

**TOWN OF MOUNTAIN VILLAGE
SPECIAL DESIGN REVIEW BOARD MEETING
AGENDA**

THURSDAY APRIL 22, 2021 10:00 AM

MOUNTAIN VILLAGE TOWN HALL

455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO

TO BE HELD <https://us02web.zoom.us/j/84844089109?pwd=dGVEUHo0UmZ6TVYyMmd2MWw0ZjdKQT09>

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Clerk	Action	Oath of Office Appointed DRB Members: G. Garner, S. Bennett, E. Kramer, L. Caton, S. Jordan.
3.	10:05	5	Board Members	Action	Design Review Board Annual Election of Chair, Vice-Chair and Temporary Chair.
4.	10:10	5	Ward	Action	Reading and Approval of the March 25, 2021 Design Review Board Meeting Minutes.
5.	10:15	30	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family Detached Condominium residence on Lot 165, Unit 10, 200 Cortina Drive, pursuant to CDC section 17.4.11.
6.	10:45	30	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family Detached Condominium on Lot 165, Unit 21, 145 Cortina Dr, pursuant to CDC Section 17.4.11.
7.	11:15	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot AR-26, 122 Singletree Way, pursuant to CDC Section 17.4.11.
8.	12:00	30			Recess
9.	12:30	45	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot BC110R, 105 Lawson Overlook, pursuant to CDC Section 17.4.11.
10.	1:15	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 226BR, 242 Benchmark Drive, pursuant to CDC Section 17.4.11.
11.	2:00	45	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 430, 129 Touchdown Drive, pursuant to CDC Section 17.4.11.
12.	2:45	45	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 167R-4, 162 San Joaquin Rd., Unit 4, pursuant to CDC Section 17.4.11.

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 MEETING
AGENDA FOR APRIL 22, 2021**

13.	3:30	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 729R-7, 87 Pennington Place, pursuant to CDC Section 17.4.11.
14.	4:15	15	Miller Applicant	Quasi-Judicial	Review and Recommendation to Town Council regarding a Vested Property Rights Extension for a Site-Specific Development Plan at Lot 1003R-1, 433 Mountain Village Boulevard, Gondola Parking Garage
15.	4:30	15	Miller Applicant	Quasi-Judicial	Review and Recommendation to Town Council regarding a Vested Property Rights Extension for a Site-Specific Development Plan at Lot 1001R, 415 Mountain Village Boulevard, VCA Phase IV
16.	4:45		Chair		Adjourn

Join Zoom Meeting

<https://us02web.zoom.us/j/84844089109?pwd=dGVEUHo0UmZ6TVYyMmd2MWw0ZjdKQT09>

Meeting ID: 848 4408 9109

Passcode: 578815

Dial by your location

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TOWN OF MOUNTAIN VILLAGE

**OATH OF OFFICE
DESIGN REVIEW BOARD**

I, Elizabeth Caton, do hereby swear, (or affirm), that I will support the Constitution of the United States, the Constitution and laws of the State of Colorado, the Town Charter and Ordinances of the Town of Mountain Village; that I will bear true faith and allegiance to the same and that I will faithfully perform the duties of Design Review Board Member to the best of my ability, so help me God, (or I so do affirm).

Signature

Date

Attest:

Deputy Clerk or Town Clerk
Town of Mountain Village

TOWN OF MOUNTAIN VILLAGE

**OATH OF OFFICE
DESIGN REVIEW BOARD**

I, Ellen Kramer, do hereby swear, (or affirm), that I will support the Constitution of the United States, the Constitution and laws of the State of Colorado, the Town Charter and Ordinances of the Town of Mountain Village; that I will bear true faith and allegiance to the same and that I will faithfully perform the duties of Design Review Board Member to the best of my ability, so help me God, (or I so do affirm).

Signature

Date

Attest:

Deputy Clerk or Town Clerk
Town of Mountain Village

TOWN OF MOUNTAIN VILLAGE

**OATH OF OFFICE
DESIGN REVIEW BOARD**

I, Greer Garner, do hereby swear, (or affirm), that I will support the Constitution of the United States, the Constitution and laws of the State of Colorado, the Town Charter and Ordinances of the Town of Mountain Village; that I will bear true faith and allegiance to the same and that I will faithfully perform the duties of Design Review Board Member to the best of my ability, so help me God, (or I so do affirm).

Signature

Date

Attest:

Deputy Clerk or Town Clerk
Town of Mountain Village

TOWN OF MOUNTAIN VILLAGE

**OATH OF OFFICE
DESIGN REVIEW BOARD**

I, Scott Bennett, do hereby swear, (or affirm), that I will support the Constitution of the United States, the Constitution and laws of the State of Colorado, the Town Charter and Ordinances of the Town of Mountain Village; that I will bear true faith and allegiance to the same and that I will faithfully perform the duties of Design Review Board Member to the best of my ability, so help me God, (or I so do affirm).

Signature

Date

Attest:

Deputy Clerk or Town Clerk
Town of Mountain Village

TOWN OF MOUNTAIN VILLAGE

**OATH OF OFFICE
DESIGN REVIEW BOARD**

I, Shane Jordan, do hereby swear, (or affirm), that I will support the Constitution of the United States, the Constitution and laws of the State of Colorado, the Town Charter and Ordinances of the Town of Mountain Village; that I will bear true faith and allegiance to the same and that I will faithfully perform the duties of Design Review Board Member to the best of my ability, so help me God, (or I so do affirm).

Signature

Date

Attest:

Deputy Clerk or Town Clerk
Town of Mountain Village

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY MARCH 25, 2021**

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:01 AM on MARCH 25, 2021, held remotely via ZOOM:1
<https://us02web.zoom.us/j/81457882279?pwd=a0VTaWN2ek9zNmJxZDdtNGluaGh1Zz09>

Attendance

The following Board members were present and acting:

Banks Brown
David Craige
David Craige
Liz Caton
Cath Jett
Adam Miller
David Eckman

Ellen Kramer (1nd alternate)

The following Board members were absent:

Cath Jett
Greer Garner

Scott Bennett (2nd alternate)

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
John Miller, Senior Planner
Amy Ward, Planner

Public in attendance:

Sandy Gilbert
Whitney Rosenfeld
Karen Matusinec
Stefanie Solomon
Anton Benitez
JJ Ossola
Sandy Gilbert
Luke Trujillo
Trevor Martin
Brendan Hamlet

On a **MOTION** by Craige**Garner** and seconded by **Miller** the DRB voted unanimously to approve the minutes from the March 4, 2021 Meeting.

Item 3. Comprehensive Plan Amendment Process Introductions and Update

Michelle Haynes presented on behalf of staff
Jay Renkins and Elly Brophy presented on behalf of MIG.

This item was for informational purposes and no action was taken.

Item 4. Consideration of a Design Review: Initial Architectural and Site Review for a new Single-Family residence on Lot 165, Unit 6, 160 Cortina Drive, pursuant to CDC section 17.4.11.

On a motion by **Craige** and seconded by **Jett** DRB voted unanimously to table the consideration of a Final Architectural Design Review for a new Single-Family detached condominium residence on Lot 165, Unit 6, 160 Cortina Drive.

Item 5. Consideration of a Design Review: Final Architecture Review for a new Detached Condominium Residence on Lot 161D-1, unit 17, 8 Tunnel Lane (The Ridge), pursuant to CDC section 17.4.11.

On a motion by **Craige** and seconded by **Kramer** DRB voted unanimously to continue the consideration of a Final Architectural Design Review for a new Single-Family residence on Lot 161D-1, Unit 17 to the May 6, 2021 Design Review Board meeting.

Item 6. Consideration of a Design Review: Final Architecture Review for a new Detached Condominium Residence on Lot 161D-1, unit 19, 8 Tunnel Lane (The Ridge), pursuant to CDC section 17.4.11.

On a motion by **Craige** and seconded by **Kramer** DRB voted unanimously to continue, the consideration of a Final Architectural Design Review for a new Single-Family residence on Lot 161D-1, Unit 19 to the May 6, 2021 Design Review Board meeting.

Item 7. Consideration of a Design Review: Final Architectural Review for a new Single-Family Residence on Lot 434, 142 Touchdown Drive, pursuant to CDC section 17.4.11.

John Miller presented on behalf of staff
Chris Hawkins presented as applicant, with Tommy Hein, Diane Lipovsky, Kim – RSA and David Ballode

Public Comment: No additional comments

On a **MOTION** by **Kramer** and seconded by **Jett** the DRB voted unanimously to to approve the Final Architecture Review for a new single-family home located at Lot 434, 142 Touchdown Drive, based on the evidence provided within the Staff Report of record dated March 15, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) Board Form Concrete
- 2) GE Encroachments, including Parking
- 3) Metal Fascia

And, with the following conditions:

- 1) Prior to submittal for building permit, the applicant shall obtain approval from the Town Forester for the landscaping plan and the Wildfire Mitigation plans.
- 2) Prior to submittal for building permit, the applicant shall revise the civil drawings to

provide grade details for the motor court, demonstrating it complies with driveway standards.

3) Prior to submittal for building permit, the applicant shall revise the lighting plan fixtures BX to include a limit and XD1 per staff approval, and shall obtain approval from Town Staff and a Member of the DRB.

4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

6) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement and/or ROW Encroachment Agreement, as applicable, with the Town of Mountain Village for the encroachments approved.

7) 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.

8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

9) Prior to the Building Division conducting the required framing inspection, a fourfoot (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

10) Prior to the issuance of a building permit, the applicant shall work with Public Works to detail the removal of part of Highlands Way.

11) Prior to the issuance of a building permit, the applicant shall provide a plan showing additional snowmelt details to Town Staff.

Item 8. Consideration of a Design Review: Initial Architectural and Site Review for a new Detached Condominium on Lot 167R-3, 162 San Joaquin Rd., Unit 3, pursuant to CDC section 17.4.11.

Amy Ward presented on behalf of staff

Kristine Perpar, Architect, presented as the applicant, with David Ballode

Public Comment: None

On a **MOTION** by **Craige** and seconded by **Caton** the DRB voted unanimously to approve the Final Architecture Review for a new detached condominium located at Lot 167, Unit 3, based on the evidence provided within the Staff Report of record dated March 16, 2021, with the following design variations:

- 1) Tandem Parking
- 2) Road and driveway standards

And, with the following specific approvals:

1) GE encroachment for grading

And, with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall work with staff and the Town Forester to modify the landscaping plan to include additional Zone 1 approved species of shrubs and perennials.
- 2) Prior to the issuance of a building permit, the applicant shall work with staff and the Town Forester to revise the fire mitigation plan to meet the requirements of the CDC.
- 3) Prior to the issuance of a building permit, the applicant shall work with staff to revise the lighting specification for the address monument so that it complies with the CDC lighting standards.
- 4) Prior to the issuance of a building permit, the applicant will work with staff to verify the access road dimensions, and compare them to the already approved access tract within the condo map.
- 5) Prior to the issuance of a building permit, the applicant will provide staff with proposed slope grade in the newly graded area on the west side to verify compliance with CDC regulations for grading and drainage.
- 6) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 7) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition. If construction on Unit 4 has not commenced within 1 year from the issuance of the CO for Unit 3, any disturbance on that Unit 4 will be required to be brought back to its pre-disturbed condition. A development agreement may be required to assure that the work is completed.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 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) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) Prior to the Building Division conducting the required framing inspection, a fourfoot (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

Item 9. Recess

The meeting was reconvened at 11:57 a.m.

Item 10. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Residence on Lot 165, Unit 10, 200 Cortina Drive, pursuant to CDC section

17.4.11.

John Miller presented on behalf of staff
Jim Kehoe, Architect, presented as applicant

Public Comment: None

On a **MOTION** by **Caton** and seconded by **Kramer** the DRB voted unanimously to approve the Initial Architectural and Site Review for a new detached condominium located at Lots 165, Unit 10 based on the evidence provided within the Staff Report of record dated March 12, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) *GE Encroachments*
- 2) *Earthen Roof*

And with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall update the landscape plan to include irrigation notes.
- 2) Prior to the submittal for a Final Architectural Review, the applicant will revise the grading and drainage plan to demonstrate the final slopes.
- 3) Prior to the submittal for a Final Architectural Review, the applicant will revise the parking plan to remove exterior spaces.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated lighting plan and photometric study that shows that all exterior fixtures are in compliance with the CDC lighting standards.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall revise the fire mitigation plan to be in compliance with the forestry provisions within the CDC regulations.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall revise the construction mitigation plan to include parking.
- 7) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 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) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) Prior to the Building Division conducting the required framing inspection, a fourfoot (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

Item 11. Consideration of a Design Review: Initial Architectural and Site Review for a new Single-Family Residence on Lot 165-21, 155 Cortina Drive, pursuant to CDC section 17.4.11.

Amy Ward presented on behalf of staff
Jim Kehoe, Architect, presented as applicant

Public Comment: None

On a **MOTION** by **Craige** and seconded by **Eckman** the DRB voted unanimously to approve the Initial Architectural and Site Review for a new detached condominium located at Lots 165, Unit 21 based on the evidence provided within the Staff Report of record dated March 11, 2021 with the following design variations and specific approvals:

Design Variations:

1) Road and Driveway Standards

Specific Approvals:

- 1) Earthen Roof utilizing planting trays
- 2) Setback encroachments

And, with the following conditions:

1) Prior to the submittal for a Final Architectural Review, the applicant shall move the corner of the garage in such a way as to eliminate the need for subsurface footer encroachments.

2) Prior to the submittal for a Final Architectural Review, the applicant shall update the landscape plan to include irrigation notes and revisions per the Foresters

Referral Comments

3) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated lighting plan that shows that all exterior fixtures are in compliance with the CDC lighting standards; this includes replacing proposed pathway lighting with full cut-off fixtures, providing more detail on LED strip lighting to illustrate full compliance, and providing a photometric study.

4) Prior to the submittal for a Final Architectural Review, the applicant shall revise the address monument design to be in compliance with the CDC regulations.

5) Prior to the submittal for a Final Architectural Review, the applicant shall revise the fire mitigation plan to be in compliance with the forestry provisions within the CDC regulations.

6) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional driveway details to illustrate compliance with road and driveway standards.

7) Prior to the submittal for a Final Architectural Review, the applicant shall revise the construction mitigation plan to include parking and revise the limits of construction area to better reflect the reality of the need for additional space outside of the building envelope.

8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

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.

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.

12) Prior to the Building Division conducting the required framing inspection, a fourfoot (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

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the March 4, 2021 meeting at 1:34 pm.

Prepared and Submitted by,

Amy Ward
Planner

DRAFT



TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; April 22, 2021

DATE: April 13, 2021

RE: Final Architectural Review for a new Single-Family detached condominium on Lot 165, Unit 10 160 Cortina Drive, pursuant to CDC section 17.4.11.

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: UNIT 10 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NO 370697

Address: 200 Cortina Drive

Applicant/Agent: Jim Kehoe, KA Design Works

Owner: Gabriel Telluride Holdings, LLC

Zoning: Multi-Family

Existing Use: Vacant

Proposed Use: Detached
Condominium

Lot Size: 0.21 Acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Application
- Exhibit B: Plan Set
- Exhibit C: Staff Referral Comments

Figure 1: Vicinity Map



Case Summary: Jim Kehoe of KA Design Works (Applicant), working on behalf of the Gabriel Telluride Holdings, LLC (Owner), is requesting the Design Review Board (DRB) approval of a Final Architecture Review (FAR) Application for a new single-family detached condominium at Lot 165, Unit 10 – 200 Cortina Drive. The Lot is approximately 0.21 acres and is zoned Multi-Family (Detached Condominium) with the overall square footage of the home being approximately 6,556 gross square feet (5,144 livable). The applicant has provided all the required materials for the FAR for the proposed home.

History and Existing Conditions: Lot 165, Unit 10 is located within the Cortina Land Condominiums (Cortina) along San Joaquin Road between the existing Cassidy Ridge and Winterleaf developments. When approved, a total of 22 Condominium Units and 3 Parcels (A, B, and C) originally designated as a General Common Element of the land condos were approved by the Town. Subsequent to the creation of the common interest community, Units 18 and 19 were replatted into Unit 18R to allow for the development of a Multi-family project on Units 17R, 18R, 20, and Parcel A (later identified as Unit 23). The remainder of the Lots within Cortina are designated for single-family detached homes. A large number of the Units within Cortina face topographical issues such as steep forested slopes with difficult access.

Unit 10, like other Cortina units, faces topographical difficulties with a large area of the unit over 30%. The unit is forested and as described in the narrative contains a total of 36 trees over 4", the majority of which will be affected by this project. Additionally, it appears there are specific approvals proposed and discussed at the IASR – which the DRB expressed general comfort with their appropriateness.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is 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 italicized Text.***

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	40' (gable)	36.88
Maximum Avg. Building Height	35' (gable)	28.26
Maximum Lot Coverage	65% Maximum	46%
General Easement Setbacks	16 Foot Setback Utility/Skier/Pedestrian Easement	
Roof Pitch		
Primary		6:12
Secondary		Flat
Exterior Material**		
Stone	35% minimum	35%
Windows/Doors	40% maximum	34%
Parking	2 Parking Spaces	2 Enclosed

Design Review Board Specific Approval Requests:

1. General Easement Encroachments

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a mixture of primary gabled roof forms with some secondary flat roof areas and is limited by a maximum building height of 40 feet. The maximum average height must be at or below 35 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Based on the heights provided as part of the submittal documents, the maximum building height as proposed is 36.88 feet from the highest ridge to the grade below and the maximum average building height is shown at 28.26 feet. As part of the height analysis, the applicant has provided a parallel plane analysis demonstrating that no portion of the home penetrates the 40-foot parallel slope height allowance for gabled roof forms. The design does well in its incorporation of stepped massing as the topography of the site slopes down to the west. If the DRB concurs with the staff's height analysis, then there shall be a condition of approval that shall require a height survey to occur prior to framing inspections in order to demonstrate compliance with maximum heights.

17.3.14: General Easement Setbacks

Lot 165 Unit 10 is burdened by a sixteen (16) foot setback that surrounds its building envelope. The CDC provides that the GE and other setbacks 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 and setbacks such as Driveways, Ski Access, Utilities, Address Monuments, and Fire Mitigation.

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

- *Driveway: A portion of the front setback is proposed to serve as the driveway for Unit 10.*
- *Utilities: Utilities will be required to cross the front setback area due to existing locations of Sewer, Water, and Shallow Utilities located in Cortina Drive as shown on the Utility Plan.*
- *Fire Mitigation: The applicant is proposing tree removal for fire mitigation in the Setback. This will be discussed in more detail within the environmental standards section below.*

In addition to the above, the proposal also includes setback encroachments that do not fall into the above category of permitted setback development activity:

- *Below Grade Foundation Encroachment: The applicants are proposing a 12" below grade encroachment of a footer on the eastern side setback of Unit 10. This was discussed at the Initial Architectural and Site Review (IASR), and the DRB was generally comfortable with this minor encroachment. Additionally, the HOA has signed off on this design.*

- *Retaining Walls: Due to the existing roadway, and its proximity to the home and entryway, the applicants are proposing retaining walls of varying height be located within the front setback. This appears to allow for a small sheltered front yard area between the entryway and the roadway. The applicants have revised their plans since IASR to include the building code required railing. This will be a metal railing and will also need to be referenced in any GE encroachment agreement if DRB approves this application.*
- *Landscaping: Due to the steepness of the lot, the applicant has proposed some grading to occur within the setbacks surrounding the home. In addition to the grading, the applicant is proposing some minimal landscaping to occur on both side setback areas which will assumably require irrigation to also be located within the setbacks. Based on comments provided by the DRB at the IASR, the applicant has also revised the plan to include a small landscaping step on the rear patio that will be within the GE.*

It should be noted that regardless of the encroachment, the DRB can waive the GE setback or other setbacks and allow for prohibited activities if it is determined that the applicant has demonstrated hardship and mitigated off-site impacts. Any home with foundation walls within 5' of the GE or setback will require a footer survey prior to pouring concrete to ensure there are no additional encroachments into the setback 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.

Staff: There have been no substantial changes to the design theme of the home since the IASR. The CDC provides design theme characteristics that attempt to link existing and new architecture throughout the Mountain Village. Through the use of similar material palettes of stone, metal, and wood - the home links contemporary mountain modern design with existing development in Cortina and the Mountain Village. While the design is modern in form and massing, staff believes that the applicant has been responsive to the specific site constraints in order to limit overall site disturbance and comply with the height provisions on an otherwise steep lot without sacrificing the high alpine design vernacular of the Mountain Village. The materials as proposed are modern in style but contrast well with the more traditional gabled form of the structure. It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular.

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: There have been no substantial changes to the Building Siting Design of the home since the IASR. Lot 165, Unit 10 is a 0.21-acre unit that slopes from a high point along

Cortina Drive down to the Limited Common Element (LCE) skier easement used by the Cortina Subdivision. As shown in the attached survey work, the majority of the site consists of slopes greater than 30%, and in order to develop the site, it appears impossible to not disturb these areas. The applicant has attempted to site the home in less steep areas, and it appears that they have generally done so. Although the home is located in proximity to the Lower Sundance Ski Run, this home's visibility will be limited given the existing stand of mature aspen that shields the home site from the west and south vantages.

17.5.6: Building Design

Staff: There have been no substantial changes to the Building Design of the home since the IASR. The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. In order to accomplish this, the applicant is proposing a random rectangular cut CK Dove Grey Dry stack stone veneer surrounding the foundation of the home. Additionally, the design calls for horizontal wood siding which appears to limit the feeling of the home projecting upwards. The design features a primary gabled roof form with a stepped-down flat / cantilevered roof area to the rear of the home. The design allows for the home to comply with the height limits but also captures exterior space in the form of a rear deck area.

A prominent feature of the home is the cantilevered living spaces to the rear and front above the garage and entry walk. In the provided narrative, the applicant discussed the desire to limit the overall visual prominence of the garage as seen from the front of the home. In order to accomplish this, the garage and entry were pushed back from the front of the lot and the glazed upper levels cantilevered over this space. Staff agrees that this small detail decreases the prominence of the garage in a way that works well for the site while allowing the home to remain grounded on the site.

The home's exterior palette as shown in the material sheet of the submission appears to blend well, providing some contrast between the stone, metal, and wood. The proposal calls for a flat standing seam metal to be used for a large portion of the front façade of the home. The garage door is called out as being faced with dark stained ash. The CDC allows for bonderized standing seam roofing materials and this appears to meet that requirement. The home does feature a large amount of glazing, but it is within the allowable 40% maximum requirement.

The applicant's plans show 2,000 square feet of snowmelt, and all specific areas have been delineated. Based on the overall square footage of this snowmelt system, the applicant will be required to either mitigate with solar or pay REMP fees associated with the additional 1,000 square feet over the allowable snowmelt area. It should be noted that the updated plans do not include a PV system at this time.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a grading and drainage plan provided by Uncompahgre Engineering. The proposal documents the grade changes required around the home, including the finished slope calculations. As required by the CDC, all disturbed areas are to have final grades of 2:1 or less. The plan also demonstrates positive drainage away from the home in accordance with CDC requirements.

17.5.8: Parking Regulations

Staff: The CDC requires all detached condominium developments to provide two parking spaces. The applicant has revised their parking plan to show a total of 2 interior spaces, complying with CDC requirements.

17.5.9: Landscaping Regulations

At the IASR, staff requested that the applicant revise the landscaping plan to provide the following:

- 1. Increase the diversity of plants – 40% diversity is required.*
- 2. Native Grass Seed mix is not at the ratio determined by the CDC.*
- 3. Indicate specific locations of the irrigation to determine the extent of GE encroachment.*

Generally speaking, items 1 and 3 above do not appear to be met in the current iteration of the design. Because of this, staff is requesting that the DRB condition that these items be met prior to the issuance of a building permit through a staff review due to the minor nature of these items.

17.5.11: Utilities

Staff: There have been no substantial changes to the Utility Plan for the home since the IASR. All utilities are currently located within proximity to the home. The applicant shall work with the Public Works Director before final review to verify the specific locations of the connections for the home. The plan set shows the proposed connections and the locations of the proposed utilities based on field research.

17.5.12: Lighting Regulations

Staff: The applicant has provided an updated lighting plan demonstrating fixture type and location, photometric studies of the home, along with the cut sheets for the fixtures. Staff has the following comments based on these revisions.

- 1. Fixture AA1, WS-W38610 does not meet the lumens requirements. It's uncertain if this is the proposed fixture as the applicant also indicates an AA1, WS-W38608 which does meet the lighting requirements.*
- 2. Staff is unsure that the photometric study meets the requirements of the CDC given the total foot candle (FC) levels at the property lines. Currently, the applicant shows FC levels at the GE but does not demonstrate that they do not exceed 0.1 FC at the property lines.*
- 3. Fixture HL-360S is a mono-point type fixture. In the past, the DRB has been hesitant to approve mono-points.*
- 4. Fixture DD1 exceed the lumen requirements of the CDC.*

These items should be discussed and the DRB should determine if these outstanding items can be addressed as part of a condition of approval to occur prior to the issuance of a building permit.

17.5.13: Sign Regulations

Staff: The applicant has indicated that the home will be addressed with numbering located above the garage door. These numbers shall be illuminated with a downlit fixture and shall be at 6" in height, as well as coated with a reflective material. Since IASR, the applicant has demonstrated the distance from the roadway to the numbering is less than 20 feet, meeting CDC requirements.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has provided some detail related to fire mitigation for Unit 10. Given the entirety of the site is located in Zone 1, almost all existing tree coverage is to be removed. Given the slopes and general

screening of the home from adjacent open space tracts, staff does not take issue with this prescription as shown.

Steep Slopes: Due to the unique location and topography of the site, staff believes that the applicant has worked to provide logical siting for the residence. Due to the extent of slopes over 30%, the design of the house at the top of the property is logical. The grading plan minimizes disturbance to steep slope areas by retaining walls. A Colorado PE has designed the civil plans for the development of the Site.

17.6.6: Roads and Driveway Standards

Staff: The driveway as proposed meets the requirements of the CDC. The width is shown at 17 feet, and the grade does not exceed the standards.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include a fireplace, and these are gas-burning fixtures as required.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a revised Construction Mitigation Plan as part of the FAR. The revised plan addresses staff concerns discussed at the IASR. Additionally, staff has discussed future development in Cortina internally, with the goal of better understanding potential impacts to potentially assist the applicants in alternative off-site parking areas.

The applicant has indicated that the project will provide neighborhood updates to better communicate development timelines with neighbors.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 165, Unit 10, 200 Cortina Drive.

Staff Note: *It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

Proposed Motion:

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Final Architecture Review for a new detached condominium located at Lots 165, Unit 10 based on the evidence provided within the Staff Report of record dated April 13, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) *GE Encroachments as documented within this Memo.*

And with the following conditions:

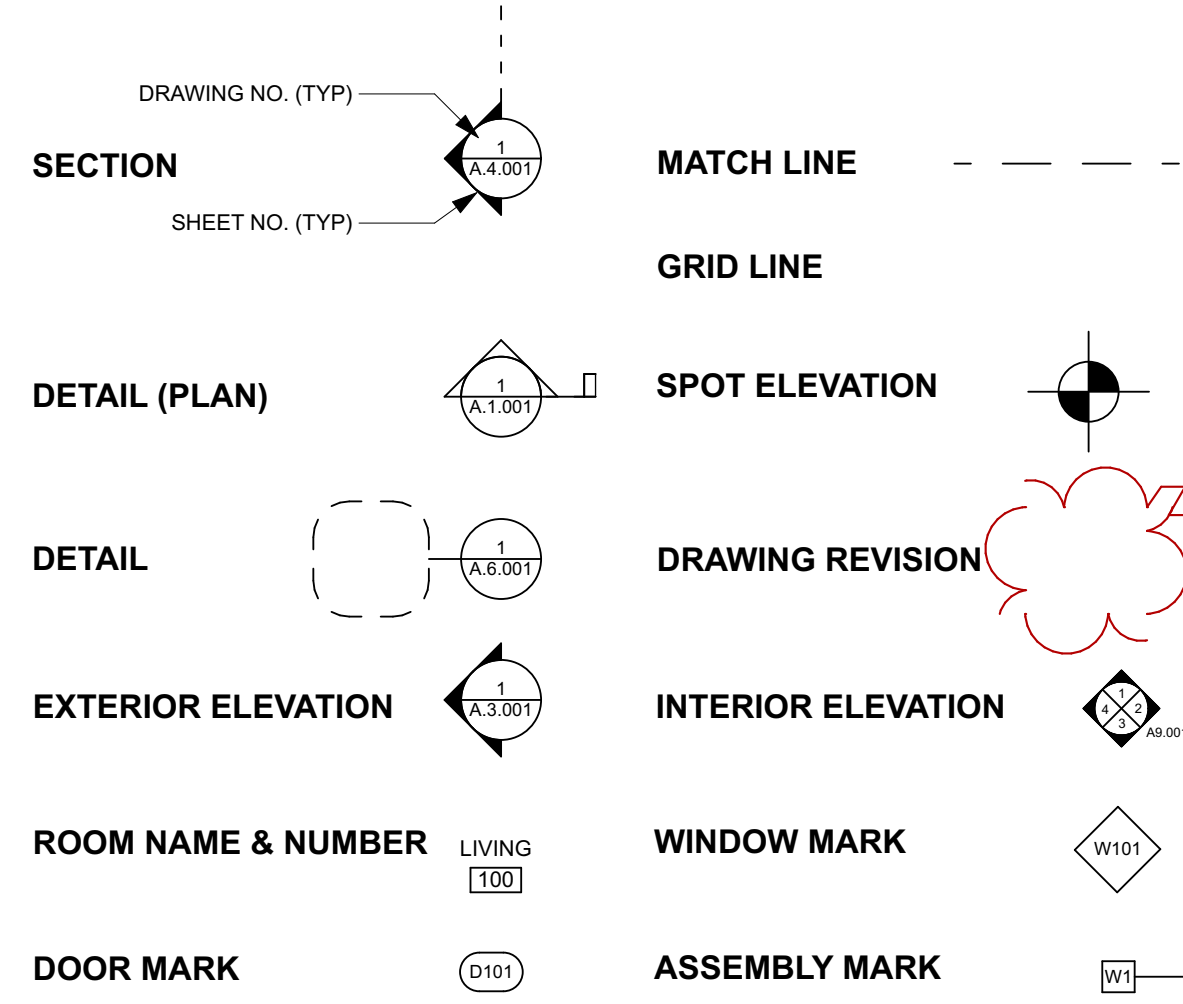
- 1) Prior to the submittal for a Building Permit, the applicant shall revise the planting and irrigation schedule to meet CDC requirements – to be reviewed by staff.
- 2) Prior to the issuance of a building permit, the applicant shall provide an updated lighting plan and photometric study that shows that all exterior fixtures are in

compliance with the CDC lighting standards – to be reviewed by staff and a member of the DRB.

- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 6) 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.
- 7) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 8) 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

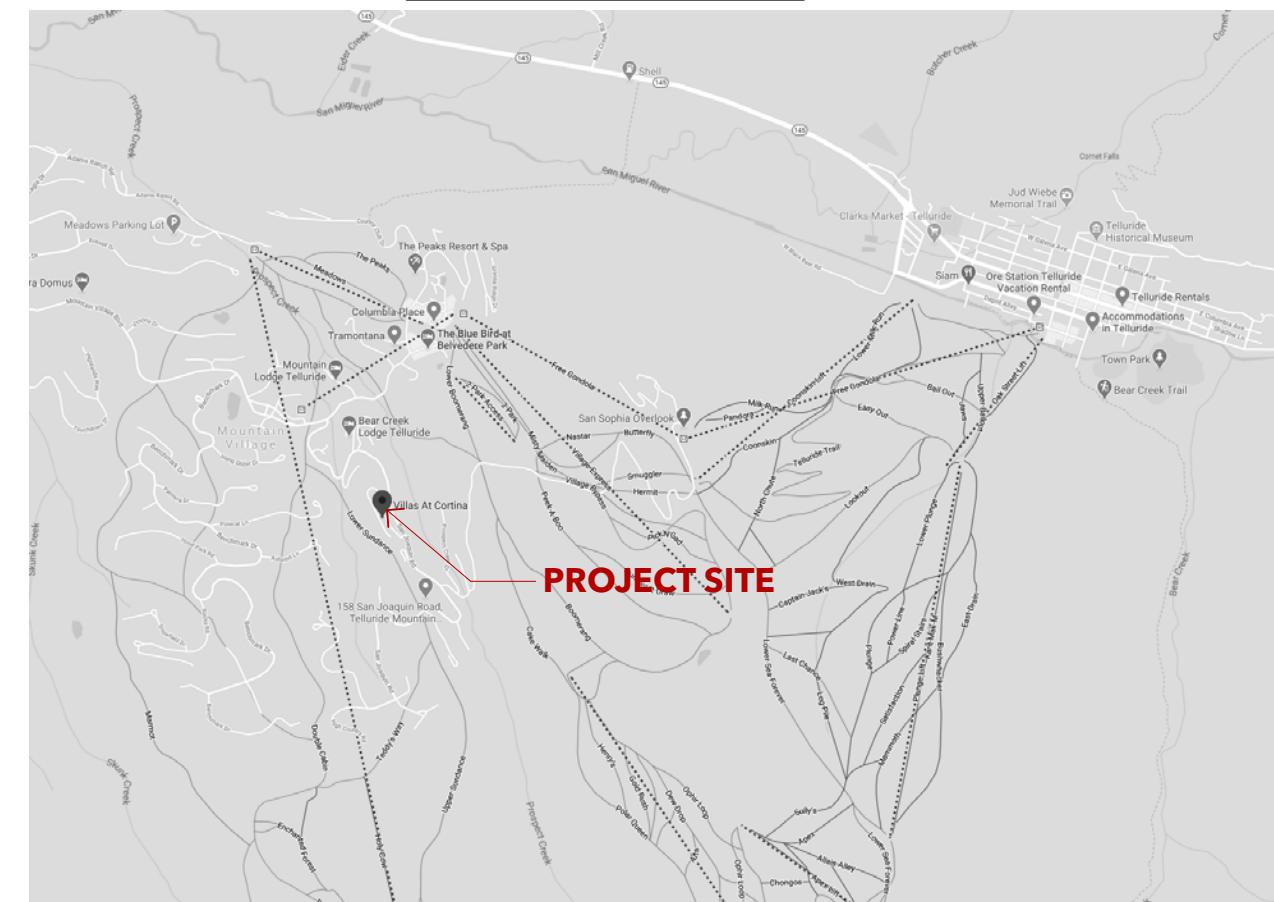
SYMBOL LEGEND



PROJECT DIRECTORY

OWNER Gabriel Holdings LLC	CONTACT: Nathan Bontke (817) 454-9093 nathan@ccgtrike.com
ARCHITECT KA DESIGNWORKS, INC. PO Box 12204 Aspen, CO 81612	CONTACT: Kenneth Adler (970)948-9510 ken@ka-designworks.com
CONTRACTOR JKWest Properties LLC PO BOX 1597 Breckenridge, CO 80424	CONTACT: Alan Evans (970) 389-0384 alan@nwpartners.com
SURVEY San Juan Surveying 102 Society Drive Telluride, CO 81435	CONTACT: Christopher R. Kennedy (970) 728-1128 office@sanjuansurveying.net
CIVIL ENGINEER Uncompahgre Engineering LLC Blue Mesa Building, Suite D. 113 Lost Creek Lane Mountain Village, CO 81435	CONTACT: David Ballode (970) 729-0683 dballode@msn.com
LANDSCAPE ACETO LANDSCAPE ARCHITECTS 565 Congress St. (STE 310) Portland, ME 04101	CONTACT: Seth Kimball (207) 221-3390 skacetola.com
ENERGY RATER MIKE FRISONI	CONTACT: MIKE FRISONI mfrisoni82@gmail.com
LIGHTING DESIGNER Lighting Design 81435, Inc 160L Society Drive (PO Box 3220) Telluride, CO 81435	CONTACT: Dru Wallon (970) 728-5011 dru@ld81435.com

VICINITY MAP



Cortina Lot 10

Mountain Village, CO

DRB FINAL REVIEW

PROJECT INFO

200 Cortina Dr (LOT 10) Mountain Village CO 81435

JURISDICTION: Town of Mountain Village
PARCEL ID: 477903405012
LEGAL DESC: UNIT 10 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 370697

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

Zoning: Multi-Family
 HOA: Cortina Land Condominium Owners Association

Climate Zone: 6

Height Limit: See Zoning Analysis

Fully Sprinklered: Yes



ABBREVIATIONS

AAD	Attic Access Door	GALV	Galvanized	RW	Roof Window
ADD	Addendum	GC	General Contractor	RO	Rough Opening
ADJ	Adjacent	GL	Glass	SAN	Sanitary
AOR	Area of Refuge	GR	Grade	SECT	Section
AGG	Aggregate	GLB	Laminated Wood Beam	SEW	Sewer
AFF	Above Finished Floor	GYP	Gypsum	SHT	Sheet
ALT	Alternate	GWB	Gypsum Wallboard	SHEV	Shelves
ARCH	Architectural	HW	Hardware	SIM	Similar
BM	Beam	HD	Head	SL	Sliding
BRG	Beating	HVAC	Heating, Ventilating, and Air Conditioning	SM	Sheet Metal
BET	Between	HT	Height	STC	Sound-Transmission Class
BD	Board	HWY	Highway	SPEC	Specification
BS	Both Sides	HOR	Horizontal	SQ	Square
BO	Bottom Of	ID	Inside Diameter	STD	Standard
BLDG	Building	INT	Interior	STL	Steel
CAB	Cabinet	INT	Interior	STRUCT	Structure (al)
CL	Centerline	JT	Joint	SUB	Substitute
CER	Ceramic	LAM	Laminate	SUPPL	Supplement (al)
CLR	Clear	LAV	Lavatory	SUSP	Suspend (ed)
CLOS	Closest	MFG	Manufacturer	TEL	Telephone
CMU	Concrete Masonry Unit	MO	Masonry Opening	TV	Television
COL	Column	MTL	Material	TEMP	Tempered
CONC	Concrete	MAX	Maximum	IE	Trail to
CJ	Construction Joint	MC	Medicine Cabinet	THK	Thick
CONT	Continuous	MECH	Mechanical	TPH	Toilet Paper Holder
DP	Dampening	MIN	Minimum	T&G	Tongue and Groove
DET	Detail	MISC	Miscellaneous	T&B	Top and Bottom
DIA	Diameter	NIC	Not in Contract	TO	Top Of
DIM	Dimension	NA	Not Applicable	T	Tread
DW	Dishwasher	NTS	Not to Scale	TS	Tube Steel
DN	Down	OPG	Opening	TYP	Typical
DR	Drain	OPP	Opposite	UG	Underground
DS	Downspout	OPH	Opposite Hand	U.N.G.	Unless Noted Otherwise
DRWG	Drawing	OD	Outside Diameter	UNFN	Unfinished
EA	Each	UBC	Uniform Building Code	UR	Uniform Building Code
EL	Elevation	U	Phenyl (mils, etc.)	USG	United States Gage
CLOS	Closest	U	Phenyl (mils, etc.)	V	Variable
EQ	Equip	PREFR	Prefinished (al)	VENT	Ventilate
EXIST	Existing	PL	Plywood	V	Verify in Field
EJ	Expansion Joint	PROD	Product	VERT	Vertical
EXT	Exterior	PROJ	Project	VAT	Vinyl Asbestos Tile
FEC	Fire Extinguisher Cabinet	PROP	Property	V	Voltage
FOC	Face Of Concrete	PROP	Property	WC	Water Closet
FOS	Face Of Stud	R	Radius or Riser	WP	Waterproof
FIN	Finish	REF	Refer	WT	Weight
FP	Fireproof	REFR	Refrigerator	WIN	Window
FD	Floor Drain	REFN	Reinforce (d)	W	With (comb. form)
FTG	Footing	REQD	Required	W/O	Without
FDN	Foundation	RHSM	Round Head Sheet Metal Screw	WD	Wood
GA	Gauge	RM	Room		

GENERAL NOTES

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", 2017, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATIONS, AND THE 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 DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES. GENERALLY, ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE REGULATED OR SPECIFIED BY ARCHITECT OR GOVERNING BODIES.
- THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT. AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS TO THE REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH E, ABOVE.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
- ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DRAWINGS NOT TO BE SCALED, NOTIFY ARCHITECT OF ANY CONFLICTS OR OMISSIONS.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

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- L3 PHOTOMETRICS



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 KA-DESIGNWORKS.COM

Cortina Lot 10
 200 Cortina Dr (LOT 10)
 Mountain Village, CO 81435

NOT FOR CONSTRUCTION

DRAWING ISSUANCE INDEX

ID	ISSUE	DATE
01	DRB INITIAL REVIEW	02/09/21
02	DRB FINAL REVIEW	04/22/21

PRINT DATE: 4/8/21 2:30 PM

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SHEET TITLE

COVER SHEET

A000



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SHEET TITLE

3D VIEW

A001



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SHEET TITLE

3D VIEW

A002



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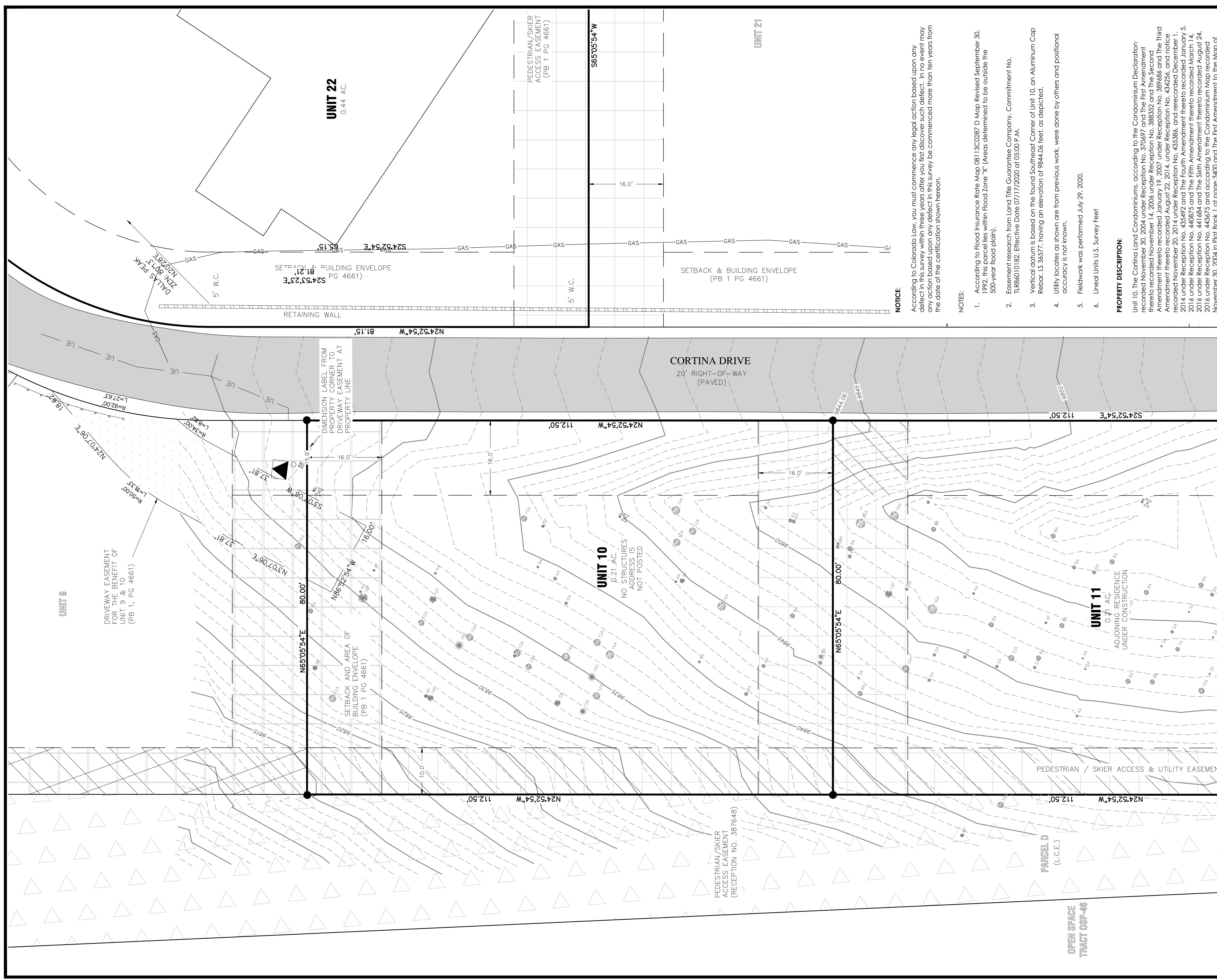
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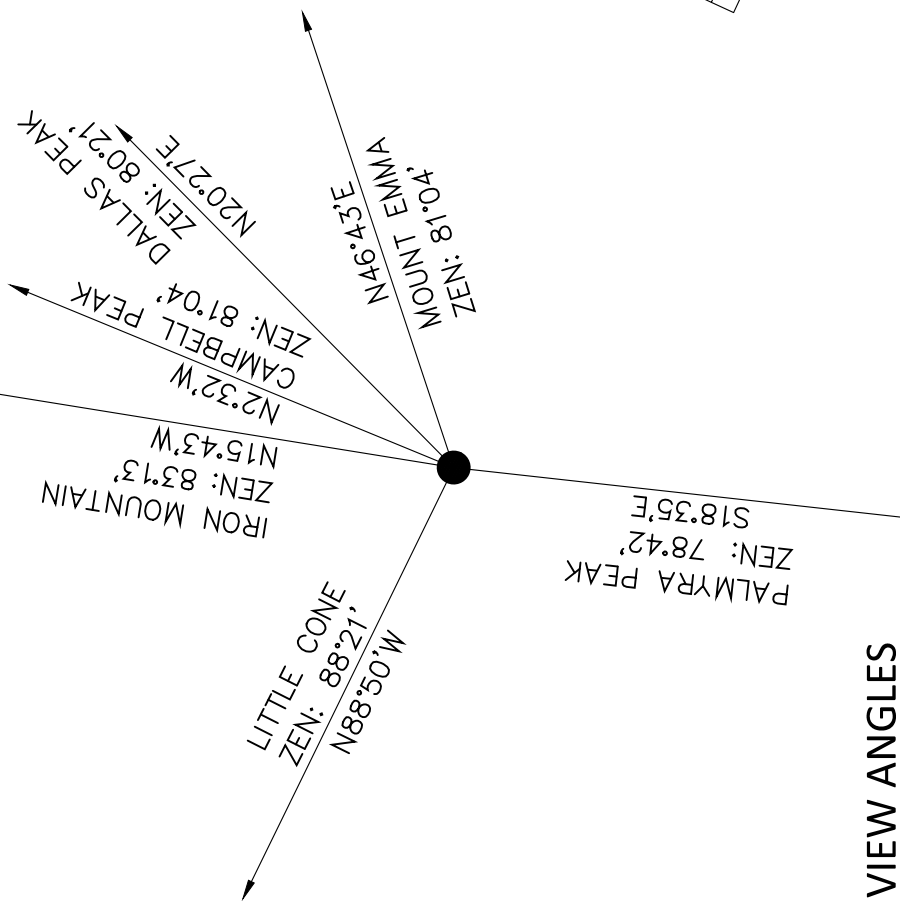
3D VIEW

A003



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- (L.C.E.) LIMITED COMMON ELEMENT
- CABLE PEDESTAL
- W WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ CABLE PEDESTAL
- ⊗ ELECTRIC TRANSFORMER
- ⊗ CATCH BASIN
- ⊗ SEWER MANHOLE
- ⊗ ASPEN TREE, NUMBER INDICATES CALIPER
- ⊗ FIR TREE, NUMBER INDICATES CALIPER
- ⊗ SPRUCE TREE, NUMBER INDICATES CALIPER
- ⊗ PEDESTRIAN/SKIER ACCESS EASEMENT (PB 1 PG 4661)
- ⊗ UTILITY EASEMENT (PB 1 PG 4661)
- ⊗ UNDERGROUND ELECTRIC LOCATE
- ⊗ GAS UNDERGROUND GAS LOCATE



VIEW ANGLES

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 claim for a defect in this survey be commenced more than ten years from the date of the certification shown herein.

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 D Map Revised September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TL884010182, Effective Date 07/17/2020 at 05:00 P.M.
3. Vertical datum is based on the found Southeast Corner of Unit 10, an Aluminum Cap Rebar, LS 36577, having an elevation of 9844.06 feet, as depicted.
4. Utility locates as shown are from previous work, were done by others and positional accuracy is not known.
5. Fieldwork was performed July 29, 2020.
6. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 10, The Cortina Lane Condominiums, according to the Condominium Declaration recorded November 30, 2004 under Reception No. 370687 and the First Amendment thereto recorded January 19, 2007 under Reception No. 389864 and The Third Amendment thereto recorded August 22, 2014, under Reception No. 434256, and notice recorded November 20, 2014 under Reception No. 435386, and recorded December 1, 2014 under Reception No. 435492 and The Fourth Amendment thereto recorded January 5, 2016 under Reception No. 440875 and The Fifth Amendment thereto recorded August 24, 2016 under Reception No. 441684 and The Sixth Amendment thereto recorded August 24, 2016 under Reception No. 443675 and according to the Condominium Map recorded November 30, 2004 in Plat Book 1, at page 3400 and the First Amendment to the Map of the Cortina Lane Condominiums recorded January 19, 2007 in Plat Book 1, at page 3803, and the Second Amendment to the Map of the Cortina Lane Condominiums recorded August 22, 2014 in Plat Book 1, at page 4661.

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the north-south line of Lot 145 as recorded in the Plat recorded in Book 1, at page 1312, said bearing being **S 05°22'30" E**.

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, Nathan Bonite and Stonegate San Joaquin Community, a community of interest, as permitted by the Colorado Uniform Direct Primary and Secondary Easements Act, and that the bearings and distances are 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.

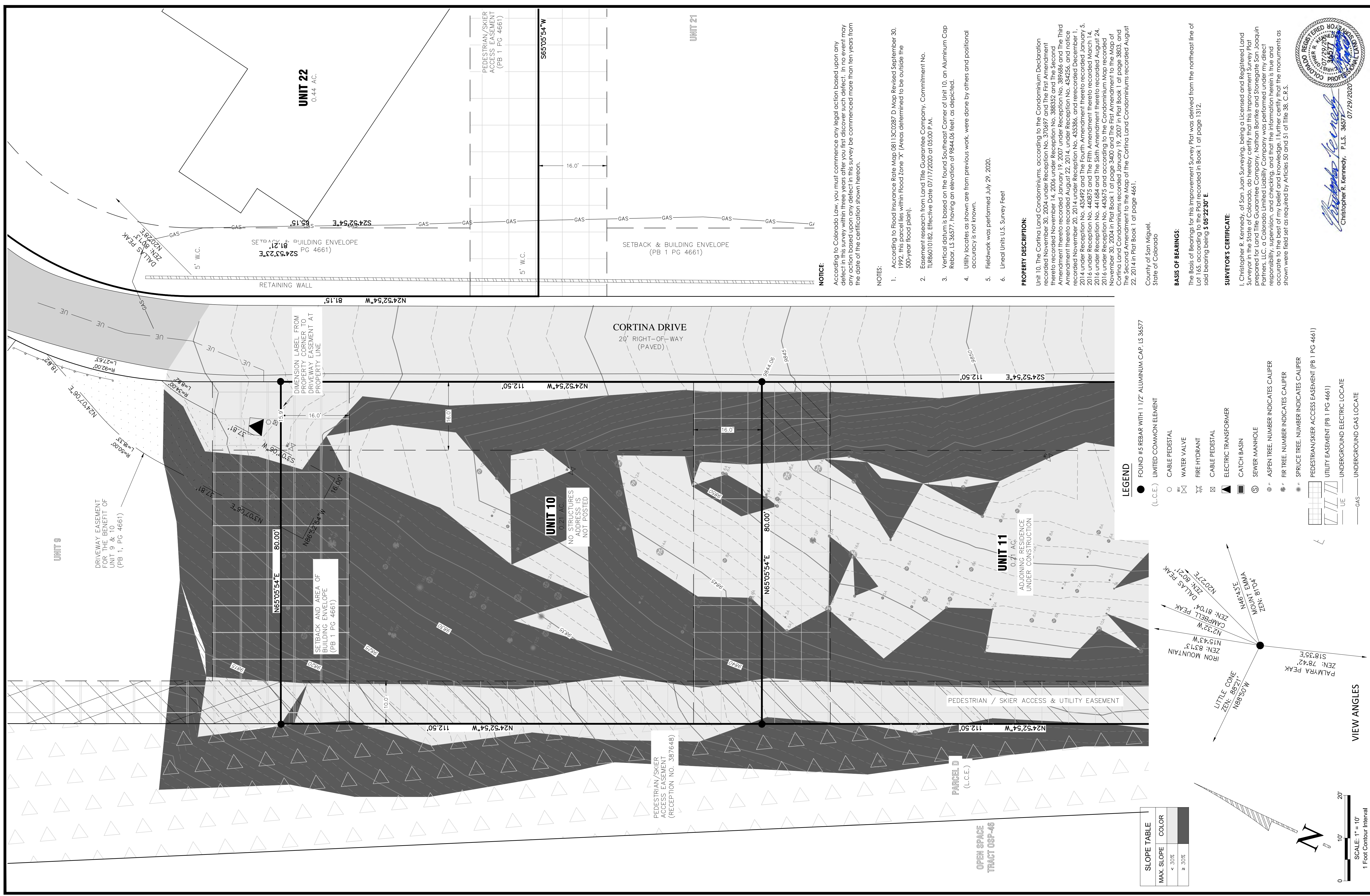


Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
07/29/2020

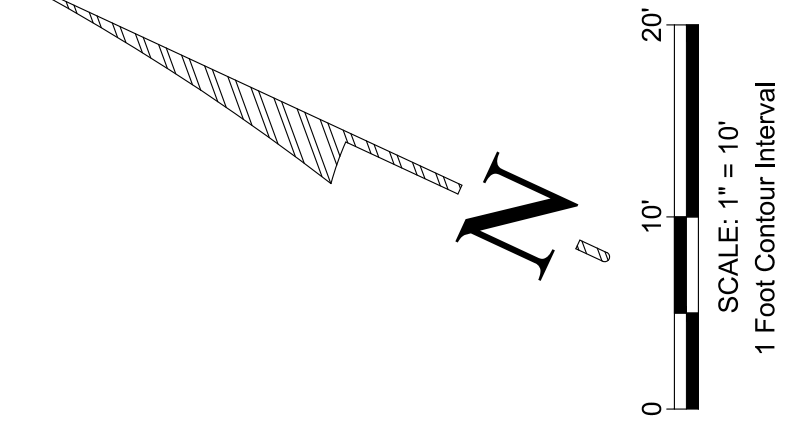
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SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728-1128 (970) 728-9202 fax
office@sanjuansurveying.net

DATE: 07/29/2020
JOB: 04028
DRAWN BY: ESS
CHECKED BY: CRK
REVISION DATES:
SHEET: 1 OF 1

IMPROVEMENT SURVEY PLAT
UNIT 10, THE CORTINA LAND CONDOMINIUMS



SLOPE TABLE	
MAX. SLOPE	COLOR
< 30%	[Light Gray Box]
≥ 30%	[Dark Gray Box]

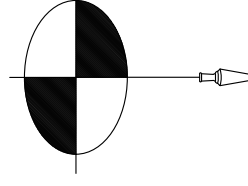


SCALE: 1" = 10'
1 Foot Contour Interval

VIEW ANGLES

SLOPE STUDY

UNIT 11, THE CORTINA LAND CONDOMINIUMS



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REVISION DATES:
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Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
07/29/2020

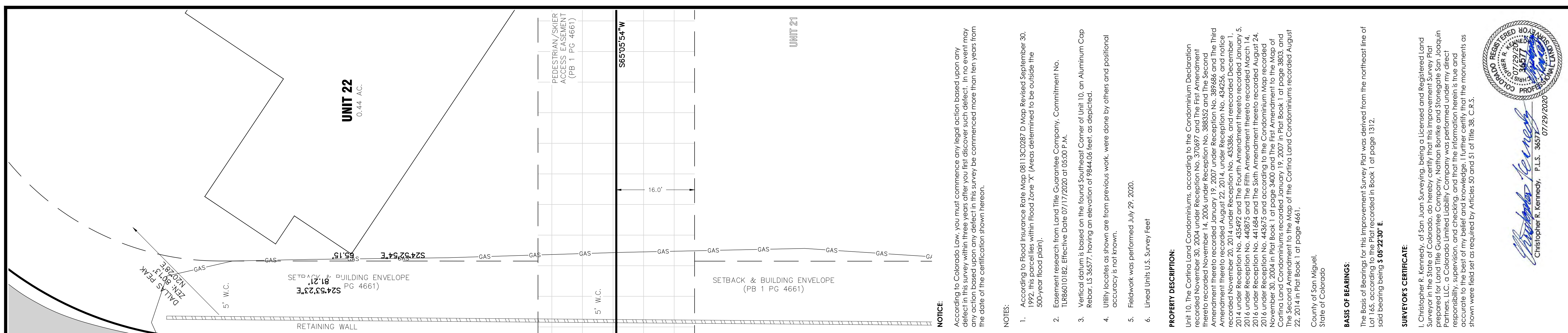
SURVEYORS CERTIFICATE:
I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat was prepared for Land Title Guarantees Company, Nathan Bonite and Stonegate San Joaquin Community, a limited liability company, as permitted under the terms of my direct employment, and that I have personally checked and verified that the monuments shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

BASIS OF BEARINGS:
The Basis of Bearings for this Improvement Survey Plat was derived from the northeast line of Lot #5 as recorded in the Plat recorded in Book 1 of page 1312, said bearing being **S 05°22'30" E**.

PROPERTY DESCRIPTION:
Unit 10, The Cortina Land Condominiums, according to the Condominium Declaration recorded November 30, 2004 under Reception No. 370897 and the First Amendment thereto recorded August 19, 2007 under Reception No. 389866 and The Third Amendment thereto recorded August 22, 2014, under Reception No. 432564 and notice recorded November 20, 2014 under Reception No. 435386, and recorded December 1, 2014 under Reception No. 435492 and The Fourth Amendment thereto recorded January 5, 2016 under Reception No. 440875 and The Fifth Amendment thereto recorded August 24, 2016 under Reception No. 448675 and according to the Condominium Map recorded November 30, 2004 in Plat Book 1 of page 3400 and the First Amendment to the Map of Cortina Land Condominiums recorded January 19, 2007 in Plat Book 1 of page 3803, and the Second Amendment to the Map of the Cortina Land Condominiums recorded August 22, 2014 in Plat Book 1 of page 4661.
County of San Miguel,
State of Colorado.

NOTES:
1. According to Flood Insurance Rate Map 08113C0287 D Map Revised September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantees Company, Commitment No. TL884010182, Effective Date 07/17/2020 at 05:00 P.M.
3. Vertical datum is based on the found Southeast Corner of Unit 10, an Aluminum Cap Rebar, LS 36577, having an elevation of 9844.06 feet, as depicted.
4. Utility locates as shown are from previous work, were done by others and positional accuracy is not known.
5. Fieldwork was performed July 29, 2020.
6. Lineal Units U.S. Survey Feet

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 claim for a defect in this survey be commenced more than ten years from the date of the certification shown herein.



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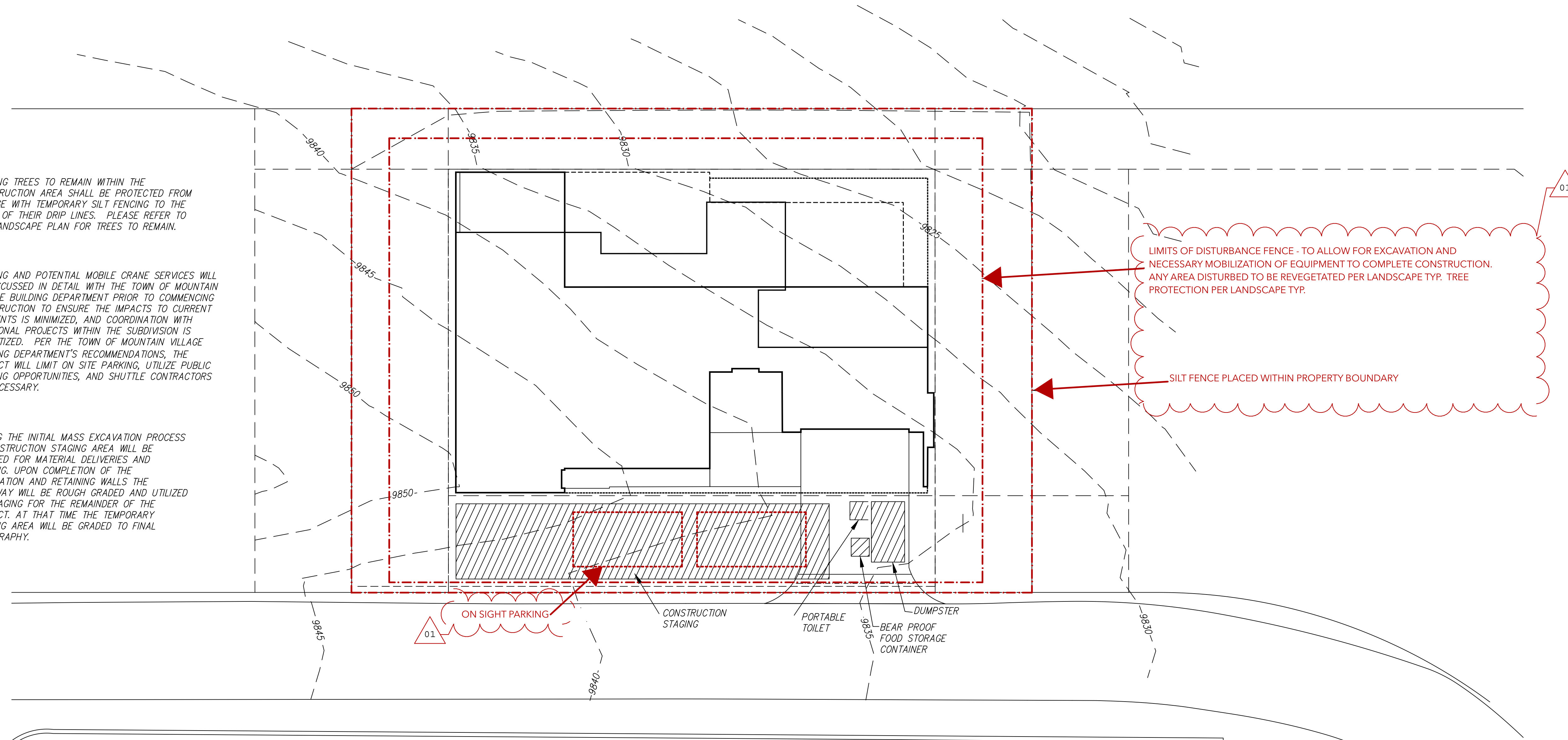
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SHEET TITLE

CMP by GC



EXISTING TREES TO REMAIN WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE WITH TEMPORARY SILT FENCING TO THE LIMITS OF THEIR DRIP LINES. PLEASE REFER TO THE LANDSCAPE PLAN FOR TREES TO REMAIN.

NEIGHBORHOOD IMPACT FOR THE UPCOMING CONSTRUCTION IS UNDERSTOOD AS AN INCONVENIENCE FOR NEIGHBORHOOD OCCUPANTS.

NEIGHBORHOOD UPDATES TO BE POSTED ON SITE (FOR CORTINA 21) AT THE BEGINNING OF EACH MONTH INCLUDING SCHEDULED TASKS W/ ANTICIPATED NEIGHBORHOOD IMPACTS.

PARKING WILL NOT OCCUR ON THE STREET FOR MORE THAN 30 MINUTES AS NEEDED. LONGER TERM PARKING WILL BE MANAGED EITHER ON SITE, NEIGHBORING SITE(S) (WITH PERMISSION) OR REMOTELY BY THE USE OF SHUTTLE(S). GC TO OBTAIN PARKING PERMITS FOR SAN JOAQUIN ROAD TO SERVICE DAILY CONSTRUCTION ACTIVITIES.

PARKING AND POTENTIAL MOBILE CRANE SERVICES WILL BE DISCUSSED IN DETAIL WITH THE TOWN OF MOUNTAIN VILLAGE BUILDING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION TO ENSURE THE IMPACTS TO CURRENT RESIDENTS IS MINIMIZED, AND COORDINATION WITH ADDITIONAL PROJECTS WITHIN THE SUBDIVISION IS PRIORITIZED. PER THE TOWN OF MOUNTAIN VILLAGE BUILDING DEPARTMENT'S RECOMMENDATIONS, THE PROJECT WILL LIMIT ON SITE PARKING, UTILIZE PUBLIC PARKING OPPORTUNITIES, AND SHUTTLE CONTRACTORS AS NECESSARY.

DURING THE INITIAL MASS EXCAVATION PROCESS A CONSTRUCTION STAGING AREA WILL BE CREATED FOR MATERIAL DELIVERIES AND SORTING. UPON COMPLETION OF THE FOUNDATION AND RETAINING WALLS THE DRIVEWAY WILL BE ROUGH GRADED AND UTILIZED AS STAGING FOR THE REMAINDER OF THE PROJECT. AT THAT TIME THE TEMPORARY STAGING AREA WILL BE GRADED TO FINAL TOPOGRAPHY.

LIMITS OF DISTURBANCE FENCE - TO ALLOW FOR EXCAVATION AND NECESSARY MOBILIZATION OF EQUIPMENT TO COMPLETE CONSTRUCTION. ANY AREA DISTURBED TO BE REVEGETATED PER LANDSCAPE TYP. TREE PROTECTION PER LANDSCAPE TYP.

SILT FENCE PLACED WITHIN PROPERTY BOUNDARY

ON SIGHT PARKING

CONSTRUCTION STAGING

PORTABLE TOILET

DUMPSTER

BEAR PROOF FOOD STORAGE CONTAINER

Cortina Lot 10
200 Cortina Dr (LOT 10)
Mountain Village, CO 81435

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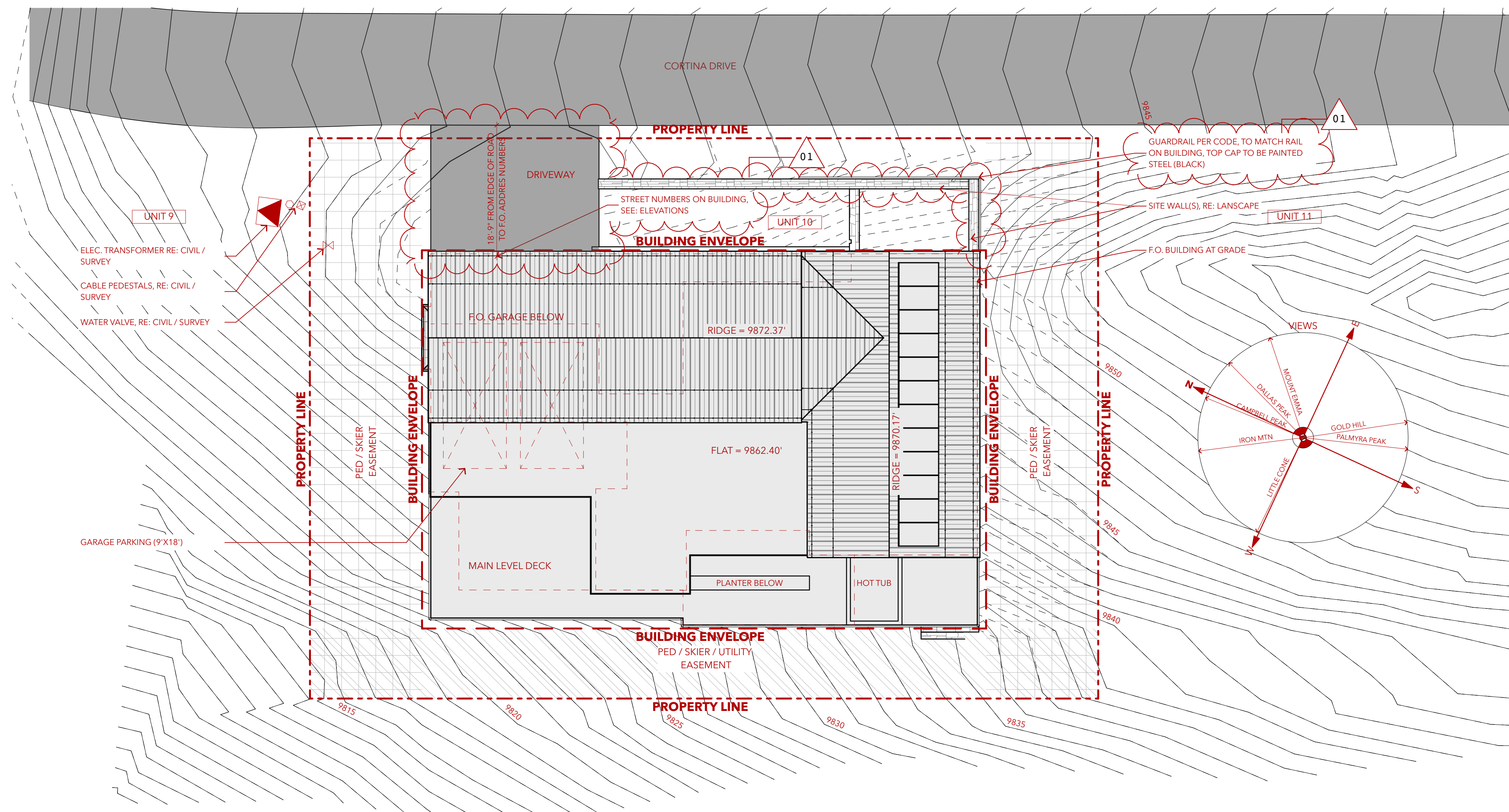
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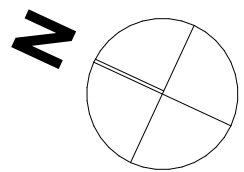
SHEET TITLE

SITE PLAN

A100



Site Plan **1**
SCALE: 1" = 10'
0 5' 10' 20'



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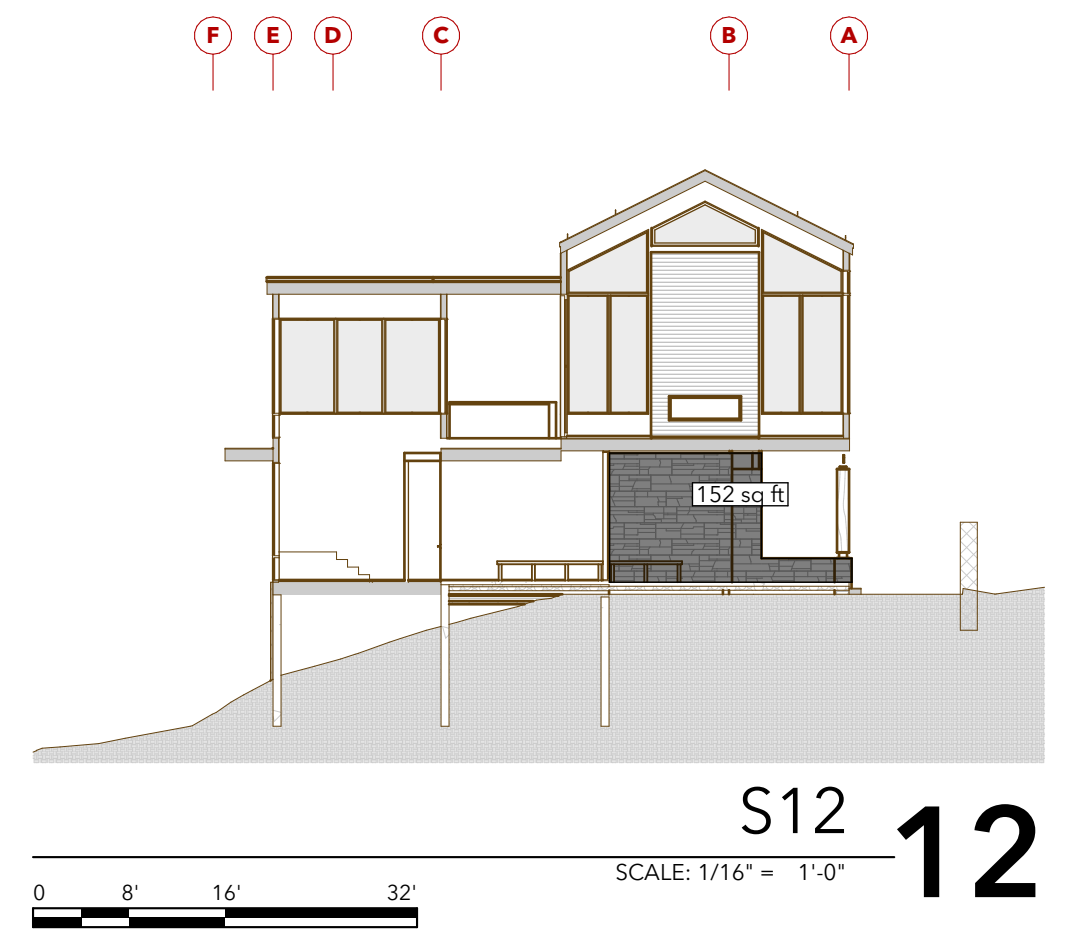
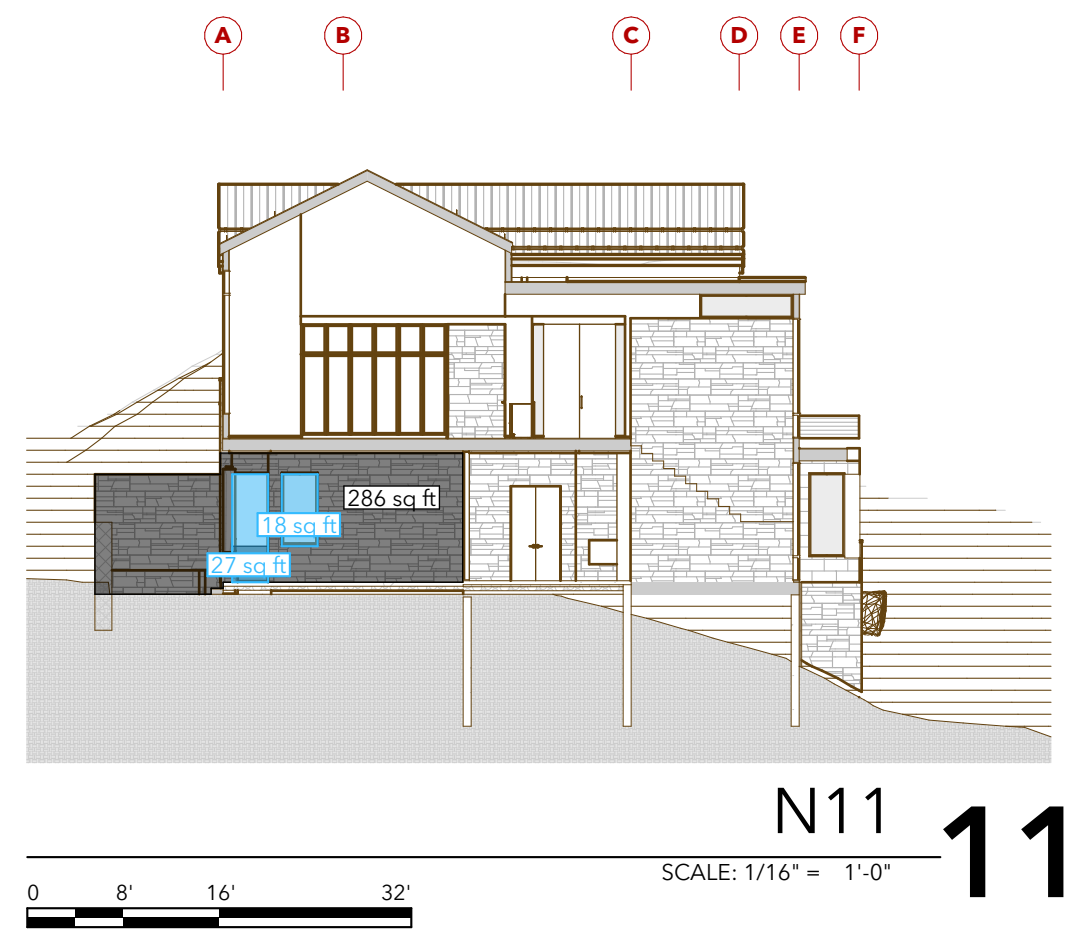
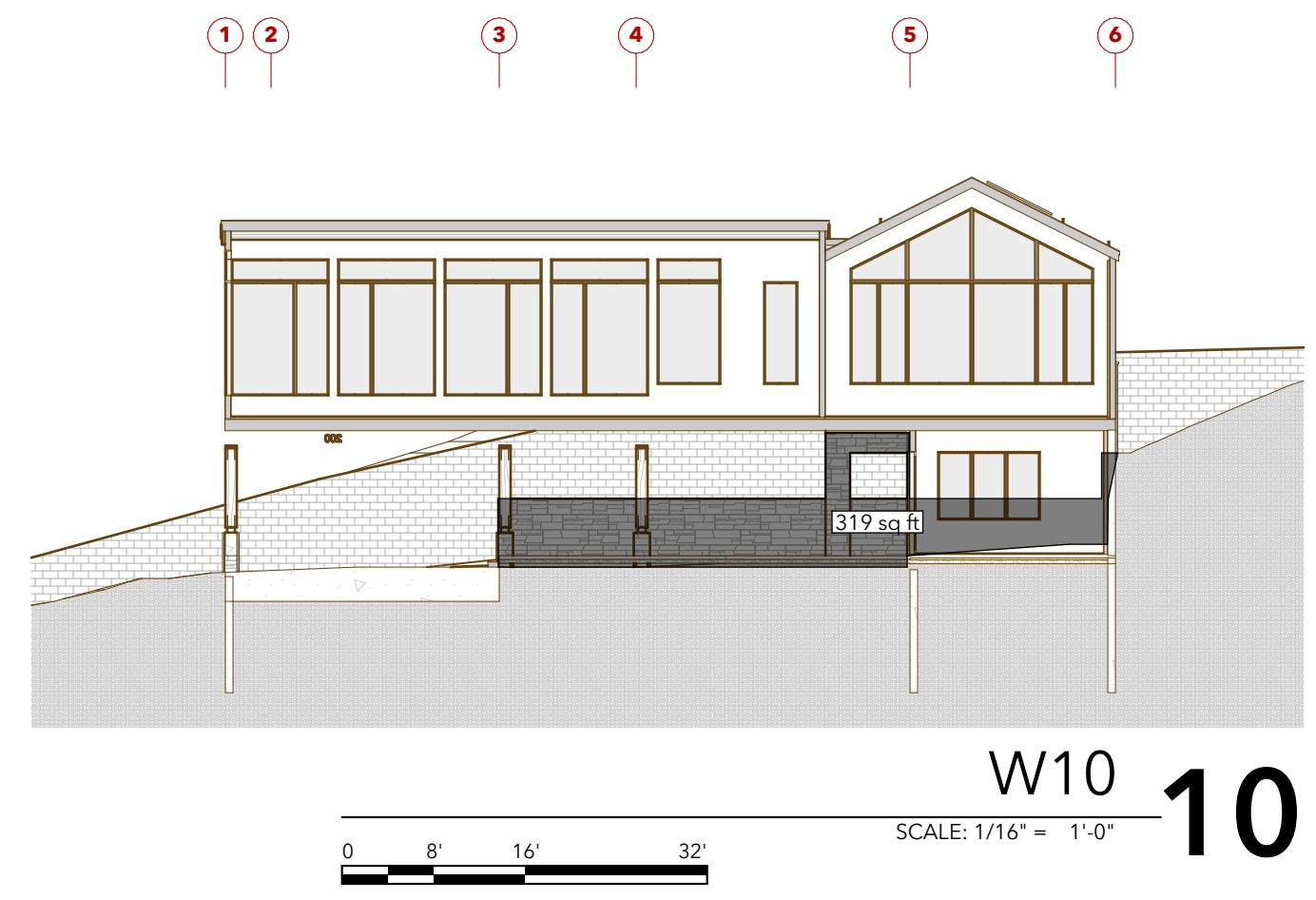
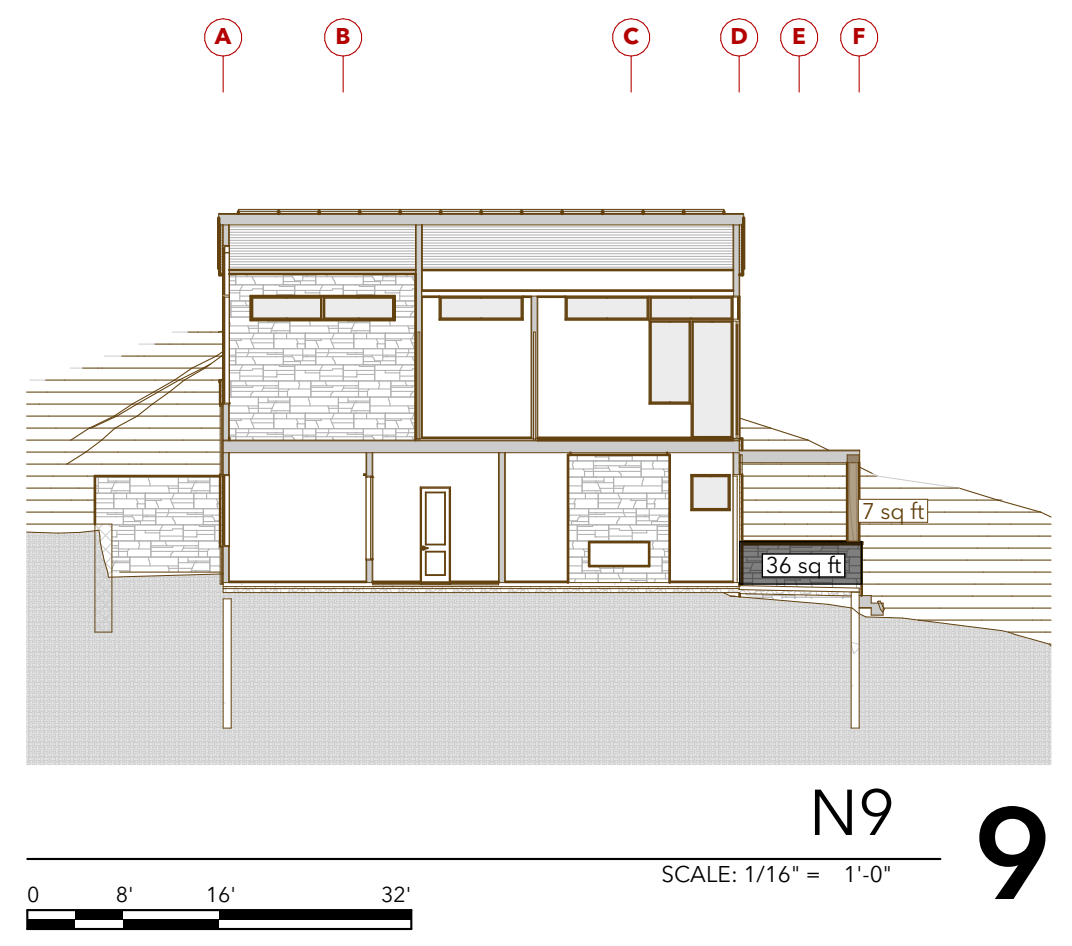
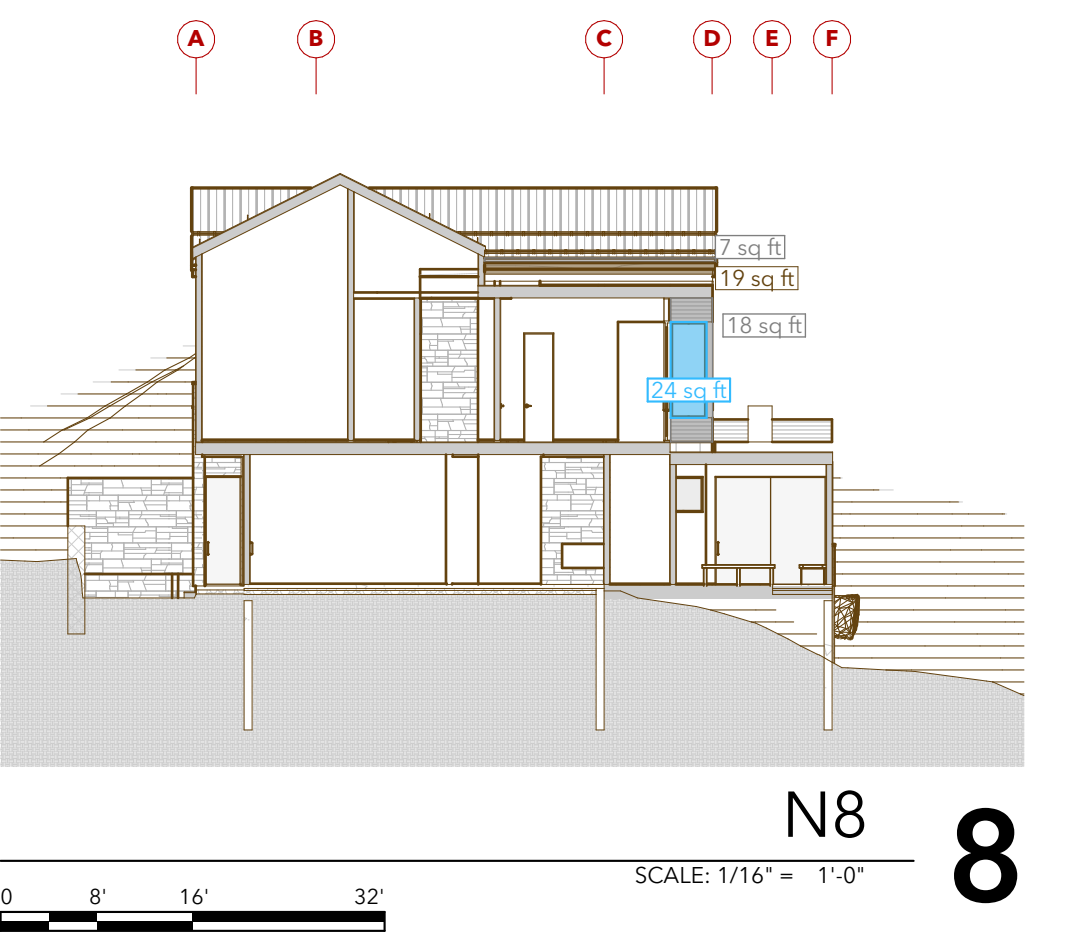
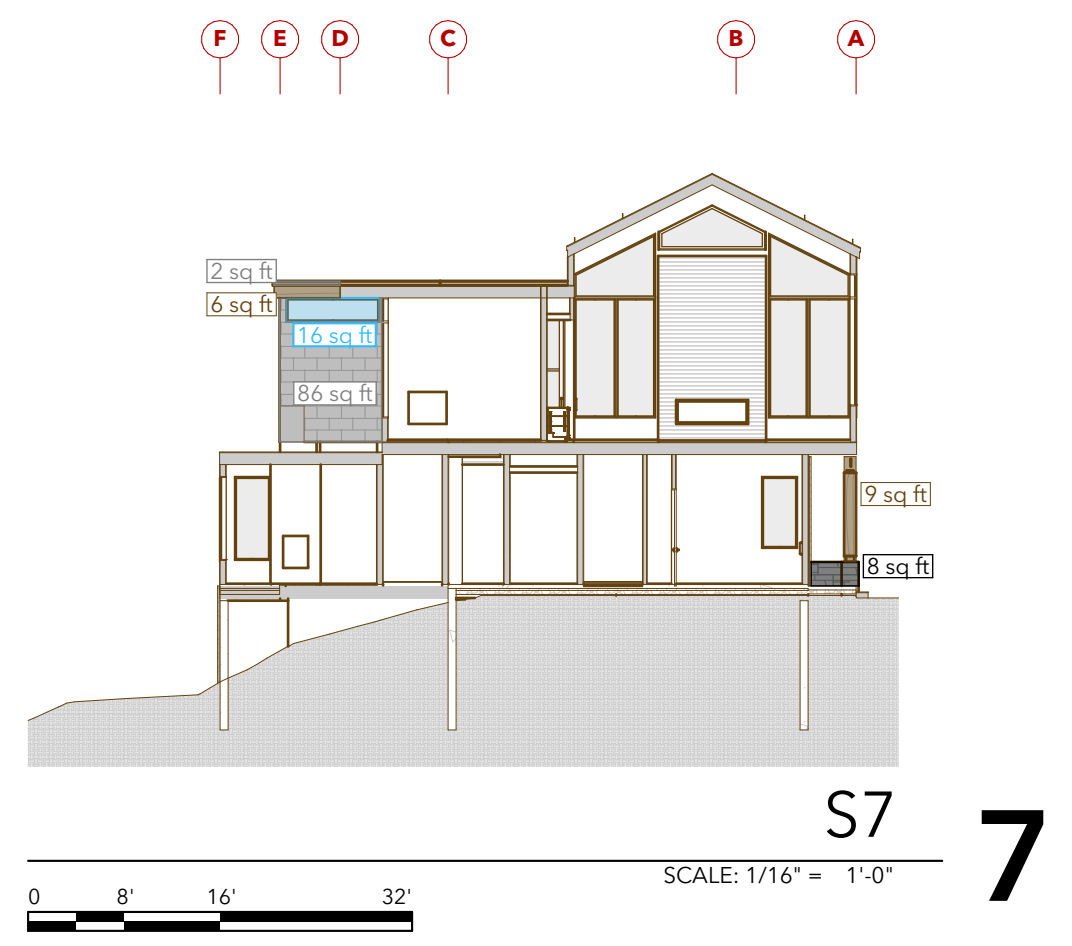
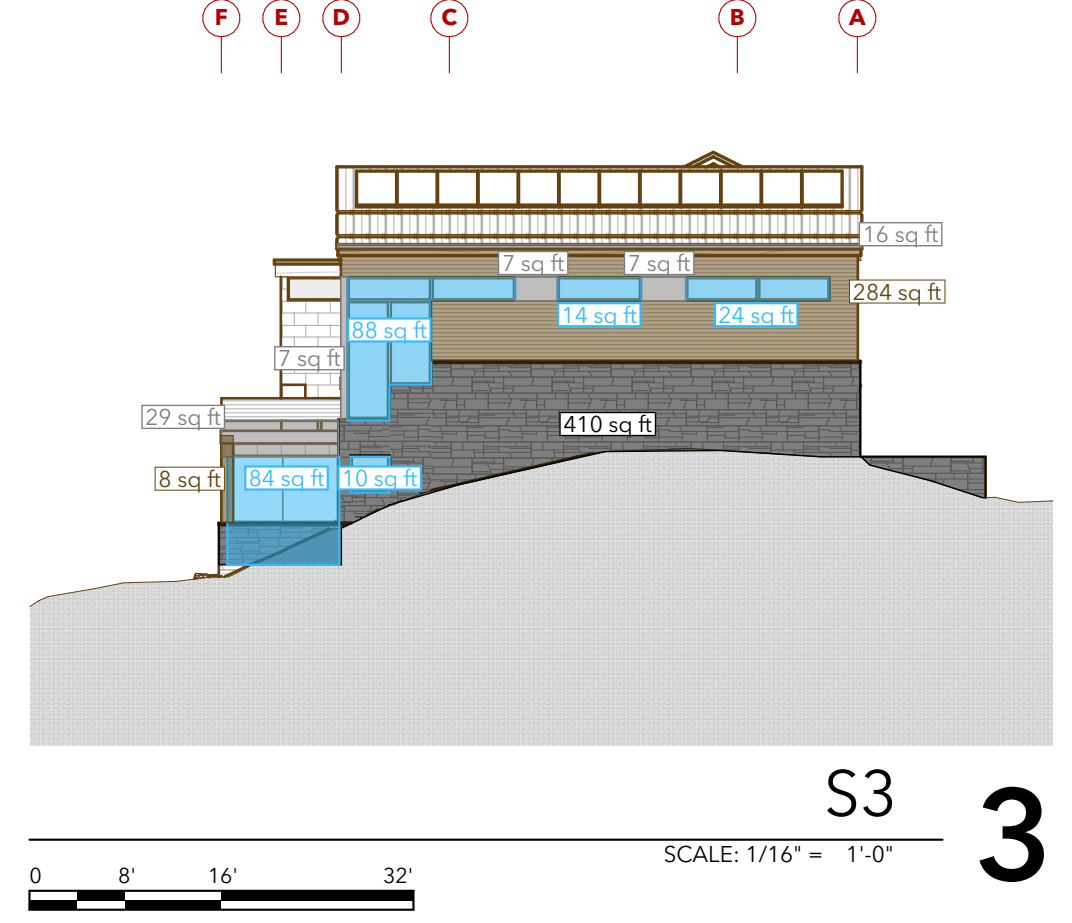
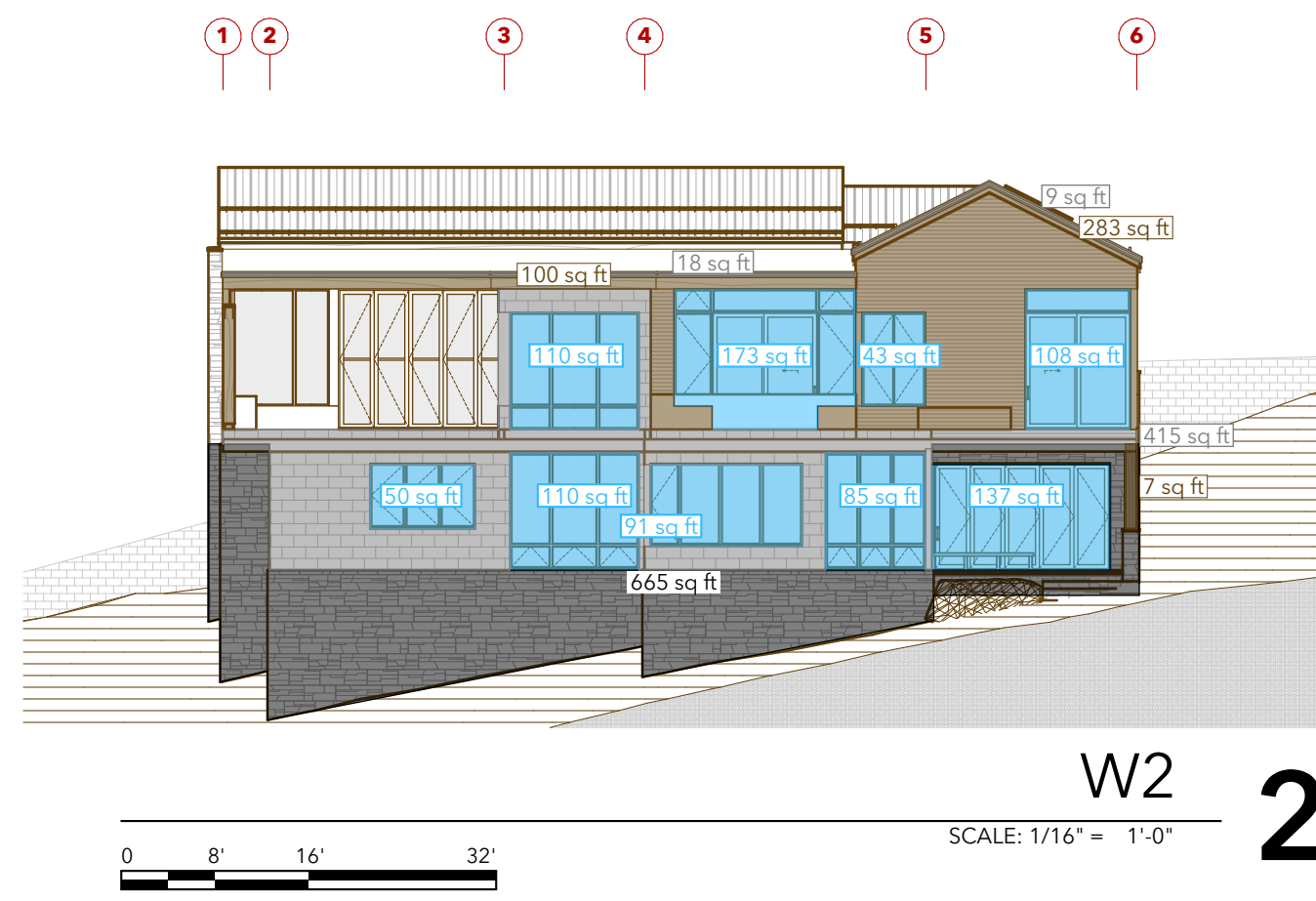
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SHEET TITLE

WALL AREAS

A-ZON

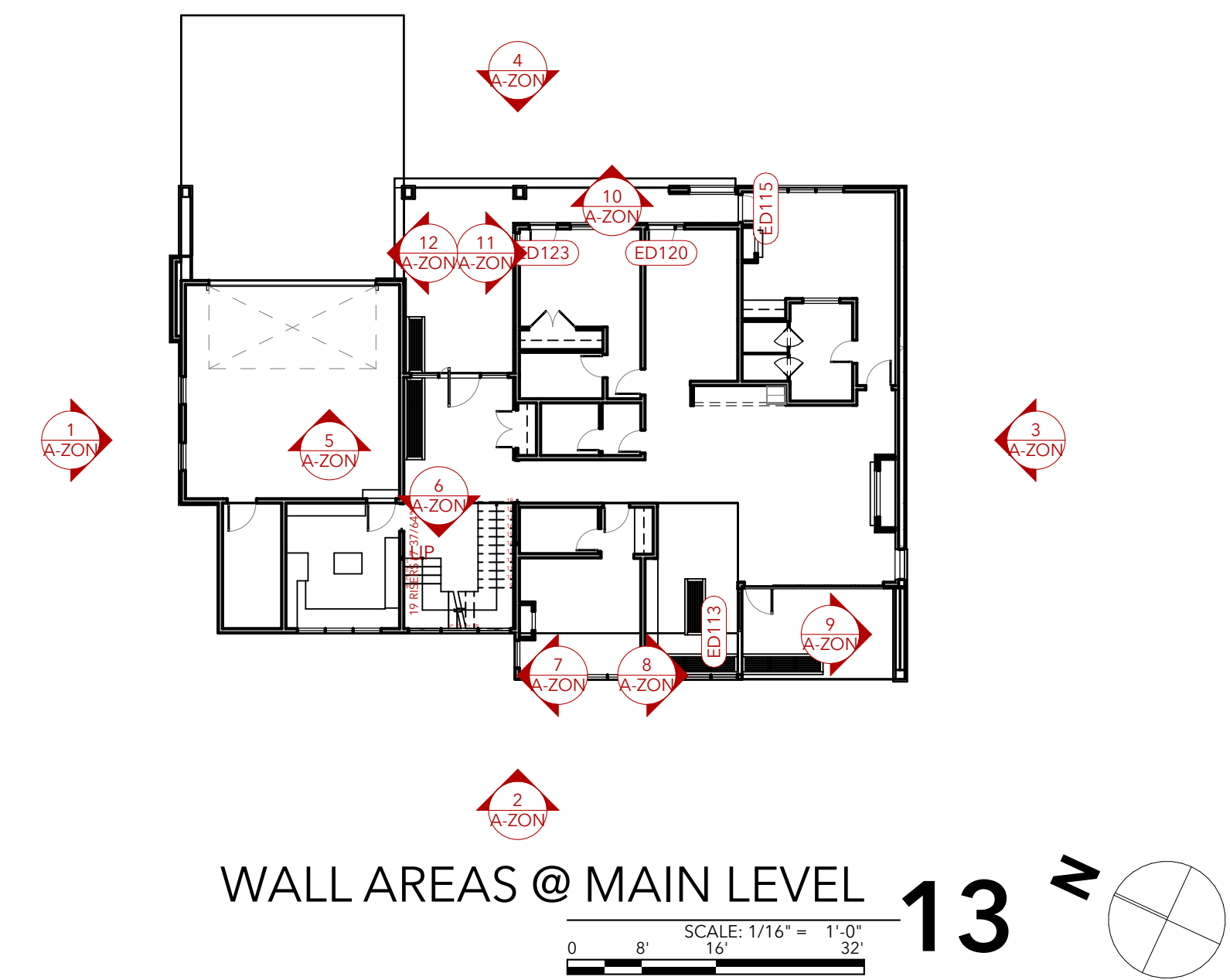


WALL AREA LEGEND

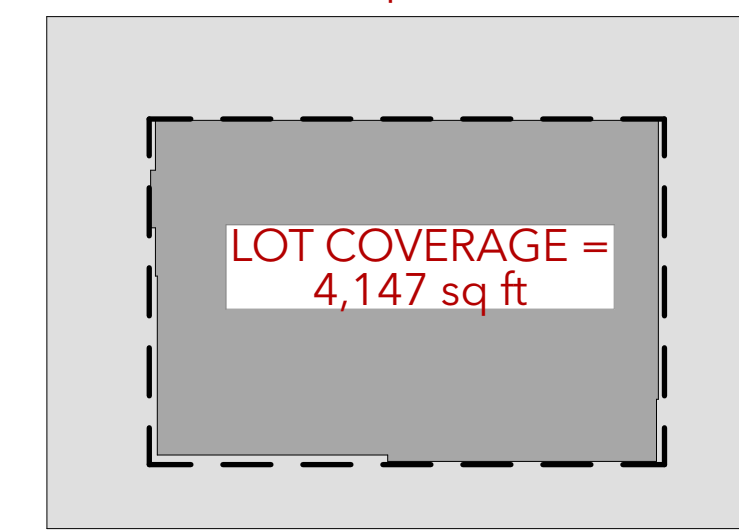
	STONE WALL AREA
	GLAZING WALL AREA
	WOOD WALL AREA
	METAL WALL AREA

WALL AREA SUMMARY

STONE WALL AREA	35%
GLAZING WALL AREA	34%
WOOD WALL AREA	14%
METAL WALL AREA	17%



LOT AREA = 9,000 sq ft






LOT COVERAGE DIAGRAM

SCALE: 1" = 30'
0 30' 60'

MAX LOT COVERAGE

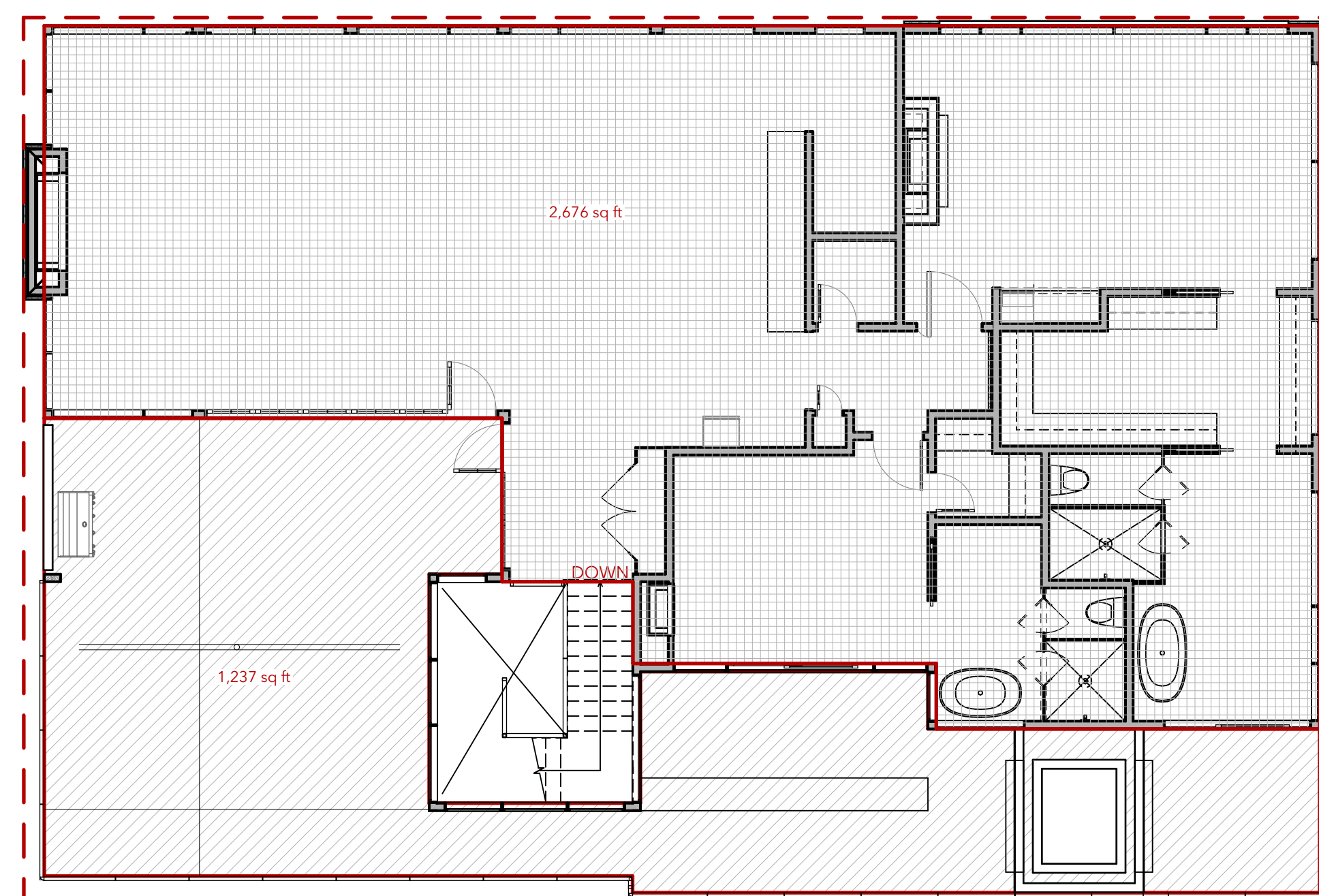
LOT AREA	9,000 SF
LOT COVERAGE AREA (65% MAX)	4,147 SF (46%)

FLOOR AREA KEY

-  FLOOR AREA
-  GARAGE / MECH
-  DECK

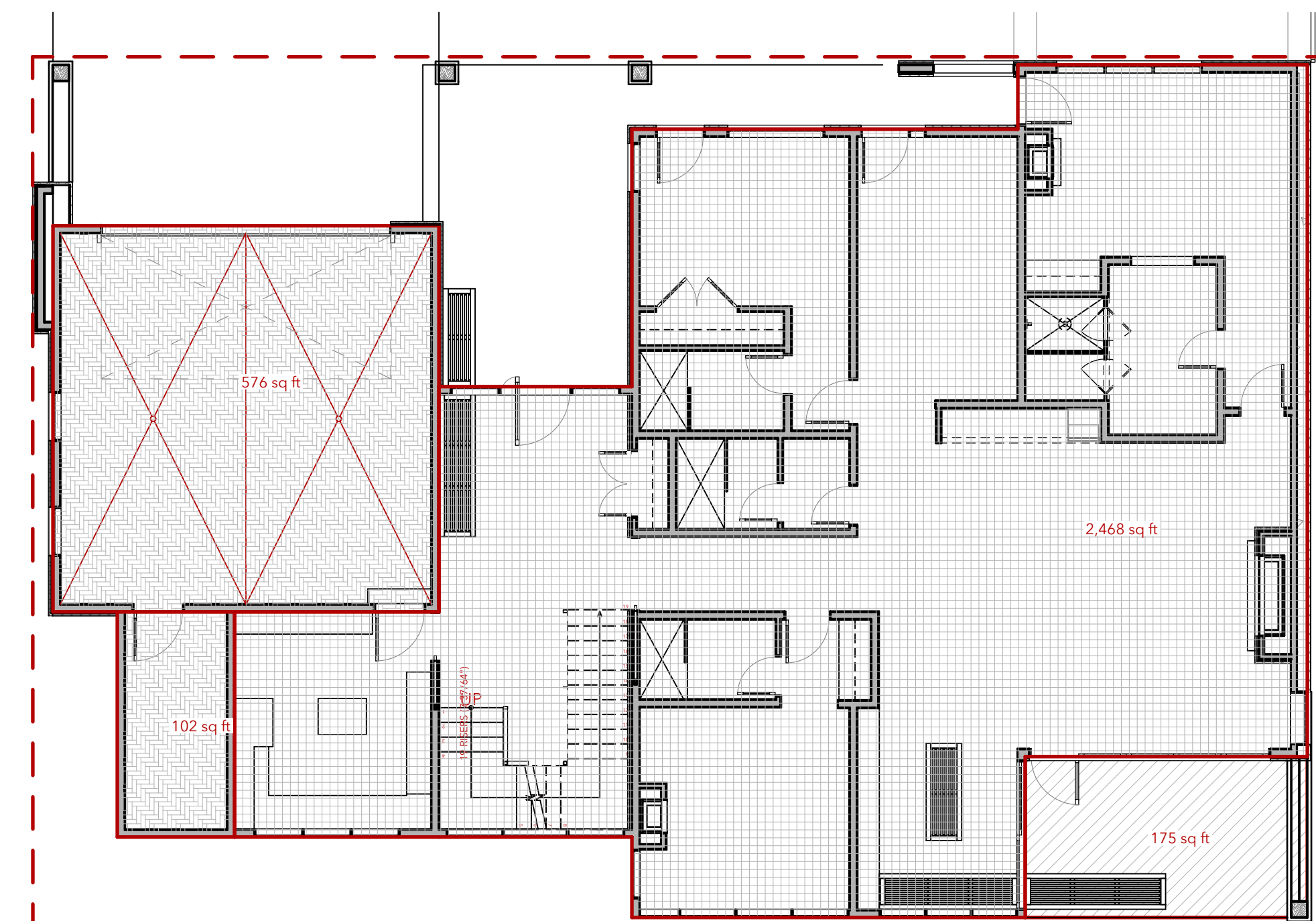
FLOOR AREA CALCULATIONS:

