TOWN OF MOUNTAIN VILLAGE REGULAR DESIGN REVIEW BOARD MEETING AGENDA THURSDAY FEBRUARY 3, 2022 10:00 AM MOUNTAIN VILLAGE TOWN HALL 455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO

	Time	Min.	Presenter	Туре	
1.	10:00		Chair		Call to Order
2.	10:00	5	Quinn- Jacobs	Action	Reading and Approval of Summary of Motions of the January 6, 2022 Design Review Board Meeting.
3.	10:05	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family Detached Condominium on Lot 165, Unit 8, 180 Cortina Drive, pursuant to CDC Section 17.4.11
4.	10:35	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family Detached Condominium on Lot 165, Unit 9, 190 Cortina Drive, pursuant to CDC Section 17.4.11
5.	11:05	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family Home on Lot 177, 113 Highlands Way, pursuant to CDC Section 17.4.11
6.	11:35	45	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home on Lot 600BR-11R, 22 Trails Edge Lane, pursuant to CDC Section 17.4.11
7.	12:20	30	Lunch	Lunch	
8.	12:50	45	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 161D1, Unit 22, 4 La Salle Lane, pursuant to CDC Section 17.4.11
9.	1:35	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family Home on Lot 138, 100 Granite Ridge, pursuant to CDC Section 17.4.11
10.	2:05	45	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home on Lot AR613-C1, 101 Lawson Point, pursuant to CDC Section 17.4.11
11.	2:50	30	Haynes	Informational	General Easement Overview
12.	3:20		Chair		Adjourn

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

DESIGN REVIEW BOARD MINUTES TOWN OF MOUNTAIN VILLAGE DESIGN REVIEW BOARD MEETING THURSDAY JANUARY 6, 2022

Call to Order

Chair Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:03 AM on JANUARY 6, 2022.

Attendance

The following Board members were present and acting:

Adam Miller Banks Brown Greer Garner Scott Bennett (1st alternate) Ellen Kramer – Via Zoom Liz Caton – Via Zoom Cath Jett – Via Zoom (Left at 12:13pm – Returned 12:40pm)

The following Board members were absent:

Shane Jordan (2nd alternate) David Craige

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director – Via Zoom Amy Ward, Planner Samuel Quinn-Jacobs, Planning Technician

Public Attendance:

Tammy Brand Justin Stratman Dylan Combes

Item 2. Reading and Approval of the December 2, 2021 Regular Design Review Board Meeting Minutes.

Samuel Quinn-Jacobs: Presented as Staff

On a **MOTION** by **Bennett** and seconded by **Miller** the DRB voted **unanimously** to approve the minutes from the December 2, 2021 Meeting.

Item 3. Consideration of a Design Review: Final Architecture and Site Review for a new single family detached condominium on Lot 649R Unit 17, 17 Boulders Way, pursuant to CDC Section 17.4.11.

Amy Ward: Presented as Staff John Miller: Presented as Applicant

Public Comment: None

On a motion by **Garner** and seconded by **Caton** DRB voted unanimously to approve the Final Architectural Review for a new single-family detached condominium located at Lot 649R, Unit 17, based on the evidence provided within the Staff Report of record dated December 27, 2021, with the following design variations and specific approvals:

Design Variation:

- 1) Exterior Materials Stone Percentage
- 2) Landscaping Request for smaller diameter trees
- 3) Road and Driveway Standards driveway less than 12' in width

DRB Specific Approval:

1) Setback encroachment – roof and upper-level deck

And, with the following conditions:

1) 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.

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

3) 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.

4) 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

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 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.

<u>Item 4. Consideration of a Design Review: Initial Architecture and Site Review for a new</u> <u>Single Family Home on Lot 138, 100 Granite Ridge, pursuant to CDC Section 17.4.11, Review</u> <u>and Recommendation to Town Council of a Variance application, pursuant to CDC Section</u>

<u>17.4.16</u> Amy Ward: Presented as Staff Narcis Tudor: Presented as Applicant

Public Comment (opened for each motion): None

On a motion by **Miller** and seconded by **Caton** voted 6-1 (Jett dissented, hardship not sufficiently demonstrated) to approve a recommendation for approval of a height variance of 5' above the allowable per the height restrictions listed in the CDC at a new single-family home located at Lot 138, 100 Granite Ridge to Town Council based on the evidence provided in the staff record of memo dated December 27, 2021, and the findings of this meeting.

On a motion by **Miller** and seconded by **Garner** DRB voted 6-1 (Jett dissented due to encroachment of the General Easement) to approve the Initial Architectural and Site Review for a new single-family home located at Lot 138, based on the evidence provided within the Staff Report of record dated December 27, 2021, with the following design variations:

Design Variations:

1) Landscaping – diversity of species

And, with the following conditions:

1) Prior to final review, the applicant shall label the elevations to indicate material choice for all cladding, soffit and fascia.

2) Prior to final review, the applicant shall revise the landscaping plan to provide detail regarding the proposed "reading pad."

3) Prior to final review, the applicant shall revise the address monument plan to include a downlit lighting specification for the address monument, and to indicate the numerals will be coated with a reflective surface.

4) Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.

5) Prior to final review, the applicant shall revise the construction mitigation plan to address the concerns addressed in the staff memo dated December 27, 2021.

6) Prior to final review the applicant shall clarify what the finished surface of the regraded area underneath the home will be. 7) Prior to final review the applicant will obtain approval from Town Council for the proposed height variance.

8) Prior to final review the applicant will obtain approval from Town Council for the vacation of the western GE.

9) Prior to final review the applicant will obtain approval from Town Council for the right of way encroachment.

10) Prior to a building permit the applicant will record the plat showing the vacation of the western GE with the County.

11) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the right of way.

12) 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.

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

14) 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.

15) 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

16) 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.

Item 5. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home on Lot 177, 113 Highlands Way, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff Steven Jallad: Presented as Applicant

Public Comment: None

On a motion by **Garner** and seconded by **Bennett** DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 177, based on the evidence provided within the Staff Report of record dated December 9, 2021, with the following design variations and specific approvals:

Design Variation:

1) Landscaping – Diversity of Species

DRB Specific Approval:

1) GE encroachment – gazebo

And, with the following conditions:

 Prior to final review, the applicant shall revise the landscaping plan to move the blue spruces away from window openings or substitute with an alternate deciduous species.
 Prior to final review, the applicant shall revise the address monument plan to include a lighting specification and to otherwise meet the requirements of the CDC.

3) Prior to final review, the applicant shall revise the construction mitigation plan to include details of parking, construction fencing, toilets and dumpsters.

4) Prior to final review, the applicant should indicate the fuel source for the lower level fireplace.

5) Prior to building permit the applicant shall have the property inspected by a certified wetland specialist to determine that there aren't any wetland concerns on the property. 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) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the general easement. This includes any encroachments that already exist on the property as well as any new encroachments.

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

9) 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.

<u>Item 7. Consideration of a Design Review: Final Architecture Review for a new Single Family</u> <u>home on Lot 536, 219 Russell Drive, pursuant to CDC Section 17.4.11.</u>

Amy Ward: Presented as Staff Casey Culbertson: Presented as Applicant

Public Comment: None

On a motion by **Bennet** and seconded by **Miller** DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot 536, based on the evidence provided within the Staff Report of record dated December 28, 2021, with the following Specific Approvals and Design Variations:

DRB Specific Approvals:

1. Metal Fascia

Design Variations:

1. Landscaping – Diversity of Species

And, with the following conditions:

1. Prior to building permit the applicant will work with the Town Forester to indicate which trees in the Zone 2 Fire Mitigation area are to be removed.

2. Prior to building permit the applicant will submit a revised lighting plan for review by staff and one DRB member.

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. 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.

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

9). Prior to building permit, the applicant shall provide revised drawings and samples demonstrating revised exterior materials for staff and a simple majority of DRB to approve.

Item 8. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 165, Unit 8, 180 Cortina Drive, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff Ramiel Kenoun: Presented as Applicant

Public Comment: None

On a motion by **Miller** and seconded by **Garner** DRB voted 6-1 (Jett dissented due to materials) to approve the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 8, based on the evidence provided within the Staff Report of record dated December 6, 2021, with the following specific approvals:

DRB Specific Approval:

1) Materials – Cementous siding

2) Setback Encroachments – Retaining wall, landscape grading and Fire Access Stairs

And, with the following conditions:

1) Prior to final review, the applicant shall make sure site elevations between the civil set and architectural set are aligned.

2) Prior to final review, the applicant shall amend the CMP to include some detail regarding parking.

3) Prior to final review the applicant shall revise the utility plan to make the electric meter more accessible.

4) Prior to final review the applicant shall provide more detail to show that the driveway is meeting the road & driveway standards.

5) Prior to final review the applicant shall revise the address monument to meet all CDC regulations and to provide a location for the monument.

6) Prior to Certificate of Occupancy, the applicant shall amend the condo map to accurately reflect the current driveway easement benefitting Units 6, 7 and 8.

7) 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.

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

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) 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

11) 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

Item 9. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 165, Unit 9, 190 Cortina Drive, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff Ramiel Kenoun: Presented as applicant

Public Comment: None

On a motion by **Caton** and seconded by **Garner** DRB voted 5-2 (Kramer and Jett dissented due to materials) to approve the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 9, based on the evidence provided within the Staff Report of record dated December 8, 2021, with the following design variations and specific approvals:

Design Variation:

1) Road and Driveway Standards – Retaining wall over 4'

DRB Specific Approval:

1) Materials – metal fascia and fiber cement

2) Setback Encroachments – Retaining wall, landscape grading

And, with the following conditions:

1) Prior to final review, the applicant shall remove the exterior parking spaces shown on the plan set.

2) Prior to final review, the applicant shall amend the CMP to include some detail regarding parking.

3) Prior to final review the applicant shall provide more detail regarding the soffit material as well as any proposed material for the flat roof on the NW corner of the home.

4) Prior to final review the applicant shall revise the address monument to meet all requirements of the CDC as well as to show proposed location of the monument.

5) Prior to building permit, the applicant shall provide proof that the driveway easement for the benefit of Unit 10 has been removed.

6) Prior to Certificate of Occupancy the applicant shall record a condo map amendment that shows the revised access for Units 9 and 10.

7) 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.

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

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) 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:

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c. Any approved metal exterior material;

d. Roofing material(s); and

e. Any other approved exterior materials

11) 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.

<u>ADJOURN</u>

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the January 6, 2022 meeting at 2:23pm.

Prepared and submitted by,

Samuel Quinn-Jacobs Planning Technician

DESIGN REVIEW BOARD MINUTES TOWN OF MOUNTAIN VILLAGE DESIGN REVIEW BOARD MEETING THURSDAY JANUARY 6, 2022

Call to Order

Chair Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:03 AM on JANUARY 6, 2022.

Attendance

The following Board members were present and acting:

Adam Miller Banks Brown Greer Garner Scott Bennett (1st alternate) Ellen Kramer – Via Zoom Liz Caton – Via Zoom Cath Jett – Via Zoom (Left at 12:13pm – Returned 12:40pm)

The following Board members were absent:

Shane Jordan (2nd alternate) David Craige

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director – Via Zoom Amy Ward, Planner Samuel Quinn-Jacobs, Planning Technician

Public Attendance:

Tammy Brand Justin Stratman Dylan Combes

Item 2. Reading and Approval of the December 2, 2021 Regular Design Review Board Meeting Minutes.

Samuel Quinn-Jacobs: Presented as Staff

On a **MOTION** by **Bennett** and seconded by **Miller** the DRB voted **unanimously** to approve the minutes from the December 2, 2021 Meeting.

Item 3. Consideration of a Design Review: Final Architecture and Site Review for a new single family detached condominium on Lot 649R Unit 17, 17 Boulders Way, pursuant to CDC Section 17.4.11.

Amy Ward: Presented as Staff John Miller: Presented as Applicant

Public Comment: None

On a motion by **Garner** and seconded by **Caton** DRB voted unanimously to approve the Final Architectural Review for a new single-family detached condominium located at Lot 649R, Unit 17, based on the evidence provided within the Staff Report of record dated December 27, 2021, with the following design variations and specific approvals:

Design Variation:

- 1) Exterior Materials Stone Percentage
- 2) Landscaping Request for smaller diameter trees
- 3) Road and Driveway Standards driveway less than 12' in width

DRB Specific Approval:

1) Setback encroachment – roof and upper-level deck

And, with the following conditions:

1) 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.

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

3) 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.

4) 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');

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d. Roofing material(s); and

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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 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.

<u>Item 4. Consideration of a Design Review: Initial Architecture and Site Review for a new</u> <u>Single Family Home on Lot 138, 100 Granite Ridge, pursuant to CDC Section 17.4.11, Review</u> <u>and Recommendation to Town Council of a Variance application, pursuant to CDC Section</u>

<u>17.4.16</u> Amy Ward: Presented as Staff Narcis Tudor: Presented as Applicant

Public Comment (opened for each motion): None

On a motion by **Miller** and seconded by **Caton** voted 6-1 (Jett dissented, hardship not sufficiently demonstrated) to approve a recommendation for approval of a height variance of 5' above the allowable per the height restrictions listed in the CDC at a new single-family home located at Lot 138, 100 Granite Ridge to Town Council based on the evidence provided in the staff record of memo dated December 27, 2021, and the findings of this meeting.

On a motion by **Miller** and seconded by **Garner** DRB voted 6-1 (Jett dissented due to encroachment of the General Easement) to approve the Initial Architectural and Site Review for a new single-family home located at Lot 138, based on the evidence provided within the Staff Report of record dated December 27, 2021, with the following design variations:

Design Variations:

1) Landscaping – diversity of species

And, with the following conditions:

1) Prior to final review, the applicant shall label the elevations to indicate material choice for all cladding, soffit and fascia.

2) Prior to final review, the applicant shall revise the landscaping plan to provide detail regarding the proposed "reading pad."

3) Prior to final review, the applicant shall revise the address monument plan to include a downlit lighting specification for the address monument, and to indicate the numerals will be coated with a reflective surface.

4) Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.

5) Prior to final review, the applicant shall revise the construction mitigation plan to address the concerns addressed in the staff memo dated December 27, 2021.

6) Prior to final review the applicant shall clarify what the finished surface of the regraded area underneath the home will be. 7) Prior to final review the applicant will obtain approval from Town Council for the proposed height variance.

8) Prior to final review the applicant will obtain approval from Town Council for the vacation of the western GE.

9) Prior to final review the applicant will obtain approval from Town Council for the right of way encroachment.

10) Prior to a building permit the applicant will record the plat showing the vacation of the western GE with the County.

11) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the right of way.

12) 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.

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

14) 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.

15) 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:

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Item 5. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home on Lot 177, 113 Highlands Way, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff Steven Jallad: Presented as Applicant

Public Comment: None

On a motion by **Garner** and seconded by **Bennett** DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 177, based on the evidence provided within the Staff Report of record dated December 9, 2021, with the following design variations and specific approvals:

Design Variation:

1) Landscaping – Diversity of Species

DRB Specific Approval:

1) GE encroachment – gazebo

And, with the following conditions:

 Prior to final review, the applicant shall revise the landscaping plan to move the blue spruces away from window openings or substitute with an alternate deciduous species.
 Prior to final review, the applicant shall revise the address monument plan to include a lighting specification and to otherwise meet the requirements of the CDC.

3) Prior to final review, the applicant shall revise the construction mitigation plan to include details of parking, construction fencing, toilets and dumpsters.

4) Prior to final review, the applicant should indicate the fuel source for the lower level fireplace.

5) Prior to building permit the applicant shall have the property inspected by a certified wetland specialist to determine that there aren't any wetland concerns on the property. 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) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the general easement. This includes any encroachments that already exist on the property as well as any new encroachments.

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<u>Item 7. Consideration of a Design Review: Final Architecture Review for a new Single Family</u> <u>home on Lot 536, 219 Russell Drive, pursuant to CDC Section 17.4.11.</u>

Amy Ward: Presented as Staff Casey Culbertson: Presented as Applicant

Public Comment: None

On a motion by **Bennet** and seconded by **Miller** DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot 536, based on the evidence provided within the Staff Report of record dated December 28, 2021, with the following Specific Approvals and Design Variations:

DRB Specific Approvals:

1. Metal Fascia

Design Variations:

1. Landscaping – Diversity of Species

And, with the following conditions:

1. Prior to building permit the applicant will work with the Town Forester to indicate which trees in the Zone 2 Fire Mitigation area are to be removed.

2. Prior to building permit the applicant will submit a revised lighting plan for review by staff and one DRB member.

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. 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.

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

9). Prior to building permit, the applicant shall provide revised drawings and samples demonstrating revised exterior materials for staff and a simple majority of DRB to approve.

Item 8. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 165, Unit 8, 180 Cortina Drive, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff Ramiel Kenoun: Presented as Applicant

Public Comment: None

On a motion by **Miller** and seconded by **Garner** DRB voted 6-1 (Jett dissented due to materials) to approve the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 8, based on the evidence provided within the Staff Report of record dated December 6, 2021, with the following specific approvals:

DRB Specific Approval:

1) Materials – Cementous siding

2) Setback Encroachments – Retaining wall, landscape grading and Fire Access Stairs

And, with the following conditions:

1) Prior to final review, the applicant shall make sure site elevations between the civil set and architectural set are aligned.

2) Prior to final review, the applicant shall amend the CMP to include some detail regarding parking.

3) Prior to final review the applicant shall revise the utility plan to make the electric meter more accessible.

4) Prior to final review the applicant shall provide more detail to show that the driveway is meeting the road & driveway standards.

5) Prior to final review the applicant shall revise the address monument to meet all CDC regulations and to provide a location for the monument.

6) Prior to Certificate of Occupancy, the applicant shall amend the condo map to accurately reflect the current driveway easement benefitting Units 6, 7 and 8.

7) 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.

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

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) 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

11) 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

Item 9. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 165, Unit 9, 190 Cortina Drive, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff Ramiel Kenoun: Presented as applicant

Public Comment: None

On a motion by **Caton** and seconded by **Garner** DRB voted 5-2 (Kramer and Jett dissented due to materials) to approve the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 9, based on the evidence provided within the Staff Report of record dated December 8, 2021, with the following design variations and specific approvals:

Design Variation:

1) Road and Driveway Standards – Retaining wall over 4'

DRB Specific Approval:

1) Materials – metal fascia and fiber cement

2) Setback Encroachments – Retaining wall, landscape grading

And, with the following conditions:

1) Prior to final review, the applicant shall remove the exterior parking spaces shown on the plan set.

2) Prior to final review, the applicant shall amend the CMP to include some detail regarding parking.

3) Prior to final review the applicant shall provide more detail regarding the soffit material as well as any proposed material for the flat roof on the NW corner of the home.

4) Prior to final review the applicant shall revise the address monument to meet all requirements of the CDC as well as to show proposed location of the monument.

5) Prior to building permit, the applicant shall provide proof that the driveway easement for the benefit of Unit 10 has been removed.

6) Prior to Certificate of Occupancy the applicant shall record a condo map amendment that shows the revised access for Units 9 and 10.

7) 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.

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

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) 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');

h Mood that is stained in the

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

11) 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.

<u>ADJOURN</u>

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the January 6, 2022 meeting at 2:23pm.

Prepared and submitted by,

Samuel Quinn-Jacobs Planning Technician



AGENDA ITEM 3 PLANNING & DEVELOPMENT SERVICE PLANNING DIVISON 455 Mountain Village Blvd. Mountain Village, CO 81435 (970) 728-1392

- TO: Mountain Village Design Review Board
- FROM: Amy Ward, Senior Planner
- FOR: Design Review Board Public Hearing; February 3, 2022
- **DATE:** January 25, 2022
- RE: Staff Memo Final Architecture Review (FAR) Lot 165, Unit 8, 180 Cortina Drive

APPLICATION OVERVIEW: New Single-Family Detached Condominium on Lot 165, Unit 8

PROJECT GEOGRAPHY

Legal Description: UNIT 8 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 37069

Address: 180 Cortina Drive Applicant/Agent: Ramiel Kenoun, Space Architects and Planners Owner: JEFFREY W. METZ REVOCABLE TRUST Zoning: Multi-Family Existing Use: Vacant Proposed Use: Multi-Family Lot Size: .21 acres Adjacent Land Uses:

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



Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Architectural Plan Set

<u>Case Summary</u>: Ramiel Kenoun of Space Architects and Planners is requesting Design Review Board (DRB) approval of an Final Architectural Review (FAR) Application for a new single-family condominium on Lot 165, Unit 8, 180 Cortina Drive. The Lot is approximately .21 acres and is zoned Multi-family. The overall square footage of the home is approximately 6,083 gross square feet, with 5,441 livable square feet, and provides 2 interior parking spaces within the proposed garage.

<u>History and Existing Conditions:</u> Lot 165-8 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 re-platted into Unit 18R to allow for the development of a Multi-family project. This replat also affected 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 8 shares a deeded driveway easement with Unit 5,6 & 7. It should be noted that the current condo map for Cortina does not represent this access but shows Units 5&6 sharing access and 7&8 sharing a separate access. The units at Cortina do not have General Easements, but they do have established building envelopes and in some cases pedestrian/skier easements.

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	<u>Requirement</u>	Proposed
Maximum Building Height	40' (gable) Maximum	40'
Maximum Avg. Building Height	35' (gable) Maximum	32.29'
Maximum Lot Coverage	65% (5,918 s.f.)	28% (2,549 s.f.)
General Easement Setbacks	No GE	N/A
Setback Encroachments		Retaining wall, Grading and fire access stairs
Roof Pitch		
Primary		6:12
Secondary		3:12
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	32.5%
Parking	2 spaces	2

DRB Specific Approval:

- 1) Materials Cementous siding
- 2) GE Encroachments Retaining wall, landscape grading and Fire Access Stairs
- 3) Architectural lighting

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated December 6, 2021.

Chapter 17.3: ZONING AND LAND USE REGULATIONS 17.3.12: Building Height Limits

Staff: Criteria met.

17.3.14: General Easement Setbacks

Lot 165 Unit 8 does not have a General Easement and is instead 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: There is a deeded driveway easement for Units 5-8 in the front setback of the lots, although Unit 8's setback does contain only the driveway to be exclusively used by Unit 8.
- Utilities: Utility Main locations were not located on their survey, but it is assumed that they will be required to cross the front setback area to the lot. The sewer tie in will likely cross the west setback.
- Fire Access: There is a stairway located in the south and east easement area to provide access to the property from Cortina Drive for Fire Department Access.

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

- Landscaping: Due to the steepness of the lot, the applicant has proposed some grading to occur within the setbacks surrounding the home. Although a landscape plan has not yet been provided, it is assumed that there will be some landscaping in the setback areas.
- Construction Mitigation (Materials staging and Grading): The applicant has construction fencing that encompasses the whole lot. Due to the small size of the lot, it would be difficult to avoid this scenario and Staff does not take issue with this proposal, but any areas of the GE utilized for construction must be returned to their pre-existing conditions.
- Retaining Wall the civil drawings show a retaining wall in the southern setback that encroaches into 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 Staff: Criteria met.

17.5.5: Building Siting Design

Staff: Criteria met.

17.5.6: Building Design

The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation.

Staff: DRB seemed to generally approve of the groundedness of this design. The applicant will be providing more examples of the proposed Oko Skin material in a more residential setting during his presentation, if DRB still finds this material acceptable than a design variation should be given.

The proposed garage door, which was originally shown as glass has been changed to an all metal garage door.

17.5.7: Grading and Drainage Design

Staff: The discrepancy between the elevations of the architectural set and the civil plan has been remedied. Grading and drainage design criteria has been met.

17.5.8: Parking Regulations

Staff: Criteria met.

17.5.9: Landscaping Regulations

The landscape plan provided shows the revegetation of disturbed areas with native seed as well as the addition of some deciduous shrubs. There are no new tree plantings proposed. Although this lot does not have a lot of open space for extensive landscaping, staff would like to see at least some proposed new tree plantings. Landscaping is an allowable encroachment within the setback areas and staff encourages the applicant to include some new trees as screening between properties.

17.5.11: Utilities

Staff: Some utility mains were not located on survey, all utility connections should be verified with Public Works prior to building permit. The revised utility plan relocates the fire stair slightly to the south, towards Unit 9. The new proposal is to locate the electric meter on the wall of the fire stair to avoid the steep slope that served the previous meter location. Staff feels that this is a better solution. With the relocation of the fire stirs, there are two existing CATTV pedestals that might need to be relocated. It should be noted that this relocation is at the expense of the applicant.

17.5.12: Lighting Regulations

Staff: A lighting plan with photometric study was provided. The recessed can fixture, wall sconce and step light all appear to be meeting lighting code regulations. The fixture PD1 used at the garage doors appears to wash the garage door surface with light. In the past DRB has deemed this type of light architectural. If DRB feels this is approvable in the given

location than a specific approval should be granted. It is unclear what the proposed lighting for the house numbers will be, this should be provided to staff for review prior to building permit.

17.5.13: Sign Regulations

Staff: A common address monument is planned to be shared between Units 6-8 and will be located at the intersection of Cortina Drive and the Access/Shared Drive to these lots. The heights shown on this proposed shared address do not meet the requirements of the code, and staff feels that it would be important to have at least the minimum clearance at the bottom of the address numerals so that the addresses aren't likely to be buried in snow. A revised monument detail should be provided to staff prior to the C.O. of the first property to be completed on this shared access. In addition to the shared monument, Unit 8 is required to have numerals on the house. The revised plans indicate a numeral location, however it is unclear whether they are lit or have a reflective surface. The applicant should revise this detail for staff review.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has included the 15' Zone 1 Fire Mitigation Area. Unfortunately, because of the small lot size, this necessitates that almost all of the existing trees on the lot are to be removed for fire mitigation. The Town Forrester was not able to review this plan prior to the writing of this memo, so staff would like to condition this approval that the applicant should work with the Town Forester prior to building permit to see if there is a path to keep any of these trees for screening purposes.

17.6.6: Roads and Driveway Standards

Staff: This drive is shared by Units 6-8. The driveway is shown at 12' wide asphalt, plus a 3' wide concrete v-pan, plus a 2' wide surface of indeterminate material for a total of a 17' wide surface. The CDC states that shared driveways of three or fewer homes that are greater than 150' in length should have a minimum paved surface of 16'. Unit 7 was approved with a 16' wide paved surface. Staff does not have sufficient information to determine what the total length of driveway including the portion on Unit 7 is but is assuming it exceeds that 150' threshold. The applicant has still not demonstrated whether or not they are meeting these standards, however it is unlikely that the access road can be made wider than currently proposed. The reason for these driveway widths is primarily for EMS access. Because this proposal includes a fire stair from Cortina Drive for EMS access, staff believes the driveway is acceptable as proposed.

17.6.8: Solid Fuel Burning Device Regulations

Staff: Criteria met.

Chapter 17.7: BUILDING REGULATIONS 17.7.19: Construction Mitigation

Staff: Two on-site parking spaces are shown on the CMP. Staff does not believe that this number of spaces will be sufficient, and that during some phases of construction/excavation they will be unavailable. The applicant will need to create an additional plan to get workers to the site, leaving the onsite parking for visiting subs. There is very little off-street parking available in the Cortina neighborhood and there could potentially be a number of active building projects happening at one time in this area. A supplemental parking plan will need to be provided to the Town prior to building permit.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 165, Unit 8, 180 Cortina Drive, 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 Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 8, based on the evidence provided within the Staff Report of record dated December 6, 2021, with the following specific approvals:

DRB Specific Approval:

- 1) Materials Cementous siding
- 2) GE Encroachments Retaining wall, landscape grading and Fire Access Stairs

And, with the following conditions:

- 1) Prior to building permit the applicant should provide a lighting specification for the house numerals and revise the detail to indicate that the numerals will have a reflective surface for staff review.
- 2) Prior to building permit the applicant should work with the Town Forester to review the existing fire mitigation plan and see if there is a path to keep any of the existing trees for screening purposes.
- 3) Prior to building permit the applicant should provide a supplemental parking plan to the Town for construction parking.
- 4) A revised monument detail should be provided to staff for approval prior to the C.O. of the first property to be completed on this shared access.
- 5) Prior to Certificate of Occupancy, the applicant shall amend the condo map to accurately reflect the current driveway easement benefitting Units 6, 7 and 8.
- 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 of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 8) 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.
- 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) 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

CORTINA LOT 8 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT TEAM ARCHITECT SPACE ARCHITECTS + PLANNERS **RAMIEL KENOUN - ARCHITECT OF RECORD** 2149 N. TALMAN AVE., CHICAGO, IL 60647 312.829.6666 UNCOMPAHGRE ENGINEERING, LLC CIVIL ENGINEER: DAVID BALLODE - ENGINEER OF RECORD P.O. BOX 3945 TELLURIDE, CO 81435 970.729.0683 STRUCTURAL ENGINEER: SP ENGINEERS JEFF PRIBYL - ENGINEER OF RECORD 134 N. LASALLE DR. SUITE 1930 CHICAGO, IL 60602 312.332.2800 CARTLAND KRAUS ENGINEERING LTD. MEP ENGINEER: JOHN CARTLAND - ENGINEER OF RECORD 760 TESLER RD. LAKE ZURICH, IL 60047 847.719.1708 LIGHTING DAVID CRAIGE LIGHTING DESIGN DAVID CRAIGE 138 E. COLORADO AVE. TELLURIDE, CO 81435 970.729.1403 TBD GENERAL CONTRACTOR: OWNER: JEFFERY W. METZ REVOCABLE TRUST JEFF METZ 924 S. CATHRINE, LA GRANGE, IL 60525 708.878.9135 **PROJECT SCOPE ISSUED FOR:** DRB REVIEW AMENDED PERMIT REVIEW/BID CONSTRUCTION PERMIT WORK TO INCLUDE: ARCHITECTURAL ACCESSIBILITY ENVIRONMENTAL FIRE PREVENTION ELECTRICAL LANDSCAPING STRUCTURAL PLUMBING REFRIGERATION VENTILATION VICINITY MAP san Joaquin Road ——— PROSPECT CREEK LOWER SUNDANCE RUN PROJECT SITE CORTINA DRIV



2149 N. TALMAN AVENUE CHICAGO, IL 60647 312 829 6666 www.spacearchplan.com



PROJECT NAME: CORTINA LOT 8 PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT INFO ISSUE CERTIFICATION SHEET TITLE SHEET # 10.22.2021 - DRB INITIAL REVIEW PROJECT NO. 01.20.2022 - DRB FINAL REVIEW 20.054 PROJECT TEAM **A0.00** PROJECT DATA RAMIEL KENOUN 406566 DAN CAMPBELL NICHOLAS HORVATI

BLDG. SECTION MARKER

WORK POINT / LEVEL MARKER

FINISHED ELEVATION MARKER

 $\langle \mathbf{x} \rangle$

X

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KEY NOTE TAG

EQUIPMENT TAG

REVISION TAG





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	DRAWING # ELEVATION MARKER			$\langle \mathbf{x} \rangle$	WINDOW TAG			



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PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



VIEW LOOKING WEST



VIEW LOOKING SOUTH

VIEW LOOKING NORTHWEST



PROJECT TEAM RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH

ISSUE 10.22.2021 - DRB INITIAL REVIEW 01.20.2022 - DRB FINAL REVIEW



SHEET TITLE

SHEET #

SITE PLAN







LINE TABLE						
LINE #	BEARING	DISTANCE				
L1	N50°18'28"W	24.12				
L2	S40°33'30"E	16.00				

DRIVEWAY EASEMENT LINE & CURVE TABLES

CURVE TABLE

CURVE #	CURVE # ARC LENGTH RADIUS DEL		DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.81	92.00	24°10'18"	N85°55'14"W	38.53
C2	19.95	25.00	45°43'19"	N73°10'08"W	19.42
C3	66.29	110.00	34°31'43"	S66°42'21"W	65.29
C4	56.65	94.00	34°31'43"	N66°42'21"E	55.79
C5	6.41	9.00	40°48'26"	S75°37'34"E	6.28
C6	9.08	92.00	5°39'07"	S84°49'11"W	9.07

LEGEND

- Found #5 Rebar with 1 1/2" Aluminum CAP, LS 20632
- SET 24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- 2' W.C. 2' WITNESS CORNER
- (L.C.E.) LIMITED COMMON ELEMENT
- CABLE PEDESTAL
- WATER VALVE

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)

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:

- 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. TLR86005913, Effective Date 05-26-2016 at 05:00 PM.
- 3. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 8, The Cortina Land Condominiums, according to the Condominium Declaration recorded November 30, 2004 under Reception No. 370697 and The First Amendment thereto recorded November 14, 2006 under Reception No. 388352 and The Second Amendment thereto recorded January 19, 2007 under Reception No. 389686 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, Wildcatter Cortina Development, LLC, a Texas Limited Liability Company, and Stonegate San Joaquin Partners, LLC, a Colorado Limited Liability Company 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.

