



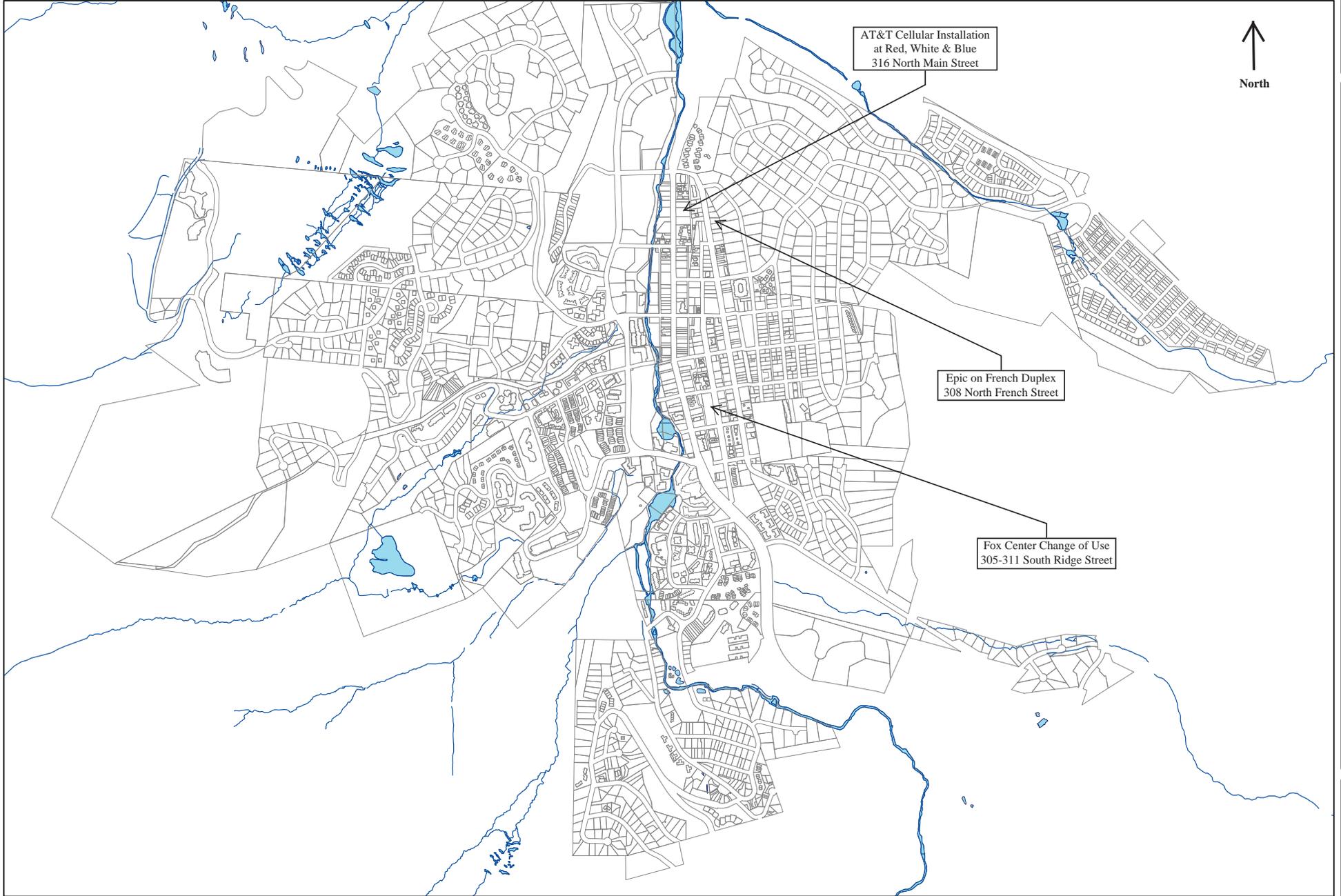
PLANNING COMMISSION AGENDA

Tuesday, January 07, 2014
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The January 7 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
7:05pm	<i>Consent Calendar</i>	
	1. AT&T Cellular Installation at Red, White and Blue (MGT) PC#2013112; 316 North Main Street	7
	2. Fox Center Change of Use (MGT) PC#2013114; 305-311 South Ridge Street	19
7:15pm	<i>Town Council Report</i>	
7:30pm	<i>Preliminary Hearings</i>	
	1. Epic on French Duplex (MGT) PC#2013113; 308 North French Street	32
8:30pm	<i>Other Matters</i>	
	1. Class C Subdivisions Approved July - December, 2013 (Memo Only)	57
8:45pm	<i>Adjournment</i>	

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 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

Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Jim Lamb Eric Mamula Trip Butler
Dan Schroder Kate Christopher Gretchen Dudney
Dave Pringle was absent.
Jennifer McAtamney, Town Council Liaison

APPROVAL OF AGENDA

The December 3, 2013 Planning Commission meeting agenda was approved unanimously (6-0).

APPROVAL OF MINUTES

With no changes, the November 19, 2013, Planning Commission Minutes were approved as presented.

CONSENT CALENDAR:

1. The River Villa (SG) PC#2013101, 13 Riverwood Drive
2. Xcel Breaker House Addition (JP) PC#2013108, 562 Wellington Road
3. Columbia Lode Single Family (MGT) PC#2013110, 42 Luisa Drive
4. Boeke-Gerard Residence (MGT) PC#2013107, 66 Long Ridge Drive

With no requests for call up, the consent calendar was approved as presented.

TOWN COUNCIL REPORT:

Ms. McAtamney:

We ratified a settlement on Tiger Run RV near 4 mile bridge, regarding a lawsuit between a church and RV resort; the County/Town will acquire the church's parcel, and Tiger Run RV will be paying \$50,000 to acquire the property that has their Well House. First reading on 2014 budget, huge crowd attended in support of the childcare scholarship program. The Harris Street project is finishing demolition. They've saved some money in some areas and have been able to cover additional costs of asbestos removal, and the project contingency is well intact. We looked at the ballot for the April vote, and the decision was made to go with mail-in ballot with polling places on day of election. We had a fabulous presentation on the Breck Freeride. I recommend that you go to the website and it will show you real time where the buses are and they have a downloadable app that will tell you when the buses will be at your stop. Review of Block 11 master plan, which was last reviewed in April 2012. Ms. Best did a great review of that plan to remind current Council about the densities, housing types, architectural character, and the parks and green spaces. We looked at referral from the County, Ranch PUD amendment that is off of Baldy and Sally Barber roads, they want more density. It is similar to Western Sky. It is supposed to be cluster development, but doesn't look like it. We will be doing a site visit on January 10, good to be aware of as this will have a big impact. Three openings for Public Arts Commission and we expanded the membership of this group as we had 5 great candidates. The landfill task force met and based on changes from the companies who use the recycled material, single stream is not good for the glass, so we may be required to separate out glass. This will need to be further reviewed and there is a good presentation you could look at in the Town Council packet from last meeting.

(Mr. Butler: Please explain more about the childcare issue.) The reason the Council continued to support these scholarships was because it is a priority of the Council to support young families and the workforce in the community and it is in alignment with the Vision plan and Town policies. Clearly a property tax wasn't viable, but we hope to find a sustainable revenue stream to keep this program intact. Our community is different from other Towns because we are a resort with a very high cost of living which makes it difficult for

young families to stay in the community. This is why the Council still wants to support this issue as well as housing, which is related. The Town needs to take steps to promote diversity because we want a community that is diverse, that includes kids who come here for a season, to young families, to the retirees. We need to find ways to make it viable because this is the workforce that drives our economy and creates the sense of community that makes Breckenridge unique. Years ago, there was a shortage of workers in the community and places could not open until later. Early care is the best public investment with the most return on dollars, as opposed to other investments such as NRO. The state has continued to raise the bar for teachers and the cost of care is unaffordable based on local wages. The people who teach preschool now have 4 year degrees and they deserve a livable wage. This funding is coming out of the general fund and without a dedicated revenue stream; there will have to be an annual appropriation.

Also, the Dew Tour is next week. Join the race of the Santa's this Saturday night for all ages, kids can join the reindeer race.

OTHER MATTERS:

1. Valley Brook Cemetery National Designation

Ms. Best presented a memo concerning the nomination of Valley Brook Cemetery to the National Register of Historic Places. A copy of the nomination/report is included in the Commissions packet and includes the background and history of the cemetery, as well as the findings that support the nomination. Staff agrees with the consultants' conclusion that the Cemetery meets the criteria and is eligible for listing on the National Register. The nomination will be presented to the State Review Commission on January 17, 2014 and the Planning Commission is required to comment on the nomination. Staff recommended the Commission support the nomination by directing the Chair to sign the State's Review Report Form which is included in your packet.

Commissioner Questions / Comments:

(Many Commissioners agreed that the information in their packets that was presented by Ms. Best was really interesting.)

Mr. Schroder: Wondering why we still have 2000 available plots. (Ms. Best: A lot of planning as well as restoration has been going on. The Town operates the cemetery and has created a Fund to take care of the expenses. The Listing on the National register is one way to increase marketing, not just for the Cemetery, but for the whole Town.)

Mr. Schroder made a motion to recommend that Jim Lamb, as Chair of the Town of Breckenridge Planning Commission, sign the State Review Form to support the nomination of the Valley Brook Cemetery for listing on the National Register. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

TOWN PROJECT HEARINGS:

1. Wakefield Sawmill Interpretive Site (CK) PC#2013109, Boreas Pass Road

Mr. Kulick presented a public hearing project to develop the Wakefield Sawmill Interpretive Site. The project consists of regrading the gravel driveway, adding 6 parking spaces, creating soft surface pedestrian pathways (Phase I, 2014); restoring the original sawmill, constructing a protective open shelter to cover the restored sawmill, installing interpretive outdoor signs, and creating a foot bridge to the site's existing historic cabin (Phase II, 2014). Once the project is completed, the Wakefield site will be staffed by Heritage Alliance employees during the summer season (mid-June to Labor Day) and accessible to the public year round.

This is a Town Project pursuant to the recently adopted ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project, and any code issues. In addition, the Commission is asked to make a recommendation to the Town Council. Since this is a Town project, the Planning Commission may recommend approval of the project despite not meeting absolute policy 18A regarding paving parking and driveways.

Staff has identified that the only policy that this application does not comply with is Policy 18A/Parking for unpaved driveway and parking spaces. Staff suggested that the Planning Commission recommend approval of this project to the Town Council with the presented findings. Staff welcomed questions from the Commission.

Mr. Robin Theobald, Breckenridge Heritage Alliance Member, Applicant: Displayed the materials that will be used around the site including the wood siding and rough sawn lumber. The posts will be old telephone poles. There won't be any walls on the building, so you will mostly see old rusting machinery. We have all the equipment from the sawmill and we will have a various saws and planers on display. The roof will essentially be the kind that was over it when it was a fully functional sawmill.

Commissioner Questions / Comments:

Mr. Mamula: Where is the Aspen Alley trail in relation to this project? (Mr. Kulick: Showed the Commissioners on the plans where the trail is, and discussed how the parking proposed for the project is designed strictly for visitors of the sawmill display. The Aspen Alley Trail is best accessed at the Ice Rink and above this site on Boreas Road. We think the typical visitor will be there 15 minutes and it will be signed "No trail head parking".)

Mr. Schroder: Is Mr. Monroe's driveway currently gravel? (Mr. Kulick: Yes it is.)

Ms. Dudney: Question on the aspect of the variance on the gravel driveway. I don't have a problem with the gravel but I don't understand the role of the Planning Commission to recommend the Town Council to ignore a code. Like Pence Miller, we could choose to let the Town Council know that it doesn't meet the development code and then the Town Council can overrule this.

Mr. Mamula: I agree with you. I think it is the Council's decision. (Mr. Grosshuesch: The point analysis should be discussed first. The Town Attorney wants the Planning Commission to make the recommendation on if this project should be approved or not.)

Mr. Lamb: I think it is clear that it fails an absolute policy. (Mr. Kulick: Under the Town Ordinance you are allowed to approve a Town Project despite failing an absolute policy.)

Ms. Dudney: I'm interested in understanding the Town Project Ordinance. (Mr. Grosshuesch: Acknowledge that it fails the absolute policy, but then make the recommendation that the Town Council overrides that policy. In a regular private project you make the decision, but in a Town Project you make a recommendation.)

(Mr. Schroder, Ms. Christopher, Mr. Butler and Ms. Dudney were in support of this project.)

Mr. Mamula: The reason we made it an absolute is because everyone paves their driveways and previously you were awarded a positive point for paving and we wanted to take away that cheap point. This is the history, there is no other reason why this is an absolute. I think that gravel in this case is a better way to go.

Mr. Lamb noted there was no public present and asked Mr. Rick Hague and Ms. Larissa O'Neil from the Breckenridge Heritage Alliance, who were the other audience members, if they had any comments. Both replied no.

Ms. Dudney made a motion to state that this project does not pass the point analysis because it does not comply with Policy 18/A (paved driveway and parking). Ms. Christopher seconded, and the motion was carried unanimously (6-0).

Ms. Dudney made a motion to recommend the Town Council approve the Wakefield Sawmill Interpretive Site, PC#2013109, Boreas Pass Road, despite not passing the point analysis and with the presented findings and conditions. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

FINAL OTHER ITEMS:

Ms. Puester gave the Commission a last reminder about the Savings Places conference in February.

ADJOURNMENT:

The meeting was adjourned at 7:40 p.m.

Jim Lamb, Chair

Planning Commission Staff Report

Subject: AT&T Telecommunications Site at Red, White and Blue Fire Station
(Class C Major; PC#2013112)

Proposal: Install 12 new AT&T panel antennas inside of the existing cupola at Red, White and Blue Fire station on N. Main Street. A new built in place equipment shelter 17'x23' is proposed on the rear southeast corner of the roof. The equipment shelter will match the same siding and colors used on the rest of the building. The facility is needed to provide additional wireless bandwidth for Breckenridge.

Date: January 2, 2014 (For the meeting of January 7, 2014)

Project Manager: Matt Thompson, AICP

Applicant: Vertical Real Estate Consulting (Julie Noonan) on behalf of AT&T

Property Owner: Red, White and Blue Fire District

Address: 316 N. Main Street

Legal Description: Lot 17, Snider Addition

Site Area: 19,790 square feet (.45 acres)

Land Use District: 11: Residential: 12 Units per acre; Commercial: 1:3 Floor area ratio

Site Conditions: The property is home to the Red, White and Blue fire station. There are both office uses and indoor parking for the fire trucks and parking lot to the south of the building.

Adjacent Uses:

North:	Commercial daycare center
South:	Fire Department Museum and parking lot
East:	Residential
West:	Mixed-use (commercial and residential)

Height:

Existing:	43'-6" to top of cupola (no change proposed in overall height)
Proposed:	No change. The top of the built in place equipment shelter will be 33'-6" in height.

Setbacks: No change

Staff Comments

Land Use (Policies 2/A & 2/R): The recommended land use for this district is commercial or residential. The proposed facility is a commercial infrastructure use. There are no land use districts that specifically designate wireless communications facilities as a use. However, this use has been allowed

several times on other properties in town as commercial. Staff finds that the proposed use is compatible with the existing uses and the desired character for this district.

Wireless communications facilities are generally located on tall buildings in town. This location was selected due to its height and location, which will provide the wireless coverage that is currently lacking. Staff has no concerns with the proposed land use. We find no reason to assign positive or negative points under this policy.

Building Height (6/A & 6/R): The existing building is 43'-6" tall to the top of the cupola. The existing roof contains an outdoor table and chairs for eating lunch, as well as an enclosed office with south facing windows, and an air-conditioning unit. The location of the built in equipment shelter was dictated by the existing roof top configuration. The proposed antennas will be inside of the cupola and not visible from the street or sidewalk. Also, the mechanical equipment on the roof will be screened, and this mechanical room will also be lower in height than the existing cupola. The height of the building will not change and staff has no concerns.

Architectural Compatibility (5/A & 5/R): This policy is intended to encourage building designs that are compatible with the desired architecture of the surrounding neighborhood. The proposed antennas and mechanical equipment will be screened with materials and colors that match the existing building. Staff finds that the proposed screening will help hide the equipment and antennas, and help the project to blend in with the existing building.

Visual impacts of the proposed built in place equipment shelter are shown in the attached photo simulation. While these features would be visible, they are designed in a manner to blend in with the existing materials and colors of the building. Staff finds that the proposed materials and colors are architecturally compatible with the existing building, and we find no reason to assign negative points under this policy. Staff has no concerns.

Parking (18/A & 18/R): There is no additional parking needed for this application.

Point Analysis (Section: 9-1-17-3): Staff finds no Relative policies under which positive or negative points should be assigned. We find that the application meets all Absolute policies.

Staff Recommendation

The Planning Department has approved the AT&T Telecommunications site at Red, White and Blue Fire Station at 316 N. Main Street, Lot 17, Snider Addition (PC#2013112) with the attached Findings and Conditions, and recommended the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

AT&T Telecommunications Site at Red, White, and Blue Fire Station
316 N. Main Street
Lot 17, Snider Addition
PERMIT #2013112

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

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 **January 2, 2014** 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 **January 7, 2014**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

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 will expire eighteen-months from date of issuance, on **January 14, 2015**, 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 completion for the project covered by this permit. The determination of whether a certificate of completion 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. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
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. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
11. 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.
12. 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.
13. No exterior lighting is proposed or approved with this application. Applicant shall submit and obtain separate approval from Town staff of a cut sheet detail for any 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. Any lighting used shall be temporary in nature, and shall be installed to be operational only during emergency work on the wireless communication equipment.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION

14. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch. Applicant shall replace any vegetation that is removed or destroyed during construction with similar sizes and species.
15. Applicant shall paint all visible flashing, vents, flues, conduit, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
16. Applicant shall screen all utilities.
17. 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.

