



PLANNING COMMISSION AGENDA

Tuesday, March 03, 2015
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The March 3 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>Worksessions</i>	10
	1. Policy 25 (Relative) Transit Points (MGT)	
7:45pm	<i>Town Council Report</i>	
8:00pm	<i>Town Project Hearings</i>	12
	1. Breckenridge Theater (MM) PL-2015-0025; 121 South Ridge Street	
9:00pm	<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.**



Breckenridge Theater
121 South Ridge Street



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Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Eric Mamula Gretchen Dudney Kate Christopher
Ron Schuman Dan Schroder
Dave Pringle arrived at 7:03pm
Ben Brewer, Town Council Liaison
Jim Lamb was absent.

APPROVAL OF MINUTES

With no changes, the February 3, 2015, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the February 17, 2015, Planning Commission Agenda was approved as presented.

WORKSESSIONS:

1) Off Street Parking Chapter (JP)

Ms. Puester presented. The last significant update to the Off Street Parking Chapter of the Development Code was in 1996. Staff has found that some standards within the Chapter need to be updated to be consistent with current Development Code policies and engineering requirements. The changes in the ordinance are intended to be cleanup items only. Staff has worked in conjunction with the Public Works Department/Engineering to determine these proposed modifications.

Primary corrections addressed in the ordinance include:

- Clarification on parking space calculations rounded up to a complete space (Sec. 9-3-8 (B)).
- The inclusion of change of use applications in parking recalculations (Sec. 9-3-8 (C)).
- Reduction of location of driveways separation requirements to have 30 foot separation rather than 35' (Sec. 9-3-9 (D)(1)).
- Modification of the maximum width of a driveway from a public street from 30 feet to 20 feet (Sec. 9-3-9 (D)(2)).
- Addition of standards for Private driveways (Sec. 9-3-9 (D)(2)).
- Clarification that circular driveways for new development are not permitted and nonconforming circular driveways must come into conformance with redevelopment (Sec. 9-3-9 (D)(3)).
- Additional detail to the grading section for driveways (Sec. 9-3-9 (F)).
- Addition of Heated Driveway standards (Sec. 9-3-9 (G)).

Staff would like to hear if there are any concerns from the Planning Commission.

Commissioner Questions / Comments:

Mr. Schroder: Is this for all of Town or just in the service area? (Ms. Puester: This applies to all of town.) It says that all off street parking must be paved but I thought it was permeable surfaces too. (Mr. Mosher: You aren't allowed to park on dirt or gravel, you can have paving strips.)

Mr. Pringle: Do we have a size for a parking spot in a garage? (Mr. Mosher: 9' by 18' is a legal parking spot.) Do we have a third dimension for this? (Ms. Puester: For height?) Yes. Do you remember the Giller that had a lift that wouldn't work because there was not enough clearance for two cars? The discussion was that we couldn't deny or modify it because it didn't go against code. We didn't have a standard for at least the minimum volume. Do we at least want to say that a parking space in a garage must be at least 5' or something like that, for a reasonable car? (Mr. Mosher: It might be an issue that the building department

might have code with a head height.) This might be the one and only chance we get a chance to change this as policy without an actual application in front of us. (Mr. Mosher: I will try to get an answer from the building department this week. Point taken, let's do some more research.)

Mr. Schuman: To that same point, we have an exterior parking pad next to the garage that has a lift so I could foresee that the person might want to enclose it, so this would be a good thing to tackle.

Mr. Pringle: I would like to see that we have some criteria to discuss it.

Mr. Mamula: I don't have a problem with anything in this but we have discussed values for minimum parking in particular when there are houses that are designed as retreats but they only have two parking spots and we know they will be parking on the streets. At some point it would be nice to get to some different figures for the larger homes that will be rented out in the future and only have two spots. We are probably not going to solve anything right now but should think about it for the future. It would be nice if you exceed 5,000 sq. feet then you need to add parking spaces. They don't have to be covered but that there are adequate spaces on the lot. Sunbeam comes to mind with a house that was built with a bunch of different lock offs that didn't have more parking. With teardowns and building I think this is something we need to address.

Mr. Brewer: I have to agree.

Mr. Schuman: Is the parking service area (fees section) still used?

Mr. Mamula: It is generally in the service or commercial use.

Mr. Schroder: Where does the money go that the money people pay for parking spots?

Ms. Puester: It is used a lot when there is a change of use and the use changes from retail or office to more intensive such as restaurant. It does go to the Town lots that were purchased previously for public parking-Tiger Dredge, behind LaCima, Wellington lot, Icehouse, parking structures and so on. The Town put the money up front so people are essentially paying the Town back. It is a separate fund that does pay the Town back and then also for future parking.

Mr. Brewer: I don't remember seeing a parking fund; it is in the general fund. (Mr. Grosshuesch: It doesn't need to be a separate fund, it is not a like a war chest. It is tracked separately but is part of the general fund. It is a fee that helps offset the money already spent.)

Mr. Schuman: I think everything is good in the ordinance. But everything gets back to enforcement. If anything needs to be done with illegal parking, it is police having the enforcement rules.

Ms. Christopher: I think that the document is great with the additional comments.

Mr. Pringle: I think this is fine too.

Ms. Dudney: I have no issue.

Mr. Mamula: I agree, would like to see Mr. Pringle's issue addressed. (Ms. Puester: We will follow up on Mr. Pringle's issue with a memo to the Commission and plan on bringing this to the Town Council as an ordinance if the Commission is comfortable with that.) (Commissioners: Yes.)

TOWN COUNCIL REPORT:

Mr. Brewer:

- We passed on second reading an ordinance making electronic smoking devices subject to the same ordinances and regulations for regular cigarettes.
- We placed on the agenda and passed in second reading an ordinance that clarified public smoking, we had a 10' buffer to public entrances but did not make a ban on smoking on patios. Vote was 5-2 but the two dissenters thought we didn't go far enough. You can't be smoking in the entrance to any business not just restaurants. We almost adopted a curfew until a certain time of night, allowing smoking on patios later at night, but this didn't resonate with enough people. Employees have to work and breathe the smoke if there is smoking on a patio. This is probably an issue that will be seen on the Town Council agenda again, the whole state is addressing this. We are trying to follow what the state

is doing. The enforcement mechanism is tough, sometimes it is subjective. If there is complaint then Community Service can be called and enforce. Now with the definitive 10' rule it is more objective. This will start 30 days after it passed. It is designed to prevent people from smoking at a business entrance. (Ms. Christopher: Maybe consider when the Town brings in public benches and fire pit into the Blue River Plaza, people come in and smoke which results in no one else going near the firepit since it's just a bunch of smoking going on there.) I don't think this is allowed with the new ordinance but will look at it in more detail.

- There is a new ordinance that we are considering that will revamp the enforcement of the sign code. This includes making the first and second offense of a violation be a ticket. After that then a summons to court happens, this is more logical and practical than the former enforcement chain that was a summons to court on the first violation. Pretty heavy handed. We passed the first reading on the revised ordinance. We decided to take no action on the sandwich boards, which means sandwich boards are still illegal and many of the other signage that is happening in Town is illegal. So there will be a big job of enforcement. Business is tough and it is difficult to distinguish yourself from the competition. (Mr. Pringle: it all comes down to enforcement, I think you cut to the chase and say you are violating the code and we'll see you in court.) I think most business owners want to follow the law but don't know the law and will change after the first ticket.

FINAL HEARINGS:

(Mr. Schuman recused himself and left the public hearing due to conflict of interest.)

- 1) AT&T Wireless Temporary Communications Facility at Gold Creek Condos (JP) PL-2015-0009, 326 North Main Street

Ms. Puester presented. AT&T Wireless is proposing a temporary wireless facility consisting of three steel skid mounting brackets with a total of six screened 6-foot tall panel antennas (two per skid or sector) at the north, east, and west rooftop elevations for twelve months at which time the permanent installation would be constructed. The screening will cover the front face of each skid and will match the building color and mimic the building material appearance. The mechanical room for this equipment will be located in the basement. The installation is temporary and would be replaced by a permanent, screened installation which is the subject of another application also on this meeting agenda.

Changes from the Preliminary Hearing:

The applicant has proposed the following changes with this final hearing submittal:

- The number of antennas has been *reduced* from four antennas per skid to two per skid.
- The height of the antennas was *reduced* from eight (8') feet to six (6') feet.
- The clearance between the roof and the bottom of the antennas *increased* from 1'5" to 2'5" in height.
- The finished height of the antennas went from 44'1" (preliminary) to 43'1" (final) for a total of 12" *reduction* in overall height.
- The front view of the skid will be screened with a thick banner like material (RF transparent skin) wrapped around the front view of the skid to be the same color and mimic the appearance of the siding and trim on the building.
- A two (2') foot microwave dish installed behind the east skid.

Staff found no Relative policies under which positive or negative points should be assigned. Staff found that the application meets all applicable Absolute policies.

Staff recommended the Planning Commission approve the final development permit application for the AT&T Wireless Temporary Facility at Gold Creek Condominiums (aka Odd-Lot Condos) PL#2015-0009 with a passing point analysis of zero (0) and the presented finding and conditions.

Commissioner Questions / Comments:

- Ms. Dudney: It is great that it is two antennas instead of 4, is the height greater? (Ms. Puester: It is one foot lower than what you saw at preliminary and staff prefers the screening.)
- Mr. Mamula: It is 43'1" of the ground but it is 9'6" off from the previous 10'6" on the rooftop? (Ms. Puester: Yes.) The photo simulation doesn't seem correct, it seems like the installation will be bigger than what is shown. (Ms. Puester: Let's allow the applicant explain that piece.)

Permanent application was then discussed.

2) AT&T Wireless Permanent Communications Facility at Gold Creek Condos (JP) PL-2015-0005, 326 North Main Street

Ms. Puester presented. AT&T Wireless is proposing a permanent wireless facility incorporated entirely inside three of the dormers associated with the Gold Creek Condo exterior remodel development permit (PC#2013034) at the north, east, and west elevations. The dormers in which the antennas are located would be fiberglass manufactured to appear the same as the approved exterior remodel materials. The mechanical room will be located in the basement. The estimated time of construction will be in June. This permanent screened installation would replace the temporary antennas just discussed. Staff found no Relative policies under which positive or negative points should be assigned. Staff found that the application meets all applicable Absolute policies.

The permanent solution does include the four antennas because the two antennas in the temporary proposal are to maintain existing coverage.

The Planning Department recommended that the Planning Commission approve the AT&T Permanent Wireless Communication Facility (PL-2015-0005) with a passing point analysis of zero (0) and the presented findings and conditions. (Ms. Dudney: Is there any change to this final proposal than we saw two weeks ago?) No.

