



**TOWN OF WINTER PARK  
PLANNING COMMISSION  
Tuesday, May 14, 2024 8:00 AM**

**A G E N D A**

**I. Call to Order**

**II. Roll Call of Commission Members**

**III. Public Comment**

*This time is reserved for anyone from the public to speak about items not on the agenda. The Planning Commission is not prepared to decide on matters brought up during this time, but if warranted, will place them on a future agenda.*

**IV. Conflict of Interest**

**V. Consent Agenda:**

- a. Minutes – April 23, 2024
- b. Approval of Encroaching Retaining Walls – Administrative Site Plan – 19-99 Promontory Point – Lots 22-31, Rendezvous Filing No. 1, Subdivision Exemption No. 3 (PLN24-029)

**VI. General Business:**

- a. Amendment to Design Review Application – Roam Filing 2 and Roam Filing 3

**VII. Director's Report:**

*This time is reserved for specific items from staff requiring Commission direction and for relaying important information to the Commission.*

**VIII. Planning Commission Items of Discussion**

*This time is reserved for Commission discussion items that are not listed on the agenda.*

**Online Meeting Login Instructions – See next page**

### **Computer Login Instructions**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81725744995?pwd=RnVOb2hpVmN1SXBydzFBZEc3NGhGZz09>

Passcode: 113389

### **Phone Login Instructions**

Dial In Numbers (for higher quality, dial a number based on your current location):

- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 564 217 2000 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 436 2866 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US

Webinar ID: 817 2574 4995

Passcode: 113389

International numbers available: <https://us02web.zoom.us/j/kdr9la1HH0>

You can log into the Zoom meeting through the link above to view what is projected on the screen. You can use either your computer audio or the number above. Everyone will be muted upon entry into the meeting to ensure that we have manageable background noise and limited interruptions.

### **Public Hearing Process**

If you would like to participate in the public hearing, please follow these instructions so we can make sure everyone that wants to speak has the opportunity. When you log into Zoom you will be automatically muted to limit background noise. When the public hearing is opened for public comment, please use the “raise your hand” feature and staff will unmute citizens in the order they were received. To enable “raise your hand” feature, click on the “Participants” button the bottom of the screen.



**TOWN OF WINTER PARK  
PLANNING COMMISSION  
Tuesday, April 23, 2024 8:00 AM**

**MINUTES**

**DATE:** Tuesday, April 23, 2024

**MEETING:** Winter Park Planning Commission

**PLACE:** Town Hall Council Chambers and Zoom Meeting Call

**PRESENT:** Chair Dave Barker, Vice Chair Brad Holzwarth, Commissioners Doug Robbins, Chris Tagseth, Thomas McDonald, Angela McDonough and Roger Kish are present. Also present are Community Development Director James Shockey and Contracted Town Planner Shelia Booth.

**OTHERS**

**PRESENT:** None.

**I. Call to Order**

Chair Barker calls the meeting to order at 8:02 a.m.

**II. Roll Call of Commission Members**

All Commissioners are present today.

**III. Public Comment**

No comments received.

**IV. Conflict of Interest**

No one comes forward.

**V. Consent Agenda:**

- a. Minutes March 12, 2024.
- b. Minutes April 9, 2024.
- c. Subdivision Exemption – 265 Lake Trail – Amended Lot 4, Elk Run of Winter Park Subdivision Filing 1 (PLN24-015)

Commissioner Robbins moves and Commissioner Tagseth seconds the motion approving the Consent Agenda. Motion carries 7, 0.

**VI. General Business:**

- a. PUBLIC HEARING: Special Use Permit – Kona Ice (PLN24-019)

Director Shockey presents the staff report to the Commissioners. Staff recommends approval with nine (9) conditions.

Vice Chair Holzwarth moves and Commissioner McDonough seconds the motion to approve the Special Use Permit – Kona Ice (PLN24-019) with Staff's nine (9) conditions outlined in the staff report. Motion carries 7,0.

- b. PUBLIC HEARING: Major Site Plan – Parcel A, Rendezvous at Winter Park Subdivision Exemption No. 2 and METES & BOUNDS 75 ALL 36 ACRES BEING PT OF SEC 28 AND SWC 33 T1S R75W (PLN24-020)

Director Shockey presents the staff report to the Commissioners. Staff recommends approval of this Major Site Plan with Staff recommendations.

The applicant, Mr. Jeff Vogel on behalf of Rendezvous comes forward, Mr. Vogel has a presentation that offers more details regarding the context and the purpose of the construction of this pump station and the benefits it would bring to the area. Mr. Vogel also describes the elevations. There is also an exhibit with the renderings and the materials to be used during construction.

The Commission asks about the duration of the temporary road and if these would be paved. Mr. Vogel states that they have an estimate of five (5) years. The roads will not be paved until that area is platted for development. There is also a conversation about the ownership and responsibility of the maintenance of the roads.

Chair Barker opens the public hearing. No one comes forward, so Chair Barker closes the public hearing.

The Commissioners take some time to go over the information included in the Staff Report before the motion. They also have a conversation about closures and the impact on the trail system. There is mention of adding a condition regarding the closure and rerouting of the Yankee Doodle trail.

Commissioner Robbins moves and Commissioner Kish seconds the motion approving the Major Site Plan for 115 Discovery Drive (PLN24-010) with Staff conditions outlined in the staff report adding a condition regarding the closure and rerouting of the Yankee Doodle trail returning it to its initial configuration when construction is complete. Motion carries 7,0.

- c. PUBLIC HEARING: Final Plat – Roam Filing 4 (PLN24-006)

Contracted Town Planner Shelia Booth presents the staff report to the Commissioners. Planner Booth summarizes the contents of the Staff Report to the Commissioners and the steps that have been taken in order to move this Final Plat forward. Staff recommends approval with ten (10) conditions.

The applicant, Mr. Jeff Vogel on behalf of ROAM comes forward. Mr. Vogel explains how the curb would be built as well as details about the architectural elements. The exhibits are displayed on the screen to illustrate this better to the Commissioners. Mr. Vogel affirms that they concur with the conditions that the Staff has established for approval.

The Commissioners and Mr. Vogel have a conversation about one of the units and how the size of the garage was modified to be in compliance. There is also a discussion about the front doors. For units 6 and 7, there is a discussion about parking configuration including signage, access and the sidewalks connections.

Mr. Vogel and the Commissioners study the connectivity in more depth in relation to pedestrian linkage. Mr. Vogel affirms that ROAM is very interested in making this work. Director Shockey uses the map to explain how the connections would be set up.

Chair Barker opens the public hearing. No one comes forward, so Chair Barker closes the public hearing.

The Commissioners take some time to go over the information included in the Staff Report before the motion. The Commissioners ask Director Shockey about the density nearby Vasquez Road and Wanderers Way. This comment is related to the connectivity, access and sidewalk size.

Vice Chair Holzwarth moves and Commissioner McDonough seconds the motion approving the Final Plat – Roam Filing 4 (PLN24-006) with Staff conditions outlined in the staff report. Motion carries 7,0.

**VII. Director's Report:**

Director Shockey states that there are no topics to discuss.

The Commissioners have a conversation about streetscape project in the downtown. The Commissioners talk about parking, mid-block crossings and other items. Director Shockey uses the GIS map to explain how the pedestrian traffic could be addressed including mid-block crossings/medians and how that Town has been working with CDOT on this.

**VIII. Planning Commission Items of Discussion**

The Commissioners and the Staff have a conversation about the signage at Gravity Haus.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 9:07 a.m.

---

The next scheduled meeting of the Planning Commission will be Tuesday, May 14, 2024, at 8:00 a.m.

---

Irene Kilburn, Building, Planning Technician II

MEMO

**TO** Planning Commission  
**FROM** James Shockey, Community Development Director  
**DATE** May 14, 2024  
**RE** Encroaching Retaining Walls – Lots 22-31, Rendezvous Filing No. 1, Subdivision Exemption No. 3 (PLN24-029)

**Property Owner:** Arrowhead Winter Park Investors, LLC

**Applicant:** Jeff Vogel of Vogel and Associates

**Location:** Lots 22-31, 19-99 Promontory Point (the “Property”)

**Architects:** Kephart and Michael Noda of Neo Studio

**Zoning:**

R-2, P-D (Multiple Family Residential, Planned Development) (Rendezvous Final Development Plan (FDP), 1<sup>st</sup> Amendment, Reception No. 2020007456), Planning Area (“PA”) 3

**Authority:**

Pursuant to § 3-A-7(H)(4) of the Winter Park Unified Development Code (the “UDC”) the following architectural elements and structures are not subject to the setback requirements of this UDC.

- a) Fences and walls including trellises and arbors that meet the requirements of Sec. 2-B-3-D, *Fences and Walls*; and
- b) Retaining walls that meet the requirements of Sec. 2-B-4(F), *Retaining Walls*.**

Pursuant to UDC § 2-B-4, the Planning Commission may permit retaining walls to encroach into required setbacks in the following circumstances:

- a) It is shown that the wall cannot be located outside the setback due to structural issues;
- b) They are an appropriate engineering solution needed to mitigate risk to life and property;
- c) They are necessary to retain soils and stabilize [sites](#); or
- d) Their use is part of an approved landscape plan, [erosion control plan](#), slope stability plan, or stormwater management plan.

**Setbacks:**

Several retaining walls encroach into required setbacks:

1. Lot 22: One (1) within the side yard setback and one (1) within the rear setback.
2. Lot 23: One (1) within the side yard setback.
3. Lot 24: One (1) within the side yard setback.
4. Lot 25: One (1) within the side yard setback and one (1) within the rear setback.
5. Lot 26: One (1) within the side yard setback.
6. Lot 27: One (1) within the side yard setback.

7. Lot 28: One (1) within the side yard setback
8. Lot 29: One (1) within the side yard setback
9. Lot 30: One (1) within the side yard setback
- Lot 31: One (1) within the side yard setback

The Planning Commission may approve retaining wall encroachments given they conform with § 2-B-4(F), Retaining Walls.

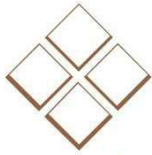
**Staff Recommendation:**

Staff recommends approval of the retaining wall design as shown on the site plan as the applicant has demonstrated the site meets the requirements in UDC § 2-B-4(F), Retaining Walls with the following condition:

- Applicant shall submit a separate Building Permit Application for all retaining walls on the Properties.

**Required Permits:**

- ✓ Building Permit



**VOGEL & ASSOCIATES**  
*Integrated Planning with Innovative Solutions*

April 29, 2024

Mr. James Shockey, Town Planner  
Town of Winter Park  
50 Vasquez Road  
P.O. Box 3327  
Winter Park, Colorado 80482

**Re: PLN24-029 - Promontory Point  
Retaining Wall Setback Encroachment Justification**

Dear James,

The Rendezvous, Filing 1, Promontory Point Administrative Site Plan proposes retaining walls between specific paired home buildings. These proposed walls are integrated with the proposed buildings and the site topography.

Given the topography of the site, retaining walls will be required to provide slope stability. Providing slope stability and erosion control between the homes will require an integrated retaining wall system. This integrated system will reinforce slope stability and provide an unified appearance.

On behalf of Rendezvous, this request is for the Town of Winter Park to permit the construction of the walls within the building setbacks. Upon your review, we will be available to meet and provide additional information as required.

We appreciate your assistance and look forward to working with you further on this project.