18. 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 Completion for the project, and/or other appropriate legal action under the Town's development regulations.
19. No Certificate of Completion 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 Completion 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.**
20. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
21. 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 Completion.***

(Initial Here)



TerraTecTonics
 10852 W. ONTARIO AVE.
 LITTLETON, CO 80127
 303.601.1134

PLANS PREPARED BY:



PROJECT NO: COU4235
 DRAWN BY: RK
 CHECKED BY: SGP

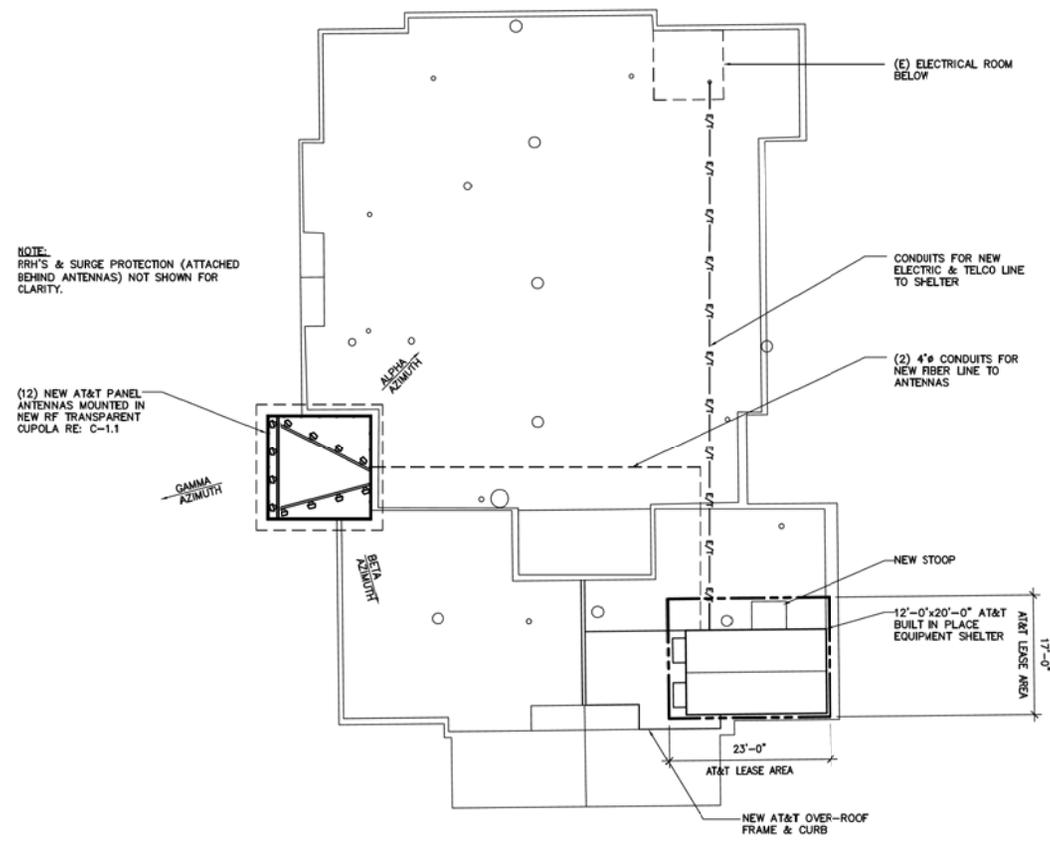
REV	DATE	DESCRIPTION
C	11/11/13	CLIENT COMMENTS
B	10/22/13	CRV COMMENTS
A	10/11/13	2D REVIEW

LICENSE NO:
 CONSULTANT:

SITE NAME:
 HWY 9 & MAIN
 COU4235
 316 MAIN, ST
 BRECKENRIDGE, CO 80424
 NEW BUILD

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 C-1



SCALE: 1/8" = 1'-0"

1 ROOF PLAN

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 PLOTTED Nov 11, 2013 AT 11:26am

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 PLOTTED Nov 11, 2013 AT 11:24am



188 INVERNESS DRIVE WEST
 SUITE 400
 ENGLEWOOD, CO 80112

TerraTecTonics

10852 W. ONTARIO AVE.
 LITTLETON, CO 80127
 303.601.1134

PLANS PREPARED BY:

CSai

CHARLES STECKLY ARCHITECTURE, Inc.
 ARCHITECTURE - PLANNING - DESIGN
 5835 SOUTH ZANG STREET, SUITE 280
 LITTLETON, COLORADO 80127
 OFFICE: 303.932.8874
 FAX: 303.932.8561

PROJECT NO: COU4235

DRAWN BY: RK

CHECKED BY: SGP

REV	DATE	DESCRIPTION
C	11/11/13	CLIENT COMMENTS
B	10/21/13	CITY COMMENTS
A	10/11/13	CITY REVIEW

LICENSURE NO:

CONSULTANT:

SITE NAME:

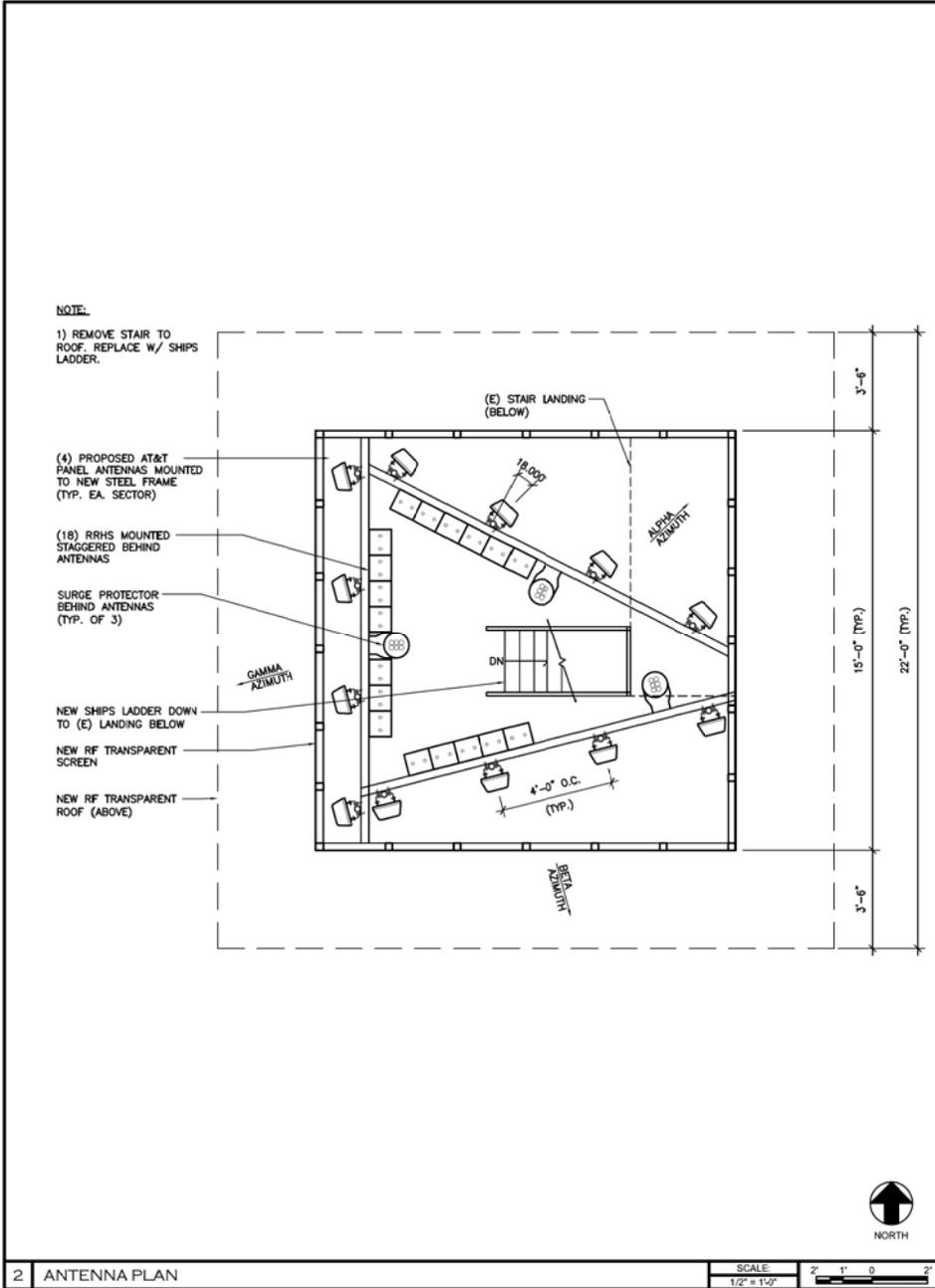
HWY 9 & MAIN
 COU4235
 316 MAIN, ST
 BRECKENRIDGE, CO 80424
 NEW BUILD

SHEET TITLE:

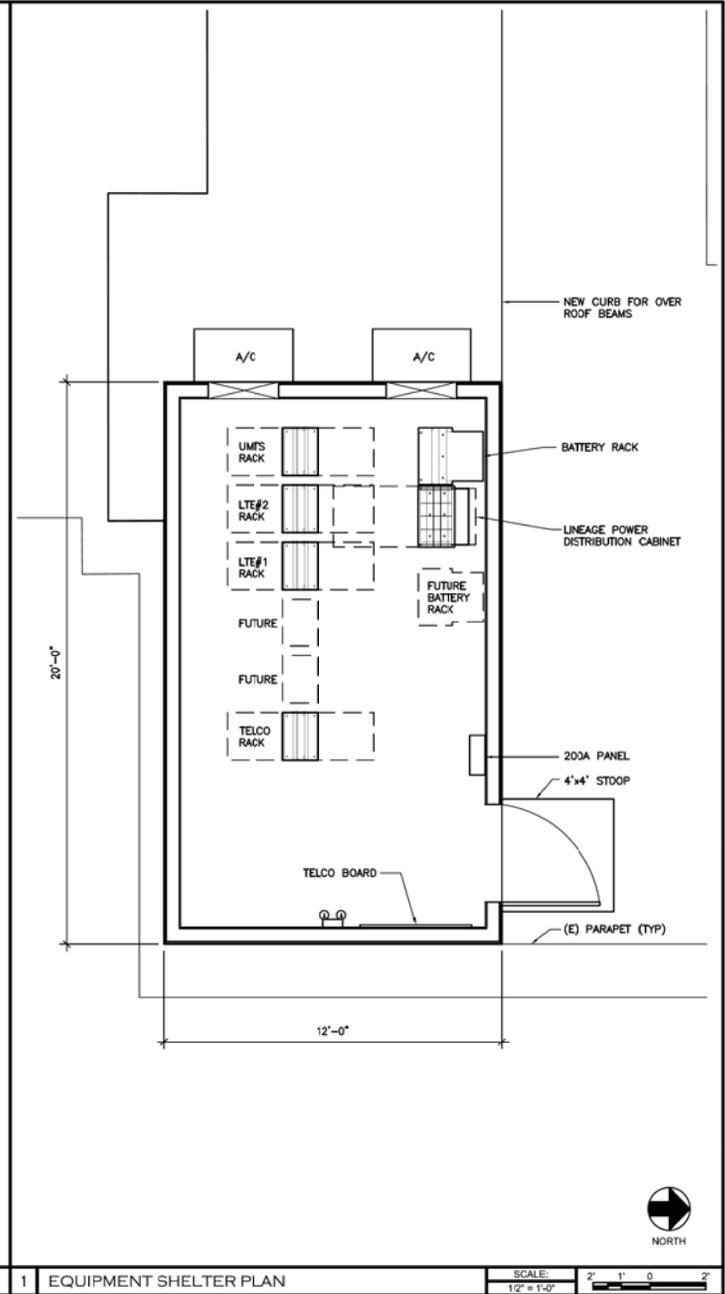
EQUIPMENT &
 ANTENNA PLANS

SHEET NUMBER:

C-1.1



2 ANTENNA PLAN
 SCALE: 1/2" = 1'-0"
 2" 1' 0" 2"



1 EQUIPMENT SHELTER PLAN
 SCALE: 1/2" = 1'-0"
 2" 1' 0" 2"



2 SOUTH ELEVATION

SCALE: 3/16"=1'-0"
 6' 3' 0' 6'



1 WEST ELEVATION

SCALE: 3/16"=1'-0"
 6' 3' 0' 6'



188 INVERNESS DRIVE WEST
 SUITE 400
 ENGLEWOOD, CO 80112

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 FAX: 303.932.6561

PROJECT NO: COU4235

DRAWN BY: RK

CHECKED BY: SGP

REV	DATE	DESCRIPTION
C	11/11/13	CLIENT COMMENTS
B	10/21/13	CITY COMMENTS
A	10/11/13	2D REVIEW

LICENSURE NO:

CONSULTANT:

SITE NAME:

HWY 9 & MAIN
 COU4235
 316 MAIN, ST
 BRECKENRIDGE, CO 80424
 NEW BUILD

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

C-2



EXISTING CONDITIONS

Prepared for:

TerraTecTonics

PREPARED BY:



CHARLES STECKLY
ARCHITECTURE INC.



HWY. 9TH & MAIN
VIEW 2: LOOKING NORTHWEST



PROPOSED CONDITIONS

Prepared for:

TerraTecTonics

PREPARED BY:



CHARLES STECKLY
ARCHITECTURE INC.

Planning Commission Staff Report

- Subject:** Fox Center Change of Use from office to residential apartment units
(Class C Minor; PC# 2013114)
- Date:** December 31, 2013 (for the January 7, 2014 meeting)
- Project Manager:** Matt Thompson, AICP
- Applicant/owner:** Phil Cohn, Owner
- Agent:** bhh Partners (Marc Hogan and Ted Schaffer)
- Proposal:** The applicant is proposing to change the use of the property/suites from general commercial (retail/office) use to 9 one bedroom residential apartments with roof top decks.
- Address:** 305-311 S. Ridge Street
- Legal Description:** Lots 1-16, Block 14, Abbett Addition Subdivision
- Land Use District:** 18-2, Commercial: 1:1 FAR; Residential: 20 UPA
- Site Conditions:** The Fox Center contains different uses, including: grocery store, restaurant and post office. The new residential is proposed above the post office, in the previously occupied Breckenridge Resort Chamber office space. There are parking spaces located underneath the building as well as outside of the building.
- Adjacent Uses:** North: Commercial
East: Single family
South: Multi-family
West: Commercial
- Density:** Existing Building: 35,049 sq. ft. (commercial)
Proposed: no change (mixed use)
Proposed conversion of office to residential: 7,132 sq. ft. (apartments)
- Parking:** The off street parking requirements are less for residential than commercial.
Existing: 62
Proposed: 62 (10 will be reserved with a sign for the residential units)

No change is proposed to the height, lot coverage, snow stacking, setbacks, or landscaping.

Item History

The Fox Center was built in 1974. The building was approved as general commercial use. The entire building is held in common ownership by Cohn Enterprises, LTD. In 1982 an expansion was approved to increase the size of the Post Office and add two retail spaces in the rear of the building off the alley.

Staff Comments

Land Use (Policies 2/A & 2/R): The applicant proposes to change the use of the space from office to residential. As this is a commercial and residential Land Use District, staff has no concerns with the use proposed.

Water Plant Investment Fees (PIFS): The primary difference between commercial/office use compared to residential relates to the water tap fee assessment. The fees are higher for apartments, which tend to use more water than an office use.

The difference between the commercial/office rate paid for the offices and the residential rate is .40 per SFE for commercial and .80 per SFE for residential per 1,000 square feet. The property owner receives credit for the office rate that was paid. The conversion is: 0.80 (apartment rate) - 0.40 (office rate paid) = $0.40 \times 7.132 \times \$5,787 = \$16,509.15$ in water PIF's required to convert 7,132 sq. ft. of office space to residential apartments.

This fee will need to be paid to the Town of Breckenridge prior to the issuance of a building permit. This has been added as a Condition of Approval.

Site Plan/Parking: No changes are proposed to the site plan. There is an existing surface parking lot south of the building that has 41 parking spaces. There are another 21 parking spaces under the building, for a total of 62 parking spaces. The combined total of commercial and residential parking required for the building is 59 parking spaces; hence the existing off-street parking requirement is being met.

The proposed nine one-bedroom apartments are required to have 1.1 parking spaces each, $1.1 \times 9 = 9.9$ spaces, which is rounded up to the next whole parking space so 10 parking spaces will be reserved for the residential units. These 10 residential parking spaces will be in the parking lot under the building and will have to be signed as reserved for the residential units as required per Section 9-3-8 of the Town's Off-Street Parking Regulations. This has been added as a Condition of Approval.

Architecture/Density: There will be windows added to the west façade for the new residential units and doors to access the decks. The plans show 120 square ft. decks (10'x12') added on the west upper level elevation, which will not be visible from below. The new decks will be accessed by new doors through each unit. The new doors will also not be visible from below. The new decks are pulled back from the edges of the roof by approximately five and half feet. One deck is proposed on the north end of the building, along Washington which may be slightly visible from the street level. The proposed railing material is a dark flat color and staff has no concerns.

The second level windows are proposed to be replaced and locations altered to fit with the new floor plans. The upper portions of the new windows may be slightly visible from below, but not highly visible. The two garage level residential units will have new wood decks, which will be visible from the alley. Staff does not believe this will have a negative effect on the architecture of the building or the Conservation District.

Staff has no concerns with the proposed architecture.

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis and found all the Absolute Policies of the Development Code to be met, and no reason to assign positive or negative points to this project under any Relative policies.

Staff Decision

The Planning Department has approved the Fox Center Change of Use at 305-311 S. Ridge Street, Lots 1-16, Block 14, Abbett Addition Subdivision (PC#2013114) with the attached Findings and Conditions, and recommends the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

Fox Center Residential Change of Use
305-311 S. Ridge Street
Lots 1-16, Block 14, Abbett Addition
PERMIT #2013104

STAFF RECOMMENDATION: The staff has approved this application with the following Findings and Conditions, and recommends the Planning Commission uphold this decision.

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 **December 31, 2013**, 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 **January 7, 2014**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.

