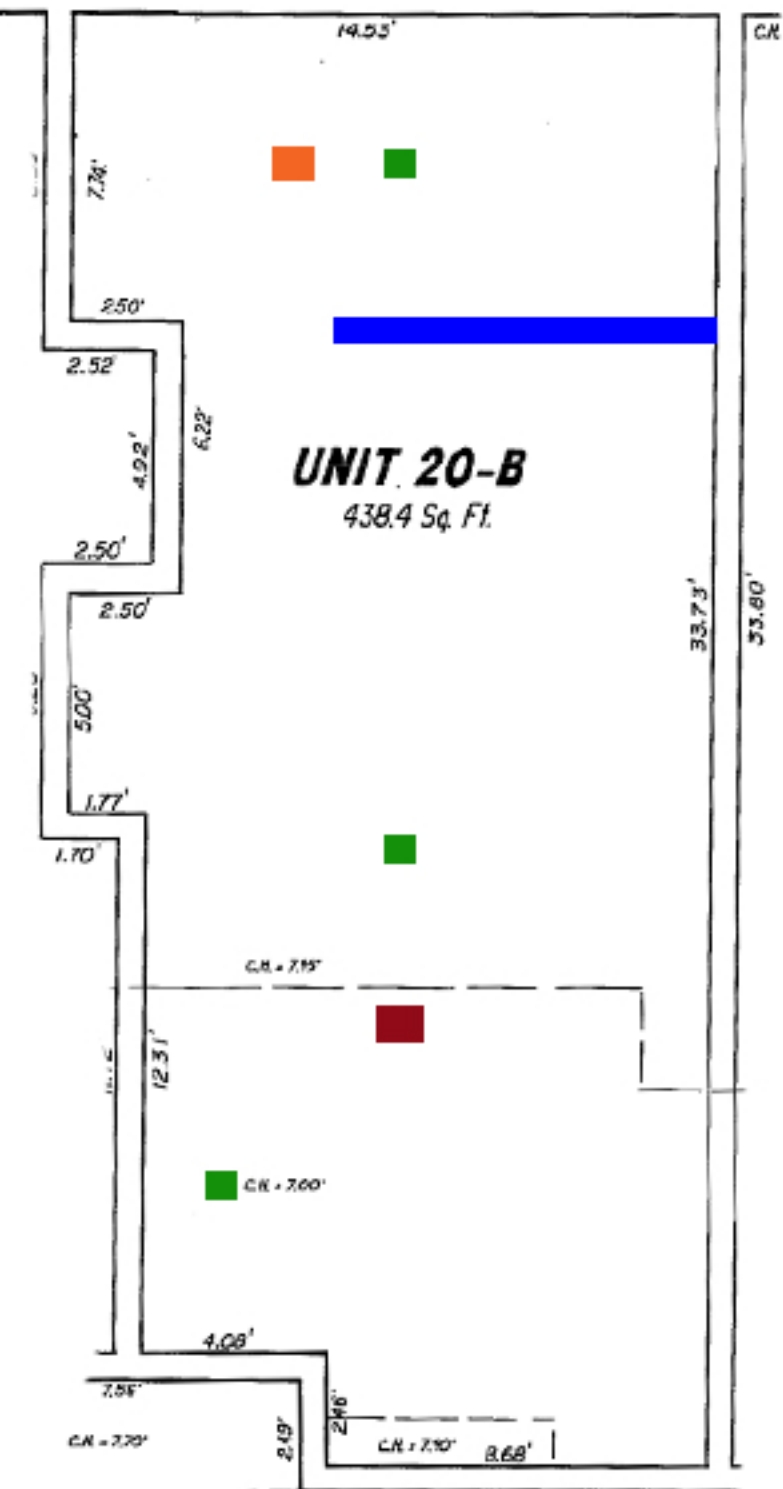
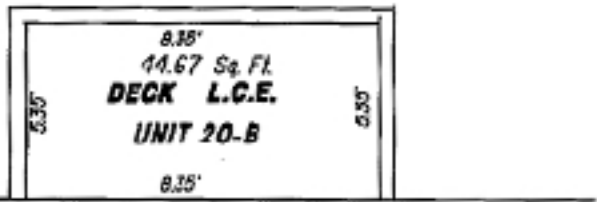
- The subject property was constructed to a Residential Condo standard.
- The Lodge designation allows for the intended use.

We want to thank town Planning and Town Council for considering this application and for the Council direction for the town to consider waiving related application fees.

Thank you,

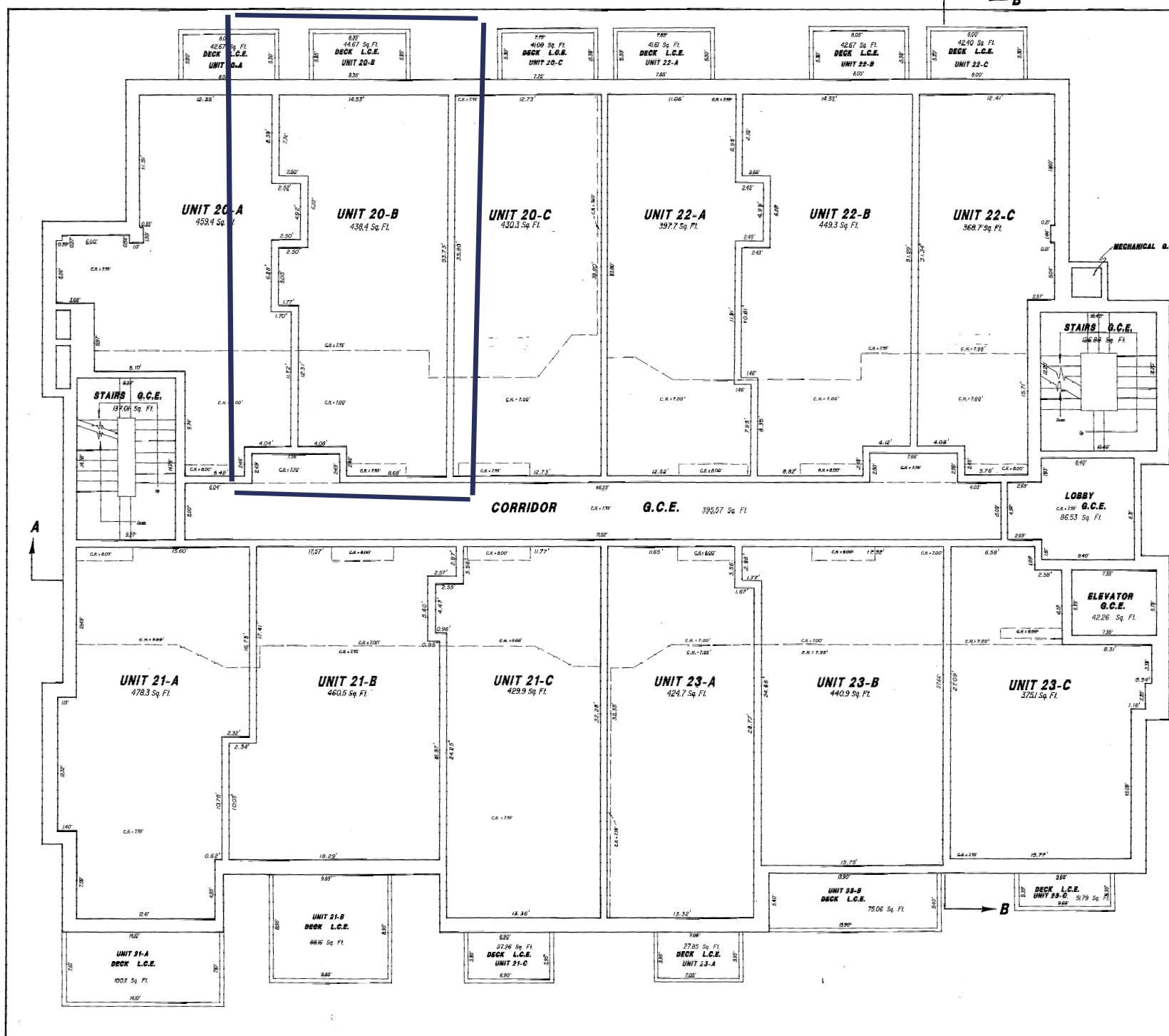
Most Sincerely, Keith Brown, for Gulf Realty Trust

Lot 42-B, Unit 20-B Partition Wall schematic plan & construction details. Not to scale and measurements to be verified before installation. Number, type & location of ceiling sprinkler heads and smoke detectors to be determined by Fire Marshal/ Building Dept.

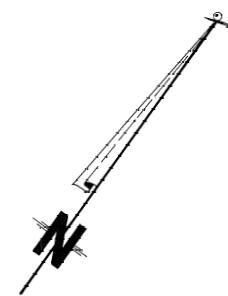


- Red square shows existing smoke detector
- Orange square shows proposed smoke detector
- Green square shows existing 3 ceiling sprinkler heads

- Partition construction**
- standard 2x4" stud assembly, with 5/8" fire resistive type x drywall either side of Partition studs.
 - stud assembly to be mounted to floor, wall and ceiling with 3.5" wood screws or other fasteners
 - one 30" x 45" frosted, tempered glass at partition center
 - no AC electric outlets
 - Partition wall width to be 8' 8" for 60% of total room width



SECOND FLOOR PLAN

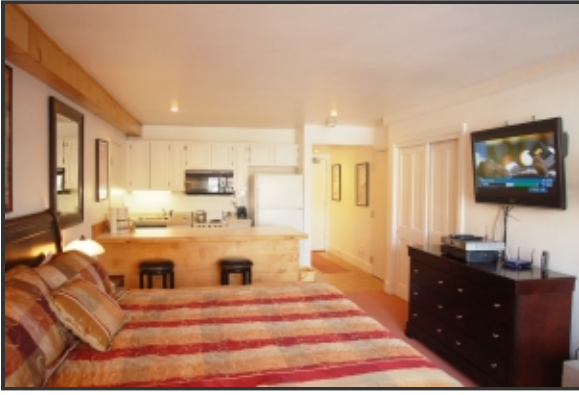


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FOLEY ASSOCIATES, INC. ENGINEERING & SURVEYING
 P.O. BOX 1385 TELLURIDE, COLORADO 81435 303-728-6153

JUNE 1997	SHEET 5 OF 10	9084
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20B



20B

full kitchen



full kitchen

20B



20B

20B



20B deck

20B



20B

VIEW



deck and view

bath



bath

20B



20B



**Agenda Item No. 4
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; February 6, 2020

DATE: January 22, 2020

RE: Design Review Board Final Architectural Review for a new Single-Family Home located at 102 Granite Ridge, Lot 137

APPLICATION OVERVIEW: New Single-Family Home

PROJECT GEOGRAPHY

Legal Description: *Lot 137, Telluride Mountain Village, Filing, according to the plat recorded March 9, 1984, in Plat Book 1 at Page 476, County of San Miguel, State of Colorado*

Address: 102 Granite Ridge
Applicant/Agent: Alpine Planning/Tommy Hein Architects
Owner: O'Dea Development Services, INC.
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.98- acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set
- Exhibit C: Staff and Public Comments



Figure 1: Vicinity Map

Case Summary: Chris Hawkins of Alpine Planning and Tommy Hein of Tommy Hein Architects, acting on behalf of O’Dea Development Services, INC., are requesting Design Review Board (DRB) Final Architectural Review approval of a new single-family home located at 102 Granite Ridge, Lot 137. The applicants have submitted all required materials in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a Class 3 Final Review.

The proposed design of the home is contemporary in nature, with the architectural style and structural massing that departs from traditional past architectural styles found in the Mountain Village. The design is documented in detail below, and staff would like to state that this proposal meets the design regulations as it relates to our strong material palette of wood, rock, and metal while redefining mountain modern design and the evolving architectural vernacular in the Mountain Village.

Overall, staff believes the proposed design works well at incorporating CDC design requirements and the town’s design theme. In addition, the visual subordination of the home in relation to the surrounding landscape appears to be largely driven by both the exterior façade material palette along with the overall massing. The design appears to fit well in relation to the unique site conditions and restraints for development due to access and slope of the property. With that in mind, staff feels that based on the submitted materials it would at this juncture be best to continue the application at the conclusion of the public hearing on February 6, 2020, in order for the applicants to modify the plans and provide additional documentation related to the topics discussed below in more detail under the CDC Requirement Analysis and Staff Findings.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The applicants are required to follow all requirements even if an applicable section of the CDC is not cited. *Please note that Staff comments will be indicated by Blue Italicized Text.*

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35’ maximum	29’-6”
Maximum Avg. Building Height	30’ maximum	15’-0”
Maximum Lot Coverage	40% maximum	18.8%
General Easement Setbacks		
North	16’ setback from lot line	31’ – 8”
East	16’ setback from lot line	26’ – 1”
West	16’ setback from lot line	21’ – 11”
South	16’ setback from lot line	66’ – 8”
Exterior Material		
Stone	35% minimum	36.7%
Wood	(No requirement)	22.33%
Windows/Doors	(No requirement)	20.4%
Metal Accents Steel/Metal Copper Panels		7.28% 13.32%
Parking	2 enclosed and 2 non-tandem	See Note**

** See Section 17.5.8 of this memo documenting parking requirements.

Design Variation Requests	1. Variation to Building Design Requirements – 6” wood siding
	2. Variation to Driveway and Road Standards – Retaining walls over 5 feet
	3. Variation to Sign Regulations – Address monument over 6 feet in height
Required Specific Approvals	1. Use of non-rusted metal roof
	2. Use of metal as a siding material

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Given that the proposed home is located on a site that is generally over 30% slope in its entirety, staff believes that the applicants have done a good job in limiting overall heights of the project by constructing the home into the hillside and minimizing heights in order to limit the overall massing. With that said, staff feels that this application is generally compliant with the building height limit provisions but does not appear to meet some criteria discussed in more detail below.

- 1. The maximum building height as shown appears to be compliant at 29’ – 6” with an allowed 35” – 0” maximum allowance. With this being said, it may be beneficial to better understand the most restrictive grade as shown by the applicants on pg. A1.6 of the provided plan set. The applicants have shown existing grade but it’s unclear if the measurements shown for maximum building height are the same for existing grade and most restrictive grade. Additional height analysis may be helpful to demonstrate compliance with this standard.*
- 2. The maximum average height analysis provided by the applicants indicates that the maximum average height for the proposed design as shown is compliant at 15.03 feet. As mentioned above, it is unclear if the existing grade is most restrictive by the submitted elevations. In addition, it does not appear that the building height calculations M1-M32 are shown in their entirety on the Maximum Average Height Analysis.*
- 3. Chimneys, flues, vents and similar structures are permitted to extend up to 5 feet above the specified maximum height. The narrative provided by the applicant and the associated plan set indicates a maximum height allowance for chimneys of 45 feet, but the allowed chimney height is a maximum of 40 feet (35’ + 5’). This is a minimal issue as the overall chimney height as shown is compliant, but again it may be helpful to understand if the measurement is indeed based on the most restrictive grade as discussed above.*

Additional Note: Staff recommends the DRB weigh in on these issues but otherwise recommends that the applicant provide additional details related to the Maximum Building Height, Average Maximum Building Height, and Chimney Height. A parallel slope analysis may be helpful in understanding such a steep-sloped lot.

Also, the CDC provides that any development five (5) feet or less from the maximum building height or maximum average building height include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. Although this application does not meet those criteria, it does come within inches of that requirement and staff recommends the DRB maintain this condition to the approval.

17.3.13: Maximum Lot Coverage

The application complies with lot coverage requirements for single-family residential. As proposed, the project occupies 18.8% of the 0.98-acre site - below the 40% maximum lot coverage allowed for lots smaller than one acre.

17.3.14: General Easement Setbacks

Lot 137 is burdened by a 16-foot General Easement (GE) around the perimeter of the property. The CDC provides that the GE shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE such as Driveway and Ski Access, Utilities, Address Monuments, and Fire Mitigation. Development in the GE approved by the DRB must obtain a revocable easement agreement.

The proposal includes several GE encroachments that fall into the above category of permitted GE development activity including the following:

Driveway Access: To access the proposed home, the applicants will need to cross the GE with the driveway and associated infrastructure. The steepness of the lot necessitates retaining walls to also be located within a portion of the GE.

Utilities: All proposed utilities will be located within the proposed driveway accessing the lot and the future home. The applicants will need to verify connection locations with Public Works prior to the issuance of a building permit as a condition.

Address Monument: Currently, the address monument as shown is located within Town Right of Way. Staff recommends that the applicants relocate the monument so that the entirety of the monument is contained within the subject Lot 137 or otherwise obtain a Revocable Encroachment Agreement from the Town.

Fire Mitigation and Landscaping: Since the initial hearing, the applicants have revised their plan set and submitted both a wildfire mitigation plan and landscaping plan in accordance with the CDC. Although both are discussed in more detail below, this note serves to point out that a number of the shown improvements in the GE are related to landscaping.

Ski Access: Sheet A1.0 of the submitted plans show a ski in – ski out access that is generally located within the GE. Applicants will need to provide written documentation from TSG permitting access from the site to the resort. From preliminary discussions with TSG, Figure 1: Ski Access Route, provided by the applicant within the narrative, actually shows an access tract/roadway and it is unclear if there is language within that access tract to permit skier access.

With the exception of the above noted GE encroachments, there are no encroachments into the GE that would be prohibited by the CDC. Any foundation walls that are within 5' of GE will require a footer survey prior to pouring concrete to ensure there are no encroachments into the General Easement area.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

The applicants address the town’s design theme within their provided narrative and describe the proposed design as being driven by not just the geographical constraints such as the steepness of the site, but by natural patterns that have emerged in nature “where wildlife and humans have learned to traverse the mountains using the natural contours”. The project steps and contours along the site mimicking the existing topographic in a way that not only grounds the project but also minimizes visual impacts to surrounding homes and the town. Overall, the applicants aim to denote compliance with things such as the unique site sensitive building location, access, views, solar gain, tree preservation, structural massing, building materials, and colors.

The proposal incorporates a mix of contemporary shed and flat roof forms intermixed with vertical stone elements grounding the structure. The materials as proposed are rustic and natural in style, intentionally designed to balance the modern shapes of the structure with the traditional mountain architectural designs of exterior wood, metal, and stone. The incorporation of large amounts of glazing allows for the outdoor spaces and indoor spaces to meld together in a way that is different than most homes we have seen in the Mountain Village but reminiscent of designs seen throughout contemporary mountain architecture over time.

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into the existing landforms and vegetation. Lot 137 is a 0.98-acre pentagon-shaped lot at the top of Granite Ridge. Almost the entirety of the lot consists of slopes greater than 30%. Given the steepness of the lot and its overall visibility to the Mountain Village, the proposal appears to maintain visual subordination to the surrounding landscape by developing a large portion of the mass into the hillside subgrade, but also by incorporating earth tone colors and plantings in a way that help to blend the forms into the vegetated slope. The project breaks the overall mass of the home into stepped segments that follow the contours of the ridgeline in a way that blends the home into the hillside. Since the initial design review, the applicants have revised their plans to show their concept for a living roof that additionally connects the form of the home into the hillside.

17.5.6: Building Design

Although a large portion of the façade is currently shown as glass, the permeability of the glass allows for the overall building form and stone to be perceived through the glazing and allows for the form of the building to appear as a thick and strong grounded mass. The applicants are proposing to utilize quarried stone from the site in a way that allows the home to appear as a natural outgrowth of the hillside.

The roof form for the residence consists of multiple low to flat pitch roofs with additional flat roofing areas used minimally throughout. As shown on the updated plans provided for Final Review, the proposed roofing material will generally be copper flat lock standing seam with portions of the roof consisting of the living vegetation material, and what appears to be a diamond-shaped copper accent (see page A0.6). As of the time of drafting this memo, this material is not known. Flat roofs are atypical in the Town, and the DRB will need to determine if the surfacing proposed is appropriate. The proposed living roof will need a design variation as the surfacing is not provided as a permitted roof material outside of the Village Center, and there may be wildfire concerns related to vegetative roofs.

The exterior wall composition for Final Architectural Review is proposed of 36.7% stone veneer (quarried moss bedrock from the site), 22.33% knotty oak shiplap siding, 20.4% glazing (Champagne Bronze Aluminum Clad), 7.28% Rusted Steel Panels and Columns, and 13.32% Pre-Patina Copper Mesh Panels. The DRB will need to grant specific approvals for the use of copper panel siding, roofing materials, and exterior wood under 8" minimum. The applicants have indicated the exterior materials for the garage door will be steel panels shown in the material palette.

The proposal shows 1,854 square feet of exterior snowmelt. The CDC allows for 1,000 square feet of exempt hydronic snowmelt for a single-family home and will require the owner to pay mitigation fees for the remaining 854 square feet. It should be noted that the applicants are proposing a 6kW Solar Panel Array to potentially offset exterior energy use. The proposed array is shown to the east of the home and is proposed to be a ground-mounted system. The DRB should discuss the appropriateness of the location and any potential impacts that may arise such as glare.

17.5.7: Grading and Drainage Design

The applicants have provided a grading and drainage plan prepared by Uncompahgre Engineering, LLC. The proposal provides positive drainage for the residence as well as disturbed areas including the driveway. As required by the CDC, all disturbed areas are to have final grades of 2:1 or less and the application indicates that has been accomplished. There have been minor changes to the grading plan since the IASR, mainly related to the improved turn around area.

17.5.8: Parking Regulations

The CDC requires all single-family developments provide 2 enclosed spaces and two exterior spaces. The applicants have proposed 2 enclosed parking spaces and 2 exterior spaces, yet as shown the interior spaces are tandem (double-parked). The CDC allows the review authority to permit tandem spaces for lots smaller than 0.75 acres, but this lot is larger at 0.98 acres. Due to the steepness of the slope, it may be preferable to the DRB to allow for the tandem spaces rather than to require additional site disturbance for a side by side garage parking arrangement.

At the IASR, staff recommended that the applicant address the impractical parking configuration as previously shown and have since provided exterior parking per those comments. If the DRB determines the parking as shown is adequate, then they are within their purview to allow for tandem garage parking.

17.5.9: Landscaping Regulations

Based on the provided landscaping plan, staff does not believe that the full criteria of the landscaping regulations have been met. Staff has provided a high-level analysis of criteria that have been met and information that they are requesting in addition to the provided documentation.

Tree and Shrub Schedule: The applicants have included details for the locations and types of plantings that will occur on the property. Included are 14 quaking aspens (3" dbh), 7 Colorado Spruce (15-20'), 2 Limber Pine (10-20'), and 4 Bristlecone Pines (10-20') and are proposing revegetation using a native grass seed mix. Staff believed this is a diverse species selection and will complement the site. In addition, the applicants have revised the landscaping plan to include additional landscaping in the form of shrubbery for the property.

Irrigation: The applicants have provided the full irrigation schedule for the entire property demonstrating the locations of drip irrigation as well as the mechanical needs for the system to function properly. Certain portions of the irrigation will be required to be shut off after two years and that detail has been provided.

Soil Protection, Improvement, and Erosion Control: The applicants have not provided documentation as to methods for soil protection, amendments, and overall erosion control of the site. It will be important to understand where topsoil will be stockpiled, and how the applicants intend to maintain erosion control on such a steep building site. This plan would most likely be phased for the development of the driveway and later, the homesite. The CDC requires a detailed erosion control and revegetation plan prior to approving a final development application.

Landscape Forms: Staff would like to understand the proposed water feature in more detail, particularly how it relates to the provisions for landscape forms such as associated berms, boulders, and the adjacent contouring to be completed.

General Notes: It's difficult to accomplish both landscaping that provides screening for adjacent neighbors while also providing adequate fire mitigation and home hardening. Staff does not believe that the landscaping proposed accomplishes the goals of CDC Section 17.6.1(A) Fire Mitigation and Forestry Management and suggest the plan be modified and resubmitted to remove all flammable vegetation within the Zone 1 Fire Mitigation Area.

17.5.11: Utilities

All shallow utilities are proposed to be within the driveway accessed by Granite Ridge. The applicants must obtain Public Works verification to ensure the locations of the connections are accurately shown prior to the issuance of a building permit.

17.5.12: Lighting Regulations

The applicant has provided a lighting plan demonstrating the fixture types and location, wattage, and temperature of each fixture. Generally speaking, there are a number of lamps that are not compliant with the maximum allowed lumens per the CDC. Given the location of the home, a number of the lamps may be considered excessive – particularly the strip lighting such as "R2W" located within the roof form near the hot tub. At the time of the drafting of this Memo, the applicant has not provided a photometric study for the property to demonstrate lighting levels as required by the CDC. Staff recommends that the DRB generally weigh in on the appropriateness of the proposed lighting to determine it complies and is not excessive. Otherwise, the applicant will be required to update the

lighting plan to remove or replace fixtures and lamps that do not meet the requirements of the CDC.

17.5.13: Sign Regulations

The applicants are proposing a freestanding address monument - a large boulder that is currently shown within Town Right of Way along Granite Ridge. The proposed monument placard is proposed as a steel plate anchored to the boulders with lettering to be laser cut into the steel plate and coated with reflective materials. The lighting is proposed to be downlit. The CDC provides that address monuments shall not be taller than 6'-0", and the proposed numbering meets these criteria, but the design of the boulder does not meet this standard. Staff recommends the DRB weigh in on this design and determine if it is appropriate to allow, or if the monument needs to be modified. Regardless of the final height of the monument, staff recommends that the monument be moved to be located within Lot 137 or the owners otherwise obtain a Revocable Easement Agreement.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Fire Mitigation and Forestry Management: The applicants have provided a Fire Mitigation Plan, but it does not appear to meet the standards of the CDC. Staff recommends that the applicants revise the plan and remove flammable vegetation within Zone 1. It's unclear to staff if a living or earthen roof can meet the requirements of the CDC for fire mitigation. As discussed below, the steep slopes of the site also increase fire risk and associated defensible space required and should also be accounted for.

Steep Slopes: Due to the unique location and topography of the site, staff believes that the applicants have worked to provide logical siting for the residence and the driveway. Due to the extent of slopes over 30%, the design of the driveway was driven by the need to minimize extensive cuts and fills. The design of the house utilizes a stepped form to minimize cuts on the varied topography of the site. The applicants' alternative analysis is as follows; "It is not practicable to avoid all steep slope areas since most of the site is covered by slopes that are 30% or greater. Thus, there is no practicable alternative to avoiding disturbance to the steep slopes which is necessary to allow for the reasonable use of the property". A Colorado PE has designed the civil plans for the development of the Site".

17.6.6: Roads and Driveway Standards

The proposed driveway appears to meet the width requirements at 12' - 0" with two 2' - 0" shoulders. The CDC requires 4" of base course, and 3" of asphalt or other DRB approved material. The applicant is proposing 6" of road base, and an unspecified depth of concrete (also indicated as asphalt in other locations within the plan set). This needs to be addressed prior to approval. The driveway varies in slope from an initial grade of 5% with a maximum grade of 11.99%. The CDC allows for transitional sections of driveways to be allowed up to 12%, provided the home is equipped with an approved fire sprinkler. Due to the size of the home, a fire sprinkler is required regardless of the driveway grade.

In order to facilitate the driveway on such a steep slope, there will be retaining walls that will exceed the CDC height requirements and shown on the submitted C2 page within the plan set. Although provided in the IASR, the applicant has not provided heights for these walls within the final plan set and will need to provide plans addressing the heights for all retainage on the site prior to approval.

17.6.8: Solid Fuel Burning Device Regulations

The applicants have indicated that all fireplaces within the residence will be natural gas burning fixtures.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

The applicant has provided a construction mitigation plan demonstrating the locations of trash, toilets, dumpsters, parking, etc. Staff is requesting the applicant indicate the areas of fencing for the project, to include the silt fencing referenced in the Staging Notes on page A1.2. In addition, a schematic of the proposed methods silt fencing and erosion control would be beneficial given the slope of the site and its propensity to have stormwater travel downhill. Although areas of disturbance are shown within the plan, its unclear to staff if this is also indicative of the construction fencing. Staff recommends any construction fencing be located outside of the General Easement.

RECOMMENDED MOTION: The DRB may approve, continue, deny or modify the Final Architectural Review for a new Single-Family Home located at 102 Granite Ridge, Lot 137. Staff recommends the DRB continue the Final Architectural Review for Lot 137, 102 Granite Ridge to the March 5, 2020, DRB Meeting. If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

Motion to Continue: I move to continue, the Final Architectural Review for a new single-family home located at Lot 137, 102 Granite Ridge, to the Design Review Board meeting on March 5, 2020.

Motion for Approval: I move to approve the Final Architectural Review for a new single-family home located at Lot 137, 102 Granite Ridge, based on the evidence provided within the Staff Report of record dated January 22, 2020, and with the following conditions:

- 1) The applicants will modify the lighting plan per the CDC requirements and obtain approval from Town Staff and a DRB representative, prior to the issuance of a building permit.
- 2) The applicants will modify the landscaping plan and obtain planning staff approval, prior to issuance of a building permit.
- 3) The applicants will demonstrate maximum and average building heights consistent with the CDC prior to final DRB approval.
- 4) The applicants will revise plans to address required CDC parking unless the DRB determines that tandem parking for the enclosed spaces is appropriate.
- 5) The applicants will revise engineering plans to demonstrate retaining wall height throughout the site.
- 6) The address monument's location shall be revised, and its height limited to a maximum of 6'-0" above adjacent grade.
- 7) The applicants shall revise their construction mitigation plan for planning approval prior to the issuance of a building permit.
- 8) Prior to issuance of a CO, the property owner will enter into an access agreement with Telluride Ski and Golf for ski access from Lot 137 to ski resort owned properties.
- 9) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

- 10) The property owner will enter into a revocable easement agreement with the Town for all encroachments into the General Easement approved by the DRB.
- 11) The property owner will enter into a revocable easement agreement with the Town for the address monument located within Town ROW. The agreement shall be executed and recorded prior to the issuance of a building permit.
- 12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 13) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

/jjm



Lot 137 Final Architecture & Site Review



DRB Initial Review

The DRB approved the Initial Architecture and Site Review on December 5, 2020 subject to the following conditions with our response comments shown in *italics*:

1. The applicants will provide a full lighting plan per the CDC requirements. *The lighting plan is shown starting on Sheets LT 1.0. Please refer to lighting plan section below.*
2. The applicants will revise their landscaping plans to include a full irrigation system and the associated requirements. *This condition has been met.*
3. The applicants will revise plans to address required CDC parking of 2 enclosed spaces and 2 exterior spaces. *This condition has been met with two interior tandem spaces and one exterior space. We are seeking a design variation to have three parking spaces and two interior tandem parking spaces. Please refer to the design variation parking discussion below.*
4. The applicants will revise the proposed driveway access to meet the standards of the CDC for driveway and shoulder width. *The Initial Review plans and the current plans meet the CDC requirements for driveway design.*
5. The address monument's location shall be revised, and its height limited to a maximum of 6'-0" above adjacent grade. *This condition has been met.*
6. The applicants shall revise the proposed plans to include all areas of exterior snowmelt. *This condition has been met.*
7. The applicants shall revise their plans to include a Fire Mitigation plan documenting the requirements of the CDC including but not limited to Fire Protection Zones, tree removal, and tree planting. *This condition has been met. Please refer to the landscaping plans.*
8. The applicants shall revise their plans to include a construction mitigation plan documenting the requirements of the CDC. *This condition has been met.*
9. Prior to issuance of a CO, the property owner will enter into an access agreement with Telluride Ski and Golf for ski access from Lot 137 to ski resort owned properties. *This condition is not needed because ski access is proposed by an existing trail at the end of Granite Ridge as shown in Figure 1.*
10. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. *This condition should carry forward and be included in the Final Plan approval.*
11. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. *This condition should carry forward and be included in the Final Plan approval.*
12. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials*This condition should carry forward and be included in the Final Plan approval.*



Figure 1. Ski Access Route

Project Geography

Geography and Zoning Requirements		
	Existing/Requirement	Proposed (Approx.)
Lot Size	0.98 acres	No Change
Floor Area (Gross)	No Floor Area Limit	5,456.6 sq. ft.
Zone District	Single-family Zone District	No Change
Maximum Building Height	35 feet	29.5 feet (-5.5)
Average Building Height	30 feet	15 feet (-15')
Lot Coverage	30%	18.8% (-11.2%)
Setbacks		
	Front - West	16 Feet
	Rear - East	16 Feet
	Side - North	16 Feet
	Side - South	16 Feet
Parking	2 enclosed spaces + 2 unenclosed	2 garage + 1 surface

Tandem Parking

The proposed design shows two tandem parking spaces in the garage that were designed this way to minimize site disturbance and grading into the hillside. CDC Section 17.5.8(C)(7) allows for the DRB to approve tandem parking on a case-by-case basis. Tandem parking works for a single-family home since the family has access to the keys to move a car as needed. The site is comprised of slopes that are mostly 30% or greater, with the tandem parking designed to minimize steep slope disturbance while also providing functional parking for a family.

Exterior Material, Roof Design and Retaining Wall Design

The proposed home is designed with the following exterior materials:

- Moss bedrock quarried from the site during excavation or similar (36.7%)
- 6" Bleached Red Oak Wood Siding (22.4%) - Design Variation Request
- Aluminum Clad Windows - Dark Bronze Color (20.3%)
- Steel Wall Panels - Rusted Patina Steel Columns/Metal Accent Steel (7.3%)
- Pre-patina Copper Mesh Panels, Metal Fascia (13.3%)
- Standing Seam Metal Roof - Rusted Patina + Membrane Roof with Natural Earth Covered Ballast
- PVC Decking - Dark Hickory Color
- Steel Panel Garage Door

The proposed roof design provides "...a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets..." as required by the Design Regulations. A stepped foundation, vertical stone walls, and chimneys above the roofline further break up the massing.

Landscaping

The proposed landscaping plan is shown on Sheet L1.0 through L5.0. The landscaping plan calls for the use of Colorado Blue Spruce, Limber Pine, Bristlecone Pine, Quaking Aspens, shrubs and ornamental grasses. Revegetation will be provided by a native grass/wildflower seed mix. The primary goal of the landscaping plan is to preserve as many of the existing trees as possible except for the trees that have to be removed for construc-

tion or fire mitigation.

Lighting

The lighting plan is shown on SheetsLT1.0 through Lt 1.3. Lighting specifications are also provided in the Final Plan Review materials.

Design Variation Request

We are seeking two (2) design variations Per CDC Section 17.4.11(E)(5)(e) as follows:

1. Variation to CDC Section 17.5.6(E)(2)(c) to allow for 6" wood siding instead of 8" siding.
2. Variation to CDC Section 17.5.8(A)(1) to provide 3 parking spaces instead of four spaces.

CDC Section 17.5.6(E)(2)(c) requires that wood siding have a minimum dimension of 1" x 8" and does not allow for specific approvals for siding of less than 8" width. The plans call for the use of 6" bleached red oak siding as shown on the elevations. The variance is needed because the Owner and Tommy Hein desire to use this smaller siding width that is complimentary to the overall design.

CDC Section 17.5.8(A)(1) requires two (2) enclosed garage spaces and two (2) surface parking spaces. CDC Section 17.5.8(A)(2) allows for the review authority to approve two tandem spaces as the surface parking spaces for lot less than 0.75 acre when non-tandem parking is not feasible due to site considerations such as steep slopes. We are seeking a design variation to only require a total of three parking spaces to minimize site disturbance to steep slopes that are 30% or greater.

CDC Section 17.4.11(E)(5)(e) establishes the following design variation criteria, with our comments on how the variation meets the criterion shown in *italics*:

- i. The design variation is compatible with the design context of the surrounding area. *The design variation for 6" siding and for three parking spaces are compatible with surrounding area development. The 6" siding is used 14.5% of the exterior facade; the areas of siding are spread out and broken up by other exterior materials; 6" siding is desired to better fit the intended design; and oak siding is a very durable exterior material. Three parkings spaces will still provide for adequate parking and leave room for a backing movement from the garage in the hammerhead area of the driveway so that cars can exit driving forward from the site. The owners can also allow for a guest car to park behind the garage that can still use the turnaround area to exit the property driving forward. A key goal of all the project design has been to minimize site disturbance due to the steep slopes with three designated spaces and one periodic tandem space behind the garage door providing ample parking in line with the CDC Parking Regulations.*
- ii. The design variation is consistent with the Town Design Theme. *The variation is consistent with the Town Design Theme because the overall design is strongly influenced by the site and nature; the architecture and landscaping are responsive to alpine design; the architecture is a blend of high alpine, and local mountain modern design; and the use of smaller dimensioned siding allows for the desired design that is compatible with surrounding area development. The reduction in parking also helps minimize site disturbance that will promote harmony between people and nature with the design of the building and driveway informed by the steep slope physical features of the site.*
- iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project. *The CDC requires the use of 8" wide wood siding and unfortunately does not provide an allowance for DRB specific approval for smaller width siding. The strict application of the 8" siding standard would preclude the use*

of 6" oak siding that are desired by the Owner and Tommy Hein. The strict application of the Design Regulations would dictate building an auto-court in a steep slope area that would cause for more disturbance of steep slope areas. The design intent is to design the building and site improvements to minimize site disturbance and grading in line with other CDC design objectives and the Steep Slope Regulations.

- iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives. *The design variation is the minimum necessary to allow for the use of 6" oak siding. The design variation for three parking spaces is the minimum necessary to minimize site disturbance. A fourth space exists in tandem behind the garage door when four spaces are needed due to parties or more guests, which still allows for cars to exit the property driving forward due to access to the turnaround area.*
- v. The design variation is consistent with purpose and intent of the Design Regulations. *The variation to allow 6" siding versus 8" siding is consistent with the Design Regulations purpose because the overall design fits the site; minimizes site disturbance; promotes great civic design; and is compatible with the Site topography and the natural beauty of the area. The design variation to provide three parking spaces is also consistent with the Design Regulations. The project goal to minimize site disturbance by not creating an auto-court is consistent with the purpose of the Design Regulations, with the design as presented intended to protect the environment, and ensure development is compatible with the site's natural setting and critical natural resources.*
- vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. *The design variations will not have an unreasonable or negative impact on the surrounding neighborhood. The 6" siding is an accent material that does not predominate the design or any single facade or any given area. The provision of three parking spaces instead of four will not create an unreasonable negative impact on the surrounding neighborhood since a fourth space is available behind the garage door for the rare instances when four cars are parked at the residence.*
- vii. The proposed design variation meets all applicable Town regulations and standards. *The design variations comply with all other requirements of the CDC.*
- viii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future while respecting the design context of the neighborhood surrounding a site. *The variations embrace nature by minimizing site disturbance; interpreting our time; and allowing for a more modern design that respects the design context of the surrounding neighborhood and the steep slope site topography.*



EXTERIOR MATERIALS

<p>HOPPE 'DALLAS' BRASS HANDLE/HOPPE FLUSH ALUMINUM HANDLE SWING DOOR, KEYED SLIDING DOOR, KEYED BRUSHED NICKEL FINISH SEE SCHEDULES</p>	<p>BLEACHED RED OAK WOOD SANDBLASTED, SCRAPED, STAINED, AND SEALED SIDING AND SOFFITS - 4" BOARDS FLOORING - 1 1/2" BOARDS MILLED, SHIP-LAP, BUTT JOINTS</p>	<p>STONE VENEER MOSAIC SEDGWICK QUARRIED FROM SITE DURING EXCAVATION. SUPPLEMENT WITH OTHER SIMILAR QUARRY LOCATIONS FOR A FLUSH MASONRY 8-9" (ALLOW THICKER THAN TYPICAL 5")</p>	<p>LARGE BLOCK PATTERN SIMILAR TO TIMM ON HOODPARK GRAY, BROWN, RED, GREEN HUES. ALL STAIN COLORS DERIVED FROM NATURAL STONE COLORS</p>	<p>ACCENT WALL PANELS EXPANDED STEEL DIAMOND MESH RUSTED PATINA</p>	<p>ALUM CLAD W/D, WINDOWS & DR DARK BRONZE ANODIZED FLR SCHEDULE PAINTED WOOD INTERIOR TO MATCH FRM FRIMED FOR FR OR SIMILAR LOEWEN</p>

EXTERIOR MATERIALS

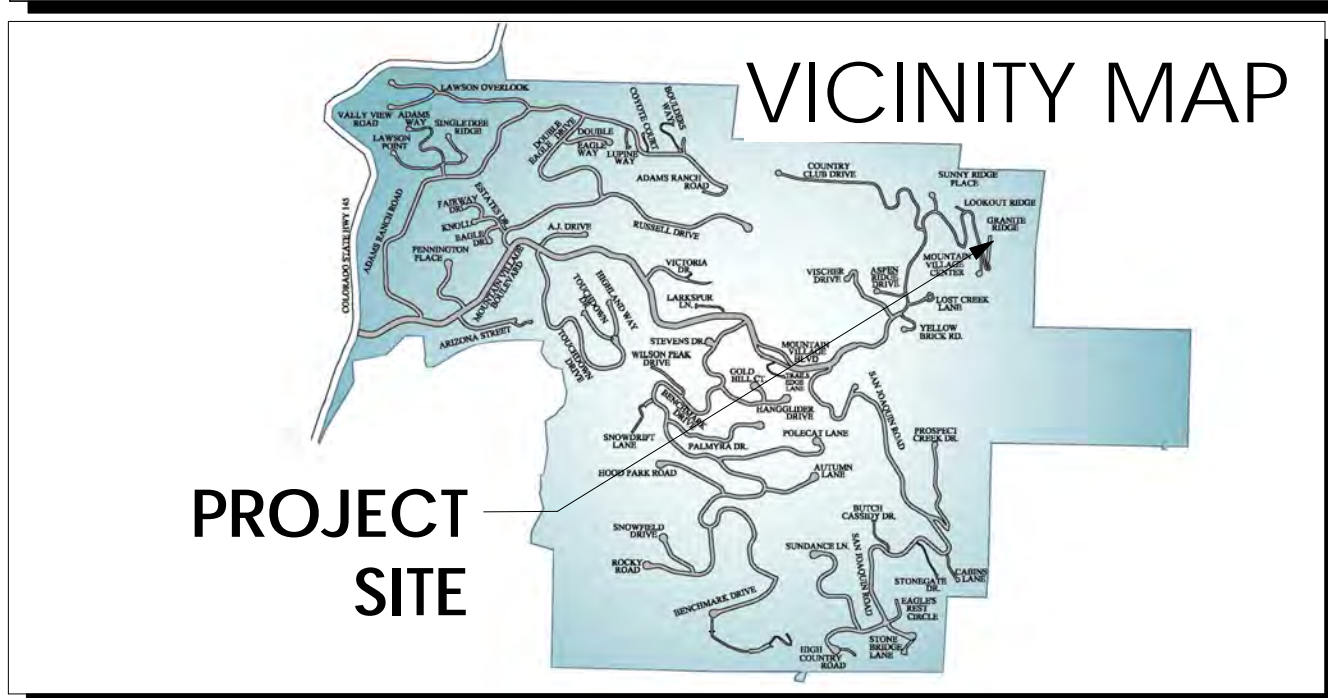
<p>ROOFING 1 STEEL - RUSTED PATINA STANDING SEAM - 16" RMS O.C.</p>	<p>STEEL WALL PANELS STEEL - RUSTED PATINA, SEALED 3/16" PANELING</p>	<p>CHIMNEY CAP/ ROOF FASCIA STEEL - RUSTED PATINA</p>	<p>EXPOSED STEEL STRUCTURE W. C. OR 3/16 BENT PLATE STEEL, FENEROX PATINA FINISH BLACK SPRAY LAQUER FOR DURABILITY</p>	<p>CONCRETE FLOOR #677 - OUTBACK SCORED 2406 DAVIS</p>



Tommy Hein
ARCHITECTS



LOT COVERAGE & FLOOR AREA CALCULATIONS		
STANDARDS	ALLOWED	PROPOSED
LOT COVERAGE		
GROSS LOT AREA (S.F. AND ACREAGE)	< 30% LOT COVERAGE	0.98 ACRES= 42,688 s.f. MAX COVERAGE= 12,806 s.f. COVERAGE SF= 8,027 s.f. COVERAGE %= 18.8 % (18.8% IS 11.2% BELOW THE ALLOWABLE 30%)
LOT COVERAGE	< 30%	
FLOOR AREA CALCULATIONS		SEE SHEET A1.4/1.5 FOR ALL AREA CALCULATIONS
MISC REQUIREMENTS		
BUILDING SETBACKS	16'	N=31'-8" S=66'-8" E=26'-1" W=21'-11"
BUILDING HEIGHT		
- MAXIMUM	- 35'	- 29'-6" +/-
- AVERAGE	- 30'	- 15.03'
NUMBER OF UNITS BY TYPE	- 1 RESIDENTIAL	- 1 RESIDENTIAL
PARKING SPACES		
- ENCLOSED	- 2 ENCLOSED	- 2 ENCLOSED
- SURFACE	- 2 SURFACE	- 2 SURFACE
SNOWMELT AREA	- TBD S.F.	- TBD SF
EXTERIOR MATERIALS	- SEE A1.3, 1.3A, A3 SERIES	- SEE A1.3, 1.3A, A3 SERIES
CODE SUMMARY		
ZONING -SINGLE FAMILY RESIDENTIAL BUILDING CODE -IRC-2012 DESCRIPTION -2.0 STORY OCCUPANCY CLASSIFICATION -IRC 1&2 AUTOMATIC FIRE SPRINKLERS -NFPA 13D- SPRINKLERED GREATER THAN 3,600 S.F. FIRE RESISTIVE RATING SHAFT ENCLOSURES - 1 HR. EXIT ENCLOSURE RATING 1 HR. ELEVATOR SHAFT N/A		



Home Energy Rating Certificate
Projected Report

Rating Date: 2020-01-06
Registry ID: Unregistered
Ekotrope ID: bl7xkoid

HERS® Index Score: 70
Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings \$2,821
*Relative to an average U.S. home

Home: 102 Granite Ridge
Telluride, CO
Builder:

Your Home's Estimated Energy Use:

Use (MBtu)	Annual Cost
Heating 258.6	\$1,927
Cooling 0.8	\$32
Hot Water 27.3	\$205
Lights/Appliances 37.2	\$1,316
Service Charges 24.9	\$276
Generation (e.g. Solar) 0.0	-\$949
Total: 329.8	\$2,806

This home meets or exceeds the criteria of the following:

- 2015 International Energy Conservation Code
- 2012 International Energy Conservation Code
- 2009 International Energy Conservation Code
- 2006 International Energy Conservation Code

HERS Index:

Home Feature Summary:

- Home Type: Single family detached
- Model: N/A
- Community: N/A
- Conditioned Floor Area: 5,018 SF
- Number of Bedrooms: 4
- Heating System: Boiler - Natural Gas - 95 AFUE
- Primary Cooling System: Air Conditioner - Electric - 14 SEER
- Primary Water Heating: Water Heater - Natural Gas - 0.71 Energy Factor
- Heating Efficiency: 3 ACH50
- Ventilation: BMS CFM + Electric - 14 SEER
- Duct Leakage to Outside: 0 CFM @ 25 Pa @ 100 kPa
- Above-Grade Walls: R-21
- Ceiling: Vaulted Bead, R-49
- Window Type: U Value 0.32, SHGC 0.57
- Foundation Walls: R-20

Rating Completed by:
Energy Rater: Mark McLain
RESNET ID: 9920829
Rating Company: Confluence Architecture
311 Crystal Circle
970-963-9720
Rating Provider: North 39 Energy

MARK McLAIN
Mark McLain, Certified Energy Rater
Digitally signed: 1/17/20 at 10:50:49

Ekotrope® (RAT) - Version 3.2.3.2379
The Energy Rating Disclosure for this home is available from the Approved Rating Provider. This report does not constitute any warranty or guarantee.



GENERAL NOTES

CONTRACT DOCUMENTS

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

ORGANIZATION

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: PLANNING & REGULATORY (A SHEETS) CIVIL DRAWINGS (C SHEETS) LANDSCAPE DRAWINGS (L SHEETS) ARCHITECTURAL DRAWINGS (A SHEETS) INTERIOR DRAWINGS (I SHEETS) STRUCTURAL DRAWINGS (S SHEETS) MECHANICAL DRAWINGS (M SHEETS) ELECTRICAL (E SHEETS) AUDIOVISUAL DRAWINGS (LV SHEETS) LIGHTING DRAWINGS (LP SHEETS)

CODE COMPLIANCE

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

REGULATORY COMPLIANCE

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

INTENT

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

COORDINATION

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

SHEET INDEX DRB

Sheet #	Sheet Name
A0.0	COVERSHEET DRB
A0.1	PROJECT PARTI
A0.2	SURVEY/ ILC
A0.2a	SLOPE SURVEY
A0.2b	CONTEXT SITE MAP
A0.3	SITE PHOTOS W/ CAPTIONS
A0.4	SITE PHOTOS
A0.6	RENDERINGS
A0.6a	RENDERINGS
A0.6b	RENDERINGS
A0.7	EXTERIOR PERSPECTIVES
A0.8	EXTERIOR PERSPECTIVES
A0.9	3D BUILDING SECTIONS
A1.0	SITE PLAN
C1	CIVIL NOTES
C2	SITE GRADING & DRAINAGE PLAN
C3	UTILITIES PLAN
L1.0	LANDSCAPE ILLUSTRATIVE PLAN
L2.0	LANDSCAPE PLANTING PLAN
L3.0	LANDSCAPE IRRIGATION PLAN
L4.0	WILDFIRE MITIGATION PLAN
L5.0	LANDSCAPE ILLUSTRATIVE IMAGERY
LT1.0	SITE LIGHTING PLAN
LT1.1	GARAGE/ENTRY LIGHTING PLAN
LT1.2	MAIN LEVEL LIGHTING PLAN
LT1.3	GUEST MASTER & MASTER LIGHTING PLAN
A1.3	EXTERIOR MATERIAL PALETTE
A1.4	FLOOR AREA PLANS & SCHEDULES
A1.6	BUILDING HEIGHT COMPLIANCE ANALYSIS
A2.1	GARAGE, ENTRY, GUEST FLOOR PLANS
A2.2	MAIN LIVING FLOOR PLANS
A2.3	GUEST MASTER & MASTER FLOOR PLAN
A2.9	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.4	EXTERIOR MATERIAL ELEVATIONS
A3.4A	EXTERIOR MATERIAL CALCULATIONS
LT6.1	LIGHTING DETAILS
LT7.1	LIGHTING SPECIFICATIONS
A9.1	DOOR & WINDOW SCHEDULES
A9.3	WINDOW & DOOR DETAILS

PROJECT TEAM

OWNER:

O'DEA
c/o TOMMY HEIN ARCHITECTS

ARCHITECT:

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

PROJECT PLANNER:

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CHRIS HAWKINS
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CHRIS@ALPINEPLANNINGLLC.COM

CONTRACTOR:

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TELLURIDE, CO 81435
p. 970.7290230
INFO@KOENIGCONSTRUCTIONSERVICES.CO

INTERIORS:

EVOKE INTERIORS
ROBIN MILLER
224 E. COLORADO AVE
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p. 970.7290906
ROBIN@EVOKEINTERIORS.COM

LANDSCAPE:

LP LANDSCAPE BUREAU
STACY PASSMORE
435 N. OGDEN ST
DENVER, CO 80218
p. 214.288.1517
laurastacypassmore@gmail.com

CIVIL:

UNCOMPAGRE ENGINEERING, LLC
DAVID BALLODE, P.E.
P.O. BOX 3945
TELLURIDE, CO 81435
970.729.0683
DBALLODE@MSN.COM

STRUCTURAL:

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

MECHANICAL, ELECTRICAL,

PLUMBING:

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

LIGHTING:

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

SURVEYOR:

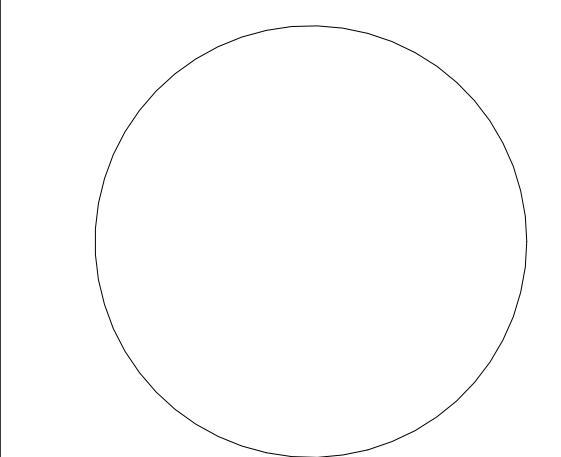
SAN JUAN SURVEYING
CHRIS KENNEDY
102 SOCIETY DRIVE
TELLURIDE, CO 81435
p.970.728.1128
OFFICE@SANJUANSURVEYING.COM

REGULATORY COMPLIANCE

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Tommy Hein
ARCHITECTS

Box 3327 108 S. OAK ST. PENTHOUSE
TELLURIDE, COLORADO 81435
WWW.TOMMYHEIN.COM 970.728.1220



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Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27

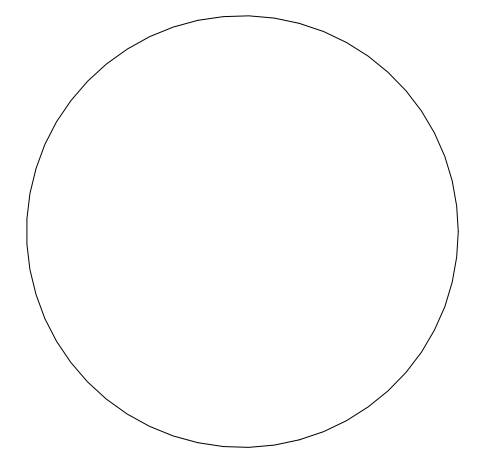


102 GRANITE RIDGE
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COVERSHEET
DRB

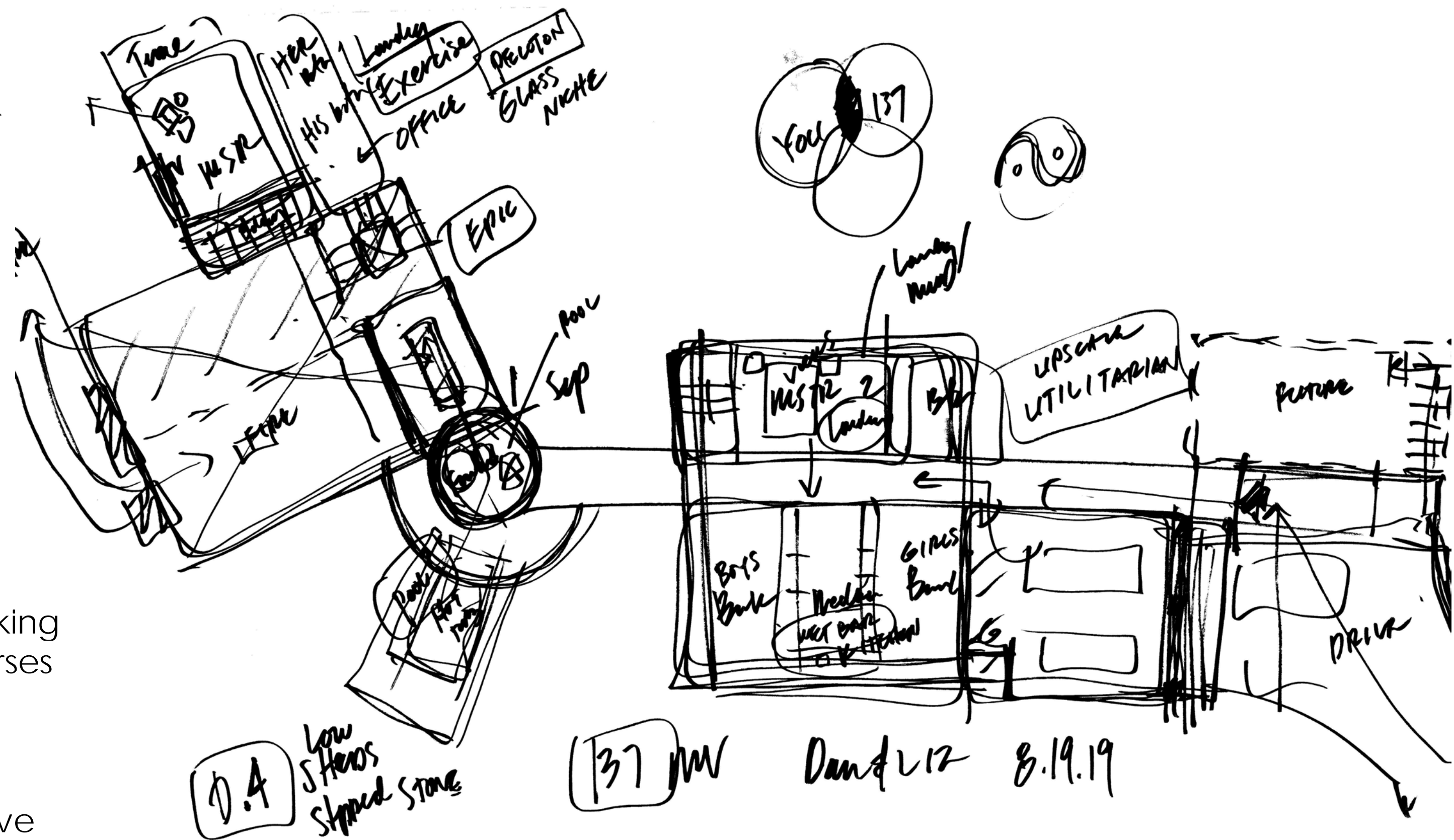
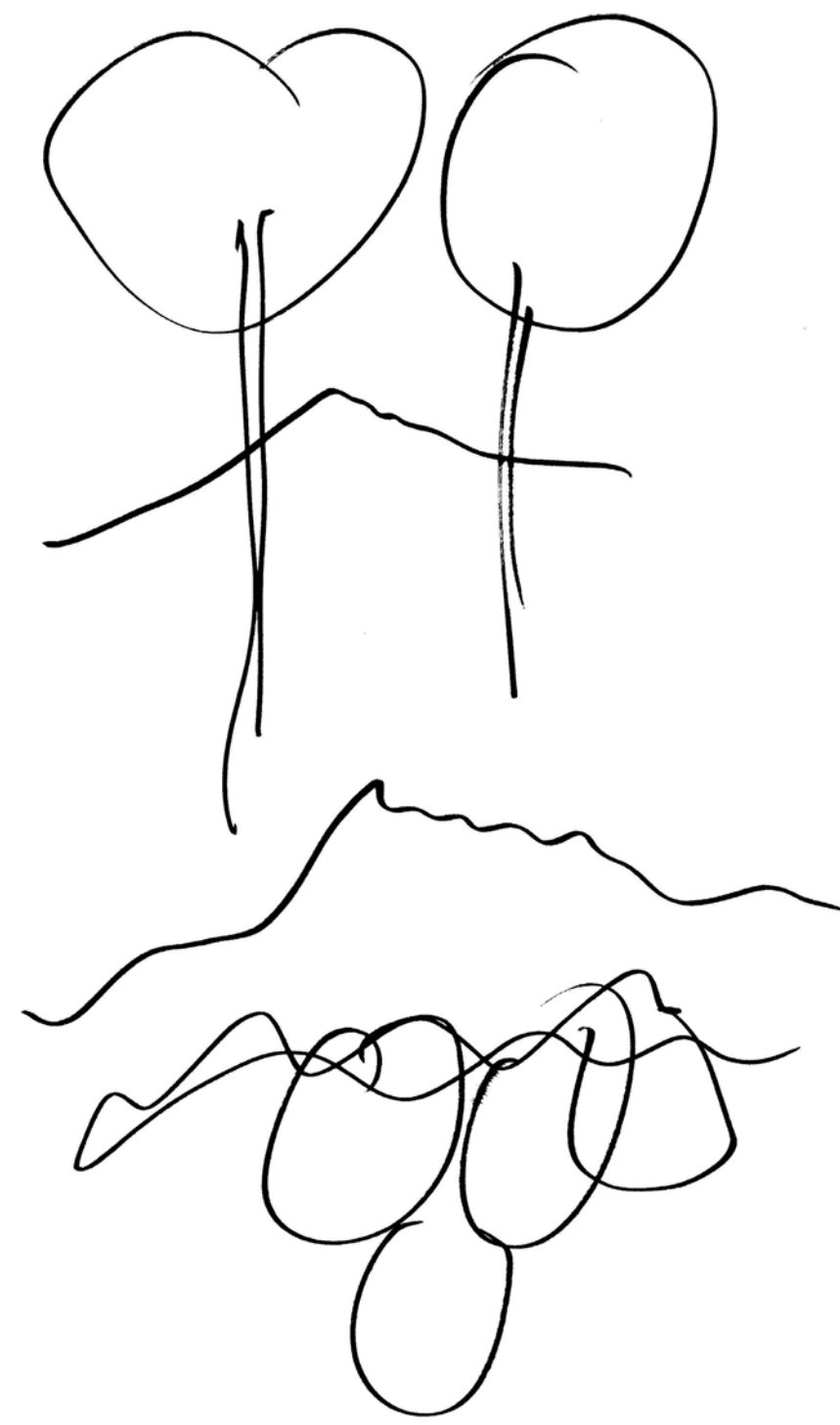
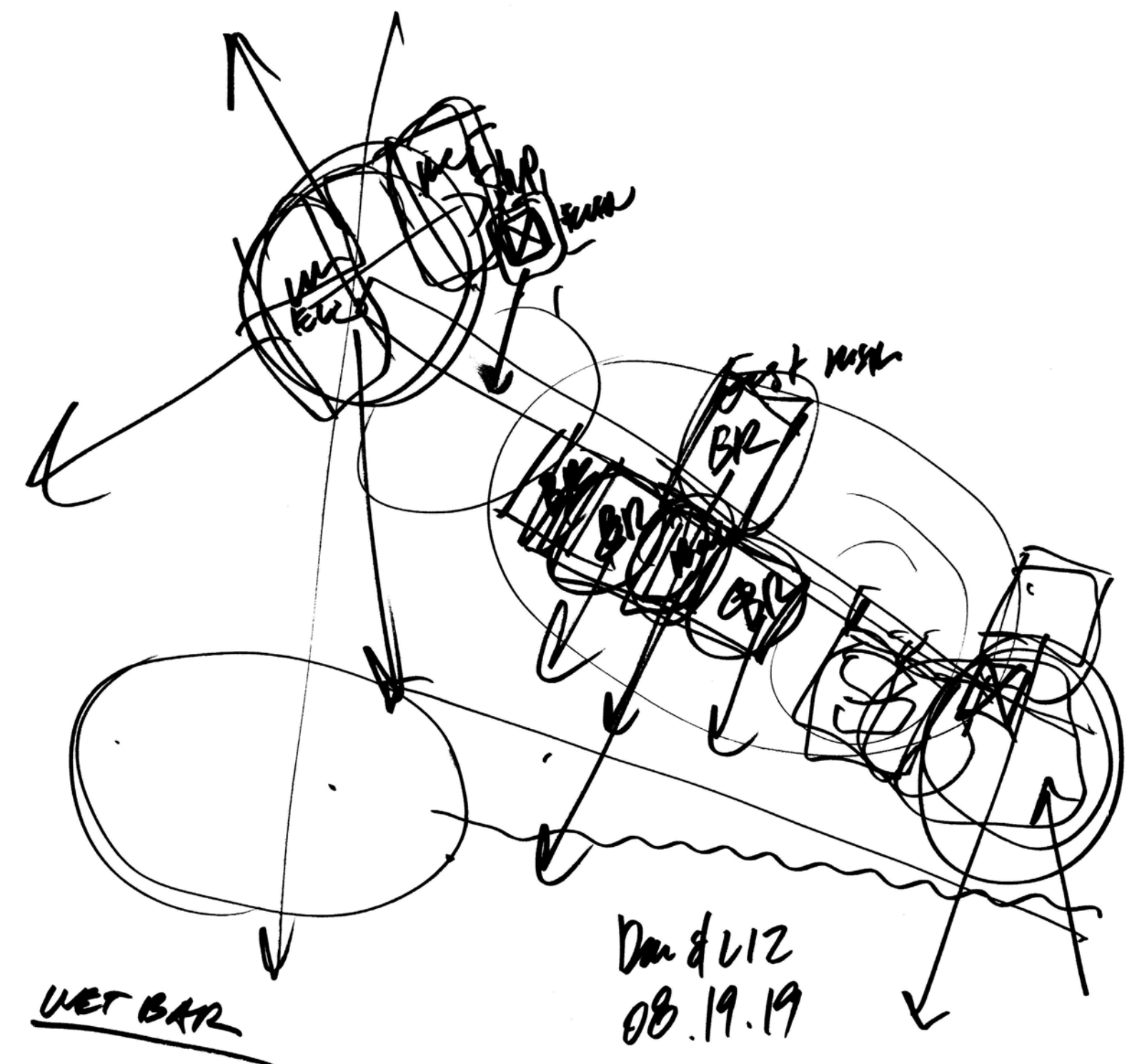
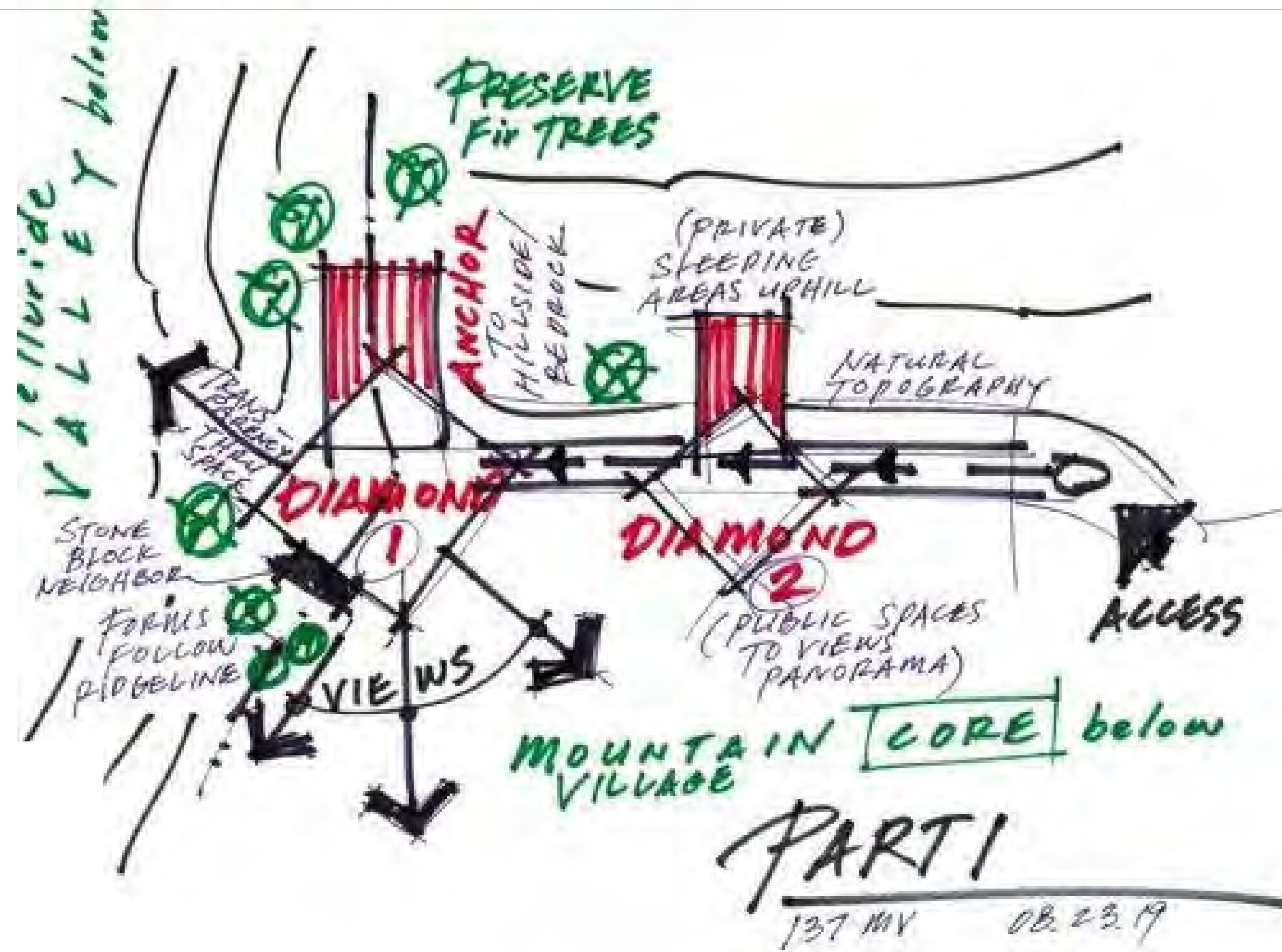
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A0.0



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OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27



This modern 5,000 square foot house mediates between the natural hillside overlooking the Telluride Valley and the Mountain Village Core below. Its sensitive design traverses the steep slope like a mountain trail to minimize environmental disturbance.

Sleeping areas engage with the earth while Living Spaces float above it rotated to gather the panoramic views. The roof forms emerge from the topography and move organically across the site, blurring the traditional distinction between roof and floor. The warm, natural material palette of site-quarried stone and recycled steel&wood, blend seamlessly with the surroundings.

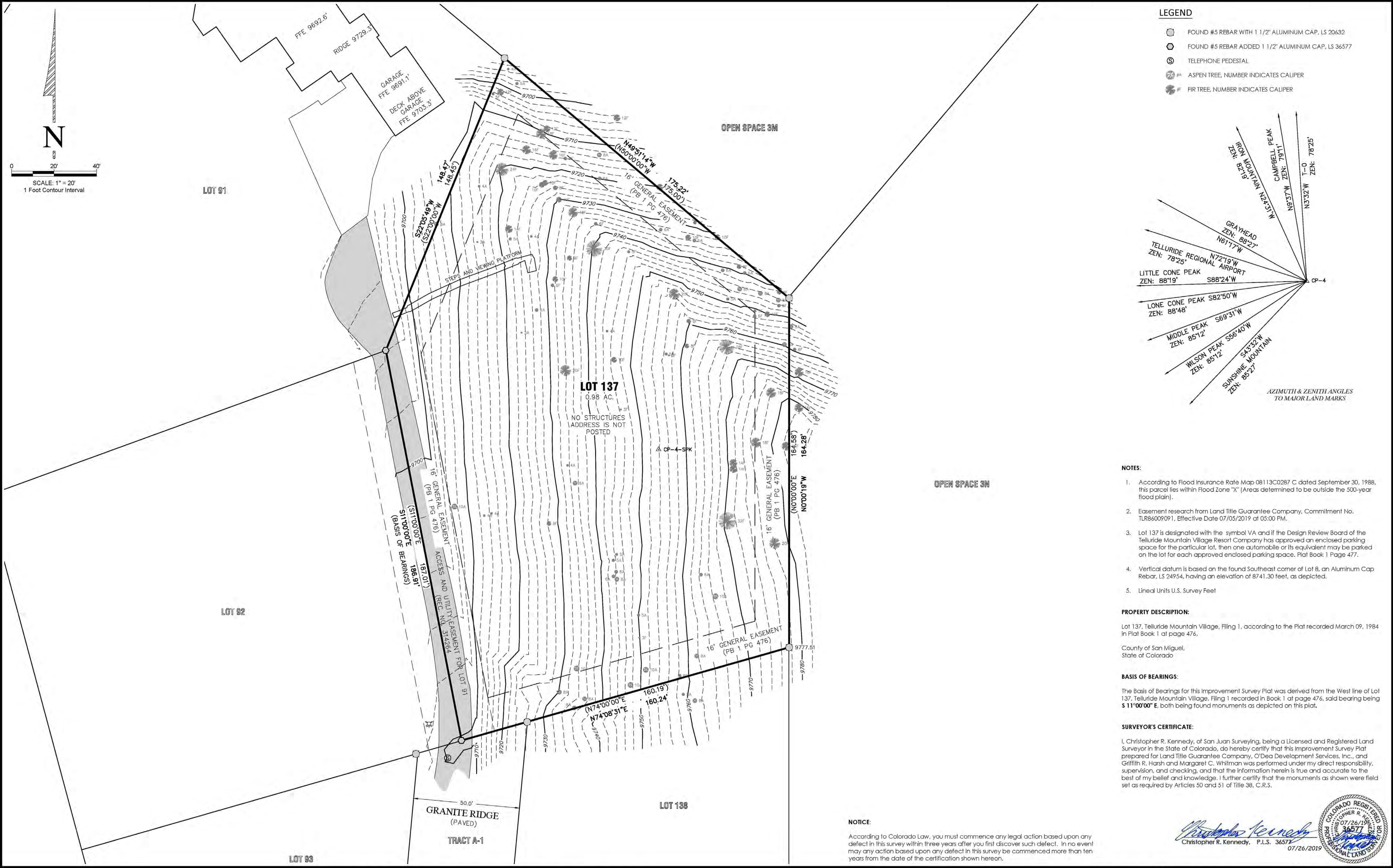


102 GRANITE RIDGE
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PROJECT PART I

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A0.1



- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
 - FOUND #5 REBAR ADDED 1 1/2" ALUMINUM CAP, LS 36577
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ ASPEN TREE, NUMBER INDICATES CALIPER
 - ⊙ FIR TREE, NUMBER INDICATES CALIPER

AZIMUTH & ZENITH ANGLES TO MAJOR LAND MARKS

Land Mark	Azimuth	Zenith Angle
IRON MOUNTAIN	N23°31'W	ZEN: 79°11'
CAMPBELL PEAK	N9°57'W	ZEN: 79°11'
T-0	N3°32'W	ZEN: 78°25'
GRAYHEAD	N61°17'W	ZEN: 88°27'
TELLURIDE REGIONAL AIRPORT	N72°19'W	ZEN: 78°25'
LITTLE CONE PEAK	S88°24'W	ZEN: 88°19'
LONE CONE PEAK	S82°50'W	ZEN: 88°48'
MIDDLE PEAK	S69°51'W	ZEN: 85°12'
WILSON PEAK	S56°40'W	ZEN: 85°12'
SUNSHINE MOUNTAIN	S43°32'W	ZEN: 85°27'

- NOTES:**
- According to Flood Insurance Rate Map 08113C0287 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
 - Easement research from Land Title Guarantee Company, Commitment No. TLR86009091, Effective Date 07/05/2019 at 05:00 PM.
 - Lot 137 is designated with the symbol VA and if the Design Review Board of the Telluride Mountain Village Resort Company has approved an enclosed parking space for the particular lot, then one automobile or its equivalent may be parked on the lot for each approved enclosed parking space. Plat Book 1 Page 477.
 - Vertical datum is based on the found Southeast corner of Lot 8, an Aluminum Cap Rebar, LS 24954, having an elevation of 8741.30 feet, as depicted.
 - Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:
 Lot 137, Telluride Mountain Village, Filing 1, according to the Plat recorded March 09, 1984 in Plat Book 1 at page 476.
 County of San Miguel,
 State of Colorado

BASIS OF BEARINGS:
 The Basis of Bearings for this Improvement Survey Plat was derived from the West line of Lot 137, Telluride Mountain Village, Filing 1 recorded in Book 1 at page 476, said bearing being S 11°00'00" E, both being found monuments as depicted on this plat.