UNIT 6

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

DATE:	06/06/2016
JOB:	04028
DRAWN BY:	CRK
CHECKED BY	: ADM
REVISION DATES:	
SHEET:	1 OF 1



E:/Old W/Jobs/JOBS2015/15040/dwg/15040 EC Plan 11-21 (Units 8-9).dwg, 1/14/2022 3:45:04 PM, PC3









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1 A2.02

PROJECT NAME: CORTINA LOT 8

PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



A01 9628.70 9793.11 NG 35.59 A02 9828.67 9794.68 NG 33.99 A03 9629.07 9791.13 NG 37.66 A04 9829.02 9791.13 NG 37.69 A05 9629.02 9795.46 NG 33.67 A06 9829.02 9795.46 NG 33.67 A07 9628.32 9790.25 NG 38.07 A08 9829.02 9795.96 NG 32.36 A09 9828.32 9796.25 NG 32.07 A11 9828.32 9796.46 NG 36.20 A13 9828.32 9796.46 NG 36.20 A14 9628.32 9796.46 NG 25.56 A13 9828.32 9796.46 NG 22.55 A14 9628.32 9796.46 NG 32.30 A14 9628.31 9797.34 NG 32.43 A14 9628.3	ROOF POINT	ROOF POINT ELEVATION	MOST RESTRICTIVE GRADE BELOW	NG = NATURAL GRADE PG = PROPOSED GRADE	ROOF HEIGHT ABOVE MOST RESTRICTIVE GRADE			
A02 9828.67 9794.68 NG 33.99 A03 9829.07 9791.31 NG 37.76 A04 9829.07 9791.41 NG 37.66 A05 9829.02 9791.13 NG 37.89 A06 9629.02 9795.46 NG 33.56 A07 9828.32 9790.25 NG 33.67 A08 9628.32 9795.96 NG 32.36 A09 9828.32 9796.25 NG 32.07 A10 9828.32 9796.25 NG 35.02 A11 9828.32 9796.25 NG 35.02 A13 9828.32 9796.25 NG 35.02 A13 9828.32 9796.46 NG 35.02 A13 9828.32 9794.02 NG 22.55 A14 9828.32 9794.02 NG 22.55 A14 9828.32 9794.02 NG 30.43 A15 9828.31	A01	9828.70	9793.11	NG	35.59			
A03 9829.07 9791.31 NG 37.76 A04 9829.07 9791.41 NG 37.66 A05 9829.02 9791.13 NG 37.89 A06 9829.02 9795.46 NG 33.56 A07 9828.32 9790.25 NG 38.07 A08 9828.32 9795.96 NG 32.36 A09 9828.32 9796.25 NG 32.07 A11 9828.32 9796.25 NG 32.07 A11 9828.32 9796.46 NG 31.86 A13 9828.32 9796.46 NG 31.86 A14 9828.32 9796.46 NG 32.97 A14 9828.32 9796.46 NG 22.55 A14 9828.32 9796.46 NG 22.95 A16 9828.32 9796.36 NG 22.55 A17 9827.13 9795.44 NG 32.97 A20 9828.31	A02	9828.67	9794.68	NG	33.99			
A04 9829.07 9791.41 NG 37.66 A05 9829.02 9791.13 NG 37.89 A06 9829.02 9795.46 NG 33.56 A07 9828.32 9790.25 NG 38.07 A08 9828.32 9795.96 NG 32.36 A09 9828.32 9796.25 NG 32.07 A110 9928.32 9796.25 NG 32.07 A11 9628.32 9796.46 NG 31.86 A12 9828.32 9796.46 NG 31.86 A13 9628.32 9794.02 NG 34.30 A14 9828.32 9794.02 NG 34.30 A15 9828.32 9798.36 NG 29.96 A14 9828.32 9796.44 NG 32.55 A16 9828.31 9795.34 NG 32.97 A18 9827.13 9797.26 NG 33.25 A20 9828.	A03	9829.07	9791.31	NG	37.76			
A05 9829.02 9791.13 NG 37.89 A06 9829.02 9795.46 NG 33.56 A07 9828.32 9790.25 NG 38.07 A08 9828.32 9790.25 NG 32.36 A09 9628.32 9790.89 NG 32.37 A10 9828.32 9796.25 NG 32.07 A11 9828.32 9796.26 NG 32.07 A11 9828.32 9796.46 NG 31.86 A13 9828.32 9796.46 NG 25.56 A14 9828.32 9794.02 NG 34.30 A15 9828.32 9794.02 NG 32.97 A14 9828.32 9796.46 NG 22.55 A14 9828.32 9796.46 NG 22.91 A16 9828.32 9796.46 NG 30.49 A17 9827.13 9797.402 NG 32.91 A18 9827.1	A04	9829.07	9791.41	NG	37.66			
A06 9829.02 9795.46 NG 33.56 A07 9828.32 9790.25 NG 38.07 A08 9828.32 9795.96 NG 32.36 A09 9828.32 9790.89 NG 37.43 A10 9828.32 9796.25 NG 32.07 A11 9828.32 9796.25 NG 36.20 A11 9828.32 9796.46 NG 36.20 A11 9828.32 9796.46 NG 36.20 A11 9828.32 9796.46 NG 31.86 A13 9828.32 9798.46 NG 34.30 A14 9828.32 9798.36 NG 29.96 A14 9828.32 9798.36 NG 22.55 A17 9827.13 9796.64 NG 30.49 A18 9827.13 9795.34 NG 32.97 A20 9828.31 9797.26 NG 31.05 A21 9828.6	A05	9829.02	9791.13	NG	37.89			
A07 9828.32 9790.25 NG 38.07 A08 9628.32 9795.96 NG 32.36 A09 9628.32 9790.89 NG 37.43 A10 9828.32 9796.25 NG 32.07 A11 9828.32 9796.25 NG 36.20 A11 9828.32 9796.46 NG 31.86 A13 9828.32 9796.46 NG 34.30 A14 9828.32 9794.02 NG 34.30 A14 9828.32 9794.02 NG 34.30 A15 9828.32 9794.02 NG 32.96 A14 9828.32 9794.02 NG 34.30 A15 9828.32 9794.02 NG 32.97 A16 9828.32 9795.46 NG 30.49 A18 9827.13 9795.44 NG 32.97 A20 9828.31 9795.44 NG 33.25 A21 9828.65	A06	9829.02	9795.46	NG	33.56			
A08 9828.32 9795.96 NG 32.36 A09 9828.32 9790.89 NG 37.43 A10 9828.32 9796.25 NG 32.07 A11 9828.32 9792.12 NG 36.20 A12 9828.32 9796.46 NG 31.86 A13 9828.32 9794.02 NG 34.30 A14 9828.32 9794.02 NG 34.30 A15 9828.32 9798.36 NG 22.55 A16 9828.32 9797.94 NG 30.49 A18 9827.13 9797.94 NG 32.97 A19 9828.31 9797.26 NG 33.25 A20 9828.69 9795.34 NG 33.25 A21 9828.69 9796.02 NG 33.25 A22 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 32.63 A25 9828.65	A07	9828.32	9790.25	NG	38.07			
A09 9828.32 9790.89 NG 37.43 A10 9828.32 9796.25 NG 32.07 A11 9828.32 9792.12 NG 36.20 A12 9828.32 9796.46 NG 31.86 A13 9828.32 9794.02 NG 34.30 A14 9828.32 9794.02 NG 34.30 A15 9828.32 9798.36 NG 29.96 A16 9828.32 9796.44 NG 30.49 A16 9828.32 9798.36 NG 22.55 A17 9827.13 9796.64 NG 30.49 A18 9827.13 9797.94 NG 32.97 A20 9828.31 9797.26 NG 31.05 A21 9828.69 9798.36 NG 30.33 A22 9828.69 9796.02 NG 32.63 A24 9827.31 9801.37 NG 32.63 A25 9828.65	A08	9828.32	9795.96	NG	32.36			
A10 9828.32 9796.25 NG 32.07 A11 9828.32 9792.12 NG 36.20 A12 9828.32 9796.46 NG 31.86 A13 9828.32 9802.76 NG 25.56 A14 9828.32 9794.02 NG 34.30 A15 9828.32 9798.36 NG 22.55 A16 9828.32 9796.64 NG 30.49 A16 9828.32 9796.64 NG 30.49 A17 9827.13 9796.64 NG 30.49 A18 9827.13 9797.94 NG 22.91 A19 9828.31 9797.26 NG 31.05 A20 9828.69 9796.34 NG 33.25 A21 9828.65 9796.02 NG 30.33 A23 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 25.94 A25 9828.65	A09	9828.32	9790.89	NG	37.43			
A11 9628.32 9792.12 NG 36.20 A12 9628.32 9796.46 NG 31.86 A13 9628.32 9602.76 NG 25.56 A14 9628.32 9794.02 NG 34.30 A15 9628.32 9799.36 NG 29.96 A16 9628.32 9705.77 NG 22.55 A17 9627.13 9706.64 NG 30.49 A18 9627.13 9797.94 NG 29.91 A19 9628.31 9797.94 NG 32.97 A20 9628.31 9797.26 NG 33.25 A21 9628.69 9796.34 NG 33.25 A22 9628.65 9796.02 NG 30.33 A23 9628.65 9796.02 NG 32.63 A24 9627.31 960.37 NG 25.94 A25 9628.65 9796.22 NG 32.43 A26 9627.31 9602.81 NG 32.43 A26 9627.31 9602.8	A10	9828.32	9796.25	NG	32.07			
A12 9828.32 9796.46 NG 31.86 A13 9828.32 9802.76 NG 25.56 A14 9828.32 9794.02 NG 34.30 A15 9828.32 9798.36 NG 29.96 A16 9828.32 9805.77 NG 22.55 A17 9827.13 9796.64 NG 30.49 A18 9827.13 9797.94 NG 29.19 A18 9827.13 9797.94 NG 32.97 A20 9828.31 9797.26 NG 31.05 A21 9828.69 9796.24 NG 33.25 A22 9828.69 9796.02 NG 30.33 A23 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 32.43 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 32.43 A26 9827.31 9802.81 NG 32.43 A26 9827.31 9802	A11	9828.32	9792.12	NG	36.20			
A13 9828.32 9802.76 NG 25.56 A14 9828.32 9794.02 NG 34.30 A15 9828.32 9798.36 NG 29.96 A16 9828.32 9805.77 NG 22.55 A17 9827.13 9796.64 NG 30.49 A18 9827.13 9797.94 NG 29.97 A19 9828.31 9797.94 NG 32.97 A20 9828.69 9797.26 NG 31.05 A21 9828.69 9797.44 NG 33.25 A22 9828.69 9797.36 NG 30.33 A23 9828.65 9796.02 NG 30.33 A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 24.50	A12	9828.32	9796.46	NG	31.86			
A14 9828.32 9794.02 NG 34.30 A15 9828.32 9798.36 NG 29.96 A16 9828.32 9805.77 NG 22.55 A17 9827.13 9796.64 NG 30.49 A18 9827.13 9797.94 NG 29.19 A19 9828.31 9795.34 NG 32.97 A20 9828.31 9797.26 NG 31.05 A21 9828.69 9795.44 NG 33.25 A22 9828.65 9796.02 NG 30.33 A23 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 24.50 WERAGE HEIGHT 32.29 35.00 35.00	A13	9828.32	9802.76	NG	25.56			
A15 9828.32 9798.36 NG 29.96 A16 9828.32 9805.77 NG 22.55 A17 9827.13 9796.64 NG 30.49 A18 9827.13 9797.94 NG 29.19 A19 9828.31 9797.94 NG 32.97 A20 9828.31 9797.26 NG 31.05 A21 9828.69 9795.44 NG 33.25 A22 9828.69 9796.02 NG 30.33 A23 9828.65 9796.02 NG 32.43 A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 32.43 A26 9827.31 9802.81 NG 24.50 WAX.AVERAGE HEIGHT 35.00 35.00 35.00	A14	9828.32	9794.02	NG	34.30			
A16 9828.32 9805.77 NG 22.55 A17 9827.13 9796.64 NG 30.49 A18 9827.13 9797.94 NG 29.19 A19 9828.31 9795.34 NG 32.97 A20 9828.31 9797.26 NG 31.05 A21 9828.69 9795.34 NG 33.25 A22 9828.69 9796.02 NG 33.33 A23 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 32.43 A26 9827.31 9802.81 NG 24.50	A15	9828.32	9798.36	NG	29.96			
A17 9827.13 9796.64 NG 30.49 A18 9827.13 9797.94 NG 29.19 A19 9828.31 9795.34 NG 32.97 A20 9828.31 9797.26 NG 31.05 A21 9828.69 9795.44 NG 33.25 A22 9828.69 9795.44 NG 30.33 A23 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 24.50	A16	9828.32	9805.77	NG	22.55			
A18 9827.13 9797.94 NG 29.19 A19 9828.31 9795.34 NG 32.97 A20 9828.31 9797.26 NG 31.05 A21 9828.69 9795.34 NG 33.25 A22 9828.69 9795.36 NG 30.33 A23 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 24.50 AVERAGE HEIGHT 32.29 35.00 35.00	A17	9827.13	9796.64	NG	30.49			
A19 9828.31 9795.34 NG 32.97 A20 9828.31 9797.26 NG 31.05 A21 9828.69 9795.44 NG 33.25 A22 9828.69 9798.36 NG 30.33 A23 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 24.50	A18	9827.13	9797.94	NG	29.19			
A20 9828.31 9797.26 NG 31.05 A21 9828.69 9795.44 NG 33.25 A22 9828.69 9798.36 NG 30.33 A23 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 24.50	A19	9828.31	9795.34	NG	32.97			
A21 9828.69 9795.44 NG 33.25 A22 9828.69 9798.36 NG 30.33 A23 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 24.50	A20	9828.31	9797.26	NG	31.05			
A22 9828.69 9798.36 NG 30.33 A23 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 24.50	A21	9828.69	9795.44	NG	33.25			
A23 9828.65 9796.02 NG 32.63 A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 24.50 AVERAGE HEIGHT MAX. AVERAGE HEIGHT 32.29 35.00	A22	9828.69	9798.36	NG	30.33			
A24 9827.31 9801.37 NG 25.94 A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 24.50 AVERAGE HEIGHT MAX. AVERAGE HEIGHT 32.29 35.00	A23	9828.65	9796.02	NG	32.63			
A25 9828.65 9796.22 NG 32.43 A26 9827.31 9802.81 NG 24.50 AVERAGE HEIGHT MAX. AVERAGE HEIGHT 32.29 35.00	A24	9827.31	9801.37	NG	25.94			
A26 9827.31 9802.81 NG 24.50 AVERAGE HEIGHT 32.29 MAX. AVERAGE HEIGHT 35.00	A25	9828.65	9796.22	NG	32.43			
AVERAGE HEIGHT32.29MAX. AVERAGE HEIGHT35.00	A26	9827.31	9802.81	NG	24.50			
AVERAGE HEIGHT32.29MAX. AVERAGE HEIGHT35.00								
MAX. AVERAGE HEIGHT 35.00	AVERAGE HEIGHT	AVERAGE HEIGHT 32.29						
	MAX. AVERAGE H	EIGHT			35.00			
COMPLIANT BY 2.71	COMPLIANT BY				2.71			

PROJECT INFO	ISSUE	CERTIFICATION	SHEET TITLE	SHEET #
ROJECT NO.	10.22.2021 - DRB INITIAL REVIEW	A CONTRACTOR		
20.054	01.20.2022 - DRB FINAL REVIEW	A CRANE KEN NS		
ROJECT TEAM RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH		406566	ZONING HEIGHTS	A0.1 1







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1 A2.02

> project address: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



ROOF POINT ROOF POINT ELEVATION		NATURAL GRADE ELEVATION BELOW	ROOF HEIGHT ABOVE NATURAL GRADE	PROPOSED GRADE ELEVATION BELOW	ROOF HEIGHT ABOVE FINISH GRADE
M01	9830.38	9794.07	38.31	9736.07	38.31
M02	9831.25	9791.25	40.00	9733.25	40.00
M03	9831.25	9797.78	33.47	9739.78	33.47
M04	9829.84	9790.13	39.71	9732.13	39.71
M05	9828.50	9802.15	26.35	9744.15	26.35
M06	9831.25	9792.91	38.34	9734.91	38.34
M07	9831.25	9792.91	38.34	9734.91	38.34
M08	9828.88	9797.23	31.65	9739.23	31.65

1 A2.00

PROJECT INFO	ISSUE	CERTIFICATION	SHEET TITLE	SHEET #
PROJECT NO.	10.22.2021 - DRB INITIAL REVIEW	SSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSS		
20.054 PROJECT TEAM RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH	01.20.2022 - DRB FINAL REVIEW	406566	ZONING HEIGHTS	A0.12







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PROJECT NAME: **CORTINA LOT 8**

PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



FIRE MITIGATION LEGEND ZONE 1 - REMOVE ALL SHRUBS, TREES SLASH AND FLAMMABLE VEGETATION ZONE 2 - 10' CROWN TO CROWN SEPARATION, PRUNE BRANCHES TO A HEIGHT OF 10' FROM GROUND * EXISTING DOUGLAS FIR TREE EXISTING DOUGLAS FIR TREE TO BE REMOVED EXISTING ASPEN TREE EXISTING ASPEN TREE TO BE REMOVED EXISTING SPRUCE TREE EXISTING SPRUCE TREE TO BE REMOVED ALL DEVELOPMENT SHALL COMPLY WITH CDC 17.6.1 EVNIRONMENTAL REGULATIONS. ADDITIONAL TREE CLEARING WILL BE DONE PER FIRE MITIGATION REQUIREMENTS.

2. CONSISTANT WITH 2018 IRC SECITON R101.4.1 APENDAGES AND PROJECTIONS: UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTS, SUCH AS DECKS SHALL BE SONSTRUCTED AS FOLLOWS: NON-COMBUSTIBLE MATERIALS, HEAVY TIMBER, EXTERIOR GRADE IGINTION RESITANT MATERALS SUCH AS THOSE ISTED AS WUIC (WILDLAND URBAN INTERFACE CODE)

3. REMOVE ALL DISEASED, DEAD OR DRYING TREES.

APPROVED PRODCUTS.

CERTIFICATION SHEET TITLE ISSUE SHEET # 10.22.2021 - DRB INITIAL REVIEW PROJECT NO. 01.20.2022 - DRB FINAL REVIEW PROJECT TEAM FIRE MITIGATION PLAN **A0.13** RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH 406566

PROJECT INFO

20.054





4 HOUSE ADDRESS DETAIL SCALE : 1/2" = 1'-0" 0' 6" 1' 2' 4'

6" TALL NUMBERS, NEUTRA HOUSE TEXT,	+		18"			
RIGHT SIDE JUSTIFIED. GC TO VERIFY CORRECT ADDRESS.		 	-180		1" 9 1/8"	
		 	170	 	1" 8 5/8"	
1/2" METLA TYPE C PLATE		 > 		 	" 8 5/8"	48"
				 	"	
		 		 	9 1/8	-
			Γ			

*REFER TO LOT 6 ADDRESS MONUMENT FOR DETAILS

NOTE:

- LETTERING SHALL HAVE REFLECTIVE MATERIAL OUTLINE FOR NIGHTTIME VISIBILITY WHEN LIGHTING FAILS.
- THE ADDRESS LETTERING AND NUMBERS SHALL BE ILLUMINATED WITHA CONCEALED LED OR OTHER ENERGY EFFICIENT LIGHT SOURCE THAT DOES NOT CAUSE GLARE TO MOTORISTS OR SURROUNDING PROPERTIES.





*REFER TO LOT 6 ADDRESS MONUMENT FOR DETAILS





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PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT NAME: **CORTINA LOT 8**



3 MONUMENT LOCATION SCALE : N.T.S.



SITE LOCATION

5 FIRE STAIR DETAIL SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

SHARED ADDRESS MONUMENT LOCATION





METAL GUARDRAIL

ADJACENT UNIT 9
 RETAINING WALL

METAL OPEN GRATE STAIRS

CONCRETE RETAINING WALL W/
 STONE VENEER: RADEMANN
 COLOR: SIERRA GREY: STONE RIDGE

NEW CONCRETE DRIVEWAY

PROJECT INFO

PROJECT NO. 20.054 PROJECT TEAM RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH 10.22.2021 - DRB INITIAL REVIEW 01.20.2022 - DRB FINAL REVIEW

ISSUE



SHEET TITLE

SITE DETAILS

SHEET #




	DOOR SCHEDULE																
DOOR FRAME							HARDWARE					RE					
DOOR NUMBER	WIDTH	HEIGHT	THICKNESS	гүре	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	U.L. LABEL ENTRY PASSAGE PRIVACY DUMMY KNURLED HANDLE AUTO CLOSURE OTHER		DTHER	REMARKS					
1	2' - 10"	7' - 0"	1 3/4"	1	WD	PT	WD	PT		_	•	•					PRIVACY @ BEDROOMS, POWDER
2	2' - 6"	7' - 0"	1 3/4"	Ι	WD	PT	WD	PT			•	•					PRIVACY @ BATHS
3	5' - 0"	7' - 0"	1 3/4"	Ш	WD	PT	WD	PT					٠				
4	3' - 0"	6' - 8"	2"	Ι	WD	PT	WD	PT		٠	•						
5	11' - 10"	8' - 2"	1 3/4"	III	AL/G	ADZ	AL	ADZ		•						•	FOLDING DOOR
6	12' - 10"	8' - 2"	1 3/4"	III	AL/G	ADZ	AL	ADZ		•						•	FOLDING DOOR
7	4' - 0"	8' - 2"	2"	IV	MTL	PT	MTL	PT		•						•	PIVOT ENTRY DOOR
8	3' - 0"	7' - 0"	1/4"	V	AL/G	ADZ	AL	GAL		٠							
9	2' - 8"	7' - 0"	1 3/4"	Ι	WD	PT	WD	PT				•					PRIVACY @ TOILET
10	2' - 6"	7' - 0"	1 1/2"	VIII	WD	PT	WD	PT				٠					POCKET DOOR, PRIVACY @ BATH
11	3' - 0"	7' - 0"	1 3/4"	VI	AL/G	ADZ	AL	ADZ		•		٠					ENTRY @ P. BEDROOM, PRIVACY @ SKI ROOM
12	18' - 0"	9' - 0"	1 1/2"	VII	MTL	GAL	MTL	GAL								•	GARAGE DOOR
13	3' - 0"	7' - 0"	1 3/4"	VIII	WD	PT	WD	PT			•						POCKET DOOR
ABBI	<u>3BREVIATIONS</u> : WD - WOOD / PT - PAINT / AL - ALUMINUM / AL/G - ALUMINUM AND GLAZING / ADZ - ANODIZED / MTL - METAL																







EXTERIOR, BLACK ALUM. INTERIOR







V FULL LITE EXTERIOR ALUMINUM DOOR W/ INSULATED TEMPERED GLASS LITE & ADJACENT FIXED FULLY TEMPERED PANELS AS INDICATED PER PLANS





INDICATES FULLY TEMPERED SAFETY GLAZING. NOTE IN ADDITION TO SAFETY GLAZING IN DOORS AND WINDOWS BELOW, ALL STOREFRONTS SHALLF BE FULLY TEMPERED SAFETY GLAZING

DOOR NOTES:

- ALL DOORS USED IN CONNECTION W/ EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT A KEY IN THE DIRECTION OF EGRESS
- VERIFY ALL DOOR WIDTHS & HEIGHTS IN FIELD PRIOR TO ORDERING
- PROVIDE ROLLER CATCH OR MAGNETIC CATCH AT DUMMY TRIM
- ALL HINGES & HANDLES TO BE SELECTED BY INTERIOR DESIGN / OWNER
- ALL DOORS & HARDWARE TO BE SELECTED BY INTERIOR DESIGNER / OWNER & REVIEWED BY ARCHITECT PRIOR TO PURCHASE BY CONTRACTOR, U.N.O.
- CONTRACTOR TO PURCHASE ALL DOORS, U.N.O.
- ALL DOOR FRAMES MUST BE FIRE LISTED TO MATCH THE FIRE RATING OF THE DOOR

DOOR & WINDOW GLASS REQUIREMENTS:

- PROVIDE SAFETY GLAZING UNDER THE FOLLOWING CONDITIONS: -ALL DOORS / SKYLIGHTS / SHOWER DOORS
- -ALL WINDOWS WHICH OCCUR AT BATHTUBS OR SHOWERS -ALL SIDELIGHTS WITHIN 24" ARC OF A DOOR
- FOR ALL WINDOWS OTHER THAN SIDELIGHTS WITHIN 18" OF THE FLOOR, SAFETY GLASS IS REQUIRED IF ALL OF THE FOLLOWING CONDITIONS EXIST: - GLASS AREA IS 9 SF OR MORE - BOTTOM EDGE OF GLASS IS LESS THAN 18" ABOVE FLOOR - TOP EDGE OF GLASS IS MORE THAN 36" ABOVE FLOOR
- WHERE THE FLOOR OR WALKING SURFACE IS FURTHER THAN 36" HORIZONTALLY FROM THE GLASS, SAFETY GLASS IS NOT REQUIRED.
- WHERE SAFETY GLASS IS REQUIRED AND DOUBLE GLAZING IS SPECIFIED, BOTH THE PANES MUST BE SAFETY GLASS IF WITHIN 25 FEET OF THE GRADE. IF ABOVE 25 FEET, ONLY THE INNER PANE NEEDS TO BE SAFETY GLASS.
- ALL GUARDRAILS WITH GLAZING PER 2406.4.4



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	WINDOW SCHEDULE							
MARK	Width	Height	ТҮРЕ	CLEAR	FROSTED	OPAQUE	TEMPERED	COMMENTS
			OPENING					
Α	3' - 6"	2' - 0"	AWNING	•				
В	3' - 6"	5' - 0"	FIXED	•				
С	3' - 6"	2' - 0"	FIXED	•				
D	4' - 0"	5' - 0"	FIXED	•				
Е	4' - 0"	2' - 0"	AWNING	•				
G	4' - 0"	8' - 0"	FIXED	•				
Н	4' - 0"	2' - 0"	FIXED	•				
J	4' - 0"	6' - 0"	FIXED	•				
Κ	6' - 6"	2' - 0"	FIXED	•				
L	3' - 0"	2' - 0"	FIXED	•				
М	3' - 0"	2' - 0"	FIXED	•				
Ν	3' - 0"	5' - 0"	FIXED	•				
Р	3' - 0"	8' - 0"	FIXED	•				
Q	3' - 0"	7' - 4"	FIXED	•				
R	2' - 0"	7' - 4"	FIXED	•				
U	3' - 0"	5' - 0"	CASEMENT	•				

WINDOW NOTES:

CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES IN THE FIELD PRIOR TO ORDERING

ARCHITECT TO REVIEW AND APPROVE WINDOW SPECIFICATIONS PRIOR TO GC PLACING ORDER

IV EXTERIOR BLACK ANODIZED ALUMINUM PIVOT DOOR





VIII FLUSH FACE SOLID CORE WOOD POCKET DOOR

PROJECT NAME: **CORTINA LOT 8**

PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

MARK	
CA	
СВ	
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oRti	COL		

CUSTOM WINDOW SCHEDULE							
			0	GLASS	S TYPI	E	
UNIT WIDTH	UNIT HEIGHT	TYPE	CLEAR	FROSTED	OPAQUE	TEMPERED	REMARKS
4' - 0"	8" - 0"		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
6' - 0"	8" - 0"		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
8' - 6"	VARIES		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
16' - 2"	6' - 2"		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
19' - 2"	8' - 2"		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
2' - 0"	VARIES			•		•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
6' - 0"	VARIES		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
6' - 0"	VARIES			•		•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
2' - 0"	VARIES			•		•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
14' - 0"	VARIES		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
15' - 6"	VARIES					•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
15' - 6"	VARIES		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH

PROJECT INFO

PROJECT NO. 20.054 PROJECT TEAM RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH

ISSUE 10.22.2021 - DRB INITIAL REVIEW 01.20.2022 - DRB FINAL REVIEW



SHEET TITLE

SHEET #

SCHEDULES & DETAILS







1 LOWER LEVEL FLOOR PLAN SCALE : 1/4" = 1'-0"

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PROJECT NAME: CORTINA LOT 8

project address: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



EXTERIOR SQUARE FOOTAGE				
NAME	AREA			
LOWER LEVEL PATIO	373 SF			
MAIN LEVEL DECK #1	287 SF			
MAIN LEVEL DECK #2	132 SF			
UPPER LEVEL DECK #1	271 SF			
UPPER LEVEL DECK #2	134 SF			
TOTAL AREA	1197 SF			

PROJECT SQUARE FOOTAGE					
LEVEL	USE	AREA			
LOWER LEVEL	LIVING	2040 SF			
MAIN LEVEL	LIVING	1773 SF			
UPPER LEVEL	LIVING	1628 SF			
HABITABLE		5441 SF			
LOWER LEVEL	MECH	103 SF			
MAIN LEVEL	GARAGE	539 SF			
NON HABITABLE		642 SF			
GROSS AREA		6083 SF			

WALL TYPE LEGEND

CONCRETE PANEL FINISH

MASONRY WALL

2X WOOD STUD INTERIOR WALL

2X WOOD STUD CHASE WALL

<u>~ ~ ~</u>

WALLS BELOW GRADE

PROJECT INFO

1 A2.00

PROJECT NO. 20.054 PROJECT TEAM RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH ISSUE 10.22.2021 - DRB INITIAL REVIEW

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SHEET TITLE

LOWER LEVEL FLOOR PLAN SHEET #







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PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



EXTERIOR SQUARE FOOTAGE				
NAME	AREA			
LOWER LEVEL PATIO	373 SF			
MAIN LEVEL DECK #1	287 SF			
MAIN LEVEL DECK #2	132 SF			
UPPER LEVEL DECK #1	271 SF			
UPPER LEVEL DECK #2	134 SF			
TOTAL AREA	1197 SF			

PROJECT SQUARE FOOTAGE					
LEVEL	USE	AREA			
LOWER LEVEL	LIVING	2040 SF			
MAIN LEVEL	LIVING	1773 SF			
UPPER LEVEL	LIVING	1628 SF			
HABITABLE		5441 SF			
LOWER LEVEL	MECH	103 SF			
MAIN LEVEL	GARAGE	539 SF			
NON HABITABLE		642 SF			
GROSS AREA		6083 SF			

WALL TYPE LEGEND

CONCRETE PANEL FINISH

METAL FINISH

MASONRY WALL

2X WOOD STUD INTERIOR WALL

2X WOOD STUD CHASE WALL

WALLS BELOW GRADE

PROJECT INFO

1 A2.00

PROJECT NO. 20.054 PROJECT TEAM RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH

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SHEET TITLE

MAIN LEVEL FLOOR PLAN

SHEET #

A1.01









1 A2.02

PROJECT NAME: CORTINA LOT 8

PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



EXTERIOR SQUARE FOOTAGE					
NAME	AREA				
LOWER LEVEL PATIO	373 SF				
MAIN LEVEL DECK #1	287 SF				
MAIN LEVEL DECK #2	132 SF				
UPPER LEVEL DECK #1	271 SF				
UPPER LEVEL DECK #2	134 SF				
TOTAL AREA	1197 SF				

PROJECT SQUARE FOOTAGE					
LEVEL	USE	AREA			
LOWER LEVEL	LIVING	2040 SF			
MAIN LEVEL	LIVING	1773 SF			
UPPER LEVEL	LIVING	1628 SF			
HABITABLE		5441 SF			
LOWER LEVEL	MECH	103 SF			
MAIN LEVEL	GARAGE	539 SF			
NON HABITABLE		642 SF			
GROSS AREA		6083 SF			

WALL TYPE LEGEND

CONCRETE PANEL FINISH

METAL FINISH

MASONRY WALL

2X WOOD STUD INTERIOR WALL

2X WOOD STUD CHASE WALL

WALLS BELOW GRADE

PROJECT INFO

PROJECT NO. 20.054 PROJECT TEAM RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH ISSUE

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SHEET TITLE

UPPER LEVEL FLOOR PLAN

SHEET #









1 A2.02

PROJECT NAME: CORTINA LOT 8

project address: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



PROJECT INFO

1 A2.00

PROJECT NO. 20.054 PROJECT TEAM RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH **ISSUE** 10.22.2021 - DRB INITIAL REVIEW 01.20.2022 - DRB FINAL REVIEW



SHEET TITLE

SHEET #

A1.03

ROOF PLAN









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PROJECT NAME: **CORTINA LOT 8**

PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435





WOOD LOUVERS







M2 - OKO SKIN - SILVERGREY-GR04, FERRO LIGHT FINISH NON-VISIBLE ATTACHMENT: OKO SKIN HIDDEN FIX



M4 - STEEL ACCENTS - COLOR TBD



M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.



M3 - MASONRY - RADEMANN CUSTOM BLEND

ELEVATION MATERIAL LEGEND



STANDING METAL SEAM ROOFING 16" RIB SPACING WITH 2" MECHANICAL SEAM REYNOBOND COLOR: COLORWELD 500: DEEP BLACK

VERTICAL CONCRETE PANEL SIDING OKO SKIN COLOR: SILVERGREY-GR04

STONE MASONRY RADEMANN COLOR: CUSTOM BLEND

STEEL ACCENT BREAK METAL PAC-CLAD COLOR: BLACK ALUMINMUM



DECK FLOOR TO BE TILE WITH NON-COMBUSTIBLE SUPPORT STRUCTURE - TYP.

← <u>T/LOWER LVL</u> 9793' - 10"







PROJECT NAME: CORTINA LOT 8

project address: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435





WOOD LOUVERS



GLASS AND METAL GUARDRAIL



M2 - OKO SKIN - SILVERGREY-GR04, FERRO LIGHT FINISH NON-VISIBLE ATTACHMENT: OKO SKIN HIDDEN FIX



M4 - STEEL ACCENTS - COLOR TBD



M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.