CONDITIONS

1. This permit will expire eighteen-months from date of issuance, on **January 14, 2015**, 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.
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. Complies with the statements of the staff and applicant made on the evidentiary forms and policy analysis form.
4. **The approved change of use from office to residential at the Fox Center is for a 7,132 square foot residential apartment use for the purpose of Water Plant Investment Fees.**
5. No signs are approved with this application. All signs visible from the exterior of the building shall be approved by the Town of Breckenridge under a separate sign permit application.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

6. **Town of Breckenridge water tap assessments shall be updated and paid prior to issuance of a building permit and prior to the new use of the property. If paid on or prior to December 31, 2014, this fee shall be \$16,509.15. If paid after December 31, 2014, then the fee shall be determined based on the new Water Plant Investment Fee schedule in effect at the time of the payment.**
7. Upper Blue Sanitation District sewer tap assessments shall be updated and paid prior to issuance of a building permit and prior to the new use of the property.
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.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

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.
10. **Applicant shall install permanent signage for "Residential Parking Only" at ten (10) parking spaces below the structure.**
10. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

GENERAL NOTES

- 1) COPYRIGHT:**
All plans, designs, and concepts shown in these drawings are the exclusive property of B&B Partners, Planners and Architects, A.L.P.C., and shall not be used, modified, or reproduced for any purpose whatsoever without the Architect's written permission.
- 2) CODES:**
This project is governed by the applicable building code as adopted by the jurisdiction of record in Colorado. Code compliance is mandatory. The drawings and specifications shall not permit work that does not conform to the applicable code. The General Contractor and Subcontractors shall be responsible for obtaining all applicable codes and obtaining all permits and required approvals. Nothing shall be construed as code purposes only and shall be re-evaluated for any other purpose.
- 3) FIELD VERIFICATION:**
Verify all elevations, conditions, and utility locations on the job site prior to beginning any work or ordering any materials. Notify Architect or any conflicts or discrepancies in the drawings immediately.
- 4) DIMENSIONS:**
Written dimensions always take precedence over scaled dimensions. DO NOT SCALE DIMENSIONS. Verify all dimensions shown prior to beginning any work and notify Architect of any conflicts or discrepancies for interpretation or clarification. Most dimensions are to the face of framing members. Face of wood framing or face of concrete walls unless otherwise noted. Section or elevation dimensions are to top of concrete, top of plywood, or top of cast place or brass unless otherwise noted.
- 5) DISCREPANCIES:**
The Owner has requested the Architect to provide limited architectural and engineering services. In the event structural details or guidance is needed by the Contractor for construction of any aspect of this project, he shall immediately notify the Architect. Failure to give notice shall release 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 any correspondence must be in writing. Any change or discrepancy discovered by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect constitutes misunderstanding and increases construction costs. A failure to cooperate by a single notice to the Architect shall release the Architect from responsibility for all consequences.

- 7) CHANGES TO THE DESIGN:**
Any items described herein that require project budget or time shall be requested from the Owner and approved in writing prior to beginning any work. Performance of such work without approval by change order constitutes a modification of the contract. Changes to the design, scope, or time. Changes from the plans or specifications made without consent of the Architect shall constitute a release of the Architect of responsibility for any and all consequences resulting from such changes.
- 8) RESPONSIBILITIES:**
It is the intent and meaning of these drawings that the Contractor and each Subcontractor provide all labor, materials, transportation, supplies, equipment, etc. to obtain a complete job within 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 the appropriate Code Requirements, manufacturer's or supplier's instructions, and structural drawings for additional requirements.

- 13) WEATHER CONDITIONS:**
The Owner has been advised that due to harsh winter conditions, roof and deck finishes must be installed reasonably free of ice and snow to ensure proper adhesion. The Contractor shall be responsible for providing adequate protection for these areas. All roofing, coating, membranes, and waterproofing shall be approved in writing by product manufacturer (MSDS data for substrate, etc.) prior to proceeding with any work. Failure to provide these written approvals releases all responsibility for the work from the Architect.
- 14) BUILDING AREA:**
Building areas are shown for code purposes only and shall be re-evaluated for any other use.
- 15) PROJECT STAKING:**
The general contractor shall verify all existing grades and stake all building corners and the driveway location for Owner, Architect and jurisdiction approval prior to beginning any site clearing.
- 16) 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.
- 17) PROJECT GRADING:**
The general contractor shall check and verify all grades including paved areas. Verify prior to pouring any foundation. Survey work should be verified in detail. See notes on drawings.
- 18) DEVELOPMENT PERMIT:**
The Architect has based a development permit for this residence. The contractor shall meet all the conditions outlined in the permit. A copy of the permit will be obtained from the Architect.
- 19) DEMOLITION:**
This work involves demolition of existing materials. To the greatest extent possible, reuse all salvaged materials for the new construction.
- 20) REUSE OF MATERIALS:**
The Owner has been advised that reuse of materials involving demolishing existing conditions that are contained and cannot be removed by the Architect shall be at the contractor's expense. The details and methods of reuse shall be approved in writing by the Architect. The details and methods of reuse shall be approved in writing by the Architect. A representative of the contractor or the architect will be negotiated.
- 21) EXISTING MATERIALS:**
The General Contractor shall provide a stock up of all exterior materials for reuse by the Owner, Architect and Contractor. This stock up shall be provided and signed off in writing prior to any exterior work or exterior finish work. The sample shall include finish, color, texture and all other exterior finishes including a 3'-0" x 3'-0" (914 x 914) mm exterior finish board, if applicable. This stock up shall be retained on site until the final punch.

FOX CENTER RENOVATION

CODE STUDY

1. REFER TO THE DESIGN AND SPECIFICATIONS FOR ALL APPLICABLE CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CODES AND REGULATIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. NOTHING SHALL BE CONSTRUED AS CODE PURPOSES ONLY AND SHALL BE RE-EVALUATED FOR ANY OTHER PURPOSE.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. NOTHING SHALL BE CONSTRUED AS CODE PURPOSES ONLY AND SHALL BE RE-EVALUATED FOR ANY OTHER PURPOSE.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. NOTHING SHALL BE CONSTRUED AS CODE PURPOSES ONLY AND SHALL BE RE-EVALUATED FOR ANY OTHER PURPOSE.

SITE NOTES

1. REFER TO THE DESIGN AND SPECIFICATIONS FOR ALL APPLICABLE CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CODES AND REGULATIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. NOTHING SHALL BE CONSTRUED AS CODE PURPOSES ONLY AND SHALL BE RE-EVALUATED FOR ANY OTHER PURPOSE.
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VICINITY MAP



FINISH FLOOR ELEVATIONS

GARAGE LEVEL AT ENTRY = 66'-8 1/2" (2032.8) + 96-00337
 PARKING LEVEL = 68'-0"
 MAIN RETAIL LEVEL = 100'-0"
 UPPER LEVEL = 97'-0"

Fox Center Building Area
 1/10/2018

Room	Area (sq ft)	Volume (cu ft)
Garage Parking	4,118 sq ft	123,534 cu ft
1st Floor Retail	1,118 sq ft	33,546 cu ft
2nd Floor Retail	1,118 sq ft	33,546 cu ft
3rd Floor Retail	1,118 sq ft	33,546 cu ft
4th Floor Retail	1,118 sq ft	33,546 cu ft
5th Floor Retail	1,118 sq ft	33,546 cu ft
6th Floor Retail	1,118 sq ft	33,546 cu ft
7th Floor Retail	1,118 sq ft	33,546 cu ft
8th Floor Retail	1,118 sq ft	33,546 cu ft
9th Floor Retail	1,118 sq ft	33,546 cu ft
10th Floor Retail	1,118 sq ft	33,546 cu ft
11th Floor Retail	1,118 sq ft	33,546 cu ft
12th Floor Retail	1,118 sq ft	33,546 cu ft
13th Floor Retail	1,118 sq ft	33,546 cu ft
14th Floor Retail	1,118 sq ft	33,546 cu ft
15th Floor Retail	1,118 sq ft	33,546 cu ft
16th Floor Retail	1,118 sq ft	33,546 cu ft
17th Floor Retail	1,118 sq ft	33,546 cu ft
18th Floor Retail	1,118 sq ft	33,546 cu ft
19th Floor Retail	1,118 sq ft	33,546 cu ft
20th Floor Retail	1,118 sq ft	33,546 cu ft
21st Floor Retail	1,118 sq ft	33,546 cu ft
22nd Floor Retail	1,118 sq ft	33,546 cu ft
23rd Floor Retail	1,118 sq ft	33,546 cu ft
24th Floor Retail	1,118 sq ft	33,546 cu ft
25th Floor Retail	1,118 sq ft	33,546 cu ft
26th Floor Retail	1,118 sq ft	33,546 cu ft
27th Floor Retail	1,118 sq ft	33,546 cu ft
28th Floor Retail	1,118 sq ft	33,546 cu ft
29th Floor Retail	1,118 sq ft	33,546 cu ft
30th Floor Retail	1,118 sq ft	33,546 cu ft
31st Floor Retail	1,118 sq ft	33,546 cu ft
32nd Floor Retail	1,118 sq ft	33,546 cu ft
33rd Floor Retail	1,118 sq ft	33,546 cu ft
34th Floor Retail	1,118 sq ft	33,546 cu ft
35th Floor Retail	1,118 sq ft	33,546 cu ft
36th Floor Retail	1,118 sq ft	33,546 cu ft
37th Floor Retail	1,118 sq ft	33,546 cu ft
38th Floor Retail	1,118 sq ft	33,546 cu ft
39th Floor Retail	1,118 sq ft	33,546 cu ft
40th Floor Retail	1,118 sq ft	33,546 cu ft
41st Floor Retail	1,118 sq ft	33,546 cu ft
42nd Floor Retail	1,118 sq ft	33,546 cu ft
43rd Floor Retail	1,118 sq ft	33,546 cu ft
44th Floor Retail	1,118 sq ft	33,546 cu ft
45th Floor Retail	1,118 sq ft	33,546 cu ft
46th Floor Retail	1,118 sq ft	33,546 cu ft
47th Floor Retail	1,118 sq ft	33,546 cu ft
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50th Floor Retail	1,118 sq ft	33,546 cu ft
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52nd Floor Retail	1,118 sq ft	33,546 cu ft
53rd Floor Retail	1,118 sq ft	33,546 cu ft
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55th Floor Retail	1,118 sq ft	33,546 cu ft
56th Floor Retail	1,118 sq ft	33,546 cu ft
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60th Floor Retail	1,118 sq ft	33,546 cu ft
61st Floor Retail	1,118 sq ft	33,546 cu ft
62nd Floor Retail	1,118 sq ft	33,546 cu ft
63rd Floor Retail	1,118 sq ft	33,546 cu ft
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67th Floor Retail	1,118 sq ft	33,546 cu ft
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69th Floor Retail	1,118 sq ft	33,546 cu ft
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80th Floor Retail	1,118 sq ft	33,546 cu ft
81st Floor Retail	1,118 sq ft	33,546 cu ft
82nd Floor Retail	1,118 sq ft	33,546 cu ft
83rd Floor Retail	1,118 sq ft	33,546 cu ft
84th Floor Retail	1,118 sq ft	33,546 cu ft
85th Floor Retail	1,118 sq ft	33,546 cu ft
86th Floor Retail	1,118 sq ft	33,546 cu ft
87th Floor Retail	1,118 sq ft	33,546 cu ft
88th Floor Retail	1,118 sq ft	33,546 cu ft
89th Floor Retail	1,118 sq ft	33,546 cu ft
90th Floor Retail	1,118 sq ft	33,546 cu ft
91st Floor Retail	1,118 sq ft	33,546 cu ft
92nd Floor Retail	1,118 sq ft	33,546 cu ft
93rd Floor Retail	1,118 sq ft	33,546 cu ft
94th Floor Retail	1,118 sq ft	33,546 cu ft
95th Floor Retail	1,118 sq ft	33,546 cu ft
96th Floor Retail	1,118 sq ft	33,546 cu ft
97th Floor Retail	1,118 sq ft	33,546 cu ft
98th Floor Retail	1,118 sq ft	33,546 cu ft
99th Floor Retail	1,118 sq ft	33,546 cu ft
100th Floor Retail	1,118 sq ft	33,546 cu ft

AREA CALC - RESIDENTIAL

UNIT TYPE	PROPOSED	NUMBER OF UNITS	TOTAL
UNIT TYPE 'A'	835 SF	(7) UNITS SF	5,845 SF
UNIT TYPE 'B'	535 SF	(7) UNITS SF	4,045 SF
UNIT TYPE 'C'	535 SF	(7) UNITS SF	4,045 SF
UNIT TYPE 'D'	714 SF	(1) UNIT SF	714 SF
UNIT TYPE 'E'	943 SF	(7) UNITS SF	6,601 SF
COMMON AREA	0 SF	0 SF	0 SF
TOTAL		(29) UNITS SF	21,251 SF

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

LEGAL DESCRIPTION

LOT 156, BLOCK 10, ADDITION 10, TOWN OF BRECKENRIDGE, COLORADO

SHEET INDEX

NO.	TITLE SHEET AND NOTES
01-1	PROPOSED SITE PLAN
A-1-1	EXISTING LOWER AND DEMOLITION PLAN
A-1-2	PROPOSED GARAGE LEVEL PLAN
A-1-3	EXISTING UPPER AND DEMOLITION PLAN
A-1-4	PROPOSED UPPER LEVEL PLAN
A-1-5	UNIT PLANS

REVISIONS:

FOR NO: 18-443
 DATE: 8/2/18
 DRAWN BY: J PAULAK
 CHECKED BY: M HOGAN

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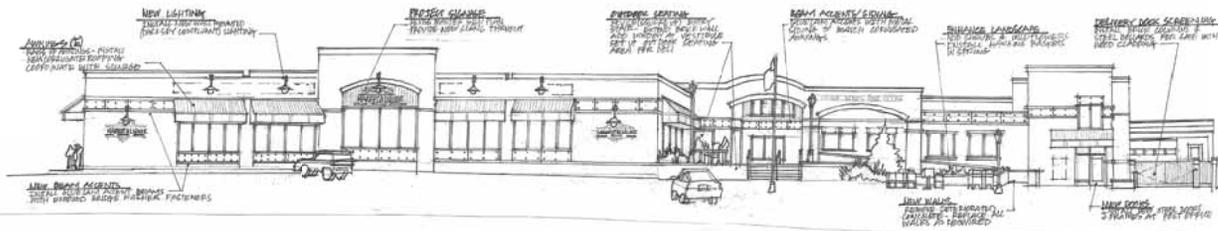
T.O.B. SUBMITTAL: 10/18

bhh Partners
 Planners and Architects
 100 EAST AVENUE
 BRECKENRIDGE, CO 80424
 (970) 493-6880
 (970) 493-6880 FAX

FOX CENTER RENOVATION
 TOWN OF BRECKENRIDGE, COLORADO

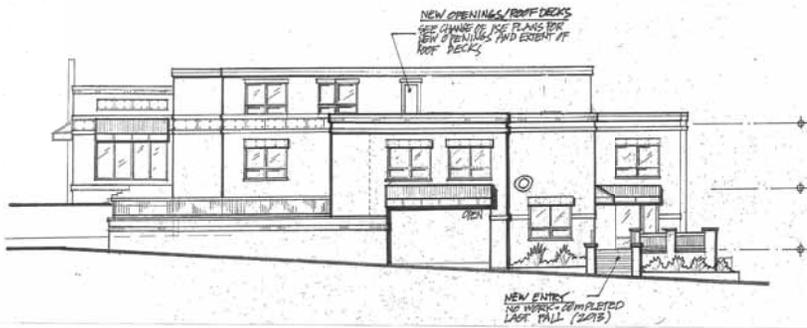
© 2018
 SHEET NUMBER

T-1.1
 TITLE SHEET



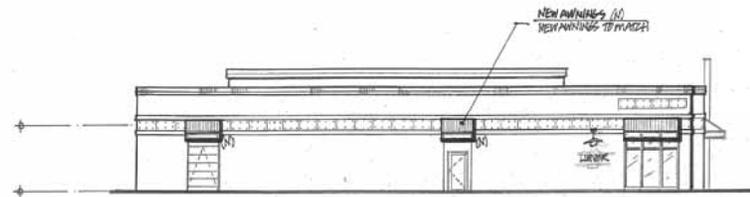
EAST ELEVATION

SCALE: 3/32" = 1'-0"



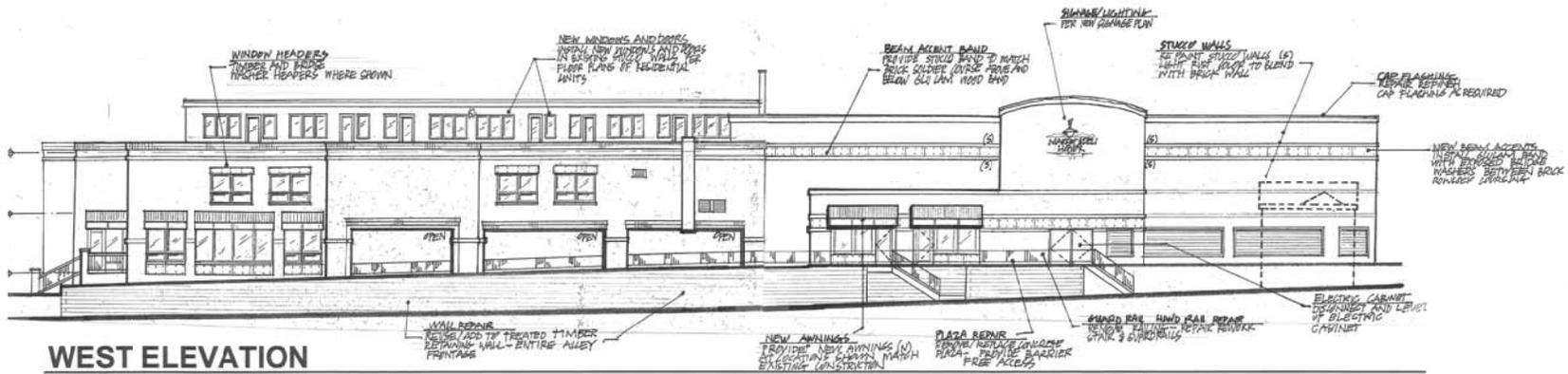
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

REVISIONS:

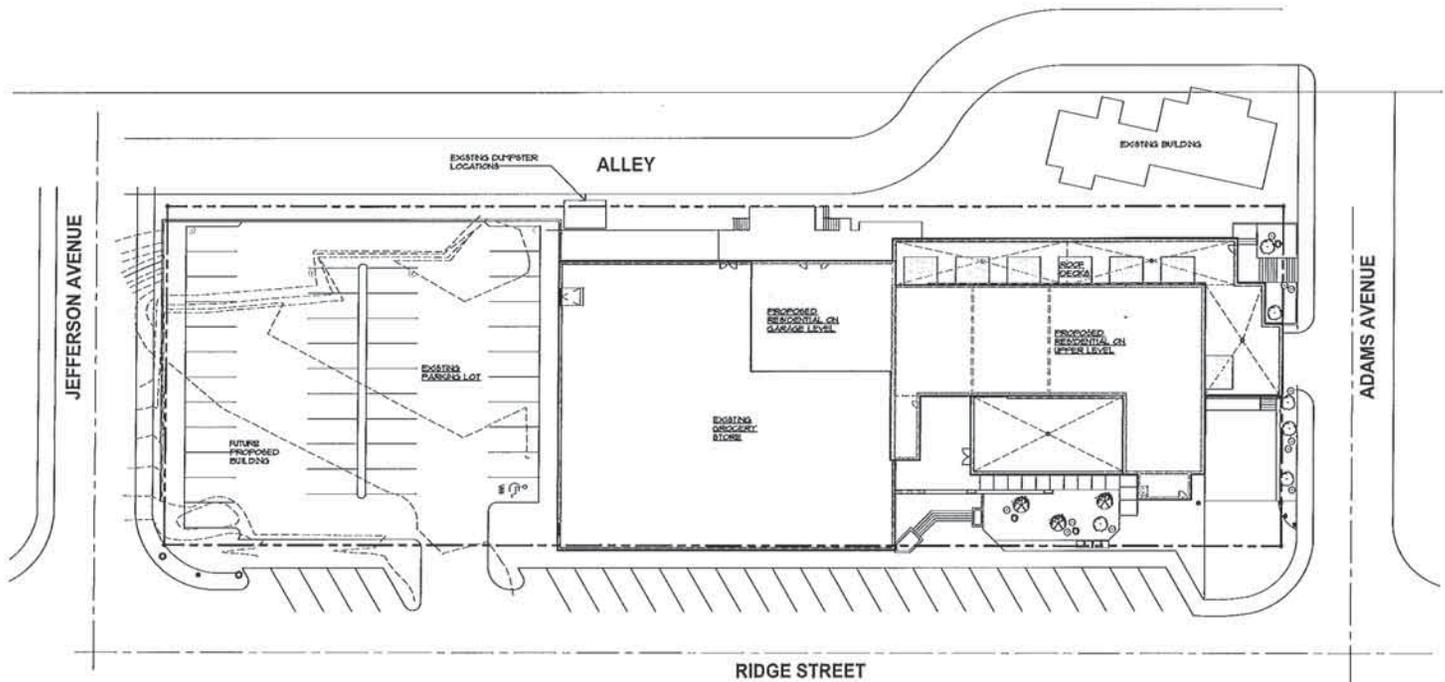
JOB NO:	19442
DATE:	8/27/13
DRAWN BY:	T. SHAPIRO
CHECKED BY:	M. HOGAN

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T.O.B. SUBMITTAL
12/17/13

bhh Partners
 100 EAST ADAMS
 BRECKENRIDGE, CO 80424 (970) 633-6800
FOX CENTER RENOVATION
 TOWN OF BRECKENRIDGE, COLORADO

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SHEET NUMBER
A2.1
PROPOSED
BUILDING
ELEVATIONS
OF:



PROPOSED SITE PLAN

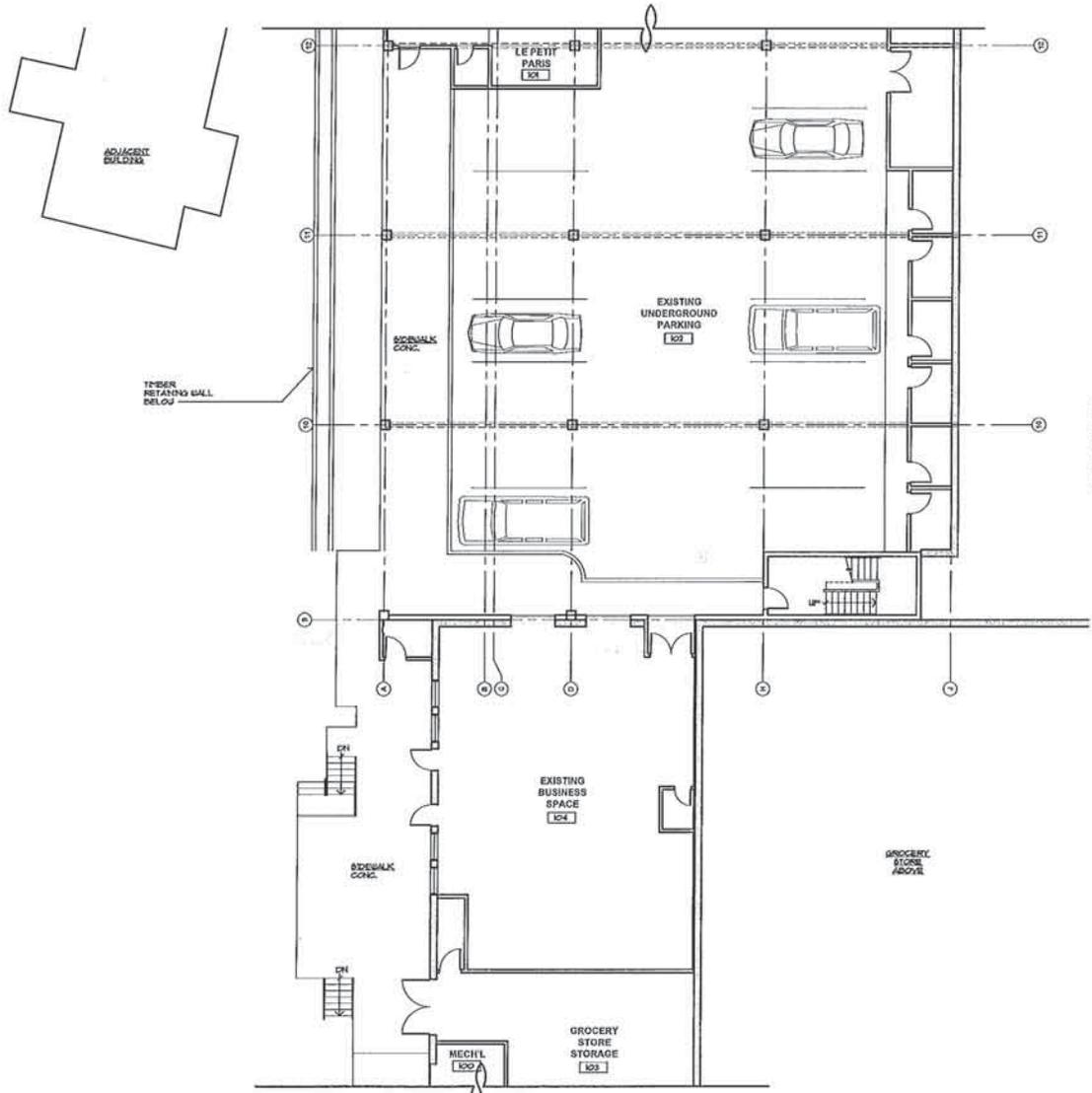
SCALE: 1" = 30'-0"

REVISIONS:
 JOB NO: 18442
 DATE: 8/21/13
 DRAWN BY: J PALLAK
 CHECKED BY: M HOGAN
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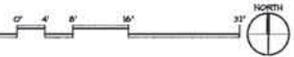
TOWN SUBMITTAL: 8/21/13

bhh Partners
 100 SOUTH 100 EAST AVENUE BRECKENRIDGE, CO 80424 (303) 468-8888
FOX CENTER RENOVATION
 TOWN OF BRECKENRIDGE, COLORADO

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 SHEET NUMBER
SP-1.1
 SITE PLAN
 OF:



EXISTING GARAGE LEVEL PLAN
SCALE: 1/8" = 1'-0"

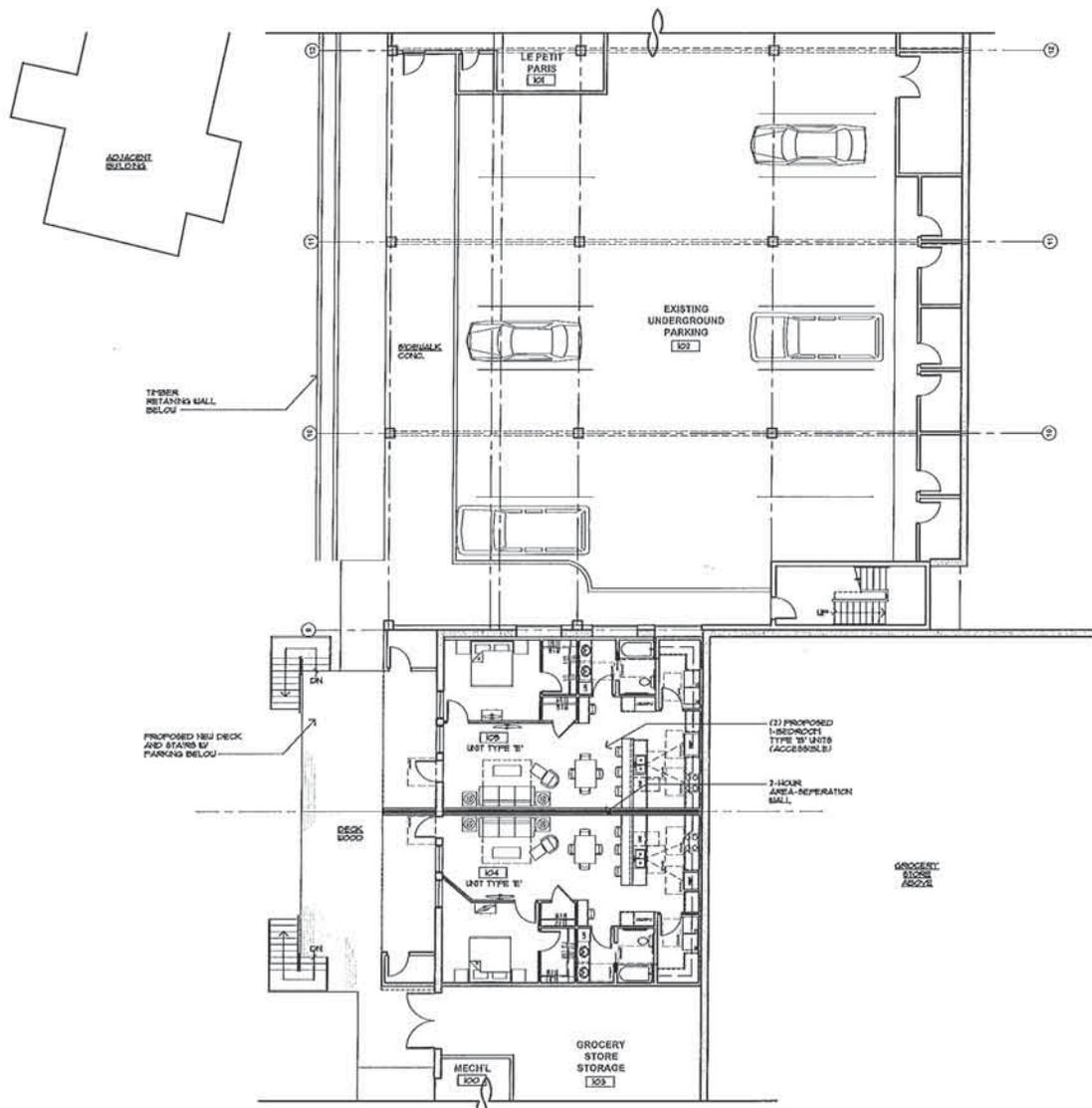


REVISIONS:
 103 NO. 10443
 DATE: 02/15/13
 DRAWN BY: T SHAFER
 CHECKED BY: M HOGAN

T.O.B. SUBMITTAL:
 1/2/13

bhh Partners
 100 SOUTH PLAZA BRECKENRIDGE, CO 80424 (970) 688-8888
FOX CENTER RENOVATION
 TOWN OF BRECKENRIDGE, COLORADO

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 SHEET NUMBER
A1.1
 EXISTING GARAGE
 LEVEL PLAN
 OF:



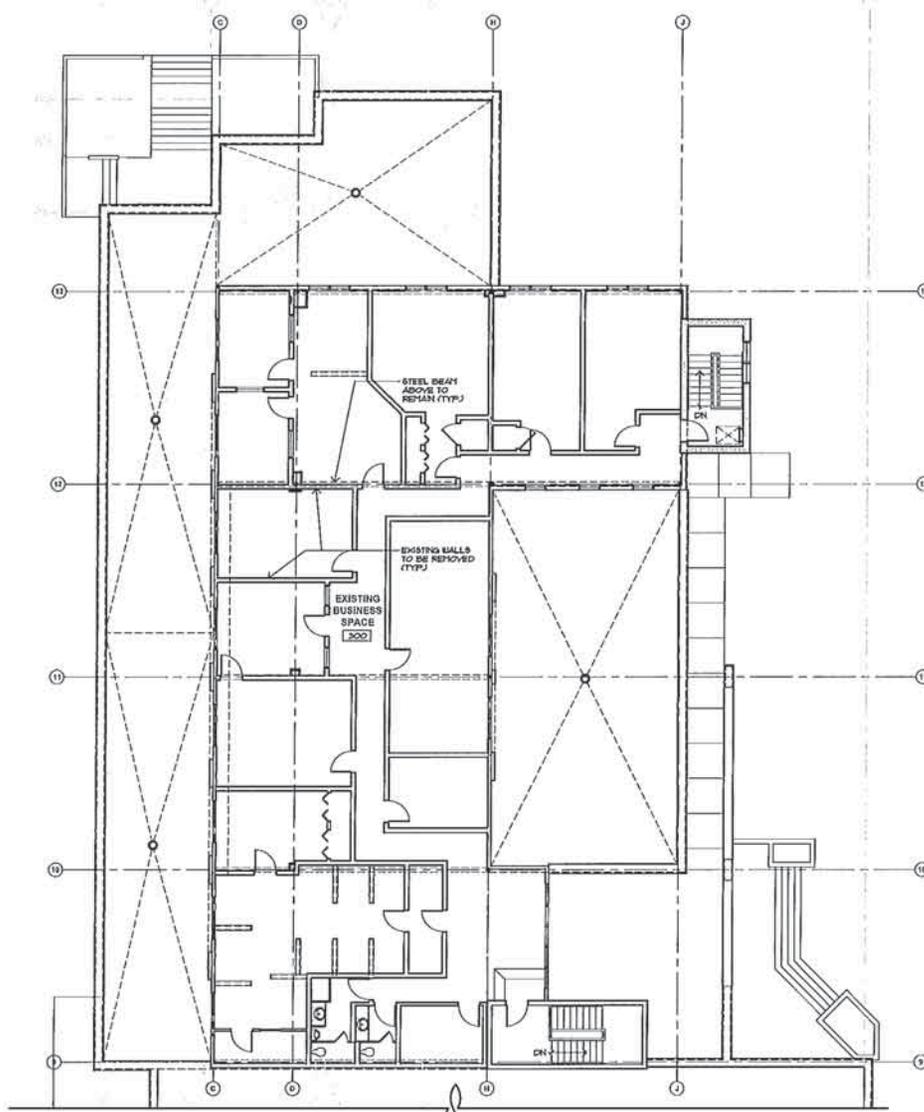
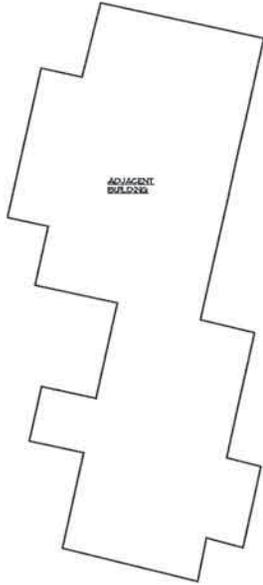
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 SHEET NUMBER
A1.2
 PROPOSED GARAGE
 LEVEL PLAN
 OF

PROPOSED GARAGE LEVEL PLAN 1886 SQ. FT. 0' 4' 8' 16' 32' NORTH
 SCALE: 1/8" = 1'-0" NOTE: THESE 2 UNITS ARE OPTIONAL, PER OWNER INPUT.