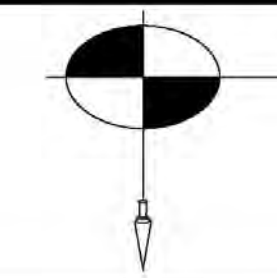
SURVEYOR'S CERTIFICATE:
 I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, O'Dea Development Services, Inc., and Griffith R. Harsh and Margaret C. Whitman was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

Christopher R. Kennedy
 Christopher R. Kennedy, P.L.S. 36577
 07/26/2019

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

IMPROVEMENT SURVEY PLAT

LOT 137, TELLURIDE MOUNTAIN VILLAGE, FILING NO. 1



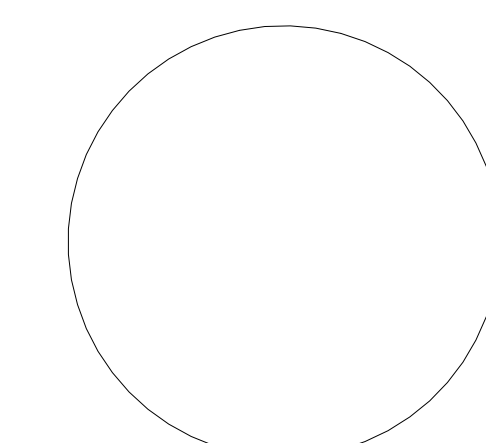
SAN JUAN SURVEYING
 SURVEYING * PLANNING
 102 SOCIETY DRIVE TELLURIDE, CO. 81435
 (970) 728-1128 (970) 728-9201 fax
 office@sanjuansurveying.net

DATE:	07/17/2019
JOB:	97094
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1



Tommy Hein
ARCHITECTS

Box 3327 108 S. OAK ST. PENTHOUSE
TELLURIDE, COLORADO 81435 970.728.1220
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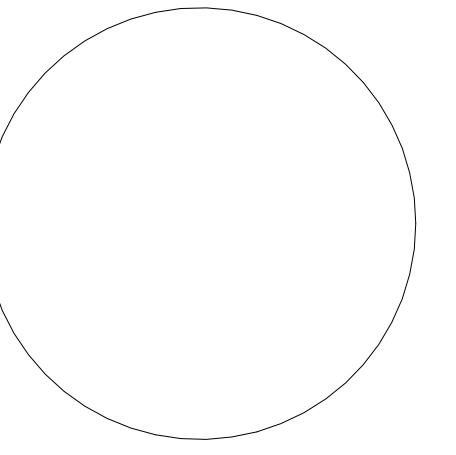
102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

CONTEXT SITE
MAP

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

1 CONTEXT SITE MAP
SCALE 1" = 40'-0"

A0.2b



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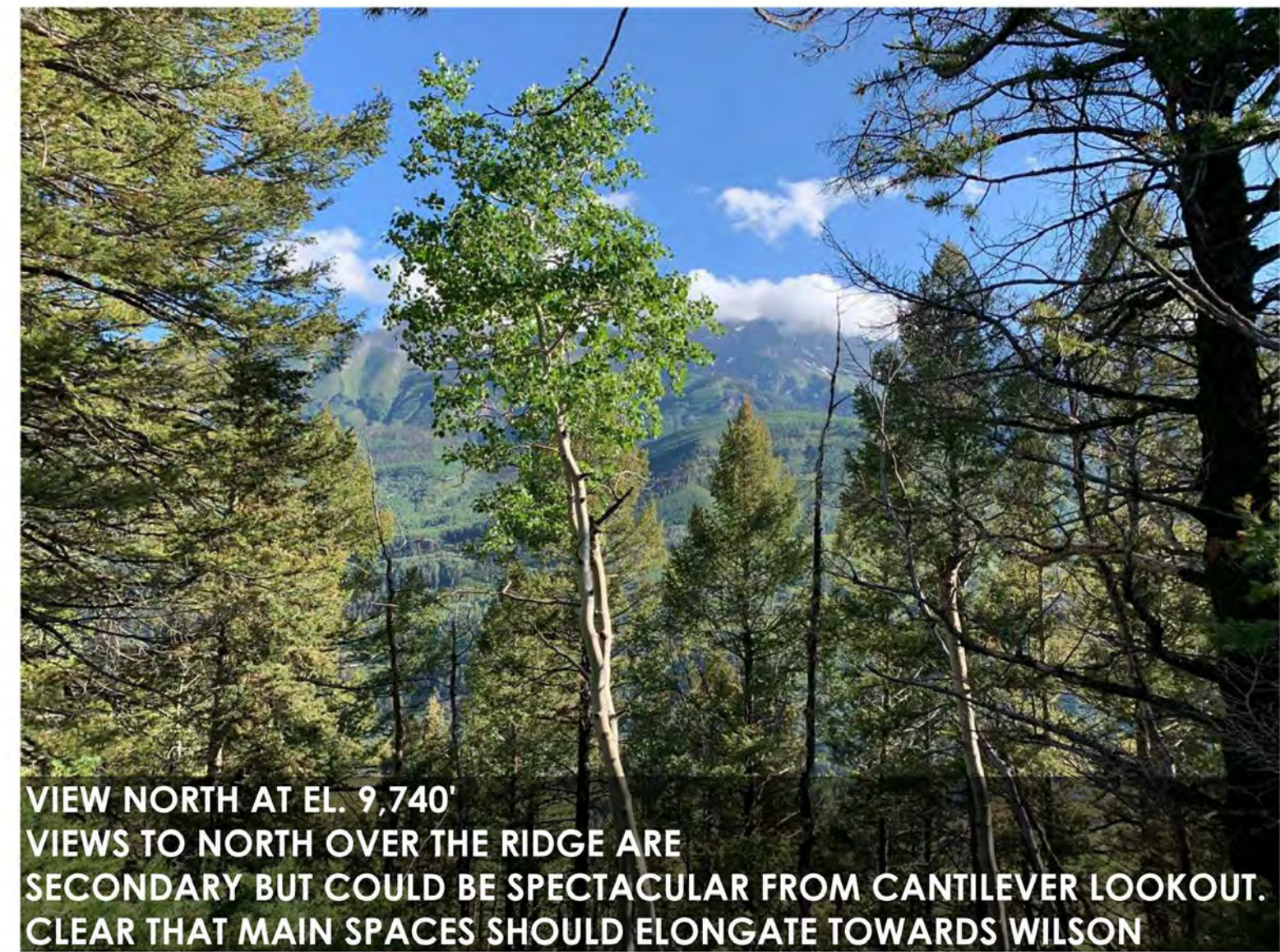
SECONDARY VIEWS
VIEW FROM EL. 9,725
BEDROOM LEVEL TOWARDS THE CENTER OF THE SITE SHOULD REALLY PROJECT AND DIRECT VIEWS TO THE NORTHWEST



PRIMARY VIEW
VIEW PLATFORM AT EL. 9,727.5'
CLEARLY THERE IS A SCHEME WHERE BEDROOMS ARE BELOW THE LIVING AT ELEV. OF VIEW PLATFORM TO CLEAR ASPEN TREES ALONG VIEWPLANE TO WILSON



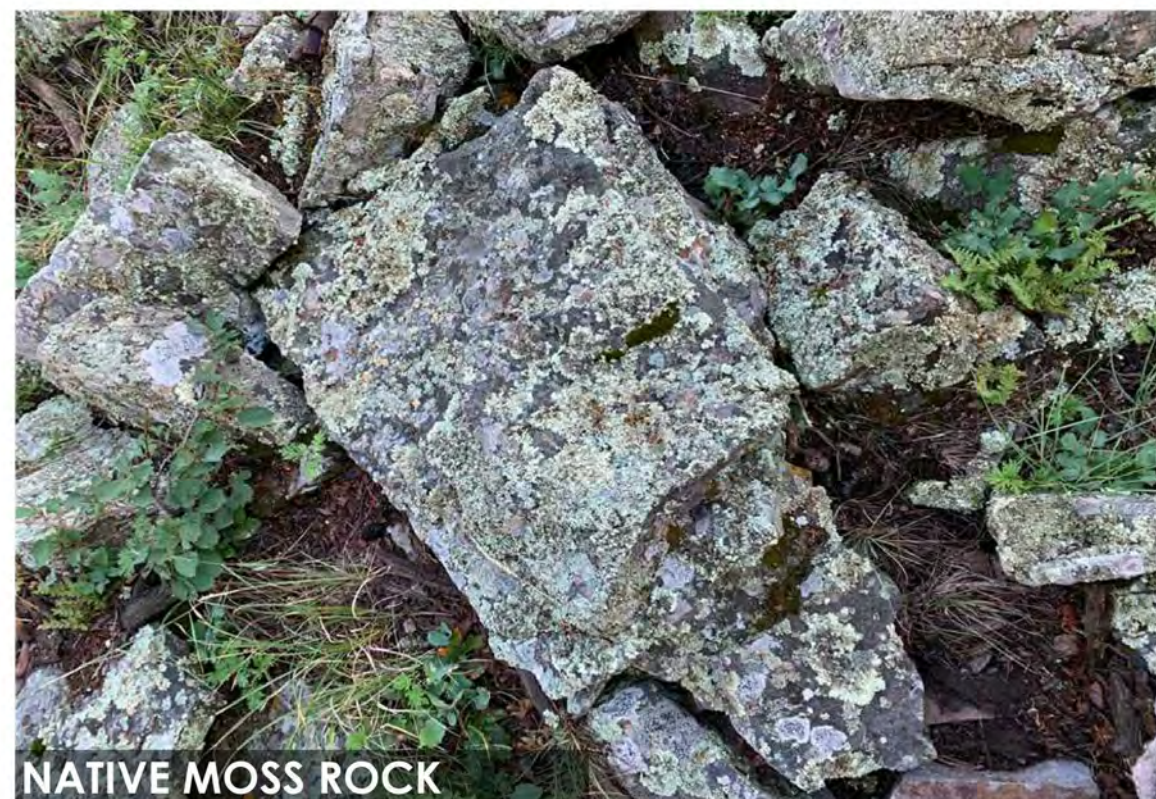
VIEW BACK TO SKI AREA FROM LOWER LEVEL DIRECTLY SOUTH



VIEW NORTH AT EL. 9,740'
VIEWS TO NORTH OVER THE RIDGE ARE SECONDARY BUT COULD BE SPECTACULAR FROM CANTILEVER LOOKOUT. CLEAR THAT MAIN SPACES SHOULD ELONGATE TOWARDS WILSON



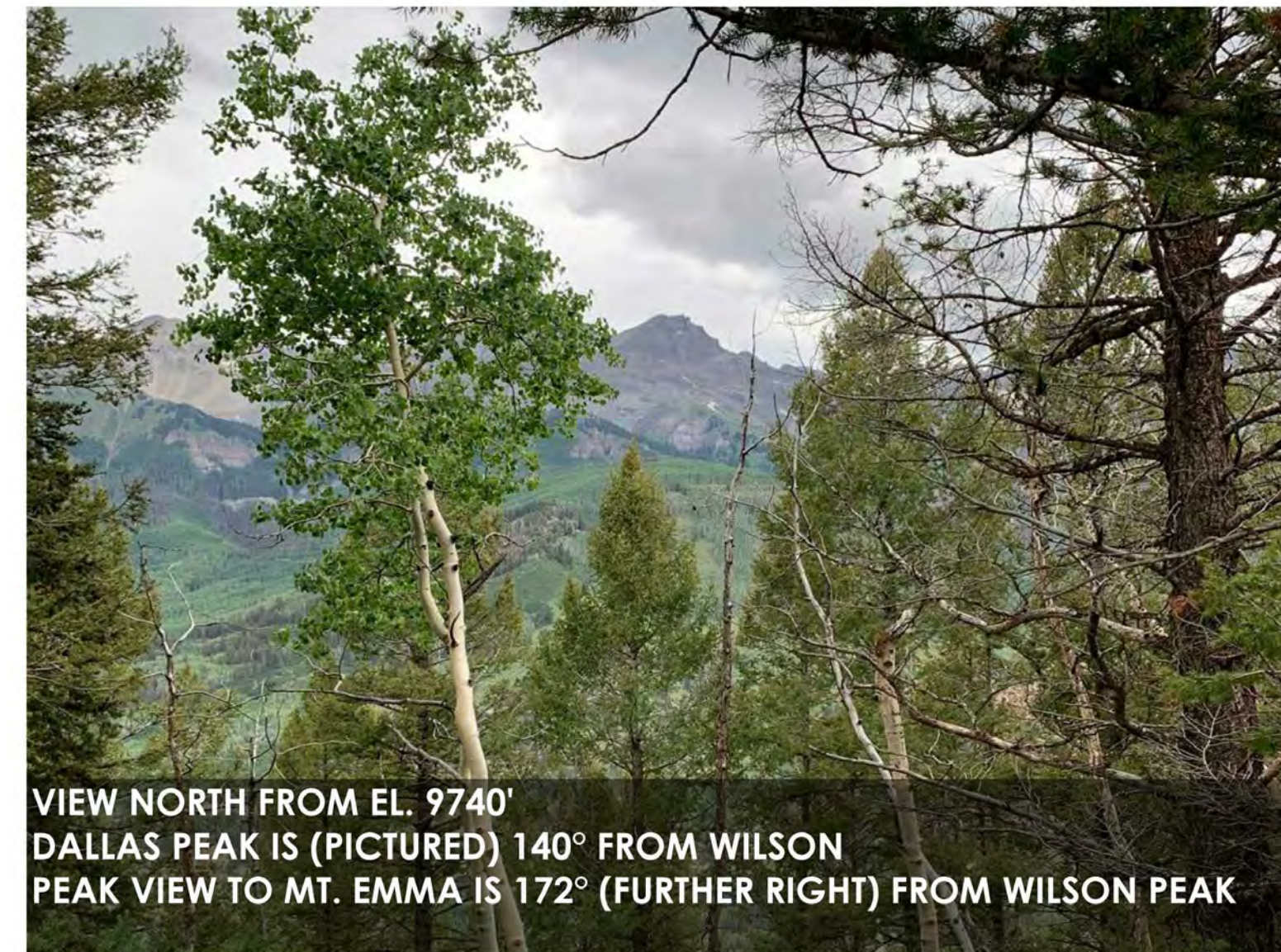
OVERALL SITE - CAMPBELL AND GILPEN PEAKS BEYOND



NATIVE MOSS ROCK



VIEW FROM GUEST HOUSE AT EL. 9,712
VIEW FROM GARAGE AND BASEMENT LEVEL TOWARDS WILSON & SUNSHINE BELOW ASPEN CANOPY AND ACROSS ACCESS TRACT



VIEW NORTH FROM EL. 9740'
DALLAS PEAK IS (PICTURED) 140° FROM WILSON PEAK VIEW TO MT. EMMA IS 172° (FURTHER RIGHT) FROM WILSON PEAK

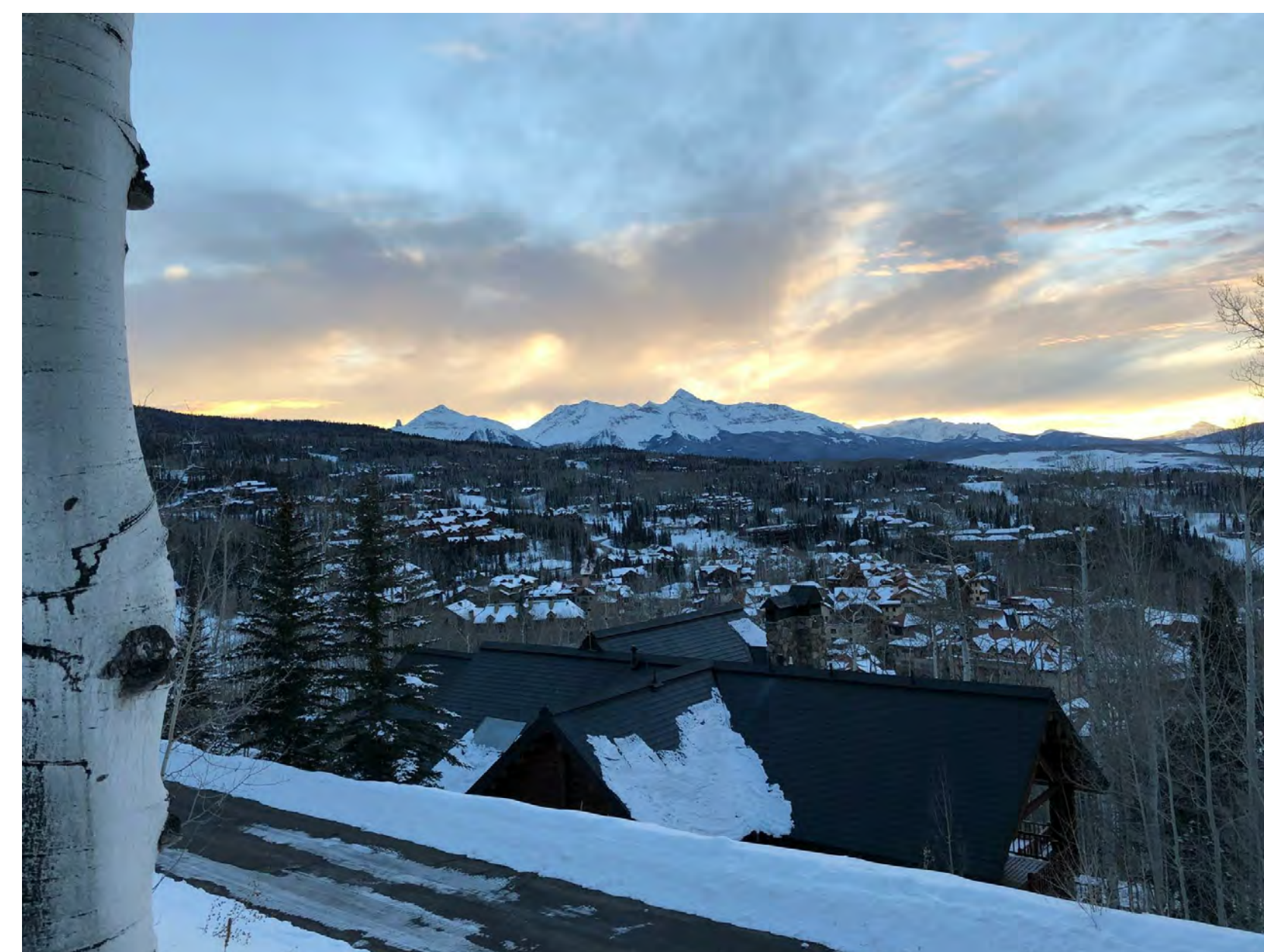
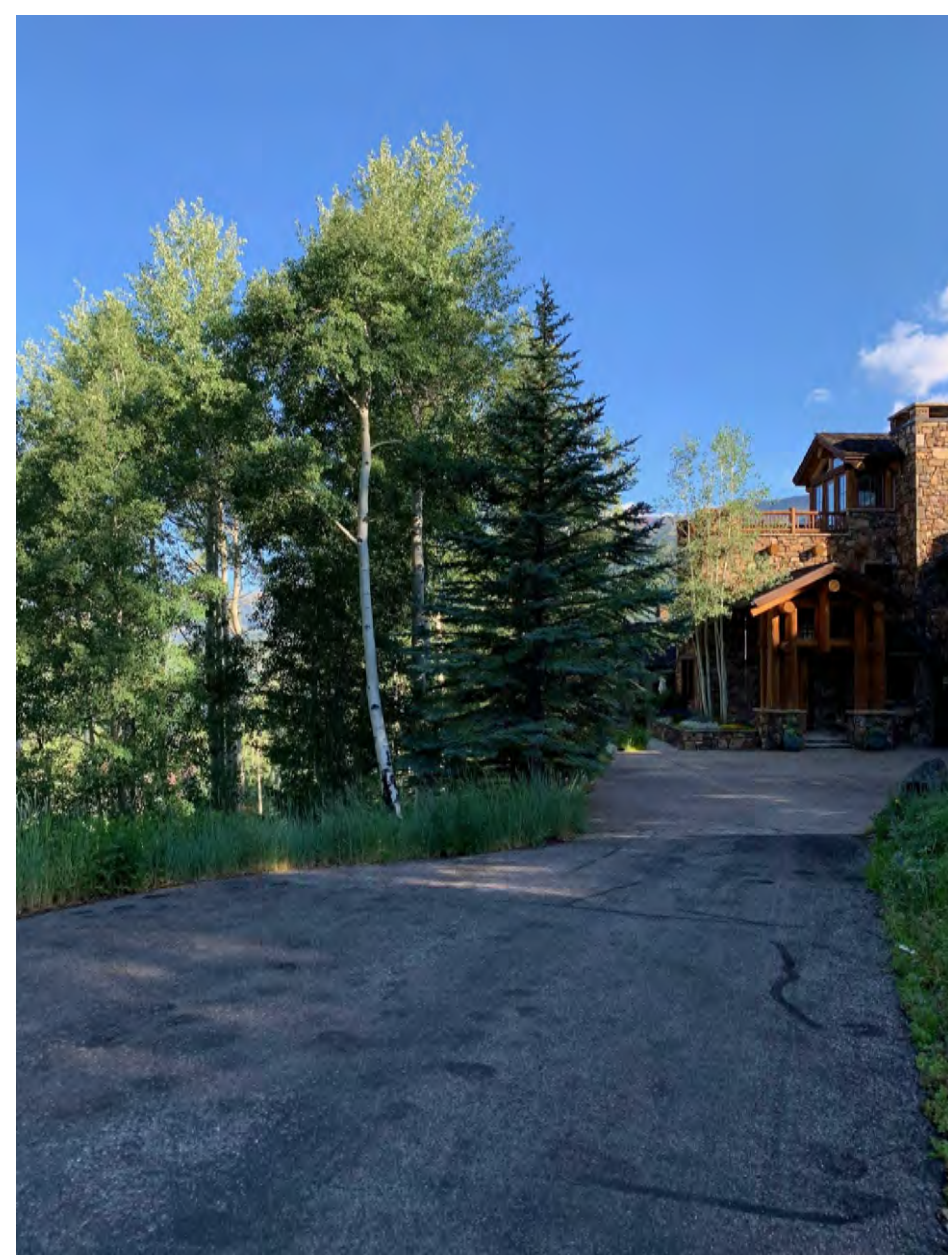


102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

SITE PHOTOS
W/ CAPTIONS

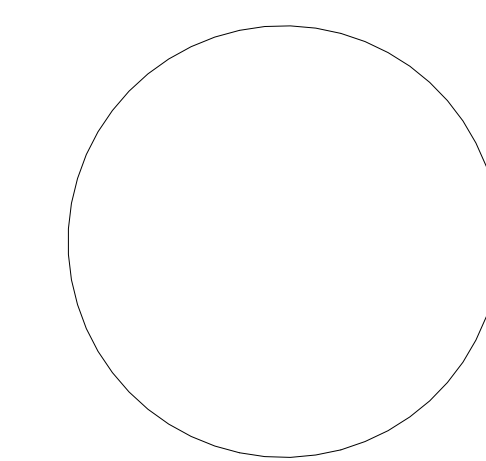
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

A0.3



Tommy Hein
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TELLURIDE, COLORADO 81435
WWW.TOMMYHEIN.COM 970.728.1220



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Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH V1	19.11.11
DRB 1 SKETCH V2	19.11.13
DRB 1 SKETCH V3	19.11.14
OWNER CONSULTANTS	19.11.14
DRB 1 SKETCH V4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27



102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

SITE PHOTOS

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A0.4



LOOKING NORTH



LOOKING SOUTH MASTER TERRACE



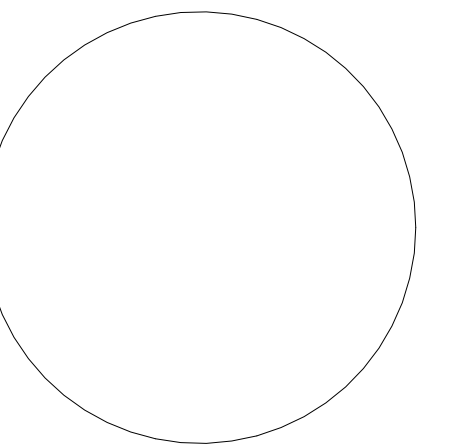
LOOKING SOUTHEAST OVERVIEW



OUTDOOR DINING TERRACE-MASTER-OFFICE

Tommy Hein
ARCHITECTS

Box 3327 108 S. OAK ST. PENTHOUSE
TELLURIDE, COLORADO 81435 970.728.1220
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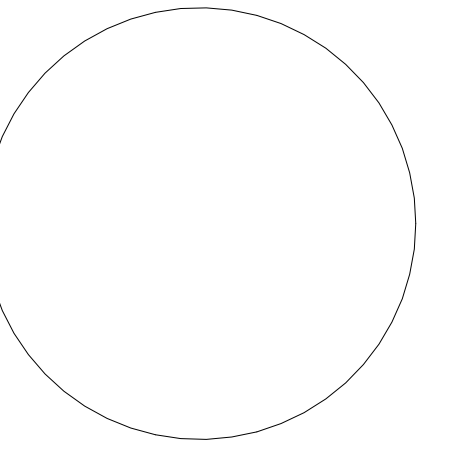


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MOUNTAIN VILLAGE,
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RENDERINGS

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A0.6



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DRB 1 SKETCH v3	19.11.14
OWNER CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27



DRIVEWAY APPROACH



LOOKING NORTH GUEST MASTER TERRACE



ENTRY



LOOKING SE

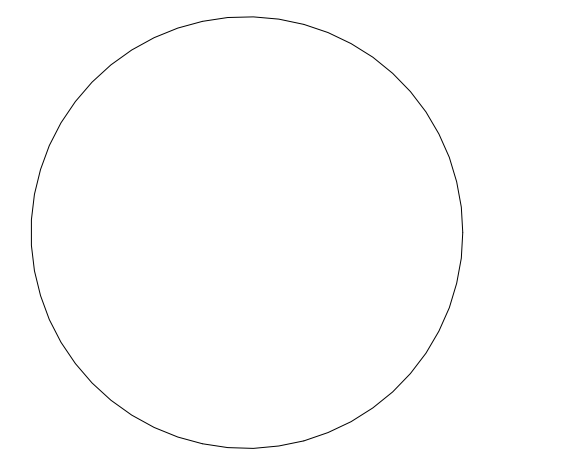


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A0.6a



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OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27



MAIN LIVING DECK-GALLERY BRIDGE OVER POND



GUEST DECK HOT TUB



BRIDGE POND AND WATERFALL



GALLERY BRIDGE STAIRWELL



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MOUNTAIN VILLAGE,
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RENDERINGS

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A0.6b

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

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

Submissions

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DRB FINAL	20.01.27

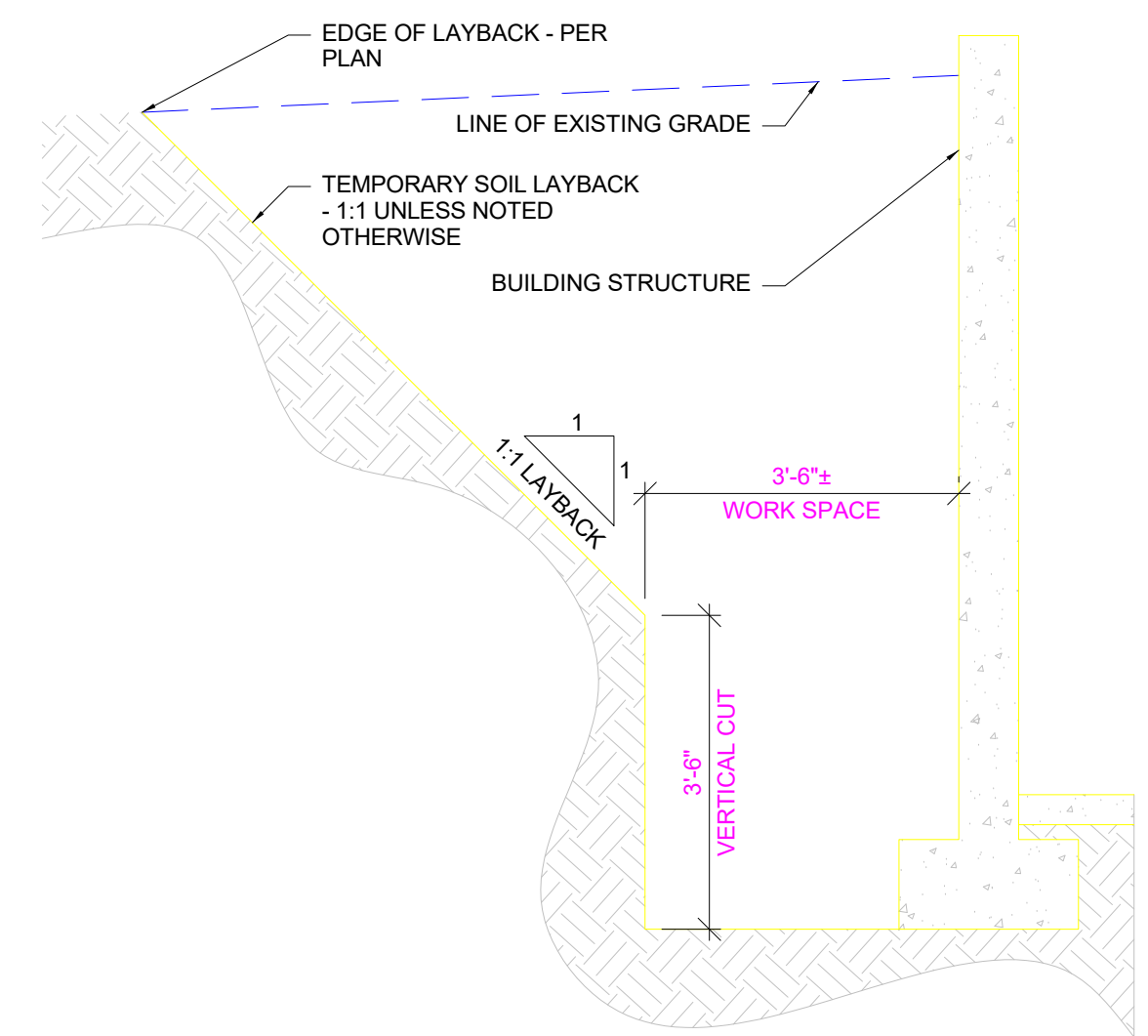
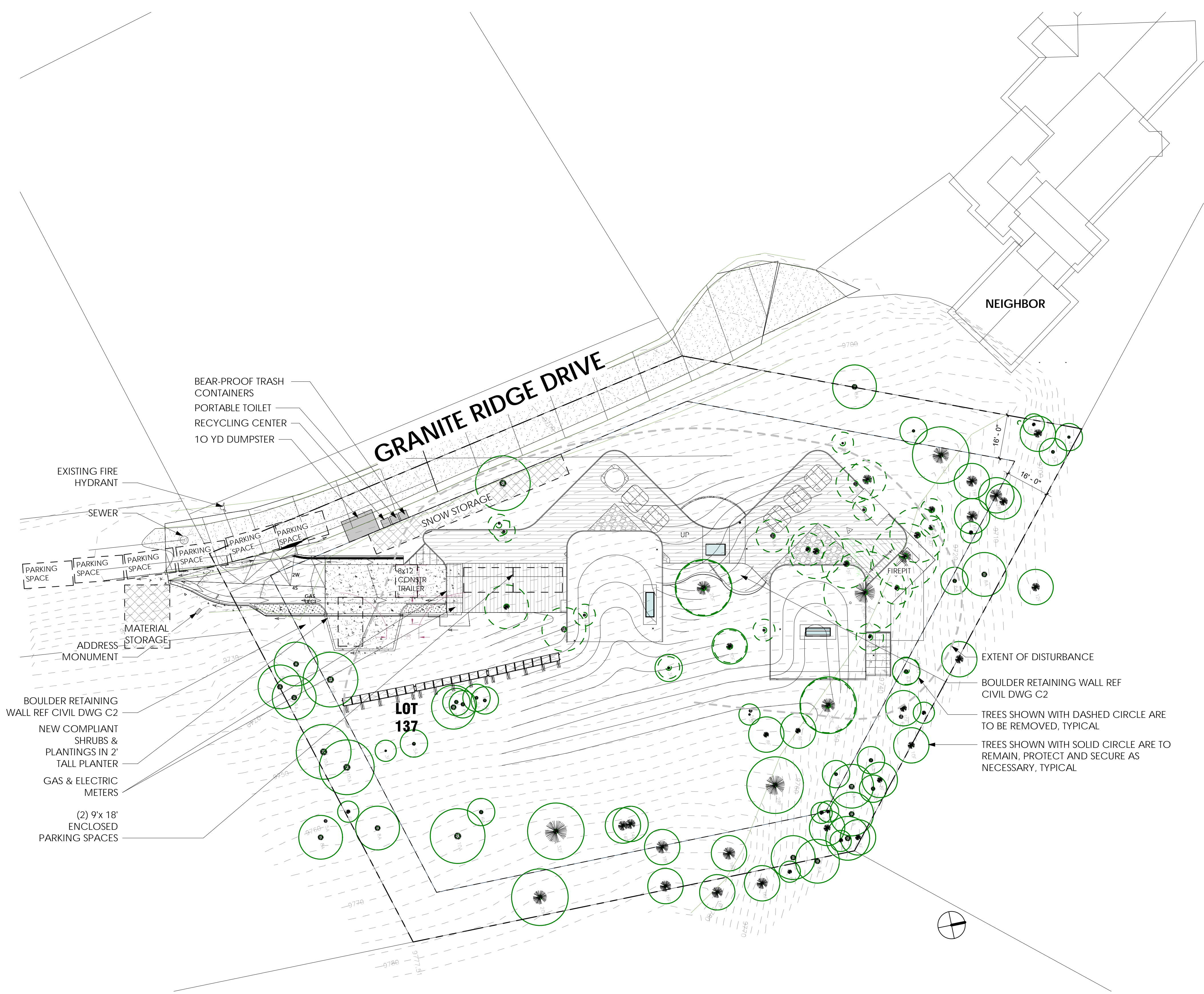


102 GRANITE RIDGE
MOUNTAIN VILLAGE,
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**CONSTRUCTION
MITIGATION
PLAN**

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A1.2



3 Construction Mitigation Plan
SCALE 0 1 2 3 4 1" = 20'-0"

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:
SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIREMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION..

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL COORDINATE THE DISCHARGE REQUIREMENTS WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

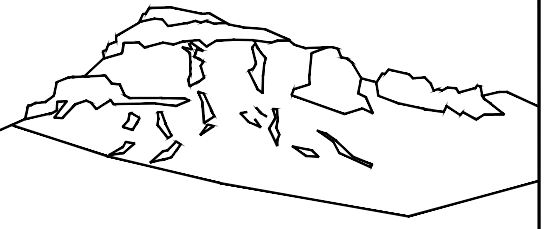
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTATION AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

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

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

26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2019-11-13
Pond	2020-01-29

Lot 137
Granite Ridge Rd.
Mtn. Village, CO

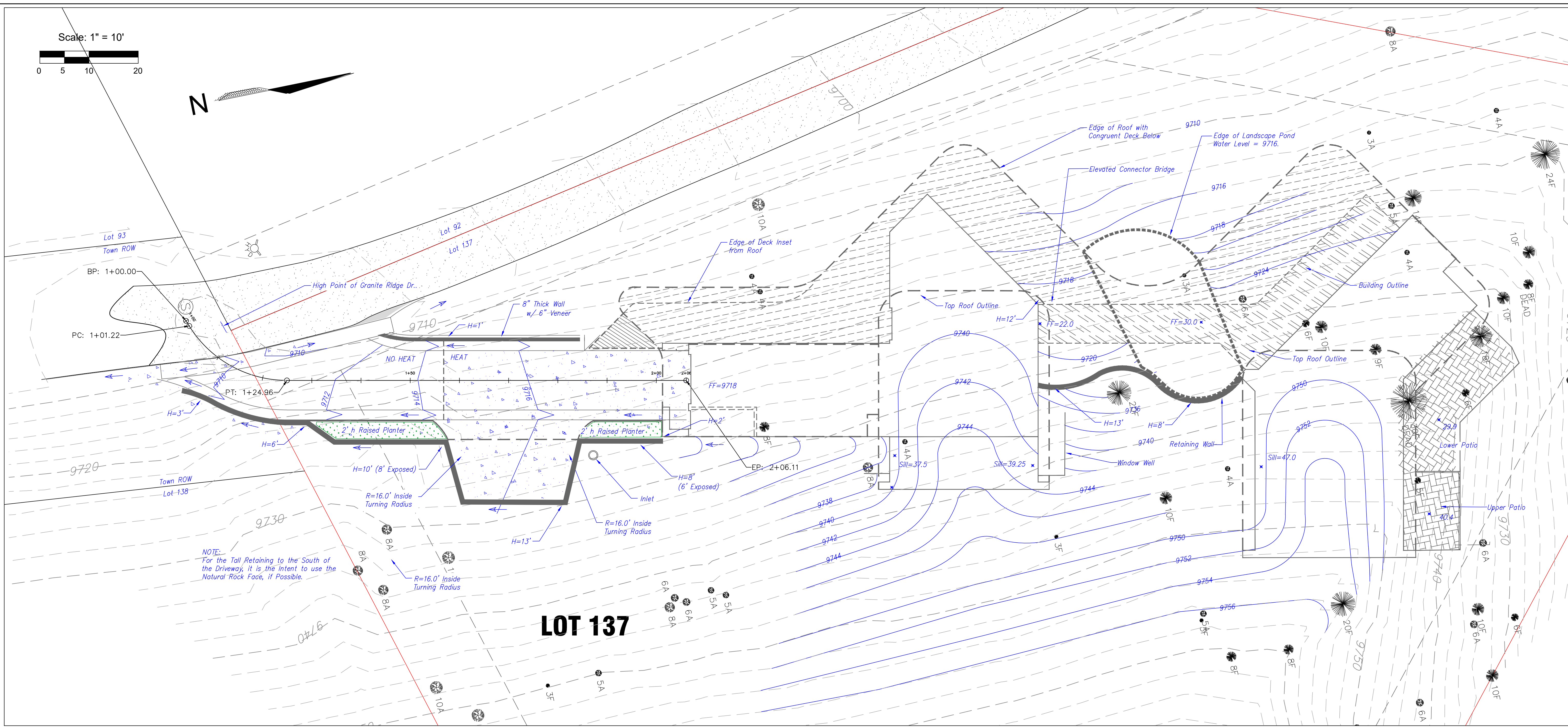
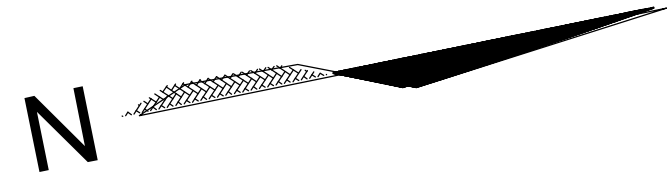
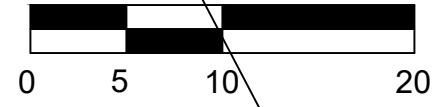


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General
Notes

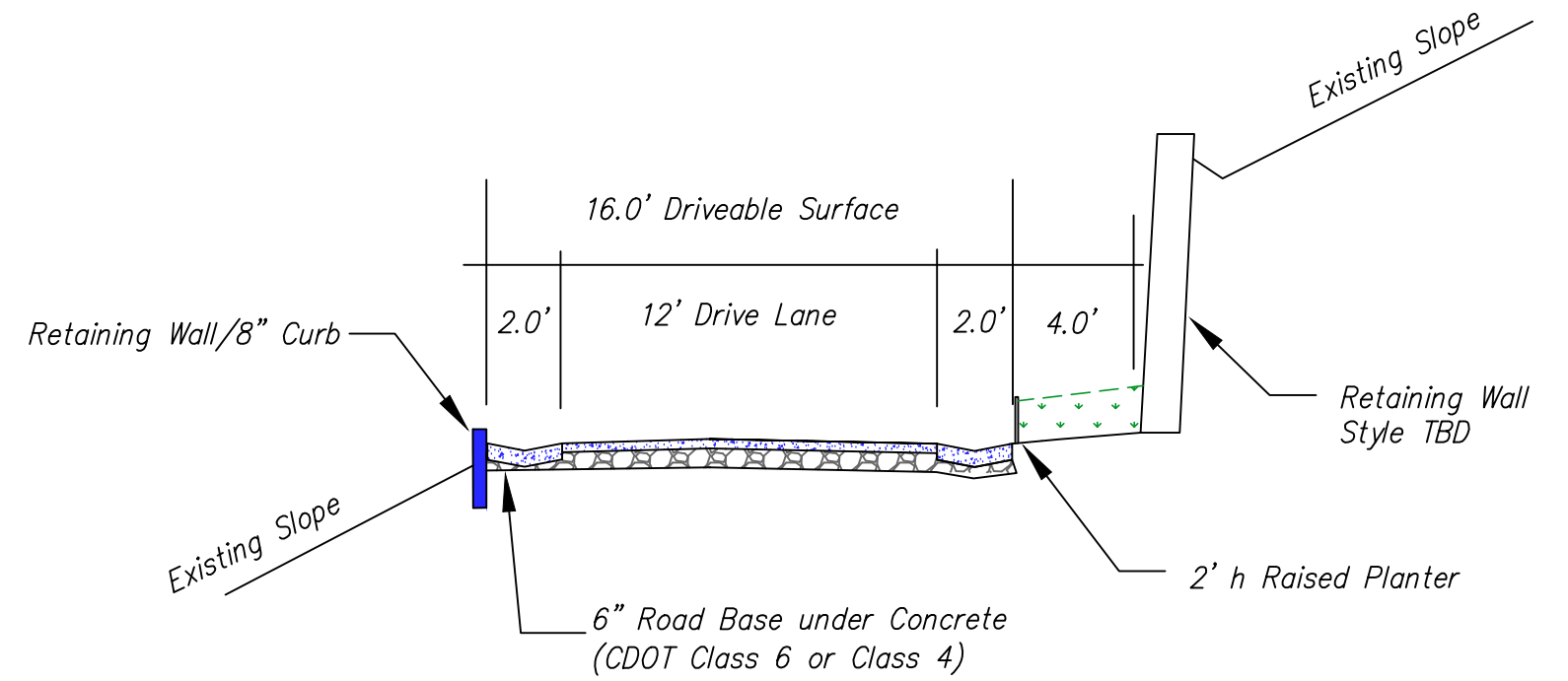
C1

Scale: 1" = 10'

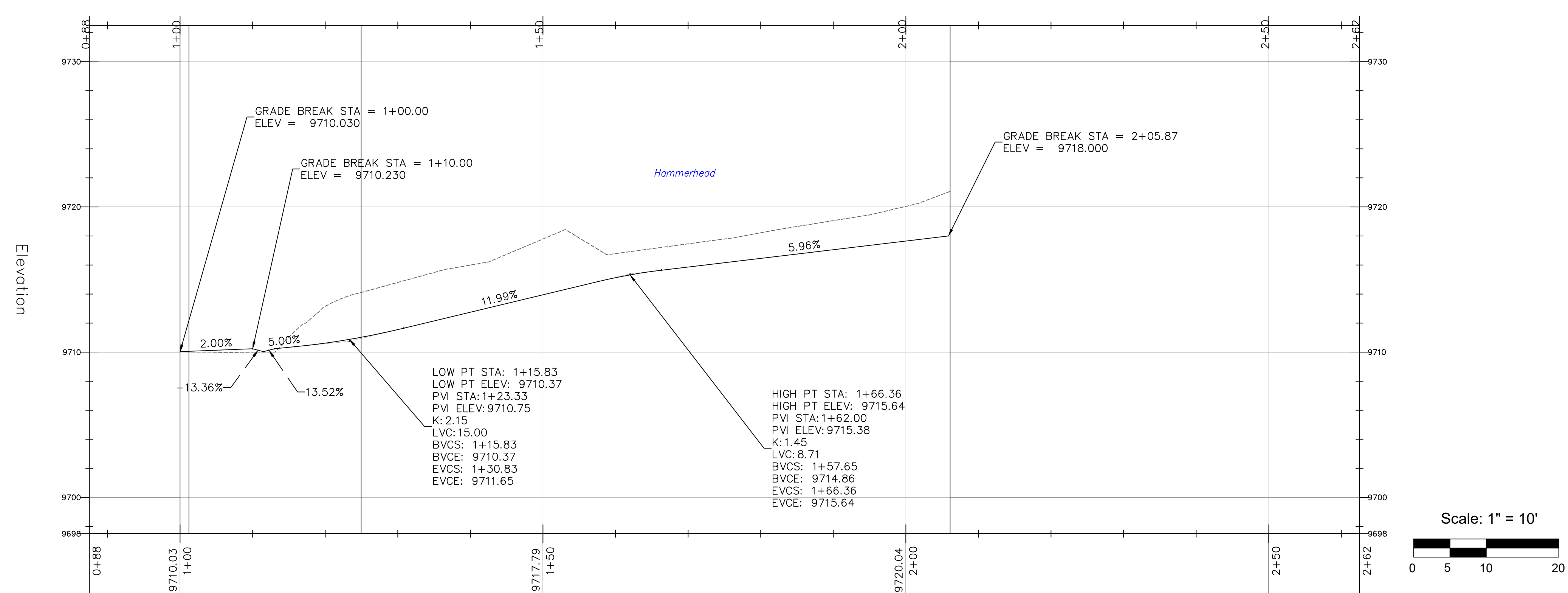


NOTE:
For the Tall Retaining to the South of the Driveway, it is the Intent to use the Natural Rock Face, if Possible.

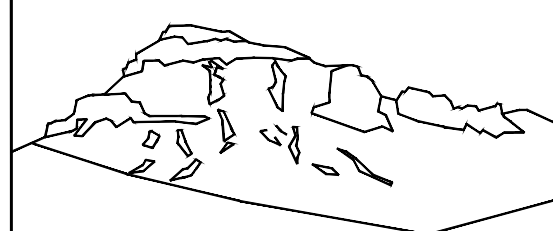
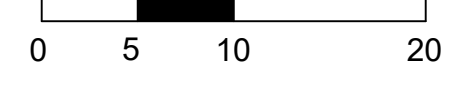
LOT 137



DRIVEWAY SECTION (TYP.)
Not to Scale



Scale: 1" = 10'



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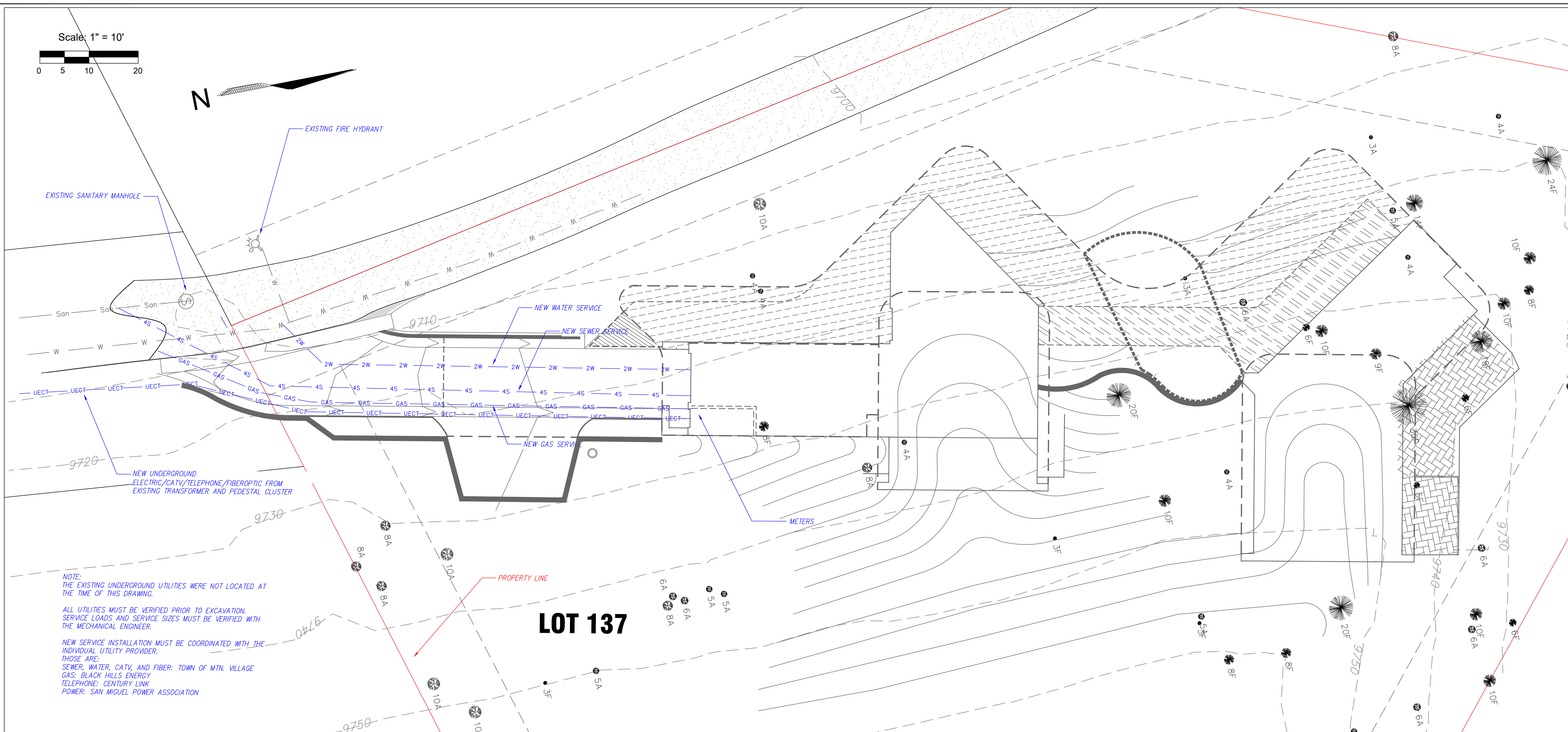
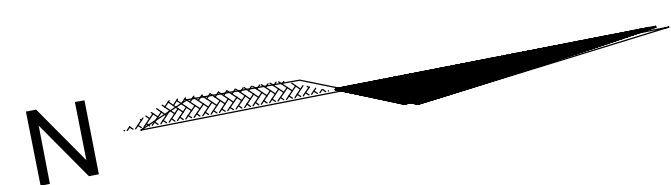
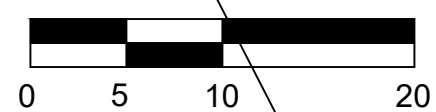


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Grading
and
Drainage

C2

Scale: 1" = 10'



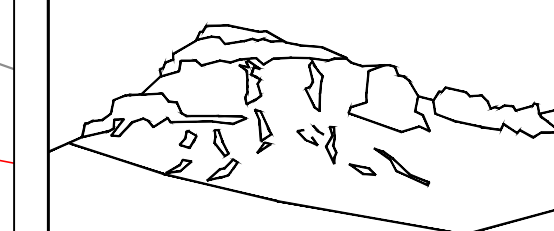
NOTE:
THE EXISTING UNDERGROUND UTILITIES WERE NOT LOCATED AT THE TIME OF THIS DRAWING.

ALL UTILITIES MUST BE VERIFIED PRIOR TO EXCAVATION. SERVICE LOADS AND SERVICE SIZES MUST BE VERIFIED WITH THE MECHANICAL ENGINEER.

NEW SERVICE INSTALLATION MUST BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDER.

THOSE ARE:
SEWER, WATER, CATV, AND FIBER: TOWN OF MTN. VILLAGE
GAS: BLACK HILLS ENERGY
TELEPHONE: CENTURY LINK
POWER: SAN MIGUEL POWER ASSOCIATION

LOT 137



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Engineering, LLC

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Utilities

C3

ILLUSTRATIVE LANDSCAPE PLAN

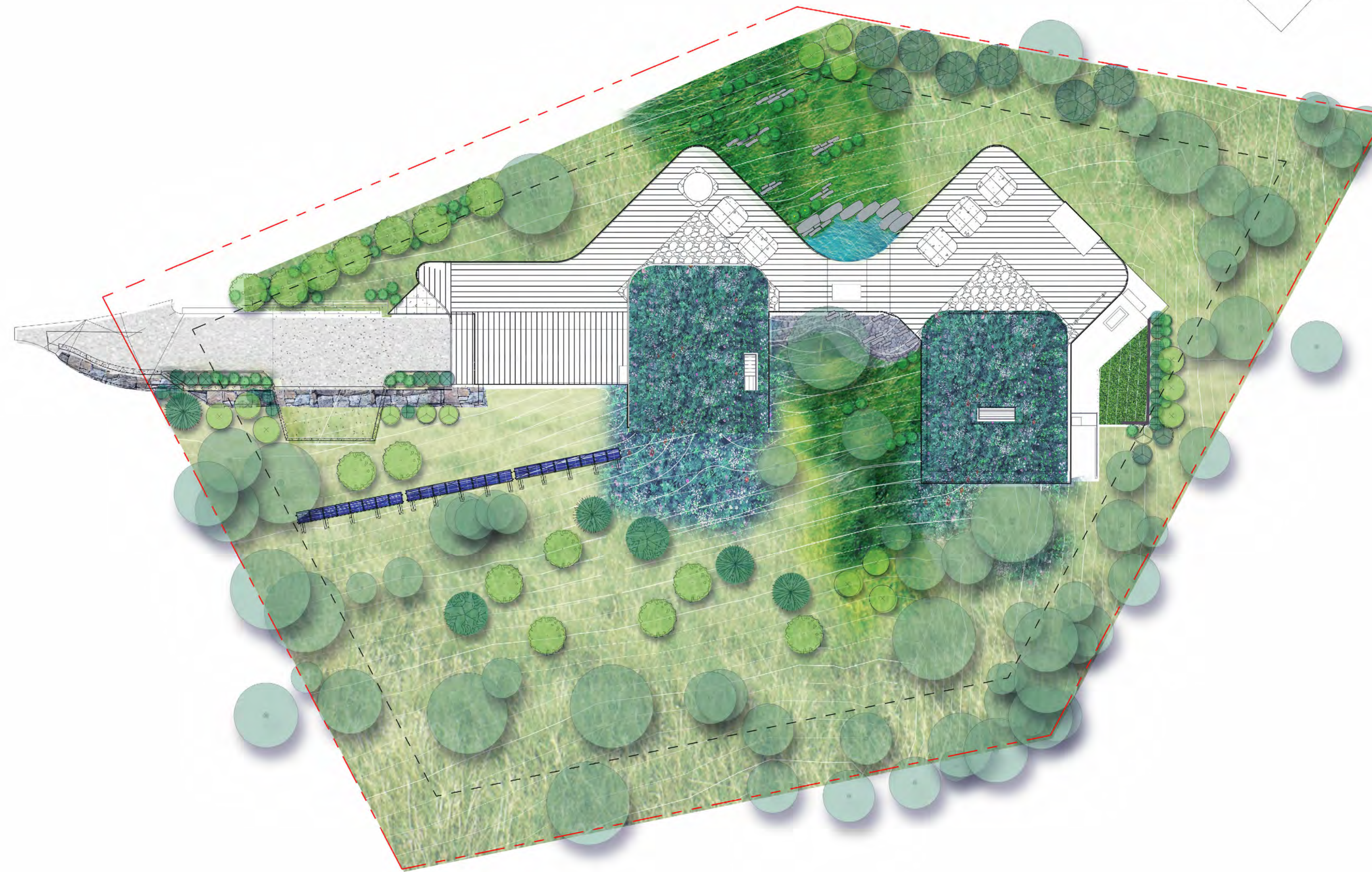
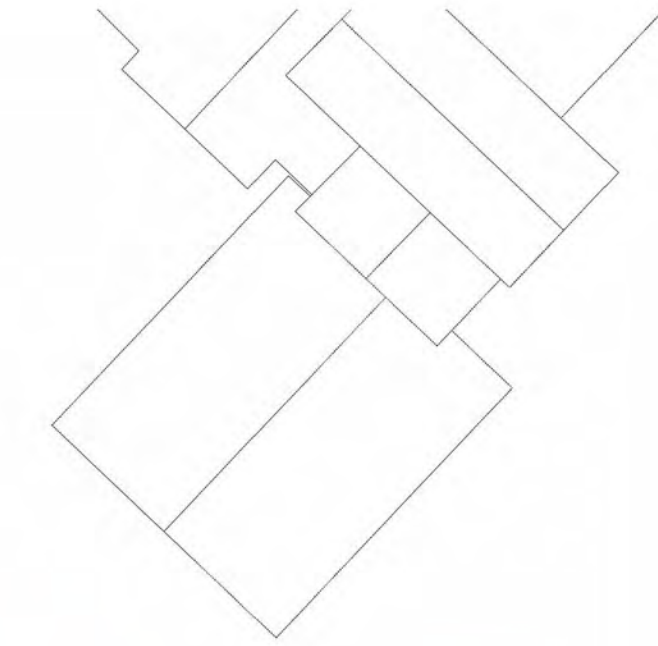
LOT 137 / 102 GRANITE RIDGE DRIVE | MOUNTAIN VILLAGE, CO

LANDSCAPE SHEET INDEX

- L1.0 ILLUSTRATIVE LANDSCAPE PLAN
- L2.0 LANDSCAPE PLANTING PLAN
- L3.0 LANDSCAPE IRRIGATION PLAN
- L4.0 WILDFIRE MITIGATION PLAN
- L5.0 LANDSCAPE IMAGERY

LANDSCAPE NARRATIVE

Rocket Meadow: The landscape concept emphasizes the seasonality of alpine meadows, with a base of two native grass mixes, the roof garden plantings include purple perennials species that bloom in the early spring and fall, while the central valley is designed with species that bloom bright reds starting in late spring and all summer. This brings focus to different areas of the landscape during different seasons. The waterfall feature at the bridge draws inspiration from mountain springs, with the idea that as we cut into the bedrock it exposes a spring of water that then cascades down the boulder wall into a pool, also setting into motion a series of stepped rock formations below the building and a microclimate in the central area of the site which comes alive with intense flowers starting in late spring after the snow is melted.



LP
LANDSCAPE
BUREAU

435 N. Ogden Street
Denver, Colorado 80218
214.288.1517

Submissions

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OWNER CONSULTANTS	19.11.14
DRB FINAL	20.01.24

**NOT FOR
CONSTRUCTION**

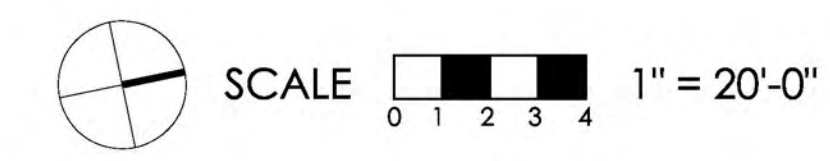


102 GRANITE RIDGE
MOUNTAIN VILLAGE,
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LANDSCAPE
ILLUSTRATIVE
PLAN

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L1.0



PLANTING SCHEDULE

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING TYPE	#
--------	-----	-------------	----------------	------	--------------	---

DECIDUOUS TREES (Minimum 2.5" dbh for Multi-Stem, 3" dbh for Single-Stem)

	POP	Quaking Aspen (single-stem)	<i>Populus Tremuloides</i>	3" dbh	as shown B & B	7
	POM	Quaking Aspen (multi-stem) Exiting Tree to Remain	<i>Populus Tremuloides</i>	3" dbh	as shown B & B	7

EVERGREEN TREES (Minimum 10-15' in height, with 30% 15' or larger)

	PIP	Colorado Spruce	<i>Picea Pungens</i>	15'-20' height	as shown B & B	7
	PIF	Limber Pine	<i>Pinus Flexilis</i>	10'-20' height	as shown B & B	2
	PIA	Bristlecone Pine	<i>Pinus Aristata</i>	10'-20' height	as shown B & B	4

SHRUBS

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	#
	AMA	Alder-Leaved Serviceberry	<i>Amelanchier alnifolia</i>	5 gal.	as shown	12
	COS	Arctic Fire Red-Osier Dogwood	<i>Cornus stolonifera 'Farrow'</i> ARCTIC FIRE	5 gal.	as shown	6
	JUC	Common Juniper	<i>Juniperus communis</i>	5 gal.	as shown	12
	SYO	Mountain Snowberry	<i>Symphoricarpos oreophilus</i>	5 gal.	as shown	6

ORNAMENTAL GRASSES

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
		Ornamental Grasses: 50% Atlas Fescue 50% Blue Avena Grass	50% <i>Festuca mairei</i> 50% <i>Helictotrichon sempervirens</i>	1 gal.	as shown

SEEDED GRASSES, PERENNIALS + SODDED TURF

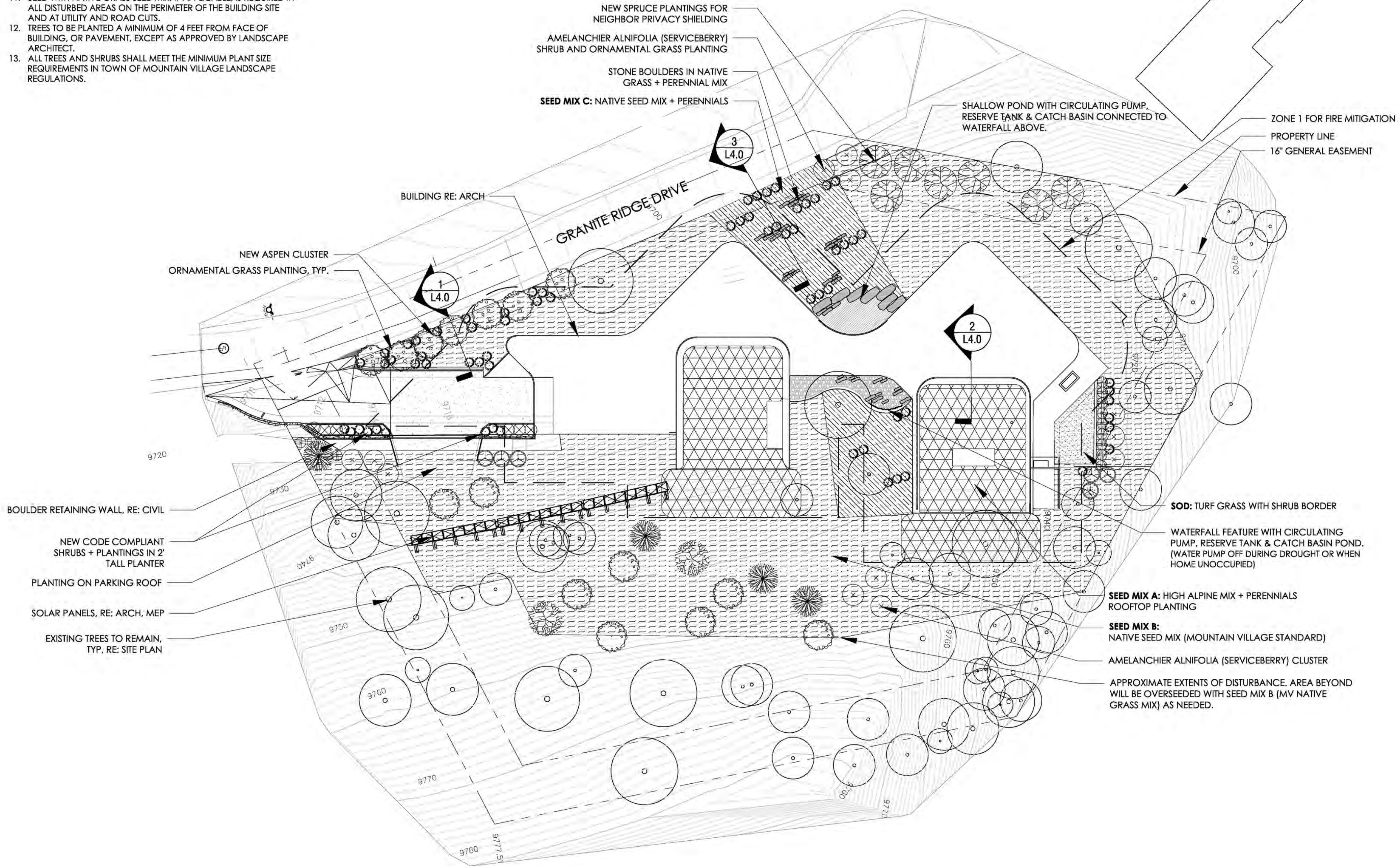
SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SEED RATE
	MIX A	HIGH ALTITUDE NATIVE SHORTGRASS MIX W/PERENNIALS	-	seed	re: specs (typ.)
	MIX B	NATIVE GRASS SEED MIX (Per Mountain Village CDC p. 143)	-	seed	re: specs (typ.)
	MIX C	NATIVE GRASS SEED MIX B + PERENNIALS	-	seed	re: specs (typ.)
	SOD	FESCUE TURF MIX	FESTUCA RUBRA (OR EQUIVALENT)	sod	see specs

MATERIALS

	Stone Boulders	Moss bedrock quarried from site to match building veneer, or approved equal	see specs
	Gravel	TBD: 1-2" grey stone gravel to match building veneer	see specs

LANDSCAPE GENERAL NOTES:

- REFER TO CIVIL ENGINEER'S UTILITY AND GRADING PLANS FOR UTILITY LOCATION AND GRADING.
- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT OR LANDSCAPE DESIGNER.
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- PLANTED TREES SHALL BE STAKED WITH FOUR FOOT METAL POST. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
- PERENNIAL PLANTING BEDS SHALL BE TILLED TO A SIX INCH (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 NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.7.9.C.6g OF THE COMMUNITY DEVELOPMENT CODE REGARDING NOXIOUS WEEDS.
- NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE EXCEPT AS REQUIRED FOR FIRE MITIGATION AND/OR AS DESIGNATED BY THE TOWN FORESTER.
- SEED WITH NATIVE GRASS SEED MIX, IF APPLICABLE, IS REQUIRED IN ALL DISTURBED AREAS ON THE PERIMETER OF THE BUILDING SITE AND AT UTILITY AND ROAD CUTS.
- TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
- ALL TREES AND SHRUBS SHALL MEET THE MINIMUM PLANT SIZE REQUIREMENTS IN TOWN OF MOUNTAIN VILLAGE LANDSCAPE REGULATIONS.



LP
LANDSCAPE
BUREAU

435 N. Ogden Street
Denver, Colorado 80218
214.288.1517

Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH	19.11.11
DRB 1 SKETCH	19.11.13
DRB 1 SKETCH	19.11.14
OWNER CONSULTANTS	19.11.14
DRB FINAL	20.01.24

**NOT FOR
CONSTRUCTION**

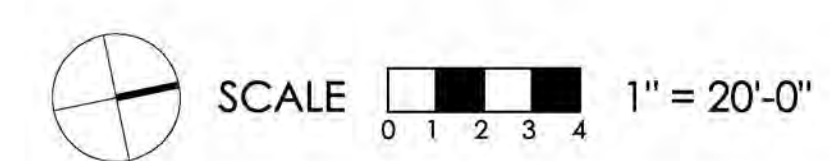


102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

**LANDSCAPE
PLANTING
PLAN**

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

L2.0



L1.0 Landscape Site Plan.dwg

1/20/2020

PLANTING SCHEDULE

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING TYPE	#
DECIDUOUS TREES (Minimum 2.5" dbh for Multi-Stem, 3" dbh for Single-Stem)						
	POP	Quaking Aspen (single-stem)	<i>Populus Tremuloides</i>	3" dbh	as shown B & B	7
	POM	Quaking Aspen (multi-stem) Exiting Tree to Remain	<i>Populus Tremuloides</i>	3" dbh	as shown B & B	7

EVERGREEN TREES (Minimum 10-15' in height, with 30% 15' or larger)						
	PIP	Colorado Spruce	<i>Picea Pungens</i>	15'-20' height	as shown B & B	7
	PIF	Limber Pine	<i>Pinus Flexilis</i>	10'-20' height	as shown B & B	2
	PIA	Bristlecone Pine	<i>Pinus Aristata</i>	10'-20' height	as shown B & B	4

SHRUBS						
	AMA	Alder-Leaved Serviceberry	<i>Amelanchier alnifolia</i>	5 gal.	as shown	12
	COS	Arctic Fire Red-Osier Dogwood	<i>Cornus stolonifera 'Farrow' ARCTIC FIRE</i>	5 gal.	as shown	6
	JUC	Common Juniper	<i>Juniperus communis</i>	5 gal.	as shown	12
	SYO	Mountain Snowberry	<i>Symphoricarpos oreophilus</i>	5 gal.	as shown	6

ORNAMENTAL GRASSES						
		Ornamental Grasses: 50% Atlas Fescue 50% Blue Avena Grass	50% <i>Festuca mairei</i> 50% <i>Helictotrichon sempervirens</i>	1 gal.	as shown	

SEEDED GRASSES, PERENNIALS + SODDED TURF						
	MIX A	HIGH ALTITUDE NATIVE SHORTGRASS MIX W/PERENNIALS		seed	re: specs (typ.)	
	MIX B	NATIVE GRASS SEED MIX (Per Mountain Village CDC p. 143)		seed	re: specs (typ.)	
	MIX C	NATIVE GRASS SEED MIX B + PERENNIALS		seed	re: specs (typ.)	
	SOD	FESCUE TURF MIX	FESTUCA RUBRA (OR EQUIVALENT)	sod	see specs	

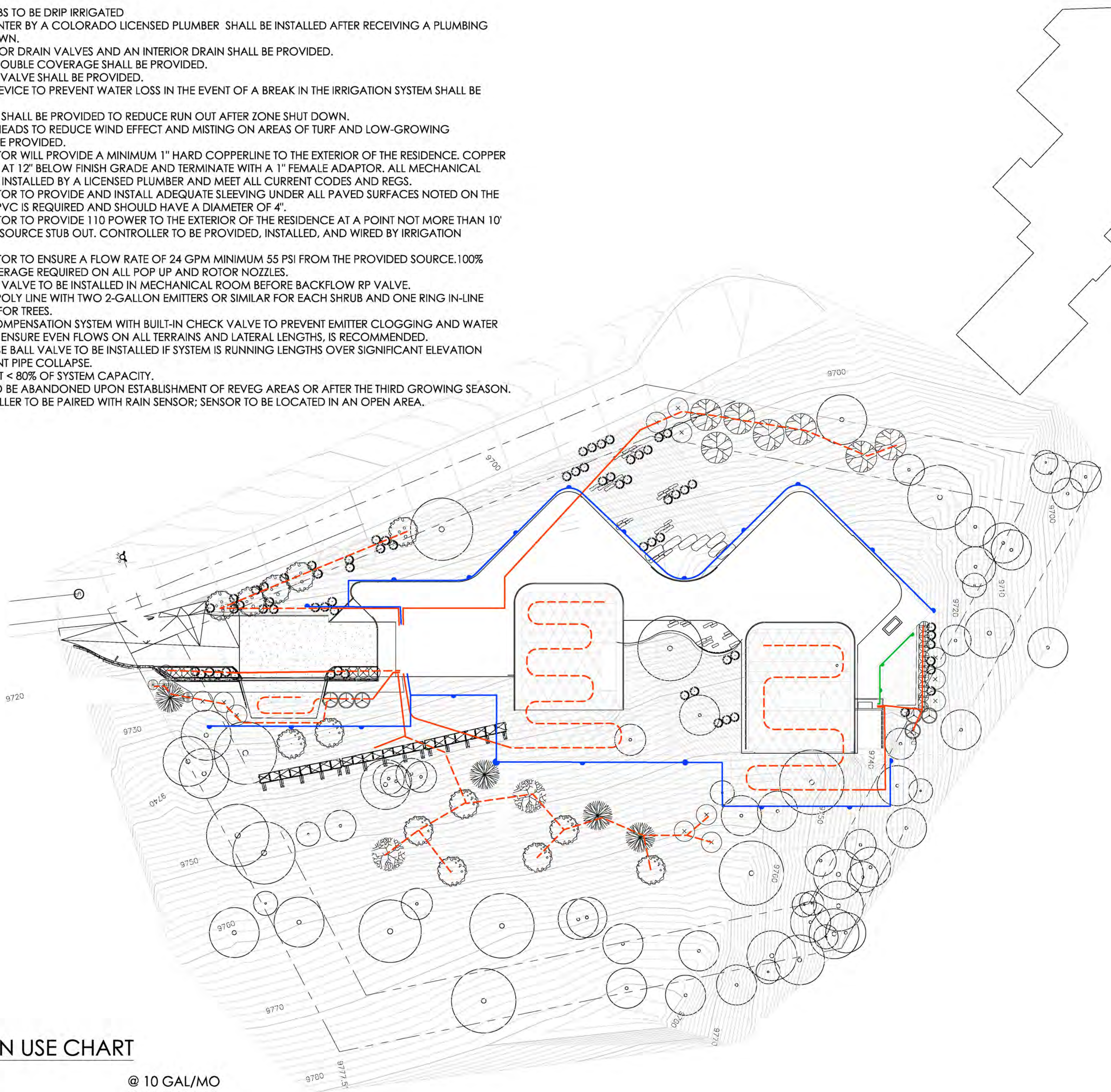
MATERIALS						
	Stone Boulders	Moss bedrock quarried from site to match building veneer, or approved equal			see specs	
	Gravel	TBD: 1-2" grey stone gravel to match building veneer			see specs	

IRRIGATION LEGEND

- DRIP (TREES, SHRUBS)
SHUT DRIP ZONES OFF TWO (2) FULL GROWING SEASONS AFTER PLANT ESTABLISHMENT
- SPRAY HEADS (LAWN AREA/TURF, PERENNIALS, GARDEN BEDS)
SEPARATE ZONES REQUIRED
- ROTOR (NATIVE SEED, REVEGETATION)
SHUT DRIP ZONES OFF TWO (2) FULL GROWING SEASONS AFTER PLANT ESTABLISHMENT
- 180 ROTOR /SPRAY HEAD
- EXISTING TREE TO REMAIN (NON-IRRIGATED)

IRRIGATION SYSTEM NOTES

- ALL TREES AND SHRUBS TO BE DRIP IRRIGATED
- A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER SHALL BE INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
- INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN SHALL BE PROVIDED.
- HEAD-TO-HEAD OR DOUBLE COVERAGE SHALL BE PROVIDED.
- A MASTER CONTROL VALVE SHALL BE PROVIDED.
- A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM SHALL BE PROVIDED.
- SELF-SEALING HEADS SHALL BE PROVIDED TO REDUCE RUN OUT AFTER ZONE SHUT DOWN.
- LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION SHALL BE PROVIDED.
- BUILDING CONTRACTOR WILL PROVIDE A MINIMUM 1" HARD COPPERLINE TO THE EXTERIOR OF THE RESIDENCE. COPPER STUB OUT WILL BE SET AT 12" BELOW FINISH GRADE AND TERMINATE WITH A 1" FEMALE ADAPTOR. ALL MECHANICAL COMPONENTS TO BE INSTALLED BY A LICENSED PLUMBER AND MEET ALL CURRENT CODES AND REGS.
- GENERAL CONTRACTOR TO PROVIDE AND INSTALL ADEQUATE SLEEVING UNDER ALL PAVED SURFACES NOTED ON THE PLAN. SCHEDULE 80 PVC IS REQUIRED AND SHOULD HAVE A DIAMETER OF 4".
- GENERAL CONTRACTOR TO PROVIDE 110 POWER TO THE EXTERIOR OF THE RESIDENCE AT A POINT NOT MORE THAN 10' AWAY FROM WATER SOURCE STUB OUT. CONTROLLER TO BE PROVIDED, INSTALLED, AND WIRED BY IRRIGATION CONTRACTOR .
- GENERAL CONTRACTOR TO ENSURE A FLOW RATE OF 24 GPM MINIMUM 55 PSI FROM THE PROVIDED SOURCE. 100% HEAD TO HEAD COVERAGE REQUIRED ON ALL POP UP AND ROTOR NOZZLES.
- MAINLINE ISOLATION VALVE TO BE INSTALLED IN MECHANICAL ROOM BEFORE BACKFLOW RP VALVE.
- HALF INCH LATERAL POLY LINE WITH TWO 2-GALLON EMITTERS OR SIMILAR FOR EACH SHRUB AND ONE RING IN-LINE EMITTER 1/4" TUBING FOR TREES.
- HUNTER PRESSURE COMPENSATION SYSTEM WITH BUILT-IN CHECK VALVE TO PREVENT EMITTER CLOGGING AND WATER LOSS, AS WELL AS TO ENSURE EVEN FLOWS ON ALL TERRAINS AND LATERAL LENGTHS, IS RECOMMENDED.
- VACUUM/AIR RELEASE BALL VALVE TO BE INSTALLED IF SYSTEM IS RUNNING LENGTHS OVER SIGNIFICANT ELEVATION CHANGES TO PREVENT PIPE COLLAPSE.
- ALL ZONES TO RUN AT < 80% OF SYSTEM CAPACITY.
- ALL ROTOR ZONES TO BE ABANDONED UPON ESTABLISHMENT OF REVEG AREAS OR AFTER THE THIRD GROWING SEASON.
- WIFI READY CONTROLLER TO BE PAIRED WITH RAIN SENSOR; SENSOR TO BE LOCATED IN AN OPEN AREA.



IRRIGATION USE CHART

ASPEN TREES	@ 10 GAL/MO
SPRUCE/PINE	@ 10 GAL/MO
SHRUBS	@ 2 GAL/MO
SOD	@ 3 GAL/MO
PERENNIAL BEDS	@ 2.5 GAL/MO
NATIVE SEED/REVEG	@ 2 GAL/MO

(APPROXIMATE MONTHLY USAGE)

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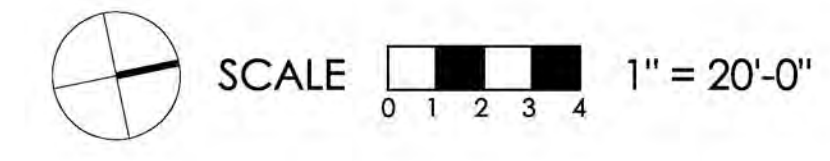


102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

LANDSCAPE
IRRIGATION
PLAN

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L3.0



L1.0 Landscape Site Plan.dwg

1/20/2020

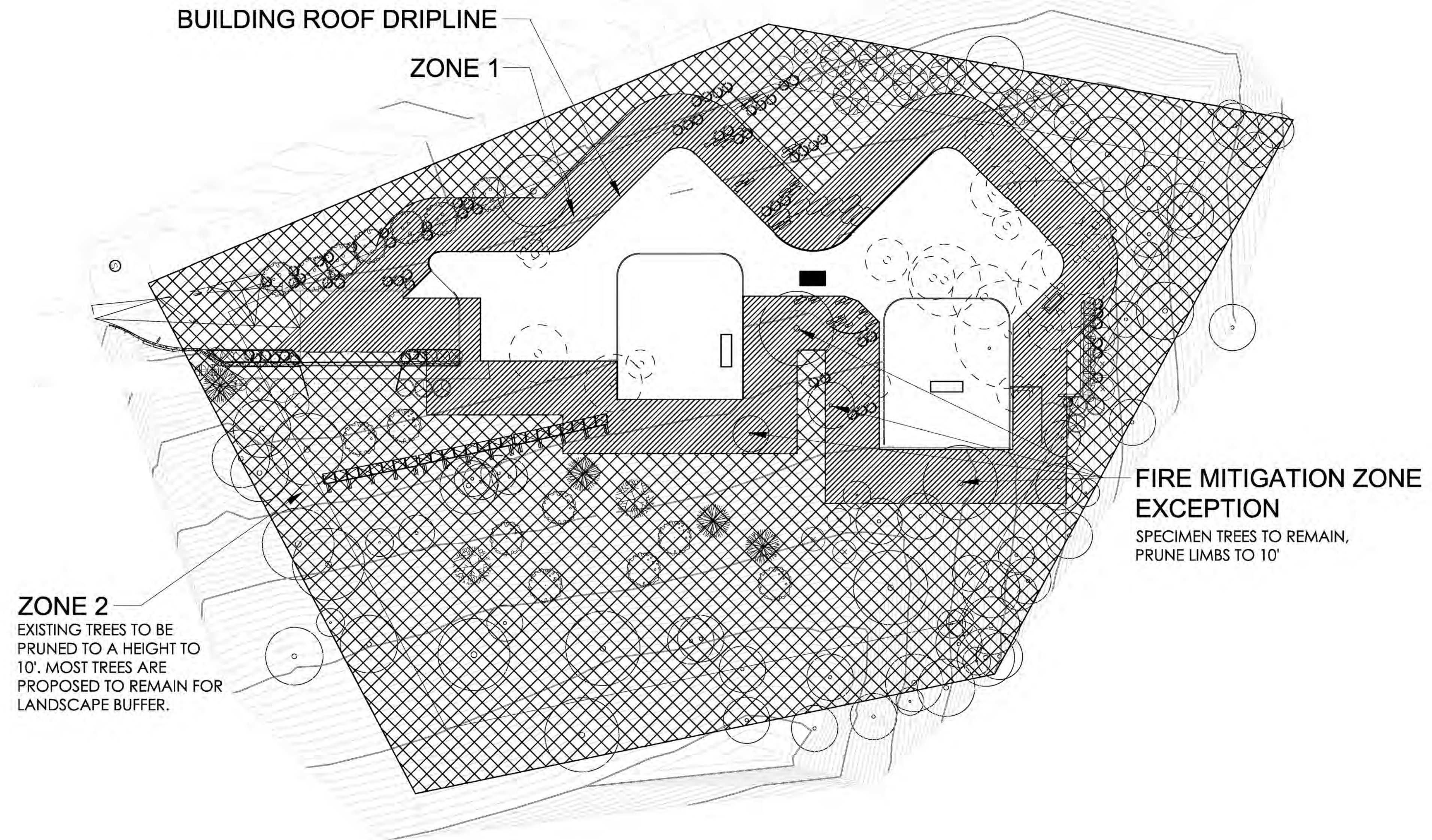
LEGEND

-  WILDFIRE MITIGATION ZONE 1
-  WILDFIRE MITIGATION ZONE 2
-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED

WILDFIRE MITIGATION NOTES

ZONE 1 (15' OFFSET FROM BUILDING DRIPLINE) - ALL EXISTING TREES GREATER THAN 4" CALIPER WILL BE REMOVED. TREES THAT ARE LOCATED OFF PROPERTY IN ZONE 1 WILL NOT BE REMOVED. ALL PROPOSED PLANTINGS IN ZONE 1 WILL BE SHURBS, GRASSES AND PERENNIALS SELECTED FROM A FIREWISE PLANT MATERIAL LIST AND WILL BE IRRIGATED. ALL PROPOSED PLANTINGS WILL NOT BE PLANTED DIRECTLY BENEATH WINDOWS OR NEXT TO FOUNDATION VENTS.

ZONE 2 - (THE REMAINING PORTION OF THE PROPERTY IS CONSIDERED ZONE 2) - ALL LADDER FUELS AND SLASH SHALL BE REMOVED FROM THE TEN FOOT (10') CROWN-TO-CROWN SEPARATION AREA. ALL STRESSED, DISEASED AND DYING TREES AND SHURBS AS IDENTIFIED BY STAFF, SHALL BE REMOVED. ALL CONIFEROUS TREES WILL BE ASSESSED AND CONFORM TO THE 10' CROWN TO CROWN SEPARATION AREA. TREES WILL BE ASSESSED AT THE TIME OF SITE PREPARATION FOR SPACING, HEALTH AND WIND THROW OR SNOW BREAKAGE POTENTIAL. REMAINING TREES IN ZONE 2 WILL HAVE BRANCHES PRUNED TO A HEIGHT OF 10' FROM THE GROUND BUT WILL NOT BE PRUNED TO MORE THAN 1/3 OF THE TREE HEIGHT WITH THE FOLLOWING EXCEPTIONS:
 I.) ASPEN TREES, AND
 II.) ISOLATED SPRUCE AND FIR TREES



ZONE 2
 EXISTING TREES TO BE PRUNED TO A HEIGHT TO 10'. MOST TREES ARE PROPOSED TO REMAIN FOR LANDSCAPE BUFFER.

FIRE MITIGATION ZONE EXCEPTION
 SPECIMEN TREES TO REMAIN, PRUNE LIMBS TO 10'

Submissions

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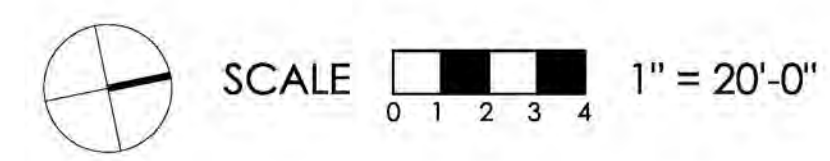


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 MOUNTAIN VILLAGE,
 CO | 81435

WILDFIRE MITIGATION PLAN

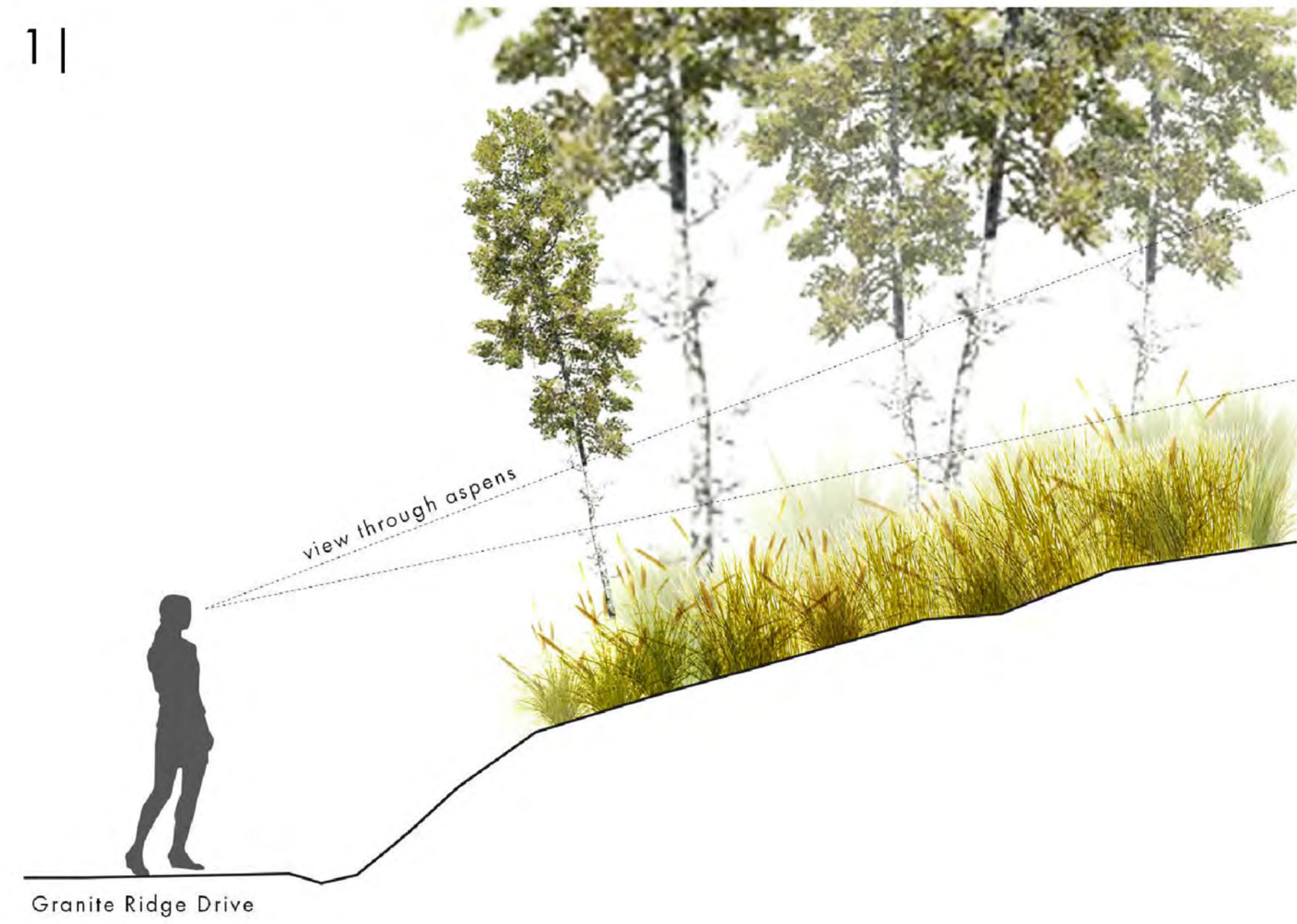
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L4.0



PLANTING SECTIONS

1 |



NATIVE SEED MIX WITH ASPENS: Aspens mixed with ornamental grasses for entry view that both reveals and veils

PRECEDENT IMAGES

Inspired by the seasonal alpine meadows that are always changing, the planting is designed to bloom in different areas, in different seasons through the spring, summer and fall.



2 |



ROOFTOP MEADOW: Early spring and fall perennials mixed with native grass

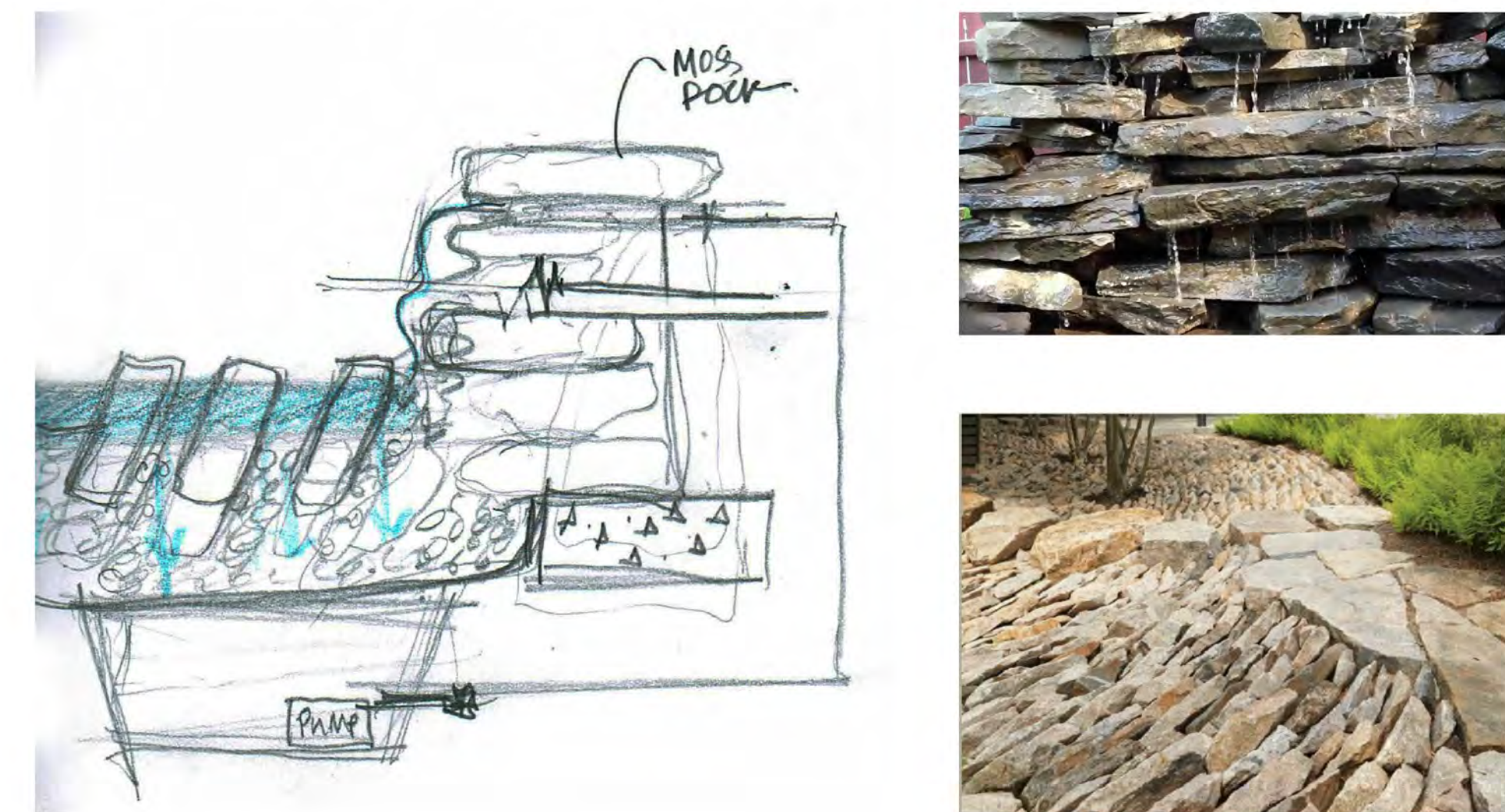
3 |



ROCKET MEADOW: Reds and oranges that bloom late spring and all summer

WATERFALL/SRING FEATURE

A subtle waterfall designed to mimic a spring or seep from the boulder rock wall.



DECK PLANTERS PLANTING PALETTE

Evergreen base with a rhythm of shrubby year round color.



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LANDSCAPE
BUREAU

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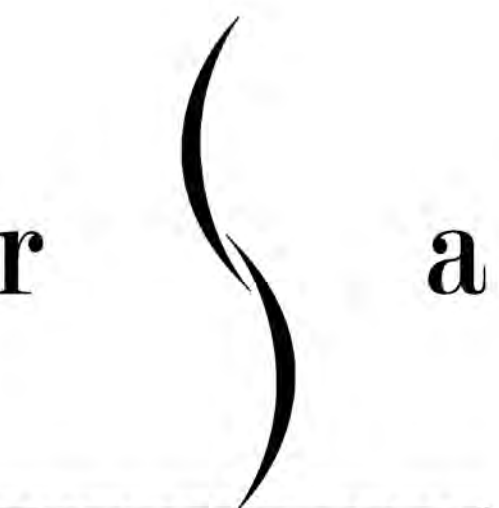


102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

LANDSCAPE
ILLUSTRATIVE
IMAGERY

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L5.0



ROBERT SINGER & ASSOCIATES INC.

