



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, April 2, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**5:30pm - Call to Order of the April 2, 2019 Planning Commission Meeting; 5:30pm Roll**

*Call Location Map* 2

*Approval of Minutes* 3

*Approval of Agenda*

**5:35pm - Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)**

**5:40pm - Consent Calendar**

1. Hegemann Residence (JL), 12 Peak Eight Court, PL-2019-0025 6

2. Beaver Run Summer 2019 Conference and Events Tent (CL) 620 Village Rd.; PL-2019-0051 33

**5:45pm - Final Hearings**

1. Levy House Restoration and Landmarking (JL) 112 S. French St.; PL-2018-0496 42

2. 319 N. French St. (CK) PL-2018-0367 65

**6:45pm - Other Matters**

1. Town Council Summary (Memo Only) 96

**7:00pm - Adjournment**

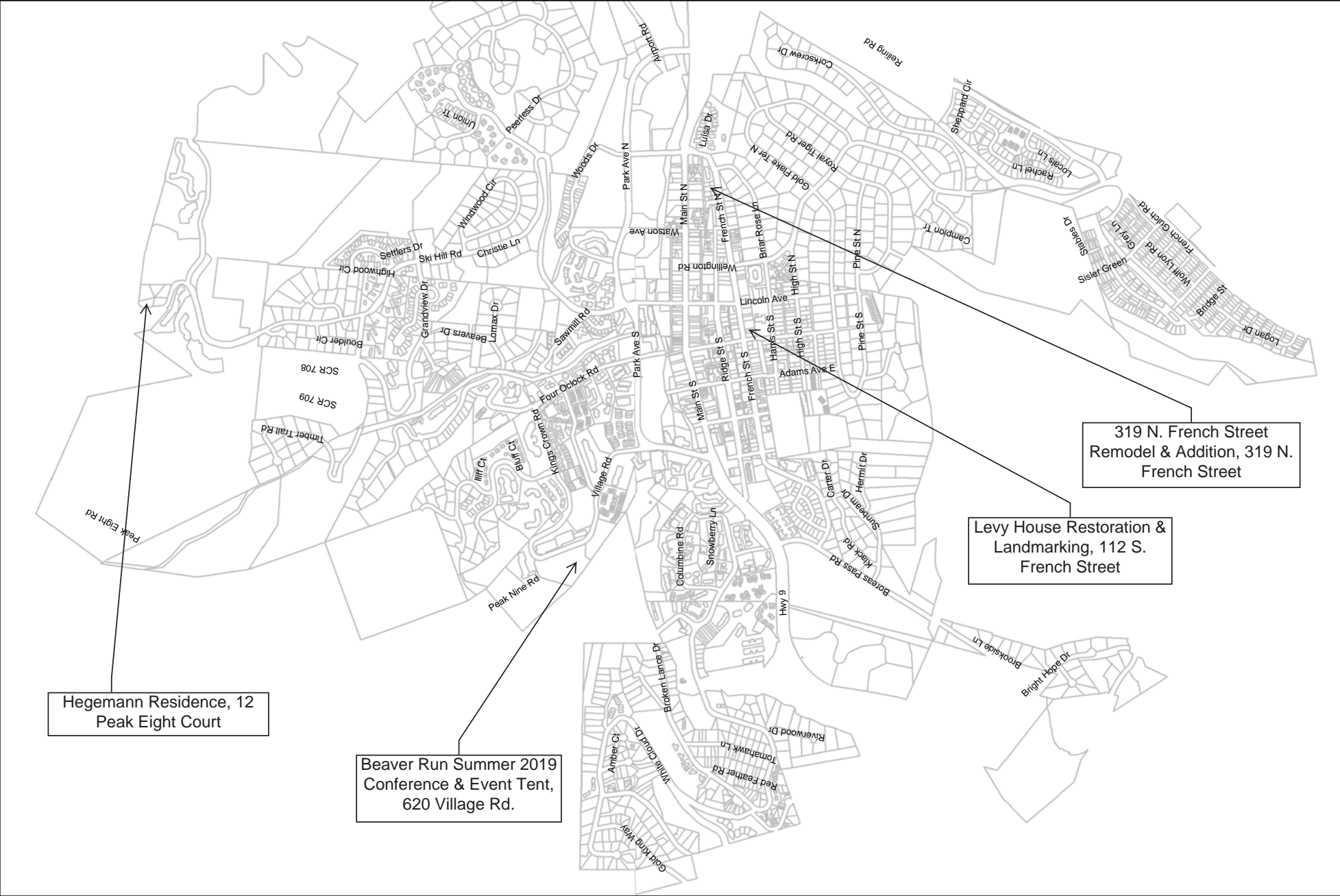
**For further information, please contact the Planning Department at (970) 453-3160.**

**The indicated times are intended only to be used as guides. The order of the projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.**



NOT TO SCALE

# Breckenridge South



Hegemann Residence, 12  
Peak Eight Court

Beaver Run Summer 2019  
Conference & Event Tent,  
620 Village Rd.

319 N. French Street  
Remodel & Addition, 319 N.  
French Street

Levy House Restoration &  
Landmarking, 112 S.  
French Street

## PLANNING COMMISSION MEETING

The meeting was called to order at 5:41 p.m. by Chair Giller.

### ROLL CALL

Christie Mathews-Leidal  
Mike Giller  
Dan Schroder

Jim Lamb  
Steve Gerard  
Lowell Moore

Ron Schuman

### APPROVAL OF MINUTES

With no changes, the March 5, 2019 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the March 19, 2019 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

### COMBINED HEARINGS:

1. Village at Breckenridge Master Plan Amendment and Lobby Conversions (CL), 535, 555, 655 S. Park Ave, PL-2019-0021. Mr. LaChance presented a proposal to convert a portion of the Antero Building (Plaza 1) residential condominium lobby and the Shavano Building (Plaza 2) residential condominium lobby into commercial use, for the expansion of the existing adjacent commercial uses into the lobbies. The Antero Building lobby is proposed to be reduced by 371 sq. ft., and the Shavano Building lobby is proposed to be reduced by 337 sq. ft. The applicant proposes that the HOA will retain ownership of the converted lobby spaces as General Common Elements. The HOA also proposes to transfer density for one (1) existing 100 sq. ft. Large Vendor Cart and one (1) future 100 sq. ft. Large Vendor Cart, for a total of four (4) Large Vendor Carts.

#### *Commissioner Questions / Comments:*

Mr. Gerard: I am trying to wrap my mind around the parking issue. I understand the parking requirement for the Vendor Carts that we previously approved, and can see the math as to how the parking requirement for this project can be rolled into the Vendor Cart's parking requirement to result in a total of one required space. I can't see where the other fourth will go, if there is a deficit of parking on site. (Mr. LaChance: You are correct, any future fourth Vendor Cart would be required to have onsite parking spaces available to be approved, which the Village currently does not have. When we processed recent Development Permit applications for the Village in 2018, such as the Large Vendor Carts and the Chateaux Building change of use, we did not look at the parking requirements for the entire Village HOA-owned properties. The Chateaux Building actually had a surplus of parking available in the garage directly beneath the building because we were just looking at the Chateaux site, so we approved the change of use for that building and the increase in the parking requirement. For the three Vendor Carts that were also approved in 2018, we used the surplus of parking available under the Chateaux Building to approve the Vendor Carts. Any future project within the Village would require the Village to address the non-conforming parking situation.) So we're going another parking space in the hole? (Mr. LaChance: We are being consistent by using the same methodology for this application that we have used for recent projects within the Village, but we have required the applicant to state the existing and required parking on the proposed Master Plan matrix, so that it is very clear for any future applications that the Village is non-conforming in

terms of parking. A Finding regarding the non-conforming parking situation has also been added to the Findings and Conditions of Approval in your packet.)

Mr. Schuman: Are the property owners for the other lots within the Master Plan informed and supportive of it the application (Mr. LaChance: Vail Resorts, you mean?) Yes (We have not received any public comment regarding this application. We provided public notice pursuant to the requirements for a Class A Application, but have not received comments.)

Mr. Schuman: Let's say the property owners of Lot 3, 4, 5 want to change the density in the Master Plan for their properties, will this limit their ability to do so (Mr. LaChance: No. The Village HOA can't touch the Vail Resorts property's density and Vail Resorts can't touch the Village HOA's property density, unless agreed upon in writing.)

Nathan Nosari, General Manger for Village at Breckenridge HOA: We currently only have plans to convert the Shavano lobby. The adjacent Christie Sports is taking over the 300 square feet. We aren't adding new tenants just, expanding commercial into the lobby. We will also have private ski lockers for guests in the converted space.

Mr. Gerard: Will the commercial space have access into lobby? (Mr. Nosari: No, because it would be two points of entry for Christie Sports and they don't want that. We would be using that space for ski storage and lockers for tenants.)

Mr. Schuman: I think it is good use of space.

Mr. Lamb: Agree.

Mr. Moore: Agree. Just shifting space.

Mr. Schroder: Agree.

Ms. Leidal: Agree with staff analysis.

Mr. Gerard: I think the project is very straight forward and a good use of space. I think saying that the applicant is meeting the parking requirement is making a bad situation worse, where we already have a deficit and making more of a deficit. This is creating space that wasn't space before. The rest of the project is fine.

Mr. Giller: I agree with staff analysis.

Mr. Schuman made a motion to approve, seconded by Mr. Lamb. The motion passed 7-0.

2. Grand Colorado Peak 8 Building 3 Employee Housing Change (CK), 1595 Ski Hill Rd, PL-2019-0031. Mr. Kulick presented a proposal to change the approved point analysis for PL-2015-0215 by eliminating 3,500 sq. ft. of deed restricted employee housing associated with the Grand Colorado Peak 8 Building 3, a 105 unit interval ownership resort condominium at the base of Peak 8 Ski Area currently under construction.

*Commissioner Questions / Comments:*

Mr. Gerard: Does the development agreement make any reference to this? (Mr. Kulick: The Development Agreement for this specific project does not address housing.)

Graham Frank, Breckenridge Grand Vacations:

As a point of clarity, one of the questions is why are we removing this housing. The reason being, is since its inception we partnered with Kenny Thaemert to build a 32 unit housing project on Airport Road. So we will be housing BGV employees in those buildings. So it isn't just us saying we have a passing points analysis. We will be utilizing housing elsewhere.

Public Comment:

Richard Himmelstein, (19 Peak 8 Ct.): I have two properties on Peak 8. I object to the change to remove housing. At One Ski Hill Place we have been struggling getting employee housing and I also know there's been a lot of shared workforce with the Grand Lodge up there, and this would impact housing even more. We're already short of employees due to housing. Disagree that this is the only change. Negative ten points being taken, I believe the Grand Colorado does not meet the Master Plan and does not meet height

requirements. I've personally waived my rights to sue over this but there are others that can. There was an agreement I signed with the developer and I cannot sue the town. But I know more people could bring it up. It's not just the negative 10 points for the housing but the height of the building.

*Commissioner Questions / Comments:*

- Mr. Schroder: That point analysis is what drives the commission's decision and point analysis still passes at zero so I support as presented.
- Ms. Leidal: Agree.
- Mr. Gerard: My only concern was whether the development agreement may have impacted workforce housing. I agree with the staff analysis. They already took negative points for height. This passes the point analysis and I believe that they have put a bonus in the community with the Airport Road housing.
- Mr. Lamb: We already discussed height. It passes the point analysis and I support.
- Mr. Schuman: Thank you for explaining the housing Mr. Frank. It passes point analysis, so I support.
- Mr. Moore: I agree with everything so far. Point analysis passes. I agree with staff analysis and other Commissioners.
- Mr. Giller: I do agree and appreciate you pointing out additional housing.

Mr. Schuman made a motion to approve, seconded by Mr. Gerard. The motion passed 7-0.

**OTHER MATTERS:**

1. Town Council Summary (Memo Only)

- Ms. Leidal: 2<sup>nd</sup> reading when does Historic District moratorium become effective? (Mr. Grosshuesch: it will be an emergency ordinance so it will be effective immediately.) Did you get any specific feedback regarding the proposed standards? (Ms. Puester: The Council does not want to allow parking in the front.) (Mr. Grosshuesch: We talked about it more at staff saying that surveys were coming back with that problem and, with all due respect to the Planning Commission, we recommended an absolute policy not allowing front yard parking to the Council.) And they supported? (Mr. Grosshuesch: They did.) Our development code changes went into effect February 12. If we're still seeing projects submitted before the date, will you let us know if any projects come in with new codes? (Ms. Puester: We're using the new codes except for a couple historic sites that will be under the old code, so there's a handful under the old code left for you to see. We will let you know when that changes.)
- Mr. Schuman: Breck 365 update? (Mr. Grosshuesch: Breck 365 was withdrawn prior to hearing. It came back to they're very uncomfortable with cost estimation showing the resulting 6 million over budget. Rather than re-engineering, they just said let's pull the plug and have staff reconsider what to do. We do have utilities in the ground so it's not an entirely clean slate. We need to have someone reevaluate what is salvageable. One of the issues was it was a very large project and the Council did not necessarily want to see a continuation of tall buildings throughout all of Block 11.)
- Mr. Giller: I think that was a good decision. The project had architectural challenges.
- Mr. Schuman: Let Rick Holman know we agree with him. (Mr. Grosshuesch: Council would like to see us look at a new plan with less density and keeping higher densities towards back.)

**ADJOURNMENT:**

The meeting was adjourned at 6:15 pm.

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Mike Giller, Chair



**2019 - Class C Single Family Development Staff Report**

<b>Project Title:</b>	Hegemann Residence	
<b>Proposal:</b>	Construct a new 8,661 sq. ft. Single Family Residence with 8 Bedrooms and 10 Bathrooms	
<b>PC#:</b>	PL-2019-0025	
<b>Project Manager:</b>	Jeremy Lott, AICP - Planner II	
<b>Date of Report:</b>	March 28, 2019	
<b>Property Owner:</b>	Mary and Greg Hegemann	
<b>Architect:</b>	BHH Partners	
<b>Proposed Use:</b>	Single Family Residence	
<b>Address:</b>	12 Peak Eight Court	
<b>Legal Description:</b>	Peak Eight Place, Lot 1	
<b>Area of Site in Square Feet:</b>	16,088 sq. ft.	0.37 acres
<b>Existing Site Conditions:</b>	Lot 1 is at the entrance of the Peak Eight Place Subdivision. The lot is mostly flat, with a 1% grade, and is accessed from Peak Eight Court, which is a private road within a private access, utility & landscape easement. There is another landscape easement on the southeastern portion of the lot, which is used for neighborhood entrance landscaping. On the northwest corner of the lot, there is a wetlands setback area. A winter trail easement runs along the northern boundary of the lot.	
<b>Areas of building:</b>	Proposed Square Footage	
Lower Level:	1,947 sq. ft.	
Main Level:	3,006 sq. ft.	
Upper Level:	2,401 sq. ft.	
Upper Deck Level:	147 sq. ft.	
Total Density:	7,501 sq. ft.	
Garage/Storage:	1,160 sq. ft.	
Total Mass:	8,661 sq. ft.	
<b>Code Policies (Policy #)</b>		
<b>Land Use District (2A/2R):</b>	LUD 39	
<b>Density (3A/3R):</b>	Unlimited	Proposed: 7,501 sq. ft.
<b>Mass (4R):</b>	Unlimited	Proposed: 8,661 sq. ft.
<b>F.A.R.:</b>	1:1.86 FAR	
<b>No. of Main Residence Bedrooms:</b>	8 bedrooms	
<b>No. of Main Residence Bathrooms:</b>	7.0 bathrooms	
<b>Height (6A/6R):*</b>	34.2 feet overall	
*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat		
<b>Platted Building/Disturbance /Footprint Envelope?</b>	Building Envelope	
<b>Site and Environmental Design (7R):</b>	Minimal grading is proposed, and the submitted landscape plan shows ample buffering through existing and proposed plantings along all sides of the lot.	
<b>Lot Coverage/Open Space (21R):</b>		
Drip line of Building/Non-Permeable Sq. Ft.:	4,176 sq. ft.	25.96%
Hard Surface/Non-Permeable Sq. Ft.:	1,170 sq. ft.	7.27%
Open Space / Permeable:	10,742 sq. ft.	66.77%
<b>Snowstack (13A/13R):</b>		
Required Square Footage:	293 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	300 sq. ft.	(25.64% of paved surfaces)
<b>Energy Conservation (33A/33R):</b>	The applicant has provided a HERS index showing a preliminary rating of 40-59% energy savings beyond the adopted Residential Code. A Condition of Approval has been added that a final HERS/ERI Index Report be obtained prior to issuance of a Certificate of Occupancy.	
Outdoor heated space:	YES	2,271 sq. ft. of outdoor heated area

	Staff recommends negative three (-3) points under Policy 33R for excessive energy use by the outdoor heated space, and positive three (+3) points for the applicant achieving a HERS Index of 40-59% of Energy Saved Beyond the Adopted Residential Energy Code Standard.	
<b>Parking (18A/18/R):</b>	Under the previous code, single-family residences were required two (2) parking spaces. Under the new code, two (2) spaces are required for the first three (3) bedrooms with one additional space required for each additional bedroom beyond three (3). This proposal contains 8 bedrooms. The applicant has shown a total of seven (7) spaces between the garage stalls and the driveway area. Should the Commission have any concerns with this configuration, they can motion for a call up.	
	Required:	7 spaces
	Proposed:	7 spaces
<b>Off Street Parking Regulations (Section 9-3)</b>	9-3-9 Design Standards for Off Street Parking Facilities:  (5.) <i>Accessibility: All off street parking stalls shall have legal, unobstructed access to a public street or alleyway.</i>  Since this parking area is for one private single-family residence, staff feels that while vehicles may have to be moved around for those living or staying here, the parking plan is feasible.  (6.) <i>Backing Onto Public Street: Excepting single-family and duplex parking areas all other parking stalls shall be so designed, located and served by maneuvering lanes or spaces that their use will under no circumstances require a backing movement onto any public street.</i>  Since Peak Eight Court is a private road, Staff has no concerns with vehicles from this residence backing into the roadway.	
<b>Codes; Correlative Documents; Plat Notes (1A)</b>	There is a plat note that states the maximum depth on this lot shall be twelve feet (12') below natural grade. "Natural grade" shall mean the ground elevation directly above the proposed foundation prior to construction on individual lots but after construction of subdivision improvements. The applicant has provided a foundation depths plan showing the depths of the proposed foundation to not exceed twelve feet (12').	
	Number of Gas Fired:	4 Gas Fired
	No. of EPA Phase II Wood Burning:	0 Wood Burning
<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The proposed architecture matches others in the subdivision.	
<b>Exterior Materials and Colors:</b>	Roofing: standing seam metal (color: "Matte Black") Steel Railings: (color: "Raw Steel - nonreflective") Window Clad, Metal Fascia: Sierra Pacific (color: "Black") Columns, Fascia, Railing Caps: wood (color: "Hill Country Stain") horizontal siding: 2x8 shiplap (color: "vintage woods - warm brown" stain) Vertical Siding: Tongue & Groove, 1x4 & 1x6 (color: "vintage woods - vintage gray" stain) Steel Panel Siding: (color: "Vintage Woods - vintage metals, black") Stone Veneer: Gallegos Dry Stacked Stone (color: "Timber Ridge Sandstone")  Exterior metal siding is less than 25% of each elevation.	
<b>Landscaping (22A/22R):</b>		
	<b>Planting Type</b>	<b>Quantity</b> <b>Size</b>
	Quaking Aspen	12      2-3" caliper 50% multistem
	Colorado Spruce	6      (3) 8'-10' tall (3) 12'-14' tall
	Assorted Shrubs	16      5 gallon
<b>Defensible Space (22A):</b>	Complies	
<b>Drainage (27A/27R):</b>	Positive drainage away from building	
<b>Driveway Slope:</b>	1.50%	
<b>Point Analysis (Sec. 9-1-17-3):</b>	This application has met all Absolute Policies. Staff has awarded positive three (+3) point under Policy 33/R for obtaining and achieving a HERS Index of 40-59% of Energy Saved Beyond the Adopted Residential Energy Code Standard, and negative three (-3) points under Policy 33/R for 2,271 square feet of heated outdoor space.	
<b>Staff Action:</b>	Staff has approved the Hegemann Residence, PL-2019-0025, showing a passing score of zero (0) points, with the attached Findings and Conditions.	
<b>Additional Conditions of Approval:</b>	<p><b>Conditions:</b></p> <p>9. An improvement location certificate of the second floor plate height in relation to the building foundation must be submitted and approved by the Town.</p> <p>10. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.</p> <p><b>Prior to Issuance of a Building Permit:</b></p> <p>13. Applicant shall provide a construction management plan, which is acceptable to the Town Engineer, showing that no disturbance will occur within the wetlands setback area.</p> <p>14. Applicant shall submit a preliminary HERS/ERI Index energy analysis prepared by a registered design professional confirming a 40-59% energy savings beyond the Town's most recently adopted International Energy Conservation Code Residential Provisions, which is currently at a baseline of 70 HERS/ERI score.</p> <p><b>Prior to Issuance of a Certificate of Occupancy:</b></p> <p>25. Applicant shall submit a final HERS/ERI Index energy analysis prepared by a registered design professional confirming a 40-59% energy savings beyond the Town's most recently adopted International Energy Conservation Code Residential Provisions, which is currently at a baseline of 70 HERS/ERI score.</p>	

## GENERAL NOTES

- 1) COPYRIGHT:**  
All plans, designs, and concepts shown in these drawings are the exclusive property of bhh Partners/Architects, AIA/IFC, and shall not be used, disclosed, or reproduced for any purpose without the written permission of the Architect.
- 2) CODES:**  
This project is governed by the International Residential Code 2003 Edition as adopted by the Town of Breckenridge, Colorado. Code compliance is mandatory. The drawings and specifications shall not permit work that does not conform to these codes. The General Contractor and Subcontractors shall be responsible for satisfying all applicable codes and obtaining all permits and required approvals. Building areas are shown for code purposes only and shall be recalculated for any other purpose.
- 3) FIELD VERIFICATION:**  
Verify all dimensions, conditions, and utility locations on the job site prior to beginning any work or ordering any materials. Notify the Architect of any conflicts or discrepancies in the drawings immediately.
- 4) DIMENSIONS:**  
Written dimensions always take precedence over scaled dimensions. DO NOT SCALE DRAWINGS. Verify all dimensions shown prior to beginning any work and notify Architect of any conflicts or discrepancies for interpretation or clarification. Plan dimensions are to the face of framing members, face of soffit framing or face of concrete walls unless otherwise noted. Section or elevation dimensions are to top of concrete, top of plywood or top of wall plates or beams unless otherwise noted.
- 5) DISCREPANCIES:**  
The Owner has requested the Architect to provide limited architectural and engineering services. In the event additional details or guidance is needed by the Contractor for construction of any aspect of the project, he shall immediately notify the Architect. Failure to give ample notice shall relieve the Architect of responsibility. Do not proceed in areas of discrepancy until all such discrepancies have been fully resolved with written direction from the Architect.
- 6) DUTY OF COOPERATION:**  
Release of these plans contemplates further cooperation among the Owner, the Contractor, and the Architect. Design and construction are complex. Although the Architect and his Consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is important, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect constitutes misrepresentation and hinders construction costs. A failure to cooperate by a simple notice to the Architect shall relieve the Architect from responsibility for all consequences.
- 7) CHANGES TO THE WORK:**  
Any items described herein that impact project budget or time shall be requested from the Contractor via a written change order request prior to such work. Performance of such work without approval by change order indicates General Contractor's acknowledgment of no increase in contract sum or time. Changes from the plans or specifications made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility for any and all consequences resulting from such changes.
- 8) WORKMANSHIP:**  
It is the intent and meaning of these drawings that the Contractor and each subcontractor provide at labor, materials, transportation, equipment, equipment, etc. to obtain a complete job which the recognized standards of the industry.
- 9) SUBSTITUTIONS:**  
Substitution of "equal" products will be acceptable with Architect's written approval. See specifications.

- 10) CONSTRUCTION SAFETY:**  
These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the safety, care of utilities and adjacent properties during construction, and shall comply with state and federal safety regulations.
- 11) EXCAVATION PROCEDURES:**  
Upon completion of any excavation, the Owner shall retain a soils engineer to inspect the subsurface conditions in order to determine the adequacy of foundation design. See specifications. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.
- 12) FIELD CUTTING OF STRUCTURAL MEMBERS:**  
The General Contractor and Subcontractors shall field coordinate and obtain approval from Engineer before any cutting, notching or drilling of any cast-in-place concrete, steel framing, or any other structural elements which may affect the structural integrity of the building. Refer to 2003 International Building Code, manufacturer's or supplier's instructions, and structural drawings for additional requirements.
- 13) EXTERIOR MATERIAL HOOK UP:**  
The General Contractor shall provide a hook up of all exterior materials for review by the Owner, Architect and Interior Designer. This hook up shall be provided and signed off in writing prior to any exterior finish work. The exempt shall include fascia, trim window cladding, and all other exterior finishes including 3"x3" sample sample of exterior stone work. This shall be retained on site until the final punch list is complete.
- 14) WEATHER CONDITIONS:**  
The Owner has been advised that, due to harsh winter conditions, roof and deck surfaces must be maintained reasonably free of ice and snow to ensure minimal problems with these surfaces. All roofing, roofing membranes, and waterproofing shall be approved in writing by product manufacturer (WR Grace for bitumens, etc) prior to proceeding with any work. Failure to provide these written approvals removes all responsibility for the work from the Architect.
- 15) BUILDING AREA:**  
Building areas are shown for code purposes only and shall be recalculated for any other use.
- 16) PROJECT STAKING:**  
The general contractor shall verify all existing grades and stakes all building corners and driveway location for Owner/Architect and Design Review Board approval prior to beginning any site clearing.
- 17) SITE DISTURBANCE:**  
It is the responsibility of the contractor to protect the existing trees to remain and adjacent properties from damage during construction. Provide protective fencing throughout construction.
- 18) PROJECT GRADIES:**  
The general contractor shall check and verify all grades including paved area slopes prior to pouring any foundations. Survey work should be verified in detail. See sections 8 and 9.

# HEGEMANN RESIDENCE



VIEW FROM PEAK 8 COURT

REVISIONS:

JOB NO: 19092.7  
DATE: 02/19/18  
DRAWN BY: JLB

CHECKED BY: MPH

©2018 THE DRAWINGS COPYRIGHTED BY bhh PARTNERS ARCHITECTS AND ENGINEERS. ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF bhh PARTNERS ARCHITECTS AND ENGINEERS.

T.O.B. CLASS C  
SUBMITTAL: 02/19/18

## FIRE SPRINKLER SYSTEM

PROVIDE NFPA 13 D AUTOMATIC FIRE SPRINKLER SYSTEM  
PROVIDE SIDE WALL HEADS TO GREATEST EXTENT  
POSSIBLE.  
PROVIDE SUBMITTAL FOR AUTOMATIC FIRE SPRINKLER  
SYSTEM.  
SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

## BID ALTERNATES

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## VICINITY MAP



## AREA CALCULATIONS

	UNFINISHED	FINISHED	TOTAL
LOWER LEVEL	1860 SF.	1841 SF.	3701 SF.
MAIN LEVEL	0 SF.	3006 SF.	3006 SF.
UPPER LEVEL	0 SF.	2401 SF.	2401 SF.
DECK LEVEL	0 SF.	141 SF.	141 SF.
TOTAL	1860 SF.	7589 SF.	9449 SF.

NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.

## LEGAL DESCRIPTION

LOT 1 PEAK EIGHT PLACE  
12 PEAK EIGHT COURT  
BRECKENRIDGE, COLORADO 80424

## USGS DATUMS

GARAGE LEVEL 100'-0" = 10298' USGS  
BANK LEVEL 109'-4" = 10242' USGS  
MASTER LEVEL 111'-0" = 10205' USGS  
BEDROOM LEVEL 116'-4" = 10259' USGS  
REC ROOM LEVEL 121'-0" = 10282' USGS  
LIVING ROOM LEVEL 121'-4" = 10286' USGS  
DECK LEVEL 133'-0" = 10298' USGS

## DRYWALL NOTE

THIS NOTE IS OVER 4000 SF AND ALL SURFACES SHALL BE PROVIDED WITH 5/8" DRYWALL DRYWALL BEHIND TUBS AND PRIOR TO ROOF CONSTRUCTION.