MAIN LEVEL	2,468 SF
UPPER LEVEL	2,676 SF
TOTAL	5,144 SF
GARAGE	576 SF
MECH / STORAGE	102 SF
DECK	1,412 SF



UPPER LEVEL **2**

SCALE: 1/8" = 1'-0"
0 4' 8' 16'



ENTRY LEVEL **1**

SCALE: 1/8" = 1'-0"
0 4' 8' 16'

Cortina Lot 10
200 Cortina Dr (LOT 10)
Mountain Village, CO 81435

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AREAS

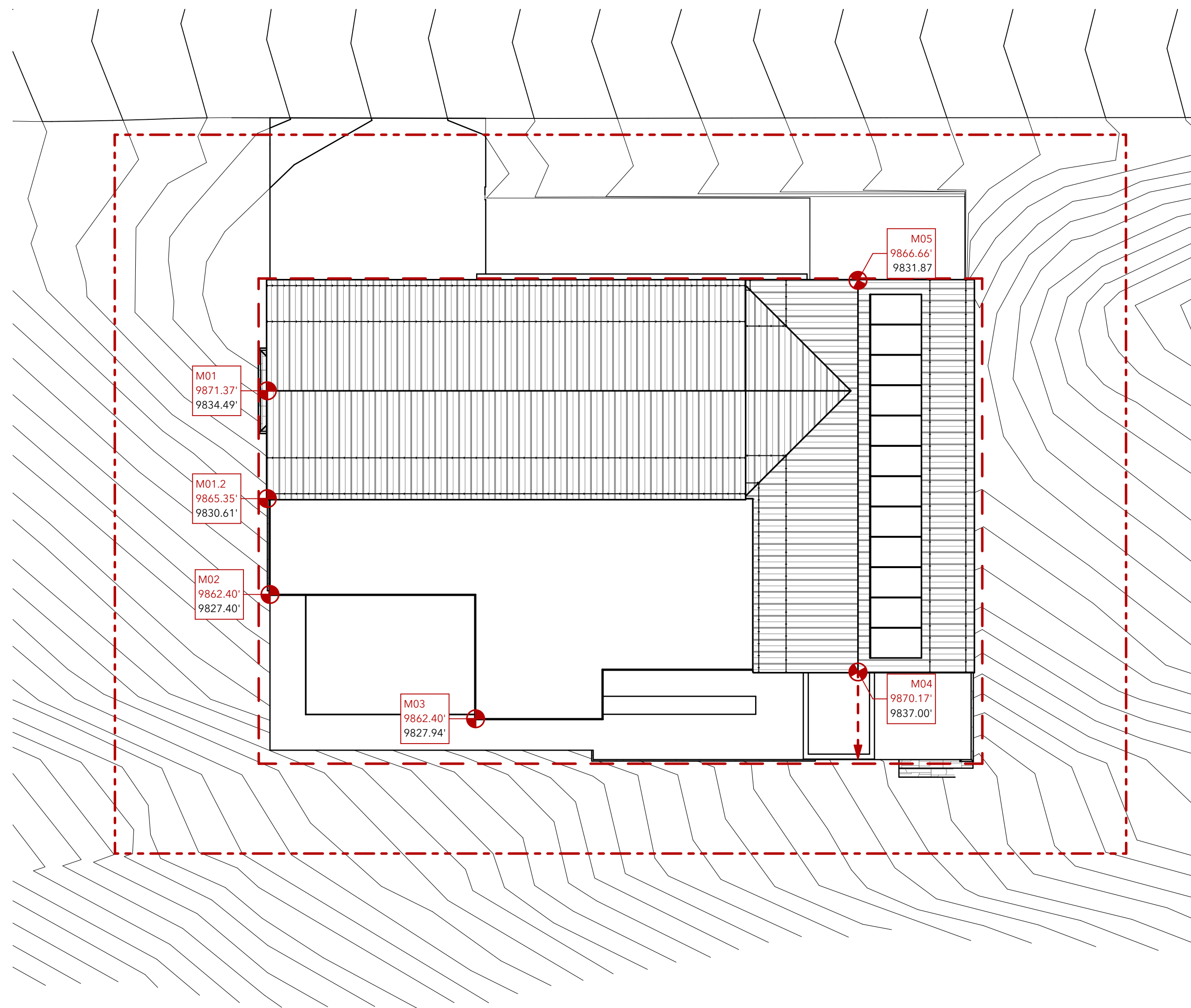
A-ZON

Roof Point	Roof Point Elevation	Natural Grade Elevation Below	Roof Height Above Natural Grade	Proposed Grade Elevation Below	Roof Height Above Finish Grade
M01	9871.37	9834.49	36.88	9834.49	36.88
M01.2	9865.35	9830.61	34.74	9830.61	34.74
M02	9862.40	9827.40	35.00	9827.40	35.00
M03	9862.40	9827.94	34.46	9827.94	34.46
M04	9870.17	9837.00	33.17	9837.88	32.29
M05	9866.66	9848.48	18.18	9836.96	29.7

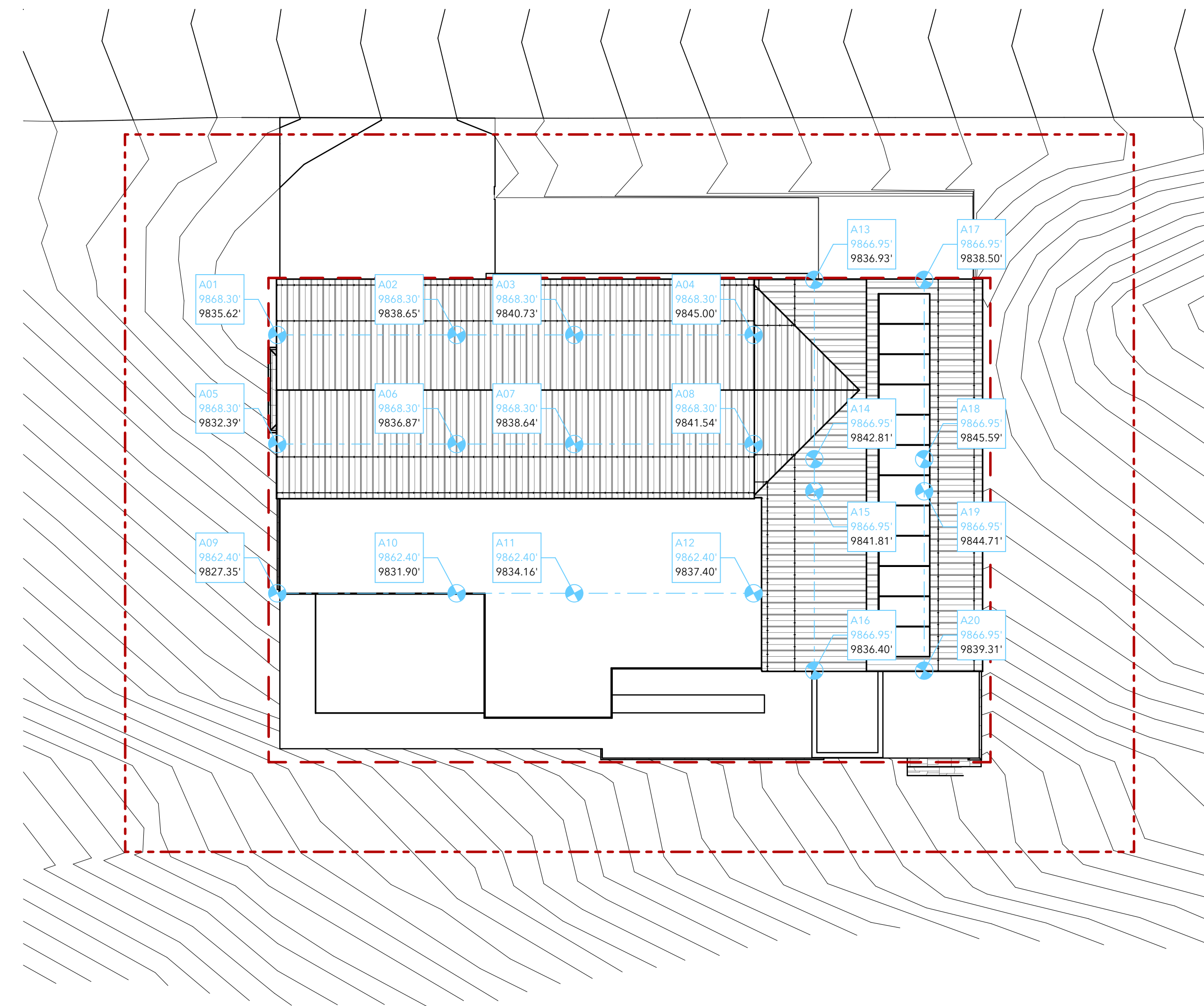
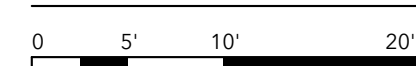
Roof MAX Height Chart **1**

Roof Point	Roof Point Elevation	Most Restrictive Grade Below	NG = Natural Grade PG = Proposed Grade	Roof Height Above Most Restrictive Grade
A01	9868.30	9835.62	PG	32.68
A02	9868.30	9838.65	NG	29.65
A03	9868.30	9840.73	NG	27.57
A04	9868.30	9845.00	NG	23.30
A05	9868.30	9832.39	NG	35.91
A06	9868.30	9838.87	NG	31.43
A07	9868.30	9838.64	NG	29.66
A08	9868.30	9841.54	NG	26.76
A09	9862.40	9827.35	NG	35.05
A10	9862.40	9831.90	NG	30.50
A11	9862.40	9834.16	NG	28.24
A12	9862.40	9837.40	NG	25.00
A13	9866.95	9836.93	PG	30.02
A14	9866.95	9842.81	NG	24.14
A15	9866.95	9841.81	NG	25.14
A16	9866.95	9836.40	NG	30.55
A17	9866.95	9838.50	PG	28.45
A18	9866.95	9845.59	NG	21.36
A19	9866.95	9844.71	NG	22.24
A20	9866.95	9839.31	NG	27.64
Average Height				28.26
MAX. Average Allowable				30.00
Compliant By				1.74

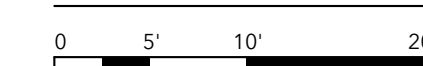
Roof Average Height Chart **3**



Roof MAX Height **2**



Roof Average Height **4**



Cortina Lot 10
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ZONING HEIGHTS

A-ZON

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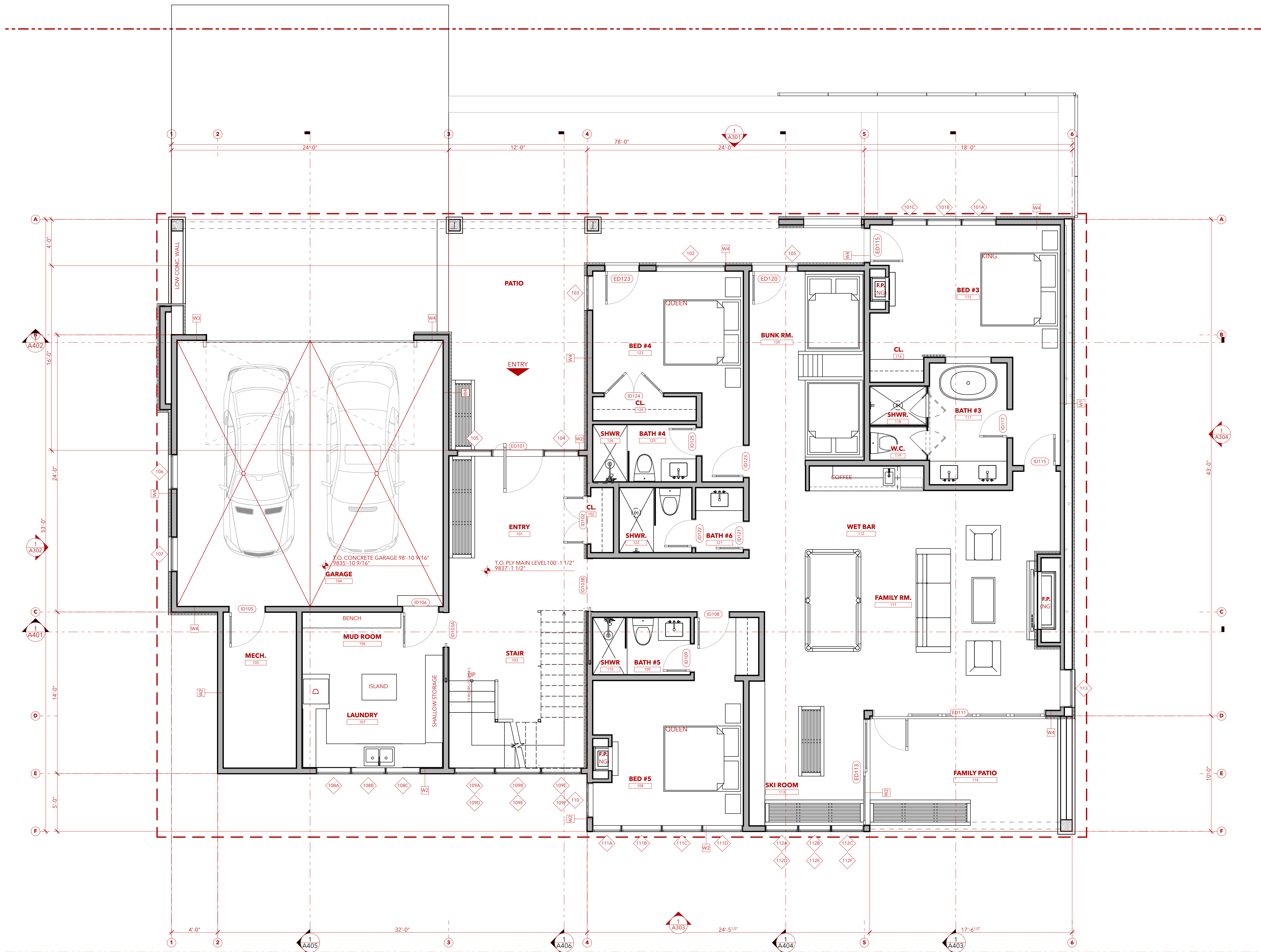
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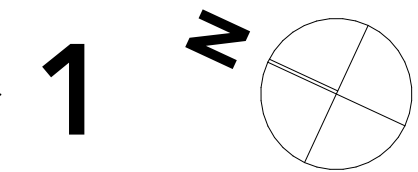
MAIN LEVEL PLAN

A202



ENTRY LEVEL

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



Cortina Lot 10
200 Cortina Dr (LOT 10)
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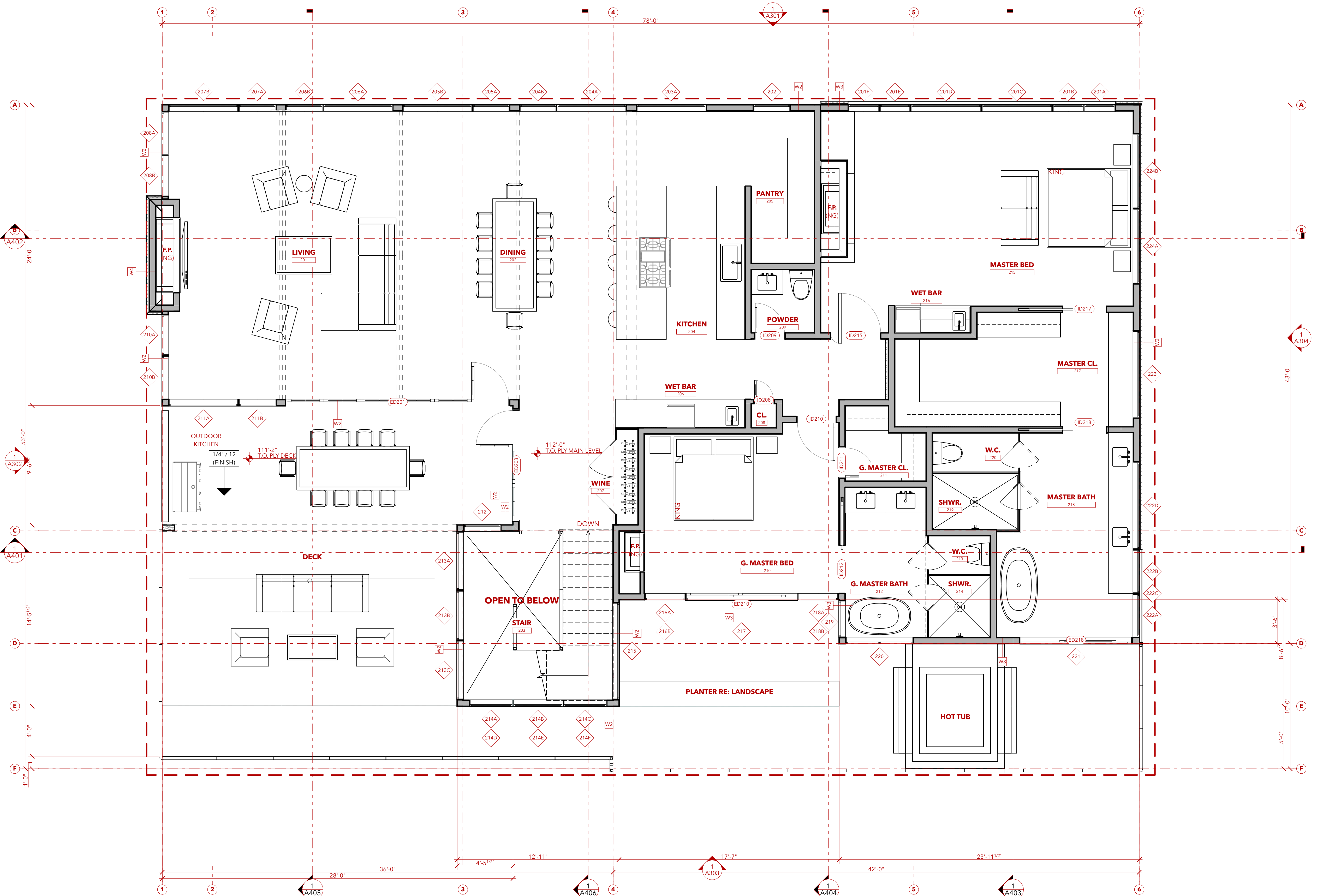
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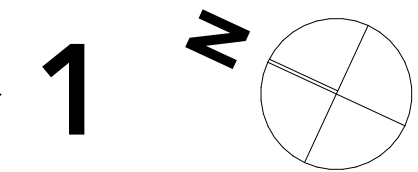
SHEET TITLE

UPPER LEVEL PLAN

A203



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



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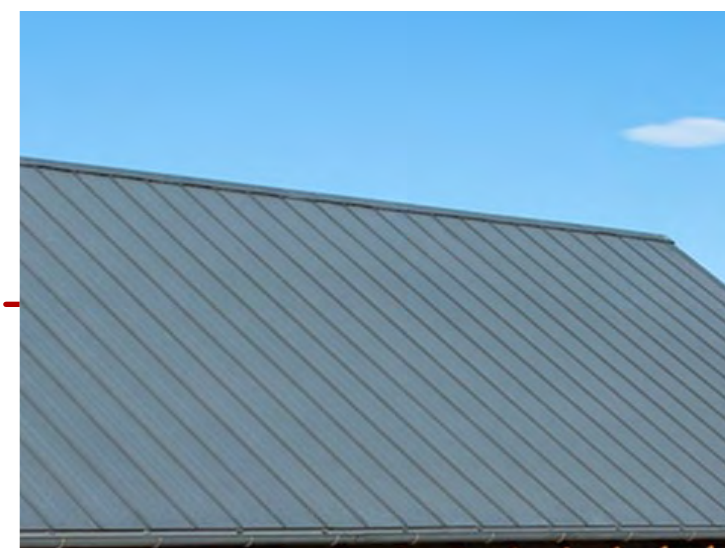
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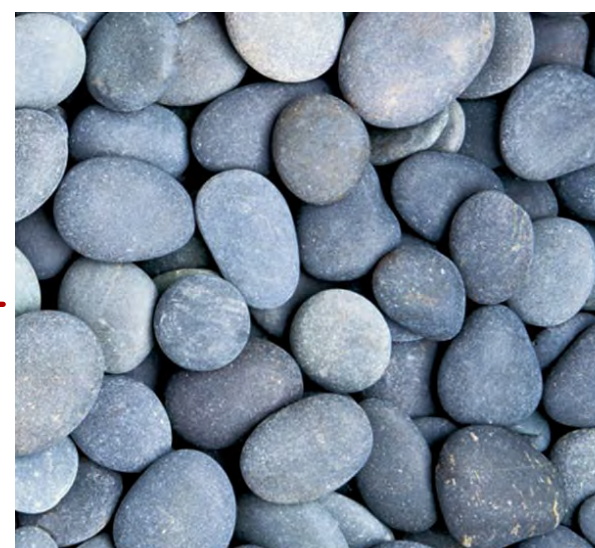
SHEET TITLE

ROOF PLAN

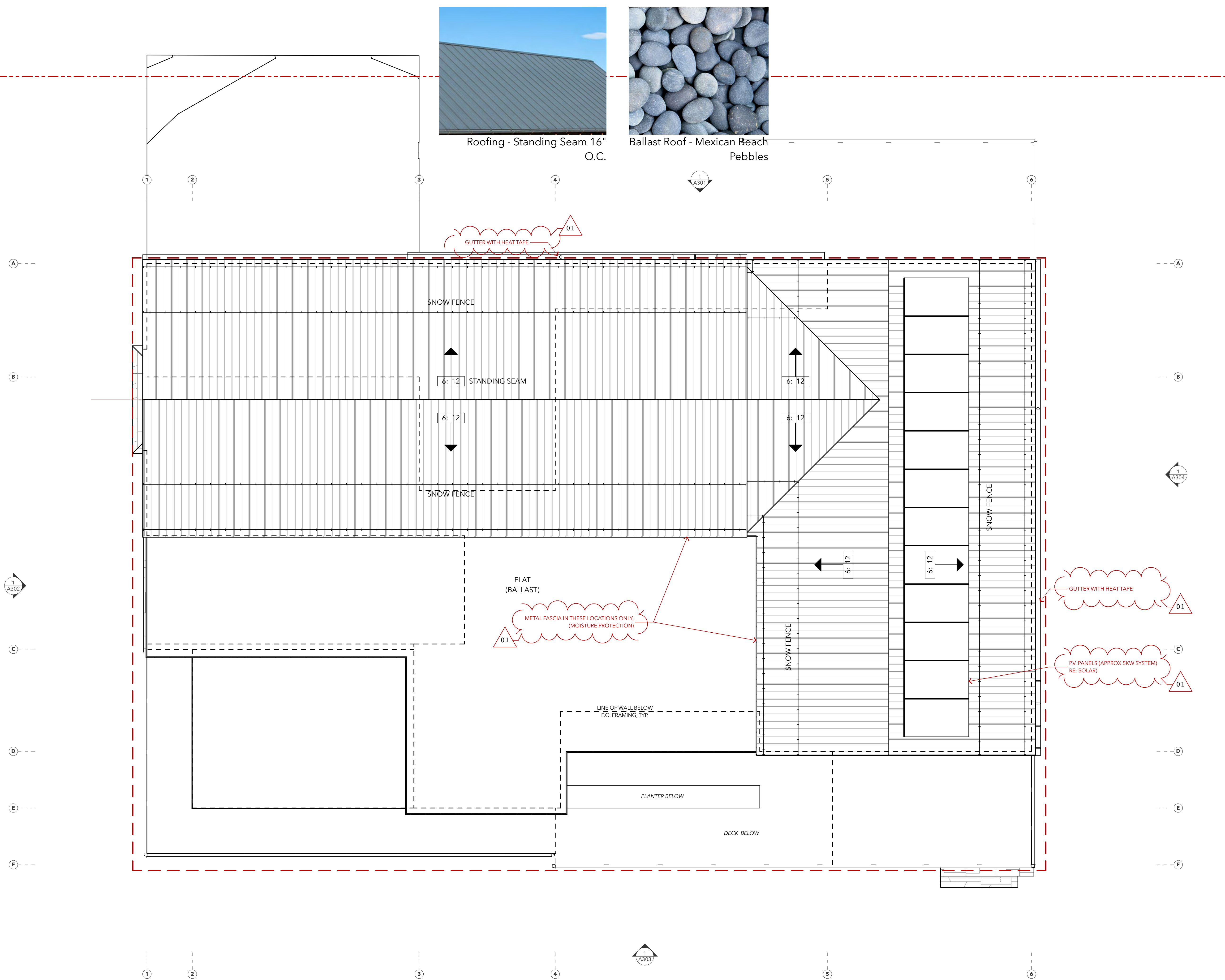
A205



Roofing - Standing Seam 16" O.C.

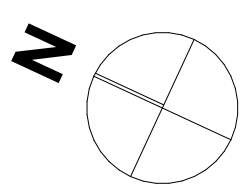


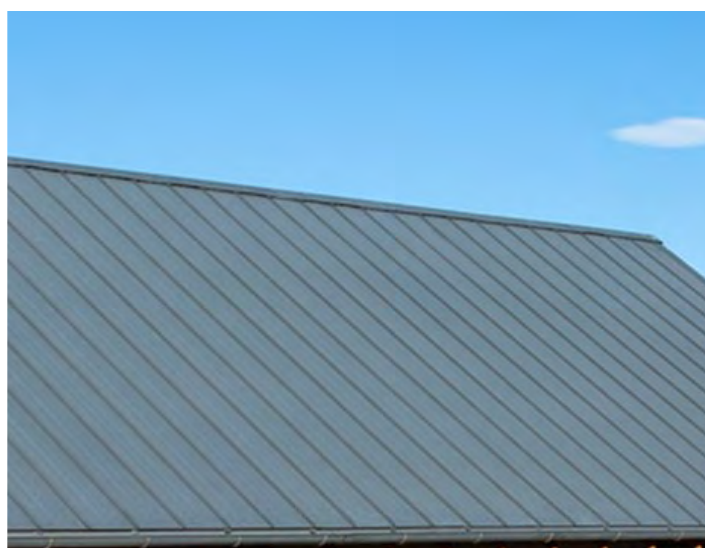
Ballast Roof - Mexican Beach Pebbles



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

1

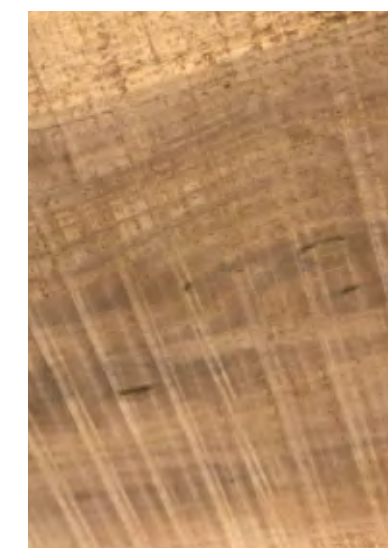




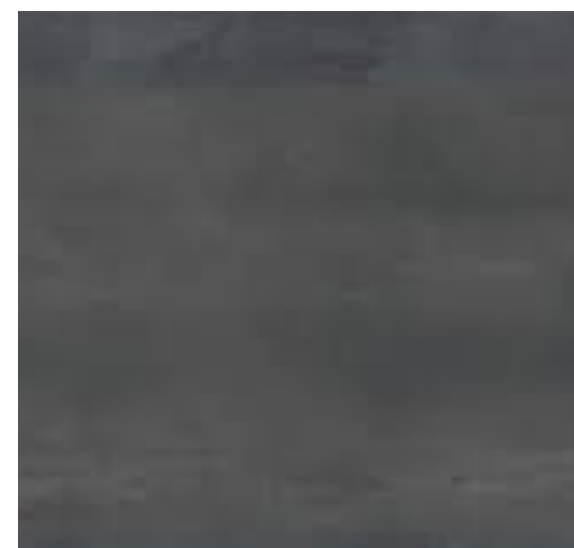
Roofing - Standing Seam 16" O.C.



Ballast Roof - Mexican Beach Pebbles



Fascia - Rough Sawn Wood



Steel Accents - Raw Patina



Window/ Door - Clad



Railing - Cable



Metal Panel Siding - Flat Lock



Wood Siding - Ash 4"



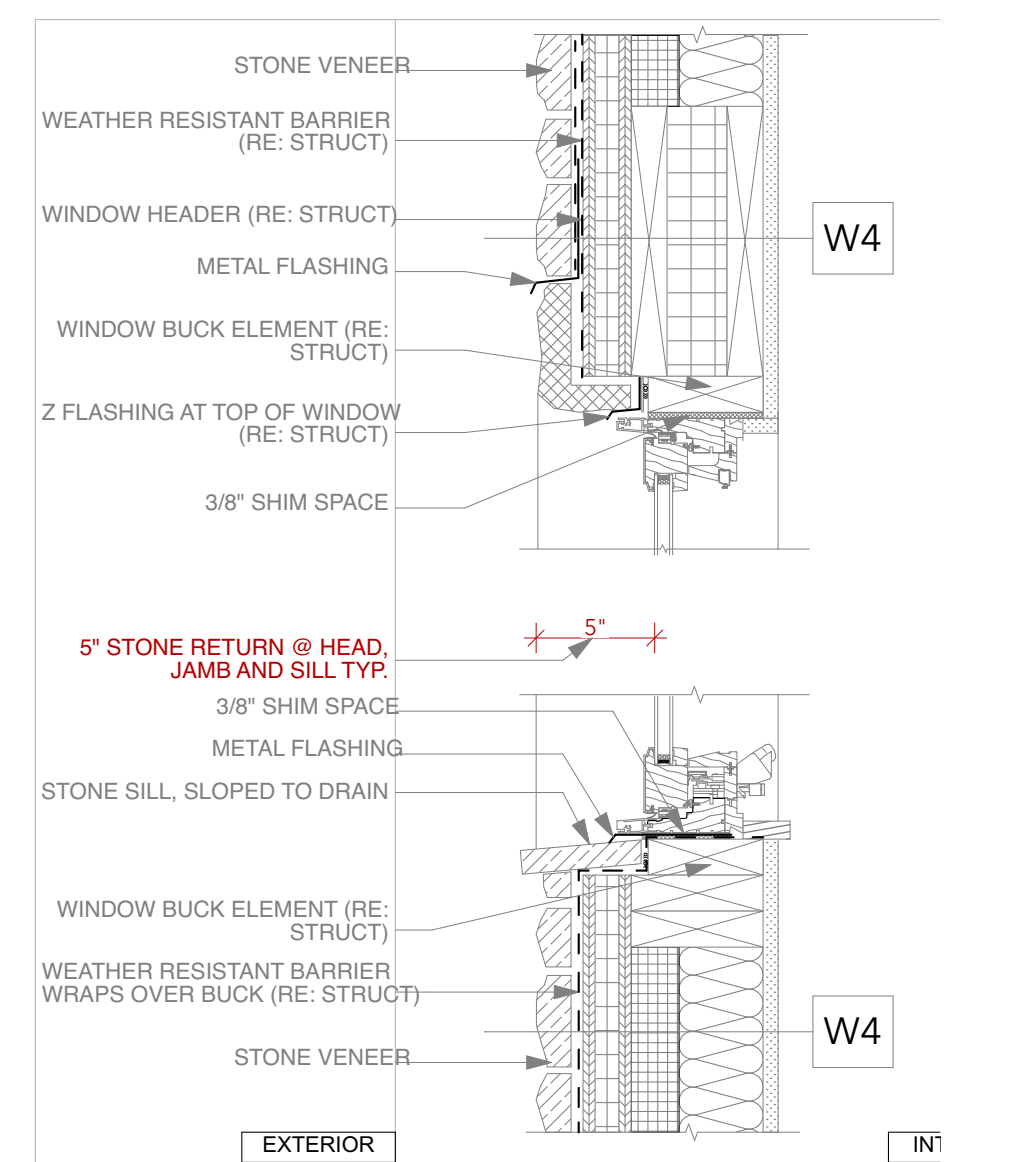
Masonry Veneer - CK Dove Gray Drystack



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P: 970.948.9510
KA-DESIGNWORKS.COM

ELEVATIONS MATERIAL LEGEND

- STANDING SEAM METAL ROOFING**
16" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
- HORIZONTAL WOOD SIDING**
1X4 EXPOSURE, 1" GAP
COLOR: NATURAL (TBD)
- WOOD TIMBERS & TRIM**
ROUGH CEDAR
COLOR: NATURAL STAIN
- METAL PANEL SIDING**
FLAT LOCK PANEL
COLOR: BLACKENED (TBD)
- STEEL ACCENT**
BREAK METAL
COLOR: RAW PATINA
- STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: DOVE GRAY



FENESTRATION @ MASONRY VENEER

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

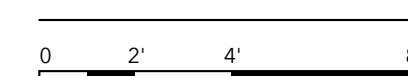
2

ADDRESS NUMBERS, TO BE 6" IN HEIGHT, COATED WITH REFLECTIVE MATERIAL, AND ILLUMINATED WITH A FULLY SHIELDED DOWNLIGHT

01

EAST

1



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

Cortina Lot 10

200 Cortina Dr (LOT 10)
Mountain Village, CO 81435

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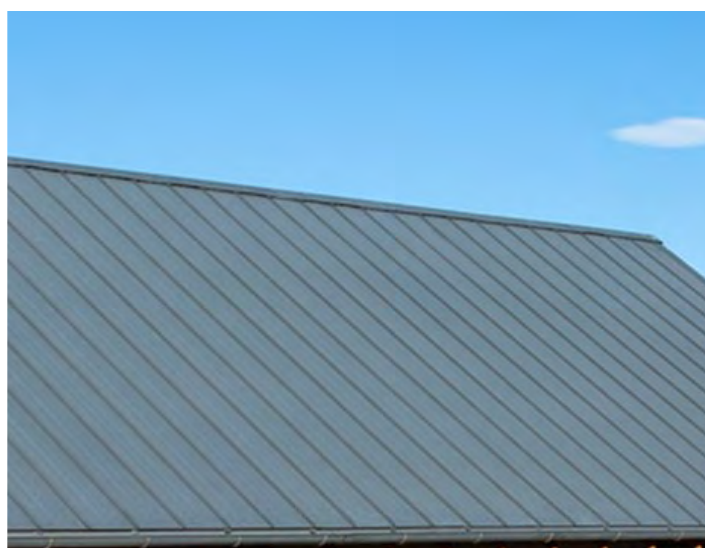
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SHEET TITLE

EAST ELEVATION

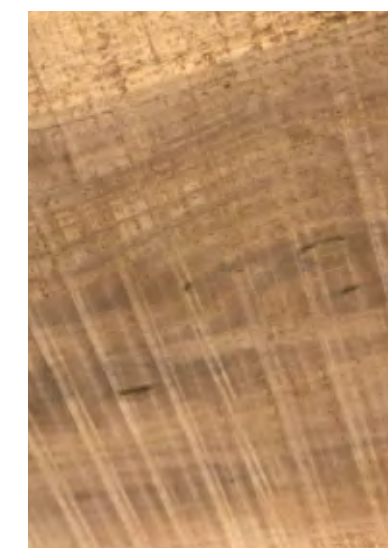
A301



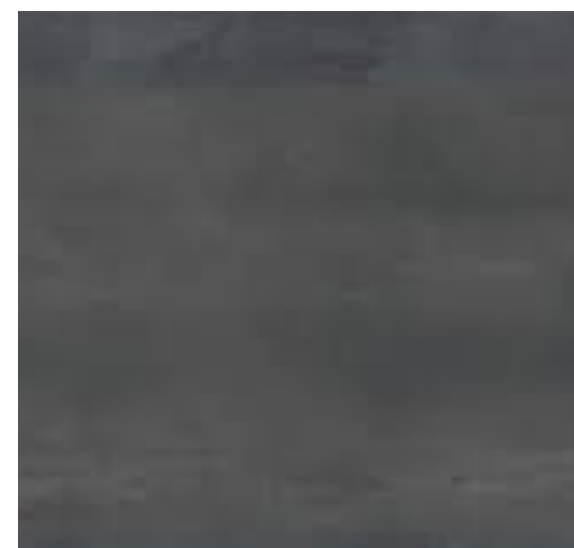
Roofing - Standing Seam 16" O.C.



Ballast Roof - Mexican Beach Pebbles



Fascia - Rough Sawn Wood



Steel Accents - Raw Patina



Window/ Door - Clad



Railing - Cable



Metal Panel Siding - Flat Lock



Wood Siding - Ash 4"

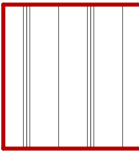
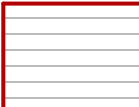
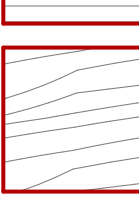
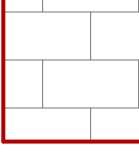




Masonry Veneer - CK Dove Gray Drystack



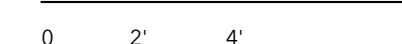
ASPEN | BASALT | COLORADO
P: 970.948.9510
KA-DESIGNWORKS.COM

ELEVATIONS MATERIAL LEGEND

-  **STANDING SEAM METAL ROOFING**
16" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
-  **HORIZONTAL WOOD SIDING**
1X4 EXPOSURE, 1" GAP
COLOR: NATURAL (TBD)
-  **WOOD TIMBERS & TRIM**
ROUGH CEDAR
COLOR: NATURAL STAIN
-  **METAL PANEL SIDING**
FLAT LOCK PANEL
COLOR: BLACKENED (TBD)
-  **STEEL ACCENT**
BREAK METAL
COLOR: RAW PATINA
-  **STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: DOVE GRAY



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



1

Cortina Lot 10
200 Cortina Dr (LOT 10)
Mountain Village, CO 81435

NOT FOR CONSTRUCTION

DRAWING ISSUANCE INDEX

ID	ISSUE	DATE
01	DRB INITIAL REVIEW	02/09/21
02	DRB FINAL REVIEW	04/22/21

PRINT DATE: 4/8/21 2:30 PM

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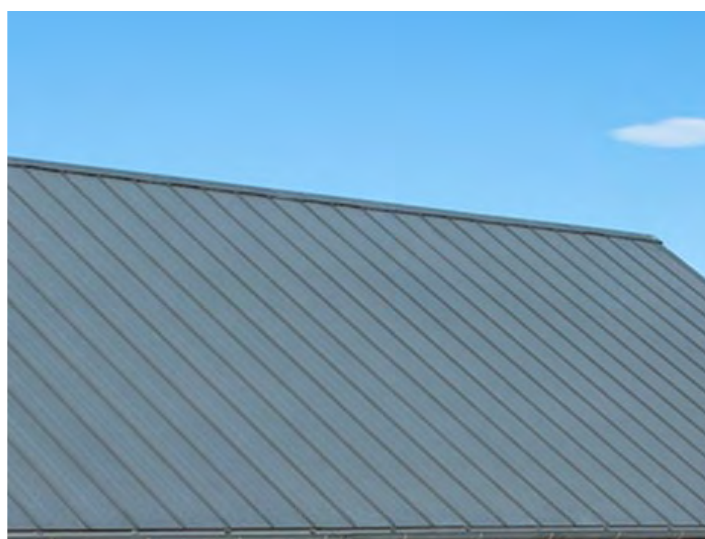
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SHEET TITLE

NORTH ELEVATION

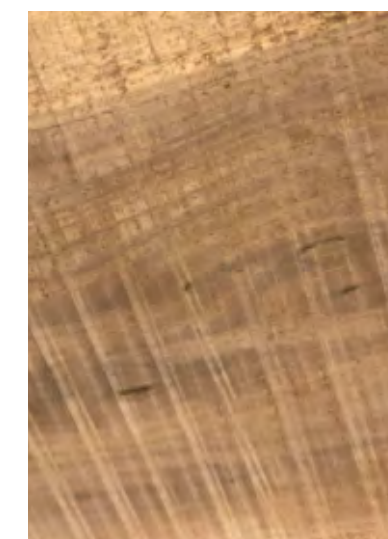
A302



Roofing - Standing Seam 16" O.C.



Ballast Roof - Mexican Beach Pebbles



Fascia - Rough Sawn Wood



Steel Accents - Raw Patina



Window/ Door - Clad



Railing - Cable



Metal Panel Siding - Flat Lock



Wood Siding - Ash 4"



Masonry Veneer - CK Dove Gray Drystack



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BREAK METAL
COLOR: RAW PATINA
- STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: DOVE GRAY



112'-0" T.O. PLY MAIN LEVEL

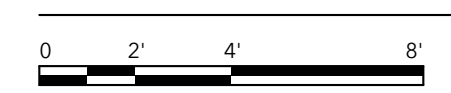
109'-1 1/2" WINDOW/DOOR HEAD HEIGHT TYP.

EXTERIOR PROJECTIONS TO BE CONSTRUCTED USING IGNITION RESISTANT MATERIALS TYP.

01

100'-0" T.O. PLY ENTRY LEVEL

WEST 1



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

Cortina Lot 10
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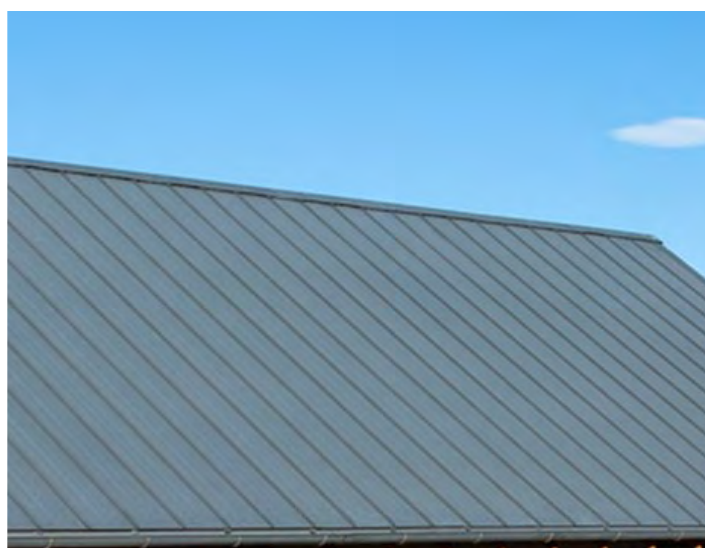
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SHEET TITLE
WEST ELEVATION

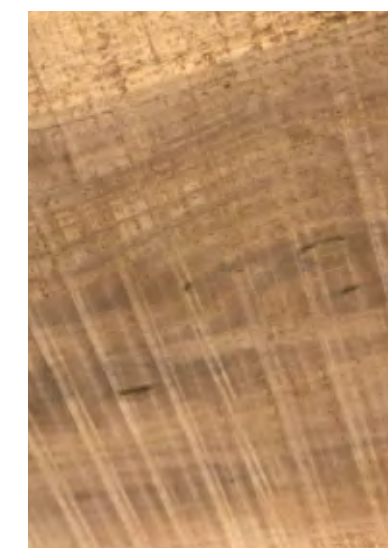
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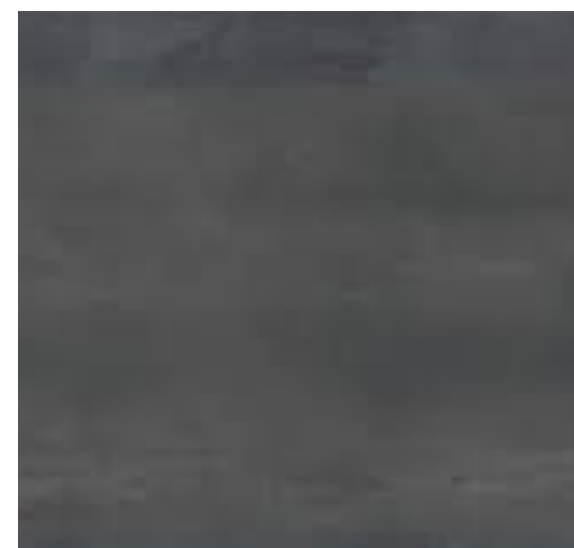
Roofing - Standing Seam 16" O.C.



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Fascia - Rough Sawn Wood



Steel Accents - Raw Patina



Window/ Door - Clad



Railing - Cable



Metal Panel Siding - Flat Lock



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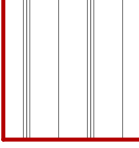

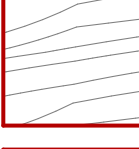
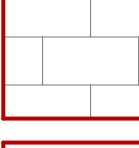




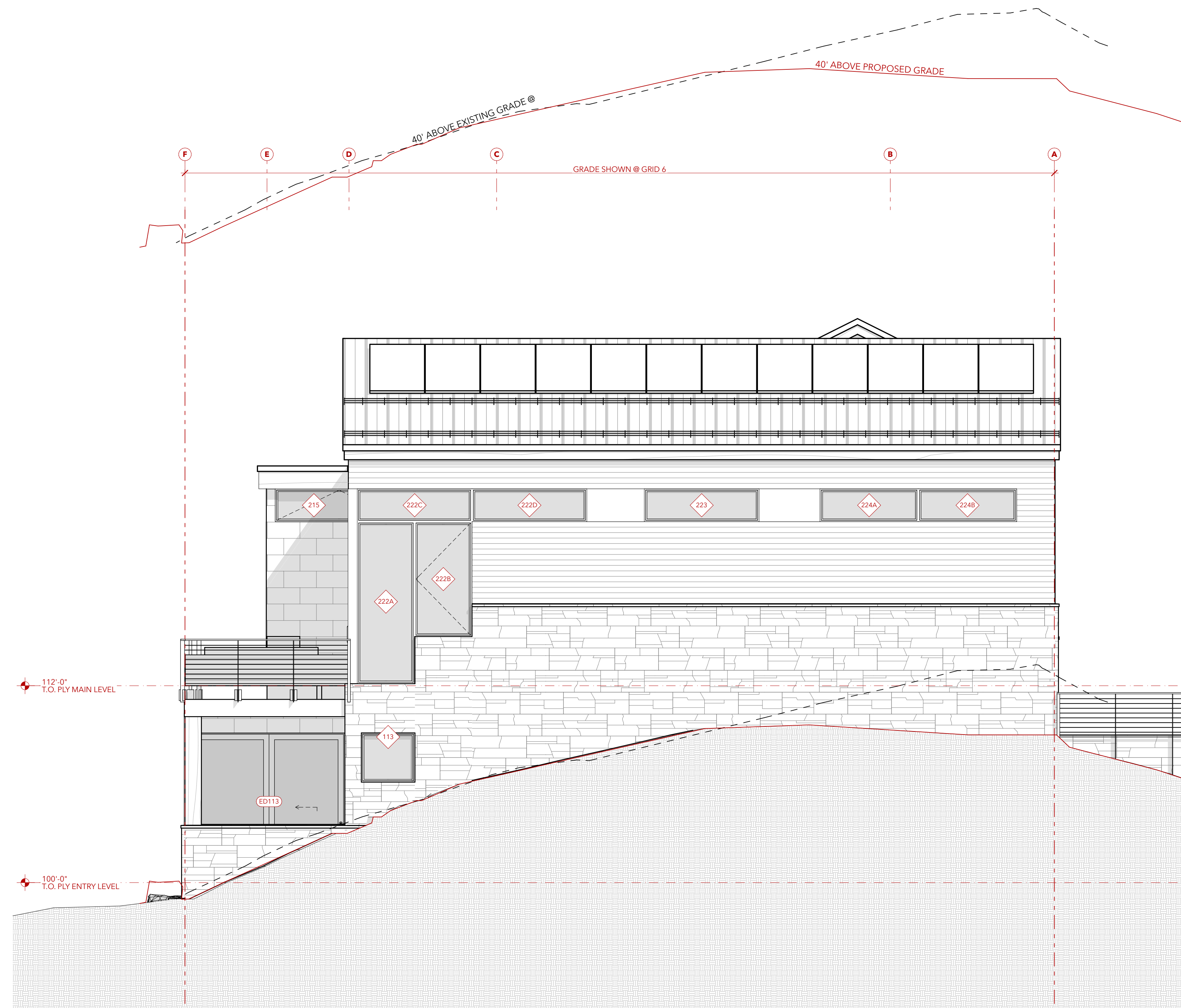
Masonry Veneer - CK Dove Gray Drystack



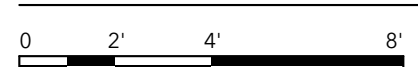
ASPEN | BASALT | COLORADO
P: 970.948.9510
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SOUTH
SCALE: 1/4" = 1'-0" **1**



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SHEET TITLE

SOUTH ELEVATION

A304

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 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 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 NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED 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.

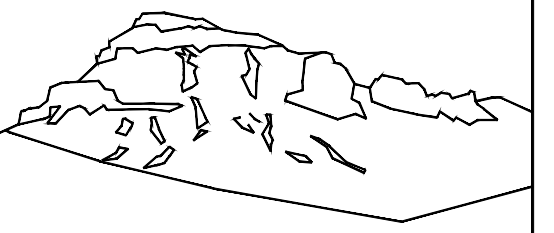
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS 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 TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

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	2020-12-21
DRB Submittal	2021-02-04
DRB Revisions 1	2021-04-08

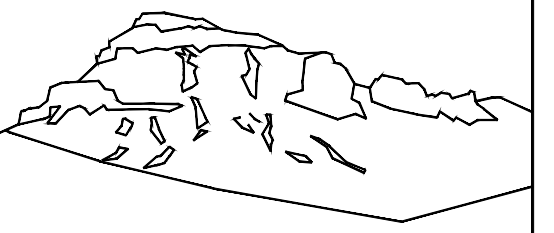
Lot 10, Cortina
Mtn. Village, CO



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

Notes

C1



Uncompahgre Engineering, LLC

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

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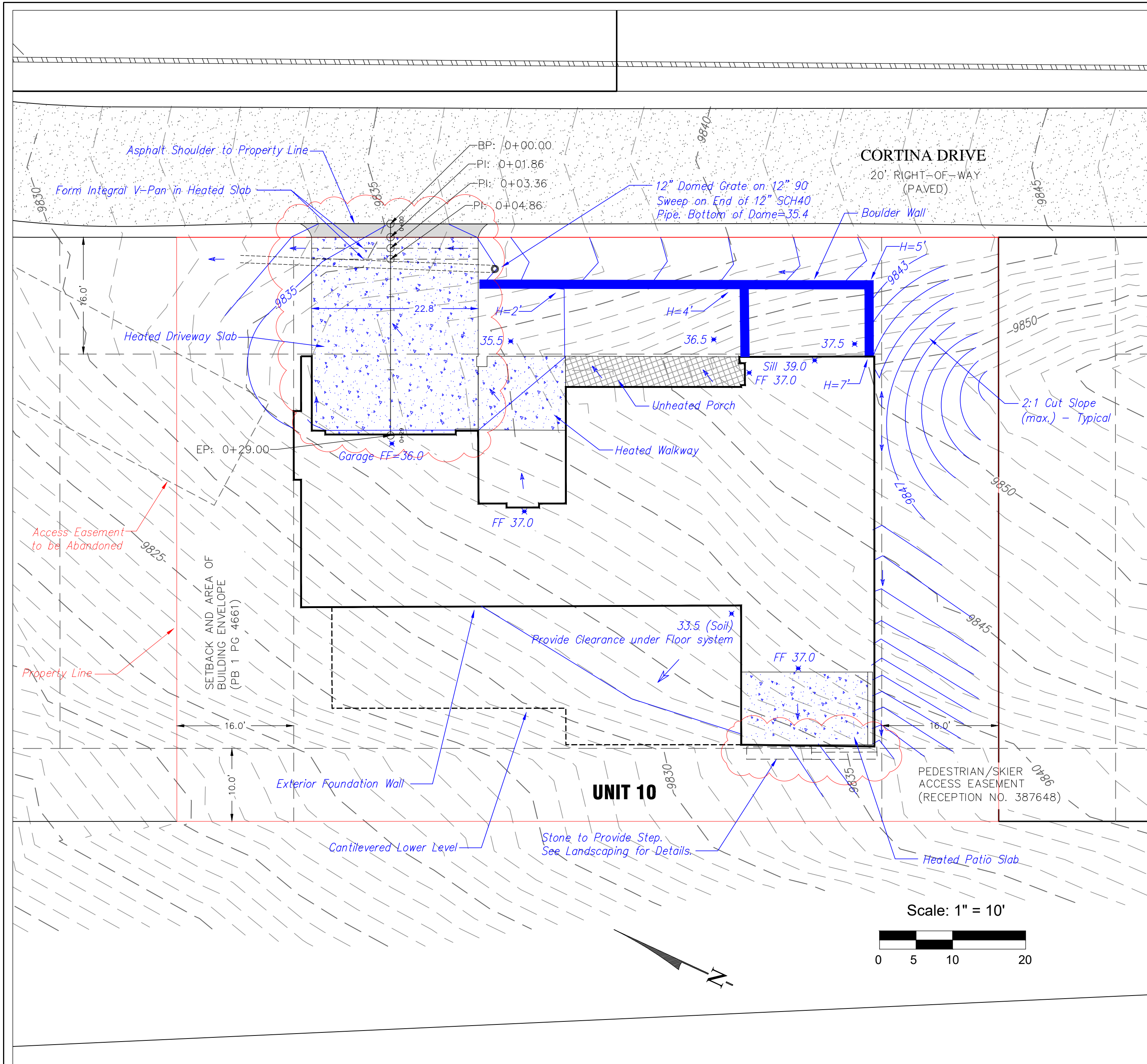
Lot 10, Cortina Mtn. Village, CO



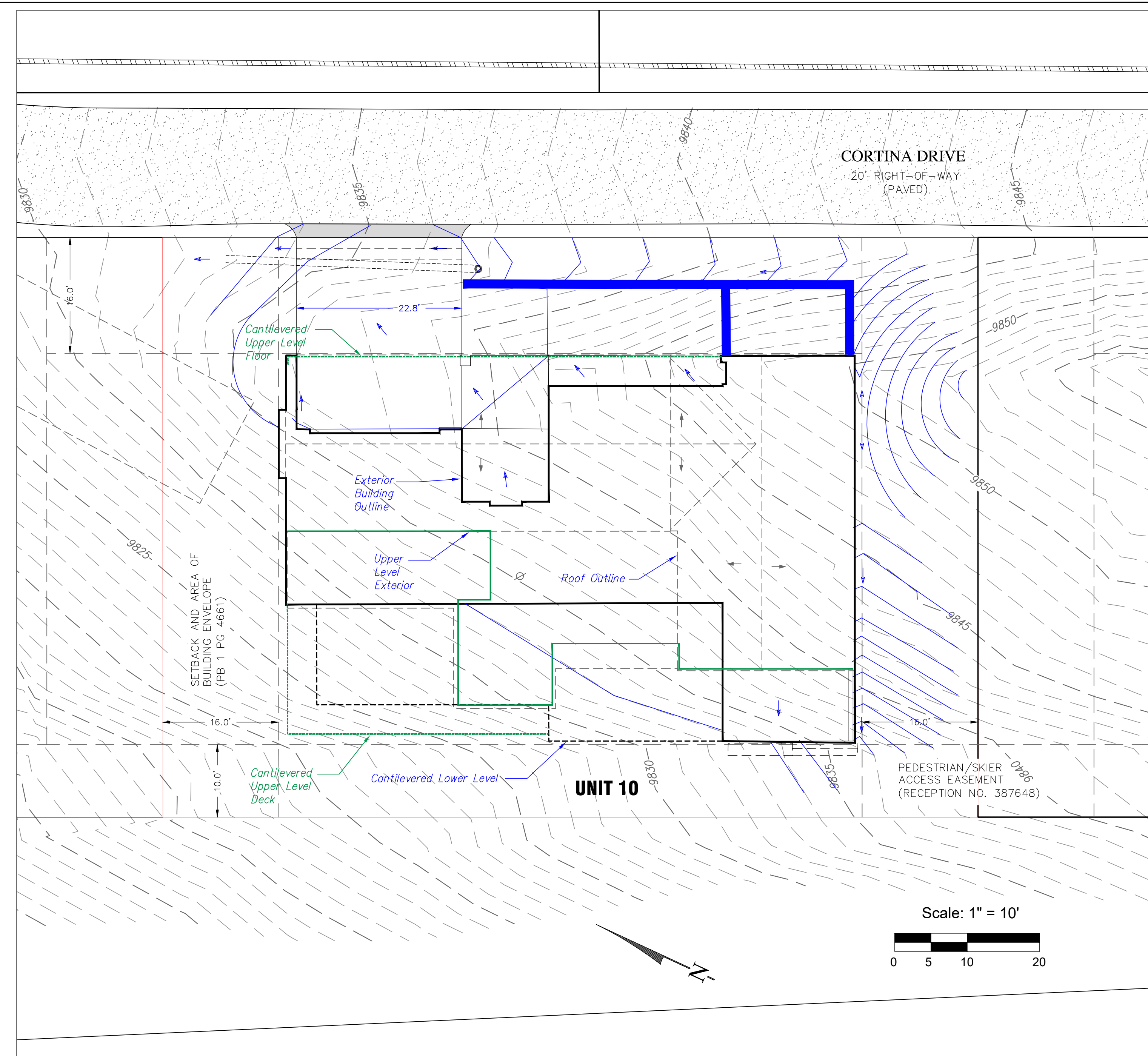
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Site Plan
and
Driveway Profile

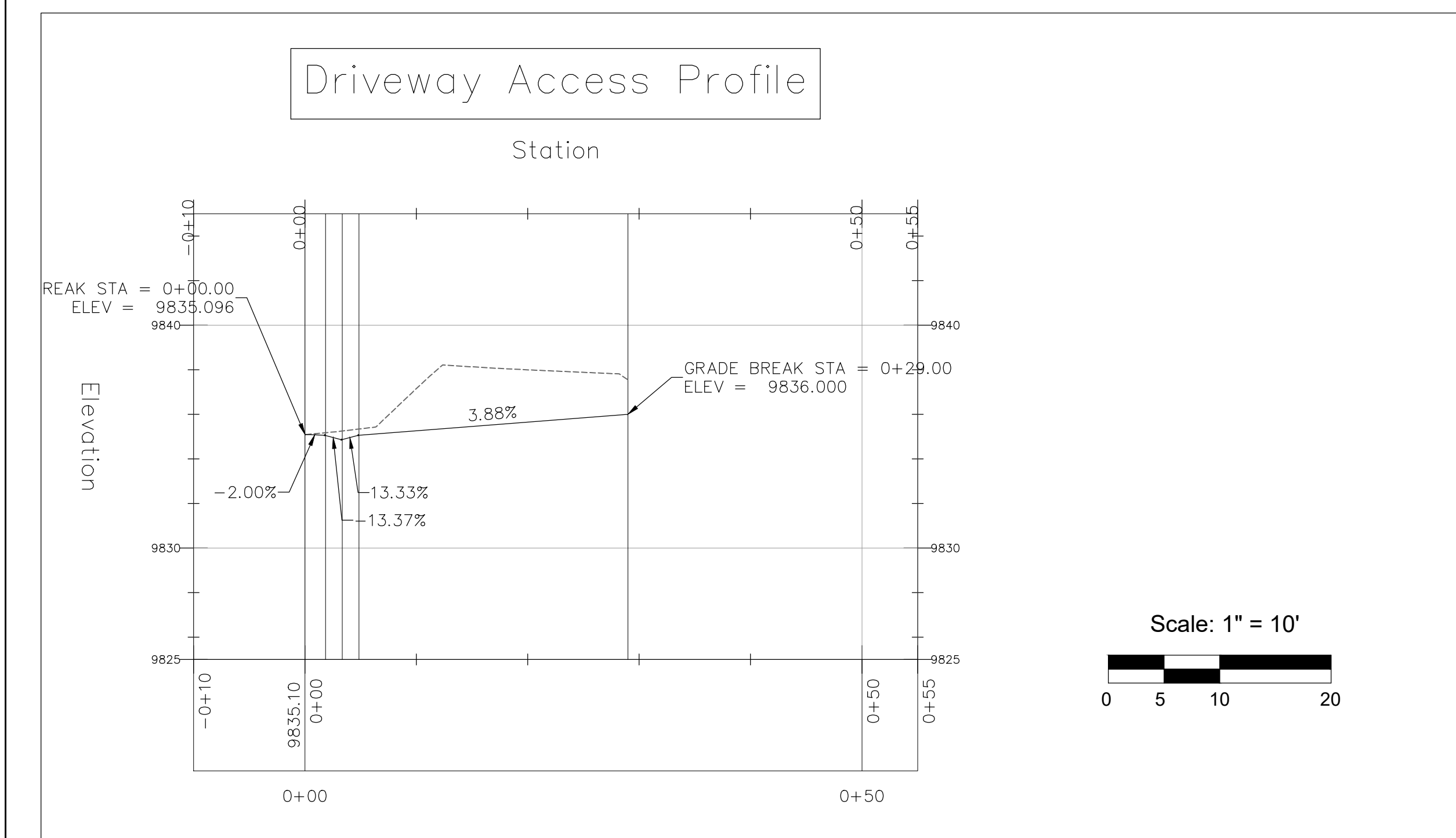
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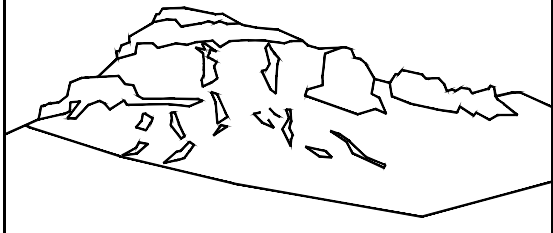
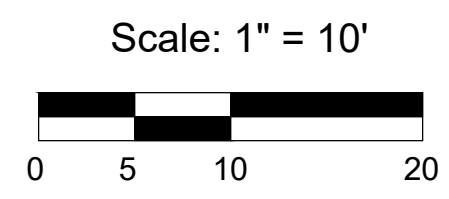
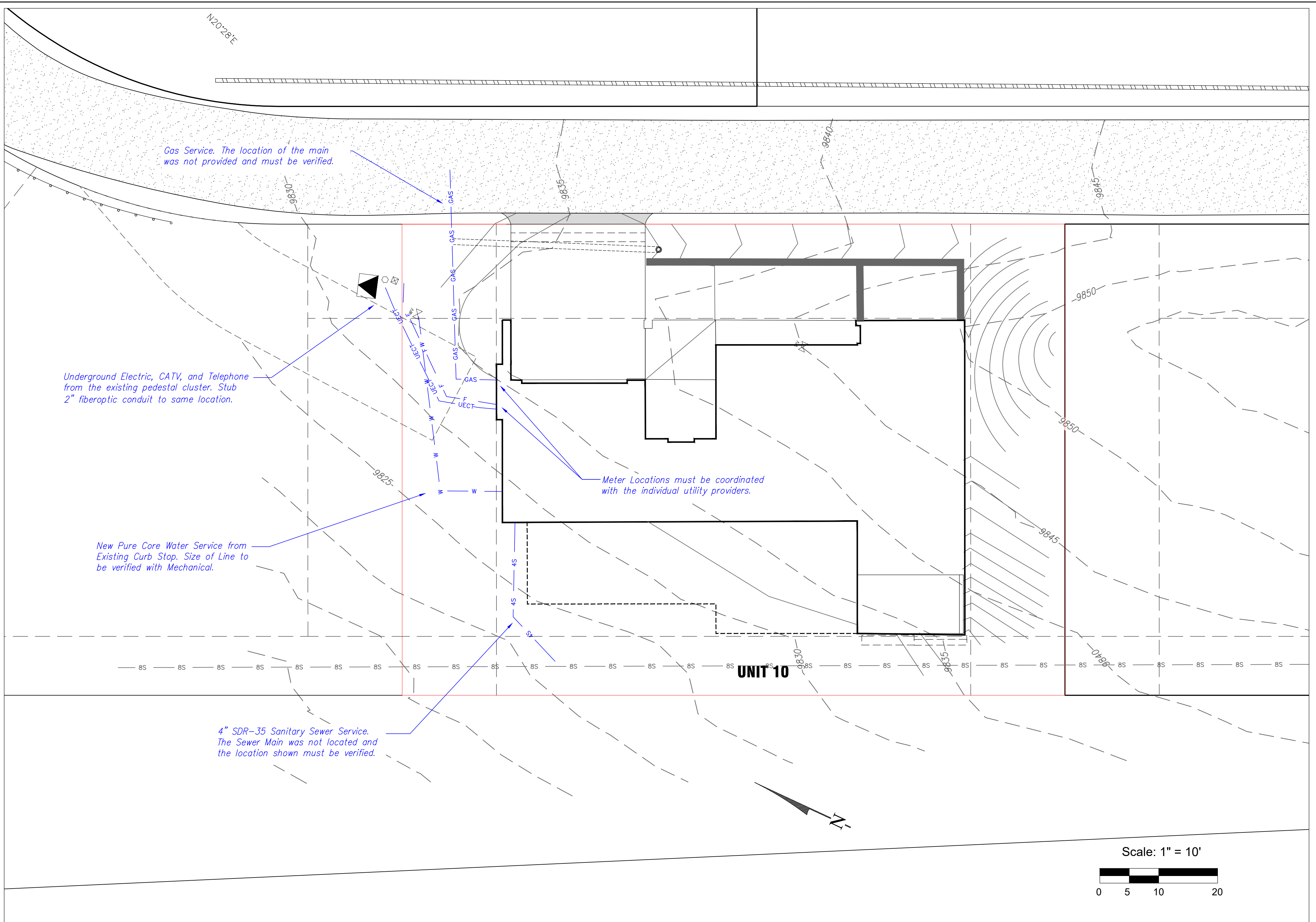
Exterior Building Outline and Lower Level Foundation Plan



Exterior Building Outline with Upper Level and Roof



Driveway Access Profile



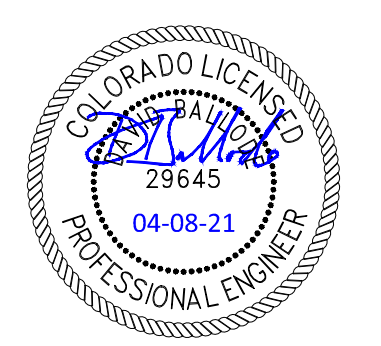
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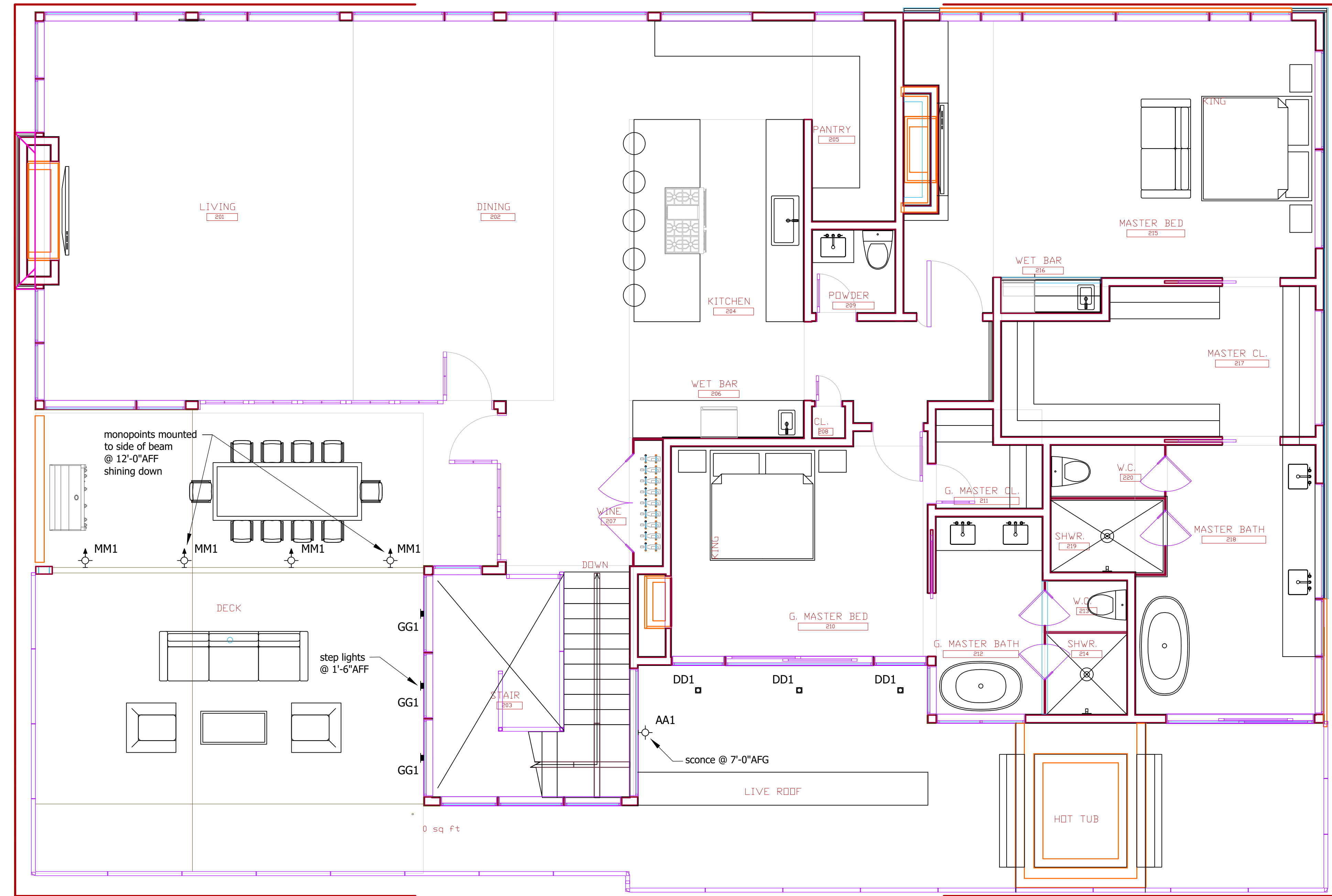
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Utilities

C3

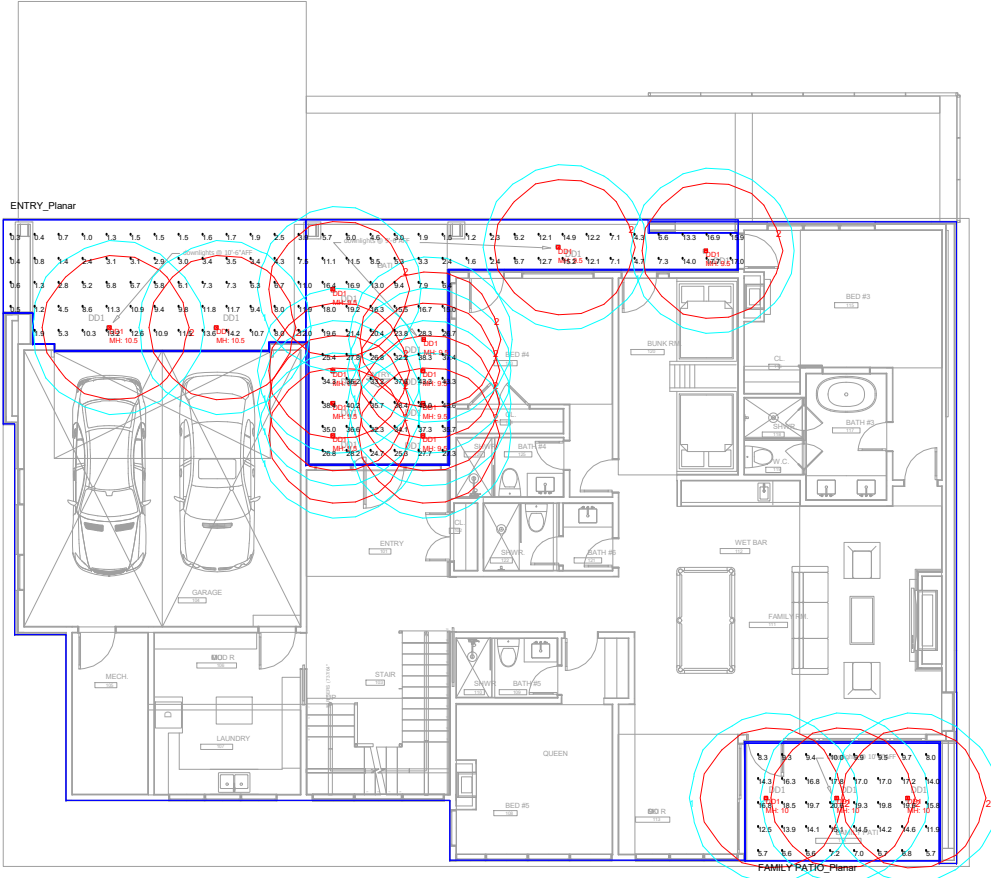
LIGHTING SYMBOLS					
□	SINGLE RECESSED DOWNLIGHT WITH ADJUSTABLE TRIM	—	SURFACE MOUNTED FLUORESCENT OR LED	⊕	JUNCTION BOX
◻	DOUBLE RECESSED DOWNLIGHT WITH ADJUSTABLE TRIM	—	RECESSED FLUORESCENT OR LED	T	TRANSFORMER
◻	RECESSED DOWNLIGHT WITH FIXED TRIM	—	LED STRIPLIGHT	D	LED DRIVER POWER SUPPLY
◻	RECESSED CEILING MOUNTED PUCKLIGHT	—	LED STRIPLIGHT	M	MOTION SENSOR
◻	SURFACE CEILING MOUNTED MONOPOINT	—	LOW-VOLTAGE CABLE SYSTEM	F	EXHAUST FAN
◻	SURFACE WALL MOUNTED MONOPOINT	—	LOW-VOLTAGE TRACK SYSTEM	⊕	SWITCH SINGLE POLE
◻	SURFACE CEILING MOUNTED FEATURE	—	BOLLARD PATH LIGHT	⊕	SWITCH DIMMER
◻	SURFACE WALL MOUNTED SCOSCE	—	RECESSED IN-GROUND UPLIGHT	⊕	SWITCH THREE WAY
◻	SURFACE CEILING MOUNTED PENDANT/CHANDLIER	—		⊕	SWITCH FOUR WAY
⊕		⊕		⊕	SWITCH THREE WAY DIMMER
⊕		⊕		⊕	SWITCH DUPLEX RECEPTACLE
⊕		⊕		⊕	DUPLEX RECEPTACLE FLOOR IN FLOOR
⊕		⊕		⊕	SWITCH DOOR JAMB
⊕		⊕		⊕	SWITCH MOTOR SENSOR
⊕		⊕		⊕	SWITCH TIMER
⊕		⊕		⊕	SWITCH CONTROL SYSTEM KEYPAD
⊕		⊕		⊕	SWITCH CONTROL SYSTEM GRAPH I
⊕		⊕		⊕	SWITCH SHOCK SHADE CONTROL

Note: remote transformer/ LED power supply locations TBD by electrician



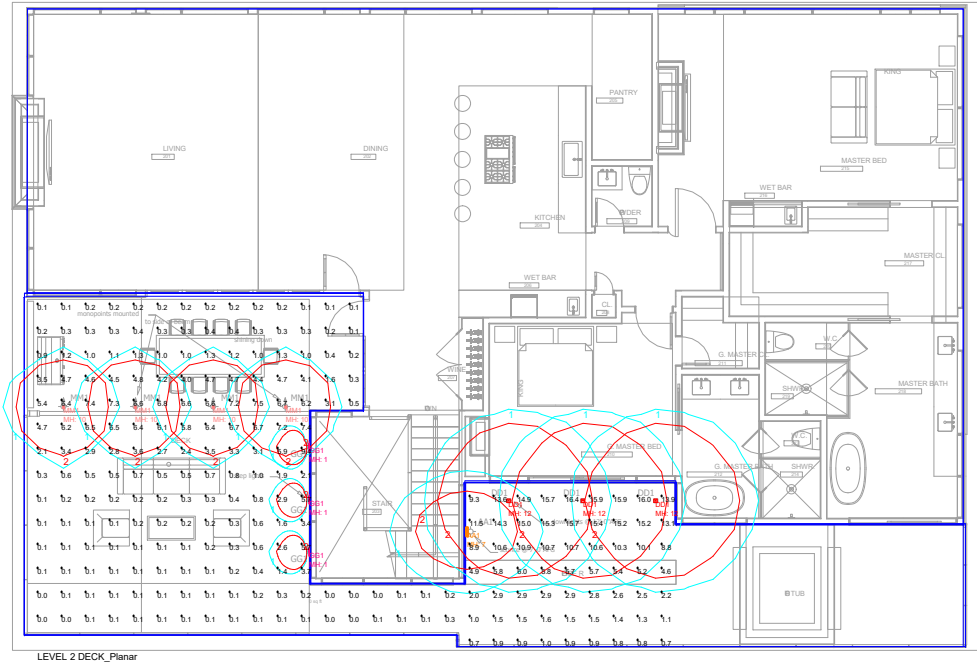
1 Upper Level Exterior Lighting Plan
 Scale: 1/4" = 1'-0"

CORTINA 10 + 21
LIGHTING LAYOUT USING GIVEN LOCATIONS
REF. NO. I10241.AGI
Page 2 of 5 **4/9/2021**








View_1:ENTRY LEVEL
Scale: 1 inch= 16 Ft.

CORTINA 10 + 21
LIGHTING LAYOUT USING GIVEN LOCATIONS
REF. NO. I10241.AGI
Page 4 of 5 **4/9/2021**



View_1:LEVEL 2
Scale: 1 inch= 16 Ft.

CORTINA 10 + 21 LIGHTING LAYOUT USING GIVEN LOCATIONS REF. NO. I10241.AGI Page 5 of 5 4/9/2021

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Total Lamp Lumens	LLF	Description	Filename	
	4	AA1	SINGLE	391	390.9	0.900	WS-W38608	IES-WS-W38608.IES	
	9	BB1	SINGLE	294	294	0.900	VERS-04-SW-3 0-30-DRY-GZR-ST	VERS-04-SW-3 0-30-DRY-GZR-ST.ies	
	22	DD1	SINGLE	950	N.A.	0.900	EN3S-LO93-3000K	102171228CHI-097 GB EN3S-LO930AAI 40°.ies	
	23	GG1	SINGLE	69	N.A.	0.900	ISL1 80CRI 200LM 3000K	ISL1 80CRI 200LM 3000K.ies	
	9	MM1	SINGLE	308	N.A.	0.900	HL-360S-8LED-FL	HL360s-8LED-FL.ies	

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	
ENTRY Planar	Illuminance	Fc	13.51	43.6	0.3	45.03	145.33	readings taken at grade	
FAMILY PATIO Planar	Illuminance	Fc	12.95	20.6	5.7	2.27	3.61	readings taken at grade	
LEVEL 1 BALCONY Planar	Illuminance	Fc	1.01	10.2	0.0	N.A.	N.A.	readings taken at grade	
LEVEL 1 DECK Planar	Illuminance	Fc	0.79	7.3	0.0	N.A.	N.A.	readings taken at grade	
LEVEL 1 ENTRY Planar	Illuminance	Fc	1.34	23.7	0.0	N.A.	N.A.	readings taken at grade	
LEVEL 2 DECK Planar	Illuminance	Fc	3.07	16.4	0.0	N.A.	N.A.	readings taken at grade	
LOWER LEVEL DECK Planar	Illuminance	Fc	0.39	3.4	0.0	N.A.	N.A.	readings taken at grade	
LOWER LEVEL DECK Planar 1	Illuminance	Fc	0.11	1.8	0.0	N.A.	N.A.	readings taken at grade	
LOWER LEVEL STAIRS Side 4	Illuminance	Fc	5.02	45.0	0.0	N.A.	N.A.	readings taken at grade	
LOWER LEVEL STAIRS Side 8	Illuminance	Fc	5.26	48.7	0.0	N.A.	N.A.	readings taken at grade	
STAIRS LOWER LEVEL Side 13	Illuminance	Fc	4.43	11.5	0.4	11.08	28.75	readings taken at grade	
STAIRS LOWER LEVEL Side 17	Illuminance	Fc	4.77	11.9	0.4	11.93	29.75	readings taken at grade	
STAIRS LOWER LEVEL Side 21	Illuminance	Fc	4.63	11.8	0.4	11.58	29.50	readings taken at grade	
STAIRS LOWER LEVEL Side 25	Illuminance	Fc	4.57	11.8	0.4	11.43	29.50	readings taken at grade	
STAIRS LOWER LEVEL Side 29	Illuminance	Fc	4.63	11.8	0.5	9.26	23.60	readings taken at grade	
STAIRS LOWER LEVEL Side 33	Illuminance	Fc	4.62	11.7	0.4	11.55	29.25	readings taken at grade	
STAIRS LOWER LEVEL Side 37	Illuminance	Fc	4.55	11.8	0.4	11.38	29.50	readings taken at grade	
STAIRS LOWER LEVEL Side 5	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	readings taken at grade	
STAIRS LOWER LEVEL Side 9	Illuminance	Fc	4.17	11.2	0.2	20.85	56.00	readings taken at grade	

Object Summary		
Label	Type	Description
BUILDING ENTRY LEVEL	Polygon-Flat	reflectance of 50%
BUILDING LEVEL 1	Polygon-Flat	reflectance of 50%
BUILDING LEVEL 2	Polygon-Flat	reflectance of 50%
BUILDING LOWER LEVEL	Polygon-Flat	reflectance fo 50%
ENTRY	Planar	reflectance of 20%
ENTRY SOFFIT 10'-6"	Polygon-Flat	reflectance of 80%
ENTRY SOFFIT 9'-6"	Polygon-Flat	reflectance of 80%
FAMILY PATIO	Planar	reflectance of 20%
FAMILY PATIO SOFFIT	Polygon-Flat	reflectance of 80%
LEVEL 1 DECK	Planar	reflectance of 20%
LEVEL 1 DECK 1	Planar	reflectance of 20%
LEVEL 1 ENTRY	Planar	reflectance of 20%
LEVEL 1 ROOF OVERHANG	Polygon-Flat	reflectance of 80%
LEVEL 2 DECK	Planar	reflectance of 20%
LEVEL 2 SOFFIT	Polygon-Flat	reflectance of 80%
LOWER LEVEL DECK	Planar	reflectance of 20%
LOWER LEVEL DECK	Planar	reflectance of 20%
LOWER LEVEL DECK 1	Planar	reflectance of 20%
LOWER LEVEL STAIRS	Polygon-VertExtr	reflectance of 20%
STAIRS LOWER LEVEL	Polygon-VertExtr	reflectance of 20%

NOTES:

- EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
- CALCULATIONS DO NOT SHOW THE EFFECT OF SHADOWING CAUSED BY ALL OBJECTS WITHIN AREA.
- MOUNTING HEIGHT FOR LUMINAIRE TYPE GG1 IS ASSUMED
- LUMINAIRE TYPE MM1 IS NOT TILTED OR AIMED. MUST BE DONE ON-SITE
- AVAILABLE IES FILES FOR LUMINAIRES TYPES BB1, DD1, GG1 ARE ONLY 3000K



Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:



Square

WS-W38608

PRODUCT DESCRIPTION

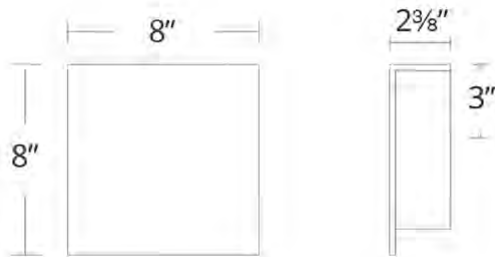
Four equal sides and a stream of light. Square artfully provides geometry to wall surfaces in the daytime when mounted in multiples while providing safe illumination of pathways and dramatic visual intrigue in the evening. Perfect for wall grazing surfaces.

FEATURES

- 277V option available for special order.
- ACLED driverless technology
- State of the art LEDs in a geometric form
- IDA Dark Sky compliant when mounted in a downward orientation

SPECIFICATIONS

Rated Life	54000 Hours
Standards	Dark Sky Friendly, Wet Location Listed, Title 24 JA8: 2019 Compliant
Input	120 VAC
Dimming	ELV
Color Temp	3000K
CRI	90
Construction	Aluminum hardware



WS-W38608

REPLACEMENT PARTS

RPL-GLA-38608 - Glass

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W38608 8"	3000K	BK Black	10.7W	800	391
	3000K	BZ Bronze	10.7W	800	391
	3000K	TT Titanium	10.7W	800	391

Example: **WS-W38608-TT**

•For 277V special order, add an "F" before the finish: WS-W38608F-TT

For custom requests please contact customs@modernforms.com



Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:



Square

WS-W38610

PRODUCT DESCRIPTION

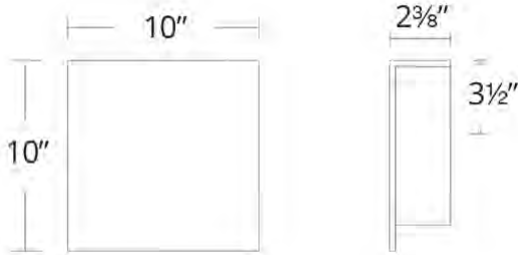
Four equal sides and a stream of light. Square artfully provides geometry to wall surfaces in the daytime when mounted in multiples while providing safe illumination of pathways and dramatic visual intrigue in the evening. Perfect for wall grazing surfaces.

FEATURES

- 277V option available for special order.
- ACLED driverless technology
- State of the art LEDs in a geometric form
- IDA Dark Sky compliant when mounted in a downward orientation

SPECIFICATIONS

Rated Life	54000 Hours
Standards	Dark Sky Friendly, Wet Location Listed, Title 24 JA8: 2019 Compliant
Input	120 VAC
Dimming	ELV
Color Temp	3000K
CRI	90
Construction	Aluminum hardware



WS-W38610

REPLACEMENT PARTS

RPL-GLA-38610 - Glass

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W38610 10"	3000K	BK Black	18.4W	1400	700
	3000K	BZ Bronze	18.4W	1400	700
	3000K	TT Titanium	18.4W	1400	700

Example: **WS-W38610-TT**

•For 277V special order, add an "F" before the finish: WS-W38610F-TT

For custom requests please contact customs@modernforms.com

VERS-GRAZER (04)

Linear Fixtures



Synonymous with its name, the VERS Grazer offers superior narrow grazing properties ranging from 12 to 18 degrees, depending on the LED source. The enhanced optical acrylic lens delivers its performance through the utilization of a curved extruded lens treated with a proprietary diffusing agent to offer clean edges of even the tightest beam. Combined with the new high-efficacy LEDs, VERS Grazer can effectively graze surfaces of 12 feet or more.

Part Number Builder

Static White



Product	W/FT	CCT	Rated	Lens	Input/ Output	Connector/ Wire In	Connector/ Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)
VERS-04-SW				GZR								
Voltage: 24 VDC Typical lumens at 5.0W/ft at 3000K: 449 lm/ft 12.2°-13.4° 	1.5 3.0 4.0 5.0 6.0	20 22 24 27 30 35 40	DRY (IP20)		S1 S2 Single (Closed exit)	BW CON6 CON24	CLS BW CON6 CON24	WH BK	CL2 CL2P	CC MG	ST BK BZ WH	
	1.5 3.0 4.0 5.0	24 27 30 35 40	DMP (IP54)									
	1.5 3.0 4.0 5.0	20 22 24 27 30 35 40	WET (IP67)									

*Available in 1" increments for 1.5W/ft - 5.0W/ft and 2" increments for 6.0W/ft. Maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

- BW** comes in standard 36"- 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: CLS
- Specify **CL2P** for plenum rated wire
- One Step, One Bin** based on 5W/ft

<ul style="list-style-type: none"> • 5 year limited warranty • Field modifications void warranty • Data subject to change, all data has +/- 5% tolerance 	<ul style="list-style-type: none"> • Compatible for use with Q-Tran power supplies • Suitable for installation in the storage area of a clothes closet when assembled as a fixture at Q-Tran facility (Not applicable for encapsulation)
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VERS-GRAZER (04)

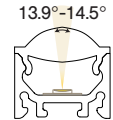
Linear Fixtures



High Efficacy



Product	W/FT	CCT	Rated	Lens	Input/ Output	Connector/ Wire In	Connector/ Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)
VERS-04-SW				GZR								
Voltage: 24 VDC	1.5HE 3.0HE 6.0HE 9.0HE	20 22 24 27 30 35 40	DRY (IP20)		S1 S2 Single (Closed exit)	BW CON6 CON24	CLS	WH BK	CL2 CL2P	CC MG	ST BK BZ WH	
Typical lumens at 6.0W/ft at 3000K: 751 lm/ft					P1 P2 Pass through	BW CON6 CON24	BW CON6 CON24					

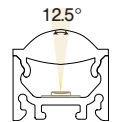


*Available in 2" increments, maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

Dynamic White



Product	W/FT	CCT	Rated	Lens	Input/ Output	Connector/ Wire In	Connector/ Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)
VERS-04-DW	6.0			GZR								
Voltage: 24 VDC		20/27 20/30	DRY (IP20)		S1 S2 Single (Closed exit)	BW CON6 CON24	CLS	WH BK	CL2 CL2P	CC MG	ST BK BZ WH	
Typical lumens at 6.0W/ft at 3000K: 264 lm/ft		24/30	DMP (IP54)		P1 P2 Pass through	BW CON6 CON24	BW CON6 CON24					
		20/27 20/30	WET (IP67)									

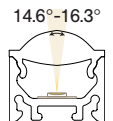


*Available in 2" increments, maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

Static Color



Product	W/FT	CCT	Rated	Lens	Input/ Output	Connector/ Wire In	Connector/ Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)
VERS-04-SC	5.0			GZR								
Voltage: 24 VDC					S1 S2 Single (Closed exit)	BW CON6 CON24	CLS	WH BK	CL2 CL2P	CC MG	ST BK BZ WH	
Typical lumens at 5.0W/ft in green: 589 lm/ft		GR BL RD AB	DRY (IP20)		P1 P2 Pass through	BW CON6 CON24	BW CON6 CON24					
			DMP (IP54)									
			WET (IP67)									



*Available in 2" increments, maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

- BW** comes in standard 36"- 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: CLS
- Specify **CL2P** for plenum rated wire

- 5 year limited warranty
- Field modifications void warranty
- Data subject to change, all data has +/- 5% tolerance
- Compatible for use with Q-Tran power supplies
- Suitable for installation in the storage area of a clothes closet when assembled as a fixture at Q-Tran facility (Not applicable for encapsulation)

VERS-GRAZER (04)

Linear Fixtures



RGB **5 YEAR WARRANTY**

Product	W/FT	CCT	Rated	Lens	Input/Output	Connector/Wire In	Connector/Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)				
VERS-04-RGB	6.0	RGB		GZR												
			^ DRY (IP20) DMP (IP54) WET (IP67)	^ S1 S2 Single (Closed exit) P1 P2 Pass through			^ BW CON6 CON24 BW CON6 CON24		^ CLS		^ WH BK CL2 CL2P		^ CC MG		^ ST BK BZ WH	

Voltage: 24 VDC
Typical lumens at 6.0W/ft in green: 189 lm/ft
16.4°

*Available in 2" increments, maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

RGBW **5 YEAR WARRANTY**

Product	W/FT	CCT	Rated	Lens	Input/Output	Connector/Wire In	Connector/Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)				
VERS-04-RGBW	6.0			GZR												
			^ DRY (IP20) DMP (IP54)	^ S1 S2 Single (Closed exit) P1 P2 Pass through			^ BW CON6 CON24 BW CON6 CON24		^ CLS		^ WH BK CL2 CL2P		^ CC MG		^ ST BK BZ WH	

Voltage: 24 VDC
Typical lumens at 6.0W/ft at 3000K: 155 lm/ft
17.6°

*Available in 4" increments, maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

- BW** comes in standard 36"- 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: CLS
- Specify **CL2P** for plenum rated wire

- 5 year limited warranty
- Field modifications void warranty
- Data subject to change, all data has +/- 5% tolerance
- Compatible for use with Q-Tran power supplies
- Suitable for installation in the storage area of a clothes closet when assembled as a fixture at Q-Tran facility (Not applicable for encapsulation)

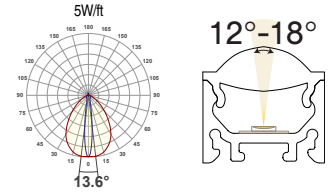
VERS-GRAZER (04)

Linear Fixtures



Beam Angle

W/ft	1.5	3.0	4.0	5.0	6.0	1.5HE	3.0HE	6.0HE	9.0HE	DW	Green	Blue	Red	Amber	RGB	RGBW
Angle	12.9°	12.9°	13°	13.6°	14.9°	14.9°	14.4°	14.4°	14.9°	13°	18.3°	19.8°	14.5°	16.3°	16.4°	18°



Technical Information Delivered lumens

Static White [Calculated L70 = 70000 hrs]
Tested with VERS-04-SW-**-30-DRY-GZR

	1.5W/FT		3.0W/FT		4.0W/FT		5.0W/FT		6.0W/FT	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
GZR	169	98	294	98	372	98	449	98	546	98

Static Color [Calculated L70 = 30000 hrs]
Tested with VERS-04-SC-5.0-**-DRY-GZR

	Red		Green		Blue		Amber	
	LM/FT	Wavelength	LM/FT	Wavelength	LM/FT	Wavelength	LM/FT	Wavelength
GZR	124	635	589	521	137	467	95	595

Dynamic White

[Calculated L70 = 70000 hrs]
Tested with VERS-04-DW-6.0-**-DRY-GZR

	2000K		2700K		3000K	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
GZR	231	93	251	97	264	98

High Efficacy [Calculated L70 = 70000 hrs]
Tested with VERS-04-SW-**-30-DRY-GZR

	1.5HE W/FT		3.0HE W/FT		6.0HE W/FT		9.0HE W/FT	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
GZR	216	98	404	97	751	98	1108	98

RGB [Calculated L70 = 55000 hrs]
Tested with VERS-04-RGB-6.0-RGB-DRY-GZR

	Red		Green		Blue	
	LM/FT	Wavelength	LM/FT	Wavelength	LM/FT	Wavelength
GZR	95	632	189	523	50	470

RGBW [Calculated L70 = 30000 hrs]
Tested with VERS-04-RGBW-6.0-**-DRY-GZR

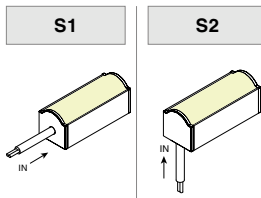
	2700K		3000K		Red		Green		Blue	
	LM/FT	CRI	LM/FT	CRI	LM/FT	Wavelength	LM/FT	Wavelength	LM/FT	Wavelength
GZR	87	93	155	92	41	632	122	514	36	463

Lens with LED visibility

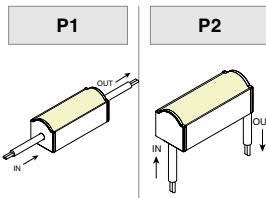


Input/Output

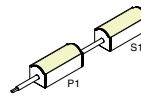
SINGLE (Input only)



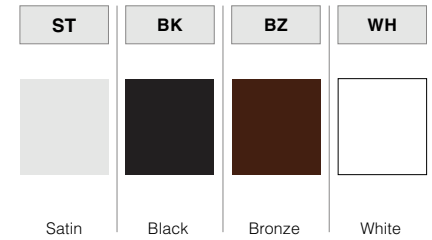
PASS THROUGH (Input/Output)



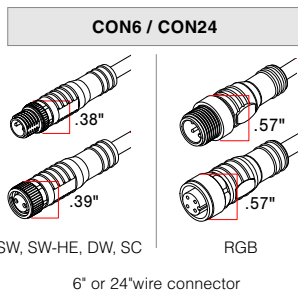
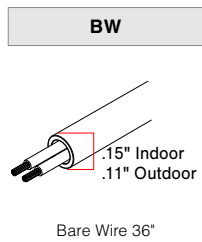
ORDER EXAMPLE



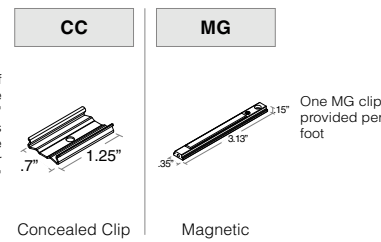
Finish



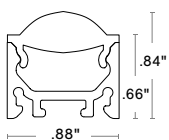
Connector/Wire – In/Out



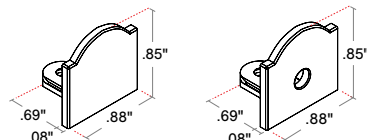
Mounting



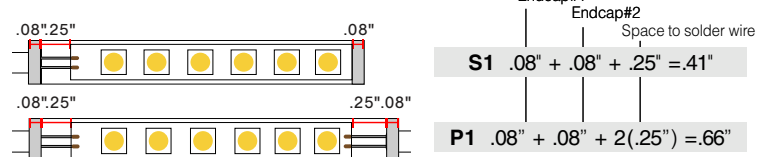
Dimensions



End Caps



Light Engine Spacing Detail



ENTRA 3" LED

ADJUSTABLE DOWNLIGHT & WALL WASH

The ELEMENT Entra 3" adjustable LED downlight offers a cost-effective alternative to meet residential and commercial specifications on budget-sensitive projects. Custom engineered for high performance and reliability, ELEMENT Entra is easy to configure with a complete feature set that offers flexibility without an overwhelming list of options. Entra LED modules are available in High or Low Output, with 4 color temperatures and include 20°, 40° and 65° interchangeable optics with hot-aiming (30° tilt; 359° rotation). Flanged or flangeless (includes mud plate), round or square, flat or beveled die-cast trims in Silver and a paintable White finish. Remodel installation also available with same performance and trim options.

- Hot-aiming (30° tilt; 359° rotation)
- Flanged or Flangeless Ceiling Appearance
- 20°, 40° and 65° interchangeable optics (all included)
- Accepts 2 optical controls
- Warm Color Dimming 3000K-1800K
- 3-step color binning

SPECIFICATIONS

	HIGH OUTPUT	LOW OUTPUT	WARM DIM	
			HIGH	LOW
DELIVERED LUMENS	1311	980	925	715
WATTS	18	12	18	12
EFFICACY	73	82	49	59
CRI	90			
CBCP (AT 3000K)	20° - 4994			
	40° - 2544			
	65° - 1091			
CCT OPTIONS	2700K, 3000K, 3500K, 4000K, Warm Color Dimming (3000K - 1800K)			
COLOR CONSISTENCY	3-Step			
VOLTAGE	Universal 120V - 277V			
DIMMING*	TRIAC, ELV or 0-10V (all standard, down to 5%)			
POWER SUPPLY	Constant current driver with +.9 power factor and >87% efficiency			
OPTICS	20°, 40°, 65° (all included)			
ADJUSTABILITY	0-30° tilt, 359° rotation			
CEILING APPEARANCE	Flanged or Flangeless (Both accommodate 1/2" to 1 ceiling thickness)			
CEILING APERTURE	4" ceiling cutout			
HOUSING	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: Silver, White (paintable)			
GENERAL LISTING	ETL listed. Damp listed. Shower version Wet listed. Energy Star.			
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 part 6 (JA8-2016, JA8-2019).			
LED LIFETIME	L70: 50,000 hours			
WARRANTY**	5 years			



shown in flangeless bevel square

*See techlighting.com for dimmer compatibility.
 **Visit techlighting.com for specific warranty limitations and details.
 Accepts two optical controls and an optional trim-mounted lens.
 Data in chart reflect 3000K/90 CRI values unless noted.

ENTRA 3" LED

ADJUSTABLE DOWNLIGHT & WALL WASH

GRIDS

HOUSING

PRODUCT SERIES	LAMP	CRI	TEMPERATURE	BEAM	FUNCTION	HOUSING RATING
EN3R ENTRA 3" ROUND	-LH HIGH OUTPUT	9 90 CRI	27 2700K	A 20° - 40° - 65°**	A ADJUSTABLE*	I IC AIRTIGHT
EN3S ENTRA 3" SQUARE	-LO LOW OUTPUT		30 3000K			C CHICAGO PLENUM
			35 3500K			
			40 4000K			
			WD WARM DIM (3000K - 1800K)			
		9		A	A	

INCLUDES AN LED DRIVER WITH UNIVERSAL INPUT 120V - 277V, DIMMABLE BY TRIAC, ELV OR 0-10V CONTROLS.
HOUSING SHIPS WITH PLASTER-PLATE FOR USE ON FLANGELESS INSTALLATION, DO NOT USE PLATE FOR FLANGED INSTALLS.
TRIMS ARE REQUIRED AND MUST BE ORDERED SEPARATELY.

*ADJUST TO 30° TILT FOR WALL WASH APPLICATION.

**LED MODULE SHIPS WITH 40° OPTIC INSTALLED. INCLUDES 20° AND 65° OPTICS AS WELL.

TRIM

PRODUCT SERIES	CEILING APPEARANCE	STYLE	APERTURE	FINISH
EN3R ENTRA 3" ROUND	L FLANGELESS	B BEVEL	-O NO LENS	S SILVER*
EN3S ENTRA 3" SQUARE	F FLANGED UP TO 0.75" CEILING THICKNESS	F FLAT	-H SHOWER (SANDBLASTED LENS)*	W WHITE
	F1 FLANGED 0.75" - 1" CEILING THICKNESS†	W WALL WASH	-S SHOWER (SOLITE LENSED)*	
			-W WALL WASH (LENSED)**	
			-	

*SHOWER (SANDBLASTED LENS OR SOLITE LENSED) APERTURE (-H AND -S) REQUIRES BEVEL TRIM (B). SOLITE LENSED (-S) IS NOT AVAILABLE IN SILVER.

**WALL WASH STYLE TRIM (W) CAN ONLY BE USED WITH WALL WASH LENSED APERTURE (-W).

†NEW CONSTRUCTION ADJUSTABLE HOUSING ONLY.

LENSES/LOUVERS*

ITEM	DESCRIPTION
140MR16SF	ENTRA SOLITE ROUND LENS
140MR16SB	ENTRA SANDBLASTED LENS
140MR16LL	ENTRA LINEAR SPREAD LENS
140MR16DF	ENTRA DIFFUSER SPREAD LENS
140MR16GL	ENTRA CLEAR LENS
700A02-BK	ENTRA EGGCRATE LOUVER

*LENSES/LOUVERS MOUNTED TO LAMP ASSEMBLY ONLY (MAX 2).

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

TECH LIGHTING
VISUAL COMFORT & Co.