DESIGN CONSULTANTS
LIGHTING SPECIALISTS
Corporate Member
IALD, IES

655 E. Valley Rd. Suite 200
Basalt, CO 81621

6842 E. Hummingbird Ln.
Paradise Valley, AZ 85253

T 970.963.5692
www.robertsingerlighting.com

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Issue:

01.07.2020
SCHEMATIC DESIGN
01.21.2020
DRB SUBMITTAL

PROJECT

EPIC DIAMOND

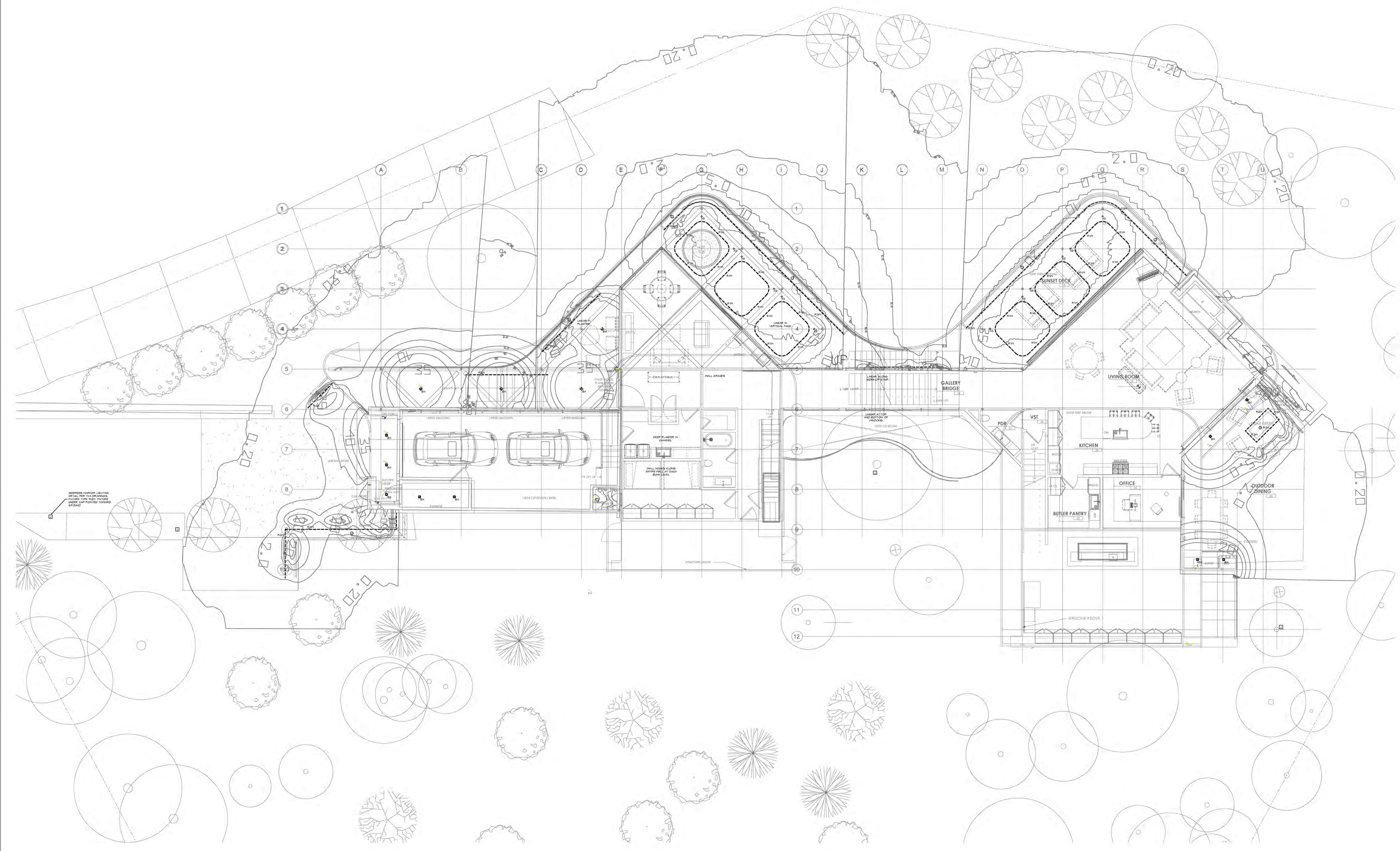
102 GRANITE RIDGE
MOUNTAIN VILLAGE, CO
DESCRIPTION

SITE LIGHTING PLAN

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

SHEET

LT1.0



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



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Issue:

- 01.07.2020 SCHEMATIC DESIGN
- 01.21.2020 DRB SUBMITTAL
- 01.23.2020 CDC SUBMITTAL

PROJECT

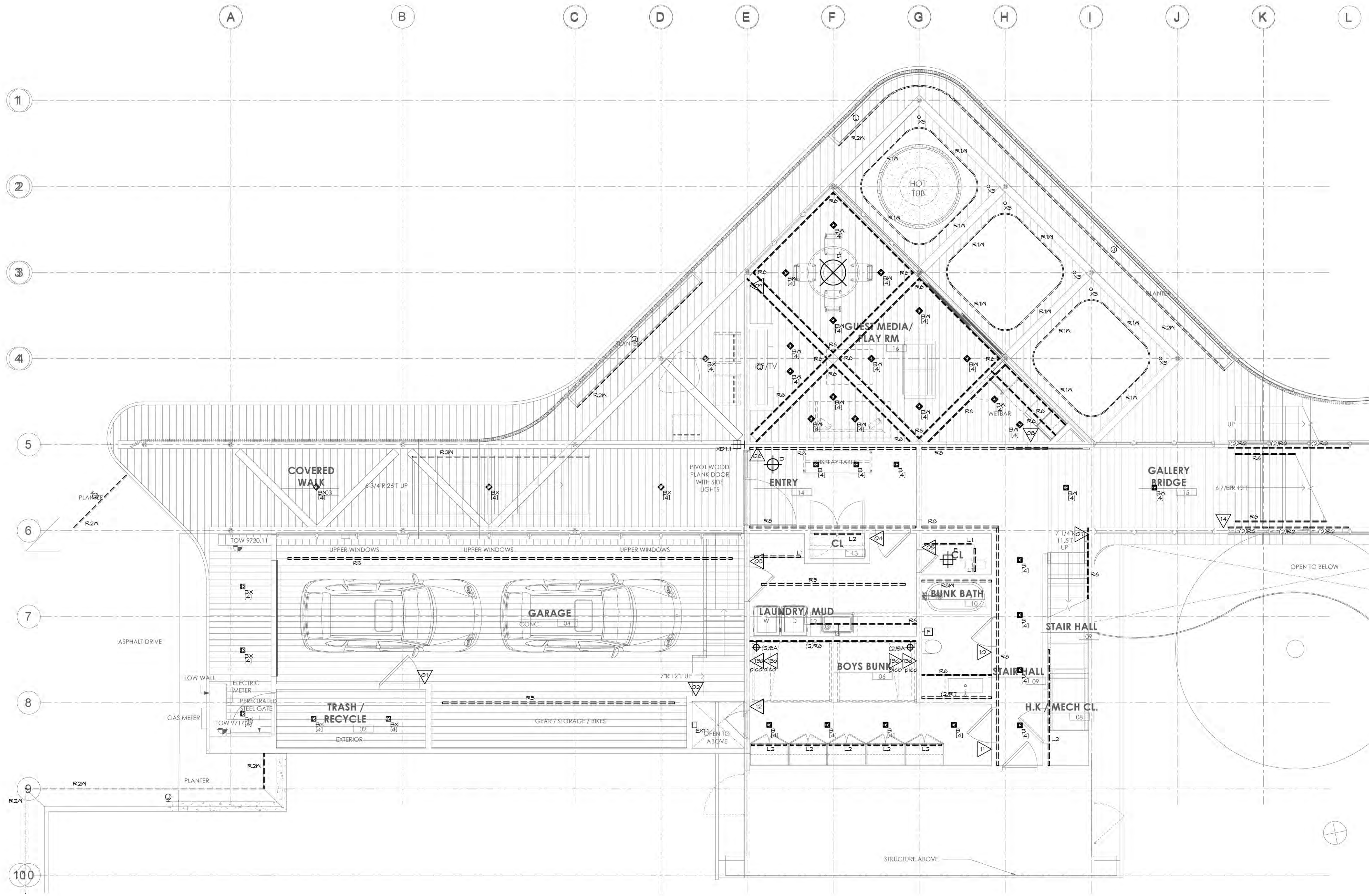
EPIC DIAMOND

102 GRANITE RIDGE
MOUNTAIN VILLAGE, CO

DESCRIPTION
GARAGE ENTRY LIGHTING PLAN

SCALE: 1/4"=1'-0"
SHEET

LT1.1



1 GARAGE ENTRY LIGHTING PLAN
SCALE: 1/4"=1'-0"



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PROJECT

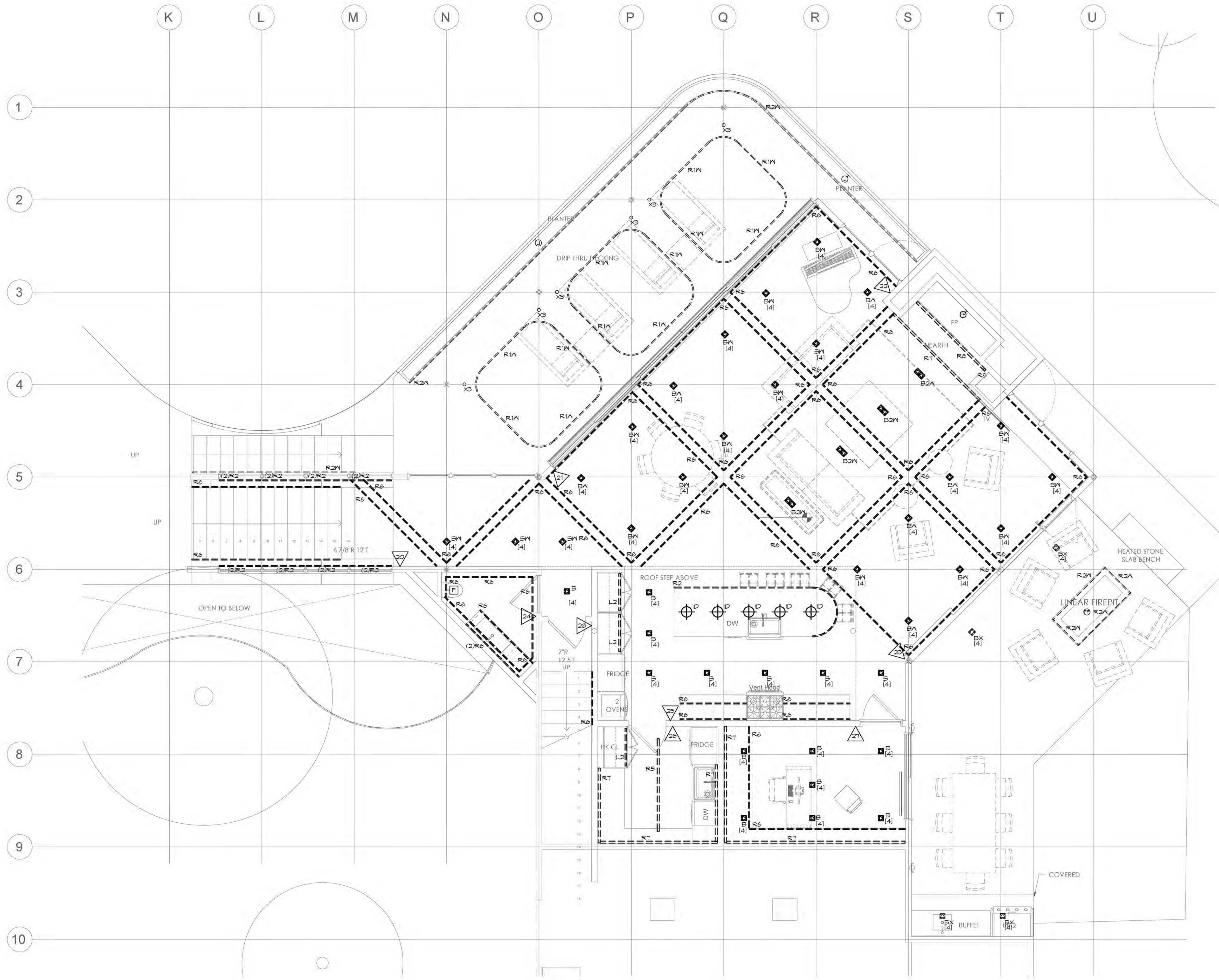
EPIC DIAMOND

102 GRANITE RIDGE
MOUNTAIN VILLAGE, CO

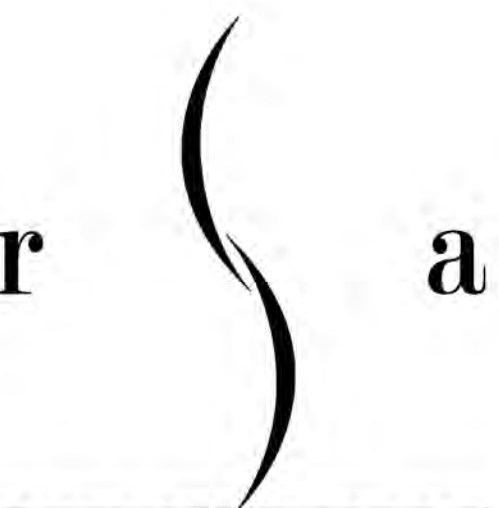
DESCRIPTION
**MAIN LEVEL
LIGHTING PLAN**

SCALE: 1/4"=1'-0"
SHEET

LT1.2



1 MAIN LEVEL LIGHTING PLAN
LT1.2
SCALE: 1/4"=1'-0"



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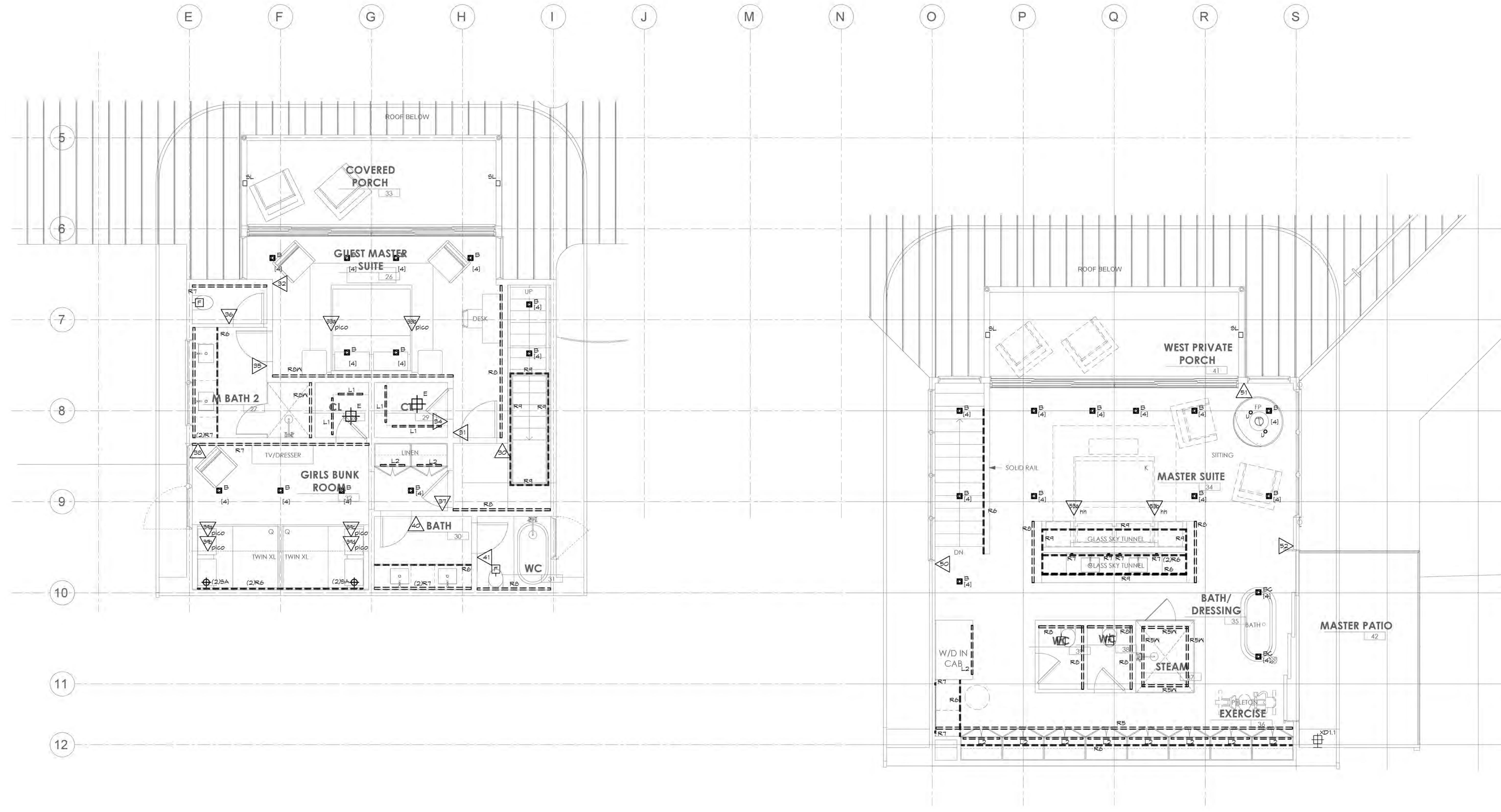
PROJECT

EPIC DIAMOND

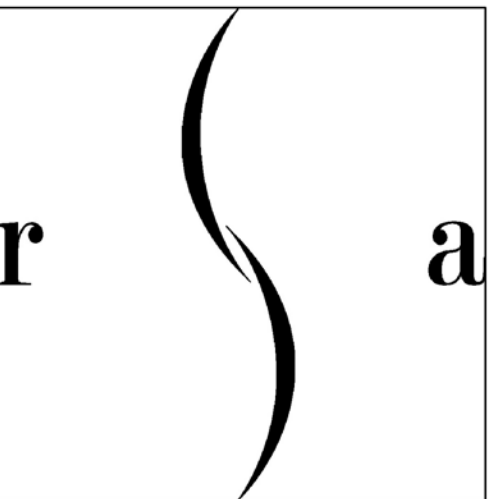
102 GRANITE RIDGE
MOUNTAIN VILLAGE, CO
GUEST MASTER & MASTER LIGHTING PLAN

SCALE: 1/4"=1'-0"
SHEET

LT1.3



1 GUEST MASTER & MASTER LIGHTING PLAN
LT1.3 SCALE: 1/4"=1'-0"



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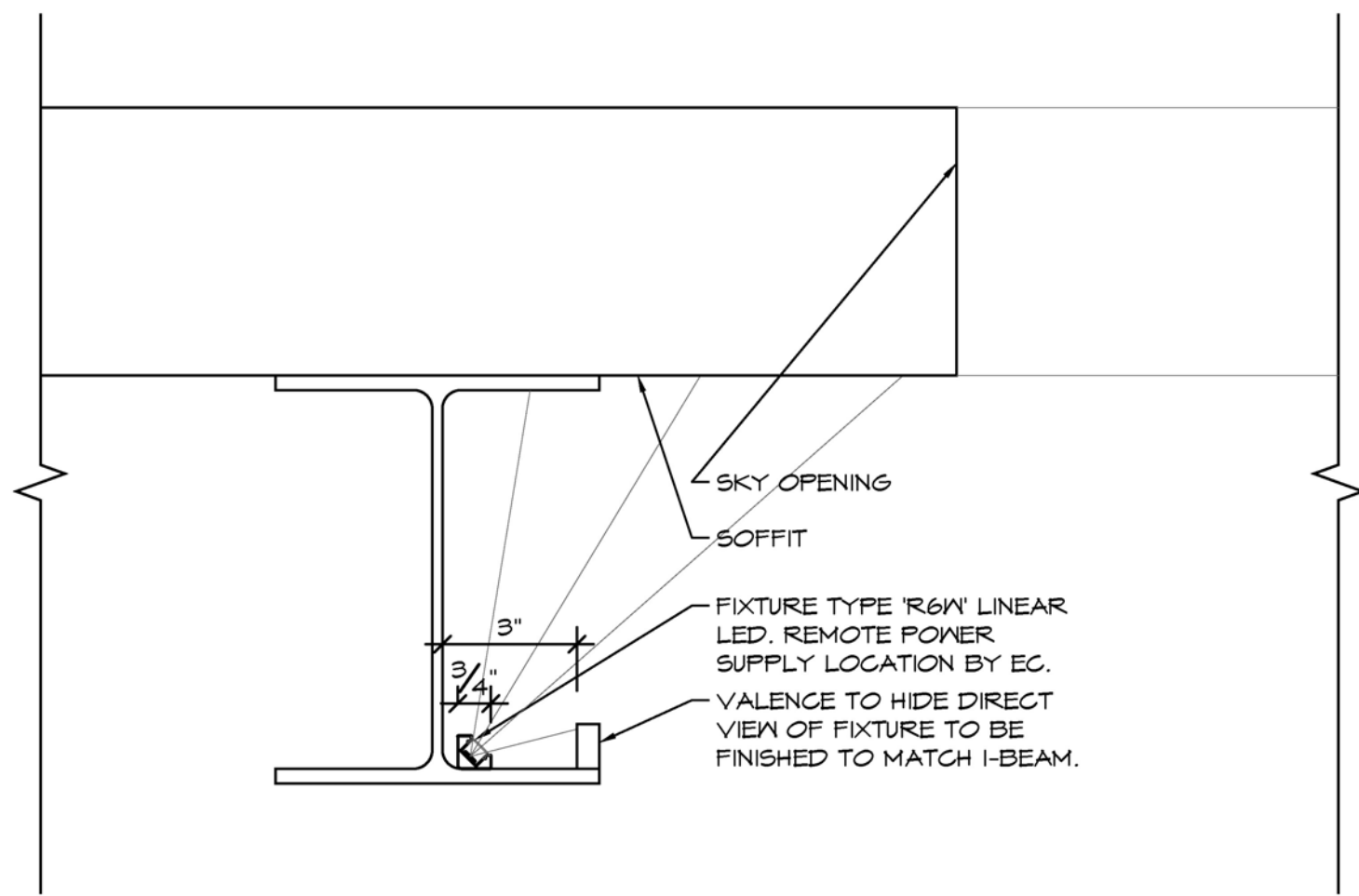
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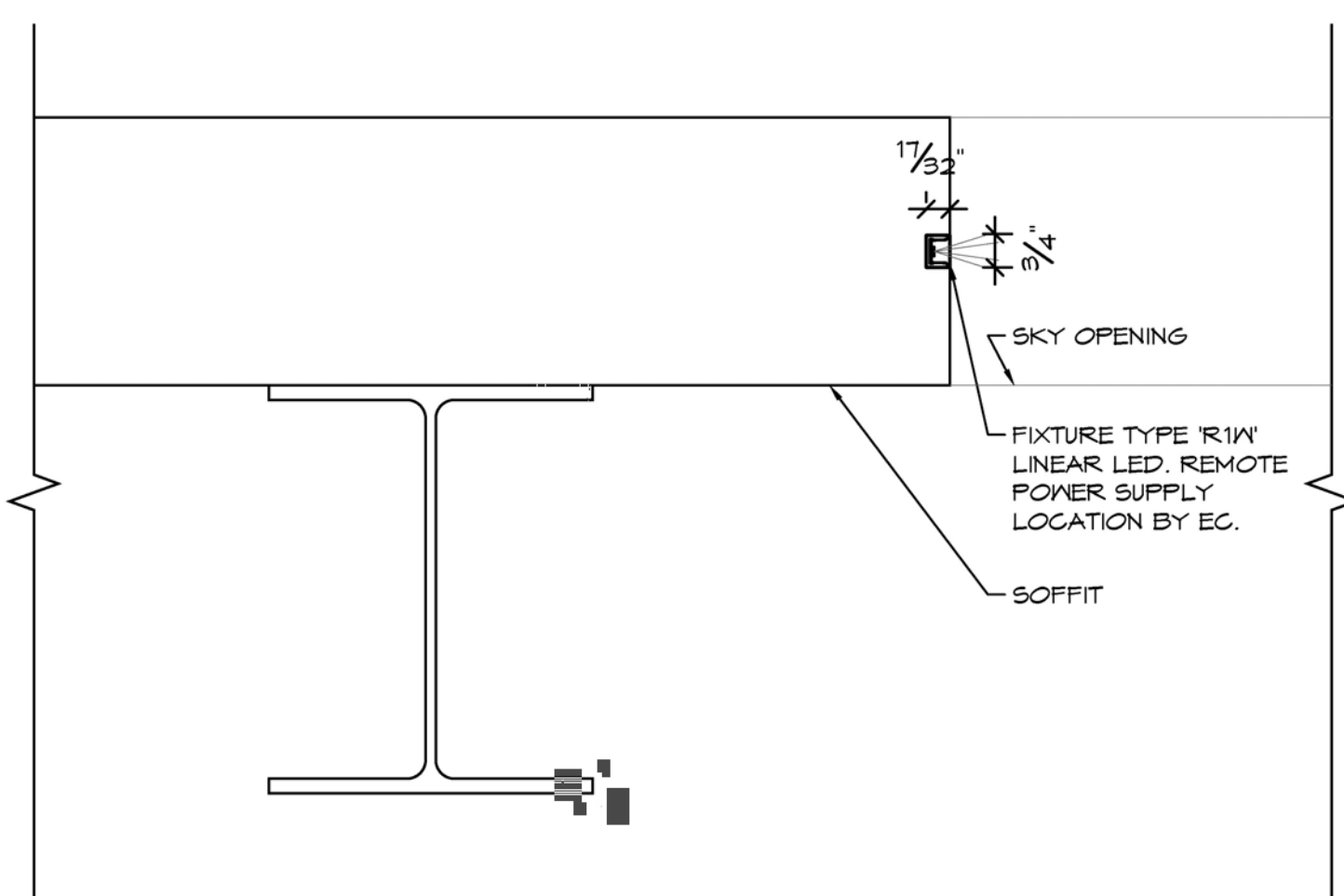
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www.robertsingerlighting.com

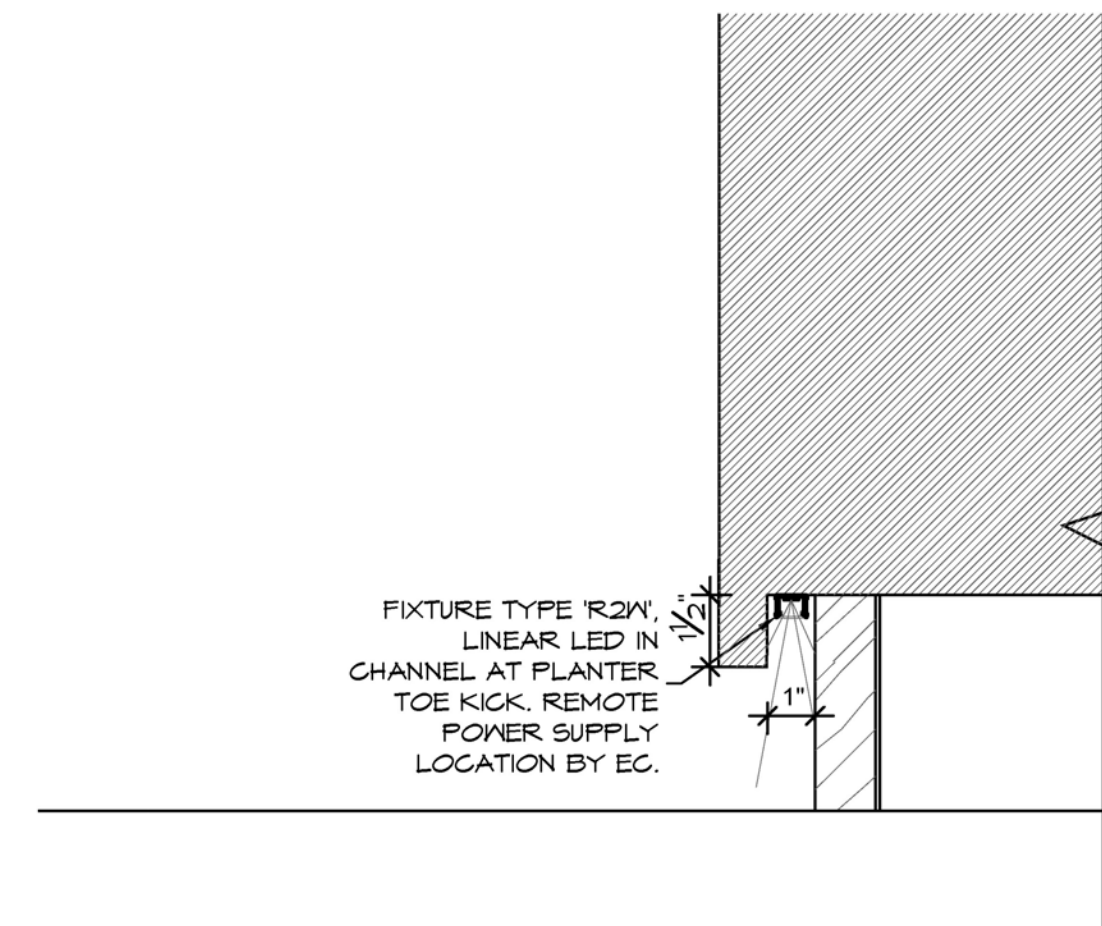
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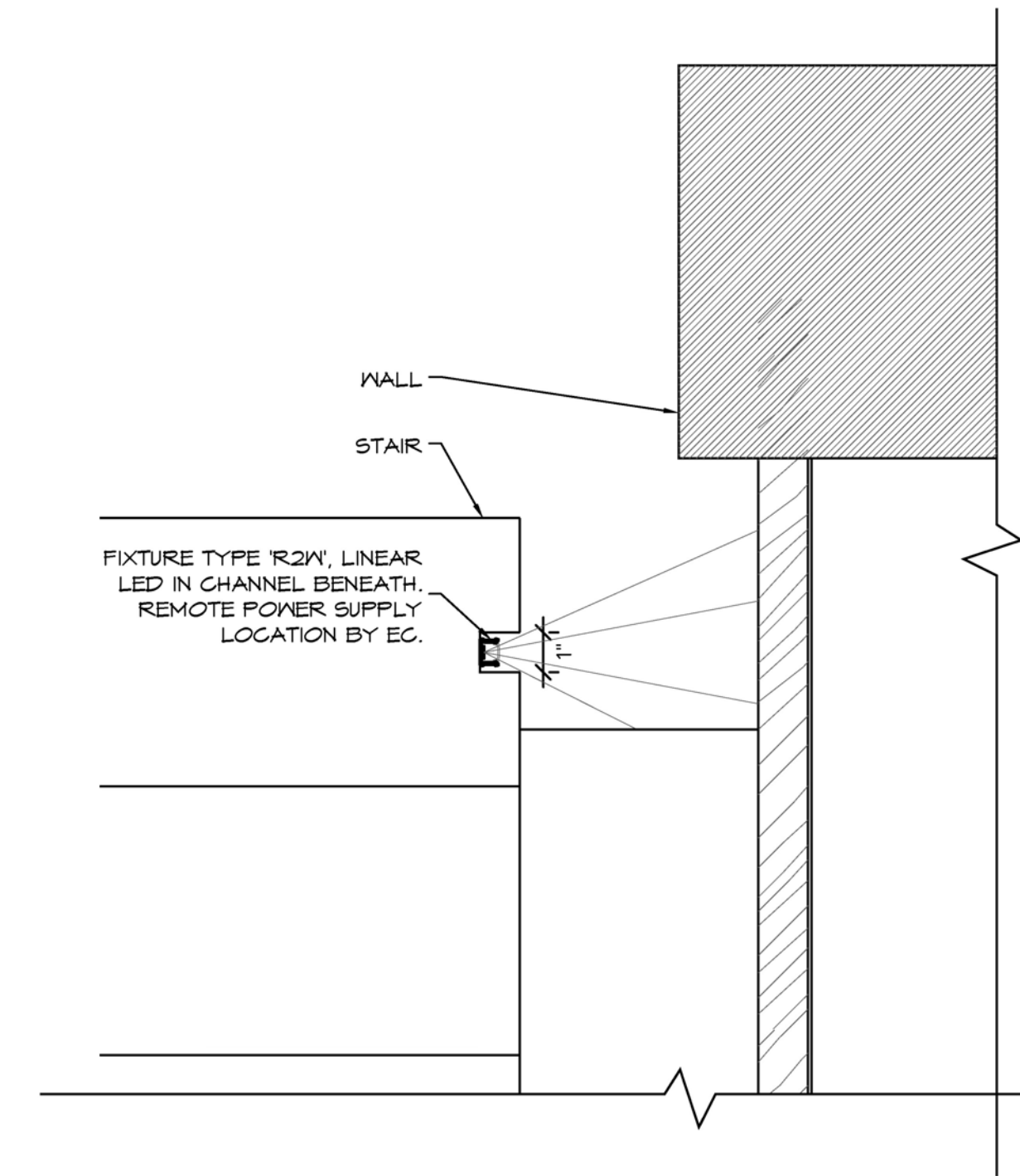
D6 'R6W' I-BEAM UPLIGHT
LT6.1 SCALE: 3"=1'-0"



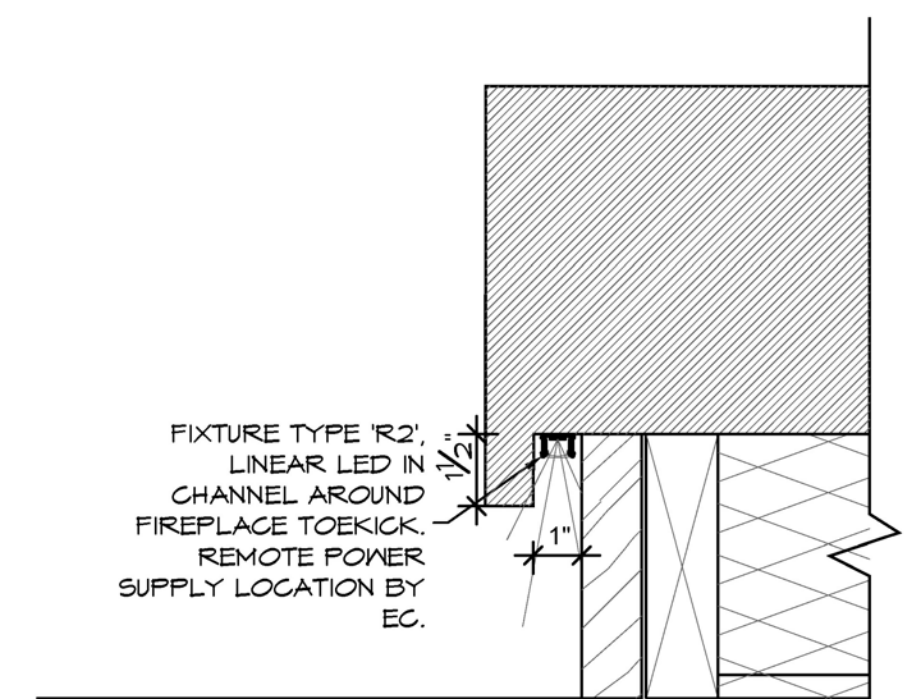
D6 'R1W' OPEN SURROUND OPTION
LT6.1 SCALE: 3"=1'-0"



D7 'R2W' PLANTER TOEKICK
LT6.1 SCALE: 3"=1'-0"



D8 'R2W' STAIR FLOAT CONCEPT
LT6.1 SCALE: 3"=1'-0"



D13 'R2W' FIREPIT SURROUND CONCEPT
LT6.1 SCALE: 3"=1'-0"

Issue:

01.21.2020
DRB SUBMITTAL

PROJECT

EPIC DIAMOND

102 GRANITE RIDGE
MOUNTAIN VILLAGE, CO
DESCRIPTION

LIGHTING DETAILS

SCALE: SEE DETAIL
SHEET

LT6.1

137 MV Epic Diamond Residence
DRB Submittal: 1/21/2020



Type	Image	Product / Manufacturer	Attributes	Notes
Architectural Lighting				
BX		Element Lighting "LED Downlight - Wood Ceiling Wet Location" Description: Wet Location LED Adjustable Downlight Wood Ceiling	Catalog #: E3SWC-LH930*AI; E3SLB-H* Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K Dimming Type: LED Forward Phase Voltage: 120V Ceiling Type: Wood Ceiling	Length: 17.5" Width: 11.5" Height: 4" Trim Size: 3.2" Aperture: 1.7" Flangeless trim, refer to manufacturers installation instructions. Trim to be removed and painted to match ceiling. For ceiling thickness between 3/8" and 1-1/2" use the equation: Height: .53" Width: .72"
R1W		QTran "Linear LED Strip" Description: Linear LED Strip	Catalog #: BOXA-5W-PPS-WET-30-HO-ENC/TL-S5-*-*CL; QOM-*-*120/24-*-*+CK-S Lamping: 3 W/ft; 198 Lumens/ft; 98 CRI; 3000°K Voltage: 24V Dimming Type: Forward Phase	Height: .53" Width: .72"
R2W		TBD LED Solutions & Luminii "Linear LED Strip Series" Description: Wet Location LED Strip in an aluminum channel	Catalog #: TBD.S36W-30K-*-*24-95; KMC-*-*F-SA; TBD.PSDH-*-*W-24V Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Width: .69" Height: .49" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC.
R6W		TBD LED Solutions "Linear LED Strip Series" Description: Wet Location LED Strip in a 45° aluminum channel	Catalog #: TBD.S36W-30K-*-*24-95; TBD.E45-*-*F; TBD.L45-*-*F; TBD.PSDH-*-*W-24V Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Width: .75" Height: .75" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC.
SL		Lucifer Lighting "Exterior LED Steplight" Description:	Catalog #: ISL1-2-*-*80L02B2; PSA-24V-40-1L22 Lamping: 3.4W; 43 Lumens; 80+ CRI; 3000°K Voltage: 24V Dimming Type: Forward Phase Driver: Lutron 2-Wire	Height: 2.75" Width: 2.59" Depth: 1.61"
RSA	970-963-5692 www.robertsingerlighting.com, Basalt, CO			

Type	Image	Product / Manufacturer	Attributes	Notes
X1		Tech Lighting "Tech Pitch Sconce" Description: Tech Pitch Sconce - Wet Location	Catalog #: 700WSPITS*-LED830 Lamping: 22W; 495Lumen; 80+ CRI; 3000K Location: Exterior Lower Garage Quantity: 2 Mounting Height: To Be Coordinated	Width: 5" Height: 5" Depth: 3.9"
X3		AuroraLight "Core Drill LED Downlight" Description: Low Voltage LED Coredrill Downlight	Catalog #: SQ-BRM30DR** Lamping: 1.25W; 138Lumen; 80CRI; 3000K Voltage: 12V Dimming Type: TRIAC Dimming	Length: 3-15/16" Dia: 2-1/4"
Decorative Lighting				
XD1.1		Tech Lighting "Tech Windfall Sconce" Description: Wet Location Sconce	Catalog #: 7000WVND*.LED Lamping: 20W; 1680Lumens Location: ELV Quantity: 2 Mounting Height: TBD	Width: 6" Height: 24" Depth: 3.9" Fixture to be confirmed with Owner/ Interiors. Fixture to be similar and follow Mountain Village design guidelines.
RSA	970-963-5692 www.robertsingerlighting.com, Basalt, CO			



ROBERT SINGER & ASSOCIATES INC.

DESIGN CONSULTANTS
LIGHTING SPECIALISTS

Corporate Member
IALD, IES

655 E. Valley Rd. Suite 200
Basalt, CO 81621

6842 E. Hummingbird Ln.
Paradise Valley, AZ 85253

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Issue:

01.07.2020
SCHEMATIC DESIGN
01.21.2020
DRB SUBMITTAL



PROJECT

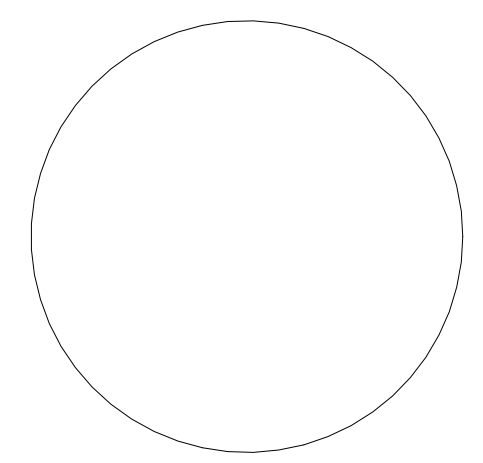
EPIC DIAMOND

102 GRANITE RIDGE
MOUNTAIN VILLAGE, CO

DESCRIPTION
LIGHTING
SPECIFICATIONS

SCALE: NOT TO SCALE
SHEET

LT7.1



Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27

EXTERIOR MATERIALS

HOPPE 'DALLAS' BRASS HANDLE/HOPPE FLUSH ALUMINUM HANDLE SWING DOOR, KEYED SLIDING DOOR, KEYED BRUSHED NICKEL FINISH SEE SCHEDULES		BLEACHED RED OAK WOOD SANDBLASTED, SCRAPPED, STAINED, AND SEALED SIDING AND SOFFITS - 6" BOARDS FLOORING - 12" BOARDS MILLED, SHIPLAP, BUTT JOINTS		STONE VENEER MOSS BEDROCK QUARRIED FROM SITE DURING EXCAVATION. SUPPLEMENT WITH OTHER SIMILAR QUARRY LOCATIONS PER APLIN MASONRY 8-9" (ALLOW THICKER THAN TYPICAL 5")		LARGE BLOCK PATTERN SIMILAR TO TIMM ON HOODPARK GRAY, BROWN, RED, GREEN HUES. ALL STAIN COLORS DERIVED FROM NATURAL STONE COLORS		ACCENT WALL PANELS EXPANDED STEEL DIAMOND MESH RUSTED PATINA		ALUM CLAD WD. WINDOWS & DR DARK BRONZE ANODIZED PER SCHEDULE PAINTED WOOD INTERIOR TO MATCH TRIM PRIMED FOR FIR OR SIMILAR LOEWEN	

EXTERIOR MATERIALS

ROOFING 1 STEEL - RUSTED PATINA STANDING SEAM - 16" RIMS O.C.		STEEL WALL PANELS STEEL - RUSTED PATINA, SEALED 3/16" PANELING		CHIMNEY CAP/ ROOF FACIA STEEL - RUSTED PATINA		EXPOSED STEEL STRUCTURE W, C, OR 3/16 BENT PLATE STEEL, PENETROL PATINA FINISH BLACK, SPRAY LAQUER FOR DURABILITY		CONCRETE FLOOR #677 - OUTBACK SCORED 24X36 DAVIS	

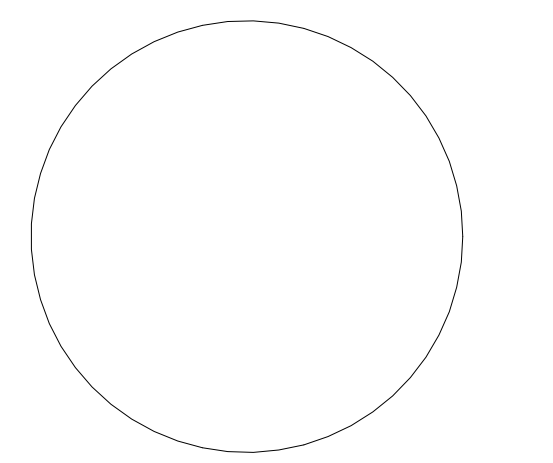


102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

EXTERIOR MATERIAL PALETTE

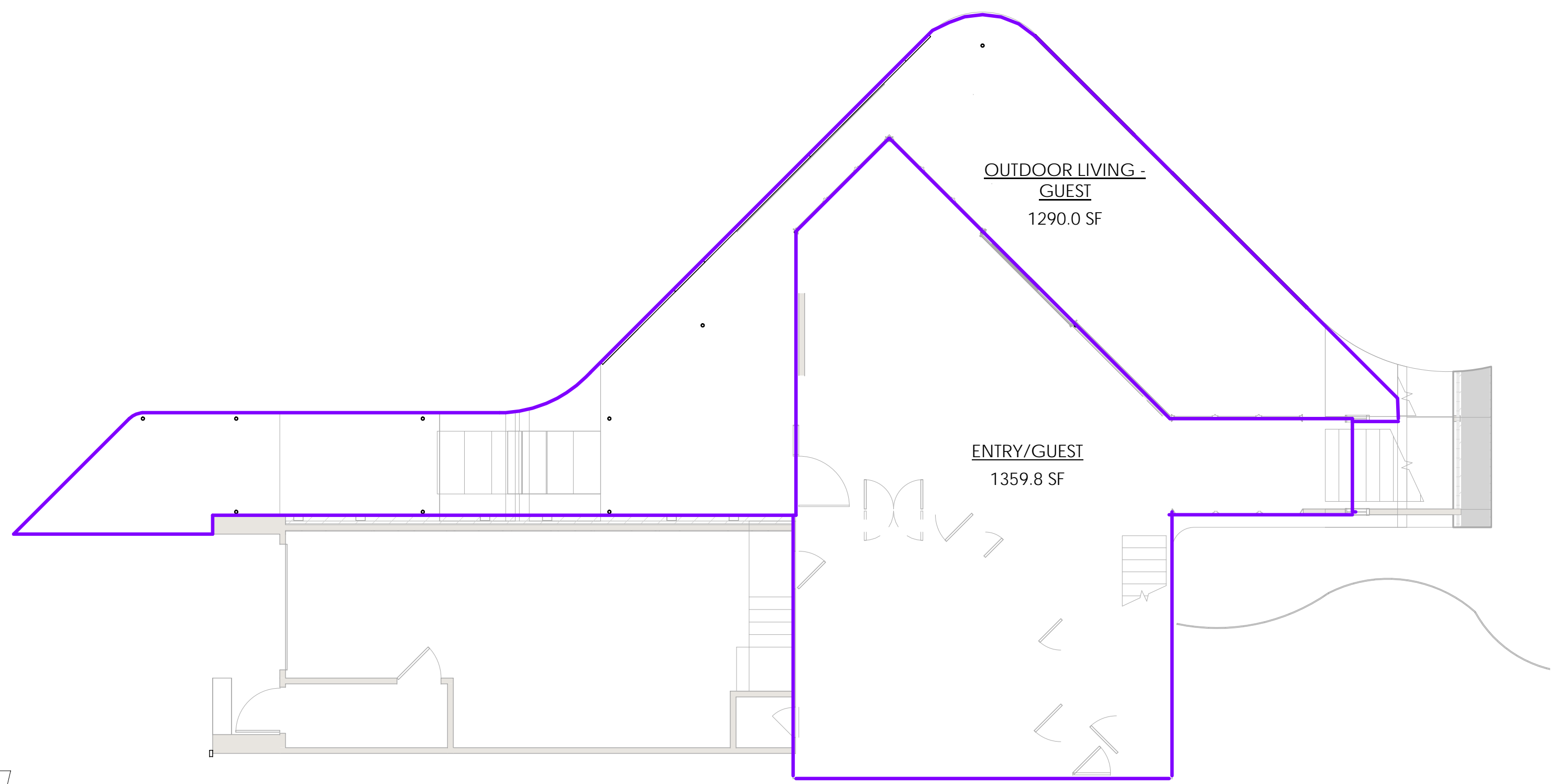
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

A1.3

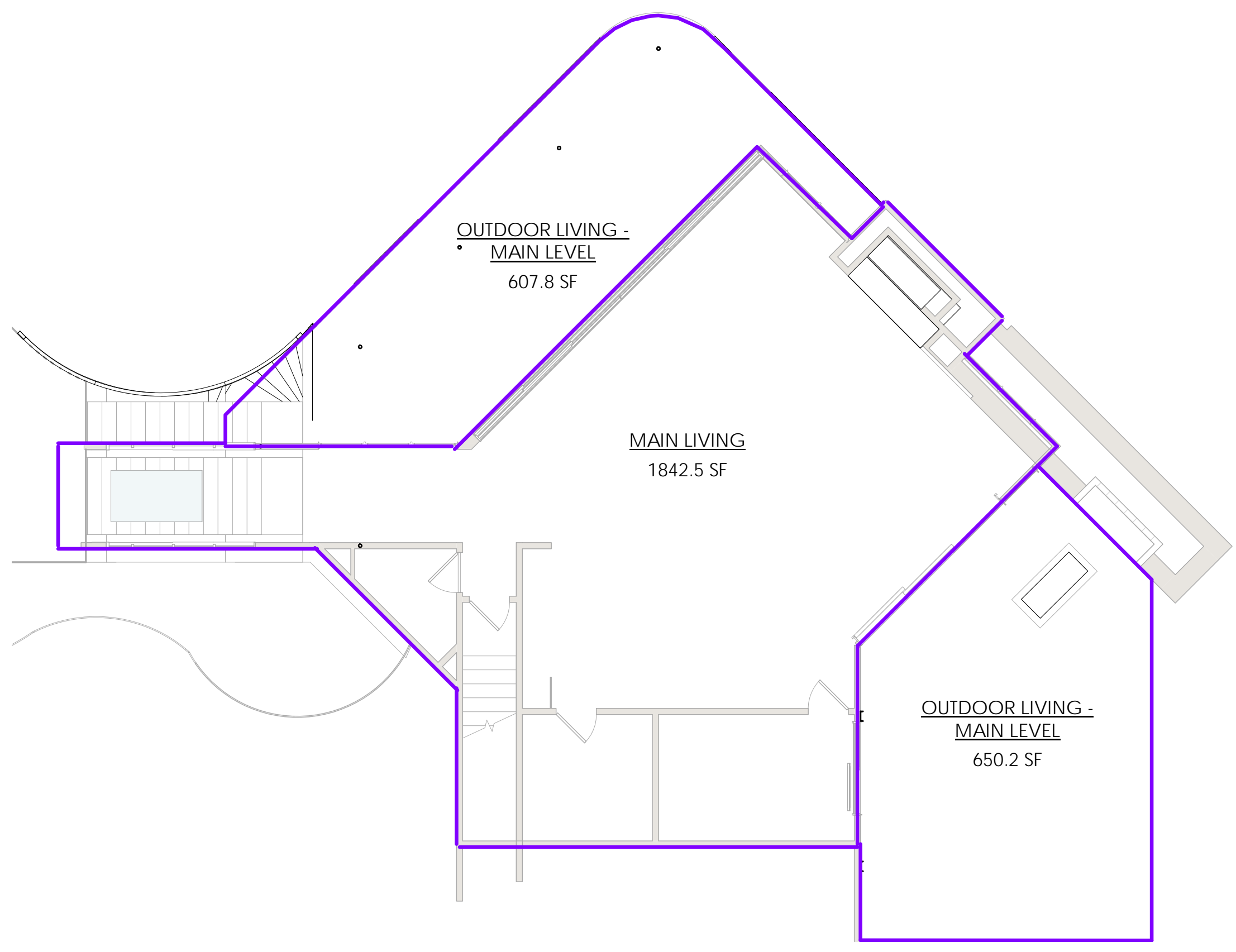


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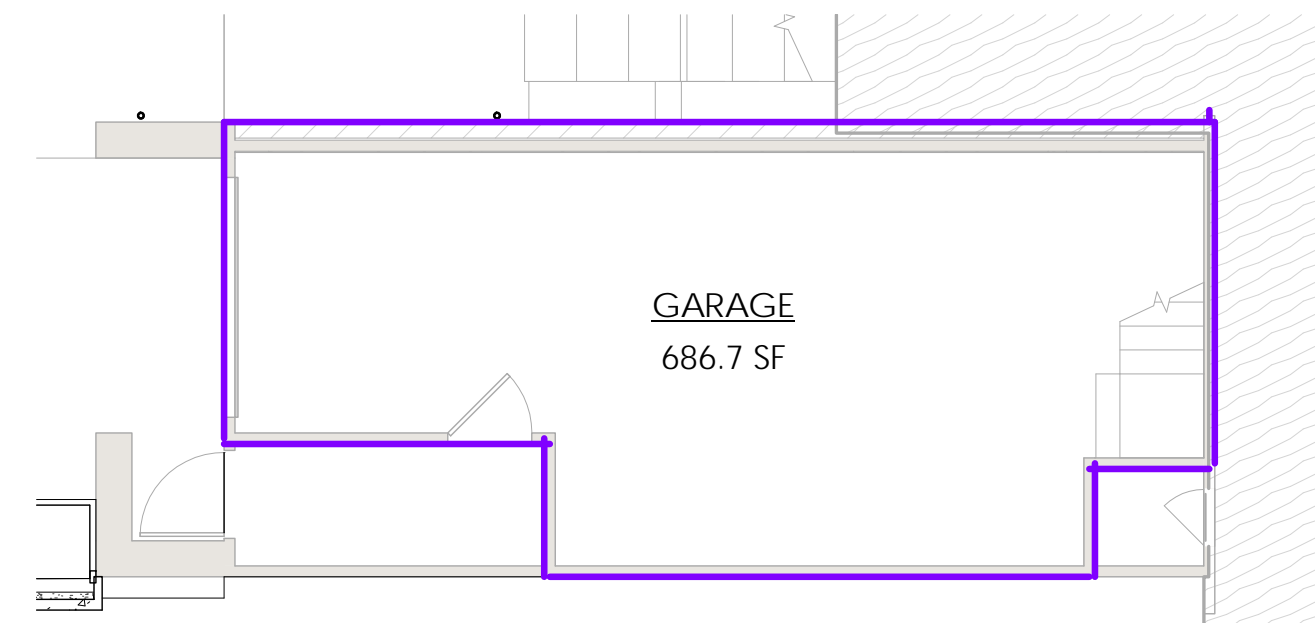
DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27



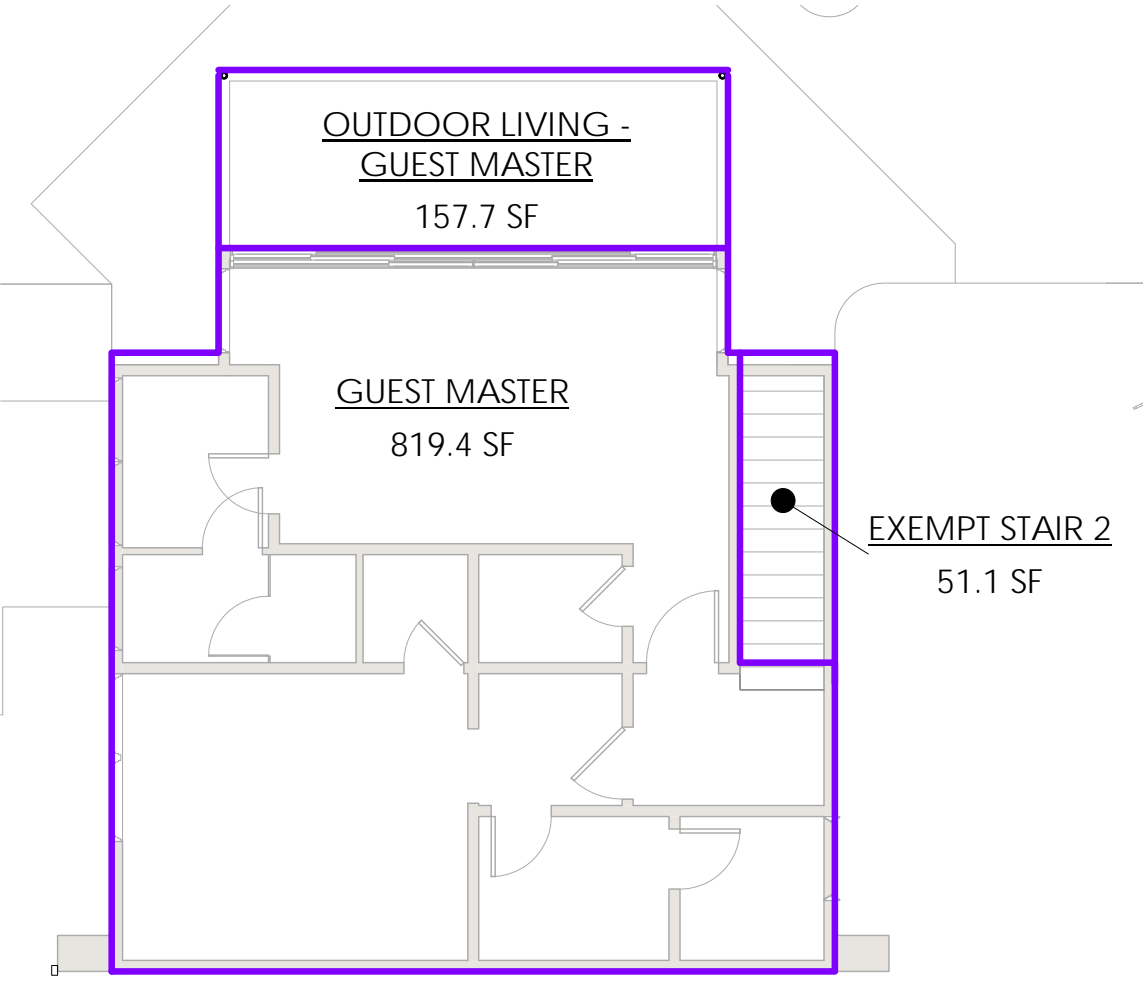
2 01 Entry / Guest
SCALE 0 1 2 3 4 1/8" = 1'-0"



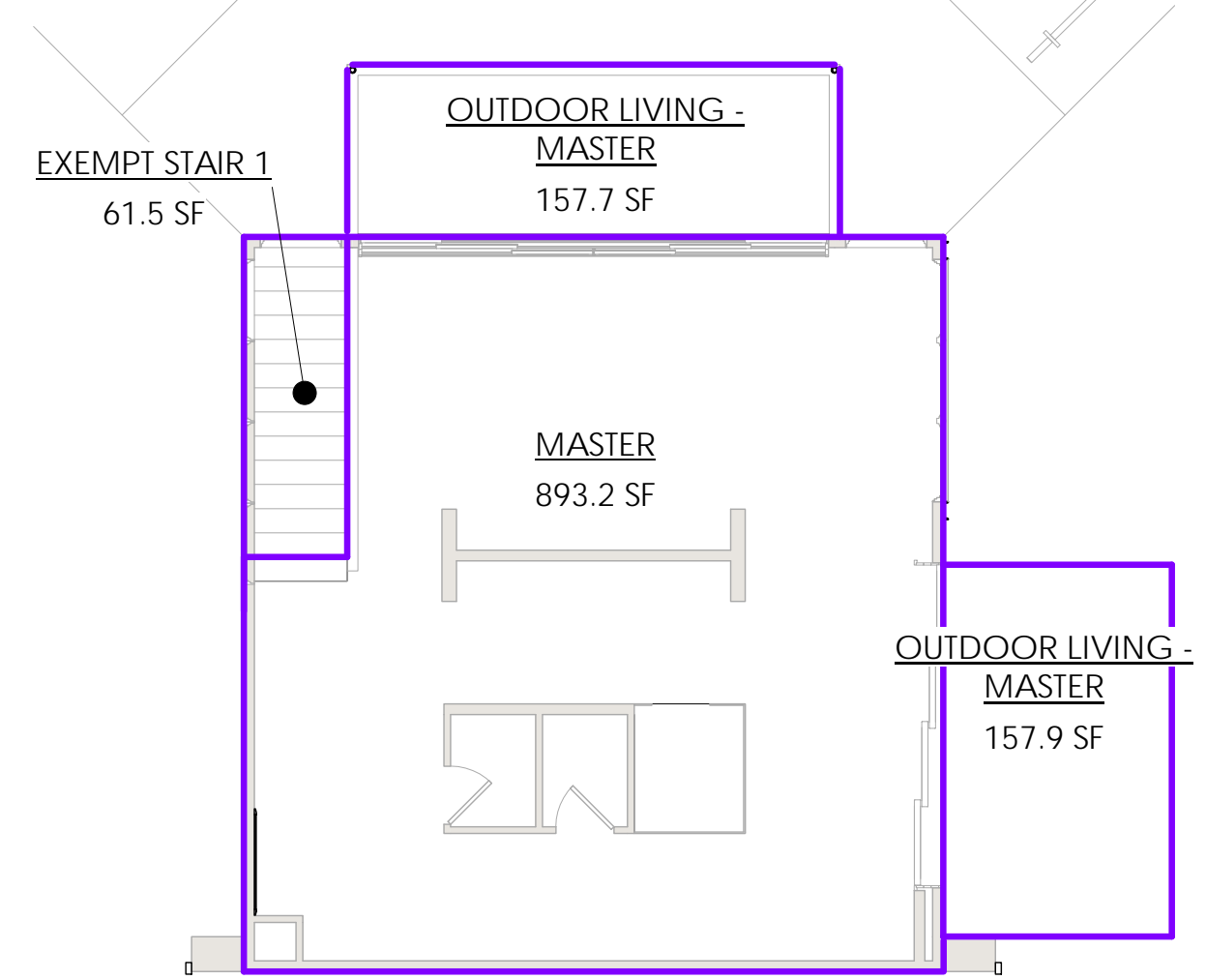
3 02 Main Living
SCALE 0 1 2 3 4 1/8" = 1'-0"



1 00 Garage
SCALE 0 1 2 3 4 1/8" = 1'-0"



4 03 Guest Master
SCALE 0 1 2 3 4 1/8" = 1'-0"



5 04 Master
SCALE 0 1 2 3 4 1/8" = 1'-0"

MV CDC - FLOOR AREA DEFINITION

THE SUM OF ALL AREA(S) WITHIN THE EXTERIOR WALLS OF A BUILDING OR PORTION THEREOF, MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS, EXCLUDING THE AREA WITHIN ATTACHED OR DETACHED GARAGES AND ATTICS OR CRAWL SPACES PROVIDED THAT SUCH AREAS MEET THE FOLLING FLOOR AREA EXCLUSIONS. e. STAIRWAYS: STAIRS WITHIN A DWELLING UNIT SHALL ONLY BE COUNTED ON EVERY OTHER LEVEL.

MV CDC SITE COVERAGE DEFINITION:

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

GROSS FLOOR AREA	
Name	Area
ENTRY/GUEST	1359.8 SF
GARAGE	686.7 SF
GUEST MASTER	819.4 SF
MAIN LIVING	1842.5 SF
MASTER	893.2 SF
Grand total: 5	5601.6 SF

LIVABLE FLOOR AREA	
Name	Area
ENTRY/GUEST	1359.8 SF
EXEMPT STAIR 1	61.5 SF
EXEMPT STAIR 2	51.1 SF
GUEST MASTER	819.4 SF
MAIN LIVING	1842.5 SF
MASTER	893.2 SF
Grand total: 6	5027.5 SF

FLOOR AREA EXTERIOR	
Name	Area
OUTDOOR LIVING - GUEST	1290.0 SF
OUTDOOR LIVING - GUEST MASTER	157.7 SF
OUTDOOR LIVING - MAIN LEVEL	607.8 SF
OUTDOOR LIVING - MAIN LEVEL	650.2 SF
OUTDOOR LIVING - MASTER	157.7 SF
OUTDOOR LIVING - MASTER	157.9 SF
Grand total: 6	3021.4 SF

102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

**FLOOR AREA
PLANS &
SCHEDULES**

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

Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
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DRB 1 SKETCH V2	19.11.13
DRB 1 SKETCH V3	19.11.14
OWNER CONSULTANTS	19.11.14
DRB 1 SKETCH V4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27

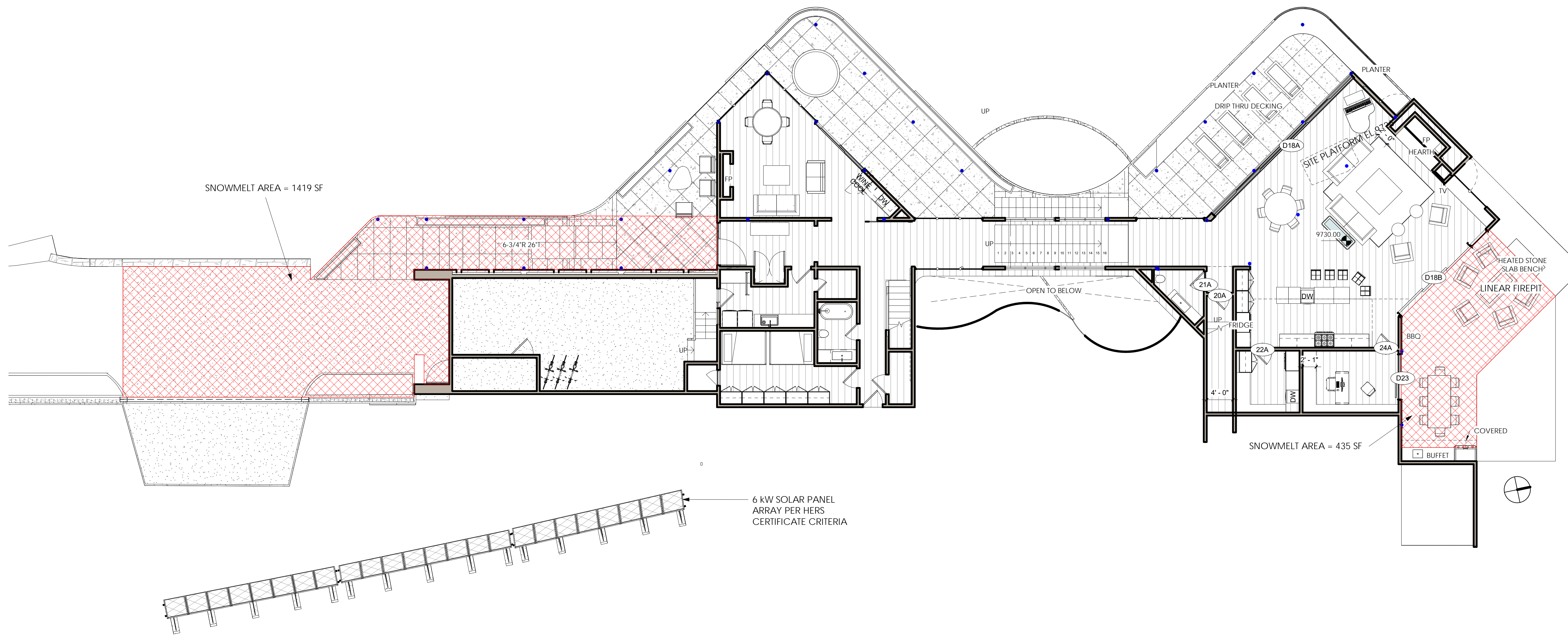


102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

HERS /
SNOWMELT
CALCULATIONS

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

A1.5



1 SNOW MELT PLAN
SCALE 0 1 2 3 4 1/8" = 1'-0"

TOTAL PROPOSED SNOWMELT AREA = 1,854 SF

MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE [June 2017]:
Sec 17.7.11.C.5.c.i - All new detached single-family dwellings shall achieve the following Home Energy Rating System ("HERS") ratings prior to the issuance of a building permit based on the gross floor area of the home:

a) 7,000 sq.ft. or less: HERS rating of 60 or lower.

MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE [June 2017]:
Sec 17.7.11.C.5.d.x - ...If preferred by the property owner, the Town may accept payment from the owner of the affected property, in lieu of providing energy produced by a Town approved renewable energy system, Or, the town may accept partial payment in lieu from the affected property owner that provides only partial energy produced by a Town approved on-site or off-site renewable energy mitigation system. The owner shall make payment prior to receiving the building permit. The payment in lieu shall be calculated using the Spreadsheet. [Appendix 17-2]

Home Energy Rating Certificate
Projected Report

Rating Date: 2020-01-06
Registry ID: Unregistered
Ekotrope ID: bL7lx6kd



HERS® Index Score:
70
Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings
\$2,821
*Relative to an average U.S. home

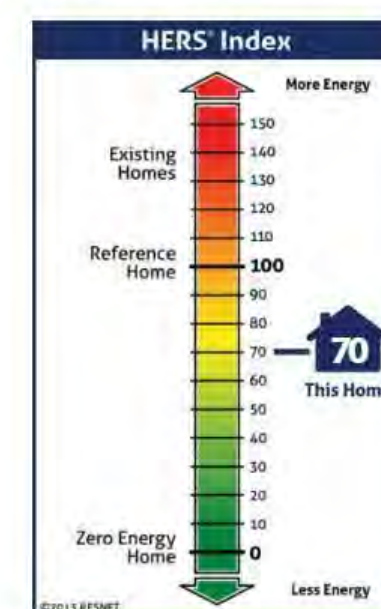
Home:
102 Granite Ridge
Telluride, CO
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	258.6	\$1,927
Cooling	0.8	\$32
Hot Water	27.3	\$205
Lights/Appliances	37.2	\$1,316
Service Charges		\$276
Generation (e.g. Solar)	24.9	-\$949
Total:	323.9	\$2,806

This home meets or exceeds the criteria of the following:

- 2015 International Energy Conservation Code
- 2012 International Energy Conservation Code
- 2009 International Energy Conservation Code
- 2006 International Energy Conservation Code



Home Feature Summary:

Home Type:	Single family detached
Model:	N/A
Community:	N/A
Conditioned Floor Area:	5,019 ft²
Number of Bedrooms:	4
Primary Heating System:	Boiler • Natural Gas • 95 AFUE
Primary Cooling System:	Air Conditioner • Electric • 14 SEER
Primary Water Heating:	Water Heater • Natural Gas • 0.71 Energy Factor
House Tightness:	3 ACH50
Ventilation:	88.0 CFM • 75.0 Watts
Duct Leakage to Outside:	0 CFM @ 25Pa (0 / 100 s.f.)
Above Grade Walls:	R-23
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.32, SHGC: 0.57
Foundation Walls:	R-29

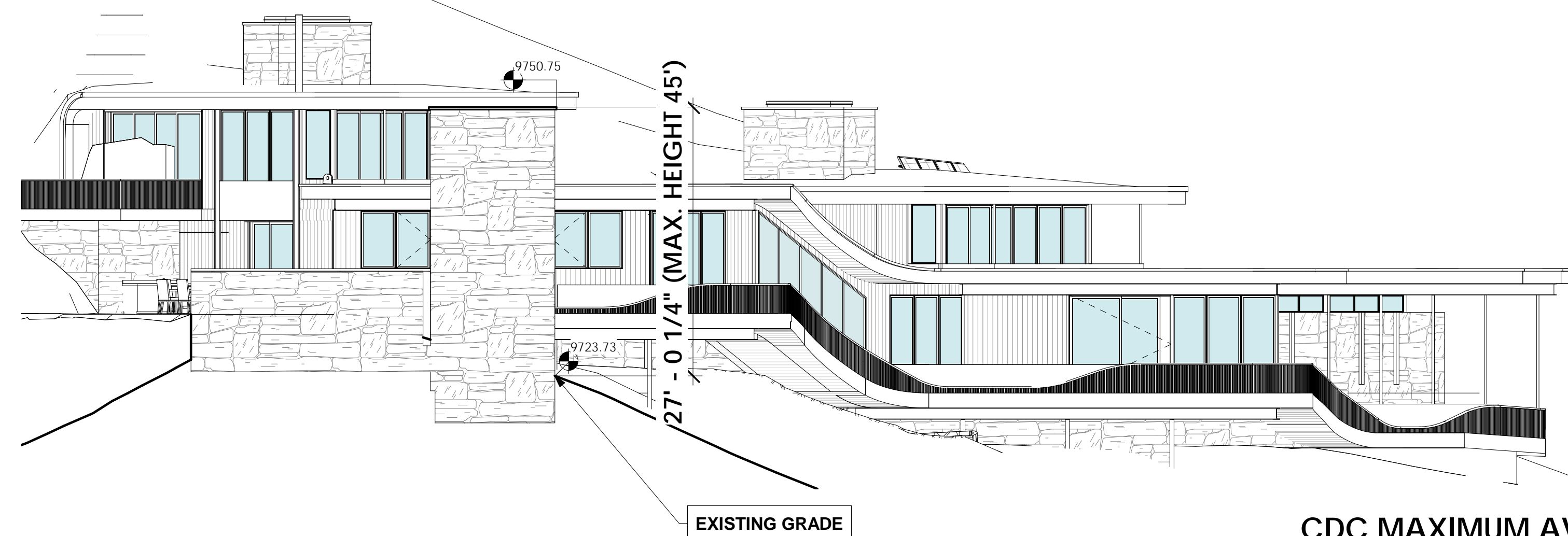
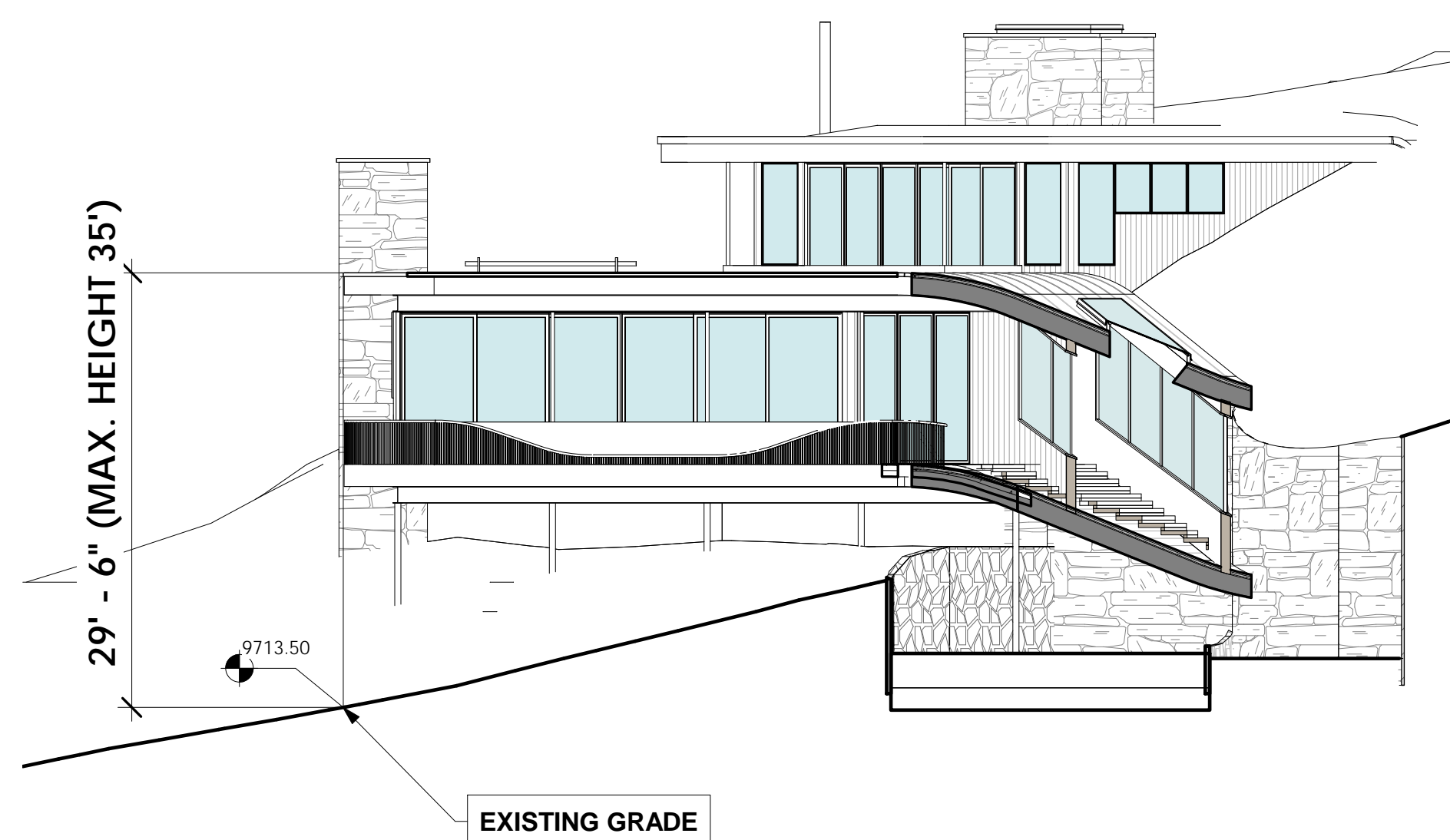
Rating Completed by:

Energy Rater: Mark McLain
RESNET ID: 9920829
Rating Company: Confluence Architecture
515 Crystal Circle
970-963-9720
Rating Provider: North 39 Energy



MARK McLain

Mark McLain, Certified Energy Rater
Digitally signed: 1/7/20 at 10:30 AM

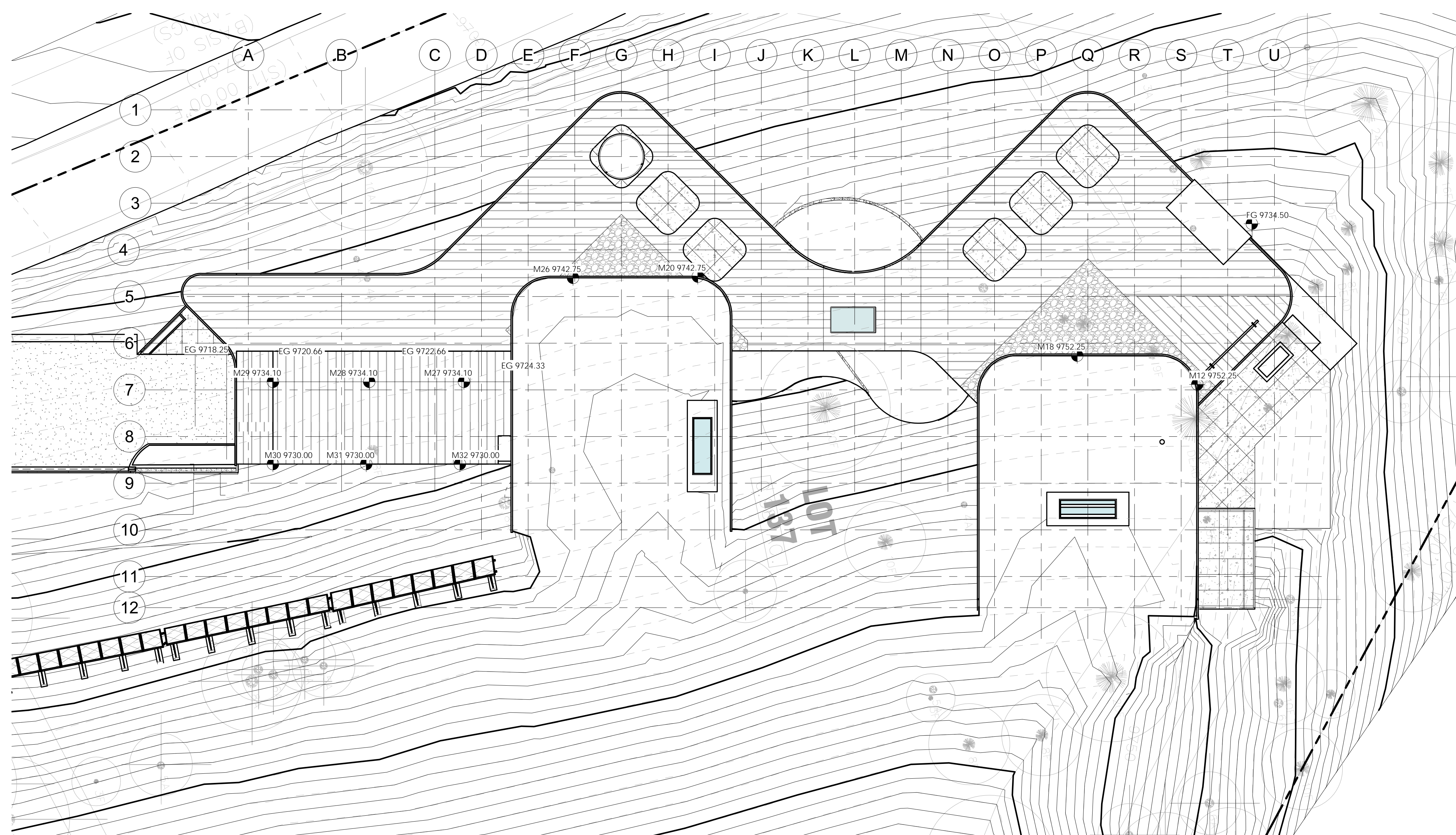


2 MAX. HEIGHT ANALYSIS - ROOF

SCALE 0 1 2 3 4 1" = 10'-0"

1 MAX. HEIGHT ANALYSIS - CHIMNEY

SCALE 0 1 2 3 4 1" = 10'-0"



3 MAX. AVERAGE HEIGHT ANALYSIS PLAN

SCALE 0 1 2 3 4 1" = 10'-0"

CDC MAXIMUM AVERAGE HEIGHT DEFINITION

- C. Maximum Average Height**
1. Maximum average height shall be measured from the finished grade to a point on the roof plane midway between the eave and ridge.
 2. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the maximum average height shall be determined by taking the average of heights at equal intervals around the perimeter of a building. Those intervals shall be no more than twenty (20) feet. When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to a point on the highest primary roof midway between the eave and the ridge. For purposes of determining the maximum average height on complex buildings, a roof shall have a horizontal projection of at least ten (10) feet. This definition does not intend to allow strategies to circumvent the intention of the maximum average height limitation through such relationships as high-rise structures surrounded by low secondary roofs.

BUILDING HEIGHT CALCULATIONS

Average Building Height Per CDC 17.3.11C

Point Location	Distance Above Most Restrictive Grade (ft):
M1	22.20
M2	19.92
M3	20.25
M4	26.43
M5	22.16
M6	17.97
M7	22.18
M8	28.64
M9	19.43
M10	8.5
M11	13.18
M12	22.16
M13	22.16
M14	11.43
M15	12.66
M16	1.75
M17	9.66
M18	23.49
M18a	9.07
M19	6.89
M20	22.9
M21	10.83
M22	1.35
M23	11.67
M24	6.47
M25	18.15
M26	24.49
M27	11.44
M28	13.44
M29	15.85
M30	5.08
M31	2.31
M32	12.01

Average Height= 15.03
Max. Average Allowable= 30
Compliant By= 14.97

Maximum Building Height Per CDC 17.3.12A 3.3-1

Highest Ridge= 9430'-0"
Existing Grade Below= 9713'-6"
Max. Height @ Most Restrictive= 29'-6"
Max. Height Allowable= 35'-0"
Compliant By= 5'-6"

Maximum Chimney Height Per CDC 17.3.12A 3.3-2

Highest Point= 9750'-9"
Existing Grade Below= 9723'-8 3/4"
Max. Height @ Most Restrictive= 27'-0 1/4"
Max. Height Allowable= 45'-0"
Compliant By= 17'-11 3/4"

Submissions

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OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27



102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

BUILDING HEIGHT COMPLIANCE ANALYSIS

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

A1.6

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Submissions

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OWNER CONSULTANTS	19.11.20
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DRB FINAL	20.01.27

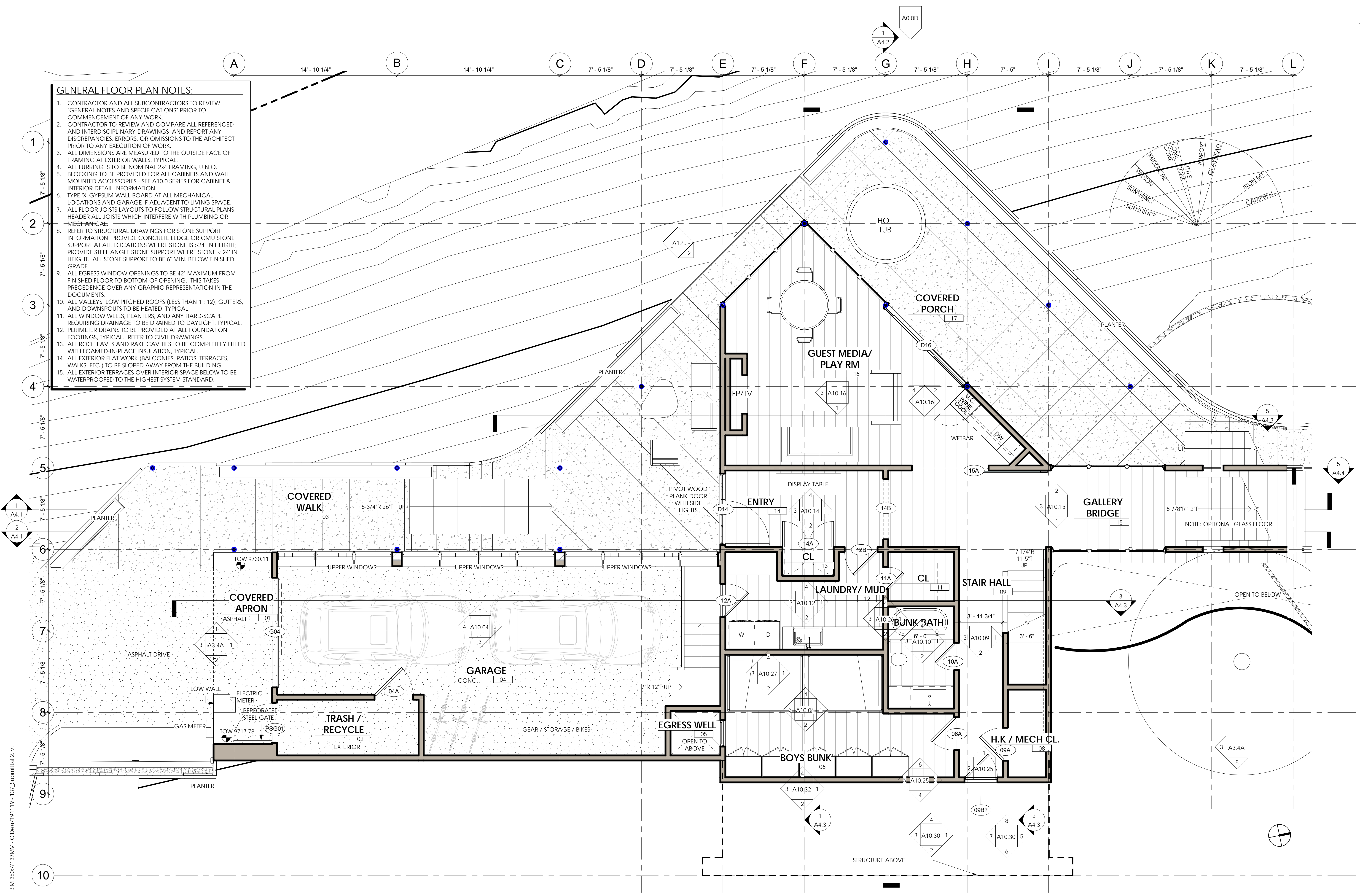


102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

**GARAGE,
ENTRY, GUEST
FLOOR PLANS**

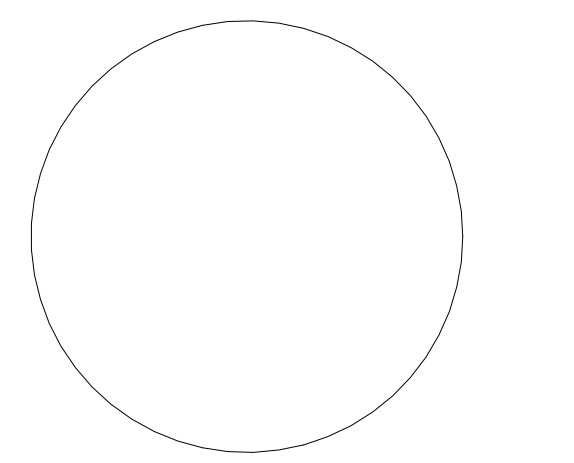
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

A2.1



- GENERAL FLOOR PLAN NOTES:**
1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK.
 2. CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK.
 3. ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING AT EXTERIOR WALLS, TYPICAL.
 4. ALL FURRING IS TO BE NOMINAL 2x4 FRAMING, U.N.O.
 5. BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES - SEE A10.0 SERIES FOR CABINET & INTERIOR DETAIL INFORMATION.
 6. TYPE 'X' GYPSUM WALL BOARD AT ALL MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE.
 7. ALL FLOOR JOISTS LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL.
 8. REFER TO STRUCTURAL DRAWINGS FOR STONE SUPPORT INFORMATION. PROVIDE CONCRETE LEDGE OR CMU STONE SUPPORT AT ALL LOCATIONS WHERE STONE IS >24" IN HEIGHT. PROVIDE STEEL ANGLE STONE SUPPORT WHERE STONE < 24" IN HEIGHT. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE.
 9. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
 10. ALL VALLEYS, LOW PITCHED ROOFS (LESS THAN 1 : 12), GUTTERS, AND DOWNSPOUTS TO BE HEATED, TYPICAL.
 11. ALL WINDOW WELLS, PLANTERS, AND ANY HARD-SCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT, TYPICAL.
 12. PERIMETER DRAINS TO BE PROVIDED AT ALL FOUNDATION FOOTINGS, TYPICAL. REFER TO CIVIL DRAWINGS.
 13. ALL ROOF EAVES AND RAKE CAVITIES TO BE COMPLETELY FILLED WITH FOAMED-IN-PLACE INSULATION, TYPICAL.
 14. ALL EXTERIOR FLAT WORK (BALCONIES, PATIOS, TERRACES, WALKS, ETC.) TO BE SLOPED AWAY FROM THE BUILDING.
 15. ALL EXTERIOR TERRACES OVER INTERIOR SPACE BELOW TO BE WATERPROOFED TO THE HIGHEST SYSTEM STANDARD.