M3 - MASONRY - RADEMANN CUSTOM BLEND

ELEVATION MATERIAL LEGEND





<<u>M4</u>>

STANDING METAL SEAM ROOFING 16" RIB SPACING WITH 2" MECHANICAL SEAM REYNOBOND COLOR: COLORWELD 500: DEEP BLACK

VERTICAL CONCRETE PANEL SIDING OKO SKIN COLOR: SILVERGREY-GR04

STONE MASONRY RADEMANN COLOR: CUSTOM BLEND

STEEL ACCENT BREAK METAL PAC-CLAD COLOR: BLACK ALUMINMUM









PROJECT NAME: **CORTINA LOT 8**

PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435











M2 - OKO SKIN - SILVERGREY-GR04, FERRO LIGHT FINISH NON-VISIBLE ATTACHMENT: OKO SKIN HIDDEN FIX



M4 - STEEL ACCENTS - COLOR TBD





M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.



M3 - MASONRY - RADEMANN CUSTOM BLEND

ELEVATION MATERIAL LEGEND





VERTICAL CONCRETE PANEL SIDING

OKO SKIN COLOR: SILVERGREY-GR04



STEEL ACCENT BREAK METAL PAC-CLAD COLOR: BLACK ALUMINMUM



<u>T/ UPPER LVL</u> 9817' - 2"

<u>T/ MAIN LVL</u> 9807' - 0"







PROJECT NAME: CORTINA LOT 8

project address: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435





WOOD LOUVERS



GLASS AND METAL GUARDRAIL



M2 - OKO SKIN - SILVERGREY-GR04, FERRO LIGHT FINISH NON-VISIBLE ATTACHMENT: OKO SKIN HIDDEN FIX



M4 - STEEL ACCENTS - COLOR TBD



M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.



M3 - MASONRY - RADEMANN CUSTOM BLEND

ELEVATION MATERIAL LEGEND



STANDING METAL SEAM ROOFING 16" RIB SPACING WITH 2" MECHANICAL SEAM REYNOBOND COLOR: COLORWELD 500: DEEP BLACK

VERTICAL CONCRETE PANEL SIDING OKO SKIN COLOR: SILVERGREY-GR04



(M4)

STONE MASONRY RADEMANN COLOR: CUSTOM BLEND

STEEL ACCENT BREAK METAL PAC-CLAD COLOR: BLACK ALUMINMUM











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

40' ABOVE EXISITNG GRADE

35' ABOVE EXISITNG GRADE



2 WEST ELEVATION - HEIGHT DIAGRAM 0' 2' 4' 8' 16'

PROJECT NAME: **CORTINA LOT 8**

PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

40' ABOVE PROPOSED GRADE

35' ABOVE PROPOSED GRADE











PROJECT INFO PROJECT NO. 20.054 PROJECT TEAM RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH ISSUE

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SHEET #

A2.10

40' ABOVE EXISITNG GRADE

35' ABOVE EXISITNG GRADE

SHEET TITLE BUILDING HEIGHT DIAGRAMS









2 3D HEIGHT DIAGRAM - 40'-0" LINE SCALE : N.T.S.

PROJECT NAME: CORTINA LOT 8

project address: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



PROJECT INFO

PROJECT NO. 20.054 PROJECT TEAM RAMIEL KENOUN DANIEL CAMPBELL NICK HORVATH ISSUE 10.22.2021 - DRB INITIAL REVIEW 01.20.2022 - DRB FINAL REVIEW



SHEET TITLE

SHEET #



BUILDING HEIGHT DIAGRAMS



3 EAST ELEV. - WALL MATERIAL AREA SCALE : 1/8" = 1'-0" WALL AREA BY MATERIAL 0'2'4'8'

STONE: STANDING METAL SEAM: GLAZING: OKO SKIN: FLAT METAL PANEL:



1 NORTH ELEV. - WALL MATERIAL AREA SCALE : 1/8" = 1'-0" 0' 2' 4' 8' 16'

STONE: STANDING METAL SEAM: GLAZING: OKO SKIN: FLAT METAL PANEL:



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STONE: STANDING METAL SE GLAZING: OKO SKIN: FLAT METAL PANEL:





140 SF 0 SF 478 SF 299 SF 0 SF



OKO SKIN: FLAT METAL PANEL:

PROJECT NAME: **CORTINA LOT 8**

PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



WALL AREA BY MATERIAL

	533 SF
METAL SEAM:	460 SF
	161 SF
	0 SF
L PANEL:	0 SF

WALL AREA BY MATERIAL

STONE: STANDING METAL SEAM: GLAZING:



WALL AREA SUMMARY

STONE WALL AREA: STANDING METAL SEAM: OKO SKIN: METAL PANEL SIDING: GLAZING:

35% 18.5% 13.5% 0.5% 32.5%

WALL MATERIAL LEGEND

- M1 STANDING SEAM 16" O.C.
- M2 OKO SKIN SILVERGREY-GR04
- M3 MASONRY AVALANCHE
- M5 METAL PANEL SIDING FLAT LOOK
- GLAZING

PROJECT INFO	ISSUE	CERTIFICATION
PROJECT NO.	10.22.2021 - DRB INITIAL REVIEW	5555555111000 L/C
20.054	01.20.2022 - DRB FINAL REVIEW	OR KEN KEN
PROJECT TEAM		CO BEN OUZ ED
DANIEL KENOUN DANIEL CAMPBELL		406566
NICK HORVATH		
		- ARCHITECT
		CHITES STATES

SHEET TITLE

WALL AREA DIAGRAMS







1 FRONT RENDERING SCALE : N.T.S.



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2 AERIAL RENDERING SCALE : N.T.S.

PROJECT NAME: CORTINA LOT 8

project address: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



PROJECT INFO

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BUILDING RENDERINGS

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO 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 REQUIRIEMENTS. 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. 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 2021-10-22 SECOND DRB 2022-01-22
Lot 8 Cortino
Mtn. Village, CO
NOT B 01-20-22 NOT B 01-20-20 NOT B 01-20-20
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
SUBMISSIONS: drb submittal 2021-10-22 second drb 2022-01-20
Lot 8 Cortina Mtn. Village, CO
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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
C3











PROJECT NAME: **CORTINA LOT 8**

PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



<u>LEGEND</u>



DECIDUOUS SHRUB

1/~/	\sim
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///	
///	\sim
//~//	\sim
1/~/	\sim
	\sim
	\sim
	\sim
217 221	F

NATIVE SEED MIX

PLANT LIST

DECIDUOUS SHRUBS:

6	GFP	GOLDFINGER POTENTILLA Potentilla fruitcosa ' Gold Finger'	5 GAL. 18" - 24" HT.
4	PKC	PEKING COTONEASTER Cotoneaster lucidus	5 GAL. 18" - 24" HT.

NATIVE SEED MIX

(SUPPLIMENTAL IRRIGATION) (MOW ONCE PER YEAR DURING WINTER DORMANCY) SEEDING RATE: 25 LBS. PLS/ACRE: DRILL SEEDED ADD 50% IF HYDROSEEDED OR BRILLION DRILLED ADD 100% IF BROADCAST PERCENTAGES BY PLS WEIGHT

- 15%
- MOUNTAIN BROME PERENNIAL RYE ALPINE BLUEGRASS 15% 15%
- 15%
- CANADA BLUEGRASS SLENDER WHEATGRASS 10% 10%
- CREEPING RED FESCUE TALL FESCUE 10%
- HARD FESCUE ARIZONA FESCUE WESTERN YARROW 5% 5% 5%

PROJECT INFO	ISSUE	CERTIFICATION	SHEET TITLE	SHEET #
ROJECT NO.	10.22.2021 - DRB INITIAL REVIEW	100 L/O		
20.054	01.20.2022 - DRB FINAL REVIEW	OR NEL KEN S		
ROJECT TEAM		OUN ED		
RAMIEL KENOUN DAN CAMPBELL		406566		
NICK HORVATH			FLAN	
		- ARCHITECT		
		CHILE STREET		
			•	



1 SHRUB PLANTING SCALE : N.T.S.

3 TREE PROTECTION DETAIL SCALE : N.T.S.



PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING CREATE A 2" DEEP WATER RETENTION BASIN & APPLY A RING OF SPECIFIED MULCH WHEN NOT IN A BED SET ROOT CROWN OF UPRIGHT SCHRUSB 1" ABOVE TOP OF SOIL. SET ROOT CROWN OF SPREADING SHRUBS AT TOP OF SOIL. - FINISHED GRAD OR TOP OF MULCH 1/2" BELOW PAVED EDGE WEED BARRIER FABRIC UNDER INORGANIC MULCHES PRE-EMERGENT HERBICIDE BELOW FABRIC REMOVE ALL CONTAINMENT MATERIAL FROM THE TRUNK & SIDES OF ROOTBALL THAT IS NOT 100% HEMP REMOVE BURLAP & TWIN FROM TOP 1/3 OF ROOTBALL

REMOVE FIBER OR PLASTIC POT ROOTBALLS THAT ARE BROKEN APART AFTER CONTAINMENT IS REMOVED ARE DAMAGED AND SHALL BE REJECTED.

HOLE & ROOTBALL SHOULD HAVE LOOSENED SIDES

SPECIFIED BACKFILL MIXUTRE AND FERTILIZER APPLICATION LIGHTLY COMPACTED

UNDISTURBED SUBGRADE

DRIVEWAY / TOP OF CURB



CORTINA LOT 8

PROJECT ADDRESS: 180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

2 EDGE TREATMENT SCALE : N.T.S.

PROJECT NAME:

EDGER



MULCH ADJACENT TO WALKS AND CURBS

SPECIFED EDGER FULL DEPTH OF TOPSOIL PLACED THE NECESSARY DISTANCE BELOW TOP OF EDGER



SOD ADJACENT TO WALKS AND CURBS



FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED APPROX. 1" BELOW TOP OF PAVED EDGE FOR SOD AND LEVEL FOR SEED

SPECIFIED SOD OR SEED

SIDEWALK / TOP OF CURB

BELOW PAVED EDGE

- SPECIFIED MULCH

FNISHED GRADE OR TOP OF MULCH 1/2"

WEED BARRIER FABRIC UNDER INORGANIC

NECESSARY DISTANCE BELOW PAVED EDGE

FINISHED GRADE OR TOP OF SOD LEVEL WITH

FINISHED GRADE OR TOP OF MULCH 1/2"

MULCHES SPECIFED PREEMERGANT

FULL DEPTH OF TOPSOIL PLACED THE

HERBICIDE BELOW FABRIC

SPECIFIED SOD OR SEED

BELOW TOP OF EDGER

TOP OF EDGER

- SPECIFIED MULCH

FINISHED GRADE OR TOP OF SOD LEVEL WITH PAVED EDGE

SIDEWALK / TOP OF CURB



LANDSCAPE NOTES

- 1. THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USEED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL. ELECTRICAL AND ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. IF A CONFLICT EXISTS BETWEEN THESE NOTES, DETAILS AND SPECIFICATIONS THESE NOTES SHALL OVERRIDE THE DETAILS AND THE DETAILS SHALL OVERRIDE THE SPECFICATIONS.
- 2. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- 3. ALL MATERIAL AND WORKSMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- 4. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCIING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTITILY COMPAINES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITES, IRRIGATION SLEEVES, CONDUITS, ETC.
- 6. IT IS THE RESPONSIBITLIY OF THE CONTRACTOR TO PROVIDE SUBMITTALS, CUT SHEETS OF MATERIALS & SOIL TEST RESULTS DIRECTLY TO THE OWNERS RESPRESENTATIVE FOR APPROVAL. SEE SPECIFICATIONS FOR DTAILED SUBMITTAL INFORMATION.
- REMOVE EXCESS SUB GRADE WHERE NECESSARY AND PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX INCHES (6") IN TURF AND GRASS AREAS AND TWELVE (12") INCHES IN SHRUB BEDS. DISTRUBTE STOCKPILED TOPSOIL AND PROVIDE ANY ADDTIONAL TOPSOIL NEEDED.
- 8. ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED IN TO ALL PLANTING PITS AS IN THE DETAILS.
- 9. ALL PLANT MATERIALS SHALL BE AS SPECFIED AND MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT PER SPECIFICATIONS. ALL SHADE TREES MUST NOT HAVE LIMBS THAT ARE LESS THAN 6' FROM THE ROOT CROWN. AFTER TWO YEARS OF GROWTH SHADE TREES SHALL HAVE THE LOWER LIMBS REMOVED SO THAT THERE WILL BE 8' OF CLEARANCE ABOVE ANY PAVED SURFACE. EACH TREE THAT IS LIMBED UP MUST HAVE LIMBS REMOVED ALL THE WAY AROUND THE TREE SO THAT IT IS EVENLY BALANCED
- 10. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 11. ALL CONVENTIONAL PLANTING BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER AS SHOWN ON THE PLANS AND DEFINDED IN THE DETAILS AND SPECIFICATIONS. EDGER IS NOT REQUIRED ADJACENT TO CURBS, WALKS, BUILDINGS OR RETAINING WALLS.
- 12. ALL CONVENTIONAL PLANING BEDS CONTAINED BY EDGER WILL BE UNIFORMILY MULCHED. 1 1/2" WASHED ROUNDED RIVER ROCK TO BE SPREAD FOUR (4") INCHES DEEP FOR SHRUBS, ORNAMENTAL GRASSES, ERPENIALS, GROUNDCOVERS AND TRESS IN PLANTING BEDS, UNLESS NOTED OTHERWISE ON THE PLAN. 4"-8" ROCK COBBLE IS TO BE SPREAD EIGHT (8") INCHES DEEP AND THREE (3') FEET WIDE STRIPS UNDER DOWNSPOUTS AND DRAINAGE AREAS. REFER TO PLAN FOR LOCATIONS AND ROUTING. PLACE SPECIFIED WEED BARRIER FABRIC OVER THE SOIL IN ALL PLANTING AREAS NOT TO BE SODDED OR SEEDED. DO NOT PLACE WEED BARRIER FABRIC UNDER SHREDDED CEDAR MULCH TREE RINGS. APPLY SPECIFIED PRE-EMERGENT HERBICIDE UNDER THE FABRIC AS DEFINED IN THE SPECIFICATIONS.
- 13. ALL LANDSCAPE AREAS AND PLANT MATERIALS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL TURF AREAS LESS THAN 25' SHALL HAVE A ROTARY POP-UP SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITHA BRUIED DRIP SYSTEM. ALL TURF AND STRUB BEDS SHALL BE ZONED SPEARATELY. ALL CONTROLLERS FO RTHESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.

PROJECT INFO	ISSUE	CERTIFICATION	SHEET TITLE	SHEET #
ROJECT NO. 20.054 ROJECT TEAM RAMIEL KENOUN DAN CAMPBELL NICK HORVATH	10.22.2021 - DRB INITIAL REVIEW 01.20.2022 - DRB FINAL REVIEW	ADO LICE ORADO LICE OVINEL KENOLO 406566	LANDSCAPE DETAILS	L1.01
		ARCHITECT		

WEED BARRIER FABRIC UNDER INORGANIC MULCHES SPECIFIED PREEMERGANT HERBICIDE BELOW FABRIC



1LOWER LEVEL EXTERIOR LIGHTING PLANLX1SCALE: 1/4" = 1'-0"







MAIN LEVEL EXTERIOR LIGHTING PLAN

LX2 SCALE: 1/4" = 1'-0"



WALL SCONCE W/ INTEGRAL SWITCH

Z SURFACE MOUNTED CEILING W/ LENS

I×

ARCHITECTURE REVIEW 2021.11.27 DRB SUBMITTAL IAR 2022.01.18 FAR SUBMITTAL

LX1 - LOWER LEVEL EXTERIOR LX2 - MAIN LEVEL EXTERIOR LX3 - UPPER LEVEL EXTERIOR LX4 - MONUMENT INFORMATION

UPPER LEVEL EXTERIOR LIGHTING PLAN

MONUMENT INFORMATION LOCATION

MONUMENT PLAN AND ELEVATION 2 LX4 SCALE: 1" = 1'-0"

∎x

Ζ

WALL SCONCE W/ INTEGRAL SWITCH

SURFACE MOUNTED CEILING W/ LENS

David Craige | CLC | IALD 209 Hillside Lane Telluride, CO 81435 970.729.1403

CORTINA LOT 8

MOUNTAIN VILLAGE, CO

2021.10.20 DRB INITIAL ARCHITECTURE REVIEW 2021.11.27 DRB SUBMITTAL IAR 2022.01.18 FAR SUBMITTAL

LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN LX4 - MONUMENT INFORMATION

MONUMENT LOCATION

LTG SUBMITTER

PROJECT

Luminaire S	Schedule				
Symbol	Qty	Label	Description		
÷	6	AX	F3S_90CRI_1100LM_2700-1800K_W		
+	4	EXT2	SW2_DF2_90CRI_1300LM_WARMDIM_		
÷	2	BKV	ISL1_80CRI_200LM_3000K		
Numeric Sur	mmary				
Label CalcTy		Туре	Units	Avg	
patio_Top_1 Illumi		minance	FC	18.16	

CTRL CONTACT

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CATION		DATE
	CC	NTACT

10	5	1

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LTG SUBMITTER

10.77 36.6 1.7 6.34 Illuminance GARAGE Fc

PROJECT

Luminaire Sch	nedule								
Symbol	Qty	Label Description				Lum. Watt	s Lum.	Lumens	
÷	3	AX	F3S_90CRI_	1100LM_2700-1800K_W		14	693		
÷	6	EXT2	SW2_DF2_90	CRI_1300LM_WARMDIM_		0	846		
÷	2	BKV	ISL1_80CRI	_200LM_3000K		9	69		
	4	PD1	EOS 3_0-R-	WET-XX-GRZ-375-4-35		14.83	1589)	
							·		
Numeric Summa	ary								
Label		CalcI	Туре	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG_1_Side_3	13	Illum	ninance	Fc	8.70	32.9	0.3	29.00	109.67
BLDG_1_Side_8	8	Illum	ninance	Fc	4.45	63.5	0.0	N.A.	N.A.
BLDG_Side_13	DG_Side_13 Illuminance Fc 0.05 0.2 0.0 N.A.				N.A.	N.A.			
BLDG_Side_8		Illum	ninance	Fc	0.04	0.1	0.0	N.A.	N.A.
FLOOR DECK 1_	_Top	Illum	ninance	Fc	15.45	91.8	2.8	5.52	32.79
FLOOR PATIO 2	2_Top	Illum	ninance	Fc	0.55	4.4	0.0	N.A.	N.A.
GARAGE		Illum	ninance	Fc	10.77	36.6	1.7	6.34	21.53

LO

CTRL CONTACT

CATION		DATE
	CC	NTACT

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LTG SUBMITTER

PROJECT

Luminaire S	Schedule					
Symbol	Qty	Label	Description			
*	4	BKV	V ISL1_80CRI_200LM_3000K			
		I				
Numeric Sur	nmary					
Label		Cal	сТуре	Units	Ave	
PATIO 1 FLO	PATIO 1 FLOOR_Top		uminance	FC	0.4	
PATIO 2 FLO	PATIO 2 FLOOR_Top		uminance	FC	0.3	
L					I	

CTRL CONTACT

0.2	0.1	2	1

PG	

Lots of light in an under-the-radar profile, with multiple design and installation options, ideal for corporate offices and retail settings.

ORDERING INFORMATION - DOWNLIGHT / HOUSING

24 JA8-2019 INDICATED BY SHADING 4 components ship within 10 days up to quantities of 100. INSTALL CFII ING SHAPE TRIM RATING TYPF FLANGE FINISH **BAFFLE FINISH** LUMEN PACKAGE CCT OPTIC DRIVER EFFECTS DEVICE TYPE THICKNESS Α 22 2200K STANDARD EFFECTS F3R Round M Microflange WH White WH White 1 Dry/Damp A Adjustable 10 10°* INTEGRAL 0.50" - 1.375" INTEGRAL STATIC WHITE ¹ () 2 1.375" - 2.125" * (Only available DEVICE * (Only available DRIVER ELV/Triac, 2% 120V F3S Square T Trimless Drywall BK Black BK Black 2 Wet* 80C12A 80+ CRI with 90C10A and with 80C12A, IC (Not available for 80C12A, Soft Focus Lens 04 Dlvd. Lumens - 795 90C10A and (Only available with PR PR 90C14A) * (Requires Prime Prime W Trimless Wood* 90C10A. or 97C10A unless NIC \odot 15° optic) 00 Nolens* 97C10A Not provided suction 80C16A 80+ CRI *(Not available for Wet 10° degree optic is specified) 27 2700K ΔIJ ΔΠ Cashmere Cashmere available with cup to service or Dlvd, Lumens - 1095 T 0.50" - 1.375" *(Standard and only C IC. location) Gold SG 0-10V Analog, LOG 1% 120 or 277V Gold 2200K) aim & focus) 30 3000K Airtight available with 10° optic (Includes 80C23A 80+ CRI Dlvd. Lumens - 1506 Satin Silver AG Satin Silver 15 15° ΔG . adjustable housing Not available for Wet (Chicago 35 3500K lenum, Airtight 8 height bracket, _ocation) SN 0-10V Analog, LIN BB Burnt Bronze BB Burnt Bronze 22 22° 90C10A 90+ CRI Title 24 comp recommended for 40 4000K 1% 120 or 277V CF Custom any T-Grid or ALTERNATE EFFECTS 00 Trimless* Dlvd. Lumens - 683 40 40° nousing) Finish*
*(Consult Factory) Furring Channe DEVICE * (Required for LP Lutron, Hi-Lume 90C14A 90+ CRI REMOTE 60 60° applications) trimless) Premier Ecosystem 03 Clear Glass Lens Dlvd, Lumens - 936 DRIVER Custom Finish 85 85°* 0.1% Fade to Black, 120 or 277V* *INot available for CF IC, C Remote G 90C19A 90+ CRI Narm Diml Dlvd. Lumens - 1291 * (Uses 60° * (Consult Factory) Not available for 80C23A optic and optiona 05 Frosted Glass Lens w NIC, 🕑 Remote 90C19A, or 97C17A in all IC 97C10A 97+CRI configuration 14 Dlvd. Lumens - 608 nstall types) (WDL) to achieve 08 Frosted Soft 97C12A 97+CRI 85° beam spread) D IC, \odot Focus Lens REMOTE (120V) Airtight, Remote Dlvd. Lumens - 833 L2 Lutron, Hi-Lume 14 Wide Distribution 97C17A 97+CRI 1% 2-wire l ens* * (Chicago) Dlvd. Lumens - 1151* Plenum, Airtight & REMOTE (120-277V) *(Required and only * (Not available for IC housings) Title 24 compliant available for 85° beam EG eldoLED, SOLOdrive housina) spread) WARM DIM 0.1% 0-10V, LOG 22 22° 26 Frosted Linear EN eldoLED, SOLOdrive 90W11A 90+ CRI Dlvd. Lumens - 857 40 40° WL 2700K-Spread Lens 0.1% 0-10V, LIN 1800K **60** 60° Incandescent Profile 28 Adiustable ED eldoLED, SOLOdrive 85 85°* Honeycomb 0.1% DALI, LOG Louver and 90W13A 90+ CRI WD 3200K * (Uses 60° Dlvd. Lumens - 902 Halogen Profile 1800K Soft Focus Lens* optic and optiona configuration 14 *(Not available for Wet (WDI) to achieve location) *SEE PAGE 3 FOR DETAILED 85° beam spread WARM DIM PROFILE COMPARISON. TUNABLE WHITE **TUNABLE WHITE** 22 22° REMOTE (120-277V) 40 40° 90T12A 90+ CRI **TW** 5000K DG eldoLED, DUALdriv Dlvd. Lumens -950* 60° 2700K 60 0.1% 0-10V, LOG * (Only available for remote 85 85°* DN eldoLED, DUALdrive housinas) * (Uses 60° 0.1% 0-10V. LIN optic and optiona DD eldoLED. DUALdrive *ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT configuration 14 (WDL) to achieve 85° beam spread 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS

- Housing and trim ship as e.g., F3RM1A-WHWH-90C10*2-3X1-PH* •
- . Remote driver ships with fixture as e.g., PSF3-RMT-90C-10A-1L2*

White Powder Coat

(AU) (AG) Cashmere Gold

PART NUMBER NOTES

(WH)

Black Powder Coat

Satin Silver Powder Coat

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Quick Ship Product. All rough in

PROJECT NAME:

TYPE:

ACCESSORIES

ROUND ALTERNATE EFFECTS DEVICES Dry/Damp location only.

Wet location requires alternate baffle

meetocation	equires accernate builte.
CGL-F3R	Clear Glass Lens*
	*(Not available for Warm Dim)
🗆 FGL-F3R	Frosted Glass Lens
SFL-F3R	Soft Focus Lens
□ FSFL-F3R	Frosted Soft Focus Lens
🗆 WDL-F3R	Wide Distribution Lens*
	*(Required and only available for 85° beam spread)
□ FLSL-F3R	Frosted Linear Spread Lens

REPLACEMENT OPTICS

Interchangeable optics accessible through fixture aperture.

🗆 R0-50-15-2	15° optic* *(Not available for Warm Dim)
🗆 R0-50-22-2	22° optic
🗆 RO-50-40-2	40° optic
🗆 R0-50-60-2	60° optic
□ R0-50-22-2 □ R0-50-40-2 □ R0-50-60-2	22° optic 40° optic 60° optic

ALTERNATE BAFFLE ASSEMBLY (INCLUDES EFFECTS DEVICE)

ASSEMBLY		SHAPE	RATING	TYPE		BAFFLE FINISH		EFFECTS DEVICE
RBA	-			Α	-		-	
REPLACEMENT BAFFLE ASSEMBLY	ł	F3R Round F3S Square	1 Dry / Damp 2 Wet* *(Requires suction cup to service or aim & focus)	A Adjustable		WH White BK Black PR Primer AU Cashmere Gold AG Satin Silver BB Burnt Bronze CF Custom Finish * *(Consult Factory)		Leave blank for standard Soft Focus Lens CGL Clear Glass Lens * *(Not available for Warm Dim) FGL Frosted Glass Lens WDL Wide Distribution Lens * *(For use with 60° optic only) FLSL Frosted Linear Spread Lens

SQUARE ALTERNATE EFFECTS DEVICES

Clear Glass Lens*

Frosted Glass Lens

Soft Focus Lens □ FSFL-F3S Frosted Soft Focus Lens □ WDL-F3S Wide Distribution Lens*

□ FLSL-F3S Frosted Linear Spread Lens

REPLACEMENT TUNABLE WHITE OPTICS

Interchangeable optics accessible through fixture

*(Not available for Warm Dim)

*(Required and only available for 85° beam spread)

Wet location requires alternate baffle.

Dry / Damp location only.

□ R0-50-22-3 22° optic □ R0-50-40-3 40° optic □ **R0-50-60-3** 60° optic

CGL-F3S

□ FGL-F3S

□ SFL-F3S

aperture.

REPLACEMENT SUCTION TOOL

One included with every six fixtures designated Wet location.

□ F4-TOOL-SUCTION Allows for removal of Wet Location baffles

T-GRID ACCESSORY KIT

Supplied with ceiling thickness "T" and recommended for installations in T-Grid and furring channel up to 1.5" tall. Available for ceiling thicknesses from 0.50" - 2.125".

TG-FX3-KIT

HANGER BAR EXTENDER KIT

Extends hanger bars from 24.0" to 46.0" maximum. □ FRX-HBE-46 Extender, Hanger Bar

EMERGENCY LIGHTING - REMOTE MOUNT ONLY

During disruption of main power, emergency battery inverter provides temporary 120V or 277V to fixture.

□ EMB-S-20/25-120/277-LEDX 20/25 watt max capacity, 120 or 277 VAC 60Hz, Non-Dimmable 100 watt max capacity, 120 VAC 60Hz, Dimmable **EMB-S-100-120-LEDX** 100 watt max capacity, 277 VAC 60Hz, Dimmable □ EMB-S-100-277-LEDX □ EMB-S-250-120/277-LEDX 250 watt max capacity, 120 or 277 VAC 60Hz, Dimmable

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ADJUSTABLE HCL ASSEMBLY

Dry / Damp location only.

□ OLR-F3RS-SFL-HCL Adjustable Honeycomb Louver and Soft Focus Lens

[DATE OF REV: 01122021]

PERFORMANCE - 3000K

LUMEN	WATTACE	10° C NO SOFT F	PTIC DCUS LENS	15° 0 SOFT FOO	PTIC	22° OPTIC SOFT FOCUS LENS		40° OPTIC SOFT FOCUS LENS		C 60° OPTIC ENS SOFT FOCUS LENS		85° OPTIC WIDE DISTRIBUTION LENS	
PACKAGE	WATTAGE	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW
80C12A	10	739	51 (14W)	872	86	729	72	795	79	784	78	623	62
80C16A	14	-	-	1191	82	1003	71	1095	78	1079	77	857	61
80C23A	21	-	-	1642	77	1381	65	1506	71	1486	70	1180	56
90C10A	10	627	44 (14W)	721	71	626	62	683	68	673	67	535	53
90C14A	14	-	-	984	68	858	61	936	66	923	65	733	52
90C19A	21	-	-	1357	63	1184	56	1291	61	1273	60	1011	48
97C10A	10	578	40 (14W)	657	65	557	55	608	60	599	59	476	47
97C12A	14	-	-	897	62	763	54	833	59	821	58	652	46
97C17A	21	-	-	1238	58	1055	50	1151	58	1135	54	901	42
90W11A	14	-	-	-	-	690	49	857	61	814	58	719	51
90W13A	14	-	-	-	-	726	51	902	64	857	61	757	54
90T12A	16	-	-	-	-	852	53	950	59	949	59	838	52
						-							

JA8-2019 INDICATED BY SHADING

OUTPUT MULTIPLIER					
CCT SCALE					
0.800	-				
0.957	-	_			
1.000					
1.019					
1.030					
	ULTIPLIER CCT SCALE 0.800 0.957 1.000 1.019 1.030	ULTIPLIER CCT SCALE 0.800 0.957 1.000 1.019 1.030			

LIGHT LOSS FACTOR MULTIPLIER					
CGL	1.05				
SFL	1.00				
FGL	0.90				
FSFL	0.87				
FLSL	0.83				
WDL	0.78				

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40° OPTIC WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	902	722	631	451	180	90	18
Power (W)	14	11	10	7	3	1.5	0.3
Efficacy (LPW)	64	64	64	64	64	64	64

WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
ССТ (К)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	857	686	600	428	171	86	17
Power (W)	14	11	10	7	3	1.5	0.5
Efficacy (LPW)	61	61	61	61	61	61	61

L LIGHTING COMPAN [DATE OF REV: 01122021]

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[PH] +1-210-227-7329 pg. 3 [FAX]+1-210-227-4967

DOWNLIGHT / HOUSING

ADJUSTABILITY

Aiming mechanism is integral to the housing, providing lockable hot-aim tilt up to 40° and 365° rotation. Sliding pivot point optimizes center beam, ensuring unclipped beam of 15° at 40° tilt and 25° at 30° tilt. 1° tilt increments with 5° indicators, tilt guide included (see a section view).

🔁 LED

Integral LED module design enables field service / replacement through housing aperture.

C OPTIC

Proprietary optic integrates Reflection, Refraction and TIR offering 10°, 15°, 22°, 40° & 60° beams.

TRIMLESS WOOD SPACERS

Provided for Trimless Wood installations; includes (1) 1/16" spacer and (5) 1/8" spacers.

TRIM EXTENSION

Provided for -2 ceiling thickness; accommodates 2.125" max ceiling thickness.

MICROFLANGE PROFILE

Features 0.30" flange. Thickness measures 0.06". Installed after ceiling is complete. Requires 3.375" diameter cutout. Wet location features integral silicone gasket.

G TRIMLESS DRYWALL PROFILE

Installs totally flush with the ceiling with no visible trim. Appliqué includes screws for mounting and has 0.06" plaster stop. Not recommended for stucco applications.

EFFECTS DEVICES / LENS RETAINER

Fixture is limited to 1 effects device. Wet location effects device is sealed in place. Suction tool provided for removal of baffle with wet location. Lens retainer allows effects devices to be changed in Dry /Damp locations.

ADJUSTABLE HCL ASSEMBLY

Honeycomb Louver and Soft Focus Lens attach directly to optic with clip-on lens retainer and adjusts with fixture. Only compatible with no lens baffle. Dry/Damp locations only. Specified as -28 Effects Device

ROUND BAFFLE

Die-cast removable baffle provides easy access to tilting mechanism and features 62° glare cutoff. Minimizes aperture glare and conceals view into housing; includes gasket.

SQUARE TRANSITIONAL BAFFLE

Die-cast removable baffle provides easy access to tilting mechanism and features 62° glare cutoff. Transitions from square aperture at ceiling plane to round aperture at light source. Minimizes aperture glare and conceals view into housing; includes gasket.

DIMENSIONS / DRAWINGS

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DOWNLIGHT / HOUSING

IC HOUSING

- For IC ceilings.
- No setback from polycell spray foam insulation having max R-Value of 60 on all sides and top of housing.

NIC HOUSING

- Minimum 0.50" setback from combustible and non-combustible materials on all sides and top of housing.
- Minimum 3.00" setback from insulation material having max R-Value 30 on all sides and top of housing.
- Minimum 6.00" setback from polycell spray foam insulation having max R-Value 60.
- ADJUSTABLE HANGER BAR HEIGHT ACCESSORY Provided with ceiling thickness "T" and recommended for installations in T-Grid and furring channel up to 1.5" tall. Hanger bars are installed to adjustable bracket. Allows housing to be raised and lowered; ceiling thickness remains 0.5" to 1.375" max.
- M APPLIQUÉ DETAIL

Appliqué for plaster floating directly to baffle.

REMOTE POWER SUPPLY

Provided with install Types "V", "W" and "D". Remote power supply provides additional driver options. Consult installation guide for maximum allowable secondary run lengths between PSF3-RMT and fixture. Must be installed in an accessible location.