EXISTING UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0"



REVISIONS:

JOB NO: 18443
 DATE: 5/2/13
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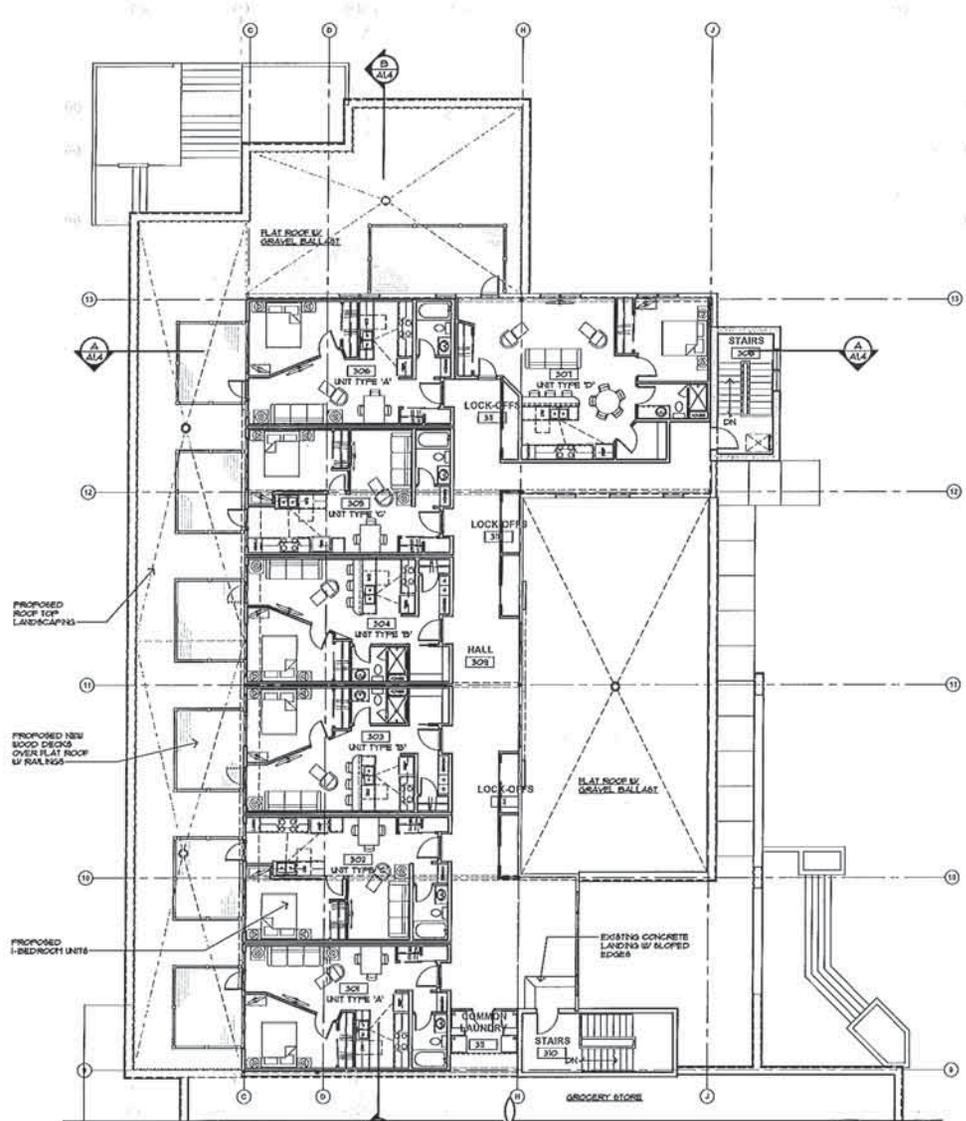
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A1.3
 EXISTING UPPER LEVEL PLAN



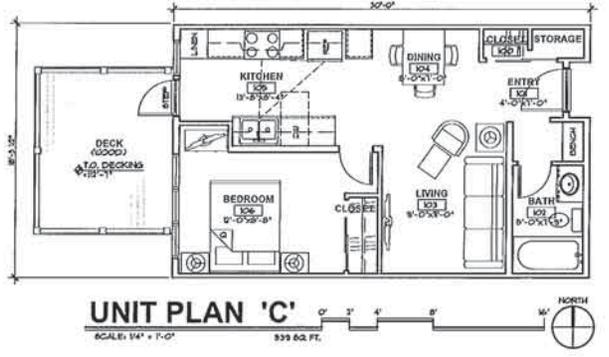
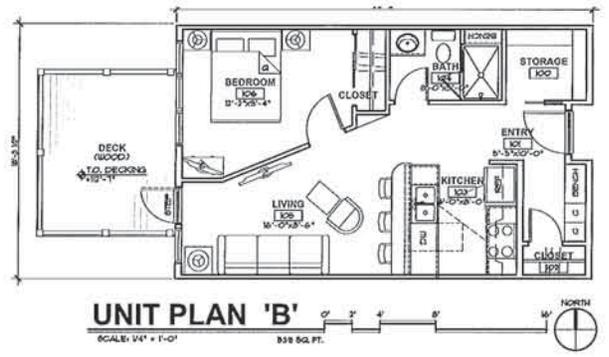
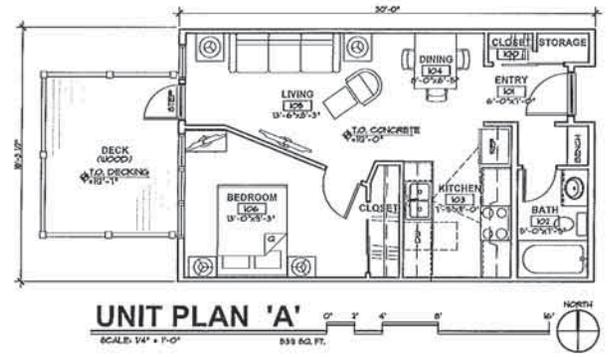
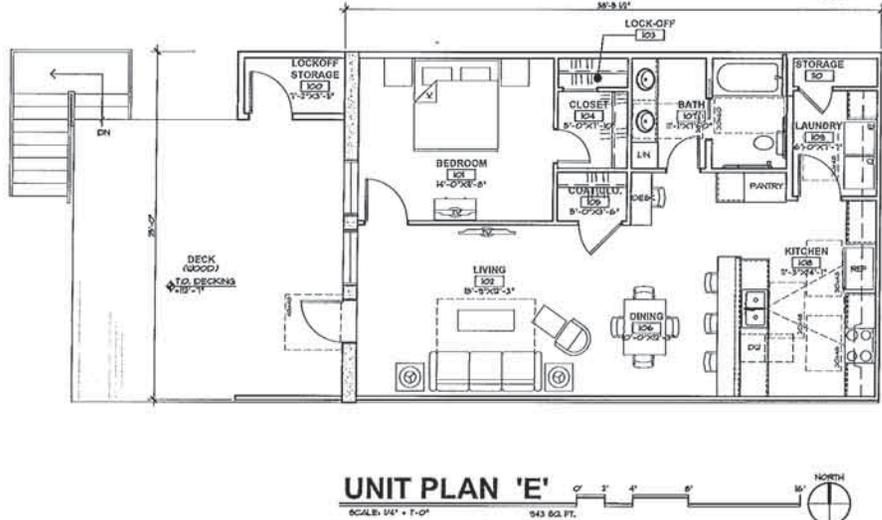
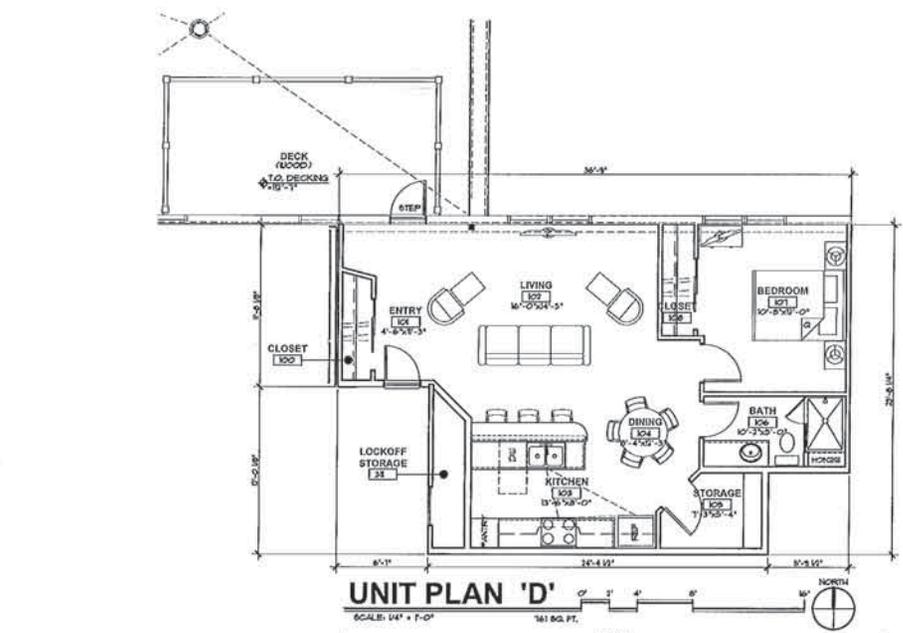
PROPOSED UPPER LEVEL PLAN 8-469 02.FT. SCALE: 1/8" = 1'-0" NORTH

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A1.4
 PROPOSED UPPER LEVEL PLAN
 CP1



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1/2" X 1/2"

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SHEET NUMBER
A1.5
UNIT PLANS
OF:

Planning Commission Staff Report

Subject: Epic on French Duplex (Class B, Preliminary Hearing; PC#2013113)

Proposal: The applicant is proposing to build a 3,538 sq. ft. duplex with an attached 649 sq. ft. garage. Each unit will be comprised of three (3) bedrooms and three and a half (3 ½) baths, two gas fireplaces, a one car garage and one outdoor tandem parking space. Access is proposed via a shared driveway with the lot to the south. The design includes two small covered porches at the entrance to both sides of the duplex on the west and east elevations. Exterior materials are comprised of horizontal 4” reveal James Hardie Artisan painted lap siding, natural wood trim, and a natural moss stone 16” veneer and chimneys. A material and color sample board will be available for review at the meeting.

Date: December 23, 2013 (For meeting of January 7, 2014)

Project Manager: Matt Thompson, AICP

Applicant/Owner: Garratt Hasenstab

Agent: Designamite, Inc. Architecture and Design (Mary McCormick)

Address: 308 N. French Street

Legal Description: Lots 1-3, Block 1, Abbett Addition

Site Area: 0.19 acres (8,282 sq. ft.)

Land Use District: 18: Residential, 12 Units per Acre (Single Family or Duplex)

Historic District: (2) North End Residential Character Area

Site Conditions: This vacant lot slopes gently away from French Street towards the east and the Klack drainage. There is a concrete pad on the property where a shed was removed. There are some large lodgepole pine trees on the lot, mostly concentrated on the northern portion of the property with a healthy clump along the eastern property line. There are a few dead trees on the property, which will be removed with this proposal.

Adjacent Uses: North: East:
South: Multi-family? Residential West:

Density: Allowed under LUGs: 3,650 sq. ft.
Proposed density: 3,538 sq. ft.

Above Ground Density: Required: (Absolute) 2,738 sq. ft. (9 UPA)
Proposed: 2,827 sq. ft. (9.29 UPA)

Mass: Allowed under LUGs: 4,380 sq. ft.

	Proposed mass:	3,455 sq. ft.
F.A.R.:	1: 2.4 Floor Area Ratio	
Total:		
	Lower Level:	711 sq. ft.
	Main Level: (includes 649 sq. ft. garage):	2,083 sq. ft.
	Upper Level:	<u>1,393 sq. ft.</u>
	Total	4,187 sq. ft.
Height:	Recommended:	23' (mean)
	Proposed:	23' (mean)
Lot Coverage:	Building / non-Permeable:	2,458 sq. ft. (30% of site)
	Hard Surface / non-Permeable:	1,028 sq. ft. (12% of site)
	Open Space / Permeable Area:	4,790 sq. ft. (58% of site)
Parking:	Required:	4 spaces
	Proposed:	4 spaces
Snowstack:	Required:	257 sq. ft. (25%)
	Proposed:	350 sq. ft. (34%)
Setbacks:	Front:	16 ft. 2 in. (15' Relative)
	North Side:	6 ft. – 8in. (5' Relative)
	South Side:	10 ft. – 6in. (5' Relative)
	Rear:	15 ft. – 6in. (15' Relative)

Item History

This property is the former location of Little Red Schoolhouse. The Planning Commission reviewed this application at a work session on September 3, 2013 (please see Commissioner comments at the end of this report). At that time Staff and the Commission noted several issues related to the Historic District Guidelines.

Changes from the September 3, 2013 worksession

1. The mirror image of the duplex has been eliminated.
2. Connectors redesigned.
3. Adjusted the primary façade width to have depth equal to offset setback to appear narrower.
4. 3' wide windows have been removed.
5. Lower oval windows have been removed.
6. Intersecting gables have been removed.
7. Barn doors redesigned.
8. Full height chimneys per TOB comment.
9. Revised landscaping plan and increased sizes.
10. Revised the solid to void ratio of windows.
11. All upper roofs are asphalt shingles.
12. All lower roofs 7/8" corrugated mill steel.

13. Added stone veneer at foundation not to exceed 18”.

Staff Comments

Architectural Compatibility (5/A & 5/R): Priority Policies must be met in order to be in substantial compliance with Policy 5/A, Architectural Compatibility. This includes Priority Policies from the *Handbook of Design Standards for the Conservation Districts* and the *Design Standards for the Historic District Character Area #2, North End Residential*. *Within the conservation district, which area contains the historic district, compatibility of a proposed project with the surrounding area and the district as a whole is of the highest priority.*

Architecture

The duplex is designed with the primary gable east to west perpendicular to the street with a 10:12 pitch. The connector elements have an east west oriented gable with a 4:12 pitch. The lower shed roofs will have a 4:12 and corrugated metal roof (applicant is proposing an R panel, Staff believes a traditional corrugated metal roof is more appropriate for the Historic District than the R panel. The applicant will bring a sample of the R panel to the meeting for the Commission to review). There are porches both on the front of the duplex and the rear side, facing east. The garage is attached to the front module with a connector element and the rear module is attached to the garage with a second connector element. The majority of the windows are simple, vertically oriented double hung windows with divided light panes on the upper sash.

A natural stone chimney is proposed on both the north and south sides of the duplex, and a natural stone base around the duplex is also proposed, although the designer would like to not have to use stone on all sections of the exposed foundation. The stone base will not exceed 18” in height. The Applicant has agreed that no foundation will be exposed. However, the designers are considering stone, paint, painted stucco, or exposed fasteners 24 gauge flat mill steel instead of the stone base. Staff is concerned with any proposal other than stone for covering the foundation. We welcome any Commissioner comments.

The siding material proposed is 4” reveal James Hardie Artisan Lap Siding with wood grain. Real wood trim would be used on all elevations (the applicant would like to use beetle kill pine for the trim). The colors proposed are Regale Blue” (a light blue) for the body, “Needlepoint Navy” for the connectors and “Creamy” for the trim. The connector and trim colors meet the numeric chroma levels described in the Development Code. However, the light blue body color is a chroma of 8, by Code the maximum chroma is 4. The applicant will need to select colors that do not exceed a chroma of 4. The applicant has agreed to change the color to meet the chroma prior to a final submittal.

Per the Handbook of Design Standards for the Historic and Conservation Districts, Priority Policy 90: *“Use material that appear to be the same as those used historically. New materials that appear to be the same in scale, texture and finish as those used historically may be considered.”* Per the Design Standards for this Character Area #2, Priority Policy 145: *“The historic district should be perceived as a collection of wooden structures. A strong uniformity in building materials is seen in the area. Most structures, both historic and more contemporary, have horizontal lap siding. This material is usually painted. Although a few historic log buildings serve as accents to the lap siding standard, this uniformity of materials should be respected.”*

- *“Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings to that*

found historically.” Staff notes that the applicant is proposing to use 4” reveal James Hardie Artisan siding.

- *“Modular panel materials are inappropriate.”*
- *“Masonry (brick or stone) may only be considered as an accent material. Stone which is indigenous to the mountains around Breckenridge may be considered.”*
- *“Logs are discouraged.”*
- *“Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures.”*

Staff is concerned with the designer’s concept of paint, painted stucco, or exposed fasteners 24 gauge flat mill steel to cover up some sections of the foundation. A natural stone veneer of no more than 18” is appropriate for the Historic District. Also, the body color choice of “Regale Blue” is too bright at a chroma of 8, as the maximum allowed is 4.

Above Ground Density

As proposed, the project is at 9.29 UPA of above ground density (2,827 sq. ft.). In this case, the maximum allowed above ground density of 9 UPA is 2,738 sq. ft. The maximum allowed UPA is 10, but only if there a historic building on the property that is being preserved or rehabilitated as part of the application.

Per Policy 5(A) C (2) A: *“Within the east side residential, north end residential, and the North Main Street residential character areas, a maximum of 9.0 units per acre for aboveground density for new construction is allowed, except for those developments described in subsection C(2)B of this policy. Projects within such areas which contain 9.01 units per acre, or more, of aboveground density shall be deemed to have failed this policy for failing to meet a priority policy.”*

Since there are no historic structures on the property to be restored, the above ground density cannot exceed 9 UPA.

Priority Policy 138. New buildings should be in scale with existing historic and supporting buildings in the North End. (Staff comments are in non-italic)

- *Development densities of less than nine units per acre are recommended.* This design standard is not being met as currently designed at 9.29 UPA.
- *Locating some building below grade to minimize the mass of structures is encouraged.* This policy is being met with 711 sq. ft. of living area below grade.
- *Locate larger masses back from public view.* The proposal has been redesigned to try to bring the front façade down to a one and a half story façade. The front module is actually slightly larger by square feet than the rear module, although the rear module is longer in width. There is a significant amount of mass behind the front module as the property and the proposed duplex are lineal in nature.
- *Use landscaping, especially large trees, to screen larger building masses.* The proposed landscaping plan does a good job of screening the property. The trees proposed are not especially large. Staff believes that the evergreen trees should be increased in size from 6’-8’, to 8’, 10’ and 12’ spruce trees, which will provide immediate screening. If the applicant also increased the size of the aspen or chokecherry to 2.5”-3” in diameter Staff could be supportive of positive points for a revised landscaping plan.

Since there is not a historic building that is being preserved or rehabilitated on this property, the maximum allowed density is 9 UPA. Hence, the proposal is not in substantial compliance with Policy 5(A) by not meeting Priority Policy 138 and fails the Absolute Policy. Applicant has agreed to revise the above ground density below 9 UPA for the Final Hearing.

Density/Intensity (3/A & 3/R)/Mass (4/R): The allowed total residential density is 3,650 sq. ft. The proposed duplex has a total of 3,538 sq. ft. of residential density. The allowable total mass is 4,380 sq. ft. The total proposed mass is 3,455 sq. ft., hence within allowable limits. Staff has no concerns with the proposed total residential density or mass.

Connectors

Per the General Design Principles For All Projects:

Policy:

The design standards stipulate that larger masses should be divided into smaller “modules” and linked with a “connector” that is subordinate to the larger masses. (Staff comments are in non-italic)

Design Standard:

Priority Policy 80A. *Use connectors to link smaller modules and for new additions to historic structures.*

- ***The width of the connector should not exceed two-thirds the façade of the smaller of the two modules that are to be linked.*** The proposal meets this requirement, the width of the connector does not exceed two-thirds the façade of the garage.
- ***The wall planes of the connector should be set back from the corners of the modules to be linked by a minimum of two feet on any side.*** The structure meets this requirement by stepping in 2 ½’ on the north elevation and twelve feet on the south elevation.
- ***The larger the masses to be connected are, the greater the separation created by the link should be; a standard connector link of at least half the length of the principal (original) mass is preferred. (In addition, as the mass of the addition increases, the distance between the original building and the addition should also increase. In general, for every foot in height that the larger mass would exceed that of the original building, the connector length should increase by two feet.)*** The design meets this requirement. The larger mass is the front module, which is 24’ in length and the connector is 12’ in length. The rear module is 21’ in length, and the connector for the rear module is 11’ in length.
- ***The height of the connector should be clearly lower than that of the masses to be linked. In general, the ridge line of the connector should be at least two feet less than that of the original, principal mass.*** The proposal is not meeting this requirement. The rear connector is only 1 ½’ lower than the rear module at this time?.