## SHEET INDEX

- T-11 TITLE SHEET & NOTES
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- A-21 BUILDING ELEVATIONS
- A-22 BUILDING ELEVATIONS
- A-23 BUILDING ELEVATIONS
- A-24 BUILDING ELEVATIONS

## SOILS ENGINEER:

THEOBALD ENGINEERING AND  
CONSTRUCTION SERVICES  
1000 AIRPORT ROAD  
BRECKENRIDGE, CO 80424  
(970) 389-3069

## SURVEYOR:

RANGE WEST SURVEYING  
P.O. BOX 395  
SILVERTHORPE, CO 80468  
(970) 468-6281

## STR'L ENGINEER:

ENGINEERING DESIGNWORKS, INC.  
169 HILLTOP PARKWAY, UNIT 308A  
STEARNS CREEK SPRINGS, CO 80487  
(970) 878-4890  
(970) 878-4926 (FAX)  
edw@engdesignworks.com

## CONTRACTOR:

PINNACLE MOUNTAIN HOMES, INC.  
154 BLAKECAMPWAY  
P.O. BOX 1000  
FRESSO, CO 80443  
(970) 493-0121  
sales@pinnaclehomes.com

## ARCHITECT:

bhh Partners Planners and Architects  
160 EAST 40TH STREET  
P. O. BOX 831  
BRECKENRIDGE, CO 80424  
(970) 493-6880  
info@bhhpartners.com

## OWNER:

MARY + GREG HEGEMANN  
1411 INDIAN WELLS LANE  
LOVE TREE, CO 8024  
(303) 944-1900 / greg@hegemann.com GREG  
(303) 552-4240 / mary@hegemann.com MARY

© 2018  
SHEET NUMBER:

**T1**  
TITLE SHEET,  
GENERAL NOTES,  
AND INFORMATION

OF:

0770 424-6880  
BRECKENRIDGE, CO 80424

bhh Partners  
160 EAST 40TH STREET  
BRECKENRIDGE, CO 80424

BEAR RUN  
LOT 1 PEAK EIGHT PLACE  
12 PEAK EIGHT COURT  
BRECKENRIDGE, COLORADO 80424



### PLANTING LIST & NOTES

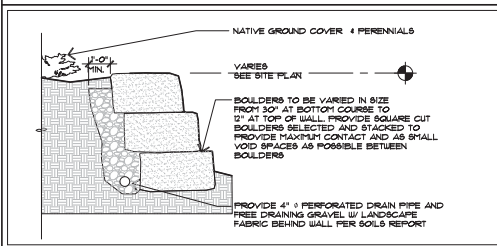
KEY	COMMON	BOTANICAL	NO.	SIZE
○	EXISTING TREES	VARIABLES	--	SEE SITE PLAN
○	TREES TO BE REMOVED	VARIABLES	--	SEE SITE PLAN
○	TREES	VARIABLES	--	SEE SITE PLAN
●	DOLORADO SPRUCE	PICEA PUNGENS OR PICEA ENGLERMANNI	1	18" TO 24" TALL
●	ARFEN	FRAXINUS	1	18" TO 24" TALL
●	SPRINGDALE COVER	PERENNIALS	4	9 GAL.
○	POTENTIAL	FRAXINUS	1	30" X MULTI-STEM
○	BUFFALO JUNIFER	JUNIPERUS SABINA	8	9 GAL.
○	SPRING	PERENNIALS	4	9 GAL.
○	COTONASTER	DE QUILLETIS	6	9 GAL.

### DEFENSIBLE SPACE

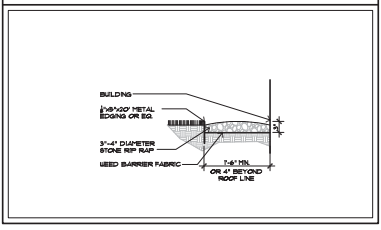
Defensible space is the natural or landscaped area around a building or other structure that has been modified to reduce the spread of fire from an approaching wildland fire, or to reduce the structure fire from spreading to the surrounding vegetation. Creating Defensible Space does not usually require the removal of all trees or other vegetation. Standards for defensible space: the following standards shall govern the creation of a defensible space:

- The property shall be divided into three zones. Zone One shall be measured 30 feet from the eave of a building or structure including attached structures or protrusions, such as a deck on the property. Zone Two is an extension of Zone One. Zone Two shall be measured to a distance of 100 feet from the eave of the building or structure including any attached structures or protrusions, such as a deck on the property. Zone Three shall extend from Zone Two to the property boundary.
- In formulating a defensible space mitigation plan the AUJ shall consider both the horizontal clearance between aerial fuels, such as the outside edge of the tree crown or high branch, as well as the vertical clearance between lower fuels of aerial fuels and the nearest surface fuels and grass/weeds.
- In determining the action that must be taken by a landowner to establish required defensible space under this chapter each property shall be reviewed individually, and the location and other physical characteristics of the property shall be considered. Properties with greater fire hazards will require greater buffers between fuels. Without losing the generality of the preceding provisions, when establishing the requirements for the creation of a defensible space plan, the AUJ shall consider the property's proximity to a residential parking lot, and other similar areas that create firehazards. Similarly, large tracts of open space and National Forest System land that may require larger buffers shall be considered.
- The following specific standards apply to the creation of defensible space within Zone One:
  - Healthy trees, shrubs, and other landscaping material required by a county approved landscape plan shall be preserved.
  - Trees remaining within the defensible space shall have branches limited to a height of 10 feet, but notwithstanding said height requirement, branches need not be limited to more than 1/3 of tree height.
  - Other healthy fire-wise trees, shrubs, and other landscaping material shall be preserved if they are intended to remove dead branches and are used spaced to reduce the risk of a fire spreading to other vegetation or structures.
  - Irrigated trees, shrubs, and other landscaping material shall be preserved if they are intended to remove dead branches and are used spaced to reduce the risk of a fire spreading to other vegetation or structures.
  - All dead and diseased trees, shrubs, and other landscaping material shall be removed.
  - All vegetation and combustible material shall be removed from under all eaves and decks.
  - All grasses and ground cover shall be kept less than 6 inches in height.
  - Leaf and needle litter and combustible ground debris shall be removed. Mulch within landscape back that are irrigated may be retained at a maximum depth of 3 inches.
  - Additional fire-wise landscaping material is encouraged to be planted with County approval.

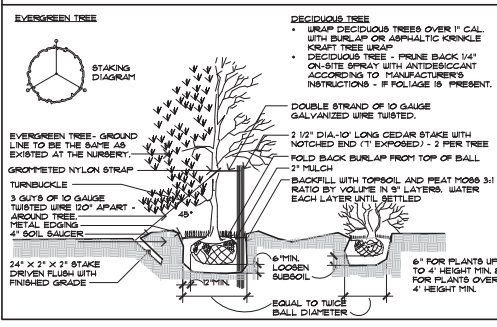
### BOULDER WALL DETAIL 3/SP1.1



### METAL EDGING/RIPRAP DETAIL 2/SP1.1



### PLANTING DETAIL



### LANDSCAPE NOTES

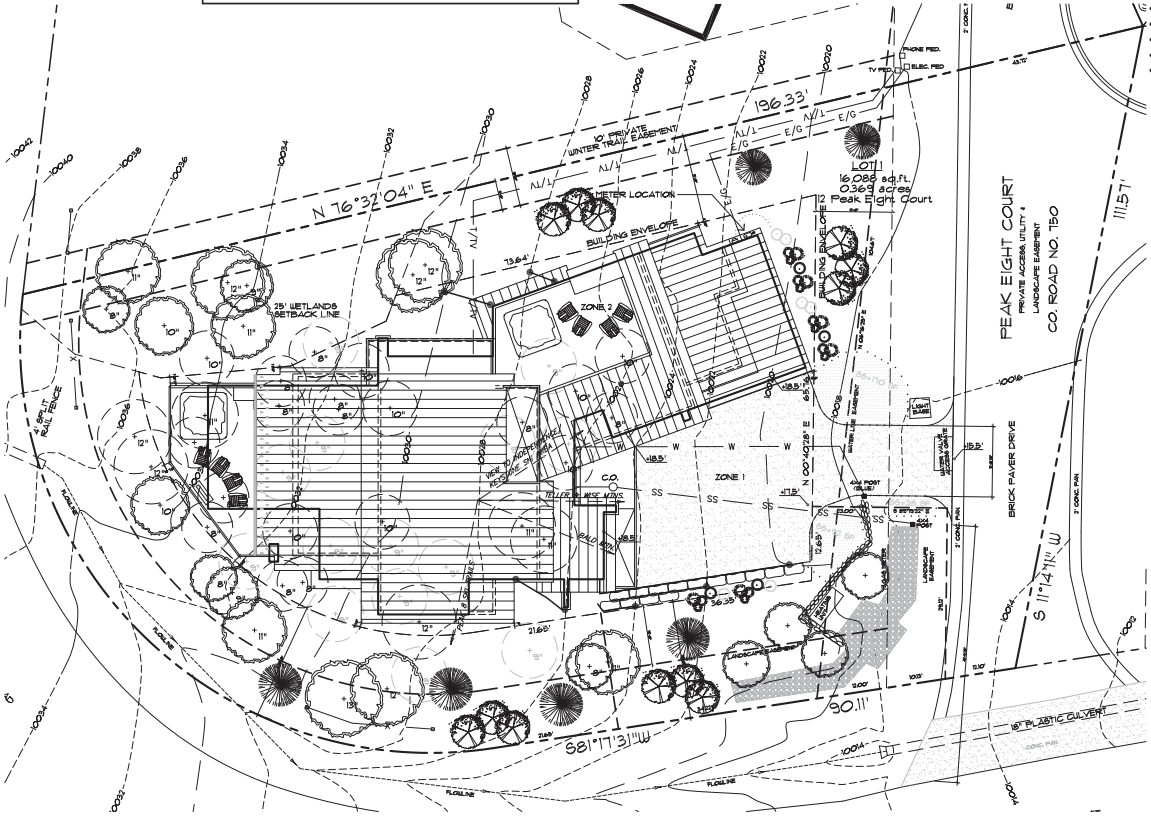
- PROVIDE 2\"/>
  - KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR BEYOND DRAIN LINE OF TREES. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
  - GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
  - PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
  - LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLICE AREAS FROM ABOVE.
  - SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
  - ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM PROVIDE SUBMITTAL.
  - ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROUND AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
  - NATURALIZING GROUPINGS OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
  - SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
  - PROVIDE 3\"/>
  - INSTALL 4\"/>
  - ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREES STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
  - PROVIDE 3\"/>
  - LANDSCAPE BOULDERS OF 2\"/>
  - ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
- NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

### REVEGETATION NOTES

- REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:
- |                     |     |
|---------------------|-----|
| SHORT DRY GRASS     | 10% |
| HAIRY FESCUE        | 30% |
| CREEPING RED FESCUE | 30% |
| SHIER FESCUE        | 10% |
| CANADA BLUEGRASS    | 10% |
| CANBY BLUEGRASS     | 5%  |
- SLOPES OVER 3% SHALL BE HAY TACKLED OR NETTED.
- MOUNTAIN MAGIC WILDFLOWER MIX #1 LB5/1000 SF:
- |                           |     |
|---------------------------|-----|
| WESTERN LUPINE            | 10% |
| COLUMBINE COLORADO        | 10% |
| GERANIUM RICHARDSON       | 10% |
| ASTER ENGLERMANNI         | 10% |
| GALLIARDIA BLANKET FLOWER | 10% |
| ORANGE MOUNTAIN DAISY     | 10% |
| PENSTEMON WASATCH         | 10% |
| PENSTEMON SMALL FLOQUERED | 10% |
| PENSTEMON ROCKY MOUNTAIN  | 10% |
- WESTERN NATIVE WILDFLOWER MIX #1 LB5/1000 SF:
- |                          |     |
|--------------------------|-----|
| CONYSE OVER WILDFLOWER   | 10% |
| SULFUR FLOWER            | 10% |
| NOODLES GROUNDDEL        | 10% |
| WESTERN LARKSPUR         | 10% |
| AMERICAN VETCH           | 10% |
| GIANT LOUSEBORT          | 10% |
| PENSTEMON ROCKY MOUNTAIN | 10% |

### HEATING ZONES

DRIVEWAY	ZONE 1	431 SF.
ROOF DECK	ZONE 2	360 SF.
BACK DECK	ZONE 2	414 SF.



### LANDSCAPE PLAN

SCALE: 1" = 10'-0"

REVISIONS:

JOB NO: 19092.1  
DATE: 02/19/18  
DRAWN BY: JLB  
CHECKED BY: MFM

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T.O.B. CLASS C SUBMITTAL: 02/19/18

**bhh Partners**  
100 SOUTH 100 EAST TOWNS BRECKENRIDGE, CO 80424 (970) 454-8888

**BEAR RUN**  
LOT 1 PEAK EIGHT PLACE  
12 PEAK EIGHT COURT BRECKENRIDGE, COLORADO 80424

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SHEET NUMBER:  
**SP1.2**

BUILDING HEIGHT						
RIDGE FRONT	RIDGE ELEV.	NAT. GRADE ELEV.	FIN. GRADE ELEV.	MEASURED FROM	CALCULATIONS	HEIGHT
A	10,063.66'	10,028.5'	--	NAT.	10,063.66' - NAT.	34.16'
B	10,063.66'	10,031.9'	--	NAT.	10,063.66' - NAT.	32.16'
C	10,064.29'	10,024.79'	--	NAT.	10,064.29' - NAT.	29.5'
D	10,066.19'	10,022.29'	--	NAT.	10,066.19' - NAT.	33.91'

REQUIRED SNOWSTACK			
HARDSCAPE (WALKS & DRIVEWAY)	SQ. FT.	%	
REQD SNOW STACK (25% OF HARDSCAPE)	1,170 SF.	100%	
TOTAL SNOW STACK	283 SF.	25%	
TOTAL SNOW STACK	300 SF.	26%	

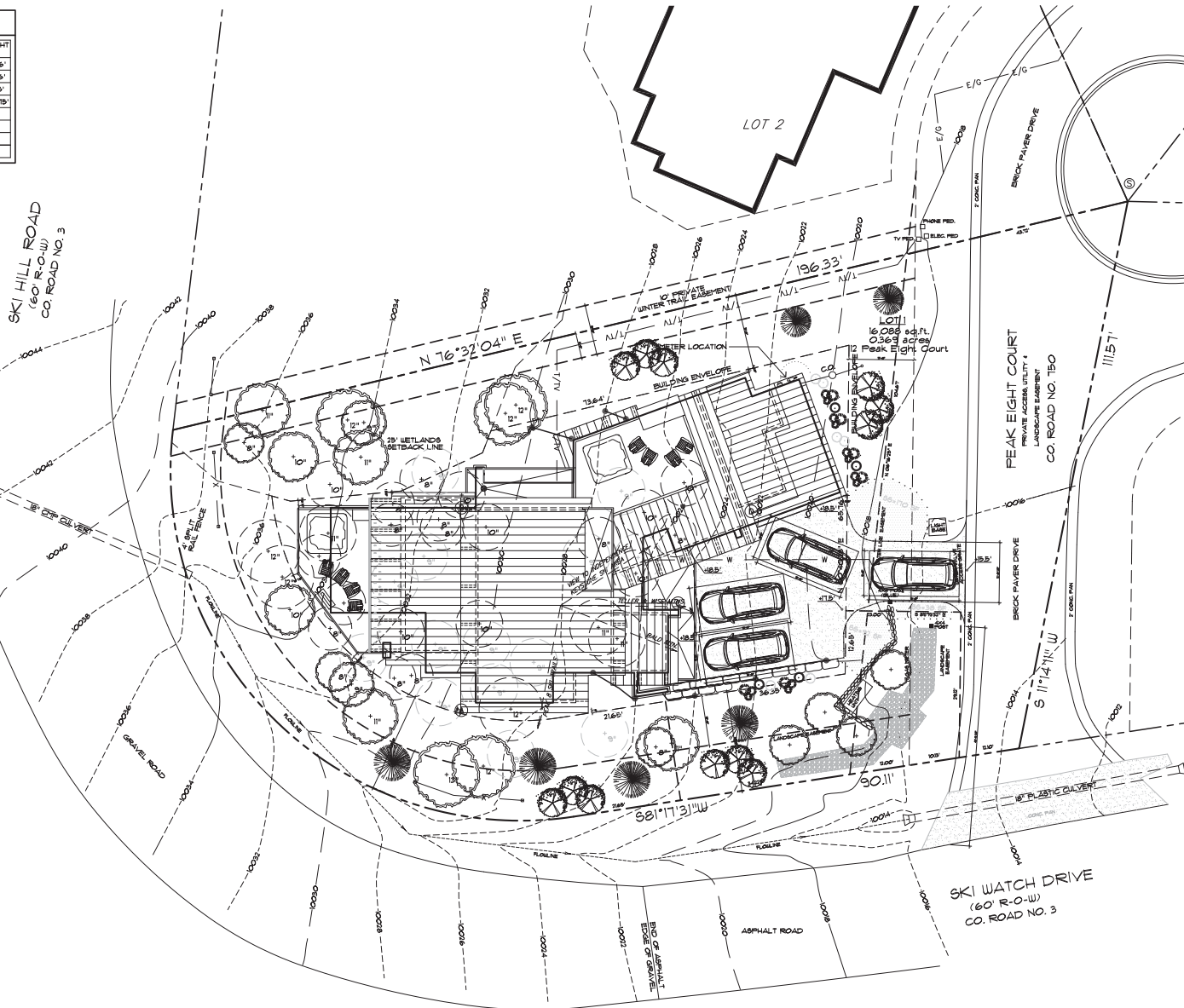
LOT COVERAGE			
	SQ. FT.	%	
BUILDING (INCLUDES OVERHANGS)	4,716 SF.	26%	
HARDSCAPE (DECKS, PATIOS, WALKS & DRIVEWAY)	1,170 SF.	7%	
OPEN SPACE	10,142 SF.	67%	
TOTAL LOT SIZE	16,028 SF.	100%	

**NOTE**

- VERIFY THAT PINE BEETLE KILL TO BE REMOVED FROM THE SITE
- SQUARE FOOTAGE AREA CALCULATIONS ON SHEET T1

CONTOUR LEGEND			
EXISTING MINOR	---	DRAINAGE ARROW	→
EXISTING MAJOR	---	SPOT GRADE AT DOT	3400
PROPOSED	---		

- SITE NOTES**
- ELECTRIC, CABLE TV, AND TELEPHONE UNDERGROUND IN COMMON TRENCH
  - VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
  - TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST .JOB #0205
  - PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1/2 IN/10')
  - REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH
  - FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING
  - PROTECT ALL REMAINING TREES WITH CHAIN LINK FENCE BARRIER DURING CONSTRUCTION
  - PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
  - STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARDS PRIOR TO ANY WORK
  - GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
  - DRIVEWAY SHOWN AS MAX 4% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT AS REQUIRED



**SITE PLAN**  
SCALE: 1" = 10'-0"

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DATE: 02/19/18  
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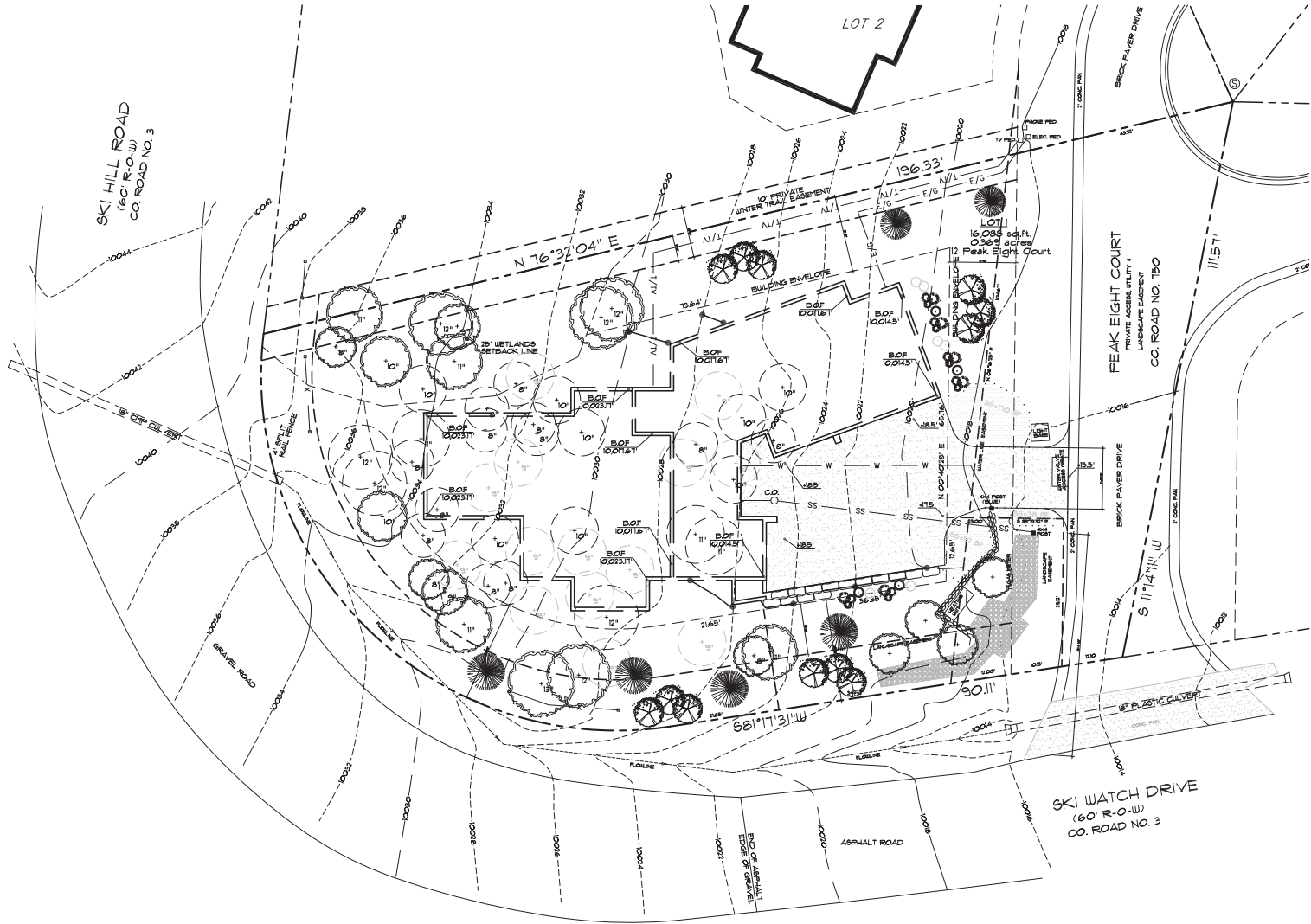
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SUBMITTAL: 02/19/18

**bhh Partners**  
150 SOUTH 1020 EAST TOWNS  
BRECKENRIDGE, CO 80424 (970) 434-8880

**BEAR RUN**  
LOT 1 PEAK EIGHT PLACE  
12 PEAK EIGHT COURT BRECKENRIDGE, COLORADO 80424

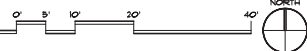
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**SP1.1**



NOTE: ALL FOUNDATION DEPTHS ARE APPROXIMATE.

### FOUNDATION DEPTHS PLAN

SCALE: 1" = 10'-0"



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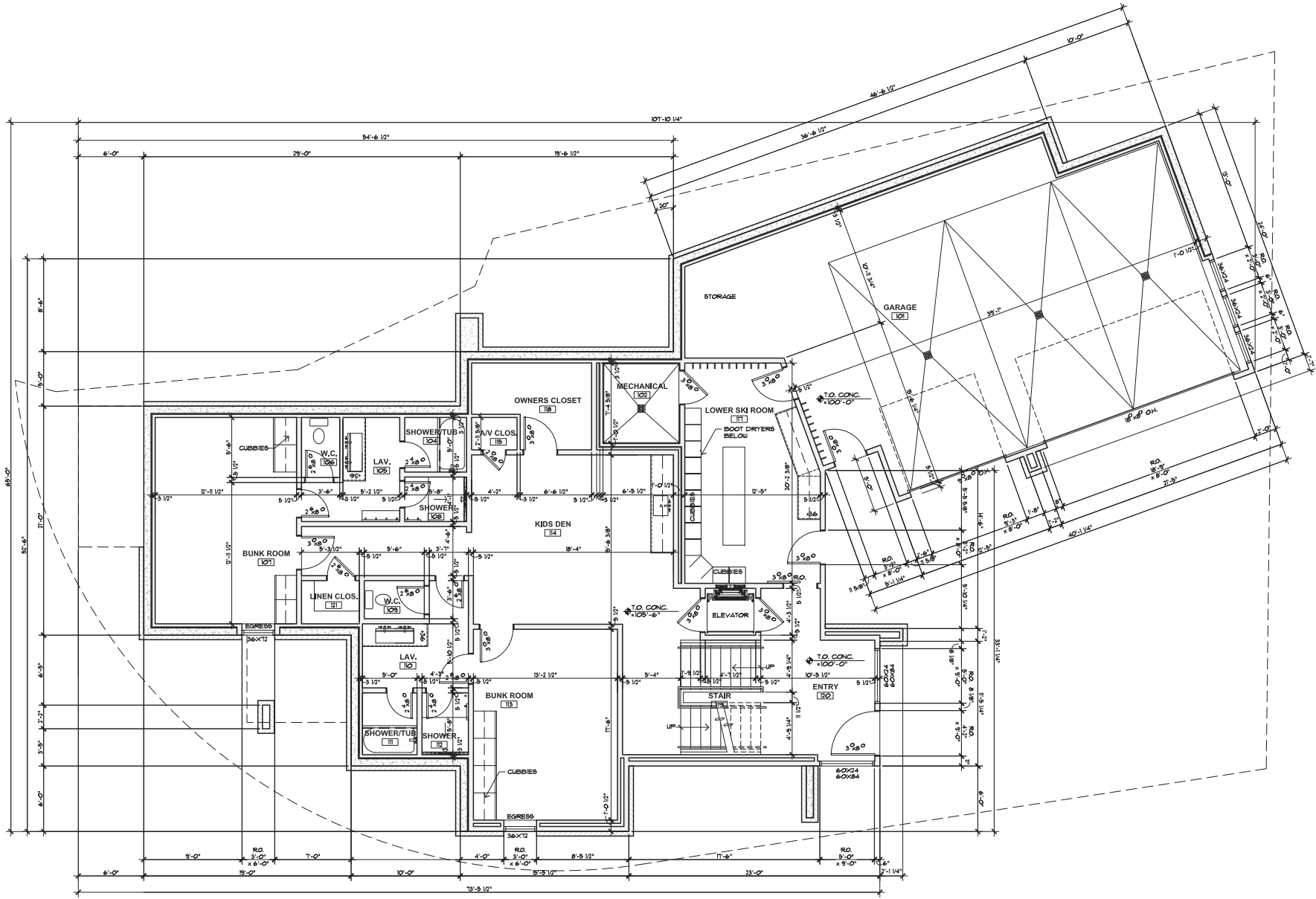
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**bhh Partners**  
 625 SOUTH 1020 EAST TOWNS  
 BRECKENRIDGE, CO 80424 (970) 454-9898

**BEAR RUN**  
 LOT 1 PEAK EIGHT PLACE  
 12 PEAK EIGHT COURT BRECKENRIDGE, COLORADO 80424

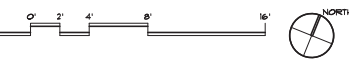
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**A1.0**