HOUSING NOTES

- Do not install in environments where ambient temperatures exceed 25°C (77°F).
- Power supply compartment and all splice connections may be serviced from room side.
- Consult factory for spacing requirements for any installations exceeding R-Value 60.
- Hanger bars fitted to short side of housing or long side when TG accessory is specified; extend from 14.0" to 24.0", but may be field cut to accommodate narrow stud spacing. Can be extended up to 46" maximum with FRX-HBE-46 kit.
- Hanger bars and brackets add 4.00" max to the overall dimension, but are exclusive of the setback requirements.
- Housings for round trims feature a round aperture housing collar. Housings for square trims feature a square housing collar that rotates up to 90 degrees for fixture alignment. Housing collars accommodate ceiling thicknesses between 0.50" and 2.125".

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TECHNICAL

CONSTRUCTION

<u>Downlight</u>: Painted finishes are granulated powder coat. <u>Housing</u>: Aluminum and 22 Gauge galvanized steel. Die-cast aluminum heat-sink.

<u>Remote Power Supply</u>: 22 Gauge galvanized steel. <u>Appliqué</u>: Zinc alloy.

LED

2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2200K, 2700K, 3000K, 3500K and 4000K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED

3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3200K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

TUNABLE WHITE LED

5-step MacAdam ellipse tunable white LED module available in 90+ CRI configuration. Features tuning range of 2700K to 5000K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	PH	SG	SN	LP	L2	EG	EN	ED	DG	DN	DD
Minimum °C	-20 °C	-10 °C	-10°C	0°C	0°C	-20 °C					
Maximum °C	40 °C	40 °C	40 °C	40 °C	40°C	40 °C	40 °C	40 °C	40 °C	40°C	40 °C
Dimming %	2.0%	1.0%	1.0%	0.1%	1.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%

Note: For L2, LP, EG and EN drivers consult chart on page 7 to confirm appropriate dimming curve for compatibility with selected control.

LISTING

cTUVus listed to UL1598 standard for Dry / Damp and Wet locations. Chicago Plenum, Airtight and Title 24 JA8-2019 Listed.

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. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. 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.

CHANGE LOG

1.01/12/2021: ADDED 2200K, 2700K-1800K WARM DIM AND 10 DEGREE OPTIC OFFERINGS.

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DIMMING COMPATIBILITY

LUTRON DRIVER COMPATIBILITY

Power supply L2 Lutron Product Family	Part No.		
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-		
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-		
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-		
GRAFIK T™ CL® dimmer	GT-250M- GTJ-250M-		
HomeWorks® QS adaptive dimmer	HQRD-6NA-		
HomeWorks® QS 600 W dimmer	HQRD-6ND-		
HomeWorks® QS 1000 W dimmer	HQRD-10ND-		
RadioRA® 2 adaptive dimmer	RRD-6NA-		
RadioRA® 2 1000 W dimmer	RRD-10ND		
myRoom™ DIN power module	MQSE-4A1-D		
HomeWorks® QS DIN power module	LQSE-4A1-D		
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120		
HomeWorks® wallbox power module	HWI-WPM-6D-120		
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-		
GRAFIK Eye® 3000 control unit	GRX-3100- GRX-3500-		
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120 LP-RPM-4U-120		
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120		
GP dimming panels	Various		
Ariadni CL 250W dimmer	AYCL-253P-		
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-		
Nova T CL 250W dimmer	NTCL-250-		
Power supply LP Lutron Product Family	Part No.		
PowPak Dimming Modules	RMJ-EC032-DV-B		
PowPak Dimming Modules	FCJ/FCJS-ECO		
Energi Savr Nodes	QSN-1ECO-S		
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S		
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJE (wireless) QSGRE		
Quantum Hub	QP22C		
Quantum Hub	QP24C		
Quantum Hub	QP26C		
Quantum Hub	QP28C		
Homeworks QS power module myRoom Plus power module	LQSE-2ECO-D		

eldoLED DRIVER COMPATIBILITY

Power supply EG / EN Dimmer / Switch Control Manufacturer	Family/Model #
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Power supply EG / EN Lighting Control System Manufacturer	Family/Model #
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	
Clestione	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV4-* GLPAC-DIMFLV8-*
Crestron® Crestron®	GLPAC-DIMFLV4-* GLPAC-DIMFLV8-* GLPP-DIMFLVEX-PM
Crestron® Crestron® Crestron®	GLPAC-DIMFLV4-* GLPAC-DIMFLV8-* GLPP-DIMFLVEX-PM GLPP-1DIMFLV2EX-PM
Crestron® Crestron® Crestron® Crestron®	GLPAC-DIMFLV4-* GLPAC-DIMFLV8-* GLPP-DIMFLVEX-PM GLPP-1DIMFLV2EX-PM GLPP-1DIMFLV3EX-PM
Crestron® Crestron® Crestron® Crestron® Crestron®	GLPAC-DIMFLV4-* GLPAC-DIMFLV8-* GLPP-DIMFLVEX-PM GLPP-1DIMFLV2EX-PM GLPP-1DIMFLV3EX-PM DIN-A08
Crestron® Crestron® Crestron® Crestron® Crestron® Crestron® Crestron®	GLPAC-DIMFLV4-* GLPAC-DIMFLV8-* GLPP-DIMFLVEX-PM GLPP-1DIMFLV2EX-PM DIN-A08 DIN-4DIMFLV4
Crestron® Crestron® Crestron® Crestron® Crestron® Crestron® Crestron®	GLPAC-DIMFLV4-* GLPAC-DIMFLV8-* GLPP-DIMFLVEX-PM GLPP-1DIMFLV2EX-PM DIN-A08 DIN-4DIMFLV4 CLS-EXP-DIMFLV
Crestron® Crestron® Crestron® Crestron® Crestron® Crestron® Crestron® Crestron® Crestron®	GLPAC-DIMFLV4-* GLPAC-DIMFLV8-* GLPP-DIMFLVEX-PM GLPP-1DIMFLV2EX-PM DIN-408 DIN-4DIMFLV4 CLS-EXP-DIMFLV CLCI-1DIMFLV2EX

IMPACT ISL1-LED

RECESSED LED LUMINAIRE PATH & STEPLIGHT

In-wall 3.4-watt DC LED path or step light. Wide low-glare aperture projects light 4' at 4' width delivering minimum 1 fc up to 10 fc. Creats discreet path lighting for residential, commercial and hospitality applications. Durable precision milled 316 stainless steel or brass casting. 80+ CRI, delivering 43 lumens. Available in 2700K, 3000K, 3500K & 4000K color temperatures. Dry / Damp and Wet location.

PERFORMANCE

LUMINAIRE PERFORMANCE							
LED	Delivered	Power	Luminous				
Configuration	L.umens	Consumption	Efficacy				
lm W lm/W							
80L-02B	43	3.4	12.6				

ORDERING INFORMATION - FIXTURE

MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE (SEE PAGE 3 FOR MOUNTING PROVISION DETAILS)

WET OR DRY / DAMP LOCATION

- Universal Mounting Plate
- □ SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00) Mounting Plate; specify collar depth
- □ SSL-BB

Back Box with SSL-UMP mounting plate

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

Back Box with SSL-MP mounting plate; specify collar depth

Surface Mount Box; specify finish, powder coat only

DRY / DAMP LOCATION ONLY

- Remodel-Mount collar (drywall / plasterboard)
- SSL-CC
- Cavity Collar
- SSL-SC3
- Stud-Mount collar (3")
- Stud-Mount collar (6")

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IMPACT ISL1

POWER SUPPLY OPTIONS

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

D PSA-24V-25-1EL2

Plug-in 120V Class 2 power supply (Supports 1 fixture)

TECHNICAL CONSTRUCTION

Impact: Cast 316 stainless steel or brass, depending on finish. Mounting Plates and Mounting Collars: Stainless Steel. Single-gang Weatherproof Box: Aluminum. Surface Mount Box: Aluminum. Universal Back Box: Polycarbonate.

LED

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

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	AT2	L22	LP1	EX2	ED3
Minimum °C	-20 °C	0°C	0°C	-20 °C	-20 °C
Maximum °C	50 °C	40 °C	40 °C	50 °C	50 °C
Dimming %	10.0%	1.0%	0.1%	0%	0%

Note: For L22 and LP1 drivers consult chart on page 5 to confirm appropriate dimming curve for compatibility with selected control.

RECOMMENDED SPACING

Optimum 18" (457mm) above walking surface; 36" (914mm) on-center spacing.

ELECTRICAL

Luminaire requires factory-supplied 24-Volt DC power supply. May be integral to back box or remote. Secondary run lengths vary depending on power supply specified, see installation guidelines for run lengths.

LISTING

cTUVus Listed; Dark-Sky approved; Patent No. US D610,734 S; Dry / Damp (IP54 rated) and Wet (IP65 rated) location.

WARRANTY

Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

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IMPACT ISL1

FIXTURE

A LED

Regressed LED with wide low glare aperture, energyefficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).

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.

GASKET

Foam gasket provided. Required for IP65 wet location applications only.

RETENTION

Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

MOUNTING **REQUIRES REMOTE POWER SUPPLY**

SSL-UMP

Universal Mounting Plate typically used with two-gang switch box or 4-square junction box for dry /damp locations. May be used with customer-furnished single or two gang weatherproof box and factory supplied gasket for wet and concrete pour locations.

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

Mounting Plate includes gasket and features an extended collar for single-gang weatherproof box; specify preferred depth. Typically for wet and concrete pour locations.

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) Verify wall thickness

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

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.

MOUNTING

REQUIRES REMOTE POWER SUPPLY

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.

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pg. 3 [FAX]+1-210-227-4967

WET AND DRY / DAMP LOCATION

DRY / DAMP LOCATION ONLY

DIMENSIONS / DRAWINGS
IMPACT ISL1

MOUNTING WITH INTEGRAL POWER SUPPLY

O UBB-SL1-24V-60-XAT2-XXX

Universal Back Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR).

Hanger bars, adjust from 14" to 24" for standard joist spacing.

REMOTE POWER SUPPLIES

UBB-JCT-24V-60-XAT2-XXX

Universal Junction Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT).

Brackets, universal stainless steel mounting flange.

O PSA-24V-XX-XXXX

Hardwire Class 2 power supply, consists of a steel compartment and lid painted black with integral conventional electronic power supply. Wired in either a homerun or parallel method. See page 2 for power supply options.

- 1 Used for 60W electronic transformer (AT2).
- Used for 40W, 66W and 96W electronic transformers (EX2, ED3, LP1 & L22).

R PSA-24V-25-1EL2

Plug-in Class 2 power supply, features connector to plug-in directly to standard fixture. For demonstration and sampling purposes only. Not for permanent installation.

DIMENSIONS / DRAWINGS





3.50" (90mm)



BOLLARD

S BOLLARD

Free-standing mount. Available with integral or remote power supply. See BOLLARD spec sheet for complete details and ordering information.





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IMPACT ISL1

LUTRON DIMMING COMPATIBILITY

Device events 122 Product Formily	Dort No.	Drivers Per Control	Power supply LP1	120V Dart No	277V Dowt No	Drivers per Control	
Power supply L22 Product Family	Part No.	(120V only)	Product Family	120V Part No.	277V Part No.	120V	277V
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-	1-8	н тө	NTF-10-	NTF-10-277-	1 - 16	1-19
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-	1-13	Nova I ®	NTF-103P-	NTF-103P-277-	1-8	1-14
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-	1-13		NF-10-	NF-10-277-	1-8	1-19
GRAFIK T™ CL® dimmer	GT-250M-, GTJ-250M-	1-10	INOVA®	NF-103P-	NF-103P-277-	1-8	1-14
HomeWorks® QS adaptive dimmer	HQRD-6NA-	1-8		SF-10P-	SF-12P-277-	1-8	1-14
HomeWorks® QS 600 W dimmer	HQRD-6ND-	1-8	Skylark®	SF-103P-	SF-12P-277-3	1-8	1-14
HomeWorks® QS 1000 W dimmer	HQRD-10ND-	1-13	Dive	DVF-103P-	DVF-103P-277-	1-8	1-14
RadioRA® 2 adaptive dimmer	RRD-6NA-	1-8	DIVAR	DVSCF-103P-	DVSCF-103P-277-	1-8	1-14
RadioRA® 2 1000 W dimmer	RRD-10ND	1-13	Ariadni®	AYF-103P-	AYF-103P-277-	1-6	1-14
		1-6 (per output),	Maaadaa	MAF-6AM-	MAF-6AM-277-	1-6	1-14
myRoom [™] DIN power module	MQSE-4A1-D	1A max driver input	Maestrow	MSCF-6AM-	MSCF-6AM-277-	1-6	1-14
		current	Maestro Wireless®	MRF2-F6AN-DV-		1-6	1-14
	LQSE-4A1-D	1-6 (per output),	RadioRA® 2	RRD-F6AN-DV-		1-6	1-14
HomeWorks® QS DIN power module		1A max driver input	HomeWorks® QS	HQRD-	F6AN-DV	1-6	1-14
		current		PHPM-3F-120	-	1-16	-
HomeWorks® QS wallbox power		2-10 (per output),	Interfaces	PHPM	1-3F-DV	1-16	1-38
module		26 total per module		BCI	-0-10	1-16	1-38
HomeWorks® wallbox power module	HWI-WPM-6D-120	2-10 (per output),	GP Dimming Panels	Va	rious	1-16	1-38
nomeworks@ watabox power module		26 total per module	DowDakTM	RMJ-EC032-DV-B		32 per EcoSystem link	
GRAFIK Eve® OS control unit	OSGR- OSGR L	2-10 (per output),	with EcoSystem	URMJ-E	CO32-DVB	32 per EcoSystem link	
	43010, 43010	26 total per module		FCJ-EC0		3 per EcoSystem link	
GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	2-10 (per output), 26 total per module	Energi Savr Node™ with EcoSystem	QSN-1ECO-S, QSN-2ECO-S, QSN-2ECO-PS120, UQSN-1ECO-S,		64 per EcoSystem link	
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	GRAFIK Eye® QS	QSGRJE	-2EUU-S	64 per Eco	System link
RPM-4A module (LCP, HomeWorks®	HW-RPM-4A-120,	1-13 (per output),	with EcoSystem	QSGRE		0.00.200	
QS, GRAFIK Systems™, Quantum®)	LP-RPM-4A-120	26 total per module	HomeWorks® QS	LQSE-	2ECO-D,	64 por Ecc	System link
GP dimming panels	Various	1-26	with EcoSystem	USGRJE, OSGR- F			System link
Ariadni CL 250W dimmer	AYCL-253P-	1-8					
Diva CL 250W dimmer DVCL-253P- DCSCCL-253P- 1-8		1-8	Quantum®	QP2P_C		64 per Eco	System link
Nova T CL 250W dimmer	nmer NTCL-250- 1-10						





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WALL SCONCE CYLINDER & SQUILINDER[®]

Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.

ORDERING INFORMATION

												12			
SHAPE	TYPE	RATING		BODY		BAFFLE		LUMEN	αст	L	OWER	UPPER	DRIVER	LOWER	UPPER
				FINISH		FINISH		PACKAGE		0	OPTIC	OPTIC		LENS	LENS
		2													
CW2 Cylinder SW2 Squilinder	DF Downlight UD Up / Downlight	2 Wet (IP65)	WH BK AB AG AU BB CF	White Black Architectural Bronze Satin Silver Cashmere Gold Burnt Bronze Custom Finish* *(Consult Factory)	WH BK AB AG AU BB CF	White Black Architectural Bronze Satin Silver Cashmere Gold Burnt Bronze Custom Finish* *(Consult Factory)	80C12/ 80C19/ 80C23/ 90C10/ 90C15/ 90C20/ 97C09/ 97C14/ 97C18/	DOWNLIGHT (DF) STATIC WHITE A B A A A A A A A A A A <t< td=""><td>22 2200K* *(Only available for 90+ CRI) 27 2700K 30 3000K 35 3500K 40 4000K</td><td>15 25 40 60</td><td>15° 25° 40° 60°</td><td>00 DF Only* *(Required with DF fixture)</td><td>DOWNLIGHT (DF) INTEGRAL RP1 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic REMOTE (120V) TR2 Philips, 2% Leading/ Trailing/Triac* *(Ionly available with 80C19A, 90C15A and 97C14A)</td><td> Clear Glass Lens* *(Not available for Warm Dim) Soft Focus Lens Frosted Glass Lens Frosted Glass Lens Frosted Soft Focus Lens Frosted Linear </td><td>9 Diffusion Lens* *(Required with UD fixture) LEAVE BLANK FOR DOWNLIGHT (DF)</td></t<>	22 2200K* *(Only available for 90+ CRI) 27 2700K 30 3000K 35 3500K 40 4000K	15 25 40 60	15° 25° 40° 60°	00 DF Only* *(Required with DF fixture)	DOWNLIGHT (DF) INTEGRAL RP1 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic REMOTE (120V) TR2 Philips, 2% Leading/ Trailing/Triac* *(Ionly available with 80C19A, 90C15A and 97C14A)	 Clear Glass Lens* *(Not available for Warm Dim) Soft Focus Lens Frosted Glass Lens Frosted Glass Lens Frosted Soft Focus Lens Frosted Linear 	9 Diffusion Lens* *(Required with UD fixture) LEAVE BLANK FOR DOWNLIGHT (DF)
							•	DOWNLIGHT (DF) WARM DIM		<mark>25</mark> 40	25° 40°	00 DF Only* *(Required with DF fixture)	UP / DOWNLIGHT (UD) INTEGRAL	Spread Lens* *(Not available for Squilinder)	
							90W11	A 90+ CRI, Delivered Lumens - 844 Incandescent Profile	WL 2700K - 1800K	60	60°		CA2 120-277V 0-10V Analog Logarithmic		
							90W13 *SEE F PROFI	A 90+ CRI, Delivered Lumens - 888 Halogen Profile PAGE 3 FOR DETAILED WARM DIM LE COMPARISON.	WD 3200K - 1800K				CE2 120V Electronic ELV Forward / Reverse Phase		
							80C12	UP / DOWNLIGHT (UD) STATIC WHITE 2A 80+ CRI, 1200 Source Lumens (Delivered - 1.587)	22 2200K* *(Only available for 90C10A)	15 25 40	15° 25° 40°	15 15°40 40°60 60°	DOWNLIGHT (DF) & UP / DOWNLIGHT (UD) REMOTE (120V) L23 Lutron, Hi-Lume		
							90C10	A 90+ CRI, 1000 Source Lumens (Delivered - 1,361)	27 2700K30 3000K25 2500K	60	60°		1% 2-Wire REMOTE (120-277V)		
							77603	(Delivered - 1,220)	40 4000K				1% Ecosystem AN4 Philips Xitanium		
							*ALL I AND T 3000K SOFT	DELIVERED LUMEN OUTPUTS 24 COMPLIANCE REFLECT PAIRED WITH 40° OPTIC AND FOCUSI FINS REFERENCE					1% 0-10V, LOG EA2 eldoLED, SOLOdrive 0.1% 0-10V, LOG		
							PAGE	3 FOR ADDITIONAL T24 LIANT CONFIGURATIONS.					ED1 eldoLED, SOLOdrive 0.1% DALI, LOG		

						9
(WH) White	(BK) Black	(AB) Architectural Bronze	(AG) Satin Silver	(AU) Cashmere Gold	(BB) Burnt Bronze	
Powder Coat	Powder Coat	Powder Coat	Powder Coat	Powder Coat	Powder Coat	•

SPECIFICATION NOTES

Wall Sconce (ex.) CW2-DF2-WHBK-90C20A2-30-RP1-40

Wall Sconce (ex.) SW2-UD2-WHBK-80C12A2-33-RMT-49

Up / Downlight (UD) fixtures require two remote drivers Remote driver(s) ships as (ex.) PS-RMT-80C12A-1L23



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TYPE:



(24) JA8-2019 INDICATED BY SHADING

PROJECT NAME:

ACCESSORIES

CYLINDER ALTERNATE BAFFLE AND EFFECTS DEVICE

Includes baffle with sealed lens. Must specify baffle finish.

 □
 RBA-CY2-**-CGL
 Clear Glass Lens*

 *(Not available for Warm Dim)
 BRA-CY2-**-SFL
 Soft Focus Lens

 □
 RBA-CY2-**-FGL
 Frosted Glass Lens

 □
 RBA-CY2-**-FSL
 Frosted Glass Lens

 □
 RBA-CY2-**-FSL
 Frosted Soft Focus Lens

 □
 RBA-CY2-**-FSL
 Frosted Soft Focus Lens

 □
 RBA-CY2-**-FSL
 Frosted Soft Focus Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

LOWER REPLACEMENT OPTIC

□ R0-70-15-1 15° optic □ R0-70-25-1 25° optic □ R0-70-40-1 40° optic □ R0-70-60-1 60° optic

REPLACEMENT SUCTION TOOL

Included with each order (1 per 10 fixtures).

EMERGENCY LIGHTING - REMOTE MOUNT ONLY

During disruption of main power, emergency battery inverter provides temporary 120V or 277V to fixture.

□ EMB-S-20/25-120/277-LEDX20/25 watt max capacity, 120 or 277 VAC 60Hz, Non-dimmable□ EMB-S-100-120-LEDX100 watt max capacity, 120 VAC 60Hz, Dimmable□ EMB-S-100-277-LEDX100 watt max capacity, 277 VAC 60Hz, Dimmable□ EMB-S-250-120/277-LEDX250 watt max capacity, 120 or 277 VAC 60Hz, Dimmable

SQUILINDER ALTERNATE BAFFLE AND EFFECTS DEVICE

Includes baffle with sealed lens. Must specify baffle finish.

□ RBA-SQ2-**-CGL-2	Clear Glass Lens*
*(Not available for Warm Dim)	
RBA-SQ2-**-SFL-2	Soft Focus Lens
RBA-SQ2-**-FGL-2	Frosted Glass Lens
□ RBA-SQ2-**-FSFL-2	Frosted Soft Focus Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

UPPER REPLACEMENT OPTIC

□ **RO-50-15-1** 15° optic □ **RO-50-40-1** 40° optic □ **RO-50-60-1** 60° optic



WALL SCONCE

STATIC WHITE PERFORMANCE - 3000K - SOFT FOCUS LENS

LUMEN	WATTACE	15° C	15° OPTIC		PTIC	40° OPTIC		60° OPTIC		
PACKAGE	WATTAGE	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	
	DOWNLIGHT									
80C12A	10	813	81	764	76	706	70	789	78	
80C19A	17	1257	74	1182	69	1092	64	1221	72	
80C23A	21	1539	73	1448	68	1337	63	1495	71	
000404	40						(0		10	
90C10A	10	695	69	654	65	604	60	675	68	
90C15A	17	1078	63	1014	59	937	55	1047	61	
90C20A	21	1313	62	1235	58	1140	54	1275	60	
97C09A	10	625	62	588	58	543	54	607	60	
97C14A	17	961	57	904	53	835	49	933	55	
97C18A	21	1180	56	1110	52	1025	48	1146	54	
90W11A	16	_	_	803	50	729	45	825	52	
90W13A	16	-	-	845	52	767	48	868	54	
				UPLIGH	т					
80C12A*	10	922	92	-	-	881	88	919	92	
90C10A*	10	793	79	-	-	757	76	790	79	
97C09A*	10	709	71	-	-	677	68	707	71	

OUTPUT MULTIPLIER						
ССТ	CCT SCALE					
2200K (Consult factory for JA8 details)	0.800					
2700K	0.957					
3000K	1.000					
3500K	1.019					
4000K	1.030					

LIGHT LOSS FACTOR						
No Lens	1.05					
CGL	1.05					
SFL	1.00					
FGL	0.90					
FSFL	0.87					
FLSL	0.83					

*NOTE: To determine total performance for up / downlight (UD) fixture, add delivered lumens of Up and Down configurations and divide by total system wattage (20W = 10W Up + 10W Down).

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40° OPTIC

WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	767	614	537	383	153	77	15
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	48	48	48	48	48	48	48



WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
ССТ (К)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	729	583	510	364	146	73	14
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	45	45	45	45	45	45	45





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WALL SCONCE

CYLINDER

LUMINAIRE

Machined aluminum body with integrated heat sink and LED; power supply may be integral or remote mount.

B LOWER OPTIC

Proprietary optics available in 15°, 25°, 40° & 60° beams.

C LOWER EFFECTS DEVICES

Cylinder baffle lens assembly can accept 1 lens sealed in place. Soft focus lens included as standard for lens. Suction tool provided for removal of baffle lens assembly.

UPPER EFFECTS DEVICES

Cylinder assembly can accept 1 lens sealed in place. Diffusion lens included as standard for lens.

UPPER OPTIC

Proprietary field-changeable optics available in 15°, 40° & 60° beams.

MOUNTING

MOUNTING PLATE

Mounting plate (concealed) with factory supplied hidden screws after wall is fully finished. Singlegang junction box required for mounting. Fixture to mount flush with minimalist transition to wall.

REMOTE POWER SUPPLY

G PS-RMT

Remote power supply provides additional driver options. Consult installation guide for maximum allowable secondary run lengths between PS-RMT and fixture. Must be installed in an accessible location.

DIMENSIONS / DRAWINGS









0.70"

0.21"



PS-RMT weight - 1.40 lbs

G





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TECHNICAL

CONSTRUCTION

<u>Cylinder / Squilinder</u>: Machined aluminum body; extruded aluminum internal heat-sink; painted finishes are granulated powder coat. <u>Remote Power Supply</u>: 22 Gauge galvanized steel.

STATIC WHITE LED

2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2200K, 2700K, 3000K, 3500K and 4000K. Average rated lamp life: 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED

3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3200K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	CA2	CE2	RP1	TR2	L23	LH1	AN4	EA2	ED1
Minimum °C	-20 °C	-20 °C	-10 °C	-20 °C	0°C	0°C	-20 °C	-20 °C	-20 °C
Maximum °C	40°C	40°C	40°C	40°C	40°C	40°C	40°C	40°C	40°C
Dimming %	2.0%	2.0%	1.0%	2.0%	1.0%	1.0%	1.0%	0.1%	0.1%

Note: For TR2, L23, LH1, AN4 and EA2 drivers consult chart on page 6 to confirm appropriate dimming curve for compatibility with selected control.

MOUNTING

Cylinder is supplied with a mounting adaptor plate providing a minimalist transition accommodating wall thicknesses of 0.44" (7/16", 12mm) to 0.75" (3/4", 19mm).

OPERATING TEMPERATURE

Down Light: 104°F (40°C).

LISTING

cTUVus listed to UL1598 standard for Dry / Damp and Wet (IP65) locations. Title 24 JA8-2019 Listed.

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. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. 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.

CHANGE LOG

1. 01/12/2021: ADDED 2200K, 2700K-1800K WARM DIM OFFERINGS.

2. 3/31/2020: UPDATED SQUILINDER RBA PART NUMBERS.

3.11/19/2019: UPDATED 90C16A LUMEN PACKAGE TO 90C15A.

4.9/19/2019: NEW CONSOLIDATED SPEC SHEET WITH SINGLE

NOMENCLATURE FOR SPECIFICATION.

5.9/19/2019: WALL SCONCE NOW AVAILABLE IN UP / DOWNLIGHT CONFIGURATION.



As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.

WALL SCONCE

DIMMING COMPATIBILITY

PHILIPS DRIVER COMPATIBILITY

Power supply TR2	Family/Model #
Lutron Electronics	DV-600P
Lutron Electronics	DVELV-303P
Lutron Electronics	NTELV-600
Lutron Electronics	MAELV-600
Lutron Electronics	SELV-300P
Lutron Electronics	DVLV-600P
Lutron Electronics	NFTU-5A
Lutron Electronics	CTCL-153P
Lutron Electronics	GL-600H
Lutron Electronics	S-600P
Lutron Electronics	PHPM
Power supply AN4	Family/Model #
Lutron Electronics	DVTV plus PP-DV
Lutron Electronics	DVSCTV plus PP-DV
Lutron Electronics	DVSTV
Lutron Electronics	DVSCSTV
Lutron Electronics	QSGRJ-XP plus GRX-TVI
Lutron Electronics	QSGRJ-XE plus GRX-TVI
Lutron Electronics	QSGR-XE plus GRX-TVI
Lutron Electronics	NFTV plus PP-DV
Lutron Electronics	NTSTV
Lutron Electronics	RMJ-5T
Lutron Electronics	RMJS-8T
Lutron Electronics	FCJS-010
Leviton	IllumaTch IP7 series
Philips	Sunrise - SR1200ZTUNV

LUTRON DRIVER COMPATIBILITY

Power supply L23	Part No.
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-
GRAFIK T™ CL® dimmer	GT-250M- GTJ-250M-
HomeWorks® QS adaptive dimmer	HQRD-6NA-
HomeWorks® QS 600 W dimmer	HQRD-6ND-
HomeWorks® QS 1000 W dimmer	HQRD-10ND-
RadioRA® 2 adaptive dimmer	RRD-6NA-
RadioRA® 2 1000 W dimmer	RRD-10ND
myRoom™ DIN power module	MQSE-4A1-D
HomeWorks® QS DIN power module	LQSE-4A1-D
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120
HomeWorks® wallbox power module	HWI-WPM-6D-120
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-
GRAFIK Eye® 3000 control unit	GRX-3100- GRX-3500-
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120 LP-RPM-4U-120
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120
GP dimming panels	Various
Ariadni CL 250W dimmer	AYCL-253P-
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-
Nova T CL 250W dimmer	NTCL-250-
Power supply LH1	Part No.
PowPak Dimming Modules	RMJ-EC032-DV-B
PowPak Dimming Modules	FCJ/FCJS-EC0
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJE (wireless) QSGRE
Quantum Hub	QP22C
Quantum Hub	QP24C
Quantum Hub	QP26C
Quantum Hub	QP2- 8C

eldoLED DRIVER COMPATIBILITY

Power supply EA2	Family/Model #
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-A08
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
ABB	SD/S 2.16.1



LQSE-2ECO-D

LIGHTING COMPANY [DATE OF REV: 01122021] Homeworks QS power module

myRoom Plus power module

As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.



DENVER, CO OFFICE 1210 SOUTH JASON ST. DENVER, CO. 80223 303.762.3537

LAS VEGAS, NV OFFICE 6445 W. SUNSET RD. SUITE 124 LAS VEGAS, NV. 89118 702.497.1753

BELGRADE, MT OFFICE 528 N. RIVER ROCK DR. BELGRADE, MT. 59714 406.690.1204

CONTACT NAME CONTACT EMAIL CONTACT PHONE



CTRL CONTACT



THE EOS 3.0 RECESSED WET

PD1





LIGHT SOURCE

Long life name brand LED chips and boards to ensure the highest of quality while providing even and smooth illumination throughout our luminaires.

Our luminaires are available in 2700K, 3000K, 3500K and 4000K color temperature as well as White Color Tuning (2700-6500K).

Optional 80CRI or 90CRI available in all CCT options.

LUMEN MAINTENANCE

The projected lumen maintenance of the name brand mid-powered LED's are projected to maintain 80% (L80) of their initial output for +80,000 hours.

CONSTRUCTION

The housings are constructed of (6063T5) extruded aluminum. End cap gaskets insure a Wet location rating.

FINISH

Polyester powder, low gloss textured paint finish applied after a multi-stage pretreatment. Standard luminaire finishes include white, silver, and black. Custom color options are available. (Consult Factory).

OPTICS Snap in extruded frosted acrylic lens

DRIVERS

All of our luminaires come standard with 1% dimming and THD <20% utilizing 0-10v constant current protocol. 120v/277v is standard with the option of 347v.

EMERGENCY An integral factory installed 10 watt emergency battery pack. Emergency circuit and Night Light circuit options are available.

LUMINAIRE LENGTH

Our EOS 3.0 Recessed WET luminaire series are available in 2', 3', 4', 5', 6', 7' and 8' individual lengths.

LUMINAIRE WEIGHT

The approximate weight of a four foot luminaire is 16.8 lbs Including end caps assembled.



CONTINUOUS RUN ORDER GUIDES

Please use the following run guides for fixture ordering. If your product will require a submittal, our in-house Application Engineering Team will work closely with you on your project.

ALUMINUM PRODUCT ORDER GUIDE				
RUN LENGTH (ft)	RUN CONFIGURATION - SECTION LENGTHS			
9	6' + 3'			
10	6' + 4'			
11	6' + 5'			
12	6' + 6'			
13	6' + 7'			
14	8' + 6'			
15	8' + 7'			
16	8, + 8,			
17	6' + 5' + 6'			
18	6' + 6' + 6'			
19	6' + 7' + 6'			
20	8' + 4' + 8'			
21	8' + 5' + 8'			
22	8' + 6' + 8'			
23	8' + 7' + 8'			
24	8' + 8' + 8'			
25	5' + 8' + 8' + 4'			
26	4' + 6' + 6' + 6' + 4'			
27	6' + 8' + 8' + 5'			
28	6' + 8' + 8' + 6'			
29	7' + 8' + 8' + 6'			
*Standard Run Configurations Shown, Consult Factory for Custom Configurations.				