Applicant Presentation for the Temporary and Permanent applications:

Ryan Sager, Pinnacle Consulting: There is an additional two feet of screening on the sides of the skids. The photo simulation is a visual representation and was completed before we had designed the actual drawings of the custom skids for final. Custom skids have a particular height and wind load needed through the engineering calculations, so this is why there wasn't more in the decrease in height.

Commissioner Questions / Comments:

- Mr. Mamula: Can you explain how the skin material will be mounted and how it will withstand the elements? (Mr. Sager: It will be stretched to cover the skids and secured in place.) What is the longevity of the material? (Mr. Sager: This material is guaranteed for 6 months.) Can we add a condition that this needs to be maintained? (Ms. Puester: If the material fails then they would be in violation of their development permit with the plans as presented. They would have to replace it. If you are concerned with it, I think you can put it in as a condition that the material be inspected. We should check with the applicant if they would accept that.)

Mr. Mamula opened the hearing to public comment for both the temporary and permanent applications. There was no public comment, and the hearing was closed.

Commissioner Questions / Comments:

- Mr. Pringle: With the temporary screening I'm wondering if the antenna would look better without it. I'm just wondering if the screening is just drawing more attention to the skids. Could this ever be a consideration? (Mr. Mosher: The applicant mentioned that it is 8 weeks between the skids

- being up and the screening getting installed so there would be time to tell.)
- Mr. Pringle: I think the antennas will be a lot more transparent and won't be as much maintenance.
- Ms. Dudney: That was why I asked what the staff thought; I'm ambivalent about the screening. With the two antennas, I think that it is less obtrusive. I'm fine with the rest of the project.
- Mr. Schroder: I'm fine as presented
- Ms. Christopher: I'm fine too, but am fine with the screening not happening. (Ms. Puester: I would like to make a case for the screening, because I've seen what they look like in the field and I think it would be a mistake not to include the screening. It takes 8 weeks to manufacture the screening. I want them to order the screening and get it up there and see what it looks like. If we have concerns with the screening when it is up, we can modify the permit with a Class D and take it down but to leave it out completely is not recommended. Hopefully it will blend better.)
- Mr. Schroder: I think it will look like a chimney with the screening and not be obtrusive.
- Ms. Christopher: The photos don't show returns being screened. (Ms. Puester: The back and sides of the skids won't be covered.) (Mr. Sager: The front and two back on the sides will be covered.)
- Mr. Mamula: I don't have any issues with this. Let's see what they look like when they are up.
- Ms. Puester: Let's leave it as it is and we can always modify this as a Class D.

Mr. Pringle made a motion to approve the point analysis for the AT&T Wireless Temporary Communications Facility at Gold Creek Condos, PL-2015-0009, 326 North Main Street. Ms. Christopher seconded, and the motion was carried unanimously (5-0).

Mr. Pringle made a motion to approve the AT&T Wireless Temporary Communications Facility at Gold Creek Condos, PL-2015-0005, with the presented Findings and Conditions. Ms. Christopher seconded, and the motion was carried unanimously (5-0).

Mr. Pringle made a motion to approve the point analysis for the AT&T Wireless Permanent Communications Facility at Gold Creek Condos, PL-2015-0005, 326 North Main Street. Ms. Christopher seconded, and the motion was carried unanimously (5-0).

Mr. Pringle made a motion to approve the AT&T Wireless Permanent Communications Facility at Gold Creek Condos, PL-2015-0005, with the presented Findings and Conditions. Ms. Christopher seconded, and the motion was carried unanimously (5-0).

Mr. Pringle: If we find that the temporary screening is not appropriate we can bring this topic up again.

(Mr. Schuman returned to the meeting.)

COMBINED HEARINGS:

- 1) Verizon Wireless Communication Facility – Kingdom Park Ball Field Site (SG) PL-2014-0177, 880 Airport Road

Mr. Greenburg presented. Verizon Wireless is proposing to remove a 55' baseball net support pole and replace it with a new 75' canister pole to house a wireless antenna and build an associated 12' x 26' equipment shelter in the location of the current Recreation Center trash enclosure. A new trash enclosure will be built within the existing Recreation Center parking lot. On May 27, 2014, the Town Council approved a development agreement to allow for a transfer of density for the shed structure for the wireless facility (0.32 SFEs) and waived negative points associated with density and building height. Due to the approved Development Agreement that addresses density and height, Staff believes the application warrants no positive or negative points and passes with a point analysis of zero (0). The application meets all absolute policies.

The Planning Department recommended the Planning Commission approve the Verizon Wireless Facility at

the Breckenridge Recreation Center Ball Field, PC#20140177, located at 880 Airport Road, with a passing point analysis of zero (0), and the presented Findings and Conditions.

Commissioner Questions / Comments:

- Mr. Pringle: You show that the left field corner pole, is it only one pole? (Mr. Greenburg: Yes, it is only one pole. It is the second pole in from the parking lot. It is not on the corner of the field.) How sensitive are these poles to damage from the baseball?
- Mr. Mamula: I don't understand why the trash enclosure is where it is. (Mr. Greenburg: The applicant worked extensively with public works and the rec center to locate it appropriately. It is close to the building and it works with the turning radius with the drive isle for the garbage truck.) I think it isn't right to lose 6 spots of parking because it is easier for the staff. (Mr. Grosshuesch: I think that it is harder for the truck to turn if it is someplace else.) (Ms. Puester: Losing the 6 parking spots is a worst case scenario for the worst roof snow shed conditions; it may not take all the 6 spots. Those spaces would be there in the summer. The actual structure covers only 2 spaces.)

Applicant Presentation:

Colleen Nebel, representing Black and Veatch and Verizon:

The trash enclosure and structure have all been built to the public works specifications and location. In addition the 75' of the pole is being built to accommodate one additional carrier. It is not likely that the canister at the top of the pole will be hit by a ball.

Mr. Mamula opened the hearing to public comment. There was no public comment, and the hearing was closed.

Commissioner Comments:

- Mr. Schuman: Other than the location of the dumpster, I think it is a good plan. I don't see anything wrong with it but the physical location of the dumpster.
- Ms. Christopher: I leave the dumpster location up to public works, as for the cell phone tower looks great.
- Mr. Schroder: I think this is brilliant where there are other big poles and this is necessary public infrastructure.
- Mr. Pringle: I agree.
- Ms. Dudney: I'm fine with the design.
- Mr. Mamula: I don't like the location of the dumpster, I would really like public works to look at it. I think it is a mistake, being someone who lives around dumpsters in my parking lot. I think this a bad solution.
- Ms. Dudney: If we were to defer and get a response from the public works department would this be a problem with your construction plan? (Mr. Nebel: I'm afraid if we had to wait it would be detrimental. Any sort of delay in approving this plan would push us back from the County approval and the start of the baseball season.)
- Mr. Mamula: Could you please handle this on a staff level? (Mr. Grosshuesch: We could modify the existing permit and make it class D if the Town changes their mind on the dumpster location.) The trash is totally separate; we are fine with the cellular.

Mr. Pringle made a motion to approve the point analysis for the Verizon Wireless Communications Facility, PC#20140177, located at 880 Airport Road, with a passing point analysis of zero (0). Ms. Christopher seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve the Verizon Wireless Communications Facility, PC#20140177, located at 880 Airport Road, with the presented Findings and Conditions. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

OTHER MATTERS:

Ms. Puester: I would like to put a recap of the Saving Places Conference on a future agenda.

ADJOURNMENT:

The meeting was adjourned at 8:20 pm.

Eric Mamula, Chair

MEMORANDUM

TO: Planning Commission
FROM: Matt Thompson, AICP
DATE: February 24, 2015
SUBJECT: Policy 25 (Relative) Transit points discussion

The Planning Commission has expressed some concern with how positive points have been awarded for nonauto transit systems (i.e., private shuttle service) proposed with new development. In the past, Staff and the Planning Commission have awarded positive points for the inclusion of nonauto transit systems under this policy. The current policy reads as follows:

25. (RELATIVE) TRANSIT (25/R):

4 x (-2/+2)

Nonauto Transit System: The inclusion of or the contribution to a permanent nonauto transit system, designed to facilitate the movement of persons to and from Breckenridge or within the town, is strongly encouraged. Nonauto transit system elements include buses and bus stops, both public and private, air service, trains, lifts, and lift access that have the primary purpose of providing access from high density residential areas or major parking lots of the town to the mountain, etc. Any development which interferes with the community's ability to provide nonauto oriented transportation elements is discouraged. Positive points shall be awarded under this policy only for the inclusion of or the contribution to nonauto transit system elements which are located on the applicant's property. (Ord. 37, Series 2002)

Staff believes this policy has been very successful in encouraging applicants to include nonauto transit systems in their proposals. Many ski resort towns do not have the number of shuttle services offered by lodging as we see in the Town of Breckenridge. It is a goal of the Town to keep as many vehicles off the roads as possible, which helps reduce traffic impacts and supports the Town's sustainability goals. These types of shuttle services help our guest stay in Breckenridge, without the need for their own personal vehicle. The precedent has been that these types of proposals receive positive four (+4) points, as it is a four (4) multiplier.

The Planning Commission has recently expressed concerns that most larger lodges and condo-hotels include shuttle service as part of their business model and that there may be no need to incentivize this through awarding positive points. As noted above, staff suggests that positive points should still be considered for providing shuttle service, as it still could provide an incentive on certain projects. If the Planning Commission feels that four is too many positive points, one option could be to lower the multiplier to two (2) positive points.

Precedent

1. Breckenridge Mountain Lodge Redevelopment, positive four points for shuttle system with covenant.
2. Welk Riverfront Resort, Breckenridge Condo-Hotel, positive four points for providing a shuttle van

service (with covenant) for the guests at the Welk Resort.

3. Breckenridge Grand Vacations Lodge at Peak 8, positive four points for guest shuttle service.
4. Grand Timber Lodge at Peak 7, positive four points for providing shuttle service for guest.
5. Mountain Thunder Lodge, positive four points for providing shuttle service for guest.
6. Highland Greens Lodge, positive four points for providing shuttle service for guest.

Planning Commission Recommendation

Staff looks for Planning Commission input on the amount of positive points that should be awarded for provision of Nonauto transit systems.

Planning Commission Staff Report

Subject: The Breckenridge Theater Expansion
(Town Project; PL-2015-0025)

Proposal: To remodel and add to the existing 4,102 square foot building. The proposed work includes a combined 2,231 square foot addition to the existing building and remodel of the performance stage and seating area. The additions will include a new lobby, dressing rooms, storage, and increased wing space for the performance stage. Related site work and landscaping will be included in the project. A material and color sample board will be available for review at the meeting.

Date: February 17, 2015 (For meeting of March 3, 2015)

Project Manager: Michael Mosher, Planner III

Applicant/Owner: Town of Breckenridge

Agent: bhh Partners, Jarrod Buxkemper, Marc Hogan

Address: 121 South Ridge Street

Legal Description: Arts District Subdivision, Lot 1

Site Area: 0.229 acres (9,985 sq. ft.)