**LOWER LEVEL PLAN**

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

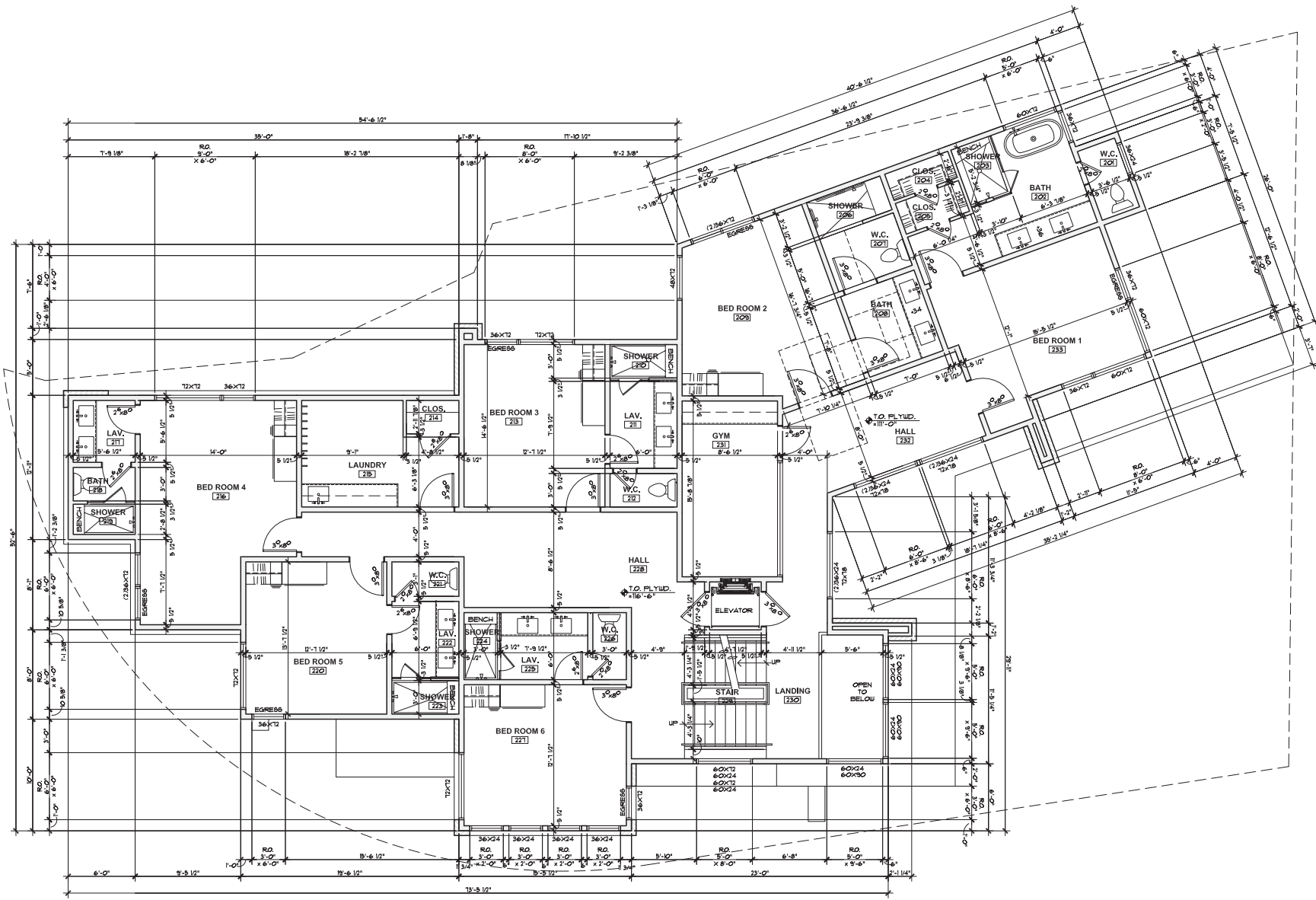


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**bhh Partners**  
 600 S. 1ST ST. DENVER, COLORADO 80202 (303) 434-8888  
**BEAR RUN**  
 LOT 1 PEAK EIGHT PLACE  
 12 PEAK EIGHT COURT, BRECKENRIDGE, COLORADO 80424

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**A-1.1**



**MAIN LEVEL PLAN**

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



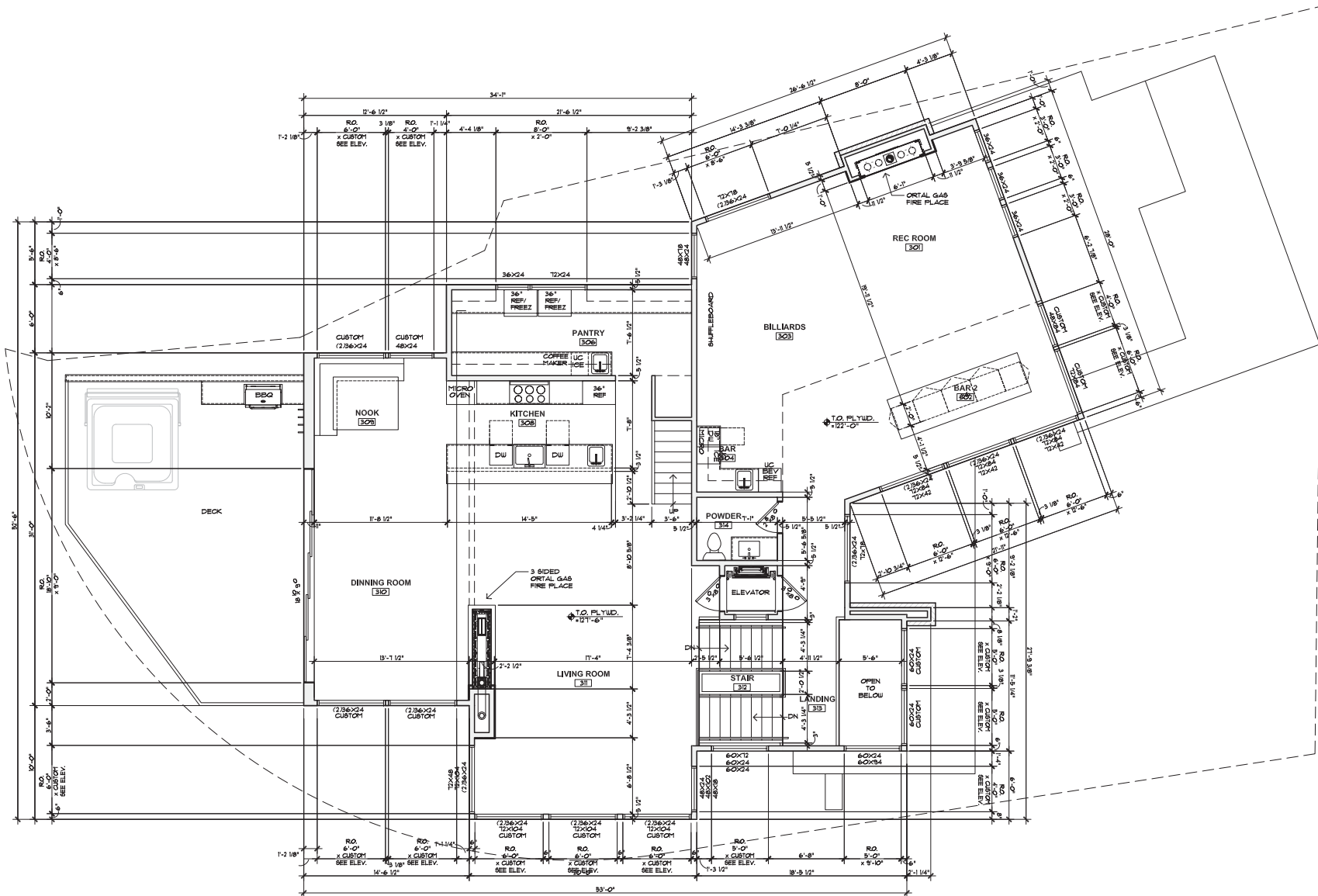
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**bhh Partners**  
 1200 SOUTH MAINS BRECKENRIDGE, CO 80424 (970) 434-8880  
**BEAR RUN**  
 LOT 1 PEAK EIGHT PLACE  
 12 PEAK EIGHT COURT BRECKENRIDGE, COLORADO 80424

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**UPPER LEVEL PLAN**

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



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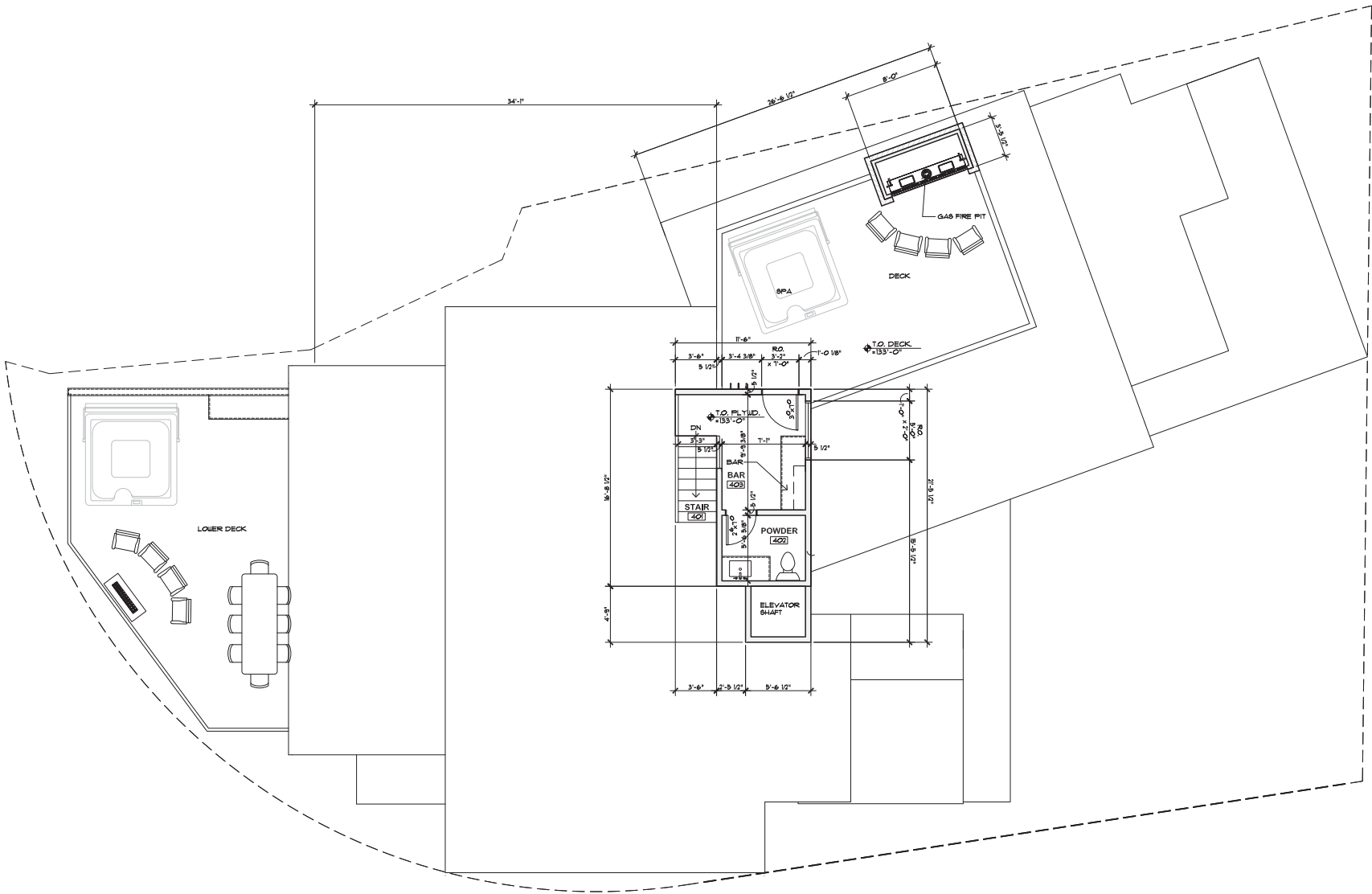
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**bhh Partners**  
 100 SOUTH MAIN STREET BRECKENRIDGE, CO 80424 (970) 454-6880

**BEAR RUN**  
 LOT 1 PEAK EIGHT PLACE  
 12 PEAK EIGHT COURT BRECKENRIDGE, COLORADO 80424

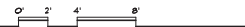
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**A-1.3**



**DECK LEVEL PLAN**

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



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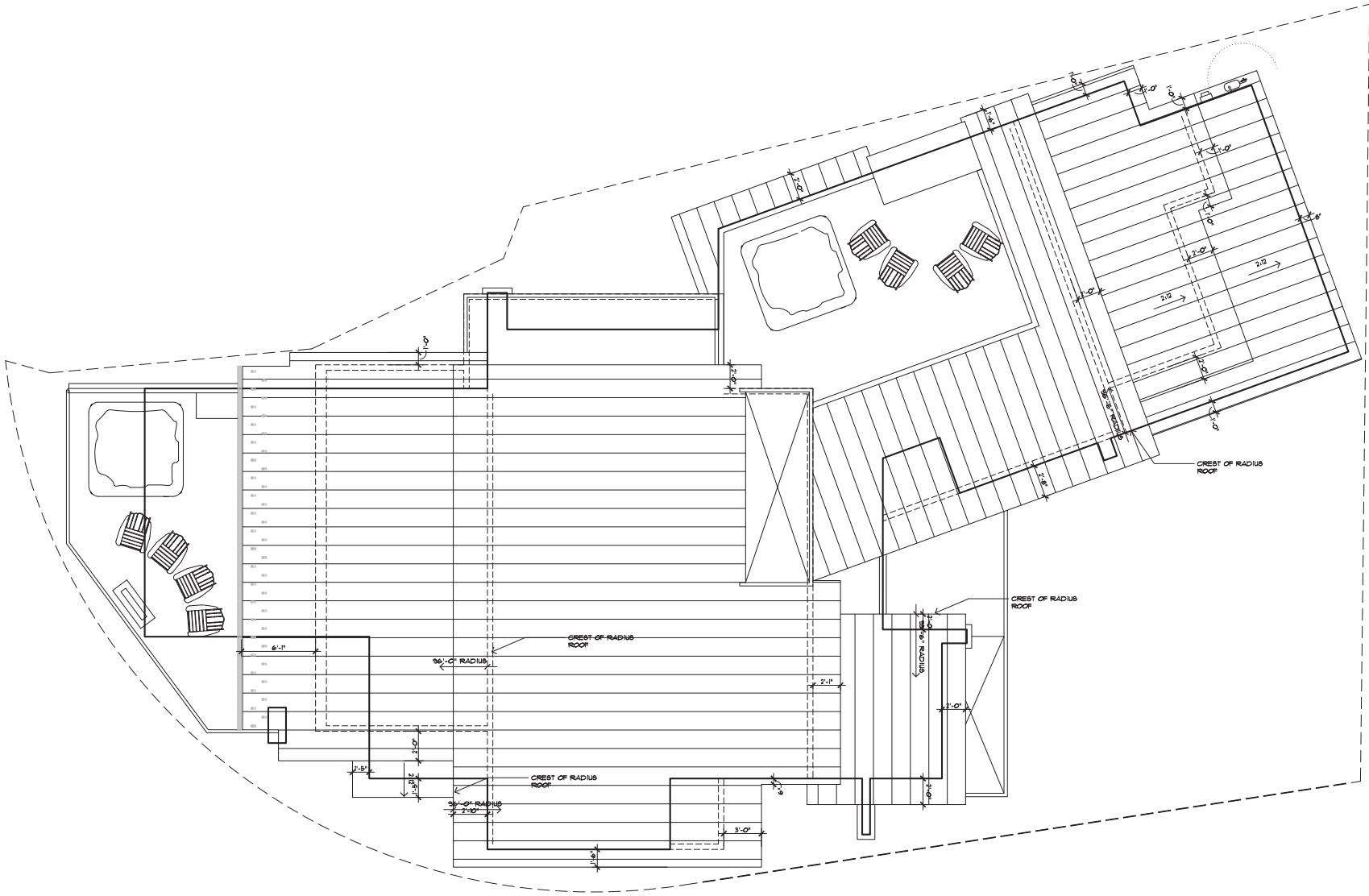
bhh Partners  
 120 SOUTH MAIN STREET, SUITE 100  
 BRECKENRIDGE, CO 80424 (970) 454-6880

**BEAR RUN**  
 LOT 1 PEAK EIGHT PLACE  
 12 PEAK EIGHT COURT BRECKENRIDGE, COLORADO 80424

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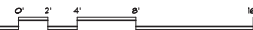
**A-1.4**

OF:



**ROOF PLAN**

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



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bhh Partners  
 1230 SOUTH MAIN STREET BRECKENRIDGE, CO 80424 (970) 454-6880

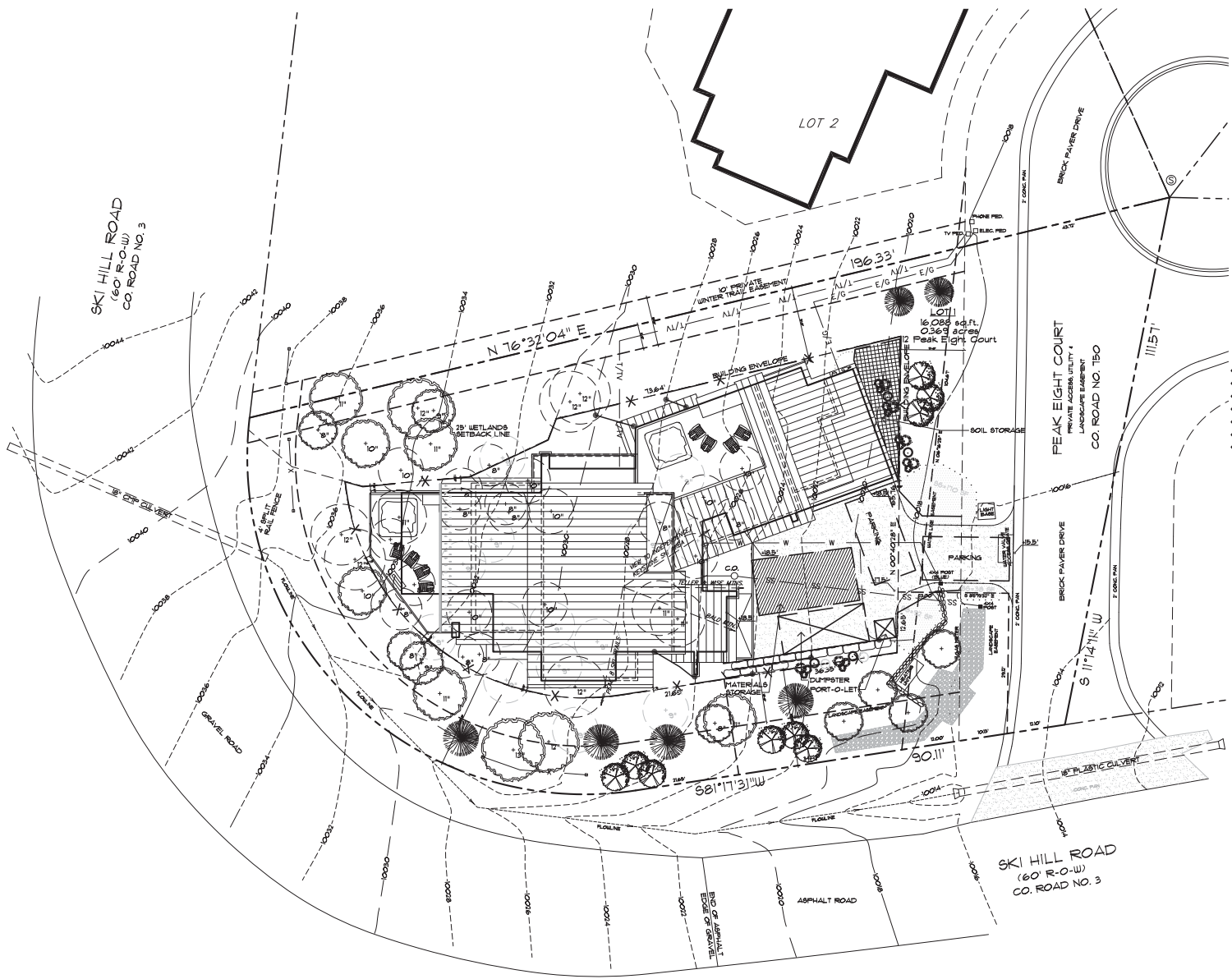
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 LOT 1 PEAK EIGHT PLACE  
 12 PEAK EIGHT COURT BRECKENRIDGE, COLORADO 80424

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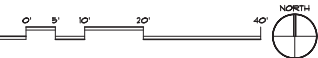
OF:





**CONSTRUCTION STAGING PLAN**

SCALE: 1" = 10'-0"



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**bhh Partners**  
 625 SOUTH 1020 WEST TOWNS BRECKENRIDGE, CO 80424 (970) 454-6888

**BEAR RUN**  
 LOT 1 PEAK EIGHT PLACE  
 12 PEAK EIGHT COURT BRECKENRIDGE, COLORADO 80424

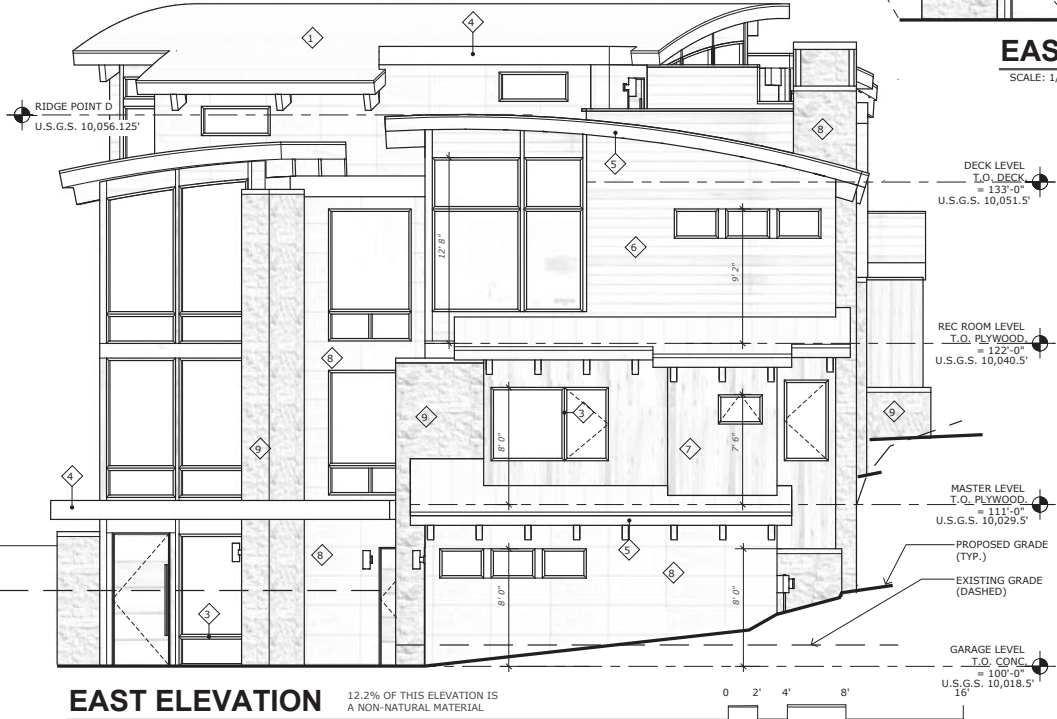
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**CS**



**EAST AT ENTRY ELEVATION**

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

19.8% OF THIS ELEVATION IS A NON-NATURAL MATERIAL



**EAST ELEVATION**

12.2% OF THIS ELEVATION IS A NON-NATURAL MATERIAL

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

COLOR LEGEND		
1	METAL ROOFING	- METAL SALES STANDING SEAM (MATTE BLACK 106)
2	STEEL RAILINGS	- PATINA STEEL (NON-REFLECTIVE)
3	WINDOW CLAD	- SIERRA PACIFIC (TW BLACK 061)
4	METAL FASCIA	- PAINTED TO MATCH WINDOW CLADDING
5	GLU LAM COLUMNS, FASCIA, RAILING CAPS	- SHERWIN WILLIAMS SEMI-TRANSPARENT (HILL COUNTRY SW 3532)
6	HORIZONTAL SIDING CLEAR VERTICAL GRAIN HEMLOCK 2x8 SHIPLAP	- VINTAGE WOODS (WARM BROWN)
7	VERTICAL SIDING CLEAR VERTICAL GRAIN HEMLOCK T&G, 1X4, 1X6	- VINTAGE WOODS (VINTAGE GRAY)
8	STEEL PANEL SIDING	- VINTAGE WOODS VINTAGE METALS (BLACK)
9	STONE VENEER	- GALLEGOS (#303 NORTHSTAR)

**ELEVATION NOTE**

THESE ELEVATIONS ARE GRAPHIC IN NATURE. THE ELEVATIONS ILLUSTRATE EXTERIOR IMAGE AND COLORS. DO NOT SCALE OFF ELEVATIONS FOR THIS PROJECT.

MATERIAL COLORS ARE TYPICAL FOR ALL ELEVATIONS REFER TO COLOR LEGEND, VERIFY ALL COLORS WITH OWNER

SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION.

NOTE: ALL FLAT ROOF PITCHES 1/4" :12

REVISIONS:

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 DATE: 02/19/19  
 DRAWN BY: TRM  
 CHECKED BY: M. HOGAN

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**bhh Partners**  
 10300 E. 105TH AVENUE, BRECKENRIDGE, CO 80424 (970) 453-6880

**HEGEMAN RESIDENCE**  
 LOT 1 PEAK EIGHT PLACE  
 1/2 PEAK EIGHT COURT, BRECKENRIDGE, COLORADO 80424

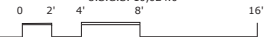
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**A2.1**



**WEST ELEVATION**

5.4% OF THIS ELEVATION IS A NON-NATURAL MATERIAL

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



RIDGE POINT A  
U.S.G.S. 10,063.66'

LIVING ROOM LEVEL  
T.O. PLYWOOD  
= 127'-6"  
U.S.G.S. 10,046.0'

BEDROOM LEVEL  
T.O. CONC.  
= 116'-6"  
U.S.G.S. 10,035.0'

BUNK LEVEL  
T.O. CONC.  
= 105'-6"  
U.S.G.S. 10,024.0'

GARAGE LEVEL  
T.O. CONC.  
= 100'-0"  
U.S.G.S. 10,018.5'

**SOUTH ELEVATION**

18.4% OF THIS ELEVATION IS A NON-NATURAL MATERIAL

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



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T.O.B. CLASS C  
SUBMITTAL: 02/19/19

**bhh Partners**  
10300 10TH AVENUE, BRECKENRIDGE, CO 80424 (878) 400-8800

**HEGEMAN RESIDENCE**  
LOT 1 PEAK EIGHT PLACE  
1/2 PEAK EIGHT COURT, BRECKENRIDGE, COLORADO 80424

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SHEET NUMBER:

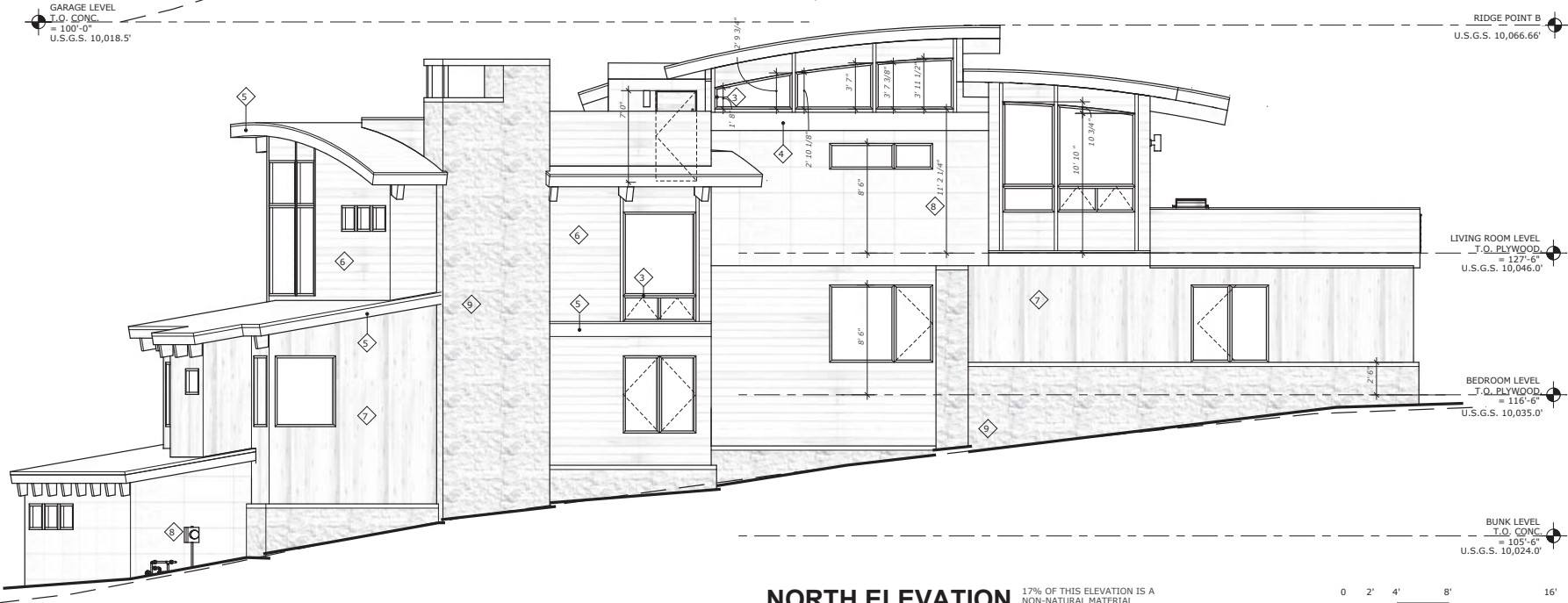
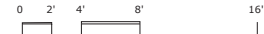
**A2.3**



**NORTHEAST ELEVATION**

11.9% OF THIS ELEVATION IS A NON-NATURAL MATERIAL

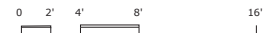
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**

17% OF THIS ELEVATION IS A NON-NATURAL MATERIAL

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



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 DRAWN BY: TRM  
 CHECKED BY: M. HOGAN