 \mathbf{X}

ALUMINUM PRODUCT ORDER GUIDE				
RUN LENGTH (ft)	RUN CONFIGURATION - SECTION LENGTHS			
30	6' + 6' + 6' + 6' + 6'			
31	6' + 6' + 7' + 6' + 6'			
32	8, + 8, + 8, + 8,			
33	5' + 8' + 8' + 8' + 4'			
34	6' + 8' + 8' + 8' + 4'			
35	6' + 8' + 8' + 8' + 5'			
36	6, + 8, + 8, + 8, + 9,			
37	8, + 8, + 2, + 8, + 8,			
38	8, + 8, + 9, + 8, + 8,			
39	8' + 8' + 7' + 8' + 8'			
40	8, + 8, + 8, + 8, + 8,			
41	5' + 8' + 8' + 8' + 8' + 4'			
42	6' + 8' + 8' + 8' + 8' + 4'			
43	6' + 8' + 8' + 8' + 8' + 5'			
44	6' + 8' + 8' + 8' + 8' + 6'			
45	7' + 8' + 8' + 8' + 8' + 6'			
46	2, + 8, + 8, + 8, + 8, + 3,			
47	4' + 8' + 8' + 8' + 8' + 3' + 3'			
48	8, + 8, + 8, + 8, + 8, + 8,			
49	5' + 8' + 8' + 8' + 8' + 4'			
50	6' + 8' + 8' + 8' + 8' + 8' + 4'			
*Standard Run Configurations Shown, Consult Factory for Custom Configurations.				





AGENDA ITEM 4 PLANNING & DEVELOPMENT SERVICE PLANNING DIVISON 455 Mountain Village Blvd. Mountain Village, CO 81435 (970) 728-1392

- TO: Mountain Village Design Review Board
- FROM: Amy Ward, Senior Planner
- FOR: Design Review Board Public Hearing; February 3, 2022
- **DATE:** January 25, 2022
- RE: Staff Memo Final Architecture Review (FAR) Lot 165, Unit 9, 190 Cortina Drive

APPLICATION OVERVIEW: New Single-Family Detached Condominium on Lot 165, Unit 9

PROJECT GEOGRAPHY

Legal Description: UNIT 9 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 37069

Address: 190 Cortina Drive Applicant/Agent: Ramiel Kenoun, Space Architects and Planners Owner: JEFFREY W. METZ REVOCABLE TRUST Zoning: Multi-Family Existing Use: Vacant Proposed Use: Multi-Family Lot Size: .20 acres Adjacent Land Uses:

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



Figure 1: Vicinity Map

ATTACHMENTS

Exbibit A: Architectural Plan Set

<u>Case Summary</u>: Ramiel Kenoun of Space Architects and Planners is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family condominium on Lot 165, Unit 9, 190 Cortina Drive. The Lot is approximately .20 acres and is zoned Multi-family. The overall square footage of the home is approximately 5,844 gross square feet, with 5,195 livable square feet, and provides 2 interior parking spaces within the proposed garage.

<u>History and Existing Conditions:</u> Lot 165-8 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 re-platted into Unit 18R to allow for the development of a Multi-family project. This replat also affected 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 9 shares a deeded driveway easement with Unit 10. The units at Cortina do not have General Easements, but they do have established building envelopes and in some cases pedestrian/skier easements.

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	<u>Requirement</u>	Proposed
Maximum Building Height	40' (gable) Maximum	30.80'
		39.09
Maximum Avg. Building Height	35' (gable) Maximum	31.19'
Maximum Lot Coverage	65% (5,835 s.f.)	38% (3,411 s.f.)
General Easement Setbacks	No GE	N/A
Setback Encroachments	None	Retaining wall,
		Grading,
Roof Pitch		
Primary		4:12
Secondary		5:12, 1/8:12
Exterior Material		
Stone	35% minimum	36.5%
Windows/Doors	40% maximum	22.9%
Parking	2 spaces	2

Design Variation:

1) Road and Driveway Standards – Retaining wall over 4'

DRB Specific Approval:

- 1) Materials metal fascia
- 2) GE Encroachments Retaining wall, landscape grading

are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated December 6, 2021.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits *Staff: Criteria met.*

17.3.14: General Easement Setbacks

Lot 165 Unit 9 does not have a General Easement and is instead 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: There is a deeded driveway easement for Units 9 and 10 in the front setback of the lots. However, the application as shown is not utilizing this access, but instead re-siting it to the north. Unit 10 is currently under construction and not utilizing this access either. The driveway as proposed includes a paved surface and a retaining wall.
- Utilities: Utility Main locations were not located on their survey, but it is assumed that they will be required to cross the front setback area to the lot. The sewer tie in will likely cross the west setback.

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

- Landscaping: Due to the steepness of the lot, the applicant has proposed some grading to occur within the south setback. Although a landscape plan has not yet been provided, it is assumed that there will be some landscaping in the setback areas.
- Construction Mitigation (Materials staging and Grading): The applicant has construction fencing that encompasses the whole lot. Due to the small size of the lot, it would be difficult to avoid this scenario and Staff does not take issue with this proposal, but any areas of the GE utilized for construction must be returned to their pre-existing conditions.
- Retaining Wall the civil drawings show a retaining wall in the southern setback that encroaches into the GE.

Although not a GE or setback encroachment, there is one other encroachment shown as the property is currently platted. There is a driveway easement for the benefit of both Units 9 and 10 on the SE corner of the lot. Unit 10 is currently under construction and is not

utilizing this driveway easement for access. The plans for Unit 9 show a portion of a retaining wall and small corner of the building envelope encroaching into this driveway easement. The applicant is in discussion with the owners of Unit 10 to remove this easement. Proof of the withdrawal of this easement should be provided prior to any building permit being issued.

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 *Staff: Criteria met.*

17.5.5: Building Siting Design

Staff: Criteria met.

17.5.6: Building Design

Staff: The fascia is shown as metal, at Initial Review a specific approval was given. The faux wood fiber cement siding that was proposed at initial to replace the wood siding was also given a specific approval. It is still unclear what the proposed soffit material is, this should be provided for staff review prior to building permit.

17.5.7: Grading and Drainage Design

Staff: Criteria met.

17.5.8: Parking Regulations

Staff: The applicant has removed the two exterior parking spaces. They are now meeting the parking requirement of two spaces as well as the garage back out requirement.

17.5.9: Landscaping Regulations

The applicant has included a simple landscaping plan consisting only of revegetating disturbed areas with Native seed mix and the addition of some deciduous shrubs at the driveway area. Staff would like to see some additional tree planting as screening between the properties if existing trees need to be removed for fire mitigation purposes.

17.5.11: Utilities

Staff: Criteria met.

17.5.12: Lighting Regulations

Staff: A lighting plan and photometric study was provided. It appears that the lighting plan is meeting all of the specifications of the CDC.

17.5.13: Sign Regulations

Staff: The address monument is located to the north of the driveway. A light fixture was specified by the lighting designer. The numerals need to be coated with a reflective surface in case of power outage. The applicant should revise this detail for staff review.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has included the 15' Zone 1 Fire Mitigation Area. The landscape plan will have to be reviewed separately for fire mitigation compliance once submitted at final. There are some nice trees on the outer edges of the Zone 1 fire mitigation area that would create beneficial screening between properties, at the time of this memo the plan is being reviewed by the Town Forester to determine if there is a path to keep any of these trees.

17.6.6: Roads and Driveway Standards

Staff: The driveway is shown at a 2% cross slope. A concrete v-pan will be poured over the top of the hilfiker wall at the edge of Cortina drive, this might may require some alteration of the existing baskets. The applicant should work closely with Public Works during this process.

There are two retaining walls that are in excess of 4' congruent to the driveway. One is just slightly over allowable at 4.5', the other is between 9' and 15' high. Given the steepness of this lot, staff does not see a path to creating access without this type of retainage. Stepping the walls would just increase overall site disturbance. If DRB finds these retaining walls allowable as proposed, then a design variation to the road and driveway standards should be granted.

17.6.8: Solid Fuel Burning Device Regulations

Staff: Criteria met.

Chapter 17.7: BUILDING REGULATIONS 17.7.19: Construction Mitigation

Staff: The construction mitigation plan has been revised to include two on-site parking spaces. Staff still feels that a supplemental parking plan will need to be worked out with Town staff prior to building permit. There is very little off-street parking in the Cortina neighborhood. There are likely to be multiple active building projects in this area. Staff feels that the on-site parking is better reserved for visiting subs and that the contractor will likely need to shuttle employees to the site from elsewhere.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural Review for Lot 165, Unit 9, 190 Cortina Drive, 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 Final Architectural Review for a new single-family detached condominium located at Lot 165, Unit 9, based on the evidence provided within the Staff Report of record dated January 25, 2022, with the following design variations and specific approvals:

Design Variation:

1) Road and Driveway Standards – Retaining wall over 4'

DRB Specific Approval:

- 1) Materials metal fascia, faux wood fiber cement siding
- 2) GE Encroachments Retaining wall, landscape grading

And, with the following conditions:

- 1) Prior to building permit, the applicant shall provide a specification for soffit material for staff review.
- 2) Prior to building permit, the applicant shall provide a construction parking supplement for staff review.
- 3) Prior to building permit, the applicant shall provide proof that the driveway easement for the benefit of Unit 10 has been removed.
- 4) Prior to building permit the applicant will work with the Town Forrester to review the fire mitigation plan to determine if any existing trees between properties could be kept intact, otherwise the applicant will provide a revised landscape plan showing the addition of some deciduous trees between properties for screening.
- 5) Prior to building permit, the applicant shall revise the address monument detail for staff review to include a reflective surface on the numerals.
- 6) Prior to Certificate of Occupancy the applicant shall record a condo map amendment that shows the revised access for Units 9 and 10.
- 7) 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.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the Setback.
- 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) 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
- 11) 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

PROJECT TEAM ARCHITECT: SPACE ARCHITECTS + PLANNERS RAMIEL KENOUN - ARCHITECT OF RECORD 2149 N. TALMAN AVE., CHICAGO, IL 60647 312.829.6666 UNCOMPAHGRE ENGINEERING, LLC **CIVIL ENGINEER:** DAVID BALLODE - ENGINEER OF RECORD P.O. BOX 3945 TELLURIDE, CO 81435 970.729.0683 SP ENGINEERS STRUCTURAL ENGINEER: JEFF PRIBYL - ENGINEER OF RECORD 134 N. LASALLE DR. SUITE 1930 CHICAGO, IL 60602 312.332.2800 MEP ENGINEER: CARTLAND KRAUS ENGINEERING LTD. JOHN CARTLAND - ENGINEER OF RECORD 760 TESLER RD. LAKE ZURICH, IL 60047 847.719.1708 LIGHTING: DAVID CRAIGE LIGHTING DESIGN DAVID CRAIGE 138 E. COLORADO AVE. TELLURIDE, CO 81435 970.729.1403 GENERAL CONTRACTOR: TBD OWNER: JEFFERY W. METZ REVOCABLE TRUST JEFF METZ 924 S. CATHRINE, LA GRANGE, IL 60525 708.878.9135 PROJECT SCOPE **ISSUED FOR:** REVIEW/BID DRB REVIEW AMENDED PERMIT PERMIT CONSTRUCTION WORK TO INCLUDE: ARCHITECTURAL ACCESSIBILITY ELECTRICAL ENVIRONMENTAL FIRE PREVENTION LANDSCAPING VENTILATION REFRIGERATION STRUCTURAL PLUMBING VICINITY MAP San Joaquin Road ——— LOWER SUNDANCE RUN PROSPECT CREEK -----PROJECT SITE CORTINA DRIVE



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CORTINA LOT 9 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT DATA AND CODES ZONING CODE / LIFE SAFETY SINGLE-FAMILY COMMON INTEREST COMMUNITY ZONE DISTRICT BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE MECHANICAL CODE 2018 INTERNATIONAL MECHANICAL CODE 8977.00 SF ELECTRICAL CODE 2020 NATIONAL ELECTRICAL CODE PLUMBING CODE 2018 INTERNATIONAL PLUMBING CODE REQUIRED ACTUAL FIRE CODE 2018 INTERNATIONAL FIRE CODE < 65.0% 38.0% FUEL GAS CODE 2018 FUEL GAS CODE

LOT COVERAGE MAX. BUILDING HEIGHT 40.0' (GABLE) 39.89' AVG. BUILDING HEIGHT 35.0' (GABLE) 31.19' PARKING SPACES 2 FRONT YARD SETBACK 19'-4" 16'-0" 16'-0" SKI ACCESS EASEMENT SIDE YARD SETBACK 16'-0" 16'-0" REAR YARD SETBACK 16'-0" SKI ACCESS EASEMENT

PARCEL ZONING

SPECIAL USE/P.D.

TOTAL SITE AREA

AREA ANALYSIS

OCCUPANCY TYPE

CONSTRUCTION TYPE

R-1

TYPE V

PROJECT SQUARE FOOTAGE		EXTERIOR SQ	EXTERIOR SQUARE FOOTAGE		
LOWER LEVEL	2423 SF	LOWER LEVEL SHARED PATIO	241 SF		
MAIN LEVEL	1555 SF	LOWER LEVEL SKI PATIO	475 SF		
UPPER LEVEL	1217 SF	MAIN LEVEL DECK	652 SF		
HABITABLE	5195 SF	MAIN LEVEL FRONT PORCH	127 SF		
		UPPER LEVEL DECK	71 SF		
MECHANICAL	97 SF				
GARAGE	552 SF	TOTAL AREA	1566 SF		
NON HABITABLE	649 SF				
GROSS AREA	5844 SF				

PROJECT IMAGE



PROJECT NAME: CORTINA LOT 9 **PROJECT ADDRESS:** 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435 PROJECT NO 20.055 PROJECT TEAM

A0.10 ---A0.11 A0.12 A0.13 A0.20 A0.30 A1.00 A1.00 A1.01 A1.02 A1.03 A2.00 A2.01 A2.02 A2.03 A2.10 A2.11 A2.12 A2.13 A2.14 A4.10 A6.00 → 1010 → C1 C2 C3 C4
 NP
 L1.00

 L1.01
 L1.01

 LX1
 LX2
 ウ LX3 LX4

SHEET

A0.00



	DRAWING INDEX						
#	CONTENTS		<u>SHEET #</u>	<u>C</u> (DNTENTS:		
	PROJECT DATA SITE PLAN						
	SURVEY IMPROVEMENT PLAT EXISTING CONDITIONS PLAN ZONING HEIGHTS						
	ZONING HEIGHTS FIRE MITIGATION PLAN						
	SITE DETAILS SCHEDULES & DETAILS						
	LOWER LEVEL FLOOR PLAN MAIN LEVEL FLOOR PLAN						
	ROOF PLAN						
	BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS						
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	BUILDING HEIGHT DIAGRAMS BUILDING HEIGHT DIAGRAMS						
	WALL AREA DIAGRAMS WALL AREA DIAGRAMS						
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	SITE PLAN AND DRIVEWAY PROFILE						
	CONSTRUCTION MITIGATION PLAN LANDSCAPE PLAN						
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	MAIN LEVEL EXTERIOR LIGHTING PLAN UPPER LEVEL EXTERIOR LIGHTING PLAN						
	MONUMENT LOCATION						
		SYMBOLS	LEGE	ND			
		NORTH ARROW			ELEVATION CHANGE		
	SHEET # XX X INT. ELEVATION #	INTERIOR ELEVATION IDEN	ITIFIER	X	PARTITION TAG		
	DRAWING #	DRAWING MARKER		X	DOOR TAG		
	DRAWING #	ELEVATION MARKER		$\langle \mathbf{x} \rangle$	WINDOW TAG		
	DRAWING #	BLDG. SECTION MARKER		$\langle \mathbf{x} \rangle$	KEY NOTE TAG		
		WORK POINT / LEVEL MARI	KER	X	EQUIPMENT TAG		
	X	FINISHED ELEVATION MAR	KER	X	REVISION TAG		















PROJECT NAME: CORTINA LOT 9

project address: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



VIEW LOOKING NORTHWEST

VIEW LOOKING WEST

VIEW LOOKING SOUTHEAST



SHEET TITLE

SHEET #

SITE PLAN



IMPROVEMENT LOCATION CERTIFICATE:

I hereby certify that this Improvement Location Certificate was prepared for Land Title Guarantee Company, that it is not a land survey plat or improvement survey plat, that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the below described parcel on this date, December 01, 2015, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Jeffrey C. Haskell

LEGAL DESCRIPTION:

UNIT 9, THE CORTINA LAND CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 30, 2004 UNDER RECEPTION NO. 370697 AND THE FIRST AMENDMENT THERETO RECORDED NOVEMBER 14, 2006 UNDER RECEPTION NO. 388352 AND THE SECOND AMENDMENT THERETO RECORDED JANUARY 19, 2007 UNDER RECEPTION NO. 389686 AND THE THIRD AMENDMENT THERETO RECORDED AUGUST 22, 2014 UNDER RECEPTION NO. 434256, AND NOTICE RECORDED NOVEMBER 20, 2014 UNDER RECEPTION NO. 435386, AND RERECORDED DECEMBER 1, 2014 UNDER RECEPTION NO. 435492 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 LAND CONDOMINIUMS RECORDED JANUARY 19, 2007 IN PLAT BOOK 1 AT PAGE 3803 AND THE SECOND AMENDMENT TO THE MAP OF CORINA LAND CONDOMINIUMS RECORDED AUGUST 22, 2014 IN PLAT BOOK 1 AT PAGE 4661,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and legal description from Land Title Guarantee Company, Order No. 86005356, dated November 05, 2015 at 5:00 P.M.

2. According to FEMA Flood Insurance Rate Maps dated September 30, 1988, this parcel is not within the 100—year flood plain.

3. No posted address.

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.





SCALE: 1" = 10'

* * * * * * * *

*PARCEL *D*





E:/Old W/Jobs/JOBS2015/15040/dwg/15040 EC Plan 11-21 (Units 8-9).dwg, 1/14/2022 3:45:04 PM, PC3









PROJECT NAME: CORTINA LOT 9

project address: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435





ROOF POINT	ROOF POINT ELEVATION	MOST RESTRICTIVE GRADE BELOW	NG = NATURAL GRADE PG = PROPOSED GRADE	ROOF HEIGHT ABOVE MOST RESTRICTIVE GRADE
A01	9850.59	9823.78	NG	26.81
A02	9850.22	9819.72	NG	30.50
A03	9847.53	9813.32	NG	34.21
A04	9850.59	9819.42	NG	31.17
A05	9847.08	9818.55	NG	28.53
A06	9850.22	9815.65	NG	34.57
A07	9847.53	9812.70	NG	34.83
A08	9847.08	9816.27	NG	30.81
A09	9847.53	9809.15	NG	38.38
A10	9836.78	9807.81	NG	28.97
A11	9827.48	9804.18	NG	23.30
A12	9827.48	9800.53	NG	26.95
A13	9827.48	9799.92	NG	27.56
A14	9841.42	9810.16	NG	31.26
A15	9841.42	9807.38	NG	34.04
A16	9836.78	9806.82	NG	29.96
A17	9823.70	9797.32	NG	26.38
A18	9823.70	9795.45	NG	28.25
AVERAGE HEIGHT	-			30.36
MAX. AVERAGE H	EIGHT			35.00
COMPLIANT BY				4.64

PROJECT INFO	ISSUE	CERTIFICATION	SHEET TITLE	SHEET #
ROJECT NO. 20.055 ROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK	10.22.2021 DRB INITIAL REVIEW 01.20.2022 DRB FINAL REVIEW	406566	ZONING HEIGHTS	A0.1 1









PROJECT NAME: CORTINA LOT 9

project address: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



1
A2.03

ROOF POINT	ROOF POINT ELEVATION	NATURAL GRADE ELEVATION BELOW	ROOF HEIGHT ABOVE NATURAL GRADE	PROPOSED GRADE ELEVATION BELOW	ROOF HEIGHT ABOVE FINISH GRADE
M01	9852.83	9825.54	27.29	9825.54	27.29
M02	9852.08	9818.51	33.57	9818.51	33.57
M03	9852.83	9821.13	31.70	9821.13	31.70
M04	9852.08	9812.19	39.89	9812.19	39.89
M05	9844.53	9811.88	32.65	9811.88	32.65
M06	9844.53	9809.97	34.56	9809.97	34.56
M07	9839.33	9809.56	29.77	9809.56	29.77
M08	9839.33	9808.50	30.83	9808.50	30.83
M09	9828.71	9804.55	24.16	9804.55	24.16
M10	9828.71	9801.22	27.49	9801.22	27.49









PROJECT NAME: **CORTINA LOT 9**

PROJECT ADDRESS: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



FIRE MITIGATION LEGEND ZONE 1 - REMOVE ALL SHRUBS, TREES SLASH AND FLAMMABLE VEGETATION ZONE 2 - 10' CROWN TO CROWN SEPARATION, PRUNE BRANCHES TO A HEIGHT OF 10' FROM GROUND EXISTING DOUGLAS FIR TREE * EXISTING DOUGLAS FIR TREE TO BE REMOVED EXISTING ASPEN TREE EXISTING ASPEN TREE TO BE REMOVED × EXISTING SPRUCE TREE -EXISTING SPRUCE TREE TO BE REMOVED

- ALL DEVELOPMENT SHALL COMPLY WITH CDC 17.6.1 EVNIRONMENTAL REGULATIONS. ADDITIONAL TREE CLEARING WILL BE DONE PER FIRE MITIGATION REQUIREMENTS. CONSISTANT WITH 2018 IRC SECITON R101.4.1 APENDAGES AND PROJECTIONS: UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS 2. WITH HABITABLE SPACES AND PROJECTS, SUCH AS
 - DECKS SHALL BE SONSTRUCTED AS FOLLOWS: NON-COMBUSTIBLE MATERIALS, HEAVY TIMBER, EXTERIOR GRADE IGINTION RESITANT MATERALS SUCH AS THOSE ISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODCUTS.

3. REMOVE ALL DISEASED, DEAD OR DRYING TREES.



1.

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LETTERING SHALL HAVE REFLECTIVE MATERIAL OUTLINE FOR NIGHTTIME

THE ADDRESS LETTERING AND NUMBERS

SHALL BE ILLUMINATED WITHA CONCEALED LED OR OTHER ENERGY EFFICIENT LIGHT

SOURCE THAT DOES NOT CAUSE GLARE TO MOTORISTS OR SURROUNDING PROPERTIES.

VISIBILITY WHEN LIGHTING FAILS.

NOTE:

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1 ADDRESS MONUMENT ELEVATION SCALE : 1" = 1'-0"

2



 STEEL PLATE TO BE BOLTED TO STONE WALL W/ 1 1/2" STAND OFF'S, KEEP BOLTS FLUSH TO PLATE
 LIGHTING TO BE PROVIDED PER LIGHTING PLANS

- 1/4" STEEL PLATE

—6" TALL NUMBERS IN BAHNSCHRIFT TEXT W/ ALUM. FINISH AND REFLECTIVE MATERIAL OUTLINE

- STONE MASONRY: RADEMANN COLOR: SIERRA GREY - STONE RIDGE

PROJECT NAME: CORTINA LOT 9

project address: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

2 ADDRESS MONUMENT PLAN SCALE : 1" = 1'-0"





PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK ISSUE 10.22.2021 DRB INITIAL REVIEW 01.20.2022 DRB FINAL REVIEW



SHEET TITLE

SHEET #

SITE DETAILS





DOOR NOTES:

• ALL DOORS USED IN CONNECTION W/ EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT A KEY IN THE DIRECTION OF EGRESS

- VERIFY ALL DOOR WIDTHS & HEIGHTS IN FIELD PRIOR TO ORDERING
- PROVIDE ROLLER CATCH OR MAGNETIC CATCH AT DUMMY TRIM
- ALL HINGES & HANDLES TO BE SELECTED BY INTERIOR DESIGN / OWNER
- ALL DOORS & HARDWARE TO BE SELECTED BY INTERIOR DESIGNER / OWNER & REVIEWED BY ARCHITECT PRIOR TO PURCHASE BY CONTRACTOR, U.N.O.
- CONTRACTOR TO PURCHASE ALL DOORS, U.N.O.
- ALL DOOR FRAMES MUST BE FIRE LISTED TO MATCH THE FIRE RATING OF THE DOOR

1 DOOR TYPES SCALE : NTS



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	Ν	/INDOW SCH	IEI	DUI	_E		
Н	HEIGHT	ТҮРЕ	CLEAR	FROSTED	OPAQUE	TEMPERED	CO
,							

	WIDTH	HEIGHT	TYPE	CL	FR	ЧО	ΤEI	COMMENTS
	3' - 3"	2' - 6"	FIXED	•				
	3' - 6"	2' - 6"	FIXED	•				
;	1' - 6"	5' - 8"	FIXED	•			•	
)	3' - 4"	2' - 2"	AWNING	•				
	3' - 0"	5' - 8"	CASEMENT	•				
	3' - 0"	2' - 10"	FIXED	•			•	
i	2' - 8"	4' - 3"	CASEMENT	•				
	4' - 0"	2' - 0"	FIXED	•				
	3' - 4"	2' - 10"	FIXED	•				

WINDOW NOTES:

CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES IN THE FIELD PRIOR TO ORDERING

ARCHITECT TO REVIEW AND APPROVE WINDOW SPECIFICATIONS PRIOR TO GC PLACING ORDER

DOOR & WINDOW GLASS REQUIREMENTS:

- PROVIDE SAFETY GLAZING UNDER THE FOLLOWING CONDITIONS: -ALL DOORS / SKYLIGHTS / SHOWER DOORS -ALL WINDOWS WHICH OCCUR AT BATHTUBS OR SHOWERS -ALL SIDELIGHTS WITHIN 24" ARC OF A DOOR
- FOR ALL WINDOWS OTHER THAN SIDELIGHTS WITHIN 18" OF THE FLOOR, SAFETY GLASS IS REQUIRED IF ALL OF THE FOLLOWING CONDITIONS EXIST: - GLASS AREA IS 9 SF OR MORE - BOTTOM EDGE OF GLASS IS LESS THAN 18" ABOVE FLOOR
- TOP EDGE OF GLASS IS MORE THAN 36" ABOVE FLOOR
- WHERE THE FLOOR OR WALKING SURFACE IS FURTHER THAN 36" HORIZONTALLY FROM THE GLASS, SAFETY GLASS IS NOT REQUIRED.
- WHERE SAFETY GLASS IS REQUIRED AND DOUBLE GLAZING IS SPECIFIED, BOTH THE PANES MUST BE SAFETY GLASS IF WITHIN 25 FEET OF THE GRADE. IF ABOVE 25 FEET, ONLY THE INNER PANE NEEDS TO BE SAFETY GLASS.
- ALL GUARDRAILS WITH GLAZING PER 2406.4.4



PROJECT NAME: CORTINA LOT 9

PROJECT ADDRESS: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

MARK	
CA	
СВ	
CC	
CD	
CE	
CF	

CG

СН

CUSTOM WINDOW SCHEDULE							
				GLASS TYPE			
UNIT WIDTH	UNIT HEIGHT	TYPE	CLEAR	FROSTED	OPAQUE	TEMPERED	REMARKS
12' - 6"	4' - 10"	Γ	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
10' - 4"	VARIES	Ш	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
10' - 0"	10' - 4"	Ш	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
10' - 4"	8' - 6"	IV	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
10' - 0"	13' - 2"	V	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
10' - 2"	14' - 10"	VI	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
5' - 0"	14' - 10"	VII	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
10' - 0"	11' - 4"	VIII	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH



PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK

ISSUE 10.22.2021 DRB INITIAL REVIEW 01.20.2022 DRB FINAL REVIEW



SCHEDULES &

DETAILS

SHEET TITLE

SHEET #



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TAGE
AREA
241 SF
475 SF
652 SF
127 SF
71 SF
1566 SF

PROJECT SQUARE FOOTAGE			
LEVEL	USE	AREA	
LOWER LEVEL	LIVING	2423 SF	
MAIN LEVEL	LIVING	1555 SF	
UPPER LEVEL	LIVING	1217 SF	
HABITABLE		5195 SF	
LOWER LEVEL	MECH	97 SF	
MAIN LEVEL	GARAGE	552 SF	
NON HABITABLE		649 SF	
GROSS AREA		5844 SF	

WALL TYPE LEGEND



PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK



SHEET TITLE

LOWER LEVEL FLOOR PLAN

SHEET #

A1.00







3 A2.13

PROJECT NAME: CORTINA LOT 9

project address: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



EXTERIOR SQUARE FOO	DTAGE
NAME	AREA
LOWER LEVEL SHARED PATIO	241 SF
LOWER LEVEL SKI PATIO	475 SF
MAIN LEVEL DECK	652 SF
MAIN LEVEL FRONT PORCH	127 SF
UPPER LEVEL DECK	71 SF
TOTAL AREA	1566 SF

PROJECT SQUARE FOOTAGE			
LEVEL	USE	AREA	
LOWER LEVEL	LIVING	2423 SF	
MAIN LEVEL	LIVING	1555 SF	
UPPER LEVEL	LIVING	1217 SF	
HABITABLE		5195 SF	
LOWER LEVEL	MECH	97 SF	
MAIN LEVEL	GARAGE	552 SF	
NON HABITABLE		649 SF	
GROSS AREA		5844 SF	

WALL TYPE LEGEND



PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK ISSUE 10.22.2021 DRB INITIAL REVIEW 01.20.2022 DRB FINAL REVIEW



SHEET TITLE

MAIN LEVEL FLOOR PLAN SHEET #

A1.01





120





PROJECT NAME: CORTINA LOT 9

project address: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



Е
REA
SF
SF

PROJECT SQUARE FOOTAGE			
LEVEL	USE	AREA	
LOWER LEVEL	LIVING	2423 SF	
MAIN LEVEL	LIVING	1555 SF	
UPPER LEVEL	LIVING	1217 SF	
HABITABLE		5195 SF	
LOWER LEVEL	MECH	97 SF	
MAIN LEVEL	GARAGE	552 SF	
NON HABITABLE		649 SF	
GROSS AREA		5844 SF	



PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK ISSUE 10.22.2021 DRB INITIAL REVIEW 01.20.2022 DRB FINAL REVIEW



SHEET TITLE

UPPER LEVEL FLOOR PLAN SHEET #

A1.02







WHITE TPO ROOF		
MEMBRANE @ FLAT ROOF - TYP.		
	<u>4":12"</u> →	4":12" ROOF DECK
DECK BELOW		

1 A2.02

PROJECT NAME: CORTINA LOT 9

project address: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435







LEGEND
SNOW MELT SYSTEM

NOTE: ROOF PITCHES LESS THAN OR EQUAL TO 1/8":12" TO HAVE SNOW MELT SYSTEM.

SHEET #

A1.03

PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK

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ROOF PLAN

SHEET TITLE



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PROJECT NAME: **CORTINA LOT 9**

PROJECT ADDRESS: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435









M3 - STONE MASONRY - WHITE BUFF



M5 - METAL PANEL SIDING - FLAT LOOK



M7 - STEEL ACCENTS - COLOR TBD





BUILDING

ELEVATIONS







BALCONY RAILING



M2 - FAUX WOOD FIBER CEMENT SIDING



M4 - METAL PANEL SIDING - FLAT LOOK



<u>T/ UPPER LVL</u> 9836' - 4"

<u>T/ROOF RIDGE</u> 9852' - 1"



M6 - STONE MASONRY - SIERRA GREY:



SMOOTH STONE
 BANDING TO
 MATCH M3 - TYP.

PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK



CERTIFICATION aun I KE 406566

STONE RIDGE







PROJECT NAME: **CORTINA LOT 9**

PROJECT ADDRESS: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435





M1 - ROOFING / SIDING - STANDING SEAM 16" O.C.



M3 - STONE MASONRY - WHITE BUFF



M5 - METAL PANEL SIDING - FLAT LOOK



M7 - STEEL ACCENTS - COLOR TBD



BALCONY RAILING



M2 - FAUX WOOD FIBER CEMENT SIDING



M4 - METAL PANEL SIDING - FLAT LOOK



M6 - STONE MASONRY - SIERRA GREY: STONE RIDGE



SHEET

A2.01



T<u>/ROOF RIDGE</u> 9852' - 1"

T/ GARAGE 9826' - 0" T/ MAIN LVL 9823' - 10"

T/ LOWER LVL 9810' - 8"

SMOOTH STONE BANDING TO MATCH M3 - TYP.

PROJECT NO.

20.055

PROJECT TEAM

RAMIEL KENOUN

TESS SEKALIAS

SARAH REINDL

JEN POTOCZAK



10.22.2021 DRB INITIAL REVIEW 01.20.2022 DRB FINAL REVIEW



SHEET TITLE

BUILDING ELEVATIONS





PROJECT NAME: **CORTINA LOT 9**

PROJECT ADDRESS: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435





BALCONY RAILING



M2 - FAUX WOOD FIBER CEMENT SIDING



M4 - METAL PANEL SIDING - FLAT LOOK





M1 - ROOFING / SIDING - STANDING SEAM 16" O.C.



M3 - STONE MASONRY - WHITE BUFF



M5 - METAL PANEL SIDING - FLAT LOOK



M7 - STEEL ACCENTS - COLOR TBD



STEEL ACCENT BRAKE METAL COLOR: TBD M7

SHEET TITLE

BUILDING

ELEVATIONS

SHEET



 HEAVY TIMBER
 BEAM - TYP. - METAL GUARDRAIL - TYP. - STONE RETAINING WALL - TYP.

> T/ GARAGE 9826' - 0" T/ MAIN LVL 9823' - 10"

NON COMBUSTIBLE DECK

STRUCTURE - TYP. SMOOTH STONE

BANDING TO MATCH M3 - TYP.