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400 F 847.410.4500



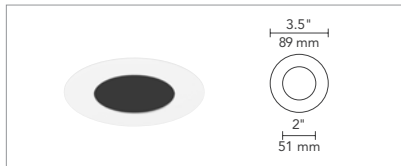
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TRIMS

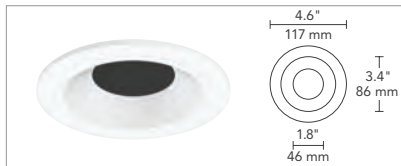
ROUND



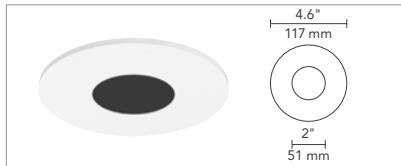
FLANGELESS BEVEL



FLANGELESS FLAT

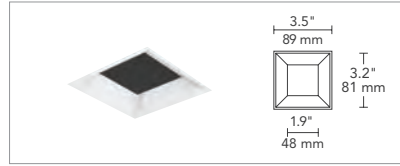


FLANGED BEVEL

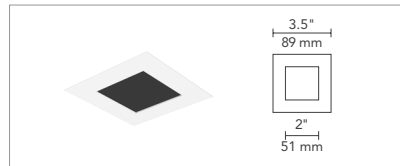


FLANGED FLAT

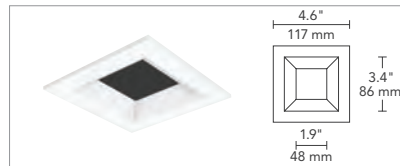
SQUARE



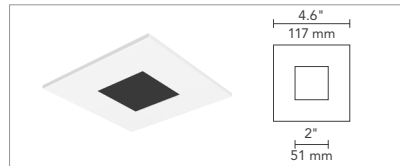
FLANGELESS BEVEL



FLANGELESS FLAT



FLANGED BEVEL



FLANGED FLAT

WALL WASH



FLANGELESS WALL WASH



FLANGED WALL WASH



FLANGELESS WALL WASH



FLANGED WALL WASH

FINISH



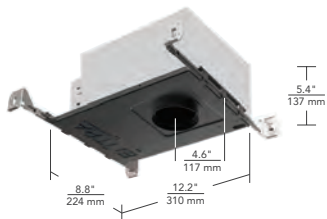
SILVER



WHITE
(PAINTABLE)

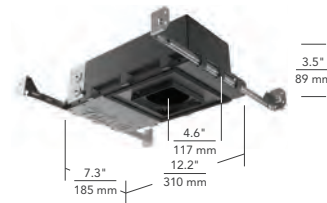
3" HOUSING

HIGH OUTPUT

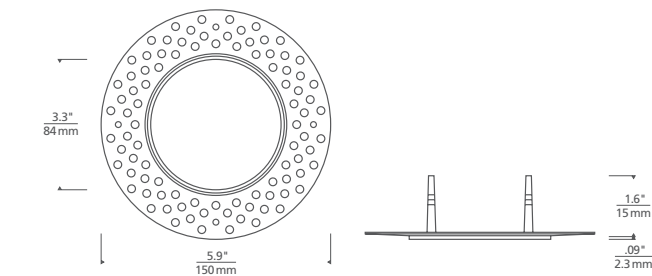


IC AIRTIGHT/CHICAGO PLENUM

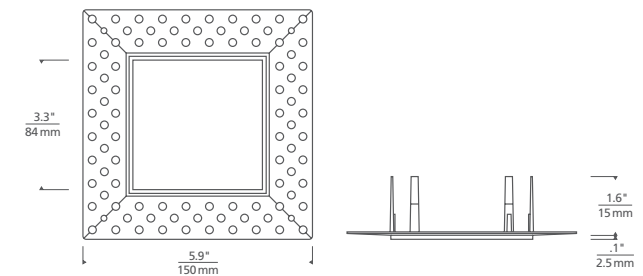
LOW OUTPUT



IC AIRTIGHT/CHICAGO PLENUM



*SHIPS WITH MUD/PLASTER PLATE FOR FLANGELESS INSTALLATION



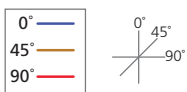
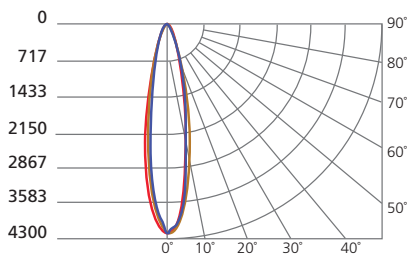
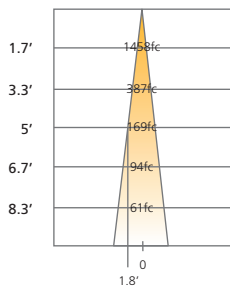
*SHIPS WITH MUD/PLASTER PLATE FOR FLANGELESS INSTALLATION

PHOTOMETRICS: 3" ENTRA LED

DESCRIPTION: 3" LED Module
20° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 20° Low Output

INPUT POWER (WATTS): 11.9
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 950
LUMEN EFFICACY (LUMENS PER WATT): 80

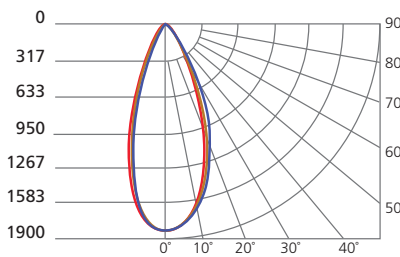
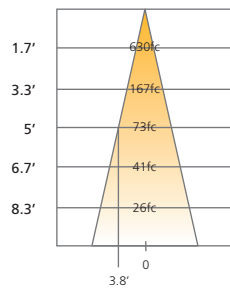
ANGLE	0°	45°	90°
0°	4213	4213	4213
5°	3746	3797	3620
10°	2524	2562	2359
15°	1429	1454	1292
20°	770	786	670
25°	435	439	358
30°	252	251	192
35°	132	136	99
40°	65	71	51
45°	30	38	24
50°	11	20	9
55°	5	9	4
60°	2	3	2
65°	1	1	1
70°	0	1	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
40° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 40° Low Output

INPUT POWER (WATTS): 11.9
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 979
LUMEN EFFICACY (LUMENS PER WATT): 82

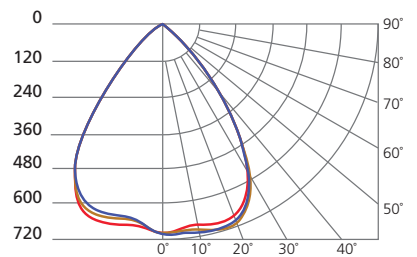
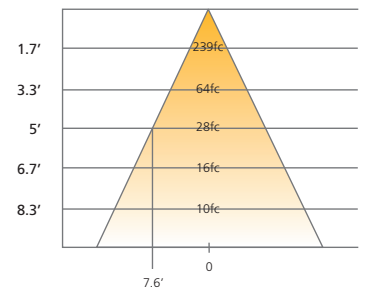
ANGLE	0°	45°	90°
0°	1822	1822	1822
5°	1771	1762	1770
10°	1624	1614	1588
15°	1413	1375	1289
20°	1130	1050	916
25°	795	700	562
30°	486	422	323
35°	267	242	175
40°	120	131	81
45°	49	65	33
50°	21	29	14
55°	10	10	7
60°	3	4	2
65°	0	2	0
70°	0	0	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
65° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 65° Low Output

INPUT POWER (WATTS): 11.9
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1022
LUMEN EFFICACY (LUMENS PER WATT): 86

ANGLE	0°	45°	90°
0°	691	691	691
5°	701	691	680
10°	703	696	677
15°	708	707	686
20°	698	706	683
25°	658	667	647
30°	568	580	563
35°	436	449	436
40°	275	296	285
45°	145	161	150
50°	68	72	67
55°	28	30	28
60°	3	13	5
65°	0	3	0
70°	0	0	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0

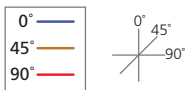
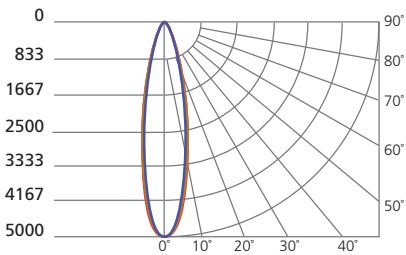
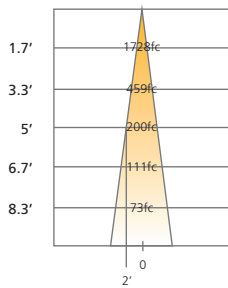


PHOTOMETRICS: 3" ENTRA LED

DESCRIPTION: 3" LED Module
20° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 20° High Output

INPUT POWER (WATTS): 18.3
INPUT POWER FACTOR: 0.99
ABSOLUTE LUMINOUS FLUX (LUMENS): 1311.9
LUMEN EFFICACY (LUMENS PER WATT): 71.4

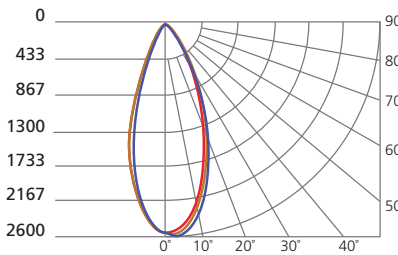
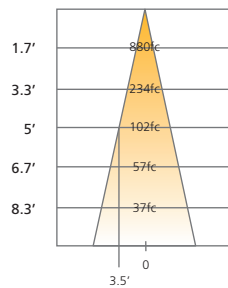
ANGLE	0°	45°	90°
0°	4994	4994	4994
5°	4241	4230	4370
10°	2808	2800	2940
15°	1686	1670	1736
20°	981	677	982
25°	570	564	546
30°	315	314	291
35°	176	178	161
40°	99	102	93
45°	56	60	53
50°	30	36	28
55°	17	20	16
60°	8	10	8
65°	2	5	1
70°	1	1	1
75°	1	1	1
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
40° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 40° High Output

INPUT POWER (WATTS): 18.3
INPUT POWER FACTOR: 0.99
ABSOLUTE LUMINOUS FLUX (LUMENS): 1306.1
LUMEN EFFICACY (LUMENS PER WATT): 71.1

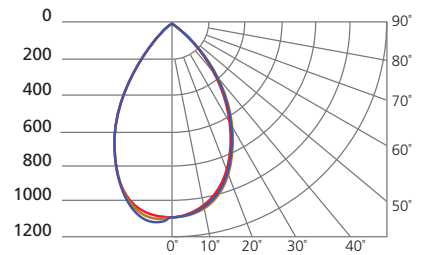
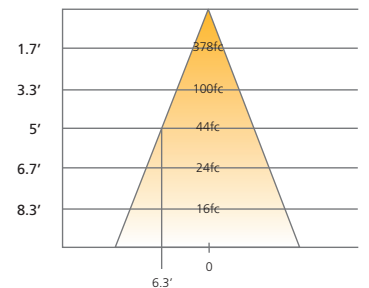
ANGLE	0°	45°	90°
0°	2544	2544	2544
5°	2550	2468	2426
10°	2299	2200	2134
15°	1893	1795	1711
20°	1406	1312	1217
25°	908	840	763
30°	528	492	440
35°	294	283	248
40°	155	163	136
45°	83	93	72
50°	46	52	40
55°	25	28	22
60°	10	15	8
65°	1	6	1
70°	1	1	1
75°	0	0	1
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
65° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 65° High Output

INPUT POWER (WATTS): 18.3
INPUT POWER FACTOR: 0.99
ABSOLUTE LUMINOUS FLUX (LUMENS): 1255
LUMEN EFFICACY (LUMENS PER WATT): 68.4

ANGLE	0°	45°	90°
0°	1091	1091	1091
5°	1076	1070	1086
10°	1036	1039	1058
15°	982	985	995
20°	910	907	899
25°	811	803	774
30°	682	674	624
35°	537	525	460
40°	373	366	302
45°	234	226	179
50°	134	126	100
55°	68	65	50
60°	14	34	8
65°	1	7	1
70°	0	1	1
75°	0	1	1
80°	0	0	0
85°	0	0	0
90°	0	0	0



PATHLIGHTS

STEALTH AND IMPACT®

PROJECT NAME:	TYPE:
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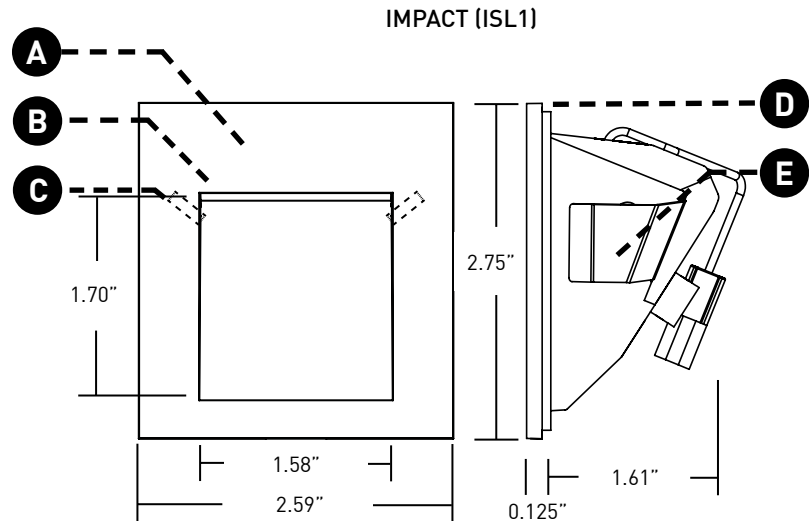
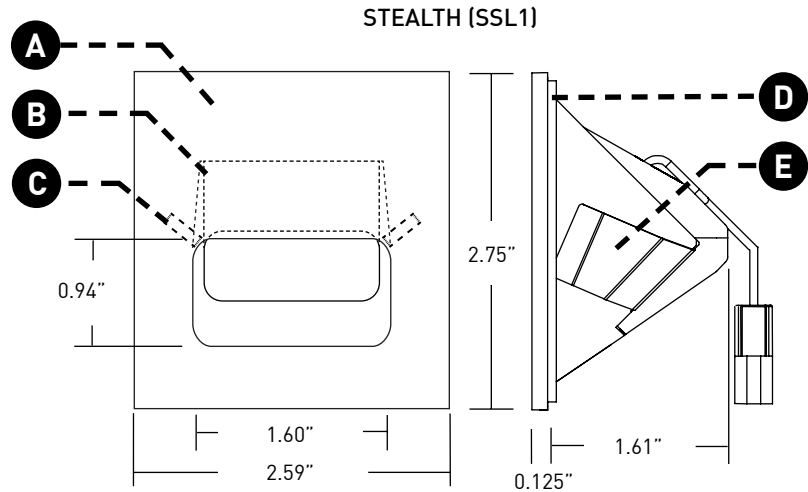
Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

ORDERING INFORMATION AND DRAWINGS - FIXTURE

Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.

FIXTURE	RATING	FLANGE FINISH			LUMEN PACKAGE	CCT
SSL1 Stealth Steplight ISL1 Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH WH White BK Black AG Satin Silver AB Architectural Bronze CF Custom Finish* *(Consult Factory)	NATURAL FINISH IG Industrial Gray SS Brushed Stainless Steel BR Brushed Bronze NB Natural Bronze	PLATED FINISH CH Chrome* *(Increased lead time) PB Polished Oil-Rubbed Bronze* *(Increased lead time, not available for wet location) MB Matte Oil-Rubbed Bronze* *(Increased lead time, not available for wet location)	STEALTH & IMPACT 80L02B 80+ CRI, 200 Source Lumens SSL1 Delivered Lumens - 33 ISL1 Delivered Lumens - 43	27 2700K 30 3000K 35 3500K 40 4000K CC Custom Color (gel)* Color Temp: _____ K *(Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.)

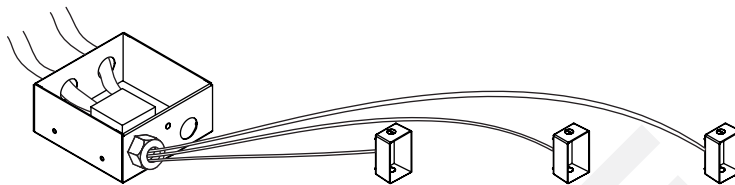
- A LED**
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).
 - B EFFECTS DEVICES**
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of 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.
- Available with Bollard mounting, please visit [WEBSITE](#) for additional information.
 - Double Impact ISL2 pathlight available, please visit [WEBSITE](#) for additional information.



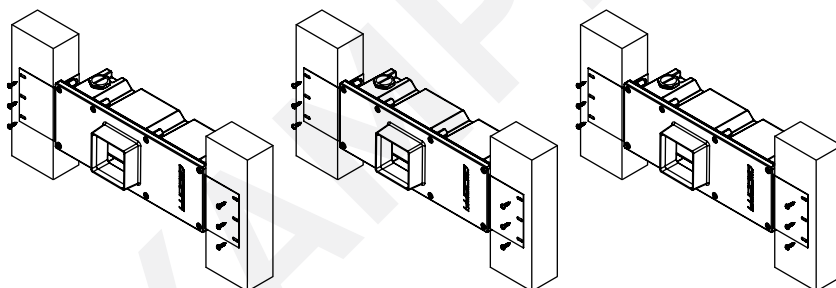
PATHLIGHTS STEALTH AND IMPACT

SPECIFICATION GUIDE - EXAMPLES GIVEN

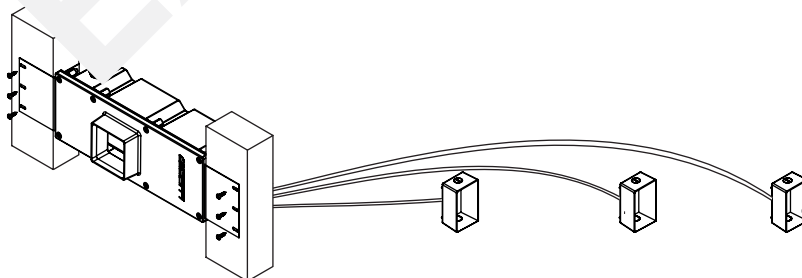
THREE FIXTURES WITH REMOTE POWER SUPPLY	
PART NUMBER	QTY.
SSL1-1-AB-80L02B-2	3
SSL-BB	3
PSA-24V-60-1AT2	1



THREE FIXTURES WITH INTEGRAL POWER SUPPLIES	
PART NUMBER	QTY.
SSL1-1-AB-80L02B-2	3
UBB-SL1-24V-60-1AT2-HGR	3



ONE FIXTURE WITH INTEGRAL POWER SUPPLY, POWERING THREE REMOTE MOUNTED FIXTURES	
PART NUMBER	QTY.
ISL1-1-AB-80L02B-2	4
UBB-SL1-24V-60-1AT2-HGR	1
SSL-BB	3



*Quantities given are for the purposes of the examples only, max quantity of fixtures per power supply varies.

PATHLIGHTS STEALTH AND IMPACT

MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE PER FIXTURE

Fixture Qty. _____

WET, DRY / DAMP OR CONCRETE POUR LOCATION

QTY.

SSL-BB ⓘ

Back Box equipped with SSL-UMP mounting plate and gasket. Typically used in wet and concrete pour applications. Features 1/2" knockouts.

SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00) ⓘ

Back Box equipped with SSL-MP-XX mounting plate and gasket; specify preferred depth. Typically used in wet and concrete pour locations. Features 1/2" knockouts.

UBB-SL1-FL-LVF-(BKT / HGR) ⓘ

Universal Back Box, wet location and concrete pour rated. Specified with remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR). Hanger bars adjust from 14" to 24" for standard joist spacing. Brackets, universal stainless steel mounting flange.

WET OR DRY / DAMP LOCATION

QTY.

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.

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.

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.

DRY / DAMP LOCATION ONLY

QTY.

SSL-RM ⓘ

Remodel Mount collar for installing fixture into drywall / plasterboard. Requires Class 2 power supply.

SSL-CC ⓘ

Cavity Collar for installing fixture into cavity or bore. Requires Class 2 power supply.

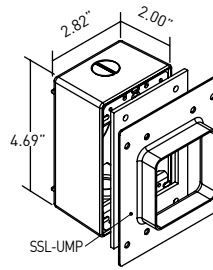
SSL-SC3 ⓘ

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.

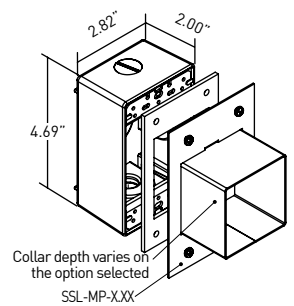
SSL-SC6 ⓘ

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.

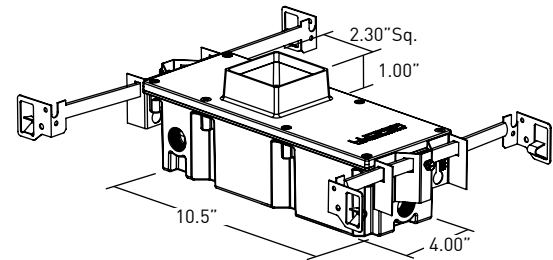
SSL-BB



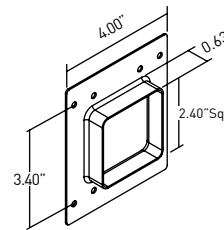
SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)



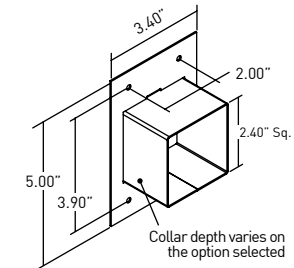
UBB-SL1-FL-LVF-(BKT / HGR)



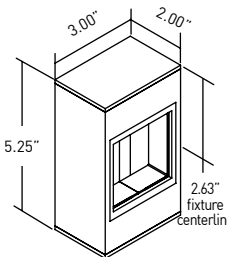
SSL-UMP



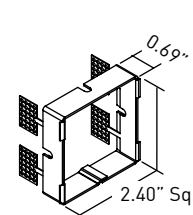
SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)



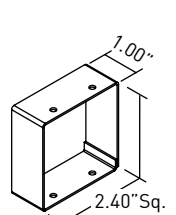
SSL-SMB-(finish)



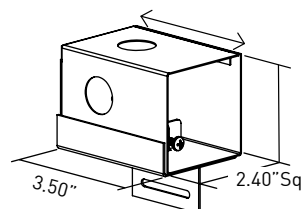
SSL-RM



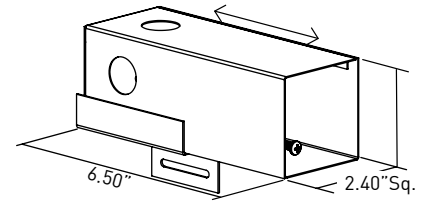
SSL-CC



SSL-SC3



SSL-SC6



PATHLIGHTS STEALTH AND IMPACT

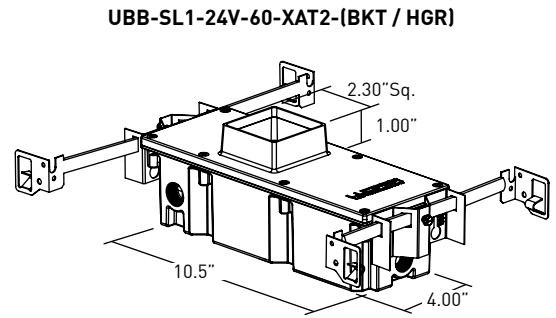
MOUNTING OPTION WITH INTEGRAL POWER SUPPLY - SELECT ONLY ONE PER FIXTURE

WET, DRY / DAMP LOCATION, OR CONCRETE POUR LOCATION

	VOLTAGE	POWERSUPPLY	ATTACHMENT
UBB-SL1-24V-60		AT2	
UNIVERSAL BACK BOX 1.00" COLLAR 24 VOLT OUTPUT 60 WATT	1 120 VAC	AT2 LTF 0-10V Analog and Leading / Trailing edge (Supports 1 - 12 fixtures)	HGR Hangar Bars
	3 277 VAC		BKT Brackets

UBB-SL1-24V-60-XAT2-(BKT / HGR)

Universal Back Box, wet location and concrete pour rated. Specified with integral power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR). Hanger bars adjust from 14" to 24" for standard joist spacing. Brackets, universal stainless steel mounting flange.



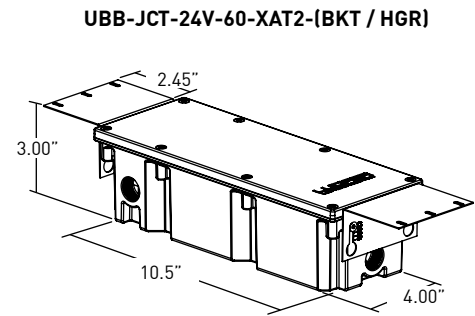
REMOTE POWER SUPPLY OPTIONS

WET, DRY / DAMP LOCATION, OR CONCRETE POUR LOCATION

	VOLTAGE	POWERSUPPLY	ATTACHMENT
UBB-JCT-24V-60		AT2	
JUNCTION BOX 24 VOLT OUTPUT 60 WATT	1 120 VAC	AT2 LTF 0-10V Analog and Leading / Trailing edge (Supports 1 - 12 fixtures)	HGR Hangar Bars
	3 277 VAC		BKT Brackets

UBB-JCT-24V-60-XAT2-(BKT / HGR)

Universal Junction Box, wet location and concrete pour rated. Specified as a remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT). Hanger bars adjust from 14" to 24" for standard joist spacing. Brackets, universal stainless steel mounting flange.



DRY / DAMP LOCATION

	POWERSUPPLY
PSA-24V	
POWER SUPPLY ASSEMBLY 24 VOLT OUTPUT	40-1L22 40 Watt, 120VAC, Lutron 2-Wire, Forward Phase (supports 1 - 10 fixtures)
	60-1AT2 60 Watt, 120VAC, LTF 0-10V Analog and Leading / Trailing edge (supports 1 - 12 fixtures)
	60-3AT2 60 Watt, 277VAC, LTF 0-10V Analog and Leading / Trailing edge (supports 1 - 12 fixtures)
	66-UEX2 66 Watt, 120 - 277VAC, eldoLED LINEARdrive, DMX (supports 1 - 18 fixtures)
	66-UED3 66 Watt, 120 - 277VAC, eldoLED LINEARdrive, DALI (supports 1 - 18 fixtures)
	96-ULP1 96 Watt, 120 - 277VAC, Hi-lume Premier, EcoSystem / 3-wire (supports 1 - 26 fixtures)

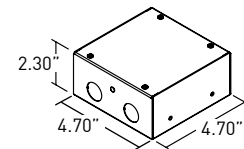
PSA-24V-XX-XXXX

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.

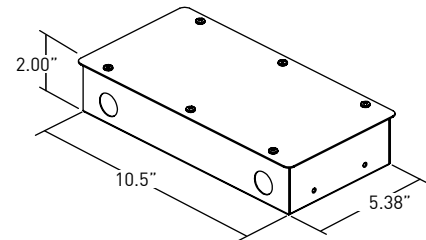
FOLLOWING POWER SUPPLY FOR DEMONSTRATION AND SAMPLING PURPOSES ONLY. NOT FOR PERMANENT INSTALLATIONS.

- **PSA-24V-25-1EL2** Plug-in 120V Class 2 power supply (Supports 1 fixture)

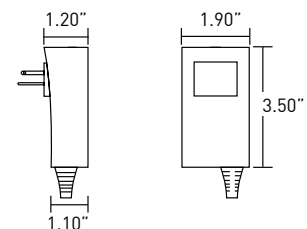
PSA USED FOR AT2



PSA USED FOR L22, EX2, ED3 & LP1



PSA-24V-25-1EL2



PATHLIGHTS STEALTH AND IMPACT

TECHNICAL

CONSTRUCTION

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

Mounting Plates and Mounting Collars: Stainless Steel.

Single-gang Weatherproof Box: Aluminum.

Surface Mount Box: Aluminum.

Universal Back Box: Polycarbonate.

LED

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

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 Compliant; 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.

PATHLIGHTS STEALTH AND IMPACT

LUTRON DIMMING COMPATIBILITY

Power supply L22 Product Family	Part No.	Drivers Per Control (120V only)
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-	1-8
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-	1-13
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-	1-13
GRAFIK T™ CL® dimmer	GT-250M-, GTJ-250M-	1-10
HomeWorks® QS adaptive dimmer	HQRD-6NA-	1-8
HomeWorks® QS 600 W dimmer	HQRD-6ND-	1-8
HomeWorks® QS 1000 W dimmer	HQRD-10ND-	1-13
RadioRA® 2 adaptive dimmer	RRD-6NA-	1-8
RadioRA® 2 1000 W dimmer	RRD-10ND	1-13
myRoom™ DIN power module	MQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS DIN power module	LQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120	2-10 (per output), 26 total per module
HomeWorks® wallbox power module	HWI-WPM-6D-120	2-10 (per output), 26 total per module
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-	2-10 (per output), 26 total per module
GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	2-10 (per output), 26 total per module
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
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
GP dimming panels	Various	1-26
Ariadni CL 250W dimmer	AYCL-253P-	1-8
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-	1-8
Nova T CL 250W dimmer	NTCL-250-	1-10

Power supply LP1 Product Family	120V Part No.	277V Part No.	Drivers per Control	
			120V	277V
NovaT®	NTF-10-	NTF-10-277-	1 - 16	1-19
	NTF-103P-	NTF-103P-277-	1-8	1-14
Nova®	NF-10-	NF-10-277-	1-8	1-19
	NF-103P-	NF-103P-277-	1-8	1-14
Skylark®	SF-10P-	SF-12P-277-	1-8	1-14
	SF-103P-	SF-12P-277-3	1-8	1-14
Diva®	DVF-103P-	DVF-103P-277-	1-8	1-14
	DVSCF-103P-	DVSCF-103P-277-	1-8	1-14
Ariadni®	AYF-103P-	AYF-103P-277-	1-6	1-14
Maestro®	MAF-6AM-	MAF-6AM-277-	1-6	1-14
	MSCF-6AM-	MSCF-6AM-277-	1-6	1-14
Maestro Wireless®	MRF2-F6AN-DV-		1-6	1-14
RadioRA® 2	RRD-F6AN-DV-		1-6	1-14
HomeWorks® QS	HQRD-F6AN-DV		1-6	1-14
Interfaces	PHPM-3F-120	-	1-16	-
	PHPM-3F-DV		1-16	1-38
	BCI-0-10		1-16	1-38
GP Dimming Panels	Various		1-16	1-38
PowPak™ with EcoSystem	RMJ-ECO32-DV-B		32 per EcoSystem link	
	URMJ-ECO32-DVB		32 per EcoSystem link	
	FCJ-ECO		3 per EcoSystem link	
Energi Savr Node™ with EcoSystem	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	

SPECIFICATIONS

DESCRIPTION:

Compact MR16 adjustable square accent fixture. Suitable for wet/damp/dry location installations.

MATERIAL:

Standard overall material is 6061 aluminum.
HL-360S - Machined Aluminum (Standard)
HL-360S-1 - Machined Stainless Steel
HL-360S-2b - Machined Brass

FINISH:

AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White
N - Natural, for Stainless Steel and Brass

HALOGEN LAMPING OPTION:

Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included (standard).

LED OPTIONS

Integral high output LED, warm white 85 CRI (3000K CCT) standard, others available.
3LED - 3W LED - 180 lumens
8LED - 8W LED - 300 lumens
8LED-E - 8.4W LED - 565 lumens

OPTICS

3LED and 8LED:
SP - Spot, 12°
NF - Narrow Flood, 24°
FL - Flood, 36°
 8LED-E:
SP - Spot 14°
NF - Narrow Flood, 25°
MF - Medium Flood, 30°
FL - Flood, 40°

VOLTAGE:

12 - 12 VAC output transformer required, not included.

MOUNTING:

Fixture is designed with a 1/2-NPS adjustable mounting stem.

OPTIONS:

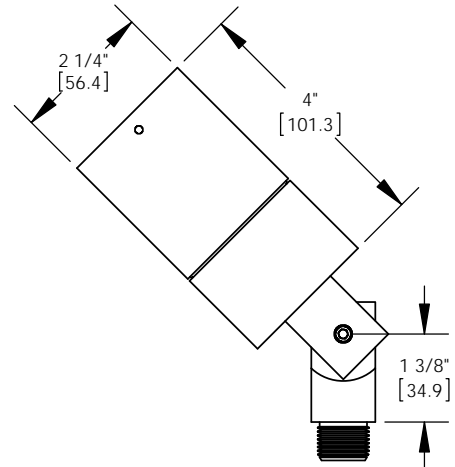
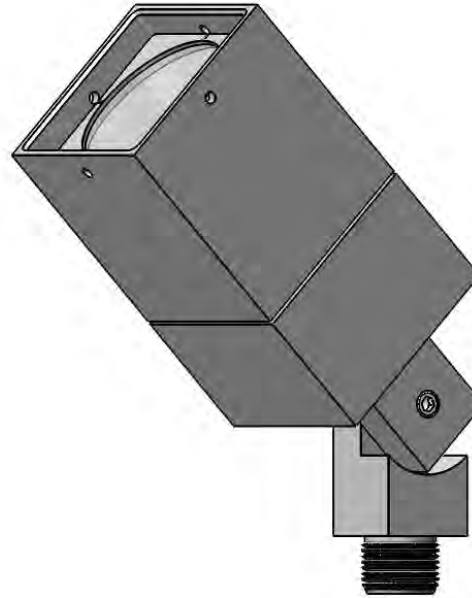
Lenses/Louvers/Color Filters
LA-1 - Hexcell Louver (Black)
LA-2 - Prismatic lens
LA-3 - Linear spread lens
LA-4 - Soft focus lens (diffused)
LA-5 - Moonlight lens
LA-6 - Blue lens
 See fixture accessories for more information.

SAMPLE ORDER SPECIFICATION:

HL-360S-2b-N-12-GL-11-LA-1

RATING:

Wet/damp/dry location.



MADE IN THE USA

ORDER SPECIFICATION: _____ - _____ - _____ - _____ - _____
Fixture Finish Lamping Voltage Options/Access.

PROJECT:

APPROVED:

NOTE:

TYPE:

H HEVI LITE, INC.
 9714 Variel Ave, Chatsworth, CA 91311
 Tel., (818) 341-8091 - Fax (818) 998-1986
 Web Site <http://www.hevilite.com>

CATALOG NUMBER:
HL-360S

LAYOUT AND MATERIALS NOTES

- REVIEW CONTRACT DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING WORK. REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES PROMPTLY TO THE LANDSCAPE ARCHITECT.
- CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
- MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED.
- INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE.
- CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED.
- CONTROL JOINT RECOMMENDATIONS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL TOP OF WALLS AND FENCES ARE TO BE HELD LEVEL, UNLESS OTHERWISE SPECIFIED.
- SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
- ALL SITE FURNITURE LOCATIONS ARE TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANTING NOTES

- CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
- REFER TO CIVIL ENGINEER'S GRADING PLANS FOR FINAL GRADING AND UTILITY LOCATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
- CONTRACTOR IS TO VERIFY ALL QUANTITIES. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, GRAPHICS SHALL PREVAIL.
- EXACT LOCATIONS OF TREES AND B&B SHRUBS ARE TO BE STAKED BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
- PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES DESIGNATED ON THE DRAWINGS UNLESS OTHERWISE INDICATED.
- ALL PLANT MATERIAL IS TO BE INSTALLED PLUMB/PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS.
- PRUNE EXISTING AND/OR NEWLY PLANTED TREES ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT PRIOR TO PLANTING. ROOT BALLS SHALL BE FREE OF WEEDS.
- FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT PAVER OR HEADER, UNLESS OTHERWISE SPECIFIED.
- MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A 3" DEPTH. SOIL PEP MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED..
- ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR & APPROVED BY THE LANDSCAPE ARCHITECT.
- STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
- PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
- TO THE GREATEST EXTENT POSSIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED FOR LATER USE IN AREAS REQUIRING REVEGETATION/PLANTING.
- ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL DISTURBED AREAS ARE TO BE REVEGETATED

SEEDING / REVEGETATION NOTES

- ANY DISTURBANCE WITHIN THE GENERAL EASEMENT SHALL BE REVEGETATED.
- REVEGETATED AREAS ARE TO BE HYRO-SEEDED, FOLLOWED BY THE APPLICATION OF STRAW MULCH.
- APPLY STRAW MULCH AT A MINIMUM RATE OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER/CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2 INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

IRRIGATION NOTES

- IRRIGATION PLANS TO BE SUBMITTED FOR PERMIT SUBMITTAL
- ALL TREES TO BE DRIP IRRIGATED
- PERENNIAL BEDS TO BE DRIP IRRIGATION
- GRASS AREAS TO BE ROTOR IRRIGATED
- ANY IRRIGATION WITHIN THE GENERAL EASEMENT REQUIRES SPECIFIC APPROVAL

GRADING AND DRAINAGE NOTES

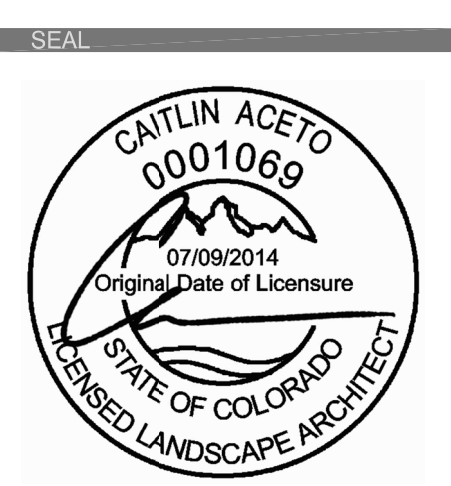
- MATERIALS/WASTE CREATED BY REMOVAL PROCEDURES SHALL BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.
- NOTIFY LOCAL UNDERGROUND SERVICE COMPANIES FOR UTILITY FINDS 48 HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS OVER STRUCTURE.
- THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF WATERPROOFING OF SLAB PENETRATIONS.
- THE CONTRACTOR IS TO REVIEW CIVIL ENGINEER'S DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS.
- GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING CONDITIONS.
- POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- SOIL COMPACTION SHALL BE 95% PROCTOR DENSITY MINIMUM BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS, UNLESS OTHERWISE SPECIFIED.

ABBREVIATIONS TABLE

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B+B	BALED AND BURLAPPED	N	NORTH
BF	BOTTOM OF FOOTING	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BM	BENCHMARK	NOM	NOMINAL
BOC	BACK OF CURB	NTS	NOT TO SCALE
BR	BOTTOM OF RAMP	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WAL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PT	POINT, POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PVMT	PAVEMENT
COMP	COMPACTED	PVR	PAVER
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CONTR	CONTRACTOR	REINF	REINFORCE(D)
CU	CUBIC	REQD	REQUIRED
CY	CUBIC YARD	REV	REVISION, REVISED
DEMO	DEMOLISH, DEMOLITION	ROW	RIGHT OF WAY
DIA	DIAMETER	RT	RIGHT
DIM	DIMENSION	S	SOUTH
DTL	DETAIL	SS	SANITARY SEWER
DWG	DRAWING	SCH	SCHEDULE
E	EAST	SD	STORM DRAIN
EA	EACH	SEC	SECTION
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ENG	ENGINEER	SNT	SEALANT
EQ	EQUAL	SPECS	SPECIFICATIONS
EQUIP	EQUIPMENT	SQ	SQUARE
EST	ESTIMATE	ST	STORM SEWER
E.W.	EACH WAY	SY	SQUARE YARD
EXIST	EXISTING	STA	STATION
EXP	EXPANSION, EXPOSED	STD	STANDARD
FFE	FINISHED FLOOR ELEVATION	STL	STEEL
FG	FINISHED GRADE	STRL	STRUCTURAL
FIN	FINISH	SYM	SYMMETRICAL
FL	FLOW LINE	T&B	TOP AND BOTTOM
FOW	FACE OF WAL	TBC	TOP OF BACK CURB
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TF	TOP OF FOOTING
GA	GAUGE	TRANS	ELECTRIC TRANSFORMER
GAL	GALVANIZED	TOC	TOP OF CONCRETE
GEN	GENERAL	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TSL	TOP OF SLAB
HP	HIGH POINT	TR	TOP OF RAMP
HT	HEIGHT	TS	TOP OF STEP
ID	INSIDE DIAMETER	TW	TOP OF WAL
INV	INVERT ELEVATION	TYP	TYPICAL
IN	INCH(ES)	VAR	VARIES
INCL	INCLUDE(D)	VERT	VERTICAL
IRR	IRRIGATION	VEH	VEHICLE
JT	JOINT	VOL	VOLUME
LIN	LINEAR	W/	WITH
LF	LINEAR FEET	W/O	WITHOUT
LP	LOW POINT	WT	WEIGHT
LT	LIGHT	WWF	WELDED WIRE FABRIC
MATL	MATERIAL	YD	YARD
MAX	MAXIMUM	@	AT
MEMB	MEMBRANE		
MD	MAIN DISCONNECT SWITCH		



REVISIONS	DATE



PROJECT TITLE

CORTINA TEN
TBD Cortina Dr. (LOT 10)
TELLURIDE, MOUNTAIN VILLAGE, CO 81435

PREPARED FOR

REVISIONS	DATE

ISSUE DATE

DRB FINAL REVIEW
04/22/2021

SHEET TITLE

LANDSCAPE &
LIGHTING PLAN

SHEET INFORMATION

L 1-00
NOT FOR CONSTRUCTION

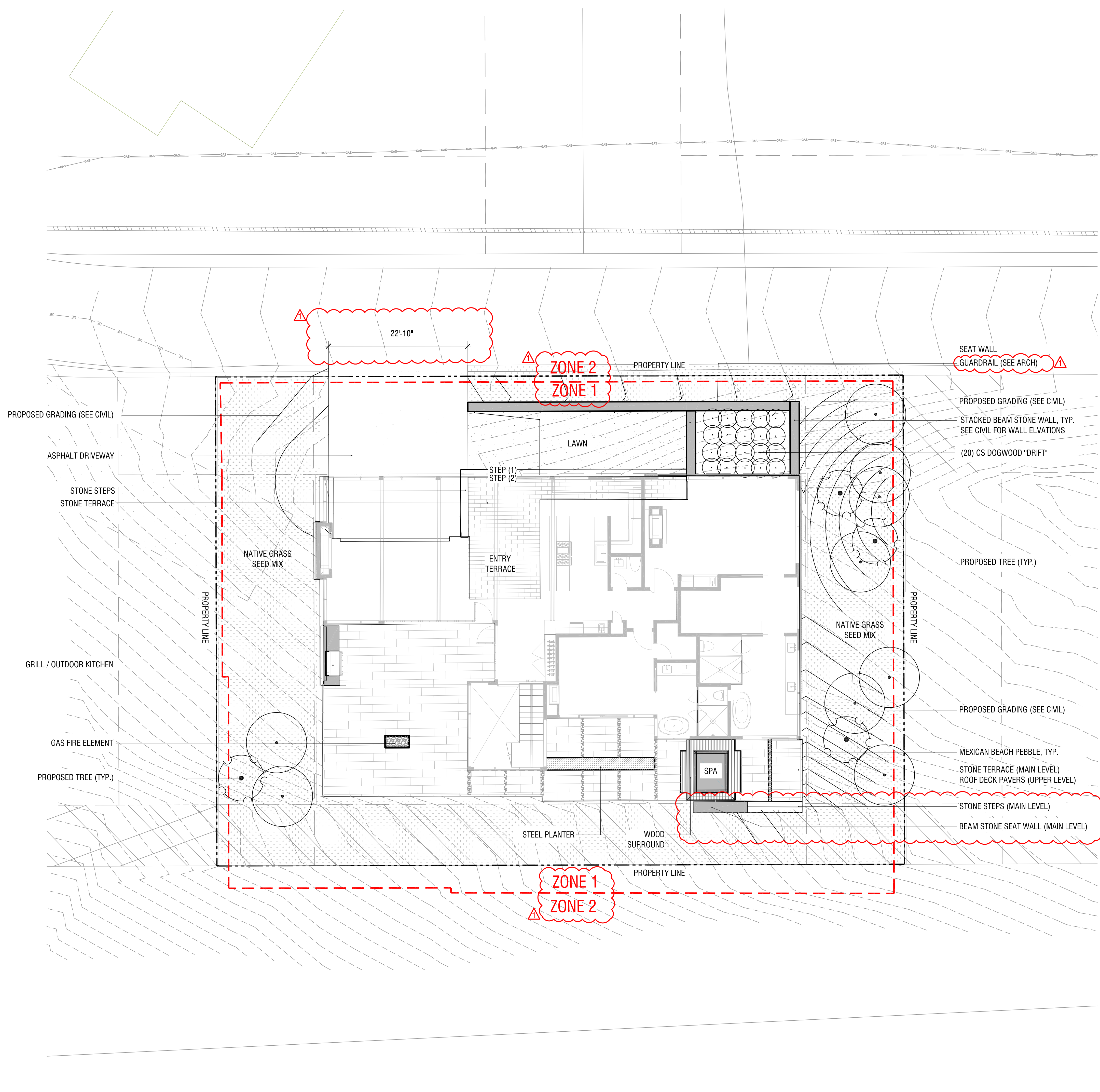
PLANTING LEGEND

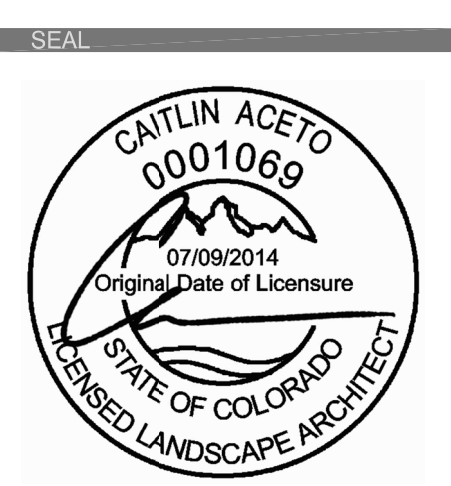
SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
	POPULUS TREMULOIDES	QUAKING ASPEN	9	3" CAL.
	ACER GINNALA	AMUR MAPLE	4	3" CAL.
SHRUBS				
	CORNUS STOLONIFERA 'ARTIC FIRE'	RED TWIG DOGWOOD	20	#5
NATIVE GRASS SEED MIX (GENERAL REVEGETATION)				
TOTAL AREA 7,187 SF				
COMMON NAME		PERCENT OF MIX		
WESTERN YARROW		5%		
TALL FESCUE		10%		
ARIZONA FESCUE		5%		
HARD FESCUE		5%		
CREEPING RED FESCUE		10%		
ALPINE BLUEGRASS		15%		
CANADA BLUEGRASS		10%		
PERENNIAL RYEGRASS		15%		
SLENDER WHEATGRASS		10%		
MOUNTAIN BROME		15%		
LAWN (SOD)				
TOTAL AREA 330 SF				

ZONE 1
15' OFFSET FROM BUILDING AND HARDSCAPE ELEMENTS (DECKS, PATIOS, ETC.). ALL SLASH AND FLAMMABLE VEGETATION WITHIN ZONE 1 SHALL BE REMOVED

ZONE 2
DOMINANT AND CODOMINANT LIVE TREES WITH A DBH OF FOUR INCHES (4") OR GREATER SHALL BE SPACED WITH A TEN FOOT (10') CROWN-TO-CROWN SEPARATION. ALL LADDER FUELS AND SLASH SHALL BE REMOVED FROM THE TEN FOOT (10') CROWN-TO-CROWN SEPARATION AREA.

ALL STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS, AS IDENTIFIED BY STAFF, SHALL BE REMOVED EXCEPT FOR STANDING DEAD TREES THAT STAFF INDICATES NEED TO BE MAINTAINED SINCE STANDING DEAD TREES PROVIDE IMPORTANT WILDLIFE HABITAT. SHRUBS OVER FIVE FEET (5') TALL SHALL HAVE AN AVERAGE SPACING OF TEN FEET (10') FROM SHRUB-TO-SHRUB.





PROJECT TITLE

CORTINA TEN
TBD Cortina Dr. (LOT 10)
TELLURIDE, MOUNTAIN VILLAGE, CO 81435

PREPARED FOR

REVISIONS	DATE

ISSUE DATE

DRB FINAL REVIEW
04/22/2021

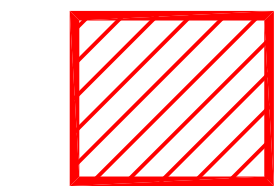
SHEET TITLE

**SNOWMELT
PLAN**

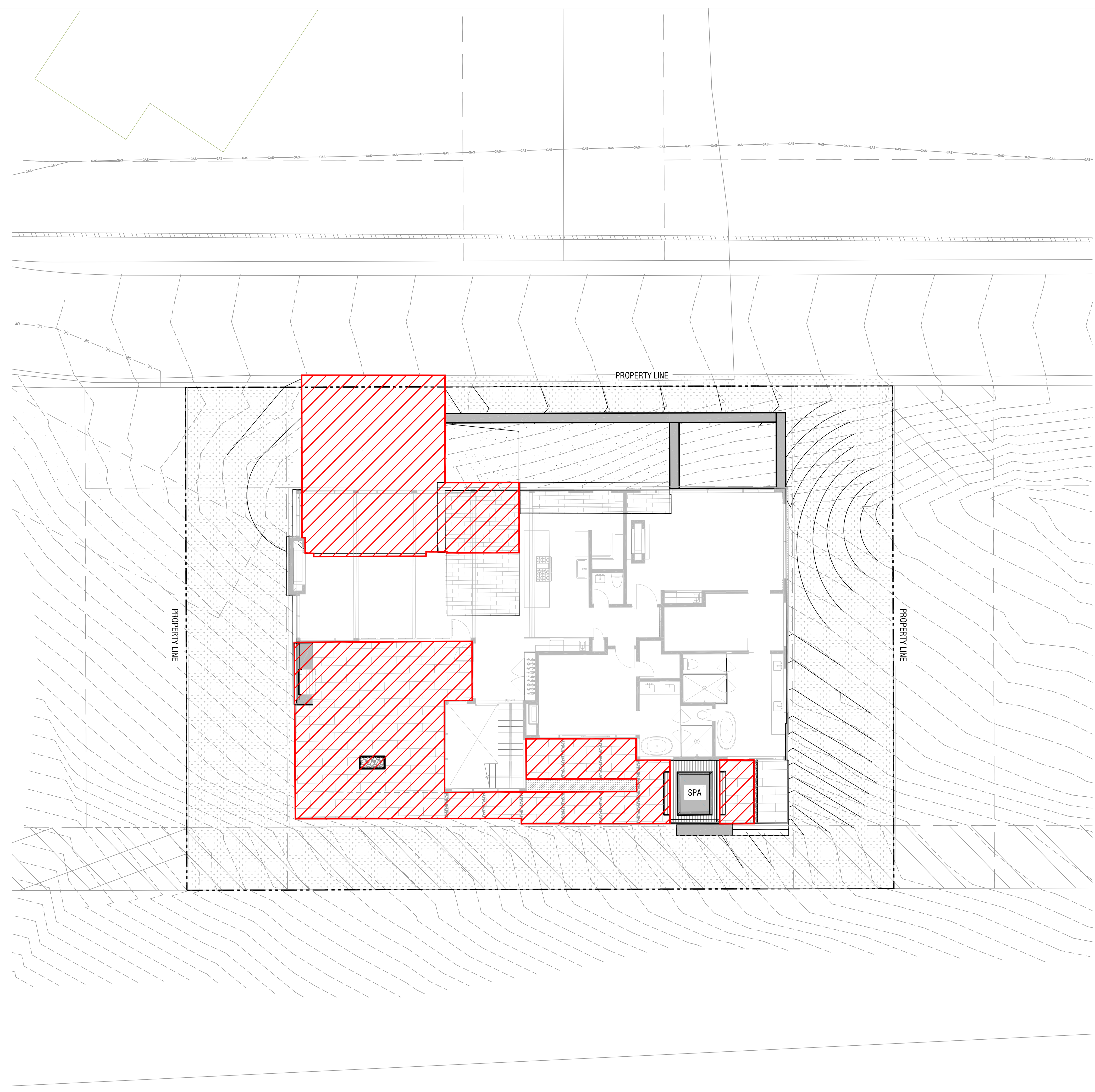
SHEET INFORMATION

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SNOWMELT LEGEND



TOTAL AREA=2000 S.F.





PROJECT TITLE

CORTINA TEN
100 Cortina Dr. (LOT 10)
TELLURIDE, MOUNTAIN VILLAGE, CO 81435

PREPARED FOR

REVISIONS DATE

REVISIONS	DATE

ISSUE DATE

DRB FINAL REVIEW
04/22/2021

SHEET TITLE

**FIRE MITIGATION
PLAN**

SHEET INFORMATION

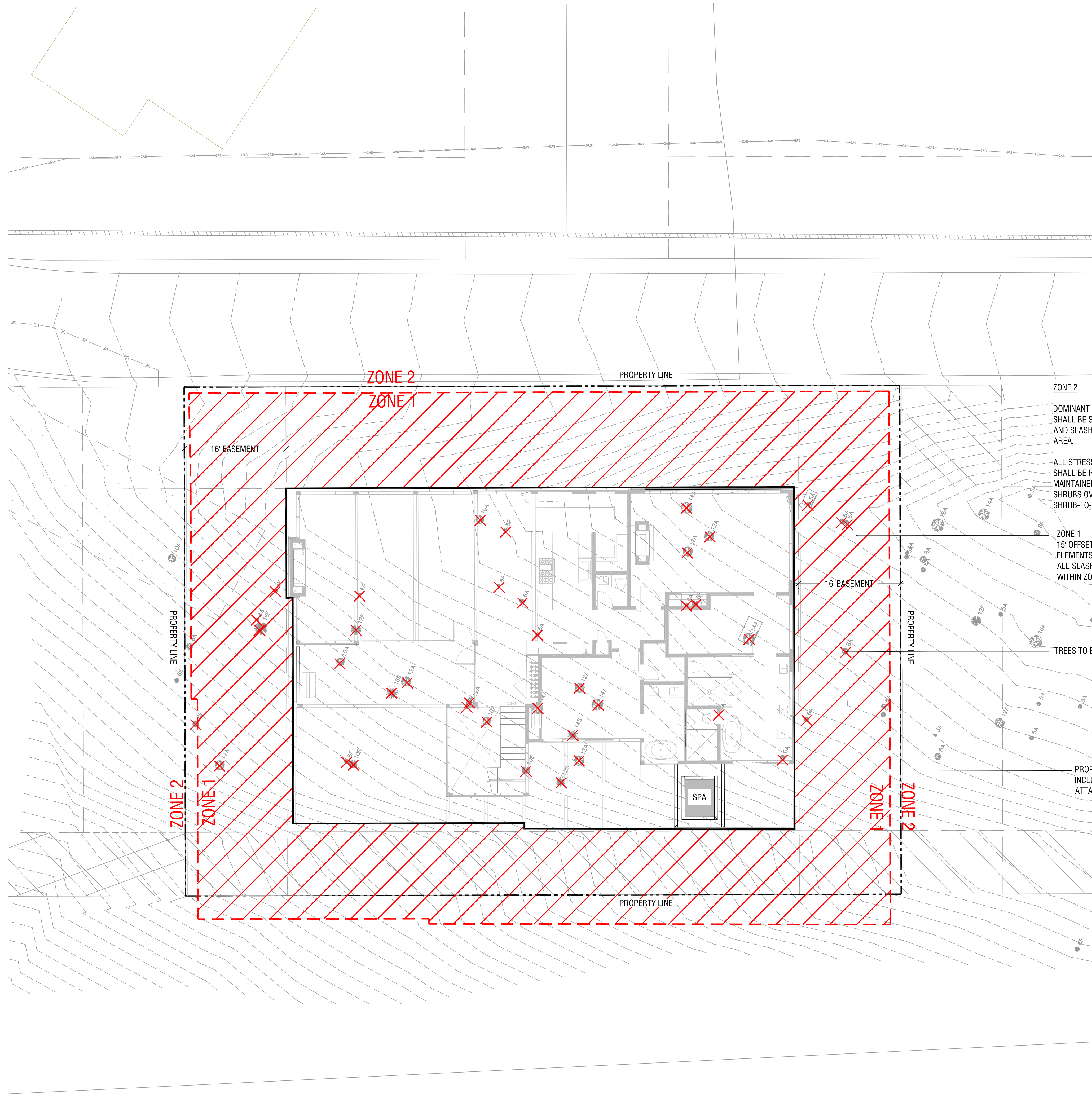
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LEGEND

SYMBOL

- ✕ TREES 4" OR GREATER TO BE REMOVED
- #A EXISTING ASPEN TREE
- #S EXISTING SPRUCE TREE
- #F EXISTING FIR TREE



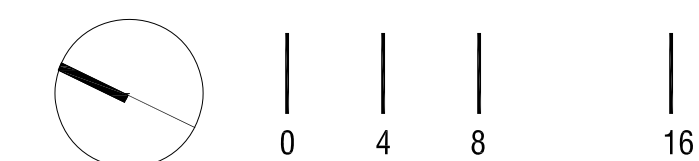
ZONE 2
DOMINANT AND CODOMINANT LIVE TREES WITH A DBH OF FOUR INCHES (4") OR GREATER SHALL BE SPACED WITH A TEN FOOT (10') CROWN-TO-CROWN SEPARATION. ALL LADDER FUELS AND SLASH SHALL BE REMOVED FROM THE TEN FOOT (10') CROWN-TO-CROWN SEPARATION AREA.

ALL STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS, AS IDENTIFIED BY STAFF, SHALL BE REMOVED EXCEPT FOR STANDING DEAD TREES THAT STAFF INDICATES NEED TO BE MAINTAINED SINCE STANDING DEAD TREES PROVIDE IMPORTANT WILDLIFE HABITAT. SHRUBS OVER FIVE FEET (5') TALL SHALL HAVE AN AVERAGE SPACING OF TEN FEET (10') FROM SHRUB-TO-SHRUB.

ZONE 1
15' OFFSET FROM BUILDING AND HARDSCAPE ELEMENTS (DECKS, PATIOS, ETC.). ALL SLASH AND FLAMMABLE VEGETATION WITHIN ZONE 1 SHALL BE REMOVED

TREES TO BE REMOVED (TYP.)

PROPOSED OUTSIDE EDGE OF BUILDINGS DRIPLINE INCLUDING DECKS, PLANTERS OR PATIOS ATTACHED TO BUILDING



John A. Miller

From: Scott Heidergott <sheidergott@telluridefire.com>
Sent: Monday, March 1, 2021 10:42 AM
To: John A. Miller
Subject: Re: Class 3 Referral - New Single Family Home @ 200 Cortina Drive

John,

Notes for 200 Cortina Drive, lot 165, unit 10 from Telluride Fire Protection District:

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) The address numbers over the garage shall be 6" stroke, reflective or contrast with a reflective coating behind.

Kind regards,

On Fri, Feb 26, 2021 at 1:54 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Good Afternoon All – attached you will find the plans for a Class 3 New single-family detached condominium home located at 200 Cortina Drive, Lot 165, Unit 10.

https://townofmountainvillage.com/site/assets/files/34678/lot_165_unit_10_packet_for_website_iasr.pdf

Please review and let me know if there are any issues or concerns.

Best,

J

John A Miller III

Senior Planner

Planning & Development Services

Town of Mountain Village

455 Mountain Village Blvd, Suite A

Mountain Village, CO 81435

John A. Miller

From: Finn KJome
Sent: Monday, March 1, 2021 10:24 AM
To: John A. Miller
Subject: RE: Class 3 Referral - New Single Family Home @ 200 Cortina Drive

Hi John,
Public Works has no issues with this application. They must field verify all existing utilities.
Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, February 26, 2021 1:54 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Cc: JD Wise <JWise@mtnvillage.org>; Scott Heidergott <sheidergott@telluridefire.com>; Mike Otto <MOtto@mtnvillage.org>
Subject: RE: Class 3 Referral - New Single Family Home @ 200 Cortina Drive

Good Afternoon All – attached you will find the plans for a Class 3 New single-family detached condominium home located at 200 Cortina Drive, Lot 165, Unit 10.

https://townofmountainvillage.com/site/assets/files/34678/lot_165_unit_10_packet_for_website_iasr.pdf

Please review and let me know if there are any issues or concerns.

Best,
J

John A Miller III
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



Forestry and Landscape Design Review:

Class 3 New single-family detached condominium home located at 200 Cortina Drive, Lot 165, Unit 10.

PLANTING LEGEND

SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
PT	POPULUS TREMULOIDES	QUAKING ASPEN	13	3" CAL.
SHRUBS				
CS	CORNUS STOLONIFERA 'ARTIC FIRE'	RED TWIG DOGWOOD	20	#5



NON-IRRIGATED MIX W/ WILDFLOWERS (FOR ALL DISTURBED AREAS)
SOURCE: SOUTHWEST SEED INC.
PRODUCT: ALDASORO SEED MIX VARIETY: SWS

COMMON NAME	VARIETY	PERCENT OF MIX
FESCUE	FAWN'CERT' ENDOPHYTE FR.	6.65
ORCHARDGRASS	PAIUTE	12.46
TURF FESCUE CREEPING	VNS	3.27
WHEATGR.	CANBAR	4.50
BROME: MOUNTAIN	GARNET	9.38
FESCUE: HARD	VNS	21.56
GRASS C: TIMONTHY	CLIMAX	3.31
RYEGRASS: PERENNIAL TP	BOOST	9.99
GRASS C: BLUEGRASS-KY	GINGER	19.91

Native Grass Seed Mix (General Revegetation)

Western Yarrow	5%
Tall Fescue	10%
Arizona Fescue	5%
Hard Fescue	5%
Creeping Red Fescue	10%
Alpine Bluegrass	15%
Canada Bluegrass	10%
Perennial Ryegrass	15%
Slender Wheatgrass	10%
Mountain Brome	15%

Diversity of Tree Plantings (40%) is not met.

Native Grass Seed mix is not at the ratio determined by TOMV cdc guidelines. I would recommend approval by the review authority

Other low grow, wildflower mixes and other grass seed mixes and ratios may be approved by the review authority. All grass seed mixes shall not include any noxious weed seeds. A blend of grasses and/or wildflowers that have growing characteristics that provide quick cover, erosion control and potentially evolve into an indigenous climax plant community shall be specified for all areas. Seed mixes and ratios may be adapted to specific locations and microclimates. Any wildflower grass seed mix shall not include any daisy seeds.



AGENDA ITEM 6
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Public Hearing; April 22, 2021

DATE: April 12, 2021

RE: Consideration of a Design Review: Final Architecture Review for a new Single-Family Detached Condominium on Lot 165, Unit 21, 145 Cortina Dr, pursuant to CDC Section 17.4.11.

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: UNIT 21 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 370697

Address: 145 Cortina Dr.
Applicant/Agent: Jim Kehoe, KA Designworks
Owner: Nathan Bontke
Zoning: Multi-Family
Existing Use: Vacant Lot
Proposed Use: Detached Condominium

Lot Size: .39 acres

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set
Exhibit B: Staff/Public Comment



Figure 1: Vicinity Map

Case Summary: Jim Kehoe of KA Designworks, Applicant for Lot 165, Unit 21, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family detached condominium on Lot 165, Unit 21, 145 Cortina Dr. The Unit is approximately .39 acres and is zoned Multi-Family. The

overall square footage of the home is approximately 6,570 gross square feet and provides 2 interior parking spaces within the proposed garage.

History and Existing Conditions: Lot 165-21 is located within the Cortina Land Condominiums (Cortina) along San Joaquin Road between the existing Cassidy Ridge and Winterleaf developments. When approved, a total of 22 Condominium Units and 3 Parcels (A, B, and C) originally designated as a General Common Element of the land condos were approved by the Town. Subsequent to the creation of the common interest community, Units 18 and 19 were replatted into Unit 18R to allow for the development of a Multi-family project on Units 17R, 18R, 20, and Parcel A (later identified as Unit 23). The remainder of the Lots within Cortina are designated for single-family detached homes. A large number of the Units within Cortina face topographical issues such as steep forested slopes with difficult access.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is 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 Italicized Text.***

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) / 40' (gable) Maximum	34.79'
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	18.74'
Maximum Lot Coverage	65% Maximum (11,135 s.f.)	41% (6,986 s.f.)
16' Setback and Pedestrian/Skier Access	HOA and DRB approval for encroachment	Driveway w/ retainage* & Underground footers
Roof Pitch		
Primary		1 1/2:12
Secondary		1 1/2:12
Exterior Material**		
Stone	35% minimum	35%
Windows/Doors	40% maximum	36%
Parking	2 spaces	2 Interior

**Applicant is in the process of vacating the pedestrian/skier access with the HOA, if this is finalized there will be no encroachment into the skier/pedestrian easement.*

Design Variations:

- 1) Road and Driveway Standards

DRB Specific Approvals:

- 1) Setback encroachments
- 2) Architectural Lighting

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates shed roof forms which are limited to 35 feet. The maximum average height must be at or below 30 feet for shed roof forms. The average height is an average of

measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: As part of this application, the applicant has provided both a Maximum Building Height and Average Building Height analysis. Based on the heights provided, the applicant is 34.9 feet from the highest ridge to the grade below in the tallest portion of the home. The maximum average height is 18.74 feet, significantly lower. Staff finds that given the data provided, it appears that the home meets both the height requirements for Maximum Heights and Average Max Height, this has been demonstrated with a parallel plane study.

17.3.14: General Easement Setbacks

Unit 21 is burdened by a sixteen (16) foot building setback on the west side adjacent to Cortina Drive. Additionally, the north and south property lines both have 16' pedestrian/skier easements. The applicant is in the process of vacating the pedestrian/skier easement on the south side with the HOA, and the HOA has given the approval for the plans in this application. The property does not contain any General Easements.

Staff: Setbacks and skier easements are not encumbered by the Town in the same way as a typical General Easement, but it is regulated by the Design Review Board in a similar manner with criteria detailed in the community development code. Any encroachments into the setback must be granted specific approval by the Design Review Board. The major difference between the setback and General Easement is that there is no associated General Easement Encroachment Agreement required to be entered into between the Town and the property owner. The proposal for Unit 21 includes several encroachments that fall into the above category of permitted setback development activity including the following:

- *Driveway and associated retainage are located within the 16' pedestrian/skier easement to the south.*
- *The address monument is located within the 16' setback.*
- *Utilities: Utilities are already located within Cortina Drive and will require crossing the 16' setback to the home.*

Staff: The proposal also includes encroachments that do not fall into the aforementioned category. These include:

- *Landscaping will likely require irrigation. There is extensive proposed planting in the SE corner of the lot. This is mostly in the to-be-vacated pedestrian/skier easement, and as long as this easement is vacated doesn't present a problem. There is a grouping of aspens off of the dining terrace as well as some proposed sod in the north easement. The condo declarations don't specifically allow landscaping improvements in the pedestrian/skier access but since the HOA has approved this application staff assumes the proposed landscaping is allowable. The west set-back area contains both sod and a number of aspen trees. The trees are below an existing retaining wall on the property and staff has some concern over whether these trees might sustain some damage from the plowing of Cortina Rd.*

- *It should be noted that since IASR, the applicant has revised their proposal to remove all below-grade footer encroachments from the southwest corner of the garage.*

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.

Staff: Shed roofs and a palette of wood, stone, and steel give this home a mountain modern aesthetic, similar to many of the recent projects seen by the DRB. The mountain modern vernacular fits in well with many of the designs recently approved and constructed homes that we have seen in the Cortina area. Rough sawn wood as fascia and the chosen masonry give some texture to the materials palette and should serve to soften the hard lines of the architectural form.

Staff finds that the home meets the intent of our overall design theme.

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: This Cortina Unit is on a steep lot typical of other development seen in the Cortina area. The home, when viewed from the street looks like a modest one-story structure. From below, the home appears larger, but still reasonable, as a two to two-and-a-half story home.

The home steps down the hillside, following the natural drop of the land. One aspect of this design that staff feels gives the structure a true grounded feel is the absence of elevated decks. Instead, the applicant has combined at-grade patios with flat roofs on the lower levels that become decks for the upper levels to provide outdoor spaces that feel part of the natural landscape.

Further enhancing this connection to the natural landscape is the inclusion of a green roof tray system as planter boxes on the flat/roof decks that brings the landscape right into the structure itself. Earthen roofs require specific DRB approval, however as proposed the planting tray systems are not integral to the structural roof system, so staff removed this specific approval from the conditions of approval.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. The lower level of the home pushes out and provides a nice base for the smaller upper footprint. Additionally, the use of rock for both the lower level walls and patios provides a substantial strong base.

Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing. The proposed siding is a mix of both vertical and horizontal stained wood with steel beams and accents. Overall, the contrast of the wood, steel, and stone appears to complement the design.

Windows and doors have no traditional trim but appear to be inset and will be clad in dark bronze. The applicant has indicated the appropriate reveal for all windows set in stone. The applicant is requesting 36% glass, which is allowed, but on the higher side of what we typically see for glazing. The proposed roofing material is a dark gray standing seam product, and the fascia of the home is a rough sawn wood.

17.5.7: Grading and Drainage Design

Staff: The Unit has extensive areas of steep slopes. The applicant has limited their disturbance of this slope to the extent possible, with the exception of some necessary re-grading around the western and northern sides of the home to create positive drainage away from the structure.

One of the two boulder walls located at the driveway is indicated as less than 6', but based on the drawings it appears that a small portion of this wall close to the home is likely over the 5' max allowable per the CDC. The DRB weighed in on these requests at the IASR, and indicated that the request is preferable to stepping the wall in that would meet the CDC requirements but require more site disturbance. Because of this request, the DRB will need to grant a design variation to the road and driveway standards.

17.5.8: Parking Regulations

Staff: The CDC requires this property to provide two parking spaces. The applicant has shown a total of 2 interior spaces which meet the required number of spaces in quantity and dimension.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan. They have included irrigation notes, but no locations for irrigation equipment. This will need to be provided prior to building permit. They have revised the size of the proposed evergreen trees to 10-12'. The revegetation for disturbed areas notes the appropriate seed mix. The applicant has increased the diversity of tree plantings since the initial but is still not meeting the required 40% atypical species required by the CDC. It is up to DRB to determine whether they are comfortable with the landscaping as proposed and if not should condition a revision of the landscaping plan to occur prior to the Building permit and to be approved by staff.

17.5.11: Utilities

Staff: Most utilities are currently located within the Cortina Drive roadway and will only require connections from the road to the home. The applicant shall work with the Public Works Director before the final review to determine the specific locations of the connections for the home.

17.5.12: Lighting Regulations

Staff: The applicant has included a full lighting plan with a photometric study. The fixture DD1 indicated at the front entry has a max luminosity of 925 lumens, which exceeds the max lumens allowed per the CDC. Fixture MM1 is an adjustable monopoint, which appears to have enough adjustability that it wouldn't meet the definition of a full cut-off fixture. The applicant should revise these fixtures by choosing an alternate fixture that meets all CDC requirements.

Fixture BB1 is an LED light bar intended to wash the underside of the front entry roof. Staff considers a light wash to be architectural in nature. If DRB finds this architectural lighting to be appropriate then specific approval for architectural lighting should be granted.

17.5.13: Sign Regulations

Staff: The address marker is located in the 16' setback to the north of the driveway. This location seems like it would be visible from either direction on Cortina Drive. The monument as proposed meets the required dimensions specified in the CDC. A light source is indicated, but more detail needs to be provided to understand how the light source is integrated into the monument and whether it meets the lighting regulations of the CDC.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has revised the fire mitigation plan and it appears to meet the Forestry provisions of the CDC.

Steep Slopes: The building site contains extensive steep slopes. The applicant has minimized the disturbance to these slopes as much as possible outside of the building envelope and has sited the building in an attempt to place as much of the building as possible off of the steepest parts of the lot.

17.6.6: Roads and Driveway Standards

Staff: The driveway ranges in grade from 1.39% to 3.17%. It is 16' in width which meets the provisions of the CDC. It appears to meet the standards for garage back-out space.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces and that they are to run on gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a CMP as part of this application. They have indicated parking as well as a plan for shuttling workers from off-site parking due to the constraints of the site. They have not indicated a crane on their CMP but have noted that this needs to be worked out with town staff prior if one is determined to be necessary. The construction fencing has been moved away from the building envelope to more realistically portray the limits of construction, however, staff believes it could be pulled back in a bit more on the north side of the home to minimize disturbance in the GE on that side.

Staff Recommendation: Staff recommends the DRB approved the Final Architectural Review for Lot 165, 145 Cortina Drive.

Staff Note: *It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

Proposed Motion:

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Final Architecture Review for a new single-family detached condominium located at Lots 165, Unit 21 based on the evidence provided within the Staff

Report of record dated April 12, 2021 with the following design variations and specific approvals:

Design Variations:

- 1) Road and Driveway Standards

Specific Approvals:

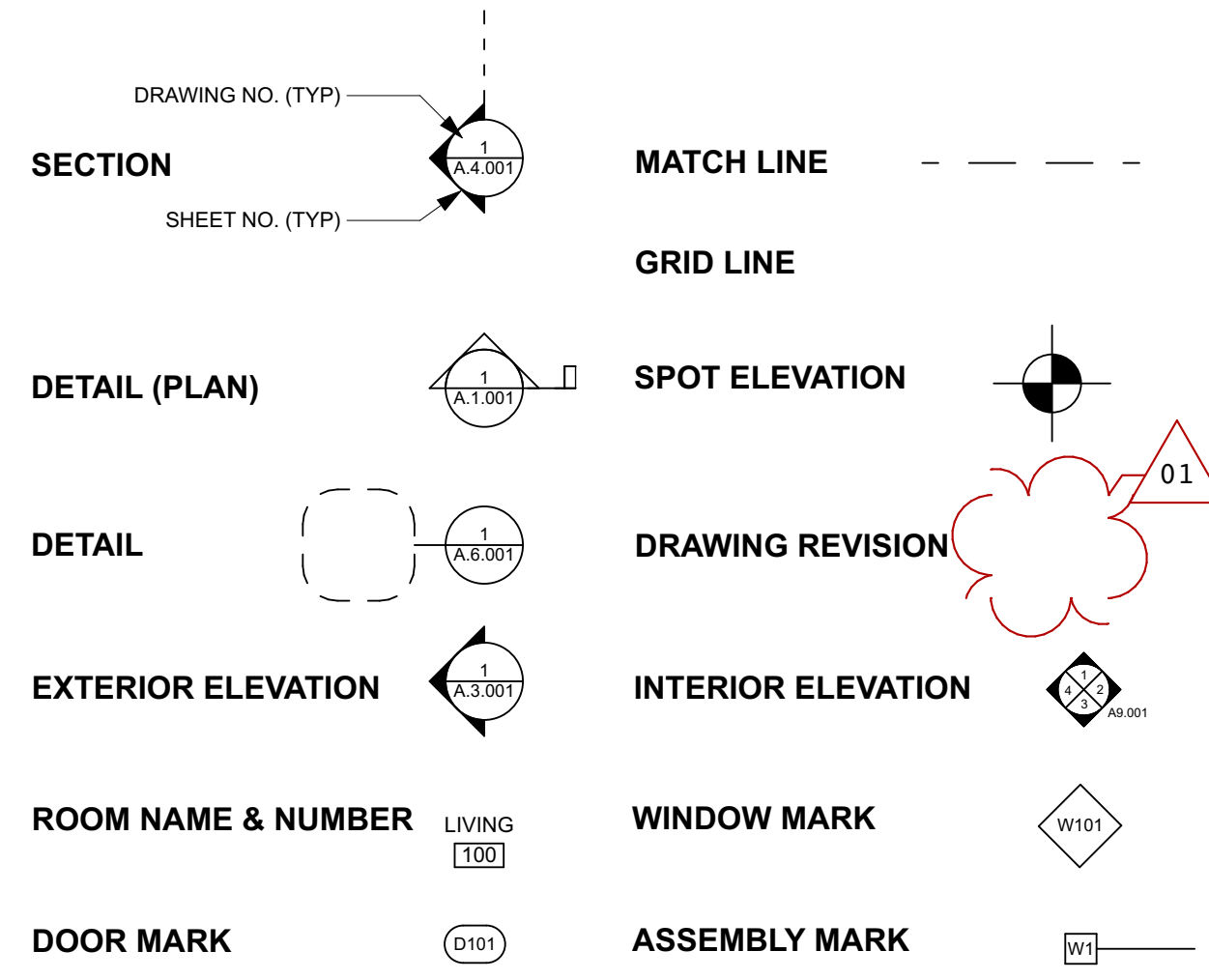
- 1) Setback encroachments
- 2) Architectural Lighting

And, with the following conditions:

- 1) Prior to the submittal for a building permit, the applicant shall work with staff and one member of DRB to provide an updated lighting plan that shows that all exterior fixtures are in compliance with the CDC lighting standards.
- 2) Prior to the submittal for building permit, the applicant shall work with staff to revise the address monument design to clarify that it is in compliance with the CDC lighting regulations.
- 3) Prior to the submittal for building permit, the applicant shall revise the construction mitigation plan to move the silt fencing on the north side of the home out of the GE where feasible.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 7) 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.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) 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

/aw

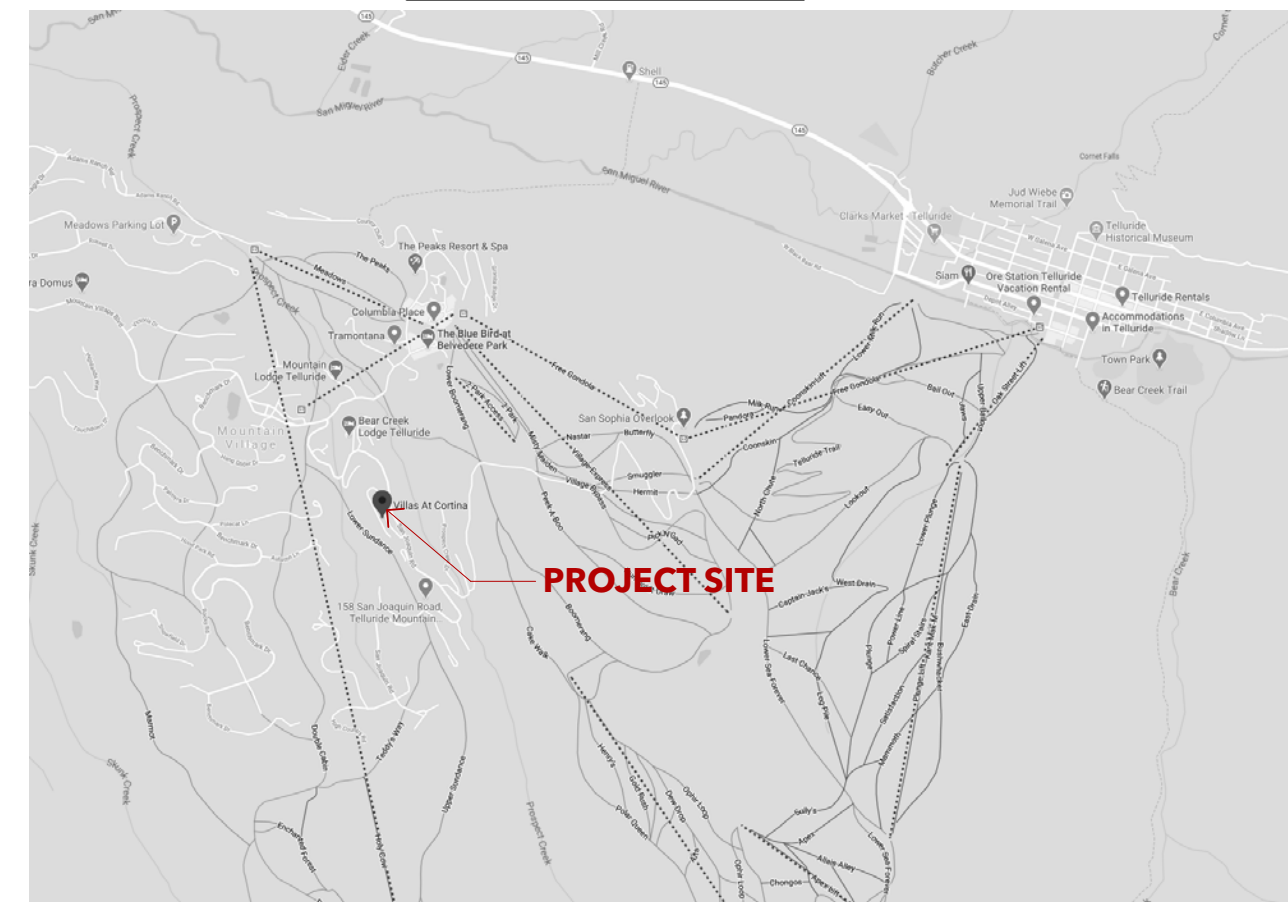
SYMBOL LEGEND



PROJECT DIRECTORY

OWNER Gabriel Holdings LLC	CONTACT: Nathan Bontke (817) 454-9093 nathan@ccgtrike.com
ARCHITECT KA DESIGNWORKS, INC. PO Box 12204 Aspen, CO 81612	CONTACT: Kenneth Adler (970)948-9510 ken@ka-designworks.com
CONTRACTOR JKWest Properties LLC PO BOX 1597 Breckenridge, CO 80424	CONTACT: Alan Evans (970) 389-0384 alan@nwpartners.com
SURVEY San Juan Surveying 102 Society Drive Telluride, CO 81435	CONTACT: Christopher R. Kennedy (970) 728-1128 office@sanjuansurveying.net
CIVIL ENGINEER Uncompahgre Engineering LLC Blue Mesa Building, SuiteD. 113 Lost Creek Lane Mountain Village, CO 81435	CONTACT: David Ballode (970) 729-0683 dballode@msn.com
LANDSCAPE ACETO LANDSCAPE ARCHITECTS 565 Congress St. (STE 310) Portland, ME 04101	CONTACT: Seth Kimball (207) 221-3390 skacetola.com
ENERGY RATER MIKE FRISONI	CONTACT: MIKE FRISONI mfrisoni82@gmail.com
LIGHTING DESIGNER Lighting Design 81435, Inc 160L Society Drive (PO Box 3220) Telluride, CO 81435	CONTACT: Dru Wallon (970) 728-5011 dru@ld81435.com

VICINITY MAP



Cortina Lot 21

Mountain Village, CO

DRB FINAL REVIEW

PROJECT INFO

165 Cortina Dr (Lot 21) Mountain Village CO 81435

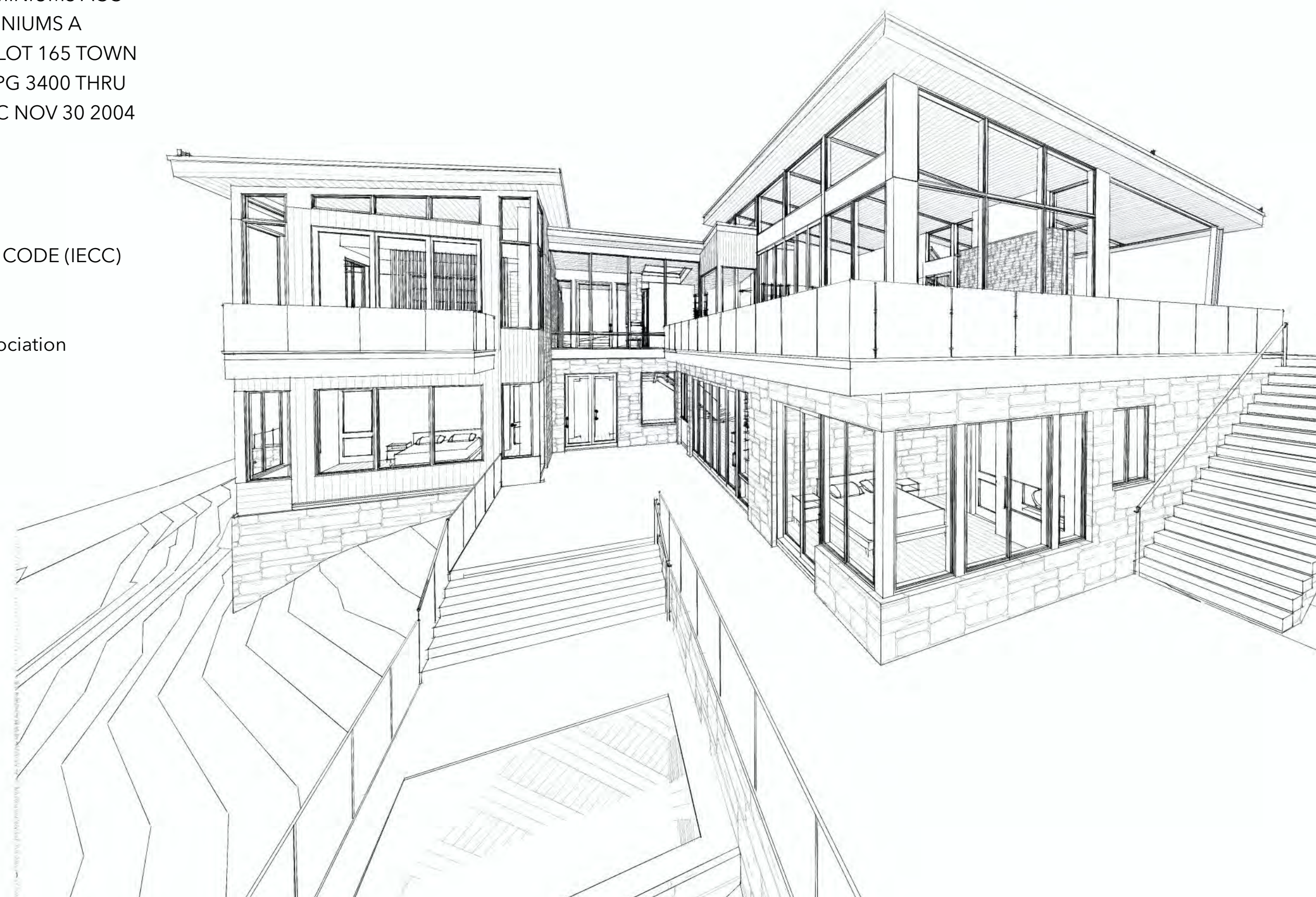
JURISDICTION: Mountain Village, CO
PARCEL ID: 477903405023
LEGAL DESC: UNIT 21 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 370697

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

Zoning: Multi Family
 HOA: Cortina Land Condominium Owners Association
 Climate Zone: 6

Height Limit: See Zoning Analysis

Fully Sprinklered: Yes



ABBREVIATIONS

AAD	Attic Access Door	GALV	Galvanized	RW	Roof Window
ADD	Addendum	GC	General Contractor	RO	Rough Opening
ADJ	Adjacent	GL	Glass	SAN	Sanitary
AOR	Area of Refuge	GR	Grade	SECT	Section
AGG	Aggregate	GLB	Laminated Wood Beam	SEW	Sewer
AFF	Above Finished Floor	GYP	Gypsum	SHT	Sheet
ALT	Alternate	QWB	Gypsum Wallboard	SHV	Shelves
ARCH	Architectural	HW	Hardware	SIM	Similar
BM	Beam	HD	Head	SL	Sliding
BRG	Beating	HVAC	Heating, Ventilating, and Air Conditioning	SM	Sheet Metal
BET	Between	HT	Height	STC	Sound-Transmission Class
BD	Board	HWY	Highway	SPEC	Specification
BS	Both Sides	HOR	Horizontal	SQ	Square
BO	Bottom Of	ID	Inside Diameter	STD	Standard
BLDG	Building	INT	Interior	STL	Steel
CAB	Cabinet	INT	Interior	STRUCT	Structure (all)
CL	Centerline	JT	Joint	SUB	Substitute
CER	Ceramic	LAM	Laminate	SUPPL	Supplement (all)
CLR	Clear	LAV	Lavatory	SUSP	Suspend (all)
CLOS	Closest	MFG	Manufacturer	T	Telephone
CMU	Concrete Masonry Unit	MO	Masonry Opening	TEL	Television
COL	Column	MTL	Material	TEMP	Tempered
CONC	Concrete	MAX	Maximum	TR	Trail to
CJ	Construction Joint	MC	Medicine Cabinet	THK	Thick
CONT	Continuous	MECH	Mechanical	TPH	Toilet Paper Holder
DP	Dampening	MIN	Minimum	T&G	Tongue and Groove
DET	Detail	MISC	Miscellaneous	TAB	Top and Bottom
DIA	Diameter	NIC	Not in Contract	TO	Top Of
DIM	Dimension	NA	Not Applicable	T	Tread
DW	Dishwasher	NTS	Not to Scale	TS	Tube Steel
DN	Down	OPG	Opening	TYP	Typical
DR	Drain	OPP	Opposite	UG	Underground
DS	Downspout	OPH	Opposite Hand	U.N.G.	Unless Noted Otherwise
DRWG	Drawing	OD	Outside Diameter	UNFN	Unfinished
EA	Each	UBC	Uniform Building Code	U	Uniform
EL	Elevation	d	Pheny (mils, etc.)	USG	United States Gage
CLOS	Closest	MFG	Manufacturer	V	Variable
EQ	Equip	PERF	Prefinished (all)	VENT	Ventilate
EXIST	Existing	PLY	Plywood	V	Verify in Field
EJ	Expansion Joint	PROD	Product	VERT	Vertical
EXT	Exterior	PROJ	Project	V	Voltage
FEC	Fire Extinguisher Cabinet	PROP	Property	WC	Water Closet
FOC	Face Of Concrete	R	Radius or Riser	WP	Waterproof
FOS	Face Of Stud	REF	Refer	WT	Weight
FIN	Finish	REFR	Refrigerator	WIN	Window
FP	Fireproof	REFR	Refrigerator	W	With (comb. form)
FD	Floor Drain	REQD	Required	W/O	Without
FTG	Footing	RHS	Round Head Sheet Metal Screw	WD	Wood
FDN	Foundation	RHS	Round Head Sheet Metal Screw		
GA	Gauge	RM	Room		

GENERAL NOTES

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", 2017, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATIONS, AND THE 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 DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES. GENERALLY, ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE REGULATED OR SPECIFIED BY ARCHITECT OR GOVERNING BODIES.
- THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT. AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS TO THE REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS. SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH E, ABOVE.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
- ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DRAWINGS NOT TO BE SCALED, NOTIFY ARCHITECT OF ANY CONFLICTS OR OMISSIONS.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

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- A003 3D VIEW
- A004 3D VIEW
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- SURVEY SLOPE STUDY
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Cortina Lot 21
 165 Cortina Dr (Lot 21)
 Mountain Village, CO 81435

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SHEET TITLE

COVER SHEET

A000



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SHEET TITLE
3D VIEW

A002



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3D VIEW

A003



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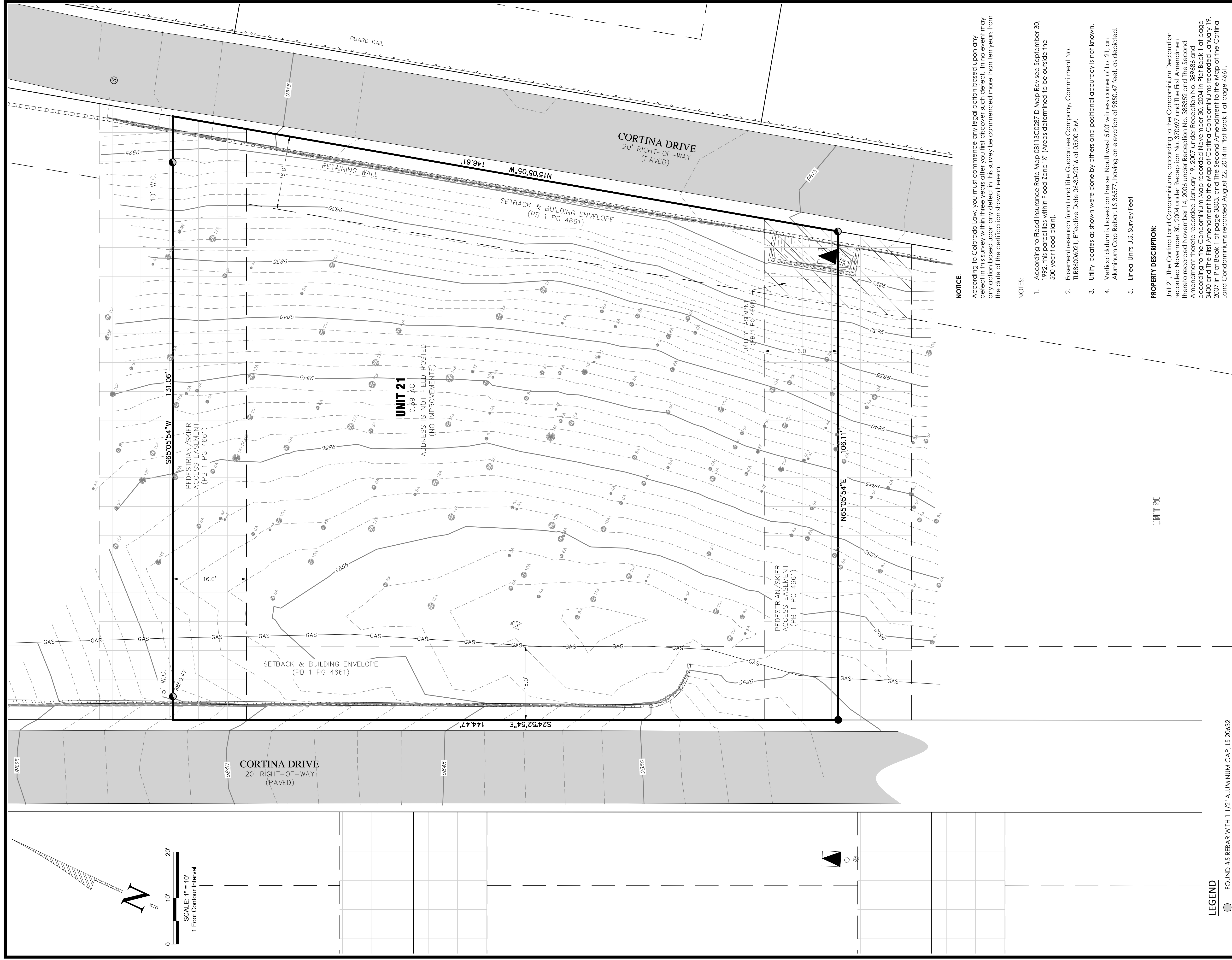
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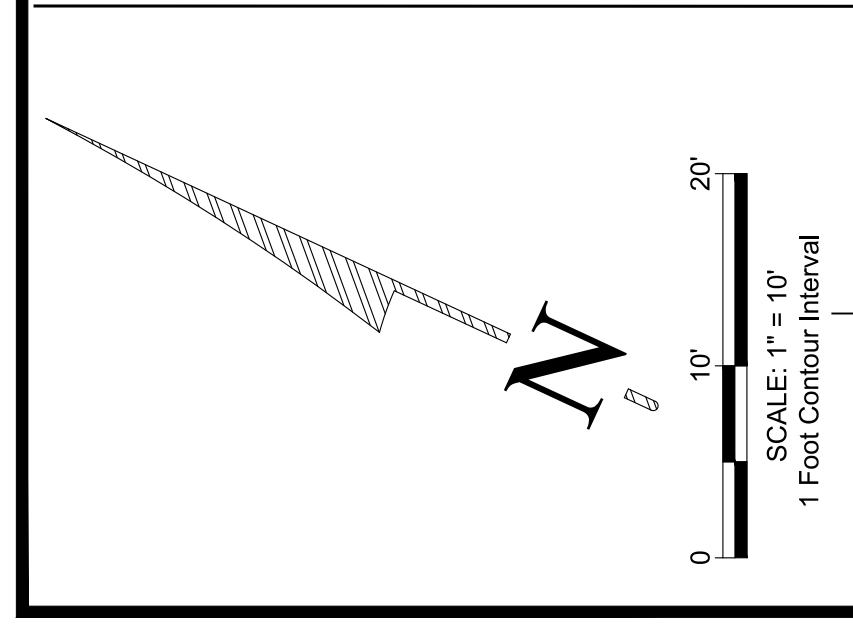
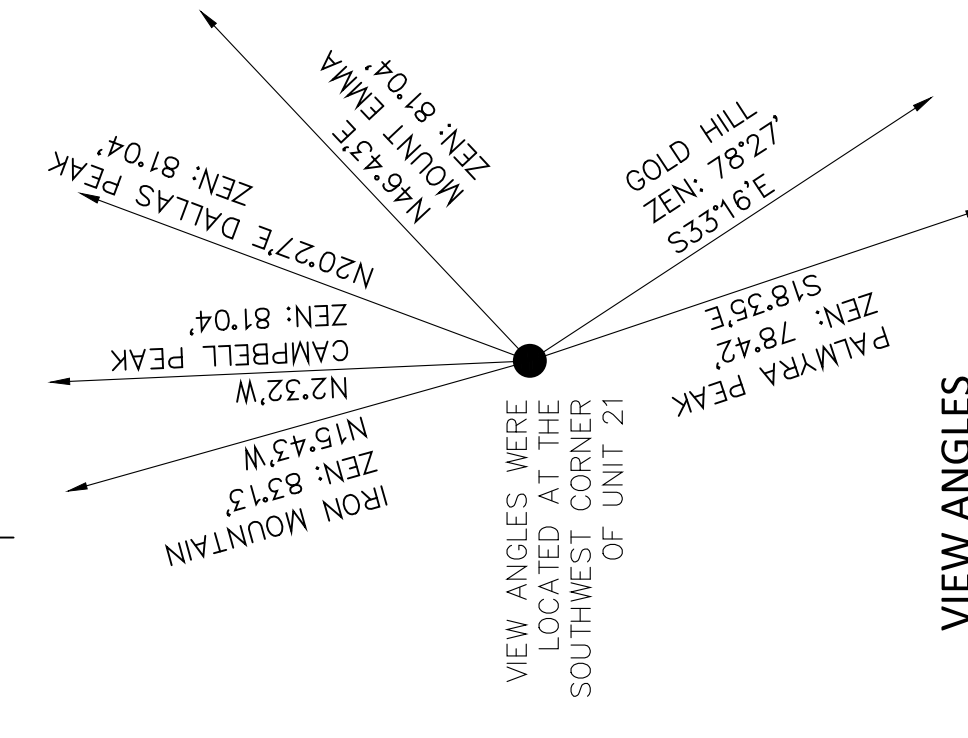
SHEET TITLE

3D VIEW

A004



- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20432
 - SET 18" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 34577
 - # W.C. WITNESS CORNER (L.C.E.) LIMITED COMMON ELEMENT
 - CABLE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - CABLE PEDESTAL
 - ELECTRIC TRANSFORMER
 - CATCH BASIN
 - SEWER MANHOLE
 - PEDESTRIAN/SKIER ACCESS EASEMENT (PB 1 PG 4661)
 - UTILITY EASEMENT (PB 1 PG 4661)
 - DRIVEWAY EASEMENT FOR THE BENEFIT OF UNIT 7 & UNIT 8 (PB 1 PG 4661)
 - UE UNDERGROUND ELECTRIC LOCATE
 - GAS UNDERGROUND GAS LOCATE



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 herein.

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 D Map Revised September 30, 1992, this parcel lies within Flood Zone "X". (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TL866006021, Effective Date 06-30-2016 at 05:00 P.M.
3. Utility locates as shown were done by others and positional accuracy is not known.
4. Vertical datum is based on the set Northwest 5.00' witness corner of Lot 21, an Aluminum Cop Rebar, LS 34577, having an elevation of 9850.47 feet, as depicted.
5. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 21, The Cortina Land Condominiums, according to the Condominium Declaration recorded November 30, 2004 under Reception No. 370487 and the First Amendment thereto recorded November 14, 2006 under Reception No. 388332 and The Second Amendment thereto recorded January 19, 2007 under Reception No. 389486 and according to the Condominium Map recorded November 30, 2004 in Plat Book 1 at page 3400 and The First Amendment to the Map of Cortina Condominiums recorded January 19, 2007 in Plat Book 1 at page 3803, and The Second Amendment to the Map of the Cortina Land Condominiums recorded August 22, 2014 in Plat Book 1 at page 4661.

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the northeast line of Lot 165, according to the Plat recorded in Book 1 at page 1312, said bearing being **S 05°22'30" E**.

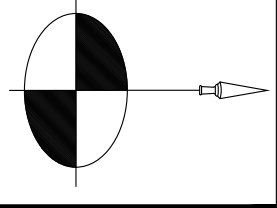
SURVEYOR'S CERTIFICATE:

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, Daniel Harper Meek and Kristine M. Bartosick, and JNH, Inc. Profit Sharing Trust 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 30 and 51 of Title 38, C.R.S.



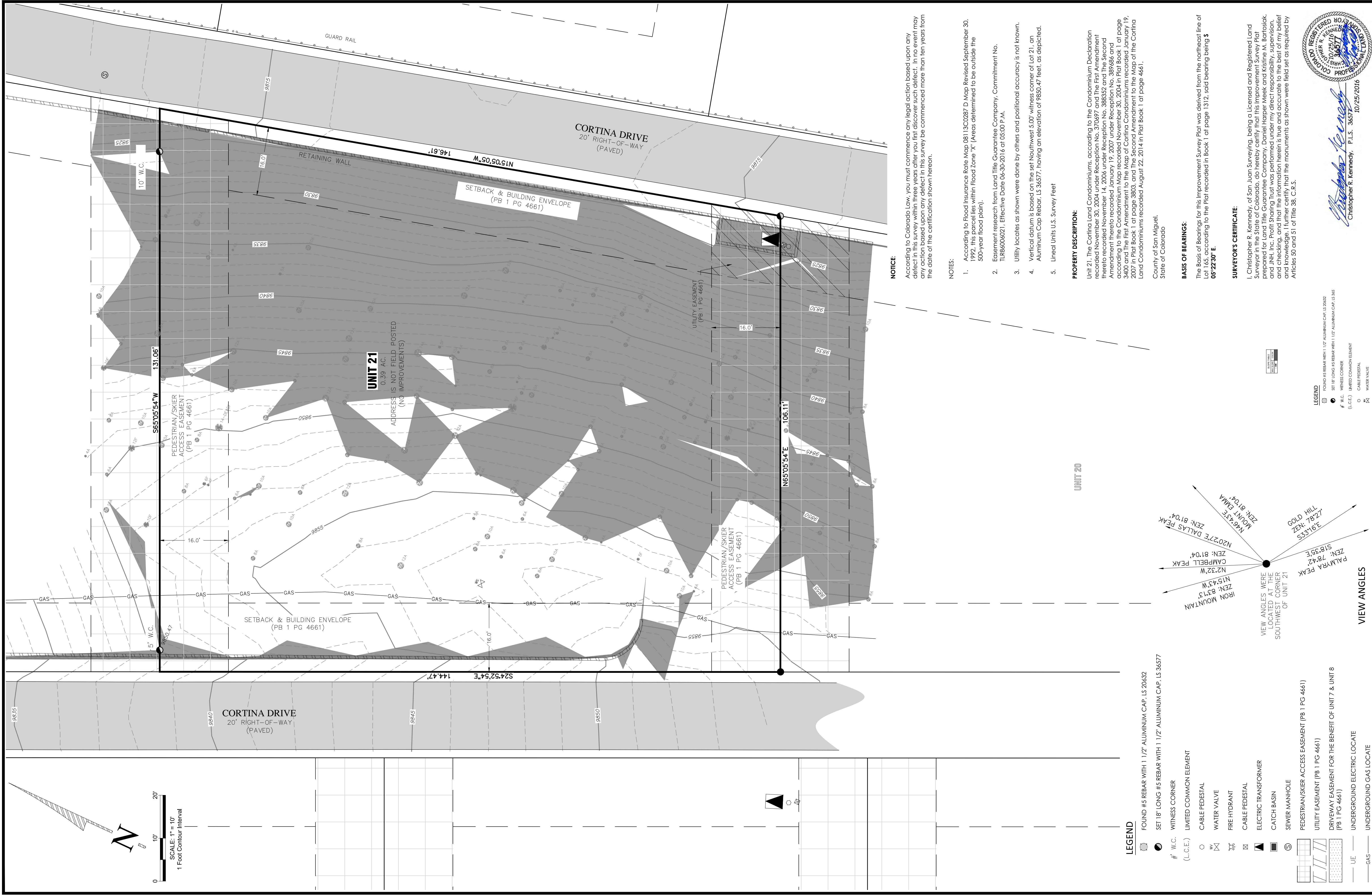
Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 3607 10/25/2016

SAN JUAN SURVEYING
SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728-1128 (970) 728-9202 fax
office@sanjuansurveying.net



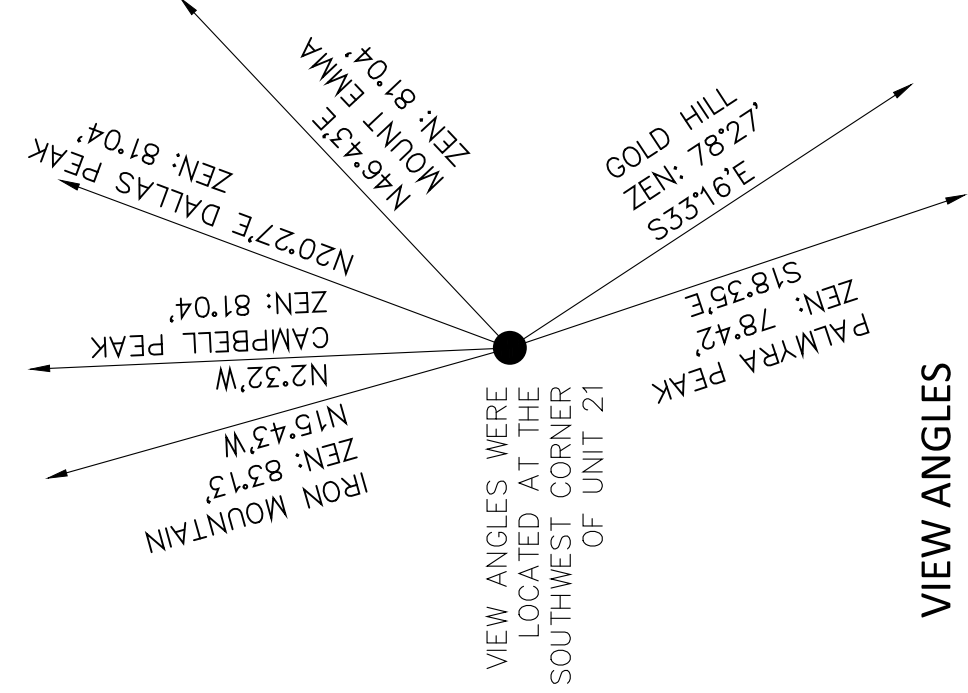
IMPROVEMENT SURVEY PLAT
UNIT 21, THE CORTINA LAND CONDOMINIUMS

DATE: 10/21/2016
JOB: 04028
DRAWN BY: ADM
CHECKED BY: CRK
REVISION DATES:
SHEET: 1 OF 1



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20432
- SET 18" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 34577
- # W.C. WITNESS CORNER (L.C.E.) LIMITED COMMON ELEMENT
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- GAS UNDERGROUND GAS LOCATE



VIEW ANGLES

NOTICE:

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1. According to Flood Insurance Rate Map 08113C0287 D Map Revised September 30, 1992, this parcel lies within Flood Zone "X". (Areas determined to be outside the 500-year flood plain).
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County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the northeast line of Lot 165, according to the Plat recorded in Book 1 at page 1312, said bearing being **S 05°22'30" E**.

SURVEYOR'S CERTIFICATE:

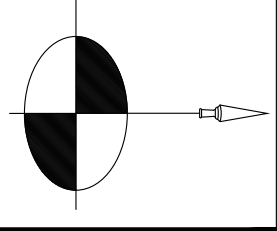
I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, Daniel Harper Meek and Kristine M. Bartosick, and JNH, Inc. Profit Sharing Trust was 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 30 and 51 of Title 38, C.R.S.

LEGEND

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- SET 18" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 34577
- # W.C. WITNESS CORNER (L.C.E.) LIMITED COMMON ELEMENT
- CABLE PEDESTAL
- WATER VALVE

PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 36577
 EXPIRES 10/25/16
 CHRISTOPHER R. KENNEDY
 Christopher R. Kennedy, P.L.S. 3601 10/25/2016

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 SURVEYING * PLANNING
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 (970) 728-1128 (970) 728-9202 fax
 office@sanjuansurveying.net



SLOPE STUDY
UNIT 21, THE CORTINA LAND CONDOMINIUMS

DATE: 10/21/2016
 JOB: 04028
 DRAWN BY: ADM
 CHECKED BY: CRK
 REVISION DATES:
 SHEET: 1 OF 1

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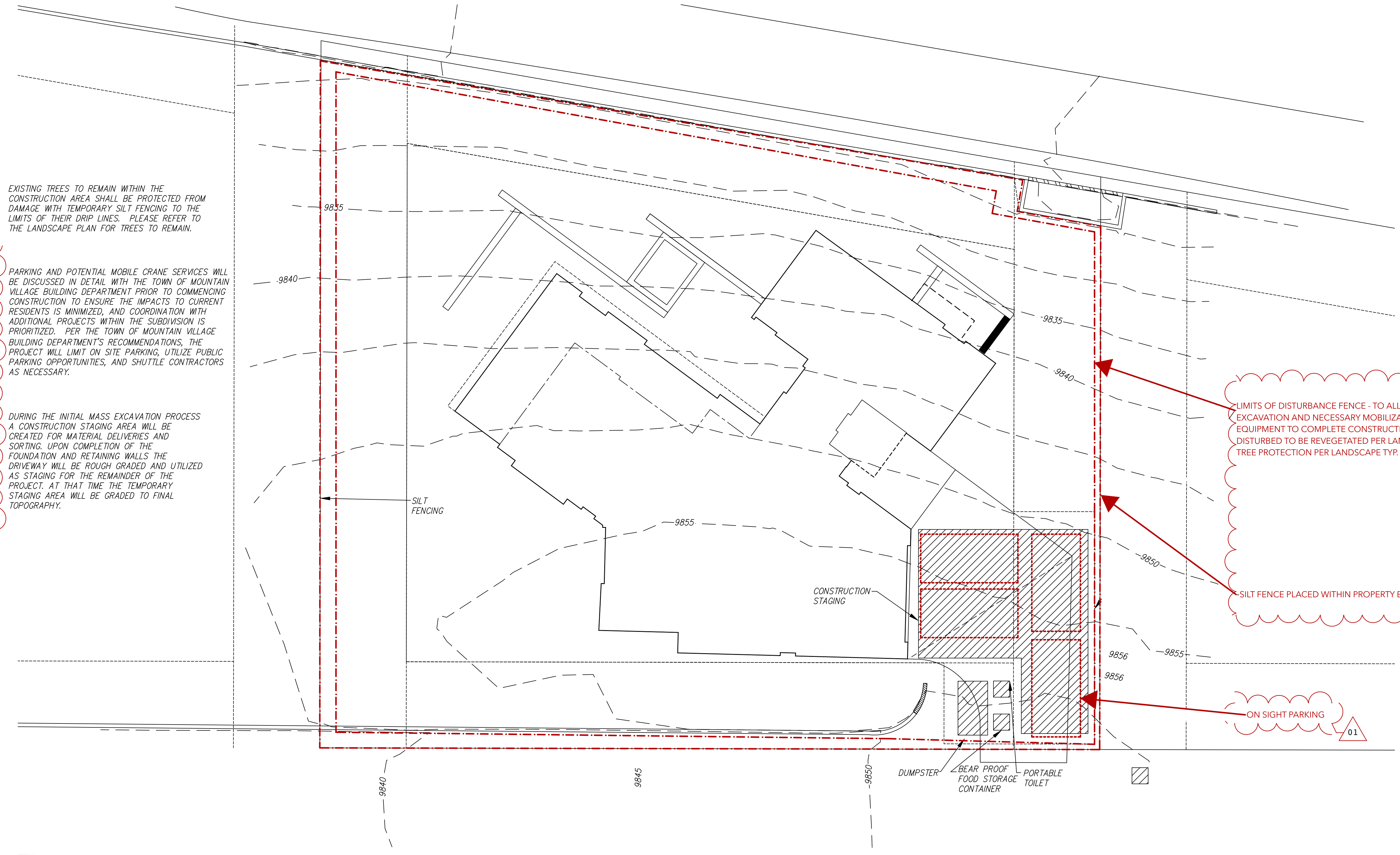
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CMP by GC



01

NEIGHBORHOOD IMPACT FOR THE UPCOMING CONSTRUCTION IS UNDERSTOOD AS AN INCONVENIENCE FOR NEIGHBORHOOD OCCUPANTS.

NEIGHBORHOOD UPDATES TO BE POSTED ON SITE (FOR CORTINA 21) AT THE BEGINNING OF EACH MONTH INCLUDING SCHEDULED TASKS W/ ANTICIPATED NEIGHBORHOOD IMPACTS.

