



**Planning Commission Agenda
Wednesday January 11, 2023 – 6:30 PM
Minturn Town Hall / Council Chambers
302 Pine St Minturn, CO**

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order and times of agenda items listed are approximate. This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/82489827738>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 824 8982 7738**

Please note: all virtual participants are muted. In order to be called upon and be unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner I, prior to the meeting and will be included as part of the record.

- 1. CALL TO ORDER – 6:30 PM**
- 2. ROLL CALL & PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
3.1 December 14, 2022
- 4. APPROVAL OF AGENDA** *Opportunity for amendment or deletions to the agenda.*
- 5. DECLARATION OF CONFLICTS OF INTEREST**
- 6. PUBLIC COMMENT** *Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.*
- 7. SPECIAL PRESENTATIONS**
- 8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS**
8.1 382 Taylor Avenue – New Single Family Residence and Accessory Dwelling Unit

9. DISCUSSION / DIRECTION

10. STAFF REPORTS

11. PLANNING COMMISSION COMMENTS

12. FUTURE MEETINGS

12.1 January 25, 2023

12.2 February 8, 2023

13. ADJOURN



**Planning Commission Official Minutes
Wednesday December 14, 2022 – 6:30 PM
Minturn Town Hall / Council Chambers
302 Pine St Minturn, CO**

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order and times of agenda items listed are approximate. This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/83591437178>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 835 9143 7178**

Please note: all virtual participants are muted. In order to be called upon and be unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner I, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER – 6:30 PM

Lynn Teach called the meeting to order at 6:34 pm.

2. ROLL CALL & PLEDGE OF ALLEGIANCE

Those present at roll call: Planning Commission Chair Lynn Teach and Planning Commission Members Jeff Armistead, Michael Boyd, Elliot Hovey, and Sage Pierson. Staff Members Present: Town Planner Scot Hunn, Assistant Town Attorney Richard Peterson-Cremer, and Planner I Madison Harris.

Note: Tom Priest is absent.

3. APPROVAL OF AGENDA Opportunity for amendment or deletions to the agenda.

Motion by Michael B., second by Elliot H., to approve the agenda as presented. Motion passed 5-0.

Note: Tom P. is absent.

4. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

5. APPROVAL OF MINUTES

5.1 October 26, 2022

Motion by Elliot H., second by Jeff A., to approve the minutes of October 26, 2022 as presented. Motion passed 5-0.

Note: Tom P. is absent.

- 6. PUBLIC COMMENT** *Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.*
No public comment.

7. PLANNING COMMISSION COMMENTS

Lynn T. wished everyone a Merry Christmas and a happy new year.

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

- 8.1 Resolution TBD – Series 2022 establishing procedures to govern action of commissions in the general conduct of business and to serve as a reference in settling parliamentary disputes – Peterson-Cremer
Richard P.-C. introduced the Resolution.

Lynn T. would like to clarify what routine business is.

- Richard P.-C. said it would be something like Commission comments, approval of the minutes, etc.

Madison H. showed excerpts from “Effective Governance Webinar” by the Colorado Municipal League.

Discussion ensued.

Motion by Jeff A., second by Elliot H., to recommend approval of Resolution TBD – Series 2022 establishing procedures to govern action of commissions in the general conduct of business and to serve as a reference in settling parliamentary disputes to the Town Council. Motion passed 5-0.

Note: Tom P. is absent.

Note: 5 minute recess called at 8:43 pm.

9. PROJECTS AND UPDATES

10. FUTURE MEETINGS

- 10.1 December 28, 2022 – Meeting Cancelled
10.2 January 11, 2023
10.2.1 Elliot H. and Sage P. will not be here

11. ADJOURN

Motion by Michael B., second by Jeff A., to adjourn the regular meeting of December 14, 2022 at 8:48 pm. Motion passed 5-0.

Note: Tom P. is absent.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Elliot Hovey
Sage Pierson
Tom Priest

Design Review Board Hearing

Final Plan Review for New Single Family Home and Accessory Dwelling Unit

382 Taylor Street

Hearing Date:	January 11, 2023
File Name and Process:	Single-Family Residence and Accessory Dwelling Unit Final Plan Review
Owner/Applicant:	Dom Panetta
Representative:	Luis Vazquez, TAB Associates
Legal Description:	Subdivision: Taylor Add to Minturn Block: C Lot: 5 and Lot: 6
Address:	382 Taylor Street
Zoning:	Game Creek Character Area – Residential Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	Approval, with Conditions

Staff Report

I. Summary of Request:

The Applicant requests Final Plan review of a new, four-bedroom, 2,924 square foot single-family residence and a new, two-bedroom, 1,041 square foot accessory dwelling unit (ADU) located at 382 Taylor Street in the Game Creek Residential Zone District. Although the DRB has not reviewed any conceptual plans, the Applicant’s representative, Luis Vazquez, has been proactive in meeting with Town staff prior to submitting plans for a new home and ADU and has provided a relatively complete and thorough set of site, landscaping, and architectural plans allowing staff to conduct a final plan level review of the project.

Proposed Plans

The plans show a three-level structure with a max height measured to the midpoint of the roof of 26.4375 feet above proposed grade on the east side of the lot and a max height for the ADU of 22.5625 feet on the west side of the lot. The height of the proposed structures appear to be within the maximum 28-foot allowable within the Game Creek Residential Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – Design Guidelines and Standards.

Parking is adequate, with five off-street spaces provided (two in the garage and three surface spaces in front of the garage). The single family residence requires three spaces, and the ADU requires one which leaves an extra space provided above the requirements.

According to staff’s analysis of development standards and dimensional limitations in Section III below, the project appears to meet the Town’s standards.

Staff believes that the Applicant and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a “conceptual” plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or, the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**, with conditions.

II. Summary of Process and Code Requirements:

This is a final plan-level of review for a new single-family residential structure and a new accessory dwelling unit on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB’s concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve or approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions to the plans.

No variances are required or requested at this time.

Design Review Process

Appendix ‘B’ of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications*, subsection “d” below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

- (2) *Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:*
- a. *The proposal's adherence to the Town's zoning regulations.*
 - b. *The proposal's adherence to the applicable goals and objectives of the Community Plan.*
 - c. *The proposal's adherence to the Design Standards.*
- (3) *Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:*
- a. *That the proposal is in conformance with the Town zoning regulations.*
 - b. *That the proposal helps achieve the goals and objectives of the Community Plan.*
 - c. *That the proposal complies with the Design Standards.*

Staff suggests that the final plans for 382 Taylor Street meet or can be revised to meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

The subject property is located within the “Game Creek Character Area” Residential Zone District, described as follows:

- (a) *The Taylor Avenue neighborhood is characterized by a traditional lot-and-block layout with **single-family residences**. The residences are typically one (1) and two (2) stories, without buildings and good views to the west. The existing residential neighborhood overlooks the rail yard or the Game Creek PUD Holding Zone.*
- (b) ***The purpose of this area is to provide for continued residential use and redevelopment that preserve the small town residential character and scale of the neighborhood. An objective is to retain the residential areas as a quiet and safe neighborhood while **allowing for accessory apartments** and limited home-based occupation to encourage permanent residency.***

- Town of Minturn Town Code Section 16-12-20

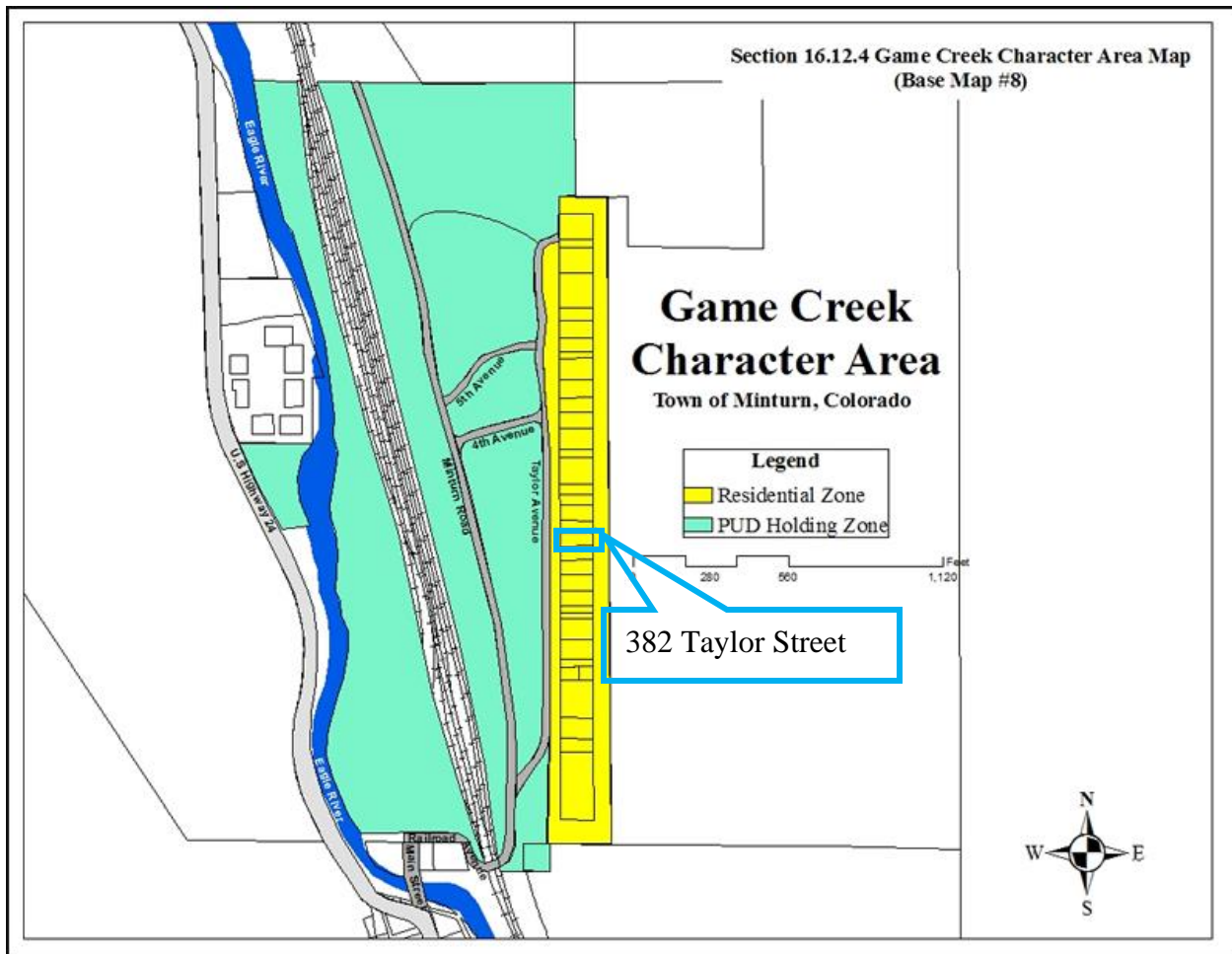


Figure 1: Game Creek Character Area Zoning Map

Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant to Sections 16-2-40. - *General lot requirements and dimensional standards* and 16-16-20 – *Parking Required for Residential and Lodging Uses*.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	7,013.16 sq. ft. (.161 ac.)
Maximum Building Height:	28 feet	26.4375 feet (Single Family) 22.5625 feet (ADU)
Minimum Front Setback:	20 feet	20+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet
Maximum Lot Coverage:	40% (2,805.264 sq. ft.)	2,091.5 sq. ft. (29.82%) Proposed
Maximum Impervious Coverage:	50% (3,506.58 sq. ft.)	3,490 sq. ft. (49.76%) Proposed

Minimum Snow Storage Area:	5% of Driveway (1,340 sq. ft. x .05 = 67 sq. ft.)	245 sq. ft.
Parking:	4 spaces	5 spaces

Note: the above calculations are based on the following:

$$\text{Lot 5/6} = .161 \text{ acres} \times 43,560 \text{ sq. ft./acre} = 7,013.16 \text{ sq. ft.}$$

$$1,340 \text{ sq. ft. parking area} \times .05\% = \underline{67} \text{ sq. ft. (Required Snow Storage)}$$

IV. Applicable Standards and Design Guideline Criteria:

Design

In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design

The design guidelines encourage designs that integrate or account for snow storage and snow shed from roof structures, along with ensuring that the orientation of buildings – to street frontages and neighboring properties – is considered.

The proposed design maintains the structures within required setbacks, thus allowing for full use of side yard areas for snow shed and drainage. Likewise, the site plan and final grading details generally demonstrate that proper (positive) grading will be directed in swales away from the structure; that drainage is handled on the subject property. The Town Engineer has provided a comment in the attached letter dated December 22, 2022 regarding drainage.

Mass and Form

The following excerpts from the Design Guidelines should be considered by the Design Review Board when reviewing the proposed project:

Appendix B(II)(C)(1)(c). Massing and Scale

“A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.”

Appendix B (II)(C)(2)(b) – Façade

“Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of 'floors' in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.”

Appendix B (II)(C)(3)(a) – Materials

“The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials, however the use of non-reflective materials are strongly encouraged. Highly reflective roofing materials are not allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.”

Staff Response:

Staff believes that the design and scale of the proposed structures incorporate a simple central form with additive features and is complimentary to adjacent single-family residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complimentary to the surrounding built and natural environments. While the roof eave does encroach into the side setbacks at certain points, Sec. 16-2-50(k) allows the roof eave up to eighteen (18) inches into these setbacks.

V. Issues and Areas of Non-Conformance:

Issues or Required Plan Revisions

The following issues or areas of refinement have been identified by staff that must be addressed prior to any building permit submittal:

Combining Lots

As shown in the Improvement Survey Plat provided by the Applicant, 382 Taylor is comprised of Lot 5 and Lot 6. There is no record of these lots having been combined through a lot line vacation/minor subdivision, so, much like recent projects that have worked through the process, before a building permit can be issued, the Applicant will need to vacate the interior lot line through the minor subdivision process.

Limited Use

The Accessory Dwelling Unit is a Limited Use within the Game Creek Character Area Residential Zone District. This is a separate, administrative process that needs to be applied for, however that should have little impact on the Design Review Board's review of the project as a whole.

Public Works

Public Works has commented that the curbside location needs to be in a safe place, and that the water meter reader/AMI box needs to be on the front of the house in a safe, accessible location and not placed under a sloping roof line where snow has a tendency to shed.

Driveway Grade

Staff referred this final plan to the Town Engineer (Inter-Mountain Engineering) for comments, and that letter dated December 22, 2022 is attached. In that letter the Town Engineer discusses the requirements and recommendations in Appendix C of the Minturn Municipal Code concerning the grade of the driveway. Appendix C recommends, but does not require, north facing driveways to have a maximum of 8% grade and south facing driveways to have a maximum of 10% grade. This driveway faces west and a portion of it is 10% grade. While this is above the recommended maximum, staff does not believe a variance is required. However, the Applicant should address this concern during the public hearing.

VI. Staff Recommendation and Suggested Conditions:

Staff suggests that the Final Plans for 382 Taylor Street **comply** with applicable provisions of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

In the event the Planning Commission, acting as the Town of Minturn Design Review Board, recommends approval of the Final Plans, staff respectfully suggests the following conditions of approval.

1. The Applicant shall address the comments provided by the Town Engineer in the letter dated December 22, 2022 with the exception of comment 4 under Architectural Plans prior to building permit issuance.
2. The Applicant shall address Public Works comments contained in this staff report prior to building permit issuance.
3. The Applicant shall submit and receive approval for a Minor Subdivision: Amended Final Plat to vacate the interior lot line and effectively combine Lots 5 and 6 of the Block C Taylor Addition to Minturn prior to building permit issuance.
4. The Applicant shall submit and receive approval for a Limited Use application for the Accessory Dwelling Unit prior to building permit issuance.

December 22, 2022

Madison Harris
Town of Minturn Planner
PO Box 309
Minturn, CO 81645

Re: Lots 6 & 7 Block C, Taylors Addition to Minturn, CO.
382 Taylor Street
DRB resubmittal comments
Project No. 22-0001

Dear Madison:

We reviewed the DRB resubmittal for 382 Taylor Street and offer the following comments:

Survey:

1. The resubmittal includes an Improvement Survey Plat which meets the boundary survey requirements of Section 16-21-615 (C) (2) Design Review Requirements in the Minturn Municipal Code.

Architectural Plans:

1. Please add dimensions to locate the proposed improvements on the property.
2. The site plan shows a drainage swale between the two structures. The Site Section on Sheet A1.3 shows the ground surface sloping towards the lower unit. Positive drainage must be provided away from all structures.
3. The pipe from the area drain located in the back yard passes under the rear structure. We recommend the pipe be routed around the building.
4. Driveway grades exceed MMC Appendix C Chapter 4 requirements:
 - 1.03 - Driveways
 - A. Access by Emergency Vehicles: All dwellings and other structures shall be accessible by emergency vehicles. A maximum grade of eight (8) percent and a minimum centerline radius of forty-five (45) feet are recommended for driveways on north-facing slopes. On south-facing slopes, a maximum grade of ten (10) percent and a minimum centerline radius of forty-five (45) feet is recommended. Curves should be widened generously in both circumstances.

VAIL VALLEY OFFICE

30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

DENVER OFFICE

9618 Brook Hill Lane | Lone Tree, CO 80124

970.949.5072 | info@inter-mtn.net

December 22, 2022

Madison Harris

Re: Lots 6 & 7 Block C, Taylors Addition to Minturn, CO.

382 Taylor Street

DRB resubmittal comments

Project No. 22-0001

2.02 – Permissible Intersection Grades

Grades for all streets at intersections should be a maximum of four percent (4%).

The driveway grade of 4 % at the intersection with Taylor Avenue meets MMC Code requirements, however it transitions to a section with a 10% grade. The driveway has a westerly exposure, and the 10% grade does not meet Code requirements. While west facing, the driveway should have good solar exposure and the Town could consider a variance.

Please feel free to contact us if you have additional questions.

Respectfully,

Inter-Mountain Engineering (Town Engineer)

A handwritten signature in blue ink, appearing to read "Jeffery M. Spanel". The signature is stylized with large loops and a long horizontal stroke extending to the right.

Jeffery M. Spanel PE

CC: Michelle Metteer, Scot Hunn



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
 P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
 Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:

382 Taylor St Main Unit & ADU

Project Location

Street Address: 382 Taylor St Minturn, CO 81657

Zoning: **Residential**

Parcel Number(s): **210326203002**

Application Request:

Approval for a new SFH & ADU

Applicant:

Name: **Luis Vazquez**

Mailing Address: **56 Edwards Village Blvd #210
 Edwards, CO 81632**

Phone: **(970) 766-1470 x105**

Email: **luis@tabassociates.com**

Property Owner:

Name: **Dom Panetta**

Mailing Address: **301 Boulder St #1231
 Minturn, CO 81645**

Phone: **616 724-0470**

Email: **panettd@gmail.com**

Required Information:

Lot Size: .161 Acres 7013 sf	Type of Residence (Single Family, ADU, Duplex) Single Family + ADU	# of Bedrooms Main-4 ADU-2	# On-site Parking Spaces 5
# of Stories: Main-3 ADU-2	Snow storage sq ft: 146	Building Footprint sq ft: 1167 & 824	Total sq ft Impervious Surface: 3490

Signature:

Luis Vazquez 9/20/2022

Fee Paid: _____ **Date Received:** _____ **Planner:** _____

TAB Associates, Inc.

The Architectural Balance

0056 Edwards Village Boulevard
Suite 210, Edwards, Colorado 81632
(970) 766-1470 (970) 766-1471 fax
www.tabassociates.com tab@vail.net



Letter of Intent

Project: 382 Taylor St

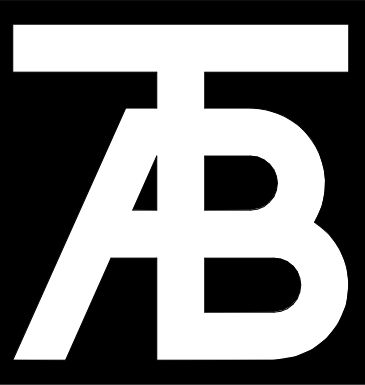
Project No: **2172**

Date: 9/19/2022

The project is a new construction that consists of a 4 bedroom Main Unit and 2 bedroom ADU. The Main unit will be located closer to the street side with the ADU sitting behind it. Currently there is an existing home on the site that would be demolished as part of the construction. The intent is to have the 4 Bedroom unit as a rental with the property owner inhabiting the ADU. The existing structure is dilapidated and does not utilize the site effectively. The current proposal also works in line with the Towns goal of increasing housing units available.

382 TAYLOR ST MAIN UNIT & ADU

382 TAYLOR ST MINTURN, CO 81657



TAB Associates
The Architectural Balance
0066 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-4471
email: tab@tab.net
www.tabassociates.com
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer

Seal

**382 Taylor St
Main Unit & ADU
Minturn CO 81657**

Revisions:		
No	Description	Date

Issue Dates:
DRB 9/12/2022

Sheet Title:
Cover

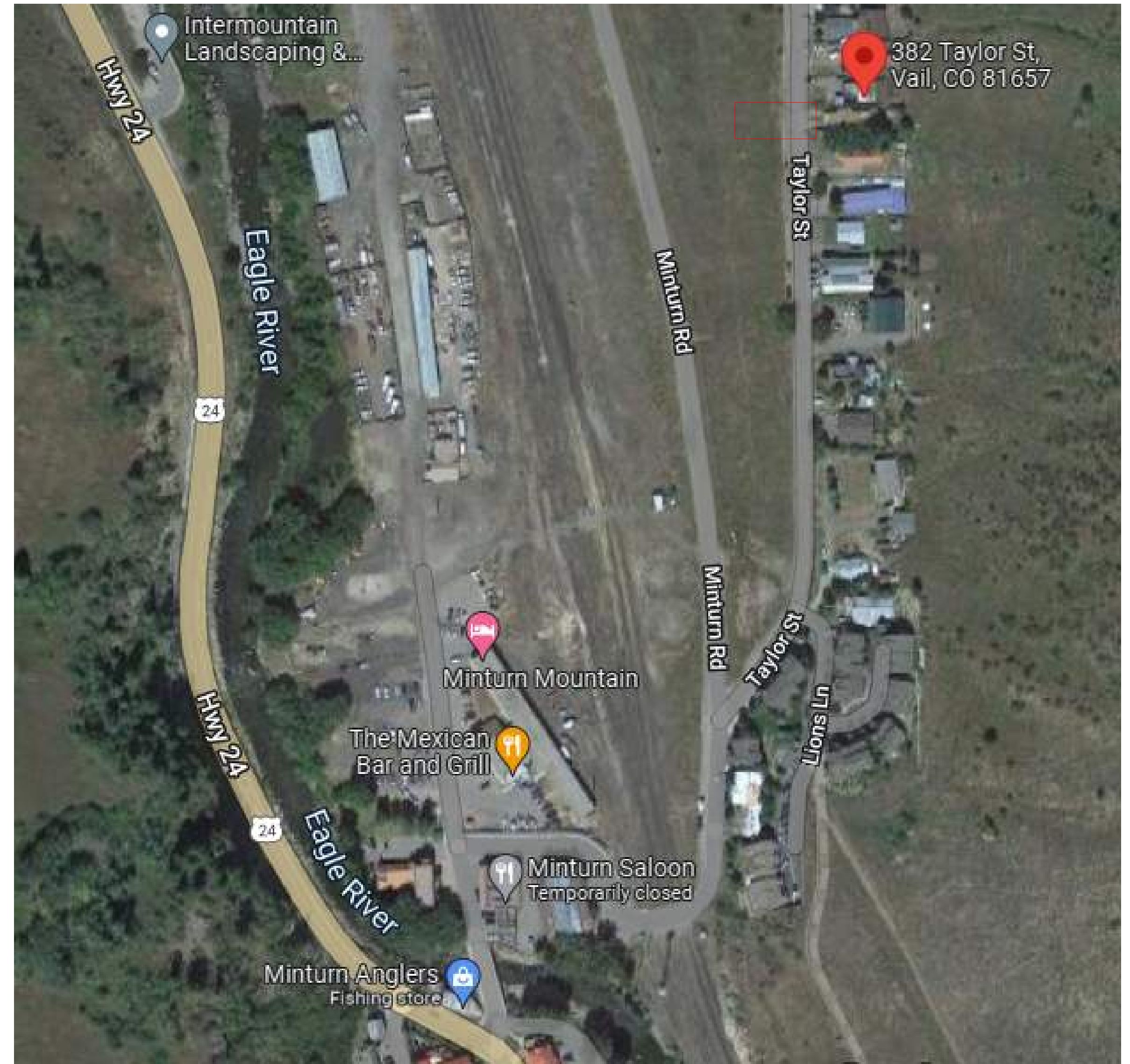
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2172

Sheet No:
A0.0

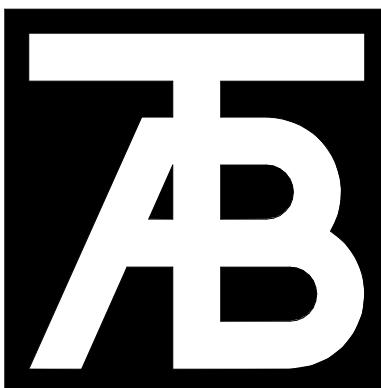
P:\2172_382 Taylor St - Minturn\01 Drawing Files\04 Design Development\382 Taylor Residence.rvt
11/21/2022 11:17:52 AM

SHEET LIST	
Sheet Number	Sheet Name
A0.0	Cover
A1.0	Survey
A1.1	Site Demo Plan
A1.2	Site & Landscape Plan
A1.3	Site Section
A2.1	Main Unit Floor Plans
A2.2	ADU Floor Plans
A2.3	Roof Plan
A3.1	Main Unit Exterior Elevations
A3.2	ADU Exterior Elevations
A3.3	Material Board
A3.4	Aerial Views
A3.5	Aerial Views
A5.1	Details

**DRB SUBMISSION
9/12/2022**



VICINITY MAP
ZONING CODE R



TAB Associates

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www.tabassociates.com
Civil Engineer

Structural Engineer
Mechanical Engineer
Electrical Engineer

Seal

382 Taylor St
Main Unit & ADU
Minturn CO 81657

Revisions:		
No	Description	Date

Issue Dates:
DRB 9/12/2022

Sheet Title:
Survey

Project No:
2172

Sheet No:
A1.0

IMPROVEMENT SURVEY PLAT LOTS 5 AND 6, BLOCK C, TAYLORS ADDITION TO THE TOWN OF MINTURN TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

NOTES:

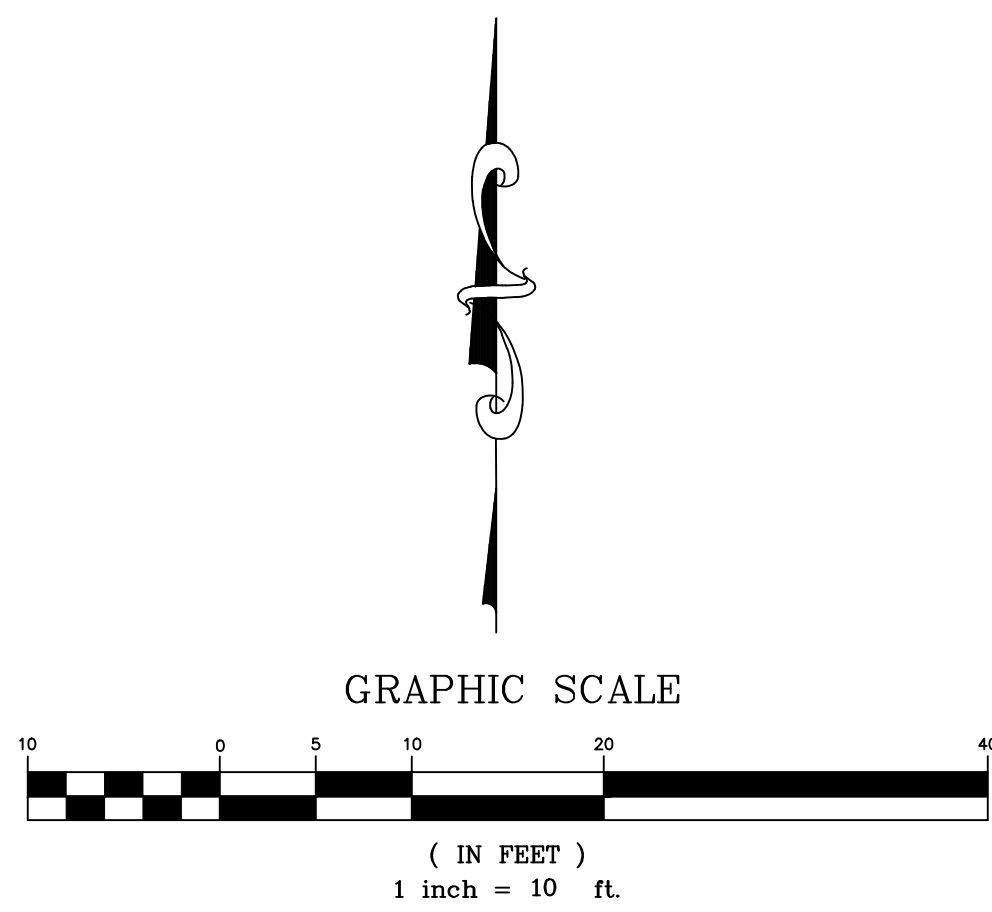
- 1) PROPERTY DESCRIPTION: LOTS 5 AND 6, BLOCK C, TAYLOR'S ADDITION TO THE TOWN MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, PER THE PLAT THEREOF RECORDED JUNE 8, 1981, UNDER RECEPTION No. 9555 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER.
- 2) DATE OF FIELD LOCATIONS: 03/29/2022
- 3) BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENTS FOUND IN PLACE MARKING THE NORTHEASTERLY CORNER AND SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY, BEING A No. 5 REBAR WITH A 1 1/4" RED PLASTIC CAP, P.L.S. No. 26626, SAID BEARING BEING S00°55'00"E, PER THE PLAT OF TAYLOR'S ADDITION TO THE TOWN MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, PER THE PLAT THEREOF RECORDED JUNE 8, 1981, UNDER RECEPTION No. 9555 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER.
- 4) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 5) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE RECORD PLAT FOR THE SUBJECT PROPERTY AND TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 3, 2022.
- 6) ALL REFERENCES TO RECORD DOCUMENTS ARE TO THOSE REAL ESTATE RECORDS OF THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER.
- 7) LINEAL UNITS INDICATED HEREON ARE IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE

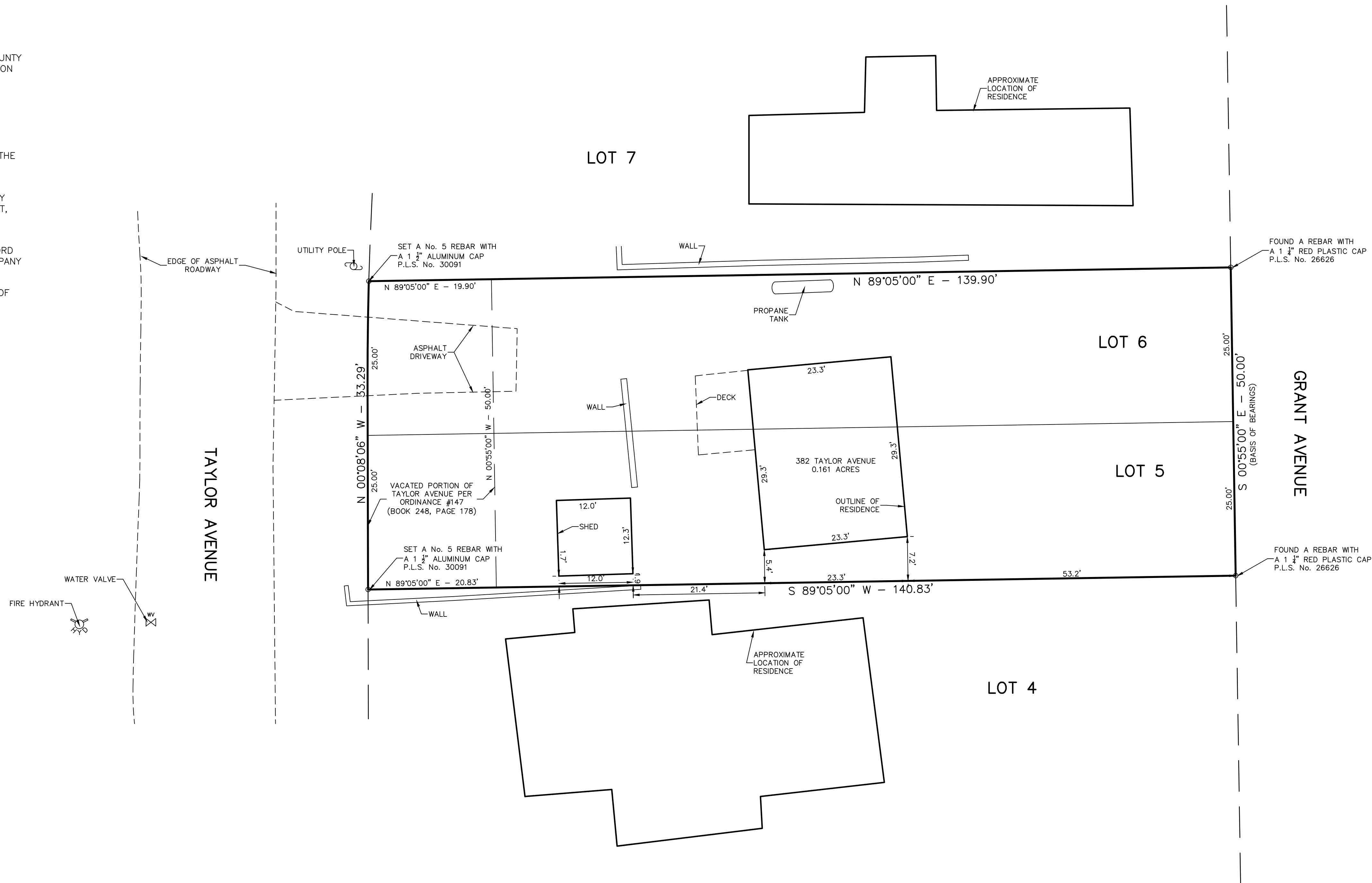
I, SAMUEL H. ECKER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY TO DOMINIC PANETTA, THAT THIS IMPROVEMENT SURVEY PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THAT SUCH PLAT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 5th DAY OF DECEMBER, A.D., 2022.

SAMUEL H. ECKER
COLORADO P.L.S. No. 30091
FOR AND ON BEHALF OF
GORE RANGE SURVEYING LLC



Gore Range Surveying, LLC
 PO Box 15
 Avon, CO 81620
 (970) 479-8698 • fax (970) 479-0055



DRAWN BY:	SE	DATE:	12/5/2022
CHECKED BY:	SE	DRAWING NO.:	22-1429 (SP)
JOB NO.:	22-1429	SHEET:	1 OF 1

Improvement Location Certificate

Legal description:

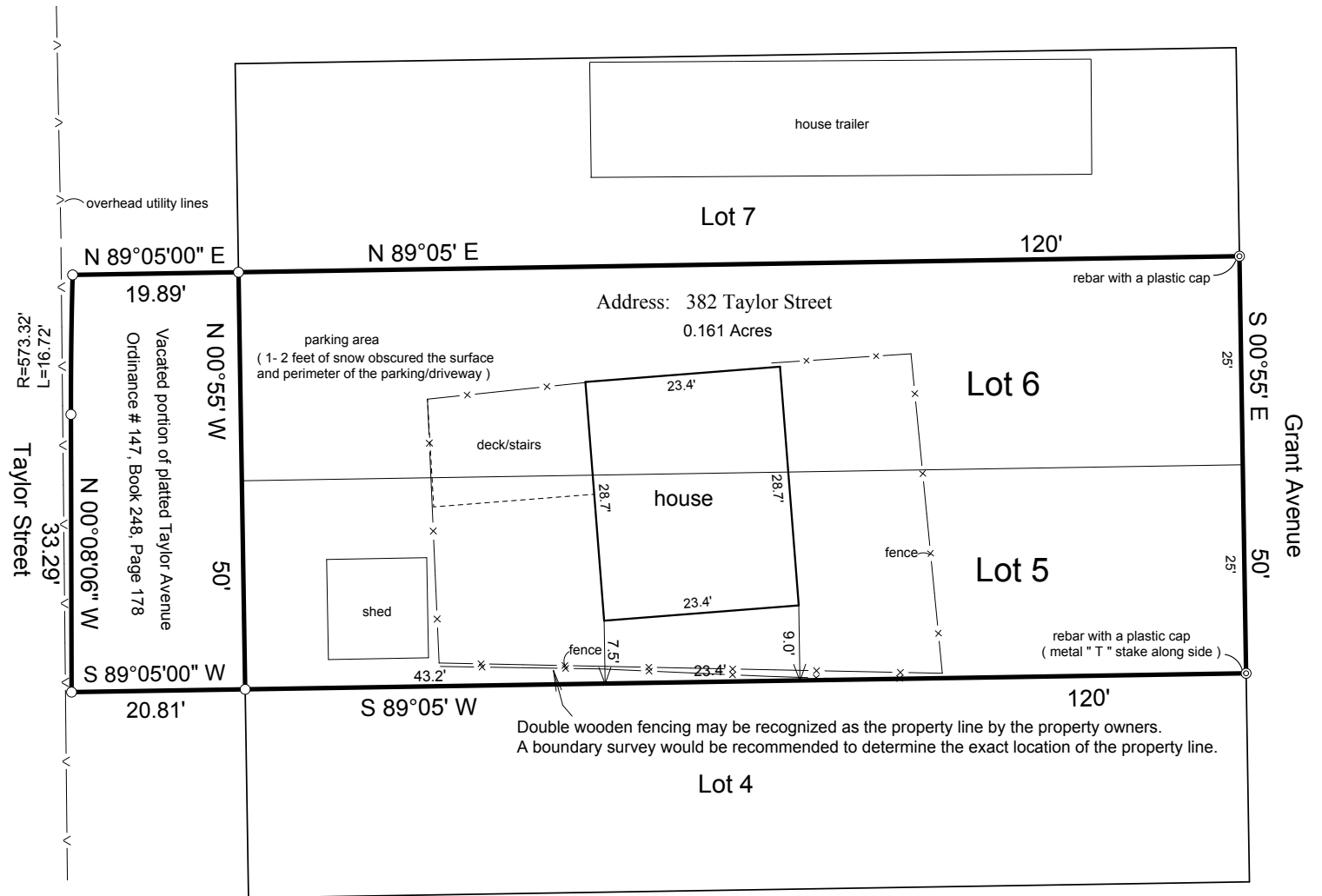
Lots 5 and 6, Block C, Taylor's Addition to Minturn, according to the plat recorded June 08, 1891 under Reception No. 9555, County of Eagle, State of Colorado.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Harold Macdonald and Land Title Guarantee Co., that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by the above named clients and describes the parcel's appearance on 1/15/20.

I further certify that the improvements on the above described parcel on this date, January 15, 2020, 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 are no apparent evidence of any easement crossing or burdening any part of said parcel, except as noted.



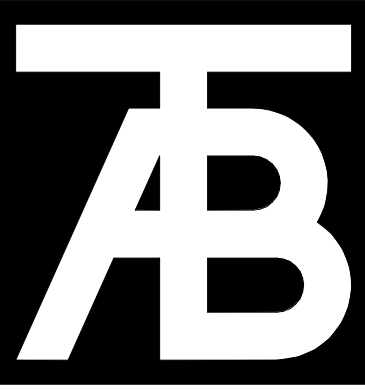
Scale 1"=20'



Notes:

1) Recorded information and the legal description was provided by Land Title Guarantee Co.. The easements listed on Order No. V50055498 that lie within the subject property and are described in a way that allows them to be drawn, are shown on the drawing.

Note: According to Colorado law, you must commence any legal action based upon any defect on this certificate 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 certification shown hereon.



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Civil Engineer

Structural Engineer
Mechanical Engineer
Electrical Engineer

Seal

**382 Taylor St
Main Unit & ADU**
Minturn CO 81657

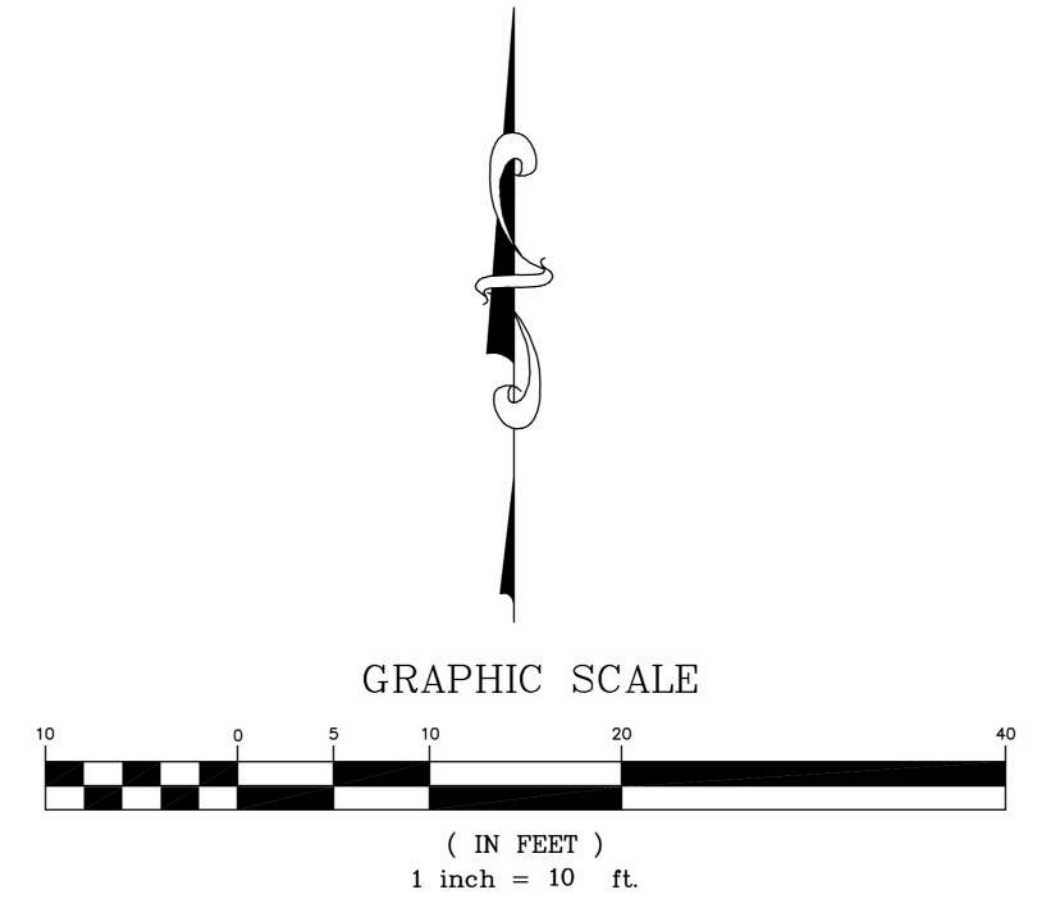
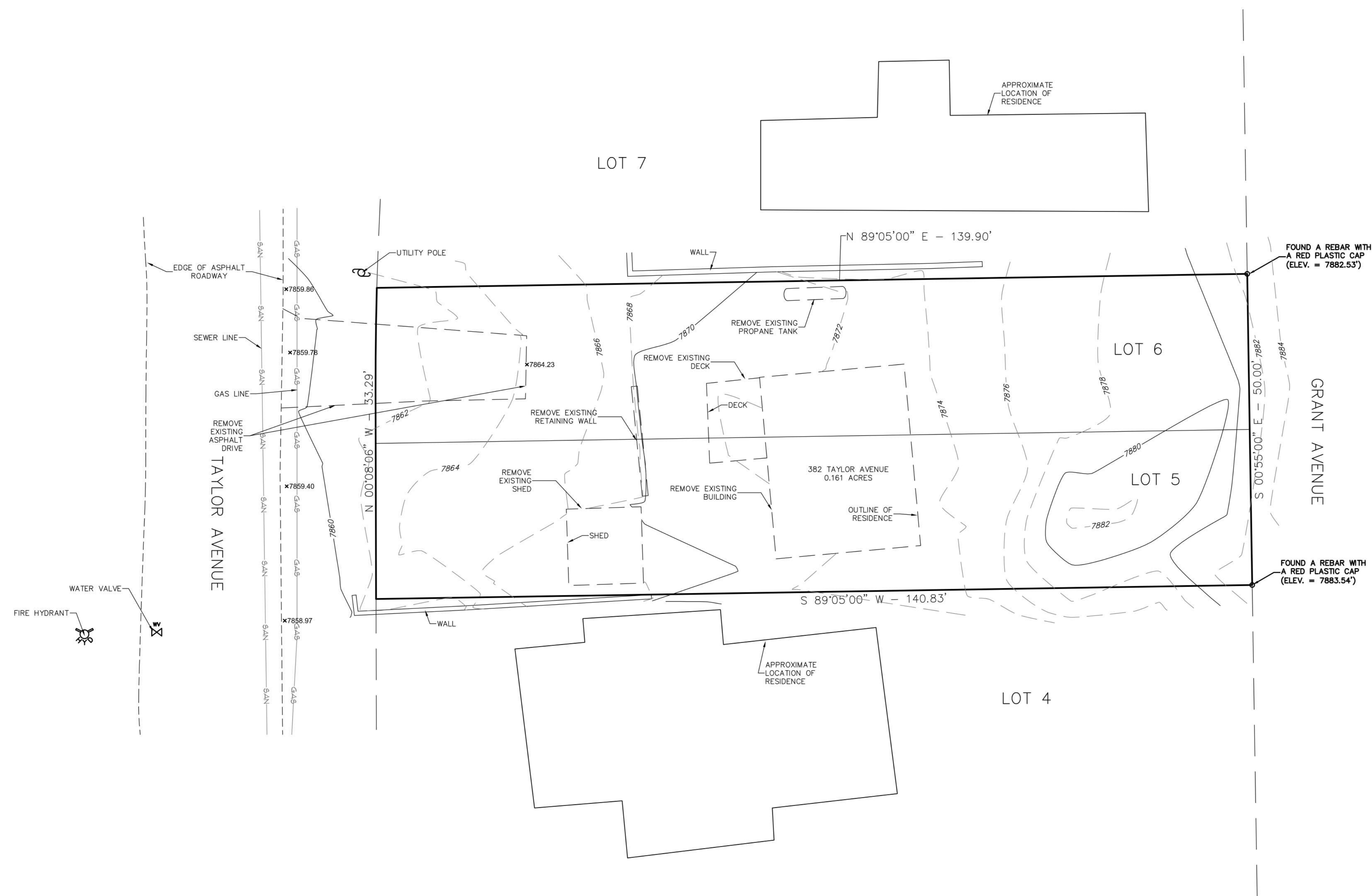
Revisions:		
No.	Description	Date