The rear connector is not at least 2’ less than the original principal mass; hence, the proposal is not in substantial compliance with Policy 5(A) by not meeting Priority Policy 80A. The applicant plans to revise the elevations to meet Policy 80A for final submittal.

Facade Widths

Policy:

New buildings should have primary facades similar in dimension to those found historically. Typical building widths of surviving historic buildings range between 15 and 34 feet; the average is 23 feet.

Policy Standard:

Priority Policy 144. Reinforce the typical narrow front façade widths that are typical of historic buildings in the area. (Staff comments are in non-italic)

- *Projects that incorporate no more than 50' of lot frontage are preferred.* The property line along French Street is approximately 79' in length.
- **The front façade of a building may not exceed 30 feet in width.** (*Emphasis added.*) The design of the façade has been revised. The primary façade is 14' in width, then steps back 8' on both sides. The porch roof does make the front façade appear to be 27' in width, which is still in the allowable range of less than 30'. Staff believes this design standard is being met.

Land Use (Policies 2/A & 2/R): Per the Breckenridge Land Use Guidelines District #18: *“District 18 is located northeast of the central business district, and is a mixture of residential and commercial uses. While residential uses predominate, the District is intended to serve as a transition zone between new commercial development and historic residential areas.”*

The duplex use proposed will not conflict with the existing uses, and will conform to the desired character and function of Land Use District #18. Single family or duplex is the allowed residential use. Commercial uses are also allowed. Staff has no concerns with the proposed use of this property.

Building Height (6/A & 6/R): At the previous Planning Commission work session, Staff was concerned with the height of the proposed duplex. The Development Code strongly encourages maximum height of 23' to the mean. The drawings show that 23' is the maximum height proposed to the mean. Per the North End Character Area section “Building Height”:

Policy:

Similarity in building heights is desired to help establish a sense of visual continuity and to respect the character established by the small sizes of original buildings. Building heights for new structures should be perceived to be similar in scale to those found during the historic period of significance. (Staff comments are in non-italic)

Design Standards:

Priority Policy 142. Building height should be similar to nearby historic buildings.

- *Primary facades should be 1 or 1 and ½ stories tall. (Some 2-story portions may be considered if they are set back from the street.)* The applicant has revised the plans to make the primary façade one and half stories. The two-story façade is setback from the one and a half storey façade by x' and 24' from the front property line. Furthermore the front property line is 18' back from the edge of the sidewalk along the street.
- **Refer to height limits in ordinance. (Note that the height limits are absolute maximums and do not imply that all building should reach these limits. In some blocks, lower buildings will be more compatible with the context.)** (*Emphasis added.*) Per the Development Code Policy 6/R, Height: *A maximum height of 23' is strongly encouraged.* Applicant has designed the proposed structure at the maximum of 23' to the mean. Land Use District 18 allows heights as tall at 26' to the mean with negative points. As proposed this application is not receiving negative points under this policy.

Does the Planning Commission believe the primary façade has been designed to portray 1 and ½ stories tall? Does Planning Commission believe the two-story aspect of the façade is adequately setback from the street?

Placement Of Structures (9/A & 9/R): The proposed placement of the structure meets all Absolute and Relative Setbacks of the Development Code.

There are additional setbacks per the North End Residential Character Area below. (Staff comments are in non-italic):

Priority Policy 134. Provide substantial front and side yards.

- *This is a very important standard.*
- *Align building fronts with other historic buildings in the area.* There is not a consistent historic setback in this area.
- *The North End area setbacks occur as front and side yards rather than extensive hard-surface areas.* The setbacks are primarily used as soft surface areas, although the driveway does take up some of the south side yard.
- *Setbacks shall be reviewed on an individual basis. New buildings in these areas should be set back in line with traditional house types. Locating a building at the sidewalk line, in a commercial building format, would be inappropriate in this context. Similarly, a setback that is farther back than the norm is inappropriate.* The proposed setbacks are consistent with others in the area.
- *Note the characteristic setback dimensions may vary from block to block and the desired setback may be less than that described in the Development Code.* The characteristic setback dimensions vary within the block. There is not a consistent historic setback in this area.
- *Large side yards are especially encouraged along south side of properties to take advantage of winter sun and mountain views.* The proposal does have large side yards. The south facing garage doors and driveway will take advantage of the winter sun.
- *Match existing fence lines in defining front and side yards.* Applicant will match the existing fence lines in defining the front and side yards.

Staff has researched the historic setbacks along N. French Street. There are three historic structures facing onto N. French Street. 304 N. French Street is setback 22' from the front property line. 319 N. French Street is setback 20'. 300 N. French Street is setback 1' from the front property line. The average historic front setback of the above properties is 14'-3". Staff believes the proposed front setback of 16'-2" is within the allowed range of historic properties in the area. Staff has no concerns with the proposed setbacks.

Landscaping (22/A & 22/R): All new developments are strongly encouraged to include landscaping improvements. The landscaping should create buffers and screening from adjacent properties and public rights of way.

Per the North End Residential Character Area discussion of plant materials (Staff comments are in non-italic):

Design Standard:

151. Use evergreen trees in front yards where feasible.

- *Begin with a tree, or cluster of trees, large enough in scale to have immediate visual impact.* Staff believes that at least two of the 6'-8' spruce trees in the front yard need to be increased to 10' and 12' in height to be large enough to have immediate visual impact and meet this design standard.

Policy:

Trees help give a block a uniform character. Cottonwood trees were originally planted along the street edges. The trees were uniformly along the block and established a strong edge to the street. Although few survive, their reintroduction should be encouraged. This would be particularly helpful in promoting a uniform character in blocks where newer construction has deviated from historic building traditions.

Design Standards:

152. Reinforce the alignment of street trees wherever feasible.

- *Planting new cottonwood trees to define the street edge is encouraged.* Applicant has proposed two narrow leaf cottonwood or Balm of Gilead along N. French Street. The cottonwood trees are proposed off the property, but along the street edge as the Historic District Guidelines encourage. The placement of these trees in the public right of way will require an encroachment license agreement and is supported by staff to further define the street edge with trees found historically in the area.

153. Respect existing stands of mature trees. The drawings show the protection of a nice stand of existing evergreen trees at the rear of the property and along the northern property line.

Design Standard:

154. Use landscaping to mitigate undesirable visual impacts.

- *Use large trees to reduce the perceived scale where larger building masses would abruptly contrast the historic scale of the area.* As discussed above, increasing the size of some of the proposed evergreen trees will accomplish this design standard.
- *Include hedges and other masses of lower-scale plantings to screen service areas.* The landscaping plan proposes no shrubs or hedges. The landscaping plan could be revised with the addition of hedges and shrubs to create layered landscaping consistent with the Town's mountain character in order to be more deserving of positive points.

Staff believes that the one evergreen tree shown at the south side of the rear module should be swapped with an aspen tree just east of the driveway. This evergreen tree would help to screen a second vehicle that would be parked outside of the garages. If the landscaping revisions discussed above are met, Staff may support positive two (+2) points for the landscaping plan. Does the Commission concur?

Parking (18/A & 18/R): The Historic District Guidelines for the North End Residential Character Area recommend: *“As much as is possible, the visual impact of cars in the North End should be minimized, particularly with respect to parking provided on individual lots.”* (Staff comments are in non-italic)

Design Standards:

136. Minimize the visual impact of parking as seen from the street.

- *Avoid locating parking in front yards where feasible. If parking must be sited in the front, use paving designs that will help to retain a yard character and visually separate parking from the street edge.* The proposed parking design avoids parking in the front yard.
- *Avoid placing garage structures in front of primary houses. Attaching garages to the fronts of buildings is discouraged. Garages that are built as smaller, separate secondary structures are preferred.* The garage is designed behind the front module and the garage doors do not face

French Street. While the garage is not a separate secondary structure, it is connected using the design standards of Policy 80A.

- *Use of shared driveways that would access parking in the rear is encouraged.* The driveway is proposed as a shared driveway with the property to the south. The parking is not in the rear, but is on the side of the proposed duplex.

137. *Develop parking such that the front edge of the site is retained as yard whenever feasible.*

The parking design does a good job of retaining the front property edge as yard.

Policy 18/R encourages the use of shared driveways. *Common Driveways: The sharing of common driveways leading from public streets or alleyways to off street parking areas and resultant traffic disruptions from their use is encouraged.* Staff believes the proposed shared driveway deserves one (+1) positive point under this policy. This would require an easement across the lot to the south. Does the Commission concur with one (+1) positive point?

Energy Conservation (33/R): *The goal of this policy is to incentivize energy conservation and renewable energy systems in new and existing development at a site plan level. This policy seeks to reduce the community's carbon footprint and energy usage and to help protect the public health, safety and welfare of its citizens.*

The applicant is working with a HERS professional on obtaining a HERS index for the proposed duplex. The designer is working on meeting a HERS index of 41-60, which would warrant positive three (+3) points under this policy. A preliminary report from the HERS rater is required with the final submittal to receive these points.

Point Analysis (Section: 9-1-17-3): At this time Staff believes the proposal warrants the following points: positive one (+1) point under Policy 18(R) for the use of a shared driveway; positive three (+3) points under Policy 33(R) Energy Conservation for meeting a HERS index of 41-60. However, at this time the proposal is failing Priority Policy 5(A) C (2) A, for being over the maximum allowed 9.0 UPA above ground density in the North End Residential Character Area.

Staff Recommendation

The Planning Department recommends the Planning Commission allow this application to go to a Final Hearing as the applicant has agreed to lower the above ground UPA below 9.0 UPA. Staff believes that adjustments need to be made to the landscaping plan, foundation treatments, the rear module needs to be at least two feet lower than the connector element, and the chroma of the body color needs to be reduced a maximum of 4.

Commissioner questions:

1. Does the Planning Commission believe the primary façade has been designed to portray 1 and ½ stories tall? Does Planning Commission believe the two-story aspect of the façade is adequately setback from the street?
2. Is the Planning Commission comfortable with the designers are considering paint, painted stucco, or exposed fasteners 24 gauge flat mill steel instead of the stone base? Staff is concerned with any proposal other than stone for covering the foundation. We welcome any Commissioner comments.

3. Staff believes the proposed shared driveway deserves one (+1) positive point under this policy. This would require an easement across the lot to the south. Does the Commission concur with one (+1) positive point?
4. Staff believes that at least two of the 6'-8' spruce trees in the front yard need to be increased to 10' and 12' in height to be large enough to have immediate visual impact and meet this design standard. If the landscaping revisions discussed in the report are met, Staff may support positive two (+2) points for the landscaping plan. Does the Commission concur?

Planning Commission comments from previous meeting:

Applicant Presentation: Ms. Mary McCormick, Architect, and Mr. Garrett Hasenstab, Applicant

Ms. McCormick: It is our intention to address and resolve these issues and that the projects contribute to the community. There are issues that are unclear so we need planning commission direction to fix things in the future. I have a revision with pulling roof line down and would like commission to see if this meets with 142? (Ms. Dudney: They are looking for direction from us as to where they should head, but by no means could we say that we approve this if you have not shown it to Staff and given them time to review the new revisions.) (Mr. Mamula: We don't want to give specific design direction.) Concerns with the math that Mr. Thompson used and don't agree with it. (Ms. Dudney: It is not appropriate for us to make an opinion on this, it would be appropriate to work with staff and see your point of view and staff's point of view. We rely on staff for consistent interpretation and calculations. We can't give you real specifics because we don't have specific plans.) (Ms. Christopher: Details need to be worked out with staff in the end.)

Staff had the following questions for the Planning Commission:

1. Did the Planning Commission agree that a mirror image duplex does not meet Priority Policy 140? (Use building forms similar to those found historically in the area.)

Mr. Lamb: I agree with staff interpretations. All of the Planning Commissioners agreed with the staff interpretation.

Ms. McCormick asked whether Priority Policy 140 refers to form or shape but nowhere does mirror images comes up, only refers to windows, rooflines. I don't see it in the code. (Mr. Grosshuesch: It says to use building forms similar to the historic character area.) (Mr. Hasenstab: No duplexes were built historically, we would like to build a duplex within the guidelines.)

Ms. Dudney: I don't object to the duplex, it is the fact that the two shapes are exactly alike, there needs to be variation.

Mr. Pringle: Two homes on the lot that are connected by common garage wall, we would like incorporate the duplex use with modules attached to make it look more like one structure, beyond just the common wall. Modules that make up that use, more like one structure

Ms. Christopher: The staff is really a good resource for you for a design that would be acceptable.

Mr. Pringle: There are examples of duplexes in the historic district that could help you. (Mr. Hasenstab: We are hoping for a bit more direction from the Commission, staff doesn't give us the direction on how to solve our issues.)

Mr. Mamula: We are like a court which we weigh your plans versus the code, all we are here to do is look at what we have here tonight and it is your job to work with staff to meet the code. We are different than the rest of the County in how the Town does it's planning, especially in the Historic District.

2. Did the Planning Commission agree with Staff that Priority Policy 8 is not being met? (Reinforce the visual unity of the block.)

All of the Planning Commissioners agreed that this doesn't reinforce the visual unity of the block.

3. Did the Planning Commission believe that Priority Policy 80 is not being met? (Respect the perceived building scale established by historic structures within the relevant character area.)

Mr. Pringle: Ceiling to floor space is overly large; could this be compressed to help? (Mr. Thompson: Yes I think this because of the prefabricated boxes.) If there was more separation between front façade and L part there would be more set back.

Everybody agreed with staff on this point.

4. Did the Planning Commission believe that design standards in Priority Policy 80A (distance of separation provided by the connectors) are not being met? All the Planning Commission agreed 80A was not being met.

The design is going to be so different and so right now this is not met. All of these questions are interrelated.

Ms. McCormick: We thought this was a work session that would be conversational with the Planning Commission.

Ms. Dudney: I don't think I could imagine that we would go against staff in mathematical calculations. These need to be taken up with staff.

Ms. Christopher: What is in our packet is what we see. We don't expect new material that Staff has not had time to review.

5. Did the Planning Commission agree with Staff that Priority Policy 144 is not being met? (Front façade of a building may not exceed 30' in width.)

Planning Commission agreed with staff.

Mr. Mamula: Project 228 South High: 4 lots; we were very specific about the front facades these are good examples, don't look at the other structures on the block that were built before the code was created, look at PJ's house when you are trying to meet code, look at the surviving historic structures.

Mr. Pringle: The homes to the north of you are the direction to go and follow for design.

6. Does the Planning Commission agree that the front façade should be one or one and a half stories as required by Priority Policy 142 and that the current design does not meet this priority policy?

Ms. Dudney: Overall, we are behind the staff unanimously, it needs to follow the nice historic buildings on your block, which are one or one and a half stories.

Mr. Pringle: All the priority policies need to be met. When you have a list of 6 failing priority policies, hence failing 5/A Architectural Compatibility, you will need some major rethinking on the design.

Staff welcomed any additional comments.

Ms. Dudney: Even though code says max 23' you think what is important is 1 ½ stories? (Mr. Thompson: This is correct. 1 to 1 ½ stories is the historic character of the area.)

Preliminary Hearing Impact Analysis				
Project:	Epic on French Duplex	Positive Points	+4	
PC#:	2013113	Negative Points	0	
Date:	12/23/2013			
Staff:	Matt Thompson, AICP			
		Total Allocation:	+4	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	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	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies	FAILS	Proposed at 9.29 UPA above ground. Policy 5/A sets a maximum of 9.0 UPA in the North End Residential Character Area if there is no preservation of a historic structure on the property.
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	Building Height	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	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	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	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	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	External Circulation	Complies		
18/A	Parking	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)	+1	Applicant proposes to share driveway with property owner to the south
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	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	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	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	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	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	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	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	+3	Applicant is working with a HERS professional on meeting a HERS index of 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	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	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	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

Epic on French

308 North French Street
Breckenridge, Colorado 80424



Scope of Work

Improvement of an existing demolished lot with the new construction of a two dwelling (duplex) residence to include LEED Certification and precedent setting photovoltaic roof panels. All work is designed with intent as a positive contributor to the local community and the Historical North End Residential Character Area.

Drawing Index

- A 1.0 General Information
- A 1.1 Pre-Existing Site Survey
- A 1.2 Pre-Existing Site Plan
- A 1.3 Site Plan & Data Block
- L 1.0 Landscape Plan
- A 2.0 Floor Plans
- A 2.1 Floor Plans
- A 2.2 Elevations
- A 2.3 Colored Elevations
- A 2.4 Sections & Building Heights
- A 3.0 Fabricator Info



Street Map



USGS Datum Map



Vicinity Map

GENERAL INFORMATION

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Key Plan
Project N

Epic on French
308 N. French Street
Breckenridge, CO 80424

not for
construction

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Δ REVISION: 12/03/2013
Δ REVISION: 12/11/2013
Δ REVISION: 12/19/2013

Date: 10-28-13 Δ
By: M. McCormick
Scale: Noted

PROJECT
INFORMATION

A 1.0

NOTES:

1. An irrigation system will be provided including drip and spray type applications.
2. Per historic guidelines, cottonwood trees are utilized along the French Street frontage and evergreen trees will be used in front and side yards.
3. Fencing will be located along the front yard and aligned with neighboring properties. An ornamental fence, similar to those existing along French Street, will be utilized.
4. All utility equipment will be properly screened with landscaping.
5. All surface areas of the approved landscaping plan that will not be a hard surface shall be planted with adequate native or high altitude ground cover as approved by the town, and shall be top dressed with a minimum of two inches (2") of topsoil prior to planting.