Sincerely,

Vogel & Associates, LLC

Jeffery Vogel, AICP

Principal

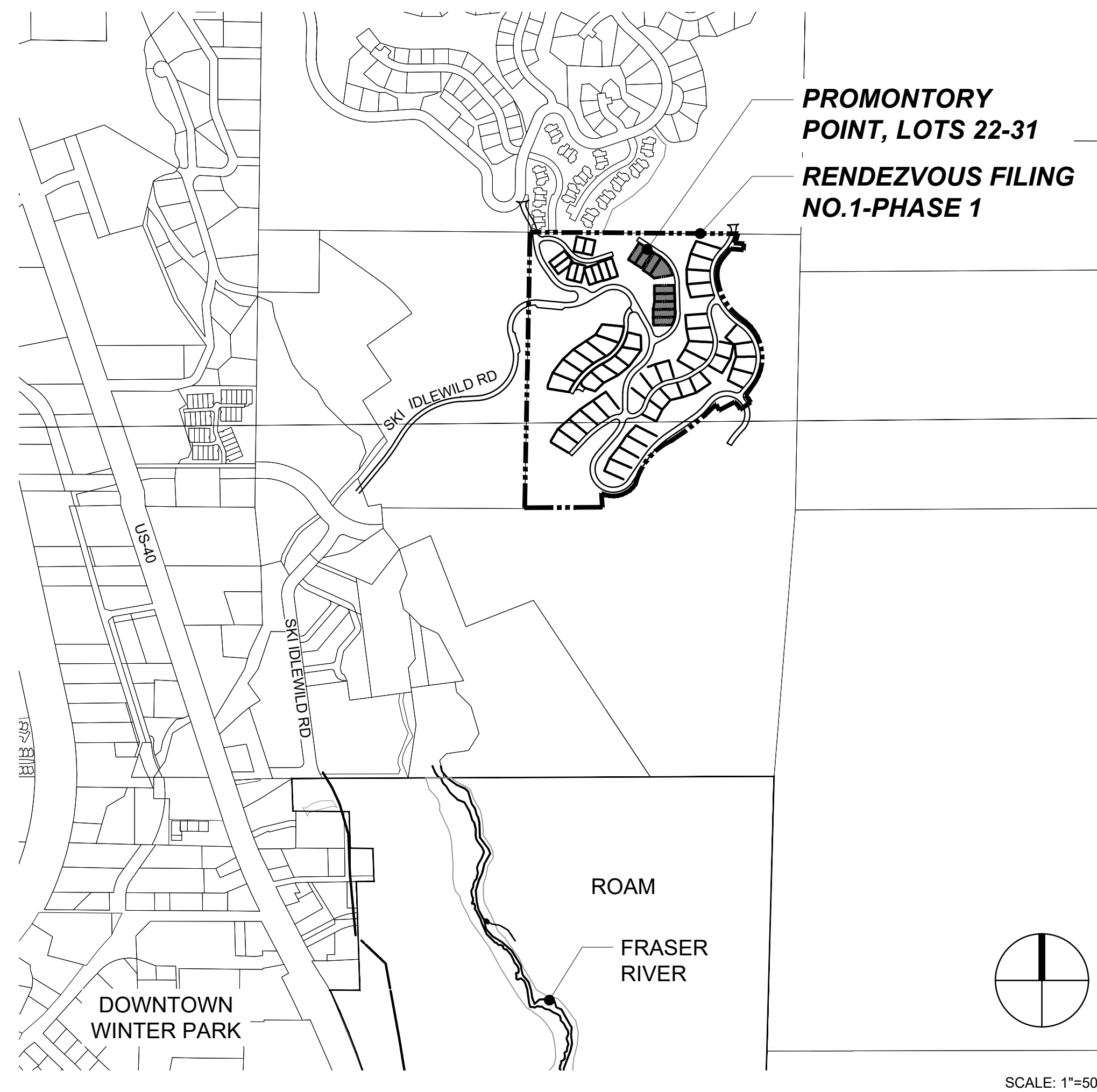


# RENDEZVOUS F1- PROMONTORY POINT

## PAIRED HOMES LOTS 22-31

### ADMINISTRATIVE SITE PLAN APPLICATION

#### VICINITY MAP



#### LEGAL DESCRIPTION

PARCEL A, LOTS 22 THROUGH 34, INCLUSIVE, SUBDIVISION EXEMPTION NO. 3, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECORDED OCTOBER 27, 2023 UNDER RECEPTION NO. 2023007413, COUNTY OF GRAND, STATE OF COLORADO.

#### ZONING & SETBACKS & NOTES

ZONING - RENDEZVOUS FDP R-2

PLANNING AREA 6

FRONT- 10' SETBACK  
SIDE- 5' SETBACK  
REAR- 10' SETBACK

#### NOTES:

- 1) ALL FRONT AND SIDE LOADED GARAGE CABIN OPTIONS SHALL INCLUDE A DRIVEWAY THAT IS MEASURED 20'-0" FROM THE RIGHT OF WAY OR PRIVATE ACCESS EASEMENT.
- 2) EACH LOT/DEVELOPMENT WILL SATISFY THE REQUIRED PARKING REQUIREMENTS PER THE ROADWAY REPORT.
- 3) HOMES ADJACENT TO OR ACROSS FROM ONE ANOTHER WILL NOT HAVE THE SAME COLOR PALETTE/ MATERIAL OPTION. SEE ELEVATIONS FOR COLOR/MATERIAL OPTIONS.

#### BUILDING HEIGHT

PLANNING AREA 6:

MAXIMUM BUILDING HEIGHT- 40'

#### PROPOSED

LOT 22 PAIRED HOME -	38'-6"
LOT 23 PAIRED HOME -	33'-1 1/4"
LOT 24 PAIRED HOME -	27'-7 3/4"
LOT 25 PAIRED HOME -	26'-11 3/4"
LOT 26 PAIRED HOME -	29'-7 3/4"
LOT 27 PAIRED HOME -	35'-3 1/2"
LOT 28 PAIRED HOME -	33'-1 1/4"
LOT 29 PAIRED HOME -	31'-4 3/4"
LOT 30 PAIRED HOME -	29'-11 1/4"
LOT 31 PAIRED HOME -	28'-2 1/2"

#### BUILDING COVERAGE

##### PROMONTORY POINT PAIRED HOMES - SITE AREA

USE	AREA SQ.FT.	AREA ACRES	% OF TOTAL
<b>LOTS</b>			
LOT 22	3,662	0.08	5.6%
LOT 23	3,838	0.09	4.1%
LOT 24	4,014	0.09	4.3%
LOT 25	6,063	0.14	6.4%
LOT 26	4,089	0.09	4.3%
LOT 27	3,816	0.09	4.0%
LOT 28	3,723	0.09	3.9%
LOT 29	3,894	0.09	4.1%
LOT 30	4,052	0.09	4.3%
LOT 31	3,751	0.09	4.0%
<b>SUBTOTAL</b>	<b>40,904</b>	<b>0.94</b>	<b>62.8%</b>
ASPHALT (1)	14,260	0.33	21.9%
LANDSCAPE AREA (2)	9,985	0.23	15.3%
WALKS	N/A		
<b>SUBTOTAL</b>	<b>65,148</b>	<b>1.50</b>	<b>100.0%</b>

#### NOTES:

- 1) ASPHALT AREA INCLUDES PROMONTORY POINT AND TRASH ENCLOSURE HARDSCAPE.
- 2) LANDSCAPE AREA IS AREA OUTSIDE OF LOT LINES. SEE L1 FOR INDIVIDUAL LOT CALCULATIONS.

#### SHEET INDEX

<b>SITE PLAN</b>	
COVER SHEET	C
OVERALL SITE PLAN	S1
SITE PLAN	S2
GRADING PLAN	S3
RETAINING WALL EXHIBIT	S4
<b>LANDSCAPE</b>	
TYPICAL LANDSCAPE PLAN	L1
LANDSCAPE DETAILS	L2
<b>ARCHITECTURAL ELEVATIONS &amp; MATERIALS</b>	
PAIRED HOMES OP 1 LOTS 22/23	L22/23A
PAIRED HOMES OP 1 LOTS 22/23	L22/23B
PAIRED HOMES OP 3 LOTS 24/25	L24/25A
PAIRED HOMES OP 3 LOTS 24/25	L24/25B
PAIRED HOMES OP 2 LOTS 26/27	L26/27A
PAIRED HOMES OP 2 LOTS 26/27	L26/27B
PAIRED HOMES OP 1 LOTS 28/29	L28/29A
PAIRED HOMES OP 1 LOTS 28/29	L28/29B
PAIRED HOMES OP 3 LOTS 30/31	L30/31A
PAIRED HOMES OP 3 LOTS 30/31	L30/31B

#### DEVELOPER

ARROWHEAD WINTER PARK INVESTORS, LLC.  
5291 E. YALE AVE  
DENVER, CO 80222  
PHONE: 970-726-4500

#### ARCHITECTS

NEO STUDIO  
MICHAEL NODA - REGISTERED ARCHITECT  
3560 WALNUT ST. UNIT A  
DENVER, CO 80205  
PHONE: 303-758-3800

KEPHART  
CONTACT:  
2555 WALNUT ST  
DENVER, CO 80205  
PHONE: 303-832-4474

#### PLANNER

VOGEL & ASSOCIATES  
165 S. UNION BLVD., SUITE 440  
LAKEWOOD, CO 80228  
CONTACT: JEFF VOGEL  
PHONE: 303-893-4288

#### CIVIL ENGINEER

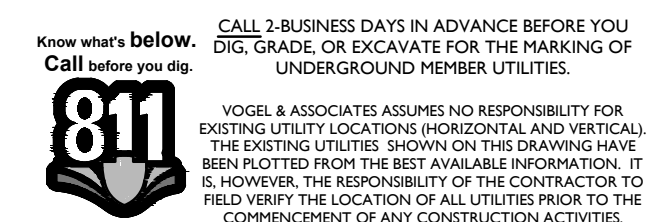
TOPKNOT ENGINEERING (TKE)  
TONY KREMPIN  
998 COUNTY ROAD 553 (POB 2225)  
GRANBY, CO 80446  
PHONE: 970-281-5280