1 01 Entry Level
SCALE 1/4" = 1'-0"



Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27

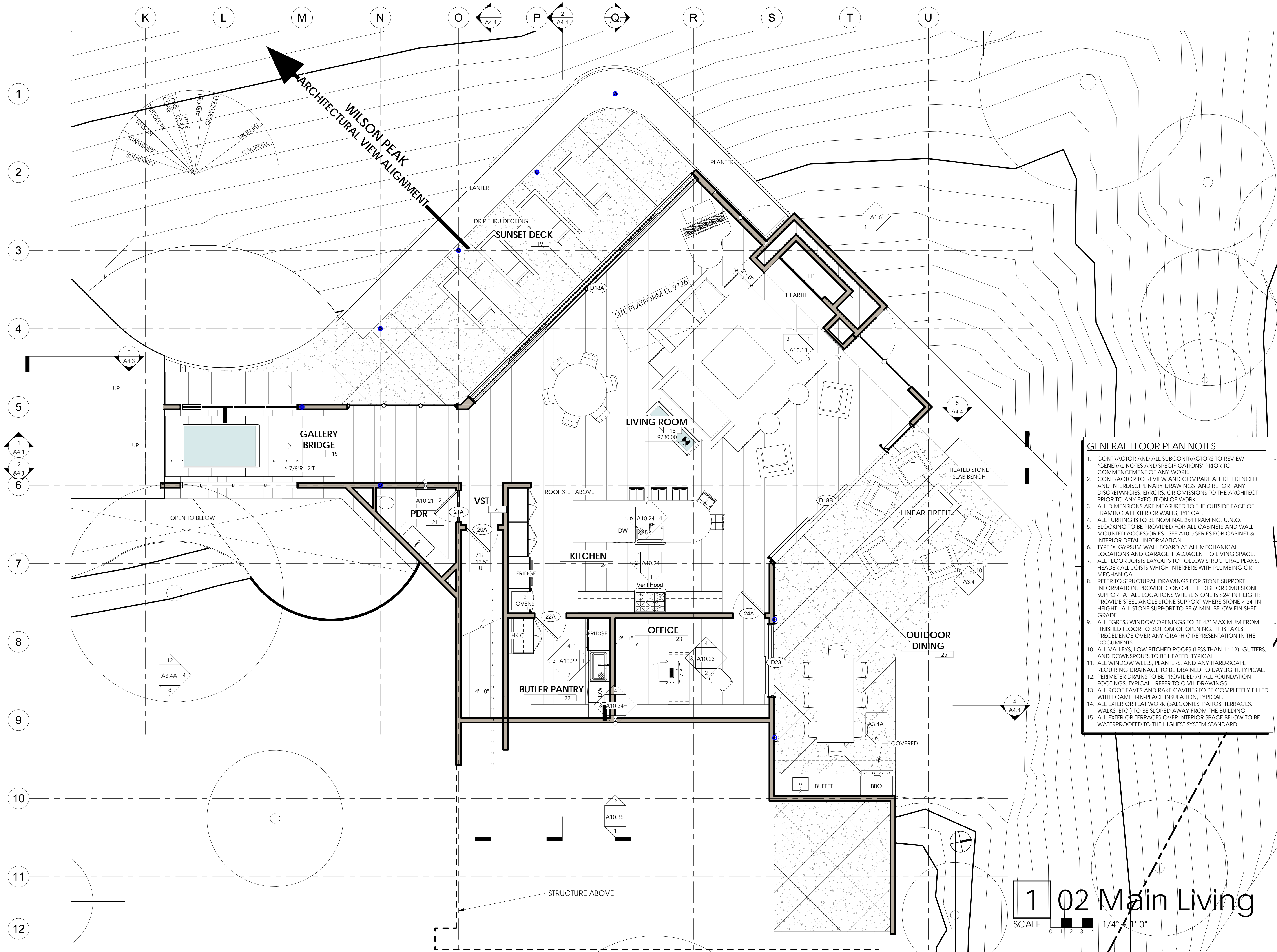


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MOUNTAIN VILLAGE,
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**MAIN LIVING
FLOOR PLANS**

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

A2.2

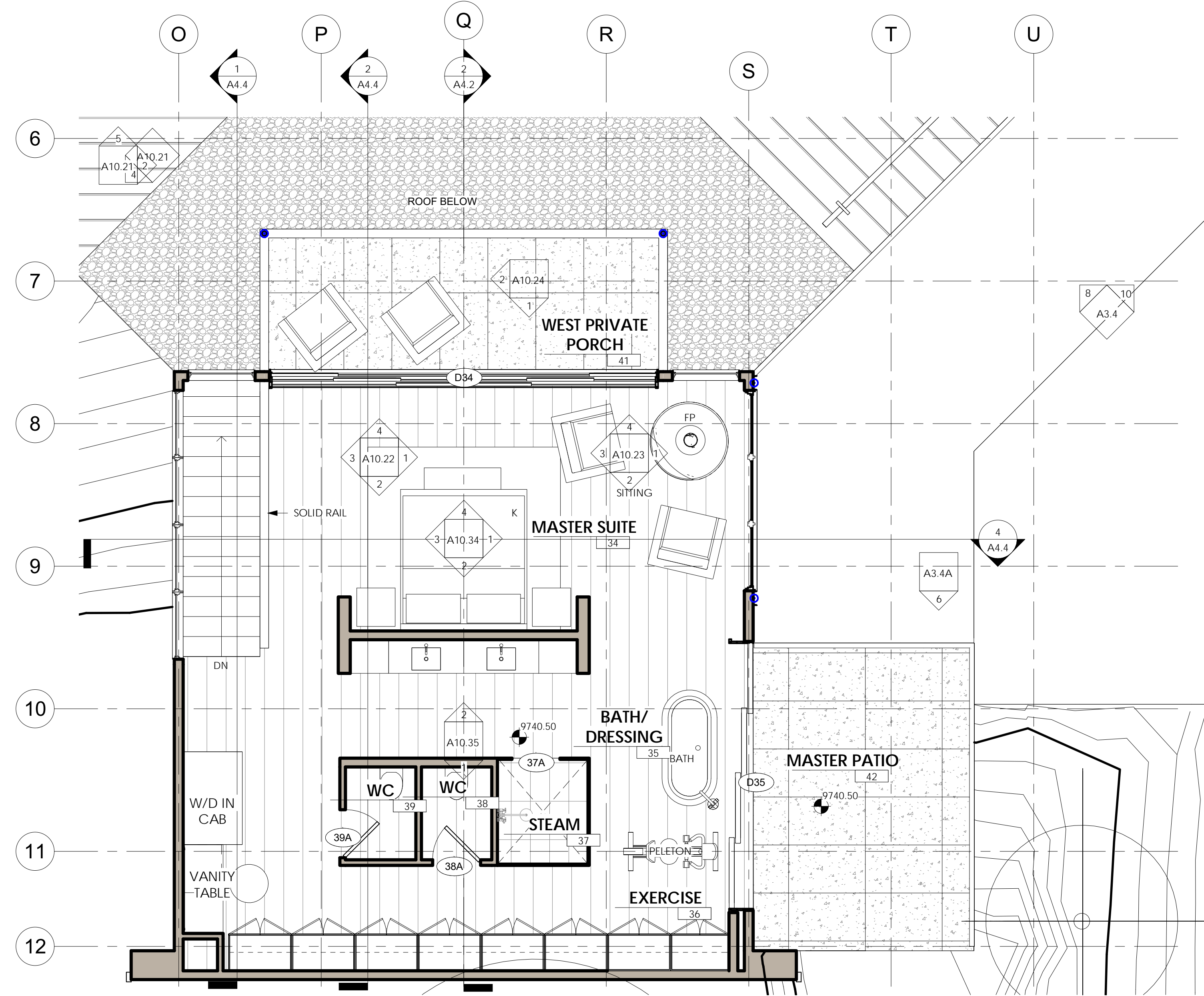
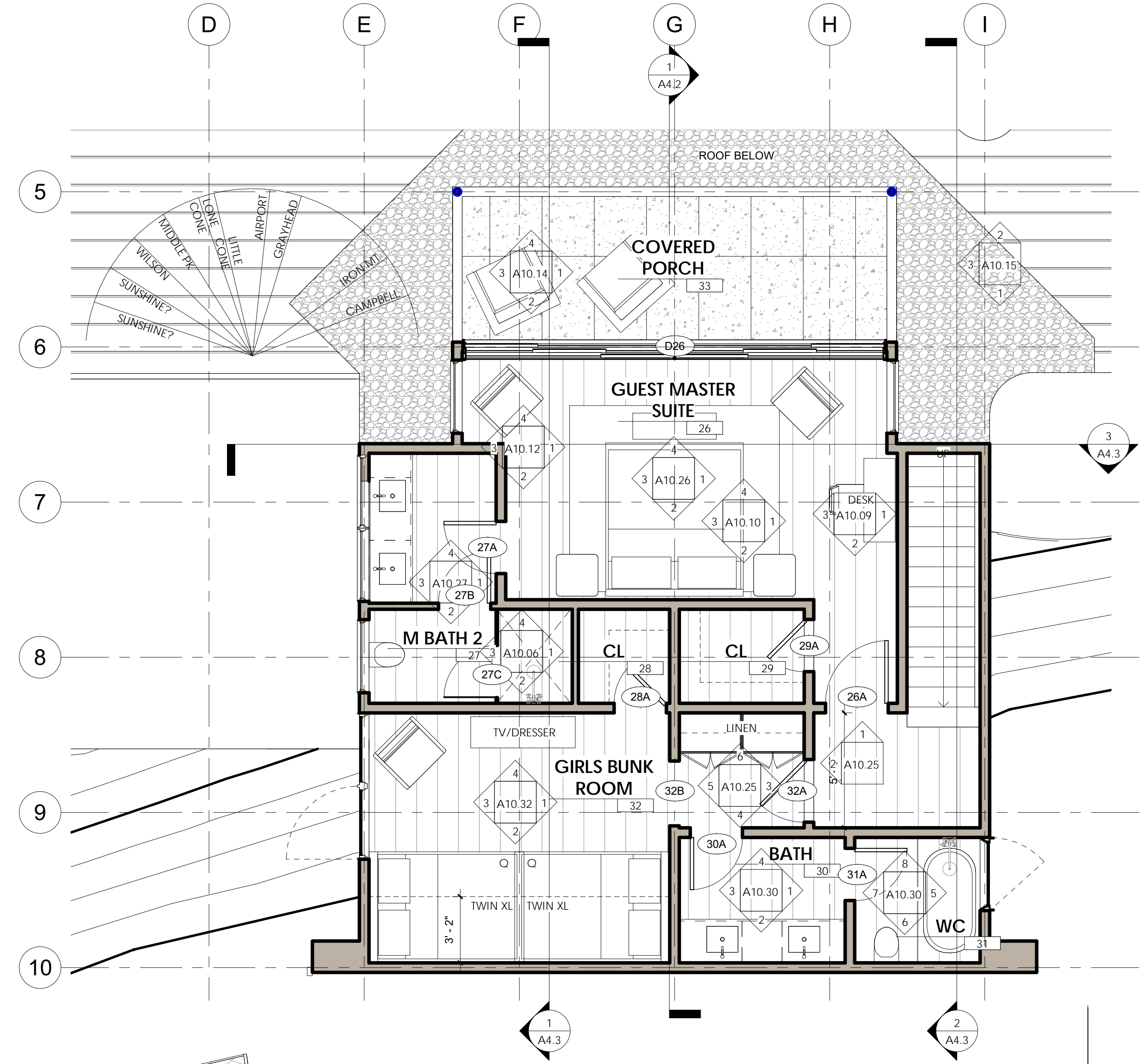


- GENERAL FLOOR PLAN NOTES:**
1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK.
 2. CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK.
 3. ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING AT EXTERIOR WALLS, TYPICAL.
 4. ALL FURRING IS TO BE NOMINAL 2x4 FRAMING, U.N.O.
 5. BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES - SEE A10.0 SERIES FOR CABINET & INTERIOR DETAIL INFORMATION.
 6. TYPE 'X' GYPSUM WALL BOARD AT ALL MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE.
 7. ALL FLOOR JOISTS LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL.
 8. REFER TO STRUCTURAL DRAWINGS FOR STONE SUPPORT INFORMATION. PROVIDE CONCRETE LEDGE OR CMU STONE SUPPORT AT ALL LOCATIONS WHERE STONE IS >24" IN HEIGHT. PROVIDE STEEL ANGLE STONE SUPPORT WHERE STONE < 24" IN HEIGHT. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE.
 9. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
 10. ALL VALLEYS, LOW PITCHED ROOFS (LESS THAN 1 : 12), GUTTERS, AND DOWNSPOUTS TO BE HEATED, TYPICAL.
 11. ALL WINDOW WELLS, PLANTERS, AND ANY HARD-SCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT, TYPICAL.
 12. PERIMETER DRAINS TO BE PROVIDED AT ALL FOUNDATION FOOTINGS, TYPICAL. REFER TO CIVIL DRAWINGS.
 13. ALL ROOF EAVES AND RAKE CAVITIES TO BE COMPLETELY FILLED WITH FOAMED-IN-PLACE INSULATION, TYPICAL.
 14. ALL EXTERIOR FLAT WORK (BALCONIES, PATIOS, TERRACES, WALKS, ETC.) TO BE SLOPED AWAY FROM THE BUILDING.
 15. ALL EXTERIOR TERRACES OVER INTERIOR SPACE BELOW TO BE WATERPROOFED TO THE HIGHEST SYSTEM STANDARD.

1 02 Main Living
SCALE 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK.
2. CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK.
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9. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
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12. PERIMETER DRAINS TO BE PROVIDED AT ALL FOUNDATION FOOTINGS, TYPICAL. REFER TO CIVIL DRAWINGS.
13. ALL ROOF EAVES AND RAKE CAVITIES TO BE COMPLETELY FILLED WITH FOAMED-IN-PLACE INSULATION, TYPICAL.
14. ALL EXTERIOR FLAT WORK (BALCONIES, PATIOS, TERRACES, WALKS, ETC.) TO BE SLOPED AWAY FROM THE BUILDING.
15. ALL EXTERIOR TERRACES OVER INTERIOR SPACE BELOW TO BE WATERPROOFED TO THE HIGHEST SYSTEM STANDARD.



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Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH V1	19.11.11
DRB 1 SKETCH V2	19.11.13
DRB 1 SKETCH V3	19.11.14
OWNER CONSULTANTS	19.11.14
DRB 1 SKETCH V4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27

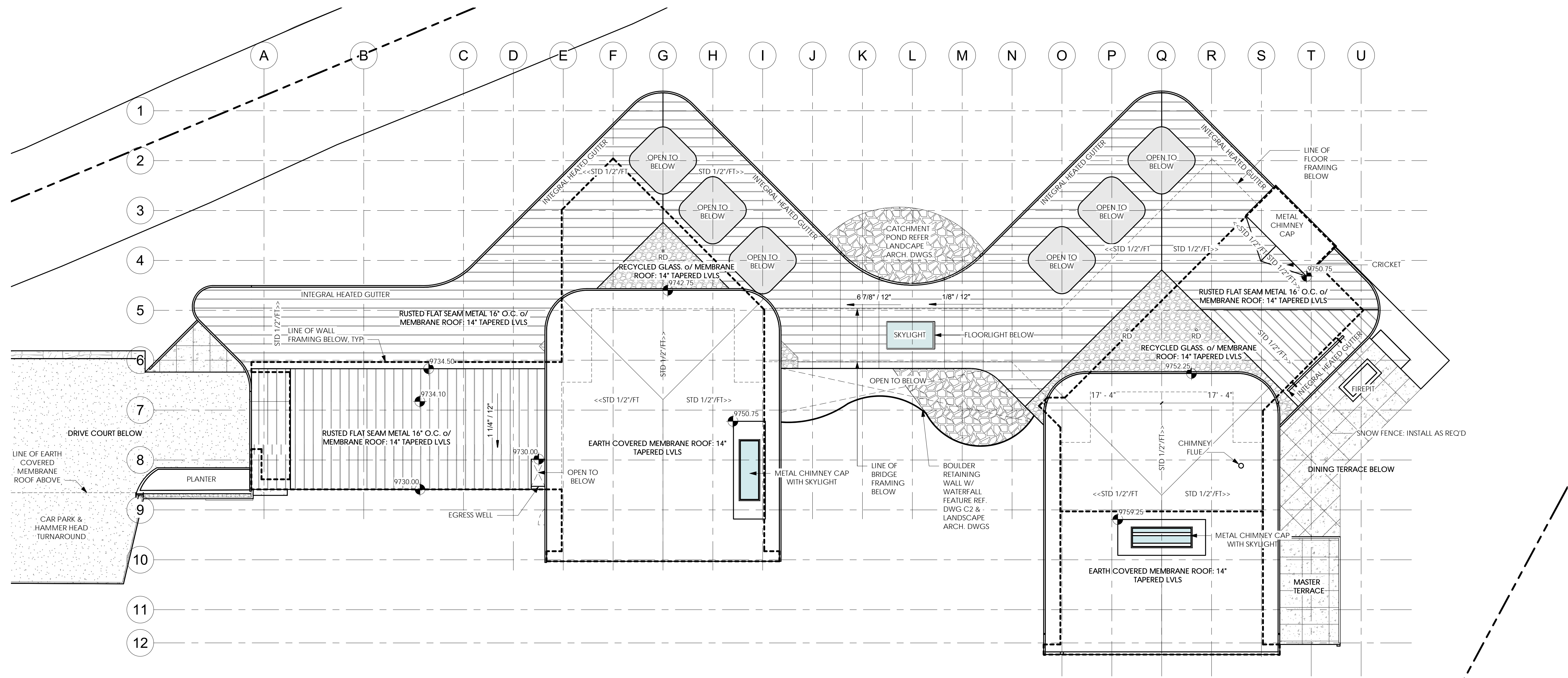
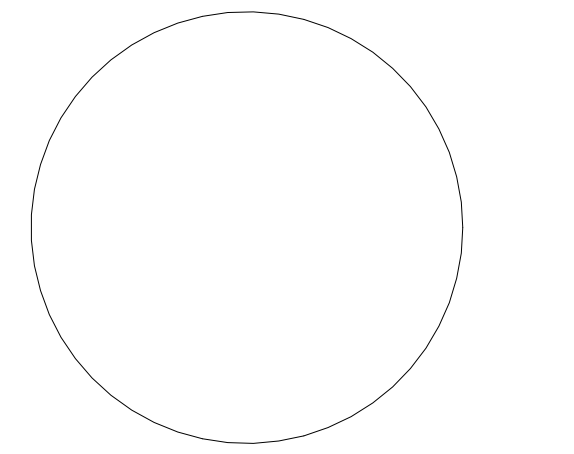


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**GUEST MASTER
& MASTER
FLOOR PLAN**

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

A2.3



Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
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DRB 1 SKETCH V3	19.11.14
OWNER CONSULTANTS	19.11.14
DRB 1 SKETCH V4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27



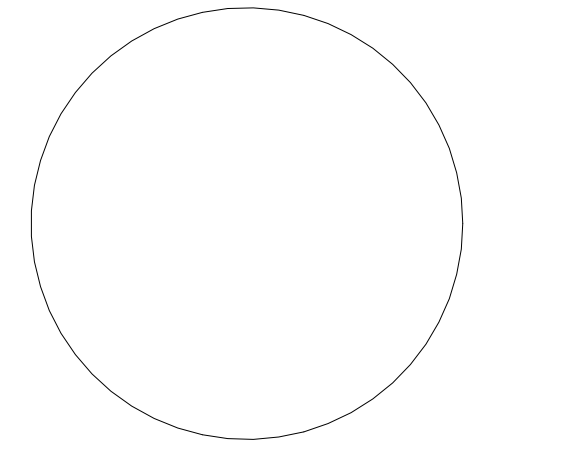
102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

ROOF PLAN

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

1 ROOF PLAN
SCALE 1/8" = 1'-0"

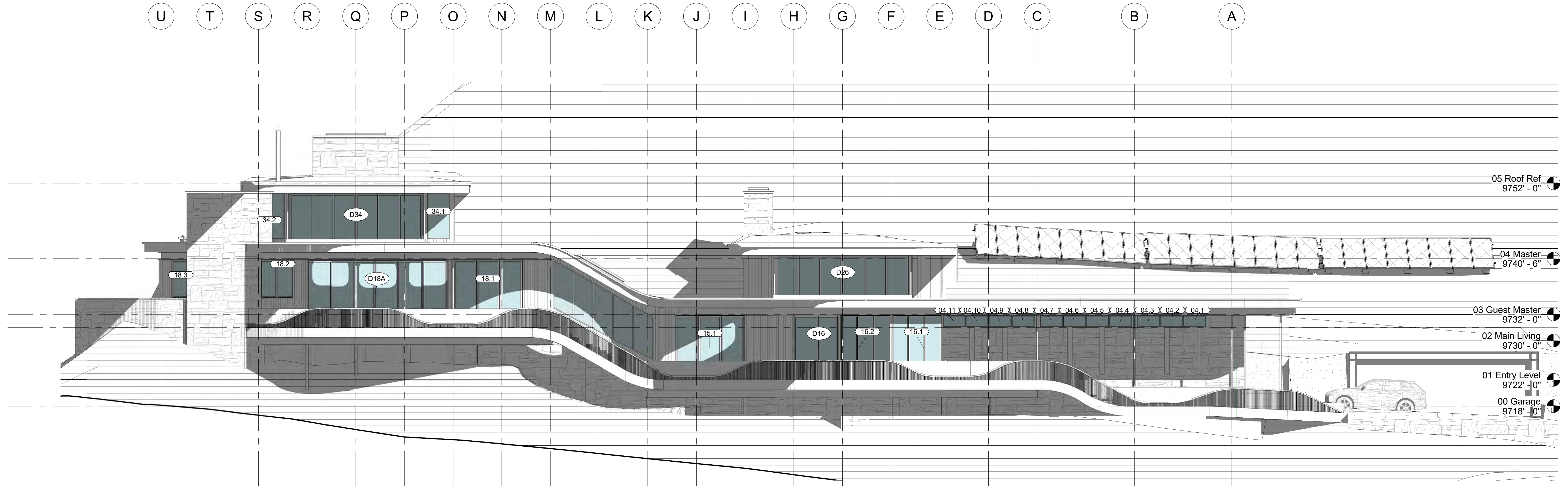
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Submissions

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DRB 1 SKETCH V4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27

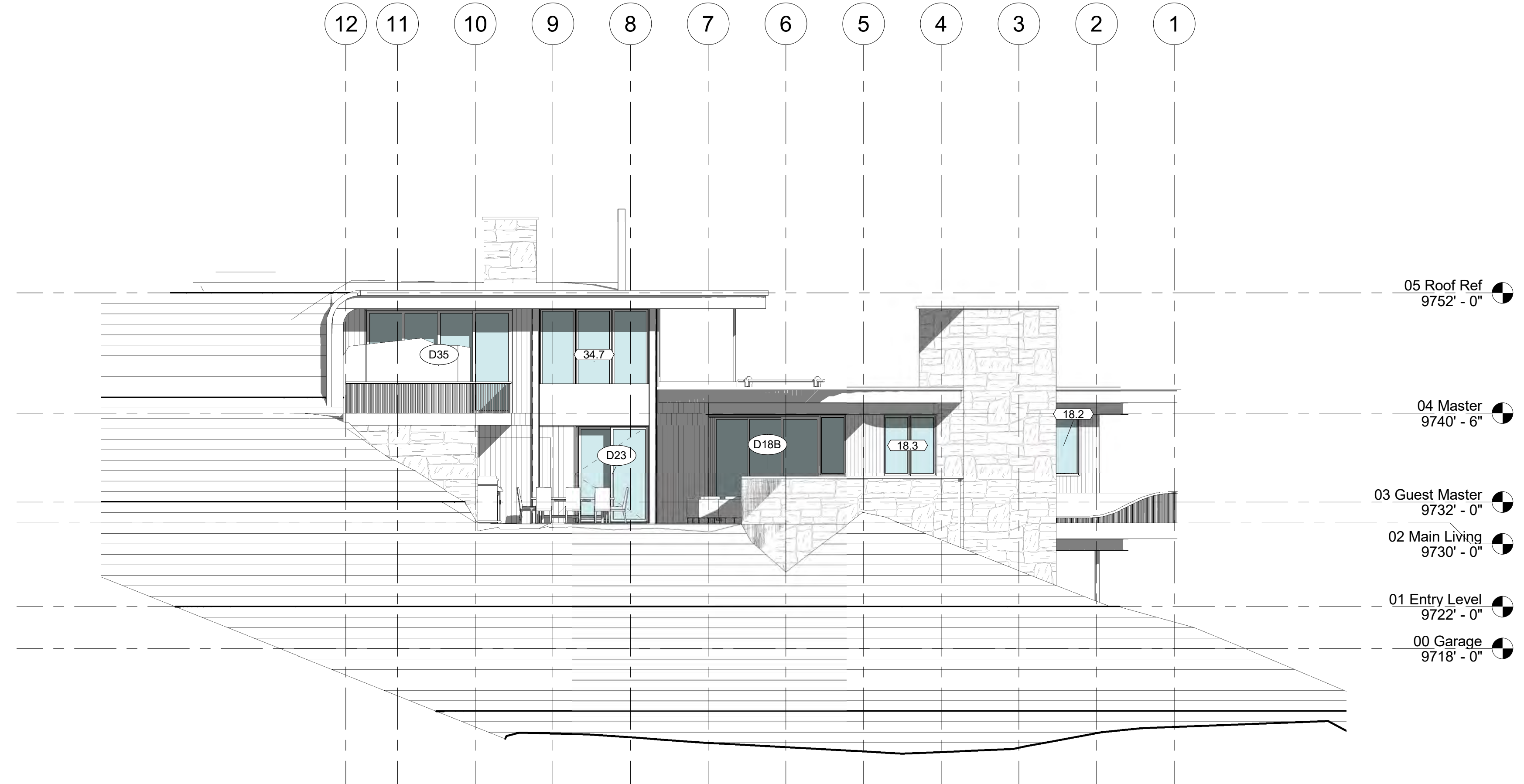


1 WEST ELEVATION

SCALE 0 1 2 3 4 1/8" = 1'-0"

MATERIALS LEGEND

- 6" KNOTY OAK WOOD SIDING
- RUSTED COPPER FLAT SEAM ROOFING
- COPPER DIAMOND PANEL
- COPPER PANEL
- RANDOM ASHLAR MOSS BEDROCK



2 NORTH ELEVATION

SCALE 0 1 2 3 4 1/8" = 1'-0"

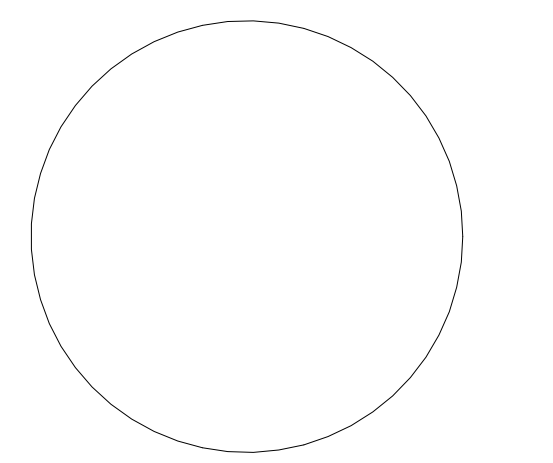


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MOUNTAIN VILLAGE,
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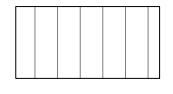
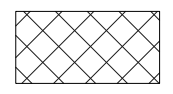
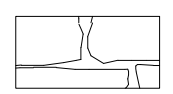
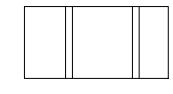
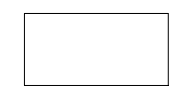
EXTERIOR ELEVATIONS

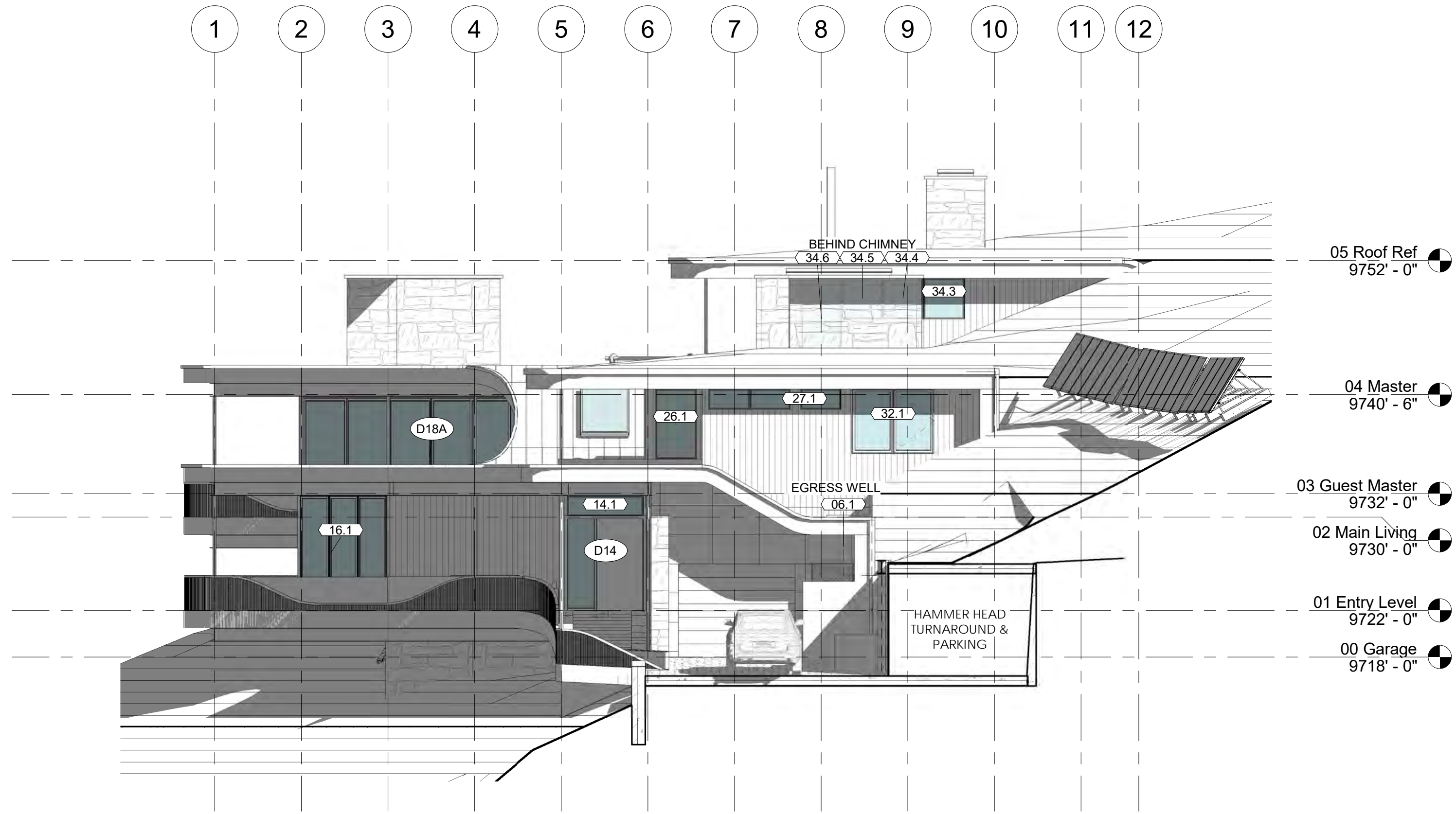
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

A3.0

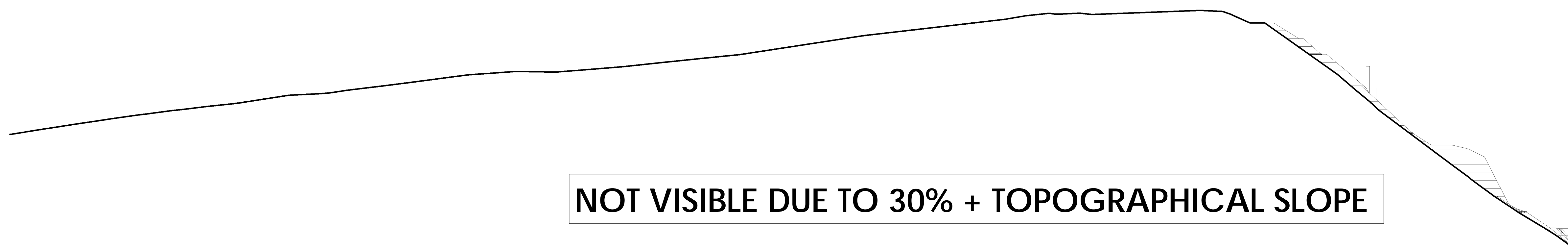


MATERIALS LEGEND

-  6" KNOTY OAK WOOD SIDING
-  COPPER DIAMOND PANEL
-  RANDOM ASHLAR MOSS BEDROCK
-  RUSTED COPPER FLAT SEAM ROOFING
-  COPPER PANEL



2 SOUTH ELEVATION
SCALE 0 1 2 3 4 1/8" = 1'-0"



NOT VISIBLE DUE TO 30% + TOPOGRAPHICAL SLOPE

1 EAST ELEVATION
SCALE 0 1 2 3 4 1/8" = 1'-0"

Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27

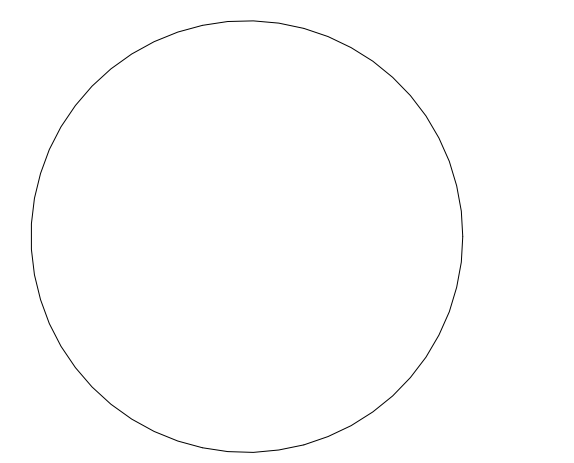


102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

EXTERIOR
ELEVATIONS

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

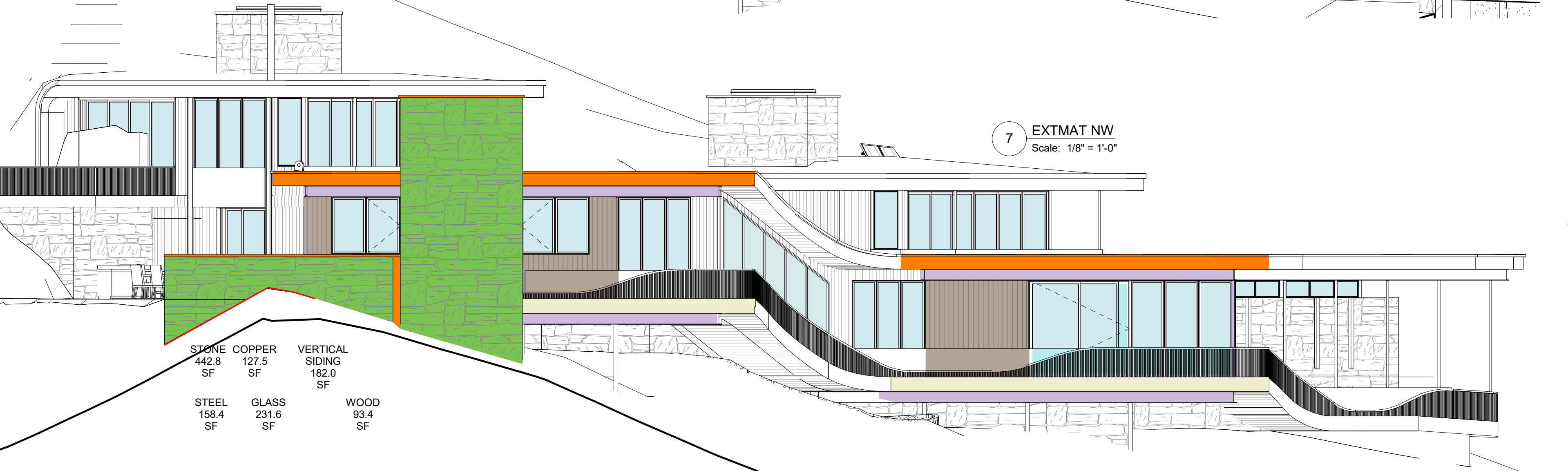
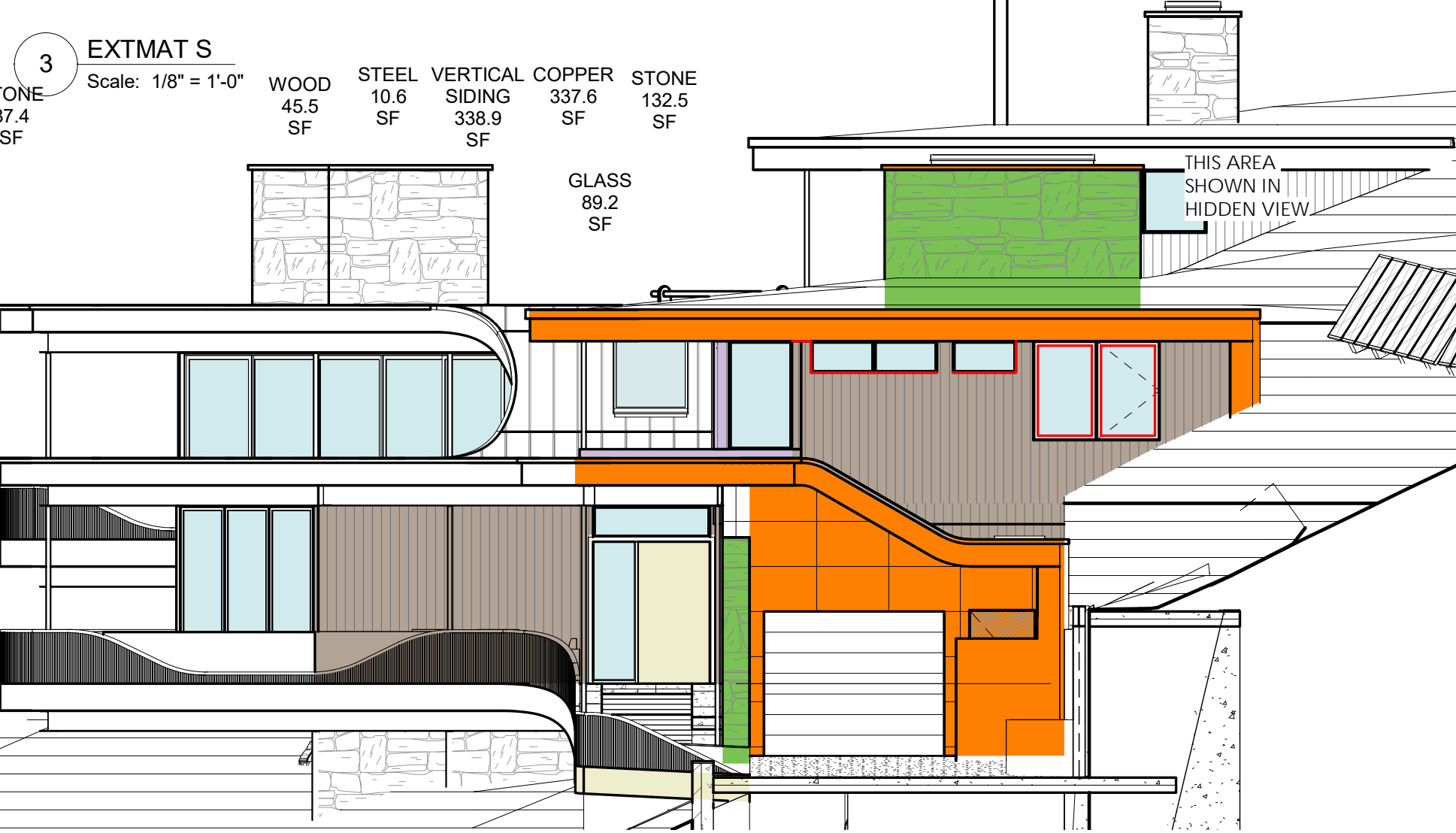
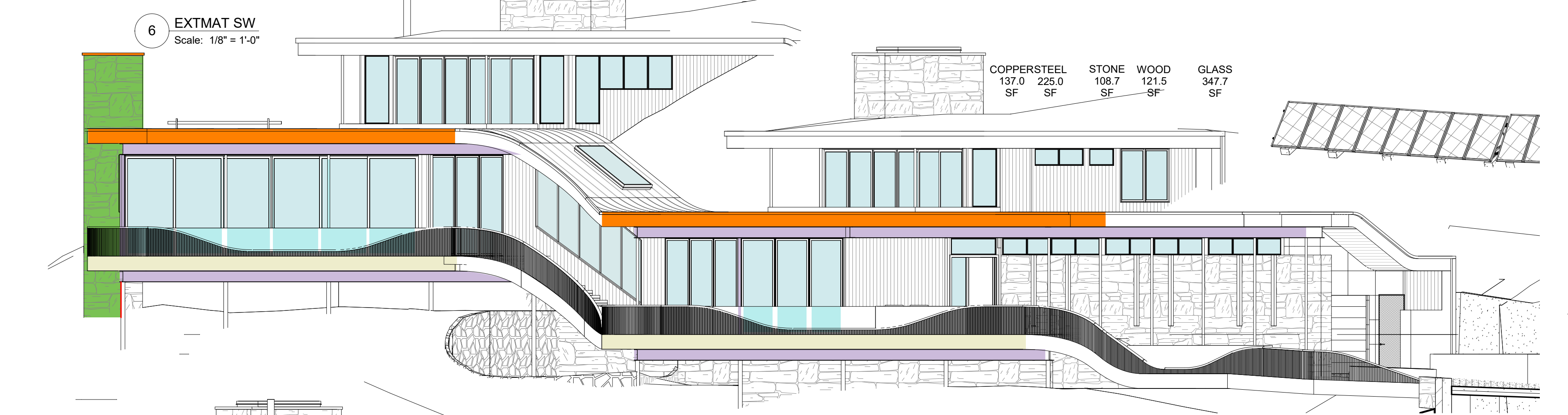
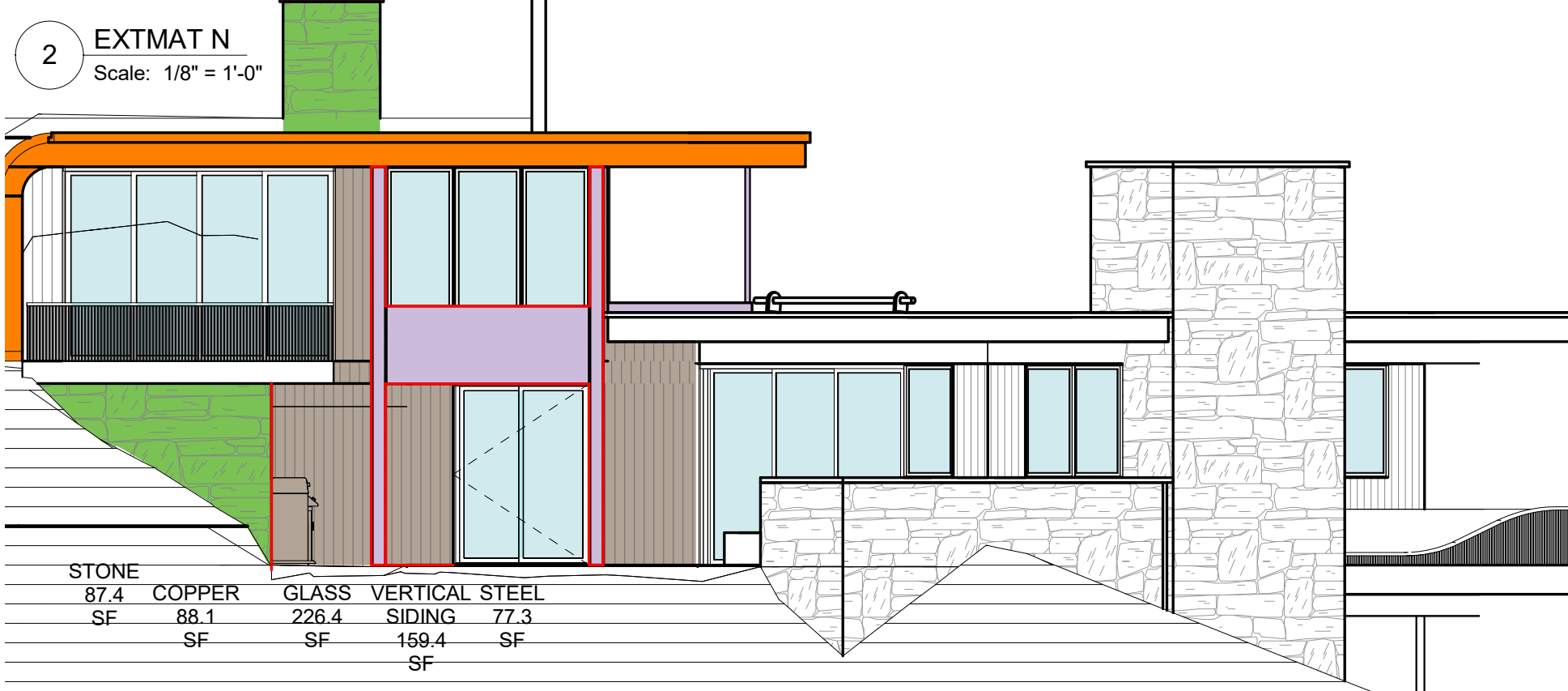
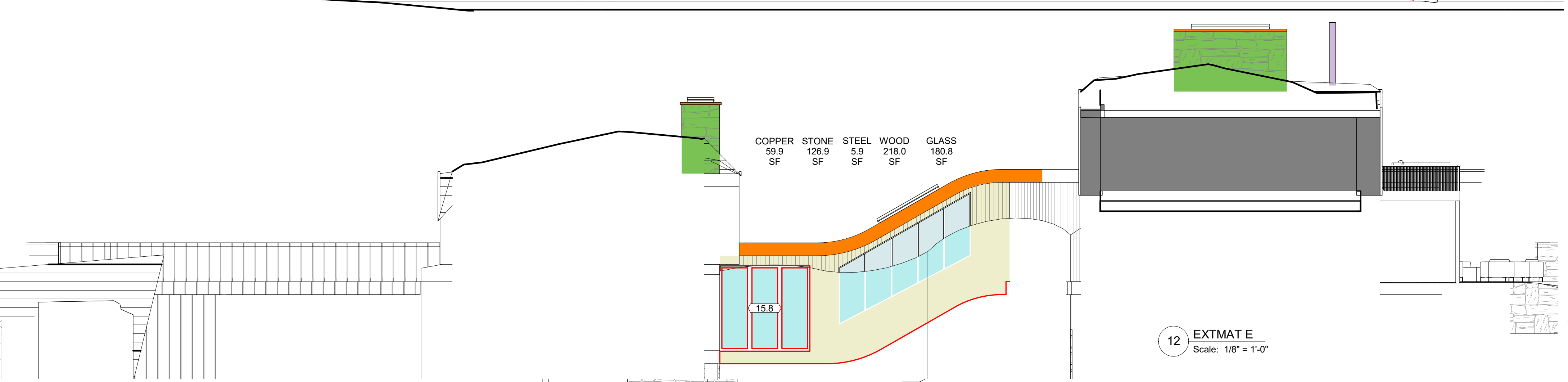
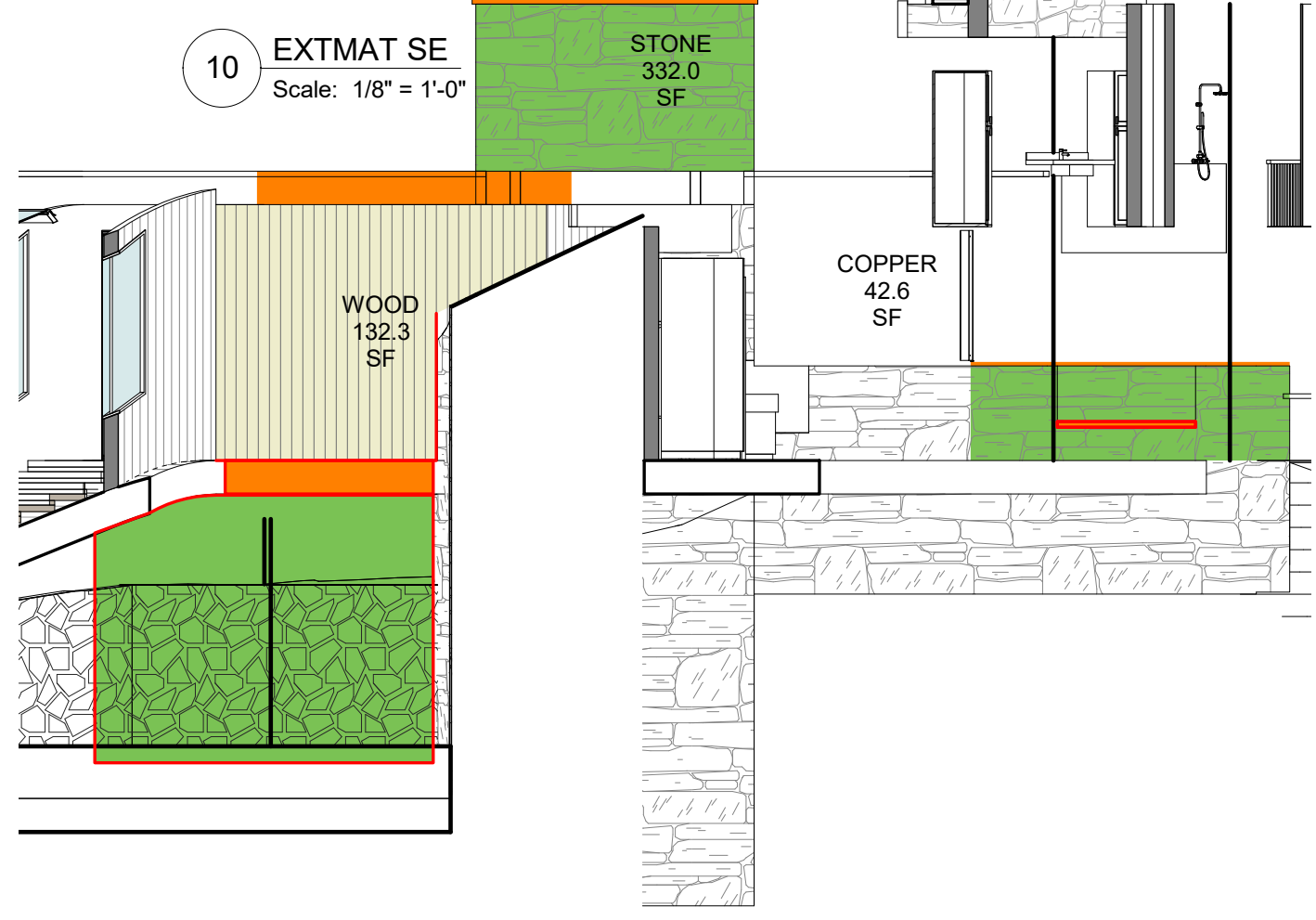
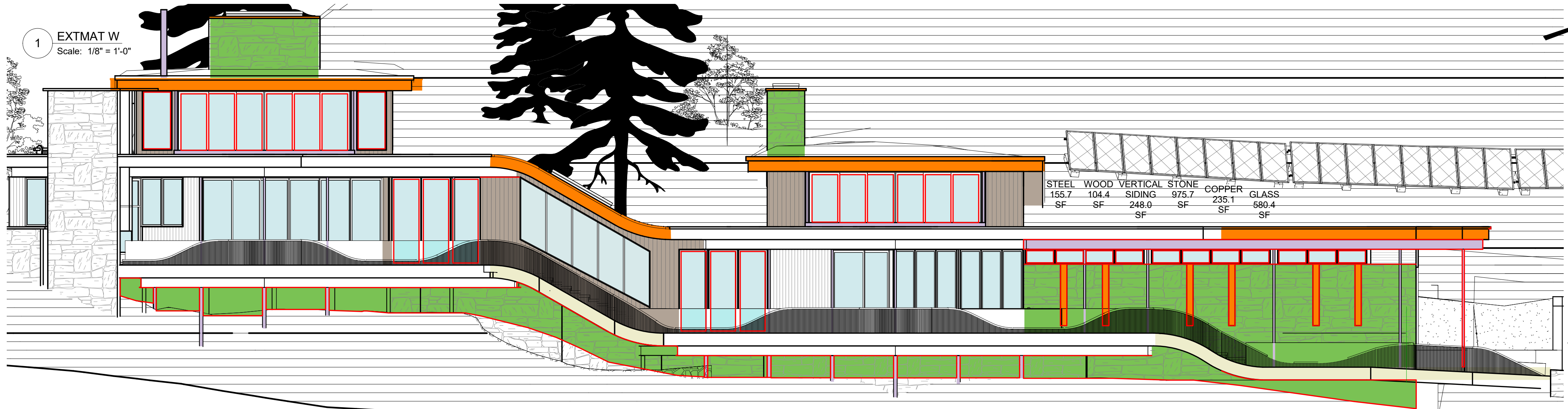
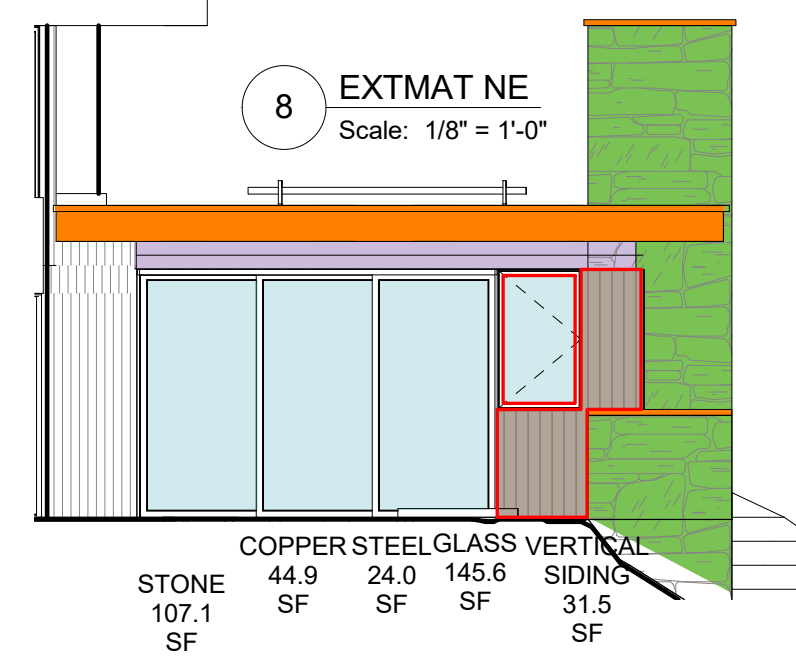
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MATERIAL HATCHES:

WOOD
STEEL
STONE
TIMBER
COPPER
GLASS



Submissions

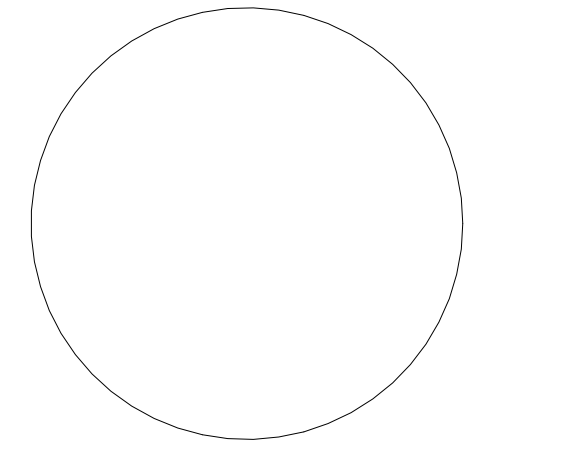
DRAFT SITE PLAN	19.09.30
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102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

**EXTERIOR
MATERIAL
ELEVATIONS**

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



STEELE	
AREA	VIEW
155.7 SF	EXTMAT W
5.9 SF	EXTMAT E
225.0 SF	EXTMAT SW
158.4 SF	EXTMAT NW
10.6 SF	EXTMAT S
77.3 SF	EXTMAT N
3.7 SF	HIDDEN S
11.1 SF	HIDDEN N
24.0 SF	EXTMAT NE
671.5 SF	

WOOD	
AREA	VIEW
104.4 SF	EXTMAT W
121.5 SF	EXTMAT SW
93.4 SF	EXTMAT NW
45.5 SF	EXTMAT S
13.3 SF	HIDDEN W
132.3 SF	EXTMAT SE
218.0 SF	EXTMAT E
728.4 SF	

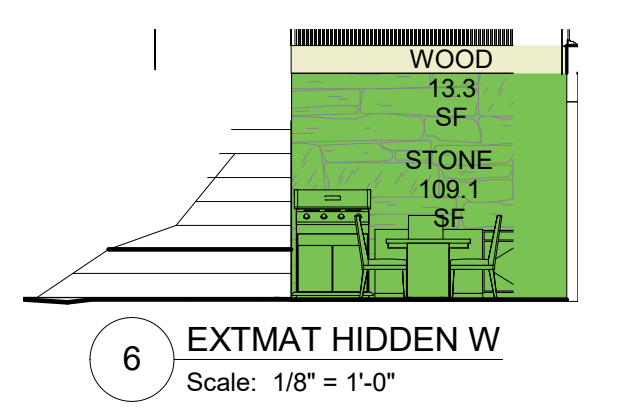
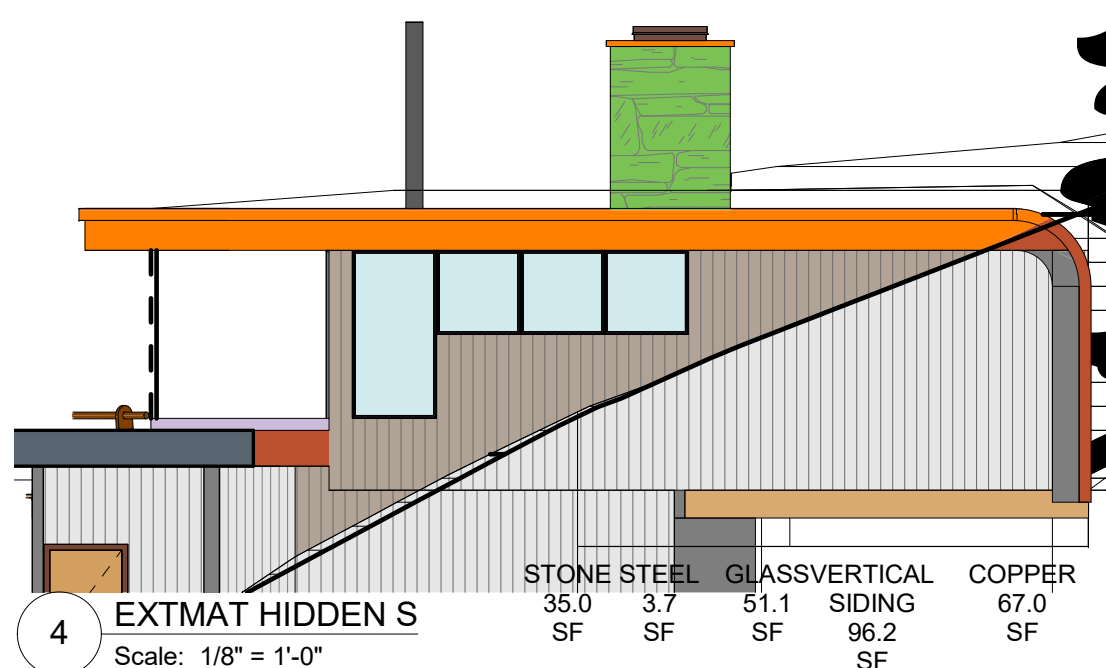
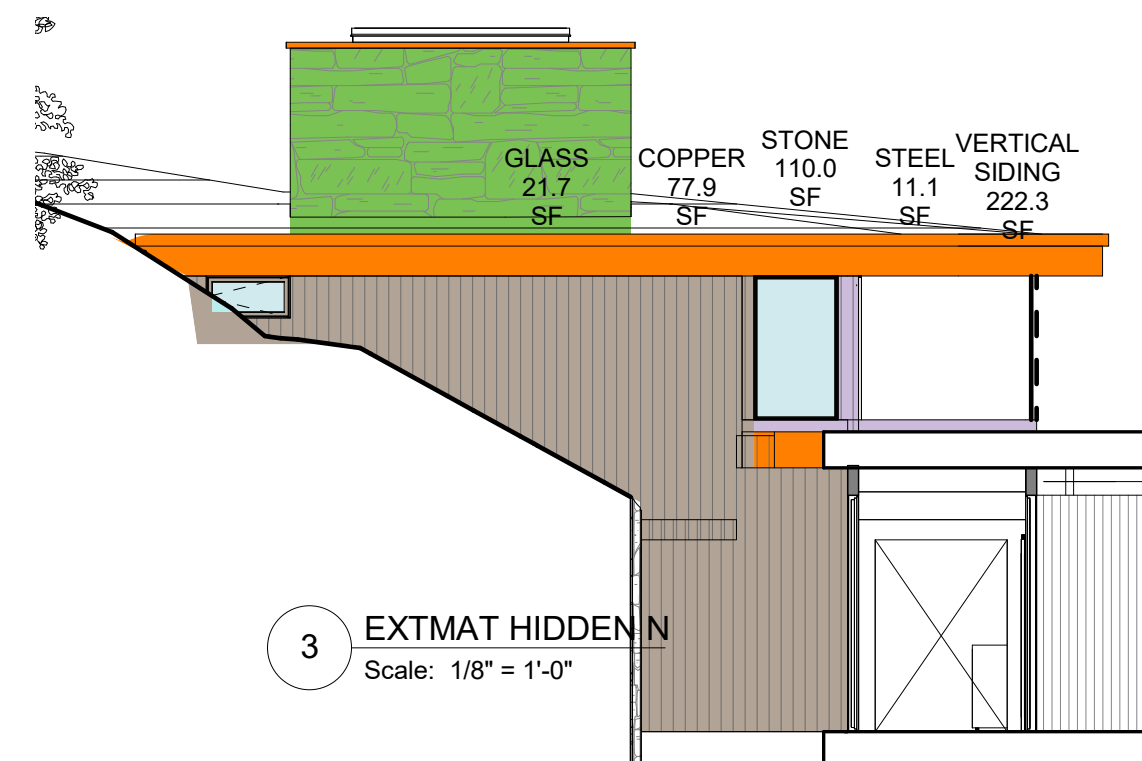
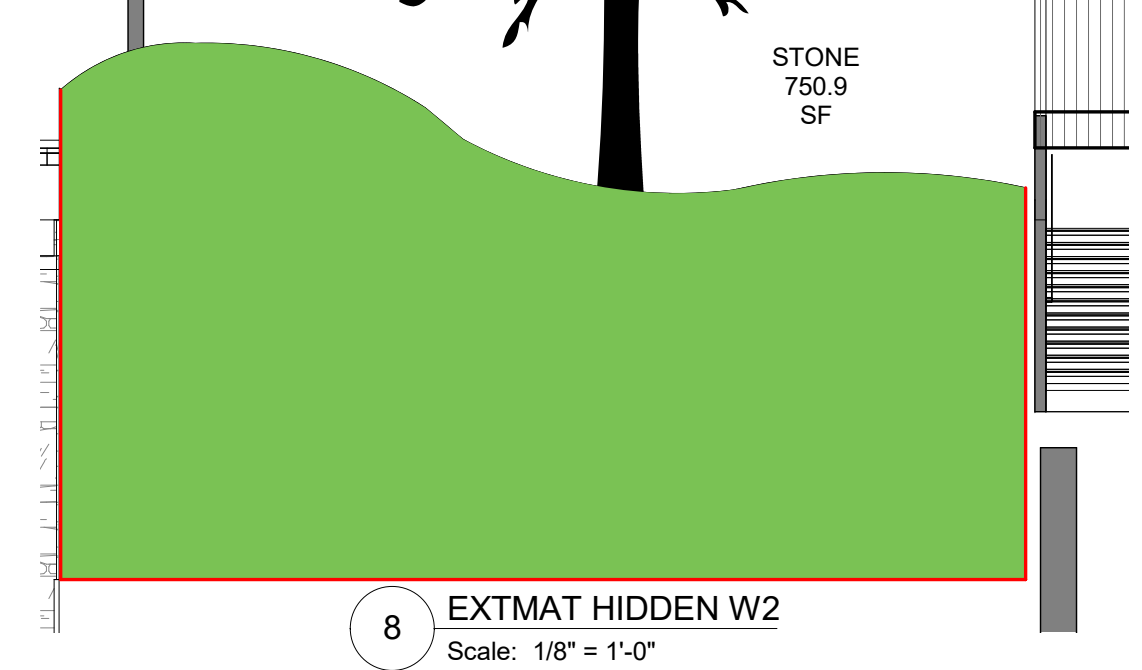
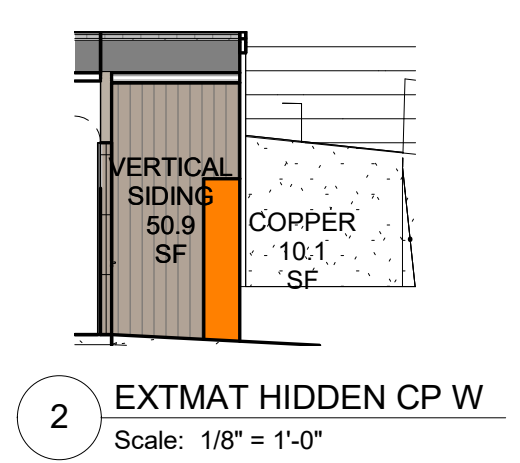
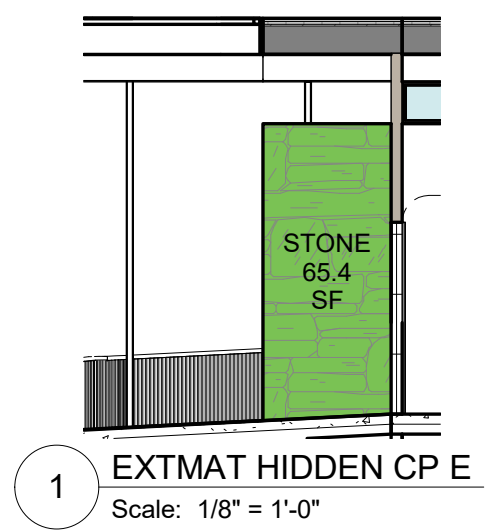
VERTICAL SIDING	
AREA	VIEW
248.0 SF	EXTMAT W
182.0 SF	EXTMAT NW
338.9 SF	EXTMAT S
159.4 SF	EXTMAT N
96.2 SF	HIDDEN S
222.3 SF	HIDDEN N
50.9 SF	HIDDEN CP W
31.5 SF	
1329.2 SF	

COPPER	
Area	VIEW
235.1 SF	EXTMAT W
59.9 SF	EXTMAT E
137.0 SF	EXTMAT SW
127.5 SF	EXTMAT NW
337.6 SF	EXTMAT S
88.1 SF	EXTMAT N
67.0 SF	HIDDEN S
77.9 SF	HIDDEN N
44.9 SF	EXTMAT NE
42.6 SF	EXTMAT SE
10.1 SF	HIDDEN CP W
1227.6 SF	

GLASS	
AREA	VIEW
347.7 SF	EXTMAT SW
231.6 SF	EXTMAT NW
89.2 SF	EXTMAT S
226.4 SF	EXTMAT N
51.1 SF	HIDDEN S
21.7 SF	HIDDEN N
145.6 SF	EXTMAT NE
580.4 SF	
180.8 SF	
1874.4 SF	

STONE	
AREA	VIEW
975.7 SF	EXTMAT W
126.9 SF	EXTMAT E
108.7 SF	EXTMAT SW
442.8 SF	EXTMAT NW
132.5 SF	EXTMAT S
87.4 SF	EXTMAT N
35.0 SF	HIDDEN S
107.1 SF	EXTMAT NE
109.1 SF	HIDDEN W
332.0 SF	EXTMAT SE
65.4 SF	HIDDEN CP E
750.9 SF	
110.0 SF	
3383.4 SF	

MATERIALS		
MATERIAL	AREA	VIEW
COPPER	235.1 SF	EXTMAT W
COPPER	59.9 SF	EXTMAT E
COPPER	137.0 SF	EXTMAT SW
COPPER	127.5 SF	EXTMAT NW
COPPER	337.6 SF	EXTMAT S
COPPER	88.1 SF	EXTMAT N
COPPER	67.0 SF	HIDDEN S
COPPER	77.9 SF	HIDDEN N
COPPER	44.9 SF	EXTMAT NE
COPPER	42.6 SF	EXTMAT SE
COPPER	10.1 SF	HIDDEN CP W
GLASS	347.7 SF	EXTMAT SW
GLASS	231.6 SF	EXTMAT NW
GLASS	89.2 SF	EXTMAT S
GLASS	226.4 SF	EXTMAT N
GLASS	51.1 SF	HIDDEN S
GLASS	21.7 SF	HIDDEN N
GLASS	145.6 SF	EXTMAT NE
GLASS	580.4 SF	
GLASS	180.8 SF	
STEEL	155.7 SF	EXTMAT W
STEEL	5.9 SF	EXTMAT E
STEEL	225.0 SF	EXTMAT SW
STEEL	158.4 SF	EXTMAT NW
STEEL	10.6 SF	EXTMAT S
STEEL	77.3 SF	EXTMAT N
STEEL	3.7 SF	HIDDEN S
STEEL	11.1 SF	HIDDEN N
STEEL	24.0 SF	EXTMAT NE
STONE	975.7 SF	EXTMAT W
STONE	126.9 SF	EXTMAT E
STONE	108.7 SF	EXTMAT SW
STONE	442.8 SF	EXTMAT NW
STONE	132.5 SF	EXTMAT S
STONE	87.4 SF	EXTMAT N
STONE	35.0 SF	HIDDEN S
STONE	107.1 SF	EXTMAT NE
STONE	109.1 SF	HIDDEN W
STONE	332.0 SF	EXTMAT SE
STONE	65.4 SF	HIDDEN CP E
STONE	750.9 SF	
STONE	110.0 SF	
VERTICAL SIDING	248.0 SF	EXTMAT W
VERTICAL SIDING	182.0 SF	EXTMAT NW
VERTICAL SIDING	338.9 SF	EXTMAT S
VERTICAL SIDING	159.4 SF	EXTMAT N
VERTICAL SIDING	96.2 SF	HIDDEN S
VERTICAL SIDING	222.3 SF	HIDDEN N
VERTICAL SIDING	50.9 SF	HIDDEN CP W
VERTICAL SIDING	31.5 SF	
WOOD	104.4 SF	EXTMAT W
WOOD	121.5 SF	EXTMAT SW
WOOD	93.4 SF	EXTMAT NW
WOOD	45.5 SF	EXTMAT S
WOOD	13.3 SF	HIDDEN W
WOOD	132.3 SF	EXTMAT SE
WOOD	218.0 SF	EXTMAT E
Grand total	9214.4 SF	



MATERIAL HATCHES:	
	WOOD
	STEEL
	STONE
	TIMBER
	COPPER
	GLASS

TOTAL MATERIAL AREA	= 9214.4 SF
TOTAL GLASS AREA	= 1874.4 SF
TOTAL STONE AREA	= 3383.4 SF
GLASS % (MAX ALLOWED 40%)	= 20.4%
STONE % (35% REQUIRED)	= 36.7%

Submissions

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CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20
OWNER CONSULTANTS	19.11.20
OWNER CONSULTANTS	20.01.05
DRB FINAL	20.01.27

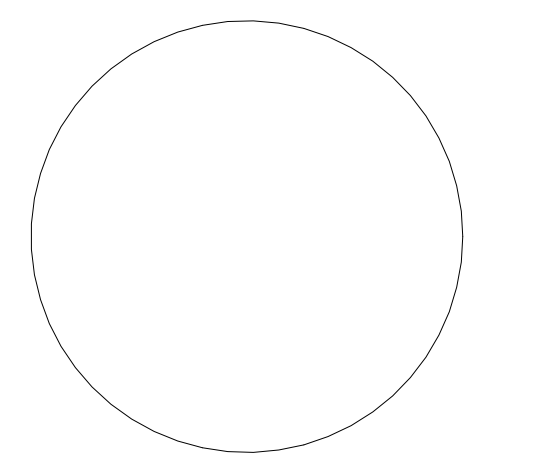


102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

**EXTERIOR
MATERIAL
CALCULATIONS**

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

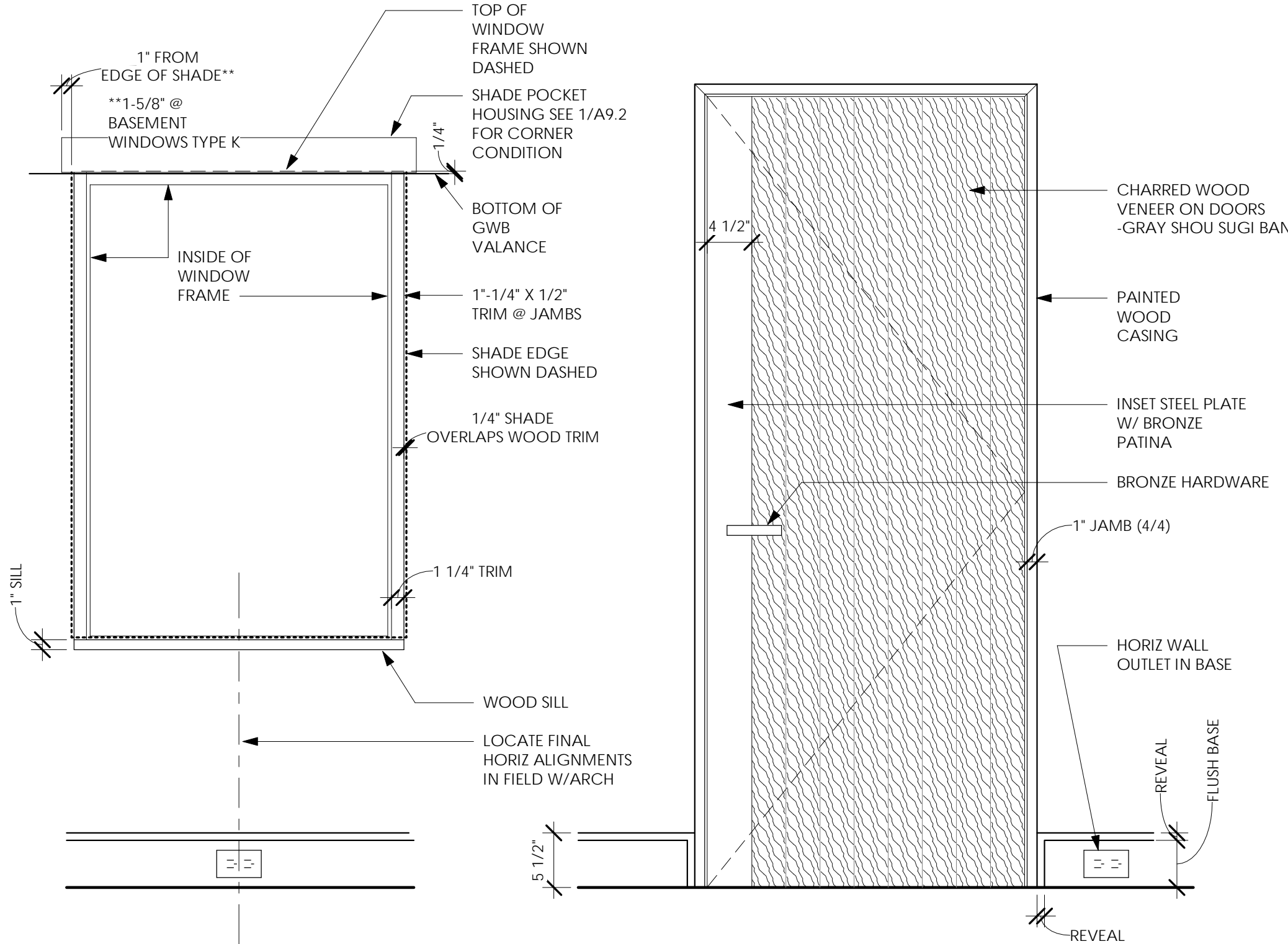
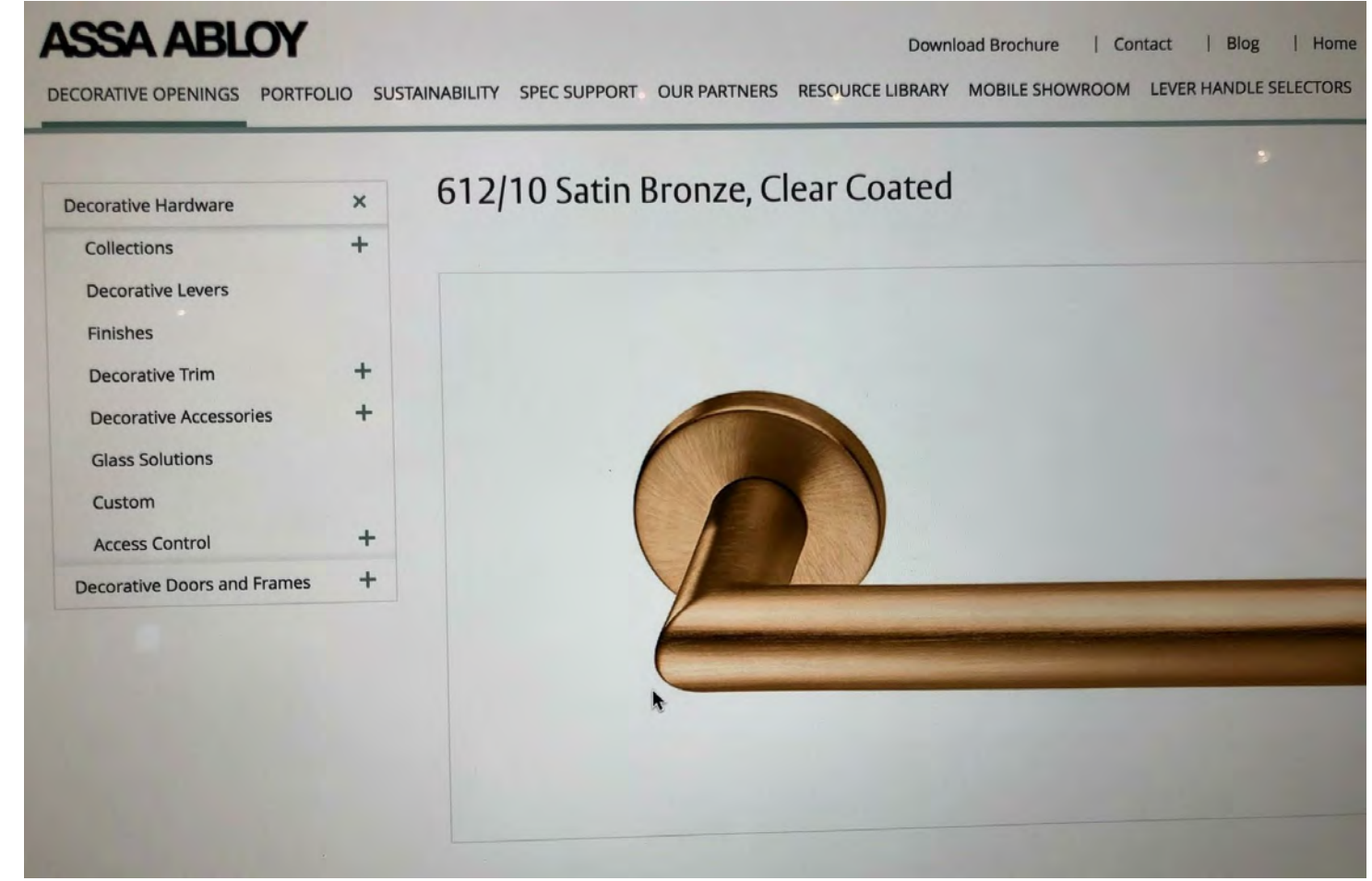
A3.4A



Window Schedule							
Tag	Level	Width	Height	Finish Frame Height	Operation	Head/Jamb /Sill	Comments
04.1	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.2	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.3	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.4	01 Entry Level	3' - 6"	1' - 9"	9' - 10 1/4"	Picture 1 Wide		
04.5	01 Entry Level	3' - 6"	1' - 9"	9' - 10 1/4"	Picture 1 Wide		
04.6	01 Entry Level	3' - 6"	1' - 9"	9' - 10 1/4"	Picture 1 Wide		
04.7	01 Entry Level	3' - 6"	1' - 9"	9' - 10 1/4"	Picture 1 Wide		
04.8	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.9	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.10	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.11	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
06.1	01 Entry Level	2' - 5"	5' - 0"	8' - 0"			
14.1	02 Main Living	6' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
15.1	01 Entry Level	10' - 5 1/4"	9' - 10 1/4"	9' - 10 1/4"	Casement 3 Wide		
15.8	01 Entry Level	10' - 5 1/4"	9' - 10 1/4"	9' - 10 1/4"	Casement 3 Wide		
15.27	03 Guest Master	3' - 6"	1' - 9"	9' - 0"	Picture 1 Wide		
15.30	02 Main Living	3' - 6"	5' - 10"	10' - 4"	Casement 1 Wide		
15.31	05 Roof Ref	3' - 0"	9' - 0"				
15.32	05 Roof Ref	3' - 0"	9' - 0"				
15.33							
15.34		4' - 0"	8' - 0"				
15.35	03 Guest Master	3' - 6"	1' - 9"	9' - 0"	Picture 1 Wide		
16.1	01 Entry Level	10' - 5 1/4"	9' - 10 1/4"	9' - 10 1/4"	Casement 3 Wide		
16.2	01 Entry Level	10' - 5 1/4"	9' - 10 1/4"	9' - 10 1/4"	Casement 3 Wide		
18.1	02 Main Living	10' - 5 1/4"	10' - 4"	10' - 4"	Casement 3 Wide		
18.2	02 Main Living	7' - 0"	5' - 10"	10' - 4"	Casement 2 Wide		
18.3	02 Main Living	7' - 0"	5' - 10"	10' - 4"	Casement 2 Wide		
26.1	03 Guest Master	3' - 6"	6' - 0"	9' - 0"	Picture 1 Wide		
26.2	03 Guest Master	3' - 6"	6' - 0"	9' - 0"	Picture 1 Wide		
27.1	03 Guest Master	3' - 6"	1' - 9"	9' - 0"	Picture 1 Wide		
31.1	03 Guest Master	3' - 6"	1' - 9"	9' - 0"	Casement 1 Wide		
32.1	03 Guest Master	7' - 0"	5' - 6"	9' - 0"	Casement 2 Wide		
34.1	04 Master	3' - 6"	7' - 0"	10' - 0"	Picture 1 Wide		
34.2	04 Master	3' - 6"	7' - 0"	10' - 0"	Picture 1 Wide		
34.3	04 Master	3' - 6"	3' - 6"	10' - 0"	Picture 1 Wide		
34.4	04 Master	3' - 6"	3' - 6"	10' - 0"	Picture 1 Wide		
34.5	04 Master	3' - 6"	3' - 6"	10' - 0"	Picture 1 Wide		
34.6	04 Master	3' - 6"	7' - 0"	10' - 0"	Picture 1 Wide		
34.7	04 Master	10' - 5 1/4"	10' - 0"	10' - 0"	Casement 3 Wide		

Exterior Door Schedule							
Tag	Level	Width	Height	Operation	Head/Jamb /Sill	Comments	
D14	01 Entry Level	6' - 6"	7' - 10 1/2"	W/ TEMPERE D SIDELIGHT			
D16	01 Entry Level	10' - 3"	9' - 10 1/4"	MC Wide Stile Stacking MultiSlide Door			
D18A	02 Main Living	30' - 0"	10' - 4"	MC Narrow Stile Bi-Parting MultiSlide Door			
D18B	02 Main Living	15' - 0"	10' - 4"	Flush Track Stacking Lift Slide Door			
D23	02 Main Living	7' - 0"	9' - 4"	MC Wide Stile Stacking MultiSlide Door			
D26	03 Guest Master	20' - 3"	9' - 0"	MC Narrow Stile Bi-Parting MultiSlide Door			
D34	04 Master	20' - 3"	10' - 0"	MC Narrow Stile Bi-Parting MultiSlide Door			
D35	04 Master	14' - 0"	10' - 0"	Flush Track Stacking Lift Slide Door			
G04	00 Garage	10' - 0"	8' - 0"	Overhead Sectional Garage Door			
PSG01	00 Garage	3' - 8"	8' - 1"				

Interior Door Schedule							
Tag	Level	Width	Height	Operation	Head/Jamb /Sill	Comments	
04A	00 Garage	3' - 6"	8' - 0"				
06A	01 Entry Level	3' - 0"	8' - 0"				
09A	01 Entry Level	3' - 0"	8' - 0"				
09B?	01 Entry Level	3' - 0"	8' - 0"				
10A	01 Entry Level	2' - 6"	8' - 0"				
11A	01 Entry Level	2' - 0"	8' - 0"				
12A	01 Entry Level	3' - 0"	8' - 0"				
12B	01 Entry Level	3' - 0"	8' - 0"				
14A	01 Entry Level	4' - 8"	8' - 0"				
14B	01 Entry Level	5' - 6"	8' - 0"				
14C	01 Entry Level						
15A	01 Entry Level	7' - 0"	8' - 0"				
20A	02 Main Living	3' - 0"	8' - 0"				
21A	02 Main Living	3' - 0"	8' - 0"				
22A	02 Main Living	3' - 0"	8' - 0"				
24A	02 Main Living	3' - 0"	8' - 0"				
26A	03 Guest Master	3' - 0"	8' - 0"				
27A	03 Guest Master	2' - 6"	8' - 0"				
27B	03 Guest Master	2' - 6"	8' - 0"				
27C	03 Guest Master	2' - 6"	9' - 0"				
28A	03 Guest Master	2' - 6"	8' - 0"				
29A	03 Guest Master	2' - 6"	8' - 0"				
30A	03 Guest Master	2' - 6"	8' - 0"				
31A	03 Guest Master	2' - 6"	8' - 0"				
32A	03 Guest Master	3' - 0"	8' - 0"				
32B	03 Guest Master	3' - 0"	8' - 0"				
37A	04 Master	2' - 6"	9' - 0"				
38A	04 Master	2' - 6"	8' - 0"				
39A	04 Master	2' - 6"	8' - 0"				



GENERAL WINDOW NOTES:

MANUFACTURER/ MODEL:
LOEWEN OR EQUAL. DYNAMIC ALTERNATE

EXTERIOR:
CHAMPAGNE BRONZE ANODIZED ALUMINUM CLAD. STANDARD SABLE ALTERNATE PRICE.

INTERIOR:
DOUGLAS FIR FRAME/ SASH. FACTORY PRIMED, SATIN SHEEN PAINTED FINISH IN FIELD. INTERIOR OF SASHES TO BE PAINTED LIGHT BRONZE TO MATCH EXTERIOR ANODIZED FINISH/ COLOR. INTERIOR FRAME TO BE PAINTED TO MATCH WALL/ TRIM COLOR

GLAZING:
INSULATED, LOW E, OBSCURED WHERE NOTED, TEMPERED PER CODE.

SCREENS:
SCREEN FRAME COLOR TO MATCH SASH COLOR -STANDARD SCREENS W/BLACK MESH TYP.

JAMBS:
4 9/16" AT WINDOWS. SEE DETAILS FOR SLIDING DOORS. PAINT GRADE TRIM 4 SIDES AT WINDOWS, 3 SIDES AT DOORS PER WINDOW DETAILS

HARDWARE:
BRUSHED NICKEL TYP. LIFT-N-SLIDE DOORS TO HAVE BRUSHED NICKEL "MARCOS" HANDLE, TYP.

DETAIL/ DIMENSIONS:
DIMENSIONS ARE FRAME SIZES PER A9 SERIES DETAIL SHEETS. PROVIDE PRICING WITH FRAME/ UNIT DIMENSIONS AS NOTED.

*ALL UNITS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ANY DISCREPANCIES BETWEEN MANUFACTURER'S AND ARCHITECTURAL DOCUMENTS TO BE REPORTED TO THE ARCHITECT IN A TIMELY MANNER PRIOR TO THE COMMENCEMENT OF WORK.

*ALL WINDOWS AND EXTERIOR DOORS TO BE FLASHED AND WATERPROOFED PER DETAILS.

*CONTRACTOR TO FIELD VERIFY ALL WINDOW SIZES AND PLACEMENT PRIOR TO FINAL ORDER.

1 DOOR & WINDOW FRAMES

SCALE 0 1 2 3 4 1" = 1'-0"

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DRB FINAL	20.01.27



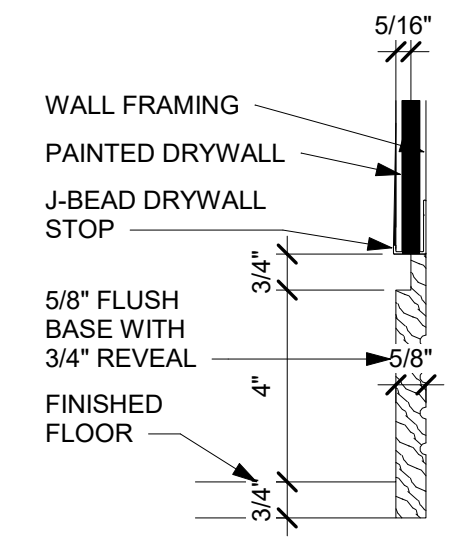
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MOUNTAIN VILLAGE,
CO | 81435

DOOR & WINDOW SCHEDULES

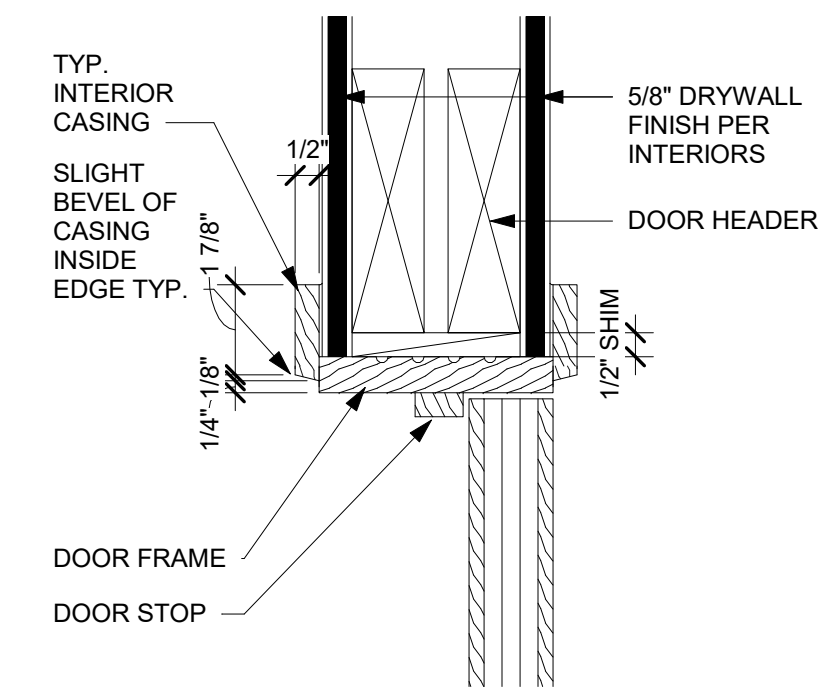
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A9.1

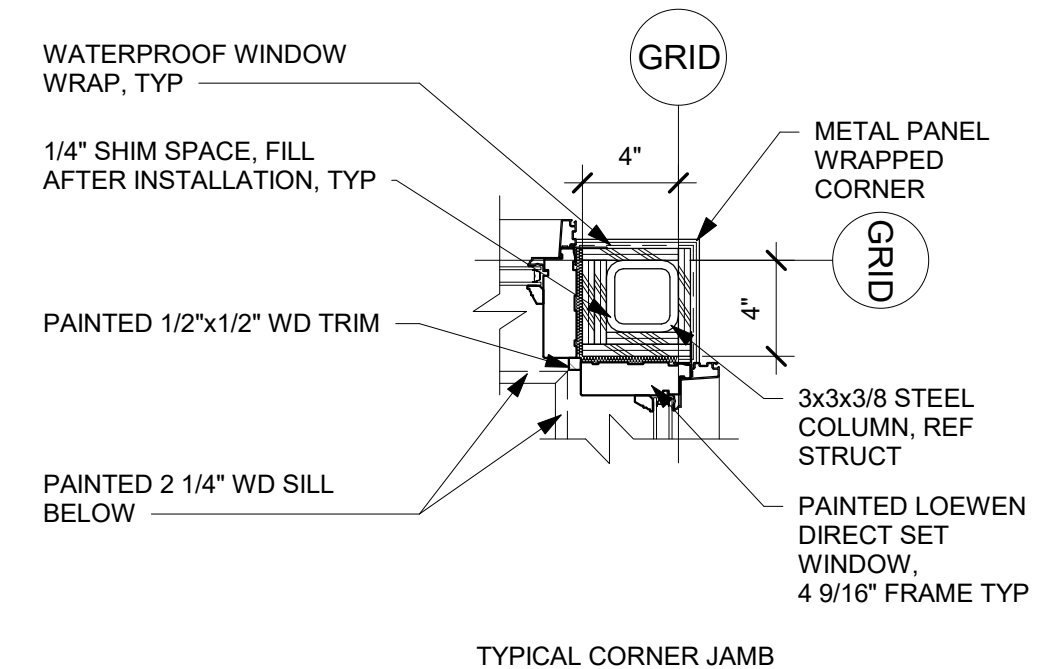
GENERAL DOOR NOTE: ALL EXTERIOR DOOR HARDWARE SHALL BE BLACK HARDWARE TYP. FRONT DOOR LOCK SET MORTICED, TUBULAR SETS FOR INTERIOR DOORS. INTERIOR DOORS SHALL BE POPLAR PRIMED AND PAINTED, CHROME HARDWARE TYP.