Example Perennial and Wildflower garden with historic fencing:



PLANT PALETTE

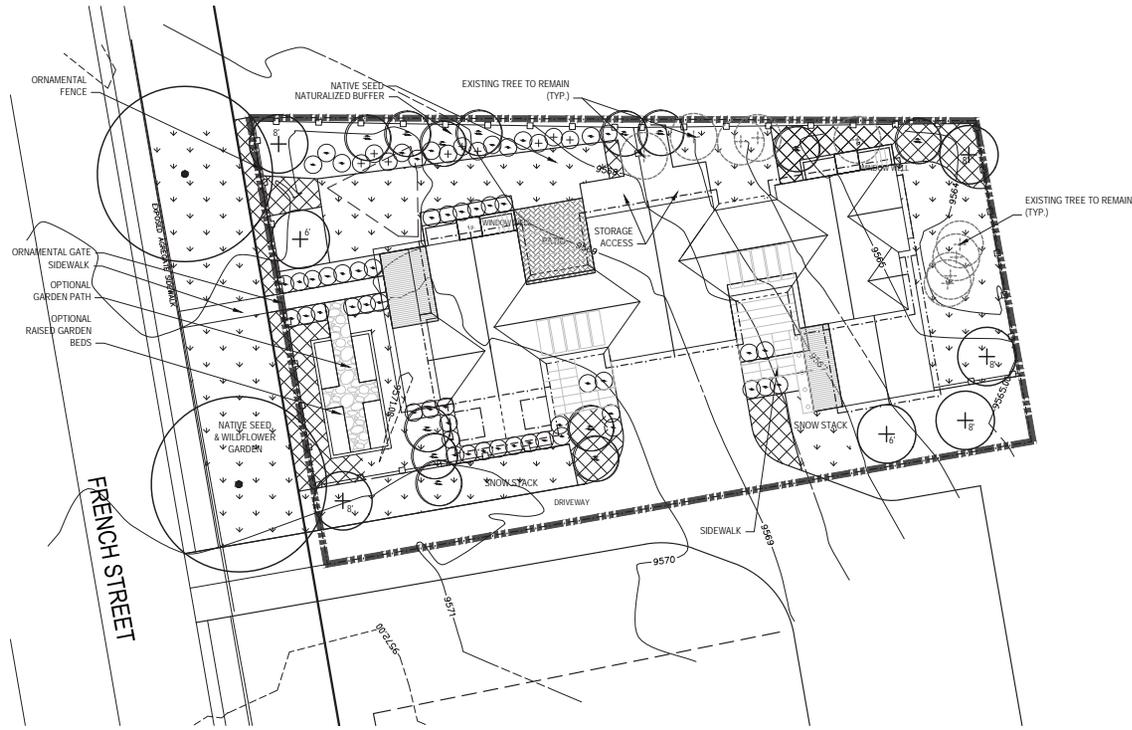
COMMON NAME	BOTANICAL NAME
PERENNIAL / WILDFLOWER / RAIN GARDEN - MIN. 1 GALLON CONT.	
YARROW	ACHILLEA SPP.
COLUMBINE	AQUIEGIA SPP.
SHASTA DAISY	CRYSANTHEMUM MAXIMUM
LARKSPUR	DELPHINIUM SPP.
FIREWEED	EQUILLOBIUM SPP.
ROCKY MOUNTAIN IRIS	IRIS MISSOURINIS
LUPINE	LUPINIUS SPP.
PENSTEMON	PENSTEMON SPP.
POTENTILLA	POTENTILLA VERNA
SEDUM	SEDUM SPP.
BLACK EYED SUSAN	RUDBECKIA VULGARIS

SHRUBS - MIN. 5 GALLON CONT.

WOODS ROSE	ROSA WOODSII
YELLOW MOUNTAIN WILLOW	SALIX MONITCOLA
ALPINE CURRANT	RIBES ALPINUM
POTENTILLA	POTENTILLA FRUTICOSA
GLOBE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'
COMMON LILAC	SYRINGA VULGARIS

TREES

QUAKING ASPEN - 2" CAL. MIN., SOME MULTI-STEM	POPULOUS TREMULOIDES
NARROWLEAF COTTONWOOD or BALM OF GILLEAD - 3" CAL. MIN.	POPULOUS ANGUSTIFOLIA
SHUBERT CHOKECHERRY - 2" CAL. MIN.	PRUNUS VIRGINIANA 'SHUBERT'
ENGLEMANN SPRUCE - 6'-8' HT.	PICEA ENGLEMANNI
COLORADO BLUE SPRUCE - 6'-8' HT.	PICEA PUNGENS



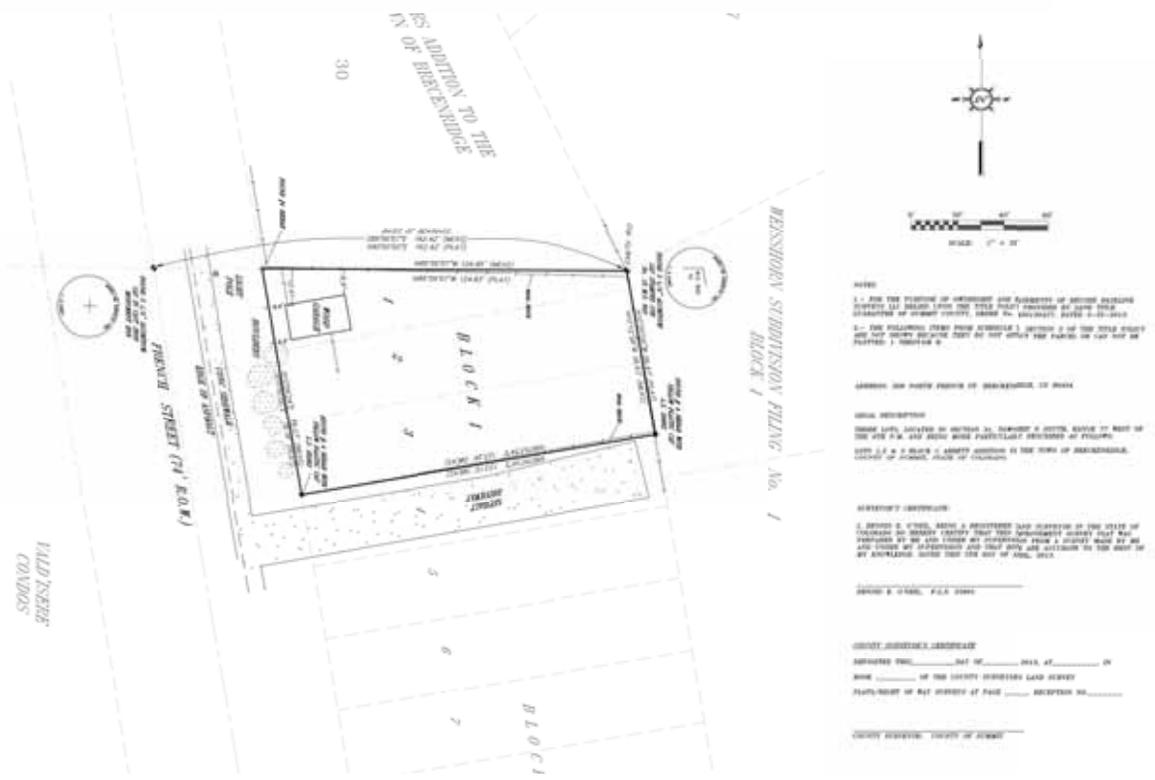
LEGEND

	(2) NARROWLEAF COTTONWOOD or BALM OF GILLEAD, 3" CAL. MIN.		PERENNIALS/ANNUALS
	(13) ASPEN OR CHOKECHERRY TREES, 2" CAL. MIN.		NATIVE SEED WILDFLOWER GARDEN
	(7) EVERGREEN TREES 6-8' IN HEIGHT		PROPERTY LINE
	EXISTING EVERGREEN TREES TO REMAIN		FENCE LINE

NOT FOR CONSTRUCTION



IMPROVEMENT SURVEY PLAT
LOTS 1 2 & 3, BLOCK 1, ABBETT ADDITION TO THE BRECKENRIDGE
LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
SUMMIT COUNTY, COLORADO



○ Site Survey
Scale: 1"=20'
Survey Property of Baseline Surveys, LLC

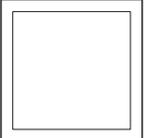
NOTE:
THE PRE EXISTING HISTORICAL SHED HAS BEEN RELOCATED BY THE TOWN OF BRECKENRIDGE.
THE PRE EXISTING SITE BOULDERS HAVE BEEN RELOCATED BY THE TOWN OF BRECKENRIDGE.

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phoenix, arizona
O 480-522-6879



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○ Key Plan
Project N



Epic on French
308 N. French Street
Breckenridge, CO 80424

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construction

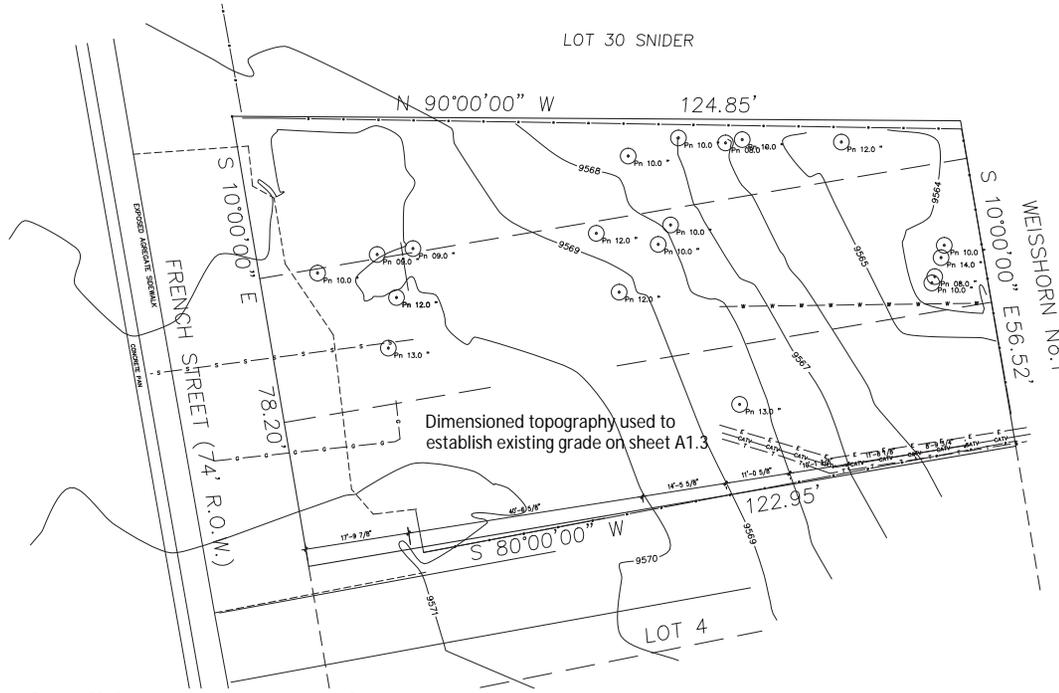
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Δ REVISION: 12/04/2013

Date: 10-28-13 Δ
By: M. McCormick
Scale: Noted

Site Survey

A 1.1

PRE-EXISTING SITE SURVEY



BASE OF ELEVATION
 ABOVE ELEVATION POINT
 TO FOUND METAL OR ILL. 2764
 DETERMINED FROM ILL. 2764
 BEING THE QUANTITY

Existing Site Conditions & Topography

Scale: 1"=10'-0"
 Trees located only. Tree type to be determined by landscape Architect.
 Drawing Property of Rob Andrews Land Surveying



View from Klack
 No visibility at 3 story units
 Beetle Kill Pine Present

Drainage to Klack
 East Lot Drainage to Klack
 Steep Grade to Klack

Power Easement
 Adjacent East Lot

Right of Way
 Deep Street Frontage

PRE-EXISTING SITE CONDITIONS

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Key Plan
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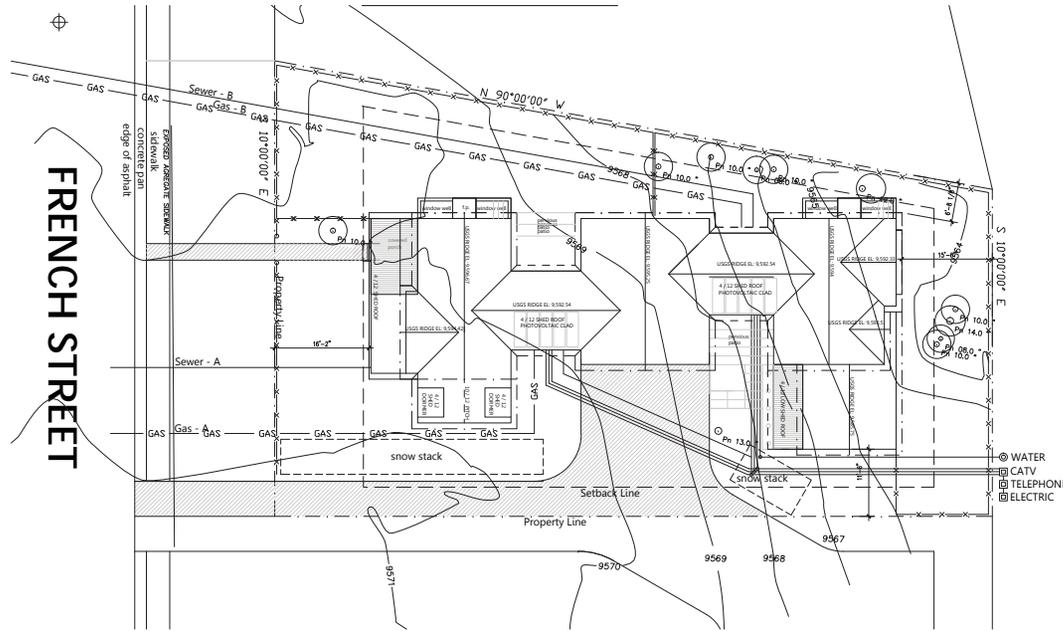
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EXISTING SITE
 CONDITIONS

A 1.2



Proposed Site Plan shown with existing contours

Scale: 1"=10'

Final drainage plan to be submitted to Town Engineer after building permit issuance.
Final utility plan to be submitted to Town Engineer after building permit issuance.



Existing & Finished Grade Diagram

Scale: 1"=10'

Upon the issuance of a development permit by the Town of Breckenridge, this site plan shall be binding upon the applicant, and the applicant's successors and assigns, until such time as the Town has issued a final certificate of occupancy or a certificate of compliance. Prior to the issuance of a final certificate of occupancy or certificate of compliance, this plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein and in the development permit for this site. Abandonment, withdrawal or amendment of this plan may be permitted only in accordance with the Breckenridge Development Code. This document represents the entire understanding between the applicant and the Town of Breckenridge with regard to development rights and density remaining on this site.



Signature Block

N.T.S.



Site Data

N.T.S.

Building Data

Above Ground Density: 9 UPA
2,638 proposed 2,736 sf max
Below Ground Density:
711 sf proposed 912 sf max
Total allowed density is 12 UPA (9UPA above grade)
3397 sf proposed 3468 sf max
Mass Bonus: 656 sf proposed 729 sf max

Dwelling Units: 2
Bedrooms: 3 per unit
Bath: 3-1/2 per unit

Fireplaces: EPA phase II gas fire
Power vented (2-3 per unit)

Building Height: Ridge-line and Mid-line data
provided on sheet A 2.2



Building Data

N.T.S.

Site Data

Legal description: Lots 1, 2 & 3, block 1, Abbott's Addition.
Site area: 8,282 s.f. = .19 acres
Elevation: 9,571; 39° N. lat / 106° W. long
Land use district: 18
Existing Site Conditions:

Demolished lot with sloping drainage toward NE Klack. Sparse trees at North and East ends. Beetle kill pine present to be removed.

Envelope: 2,458 sf = 31.4% (building & porches)
Hard surface: 1028 sf = 12.5% (driveway & sidewalk)
Open space: 56.1%
Snow stack: 350 sf proposed (257 sf required)
Drainage: Positive away from structure toward NE Klack. Adjusted grade within setbacks.

Driveway: Partial shared use of existing drive that services property at 306 N. French St.. Partial private drive to residences shall have 4% minimum slope for positive drainage away from residences.