Land Use District: 18-2, 1:1 Floor Area Ratio (FAR); 20 Units per Acre (UPA)

Historic District: #2, North End Residential Character Area max. 10 UPA above ground density.

Site Conditions: The site contains the non-historic Breckenridge Theater that faces Ridge Street. A dumpster enclosure is accessed off the west alley.

Adjacent Uses: North: Angel's Hollow Restaurant South: Breckenridge Arts District
East: Ridge Street, Mountain Outfitters West: Alley, Up Your Image Retail

Density: Allowed under LUGs: 9,985sq. ft.
Proposed density: 6,333 sq. ft.

Above Ground Density: Allowed @ 9UPA: 3,301 sq. ft.
Proposed @ 17.27 UPA: 6,333 sq. ft.

Mass: Allowed under LUGs: 9,985 sq. ft.
Proposed mass: 6,333 sq. ft.

Total: Lower Level: 759 sq. ft.

	Main Level:	5,574 sq. ft.
	Total	6,333 sq. ft.
Height:	Recommended:	30-feet Absolute and 25-feet Relative (mean)
	Proposed:	19.5-feet (mean); 24-feet (overall)
Lot Coverage:	Building & Hard Surface / non-Permeable:	7,309 sq. ft. (73.2% of site)
	Open Space / Permeable Area:	2,676 sq. ft. (26.8% of site)
Parking:	Required:	0.3/seat = 40.8 spaces
	Proposed:	40.8spaces in Service Area
Snowstack:	Required:	319 sq. ft. (25%)
	Proposed:	1,276 sq. ft. 100% snow melted
Setbacks:	Front:	3.0ft.
	Sides:	1.0 ft. (exist) and 8.0 ft.
	Rear:	1.0 ft. (exist)

Item History

In the early days of Breckenridge, the northern portion of Ridge Street had commercial uses. The 1883 Sanborn Map shows Stores, the “Grand Central Hotel”, the Bank Of Breckenridge (Exchange Building) and boarding house (Fatty’s). The assessment done by Winter and Company in the 1990’s placed this area in the North End Residential Character Area.

The Town’s 1972 property files show a building constructed in 1968 on Lots 5 and 6 changing from a plumbing shop to a restaurant (The Electric Pizza Company/Dan’s Dairy Depot). Shamus O’Toole’s occupied the building from 1976 until the Town purchased it in 2002. It was converted to a theater (primarily for the Backstage Theater) and cultural arts exhibit space. A small addition was located off the west end in 2003. The needs of the theater and its adjacency to the Art’s District warrant the proposed addition.

Staff Comments

Placement Of Structures (9/A & 9/R): As a commercial use, the setbacks are allowed to go to zero. The existing setbacks for the existing dumpster are at 1-foot. The theater has an existing setback of 3-feet and the addition is 8-feet off the south property line. Staff has no concerns.

Snow Removal and Storage (13/R): As a public building, the Town is planning on snow melting all the paved walkways and plazas. No snow stacking is proposed.

Energy Conservation (33/R): *C. Excessive Energy Usage: Developments with excessive energy components are discouraged. However, if the planning commission determines that any of the following design features are required for the health, safety and welfare of the general public, then no negative points shall be assessed.* (Highlight added.)

All of the paved areas, except the loading area off the alley, are to be snow-melted. Normally, this amount of snow melting would incur negative three Points. As a Town owned public building, Staff

believes that the snow melt is required for the health, safety and welfare of the general public. Thus, we are not suggesting any negative points, consistent with Policy 33R, section C shown above. Does the Commission concur?

Access / Circulation (16/A & 16/R; 17/A & 17/R): The main Ridge Street entry to the theater is located in the new addition to the south. There is also a secondary entry facing the Arts District adjacent to the roll-up doors. Access to the ‘back-of-house’ functions is from the alley to the west. Staff has no concerns.

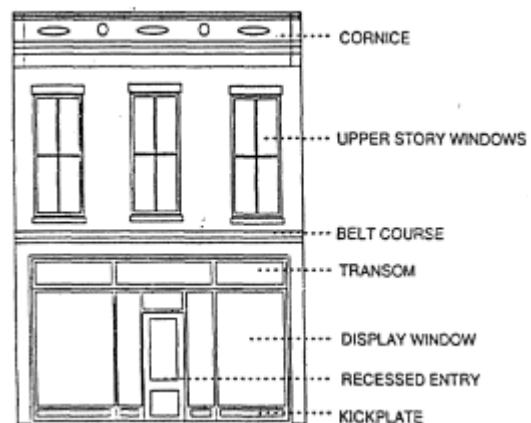
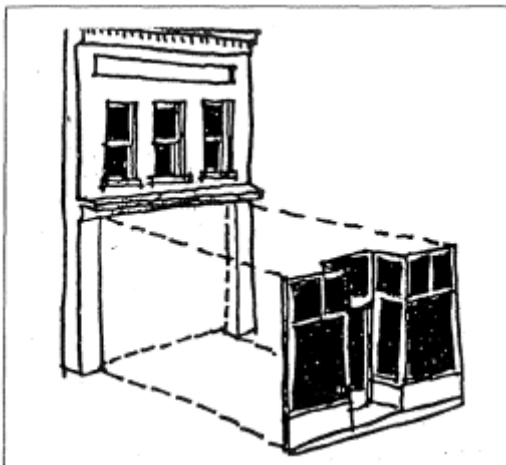
Landscaping (22/A & 22/R): As a commercial use, the landscaping is minimal. There are plantings adjacent to the Ridge Street Entry and along the walkway between the theater and the Arts District. The plans show 6-Aspen (2-3-inch caliper), 8-potentilla and 8-Peking Cotoneaster (5-gal.). Staff has no concerns.

Social Community / Employee Housing/Historic Preservation (24/A & 24/R): *B. Historic And Conservation District: Within the conservation district, which area contains the historic district (see special areas map10) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.*

As a non-historic structure, the current Cultural Resource Survey rated this building as “non-contributing”. As part of the proposed expansion, the Town is planning on modifying the building’s design to abide closer to the *Handbook of Design Standards for the Historic and Conservation Districts*.

The false front on the existing building is to remain, but the existing windows along Ridge Street will be changed to 3-pairs of vertically oriented windows with kick-plates and awnings. The siding at this elevation will be changed to horizontal siding to match the existing wood siding with a wood vertical board and batten on the upper portion. The remaining siding will be unchanged.

The addition to the south is connected to the existing with a recessed link for the new entry to the Theater. Here, the design follows the recommend design of commercial uses described in the Handbook of Design Standards. The images below are from the Handbook.



There is no upper level for the addition, but the design follows the false front with a belt course, transom, display windows, recessed entry and kickplates described above. The false front is rustic in nature to better match the existing building. Staff has no concerns.

As a theater use, the massing is larger than typical commercial buildings. Staff worked with the architects to accommodate the design needs of the theater while also accommodating the historic design standards. The building forms behind the false fronts have more rustic shapes and finishes similar to historic sheds seen in Breckenridge. The roof forms were kept as shed, not gable, and fenestration was minimized.

Though the massing of the rear addition is large, it has been kept to the back of the property and is reasonably screened by the neighboring buildings.

There are south facing roll-up doors proposed to allowed the theater to open up to courtyard next to the Arts District. The doors are finished in natural wood with design accents similar to barn doors seen on sheds. Small glass upper windows on the doors allow natural light into the theater when the doors are closed. Staff has no concerns.

(4) In connection with permit applications for projects within those character areas of the historic district specified below which involve "preserving", "restoring", or "rehabilitating" a "landmark structure", "contributing building", or "contributing building with qualifications" (as those terms are defined in the "Handbook Of Design Standards For The Historic And Conservation Districts"), or "historic structure" or "landmark" as defined in this code, and in connection with permit applications for projects within the North Main residential, north end residential, and the east side residential character areas that exceed the recommended nine (9) units per acre of aboveground density, points shall be assessed based on the following table:

<u>Aboveground Density (UPA)</u>	<u>Point Deductions</u>
9 .01 - 9.50	-3
9 .51 - 10.00	-6
10 .01 or more	See section 9-1-19-5A , "Policy 5 (Absolute) Architectural Compatibility", of this chapter

9-1-12: NONCONFORMING STRUCTURE:

A. The town council finds and determines that nonconforming structures are disfavored because they reduce the effectiveness of land use regulations and depress property values. The purpose of this section is to require that nonconforming structures be made conforming with the absolute policies of this chapter as rapidly as possible. Accordingly, it is the intent of this section to allow for the continuation of nonconforming structures only so long as they meet the requirements of this section. To that end, this section shall be interpreted and construed to restrict, rather than increase, nonconforming structures. Additionally, the provisions of this section that allow for the continuation of nonconforming structures



The proposed density increases the nonconforming density and fails the absolute limit of 10 UPA under Policy 24/A but, is a public use building along a block that was, and still is, primarily commercial use,

Point Analysis (Section: 9-1-17-3): With the exception of failing absolute Policy 24/A, the nonconforming above ground density, the proposal abides with all other absolute policies. Staff has not identified any negative points for the project.

Staff Recommendation / Decision

This is a Town Project pursuant to the 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.

The Planning Department recommends approval of the Point Analysis for the Breckenridge Theater Expansion (Town Project; PL-2015-0025)

The Planning Department recommends approval of the Breckenridge Theater Expansion (Town Project; PL-2015-0025).

TOWN OF BRECKENRIDGE

**The Breckenridge Theater Expansion
Arts District Subdivision, Lot 1
121 South Ridge Street
PERMIT PL-2015-0025**

FINDINGS

1. This project is “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on March 3, 2015. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on March 3, 2015, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on March 10, 2015. This Town Project was listed on the Town Council’s agenda for the March 10, 2015 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.