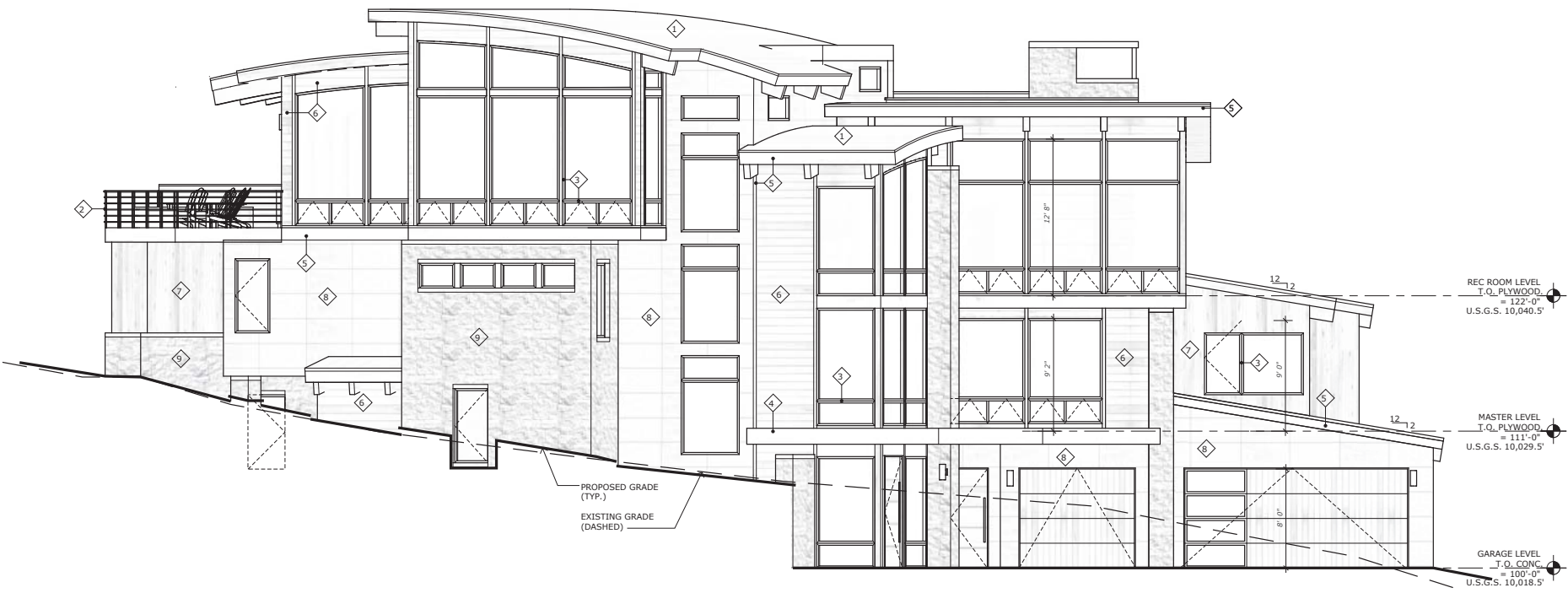
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T.O.B. CLASS C SUBMITTAL: 02/19/19

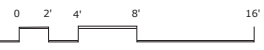
**bhh Partners**  
 10050 E. 105TH AVENUE, BRECKENRIDGE, CO 80424 (877) 403-6880

**HEGEMAN RESIDENCE**  
 LOT 1 PEAK EIGHT PLACE  
 1/2 PEAK EIGHT COURT, BRECKENRIDGE, COLORADO 80424

©2019  
 SHEET NUMBER:  
**A2.2**



**SOUTHEAST ELEVATION** 17.5% OF THIS ELEVATION IS  
A NON-NATURAL MATERIAL  
SCALE: 1/4" = 1'-0"



REVISIONS:

JOB NO. 19052.7  
 DATE: 02/19/19  
 DRAWN BY: TRM  
 CHECKED BY: M. HOGAN

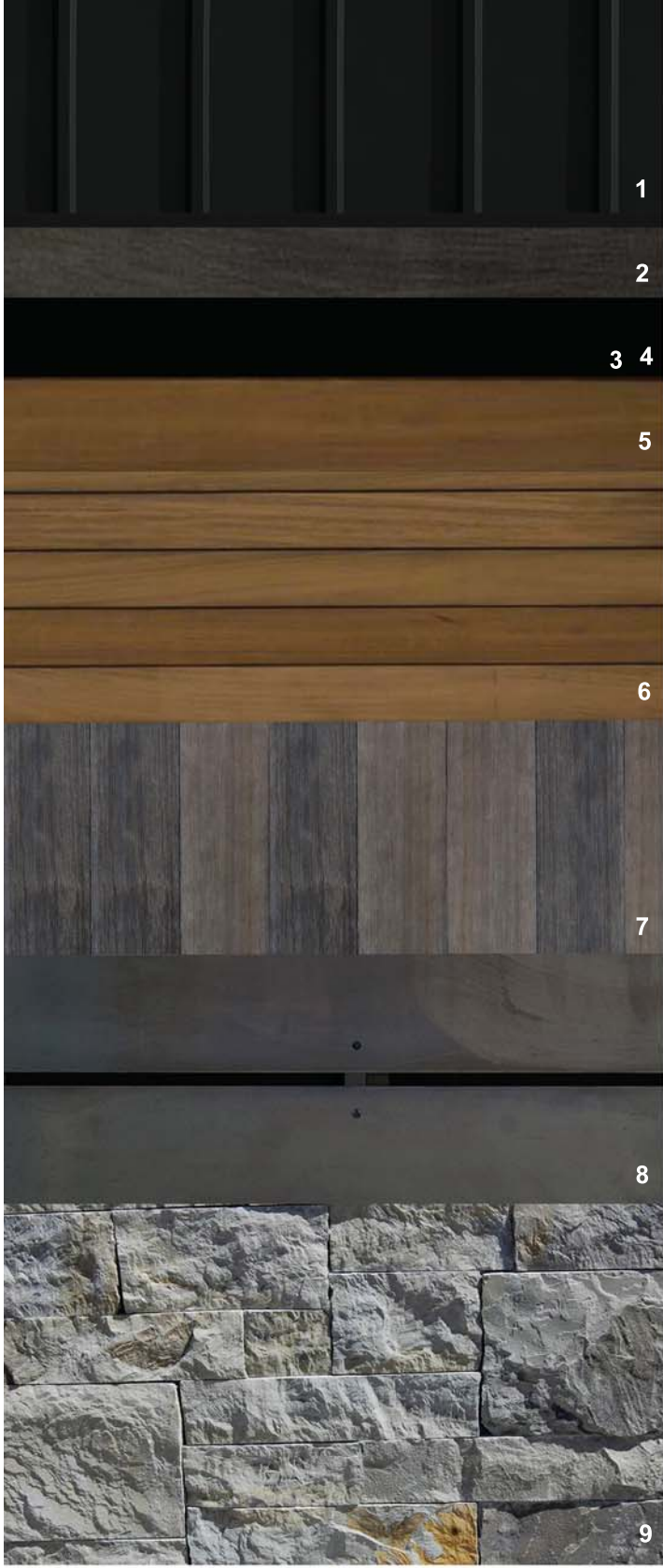
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T.O.B. CLASS C  
 SUBMITTAL: 02/19/19

**bhh Partners**  
 1205 W. 10TH AVENUE, BRECKENRIDGE, CO 80424 (970) 453-6880

**HEGGE MAN RESIDENCE**  
 LOT 1 PEAK EIGHT PLACE  
 1/2 PEAK EIGHT COURT, BRECKENRIDGE, COLORADO 80424

© 2019  
 SHEET NUMBER:  
**A2.4**



1

2

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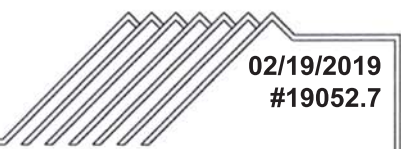
9

- 1. METAL ROOFING - STANDING SEAM/METAL SALES (MATTE BLACK 106)
- 2. STEEL RAILINGS - RAW STEEL
- 3. WINDOW CLAD - SIERRA PACIFIC (BLACK 023)
- 4. METAL FASCIA - (PAINTED TO TO MATCH WINDOW CLADING)
- 5. GLULAM COLUMNS, FASCIA, RAILING CAPS - SHERWIN-WILLIAMS SEMI-TRANSPARENT STAIN (HILL COUNTRY SW 3532)
- 6. HORIZONTAL SIDING CLEAR VERTICAL GRAIN HEMLOCK 2X8 SHIPLAP - VINTAGE WOODS (WARM BROWN)
- 7. VERTICAL SIDING CLEAR VERTICAL GRAIN HEMLOCK T&G 1X4,1X6 - VINTAGE WOODS (VINTAGE GRAY)
- 8. STEEL PANEL SIDING - VINTAGE WOODS VINTAGE METALS (BLACK)
- 9. STONE VENEER BASE - GALLEGOS (#349 TIMBER RIDGE SANDSTONE)

ALL EXTERIOR MATERIALS TO BE NON-REFLECTIVE



P.O BOX 931, 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 453-6880  
 P.O. BOX 2113, 560 ADAMS AVENUE SILVERTHORNE, CO 80498 (970) 513-1000



02/19/2019  
 #19052.7

**BEAR RUN RESIDENCE**

# 3000 K LED Outdoor Lantern AZT

## 11250AZT30 (Textured Architectural Bronze)

Project Name: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Qty: \_\_\_\_\_  
 Comments: \_\_\_\_\_



### Dimensions

Height	7.00"
Width	5.00"

### Ordering Information

Product ID	11250AZT30
Finish	Textured Architectural Bronze
Available Finishes	AZT, BKT

### Dimensions

Extension	6.50"
Height from center of Wall opening	3.25"
Base Backplate	5.00 X 5.00
Weight	2.60 LBS

### Photometrics

Kelvin Temperature	3000 K
Color Rendering Index	90

### Specifications

Material	Aluminum
----------	----------

### Electrical

Voltage	120-277 V
Input Voltage	Dual (120/140)

### Qualifications

Safety Rated	Wet
Title 24	Yes
Class 2	Yes
Dark Sky	Yes
Expected Life Span	40000 Hours
Warranty	<a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a>

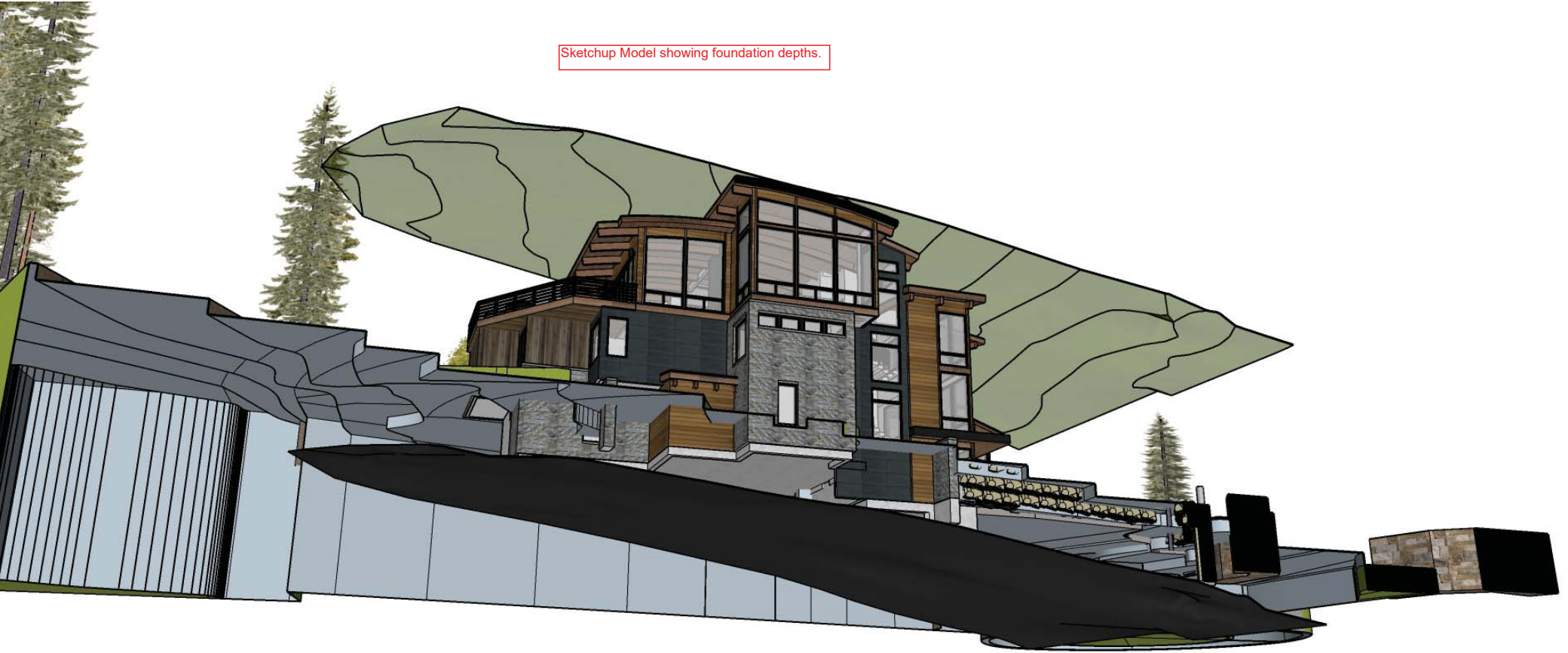
### Primary Lamping

Light Source	LED
Lamp Included	Integrated
# of Bulbs/LED Modules	1
Delivered Lumens	350
Delivered Efficacy	33
Max or Nominal Watt	11W

#### Notes:

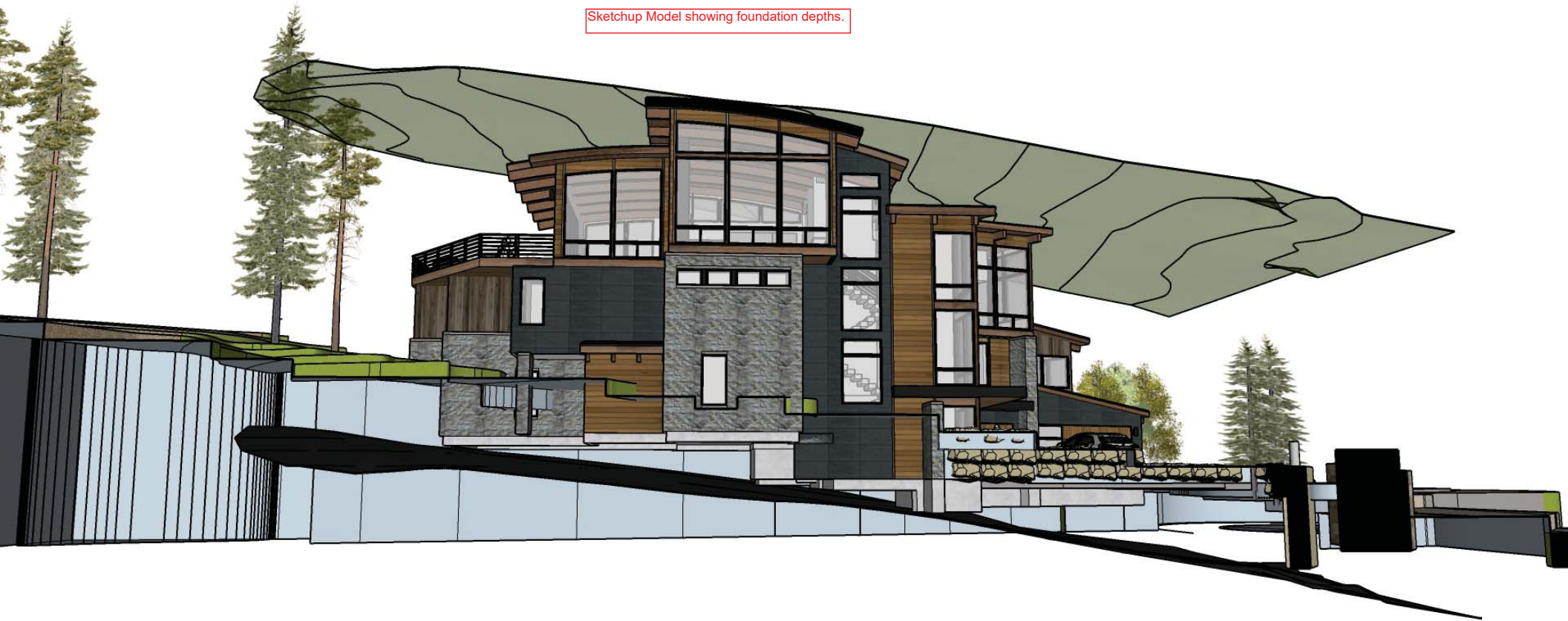
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.  
 2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

Sketchup Model showing foundation depths.





Sketchup Model showing foundation depths.



## TOWN OF BRECKENRIDGE

Hegemann Residence  
Peak Eight Place, Lot 1  
12 Peak Eight Court  
PL-2019-0025

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 28, 2019** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held **April 2, 2019** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **October 9, 2020**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.

9. **An improvement location certificate of the second floor plate height in relation to the building foundation must be submitted and approved by the Town.**
10. **An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.**
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
12. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

#### **PRIOR TO ISSUANCE OF BUILDING PERMIT**

13. **Applicant shall provide a construction management plan, which is acceptable to the Town Engineer, showing that no disturbance will occur within the wetlands setback area.**
14. **Applicant shall submit a preliminary HERS/ERI Index energy analysis prepared by a registered design professional confirming a 40-59% energy savings beyond the Town's most recently adopted International Energy Conservation Code Residential Provisions, which is currently at a baseline of 70 HERS/ERI score.**
15. Applicant shall submit proof of ownership of the project site.
16. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
17. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
18. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
19. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
20. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
21. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.

22. Applicant shall install construction fencing and erosion control measures at the 25-foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer.
23. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts.
24. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

#### **PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

25. **Applicant shall submit a final HERS/ERI Index energy analysis prepared by a registered design professional confirming a 40-59% energy savings beyond the Town's most recently adopted International Energy Conservation Code Residential Provisions, which is currently a baseline of 70 HERS/ERI score.**
26. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
27. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
28. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
29. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
30. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color. **All exterior metal, including metal siding and roofing, shall be non-reflective.**
31. Applicant shall screen all utilities.
32. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Fluorescent fixtures shall be no greater than 15 watts and LED shall be warm white or filtered (less than 3,000K) and a max of 12 watts.
33. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
34. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of

Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

35. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
36. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
37. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

---

(Initial Here)

<b>Impact Analysis</b>				
Project:	Hegemann Residence	<b>Positive Points</b>	<b>+3</b>	
Plan #	PL-2019-0025			
Date:	3/29/2019	<b>Negative Points</b>	<b>- 3</b>	
Staff:	Jeremy Lott, AICP - Planner II			
		<b>Total Allocation:</b>	<b>0</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		

16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		7 spaces required for 8 bedrooms
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	N/A		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 20-39% beyond adopted Residential Code Standard	+2		
33/R	HERS rating = 40-59% beyond adopted Residential Code Standard	+3	+3	The applicant has provided a HERS index showing a preliminary rating of 40-59% energy savings beyond the adopted Residential Code
33/R	HERS rating = 60-79% beyond adopted Residential Code Standard	+4		
33/R	HERS rating = 80-99% beyond adopted Residential Code Standard	+5		
33/R	HERS rating = 100+% beyond adopted Residential Code Standard	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	- 3	2,271 sq. ft. of heated outdoor space proposed
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		

34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		
50/A	<b>Wireless Communication Facilities</b>	Complies		



## Planning Commission Staff Report

- Subject:** Beaver Run Summer 2019 Conference and Events Tent  
(Class C Minor; PL-2019-0051)
- Proposal:** To install a main tent (40'x100' = 4,000 sq. ft.), a food service/kitchen tent (20'x40' = 800 sq. ft.), an entryway tent (10'x10' = 100 sq. ft.) and a walkway/connector tent from main tent to the service/kitchen tent (10'x10' = 100 sq. ft.) for use during the summer only. The tent will provide additional space for on-site conferences and functions. This tent has been used previously with the same design and location.
- Address:** 620 Village Road
- Legal Description:** Lots 3B and 3C, Block 3, Beaver Run Subdivision
- Project Manager:** Chapin LaChance, AICP - Planner II
- Date:** March 30, 2019 (For meeting of April 2, 2019)
- Applicant/Owner:** Beaver Run Resort HOA
- Land Use District:** 23: Residential: 20 UPA and Commercial: 1:3 FAR
- Site Conditions:** The site is a flat, paved parking lot adjacent to the existing Beaver Run Conference Center. There are not any significant development constraints.
- Adjacent Uses:** North: Cedars Condominiums                      South: Forest Service / Ski Area  
East: Forest Service / Ski Area                      West: Beaver Run Condominiums

### Item History

The conference and events tent has been permitted and installed in this location since 1994. The last Development Permit issued was for the 2018 tent (PL-2018-0067), which expired October 19, 2018.

### Staff Comments

**Policy 36 (Absolute) Temporary Structures:** The Breckenridge Development Code requires that Temporary Tents for Private Events abide with Development Code provision: 9-1-19-36A: Policy 36 (Absolute) *Temporary Structures*, adopted in 2015 and amended in 2017. Staff has analyzed the application as it relates to Policy 36 below:

*F. Temporary Tents for Private Events: ...*

*(2) Special Rules For Temporary Tents Located Upon Certain Properties: Temporary tents may be allowed for the following properties if authorized by a class C development permit, subject to the following terms and conditions. For properties that are subject to this subsection F(2), the provisions of subsection F(1) of this section do not apply.*

*a. This subsection F(2) applies only to temporary tents to be erected on the following categories of properties: hotel/lodging/inn and condominium properties. For this subsection F(2) to apply a property must contain a minimum of four (4) acres, or have a minimum of fifty (50) residential single-family equivalents of approved and developed density.*

**The site on which the tents are proposed is 6.18 acres. Additionally, the Beaver Run Resort has 678,644 sq. ft. of mixed use density on-site and therefore is well over the minimum (50) residential SFE requirement. Staff does not have any concerns.**

*b. A temporary tent shall be used solely in connection with the holding of a private event;*

**The proposed use of the tent is for private events held by Beaver Run Resort.**

*c. At the option of the applicant, either:*

*1. One temporary tent permit per calendar year may be issued per property for a maximum duration of one hundred fifty (150) consecutive days; or*

*2. Two (2) temporary tent permits per calendar year may be issued per property for a maximum duration of forty five (45) consecutive days each;*

**The applicant is requesting a single permit for 150 days of use. The tent is proposed to be erected on May 20 and removed by October 18, 2019.**

*d. Temporary tents authorized under this subsection F(2) may only be erected after the close of the ski season at the Breckenridge Ski Resort and before start of the next ski season at the Breckenridge Ski Resort;*

**Breckenridge Ski Resort has announced the closing date for the 2018-2019 season as May 27th, which is currently pending United States Forest Service approval at the time of the review of this application. This announced closing date is later in the season than most previous years, due to the amount of snowfall received during the 2018-2019 ski season. However, Breckenridge Ski Resort has announced only lifts at Peak 7 and 8 will continue to operate until May 27, and not the lifts at the base of Peak 9 where the proposed tent is located. Therefore, staff has added a Finding for this unique circumstance, stating that the tent erection prior to the closing of the remainder of the ski area is only authorized if the Peak 9 portion of the ski area has closed operations for the 2018-2019 season.**

*e. No temporary tent approved pursuant to this subsection F(2) may exceed five thousand five hundred(5,500) square feet in size; and*

**The area of the proposed tent is 5,000 square feet.**

*f. A temporary tent may not be placed in a location that will interfere with approved circulation on the subject property, or be located on required parking or landscaping.*

**The tents are proposed to be placed on the south edge of the Beaver Run Conference Center parking lot, adjacent to the United States Forest Service access easement and Breckenridge Ski Resort. It is oriented lengthwise northeast to southwest. The conference and events tent is proposed in the same location it has been permitted and installed since 1994. The application has been referred to the Red, White and Blue Fire Department, who also requires a Tent Permit to ensure life-safety concerns and emergency service access and structural requirements are met prior to the tent being erected. Staff does not have any concerns.**

*(3) Conditions of Approval: Without limitation, the conditions of approval of a development permit issued under this subsection F may include, if determined to be appropriate by the director or the planning commission:*

*a. Proper upkeep of the temporary tent; and*

*b. The requirement that the permittee provide a monetary guarantee to the town, in a form acceptable to the town attorney, ensuring the complete removal of the temporary tent, site cleanup, and site revegetation, when the permit expires without being renewed, or is revoked.*

**Staff does not expect any issues with upkeep or removal of the temporary tent, site cleanup, or revegetation. The site is completely hardscaped.**

**Point Analysis:** The proposal meets all Absolute policies of the Development Code. Staff does not find any reason to assign positive or negative points to this application under any Relative policies.

#### **Staff Action**

The Community Development Department has approved the Beaver Run Summer 2019 Conference and Events Tent, PL-2019-0051, located at 620 Village Road, with the attached Findings & Conditions. We recommend the Planning Commission uphold this decision.

## TOWN OF BRECKENRIDGE

Beaver Run Summer 2019 Conference and Events Tent  
620 Village Road  
Lots 3B and 3C, Block 3, Beaver Run Subdivision  
PL-2019-0051

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### FINDINGS

1. The project is in accordance with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 30, 2019** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and approved on **April 9, 2019** by the Town Council as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded (April 2, 2019).
6. **Policy 36 (Absolute) Temporary Structures states that temporary tents “may only be erected after the close of the ski season at the Breckenridge Ski Resort.” Breckenridge Ski Resort has announced the closing date for the 2018/2019 season as May 27th, which is currently pending United States Forest Service approval at the time of the review of this application. This announced closing date is later in the season than most previous years, due to the amount of snowfall received during the 2018-2019 ski season. However, Breckenridge Ski Resort has announced only lifts at Peak 7 and 8 will continue to operate until May 27, and not the lifts at the base of Peak 9 where the proposed tent is located. Therefore, the Commission finds this is a unique circumstance and that the tent erection prior to the closing of the remainder of the ski area is only authorized if the Peak 9 portion of the ski area has closed operations for the 2018-2019 season.**

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. **This permit is valid from May 20 – October 18, 2019.** In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the permit shall be become null and void.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. **Applicant shall obtain a temporary tent permit from the Red, White and Blue Fire Department prior to installation of the temporary tent.**

6. This permit contains no agreement, consideration, or promise that a certificate of compliance will be issued by the Town. A certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
7. **At all times during the erection of the temporary tent, the permittee must ensure proper upkeep of the tent. Prior to expiration of this permit, the tent must be removed, and the site cleaned of all trash and debris associated with the tent.**

# Town of Breckenridge

P.O. Box 168, Breckenridge, Colorado 80424  
Class C Minor Application Fees:

paid visa 3/15/19 \$850-  
TRC-06035

TOWN OF BRECKENRIDGE  
PLANNING DEPT.

Filing Fee: \$850.00

PROJECT	<u>Beaver Run Conference Tent for Summer</u>	PL-2019- <u>DD51</u>
PROPERTY OWNER	<u>Beaver Run Interim Center Acquisition LLC</u>	
MAILING ADDRESS	<u>PO Box 2115 Breckenridge, CO. 80424</u>	PHONE No. <u>970-453-8712</u>
EMAIL ADDRESS	<u>emcleod@beaverrun.com</u>	
APPLICANT/AGENT if other than Owner	<u>Same</u>	PHONE No. _____
STREET ADDRESS OF PROPERTY	<u>620 Village Rd., Breckenridge, CO. 80424</u>	
LEGAL DESCRIPTION	<u>Beaver Run Sub, Lot 3A+3B</u>	PRESENT USE OF PROPERTY <u>Condominium parking lot</u>

### WRITE A SHORT DESCRIPTION OF THE PROPOSAL:

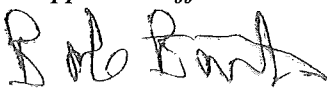
100' x 40' Tent  
 20' x 40' service tent area attached  
 10' x 10' entrance ramp  
 10' x 10' hallway connecting the Tent to the Service tent


**SUBMITTAL REQUIREMENTS:** Three (3) Copies [(2) 24" x 36" and (1) 11" x 17"] of any maps, drawings or materials needed to adequately describe the proposal. All drawings and maps shall be to scale Please include:

- Site Plan
- Preliminary Drainage Plan
- 8.5" x 11" Adobe (.pdf) file of site plan and elevations (1 electronic copy; not to exceed 1 MB for all files)
- All Exterior Elevations (existing/proposed) N/A
- Material and Sample board (1) \_\_\_\_\_
- Floor Plans
- Utility Plan N/A

**SUBMITTAL DEADLINE:** This material must be submitted to the Planning Department no later than 9:00 AM Monday, twenty two days before the Planning Commission meeting on which you wish your application to be heard.

*I am aware that any decision of the Town staff may be called up by the Planning Commission or Town Council, and any work performed prior to a final decision by the Town Council will be at my own risk. By submitting this application, applicant consents to the Town's staff and elected and appointed officials entering applicant's property for purposes related to the review of this application.*

Property Owner's Signature  Date 3/14/19

Applicant/Agent's Signature  Date 3/14/19

Staff Signature \_\_\_\_\_ Date \_\_\_\_\_

## CLASS C MINOR

Application

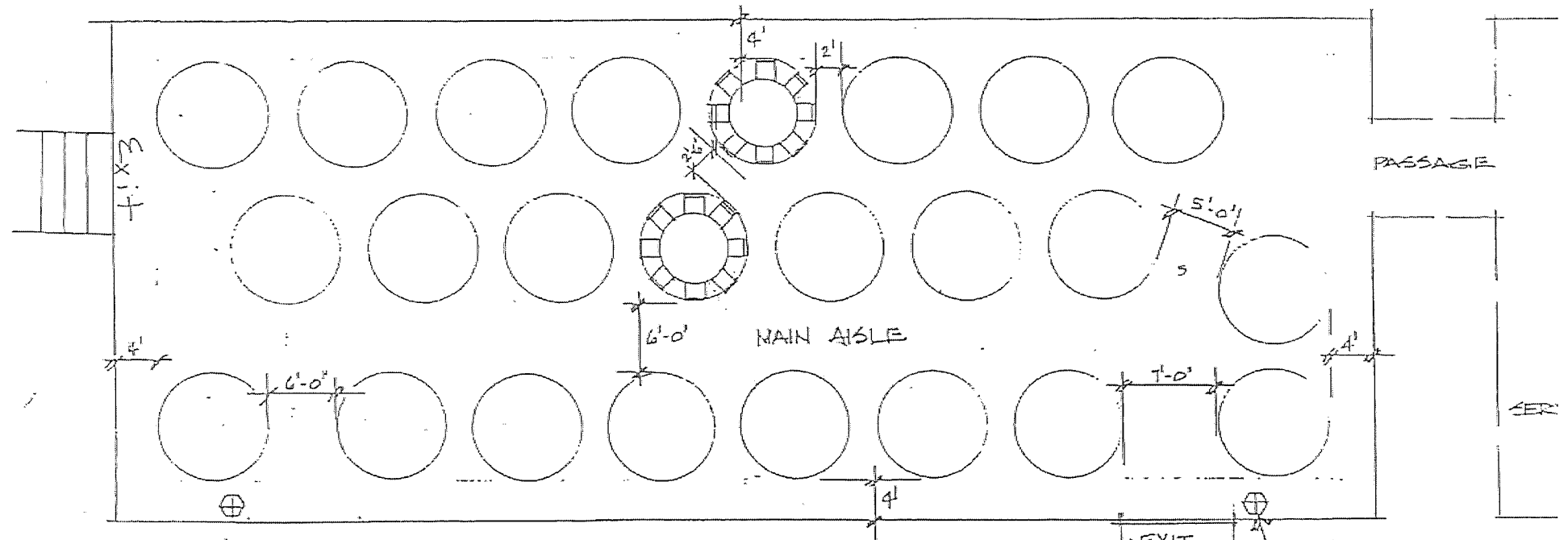
RECEIVED  
FEB 09 2016

TOWN OF BRECKENRIDGE  
PLANNING DEPT.

RECEIVED  
MAR 15 2019

TOWN OF BRECKENRIDGE  
PLANNING DEPT.

PROPANE



BEAVER RUN RESORT  
TENT LAYOUT W/ROUND TABLES

NOSMOKING & EXIT SIGNS  
OCCUPANCY LOAD

EXIT

Entrance Ramp

FIRE EXTINGUISHER  
(TYP FOR 3)

$X = 107 \div 2 = 53.5' > 1$   
SCALE: 1" = 10'

RECEIVED  
5/17/16



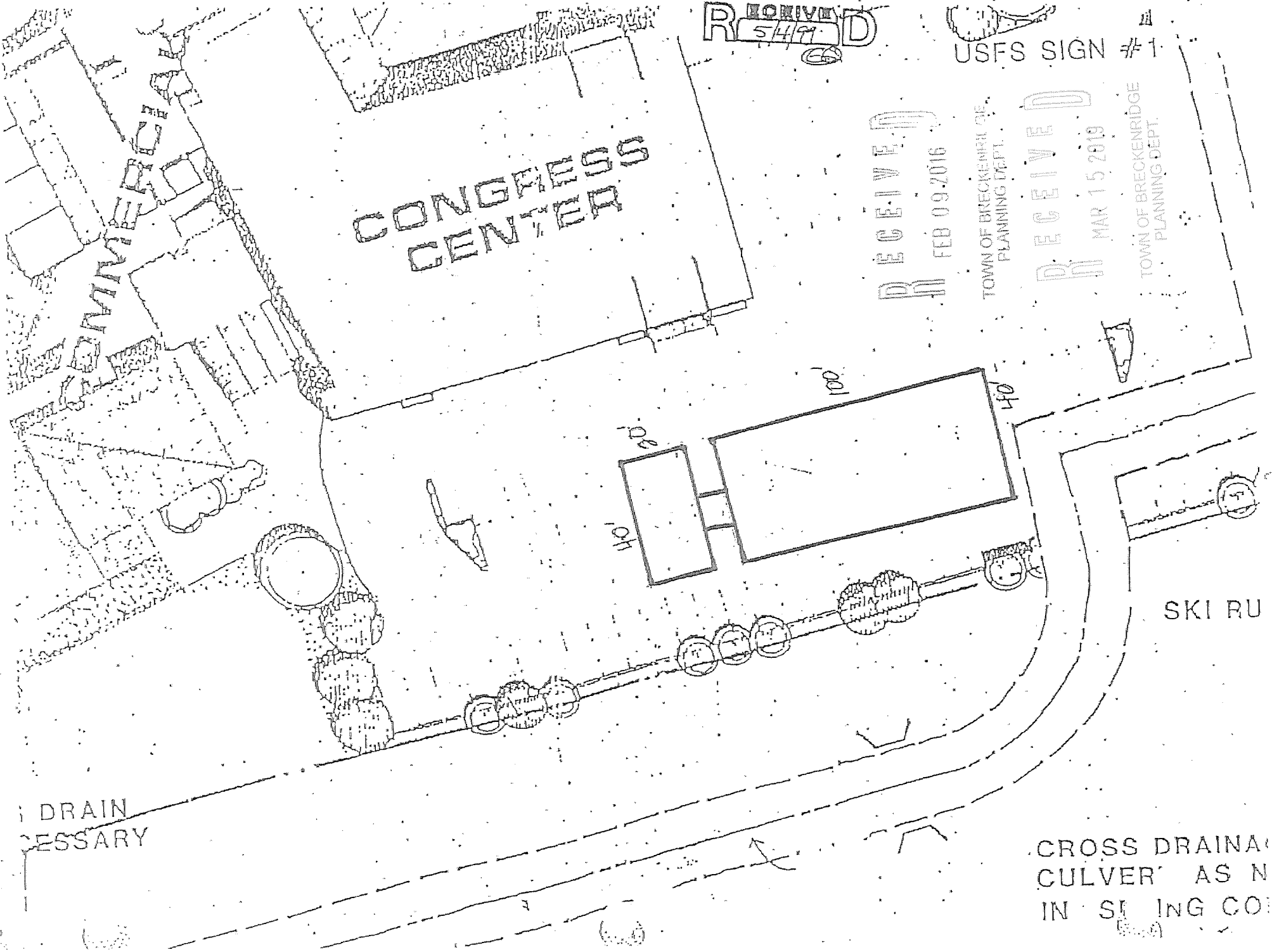
USFS SIGN #1

RECEIVED  
FEB 09 2016

TOWN OF BRECKENRIDGE  
PLANNING DEPT.

RECEIVED  
MAR 15 2016

TOWN OF BRECKENRIDGE  
PLANNING DEPT.



CONGRESS CENTER

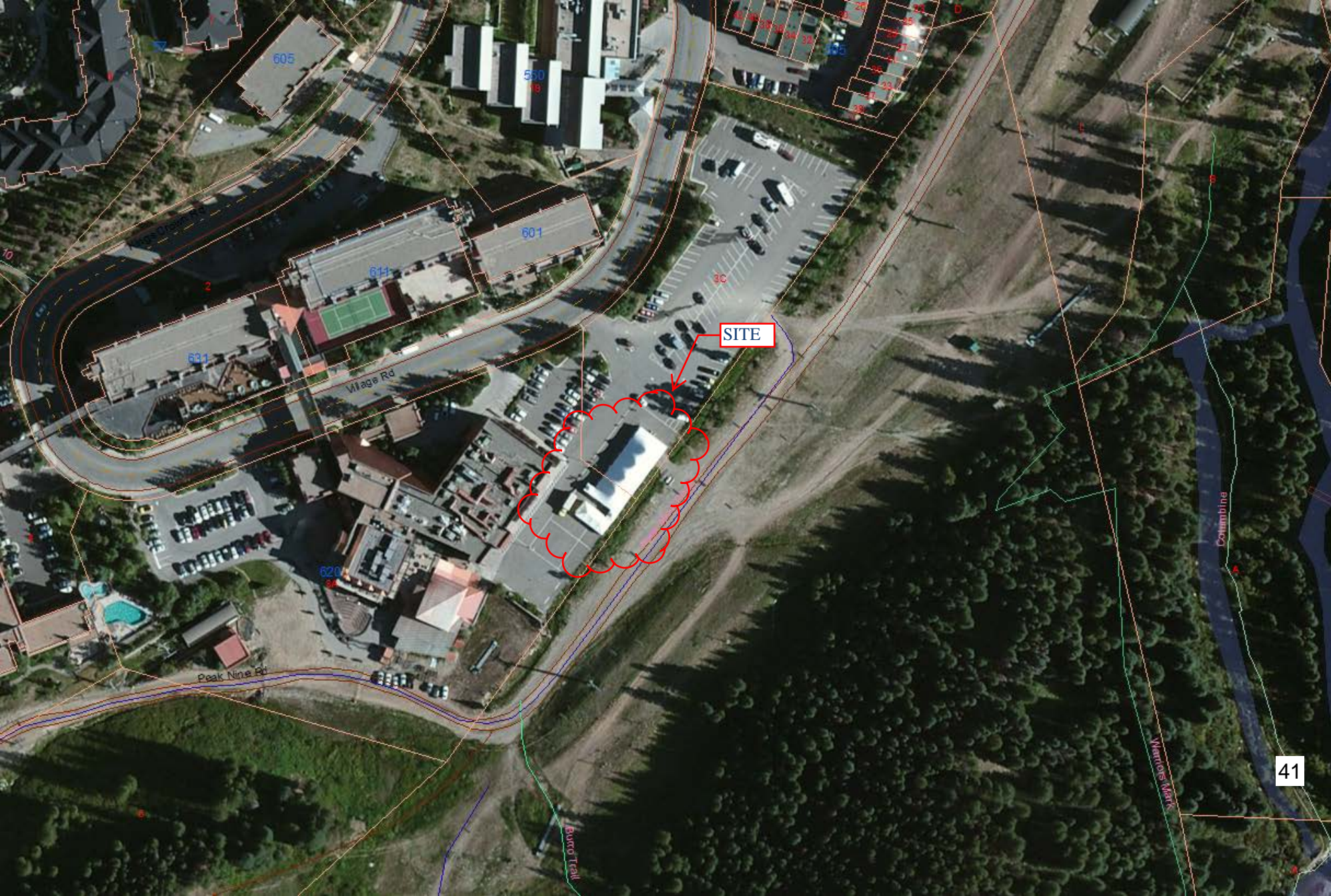
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SITE

## Planning Commission Staff Report

**Subject:** Levy House Restoration and Landmarking  
(Class B Minor Historic, Final Hearing; PL-2018-0496)

**Proposal:** The applicant proposes to relocate the house two ft. to the north, a restoration of the facades, add a new 900 sq. ft. basement, install a full foundation under the historic house, locally landmark the historic structure, and renovate the interior.

**Date:** March 27, 2019 (For meeting of April 2, 2019)

**Project Manager:** Jeremy Lott, AICP, Planner II

**Property Owner:** KAARP, LLC

**Agent:** J.L. Sutterley, Architect

**Address:** 112 South French Street

**Legal Description:** Abbett Addition Subdivision, Block 4, Lot 13 & Lot 14

**Site Area:** 0.07 acres (3,057.5 sq. ft.)

**Land Use District:** #17  
Residential: 11 Units per Acre (UPA);

**Historic District:** #3 - South End Residential Character Area  
9 Units per Acre (UPA), up to 12 UPA with negative points

**Site Conditions:** The site is relatively flat with one historic house, mostly on Lot 13. A portion of the house is on Lot 14, which is to the south. Lot 14 also contains a non-historic structure to the rear of the historic house. Both structures encroach onto the other lot. The areas where each structure encroaches are within existing easements. Parking on Lot 13 is currently accessed from the Town owned property to the rear via a revocable access easement. There is an existing front porch and flagstone patio with walk connecting to the sidewalk along French Street. An existing iron fence runs along most of the perimeter of the property. The site contains two 2"-3" caliper aspens north of the parking paver strips, two existing mature pine trees, one 15" caliper inch along the northern property line and one 7" caliper inch on the front property line, and one englemann spruce near the northern property line adjacent to the rear of the house.

**Adjacent Uses:**

North:	French Street Parking Lot
East:	Summit County South Library Parking Lot
South:	Single Family Residential
West:	St. Mary's Catholic Church

**Density:**

Allowed total per LUGs:	1,232 sq. ft. (Residential @ 11 UPA)
Allowed per Character Area #3 Design Standards:	1,008 sq. ft. (9 UPA) maximum recommended (above ground) 1,344 sq. ft. (12 UPA) maximum allowed with negative points per Policy 24 (Absolute)
Existing:	1,531 sq. ft. above ground (13.66 UPA)
Proposed:	1,516 sq. ft. above ground (13.53 UPA) (interior renovation is reducing the density calculation) 900 sq. ft. not counted with Landmarking 2,416 sq. ft. total

**Mass:**

Allowed:	1,209 sq. ft.
Existing:	1,531 sq. ft.
Proposed:	1,531 sq. ft. total (no change)

**Height:**

Recommended by LUGs:	2 stories
Existing building:	1 ½ stories
Proposed:	1 ½ stories

**Lot Coverage:**

Building / non-Permeable:	1,287 sq. ft. (42.1% of site)
Hard Surface / non-Permeable:	141 sq. ft. (4.6 % of site)
<u>Total site:</u>	
Building / non-Permeable:	2,381 sq. ft. (31.07% of site)
Hard Surface / non-Permeable:	537 sq. ft. (8.78 % of site)

**Parking:**

Required:	2 spaces
Proposed:	2 spaces

**Snowstack:**

Required:	81 sq. ft. (25%)
Proposed:	88 sq. ft. (28.1%)

**Setbacks:**

Existing:

Front: 20 ft. (to building foundation, per survey)  
Side: 17.5 ft. to south line of Lot 14  
(encroachment onto adjacent lot)  
7.5 ft. to north line of Lot 13  
Rear: 58 ft.

Required:

Front: 15 ft.  
Side: 5 ft.  
Rear: 15 ft.

Proposed:

Front: 20 ft.  
Side: 15.5 ft. to south line of Lot 14  
(reducing encroachment by 2 feet)  
5.5 ft. to north  
Rear: 58 ft.

**Site Photos**



## Item History

Per the 2006 Cultural Resource Survey:

*Carpenter and builder I.D. Garrabrant began erecting this building in January of 1903. That July, he sold the new dwelling to the Charles Levy family before moving to San Francisco. Charles Levy had opened a dry goods and furnishings store in Breckenridge in 1880, which he ran until his death in May of 1909. Levy married Carrie Steinhausen in 1902. He also served on the Board of Town Trustees for a couple of years and he was a member of Breckenridge Masonic Lodge No. 47. Reverend C.E. Snowden, of St. John the Baptist Episcopal Church, moved his family into the spacious Levy residence at that time. He also used the building as his rectory. Snowden served the church from 1908 to 1910. Carrie Levy sold a half interest in the property to Christ Kaiser in 1917. More recent owners of the property include Robert and Mary Meyers, Roderic and Cecelia Feaster, Daniel and Betty O'Brian, Margaret D. Moorhouse, and Daniel May.*

On April 5, 1977, a permit was approved to convert the rear structure on Lot 14 from a garage into a one bedroom apartment. A 90 sq. ft. addition, new foundation, and remodel of the structure were also approved and constructed with the application. Both structures at the time were shown to be in the location where they are now. Sometime after the garage was converted to residential, each lot was sold individually.

On May 16, 1978, a development permit was approved for the installation of second story dormers of the structure in the front.

On October 26, 1999, a Class B development permit was approved for a renovation of the front (historic) house on Lot 13. A building permit was issued in 2002 for new siding, new windows, and a minor interior remodel, which included an upstairs bathroom.

On August 24, 2017 a Class D Minor Development Permit was approved for a paved strip driveway with two parking spaces. A revocable easement was granted for access from the Community Library's parking in the rear. With this permit three trees (two 2" multi-stem aspens and one 6' native englemann spruce) were planted. On September 12, 2017, a re-roof was completed on the historic structure.

## Changes Since Preliminary Hearing

- Everything related to Lot 14 (southern lot without historic structure) has been removed from the plans. Any modifications to that lot will be addressed with a separate Development Permit.
- Proposed landscaping has been relocated to be completely within the northern lot.
- Front patio has been reduced to be only a sidewalk and patio has been added on the rear of the house.

November 6, 2018, the Planning Commission reviewed this project during a Preliminary Hearing. Below is a summary of the policies that achieved a majority consensus and remain unchanged from that hearing. These consensus items include:

- **Social Community (24/A & 24/R):** Relocating the existing historic structure two feet to the north. Historic structure restored. The Commission agreed with assigning +3 points for historic restoration, -3 points for moving the historic structure, and -3 points for removing historic fabric.

- **Density/Mass (3/A & 3/R, 4/A & 4/R):** Locally landmark the historic structure and construct a 900 sq. ft. basement. Density and mass are unchanged.
- **Placement of Structures (9/A & 9/R):** Proposal is ~~in compliance or~~ less non-conforming with relocation of the structure

### Staff Comments

This project is being reviewed at a final hearing for the historic structure and changes on Lot 13. Lot 14 is not part of this application. The property owners want to keep the two properties independent from one another.

**Landscaping (22/A & 22/R):** The site contains two (2) 2”-3” caliper aspen trees north of the paving strips in the rear, two existing mature pine trees, a 15” caliper inch along the northern property line and a 7” caliper inch on the front property line, and one englemann spruce near the northern property line adjacent to the rear of the house. The applicant is proposing new plantings which include:

- One (1) 2.5” caliper cottonwood
- Six (6) 2” multi-stem aspen
- Two (2) 8’-10’ englemann spruce

A total of nine (9) new trees are proposed, bringing the total number to nine (9) deciduous and five (5) evergreen.

Design Standard 131: *Use evergreen trees in front yards where feasible.*

- *When initially installing trees, begin with a tree, or cluster of trees, that is large enough in scale to have an immediate visual impact.*

Design Standard 132: *Reinforce the alignment of street trees wherever feasible.*

- *Planting new cottonwood trees to define the street edge is encouraged.*

Design Standard 133: *Use landscaping to mitigate undesirable visual impacts.*

- *Use large trees to reduce the perceived scale where larger building masses would abruptly contrast with the historic scale of the area.*
- *Include hedges and other masses of lower scale-scale plantings to screen service areas.*

The proposed landscape plan meets the requirement of “*at least one tree a minimum of eight feet (8') in height, or three inch (3) caliper, should be planted at least every fifteen feet (15') along all public rights of way adjacent to the property to be developed.*” With one existing evergreen tree and one proposed cottonwood tree in the front yard, the design complies with Design Standards 131 and 132. With landscaping along the northern property line to screen the property line, the design is also compliant with Design Standard 133.

### Past Precedent

1. The Elk, PL-2014-0041, January 15, 2014, 103.5 North Main Street: (+2 points) Preservation of two mature Conifers (14-inch and 16-inch caliper) (2) Cottonwood trees - 3-inch caliper, (2) Spruce - 8 feet tall, (6) Aspen - 2.5 inch caliper and (4) Native shrubs 5-gallon.

2. Kelly Residence, PC#2013111, June 2, 2015, 210 North Ridge Street: (+2 points) (1) Colorado Spruce - 12-14' tall, (5) Aspen Trees - 3" caliper (50% multi-stem), (3) Sensation Boxelder - 3" caliper, (5) Fernbush - 5 gal. and 8 Yarrow - 5 gal.
3. Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054, May 15, 2012, 306 South Ridge Street: (+2 points) The mature cottonwood trees lining the west side of the property remain. (1) Spruce tree 8-feet or taller and (7) aspen (2.5-inch caliper and larger - 50% multi-stemmed) were proposed along with (13) mixed 5-galen shrubs in Xeriscape planting beds.

Based on past precedent, the landscape plan also exceeds the requirements of Policy 22/R. Staff recommends positive two (+2) points under Policy 22/R based on past precedent. All of the proposed landscaping is within the boundaries of Lot 13. Does the Commission agree?

**Social Community (24/A & 24/R):**

- Priority Policy 115: Design front yards to be composed predominately of plant materials, including trees and grass, as opposed to hard-surface paving.
  - Hard surface plazas in front of buildings are generally inappropriate in this area.
  - Avoid locating parking in front yards.

The property currently has a flagstone patio in front of the historic house. The plans show a proposal to reduce the patio area into just a sidewalk. Staff has no concerns.

**Architectural Compatibility (5/A & 5/R):** Proposed colors meet the chroma requirements of the code. The two colors proposed include an olive and lighter brown. Stained natural materials, corrugated metal, and stone veneer for the foundation are included on the color board. Staff has no concerns.

**Site And Environmental Design (7/R):** The applicant proposes almost no modification to the site grading. In terms of site buffering, there are two existing mature pine trees (one along the northern property line and one on the front property line). Screening to the south exists on Lot 14. On August 24, 2017, a Class D Minor Development Permit was approved for the paver strips at the rear of Lot 13 as well as two 2" multi-stem aspens and one 6' spruce which are installed. The proposed landscaping also provides a buffer from the adjacent parking lot. Staff has no concerns.

**Open Space (21/R):** 30% open space is required for residential properties. The applicant is proposing 1,521 square feet of open space, which is 49.7% of the total lot area. Staff has no concerns.

**Snow Removal And Storage (13/A & 13/R):** Paving strips for parking exist off of the rear of the property. Snow storage has been provided at the end of the strips. Staff has no concerns.

**Parking (18/A & 18/R):** Two parking spaces for the residential structure are required. The rear paver strips are designed to accommodate two vehicles and are accessed from the Community Center property via a revocable access easement, which was granted in 2017. As the agreement is revocable, these spaces are not considered permanent. However, with no changes to the previously approved apartment approval, and no changes to the existing conditions, staff has no concerns.

**Energy Conservation (33/R):** There are not any heated outdoor areas proposed. The applicant is proposing to obtain a HERS Index for positive one (+1) point. This has been added as a condition prior to receiving a Certificate of Occupancy. Staff has no concerns.

**Exterior Lighting (46/A):** The applicant has provided cut sheets of two proposed lighting fixtures which are code compliant. Staff has no concerns.

**9-1-17-3: Point Analysis:** Staff has evaluated this application for compliance with all Absolute and Relative Polices. Staff finds that all Absolute policies are being met at this preliminary hearing. In regards to points, staff recommends:

- Policy 24/R, Social Community: Positive three (+3) points - On-site historic preservation/restoration effort of average or above average public benefit for a primary structure.
- Policy 24/R, Social Community: Negative three (-3) points – relocation of the historic structure 2’ from its original location.
- Policy 24/R, Social Community: Negative three (-3) points – removal of historic fabric.
- Policy 22/R Plant Material and Landscaping: Positive two (+2) points – The landscape plan exceeds the requirements of Policy 22/R.
- Policy 33/R, Energy Conservation: Positive one (+1) for obtaining a HERS index.

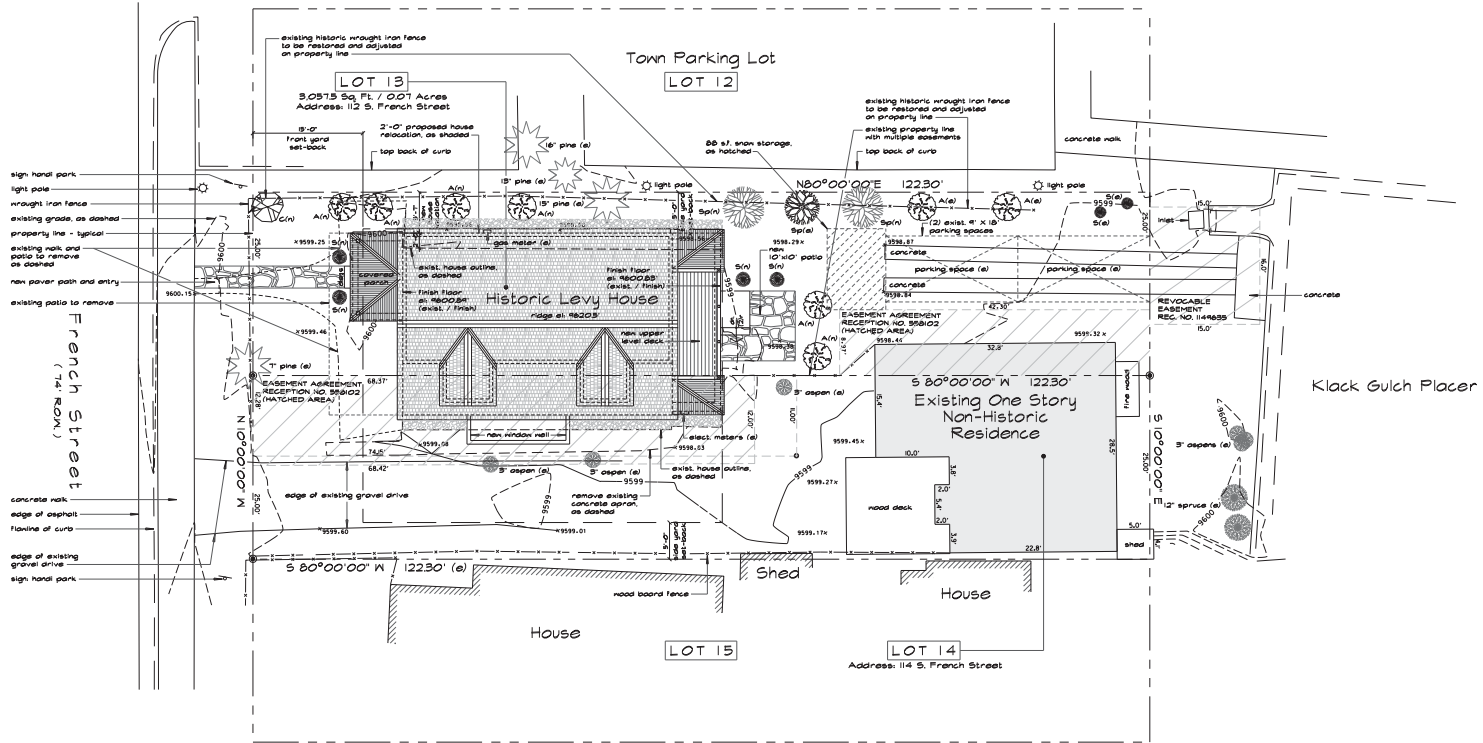
At this Final Hearing, the project has a passing score of zero (0) points.

### **Recommendation**

Staff notes that this application was submitted prior to the effective date of the development Code Amendments approved in January, and has been reviewed under the previous code.

The Community Development Department recommends the Planning Commission approve the Levy House Restoration and Landmarking (PL-2018-0496), located at 112 South French Street, showing a passing score of zero (0) points along with the attached Findings and Conditions.





**Landscape - Symbols Legend**

	(2) native englewood spruce 8" to 10"		(4) 4.5 gal. mixed shrubs
	(8) multi-stem aspen 2" caliper		galvanized drainage (over road barrier)
	(1) cottonwood 25" caliper		stream stone walls
	(n) = new tree or shrub		(e) = existing tree or shrub

**Site Calculations**

Building Footprints:	484 Sq. Ft.
Entry Walk:	40 Sq. Ft.
Punches & Patios:	176 Sq. Ft.
Concrete strips (non-permeable):	141 Sq. Ft.
Total Lot Coverage: (44%)	1,545 Sq. Ft.
Lot 15 Size:	3,091 Sq. Ft.
Open Space: (86%)	1,725 Sq. Ft.

Shed stack provided: 80 Sq. Ft.  
 Required 526 Sq. Ft. x 25%  
 (2) 8' x 10' Parking spaces

**Site Plan, Landscape Plan**  
 Scale 1/8" = 1'-0"

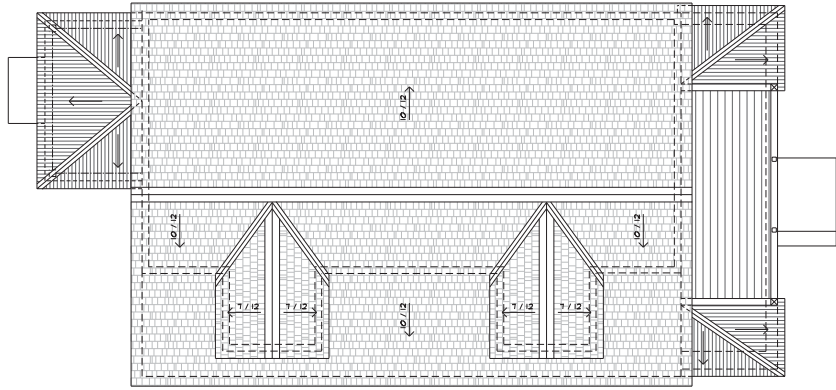
**LEVY HOUSE**  
 RESTORATION  
 LOTS 13 & 14, BLOCK 4, ABBETT ADDITION  
 TOWN OF BRECKENRIDGE, COLORADO

Site Plan, Landscape Plan  
 Scale: 1/8" = 1'-0"  
 Date: 03-21-2014

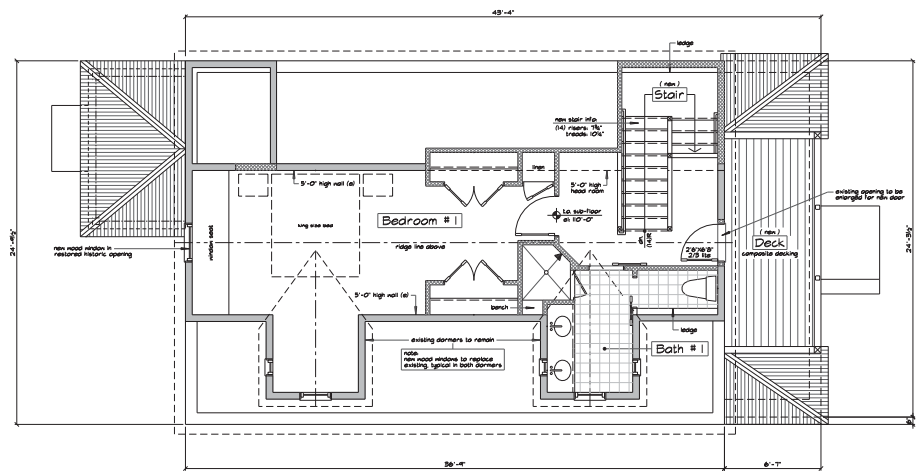


architectural consultation  
**JILL SUTTERLY ARCHITECT**  
 1000 S. 10th Street, Suite 100  
 Breckenridge, CO 80424  
 p.o. box 3816 Breckenridge, CO 80424  
 (970) 451-5715



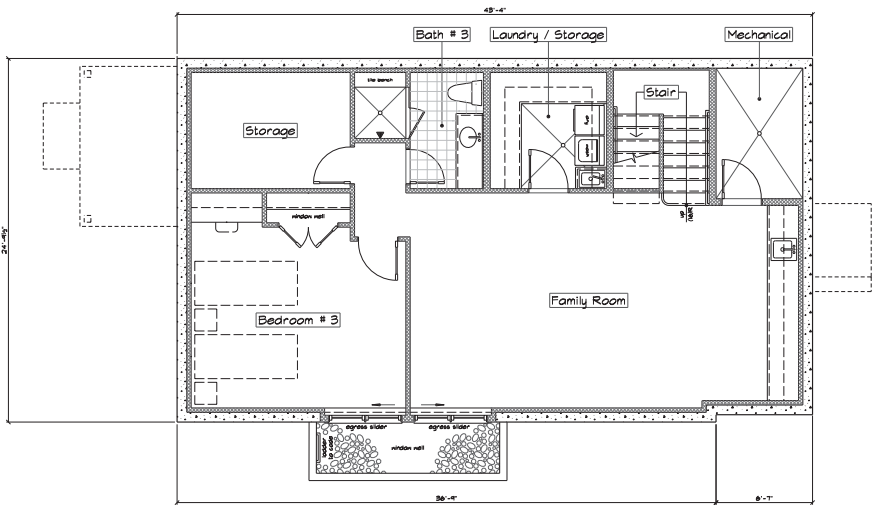


**Roof Plan**  
 Scale: 1/4" = 1'-0"  
 Total Gross Sq. Ft. = 1,008 sq. ft. (not including Mechanical)

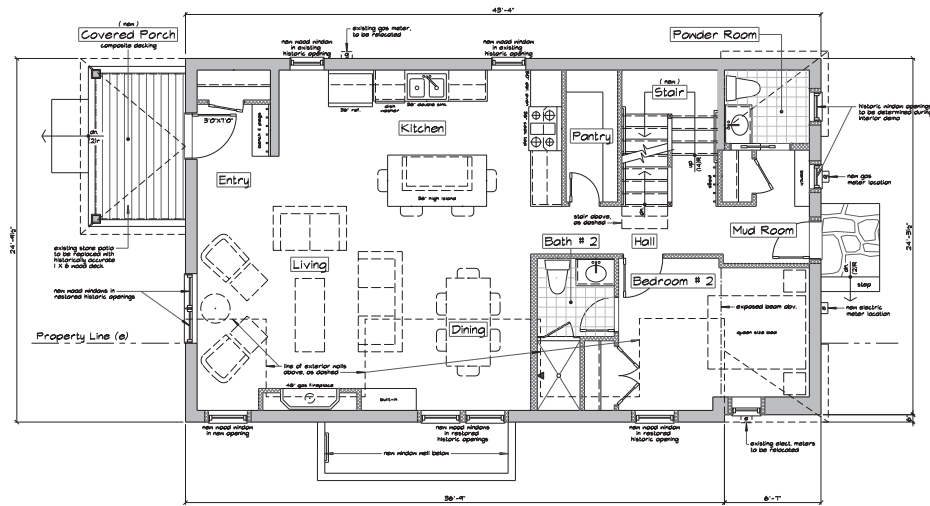


**Upper Level Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Total Gross Sq. Ft. = 448 sq. ft.

Property Line (e)



**Lower Level Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Total Gross Sq. Ft. = 1,008 sq. ft. (not including Mechanical)



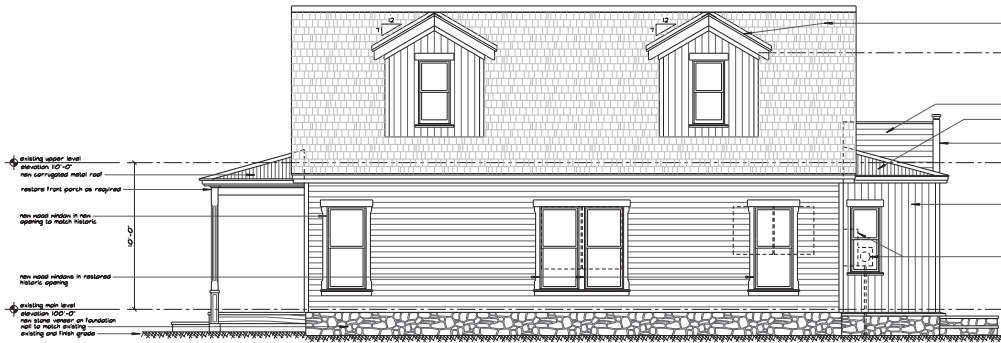
**Main Level Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Total Gross Sq. Ft. = 1,071 sq. ft.

**LEVY HOUSE**  
 RESTORATION  
 LOTS 13 & 14, BLOCK 4, ABBETT ADDITION,  
 TOWN OF BRECKENRIDGE, COLORADO

Floor Plans, Roof Plan  
 Scale: 1/4" = 1'-0"  
 Date: 01-20-2018

architectural  
 consultation  
**JL SUTTERLY ARCHITECT**  
 1000 N. 1st St., Suite 100  
 Breckenridge, CO 80424  
 P.O. Box 8849  
 Breckenridge, CO 80424  
 (970) 455-3718

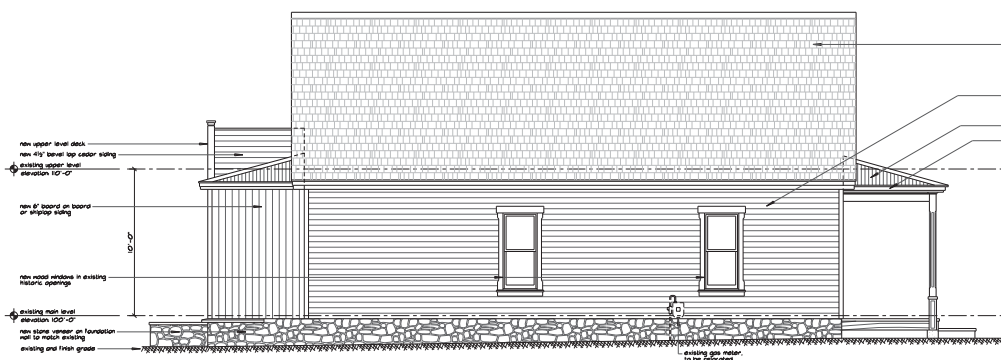




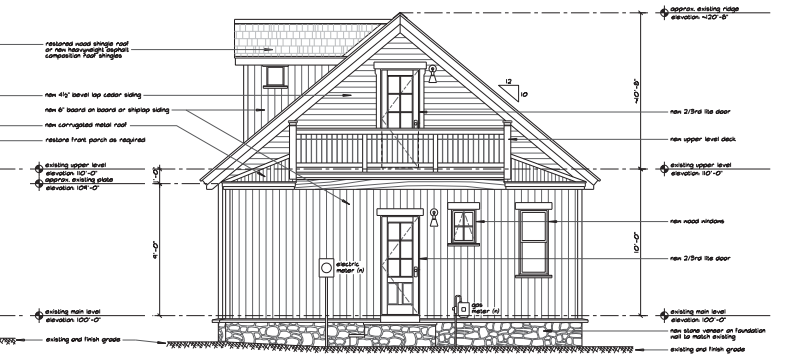
South Elevation  
Scale: 1/4" = 1'-0"



West Elevation  
Scale: 1/4" = 1'-0"



North Elevation  
Scale: 1/4" = 1'-0"



East Elevation  
Scale: 1/4" = 1'-0"

**LEVY HOUSE**  
RESTORATION  
LOTS 13 & 14, BLOCK 4, ABBETT ADDITION,  
TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations  
Scale: 1/4" = 1'-0"  
Date: 01-30-2018



architectural  
consultation  
**JL SUTTERLY ARCHITECT**  
1000 14th Street, Suite 100  
Breckenridge, CO 80424  
p.o. box 9889  
(970) 455-3719












# Levy House / Crane Residence

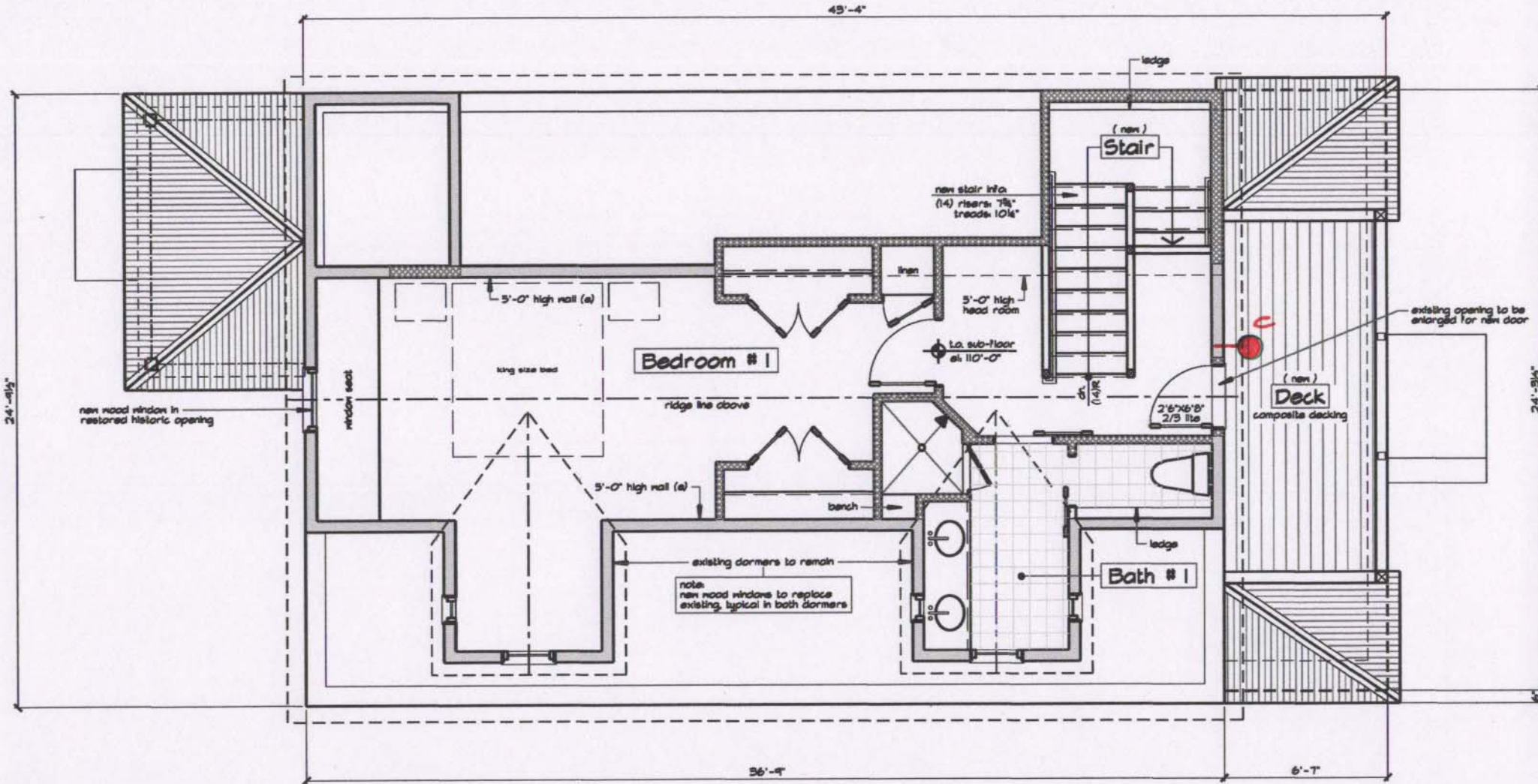
112 S. French Street  
Breckenridge, CO. 80424

## MATERIAL / COLOR BOARD

01-31-2019


Location / Item:	Manufacturer Description:	Color:
1. Primary siding: 4 1/2" horizontal bevel lap, cedar siding	SW2815: Renwick Olive	
2. Primary trim: Window and door trim and accents	SW2824: Renwick Golden Oak	
3. Secondary siding: 1 x 6 RS board on board or shiplap siding	"Old oil finish"	
4. Windows and exterior doors: New wood windows	SW2808: Rookwood Dark Brown	
5. Primary roof: Restore existing wood shingle roof or option for new heavyweight asphalt composition roof shingles	Timberline Ultra HD "Charcoal"	
6. Secondary roof:	7/8" corrugated metal Dark Bronze finish	
7. Foundation stone:	Gallegos Stone "Sweetwater" #51	





LEVY HOUSE  
 EXTERIOR LIGHTING  
 1 FEB. 19


 Upper Level  
 Floor Plan  
 Scale: 1/4" = 1'-0"  
 Total Gross Sq. Ft. = 445 sq. Ft.

C:  WALL MOUNT

VIP Code ZMLSDAAH14

# LEVY HOUSE FIXTURE "B"

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[Home](#) » [Liberty](#) » [Outdoor Wall Lights](#) » [Troy Lighting B2361CR](#)

## Troy Lighting B2361CR

Liberty 1 Light 12 inch Cenntinial Rust Outdoor Wall in Incandescent

f p s t w e 6

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Updated 01/29/2019

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Bulb Type  
Incandescent

NO Restocking Fee

1

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Troy Lighting B2362CR  
Liberty 1 Light 16 inch  
Cenntinial Rust...  
**\$326.00**



Troy Lighting B2363CR  
Liberty 1 Light 20 inch  
Cenntinial Rust...  
**\$406.00**



Troy Lighting F2367CR  
Liberty 1 Light 11 inch  
Cenntinial Rust...  
**\$300.00**

[Product Information](#) [General Information](#) [Manufacturer's Catalog\(s\)](#) [Questions](#)

### General Information

**Troy Lighting B2361CR**  
Liberty 1 Light 12 Inch Cenntinial Rust Outdoor Wall in Incandescent  
Liberty 1Lt Wall Small

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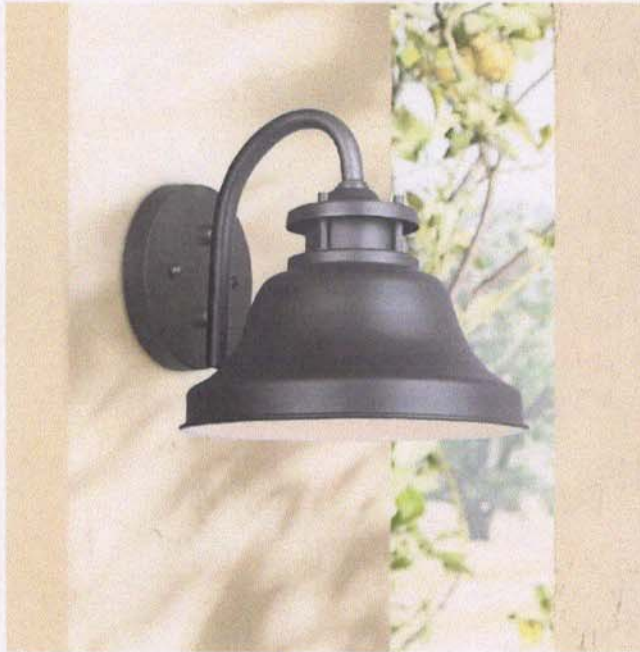
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Within 30 days of purchase for like new, uninstalled items.

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LEVY HOUSE  
FIXTURE "C"

Lamps Plus / Bayport Collection Dark Sky / Bayport Collection Dark Sky 8 1/2" High Outdoor Wall Light

< Go Back



**Bayport Collection Dark Sky 8 1/2" High Outdoor Wall Light - Style # M5912**

3 Reviews | 4 Questions, 5 Answers

**\$83.90**

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1

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The Bayport Dark Sky outdoor light offers subtle, refined design.

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\$99.99



\$69.99



\$64.99

**PRODUCT DETAILS**

The Bayport Collection of exterior lighting offers subtle, handsome styling. This design was created according to Dark Sky standards for preserving the nighttime environment. Bayport lights offer casual charm with a seaside feel. This outdoor wall light features a bronze finish. Illuminate your outdoor spaces with this simple, distinctive fixture.

*Designers Fountain*  
Distinctive Lighting

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- 8 1/2" high x 9" wide. Extends 10" from the wall. Backplate is 4 1/2" wide x 4 1/2" high.
- Takes one 100 watt bulb (not included).
- Bayport Collection outdoor light from the Designers Fountain brand of lighting.
- Bronze finish over cast aluminum construction.
- Dark Sky compliant.



## TOWN OF BRECKENRIDGE

Levy House Restoration and Landmarking  
Abbetts Addition Subdivision, Block 4, Lot 13  
112 South French Street  
PL-2018-0496

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**STAFF RECOMMENDATION:** Staff recommends the Planning Commission approve this application with the following findings and conditions.

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### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 26, 2019** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 2, 2019** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **April 9, 2022**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. **Applicant shall notify the Town of Breckenridge Community Development Department prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.**
8. Applicant shall field locate utility service lines to avoid existing trees.
9. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

#### PRIOR TO ISSUANCE OF BUILDING PERMIT

10. **The Town Council must pass an ordinance designating the Levy House as a Local Landmark.**
11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. **Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager, Chief Building Official and Town Historian to discuss the methods, process and timeline for restoration efforts to the historic building(s).**
14. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
15. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
16. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location and type of construction fencing, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
17. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.

18. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
19. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

**20. Applicant shall submit a HERS Index report showing potential energy saving methods.**

21. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
22. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
23. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
24. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
25. Applicant shall screen all utilities.
26. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
27. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
28. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
29. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of

Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

30. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
31. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

\_\_\_\_\_  
(Initial Here)

<b>Final Hearing Point Analysis</b>				
Project:	Levy House Restoration and Landmarking	<b>Positive</b>	<b>Points</b>	<b>+3</b>
Plan #	PL-2018-0496			
Date:	3/26/2019	<b>Negative</b>	<b>Points</b>	<b>- 3</b>
Staff:	Jeremy Lott, AICP, Planner II			
			<b>Allocation</b>	
		<b>Total</b>	<b>:</b>	<b>0</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		The Land Use Guidelines recommend commercial and residential uses in District #18-2.
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		The applicant proposes a total of 2,416 sq. ft., which is more than the maximum allowed 2,240 sq. ft. at 20 UPA, per the Land Use Guidelines. Maximum above ground density has been reviewed under Policy 5 Architectural Compatibility below. The applicant also proposes to designate the existing building as a local Landmark, which would allow for the proposed basement area underneath the historic portion of the building to not be counted toward the allowed density, resulting in 1,516 sq. ft. of counted density and 900 sq. ft. of "free basement density."
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		The property file and the applicant state that the existing structure is 1,531 sq. ft. The maximum allowed is 1,209 (9 UPA + 20% Mass Bonus). The Applicant proposes no changes to the structure's mass calculation.
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		The Absolute portion of this Policy specifies a maximum of 9.0 UPA for above ground density for new construction. The existing historic structure is 1,531 sq. ft. The applicant is proposing a reduction in density to 1,516 sq. ft. Staff has no concerns since the density is existing.
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		The maximum height allowed is 26' per the Absolute Policy and 23' per the Relative policy, measured to the mean of a gable roof. The existing building is 16'-6" tall using this method.
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		

7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		2 spaces proposed
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	+2	The site contains two (2) 2"-3" caliper Aspen trees north of the paving strips in the rear, two existing mature pine trees, a 15" caliper inch along the northern property line and a 7" caliper inch on the front property line, and one englemann spruce near the northern property line adjacent to the rear of the house. The applicant is proposing new plantings which include: one (1) 2.5" caliper cottonwood, six (6) 2" multi-stem aspen, and two (2) 8'-10' englemann spruce. A total of 9 new trees are proposed, bringing the total number to 9 deciduous and 5 evergreen.
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		

	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	- 3	<p>The applicant is proposing to restore, rehabilitate and stabilize the structure by building a full basement beneath the historic house, restoring all historic window openings, siding, roofing, substantial upgrades to permanent electrical, plumbing, and mechanical systems. Presently the home is on the original foundation. The structure is proposed to be relocated two feet to the north. The non-historic dormers are proposed to remain. Some historic fabric will be removed due to the enlargement of the non-historic windows and the enlargement of the door on the upper rear façade. Staff recommends +3 for this restoration.</p> <p>The applicant proposes enlarge a non-historic opening to make an existing window compliant with Historic District Standards. This will require the removal of historic fabric on the southern facade. The applicant is also proposing the enlargement of a non-historic window opening to become a door, which will require removal of non-historic material, located on the upper rear façade. Staff recommends -3 for the removal of historic fabric.</p> <p>The applicant proposes to relocate the existing historic structure 2' to the north and install a full concrete foundation. Staff recommends negative three (-3) points for the proposed relocation of the historic structure 2' from its original location, considering the structure is remaining on the original site and the historic orientation is also being maintained.</p>
24/R				
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	N/A		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	N/A		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1	+1	Applicant will obtain HERS index prior to Certificate of Occupancy
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60			
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		

34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		There is some existing compliant fencing that encroaches into the right-of-way. Fencing is proposed to be moved to property line to no longer encroach.
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		
50/A	<b>Wireless Communication Facilities</b>	Complies		



**Planning Commission Staff Report**

**Subject:** 319 North French Street Restoration, Addition and Landmarking  
(Class B Historic, Final Hearing; PL-2018-0367)

**Proposal:** Rehabilitate, locally landmark, and add connector and addition to existing historic residence on North French Street. The project proposes a total of 2,738 sq. ft. of new density in addition to the 700 sq. ft. historic home, consisting of 5 bedrooms and 5.5 bathrooms.

**Date:** March 26, 2019 (For meeting of April 2, 2019)

**Project Manager:** Chris Kulick, AICP

**Applicant/Owner:** Gus and Kathy Ploss

**Agent:** Andy Stabile, Allen Guerra Architecture

**Address:** 319 North French Street

**Legal Description:** Snider Addition, Lot 25

**Site Area:** 0.18 acres (7,841 sq. ft.)

**Land Use District:** 18 - Residential Single Family/Duplex - 12 Units per Acre (UPA)

**Historic District:** 2- North End Residential Character Area

**Site Conditions:** The lot is located on North French Street, in between the Jex Duplex and the Tinker and Bertaux Residences. The eastern portion of the lot along North French Street slopes gently at 10% and then drops at 21% to the western edge that borders the Ridge Street Alley. The lot contains the historic Murchie Harris House which is located in the northeastern third of the lot. One mature lodgepole pine tree is located on the property. The eastern and western portions of the lot adjacent to French Street and the Ridge Street alley are graded for parking and contain no vegetation. Since the historic home sits one foot over the northern property line a building encroachment easement was issued for the property by the neighboring property owner (Reception Number 488772).

**Adjacent Uses:**

North:	Jex Duplex (Residential)
South:	Tinker and Bertaux single family residences (Residential)
East:	Single-family residence (Residential)
West:	Red White and Blue Fire Department & Breckenridge Montessori (Governmental & Commercial)

**Density:**

Allowed under LUG at 12 UPA:	3,456 sq. ft.
Proposed density: (Excluding 700 sq. ft. Landmarked):	3,438 sq. ft.

**Above Ground Density:****Allowed:**

At 9 UPA:	2,592 sq. ft.
Up to 10 UPA (with restoration/negative points)	2,880 sq. ft.
Proposed (8.4 UPA):	2,416 sq. ft.

**Mass:**

Allowed:	2,880 sq. ft.
Proposed:	2,876 sq. ft.

**Total:****Historic House**

Lower Level (incl. 700 sq. ft. Landmarked):	700 sq. ft.
Main Level:	700 sq. ft.
Subtotal – Historic House:	1,400 sq. ft.

**Addition**

Lower Level (Including 619 sq. ft. garage):	2,207 sq. ft.
Main Level:	1,382 sq. ft.
Subtotal- Addition:	3,589 sq. ft.

**Total****4,989 sq. ft.****Height:**

Recommended:	23.0 ft. (mean); 26 ft. (max)
Proposed:	21.75 ft. (mean); 24.6 ft. (overall)

**Lot Coverage:**

Building / non-Permeable:	3,370 sq. ft. (42.9% of site)
Hard Surface / non-Permeable:	723 sq. ft. (9.2% of site)
Open Space / Permeable Area:	3,768 sq. ft. (47.9% of site)

**Parking:**

Required:	2 spaces
Proposed:	4 spaces

**Snowstack:**

Required:	199 sq. ft. (25%)
Proposed:	350 sq. ft. (44%)

**Setbacks:**

Front (15' recommended):	26.5 ft.
Sides (5' recommended):	5 ft.
Rear (15' recommended):	29.5 ft.

**Item History**

Summit County Assessor records, and Summit County Clerk and Recorder records indicate that this dwelling was constructed in 1940. The building's exterior has been minimally altered since that time. A shed-roofed extension to the north elevation may be part of the original construction. Emily T. Murchie Harris purchased this empty lot on which to build her mountain retirement home from Edward T. Stuard on August 5, 1940. Emily, a widow, and a close friend of Helen Rich and Belle Turnbull, lived quietly in this modest house for the rest of her life. (Helen Rich and Belle Turnbull were regionally prominent

poets and authors who lived next door at 317 N. French Street.). Vida A. Thornsberry of Denver owned the property from June 8, 1979 through May 2, 2018. The property's current owners are Gus and Kathy Ploss.

The building's overall dimensions are approximately 27' N-S by 23' E-W, including a cross gabled main portion and a shed-roofed extension to the north. The house is supported by a concrete foundation, which appears to have been poured some years after the house was built. The foundation is considerably higher to the west (rear) because the building is constructed into a steep hillslope which descends to an alley and to Main Street. The exterior walls are painted yellow horizontal weatherboard siding, with painted dark green 1" by 4" corner boards, over wood frame construction. The cross gabled roof is covered with black asphalt shingles, and has painted dark green boxed eaves. There are no dormers or chimneys. Windows on the east elevation (facade), include one 1/1 double-hung sash, and one 2/2 double-hung sash. There are two 1x1 horizontal sliding windows on the south elevation, while on the north elevation, there are three small single-light fixed-pane or hopper windows. On the west, or rear, elevation, there is one 1x1 horizontal sliding window, and two 9-light hopper windows. There is also one 4-light basement window on the west elevation. All of the windows have painted green or white wood frames and surrounds. A painted yellow wood-paneled front door, with three upper sash lights, opens onto a concrete stoop on the east elevation. A secondary entrance is located on the south (side) elevation, where a painted dark green wood-paneled door, with one upper sash light, opens onto a wood stoop.



The Town's Cultural Resource Survey rates this house as "Contributing" to the District.

42. *Statement of significance:*

*This property is historically significant, relative to National Register of Historic Places Criterion A. In this regard, the property is notable for its association with the theme of community development in Breckenridge - from the end of the Depression-era years, through the end of World War II, and into the early 1950s. Architecturally, under National Register Criterion C, this building is locally notable for its vernacular cross gabled architectural design. Although its level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register, this property should be*



*regarded as contributing resource within the Breckenridge Historic District.*

**43. Assessment of historic physical integrity related to significance:**

*This property displays above average historical integrity. A shed-roofed extension to the north elevation appears to be part of the building's original design. Some window patterns may have been altered. No other additions or alterations to the original building were noted at the time of survey.*

On February 19, 2019, the Planning Commission reviewed 319 North Ridge Street during a second Preliminary Hearing. Below is a summary of the policies that achieved a majority consensus and remain unchanged from the previous preliminary hearing. These consensus items include:

- **Density (3/A & 3/R):** The proposed density complies.
- **Mass (4/R & 4/R):** The proposed mass complies, no additional mass was given for the project and the total allowed mass is below the allowed density.

- **Building Height (6/A & 6/R):** At 21.75' at its tallest point, the design is below the recommended height of 23' to the mean.
- **Ridgeline and Hillside Development (8/A):** The property is situated on a ridge and the design does step the building down the hillside so there is no unnecessary cut or fill. Since the project is located in the Historic District and vehicular access is taken off the alley, there is no need for a long driveway. The design also uses dark natural colors to blend the building in with the backdrop. The elevations will use non-reflective glass on the house. The amount of glass proposed on the west elevation as it relates to Handbook of Design Standards is acceptable.
- **Placement Of Structures (9/A & 9/R):** The proposal meets all absolute and relative setbacks.
- **Open Space (21/A & 21/R):** 3,757 sq. ft. of open space is proposed. This exceeds the required 2,352 sq. ft. of open space by 1,405 sq. ft.
- **Access / Circulation (16/A & 16/R; 17/A):** Vehicular access to the site is via the Ridge Street Alley. Pedestrian access is provided via North French Street and the Ridge Street Alley.
- **Parking (18/A & 18/R):** The four parking spaces proposed exceeds the required parking. All parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street.
- **Snow Removal and Storage (13/R):** The applicants propose 350 sq. ft. (44%) of snow stacking for the 796 sq. ft. of proposed impervious surfaces.
- **Site Suitability (7/R):** Since this site is in the center of Town, has been previously developed, has the primary structure substantially set back from North French Street and proposes an adequate landscaping plan, all provisions of this policy have been adequately met.
- **Plant Material & Landscaping (22/A & 22/R):** Positive two (+2) points - The plans show five 14' spruce trees and four 2.5" narrow leaf cottonwood trees in the front yard (North French). Further, the plan proposes a total of twenty-seven 2.5" aspen trees that are planted around the perimeter of the property.
- **Social Community (24/A):** Negative six (-6) points - The proposed two-car garage uses 460 sq. ft. of additional above ground density for additional mass. This brings the project up to within 4 sq. ft. of the allowed 10 UPA (2,880 sq. ft.) for historic buildings undergoing a restoration.
- **Drainage (27/A & 27/R):** Positive drainage from the structure is proposed. Engineering staff has no concerns with the drainage plan.
- **Utilities Infrastructure (26/A & 26/R; 28/A):** All necessary utilities are located in the adjacent ROWs.

#### Historic Standards (24/R)

- **Policy 24/R, Social Community:** Positive six (+6) points - On-site historic preservation/restoration effort of average or above average public benefit for a primary structure. The applicants propose to restore, rehabilitate and stabilize the structure by building a full basement beneath the historic house, restoring all historic window openings, siding, trim details and doors, adding new electrical, plumbing and mechanical systems. The building location is not proposed to change. Presently the home is on a failing, half wooden, half concrete foundation.
- **Priority Design Standard 4:** The design of the southeastern addition is set back 17' from the front of the historic building which is set back far enough on the lot and features a rustic appearance to not be confused as a second primary structure.
- **Priority Design Standard 5:** The design matches the Town grid.
- **Priority Design Standard 8:** The renovation will maintain the unity of the block.

- **Priority Design Standard 36:** The new addition will be attached by a connector that minimizes removal of historic fabric from the historic structure. The southeastern addition is setback and separated at least half of the width of the front façade (11.5”) from the historic structure. This allows the original proportions and character of the historic structure to remain prominent and not have the primary structure obscured.
- **Priority Design Standard 37:** Based on past precedent, the additions are compatible in size and scale.
- **Priority Design Standard 80:** The development’s module size is within the range of surviving historic buildings in the area and the addition does not appear as large in scale when viewed from French St. relative to other conforming structures in the character area.
- **Priority Design Standard 80A:**
  - The width of the connector does not exceed two-thirds the façade width of the smaller of the two modules to be linked.
  - The wall planes of the connector are set back from the corners of the modules to be linked by a minimum of two feet on any side.
  - The proposed connector is 12’ long.
  - The connector’s ridge height is 7’ lower than the historic home’s ridge height and 4.1’ lower than the addition. This meets the recommended 2’ lower than the modules to be connected.
  - The connector features a simple design with minimal features and a gable roof form.
  - The connector is 14’ at its highest point, which is above the recommended one-story, 13’ limit. The Commission believed this design meets the intent of Priority Design Standard 80/A given the steep grade of the site (it slopes 23’ from front to back). A special finding has been added to the Findings and Conditions.
- **Priority Design Standard 81:** The tallest point of the addition is a height similar to what is found historically, 21.75’.
- **Priority Design Standard 82:** The addition is subordinate to the ridge height of the historic structure and steps down the slope of the hill towards the back.
- **Priority Design Standard 86:** The design is below the allowed mass of the historic character area.
- **Priority Design Standard 88:** At 41’ wide, this project is in the middle range of width of historic projects approved.
- **Priority Design Standard 90:** The rustic materials, stained a single, darker color, proposed on the addition, connector, garage and living space adjacent to the alley are appropriate.
- **Design Standard 91:** The design uses building components that are similar in size and shape to those found historically along the street.
- **Priority Design Standard 95:** The proportions of window and door openings are similar to historic buildings in the area.
- **Priority Design Standard 96:** The project’s windows ratio of solid to void is similar to those found on historic and supporting buildings.
- **Design Standards 136:** The parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street.
- **Design Standards 137:** The parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street and preserves the front yard.
- **Design Standard 139:** The design breaks up the above ground density into multiple modules.
- **Priority Design Standard 141:** The proposed roof forms reflect the angle, scale and proportion of historic buildings in the East Side Residential character area.
- **Priority Design Standard 142:** At 21.75’ at its tallest point, the building height is similar to nearby historic buildings.

- **Priority Design Standard 144:** The design uses 23’ of lot frontage because the southeastern addition is set back at least 5’ (proposed at 17’) behind the front façade of the historic home, so the width of both structures does not count toward the total of the front façade and thereby does not exceed the recommended 30’.
- **Priority Design Standard 145:** The historic home will have its siding, doors, windows, trim, details restored and roofed with composite shingles and non-reflective standing seam metal roofing. The addition; including connector, garage and bunk house, is designed to reflect secondary structures and feature rustic materials that were common for outbuildings. The addition features dark stained 2 x 10 cedar siding with chinking, 1 x 6 vertical reclaimed Wyoming snow fence, 1 x cedar trim and pre-rusted metal siding and wainscoting, 1 x 6 vertical reclaimed Wyoming snow fence clad garage doors, Douglas Fir post and 2 x cedar trim. All elements of the addition, including trim, will be dark stained the same color to reflect the character of an outbuilding. All facades feature less than 25% of metal siding.
- **Priority Design Standard 145:** The proposed roofing materials consist of composite shingles on the primary roof elements and non-reflective, standing seam metal on the shed roof elements, all of which are acceptable roofing materials.
- **Design Standard 148:** The project uses windows and doors similar in size and shape to those used traditionally.
- **Design Standard 151:** The project features five spruce trees in the front yard.
- **Design Standard 152:** The project features four narrow leaf cottonwood trees in the front yard.
- **Design Standard 154:** The proposal features a solid landscaping plan showing five 14’ spruce trees and four 2.5” narrow leaf cottonwood trees in the front yard (North French). Further, the plan proposes a total of twenty-seven 2.5” aspen trees that are planted around the perimeter of the property.

**Staff Comments**

There are no changes since the February 19, 2019 Second Preliminary Hearing. Staff notes that this application was submitted prior to the effective date of the development Code Amendments approved in January, and has been reviewed under the previous code.

At this final hearing, staff would like to focus on the last outstanding issue, Local Landmarking.

**Local Landmarking:** The applicant is seeking local landmarking status with this application. To be designated as a landmark the property must: (1) satisfy the **sole** requirement of Column A; (2) satisfy **at least one** of the requirements of Column B; and (3) also satisfy **at least one** of the requirements of Column C. Applicable criteria have been highlighted in **bold**.

COLUMN “A”	COLUMN “B”	COLUMN “C”
<p><b>The property must be at least 50 years old.</b> The property was built in 1940.</p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p><b>ARCHITECTURAL IMPORTANCE</b></p> <p><b>1. The property exemplifies specific elements of architectural style or period.</b> This building is notable for its association with the theme of community development in Breckenridge - from the end of the Depression-era years, through the end of World War II, and into the early 1950s.</p>	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <p>1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</p> <p><b>2. The property retains original design features, materials and/or character.</b> This property displays above average</p>

2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.

3. The property demonstrates superior craftsmanship or high artistic value

4. The property represents an innovation in construction, materials or design.

5. **The property is of a style particularly associated with the Breckenridge area.** This building is locally notable for its vernacular cross gabled architectural design.

6. The property represents a built environment of a group of people in an era of history.

7. The property includes a pattern or grouping of elements representing at least one of the above criteria.

8. The property is a significant historic remodel.

**SOCIAL IMPORTANCE**

9. The property is a site of an historic event that had an effect upon society.

10. The property exemplifies cultural, political, economic or social heritage of the community.

11. The property is associated with a notable person or the work of a notable person.

**GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE**

12. The property enhances sense of identity of the community.

13. The property is an established and familiar natural setting or visual feature of the community

historical integrity. A shed-roofed extension to the north elevation appears to be part of the building's original design. The house's concrete foundation appears relatively new, and some window patterns may have been altered. No other additions or alterations to the original building were noted at the time of survey.

3. **The structure is on its original location or is in the same historic context after having been moved.** The building is located in its original location.

4. The structure has been accurately reconstructed or restored based on documentation.



Staff finds that the property is eligible for local landmarking. Does the Commission concur? Staff has added a condition of approval for the applicant to obtain approval of an ordinance from the Town Council designating it a local landmark.

**Point Analysis (Section: 9-1-17-3):** At this final review, staff has identified the relative policies below, where positive and negative points are recommended.

From the Development Code:

- Policy 22/A, Landscaping: Positive two points (+2) points – For an above average landscaping plan.
- Policy 24/A, Social Community: Negative six (-6) points - The proposed above ground density is 9.93 UPA (Uses Density for Mass).
- Policy 24/R, Social Community: Positive six (+6) points - On-site historic preservation/restoration effort of average or above average public benefit for a primary structure.

Staff finds that this proposal complies with all Priority Design Standards and Absolute Policies. Staff recommends a total of positive two (+2) points under the Relative Policies.

**Staff Recommendation**

Based on staff's recommendations, we have the following questions for the Commission:

1. Staff believes the historic structure qualifies for local landmarking. Does the Commission concur?
2. Does the Commission have any additional comments on the proposed project design?

Staff recommends approval of 319 North French Street (PL-2018-0367) Addition and Remodel, showing a passing score of positive two (+2) points along with the attached Findings and Conditions.

<b>Final Hearing Impact Analysis</b>				
Project:	319 N. French St.	<b>Positive Points</b>	<b>+8</b>	
PC#:	PL-2018-0367			
Date:	3/26/2019	<b>Negative Points</b>	<b>- 6</b>	
Staff:	Chris Kulick, AICP			
		<b>Total Allocation:</b>	<b>+2</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		The proposed mean height of 21' 8" is below the recommended mean height limit of 23'
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	<b>Site and Environmental Design - General Provisions</b>	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		

18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	+2	Staff finds the landscaping plan, consisting of five, 14" spruce trees, four, 2.5" caliper narrow leaf cottonwood trees and 27, 2.5" aspen trees warrants positive two (+2) points.
24/A	<b>Social Community</b>	Complies with Priority Design Standards 4, 36, 37, 80, 86, 88, 90, 95, 96, 144	-6	The total above density is 9.93 UPA and therefore will incur negative six (-6) points under Policy 24/A.
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+1/3/6/9/12	+6	For onsite historic preservation/ restoration effort of above average public benefit for a primary structure.
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		

33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		

## TOWN OF BRECKENRIDGE

319 North French Street  
Lot 25, Snider Addition  
319 North French Street  
PL-2018-0367

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 26, 2019**, and findings made by Community Development with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 2, 2019** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The connector is 14' at its highest point, which is above the recommended one-story, 13' limit. The Commission believed this design meets the intent of Priority Design Standard 80/A given the steep grade of the site (it slopes 23' from front to back).

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three (3) years from date of issuance, on **April 9, 2022**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

7. If the Town Council should **not** adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance the approval of this Development Permit (PL-2018-0367) would be void and the applicants would need to submit a revision to the Development Permit with the application conforming to 9-1-19-3A: Policy 3 (Absolute) Density/Intensity and 9-1-19-3R: Policy 3 (Relative) Compliance With Density/Intensity Guidelines.
8. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
9. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
10. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
11. Applicant shall field locate utility service lines to avoid existing trees.
12. An improvement location certificate of the height of the top of the foundation wall, and the height of the building's ridges must be submitted and approved by the Town during the various phases of construction. The final mean building height shall not exceed 21.75' to the mean at any location.
13. At no time shall site disturbance extend beyond the limits of the area of work shown, including building excavation, and access for equipment necessary to construct the residence.
14. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

#### **PRIOR TO ISSUANCE OF BUILDING PERMIT**

15. Applicant shall submit proof of ownership of the project site.
16. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
17. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
18. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
19. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.

20. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
21. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
- 22. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
- 23. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.**

#### **PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

1. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
2. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
3. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
4. Applicant shall paint all metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
5. Applicant shall screen all utilities.
6. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
7. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
8. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of

Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

9. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
10. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
11. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

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(Initial Here)





## ARCHITECTURAL ABBREVIATIONS

AFF ABOVE FINISHED FLOOR	EL OR ELEV ELEVATION	LAB LABORATORY	SAN SANITARY
ACOUS ACOUSTICAL	ENGR ENGINEER	LAM LAMINATED	SECT SECTION
ADD ADDITION, ADDENDUM	EQ EQUAL	LAV LAVATORY	SEW SEWER
ADJ ADJACENT	EST ESTIMATE	LG LIGHT	SHT SHEET
AGGR AGGREGATE	EXC EXCAVATE	MFG MANUFACTURER	SVF SHEET VINYL FLOORING
ALT ALTERNATE	EXST EXISTING	MATL MATERIAL	SHLV SHELVES (ING)
ALUM ALUMINUM	EXJN EXTERIOR JOINT	MD MASONRY OPENING	SLNG SLIDING
APRD APPROVED	EXT EXTERIOR	METAL METAL	SIM SIMILAR
APPROX APPROXIMATE	DP DROPPED	MAX MAXIMUM	SLD SLIDING
ARCH ARCHITECTURAL	FAB FABRICATE	MCA MECHANICAL	STC SOUND TRANSMISSION
ASAP AS SOON AS POSSIBLE	FB FLOOR	MED MEDICINE (A)	SPEC SPECIFICATION
BAR BASEBOARD RADIATION	FIN FINISH	MIN MINIMUM	SQ SQUARE
BM BEAM	FR FIREPROOF	MIS MISCELLANEOUS	SS SQUARE FEET
BRG BEARING	FRL FIREPLACE	MSC MECHANICAL	STF STAINLESS STEEL
BFF BELOW FINISHED FLOOR	FIXT FIXTURE	NCC NATIONAL ELECTRIC CODE	STD STANDARD
BET BETWEEN	FLR FLOOR	NOM NOMINAL	STL STEEL
BLK BLOCK	FLG FLOORING	NOT IN CONTRACT	STRCT STRUCTURAL
BSMT BASEMENT	FDN FOUNDATION	NTS NOT TO SCALE	SUB SUBSTITUTE
BTU BRITISH THERMAL UNITS	FT FOOT, FEET	OC ON CENTER	SUPPL SUPPLEMENT
BD BOARD	FTG FOOTING	OCF OPENING	SURF SURFACED FOUR SIDES
BS BOTH SIDES	FDN FOUNDATION	ORN ORNAMENTAL	TV TELEVISION
BO, B/ BOTTOM OF	FURN FURNISH	OPH OPPOSITE HAND	TEMP TEMPERED
BLDG BUILDING	GAL GALLON	OSD OUTSIDE DIAMETER	THK THICK
CAB CABINET	GA GALVANIZED	PBR PART BLUE RIBBON	TILT TILT
CL CENTER LINE	GC GENERAL CONTRACTOR	PTN PARTITION	TNG TONGUE & GROOVE
CLC CERAMIC	GL GLASS, GLAZED	PENNY (NAILS, ETC)	TOP & BOTTOM
CLO CLOSET	GLB GLU-LAM BEAM	PERF PERFORATED	TOP OF
CLD CLOTHES DRYER	GR GRAD	PERP PERPENDICULAR	TR TREAD
CLW CLOTHES WASHER	GRP GYP	PLAST PLASTER	T/ TYPICAL
CLY COLLUM	GWB GYPSUM WALLBOARD	PLAS PLASTIC	TRSD TREAD
CONC CONCRETE	HDV HARDWARE	PLT PLATE	UNL UNLAUNDED
CONJ CONSTRUCTION JOINT	HD HEAD	PLX FLEXGLASS	UNLN UNFINISHED
CONT CONTINUOUS	HVAC HEATING, VENTING, AND AIR CONDITIONING	PLMB PLUMBING	UNO UNLESS NOTED OTHERWISE
COORD COORDINATE	HORIZ HORIZONTAL	PLWD PLUWOOD	UP UP IN FIELD
CPT COUNTER	HORZ HORIZONTAL	PROJ PROJECT	VERT VERTICAL
CS COUNTER SINK	HP HOSE BIBB	PROP QUARRY TILE	VIF VINYL COMPOSITION TILE
CF CUBIC FEET	HW HOT WATER HEATER	QTY QUANTITY	VELT VELT
CP DAM PROOFING	HT HEIGHT	RADIUS RADIUS	WELT WELDED WIRE FABRIC
DEPT DEPARTMENT	INCL INTERNATIONAL BUILDING CODE	RD ROOM	WF WATERPROOF
DTL DETAIL	INCL INCLUDED (ING)	ROOF ROOM	WV WIND
DIA, Ø DIAMETER	INFO INFORMATION	RS ROUGH SAWN	WV WIND
DM DIMENSION	INSP INSPECTION	REC RECESSED	WV WIND
DW DIMENSION	INSR INSPECTOR	RESIL RESILIENT COVE BASE	WV WIND
DR DRAWING	INSUL INSULATION	REF RETAINING WALL	WV WIND
DWG DRAWING	INT INTERIOR	REFR REFRIGERATOR	WV WIND
EA EACH	IRC INTERNATIONAL RESIDENTIAL CODE	REIN REINFORCED	WV WIND
EW EACH WAY	JCT JOINT	REBAR REINFORCING BARS	WV WIND
ELECT ELECTRICAL	JCT JOINT	RESL RESILIENT	WKG WORKING
EC ELECTRICAL CONTRACTOR	JCT JOINT	REQ REQUIRED	
	JUN JUNCTION	R RISER	
	KWH KILOWATT HOUR	RO ROUGH OPENING	

## ARCHITECTURAL SYMBOLS

	SPOT ELEVATION		SETBACK LINE		ROOM NAME
	TEST BORING		PROPERTY LINE		WINDOW TYPE
	TOP OF ELEVATION		BREAK LINE		DOOR TYPE
	NEW CONTOUR		DETAIL NUMBER		INTERIOR ELEVATIONS
	EXISTING CONTOUR		SHEET NUMBER		REVISIONS
	OLD CONTOUR		BUILDING OR WALL SECTION SHEET NUMBER		
	CENTERLINE				
	HIDDEN LINE (ABOVE) (8')				
	HIDDEN LINE (BELOW) (4')				

## PLAN AND SECTION MATERIAL SYMBOLS

	EARTH		MASONRY		WOOD		INSULATION
	COMPACTED FILL		CONCRETE BLOCK		FINISH		FOAM
	POROUS FILL		BRICK		ROUGH DIMENSION LUMBER		BATT
	UNDISTURBED FILL		STONE		BLOCKING		RIGID
	ROCK		GLASS BLOCK		GLU-LAM		CONCRETE
	METAL		STEEL		PLYWOOD		CAST
					LIGHTWEIGHT CONCRETE		

## GENERAL NOTES

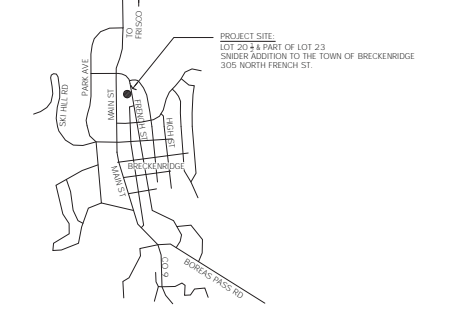
- THE CONTRACTOR'S RESPONSIBILITIES
  - THE CONTRACTOR SHALL VERIFY THAT THE BUILDING CODE REQUIREMENTS, AS ADOPTED BY THE LOCAL MUNICIPALITY, HAVE BEEN MET. ALL WORK CONTAINED WITHIN THESE DOCUMENTS SHALL CONFORM TO ALL CODES, REGULATIONS, ORDINANCES, LAWS, PERMITS, & CONTRACT DOCUMENTS WHICH APPLY.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, LICENSES, AND APPROVALS ASSOCIATED WITH THIS PROJECT.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EQUIPMENT SIZES AND LOCATIONS WITH MECHANICAL, PLUMBING, ELECTRICAL, AND UTILITY COMPANIES.
  - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FIRE MITIGATION REQUIREMENTS WITH THE MUNICIPALITY AND FOREST SERVICE.
  - THE CONTRACTOR MUST VERIFY THE BUILDING LAYOUT WITH THE OWNER AND/OR ARCHITECT PRIOR TO DIGGING THE FOOTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
  - THE CONTRACTOR MUST VERIFY THAT ALL DOORS, WALLS, AND CEILINGS BETWEEN GARAGE AND LIVING SPACES CONFORM TO ALL FIRE AND SAFETY CODES AND REGULATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL FINISH GRADES ON SITE.
  - THE CONTRACTOR MUST VERIFY THAT FIREPLACE AND/OR WOOD STOVE INSTALLATION COMPLIES WITH ALL LOCAL, STATE, AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.
  - CONTRACTOR SHALL SUBMIT A LIST OF SUBCONTRACTORS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - THE CONTRACTOR AND HISHER SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETING ALL THE WORK WITHIN THESE DOCUMENTS UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO PROVIDE SMOKE DETECTORS & CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH LOCAL APPLICABLE CODES.
  - CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, AC EQUIPMENT, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQUIRED.
  - ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DEGRADATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
  - PROVIDE ALL ACCESSWAYS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION IF NOT NOTED ON PLANS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE FIRE SPRINKLER SYSTEM. SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES. IF FIRE PROTECTION IS REQUIRED, ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT.
  - PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT AND ENGINEER. ALL SUCH PORTIONS OF THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH REVISED SHOP DRAWINGS AND SAMPLES.
  - THE CONTRACTOR SHALL CONFINE HISHER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THESE DOCUMENTS.
  - THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HISHER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HISHER OPERATION.
  - THE GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR RADON TESTING IN THE FIELD & MUST INSTALL ALL NECESSARY EQUIPMENT TO PREVENT RADON BUILD-UP WITHIN THE STRUCTURE.
  - MOISTURE IS THE PREVALENT CAUSE OF MOLD GROWTH. GENERAL CONTRACTORS & SUBCONTRACTORS ARE TO BE PROACTIVE IN THE MITIGATION OF MOISTURE DURING CONSTRUCTION. TIGHT BUILDING CONSTRUCTION IS ONE OF THE IMPlicated CAUSES OF MOLD. ALL ROOF'S, CRAWL SPACES, & OTHER UNCONDITIONED SPACES ARE TO BE VENTILATED ADEQUATELY. IF EXCESSIVE MOISTURE IS NOTICED DURING CONSTRUCTION, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. ANY MODIFICATION TO THE PLANS REGARDING MOISTURE CONTROL DURING CONSTRUCTION SHALL BE REVIEWED BY THE ARCHITECT.
- CHANGES TO THE DESIGN
  - CHANGES OR SUBSTITUTIONS TO THE DESIGN OR TO PRODUCTS WHICH WERE SPECIFIED IN THESE DOCUMENTS WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT, AND FROM THE ARCHITECTURAL REVIEW BOARD, IF APPLICABLE.
- STRUCTURAL CHANGES
  - ANY CHANGES IN THE FIELD TO THE STRUCTURAL PLANS SHALL RELIEVE THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONSEQUENCES WHICH MAY ARISE. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING.
- DISCREPANCIES
  - ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ANY FAILURE TO REPORT DISCREPANCIES SHALL RELIEVE THE ARCHITECT OF ANY CONSEQUENCES WHICH MAY ARISE.
  - SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
- DIMENSIONS
  - DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS. DRAWINGS SHOULD NEVER BE SCALED. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FACE OF FINISH CEILING MATERIAL, UNLESS NOTED OTHERWISE.
  - ALL EXTERIOR WALLS TO BE 246 STUD WALLS (5' 10") UNLESS NOTED OTHERWISE.
  - ALL INTERIOR WALLS TO BE 246 STUD WALLS (5' 10") UNLESS NOTED OTHERWISE.
  - WHERE LARGER STUDS OR FURRING ARE INDICATED ON DRAWINGS TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.

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## SITE NOTES

- A TOPOGRAPHIC MAP OF THIS SITE WAS OBTAINED FROM RANGE WEST ENGINEERS & SURVEYORS, INC. DATED 7 JULY 2017.
- THE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
- ANY EXISTING LANDSCAPING OUTSIDE OF THE LIMIT OF DISTURBANCE AND ANY TREES DESIGNATED TO REMAIN ARE TO BE FLAGGED AND PROTECTED DURING ALL CONSTRUCTION.
- FINISH GRADE IS TO PROVIDE DRAINAGE AWAY FROM THE FOUNDATION VIA SWALES, DRAINS, ETC. AT ALL LOCATIONS.
- PROTECT ALL TOPSOIL WHEN EXCAVATING AND REAPPY TO ALL DISTURBED SOIL AREAS AFTER CONSTRUCTION IS COMPLETE.