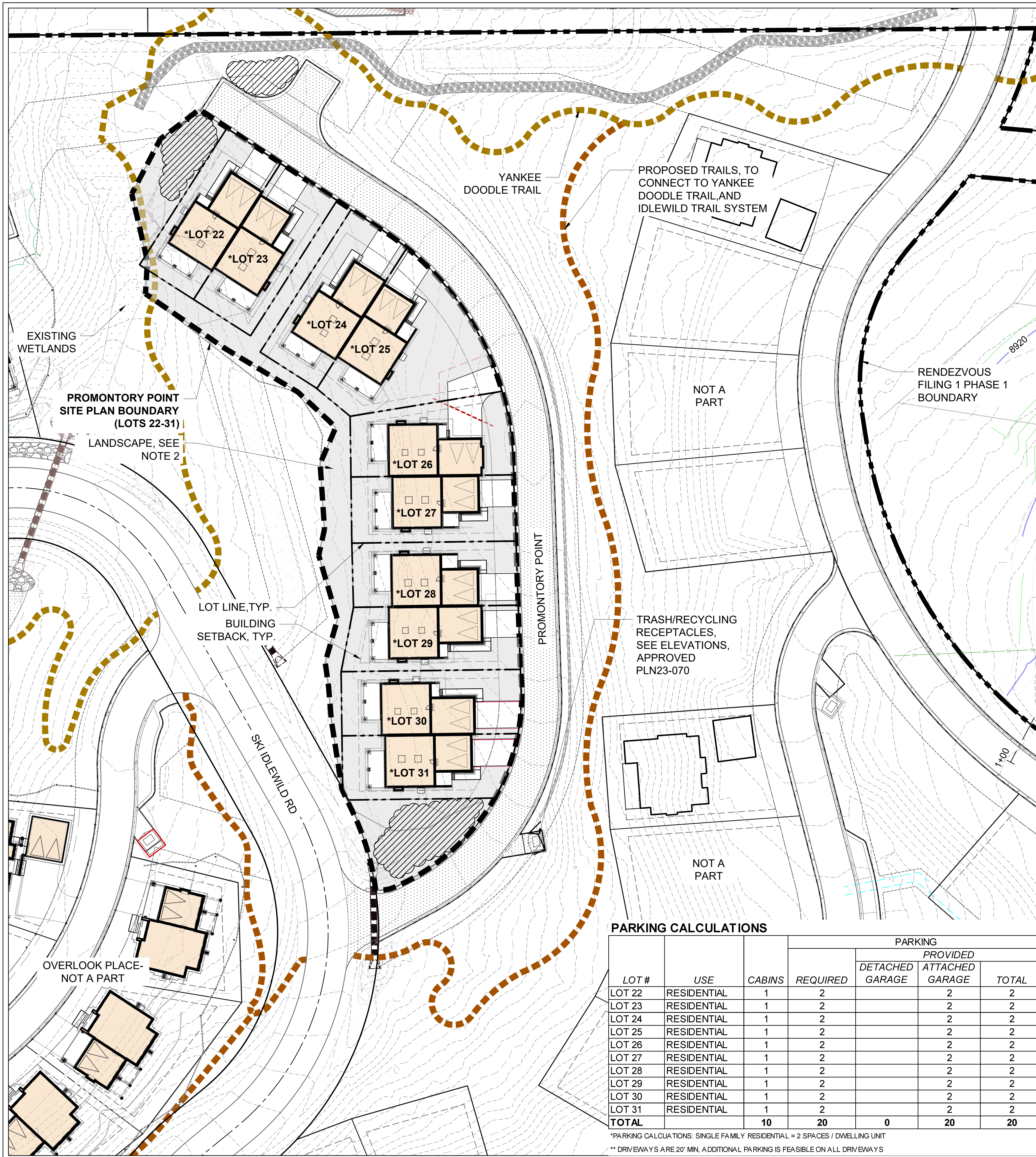
#### SURVEYOR

TIM SHENK LAND SURVEYING, INC.  
TIMOTHY R. SHENK  
BOX 1670. GRANBY, CO 80446  
PHONE: 970-887-1046

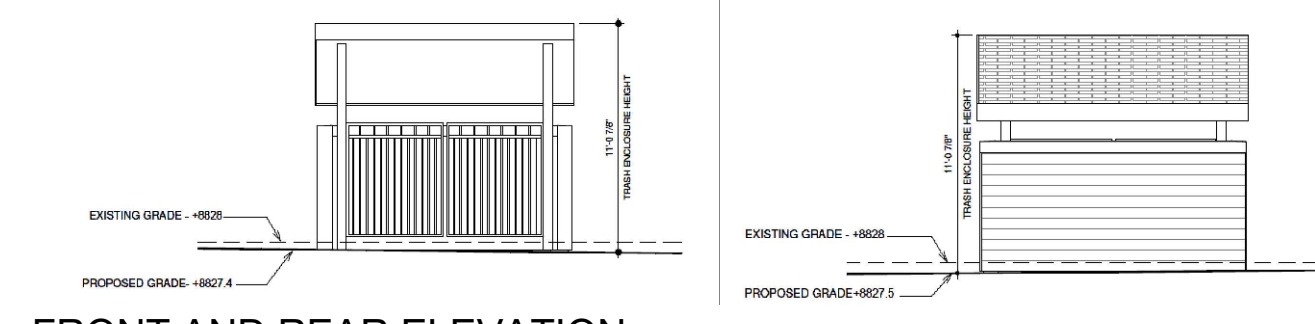
#### LANDSCAPE ARCHITECT

VOGEL & ASSOCIATES  
165 S. UNION BLVD., SUITE 440  
LAKEWOOD, CO 80228  
CONTACT: JEFF VOGEL  
PHONE: 303-893-4288

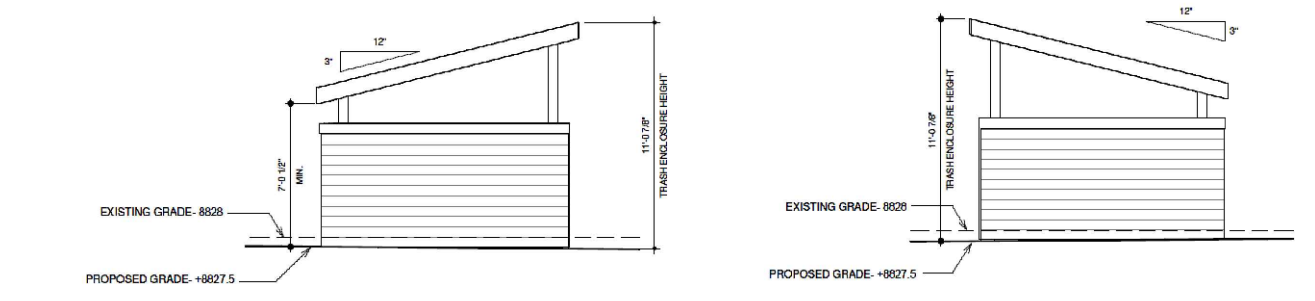




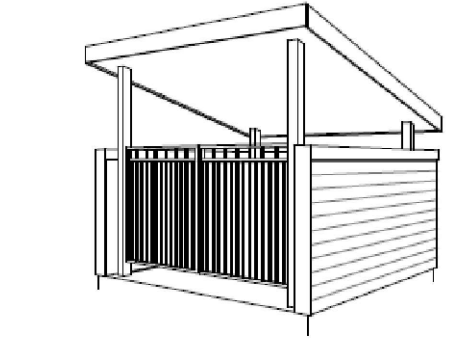
TRASH ENCLOSURE ELEVATION - DWGS BY ARCH, SEE TRASH ENCLOSURE ELEVATIONS, SEE ELEVATIONS P-18



FRONT AND REAR ELEVATION



SIDE ELEVATIONS



PERSPECTIVE

LEGEND

- LANDSCAPE AREA
- SNOW STORAGE
- ASPHALT

SNOW STORAGE

REQUIRED:  
 PARKING AND DRIVES : 14,260 SQ. FT.  
 25% = 3,565 SQ. FT SNOW STORAGE  
 PROVIDED:  
 25% = 3,611 SQ. FT. SNOW STORAGE

- PROPOSED COMMUNITY TRAIL SYSTEM
- EXISTING TRAIL SYSTEM
- SITE PLAN APPLICATION BOUNDARY

LANDSCAPE NOTES

1. TRACT I TO BE REVEGETATED WITH THE NATIVE GRASS PER THE CONSTRUCTIONS DOCUMENTS APPROVED WITH THE FILING 1 PLAT
2. SEE L1 FOR TYPICAL LOT LANDSCAPING REQUIREMENTS

CABIN TYPE LEGEND

- LOT 22 (PAIRED HOME ATTACHED GARAGE) - DOWNHILL LEFT
- LOT 23 (PAIRED HOME ATTACHED GARAGE) - DOWNHILL RIGHT
- LOT 24 (PAIRED HOME ATTACHED GARAGE) - DOWNHILL LEFT
- LOT 25 (PAIRED HOME ATTACHED GARAGE) - DOWNHILL RIGHT
- LOT 26 (PAIRED HOME ATTACHED GARAGE) - DOWNHILL LEFT
- LOT 27 (PAIRED HOME ATTACHED GARAGE) - DOWNHILL RIGHT
- LOT 28 (PAIRED HOME ATTACHED GARAGE) - DOWNHILL RIGHT
- LOT 29 (PAIRED HOME ATTACHED GARAGE) - DOWNHILL LEFT
- LOT 30 (PAIRED HOME ATTACHED GARAGE) - DOWNHILL LEFT
- LOT 31 (PAIRED HOME ATTACHED GARAGE) - DOWNHILL RIGHT

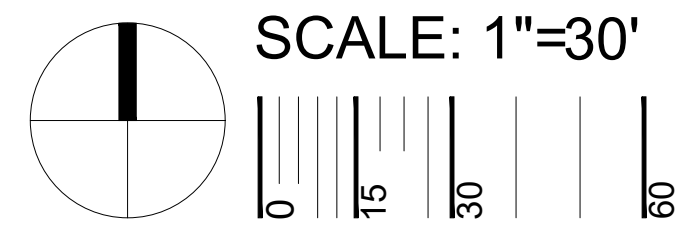
NOTES:

1. REFER TO COVER SHEET FOR BUILDING HEIGHTS AND SEE ARCHITECTURAL FLOORPLANS FOR CABIN OPTION TYPES
2. RESIDENTIAL FOOTPRINTS ILLUSTRATED ON LOTS 22-31 ARE PRELIMINARY AND ARE SUBJECT TO CHANGE. FINAL RESIDENTIAL FOOTPRINTS WILL BE ILLUSTRATED ON THE BUILDING PERMIT SITE PLAN.

PARKING CALCULATIONS

LOT #	USE	CABINS	REQUIRED	PARKING		TOTAL
				DETACHED GARAGE	PROVIDED ATTACHED GARAGE	
LOT 22	RESIDENTIAL	1	2		2	2
LOT 23	RESIDENTIAL	1	2		2	2
LOT 24	RESIDENTIAL	1	2		2	2
LOT 25	RESIDENTIAL	1	2		2	2
LOT 26	RESIDENTIAL	1	2		2	2
LOT 27	RESIDENTIAL	1	2		2	2
LOT 28	RESIDENTIAL	1	2		2	2
LOT 29	RESIDENTIAL	1	2		2	2
LOT 30	RESIDENTIAL	1	2		2	2
LOT 31	RESIDENTIAL	1	2		2	2
<b>TOTAL</b>		<b>10</b>	<b>20</b>	<b>0</b>	<b>20</b>	<b>20</b>

\*PARKING CALCULATIONS: SINGLE FAMILY RESIDENTIAL = 2 SPACES / DWELLING UNIT  
 \*\* DRIVEWAYS ARE 20' MIN. ADDITIONAL PARKING IS FEASIBLE ON ALL DRIVEWAYS



SCALE: 1"=30'  
 0 15 30 45  
 Know what's below. Call before you dig. 811  
 VOGEL & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING UTILITIES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

**RENDEZVOUS FILING 1  
 PROMONTORY POINT  
 ADMINISTRATIVE SITE PLAN  
 WINTER PARK, CO 80482**



LOT #	LANDSCAPE AREA	ASPHALT/HARDSCAPE	SNOW STORAGE REQUIRED	SNOW STORAGE PROVIDED
22	1,391	443	111	130
23	1,636	427	107	114
24	1,691	498	125	139
25	3,407	467	117	129
26	1,765	920	230	232
27	1,622	418	105	115
28	1,496	455	114	115
29	1,603	464	116	118
30	1,677	547	137	150
31	1,498	478	120	125

**LEGEND**

- LANDSCAPE AREA
- SNOW STORAGE
- ASPHALT

- NOTES:**
- 1) ASPHALT = PARKING (DRIVEWAY AND WALKS)
  - 2) SNOW STORAGE REQUIREMENTS = 25% OF HARDSCAPE

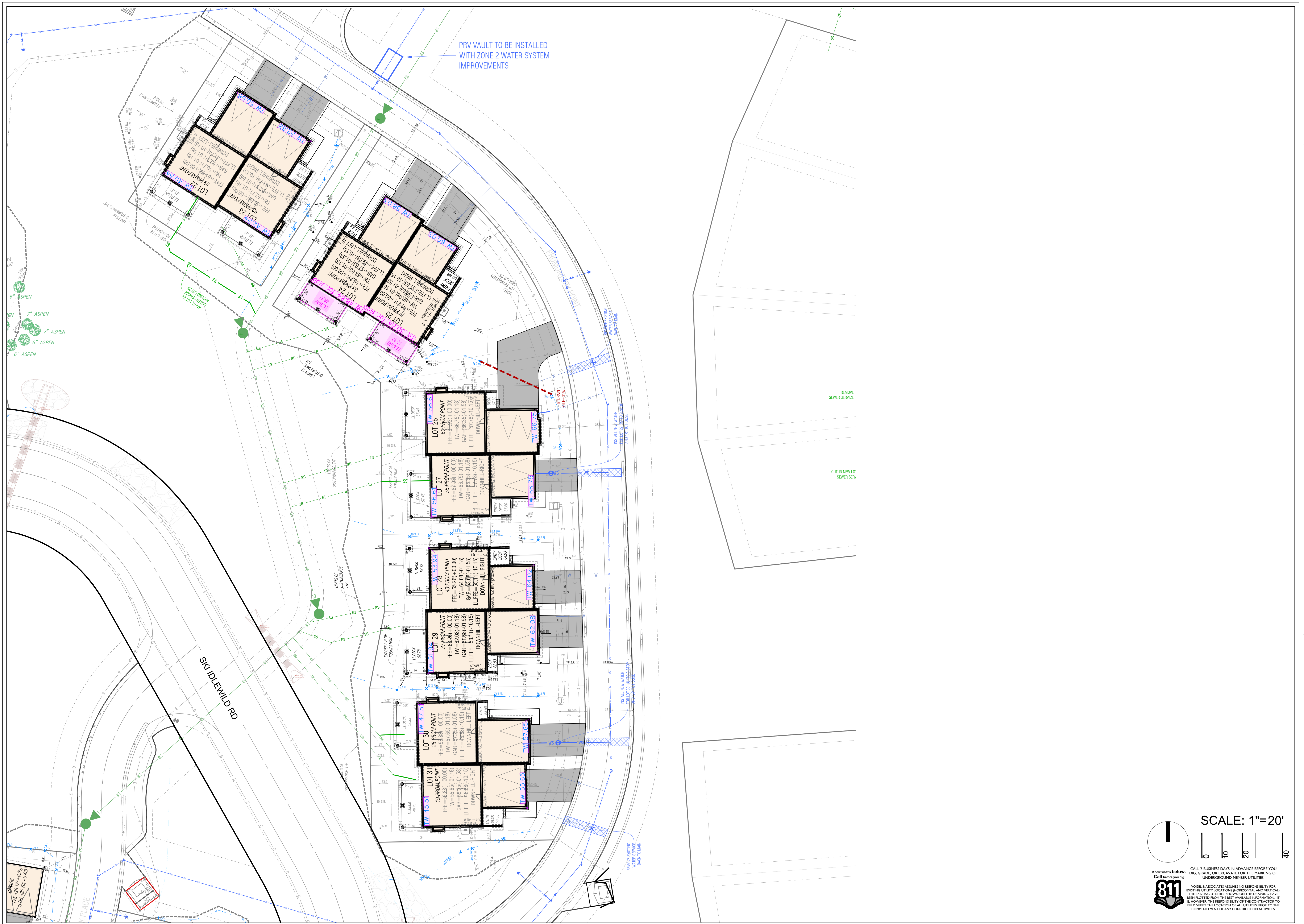


Know what's below.  
 Call before you dig.  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
 VOGEL & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

DOCUMENT SET	ISSUE DATE
SUBMITTAL SET	
DWN. BY:	
REVISIONS:	