Final Hearing Impact Analysis				
Project:	Breckenridge Theater Expansion	Positive Points	0	
PL#	PL-2015-0025			
Date:	2/17/2015	Negative Points	0	
Staff:	Michael Mosher, Planner III			
		Total Allocation:	0	
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)		Per LUD 18-2, With conversions of historically residential structures to commercial uses, as well as new construction, it will serve as an expansion of the commercial core in the future.
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)		Allowed under LUGs: 9,985sq. ft. Proposed density: 6,333 sq. ft.
4/R	Mass	5x (-2>-20)		Allowed under LUGs: 9,985 sq. ft. Proposed mass: 6,333 sq. ft.
5/A	Architectural Compatibility / (Historic Above Ground Density)	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	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)		As a commercial use, the setbacks are allowed to go to zero. The existing setbacks for the existing dumpster are at 1-foot. The theater has an existing setback of 3-feet and the addition is 8-feet off the south property line. Staff has no concerns.
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)		
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)		As a commercial use, the landscaping is not substantial. There are plantings adjacent to the Ridge Street Entry and along the walkway between the theater and the Arts District. The plans show 6-Aspen (2-3-inch caliper), 8-potentilla and 8-Peking Cotoneaster (5-gal.).
24/A	Social Community	Complies		The recommended above ground density in this Character Area on this lot is 3,301 square feet or 9 Units per Acre (UPA). The existing building at 4,012 square feet is at 10.94 UPA and is non-conforming. The above ground density for the building with the addition is 6,333 square feet or 17.27 UPA and will increase the nonconformity.
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		The proposed density increases the nonconforming density and fails the absolute limit of 10 UPA under Policy 24/A but, as a public use building along a block that was, and still is, primarily commercial use.
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	Architectural Compatibility / Conservation District	5x(-5/0)		
24/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
24/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
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)		All of the paved areas, except the loading area off the alley, are to be snow-melted. Normally, this amount of snow melting would incur negative three Points. As a Town owned public building, Staff believes that the snow melt is required for the health, safety and welfare of the general public we are not suggesting any negative points.
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	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		

BRECKENRIDGE THEATER EXPANSION BRECKENRIDGE, COLORADO

GENERAL NOTES

- 1) COPYRIGHT:**
All plans, designs, and concepts shown in these drawings are the exclusive property of BSH Partners Planners/Architects and shall not be used, disclosed, or reproduced for any purpose whatsoever without the Architect's written permission.
- 2) CODES:**
This project is governed by the International Building Code, 2021 Edition as adopted by Town of Breckenridge, Colorado. Code compliance is mandatory. The drawings and specifications shall not permit work that does not conform to these codes. The General Contractor and Subcontractors shall be responsible for satisfying all applicable codes and obtaining all permits and required approvals. Building areas are shown for code purposes only and shall be reconfigured for any other purposes.
- 3) FIELD VERIFICATION:**
Verify all dimensions, conditions, and utility locations on the job site prior to beginning any work and orienting all drawings. Notify the Architect of any conflicts or discrepancies in the drawings immediately.
- 4) DIMENSIONS:**
Unless otherwise stated, all measurements are in feet and inches. DO NOT SCALE DRAWINGS. Verify all dimensions shown prior to beginning any work and orienting all drawings. Plan 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 wall plates or beams unless otherwise noted.

- 5) DISCREPANCIES:**
The Owner has requested the Architect to provide limited architectural and engineering services. In the event additional details or guidance is needed by the Contractor for construction of any aspect of this project, he/she must immediately notify the Architect. Failure to give written notice to the Architect of any discrepancy or 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 constitutes further cooperation among the Owner, His Contractor, and the Architect. Design and construction are complete. Although the Architect and His Consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect constitutes misrepresentation and increases construction costs. A failure to cooperate by a delay notice to the Architect shall relieve the Architect from responsibility for any and all consequences resulting from such changes.

- 7) CHANGES TO THE WORK:**
Any items described herein that impact project budget or time shall be requested from the Contractor via a written change order request prior to such work. Performance of such work without approval by change order indicates General Contractor's acknowledgment of any increase in contract sum or time. Changes from the plans or specifications made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility for any and all consequences resulting from such changes.

- 8) WORKMANSHIP:**
It is the intent and meaning of these drawings that the Contractor and each Subcontractor provide 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 the safety, care of utilities and adjacent properties during construction, and shall comply with state and federal safety regulations.

- 11) FIELD CUTTING OF STRUCTURAL MEMBERS:**
The General Contractor shall field coordinate and obtain approval from Engineer before any cutting, notching or drilling of any cast-in-place concrete wall, 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.

- 12) DEMOLITION:**
This work involves demolition of existing materials. To the greatest extent possible, reuse all salvaged materials for the new construction.

- 13) REWORKING:**
The Owner has been advised that since this work involves reworking existing conditions that are concealed and cannot be examined by the Architect without damage to the existing building, the details and methods of repair may need to be adjusted to incorporate additional items of work. The Contractor shall notify the Architect when such conditions are encountered. A reasonable change in the scope of the work will then be negotiated.

- 14) WEATHER CONDITIONS:**
The Owner has been advised that due to harsh winter conditions, roof and deck surfaces may be retained reasonably free of ice and snow to ensure minimal problems with these surfaces during roofing, waterproofing, and waterproofing shall be approved in writing by product manufacturer (WR Grace for bitumen) etc. Proceeding with any work, failure to provide these written approvals removes all responsibility for the work from the Architect.

- 15) BUILDING AREA:**
Building areas are shown for code purposes only and shall be reconfigured for any other use.

- 16) PROJECT STAKING:**
The general contractor shall verify all existing grades and stakes at all building corners and the driveway location for Owner/Architect and Jurisdiction approval prior to beginning any site clearing.

- 17) SITE DISTURBANCE:**
It is the responsibility of the contractor to protect the existing adjacent properties from damage during construction. Provide protective fencing through-out construction.

- 18) EXTERIOR MATERIAL STOCK UP:**
The General Contractor shall provide a stock up of all exterior materials for review by the Owner, Architect and Historic Architectural Review Committee. This stock up shall be provided and signed off in writing prior to any exterior finish or exterior finish work. Items shall include fascia trim, window cladding and all other exterior finishes including a 3'-0" x 3'-0" (not less) sample of exterior stone, if applicable. This stock up shall be returned on site until the final build.

LEGAL DESCRIPTION

LOTS 9, 6, 1 BLOCK 2 ABBETTS ADDITION
AND
LOTS 25, 26, 27 OF BARTLETT 4 SHOOK ADDITION
BRECKENRIDGE, COLORADO 80424

VICINITY MAP



SITE NOTES

- ELECTRIC CABLE TV, AND TELEPHONE UNDERGROUND IN COMMON TRENCH.
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTINGS WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- TOPOGRAPHIC INFORMATION OBTAINED FROM SCHMIDT LAND SURVEYING, INC. DATED 10/13.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1/2 IN/10')
- REFER TO FOUNDATION PLAN FOR FOUNDATION, DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO A DRAINAGE.
- FLAG ALL TREES FOR TOWN PRIOR TO TRIMMING OR REMOVING.
- PROTECT ALL REMAINING TREES WITH SOD FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION.
- PROVIDE 3'-4" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT BAYERS AND VALLEY DRIP LOCATIONS.
- STAKE BUILDING LOCATION FOR OWNER ARCHITECT AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL TOWN CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT.

FINISHED FLOOR HEIGHTS

	U.S.G.S.	ARCH'L.
LOWER	9581.94'	93'-0"
MAIN	9594.94'	100'-0"
STAGE	9595.94'	101'-0"
CONTROL RM	9601.69'	106'-9"

BUILDING HEIGHT

RIDGE POINT	RIDGE ELEV	NAT. GRADE ELEV	FIN. GRADE ELEV	MEASURED FROM	CALCULATIONS	HEIGHT
A	9614.80'	9590.00'	9590.50'	FIN. ELEV	9614.80'-9590.50'	24.00'
B	9614.80'	9590.00'	9590.50'	FIN. ELEV	9614.80'-9590.50'	24.00'

NOTE: SEE SHEET 8P1 AND A13 FOR RIDGE POINT ELEVATIONS

BUILDING AREA CALCULATIONS

	EXISTING	NEW	TOTAL
LOWER	4529	3719	7999
MAIN	36109	18049	55149
TOTAL	40238	22319	63359

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



VIEW FROM SOUTH RIDGE STREET

SHEET INDEX

- T1 GENERAL NOTES
- T2 CODE DATA / SCHEDULES / NOTES
- T3 FIRE RATING DATA / WALL ASSEMBLY DETAILS
- BF-1 BARRIER FREE REQUIREMENTS
- 8P1 SITE PLAN/LANDSCAPE PLAN
- A10 EXISTING CONDITIONS PLANS
- A11 PROP. LOWER LEVEL PLAN / FLY SPACE PLAN
- A12 PROPOSED MAIN LEVEL PLAN / DETAILS
- A13 PROPOSED ROOF PLAN
- A20 EXISTING CONDITIONS ELEVATIONS
- A21 PROPOSED ELEVATIONS
- A22 PROPOSED ELEVATIONS
- A31 BUILDING SECTIONS
- A32 BUILDING SECTIONS
- A33 BUILDING SECTIONS
- A34 BUILDING SECTIONS
- A41 ARCHITECTURAL DETAILS (NOT INCLUDED)
- A42 ARCHITECTURAL DETAILS (NOT INCLUDED)
- A43 ARCHITECTURAL DETAILS (NOT INCLUDED)
- A51 ARCHITECTURAL OUTLINE SPECIFICATIONS
- A52 ARCHITECTURAL OUTLINE SPECIFICATIONS
- 61 FOUNDATION PLAN
- 62 STRUCTURAL DETAILS
- 63 MAIN FLOOR FRAMING PLAN
- 64 ROOF FRAMING PLAN
- M10 MECHANICAL SCHEDULES, SPECS. AND LEGEND
- M20 MECHANICAL PLANS
- P10 PLUMBING SPECIFICATIONS
- P11 PLUMBING DETAILS
- P20 PLUMBING PLANS
- E00 ONE LINE, NOTES AND SCHEDULES
- E10 POWER PLAN
- E20 LIGHTING PLAN

OWNER	ARCHITECT	CONTRACTOR	STRUCT. ENGINEER	M/E/P ENGINEER	CIVIL ENGINEER	SOILS ENGINEER	SURVEYOR
TOWN OF BRECKENRIDGE P.O. BOX 160 BRECKENRIDGE, CO 80424 (970) 469-3366 shannonr@townofbreckenridge.com	BSH PARTNERS PLANNERS/ARCHITECTS P.O. BOX 183 BRECKENRIDGE, CO 80424 (970) 469-6880 jowkamp@bshpartners.com	ISABE BUILDING SOLUTIONS, INC. P.O. BOX 133 BRECKENRIDGE, CO 80424 (970) 847-1144 (970) 847-1688 FAX rob@isabebuilding.com	ENGINEERING DESIGN WORKS 165 HILLY TOP FRONT, UNIT 100A 8TH & BOAT SPRINGS, CO 80481 (970) 878-4890 (970) 878-4908 FAX edw@edprings.com	SPICE CONSTRUCTION SERVICES 8737 W. 8TH AVE. LAKESIDE, CO 80424 (303) 421-3508 dmc@cvlinights.net denis@spice.com	CIVIL RIGHTS, LLC P.O. BOX 1644 BRECKENRIDGE, CO 80424 (970) 316-4888 dmc@cvlinights.net	HP GEOTECH DRAWER 0881 SILVERTHORNE, CO 80438 (970) 468-1888 (970) 468-9898 FAX	SCHMIDT LAND SURVEYING, INC. P.O. BOX 5761 FRISCO, CO 80443 (970) 409-9963 Liz@schmidt5.com