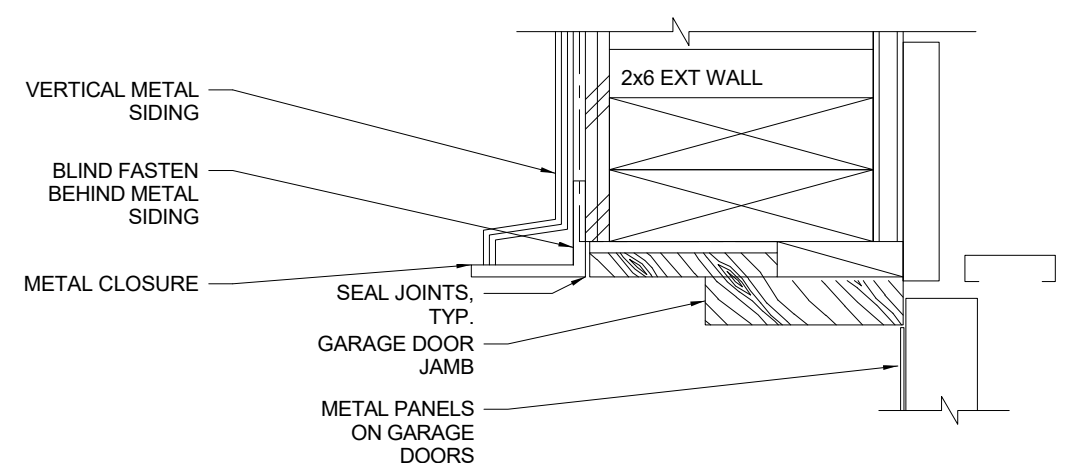
4 TYP. BASE DETAIL
SCALE 0 1 2 3 4 3" = 1'-0"



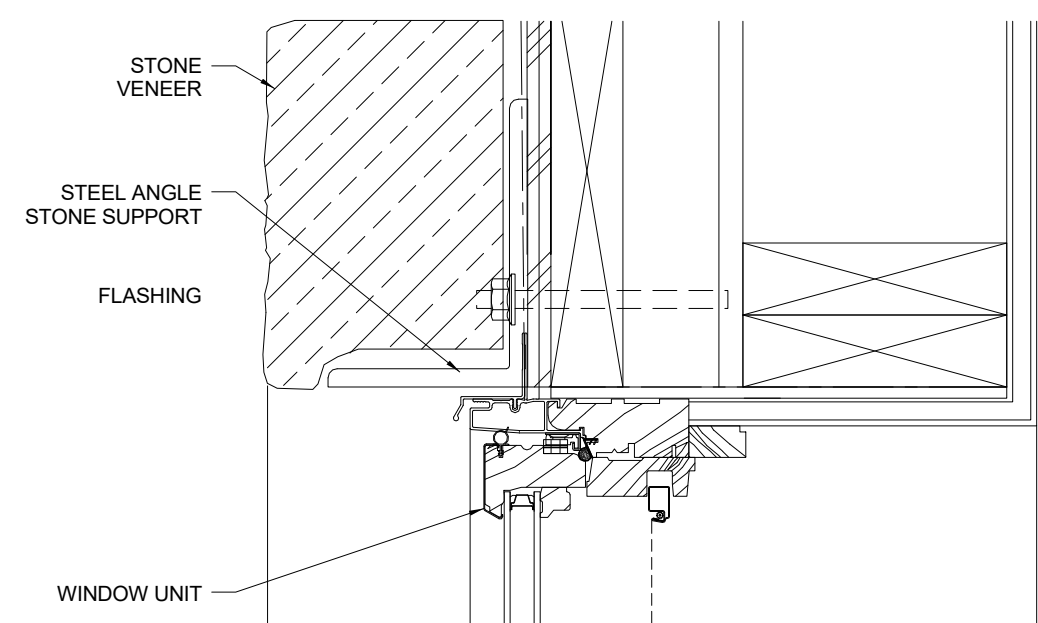
5 TYP. DOOR CASING
SCALE 0 1 2 3 4 3" = 1'-0"



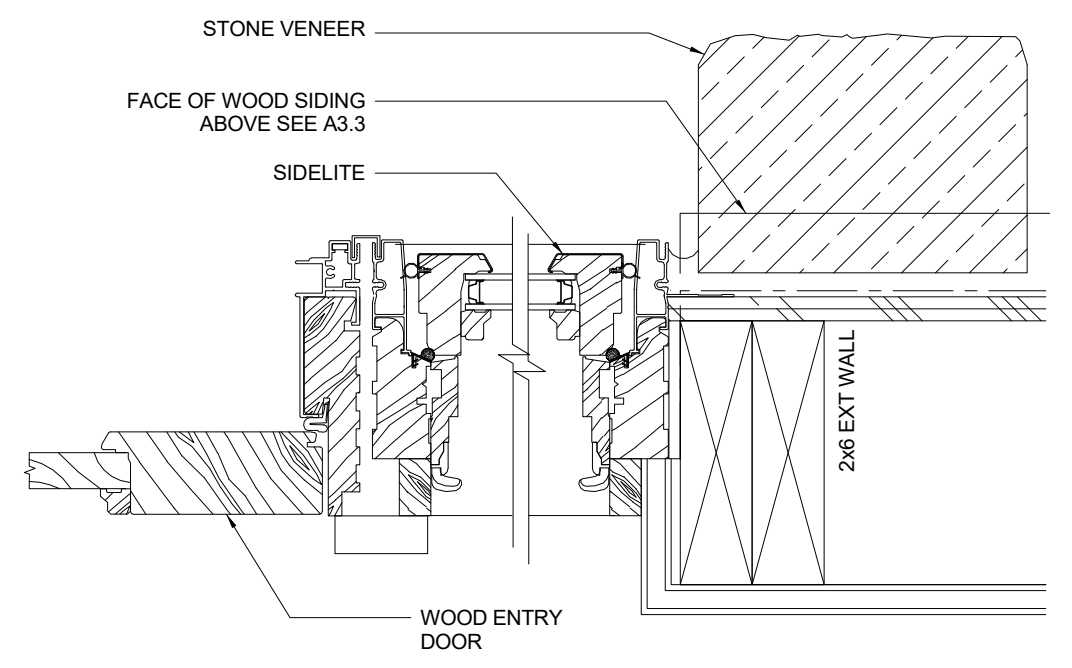
3 WINDOW CORNER JAMB DETAIL
SCALE 0 1 2 3 4 1 1/2" = 1'-0"



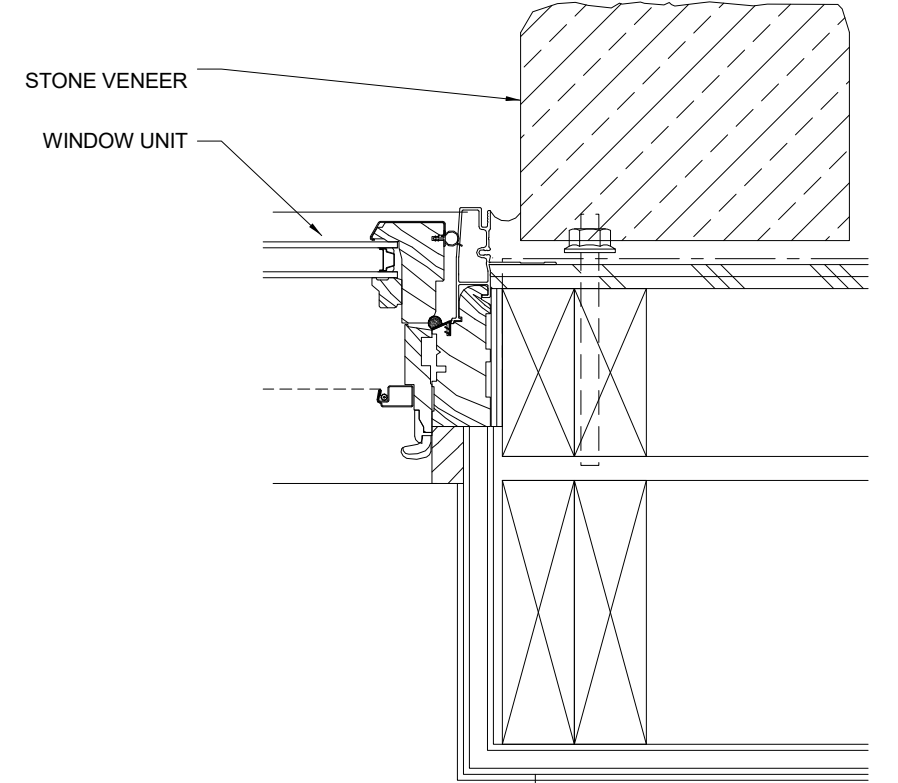
4 GARAGE JAMB



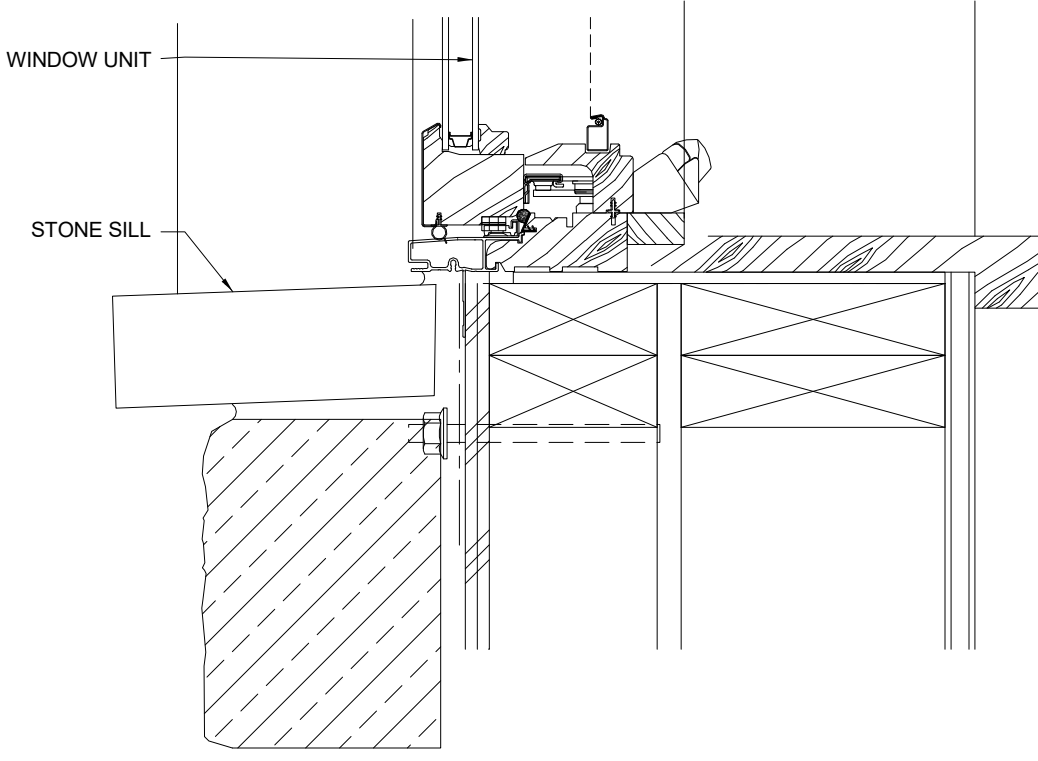
1 TYP WINDOW HEAD AT STONE



5 ENTRY DOOR JAMB



2 TYP WINDOW JAMB AT STONE



3 TYP WINDOW SILL AT STONE

2 TYP. WINDOW DETAILS
SCALE 0 1 2 3 4 1 1/2" = 1'-0"

Tommy Hein
ARCHITECTS
Box 3327 108 S. OAK ST. PENTHOUSE
TELLURIDE, COLORADO 81435
WWW.TOMMYHEIN.COM 970.728.1220

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DRB FINAL	20.01.27



102 GRANITE RIDGE
MOUNTAIN VILLAGE,
CO | 81435

WINDOW &
DOOR DETAILS

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

A9.3

EPIC DIAMOND RESIDENCE

102 GRANITE RIDGE MOUNTAIN VILLAGE, CO

CDC SUBMITTAL

JANUARY 23, 2020



NOTES
SPECIFICATIONS
LIGHTING PLANS

ROBERT SINGER & ASSOCIATES INC.
DESIGN CONSULTANTS LIGHTING SPECIALISTS
Corporate Member IALD, IES
T 970_963_5692
www.robertsingerlighting.com



GENERAL NOTES

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

RECESSED HOUSINGS

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

DIMENSIONS

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

EXTERIOR/SITE LIGHTING

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

INTERIOR SWITCHING

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

CONTROL SYSTEMS

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

DECORATIVE FIXTURES

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

ON-SITE AIMING/LAMPING

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

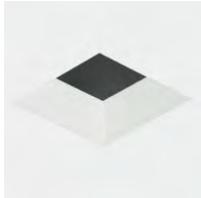



SUBSTITUTIONS







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





ROBERT SINGER & ASSOCIATES INC.





DESIGN CONSULTANTS LIGHTING SPECIALISTS
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Type	Image	Product / Manufacturer	Attributes	Notes
Architectural Lighting				
B		Element Lighting "LED Downlight" Description: Adjustable LED Downlight with Sheet-Metal Mud Plate and Lens	Catalog #: E3S-FF-LH930*-A-I; E3S-L-B-O-W; E3TREFS5B; 150E3STPPLT-W Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED Dimming Type: Phase Dimming Voltage: 120V Ceiling Type: Plaster Ceilings	Width: 9.5" Height: 4" Length: 12.5" Trim Size: 3.2" Aperture: 1.7" Flangeless Trim, refer to manufacturers installation instructions. Trim to be removed and painted to match ceiling.
BC		Element Lighting "LED Downlight" Description: Adjustable LED Downlight with Sheet-Metal Mud Plate	Catalog #: E3S-FF-LH930*-A-I; E3S-L-B-H-W; 150E3STPPLT-W Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED Dimming Type: Phase Dimming Voltage: 120V Ceiling Type: Plaster Ceilings	Width: 9.5" Height: 4" Length: 12.5" Trim Size: 3.2" Aperture: 1.7" Flangeless Trim, refer to manufacturers installation instructions. Trim to be removed and painted to match ceiling.
BW		Element Lighting "LED Downlight - Wood Ceiling" Description: LED Adjustable Downlight-Wood Ceiling	Catalog #: E3SWC-LH930*AI; E3SLB-O*; E3TREFS5B Lamping: 17W; 1450 Lumen; 90+ CRI, 3000°K LED Dimming Type: LED Forward Phase Voltage: 120V Ceiling Type: Wood Ceiling	Length: 17.5" Width: 11.5" Height: 4" Trim Size: 3.2" Aperture: 1.7" Flangeless trim, refer to manufacturers installation instructions. Trim to be removed and painted to match ceiling. For ceiling thickness between 3/8" and 1-1/2" use the equation:
BX		Element Lighting "LED Downlight - Wood Ceiling Wet Location" Description: Wet Location LED Adjustable Downlight Wood Ceiling	Catalog #: E3SWC-LH930*AI; E3SLB-H* Lamping: 17W; 1450 Lumen; 90+ CRI, 3000°K LED Dimming Type: LED Forward Phase Voltage: 120V Ceiling Type: Wood Ceiling	Length: 17.5" Width: 11.5" Height: 4" Trim Size: 3.2" Aperture: 1.7" Flangeless trim, refer to manufacturers installation instructions. Trim to be removed and painted to match ceiling. For ceiling thickness between 3/8" and 1-1/2" use the equation:
L1		TBD LED Solutions "Linear LED Strip Series" Description: LED Strip in an aluminum channel for use in closets	Catalog #: TBD.CL-**-30K-SI; TBD.CL-LNK-**; TBD.CL-HWC-**; TBD.PSDH-**W-24V Lamping: 5W/ft; 320 Lumens/ft; 90+ CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Width: .75" Height: .59" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC.

Type	Image	Product / Manufacturer	Attributes	Notes
L2		TBD LED Solutions "Linear LED Strip Series" Description: LED Strip in an aluminum channel with door jam switch for use in closets	Catalog #: TBD.CL-**-30K-SI; TBD.CL-LNK-**; TBD.CL-HWC-**; TBD.SWITCH200-**(optional); TBD.PSDL-**W-24V Lamping: 5W/ft; 320 Lumens/ft; 90+ CRI; 3000°K LED Voltage: 24V DC Dimming Type: Switched Driver: Remote Power Supply	Width: .75" Height: .59" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC.
R1W		QTran "Linear LED Strip" Description: Linear LED Strip	Catalog #: BOXA-SW-PPS-WET-30-HO-ENC/TL-S5-*-*-CL; QOM-* -120/24-*x*+CK-S Lamping: 3 W/ft; 198 Lumens/ft; 98 CRI; 3000°K LED Voltage: 24V Dimming Type: Forward Phase	Height: .53" Width: .72"
R2		TBD LED Solutions & Luminii "Linear LED Strip Series" Description: LED Strip in an aluminum channel	Catalog #: TBD.S36-30K-**-24-95; KMC-**-F-SA; TBD.PSDH-**W-24V Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Width: .69" Height: .49" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC.
R2W		TBD LED Solutions & Luminii "Linear LED Strip Series" Description: Wet Location LED Strip in an aluminum channel	Catalog #: TBD.S36W-30K-**-24-95; KMC-**-F-SA; TBD.PSDH-**W-24V Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Width: .69" Height: .49" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC.
R5		TBD LED Solutions "Linear LED Strip Series" Description: Linear LED Tape in an Aluminum Channel	Catalog #: TBD.DS72-30K-* -24-95; TBD.E25P-* -F; TBD.PSDH-**W-24V Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K LED Voltage: 24V Dimming Type: LED Forward Phase Driver: Remote PSDH Dimmable Power Supply	Height: 1" Width: 2.64" Length: Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC. Refer to manufacturers installation.
R5W		TBD LED Solutions "Linear LED Strip Series" Description: Linear LED Tape in an Aluminum Channel	Catalog #: TBD.DS72W-30K-* -24-95; TBD.E25P-* -F; TBD.PSDH-**W-24V Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K LED Voltage: 24V Dimming Type: LED Forward Phase Driver: Remote PSDH Dimmable Power Supply	Height: 1" Width: 2.64" Length: Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC. Refer to manufacturers installation.


Type	Image	Product / Manufacturer	Attributes	Notes
R6		TBD LED Solutions "Linear LED Strip Series" Description: LED Strip in a 45° aluminum channel	Catalog #: TBD.S36-30K-**-24-95; TBD.E45-**-**; TBD.L45-**-F; TBD.PSDH-**-W-24V Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Width: .75" Height: .75" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC.
R6W		TBD LED Solutions "Linear LED Strip Series" Description: Wet Location LED Strip in a 45° aluminum channel	Catalog #: TBD.S36W-30K-**-24-95; TBD.E45-**-**; TBD.L45-**-F; TBD.PSDH-**-W-24V Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Width: .75" Height: .75" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC.
R7		TBD LED Solutions "Linear LED Strip Series" Description: LED Strip in an aluminum channel	Catalog #: TBD.TS96-30K-**-24-95; TBD.E35SW-**-F-SM; TBD.PSDH-**-W-24V Lamping: 7.9W/ft; 930 Lumens/ft; 95 CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Width: 1.94" Height: 1.25" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC.
R8		TBD LED Solutions "Linear LED Strip Series" Description: LED Strip in an aluminum channel	Catalog #: TBD.DS72-30K-**-24-95; TBD.E35SW-**-F-SM; TBD.PSDH-**-W-24V Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Width: 1.94" Height: 1.25" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC. Lenses and endcaps to be silicone for wet location application.
R8W		TBD LED Solutions "Linear LED Strip Series" Description: Wet Listed LED Strip in an aluminum channel	Catalog #: TBD.DS72-W-30K-**-24-95; TBD.E35SW-**-F-SM; TBD.PSDH-**-W-24V Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Width: 1.94" Height: 1.25" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC. Lenses and endcaps to be silicone for wet location application.
R9		TBD LED Solutions "Linear LED Strip Series" Description: LED Strip in a mud-in aluminum channel	Catalog #: TBD.S36-30K-**-24; TBD.ERCP-**-F; TBD.PSDH-**-W-24V Lamping: 2x4.4W/ft; 355 Lumens/ft; 90+ CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Width: 4.49" Height: 0.49" Length: To Be Field Verified Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC.

Type	Image	Product / Manufacturer	Attributes	Notes
SL		Lucifer Lighting "Exterior LED Steplight" Description:	Catalog #: ISL1-2-*-80L02B2; PSA-24V-40-1L22 Lamping: 3.4W; 43 Lumens; 80+ CRI; 3000°K LED Voltage: 24V Dimming Type: Forward Phase Driver: Lutron 2-Wire	Height: 2.75" Width: 2.59" Depth: 1.61"
SL2		TBD LED Solutions "Step Light" Description: Square Mini Recessed LED Steplight	Catalog #: TBD.ST3x3-30K-**-24; QOM-**DC+ CAP-120/24-*x*+CK-S Lamping: 1.5W; 50 Lumen; 90+ CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Power Supply	Length: 2.95" Width: 2.83" Height: 1.87" Location for remote power supply by EC.
X1		Tech Lighting "Tech Pitch Sconce" Description: Tech Pitch Sconce - Wet Location	Catalog #: 700WSPITS*-LED830 Lamping: 22W; 495Lumen; 80+CRI; 3000K Location: Exterior Lower Garage Quantity: 2 Mounting Height: To Be Coordinated	Width: 5" Height: 5" Depth: 3.9"
X3		AuroraLight "Core Drill LED Downlight" Description: Low Voltage LED Coredrill Downlight	Catalog #: SQ-BRM30DR** Lamping: 1.25W; 138Lumen; 80CRI; 3000K Voltage: 12V Dimming Type: TRIAC Dimming	Length: 3-15/16" Dia: 2-1/4"

Decorative Lighting

XD1.1		Tech Lighting "Tech Windfall Sconce" Description: Wet Location Sconce	Catalog #: 7000WWND*LED Lamping: 20W; 1680Lumens Location: ELV Quantity: 2 Mounting Height: TBD	Width: 6" Height: 24" Depth: 3.9" Fixture to be confirmed with Owner/ Interiors. Fixture to be similar and follow Mountain Village design guidelines.
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Lighting Control

Bridge		Lutron "Lutron Connect Bridge" Description: Homeworks QS Connect Bridge	Catalog #: Refer to Lutron BOM	Run CAT5e or better wire from house network to Lutron Connect Bridge.
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Type	Image	Product / Manufacturer	Attributes	Notes
Keypad		Lutron "Lutron Control System-Palladiom" Description: HomeWorks QS Palladiom Keypad with White LEDs	Catalog #: Refer to Lutron BOM	Custom Keypads with White LEDs
LampModul		Lutron "Lutron Lamp Module" Description: Homeworks QS RF Plug-In Lamp Module	Catalog #: HQR-3PD-1-**	
Panel		Lutron "Lutron Enclosure Panel" Description: Homeworks QS Panel	Catalog #: HWI-PNL-*	
Pico		Lutron "Lutron Pico Keypad" Description: 4 Button Wirelless Pico with Custom Engravings	Catalog #: See Lutron BOM	
Processor		Lutron "Lutron Control System Processor" Description: Homeworks QS Processor	Catalog #: HQP6-2	
Repeater		Lutron "Lutron Control System Repeater" Description: Homeworks QS Hybrid Repeater	Catalog #: HQR-REP-120	Run CAT5e or better wire from processor to first repeater.

Type	Image	Product / Manufacturer	Attributes	Notes
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TableTop



Lutron "Lutron Table-Top Keypad"

Description: Handheld RF Keypad

Catalog #: HQR-**-**-CPN7453

ELEMENT™ 3" LED




ADJUSTABLE DOWNLIGHT

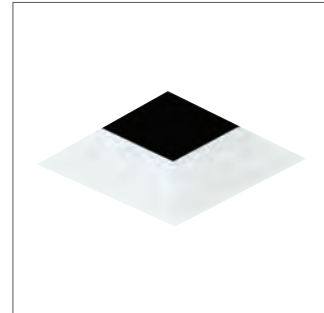


The ELEMENT 3" Next Generation Adjustable recessed downlight features full adjustability with lockable, tool-free hot aiming. ELEMENT's patented high/low lamp positioning allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher to minimize glare and flash on the trim. Options include premium warm dimming options, Xicato and Xicato Artist Series LED options, flanged or flangeless trim options including a flangeless wood ceiling option.

- Housing reduced by 60%
- Tool-free aiming/locking: 0-40° Tilt, 361° Rotation
- Patented High/Low Lamp positioning
- 2-step Standard
- Standard Triac/ELV dimming to less than 1%
- Trims Reflector Options
- Solite™ Soft Focus Lens Option

SPECIFICATIONS

						
	CITIZEN HIGH OUTPUT	CITIZEN LOW OUTPUT	CITIZEN WARM DIM HIGH OUTPUT	CITIZEN WARM DIM LOW OUTPUT	XICATO STANDARD SERIES	XICATO ARTIST SERIES
DELIVERED LUMENS	1800 / 1450	1319 / 1124	1300	900	1129	945
WATTS	17	12	17	12	15	15
EFFICACY	106 / 85	110 / 94	76	75	75	63
CRI	80+ / 90+	80+ / 90+	90+		80+	95+
CBCP	10° - 19,414 18° - 5848 25° - 5416 40° - 3230 60° - 2305		15° - N/A 25° - N/A 40° - 1622		21° - 3184 43° - 2733 60° - 1014	
CCT OPTIONS	2700K, 3000K or 3500K		3000K-1800K Warm Dim		2700K, 3000K or 3500K***	
COLOR CONSISTENCY	2-Step					
VOLTAGE	120V or 277V					
DIMMING*	Standard phase dimming (Down to <1% ¹) 0-10V (Down to 5%) Lutron Hi-Lume Ecosystem Fade-To-Black (Down to 0.1%) Lutron Hi-Lume 2-Wire (Down to 1%) eidoLED 0-10V or Dali (Down to 0.1%)					
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency					
OPTICS	Field Changeable: 10°, 15°, 25°, 40°, 60° TIR			Field Changeable: 21°, 43°, 60° Reflector		
ADJUSTABILITY	Lockable hot-aiming 0-40° tilt, 361° rotation, high-low lamp positioning					
CEILING APPEARANCE	Flanged (Accommodates up to 2.5" ceiling thickness) or Flangeless					
CEILING APERTURE	3-7/8" ceiling cut-out					
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum, IC suitable up to R60 spray foam insulation					
CONSTRUCTION	Housing: Heavy gauge cold rolled steel Trims: Die cast aluminum					
FINISH	Housing: Black Powder Coat Trims: Antique Bronze, Black, Satin Nickel, White (paintable)					
GENERAL LISTING	ETL listed. Damp listed. Shower version wet listed.					
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2016 Title 24 Part 6 for 90 CRI versions.					
LED LIFETIME	L70; 50,000 hours					
WARRANTY**	5 years					



shown in flangeless bevel square

CCT	COLOR TEMP./CCT LUMEN MULTIPLIER	
	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	0.95	0.80
3000K	1.00	0.85
3500K	1.05	0.90

*Lumen output will vary by CCT and CRI. See photometric charts for output information.

*See ELEMENT-lighting.com for dimmer compatibility.

**Visit ELEMENT-lighting.com for specific warranty limitations and details.

***3500K Xicato module not available for Artist series.

Data in chart reflect 3000K/80 CRI values unless noted. Output difference between CCTs ~ 5%, CRIs ~ 15%. Consult Quotes Dept for alternate or custom driver selections. Accepts two optical controls and an optional trim-mounted lens.

ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

techlighting.com

GRIDS

HOUSING

PRODUCT SERIES	CEILING APPEARANCE	OUTPUT	CRI/CCT	BEAM SPREAD	FUNCTION	HOUSING RATING	DRIVER	VOLTAGE
E3R ELEMENT 3" ROUND	LF FLANGELESS	-LH HIGH OUTPUT, 17W	827 80 CRI, 2700K, 2-STEP	0 10°††	A ADJUSTABLE	I IC AIRTIGHT	STANDARD, PHASE <1 (LEAVE BLANK)	120 VOLT (LEAVE BLANK)
E3S ELEMENT 3" SQUARE	FF FLANGED	-LO LOW OUTPUT, 12W	830 80 CRI, 3000K, 2-STEP	1 18°		N NON-IC AIRTIGHT	0-10V DIMMING	-277 277 VOLT
	WC WOOD CEILING*		835 80 CRI, 3500K, 2-STEP	2 25°		C CHICAGO PLENUM	-ELD0 ELDOLED 0.1% 0-10V LINEART	
			927 90 CRI, 2700K, 2-STEP	4 40°		E EMERGENCY BATTERY (NON-IC / CHICAGO PLENUM)	-ELD0A ELDOLED 0.1% 0-10V LOGARITHMIC†	
			930 90 CRI, 3000K, 2-STEP	6 60°			-ELD1 ELDOLED 1% 0-10V LINEART	
			935 90 CRI, 3500K, 2-STEP				-ELD1A ELDOLED 1% 0-10V LOGARITHMIC†	
			WD WARM DIM, 3-STEP				-ELDD ELDOLED 0.1% DALI†	
		-X XICATO, HIGH OUTPUT, 14W	127 80 CRI, 2700K, 1X2-STEP, XICATO	21 21° XICATO			-HL2W LUTRON HI-LUME 1% 2 WIRE-FF	
			130 80 CRI, 3000K, 1X2-STEP, XICATO	43 43° XICATO			-HLECO LUTRON HI-LUME 0.1% ECO-SYSTEM FADE-TO-BLACK	
			135 80 CRI, 3500K, 1X2-STEP, XICATO	60 60° XICATO				
			A27 95 CRI, 2700K, 1X2-STEP, XICATO ARTIST					
			A30 95 CRI, 3000K, 1X2-STEP, XICATO ARTIST					

TRIMS ARE REQUIRED AND MUST BE ORDERED SEPARATELY.
 **WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY.
 **SEE DIMMER COMPATIBILITY CHART.
 †HI-LUME HL2W & ELDOLED DRIVERS NOT COMPATIBLE WITH ROUND FLANGELESS (E3RLF) OR ROUND WOOD CEILING (E3RWC) HOUSINGS.
 ††NOTE: 10° OPTIC HAS A UNIQUE LED MODULE NOT AVAILABLE WITH WARM DIM. CHANGING OPTICS TO 18°, 25°, 40° OR 60°, WILL REQUIRE A NEW LED MODULE.
 ††HL2W - TWO WIRE LOW-VOLTAGE ELECTRONIC DIMMING, 120V ONLY.

TRIM

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

REPLACEMENT OPTICS

PRODUCT	BEAM SPREAD
353E4LEDCOPT	18 18°
	25 25°
	40 40°
	60 60°
353E4LEDCOPT	

REPLACEMENT REFLECTORS*

PRODUCT	BEAM SPREAD
352LEDXREF	21 21°
	43 43°
	60 60°
352LEDXREF	

*FOR USE WITH XICATO MODULES ONLY.

WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY.

WALL WASH TRIM

PRODUCT SERIES	CEILING APPEARANCE	FUNCTION	FINISH	-LED
E3R ELEMENT 3" ROUND	L FLANGELESS	W WALL WASH	-Z ANTIQUE BRONZE	-LED
E3S ELEMENT 3" SQUARE	F FLANGED		-B BLACK	
	WC WOOD CEILING		-S SATIN NICKEL	
			-W WHITE	
		W	-	-LED

WOOD CEILING OPTION ACCOMMODATES WC FLANGELESS TRIMS ONLY.

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

TECH LIGHTING®
 VISUAL COMFORT GROUP
 7400 Linder Avenue, Skokie, Illinois 60077
 T 847.410.4400 F 847.410.4500

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ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

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TRIMS

ROUND



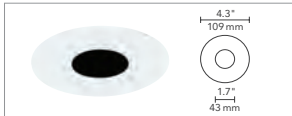
FLANGELESS BEVEL



FLANGELESS FLAT



FLANGED BEVEL

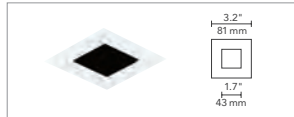


FLANGED FLAT

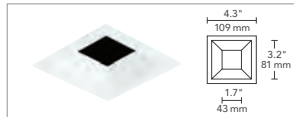
SQUARE



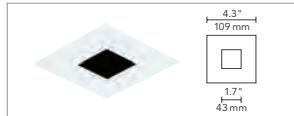
FLANGELESS BEVEL



FLANGELESS FLAT



FLANGED BEVEL

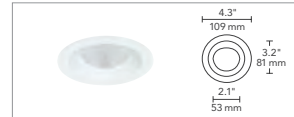


FLANGED FLAT

WALL WASH



FLANGELESS WALL WASH



FLANGED WALL WASH



FLANGELESS WALL WASH



FLANGED WALL WASH

FINISH



ANTIQUE BRONZE



BLACK

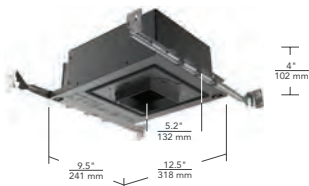


SATIN NICKEL

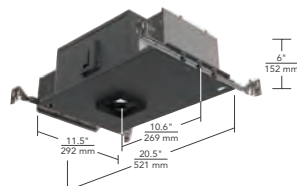


WHITE (PAINTABLE)

3" HOUSING



IC / NON-IC / CHICAGO PLENUM



EMERGENCY BATTERY (NON-IC) / CHICAGO PLENUM

ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT



ELEMENT Specular Reflectors reduce glare while creating a clean, quiet ceiling appearance. Available finishes include Anodized Gold for a decorative accent, or Anodized Black for a truly silent ceiling look. These beautiful trim accessories have been specifically designed to minimize any effect on light performance, color, and output. Specular Reflectors are available for both Adjustable and Fixed downlights, and are compatible with ELEMENT 3" trims and housings.



shown in black (Reflector only)

- Can be easily installed or removed
- Mounts to existing trim
- Compatible with Fixed and Adjustable Housings
- Finish Options: Anodized Gold (G), Anodized Black (B) or Anodized Silver (S)

SPECIFICATIONS

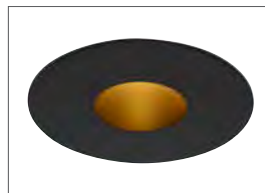


COMPATIBLE TRIMS	TRIM DESCRIPTION	NON-SLOTTED (FOR FIXED HOUSINGS)						SLOTTED (FOR ADJUSTABLE HOUSINGS)					
		E3TREFNS1 (B, G, S)	E3TREFNS2 (B, G, S)	E3TREFNS3 (B, G, S)	E3TREFNS4 (B, G, S)	E3TREFNS5 (B, G, S)	E3TREFNS6 (B, G, S)	E3TREFS1 (B, G, S)	E3TREFS2 (B, G, S)	E3TREFS3 (B, G, S)	E3TREFS4 (B, G, S)	E3TREFS5 (B, G, S)	E3TREFS6 (B, G, S)
E3RFB	3", ROUND, BEVEL, FLANGED	•									•		
E3RFF	3", ROUND, FLAT, FLANGED	•									•		
E3SFB	3", SQUARE, BEVEL, FLANGED					•		•					
E3SFF	3", SQUARE, FLAT, FLANGED			•					•				
E3RLB	3", ROUND, BEVEL, FLANGELESS		•										•
E3RLF	3", ROUND, FLAT, FLANGELESS				•					•			
E3SLB	3", SQUARE, BEVEL, FLANGELESS						•					•	
E3SLF	3", SQUARE, FLAT, FLANGELESS			•					•				

Only compatible with ELEMENT 3" LED series. Not compatible with LED Fixed Remodel, LED Adjustable Low-Profile. Compatible with LED Ultra Shallow (Flat Trims only), and LED Fixed Low-Profile (Flat Trims only). May require lamp to be placed in High position. Not compatible with lensed trims.



shown in gold (trim mounted)



shown in gold (below ceiling view)



shown in silver (below ceiling view)

GRIDS

E3 TRIM MOUNTED REFLECTORS*

PRODUCT SERIES	STYLE	FINISH
E3TREF	NS1 NON-SLOTTED	B ANODIZED BLACK
	NS2 NON-SLOTTED	G ANODIZED GOLD
	NS3 NON-SLOTTED	S ANODIZED SILVER
	NS4 NON-SLOTTED	
	NS5 NON-SLOTTED	
	NS6 NON-SLOTTED	
E3TREF	S1 SLOTTED	
	S2 SLOTTED	
	S3 SLOTTED	
	S4 SLOTTED	
	S5 SLOTTED	
	S6 SLOTTED	

*NOT COMPATIBLE WITH LENSED TRIMS.

ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

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WOOD CEILING FLANGELESS OPTIONS / FLANGELESS TRIMS

ROUND



FLANGELESS BEVEL (ANTIQU BRONZE)



FLANGELESS FLAT (ANTIQU BRONZE)



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (SATIN NICKEL)

SQUARE



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (SATIN NICKEL)

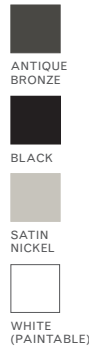


FLANGELESS BEVEL (SATIN NICKEL)

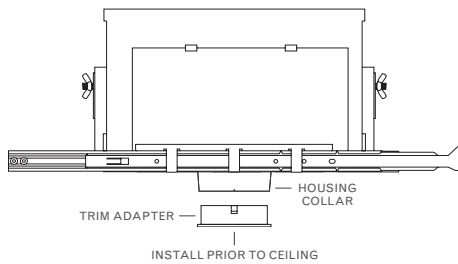


FLANGELESS FLAT (SATIN NICKEL)

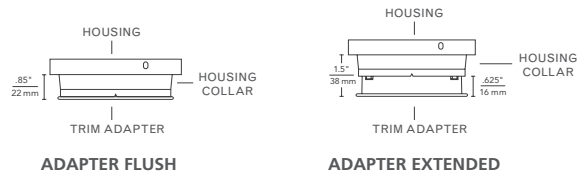
FINISH



ADJUSTABLE TRIM ADAPTER



TRIM ADAPTER INSTALLED



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

Consult installation instructions regarding plenum requirements and ceiling thickness ratios.

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ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

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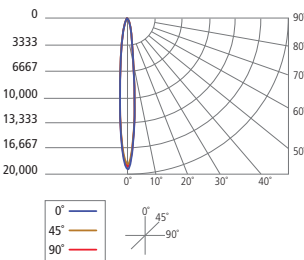
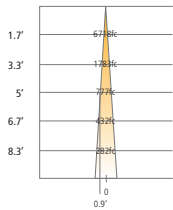
PHOTOMETRICS: 3" LED

DESCRIPTION: 3" LED Module
10° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 16.3
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1337
LUMEN EFFICACY (LUMENS PER WATT): 82

Output difference between CCTs - 5%, CRIs - 15%.

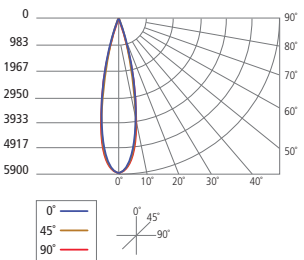
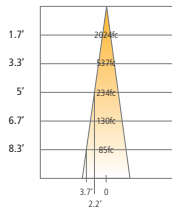
ANGLE	0°	45°	90°
0°	19414	19414	19414
5°	10254	10254	10254
10°	3511	3511	3511
15°	1342	1342	1342
20°	383	383	383
25°	126	126	126
30°	84	84	84
35°	54	54	54
40°	31	31	31
45°	22	22	22
50°	18	18	18
55°	11	11	11
60°	6	6	6
65°	3	3	3
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
18° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.1
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1598
LUMEN EFFICACY (LUMENS PER WATT): 88.1

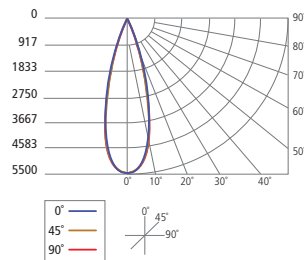
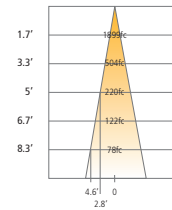
ANGLE	0°	45°	90°
0°	5848	5848	5848
5°	5500	5478	5491
10°	3919	3944	3905
15°	2103	2212	2149
20°	1058	1199	1075
25°	507	548	508
30°	250	237	250
35°	148	140	141
40°	93	98	94
45°	51	69	61
50°	33	46	37
55°	21	27	24
60°	4	15	10
65°	2	3	2
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
25° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.3
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1754
LUMEN EFFICACY (LUMENS PER WATT): 95.5

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



ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

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PHOTOMETRICS: 3" LED

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

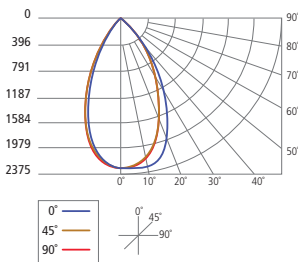
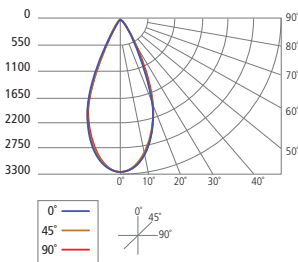
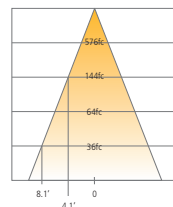
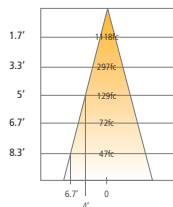
INPUT POWER (WATTS): 16.9
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1774
LUMEN EFFICACY (LUMENS PER WATT): 104.6
Output difference between CCTs - 5%, CRIs - 15%.

ANGLE	0°	45°	90°
0°	3230	3230	3230
5°	3107	3126	3159
10°	2824	2830	2871
15°	2415	2407	2463
20°	1863	1866	1937
25°	1111	1125	1128
30°	490	521	479
35°	221	232	205
40°	115	114	110
45°	65	64	59
50°	30	38	22
55°	14	22	11
60°	6	9	4
65°	1	3	1
70°	1	1	1
75°	1	1	1
80°	0	0	0
85°	0	0	0
90°	0	0	0

DESCRIPTION: 3" LED Module
60° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.4
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1536
LUMEN EFFICACY (LUMENS PER WATT): 83.5

ANGLE	0°	45°	90°
0°	2305	2305	2305
5°	2313	2298	2268
10°	2295	2248	2155
15°	2219	2116	1938
20°	1964	1876	1714
25°	1548	1544	1330
30°	1113	1176	1013
35°	749	835	704
40°	450	511	428
45°	230	283	221
50°	94	140	91
55°	38	69	35
60°	18	31	16
65°	8	13	6
70°	0	4	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



VISUAL COMFORT GROUP



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TECH LIGHTING

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

ELEMENT
3" MUD PLATES

ELEMENT
by Tech Lighting®

LED 5 YEAR WARRANTY

Creating a smooth transition from ceiling to downlight trim is dependent on an essential, though seemingly simple installation piece. The mud plate (or plaster plate) is the bridge that creates the flangeless appearance from below the ceiling and allows plaster to be applied up to and around the trim aperture. Designing a mud plate that is durable and integral to the housing is critical for a beautiful ceiling finish. No seams. No cracks. No flexing.

Die-cast features

- Durable die-cast design eliminates warping for a smooth, seamless appearance
- Counter-sunk screw holes simplify mudding and sanding
- Integrated gunsights ensure optimal trim alignment
- Cardboard inserts protect housing from dust and plaster (used with all ELEMENT applications)
- Round not compatible with Lutron or eldoLED drivers

Sheet metal features

- Optional, thinner, meshed sheet-metal mud plates available for minimized plaster feathering to meet installer preference
- Cardboard inserts protect housing from dust and plaster (used with all ELEMENT applications)
- Round not compatible with Lutron or eldoLED drivers
- Square not compatible with eldoLED drivers



3" ROUND DIE-CAST MUD PLATE INSTALLED

The standard 3" aperture die-cast mud plate (also standard on Multiples and BYOM housings) creates a tight, inflexible bond with the housing. The robust design requires wider plaster feathering with less potential for cracking.



3" ROUND SHEET-METAL MUD PLATE INSTALLED

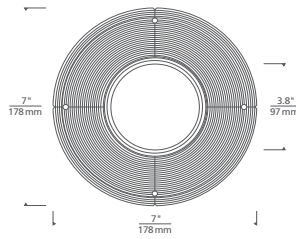
Sheet-Metal mud plates (standard on 4" and 2" housings, optional for 3" housings) allow for less plaster feathering in tightly configured downlight installations.

ELEMENT
3" MUD PLATES

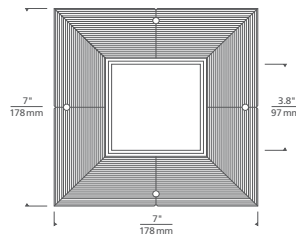
ELEMENT-Lighting.com

3" PLASTER HOUSING

ROUND DIE-CAST*



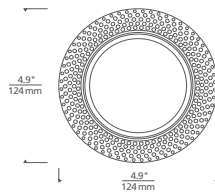
SQUARE DIE-CAST*



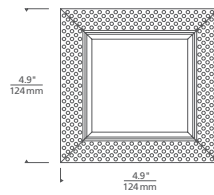
*Die-cast ships standard with flangeless housing

3" HOUSING

ROUND SHEET METAL



SQUARE SHEET METAL



GRIDS

PLASTER PLATES

ITEM #	DESCRIPTION	SHAPE	COMPATIBILITY
150E3RTPPLT-W	3" NEW CONSTRUCTION THIN PLASTER PLATE	ROUND	USED TO CONVERT 3" UNITS INTO FLANGELESS
150E3STPPLT-W	3" NEW CONSTRUCTION THIN PLASTER PLATE	SQUARE	USED TO CONVERT 3" UNITS INTO FLANGELESS
150E3SPPLT-A	3" NEW CONSTRUCTION PLASTER PLATE	SQUARE	USED TO CONVERT 3" UNITS INTO FLANGELESS
150E3RPPLT-A	3" NEW CONSTRUCTION PLASTER PLATE	ROUND	USED TO CONVERT 3" UNITS INTO FLANGELESS

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

ELEMENT
by Tech Lighting®

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

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ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

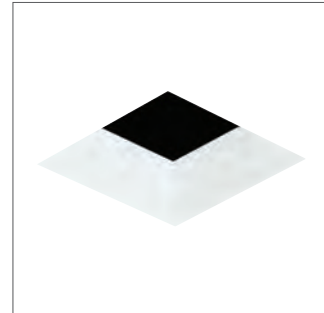


The ELEMENT 3" Next Generation Adjustable recessed downlight features full adjustability with lockable, tool-free hot aiming. ELEMENT's patented high/low lamp positioning allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher to minimize glare and flash on the trim. Options include premium warm dimming options, Xicato and Xicato Artist Series LED options, flanged or flangeless trim options including a flangeless wood ceiling option.

- Housing reduced by 60%
- Tool-free aiming/locking: 0-40° Tilt, 361° Rotation
- Patented High/Low Lamp positioning
- 2-step Standard
- Standard Triac/ELV dimming to less than 1%
- Trims Reflector Options
- Solite™ Soft Focus Lens Option

SPECIFICATIONS

						
	CITIZEN		CITIZEN WARM DIM		XICATO	
	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES
DELIVERED LUMENS	1800 / 1450	1319 / 1124	1300	900	1129	945
WATTS	17	12	17	12	15	15
EFFICACY	106 / 85	110 / 94	76	75	75	63
CRI	80+ / 90+	80+ / 90+	90+		80+	95+
CBCP	10° - 19,414 18° - 5848 25° - 5416 40° - 3230 60° - 2305		15° - N/A 25° - N/A 40° - 1622		21° - 3184 43° - 2733 60° - 1014	
CCT OPTIONS	2700K, 3000K or 3500K		3000K-1800K Warm Dim		2700K, 3000K or 3500K***	
COLOR CONSISTENCY	2-Step					
VOLTAGE	120V or 277V					
DIMMING*	Standard phase dimming (Down to <1% ¹) 0-10V (Down to 5%) Lutron Hi-Lume Ecosystem Fade-To-Black (Down to 0.1%) Lutron Hi-Lume 2-Wire (Down to 1%) eidoLED 0-10V or Dali (Down to 0.1%)					
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency					
OPTICS	Field Changeable: 10°, 15°, 25°, 40°, 60° TIR			Field Changeable: 21°, 43°, 60° Reflector		
ADJUSTABILITY	Lockable hot-aiming 0-40° tilt, 361° rotation, high-low lamp positioning					
CEILING APPEARANCE	Flanged (Accommodates up to 2.5" ceiling thickness) or Flangeless					
CEILING APERTURE	3-7/8" ceiling cut-out					
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum, IC suitable up to R60 spray foam insulation					
CONSTRUCTION	Housing: Heavy gauge cold rolled steel Trims: Die cast aluminum					
FINISH	Housing: Black Powder Coat Trims: Antique Bronze, Black, Satin Nickel, White (paintable)					
GENERAL LISTING	ETL listed. Damp listed. Shower version wet listed.					
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2016 Title 24 Part 6 for 90 CRI versions.					
LED LIFETIME	L70; 50,000 hours					
WARRANTY**	5 years					



shown in flangeless bevel square

CCT	COLOR TEMP./CCT LUMEN MULTIPLIER	
	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	0.95	0.80
3000K	1.00	0.85
3500K	1.05	0.90

*Lumen output will vary by CCT and CRI. See photometric charts for output information.

*See ELEMENT-lighting.com for dimmer compatibility.
 **Visit ELEMENT-lighting.com for specific warranty limitations and details.
 ***3500K Xicato module not available for Artist series.
 Data in chart reflect 3000K/80 CRI values unless noted. Output difference between CCTs ~ 5%, CRIs ~ 15%. Consult Quotes Dept for alternate or custom driver selections. Accepts two optical controls and an optional trim-mounted lens.

ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

techlighting.com

GRIDS

HOUSING

PRODUCT SERIES	CEILING APPEARANCE	OUTPUT	CRI/CCT	BEAM SPREAD	FUNCTION	HOUSING RATING	DRIVER	VOLTAGE
E3R ELEMENT 3" ROUND	LF FLANGELESS	-LH HIGH OUTPUT, 17W	827 80 CRI, 2700K, 2-STEP	0 10°††	A ADJUSTABLE	I IC AIRTIGHT	STANDARD, PHASE <1 (LEAVE BLANK)	120 VOLT (LEAVE BLANK)
E3S ELEMENT 3" SQUARE	FF FLANGED	-LO LOW OUTPUT, 12W	830 80 CRI, 3000K, 2-STEP	1 18°		N NON-IC AIRTIGHT	0-10V DIMMING	-277 277 VOLT
	WC WOOD CEILING*		835 80 CRI, 3500K, 2-STEP	2 25°		C CHICAGO PLENUM	-ELD0 ELDOLED 0.1% 0-10V LINEART	
			927 90 CRI, 2700K, 2-STEP	4 40°		E EMERGENCY BATTERY (NON-IC / CHICAGO PLENUM)	-ELD0A ELDOLED 0.1% 0-10V LOGARITHMIC†	
			930 90 CRI, 3000K, 2-STEP	6 60°			-ELD1 ELDOLED 1% 0-10V LINEART	
			935 90 CRI, 3500K, 2-STEP				-ELD1A ELDOLED 1% 0-10V LOGARITHMIC†	
			WD 90 CRI, 3000-1800K, WARM DIM, 3-STEP				-ELDD ELDOLED 0.1% DALI†	
		-X XICATO, HIGH OUTPUT, 14W	127 80 CRI, 2700K, 1X2-STEP, XICATO	21 21° XICATO			-HL2W LUTRON HI-LUME 1% 2 WIRE††	
			130 80 CRI, 3000K, 1X2-STEP, XICATO	43 43° XICATO			-HLECO LUTRON HI-LUME 0.1% ECO-SYSTEM FADE-TO-BLACK	
			135 80 CRI, 3500K, 1X2-STEP, XICATO	60 60° XICATO				
			A27 95 CRI, 2700K, 1X2-STEP, XICATO ARTIST					
			A30 95 CRI, 3000K, 1X2-STEP, XICATO ARTIST					

TRIMS ARE REQUIRED AND MUST BE ORDERED SEPARATELY.
 **WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY.
 **SEE DIMMER COMPATIBILITY CHART.
 †HI-LUME HL2W & ELDOLED DRIVERS NOT COMPATIBLE WITH ROUND FLANGELESS (E3RLF) OR ROUND WOOD CEILING (E3RWC) HOUSINGS.
 ††NOTE: 10° OPTIC HAS A UNIQUE LED MODULE NOT AVAILABLE WITH WARM DIM. CHANGING OPTICS TO 18°, 25°, 40° OR 60°, WILL REQUIRE A NEW LED MODULE.
 ††HL2W - TWO WIRE LOW-VOLTAGE ELECTRONIC DIMMING, 120V ONLY.

TRIM

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

REPLACEMENT OPTICS

PRODUCT	BEAM SPREAD
353E4LEDCOPT	18 18°
	25 25°
	40 40°
	60 60°
353E4LEDCOPT	

REPLACEMENT REFLECTORS*

PRODUCT	BEAM SPREAD
352LEDXREF	21 21°
	43 43°
	60 60°
352LEDXREF	

*FOR USE WITH XICATO MODULES ONLY.

WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY.

WALL WASH TRIM

PRODUCT SERIES	CEILING APPEARANCE	FUNCTION	FINISH	-LED
E3R ELEMENT 3" ROUND	L FLANGELESS	W WALL WASH	-Z ANTIQUE BRONZE	-LED
E3S ELEMENT 3" SQUARE	F FLANGED		-B BLACK	
	WC WOOD CEILING		-S SATIN NICKEL	
			-W WHITE	
		W	-	-LED

WOOD CEILING OPTION ACCOMMODATES WC FLANGELESS TRIMS ONLY.

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

TECH LIGHTING®
 VISUAL COMFORT GROUP
 7400 Linder Avenue, Skokie, Illinois 60077
 T 847.410.4400 F 847.410.4500

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ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

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TRIMS

ROUND



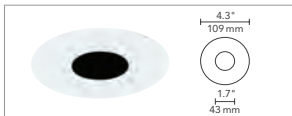
FLANGELESS BEVEL



FLANGELESS FLAT



FLANGED BEVEL

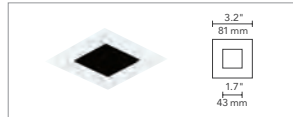


FLANGED FLAT

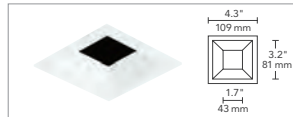
SQUARE



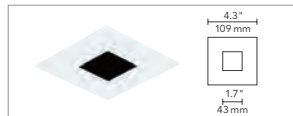
FLANGELESS BEVEL



FLANGELESS FLAT



FLANGED BEVEL

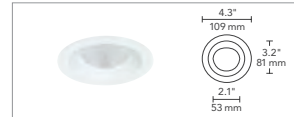


FLANGED FLAT

WALL WASH



FLANGELESS WALL WASH



FLANGED WALL WASH

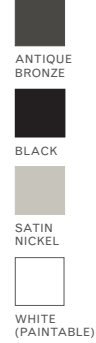


FLANGELESS WALL WASH

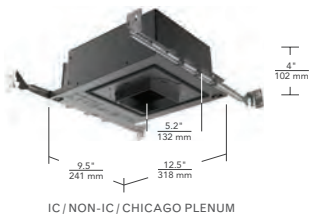


FLANGED WALL WASH

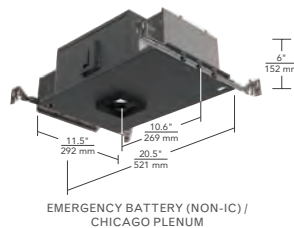
FINISH



3" HOUSING



IC / NON-IC / CHICAGO PLENUM



EMERGENCY BATTERY (NON-IC) / CHICAGO PLENUM

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ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT



ELEMENT Specular Reflectors reduce glare while creating a clean, quiet ceiling appearance. Available finishes include Anodized Gold for a decorative accent, or Anodized Black for a truly silent ceiling look. These beautiful trim accessories have been specifically designed to minimize any effect on light performance, color, and output. Specular Reflectors are available for both Adjustable and Fixed downlights, and are compatible with ELEMENT 3" trims and housings.

- Can be easily installed or removed
- Mounts to existing trim
- Compatible with Fixed and Adjustable Housings
- Finish Options: Anodized Gold (G), Anodized Black (B) or Anodized Silver (S)



shown in black (Reflector only)

SPECIFICATIONS

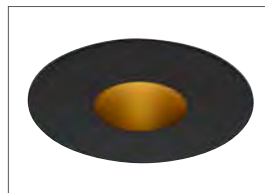


COMPATIBLE TRIMS	TRIM DESCRIPTION	NON-SLOTTED (FOR FIXED HOUSINGS)						SLOTTED (FOR ADJUSTABLE HOUSINGS)					
		E3TREFNS1 (B, G, S)	E3TREFNS2 (B, G, S)	E3TREFNS3 (B, G, S)	E3TREFNS4 (B, G, S)	E3TREFNS5 (B, G, S)	E3TREFNS6 (B, G, S)	E3TREFS1 (B, G, S)	E3TREFS2 (B, G, S)	E3TREFS3 (B, G, S)	E3TREFS4 (B, G, S)	E3TREFS5 (B, G, S)	E3TREFS6 (B, G, S)
E3RFB	3", ROUND, BEVEL, FLANGED	•									•		
E3RFF	3", ROUND, FLAT, FLANGED	•									•		
E3SFB	3", SQUARE, BEVEL, FLANGED					•			•				
E3SFF	3", SQUARE, FLAT, FLANGED			•					•				
E3RLB	3", ROUND, BEVEL, FLANGELESS		•										•
E3RLF	3", ROUND, FLAT, FLANGELESS				•					•			
E3SLB	3", SQUARE, BEVEL, FLANGELESS						•					•	
E3SLF	3", SQUARE, FLAT, FLANGELESS			•					•				

Only compatible with ELEMENT 3" LED series. Not compatible with LED Fixed Remodel, LED Adjustable Low-Profile. Compatible with LED Ultra Shallow (Flat Trims only), and LED Fixed Low-Profile (Flat Trims only). May require lamp to be placed in High position. Not compatible with lensed trims.



shown in gold (trim mounted)



shown in gold (below ceiling view)



shown in silver (below ceiling view)

GRIDS

E3 TRIM MOUNTED REFLECTORS*

PRODUCT SERIES	STYLE	FINISH
E3TREF	NS1 NON-SLOTTED	B ANODIZED BLACK
	NS2 NON-SLOTTED	G ANODIZED GOLD
	NS3 NON-SLOTTED	S ANODIZED SILVER
	NS4 NON-SLOTTED	
	NS5 NON-SLOTTED	
	NS6 NON-SLOTTED	
	S1 SLOTTED	
	S2 SLOTTED	
	S3 SLOTTED	
	S4 SLOTTED	
	S5 SLOTTED	
	S6 SLOTTED	

E3TREF

*NOT COMPATIBLE WITH LENSED TRIMS.

ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

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WOOD CEILING FLANGELESS OPTIONS / FLANGELESS TRIMS

ROUND



FLANGELESS BEVEL (ANTIQU BRONZE)



FLANGELESS FLAT (ANTIQU BRONZE)



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (SATIN NICKEL)

SQUARE



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (ANTIQU BRONZE)

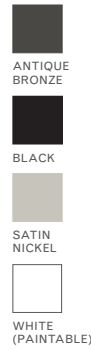


FLANGELESS BEVEL (SATIN NICKEL)

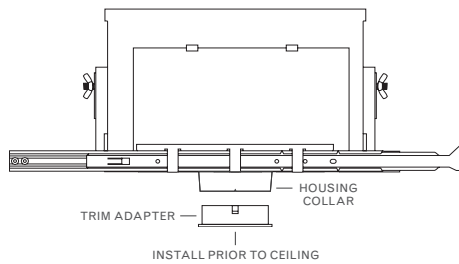


FLANGELESS FLAT (SATIN NICKEL)

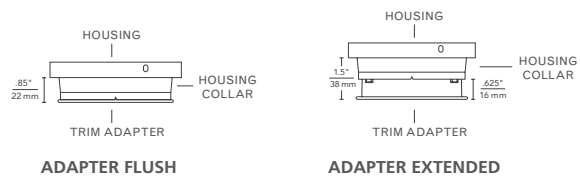
FINISH



ADJUSTABLE TRIM ADAPTER



TRIM ADAPTER INSTALLED



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

Consult installation instructions regarding plenum requirements and ceiling thickness ratios.

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ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

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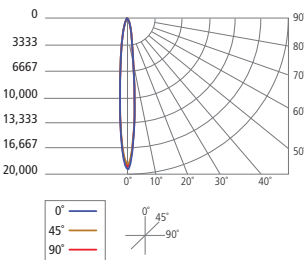
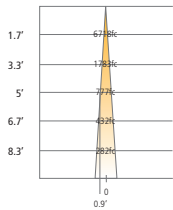
PHOTOMETRICS: 3" LED

DESCRIPTION: 3" LED Module
10° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 16.3
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1337
LUMEN EFFICACY (LUMENS PER WATT): 82

Output difference between CCTs - 5%, CRIs - 15%.

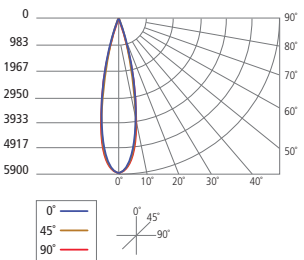
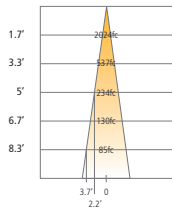
ANGLE	0°	45°	90°
0°	19414	19414	19414
5°	10254	10254	10254
10°	3511	3511	3511
15°	1342	1342	1342
20°	383	383	383
25°	126	126	126
30°	84	84	84
35°	54	54	54
40°	31	31	31
45°	22	22	22
50°	18	18	18
55°	11	11	11
60°	6	6	6
65°	3	3	3
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
18° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.1
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1598
LUMEN EFFICACY (LUMENS PER WATT): 88.1

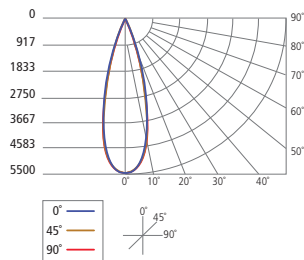
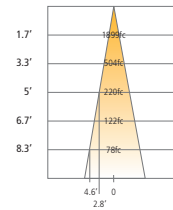
ANGLE	0°	45°	90°
0°	5848	5848	5848
5°	5500	5478	5491
10°	3919	3944	3905
15°	2103	2212	2149
20°	1058	1199	1075
25°	507	548	508
30°	250	237	250
35°	148	140	141
40°	93	98	94
45°	51	69	61
50°	33	46	37
55°	21	27	24
60°	4	15	10
65°	2	3	2
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
25° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.3
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1754
LUMEN EFFICACY (LUMENS PER WATT): 95.5

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





PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: E3S-FF-LH930-*A-I; E3S-L-B-H-W;
 150E3STPPLT-W
 Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: Phase Dimming

TYPE: BC

Page: 7 of 9

ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

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PHOTOMETRICS: 3" LED

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

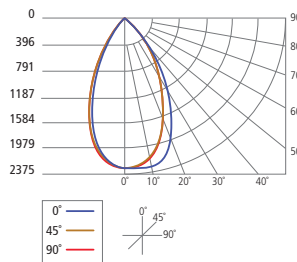
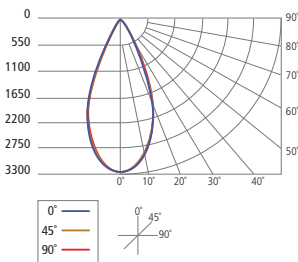
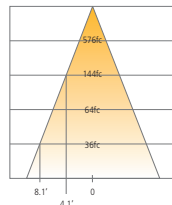
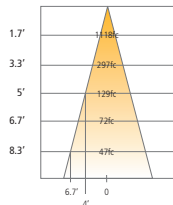
INPUT POWER (WATTS): 16.9
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1774
 LUMEN EFFICACY (LUMENS PER WATT): 104.6
 Output difference between CCTs - 5%, CRIs - 15%.

ANGLE	0°	45°	90°
0°	3230	3230	3230
5°	3107	3126	3159
10°	2824	2830	2871
15°	2415	2407	2463
20°	1863	1866	1937
25°	1111	1125	1128
30°	490	521	479
35°	221	232	205
40°	115	114	110
45°	65	64	59
50°	30	38	22
55°	14	22	11
60°	6	9	4
65°	1	3	1
70°	1	1	1
75°	1	1	1
80°	0	0	0
85°	0	0	0
90°	0	0	0

DESCRIPTION: 3" LED Module
 60° Beam - 0° Tilt, 80 CRI, 3000K
 MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.4
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1536
 LUMEN EFFICACY (LUMENS PER WATT): 83.5

ANGLE	0°	45°	90°
0°	2305	2305	2305
5°	2313	2298	2268
10°	2295	2248	2155
15°	2219	2116	1938
20°	1964	1876	1714
25°	1548	1544	1330
30°	1113	1176	1013
35°	749	835	704
40°	450	511	428
45°	230	283	221
50°	94	140	91
55°	38	69	35
60°	18	31	16
65°	8	13	6
70°	0	4	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



VISUAL COMFORT GROUP



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TECH LIGHTING

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

ELEMENT
3" MUD PLATES

ELEMENT
by Tech Lighting®

LED 5 YEAR WARRANTY

Creating a smooth transition from ceiling to downlight trim is dependent on an essential, though seemingly simple installation piece. The mud plate (or plaster plate) is the bridge that creates the flangeless appearance from below the ceiling and allows plaster to be applied up to and around the trim aperture. Designing a mud plate that is durable and integral to the housing is critical for a beautiful ceiling finish. No seams. No cracks. No flexing.

Die-cast features

- Durable die-cast design eliminates warping for a smooth, seamless appearance
- Counter-sunk screw holes simplify mudding and sanding
- Integrated gunsights ensure optimal trim alignment
- Cardboard inserts protect housing from dust and plaster (used with all ELEMENT applications)
- Round not compatible with Lutron or eldoLED drivers

Sheet metal features

- Optional, thinner, meshed sheet-metal mud plates available for minimized plaster feathering to meet installer preference
- Cardboard inserts protect housing from dust and plaster (used with all ELEMENT applications)
- Round not compatible with Lutron or eldoLED drivers
- Square not compatible with eldoLED drivers



3" ROUND DIE-CAST MUD PLATE INSTALLED

The standard 3" aperture die-cast mud plate (also standard on Multiples and BYOM housings) creates a tight, inflexible bond with the housing. The robust design requires wider plaster feathering with less potential for cracking.



3" ROUND SHEET-METAL MUD PLATE INSTALLED

Sheet-Metal mud plates (standard on 4" and 2" housings, optional for 3" housings) allow for less plaster feathering in tightly configured downlight installations.



PROJECT: 137 MV Epic Diamond Residence

TYPE: BC

ISSUE DATE: 01/23/2020

Catalog #: E3S-FF-LH930-*A-I; E3S-L-B-H-W;

150E3STPPLT-W

Page: 9 of 9

Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED

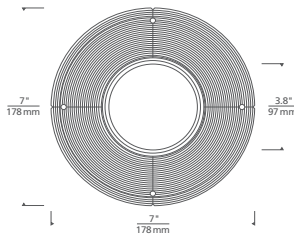
Dimming Type: Phase Dimming

ELEMENT
3" MUD PLATES

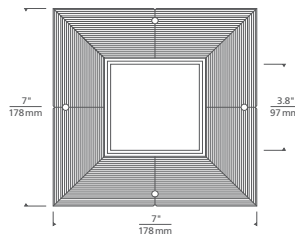
ELEMENT-Lighting.com

3" PLASTER HOUSING

ROUND DIE-CAST*



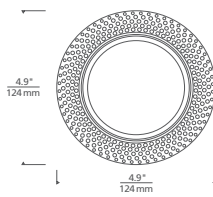
SQUARE DIE-CAST*



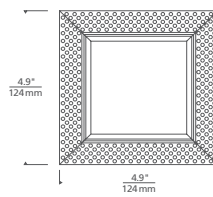
*Die-cast ships standard with flangeless housing

3" HOUSING

ROUND SHEET METAL



SQUARE SHEET METAL



GRIDS

PLASTER PLATES

ITEM #	DESCRIPTION	SHAPE	COMPATIBILITY
150E3RTPPLT-W	3" NEW CONSTRUCTION THIN PLASTER PLATE	ROUND	USED TO CONVERT 3" UNITS INTO FLANGELESS
150E3STPPLT-W	3" NEW CONSTRUCTION THIN PLASTER PLATE	SQUARE	USED TO CONVERT 3" UNITS INTO FLANGELESS
150E3SPPLT-A	3" NEW CONSTRUCTION PLASTER PLATE	SQUARE	USED TO CONVERT 3" UNITS INTO FLANGELESS
150E3RPPLT-A	3" NEW CONSTRUCTION PLASTER PLATE	ROUND	USED TO CONVERT 3" UNITS INTO FLANGELESS

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

ELEMENT
by Tech Lighting®

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

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ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

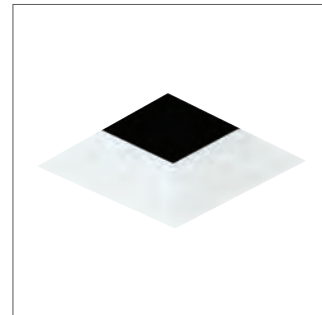


The ELEMENT 3" Next Generation Adjustable recessed downlight features full adjustability with lockable, tool-free hot aiming. ELEMENT's patented high/low lamp positioning allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher to minimize glare and flash on the trim. Options include premium warm dimming options, Xicato and Xicato Artist Series LED options, flanged or flangeless trim options including a flangeless wood ceiling option.

- Housing reduced by 60%
- Tool-free aiming/locking: 0-40° Tilt, 361° Rotation
- Patented High/Low Lamp positioning
- 2-step Standard
- Standard Triac/ELV dimming to less than 1%
- Trims Reflector Options
- Solite™ Soft Focus Lens Option

SPECIFICATIONS

						
	CITIZEN HIGH OUTPUT	CITIZEN LOW OUTPUT	CITIZEN WARM DIM HIGH OUTPUT	CITIZEN WARM DIM LOW OUTPUT	XICATO STANDARD SERIES	XICATO ARTIST SERIES
DELIVERED LUMENS	1800 / 1450	1319 / 1124	1300	900	1129	945
WATTS	17	12	17	12	15	15
EFFICACY	106 / 85	110 / 94	76	75	75	63
CRI	80+ / 90+	80+ / 90+	90+		80+	95+
CBCP	10° - 19,414 18° - 5848 25° - 5416 40° - 3230 60° - 2305		15° - N/A 25° - N/A 40° - 1622		21° - 3184 43° - 2733 60° - 1014	
CCT OPTIONS	2700K, 3000K or 3500K		3000K-1800K Warm Dim		2700K, 3000K or 3500K***	
COLOR CONSISTENCY	2-Step					
VOLTAGE	120V or 277V					
DIMMING*	Standard phase dimming (Down to <1% ¹) 0-10V (Down to 5%) Lutron Hi-Lume Ecosystem Fade-To-Black (Down to 0.1%) Lutron Hi-Lume 2-Wire (Down to 1%) eidoLED 0-10V or Dali (Down to 0.1%)					
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency					
OPTICS	Field Changeable: 10°, 15°, 25°, 40°, 60° TIR			Field Changeable: 21°, 43°, 60° Reflector		
ADJUSTABILITY	Lockable hot-aiming 0-40° tilt, 361° rotation, high-low lamp positioning					
CEILING APPEARANCE	Flanged (Accommodates up to 2.5" ceiling thickness) or Flangeless					
CEILING APERTURE	3-7/8" ceiling cut-out					
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum, IC suitable up to R60 spray foam insulation					
CONSTRUCTION	Housing: Heavy gauge cold rolled steel Trims: Die cast aluminum					
FINISH	Housing: Black Powder Coat Trims: Antique Bronze, Black, Satin Nickel, White (paintable)					
GENERAL LISTING	ETL listed. Damp listed. Shower version wet listed.					
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2016 Title 24 Part 6 for 90 CRI versions.					
LED LIFETIME	L70; 50,000 hours					
WARRANTY**	5 years					



shown in flangeless bevel square

CCT	COLOR TEMP./CCT LUMEN MULTIPLIER	
	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	0.95	0.80
3000K	1.00	0.85
3500K	1.05	0.90

*Lumen output will vary by CCT and CRI. See photometric charts for output information.

*See ELEMENT-lighting.com for dimmer compatibility.
**Visit ELEMENT-lighting.com for specific warranty limitations and details.
***3500K Xicato module not available for Artist series.
Data in chart reflect 3000K/80 CRI values unless noted. Output difference between CCTs ~ 5%, CRIs ~ 15%. Consult Quotes Dept for alternate or custom driver selections. Accepts two optical controls and an optional trim-mounted lens.

ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

techlighting.com

GRIDS

HOUSING

PRODUCT SERIES	CEILING APPEARANCE	OUTPUT	CRI/CCT	BEAM SPREAD	FUNCTION	HOUSING RATING	DRIVER	VOLTAGE
E3R ELEMENT 3" ROUND	LF FLANGELESS	-LH HIGH OUTPUT, 17W	827 80 CRI, 2700K, 2-STEP	0 10°††	A ADJUSTABLE	I IC AIRTIGHT	STANDARD, PHASE <1 (LEAVE BLANK)	120 VOLT (LEAVE BLANK)
E3S ELEMENT 3" SQUARE	FF FLANGED	-LO LOW OUTPUT, 12W	830 80 CRI, 3000K, 2-STEP	1 18°		N NON-IC AIRTIGHT	0-10V DIMMING	-277 277 VOLT
	WC WOOD CEILING*		835 80 CRI, 3500K, 2-STEP	2 25°		C CHICAGO PLENUM	-ELD0 ELDOLED 0.1% 0-10V LINEART	
			927 90 CRI, 2700K, 2-STEP	4 40°		E EMERGENCY BATTERY (NON-IC / CHICAGO PLENUM)	-ELD0A ELDOLED 0.1% 0-10V LOGARITHMIC†	
			930 90 CRI, 3000K, 2-STEP	6 60°			-ELD1 ELDOLED 1% 0-10V LINEART	
			935 90 CRI, 3500K, 2-STEP				-ELD1A ELDOLED 1% 0-10V LOGARITHMIC†	
			WD 90 CRI, 3000-1800K, WARM DIM, 3-STEP				-ELDD ELDOLED 0.1% DALI†	
		-X XICATO, HIGH OUTPUT, 14W	127 80 CRI, 2700K, 1X2-STEP, XICATO	21 21° XICATO			-HL2W LUTRON HI-LUME 1% 2 WIRE††	
			130 80 CRI, 3000K, 1X2-STEP, XICATO	43 43° XICATO			-HLECO LUTRON HI-LUME 0.1% ECO-SYSTEM FADE-TO-BLACK	
			135 80 CRI, 3500K, 1X2-STEP, XICATO	60 60° XICATO				
			A27 95 CRI, 2700K, 1X2-STEP, XICATO ARTIST					
			A30 95 CRI, 3000K, 1X2-STEP, XICATO ARTIST					

TRIMS ARE REQUIRED AND MUST BE ORDERED SEPARATELY.
 **WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY.
 **SEE DIMMER COMPATIBILITY CHART.
 †HI-LUME HL2W & ELDOLED DRIVERS NOT COMPATIBLE WITH ROUND FLANGELESS (E3RLF) OR ROUND WOOD CEILING (E3RWC) HOUSINGS.
 ††NOTE: 10° OPTIC HAS A UNIQUE LED MODULE NOT AVAILABLE WITH WARM DIM. CHANGING OPTICS TO 18°, 25°, 40° OR 60°, WILL REQUIRE A NEW LED MODULE.
 ††HL2W - TWO WIRE LOW-VOLTAGE ELECTRONIC DIMMING, 120V ONLY.

TRIM

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

REPLACEMENT OPTICS

	BEAM SPREAD
353E4LEDCOPT	18 18°
	25 25°
	40 40°
	60 60°
353E4LEDCOPT	

REPLACEMENT REFLECTORS*

	BEAM SPREAD
352LEDXREF	21 21°
	43 43°
	60 60°
352LEDXREF	

*FOR USE WITH XICATO MODULES ONLY.

WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY.

WALL WASH TRIM

PRODUCT SERIES	CEILING APPEARANCE	FUNCTION	FINISH	-LED
E3R ELEMENT 3" ROUND	L FLANGELESS	W WALL WASH	-Z ANTIQUE BRONZE	-LED
E3S ELEMENT 3" SQUARE	F FLANGED		-B BLACK	
	WC WOOD CEILING		-S SATIN NICKEL	
			-W WHITE	
		W	-	-LED

WOOD CEILING OPTION ACCOMMODATES WC FLANGELESS TRIMS ONLY.

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

TECH LIGHTING®
VISUAL COMFORT GROUP
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 F 847.410.4500

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ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

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TRIMS

ROUND



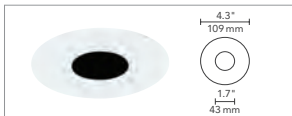
FLANGELESS BEVEL



FLANGELESS FLAT



FLANGED BEVEL

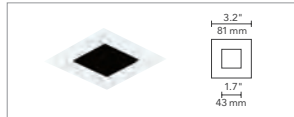


FLANGED FLAT

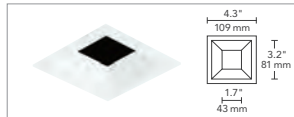
SQUARE



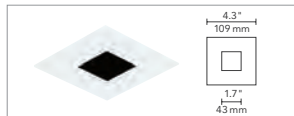
FLANGELESS BEVEL



FLANGELESS FLAT



FLANGED BEVEL

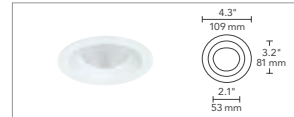


FLANGED FLAT

WALL WASH



FLANGELESS WALL WASH



FLANGED WALL WASH

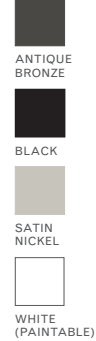


FLANGELESS WALL WASH

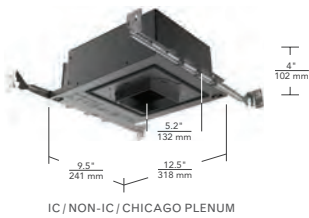


FLANGED WALL WASH

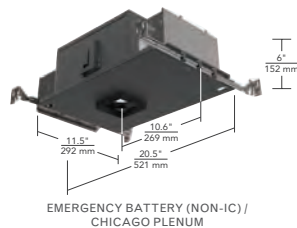
FINISH



3" HOUSING



IC / NON-IC / CHICAGO PLENUM



EMERGENCY BATTERY (NON-IC) / CHICAGO PLENUM

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ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT



ELEMENT Specular Reflectors reduce glare while creating a clean, quiet ceiling appearance. Available finishes include Anodized Gold for a decorative accent, or Anodized Black for a truly silent ceiling look. These beautiful trim accessories have been specifically designed to minimize any effect on light performance, color, and output. Specular Reflectors are available for both Adjustable and Fixed downlights, and are compatible with ELEMENT 3" trims and housings.



shown in black (Reflector only)

- Can be easily installed or removed
- Mounts to existing trim
- Compatible with Fixed and Adjustable Housings
- Finish Options: Anodized Gold (G), Anodized Black (B) or Anodized Silver (S)

SPECIFICATIONS



COMPATIBLE TRIMS	TRIM DESCRIPTION	NON-SLOTTED (FOR FIXED HOUSINGS)						SLOTTED (FOR ADJUSTABLE HOUSINGS)					
		E3TREFNS1 (B, G, S)	E3TREFNS2 (B, G, S)	E3TREFNS3 (B, G, S)	E3TREFNS4 (B, G, S)	E3TREFNS5 (B, G, S)	E3TREFNS6 (B, G, S)	E3TREFS1 (B, G, S)	E3TREFS2 (B, G, S)	E3TREFS3 (B, G, S)	E3TREFS4 (B, G, S)	E3TREFS5 (B, G, S)	E3TREFS6 (B, G, S)
E3RFB	3", ROUND, BEVEL, FLANGED	•									•		
E3RFF	3", ROUND, FLAT, FLANGED	•									•		
E3SFB	3", SQUARE, BEVEL, FLANGED					•		•					
E3SFF	3", SQUARE, FLAT, FLANGED			•					•				
E3RLB	3", ROUND, BEVEL, FLANGELESS		•										•
E3RLF	3", ROUND, FLAT, FLANGELESS				•					•			
E3SLB	3", SQUARE, BEVEL, FLANGELESS						•					•	
E3SLF	3", SQUARE, FLAT, FLANGELESS			•					•				

Only compatible with ELEMENT 3" LED series. Not compatible with LED Fixed Remodel, LED Adjustable Low-Profile. Compatible with LED Ultra Shallow (Flat Trims only), and LED Fixed Low-Profile (Flat Trims only). May require lamp to be placed in High position. Not compatible with lensed trims.



shown in gold (trim mounted)



shown in gold (below ceiling view)



shown in silver (below ceiling view)

GRIDS

E3 TRIM MOUNTED REFLECTORS*

PRODUCT SERIES	STYLE	FINISH
E3TREF	NS1 NON-SLOTTED	B ANODIZED BLACK
	NS2 NON-SLOTTED	G ANODIZED GOLD
	NS3 NON-SLOTTED	S ANODIZED SILVER
	NS4 NON-SLOTTED	
	NS5 NON-SLOTTED	
	NS6 NON-SLOTTED	
	S1 SLOTTED	
	S2 SLOTTED	
	S3 SLOTTED	
	S4 SLOTTED	
	S5 SLOTTED	
	S6 SLOTTED	

E3TREF

*NOT COMPATIBLE WITH LENSED TRIMS.

ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

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WOOD CEILING FLANGELESS OPTIONS / FLANGELESS TRIMS

ROUND



FLANGELESS BEVEL (ANTIQU BRONZE)



FLANGELESS FLAT (ANTIQU BRONZE)



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (SATIN NICKEL)

SQUARE



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (SATIN NICKEL)

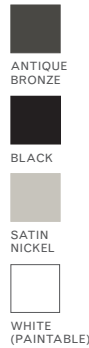


FLANGELESS BEVEL (ANTIQU BRONZE)

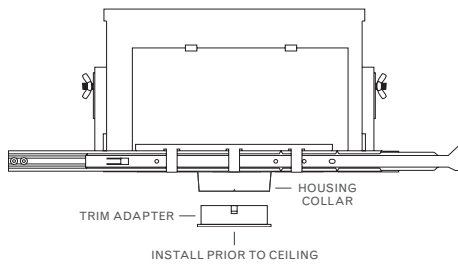


FLANGELESS FLAT (ANTIQU BRONZE)

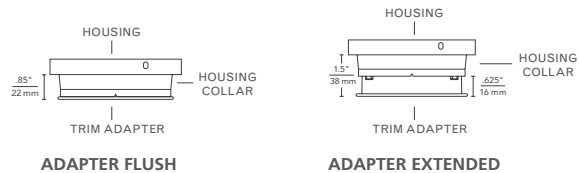
FINISH



ADJUSTABLE TRIM ADAPTER



TRIM ADAPTER INSTALLED



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

Consult installation instructions regarding plenum requirements and ceiling thickness ratios.

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ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

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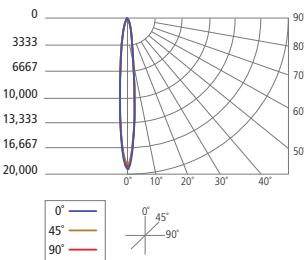
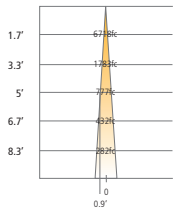
PHOTOMETRICS: 3" LED

DESCRIPTION: 3" LED Module
10° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 16.3
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1337
LUMEN EFFICACY (LUMENS PER WATT): 82

Output difference between CCTs - 5%, CRIs - 15%.