PARKING WILL NOT OCCUR ON THE STREET FOR MORE THAN 30 MINUTES AS NEEDED, LONGER TERM PARKING WILL BE MANAGED EITHER ON SITE, NEIGHBORING SITE(S) (WITH PERMISSION) OR REMOTELY BY THE USE OF SHUTTLES(S). GC TO OBTAIN PARKING PERMITS FOR SAN JOAQUIN ROAD TO SERVICE DAILY CONSTRUCTION ACTIVITIES.

EXISTING TREES TO REMAIN WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE WITH TEMPORARY SILT FENCING TO THE LIMITS OF THEIR DRIP LINES. PLEASE REFER TO THE LANDSCAPE PLAN FOR TREES TO REMAIN.

PARKING AND POTENTIAL MOBILE CRANE SERVICES WILL BE DISCUSSED IN DETAIL WITH THE TOWN OF MOUNTAIN VILLAGE BUILDING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION TO ENSURE THE IMPACTS TO CURRENT RESIDENTS IS MINIMIZED, AND COORDINATION WITH ADDITIONAL PROJECTS WITHIN THE SUBDIVISION IS PRIORITIZED. PER THE TOWN OF MOUNTAIN VILLAGE BUILDING DEPARTMENT'S RECOMMENDATIONS, THE PROJECT WILL LIMIT ON SITE PARKING, UTILIZE PUBLIC PARKING OPPORTUNITIES, AND SHUTTLE CONTRACTORS AS NECESSARY.

DURING THE INITIAL MASS EXCAVATION PROCESS A CONSTRUCTION STAGING AREA WILL BE CREATED FOR MATERIAL DELIVERIES AND SORTING. UPON COMPLETION OF THE FOUNDATION AND RETAINING WALLS THE DRIVEWAY WILL BE ROUGH GRADED AND UTILIZED AS STAGING FOR THE REMAINDER OF THE PROJECT. AT THAT TIME THE TEMPORARY STAGING AREA WILL BE GRADED TO FINAL TOPOGRAPHY.

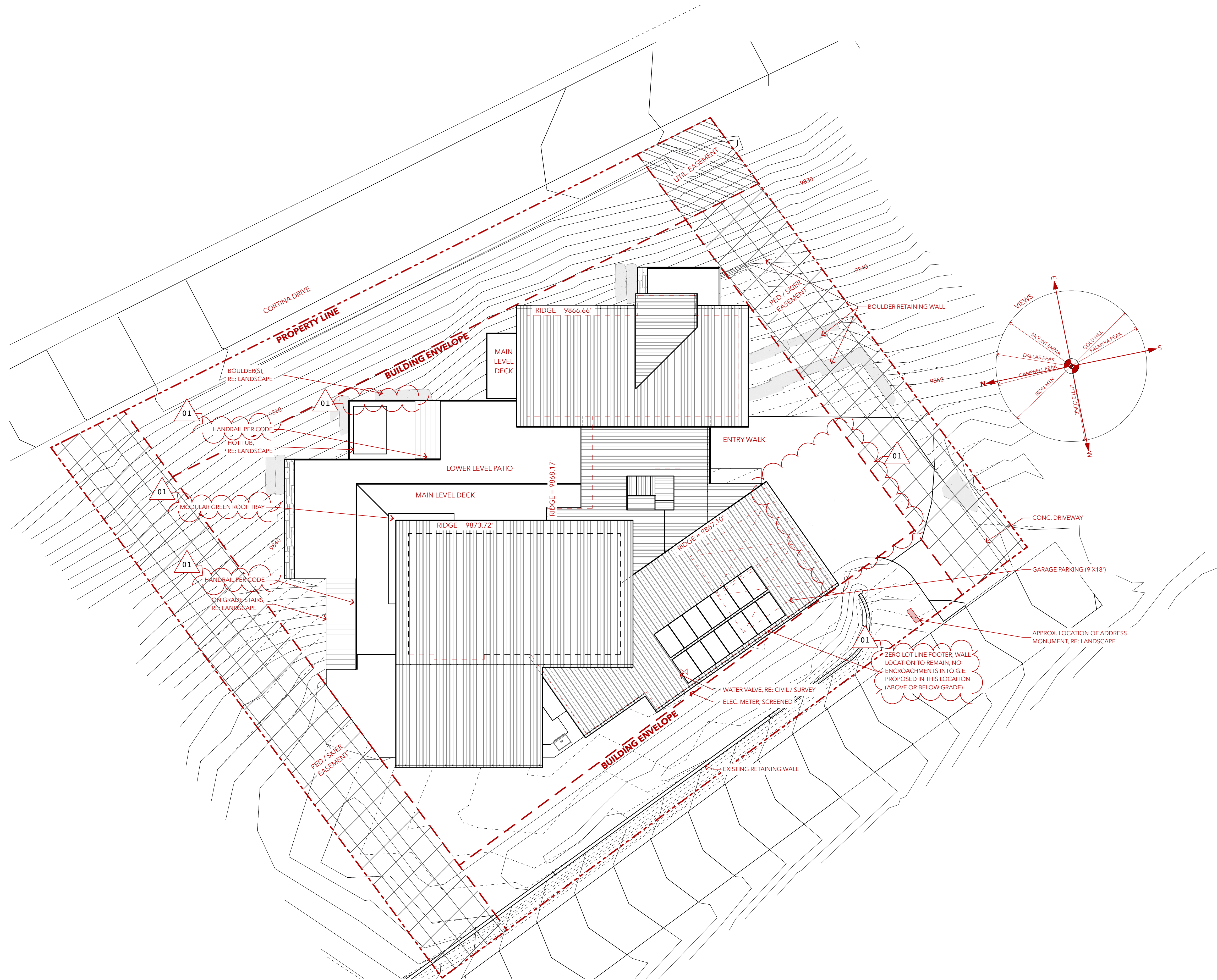
01

LIMITS OF DISTURBANCE FENCE - TO ALLOW FOR EXCAVATION AND NECESSARY MOBILIZATION OF EQUIPMENT TO COMPLETE CONSTRUCTION. ANY AREA DISTURBED TO BE REVEGETATED PER LANDSCAPE TYP. TREE PROTECTION PER LANDSCAPE TYP.

SILT FENCE PLACED WITHIN PROPERTY BOUNDARY

01

ON SIGHT PARKING



Cortina Lot 21
165 Cortina Dr (Lot 21)
Mountain Village, CO 81435

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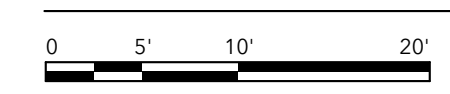
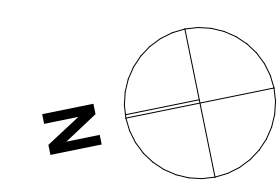
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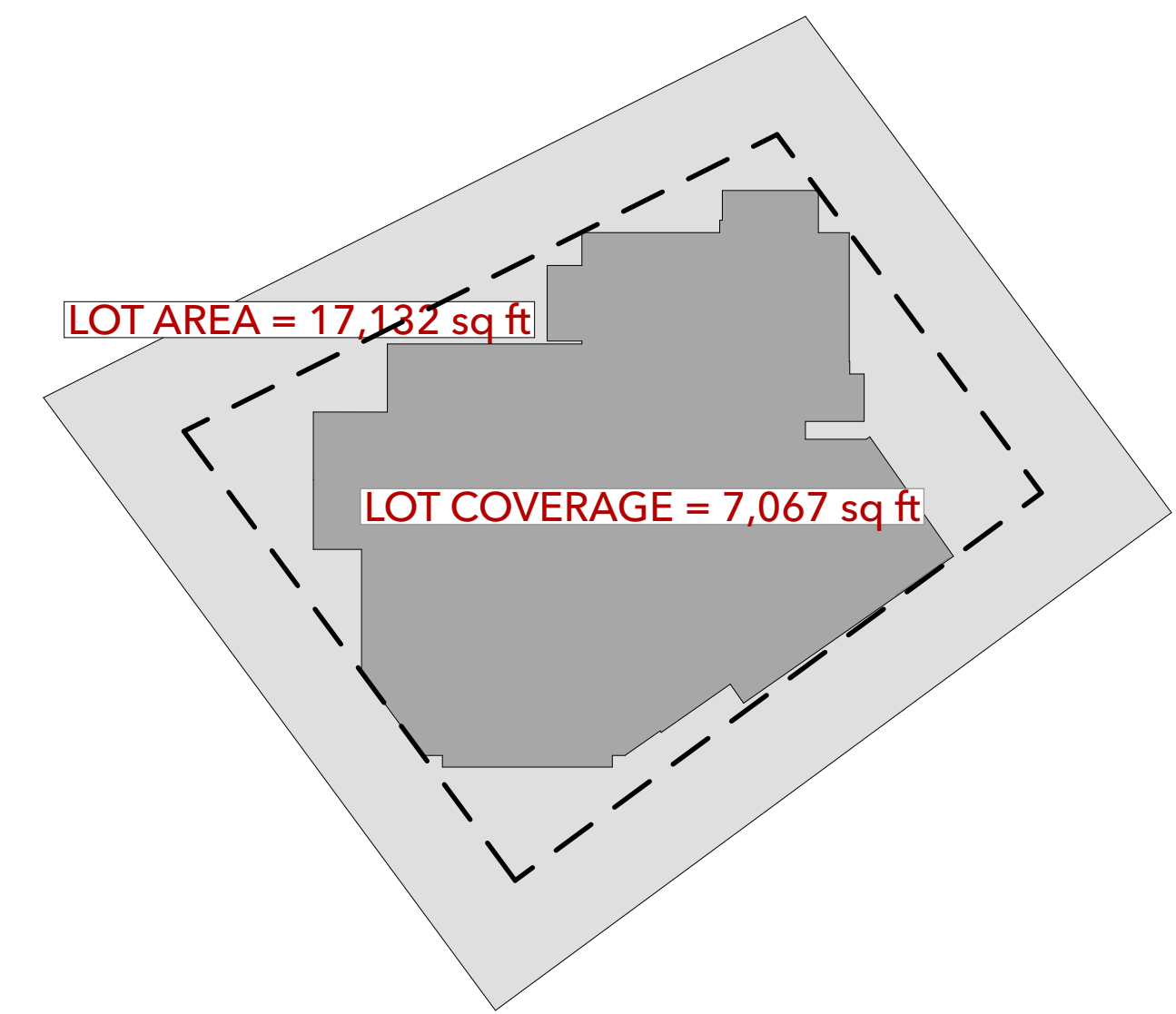
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SITE PLAN



Site Plan **1**
SCALE: 1" = 10'

A100






LOT COVERAGE DIAGRAM

MAX LOT COVERAGE

LOT AREA	17,132 SF
LOT COVERAGE AREA (65% MAX)	7,067 SF (41%)

FLOOR AREA KEY

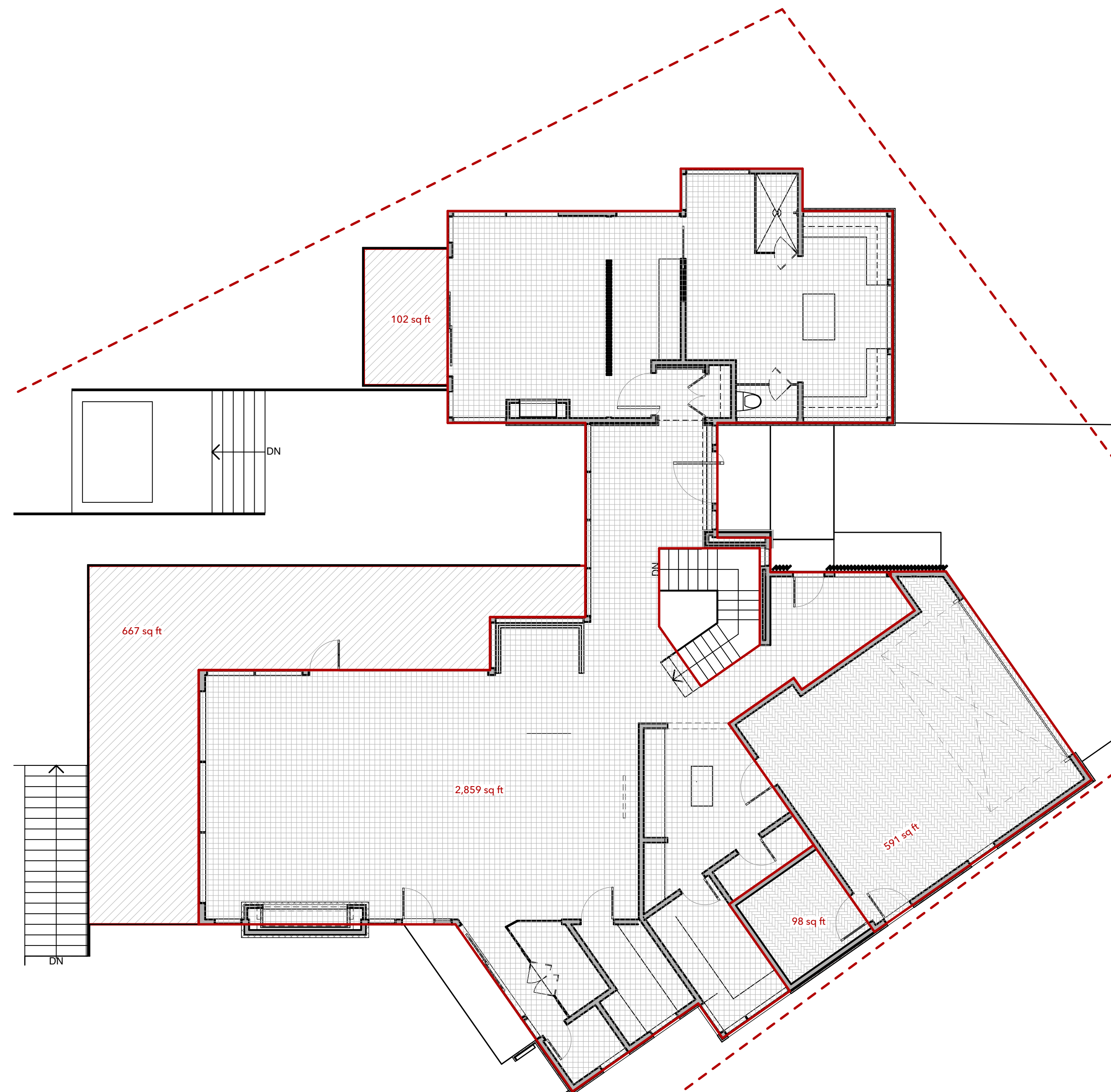
-  FLOOR AREA
-  GARAGE / MECH
-  DECK

FLOOR AREA CALCULATIONS:

LOWER LEVEL	3,022 SF
MAIN LEVEL	2,859 SF

TOTAL 5,881 SF

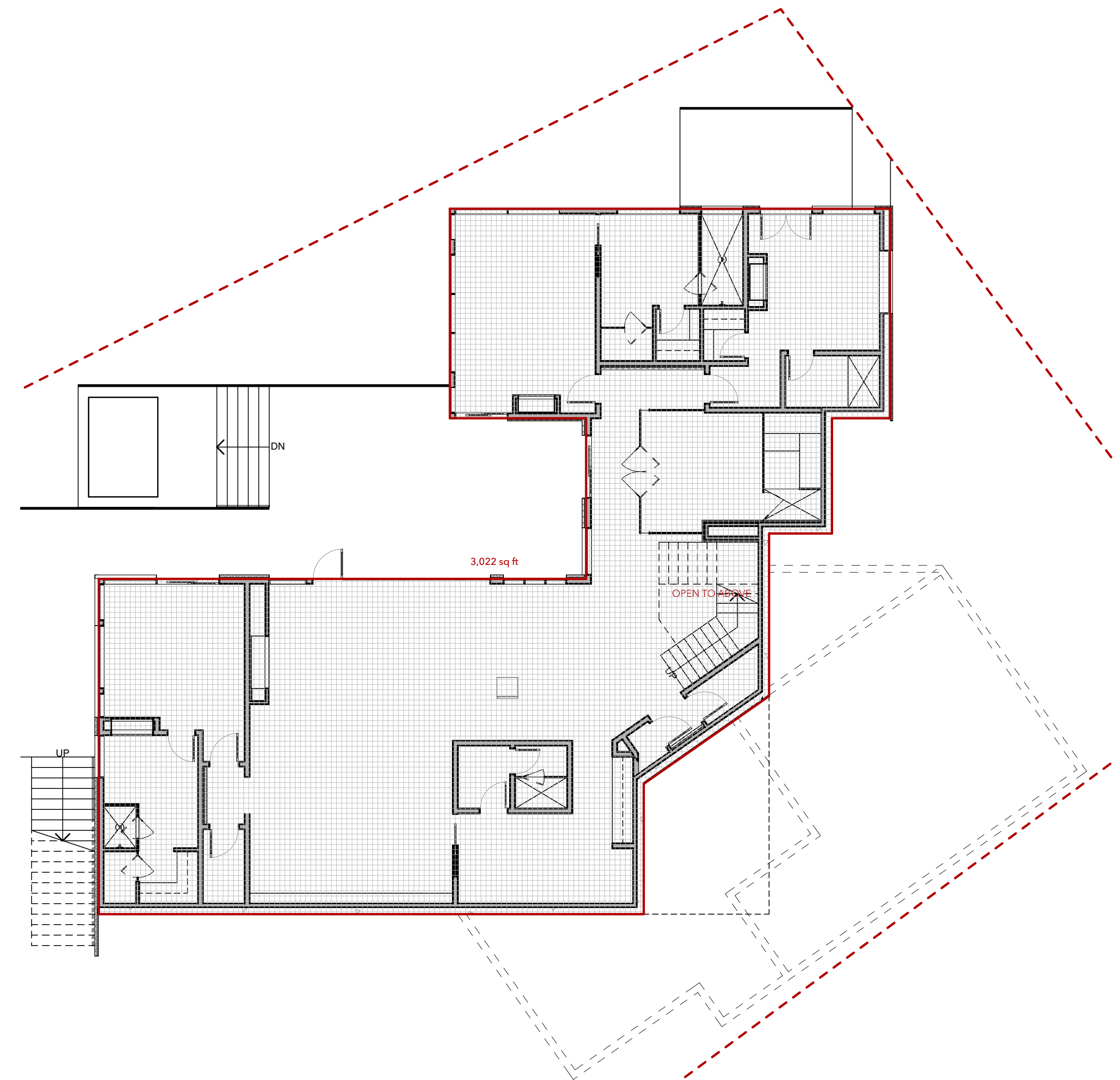
GARAGE	591 SF
MECH / STORAGE	98 SF
DECK	818 SF



MAIN LEVEL AREAS

2

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



LOWER LEVEL AREAS

1

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

Cortina Lot 21
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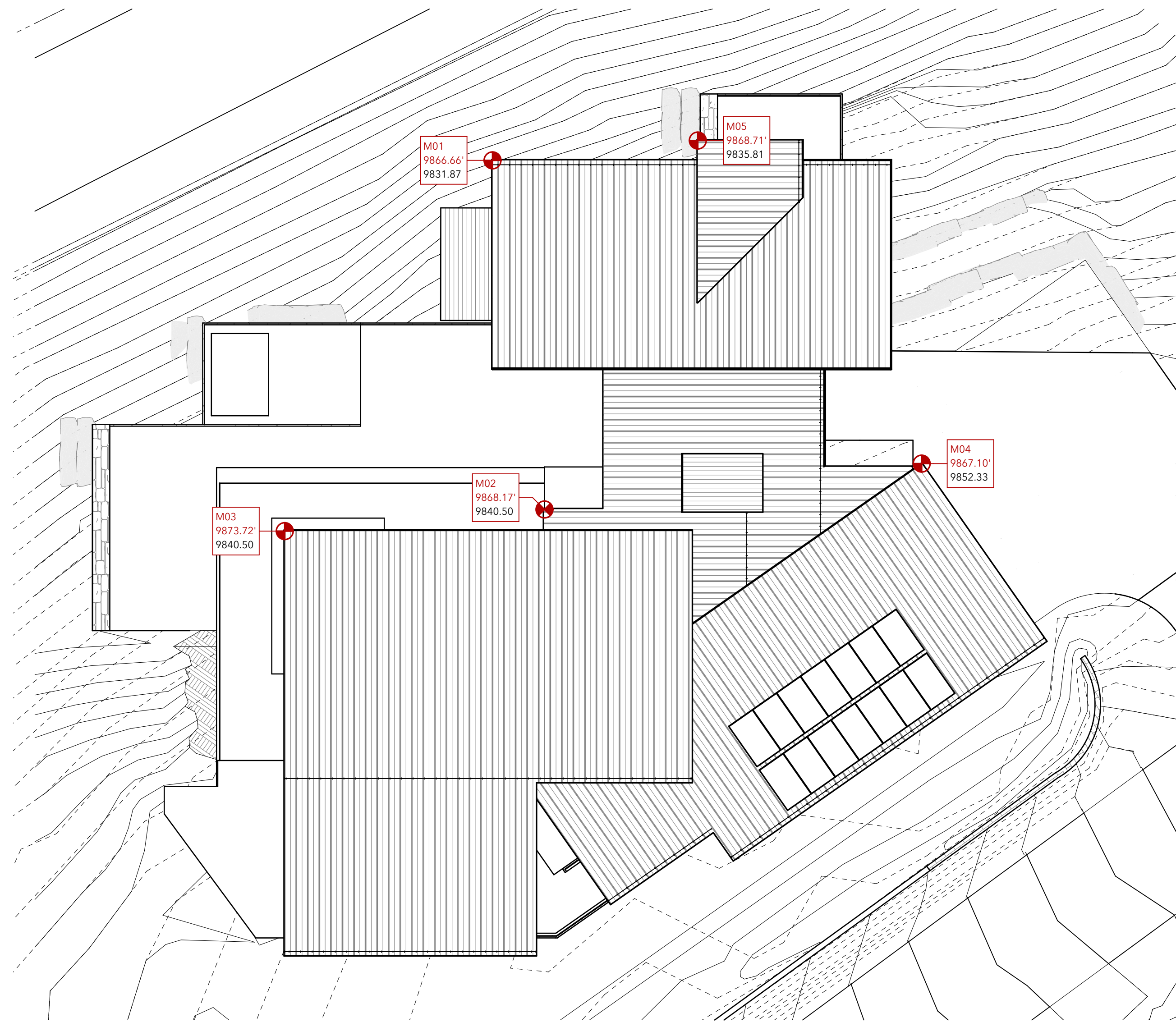
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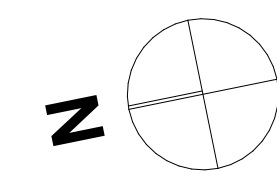
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AREAS

A-ZON

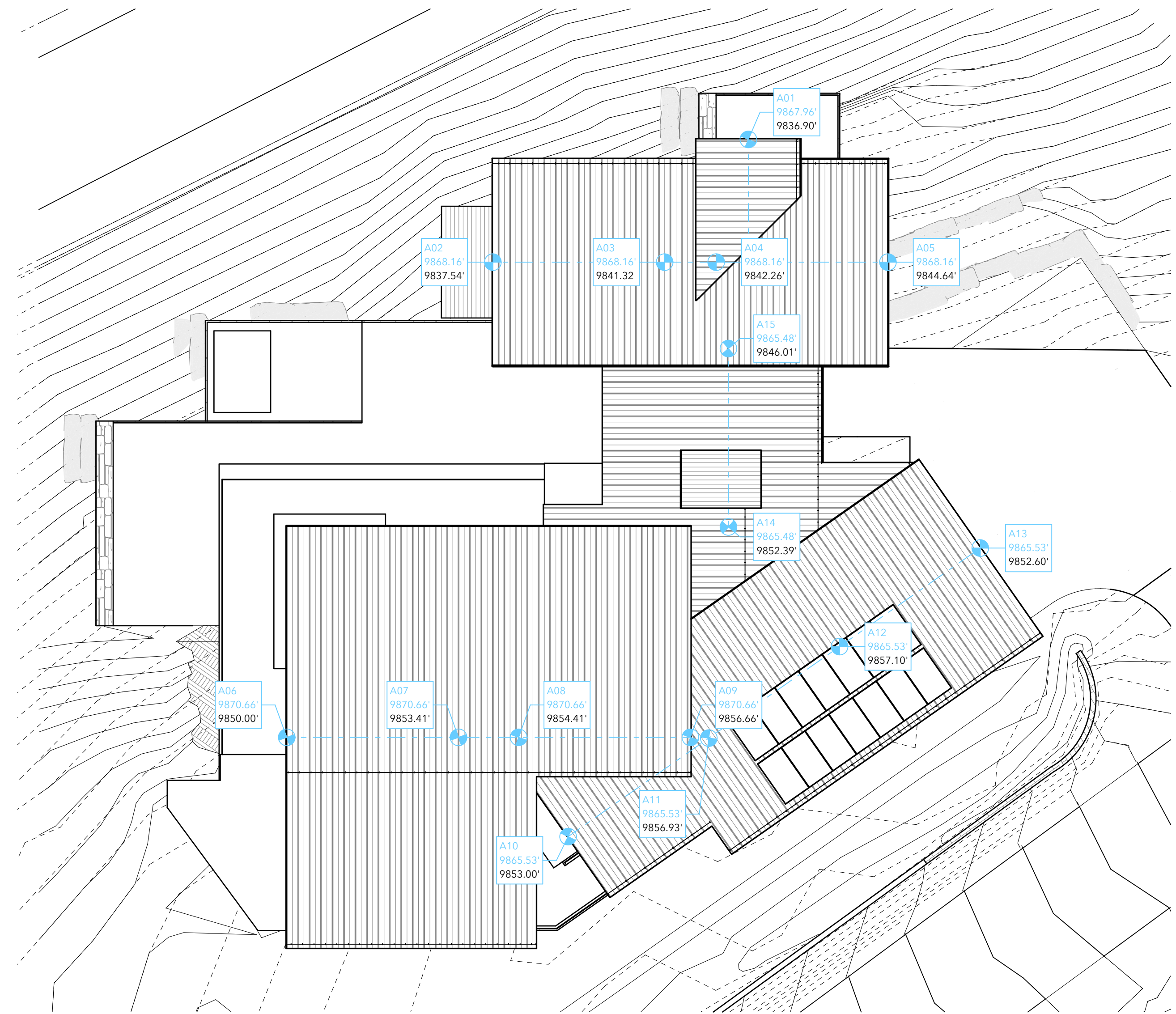


Roof MAX Height **1**
SCALE: 1" = 10'
0 5' 10' 20'



Roof Point	Roof Point Elevation	Natural Grade Elevation Below	Roof Height Above Natural Grade	Proposed Grade Elevation Below	Roof Height Above Finish Grade
M01	9866.66	9831.87	34.79	9831.87	34.79
M02	9868.17	9848.59	19.58	9840.50	27.67
M03	9873.72	9843.24	30.48	9840.50	33.22
M04	9867.10	9852.86	14.24	9852.86	14.24
M05	9868.71	9835.81	32.9	9835.81	32.9

Roof MAX Height Chart **2**



Roof Average Height **3**
SCALE: 1" = 10'
0 5' 10' 20'

Roof Point	Roof Point Elevation	Most Restrictive Grade Below	NG = Natural Grade PG = Proposed Grade	Roof Height Above Most Restrictive Grade
A01	9867.96	9836.90	NG	31.06
A02	9868.16	9837.54	NG	30.62
A03	9868.16	9841.32	NG	26.84
A04	9868.16	9842.26	NG	25.9
A05	9868.16	9844.64	NG	23.52
A06	9870.66	9850.00	NG	20.66
A07	9870.66	9853.41	NG	17.25
A08	9870.66	9854.41	NG	16.25
A09	9870.66	9856.66	NG	14
A10	9865.53	9853.00	PG	12.53
A11	9865.53	9856.93	NG	8.6
A12	9865.53	9857.10	NG	8.43
A13	9865.53	9852.60	PG	12.93
A14	9865.48	9852.39	NG	13.09
A15	9865.48	9846.01	NG	19.47
Average Height				18.74
MAX. Average Allowable				30.00
Compliant By				11.26

Roof Average Height Chart **4**

Cortina Lot 21
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SHEET TITLE

ZONING HEIGHTS

A-ZON

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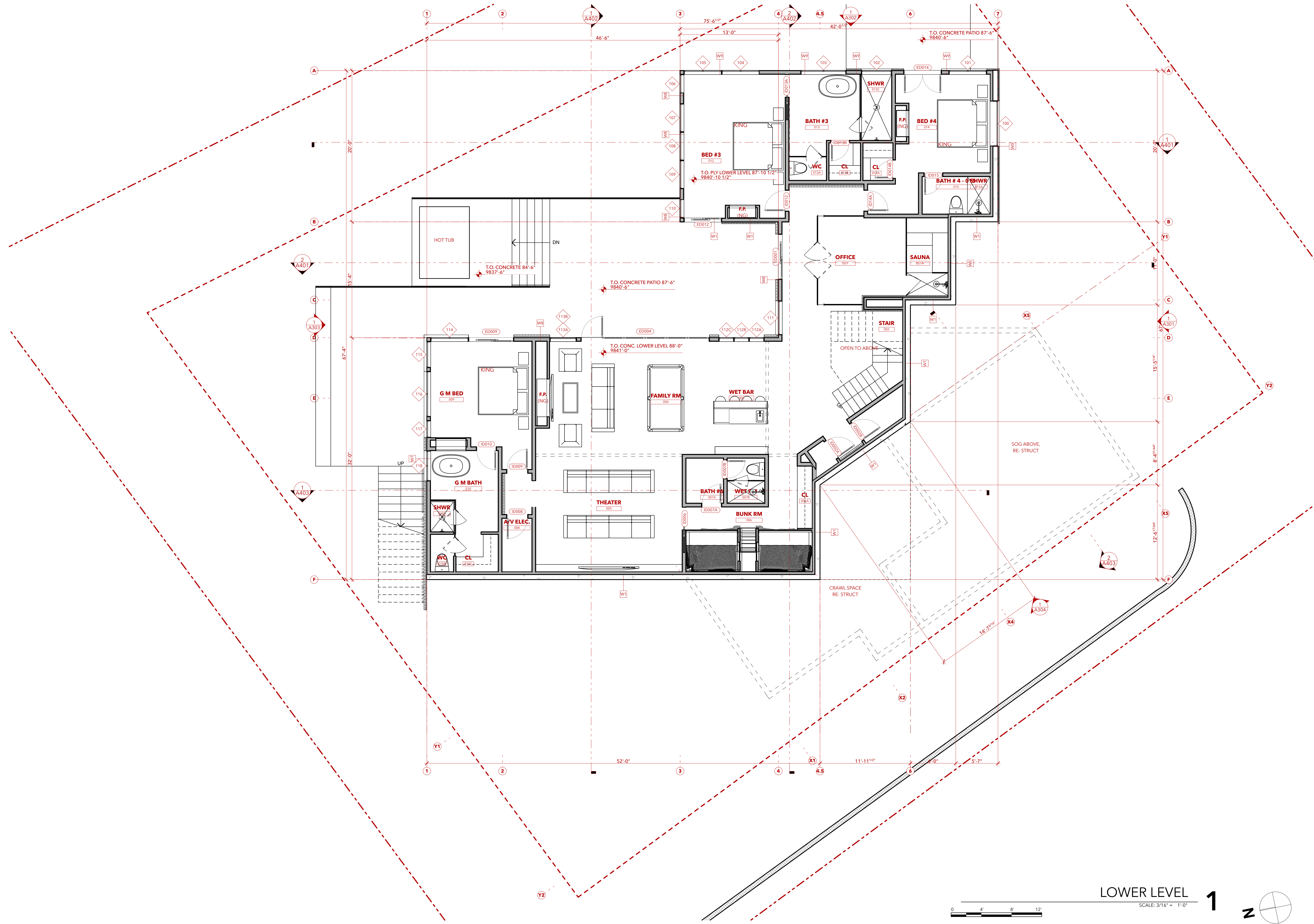
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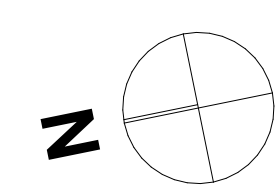
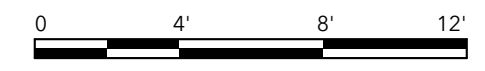
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LOWER LEVEL PLAN

A202



LOWER LEVEL 1
SCALE: 3/16" = 1'-0"



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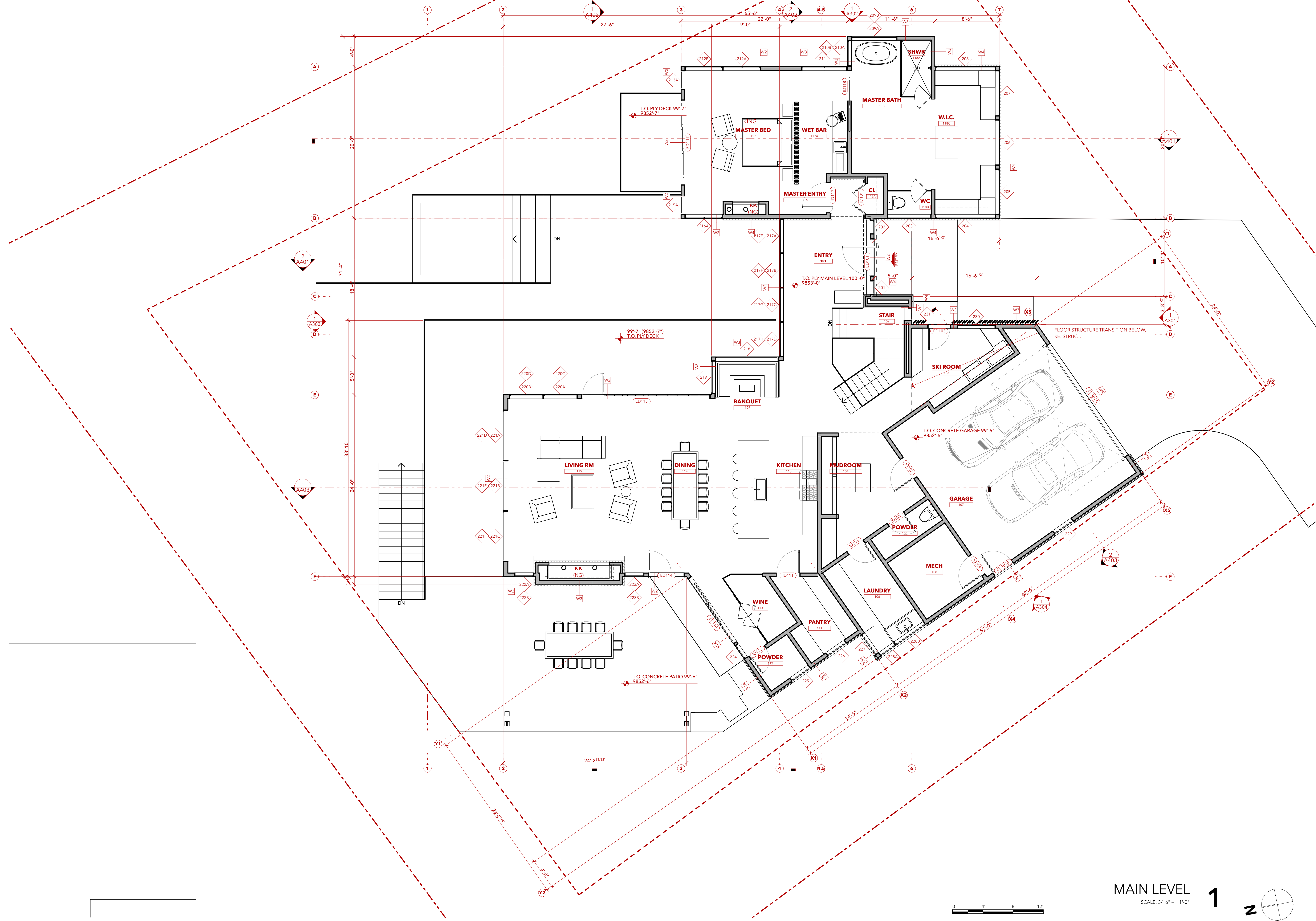
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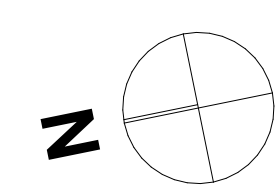
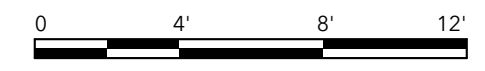
SHEET TITLE

MAIN LEVEL PLAN

A203



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





Roofing / (Drip Edge) -
Standing Seam 16" O.C.



Modular Green Roof Tray

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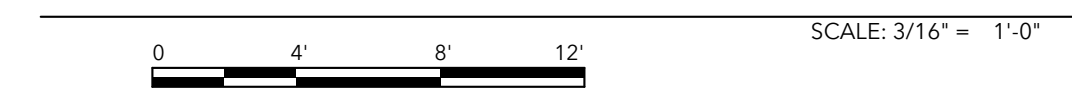
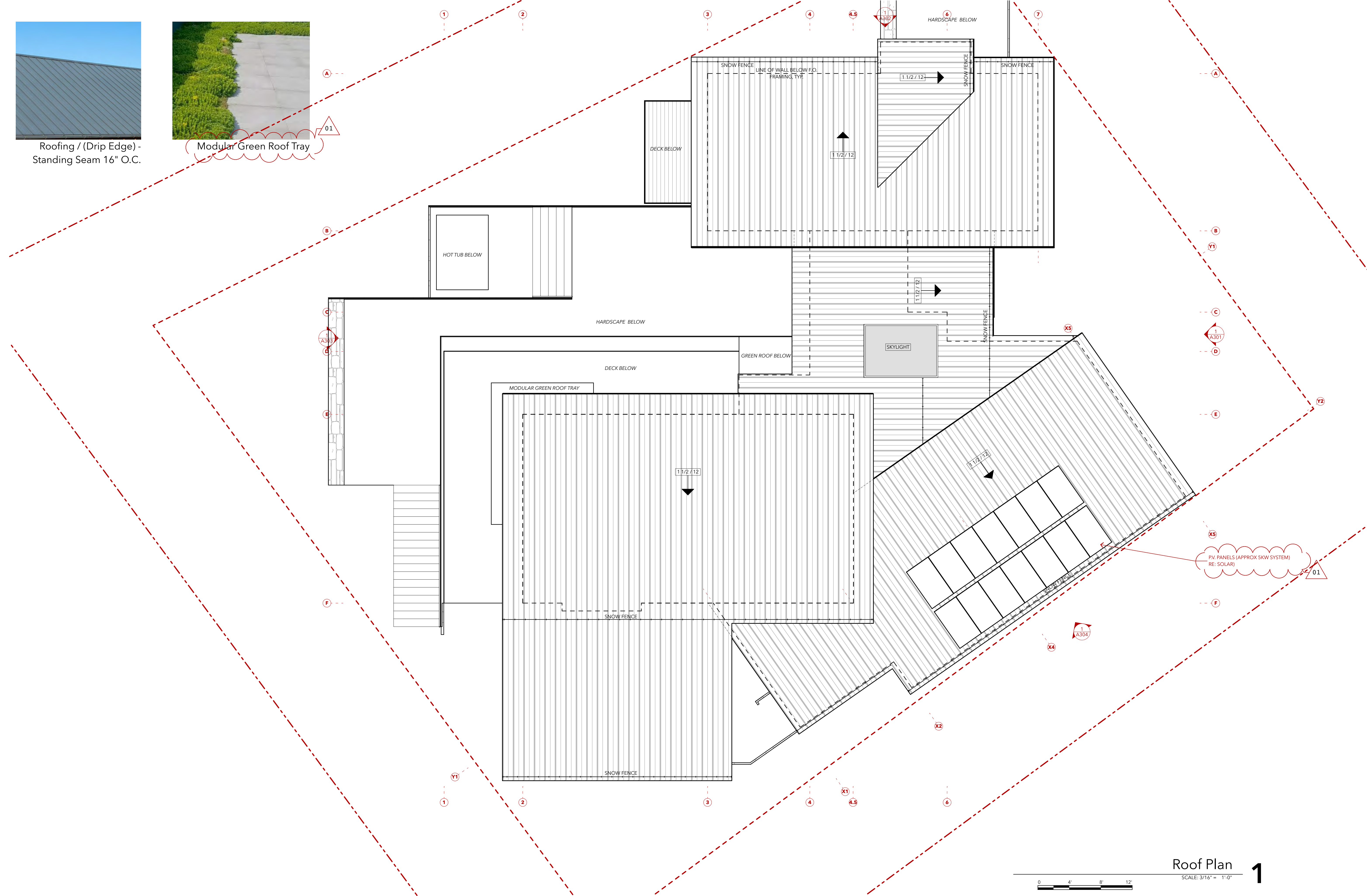
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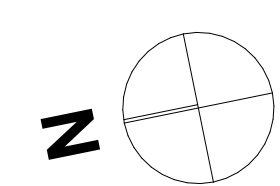
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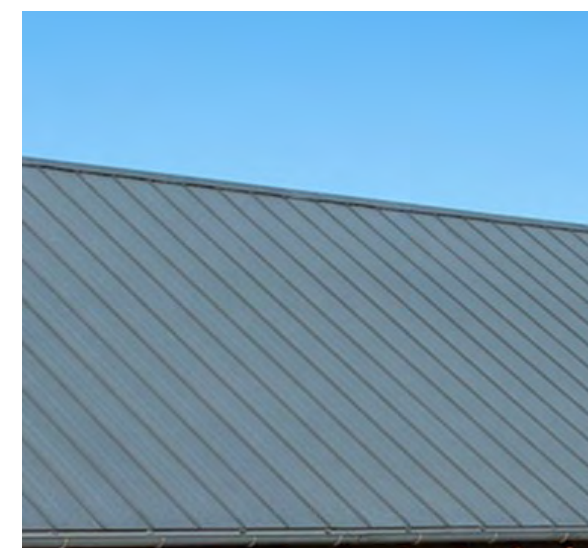
ROOF PLAN

A205

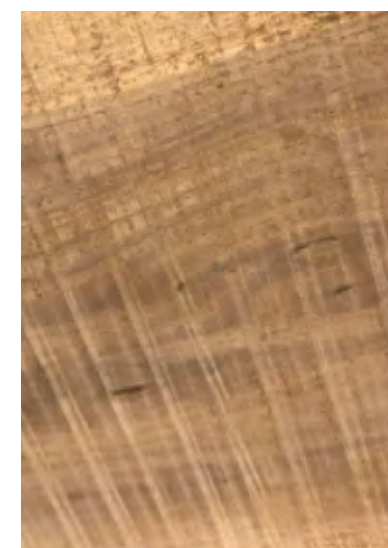


Roof Plan **1**
SCALE: 3/16" = 1'-0"

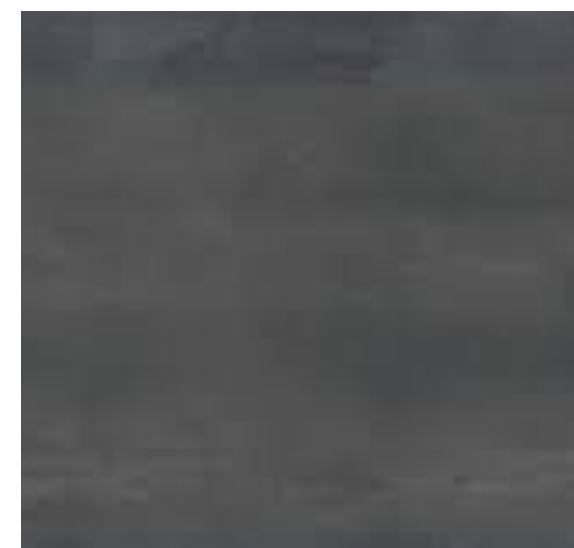




Roofing / (Drip Edge) - Standing Seam 16" O.C.



Fascia - Rough Sawn Wood



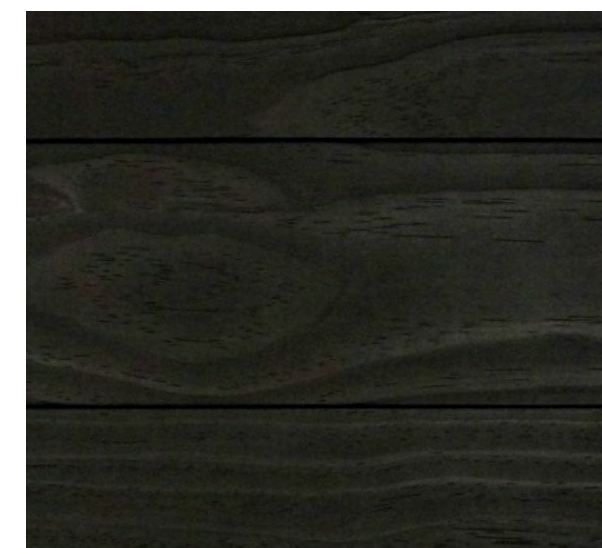
Steel Beams and Accents - Raw Patina



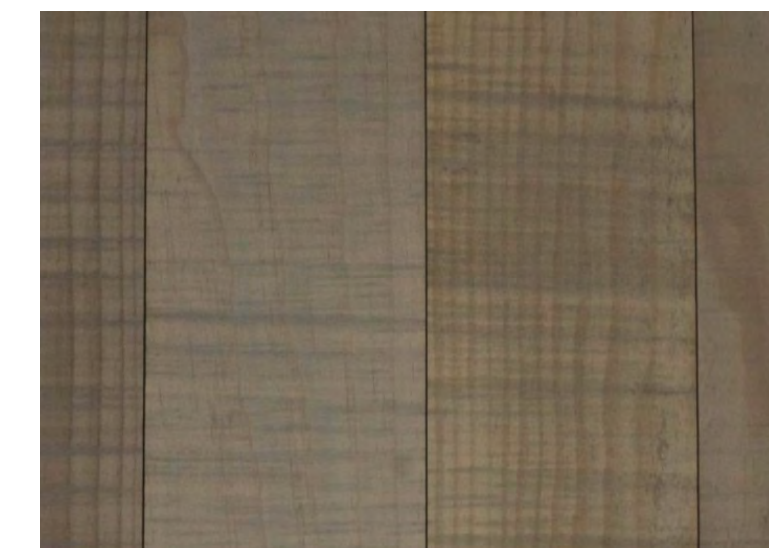
Window/ Door - Clad



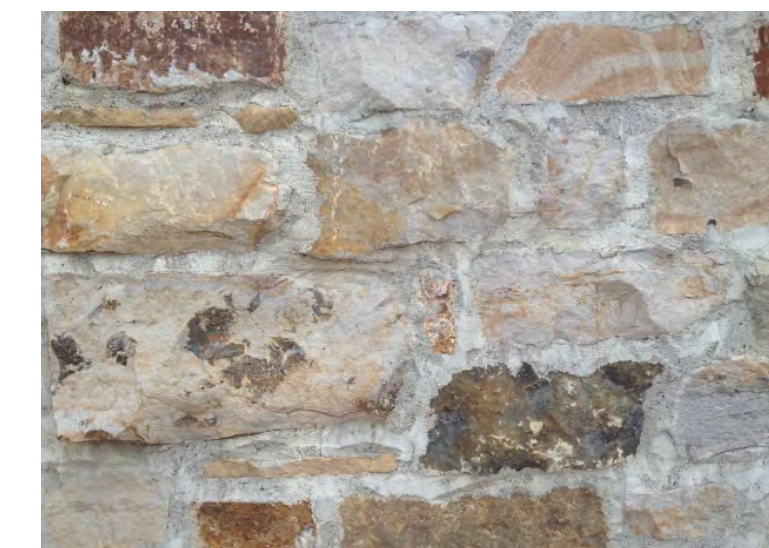
Railing - Glass



Wood Siding - Vertical Accoya SSB

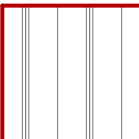
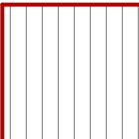

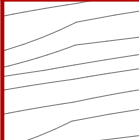




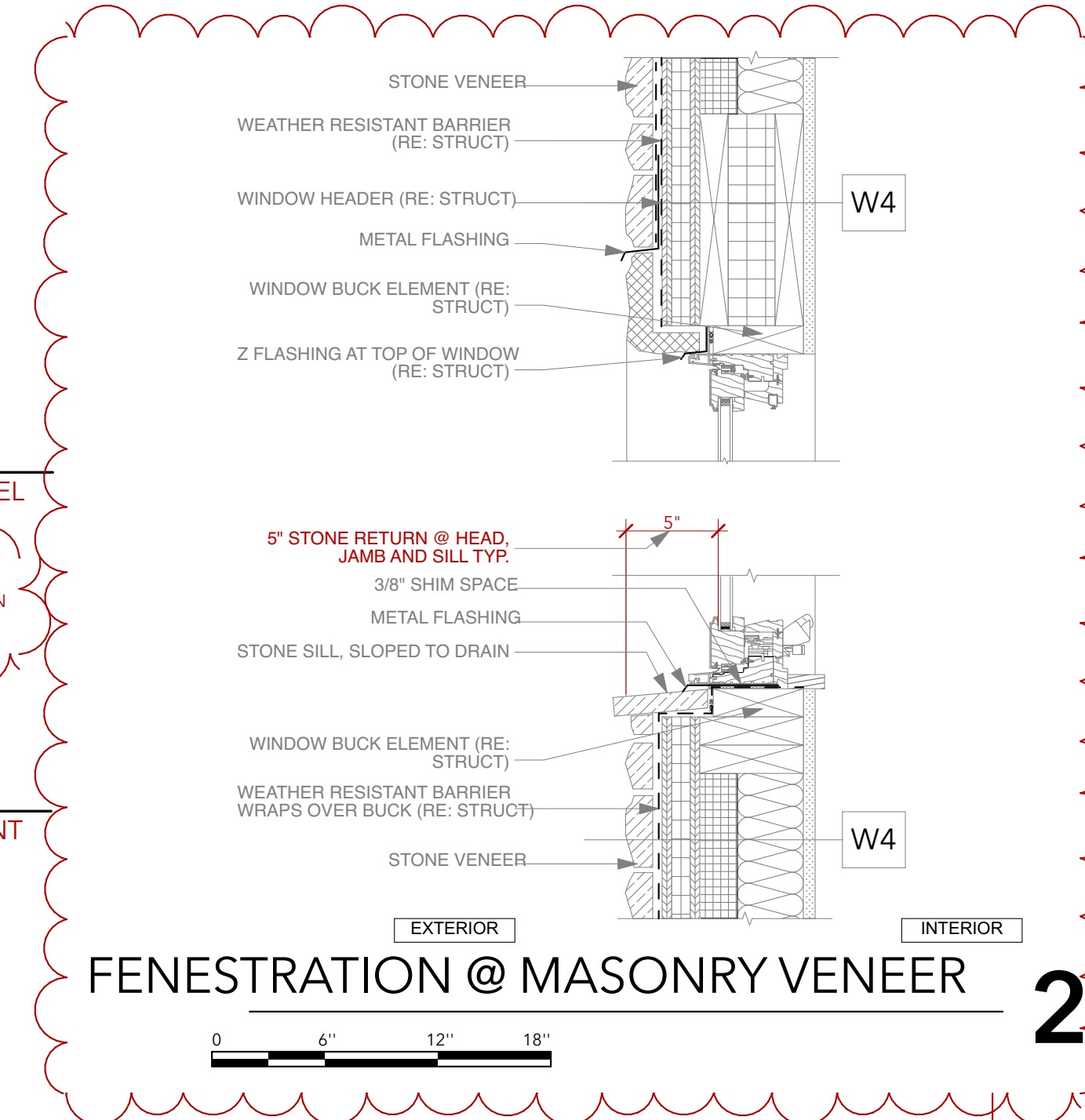
Wood Siding - Vertical and Horizontal Accoya Graysky



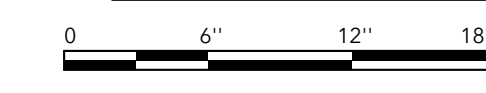
Masonry Veneer - Telluride Alta Smear

ELEVATIONS MATERIAL LEGEND

-  **STANDING SEAM METAL ROOFING**
1 1/2" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
-  **VERTICAL WOOD SIDING**
1X4 EXPOSURE
COLOR: CHARCOAL GREY
-  **VERTICAL AND HORIZONTAL WOOD SIDING**
1X4 EXPOSURE (V), 1X8 EXPOSURE (H)
COLOR: GRAYSKY
-  **WOOD TIMBERS & TRIM**
ROUGH CEDAR
COLOR: NATURAL STAIN
-  **STEEL ACCENT AND BEAMS**
BREAK METAL
COLOR: RAW PATINA
-  **STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: TELLURIDE ALTA



FENESTRATION @ MASONRY VENEER



SOUTH ELEVATION
SCALE: 3/16" = 1'-0" **1**

Cortina Lot 21
165 Cortina Dr (Lot 21)
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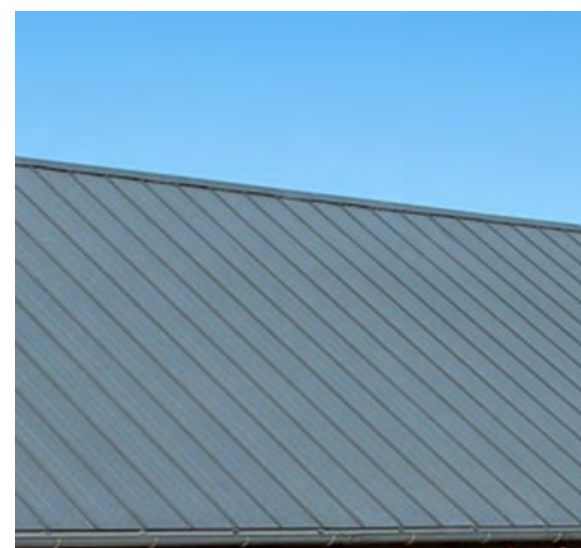
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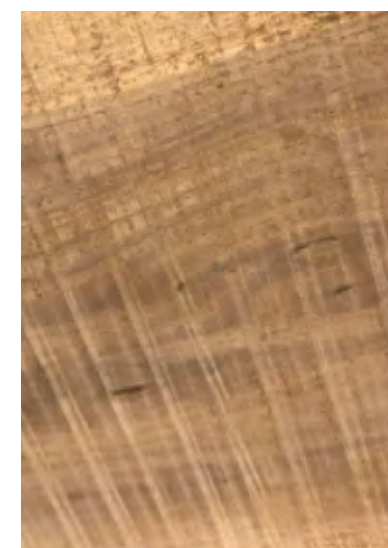
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SHEET TITLE
SOUTH ELEVATION

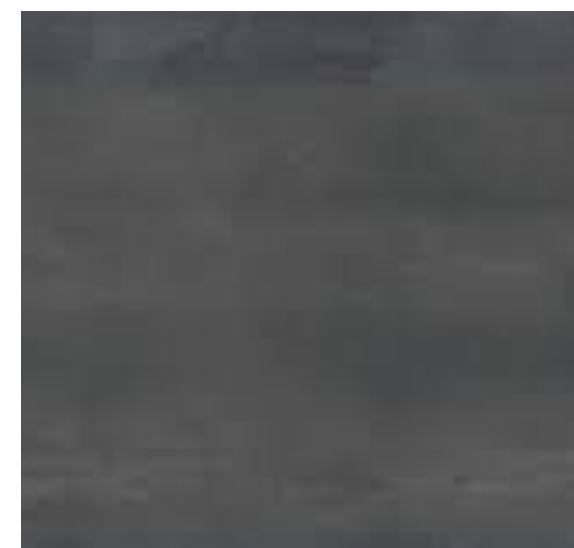
A301



Roofing / (Drip Edge) - Standing Seam 16" O.C.



Fascia - Rough Sawn Wood



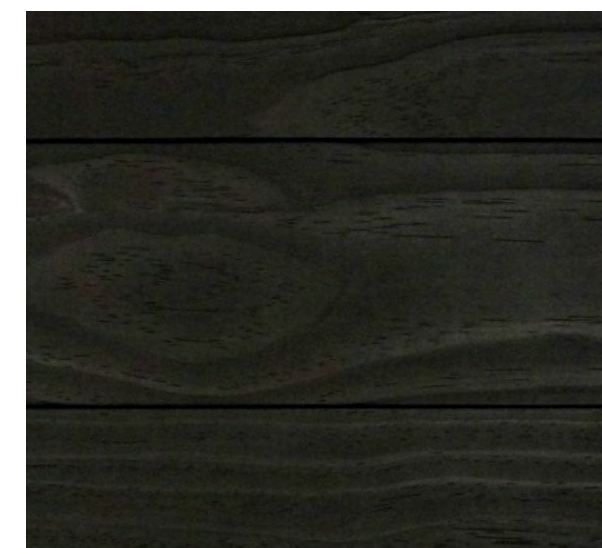
Steel Beams and Accents - Raw Patina



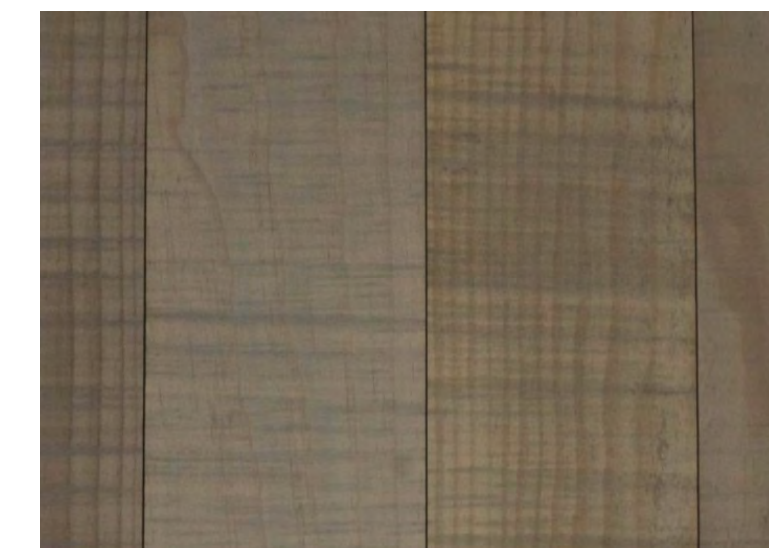
Window/ Door - Clad



Railing - Glass



Wood Siding - Vertical Accoya SSB

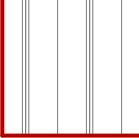
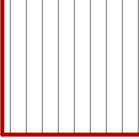

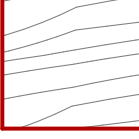




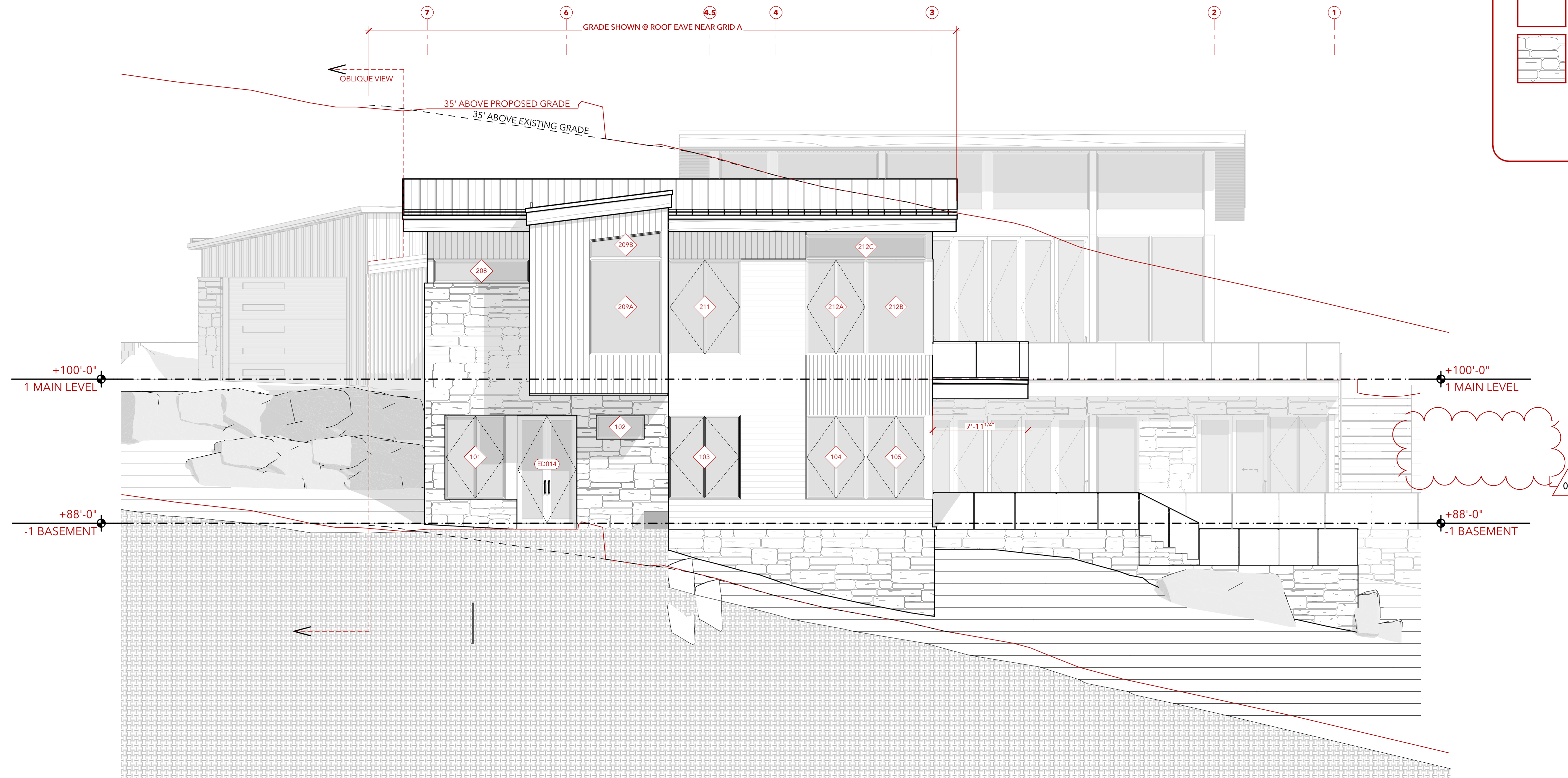
Wood Siding - Vertical and Horizontal Accoya Graysky



Masonry Veneer - Telluride Alta Smear

ELEVATIONS MATERIAL LEGEND

-  **STANDING SEAM METAL ROOFING**
1 1/2" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
-  **VERTICAL WOOD SIDING**
1X4 EXPOSURE
COLOR: CHARCOAL GREY
-  **VERTICAL AND HORIZONTAL WOOD SIDING**
1X4 EXPOSURE (V), 1X8 EXPOSURE (H)
COLOR: GRAYSKY
-  **WOOD TIMBERS & TRIM**
ROUGH CEDAR
COLOR: NATURAL STAIN
-  **STEEL ACCENT AND BEAMS**
BREAK METAL
COLOR: RAW PATINA
-  **STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: TELLURIDE ALTA



Cortina Lot 21
165 Cortina Dr (Lot 21)
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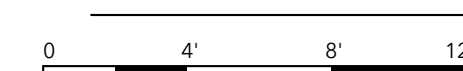
SHEET TITLE

EAST ELEVATION

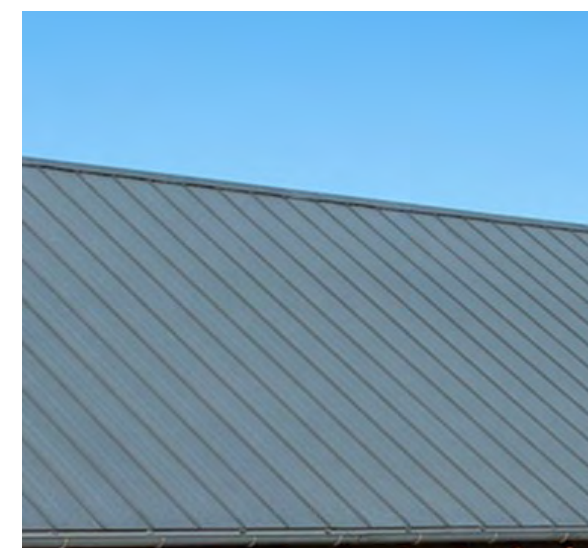
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EAST ELEVATION 1

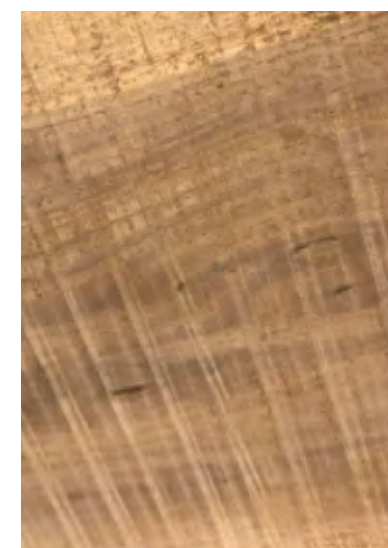
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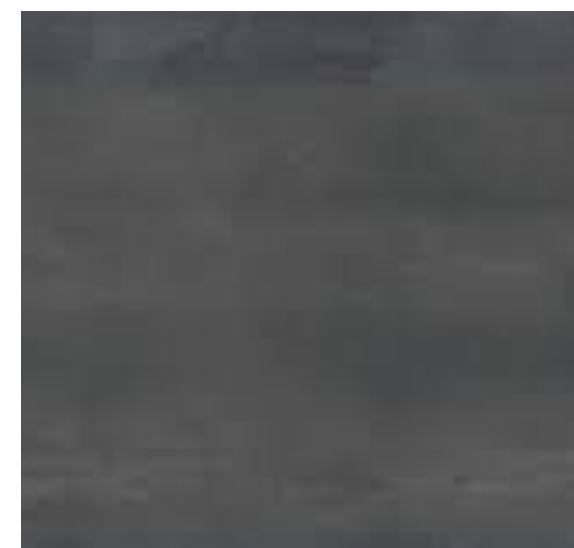
SCALE: 3/16" = 1'-0"



Roofing / (Drip Edge) - Standing Seam 16" O.C.



Fascia - Rough Sawn Wood



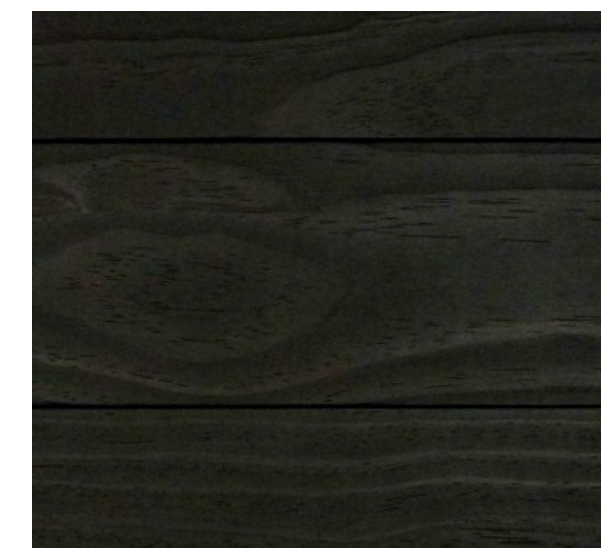
Steel Beams and Accents - Raw Patina



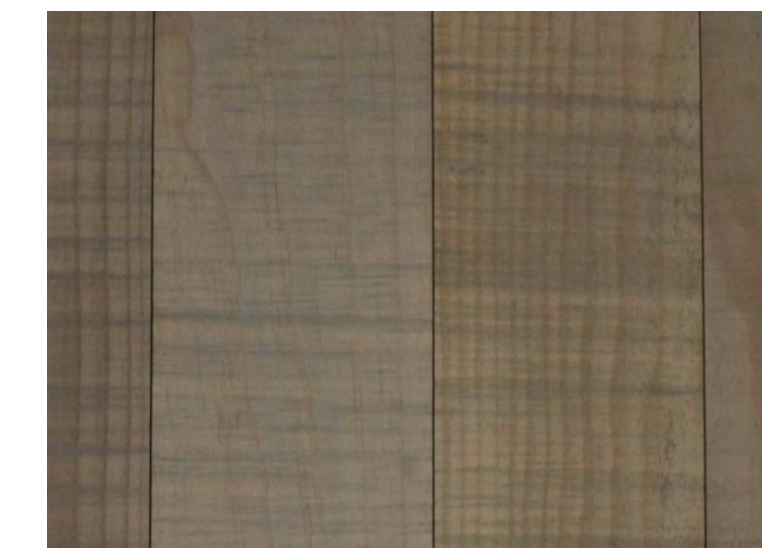
Window/ Door - Clad



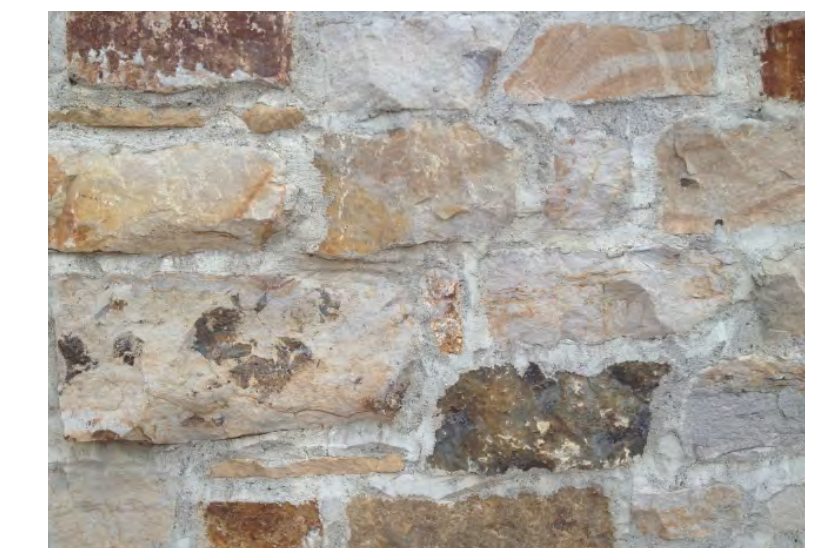
Railing - Glass



Wood Siding - Vertical Accoya SSB



Wood Siding - Vertical and Horizontal Accoya Graysky

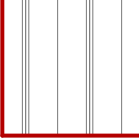
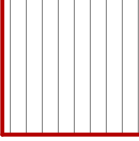

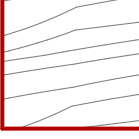




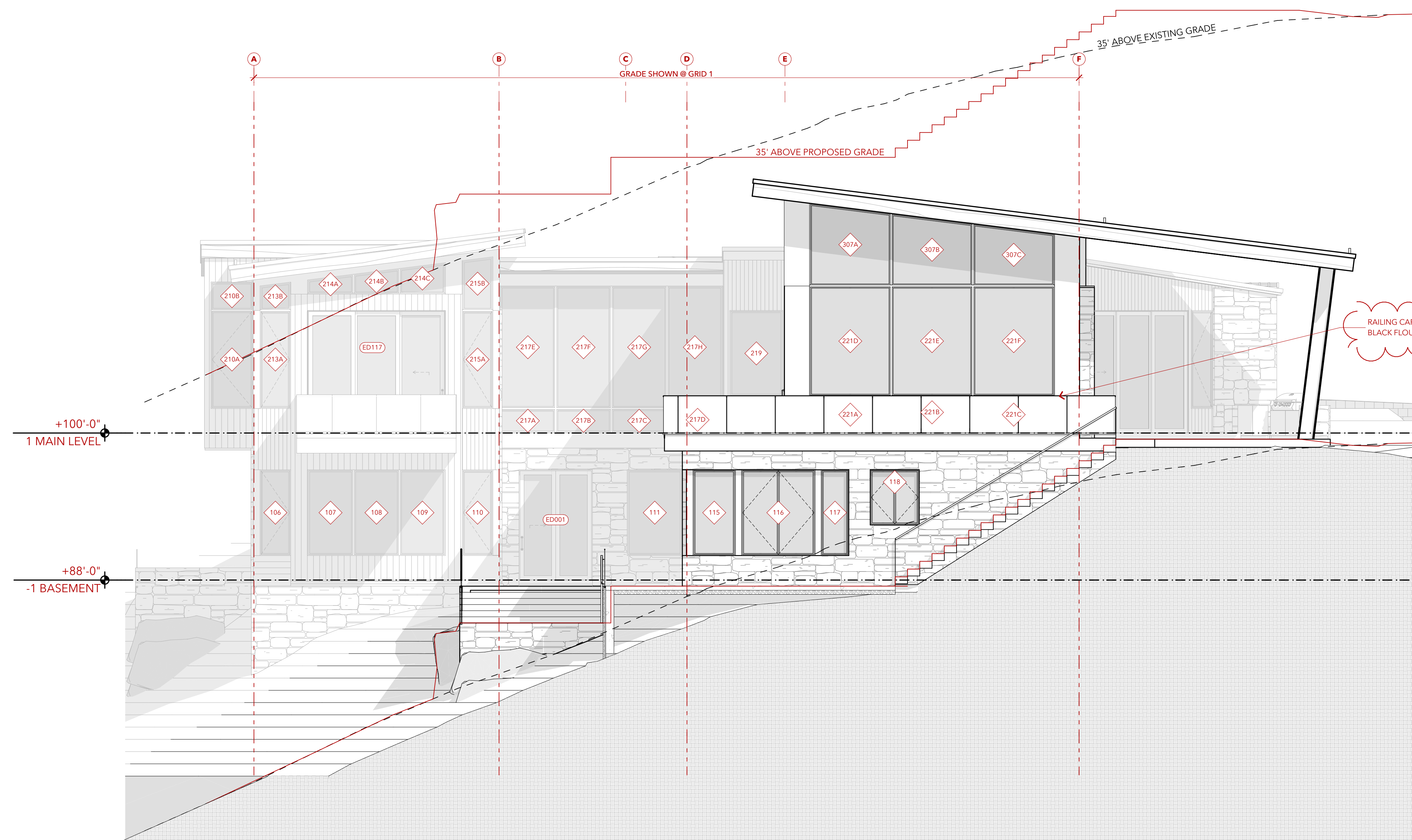
Masonry Veneer - Telluride Alta Smear



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ELEVATIONS MATERIAL LEGEND

-  **STANDING SEAM METAL ROOFING**
1 1/2" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
-  **VERTICAL WOOD SIDING**
1X4 EXPOSURE
COLOR: CHARCOAL GREY
-  **VERTICAL AND HORIZONTAL WOOD SIDING**
1X4 EXPOSURE (V), 1X8 EXPOSURE (H)
COLOR: GRAYSKY
-  **WOOD TIMBERS & TRIM**
ROUGH CEDAR
COLOR: NATURAL STAIN
-  **STEEL ACCENT AND BEAMS**
BREAK METAL
COLOR: RAW PATINA
-  **STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: TELLURIDE ALTA



01
RAILING CAP TO BE 1" STAINLESS STEEL
BLACK FLOUROPOLYMER FINISH

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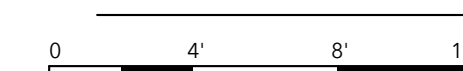
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NORTH ELEVATION

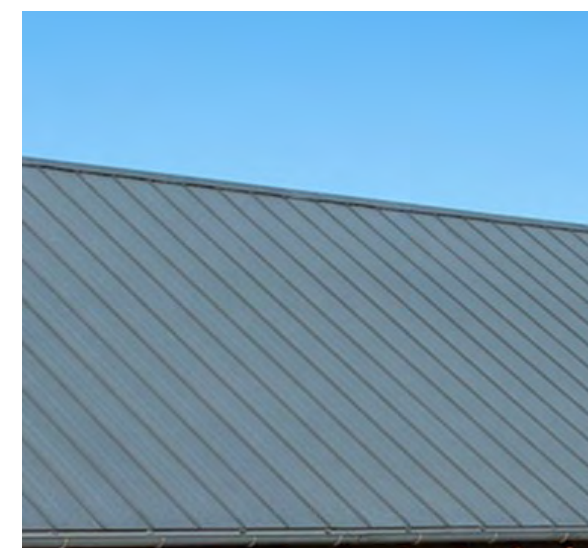
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NORTH ELEVATION

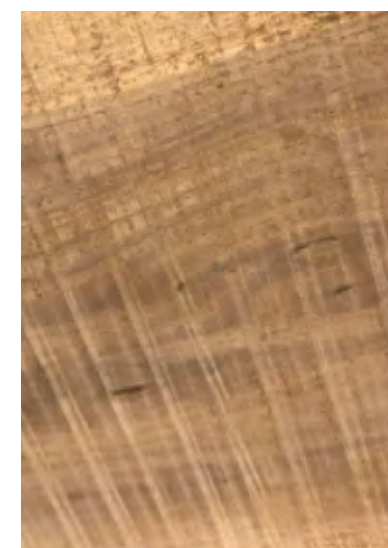
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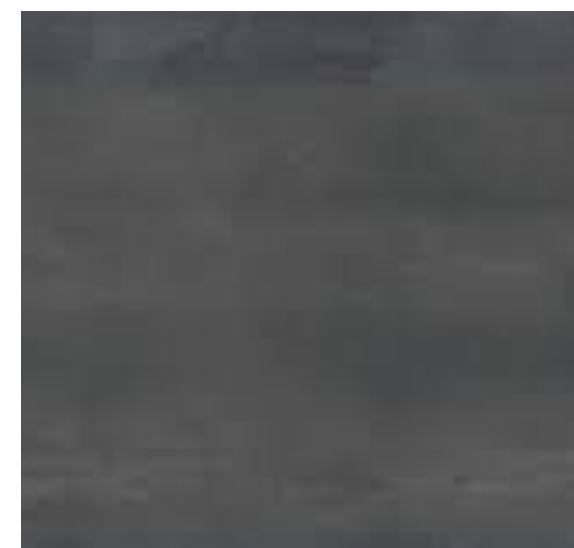
SCALE: 3/16" = 1'-0"



Roofing / (Drip Edge) - Standing Seam 16" O.C.



Fascia - Rough Sawn Wood



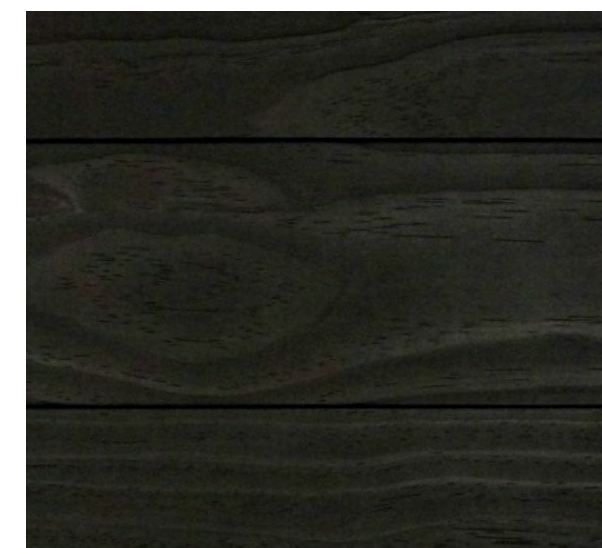
Steel Beams and Accents - Raw Patina



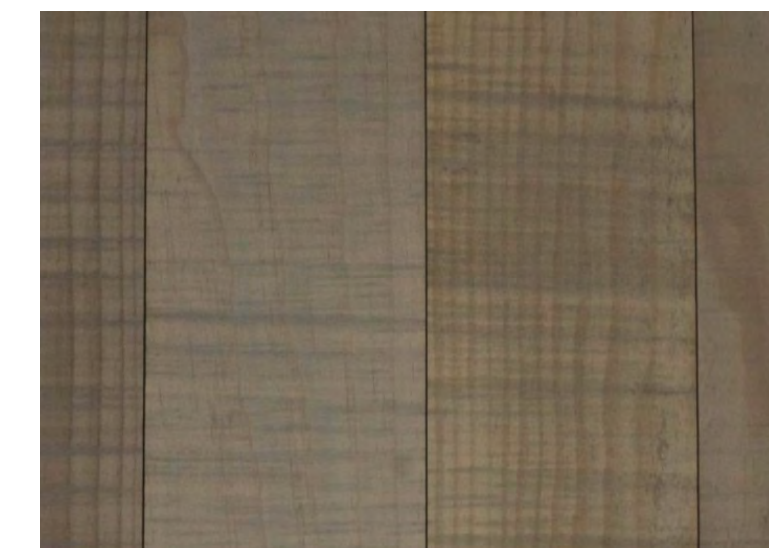
Window/ Door - Clad



Railing - Glass



Wood Siding - Vertical Accoya SSB



Wood Siding - Vertical and Horizontal Accoya Graysky

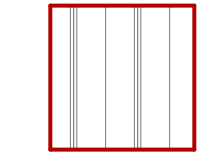


Masonry Veneer - Telluride Alta Smear

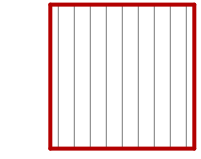


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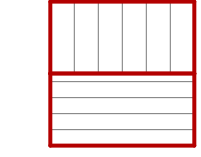
ELEVATIONS MATERIAL LEGEND



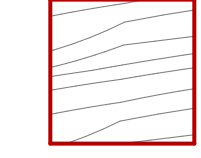
STANDING SEAM METAL ROOFING
1 1/2" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED



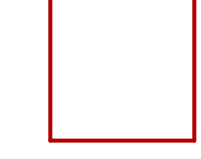
VERTICAL WOOD SIDING
1X4 EXPOSURE
COLOR: CHARCOAL GREY



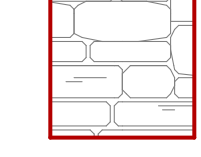
VERTICAL AND HORIZONTAL WOOD SIDING
1X4 EXPOSURE (V), 1X8 EXPOSURE (H)
COLOR: GRAYSKY



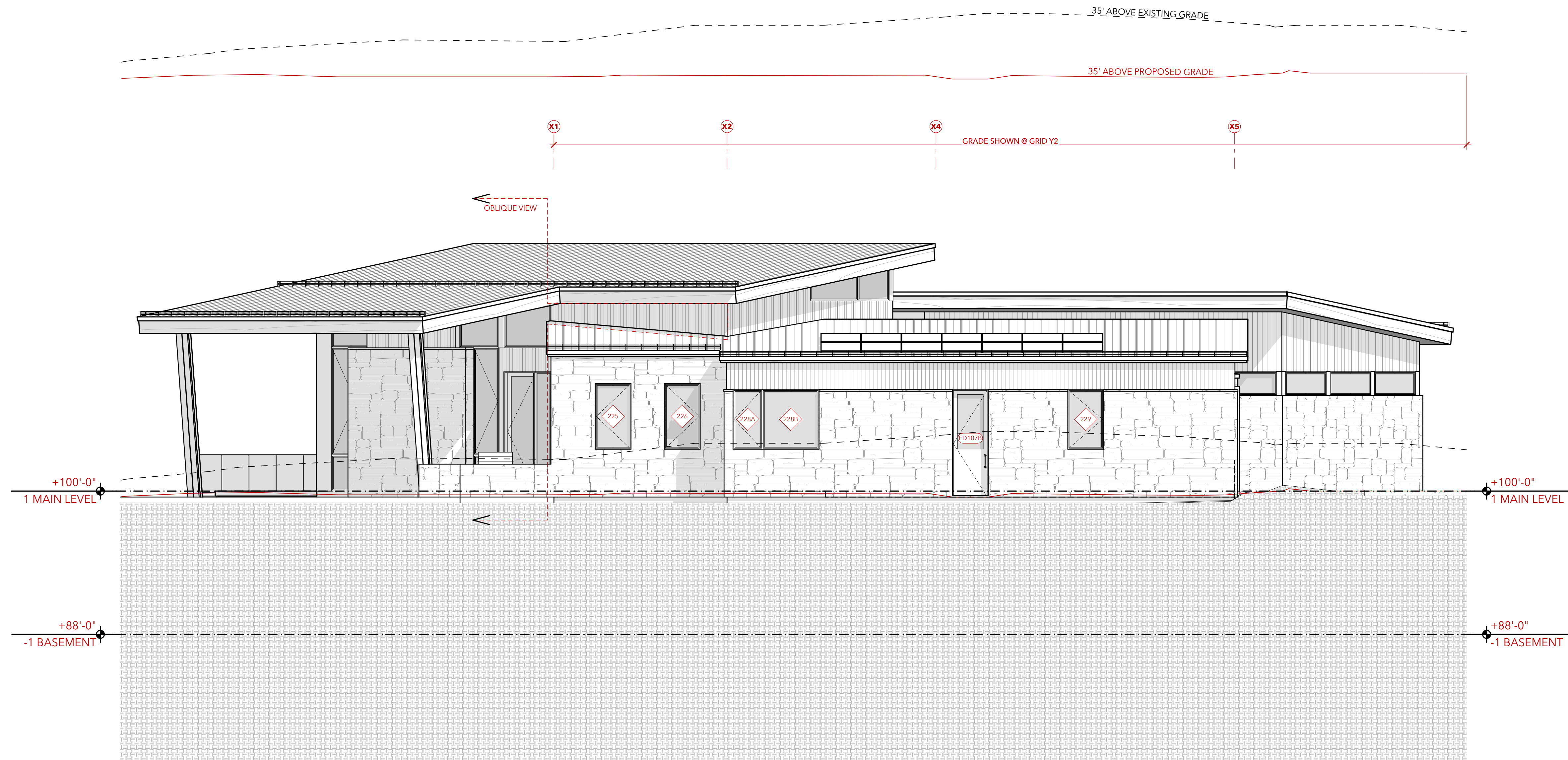
WOOD TIMBERS & TRIM
ROUGH CEDAR
COLOR: NATURAL STAIN



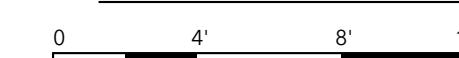
STEEL ACCENT AND BEAMS
BREAK METAL
COLOR: RAW PATINA



STONE SIDING
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: TELLURIDE ALTA



WEST ELEVATION 2
SCALE: 3/16" = 1'-0"



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SHEET TITLE

WEST ELEVATION

A304

1

GENERAL CIVIL ENGINEERING NOTES:

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

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

THE UTILITY PROVIDERS ARE:
SEWER, WATER, 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 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 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 NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED 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.

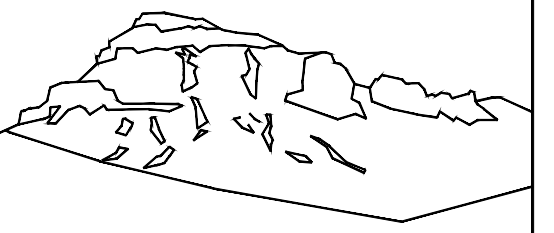
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS 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 TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

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.



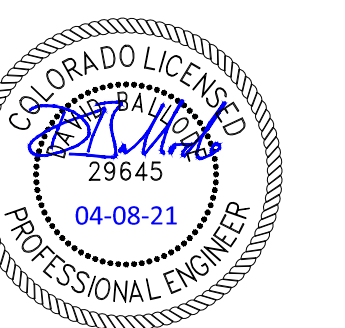
Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL	2021-02-04
DRB Revisions 1	2021-04-08

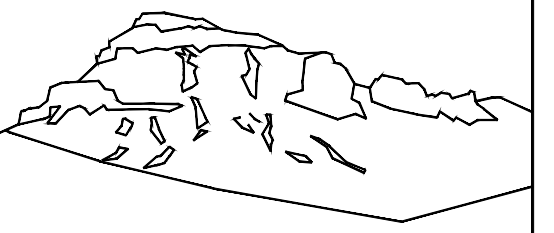
Lot 21
Cortina
Mtn. Village, CO



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

Notes

C1



Uncompahgre
Engineering, LLC

P.O. Box 3945
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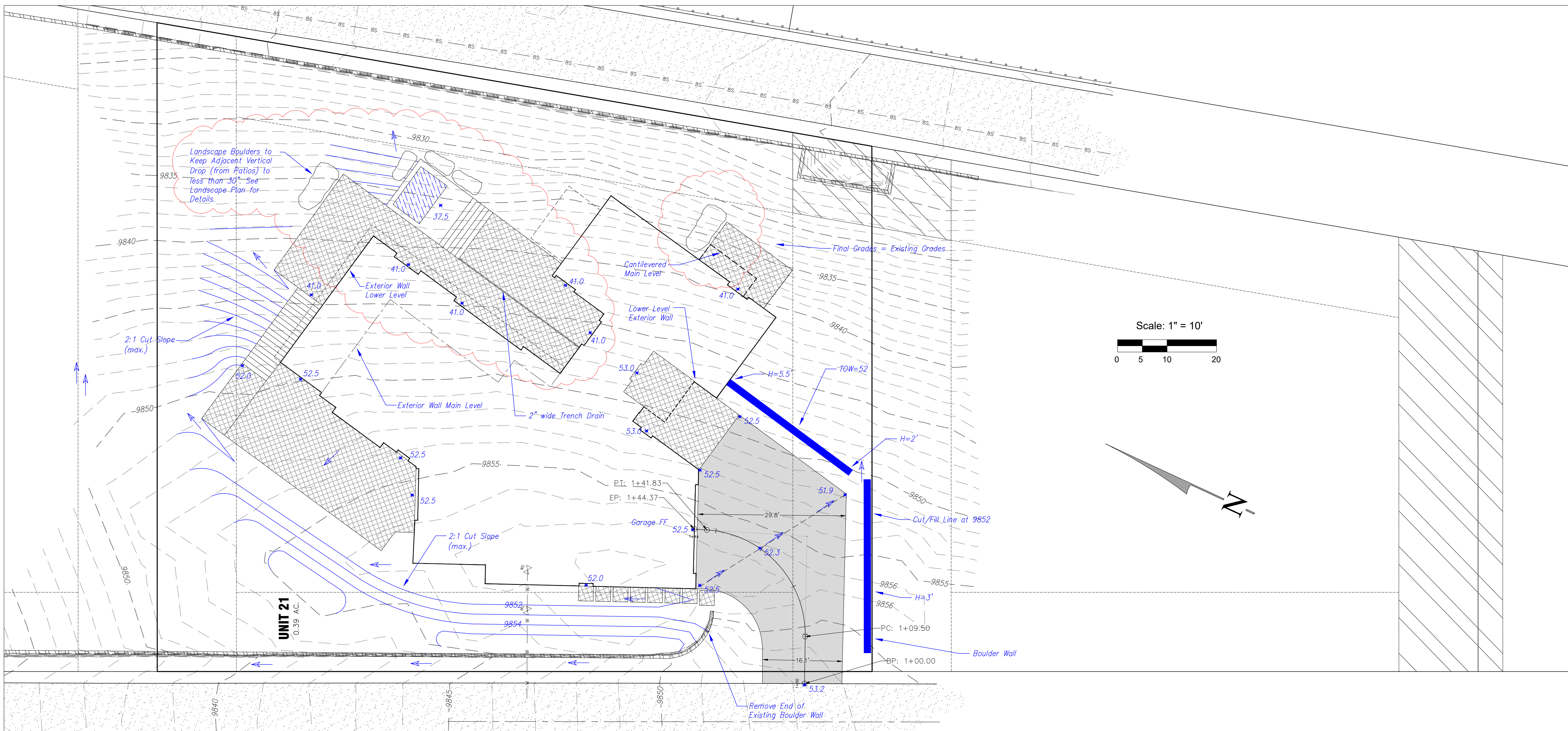
Lot 21
Cortina
Mtn. Village, CO



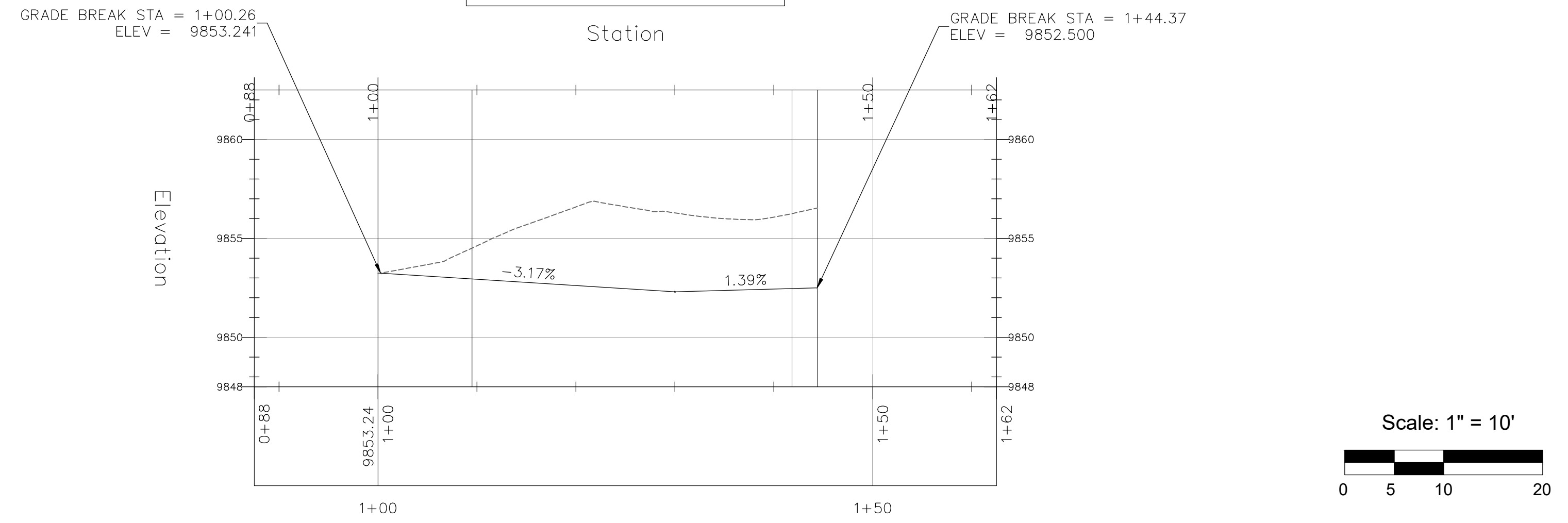
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DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading
and
Drainage
Plan

C2



Driveway Profile





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-02-04
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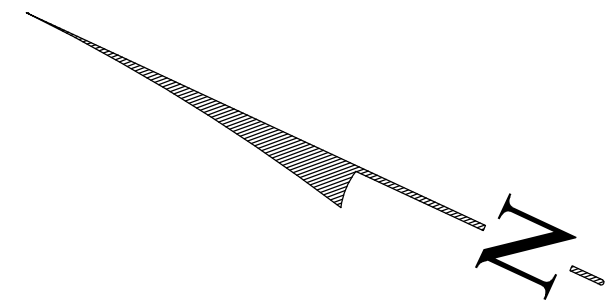
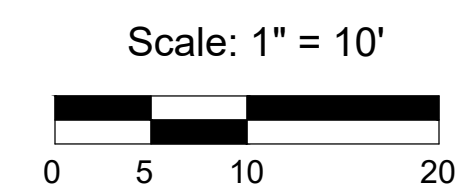
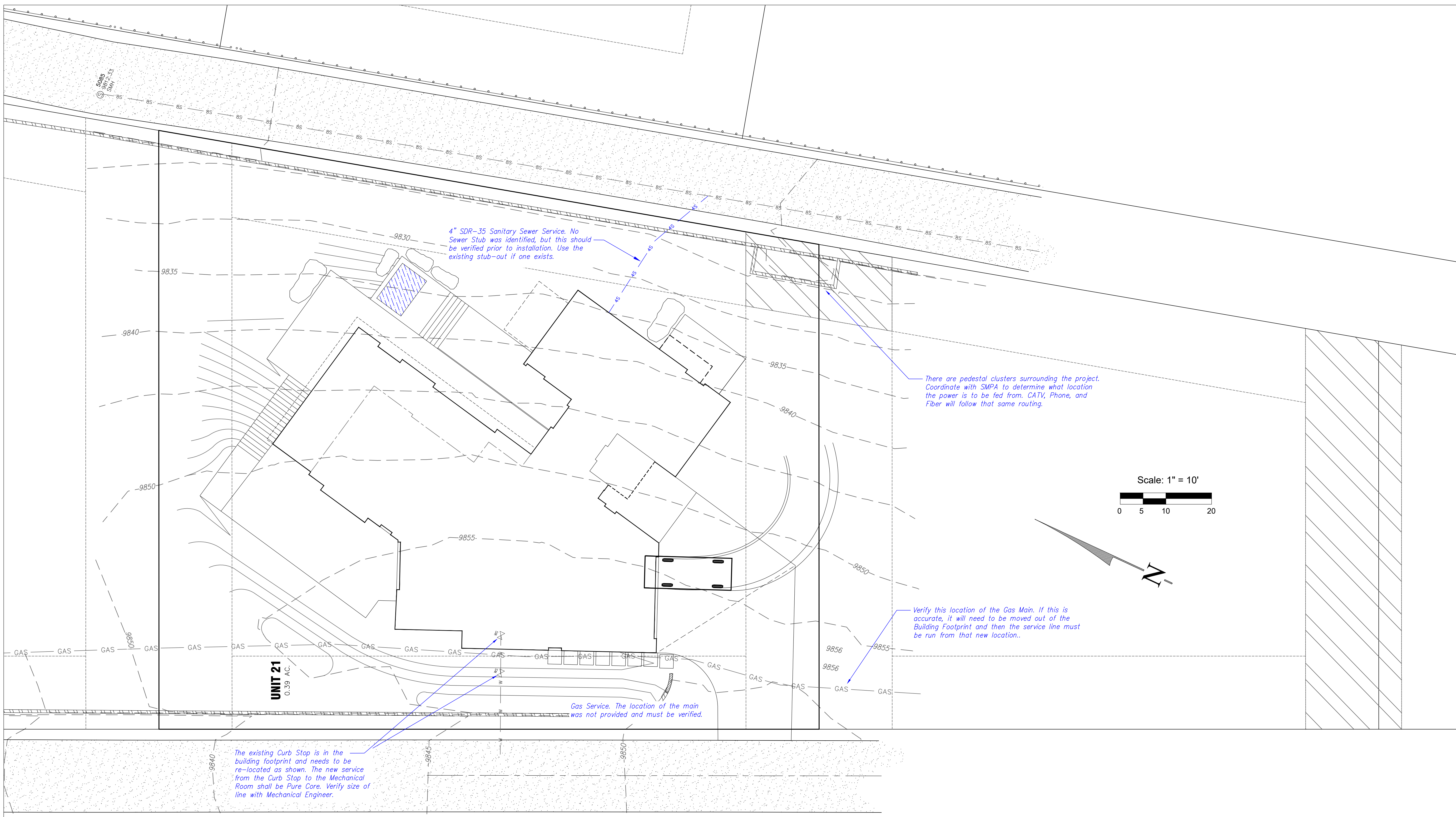
Lot 21
Cortina
Mtn. Village, CO



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

Utilities

C3



LAYOUT AND MATERIALS NOTES

- REVIEW CONTRACT DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING WORK. REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES PROMPTLY TO THE LANDSCAPE ARCHITECT.
- CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
- MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED.
- INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE.
- CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED.
- CONTROL JOINT RECOMMENDATIONS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL TOP OF WALLS AND FENCES ARE TO BE HELD LEVEL, UNLESS OTHERWISE SPECIFIED.
- SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
- ALL SITE FURNITURE LOCATIONS ARE TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANTING NOTES

- CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
- REFER TO CIVIL ENGINEER'S GRADING PLANS FOR FINAL GRADING AND UTILITY LOCATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
- CONTRACTOR IS TO VERIFY ALL QUANTITIES. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, GRAPHICS SHALL PREVAIL.
- EXACT LOCATIONS OF TREES AND B&B SHRUBS ARE TO BE STAKED BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
- PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES DESIGNATED ON THE DRAWINGS UNLESS OTHERWISE INDICATED.
- ALL PLANT MATERIAL IS TO BE INSTALLED PLUMB/PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS.
- PRUNE EXISTING AND/OR NEWLY PLANTED TREES ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT PRIOR TO PLANTING. ROOT BALLS SHALL BE FREE OF WEEDS.
- FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT PAVER OR HEADER, UNLESS OTHERWISE SPECIFIED.
- MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A 3" DEPTH. SOIL PEP MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED..
- ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR & APPROVED BY THE LANDSCAPE ARCHITECT.
- STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
- PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
- TO THE GREATEST EXTENT POSSIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED FOR LATER USE IN AREAS REQUIRING REVEGETATION/PLANTING.
- ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL DISTURBED AREAS ARE TO BE REVEGETATED

SEEDING / REVEGETATION NOTES

- ANY DISTURBANCE WITHIN THE GENERAL EASEMENT SHALL BE REVEGETATED.
- REVEGETATED AREAS ARE TO BE HYRO-SEEDED, FOLLOWED BY THE APPLICATION OF STRAW MULCH.
- APPLY STRAW MULCH AT A MINIMUM RATE OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER/CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2 INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

IRRIGATION NOTES

- IRRIGATION PLANS TO BE SUBMITTED FOR PERMIT SUBMITTAL
- ALL TREES TO BE DRIP IRRIGATED
- PERENNIAL BEDS TO BE DRIP IRRIGATION
- GRASS AREAS TO BE ROTOR IRRIGATED
- ANY IRRIGATION WITHIN THE GENERAL EASEMENT REQUIRES SPECIFIC APPROVAL

GRADING AND DRAINAGE NOTES

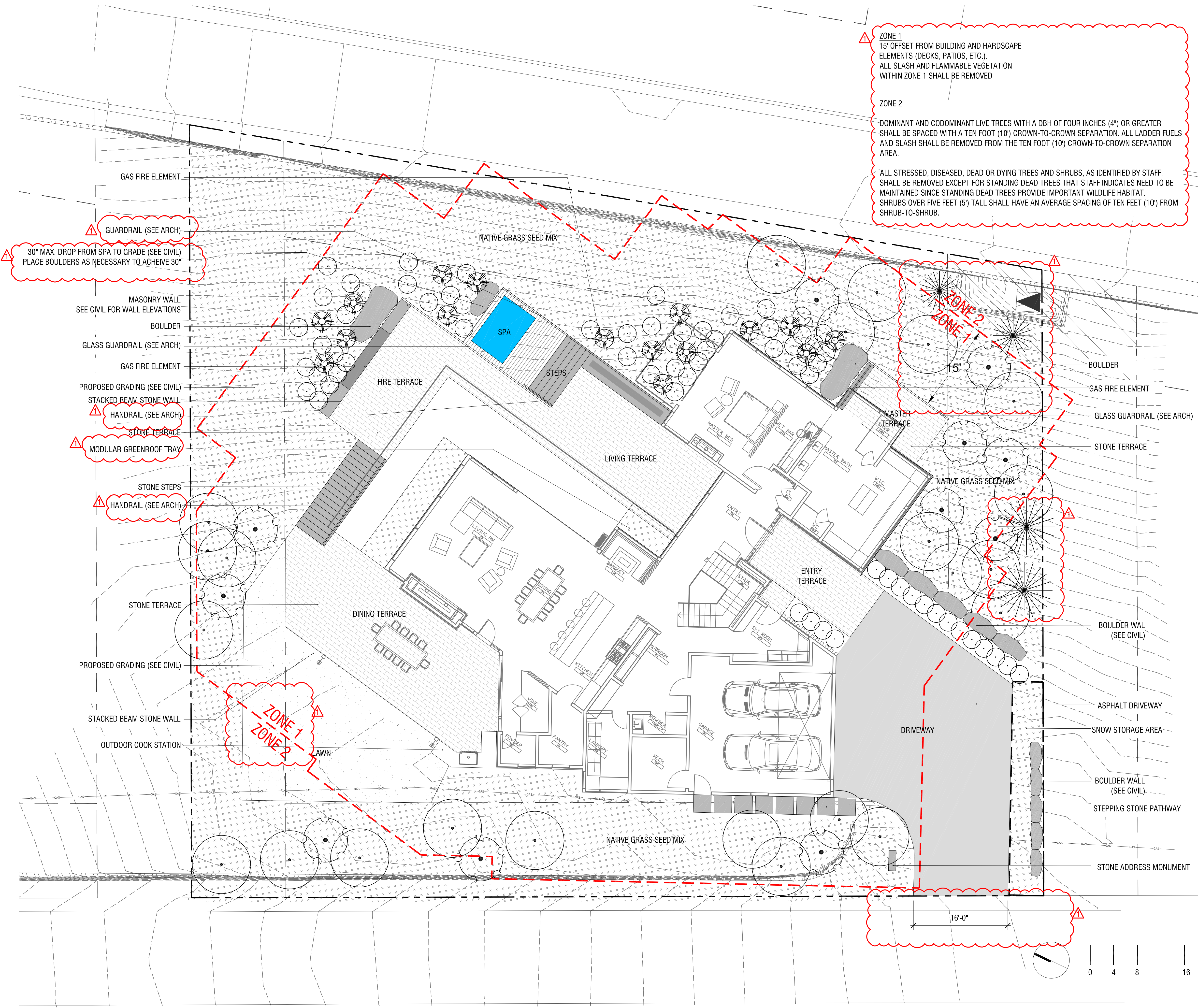
- MATERIALS/WASTE CREATED BY REMOVAL PROCEDURES SHALL BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.
- NOTIFY LOCAL UNDERGROUND SERVICE COMPANIES FOR UTILITY FINDS 48 HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS OVER STRUCTURE.
- THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF WATERPROOFING OF SLAB PENETRATIONS.
- THE CONTRACTOR IS TO REVIEW CIVIL ENGINEER'S DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS.
- GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING CONDITIONS.
- POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- SOIL COMPACTION SHALL BE 95% PROCTOR DENSITY MINIMUM BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS, UNLESS OTHERWISE SPECIFIED.

ABBREVIATIONS TABLE

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B+B	BALED AND BURLAPPED	N	NORTH
BF	BOTTOM OF FOOTING	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BM	BENCHMARK	NOM	NOMINAL
BOC	BACK OF CURB	NTS	NOT TO SCALE
BR	BOTTOM OF RAMP	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WAL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PT	POINT, POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PVMT	PAVEMENT
COMP	COMPACTED	PVR	PAVER
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CONTR	CONTRACTOR	REINF	REINFORCE(D)
CU	CUBIC	REQD	REQUIRED
CY	CUBIC YARD	REV	REVISION, REVISED
DEMO	DEMOLISH, DEMOLITION	ROW	RIGHT OF WAY
DIA	DIAMETER	RT	RIGHT
DIM	DIMENSION	S	SOUTH
DTL	DETAIL	SS	SANITARY SEWER
DWG	DRAWING	SCH	SCHEDULE
E	EAST	SD	STORM DRAIN
EA	EACH	SEC	SECTION
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ENG	ENGINEER	SNT	SEALANT
EQ	EQUAL	SPECS	SPECIFICATIONS
EQUIP	EQUIPMENT	SQ	SQUARE
EST	ESTIMATE	ST	STORM SEWER
E.W.	EACH WAY	SY	SQUARE YARD
EXIST	EXISTING	STA	STATION
EXP	EXPANSION, EXPOSED	STD	STANDARD
FFE	FINISHED FLOOR ELEVATION	STL	STEEL
FG	FINISHED GRADE	STRL	STRUCTURAL
FIN	FINISH	SYM	SYMMETRICAL
FL	FLOW LINE	T&B	TOP AND BOTTOM
FOW	FACE OF WAL	TBC	TOP OF BACK CURB
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TF	TOP OF FOOTING
GA	GAUGE	TRANS	ELECTRIC TRANSFORMER
GAL	GALVANIZED	TOC	TOP OF CONCRETE
GEN	GENERAL	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TSL	TOP OF SLAB
HP	HIGH POINT	TR	TOP OF RAMP
HT	HEIGHT	TS	TOP OF STEP
ID	INSIDE DIAMETER	TW	TOP OF WAL
INV	INVERT ELEVATION	TYP	TYPICAL
IN	INCH(ES)	VAR	VARIABLE
INCL	INCLUDE(D)	VERT	VERTICAL
IRR	IRRIGATION	VEH	VEHICLE
JT	JOINT	VOL	VOLUME
LIN	LINEAR	W/	WITH
LF	LINEAR FEET	W/O	WITHOUT
LP	LOW POINT	WT	WEIGHT
LT	LIGHT	WWF	WELDED WIRE FABRIC
MATL	MATERIAL	YD	YARD
MAX	MAXIMUM	@	AT
MEMB	MEMBRANE		
MD	MAIN DISCONNECT SWITCH		



REVISIONS	DATE



ZONE 1
15' OFFSET FROM BUILDING AND HARDSCAPE ELEMENTS (DECKS, PATIOS, ETC.). ALL SLASH AND FLAMMABLE VEGETATION WITHIN ZONE 1 SHALL BE REMOVED

ZONE 2
DOMINANT AND CODOMINANT LIVE TREES WITH A DBH OF FOUR INCHES (4") OR GREATER SHALL BE SPACED WITH A TEN FOOT (10') CROWN-TO-CROWN SEPARATION. ALL LADDER FUELS AND SLASH SHALL BE REMOVED FROM THE TEN FOOT (10') CROWN-TO-CROWN SEPARATION AREA.