SITE PLAN

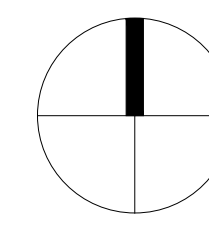
**S2**



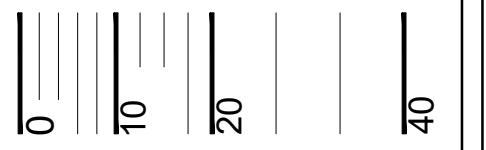
PRV VAULT TO BE INSTALLED WITH ZONE 2 WATER SYSTEM IMPROVEMENTS

SKI IDLEWILD RD

PROMONTORY POINT RD



SCALE: 1"=20'



Know what's below. Call before you dig. 811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

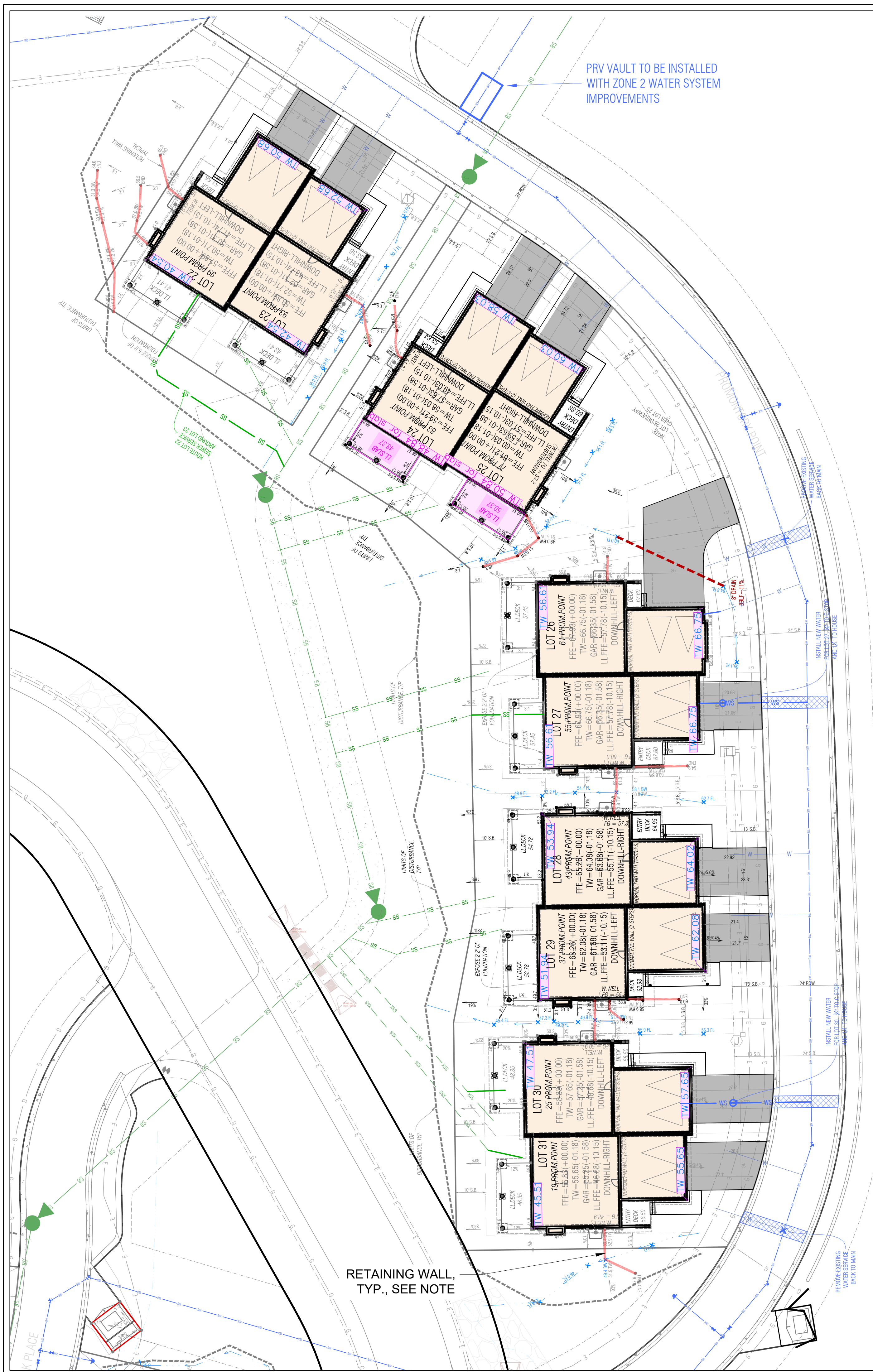
VOGEL & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

RENDEZVOUS FILING 1  
 PROMONTORY POINT  
 ADMINISTRATIVE SITE PLAN  
 WINTER PARK, CO 80482

DOCUMENT SET    ISSUE DATE  
 SUBMITTAL SET  
 DWN. BY:  
 REVISIONS:

TYPICAL GRADING PLAN

S3

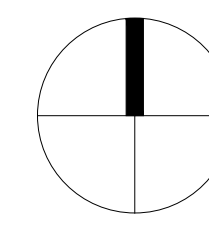


PRV VAULT TO BE INSTALLED WITH ZONE 2 WATER SYSTEM IMPROVEMENTS

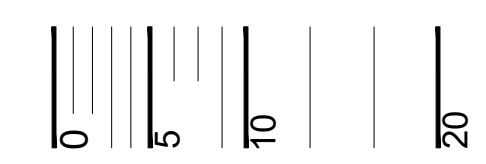
RETAINING WALL, TYP., SEE NOTE

**RETAINING WALL NOTES:**

- 1) RETAINING WALLS ENCROACH INTO SIDE YARD SETBACKS ON LOTS SFD LOTS 22-31. PER THE TOWP UDC SEC. 2-B-4 (F) RETAINING WALLS, THE ENCROACHING RETAINING WALLS MUST CONFORM TO AT LEAST 1 OF THE 4 CRITERIA REQUIRED FOR A RETAINING WALL TO ENCROACH INTO A REQUIRED YARD SETBACK.
  - a. It is shown that the wall cannot be located outside the setback due to structural issues;
  - b. They are an appropriate engineering solution needed to mitigate risk to life and property;
  - c. They are necessary to retain soils and stabilize sites; or
  - d. Their use is part of an approved landscape plan, erosion control plan, slope stability plan, or stormwater management plan.
- 2) THE RETAINING WALLS SHOWN ON THIS SITE PLAN SUBMITTAL FOR LOTS 22 & 31 ARE NECESSARY TO RETAIN AND STABILIZE SOIL AND HAVE TO BE CONSTRUCTED AS A CONNECTED WALL IN ORDER TO RETAIN THE AMOUNT OF SOIL EFFECTIVELY.
- 3) THE RETAINING WALL ENCROACHMENT IS REQUIRED TO STABILIZE THE SLOPE PER THE GRADING PLAN
- 4) THE AVERAGE EXISTING SLOPE IS 15%.



SCALE: 1"=10'



Know what's below. Call before you dig. **811** CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES. VOGEL & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

DOCUMENT SET	ISSUE DATE
SUBMITTAL SET	
DWN. BY:	
REVISIONS:	



## MEMO

**TO** Planning Commission

**FROM** James Shockey, AICP, Community Development Director

**DATE** May 14, 2024

**RE** Amendment to Design Review Application – Roam Filing 2 and 3

**Property Owner:** Robert Fanch, Fraser River Development Company

**Applicant:** Jeff Vogel, Vogel & Associates, LLC.

**Architect:** Michael Noda, Neo Studio

**Location:** Roam Filing 2 and Filing 3

**Request:**

The applicant is requesting to install a transparent cover over the rear porches that have been or will be installed on each of the 32 Meadow Glade units. The existing approved design includes a rear porch that is comprised of exposed timbers that extend down from the roof over the patio. The original intent of this design was to provide transparency and light into the porch.

The applicant has stated there are some purchasers that would like to have the option to cover the porch with transparent material. It is the intent to provide further weather protection while still permitting light to enter the space. They state this solution would also be consistent with the design in terms of highlighting the exposed timbers that extend from the roof. Perspectives of the glass over the timbers have been provided for reference.

The request is to install clear glass panels that will be located on top of the exposed timbers. The glass would be installed on an incline which could be reflective based on the angle of the sun. The applicant has chosen a glass with a 9% reflectivity to limit the amount of light reflecting from the sun. Per the specifications and physical sample that has been provided to staff and will be presented to the Commission at the meeting, a coating is applied to the glass to reduce reflectivity. The darker coating will also integrate well with the asphalt shingles that are being installed on the primary roof.

**Staff Recommendation:**

Staff finds the applicant has submitted the necessary documentation for this request. We felt the change was sufficient enough to require Planning Commission review, particularly because of the potential for reflectivity from the glass panels. The design guidelines do not anticipate this type of installation, so guidance is minimal.

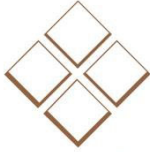
This is a decision for the Commission to make, and the Commission may choose to approve or deny the design change. Two sample motions are included below for convenience only. They do not limit the evidence the Commission can rely on or the decision the Commission makes.

**Sample Motion for Approval:**

I move to approve the design change as it was determined the request is in conformance with the adopted design guidelines.

**Sample Motion for Denial:**

I move to deny the design change as it was determined the request is NOT in conformance with the adopted design guidelines ***[insert explanation supported by the evidence here]***.



## VOGEL & ASSOCIATES

*Integrated Planning with Innovative Solutions*

April 26, 2024

Mr. James Shockey, Town Planner Town of  
Winter Park  
50 Vasquez Road  
P.O. Box 3327  
Winter Park, Colorado 80482

**Re: Roam Filing No. 2 and 3  
Transparent Glass Covered Porch**

Dear James,

As discussed with the Town of Winter Park staff, the intent is to provide purchasers of the approved Filing 2 and Filing 3 Meadow Glades cabins the option to install a transparent cover over the rear porches. Each approved Meadow Glades design includes a rear porch.

The existing approved design includes a rear porch that is comprised of exposed timbers that extend down from the roof over the patio. It is the intent of this design to provide transparency and light into the porch. There are some cabin purchasers that would like to have the option to cover the porch with transparent material. It is the intent to provide further weather protection while still permitting light to enter the space. This solution would also be consistent with the design in terms of highlighting the exposed timbers that extend from the roof.

As outlined in the glass specification that has been submitted to the Town, the intent is to install clear glass panels that will be located on top of the exposed timbers. Please see the enclosed perspectives illustrating the proposed glass panels. Per the specifications and physical sample that has been provided, a coating is applied to the glass to reduce reflectivity. The darker coating will also integrate well with the asphalt shingles that are being installed on the primary roof.

It is respectfully requested that the Town review and approve this option. As requested, we can be available to address any additional questions or comments.


Sincerely,

Vogel & Associates, LLC

Jeffrey Vogel, AICP Principal



## Selected Glass Products

Aesthetic	Product	Visible Light Transmittance (VLT) (%)	Exterior Reflectance (%)	Solar Heat Gain Coefficient (SHGC)	Winter U-Value English (BTU/hr • ft <sup>2</sup> • oF)	
					Air	Argon
	OUTDOOR LITE Solarban® 70 (2) Optigray® + Clear	46	9	0.23	0.28	0.24

Glass colors represented on this site are approximate and reflect the effects of ambient lighting conditions as well as the photographic and digital processes.

Performance data is based on representative samples of factory production. Actual values may vary due to the production process and manufacturing tolerances. All tabulated data is based on NFRC methodology using the LBNL Window 6.3 software. Variations from previously published data are due to minor changes in the LBNL Window 6.3 software versus Version 4.1. Transmittance and Reflectance values based on spectrophotometric measurements and energy distribution of solar radiation. U-Value is the overall coefficient of heat transmittance or heat flow measured in BTU/hr. • ft<sup>2</sup> • °F. Lower U-values indicate better insulating performance. Shading Coefficient is the ratio of the total amount of solar energy that passes through a glass relative to 1/8-inch (3.0mm) thick clear glass under the same design conditions. It includes both solar energy transmitted directly plus any absorbed solar energy re-radiated and convected. Lower shading coefficient values indicate better performance in reducing solar heat gain. Note: Performance values were calculated using the LBNL Window 6.3 program using NFRC 100-2001 standard winter and summer design condition. Solar Heat Gain Coefficient (SHGC) represents the solar heat gain through the glass relative to the incident solar radiation. It is equal to 86% of the shading coefficient. Light to Solar Gain (LSG) ratio is the ratio of visible light transmittance to solar heat gain coefficient.

† Solarban® (formerly Solarban® 70XL) for annealed applications is applied to Starphire® glass; heat treated applications will require either clear or Starphire® glass depending on manufacturing process.