M6 - STONE MASONRY - SIERRA GREY:







aun

406566

PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK

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PROJECT NAME: **CORTINA LOT 9**

PROJECT ADDRESS: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435









M3 - STONE MASONRY - WHITE BUFF



M5 - METAL PANEL SIDING - FLAT LOOK



M7 - STEEL ACCENTS - COLOR TBD



SHEET TITLE

BUILDING ELEVATIONS







BALCONY RAILING



M2 - FAUX WOOD FIBER CEMENT SIDING



M4 - METAL PANEL SIDING - FLAT LOOK



M6 - STONE MASONRY - SIERRA GREY: STONE RIDGE



T/ GARAGE 9826' - 0" <u>T/ MAIN LVL</u> 9823' - 10"

<u>T/ UPPER LVL</u> 9836' - 4"

<u>T/ROOF RIDGE</u> 9852' - 1"

T/ LOWER LVL 9810' - 8"

PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK

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406566




3 3D HEIGHT DIAGRAM - 40'-0" LINE



1 <u>3D HEIGHT DIAGRAM - 40'-0" LINE</u> SCALE :



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4 3D HEIGHT DIAGRAM - 40'-0" LINE



2 3D HEIGHT DIAGRAM - 40'-0" LINE SCALE :

PROJECT NAME: **CORTINA LOT 9**

PROJECT ADDRESS: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK

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SHEET TITLE

BUILDING HEIGHT DIAGRAMS

SHEET #

A2.11



1 <u>3D HEIGHT DIAGRAM - 35'-0" LINE</u> SCALE : NTS



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2 3D HEIGHT DIAGRAM - 35'-0" LINE SCALE : NTS

PROJECT NAME: CORTINA LOT 9

PROJECT ADDRESS: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK

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SHEET TITLE

BUILDING HEIGHT DIAGRAMS

SHEET #

A2.12









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WALL AREA SUMMARY

FAUX WOOD FIBER CEMENT SIDING:	15.3% 36.5%
METAL PANEL SIDING:	25.3%
GLAZING:	22.9%

WALL MATERIAL LEGEND



WALL AREA BY MATERIAL

GLAZING: METAL PANEL: STONE:

349 SF 336 SF 222 SF

CERTIFICATION PROJECT INFO ISSUE SHEET TITLE SHEET # aun 10.22.2021 DRB INITIAL REVIEW PROJECT NO. 20.055 01.20.2022 DRB FINAL REVIEW PROJECT TEAM A2.13 WALL AREA DIAGRAMS RAMIEL KENOUN 406566 TESS SEKALIAS SARAH REINDL JEN POTOCZAK







WALL AREA SUMMARY

FAUX WOOD FIBER CEMENT SIDING: STONE:	15.3% 36.5%
METAL PANEL SIDING:	25.3%
GLAZING:	22.9%

WALL MATERIAL LEGEND

M2 - FAUX WOOD FIBER CEMENT SIDING M3 & M6 - STONE MASONRY M5 - METAL PANEL SIDING - FLAT LOOK GLAZING

GLAZING:	150 SI
METAL PANEL:	801 S
STONE:	430 S

PROJECT INFO	ISSUE	CERTIFICATION	SHEET TITLE	SHEET #
PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK	10.22.2021 DRB INITIAL REVIEW 01.20.2022 DRB FINAL REVIEW	406566	WALL AREA DIAGRAMS	A2.14







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PROJECT NAME: **CORTINA LOT 9**

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PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK

ISSUE 10.22.2021 DRB INITIAL REVIEW 01.20.2022 DRB FINAL REVIEW



SHEET TITLE

SHEET #

DETAILS









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2 AERIAL RENDERING SCALE : NTS

PROJECT NAME: CORTINA LOT 9

project address: 190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435



PROJECT INFO PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK ISSUE 10.22.2021 DRB INITIAL REVIEW 01.20.2022 DRB FINAL REVIEW



SHEET TITLE

BUILDING RENDERINGS SHEET #

A6.00

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO 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 REQUIRIEMENTS. 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% STANDARD PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON—STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) STANDARD 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. 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 2021-10-22 SECOND DRB 2022-01-20
Lot 9 Cortina Mtn. Village, CO
NOT BOOK 29645
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







C3

2021-10-22

2022-01-20











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CORTINA LOT 9

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<u>LEGEND</u>



DECIDUOUS SHRUB



NATIVE SEED MIX

PLANT LIST

DECIDUOUS SHRUBS:

GFP 18

GOLDFINGER POTENTILLA Potentilla fruitcosa ' Gold Finger'

5 GAL. 18" - 24" HT.

NATIVE SEED MIX

(SUPPLIMENTAL IRRIGATION) (MOW ONCE PER YEAR DURING WINTER DORMANCY) SEEDING RATE: 25 LBS. PLS/ACRE: DRILL SEEDED ADD 50% IF HYDROSEEDED OR BRILLION DRILLED ADD 100% IF BROADCAST PERCENTAGES BY PLS WEIGHT

15%	MOUNTAIN BROME
15%	PERENNIAL RYE
15%	ALPINE BLUEGRASS
15%	CANADA BLUEGRASS
10%	SLENDER WHEATGRASS
10%	CREEPING RED FESCUE
10%	TALL FESCUE
5%	HARD FESCUE
5%	ARIZONA FESCUE
5%	WESTERN YARROW

PROJECT INFO	ISSUE	CERTIFICATION	SHEET TITLE	SHEET #
PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK	01.20.2022 DRB FINAL REVIEW	406566	LANDSCAPE Plan	L1.00



1 SHRUB PLANTING SCALE : NTS



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PROJECT NAME: CORTINA LOT 9

2 EDGE TREATMENT SCALE : 3/4" = 1'-0"

EDGER



MULCH ADJACENT TO WALKS AND CURBS



SOD ADJACENT TO WALKS AND CURBS



SIDEWALK / TOP OF CURB

BELOW PAVED EDGE

SPECIFIED MULCH

FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED APPROX. 1" BELOW TOP OF PAVED EDGE FOR SOD AND LEVEL FOR SEED

FNISHED GRADE OR TOP OF MULCH 1/2"

WEED BARRIER FABRIC UNDER INORGANIC

NECESSARY DISTANCE BELOW PAVED EDGE

FINISHED GRADE OR TOP OF SOD LEVEL WITH

WEED BARRIER FABRIC UNDER INORGANIC MULCHES

SPECIFIED PREEMERGANT HERBICIDE BELOW FABRIC

FULL DEPTH OF TOPSOIL PLACED THE NECESSARY

DISTANCE BELOW TOP OF EDGER

FINISHED GRADE OR TOP OF MULCH 1/2"

MULCHES SPECIFED PREEMERGANT

FULL DEPTH OF TOPSOIL PLACED THE

HERBICIDE BELOW FABRIC

SPECIFIED SOD OR SEED

BELOW TOP OF EDGER

SPECIFIED MULCH

- SPECIFED EDGER

TOP OF EDGER

SPECIFIED SOD OR SEED

FINISHED GRADE OR TOP OF SOD LEVEL WITH PAVED EDGE

SIDEWALK / TOP OF CURB



LANDSCAPE NOTES

- 1. THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USEED IN CONJUNCTION WITH THE CIVIL IRRIGATION, MECHANICAL. ELECTRICAL AND ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. IF A CONFLICT EXISTS BETWEEN THESE NOTES, DETAILS AND SPECIFICATIONS THESE NOTES SHALL OVERRIDE THE DETAILS AND THE DETAILS SHALL OVERRIDE THE SPECFICATIONS.
- 2. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- 3. ALL MATERIAL AND WORKSMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- 4. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- 5. BEFORE COMMENCIING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTITILY COMPAINES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITES, IRRIGATION SLEEVES, CONDUITS, ETC.
- 6. IT IS THE RESPONSIBITLIY OF THE CONTRACTOR TO PROVIDE SUBMITTALS, CUT SHEETS OF MATERIALS & SOIL TEST RESULTS DIRECTLY TO THE OWNERS RESPRESENTATIVE FOR APPROVAL. SEE SPECIFICATIONS FOR DTAILED SUBMITTAL INFORMATION.
- 7. REMOVE EXCESS SUB GRADE WHERE NECESSARY AND PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX INCHES (6") IN TURF AND GRASS AREAS AND TWELVE (12") INCHES IN SHRUB BEDS. DISTRUBTE STOCKPILED TOPSOIL AND PROVIDE ANY ADDTIONAL TOPSOIL NEEDED.
- 8. ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE IINCORPORATED IN TO ALL PLANTING PITS AS IN THE DETAILS.
- 9. ALL PLANT MATERIALS SHALL BE AS SPECFIED AND MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT PER SPECIFICATIONS. ALL SHADE TREES MUST NOT HAVE LIMBS THAT ARE LESS THAN 6' FROM THE ROOT CROWN. AFTER TWO YEARS OF GROWTH SHADE TREES SHALL HAVE THE LOWER LIMBS REMOVED SO THAT THERE WILL BE 8' OF CLEARANCE ABOVE ANY PAVED SURFACE. EACH TREE THAT IS LIMBED UP MUST HAVE LIMBS REMOVED ALL THE WAY AROUND THE TREE SO THAT IT IS EVENLY BALANCED

10. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

- 11. ALL CONVENTIONAL PLANTING BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER AS SHOWN ON THE PLANS AND DEFINDED IN THE DETAILS AND SPECIFICATIONS. EDGER IS NOT REQUIRED ADJACENT TO CURBS, WALKS, BUILDINGS OR RETAINING WALLS.
- 12. ALL CONVENTIONAL PLANING BEDS CONTAINED BY EDGER WILL BE UNIFORMILY MULCHED. 1 1/2" WASHED ROUNDED RIVER ROCK TO BE SPREAD FOUR (4") INCHES DEEP FOR SHRUBS, ORNAMENTAL GRASSES, ERPENIALS, GROUNDCOVERS AND TRESS IN PLANTING BEDS, UNLESS NOTED OTHERWISE ON THE PLAN. 4"-8" ROCK COBBLE IS TO BE SPREAD EIGHT (8") INCHES DEEP AND THREE (3') FEET WIDE STRIPS UNDER DOWNSPOUTS AND DRAINAGE AREAS. REFER TO PLAN FOR LOCATIONS AND ROUTING. PLACE SPECIFIED WEED BARRIER FABRIC OVER THE SOIL IN ALL PLANTING AREAS NOT TO BE SODDED OR SEEDED. DO NOT PLACE WEED BARRIER FABRIC UNDER SHREDDED CEDAR MULCH TREE RINGS. APPLY SPECIFIED PRE-EMERGENT HERBICIDE UNDER THE FABRIC AS DEFINED IN THE SPECIFICATIONS.
- 13. ALL LANDSCAPE AREAS AND PLANT MATERIALS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL TURF AREAS LESS THAN 25' SHALL HAVE A ROTARY POP-UP SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITHA BRUIED DRIP SYSTEM. ALL TURF AND STRUB BEDS SHALL BE ZONED SPEARATELY. ALL CONTROLLERS FO RTHESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.

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PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK	01.20.2022 DRB FINAL REVIEW	406566	LANDSCAPE DETAILS	L1.01







▼X WALL SCONCE W/ INTEGRAL SWITCH Z SURFACE MOUNTED CEILING W/ LENS







Z SURFACE MOUNTED CEILING W/ LENS

SUBMIT

SHEET INDE



3 UPPER LEVEL EXTERIOR LIGHTING PLAN LX3 SCALE: 1/4" = 1'-0"













Z

SURFACE MOUNTED CEILING W/ LENS



David Craige | CLC | IALD 209 Hillside Lane Telluride, CO 81435 970.729.1403

CORTINA LOT 9

MOUNTAIN VILLAGE, CO

2021.10.20 DRB INITIAL ARCHITECTURE REVIEW 2021.11.29 DRB SUBMITTAL IAR 2022.01.18 FAR SUBMITTAL

LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN LX4 - MONUMENT INFORMATION

MONUMENT LOCATION





DENVER, CO OFFICE 1210 SOUTH JASON ST. DENVER, CO. 80223 303.762.3537

LAS VEGAS, NV OFFICE 6445 W. SUNSET RD. SUITE 124 LAS VEGAS, NV. 89118 702.497.1753

BELGRADE, MT OFFICE 528 N. RIVER ROCK DR. BELGRADE, MT. 59714 406.690.1204

CONTACT NAME CONTACT EMAIL CONTACT PHONE



_0

CTRL CONTACT





LTG SUBMITTER

PROJECT

Luminaire	Schedule								
Symbol	Qty	Label	Description		Lu	ım. Watts	Lum.	Lumens	
•	6	BKV	ISL1_80CRI_200LM_3	000K	9		69		
÷	6	AX	F3S_90CRI_1100LM_2	700-1800K_W	14	1	693		
÷	4	EXT2	SW2_DF2_90CRI_1300	LM_WARMDIM_	0		846		
Numeric Su	mmary								
Label		Calc	Гуре	Units	Avg	Max	Min	Avg/Min	Max/Min
LOWER LEVEL_Side_11 Illuminance		Fc	0.19	2.6	0.0	N.A.	N.A.		
patio 1 flo	oor_Top	Illur	minance	Fc	12.94	52.3	2.0	6.47	26.15
patio 2 fl	oor_Top	Illur	minance	FC	0.12	2.3	0.0	N.A.	N.A.
	<u> </u>								



CTRL CONTACT







	25	10	5	1
le				

PG



LTG SUBMITTER

PROJECT

Luminaire Sc	hedule								
Symbol	Qty	Label	Description			Lum. Watts	Lum.	Lumens	
¢	4	BKV	ISL1_80CRI_200LM_	_3000K		9	69		
	5	PD1	EOS 3_0-R-WET-XX-	GRZ-375-4-35		14.83	1589		
÷	8	AX	F3S_90CRI_1100LM_	2700-1800K_W		14	693		
÷	5	EXT2	SW2_DF2_90CRI_130	SW2_DF2_90CRI_1300LM_WARMDIM_ 0 846					
$\overline{\mathbf{\cdot}}$	1	M1	LSL6-NS-M-30 (25°	OPTIC, 3000K)		3.079	171		
Numeric Summ	ary								
Label		Calc	Гуре	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT PATIO_	Тор	Illu	minance	Fc	11.55	20.1	4.1	2.82	4.90
GARAGE PLANA	R_Planar	Illu	minance	Fc	2.61	38.6	0.1	26.10	386.00
PATIO 2_Top		Illu	minance	Fc	5.33	53.3	0.0	N.A.	N.A.



CTRL CONTACT









25	10	5	1

PG



LTG SUBMITTER

					4
Luminaire	Schedule				
Symbol	Qty	Label	Description		
•	1	BKV	ISL1_80CRI_200LM_3000K		
Numeric Su	ımmary				
Label		Calc	Туре	Units	Ave
ΡΑΤΤΟ 3 ΤΟ	ם מ	Tllu	minance	FC	0.1



CTRL	CONTACT	
••••		



Isolines	Value (Fc)	0
ColorType:	Variable	



2	0.1	2	1

PG



CAT. #: LSL6





CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM In a continuing product improvement program, Auroralight reserves the right to modify product specifications without notification. © 2015 Auroralight, Inc. 2-7-REV-7.0

Model	DBTFI <u>ver Supply Inc.</u> Only The Best Will Do! Max <u>Load</u>	"DB" – Indoor/Outdoor; Above or InGround + Maximum Load (Watts) Input Voltage (Standard 120 VAC) Specify All other Voltages Nominal Output Voltage (12 VAC Standard) Single Output Voltage, Specify All other Voltages		
DB10 DB36	10W 36W	Additional Options		
DB60 DB96	6000 96W VAC Only	Example: DB36-120-12		
Standard Item Above, Built to Order Below OR Specify Your Own Model DB20 20W DB48 48W 4" x 4" x 4" PVC Enclosure		 Mount Indoors or Outdoors – Including In Ground Fully Loadable, Single Output Voltage Made in The USA • Use LV Magnetic Dimmers Only Includes Auto Reset Thermal Circuit Protection Standard Unit 120 to 12 VAC (All other Voltages Built to order) <u>Converting AC to DC</u> Optional AC to DC Module converts AC input to a Full Wave Rectified (unregulated, unfiltered) DC Output Utilizes Larger Case 		
Ĩ	cULus	For Constant Voltage, Utilize our <u>Power Modules</u> For Constant Current, Utilize our <u>RPK Drivers</u> Model "S" – Indoor Enclosure made of CRS – Powdered Black Model "LS" – Indoor/Outdoor Enclosure made of Stainless Steel (SS) CALL FOR ASSISTANCE and ALL REQUESTS		
4		Reserve the right to update without Notice		

How To Order - DB - Mini

The Mini is an indoor/outdoor transformer that produces a single Output Voltage. No De-Rating Required.

All transformers are magnetic for rugged reliable service that are impregnated and encapsulated into a 4x4x4 PVC Case. Circuit Protection is thermally activated, resets automatically and will handle full load in an ambient temperature up to 40C (104F). Unit ships with two water tight connectors that are added in the field. More connectors available for purchase (One cable per connector) Use with low voltage magnetic dimmers Only. Mount Indoors or outdoors; above or in ground installation. Warranted 1 Year. N.E.C. compliant, UL Listed, energy efficient and safe. All other Voltages and Options by request.

Job Name:

Type:

Semper Fi Power Supply Inc.

WALL SCONCE CYLINDER & SQUILINDER®

Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.

ORDERING INFORMATION

												12			
SHAPE	TYPE	RATING		BODY		BAFFLE		LUMEN	αст	L	OWER	UPPER	DRIVER	LOWER	UPPER
				FINISH		FINISH		PACKAGE		0	OPTIC	OPTIC		LENS	LENS
		2													
CW2 Cylinder SW2 Squilinder	DF Downlight UD Up / Downlight	2 Wet (IP65)	WH BK AB AG AU BB CF	White Black Architectural Bronze Satin Silver Cashmere Gold Burnt Bronze Custom Finish* *(Consult Factory)	WH BK AB AG AU BB CF	White Black Architectural Bronze Satin Silver Cashmere Gold Burnt Bronze Custom Finish* *(Consult Factory)	80C12/ 80C19/ 80C23/ 90C10/ 90C15/ 90C20/ 97C09/ 97C14/ 97C18/	DOWNLIGHT (DF) STATIC WHITE A B A A A A A A A A A A <t< td=""><td>22 2200K* *(Only available for 90+ CRI) 27 2700K 30 3000K 35 3500K 40 4000K</td><td>15 25 40 60</td><td>15° 25° 40° 60°</td><td>00 DF Only* *(Required with DF fixture)</td><td>DOWNLIGHT (DF) INTEGRAL RP1 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic REMOTE (120V) TR2 Philips, 2% Leading/ Trailing/Triac* *(Ionly available with 80C19A, 90C15A and 97C14A)</td><td> Clear Glass Lens* *(Not available for Warm Dim) Soft Focus Lens Frosted Glass Lens Frosted Glass Lens Frosted Soft Focus Lens Frosted Linear </td><td>9 Diffusion Lens* *(Required with UD fixture) LEAVE BLANK FOR DOWNLIGHT (DF)</td></t<>	22 2200K* *(Only available for 90+ CRI) 27 2700K 30 3000K 35 3500K 40 4000K	15 25 40 60	15° 25° 40° 60°	00 DF Only* *(Required with DF fixture)	DOWNLIGHT (DF) INTEGRAL RP1 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic REMOTE (120V) TR2 Philips, 2% Leading/ Trailing/Triac* *(Ionly available with 80C19A, 90C15A and 97C14A)	 Clear Glass Lens* *(Not available for Warm Dim) Soft Focus Lens Frosted Glass Lens Frosted Glass Lens Frosted Soft Focus Lens Frosted Linear 	9 Diffusion Lens* *(Required with UD fixture) LEAVE BLANK FOR DOWNLIGHT (DF)
							•	DOWNLIGHT (DF) WARM DIM		<mark>25</mark> 40	25° 40°	00 DF Only* *(Required with DF fixture)	UP / DOWNLIGHT (UD) INTEGRAL	Spread Lens* *(Not available for Squilinder)	
							90W11	A 90+ CRI, Delivered Lumens - 844 Incandescent Profile	WL 2700K - 1800K	60	60°		CA2 120-277V 0-10V Analog Logarithmic		
							90W13 *SEE F PROFI	A 90+ CRI, Delivered Lumens - 888 Halogen Profile PAGE 3 FOR DETAILED WARM DIM LE COMPARISON.	WD 3200K - 1800K				CE2 120V Electronic ELV Forward / Reverse Phase		
							80C12	UP / DOWNLIGHT (UD) STATIC WHITE 2A 80+ CRI, 1200 Source Lumens (Delivered - 1.587)	22 2200K* *(Only available for 90C10A)	15 25 40	15° 25° 40°	15 15°40 40°60 60°	DOWNLIGHT (DF) & UP / DOWNLIGHT (UD) REMOTE (120V) L23 Lutron, Hi-Lume		
							90C10	A 90+ CRI, 1000 Source Lumens (Delivered - 1,361)	27 2700K30 3000K25 2500K	60	60°		1% 2-Wire REMOTE (120-277V)		
							77603	(Delivered - 1,220)	40 4000K				1% Ecosystem AN4 Philips Xitanium		
							*ALL I AND T 3000K SOFT	DELIVERED LUMEN OUTPUTS 24 COMPLIANCE REFLECT PAIRED WITH 40° OPTIC AND FOCUSI FINS REFERENCE					1% 0-10V, LOG EA2 eldoLED, SOLOdrive 0.1% 0-10V, LOG		
							PAGE	3 FOR ADDITIONAL T24 LIANT CONFIGURATIONS.					ED1 eldoLED, SOLOdrive 0.1% DALI, LOG		

						9
(WH) White	(BK) Black	(AB) Architectural Bronze	(AG) Satin Silver	(AU) Cashmere Gold	(BB) Burnt Bronze	
Powder Coat	Powder Coat	Powder Coat	Powder Coat	Powder Coat	Powder Coat	•

SPECIFICATION NOTES

Wall Sconce (ex.) CW2-DF2-WHBK-90C20A2-30-RP1-40

Wall Sconce (ex.) SW2-UD2-WHBK-80C12A2-33-RMT-49

Up / Downlight (UD) fixtures require two remote drivers Remote driver(s) ships as (ex.) PS-RMT-80C12A-1L23



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TYPE:



(24) JA8-2019 INDICATED BY SHADING

PROJECT NAME:

ACCESSORIES

CYLINDER ALTERNATE BAFFLE AND EFFECTS DEVICE

Includes baffle with sealed lens. Must specify baffle finish.

 □
 RBA-CY2-**-CGL
 Clear Glass Lens*

 *(Not available for Warm Dim)
 BRA-CY2-**-SFL
 Soft Focus Lens

 □
 RBA-CY2-**-FGL
 Frosted Glass Lens

 □
 RBA-CY2-**-FSL
 Frosted Glass Lens

 □
 RBA-CY2-**-FSL
 Frosted Soft Focus Lens

 □
 RBA-CY2-**-FSL
 Frosted Soft Focus Lens

 □
 RBA-CY2-**-FSL
 Frosted Soft Focus Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

LOWER REPLACEMENT OPTIC

□ R0-70-15-1 15° optic □ R0-70-25-1 25° optic □ R0-70-40-1 40° optic □ R0-70-60-1 60° optic

REPLACEMENT SUCTION TOOL

Included with each order (1 per 10 fixtures).

EMERGENCY LIGHTING - REMOTE MOUNT ONLY

During disruption of main power, emergency battery inverter provides temporary 120V or 277V to fixture.

□ EMB-S-20/25-120/277-LEDX20/25 watt max capacity, 120 or 277 VAC 60Hz, Non-dimmable□ EMB-S-100-120-LEDX100 watt max capacity, 120 VAC 60Hz, Dimmable□ EMB-S-100-277-LEDX100 watt max capacity, 277 VAC 60Hz, Dimmable□ EMB-S-250-120/277-LEDX250 watt max capacity, 120 or 277 VAC 60Hz, Dimmable

SQUILINDER ALTERNATE BAFFLE AND EFFECTS DEVICE

Includes baffle with sealed lens. Must specify baffle finish.

□ RBA-SQ2-**-CGL-2	Clear Glass Lens*
*(Not available for Warm Dim)	
RBA-SQ2-**-SFL-2	Soft Focus Lens
RBA-SQ2-**-FGL-2	Frosted Glass Lens
□ RBA-SQ2-**-FSFL-2	Frosted Soft Focus Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

UPPER REPLACEMENT OPTIC

□ **RO-50-15-1** 15° optic □ **RO-50-40-1** 40° optic □ **RO-50-60-1** 60° optic



WALL SCONCE

STATIC WHITE PERFORMANCE - 3000K - SOFT FOCUS LENS

LUMEN	WATTACE	15° OPTIC		25° 0	PTIC	40° OPTIC		60° OPTIC	
PACKAGE	WATTAGE	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW
DOWNLIGHT									
80C12A	10	813	81	764	76	706	70	789	78
80C19A	17	1257	74	1182	69	1092	64	1221	72
80C23A	21	1539	73	1448	68	1337	63	1495	71
						10			
90C10A	10	695	69	654	65	604	60	675	68
90C15A	17	1078	63	1014	59	937	55	1047	61
90C20A	21	1313	62	1235	58	1140	54	1275	60
97C09A	10	625	62	588	58	543	54	607	60
97C14A	17	961	57	904	53	835	49	933	55
97C18A	21	1180	56	1110	52	1025	48	1146	54
90W11A	16	_	_	803	50	729	45	825	52
90W13A	16	-	-	845	52	767	48	868	54
				UPLIGH	т				
80C12A*	10	922	92	-	-	881	88	919	92
90C10A*	10	793	79	-	-	757	76	790	79
97C09A*	10	709	71	-	-	677	68	707	71

OUTPUT MULTIPLIER					
ССТ	CCT SCALE				
2200K (Consult factory for JA8 details)	0.800				
2700K	0.957				
3000K	1.000				
3500K	1.019				
4000K	1.030				

LIGHT LOSS FACTOR					
No Lens	1.05				
CGL	1.05				
SFL	1.00				
FGL	0.90				
FSFL	0.87				
FLSL	0.83				

*NOTE: To determine total performance for up / downlight (UD) fixture, add delivered lumens of Up and Down configurations and divide by total system wattage (20W = 10W Up + 10W Down).

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40° OPTIC

WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	767	614	537	383	153	77	15
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	48	48	48	48	48	48	48



WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
ССТ (К)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	729	583	510	364	146	73	14
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	45	45	45	45	45	45	45





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WALL SCONCE

CYLINDER

A LUMINAIRE

Machined aluminum body with integrated heat sink and LED; power supply may be integral or remote mount.

B LOWER OPTIC

Proprietary optics available in 15°, 25°, 40° & 60° beams.

C LOWER EFFECTS DEVICES

Cylinder baffle lens assembly can accept 1 lens sealed in place. Soft focus lens included as standard for lens. Suction tool provided for removal of baffle lens assembly.

UPPER EFFECTS DEVICES

Cylinder assembly can accept 1 lens sealed in place. Diffusion lens included as standard for lens.

UPPER OPTIC

Proprietary field-changeable optics available in 15°, 40° & 60° beams.

MOUNTING

MOUNTING PLATE

Mounting plate (concealed) with factory supplied hidden screws after wall is fully finished. Singlegang junction box required for mounting. Fixture to mount flush with minimalist transition to wall.

REMOTE POWER SUPPLY

G PS-RMT

Remote power supply provides additional driver options. Consult installation guide for maximum allowable secondary run lengths between PS-RMT and fixture. Must be installed in an accessible location.

DIMENSIONS / DRAWINGS











PS-RMT weight - 1.40 lbs





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TECHNICAL

CONSTRUCTION

<u>Cylinder / Squilinder</u>: Machined aluminum body; extruded aluminum internal heat-sink; painted finishes are granulated powder coat. <u>Remote Power Supply</u>: 22 Gauge galvanized steel.

STATIC WHITE LED

2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2200K, 2700K, 3000K, 3500K and 4000K. Average rated lamp life: 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED

3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3200K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	CA2	CE2	RP1	TR2	L23	LH1	AN4	EA2	ED1
Minimum °C	-20 °C	-20 °C	-10 °C	-20 °C	0°C	0°C	-20 °C	-20 °C	-20 °C
Maximum °C	40°C	40°C	40°C	40°C	40°C	40°C	40°C	40°C	40°C
Dimming %	2.0%	2.0%	1.0%	2.0%	1.0%	1.0%	1.0%	0.1%	0.1%

Note: For TR2, L23, LH1, AN4 and EA2 drivers consult chart on page 6 to confirm appropriate dimming curve for compatibility with selected control.

MOUNTING

Cylinder is supplied with a mounting adaptor plate providing a minimalist transition accommodating wall thicknesses of 0.44" (7/16", 12mm) to 0.75" (3/4", 19mm).

OPERATING TEMPERATURE

Down Light: 104°F (40°C).

LISTING

cTUVus listed to UL1598 standard for Dry / Damp and Wet (IP65) locations. Title 24 JA8-2019 Listed.

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. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. 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.

CHANGE LOG

1. 01/12/2021: ADDED 2200K, 2700K-1800K WARM DIM OFFERINGS.

2. 3/31/2020: UPDATED SQUILINDER RBA PART NUMBERS.

3.11/19/2019: UPDATED 90C16A LUMEN PACKAGE TO 90C15A.

4.9/19/2019: NEW CONSOLIDATED SPEC SHEET WITH SINGLE

NOMENCLATURE FOR SPECIFICATION.

5.9/19/2019: WALL SCONCE NOW AVAILABLE IN UP / DOWNLIGHT CONFIGURATION.



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WALL SCONCE

DIMMING COMPATIBILITY

PHILIPS DRIVER COMPATIBILITY

Power supply TR2	Family/Model #
Lutron Electronics	DV-600P
Lutron Electronics	DVELV-303P
Lutron Electronics	NTELV-600
Lutron Electronics	MAELV-600
Lutron Electronics	SELV-300P
Lutron Electronics	DVLV-600P
Lutron Electronics	NFTU-5A
Lutron Electronics	CTCL-153P
Lutron Electronics	GL-600H
Lutron Electronics	S-600P
Lutron Electronics	PHPM
Power supply AN4	Family/Model #
Lutron Electronics	DVTV plus PP-DV
Lutron Electronics	DVSCTV plus PP-DV
Lutron Electronics	DVSTV
Lutron Electronics	DVSCSTV
Lutron Electronics	QSGRJ-XP plus GRX-TVI
Lutron Electronics	QSGRJ-XE plus GRX-TVI
Lutron Electronics	QSGR-XE plus GRX-TVI
Lutron Electronics	NFTV plus PP-DV
Lutron Electronics	NTSTV
Lutron Electronics	RMJ-5T
Lutron Electronics	RMJS-8T
Lutron Electronics	FCJS-010
Leviton	IllumaTch IP7 series
Philips	Sunrise - SR1200ZTUNV

LUTRON DRIVER COMPATIBILITY

Power supply L23	Part No.
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-
GRAFIK T™ CL® dimmer	GT-250M- GTJ-250M-
HomeWorks® QS adaptive dimmer	HQRD-6NA-
HomeWorks® QS 600 W dimmer	HQRD-6ND-
HomeWorks® QS 1000 W dimmer	HQRD-10ND-
RadioRA® 2 adaptive dimmer	RRD-6NA-
RadioRA® 2 1000 W dimmer	RRD-10ND
myRoom™ DIN power module	MQSE-4A1-D
HomeWorks® QS DIN power module	LQSE-4A1-D
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120
HomeWorks® wallbox power module	HWI-WPM-6D-120
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-
GRAFIK Eye® 3000 control unit	GRX-3100- GRX-3500-
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120 LP-RPM-4U-120
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120
GP dimming panels	Various
Ariadni CL 250W dimmer	AYCL-253P-
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-
Nova T CL 250W dimmer	NTCL-250-
Power supply LH1	Part No.
PowPak Dimming Modules	RMJ-EC032-DV-B
PowPak Dimming Modules	FCJ/FCJS-EC0
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJE (wireless) QSGRE
Quantum Hub	QP22C
Quantum Hub	QP24C
Quantum Hub	QP26C
Quantum Hub	QP2- 8C

Homeworks QS power module

myRoom Plus power module

eldoLED DRIVER COMPATIBILITY

Power supply EA2	Family/Model #
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-A08
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
ABB	SD/S 2.16.1

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LQSE-2ECO-D



IMPACT ISL1-LED

RECESSED LED LUMINAIRE PATH & STEPLIGHT

In-wall 3.4-watt DC LED path or step light. Wide low-glare aperture projects light 4' at 4' width delivering minimum 1 fc up to 10 fc. Creats discreet path lighting for residential, commercial and hospitality applications. Durable precision milled 316 stainless steel or brass casting. 80+ CRI, delivering 43 lumens. Available in 2700K, 3000K, 3500K & 4000K color temperatures. Dry / Damp and Wet location.

PERFORMANCE

LUMINAIRE PERFORMANCE						
LED	Delivered	Power	Luminous			
Configuration	L.umens	Consumption	Efficacy			
lm W lm/						
80L-02B	43	3.4	12.6			

ORDERING INFORMATION - FIXTURE



MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE (SEE PAGE 3 FOR MOUNTING PROVISION DETAILS)

WET OR DRY / DAMP LOCATION

- Universal Mounting Plate
- □ SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00) Mounting Plate; specify collar depth
- □ SSL-BB

Back Box with SSL-UMP mounting plate

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

Back Box with SSL-MP mounting plate; specify collar depth

Surface Mount Box; specify finish, powder coat only

DRY / DAMP LOCATION ONLY

- Remodel-Mount collar (drywall / plasterboard)
- SSL-CC
- Cavity Collar
- SSL-SC3
- Stud-Mount collar (3")
- Stud-Mount collar (6")



[DATE OF REV: 011419]

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POWER SUPPLY OPTIONS



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

D PSA-24V-25-1EL2

Plug-in 120V Class 2 power supply (Supports 1 fixture)

TECHNICAL CONSTRUCTION

Impact: Cast 316 stainless steel or brass, depending on finish. Mounting Plates and Mounting Collars: Stainless Steel. Single-gang Weatherproof Box: Aluminum. Surface Mount Box: Aluminum. Universal Back Box: Polycarbonate.