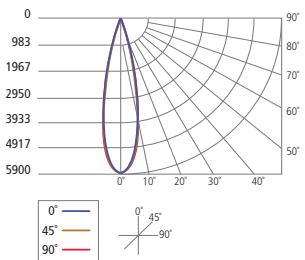
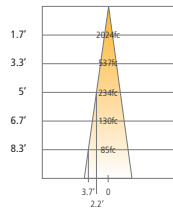
ANGLE	0°	45°	90°
0°	19414	19414	19414
5°	10254	10254	10254
10°	3511	3511	3511
15°	1342	1342	1342
20°	383	383	383
25°	126	126	126
30°	84	84	84
35°	54	54	54
40°	31	31	31
45°	22	22	22
50°	18	18	18
55°	11	11	11
60°	6	6	6
65°	3	3	3
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
18° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.1
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1598
LUMEN EFFICACY (LUMENS PER WATT): 88.1

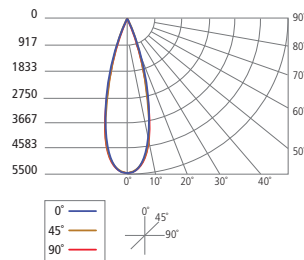
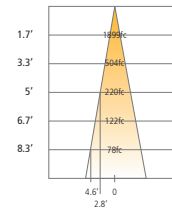
ANGLE	0°	45°	90°
0°	5848	5848	5848
5°	5500	5478	5491
10°	3919	3944	3905
15°	2103	2212	2149
20°	1058	1199	1075
25°	507	548	508
30°	250	237	250
35°	148	140	141
40°	93	98	94
45°	51	69	61
50°	33	46	37
55°	21	27	24
60°	4	15	10
65°	2	3	2
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
25° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.3
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1754
LUMEN EFFICACY (LUMENS PER WATT): 95.5

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



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PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: E3SWC-LH930*AI; E3SLB-O*; E3TREFS5B
 Lamping: 17W; 1450 Lumen; 90+ CRI, 3000°K LED
 Dimming Type: LED Forward Phase

TYPE: BW

Page: 7 of 7

ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

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PHOTOMETRICS: 3" LED

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

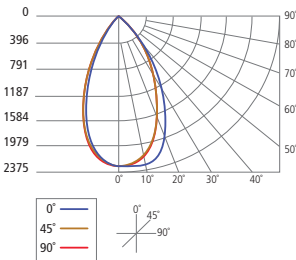
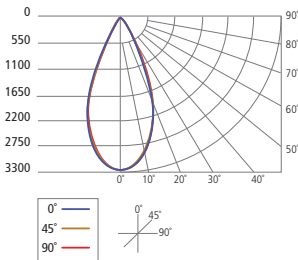
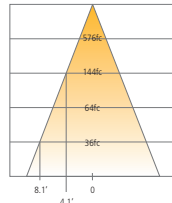
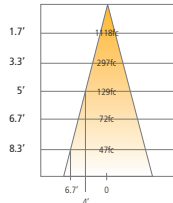
INPUT POWER (WATTS): 16.9
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1774
 LUMEN EFFICACY (LUMENS PER WATT): 104.6
 Output difference between CCTs - 5%, CRIs - 15%.

ANGLE	0°	45°	90°
0°	3230	3230	3230
5°	3107	3126	3159
10°	2824	2830	2871
15°	2415	2407	2463
20°	1863	1866	1937
25°	1111	1125	1128
30°	490	521	479
35°	221	232	205
40°	115	114	110
45°	65	64	59
50°	30	38	22
55°	14	22	11
60°	6	9	4
65°	1	3	1
70°	1	1	1
75°	1	1	1
80°	0	0	0
85°	0	0	0
90°	0	0	0

DESCRIPTION: 3" LED Module
 60° Beam - 0° Tilt, 80 CRI, 3000K
 MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.4
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1536
 LUMEN EFFICACY (LUMENS PER WATT): 83.5

ANGLE	0°	45°	90°
0°	2305	2305	2305
5°	2313	2298	2268
10°	2295	2248	2155
15°	2219	2116	1938
20°	1964	1876	1714
25°	1548	1544	1330
30°	1113	1176	1013
35°	749	835	704
40°	450	511	428
45°	230	283	221
50°	94	140	91
55°	38	69	35
60°	18	31	16
65°	8	13	6
70°	0	4	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



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ELEMENT™ 3" LED




ADJUSTABLE DOWNLIGHT

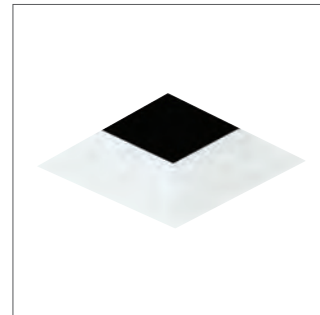


The ELEMENT 3" Next Generation Adjustable recessed downlight features full adjustability with lockable, tool-free hot aiming. ELEMENT's patented high/low lamp positioning allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher to minimize glare and flash on the trim. Options include premium warm dimming options, Xicato and Xicato Artist Series LED options, flanged or flangeless trim options including a flangeless wood ceiling option.

- Housing reduced by 60%
- Tool-free aiming/locking: 0-40° Tilt, 361° Rotation
- Patented High/Low Lamp positioning
- 2-step Standard
- Standard Triac/ELV dimming to less than 1%
- Trims Reflector Options
- Solite™ Soft Focus Lens Option

SPECIFICATIONS

						
	CITIZEN		CITIZEN WARM DIM		XICATO	
	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES
DELIVERED LUMENS	1800 / 1450	1319 / 1124	1300	900	1129	945
WATTS	17	12	17	12	15	15
EFFICACY	106 / 85	110 / 94	76	75	75	63
CRI	80+ / 90+	80+ / 90+	90+		80+	95+
CBCP	10° - 19,414 18° - 5848 25° - 5416 40° - 3230 60° - 2305		15° - N/A 25° - N/A 40° - 1622		21° - 3184 43° - 2733 60° - 1014	
CCT OPTIONS	2700K, 3000K or 3500K		3000K-1800K Warm Dim		2700K, 3000K or 3500K***	
COLOR CONSISTENCY	2-Step					
VOLTAGE	120V or 277V					
DIMMING*	Standard phase dimming (Down to <1% ¹) 0-10V (Down to 5%) Lutron Hi-Lume Ecosystem Fade-To-Black (Down to 0.1%) Lutron Hi-Lume 2-Wire (Down to 1%) eidoLED 0-10V or DALI (Down to 0.1%)					
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency					
OPTICS	Field Changeable: 10°, 15°, 25°, 40°, 60° TIR			Field Changeable: 21°, 43°, 60° Reflector		
ADJUSTABILITY	Lockable hot-aiming 0-40° tilt, 361° rotation, high-low lamp positioning					
CEILING APPEARANCE	Flanged (Accommodates up to 2.5" ceiling thickness) or Flangeless					
CEILING APERTURE	3-7/8" ceiling cut-out					
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum, IC suitable up to R60 spray foam insulation					
CONSTRUCTION	Housing: Heavy gauge cold rolled steel Trims: Die cast aluminum					
FINISH	Housing: Black Powder Coat Trims: Antique Bronze, Black, Satin Nickel, White (paintable)					
GENERAL LISTING	ETL listed. Damp listed. Shower version wet listed.					
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2016 Title 24 Part 6 for 90 CRI versions.					
LED LIFETIME	L70; 50,000 hours					
WARRANTY**	5 years					



shown in flangeless bevel square

CCT	COLOR TEMP./CCT LUMEN MULTIPLIER	
	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	0.95	0.80
3000K	1.00	0.85
3500K	1.05	0.90

*Lumen output will vary by CCT and CRI. See photometric charts for output information.

*See ELEMENT-lighting.com for dimmer compatibility.

**Visit ELEMENT-lighting.com for specific warranty limitations and details.

***3500K Xicato module not available for Artist series.

Data in chart reflect 3000K/80 CRI values unless noted. Output difference between CCTs ~ 5%, CRIs ~ 15%. Consult Quotes Dept for alternate or custom driver selections. Accepts two optical controls and an optional trim-mounted lens.

ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

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GRIDS

HOUSING

PRODUCT SERIES	CEILING APPEARANCE	OUTPUT	CRI/CCT	BEAM SPREAD	FUNCTION	HOUSING RATING	DRIVER	VOLTAGE
E3R ELEMENT 3" ROUND	LF FLANGELESS	-LH HIGH OUTPUT, 17W	827 80 CRI, 2700K, 2-STEP	0 10°††	A ADJUSTABLE	I IC AIRTIGHT	STANDARD, PHASE <1	120 VOLT (LEAVE BLANK)
E3S ELEMENT 3" SQUARE	FF FLANGED	-LO LOW OUTPUT, 12W	830 80 CRI, 3000K, 2-STEP	1 18°		N NON-IC AIRTIGHT	0-10V DIMMING	-277 277 VOLT
	WC WOOD CEILING*		835 80 CRI, 3500K, 2-STEP	2 25°		C CHICAGO PLENUM	-ELD0 ELDOLED 0.1% 0-10V LINEART	
			927 90 CRI, 2700K, 2-STEP	4 40°		E EMERGENCY BATTERY (NON-IC / CHICAGO PLENUM)	-ELD0A ELDOLED 0.1% 0-10V LOGARITHMIC†	
			930 90 CRI, 3000K, 2-STEP	6 60°			-ELD1 ELDOLED 1% 0-10V LINEART	
			935 90 CRI, 3500K, 2-STEP				-ELD1A ELDOLED 1% 0-10V LOGARITHMIC†	
			WD 90 CRI, 3000-1800K, WARM DIM, 3-STEP				-ELDD ELDOLED 0.1% DALI†	
		-X XICATO, HIGH OUTPUT, 14W	127 80 CRI, 2700K, 1X2-STEP, XICATO	21 21° XICATO			-HL2W LUTRON HI-LUME 1% 2 WIRE††	
			130 80 CRI, 3000K, 1X2-STEP, XICATO	43 43° XICATO			-HLECO LUTRON HI-LUME 0.1% ECO-SYSTEM FADE-TO-BLACK	
			135 80 CRI, 3500K, 1X2-STEP, XICATO	60 60° XICATO				
			A27 95 CRI, 2700K, 1X2-STEP, XICATO ARTIST					
			A30 95 CRI, 3000K, 1X2-STEP, XICATO ARTIST					

TRIMS ARE REQUIRED AND MUST BE ORDERED SEPARATELY.
 **WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY.
 **SEE DIMMER COMPATIBILITY CHART.
 †HI-LUME HL2W & ELDOLED DRIVERS NOT COMPATIBLE WITH ROUND FLANGELESS (E3RLF) OR ROUND WOOD CEILING (E3RWC) HOUSINGS.
 ††NOTE: 10° OPTIC HAS A UNIQUE LED MODULE NOT AVAILABLE WITH WARM DIM. CHANGING OPTICS TO 18°, 25°, 40° OR 60°, WILL REQUIRE A NEW LED MODULE.
 ††HL2W - TWO WIRE LOW-VOLTAGE ELECTRONIC DIMMING, 120V ONLY.

TRIM

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

REPLACEMENT OPTICS

PRODUCT	BEAM SPREAD
353E4LEDCOPT	18 18°
	25 25°
	40 40°
	60 60°
353E4LEDCOPT	

REPLACEMENT REFLECTORS*

PRODUCT	BEAM SPREAD
352LEDXREF	21 21°
	43 43°
	60 60°
352LEDXREF	

*FOR USE WITH XICATO MODULES ONLY.

WOOD CEILING OPTION ACCOMMODATES FLANGELESS TRIMS ONLY.

WALL WASH TRIM

PRODUCT SERIES	CEILING APPEARANCE	FUNCTION	FINISH	-LED
E3R ELEMENT 3" ROUND	L FLANGELESS	W WALL WASH	-Z ANTIQUE BRONZE	-LED
E3S ELEMENT 3" SQUARE	F FLANGED		-B BLACK	
	WC WOOD CEILING		-S SATIN NICKEL	
			-W WHITE	
		W	-	-LED

WOOD CEILING OPTION ACCOMMODATES WC FLANGELESS TRIMS ONLY.

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

TECH LIGHTING®
 VISUAL COMFORT GROUP
 7400 Linder Avenue, Skokie, Illinois 60077
 T 847.410.4400 F 847.410.4500

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ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

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TRIMS

ROUND



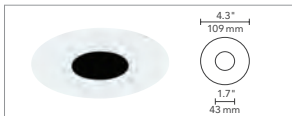
FLANGELESS BEVEL



FLANGELESS FLAT



FLANGED BEVEL

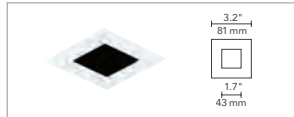


FLANGED FLAT

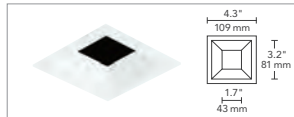
SQUARE



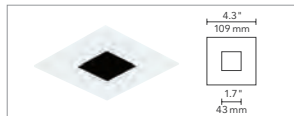
FLANGELESS BEVEL



FLANGELESS FLAT



FLANGED BEVEL

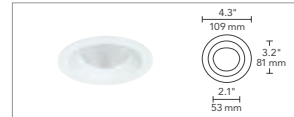


FLANGED FLAT

WALL WASH



FLANGELESS WALL WASH



FLANGED WALL WASH

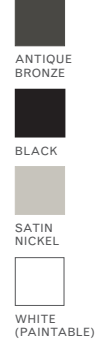


FLANGELESS WALL WASH

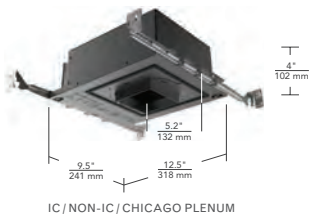


FLANGED WALL WASH

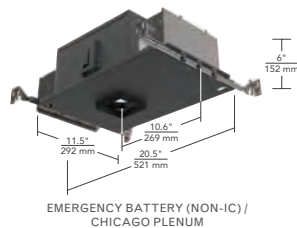
FINISH



3" HOUSING



IC/NON-IC/CHICAGO PLENUM



EMERGENCY BATTERY (NON-IC)/CHICAGO PLENUM

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ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT



ELEMENT Specular Reflectors reduce glare while creating a clean, quiet ceiling appearance. Available finishes include Anodized Gold for a decorative accent, or Anodized Black for a truly silent ceiling look. These beautiful trim accessories have been specifically designed to minimize any effect on light performance, color, and output. Specular Reflectors are available for both Adjustable and Fixed downlights, and are compatible with ELEMENT 3" trims and housings.

- Can be easily installed or removed
- Mounts to existing trim
- Compatible with Fixed and Adjustable Housings
- Finish Options: Anodized Gold (G), Anodized Black (B) or Anodized Silver (S)



shown in black (Reflector only)

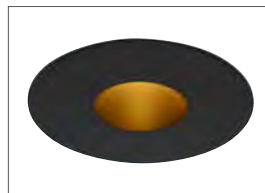
SPECIFICATIONS

COMPATIBLE TRIMS	TRIM DESCRIPTION	NON-SLOTTED (FOR FIXED HOUSINGS)						SLOTTED (FOR ADJUSTABLE HOUSINGS)					
		E3TREFNS1 (B, G, S)	E3TREFNS2 (B, G, S)	E3TREFNS3 (B, G, S)	E3TREFNS4 (B, G, S)	E3TREFNS5 (B, G, S)	E3TREFNS6 (B, G, S)	E3TREFS1 (B, G, S)	E3TREFS2 (B, G, S)	E3TREFS3 (B, G, S)	E3TREFS4 (B, G, S)	E3TREFS5 (B, G, S)	E3TREFS6 (B, G, S)
E3RFB	3", ROUND, BEVEL, FLANGED	•											
E3RFF	3", ROUND, FLAT, FLANGED	•											
E3SFB	3", SQUARE, BEVEL, FLANGED					•							
E3SFF	3", SQUARE, FLAT, FLANGED			•					•				
E3RLB	3", ROUND, BEVEL, FLANGELESS		•										•
E3RLF	3", ROUND, FLAT, FLANGELESS				•					•			
E3SLB	3", SQUARE, BEVEL, FLANGELESS						•					•	
E3SLF	3", SQUARE, FLAT, FLANGELESS			•					•				

Only compatible with ELEMENT 3" LED series. Not compatible with LED Fixed Remodel, LED Adjustable Low-Profile. Compatible with LED Ultra Shallow (Flat Trims only), and LED Fixed Low-Profile (Flat Trims only). May require lamp to be placed in High position. Not compatible with lensed trims.



shown in gold (trim mounted)



shown in gold (below ceiling view)



shown in silver (below ceiling view)

GRIDS

E3 TRIM MOUNTED REFLECTORS*

PRODUCT SERIES	STYLE	FINISH
E3TREF	NS1 NON-SLOTTED	B ANODIZED BLACK
	NS2 NON-SLOTTED	G ANODIZED GOLD
	NS3 NON-SLOTTED	S ANODIZED SILVER
	NS4 NON-SLOTTED	
	NS5 NON-SLOTTED	
	NS6 NON-SLOTTED	
E3TREF	S1 SLOTTED	
	S2 SLOTTED	
	S3 SLOTTED	
	S4 SLOTTED	
	S5 SLOTTED	
	S6 SLOTTED	

E3TREF

*NOT COMPATIBLE WITH LENSED TRIMS.

ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

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WOOD CEILING FLANGELESS OPTIONS / FLANGELESS TRIMS

ROUND



FLANGELESS BEVEL (ANTIQU BRONZE)



FLANGELESS FLAT (ANTIQU BRONZE)



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (SATIN NICKEL)

SQUARE



FLANGELESS BEVEL (SATIN NICKEL)



FLANGELESS FLAT (SATIN NICKEL)

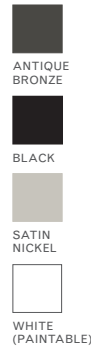


FLANGELESS BEVEL (ANTIQU BRONZE)

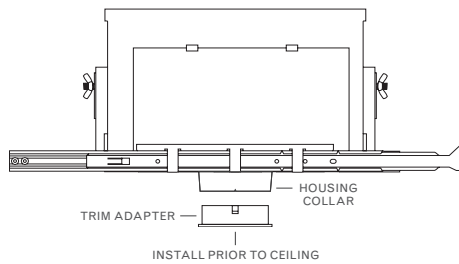


FLANGELESS FLAT (ANTIQU BRONZE)

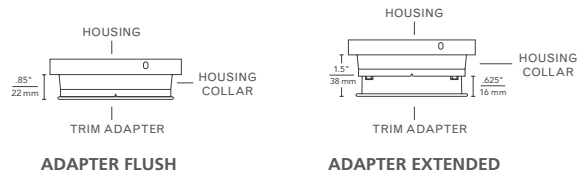
FINISH



ADJUSTABLE TRIM ADAPTER



TRIM ADAPTER INSTALLED



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

Consult installation instructions regarding plenum requirements and ceiling thickness ratios.

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ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

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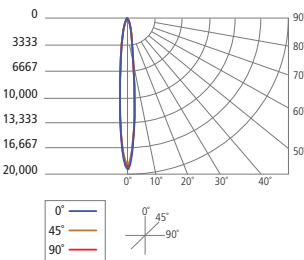
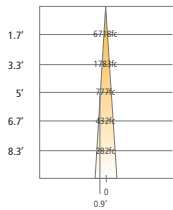
PHOTOMETRICS: 3" LED

DESCRIPTION: 3" LED Module
10° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 16.3
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1337
LUMEN EFFICACY (LUMENS PER WATT): 82

Output difference between CCTs - 5%, CRIs - 15%.

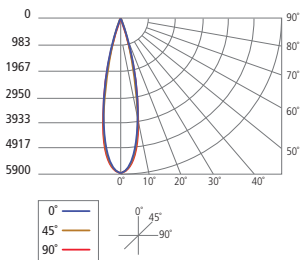
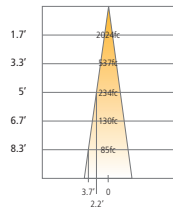
ANGLE	0°	45°	90°
0°	19414	19414	19414
5°	10254	10254	10254
10°	3511	3511	3511
15°	1342	1342	1342
20°	383	383	383
25°	126	126	126
30°	84	84	84
35°	54	54	54
40°	31	31	31
45°	22	22	22
50°	18	18	18
55°	11	11	11
60°	6	6	6
65°	3	3	3
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
18° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.1
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1598
LUMEN EFFICACY (LUMENS PER WATT): 88.1

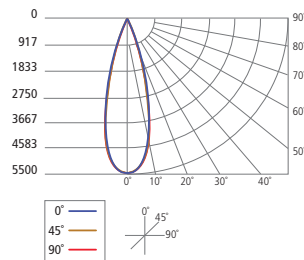
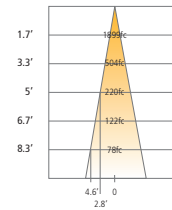
ANGLE	0°	45°	90°
0°	5848	5848	5848
5°	5500	5478	5491
10°	3919	3944	3905
15°	2103	2212	2149
20°	1058	1199	1075
25°	507	548	508
30°	250	237	250
35°	148	140	141
40°	93	98	94
45°	51	69	61
50°	33	46	37
55°	21	27	24
60°	4	15	10
65°	2	3	2
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
25° Beam - 0° Tilt, 80 CRI, 3000K
MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.3
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1754
LUMEN EFFICACY (LUMENS PER WATT): 95.5

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



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TECH LIGHTING®

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



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: E3SWC-LH930*AI; E3SLB-H*
 Lamping: 17W; 1450 Lumen; 90+ CRI, 3000°K LED
 Dimming Type: LED Forward Phase

TYPE: BX

Page: 7 of 7

ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

techlighting.com

PHOTOMETRICS: 3" LED

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

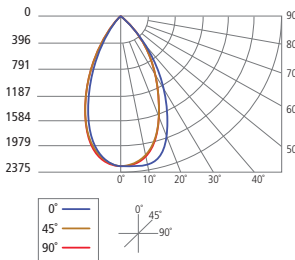
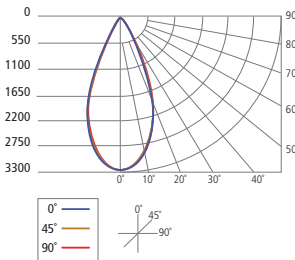
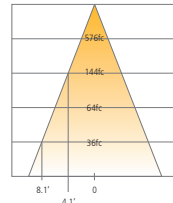
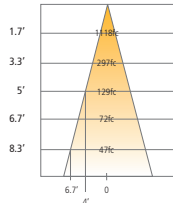
INPUT POWER (WATTS): 16.9
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1774
 LUMEN EFFICACY (LUMENS PER WATT): 104.6
 Output difference between CCTs - 5%, CRIs - 15%.

ANGLE	0°	45°	90°
0°	3230	3230	3230
5°	3107	3126	3159
10°	2824	2830	2871
15°	2415	2407	2463
20°	1863	1866	1937
25°	1111	1125	1128
30°	490	521	479
35°	221	232	205
40°	115	114	110
45°	65	64	59
50°	30	38	22
55°	14	22	11
60°	6	9	4
65°	1	3	1
70°	1	1	1
75°	1	1	1
80°	0	0	0
85°	0	0	0
90°	0	0	0

DESCRIPTION: 3" LED Module
 60° Beam - 0° Tilt, 80 CRI, 3000K
 MODEL: E3 Citizen LED

INPUT POWER (WATTS): 18.4
 INPUT POWER FACTOR: 0.98
 ABSOLUTE LUMINOUS FLUX (LUMENS): 1536
 LUMEN EFFICACY (LUMENS PER WATT): 83.5

ANGLE	0°	45°	90°
0°	2305	2305	2305
5°	2313	2298	2268
10°	2295	2248	2155
15°	2219	2116	1938
20°	1964	1876	1714
25°	1548	1544	1330
30°	1113	1176	1013
35°	749	835	704
40°	450	511	428
45°	230	283	221
50°	94	140	91
55°	38	69	35
60°	18	31	16
65°	8	13	6
70°	0	4	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



VISUAL COMFORT GROUP



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TECH LIGHTING

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

PROJECT: 137 MV Epic Diamond Residence

ISSUE DATE: 01/23/2020

Catalog #: TBD.CL-**-30K-SI; TBD.CL-LNK-**;

TBD.CL-HWC-**; TBD.PSDH-**W-24V

Lamping: 5W/ft; 320 Lumens/ft; 90+ CRI; 3000°K

LED

Voltage: 24V DC

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



LED CLOSET LIGHT SERIES

TBD.CL

LED CLOSET STORAGE LIGHT



The LED Closet Light Series is designed for use in residential and commercial closets and closet storage areas. This new low profile silhouette is available in multiple lengths to fit any installation requirement. At 5 watts per foot, 320 lumens per foot and 90+ CRI, this is one of the brightest and most efficient LED linear systems available to date. The fixtures can be linked seamlessly up to 20 feet in one run, and a diffused lens system eliminates LED dots. Fully dimmable.

ACCESSORIES



TBD.CL-LNK-(2/6/24)
Link Ext. Cable (2', 6', 24')



TBD.CL-HWC-(12/72)
Hardwire Cable (12', 72')



TBD.CL-PDC-12
DC Power Connector (12')



TBD.CL-SMC
Mini Coupling (Included)



TBD.CL-BKT
Flat Bracket (Included)



TBD.CL-BKT45
45° Bracket (2 Pcs)



TBD.CL-BKT-ADJ
Adjustable Bracket



TBD.MS
Inline Motion Sensor (Optional)

FEATURES

- 5 Watts per ft.
- 320 Lumens per ft.
- 90+ CRI
- Linkable up to 20 ft.
- ETL and UL Listed and approved for closet and closet storage areas
- Seamless Connection
- Lensing system eliminates LED dots
- Eco-friendly, No IR, No UV, will not degrade fabrics or artwork
- 24V DC
- Long Life: 50,000 Hours
- Dimmable and Non-Dimmable TLS power supply options available
- Versatile mounting clips allow for angled installation option
- Snap-on inline motion sensor for easy installation (optional)
- Door Jam Switch (Optional)

Certification - Suitable for installation in the storage area of clothes closet in accordance with NEC Article 410.2 & 410.16 and CEC section 30-204 in clothes closet.



ORDERING GUIDE

TBD.CL	—	LENGTH	—	COLOR TEMP	—	FINISH
		6 - 6"		30K - 3000K		SI - Silver
		36 - 36"		40K - 4000K		
		12 - 12"				
		48 - 48"				
		24 - 24"				

CAT NO.	LENGTH	WATTS	LUMENS	# OF LED
TBD.CL-6	6"	2.5	160	24
TBD.CL-12	12"	5	320	48
TBD.CL-24	24"	10	640	96
TBD.CL-36	36"	15	960	144
TBD.CL-48	48"	20	1280	192



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.CL-**-30K-SI; TBD.CL-LNK-**;
 TBD.CL-HWC-**; TBD.PSDH-**W-24V
 Lamping: 5W/ft; 320 Lumens/ft; 90+ CRI; 3000°K
 LED
 Voltage: 24V DC

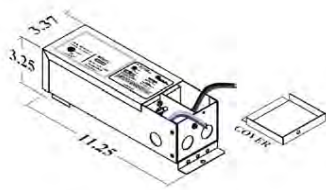
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



TBD.PSDH-48W-24V
 TBD.PSDH-96W-24V
 11.25 in. x 3.375 in. x 3.25 in.

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

FEATURES

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



ORDERING GUIDE

TBD.PSDH —
WATTAGE
48W-24V - 48 Watt
96W-24V - 96 Watt

1



PROJECT: 137 MV Epic Diamond Residence

ISSUE DATE: 01/23/2020

Catalog #: TBD.CL-**-30K-SI; TBD.CL-LNK-**;
TBD.CL-HWC-**; TBD.SWITCH200-**(optional);
TBD.PSDL-**W-24V

Lamping: 5W/ft; 320 Lumens/ft; 90+ CRI; 3000°K

LED

Voltage: 24V DC

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



LED CLOSET LIGHT SERIES

TBD.CL

LED CLOSET STORAGE LIGHT



The LED Closet Light Series is designed for use in residential and commercial closets and closet storage areas. This new low profile silhouette is available in multiple lengths to fit any installation requirement. At 5 watts per foot, 320 lumens per foot and 90+ CRI, this is one of the brightest and most efficient LED linear systems available to date. The fixtures can be linked seamlessly up to 20 feet in one run, and a diffused lens system eliminates LED dots. Fully dimmable.

ACCESSORIES



TBD.CL-LNK-(2/6/24)
Link Ext. Cable (2", 6", 24")



TBD.CL-HWC-(12/72)
Hardwire Cable (12", 72")



TBD.CL-PDC-12
DC Power Connector (12")



TBD.CL-SMC
Mini Coupling (Included)



TBD.CL-BKT
Flat Bracket (Included)



TBD.CL-BKT45
45° Bracket (2 Pcs)



TBD.CL-BKT-ADJ
Adjustable Bracket



TBD.MS
Inline Motion Sensor (Optional)



TBD.SWITCH200
Door Jam Switch (Optional)

FEATURES

- 5 Watts per ft.
- 320 Lumens per ft.
- 90+ CRI
- Linkable up to 20 ft.
- ETL and UL Listed and approved for closet and closet storage areas
- Seamless Connection
- Lensing system eliminates LED dots
- Eco-friendly, No IR, No UV, will not degrade fabrics or artwork
- 24V DC
- Long Life: 50,000 Hours
- Dimmable and Non-Dimmable TLS power supply options available
- Versatile mounting clips allow for angled installation option
- Snap-on inline motion sensor for easy installation (optional)
- Door Jam Switch (Optional)

Certification - Suitable for installation in the storage area of clothes closet in accordance with NEC Article 410.2 & 410.16 and CEC section 30-204 in clothes closet.



ORDERING GUIDE

TBD.CL	—	—	—	SI
LENGTH		COLOR TEMP		FINISH
6 - 6"	36 - 36"	30K - 3000K		SI - Silver
12 - 12"	48 - 48"	40K - 4000K		
24 - 24"				

CAT NO.	LENGTH	WATTS	LUMENS	# OF LED
TBD.CL-6	6"	2.5	160	24
TBD.CL-12	12"	5	320	48
TBD.CL-24	24"	10	640	96
TBD.CL-36	36"	15	960	144
TBD.CL-48	48"	20	1280	192



PROJECT: 137 MV Epic Diamond Residence

ISSUE DATE: 01/23/2020

Catalog #: TBD.CL-**-30K-SI; TBD.CL-LNK-**;
TBD.CL-HWC-**; TBD.SWITCH200-**(optional);
TBD.PSDL-**W-24V

Lamping: 5W/ft; 320 Lumens/ft; 90+ CRI; 3000°K
LED

Voltage: 24V DC

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



LED CLOSET LIGHT SERIES

TBD.SWITCH200

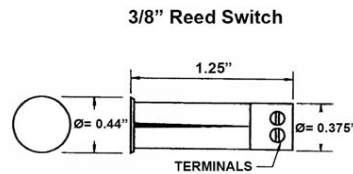
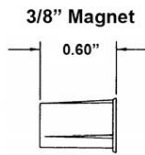
DOOR JAM SWITCH, MAGNET, AND POWER CONTROLLER



TBD.SWITCH200 is a low voltage door jam switch. Can be used as an alternative option to the in-line motion sensor.

FEATURES

- 120V AC
- Resistive Load
- Class 2 Rated
- 0.375"(3/8") Diameter
- Available in White, Black, Brown Almond, Gray



Available Colors:



ORDERING GUIDE

TBD.SWITCH200 —

COLOR

- WH** - White
- BK** - Black
- BR** - Brown
- AL** - Almond
- GR** - Gray

PROJECT: 137 MV Epic Diamond Residence

ISSUE DATE: 01/23/2020

Catalog #: TBD.CL-**-30K-SI; TBD.CL-LNK-**;
TBD.CL-HWC-**; TBD.SWITCH200-**(optional);
TBD.PSDL-**W-24V

Lamping: 5W/ft; 320 Lumens/ft; 90+ CRI; 3000°K
LED

Voltage: 24V DC

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



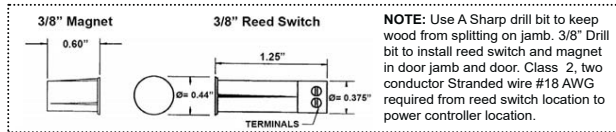
LED CLOSET LIGHT SERIES

TBD.SWITCH200: INSTALLATION INSTRUCTIONS

- 1.) Turn Off Power at Circuit Breaker or Fuse Box for circuit to be worked on prior to removing cover plate exposing wiring from Light fixture, Receptacle or Device to be controlled.
- 2.) Route Low Voltage wire (1) pair stranded #18 AWG CLASS 2 rated insulation Jacket two conductor wire from Light Fixture, Receptacle or Device to remote Location where mounting of switch is located.
- 3.) **Install Switch:**
 - A.) Drill hole in top or hinge side of doorjamb, using a 3/8" Drill bit to allow switch to be pushed into hole using your thumb **"DO NOT DRIVE SWITCH INTO HOLE IF YOU CANNOT PUSH SWITCH INTO HOLE WITH THUMB, MAKE HOLE LARGER."** Now make up # 18 AWG conductors to screw terminals on bottom of switch (Landing lugs) before mounting switch. Be careful not to over tighten. The reasons for this switch location so that if door does not close all the way the light will turn off anyways.
 - B.) Drill 3/8" hole in door side and install magnet with thumb. *NOTE: The switch and magnet should line up as close as possible with minimum gap between them 1/2" Max. Non-Rated Switches are not recommended for use in steel doors and Jamb without an applicable size spacer. (BS-250 for steel doors with 3/4" spacer)
- 4.) **Install Power Controller:** You must provide a single pole disconnect switch on line side of controller, making up conductors per diagram. After all the connections have been made, the BS-200 can be placed into an electrical junction box. Secure the box lid and reapply power to branch circuit.

- A.) Black wire: To incoming power (Line)
- B.) Red wire: To switch leg (load) of device you're controlling.
- C.) White wire: To Neutral line.

(Low Voltage Wiring)

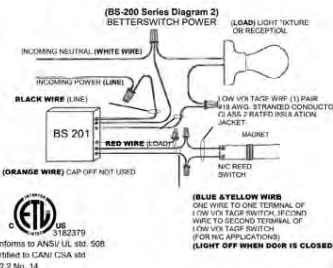
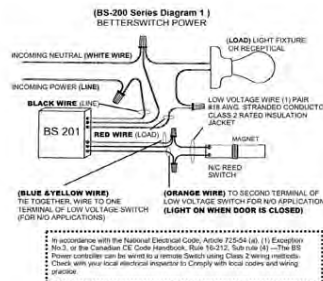


NOTE: Use A Sharp drill bit to keep wood from splitting on jamb. 3/8" Drill bit to install reed switch and magnet in door jamb and door. Class 2, two conductor Stranded wire #18 AWG required from reed switch location to power controller location.

- D.) N/O installation, Light is on when door is closed! Use (DIAGRAM NO.1.) Tie the Blue & Yellow Low Voltage wires together, then Make up wire to one terminal (Landing Lug) of remote switch using (CLASS 2 TWO CONDUCTOR WIRE #18 AWG.) see DIAGRAM NO. 1, Make up Orange wire to second terminal (Landing Lug) of remote switch using the second wire of the (CLASS 2 two conductor wire) recheck all wiring connections before restoring power to circuit.
***Operated Load:** is activated by mating the magnet to the low voltage switch, which is wired to the power controller, will send line voltage to fixture or any other device to be controlled!
- E.) N/C installation, Light is off when door is closed! Use (DIAGRAM NO.2) Cap off Orange wire with wire nut, Make up the Blue & Yellow Low Voltage wires to the 2- Terminals (Landing Lugs) of remote switch using (CLASS 2 TWO CONDUCTOR WIRE #18 AWG.) Recheck all wiring connections before restoring power to circuit.
***Operated Load:** is activated by separating the magnet from the low voltage switch, which is wired to the power controller, will send line voltage to fixture or any other device to be controlled!

INSTALLATION TIP:

In Rough drill 3/4" or 7/8" diameter hole in header, towards hinge side of door. This helps when setting finish for the finish carpenter installing door jams, he can drill the 3/8" hole in jamb for reed switch and doesn't have to be real accurate because he has a 3/4" hole in header to hit with the 3/8" hole for the switch, to enable switch to slide up into jamb with out hitting header. The reason why I say to drill the hole near hinge side in header this helps when the door doesn't get closed all the way it will still turn light off!





PROJECT: 137 MV Epic Diamond Residence

ISSUE DATE: 01/23/2020

Catalog #: TBD.CL-**-30K-SI; TBD.CL-LNK-**;
 TBD.CL-HWC-**; TBD.SWITCH200-**(optional);
 TBD.PSDL-**W-24V

Lamping: 5W/ft; 320 Lumens/ft; 90+ CRI; 3000°K
 LED
 Voltage: 24V DC

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



LED POWER SUPPLIES

TBD.PSDL

HIGH PERFORMANCE DC DIMMING DRIVER



TBD.PSDL dimmable drivers are compatible with most ELV, MLV and TRIAC reverse and forward phase dimmers. Highly efficient with smooth, flicker-free dimming capability. Suitable for wet or dry locations, IP65 rated. Factory derated to allow for maximum wattage load capacity.

FEATURES

- 12V or 24V DC
- Class 2
- Outdoor Rated IP65
- Dimming ELV, MLV, TRIAC
- Short Circuit and Overcurrent Protection
- 100 – 277 AC Residential or Commercial Applications
- Factory Derated
- 10% Minimum Load
- Flicker-Free Smooth Dimming Capability
- Junction Box Included

TBD.PSDL-30W-24V
 6.5 in. x 3.63 in. x 1.03 in.

TBD.PSDL-60W-24V
 7.4 in. x 3.63 in. x 1.03 in.

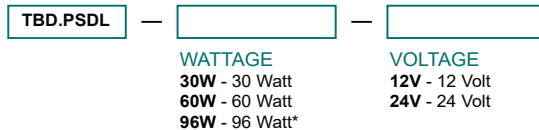
TBD.PSDL-96W-24V
 8.67 in. x 3.67 in. x 1.62 in.

TBD.PSDL-30W-12V
 6.5 in. x 3.63 in. x 1.03 in.

TBD.PSDL-60W-12V
 7.4 in. x 3.63 in. x 1.03 in.



ORDERING GUIDE



*only available in 24V

PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: BOXA-SW-PPS-WET-30-HO-ENC/TL-
 S5-*-CL; QOM-*-120/24-*x*+CK-S
 Lamping: 3 W/ft; 198 Lumens/ft; 98 CRI; 3000°K
 LED
 Voltage: 24V



BOXA-SW
 FIXTURES - FLEXIBLE (Q-CAP)

PRODUCT	MOUNTING	RATED	CCT	OUTPUT	LENS	TYPE	CONNECTOR/ WIRE IN	CONNECTOR/ WIRE OUT	END CAPS (NO FEED)	LENGTH (IN)
BOXA-SW	WSC RLC MC *SGC PPS PPS-96	DRY WET	24 - 2400K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K	SO HO VHO	ENC/CL ENC/TL	S1 S2 S3 S4 2S5 P1 P2 P3 P4 2P5	1BW BRL 1BW BRL	N/A 1BW BRL	CL WH N/A	1" increments from 1'-191" Tolerance +0.07" cutpoint for installed product

ENCAPSULATED PRODUCTS ARE NOT FIELD CUTTABLE
 *White Snug Clip included with Side Graze Channel
NOTES:
 • Field modifications are not covered under Q-Tran warranty
 • Data subject to change, all data has +/- 5% tolerance
 1 BW comes in standard 24"-request custom length (Max 120") by writing it in inches next to "BW" in the order code box (ex. BW48)
 • Connector/Wire In or Out not needed to specify product. Standard configuration is Type S1, Connector/Wire In: BW & Connector/Wire Out: N/A with White Endcap (WH)
 2 PPS mounting clip recommended for seamless applications

OUTPUT Tested for BOXA-SW-WSC-DRY (L70 = 40000 HRS)

CCT	SO Standard Output 1.5 W/ft				HO High Output 3.0 W/ft				VHO Very High Output 5.0 W/ft			
	ENC/CL		ENC/TL		ENC/CL		ENC/TL		ENC/CL		ENC/TL	
	LM	CRI	LM	CRI	LM	CRI	LM	CRI	LM	CRI	LM	CRI
2400K	131	95	103	94	231	93	184	93	320	94	265	94
2700K	125	97	102	97	238	99	188	98	324	98	280	98
3000K	133	99	108	98	242	98	198	98	337	98	294	98
3500K	142	96	114	96	242	96	204	97	350	97	285	97
4000K	148	95	120	96	263	96	207	97	364	97	305	97

LENS with LED visibility

ENC/CL Encapsulated in Clear	ENC/TL Encapsulated in Translucent
----------------------------------------	----------------------------------------------

CONNECTOR/WIRE IN

1BW Bare Wire 24"	BRL Male Barrel 6"
----------------------	-----------------------

CONNECTOR/WIRE OUT

1BW Bare Wire 24"	BRL Female Barrel 6"
----------------------	-------------------------

MOUNTING NOTE: 2 clips provided per first 12". 1 clip provided per additional 12"

WSC White Snug Clip QTY: <input type="text"/>	RLC Rigid Lock Channel QTY: <input type="text"/>	MC Magnetic Clip (Cove use only) QTY: <input type="text"/>	SGC Side Graze Channel QTY: <input type="text"/>
PPS PVC Mount Clip QTY: <input type="text"/>	PPS-96 PVC Channel QTY: <input type="text"/>		

TYPE

SINGLE (Input only)

S1	S2	S3	S4	2S5 Seamless
----	----	----	----	-----------------

PASS THROUGH (Input/Output)

P1	P2	P3	P4	2P5 Seamless
----	----	----	----	-----------------

ORDER EXAMPLE

P4 P4 S4

FLEXIBILITY
Up/Down Bend 6" Bending Radius

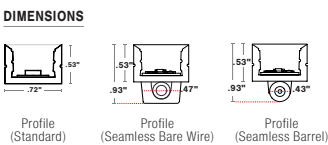
SEAMLESS
Shown with Bare Wire, connectors vary
Omni-Directional Wireways
S5, P5

END CAPS (NO FEED)

CL CLEAR ENDCAPS .0" added at end .00" dim spot	WH WHITE ENDCAPS .0" added at end .10" dim spot
-------------------------------------------------------	-------------------------------------------------------

END CAPS (WITH FEED)

End Feed S1, P1 WHITE ENDCAPS .0" added at end .10" dim spot	Tri-Directional S2, S3, S4, P2, P3, P4 WHITE ENDCAPS .32" added at end .67" dim spot
--------------------------------------------------------------------	--------------------------------------------------------------------------------------------



PROJECT NAME	DATE	COMPANY	TYPE	NOTE

PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: BOXA-SW-PPS-WET-30-HO-ENC/TL-
 S5-*-*_CL; QOM-*-*120/24-*x*+CK-S
 Lamping: 3 W/ft; 198 Lumens/ft; 98 CRI; 3000°K
 LED
 Voltage: 24V



QOM-DC+CAP

The QOM-DC+CAP is a DC power supply for LED lighting applications. It includes a robust rectifier, a large filter capacitor, and five tap selections to accommodate for long cable runs. The large filter capacitor removes any voltage ripple and guarantees no LED flicker.

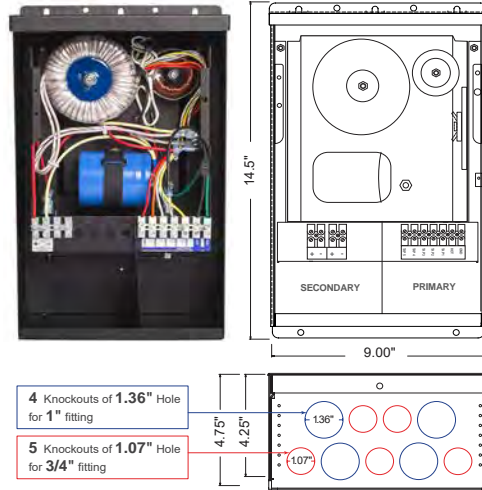
The QOM-DC+CAP follows Class 2 power limits, with 60W circuits for 12V outputs and 96W circuits for 24V outputs. The QOM-DC+CAP is capable of two 60W 12V circuits or 96W 24V circuits.

HOUSING

- 18 gauge Welded Steel Enclosure: 9.00"W x 14.5"H x 4.75"D
- Door: 9.05"W x 14.5"H
- Knockouts: 21
- Built-in support bracket incorporated to secure housing for surface mounting

FEATURES

- Suitable for dry, damp and wet locations
- Suitable for Indoor or Outdoor Use
- Suitable for Use with Submersible Luminaire
- Primary Voltage - 120V or 277V
- Loads maybe connected to one (1) of the primary taps to the full watt rating of the PSC.
- Rated for 100% operation, no de-rating required.
- 1-2 magnetic circuit breaker
- Five (5) primary taps provide:
 - 12V** : 12, 13, 14, 15, 16
 - 24V** : 24, 26, 28, 30, 32
- The advantage is that loads at varying distances from the PSC can be tapped to recover voltage drop and produce between 85%-100% light output.
- 10 year warranty
- CSA #239924
 - Low Voltage Lighting Systems**
 - : CSA Class 3425-15 and Class 3425-95
 - : CSA Standard C22.2 No. 250.0-08 - Luminaires
 - : UL 2108 - Low Voltage Lighting Systems
 - : CSA Standard C22.2 No. 250.13-14 - Light Emitting Diode (LED) Equipment for Lighting Applications
 - : UL 8750 - Light Emitting Diode (LED) Equipment for Use in Lighting Products
 - Landscape Lighting Systems**
 - : CSA Class 3426-04 and Class 3426-94
 - : CSA Standard C22.2 No. 250.7-07 - Extra-Low-Voltage Landscape Lighting Systems
 - : UL 1838 - Low Voltage Landscape Lighting Systems
 - : CSA Standard C22.2 No. 250.13-14 - Light Emitting Diode (LED) Equipment for Lighting Applications
 - : UL 8750 - Light Emitting Diode (LED) Equipment for Use in Lighting Products



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

ORDERING GUIDE						
Model	Size	Prim. V	Sec	No	Brk Amp	Choke
QOM						CK-S
1 Size	Max Load (Watts)	Secondary Voltage (VDC)	Max Prim. Amps @ 120V	Max Prim. Amps @ 277V	7 Options	
60DC+CAP	60W	12	0.9 A	0.4 A	BK Black Powder Coat Finish - Standard SS* 316 Marine Grade Stainless Steel CP* Cord & Plug	
120DC+CAP	120W	12	1.4 A	.60 A		
60DC+CAP	60W	24	0.9 A	0.4 A		
100DC+CAP	100W	24	1.1 A	0.5 A		
200DC+CAP	200W	24	2.4 A	1.0 A		
2 Primary Voltage	120(60Hz)	220 (50/60Hz)*	230 (50/60Hz)*	240 (50/60Hz)*	277(60Hz)	
3 Secondary Voltage	12VDC	24VDC				
4 Number of Breakers	1-2					
5 Secondary Breaker Amperage	AMPS	Max 12V Load	Max 24V Load			
	2.5	30W	60W			
	4	48W	96W			
	5	60W	120W			
6 Choke	CK-S: 60W-200W Standard					
Ordering Example						
QOM-60DC+CAP - 120/12 - 1x5 + CK-S						

* Not Standard, Call Factory For options

PROJECT NAME	DATE	COMPANY	TYPE	NOTE

PROJECT: 137 MV Epic Diamond Residence

ISSUE DATE: 01/23/2020

Catalog #: TBD.S36-30K-**-24-95; KMC-**-F-SA;

TBD.PSDH-**-W-24V

Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K

LED

Voltage: 24V DC

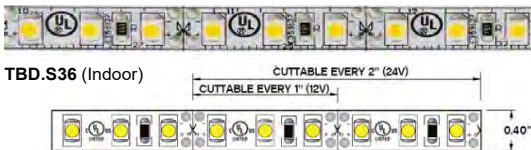
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.S36(W)

3.0 W LED STRIP INDOOR / OUTDOOR



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

FEATURES

- 3 Watts Per Foot
- 12V or 24V DC Constant Voltage
- 36 LED's Per Foot
- 240 Lumens Per Foot, 3000K
- Max Run Length: 16.4' (12V) / 24' (24V)
- 90, 95 CRI Options
- Beam Angle: 120°
- Cuttable: 1" (12V) / 2" (24V)
- Indoor Rated: Width 0.40" Depth 0.08"
- Outdoor IP65 Rated: Width 0.47" Depth 0.20"
- 3M Adhesive Backing (Indoor Only)
- Long Life 50,000 Hours
- Certifications: UL Listed; Title 24; Title 24 JA8 (Indoor)
- Requires Remote Dimmable TLS Power Supply
- Refer to Power Supply for Compatibility
- Application Friendly: UV and IR Free
- Earth Friendly: Mercury and Lead Free

ACCESSORIES



TBD.ILD
In-line Dimmer



TBD.MC
Mini Coupling



TBD.EX(3,8,24)
Extension Coupling
(Comes in 3", 8", or 24" sizes)



TBD.DC/PA
DC Power Adapter



ORDERING GUIDE

TBD.S36(W)				
(S36 for Indoor, S36W for Outdoor IP65)	TEMP / COLOR 22K - 2200K RD - Red 25K - 2500K BL - Blue 27K - 2700K GR - Green 30K - 3000K PK - Pink 35K - 3500K PR - Purple 40K - 4000K AM - Amber 50K - 5000K OR - Orange 60K - 6000K	LENGTH 16 - 16.4 ft. 32 - 32 ft. (IP65 Only) 100 - 100 ft. (Indoor Only) PF - 12"	VOLTAGE 12 - 12V DC 24 - 24V DC	CRI 90 - 90 CRI 95 - 95 CRI

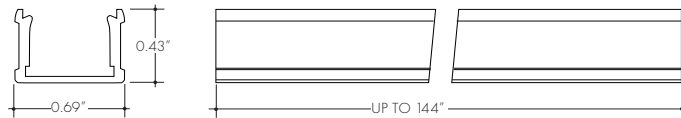


PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36-30K-**-24-95; KMC-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

KM Channel | Extruded aluminum profile



The KM Channel linear aluminum extrusion has been designed to fit many LED lighting needs. Multiple mounting and lens options allow for great flexibility and adaptability for any application. Extrusion and diffuser lenses are also field cuttable. Substantial aluminum mass in profile provides excellent heat sink for high power LEDs. Mounting brackets and endcaps are available in multiple finishes and sold separately.

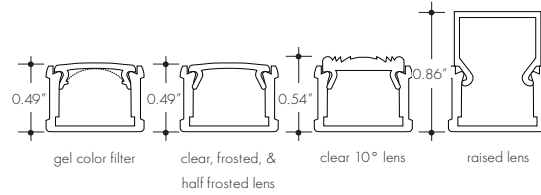


Technical information

Finish: Silver anodized, White

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

Mounting: multiple mounting brackets (page 2)



Lens Options	
Actual length	48", 72", 96", & 144"
Available lenses	- clear - frosted - half frosted - clear 10° beam angle - raised - Gel color filter

Ordering code

MODEL	LENGTH	LENS	FINISH
KMC	48	C	SA
KMC - KM Channel	48 - 48" 72 - 72" 96 - 96" 144 - 144"	C - Clear F - Frosted HF - Half Frosted C10 - Clear 10° beam angle R - Raised G - Gel color filter	SA - Silver anodized WH - White



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36-30K-**-24-95; KMC-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

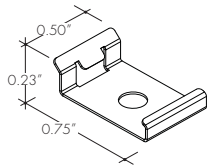
KM Channel | Extruded aluminum profile



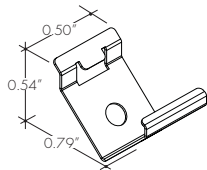
All accessories sold separately.

Mounting brackets

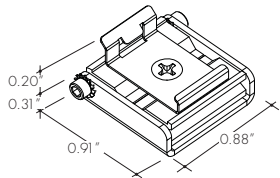
MB-KMSC-SS Stainless steel screw-in mounting bracket



MB-KMSC-45-SS Stainless steel screw-in 45° mounting bracket

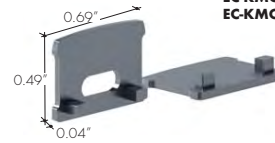


MB-KMSC-A-SA Silver anodized adjustable mounting bracket



End-caps

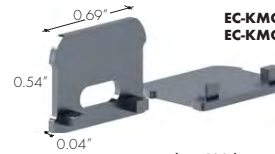
EC-KMC-F-H4-SA Silver anodized w/powerfeed opening
EC-KMC-F-H4-WH White w/powerfeed opening



EC-KMC-F-H3-SA Silver anodized
EC-KMC-F-H3-WH White

clear, frosted, half frosted lens only

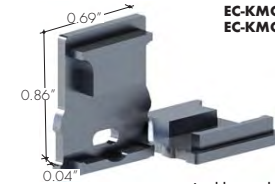
EC-KMC-G-H4-SA Silver anodized w/powerfeed opening
EC-KMC-G-H4-WH White w/powerfeed opening



EC-KMC-G-H3-SA Silver anodized
EC-KMC-G-H3-WH White

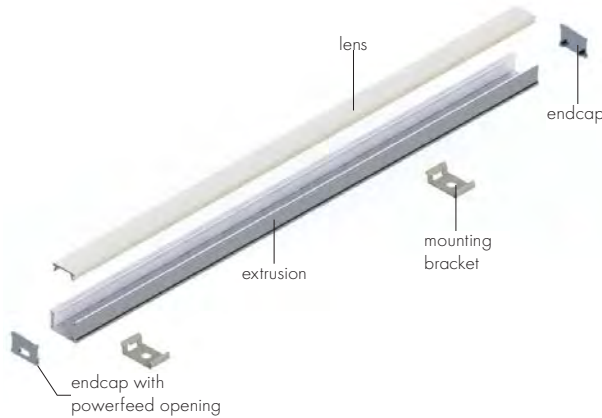
clear 10° lens only

EC-KMC-R-H4-SA Silver anodized w/powerfeed opening
EC-KMC-R-H4-WH White w/powerfeed opening



EC-KMC-R-H3-SA Silver anodized
EC-KMC-R-H3-WH White

raised lens only



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36-30K-**-24-95; KMC-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

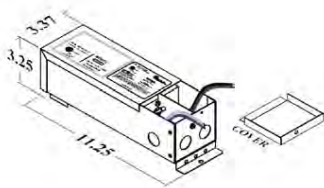
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



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

11.25 in. x 3.375 in. x 3.25 in.

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

FEATURES

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



ORDERING GUIDE

TBD.PSDH

WATTAGE

48W-24V - 48 Watt
96W-24V - 96 Watt

PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36W-30K-**-24-95; KMC-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

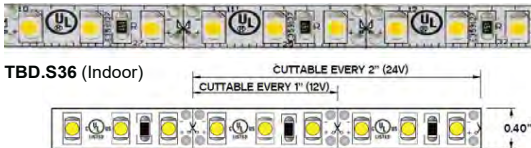
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.S36(W)

3.0 W LED STRIP INDOOR / OUTDOOR



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

FEATURES

- 3 Watts Per Foot
- 12V or 24V DC Constant Voltage
- 36 LED's Per Foot
- 240 Lumens Per Foot, 3000K
- Max Run Length: 16.4' (12V) / 24' (24V)
- 90, 95 CRI Options
- Beam Angle: 120°
- Cuttable: 1" (12V) / 2" (24V)
- Indoor Rated: Width 0.40" Depth 0.08"
- Outdoor IP65 Rated: Width 0.47" Depth 0.20"
- 3M Adhesive Backing (Indoor Only)
- Long Life 50,000 Hours
- Certifications: UL Listed; Title 24; Title 24 JA8 (Indoor)
- Requires Remote Dimmable TLS Power Supply
- Refer to Power Supply for Compatibility
- Application Friendly: UV and IR Free
- Earth Friendly: Mercury and Lead Free

ACCESSORIES



TBD.ILD
In-line Dimmer



TBD.MC
Mini Coupling



TBD.EX(3,8,24)
Extension Coupling
(Comes in 3", 8", or 24" sizes)



TBD.DC/PA
DC Power Adapter



ORDERING GUIDE

TBD.S36(W)	—	—	—	—	—
(S36 for Indoor, S36W for Outdoor IP65)					
TEMP / COLOR	LENGTH	VOLTAGE	CRI		
22K - 2200K RD - Red	16 - 16.4 ft.	12 - 12V DC	90 - 90 CRI		
25K - 2500K BL - Blue	32 - 32 ft. (IP65 Only)	24 - 24V DC	95 - 95 CRI		
27K - 2700K GR - Green	100 - 100 ft. (Indoor Only)				
30K - 3000K PK - Pink	PF - 12"				
35K - 3500K PR - Purple					
40K - 4000K AM - Amber					
50K - 5000K OR - Orange					
60K - 6000K					



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36W-30K-**-24-95; KMC-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

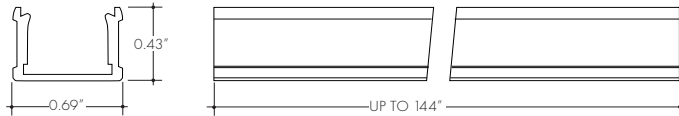
TYPE: R2W

Page: 2 of 4

KM Channel | Extruded aluminum profile



The KM Channel linear aluminum extrusion has been designed to fit many LED lighting needs. Multiple mounting and lens options allow for great flexibility and adaptability for any application. Extrusion and diffuser lenses are also field cuttable. Substantial aluminum mass in profile provides excellent heat sink for high power LEDs. Mounting brackets and endcaps are available in multiple finishes and sold separately.

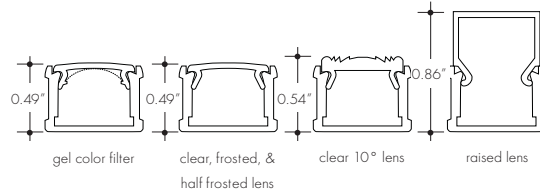


Technical information

Finish: Silver anodized, White

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

Mounting: multiple mounting brackets (page 2)



Lens Options	
Actual length	48", 72", 96", & 144"
Available lenses	- clear - frosted - half frosted - clear 10° beam angle - raised - Gel color filter

Ordering code

MODEL	LENGTH	LENS	FINISH
KMC	48	C	SA
KMC - KM Channel	48 - 48" 72 - 72" 96 - 96" 144 - 144"	C - Clear F - Frosted HF - Half Frosted C10 - Clear 10° beam angle R - Raised G - Gel color filter	SA - Silver anodized WH - White



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36W-30K-**-24-95; KMC-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

TYPE: R2W

Page: 3 of 4

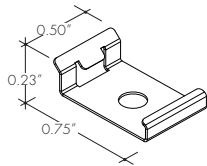
KM Channel | Extruded aluminum profile



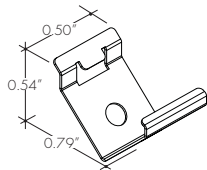
All accessories sold separately.

Mounting brackets

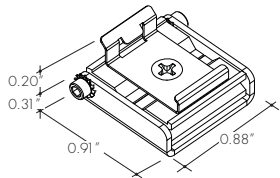
MB-KMSC-SS Stainless steel screw-in mounting bracket



MB-KMSC-45-SS Stainless steel screw-in 45° mounting bracket

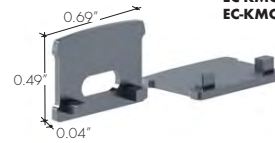


MB-KMSC-A-SA Silver anodized adjustable mounting bracket



End-caps

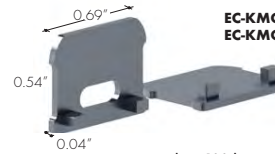
EC-KMC-F-H4-SA Silver anodized w/powerfeed opening
EC-KMC-F-H4-WH White w/powerfeed opening



EC-KMC-F-H3-SA Silver anodized
EC-KMC-F-H3-WH White

clear, frosted, half frosted lens only

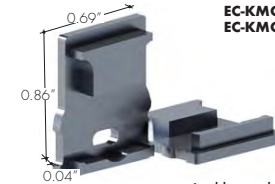
EC-KMC-G-H4-SA Silver anodized w/powerfeed opening
EC-KMC-G-H4-WH White w/powerfeed opening



EC-KMC-G-H3-SA Silver anodized
EC-KMC-G-H3-WH White

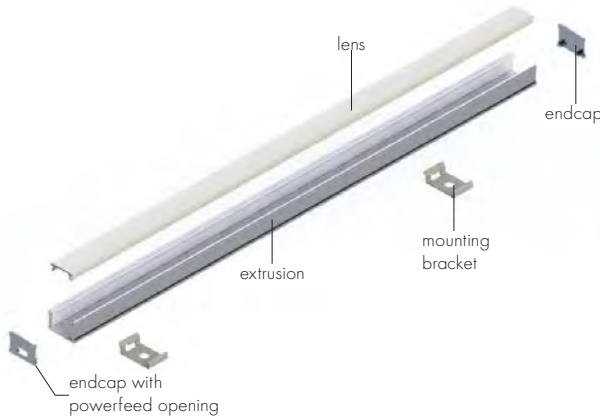
clear 10° lens only

EC-KMC-R-H4-SA Silver anodized w/powerfeed opening
EC-KMC-R-H4-WH White w/powerfeed opening



EC-KMC-R-H3-SA Silver anodized
EC-KMC-R-H3-WH White

raised lens only





PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36W-30K-**-24-95; KMC-**-F-SA;
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

TYPE: R2W

Page: 4 of 4

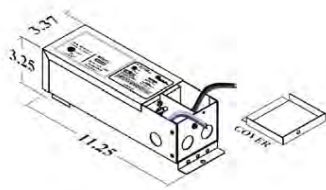
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



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

11.25 in. x 3.375 in. x 3.25 in.

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

FEATURES

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



ORDERING GUIDE

TBD.PSDH



WATTAGE

48W-24V - 48 Watt
96W-24V - 96 Watt

PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.DS72-30K-* -24-95; TBD.E25P-* -F;
 TBD.PSDH-**W-24V
 Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V

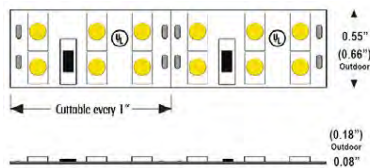
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.DS72(W)

6.0W INDOOR/OUTDOOR LED STRIP



TBD.DS72 is a linear lighting system optimal for areas where high-intensity levels of light are desired. Great for many indoor, commercial / residential applications. With several LED color options and 120° beam spread, this LED strip is a superior option for general lighting: coves, slots, or vanity mirrors. This strip, with high density, double-row LED spacing, when used with a deep channel and frosted lens, virtually eliminates all hot spots.

FEATURES

- 6 Watts Per Foot
- 24V DC Constant Voltage
- 72 LEDs Per Foot
- 480 Lumens Per Foot (3000K)
- Max Run 16.4'
- 90, 95 CRI Options
- Beam Angle: 120°
- Field Cuttable Every 1"
- Indoor Rated Width 0.55" Depth 0.08"
- IP65 Wet Rated Width 0.66" Depth 0.18"
- Long Life: 50,000 Hours
- Certifications: UL Listed; Title 24; JA8
- 3M Adhesive Backing (Indoor Only)
- Requires Remote Dimmable TLS Power Supply
- Refer to Power Supply for Dimming Compatibility
- Application Friendly: UV Free & IR Free
- Environmentally Friendly: Mercury Free & Lead Free

ACCESSORIES



TBD.ILD
In-line Dimmer
(Sold Separately)



TBD.MC
Mini Coupling
(Sold Separately)



TBD.EX(3,8,24)
Extension Coupling
(Comes in 3", 8", or 24" sizes)
(Sold Separately)



TBD.DC/PA
DC Power Adapter
(Sold Separately)



ORDERING GUIDE

TBD.DS72(W)	—	<input type="text"/>	—	<input type="text"/>	—	24	—	<input type="text"/>
(DS72 for Indoor, DS72W for Outdoor IP65)		TEMP / COLOR		LENGTH		VOLTAGE		CRI
		22K - 2200K RD - Red		16 - 16.4 ft.		24 - 24V DC		90 - 90 CRI
		24K - 2400K BL - Blue		32 - 32 ft. (IP65 Only)				95 - 95 CRI
		25K - 2500K GR - Green		100 - 100 ft. (Indoor Only)				
		27K - 2700K PK - Pink		PF - 12"				
		30K - 3000K PR - Purple						
		35K - 3500K AM - Amber						
		40K - 4000K OR - Orange						
		50K - 5000K						
		60K - 6000K						



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.DS72-30K-*-24-95; TBD.E25P-*-F;
 TBD.PSDH-**W-24V
 Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V

TYPE: R5

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



PROFILE CHANNEL SERIES

TBD.E25P

RECESSED FLANGELESS-EDGED CHANNEL



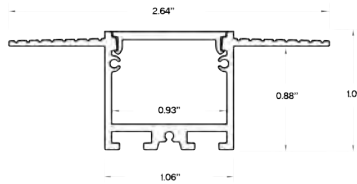
for recessed applications in plaster ceilings or walls. The durable Anodized

also protects LED chips from dust, and provides superior thermal management for higher wattage LED strips, prolonging the overall lifetime of the lighting system.

distribution.

FEATURES

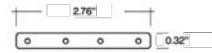
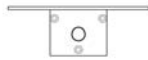
- Recessed Mount to Fit Flush on Installation Surface
- Frosted Lens Diffuser Included
- Matte White Powder Coat Finish
- 48", 96"
- Field Cuttable
- Custom Lengths Available
- Optional Accessories Sold Separately



OPTIONAL ACCESSORIES



End Cap
• TBD.E25P-EC



Straight Connector
• TBD.E25P-SC



Internal Connector
• TBD.E25P-IC

ORDERING GUIDE

TBD.E25P

SIZE
48 - 48"
96 - 96"

LENS
F - Frosted Lens

PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.DS72-30K-*-24-95; TBD.E25P-*-F;
 TBD.PSDH-**-W-24V
 Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V

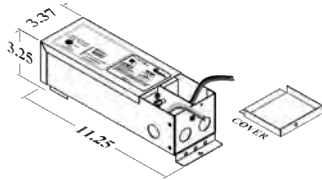
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



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

11.25 in. x 3.375 in. x 3.25 in.

TBD.PSDH is available in 24V DC for use with MLV forward phase dimming systems. Suitable for commercial or residential use. Integrated technology ensures LED for wet or dry locations. UL listed, Class 2 rated.

FEATURES

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



ORDERING GUIDE

TBD.PSDH —

WATTAGE

48W-24V - 48 Watt
 96W-24V - 96 Watt



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.DS72W-30K-*-24-95; TBD.E25P-*-F;
 TBD.PSDH-**-W-24V
 Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V

TYPE: R5W

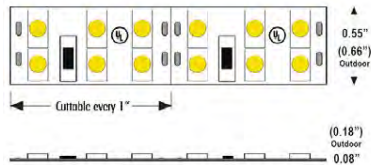
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.DS72(W)

6.0W INDOOR/OUTDOOR LED STRIP



TBD.DS72 is a linear lighting system optimal for areas where high-intensity levels of light are desired. Great for many indoor, commercial / residential applications. With several LED color options and 120° beam spread, this LED strip is a superior option for general lighting: coves, slots, or vanity mirrors. This strip, with high density, double-row LED spacing, when used with a deep channel and frosted lens, virtually eliminates all hot spots.

FEATURES

- 6 Watts Per Foot
- 24V DC Constant Voltage
- 72 LEDs Per Foot
- 480 Lumens Per Foot (3000K)
- Max Run 16.4'
- 90, 95 CRI Options
- Beam Angle: 120°
- Field Cuttable Every 1"
- Indoor Rated Width 0.55" Depth 0.08"
- IP65 Wet Rated Width 0.66" Depth 0.18"
- Long Life: 50,000 Hours
- Certifications: UL Listed; Title 24; JA8
- 3M Adhesive Backing (Indoor Only)
- Requires Remote Dimmable TLS Power Supply
- Refer to Power Supply for Dimming Compatibility
- Application Friendly: UV Free & IR Free
- Environmentally Friendly: Mercury Free & Lead Free

ACCESSORIES



TBD.ILD
In-line Dimmer
(Sold Separately)



TBD.MC
Mini Coupling
(Sold Separately)



TBD.EX(3,8,24)
Extension Coupling
(Comes in 3", 8", or 24" sizes)
(Sold Separately)



TBD.DC/PA
DC Power Adapter
(Sold Separately)



ORDERING GUIDE

TBD.DS72(W)	—	<input type="text"/>	—	<input type="text"/>	—	24	—	<input type="text"/>
(DS72 for Indoor, DS72W for Outdoor IP65)		TEMP / COLOR 22K - 2200K RD - Red 24K - 2400K BL - Blue 25K - 2500K GR - Green 27K - 2700K PK - Pink 30K - 3000K PR - Purple 35K - 3500K AM - Amber 40K - 4000K OR - Orange 50K - 5000K 60K - 6000K		LENGTH 16 - 16.4 ft. 32 - 32 ft. (IP65 Only) 100 - 100 ft. (Indoor Only) PF - 12"		VOLTAGE 24 - 24V DC		CRI 90 - 90 CRI 95 - 95 CRI



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.DS72W-30K-*-24-95; TBD.E25P-*-F;
 TBD.PSDH-**-W-24V
 Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V

TYPE: R5W

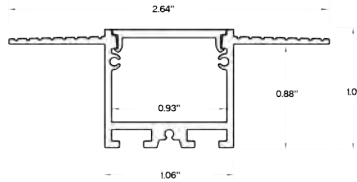
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



PROFILE CHANNEL SERIES

TBD.E25P

RECESSED FLANGELESS-EDGED CHANNEL



for recessed applications in plaster ceilings or walls. The durable Anodized

also protects LED chips from dust, and provides superior thermal management for higher wattage LED strips, prolonging the overall lifetime of the lighting system.

distribution.

FEATURES

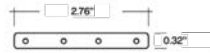
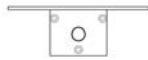
- Recessed Mount to Fit Flush on Installation Surface
- Frosted Lens Diffuser Included
- Matte White Powder Coat Finish
- 48", 96"
- Field Cuttable
- Custom Lengths Available
- Optional Accessories Sold Separately



OPTIONAL ACCESSORIES



End Cap
• TBD.E25P-EC



Straight Connector
• TBD.E25P-SC



Internal Connector
• TBD.E25P-IC

ORDERING GUIDE

TBD.E25P

SIZE
48 - 48"
96 - 96"

LENS
F - Frosted Lens



TBD LED SOLUTIONS
 218 E Valley Rd, Ste 104 - PMB377, Carbondale, CO 81623
 www.tbdsolutions.com

REV 02182019



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.DS72W-30K-*-24-95; TBD.E25P-*-F;
 TBD.PSDH-**-W-24V
 Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V

TYPE: R5W

Page: 3 of 3

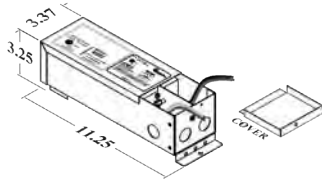
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



TBD.PSDH-48W-24V
 TBD.PSDH-96W-24V
 11.25 in. x 3.375 in. x 3.25 in.

TBD.PSDH is available in 24V DC for use with MLV forward phase dimming systems. Suitable for commercial or residential use. Integrated technology ensures LED' for wet or dry locations. UL listed, Class 2 rated.

FEATURES

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



ORDERING GUIDE

TBD.PSDH —

WATTAGE
48W-24V - 48 Watt
96W-24V - 96 Watt

PROJECT: 137 MV Epic Diamond Residence

ISSUE DATE: 01/23/2020

Catalog #: TBD.S36-30K-**-24-95; TBD.E45-**-**;

TBD.L45-**-F; TBD.PSDH-**-W-24V

Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K

LED

Voltage: 24V DC

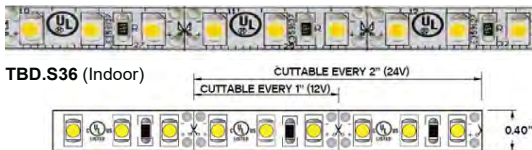
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.S36(W)

3.0 W LED STRIP INDOOR / OUTDOOR



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

FEATURES

- 3 Watts Per Foot
- 12V or 24V DC Constant Voltage
- 36 LED's Per Foot
- 240 Lumens Per Foot, 3000K
- Max Run Length: 16.4' (12V) / 24' (24V)
- 90, 95 CRI Options
- Beam Angle: 120°
- Cuttable: 1" (12V) / 2" (24V)
- Indoor Rated: Width 0.40" Depth 0.08"
- Outdoor IP65 Rated: Width 0.47" Depth 0.20"
- 3M Adhesive Backing (Indoor Only)
- Long Life 50,000 Hours
- Certifications: UL Listed; Title 24; Title 24 JA8 (Indoor)
- Requires Remote Dimmable TLS Power Supply
- Refer to Power Supply for Compatibility
- Application Friendly: UV and IR Free
- Earth Friendly: Mercury and Lead Free

ACCESSORIES



TBD.ILD
In-line Dimmer



TBD.MC
Mini Coupling



TBD.EX(3,8,24)
Extension Coupling
(Comes in 3", 8", or 24" sizes)



TBD.DC/PA
DC Power Adapter



ORDERING GUIDE

TBD.S36(W)	—	—	—	—	—
(S36 for Indoor, S36W for Outdoor IP65)					
TEMP / COLOR	LENGTH	VOLTAGE	CRI		
22K - 2200K RD - Red	16 - 16.4 ft.	12 - 12V DC	90 - 90 CRI		
25K - 2500K BL - Blue	32 - 32 ft. (IP65 Only)	24 - 24V DC	95 - 95 CRI		
27K - 2700K GR - Green	100 - 100 ft. (Indoor Only)				
30K - 3000K PK - Pink	PF - 12"				
35K - 3500K PR - Purple					
40K - 4000K AM - Amber					
50K - 5000K OR - Orange					
60K - 6000K					

PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36-30K-**-24-95; TBD.E45-**-**;
 TBD.L45-**-F; TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

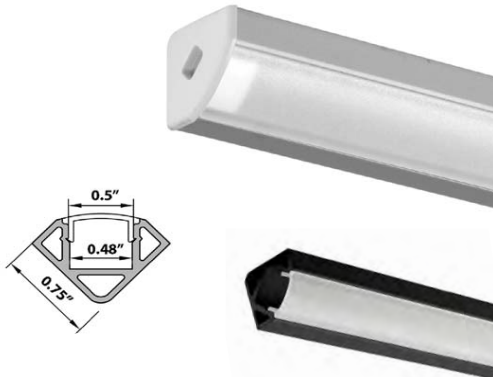
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



PROFILE CHANNEL SERIES

TBD.E45

45 DEGREE FLANGELESS PROFILE CHANNEL



A 45 degree angle surface mount channel suitable for shelves, undercabinets, and corners. Now available in black. This durable Anodized Aluminum Profile Channel not only adds a great finished appearance to your space, but also protects LED chips from dust, and provides superior thermal management for higher wattage LED strips, prolonging the overall lifetime of the lighting system. Patented diffusers maximize lumen output and beam distribution.

FEATURES

- Surface Mounted
- 160° Beam Spread
- Lens: Clear or Frosted (sold separately)
- Finish: Anodized Silver or Black
- Available Lenghts: 39 3/8", 78 7/8", 98"
- Includes end caps
- Custom cut lengths available

ACCESSORIES



TBD.45-EC
End Caps
(2 Included)



TBD.45-MC
Mounting Clips
(2 Included)



ORDERING GUIDE

TBD.E45	—	<input type="text"/>	—	<input type="text"/>
Channel		LENGTH 39 - 39 3/8" 78 - 78 7/8" 98 - 98"		FINISH AS - Anodized Silver BK - Black
TBD.L45	—	<input type="text"/>	—	<input type="text"/>
Lens		LENGTH 39 - 39 3/8" 78 - 78 7/8" 98 - 98"		LENS C - Clear F - Frosted



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36-30K-**-24-95; TBD.E45-**-**;
 TBD.L45-**-F; TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

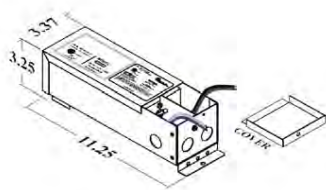
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



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

11.25 in. x 3.375 in. x 3.25 in.

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

FEATURES

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



ORDERING GUIDE

TBD.PSDH



WATTAGE

48W-24V - 48 Watt
96W-24V - 96 Watt

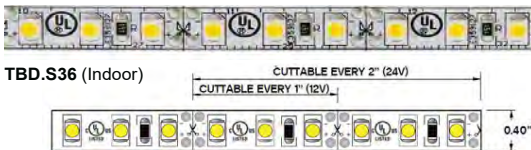
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.S36(W)

3.0 W LED STRIP INDOOR / OUTDOOR



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

FEATURES

- 3 Watts Per Foot
- 12V or 24V DC Constant Voltage
- 36 LED's Per Foot
- 240 Lumens Per Foot, 3000K
- Max Run Length: 16.4' (12V) / 24' (24V)
- 90, 95 CRI Options
- Beam Angle: 120°
- Cuttable: 1" (12V) / 2" (24V)
- Indoor Rated: Width 0.40" Depth 0.08"
- Outdoor IP65 Rated: Width 0.47" Depth 0.20"
- 3M Adhesive Backing (Indoor Only)
- Long Life 50,000 Hours
- Certifications: UL Listed; Title 24; Title 24 JA8 (Indoor)
- Requires Remote Dimmable TLS Power Supply
- Refer to Power Supply for Compatibility
- Application Friendly: UV and IR Free
- Earth Friendly: Mercury and Lead Free

ACCESSORIES



TBD.ILD
In-line Dimmer



TBD.MC
Mini Coupling



TBD.EX(3,8,24)
Extension Coupling
(Comes in 3", 8", or 24" sizes)



TBD.DC/PA
DC Power Adapter



ORDERING GUIDE

TBD.S36(W)	—	—	—	—	—
(S36 for Indoor, S36W for Outdoor IP65)	TEMP / COLOR	LENGTH	VOLTAGE	CRI	
	22K - 2200K RD - Red	16 - 16.4 ft.	12 - 12V DC	90 - 90 CRI	
	25K - 2500K BL - Blue	32 - 32 ft. (IP65 Only)	24 - 24V DC	95 - 95 CRI	
	27K - 2700K GR - Green	100 - 100 ft. (Indoor Only)			
	30K - 3000K PK - Pink	PF - 12"			
	35K - 3500K PR - Purple				
	40K - 4000K AM - Amber				
	50K - 5000K OR - Orange				
	60K - 6000K				



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36W-30K-**-24-95; TBD.E45-**-**;
 TBD.L45-**-F; TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

TYPE: R6W

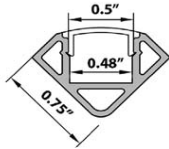
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



PROFILE CHANNEL SERIES

TBD.E45

45 DEGREE FLANGELESS PROFILE CHANNEL



A 45 degree angle surface mount channel suitable for shelves, undercabinets, and corners. Now available in black. This durable Anodized Aluminum Profile Channel not only adds a great finished appearance to your space, but also protects LED chips from dust, and provides superior thermal management for higher wattage LED strips, prolonging the overall lifetime of the lighting system. Patented diffusers maximize lumen output and beam distribution.

FEATURES

- Surface Mounted
- 160° Beam Spread
- Lens: Clear or Frosted (sold separately)
- Finish: Anodized Silver or Black
- Available Lenghts: 39 3/8", 78 7/8", 98"
- Includes end caps
- Custom cut lengths available

ACCESSORIES



TBD.45-EC
End Caps
(2 Included)



TBD.45-MC
Mounting Clips
(2 Included)



ORDERING GUIDE

TBD.E45	—	<input type="text"/>	—	<input type="text"/>
Channel		LENGTH 39 - 39 3/8" 78 - 78 7/8" 98 - 98"		FINISH AS - Anodized Silver BK - Black
TBD.L45	—	<input type="text"/>	—	<input type="text"/>
Lens		LENGTH 39 - 39 3/8" 78 - 78 7/8" 98 - 98"		LENS C - Clear F - Frosted



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36W-30K-**-24-95; TBD.E45-**-**;
 TBD.L45-**-F; TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

TYPE: R6W

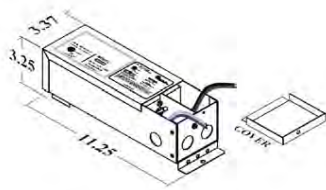
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



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

11.25 in. x 3.375 in. x 3.25 in.

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

FEATURES

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



ORDERING GUIDE

TBD.PSDH —

WATTAGE
48W-24V - 48 Watt
96W-24V - 96 Watt



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.TS96-30K-**-24-95; TBD.E35SW-**-F-
 SM; TBD.PSDH-**-W-24V
 Lamping: 7.9W/ft; 930 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

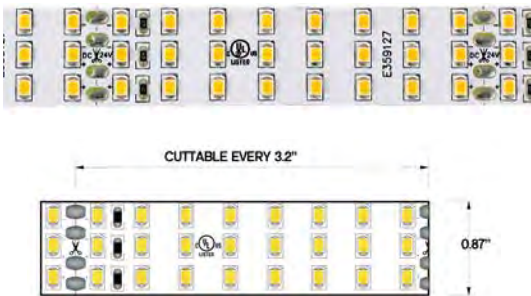
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.TS96

7.9W HIGH POWER INDOOR LED STRIP



TBD.TS96 is a linear lighting system optimal for areas where high-intensity levels of light are desired. This triple width LED configuration creates a Super High Output strip, with over 900 lumens at 7.9 Watts per foot. Great for many indoor commercial / residential applications. With several LED color options and 120° beam spread, this LED strip is a superior option for areas that can accommodate a super wide channel: coves, cabinets, ceiling slots, vanity mirrors. This strip, with high density LED spacing, when used with a deep channel and frosted lens, virtually eliminates all hot spots.

FEATURES

- 7.9 Watts per ft.
- 930 Lumens per ft., 3000K
- 96 LED's per ft.
- Max Run 20 ft.
- 90, 95 CRI options
- Beam Angle: 120°
- Long Life: 50,000 Hours
- Dimmable and Non-Dimmable TLS power supply options available
- Field cuttable every 3.2"
- 3M Adhesive Backing
- Indoor Rated
- Width 0.87" Depth 0.08"
- Operating Temp.: 13°F to 140°F
- Ambient Temp.: 40°F to 186°F
- Application Friendly: UV Free & IR Free
- Environmentally Friendly: Mercury Free & Lead Free

ORDERING GUIDE

TBD.TS96	—		—		—	24	—	
		TEMP / COLOR		LENGTH		VOLTAGE		CRI
		27K - 2700K		16 - 16.4 ft.		24 - 24V DC		90 - 90 CRI
		30K - 3000K		100 - 100 ft.				95 - 95 CRI
		35K - 3500K		PF - 12"				
		40K - 4000K						
		50K - 5000K						





PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.TS96-30K-**-24-95; TBD.E35SW-**-F-
 SM; TBD.PSDH-**-W-24V
 Lamping: 7.9W/ft; 930 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

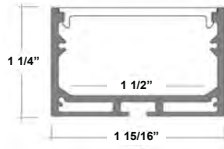
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



PROFILE CHANNEL SERIES

TBD.E35SW

FLANGELESS / SUSPENDED SUPER WIDE PROFILE CHANNEL



A super wide channel for areas needing maximum light output. Options for surface, recessed mud-in, or suspended mounting. This durable Anodized Aluminum Profile Channel not only adds a great finished appearance to your space, but also protects LED chips from dust, and provides superior thermal management for higher wattage LED strips, prolonging the overall lifetime of the lighting system. Patented diffusers maximize lumen output and beam distribution.



FEATURES

- Surface, Recessed or Suspended Mounting options
- 160° Beam Spread
- Lens: Frosted
- Finish: Anodized Silver
- Mud-In Mesh Bracket - Sold separately for Recessed Mount - (4) per 48" and (8) per 98". Top screws included. 1 9/16" L x 2" W with 3/4" Flap

ACCESSORIES



TBD.E35SW-EC
End Caps
(2 Included)



TBD.E35SW-MC
Mounting Clips
(Sold Separately)

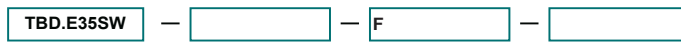


TBD.E35SW-SK
Suspension Kit
(Sold Separately)



TBD.E35SW-PMS
Mud-in Mesh Bracket
Recessed Mount
(Sold Separately)

ORDERING GUIDE



LENGTH
48 - 48"
98 - 98.5"

LENS
F - Frosted

MOUNTING
SM - Surface or Recessed Mount (Included)
CS - Cable Suspension

Suspended Channel Accessories
(Sold Separately)

TBD.CSCANOPY
TBD.CSCABLE



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.TS96-30K-**-24-95; TBD.E35SW-**-F-
 SM; TBD.PSDH-**-W-24V
 Lamping: 7.9W/ft; 930 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

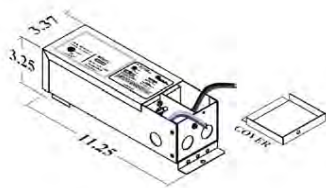
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



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

11.25 in. x 3.375 in. x 3.25 in.

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

FEATURES

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



ORDERING GUIDE

TBD.PSDH



WATTAGE

48W-24V - 48 Watt
 96W-24V - 96 Watt

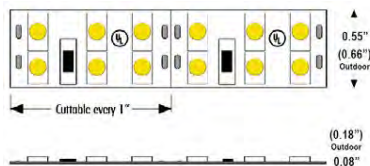
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.DS72(W)

6.0W INDOOR/OUTDOOR LED STRIP



TBD.DS72 is a linear lighting system optimal for areas where high-intensity levels of light are desired. Great for many indoor, commercial / residential applications. With several LED color options and 120° beam spread, this LED strip is a superior option for general lighting: coves, slots, or vanity mirrors. This strip, with high density, double-row LED spacing, when used with a deep channel and frosted lens, virtually eliminates all hot spots.

FEATURES

- 6 Watts Per Foot
- 24V DC Constant Voltage
- 72 LEDs Per Foot
- 480 Lumens Per Foot (3000K)
- Max Run 16.4'
- 90, 95 CRI Options
- Beam Angle: 120°
- Field Cuttable Every 1"
- Indoor Rated Width 0.55" Depth 0.08"
- IP65 Wet Rated Width 0.66" Depth 0.18"
- Long Life: 50,000 Hours
- Certifications: UL Listed; Title 24; JA8
- 3M Adhesive Backing (Indoor Only)
- Requires Remote Dimmable TLS Power Supply
- Refer to Power Supply for Dimming Compatibility
- Application Friendly: UV Free & IR Free
- Environmentally Friendly: Mercury Free & Lead Free

ACCESSORIES



TBD.ILD
In-line Dimmer
(Sold Separately)



TBD.MC
Mini Coupling
(Sold Separately)



TBD.EX(3,8,24)
Extension Coupling
(Comes in 3", 8", or 24" sizes)
(Sold Separately)



TBD.DC/PA
DC Power Adapter
(Sold Separately)



ORDERING GUIDE

TBD.DS72(W)	—		—		—	24	—	
(DS72 for Indoor, DS72W for Outdoor IP65)		TEMP / COLOR		LENGTH		VOLTAGE		CRI
		22K - 2200K RD - Red		16 - 16.4 ft.		24 - 24V DC		90 - 90 CRI
		24K - 2400K BL - Blue		32 - 32 ft. (IP65 Only)				95 - 95 CRI
		25K - 2500K GR - Green		100 - 100 ft. (Indoor Only)				
		27K - 2700K PK - Pink		PF - 12"				
		30K - 3000K PR - Purple						
		35K - 3500K AM - Amber						
		40K - 4000K OR - Orange						
		50K - 5000K						
		60K - 6000K						



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.DS72-30K-**-24-95; TBD.E35SW-**-F-
 SM; TBD.PSDH-**-W-24V
 Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

TYPE: R8

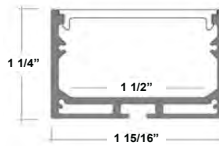
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



PROFILE CHANNEL SERIES

TBD.E35SW

FLANGELESS / SUSPENDED SUPER WIDE PROFILE CHANNEL



A super wide channel for areas needing maximum light output. Options for surface, recessed mud-in, or suspended mounting. This durable Anodized Aluminum Profile Channel not only adds a great finished appearance to your space, but also protects LED chips from dust, and provides superior thermal management for higher wattage LED strips, prolonging the overall lifetime of the lighting system. Patented diffusers maximize lumen output and beam distribution.