ALL STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS, AS IDENTIFIED BY STAFF, SHALL BE REMOVED EXCEPT FOR STANDING DEAD TREES THAT STAFF INDICATES NEED TO BE MAINTAINED SINCE STANDING DEAD TREES PROVIDE IMPORTANT WILDLIFE HABITAT. SHRUBS OVER FIVE FEET (5') TALL SHALL HAVE AN AVERAGE SPACING OF TEN FEET (10') FROM SHRUB-TO-SHRUB.

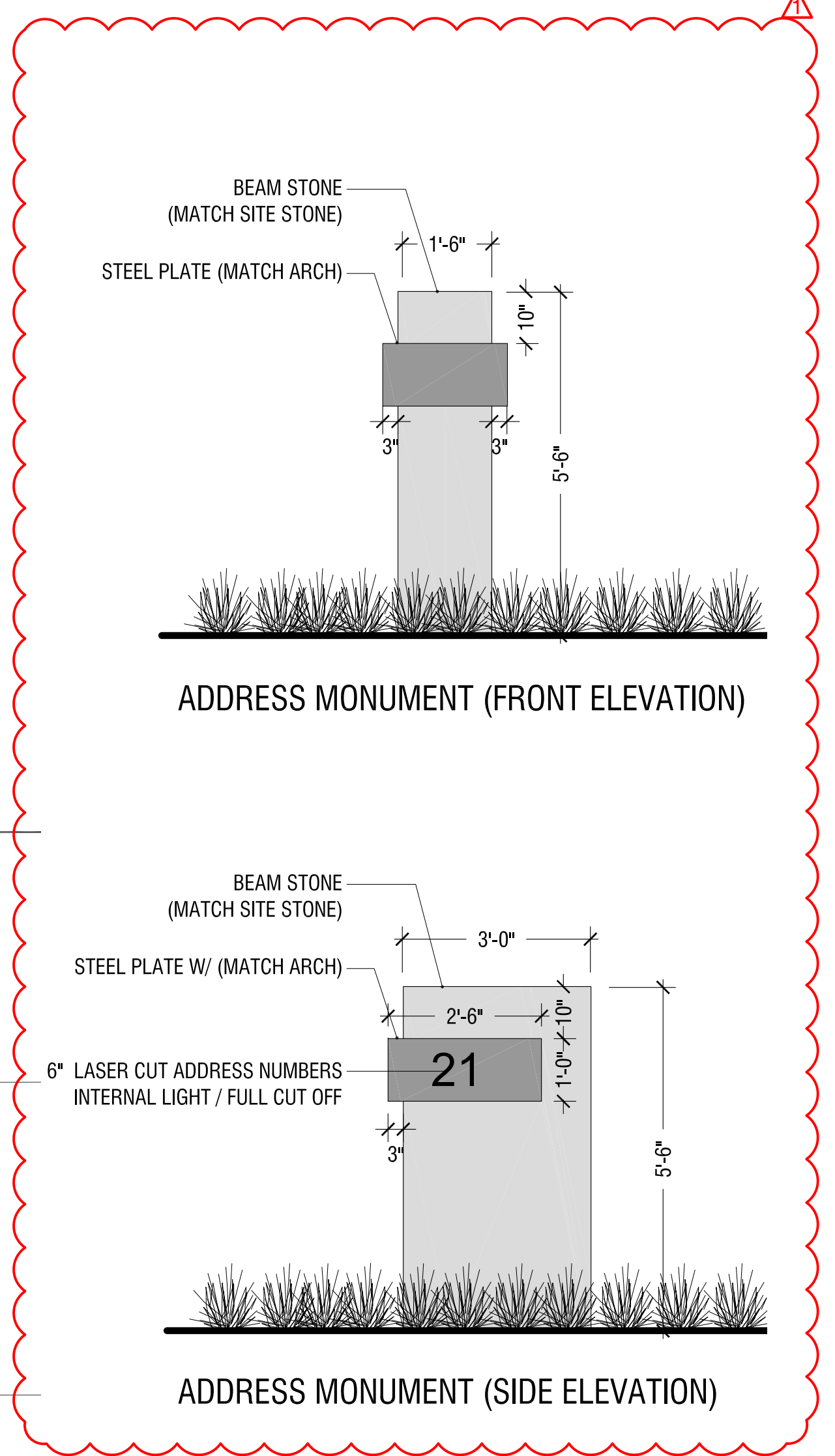
PLANTING LEGEND

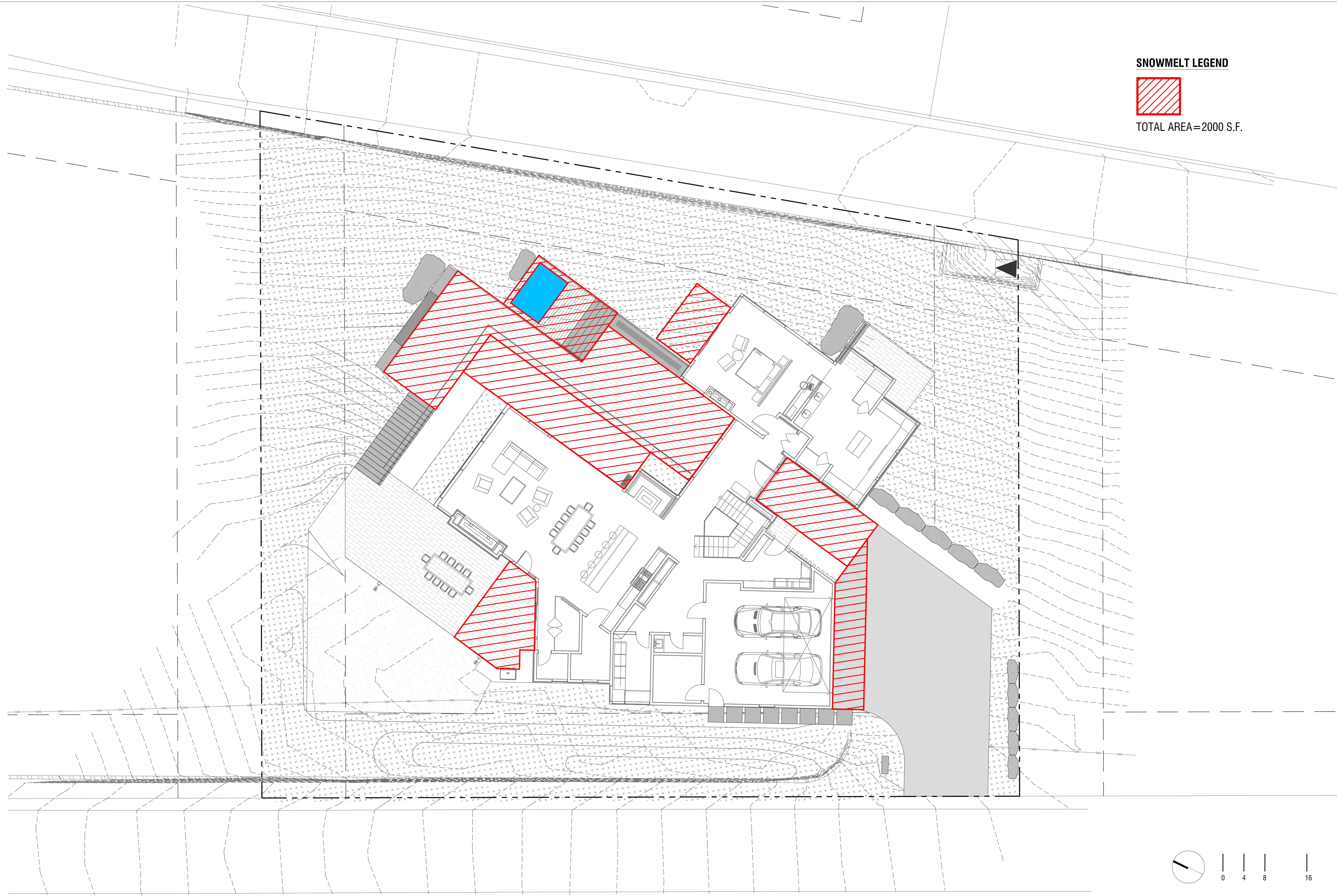
SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
	POPULUS TREMULOIDES	QUAKING ASPEN	23	3" CAL.
	ACER GINNALA	AMUR MAPLE	11	3" CAL.
	PICEA PUNGENS	COLORADO SPRUCE	4	10'-12"
	CORNUS STOLONIFERA 'ARTIC FIRE'	RED TWIG DOGWOOD	67	#5
	RIBES AUREUM	GOLDEN CURRANT	16	#5

NATIVE GRASS SEED MIX (GENERAL REVEGETATION)
TOTAL AREA 7,187 SF

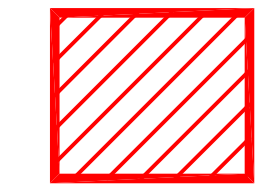
COMMON NAME	PERCENT OF MIX
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%

LAWN (SOD)
TOTAL AREA 800 SF





SNOWMELT LEGEND



TOTAL AREA=2000 S.F.



PROJECT TITLE

CORTINA TWENTY ONE
TBD Cortina Dr. (LOT 21)
TELLURIDE, MOUNTAIN VILLAGE, CO 81435

PREPARED FOR

REVISIONS	DATE

ISSUE DATE

DRB FINAL REVIEW
04/22/2021

SHEET TITLE

SNOWMELT PLAN

SHEET INFORMATION

L 1-01
NOT FOR CONSTRUCTION





- LEGEND**
- SYMBOL
- ✕ TREES 4" OR GREATER TO BE REMOVED
 - #A EXISTING ASPEN TREE
 - #S EXISTING SPRUCE TREE
 - #F EXISTING FIR TREE

ZONE 2
 ALL STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS, AS IDENTIFIED BY STAFF, SHALL BE REMOVED EXCEPT STANDING DEAD TREES FOR WILDLIFE PURPOSES. SHRUBS OVER 5' TALL SHALL HAVE AN AVERAGE SPACING OF TEN FEET FROM SHRUB TO SHRUB

ZONE 1
 15' OFFSET FROM BUILDING AND HARDSCAPE ELEMENTS (DECKS, PATIOS, ETC.). ALL SLASH AND FLAMMABLE VEGETATION WITHIN ZONE 1 SHALL BE REMOVED

TREES TO BE REMOVED (TYP.)

LIMIT OF DISTURBANCE / GRADING (SEE CIVIL)

PROPOSED OUTSIDE EDGE OF BUILDINGS DRIPLINE INCLUDING DECKS, PLANTERS OR PATIOS ATTACHED TO BUILDING



CORTINA TWENTY ONE
 TBD Cortina Dr. (LOT 21)
 TELLURIDE, MOUNTAIN VILLAGE, CO 81435

PREPARED FOR

REVISIONS	DATE

ISSUE DATE
 DRB FINAL REVIEW 04/22/2021

SHEET TITLE
FIRE MITIGATION PLAN

SHEET INFORMATION
L 1-03
 NOT FOR CONSTRUCTION



Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:



Square

WS-W38608

PRODUCT DESCRIPTION

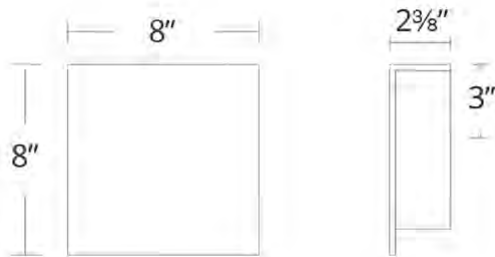
Four equal sides and a stream of light. Square artfully provides geometry to wall surfaces in the daytime when mounted in multiples while providing safe illumination of pathways and dramatic visual intrigue in the evening. Perfect for wall grazing surfaces.

FEATURES

- 277V option available for special order.
- ACLED driverless technology
- State of the art LEDs in a geometric form
- IDA Dark Sky compliant when mounted in a downward orientation

SPECIFICATIONS

Rated Life	54000 Hours
Standards	Dark Sky Friendly, Wet Location Listed, Title 24 JA8: 2019 Compliant
Input	120 VAC
Dimming	ELV
Color Temp	3000K
CRI	90
Construction	Aluminum hardware



WS-W38608

REPLACEMENT PARTS

RPL-GLA-38608 - Glass

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W38608 8"	3000K	BK Black	10.7W	800	391
	3000K	BZ Bronze	10.7W	800	391
	3000K	TT Titanium	10.7W	800	391

Example: **WS-W38608-TT**

•For 277V special order, add an "F" before the finish: WS-W38608F-TT

For custom requests please contact customs@modernforms.com



Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:



Square

WS-W38610

PRODUCT DESCRIPTION

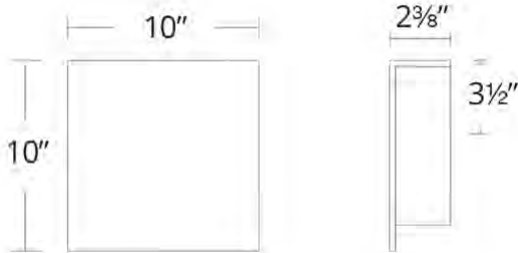
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CRI	90
Construction	Aluminum hardware



WS-W38610

REPLACEMENT PARTS

RPL-GLA-38610 - Glass

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W38610 10"	3000K	BK Black	18.4W	1400	700
	3000K	BZ Bronze	18.4W	1400	700
	3000K	TT Titanium	18.4W	1400	700

Example: **WS-W38610-TT**

•For 277V special order, add an "F" before the finish: WS-W38610F-TT

For custom requests please contact customs@modernforms.com

VERS-GRAZER (04)

Linear Fixtures



Synonymous with its name, the VERS Grazer offers superior narrow grazing properties ranging from 12 to 18 degrees, depending on the LED source. The enhanced optical acrylic lens delivers its performance through the utilization of a curved extruded lens treated with a proprietary diffusing agent to offer clean edges of even the tightest beam. Combined with the new high-efficacy LEDs, VERS Grazer can effectively graze surfaces of 12 feet or more.

Part Number Builder

Static White



Product	W/FT	CCT	Rated	Lens	Input/ Output	Connector/ Wire In	Connector/ Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)
VERS-04-SW				GZR								
Voltage: 24 VDC Typical lumens at 5.0W/ft at 3000K: 449 lm/ft 12.2°-13.4° 	1.5 3.0 4.0 5.0 6.0	20 22 24 27 30 35 40	DRY (IP20)		S1 S2 Single (Closed exit)	BW CON6 CON24	CLS BW CON6 CON24	WH BK	CL2 CL2P	CC MG	ST BK BZ WH	
	1.5 3.0 4.0 5.0	24 27 30 35 40	DMP (IP54)		P1 P2 Pass through	BW CON6 CON24	BW CON6 CON24					
	1.5 3.0 4.0 5.0	20 22 24 27 30 35 40	WET (IP67)									

*Available in 1" increments for 1.5W/ft - 5.0W/ft and 2" increments for 6.0W/ft. Maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

- 1 BW** comes in standard 36"- request custom length (Max 120") by writing it in inches next to "BW" in the order code box (ex. BW48)
- 2 Connector/Wire In or Out** not needed to specify product. Standard configuration is Type S1, Connector/Wire In: BW & Connector/Wire Out: CLS
- 3** Specify **CL2P** for plenum rated wire
- 4 One Step, One Bin** based on 5W/ft

<ul style="list-style-type: none"> • 5 year limited warranty • Field modifications void warranty • Data subject to change, all data has +/- 5% tolerance 	<ul style="list-style-type: none"> • Compatible for use with Q-Tran power supplies • Suitable for installation in the storage area of a clothes closet when assembled as a fixture at Q-Tran facility (Not applicable for encapsulation)
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VERS-GRAZER (04)

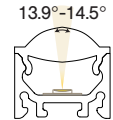
Linear Fixtures



High Efficacy



Product	W/FT	CCT	Rated	Lens	Input/Output	Connector/Wire In	Connector/Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)
VERS-04-SW				GZR								
Voltage: 24 VDC	1.5HE 3.0HE 6.0HE 9.0HE	20 22 24 27 30 35 40	DRY (IP20)		S1 S2 Single (Closed exit)	BW CON6 CON24	CLS	WH BK	CL2 CL2P	CC MG	ST BK BZ WH	
Typical lumens at 6.0W/ft at 3000K: 751 lm/ft					P1 P2 Pass through	BW CON6 CON24	BW CON6 CON24					

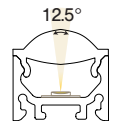


*Available in 2" increments, maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

Dynamic White



Product	W/FT	CCT	Rated	Lens	Input/Output	Connector/Wire In	Connector/Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)
VERS-04-DW	6.0			GZR								
Voltage: 24 VDC		20/27 20/30	DRY (IP20)		S1 S2 Single (Closed exit)	BW CON6 CON24	CLS	WH BK	CL2 CL2P	CC MG	ST BK BZ WH	
Typical lumens at 6.0W/ft at 3000K: 264 lm/ft		24/30	DMP (IP54)		P1 P2 Pass through	BW CON6 CON24	BW CON6 CON24					
		20/27 20/30	WET (IP67)									

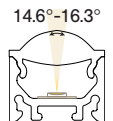


*Available in 2" increments, maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

Static Color



Product	W/FT	CCT	Rated	Lens	Input/Output	Connector/Wire In	Connector/Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)
VERS-04-SC	5.0			GZR								
Voltage: 24 VDC			DRY (IP20)		S1 S2 Single (Closed exit)	BW CON6 CON24	CLS	WH BK	CL2 CL2P	CC MG	ST BK BZ WH	
Typical lumens at 5.0W/ft in green: 589 lm/ft		GR BL RD AB	DMP (IP54)		P1 P2 Pass through	BW CON6 CON24	BW CON6 CON24					
			WET (IP67)									



*Available in 2" increments, maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

- BW** comes in standard 36"- 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: CLS
- Specify **CL2P** for plenum rated wire

- 5 year limited warranty
- Field modifications void warranty
- Data subject to change, all data has +/- 5% tolerance
- Compatible for use with Q-Tran power supplies
- Suitable for installation in the storage area of a clothes closet when assembled as a fixture at Q-Tran facility (Not applicable for encapsulation)

VERS-GRAZER (04)

Linear Fixtures



RGB **5 YEAR WARRANTY**

Product	W/FT	CCT	Rated	Lens	Input/Output	Connector/Wire In	Connector/Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)	
VERS-04-RGB	6.0	RGB		GZR									
Voltage: 24 VDC			<input type="checkbox"/> DRY (IP20) <input type="checkbox"/> DMP (IP54) <input type="checkbox"/> WET (IP67)		<input type="checkbox"/> S1 S2 Single (Closed exit) <input type="checkbox"/> P1 P2 Pass through		<input type="checkbox"/> BW CON6 CON24 <input type="checkbox"/> CLS <input type="checkbox"/> BW CON6 CON24		<input type="checkbox"/> WH BK <input type="checkbox"/> CL2 CL2P		<input type="checkbox"/> CC MG <input type="checkbox"/> ST BK BZ WH		

Typical lumens at 6.0W/ft in green: 189 lm/ft

16.4°

*Available in 2" increments, maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

RGBW **5 YEAR WARRANTY**

Product	W/FT	CCT	Rated	Lens	Input/Output	Connector/Wire In	Connector/Wire Out	Wire Color	Wire Type	Mounting	Finish	Length* (in)	
VERS-04-RGBW	6.0			GZR									
Voltage: 24 VDC			<input type="checkbox"/> DRY (IP20) <input type="checkbox"/> DMP (IP54)		<input type="checkbox"/> S1 S2 Single (Closed exit) <input type="checkbox"/> P1 P2 Pass through		<input type="checkbox"/> BW CON6 CON24 <input type="checkbox"/> CLS <input type="checkbox"/> BW CON6 CON24		<input type="checkbox"/> WH BK <input type="checkbox"/> CL2 CL2P		<input type="checkbox"/> CC MG <input type="checkbox"/> ST BK BZ WH		

Typical lumens at 6.0W/ft at 3000K: 155 lm/ft

17.6°

*Available in 4" increments, maximum fixture length of 98". See fixture detail on page 4. Minimum fixture length 6".

- BW** comes in standard 36"- 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: CLS
- Specify **CL2P** for plenum rated wire

- 5 year limited warranty
- Field modifications void warranty
- Data subject to change, all data has +/- 5% tolerance
- Compatible for use with Q-Tran power supplies
- Suitable for installation in the storage area of a clothes closet when assembled as a fixture at Q-Tran facility (Not applicable for encapsulation)

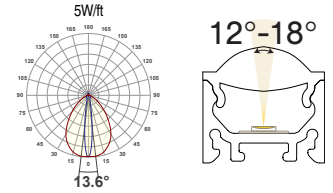
VERS-GRAZER (04)

Linear Fixtures



Beam Angle

W/ft	1.5	3.0	4.0	5.0	6.0	1.5HE	3.0HE	6.0HE	9.0HE	DW	Green	Blue	Red	Amber	RGB	RGBW
Angle	12.9°	12.9°	13°	13.6°	14.9°	14.9°	14.4°	14.4°	14.9°	13°	18.3°	19.8°	14.5°	16.3°	16.4°	18°



Technical Information Delivered lumens

Static White [Calculated L70 = 70000 hrs]
Tested with VERS-04-SW-**-30-DRY-GZR

	1.5W/FT		3.0W/FT		4.0W/FT		5.0W/FT		6.0W/FT	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
GZR	169	98	294	98	372	98	449	98	546	98

Static Color [Calculated L70 = 30000 hrs]
Tested with VERS-04-SC-5.0-**-DRY-GZR

	Red		Green		Blue		Amber	
	LM/FT	Wavelength	LM/FT	Wavelength	LM/FT	Wavelength	LM/FT	Wavelength
GZR	124	635	589	521	137	467	95	595

Dynamic White

[Calculated L70 = 70000 hrs]
Tested with VERS-04-DW-6.0-**-DRY-GZR

	2000K		2700K		3000K	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
GZR	231	93	251	97	264	98

High Efficacy [Calculated L70 = 70000 hrs]
Tested with VERS-04-SW-**-30-DRY-GZR

	1.5HE W/FT		3.0HE W/FT		6.0HE W/FT		9.0HE W/FT	
	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI	LM/FT	CRI
GZR	216	98	404	97	751	98	1108	98

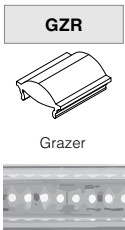
RGB [Calculated L70 = 55000 hrs]
Tested with VERS-04-RGB-6.0-RGB-DRY-GZR

	Red		Green		Blue	
	LM/FT	Wavelength	LM/FT	Wavelength	LM/FT	Wavelength
GZR	95	632	189	523	50	470

RGBW [Calculated L70 = 30000 hrs]
Tested with VERS-04-RGBW-6.0-**-DRY-GZR

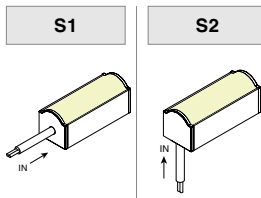
	2700K		3000K		Red		Green		Blue	
	LM/FT	CRI	LM/FT	CRI	LM/FT	Wavelength	LM/FT	Wavelength	LM/FT	Wavelength
GZR	87	93	155	92	41	632	122	514	36	463

Lens with LED visibility

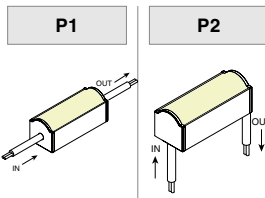


Input/Output

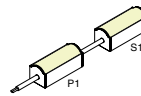
SINGLE (Input only)



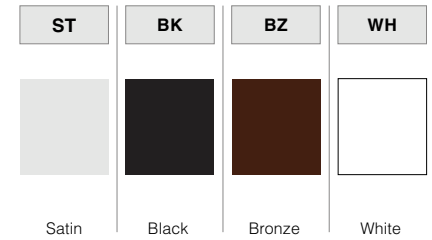
PASS THROUGH (Input/Output)



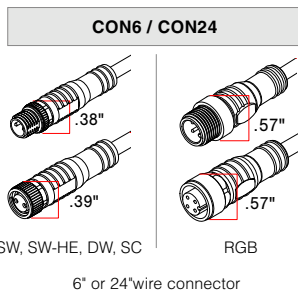
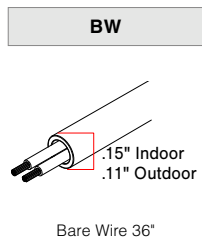
ORDER EXAMPLE



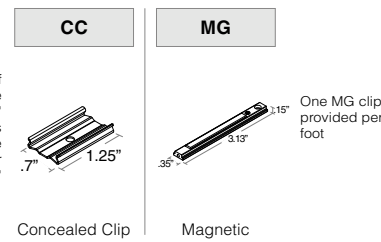
Finish



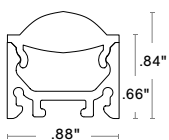
Connector/Wire – In/Out



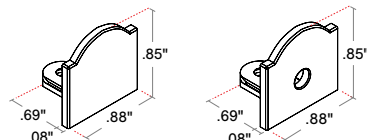
Mounting



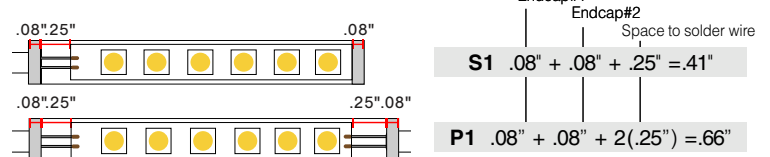
Dimensions



End Caps



Light Engine Spacing Detail



ENTRA 3" LED

ADJUSTABLE DOWNLIGHT & WALL WASH

The ELEMENT Entra 3" adjustable LED downlight offers a cost-effective alternative to meet residential and commercial specifications on budget-sensitive projects. Custom engineered for high performance and reliability, ELEMENT Entra is easy to configure with a complete feature set that offers flexibility without an overwhelming list of options. Entra LED modules are available in High or Low Output, with 4 color temperatures and include 20°, 40° and 65° interchangeable optics with hot-aiming (30° tilt; 359° rotation). Flanged or flangeless (includes mud plate), round or square, flat or beveled die-cast trims in Silver and a paintable White finish. Remodel installation also available with same performance and trim options.

- Hot-aiming (30° tilt; 359° rotation)
- Flanged or Flangeless Ceiling Appearance
- 20°, 40° and 65° interchangeable optics (all included)
- Accepts 2 optical controls
- Warm Color Dimming 3000K-1800K
- 3-step color binning

SPECIFICATIONS

	HIGH OUTPUT	LOW OUTPUT	WARM DIM	
			HIGH	LOW
DELIVERED LUMENS	1311	980	925	715
WATTS	18	12	18	12
EFFICACY	73	82	49	59
CRI	90			
CBCP (AT 3000K)	20° - 4994			
	40° - 2544			
	65° - 1091			
CCT OPTIONS	2700K, 3000K, 3500K, 4000K, Warm Color Dimming (3000K - 1800K)			
COLOR CONSISTENCY	3-Step			
VOLTAGE	Universal 120V - 277V			
DIMMING*	TRIAC, ELV or 0-10V (all standard, down to 5%)			
POWER SUPPLY	Constant current driver with +.9 power factor and >87% efficiency			
OPTICS	20°, 40°, 65° (all included)			
ADJUSTABILITY	0-30° tilt, 359° rotation			
CEILING APPEARANCE	Flanged or Flangeless (Both accommodate 1/2" to 1 ceiling thickness)			
CEILING APERTURE	4" ceiling cutout			
HOUSING	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: Silver, White (paintable)			
GENERAL LISTING	ETL listed. Damp listed. Shower version Wet listed. Energy Star.			
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 part 6 (JA8-2016, JA8-2019).			
LED LIFETIME	L70: 50,000 hours			
WARRANTY**	5 years			



shown in flangeless bevel square

*See techlighting.com for dimmer compatibility.
 **Visit techlighting.com for specific warranty limitations and details.
 Accepts two optical controls and an optional trim-mounted lens.
 Data in chart reflect 3000K/90 CRI values unless noted.

ENTRA 3" LED

ADJUSTABLE DOWNLIGHT & WALL WASH

GRIDS

HOUSING

PRODUCT SERIES	LAMP	CRI	TEMPERATURE	BEAM	FUNCTION	HOUSING RATING
EN3R ENTRA 3" ROUND	-LH HIGH OUTPUT	9 90 CRI	27 2700K	A 20° - 40° - 65°**	A ADJUSTABLE*	I IC AIRTIGHT
EN3S ENTRA 3" SQUARE	-LO LOW OUTPUT		30 3000K 35 3500K 40 4000K WD WARM DIM (3000K - 1800K)			C CHICAGO PLENUM
		9		A	A	

INCLUDES AN LED DRIVER WITH UNIVERSAL INPUT 120V - 277V, DIMMABLE BY TRIAC, ELV OR 0-10V CONTROLS.
HOUSING SHIPS WITH PLASTER-PLATE FOR USE ON FLANGELESS INSTALLATION, DO NOT USE PLATE FOR FLANGED INSTALLS.
TRIMS ARE REQUIRED AND MUST BE ORDERED SEPARATELY.

*ADJUST TO 30° TILT FOR WALL WASH APPLICATION.

**LED MODULE SHIPS WITH 40° OPTIC INSTALLED. INCLUDES 20° AND 65° OPTICS AS WELL.

TRIM

PRODUCT SERIES	CEILING APPEARANCE	STYLE	APERTURE	FINISH
EN3R ENTRA 3" ROUND	L FLANGELESS	B BEVEL	-O NO LENS	S SILVER*
EN3S ENTRA 3" SQUARE	F FLANGED UP TO 0.75" CEILING THICKNESS	F FLAT	-H SHOWER (SANDBLASTED LENS)*	W WHITE
	F1 FLANGED 0.75" - 1" CEILING THICKNESS†	W WALL WASH	-S SHOWER (SOLITE LENSED)* -W WALL WASH (LENSED)**	
			-	

*SHOWER (SANDBLASTED LENS OR SOLITE LENSED) APERTURE (-H AND -S) REQUIRES BEVEL TRIM (B). SOLITE LENSED (-S) IS NOT AVAILABLE IN SILVER.

**WALL WASH STYLE TRIM (W) CAN ONLY BE USED WITH WALL WASH LENSED APERTURE (-W).

†NEW CONSTRUCTION ADJUSTABLE HOUSING ONLY.

LENSES/LOUVERS*

ITEM	DESCRIPTION
140MR16SF	ENTRA SOLITE ROUND LENS
140MR16SB	ENTRA SANDBLASTED LENS
140MR16LL	ENTRA LINEAR SPREAD LENS
140MR16DF	ENTRA DIFFUSER SPREAD LENS
140MR16GL	ENTRA CLEAR LENS
700A02-BK	ENTRA EGGRATE LOUVER

*LENSES/LOUVERS MOUNTED TO LAMP ASSEMBLY ONLY (MAX 2).

PROJECT INFO

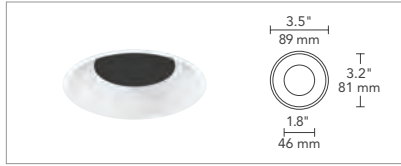
FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

 **TECH LIGHTING**
VISUAL COMFORT & Co.

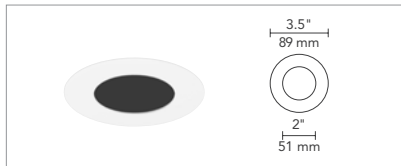
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 F 847.410.4500

TRIMS

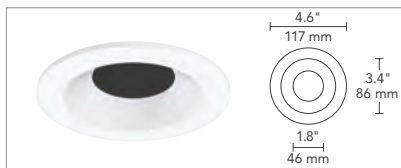
ROUND



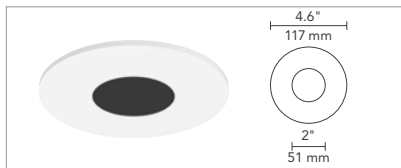
FLANGELESS BEVEL



FLANGELESS FLAT

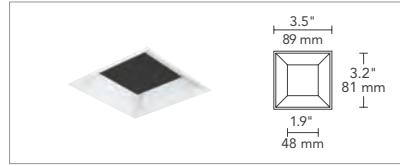


FLANGED BEVEL

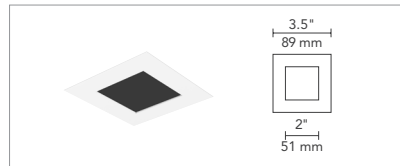


FLANGED FLAT

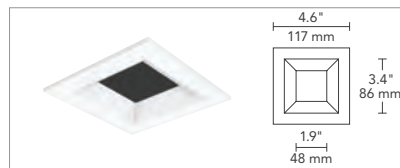
SQUARE



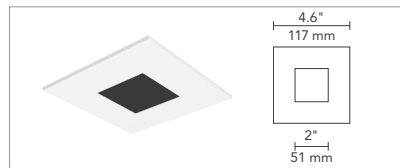
FLANGELESS BEVEL



FLANGELESS FLAT



FLANGED BEVEL



FLANGED FLAT

WALL WASH



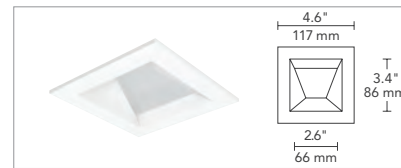
FLANGELESS WALL WASH



FLANGED WALL WASH



FLANGELESS WALL WASH



FLANGED WALL WASH

FINISH



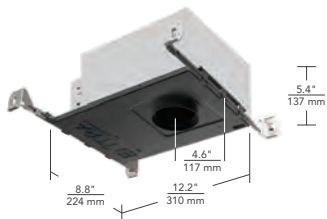
SILVER



WHITE (PAINTABLE)

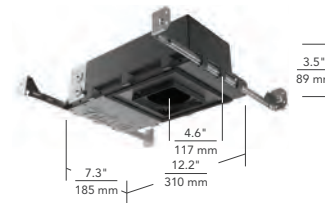
3" HOUSING

HIGH OUTPUT

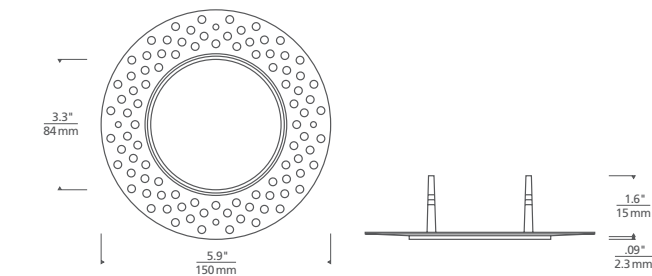


IC AIRTIGHT/CHICAGO PLENUM

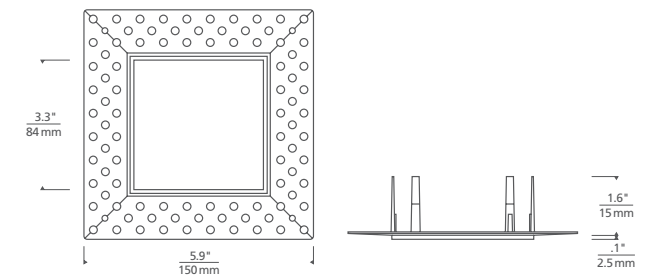
LOW OUTPUT



IC AIRTIGHT/CHICAGO PLENUM



*SHIPS WITH MUD/PLASTER PLATE FOR FLANGELESS INSTALLATION



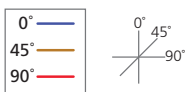
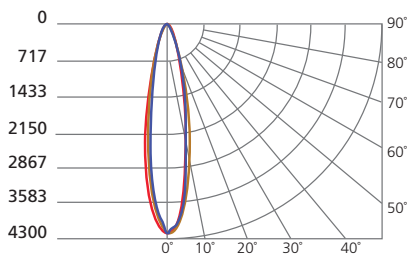
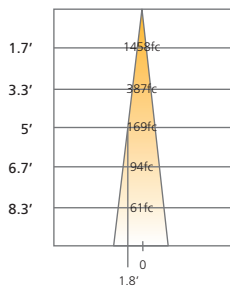
*SHIPS WITH MUD/PLASTER PLATE FOR FLANGELESS INSTALLATION

PHOTOMETRICS: 3" ENTRA LED

DESCRIPTION: 3" LED Module
20° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 20° Low Output

INPUT POWER (WATTS): 11.9
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 950
LUMEN EFFICACY (LUMENS PER WATT): 80

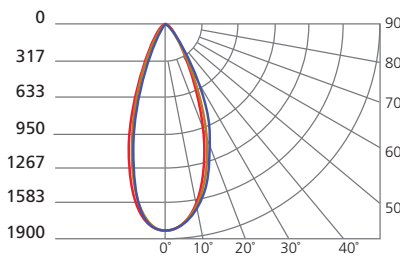
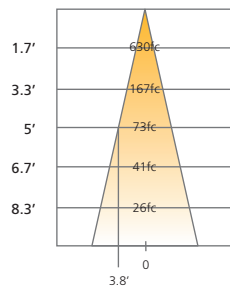
ANGLE	0°	45°	90°
0°	4213	4213	4213
5°	3746	3797	3620
10°	2524	2562	2359
15°	1429	1454	1292
20°	770	786	670
25°	435	439	358
30°	252	251	192
35°	132	136	99
40°	65	71	51
45°	30	38	24
50°	11	20	9
55°	5	9	4
60°	2	3	2
65°	1	1	1
70°	0	1	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
40° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 40° Low Output

INPUT POWER (WATTS): 11.9
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 979
LUMEN EFFICACY (LUMENS PER WATT): 82

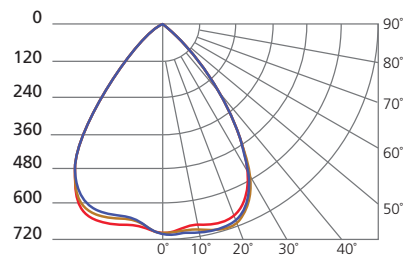
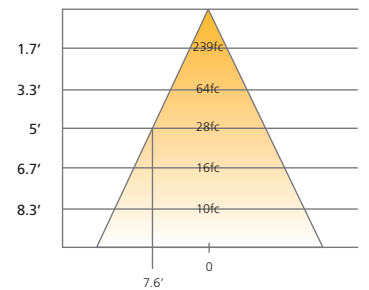
ANGLE	0°	45°	90°
0°	1822	1822	1822
5°	1771	1762	1770
10°	1624	1614	1588
15°	1413	1375	1289
20°	1130	1050	916
25°	795	700	562
30°	486	422	323
35°	267	242	175
40°	120	131	81
45°	49	65	33
50°	21	29	14
55°	10	10	7
60°	3	4	2
65°	0	2	0
70°	0	0	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
65° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 65° Low Output

INPUT POWER (WATTS): 11.9
INPUT POWER FACTOR: 0.98
ABSOLUTE LUMINOUS FLUX (LUMENS): 1022
LUMEN EFFICACY (LUMENS PER WATT): 86

ANGLE	0°	45°	90°
0°	691	691	691
5°	701	691	680
10°	703	696	677
15°	708	707	686
20°	698	706	683
25°	658	667	647
30°	568	580	563
35°	436	449	436
40°	275	296	285
45°	145	161	150
50°	68	72	67
55°	28	30	28
60°	3	13	5
65°	0	3	0
70°	0	0	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0

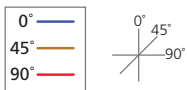
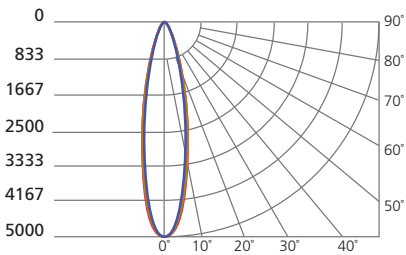
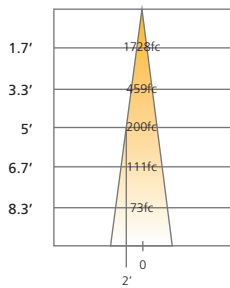


PHOTOMETRICS: 3" ENTRA LED

DESCRIPTION: 3" LED Module
20° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 20° High Output

INPUT POWER (WATTS): 18.3
INPUT POWER FACTOR: 0.99
ABSOLUTE LUMINOUS FLUX (LUMENS): 1311.9
LUMEN EFFICACY (LUMENS PER WATT): 71.4

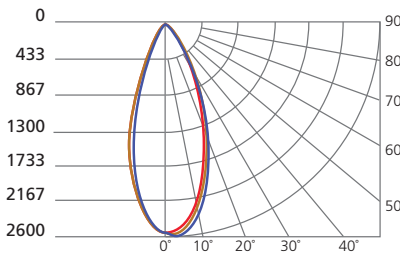
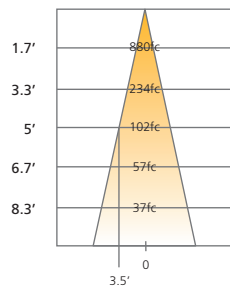
ANGLE	0°	45°	90°
0°	4994	4994	4994
5°	4241	4230	4370
10°	2808	2800	2940
15°	1686	1670	1736
20°	981	677	982
25°	570	564	546
30°	315	314	291
35°	176	178	161
40°	99	102	93
45°	56	60	53
50°	30	36	28
55°	17	20	16
60°	8	10	8
65°	2	5	1
70°	1	1	1
75°	1	1	1
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
40° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 40° High Output

INPUT POWER (WATTS): 18.3
INPUT POWER FACTOR: 0.99
ABSOLUTE LUMINOUS FLUX (LUMENS): 1306.1
LUMEN EFFICACY (LUMENS PER WATT): 71.1

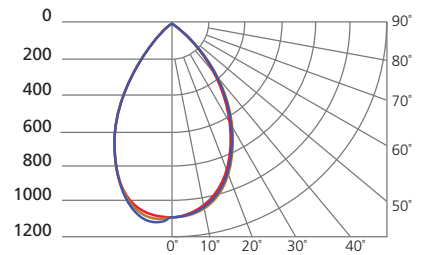
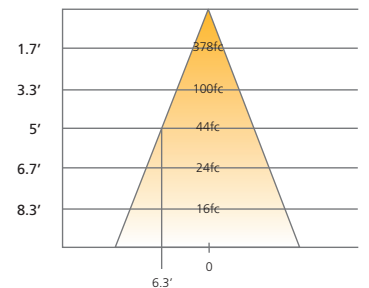
ANGLE	0°	45°	90°
0°	2544	2544	2544
5°	2550	2468	2426
10°	2299	2200	2134
15°	1893	1795	1711
20°	1406	1312	1217
25°	908	840	763
30°	528	492	440
35°	294	283	248
40°	155	163	136
45°	83	93	72
50°	46	52	40
55°	25	28	22
60°	10	15	8
65°	1	6	1
70°	1	1	1
75°	0	0	1
80°	0	0	0
85°	0	0	0
90°	0	0	0



DESCRIPTION: 3" LED Module
65° Beam - 0° Tilt, 3000K
MODEL: ENTRA Adjustable 65° High Output

INPUT POWER (WATTS): 18.3
INPUT POWER FACTOR: 0.99
ABSOLUTE LUMINOUS FLUX (LUMENS): 1255
LUMEN EFFICACY (LUMENS PER WATT): 68.4

ANGLE	0°	45°	90°
0°	1091	1091	1091
5°	1076	1070	1086
10°	1036	1039	1058
15°	982	985	995
20°	910	907	899
25°	811	803	774
30°	682	674	624
35°	537	525	460
40°	373	366	302
45°	234	226	179
50°	134	126	100
55°	68	65	50
60°	14	34	8
65°	1	7	1
70°	0	1	1
75°	0	1	1
80°	0	0	0
85°	0	0	0
90°	0	0	0



PATHLIGHTS

STEALTH AND IMPACT®

PROJECT NAME:	TYPE:
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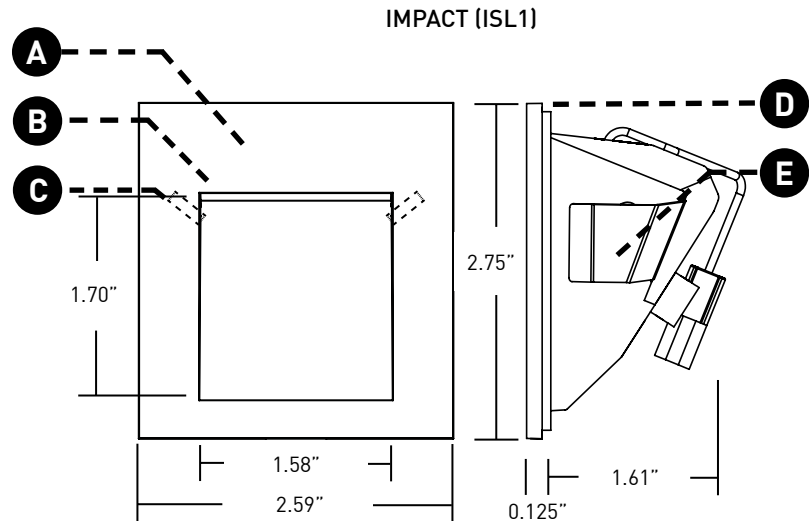
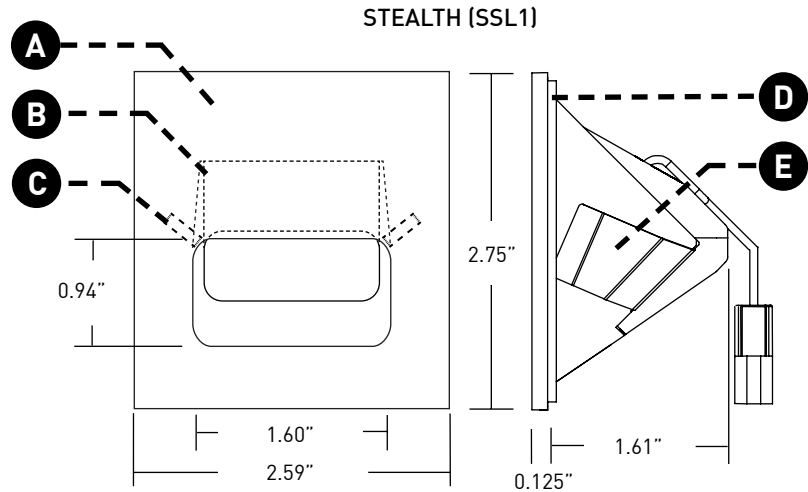
Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

ORDERING INFORMATION AND DRAWINGS - FIXTURE

Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.

FIXTURE	RATING	FLANGE FINISH			LUMEN PACKAGE	CCT
SSL1 Stealth Steplight ISL1 Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH WH White BK Black AG Satin Silver AB Architectural Bronze CF Custom Finish* *(Consult Factory)	NATURAL FINISH IG Industrial Gray SS Brushed Stainless Steel BR Brushed Bronze NB Natural Bronze	PLATED FINISH CH Chrome* *(Increased lead time) PB Polished Oil-Rubbed Bronze* *(Increased lead time, not available for wet location) MB Matte Oil-Rubbed Bronze* *(Increased lead time, not available for wet location)	STEALTH & IMPACT 80L02B 80+ CRI, 200 Source Lumens SSL1 Delivered Lumens - 33 ISL1 Delivered Lumens - 43	27 2700K 30 3000K 35 3500K 40 4000K CC Custom Color (gel)* Color Temp: _____ K *(Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.)

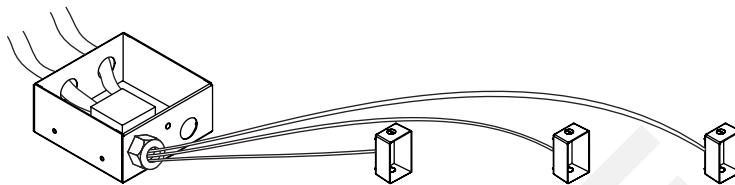
- A LED**
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).
 - B EFFECTS DEVICES**
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of 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.
- Available with Bollard mounting, please visit [WEBSITE](#) for additional information.
 - Double Impact ISL2 pathlight available, please visit [WEBSITE](#) for additional information.



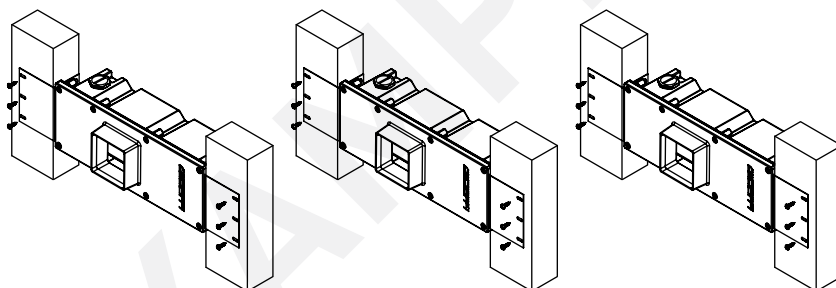
PATHLIGHTS STEALTH AND IMPACT

SPECIFICATION GUIDE - EXAMPLES GIVEN

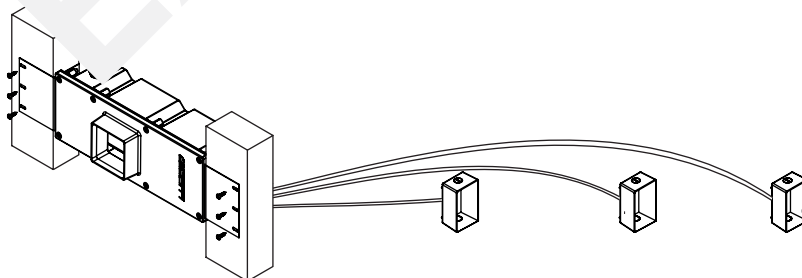
THREE FIXTURES WITH REMOTE POWER SUPPLY	
PART NUMBER	QTY.
SSL1-1-AB-80L02B-2	3
SSL-BB	3
PSA-24V-60-1AT2	1



THREE FIXTURES WITH INTEGRAL POWER SUPPLIES	
PART NUMBER	QTY.
SSL1-1-AB-80L02B-2	3
UBB-SL1-24V-60-1AT2-HGR	3



ONE FIXTURE WITH INTEGRAL POWER SUPPLY, POWERING THREE REMOTE MOUNTED FIXTURES	
PART NUMBER	QTY.
ISL1-1-AB-80L02B-2	4
UBB-SL1-24V-60-1AT2-HGR	1
SSL-BB	3



*Quantities given are for the purposes of the examples only, max quantity of fixtures per power supply varies.

PATHLIGHTS STEALTH AND IMPACT

MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE PER FIXTURE

Fixture Qty. _____

WET, DRY / DAMP OR CONCRETE POUR LOCATION

QTY.

SSL-BB ⓘ

Back Box equipped with SSL-UMP mounting plate and gasket. Typically used in wet and concrete pour applications. Features 1/2" knockouts.

SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00) ⓘ

Back Box equipped with SSL-MP-XX mounting plate and gasket; specify preferred depth. Typically used in wet and concrete pour locations. Features 1/2" knockouts.

UBB-SL1-FL-LVF-(BKT / HGR) ⓘ

Universal Back Box, wet location and concrete pour rated. Specified with remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR). Hanger bars adjust from 14" to 24" for standard joist spacing. Brackets, universal stainless steel mounting flange.

WET OR DRY / DAMP LOCATION

QTY.

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.

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.

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.

DRY / DAMP LOCATION ONLY

QTY.

SSL-RM ⓘ

Remodel Mount collar for installing fixture into drywall / plasterboard. Requires Class 2 power supply.

SSL-CC ⓘ

Cavity Collar for installing fixture into cavity or bore. Requires Class 2 power supply.

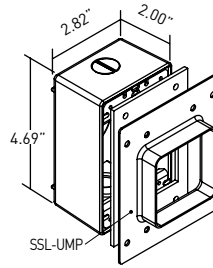
SSL-SC3 ⓘ

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.

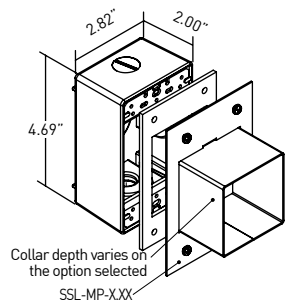
SSL-SC6 ⓘ

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.

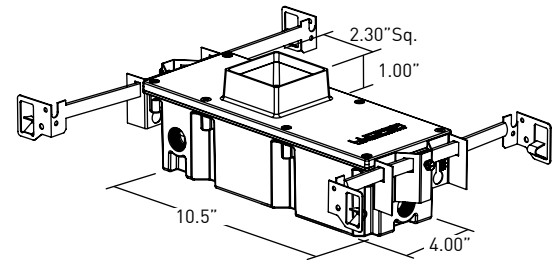
SSL-BB



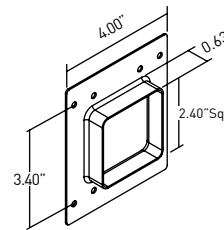
SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)



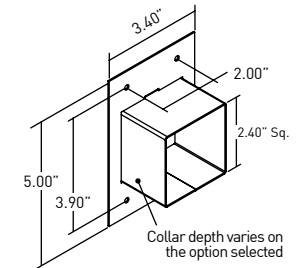
UBB-SL1-FL-LVF-(BKT / HGR)



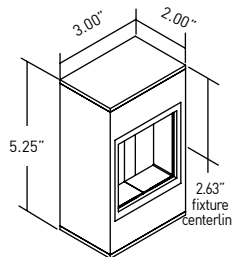
SSL-UMP



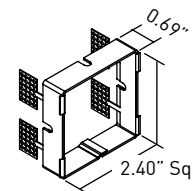
SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)



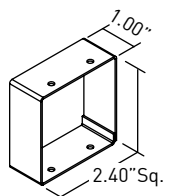
SSL-SMB-(finish)



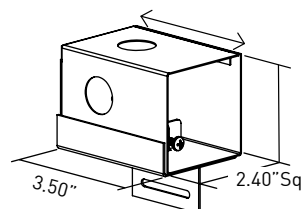
SSL-RM



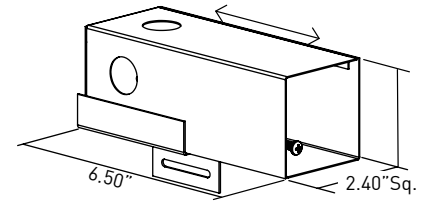
SSL-CC



SSL-SC3



SSL-SC6



PATHLIGHTS STEALTH AND IMPACT

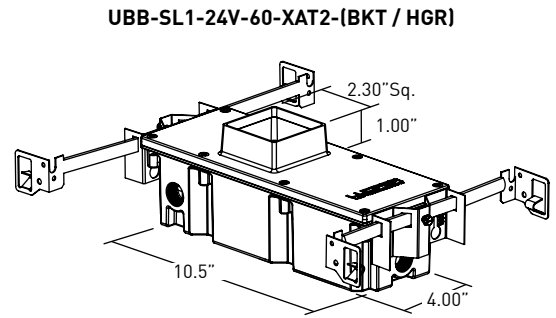
MOUNTING OPTION WITH INTEGRAL POWER SUPPLY - SELECT ONLY ONE PER FIXTURE

WET, DRY / DAMP LOCATION, OR CONCRETE POUR LOCATION

	VOLTAGE	POWERSUPPLY	ATTACHMENT
UBB-SL1-24V-60		AT2	
UNIVERSAL BACK BOX 1.00" COLLAR 24 VOLT OUTPUT 60 WATT	1 120 VAC	AT2 LTF 0-10V Analog and Leading / Trailing edge (Supports 1 - 12 fixtures)	HGR Hangar Bars
	3 277 VAC		BKT Brackets

UBB-SL1-24V-60-XAT2-(BKT / HGR)

Universal Back Box, wet location and concrete pour rated. Specified with integral power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR). Hanger bars adjust from 14" to 24" for standard joist spacing. Brackets, universal stainless steel mounting flange.



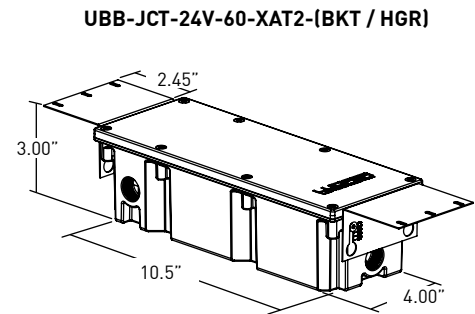
REMOTE POWER SUPPLY OPTIONS

WET, DRY / DAMP LOCATION, OR CONCRETE POUR LOCATION

	VOLTAGE	POWERSUPPLY	ATTACHMENT
UBB-JCT-24V-60		AT2	
JUNCTION BOX 24 VOLT OUTPUT 60 WATT	1 120 VAC	AT2 LTF 0-10V Analog and Leading / Trailing edge (Supports 1 - 12 fixtures)	HGR Hangar Bars
	3 277 VAC		BKT Brackets

UBB-JCT-24V-60-XAT2-(BKT / HGR)

Universal Junction Box, wet location and concrete pour rated. Specified as a remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT). Hanger bars adjust from 14" to 24" for standard joist spacing. Brackets, universal stainless steel mounting flange.



DRY / DAMP LOCATION

	POWERSUPPLY
PSA-24V	
POWER SUPPLY ASSEMBLY 24 VOLT OUTPUT	40-1L22 40 Watt, 120VAC, Lutron 2-Wire, Forward Phase (supports 1 - 10 fixtures)
	60-1AT2 60 Watt, 120VAC, LTF 0-10V Analog and Leading / Trailing edge (supports 1 - 12 fixtures)
	60-3AT2 60 Watt, 277VAC, LTF 0-10V Analog and Leading / Trailing edge (supports 1 - 12 fixtures)
	66-UEX2 66 Watt, 120 - 277VAC, eldoLED LINEARdrive, DMX (supports 1 - 18 fixtures)
	66-UED3 66 Watt, 120 - 277VAC, eldoLED LINEARdrive, DALI (supports 1 - 18 fixtures)
	96-ULP1 96 Watt, 120 - 277VAC, Hi-lume Premier, EcoSystem / 3-wire (supports 1 - 26 fixtures)

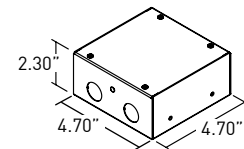
PSA-24V-XX-XXXX

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.

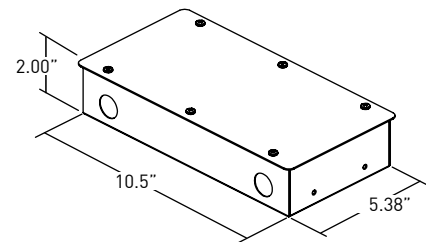
FOLLOWING POWER SUPPLY FOR DEMONSTRATION AND SAMPLING PURPOSES ONLY. NOT FOR PERMANENT INSTALLATIONS.

- **PSA-24V-25-1EL2** Plug-in 120V Class 2 power supply (Supports 1 fixture)

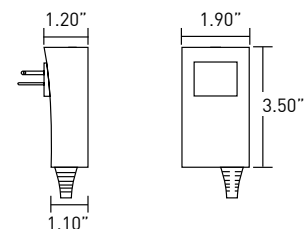
PSA USED FOR AT2



PSA USED FOR L22, EX2, ED3 & LP1



PSA-24V-25-1EL2



PATHLIGHTS STEALTH AND IMPACT

TECHNICAL

CONSTRUCTION

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

Mounting Plates and Mounting Collars: Stainless Steel.

Single-gang Weatherproof Box: Aluminum.

Surface Mount Box: Aluminum.

Universal Back Box: Polycarbonate.

LED

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

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 Compliant; 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.

PATHLIGHTS STEALTH AND IMPACT

LUTRON DIMMING COMPATIBILITY

Power supply L22 Product Family	Part No.	Drivers Per Control (120V only)
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-	1-8
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-	1-13
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-	1-13
GRAFIK T™ CL® dimmer	GT-250M-, GTJ-250M-	1-10
HomeWorks® QS adaptive dimmer	HQRD-6NA-	1-8
HomeWorks® QS 600 W dimmer	HQRD-6ND-	1-8
HomeWorks® QS 1000 W dimmer	HQRD-10ND-	1-13
RadioRA® 2 adaptive dimmer	RRD-6NA-	1-8
RadioRA® 2 1000 W dimmer	RRD-10ND	1-13
myRoom™ DIN power module	MQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS DIN power module	LQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120	2-10 (per output), 26 total per module
HomeWorks® wallbox power module	HWI-WPM-6D-120	2-10 (per output), 26 total per module
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-	2-10 (per output), 26 total per module
GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	2-10 (per output), 26 total per module
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
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
GP dimming panels	Various	1-26
Ariadni CL 250W dimmer	AYCL-253P-	1-8
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-	1-8
Nova T CL 250W dimmer	NTCL-250-	1-10

Power supply LP1 Product Family	120V Part No.	277V Part No.	Drivers per Control	
			120V	277V
NovaT®	NTF-10-	NTF-10-277-	1 - 16	1-19
	NTF-103P-	NTF-103P-277-	1-8	1-14
Nova®	NF-10-	NF-10-277-	1-8	1-19
	NF-103P-	NF-103P-277-	1-8	1-14
Skylark®	SF-10P-	SF-12P-277-	1-8	1-14
	SF-103P-	SF-12P-277-3	1-8	1-14
Diva®	DVF-103P-	DVF-103P-277-	1-8	1-14
	DVSCF-103P-	DVSCF-103P-277-	1-8	1-14
Ariadni®	AYF-103P-	AYF-103P-277-	1-6	1-14
Maestro®	MAF-6AM-	MAF-6AM-277-	1-6	1-14
	MSCF-6AM-	MSCF-6AM-277-	1-6	1-14
Maestro Wireless®	MRF2-F6AN-DV-		1-6	1-14
RadioRA® 2	RRD-F6AN-DV-		1-6	1-14
HomeWorks® QS	HQRD-F6AN-DV		1-6	1-14
Interfaces	PHPM-3F-120	-	1-16	-
	PHPM-3F-DV		1-16	1-38
	BCI-0-10		1-16	1-38
GP Dimming Panels	Various		1-16	1-38
PowPak™ with EcoSystem	RMJ-ECO32-DV-B		32 per EcoSystem link	
	URMJ-ECO32-DVB		32 per EcoSystem link	
	FCJ-ECO		3 per EcoSystem link	
Energi Savr Node™ with EcoSystem	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	

SPECIFICATIONS

DESCRIPTION:

Compact MR16 adjustable square accent fixture. Suitable for wet/damp/dry location installations.

MATERIAL:

Standard overall material is 6061 aluminum.
HL-360S - Machined Aluminum (Standard)
HL-360S-1 - Machined Stainless Steel
HL-360S-2b - Machined Brass

FINISH:

AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White
N - Natural, for Stainless Steel and Brass

HALOGEN LAMPING OPTION:

Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included (standard).

LED OPTIONS

Integral high output LED, warm white 85 CRI (3000K CCT) standard, others available.
3LED - 3W LED - 180 lumens
8LED - 8W LED - 300 lumens
8LED-E - 8.4W LED - 565 lumens

OPTICS

3LED and 8LED:
SP - Spot, 12°
NF - Narrow Flood, 24°
FL - Flood, 36°
 8LED-E:
SP - Spot 14°
NF - Narrow Flood, 25°
MF - Medium Flood, 30°
FL - Flood, 40°

VOLTAGE:

12 - 12 VAC output transformer required, not included.

MOUNTING:

Fixture is designed with a 1/2-NPS adjustable mounting stem.

OPTIONS:

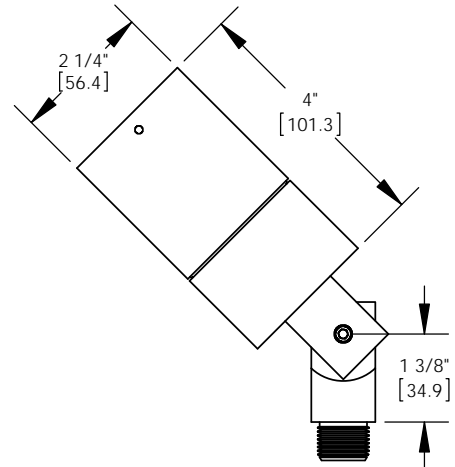
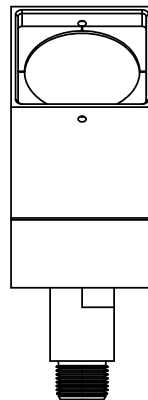
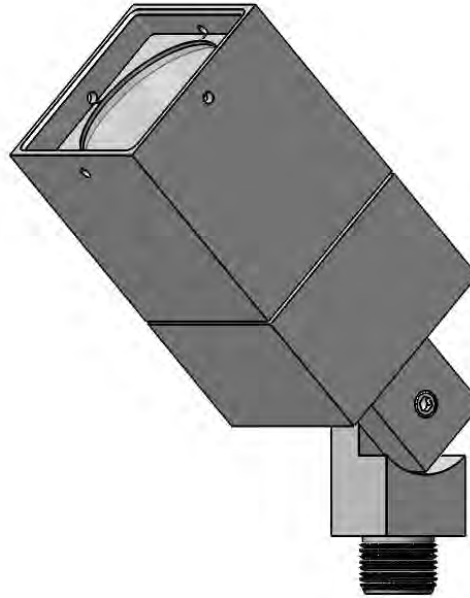
Lenses/Louvers/Color Filters
LA-1 - Hexcell Louver (Black)
LA-2 - Prismatic lens
LA-3 - Linear spread lens
LA-4 - Soft focus lens (diffused)
LA-5 - Moonlight lens
LA-6 - Blue lens
 See fixture accessories for more information.

SAMPLE ORDER SPECIFICATION:

HL-360S-2b-N-12-GL-11-LA-1

RATING:

Wet/damp/dry location.



MADE IN THE USA

ORDER SPECIFICATION: _____ - _____ - _____ - _____ - _____
Fixture Finish Lamping Voltage Options/Access.

PROJECT: _____
APPROVED: _____
NOTE: _____
TYPE: _____

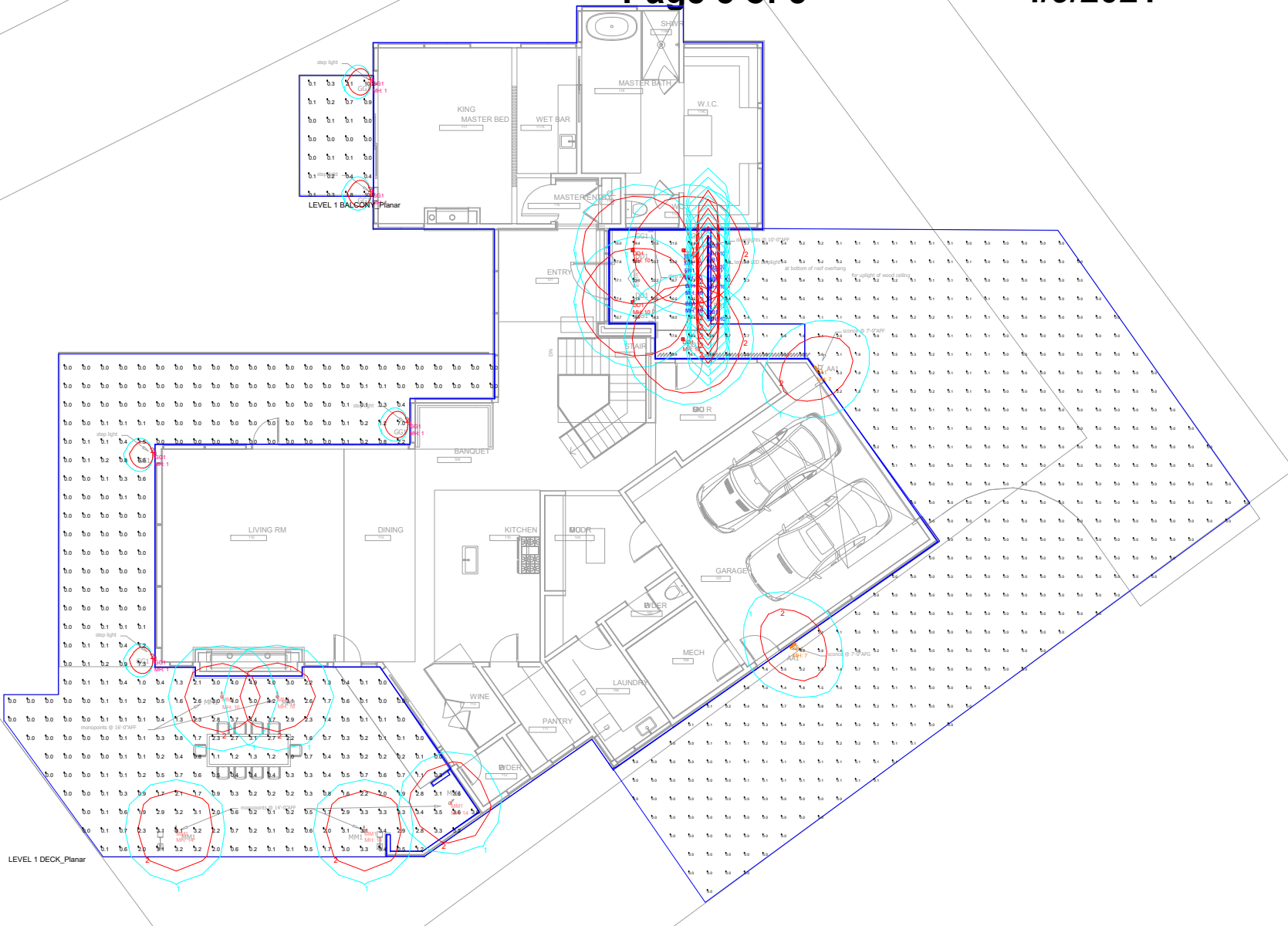
HEVI LITE, INC.
 9714 Variel Ave, Chatsworth, CA 91311
 Tel., (818) 341-8091 - Fax (818) 998-1986
 Web Site <http://www.hevilite.com>

CATALOG NUMBER:
HL-360S

CORTINA 10 + 21 LIGHTING LAYOUT USING GIVEN LOCATIONS REF. NO. I10241.AGI






Page 3 of 5

4/9/2021



View_1:LEVEL 1
Scale: 1 inch= 16 Ft.

CORTINA 10 + 21 LIGHTING LAYOUT USING GIVEN LOCATIONS REF. NO. I10241.AGI Page 5 of 5 4/9/2021

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Total Lamp Lumens	LLF	Description	Filename	
	4	AA1	SINGLE	391	390.9	0.900	WS-W38608	IES-WS-W38608.IES	
	9	BB1	SINGLE	294	294	0.900	VERS-04-SW-3 0-30-DRY-GZR-ST	VERS-04-SW-3 0-30-DRY-GZR-ST.ies	
	22	DD1	SINGLE	950	N.A.	0.900	EN3S-LO93-3000K	102171228CHI-097 GB EN3S-LO930AAI 40°.ies	
	23	GG1	SINGLE	69	N.A.	0.900	ISL1 80CRI 200LM 3000K	ISL1 80CRI 200LM 3000K.ies	
	9	MM1	SINGLE	308	N.A.	0.900	HL-360S-8LED-FL	HL360s-8LED-FL.ies	

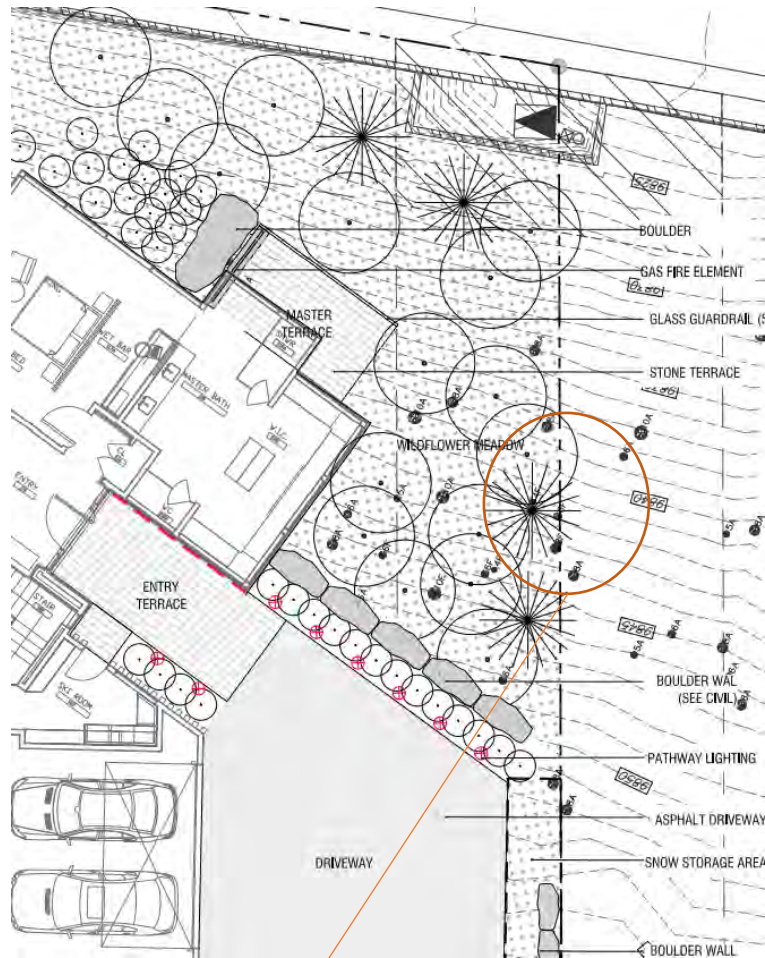
Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	
ENTRY Planar	Illuminance	Fc	13.51	43.6	0.3	45.03	145.33	readings taken at grade	
FAMILY PATIO Planar	Illuminance	Fc	12.95	20.6	5.7	2.27	3.61	readings taken at grade	
LEVEL 1 BALCONY Planar	Illuminance	Fc	1.01	10.2	0.0	N.A.	N.A.	readings taken at grade	
LEVEL 1 DECK Planar	Illuminance	Fc	0.79	7.3	0.0	N.A.	N.A.	readings taken at grade	
LEVEL 1 ENTRY Planar	Illuminance	Fc	1.34	23.7	0.0	N.A.	N.A.	readings taken at grade	
LEVEL 2 DECK Planar	Illuminance	Fc	3.07	16.4	0.0	N.A.	N.A.	readings taken at grade	
LOWER LEVEL DECK Planar	Illuminance	Fc	0.39	3.4	0.0	N.A.	N.A.	readings taken at grade	
LOWER LEVEL DECK Planar 1	Illuminance	Fc	0.11	1.8	0.0	N.A.	N.A.	readings taken at grade	
LOWER LEVEL STAIRS Side 4	Illuminance	Fc	5.02	45.0	0.0	N.A.	N.A.	readings taken at grade	
LOWER LEVEL STAIRS Side 8	Illuminance	Fc	5.26	48.7	0.0	N.A.	N.A.	readings taken at grade	
STAIRS LOWER LEVEL Side 13	Illuminance	Fc	4.43	11.5	0.4	11.08	28.75	readings taken at grade	
STAIRS LOWER LEVEL Side 17	Illuminance	Fc	4.77	11.9	0.4	11.93	29.75	readings taken at grade	
STAIRS LOWER LEVEL Side 21	Illuminance	Fc	4.63	11.8	0.4	11.58	29.50	readings taken at grade	
STAIRS LOWER LEVEL Side 25	Illuminance	Fc	4.57	11.8	0.4	11.43	29.50	readings taken at grade	
STAIRS LOWER LEVEL Side 29	Illuminance	Fc	4.63	11.8	0.5	9.26	23.60	readings taken at grade	
STAIRS LOWER LEVEL Side 33	Illuminance	Fc	4.62	11.7	0.4	11.55	29.25	readings taken at grade	
STAIRS LOWER LEVEL Side 37	Illuminance	Fc	4.55	11.8	0.4	11.38	29.50	readings taken at grade	
STAIRS LOWER LEVEL Side 5	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	readings taken at grade	
STAIRS LOWER LEVEL Side 9	Illuminance	Fc	4.17	11.2	0.2	20.85	56.00	readings taken at grade	

Object Summary		
Label	Type	Description
BUILDING ENTRY LEVEL	Polygon-Flat	reflectance of 50%
BUILDING LEVEL 1	Polygon-Flat	reflectance of 50%
BUILDING LEVEL 2	Polygon-Flat	reflectance of 50%
BUILDING LOWER LEVEL	Polygon-Flat	reflectance fo 50%
ENTRY	Planar	reflectance of 20%
ENTRY SOFFIT 10'-6"	Polygon-Flat	reflectance of 80%
ENTRY SOFFIT 9'-6"	Polygon-Flat	reflectance of 80%
FAMILY PATIO	Planar	reflectance of 20%
FAMILY PATIO SOFFIT	Polygon-Flat	reflectance of 80%
LEVEL 1 DECK	Planar	reflectance of 20%
LEVEL 1 DECK 1	Planar	reflectance of 20%
LEVEL 1 ENTRY	Planar	reflectance of 20%
LEVEL 1 ROOF OVERHANG	Polygon-Flat	reflectance of 80%
LEVEL 2 DECK	Planar	reflectance of 20%
LEVEL 2 SOFFIT	Polygon-Flat	reflectance of 80%
LOWER LEVEL DECK	Planar	reflectance of 20%
LOWER LEVEL DECK	Planar	reflectance of 20%
LOWER LEVEL DECK 1	Planar	reflectance of 20%
LOWER LEVEL STAIRS	Polygon-VertExtr	reflectance of 20%
STAIRS LOWER LEVEL	Polygon-VertExtr	reflectance of 20%

NOTES:

- EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
- CALCULATIONS DO NOT SHOW THE EFFECT OF SHADOWING CAUSED BY ALL OBJECTS WITHIN AREA.
- MOUNTING HEIGHT FOR LUMINAIRE TYPE GG1 IS ASSUMED
- LUMINAIRE TYPE MM1 IS NOT TILTED OR AIMED. MUST BE DONE ON-SITE
- AVAILABLE IES FILES FOR LUMINAIRES TYPES BB1, DD1, GG1 ARE ONLY 3000K

Design Review



Comments:

Landscape planning places a Blue Spruce in a grouping of fir trees within zone 2.

Diversity of Tree Plantings (40%) is not met.

Evergreen Trees – Multi-family lots 8 to 12 feet in height, with 30% 12 feet or larger not met

PLANTING LEGEND

SYMBL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
TREES				
PT	POPULUS TREMULOIDES	QUAKING ASPEN	24	3" CAL
PP	PICEA PLUNGENS	COLORADO SPRUCE	4	10-12'

SYMBL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
SHRUBS				
CS	CORNUS STOLONIFERA	RED TWIG DOGWOOD	83	#5
	VRTIC FRIE			

NON-IRRIGATED MIX W/ WILDFLOWERS (FOR ALL DISTURBED AREAS)
SOURCE: SOUTHWEST SEED INC.
PRODUCT: ALDASORO SEED MIX VARIETY: SWS
TOTAL AREA 7,187 SF

COMMON NAME	VARIETY	PERCENT OF MIX
FESCUE	FAWNYERT' ENDOPHYTE FR.	6.65
ORCHARDGRASS	PANITE	12.46
TURF FESCUE CREEPING	VMS	9.27
WHEATER	CANBAR	4.50
BROME: MOUNTAIN	GARNET	6.28
FESCUE: HARD	VMS	21.58
GRASS C: TIMOTHY	CLMAX	3.30
RYEGRASS: PERENNIAL 1P	ROOST	9.95
GRASS C: BLUEGRASS-KY	GINKER	19.41

LAWN (SOO)

TOTAL AREA 800 SF

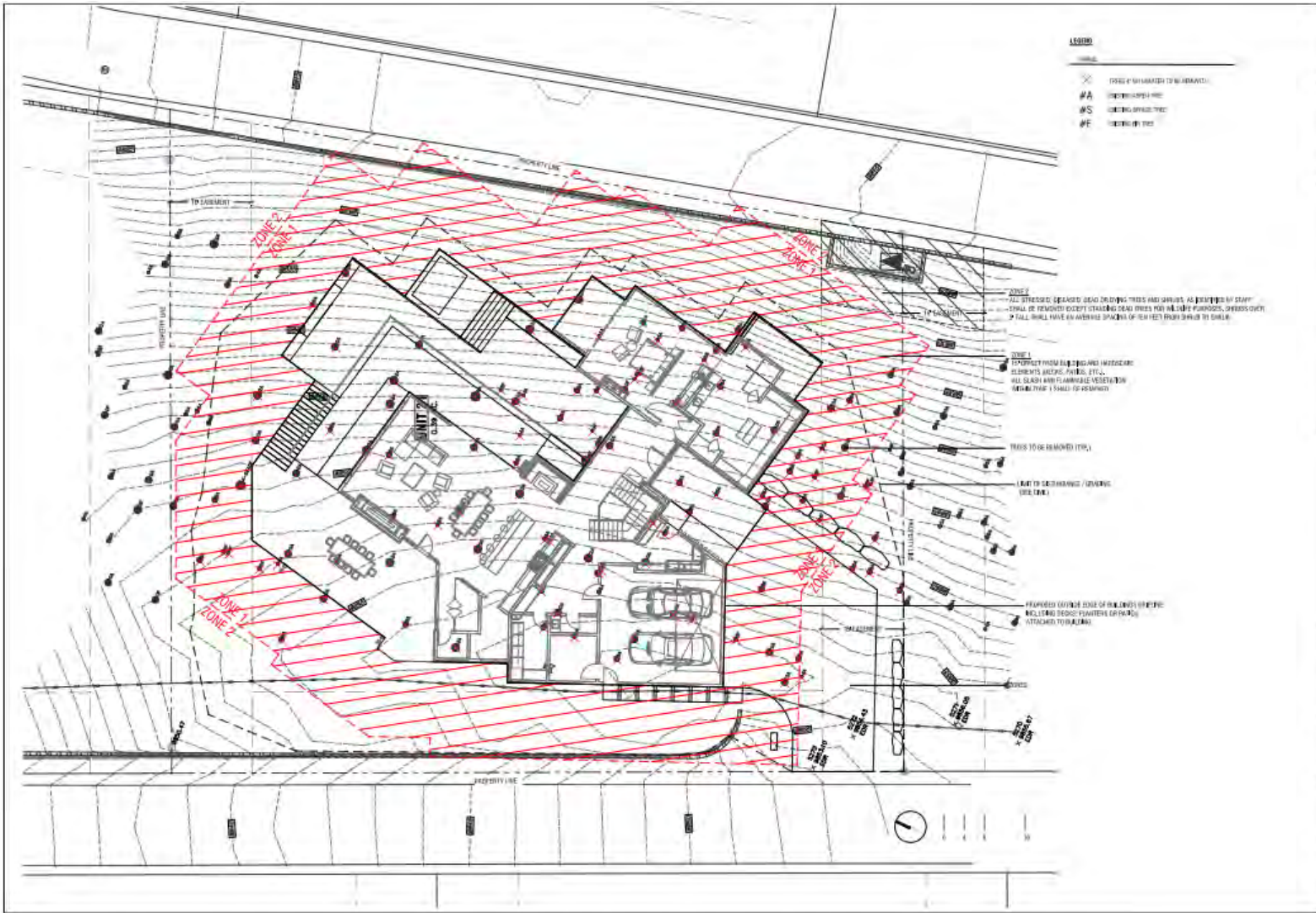
LIGHTING LEGEND

SYMBOL	SPECIFICATION	QUANTITY
●	PK LIGHTING LITESTICK (LED) BLACK MATTE FINISH	15
---	JESCO LIGHTING GROUP DL-FLEX-WTCG STATIC SERIES 1 FT STRIP LIGHT	16 E





CORTINA TWENTY ONE
 TBD Cortina Dr. (LOT 21)
 TELLURIDE, MOUNTAIN VILLAGE, CO 81435



- LEGEND**
- ☒ TREE TO BE MAINTAINED TO REMOVAL
 - #A TREE TO BE MAINTAINED
 - #S TREE TO BE REMOVED
 - #F TREE TO BE MAINTAINED

ZONE 1
 ALL SPECIES OF PLANTS, DEAD TREES, TREES AND SHRUBS AS PROTECTED BY CODE
 - TREES TO BE MAINTAINED EXCEPT STANDING DEAD TREES FOR HEALTHY BIRDS, SHEDS OVER
 7' TALL SHALL HAVE AN AVERAGE SPACING OF TEN FEET FROM OTHER TREES

ZONE 2
 EXCEPT FROM BURNING AND FIRE-RESISTANT
 ELEMENTS, BRICKS, PAVES, ETC.,
 ALL GLASS AND FLAMMABLE VEGETATION
 SHALL BE REMOVED TO MAINTAIN

TREES TO BE MAINTAINED (TYPE)

PLANT TO BE MAINTAINED / REMOVED
 (SEE PLAN)

PROPOSED CURB AND ZONE OF THE LOT (SEE PLAN)
 INCLUDING TREES PLANTED OR PLANTING
 ATTACHED TO BUILDING


 ASSOCIATION OF LANDSCAPE ARCHITECTS

 CITY OF COLORADO
 DIVISION OF LANDSCAPE ARCHITECTURE

CORTINA TWENTY ONE
 TELLURIDE MOUNTAIN RESORTS, CORP.

CREATED 01/06/21

FIRE MITIGATION
 PLAN

L 1-03



Comments:

Cluster of fir trees in zone 2 do not meet zone 2 CDC requirements related to 10' crown-to-crown ratio and have not been marked for removal.

Zone 2 exception may apply "(b) The following exceptions apply to Zone 2: (i.) Groupings of trees or shrubs may be allowed provided that all of the crowns in such group of trees or the edge of the shrubs are spaced ten feet (10') from crown-to-crown or from edge of shrub to any trees or shrubs outside of such grouping."

Four Aspen trees within zone 1 have not been marked for removal. According to CDC code 17.6.1.A.3.d.i.a. All trees and shrubs located within Zone 1 shall be removed.



AGENDA ITEM 7
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; April 22, 2021

DATE: April 1, 2021

RE: Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot AR-26, 122 Singletree Way, pursuant to CDC Section 17.4.11.

Project Overview

PROJECT GEOGRAPHY

Legal Description: LOT AR 26 ADAMS RANCH AT TOWN OF MOUNTAIN VILLAGE LOCATED WITHIN SEC 33 T43N R9W NMPM SAN MIGUEL COUNTY CO PLAT BK 1 PG 2570 AND 1ST AMEND DECS RECP 326892

Address: 122 Singletree Way
Applicant/Agent: Chris Hawkins, Alpine Planning
Owner: Roxana Popovici
Zoning: Single-Family
Existing Use: Vacant
Proposed Use: Single-Family
Lot Size: 1.05 Acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Application
- Exhibit B: Plan Set
- Exhibit C: Public / Referral Comments



Figure 1: Vicinity Map

Case Summary: Chris Hawkins of Alpine Planning (Applicant), working on behalf of Roxana Popovici (Owner), is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot AR-26, 122 Singletree Way. The Lot is approximately 1.05 acres and is zoned Single-Family. The overall square footage of the home is approximately 7,782 gross square feet. The property is located near the terminus of Singletree Way and consists of a partially forested area to the rear of the lot, with some areas of the Lot over 30% that will be required to be disturbed as part of the design proposal.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is 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 Italicized Text.***

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable) Maximum	35.03'
Maximum Avg. Building Height	35' (gable) Maximum	22.4'
Maximum Lot Coverage	40% Maximum	12.46%
General Easement Setbacks	16' GE	Complies
Roof Pitch		
Primary		4:12
Secondary		6:12 / 12:12
Exterior Material**		
Stone	35% minimum	35.9%
Windows/Doors	40% maximum	29.72%
Parking	2 enclosed / 2 surface	2/2

Design Review Board Specific Approvals:

1. Road and Driveway Standards

Design Review Board Specific Approvals:

2. Metal Fascia

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design is largely based on a primary gabled roof form with secondary shed projections. Homes with a primary gabled roof form are granted a maximum building height of 40 feet. The maximum average height must be at or below 35 feet for gable roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: As part of this application, the applicant has provided both a Maximum Building Height and Average Building Height analysis. Based on the heights provided, the maximum building height is 35.03 feet from the highest ridge to the grade below. The maximum average height is 22.4 feet. Both of these heights comply with the CDC requirements. Additionally, the applicant has provided a parallel plane analysis

demonstrating that no portion of roof forms penetrates the 40-foot parallel slope height allowance. It should be noted that there appears to be some discrepancy between the parallel plane projection and the most restrictive grade. The most restrictive grade is the lesser of the existing and proposed grades. With that, the heights still appear to meet CDC requirements but prior to submittal for Final Architectural Review (FAR), the applicant shall revise Page A3.2 per these comments.

17.3.14: General Easement Setbacks

Lot AR-26 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks 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 and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: The Driveway as shown currently takes access from the Singletree Way Right of Way (ROW). Due to the grade of the site, the driveway necessitates a retaining wall that will also be located with the GE.*
- *Address Monument: The address monument appears to be integrated into the retaining wall described above.*
- *Utilities: The shallow utility connections are currently located within the GE of Lot AR-26 along the Singletree Way ROW. The proposed locations are conceptual at this time, but generally speaking, only the front GE will be disturbed with these connections.*
- *Landscaping: The proposed landscaping is within the GE surrounding the home. While natural landscaping is permitted, any associated irrigation must be approved by the DRB and any irrigation within the GE must be included in the GE Encroachment Agreement.*

The only encroachment in the GE that is not permitted by the CDC is irrigation associated with the above-described landscaping. These will require the DRB to decide that this is appropriate. If not, then the applicant shall revise the plans to remove non-permitted GE encroachments.

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.

Staff: The home appears to blend well into the existing design theme of the Mountain Village given its strong material palette of buff sandstone, burnt cypress siding, and metal accents. The darker materials of the metal and burnt cypress contrast well with the lighter buff stone. Overall, it appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular. Staff does want to discuss the following items to better understand the DRBs comfort level:

- *Cantilevered Wing with Terraced Roof: Due to the steep slopes of the site (approx. 55% in rear), the applicant has proposed a unique solution to possibly limit site disturbance – a cantilevered wing with a terraced roof without any piers or columns supporting. The DRB must determine that this design is appropriate.*
- *Exposed wood siding at or near grade: The proposed design does include some areas with wood siding at or in close proximity to the ground. This could be problematic over the long term with snow and water damage that could occur. While shou sugi ban is typically rot-resistant, there are instances where the wood siding leaches water near the bottom when it comes in contact with stone. This could present long-term maintenance issues.*

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: The building siting for the proposed design is largely driven by both the narrowness and topography of the lot. Lot AR-26 is located on a geographical ridge with the front of the lot sloping upwards to the crest on this ridge then dramatically falling to the northeast with portions of the lot over 50% slope. With this in mind, the applicant has been successful in limiting any impacts to the General Easement surrounding the home. In terms of the project blending into the landscape and vegetation, it appears that the front of the home does blend well into the hillside given the sunken nature of the courtyard area, but the rear of the home is cantilevered and does appear to float above the ground in a way that makes it difficult for staff to determine that this portion of the home blends into the existing landforms. With that being said, it does appear that the existing mature landscaping will generally screen this area of the home from any view. Also, the cantilevered nature of this wing does limit the extensive excavation that would be required if this home was built into a 50% slope.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. To accomplish this, the applicant is proposing a Colorado buff sandstone in a random rectangular arrangement. The proposed siding and soffit materials are burnt cypress in different widths (4" and 6") and arrangements, that appear to have been wire brushed to accentuate the grain of the wood. In addition to the siding, a prominent element of the home is the 1'x2' dark patina steel panels. Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing.

Window and door trim are proposed as painted aluminum charcoal black product, but more detail should be provided in the form of window, door, and garage door schedules before FAR. Any windows and or doors located within stone must be recessed per the CDD. The proposed roofing material is a bonderized grey product, and the fascia of the home appears to match. According to the CDC, the use of metal fascia is a specific

approval and the DRB will need to grant this approval as part of this application. The CDC allows for bonderized standing seam roofing materials and this appears to meet that requirement. It should be noted that the applicant has not shown snow fencing on the roof plan which is a requirement of the CDC.

The applicant has not proposed any snowmelt at this time, but due to the driveway grades (discussed below in more detail), the DRB could potentially require that a snowmelt system be incorporated into the proposed design. Prior to FAR, the applicant shall revise these plans to detail areas of exterior snowmelt and the associated square footages.

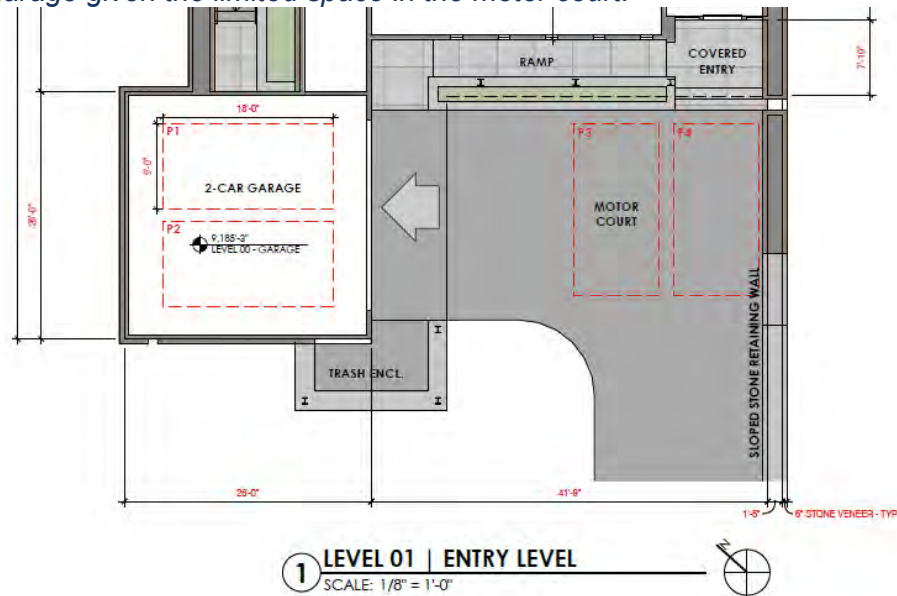
17.5.7: Grading and Drainage Design

Staff: The applicant has provided a grading and drainage plan in accordance with the CDC requirements. The location and design of the home have enabled the project to minimize grading impacts on the steepest portion of the lot but it should be noted that the project will require a large amount of excavation and material export. The grading plan demonstrates final grades and that the home does generally have positive drainage. It is unclear to staff if positive drainage is being achieved on the north side of the home. This may necessitate some additional grading in this area.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family developments to provide two interior and two surface parking spaces. The applicant is currently meeting this requirement but the following items should be noted:

- The applicant is proposing 2 interior spaces and two exterior spaces, but they are not meeting the requirements CDC for parking – each required parking space shall have unobstructed access from a road without requiring the movement of another car. The DRB may grant tandem parking requests for Lots smaller than 0.75 acres. At 1.05 acres, the applicant is required to provide parking spaces that meet this requirement. There are potential areas to the front of the home's trash enclosure to provide adequate parking. This item shall be revised before FAR. Additionally, it's unclear to staff how the applicant intends to back out of the garage given the limited space in the motor court.



17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan for initial review. This plan demonstrates planting locations, revegetation notes, and other general requirements. Prior to FAR, the plan shall be revised to include irrigation locations in order to better determine the extent of the GE Encroachments. Generally speaking, staff does not believe this plan meets the requirements of the CDC for fire-resistant species per the Foresters attached comments. This plan shall be revised to better address these requirements prior to FAR.

17.5.11: Utilities

Staff: All utilities are currently located within Singletree Way ROW and will only require connections from the road to the home. The applicant shall work with the Public Works Director before the final review to determine the specific locations of the connections for the home as these locations are conceptual only. It should be noted that the utility plan currently shows the location of the meters at the front of the home, and these must be screened and/or relocated to a more discrete location.

17.5.12: Lighting Regulations

Staff: The applicant has provided a preliminary lighting plan at this time. Fixture BX does not appear to meet the requirements of the CDC for total lumen output. It should be noted that the Lighting Plan is not required at IASR.

17.5.13: Sign Regulations

Staff: The applicant has not provided the specific architectural details for the address monument at this time. The lighting plan indicates the location of the monument. Prior to FAR, the plans should be modified and the address monument redesigned to meet the requirements of the CDC for heights, and visibility. Staff is concerned that due to the heights of the retaining walls and adjacent grades, that the monument numbering will not be visible from certain angles or during large snowfall events.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicants have provided a fire mitigation plan meeting the requirements of the CDC.

Steep Slopes: The building site does contain steep slopes and the applicant has intentionally designed the home to limit the impacts to those areas. The majority of the development does not occur on areas of steep slopes.

17.6.6: Roads and Driveway Standards

Staff: The civil plans provided indicate that the driveway widths do meet the requirements of the code at 12 feet in width. It should be noted that instead of 2-foot shoulders, the applicants are proposing 3-foot concrete v-pans. Staff does not take issue with this proposal given the drainage needs for the driveway. The driveway grade is demonstrated on page C2, and the majority of the driveway is 9.99% grade. This exceeds the CDC requirements for driveway grade, but the DRB may vary this requirement as necessary. The CDC allows for the DRB to require snowmelt on driveways steeper than 8% and should discuss if this should be required.

Additionally, there is a retaining wall associated with the driveway that appears to be over 4 feet in height. By requiring the wall to be stepped, there would be GE impacts, and it may be preferable to DRB to grant a design variation for this requirement as well.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces and unless the owners procure a fireplace permit, these must operate on natural gas. Prior to Final Review, these plans should be revised to explicitly state that they are natural gas burning fireplaces.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has not submitted a construction mitigation plan for this project at this time. Based on the location and topography of the Lot, staff believes any future CMP shall demonstrate a phased project due to the excavation required to gain access to the site. Parking will be required to be addressed in a phased manner – with parking designated along the roadway until a point when access to the site is accomplished and parking can occur within the site.

Due to the slopes and total amount of necessary excavation, the stormwater and drainage mitigation should be substantial in how it addresses disturbances, stockpiled materials, and stormwater leaving the site. This shall include silt fencing and other appropriate stormwater mitigation methods. This information shall be provided prior to FAR.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot AR-26, 122 Singletree Way.

Staff Note: *It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

Proposed Motion:

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot AR-26, 122 Singletree Way, based on the evidence provided within the Staff Report of record dated April 1, 2021, with the following and Design Variations and Specific Approvals:

Design Review Board Specific Approvals:

- 1) *Road and Driveway Standards*

Design Review Board Specific Approvals:

- 1) *Metal Fascia*

And, with the following conditions:

- 1) Prior to submittal for a Final Architectural Review, the applicant shall revise the parallel plane analysis to demonstrate both existing and finished grade projections.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall provide a full window, door, and garage schedule. Any areas of fenestration within the stone façade shall be recessed and the recessed detail provided.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall demonstrate areas of snowmelt within the driveway areas over 8% grade.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall revise the motor court to provide exterior parking spaces that are not in a tandem configuration.

- 5) Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping plan to include irrigation location details to determine the extent of the GE encroachments. Additionally, the applicant shall revise the landscaping plan based on referral comments from the Town Forester.
- 6) Prior to submittal for a Final Architectural Review, the applicant shall revise the design and location details for the address monument so that it meets the requirements of the CDC.
- 7) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional lighting plan details such as a photometric study, and shall replace fixture BX with a CDC compliant fixture.
- 8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 10) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 11) 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.
- 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) Any Town or Utility owned facilities required to be relocated due to the development of this Lot shall be relocated solely at the cost of the property owner. Prior to relocation, these modifications must be approved by the Public Works Director and any other relevant agencies.
- 14) 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

FOX



Lot AR-26 Design Review

Tommy Hein
ARCHITECTS



Uncompahgre
Engineering, LLC

ALPINE
PLANNING

Site Context and Design

Roxana Popovici (“**Owner**”) is the owner of Lot AR26 Adams Ranch at Town of Mountain Village (“**Site**”). The Owner intends to build a single family residence on the Site that is currently vacant. The Site is located in the Single-family Zone District.

The Site has its main axis in a northeast to southwest direction with an irregular shape that extends to the north. Lot AR-27 to the west has this same unique shape. The site has relatively gentle 16 percent slopes on its southern part with a low USGS elevation of 9180 and a high elevation of 9,200 that blends into a flat ridge area which drops to a low elevation of 9122.48 at the northeast Site corner. The slopes on the northern part of the lot are approximately 52 percent with slopes in the surveyed area approximately 55 percent.

The proposed home site is located at the top of the ridge of the Site to access view to St. Sophia Ridge across the valley. Most of the home footprint is located within the gently sloping portion of the Site, with only a small portion of the home located on the steeper sloped areas which is needed to access the primary views to the northeast.

The home is proposed with a solid grounded base that include a cantilevered wing with a terrace roof on the northern facade to minimize steep slope disturbance. The Adams Ranch Design Review Board has reviewed and approved the proposed home design in accordance with its subdivision design regulations.

Project Geography

Geography and Zoning Requirements		
	Existing/Requirement	Proposed (Approx.)
Lot Size	1.05 acres	No Change
Floor Area (Gross)	No floor area limit	7,782 gross sq. ft.
Zone District	Single-family Zone District	No Change
Maximum Building Height	35’ + 5’ for Gabled Roofs	35.03’
Maximum Average Building Height	30’	22.4’
Lot Coverage	30% = 13,721.4 sq. ft.	12.46% = 5,698.25 sq. ft.
Setbacks		
Front - South	16’	64’ 1 1/2”
Rear - North	16’	>60’
Side - East	16’	20’ - 7”
Side - West	16’	18’ - 10 1/2”
Parking	2 enclosed spaces + 2 unenclosed	3 enclosed space + 2 unenclosed

Steep Slope Regulations

The Site has steep slopes greater than 30% on its northeast side that continue to the northern property line. The extent of the steep slopes were not surveyed beyond what is shown due to dangerous survey conditions with snow and ice on the ground. However, the USGS elevation is shown on the northeast and northwest property corners.

The proposed home was designed on the Site’s geographic ridge to access primary St. Sophia Ridge views to the northeast that include Mount Emma. Its location also allows views to Campbell Peak and Iron Mountain to



Figure 1. The Site

the north.

Section 17.6.1(C)(2)(a) of the Community Development Code (“**CDC**”) states that:

“Building and development shall be located off slopes that are thirty percent (30%) or greater to the extent practical.

i. In evaluating practicable alternatives, the Town recognizes that it may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations.”

The development of the Site necessitates disturbance of steep slopes that are 30% or greater to allow access to key viewsheds.

CDC Section 17.6.1(C)(2)(c) states:

“The review authority shall only allow for disturbance to slopes thirty percent (30%) or greater if it is demonstrated that there is not a practicable alternative to avoiding such activities and if the following criteria are met:

i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan. *The proposed home is in general conformance with the Mountain Village Comprehensive Plan because it envisions Lot AR-26 with single-family land uses. The civil engineering and structural engineering design will ensure that environmental resources are not impacted.*

ii. The proposed disturbance is minimized to the extent practical. *The impact to steep slope areas*

regulations.

Grading Design. Grading has been designed to relate to and blend into the surrounding topographic landscape.

Parking Regulations. The proposal provides three (2) interior garage spaces and two (2) exterior surface spaces which meets the Parking Regulation requirements.

Landscaping Regulations. The landscaping plan has been designed in accordance with the landscaping regulations.

Fire Mitigation Regulations. The northern portion of the Site has a very thick forest that will have to be thinned to meet the Fire Mitigation Regulations and also to access the views. The tree thinning for fire mitigation downslope will be extensive due to the steep slopes with Zone 3 extending over 210 feet downhill. The development team is therefore respectfully requesting that it be allowed to flag the trees that have to be removed for fire mitigation and views prior to removal for Town staff field review. Otherwise, it will be necessary to submit a tree survey to show trees over 4" diameter (dbh) after the snow melts for Town staff to review and approve the tree removal plan. We look forward to further discussing the best approach with Town staff and the DRB.

Exterior Material & Roof Design

The proposed home is designed with the following exterior materials:

- 4" Burnt Cypress Shu-Sugi-Ban, Vertical Siding and Soffits
- Colorado Buff Sandstone Veneer
- Steel Panels
- Exposed Steel Structure - Painted Charcoal Grey Finish
- Aluminum Clad Windows and Doors, Charcoal Grey Finish

Lighting

A schematic design for the lighting plan is included in the plan set, with lighting specifications shown in Exhibit A to the narrative. An isofootcandle diagram will be included in the Final Architectural Review plan set.

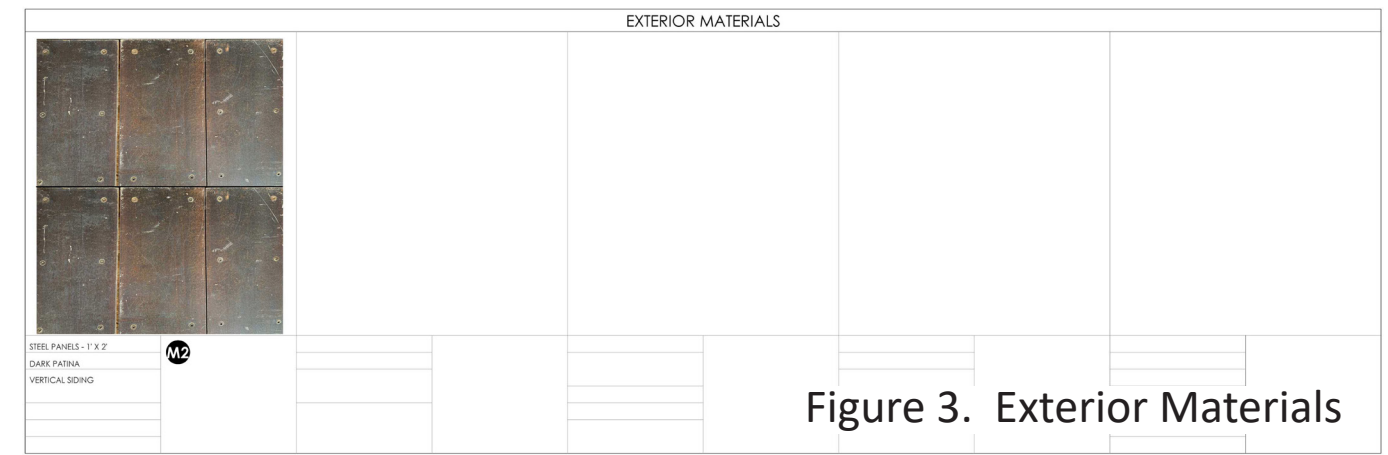


Figure 3. Exterior Materials





Tommy Hein
ARCHITECTS



Uncompahgre
Engineering, LLC



GENERAL NOTES

CONTRACT DOCUMENTS:

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

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

ORGANIZATION:

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS).

SYSTEMS AND DETAILS HAVE BEEN STANDARDIZED AS MUCH AS POSSIBLE THROUGHOUT EACH STRUCTURE FOR ECONOMY AND EASE OF UNDERSTANDING; SOME DETAILS ARE THEREFORE REPLICATED IN BUILDINGS FOR CONTRACTOR AND SUBCONTRACTOR CONVENIENCE.