LED

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

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	AT2	L22	LP1	EX2	ED3
Minimum °C	-20 °C	0°C	0°C	-20 °C	-20 °C
Maximum °C	50 °C	40 °C	40 °C	50 °C	50 °C
Dimming %	10.0%	1.0%	0.1%	0%	0%

Note: For L22 and LP1 drivers consult chart on page 5 to confirm appropriate dimming curve for compatibility with selected control.

RECOMMENDED SPACING

Optimum 18" (457mm) above walking surface; 36" (914mm) on-center spacing.

ELECTRICAL

Luminaire requires factory-supplied 24-Volt DC power supply. May be integral to back box or remote. Secondary run lengths vary depending on power supply specified, see installation guidelines for run lengths.

LISTING

cTUVus Listed; Dark-Sky approved; Patent No. US D610,734 S; Dry / Damp (IP54 rated) and Wet (IP65 rated) location.

WARRANTY

Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.



LIGHTING COMPANY [DATE OF REV: 011419] ©2019 Lucifer Lighting Company

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FIXTURE

A LED

Regressed LED with wide low glare aperture, energyefficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).

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.

GASKET

Foam gasket provided. Required for IP65 wet location applications only.

RETENTION

Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

MOUNTING **REQUIRES REMOTE POWER SUPPLY**

SSL-UMP

Universal Mounting Plate typically used with two-gang switch box or 4-square junction box for dry /damp locations. May be used with customer-furnished single or two gang weatherproof box and factory supplied gasket for wet and concrete pour locations.

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

Mounting Plate includes gasket and features an extended collar for single-gang weatherproof box; specify preferred depth. Typically for wet and concrete pour locations.

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) Verify wall thickness

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

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.

MOUNTING

REQUIRES REMOTE POWER SUPPLY

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.



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WET AND DRY / DAMP LOCATION



DRY / DAMP LOCATION ONLY



DIMENSIONS / DRAWINGS

MOUNTING WITH INTEGRAL POWER SUPPLY

UBB-SL1-24V-60-XAT2-XXX

Universal Back Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR).

14" Hanger bars, adjust from 14" to 24" for standard joist spacing.

REMOTE POWER SUPPLIES

UBB-JCT-24V-60-XAT2-XXX Universal Junction Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT).

P Brackets, universal stainless steel mounting flange.

PSA-24V-XX-XXXX

Hardwire Class 2 power supply, consists of a steel compartment and lid painted black with integral conventional electronic power supply. Wired in either a homerun or parallel method. See page 2 for power supply options.

- O Used for 60W electronic transformer (AT2).
- **W** Used for 40W, 66W and 96W electronic transformers (EX2, ED3, LP1 & L22).

R PSA-24V-25-1EL2

Plug-in Class 2 power supply, features connector to plug-in directly to standard fixture. For demonstration and sampling purposes only. Not for permanent installation.

DIMENSIONS / DRAWINGS





. 3.50″ (90mm)



BOLLARD

S BOLLARD

Free-standing mount. Available with integral or remote power supply. See BOLLARD spec sheet for complete details and ordering information.





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LUTRON DIMMING COMPATIBILITY

Device events 122 Product Formily	De et Nie	Drivers Per Control	Power supply LP1	120V Dart No		Drivers per Control	
Power supply L22 Product Family	Part No.	(120V only)	Product Family	120V Part No.	277V Part No.	120V	277V
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-	1-8	н тө	NTF-10-	NTF-10-277-	1 - 16	1-19
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-	1-13	Nova I ®	NTF-103P-	NTF-103P-277-	1-8	1-14
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-	1-13		NF-10-	NF-10-277-	1-8	1-19
GRAFIK T™ CL® dimmer	GT-250M-, GTJ-250M-	1-10	INOVA®	NF-103P-	NF-103P-277-	1-8	1-14
HomeWorks® QS adaptive dimmer	HQRD-6NA-	1-8		SF-10P-	SF-12P-277-	1-8	1-14
HomeWorks® QS 600 W dimmer	HQRD-6ND-	1-8	Skylark®	SF-103P-	SF-103P- SF-12P-277-3		1-14
HomeWorks® QS 1000 W dimmer	HQRD-10ND-	1-13	Dive	DVF-103P-	DVF-103P-277-	1-8	1-14
RadioRA® 2 adaptive dimmer	RRD-6NA-	1-8	DIVAR	DVSCF-103P-	DVSCF-103P-277-	1-8	1-14
RadioRA® 2 1000 W dimmer	RRD-10ND	1-13	Ariadni®	AYF-103P-	AYF-103P-277-	1-6	1-14
	MQSE-4A1-D	1-6 (per output), 1A max driver input current	Maaadaa	MAF-6AM-	MAF-6AM-277-	1-6	1-14
myRoom™ DIN power module			Maestrow	MSCF-6AM-	MSCF-6AM-277-	1-6	1-14
			Maestro Wireless®	MRF2-F	1-6	1-14	
HomeWorks® QS DIN power module	LQSE-4A1-D	1-6 (per output), 1A max driver input current	RadioRA® 2	RRD-F6AN-DV-		1-6	1-14
			HomeWorks® QS	HQRD-F6AN-DV		1-6	1-14
				PHPM-3F-120	-	1-16	-
HomeWorks® QS wallbox power	HQRJ-WPM-6D-120	2-10 (per output), 26 total per module	Interfaces	PHPM	1-16	1-38	
module				BCI	1-16	1-38	
HomeWorks® wallbox power module	HWI-WPM-6D-120	2-10 (per output),	GP Dimming Panels	Various		1-16	1-38
nome works of water bower module		26 total per module	Pow/Pol/TM	RMJ-EC	32 per EcoSystem link		
GRAFIK Eve® OS control unit	QSGR-, QSGRJ-	2-10 (per output),	with EcoSystem	URMJ-E	32 per EcoSystem link		
		26 total per module	,	FCJ	3 per EcoSystem link		
GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	2-10 (per output), 26 total per module	Energi Savr Node™ with EcoSystem	QSN-1ECO-S, QSN-2ECO-S, QSN-2ECO-PS120, UQSN-1ECO-S,		64 per EcoSystem link	
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	GRAFIK Eye® QS	QSGRJE		6/ per EcoSystem link	
RPM-4A module (LCP, HomeWorks®	HW-RPM-4A-120,	1-13 (per output),	with EcoSystem	QSGRE			
QS, GRAFIK Systems™, Quantum®)	LP-RPM-4A-120	26 total per module	HomeWorks® QS	LQSE-	2ECO-D,		
GP dimming panels	Various	1-26	with EcoSystem	050	64 per EcoSystem link		
Ariadni CL 250W dimmer	AYCL-253P-	1-8		430			
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-	1-8	Quantum®	QP2P_C	64 per EcoSystem link		
Nova T CL 250W dimmer	NTCL-250- 1-10						





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FRAXION®3 SLIM **ADJUSTABLE**

Lots of light in an under-the-radar profile, with multiple design and installation options, ideal for corporate offices and retail settings.

ORDERING INFORMATION - DOWNLIGHT / HOUSING

24 JA8-2019 INDICATED BY SHADING 4 components ship within 10 days up to quantities of 100. INSTALL CFII ING SHAPE TRIM RATING TYPF FLANGE FINISH **BAFFLE FINISH** LUMEN PACKAGE CCT OPTIC DRIVER EFFECTS DEVICE TYPE THICKNESS Α 22 2200K STANDARD EFFECTS F3R Round M Microflange WH White WH White 1 Dry/Damp A Adjustable 10 10°* INTEGRAL 0.50" - 1.375" INTEGRAL STATIC WHITE ¹ () 2 1.375" - 2.125" * (Only available DEVICE * (Only available DRIVER ELV/Triac, 2% 120V F3S Square T Trimless Drywall BK Black BK Black 2 Wet* 80C12A 80+ CRI with 90C10A and with 80C12A, IC (Not available for 80C12A, Soft Focus Lens 04 Dlvd. Lumens - 795 90C10A and (Only available with PR PR 90C14A) * (Requires Prime Prime W Trimless Wood* 90C10A. or 97C10A unless NIC \odot 15° optic) 00 Nolens* 97C10A Not provided suction 80C16A 80+ CRI *(Not available for Wet 10° degree optic is specified) 27 2700K ΔIJ ΔΠ Cashmere Cashmere available with cup to service or Dlvd, Lumens - 1095 T 0.50" - 1.375" *(Standard and only C IC. location) Gold SG 0-10V Analog, LOG 1% 120 or 277V Gold 2200K) aim & focus) 30 3000K Airtight available with 10° optic (Includes 80C23A 80+ CRI Dlvd. Lumens - 1506 Satin Silver AG Satin Silver 15 15° ΔG . adjustable housing Not available for Wet (Chicago 35 3500K lenum, Airtight 8 height bracket, _ocation) SN 0-10V Analog, LIN BB Burnt Bronze BB Burnt Bronze 22 22° 90C10A 90+ CRI Title 24 comp recommended for 40 4000K 1% 120 or 277V CF Custom any T-Grid or ALTERNATE EFFECTS 00 Trimless* Dlvd. Lumens - 683 40 40° nousing) Finish*
*(Consult Factory) Furring Channe DEVICE * (Required for LP Lutron, Hi-Lume 90C14A 90+ CRI REMOTE 60 60° applications) trimless) Premier Ecosystem 03 Clear Glass Lens Dlvd, Lumens - 936 DRIVER Custom Finish 85 85°* 0.1% Fade to Black, 120 or 277V* *INot available for CF IC, C Remote G 90C19A 90+ CRI Narm Diml Dlvd. Lumens - 1291 * (Uses 60° * (Consult Factory) Not available for 80C23A optic and optiona 05 Frosted Glass Lens w NIC, 🕑 Remote 90C19A, or 97C17A in all IC 97C10A 97+CRI configuration 14 Dlvd. Lumens - 608 nstall types) (WDL) to achieve 08 Frosted Soft 97C12A 97+CRI 85° beam spread) D IC, \odot Focus Lens REMOTE (120V) Airtight, Remote Dlvd. Lumens - 833 L2 Lutron, Hi-Lume 14 Wide Distribution 97C17A 97+CRI 1% 2-wire l ens* * (Chicago) Dlvd. Lumens - 1151* Plenum, Airtight & REMOTE (120-277V) *(Required and only * (Not available for IC housings) Title 24 compliant available for 85° beam EG eldoLED, SOLOdrive housina) spread) WARM DIM 0.1% 0-10V, LOG 22 22° 26 Frosted Linear EN eldoLED, SOLOdrive 90W11A 90+ CRI Dlvd. Lumens - 857 40 40° WL 2700K-Spread Lens 0.1% 0-10V, LIN 1800K **60** 60° Incandescent Profile 28 Adiustable ED eldoLED, SOLOdrive 85 85°* Honeycomb 0.1% DALI, LOG Louver and 90W13A 90+ CRI WD 3200K * (Uses 60° Dlvd. Lumens - 902 Halogen Profile 1800K Soft Focus Lens* optic and optiona configuration 14 *(Not available for Wet (WDI) to achieve location) *SEE PAGE 3 FOR DETAILED 85° beam spread WARM DIM PROFILE COMPARISON. TUNABLE WHITE **TUNABLE WHITE** 22 22° REMOTE (120-277V) 40 40° 90T12A 90+ CRI **TW** 5000K DG eldoLED, DUALdriv Dlvd. Lumens -950* 60° 2700K 60 0.1% 0-10V, LOG * (Only available for remote 85 85°* DN eldoLED, DUALdrive housinas) * (Uses 60° 0.1% 0-10V. LIN optic and optiona DD eldoLED. DUALdrive *ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT configuration 14 01% DALLIOG (WDL) to achieve 85° beam spread 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS

- Housing and trim ship as e.g., F3RM1A-WHWH-90C10*2-3X1-PH* •
- . Remote driver ships with fixture as e.g., PSF3-RMT-90C-10A-1L2*

White Powder Coat



(AU) (AG) Cashmere Gold



PART NUMBER NOTES

(WH)

Black Powder Coat

Satin Silver Powder Coat

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Quick Ship Product. All rough in

PROJECT NAME:



TYPE:

FRAXION3SLIM ADJUSTABLE

ACCESSORIES

ROUND ALTERNATE EFFECTS DEVICES Dry/Damp location only.

Wet location requires alternate baffle

meetocation	free to cation requires atternate bante.				
🗆 CGL-F3R	Clear Glass Lens*				
	*(Not available for Warm Dim)				
🗆 FGL-F3R	Frosted Glass Lens				
SFL-F3R	Soft Focus Lens				
□ FSFL-F3R	Frosted Soft Focus Lens				
🗆 WDL-F3R	Wide Distribution Lens*				
	*(Required and only available for 85° beam spread)				
FLSL-F3R	Frosted Linear Spread Lens				

REPLACEMENT OPTICS

Interchangeable optics accessible through fixture aperture.

15° optic* *(Not available for Warm Dim)
22° optic
40° optic
60° optic

ALTERNATE BAFFLE ASSEMBLY (INCLUDES EFFECTS DEVICE)

ASSEMBLY		SHAPE	RATING	TYPE		BAFFLE FINISH		EFFECTS DEVICE
RBA	-			А	-		-	
REPLACEMENT BAFFLE ASSEMBLY	ł	F3R Round F3S Square	1 Dry / Damp 2 Wet* *(Requires suction cup to service or aim & focus)	A Adjustable		WH White BK Black PR Primer AU Cashmere Gold AG Satin Silver BB Burnt Bronze CF Custom Finish * *(Consult Factory)		Leave blank for standard Soft Focus Lens CGL Clear Glass Lens * *(Not available for Warm Dim) FGL Frosted Glass Lens WDL Wide Distribution Lens * *(For use with 60° optic only) FLSL Frosted Linear Spread Lens

SQUARE ALTERNATE EFFECTS DEVICES

Clear Glass Lens*

Frosted Glass Lens

Soft Focus Lens □ FSFL-F3S Frosted Soft Focus Lens □ WDL-F3S Wide Distribution Lens*

□ FLSL-F3S Frosted Linear Spread Lens

REPLACEMENT TUNABLE WHITE OPTICS

Interchangeable optics accessible through fixture

*(Not available for Warm Dim)

*(Required and only available for 85° beam spread)

Wet location requires alternate baffle.

Dry / Damp location only.

□ R0-50-22-3 22° optic □ R0-50-40-3 40° optic □ **R0-50-60-3** 60° optic

CGL-F3S

□ FGL-F3S

□ SFL-F3S

aperture.

REPLACEMENT SUCTION TOOL

One included with every six fixtures designated Wet location.

□ F4-TOOL-SUCTION Allows for removal of Wet Location baffles

T-GRID ACCESSORY KIT

Supplied with ceiling thickness "T" and recommended for installations in T-Grid and furring channel up to 1.5" tall. Available for ceiling thicknesses from 0.50" - 2.125".

TG-FX3-KIT

HANGER BAR EXTENDER KIT

Extends hanger bars from 24.0" to 46.0" maximum. □ FRX-HBE-46 Extender, Hanger Bar

EMERGENCY LIGHTING - REMOTE MOUNT ONLY

During disruption of main power, emergency battery inverter provides temporary 120V or 277V to fixture.

□ EMB-S-20/25-120/277-LEDX 20/25 watt max capacity, 120 or 277 VAC 60Hz, Non-Dimmable 100 watt max capacity, 120 VAC 60Hz, Dimmable **EMB-S-100-120-LEDX** 100 watt max capacity, 277 VAC 60Hz, Dimmable □ EMB-S-100-277-LEDX □ EMB-S-250-120/277-LEDX 250 watt max capacity, 120 or 277 VAC 60Hz, Dimmable



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ADJUSTABLE HCL ASSEMBLY

Dry / Damp location only.

□ OLR-F3RS-SFL-HCL Adjustable Honeycomb Louver and Soft Focus Lens

[DATE OF REV: 01122021]
PERFORMANCE - 3000K

LUMEN	WATTACE	10° C NO SOFT F	PTIC DCUS LENS	15° 0 SOFT FOO	PTIC	22° 0 SOFT FOO	PTIC	40° C SOFT FOO	PTIC	60° C SOFT FOO	PTIC CUS LENS	85° C WIDE DISTRI	PTIC BUTION LENS
PACKAGE	WATTAGE	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW
80C12A	10	739	51 (14W)	872	86	729	72	795	79	784	78	623	62
80C16A	14	-	-	1191	82	1003	71	1095	78	1079	77	857	61
80C23A	21	-	-	1642	77	1381	65	1506	71	1486	70	1180	56
90C10A	10	627	44 (14W)	721	71	626	62	683	68	673	67	535	53
90C14A	14	-	-	984	68	858	61	936	66	923	65	733	52
90C19A	21	-	-	1357	63	1184	56	1291	61	1273	60	1011	48
97C10A	10	578	40 (14W)	657	65	557	55	608	60	599	59	476	47
97C12A	14	-	-	897	62	763	54	833	59	821	58	652	46
97C17A	21	-	-	1238	58	1055	50	1151	58	1135	54	901	42
90W11A	14	-	-	-	-	690	49	857	61	814	58	719	51
90W13A	14	-	-	-	-	726	51	902	64	857	61	757	54
	•												
90T12A	16	-	-	-	-	852	53	950	59	949	59	838	52



JA8-2019 INDICATED BY SHADING

OUTPUT MULTIPLIER						
CCT SCALE						
0.800	-					
0.957	-	_				
1.000						
1.019						
1.030						
	ULTIPLIER CCT SCALE 0.800 0.957 1.000 1.019 1.030	ULTIPLIER CCT SCALE 0.800 0.957 1.000 1.019 1.030				

LIGHT LOSS FACTOR MULTIPLIER					
CGL	1.05				
SFL	1.00				
FGL	0.90				
FSFL	0.87				
FLSL	0.83				
WDL	0.78				

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40° OPTIC WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	902	722	631	451	180	90	18
Power (W)	14	11	10	7	3	1.5	0.3
Efficacy (LPW)	64	64	64	64	64	64	64



WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
ССТ (К)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	857	686	600	428	171	86	17
Power (W)	14	11	10	7	3	1.5	0.5
Efficacy (LPW)	61	61	61	61	61	61	61



LIGHTING COMPAN [DATE OF REV: 01122021]

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DOWNLIGHT / HOUSING

ADJUSTABILITY

Aiming mechanism is integral to the housing, providing lockable hot-aim tilt up to 40° and 365° rotation. Sliding pivot point optimizes center beam, ensuring unclipped beam of 15° at 40° tilt and 25° at 30° tilt. 1° tilt increments with 5° indicators, tilt guide included [see a section view].

🔁 LED

Integral LED module design enables field service / replacement through housing aperture.

C OPTIC

Proprietary optic integrates Reflection, Refraction and TIR offering 10°, 15°, 22°, 40° & 60° beams.

TRIMLESS WOOD SPACERS

Provided for Trimless Wood installations; includes (1) 1/16" spacer and (5) 1/8" spacers.

TRIM EXTENSION

Provided for -2 ceiling thickness; accommodates 2.125" max ceiling thickness.

MICROFLANGE PROFILE

Features 0.30" flange. Thickness measures 0.06". Installed after ceiling is complete. Requires 3.375" diameter cutout. Wet location features integral silicone gasket.

G TRIMLESS DRYWALL PROFILE

Installs totally flush with the ceiling with no visible trim. Appliqué includes screws for mounting and has 0.06" plaster stop. Not recommended for stucco applications.

EFFECTS DEVICES / LENS RETAINER

Fixture is limited to 1 effects device. Wet location effects device is sealed in place. Suction tool provided for removal of baffle with wet location. Lens retainer allows effects devices to be changed in Dry /Damp locations.

ADJUSTABLE HCL ASSEMBLY

Honeycomb Louver and Soft Focus Lens attach directly to optic with clip-on lens retainer and adjusts with fixture. Only compatible with no lens baffle. Dry/Damp locations only. Specified as -28 Effects Device

ROUND BAFFLE

Die-cast removable baffle provides easy access to tilting mechanism and features 62° glare cutoff. Minimizes aperture glare and conceals view into housing; includes gasket.

SQUARE TRANSITIONAL BAFFLE

Die-cast removable baffle provides easy access to tilting mechanism and features 62° glare cutoff. Transitions from square aperture at ceiling plane to round aperture at light source. Minimizes aperture glare and conceals view into housing; includes gasket.

DIMENSIONS / DRAWINGS







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DOWNLIGHT / HOUSING

IC HOUSING

- For IC ceilings.
- No setback from polycell spray foam insulation having max R-Value of 60 on all sides and top of housing.

NIC HOUSING

- Minimum 0.50" setback from combustible and non-combustible materials on all sides and top of housing.
- Minimum 3.00" setback from insulation material having max R-Value 30 on all sides and top of housing.
- Minimum 6.00" setback from polycell spray foam insulation having max R-Value 60.
- ADJUSTABLE HANGER BAR HEIGHT ACCESSORY Provided with ceiling thickness "T" and recommended for installations in T-Grid and furring channel up to 1.5" tall. Hanger bars are installed to adjustable bracket. Allows housing to be raised and lowered; ceiling thickness remains 0.5" to 1.375" max.
- M APPLIQUÉ DETAIL
- Appliqué for plaster floating directly to baffle.

REMOTE POWER SUPPLY

Provided with install Types "V", "W" and "D". Remote power supply provides additional driver options. Consult installation guide for maximum allowable secondary run lengths between PSF3-RMT and fixture. Must be installed in an accessible location.

HOUSING NOTES

- Do not install in environments where ambient temperatures exceed 25°C (77°F).
- Power supply compartment and all splice connections may be serviced from room side.
- Consult factory for spacing requirements for any installations exceeding R-Value 60.
- Hanger bars fitted to short side of housing or long side when TG accessory is specified; extend from 14.0" to 24.0", but may be field cut to accommodate narrow stud spacing. Can be extended up to 46" maximum with FRX-HBE-46 kit.
- Hanger bars and brackets add 4.00" max to the overall dimension, but are exclusive of the setback requirements.
- Housings for round trims feature a round aperture housing collar. Housings for square trims feature a square housing collar that rotates up to 90 degrees for fixture alignment. Housing collars accommodate ceiling thicknesses between 0.50" and 2.125".









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TECHNICAL

CONSTRUCTION

<u>Downlight</u>: Painted finishes are granulated powder coat. <u>Housing</u>: Aluminum and 22 Gauge galvanized steel. Die-cast aluminum heat-sink.

<u>Remote Power Supply</u>: 22 Gauge galvanized steel. <u>Appliqué</u>: Zinc alloy.

LED

2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2200K, 2700K, 3000K, 3500K and 4000K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED

3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3200K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

TUNABLE WHITE LED

5-step MacAdam ellipse tunable white LED module available in 90+ CRI configuration. Features tuning range of 2700K to 5000K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	PH	SG	SN	LP	L2	EG	EN	ED	DG	DN	DD
Minimum °C	-20 °C	-10 °C	-10°C	0°C	0°C	-20 °C					
Maximum °C	40 °C	40 °C	40 °C	40 °C	40°C	40 °C	40 °C	40 °C	40 °C	40°C	40 °C
Dimming %	2.0%	1.0%	1.0%	0.1%	1.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%

Note: For L2, LP, EG and EN drivers consult chart on page 7 to confirm appropriate dimming curve for compatibility with selected control.

LISTING

cTUVus listed to UL1598 standard for Dry / Damp and Wet locations. Chicago Plenum, Airtight and Title 24 JA8-2019 Listed.

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. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. 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.

CHANGE LOG

1.01/12/2021: ADDED 2200K, 2700K-1800K WARM DIM AND 10 DEGREE OPTIC OFFERINGS.



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DIMMING COMPATIBILITY

LUTRON DRIVER COMPATIBILITY

Power supply L2 Lutron Product Family	Part No.
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-
GRAFIK T™ CL® dimmer	GT-250M- GTJ-250M-
HomeWorks® QS adaptive dimmer	HQRD-6NA-
HomeWorks® QS 600 W dimmer	HQRD-6ND-
HomeWorks® QS 1000 W dimmer	HQRD-10ND-
RadioRA® 2 adaptive dimmer	RRD-6NA-
RadioRA® 2 1000 W dimmer	RRD-10ND
myRoom™ DIN power module	MQSE-4A1-D
HomeWorks® QS DIN power module	LQSE-4A1-D
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120
HomeWorks® wallbox power module	HWI-WPM-6D-120
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-
GRAFIK Eye® 3000 control unit	GRX-3100- GRX-3500-
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120 LP-RPM-4U-120
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120
GP dimming panels	Various
Ariadni CL 250W dimmer	AYCL-253P-
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-
Nova T CL 250W dimmer	NTCL-250-
Power supply LP Lutron Product Family	Part No.
PowPak Dimming Modules	RMJ-EC032-DV-B
PowPak Dimming Modules	FCJ/FCJS-ECO
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJE (wireless) QSGRE
Quantum Hub	QP22C
Quantum Hub	QP24C
Quantum Hub	QP26C
Quantum Hub	QP28C
Homeworks QS power module myRoom Plus power module	LQSE-2ECO-D

eldoLED DRIVER COMPATIBILITY

Power supply EG / EN Dimmer / Switch Control Manufacturer	Family/Model #
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Power supply EG / EN Lighting Control System Manufacturer	Family/Model #
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-A08
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX





THE EOS 3.0 RECESSED WET

PD1





LIGHT SOURCE

Long life name brand LED chips and boards to ensure the highest of quality while providing even and smooth illumination throughout our luminaires.

Our luminaires are available in 2700K, 3000K, 3500K and 4000K color temperature as well as White Color Tuning (2700-6500K).

Optional 80CRI or 90CRI available in all CCT options.

LUMEN MAINTENANCE

The projected lumen maintenance of the name brand mid-powered LED's are projected to maintain 80% (L80) of their initial output for +80,000 hours.

CONSTRUCTION

The housings are constructed of (6063T5) extruded aluminum. End cap gaskets insure a Wet location rating.

FINISH

Polyester powder, low gloss textured paint finish applied after a multi-stage pretreatment. Standard luminaire finishes include white, silver, and black. Custom color options are available. (Consult Factory).

OPTICS Snap in extruded frosted acrylic lens

DRIVERS

All of our luminaires come standard with 1% dimming and THD <20% utilizing 0-10v constant current protocol. 120v/277v is standard with the option of 347v.

EMERGENCY An integral factory installed 10 watt emergency battery pack. Emergency circuit and Night Light circuit options are available.

LUMINAIRE LENGTH

Our EOS 3.0 Recessed WET luminaire series are available in 2', 3', 4', 5', 6', 7' and 8' individual lengths.

LUMINAIRE WEIGHT

The approximate weight of a four foot luminaire is 16.8 lbs Including end caps assembled.



CONTINUOUS RUN ORDER GUIDES

Please use the following run guides for fixture ordering. If your product will require a submittal, our in-house Application Engineering Team will work closely with you on your project.

ALUM	INUM PRODUCT ORDER GUIDE			
RUN LENGTH (ft)	RUN CONFIGURATION - SECTION LENGTHS			
9	6' + 3'			
10	6' + 4'			
11	6' + 5'			
12	6' + 6'			
13	6' + 7'			
14	8' + 6'			
15	8' + 7'			
16	8, + 8,			
17	6' + 5' + 6'			
18	6' + 6' + 6'			
19	6' + 7' + 6'			
20	8' + 4' + 8'			
21	8' + 5' + 8'			
22	8' + 6' + 8'			
23	8' + 7' + 8'			
24	8' + 8' + 8'			
25	5' + 8' + 8' + 4'			
26	4' + 6' + 6' + 6' + 4'			
27	6' + 8' + 8' + 5'			
28	6' + 8' + 8' + 6'			
29	7' + 8' + 8' + 6'			
*Standard Run Configurations Shown, Consult Factory for Custom Configurations.				

 \mathbf{X}

ALUMI	NUM PRODUCT ORDER GUIDE			
RUN LENGTH (ft)	RUN CONFIGURATION - SECTION LENGTHS			
30	6' + 6' + 6' + 6' + 6'			
31	6' + 6' + 7' + 6' + 6'			
32	8, + 8, + 8, + 8,			
33	5' + 8' + 8' + 8' + 4'			
34	6' + 8' + 8' + 8' + 4'			
35	6' + 8' + 8' + 8' + 5'			
36	6' + 8' + 8' + 8' + 6'			
37	8' + 8' + 5' + 8' + 8'			
38	8' + 8' + 6' + 8' + 8'			
39	8' + 8' + 7' + 8' + 8'			
40	8, + 8, + 8, + 8, + 8,			
41	5' + 8' + 8' + 8' + 8' + 4'			
42	6' + 8' + 8' + 8' + 8' + 4'			
43	6' + 8' + 8' + 8' + 8' + 5'			
44	6, + 8, + 8, + 8, + 8, + 6,			
45	7' + 8' + 8' + 8' + 8' + 6'			
46	3' + 8' + 8' + 8' + 8' + 8' + 3'			
47	4' + 8' + 8' + 8' + 8' + 8' + 3'			
48	8, + 8, + 8, + 8, + 8, + 8,			
49	5' + 8' + 8' + 8' + 8' + 8' + 4'			
50	6' + 8' + 8' + 8' + 8' + 8' + 4'			
*Standard Run Configurations Shown, Consult Factory for Custom Configurations.				





AGENDA ITEM 5 PLANNING & DEVELOPMENT SERVICE PLANNING DIVISON 455 Mountain Village Blvd. Mountain Village, CO 81435 (970) 728-1392

- TO: Mountain Village Design Review Board
- FROM: Amy Ward, Senior Planner
- FOR: Design Review Board Public Hearing; February 3, 2022
- **DATE:** January 26, 2022
- RE: Staff Memo Final Architecture Review (FAR) Lot 177, 113 Highlands Way

APPLICATION OVERVIEW: New Single-Family Home on Lot 177

PROJECT GEOGRAPHY

Legal Description: LOT 177, TELLURIDE MOUNTAIN VILLAGE, FILING 36, ACCORDING TO THE PLAT RECORDED OCTOBER 23, 1996 IN PLAT BOOK 1 AT PAGE 2144, COUNTY OF SAN MIGUEL, STATE OF COLORADO Address: 113 Highlands Way Applicant/Agent: Justin Stratman, MHK Architecture & Planning **Owner: MONTIBUS DOMUS, LLC Zoning:** Single-Family Existing Use: Vacant Proposed Use: Single-Family Lot Size: 3.325 acres Adjacent Land Uses:

- o North: Single-family
- South: Single-family
- East: Single-family
- West: Single-family



Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Architectural Plan Set

<u>Case Summary</u>: Justin Stratman of MHK Architecture & Planning is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family home on Lot 177, 113 Highlands Way. The Lot is approximately 3.325 acres and is zoned Single-family. The overall square footage of the home is approximately 6,781

gross square feet, with 5,567 livable square feet, and provides 3 interior parking spaces within the proposed garage and 2 exterior spaces.

The lot was the site of previous home that burned down. The home itself is completely gone, however some of the site improvements such as retaining walls, landscaping and a gazebo remain. This newly proposed home generally utilizes the building site of the previous home.

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.*

		10001
CDC Provision	<u>Requirement</u>	Proposed
Maximum Building Height	35' (shed) Maximum	28'
		0.01
Maximum Avg. Building Height	30' (shed) Maximum	201
Maximum Lot Coverage	40% (57,935 s.f.)	3.9% (5,692 s.f.)
General Easement Setbacks	No encroachment	Gazebo
Roof Pitch		
Primary		1:12
Secondary		0.5:12, 0.125:12
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	21%
Parking	2 interior/2 exterior	2/3

DRB Specific Approval:

1) GE Encroachments – Gazebo

Design Variation:

2) Landscaping – diversity of species

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated December 27, 2021.

Chapter 17.3: ZONING AND LAND USE REGULATIONS 17.3.12: Building Height Limits

Staff: Criteria met.

17.3.14: General Easement Setbacks

Lot 177 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 Highlands Way and crosses the General Easement to the homesite.
- Utilities: Utilities were previously installed to the Lot with the construction of the previous home. They cross the Geon the SE corner of the lot. Sewer access crosses the GE on the SW corner of the lot.
- Landscaping: There is a small area of turf to the south of the driveway that is shown as just crossing over into the GE.

The proposal also includes some GE encroachments requiring specific DRB approval:

• There is an existing gazebo that was left over from the previous home that encroaches into the NW GE. The applicant is proposing to increase the encroachment of this gazebo slightly by changing the roof design to better fit with the architecture of the currently designed home.

Staff: The change in roof line at the gazebo will increase the encroachment by an additional 4'- 4 ½", however the roofline of the gazebo will be lower than the original circular roof. Staff feels that this additional encroachment is negligible given the lower height of the roof, which should make the structure less visible overall.

Regardless of the encroachment, any development within the General Easement will require the owner and the Town to enter into a GE Encroachment Agreement as part of a condition of approval.

Chapter 17.5: DESIGN REGULATIONS 17.5.4: Town Design Theme Staff: Criteria met.

17.5.5: Building Siting Design

Staff: Criteria met.

17.5.6: Building Design *Staff: Criteria met.*

17.5.7: Grading and Drainage Design *Staff: Criteria met.*

17.5.8: Parking Regulations

Staff: Criteria met.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan that includes mostly perennial shrubs in beds adjacent to the house. Aspen, spruce and one maple are also to be planted. Because the rest of the lot is so heavily treed, staff is generally ok with the quantity of trees proposed. It should be noted that the landscaping plan is not meeting the diversity of species clause. The applicant has moved the spruce trees to be at least 5' from all window

openings to address fire concerns. If DRB finds this landscaping plan appropriate than a design variation for landscaping should be granted.