FEATURES

- Surface, Recessed or Suspended Mounting options
- 160° Beam Spread
- Lens: Frosted
- Finish: Anodized Silver
- Mud-In Mesh Bracket - Sold separately for Recessed Mount - (4) per 48" and (8) per 98". Top screws included. 1 9/16" L x 2" W with 3/4" Flap

ACCESSORIES



TBD.E35SW-EC
End Caps
(2 Included)



TBD.E35SW-MC
Mounting Clips
(Sold Separately)

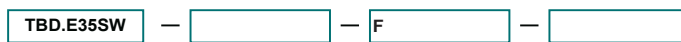


TBD.E35SW-SK
Suspension Kit
(Sold Separately)



TBD.E35SW-PMS
Mud-in Mesh Bracket
Recessed Mount
(Sold Separately)

ORDERING GUIDE



LENGTH
48 - 48"
98 - 98.5"

LENS
F - Frosted

MOUNTING
SM - Surface or Recessed Mount (Included)
CS - Cable Suspension

Suspended Channel Accessories
(Sold Separately)

TBD.CSCANOPY
TBD.CSCABLE

PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.DS72-30K-**-24-95; TBD.E35SW-**-F-
 SM; TBD.PSDH-**-W-24V
 Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

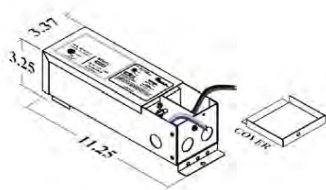
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



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

11.25 in. x 3.375 in. x 3.25 in.

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

FEATURES

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



ORDERING GUIDE

TBD.PSDH

WATTAGE

48W-24V - 48 Watt
96W-24V - 96 Watt

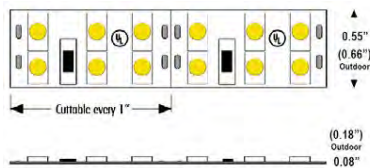
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.DS72(W)

6.0W INDOOR/OUTDOOR LED STRIP



TBD.DS72 is a linear lighting system optimal for areas where high-intensity levels of light are desired. Great for many indoor, commercial / residential applications. With several LED color options and 120° beam spread, this LED strip is a superior option for general lighting: coves, slots, or vanity mirrors. This strip, with high density, double-row LED spacing, when used with a deep channel and frosted lens, virtually eliminates all hot spots.

FEATURES

- 6 Watts Per Foot
- 24V DC Constant Voltage
- 72 LEDs Per Foot
- 480 Lumens Per Foot (3000K)
- Max Run 16.4'
- 90, 95 CRI Options
- Beam Angle: 120°
- Field Cuttable Every 1"
- Indoor Rated Width 0.55" Depth 0.08"
- IP65 Wet Rated Width 0.66" Depth 0.18"
- Long Life: 50,000 Hours
- Certifications: UL Listed; Title 24; JA8
- 3M Adhesive Backing (Indoor Only)
- Requires Remote Dimmable TLS Power Supply
- Refer to Power Supply for Dimming Compatibility
- Application Friendly: UV Free & IR Free
- Environmentally Friendly: Mercury Free & Lead Free

ACCESSORIES



TBD.ILD
In-line Dimmer
(Sold Separately)



TBD.MC
Mini Coupling
(Sold Separately)



TBD.EX(3,8,24)
Extension Coupling
(Comes in 3", 8", or 24" sizes)
(Sold Separately)



TBD.DC/PA
DC Power Adapter
(Sold Separately)



ORDERING GUIDE

TBD.DS72(W)	—	<input type="text"/>	—	<input type="text"/>	—	24	—	<input type="text"/>
(DS72 for Indoor, DS72W for Outdoor IP65)		TEMP / COLOR		LENGTH		VOLTAGE		CRI
		22K - 2200K RD - Red		16 - 16.4 ft.		24 - 24V DC		90 - 90 CRI
		24K - 2400K BL - Blue		32 - 32 ft. (IP65 Only)				95 - 95 CRI
		25K - 2500K GR - Green		100 - 100 ft. (Indoor Only)				
		27K - 2700K PK - Pink		PF - 12"				
		30K - 3000K PR - Purple						
		35K - 3500K AM - Amber						
		40K - 4000K OR - Orange						
		50K - 5000K						
		60K - 6000K						



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.DS72-W-30K-**-24-95;
 TBD.E35SW-**-F-SM; TBD.PSDH-**-W-24V
 Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

TYPE: R8W

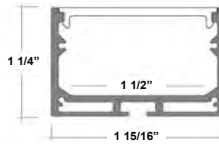
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



PROFILE CHANNEL SERIES

TBD.E35SW

FLANGELESS / SUSPENDED SUPER WIDE PROFILE CHANNEL



A super wide channel for areas needing maximum light output. Options for surface, recessed mud-in, or suspended mounting. This durable Anodized Aluminum Profile Channel not only adds a great finished appearance to your space, but also protects LED chips from dust, and provides superior thermal management for higher wattage LED strips, prolonging the overall lifetime of the lighting system. Patented diffusers maximize lumen output and beam distribution.



FEATURES

- Surface, Recessed or Suspended Mounting options
- 160° Beam Spread
- Lens: Frosted
- Finish: Anodized Silver
- Mud-In Mesh Bracket - Sold separately for Recessed Mount - (4) per 48" and (8) per 98". Top screws included. 1 9/16" L x 2" W with 3/4" Flap

ACCESSORIES



TBD.E35SW-EC
End Caps
(2 Included)



TBD.E35SW-MC
Mounting Clips
(Sold Separately)

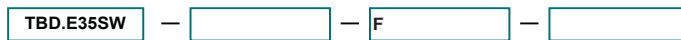


TBD.E35SW-SK
Suspension Kit
(Sold Separately)



TBD.E35SW-PMS
Mud-in Mesh Bracket
Recessed Mount
(Sold Separately)

ORDERING GUIDE



LENGTH
48 - 48"
98 - 98.5"

LENS
F - Frosted

MOUNTING
SM - Surface or Recessed Mount (Included)
CS - Cable Suspension

Suspended Channel Accessories
(Sold Separately)

TBD.CSCANOPY
TBD.CSCABLE



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.DS72-W-30K-**-24-95;
 TBD.E35SW-**-F-SM; TBD.PSDH-**-W-24V
 Lamping: 6W/ft; 480 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

TYPE: R8W

Page: 3 of 3

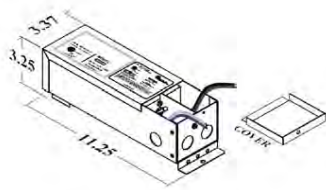
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



TBD.PSDH-48W-24V
 TBD.PSDH-96W-24V
 11.25 in. x 3.375 in. x 3.25 in.

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

FEATURES

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



ORDERING GUIDE

TBD.PSDH —
WATTAGE
48W-24V - 48 Watt
96W-24V - 96 Watt

PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36-30K-**-24; TBD.ERCP-**-F;
 TBD.PSDH-**-W-24V
 Lamping: 2x4.4W/ft; 355 Lumens/ft; 90+ CRI;
 3000°K LED
 Voltage: 24V DC

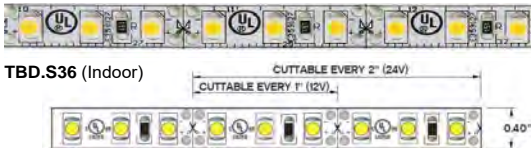
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.S36(W)

3.0 W LED STRIP INDOOR / OUTDOOR



TBD.S36 (Indoor)



TBD.S36W (Outdoor)

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

FEATURES

- 3 Watts Per Foot
- 12V or 24V DC Constant Voltage
- 36 LED's Per Foot
- 240 Lumens Per Foot, 3000K
- Max Run Length: 16.4' (12V) / 24' (24V)
- 90, 95 CRI Options
- Beam Angle: 120°
- Cuttable: 1" (12V) / 2" (24V)
- Indoor Rated: Width 0.40" Depth 0.08"
- Outdoor IP65 Rated: Width 0.47" Depth 0.20"
- 3M Adhesive Backing (Indoor Only)
- Long Life 50,000 Hours
- Certifications: UL Listed; Title 24; Title 24 JA8 (Indoor)
- Requires Remote Dimmable TLS Power Supply
- Refer to Power Supply for Compatibility
- Application Friendly: UV and IR Free
- Earth Friendly: Mercury and Lead Free

ACCESSORIES



TBD.ILD
In-line Dimmer
(Sold Separately)



TBD.MC
Mini Coupling
(Sold Separately)



TBD.EX(3,8,24)
Extension Coupling
(Comes in 3", 8", or 24" sizes)
(Sold Separately)



TBD.DC/PA
DC Power Adapter
(Sold Separately)



ORDERING GUIDE

TBD.S36(W)

(S36 for Indoor,
S36W for Outdoor
IP65)

TEMP / COLOR

22K - 2200K RD - Red
 25K - 2500K BL - Blue
 27K - 2700K GR - Green
 30K - 3000K PK - Pink
 35K - 3500K PR - Purple
 40K - 4000K AM - Amber
 50K - 5000K OR - Orange
 60K - 6000K

LENGTH

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

VOLTAGE

12 - 12V DC
 24 - 24V DC

CRI

90 - 90 CRI
 95 - 95 CRI

PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36-30K-**-24; TBD.ERCP-**-F;
 TBD.PSDH-**-W-24V
 Lamping: 2x4.4W/ft; 355 Lumens/ft; 90+ CRI;
 3000°K LED
 Voltage: 24V DC

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



PROFILE CHANNEL SERIES

TBD.ERCP

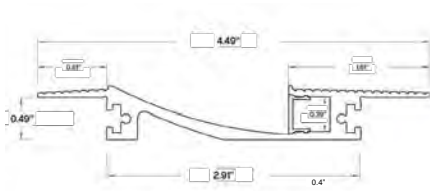
RECESSED WIDE-BEAM CHANNEL



Mud-in trimmed recessed mount channel. Suitable for wide-beam distribution in dry wall applications. The durable Anodized

but also protects LED chips from dust, and provides superior thermal management for higher wattage strips, prolonging the overall lifetime of the lighting system.

wide-beam distribution.

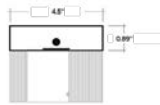


FEATURES

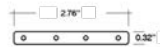
- Recessed Mount to Fit Flush on Installation Surface
- Installs Within Dry Wall Depth
-
- Matte White Powder Coat Finish
- Available lengths: 48" and 96"
- Field Cuttable
- Custom Lengths Available
- Optional Accessories Sold Separately



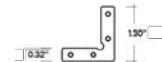
ACCESSORIES



TBD.ERCP-EC
End Cap
(Sold Separately)



TBD.ERCP-SC
Straight Connector
(Sold Separately)



TBD.ERCP-IC
Internal Connector
(Sold Separately)

ORDERING GUIDE

TBD.ERCP

SIZE
48 - 48"
96 - 96"

LENS
F - Frosted



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.S36-30K-**-24; TBD.ERCP-**-F;
 TBD.PSDH-**-24V
 Lamping: 2x4.4W/ft; 355 Lumens/ft; 90+ CRI;
 3000°K LED
 Voltage: 24V DC

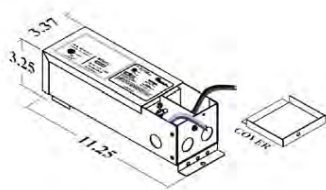
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



TBD.PSDH-48W-24V
 TBD.PSDH-96W-24V
 11.25 in. x 3.375 in. x 3.25 in.

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

FEATURES

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



ORDERING GUIDE

TBD.PSDH

—

WATTAGE

48W-24V - 48 Watt
96W-24V - 96 Watt

PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: ISL1-2-*-80L02B2; PSA-24V-40-1L22
 Lamping: 3.4W; 43 Lumens; 80+ CRI; 3000°K LED
 Voltage: 24V

IMPACT ISL1-LED

RECESSED LED LUMINAIRE PATH & STEPLIGHT

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



PERFORMANCE

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

ORDERING INFORMATION - FIXTURE

ISL1	-	-	-	80L	02B	-	-
↑ IMPACT STEPLIGHT	↑ RATING 1 Dry / Damp (Non-Locking) 2 Wet (Locking)	↑ POWDER COAT FINISH NATURAL FINISH PLATED FINISH			↑ CRI / LED 80L 80+ CRI	↑ SOURCE LUMENS 02B 200lm	↑ CCT
		WH White BK Black AG Satin Silver AB Architectural Bronze CF Custom Finish ¹ Designation: _____	IG Industrial Gray SS Brushed Stainless Steel BR Brushed Bronze NB Natural Bronze (Ex: RAL1234)	CH Chrome ² PB Polished Oil-Rubbed Bronze ^{2,3} MB Matte Oil-Rubbed Bronze ^{2,3}			1 2700K 2 3000K 3 3500K 4 4000K C Custom Color (gel) ⁴ Color Temp: _____ K
¹ Powder coat only, no plated finishes; custom finishes assigned unique suffix upon receipt of order, consult factory for additional cost. ² Subject to increased lead time ³ Dry / Damp location only					⁴ Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.		

MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE (SEE PAGE 3 AND 4 FOR MOUNTING PROVISION DETAILS)

WET OR DRY / DAMP LOCATION

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

DRY / DAMP LOCATION ONLY

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

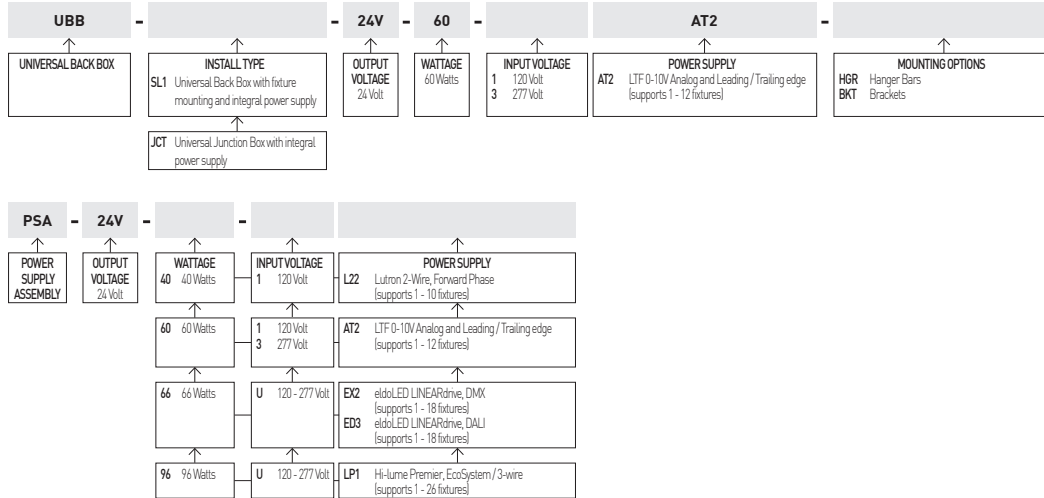
WET, DRY / DAMP OR CONCRETE POUR LOCATION

- SSL-BB**
Back Box with SSL-UMP mounting plate
- SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Back Box with SSL-MP mounting plate; specify collar depth
- UBB-SL1-FL-LVF-(BKT / HGR)**
Remote Universal Back Box; specify hangar bars or brackets

PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: ISL1-2*-80L02B2; PSA-24V-40-1L22
 Lamping: 3.4W; 43 Lumens; 80+ CRI; 3000°K LED
 Voltage: 24V

IMPACT ISL1

POWER SUPPLY OPTIONS



FOLLOWING POWER SUPPLY FOR DEMONSTRATION AND SAMPLING PURPOSES ONLY. NOT FOR PERMANENT INSTALLATIONS.

- PSA-24V-25-1EL2** Plug-in 120V Class 2 power supply (Supports 1 fixture)

TECHNICAL

CONSTRUCTION

Impact: Cast 316 stainless steel or brass, depending on finish.
Mounting Plates and Mounting Collars: Stainless Steel.
Single-gang Weatherproof Box: Aluminum.
Surface Mount Box: Aluminum.
Universal Back Box: Polycarbonate.

LED

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

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	AT2	L22	LP1	EX2	ED3
Minimum °C	-20 °C	0 °C	0 °C	-20 °C	-20 °C
Maximum °C	50 °C	40 °C	40 °C	50 °C	50 °C
Dimming %	10.0%	1.0%	0.1%	0%	0%

Note: For L22 and LP1 drivers consult chart on page 5 to confirm appropriate dimming curve for compatibility with selected control.

RECOMMENDED SPACING

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

ELECTRICAL

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

LISTING

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

WARRANTY

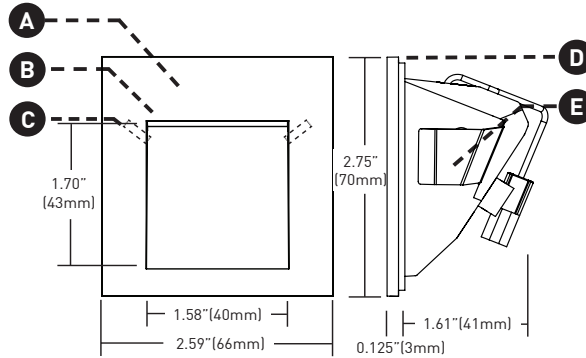
Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. Warranty period begins from the date of shipment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

IMPACT ISL1

FIXTURE

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

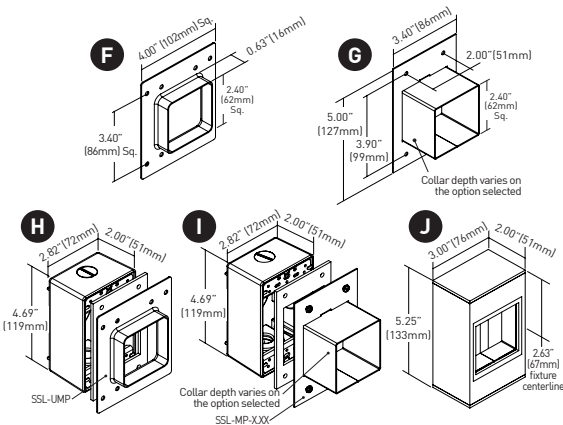
DIMENSIONS / DRAWINGS



**MOUNTING
 REQUIRES REMOTE POWER SUPPLY**

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

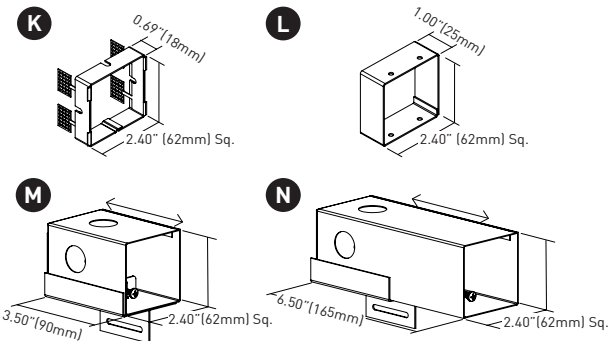
WET AND DRY / DAMP LOCATION



**MOUNTING
 REQUIRES REMOTE POWER SUPPLY**

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

DRY / DAMP LOCATION ONLY





PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: ISL1-2-*-80L02B2; PSA-24V-40-1L22
 Lamping: 3.4W; 43 Lumens; 80+ CRI; 3000°K LED
 Voltage: 24V

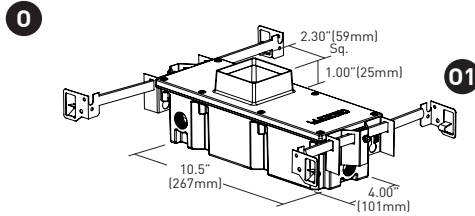
IMPACT ISL1

MOUNTING

INTEGRAL OR REMOTE POWER SUPPLY

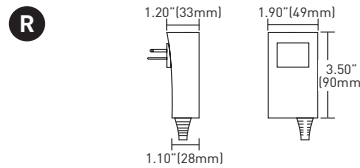
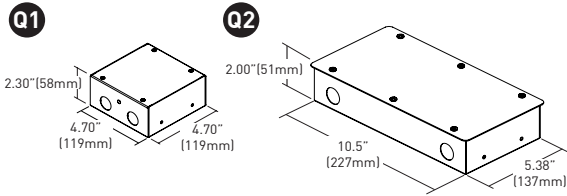
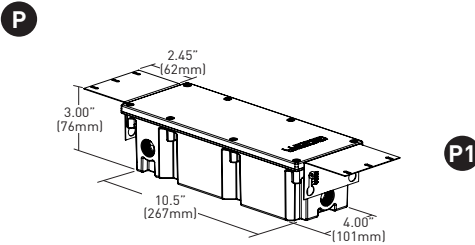
- O** **UBB-SL1-24V-60-XAT2-XXX (Integral)**
UBB-SL1-FL-LVF-XXX (Remote)
 Universal Back Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR).
- O1** Hanger bars, adjust from 14" to 24" for standard joist spacing.

DIMENSIONS / DRAWINGS



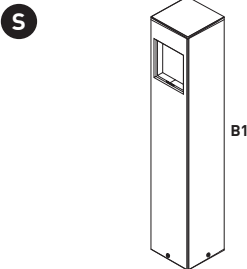
REMOTE POWER SUPPLIES

- P** **UBB-JCT-24V-60-XAT2-XXX**
 Universal Junction Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT).
- P1** Brackets, universal stainless steel mounting flange.
- Q** **PSA-24V-XX-XXXX**
 Hardwire Class 2 power supply, consists of a steel compartment and lid painted black with integral conventional electronic power supply. Wired in either a homerun or parallel method. See page 2 for power supply options.
- Q1** Used for 60W electronic transformer (AT2).
- Q2** Used for 40W, 66W and 96W electronic transformers (EX2, ED3, LP1 & L22).
- R** **PSA-24V-25-1EL2**
 Plug-in Class 2 power supply, features connector to plug-in directly to standard fixture.
For demonstration and sampling purposes only. Not for permanent installation.



BOLLARD

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



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: ISL1-2*-80L02B2; PSA-24V-40-1L22
 Lamping: 3.4W; 43 Lumens; 80+ CRI; 3000°K LED
 Voltage: 24V

IMPACT ISL1

LUTRON DIMMING COMPATIBILITY

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



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: TBD.ST3x3-30K-**-24;
 QOM-**-DC+CAP-120/24-**-x**+CK-S
 Lamping: 1.5W; 50 Lumen; 90+ CRI; 3000°K LED
 Voltage: 24V DC

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



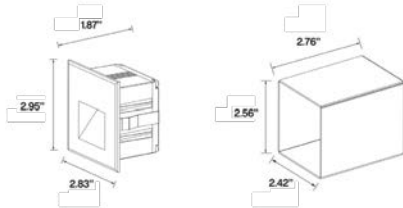
LED OUTDOOR LIGHTING SERIES

TBD.STS3x3

1.5W SQUARE MINI RECESSED LED STEP/WALL LIGHT



Mini recessed LED step or wall light suitable for paths and walkways; or wall mounted for directing light down to surfaces. IP67 outdoor rated and die-cast powder coated aluminum to withstand all weather conditions. Available 3000K or 4000K, dimmable, 1.5W, 24V.



FEATURES

- 1.5 Watt
- 24V DC Constant Voltage
- Up to 50 Lumens
- Beam Angle 120°
- 3000°K, 4000°K
- 90+ CRI
- IP67 Outdoor Rated
- Long Life 50,000 Hours
- Requires Remote TLS Power Supply
- Refer to Power Supplies for Dimming Compatibility
- Die-Cast Powder Coated Aluminum for all Weather Conditions
- Small Form Factor
- Recessed Applications



ORDERING GUIDE

TBD.STS3x3

COLOR TEMP
30K - 3000K
40K - 4000K

FINISH
WH - White
BK - Black
SI - Silver

VOLTAGE
24 - 24V DC



QOM-DC+CAP

The QOM-DC+CAP is a DC power supply for LED lighting applications. It includes a robust rectifier, a large filter capacitor, and five tap selections to accommodate for long cable runs. The large filter capacitor removes any voltage ripple and guarantees no LED flicker.

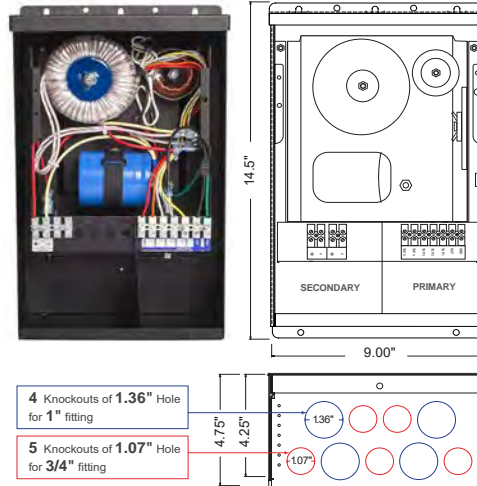
The QOM-DC+CAP follows Class 2 power limits, with 60W circuits for 12V outputs and 96W circuits for 24V outputs. The QOM-DC+CAP is capable of two 60W 12V circuits or 96W 24V circuits.

HOUSING

- 18 gauge Welded Steel Enclosure: 9.00"W x 14.5"H x 4.75"D
- Door: 9.05"W x 14.5"H
- Knockouts: 21
- Built-in support bracket incorporated to secure housing for surface mounting

FEATURES

- Suitable for dry, damp and wet locations
- Suitable for Indoor or Outdoor Use
- Suitable for Use with Submersible Luminaire
- Primary Voltage - 120V or 277V
- Loads maybe connected to one (1) of the primary taps to the full watt rating of the PSC.
- Rated for 100% operation, no de-rating required.
- 1-2 magnetic circuit breaker
- Five (5) primary taps provide:
 - 12V** : 12, 13, 14, 15, 16
 - 24V** : 24, 26, 28, 30, 32
- The advantage is that loads at varying distances from the PSC can be tapped to recover voltage drop and produce between 85%-100% light output.
- 10 year warranty
- CSA #239924
 - Low Voltage Lighting Systems**
 - : CSA Class 3425-15 and Class 3425-95
 - : CSA Standard C22.2 No. 250.0-08 - Luminaires
 - : UL 2108 - Low Voltage Lighting Systems
 - : CSA Standard C22.2 No. 250.13-14 - Light Emitting Diode (LED) Equipment for Lighting Applications
 - : UL 8750 - Light Emitting Diode (LED) Equipment for Use in Lighting Products
 - Landscape Lighting Systems**
 - : CSA Class 3426-04 and Class 3426-94
 - : CSA Standard C22.2 No. 250.7-07 - Extra-Low-Voltage Landscape Lighting Systems
 - : UL 1838 - Low Voltage Landscape Lighting Systems
 - : CSA Standard C22.2 No. 250.13-14 - Light Emitting Diode (LED) Equipment for Lighting Applications
 - : UL 8750 - Light Emitting Diode (LED) Equipment for Use in Lighting Products



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

ORDERING GUIDE						
Model	Size	Prim. V	Sec	No	Brk Amp	Choke
QOM	-	-	/	-	x	+ CK-S
1 Size	Max Load (Watts)	Secondary Voltage (VDC)	Max Prim. Amps @ 120V	Max Prim. Amps @ 277V		
60DC+CAP	60W	12	0.9 A	0.4 A		
120DC+CAP	120W	12	1.4 A	.60 A		
60DC+CAP	60W	24	0.9 A	0.4 A		
100DC+CAP	100W	24	1.1 A	0.5 A		
200DC+CAP	200W	24	2.4 A	1.0 A		
2 Primary Voltage	120(60Hz)	220 (50/60Hz)*	230 (50/60Hz)*	240 (50/60Hz)*	277(60Hz)	
3 Secondary Voltage	12VDC	24VDC				
4 Number of Breakers	1-2					
5 Secondary Breaker Amperage	AMPS	Max 12V Load	Max 24V Load			
2.5	30W	60W				
4	48W	96W				
5	60W	120W				
6 Choke	CK-S: 60W-200W Standard					
7 Options	BK Black Powder Coat Finish - Standard SS* 316 Marine Grade Stainless Steel CP* Cord & Plug					
Ordering Example						
QOM-60DC+CAP - 120/12 - 1x5 + CK-S						

*Not Standard, Call Factory For options

PROJECT NAME	DATE	COMPANY	TYPE	NOTE



PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: 700WSPITS*-LED830
 Lamping: 22W; 495Lumen; 80+CRI; 3000K
 Location: Exterior Lower Garage

TYPE: X1

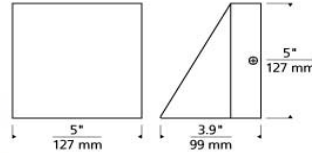
Page: 1 of 1

Pitch Single Outdoor Wall



DESCRIPTION

An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in the Pitch modern LED wall sconce by Tech Lighting which is suitable for both indoor and outdoor applications. The Pitchâ€™s die-cast metal body, available in three size configurations (single, double, or triple), houses powerful LED light sources that create visual appeal as light cascades from one angular tier to the next. For added design options, the Pitch can be mounted either as a down light or as an up light. The durable, marine grade powder coat finish is available in either Charcoal, Bronze, Black, or Silver. IP65 wet listed. L70, 70,000 hours. 5-year warranty.



ORDERING INFORMATION

700WSPIT	SHAPE OR SIZE	FINISH	LAMP
S	SINGLE	B BLACK Z BRONZE H CHARCOAL I SILVER	-LED827 -LED827-277 -LED830 LED 80 CRI 3000K 120V -LED830-277 LED 80 CRI 3000K 277V



TECH LIGHTING®

7400 Linder Avenue T 847.410.4400
 Skokie, Illinois 60077 F 847.410.4500

Tech Lighting, L.L.C.

700WSPIT _____

FIXTURE TYPE: _____

JOB NAME: _____

NOTES: _____



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PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: SQ-BRM30DR**
 Lamping: 1.25W; 138Lumen; 80CRI; 3000K
 Voltage: 12V



TYPE:
CAT. #: LSW8-FL-

LSW8-FL MERIDIAN

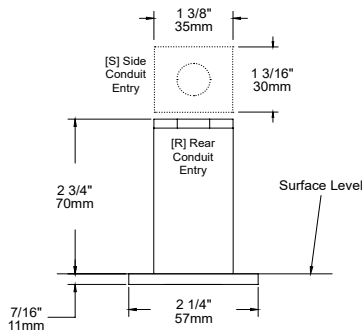
The **LSW8-FL** down light has a faceplate diameter of just 2 1/4" and an aperture of 1", making it one of the smallest down lights available. The LED package used in the LSW8 is the very latest technology delivering excellent performance and halogen-like color temperature.

Features include:

- 1.25 Watts and up to 138 lumens
- Cree XLAMP® (XP-L) LED
- Interchangeable UV & Shock Resistant Silicone Optic
- 2700, 3000 or 4000K (CRI 80 typ.)
- Thermally Integrated®, Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic
- IC Rated for Interior and Exterior Use
- Copper Body with Solid Brass or Copper Faceplate



CU-NAT



FACEPLATE OPTIONS



SQ-BR-NAT



BR-NAT

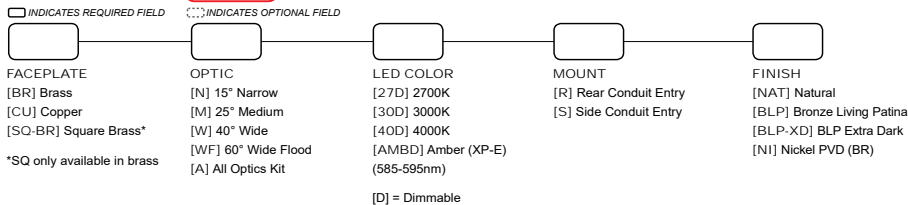


BR-NI



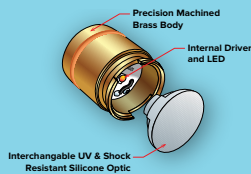
BR-BLP

ORDERING GUIDE: **LSW8-FL** L (LED) SW (STEP/WALL LIGHT) 8 (8 X 1/8) FL (FLUSH FACEPLATE)



Highly Configurable Machined Brass LED Module

IP67 sealed module with encapsulated electronics, Copper PCB and interchangeable silicone optics.





TYPE:

CAT. #: LSW8-FL-

LSW8-FL MERIDIAN

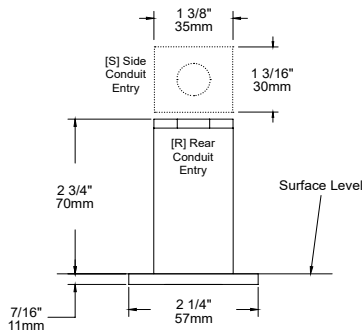
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- Thermally Integrated®, Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic
- IC Rated for Interior and Exterior Use
- Copper Body with Solid Brass or Copper Faceplate



CU-NAT



FACEPLATE OPTIONS



SQ-BR-NAT



BR-NAT

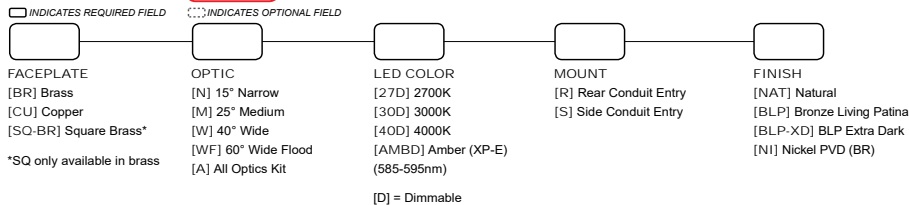


BR-NI



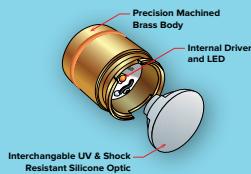
BR-BLP

ORDERING GUIDE: **LSW8-FL** L (LED) SW (STEP/WALL LIGHT) 8 (8 X 1/8) FL (FLUSH FACEPLATE)



Highly Configurable Machined Brass LED Module

IP67 sealed module with encapsulated electronics, Copper PCB and interchangeable silicone optics.





PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: 7000WWND*LED
 Lamping: 20W; 1680Lumens
 Location: ELV

TYPE: XD1.1

Page: 1 of 2

WINDFALL WALL SCONCE



Modern, crisp lines and a slim profile combine in the handsome Windfall LED outdoor fixture. Indirect light bounces off the smooth, matte finish of the back plate to create a gentle glow for way-finding in outdoor corridors and walkways.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	1680
WATTS	20
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
CCT	3000K
CRI	80
COLOR BINNING	3-Step
BUG RATING	N/A
DARK SKY	Non-compliant
WET LISTED	IP65
GENERAL LISTING	ETL, ADA
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 hours
WARRANTY*	5 years
WEIGHT	5 lbs.



WINDFALL shown in black



WINDFALL shown in silver

* Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

7000WWND	FINISH	LAMP
B	BLACK	LED LED 80CRI, 3000K, 120V
I	SILVER	LED277 LED 80CRI, 3000K, 277V

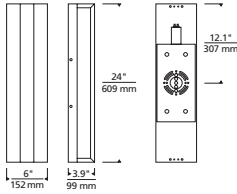


PROJECT: 137 MV Epic Diamond Residence
 ISSUE DATE: 01/23/2020
 Catalog #: 7000WWND*LED
 Lamping: 20W; 1680Lumens
 Location: ELV

TYPE: XD1.1

Page: 2 of 2

WINDFALL WALL SCONCE

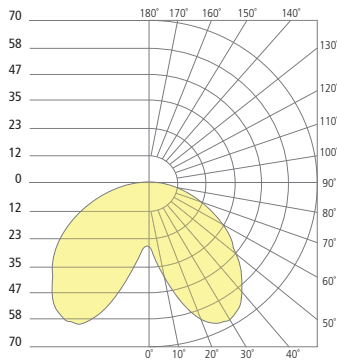


Windfall

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

WINDFALL
 Total Lumen Output: 1680
 Total Power: 20
 Luminaire Efficacy: 84
 Color Temp: 3000K
 CRI: 80
 BUG Rating: N/A



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES



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

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product specifications

369975d

04.10.17

Lutron Connect Bridge

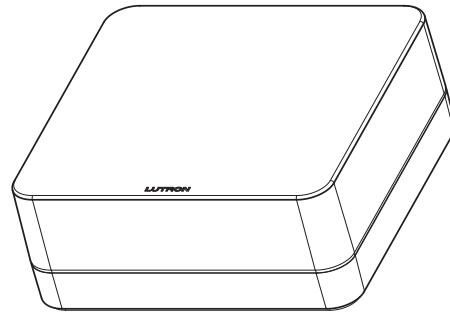
The Lutron Connect Bridge creates a link between a RadioRA 2 or HomeWorks QS system and the Lutron cloud, enabling remote access to your system.

Features

- Works with the Lutron Connect app (Android® and iOS®)
- Provides remote access for control and monitoring of system via Lutron Connect app^{1,2}
- Timedlock syncing to always ensure accurate system time
- Compatible with *Apple HomeKit* technology for up to 99 zones²
 - Uses *Siri* voice control to adjust lights and shades
- Sonos® endorsed integration³
- Integrates with Amazon® Alexa®-enabled devices⁴
- Supports geofencing from the Lutron Connect App

Models Available

- **CONNECT-BDG2-1:** 5 V $\overline{=}$ 300 mA (North America with Power Supply T-5DC-USB-WH)
- **CONNECT-BDG2-2:** 5 V $\overline{=}$ 300 mA (Without Power Supply)
- **CONNECT-BDG2-3:** 5 V $\overline{=}$ 300 mA (With Power Supply Kit T-5V-PS-KIT-BL - includes 4 plug adapters for United Kingdom, Europe, Australia, and China)



Lutron Connect Bridge

¹ The Lutron Connect Bridge is required when using the Lutron Connect app. The Lutron Connect App is compatible with iOS devices version 9.0 or later and Android devices 4.1 (Jellybean) or later.

² To control this *HomeKit*-enabled accessory, iOS 9.0 or later is recommended. Communication between *iPhone*, *iPad*, or *iPod Touch* and *HomeKit*-enabled Connect Bridge is secured by *HomeKit* technology. Controlling this *HomeKit*-enabled accessory automatically and away from home requires an *Apple TV* with tvOS 10.0 or later or an *iPad* with iOS 10.0 or later set up as a home hub.

³ A working internet connection, Lutron Connect Bridge, Lutron Connect App 2.0 or newer and Sonos app are required.

⁴ A working internet connection, Lutron Connect Bridge, and Lutron Connect App 3.0 or newer are required.



product specifications

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Lutron Connect Bridge

Specifications

Model Numbers	CONNECT-BDG2-1, CONNECT-BDG2-2, CONNECT-BDG2-3
Power	5 V $\overline{=}$ 300 mA <i>Power Supply (CONNECT-BDG2-1): 5 V$\overline{=}$ 550 mA; cable length 6 ft (1.83 m)</i> <i>Power Supply Kit (CONNECT-BDG2-3): 5 V$\overline{=}$ 1000 mA; cable length 6 ft (1.83 m)</i>
Typical Power Consumption	1.3 W <i>Test conditions: LED on, Ethernet cable plugged in, powered by the 5 V$\overline{=}$ power supply</i>
Regulatory Approvals	cULus $\text{\textcircled{R}}$ listed; certified for IEC/EN compliance; CE marked; FCC/Industry Canada Compliant. <i>CONNECT-BDG2-1 Power Supply (T-5DC-USB-WH): cULus$\text{\textcircled{R}}$ listed; NOM certified.</i> <i>CONNECT-BDG2-3 Power Supply Kit (T-5V-PS-KIT-BL): cULus$\text{\textcircled{R}}$ listed; CE marked; CCC certified.</i>
Environment	<i>Ambient operating temperature: 32 °F to 104 °F (0 °C to 40 °C), 0% to 90% non-condensing humidity. Indoor use only.</i>
Communications	Internet connection is required for initial setup, to maintain system date/time, for remote access from the Lutron Connect app, and to receive periodic firmware updates. Network connection to RadioRA 2 main repeater or HomeWorks QS processor is required.
Protection	Tested to withstand electrostatic discharge without damage or memory loss in accordance with IEC 61000-4-2. Tested to withstand surge voltages without damage or loss of operation in accordance with IEEE C62.41-1991.
Power Failure	<i>Power failure memory: should power be interrupted, the Lutron Connect Bridge will return to its previous state and reconnect to the Lutron system and cloud services when power is restored.</i>
Connections	<i>Ethernet: 3 ft (0.92 m) cable included for internet and Lutron Connect Bridge connection via RadioRA 2 main repeater or HomeWorks QS processor. Micro USB cable (power only).</i>
Warranty	www.lutron.com/TechnicalDocumentLibrary/warranty.pdf www.lutron.com/TechnicalDocumentLibrary/Intl_warranty.pdf



product specifications

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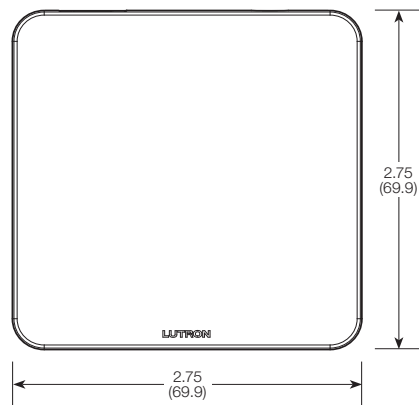
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Lutron Connect Bridge

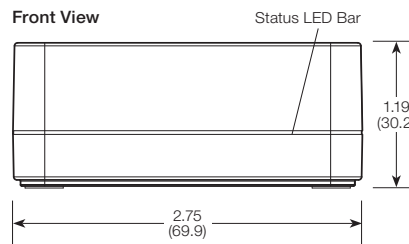
Dimensions

Measurements shown as: in (mm)

Top View



Front View





product specifications

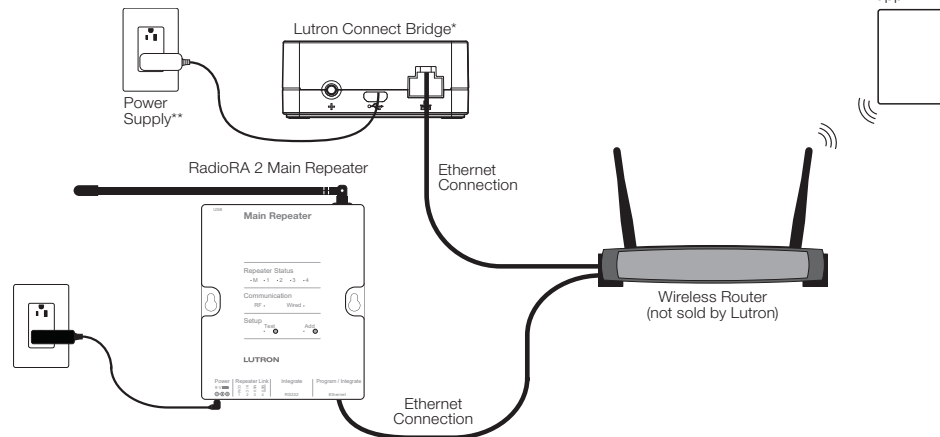
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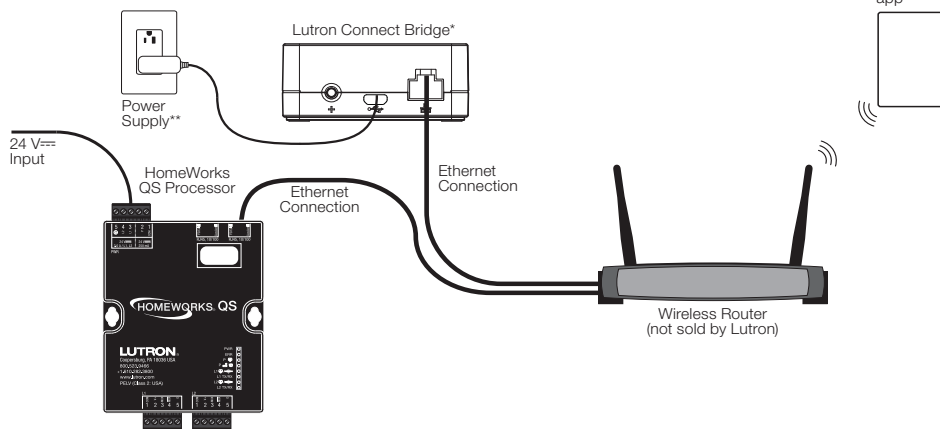
Lutron Connect Bridge

Connections

RadioRA 2 Main Repeater



HomeWorks® QS Processor



* The Lutron Connect Bridge must be on the same subnet as the RadioRA 2 Main Repeater or the HomeWorks QS Processor.

** Power supply included with CONNECT-BDG2-1 and CONNECT-BDG2-3.

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+44.(0)20.7680.4481 (Europe)



product specifications

369881f

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HomeWorks QS Wired Palladiom Keypad

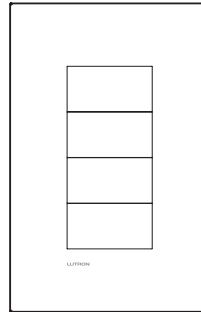
The HomeWorks QS wired Palladiom keypad allows the user to control lights, shades/draperies, temperature, and equipment by others. The keypad is wired to a HomeWorks QS processor on the QS link.

Large buttons are easy to use and button engraving is easy to read. Buttons with white, backlit engraving make it easy to find and operate the keypad in low light conditions. Keypads are available in a variety of colors, finishes, and button marking options.

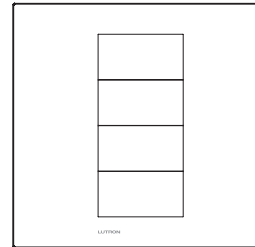
Status of active button press or scene is indicated through intensity of backlighting which is configurable through the HomeWorks QS software. Dynamic Backlighting Management (DBM) automatically adjusts backlight intensity based on ambient lighting conditions. It can also be programmed in the HomeWorks QS software to adjust intensity by time of day or button presses.

Model Numbers

See [How to Build a Model Number \(Keypads\)](#).



1-Gang U.S. Style



1-Column Square Style



product specifications

369881f

05.17.17

HomeWorks QS Wired Palladiom Keypad

Specifications

Model Numbers	See How to Build a Model Number (Keypads).
Power	24–36 V $\overline{=}$ 30 mA
Typical Power Consumption	0.7 W <i>Test conditions:</i> all backlights on medium intensity, two LEDs on (two presets active), keypad powered at 24 V $\overline{=}$
Regulatory Approvals	Lutron Quality Systems registered to ISO 9001:2008. Complies with UL 508; IEC 60669-2-1; and CSA C22.22 No. 14-13
Environment	<i>Ambient operating temperature:</i> 32 °F to 104 °F (0 °C to 40 °C), 0% to 90% non-condensing relative humidity. Indoor use only.
Communications	SELV/PELV/NEC [®] Class 2 wiring connects keypads to other devices on the QS link. Each keypad counts as 1 device on the QS link. Each keypad column consumes 1 Power Draw Unit (PDU) on the QS link. For complete information, see “Power Draw Units on the QS link” (Lutron P/N 369405).
ADA Standard	Control operation complies with ADA standards for an accessible design.
ESD Protection	Meets IEC 801-2. Tested to withstand 15 kV electrostatic discharge without damage or memory loss.
Power Failure	<i>Power failure memory:</i> should power be interrupted, the keypad will return to its previous state when power is restored.
Mounting	<i>Typical U.S. style wallbox dimensions:</i> 3.7 in (95 mm) H × 1.8 in (46 mm) W × 2.8 in (70 mm) D. <i>Typical square style wallbox dimensions:</i> 75 mm H × 75 mm W × ≥25 mm D. <i>Typical round style wallbox dimensions:</i> φ68 mm × ≥25 mm D. See Mounting on page 11 for more details.
Wiring	SELV/PELV/NEC [®] Class 2
Terminals	Each terminal accepts up to two 18 AWG (1.0 mm ²) wires.
Warranty	www.lutron.com/TechnicalDocumentLibrary/warranty.pdf www.lutron.com/TechnicalDocumentLibrary/Intl_warranty.pdf

Design Features

- Adjustable back-light intensity.
- Faceplate snaps on with no visible means of attachment.
- Use Faceplate or Button Kits to change color or engraving.
- Field-changeable button and faceplate assemblies allow for customization. See **How to Build a Model Number** (Button Kits) as some restrictions apply.
- IP20 Rating.



product specifications

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05.17.17

HomeWorks QS Wired Palladiom Keypad

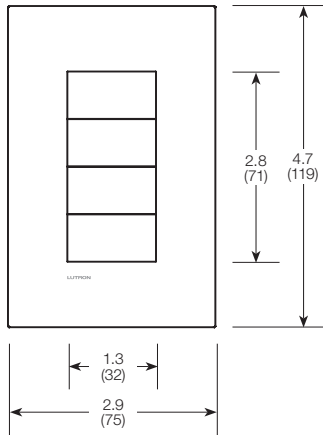
Dimensions

U.S. Style

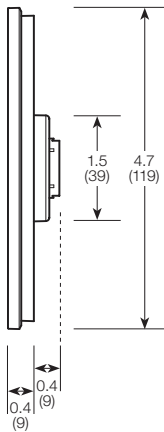
Measurements shown as: in (mm)

1-Gang

Front View

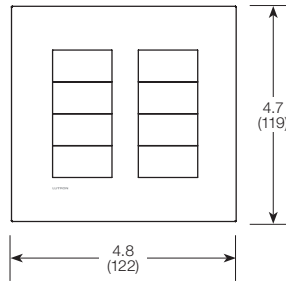


Side View



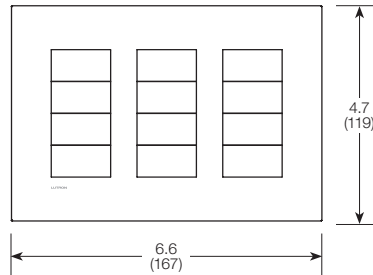
2-Gang

Front View



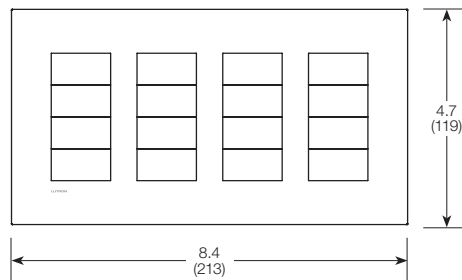
3-Gang

Front View



4-Gang

Front View



(continued on next page...)



product specifications

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HomeWorks QS Wired Palladiom Keypad

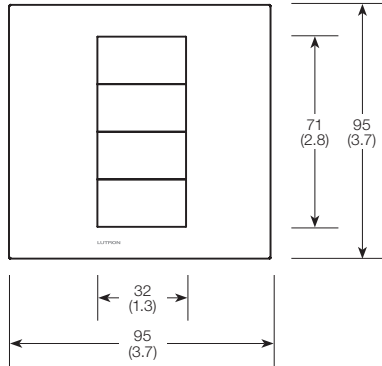
Dimensions (continued)

Square Style

Measurements shown as: mm (in)

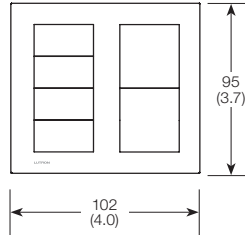
1-Column

Front View



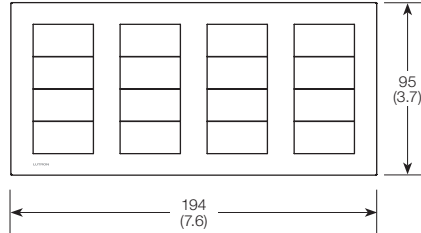
2-Column

Front View

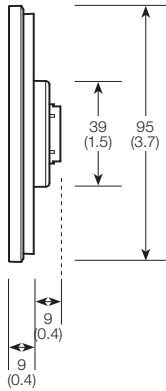


4-Column

Front View



Side View





product specifications

369881f

05.17.17

HomeWorks QS Wired Palladiom Keypad

How to Build a Model Number

Keypads

HQWT – U – P2 W – WH – E

System Type

HQWT: HomeWorks QS

Faceplate Options

B: Base Unit without Faceplate

U: U.S. Style

S: Square Style

Button Configurations

1-Gang/Column, U.S. or Square Style

P2: 2-Button

P3: 3-Button

P4: 4-Button

PR: 3-Button with Raise/Lower

2-Column Square Style

Left Column Right Column

P22: 2-Button 2-Button

P24: 2-Button 4-Button

P2R: 2-Button 3-Button with Raise/Lower

PR2: 3-Button with Raise/Lower 2-Button

PRR: 3-Button with Raise/Lower 3-Button with Raise/Lower

P42: 4-Button 2-Button

P44: 4-Button 4-Button

P4R: 4-Button 3-Button with Raise/Lower

PR4: 3-Button with Raise/Lower 4-Button

Backlighting

W: White

Colors and Finishes

Architectural Matte Finishes

AL: Almond

BE: Beige

BL: Black

BR: Brown

GR: Gray

IV: Ivory

LA: Light Almond

SI: Sienna

TP: Taupe

WH: White

Architectural Metal Finishes

BB: Bright Brass

BC: Bright Chrome

BN: Bright Nickel

PG: Polished Graphite

SB: Satin Brass

SC: Satin Chrome

SN: Satin Nickel

Glass Finish

CBL: Clear Black Glass

CWH: Clear White Glass

Engraving

See Engraving Options for more details

Omit: Generic engraving and custom buttons*

E: Predefined custom engraving**

* Ships with engraving credit to allow future engraving.

** Customer must provide engraving details at time of order.



product specifications

369881f

05.17.17

HomeWorks QS Wired Palladiom Keypad

How to Build a Model Number

Button Kits

Use Button Kits to change color, button configuration, and engraving. Each Button Kit includes a button assembly.

PBT - 2 W - WH - E

Family

PBT: Palladiom Button Kit

Backlighting

W: White

Engraving

See **Engraving Options** for more details

E: Predefined project engraving*

* Customer must provide engraving details at time of order.

Button Configurations

1-Gang/Column, U.S. or Square Style

2: 2-Button



3: 3-Button



4: 4-Button



R: 3-Button with Raise/Lower



Colors and Finishes

Finishes for buttons and faceplates must always match (e.g., matte plastic buttons with matte plastic faceplate, metal buttons with metal faceplate).

Architectural Matte Finishes

- AL:** Almond
- BE:** Beige
- BL:** Black
- BR:** Brown
- GR:** Gray
- IV:** Ivory
- LA:** Light Almond
- SI:** Sienna
- TP:** Taupe
- WH:** White

Architectural Metal Finishes

- BB:** Bright Brass
- BC:** Bright Chrome
- BN:** Bright Nickel
- PG:** Polished Graphite
- SB:** Satin Brass
- SC:** Satin Chrome
- SN:** Satin Nickel

Glass Finish

- CBL:** Clear Black Glass
- CWH:** Clear White Glass

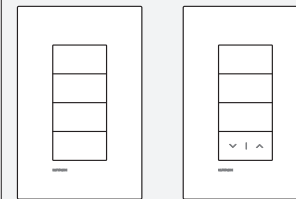
Field Changes

Button engraving changes

Any keypad can have its buttons swapped in the field to change the engraving (e.g., 2-Button swapped for engraved 2-Button).

Button configuration changes

For easy system configuration changes, a 3-Button with Raise/Lower may be swapped in the field for a 4-Button.





product specifications

369881f

05.17.17

HomeWorks QS Wired Palladiom Keypad

How to Build a Model Number

Faceplate Kits

Use Faceplate Kits to change color and ganging. Each Faceplate Kit includes a faceplate adapter and faceplate.

LWT – U – P – WH

Family

LWT: Palladiom Faceplate Kit

Faceplate Options

U: U.S. Style

S: Square Style

Gangs* and Openings

P:** Palladiom Keypad

- * Palladiom Keypads do not gang with other devices of different sizes (e.g., Maestro or GRAFIK T controls).
- ** Repeat the letter designation "P" (4 maximum) for each opening (e.g., 1-gang = P, 2-gang = PP). See How to Select a Palladiom Keypad.

Colors and Finishes

Finishes for buttons and faceplates must always match (e.g., matte plastic buttons with matte plastic faceplate, metal buttons with metal faceplate).

Architectural Matte Finishes

AL: Almond

BE: Beige

BL: Black

BR: Brown

GR: Gray

IV: Ivory

LA: Light Almond

SI: Sienna

TP: Taupe

WH: White

Architectural Metal Finishes

BB: Bright Brass

BC: Bright Chrome

BN: Bright Nickel

QB: Antique Brass

QZ: Antique Bronze

SB: Satin Brass

SC: Satin Chrome

PG: Polished Graphite

SN: Satin Nickel

Glass Finish

CBL: Clear Black Glass

CWH: Clear White Glass



product specifications

369881f

05.17.17

HomeWorks QS Wired Palladiom Keypad

Engraving Options

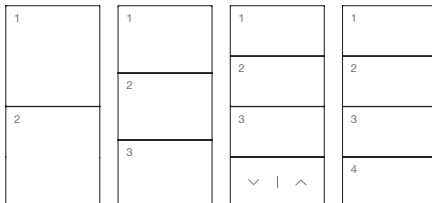
The Palladiom Keypad has engraving options ideal for many scenarios. The following information will help you determine which engraving option is best-suited to your needs.

Predefined Custom Engraving

Predefined project engraving is for instances when the customer knows the engraving details at the time of purchase and does not wish to order two sets of button kits. To select this option, use engraving option "E" when ordering the keypad. **Note:** Orders will not be shipped until engraving details are received.

Generic Engraving and Post-Defined Custom Engraving

When engraving details are not known or specified at the time an order is placed, the generic engraving icons shown below will be sent to provide the customer with a usable keypad until the custom engraving details are determined. This keypad will be shipped with an engraving credit for ordering a custom-engraved button kit at a later time.





product specifications

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05.17.17

HomeWorks QS Wired Palladiom Keypad

How to Select a Palladiom Keypad

Examples of keypad and faceplate configurations are shown below.

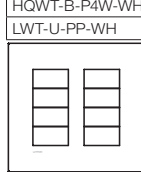
U.S. Style

Model Number	Quantity	Assembled	Mount
--------------	----------	-----------	-------

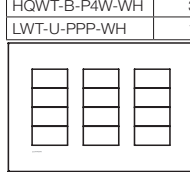
1-Gang Wallbox			
HQWT-U-P4W-WH	1	Yes	U.S. Wallbox



2-Gang Wallbox			
HQWT-B-P4W-WH	2	No*	U.S. Wallbox
LWT-U-PP-WH	1		



3-Gang Wallbox			
HQWT-B-P4W-WH	3	No*	U.S. Wallbox
LWT-U-PPP-WH	1		



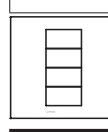
4-Gang Wallbox			
HQWT-B-P2W-WH	4	No*	U.S. Wallbox
LWT-U-PPPP-WH	1		



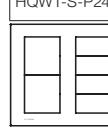
Square Style

Model Number	Quantity	Assembled	Mount
--------------	----------	-----------	-------

1-Column Wallbox			
HQWT-S-P4W-WH	1	Yes	Square or Round Wallbox

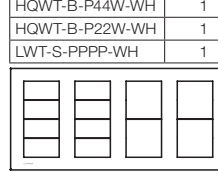


2-Column Wallbox			
HQWT-S-P24W-WH	1	Yes	Square or Round Wallbox



3-button configuration not available.

4-Column Wallbox			
HQWT-B-P44W-WH	1	No*	2 Square or Round Wallboxes
HQWT-B-P22W-WH	1		
LWT-S-PPPP-WH	1		



3-button configuration not available.

* Model numbers must be ordered as separate pieces and assembled. See Keypad Assembly.



product specifications

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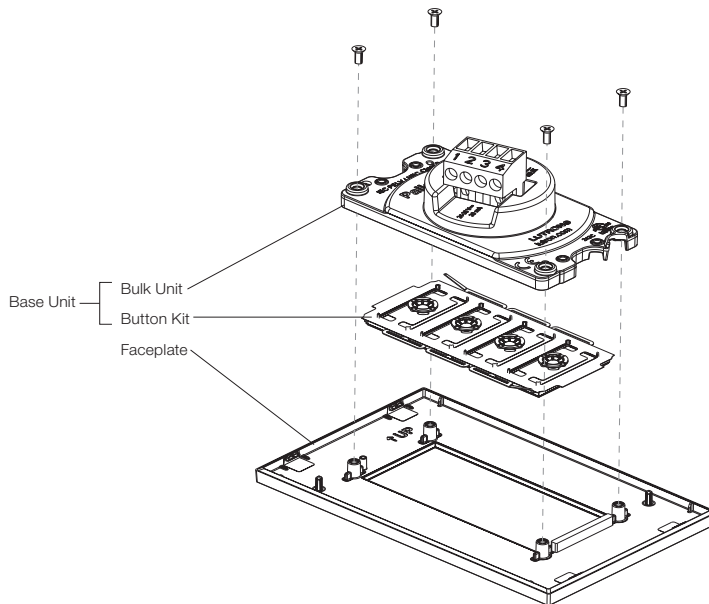
05.17.17

HomeWorks QS Wired Palladiom Keypad

Keypad Assembly

Tools Required: Phillips head screwdriver (not included)

1. Place button kit on back of faceplate.
2. Align bulk unit over button kit and faceplate.
3. Assemble using 4 screws (provided).
4. Repeat steps 1–3 for each base unit.





product specifications

369881f

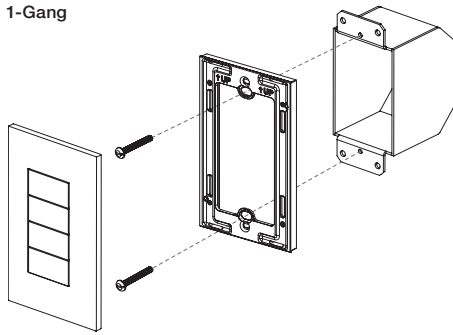
05.17.17

HomeWorks QS Wired Palladiom Keypad

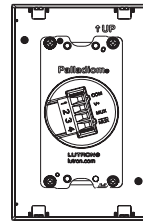
Mounting

U.S. Style

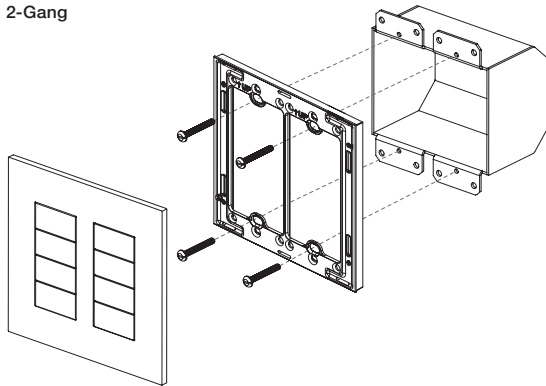
1-Gang



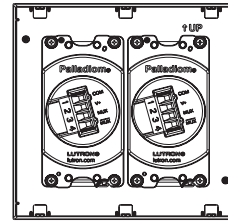
Back View



2-Gang



Back View



(continued on next page...)



product specifications

369881f

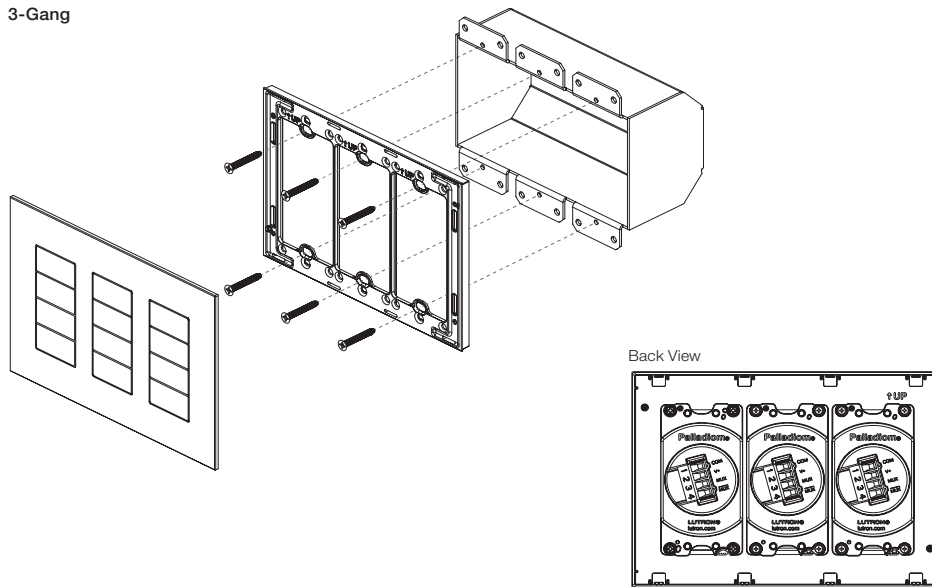
05.17.17

HomeWorks QS Wired Palladiom Keypad

Mounting (continued)

U.S. Style (continued)

3-Gang



(continued on next page...)



product specifications

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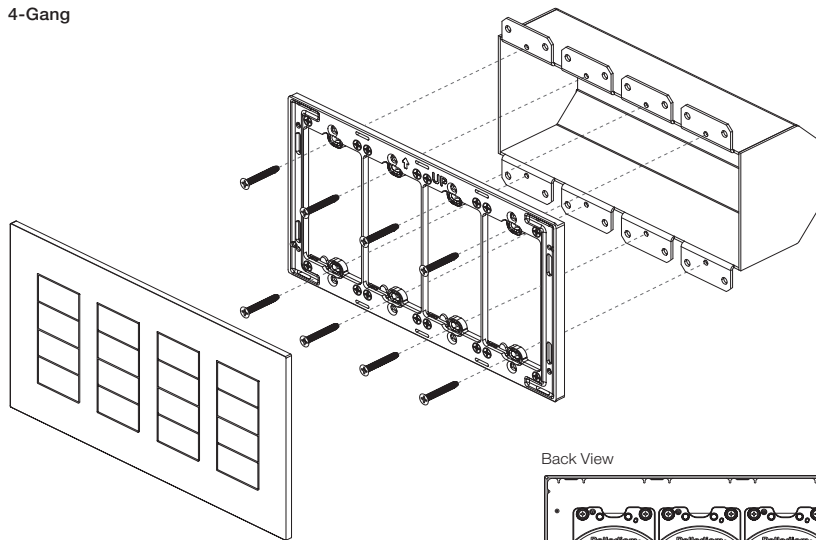
05.17.17

HomeWorks QS Wired Palladiom Keypad

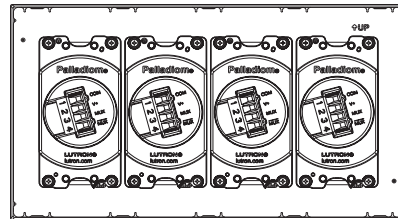
Mounting (continued)

U.S. Style (continued)

4-Gang



Back View



(continued on next page...)

Customer Assistance:
1.844.LUTRON1 (U.S.A./Canada)
+44.(0)20.7680.4481 (Europe)



product specifications

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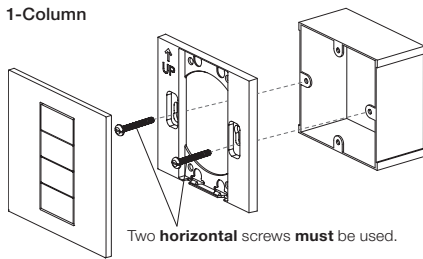
05.17.17

HomeWorks QS Wired Palladiom Keypad

Mounting (continued)

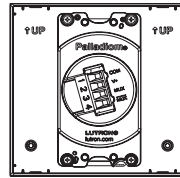
Square Style (Square or Round Wallbox*)

1-Column

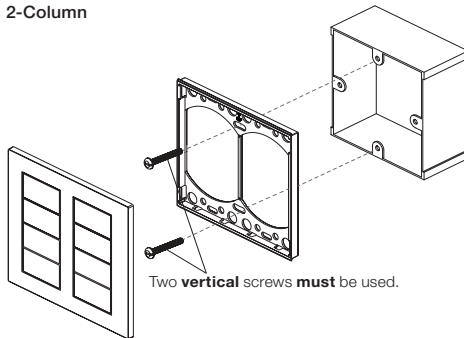


Two **horizontal** screws **must** be used.

Back View

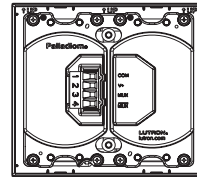


2-Column



Two **vertical** screws **must** be used.

Back View



Note: 2-column keypad shown. Two 1-column keypads cannot mount to a wallbox.

* Use wallbox with 4 available mounting screw holes for maximum flexibility.

(continued on next page...)



product specifications

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05.17.17

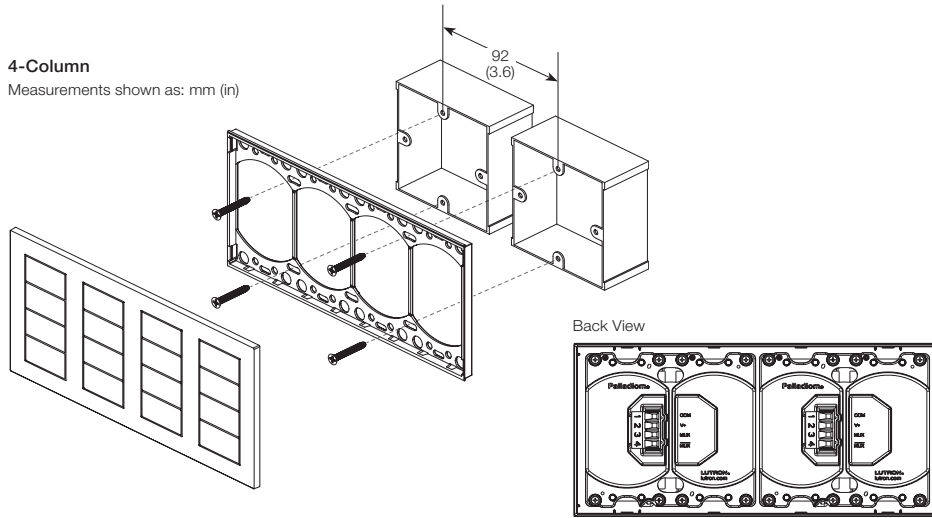
HomeWorks QS Wired Palladiom Keypad

Mounting (continued)

Square Style (Square or Round Wallbox*) (continued)

4-Column

Measurements shown as: mm (in)



Note: Two 2-column keypads shown. Four 1-column keypads cannot mount to wallboxes.

* Use wallbox with 4 available mounting screw holes for maximum flexibility.



product specifications

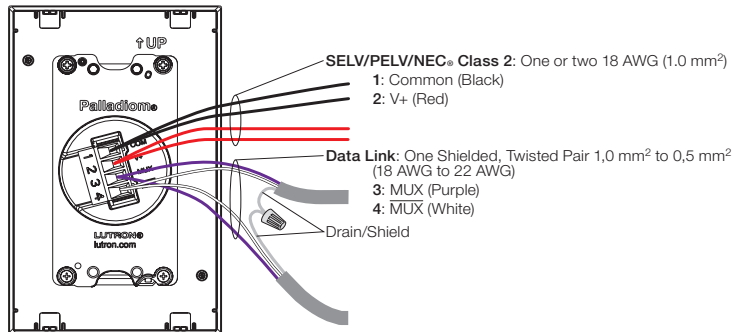
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05.17.17

HomeWorks QS Wired Palladiom Keypad

QS Link Wiring

- Use SELV/PELV/NEC® Class 2 wiring to connect keypads to the QS link.
 - Connect two 22 AWG (0.5 mm²) shielded, twisted pairs of wires to terminals 3 and 4 of the keypad control link connector. Shielding (drain) of the twisted-pair wires must be connected together as shown, but do not connect the shielding to earth/ground or to the keypad and do not allow the shielding to contact the grounded wallbox.
 - The total length of wire on a QS wired link is not to exceed 2000 ft (610 m).
- Note:** Use appropriate wire connecting devices as specified by local codes.
- Each base unit model number counts as 1 device on the QS link.
 - Each button column of a QS wired Palladiom Keypad consumes 1 power draw unit (PDU) on the QS link. For complete information, see "Power Draw Units on the QS Link" (Lutron P/N 369405).





product specifications

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05.17.17

HomeWorks QS Wired Palladiom Keypad

Colors and Finishes

Architectural Matte Finishes



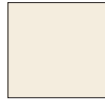
White
WH



Ivory
IV



Almond
AL



Light Almond
LA



Gray
GR



Brown
BR



Black
BL



Taupe
TP



Sienna
SI



Beige
BE

Architectural Metal Finishes



Satin Brass
SB



Bright Brass
BB



Satin Nickel
SN



Bright Nickel
BN



Satin Chrome
SC



Bright Chrome
BC

Glass Finish



Clear White Glass
CWH



Clear Black Glass
CBL

- Due to printing limitations, colors and finishes shown cannot be guaranteed to perfectly match actual product colors.
- Color chip keychains are available for more precise color matching:
 - Architectural Matte Finishes: AM-CK-1
 - Architectural Metal Finishes: AMTL-CK-1

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NEC is a registered trademark of National Fire Protection Association, Quincy, Massachusetts.



product specifications

369-306a

10.27.10

HomeWorks QS RF Plug-In Modules

HomeWorks QS RF Plug-In Modules function much like standard lamp dimmers, but can be controlled as part of a lighting control system. RF Plug-In Modules are useful in locations where plug-in lamps need to be dimmed or non-dimmable loads need to be switched. RF Plug-In Modules can be hidden discretely behind furniture.

HomeWorks QS RF Plug-In Modules incorporate advanced features such as fade on/fade off, delayed long fade off, and rapid full on.

HomeWorks QS RF Plug-In Modules are simple to install and easy to use. RF Plug-In Modules allow floor and table lamps to be added to a system quickly and easily. RF Plug-In Modules can also be used to control non-dimming or general purpose loads.



HQR-3PD-1



HQR-15APS-1

Model Numbers

HQR-3PD-1-XX* 300 W/300 VA Plug-in Dimmer (1 receptacle)

HQR-15APS-1-XX* 1/2 HP or 15 A General Purpose Plug-In Switch (3 receptacles)

* "XX" in the model number represents color/finish code. See **Colors and Finishes** below.

Colors and Finishes

HomeWorks QS RF Plug-In Modules are available in two colors.



Snow
SW



Midnight
MN



product specifications

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10.27.10

HomeWorks QS RF Plug-In Modules

Specifications

Model Numbers	HQR-3PD-1-XX, HQR-15APS-1-XX
Power	120 V~ 50/60 Hz
Typical Power Consumption	0.3 W Test conditions: load is off and nightlight mode enabled.
Regulatory Approvals	cUL, UL, NOM, FCC, IC, COFETEL
Environment	Ambient operating temperature: 32 °F to 104 °F (0 °C to 40 °C), 0% to 90% humidity, non-condensing. Indoor use only.
Communications	RF Plug-In Modules communicate with the <i>HomeWorks QS</i> system through Radio Frequency (RF) and must be located within 30 ft (9 m) of a repeater.
ESD Protection	Tested to withstand electrostatic discharge without damage or memory loss, in accordance with IEC 61000-4-2.
Surge Protection	Tested to withstand surge voltages without damage or loss of operation, in accordance with IEEE C62.41-1991 Recommended Practice on Surge Voltages in Low-Voltage AC Power Circuits.
Power Failure	Power failure memory: should power be interrupted, the RF Plug-In Module will return to its previous state when power is restored.
Warranty	8 Year Limited Warranty. http://www.lutron.com/resiinfo

Design Features

Dimmer (HQR-3PD-1)

- On a single-tap of the toggle button, lights fade ON or OFF.
- On a double-tap of the toggle button, lights go to full ON.
- When ON, press and hold the toggle button to engage the delayed long fade to OFF.
- Light levels can be fine-tuned by pressing and holding the raise/lower buttons until the desired light level is reached.
- Control non-dimmable lighting loads in switching mode.

Switch (HQR-15APS-1)

- On a single-tap of the toggle button, load toggles ON or OFF.



product specifications

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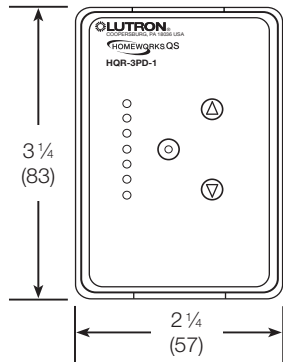
10.27.10

HomeWorks QS RF Plug-In Modules

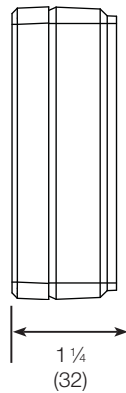
Dimensions

All dimensions are shown as $\frac{\text{in}}$ (mm) unless otherwise noted.

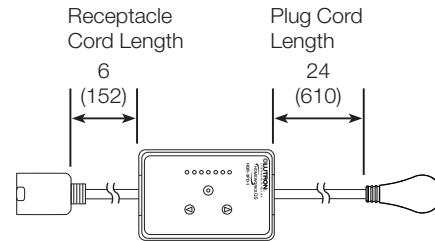
Front View



Side View

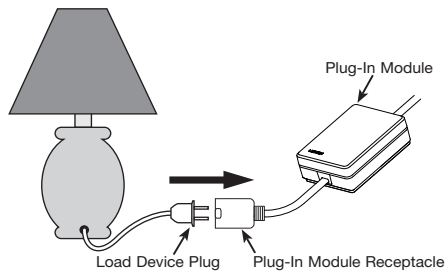


Cord Length

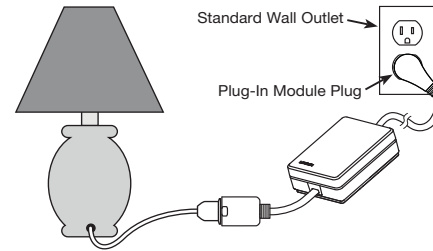


Installation

Insert the load device plug into a Plug-In Module receptacle.



Insert the Plug-In Module plug into any standard wall outlet.



NOTE: This is a **POLARIZED** cord. It has a polarized plug (one blade is wider than the other) and outlet (one slot is wider than the other). The polarized plug is not intended to be mated with non-polarized outlets (having both slots the same size). The polarized outlet is intended to mate with a polarized plug in only one way (the longer slot with the wider blade).



product specifications

369-306a

10.27.10

HomeWorks QS RF Plug-In Modules

Load Type and Capacity

Control	Load Type	Min. Load	Max. Load
3PD-1 ¹	Incandescent, Halogen	10 W	300 W
	MLV ²	10 W / VA	200 W / 300 VA
	CFL, Fluorescent, ELV (Switching Mode Only)	10 W	300 W
15APS-1 ³	General purpose	None	1/2 HP 15 A

¹ The HQR-3PD-1 is designed to dim one incandescent, magnetic low-voltage, or tungsten halogen table or floor lamp. The HQR-3PD-1 can be configured to switch a compact fluorescent, fluorescent, or electronic low-voltage load. Use with lighting loads only. Do not use to control a lamp that contains an integral dimmer or a touch lamp. For a lamp with an integral 3-way switch, the switch should be set to full on position. The HQR-3PD-1 may not work with dioded light bulbs. Always use a load that complies with the Load Specifications table above. Always use a light bulb that remains within the wattage rating of the light fixture.

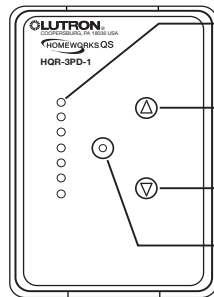
² Low-Voltage Applications: The HQR-3PD-1 can be used with magnetic (core and coil) low-voltage transformers in both dimming and switching modes. Use with electronic (solid-state) low-voltage transformers in switching mode only. Operation of a low-voltage circuit with light bulbs inoperative or removed may result in transformer overheating and premature failure. Lutron strongly recommends the following:

- Do not operate low-voltage circuits without operative light bulbs in place.
- Replace burned-out light bulbs as soon as possible.
- Use transformers that incorporate thermal protection or fused transformer primary windings to prevent transformer failure due to overcurrent.

³ The HQR-15APS-1 is designed to simultaneously switch general purpose loads (lighting, non-lighting, motor-operated, or transformer supplied appliances). Total connected load can not exceed 1/2 HP, or 15 A.

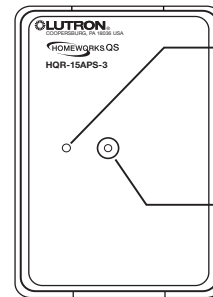
Operation

Dimmer (HQR-3PD-1)



- Status LEDs**
Indicate light level; glow softly as night light when load is off
- Raise Button**
Press to brighten
- Lower Button**
Press to dim
- Toggle Button**
Press to toggle ON/OFF; double-tap for full ON; press and hold while ON for delayed long fade to OFF.

Switch (HQR-15APS-1)



- Status LED**
Indicates load status; glows softly as night light when load is off
- Toggle Button**
Press to toggle ON/OFF.



product specifications

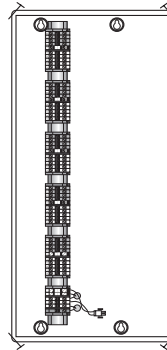
369-600a

01.10.12

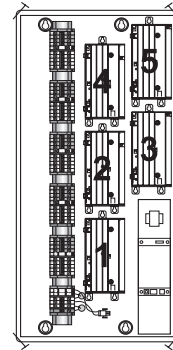
Control panels

Control panels are available in two different sizes, each of which may be either surface-mounted or recess-mounted in an electrical closet or other equipment room. The number of control panels—and the types of components within them—may be specified to fit the size, lighting plan, and design of a home. Control panels may be distributed throughout the home for added flexibility during installation of the line-voltage wiring.

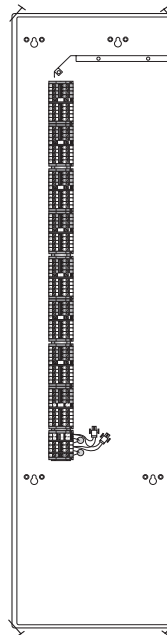
Control panels may contain optional components (sold separately) including Filter Choke Assembly, Module Interface, PowerKit, Power Supply Unit, Processor(s), Remote Power Module(s) (RPM), Ten Volt Modules (TVM), and Wire Landing Board(s).



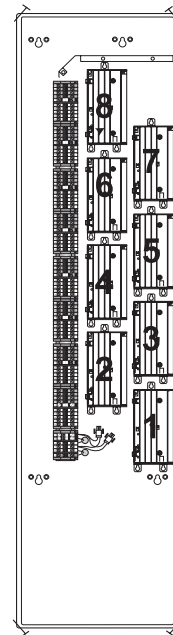
HWI-PNL-5
HWI-PNL-5-CE



Shown with optional RPMs and one Module Interface installed



HWI-PNL-8
HWI-PNL-8-CE



Shown with optional RPMs installed

Model Numbers

HWI-PNL-5

HWI-PNL-5-CE

HWI-PNL-8

HWI-PNL-8-CE



product specifications

369-600a

01.10.12

Control panels

Specifications

Model Numbers	HWI-PNL-5; HWI-PNL-5-CE HWI-PNL-8; HWI-PNL-8-CE
Power	120 V~ Power Input 50/60 Hz 2 A (HWI-PNL-5, HWI-PNL-8) 220-240 V~ Power Input 50/60 Hz 2 A (HWI-PNL-5-CE, HWI-PNL-8-CE)
Capacity	HWI-PNL-5, HWI-PNL-5-CE: Five RPMs* in any combination and one Module Interface HWI-PNL-8, HWI-PNL-8-CE: Eight RPMs* in any combination, one Module Interface, one PowerKit, one Processor, up to two Power Supply units and/or Wire Landing Boards (WLB) * 120 V~ HW-RPM-4A, HW-RPM-4U, HW-RPM-4FSQ, HW-RPM-4M, HW-RPM-4R 220-240 V~ HW-RPM-4A, HW-RPM-4E, HW-RPM-4U, HW-RPM-4M, HW-RPM-4R
Regulatory Approvals	UL, CSA, NOM (HWI-PNL-5, HWI-PNL-8) CE (HWI-PNL-5-CE, HWI-PNL-8-CE)
Environment	Ambient operating temperature: 32 to 104 °F (0 to 40 °C), 0 to 90% humidity, non-condensing. Indoor use only.
Cooling	Passive cooling
Line-Voltage Connections	DIN rail-mounted terminal blocks provided for line-voltage remote power module, module interface, and power supply wiring
DIN Rail Terminal Blocks	Terminal blocks will accept one 18 to 10 AWG (6.0 to 0.75 mm ²) wire. Terminal blocks should be tightened to 3.5 to 5.0 in-lb (0.40 to 0.57 N•m).
Ground Bar Terminals	PNL-5, PNL-5-CE, PNL-8: 23 ground termination points; PNL-8-CE: 46 ground termination points
Miswire Protection	All terminal blocks are shipped with bypass jumpers installed. After verifying that each circuit is wired correctly, remove the bypass jumpers for system operation
Dimensions	HWI-PNL-5 and HWI-PNL-5-CE Control Panel: 14.375 in (365 mm) x 32 in (813 mm) x 3.875 in (98 mm) Cover: 15.875 in (403 mm) x 32.5 in (826 mm) HWI-PNL-8 and HWI-PNL-8-CE Control Panel: 14.375 in (365 mm) x 59 in (1498 mm) x 4.125 in (105 mm) Cover: 15.875 in (403 mm) x 59.5 in (1511 mm)
Mounting	Control Panel may be surface-mounted or recess-mounted. Control Panel fits between standard 16 in (41 cm) on-center stud framing. Mount the Control Panel so that line-voltage wiring will be at least 6 ft (1.8 m) from audio or electronic equipment and wiring. Mount Control Panel using one of the following methods (mounting hardware is not provided): a. Surface-Mount – Use keyholes with bolts sufficient for 100 lb (45 kg) load, 1/4 in (M6) bolts recommended. b. Recess-Mount – Use screws sufficient for 100 lb (45 kg) through the corners of the Control Panel. Mount Control Panel fully into the stud bay, with the back flush against the inner wall surface. Control Panel is 4.09 in (104 mm) deep past cover mounting tabs (including pedestal). NOTICE: This equipment is air-cooled. Mount in a location where the vented cover will not be blocked. 12 in (305 mm) of clearance in front of the vents is required. NOTICE: Power supply will hum slightly and internal relays will click while in use. Mount in a location where such noise is acceptable.
Construction	Control Panel: 16-gauge galvanized sheet metal (unpainted). Cover: Painted (black) metal cover with ventilation holes. Cover is attached using phillips-head screws (included)
Warranty	8 Year Limited Warranty. http://www.lutron.com/TechnicalDocumentLibrary/HomeWorks_Warranty.pdf



product specifications

369-600a

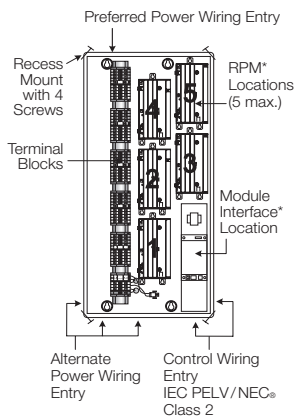
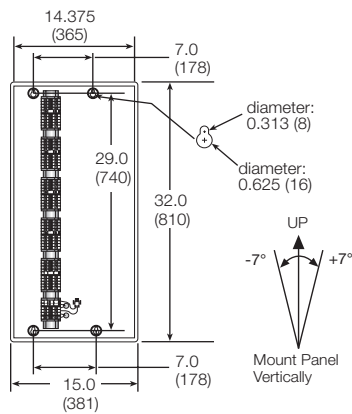
01.10.12

Control panels

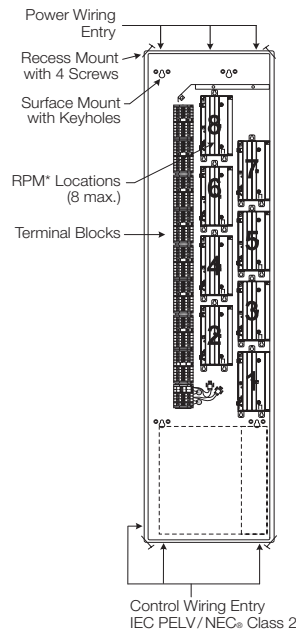
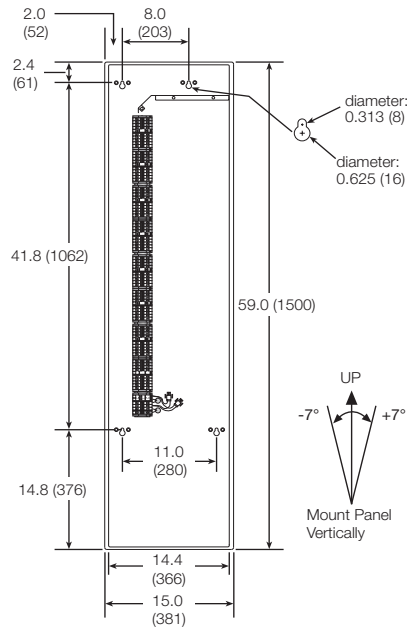
Dimensions and Mounting

Measurements shown as: in (mm)

HWI-PNL-5 and HWI-PNL-5-CE



HWI-PNL-8 and HWI-PNL-8-CE



* Components sold separately



product specifications

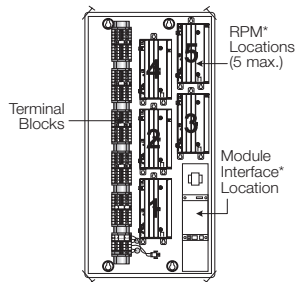
369-600a

01.10.12

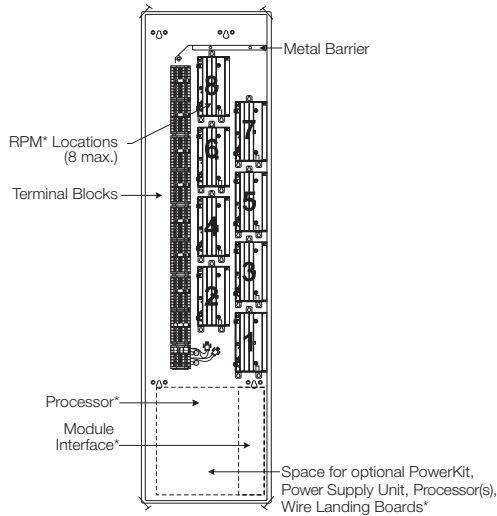
Control panels

Configurations

HWI-PNL-5 and HWI-PNL-5-CE



HWI-PNL-8 and HWI-PNL-8-CE



Note: Filter choke assembly may be installed in place of module 8.
0-10 V modules may be installed in place of module 8 and metal barrier. See Application Note #234 "Using a Ten Volt Module (TVM) Kit to Control LED and Fluorescent Fixtures" (<http://resi.lutron.com/TechnicalInformation/AppNotesFAQs/tabid/180/Default.aspx>) for more details.