CODE COMPLIANCE:

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

INTENT:

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

COORDINATION:

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

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 MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE (CDC) AND DESIGN REVIEW BOARD (DRB) CONDITIONS; AND ALL COVENANTS, CONDITIONS & RESTRICTIONS, DECLARATIONS, ARCHITECTURAL GUIDELINES AND RULES AND REGULATIONS ESTABLISHED BY ANY PRIVATE OWNERS ASSOCIATIONS THAT GOVERN THE PROJECT SITE

LOT COVERAGE & FLOOR AREA CALCULATIONS		
STANDARDS	REQUIRED	PROPOSED
LOT COVERAGE		
LOT AREA (S.F AND ACREAGE)		1.05ACRES= 45,738.00 S.F. MAX COVERAGE = 13,721.40 S.F. COVERAGE SF= 5,698.25 S.F. COVERAGE %= 12.46% (COMPLIANT: 17.54% BELOW THE ALLOWABLE 30%)
LOT COVERAGE	<30%	
FLOOR AREA CALCULATIONS		
		SEE SHEET A2.0 FOR ALL FLOOR AREA CALCULATIONS
MISC REQUIREMENTS		
BUILDING SETBACKS	16'	-SEE A 1.1 FOR BUILDING SETBACKS
BUILDING HEIGHT		
- MAXIMUM	- 35' + 5'	- SEE A 1.2
- AVERAGE	- 30'	- SEE A 1.2
NUMBER OF UNITS BY TYPE	- 1 RESIDENTIAL	- 1 RESIDENTIAL
PARKING SPACES		
- ENCLOSED	- 2	- 2
- SURFACE	- 5	- 5
EXTERIOR MATERIALS	- SEE A3.0	- SEE A3.0
CODE SUMMARY		
ZONING - SINGLE FAMILY RESIDENTIAL BUILDING CODE - IRC-2018 DESCRIPTION - OCCUPANCY CLASSIFICATION - IRC 1&2 AUTOMATIC FIRE SPRINKLERS NFPA13D - SPRINKLERED GREATER THAN 3,600 S.F. FIRE RESISTIVE RAITING SHAFT ENCLOSURES - 1HR. EXIT ENCLOSURE RATING 1 HR. ELEVATOR SHAFT N/A		

SHEET INDEX

SHEET NUMBER	SHEET NAME
A0.0	COVER & PROJECT INFORMATION
A0.1	SITE PHOTOS
A0.2	PROJECT RENDERINGS TOPOGRAPHIC SURVEY
CIVIL SERIES	
C.1	CIVIL ENGINEERING GENERAL NOTES
C.2	DRIVEWAY PLAN & PROFILE
C.3	UTILITIES
LANDSCAPE SERIES	
L1.0	LANDSCAPE ILLUSTRATIVE PLAN
L2.0	LANDSCAPE PLANTING PLAN
L3.0	WILDFIRE MITIGATION PLAN
L4.0	LANDSCAPE ILLUSTRATIVE IMAGERY
ARCHITECTURAL SERIES	
A1.1	SITE PLAN
A1.2	BUILDING HEIGHT CALCS.
A2.1	ENTRY & MAIN LEVEL PLANS
A2.2	UPPER LEVEL & ROOF PLAN
A3.0	EXTERIOR MATERIALS
A3.1	NORTH & SOUTH ELEVATIONS
A3.2	EAST & WEST ELEVATIONS
A3.3	COURTYARD ELEVATIONS
ELECTRICAL & LIGHTING SERIES	
LT1.0	SITE LIGHTING PLAN
LT1.10	ENTRY LEVEL LIGHTING KEY PLAN
LT1.11	ENTRY LEVEL LIGHTING PLAN SOUTH
LT1.12	ENTRY LEVEL LIGHTING PLAN NORTH
LT1.2	MAIN LEVEL LIGHTING PLAN
LT1.3	MASTER LEVEL LIGHTING PLAN
LT7.1	LIGHTING SCHEDULE

PROJECT TEAM

OWNER:
ROXANNA POPOVIC

ARCHITECT:
TOMMY HEIN ARCHITECTS
108 S OAK ST | PO BOX 3327
TELLURIDE CO, 81435
P. 970.728.1220 | F. 970.728.6457
TOMMY@TOMMYHEIN.COM

PROJECT PLANNER:
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CHRIS HAWKINS
P.O. BOX 645
RIDGWAY, CO 81432
970.964.7927
CHRIS@ALPINEPLANNINGLLC.COM

CONTRACTOR:
TBD

INTERIORS
TBD

LANDSCAPE:
SUPERBLOOM
STACY PASSMORE
23 LINCOLN STREET, SUITE 200
DENVER, CO 80203
214.228.1517
STACY@SUPERBLOOM.LA

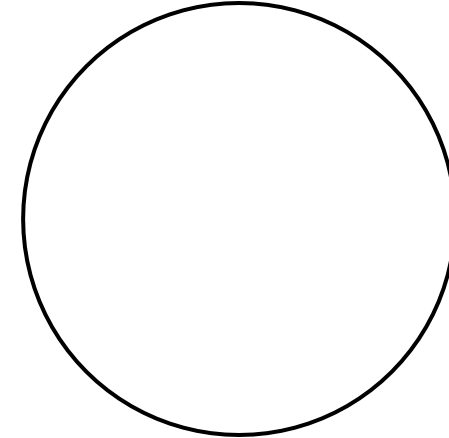
CIVIL:
UNCOMPAGRE ENGINEERING, LLC
DAVID BALLODE, P.E.
P.O. BOX 3945
TELLURIDE, CO 81435
970.729.0683
DBALLODE@MSN.COM

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
220W. COLORADO AVE.
TELLURIDE, CO 81435
970.239.1949
DIMITRI@HCE-PA.COM

LIGHTING:
ROBERT SINGER & ASSOCIATES INC.
KIM QUINT
P.O. BOX 8929
ASPEN, CO 81621
970.963.5692
KQUINT@RSA-LIGHT.COM

SURVEYOR:
SAN JUAN SURVEYING
CHRIS KENNEDY
102 SOCIETY DRIVE
TELLURIDE, CO 81501
970.728.1128
OFFICE@SANJUANSURVEYING.NET



SUBMISSIONS

DATE:	SUBMISSION
11.25.2020	DRIVE & MASSING STUDIES
12.04.2020	SCHEME C HOA REVIEW
01.26.2021	SCHEME B.2 HOA REVIEW
02.01.2021	SCHEME B.3 HOA REVIEW
03.30.2021	DRB INITIAL REVIEW



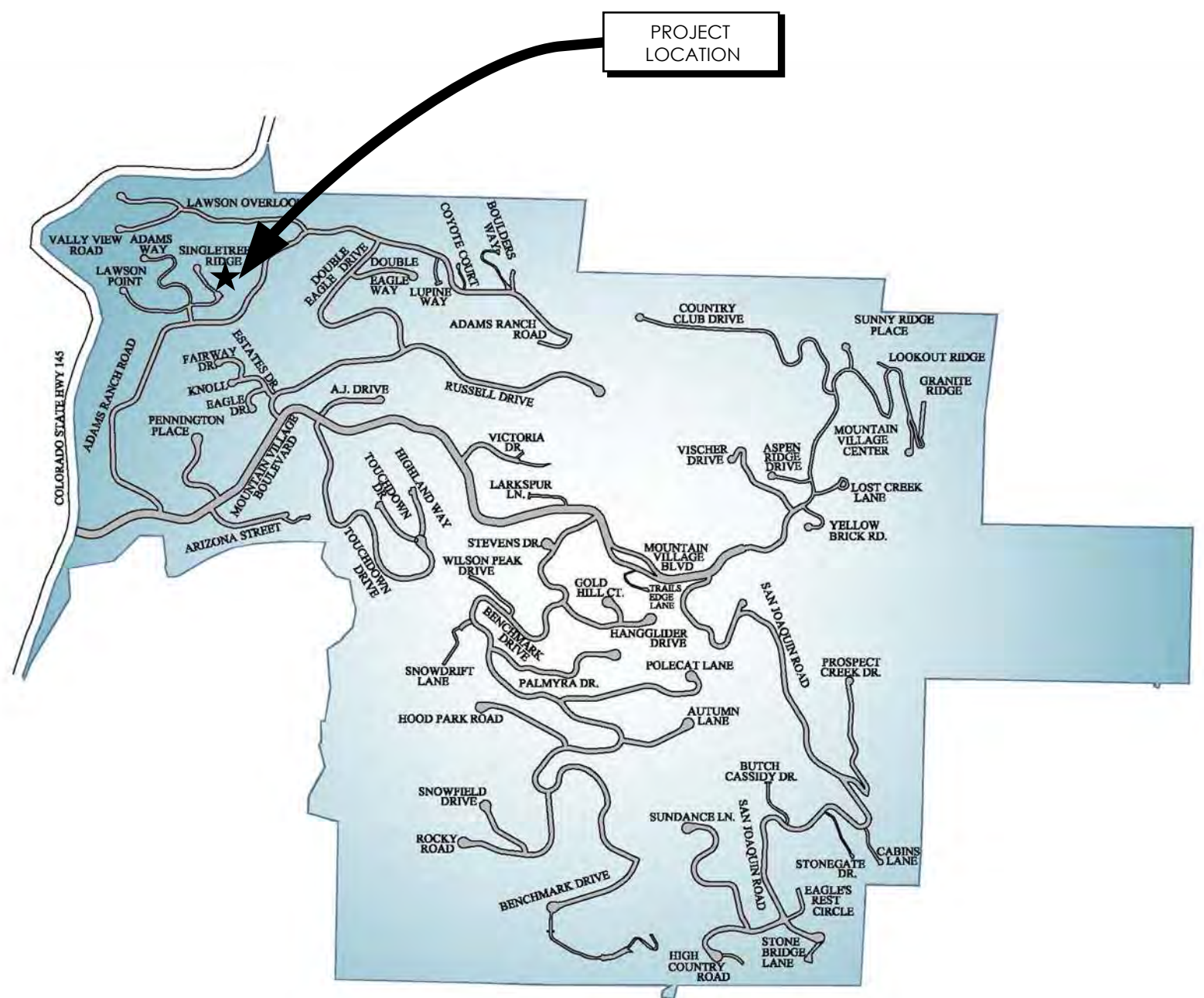
**LOT AR-26
MTN. VILLAGE
COLORADO**

**COVER /
PROJECT
INFO**

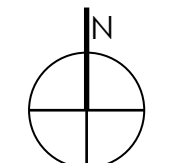
**A
0.0**



A 3D CONCEPT VIEW
SCALE: NONE



B VICINITY MAP
SCALE: NONE



Plot Title: 03.30.2021 A0_Project Info_AR-26



5 PANORAMA LOOKING SOUTH



3 PANORAMA LOOKING SOUTH



2 PANORAMA FROM EAST PL LOOKING NORTH

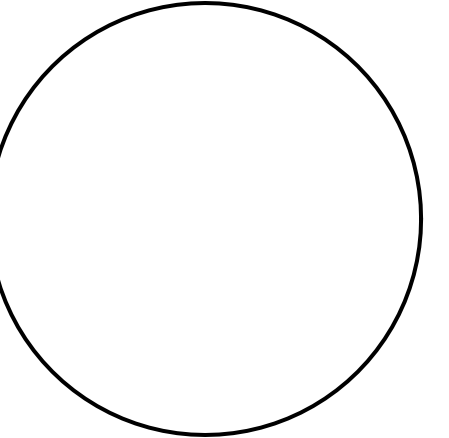


3 VIEW FROM RIDGE LOOKING NORTHEAST



1 NORTHEAST VIEW THROUGH TREES

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108 S. Oak St. Colorado 81435
Penthouse 81435
www.TommyHein.com



SUBMISSIONS

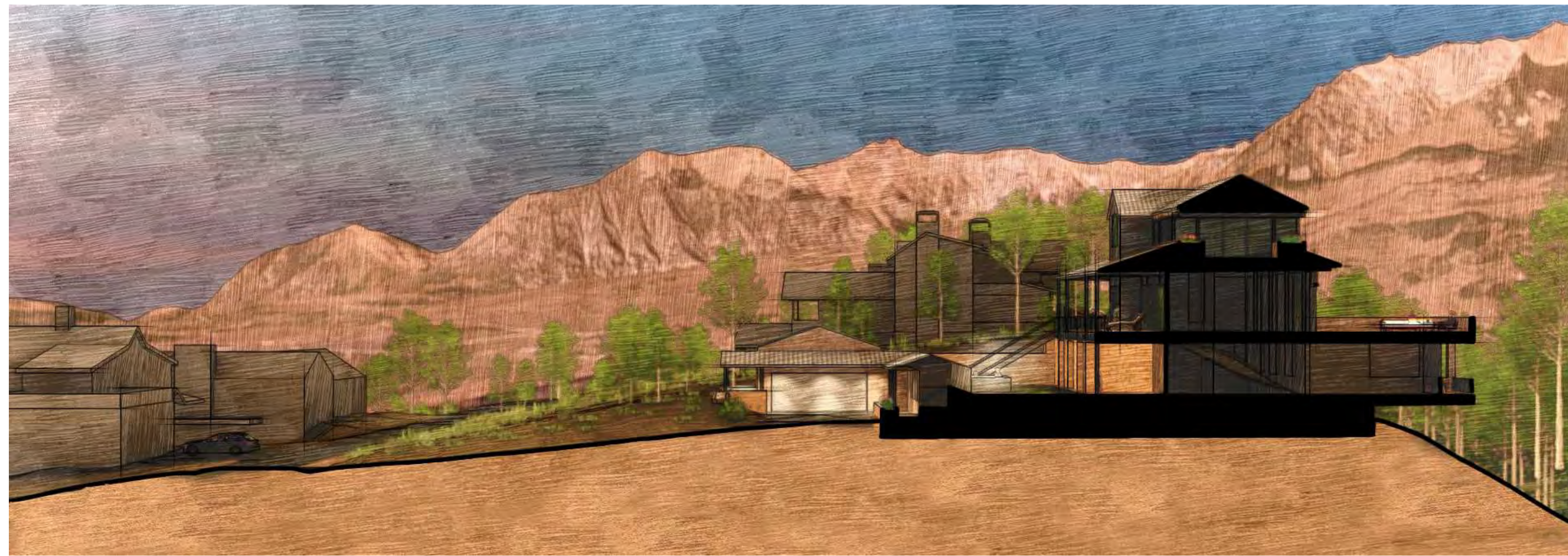
DATE	SUBMISSION
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12.04.2020	SCHEME C HOA REVIEW
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02.01.2021	SCHEME B.3 HOA REVIEW
03.30.2021	DRB INITIAL REVIEW

FOX

LOT AR-26
MTN. VILLAGE
COLORADO

SITE PHOTOS

A.1



4 SITE SECTION THROUGH DRIVEWAY
SCALE: PERSPECTIVE



3 SOUTH ELEVATION | MOTOR COURT
SCALE: PERSPECTIVE



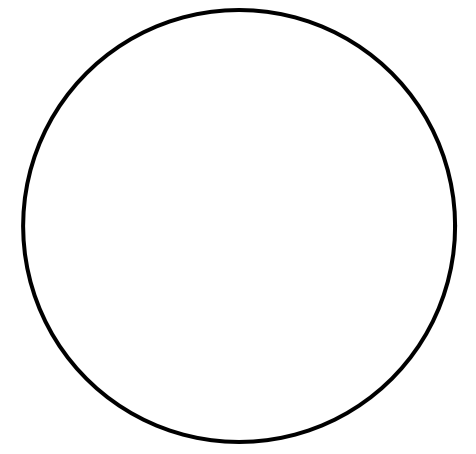
2 NORTH ELEVATION | TERRACE
SCALE: PERSPECTIVE



1 SOUTHWEST CORNER | SUNKEN YARD
SCALE: PERSPECTIVE

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SUBMISSIONS

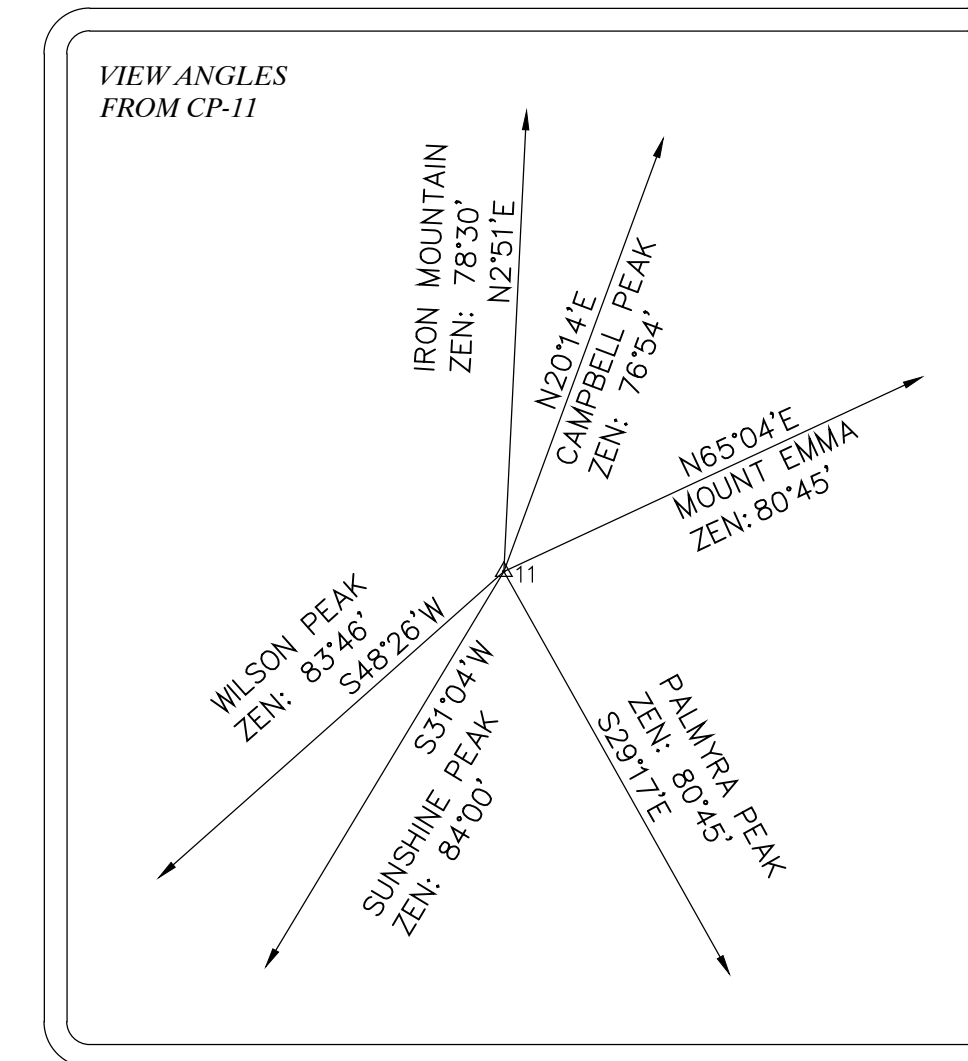
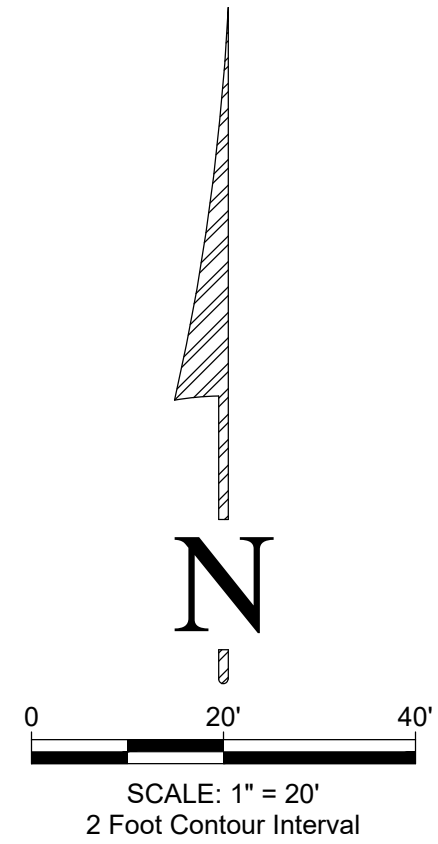
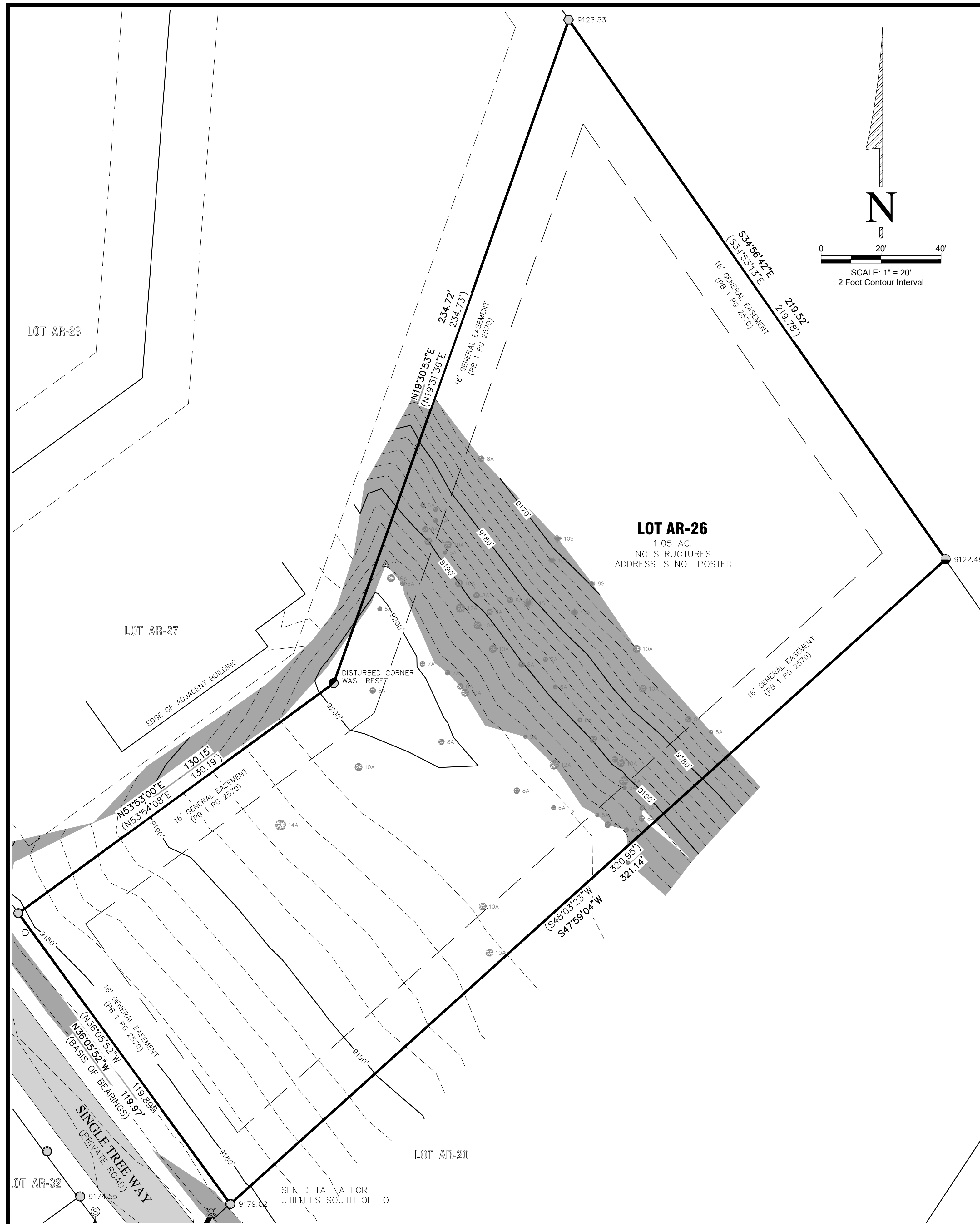
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03.30.2021	DRB INITIAL REVIEW

fox

LOT AR-26
MTN. VILLAGE
COLORADO

**PROJECT
RENDERINGS**

A.0.2



LEGEND

- FOUND #5 REBAR ADDED 1 1/2" ALUMINUM CAP, LS 36577
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 17509
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 37970
- SET 24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- CABLE PEDESTAL
- ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ PVC CLEANOUT
- ⊕ SEWER MANHOLE
- ASPEN TREE, NUMBER INDICATES CALIPER
- SPRUCE TREE, NUMBER INDICATES CALIPER
- SLOPES GREATER THAN 30%

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

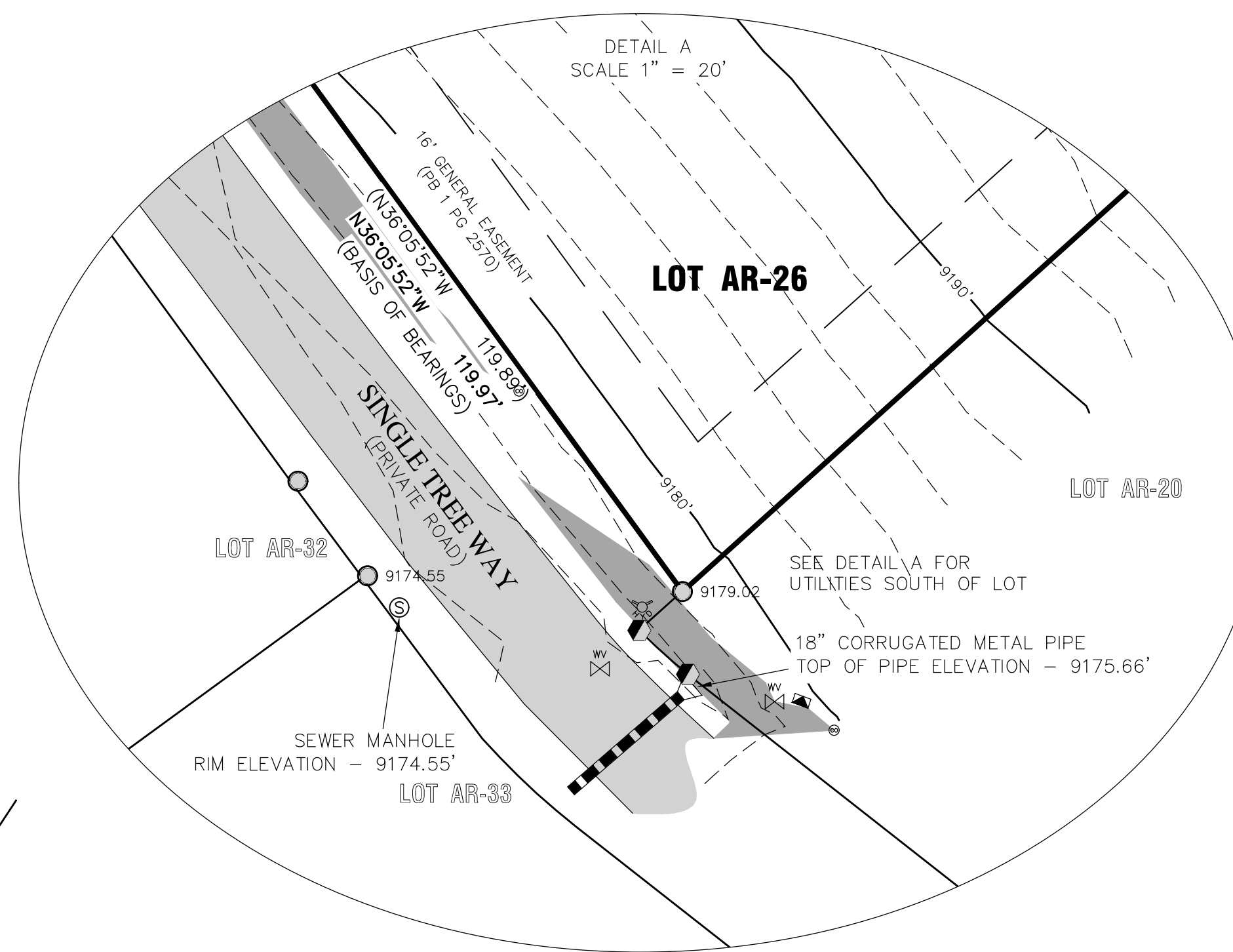
- NOTES:**
- According to Flood Insurance Rate Map 08113C0286 C dated September 30, 1988, this parcel lies within Flood Zone 'X' (Areas determined to be outside the 500-year flood plain).
 - Easement research from Land Title Guarantee Company, Commitment No. TLR86010584, Effective Date 09/14/2020 at 05:00 PM.
 - Vertical datum is based on the found South corner of Lot AR-26, an Aluminum Cap Rebar, LS 24954, having an elevation of 9179.02 feet NAVD88, as depicted. Elevations were determined by a GPS Static observation, reduced by NGS Opus website.
 - Fieldwork was performed September 23, 2020.
 - Bearings and distances within parenthesis represent record bearings and distances from Plat Book 1 at Page 2570. Bold bearings and distances represent field measurements.
 - Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:
 Lot AR-26, Adams Ranch at Town of Mountain Village, According to the Plat recorded June 1, 1999 in Plat Book 1 at page 2570, and according to the Community Plat/Map Amendment for the Adams Ranch Community recorded June 1, 1999 in Plat Book 1 at page 2573.

County of San Miguel,
 State of Colorado

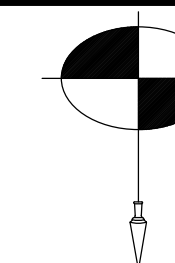
BASIS OF BEARINGS:
 The Basis of Bearings for this Improvement Survey Plat is the Single Tree Way of Lot AR-26 being the bearing of N 38°05'52" W, according to the plat of Adams Ranch at Town of Mountain Village recorded in Plat Book 1 at page 2570.

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, Roxana Popovici, and John A. Parker 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.



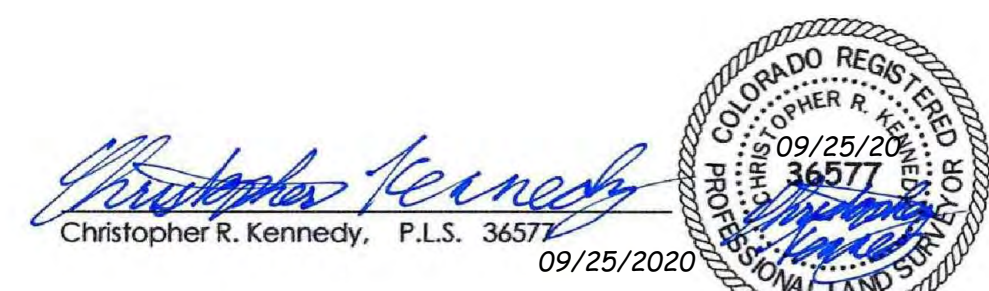
IMPROVEMENT SURVEY PLAT

LOT AR-26, ADAMS RANCH AT TOWN OF MOUNTAIN VILLAGE



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

DATE:	9/25/2020
JOB:	20029
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1



GENERAL CIVIL ENGINEERING NOTES:

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

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

THE UTILITY PROVIDERS ARE:
SEWER, WATER, 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 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 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 NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED 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-OFFS 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.

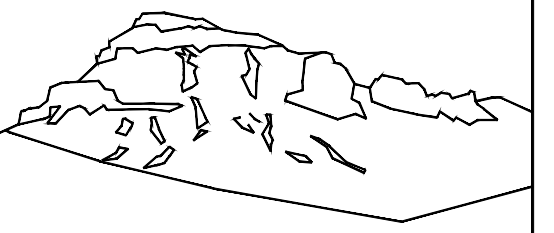
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS 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 TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

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:

DRB 1 2021-02-24

AR 26
Lawson Overlook
Mtn. Village, CO

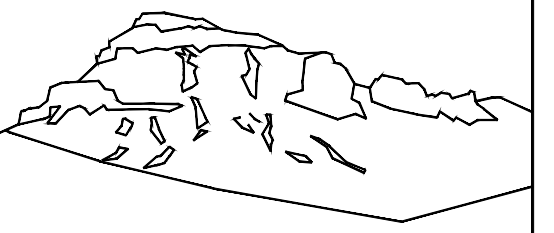


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil
Engineering

General
Notes

C1



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB 1 2021-02-24

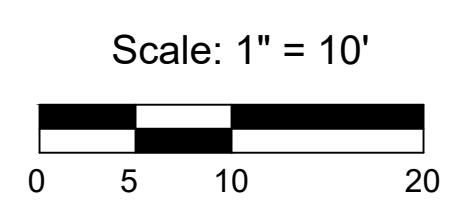
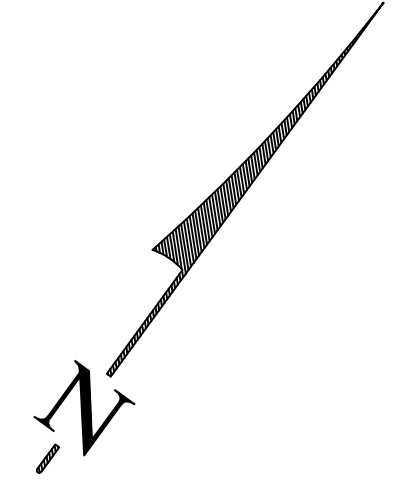
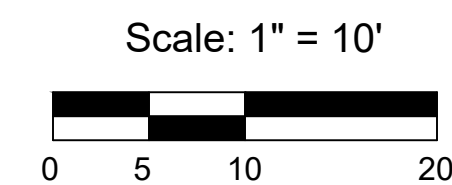
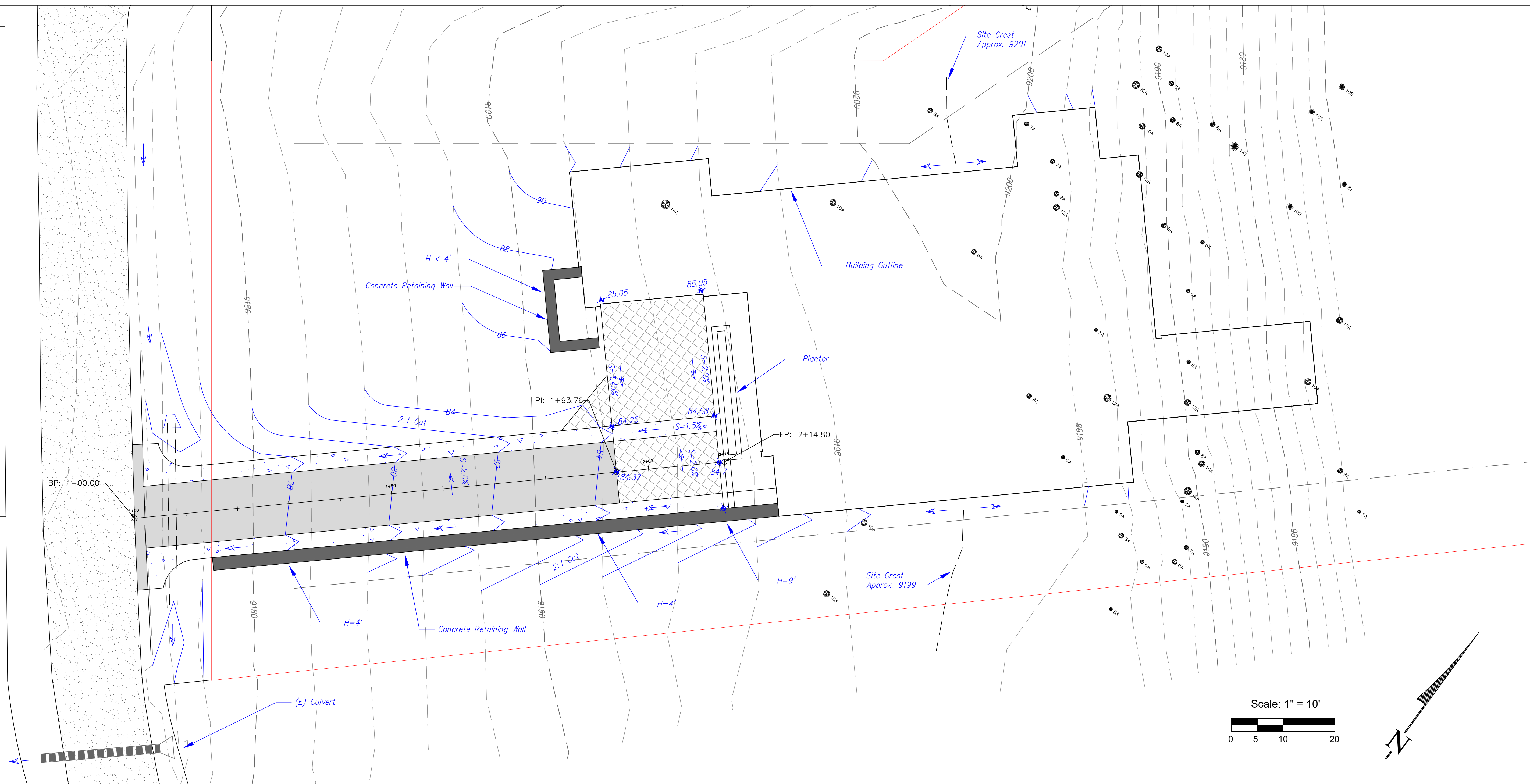
AR 26
Lawson Overlook
Mtn. Village, CO



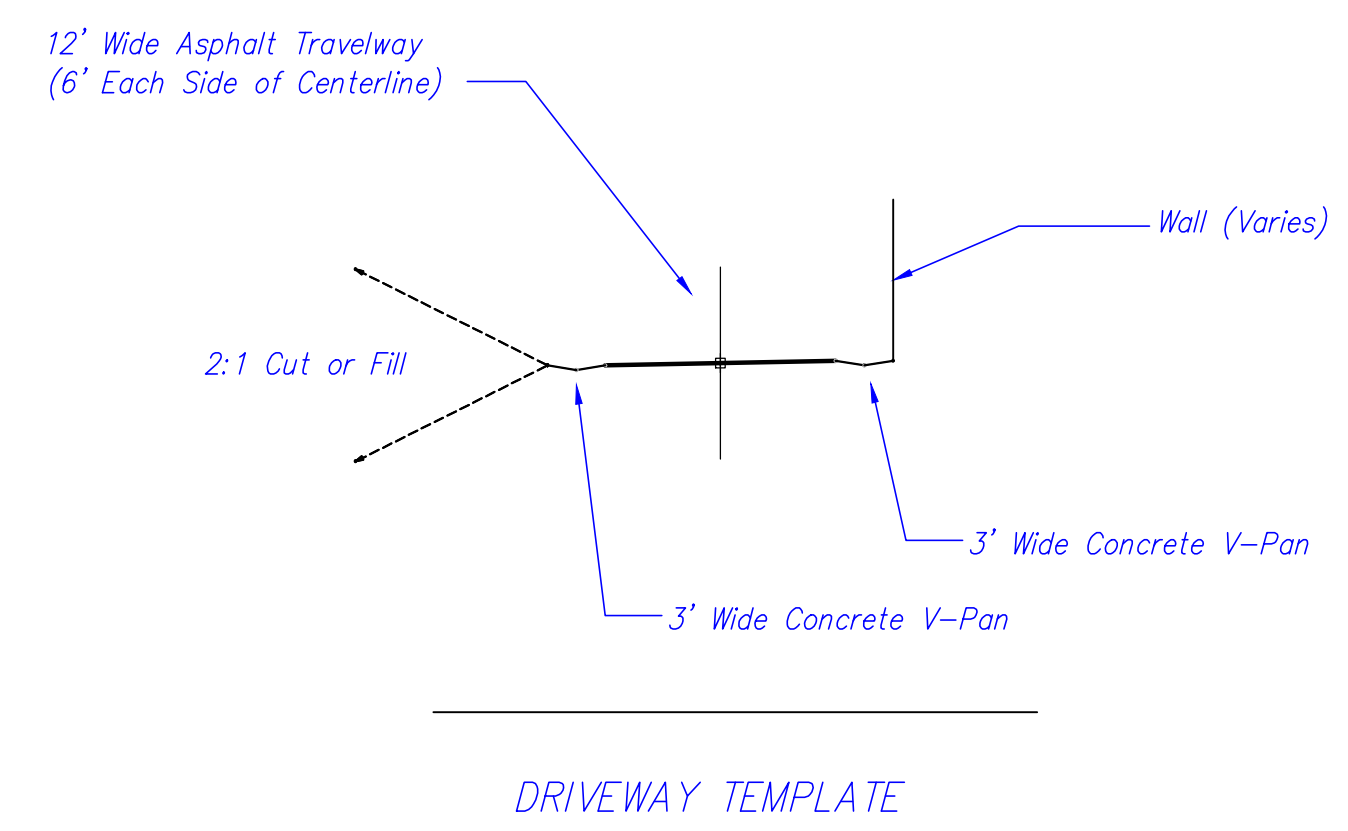
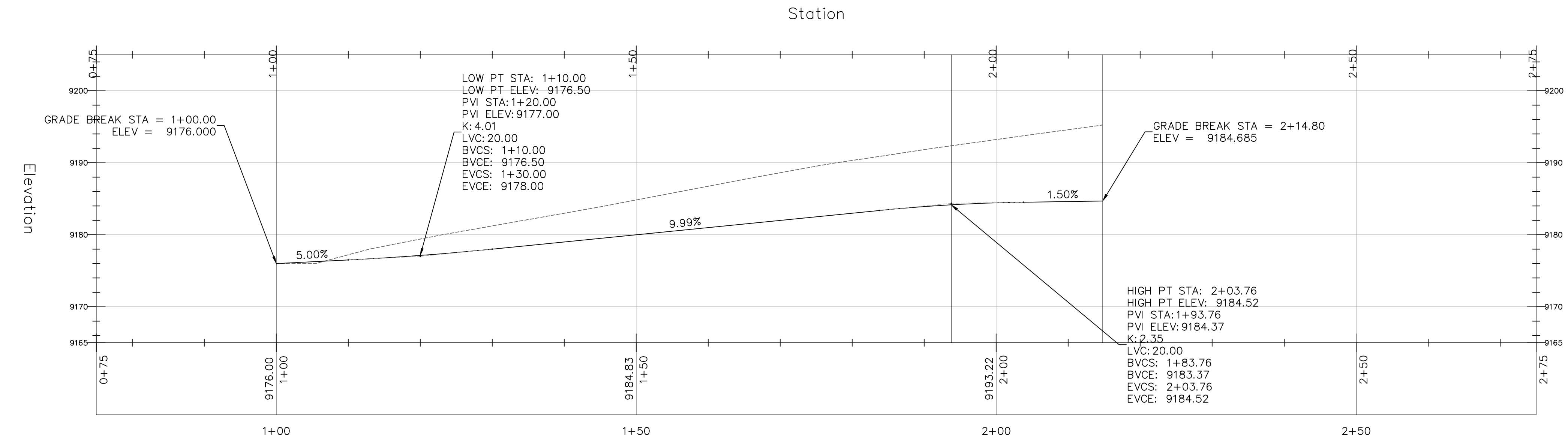
CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Driveway
Plan
and
Profile

C2



Driveway Profile



DRIVEWAY TEMPLATE

ILLUSTRATIVE LANDSCAPE PLAN

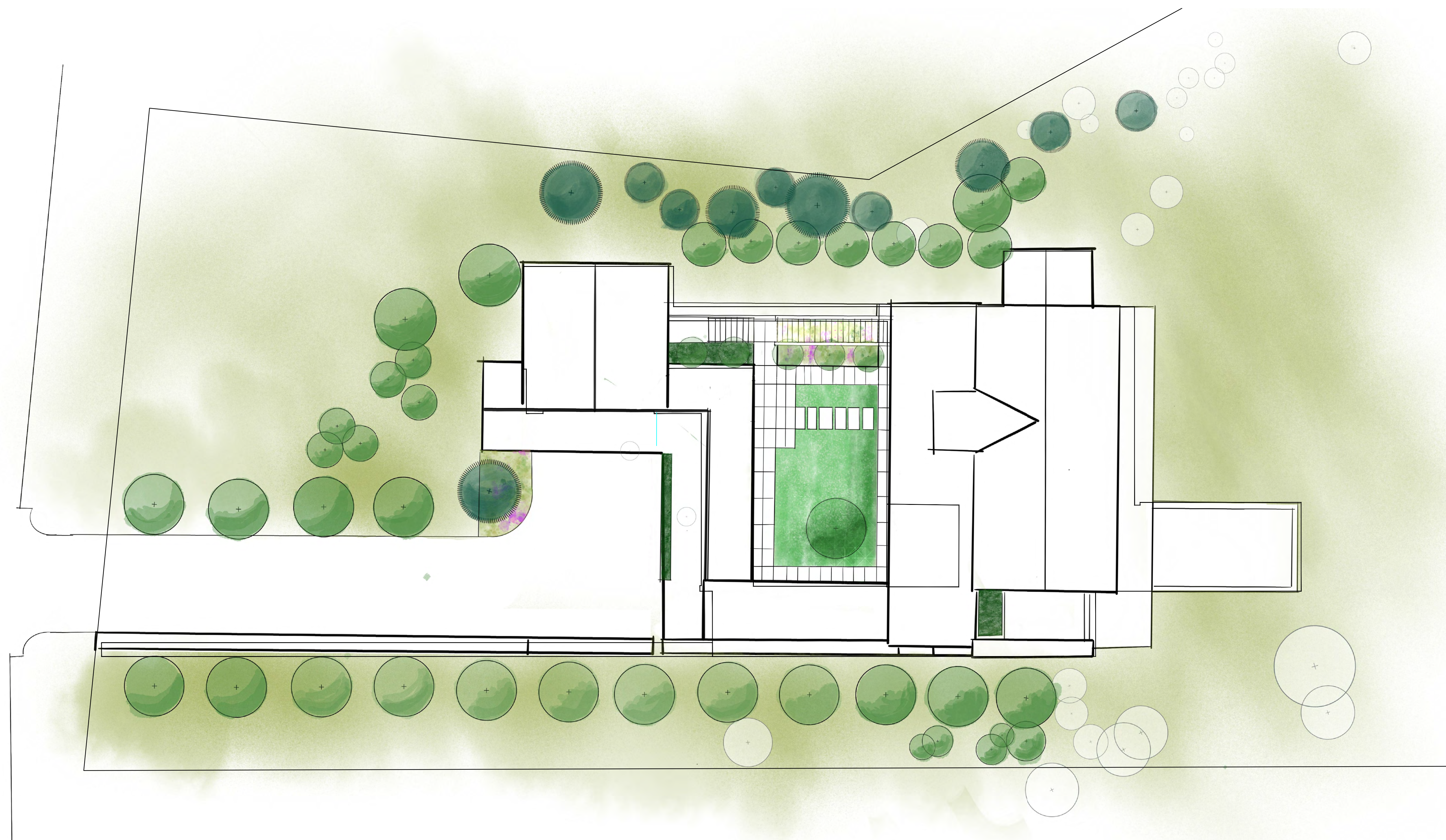
LOT 434 / TOUCHDOWN DRIVE | MOUNTAIN VILLAGE, CO

LANDSCAPE SHEET INDEX

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

LANDSCAPE NARRATIVE

MOUNTAIN PATERRE
 The landscape concept accentuates the formality of level outdoor living spaces created by the terraced building architecture and marries that with the native aspen forest surroundings. Referencing historical parterre gardens, the design introduces formal new aspen plantings, shrubs and perennials but with a distinctly mountain palette. Additional pine trees on the north side provide screening from the neighboring property. Mountain views to the east and west are maximized through planting placement. A central sunken courtyard features crisp lines, a spa terrace and simple gathering space that allow protected outdoor enjoyment throughout the seasons.



SUPERBLOOM

23 Lincoln Street, Suite 200
Denver, Colorado 80203
214.288.1517

Submissions

DRB SKETCH 2021.02.25

**NOT FOR
CONSTRUCTION**

ROX

ADAMS RANCH
LOT 26
MOUNTAIN VILLAGE,
CO | 81435

**LANDSCAPE
ILLUSTRATIVE
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

L1.0



L1.0 Landscape Site Plan - ROXMV.dwg

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)							
	POA	Narrowleaf Cottonwood	<i>Populus angustifolia</i>	3" dbh	as shown	B & B	1
	POT	Quaking Aspen (single-stem)	<i>Populus Tremuloides</i>	3" dbh	as shown	B & B	33
		Exiting Tree to Remain					

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	TYPE	#
EVERGREEN TREES (Minimum 10'-15' in height, with 30% 15' or larger)							
	PIF	Limber Pine	<i>Pinus Flexilis</i>	10'-20' height	as shown	B & B	10

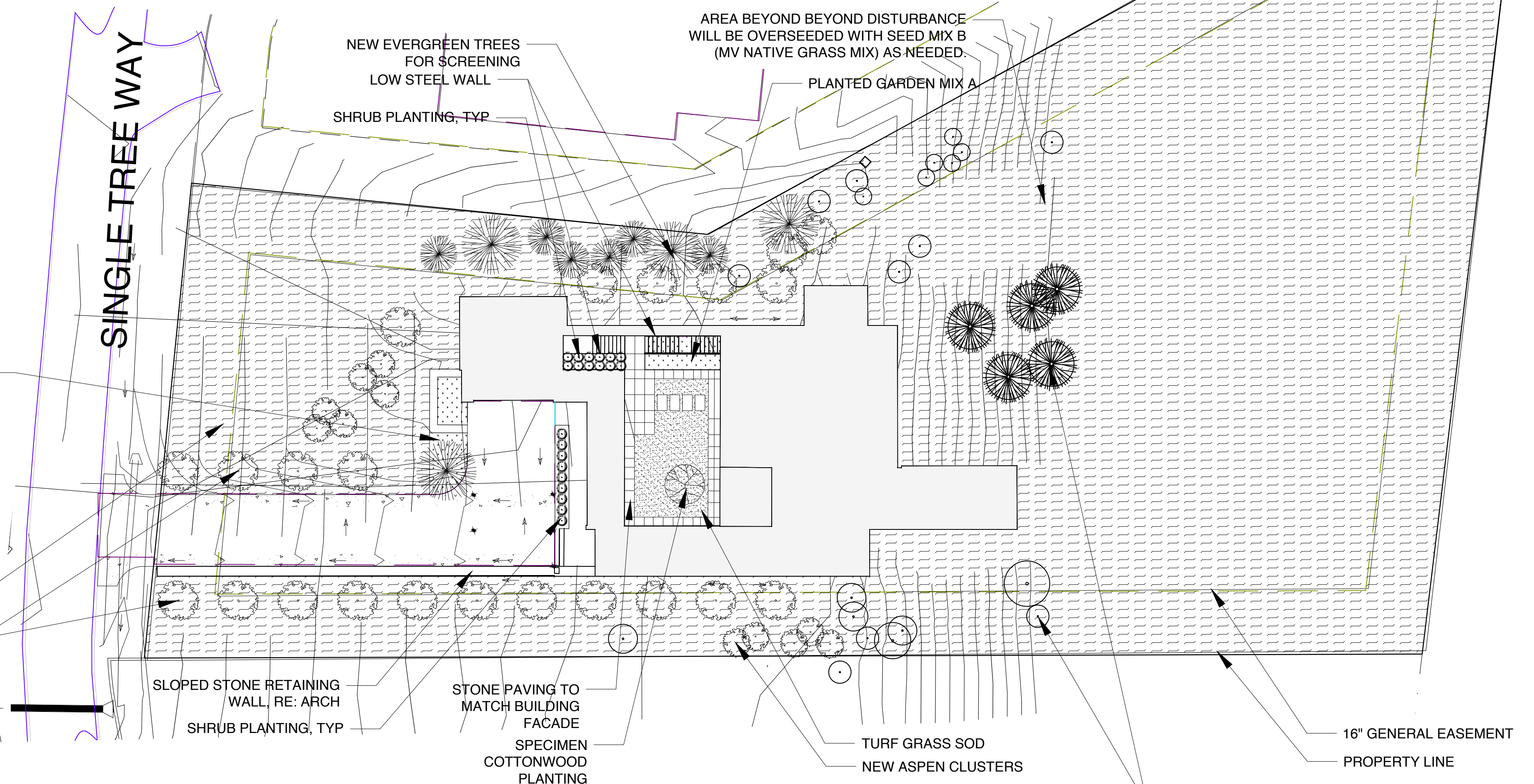
SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	TYPE	#
SHRUBS							
	JUN	Horizontal Juniper	<i>Juniperus spp</i>	5 gal.	as shown		41

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SEED RATE
	MIX A	PLANTED GARDEN MIX	-	1 gal	n/a
	MIX B	NATIVE GRASS SEED MIX (Per Mountain Village CDC p. 143)	-	seed	re: specs (typ.)
	SOD	FESCUE TURF MIX	FESTUCA RUBRA (OR EQUIVALENT)	sod	see specs

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SEED RATE
	Stone Paving	Colorado Buff Sandstone to Match Architecture	Re: Arch		
	Low Steel Wall	3/8" Steel Wall to Match Architecture with concrete footing	Re: Arch		
	Gravel	TBD: 1-2" grey stone gravel			

- IRRIGATION SYSTEM NOTES**
- 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

- 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.
 - STEEP SLOPES THAT ARE GREATER THAN 30% WILL BE REVEGETATED WITH THE APPROPRIATE, BIODEGRADABLE NETTING, SUCH AS COCONUT NETTING OR SIMILAR THAT ALLOWS THE NATIVE GRASS TO GROW UP THROUGH IT AND PREVENT EROSION.



- 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)



SUPERBLOOM

23 Lincoln Street, Suite 200
Denver, Colorado 80203
214.298.1517

Submissions

DRB SKETCH 2021.02.25

NOT FOR CONSTRUCTION

ROX





ADAMS RANCH
LOT 26
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

LEGEND

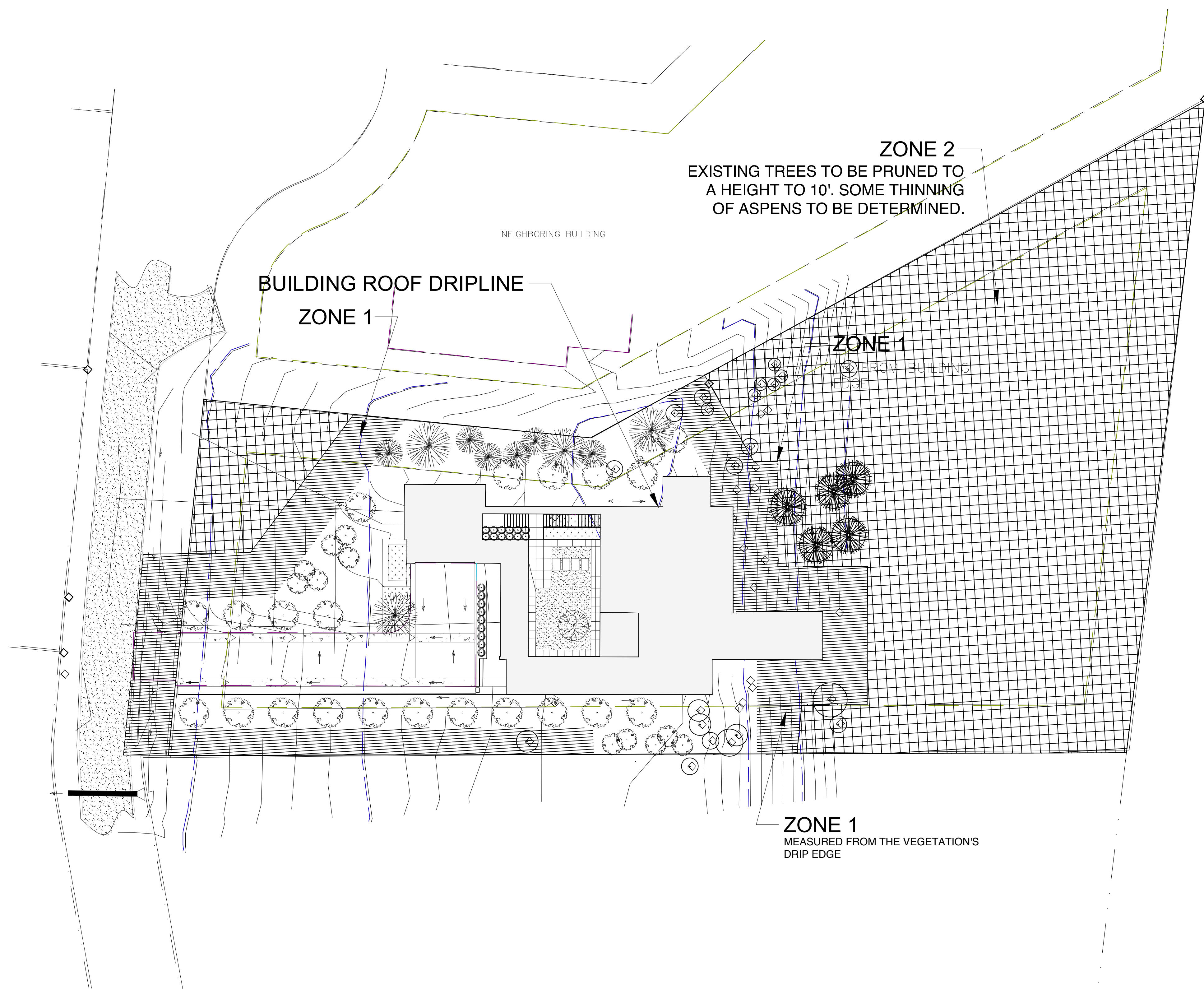
-  WILDFIRE MITIGATION ZONE 1
-  WILDFIRE MITIGATION ZONE 2
-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED

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 SHRUBS, 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 SHRUBS 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'. SOME THINNING OF ASPENS TO BE DETERMINED.

BUILDING ROOF DRIPLINE
ZONE 1

ZONE 1
FROM BUILDING EDGE

ZONE 1
MEASURED FROM THE VEGETATION'S DRIP EDGE

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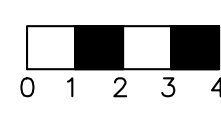
ROX

ADAMS RANCH
LOT 26
MOUNTAIN VILLAGE,
CO | 81435

WILDFIRE MITIGATION PLAN

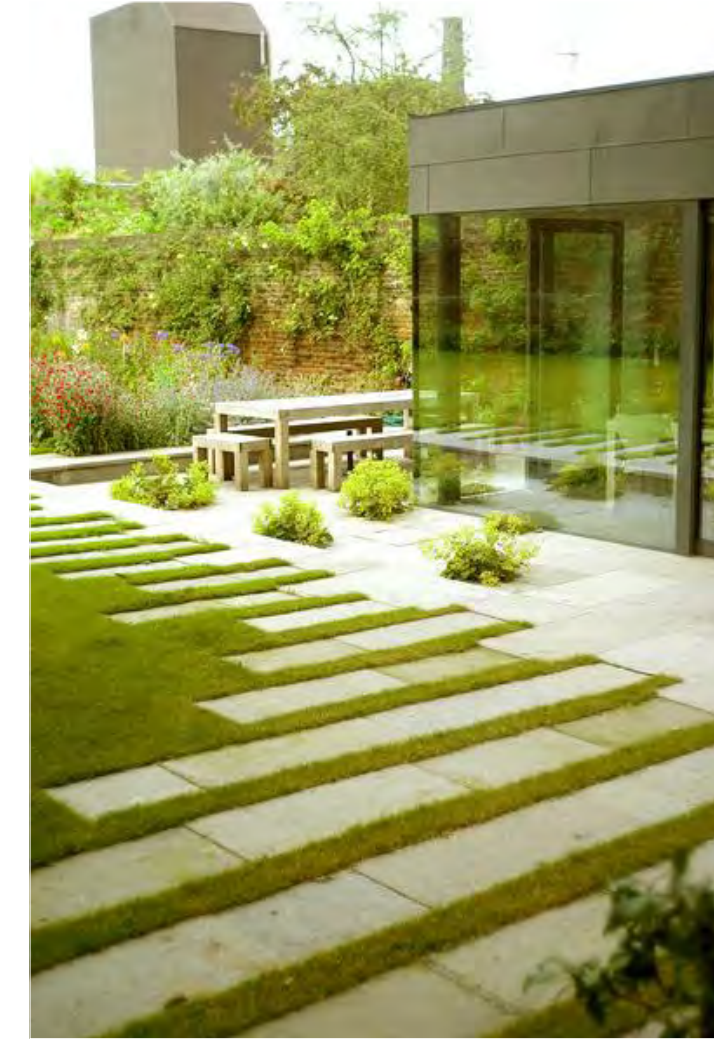
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L3.0

SCALE  1" = 20'-0"

L1.0 Landscape Site Plan-ROXXMV.dwg

PLANTING PRECEDENT IMAGES



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2021.02.25

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ADAMS RANCH
LOT 26
MOUNTAIN VILLAGE,
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**LANDSCAPE
ILLUSTRATIVE
IMAGERY**

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L4.0

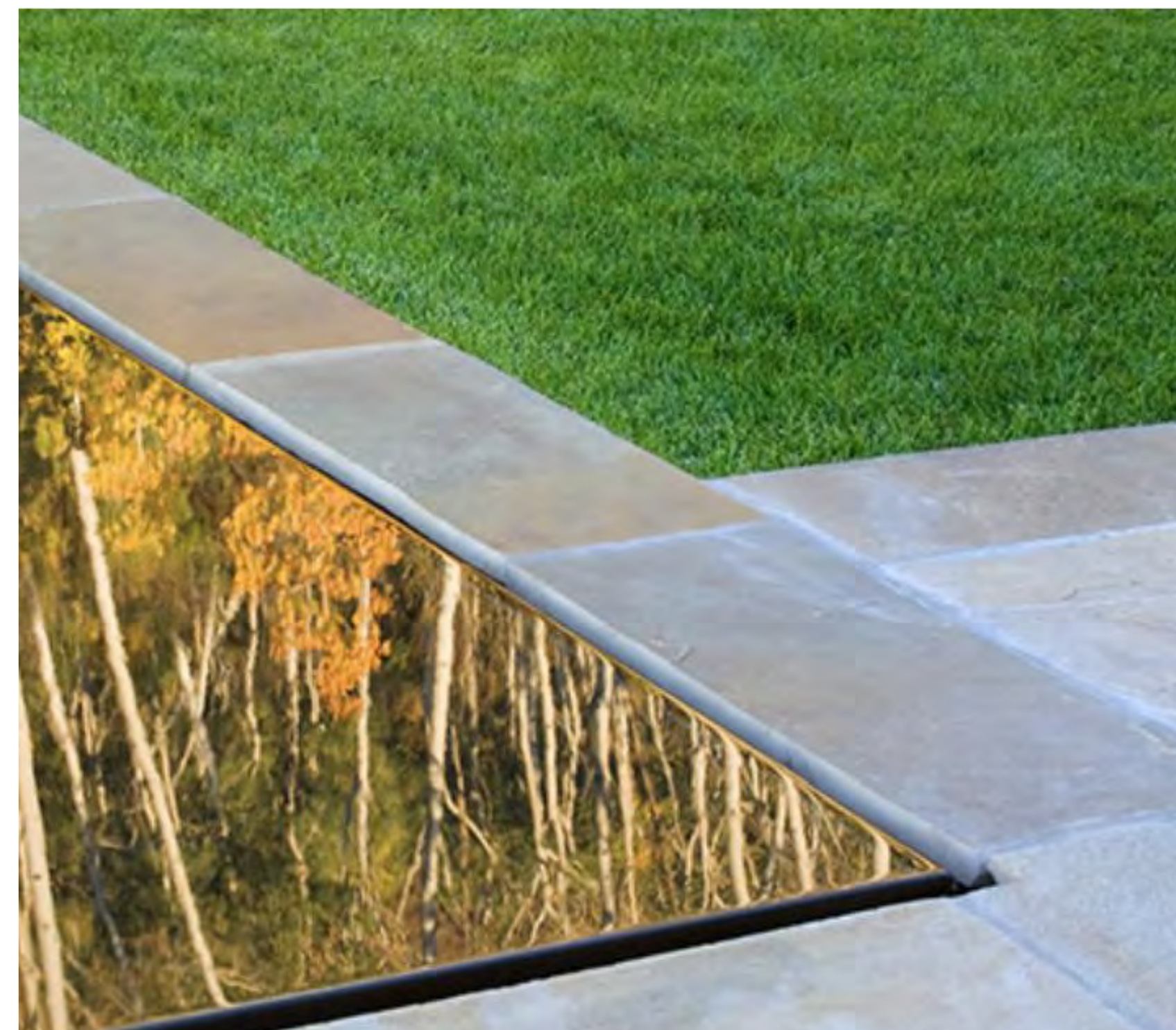
L1.0 Landscape Site Plan-ROXMV.dwg

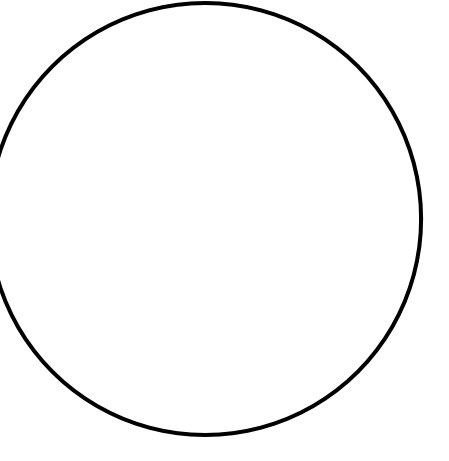
STONE WALL EXAMPLE

Stone to match architecture



LAWN AND STONE EXAMPLE





SUBMISSIONS

DATE:	SUBMISSION
11.25.2020	DRIVE & MASSING STUDIES
12.04.2020	SCHEME C HOA REVIEW
01.26.2021	SCHEME B.2 HOA REVIEW
02.01.2021	SCHEME B.3 HOA REVIEW
03.30.2021	DRB INITIAL REVIEW

FOX

LOT AR-26
MTN. VILLAGE
COLORADO

SITE PLAN

A.1.1



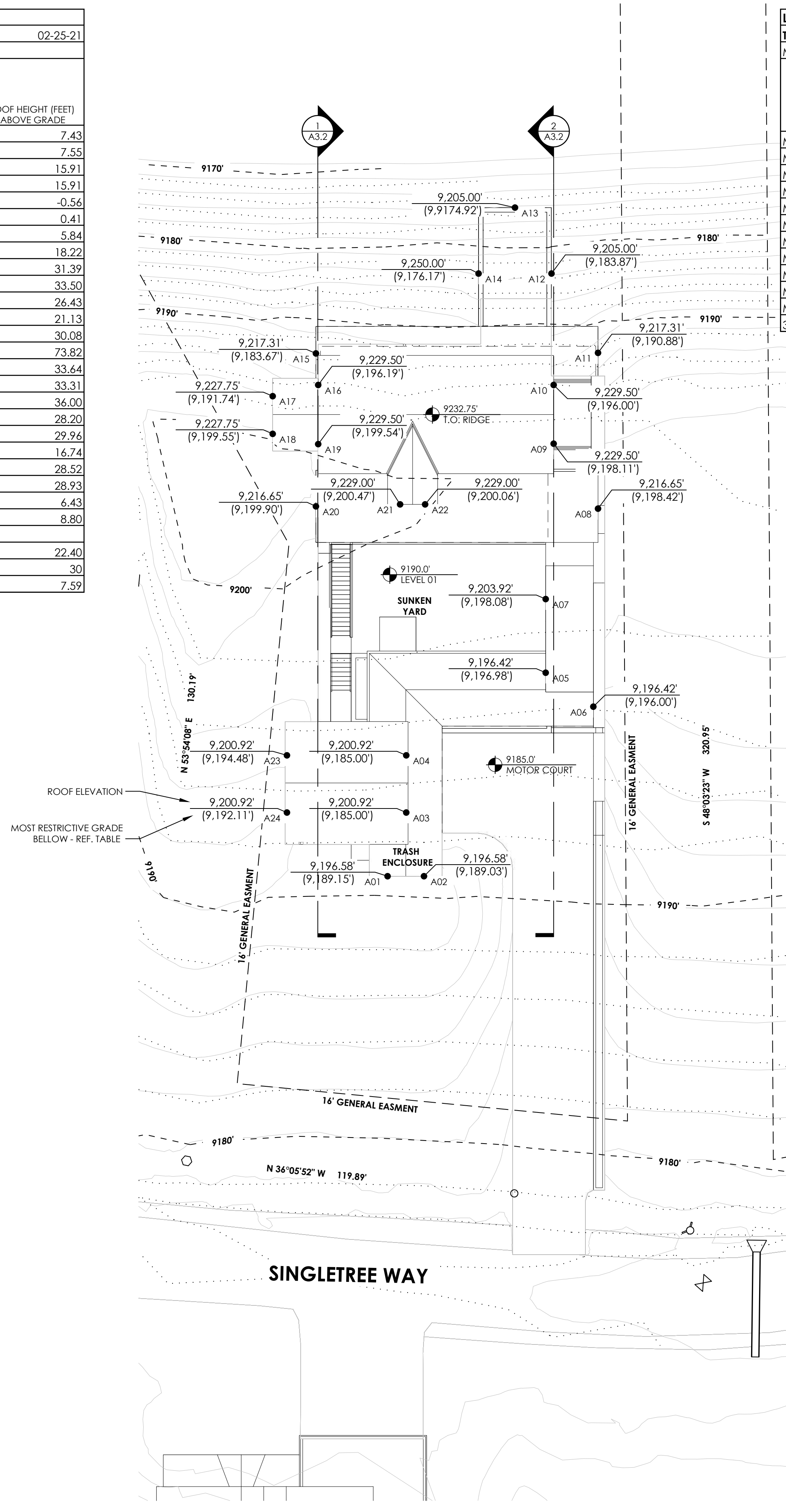
1 SITE PLAN
SCALE: 1/16" = 1'-0"

Plot Title: 03.30.2021 - A1_Site Plan_AR-26

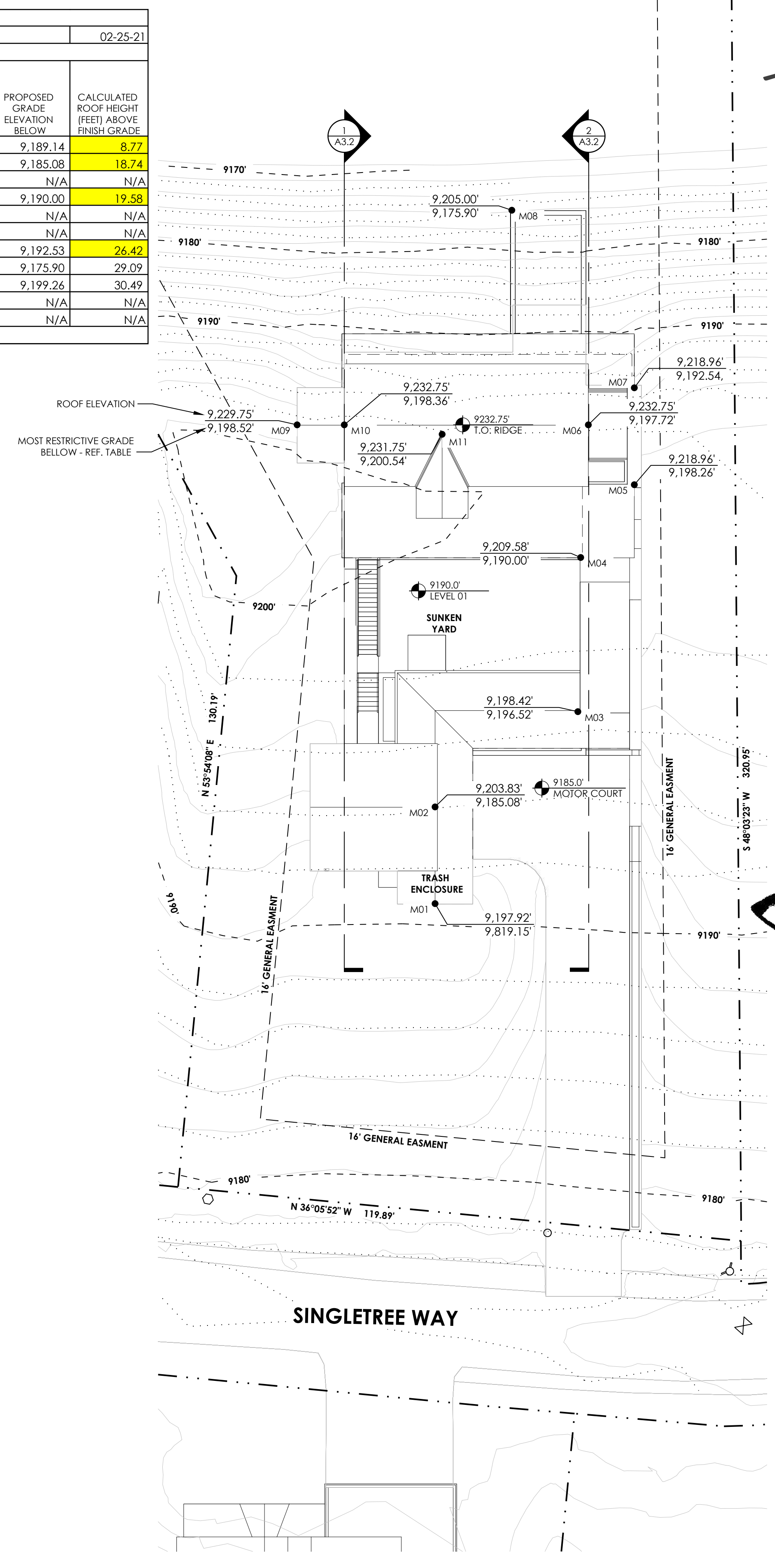
LOT AR-26 SINGLE TREE WAY				
TELLURIDE MOUNTAIN VILLAGE CDC §17.3.11-B				
MAXIMUM AVERAGE ROOF HEIGHT CALCULATIONS				
ROOF POINT #	ROOF ELEVATION	MOST RESTRICTIVE ELEVATION BELOW ROOF POINT	NG = NATURAL GRADE FG = FINISH GRADE	ROOF HEIGHT (FEET) ABOVE GRADE
A01	9,196.58	(9,189.14)	FG	7.43
A02	9,196.58	(9,189.03)	FG	7.55
A03	9,200.91	(9,185.00)	FG	15.91
A04	9,200.91	(9,185.00)	FG	15.91
A05	9,196.41	(9,196.98)	NG	-0.56
A06	9,196.41	(9,196.00)	NG	0.41
A07	9,203.92	(9,198.08)	NG	5.84
A08	9,216.64	(9,198.42)	NG	18.22
A09	9,229.50	(9,198.11)	NG	31.39
A10	9,229.50	(9,196.00)	NG	33.50
A11	9,217.31	(9,190.88)	FG	26.43
A12	9,205.00	(9,183.87)	NG	21.13
A13	9,205.00	(9,174.92)	NG	30.08
A14	9,250.00	(9,176.17)	FG	73.82
A15	9,217.31	(9,183.66)	FG	33.64
A16	9,229.50	(9,196.18)	NG	33.31
A17	9,227.75	(9,191.74)	FG	36.00
A18	9,227.75	(9,199.55)	NG	28.20
A19	9,229.50	(9,199.54)	NG	29.96
A20	9,216.64	(9,199.89)	FG	16.74
A21	9,229.00	(9,200.47)	NG	28.52
A22	9,229.00	(9,200.06)	NG	28.93
A23	9,200.91	(9,194.48)	FG	6.43
A24	9,200.91	(9,192.11)	FG	8.80
AVERAGE HEIGHT:				22.40
MAX. AVERAGE ALLOWABLE:				30
COMPLIANT BY:				7.59

LOT AR-26 SINGLE TREE WAY					
TELLURIDE MOUNTAIN VILLAGE CDC §17.3.11-B					
MAXIMUM ROOF HEIGHT CALCULATIONS					
ROOF POINT #	ROOF POINT ELEVATION	NATURAL GRADE ELEVATION	CALCULATED ROOF HEIGHT (FEET) ABOVE NATURAL GRADE	PROPOSED GRADE ELEVATION BELOW	CALCULATED ROOF HEIGHT (FEET) ABOVE FINISH GRADE
M01	9,197.91	9,190.74	7.17	9,189.14	8.77
M02	9,203.83	9,194.04	9.78	9,185.08	18.74
M03	9,198.41	9,196.52	1.89	N/A	N/A
M04	9,209.58	9,198.44	11.13	9,190.00	19.58
M05	9,218.95	9,198.25	20.70	N/A	N/A
M06	9,232.75	9,197.71	35.03	N/A	N/A
M07	9,218.96	9,194.85	24.10	9,192.53	26.42
M08	9,205.00	9,175.90	29.09	9,175.90	29.09
M09	9,229.75	9,198.52	31.22	9,199.26	30.49
M10	9,232.75	9,198.36	34.38	N/A	N/A
M11	9,231.75	9,200.54	31.20	N/A	N/A

35' + 5' = MAX HEIGHT FOR GABLE ROOF FORMS



2 ROOF HEIGHT POINTS - MAXIMUM AVERAGE HEIGHTS
SCALE: 1/16" = 1'-0"



1 ROOF HEIGHT POINTS - MAXIMUM HEIGHTS
SCALE: 1/16" = 1'-0"

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

SUBMISSIONS

DATE:	SUBMISSION
11.25.2020	DRIVE & MASSING STUDIES
12.04.2020	SCHEME C HOA REVIEW
01.26.2021	SCHEME B.2 HOA REVIEW
02.01.2021	SCHEME B.3 HOA REVIEW
03.30.2021	DRB INITIAL REVIEW

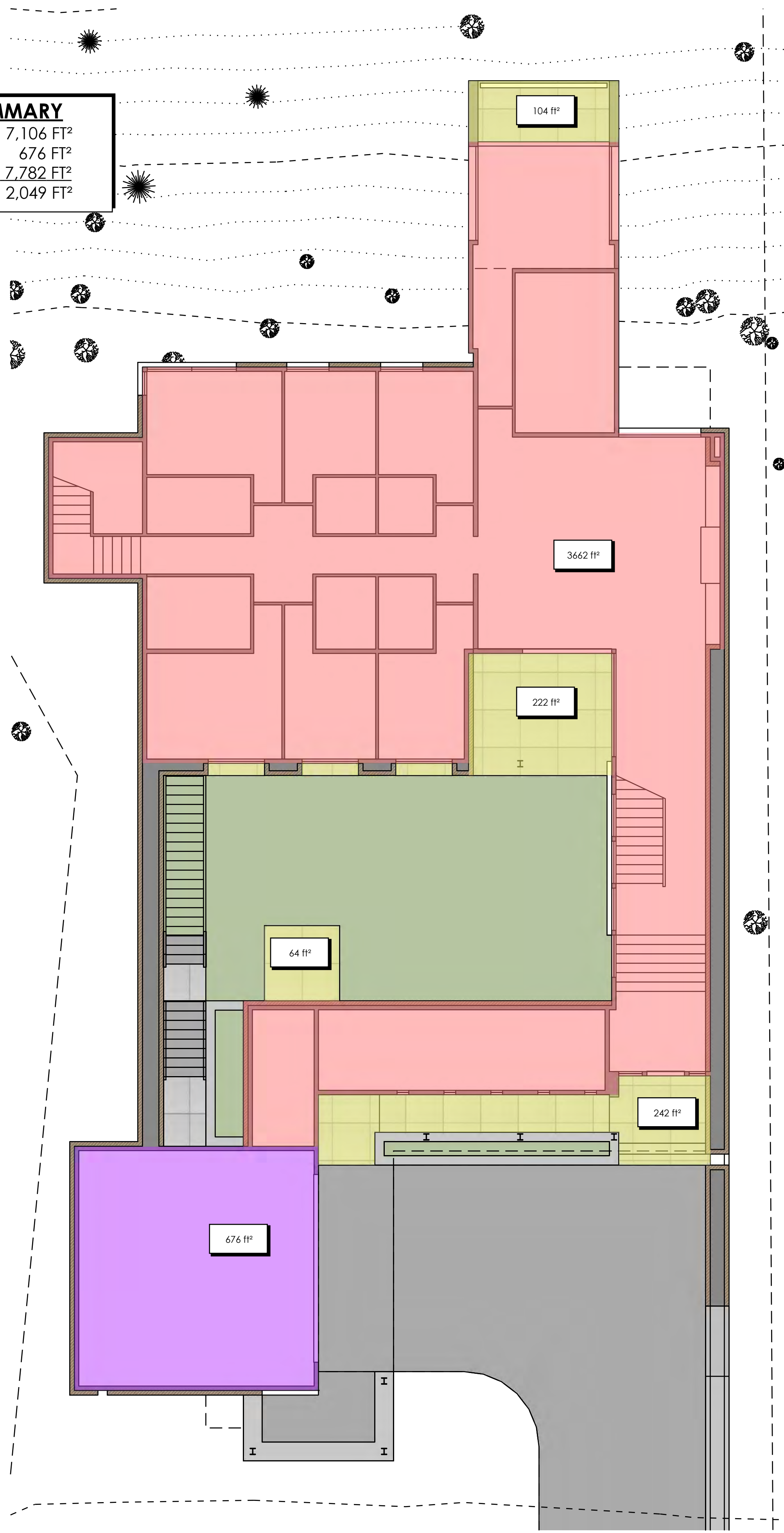
fox

LOT AR-26
MTN. VILLAGE
COLORADO

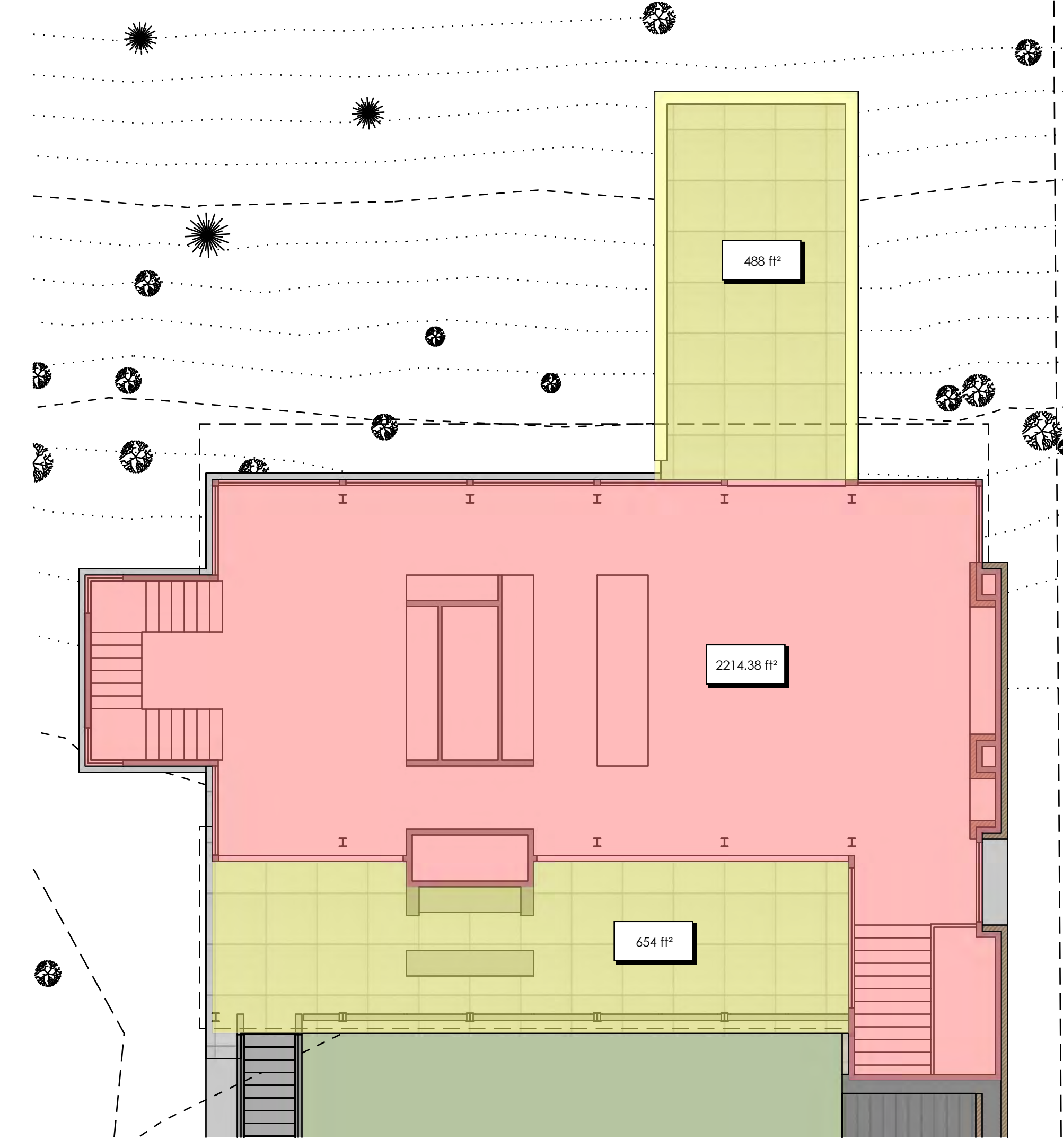
BUILDING
HEIGHT
CALCS.

A1.2

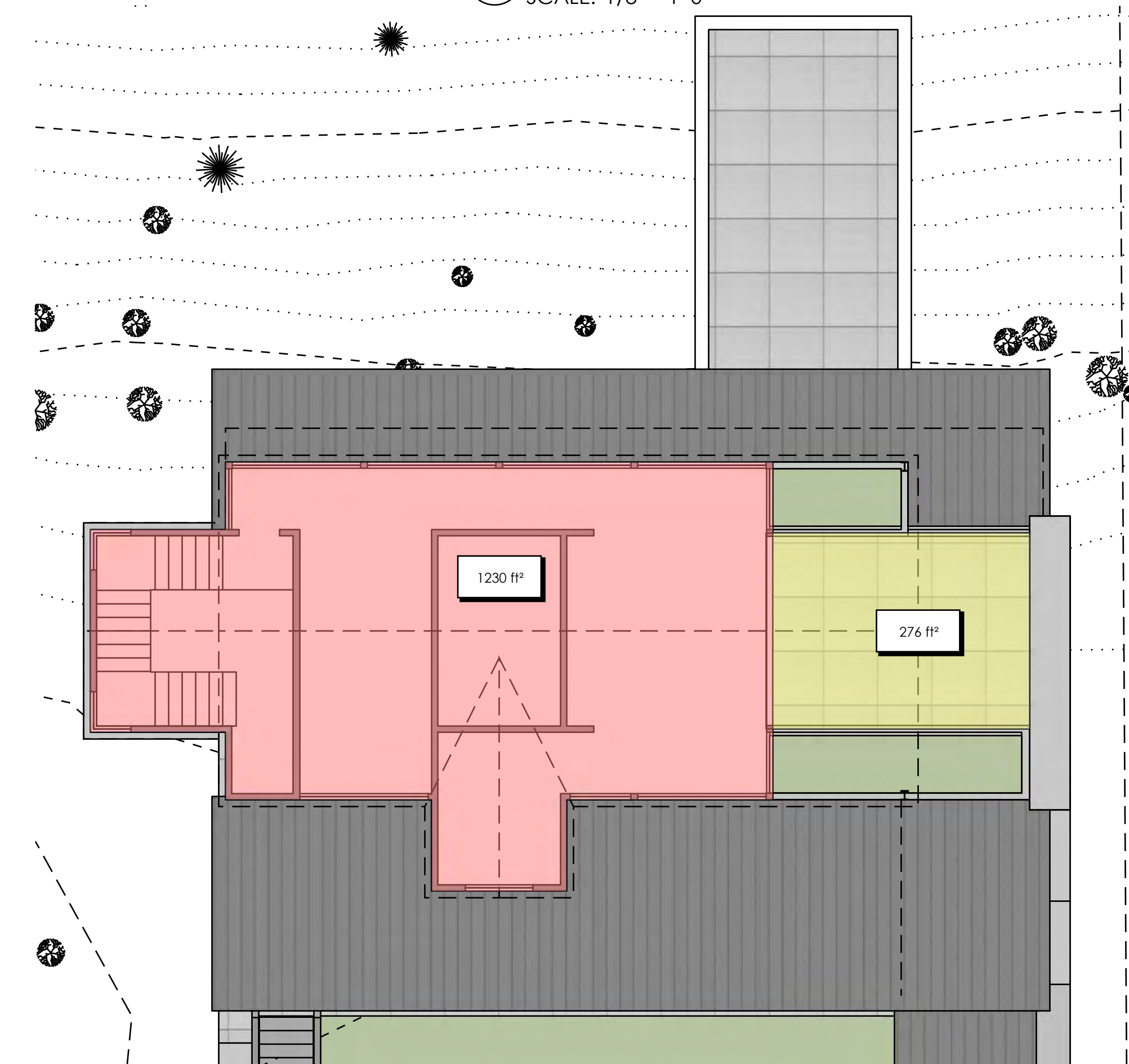
FLOOR AREA SUMMARY	
TOTAL LIVABLE:	7,106 FT ²
GARAGE/MECH:	676 FT ²
GROSS ENCLOSED:	7,782 FT ²
TERRACES & DECKS:	2,049 FT ²



2 LEVEL 01 | ENTRY LEVEL
SCALE: 1/8" = 1'-0"

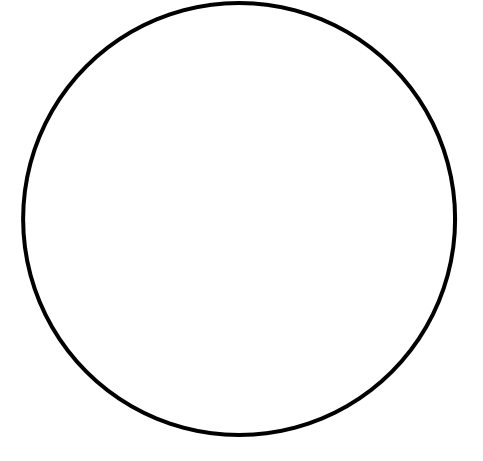


3 LEVEL 02 | MAIN FLOOR
SCALE: 1/8" = 1'-0"



1 LEVEL 03 | MASTER SUITE
SCALE: 1/8" = 1'-0"

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



SUBMISSIONS

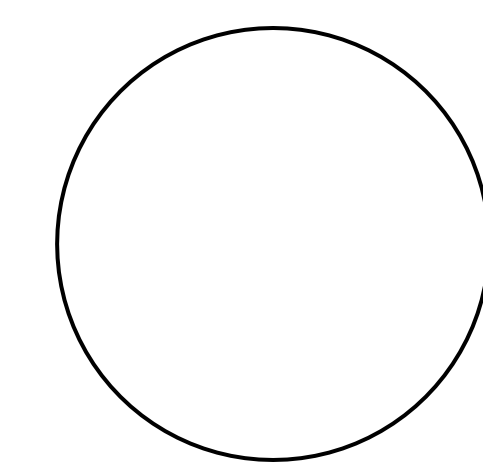
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03.30.2021	DRB INITIAL REVIEW

fox

LOT AR-26
MTN. VILLAGE
COLORADO

**FLOOR AREA
SUMMARY**

A.2.0



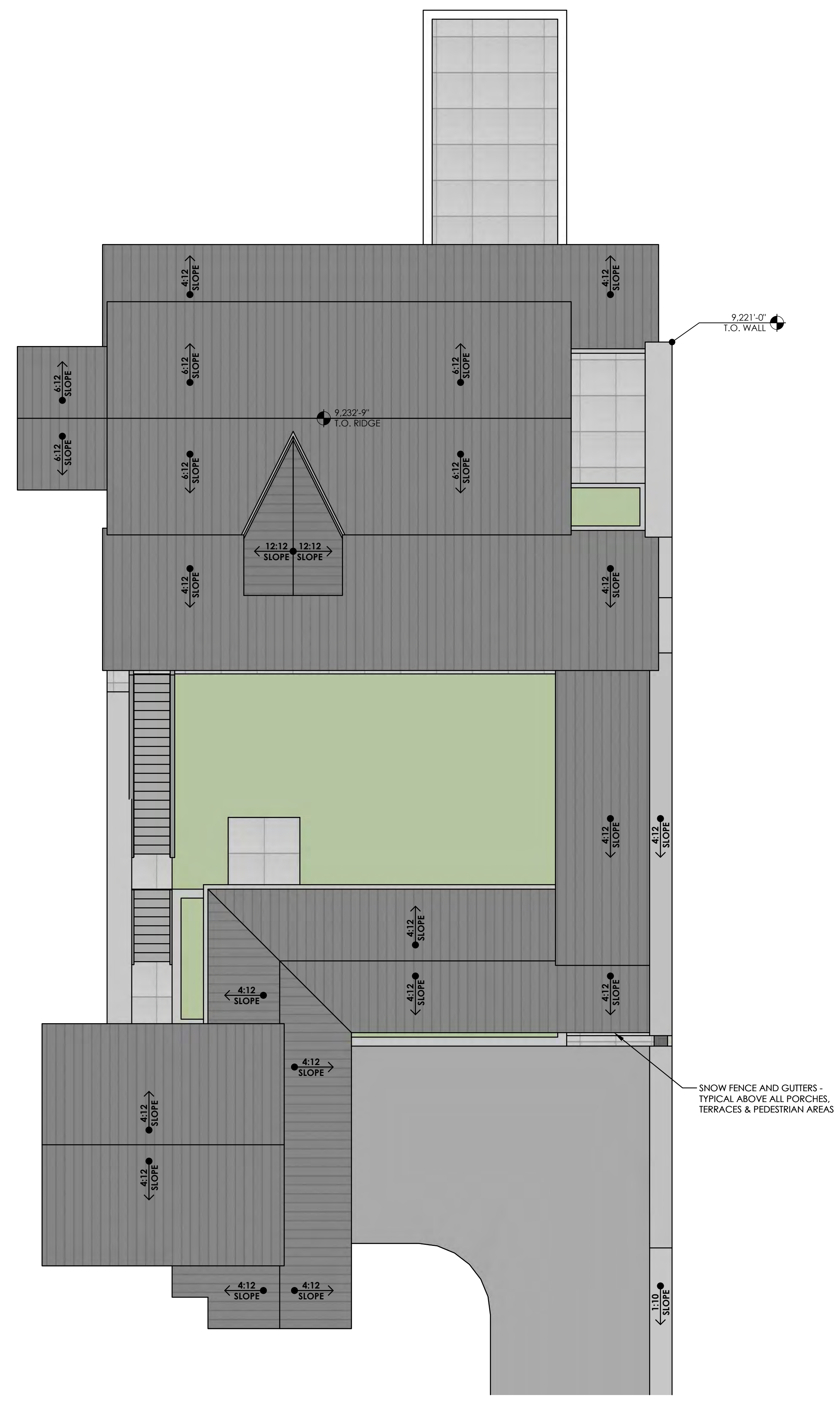
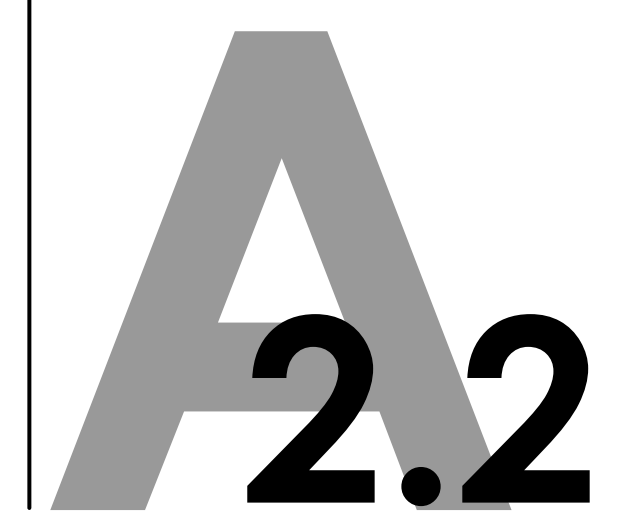
SUBMISSIONS

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12.04.2020	SCHEME C HOA REVIEW
01.26.2021	SCHEME B.2 HOA REVIEW
02.01.2021	SCHEME B.3 HOA REVIEW
03.30.2021	DRB INITIAL REVIEW

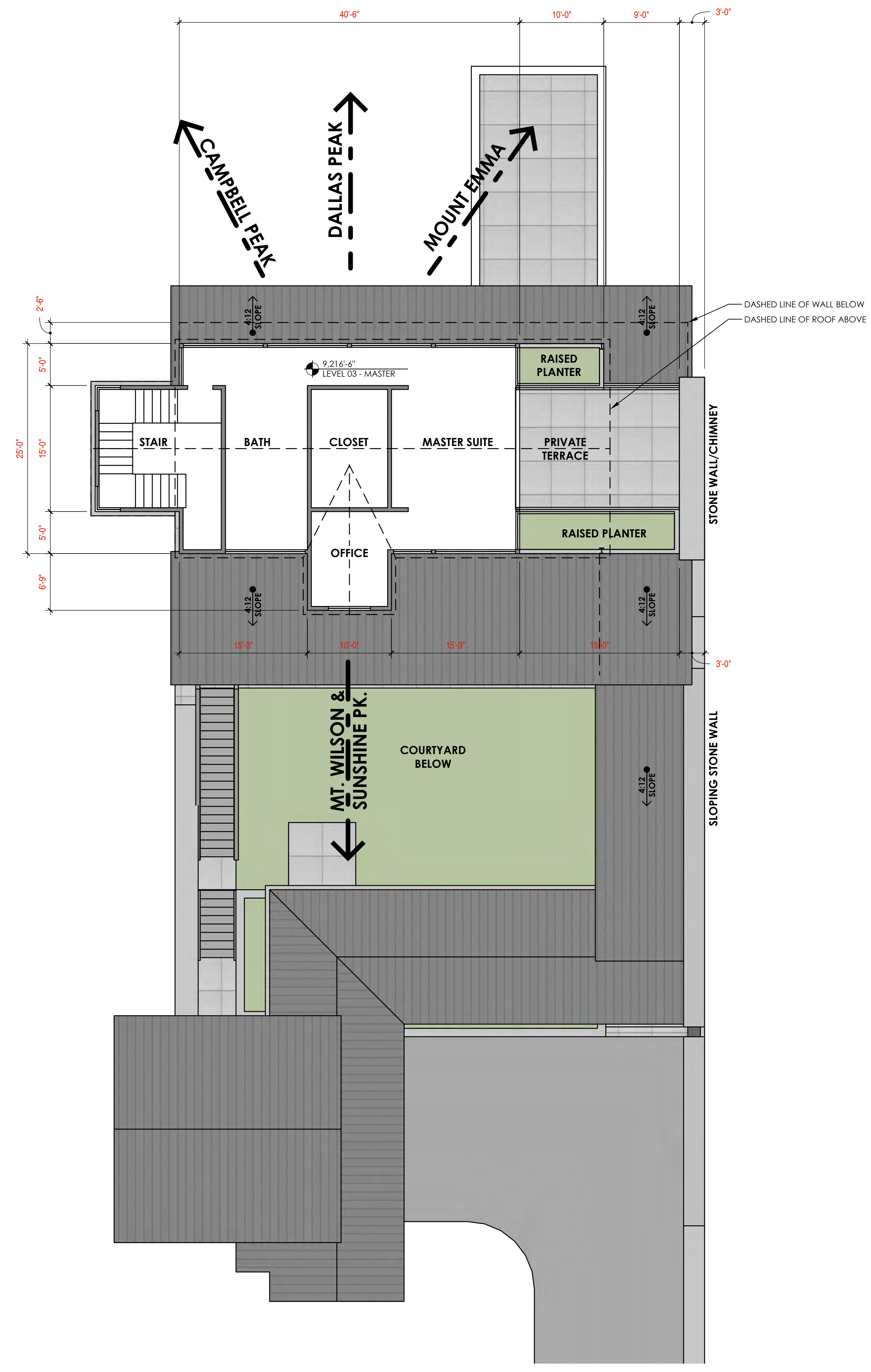


LOT AR-26
MTN. VILLAGE
COLORADO

**UPPER LEVEL
& ROOF PLAN**

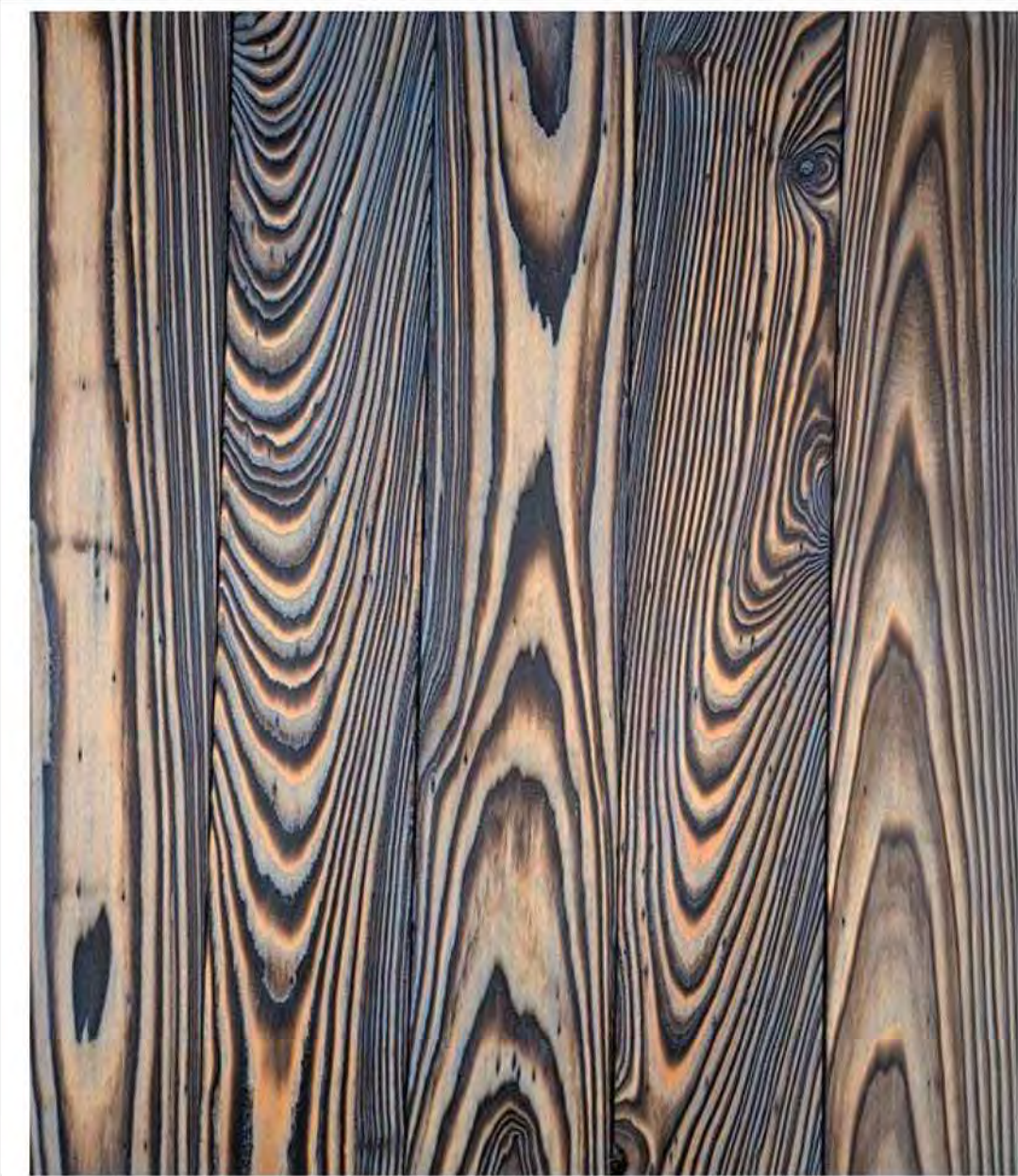


2 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 LEVEL 03 | MASTER SUITE
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS



W1

BURNT CYPRESS SHOU-SUGI-BAN
NATURAL - ROUGH
VERTICAL SIDING AND SOFFITS -
4" BOARDS

HORIZONTAL SIDING - 6" BOARDS
MILLED, BUTT JOINTS, 1/4" DARK
STAIN REVEAL

R1

ROOFING & ACCENT SIDING
STEEL - BONDERIZED GREY
STANDING SEAM - 16" RIMS O.C.