†† Solarban® 72 Starphire® data based on using Starphire® glass for both interior and exterior lites.

††† Optiblue® is a unique substrate by Vitro Architectural Glass designed specifically for Solarban® coatings.

View Projects & Case Studies: [projects.vitroglazings.com](https://projects.vitroglazings.com)

Order Glass Samples: [samples.vitroglazings.com](https://samples.vitroglazings.com)

Experience the VitroSphere™ Digital Glass Simulator: [thevitrosphere.com](https://thevitrosphere.com)

Download BIM Files: [vitroglazings.com/BIM](https://vitroglazings.com/BIM)

©2024. Vitro Architectural Glass. All rights reserved. Acuity®, Atlantica®, Azuria®, Graylite®, Optiblue®, Optigray®, Pacifica®, Solarban®, Solarblue®, Solargray®, Solexia®, Starphire® and Sungate® are registered trademarks owned by Vitro. GlassFinder™ and VitroSphere™ are trademarks owned by Vitro.



Lot	Lowest Existing Grade	Proposed Grade	Difference	Cabin Height
1	8821	8,823.45	2.45	23.45
2	8820	8,823.10	3.10	24.10
3	8819	8,823.10	4.10	25.10
4	8817.5	8,820.05	2.55	23.55
5	8817	8,820.10	3.10	24.10
6	8811	8,813.65	2.65	23.65
7	8812	8,814.05	2.05	23.05
8	8809	8,814.50	5.50	26.50
9	8808	8,813.00	5.00	26.00
10	8805	8,810.00	5.00	26.00
11	8804.5	8,809.75	5.25	26.25
12	8804	8,809.50	5.50	26.50
13	8806	8,811.00	5.00	26.00
14	8807	8,810.85	3.85	24.85
15	8809	8,812.75	3.75	24.75
16	8809	8,814.85	5.85	26.85
17	8812	8,815.75	3.75	24.75
18	8813	8,815.75	2.75	23.75
19	8812	8,814.75	2.75	23.75
20	8811	8,812.65	1.65	22.65
21	8815	8,819.20	4.20	25.20
22	8814.5	8,818.55	4.05	25.05
23	8818	8,822.10	4.10	25.10
24	8802	8,806.75	4.75	25.75
25	8803	8,807.25	4.25	25.25
26	8805	8,807.25	2.25	23.25
27	8801.5	8,806.00	4.50	25.50
28	8800	8,805.25	5.25	26.25



2 ELEVATION A

1/4" = 1'-0"

Small Wall Mount Lantern 1320BK-LED	
ITEM NUMBER	1320BK-LED
BRAND	Hinkley Lighting
MATERIAL	Solid Aluminum
GLASS	Clear Seedy
HEIGHT	15.5"
WIDTH	6.5"
LED COLOR TEMP	3000-0000
VOLTAGE	120V
LED LUMENS	950
WATTAGE	Low LED Included
TILT/TWENTYFOURMOUNT	
CERTIFICATION	C-ULS Wet Rated
EXTENSION	6.5"
TOP TO OUTLET	4.8"
BACK PLATE	4.8" X 12"

HINKLEY & R.



ROOF: TAMKO  
COLOR: NATURAL TIMBER



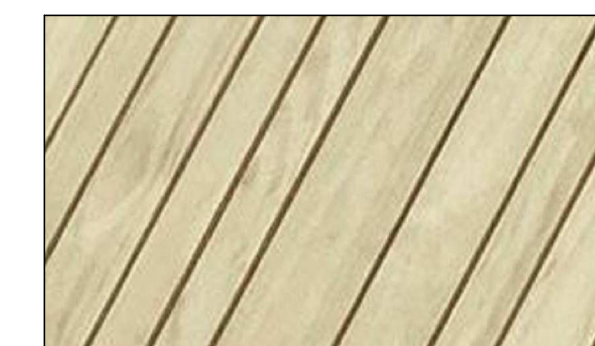
METAL PANELS:  
COLOR: VINTAGE  
MFR: COATED METALS  
GROUP



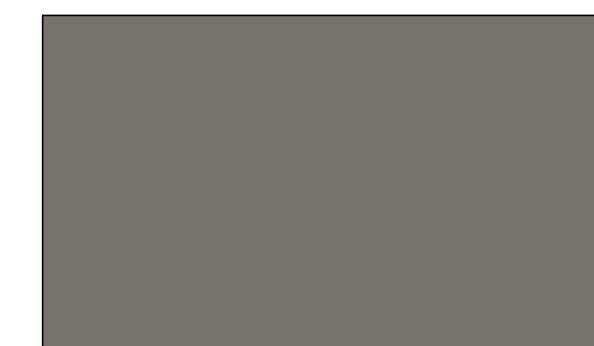
ROOF ACCENT: STANDING  
SEAM  
COLOR: COPPER PENNY  
MFR: COATED METALS GROUP



STONE:  
TELLURIDE STONE,  
COLOR: ANASAZI SILVERS  
GROUTED



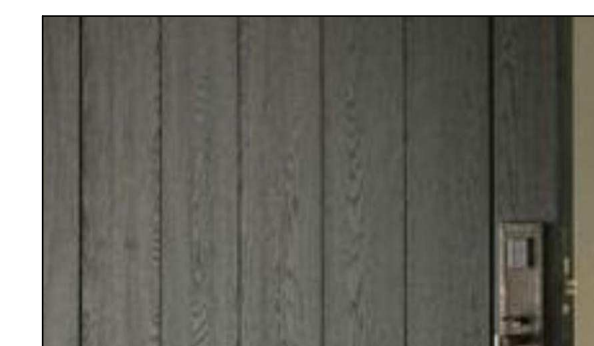
PINE VERTICAL SIDING  
4" AND 8" BOARDS  
COLOR: WOODSCAPES  
"BAJA BEIGE"  
SEMI-TRANSPARENT



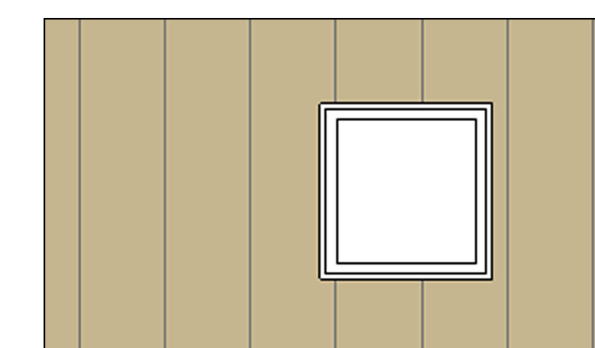
FASCIA:  
SW 7019, GAUNTLET GREY



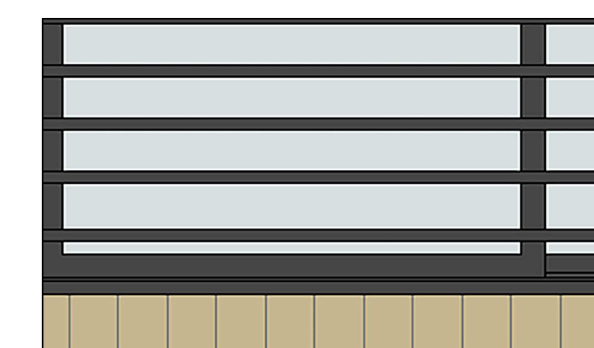
GARAGE DOOR:  
FLASH METAL PANEL  
GARAGE DOOR,  
COLOR: BLACK  
CHARCOAL



ENTRANCE DOOR:  
STAINED BLACK  
CHARCOAL



LAMP:  
SMALL WALL MOUNT  
LANTERN 1320BK-LED  
HINKLEY



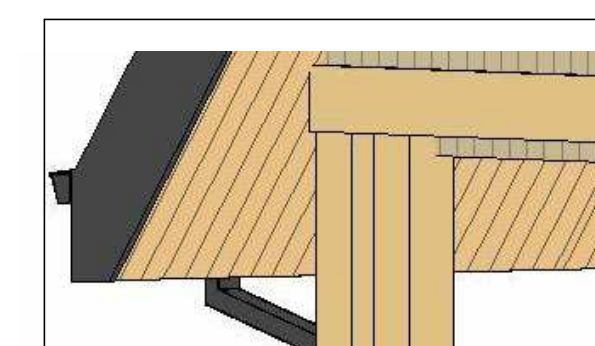
RAILINGS: TUBE STEEL  
FRAME RAILING  
COLOR: POWDER  
COATED, SMOOTH, DARK  
BRONZE



WINDOW: CLEAR, INSULATED,  
COLOR: DARK BRONZE



WINDOW & DOOR TRIM:  
STAINED BLACK  
CHARCOAL



SOFFITS:  
NATURAL STAIN  
FASCIA: CHARCOAL GREY



ROOF BEAMS:  
NATURAL STAIN  
GLASS ROOF W/BRONZE  
MULLIONS (SKYLIGHT);  
CLEAR GLASS



3 ELEVATION B

1/4" = 1'-0"

14.03.2024 13:04:46



HINKLEY & R.



Small Wall Mount Lantern 1320BK-LED

ITEM NUMBER	1320BK-LED
BRAND	Hinkley Lighting
MATERIAL	Solid Aluminum
GLASS	Clear Safety
HEIGHT	15.5"
WIDTH	6.5"
LED COLOR TEMP	3000-3000K
VOLTAGE	120V
LED LUMENS	950
WATTAGE	14w LED *included
TITLE/TWENTYFOUR/REB	CLEAR Wet Rated
CERTIFICATION	UL Listed
EXTENSION	6.5"
TOP TO OUTLET	4.6"
BACK PLATE	4.0"W X 12"H

• Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and IEC.  
• Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.  
• Meets California Energy Commission 2018 Title regulations.  
• Fixture is Dark Gray compliant and engineered to minimize light glare upward into the night sky.  
• For complete warranty information visit: [www.hinkley.com](http://www.hinkley.com)  
• 3-year finish warranty  
• LED components carry a 5-year limited warranty.  
• Bold lines and a clean, minimalist style complement contemporary architecture.  
• Striking black finish enhances design.

FINISH: Black



1 ELEVATION C Op1.

1/4" = 1'-0"



ROOF: TAMKO  
COLOR: NATURAL TIMBER



METAL PANELS:  
COLOR: VINTAGE  
MFR: COATED METALS GROUP



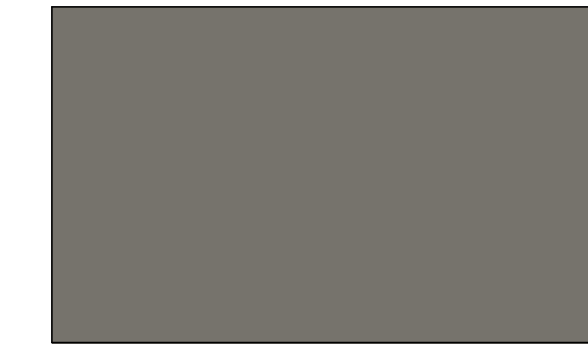
ROOF ACCENT : STANDING SEAM  
COLOR : COPPER PENNY  
MFR: COATED METALS GROUP



STONE :  
TELLURIDE STONE,  
COLOR: ANASAZI SILVERS GROUTED



PINE VERTICAL SIDING  
4" AND 8" BOARDS  
COLOR: WOODSCAPES "BAJA BEIGE"  
SEMI-TRANSPARENT



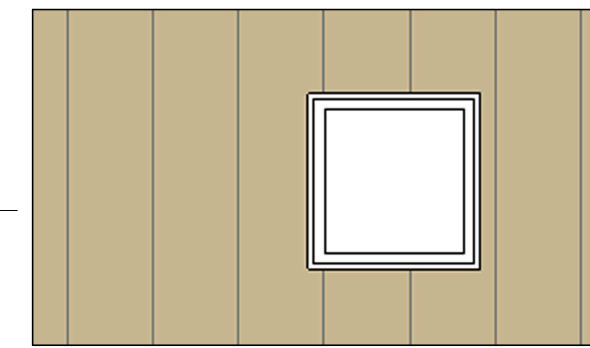
FASCIA :  
SW 7019, GAUNTLET GREY



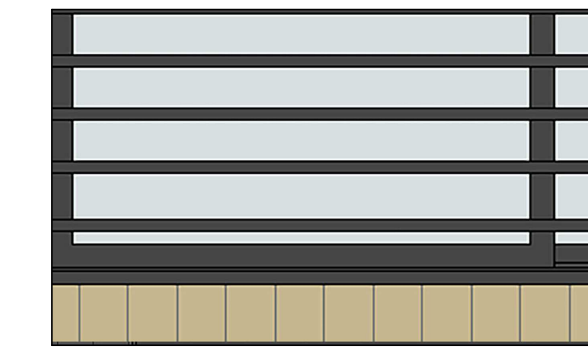
GARAGE DOOR :  
FLASH METAL PANEL  
GARAGE DOOR,  
COLOR: BLACK CHARCOAL



ENTRANCE DOOR :  
STAINED BLACK CHARCOAL



LAMP:  
SMALL WALL MOUNT  
LANTERN 1320BK-LED  
HINKLEY



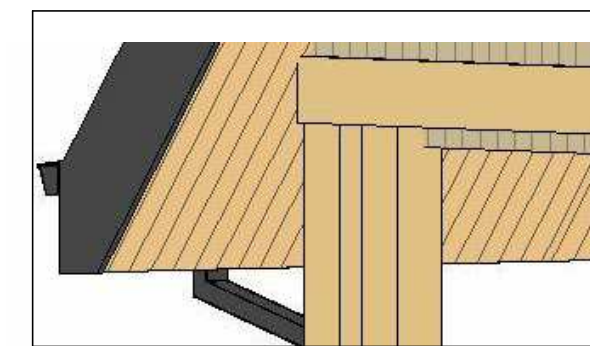
RAILINGS: TUBE STEEL  
FRAME RAILING  
COLOR: POWDER COATED, SMOOTH, DARK BRONZE