## LOCATION MAP



## SHEET INDEX

CS	COVER SHEET
INFO1	INFORMATION SHEET ONE
A1.1	PROPOSED SITE PLAN
A1.1.1	LANDSCAPE PLAN
SS.1	SHADOW PROJECTION STUDY
SV	SCREEN VIEWS
A2.1	LOWER LEVEL FLOOR PLAN
A2.2	MAIN LEVEL FLOOR PLAN
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	PERSPECTIVE RENDERINGS
	TOPOGRAPHIC SURVEY



ALLEN GUERRA ARCHITECTURE  
716 GRANITE STREET  
PO BOX 5840  
FRODO, COLORADO, 80443  
PH: 970.653.7002 FAX: 970.653.7040  
E-MAIL: INFO@ALLEN-GUERRA.COM  
WEBSITE: WWW.ALLEN-GUERRA.COM

319 NORTH FRENCH STREET  
LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE  
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO  
INFORMATION SHEET

## PROJECT DIRECTORY

<b>OWNER</b> GUS AND KATHY PLOSS 1705 HARRISON ROAD SUITE 2 AUBURN HILLS, MI 48326	<b>STRUCTURAL ENGINEER</b> ENGINEERING DESIGNWORKS, INC. 1855 5th TOWER SQUARE, UNIT E2C POB 775729 STEAMBOAT SPRINGS, COLORADO 80487 T: 970.879.4890
<b>ARCHITECT</b> ALLEN-GUERRA ARCHITECTURE 1915 AIRPORT ROAD, SUITE 105 PO BOX 7458 BRECKENRIDGE, COLORADO 80424 T: 970.453.7002	<b>SURVEYOR</b> RANGE WEST, INC. P.O. BOX 589 SILVERTHORNE, COLORADO 80498 T: 970.468.6281
<b>GENERAL CONTRACTOR</b> ROCKXORGE BUILDING COMPANY 1705 AIRPORT ROAD, SUITE#4 PO BOX 1615 BRECKENRIDGE, COLORADO 80424 T: 970.453.9647	<b>GEOTECHNICAL ENGINEER</b> THEOSAND ENGINEERING, LLC P.O. BOX 3817 1000 AIRPORT ROAD BRECKENRIDGE, COLORADO 80424 T: 970.409.7978

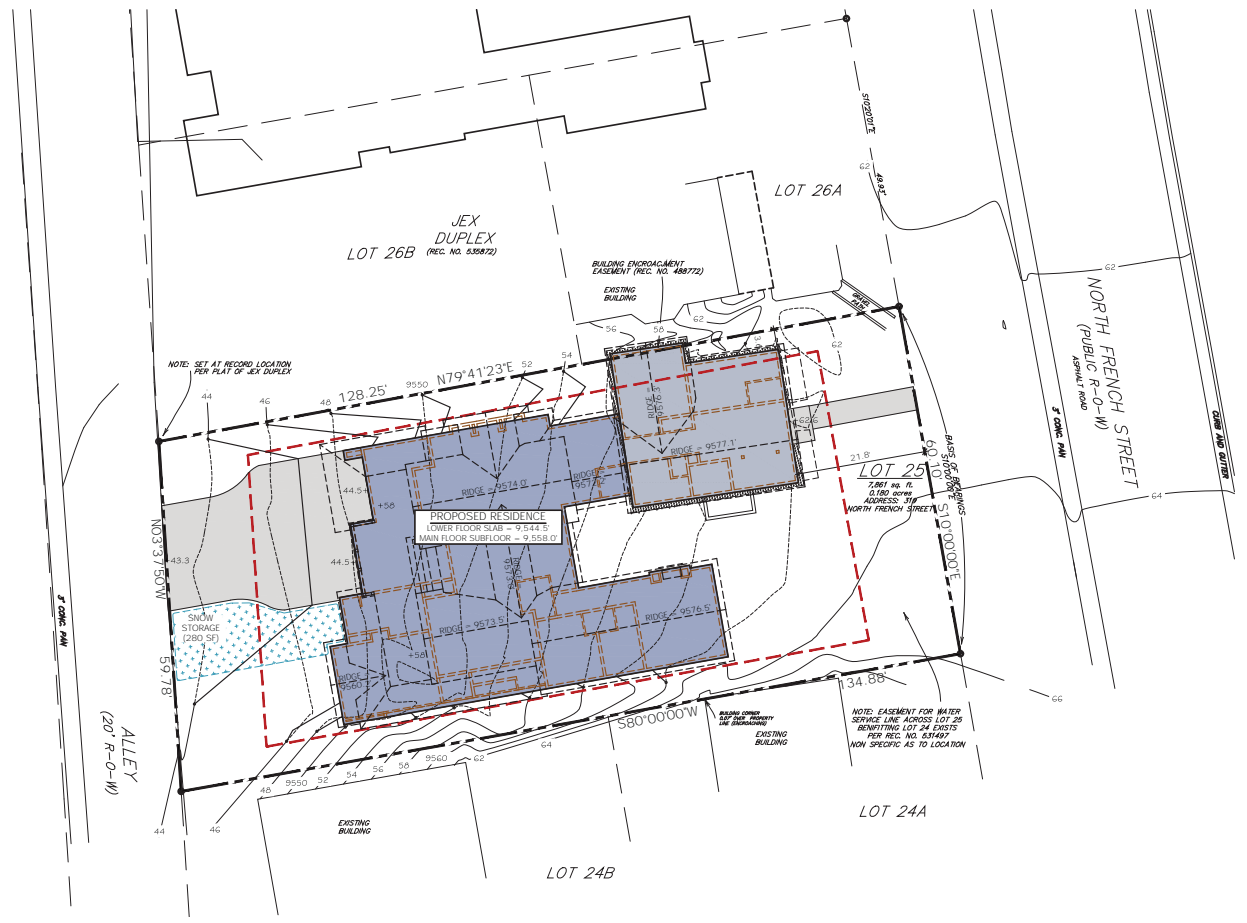
ISSUE	DATE
PRELIM	1 JUN 2018
PLANNING	16 JUN 2018
UPDATE	6 FEB 2019
FINAL PLANNING	13 MAR 2019

PROJECT # 829

info



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319 NORTH FRENCH STREET  
 LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO  
 TITLE: SITE PLAN

ISSUE	DATE
PRELIM	1 JUN 2018
PLANNING	16 JUN 2018
UPDATE	6 FEB 2019
FINAL PLANNING	13 MAR 2019

PROJECT # 829

A11





SPRING EQUINOX (MARCH 20)

SUMMER SOLSTICE (JUNE 21)

FALL EQUINOX (SEPTEMBER 21)

WINTER SOLSTICE (DECEMBER 21)



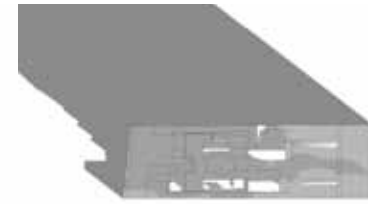
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319 NORTH FRENCH STREET  
LOT 25 SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE  
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE: SHADOW PROJECTION STUDY

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ISSUE	DATE
PRELIM	1 JUN 2018
PLANNING	18 JUL 2018
UPDATE	6 FEB 2019
FINAL PLANNING	13 MAR 2019

PROJECT # B29

SS.1



VIEW FROM  
FRENCH  
STREET

CURRENT

PROPOSED



VIEW FROM  
ALLEY  
LOOKING  
SOUTHEAST

CURRENT

PROPOSED



VIEW FROM  
ALLEY  
LOOKING  
NORTHEAST

CURRENT

PROPOSED



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319 NORTH FRENCH STREET  
LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE  
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

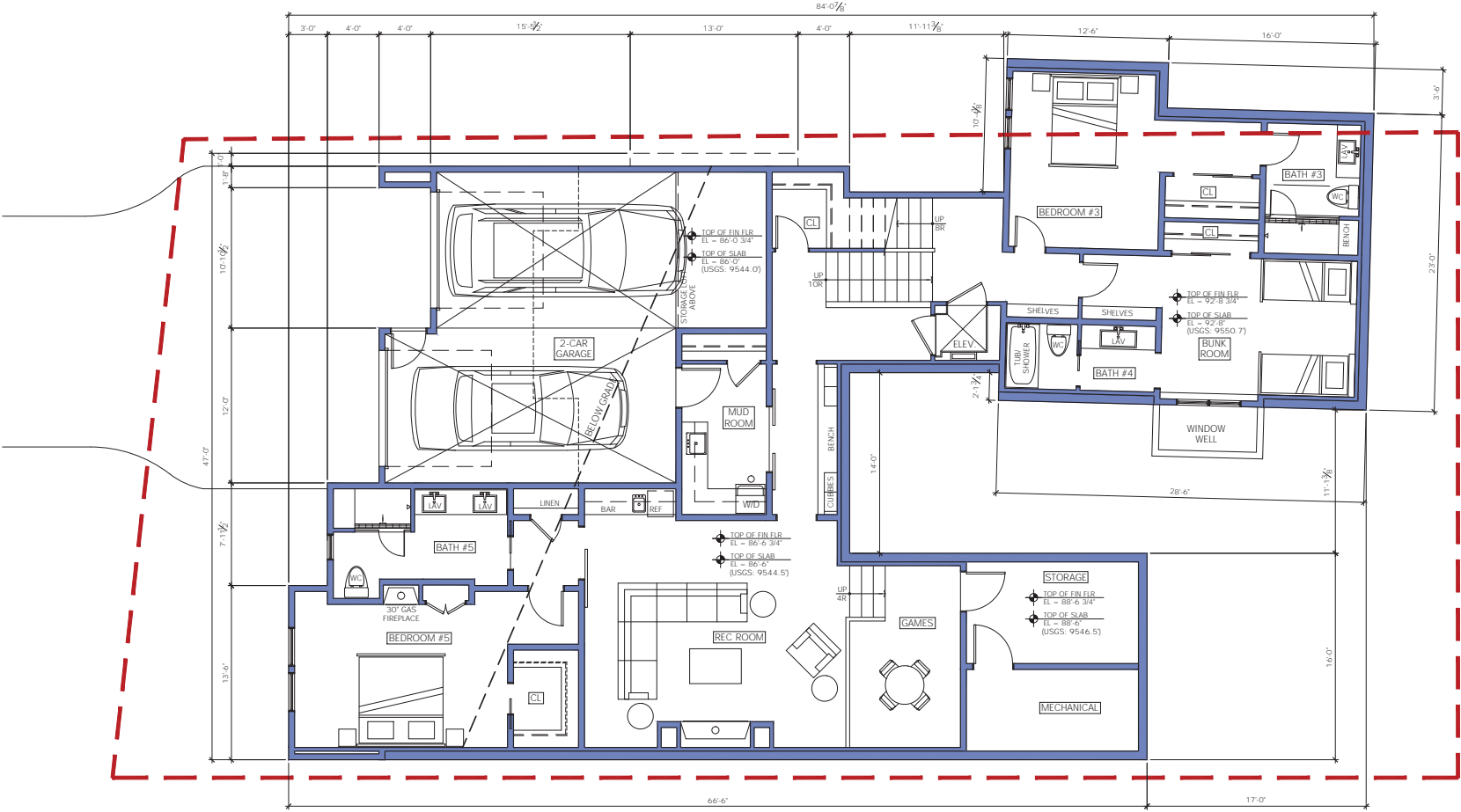
TITLE  
STREET VIEWS

FOR PRESENT AS AN UNBIDDED SPEC WORK. ISSUE OF ARCHITECTURE REVISIONS WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE	DATE
PRELIM	1 JUN 2018
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FINAL PLANNING	13 MAR 2019

PROJECT # 829

SV



319 NORTH FRENCH STREET  
LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE  
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE: LOWER LEVEL FLOOR PLAN

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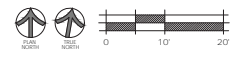
ISSUE	DATE
PRELIM	1 JUN 2018
PLANNING	16 JUN 2018
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FINAL PLANNING	13 MAR 2019

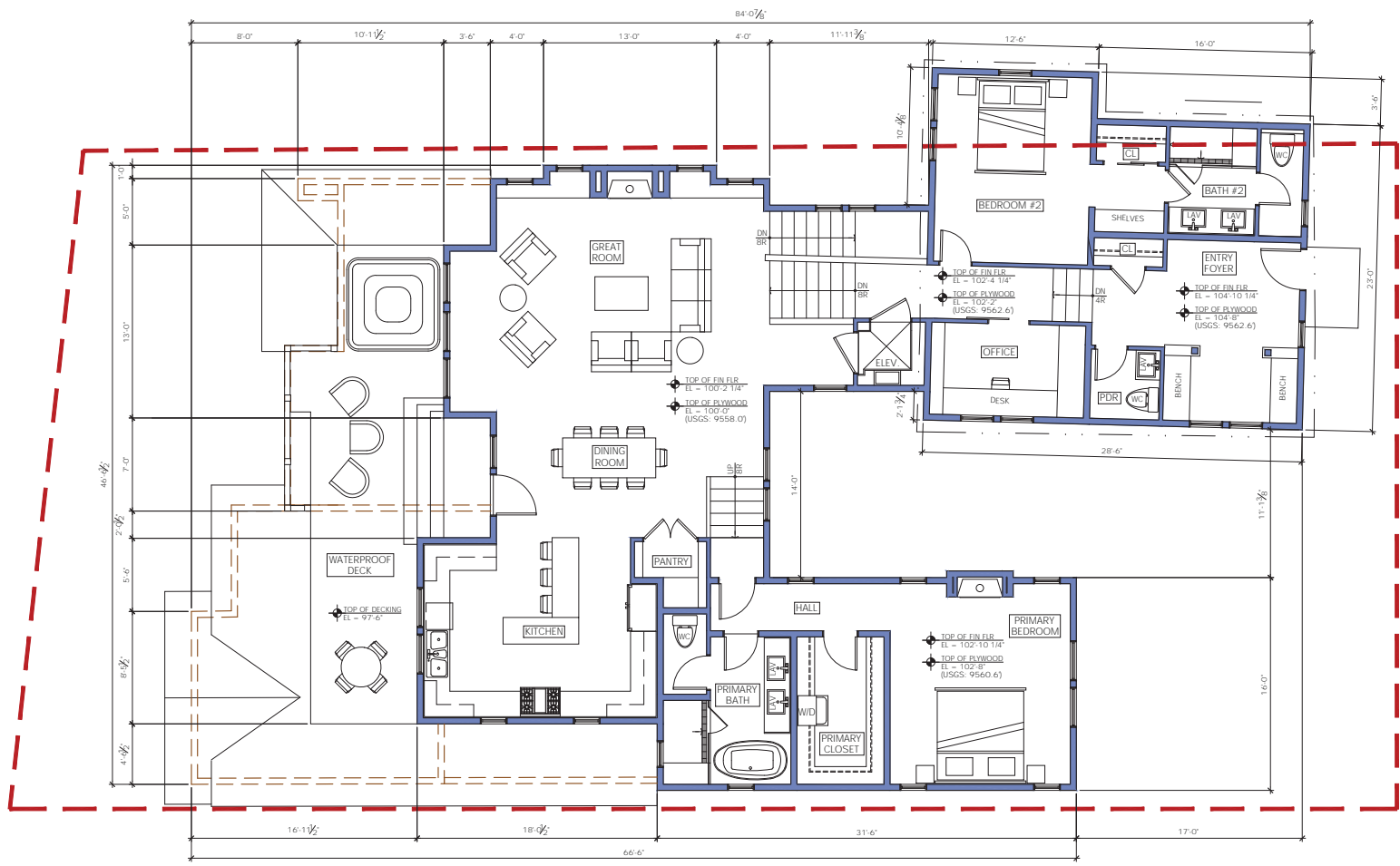
PROJECT # B29

	FINISHED	UNFINISHED	TOTAL
MAIN LEVEL (HISTORIC)	700	0	700
MAIN LEVEL (ADDITION)	1,382	0	1,382
LOWER LEVEL (ABOVE GRADE)	334	460	794
LOWER LEVEL (BELOW GRADE)	1,022	391	1,413
LOWER LEVEL (BELOW HIST.)	700	0	700
<b>TOTAL</b>	<b>4,138</b>	<b>851</b>	<b>4,989</b>

DENSITY (EXCLUDING 700sf LANDMARK)	3.438	(3,456 ALLOWED)
ABOVEGROUND DENSITY	2.416	(2,880 ALLOWED)
MASS	2.876	(2,880 ALLOWED)

1 LOWER LEVEL FLOOR PLAN  
SCALE: 1/8"=1'-0"





319 NORTH FRENCH STREET  
LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE  
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE: MAIN LEVEL FLOOR PLAN

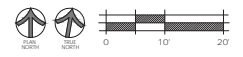
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ISSUE	DATE
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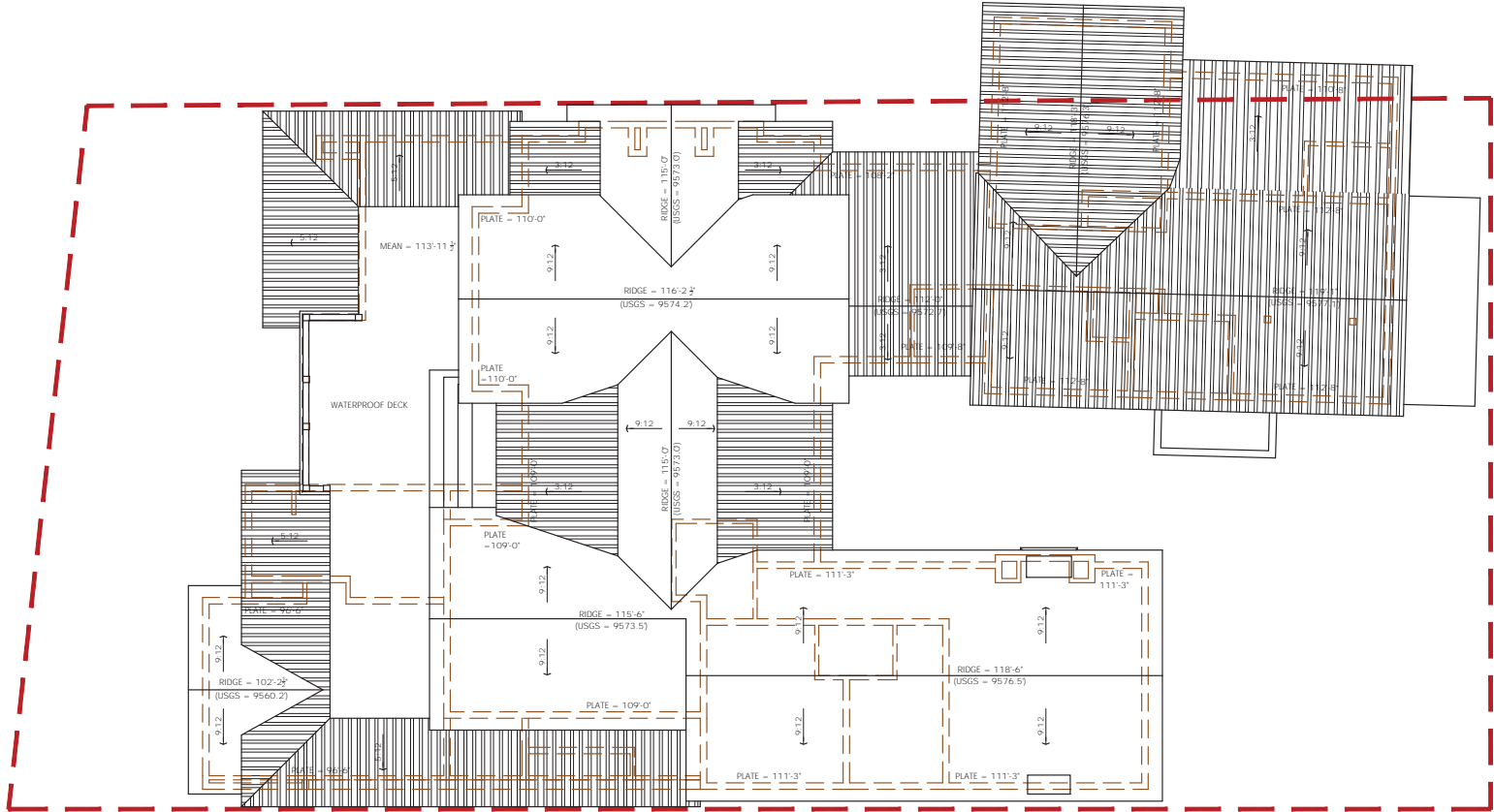
PROJECT # 829

A2.2

1 MAIN LEVEL FLOOR PLAN  
A2.2 SCALE: 1/8" = 1'-0"







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319 NORTH FRENCH STREET  
 LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE  
**ROOF PLAN**

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ISSUE	DATE
PRELIM	1 JUN 2018
PLANNING	16 JUL 2018
UPDATE	6 FEB 2019
FINAL PLANNING	13 MAR 2019

PROJECT # 829

1  
 A2.3  
 ROOF PLAN  
 SCALE: 1/8" = 1'-0"

A2.3







# 319 NORTH FRENCH STREET

EXTERIOR MATERIALS SCHEDULE

DATE: 6 FEBRUARY 2019

LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF – SHINGLE, TYPICAL		ASPHALT SHINGLES – GAF TIMBERLINE HD – COLOR “WEATHERED WOOD”
M2	ROOF – METAL, TYPICAL		1 ½” CORRUGATED METAL – COLOR TO BE “PRE-RUSTED”
M3	FASCIA/FRIEZE BOARD/TRIM AT HISTORIC STRUCTURE		2x CEDAR PER DETAILS - STAIN W/ SUPERDECK SOLID – 9600 “BRILLIANT WHITE”
M4	SOFFIT AT HISTORIC STRUCTURE		1x T&G CEDAR PER DETAILS - STAIN W/ SUPERDECK SOLID – 9600 “KHAKI”
M5	HORIZONTAL SIDING AT HISTORIC STRUCTURE		1x CEDAR LAP SIDING, 4 ½” EXPOSURE, STAIN W/ SUPERDECK SOLID – 9600 “LICHEN”
M6	DOORS/WINDOWS AT HISTORIC STRUCTURE		SIERRA PACIFIC WINDOW COMPANY – WOOD EXTERIOR, STAIN W/ SUPERDECK SEMI-TRANSPARENT– 2101 “SEASHELL”
M7	DOOR/WINDOW TRIM AT HISTORIC STRUCTURE		2x CEDAR PER DETAILS - STAIN W/ SUPERDECK SOLID – 9600 “BRILLIANT WHITE”
M8	STONE VENEER, TYPICAL		GALLEGOS STONE – RANDOM ASHLAR FLAGSTONE VENEER

# 319 NORTH FRENCH STREET

EXTERIOR MATERIALS SCHEDULE



DATE: 6 FEBRUARY 2019

LABEL	ITEM	COLOR	DESCRIPTION
M9	FASCIA/FRIEZE BOARD/TRIM AT ADDITION		2x CEDAR PER DETAILS - STAIN W/ SUPERDECK 2750 "BURNT HICKORY" W/ 50% DILUTION
M10	SOFFIT AT ADDITION		1x T&G CEDAR PER DETAILS - STAIN W/ SUPERDECK 2750 "BURNT HICKORY" W/ 50% DILUTION
M11	VERTICAL SIDING AT ADDITION		1x6 RECLAIMED WYOMING SNOW FENCE, NATURAL FINISH
M12	HORIZONTAL SIDING AT ADDITION		2x10 CEDAR WITH CHINKING PER DETAILS, STAIN W/ SUPERDECK SEMI-TRANSPARENT - 2320 "CAPE BLACKWOOD" (DILUTED TO 25%)
M13	CHINKING AT ADDITION		SASHCO LOG JAM - COLOR "MEDIUM GRAY"
M14	DOORS/WINDOWS AT ADDITION		SIERRA PACIFIC WINDOW COMPANY - WOOD EXTERIOR, STAIN W/ SUPERDECK SEMI-TRANSPARENT- 2101 "SEASHELL"
M15	DOOR/WINDOW TRIM AT ADDITION		2x/3x CEDAR PER DETAILS - STAIN W/ SUPERDECK 2750 "BURNT HICKORY" W/ 50% DILUTION
M16	METAL SIDING, TYPICAL		1 1/2" CORRUGATED METAL - COLOR TO BE "PRE-RUSTED"

# 319 NORTH FRENCH STREET

EXTERIOR MATERIALS SCHEDULE

DATE: 6 FEBRUARY 2019

LABEL	ITEM	COLOR	DESCRIPTION
M17	EXPOSED POSTS/BEAMS/ DECK RAILS AT ADDITION		RS DOUG FIR, STAIN W/ SUPERDECK 2750 "BURNT HICKORY" W/ 50% DILUTION
M18	GARAGE DOOR SIDING, TYPICAL		1x6 RECLAIMED WYOMING SNOW FENCE, NATURAL FINISH



## TOWN OF BRECKENRIDGE TOWN COUNCIL

### March 26 Town Council Meeting



Welcome to the newsletter summarizing The Town of Breckenridge's latest Council Meeting. Our goal is to provide our citizens with thorough and reliable information regarding Council decisions. We welcome any feedback you may have and hope to see you at the meetings.

### Managers Report

#### Parking & Transit

- Passport Parking has added a wallet option in the app. If you put \$30 in the wallet, you get \$3 of free parking. This will reduce the amount of bank card fees on \$0.50 transactions. Staff will begin to promote.



## Finance

- Town is approximately \$385k over 2019 budgeted revenues in the Excise fund. This is mostly due to sales tax being \$168k over budget and Real Estate Transfer Tax up \$226k over budget. Sales Tax is \$188k ahead of prior year; RETT is up \$289k over prior year.
- Our net fund balance estimate for the end of 2019 has changed from \$21.3M at the fall retreat to \$21.2M after the year end update. This \$100K decrease is mainly the result of the \$8M Broadband and other appropriations, offset by changes to the 5 year CIP.
- The main factors impacting the updated fund balances are: Fiber Infrastructure, \$8M appropriated in 2018, Ski Hill Wall, \$350K increase to the 2018 capital fund expense. Wayfinding, \$300K increase to Parking & Transportation fund 2018 expense, & substantial updates to CIP.

## Other Presentations

### Breckenridge Open Space Advisory Committee Apointments

- Council appointed Nikki LaRochelle, Carol Saade, and Chris Tennial to BOSAC for full terms, with Ian Hamilton filling the remainder of Reed Owens' term

### Summit County Climate Action Plan

- Goals of Climate Action Plan: Reduce emissions 50% by 2030 and 80% by 2050 below a 2005 baseline. Reduce emissions from electricity use 100% by 2035. Reduce emissions from building energy use 21% by 2030 and 36% by 2050. Reduce emissions from transportation 25% by 2030 and 91% by 2050. Reduce emissions from waste 50% by 2030 and 90% by 2050. Maintain forest cover in Summit County and improve forest resilience to climate impacts."These goals are based off of the Paris Climate Agreement," Jess Hoover, HC3.
- Staff will begin working on a proposed budget for Council to consider for the development and implementation of the initiatives identified in the plan. Staff is actively working on various projects including EV Readiness, 100% Renewable Electricity, and building code revisions.
- Council is in full support and the Climate Action Plan will return to council to be adopted as a resolution.

### State of the Open Space

- 4,836 acres acquired, including 92 acres in 2018, 2.7 miles of new trails (Hard Luck, Backdoor, Nightmare on Baldy Trails), vegetation efforts at Swan River and Blue River/McCain properties, & 507 volunteers contributed 3,782 hours, valued at \$93,337. [View the full report here \(pages 128-140\).](#)



### Updated Pedestrian Lighting Plan

- In recent years, Town Council has made improving the pedestrian experience a priority to encourage walking instead of driving in town. The five-year Capital Improvement Plan is budgeted to spend \$800,000 dollars on lighting improvements.
- 387 lights have been updated with brighter LED lights. Increased the pole height of 36 lights in town at crosswalks (allows the light to overlap across the road). 2019: continue to replace bulbs in parking lots, Ridge Street, Wellington, & Ski Hill.

### Dockless Bike Sharing Rules & Regulations

- Rules and Regulations include requirements for a financial guarantee, management & service plans, assistance programs, and a mobile app. It includes what the Town Manager will consider in granting a permit, renewal process, and what happens if an application is denied.

- "I would like to hear the applicants ideas and approaches for rider safety or educating about safety." (Carleton)  
"There were pieces in the ordinance that include promoting safety and helmet use. We can work with all the applicants on how to better promote safety." (Haynes)

## Regular Council Meeting

### Legislative Review

- **Ordinance Approving Second Amendment to Lease with BOEC (Second Reading):** In 2013, the Town entered into a 50-year lease with the BOEC for the use of the building located at 524 Wellington Road. Part of the original long-term lease provided a five year window for an option to purchase the building from the Town. That option period expired and the BOEC would like to make another amendment to the original lease that would extend the option to purchase to June 24, 2023. **(Passed 7-0)**
- **Ordinance Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of New Permits in the Conservation District (Emergency Ordinance):** In an effort to bring the Town's standards for development in the Conversation District more into alignment with the recent interpretations of the Secretary of the Interior's Standards by the State Historic Preservation Office, the Town is working with a consultant to make necessary revisions to the Design Guidelines. The imposition of a six month moratorium will allow the Town's consultant, staff, and the Town Council sufficient time to complete the updates. **(Passed 7-0)**
  - Council made a point to mention that none are fully decided on the updates to the Design Standards for the Conservation District and listened to comments from concerned residents. Council will be convening a working group of invested stakeholders in the community to present options to Council.
- **Historic Resources Management Plan (Resolution):** BHA developed the Historic Resources Management Plan (historic plan) to define BHA's long-term strategy and schedule for further stabilization, preservation, interpretation and maintenance activities on Town of Breckenridge (Town) and Summit County (County) Open Space and National Forest lands. The plan outlines BHA's geographic focus area, criteria that will be used to prioritize future projects (i.e. Tier 1, Tier 2, etc.) and ongoing management guidelines. **(Passed 7-0)**