FASCIA TO MATCH ROOF METAL

S1

STONE VENEER
COLORADO BUFF SANDSTONE
4-5" THICK
WARM BUFF
LARGE BLOCK PATTERN

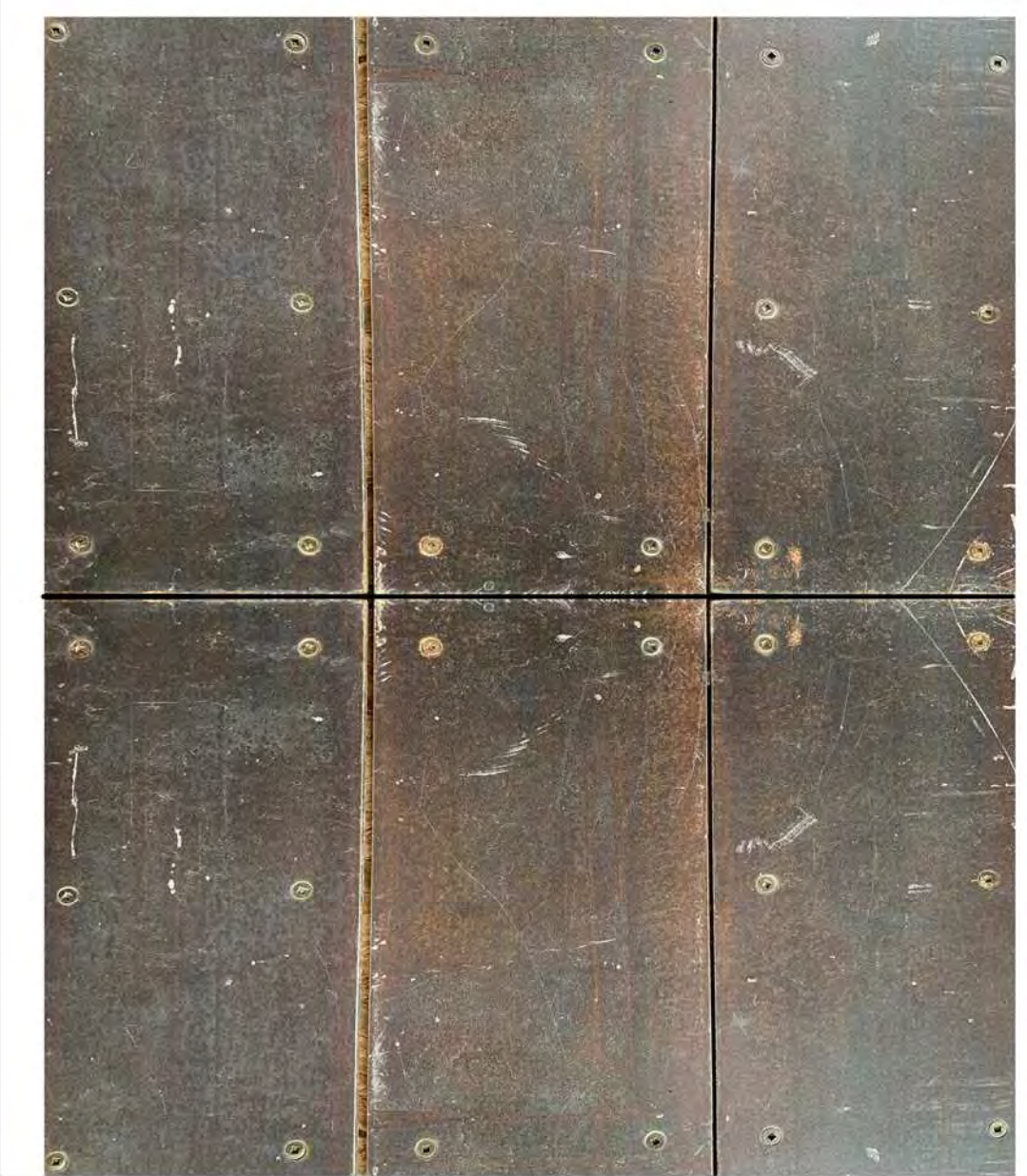
M1

EXPOSED STEEL STRUCTURE
W, C, OR 3/16 BENT PLATE STEEL,
PAINTED CHARCOAL GREY
FINISH FOR EXTERIOR

F1

ALUMINUM WINDOWS & DOORS
PAINTED CHARCOAL BLACK
PER SCHEDULE
DYNAMIC OR CLAD LOEWEN

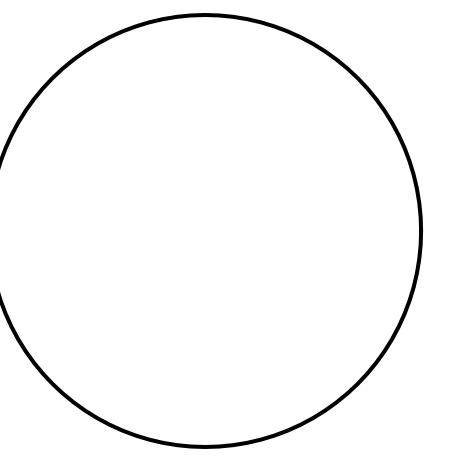
EXTERIOR MATERIALS



M2

STEEL PANELS - 1' X 2'
DARK PATINA
VERTICAL SIDING

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Box 3327 Telluride, Colorado 970.728.1220 | 108 S. Oak St. Penthouse Colorado 81435 | www.TommyHein.com



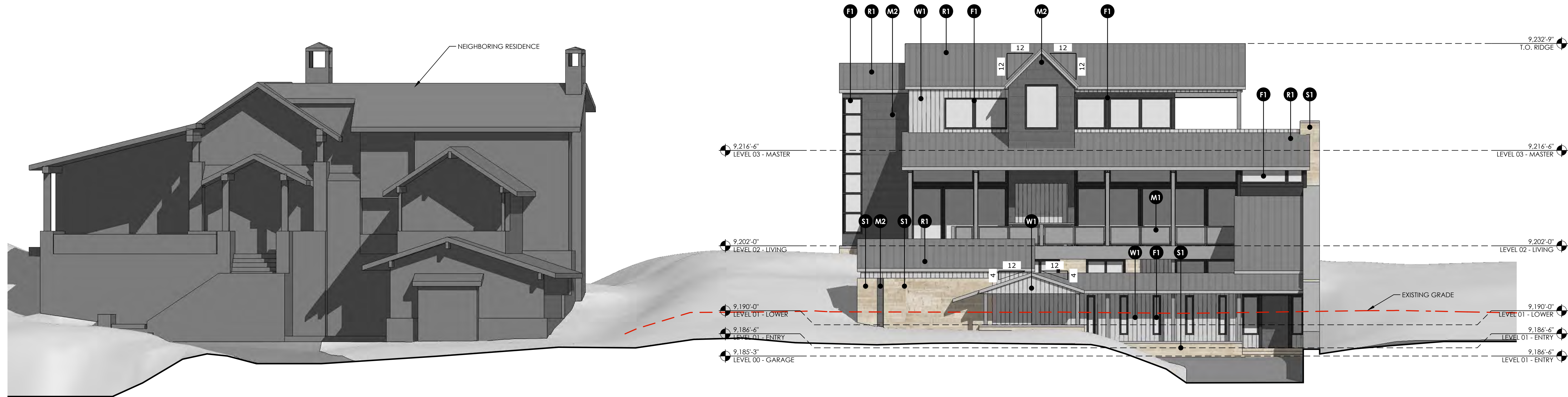
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03.30.2021 DRB INITIAL REVIEW

fox

LOT AR-26
MTN. VILLAGE
COLORADO

EXTERIOR
MATERIALS

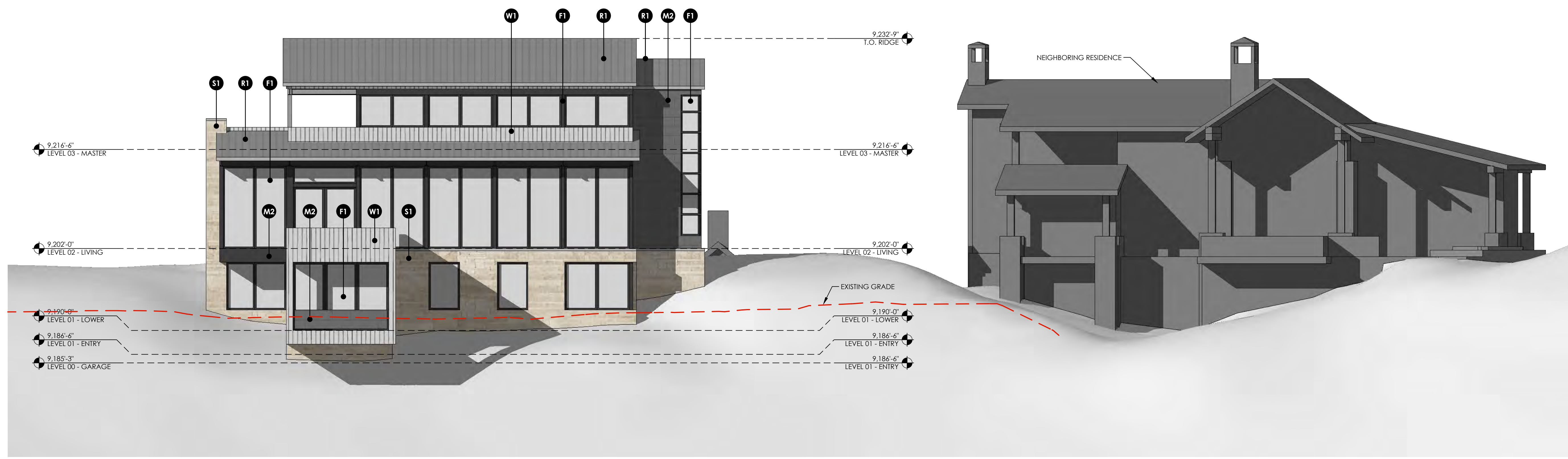
A
3.0



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

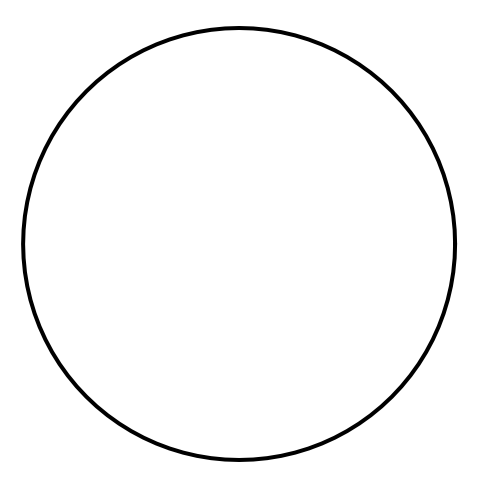
SOUTH ELEVATION MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	367
WOOD SIDING	720
METAL SIDING	339
FENESTRATION	844
NORTH ELEVATION MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	476
WOOD SIDING	382
METAL SIDING	210
FENESTRATION	1,349

GROSS FACADE MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	4,383
WOOD SIDING	3,074
METAL SIDING	1,320
FENESTRATION	3,712
TOTAL VERT. SURFACE	12,489
TOTAL PERCENTAGE STONE:	35.09%
35% REQUIRED PER CDC COMPLIANT BY:	0.09%
TOTAL PERCENTAGE FENESTRATION:	29.72%
40% MAXIMUM PER CDC COMPLIANT BY:	10.27%



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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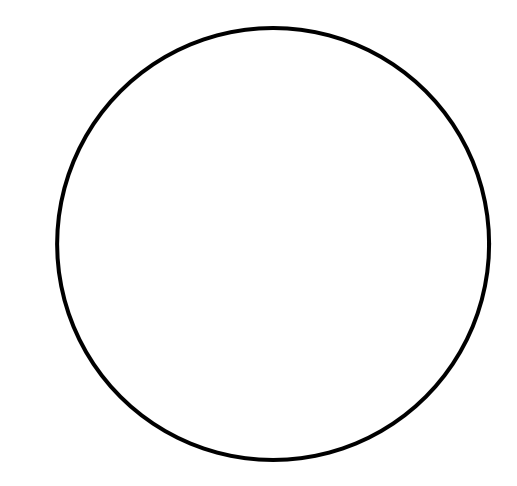
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03.30.2021 DRB INITIAL REVIEW

FOX

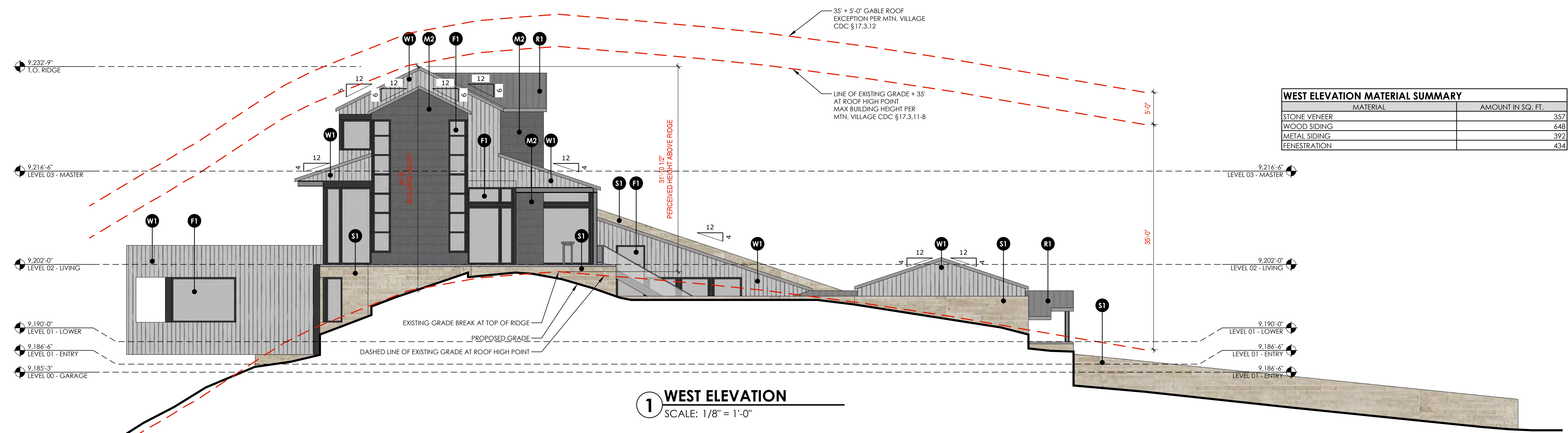
LOT AR-26
MTN. VILLAGE
COLORADO

**NORTH &
SOUTH
ELEVATIONS**

**A
3.1**



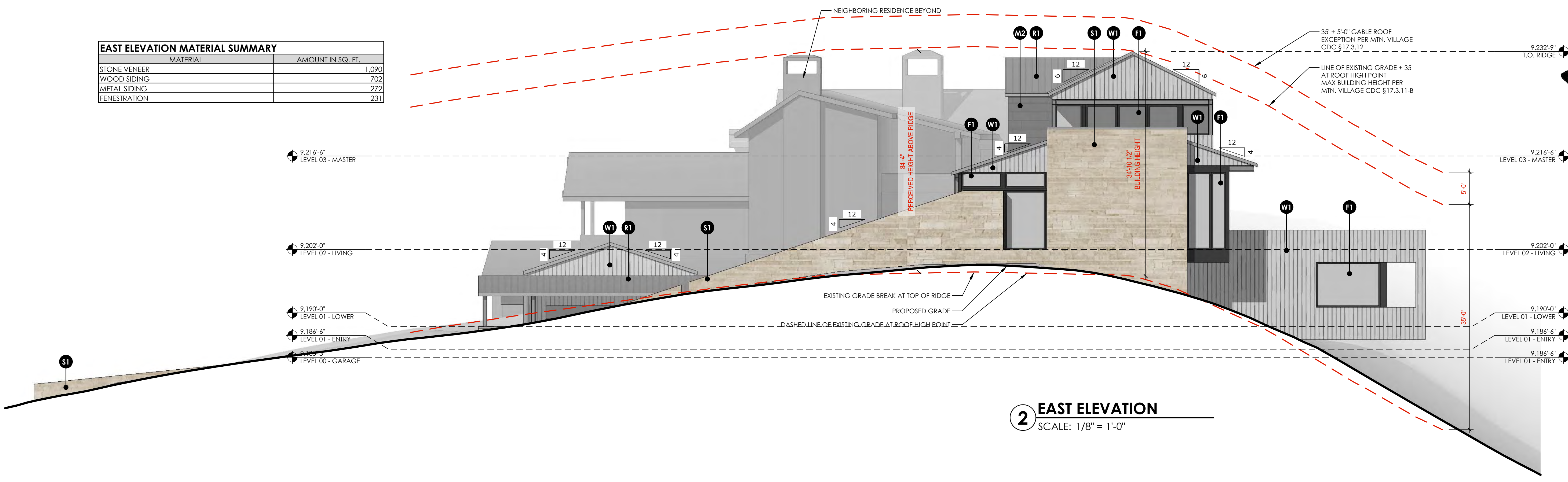
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WEST ELEVATION MATERIAL SUMMARY

MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	357
WOOD SIDING	648
METAL SIDING	392
FENESTRATION	434

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



EAST ELEVATION MATERIAL SUMMARY

MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	1,090
WOOD SIDING	702
METAL SIDING	272
FENESTRATION	231

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

fox

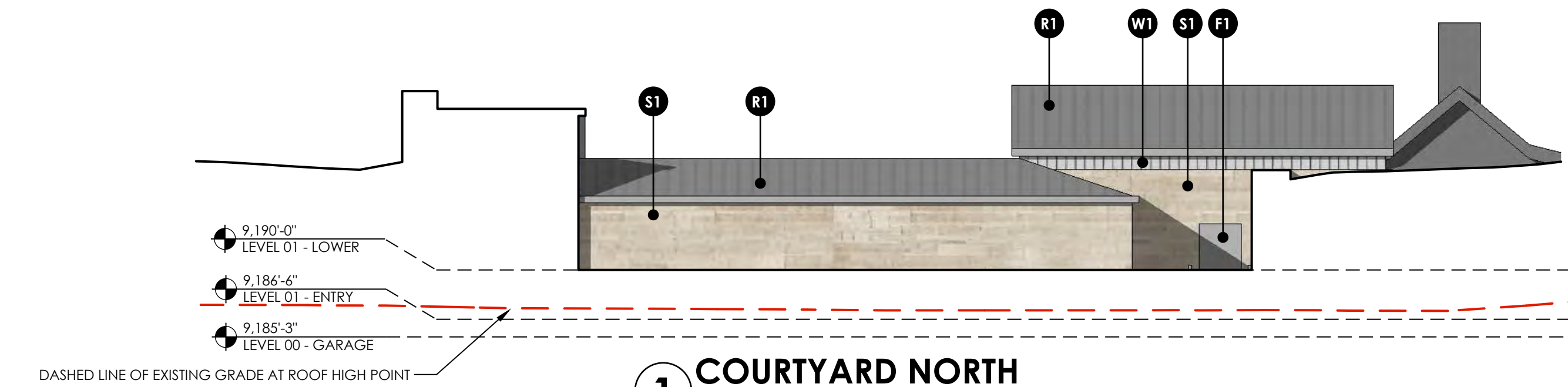
LOT AR-26
MTN. VILLAGE
COLORADO

EAST & WEST ELEVATIONS

A3.2

NORTH COURTYARD ELEV. MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	279
WOOD SIDING	29
METAL SIDING	0
FENESTRATION	24

SOUTH COURTYARD ELEV. MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	182
STONE VENEER HIDDEN AT RECESSED DOORS	90
WOOD SIDING	53
METAL SIDING	96
FENESTRATION	275

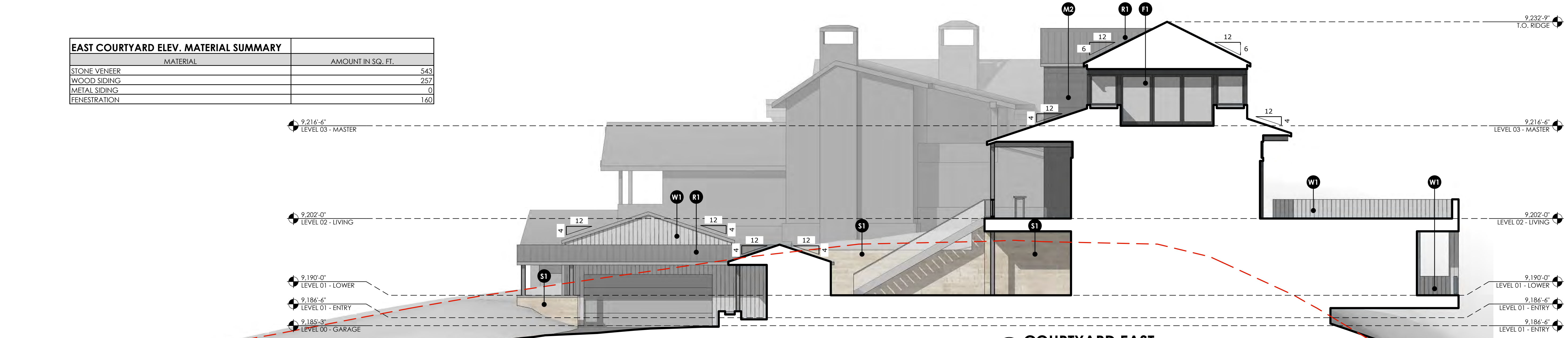


1 COURTYARD NORTH
SCALE: 1/8" = 1'-0"

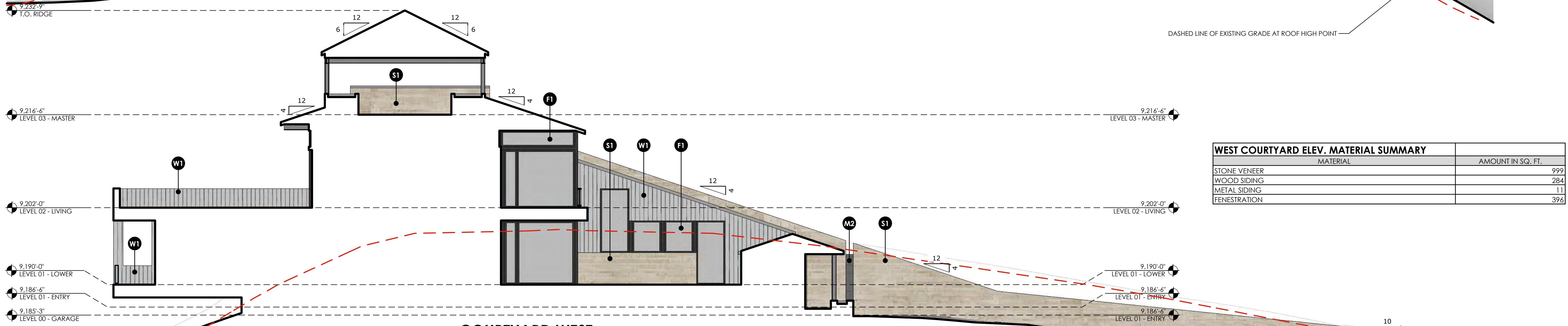


2 COURTYARD SOUTH
SCALE: 1/8" = 1'-0"

EAST COURTYARD ELEV. MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	543
WOOD SIDING	257
METAL SIDING	0
FENESTRATION	160



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



4 COURTYARD WEST
SCALE: 1/8" = 1'-0"

WEST COURTYARD ELEV. MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	999
WOOD SIDING	284
METAL SIDING	11
FENESTRATION	396

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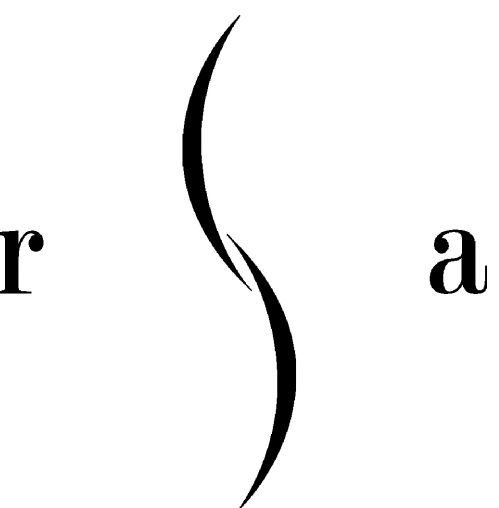
fox

LOT AR-26
MTN. VILLAGE
COLORADO

**COURTYARD
ELEVATIONS**

A3.3

Plot Title: 03.30.2021 A3_Elevations_AR-26



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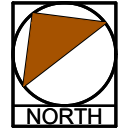
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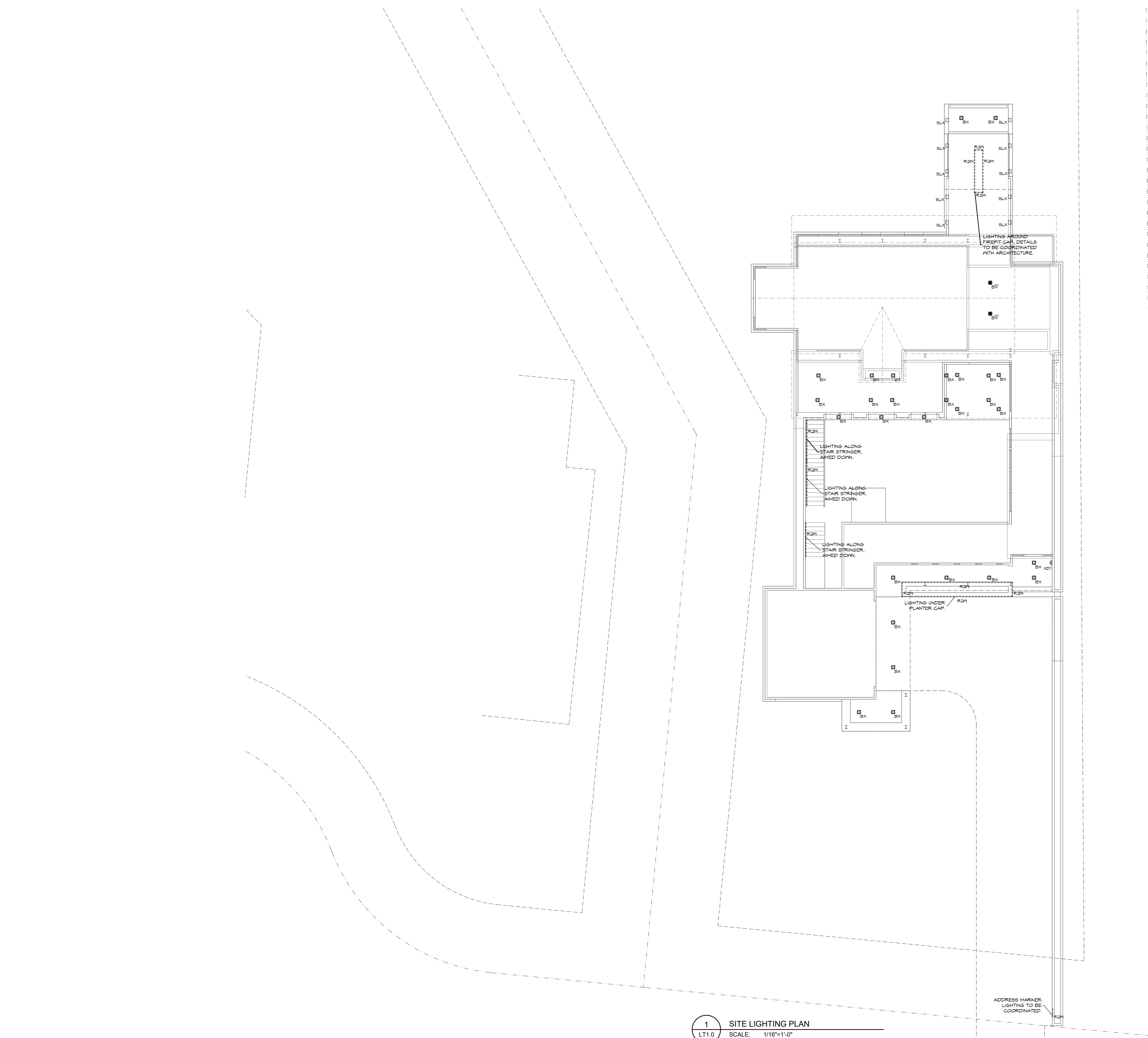
ROX

LOT AR26
MOUNTAIN VILLAGE, CO
DESCRIPTION

SITE LIGHTING PLAN

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

LT1.0

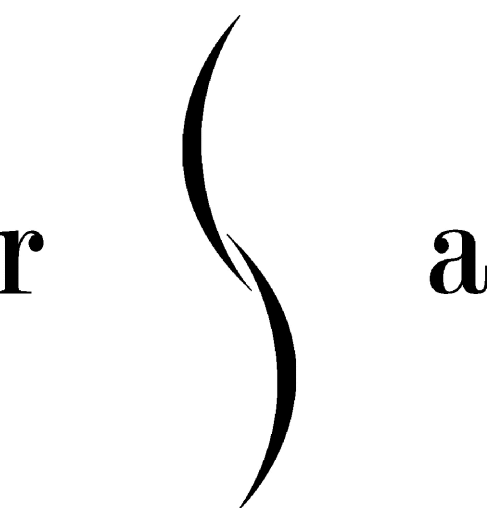


1 SITE LIGHTING PLAN
LT1.0 SCALE: 1/16"=1'-0"

ADDRESS MARKER
LIGHTING TO BE COORDINATED.



1 ENTRY LEVEL LIGHTING KEYPLAN
 LT1.10 SCALE: 1/8"=1'-0"



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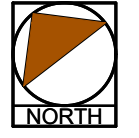
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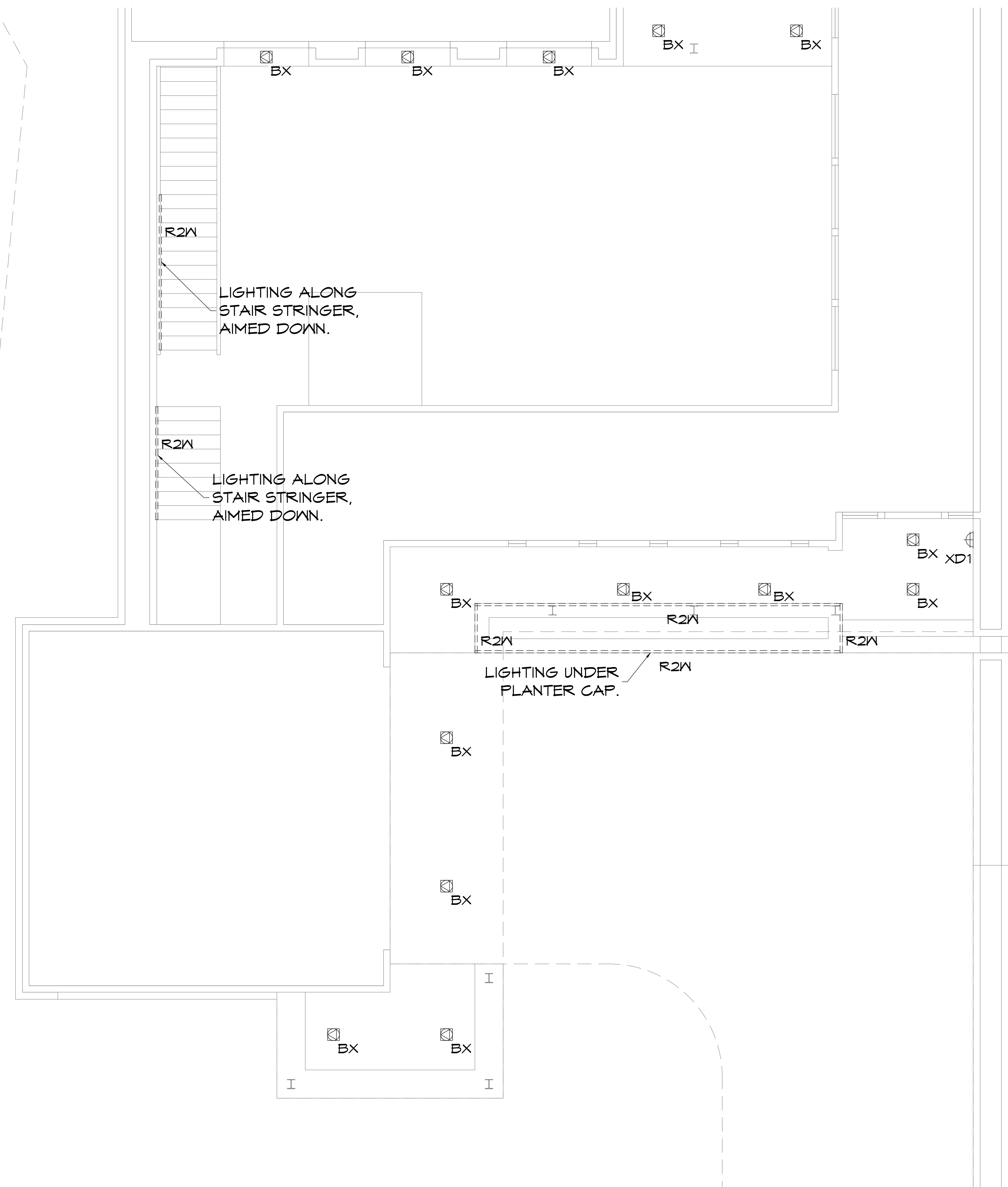
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LOT AR26
 MOUNTAIN VILLAGE, CO

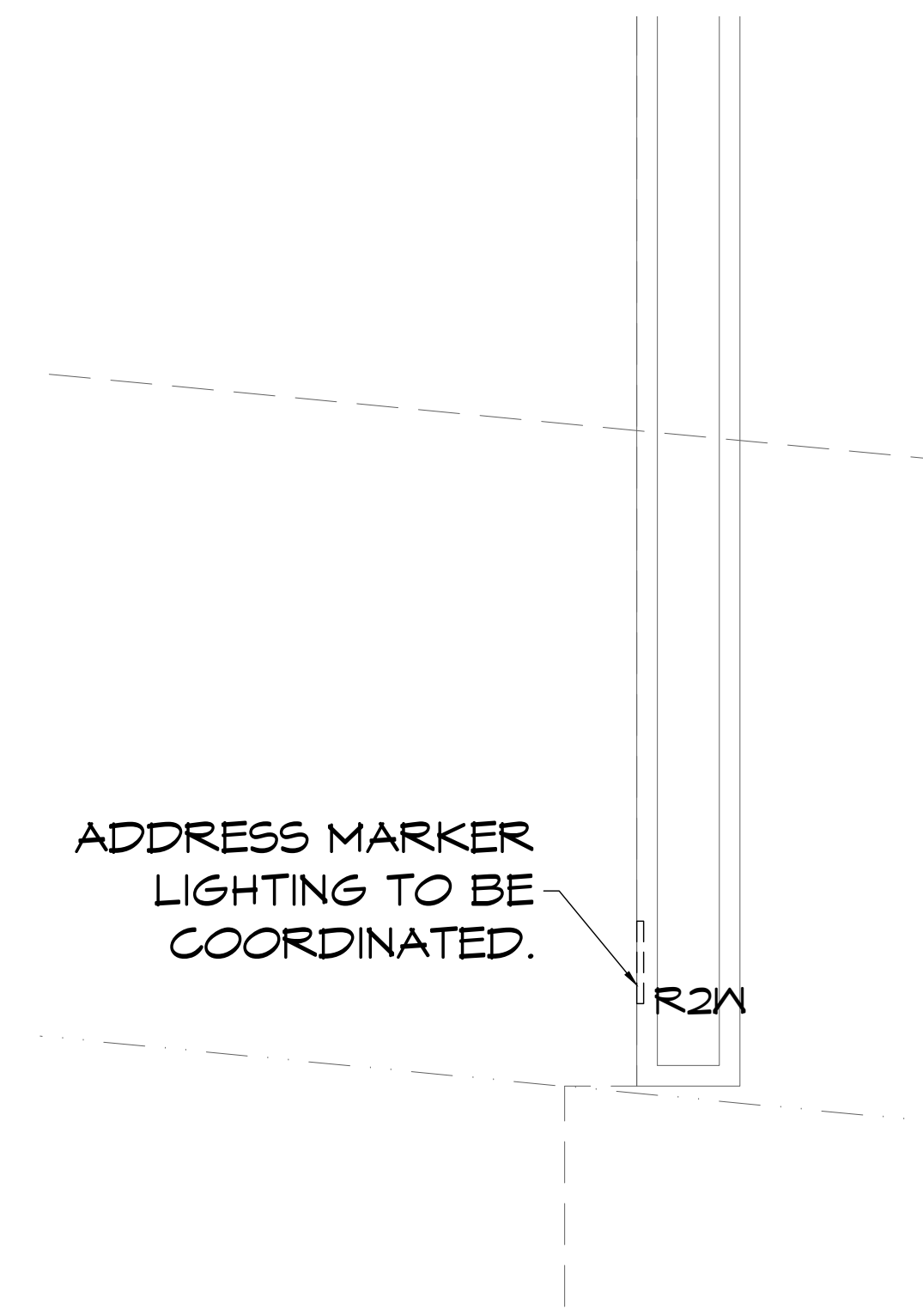
DESCRIPTION
 ENTRY LEVEL
 LIGHTING KEYPLAN

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

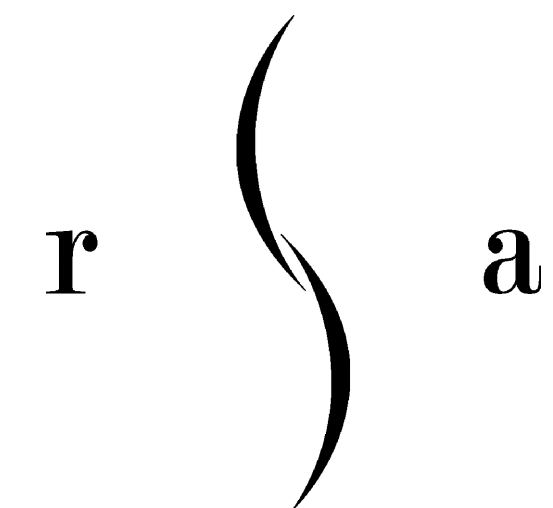
LT1.10



1 ENTRY LEVEL LIGHTING PLAN
 LT1.11 SCALE: 1/4"=1'-0"



2 ADDRESS MARKER
 LT1.11 SCALE: 1/4"=1'-0"



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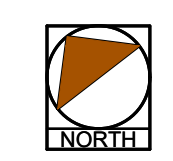
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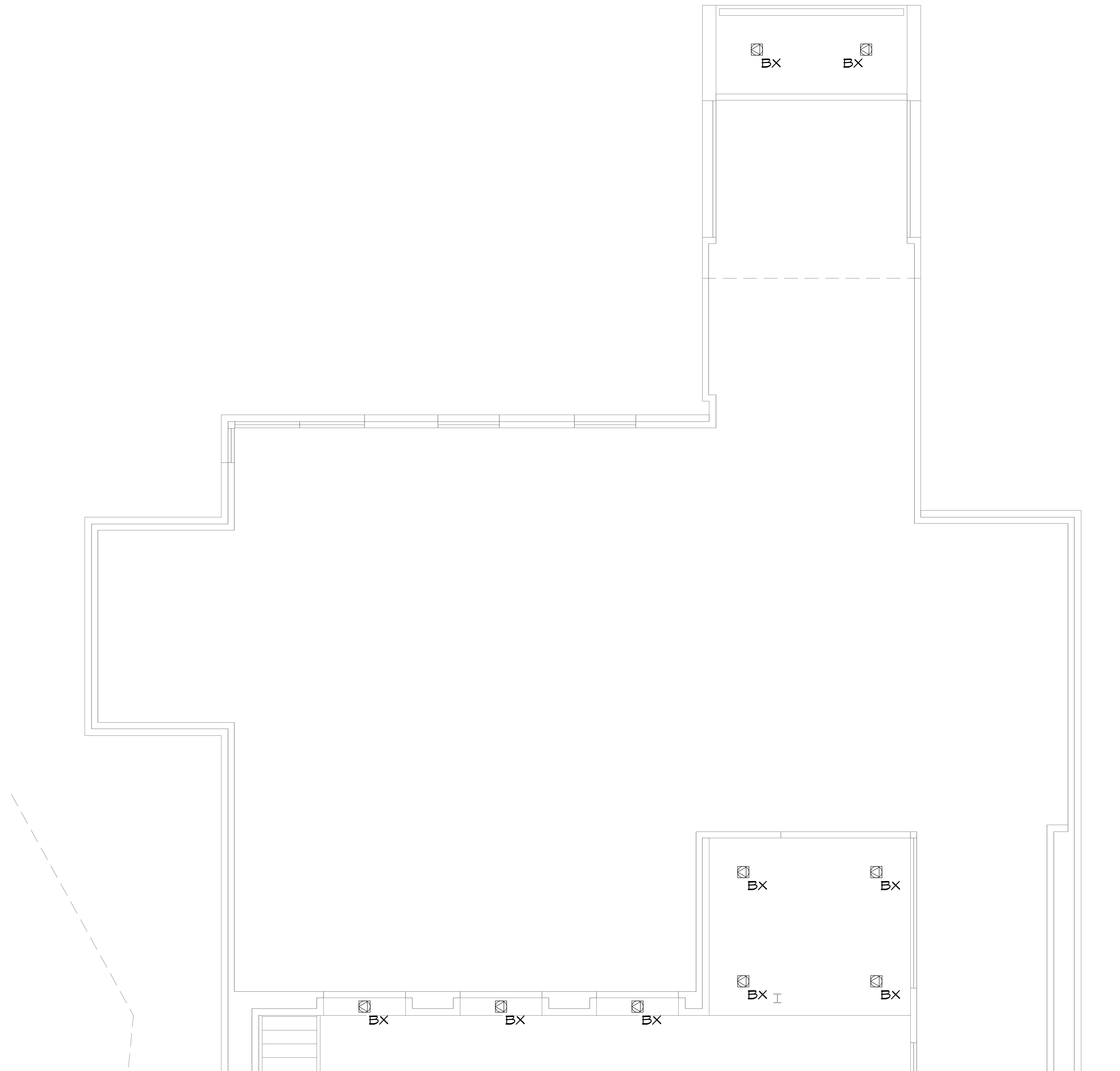
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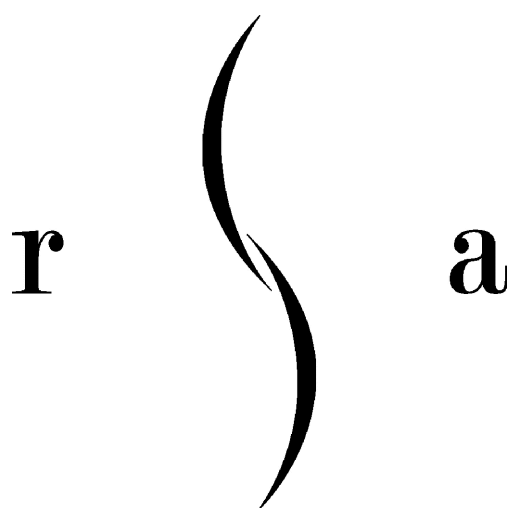
PROJECT
 ROX
 LOT AR26
 MOUNTAIN VILLAGE, CO
 DESCRIPTION
 ENTRY LEVEL
 LIGHTING PLAN

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

LT1.11



1 ENTRY LEVEL LIGHTING PLAN
 LT1.12 SCALE: 1/4"=1'-0"



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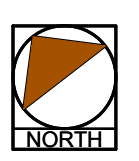
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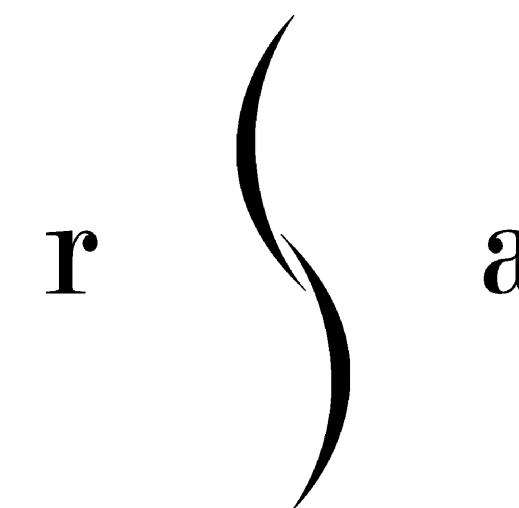
ROX

LOT AR26
 MOUNTAIN VILLAGE, CO

DESCRIPTION
 ENTRY LEVEL
 LIGHTING PLAN

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

LT1.12



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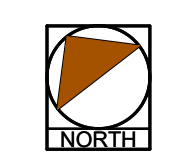
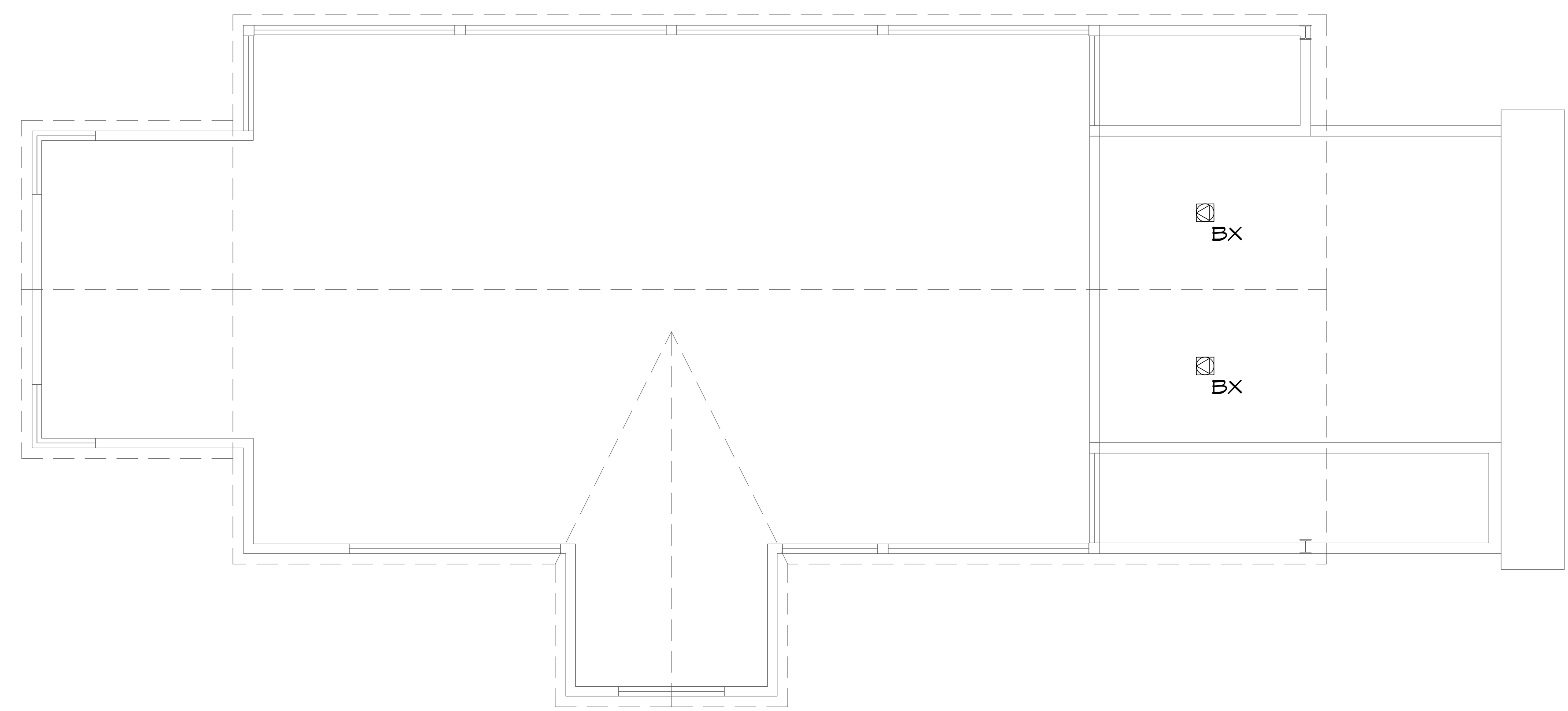
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PROJECT

ROX

LOT AR26
MOUNTAIN VILLAGE, CO

DESCRIPTION
MASTER LEVEL
LIGHTING PLAN

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

LT1.3

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

ROX - LOT AR26

LOT AR26, MOUNTAIN VILLAGE, CO

DRB INITIAL REVIEW

FEBRUARY 25, 2021



NOTES
SPECIFICATIONS
LIGHTING PLANS

ROBERT SINGER & ASSOCIATES INC.
DESIGN CONSULTANTS LIGHTING SPECIALISTS
Corporate Member IALD, IES
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GENERAL NOTES

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

RECESSED HOUSINGS

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

DIMENSIONS

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

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EXTERIOR/SITE LIGHTING

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

INTERIOR SWITCHING

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

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CONTROL SYSTEMS

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

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RSA GENERAL LIGHTING LEGEND

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

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

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Type	Image	Product / Manufacturer	Attributes	Notes
Architectural Lighting				
BX		Element Lighting "Element LED Downlight" Description: Recessed LED Downlight with Lens	Catalog #: E3SFF-LH930*AI; E3SRLB-HW; Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED Dimming Type: LED Phase Dimming Voltage: 120V AC Ceiling Type: Wood / Tile	Length: 12.5" Width: 9.5" Height: 4" Trim Size: 3.2" Aperture: 1.7" Micro Flange trim, refer to manufacturers installation instructions. Trim to be removed and painted to match ceiling. Refer to optic guide for beam spreads.
R2W		TBD LED Solutions "LED Strip Series" Description: Linear Wet Location LED Strip in Aluminum Extrusion	Catalog #: TBD.S36W-30K-**-24-95; AST-LP-S1-1715-Silver-Diffused (with Endcaps and Clips); TBD.PSDH-**-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	Height: 0.61" Width: 0.68" Length: Field Verified" Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC. Silicone Lens and Endcaps for Wet Location.
SLX		HK Lighting Group "Exterior LED Steplight" Description: Wet Location LED Steplight	Catalog #: ZXL-SL-FM-12V-4-30-ACL-95CRI; TX*-120-**-MLV Lamping: 4W; 3000K; Voltage: 12V Dimming Type: MLV Dimming Driver: Remote MLV Dimmer	Depth: 3.50" Width: 5.65" Height: 2.90" Location for remote power supply by EC.
Decorative Lighting				
XD1		Hammerton "LED Wet Location Sconce" Description: Wet Location LED Sconce	Catalog #: ODB0057-24 Lamping: 4.5W; 3000K; 400Lumen; 80CRI Location: Entry Quantity: 1 Mounting Height: To Be Coordinated	Width: 5.5" Height: 24.0" Depth: 4.5"

PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: E3SFF-LH930*AI; E3SRLB-HW;
 Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming



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 in the ceiling to minimize glare and flash on the trim. Options include premium Warm Dimming, Tunable White, Xicato and Xicato Artist Series LED modules. Trim options include Flanged or Flangeless and Flangeless in Wood Ceiling.

- Housing reduced by 60%
- Tool-free aiming/locking: 0-40° tilt, 361° rotation
- Patented high/low lamp positioning
- 2-step standard
- Standard phase dimming down to 1%
- Trims reflector options
- Solite Soft Focus lens option

SPECIFICATIONS

	STATIC WHITE		XICATO		WARM DIM		TUNABLE WHITE	
	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT (5000K)	HIGH OUTPUT (4000K)
DELIVERED LUMENS	1800/1450	1319/1124	1129	945	1300	900	1272	1150
WATTS	17	12	15	15	17	12	18	18
EFFICACY	106/85	110/94	75	63	76	75	72	64
CRI	80+/90+		80+	95+	90+		90+	
CBCP	10° - 19,414 18° - 5,848 25° - 5,416 40° - 3,230 60° - 2,305		21° - 3,184 43° - 2,733 60° - 1,014		18° - N/A 25° - N/A 40° - 1,622 60° - N/A			
CCT OPTIONS	2700K, 3000K or 3500K		2700K, 3000K or 3500K ¹		3000K - 1800K		5000K - 2700K	4000K - 1800K
COLOR CONSISTENCY	2-step		1 X 2-step		3-step		2-step	
VOLTAGE	120V or 277V							
DIMMING ¹	Standard phase dimming (down to 1%) 0-10V (down to 5%) Lutron Hi-lume EcoSystem (down to 0.1%) Lutron Hi-lume 2-Wire (down to 1%) eldoLED 0-10V or Dali (down to 0.1%)						eldoLED 0-10V or Dali (down to 0.1%)	
POWER SUPPLY	Constant current driver with +9 power factor and +80% efficiency							
OPTICS	Field changeable: 10°, 18°, 25°, 40°, 60° TIR		Field changeable: 21°, 43°, 60° Reflector		Field changeable: 18°, 25°, 40°, 60° TIR			
ADJUSTABILITY	Lockable, hot-aiming 0-40° tilt, 361° rotation, high/low lamp positioning, 45° collar rotation							
CEILING APPEARANCE	Flanged, Flangeless or Flangeless in Wood Ceiling							
CEILING THICKNESS	Flanged: Up to 2-1/2" Flangeless: No ceiling thickness limitations Flangeless in Wood Ceiling: 1/2" to 2" Note: Thicker ceilings impact light cutoff							
CEILING APERTURE	3-7/8" ceiling cutout							
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation. Sauna/Steam-room use available only with combination of H Shower trim, LO Low Output housing, and I IC housing rating.							
CONSTRUCTION	Housing: Heavy-Gauge, Cold-Rolled Steel Trim: Die-Cast Aluminum							
FINISH	Housing: Black Powder Coat Trim: 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 2019 Title 24 part 6 (JA8-2016, JA8-2019) (for 90 CRI versions).							
L70	50,000 hours min							
WARRANTY ²	5 years							

Data in chart reflect 3000K/80 CRI values unless noted.
 Custom Output/Custom: RAL/Custom CCT available, Contact Quotes Department

Ordering grids available on page 2.

Accepts two optical controls and an optional trim-mounted lens.

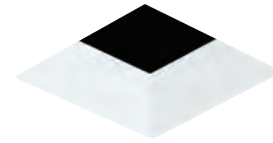
¹See ELEMENT-Lighting.com for dimmer compatibility.

²Visit ELEMENT-lighting.com for specific warranty limitations and details.

³3500K Xicato module not available for Artist series.

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UPDATED 12/18/20



SHOWN IN FLANGELESS BEVEL SQUARE

LUMEN MULTIPLIER (CRI/CCT)

CCT	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.

PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: E3SFF-LH930*AI; E3SRLB-HW;
 Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming



ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

ORDERING GRIDS

HOUSING

PRODUCT	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° ⁴	A ADJUSTABLE	I IC AIRTIGHT	STANDARD PHASE 1% (LEAVE BLANK)	120 VOLT (LEAVE BLANK)
E3S ELEMENT 3" SQUARE	FF FLANGED	-LO LOW OUTPUT, 12W ²	830 80 CRI, 3000K, 2-STEP	1 18°		N NON-IC		
	WC WOOD CEILING ¹		835 80 CRI, 3500K, 2-STEP	2 25°		C CHICAGO	-O10 0-10V DIMMING 5%	-277 277 VOLT
			927 90 CRI, 2700K, 2-STEP	4 40°		P PLENUM	-ELD0 ELDOLED 0.1% 0-10V LINEAR ⁵	
			930 90 CRI, 3000K, 2-STEP	6 60°		E EMERGENCY	-ELD0A ELDOLED 0.1% 0-10V LOGARITHMIC ³	
			935 90 CRI, 3500K, 2-STEP			B BATTERY	-ELD1 ELDOLED 1% 0-10V LINEAR ⁵	
			WD 90 CRI, 3000-1800K, WARM DIM, 3-STEP			(NON-IC / CHICAGO PLENUM)	-ELD1A ELDOLED 1% 0-10V LOGARITHMIC ³	
			TWS2 90 CRI, 5000K-2700K, TUNABLE WHITE, 2-STEP ³				-ELD0 ELDOLED 0.1% DALI ⁵	
			TW41 90 CRI, 4000K-1800K, TUNABLE WHITE, 2-STEP ³				-ELT0 ELDOLED TUNABLE WHITE 0.1% 0-10V LINEAR ^{3,5}	
							-ELTD ELDOLED TUNABLE WHITE 0.1% DALI ^{3,5}	
		-X XICATO, HIGH OUTPUT, 14W	I27 80 CRI, 2700K, 1X2-STEP, XICATO	21 21° XICATO			-HL2W LUTRON HI-LUME 1% 2-WIRE ^{5,6}	
			I30 80 CRI, 3000K, 1X2-STEP, XICATO	43 43° XICATO			-HLECO LUTRON HI-LUME 0.1% ECOSYSTEM	
			I35 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.

For dimming details, refer to Dimmer Compatibility Chart.

¹WC - Wood Ceiling option accommodates Flangeless trims only.

²LO - Sauna/Steam-room use available only with combination of H Shower trim, LO Low Output housing, and I IC housing rating.

³TWS2/TW41/ELT0/ELTD - Tunable White only available in High Output, only available with ELT0 (0-10V, linear), or ELTD (DALI). For 0-10V logarithmic dimming consult Quotes Department.

⁴0 - 10° optic has a unique LED module not available with Warm Dim or Tunable White. Changing optics to 18°, 25°, 40° or 60°, will require a new LED module.

⁵Lutron Hi-lume and eldoLED drivers not compatible with Round Flangeless (E3RLF) or Round Wood Ceiling (E3RWC) housings.

⁶HL2W - Lutron Hi-lume 2-wire phase dimming (down to 1%), 120V only.

TRIM

PRODUCT	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 ¹	B BLACK
	F15 FLANGED 1.1"-1.5" CEILING THICKNESS		-L LENSED	S SATIN NICKEL
	F20 FLANGED 1.6"-2.0" CEILING THICKNESS			W WHITE
	F25 FLANGED 2.1"-2.5" CEILING THICKNESS			

Wood Ceiling option accommodates Flangeless trims only.

¹H - Sauna/Steam-room use available only with combination of H Shower trim, LO Output housing, and I IC housing rating.

REPLACEMENT OPTICS

PRODUCT	BEAM SPREAD
353E4LEDXREF	18 18°
	25 25°
	40 40°
	60 60°

353E4LEDXREF

REPLACEMENT REFLECTORS¹

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

352LEDXREF

¹For use with Xicato modules only.

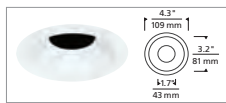
PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: E3SFF-LH930*AI; E3SRLB-HW;
 Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming

TECH LIGHTING

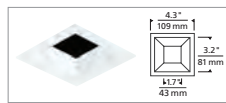
ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

TRIMS

FLANGED



ROUND BEVEL



SQUARE BEVEL

FLANGELESS

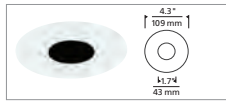
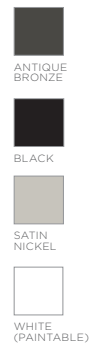


ROUND BEVEL

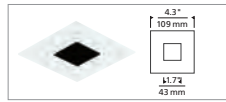


SQUARE BEVEL

FINISH



ROUND FLAT



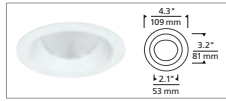
SQUARE FLAT



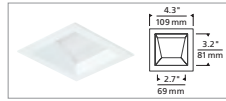
ROUND FLAT



SQUARE FLAT



ROUND WALL WASH



SQUARE WALL WASH



ROUND WALL WASH



SQUARE WALL WASH

FLANGELESS IN WOOD CEILING



ROUND BEVEL (ANTIQUÉ BRONZE)



SQUARE BEVEL (SATIN NICKEL)

LENS OPTION



SHOWN WITH AND WITHOUT A LENS (SQUARE FLANGED BEVEL)



ROUND FLAT (ANTIQUÉ BRONZE)



SQUARE FLAT (SATIN NICKEL)



SHOWN WITH AND WITHOUT A LENS (ROUND FLANGELESS BEVEL)

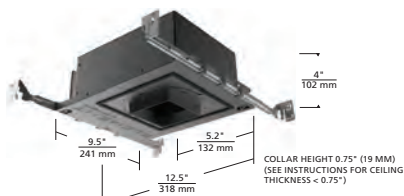


ROUND WALL WASH (ANTIQUÉ BRONZE)

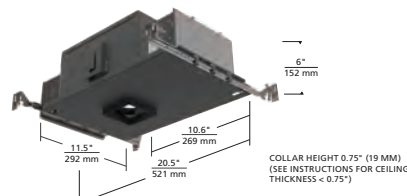


SQUARE WALL WASH (SATIN NICKEL)

HOUSING



IC AIRTIGHT / NON-IC AIRTIGHT / CHICAGO PLENUM



EMERGENCY BATTERY (NON-IC AIRTIGHT / CHICAGO PLENUM)

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PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: E3SFF-LH930*AI; E3SRLB-HW;
 Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming

TYPE: BX

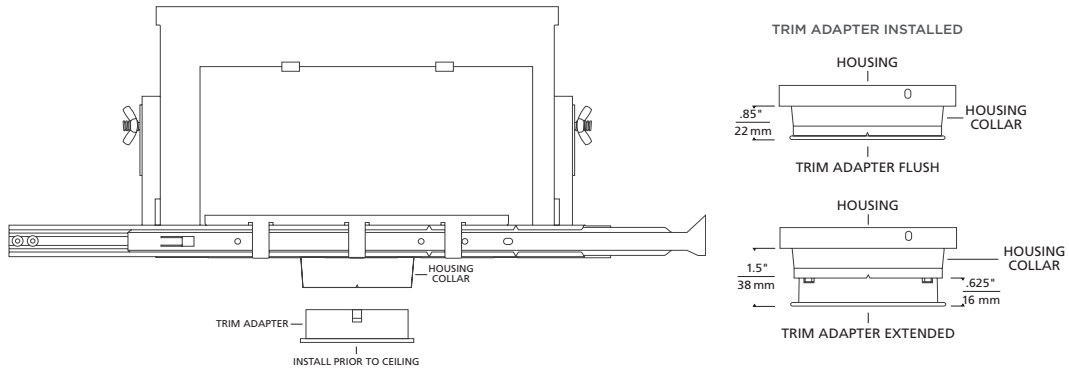
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TECH LIGHTING

ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

ADJUSTABLE TRIM ADAPTER



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



PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: E3SFF-LH930*AI; E3SRLB-HW;
 Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming



ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

TRIM-MOUNTED REFLECTORS

ELEMENT Specular Reflectors reduce glare while creating a clean, quiet ceiling appearance. Available finishes include Anodized Gold and Silver for a decorative accent or Anodized Black for an ultimate quiet ceiling aesthetic. 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 housings, and are compatible with ELEMENT 3" trims and housings.

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

SPECIFICATIONS

COMPATIBLE TRIMS	NON-SLOTTED (FOR FIXED ¹)	SLOTTED (FOR ADJUSTABLE)
3" round, flanged, bevel	E3TREFNS1 (B, G, S)	E3TREFS4 (B, G, S)
3" square, flanged, bevel	E3TREFNS5 (B, G, S)	E3TREFS1 (B, G, S)
3" round, flanged, flat	E3TREFNS1 (B, G, S)	E3TREFS4 (B, G, S)
3" square, flanged, flat	E3TREFNS3 (B, G, S)	E3TREFS2 (B, G, S)
3" round, flangeless, bevel	E3TREFNS2 (B, G, S)	E3TREFS6 (B, G, S)
3" square, flangeless, bevel	E3TREFNS6 (B, G, S)	E3TREFS5 (B, G, S)
3" round, flangeless, flat	E3TREFNS4 (B, G, S)	E3TREFS3 (B, G, S)
3" square, flangeless, flat	E3TREFNS3 (B, G, S)	E3TREFS2 (B, G, S)

May require lamp to be placed in high position.
 Not compatible with lensed trims.
¹Non-slotted Reflectors may be used in Adjustable Housings with the lamp assembly placed in the 0° tilt position.

ORDERING GRID

E3 TRIM-MOUNTED REFLECTORS

PRODUCT	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

Reflectors are placed on top of the inside of the trim or affixed via screws (only if provided).

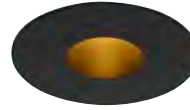
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SHOWN IN ANODIZED BLACK
(REFLECTOR ONLY)



SHOWN IN ANODIZED GOLD
(TRIM MOUNTED)



SHOWN IN ANODIZED GOLD
(BELOW CEILING VIEW)



SHOWN IN ANODIZED SILVER
(BELOW CEILING VIEW)



SHOWN IN ANODIZED BLACK
(BELOW CEILING VIEW)



PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: E3SFF-LH930*AI; E3SRLB-HW;
 Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming

TYPE: BX

Page: 6 of 9

TECH LIGHTING

ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

PHOTOMETRICS

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

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

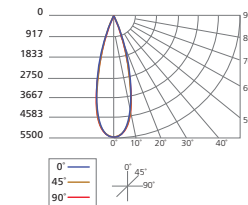
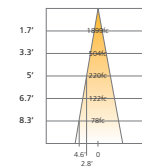
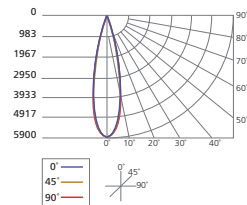
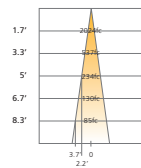
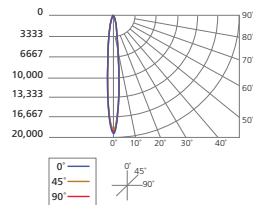
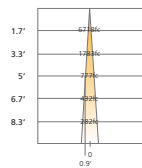
Description: 3" LED Module
 25° Beam - 0° Tilt,
 80 CRI, 3000K
 Model: E3 Citizen LED
 Input Power (Watts): 18.3
 Input Power Factor: 0.98
 Absolute Luminous
 Flux (Lumens): 1754
 Lumen Efficacy
 (Lumens per Watt): 95.5

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

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

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: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: E3SFF-LH930*AI; E3SRLB-HW;
 Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming

TYPE: BX

Page: 7 of 9

TECH LIGHTING

ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

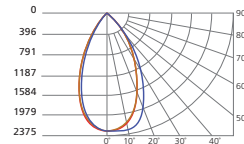
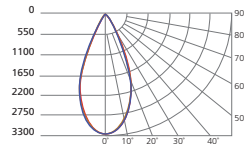
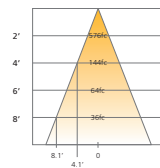
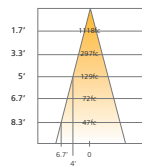
PHOTOMETRICS

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%.

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°	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

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





PROJECT: Rox - Lot AR26
ISSUE DATE: 02/25/2021
Catalog #: E3SFF-LH930*AI; E3SRLB-HW;
Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED
Dimming Type: LED Phase Dimming

TYPE: BX

Page: 8 of 9

 **TECH LIGHTING**

ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

PROJECT INFORMATION

JOB NAME AND INFORMATION

FIXTURE TYPE AND QUANTITY

NOTES

 **TECH LIGHTING**
7400 Linder Ave., Skokie, IL 60077
T 847.410.4400
www.techlighting.com

PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: E3SFF-LH930*AI; E3SRLB-HW;
 Lamping: 17W; 1450 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming

3" LED

ELEMENT-Lighting.com

FLANGED DOWNLIGHT TRIMS

TRIMS

ROUND



ROUND MICRO FLANGED BEVEL



ROUND MICRO FLANGED FLAT



ROUND FLANGED BEVEL



ROUND FLANGED FLAT

SQUARE



SQUARE MICRO FLANGED BEVEL



SQUARE MICRO FLANGED FLAT



SQUARE FLANGED BEVEL



SQUARE FLANGED FLAT

FINISH



TRIM

PRODUCT SERIES	CEILING APPEARANCE	TRIM STYLE	APERTURE	FINISH
E3R ELEMENT 3" ROUND	F FLANGED	B BEVEL	-O NO LENS	Z ANTIQUE BRONZE
E3S ELEMENT 3" SQUARE	RL MICRO FLANGED	F FLAT	-H SHOWER -L LENSED	B BLACK S SATIN NICKEL W WHITE

GENERATION BRANDS



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ELEMENT
by Tech Lighting®

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

PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: TBD.S36W-30K-**-24-95; AST-LP-S1-1715-Silver-Diffused (with Endcaps and Clips);
 TBD.PSDH-**W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

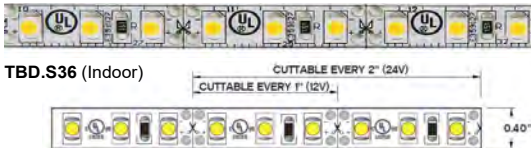
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.S36(W)

3.0 W LED STRIP INDOOR / OUTDOOR



TBD.S36 (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
- 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

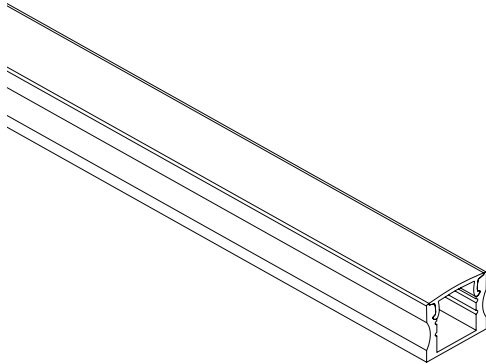
PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: TBD.S36W-30K-**-24-95; AST-LP-S1-1715-Silver-Diffused (with Endcaps and Clips);
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC



SURFACE | LP SERIES | SURFACE | -S1-1715

PRELIMINARY SPECIFICATION, SUBJECT TO CHANGE WITHOUT NOTICE

AST-LP-S1-1715
 Surface Linear Extrusion



Standard length: 6.5 ft. (2m)*

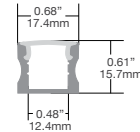
IP20 Interior Rated

Compatible with:
 Asteri TL01 Series
 AST-TL01-LE
 AST-TL01-FC

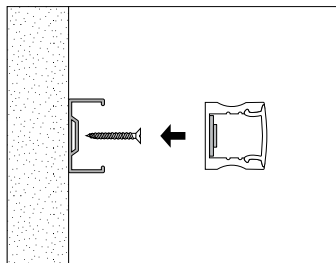
Aion LED Light Engines:
 9000 Series
 7000 Series
 4000 Series
 3000 Series
 1000 Series

*Assembly Required
 Custom Lengths Available. Additional Charges and Lead Time will Apply.

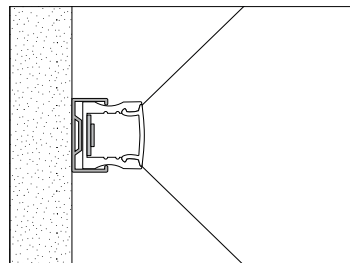
Dimensions



Mounting



Install Mounting clip and slide in assembled housing



Follow local code and NEC

SKU

AST-LP-S1-1715

Finish:

- Silver
- Black Anodized
- White Anodized
- Custom:

Optic:

Diffused



Asteri Lighting Inc. is a subsidiary of Aion LED Inc. © 2019 Asteri Lighting. Electrician installed. Strictly adhere to NEC & local building code. Limited 5-year warranty against manufacturing defects only, does not cover labor; voided by: inadequate ventilation, field modifications, installation by unqualified personnel, unapproved controls, drivers, cabling, other devices, not following installation guidelines & protocol, general negligence. Installer assumes all liability with regard to property & safety. This product is UL listed. See separate "Warranty Terms" & additional instructional materials for more information. Authorized installers only. Systems tested prior to shipping. Modified: July 15, 2019

PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: TBD.S36W-30K-**-24-95; AST-LP-S1-1715-Silver-Diffused (with Endcaps and Clips);
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

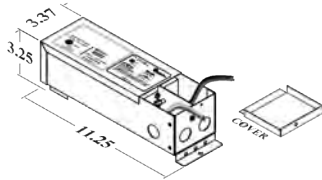
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



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 LED¹ 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: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: ZXL-SL-FM-12V-4-30-ACL-95CRI;
 TX*-120-**-MLV
 Lamping: 4W; 3000K;
 Voltage: 12V

TYPE: SLX

Page: 1 of 2



Project Name _____

Fixture Type _____

ZXL-SL-FM/ZXLi-SL-FM

LED Step Marker . ZXL-SL Series



Product Features

- Wall light. Mounts flush with wall.
- ETL outdoor wet location listed. IP65 standard.
- Recessed LED light source with minimum glare.
- Machined from solid billet 6061-T6 corrosion resistant aluminum.



Specification

Materials: Machined from billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.

Wattage: 4 W HK LED.

Finish: Polyester powder coat on all aluminum materials with RoHS compliant procedures. Anodized finish is available. Stainless steel and brass models are provided with brushed surface.

Voltage: 12V AC/DC. Requires remote step down transformer. Line Voltage (120-277V) is with integral LED driver.

Light Source: CRI 83. Available in CRI95 upon request. The chromaticity range is within a 3-step MacAdam Ellipse. Standard CCT options are 2700K, 3000K, 4000K.

Lens: Assembled with soft focus diffuse lens.

Dimmability: 12V - MLV or ELV
 120-277V - Non dimmable.

EXAMPLE: ZXL-SL-FM - 12V - 4 - 27 - BK
 ZXLI-SL-FM - UNV - 4 - 27 - BK

Ordering Guide

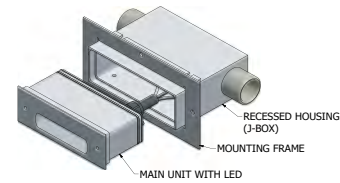
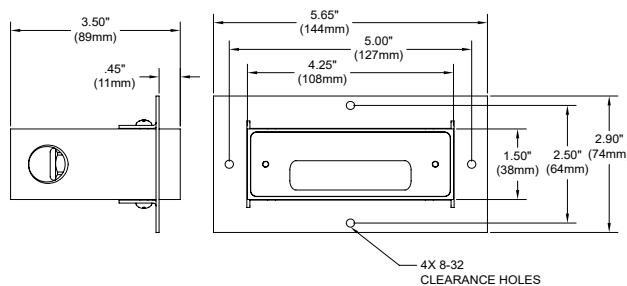
SERIES	MATERIAL	VOLTAGE	WATTAGE	CCT	FINISH
ZXL-SL-FM	BLANK Aluminum(Standard)	12V	4 4W	27 2700K 30 3000K 40 4000K	Standard BK Black Powder Coat BZ Bronze Powder Coat WT White Powder Coat Premium
ZXLI-SL-FM <small>*Line Voltage</small>	NBR Natural Brass NSS Natural Stainless Steel CU Natural Copper	UNV 120V-270V	4 4W		ABK Anodized Black ACL Anodized Clear CC Custom Powder Coat

Remote Step Down Transformer for 12V fixture(Optional).
 See ["Accessories"](#) link for detailed specification.

Model	Wattage(VA)	Primary Voltage(VAC)	Secondary Volt(VAC)	Dimming Method	Characters
TXM	20 40 50 60 100 150 300	120 or 277	12	MLV	Outdoor, Wall Mount, Compact
TXS	150 300 600	120	Multi-tap of 12, 13, 14, 15 VAC	MLV	Outdoor, Wall mount, Stainless Steel Case
IGT	50 100 300 600	120	12	MLV	In-grade
TXE	60	120, 230, or 277	12	ELV	Needs Enclosure, 6ft working distance

Product Drawings

NOTE: Specification and dimensions subject to change without notice.





PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: ZXL-SL-FM-12V-4-30-ACL-95CRI;
 TX*-120-**-MLV
 Lamping: 4W; 3000K;
 Voltage: 12V

TYPE: SLX

Page: 2 of 2

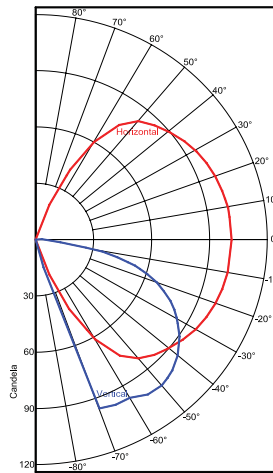


ZXL-SL-FM/ZXLi-SL-FM
 LED Step Marker . ZXL-SL Series

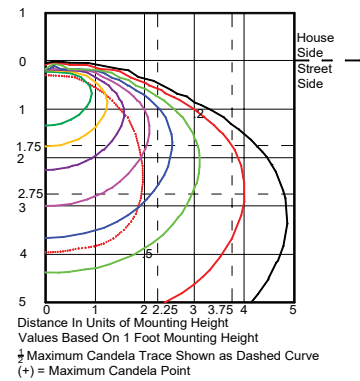
Photometry & Energy Data

MODEL	ZXL(i)-SL-FM-4W
Input Power	4.3W
Color Temperature (CCT)	3000K
Color Rendering Index (Ra)	84
Maximum Candela Angle	0° H, -50° V
Max. Candlepower	101cd
Delivered Lumens	135lm
Efficacy	31lm/W

Polar Graph - Intensity



Isofootcandle Lines of Horizontal Illuminosity



CCT Multiplier Table

Color Temp.	Multiplier
2700K	0.97
3000K	1.00
4000K	1.05

Notes



PROJECT: Rox - Lot AR26
 ISSUE DATE: 02/25/2021
 Catalog #: ODB0057-24
 Lamping: 4.5W; 3000K; 400Lumen; 80CRI
 Location: Entry

TYPE: XD1

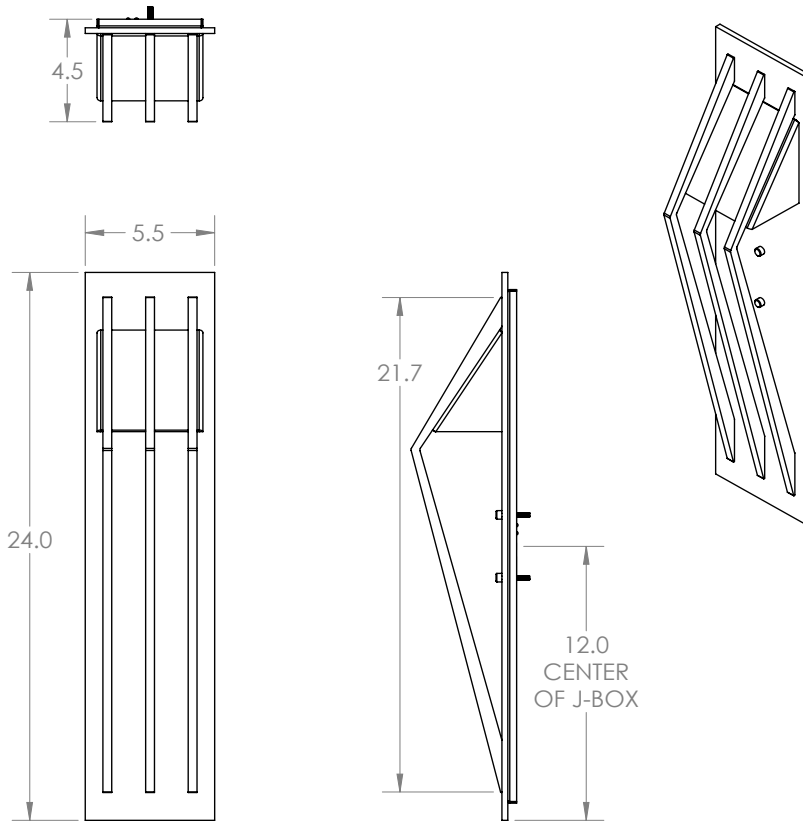
Page: 1 of 1

HAMMERTONSTUDIO™

SPECIFICATION DRAWING

Collection: OD BRIDGE SCONCE

Product #: ODB0057-24



Bulbs Not Included Visit hammertonstudio.com for product options and specifications.

10/25/2018 (A)

Mounting Packet: U	Electrical Type: INTEGRATED LED
Approximate lbs.: 16	Bulb Qty: 1 Bulb Type: N/A
Finish: SEE WEB SITE FOR OPTIONS	Lumens: 400 Voltage: 120
Top Diffuser: CLOSED METAL	Socket Type: N/A
Bottom Diffuser: OPEN	UL Location: WET
All fixtures created by Hammerton are handcrafted by artisans. Dimensions may vary up to 7/8".	
© Copyright 2017. All rights in design, detail or invention of this drawing are reserved as the property of Hammerton. Any imitation or adaptation without written consent is strictly prohibited.	
Hammerton Inc. 217 Wright Brothers Dr. Salt Lake City, UT 84116 (801)973-8095	

Mounting Detail

MOUNTS DIRECTLY TO J-BOX

REV.	DESCRIPTION
A	CREATED

John A. Miller

From: Finn KJome
Sent: Monday, March 29, 2021 10:14 AM
To: John A. Miller
Subject: RE: April 22, 2021 Special DRB Meeting Referrals - 729R-7, AR26, and 226BR

Here are my comments.
Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, March 26, 2021 4:04 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Scott Heidergott <sheidergott@telluridefire.com>; Mike Otto <MOtto@mtnvillage.org>
Cc: JD Wise <JWise@mtnvillage.org>
Subject: April 22, 2021 Special DRB Meeting Referrals - 729R-7, AR26, and 226BR

Good Afternoon All –

We currently have a big push for Design Review before spring melt so I am going to send you this month's referrals as one email instead of multiple. Amy should also sent or be in the process of sending a few more homes that she is reviewing.

1. New Single Family Home at 87 Pennington Place
https://townofmountainvillage.com/site/assets/files/34813/lot_729r-7_referral_packet.pdf
Field verify existing utilities. John we should probably talk about the swimming pool at some point no real issue just want to go over it with you. I don't have an issue with the encroachment into the GE but think DRB should discuss this.
2. New Single Family Home at 122 Singletree Road
https://townofmountainvillage.com/site/assets/files/34814/lot_ar26_referral_packet.pdf
Field verify existing utilities.
3. New Single Family Home at 242 Benchmark Drive
https://townofmountainvillage.com/site/assets/files/34815/lot_226br_referral_packet.pdf
Field verify existing utilizes. Work with Public Works on the future water tap.

Please let me know if there are any questions or concerns.

Best,
J

John A Miller III
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



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Address: 122 Single Tree Road
Mountain Village, CO 81435

Architect: Tommy Hein

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) The width of the driveway shall meet the code of 16' total width. 12' shall be a hard surface with the shoulders meeting the same compaction required as the hard surface and shall be an all weather driving surface.
- 3) The address monument shall be minimum 4'6" from grade to the bottom of the address numbers. Address numbers shall be 6" in height, reflective coated or outlined with a reflective coating.

Review comments by TOMV staff forester, Michael Otto

1. New Single Family Home at 87 Pennington Place

https://townofmountainvillage.com/site/assets/files/34813/lot_729r-7_referral_packet.pdf

“ALL NEW LANDSCAPE MATERIAL WILL BE PLACED AND MAINTAINED TO COMPLY WITH THE REQUIREMENTS OF SECTION 17.6.1 PARAGRAPH 3 SUBPARAGRAPH D.”

Planned conifer plantings on the preliminary landscape plan are in Zone 1.

The preliminary landscape plan does not determine the revegetation seed ratio and does not list conifer or shrub species to be planted as described in Section 17.5.9. Without a plan for species and size of conifer and shrub planting it is not possible to determine if diversity, size, and native planting requirements will be met.

2. New Single Family Home at 122 Singletree Road

https://townofmountainvillage.com/site/assets/files/34814/lot_ar26_referral_packet.pdf

Concern over the use of conifers as a screen on the NW side of the building as zone 1 is not extended into the neighboring property. However, I recommend moving forward with the landscape plan as a low steel wall is also planned for the building on the same side and the neighboring property is not heavily forested.

I am also concerned with the use of horizontal juniper species in the landscape plan. Juniper shrubs are especially flammable, however, use of conifer shrubs in landscaping is not strictly prohibited by the community development code wildfire mitigation guidelines. Additionally, common juniper is the only native conifer shrub species listed in the cdc guidelines. Other more common conifer landscape shrubs would not meet naturalized planting guidelines.

3. New Single Family Home at 242 Benchmark Drive

https://townofmountainvillage.com/site/assets/files/34815/lot_226br_referral_packet.pdf

Chokecherry is not listed in the diversity clause of landscape planting. However, it is not used as often as aspen and blue spruce. I would recommend viewing the use of chokecherry trees as meeting the diversity clause.

Dogwood trees do not meet naturalized planting requirements. Only one specific native dogwood shrub is listed on the naturalized planting list. Most dogwood trees are considered to be limited to hardiness zone 5 and up and generally have high water requirements. Mountain Village can be considered zone 4 or 5 and has dry spells. Extra consideration should be given to the species and microclimate. Harsh conditions in winter or summer may limit the longevity of

planted dogwood. Pagoda dogwood is zone 3, but has high water requirements. Amur maple and Tatarian maple are good ornamental alternatives listed on the native plantings requirement table.



AGENDA ITEM 9
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board
FROM: Amy Ward, Planner
FOR: Design Review Board Public Hearing; April 22, 2021
DATE: April 1, 2021
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot BC110R, 105 Lawson Overlook

APPLICATION OVERVIEW: New Single-Family Home on Lot BC110R

PROJECT GEOGRAPHY

Legal Description: LOTS BC110RR, TELLURIDE MOUNTAIN VILLAGE, ACC TO REPLAT OF LOT BC110R REC 11 6 2012 INPLAT BK1 PG 4548, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 105 Lawson Overlook

Applicant/Agent: Kristine Perpar, Shift Architects

Owner: Robert and Michelena Howl

Zoning: Single-family

Existing Use: Vacant

Proposed Use: Single-family

Lot Size: 0.79 acres

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



Figure 1: Vicinity Map

Case Summary: Kristine Perpar of Shift Architectures, Applicant for Lot BC110R is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot BC110R, 105 Lawson Overlook. The Lot is approximately 0.79 acres and is zoned Single-family. The overall square footage of the home is approximately 5,590 gross square feet and provides 2 interior parking spaces within the proposed garage and 1 exterior parking space.

An earlier version of this design was approved by DRB in 2013, but it was never built. The home is essentially the same with some minor exterior changes.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is 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 Italicized Text.***

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed) / 40' (gable) Maximum	34' – 0 5/8"
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	24.4"
Maximum Lot Coverage	40% (13,765 s.f.)	7% (4938 s.f.)
General Easement Setbacks	No encroachment	None
Roof Pitch		
Primary		12:12
Secondary		2:12
Exterior Material		
Stone	35% minimum	39.7%
Windows/Doors	40% maximum	23.7%
Parking	2 enclosed / 2 exterior	2/1

**Design Review Board Specific Approvals:
GE Encroachment for Grading**

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a primary gabled roof form. Homes with a primary gabled roof form are granted a maximum building height of 40 feet. The maximum average height must be at or below 35' feet for gable roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Staff has determined that the primary roof form for this home is a gable and therefore granted a maximum height of 40 feet. The applicant has demonstrated compliance with max heights on their plan set for both Maximum and Maximum Average heights.

17.3.14: General Easement Setbacks

Lot BC110R, is bound on all sides by a 16' General Easement (GE). The CDC provides that the GE and other setbacks 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 and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

The ISP indicates an existing retaining wall on the north side of the lot as well as an existing double track road.

Staff: the ISP indicates two GE encroachments that already exist on the property, there is an existing retaining wall on the north side of the lot as well as a double track road.

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

- *Driveway: The Driveway as shown currently takes access from Lawson Overlook and crosses the General Easement to the homesite.*
- *Utilities: Given Lot BC110R's location and the location of the existing utilities, the GE will need to be crossed on the North GE, accessing utilities within Lawson Overlook..*

In addition, The applicant has requested the some grading that extends into the GE, this falls into the category of GE encroachments that require DRB Specific Approval. they have indicated that any grading proposed in the GE will be revegetated with native grass.

17.3.4 Specific Zone District Requirements

Lots that are greater than 0.75 acres may develop an accessory dwelling unit that is detached from the main single-family dwelling unit

Staff: Although there are no plans for an accessory dwelling unit indicated on this plan, at .79 acres, this property would be eligible to build a detached ADU. Staff strongly encourages the applicant to consider adding one to the property.

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.

Staff: The proposed home is simple in form and will not compete with the landscape surrounding it. The long gable roof is reminiscent of a barn structure and seems compatible with idea of the historic ranches that were originally part of the Mountain Village. Contemporary materials of whitewashed wood and light stone will contrast with the dark roof and window cladding as well as the darker wood louvers and contemporize the form a bit.

The plans indicate a glass handrail on the retaining wall to the north of the driveway. More detail needs to be provided in terms of how that would be installed and how it would meet the safety requirements of the building code.

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: The proposed home utilizes an existing east/west ridge to orient the home. By utilizing the natural slope of the site, the lower level and garage basically recede into the hillside and the home appears mostly as a one to one-and-a-half story home. There are some rather high retaining walls facing Lawson Overlook, additional landscaping as a buffer would help to soften the visual impact of these walls and help to further settle the home into the existing landform. Many of the existing trees to the east and west of the home will be retained and staff finds that the home should blend nicely into the existing vegetation.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. The stone clad lower level, in addition to the stone clad retainage at the driveway will serve to anchor the home to the site.

17.5.7: Grading and Drainage Design

Staff: There is extensive retainage all around the home. There are numerous retaining walls that exceed the 5' maximum specified by the CDC. DRB needs to decide if stepping these walls to meet the code and extending the disturbance over more of the site is preferable to allowing larger walls and softening them with landscaping. The applicant is proposing some grading into the GE on the south and east sides. The grading plan appears to create positive drainage away from the home. Because of the east/west ridge on the lot, run-off has the potential to flow both north towards Lawson Overlook and south and west towards the wetland area. There is stormwater mitigation/silt fencing indicated on the CMP. This will be especially important to prevent silt and run-off from the SW corner of the lot from entering the wetlands area.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family homes to provide two interior and two exterior parking spaces. The applicant has shown two interior spaces, however the required 9' x 18' spaces should be indicated on the plans. The applicant has shown only one exterior space, again the the required 9' x 18' space should be noted. The applicant needs to show one additional exterior space before final review. Garage Back-Out space appears to meet the 25' required by code, but this should also be noted on the plan.

17.5.9: Landscaping Regulations

The applicant has provided a preliminary landscaping plan. Staff believes that in addition to the already proposed planters, some additional planting should be done to buffer the large retaining walls on the north and west sides, if DRB finds that keeping these walls at their current heights is allowable.

17.5.11: Utilities

Staff: Gas and electric run along the proposed driveway and the access points at the house should be fairly hidden from view along the east side of the garage. Water and

sanitary service have a more direct route from Lawson Overlook to the north side of the home. The applicant shall work with the Public Works Director and all other utilities to verify all access points before the issuance of a building permit.

17.5.12: Lighting Regulations

Staff: The applicant has provided an exterior lighting plan with fixture specifications, but has not included the specification sheets for those fixtures so staff has not reviewed them. It should be noted that a lighting plan is not required for Initial. Specifications as well as a photometric study should be provided for final review.

17.5.13: Sign Regulations

Staff: The address marker is on the east side of the drive and should be clearly visible from the street. It is of milled steel. The dimensions appear to meet those required by the CDC. LED lighting is indicated, however more detail needs to be provided to understand if the fixture meets the requirements of the CDC.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has submitted a fire mitigation plan that mostly meets the Forestry provisions of the CDC, however no Zone 2 is indicated on the plan. Any trees remaining in Zone 2 need to meet the Fire Mitigation standards of crown-to-crown distance and pruning.

There is a delineated wetland on the SW corner that just crosses into the GE, but not into the building area of Lot BC110R. It should be noted that the wetland delineation is not current and needs to be updated after spring melt. Wetland delineations need to be dated within six years.

17.6.6: Roads and Driveway Standards

Staff: The driveway grade varies from 2.5% to 5% and the drive appears to meet the standards in relation to both grades and width.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include a fireplace and that it is to run on natural gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, parking and a port a toilet. The contractor will have to work with the town to require the proper permitting for the off-site parking as shown on their CMP. The construction fencing and silt fencing seems to accurately represent the limits of disturbance, except where the driveway meets Lawson Overlook – while the drive is being constructed, silt fencing should be extended to the east to prevent run-off on the south side of the drive. Silt fencing and straw waddles should also be placed to protect the wetland area from construction impacts. They have indicated tree protection for any remaining trees that are close to the home site and likely to be impacted by construction. No crane is indicated on the CMP, if it is determined that one is required, the applicant shall work with town staff to make sure the crane swing doesn't impede the roadway.

Staff Recommendation: Staff recommends the DRB approve the Initial Architecture and Site Review for Lot BC110R, 105 Lawson Overlook. based on the findings and CDC requirements listed in the staff memo of record.

Staff Note: *It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

Proposed Motion:

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Initial Architecture and Site Review for a new single-family home located at Lot BC110R, based on the evidence provided within the Staff Report of record dated April 1, 2021, with the following specific approvals:

DRB Specific Approval:

- 1) GE encroachment for grading

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan to include additional landscaping to buffer any retaining walls higher than 5'.
- 2) Prior to final review, the applicant shall modify the fire mitigation plan to comply with the forestry provisions of the CDC.
- 3) Prior to final review, the applicant shall add one exterior parking space and note parking space dimensions on the applicable drawings to meet the minimum parking requirements.
- 4) Prior to final review, the applicant shall update the CMP to extend the silt fencing and construction fencing further to the east on the south side of the driveway.
- 5) Prior to final review, the applicant shall revise the address monument to ensure the lighting complies with the regulations of the CDC.
- 6) Prior to final review, the applicant shall provide additional details on the proposed glass railing.
- 7) Prior to the issuance of a building permit, the applicant shall re-delineate the wetlands.
- 8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 9) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition
- 10) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 11) 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.
- 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
- 2) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw

Date: February 18, 2021
By: Kristine Perpar, Architect

Property address:

162 San Joaquin; Unit 3
Telluride, CO 81435

Sent to: MV DRB

Re: Development of a Single Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Lot BC110R; Mountain View Estates was designed to capture the views to the house, sensitivity to the site and neighbors and the existing topography.

BC110R is currently vacant of structures with trees on the northern portion.

The driveway is situated off of Lawson Overlook with a gradual slope to the proposed home.

Exterior elevations, plans and roof are simple in form. Roofs consist of a 7:12 gabled a 3:12 shed. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment, neighboring properties and for durability.

The proposed landscape plan is simple with revegetation plan and elevated terraces and planters.

Sincerely,



Kristine Perpar

GENERAL NOTES

CONTRACT DOCUMENTS:

CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE.

ORGANIZATION:

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTG SHEETS).

CODE COMPLIANCE:

ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS, AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

INTENT:

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

COORDINATION:

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

SUBSTITUTIONS:

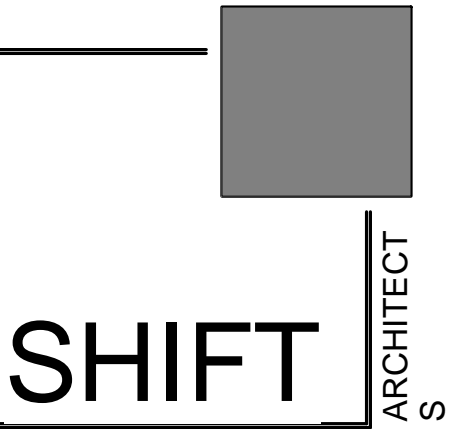
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED.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

SHOP DRAWINGS:

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

SAFETY & PROTECTION OF WORK:

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



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

DATE:
02.19.21
PRELIMINARY
SUBMITTAL

PROJECT CODE INFORMATION

ZONING	(SF) SINGLE FAMILY - R3 OCCUPANCY
BUILDING CODE	2018 IRC
DESCRIPTION	TWO STORY RESIDENTIAL DWELLING

PROJECT INFORMATION

SCOPE OF WORK NEW 2 STY SINGLE FAMILY DWELLING w/ COVD PATIO & RETAINING WALLS AS DESCRIBED.

LOT COVERAGE	
SITE	34,412 S.F.
BUILDING FOOTPRINT	3,330.64 S.F.
PATIO & TERRACE	1,576.89 S.F.
TOTAL ALLOWABLE	
TOTAL PROPOSED	

MAX BUILDING HEIGHT	
PROPOSED HEIGHT	25.19 FT.

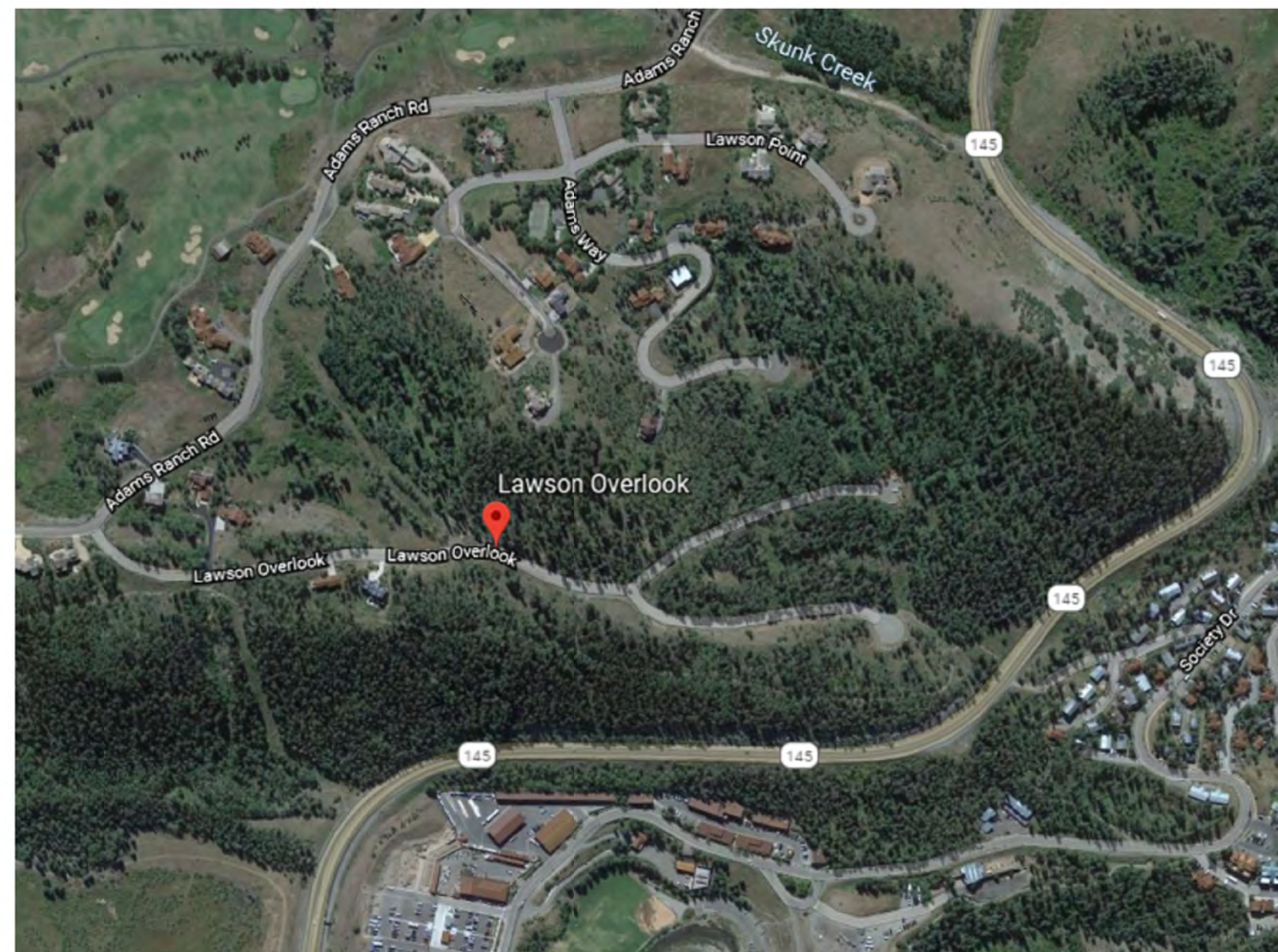
REQUIRED PARKING	2 ENCLOSED, 1 EXTERIOR
PROPOSED PARKING	2 ENCLOSED, 2 EXTERIOR

FLOOR AREA	
1ST FLOOR W/ GAR.	2,907.30 S.F.
2ND FLOOR	2,682.37 S.F.
TOTAL ALLOWABLE	
TOTAL PROPOSED	5,589.67 S.F.

SHEET INDEX

G1.1	COVER SHEET
0	SURVEY
C.1	GENERAL NOTES
C.2	DRIVEWAY PLAN
C.3	UTILITY PLAN
A1.1	SITE PLAN
A1.2	LANDSCAPE PLAN
A1.3	CONSTRUCTION MITIGATION PLAN
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATION HEIGHT CALCS
A5.1	PERSPECTIVES
A8.1	SCHEDULES
E1.1	EXT. LIGHTING PLANS

VICINITY MAP



PROJECT TEAM

OWNER:

ROBERT AND MICHELENA HOWL
5611 COVEHAVEN DR
DALLAS TX 752524936
Phone 1 214 600 4778
roberthowl@gmail.com

ARCHITECT:

SHIFT ARCHITECTS
100 W COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

GENERAL CONTRACTOR:

TBD

STRUCTURAL:

MIKE ARBANEY P.E.
COLORADO STRUCTURALS, INC
P. 970.349.5922
F. 970.349.5926
MIKE@COLORADOSTRUCTURALS.COM

SURVEYOR:

FOLEY ASSOCIATE INC.
125 W PACIFIC AVE STE B-1
TELLURIDE, CO 81435
P. 970.728.6153
F. 970.728.6050

HOWL RESIDENCE

TBD LAWSON OVERLOOK LOT BB110RR
MOUNTAIN VILLAGE, CO

COVER SHEET

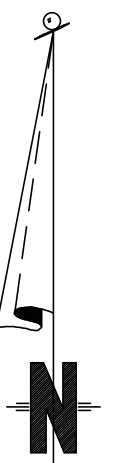
SHEET NUMBER

G1.1

2/19/2021 2:56:00 PM

shift architects

SCALE: 1"=16'
0 4 8 12 16 32



LAWSON OVERLOOK
(90' R.O.W.)
(ACCESS TRACT 21-ARR, PER PLAT BOOK 1, PAGE 2729)

L=29.53'
R=775.00'
DELTA=2°10'59"
CH=29.53'
CB=N 80°01'03" W

L=154.58'
R=325.00'
DELTA=27°15'06"
CH=153.13'
CB=N 87°26'54" E

L=56.32'
R=225.00'
DELTA=14°20'30"
CH=56.17'
CB=S 80°59'36" W

TRACT OS-615D
(TSG ASSET HOLDINGS LLC)
(ACTIVE OPEN SPACE)

TRACT 513C
(GENESEE PROPERTIES INC)
(ACTIVE OPEN SPACE)

LOT BC110RR
0.79 ACRES

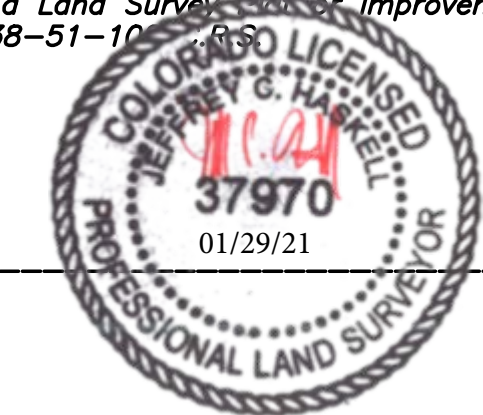
LOT 615-3ARR
(GARNER, BRETT L AND HICKS, WILLIAM H)
(RECEPTION No. 385704)

DELINEATED WETLAND AS PROVIDED TO FOLEY ASSOCIATES, INC. BY TOWN OF MOUNTAIN VILLAGE (2004)

WETLANDS FLAGGING AS DELINEATED BY CHRIS HAZEN AND LOCATED BY FOLEY ASSOC. IN JUNE, 2012.

OPEN SPACE-B
SUSAN AND MICHAEL JHIN
(RECEPTION No. 324600)

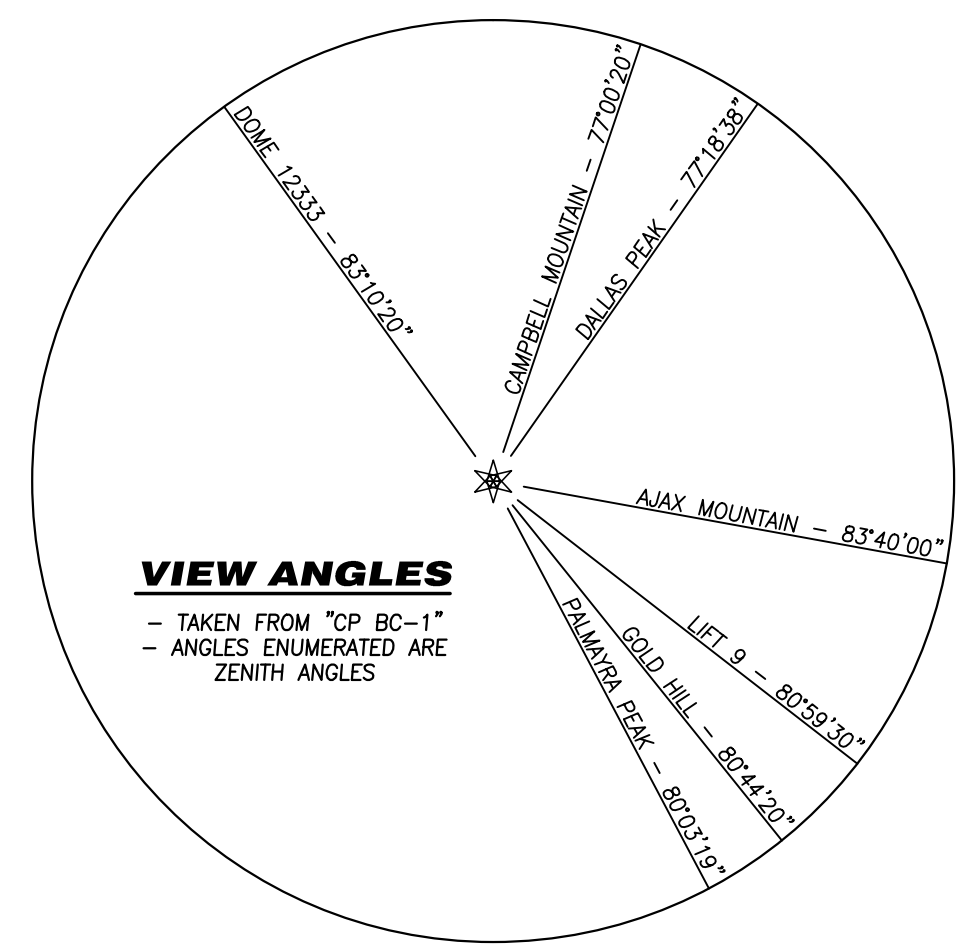
This Topographic Survey of Lot BC110R, Town of Mountain Village, was field surveyed on November 02, 2011 and updated in January 21, 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey or Improvement Survey Plat as defined by section 38-51-10.



P.L.S. NO. 37970 _____ Date _____

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number TLR86010798, dated November 09, 2020 at 5:00 P.M.
- Benchmark: Control point "CP BC-1", as shown hereon, with an elevation of 9050.02 feet.
- Contour interval is 2 feet.
- Per Plat Book 1 at page 4548, "General Easement/Wetlands Setback No Soil Disturbance Zone restrictions:
 - Minor earth disturbance in this area up to a maximum of three (3) feet shall be permitted, with a requirement that a chain link fence be installed at this three foot limit.
 - A hand dug and hand graded ditch to catch water draining from the road and direct such away from the wetland area is allowed.
 - An alternate driveway location located elsewhere on the lot is allowed pursuant to Town laws provided the full extend of the western 16 foot General Easement is not disturbed and appropriate landscaping buffers are provided to the wetland area."
- Per Plat Book 1 at page 4548, "Area of Lot BC110R formerly known as Old Highway Road has been deeded to the Lot BC110R owner pursuant to Quit Claim recorded at Reception No. 425066.
- There exists a Grant of Access Easements recorded June 07, 2000 under Reception No. 334706.
- The tree diameters listed were not updated as part of this survey.
- NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



LEGEND			
	WATER VALVE		FOUND REBAR AND 1-1/2" ALUMINUM CAP, L.S. 27663
	TRANSFORMER		FOUND REBAR AND 1-1/2" ALUMINUM CAP, L.S. 24954
	TELEPHONE PEDESTAL		FOUND REBAR AND 1-1/2" ALUMINUM CAP, L.S. 37662
	CABLE TV PEDESTAL		FOUND 3" PIPE AND 3-1/4" BRASS CAP, BUREAU OF LAND MANAGEMENT
	GAS STUB		CURB STOP
			FIRE HYDRANT
			SEWER MANHOLE
			SEWER STUB

Topographic Survey
Lot BC110R, Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC / FO				
Checked by:					
Start date:	01 / 2021				



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

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 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 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 NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED 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.