NOT FOR CONSTRUCTION

REVISIONS:

JOB NO: 51307
DATE: 01-28-18
DRAWN BY: jowkamp
CHECKED BY: mgagan

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ISSUED FOR:
DESIGN DEVELOPMENT
01-28-18

bsh Partners
 P.O. BOX 183 • BRECKENRIDGE, COLORADO 80424 • (970) 469-6880
BRECKENRIDGE THEATER EXPANSION
 121 SOUTH RIDGE STREET, BRECKENRIDGE, COLORADO

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SHEET NUMBER:

T1

OF:

PLANTING LIST & NOTES

KEY COTYGN	BOTANICAL	NO.	SIZE
EXISTING TREES	VARIABLES	3	(SEE SITE PLAN)
EXISTING TREES TO BE REMOVED	VARIABLES	3	(SEE SITE PLAN)
TREES			
1. COLORADO SPRUCE	PICEA PINGENS OR PICEA ENGELMANNI	10	10' TO 10' TALL
2. LARPIN	TRIFOLIUM	6	10' TO 10' TALL
3. SUBSPREAD COVERS			
4. POTENTILLA	POTENTILLA FRUTICOSA	8	9 GAL.
5. ALPINE CURRANT	RIBES ALPIMUM	8	9 GAL.
6. PEKING COTONEASTER	QUERCUS ALATA	8	9 GAL.
7. PRAIRIE ORNAMENTAL		1	FLAT

LANDSCAPE NOTES

- PROVIDE 2"-3" THRU CLAY FREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH BURETT CO. SHORT SEED MIX (AS APPROVED BY T.O.B.) STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
- KEEP EXISTING TREES WHERE POSSIBLE. TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
- GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
- PRIOR TO ANY LANDSCAPE WORK REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
- LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW BLIDE AREAS FROM ABOVE.
- SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
- ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. PROVIDE SUBMITTAL.
- ALL NEW PLANTINGS SHOULD BE SHADY ALTITUDE GROUP AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
- NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
- SCREEN ALL UTILITY FEEDSTALS WITH LANDSCAPE MATERIAL.
- PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTION.
- INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
- ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
- PROVIDE 3" OR SHREDED BARK MULCH AT 4" SHRUBS AND TREE WELLS.
- LANDSCAPE BOLLERS OF 2" OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DEGRADATIVE BOLLERS ONE-HALF OF DIAMETER.
- ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE TOWN OF BRECKENRIDGE.

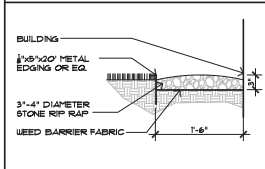
REQUIRED SNOWSTACK

HARDSCAPE (WALKS & DRIVEWAYS)	SQ. FT.	%
REQUIRED SNOW STACK (25% OF HARDSCAPE)	1276 SF.	100%
TOTAL SNOW MELT PROVIDED	1276 SF.	100%

LOT COVERAGE

LOT SIZE	AREA	%
LOT COVERAGE (AREA UNDER ROOF, DECK OR PAVING)	9,885 SF 226 AC	100%
TOTAL OPEN SPACE	7,676 SF	26.8%

RIP RAP BORDER



CONTOUR LEGEND

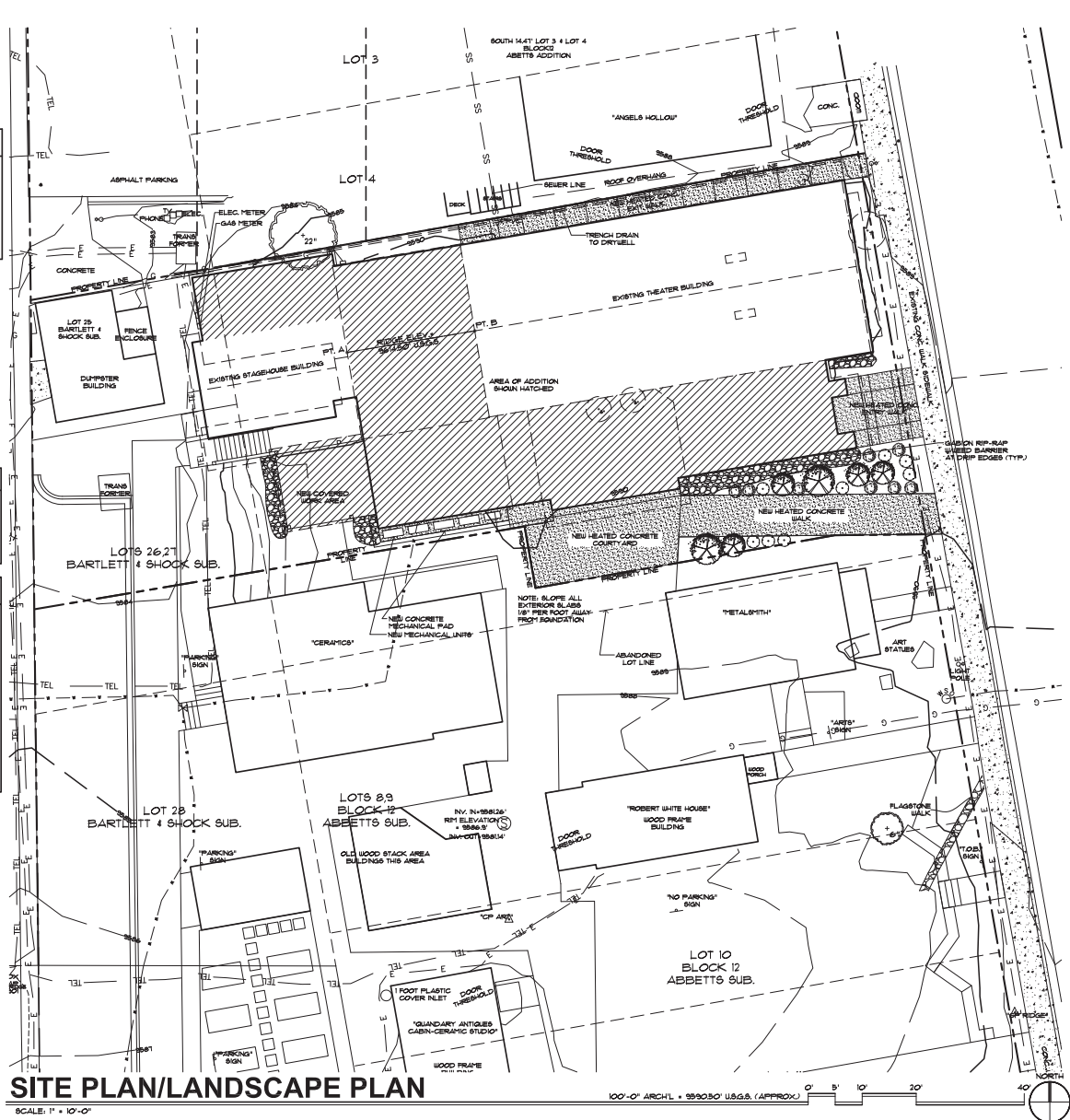
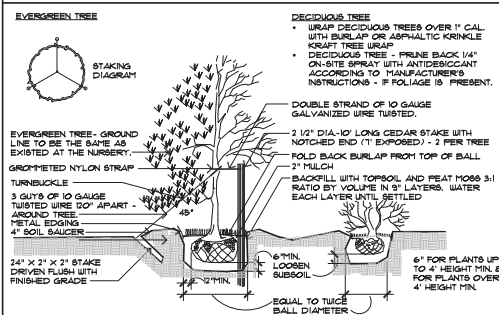
EXISTING CONTOUR	8950
PROPOSED CONTOUR	8900
SPOT GRADE	8900

ARROW INDICATES DIRECTION OF SURFACE DRAINAGE

REVEGETATION NOTES

- REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:
- SHORT DRY GRASS MIX #2 LBS/1000 SF
 - HARD FESCUE 30%
 - GREENING REED FESCUE 30%
 - SHEEP FESCUE 25%
 - CANADA BLUEGRASS 10%
 - CANDY BLUEGRASS 5%
 - SLOPES OVER 3% SHALL BE HAY TACKLED OR NETTED.
 - MOUNTAIN MAGIC WILDFLOWER MIX #1 LBS/1000 SF
 - BABY'S BREATH 30%
 - CALIFORNIA POPPY 20%
 - BLUE FLAX 20%
 - WALLFLOWER 10%
 - PERNISON ROCKY MOUNTAIN WILD THYME 10%
 - ROCKY MOUNTAIN BLUE COLUMBINE MIX #1 LBS/25,000 SF

PLANTING DETAIL



SITE PLAN/LANDSCAPE PLAN

SCALE: 1" = 10'-0"

100'-0" ARCH. L = 89030' U.S.G.S. (APPROX)

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CHECKED BY: mgagan

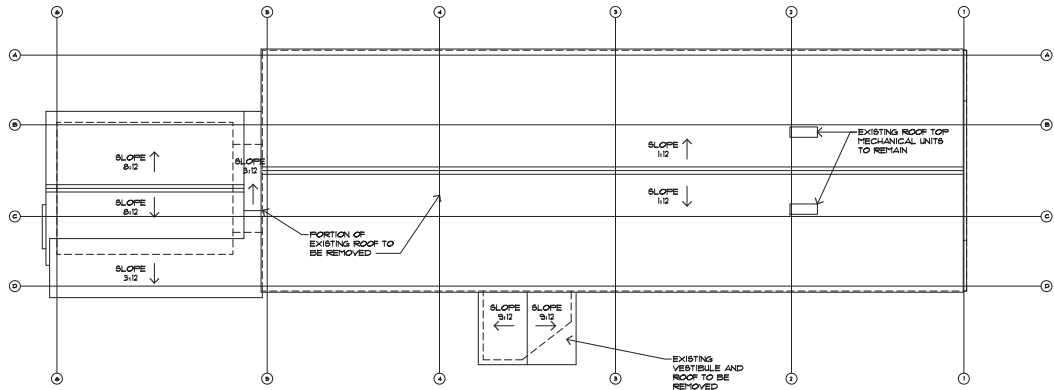
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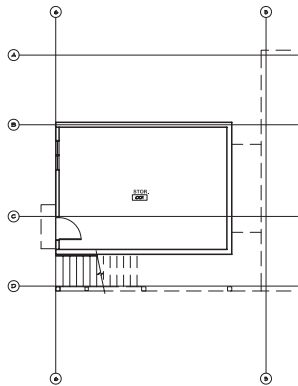
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121 SOUTH RIDGE STREET, BRECKENRIDGE, COLORADO