Setbacks: Front: required 15', proposed 16'-2" to eave
Side: required 5', proposed 10'
Side: required 5', proposed 5'9"
Rear: required 15', proposed 15'-6" to eave

Easements: Utility easement on adjacent east lot.
Parking: Required 4 spaces (2 per unit)
Tandem parking per pre-planning meeting
Refuse Plan: Receptacle storage in garage

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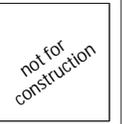


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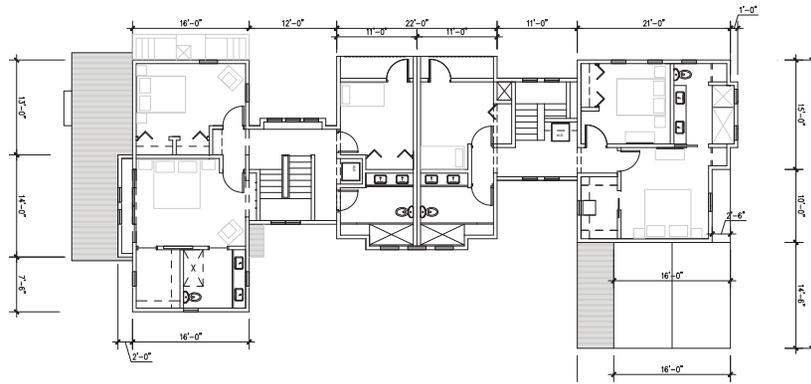
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Δ REVISION: 12/04/2013
Δ REVISION: 12/11/2013
Δ REVISION: 12/19/2013

Date: 10-28-13 Δ
By: M. McCormick
Scale: Noted

PROPOSED
SITE PLAN

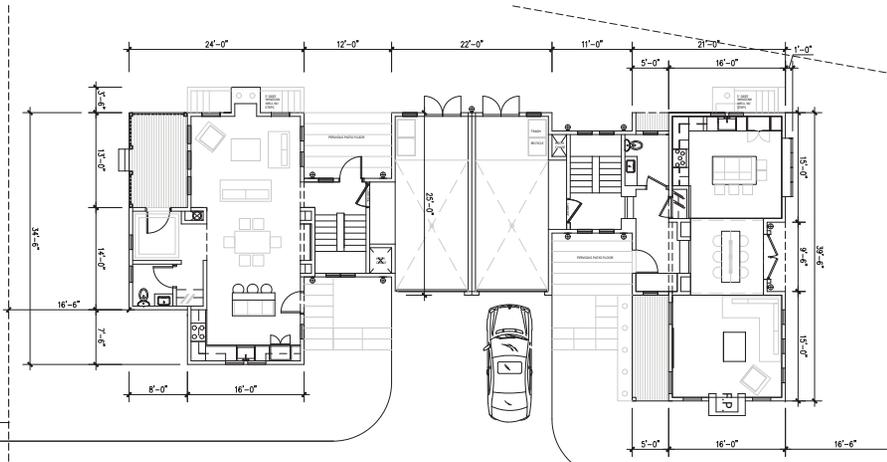
SITE PLAN

A 1.3



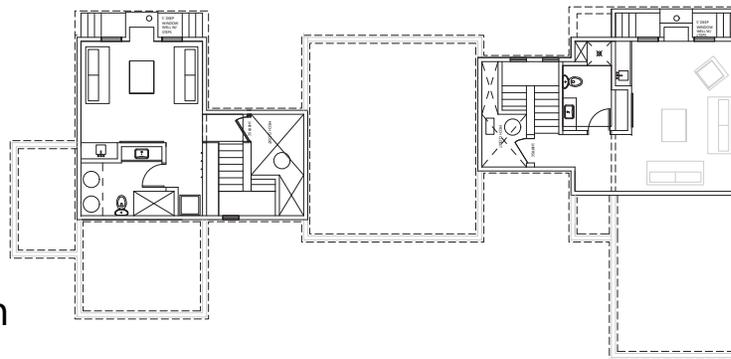
Second Floor Plan

Scale: 1/8"=1'-0"



First Floor Plan

Scale: 1/8"=1'-0"



Basement Floor Plan

Scale: 1/8"=1'-0"

Unit A - Second Floor
 M. Closet = 44 sf
 M. Bath = 68 sf
 M. Bed = 177 sf
 G Bed 1 = 163 sf
 Hall = 82 sf
 G Bed 2 = 105 sf
 G Bath = 80 sf

Total sf = 719 sf

Unit B - Second Floor
 M. Closet = 43 sf
 M. Bath = 84 sf
 M. Bed = 150 sf
 G Bed 1 = 132 sf
 Hall = 75 sf
 G Bed 2 = 110 sf
 B Bath = 80 sf

Total sf = 653 sf

UNIT A - Main Floor
 Foyer = 60 sf
 Closet 1 = 18 sf
 Living = 502 sf
 Cabinet = 11 sf
 Powder = 31 sf
 Hall = 27 sf
 Stair = 60 sf

Total sf = 709 sf

UNIT B - Main Floor
 Foyer = 53 sf
 Closet = 8 sf
 pantry = deleted
 Liv/ Kit = 512 sf
 Powder = 42 sf
 Hall = 50 sf
 Stair = 60 sf

Total sf = 725 sf

Unit A - Lower Level
 media = 188 sf
 bath/ ldry = 115 sf
 hall = 25 sf

total sf = 328 sf
 gas fire = 1

Unit B - Lower Level
 media = 278 sf
 bath/ ldry = 50 sf
 hall/ closets = 55 sf

total sf = 383 sf
 gas fire = 1

Unit A
 1st & 2nd Floor = 1428 sf
 Lower Level = 328 sf
 Garage = 270 sf

Unit B
 1st & 2nd Floor = 1378 sf
 Lower level = 383 sf
 Garage = 266 sf

TOTAL ABOVE GRADE DENSITY CALCULATION:

Unit A:	2026 sf
Unit B:	2027 sf
Gross Subtotal Sf.	4,053 sf

Mass Bonus (garage & stair)	-656 sf
Below Grade D	-711 sf

Total Above Grade Density 2,686 sf

Calculations

Density Derivation

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Key Plan
 Project N
 Rotated

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 Scale: Noted

FLOOR PLANS

A 2.0

FLOOR PLANS



Photovoltaics

Installed at upper 4/12 south roof pitches
Edge to edge installation
No visibility from street



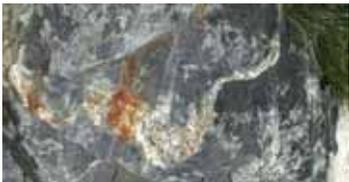
Asphalt Shingle

Installed at 10/12 Roof Pitches
Timberline HD "Slate" (Grey at left) or
Timberline HD "Weathered Wood" (Grey/Brown at right)



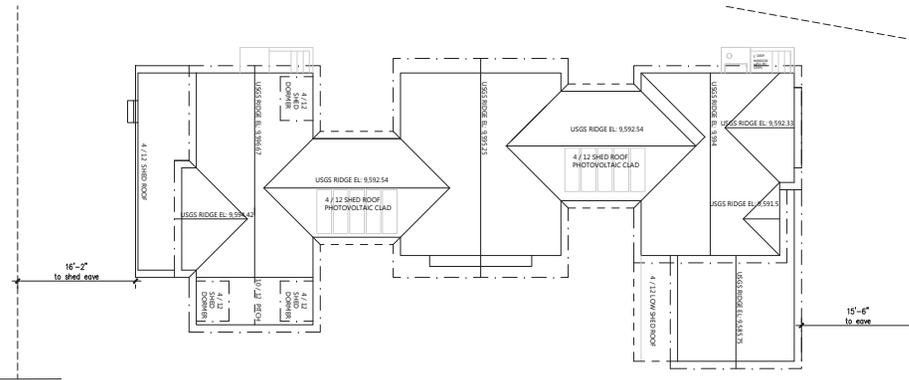
Weathered Steel

Installed at lower 4/12 roof pitches
20 gauge hot rolled mill steel



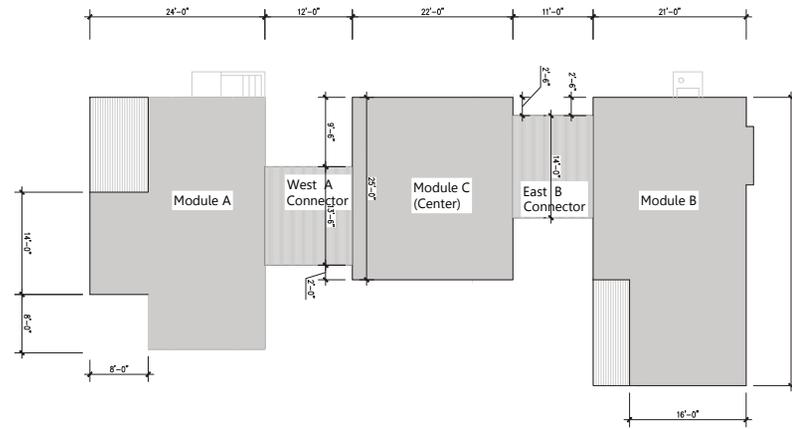
Local Inspiration

Conglomerate inspires a palette of:
Milled Steel, Rusted steel, Dark Grey Shingle,
White, Blue and Grey Hues



Roof Plan

Scale: 1/8"=1'-0"



Module Plan

Scale: 1/8"=1'-0"

Module SF Calculations

Module A = 1478 SF
Connector A (West) = 182 SF
Module C (Garage) = 925 SF
Connector B (East) = 172 SF
Module B = 1400 SF

Module Calculations

Modules < 1500 SF each

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Epic on French
308 N. French Street
Breckenridge, CO 80424

not for
construction

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Δ REVISION: 12/19/2013

Date: 10-28-13 Δ
By: M. McCormick
Scale: Noted

FLOOR PLANS

A 2.1

ROOF & MODULE PLANS



Shiplap Siding

1"x4" Beetle Kill Pine/ Milled 6 sides/ Painted / Net reveal 2-3/4"
 1"x6" Beetle Kill Pine/ Milled 6 sides/ Painted / Net reveal 5-5/8"
 Optional "CertainTeed" LP Lap siding w/ bevel / 4" reveal
 All Siding to stop a minimum of 8" above grade.



90d box bay

At Kitchen and 2nd Floor Circulation
 Double Hung Windows
 Scalloped Shed Roof



Window Wells

Integrated with hardscape & landscape
 "Disappear"



Stone Veneer

Mixed Size/ 3+ / Moss Stone/ 16" TYP. Base
 Type M Mortar



North Elevation

Scale: 1/8"=1'-0"



West Elevation

Scale: 1/8"=1'-0"



South / Drive Elevation

Scale: 1/8"=1'-0"



East/ Klack Elevation

Scale: 1/8"=1'-0"

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Key Plan
 Project N
 Rotated

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ELEVATIONS

ELEVATIONS

A 2.2



Main Entry Door Spec

Premium Wood Exterior Door
 3'-0" x 8'-0" with Sidelights either side
 No Transom/ Minimum 3/4 lite, Solid void ratio per NERCA
 Custom glazing per to be approved

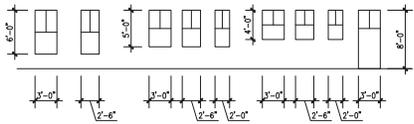
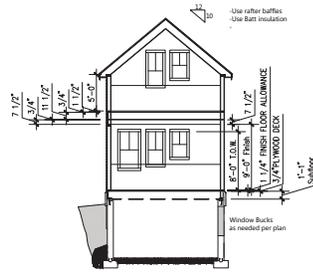


Diagram for mid-line to existing/ proposed grade

Scale: 1/8" = 1'-0"



General Section Information

Scale: 1/8" = 1'-0"

- "Echo the Contours of the Land"
- Stepped foundation at Module B

Door & Window Spec

Interior Doors 2'-8" x 8'-0" Typ
 Exterior Doors: 3'-0" x 8'-0" Typ.
 Sliding Doors: 6'-0" x 8'-0" in traditional French Door Styling
 All Doors & Windows shall be trimmed per forthcoming details.

Specialty Millwork

per forthcoming details.



French St. - Street Elevation

Sketch rendering (NTS) compiled from various projects. Author unknown.

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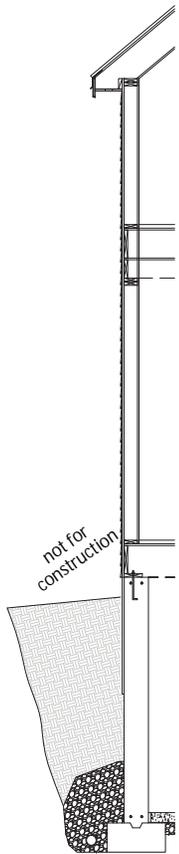
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SECTIONS

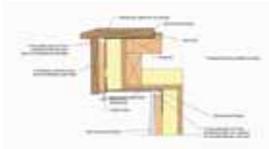
A 2.4

SECTIONS & ROOF HEIGHT CALCULATIONS



Stem Wall

Scale: 1/2"=1'-0"
NEED TO DISCUSS WALL SYSTEM

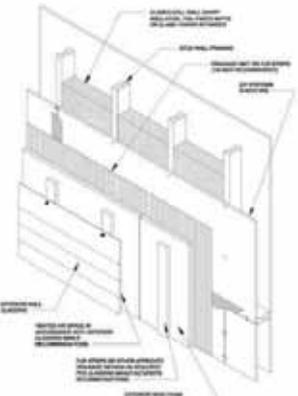


Sill Trim

Scale: Noted
Ship Lap Termination

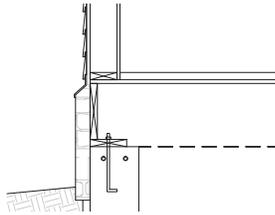
Insulation Systems

- Insulate Foundation Walls
- Insulate Basement Slab Floors
- Insulate Rafters/ Use Rafter Baffles



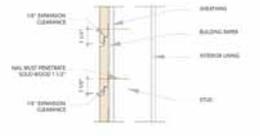
Exterior Wall System

- Determine R-Value
- Determine if rigid foam will be used



Ship Lap

Scale: 1"=1'
Bevel Ship Lap w/o Rigid Foam

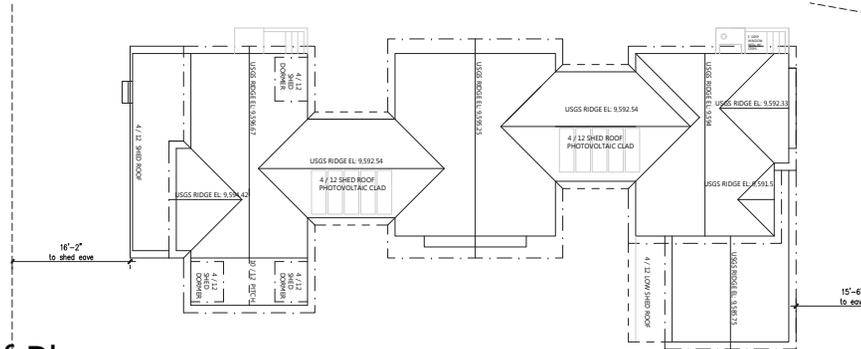


Ship Lap

Scale: Noted
V Groove install w/o rigid foam

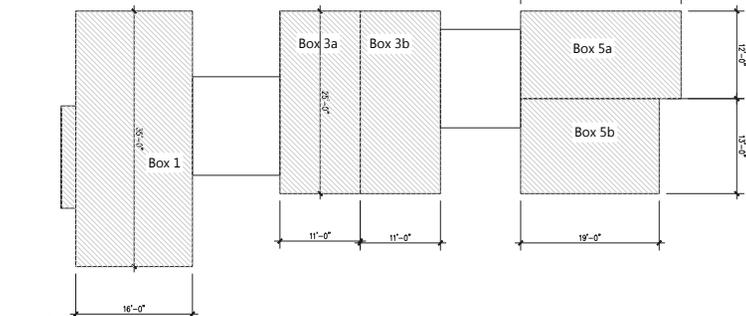
Roof Plan

Scale: 1/8"=1'-0"



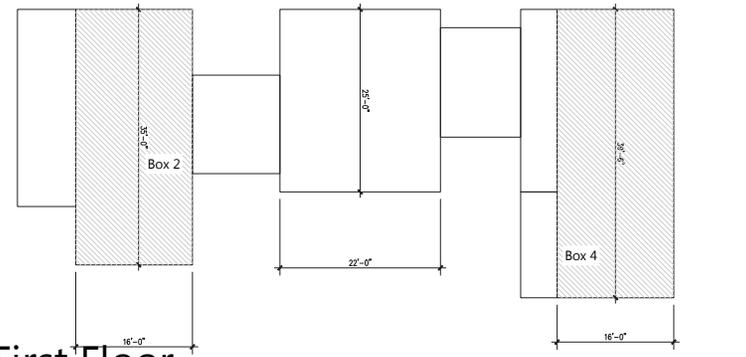
Fab Box 2nd Floor

- Scale: 1/8"=1'-0"
Box Sizes / Left to Right
- 16'x 35'
 - 11'x25' East
 - 11'x25' West
 - 21'x15' North
 - 19'x10' South



Fab Box First Floor

- Scale: 1/8"=1'-0"
Box Sizes / Left to Right
- 16'x 35'
 - Garage Panels 22' x 25' Box
 - 16'x39'6" - Open Vault Lid at Living Room



Fabrication Information

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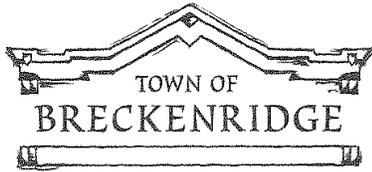
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FABRICATION
INFORMATION

A 3.0



MEMORANDUM

TO: Planning Commission
FROM: Julia Puester, Senior Planner
DATE: December 30, 2014 (for meeting of January 7, 2014)
SUBJECT: Approved Class C Subdivisions

Section 9-2-3-3 of the Breckenridge Subdivision Code authorizes the Director to review and approve Class C subdivisions administratively without Planning Commission review. *“Administrative Review: The processing of a class C subdivision application shall be an administrative review conducted by the director. No public hearing shall be required”.* (Section 9-2-3-3 B)

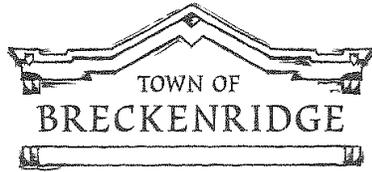
Class C Subdivisions are defined as follows:

“CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, and duplexes when done in accordance with a previously approved subdivision plan, site plan, development permit or site specific development plan; the modification or deletion of existing property lines resulting in the creation of no additional lots (lot line adjustment); an amendment to a subdivision plat or plan which does not result in the creation of any new lots, tracts or parcels; or the platting or modification of easements, building envelopes or site disturbance envelopes. A class C subdivision application may be reclassified by the director as either a class A or class B subdivision application within five (5) days following the submission of the completed application if the director determines that the application involves issues which make it inappropriate for the application to be processed administratively as a class C application”.

The Subdivision Code indicates that the decision of the Director on Class C Subdivisions shall be forwarded to the Planning Commission:

“D4. Decision Forwarded to Planning Commission: All of the director's decisions on class C subdivision applications which are not appealed shall be forwarded to the planning commission for its information only”.

As a result, we have included a list of Class C Subdivisions that have been approved since you were last updated in July of 2013. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.



Permit #	Project Name	Address	Description	Approval Date	Planner
2013065	Tract W-1, Shores	87 Shores Lane	Resubdivision of Tracts W and D-3, Shores at the Highlands	08/06/2013	Mosh
2013085	Units B1-2, C1-2, D1-2, Vic's Landing	38-40, 64-66, 72-74 Dewey Placer	Resubdivision of Vic's Landing Units B1-B2, C1-C2, D1-D2	10/01/2013	Mosh
2013093	Lot 12, Crescent	760 Fairways Drive	Modification and correction of existing access restriction at the southeast corner of the lot to allow for appropriate driveway access to the lot	10/15/2013	Matt
2013096	Lot 2, Block 1, Revetts Landing	182 Campion Trail	Modify the existing building envelope on the lot	11/13/2013	Julia
2013106	Lot 7, Warriors Preserve	111 Victory Lane	Modify the existing building envelope on the lot	12/03/2013	Matt