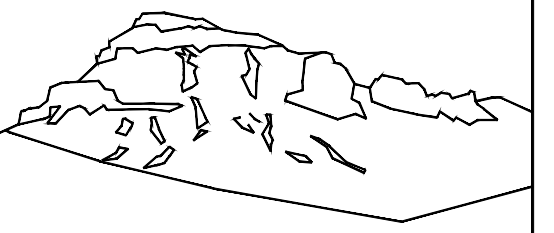
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS 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 TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

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 2021-02-16

Lot BC110 RR
Lawson Overlook
Mtn. Village, CO

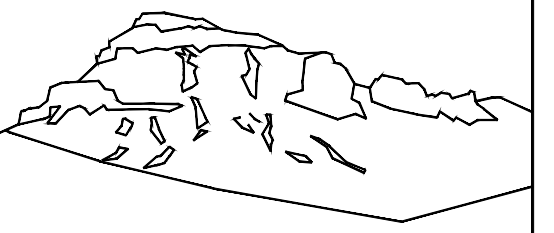


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil
Engineering

General
Notes

C1

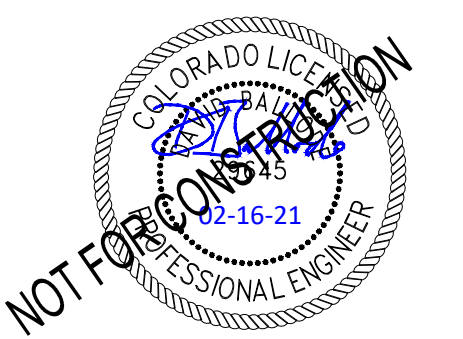


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SUBMISSIONS:
SUBMITTAL 2021-02-16

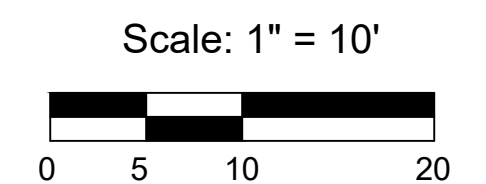
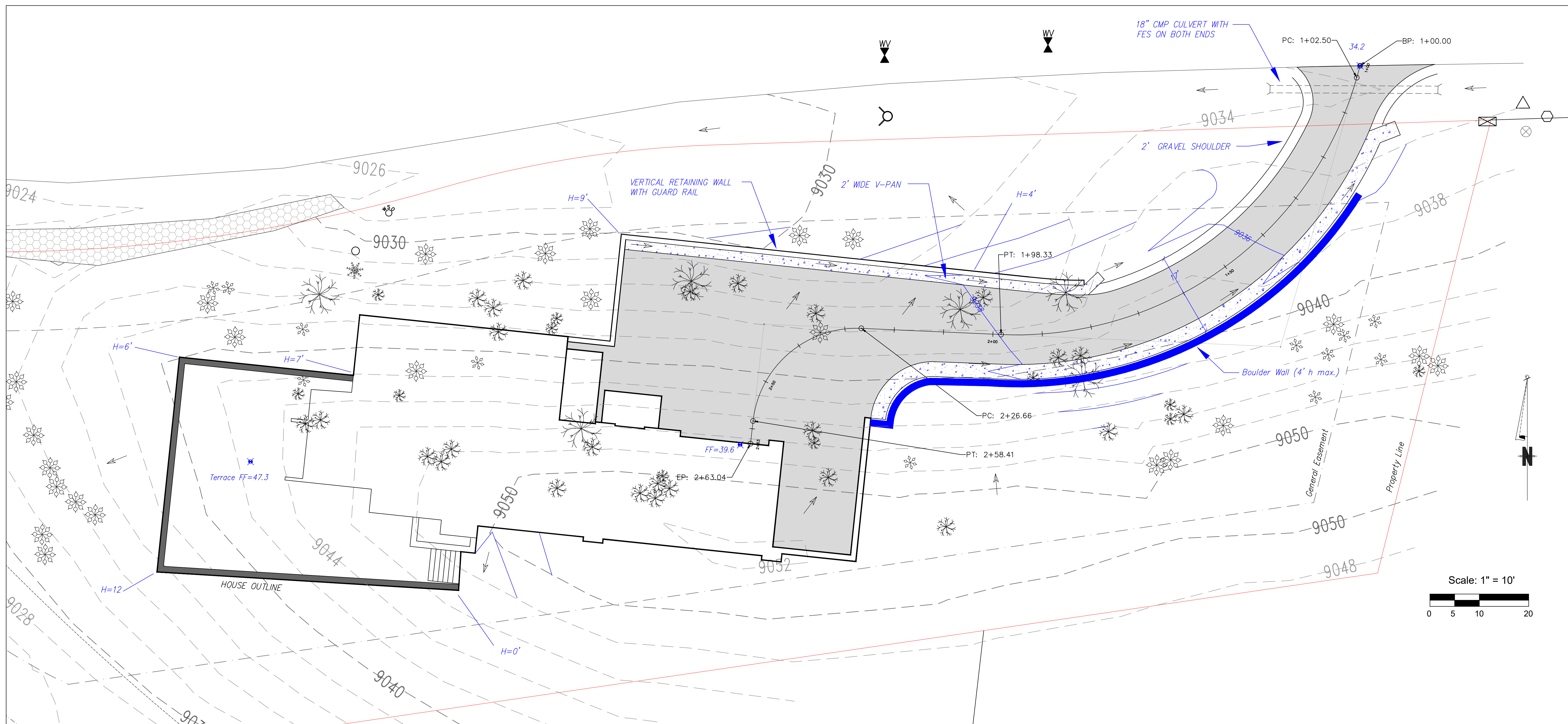
Lot BC110 RR
Lawson Overlook
Mtn. Village, CO



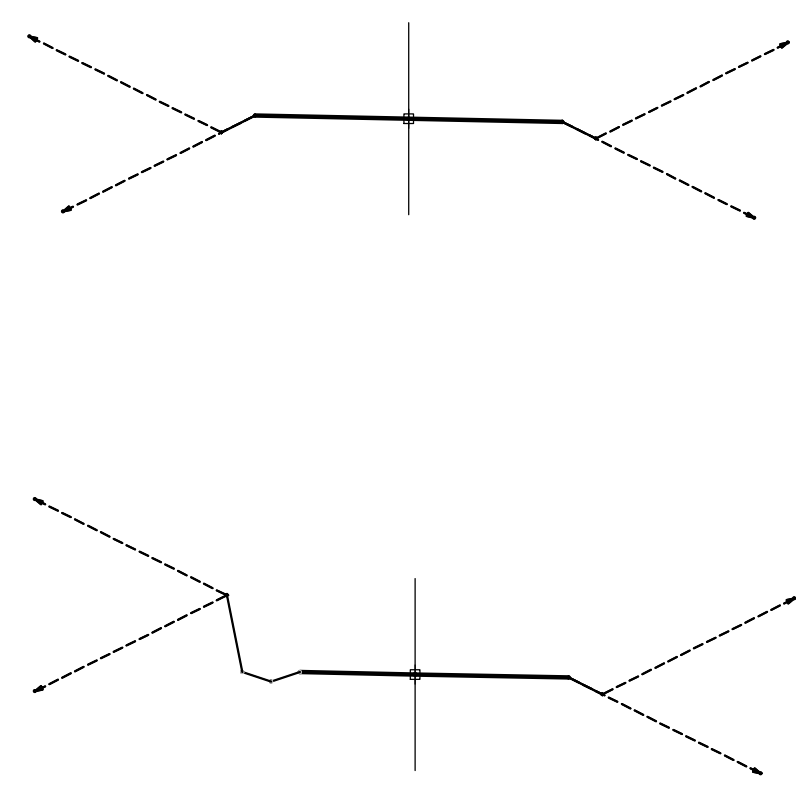
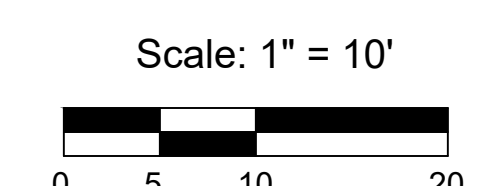
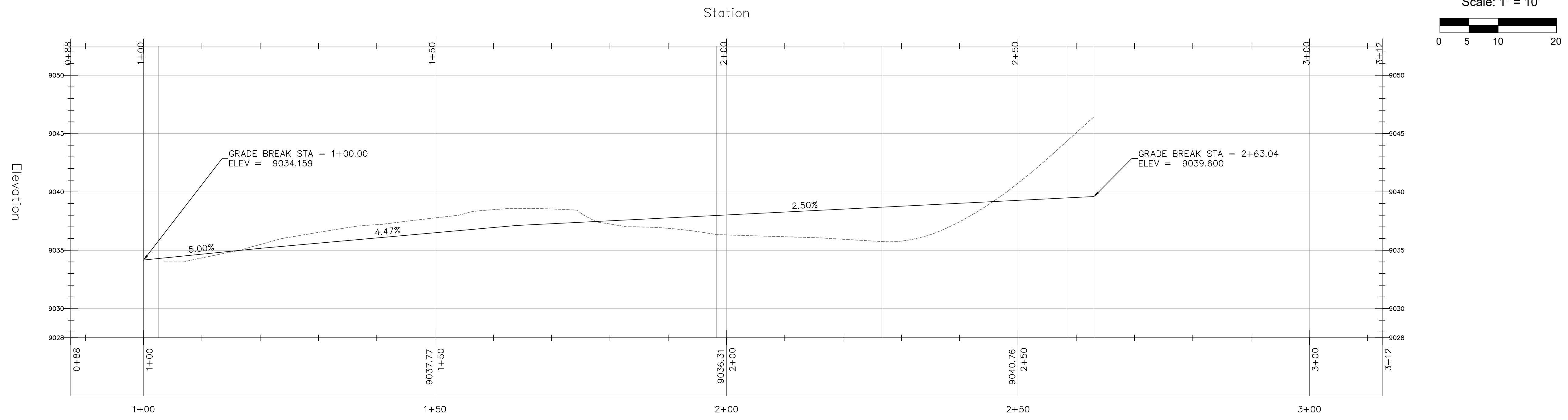
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Driveway
Plan
and
Profile

C2.1



Driveway Profile





Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
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SUBMISSIONS:
SUBMITTAL 2021-02-16

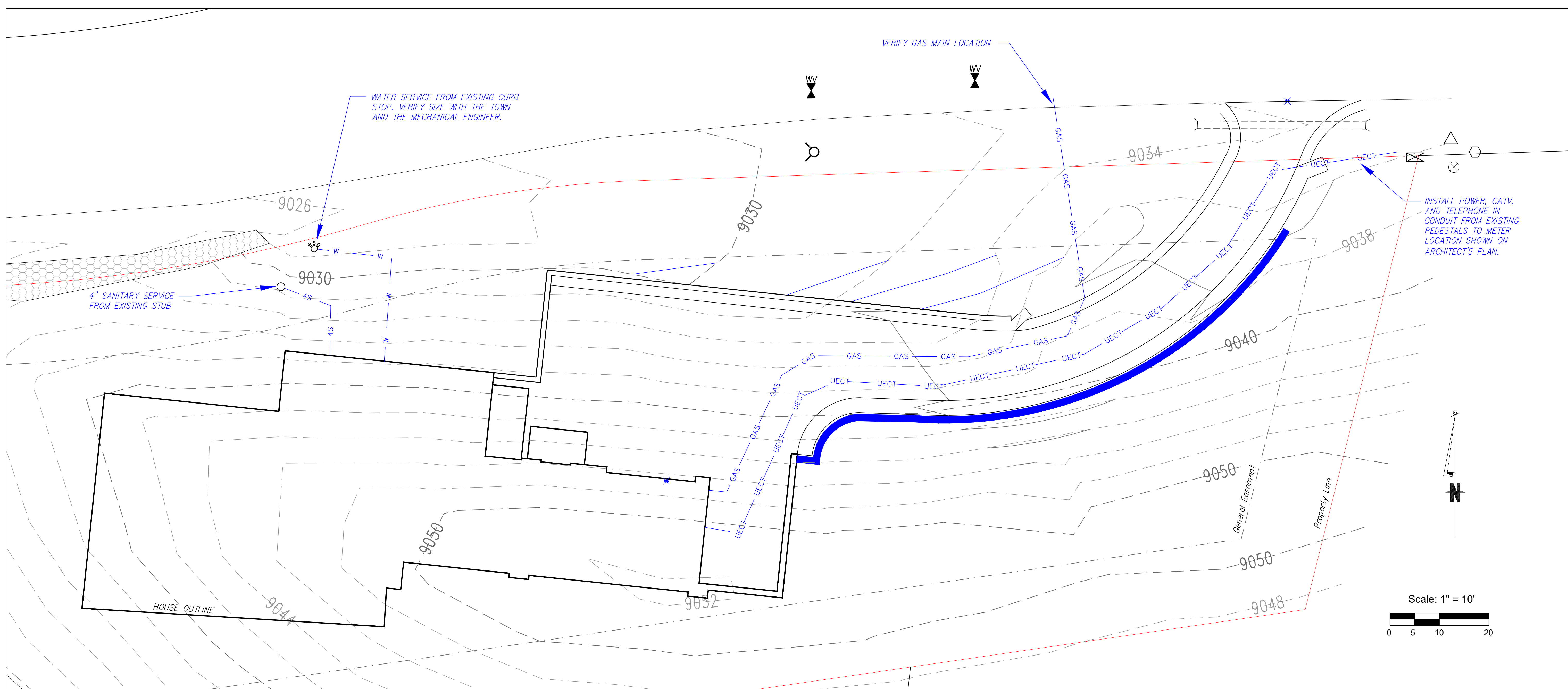
Lot BC110 RR
Lawson Overlook
Mtn. Village, CO



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

Utility Plan

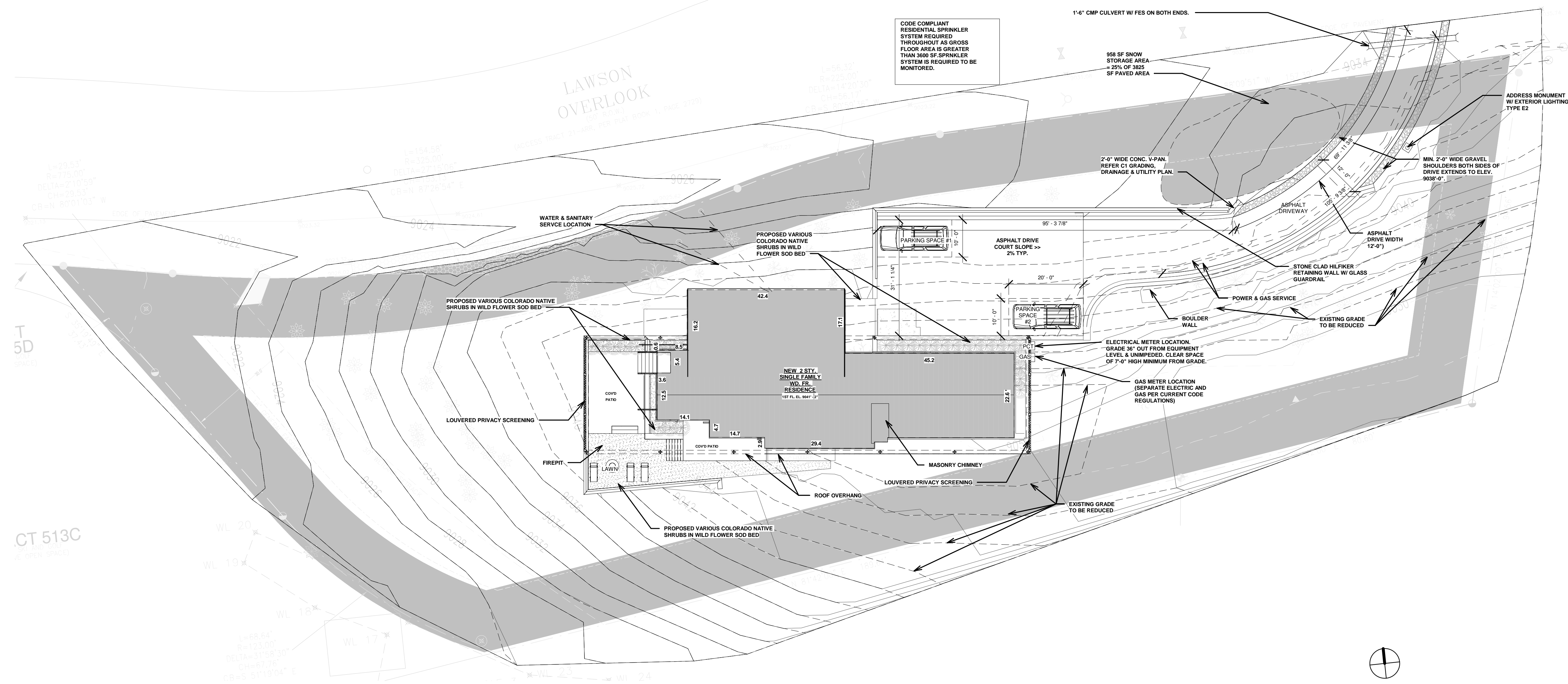
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DATE:
02.19.21 PRELIMINARY
SUBMITTAL

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



1 SITE PLAN
1/16" = 1'-0"

PROJECT SUMMARY

LOT SIZE: 0.79 ACRES
ZONING: SF (SINGLE FAMILY)
BUILDING HEIGHT: 9069' 6 - 3/4" T.O. PRIMARY RIDGE (33'-10 3/4")
AVERAGE BUILDING HEIGHT: 25.19'
REQUIRED PARKING: 2 ENCLOSED, 1 EXTERIOR
MAXIMUM LOT COVERAGE: 4,908/34,412 SF = 14.26%
LIVABLE AREA: LEVEL 1 - 2,907 SF, LEVEL 2 - 2,682 SF. TOTAL: 5,589 SF

GENERAL SITE NOTES

1. ANY TREE THINNING AS MAY BE INDICATED ON THE PLAN IS TO BE FIELD INSPECTED AND VERIFIED BY THE BUILDING INSPECTOR TO ENSURE NO MORE TREES ARE REMOVED THAN WHAT IS NECESSARY AND THAT THE AREA IS NOT CLEAR CUT.
2. DISTURBANCE IN THE GENERAL EASEMENT AND ROAD RIGHT OF WAY FOR UTILITY INSTALLATION TO BE KEPT AT A MINIMUM AND REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
3. SPECIFIED STONE AS PARGED GRAY GROUT W/ CHIEF JOSEPH W/ RED SANDSTONE ACCENTS.

HOWL RESIDENCE

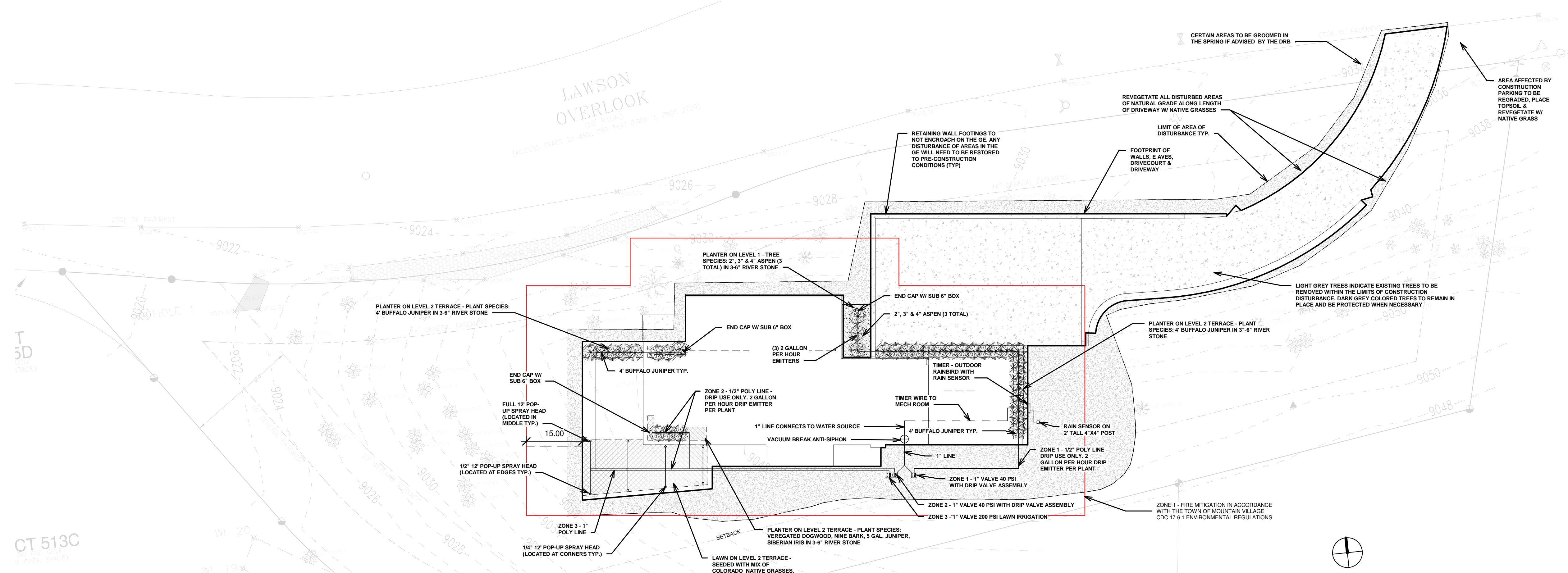
TED LAWSON OVERLOOK LOT BB110RR
MOUNTAIN VILLAGE, CO

SITE PLAN

SHEET NUMBER

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



1 LANDSCAPE & IRRIGATION PLAN
1/16" = 1'-0"

WILD FLOWER SOD NATIVE GRASS REVEGETATION BLUE GRASS SOD

SEED 'WILD FLOWER SEED' AREAS WITH APPLEWOOD SEED COMPANY'S MOUNTAIN MIX AT A RATE IF 12 LBS PER ACRE.

WILD FLOWERS MAY INCLUDE:

- AQUILEGIA CAERULEA
- ERIGERON SPECIOSUS
- ESCHSCHOLZIA CALIFORNICA
- GALLARDIA ARISTATA
- HERPERIS MATRONALIS
- LINUM PERENNE LEWIS
- LUPINUS ARGENTAEUS
- PENSTEMON STRUCTUS
- RUDBECKIA HIRTA
- SILENE ARMENIA

NOTE: ALL DISTURBED AREAS SHALL BE SEEDED WITH ALL 'NATIVE GRASS' EXCEPT WHERE GROUNDCOVERS ARE INDICATED AND REVEG. AREAS WITH THE FOLLOWING MIX:

TYPE	LBS PURE LIVE SEED / ACRE
ANNUAL RYEGRASS	3
CANADA BLUEGRASS (REUBENS)	2
KENTUCKY BLUEGRASS (PARK)	2
MOUNTAIN BROME (BROMAR)	10
ORCHID GRASS (POTOMAC)	2
TIMOTHY GRASS	2
SLENDER WHEATGRASS	4
PERENNIAL RYEGRASS	3
TOTAL PURE LIVE SEED PER ACRE	29

GENERAL LANDSCAPE NOTES

- PROTECT ALL REMAINING TREES AND VEGETATION WITH HAY BALES AND CONSTRUCTION FENCING.
- THE GENERAL CONTRACTOR'S LANDSCAPING SUBCONTRACTOR SHALL SUBMIT AN IRRIGATION PLAN AND SHOP DRAWINGS TO THE OWNER, ARCHITECT AND MOUNTAIN VILLAGE DRB AND BUILDING DEPARTMENT, IF APPLICABLE.
- ALL TREE AND SHRUB LOCATIONS, SPECIES AND QUALITY SHALL BE FIELD VERIFIED PRIOR TO PLANTING AND SHALL BE OF SIZE AND TYPE SPECIFIED IN TOMV CDC SECTION 17.5.9 TABLE 5.4.
- ALL TREE AND SHRUB PLANTINGS SHALL BE BACK-FILLED WITH TOPSOIL, ORGANIC SOIL AMENDMENT MIXTURE AT A 2:1 RATIO. PROPOSED SOIL AMENDMENTS SELECTED BY LANDSCAPE CONTRACTOR SHALL BE APPROVED PRIOR TO USAGE BY LANDSCAPE ARCHITECT.
- ALL TREES GREATER THAN 6'-0" IN HEIGHT SHALL BE STAKED WITH METAL T-POSTS AND OR DUCKBILL ANCHORING SYSTEMS. TREES SHALL BE BUDED WITH 12 GA. GALVANIZED WIRE AND POLYPROPYLENE TREE BRACE STRAPS. DECIDUOUS TREES SHALL REQUIRE A MINIMUM OF TWO STRAPPING SYSTEMS WHILE EVERGREEN TREES SHALL REQUIRE A MINIMUM OF THREE. STAKING AND STRAPS SHALL BE REMOVED AFTER TWO GROWING SEASONS.
- PERENNIAL PLANTING BED AND SOD AREA SOILS SHALL BE TILLED TO A 6" DEPTH AND MIXED WITH ORGANIC SOIL AMENDMENT MIXTURE AT A 2:1 RATIO.
- PERENNIAL GROUND COVERS SHALL BE PLANTED 9-12" ON VENTER, ONLY PERENNIALS INDIGENOUS TO THIS AREA (SEE PLANT LIST IN THE TOWN OF MOUNTAIN VILLAGE LAND USE ORDINANCE) SHALL BE USED.
- ALL PLANT MATERIAL SHALL MEET THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS FOR NURSERY STOCK. PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPARATION, SEEDING, MULCHING, AND FERTILIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO.
- ALL TOPSOIL TO BE AFFECTED BY FOOTPRINT OF RESIDENCE TO BE STRIPPED AND STORED ON SITE, TOPSOIL TO BE REUSED IN REVEGETATED AREAS.

REVEGETATION NOTES

- SUB-SOIL SURFACE SHALL BE TILLED TO A 6" DEPTH IN NON-FILL AREAS.
- TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED.
- BROADCASTING OF SEED AND MULCHING SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED TO MINIMIZE EROSION AND WEED INFESTATION. LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 TOMV DESIGN REGULATIONS RE: NOXIOUS WEEDS.
- SEED SHALL BE HAND RAKED OR DRILL SEEDED INTO THE TOP 1" OF SOIL. STRAW OR SEEDLESS HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREAS AT A DEPTH OF 1/2" TO 1".
- EROSION CONTROL BLANKETING SHALL BE INSTALLED OVER SEED AREAS EXCEEDING 3:1 SLOPE.
- PROPERTY OWNER PROVIDES TOMV DRB A 2 YEAR PLANT GUARANTEE ON ALL PLANT MATERIALS PLANTED AS PART OF THIS LANDSCAPE PLAN.

TREE PROTECTION

- AVOID COMPACTION OF EARTH WITHIN THE CROWN OF THE TREE.
- WHERE SPECIFICALLY NOTED, MAXIMUM TREE PROTECTION SHALL BE AS FOLLOWS:
 - A. NO GRADING ADJUSTMENTS MAY OCCUR WITHIN TREE DRIPLINE.
 - B. AVOID ROOT EXPOSURE DURING ROAD EXCAVATION, IMMEDIATELY BACKFILL AREA AROUND TREE AFTER INITIAL EXCAVATION.
 - C. STEEL CABLE ON METAL FENCE POSTS TO BE PLACED 2'-0" OUTSIDE DRIPLINE OF TREE.
 - D. HAY BALES TO BE PLACED AROUND FENCE.
- PROTECT ALL OTHER REMAINING TREES AND VEGETATION WITH HAY BALES AND CONSTRUCTION FENCING AS REQUIRED.
- PROTECT ALL OTHER REMAINING TREES AND VEGETATION WITH HAY BALES AROUND TREE PERIMETER AND WRAP TREE TRUNK WITH 2X6'S SECURED WITH 12 GA. WIRE OR EQUALLY PROTECTIVE DEVICE.

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BB110RR
MOUNTAIN VILLAGE, CO

LANDSCAPE PLAN

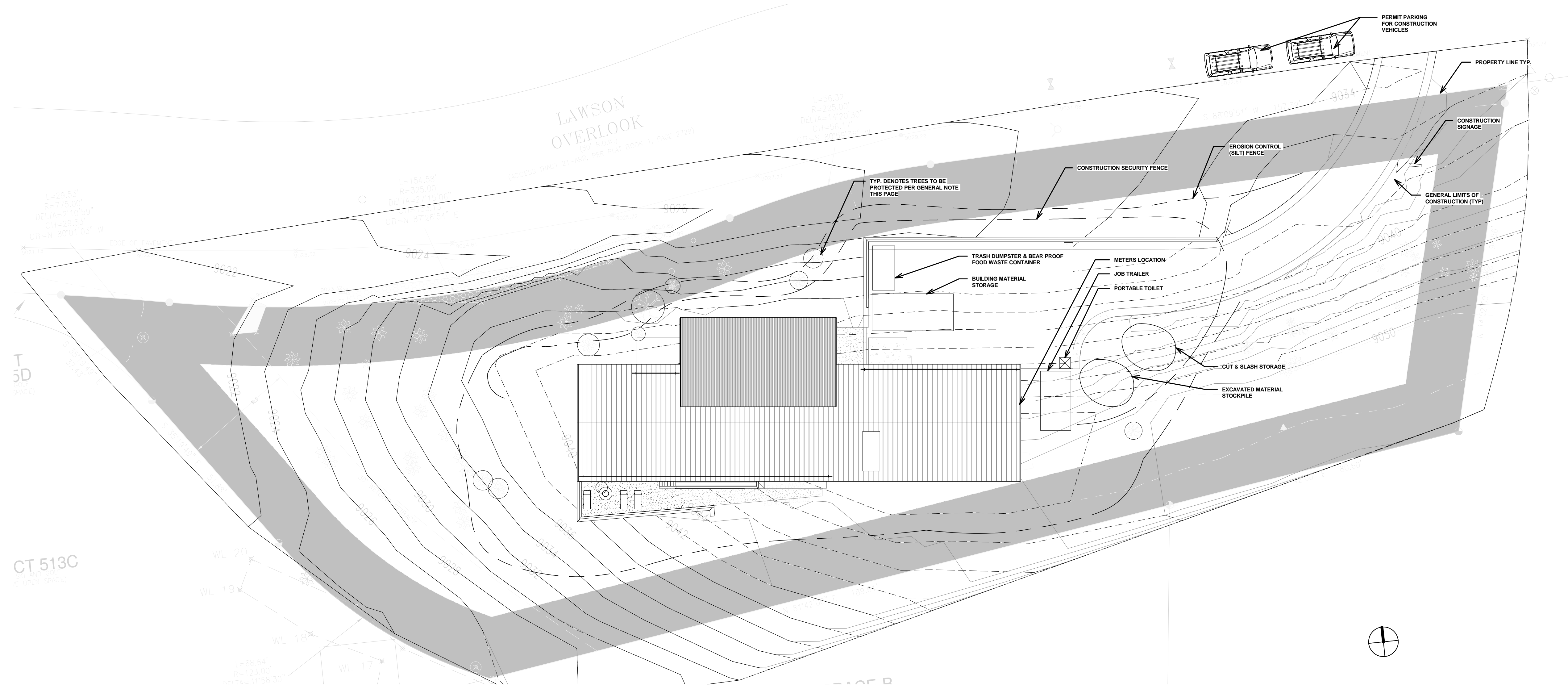
SHEET NUMBER

A1.2

DATE:
02.19.21 PRELIMINARY
SUBMITTAL

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



1 CONSTRUCTION MITIGATION PLAN
1/16" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS WITH EACH UTILITY AGENCY.
2. THE CONTRACTOR SHALL VERIFY BUILDING LOCATION AND FLOOR ELEVATIONS WITH THE OWNER AND ARCHITECT PRIOR TO EXCAVATION.
3. UTILITY ROUTING AND CONDUIT TRENCH LOCATIONS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES WITH REFERENCE TO HORIZONTAL AND VERTICAL SEPARATION.
4. ELECTRICAL METER SHALL HAVE THE ABILITY TO BE READ REMOTELY BY POWER COMPANY.
5. WATER SUPPLY LINE TO BE 1 1/2" POLYETHYLENE AND 8'-0" BELOW GRADE.
6. SURVEY INFORMATION PROVIDED BY:
FOLEY ASSOCIATES INC
125 WEST PACIFIC AVENUE, SUITE B-1
TELLURIDE, CO 81435
(970) 728-6153

STAGING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM METRO SERVICES FOR ALL CONSTRUCTION STAGING IN THE FIELD PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND 16'-0" GENERAL EASEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REVISIONS OR ALTERATIONS TO THE CONSTRUCTION STAGING PLAN PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR TO INSTALL STRAW BALES IN ADDITION TO SILT FENCE AT LOCATIONS OF POTENTIAL RUN-OFF INTO WETLAND AREAS.

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BB110RR
MOUNTAIN VILLAGE, CO

CONSTRUCTION
MITIGATION PLAN

SHEET NUMBER

A1.3

DATE:
02.19.21 PRELIMINARY
SUBMITTAL

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED

HOWL RESIDENCE

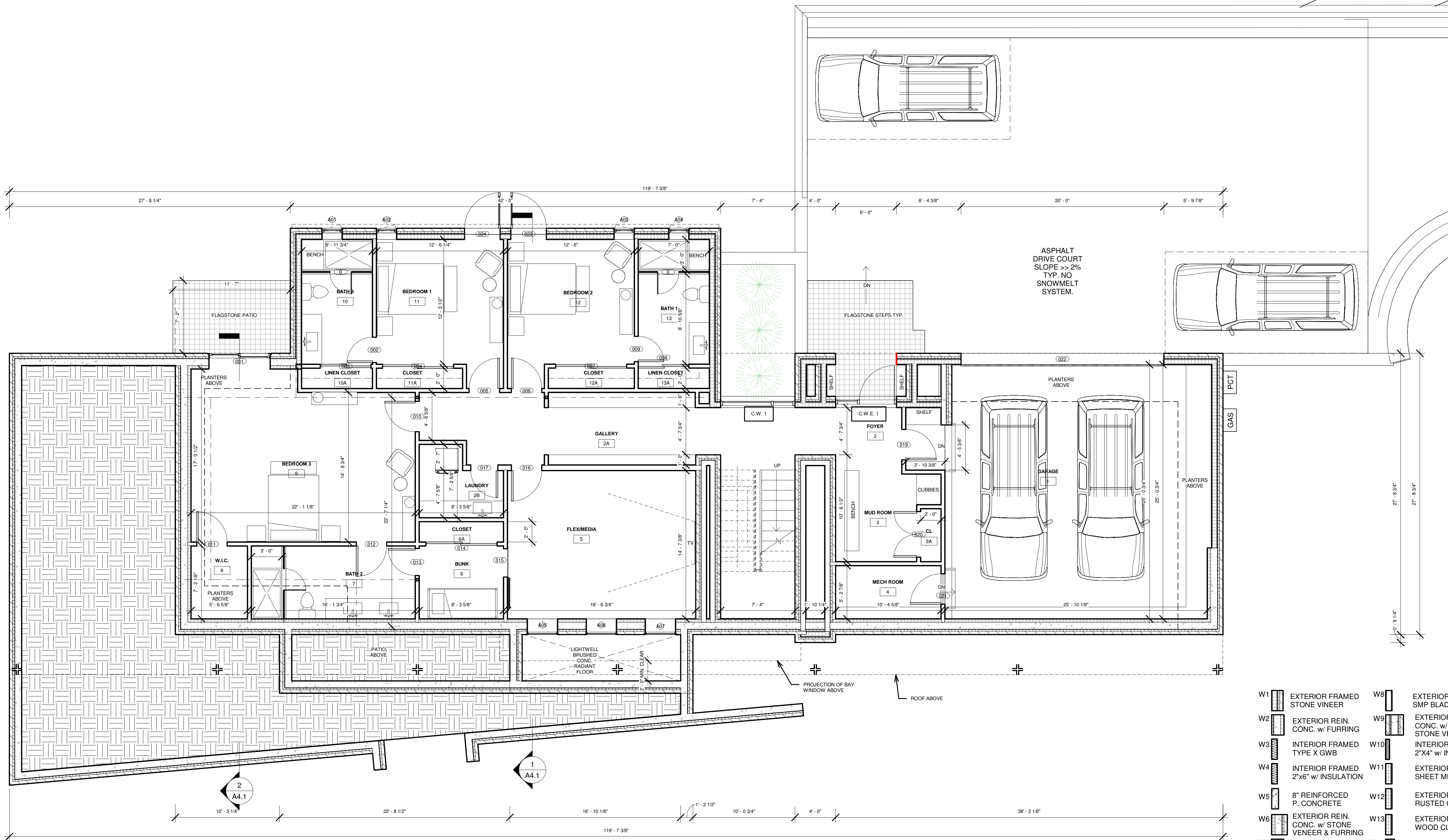
TED LAWSON OVERLOOK LOT BB110RR
MOUNTAIN VILLAGE, CO

FLOOR PLANS

SHEET NUMBER

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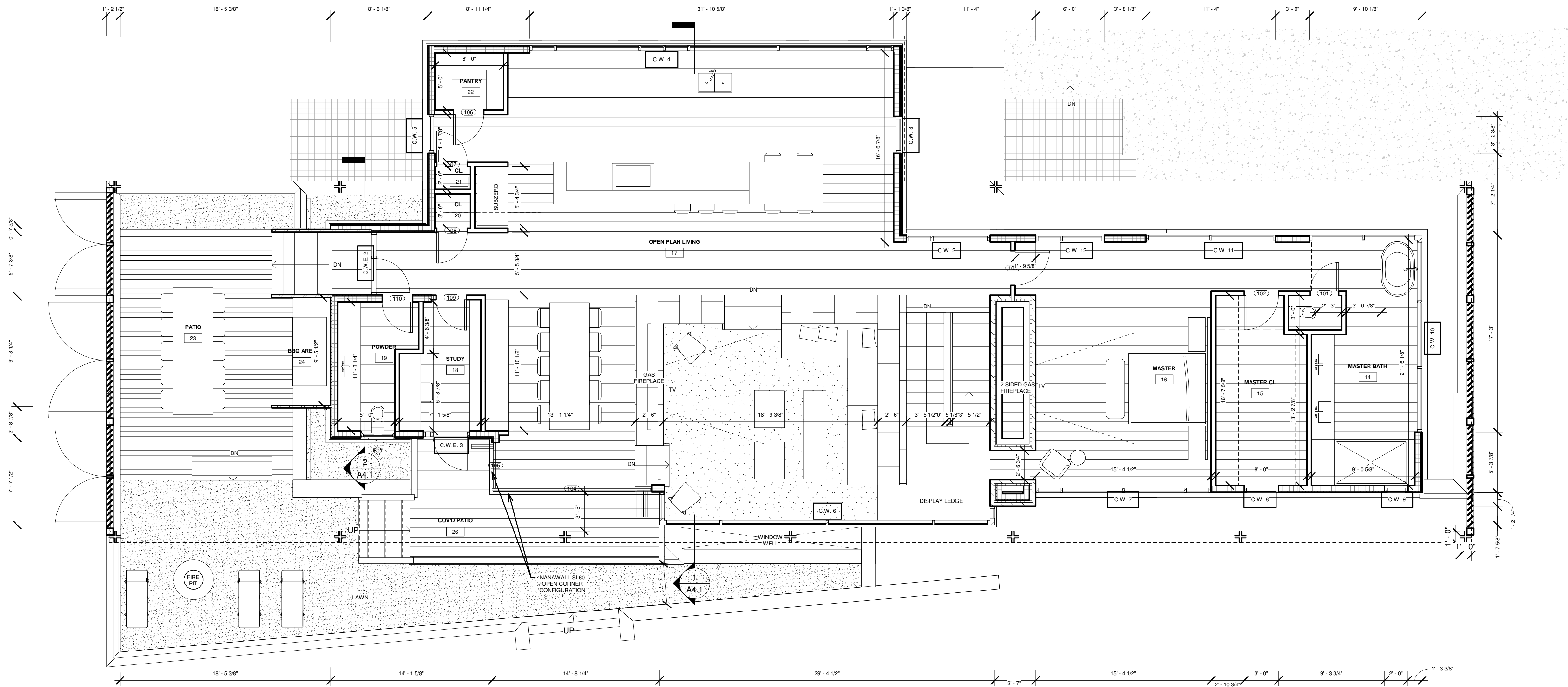
② LEVEL 1
3/16" = 1'-0"

○ WALL TYPE LEGEND
3/16" = 1'-0"

- | | | | |
|-----|--|-----|---|
| W1 | EXTERIOR FRAMED STONE VENEER | W8 | EXTERIOR FRAMED SMP BLADE WALL |
| W2 | EXTERIOR REIN. CONC. w/ FURRING | W9 | EXTERIOR REIN. CONC. w/ WARPED STONE VENEER |
| W3 | INTERIOR FRAMED TYPE X GWB | W10 | INTERIOR FRAMED 2"x4" w/ INSULATION |
| W4 | INTERIOR FRAMED 2"x6" w/ INSULATION | W11 | EXTERIOR FRAMED SHEET METAL PANEL |
| W5 | 8" REINFORCED P. CONCRETE | W12 | EXTERIOR FRAMED RUSTED CORRUGATED |
| W6 | EXTERIOR REIN. CONC. w/ STONE VENEER & FURRING | W13 | EXTERIOR FRAMED WOOD CLAD |
| W7 | EXTERIOR REIN. CONC. w/ STONE VENEER | W14 | EXTERIOR REIN. CONC. STEM WALL |
| W15 | INT. 2"x6" WALL w/ WOOD SIDING | W17 | 2"x6" EXT. WALL w/ BOARD AND BATTEN SIDING @ 5 - 12" O.C. |

DATE:
 02.19.21 PRELIMINARY
 SUBMITTAL

Revision Schedule		
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



① LEVEL 2
 3/16" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BB110RR
 MOUNTAIN VILLAGE, CO

FLOOR PLANS

SHEET NUMBER

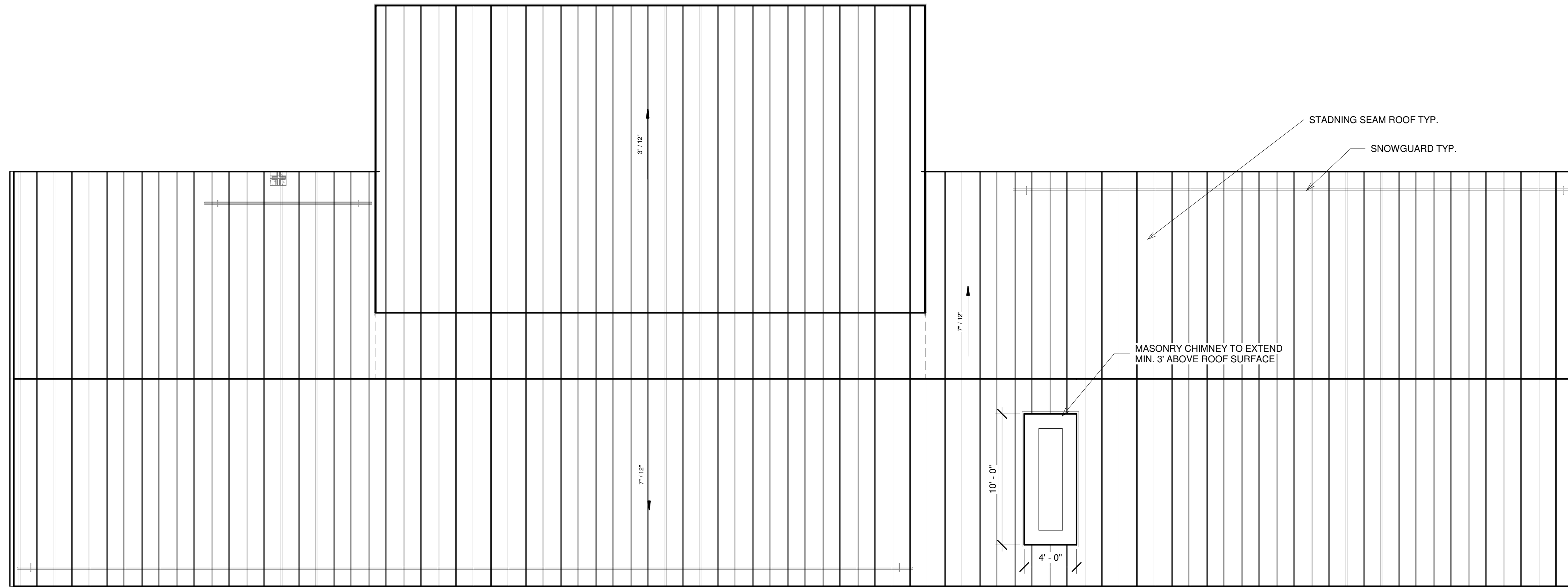
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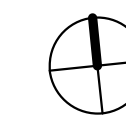
DATE:
 02.19.21 PRELIMINARY
 SUBMITTAL

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



② ROOF PLAN
 3/16" = 1'-0"



HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BB110RR
 MOUNTAIN VILLAGE, CO

ROOF PLAN

SHEET NUMBER

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



1 NORTH ELEVATION
3/16" = 1'-0"

DOOR & WINDOW SPECIFICATIONS:

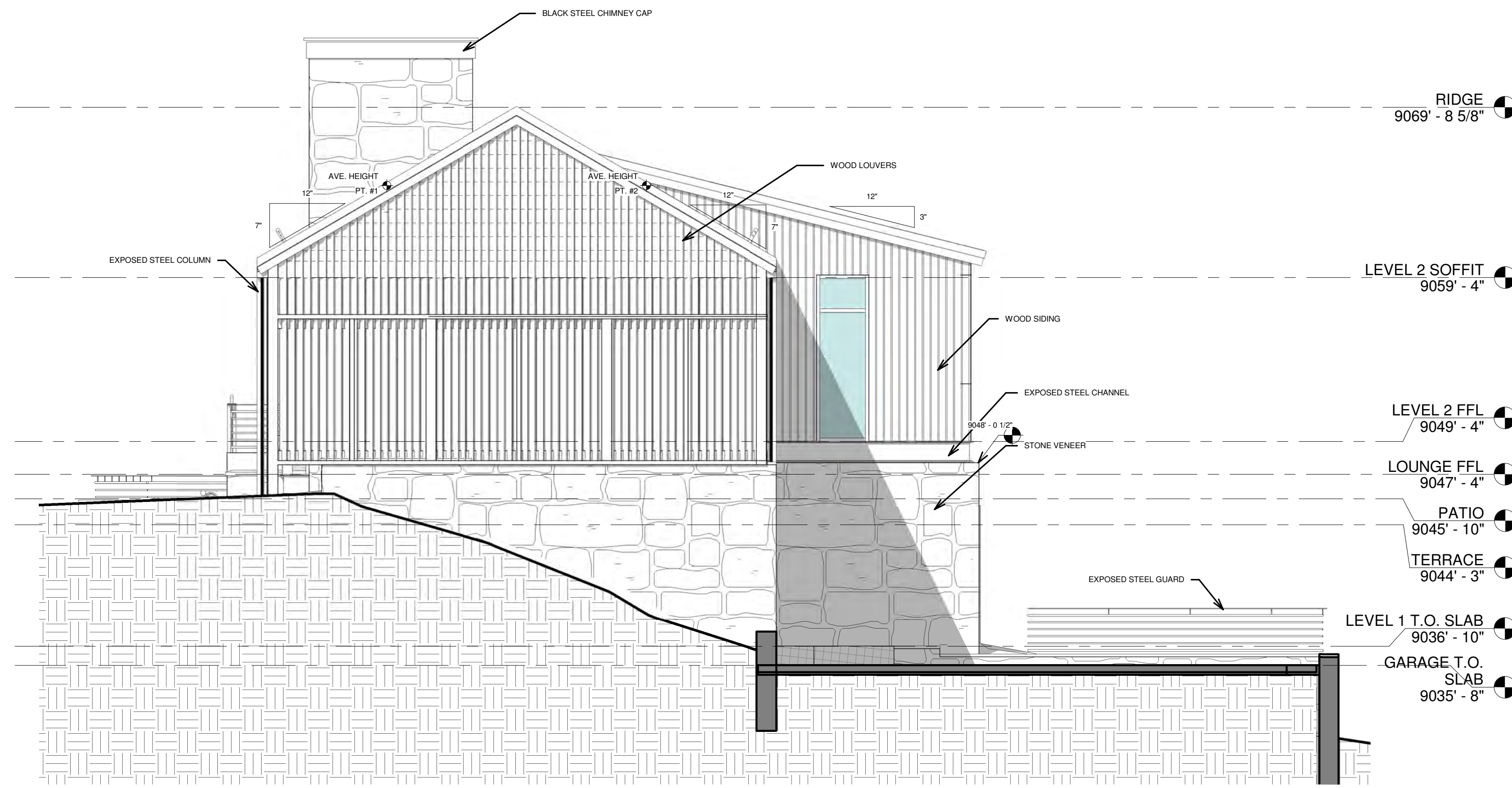
NOTES:
1. ALL EXTERIOR WINDOWS SHALL BE ASSUMED TYPE 'A' UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR DOORS SHALL BE ASSUMED TYPE 'A' UNLESS NOTED OTHERWISE.

WINDOW TYPE 'A':
MFR: DYNAMIC
STYLE: 'STEELEARTE' WITH L-STOP GLAZING STOP
GLASS: TRIPLE GLAZED CARDINAL 366 W/ EDGE TECH SPACER
U VALUE: 0.28

DOOR TYPE 'A':
MFR: DYNAMIC
STYLE: 'STEELEARTE' WITH L-STOP GLAZING STOP
GLASS: TRIPLE GLAZED CARDINAL 366 W/ EDGE TECH SPACER
U VALUE: 0.28

ELEVATION	GLASS	WOOD	STONE	ACCENT
WEST	95.46	388.52	735.55	226.05
NORTH	690.93	471.47	905.39	443.88
SOUTH	625.73	241.73	533.06	230.71
EAST	188.48	384.29	512.92	85.46
TOTAL AREA	1601	1486	2687	986
TOTAL %	23.7	22	39.7	14.6

TOTAL AREA OF EXTERIOR WALL: 6760



2 EAST ELEVATION
3/16" = 1'-0"



STONE VENEER



WOOD SIDING



BLACK FRAME WINDOWS



WOOD LOUVERS



BLACK STANDING SEAM ROOF

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BB110RR
MOUNTAIN VILLAGE, CO

ELEVATIONS

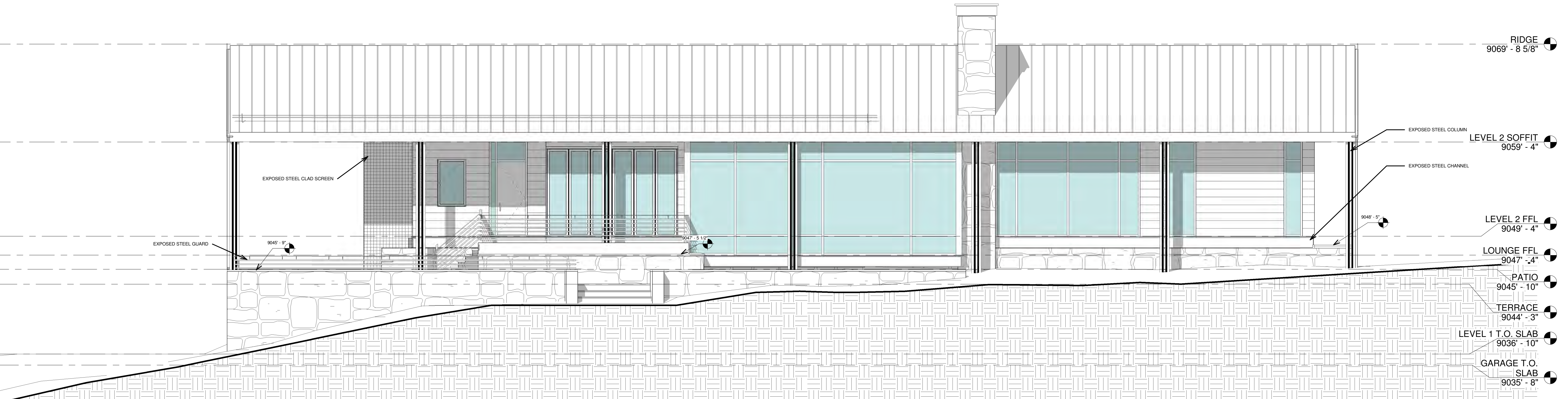
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A3.1

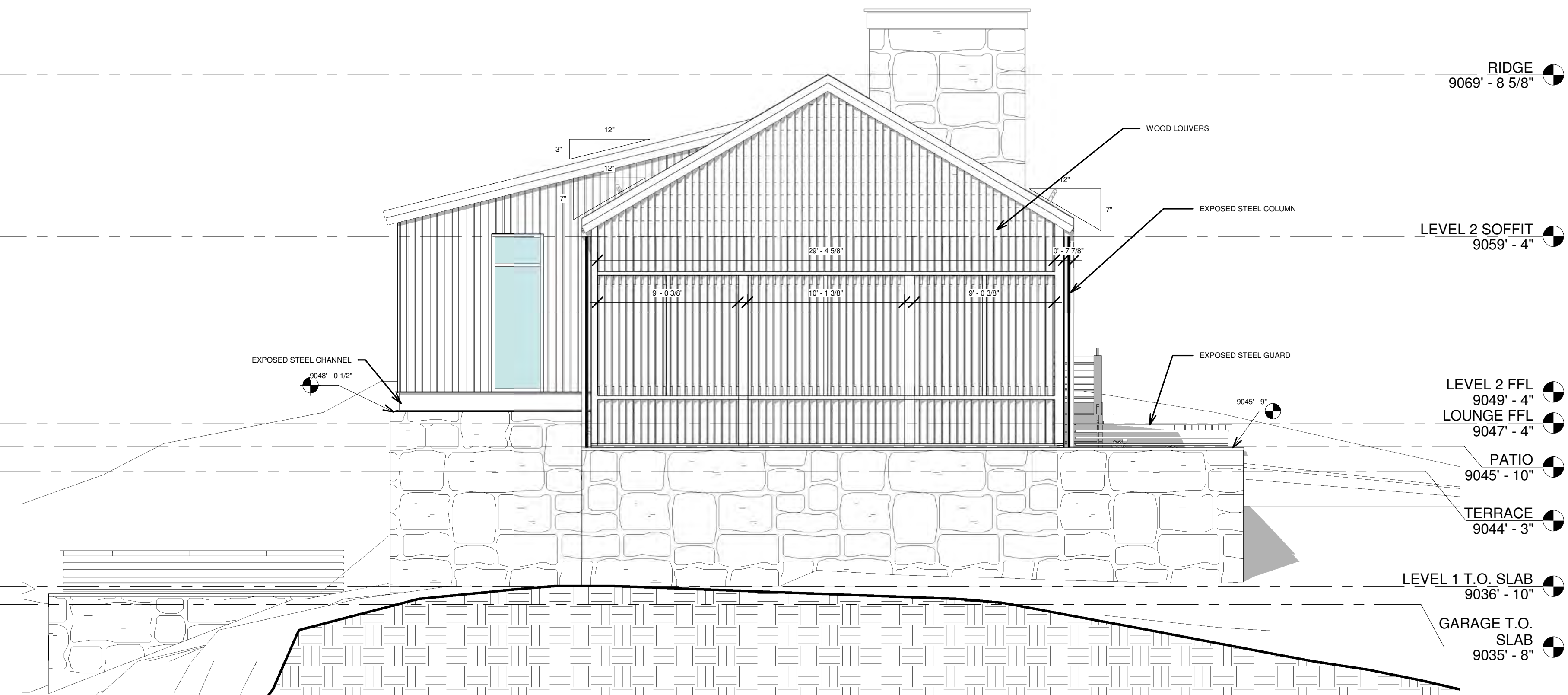
DATE:
02.19.21 PRELIMINARY
SUBMITTAL

Revision Schedule

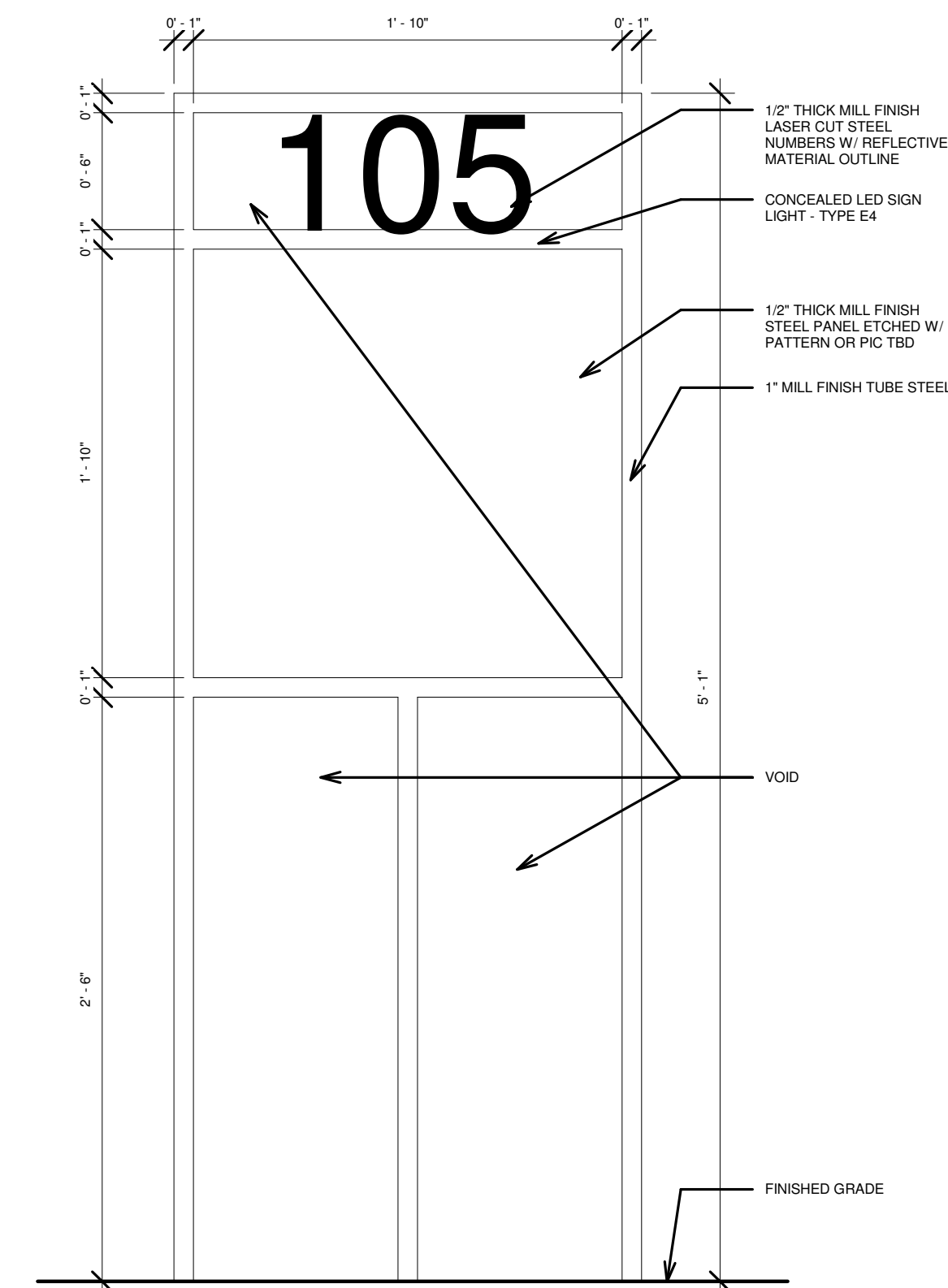
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 ADDRESS MONUMENT
1 1/2" = 1'-0"

HOWL RESIDENCE

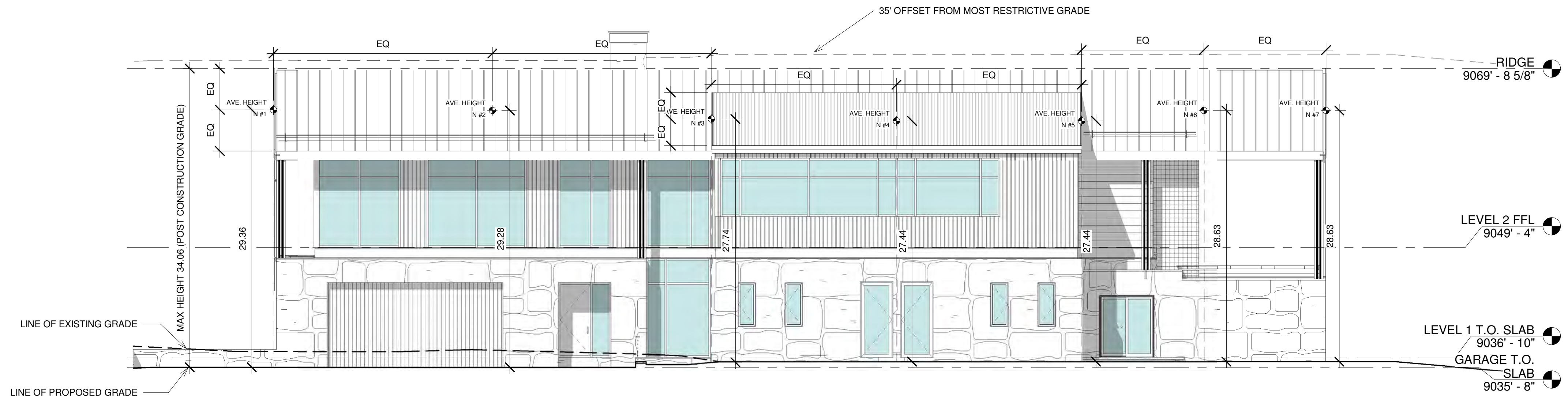
TED LAWSON OVERLOOK LOT BB110RR
MOUNTAIN VILLAGE, CO

ELEVATIONS

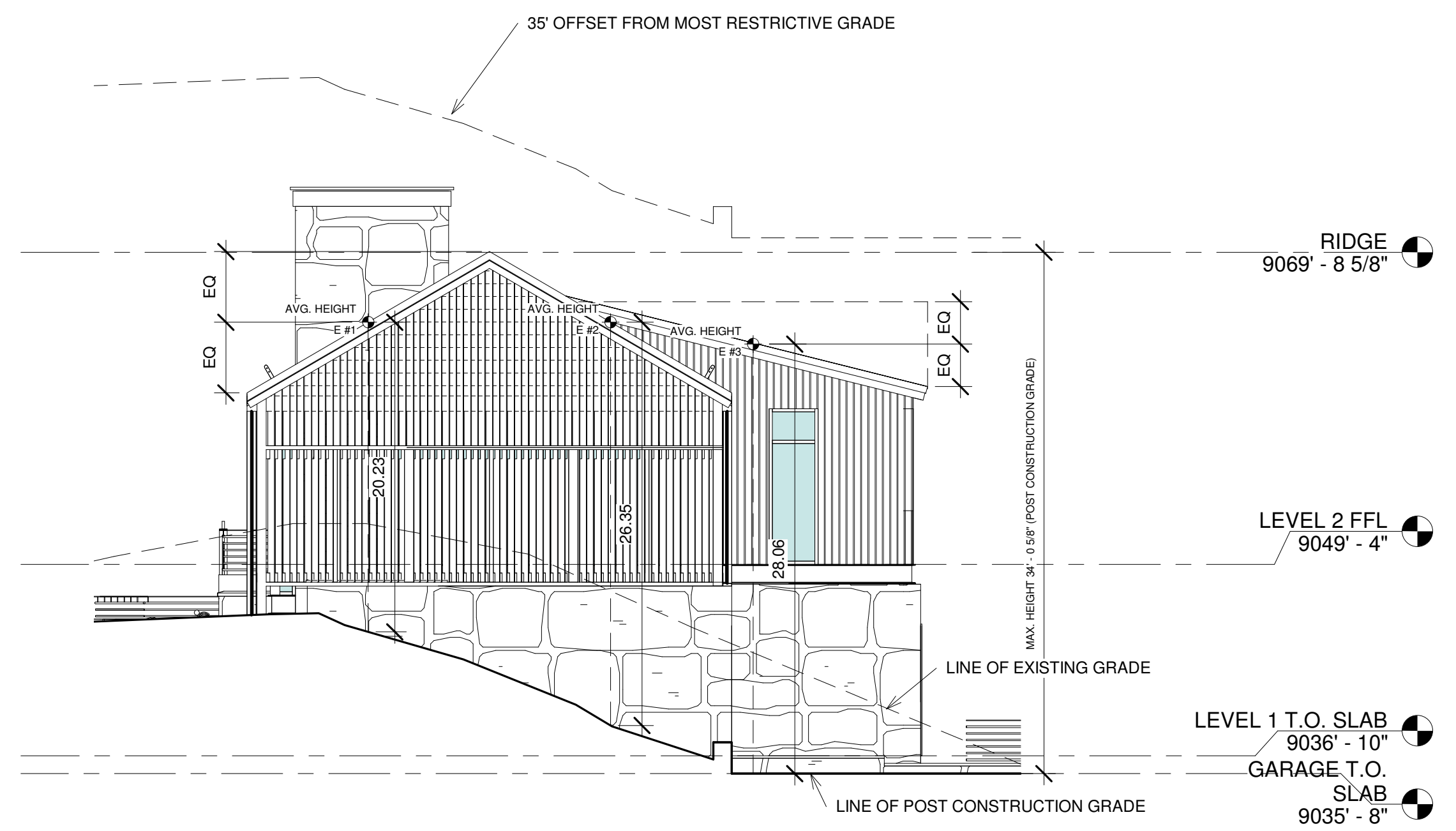
SHEET NUMBER

A3.2

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED

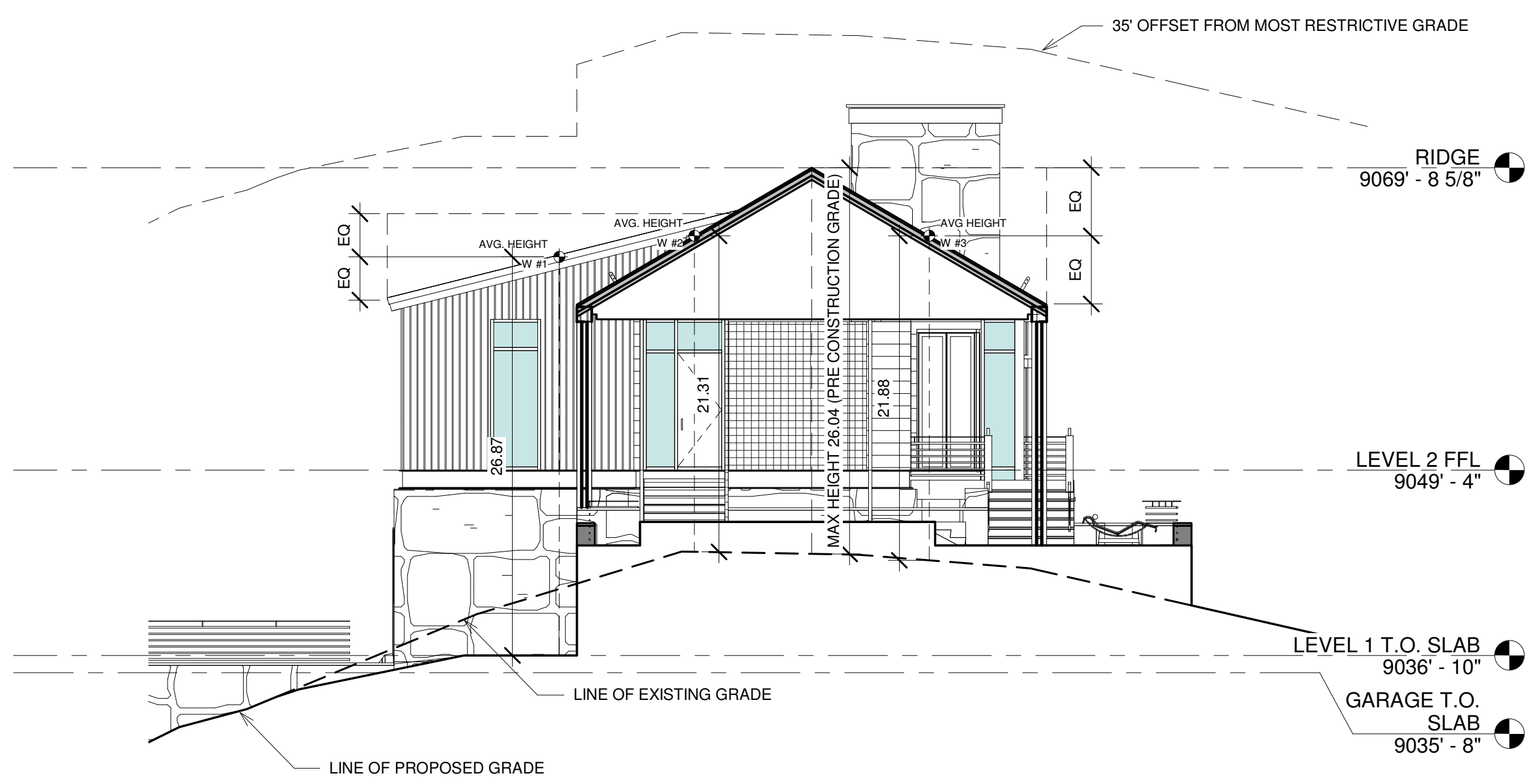


1 NORTH ELEVATION HEIGHT CALC
1/8" = 1'-0"

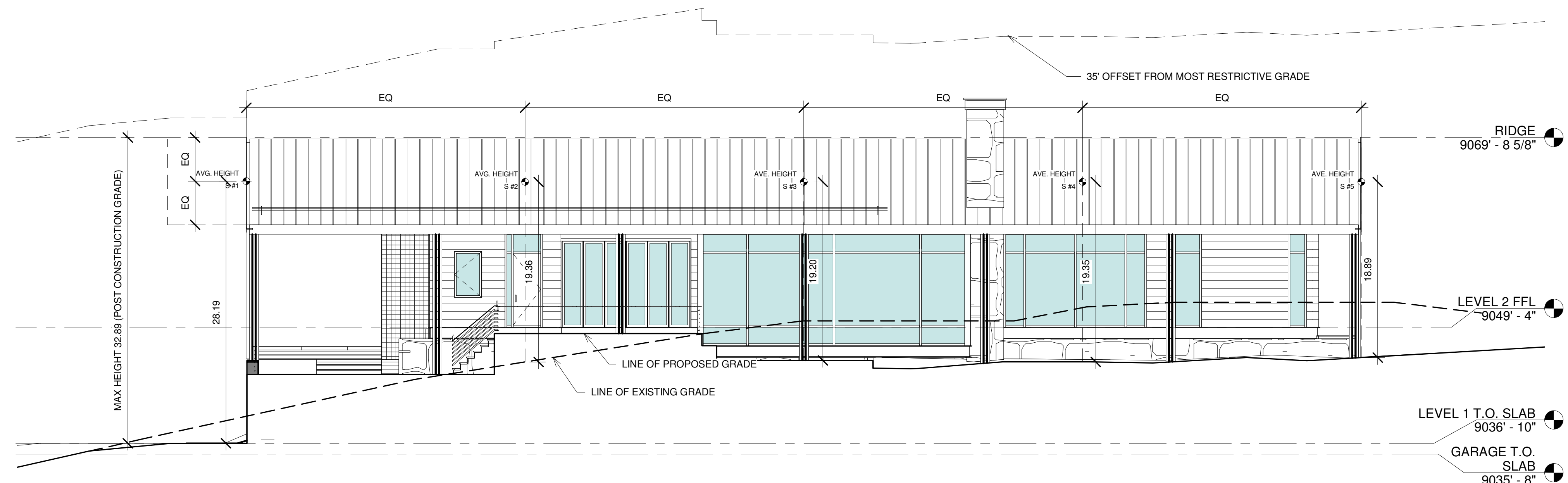


2 EAST ELEVATION HEIGHT CALC
1/8" = 1'-0"

AVERAGE HEIGHT CALCULATION	
POINT	HEIGHT
N #1	29.36
N #2	29.28
N #3	27.74
N #4	27.44
N #5	27.44
N #6	28.63
N #7	28.63
NORTH AVG.	28.36'
E #1	20.23
E #2	26.35
E #3	28.06
EAST AVG.	24.88'
S #1	28.19
S #2	19.36
S #3	19.20
S #4	19.35
S #5	18.89
SOUTH AVG.	21.00'
W #1	26.87
W #2	21.31
W #3	21.88
WEST AVG.	23.35'
TOTAL AVG.	24.40'
AS PER SEC 17.3.11	



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



4 SOUTH ELEVATION HEIGHT CALC
1/8" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BB110RR
MOUNTAIN VILLAGE, CO

ELEVATION HEIGHT CALCUS

SHEET NUMBER

A3.3

DATE:
 02.19.21 PRELIMINARY
 SUBMITTAL

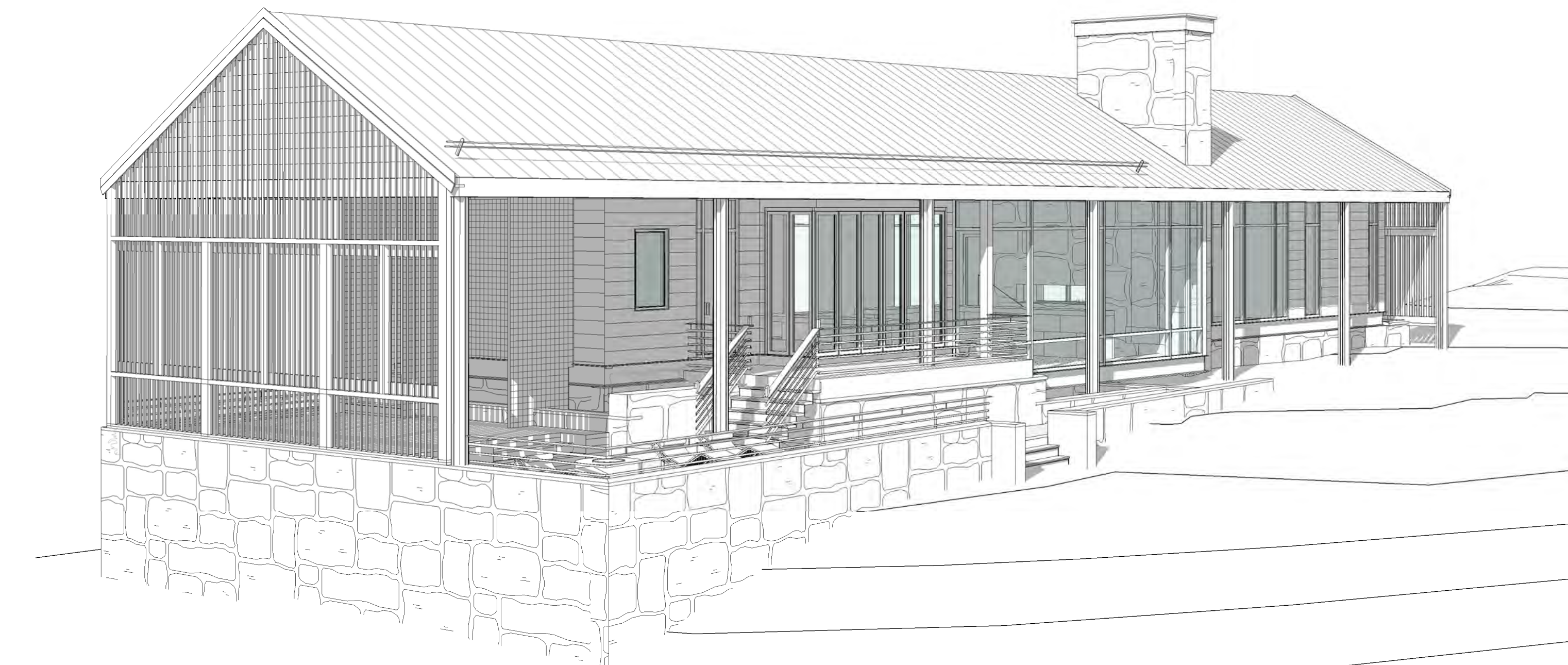
Revision Schedule		
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



① FROM DRIVEWAY



② FROM SOUTH EAST



③ FROM SOUTH WEST



④ FROM NORTH WEST

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BB110RR
 MOUNTAIN VILLAGE, CO

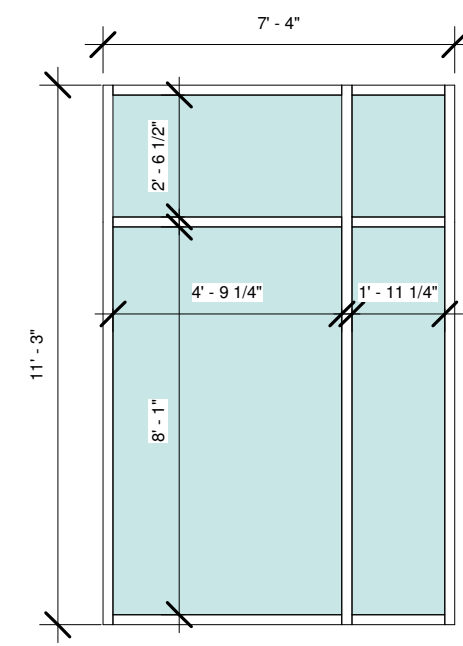
PERSPECTIVES

SHEET NUMBER

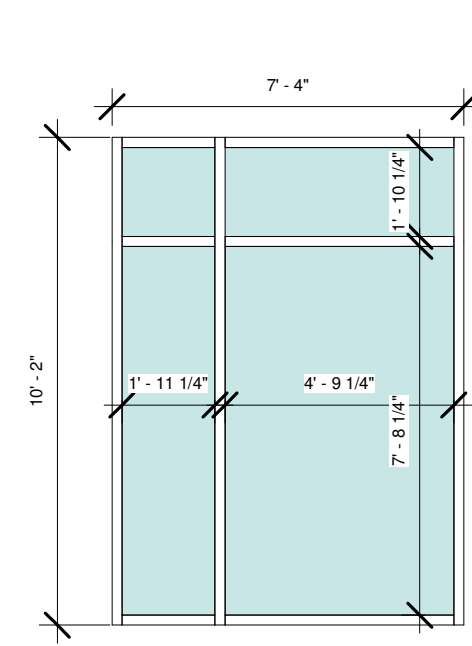
A5.1

Window Schedule				
Family	Type	Mark	Width	Height
FIXED	4-0 X 6-0	A06	3' - 0"	4' - 0"
FIXED	4-0 X 6-0	A07	3' - 0"	4' - 0"
FIXED	4-0 X 6-0	A05	3' - 0"	4' - 0"
CASEMENT	2-0 X 5-0	A01	2' - 0"	5' - 0"
CASEMENT	2-0 X 5-0	A02	2' - 0"	5' - 0"
CASEMENT	2-0 X 5-0	A03	2' - 0"	5' - 0"
CASEMENT	2-0 X 5-0	A04	2' - 0"	5' - 0"
CASEMENT	3-0 X 5-0	B01	3' - 0"	5' - 0"

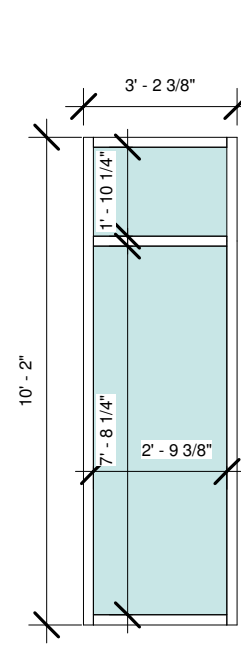
Door Schedule				
Family	Type	Mark	Width	Height
SLIDING GLASS	6-0 X 7-0	001	6' - 0 5/8"	6' - 11 1/2"
Single-Flush	2-6 X 7-0	002	2' - 6"	7' - 0"
Sliding-Closet	5-0 X 7-0	003	5' - 0"	7' - 0"
Sliding-Closet	7-0 X 7-0	004	7' - 0"	7' - 0"
Single-Flush	3-0 X 7-0	005	3' - 0"	7' - 0"
Single-Flush	3-0 X 7-0	006	3' - 0"	7' - 0"
Sliding-Closet	7-0 X 7-0	007	7' - 0"	7' - 0"
Sliding-Closet	5-0 X 7-0	008	5' - 0"	7' - 0"
Single-Flush	2-6 X 7-0	009	2' - 6"	7' - 0"
Single-Flush	3-0 X 7-0	010	3' - 0"	7' - 0"
Single-Flush	3-0 X 7-0	011	3' - 0"	7' - 0"
Single-Flush	3-0 X 7-0	012	3' - 0"	7' - 0"
Single-Flush	2-8 X 7-0	013	2' - 8"	7' - 0"
Sliding-Closet	7-0 X 7-0	014	7' - 0"	7' - 0"
Door_Barn_Authentic	3-0 X 7-0	015	0' - 0"	0' - 0"
Single-Flush	3-0 X 7-0	016	3' - 0"	7' - 0"
Single-Flush	2-8 X 7-0	017	2' - 8"	7' - 0"
Single-Flush	3-0 X 7-0	019	3' - 0"	7' - 0"
Double-Flush	4-6 X 7-0	020	4' - 6"	7' - 0"
Single-Flush	3-0 X 7-0	021	3' - 0"	7' - 0"
Overhead-Sectional	9'-8" x 20'	022	20' - 0"	9' - 8"
Single-Glass 1	3-6 X 8-6	023	3' - 6"	8' - 6"
Single-Glass 1	3-6 X 8-6	024	3' - 6"	8' - 6"
Single-Flush	2-6 X 6-8	101	2' - 6"	6' - 8"
Single-Flush	3-0 X 7-0	102	3' - 0"	7' - 0"
Single-Flush	3-0 X 7-0	103	3' - 0"	7' - 0"
Door-NanaWall-SL-60-1	9-6 X 14-0	104	14' - 0"	9' - 6"
Door-NanaWall-SL-60-1	4-0 X 9-6	105	4' - 0"	9' - 6"
Single-Flush	2-8 X 7-0	106	2' - 8"	7' - 0"
Single-Flush	2-8 X 7-0	107	2' - 8"	7' - 0"
Single-Flush	2-8 X 7-0	108	2' - 8"	7' - 0"
Single-Flush	2-8 X 7-0	109	2' - 8"	7' - 0"
Single-Flush	2-8 X 7-0	110	2' - 8"	7' - 0"



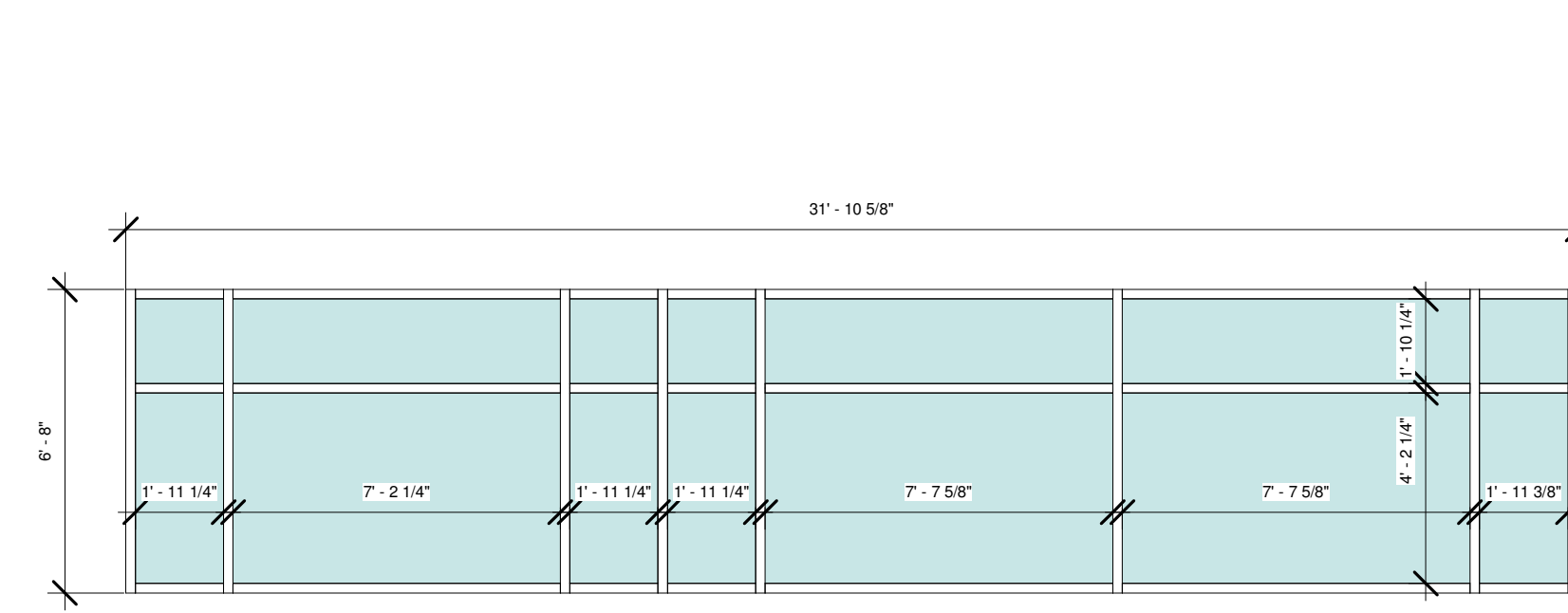
1 CURTAIN WALL 1
1/4" = 1'-0"



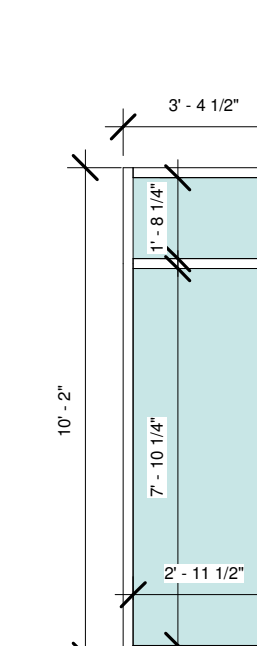
2 CURTAIN WALL 2
1/4" = 1'-0"



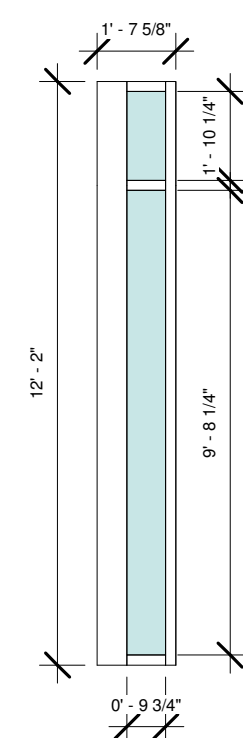
3 CURTAIN WALL 3
1/4" = 1'-0"



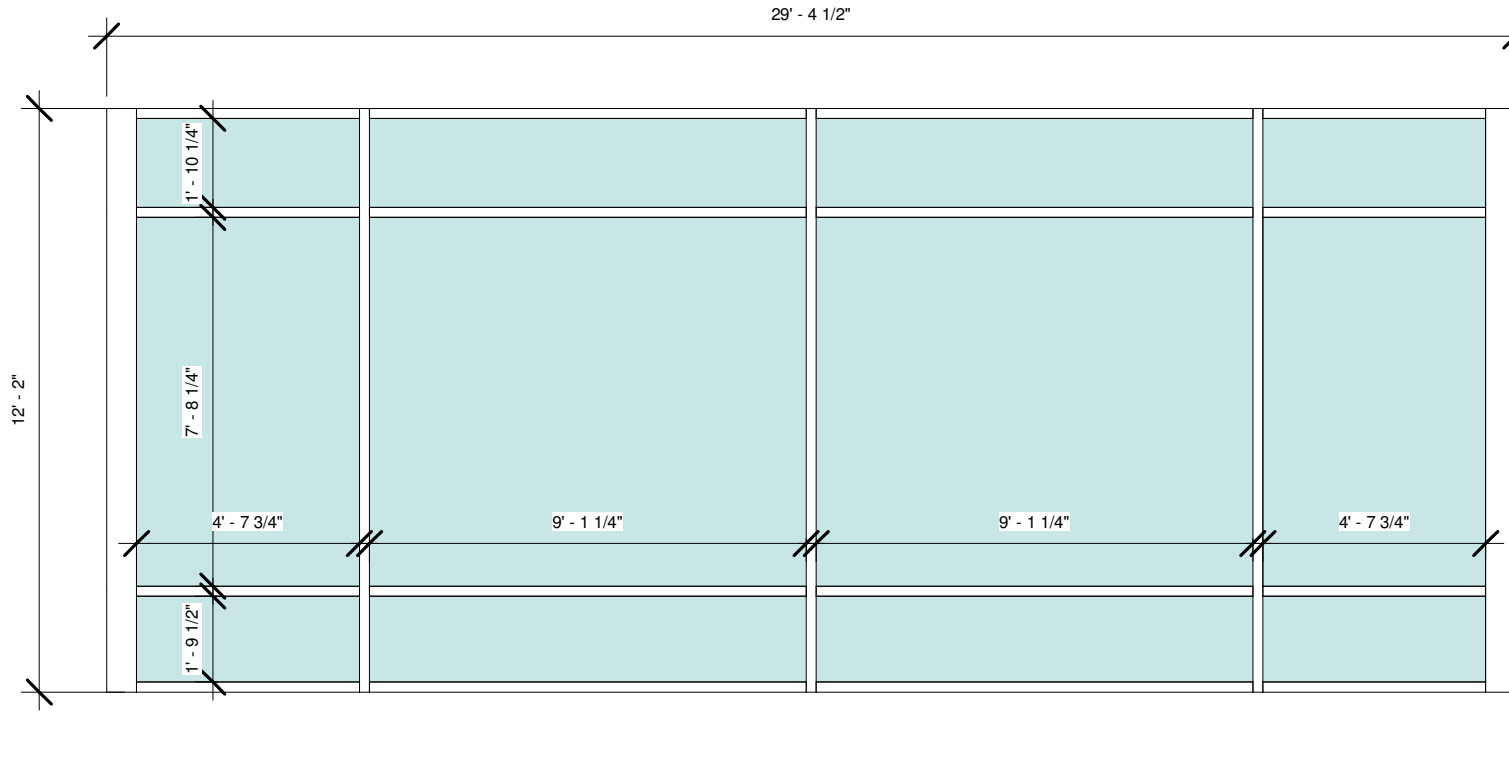
4 CURTAIN WALL 4
1/4" = 1'-0"



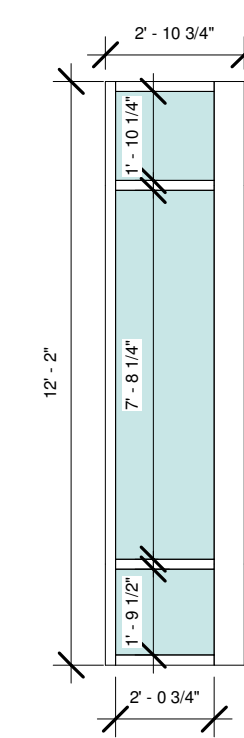
5 CURTAIN WALL 5
1/4" = 1'-0"



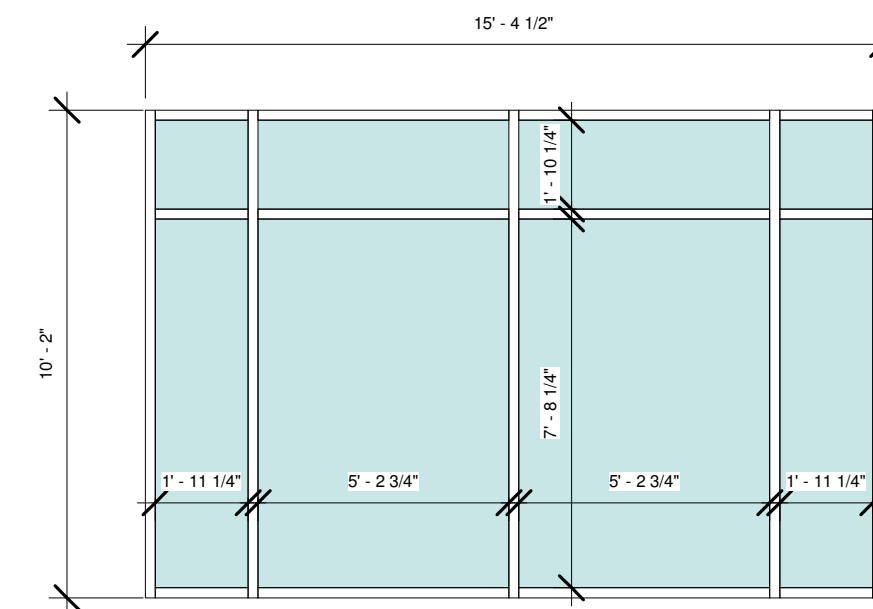
6 CURTAIN WALL 6 EAST
1/4" = 1'-0"



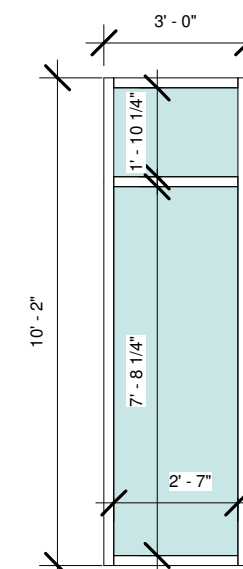
7 CURTAIN WALL 6 SOUTH
1/4" = 1'-0"



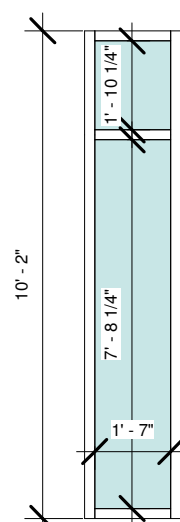
8 CURTAIN WALL 6 WEST
1/4" = 1'-0"



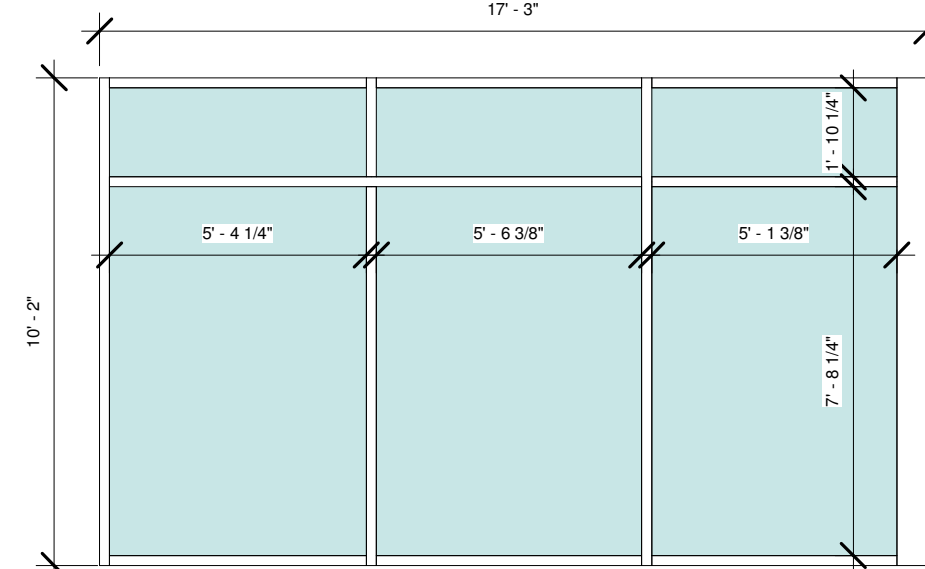
9 CURTAIN WALL 7
1/4" = 1'-0"



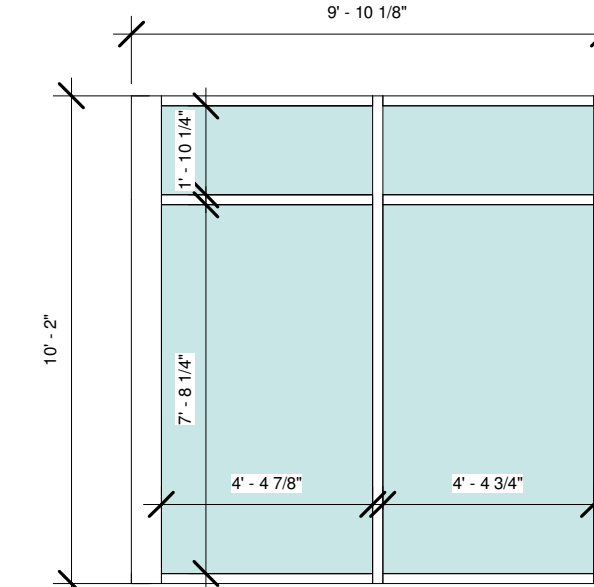
10 CURTAIN WALL 8
1/4" = 1'-0"



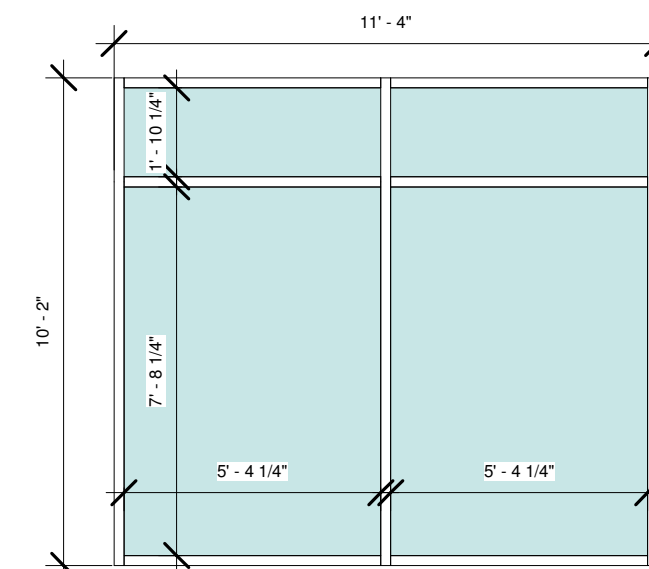
11 CURTAIN WALL 9
1/4" = 1'-0"



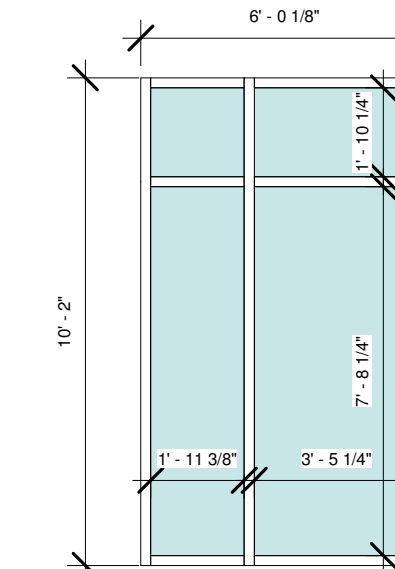
12 CURTAIN WALL 10 EAST
1/4" = 1'-0"



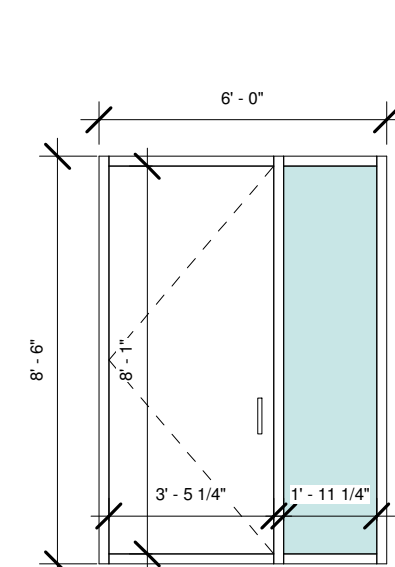
13 CURTAIN WALL 10 NORTH
1/4" = 1'-0"



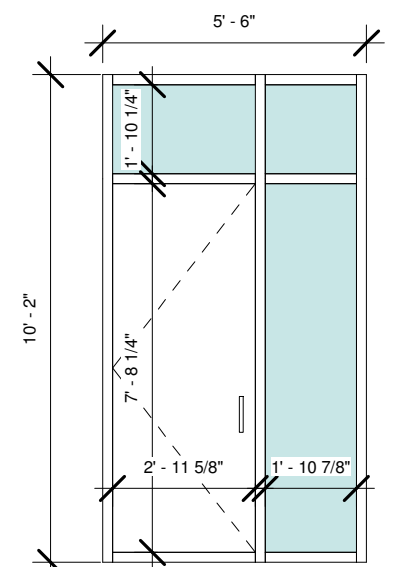
14 CURTAIN WALL 11
1/4" = 1'-0"



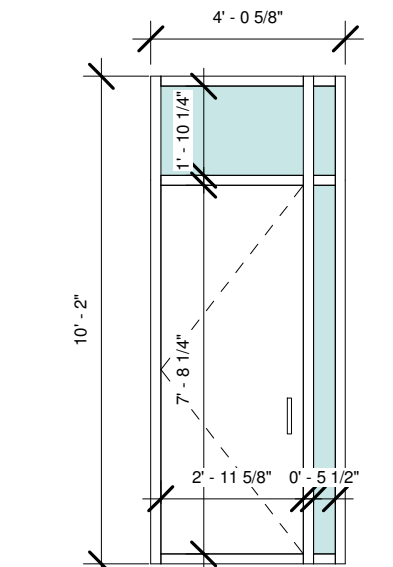
15 CURTAIN WALL 12
1/4" = 1'-0"



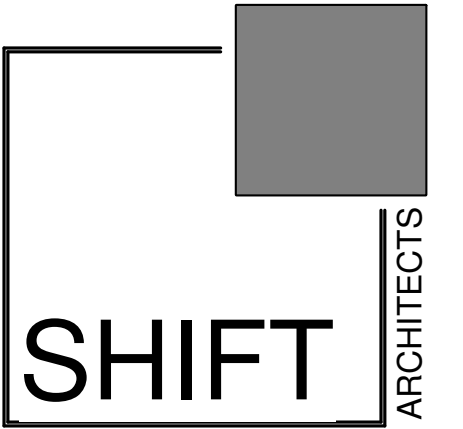
16 CURTAIN WALL ENTRY 1
1/4" = 1'-0"



17 CURTAIN WALL ENTRY 2
1/4" = 1'-0"



18 CURTAIN WALL ENTRY 3
1/4" = 1'-0"



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www.shift-architects.com

DATE:
02.19.21 PRELIMINARY
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Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BB110RR
MOUNTAIN VILLAGE, CO

SCHEDULES

SHEET NUMBER

A8.1

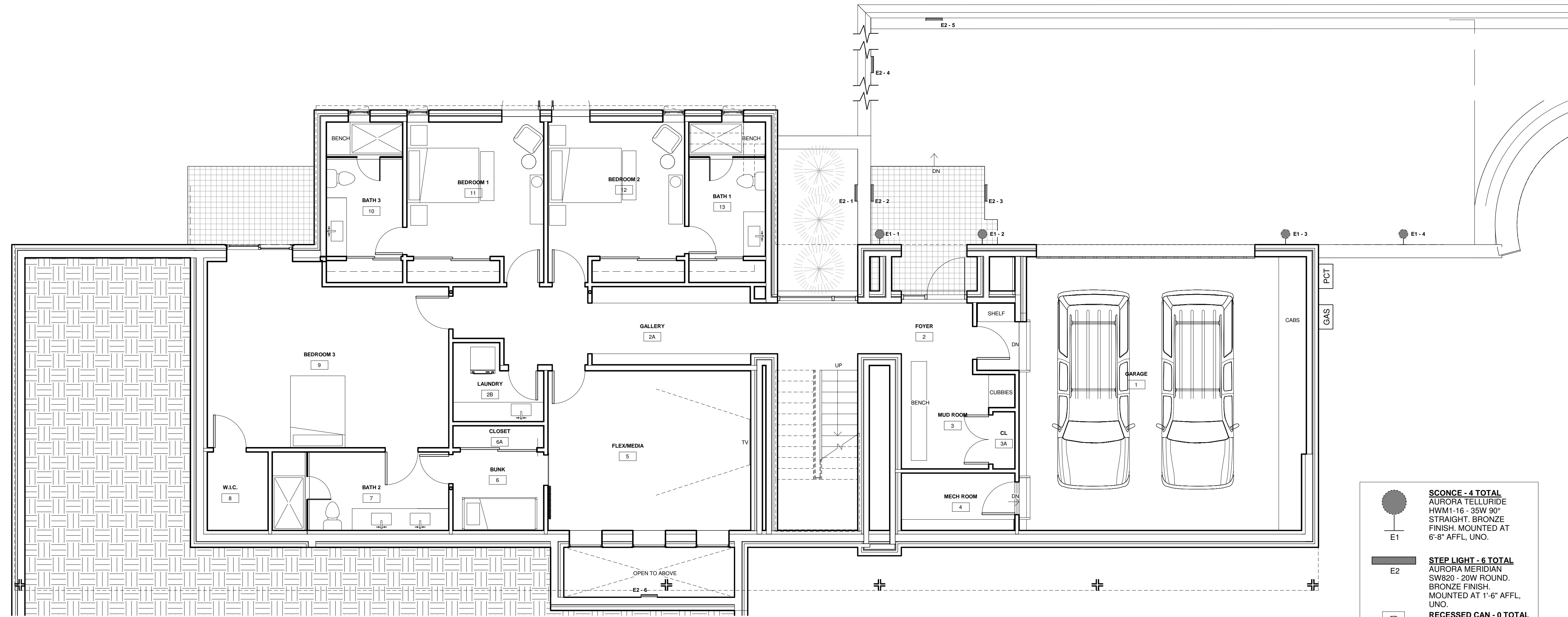
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DATE:
02.19.21 PRELIMINARY
SUBMITTAL

Revision Schedule

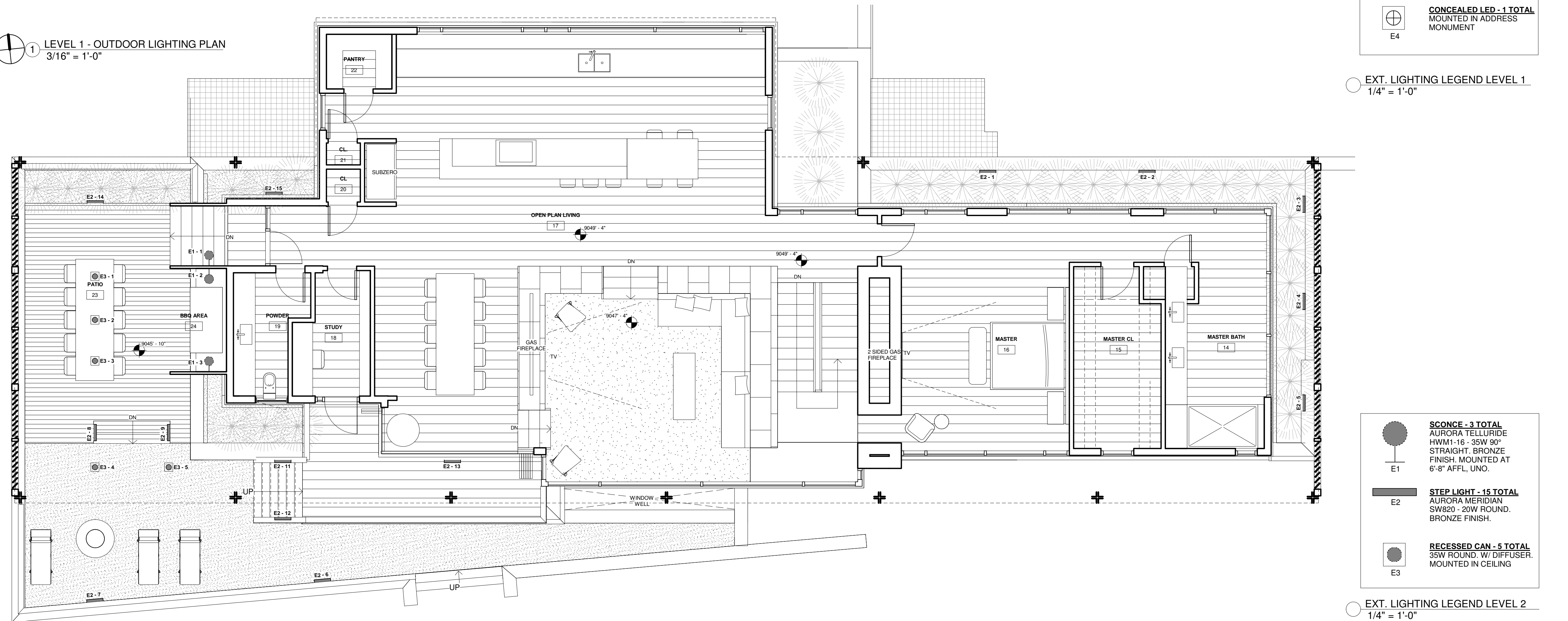
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



- SCONCE - 4 TOTAL**
AURORA TELLURIDE
HWM1-16 - 35W 90°
STRAIGHT, BRONZE
FINISH, MOUNTED AT
6'-8" AFFL. UNO.
- STEP LIGHT - 6 TOTAL**
AURORA MERIDIAN
SW820 - 20W ROUND,
BRONZE FINISH,
MOUNTED AT 1'-6" AFFL.
UNO.
- RECESSED CAN - 0 TOTAL**
35W ROUND, W/ DIFFUSER,
MOUNTED IN CEILING
- CONCEALED LED - 1 TOTAL**
MOUNTED IN ADDRESS
MONUMENT

EXT. LIGHTING LEGEND LEVEL 1
1/4" = 1'-0"

1 LEVEL 1 - OUTDOOR LIGHTING PLAN
3/16" = 1'-0"



- SCONCE - 3 TOTAL**
AURORA TELLURIDE
HWM1-16 - 35W 90°
STRAIGHT, BRONZE
FINISH, MOUNTED AT
6'-8" AFFL. UNO.
- STEP LIGHT - 15 TOTAL**
AURORA MERIDIAN
SW820 - 20W ROUND,
BRONZE FINISH.
- RECESSED CAN - 5 TOTAL**
35W ROUND, W/ DIFFUSER,
MOUNTED IN CEILING

EXT. LIGHTING LEGEND LEVEL 2
1/4" = 1'-0"

2 LEVEL 2 - OUTDOOR LIGHTING PLAN
3/16" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BB110RR
MOUNTAIN VILLAGE, CO

EXT. LIGHTING
PLANS

SHEET NUMBER

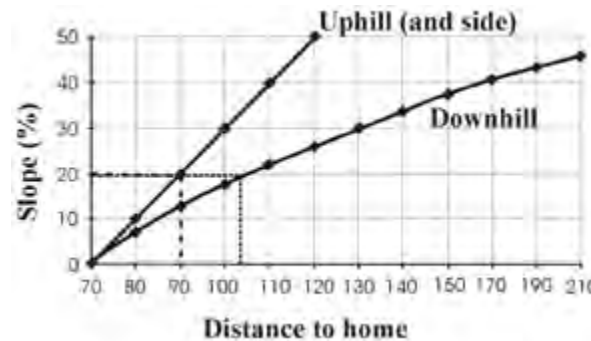
E1.1

TOMV forester comments for a new single-family home located at BC110R, TBD Lawson Overlook.

Wildfire Mitigation Zone 2 area is not specified on the plan. No indication is given that zone 2 crown-to-crown separation requirements will be met. Zone 2 exceptions regarding groupings of trees, pruning, and aspen crown spacing can reduce the size of mitigation work in zone 2 and still allow for a natural screen between properties, but should be documented in the plan.

Zone 2 is the area that extends from the outer edge of Zone 1 for the distance specified in Figure 6-1, Fire Mitigation Zones, based on slope, to the lot line, whichever is less.

Figure 6-1, Fire Mitigation Zones



(a) The following provisions shall apply in Zone 2:

1. Dominant and codominant live trees with a dbh of four inches (4") or greater shall be spaced with a ten foot (10') crown-to-crown separation. All ladder fuels and slash shall be removed from the ten foot (10') crown-to-crown separation area.
 - (i.) All stressed, diseased, dead or dying trees and shrubs, as identified by staff, shall be removed except for standing dead trees that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
 - (ii.) Shrubs over five feet (5') tall shall have an average spacing of ten feet (10') from shrub-to-shrub.



DEVELOPMENT REFERRAL FORM

Planning & Development Services
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435
(970) 728-1392

Referral Agency Comments:

The structure is over 3,600 sq ft and shall require a monitored sprinkler system. - **Scott Heidergott, Fire Marshall**

Looks like a good project. No issues from **Public Works. Finn**