Issue Dates:
DRB 9/12/2022

Sheet Title:
Site Demo Plan

Project No:
2172

Sheet No:
A1.1



1 SITE DEMO PLAN
A1.1/ 1" = 10'-0"

NOTES:

COVERAGE TOTALS:

LOT TOTAL	7013	SF
BUILDING LOT 40%	2805	SF
IMPERVIOUS COVERAGE 50%	3506	SF

BUILDING LOT COVERAGE:

ADU	824	SF
50% ADU DECK	59	SF
MAIN UNIT	1167	SF
50% MAIN DECK	120	SF
TOTAL:	2091.5	SF
	29%	

IMPERVIOUS SURFACE COVERAGE:

DRIVEWAY	1340	SF
WALKWAY	159	SF
MAIN UNIT	1167	SF
ADU	824	SF
TOTAL:	3490	SF
	49.7%	


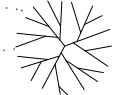

SNOW STORAGE:

DRIVEWAY:	1340	SF
SNOW STORAGE REQUIRED @ 5%:	67	SF
SNOW STORAGE PROPOSED:	245	SF

SNOW STORAGE:

DRIVEWAY:	1340	SF
SNOW STORAGE REQUIRED @ 5%:	67	SF
SNOW STORAGE PROPOSED:	245	SF

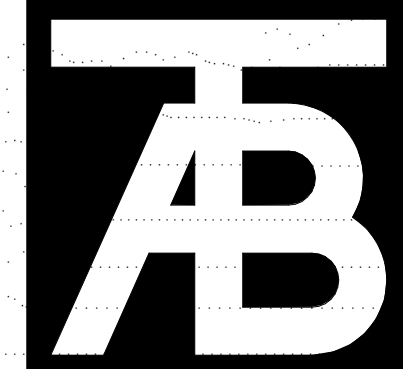
PLANTING LEGEND:

-  (A) (1) COLORADO BLUE SPRUCE/PICEA PUNGENS 'GLAUCA'
-  (B) (5) QUAKING ASPEN/POPULUS TREMULOIDES
-  NATIVE GRASS MIX TO MATCH EX. ALL DISTURBED AREAS

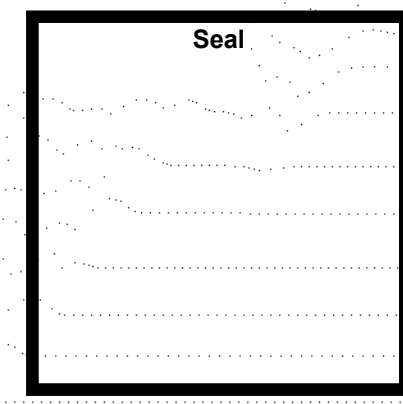
PERMEABLE WALKWAY PROPOSAL:

GEOCELL GROUND GRID OR SIMILAR ALTERNATIVE

PAVER SECTIONS TO BE FILLED WITH GRAVEL TO ALLOW FOR PERMEABLE WALKING SURFACE



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Electrical Engineer



**382 Taylor St
Main Unit & ADU
Minturn CO 81657**

Revisions:		
No	Description	Date

Issue Dates:
DRB 9/12/2022

Sheet Title:
Site & Landscape Plan

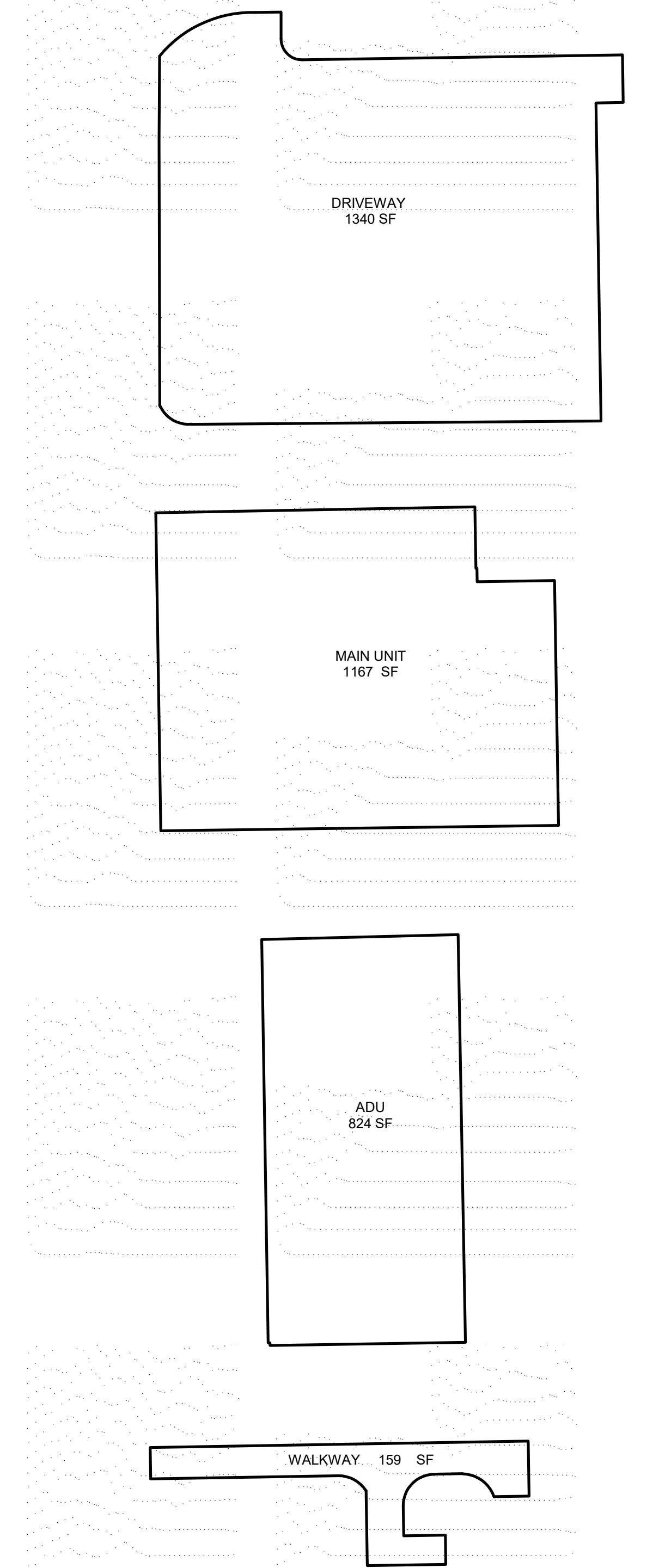
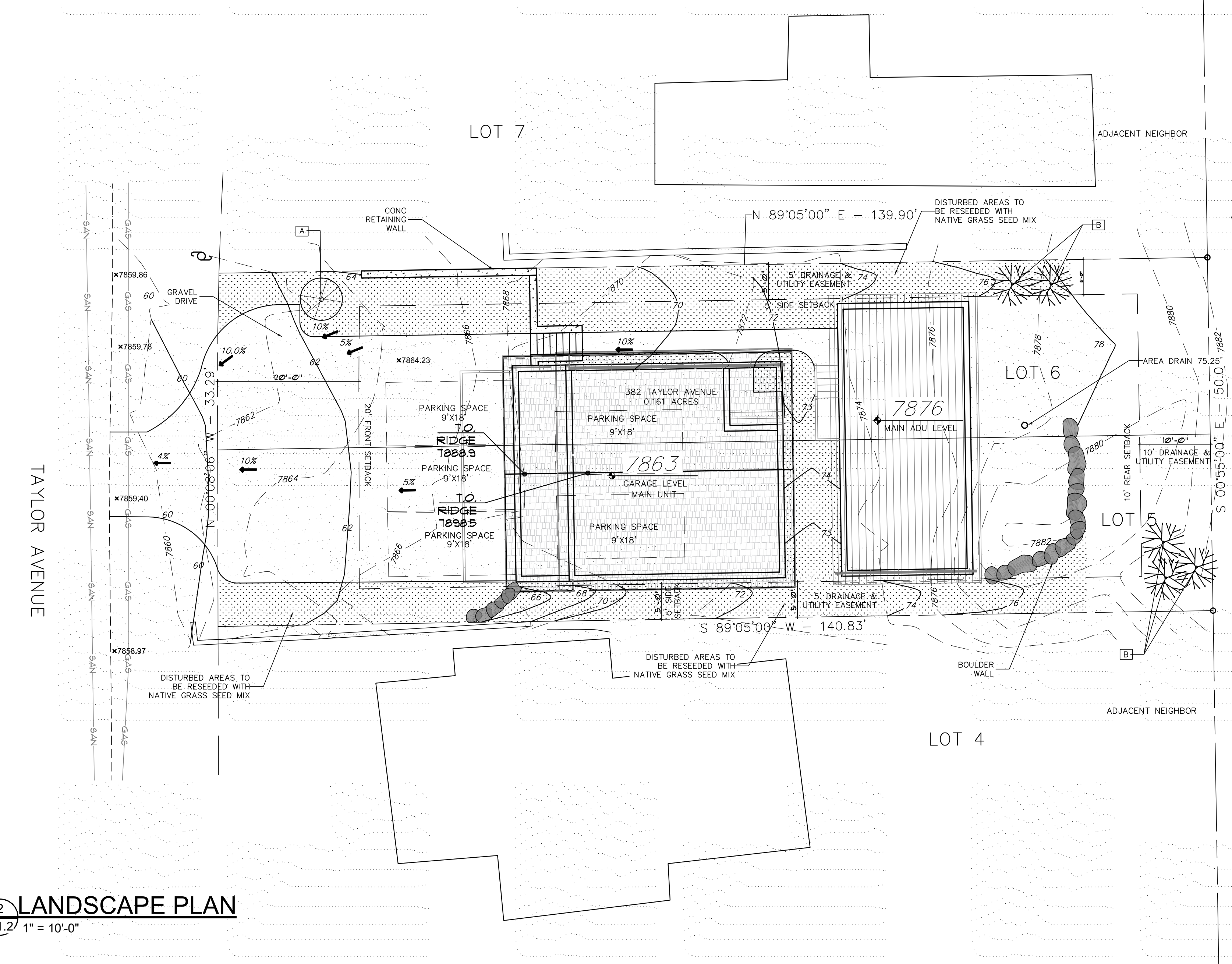
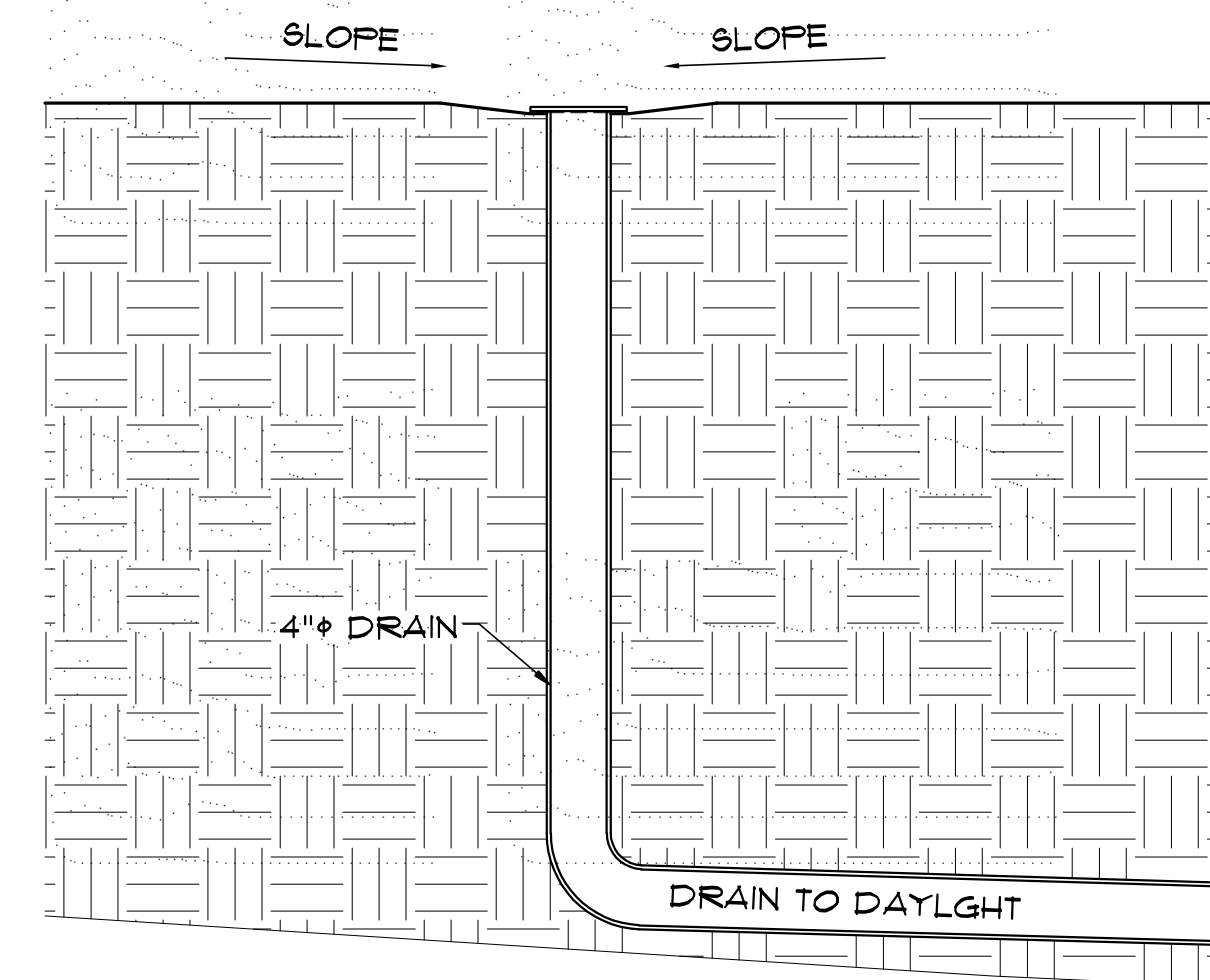
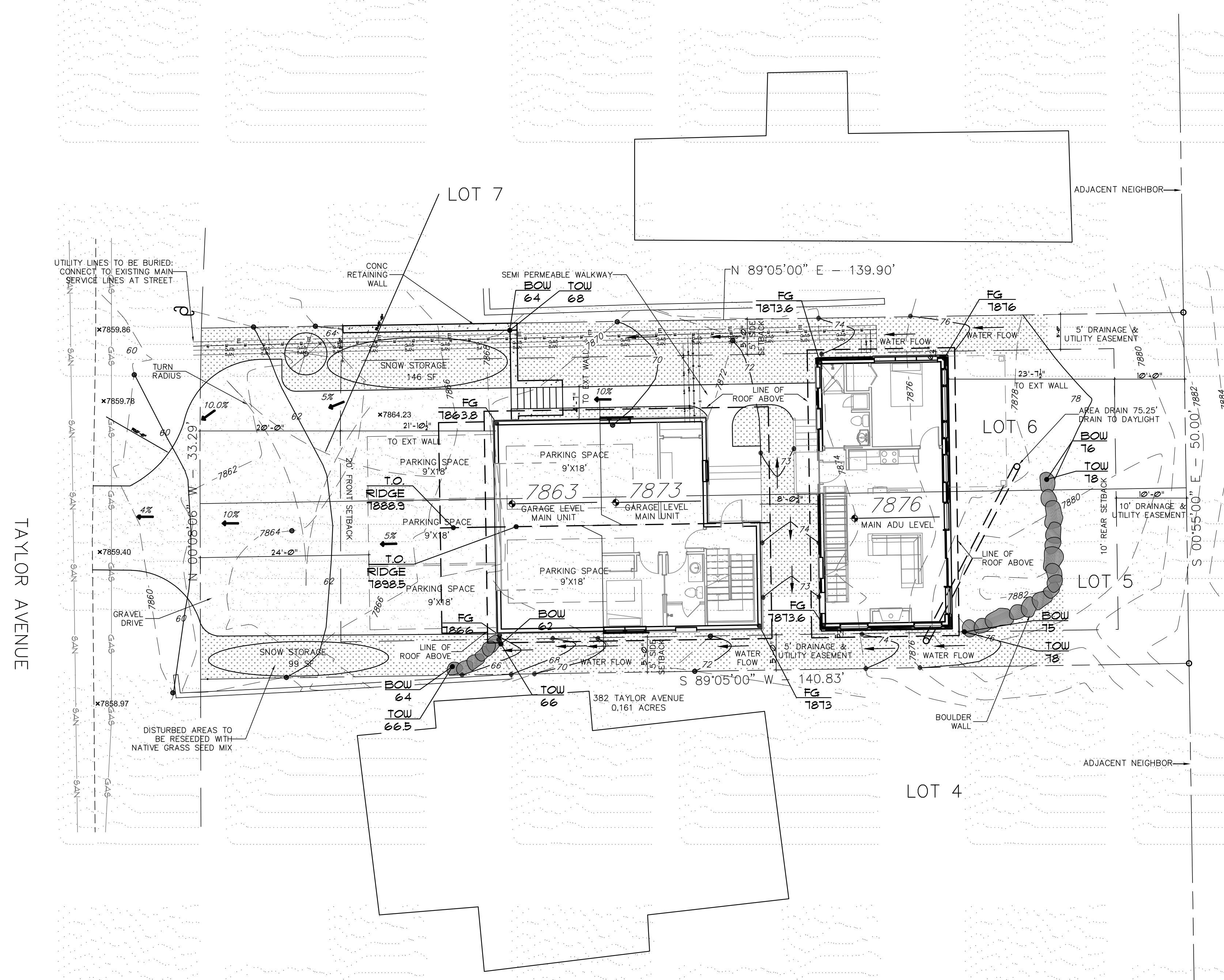
Project No:
2172

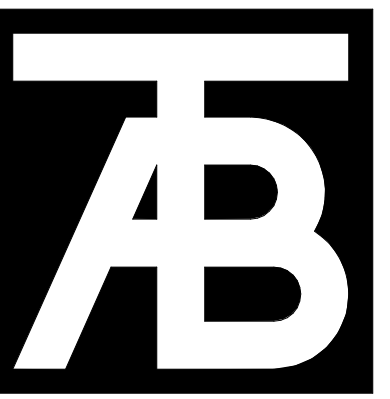
Sheet No:
A1.2

1 SITE PLAN
A1.2/ 1" = 10'-0"

2 LANDSCAPE PLAN
A1.2/ 1" = 10'-0"

3 AREA DRAIN DETAIL
A1.2/ 1" = 10'-0"





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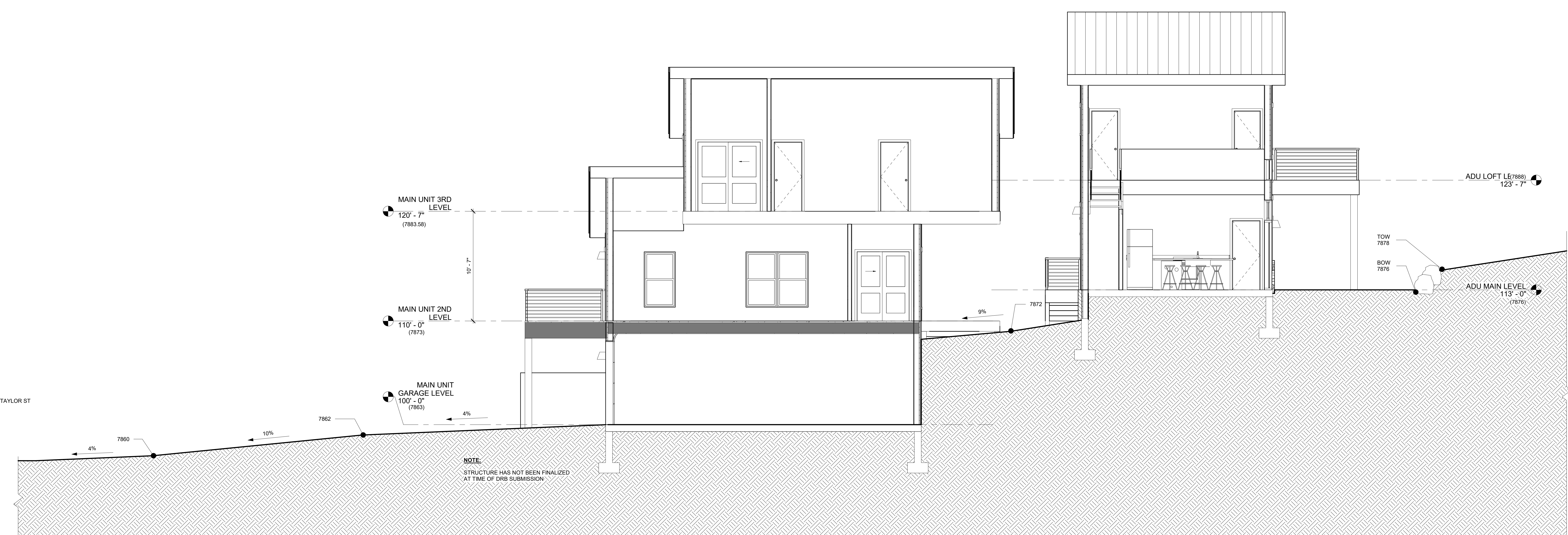
Revisions:		
No	Description	Date

Issue Dates:
DRB 9/12/2022

Sheet Title:
Site Section

Project No:
2172

Sheet No:
A1.3



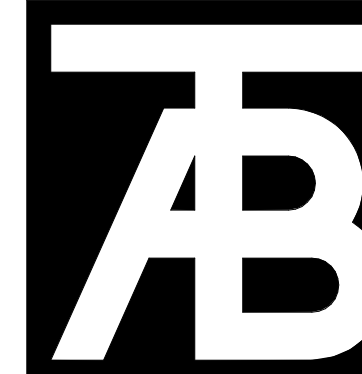
1 SITE CROSS SECTION
A1.3 1/4" = 1'-0"

P:\2172_382 Taylor St - Minturn\01 Drawing Files\04 Design Development\382 Taylor Residence.rvt
1/21/2022 11:14:34 AM

NOTES:

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURERS GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL.
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.
12. "TB" NEW CORK TACKBOARDS OR "MB" NEW MARKERBOARDS
13. PROVIDE EXIT DOOR NUMBERS PER DOOR SIGNAGE SHEET AT ALL EXIT DOORS.



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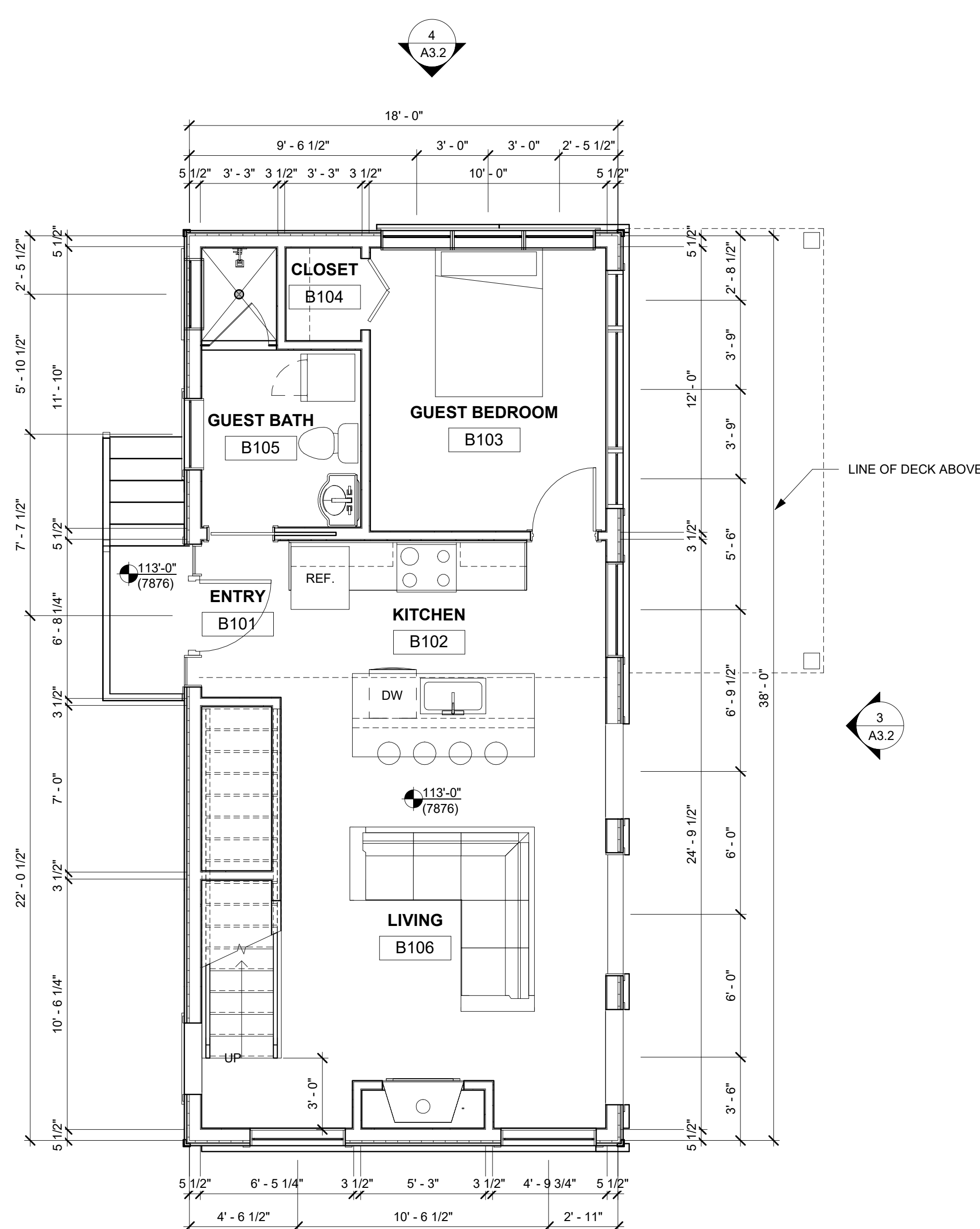
Revisions:		
No	Description	Date

Issue Dates:
 DRB 9/12/2022

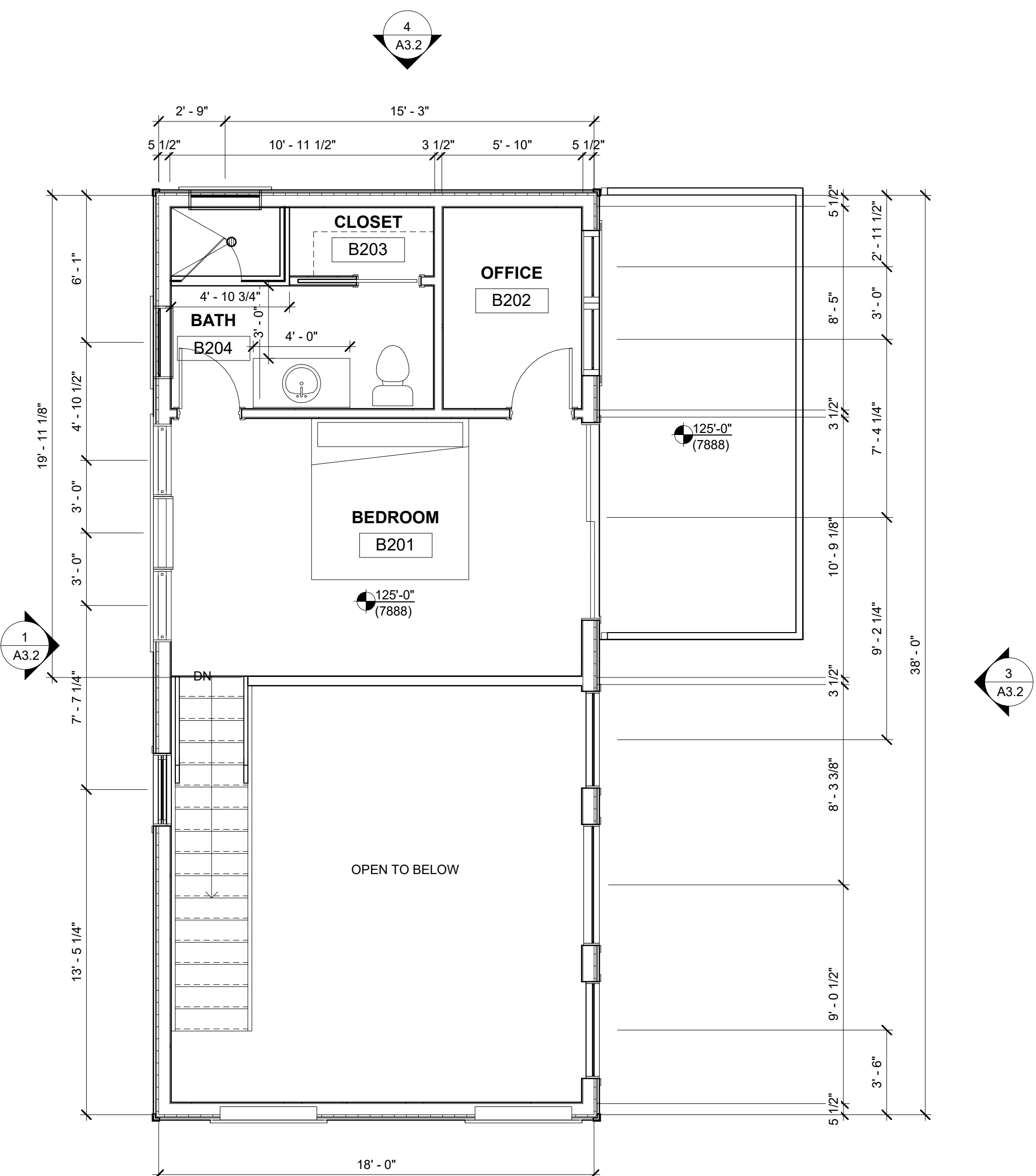
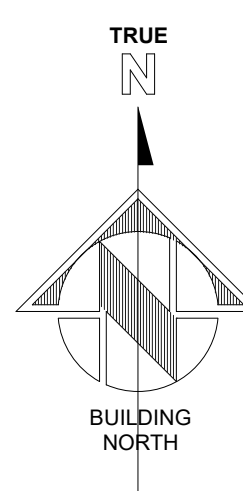
Sheet Title:
ADU Floor Plans

Project No:
 2172

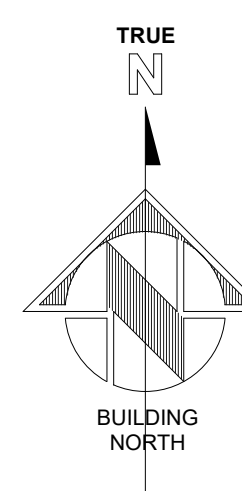
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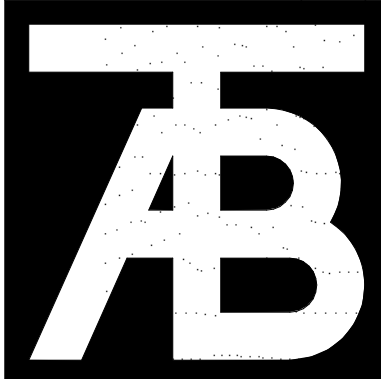


1 ADU MAIN LEVEL PLAN
 1/4" = 1'-0"



2 ADU LOFT LEVEL PLAN
 1/4" = 1'-0"





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Revisions:		
No	Description	Date

Issue Dates:
 DRB 9/12/2022

Sheet Title:
Main Unit Exterior Elevations

Project No:
 2172

Sheet No:
A3.1

NOTES:

- EXTERIOR ELEVATION GENERAL NOTES:**
- EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.
 - REFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENTS NOT INDICATED ON EXTERIOR ELEVATIONS.
 - REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.
 - PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENETRATIONS AND HOLES AROUND EXTERIOR PERIMETER OF BUILDING. SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
 - WHEN A PORTION OF A WALL IS PAINTED ASSUME THE ENTIRE WALL IS PAINTED TO INSIDE OR OUTSIDE CORNERS.
 - DO NOT SCALE DRAWINGS.
 - ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS NOTED OTHERWISE.

EXTERIOR MATERIAL LEGEND:

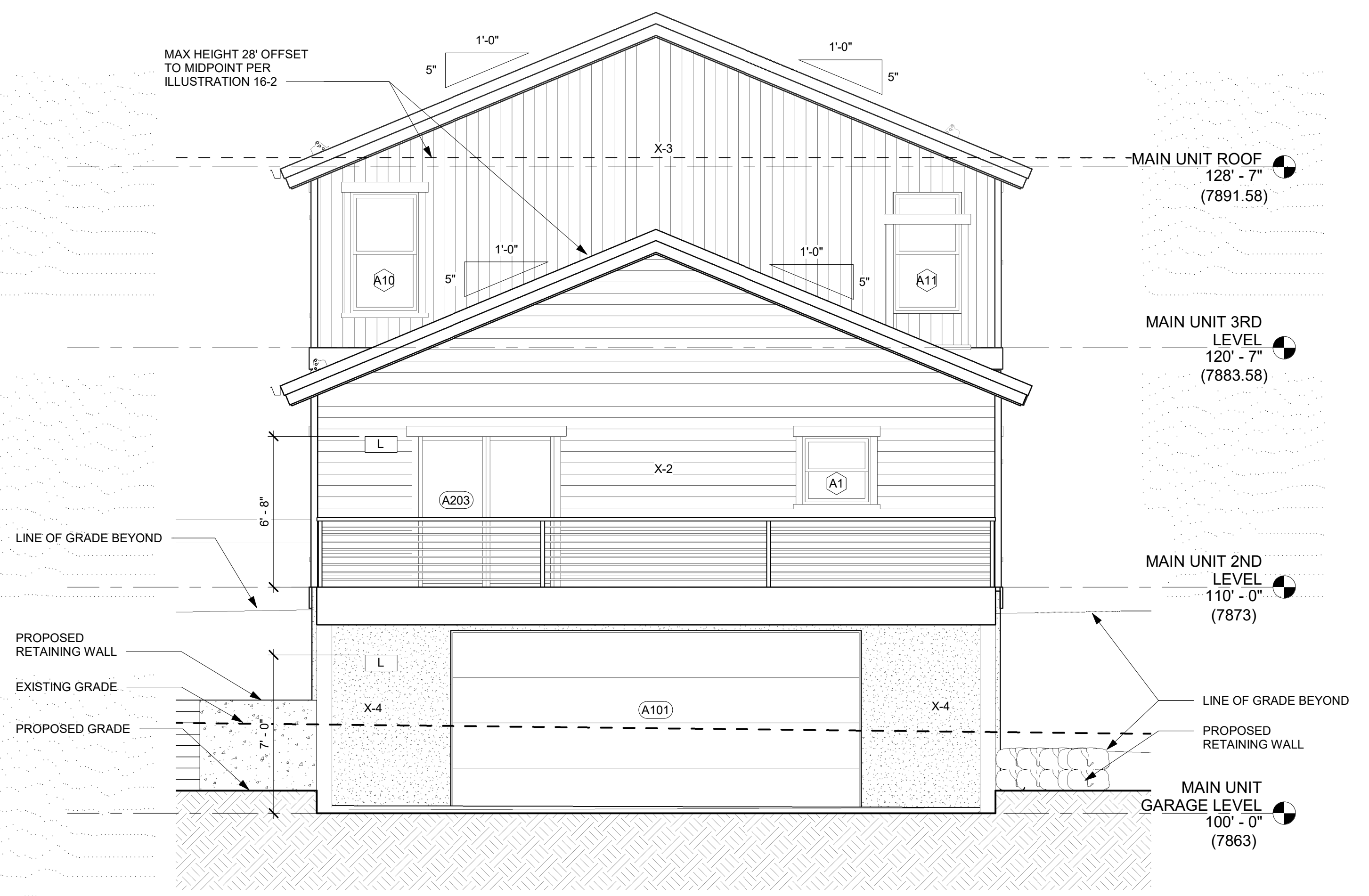
- X-1 STONE FINISH,
- X-2 HORIZONTAL LAP SIDING,
- X-3 HARDIPANEL VERTICAL SIDING,
- X-4 STUCCO FINISH W/ INTEGRAL COLOR,
- R-1 NEW ASPHALT SHINGLE ROOF,
- R-2 NEW STANDING SEAM METAL ROOF,
- L EXTERIOR LIGHT FIXTURE

WINDOW SCHEDULE MAIN UNIT

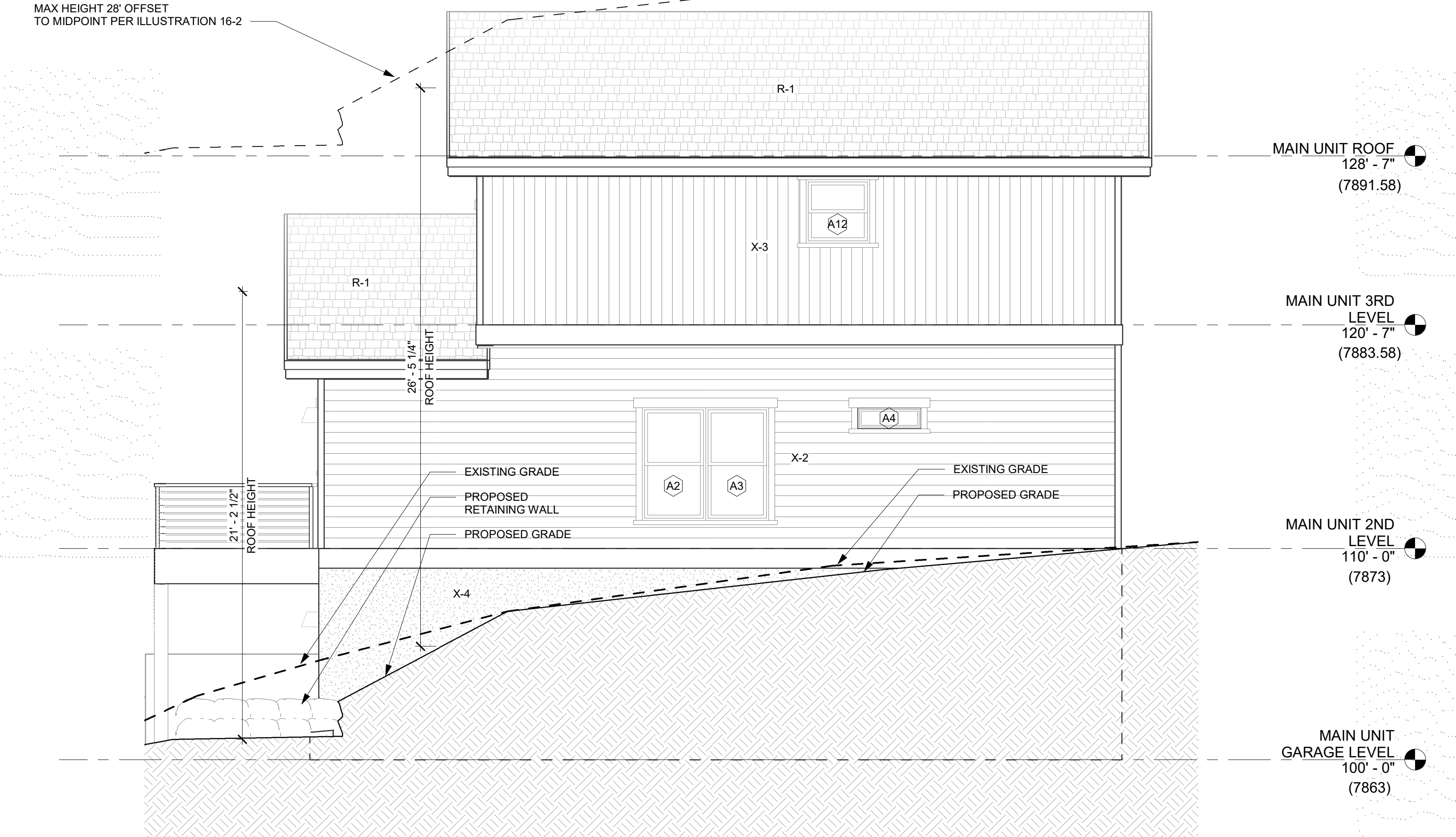
WINDOW MARK	WIDTH	HEIGHT
A1	3'-0"	3'-0"
A2	3'-0"	5'-4"
A3	3'-0"	5'-4"
A4	3'-0"	1'-0"
A6	3'-0"	5'-4"
A7	3'-0"	5'-4"
A8	3'-0"	5'-4"
A9	3'-0"	5'-4"
A10	3'-0"	5'-4"
A11	3'-0"	5'-4"
A12	3'-0"	3'-0"
A13	3'-0"	5'-4"
A14	3'-0"	1'-0"

DOOR SCHEDULE MAIN UNIT

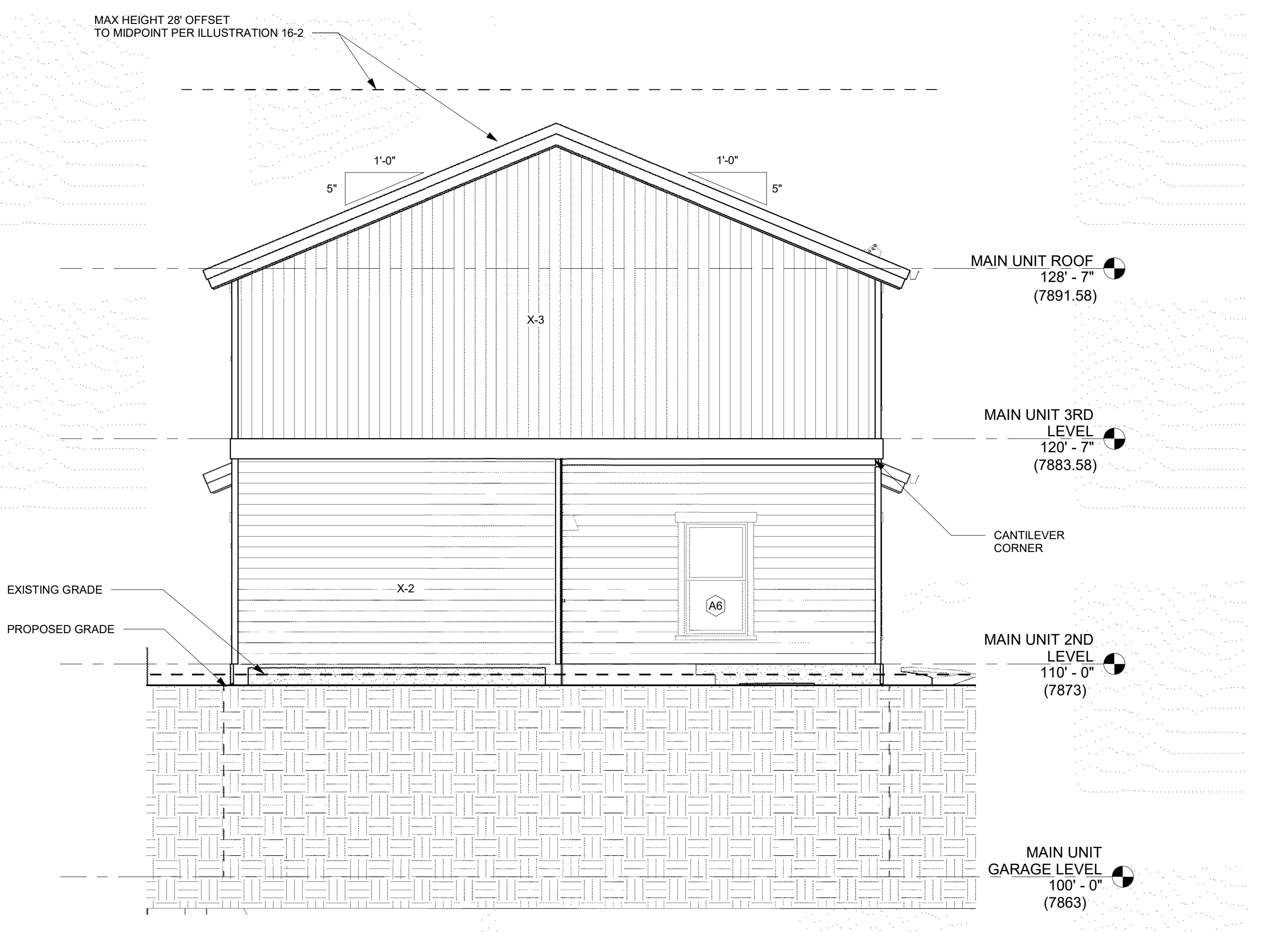
DOOR NO.	WIDTH	HEIGHT
001A	3'-0"	6'-8"
A101	18'-0"	8'-0"
A203	6'-0"	6'-8"



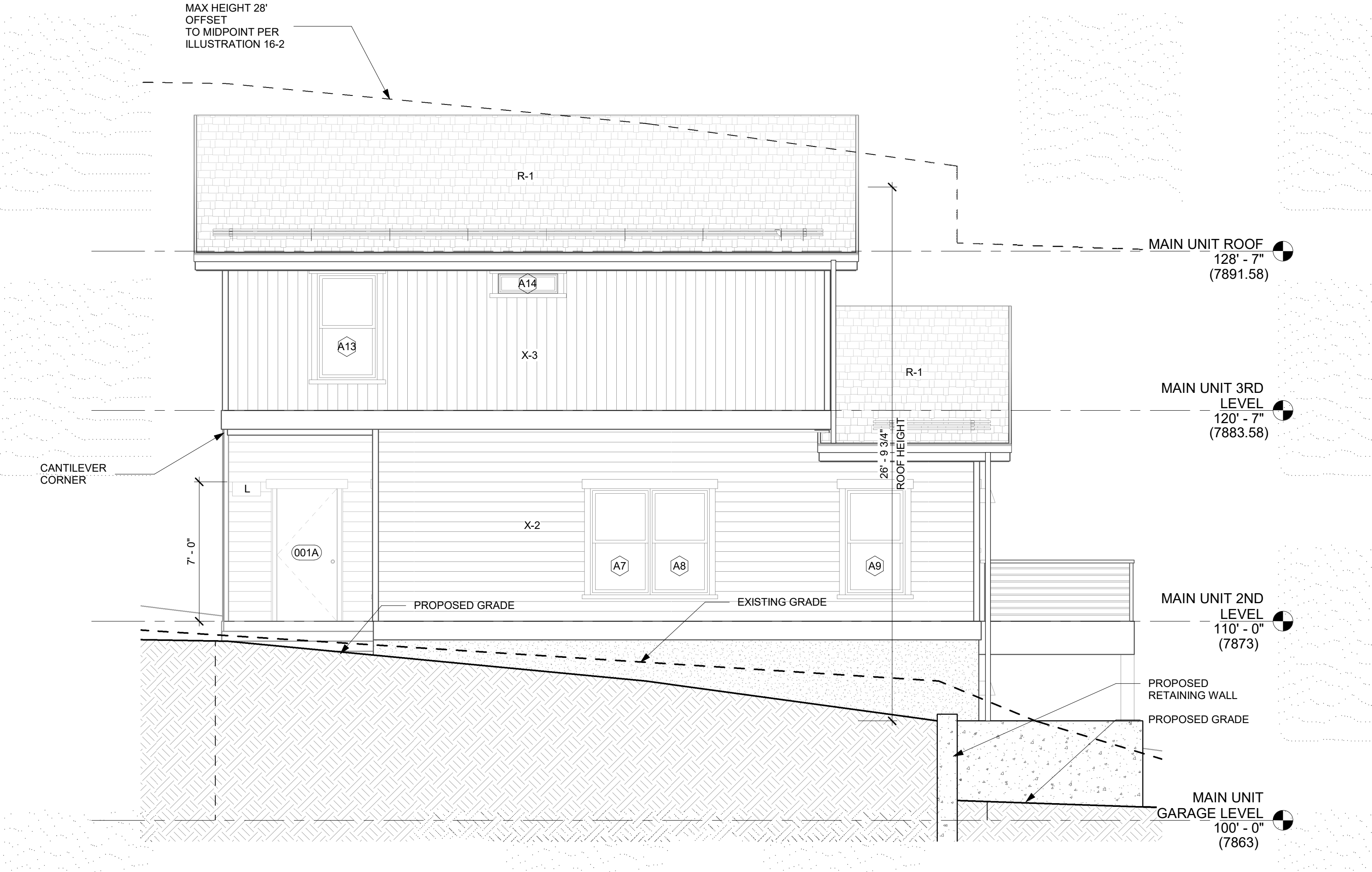
1 MAIN UNIT WEST ELEVATION
 A3.1 1/4" = 1'-0"



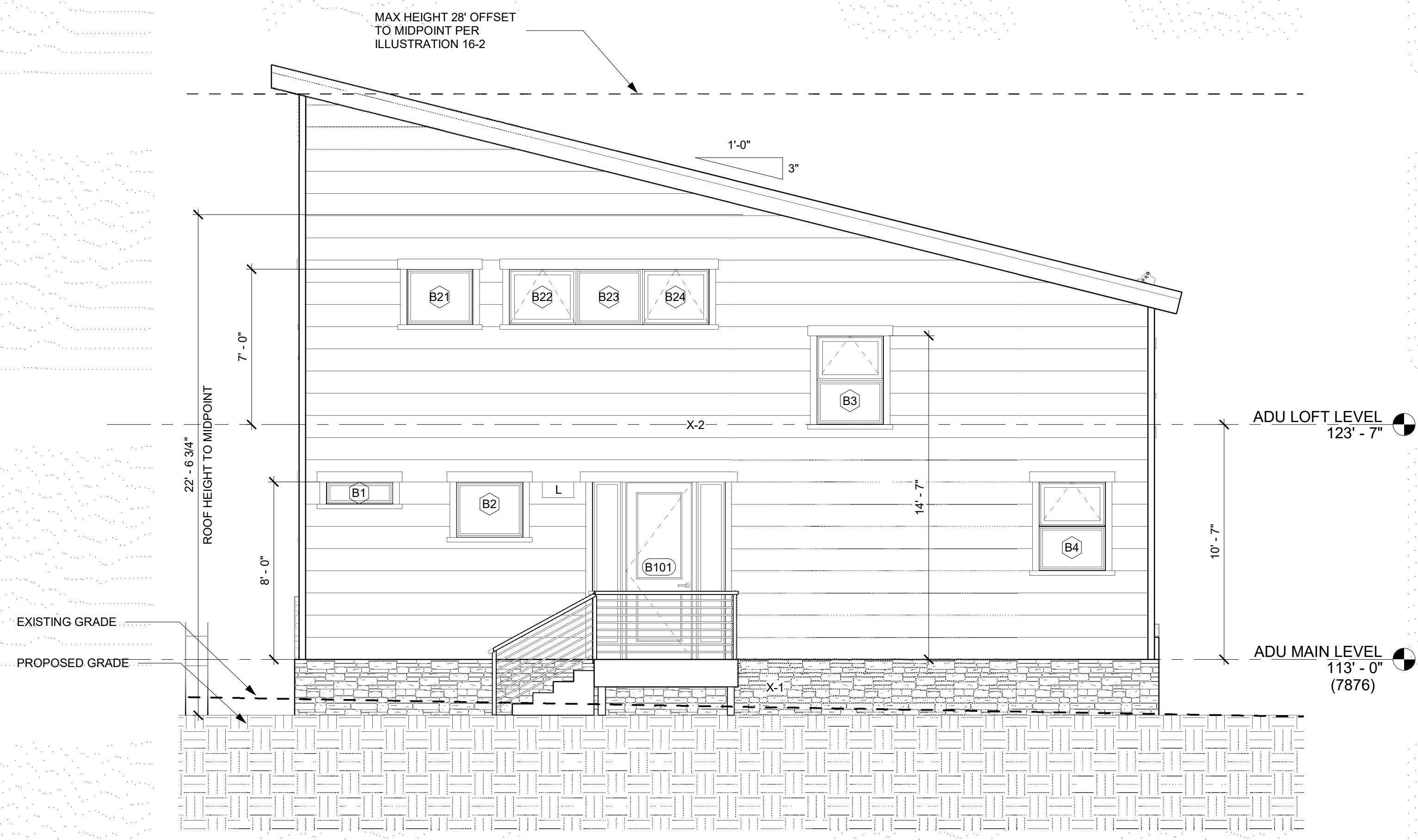
2 MAIN UNIT SOUTH ELEVATION
 A3.1 1/4" = 1'-0"



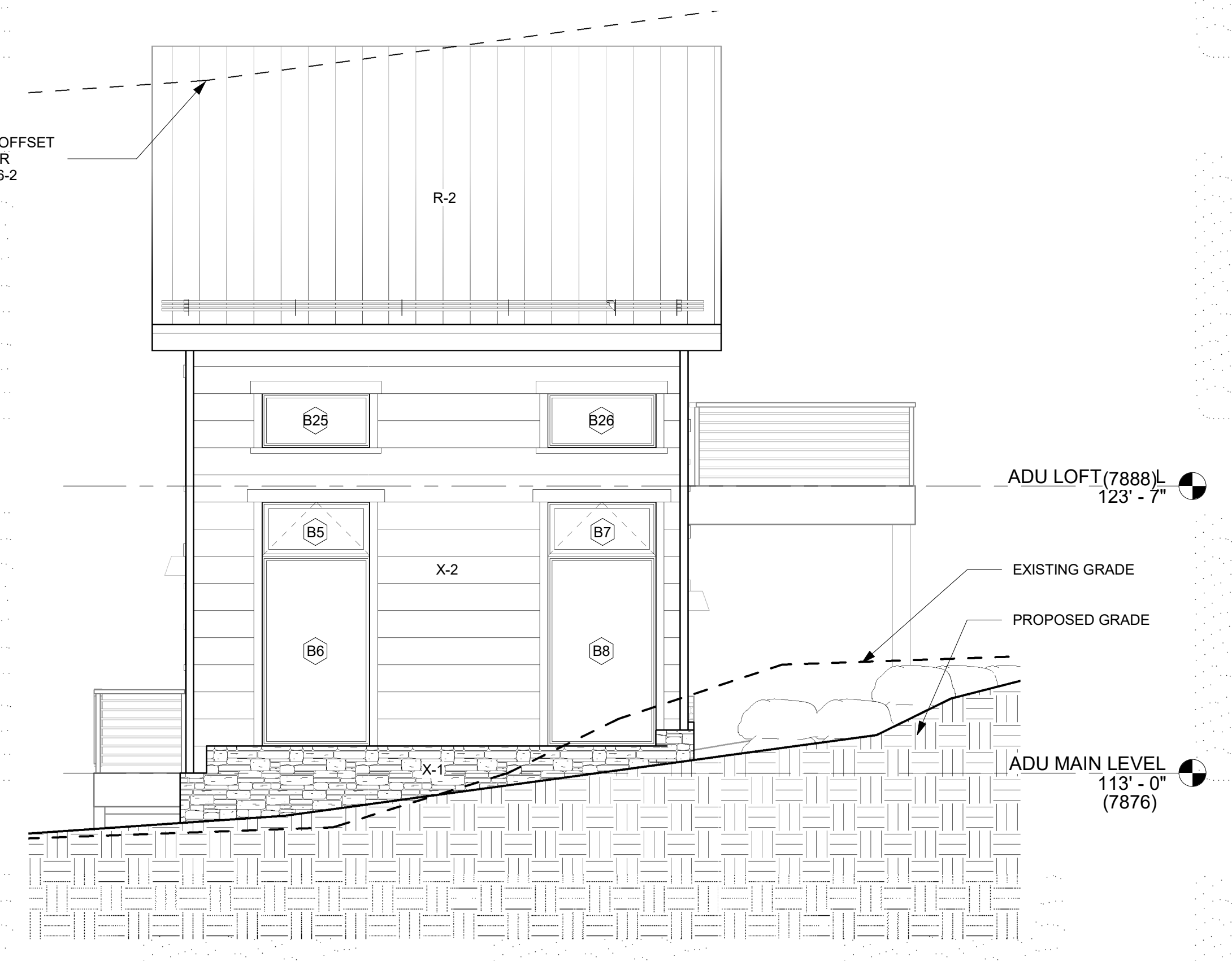
3 MAIN UNIT EAST ELEVATION
 A3.1 1/4" = 1'-0"



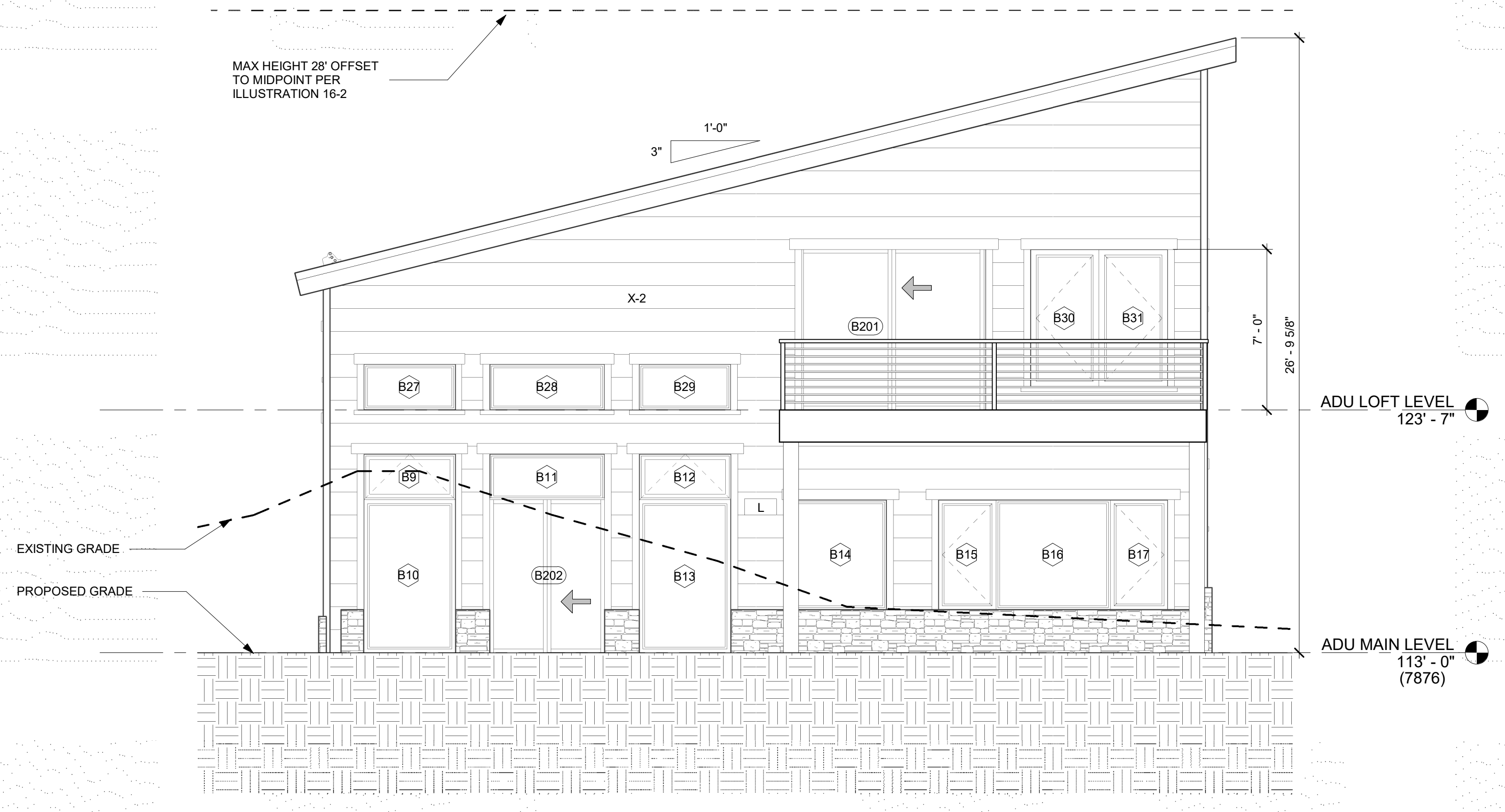
4 MAIN UNIT NORTH ELEVATION
 A3.1 1/4" = 1'-0"



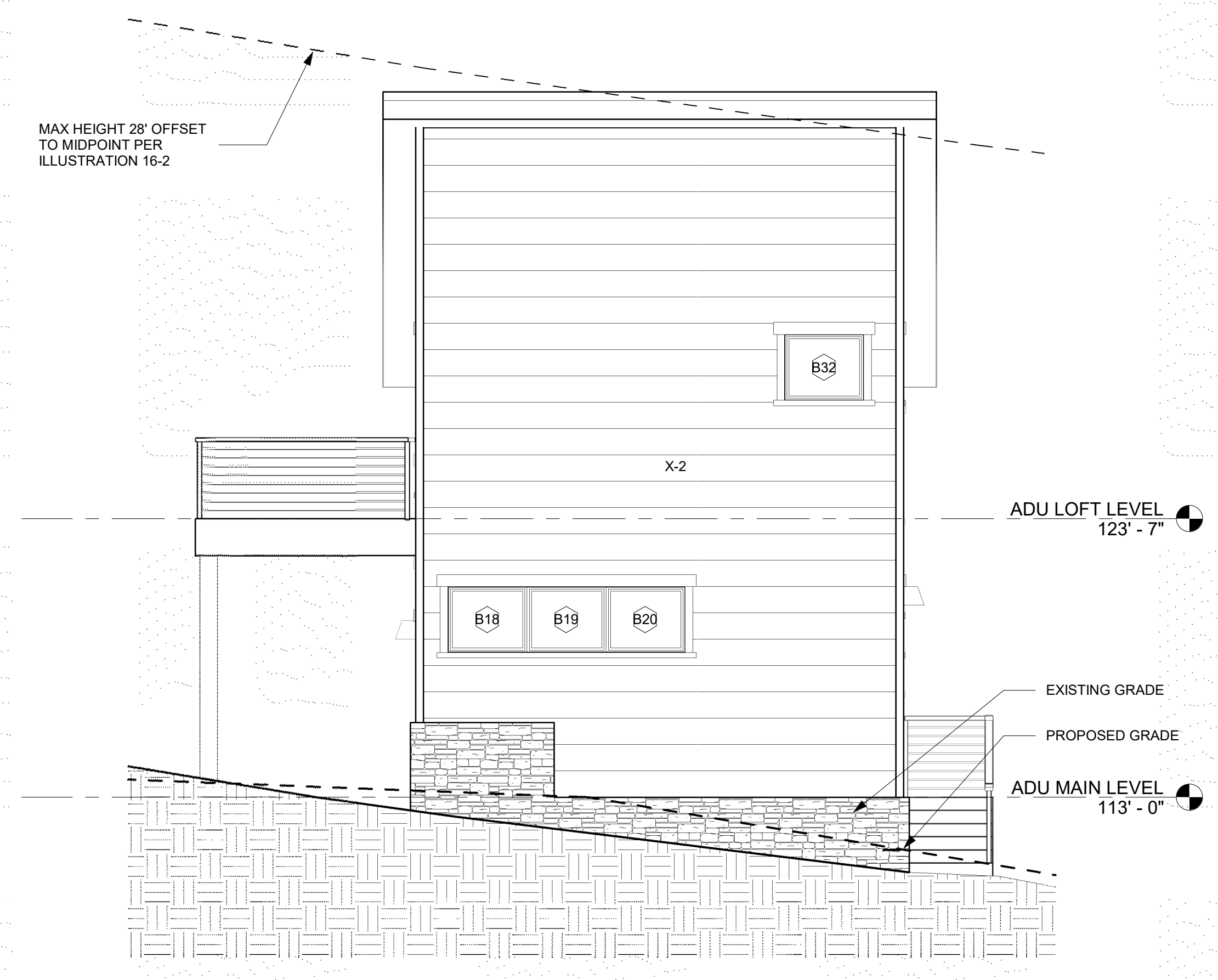
1 ADU WEST ELEVATION
A3.2 1/4" = 1'-0"