WINDOW: CLEAR, INSULATED,  
COLOR: DARK BRONZE



WINDOW & DOOR TRIM:  
STAINED BLACK CHARCOAL



SOFFITS:  
NATURAL STAIN  
FASCIA: CHARCOAL GREY



ROOF BEAMS:  
NATURAL STAIN  
GLASS ROOF W/BRONZE MULLIONS (SKYLIGHT);  
CLEAR GLASS



2 ELEVATION D Op1.

1/4" = 1'-0"



Roam Filing No. 3 - Meadow Glades Cabins PH2				
Lot	Lowest Existing Grade	Proposed Grade	Difference	Cabin Height
1	8821	8,823.45	2.45	23.45
2	8820	8,823.10	3.10	24.10
3	8819	8,823.10	4.10	25.10
4	8817.5	8,820.05	2.55	23.55
5	8817	8,820.10	3.10	24.10
6	8811	8,813.65	2.65	23.65
7	8812	8,814.05	2.05	23.05
8	8809	8,814.50	5.50	26.50
9	8808	8,813.00	5.00	26.00
10	8805	8,810.00	5.00	26.00
11	8804.5	8,809.75	5.25	26.25
12	8804	8,809.50	5.50	26.50
13	8806	8,811.00	5.00	26.00
14	8807	8,810.85	3.85	24.85
15	8809	8,812.75	3.75	24.75
16	8809	8,814.85	5.85	26.85
17	8812	8,815.75	3.75	24.75
18	8813	8,815.75	2.75	23.75
19	8812	8,814.75	2.75	23.75
20	8811	8,812.65	1.65	22.65
21	8815	8,819.20	4.20	25.20
22	8814.5	8,818.55	4.05	25.05
23	8818	8,822.10	4.10	25.10
24	8802	8,806.75	4.75	25.75
25	8803	8,807.25	4.25	25.25
26	8805	8,807.25	2.25	23.25
27	8801.5	8,806.00	4.50	25.50
28	8800	8,805.25	5.25	26.25



2 ELEVATION A Op1  
1/4" = 1'-0"

LEVEL 2  
110' - 1 3/4"

LEVEL 1  
100' - 0"

HINKLEY & R.



Small Wall Mount Lantern 1320BK-LED	
ITEM NUMBER	1320BK-LED
BRAND	Hinkley Lighting
MATERIAL	Cast Aluminum
GRADE	Clear Glass
HEIGHT	13.5"
WIDTH	6.5"
LED COLOR TEMP	3000K/3000
VOLTAGE	120V
LED LUMENS	160
WEIGHT	1.5 lbs (w/ included hardware)
INSTALLATION	Hardwired
CERTIFICATION	UL ENEC Listed
EDITION	6.5"
TOP TO SOCKET	6.5"
BACK PLATE	4.5" W x 1.75" H

- Suitable for use in wet exterior direct splash and outdoor (not for use on rooftops)
- Made in the USA
- Meets or Exceeds UL, Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Meets California Energy Commission 2016 Title 24 requirements
- Fixture is Dry (No conductive and nonconductive material shall come in contact with the high voltage)
- For complete warranty information visit [hinkley.com](http://hinkley.com)
- 2 year finish warranty
- LED components carry a 5-year limited warranty
- Backplate and a clean, minimalist style complement contemporary architecture
- Sleek black finish enhances design

FINISH: Black



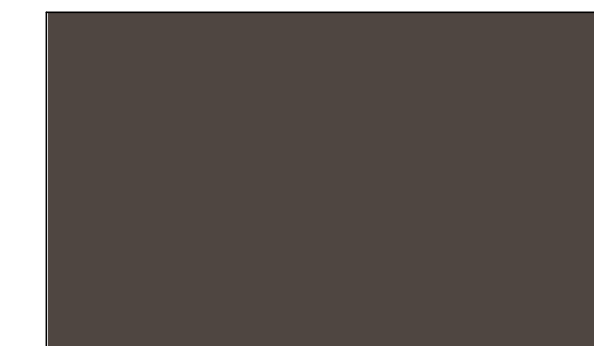
ROOF: TAMKO  
COLOR: NATURAL TIMBER



STONE :  
TELLURIDE STONE,  
ANASAZI SILVERS



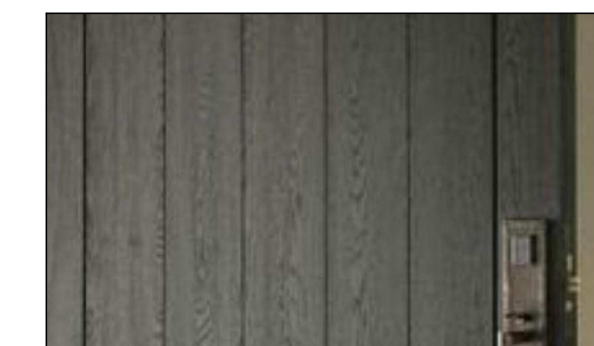
ROOF ACCENT : STANDING SEAM  
COLOR : BURNISHED SLATE  
MANUFACTURE: COATED METALS GROUP



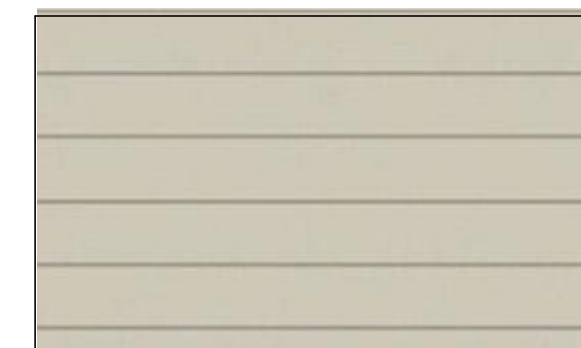
FASCIA : CHARCOAL GREY



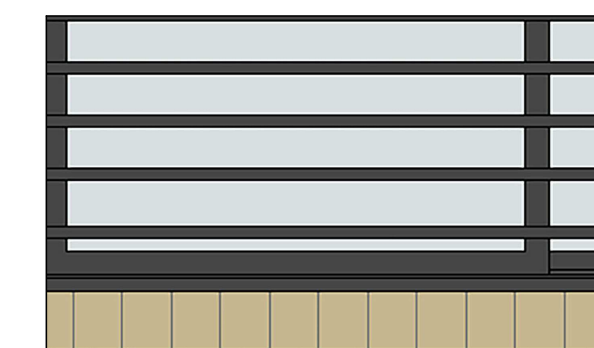
PINE WOOD, COMPOSITION OF 4" AND 8", LIGHT GREY STAIN



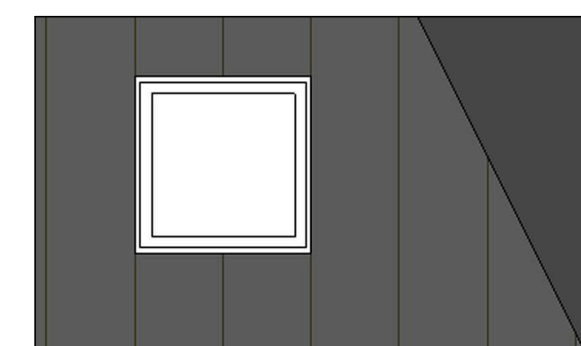
ENTRANCE DOOR :  
STAINED BLACK CHARCOAL



PINE WOOD SIDING:  
SW WOODSCAPES SW3568 WEATHERED GREY SEMI TRANSPARENT



RAILING : STEEL POWDER COATED HORIZONTAL RAILING  
COLOR : DARK BRONZE



LAMP:  
SMALL WALL MOUNT LANTERN 1320BK-LED HINKLEY



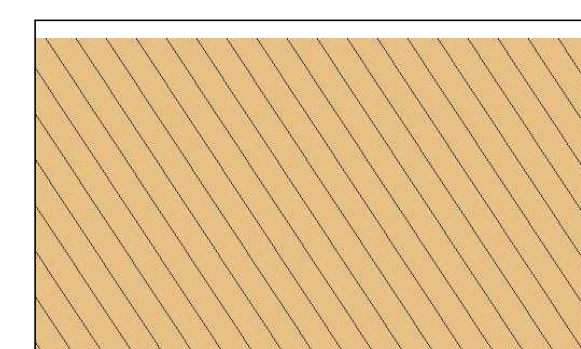
GARAGE DOOR :  
FLASH METAL PANEL GARAGE DOOR,  
COLOR: BLACK CHARCOAL



WINDOW: CLEAR, INSULATED,  
COLOR: DARK BRONZE



WINDOW & DOOR TRIM:  
STAINED BLACK CHARCOAL



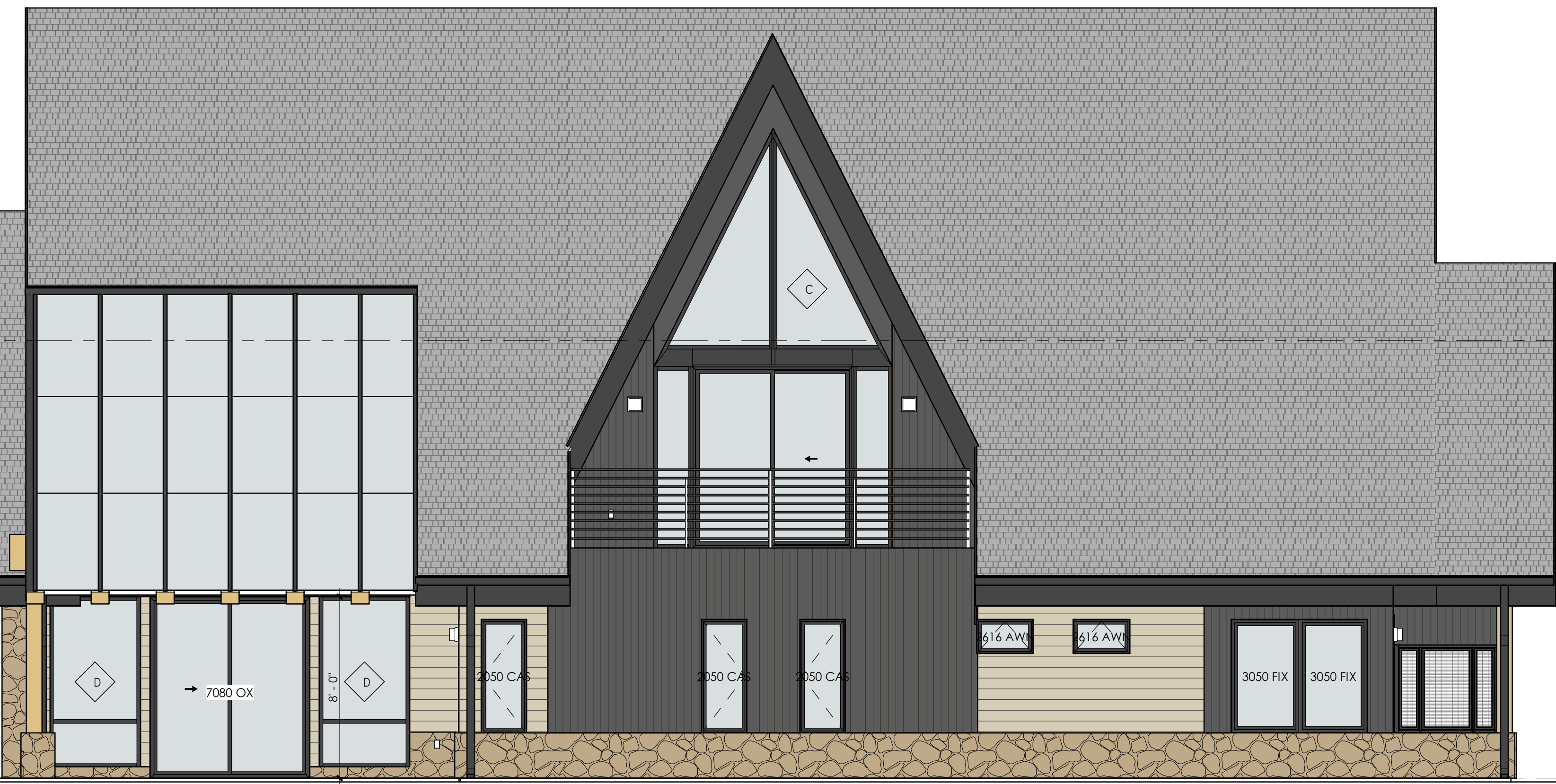
SOFFITS:  
NATURAL STAIN



ROOF BEAMS:  
NATURAL STAIN

GLASS ROOF W/BRONZE MULLIONS (SKYLIGHT);  
CLEAR GLASS

3 ELEVATION B Op1  
1/4" = 1'-0"



LEVEL 1  
100' - 0"



HINKLEY & IR.



Small Wall Mount Lantern 1320BK-LED

ITEM NUMBER	1320BK-LED
BRAND	Hinkley Lighting
MATERIAL	Solid Aluminum
GLASS	Clear Seedy
HEIGHT	15.5"
WIDTH	6.5"
LED COLOR TEMP	3000-3000K
VOLTAGE	120V
LED LUMENS	950
WATTAGE	14w LED Included
TITLE TWENTYFOUR (24)	CLASS VOLT Rated
CERTIFICATION	UL Listed
EXTENSION	6.5"
TOP TO OUTLET	4.8"
BACK PLATE	4.2"W X 12"H

• Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and IEC.  
• Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards  
• Meets California Energy Commission 2019 Title 24 regulations  
• Fabric to Dark Sky compliant and engineered to minimize light glare upward into the night sky.  
• For complete warranty information visit [hinkley.com](http://hinkley.com)  
• 2 year finish warranty  
• LED components carry a 5-year limited warranty.  
• Bold lines and a clean, minimalist style complements contemporary architecture.  
• Striking black finish enhances design.

FINISH: Black



3 ELEVATION C  
1/4" = 1'-0"



4 ELEVATION D  
1/4" = 1'-0"

	ROOF: TAMKO COLOR: NATURAL TIMBER		STONE : TELLURIDE STONE, ANASAZI SILVERS
	ROOF ACCENT : STANDING SEAM COLOR : BURNISHED SLATE MANUFACTURE: COATED METALS GROUP		FASCIA : CHARCOAL GREY
	PINE WOOD, COMPOSITION OF 4" AND 8", LIGHT GREY STAIN		ENTRANCE DOOR : STAINED BLACK CHARCOAL
	PINE WOOD SIDING: SW WOODSCAPES SW3568 WEATHERED GREY SEMI TRANSPARENT		RAILING : STEEL POWDER COATED HORIZONTAL RAILING COLOR : DARK BRONZE
	LAMP: SMALL WALL MOUNT LANTERN 1320BK-LED HINKLEY		GARAGE DOOR : FLASH METAL PANEL GARAGE DOOR, COLOR: BLACK CHARCOAL
	WINDOW: CLEAR, INSULATED, COLOR: DARK BRONZE		WINDOW & DOOR TRIM: STAINED BLACK CHARCOAL
	SOFFITS: NATURAL STAIN		ROOF BEAMS: NATURAL STAIN
			GLASS ROOF W/BRONZE MULLIONS (SKYLIGHT); CLEAR GLASS



Lot	Lowest Existing Grade	Proposed Grade	Difference	Cabin Height
1	8821	8,823.45	2.45	23.45
2	8820	8,823.10	3.10	24.10
3	8819	8,823.10	4.10	25.10
4	8817.5	8,820.05	2.55	23.55
5	8817	8,820.10	3.10	24.10
6	8811	8,813.65	2.65	23.65
7	8812	8,814.05	2.05	23.05
8	8809	8,814.50	5.50	26.50
9	8808	8,813.00	5.00	26.00
10	8805	8,810.00	5.00	26.00
11	8804.5	8,809.75	5.25	26.25
12	8804	8,809.50	5.50	26.50
13	8806	8,811.00	5.00	26.00
14	8807	8,810.85	3.85	24.85
15	8809	8,812.75	3.75	24.75
16	8809	8,814.85	5.85	26.85
17	8812	8,815.75	3.75	24.75
18	8813	8,815.75	2.75	23.75
19	8812	8,814.75	2.75	23.75
20	8811	8,812.65	1.65	22.65
21	8815	8,819.20	4.20	25.20
22	8814.5	8,818.55	4.05	25.05
23	8818	8,822.10	4.10	25.10
24	8802	8,806.75	4.75	25.75
25	8803	8,807.25	4.25	25.25
26	8805	8,807.25	2.25	23.25
27	8801.5	8,806.00	4.50	25.50
28	8800	8,805.25	5.25	26.25



2 ELEVATION A Op1  
1/4" = 1'-0"

LEVEL 2  
110' - 1 3/4"

LEVEL 1  
100' - 0"

HINKLEY.&R.

Small Wall Mount Lantern 1320BK-LED	
ITEM NUMBER	1320BK-LED
BRAND	Hinkley Lighting
MATERIAL	Black Aluminum
GLASS	Clear Acrylic
HEIGHT	18.5"
WIDTH	6.5"
LED COLOR TEMP	3000K/3500K
VOLTAGE	120V
LED LUMENS	900
WATTAGE	16w LED Incandescent
TELEPHOTOGRAPHIC	Yes
CERTIFICATION	UL Listed
EXPOSURE	6.5"
TOP TO SIFILET	4.5"
BACKPLATE	4.75" X 1.75"

• Suitable for use in wet (interior direct splash and outdoor direct rain or spray) locations as defined by NEC and CEC. Meets or exceeds all applicable UL, UL-Listed, Laboratories & USA Certified Standards Association Product Safety Standards. Meets California Energy Commission 2016 Title 24 regulations.

• Finish is Dark Sky compliant and conforms to International Dark Sky Association (IDA) guidelines.

• For complete warranty information visit: [www.hinkley.com](http://www.hinkley.com)

• 2 year finish warranty.

• LED components carry a 5 year limited warranty.

• Durable and a clean, minimalist style complement contemporary architecture.

• Striking black finish enhances design.

FINISH: Black.



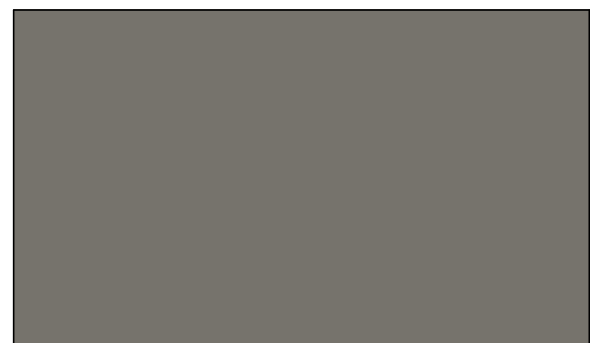
ROOF: HERITAGE  
COLOR: NATURAL TIMBER  
PEWTER MANUFACTURE:  
TAMKO



STONE :  
TELLURIDE STONE,  
ANASAZI SILVERS



ROOF ACCENT :  
STANDING SEAM  
COLOR : VINTAGE  
MANUFACTURE: COATED  
METALS GROUP



FASCIA : SW 7019,  
GAUNTLET GREY



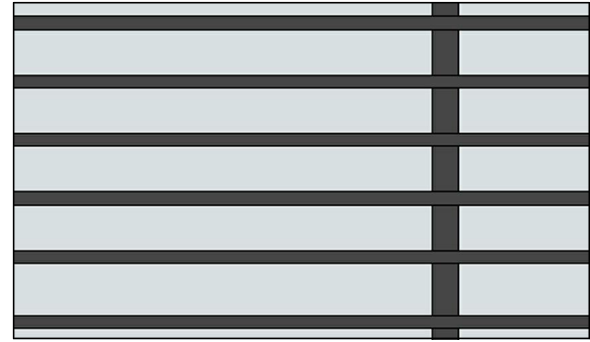
CORRUGATED METAL PANELS:  
COLOR: VINTAGE  
MFR: COATED METALS GROUP



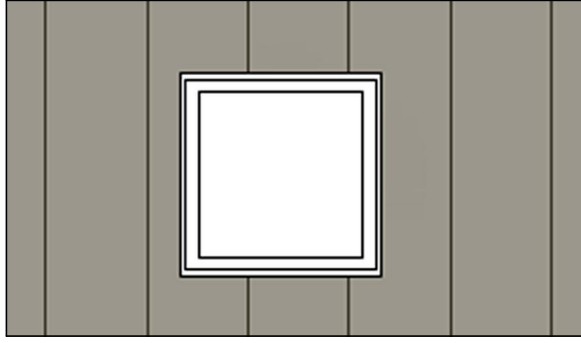
ENTRANCE DOOR :  
STAINED BLACK  
CHARCOAL



PINE HORIZONTAL SIDING  
COLOR: WOODRIDGE SW 3504  
(SEMI-TRANSPARENT)



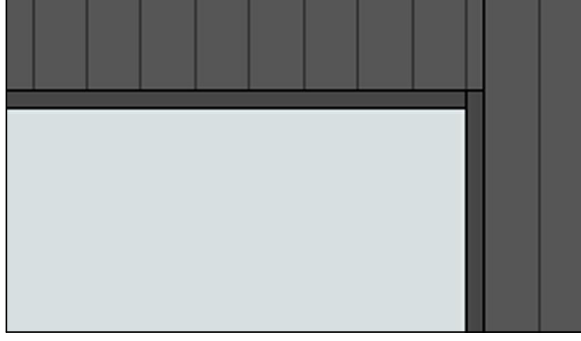
RAILINGS: TUBE STEEL  
FRAME RAILING  
COLOR: POWDER  
COATED, SMOOTH,  
BRONZE



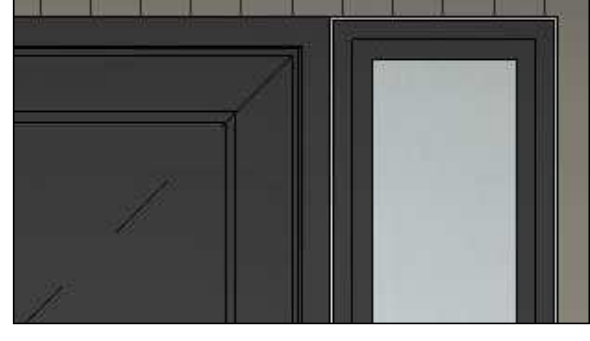
LAMP:  
SMALL WALL MOUNT  
LANTERN 1320BK-LED  
HINKLEY



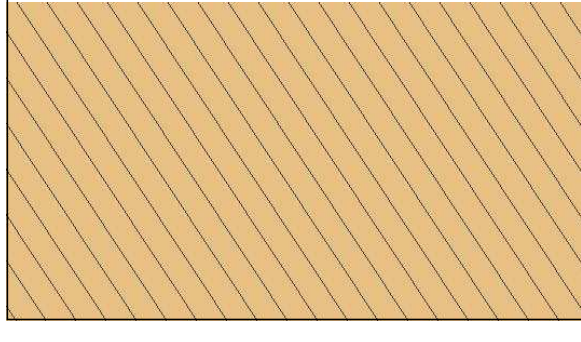
GARAGE DOOR :  
FLASH METAL PANEL  
GARAGE DOOR,  
COLOR: BLACK  
CHARCOAL



WINDOW: CLEAR, INSULATED,  
COLOR: DARK BRONZE



WINDOW & DOOR TRIM:  
CHARCOAL GREY



SOFFITS:  
NATURAL STAIN



ROOF BEAMS:  
WARM GREY STAIN  
GLASS ROOF W/BRONZE  
MULLIONS (SKYLIGHT);  
CLEAR GLASS



3 ELEVATION B Op1  
1/4" = 1'-0"



HINKLEY & IR.



Small Wall Mount Lantern 1320BK-LED

ITEM NUMBER	1320BK-LED
BRAND	Hinkley Lighting
MATERIAL	Steel Aluminum
GLASS	Clear Gently
HEIGHT	15.5"
WIDTH	6.5"
LED COLOR TEMP	3000-3000K
VOLTAGE	120v
LED LUMENS	950
WATTAGE	14w LED *included
TITLE TWENTYFOUR (24)	
CERTIFICATION	cULs Wet Rated
EXTENSION	6.5"
TOP TO OUTLET	4.8"
BACK PLATE	4.2"W X 12"H

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and IEC.
- Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.
- Meets California Energy Commission 2019 Title 24 regulations.
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- For complete warranty information visit [hinkley.com](http://hinkley.com)
- 2 year finish warranty.
- LED components carry a 5-year limited warranty.
- Bold lines and a clean, minimalist style complement contemporary architecture.
- Striking black finish enhances design.