* Components sold separately

Pico

Wireless Remote and Mounting Accessories

Control Specification

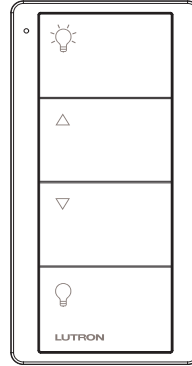
369847J 1 09.19.2018

Pico 4-Button Wireless Remote

The Pico wireless remote is a flexible and easy to use device that allows the user to control Lutron wireless load-control devices from anywhere in the space. This battery-operated control requires no external power or communication wiring.

Features

- Provides control for the following:
 - Energi Savr Node systems programmed with handheld App, through the use of a QS sensor module (QSM)
 - Vive systems, including:
 - Maestro Wireless controls
 - PowPak relay module, CCO module, and 0–10 V== (EcoSystem module not available)
 - GRAFIK Eye QS wireless systems
 - HomeWorks QS wireless systems
 - RadioRA 2 systems
 - RA2 Select systems
 - Serena RF remote control shades
 - Sivoia QS wireless systems
 - Caséta Wireless controls
 - Quantum systems, through the use of a QS sensor module (QSM)
 - myRoom prime and plus systems
- Custom engraving options.
- Control available in a variety of button marking options.
- Control available in Gloss and Satin Colors finishes.
- Easy reconfiguration for use as:
 - Handheld remote
 - Wall-mount control (with or without faceplate; faceplate adapter kit sold separately)
 - Car visor control (car visor clip sold separately)
 - Table-top control (table-top pedestal sold separately)



Pico 4-Button Wireless Remote¹

- Utilizes Lutron reliable Clear Connect RF technology.
- Battery-powered. Requires no wiring.
- 10 year battery life² (one CR2032 battery included).
- Can provide control of shades, drapes, or lighting devices within a range of 30 ft (9 m) through walls and 60 ft (18 m) line-of-sight.

¹ Lights zone control printing shown.

² Based on a 1 year shelf life, an average of 10 button presses per day, and an ambient temperature of 86 °F (30 °C). Actual life may vary based on usage and environmental conditions.

LUTRON SPECIFICATION SUBMITTAL

Page

Job Name:	Model Numbers:
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Pico

Wireless Remote and Mounting Accessories

Control Specification

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Specifications

Regulatory Approvals

- Lutron Quality Systems registered to ISO 9001.
- FCC Certified (U.S.A.)
- IC Certified (Canada)
- COFETEL Certified (Mexico)
- SUTEL Certified (Costa Rica)
- Anatel Certified (Brazil)

Power

- Operating Voltage 3 V==
- (1) CR2032 battery (included)

System Communication and Capacity

- Communicates using Radio Frequency (RF) at 431 MHz to 437 MHz.
- Thousands of system addresses prevent interference between systems.
- Can be assigned to control shades, drapes, or lighting devices within a range of 30 ft (9 m) through walls and 60 ft (18 m) line-of-sight.

Mounting Considerations

- All RF devices should be mounted on nonmetallic surfaces to ensure proper performance.
- If you wish to mount your Pico wireless remote to a metallic surface, the PICO-MOUNT-1-XX-CPN6774 will be required in order to maintain proper RF performance. For availability, please contact your local Lutron sales office.

Environment

- Ambient operating temperature: 32 °F to 140 °F (0 °C to 60 °C)
- Maximum 90% non-condensing relative humidity
- Indoor use only

Warranty

- 1 Year Limited Warranty. For additional Warranty information, please visit www.lutron.com/TechnicalDocumentLibrary/369-119_Wallbox_Warranty.pdf

Job Name:	Model Numbers:
Job Number:	



Pico

Wireless Remote and Mounting Accessories

Control Specification

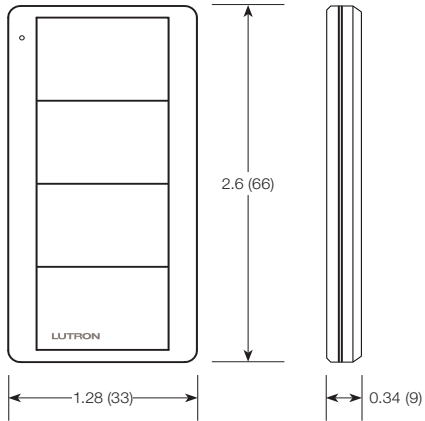
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Dimensions

Measurements shown as: in (mm)

Front view

Side view



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Job Name:	Model Numbers:
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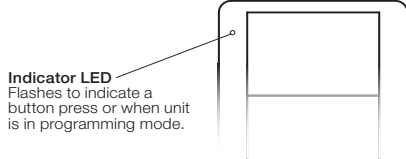
Pico

Wireless Remote and Mounting Accessories

Control Specification

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Operation

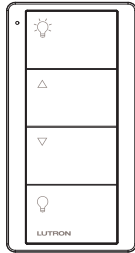


Indicator LED
Flashes to indicate a button press or when unit is in programming mode.

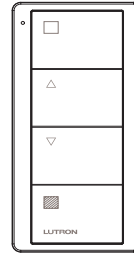
Zone Controls

Lights Models: L01, EL1

Shades Models: S01, ES1



- ON Button**
Lights brighten to full intensity.
- Raise Button**
Lights increase in intensity.
- Lower Button**
Lights decrease in intensity.
- OFF Button**
Lights dim to off.



- OPEN Button**
Shades open fully.
- Raise Button**
Shades open gradually.
- Lower Button**
Shades close gradually.
- CLOSE Button**
Shades close fully.

Zone Controls (-S01, -ES1) Shade Functionality

System Type	Serena Wireless	Triathlon Wireless	Sivoia QS Wireless	Sivoia QS Wired
Standalone Pico	Yes	Yes	Yes	Yes ¹
Caséta Smart Bridge	Yes	—	—	—
Caséta Smart Bridge Pro	Yes	Yes	Yes	—
RadioRA 2	—	Yes	Yes	—
RA2 Select	—	Yes	Yes	—
HomeWorks QS	—	Yes ¹	Yes ¹	Yes ¹
Quantum systems	—	—	—	Yes ²
myRoom prime	Yes	Yes	Yes	Yes ²
myRoom plus	—	Yes ¹	Yes ¹	Yes ¹

¹ Either a QS sensor module or a hybrid repeater is required.
² QS sensor module required.

(continued on next page...)

Job Name:	Model Numbers:
Job Number:	

Pico

Wireless Remote and Mounting Accessories

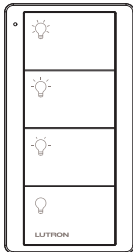
Control Specification

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Operation (continued)

Scene Controls (Default settings: 100%, 66%, 33%, 0)

Lights Models: L31, EL2



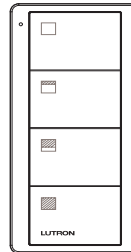
3 Scene Buttons

Tap once: Sends device to preset levels.
Press and hold for 6 seconds: Saves new preset level or position.

OFF Button

Lights dim to off.

Shades Models: S31, ES2



OPEN Button

Shades open fully.

2 Scene Buttons

Tap once: Sends device to preset levels.
Press and hold for 6 seconds: Saves new preset level or position.

CLOSE Button

Shades close fully.

Note: For EL2/ES2 in RA2 Select and Caséta systems, all buttons can be individually programmed to any devices and any levels using the Lutron App.

Scene Controls (-S31, -ES2) Shade Functionality

System Type	Serena Wireless	Triathlon Wireless	Sivoia QS Wireless	Sivoia QS Wired
Standalone Pico	—	—	Yes	—
Caséta Smart Bridge	Yes	—	—	—
Caséta Smart Bridge Pro	Yes	Yes	Yes	—
RadioRA 2	—	Yes	Yes	—
RA2 Select	—	Yes	Yes	—
HomeWorks QS	—	Yes ¹	Yes ¹	Yes ¹
Quantum systems	—	—	—	Yes ²
myRoom prime	—	—	Yes	Yes ²
myRoom plus	—	Yes ¹	Yes ¹	Yes ¹

¹ Either a QS sensor module or a hybrid repeater is required.

² QS sensor module required.

(continued on next page...)

Job Name:	Model Numbers:
Job Number:	

Pico

Wireless Remote and Mounting Accessories

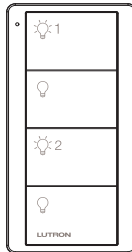
Control Specification

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Operation (continued)

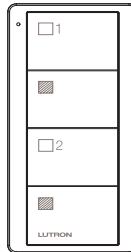
2-Group Controls

Lights Model: L21



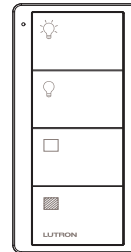
- ON Button #1**
Lights brighten to full intensity.
- OFF Button #1**
Lights dim to off.
- ON Button #2**
Lights brighten to full intensity.
- OFF Button #2**
Lights dim to off.

Shades Model: S21



- OPEN Button #1**
Shades open fully.
- CLOSE Button #1**
Shades close fully.
- OPEN Button #2**
Shades open fully.
- CLOSE Button #2**
Shades close fully.

Lights/Shades Model: LS21



- ON Button**
Lights brighten to full intensity.
- OFF Button**
Lights dim to off.
- OPEN Button**
Shades open fully.
- CLOSE Button**
Shades close fully.

2-Group Controls (-S21, -LS21) Shade Functionality

System Type	Serena Wireless	Triathlon Wireless	Sivoia QS Wireless	Sivoia QS Wired
Standalone Pico	—	—	Yes	—
Caséta Smart Bridge	Yes	—	—	—
Caséta Smart Bridge Pro	Yes	Yes	Yes	—
RadioRA 2	—	Yes	Yes	—
RA2 Select	—	Yes	Yes	—
HomeWorks QS	—	Yes ¹	Yes ¹	Yes ¹
Quantum systems	—	—	—	Yes ²
myRoom prime	—	—	Yes	Yes ²
myRoom plus	—	Yes ¹	Yes ¹	Yes ¹

¹ Either a QS sensor module or a hybrid repeater is required.
² QS sensor module required.

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Job Name:	Model Numbers:
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Pico

Wireless Remote and Mounting Accessories

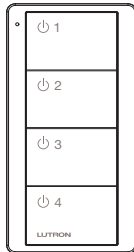
Control Specification

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Operation (continued)

4-Group Toggle (HomeWorks QS, Quantum, and myRoom plus systems only)

Model: L41



- ON/OFF Toggle #1**
Load toggles between on and off.
- ON/OFF Toggle #2**
Load toggles between on and off.
- ON/OFF Toggle #3**
Load toggles between on and off.
- ON/OFF Toggle #4**
Load toggles between on and off.

4-Group Toggle Controls (-L41) Shade Functionality

System Type	Serena Wireless	Triathlon Wireless	Sivoia QS Wireless	Sivoia QS Wired
Standalone Pico	—	—	—	—
Caséta Smart Bridge	—	—	—	—
Caséta Smart Bridge Pro	—	—	—	—
RadioRA 2	—	—	—	—
RA2 Select	—	—	—	—
HomeWorks QS	—	Yes ¹	Yes ¹	Yes ¹
Quantum systems	—	—	—	Yes ²
myRoom prime	—	—	—	—
myRoom plus	—	Yes ¹	Yes ¹	Yes ¹

¹ Either a QS sensor module or a hybrid repeater is required.
² QS sensor module required.



Job Name:	Model Numbers:
Job Number:	

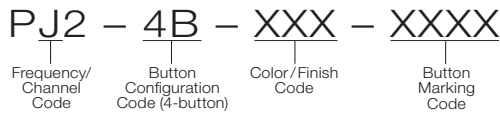
Pico Wireless Remote and Mounting Accessories Control Specification

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Model Number

For order quantities of 96 pieces or greater of the same model number, bulk packaging may be available. Mounting hardware is not included with bulk packaging. For availability, please contact Lutron Customer Service at 1.844.LUTRON1 (1.844.588.7661).

Standard Icon Models



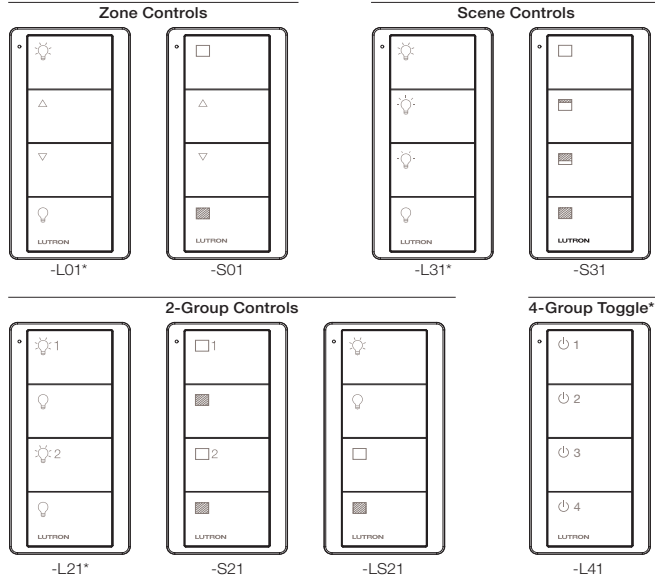
Frequency/Channel Code

J: 431.0-437.0 MHz

Color/Finish Codes

Color	Finish	
	Gloss	Texture (Satin Colors)
White	GWH	TSW
Black	GBL	TMN
Ivory	GIV	-
Light Almond	GLA	-
Biscuit	-	TBI

Button Marking Codes



* Add "P" after the Button Marking Code in the model number for Caséta wireless PRO packaging. Available in Gloss White (WH), Black (BL), Ivory (IV), or Light Almond (LA).
 ** HomeWorks QS, myRoom, and Quantum systems only.

(continued on next page...)

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Page

Job Name:	Model Numbers:
Job Number:	

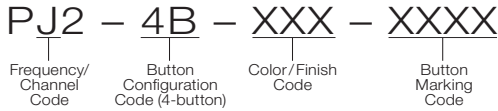
Pico Wireless Remote and Mounting Accessories Control Specification

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Model Number (continued)

Customizable Engraving Models

Pico 4-Button wireless remote will be the first Pico product to offer customizable engraving on Zone and Scene controls for both lights and shades. The following text restrictions and button marking codes must be considered when ordering from Lutron Customer Service:

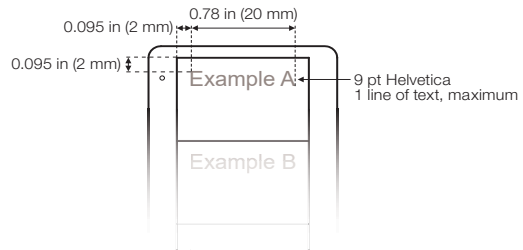


Frequency/Channel Code

J: 431.0–437.0 MHz

Color/Finish Codes

Color	Finish	
	Gloss	Texture (Satin Colors)
White	GWH	TSW
Black	GBL	TMN
Ivory	GIV	–
Light Almond	GLA	–
Biscuit	–	TBI

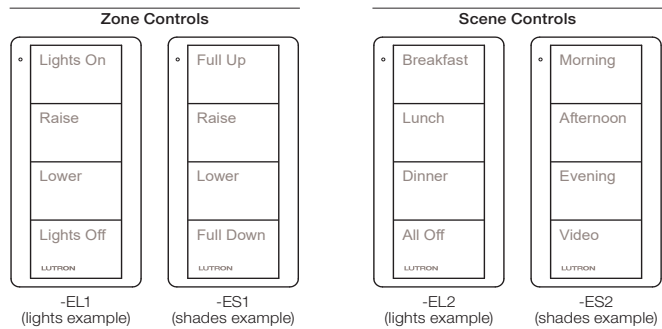


Button Marking Codes

Custom-engraved models for Zone control keypads (-L01, -S01) and Scene control keypads (-L31, -S31) are available but require a different set of button marking codes when ordering (**Note:** 2-Group [-L21, -S21, -LS21] and 4-Group Toggle [-L41] controls are not offered with the custom engraving option).

	Button Marking Codes	
	Standard Engraving	Custom Engraving
Zone Control of Lights	-L01	-EL1
Zone Control of Shades	-S01	-ES1
Scene Control of Lights	-L31	-EL2
Scene Control of Shades	-S31	-ES2

When selecting alternate labels for buttons, remember button functionality presets as shown in the **Operation** section on pages 4 and 5. The examples to the right show sample text choices:



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Job Number:	

Pico

Wireless Remote and Mounting Accessories

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Pico Pedestal Model Number

Pedestals sold separately.



Capacity Codes

Capacity	Code
Single	1
Double	2
Triple	3

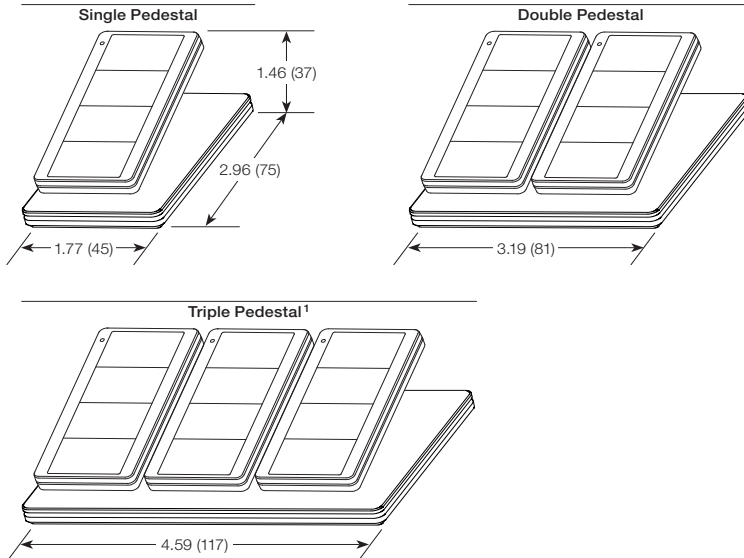
Color Codes

Available in gloss finish only.

Color	Code
White	WH
Black	BL

Dimensions

Measurements shown as: in (mm)



¹ For triple pedestals contact your local Lutron sales office or visit us at www.lutron.com

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<p>Job Name:</p> <p>Job Number:</p>	<p>Model Numbers:</p>
------------------------------------------------------	------------------------------



Pico

Wireless Remote and Mounting Accessories

Control Specification

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Mounting Options

Standalone Mounting:
Adhesive-Mount

Included with Pico wireless remote



Standalone Mounting:
Screw-Mount

Model PICO-SM-KIT (sold separately)

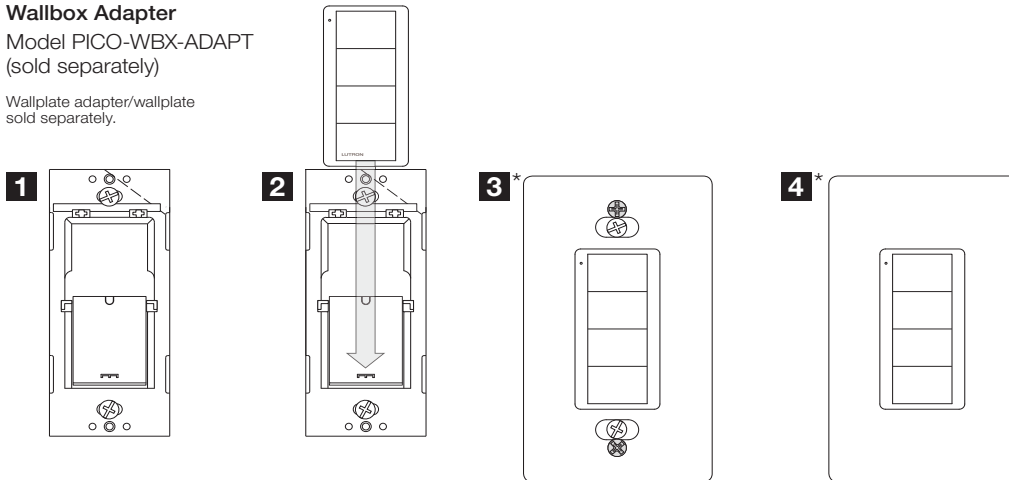
Kit includes special screws to be used for more permanent mounting and/or for non-smooth surfaces.



Wallbox Adapter

Model PICO-WBX-ADAPT (sold separately)

Wallplate adapter/wallplate sold separately.



Job Name:	Model Numbers:
Job Number:	

Pico

Wireless Remote and Mounting Accessories

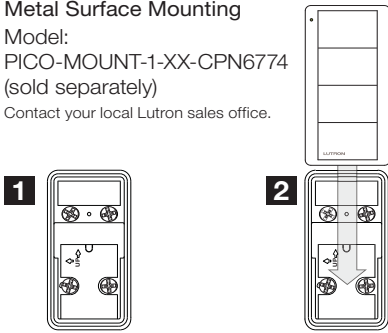
Control Specification

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Mounting Options (continued)

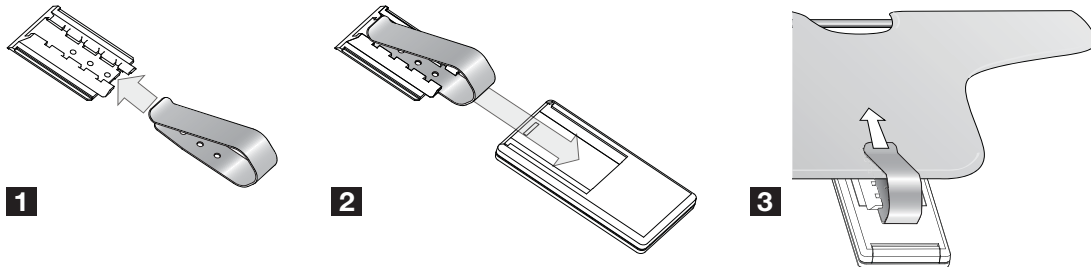
Metal Surface Mounting

Model:
PICO-MOUNT-1-XX-CPN6774
(sold separately)
Contact your local Lutron sales office.



Mounting to a Car Visor

Model PICO-CARVISOR-CL (sold separately)



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Job Name:	Model Numbers:
Job Number:	



product specifications

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06.03.15

HomeWorks® QS Processor

The HomeWorks® QS processor provides control and communication to HomeWorks® QS system components.

The Ethernet links allow communication to the HomeWorks® QS software, integration with third party systems and communication between multiple processors. HomeWorks® QS processors may be connected using either standard networking or using ad-hoc networking. All processors on a project must be connected to a single network. The HomeWorks® QS software and all integration equipment must be connected to the same network as the processors.

The processor is powered from the QSPS-DH-1-75 or QSPS-DH-1-60 power supply. Refer to the HomeWorks® QS software to determine link power requirements.

The HomeWorks® QS processor can be installed in a HQ-LV21, L-LV21, L-LV14, or PNL-8 enclosure.

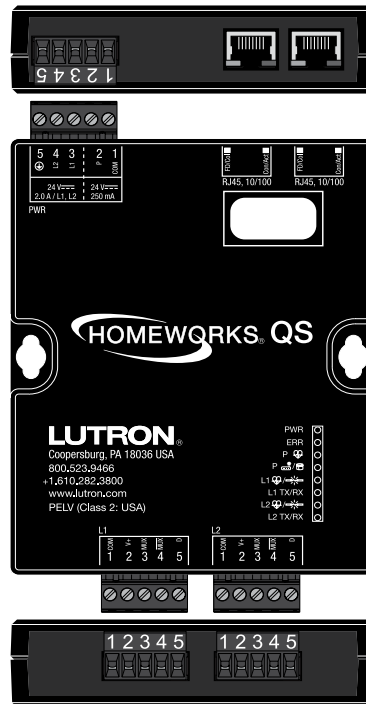
Processor Capabilities

Each HomeWorks® QS processor has 2 links that can be individually configured as one of four types:

- HomeWorks® / HomeWorks® QS Power Panels
16 interfaces / 256 zones
- HomeWorks® QS Wired Device Link
99 devices / 512 zones
- HomeWorks® QS RF Link
99 devices / 100 zones
- HomeWorks® / HomeWorks® QS Wired Dimmers
4 interfaces / 192 zones

Model Number

HQP6-2 HomeWorks® QS Processor





product specifications

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HomeWorks® QS Processor

Specifications

Model Number	HQP6-2	
Power	Processor (P): 24 V $\overline{=}$ 250 mA Links (L1 / L2): 24 V $\overline{=}$ 2 A per link	
Typical Power Consumption	5 W; 8 Power Draw Units (PDUs) Test conditions: Two Ethernet links connected, both device links in use	
Regulatory Approvals	UL, cUL, CE, CTICK	
Environment	Indoor use only. 32 °F to 104 °F (0 °C to 40 °C), 0% to 90% humidity, non-condensing	
Heat Generated	17 BTU/hr — typical (24 BTU/hr with 2 links at 2 A each output)	
Cooling Method	Passive Cooling	
Power Failure Memory	System data stored in non-volatile memory. Timeclock retention for 10 years	
Internal Timeclock	±1 minute per year	
Miswire Protection	All terminal block inputs are over-voltage and miswire protected against wire reversals and shorts.	
Low-Voltage Link Wire Type	Two pair — one pair 18 AWG (0.75 mm ²), one pair 18 to 22 AWG (0.34 to 0.75 mm ²) twisted shielded — IEC PELV / NEC [®] Class 2 cable	
Low-Voltage Power Wire Type	18 AWG (0.75 mm ²)	
Communications	Ethernet, RS485 (QS, RF, Power Panel)	
Link Capacities	HomeWorks [®] /HomeWorks [®] QS Power Panels	16 interfaces/256 zones
	HomeWorks [®] QS Wired Device Link	99 devices/512 zones
	HomeWorks [®] QS RF Link	99 devices/100 zones
	HomeWorks [®] /HomeWorks [®] QS Wired Dimmers	4 interfaces/192 zones
ESD Protection	Meets or exceeds the IEC 61000-4-2 standard	
Surge Protection	Meets or exceeds ANSI/IEEE C62.41 standard	
Mounting	Mounts in HQ-LV21, L-LV14, L-LV21, or PNL-8 enclosure	
Dimensions	With terminal blocks (as shown): 4.27 in (108 mm) x 6.0 in (152 mm) Without terminal blocks: 4.27 in (108 mm) x 5.26 in (134 mm)	
Connections	Two 5-pin removable terminal blocks* for Links 1 and 2. One 5-pin removable terminal block* for Power Input. Two RJ45 standard Ethernet connections. *Each terminal will accept up to two 18 AWG (0.75 mm ²) wires.	
Warranty	www.lutron.com/TechnicalDocumentLibrary/Warranty.pdf www.lutron.com/TechnicalDocumentLibrary/Intl_Warranty.pdf	

NEC is a registered trademark of the National Fire Protection Association, Quincy, Massachusetts.



product specifications

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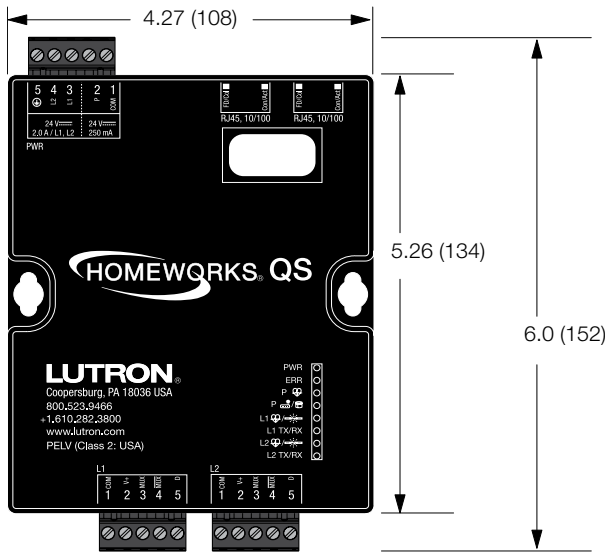
06.03.15

HomeWorks® QS Processor

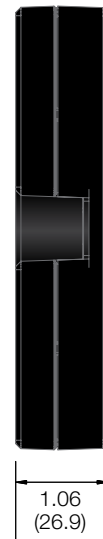
Dimensions

Dimensions shown as: in (mm)

Front View



Side View





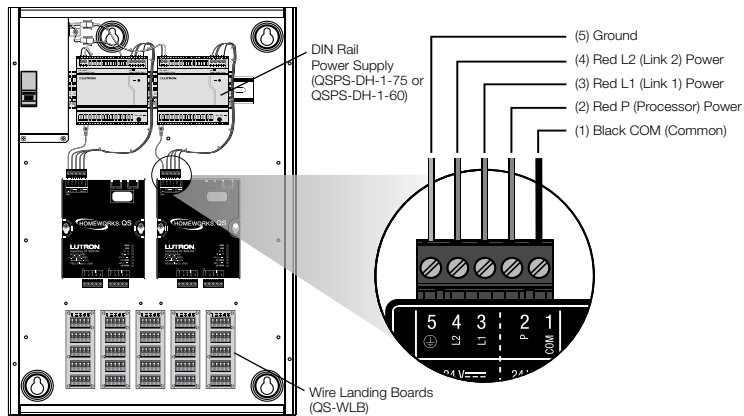
product specifications

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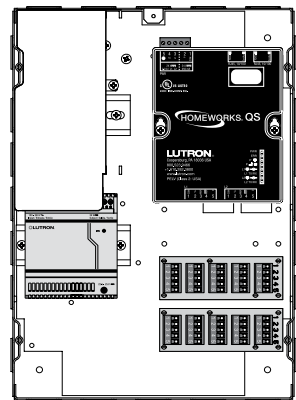
06.03.15

HomeWorks® QS Processor

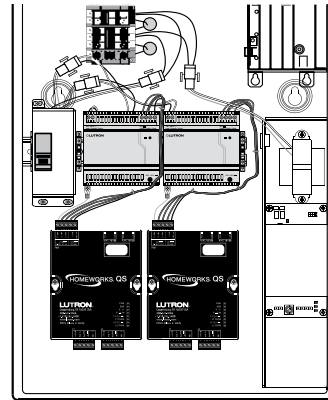
Mounting



L-LV21/HQ-LV21



L-LV14



PNL-8



product specifications

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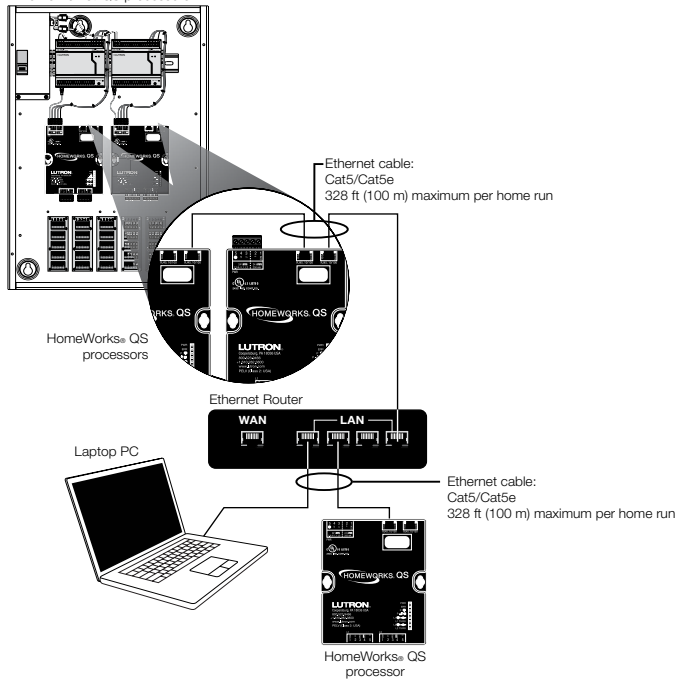
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HomeWorks® QS Processor

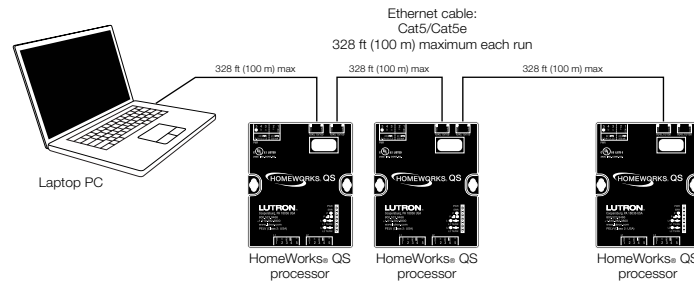
Wiring Diagrams – Networking

Standard Networking: Connection using an Ethernet hub/switch/router

HQ-LV21 Panel with
2 HomeWorks® QS processors



Ad-hoc Networking: Direct Ethernet connection from PC to processors



Up to 5 processors can be daisy-chained



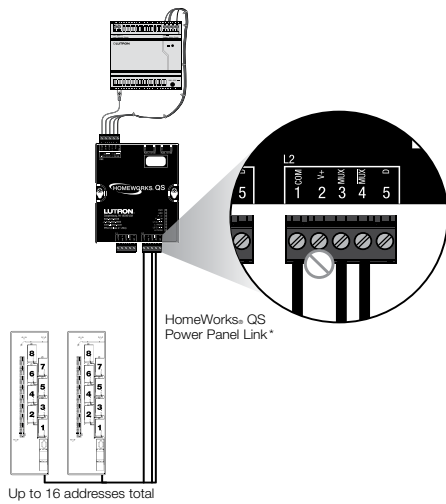
product specifications

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HomeWorks® QS Processor

Wiring Diagrams – Power Panel Link



* Pin 2 does not get connected when using a power panel link.



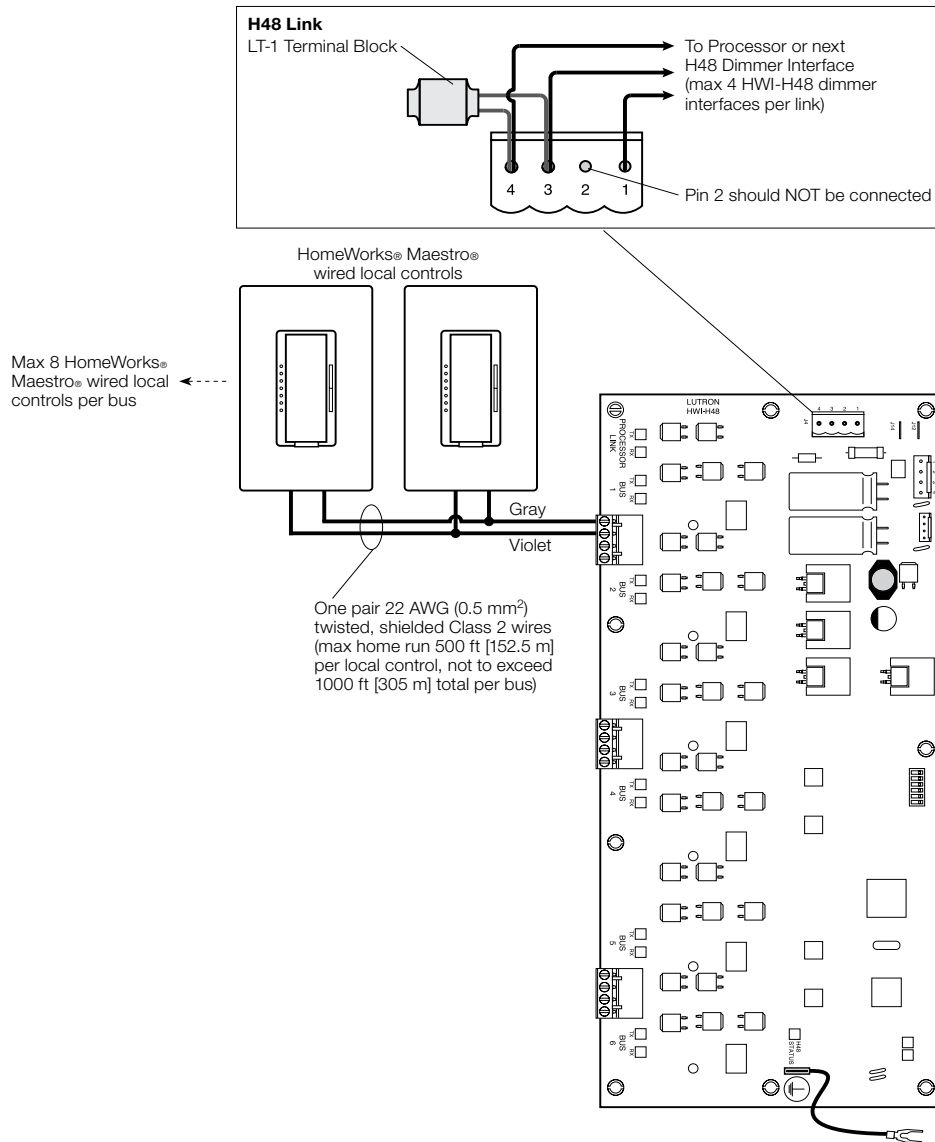
product specifications

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HomeWorks® QS Processor

Wiring Diagrams – H48 Dimmer Interface





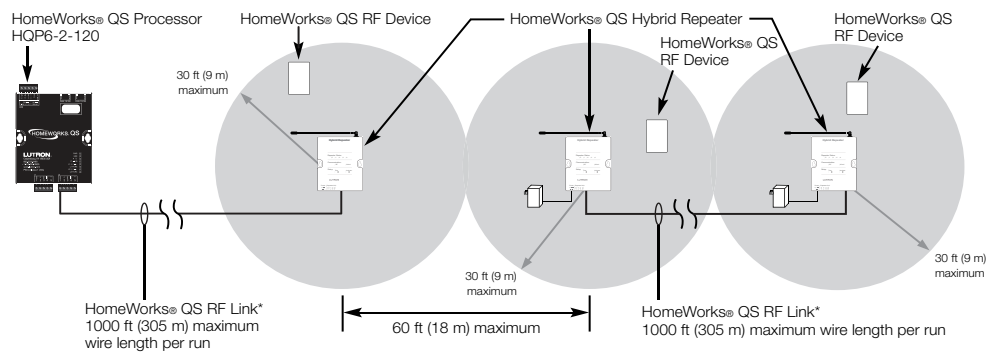
product specifications

369376d

06.03.15

HomeWorks® QS Processor

Wiring Diagrams – HomeWorks® QS RF Link



* HomeWorks QS Hybrid Repeaters can be powered from the Processor link or a wall-mount transformer. If powering from a wall-mount transformer, Pin 2 does not get connected.



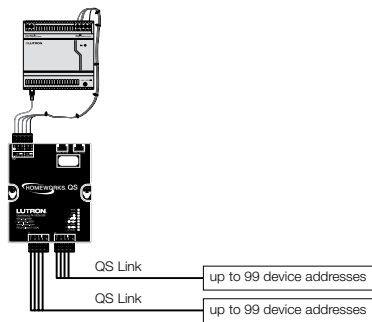
product specifications

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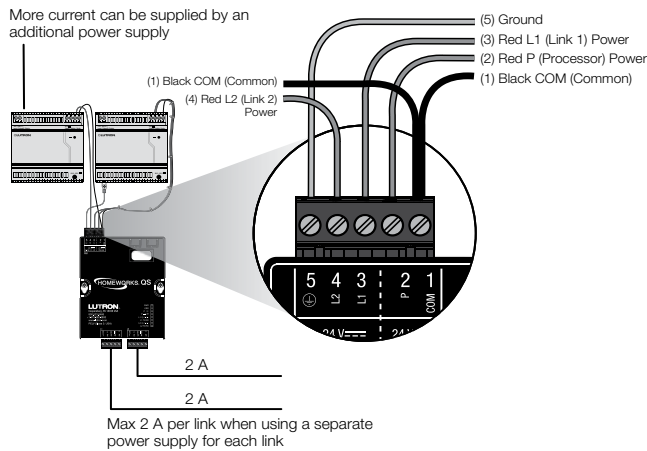
HomeWorks® QS Processor

Wiring Diagrams – QS Link



Maximum 2 A combined current draw from processor when powering both links from the same power supply.

Wiring Diagrams – Link Power





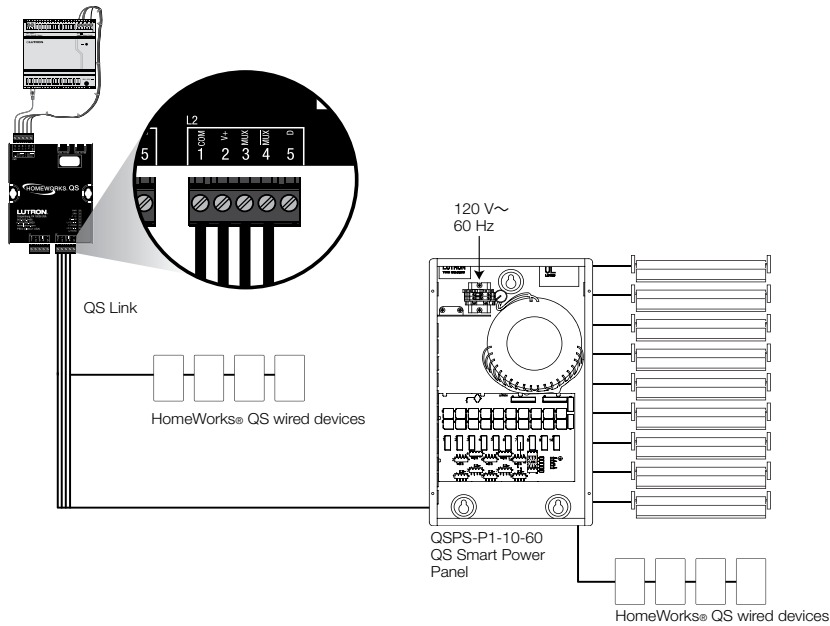
product specifications

369376d

06.03.15

HomeWorks® QS Processor

Wiring Diagrams—QS Wired Device Link with Shades / Draperies (Controllable Window Solutions)





product specifications

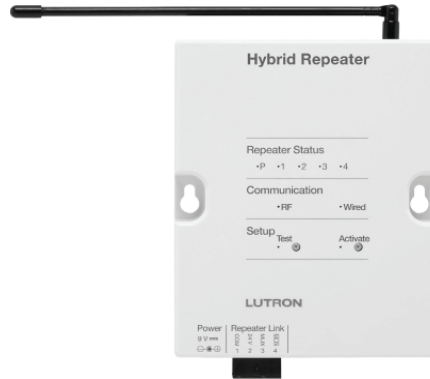
369351c

04.27.16

HomeWorks® QS Hybrid Repeaters

HomeWorks® QS Hybrid Repeaters add wireless Radio Frequency (RF) communication and extend the range of RF signals that are sent between dimmers, switches, keypads, visor control receivers, shades/draperies, and other devices. Repeaters ensure error-free communication between system components and prevent interference from neighboring systems.

The first repeater connects to the HomeWorks® QS processor to provide RF communication that extends up to 30 ft (9 m) in every direction. Up to four (4) total Hybrid Repeaters can be used per link to extend the RF range for larger system applications. Each Repeater has an RF range of 30 ft (9 m) between repeater and devices or 60 ft (18 m) between repeaters, covering a total area of approximately 2500 sq ft (232 m²).



Model Numbers	Frequency
HQR-REP-120	434 MHz
HQK-REP	868 MHz
HQM-REP	868 MHz Limited
HQN-REP	865 MHz
HQR-REP-120-BA	434 MHz (Brazil)
HQQ-REP	434 MHz Limited

Only available in White (WH).

HomeWorks® QS software will select the correct frequency/channel code for compatibility with your particular geographic region.



product specifications

369351c

04.27.16

HomeWorks® QS Hybrid Repeaters

Specifications

Model Number	HQR-REP-120; HQK-REP; HQM-REP; HQN-REP; HQR-REP-120-BA; HQQ-REP
Power	Hybrid Repeater: DC adapter: 9 V DC 300 mA Link: 24 V DC 50 mA DC adapter: Input: 100-240 V \sim 50/60 Hz 6.5 W Output: 9 V DC 300 mA
Typical Power Consumption	Hybrid Repeater: 0.6 W Test conditions: one LED on, powered by a 9 V DC adapter.
Regulatory Approvals	Hybrid Repeater: FCC, IC, COFETEL, CE, CCC, TRA, CTICK, ANATEL, IDA, SUPERTEL, SUTEL
Environment	Ambient operating temperature: 32 °F to 104 °F (0 °C to 40 °C), 0% to 90% humidity, non-condensing. Indoor use only. Unit generates heat, maximum 4 BTU/hr
Low-Voltage Wire Type	Two pair – one pair 18 AWG (1.0 mm 2), one pair 22 AWG to 18 AWG (0.5 mm 2 to 1.0 mm 2) twisted shielded – NEC® Class 2/PELV cable. Required for connecting the first repeater to the processor and may be used to connect additional Hybrid Repeaters.
Communications	The first Hybrid Repeater communicates with the HomeWorks® QS processor on the RF wired link. Subsequent Repeaters may be wired on this link or may communicate over Radio Frequency (RF). All RF devices must be located within 30 ft (9 m) of a Repeater. All Repeaters must be within 60 ft (18 m) of another Repeater.
ESD Protection	Tested to withstand electrostatic discharge without damage or memory loss, in accordance with IEC 61000-4-2.
Surge Protection	Tested to withstand surge voltages without damage or loss of operation, in accordance with IEEE C62.41-1991 Recommended Practice on Surge Voltages in Low-Voltage AC Power Circuits.
Power Failure	Power failure memory: should power be interrupted, the Repeater will return to its previous state when power is restored.
Mounting	Mount on a wall, ceiling, or level surface using the two #6 (M3) screws provided.
Connections	Hybrid Repeater: RS485
Warranty	www.lutron.com/TechnicalDocumentLibrary/warranty.pdf

Design Features

- Test button - enters the RF repeater test mode.
- Activate button - provides repeater activation within system.
- RS485 port to connect to the HomeWorks® QS RF link and to other repeaters through a wired link (daisy-chain).



product specifications

369351c

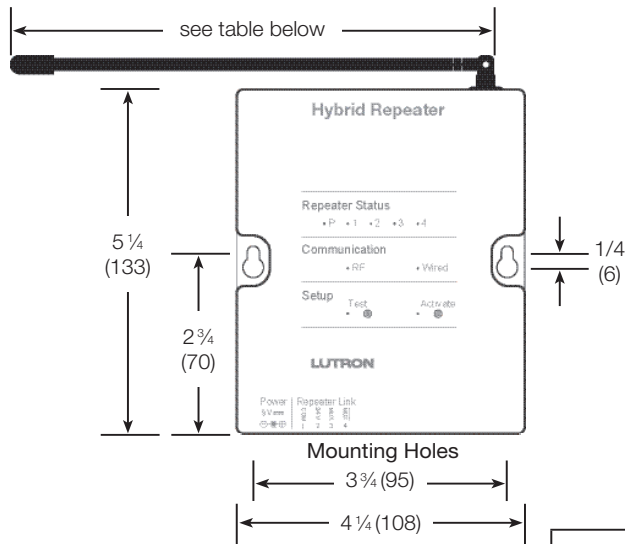
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HomeWorks® QS Hybrid Repeaters

Dimensions

Measurements shown as: in (mm)

Front View



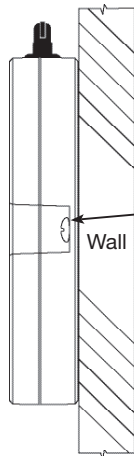
Side View



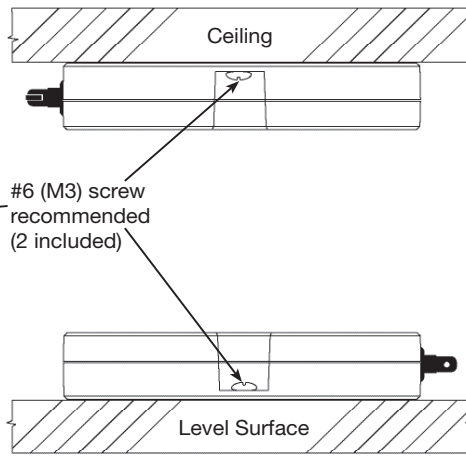
Model	Dimension
HQR-REP-120, HQR-REP-120-BA, HQQ-REP	6.25 (158.8)
HQK-REP, HQM-REP, HQN-REP	3.13 (79.4)

Mounting

Vertical



Horizontal



#6 (M3) screw recommended (2 included)



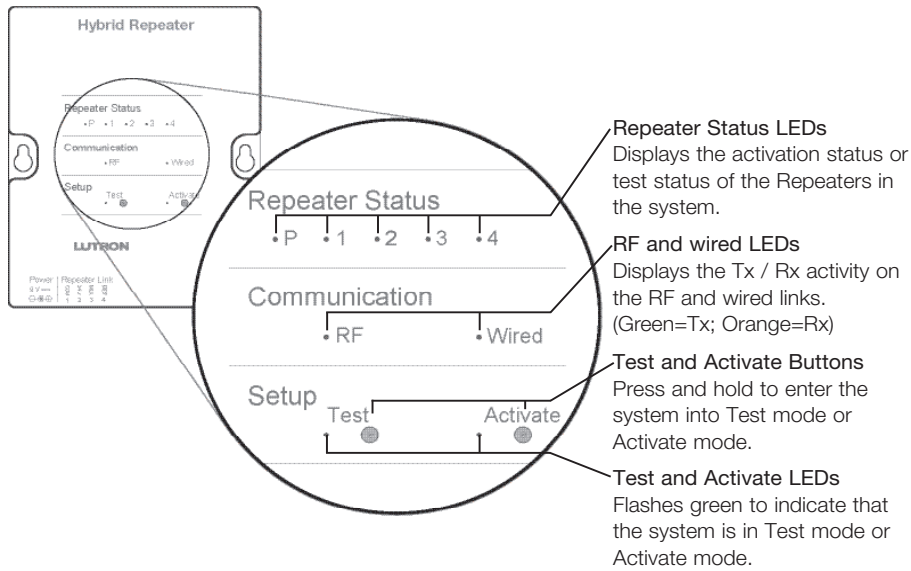
product specifications

369351c

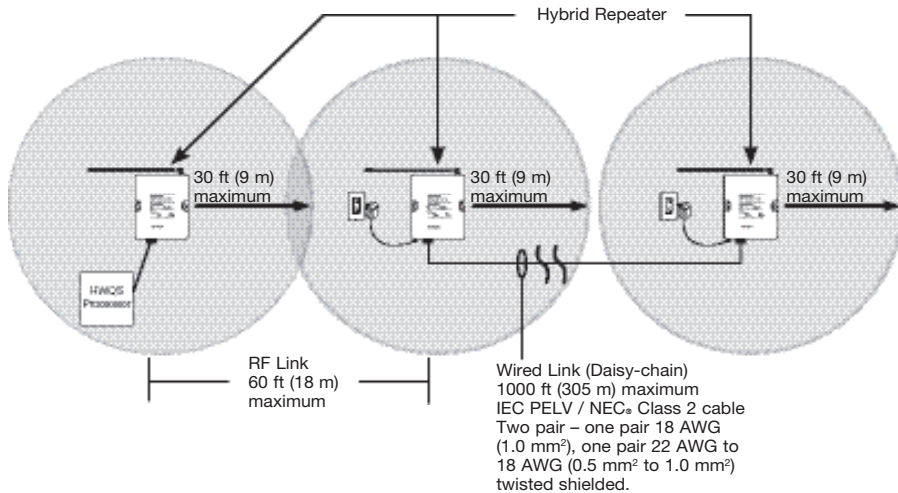
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HomeWorks® QS Hybrid Repeaters

Operation



Wired and RF Configuration





product specifications

369351c

04.27.16

HomeWorks® QS Hybrid Repeaters

Connections

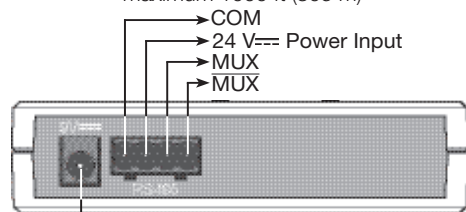
Top View

RF range:
To Repeater:
60 ft (18 m)
To other devices:
30 ft (9 m)



Bottom View

Wired Link (Daisy Chain)
maximum 1000 ft (305 m)



Power Jack (to adapter)
IEC PELV/NEC® Class 2



NOTE: Power must be provided by a 9 VDC adapter or 24 VDC power on the HomeWorks® QS processor link.



product specifications

369349d

08.29.18

HomeWorks QS RF seeTouch Tabletop Keypads

HomeWorks QS RF seeTouch Tabletop Keypads provide homeowners with a simple and elegant way to operate lights, shades/draperies, motorized screens, thermostats, and many other devices.

HomeWorks QS RF seeTouch Tabletop Keypads feature large, easy-to-use buttons, plus a unique backlit engraving option that makes the keypads readable any time of the day or night. The keypad buttons are rounded, making them easier to read.

The versatile design of HomeWorks QS RF seeTouch Tabletop Keypads allows them to be mounted on a wall, placed on top of a table, or used as a cordless keypad. The keypads can be powered by a DC adapter or with 2 AAA batteries. Battery powered Tabletop Keypads will shut off after a short period of inactivity in order to conserve battery power.



HQY*-T5RL



HQY*-T5CRL



HQY*-T10RL



HQY*-T10CRL



HQY*-T15RL



HQY*-T15CRL

*"Y" in the model number represents frequency code

Frequency/Channel Codes*

Code	Frequency Range	Geographic Region
K	868.0 – 869.8 MHz	Europe, U.A.E.
Q	433.0 – 434.7 MHz	Hong Kong, Macau
R	431.0 – 437.0 MHz	USA, Canada, Mexico, Brazil

* Contact Lutron for frequency band compatibility for your geographic region. All wireless devices need to be the same frequency band for proper operation.

Model Numbers

HQR-T5RL-XX*, HQR-T5RL-XX*-BA, HQK-T5RL-XX, HQQ-T5RL-XX*	5 button with Master On/Off and Raise/Lower.	HQR-T5CRL-XX*, HQR-T5CRL-XX*-BA, HQK-T5CRL-XX*, HQQ-T5CRL-XX*	5 button with Column Raise/Lower.
LFK-T5RL-XX*-E	Engraved Faceplate	LFK-T5CRL-XX*-E	Engraved Faceplate
RK-T5RL-XX*-E	Engraved Button Kit	RK-T5CRL-XX*-E	Engraved Button Kit
HQR-T10RL-XX*, HQR-T10RL-XX*-BA, HQK-T10RL-XX*, HQQ-T10RL-XX*	10 button with Master On/Off and Raise/Lower.	HQR-T10CRL-XX*, HQR-T10CRL-XX*-BA, HQK-T10CRL-XX*, HQQ-T10CRL-XX*	10 button with Column Raise/Lower.
LFK-T10RL-XX*-E	Engraved Faceplate	LFK-T10CRL-XX*-E	Engraved Faceplate
RK-T10RL-XX*-E	Engraved Button Kit	RK-T10CRL-XX*-E	Engraved Button Kit
HQR-T15RL-XX*, HQR-T15RL-XX*-BA, HQK-T15RL-XX*, HQQ-T15RL-XX*	15 button with Master On/Off and Raise/Lower.	HQR-T15CRL-XX*, HQR-T15CRL-XX*-BA, HQK-T15CRL-XX*, HQQ-T15CRL-XX*	15 button with Column Raise/Lower.
LFK-T15RL-XX*-E	Engraved Faceplate	LFK-T15CRL-XX*-E	Engraved Faceplate
RK-T15RL-XX*-E	Engraved Button Kit	RK-T15CRL-XX*-E	Engraved Button Kit

* "XX" in the model number represents color/finish code. See **Colors and Finishes** at end of document.



product specifications

369349d

08.29.18

HomeWorks QS RF seeTouch Tabletop Keypads

Specifications

Model Numbers	<p>Keypads: HQR-T5RL-XX*; HQR-T5RL-XX-BA; HQK-T5RL-XX; HQR-T10RL-XX*; HQR-T10RL-XX-BA; HQK-T10RL-XX; HQR-T15RL-XX*; HQR-T15RL-XX-BA; HQK-T15RL-XX; HQR-T5CRL-XX*; HQR-T5CRL-XX-BA; HQK-T5CRL-XX; HQR-T10CRL-XX*; HQR-T10CRL-XX-BA; HQK-T10CRL-XX; HQR-T15CRL-XX*; HQR-T15CRL-XX-BA; HQK-T15CRL-XX; HQR-T15CRL-XX*; HQK-T15CRL-XX*; HQQ-T15CRL-XX*</p> <p>Faceplate/Button Kits: LFK-T5RL-XX*-E; RK-T5RL-XX*-E; LFK-T10RL-XX*-E; LFK-T15RL-XX*-E; LFK-T15RL-XX*-E; RK-T15RL-XX*-E; LFK-T5CRL-XX*-E; RK-T5CRL-XX*-E; LFK-T10CRL-XX*-E; LFK-T15CRL-XX*-E; LFK-T15CRL-XX*-E; RK-T15CRL-XX*-E</p>
Power	<p>DC adapter: Input: 100–240 V~ 50/60 Hz 6.5 W Output: 9 V= 300 mA Battery powered: 2 AAA alkaline (included) 1.5 V each</p>
Typical Power Consumption	<p>0.6 W Test conditions: all backlights on medium intensity, nightlight mode enabled, six LEDs on (two presets active per column), keypad powered by a 9 V= adapter (T120-9DC-3).</p>
Regulatory Approvals	<p>DC adapter: UL Listed for U.S. and Canada, NOM Tabletop Keypad: FCC, IC, COFETEL, ANATEL, CE, TRA, SUPERTEL; SUTEL</p>
Environment	<p>Ambient operating temperature: 32 °F to 104 °F (0 °C to 40 °C), 0% to 90% humidity, non-condensing. Indoor use only.</p>
Communications	<p>HomeWorks QS RF seeTouch Tabletop Keypads communicate with the system through Radio Frequency (RF) and must be located within 30 ft (9 m) of an RF hybrid repeater.</p>
ESD Protection	<p>Tested to withstand electrostatic discharge without damage or memory loss, in accordance with IEC 61000-4-2.</p>
Surge Protection	<p>Tested to withstand surge voltages without damage or loss of operation, in accordance with IEEE C62.41-1991 Recommended Practice on Surge Voltages in Low-Voltage AC Power Circuits.</p>
Power Failure	<p>Power failure memory: should power be interrupted, the keypad will return to its previous state when power is restored.</p>
Mounting	<p>Mounting bracket included for optional wall mount applications.</p>
Warranty	<p>http://www.lutron.com/resiinfo</p>

* "XX" in the model number represents color/finish code. See **Colors and Finishes** at end of document.



product specifications

369349d

08.29.18

HomeWorks QS RF seeTouch Tabletop Keypads

Design Features

- At the press of a single button, lights fade ON or OFF to desired levels and shades/ draperies open or close to desired positions.
- Light levels and shade/ drapery positions can be fine-tuned by pressing and holding the raise/lower buttons.
- Programmable to select whole-house or single-room preset levels or positions.
- Green LEDs for status and button/engraving backlighting.
- Adjustable backlight intensity.
- Prepaid engraving included. Redeemable for one engraved button kit.
- Tabletop Keypad Button action is "Wake-up and Activate" – A single button press will "wake up" and activate selected button.



product specifications

369349d

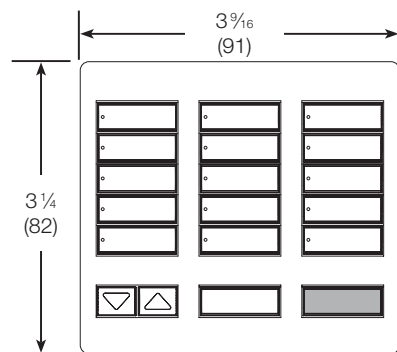
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HomeWorks QS RF seeTouch Tabletop Keypads

Dimensions

All dimensions are shown as in (mm)

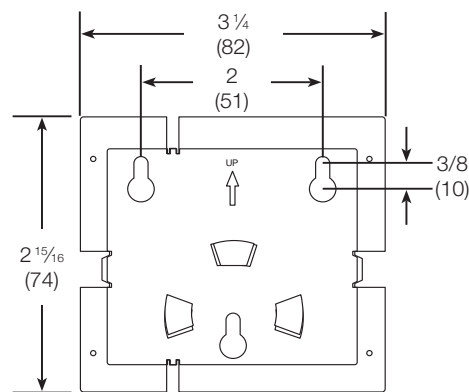
Keypad Front View



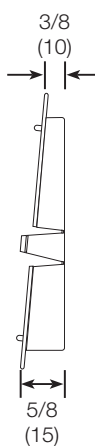
Keypad Side View



Mounting Bracket Front View



Mounting Bracket Side View





product specifications

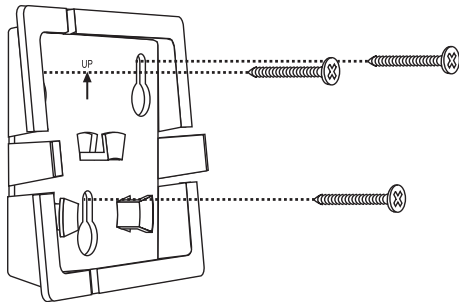
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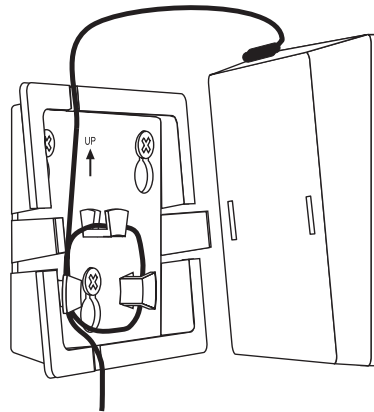
HomeWorks QS RF seeTouch Tabletop Keypads

Wall Mounting (optional)

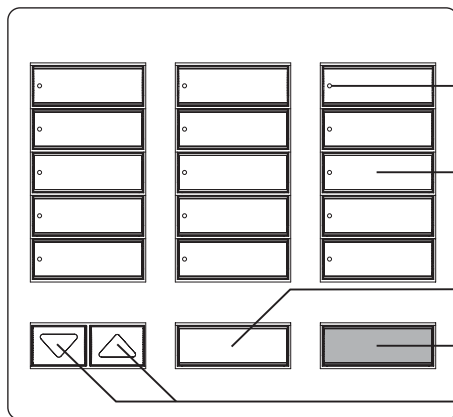
Attach mounting bracket to wall using the supplied wall anchors and screws.



If using the DC adapter, wrap excess cord around the cord holder and snap the keypad onto the mounting bracket.



Operation



Status LEDs

Show which keypad button has been activated.

Keypad Buttons

Press to activate desired levels or positions.

All On Button

Turn all lights to full on and shades/draperies to open.

All Off Button

Turn all lights off and shades/draperies to closed.

Raise/Lower Buttons

Lights increase or decrease in intensity and shades/draperies move towards the open or close limit.



product specifications

369349d

08.29.18

Colors and Finishes

Keypads and Engraved Button Kits

Satin Finishes



Snow
SW



Midnight
MN

Engraved Faceplate Kits

Satin Finishes



Snow
SW



Midnight
MN

- Due to printing limitations, colors and finishes shown cannot be guaranteed to perfectly match actual product colors.
- Color chip keychains are available for more precise color matching:
Satin Finishes – SC-CK-1
Architectural Metal Finishes – AMTL-CK-1

Engraved Faceplate Kits

Metal Finishes

When ordering metal faceplates, it is recommended to order the keypad in Midnight (MN).



Satin Brass
SB



Bright Brass
BB



Bright Chrome
BC



Clear Anodized
Aluminum
CLA



Black Anodized
Aluminum
BLA



Brass Anodized
Aluminum
BRA



Antique Brass
QB



Antique Bronze
QZ



Satin Chrome
SC



Satin Nickel
SN



Bright Nickel
BN

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John A. Miller

From: John A. Miller
Sent: Monday, November 18, 2019 4:05 PM
To: Jim Boeckel
Subject: RE: Referral for New Home - 102 Granite Ridge

Thanks Jim,
I will forward the comments to the applicant.

J

John A Miller III, CFM
Senior Planner
Planning & Development Services
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
C :: 970.417.1789



From: Jim Boeckel <jim@telluridefire.com>
Sent: Monday, November 18, 2019 11:32 AM
To: John A. Miller <JohnMiller@mtnvillage.org>
Subject: Re: Referral for New Home - 102 Granite Ridge

John, After review of the plans I have the following comments/notes: 1. Residence is required to have a fire sprinkler system installed due to being in excess of 3600 sqft. 2. Fire sprinkler system is required to be monitored. If you have any questions please contact me.

On Fri, Nov 15, 2019 at 9:18 AM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Morning everyone, Here is a referral for a new home proposed for Lot 137, 102 Granite Ridge. Let me know if there are any issues on this. The proposed public hearing is December 5.

<https://mtnvillage.exavault.com/share/view/1ramd-8a458tmx>

Thanks all,

J

John A Miller III, CFM

Senior Planner

Planning & Development Services

Town of Mountain Village

455 Mountain Village Blvd, Suite A

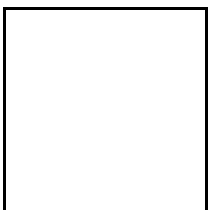
Mountain Village, CO 81435

O :: 970.369.8203

C :: 970.417.1789



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Jim Boeckel, Fire Marshal, Battalion Chief

Telluride Fire Protection District
PO Box 1645/131 West Columbia Avenue
Telluride, CO 81435

[970-729-1454](tel:970-729-1454) (cell)

[970-728-3801](tel:970-728-3801) (office)

[970-728-3292](tel:970-728-3292) (fax)

jim@telluridefire.com

John A. Miller

From: Normsackar <normsackar@aol.com>
Sent: Monday, November 25, 2019 3:03 PM
To: John A. Miller
Subject: Lot 137 construction

Dear Mr. Miller,

My home is built upon lot 91, adjacent and below lot 137. Obviously, our family is concerned regarding proximity. My effort to secure information describing this imminent construction, using the designated website, failed to reveal the placement, design, and driveway, for this new construction. The website made no current reference to lot 137.

Perhaps you might suggest something.

We are also particularly concerned regarding any possibility of blasting. When Valmor was built, some years ago, their blasting blew out the pressure control valves for the water main within our home. The result was a flooded lower floor. Damage was immense. This, despite the great distance from our lot 91.

Notice of the new lot 137 construction did reach me at my Chicago address, 945 West George St. suite 207, Chicago, IL 60657. The phone # is 773-348-7777. May we please hear from you?

Thank you,

Norman Sackar



**Agenda Item No. 6
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Meeting, February 6, 2019

DATE: January 22, 2020

RE: A review and recommendation to Town Council regarding a Resolution approving a variance to the Community Development Code (CDC) to allow deviations from parking requirements.

PROJECT GEOGRAPHY

Legal Description: Condominium Unit 21-C, Blue Mesa Lodge Condominiums
Address: 117 Lost Creek Lane
Owner: Gold Hill Holding, LLC
Zoning: Village Center
Existing Use: Accommodations and Commercial
Proposed Use: Multi-Family Residential and Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: Resolution 1997-0923-23



CASE SUMMARY:

Gold Hill Holding, LLC, owner of Unit 21-C Blue Mesa Lodge, is requesting Design Review Board (DRB) recommendation of a Variance to the CDC, Section 17.5.8: Parking Regulations. Approval of this request would allow for Unit 21-C to be rezoned to a Lodge Zoning designation without the 0.5 parking spaces required by the CDC. In order to determine the appropriateness of this request, the DRB has been provided the Criteria for Decision listed within Section 17.4.16 of the CDC. These criteria must be met in their entirety for the Town Council to approve the requested variance.

According to the CDC, the intent of the variance process is to establish procedures for granting a variance to the requirements of the Code because the strict application of CDC requirements would cause exceptional and undue hardship on the development and use of the lot due to special circumstances existing relative to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions. A variance is different from a design variation which is granted by the Design Review Board (DRB) in that it does not grant simple relief from a design regulation but instead allows for minimal necessary changes to the requirements of the code to allow for the reasonable use of a property.

BLUE MESA LODGES HISTORY

Zoning Designation History of Blue Mesa Lodges:

Blue Mesa Lodges (Lot 42B) were originally platted by the 1992 zoning map and preliminary PUD plat for eight condominiums and four hotels with a total person equivalent of 30 persons.

In 1997, Resolution No. 1997-0923-23 rezoned Lot 42B from 10 condominiums which included 18 lock-offs (the lock-offs carried no zoning designation or person equivalent, they were considered bedrooms to the condominium units), to 28 efficiency lodge units with a total of 14-person equivalent density. The town approved of the rezoning for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C, units, for example, 20A, 20B, and 20C. These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. In two cases, the 1998 condominium map only illustrated a unit A & B suite (no C unit).

Rezone and Parking History of Unit 21-C:

Unit 21-C was purchased by Gold Hill Holdings, LLC in 2012. When the property transferred ownership there was no associated parking space dedicated to the unit. Because a rezone application requires that the application conforms with land use and zoning regulations, a rezone to a lodge unit requires that the applicant meets the parking requirement of .5 parking spaces, or otherwise obtain a variance to parking requirements to meet this requirement. It should be noted that during the 1997 Rezoning described above, the Town allowed for parking to remain at 10 spaces, as a pre-existing condition and waived the additional four required parking spaces. This action resulted in the current parking configuration for Blue Mesa Lodge.

CRITERIA, ANALYSIS, AND FINDINGS

The criteria for the decision to evaluate a variance is listed below. The following criteria must be met for the review authority to approve the variance:

Chapter 17.4: DEVELOPMENT REVIEW PROCEDURES

17.4.16: Variance Procedure:

Staff has provided the following CDC criteria (a-h) for review. All of the following standards must be met for Town Council to approve the variance:

- a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;*

Staff: The DRB needs to determine if applying the parking regulations would result in an exceptional and undue hardship upon the property owner due to extraordinary or exceptional physical conditions. The DRB should note that Blue Mesa Lodge was granted a parking waiver by Town Council as part of Resolution No. 1997-0923-23 which approved the original density transfer and rezone converting the units to Efficiency Lodge. According to the Resolution, this was allowed due to the pre-existing nature of the parking configuration and circumstances. This could be considered by the DRB in making the above determination.

The DRB could also consider that a change of use from an efficiency lodge to a lodge zoning designation requires parking conformance and it is the applicants' burden to demonstrate hardship as part of this application in order to obtain this variance for parking or must otherwise meet the criteria of 0.5 spaces.

- b. The variance can be granted without substantial detriment to the public health, safety, and welfare;*

Staff: The proposed variance would not permit any additional changes in the current use of the parking facilities. No changes are discussed by the applicant to the unit or parking. The owner currently long term leases a parking space for current parking needs and has not indicated an ability to purchase on or off-site .5 parking spaces to meet the requirement. The owner indicated a desire for the board to consider the constraints acknowledged with the initial parking variance granted by the town. The DRB should also consider if the change in zoning and potential uses without the required parking will impact public health, safety, and welfare.

- c. The variance can be granted without substantial impairment of the intent of the CDC;*

Staff: The code intends to bring properties into compliance whenever possible. However, given that Blue Mesa Lodge was granted a reduction in four parking spaces (associated with eight efficiency lodge units) at the time of the 1997 rezone application should be considered when weighing these criteria and whether a variance would impair the intent of the CDC in regards to providing adequate parking.

- d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district;*

Staff: The applicant has expressed that BML may warrant consideration when owners voluntarily bring units into compliance due to the past history of use as small residences, short term or long term rentals and lack of on-site hotel-like amenities consistent with other properties with efficiency lodge units. The board must evaluate whether granting a parking variance would constitute special privilege in excess of those enjoyed by other property owners in the same zoning district which is the Village Center Zone District which has a number of grandfathered non-conforming properties constructed without parking prior to the Town requiring minimum parking spaces for each unit.

- e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;*

Staff: There is no adequate available parking located on-site due to the number of units in relation to the number of parking spaces. Failure to grant the variance would result in an instance of the applicant being unable to achieve the applicants' desired outcome of being able to use the unit as a lodge unit which has fewer restrictions than the efficiency lodge unit which is the existing zoning designation. However, the DRB needs to also consider whether

a granting the variance requested in order to accommodate the rezone from efficiency lodge to lodge is necessary to accommodate a reasonable use of the property or whether the existing zoning designation provides a reasonable use of the property.

- f. *The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;*

Staff: The lot is within a legally created subdivision and Unit 21-C is within a legally created condominium community.

- g. *The variance is not solely based on economic hardship alone; and*

Staff: There has been no indication that the variance is based solely on economic hardship.

- h. *The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.*

Staff: If a variance is granted staff believes that this request meets all applicable Town Regulations and Standards.

STAFF ANALYSIS

As part of this analysis, staff recommends that the DRB and Council consider the previous parking waiver that was issued in 1997 along with the reasoning for the issuance of that waiver in conjunction with the fact that the rezone application triggers parking requirements which are requested to be varied in order to approve the rezone application and today's standards of the CDC regarding parking and variances. The CDC recognizes that minimum parking requirements are based on standard parking requirements applied in similar jurisdictions, and that parking demands for a use may change over time due to changes in key variables that impact the amount of required parking.

Although the above-described parking waiver was issued, there is also merit in the concerns related to potential increased parking impacts subsequent to changes in use from Efficiency Lodge to Lodge, such as increased traffic and increased use of the unit that may otherwise affect the current parking arrangement that may have worked in the past. For that reasoning providing parking may be more preferable for this request.

DESIGN REVIEW BOARD CRITERIA FOR REVIEW:

The Design Review Board's purview relates specifically to how density transfers and rezone applications may have design-related implications. There is no change to the unit and no design review implications.

Similarly, the proposed variance would result in no design-related implications given the existing parking situation has been in place for years. The owner does not anticipate any substantive change in use; however, we recognize a lodge unit can be used as a residence. It is undetermined whether short term or residential use reduce or increase parking impacts.

RECOMMENDED MOTION: The DRB may approve, continue, deny or modify the review and recommendation to Town Council regarding the proposed variance to the CDC Parking Regulations for Unit 21-C, Lot 42B.

Two alternative motions have been provided for your consideration:

Motion for Approval: *I move to recommend Town Council approval of a resolution to allow a variance to the CDC parking requirement standards granting deviations to the required 0.5 parking spaces for Unit 21-C, Lot 42B.*

These recommendations are based on the following findings as noted in the staff report of record dated January 22, 2020:

Findings:

- 1. If the Town Council determines the variance request meets the requirements of the CDC, then the parking requirement for Unit 21-C will be met.*
- 2. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

This motion is based on the evidence and testimony provided at a public hearing held on February 6, 2020, with notice of such hearing as required by the Community Development Code.

Motion for Denial:

I move to recommend Town Council denial of the resolution to allow a variance to the CDC parking requirement standards granting deviations to the required 0.5 parking spaces for Unit 21-C, Lot 42B, with the following findings:

Findings:

- 1. The application does not meet the criteria for decision as detailed in the staff memo of Record dated January 22, 2020.*

This motion is based on the evidence and testimony provided at a public hearing held on February 6, 2020, with notice of such hearing as required by the Community Development Code.

/jjm

Exhibit A:

Rezoning variance application Blue Mesa Lodge Condominiums, Lot 42B, Unit 21C

Gold Hill Holding, LLC

Staff have requested we provide a more in-depth discussion for the Design Review Board to consider as we move forward with our application to rezone unit 21C at Blue Mesa Lodge from an 'efficiency lodge' to 'lodge'.

Background

This rezoning has been pursued exclusively in response to recent changes to the Community Development Code ordinance made by the Town of Mountain Village. The 2019 revision of CDC ordinances for efficiency lodge units unreasonably restricts use of this property in a manner that had never been intended or applied in the over 20 year history since the conversion to efficiency lodge was made in 1997. This regulatory change damages the value of our investment in a condominium unit ideally located in the pedestrian core of our village, to a comparable value of a timeshare unit with minimal options for use. This hardship is not tolerable and as a measure of goodwill the Town has graciously extended the opportunity to rezone properties in our building to a less restrictive 'lodge' definition.

Blue Mesa Lodge has filled an important niche in the village with mixed use; short term rentals, long term rentals, and one owner established permanent residency in our building. Rezoning our properties allows property owners to provide badly needed seasonal rentals to area employees and travelers who intend a longer stay than the typical short-term rental (30 days or less). There is a severe shortage of seasonal rental properties in Mountain Village, which directly impairs employers ability to retain workers, and directly impacts everything from the coffee shop to the construction company. There is much less demand for the short term stays that the new efficiency lodge ordinances would impose. Our short term occupancy rate is about 20%, and the town does not appear to have a shortage of short term lodging. Blue Mesa Lodge is an ideal building for mixed use; we have no central booking agency, front desk, or other amenities typical to the hotel condominium properties that are more prominently represented in the list of efficiency lodge units within Mountain Village.

Until recently, the town had demonstrated no interest in constraining use of our properties which were all converted to efficiency lodge zoning in 1997. Permitted renovations in our building have combined units larger than the lodge definition, smaller spaces have been improved to more livable lodge configurations, many units in our building have functional kitchens and multiple restrooms. A variance to the defined parking requirements allowed some properties to have fractional ownership of parking spaces less than 0.5 (Which is the CDC defined requirement for

both efficiency lodge and lodge units). With the variance granted by the town in 1997, some units have no deeded parking—such as the subject of this application.

The Design Review Board and Town Council have approved a group of rezoning applications from Blue Mesa Lodge property owners recently. It is important work to continue with this if we are going to preserve the value of our properties and continue to attract development to the village core. The variance process exists for this specific purpose: development of a unique and vital community is sometimes messy and mistakes will be made that can only be resolved by allowing that some ordinances and definitions do not apply to all circumstances. Loft spaces and partitioned rooms should be allowed as they meet the definition for lodge 'rooms', larger and smaller spaces should as well. Parking space requirements do not need to apply to all properties in the core. We hope that through a well-reasoned approach to the variance process the town can maintain values and encourage investment.

The founders of Mountain Village had a brilliant vision for developing a unique community unlike any in North America, inspired by European models. Thriving mountain communities with a lively and economically productive pedestrian core are attractive places to resemble. The clogged roads and noisy busses in Snowmass and Vail serve as a keen reminder of how special this place is. We have the landscape, and we are building the community. This vision did not include motor vehicles in the village core. Like our European archetype, a centralized parking scheme was seen as the best way to allow our development to continue in this vision. As building continues and the town attracts more investment, increasing our parking capacity in the central garage was the intended approach. This is why they did not require deeded parking spaces for all properties in the core, and thus created situations like ours.

When the town allowed parking spaces to be sold away from the condominium unit owners in our building, investors had an opportunity to buy and now there is a market to rent and sell these parking spaces. We have maintained access to parking for our property by engaging realtors and owners to provide for both short and long-term rental agreements for parking. For example, over the years we have run this property: many of our winter guests don't need a parking space at all, parking was available in our garage at a nightly rate brokered by a realtor ideal for short-term renters, an engineer for a local project needed long term housing for six months and we negotiated a six month parking lease to accommodate that need, we have a current long-term agreement to lease a space on annually renewing terms. The town is still collecting property tax on these spaces and also collects revenue from renters paying to park in the municipal garages when there isn't enough room for all. The town could increase supply and lower prices if further pressure is desired, proposing a bond measure to build more decks on our current parking structure would be a good start. As there were never enough spaces built in the village core for everyone to have a deeded parking space, this truly American model of market-based use has been the solution.

We are asking that the parking requirement be reconsidered for our case, as it does not significantly affect our parking usage for rezoning the property. Any future owners will have the

same options to consider for parking as we have: use the town garage, rent a space as needed, secure a long term parking lease, or buy a space. This variance is very important to our rezoning, please consider these responses carefully and recognize the greater challenges that are created with changes to the CDC regulations.

Responses

1. The following criteria shall be met for the review authority to approve a variance:

a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;

The strict application of the CDC regulations for 0.5 parking space requirement imposes an unreasonable hardship as no parking was deeded to this property by a previously approved variance recorded in rezoning resolution 1997-0923-23. Rezoning this property is now essential to maintaining its value and preserving the vital characteristics of the village core. The development of the village core was specifically limited in vehicle access, properties in this area have a special circumstance for which variance to the parking requirements was and is still the best solution for non-conforming properties.

b. The variance can be granted without substantial detriment to the public health, safety and welfare;

This variance poses no substantial detriment to the public health, safety or welfare and does not constitute any change in the current property use. There would, if anything, be an increase in vehicle traffic into the village core if variances are not given to rezoning properties as demand for parking in the core may drive further development of parking structures in the village. It was wisely within our founders vision to develop parking outside of the village core in order to preserve the attractive and healthy pedestrian zone, with minimal noise and pollution.

c. The variance can be granted without substantial impairment of the intent of the CDC;

The same 0.5 parking space requirement exists for both efficiency lodge and lodge zoning. The variance that allowed this property to be sold without a space has not impaired mixed use of the property. The intent of the CDC is better reflected by rezoning our property as the new ordinances surrounding

efficiency lodge uses are not compatible with our property, building or history of use. Any perceived impairment to the intent of the CDC parking requirement was made over 20 years ago and has never been challenged. We are only asking that this previous variance continue to be honored, placing no more or less demand on the available spaces.

d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;

Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district; the 1997 variance was given for 4 full parking spaces leaving multiple units of Blue Mesa Lodge Condominiums without deeded parking. The variance is needed in order to continue similar use of our property to other units in our building by rezoning to lodge status.

e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;

Rezoning the property is necessary to allow reasonable use of the property due to new restrictions being imposed on efficiency lodge units. Blue Mesa Lodge is not a hotel property, the individual units should not be restricted as such. Granting of this parking variance to allow for rezoning is the minimum necessary to allow for reasonable use.

f. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;

The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created.

g. The variance is not solely based on economic hardship alone;

This variance is not exclusively an issue of economic hardship, though if unable to rezone our property it will be expected to suffer a significant loss of value. The basis for needing this variance is because a previously approved variance to parking requirements allowed this property to be separated from deeded parking over 20 years ago.

and h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

The proposed variance is sought for relief from regulations requiring 0.5 parking spaces for a property to be zoned as a lodge unit. This is not a significant difference in requirements that existed for the previous zoning, both zoning categories have the same 0.5 space requirements. If the standard did not need to apply once, it seems sensible that with no difference in the substantive requirement, it need not apply again.

Exhibit B:

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MOUNTAIN VILLAGE,
MOUNTAIN VILLAGE, COLORADO
APPROVING AMENDMENT TO FINAL PLAT FOR
REZONE TO EFFICIENCY LODGE UNITS
LOT42B**

Resolution No. 1997 - 0923-23

Whereas, Steve Hilbert, Arthur K. And Jane S. Mason, Fred M. Cone Jr. CSO Blue Mesa Partners, Ronald D. And July R. Porte, Peter Ricciardelli, Samuel J. And Susan M. Buffone, Terry F. And Margaret Lenzner, Telluride Associates the owners of record of real property described as lot 42B, Mountain Village; and

Whereas, Steve Hilbert on behalf of the owners has requested approval of an Amendment to the Final Plat Rezone to Efficiency Lodge Units, and

Whereas, the duly recorded plat of lot 42 designates the following:

Current Platting Status

Lot42B 10 Condominium Units 30 Population Density
(18 lock offs)

Whereas, in compliance with the provisions of Section 35.2 of the Land Use Ordinance and with due consideration of the matters set forth in the application filed, this application does hereby propose the following plat amendment:

Whereas, The purpose for the rezone is to take advantage of the condominium conversion allowable under the Town of Mountain Village LUO to legally separate Blue Mesa Lodge Units into distinct ownership segments in order to create a market for the units. The proposed rezone will not result in any increase in the overall density of the Mountain Village.

Proposed Platting Status

Lot 42B 28 Efficiency Lodge Units 14 Population Density

Whereas, the Design Review Board (ORB) considered this application, along with evidence and testimony, at a public meeting held September 11, 1997. Upon concluding their review, the Board voted in favor of the Rezone, and recommended approval to the Town Council waiving the requirement to provide the additional four (4) parking spaces due to the pre-existing circumstances.

TMT - 98090041

Whereas, the Town of Mountain Village, Town Council considered this application, along with evidence and testimony, at a public meeting September 23, 1997.

Now, Therefore, Be It Resolved that the Town Council of the Town of Mountain Village, Mountain Village Colorado, hereby approves/ the Amendment to Final Plat Lot 42B, Rezone to 28 Efficiency Lodge Unit, Mountain Village and authorizes the Mayor to sign the Resolution subject to the following conditions:

- I.) Retiring the remaining density currently associated with Lot 42B.
- 2.) Approval by the Town Council of the variance to the LUO waiving the requirement to provide the additional four parking spaces due to the pre-existing condition.
- 3.) Receiving all required signatures and certificates prior to the Mayor signing the resolution and recordation.

Be It Further Resolved that Lot 42B may be developed as submitted in accordance with Resolution NQ.1997-0923-23.

Lot42B 28 Efficiency Lodge Units 14 Population Density

Approved/ by the Town Council, Town of Mountain Village at a public meeting September 23, 1997.

Town of Mountain Villao/Town Council

by: _____

William A. Hanley III, Mayor

Attest:

by: _____

Linda L. Cook
Town Clerk