2 ADU SOUTH ELEVATION
A3.2 1/4" = 1'-0"



3 ADU EAST ELEVATION
A3.2 1/4" = 1'-0"



4 ADU NORTH ELEVATION
A3.2 1/4" = 1'-0"

NOTES:

- EXTERIOR ELEVATION GENERAL NOTES:**
- EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.
 - REFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENTS NOT INDICATED ON EXTERIOR ELEVATIONS.
 - REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.
 - PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENETRATIONS AND HOLES AROUND EXTERIOR PERIMETER OF BUILDING, SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
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EXTERIOR MATERIAL LEGEND:

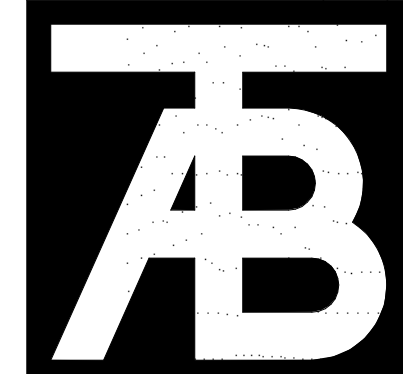
- X-1 STONE FINISH.
- X-2 HORIZONTAL LAP SIDING.
- X-3 HARDEE PANEL VERTICAL SIDING.
- X-4 STUCCO FINISH W/ INTEGRAL COLOR.
- R-1 NEW ASPHALT SHINGLE ROOF.
- R-2 NEW STANDING SEAM METAL ROOF.
- L EXTERIOR LIGHT FIXTURE

WINDOW SCHEDULE ADU

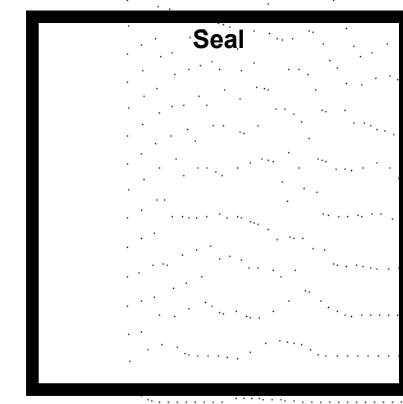
WINDOW MARK	WIDTH	HEIGHT
B1	3'-0"	1'-0"
B2	3'-0"	2'-6"
B3	3'-0"	2'-0"
B4	3'-0"	2'-0"
B5	4'-0"	2'-0"
B6	4'-0"	7'-0"
B7	4'-0"	2'-0"
B8	4'-0"	7'-0"
B9	4'-0"	2'-0"
B10	4'-0"	6'-8"
B11	5'-0"	2'-0"
B12	4'-0"	2'-0"
B13	4'-0"	6'-8"
B14	4'-0"	4'-9 1/2"
B15	2'-6"	4'-9 1/2"
B16	5'-0"	4'-9 1/2"
B17	2'-8"	4'-9 1/2"
B18	3'-0"	2'-6"
B19	3'-0"	2'-6"
B20	3'-0"	2'-6"
B21	3'-0"	2'-6"
B22	3'-0"	2'-6"
B23	3'-0"	2'-6"
B24	3'-0"	2'-6"
B25	4'-0"	2'-0"
B26	4'-0"	2'-0"
B27	4'-0"	2'-0"
B28	5'-0"	2'-0"
B29	4'-0"	2'-0"
B30	3'-0"	6'-0"
B31	3'-0"	6'-0"
B32	3'-0"	2'-6"

DOOR SCHEDULE ADU

DOOR NO.	WIDTH	HEIGHT
B101	3'-0"	8'-0"
B201	8'-0"	7'-0"
B202	5'-0"	6'-8"
B203	2'-8"	6'-8"



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Revisions:

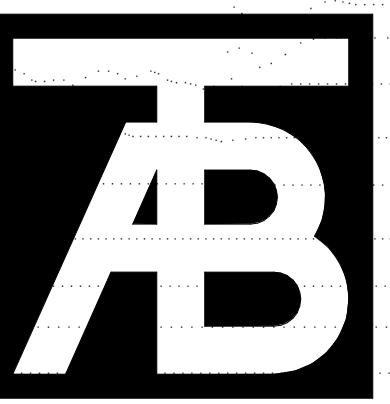
No.	Description	Date

Issue Dates:
DRB 9/12/2022

Sheet Title:
ADU Exterior Elevations

Project No:
2172

Sheet No:
A3.2



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Revisions:

No	Description	Date

Issue Dates:
 DRB 9/12/2022

Sheet Title:
Material Board

Project No:
 2172

Sheet No:
A3.3



R-1
 ASPHALT SHINGLE GRAY

R-1
 ASPHALT SHINGLE GRAY



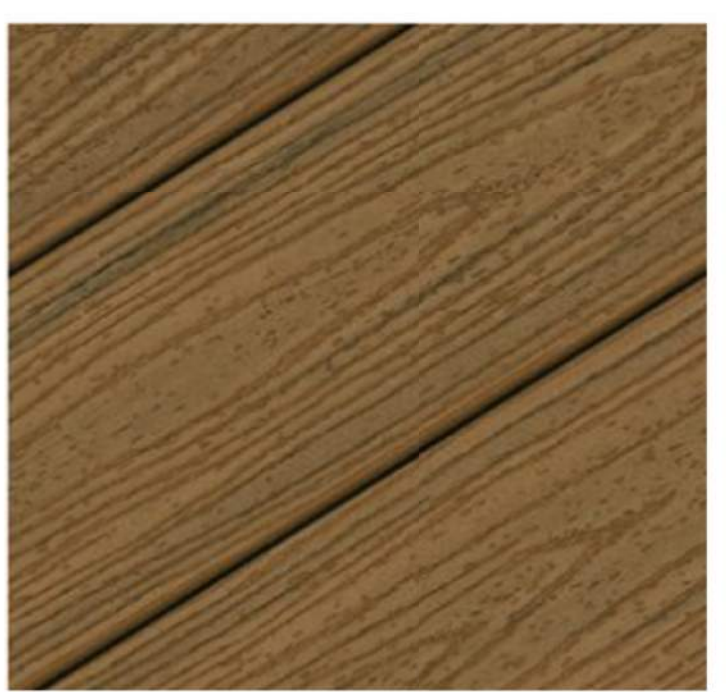
X-3
 HARDIPANEL VERTICAL SIDING
 TIMBER BARK



TIMBER BARK



X-2
 HORIZONTAL LAP SIDING NAVAJO BEIGE



TREX COMPOSITE 12" DECK BOARD
 BELLY BAND
 COLUMNS
 DECK FASCIA
 STAIN:
 SIM TO HAVANA GOLD



X-4
 STUCCO WITH INTEGRAL
 COLOR GREY, SIM TO X-3

2 MAIN UNIT MATERIALS

A3.3



NEW WINDOW FRAME
 RAILING
 DARK BRONZE



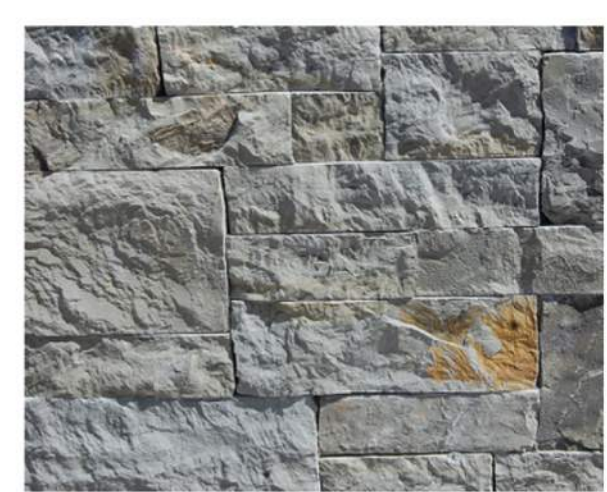
R-2
 STANDING METAL SEAM BARN
 RED



NEW WINDOW FRAME
 RAILING
 FLASHING
 DARK BRONZE



X-2
 HORIZONTAL LAP SIDING
 NAVAJO BEIGE



X-1
 TIMBER RIDGE SANDSTONE



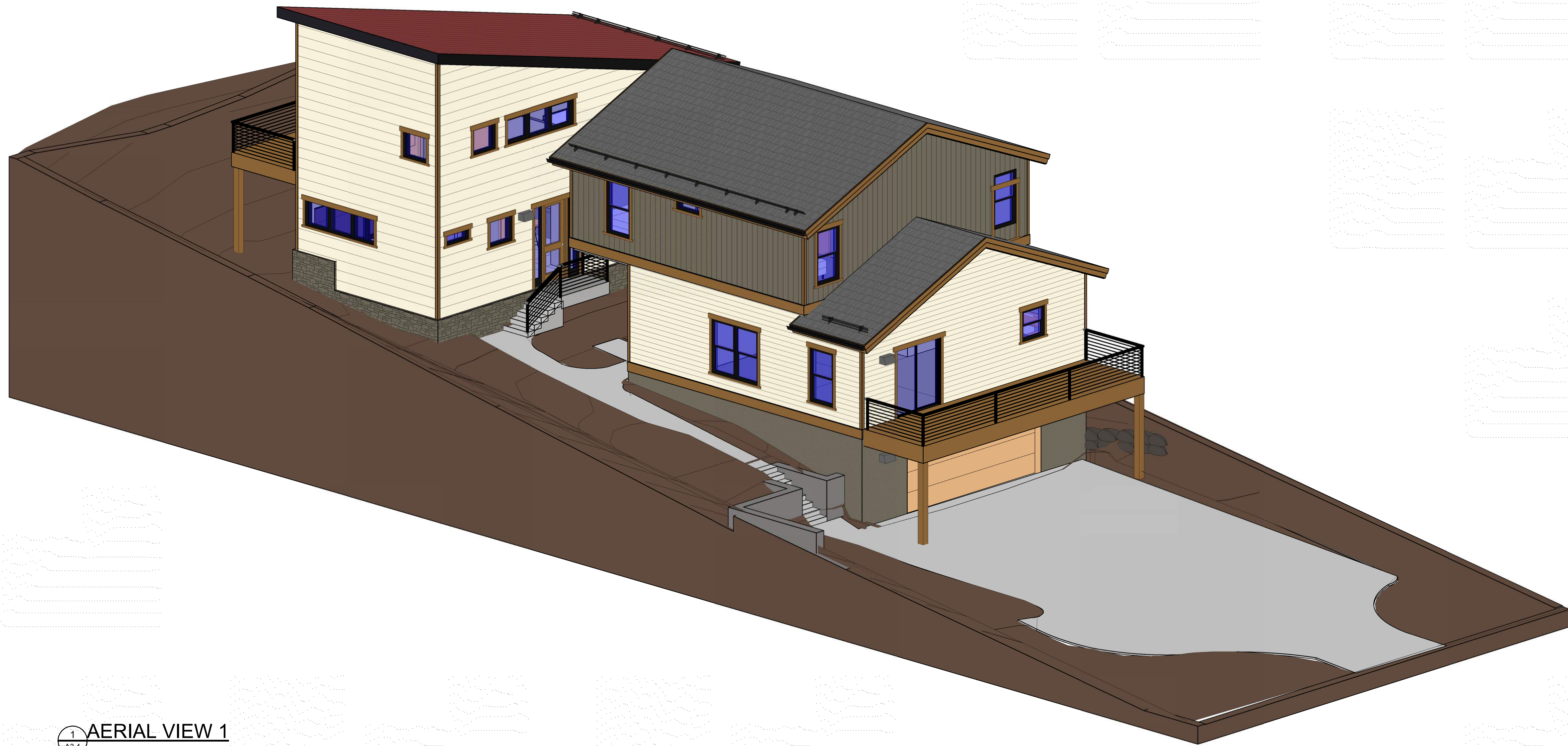
TREX COMPOSITE 12" DECK BOARD
 BELLY BAND
 COLUMN
 DECK FASCIA
 STAIN:
 SIM TO HAVANA GOLD

1 ADU MATERIALS

A3.3



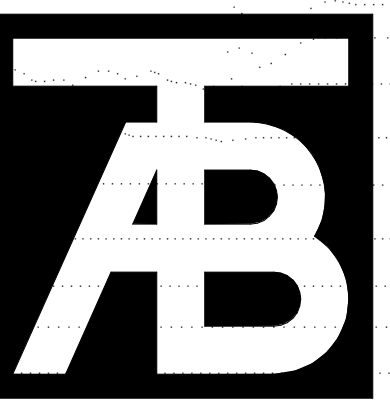
NEW WINDOW FRAME
 RAILING
 DARK BRONZE



1 AERIAL VIEW 1
AS.4



3 AERIAL VIEW 3
AS.4



TAB Associates
The Architectural Balance
0050 Edwards Village Blvd.
Suite 210
Edwards, CO 81432
(970) 766-1470
fax: (970) 766-4471
email: info@tab.net
www.tabnet.com
Civil Engineer

Structural Engineer

Mechanical Engineer

Electrical Engineer

Seal

**382 Taylor St
Main Unit & ADU**
Minturn CO 81657

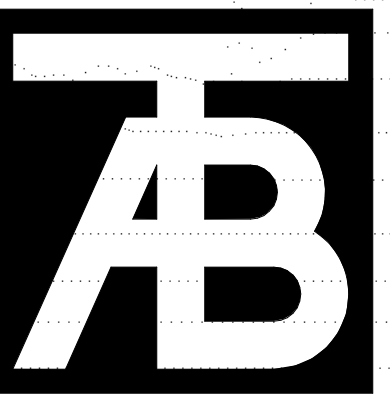
Revisions:		
No.	Description	Date

Issue Dates:
DRB 9/12/2022

Sheet Title:
Aerial Views

Project No:
2172

Sheet No:
A3.4



TAB Associates
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**382 Taylor St
 Main Unit & ADU**
 Minturn CO 81657

Revisions:

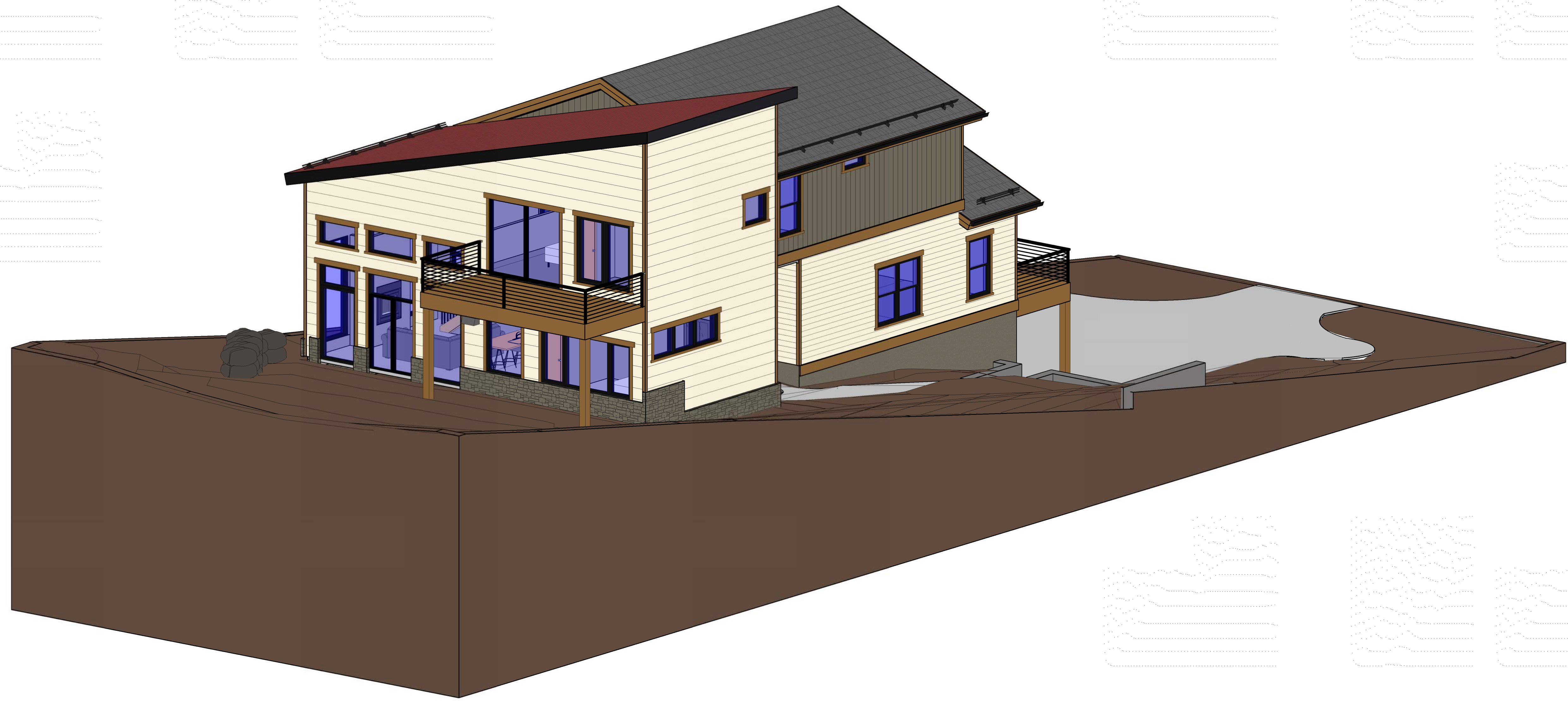
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Issue Dates:
 DRB 9/12/2022

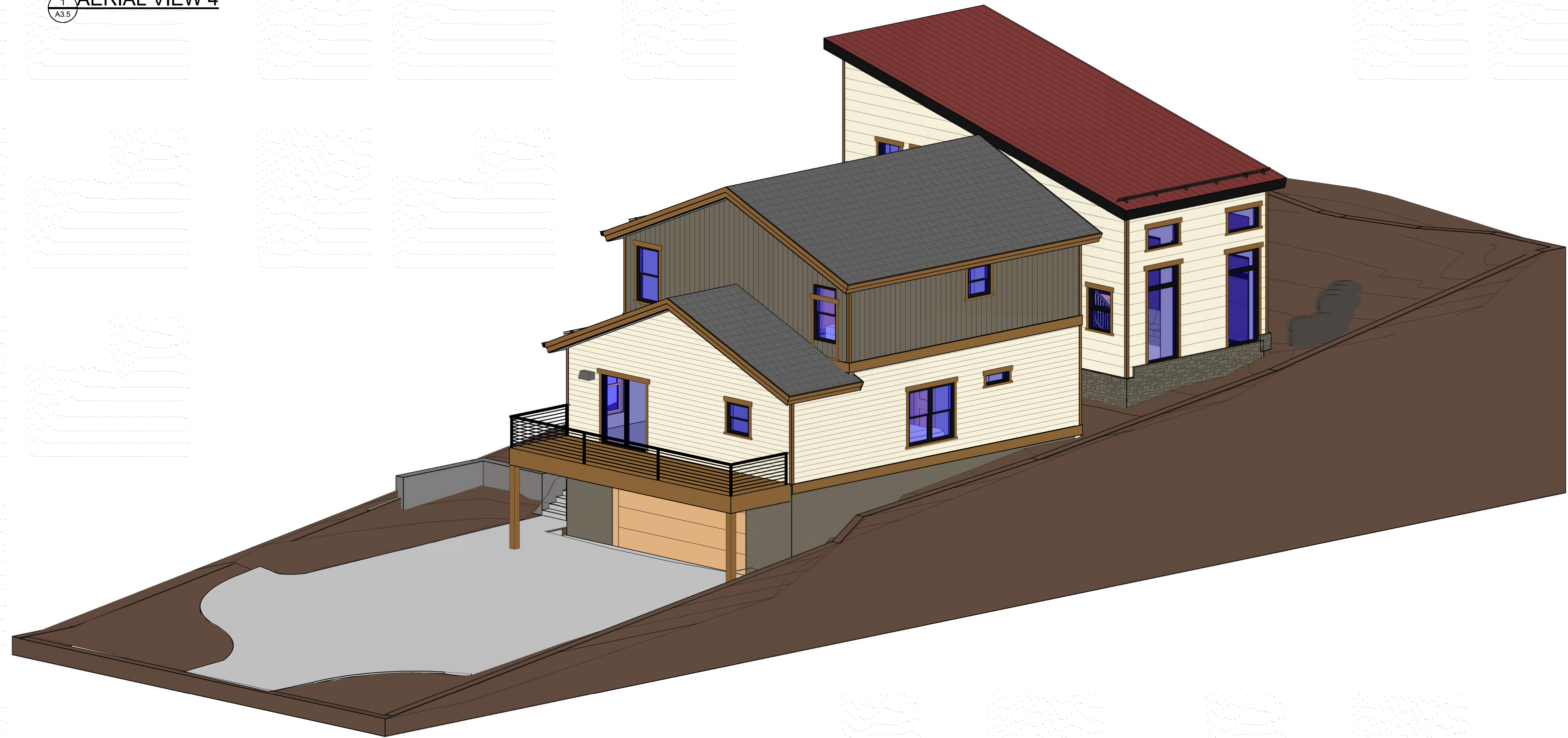
Sheet Title:
Aerial Views

Project No:
 2172

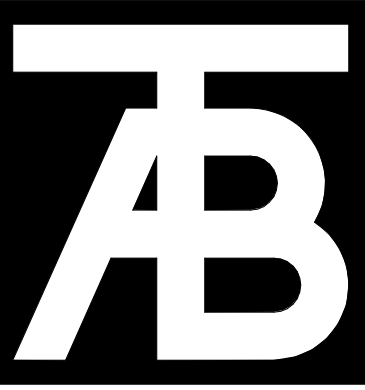
Sheet No:
A3.5



1 AERIAL VIEW 4
 A3.5



2 AERIAL VIEW 2
 A3.5



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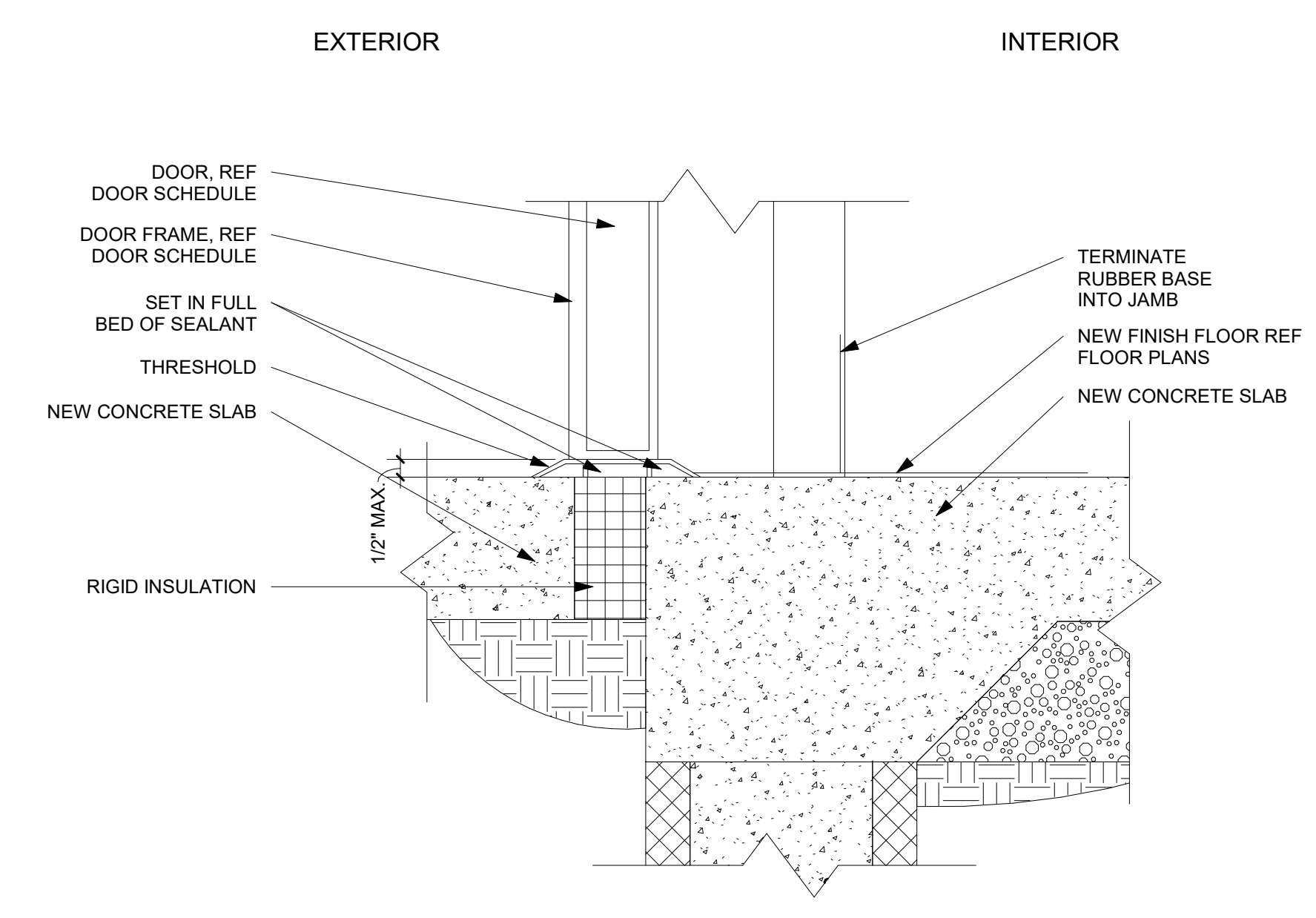
Revisions:		
No	Description	Date

Issue Dates:
 DRB 9/12/2022

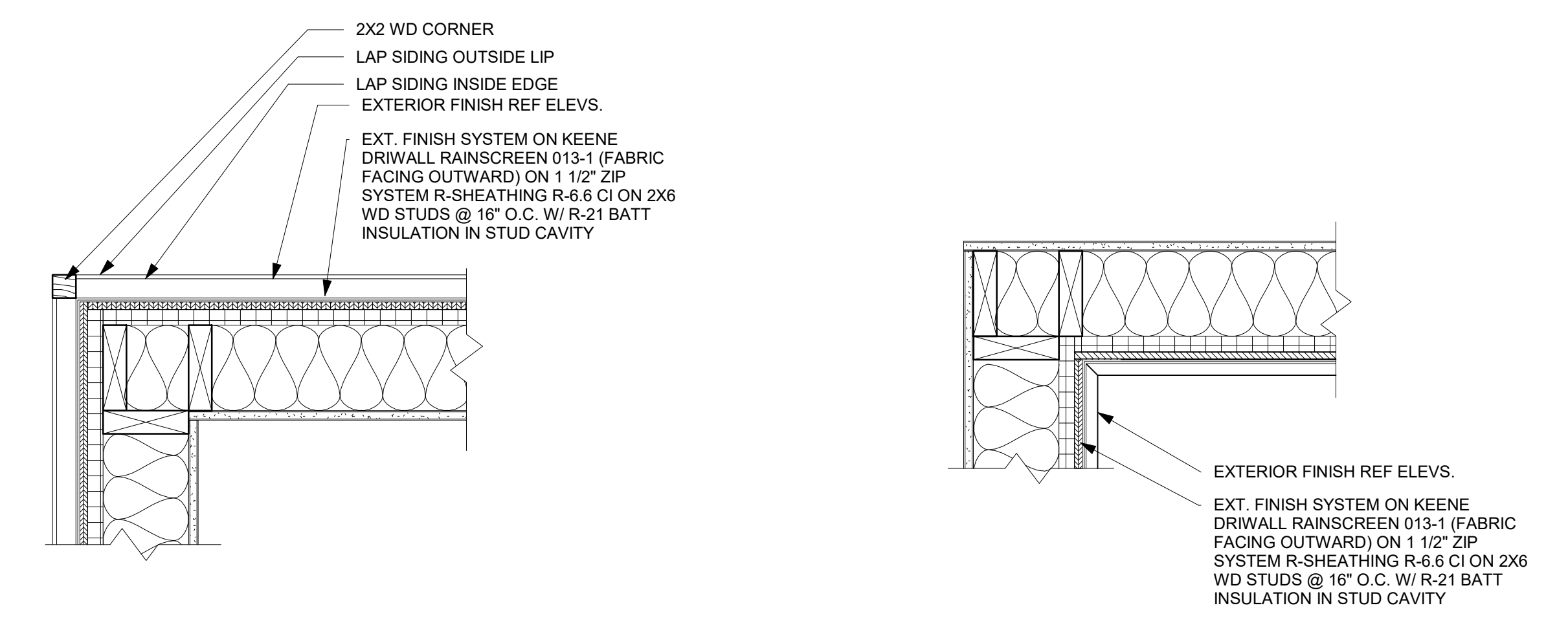
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Details

Project No:
 2172

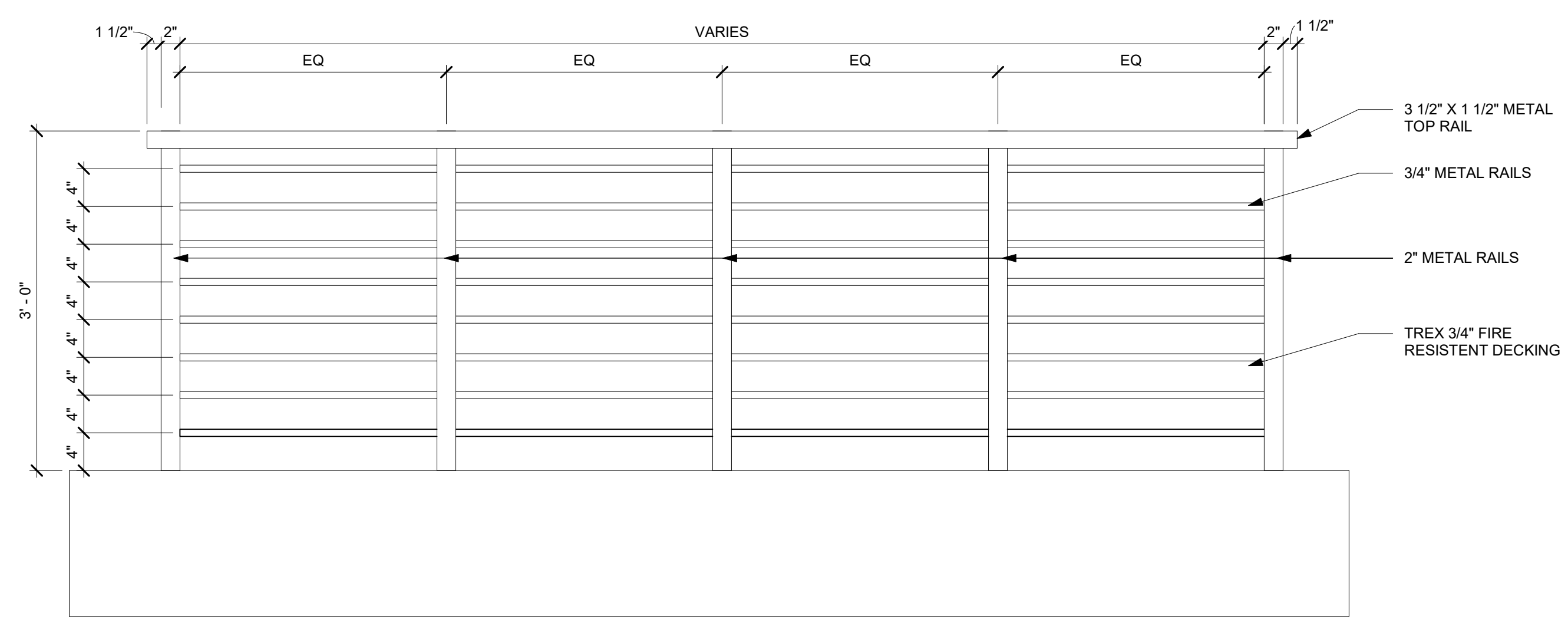
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A5.1



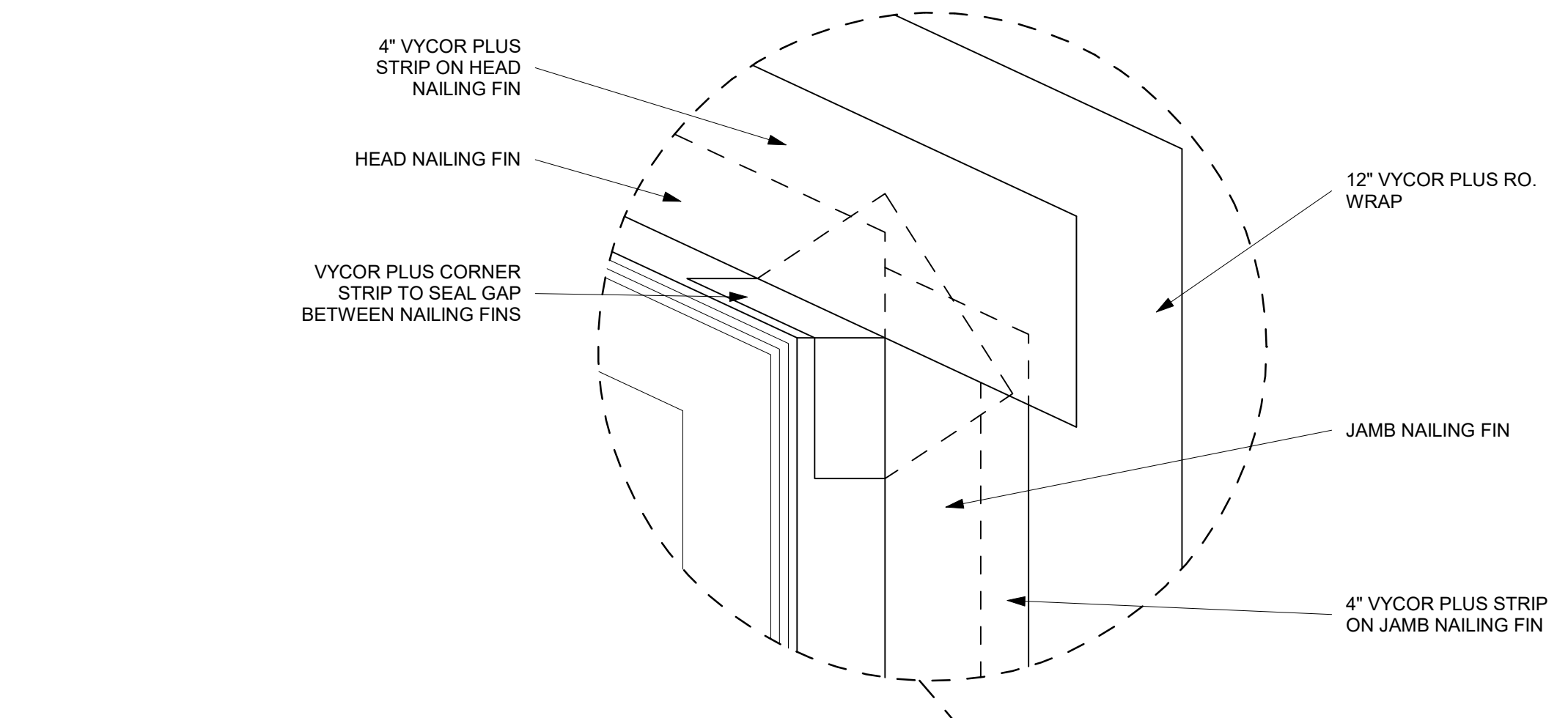
3 INT/EXT DOOR THRESHOLD
 AS.1 3" = 1'-0"



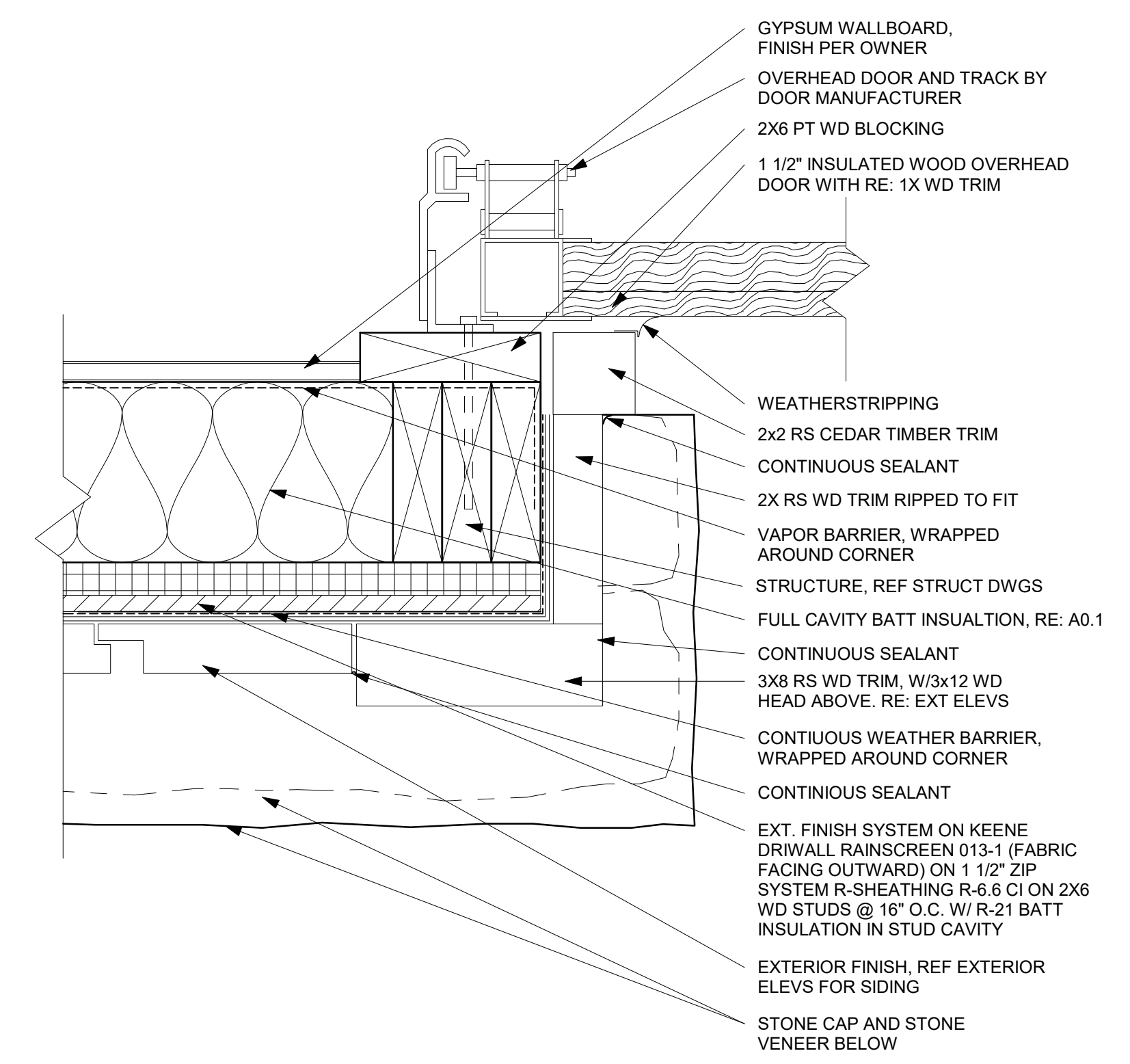
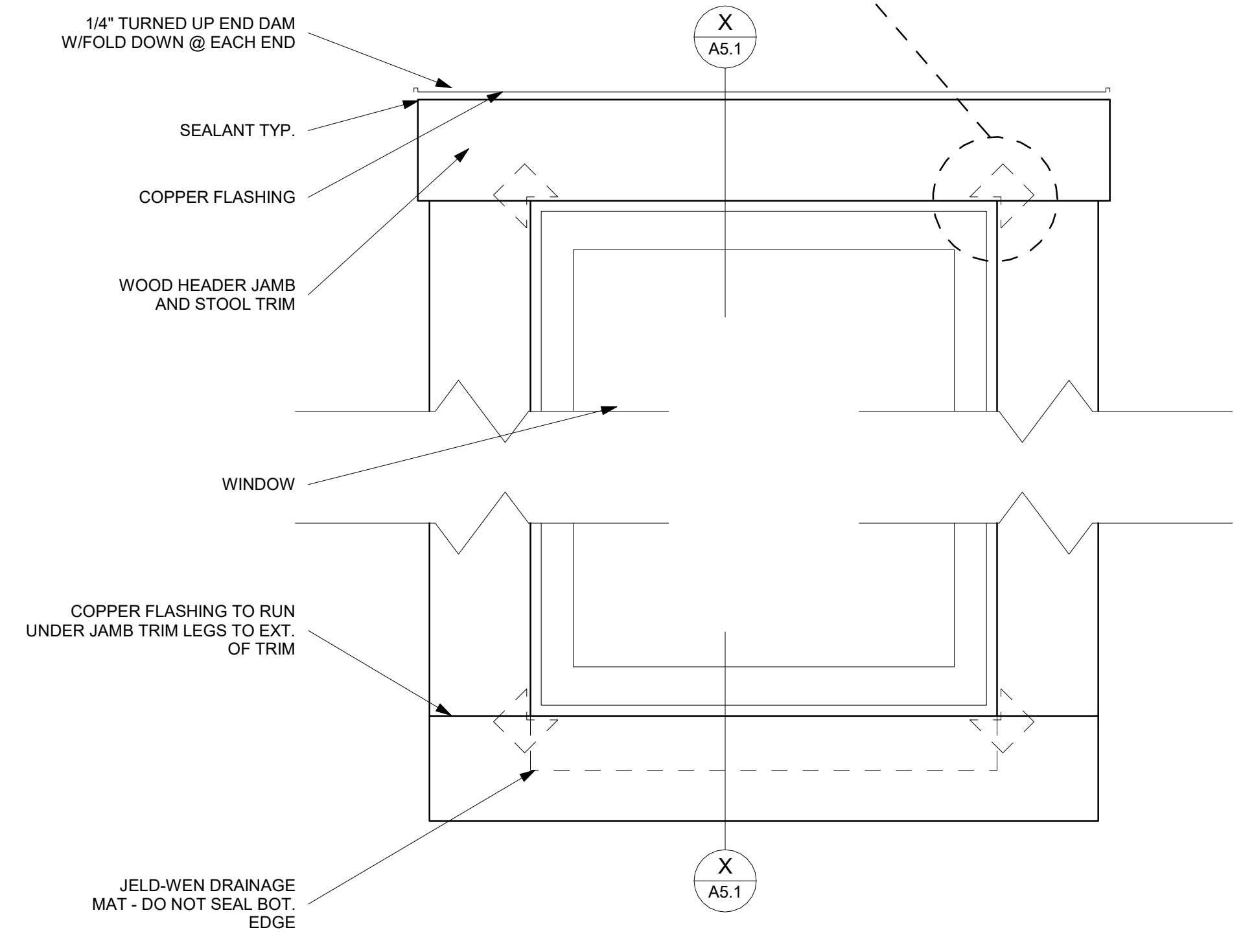
1 EXTERIOR CORNER LS 1 1/2" = 1'-0"
2 INTERIOR CORNER LS 1 1/2" = 1'-0"



4 TYP RAILING
 AS.1 1" = 1'-0"



5 WINDOW WATERPROOFING
 AS.1 1 1/2" = 1'-0"



6 GARAGE DOOR IN SIDING
 AS.1 3" = 1'-0"

Colorado Sandstone



#339 Aspen Bark Sandstone **TV RM**



RM TV #349 Timber Ridge Sandstone



#356 Flagg Creek Squares and Rectangles **TV RM**



RM TV #358 Flagg Creek Ledge Stained and Chopped



Colorado Buff Strip Thin Veneer

TV indicates that this material is available in a Thin Stone Format

RM indicates that this material is Regional (within 500 miles of our Stone Yard)

Samples of natural stone are indicative of color, markings and general texture of the variety named.