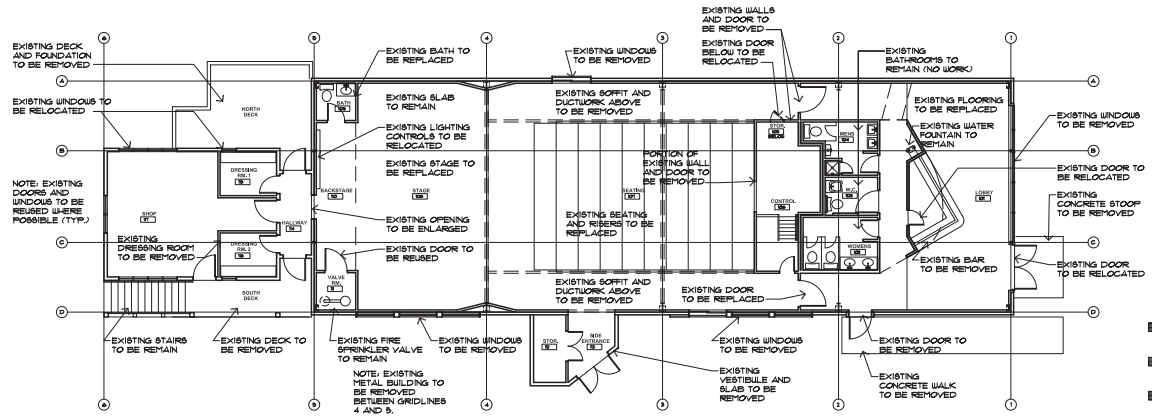
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EXISTING ROOF PLAN



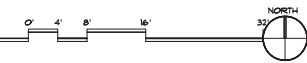
EXISTING LOWER LEVEL PLAN



EXISTING MAIN LEVEL PLAN

EXISTING CONDITIONS PLANS

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



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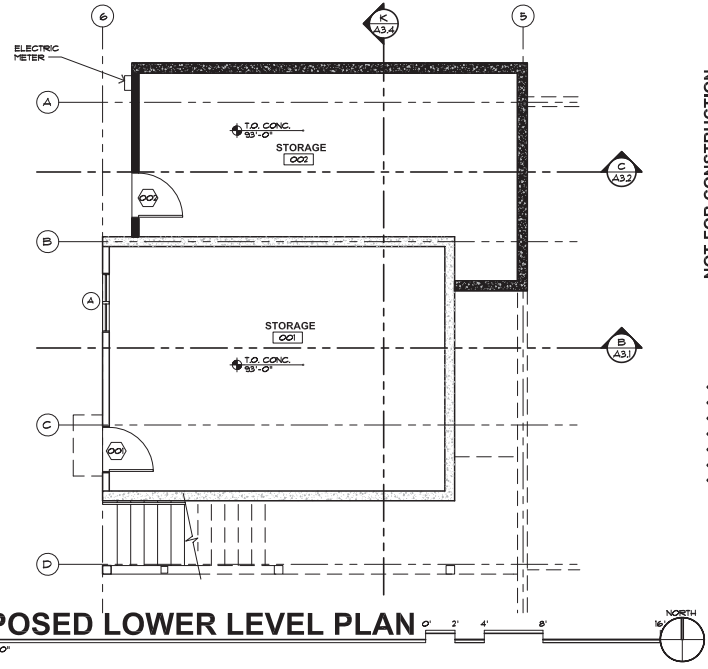
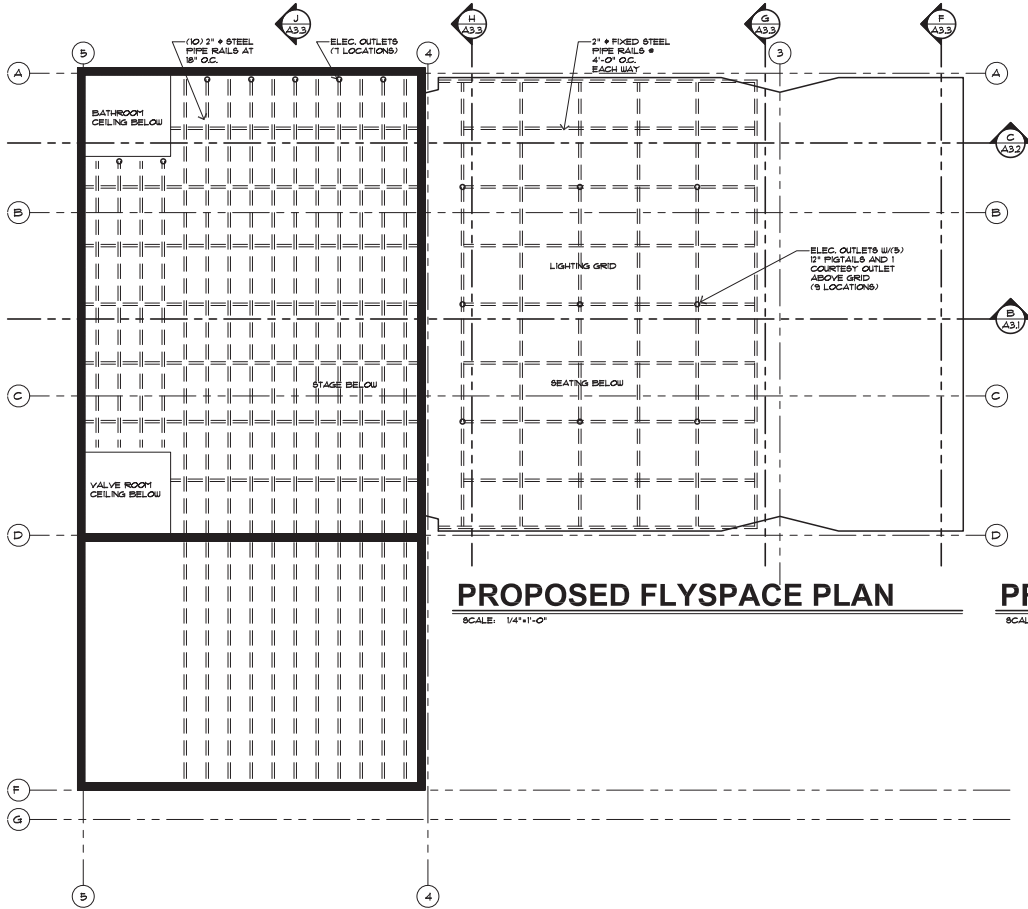
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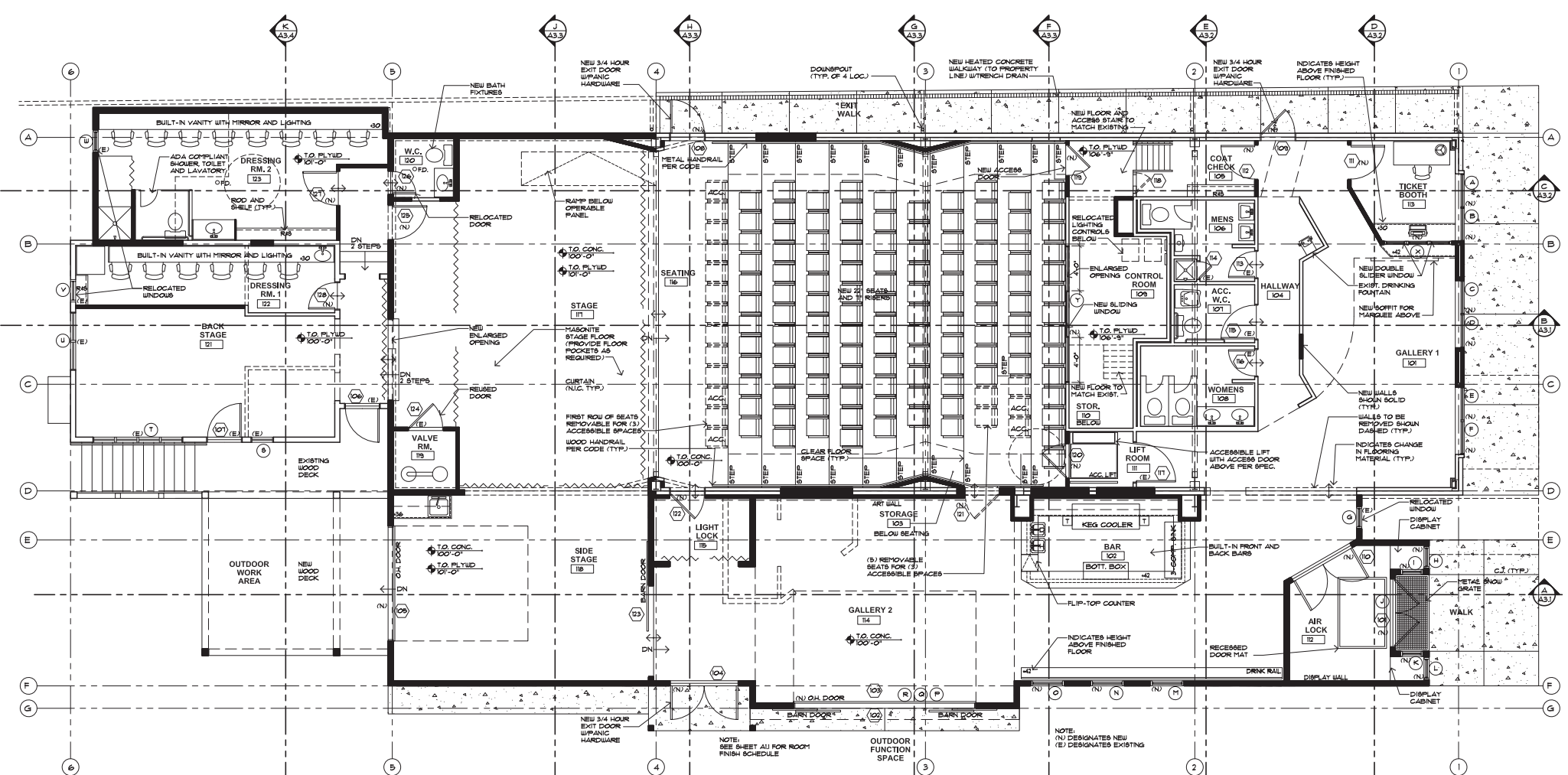
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DRAWN BY: Jovakemper
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BRECKENRIDGE THEATER EXPANSION
121 SOUTH RIDGE STREET, BRECKENRIDGE, COLORADO

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PROPOSED MAIN LEVEL PLAN

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

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BRECKENRIDGE THEATER EXPANSION

121 SOUTH RIDGE STREET, BRECKENRIDGE, COLORADO

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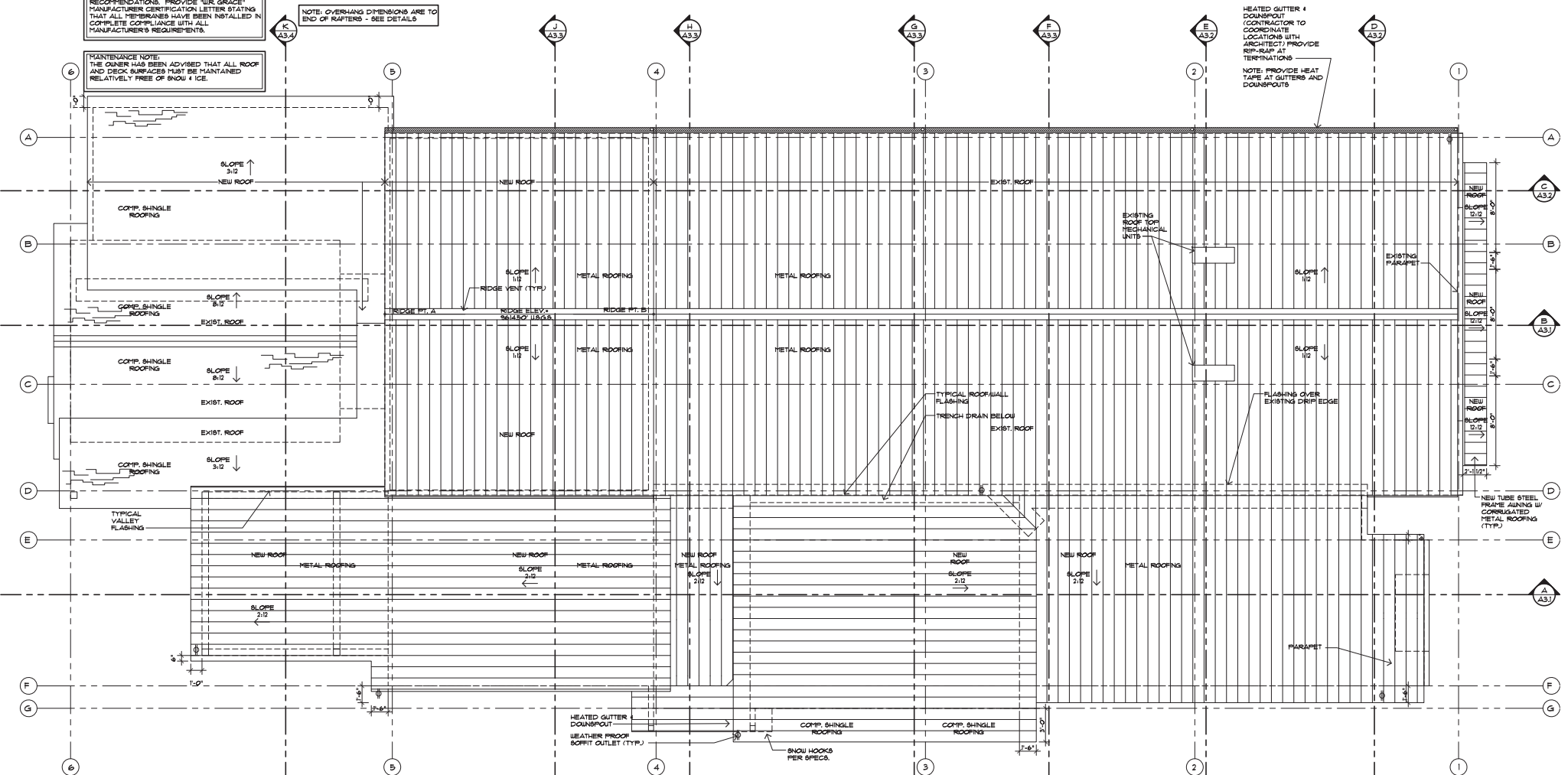
ROOFING NOTE:
 PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER MANUFACTURER RECOMMENDATIONS. PROVIDE "W/ GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.

NOTE: SEE SHEET T1 FOR BUILDING HEIGHT CALCULATIONS

NOTE: OVERHANG DIMENSIONS ARE TO END OF RAFTERS - SEE DETAILS

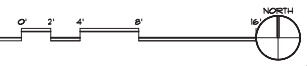
MAINTENANCE NOTE:
 THE OWNER HAS BEEN ADVISED THAT ALL ROOF AND DECK SURFACES MUST BE MAINTAINED RELATIVELY FREE OF SNOW & ICE.

HEATED GUTTER & DOWNSPOUT (COORDINATOR TO ARCHITECT) PROVIDE LOCATIONS WITH ARCHITECT. PROVIDE RIP-RAP AT TERMINATIONS
 NOTE: PROVIDE HEAT TAPE AT GUTTERS AND DOWNSPOUTS



PROPOSED ROOF PLAN

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



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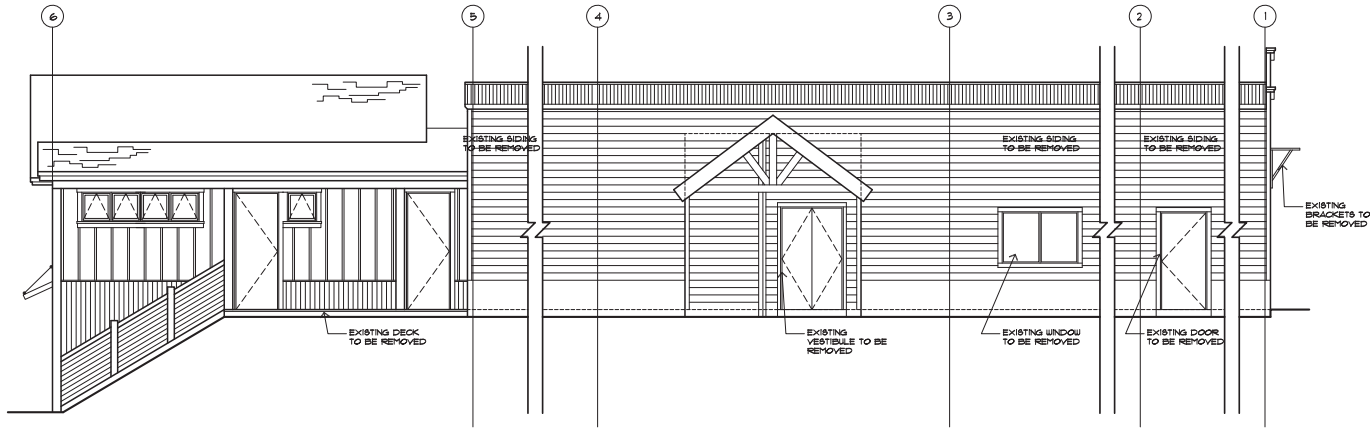
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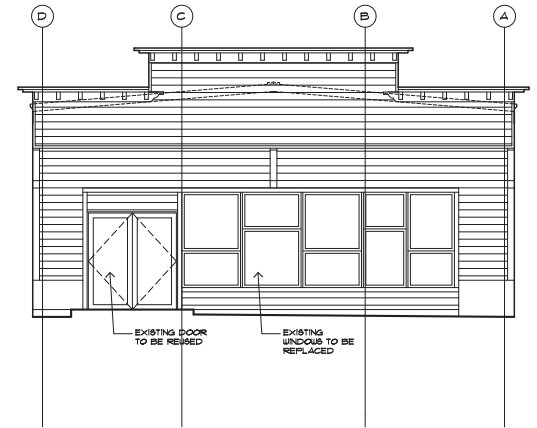
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DATE:	01-28-15	
DRAWN BY:	jloukampfer	
CHECKED BY:	mhogan	
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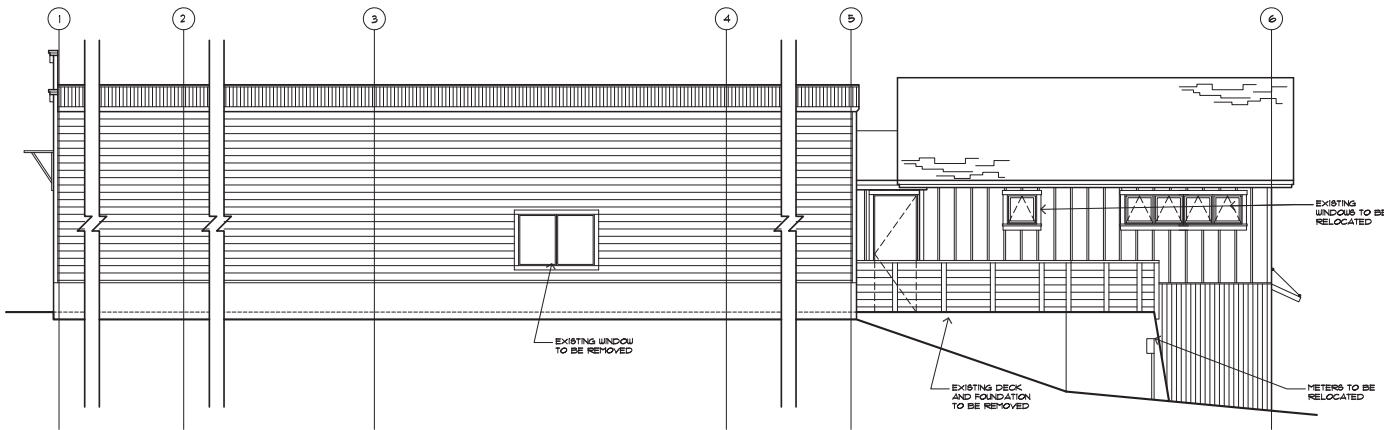
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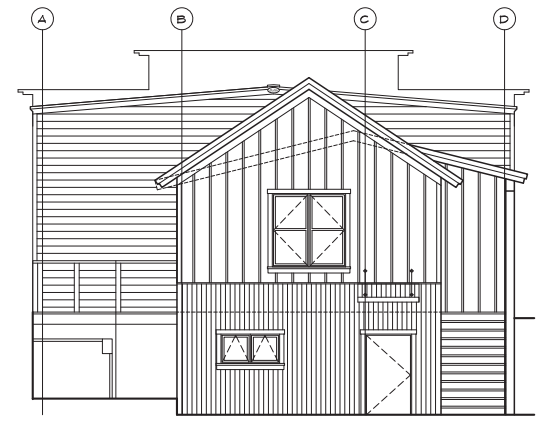
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



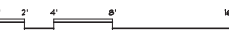
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

EXISTING CONDITIONS ELEVATIONS

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



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BRECKENRIDGE THEATER EXPANSION