17.5.11: Utilities

Staff: Criteria met.

17.5.12: Lighting Regulations

Staff: A lighting plan was provided however a photometric study was not included. The lighting plan is fairly simple with three proposed fixtures – a recessed can light, a wall mounted sconce and LED strip lighting used as stair lights. DRB should discuss whether a full photometric study is required. Given the size of the lot and location of the house staff has no concerns that there will be light spill off of the property. The fixture B wall sconce is not in compliance with the CDC lighting regulations. The glass portion of the sconce is clearly illuminated so does not meet our interpretation of a full cut-off fixture. The recessed cans, fixture A seem to exceed the max allowable lumens, however the plans indicate they are to be dimmed to meet the code. Fixture C, the LED light tape is used at exterior stairs and seems to be in compliance. Staff is recommending that the applicant revise the lighting plan to specify an alternate wall sconce and provide to staff and one member of DRB for review prior to building permit.

17.5.13: Sign Regulations

Staff: The address marker has been revised and is now meeting all criteria.

Chapter 17.6: SUPPLEMENTARY REGULATIONS 17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant moved the 3 blue spruce include in the dripline of the home at least 5' from building to comply with fire concern raised by the Town Forester. The applicant has indicated a Zone 2 Fire Mitigation area, but has not indicated what trees will be removed to meet the crown to crown spacing requirements. Prior to building permit the applicant shall work with the Town Forester on site to create a tree removal plan.

The applicant has included with his application a letter from Chris Hazen of Terra Firma, a wetland specialist. Chris indicated that further investigation of the SE bench below the homesite be done in the spring to verify that there are no wetland species of concern on the property. This would be important to understand before trenching to connect to the existing utilities on site. A condition of approval addresses this in the staff's recommended motion.

17.6.6: Roads and Driveway Standards

Staff: Criteria met.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has clarified that all fireplaces will run on natural gas.

Chapter 17.7: BUILDING REGULATIONS 17.7.19: Construction Mitigation

Staff: The applicant has provided an erosion control plan that indicates silt fencing and silt control logs that should handle any stormwater runoff. They have also indicated areas for stockpile management. The have also submitted a CMP that shows construction trailers, dumpster, bear proof trash, port-a-johns and parking. Construction fencing has been shown around the site and appropriate tree protection is include. The CMP criteria is now being met.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural Review for Lot 177, 113 Highlands Way, 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 Final Architectural Review for a new single-family home located at Lot 177, based on the evidence provided within the Staff Report of record dated January 26, 2022 with the following specific approvals:

DRB Specific Approval:

1) GE encroachment - gazebo

And, with the following conditions:

- 1) Prior to building permit the applicant shall provide a revised lighting plan for review by staff and one DRB member.
- 2) Prior to building permit the applicant shall have the property inspected by a certified wetland specialist to determine that there aren't any wetland concerns on the property.
- 3) 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.
- 4) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the general easement. This includes any encroachments that already exist on the property as well as any new encraochments.
- 5) 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
- 6) 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

Lot 177 Design Review Process Final Plan Set

Final Submittal: 02.03.2022 Table of Contents:

3D Model Links -pg. 2

Summary of Revisions -pg. 3

Architecture Set -pg. 4-20

Civil Set -pg. 21-29

Landscape Set -pg. 30-31

Lot 177 Design Review Process Final 3D Model Link:

3D Model Viewer Download:

https://www.sketchup.com/products/sketchup-viewer

3D Model Link:

https://www.dropbox.com/s/k3ff47rdhi0fqym/113%20Highlands %20Way%201-5-22.skp?dl=0

Summary of Revisions:

Changes made to Preliminary Submittal per Amy Ward's comments:

1. The Blue Spruce trees have been moved to have a clearance of 5ft or greater from the eve of the house per direction from the town forester.

2. The address monument design was revised to have reflective numerals and have a light source in front of the numerals instead of the initial "backlit" design. The light source has also been specified.

3. The Construction Mitigation Plan has been included and indicates details regarding parking, construction fencing, toilets, dumpsters, and crane radius.

4. The fireplace at the lower level has been clarified as a gas fireplace.

5. (Condition #6) Notes have been added to the unenclosed decks referencing WUIC approved materials.





LEGAL DESCRIPTION LOT 177, TOWN OF MOUNTAIN VILLAGE. LOCATED WITHIN THE NE 1/4 OF SECTION 4, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO.

BUILDING ELEVATIONS T.O. MAIN FLOOR SHEATHING = 9524.0' NAVD

1.0. MAIN FLOOR SHEATHING - 3924.0 NAVD
T.O. GARAGE SLAB AT DOOR = 9522.5' NAVD
T.O. LOWER FLOOR SLAB = $9512.0'$ NAVD

T.O. LOWER FLOOR SLAB = $9512.0'$ N	1AVD
SQUARE FOOTAGES	
FIRST FLOOR	3,456 SQFT
BASEMENT	2,109 SQFT
TOTAL HEATED	5,565 SQFT
COVERED ENTRY	152 SQFT
GARAGE	966 SQFT
MECHANICAL	250 SQFT
OUTDOOR LIVING FIRST	342 SQFT
OUTDOOR LIVING BASEMENT	324 SQFT
COVERED DECK BASEMENT	327 SQFT
GAZEBO	490 SQFT
TOTAL UNDER ROOF	8,416 SQFT
	I

PROJECT DATA			
LOT INFO			
LOT NAME			
ZONING	SINGLE FAMILY R	ESIDENTIAL	
LOT SIZE	100% = 3.325 AC	RES = 144,837 SF	
MAX LOT COVERAGE	40% = 1.33 ACRE	6 = 57,935 SF	
LOT COVERAGE	3.9% = 0.13 ACRES = 5,692 SF		
BUILDING INFO			
DESCRIPTION	1.0 STORY W/ WA	LKOUT BASEMENT	
BUILDING HEIGHT	ALLOWED	ACTUAL	
MAXIMUM	35'	28'	
AVERAGE	30'	20'	
PARKING SPACES	REQUIRED	ACTUAL	
ENCLOSED	2	3	
SURFACE	2	2	

PROJECT DIRECTORY

CONTRACTOR: JUSTIN STRATMAN ARTISAN BUILDERS PO BOX 2024 RIDGWAY, CO 81432 970-708-1549

SURVEYOR: JEFF HASKELL FOLEY \$ ASSOCIATES INC. PO BOX 1385 125 W. PACIFIC AVE STE B-1 TELLURIDE, CO 81435 970-728-6153

STRUCTURAL ENGINEER: MATHEW HEPP ALPINE EDGE ENGINEERING LLC 605 RIVER PARK DRIVE RIDGWAY, CO 81432 970-318-1469

CIVIL ENGINEER: GARY ROE SUMMIT AE 2203 DESERT VARNISH COURT GRAND JUNCTION, CO 81507 970-270-0856

LANDSCAPE DESIGNER: CORY HALLAM PO BOX 325 MANCOS, CO 81328 970-222-1592

ARCHITECT: STEVEN JALLAD MHK ARCHITECTURE \$ PLANNING 400 EAST HYMAN AVE STE C-101 ASPEN, CO 81611 239-176-5398



400 EAST HYMAN AVE. SUITE C-101 ASPEN, CO 81611 PHONE: (970) 710-2813 WWW.MHKAP.COM



CONSULTANT:

435





DRAWN BY: MN CHECKED BY: SJ

PHASE: DRB PR NO: 21155

A-0







A-1

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CONSULTANT:

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HICKS RESIDENCE ARTISAN BUILDERS 113 HIGHLANDS WAY MOUNTAIN VILLAGE, CO. 81²

ARC 00405289



N 2022 <08-16-18/M EST> \OLUMES\PROPBOX/21155_NR_113_HIGHLANDS_WAY_COLORADO_ARTISAN/ARCHITECULRE/DRAWNGS/CADFLES/DRB/ARK_113-HIGHLANDS-WAY_DRB_2022-01-18.DWG













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CONSULTANT:







A-3

COMMUNITY DEVELOPMENT CODE SECTION 17.3.11 - BUILDING HEIGHT

B. METHOD FOR MEASURING BUILDING HEIGHT

BUILDING HEIGHT SHALL BE MEASURED VERTICALLY AT A RIGHT ANGLE TO THE HORIZON LINE FROM ANY POINT ON A PROPOSED OR EXISTING ROOF OR EAVE (INCLUDING BUT NOT LIMITED TO THE ROOFING MEMBRANE) TO THE NATURAL GRADE OR FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE, LOCATED DIRECTLY BELOW SAID POINT OF THE ROOF OR EAVES. 1. IF THE EXISTING PRE-CONSTRUCTION GRADE HAS BEEN DISTURBED PRIOR TO DEVELOPMENT, THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY ESTABLISH THE

NATURAL GRADE. 2. IF THE PLANNING DIVISION DETERMINES THAT THERE ARE MINOR IRREGULARITIES IN THE NATURAL GRADE, THESE AREAS SHALL NOT BE USED IN DETERMINING COMPLIANCE WITH THE BUILDING HEIGHT LIMITATION SET FORTH HEREIN, AND THE SURROUNDING TYPICAL NATURAL GRADE SHALL BE USED. 3. WINDOW WELLS AND SIMILAR BUILDING APPURTENANCES INSTALLED BELOW

GRADE THAT EXTEND OUT FIVE (5) FEET OR LESS (AS MEASURED FROM THE OUTSIDE OF RETAINING WALL) SHALL NOT BE COUNTED AS THE FINISHED GRADE FOR THE PURPOSES OF CALCULATING BUILDING HEIGHT IF SUCH FEATURES DO NOT ADD TO THE PERCEIVED HEIGHT OF A BUILDING.

C. MAXIMUM AVERAGE HEIGHT

I. MAXIMUM AVERAGE HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE TO A POINT ON THE ROOF PLANE MIDWAY BETWEEN THE EAVE AND RIDGE. 2. ON COMPLEX BUILDINGS WITH MULTIPLE HEIGHTS AND/OR BUILDINGS WITH MULTIPLE HEIGHTS ON SLOPING SITES, THE MAXIMUM AVERAGE HEIGHT SHALL BE DETERMINED BY TAKING THE AVERAGE OF HEIGHTS AT EQUAL INTERVALS AROUND THE PERIMETER OF A BUILDING. THOSE INTERVALS SHALL BE NO MORE THAN TWENTY (20) FEET. WHEN MULTIPLE ROOFS OCCUR WITHIN ANY INTERVAL, THE HEIGHT FOR THAT INTERVAL SHALL BE MEASURED FROM THE FINISHED GRADE OR NATURAL GRADE (WHICHEVER IS MOST RESTRICTIVE) TO A POINT ON THE HIGHEST PRIMARY ROOF MIDWAY BETWEEN THE EAVE AND THE RIDGE*. FOR PURPOSES OF DETERMINING THE MAXIMUM AVERAGE HEIGHT ON COMPLEX BUILDINGS, A ROOF SHALL HAVE A HORIZONTAL PROJECTION OF AT LEAST TEN (10) FEET. THIS DEFINITION DOES NOT INTEND TO ALLOW STRATEGIES TO CIRCUMVENT THE INTENTION OF THE MAXIMUM AVERAGE HEIGHT LIMITATION THROUGH SUCH RELATIONSHIPS AS HIGH-RISE STRUCTURES SURROUNDED BY LOW SECONDARY R00F5.**

113 HIGHLANDS WAY HEIGHT ANALYSIS NOTES:

DUE TO THE COMPLEX NATURE OF THIS HOME'S ROOF FORMS, AND IN KEEPING WITH THE INTENTION OF THE MAXIMUM AVERAGE HEIGHT CALCULATION METHOD:

·ALL PARAPETS SHADED GREY ARE COUNTED TOWARDS THE AVERAGE HEIGHT.

• SLOPED ROOFS ARE ASSIGNED POINTS AT THE CENTER OF THE PITCH AT 20'

AVERAGE BUILDING HEIGHT CALCULATION

TAG	MOST RESTRICTIVE	HEIGHT	
NUMBER	GRADE		
1	9524 N (NEW)	9.0'	
2	9522.5 N	11.5'	
3	9522.5 N	15.3'	
4	9217 N	17.5'	
5	9217 N	17.75'	
6	9512 N	24.75'	
7	9511.5 N	23'	
8	9512 N	26'	
9	9511.5 N	26.5'	
10	9511.5 N	23.3'	
11	9511.5 N	23.3'	
12	9511.5 N	31.6'	
13	9516 E	27'	
14	9518 E	28'	
15	9520 E	26'	
16	9523.5 N	22.5'	
17	9520 E	19'	
18	9520 N	19'	
19	9522 E	12.5'	
20	9522 N	13'	
21	9522 E	16.25'	
22	9522 E	16.25'	
23	9522.5 N	13.3'	
24	9522.5 N	17.75'	
25	9522.5 N	14.25'	
26	9522.5 N	11.25'	
AVERAG	E HEIGHT	20 FT	
MAX. AVG. HEIGHT ALLOWABLE 30 FT			
MARGIN OF COMPLIANCE 10 FT			







			1	
STONE & GLASS PERCENTAGES SUMMARY TABLE				
ELEVATION	OVERALL SQFT	ST <i>O</i> NE SQFT	GLASS SQFT	
FRONT ELEVATION	1017	235.91	241.54	
PARTIAL FRONT ELEVATION	674.84	410	27.42	
PARTIAL MOTOR COURT SOUTH	831.76	287.34	227.8	
PARTIAL MOTOR COURT NORTH	796	286.07	104	
PARTIAL MOTOR COURT WEST	89	65	0	
WEST ELEVATION	2168	813	603.9	
PARTIAL WEST ELEVATION	228	129.79	65.15	
NORTH ELEVATION	2083.08	707.96	498.76	
SOUTH ELEVATION	2328.1	680	387	
TOTAL SQUARE FEET	10215.78	3615.07	2155.57	
PERCENTAGE TOTAL	100%	35%	21%	



PARTIAL FRONT ELEVATION SCALE: 3/16" = 1'-0"



400 EAST HYMAN AVE. SUITE C-101 ASPEN, CO 81611 PHONE: (970) 710-2813 WWW.MHKAP.COM
THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. @ 2021
HICKS RESIDENCE ARTISAN BUILDERS 113 HIGHLANDS WAY MOUNTAIN VILLAGE, CO. 81435
MAT ODPADO ARC 00405289 ARC 00405289 Digitally signed by Matthew H. Kragh, Ala Date: 2022.01.24 09:31:14 -05'00'
ISSUE DATE: PRELIMINARY SUBMITTAL 10-25-21 Preliminary SUBMITTAL 01-19-22 Olivity Olivity O
DRAWN BY: MN CHECKED BY: SJ PHASE: DRB PR NO: 21155
A-4

0'-0" MAIN FLOOR LEVEL	
9524	P
9522.5	Ρ

9'-0" WINDOW/DOOR

STONE & GLASS	OVERALL	ST <i>O</i> NE	GLASS
PERCENTAGE	SQFT	SQFT	SQFT
PARTIAL FRONT ELEVATION	674.84	410	27.42







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_ 30 FT AVERAGE MAX HEIGHT FROM GRADE AT MOTORCOURT

13'-<u>6" GUEST ROOM BEARING PEAK 📥</u> 12'-4" GUEST ROOM BEARING 9-2" BEARING LAUNDRY/M.BATH 9'-0" WINDOW/DOOR

9524

1			
STONE ^{\$} GLASS PERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
PARTIAL MOTOR COURT SOUTH	831.76	287.34	227.8

951



COB-16:42AM EST> \OLUMES/DROPBOX/21155_NR_113_HIGHLANDS_WAY_COLORADO_ARTISAN/ARCHITECTURE/DRAWNOS/CUOFILES/DRASFILES/DRB/AHK_113-HIGHLANDS-WAY_DRB_2022-01-18.DWC







		40 FT MAX HEIGHT CHIMNEY FROM GRADE ON WEST ELEVATION
		30 FT AVERAGE MAX ROOF HEIGHT
		FROM GRADE ON WEST ELEVATION
		18'-6" LIVING RM BEARING PEAK
VELS		
F STRUCTURE AND CEILING		
APPROVED MATERIALS		13'-0" KITCHEN BEARING
	9'-0" BEARING LAUND	
		, i
		-(2'-@") CEILING
		$\mathbf{\Psi}$
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	4	

STONE \$ GLASS PERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
WEST ELEVATION	2168	813	603.9

ARCHITECTURE & PLANNING

400 EAST HYMAN AVE. SUITE C-101 ASPEN, CO 81611 PHONE: (970) 710-2813 WWW.MHKAP.COM

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CONSULTANT:

HICKS RESIDENCE ARTISAN BUILDERS 113 HIGHLANDS WAY MOUNTAIN VILLAGE, CO. 81435

ΜΔΤΤ

ARC 00405289

Digually signed by Matthew H. Kragh, AIA Date: 2022.01.24 09:32:21 -05'00'

2000

DRAWN BY: MN CHECKED BY: SJ

PHASE: DRB PR NO: 21155

A-4.2

D	
C L9	
	<u>9524</u> -(2'-0") CEILING
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	(12'-Ø)	" Lower Le	VEL SLAB 9512	
TONE & GLASS	OVERALL	STONE	GLASS	Γ

TONE & GLASS ERCENTAGE	OVERALL SQFT	ST <i>O</i> NE SQFT	GLASS SQFT
ARTIAL WEST ELEVATION	228	129.79	65.15





			<u>40 FT MAX C</u>	HIMNEY HEK	<u>SHT FROM</u>
			GRADE	ON NORTH E	
			35 FI MAX	<u>Height Fro</u>	
	_		FROM GRADE	<u>ON NORTH F</u>	
				21'-O" ENT	
				21-0 ENI	
			26	-6 DEARI	
			1 <u>8'-6" LI∨IN</u>	G RM BEAR	
			<u> </u>	BEARING	
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E					
_	-EXPOSED TIMBER BEAMS		12'-6" MAG		
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<u>H</u>	9-6	BEARING BED2 BUT	MP/M.BATH ¥ TA	LL DOORS ¥	
\sim				8'-0" WIND	OW/DOOR
	-BLACK STEEL -BEAM				Ŷ
-					
	BLACK PLATE STEEL COLUMN				
-					
	_CABLE RAIL IN BLACK STEEL				
	FRAME TYP.				
			0'-	9" MAIN FLO	OR LEVEL
2	-BLACK C-CHANNEL CAP				9524 🕈
				-(2'-@	
	_BLACK FLASHING CAP				$\mathbf{\Psi}$
<u></u>)" LOWER LE	VEL SLAB
					9512
		STONE & GLASS	OVERALL	STONE	GI 499
		PERCENTAGE	SQFT	SQFT	SQFT
			2083.08	10196	198 76
			2005.00	101.30	438.18
			35 FT MAX		M GRADE 📥
				ON SOUTH E	

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- <u>30 FT MAX AVG ROOF HEIGHT</u>

- 21'-O" ENTRY PEAK BEARING
- 1<u>8'-6" LIVING RM PEAK BEARING 🗖</u>





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	ST <i>O</i> NE ^{\$} GLASS PERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
	SOUTH ELEVATION	2328.1	680	387









Lot 177 Materials Board

A: Hot Rolled Steel Cladding Finished with Sculpt Noveau Ever Clear 16ga. "Matte"

B: Metal Roof

Mechanically seamed 2" Standing Seam from Western States Metal Roofing 24ga.16" width PVDF "Matte Black 106"

C: Windows and Doors

VistaLuxe Collection from Kolbe "Coal Black"

D: Wood cladding White Ash Cladding 1x6 C20 T/G from Thermory Oiled with Cutek Extreme

E: Steel Angle Finished with Sculpt Noveau Ever Clear "Matte"

F: Stone Veneer

Blue River Granite from Centurion Stone

Lot 177: 113 Highlands Way, Mountain Village, CO. 81435 Artisan Builders: Justin Stratman justinstratman@gmail.com (970) 708-1549









EXTERIOR ELECTRICAL LEGEND:							
SYMBOL	DESCRIPTION:	SYMBOL	DESCRIPTION:				
	RECESSED GENERAL D <i>o</i> wn light						
⁺ → ^B	EXTERIOR WALL FIXTURE						
()	с	STRIP LIGHT				
GENERAL NOTES: 1. "A" RECESSED DOWN LIGHT SPECS: DIMMED TO MAX. 4 FC PER CDC REQUIREMENTS TECH LIGHTING ELEMENT 4" ADJUSTABLE DOWNLIGHT FULL CUTOFF "WARM DIM LOW OUTPUT" OPTION 1300 LUMENS 3000K 11 WATTS CRI 90+ DIMMING DOWN TO 1% OPTICS 40 DEG. BEAM SPREAD MOUNTING FLANGELESS SQUARE FLAT BLACK POWDER COAT 2: "B" WALL SCONCE SPECS: DIMMED TO MAX. 2 FC PER CDC REQUIREMENTS HUBBARDTON FORGE SHARD LARGE FULL CUTOFF 350 DELIVERED LUMENS 3000K 15 WATTS CRI 90 DIMMABLE COSTAL NATURAL IRON FINISH -20							
WALL SCONCE FIXTURES APPROX. 1'-0" A.F.F (11 FOOT CANDLES @ LIGHT SPREAD = 5'-6" DIAMETER)							
3. "C" STRIP LIGHT SPECS: DIMMED TO MAX. 4 FC PER CDC REQUIREMENTS LLI ARCHITECTURAL LIGHTING THIN EXTRUSION LED TAPELIGHT 2.5W/FT "WARM FADE" OPTION 200 LUMEN/FT 3000K 24VDC CRI 90+ DIMMING DOWN TO 1% OPTICS 105 DEG. BEAM SPREAD FROSTED LENS MOUNTING THIN EXTRUSION \$ CLIPS BLACK POWDER COAT							







BYMBOL DESCRIPTION: BYMBOL DESCRIPTION: A RECESSED GENERAL DOWN LIGHT DOWN LIGHT DOWN B EXTERIOR WALL FIXTURE C STRIP LIGHT GENERAL NOTES: C STRIP LIGHT "A" RECESSED DOWN LIGHT SPECS: DIMMED TO MAX 4 FCP ER CDC REQUIREMENTS DIMMED TO MAX 4 FCP ER CDC REQUIREMENTS TECH LIGHTING ELEMENT 4" ADJUSTABLE DOWNLIGHT FULL CUTOFF "WARM DIM LOW OUTPUT" OPTION 3000 LUMENS 3000 K 11 WATTS CRI 90+ DIMMING DOWN TO 1% OPTICS 40 DEG. BEAM SPREAD MOUNTING FLANGELESS SQUARE FLAT BLACK POWDER COAT 2: "B" WALL SCONCE SPECS: DIMMED TO MAX. 2 FC PER CDC REQUIREMENTS HUBDARDTON FORGE SHARD LARGE FULL CUTOFF 350 DELIVERED LUMENS 3000K 15 WALL SCONCE FIXTURES APPROX. 1'-0" A.F.F (I) FOOT CANDLES @ LIGHT SPREAD = 5'-6" DIAMETER) 3. "C" STRIP LIGHT SPECS: DIMMED TO MAX. 4 FC PER CDC REQUIREMENTS LLI ARCHITECTURAL LIGHTING THIN EXTRUSION LED TAPELIGHT 25W/FT "WA	EXTE	RIOR ELECTRICA	L LEG	END:		
RECESSED GENERAL DOWN LIGHT B EXTERIOR WALL FIXTURE C STRIP LIGHT GENERAL NOTES: C STRIP LIGHT SOBOK SOBOK	SYMBOL	DESCRIPTION:	SYMBOL	DESCRIPTION:		
J EXTERIOR WALL FIXTURE	\mathbf{O}^{A}	RECESSED GENERAL D <i>o</i> wn light				
C STRIP LIGHT	[⁺] В	EXTERIOR WALL FIXTURE				
GENERAL NOTES: 1. "A" RECESSED DOWN LIGHT SPECS: DIMMED TO MAX. 4 FC PER CDC REQUIREMENTS TECH LIGHTING ELEMENT 4" ADJUSTABLE DOWNLIGHT FULL CUTOFF "WARM DIM LOW OUTPUT" OPTION 1300 LUMENS 3000K 11 WATTS CRI 90+ DIMMING DOWN TO 1% OPTICS 40 DEG. BEAM SPREAD MOUNTING FLANGELESS SQUARE FLAT BLACK POWDER COAT 2: "B" WALL SCONCE SPECS: DIMMED TO MAX. 2 FC PER CDC REQUIREMENTS HUBBARDTON FORGE SHARD LARGE FULL CUTOFF 350 DELIVERED LUMENS 3000K IS WATTS CRI 90 DIMMABLE COSTAL NATURAL IRON FINISH -20 WALL SCONCE FIXTURES APPROX. 1'-0" A.F.F (II FOOT CANDLES @ LIGHT SPREAD = 5'-6" DIAMETER) 3. "C" STRIP LIGHT SPECS: DIMMED TO MAX. 4 FC PER CDC REQUIREMENTS LIL ARCHITECTURAL LIGHTING THIN EXTRUSION LED TAPELIGHT 2.5W/FT "WARM FADE" OPTION 200 LUMEN/FT 3000K 244/DC CRI 90+ DIMMING DOWN TO 1%	—()	c	STRIP LIGHT		
3000K 15 WATTS CRI 90 DIMMABLE COSTAL NATURAL IRON FINISH -20 WALL SCONCE FIXTURES APPROX. 1'-0" A.F.F (11 FOOT CANDLES @ LIGHT SPREAD = 5'-6" DIAMETER) 3. "C" STRIP LIGHT SPECS: DIMMED TO MAX. 4 FC PER CDC REQUIREMENTS LLI ARCHITECTURAL LIGHTING THIN EXTRUSION LED TAPELIGHT 2.5U/FT "WARM FADE" OPTION 200 LUMEN/FT 3000K 24VDC CRI 90+ DIMMING DOWN TO 1%	1. A RI DIMMED TECH LIG FULL CUT "WARM I 1300 LUI 1300 LUI 1400 LU	ECESSED DOWN LIGHT SPECS: TO MAX: 4 FC PER CDC REQU HTING ELEMENT 4" ADJUSTABI OFF DIM LOW OUTPUT" OPTION MENS DOWN TO 1% 40 DEG. BEAM SPREAD G FLANGELESS SQUARE FLAT POWDER COAT ALL SCONCE SPECS: TO MAX: 2 FC PER CDC REQU RDTON FORGE SHARD LARGE OFF JVERED LUMENS	JIREMENTS	3 IGHT		
(II FOOT CANDLES @ LIGHT SPREAD = 5'-6" DIAMETER) 3. "C" STRIP LIGHT SPECS: DIMMED TO MAX. 4 FC PER CDC REQUIREMENTS LLI ARCHITECTURAL LIGHTING THIN EXTRUSION LED TAPELIGHT 2.5U/FT "WARM FADE" OPTION 200 LUMEN/FT 3000K 24VDC CRI 30+ DIMMING DOWN TO 1%	3000K 15 WATTS CRI 30 DIMMABLE COSTAL NATURAL IRON FINISH -20					
OPTICS 105 DEG. BEAM SPREAD EROSTED LENS						



HUBBARDTON FORGE "B" SHARD LARGE LED OUTDOOR SCONCE



LOWER FLOOR EXTERIOR LIGHTING PLAN





113 HIGHLANDS WAY MOUNTAIN VILLAGE, CO SITE & UTILITIES IMPROVEMENTS



VICINITY MAP

SHEET INDEX:

- C0.1 COVER SHEET & VICINITY MAP
- C0.2 NOTES & IMPROVEMENT SURVEY
- C1.1 OVERALL SITE PLAN
- C1.2 UTILITY COMPOSITE PLAN
- C1.3 DRIVEWAY GRADING & EROSION CONTROL PLAN
- C1.4 DRIVEWAY PLAN & PROFILE
- C1.5 DRIVEWAY SECTIONS & GRADING DETAILS
- C1.6 OVERALL SITE GRADING & EROSION CONTROL PLAN
- C2.1 DETAILS & NOTES

		SUMMIT AE	CONSULTING FNGINFFRS	C2203 DESETT VARNISH COURT GRAND JUNCTION. CO 81507	970-270-0856
			Radian Engineering, LLC	Moving Mountains.	
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DATE					
REVISION DESCRIPTION					
		MOUNTAIN VILLAGE, CO	COVER SHEET &		
PR DE DR	OJ.‡ SIGN AWI TE DRA	# 2 NED B N BY 10/0 WING	21128 Y BME GM 93/21 3 NUM	3 B G R IBER	MR
CIVIL ENGINEERING GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH SAN MIGUEL COUNTY AND TOWN OF MOUNTAIN 1. VILLAGE STANDARD SPECIFICATIONS AND APPLICABLE UTILITY COMPANY'S SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO JEFFERSON COUNTY REGULATIONS.
- ANY ADDITIONAL BMP DETAILS SHALL BE REFERENCED AND CONSTRUCTED PER SAN MIGUEL COUNTY AND TOWN 2. OF MOUNTAIN VILLAGE STANDARDS. LOT 175R-2
- (TELLURIDE LOT 175, LLC) A CONSTRUCTION PERMIT FROM THE SAN MIGUEL DEPARTMENT OF HIGHWAYS AND TRANSPORTATION IS 3. REQUIRED PRIOR TO COMMENCING WORK WITHIN COUNTY RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOTIFY THE JEFFERSON COUNTY DEPARTMENT OF HIGHWAYS AND TRANSPORTATION AT 4. LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT LEAST 48 5. HOURS PRIOR TO CONSTRUCTION.
- CONSTRUCTION SPECIFICATION: CURRENT EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION 6. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SPECIAL PROVISIONS AND REVISIONS THERETO.
- THE DRIVEWAY AND UTILITY TRENCHES SHALL BE COMPACTED TO 95% STANDARD PROCTOR. 7.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS, MATERIALS, ETC. PRIOR TO START OF 8. CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN WRITING.
- TOPO PROVIDED BY FOLEY ASSOCIATES, INC. OTHER FEATURES ARE APPROXIMATE AND SHOULD BE FIELD 9. VERIFIED BY CONTRACTOR. THIS INCLUDES ALL UTILTIES, ROAD FEATURES AND SETBACKS NECESSARY TO MEET SAN MIGUEL COUNTY REGULATIONS.
- HORIZONTAL AND VERTICAL SURVEY CONTROL HAS BEEN ESTABLISHED BY FOLEY ASSOCIATES SURVEYING. 10. PROJECT CONTROL POINT IS AS SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR THIS 11. PROJECT PRIOR TO START OF CONSTRUCTION FROM SAN MIGUAL COUNTY, APPLICABLE UTILITY COMPANIES AND ANY OTHER GOVERNING AGENCY AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING 12. ANY UTILITIES NOT SHOWN ON THE DRAWINGS, WHEN WORKING NEAR EXISTING UTILITIES, THE CONTRACTOR SHALL EXERCISE SUFFICIENT CARE TO PREVENT DAMAGE TO THE LINES IN THE EVENT THAT THE INFORMATION ON THE DRAWINGS DOES NOT REFLECT ACTUAL FIELD CONDITIONS. UTILITY INFORMATION SHOWN ON DRAWING IS REFERENCED FROM OWNER'S SURVEY. ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR UTILITIES NOT SHOWN ON PLAN IN THE RIGHT LOCATION OR NOT SHOWN ON PLAN AT ALL.
- ALL FINISHED GRADING SHALL BE SUCH THAT NO DEPRESSIONS OF MORE THAN 2" REMAIN, UNLESS OTHERWISE 13. DIRECTED BY THE PROJECT ENGINEER.
- ALL SITE GRADING SHALL BE COMPLETED AT 2:1 SLOPE OR FLATTER. 14.
- 15. GROUND SHALL HAVE POSITIVE DRAINAGE AWAY FROM HOME FOR AT LEAST 10 FEET.
- THE CONTRACTOR SHALL HAVE ONE SET OF ENGINEER AND COUNTY SIGNED APPROVED PLANS ON THE JOB SITE 16. AT ALL TIMES DURING CONSTRUCTION.
- UTILITY LENGTHS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED. 17.
- ALL EXPOSED FINISHED GRADE SLOPES SHALL BE MULCHED OR HYDROSEEDED AS SOON AS FINAL GRADING IS 18. COMPLETED. ALL CONSTRUCTION BMPS SHALL REMAIN IN PLACE UNTIL SEED HAS TAKEN HOLD AND SITE HAS REACHED FINAL STABILIZATION. SEED MIX CAN BE FOUND ON C2.1.
- BMP DETAILS ARE ON C2.1. 19.
- CONCRETE WASHOUT WILL BE OFFSITE. ALL CONCRETE AND CONCRETE WASHOUT WATER SHALL BE PROPERLY 20. DISPOSED OF ACCORDING TO ALL COUNTY, STATE AND REGIONAL SPECIFICATIONS.



FIR# 🔆 🖉

PHAS PHAS PHAS PHASE

CONSTRUCTION WILL OCCUR FROM 8AM TO 5PM MON THRU FRI



SE 1	SET UP TEMPORARY EROSION CONTROL MEASURES (BMPS) - LABELED [INITIAL]
SE 2	CONSTRUCTION, INCLUDING ALL GRADING ACTIVITIES, MAINTAIN BMPS
SE 3	SEED EXPOSED SOIL AREAS (PERMANENT / FINAL BMP, LABELED [FINAL]), MAINTAIN BMPS
SF 4	REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEED HAS TAKEN

HOURS OF OPERATION: