

# Rainbow Court

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310-314 Main Street in Frisco, Colorado  
a MM Properties llc Development



designed by MM Properties llc and

tom connolly  
architect  
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tc3  
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February 22, 2018

Town of Frisco Planning Commission

1 Main Street / Post Office Box 4100

Frisco, Colorado 80443

Attached is the Major Site Plan application for Rainbow Court and designed for Main Street by MM Properties and Myra Mesko, the Owner. After the Sketch Review meeting comments, everyone's input and Myra adjusted the design to take in most of the comments that were expressed. This letter also covers the concerns and recommendations of the Town Staff and Agency comments in the preliminary Staff Report review and meeting.

The lower decks and posts have been eliminated, and the upper deck is cantilevered with a steel beam going back into the structure 14' to carry the length and load. This opens up the Courtyard to a greater width. Where the lower deck was located, there are now egress and fixed windows for that Bedroom level and no horizontal projections.

The space that was listed as a Hotel room on the drawings for the Sketch Review, is now an Office or Retail space. There are enough parking spaces on Main Street to account for it being an Office and if it's Retail space, there isn't a parking requirement.

The Retail-Restaurant space has not changed. It can be one or the other. The space is designed that it can be a one level space with a lower level Storage Room and with Office-Retail-Restaurant on the second level with use or non-use of the roof top Deck. How that's to be used, including not being used, will be up to the Tenant.

As shown on the drawings, the only Bulk Plane Encroachment is at the guardrail and only at the roof top deck. The highest point at the top of the arch is 4'-3" above the finished deck. The guardrail wall adjacent to it on the east side of the arch is 3'-6" above the finished deck, the minimum height required by the International Building Code.

The existing 1970's two level portion of the existing structure is to be repainted, to include the siding, trim and fascia. The dark brown of the existing walkway columns, beams, decking will be maintained and copied to the new fascia and window trim of the lower level. Staff requested that the exposed ductwork on the Alley side wall be painted to match the CMU finish, which will be done, however the satellite dishes will not be painted.

During the Sketch Review, there was a question as to the viability of sod and landscaping and can it survive with this new design. I asked the Owner to address those concerns . . .

*I have owned the Rainbow Court Professional Building for 18 years. The lawn and flowerbeds in the courtyard are easily managed and add to the ambiance of the courtyard. Although the growing season is very short here in Frisco, I still get plenty of beautiful flowers growing in all areas of the courtyard. Pansies are the first to start growing, showing life and blossoms after mud season ends typically in mid-May, but I have seen them bloom as early as April. Lawn and flower bed spring clean-up happens in May and maintenance (mowing) starting around the end of May. At that point the sun is making its way higher in the sky to shine in the courtyard for grass and some sun loving plants to grow in the planters and flowerbeds framing the lawn. For several years I even planted sunflowers in the planters with great success. Some of my favorite perennials are columbine, snow-in-summer, lupine, black eye Susan, oriental poppy, Icelandic poppy, and daisies. There are plenty of annuals such as pansy, petunia, lobelia, zinnia, even moss roses which grow in the courtyard soil. One year I planted herbs such as parsley, arugula and mustard greens in the planters with great success. Tenants and Visitors to the courtyard have enjoyed a variety of flowers and lush grass which grows mid spring through late September and sometimes into the first part of October. Not all plants or grasses require full sun, especially high altitude sun. The growing season is very limited in Summit County, but the Rainbow Court lawn has always been healthy due to the sun being at a much higher position when the lawn is ready to flourish. When the lawn is replaced after construction, I will plant hardy rye grass or another variety which also does not require much direct sunlight to sustain. This courtyard receives adequate sunlight during our growing season for a healthy lawn to sustain, and I don't see any problem in doing that again with this design . . . Myra Mesko*

At the same time and during the Sketch Review the Planning Commission requested to see a shadow analysis and that is presented on the submitted drawings along with colored renderings.

In the Sketch Review Staff Report it was asked of the PnZ to make comment on the two bike racks that were shown at that back and we didn't get around to that. Based on this past Summer, there are quite a few bikes parked and locked in the back and in the covered Passageway, and bikes are parked out front as well. We are showing two bike racks, with one in the covered Passageway as well as in the Main Street plaza to accommodate both needs.

As to its compatibility, this project is compatible with the variety and eclectic styles of Main Street that Frisco has strived to maintain and which has a desired character unto itself. The entirety of Main Street should be considered when reviewing compatibility, as it has its own fabric. Even within this block, it's compatible as well as complementary and in size, scale, materials, finish and uses. It's not theme architecture or design and Frisco's Main Street should never be that. It's okay to mix contemporary and historic and everything in between, and there's a lot of in between designs all up and down Main Street and in a variety of materials and finishes. And it works! It's a very walkable, comfortable and visually interesting stroll. And that's to include the Foote's Rest development that was recently approved by the Town. It too is a blend of the new and the old.

The Town has taken strides to make sure that the architecture and designs don't dominate through the use of the Bulk Plane Envelope that has been a part of Main Street since the onset of the Planning Codes back in the 1980's, as well as with the step back of a third level that came about a few years back. Main Street has a wide Right-of-Way and keeping the upper parts of designs back, gives it added visual and vertical relief in allowing it feel more open.

The desire was to not level the entirety of the property as many had suggested. That's the easy answer. Myra's intent was to keep the west side but to introduce a contemporary component to compliment and contrast against the existing older structure. During the redesign process, and as a result of the comments during the Sketch Review, we came across a color photograph of Main Street that was taken in the 1960's which is included in this packet, and were amazed at how many red buildings there were, including that of the Frisco Hotel, as well as this property. We knew the buildings were painted red at some point in time because of what we can see on some of the existing west side logs. We wanted the 1950's building up front on the west side to have that color again, and Myra wanted to bring back a reddish finish on the new building with the siding and soffit finishes, and repaint the front building (cabin) in that original finish. There are a few other buildings painted in a similar finish, most notable being the Moose Jaw.

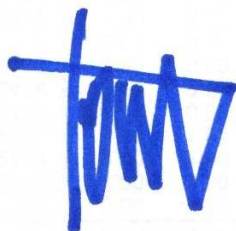
During the preliminary Staff Report analysis, it was brought to our attention of a provision within the Non-Residential Development Standards addressing Design Variety in that . . . 'where a proposed building contains multiple identical units, the building design shall provide architectural differentiation from the duplication of units by providing a variety in windows, deck, balconies or exterior façade compositions'. Myra redesigned the townhome-condo units to include a redesign of the windows, changed the proportions of the vertical and horizontal siding as well as in the size of the horizontal siding, added two additional dry stacked 4" height nominal stone with varying widths, and changed the upper level window designs. The slope of the roof was maintained to accommodate the solar panels that Myra wants to install.

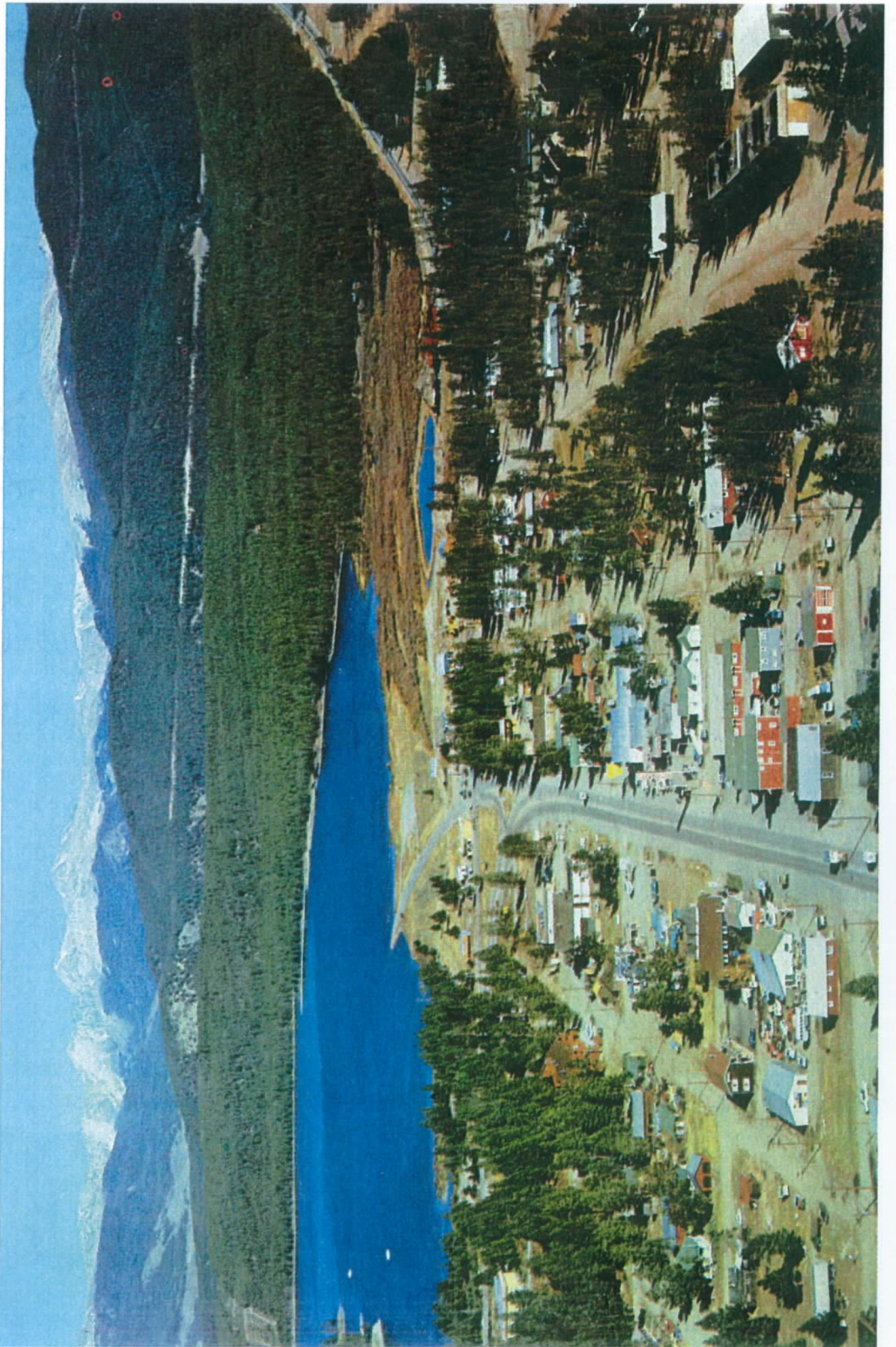
Staff also asked us to address the solar panels to be installed in relation to the Solar Energy Facilities of the code (UDC 180-5.3.3). It is rare that an Applicant and regardless of the project wants to install solar panels and as such it should be encouraged with as little restriction as possible. The Owner understands that there's a balance with the visual appearance and location of such installations with the desire of any Town Council, Planning Commission, Staff and the Public to have more alternative fuel sources. In this instance, it accommodates all of that and strikes a balance of wanting more and less at the same time.

The solar panels will not be seen from the primary view which is from Main Street, and it would be very hard to see them from the Alley with the exception of the existing panels which may be replaced with newer and more efficient panels. They might recognize that there is something on the roofs, which is nothing more than the thickness of the panel flush mounted to the roof. The existing solar panels face the Alley and are visible from the Alley. The proposed panels as shown are approximately 9'-6" from the east property line, and both the existing and proposed solar panels do not

exceed one half of the foot print of the connected structures, while no solar panel extends beyond the peak of any roof ridge line.

The purpose of any planning code is to preserve, protect and enhance the character and lifestyle of any community and to provide a balance between the residential and commercial, the spaces in between and those that overlap, to include the type of uses as well as the horizontal and vertical design. Any planning code is ever evolving and ever changing because of the demands of the current time, and that which is still viable from a previous era that is often desired. Planning codes encourage and protect development, and at the same time protects the interests of their Citizens. Sometimes they don't work, but they generally do, as in this instance and for this time, location and with the Frisco Uniform Development Code.







December 12, 2018

Ms. Myra Mesko  
Post Office Box 44  
Frisco, CO 80443

Reference: **Revised** Rainbow Court Traffic Report  
FHU Reference No. 118095-01

Dear Ms. Mesko:

Felsburg Holt & Ullevig has completed a revised evaluation of traffic-related issues for the reconstruction of the Rainbow Court property which is located at 310 Main Street in the Town of Frisco, Colorado. As we understand it, you will be demolishing an existing office/retail building and replacing it with a new building that will include four one-bedroom townhomes, a retail/restaurant space, and also one hotel room.

Earlier this year, we were provided information from the Town of Frisco that identified the traffic-related items that should be addressed in this letter. These items can be categorized into the following main issues:

- Estimates of the change in trip generation for the existing land uses versus the proposed land uses
- Changes in vehicle and pedestrian circulation (if any)
- Impacts to the surrounding street system

Following is further information on each of these issues.

## **Trip Generation Comparison**

The reconstruction of Rainbow Court will remove the existing office space and a certain amount of potential retail square footage. A new building will be constructed in its place, one that is larger in size and that will include three differing uses. The new building will include four residential townhomes, retail/restaurant space that could fluctuate over time, and one hotel room.

To understand how much vehicular traffic the changed land uses may generate, it was necessary to make comparisons between existing and proposed conditions. To that end, projected vehicle-trips for these land uses were estimated based on information found in the Institute of Transportation Engineers' (ITE) publication *Trip Generation* (2017).

For this evaluation, the following land use categories were used:

- Residential Townhomes – Multi-Family Housing (Low-Rise): This category is appropriate for the four residential townhomes.
- Retail/Restaurant – Shopping Center Category: Retail/restaurant opportunities along Main Street in Frisco will likely change over time, i.e., a restaurant today could become a store that sells souvenirs tomorrow, or vice-versa. As such, our assessment is that the best category to use that can quantify these potential changes is the Shopping Center category.
- Hotel Room – Motel Category: This category provides primarily sleeping accommodations. While “normal” hotels typically provide other amenities like restaurants, the hotel room associated with this project does not. As such, the Motel category is deemed more appropriate.

Considering these land use categories, **Table I** summarizes the trip generation comparison of these land uses.

**Table I. Trip Generation Comparison**

Land Use	Unit	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Existing Land Uses</b>									
Office	SF	220	4	1	0	1	0	1	1
Retail	SF	1,453	55	1	1	2	3	3	6
<b>Subtotal =</b>			<b>59</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>7</b>
<b>Proposed Land Uses</b>									
Townhome	DU	4	30	0	2	2	2	1	3
Restaurant	SF	1,626	61	1	1	2	4	3	7
Hotel	Rooms	1	4	0	1	1	1	0	1
<b>Subtotal =</b>			<b>95</b>	<b>1</b>	<b>4</b>	<b>5</b>	<b>7</b>	<b>4</b>	<b>11</b>
<b>Difference</b>			<b>+40</b>	<b>-1</b>	<b>+3</b>	<b>+2</b>	<b>+4</b>	<b>0</b>	<b>+4</b>

As can be seen in this table, the reconstructed building will generate more vehicle-trips on a daily and peak hour basis than the land uses that occupy the existing building. Regardless, the level of change in projected vehicle-trips is relatively small. A maximum of four additional vehicle-trips is projected for the PM peak hour which is typically the busiest travel time on a weekday. This level of increase equates to about one additional vehicle-trip every 15 minutes. Some things to also consider:

- Even though the level of additional vehicle-trips is low, these raw estimates do not consider the number of customer trips that can be combined with other trips. Patrons of the retail/restaurant use are likely making one trip but with several destinations in downtown Frisco. For example, a patron may combine trips to the eye doctor, the bank, and this restaurant while only making one vehicle-trip to/from downtown Frisco (i.e., park once; visit numerous establishments at the same time).
- Some of the customer trips to Rainbow Court likely do not require a vehicle-trip at all; they are made by patrons that live within walking or biking distance of downtown Frisco. As such, the estimates of new vehicle-trips contained in **Table I**, while relatively low, are likely conservative.
- Additionally, patrons of the residential/hotel land uses will likely make many trips by walking or biking also.



## Vehicle and Pedestrian Circulation

While proposed land uses are somewhat different than the existing land uses, the retail/restaurant use is the major trip generating component of the site. As such, the pattern of vehicle and pedestrian movements along Main Street are not anticipated to change for this land use. This assessment is strengthened by the nature of businesses in downtown Frisco – they serve both the local residents as well as a strong tourist base. How patrons of a reconstructed Rainbow Court access this business will likely be the same as exists today.

Relative to the townhome patrons, the vehicle circulation for these dwelling units will depend on whether they are used by full-time residents of Frisco or if they are properties that will be for rent (something that could change over time). Full-time residents will likely have travel patterns that are similar to anyone that lives in any type of dwelling unit in Frisco, Summit County, or other locations in Colorado – there will be trips to/from work, or to/from school, soccer practices, etc. And the townhomes will allow full-time residents to walk to/from work or to have a convenient location in a downtown setting. If the townhomes are for-rent properties, less vehicle activity could result. While renters may make trips to local tourist amenities (skiing, Dillon Reservoir, etc.), they may choose to rent at this location due to its convenience to downtown shops, restaurants, etc. Regardless of their type of use, the travel patterns of owners or renters are projected to be like other townhomes in Frisco. A benefit to this site is that townhome and hotel patrons will have specified parking spaces along the Granit Street Alley and, therefore, will not interfere with retail/restaurant patrons who are seeking a parking option along Frisco streets.

## Project Impacts

The vehicle impact for the reconstruction of Rainbow Court will likely be minimal since patrons of the retail/restaurant land use can park anywhere in Frisco and walk to Rainbow Court, while townhome and hotel patrons will have their own parking spaces. And as noted, the estimates of additional vehicle-trips are likely conservative given the downtown nature of its location and the opportunities for patrons who live in Frisco to walk or bike.

We recognize that the increase in building size will create the opportunity for additional vehicle-trips when considering the entire reconstruction of Rainbow Court (however slight), but we believe that this level of activity can be managed by the existing roadway infrastructure.

## Summary

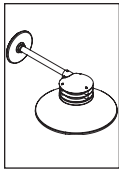
When considering the several factors of the Rainbow Court redevelopment – retail/restaurant use in a downtown setting, opportunities for walking/biking to these establishments, the relatively small increase in projected vehicle-trips – we believe that the reconstruction will have a relatively small impact to the surrounding street network, possibly one that is indistinguishable from existing conditions. As such, we do not anticipate any changes to travel patterns or the need for any signing or striping changes along the Town's network of public streets.

We hope the information contained in this letter assists you during your approval process with the Town. Please do not hesitate to call me with any questions that you have.

Respectfully, **FELSBURG HOLT & ULLEVIG**



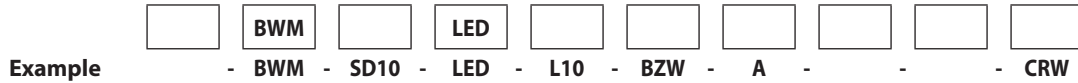
Richard R. Follmer, PE, PTOE  
Associate



# BEACON WALL MOUNT (BWM)

PROJECT:	
TYPE:	
CATALOG NUMBER:	<b>BWM LED</b>
SOURCE:	<b>LED - Power of 'L' Technology - Line Voltage - 120V only</b>
NOTES:	

## CATALOG NUMBER LOGIC



### Material

- Blank** - Aluminum
- C** - Copper

### Series

- BWM** - Beacon Wall Mount

### Style

- SD10** - 10 Inch disk
- SD12** - 12 Inch Shade
- SD15** - 15 Inch Shade

### Source

- LED** - 'L' Technology (Line Voltage - 120V only)

### LED Type

- |  |  |
|--|--|
| <b>L10</b> - 10WLED/2700K                | <b>L15</b> - 20WLED/2700K                |
| <b>L11</b> - 10WLED/3000K                | <b>L16</b> - 20WLED/3000K                |
| <b>L12</b> - 10WLED/4000K                | <b>L17</b> - 20WLED/4000K                |
| <b>L13</b> - 10WLED/2200K-3500K Warm Dim | <b>L18</b> - 20WLED/2200K-3500K Warm Dim |

### Finish

- NAT** - Natural\*
  - BP** - Brown Patina\*
  - GP** - Green Patina\*
  - NIC** - Nickel Plate\*
  - BZW** - Bronze Wrinkle
- See Powder Coat Finish Chart to the right for additional choices.  
\*Not available with Aluminum. For Aluminum fixtures, specify Standard or Premium Powder Coat.

#### Powder Coat Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	<b>BZP</b>	<b>BZW</b>
Black	<b>BLP</b>	<b>BLW</b>
White (Gloss)	<b>WHP</b>	<b>WHW</b>
Aluminum	<b>SAP</b>	—
Verde	—	<b>VER</b>

#### Powder Coat Premium Finish

<b>ABP</b> Antique Brass Powder	<b>CMG</b> Cascade Mountain Granite	<b>RMG</b> Rocky Mountain Granite
<b>AMG</b> Aleutian Mountain Granite	<b>CRI</b> Cracked Ice	<b>SDS</b> Sonoran Desert Sandstone
<b>AQW</b> Antique White	<b>CRM</b> Cream	<b>SMG</b> Sierra Mountain Granite
<b>BCM</b> Black Chrome	<b>HUG</b> Hunter Green	<b>TXF</b> Textured Forest
<b>BGE</b> Beige	<b>MDS</b> Mojave Desert Sandstone	<b>WCP</b> Weathered Copper
<b>BPB</b> Brown Patina Powder	<b>NBP</b> Natural Brass Powder	<b>WIR</b> Weathered Iron
<b>CAP</b> Clear Anodized Powder	<b>OCP</b> Old Copper	<small>Also available in RAL Finishes See submittal SUB-1439-00</small>

### Rings

- A** - Aluminum  
(Finish to match Fixture.)
- B** - Brass  
(Finish to match Fixture.)
- S** - Stainless Steel  
(Stainless Steel Rings are provided in Natural (NAT) regardless of Finish.)

### Accessories (Select one.)

- DT** - Dark Top (Eliminates glow in upper window. Material and Finish to match fixture.)
- MSH** - Mesh Screen (Material and Finish to match Fixture.)

### Option

- CLR** - Clear Coat Protection For use with Natural (NAT) finish only. For use with Copper Fixture only.

### Canopy

- CRW** - 5" Round Canopy
- CQW** - 5" Square Canopy
- CTW** - 3"x5" Rectangular Canopy

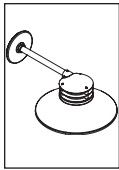
## LM79 DATA

TEKA LED #	LUMENS (Delivered)	CCT	INPUT WATTS (Typ.)	CR (Typ.)	BUG Rating	Minimum Rated Life (hrs.) 70% of initial lumens (L70)
L10	433	2700	10	90	B0-U3-G1	50,000
L11	459	3000	10	90	B0-U3-G1	50,000
L12	504	4000	10	90	B0-U3-G1	50,000
L13	494	2200-3500 warm dim	10	90	B0-U3-G1	50,000
L15	824	2700	20	90	B0-U3-G1	50,000
L16	871	3000	20	90	B0-U3-G1	50,000
L17	959	4000	20	90	B0-U3-G1	50,000
L18	940	2200-3500 warm dim	20	90	B0-U3-G1	50,000

## L70 DATA

<b>TEKA</b> ILLUMINATION	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.tekaillumination.com • info@tekaillumination.com	SUBMITTAL DATE <b>05-15-2018</b>	DRAWING NUMBER <b>SUB-2574-00</b>
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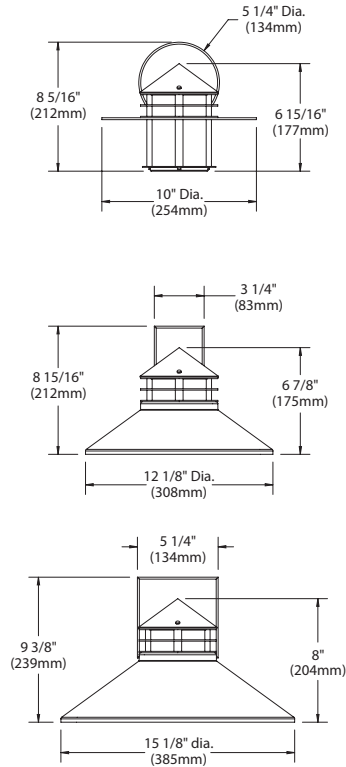
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# BEACON WALL MOUNT (BWM)

PROJECT:	
TYPE:	

## FRONT VIEW

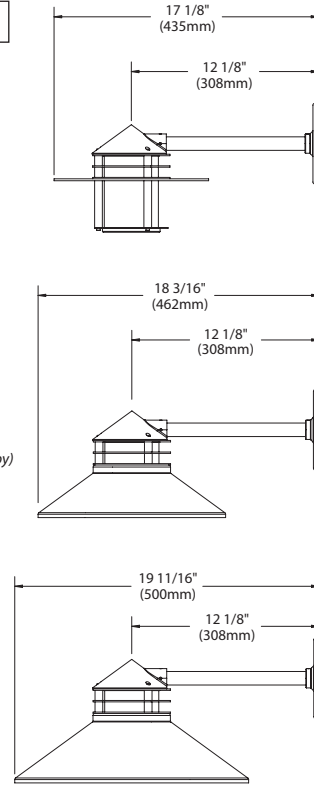


(SD10 Style shown with 5" Round Canopy)

(SD12 Style shown with 3"x5" Rectangular Canopy)

(SD15 Style shown with 5" Square Canopy)

## SIDE VIEW



All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

## SPECIFICATIONS

### GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult [www.tekailumination.com/greensource](http://www.tekailumination.com/greensource) for program requirements.

### Materials

**Copper and Brass:** Constructed from copper and brass. These enduring metals are inherently corrosion resistant.

**Aluminum:** Constructed from Copper-Free aluminum (Type 6061-T6).

### Shade

Hand spun from 16GA 3003-H14 aluminum or 16GA C101 copper. Specify 12" or 15" diameter.

### Disk

10" diameter disk made from 1/8" 6061-T6 Aluminum or 1/8" Copper.

### Body

360 Aluminum Cast or C836 Red Brass cast. High temperature, silicone gasket provides water tight seal to shade assembly.

### Lens

3-1/2" dia. frosted acrylic lens with frosted acrylic downlight lens provides sealed optical compartment.

### BKSSL®

Integrated solid state system with 'L' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance available in 27000k, 3000k or 4000k specify 10W or 20W. Warm Dim LED 2200K-3500K specify 10W or 20W. Line voltage input 120V only. Compatible with electronic low voltage dimmers only.

### Wiring

Tefzel™ coated wire, 18AWG, 600V, 210° C rated and certified to UL 1659 standard.

### Rings

Solid aluminum accent rings with solid aluminum spacers; brass or stainless steel accent rings with solid brass spacers.

### Canopy

Canopy Cover conceals mounting plate and hardware. Material is hand spun from high purity, solid copper plate with tamper resistant machined 360 aluminum or brass lock collar. Available in 5-1/4" diameter round canopy cover, 18GA Aluminum or 18GA Copper. Square Canopy cover 5-1/4" x 5-1/4" or rectangular canopy cover 3- 1/4" x 5-1/4" made from 16GA Aluminum or 16GA Copper.

### Mesh Screen

Diffuses light in window. Finish to match fixture.

### Dark Top

Eliminates glow in window above shade.

### Installation

For Round and Square Canopy Cover: 5" diameter, machined aluminum mounting plate with black finish. For use with 4" octagonal junction box (by others). For Rectangular Canopy Cover: 3"x5" machined aluminum mounting plate with black finish for use with single gang recessed switch box (by others).

### Finish

**Copper and Brass:** Natural (NAT): Copper and brass components are sand blasted to expose the porous metal surface. Over time, and with exposure to the elements, the metals will naturally 'weather' resulting in a unique patina.

Also available with hand-crafted metal finishes including brown patina (BP), green patina (GP), polish (POL), and nickel plate (NIC).

Copper and brass components are also available in powder coat finishes.

Optional ceramic clear coat protection (copper and brass components only) seals and protects underlying metals and protects against discoloration, fading, and wear. Highly impervious to chemicals, solvents, and graffiti. For use with natural (NAT) finish.

**Aluminum:** StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

### Warranty

5 year limited warranty.

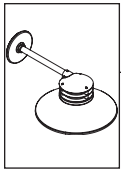
### Listings

UL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Additionally suitable for installation within 4' of the ground. IP65 Rated. Made in USA.



\* Energy Star is a registered trademark of the United States Environmental Protection Agency. Tefzel™ is trademark of The Chemours Company FC, LLC.

	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 <a href="http://www.tekailumination.com">www.tekailumination.com</a> • <a href="mailto:info@tekailumination.com">info@tekailumination.com</a>	SUBMITTAL DATE	DRAWING NUMBER
		05-15-2018	SUB-2574-00

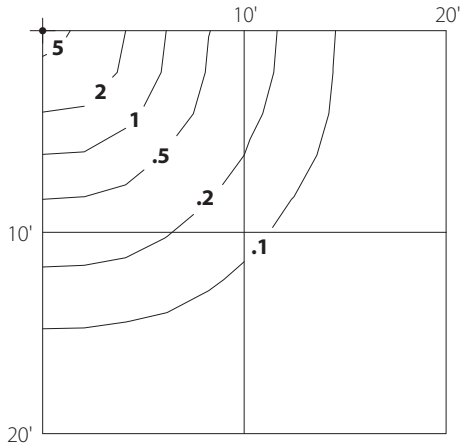


# BEACON WALL MOUNT (BWM)

## HORIZONTAL FOOTCANDLES

### BWM - LED - L17 (20W) - 4000K

Mounting Height = 6.00 Ft, Style = SD10

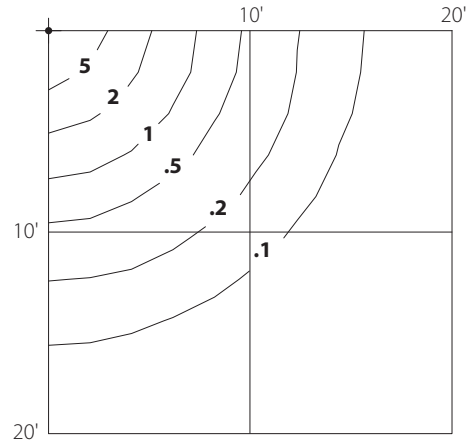


#### HORIZONTAL FOOTCANDLES

Light Loss Factor = 1.00  
 Luminaire Lumens = 957  
 Maximum Calculated Value = 10.02 Fc  
 2.7K Multiplier = .86  
 3K Multiplier = .91  
 BUG Rating = B0 U3 G1  
 10W Multiplier = .53

### BWM - LED - L17 (20W) - 4000K

Mounting Height = 6.00 Ft, Style = SD12

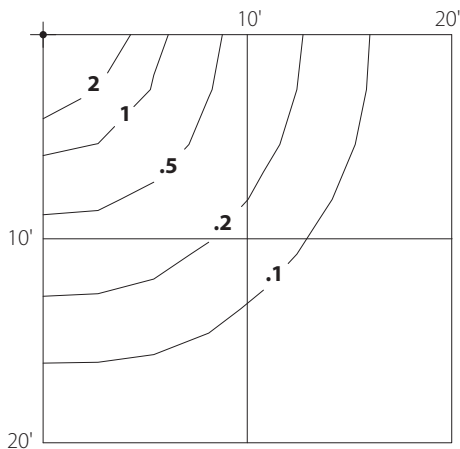


#### HORIZONTAL FOOTCANDLES

Light Loss Factor = 1.00  
 Luminaire Lumens = 954  
 Maximum Calculated Value = 12.14 Fc  
 2.7K Multiplier = .86  
 3K Multiplier = .91  
 BUG Rating = B1 U3 G1  
 10W Multiplier = .53

### BWM - LED - L17 (20W) - 4000K

Mounting Height = 8.00 Ft, Style = SD10

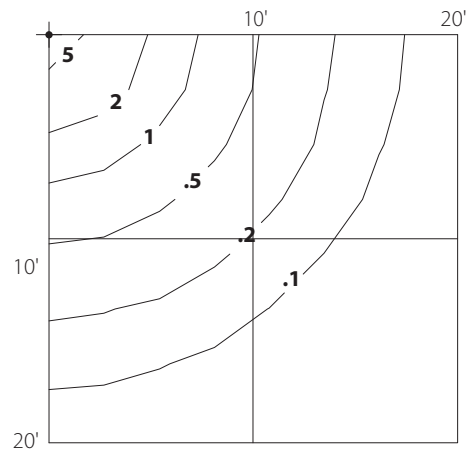


#### HORIZONTAL FOOTCANDLES

Light Loss Factor = 1.00  
 Luminaire Lumens = 957  
 Maximum Calculated Value = 5.64 Fc  
 2.7K Multiplier = .86  
 3K Multiplier = .91  
 BUG Rating = B0 U3 G1  
 10W Multiplier = .53

### BWM - LED - L17 (20W) - 4000K

Mounting Height = 8.00 Ft, Style = SD12



#### HORIZONTAL FOOTCANDLES

Light Loss Factor = 1.00  
 Luminaire Lumens = 954  
 Maximum Calculated Value = 6.83 Fc  
 2.7K Multiplier = .86  
 3K Multiplier = .91  
 BUG Rating = B1 U3 G1  
 10W Multiplier = .53

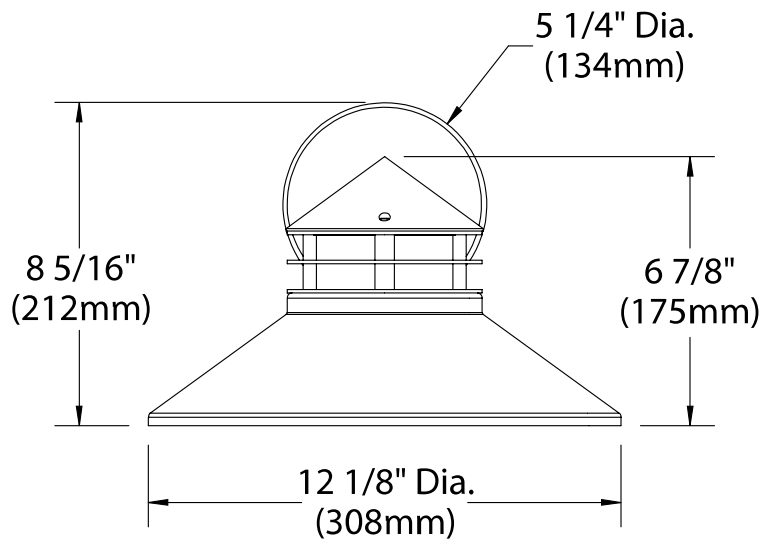


## Beacon Wall Mount Solid State (BKSSL®) (BWM)



(<https://tekaillumination.com/images/stories/virtuemart/product/fs-1210.png>)

## Details







This perfectly scaled, shielded, stem wall luminaire is a combination of the Beacon Wall Mount (BWM), Classic Saturn Wall (CSW) and the Classic Wall Mount (CWM) luminaires. Available in three styles to compliment any project! 'Power of L' technology line voltage ensures no driver is needed.

## Downloads

 [Catalog Pages \(/images/product\\_catalog/TEK\\_hure\\_2018\\_ArchSurfStemmed](#)

[ount.pdf\)](#)

-  [Spec Sheet \(/images/product\\_submittal/specs-1210.pdf\)](#)
-  [Photometrics \(/images/product\\_photometry/photometrics-1210.zip\)](#)
-  [Installation Instructions \(/images/product\\_install/install-1210.pdf\)](#)
-  [CAD Drawing \(/images/product\\_cad/dxf-1210.zip\)](#)

## Specification & Photometrics

**Material**

- Blank - Aluminum
- C - Copper

**Series**

**BWM** - Beacon Wall Mount

**Style**

- SD10 - 10 Inch disk
- SD12 - 12 Inch Shade
- SD15 - 15 Inch Shade

**Source**

**LED** - "L" Technology (Line Voltage - 120V only)

**LED Type**

- L10 - 10WLED/2700K
- L11 - 10WLED/3000K
- L12 - 10WLED/4000K
- L13 - 10WLED/2200K-3500K Warm Dim
- L15 - 20WLED/2700K
- L16 - 20WLED/3000K
- L17 - 20WLED/4000K
- L18 - 20WLED/2200K-3500K Warm Dim

**Finish**

- NAT - Natural\*
  - BP - Brown Patina\*
  - GP - Green Patina\*
  - NIC - Nickel Plate\*
  - BZW - Bronze Wrinkle
- See Powder Coat Finish Chart to the right for additional choices. \*Not available with Aluminum. For Aluminum fixtures, specify Standard or Premium Powder Coat.

Powder Coat Standard Finish		
Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Powder Coat Premium Finish		
ABP - Antique Brass Powder	CMG - Cascade Mountain Granite	RMG - Rocky Mountain Granite
AMG - Aleutian Mountain Granite	CRJ - Cracked Ice	SDS - Sonoran Desert Sandstone
AQW - Antique White	CRM - Cream	SMG - Sierra Mountain Granite
BCM - Black Chrome	HUG - Hunter Green	TXF - Textured Forest
BGE - Beige	MDS - Mojave Desert Sandstone	WCP - Weathered Copper
BPP - Brown Patina Powder	NBP - Natural Brass Powder	WIR - Weathered Iron
CAP - Clear Anodized Powder	OCF - Old Copper	<small>Also available in RAL Finishes See submittal SUB-1439-00.</small>

**Rings**

- A - Aluminum (Finish to match Fixture.)
- B - Brass (Finish to match Fixture.)
- S - Stainless Steel (Stainless Steel Rings are provided in Natural (NAT) regardless of Finish.)

**Accessories (Select one.)**

- DT - Dark Top (Eliminates glow in upper window. Material and Finish to match fixture.)
- MSH - Mesh Screen (Material and Finish to match Fixture.)

**Option**

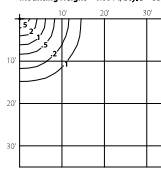
CLR - Clear Coat Protection For use with Natural (NAT) finish only. For use with Copper Fixture only.

**Canopy**

- CRW - 5" Round Canopy
- CQW - 5" Square Canopy
- CTW - 3"x5" Rectangular Canopy

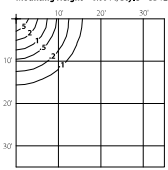
**Horizontal Footcandles**

**BWM - LED - L17 (20W) - 4000K**  
Mounting Height = 6.00 Ft, Style = SD10



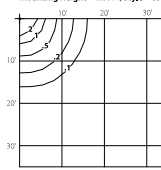
Light Loss Factor = 1.00  
Luminaire Lumens = 957  
Maximum Calculated Value = 10.02 Fc  
2.7K Multiplier = .86  
3K Multiplier = .91  
BUG Rating = 80 US G1  
10W Multiplier = 0.53

**BWM - LED - L17 (20W) - 4000K**  
Mounting Height = 6.00 Ft, Style = SD12



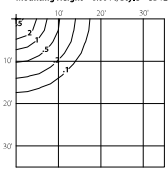
Light Loss Factor = 1.00  
Luminaire Lumens = 954  
Maximum Calculated Value = 12.14 Fc  
2.7K Multiplier = .86  
3K Multiplier = .91  
BUG Rating = 81 US G1  
10W Multiplier = 0.53

**BWM - LED - L17 (20W) - 4000K**  
Mounting Height = 8.00 Ft, Style = SD10



Light Loss Factor = 1.00  
Luminaire Lumens = 957  
Maximum Calculated Value = 5.64 Fc  
2.7K Multiplier = .86  
3K Multiplier = .91  
BUG Rating = 80 US G1  
10W Multiplier = 0.53

**BWM - LED - L17 (20W) - 4000K**  
Mounting Height = 8.00 Ft, Style = SD12



Light Loss Factor = 1.00  
Luminaire Lumens = 954  
Maximum Calculated Value = 6.83 Fc  
2.7K Multiplier = .86  
3K Multiplier = .91  
BUG Rating = 81 US G1  
10W Multiplier = 0.53

**Scale**



## Recently Viewed





December 27, 2018

***RE; RE-DEVELOPMENT***

***Tom Connolly***

***Myra Mesko***

***Rainbow Court***

***310 Main Street***

***Frisco – CO – 80443***

***To: BUILDING AND PLANNING DEPARTMENT***

I have reviewed the re-development plans and feel confident that Timberline Disposal and Recycling can continue to provide weekly trash and recycling services to the dumpsters located behind the proposed development. The new development and future tenants can be serviced using the existing dumpsters in place. If needed, the service can be increased accordingly to accommodate any increase in refusal from the expansion.

Regards,

***Gaston Feuereisen***

Gaston Feuereisen  
970-406-2118