FINISH: Black



3 ELEVATION C  
1/4" = 1'-0"



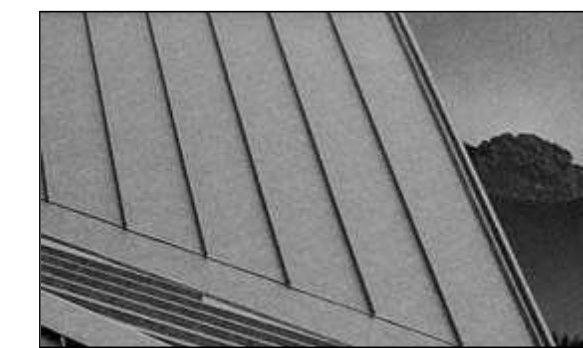
4 ELEVATION D  
1/4" = 1'-0"



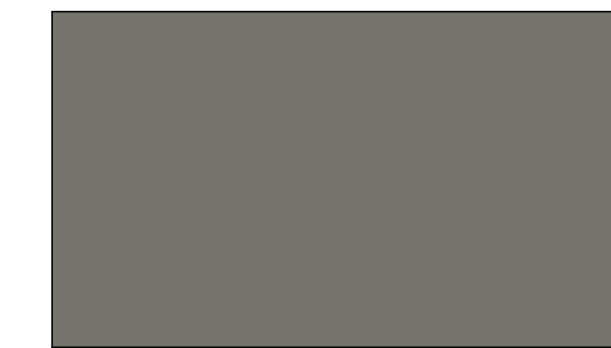
ROOF: HERITAGE  
COLOR: NATURAL TIMBER  
PEWTER MANUFACTURE:  
TAMKO



STONE :  
TELLURIDE STONE,  
ANASAZI SILVERS



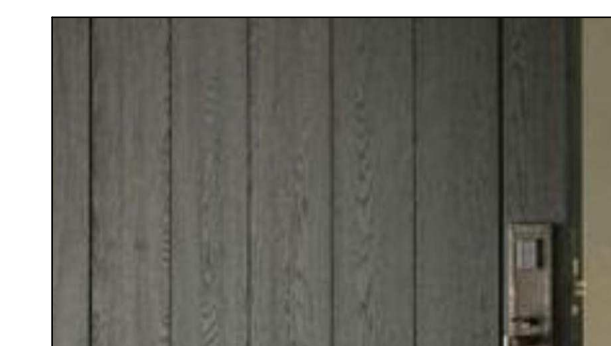
ROOF ACCENT :  
STANDING SEAM  
COLOR : VINTAGE  
MANUFACTURE: COATED  
METALS GROUP



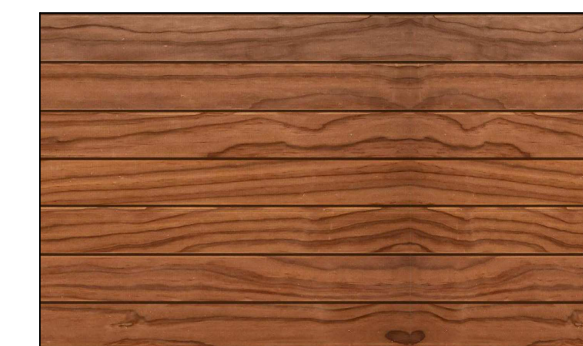
FASCIA : SW 7019,  
GAUNTLET GREY



CORRUGATED METAL PANELS:  
COLOR: VINTAGE  
MFR: COATED METALS GROUP



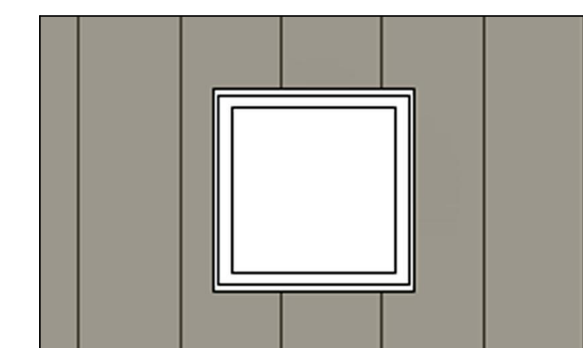
ENTRANCE DOOR :  
STAINED BLACK  
CHARCOAL



PINE HORIZONTAL SIDING  
COLOR: WOODRIDGE SW 3504  
(SEMI-TRANSPARENT)



RAILINGS: TUBE STEEL  
FRAME RAILING  
COLOR: POWDER  
COATED, SMOOTH,  
BRONZE



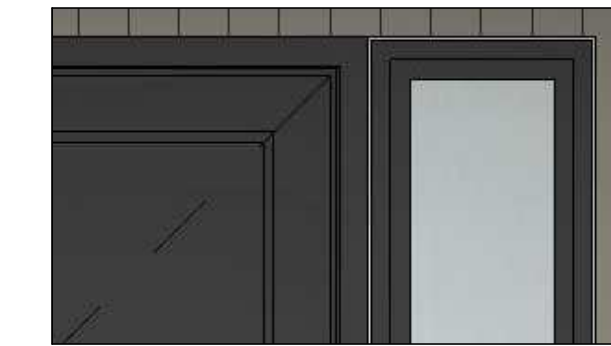
LAMP:  
SMALL WALL MOUNT  
LANTERN 1320BK-LED  
HINKLEY



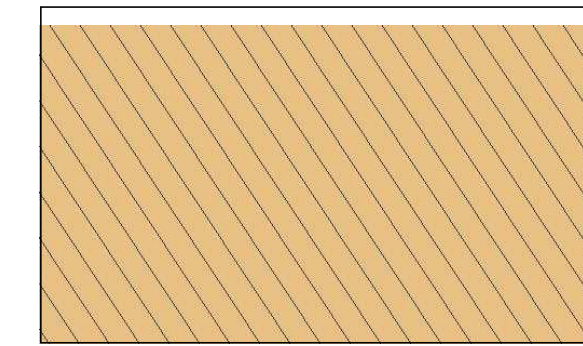
GARAGE DOOR :  
FLASH METAL PANEL  
GARAGE DOOR,  
COLOR: BLACK  
CHARCOAL



WINDOW: CLEAR, INSULATED,  
COLOR: DARK BRONZE



WINDOW & DOOR TRIM:  
CHARCOAL GREY



SOFFITS:  
NATURAL STAIN



ROOF BEAMS:  
WARM GREY STAIN  
GLASS ROOF W/BRONZE  
MULLIONS (SKYLIGHT);  
CLEAR GLASS







HINKLEY & IR.



Small Wall Mount Lantern 1320BK-LED

ITEM NUMBER	1320BK-LED
BRAND	Hinkley Lighting
MATERIAL	6061 Aluminum
GLASS	Clear Safety
HEIGHT	15.5"
WIDTH	6.5"
LED COLOR TEMP	3000-3000K
VOLTAGE	120V
LED LUMENS	950
WATTAGE	14w LED (Included)
TITLE TWENTYFOUR (24)	
CERTIFICATION	Class 1 Wet Rated
EXTENSION	6.5"
TOP TO OUTLET	4.8"
BACK PLATE	4.2"W X 12"H

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and IEC.
- Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.
- Meets California Energy Commission 2019 Title 24 regulations.
- Fixture is dark grey color and engineered to minimize light glare upward and to the right side.
- For complete warranty information visit [hinkley.com](http://hinkley.com).
- 2 year finish warranty.
- LED components carry a 5-year limited warranty.
- Bold lines and a clean, minimalist style complement contemporary architecture.
- Striking black finish enhances design.

FINISH: Black



3 ELEVATION C  
1/4" = 1'-0"



ROOF: TAMKO  
COLOR: NATURAL TIMBER



METAL PANELS:  
COLOR: BURNISHED SLATE  
MFR: COATED METALS GROUP



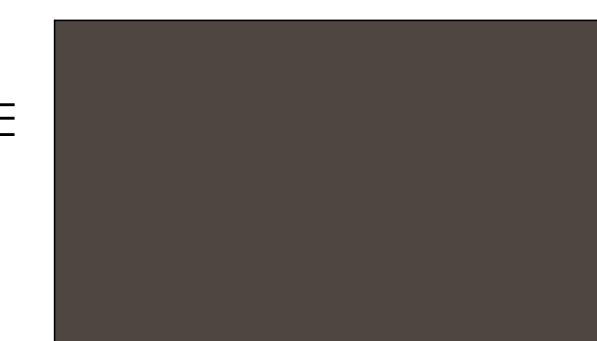
ROOF ACCENT : STANDING SEAM  
COLOR : COPPER PENNY  
MFR: COATED METALS GROUP



STONE :  
TELLURIDE STONE,  
ANASAZI SILVERS



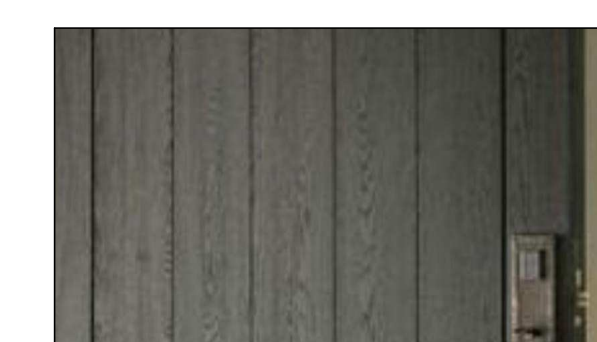
PINE HORIZONTAL SIDING  
SW WOODSCAPE - WOODRIDE  
SW 3540 MOUNTAIN ASH  
(ONE COAT)



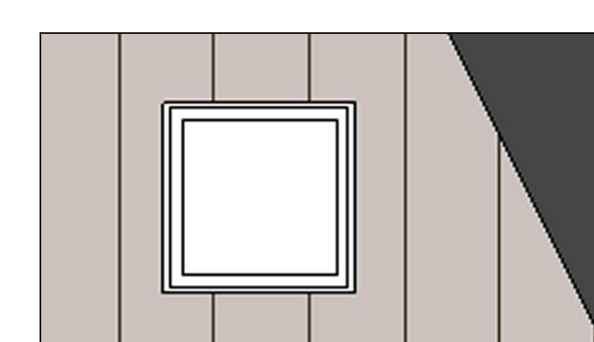
FASCIA : SW 7020,  
BLACK FOX



GARAGE DOOR :  
FLASH METAL PANEL  
GARAGE DOOR,  
COLOR: BLACK CHARCOAL



ENTRANCE DOOR :  
STAINED BLACK CHARCOAL



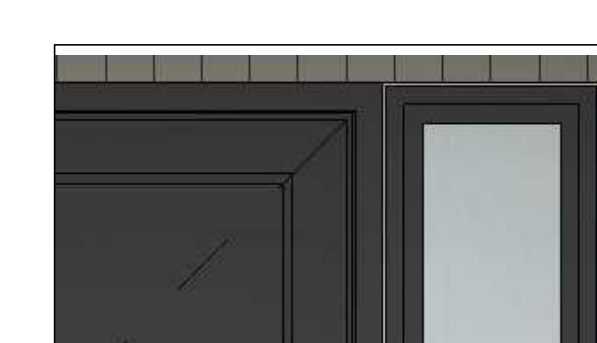
LAMP:  
SMALL WALL MOUNT  
LANTERN 1320BK-LED  
HINKLEY



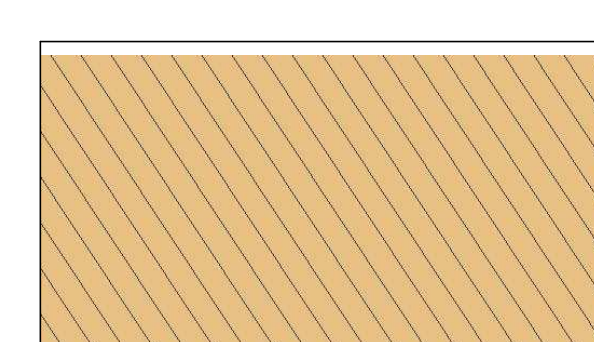
RAILING : STEEL POWDER  
COATED HORIZONTAL  
RAILING  
COLOR : DARK BRONZE



WINDOW: CLEAR, INSULATED,  
COLOR: DARK BRONZE



WINDOW & DOOR TRIM:  
CHARCOAL GREY



SOFFITS:  
NATURAL STAIN



ROOF BEAMS:  
NATURAL STAIN  
GLASS ROOF W/BRONZE  
MULLIONS (SKYLIGHT);  
CLEAR GLASS



4 ELEVATION D  
1/4" = 1'-0"