The amount of variation is subject to the type of material, size and current quarry conditions.

Please note that sample panels may be located at either our Wolcott Office or Gypsum Stone Yard.

Please call in advance for locations of specific panels.



HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
Boards
Arctic White

HardiePlank®
Lap Siding
Select Cedarmill®
Khaki Brown

A classic look for
THE HOME OF THEIR DREAMS.

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus Pcs/Pallet	—	280	252	210	—	—
Pcs/Sq	25.0	20.0	16.7	14.3	12.5	9.3

SELECT CEDARMILL®



SELECT CEDARMILL®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
STATEMENT COLLECTION™				✓		
DREAM COLLECTION™		✓	✓	✓		
PRIME	✓	✓	✓	✓	✓	✓

SMOOTH



SMOOTH

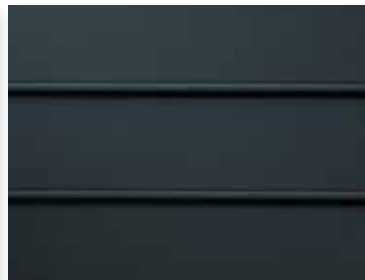
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
STATEMENT COLLECTION™						
DREAM COLLECTION™		✓	✓	✓		
PRIME	✓	✓	✓	✓	✓	✓

*9.25 in and 12 in widths do not feature the drip edge

BEADED CEDARMILL®



BEADED SMOOTH



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in	STATEMENT COLLECTION™	_____
Exposure	7 in	DREAM COLLECTION™	_____
Prime Pcs/Pallet	240	PRIME	✓
ColorPlus Pcs/Pallet	210		
Pcs/Sq	14.3		

RUSTIC CEDAR



RUSTIC CEDAR

Width	6.25 in	8.25 in	STATEMENT COLLECTION™	_____
Exposure	5 in	7 in	DREAM COLLECTION™	_____
Prime Pcs/Pallet	308	240	PRIME	✓
ColorPlus Pcs/Pallet	—	—		
Pcs/Sq	20	14.3		

STATEMENT COLLECTION™

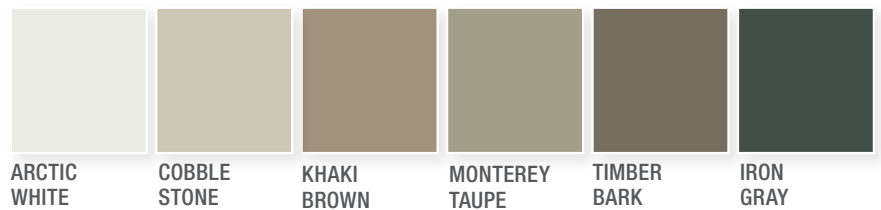
Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering



Soffit Color Offering



Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



HardiePanel®
Vertical Siding
Evening Blue

HardieTrim®
Batten Boards
Evening Blue

True to your needs of
PERFORMANCE AND BEAUTY.

STATEMENT COLLECTION™

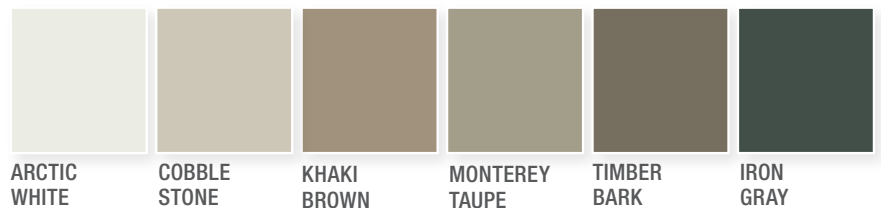
Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering



Soffit Color Offering



Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

HardiePanel®

Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	50	–	50
Pcs/Sq	3.2	2.8	2.5

SELECT CEDARMILL®



	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SMOOTH



	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

STUCCO



	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SIERRA 8

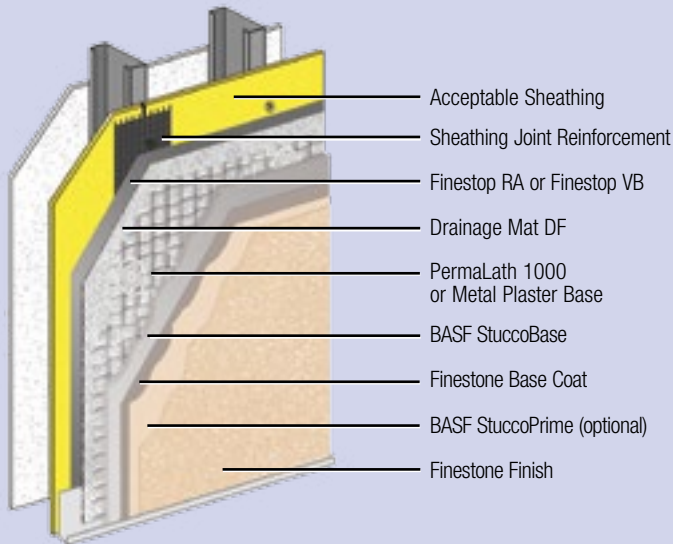


	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™			
PRIME	✓	✓	✓

Stucco Wall Systems

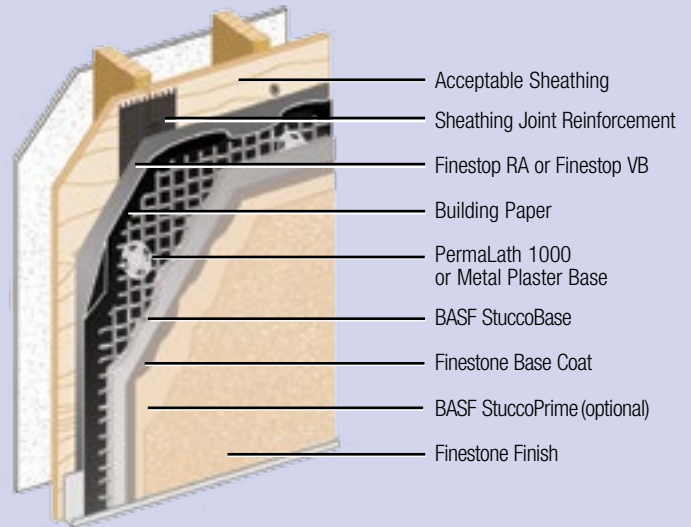
Impact and puncture resistant, cement plaster/stucco systems used in new or retrofit commercial, institutional and residential low-rise construction such as hotels, hospitals, retail centers, schools, multi-family apartments and condominiums, and government facilities.

Finestone Stucco Ultra



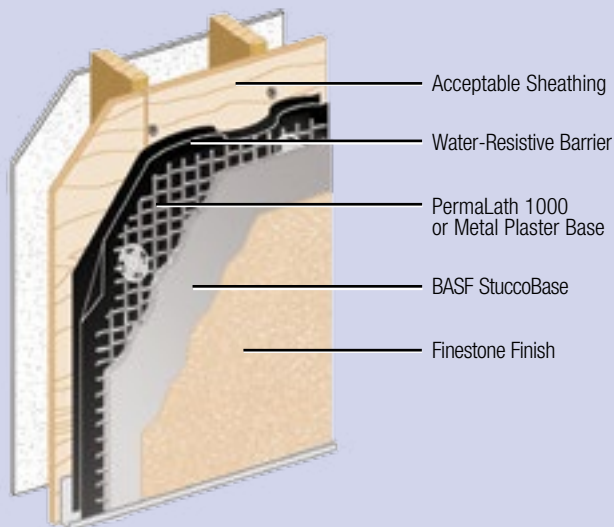
FINESTONE STUCCO ULTRA is a highly advanced Portland cement-based exterior wall system. Its features include a rainscreen design, a fluid applied air/water-resistive barrier, drainage mat, available rustproof fiberglass lath, a base coat and textured finishes for maximum water management security.

Finestone Stucco Plus



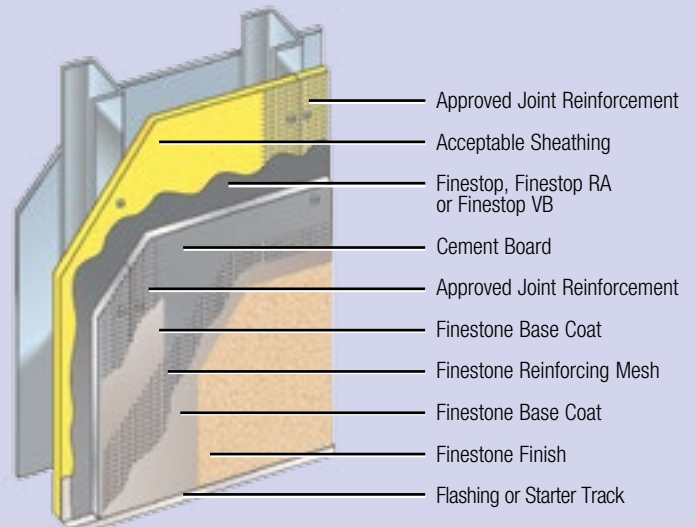
FINESTONE STUCCO PLUS is a highly advanced Portland cement-based exterior wall system. It features a fluid applied air/water-resistive barrier, available rustproof fiberglass lath, a base coat and textured finishes.

Finestone Stucco



FINESTONE STUCCO is a Portland cement-based exterior wall system.

Finescreen 1000



FINESCREEN 1000 is a highly impact and puncture resistant wall system with the look of stucco.

LANDMARK[®] SERIES

Designer Roofing Shingles



Landmark, shown in Weathered Wood



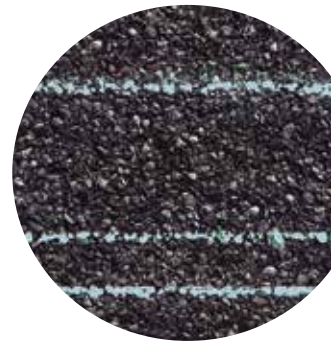
NailTrak[®]

Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

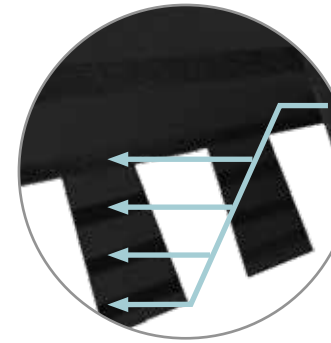
NailTrak removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



QuadraBond[™]

Advanced Layering

CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



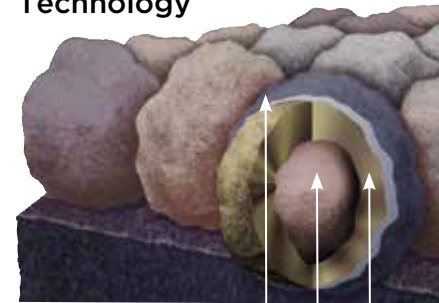
StreakFighter[®]

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology



Ceramic coating
Mineral core
Copper layer

Diagram for illustrative purposes only.

CertaSeal[™]

Uplift Protection

CertaSeal[™] is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



LANDMARK® Solaris® CoolRoof COLOR PALETTE



Solaris Crystal Gray
CRRC Product ID 0668-0058



Solaris Aged Cedar
CRRC Product ID 0668-0055



Solaris Weathered Wood
CRRC Product ID 0668-0119

LANDMARK® COLOR PALETTE



Silver Birch
CRRC Product ID 0668-0072



Georgetown Gray



Weathered Wood



Moire Black



Black Walnut



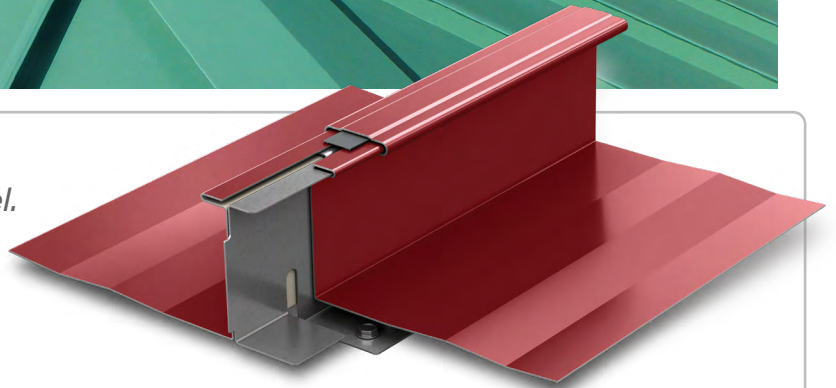
Heather Blend

Berridge Tee-Lock Panel

STANDING SEAM SYSTEM



The Berridge Tee-Lock Panel is a symmetrical architectural and structural standing seam panel. The Tee-Lock panel has a highly visible profile and offers enhanced performance in both solid deck and open framing applications.



Materials

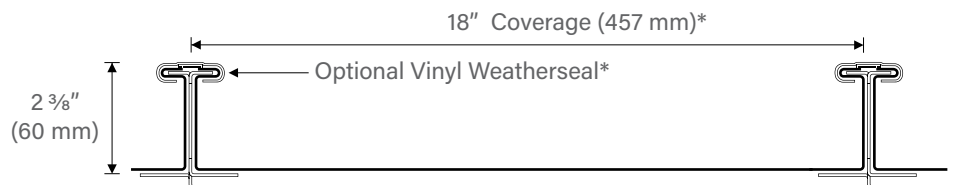
24 and 22 Gauge Steel
0.032 and 0.040 Aluminum

Specifications

Uses: Roofing, Fascia**
Coverage: 18"
Finishes: Striated, optional smooth
Fasteners: Concealed
Applications: Open framing, solid sheathing
Seam: 2 3/8" standing mechanically seamed sidelap
Optional: Extruded vinyl weatherseal***

Installation

- Panel is available from the factory in continuous lengths to a maximum of 40'
- May be site formed in continuous lengths with the Berridge TP-24 Roll Former
- Tee-Lock Seam Cap is available from the factory in continuous lengths to a maximum of 40'
- Seam caps can be spliced in the field for panel applications longer than 40'
- Panel seams can be removed for panel replacement.
- Panel is mechanically seamed in the field using the Tee-Lock Panel Seamer



- Use Stainless Steel Tee-Lock Clip with Aluminum panels
- Use Continuous Tee-Rib Clip for high uplift and on open-framing applications

Note:

- * Consult Berridge Manufacturing Company for other panel exposures
- ** Requires flashing break from roof to fascia
- *** Vinyl weatherseal required for open framing applications as well as watertightness warranties

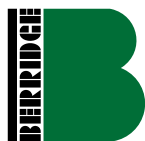
Pictured Above

Project: Orlando Lift Station #3
Architect: Hazen and Sawyer
General Contractor: Wharton-Smith, Inc.
Installing Contractor: Architectural Sheet Metal, Inc.
Color: Forest Green

BERRIDGE TEE-LOCK PANEL TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	<input type="checkbox"/> Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
	<input checked="" type="checkbox"/> Uplift Resistance	ASTM E-1592	Test method to determine uplift resistance of open framing systems	See Load Chart on Berridge website
FIRE	<input type="checkbox"/> Room Fire Performance	UL 790	Test methods for fire tests of roof coverings	Class A Rating
ENVIRONMENTAL	<input type="checkbox"/> Impact Resistance	UL 2218	Impact resistance of prepared roof coverings	Class 4 Rating
AIR AND MOISTURE	<input type="checkbox"/> Water Penetration	ASTM E-1646 ASTM E-331	Test method for water penetration of metal roofs by uniform static air pressure difference	No Leakage at 6.24 PSF Pressure Differential
	<input type="checkbox"/> Air Leakage	ASTM E-1680 ASTM E-283	Test method for rate of air leakage through exterior metal roofs	Less than 0.01 CFM at 6.24 PSF Pressure Differential
ROOF LISTINGS	<input type="checkbox"/> Underwriters Laboratories	UL 580 Uplift Class 90	Standard for Tests for Uplift Resistance of Roof Assemblies	Construction No. 268 (Purlins-Steel Only) Construction No. 268A (Steel Deck) Construction No. 268B (Plywood)
	<input checked="" type="checkbox"/> Factory Mutual Global	FMG 4471	Approval Standards for Class 1 Roofs	Roofnav # 459261-0-0 (I-150 SH Wind-Steel Deck) Roofnav # 459264-0-0 (I-240 SH Wind-Purlins)
	<input type="checkbox"/> TDI Listed	UL 580 ASTM E-1592	Texas Department of Insurance Listing for wind capacities	RC-502 (24 GA-Purlins) RC-503 (24 GA-Steel Deck) RC-504 (24 GA-Plywood) RC-562 (0.032 AL-Insulated Metal Deck)
	<input type="checkbox"/> Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 20321.2 (24 GA-Insulated Metal Deck) FL# 20321.1 (24 GA-Plywood) FL# 24225.1 (24 GA-Purlins) FL # 20321.3 (0.032 AL-Insulated Metal Deck)

- Steel only - Steel and Aluminum
 For further details please visit www.Berridge.com



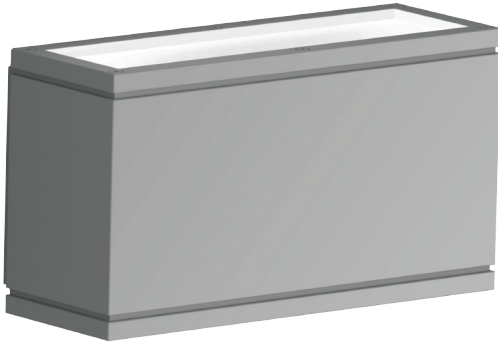
CORPORATE HEADQUARTERS
 2610 Harry Wurzbach Road
 San Antonio, TX 78209
 (800) 669-0009
www.Berridge.com

RUBIX - model: WS-W2509, WS-W2510

LED Wall Mount

WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

Project: _____

Location: _____

PRODUCT DESCRIPTION

Available in single- and twin-light configurations, this die cast aluminum LED wall luminaire is wet location listed for a broad range of exterior lighting applications. Designed with an oblong profile, this version of Rubix mounts upwards or downwards.

FEATURES

- Energy Star® rated
- CEC Title 24 Compliant
- Mounts Up or Down
- IP65 Rated, ETL & cETL Wet Location Listed
- Die-Cast Aluminum Construction
- Universal Voltage Input (120V - 277V)
- Dimming: ELV (120V) or 0-10V
- ADA Compliant

SPECIFICATIONS

Construction: Aluminum with etched glass.

Power: Integral driver in luminaire. 120V - 277V input.

Light Source: High output LED

Mounting: Mounts directly to junction box

Dimming: 0-10V Dimming: 100%-10%

ELV Dimming: 100%-15% (120V only)

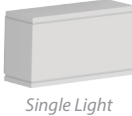
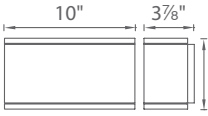
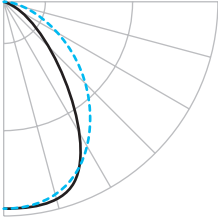

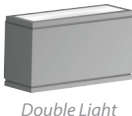
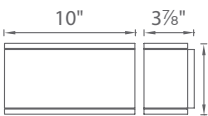
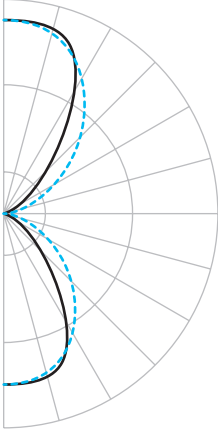
Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT)

Color Temp: 3000K

CRI: 90

Rated Life: 70,000 hours

Standards: Energy Star® rated, IP65 Rated, ETL & cETL Wet Location Listed, CEC Title 24 Compliant, Dark Sky Friendly, ADA Compliant

	Beam	Photometry	Voltage	Watt	Lumens	Finish
 <p>Single Light</p>  <p>WS-W2509 Dark Sky Friendly 86° Energy Star®</p>			120V - 277V	16W	805	<p>AL Brushed Aluminum</p> <p>BK Black</p> <p>BZ Bronze</p> <p>GH Graphite</p> <p>WT White</p> 
 <p>Double Light</p>  <p>WS-W2510 86°</p>			120V - 277V	30W	1385	

-

Example: **WS-W2510-GH**

waclighting.com

Phone (800) 526.2588

Fax (800) 526.2585

Headquarters/Eastern Distribution Center

44 Harbor Park Drive

Port Washington, NY 11050

Central Distribution Center

1600 Distribution Ct

Lithia Springs, GA 30122

Western Distribution Center

1750 Archibald Avenue

Ontario, CA 91760