121 SOUTH RIDGE STREET, BRECKENRIDGE, COLORADO

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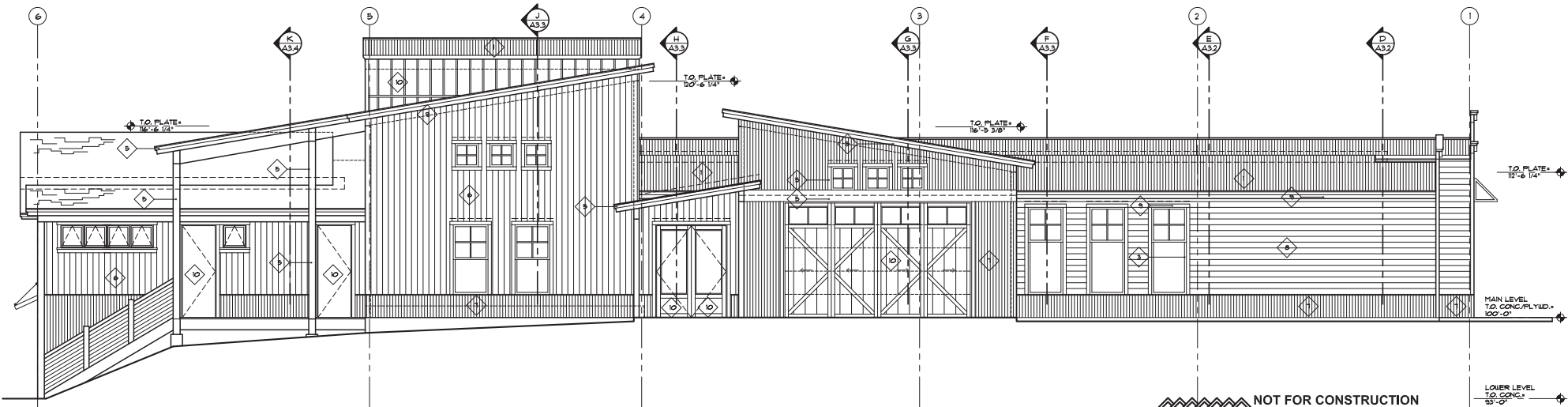
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A2.0
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COLOR LEGEND		
1	U-PANEL METAL ROOFING	METAL SALES 'BURNISHED SLATE' TO MATCH EXIST.
2	SHINGLE ROOFING	GAF TIMBERLINE 'BARKWOOD' TO MATCH EXIST.
3	WINDOW CLADDING	JELD-WEN 'REDWOOD P504'
4	FLASHING & DRESS EDGE	METAL SALES 'BURNISHED SLATE'
5	RUSTIC TIMBERS, TRIM & SOFFITS	OLYMPIC SEMI-TRANSPARENT 'OXFORD BROWN #13'
6	VERTICAL PLANK 'BARKWOOD SIDING'	TETON WEST UNDSUEPT 'COLORED BROWN'
7	METAL SIDING	CORTEN RUSTY CORRUGATED TO MATCH EXIST.
8	1X6 LAP SIDING	BENJAMIN MOORE 'ANNAPOLIS WHITE #10'
9	VICTORIAN TRIM, SOFFITS & GUTTERS	BENJAMIN MOORE 'NAVAJO WHITE #12'
10	VICTORIAN VERTICAL SIDING & ACCENTS	BENJAMIN MOORE 'ANCHOR GRAY #106-30'
NOTE: VERIFY ALL COLORS MATCH EXISTING. COLORS ARE TYPICAL FOR ALL ELEVATIONS.		



PROPOSED EAST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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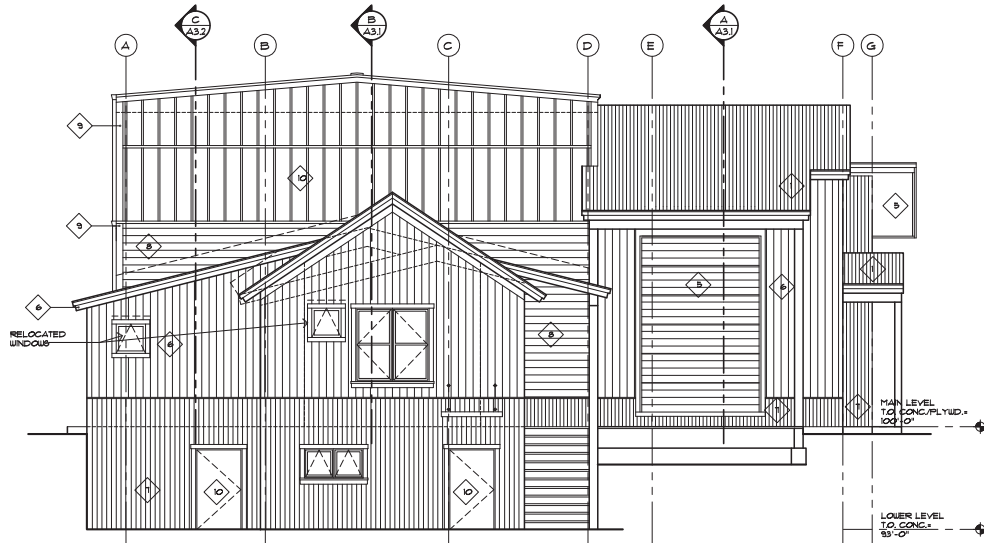
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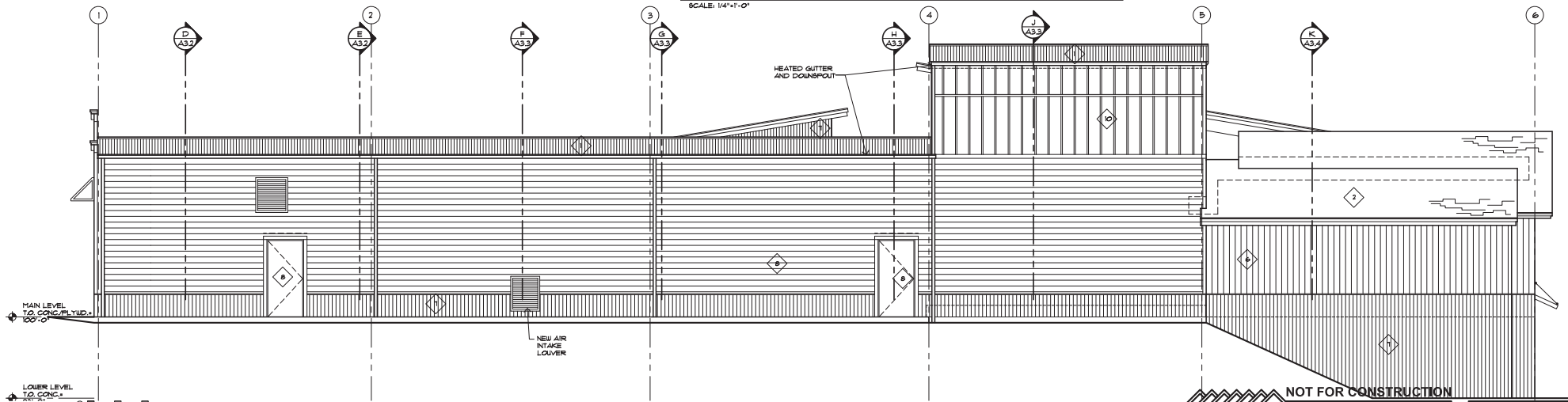
BRECKENRIDGE THEATER EXPANSION

121 SOUTH RIDGE STREET, BRECKENRIDGE, COLORADO

COLOR LEGEND		
1	U-PANEL METAL ROOFING	METAL SALES 'BURNISHED SLATE' TO MATCH EXIST.
2	SHINGLE ROOFING	GAF TIMBERLINE 'BARKWOOD' TO MATCH EXIST.
3	WINDOW CLADDING	JELD-WEN 'REDWOOD P504'
4	FLASHING & DRAIN EDGE	METAL SALES 'BURNISHED SLATE'
5	RUSTIC TIMBERS, TRIM & SOFFITS	OLYMPIC SEMI-TRANSPARENT 'OXFORD BROWN #13'
6	VERTICAL PLANK 'BARKWOOD' SIDING	TETON WEST UNDSLEPT 'COBALT BROWN'
7	METAL SIDING	CORTEN RUSTY CORRUGATED TO MATCH EXIST.
8	1X6 LAP SIDING	BENJAMIN MOORE 'ANNAPOLIS WHITE #10'
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10	VICTORIAN VERTICAL SIDING & ACCENTS	BENJAMIN MOORE 'ANCHOR GRAY #106-30'
NOTE: VERIFY ALL COLORS MATCH EXISTING. COLORS ARE TYPICAL FOR ALL ELEVATIONS.		



PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

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BRECKENRIDGE THEATER EXPANSION
121 SOUTH RIDGE STREET, BRECKENRIDGE, COLORADO

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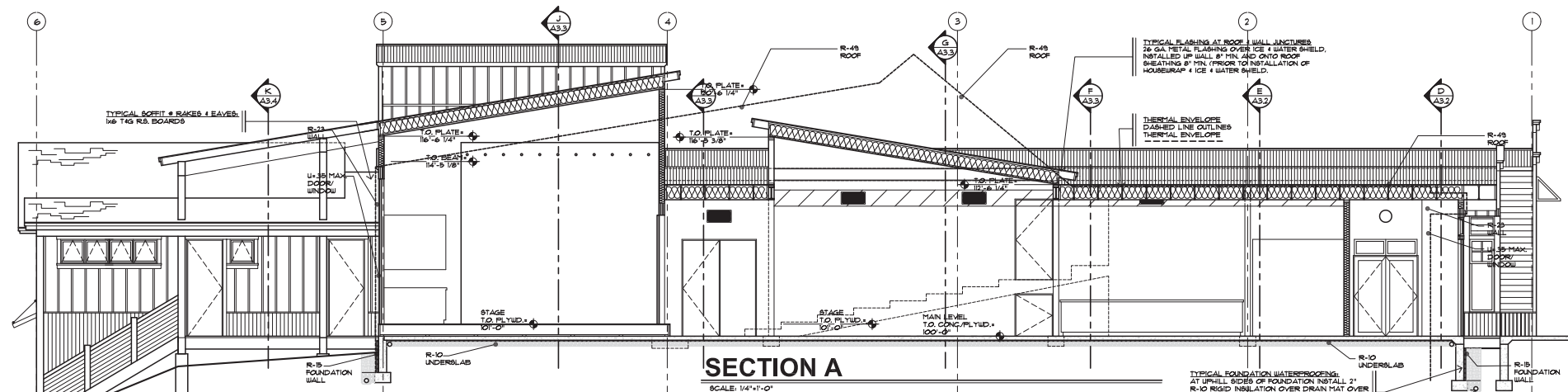
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SECTION A

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

BUILDING ENVELOPE ENERGY SUMMARY

ROOF INSULATION: R-49
 EXTERIOR WALLS: (2x6) R-23
 EXTERIOR WALLS BELOW GRADE: R-10
 EXTERIOR WINDOWS/DOORS: U-FACTOR: 0.35 MAX.
 SEE PLANS AND SPECIFICATIONS FOR DETAILS RELATED TO SPECIFIC INSULATION REQUIREMENTS FOR EXTERIOR BUILDING ENVELOPE.

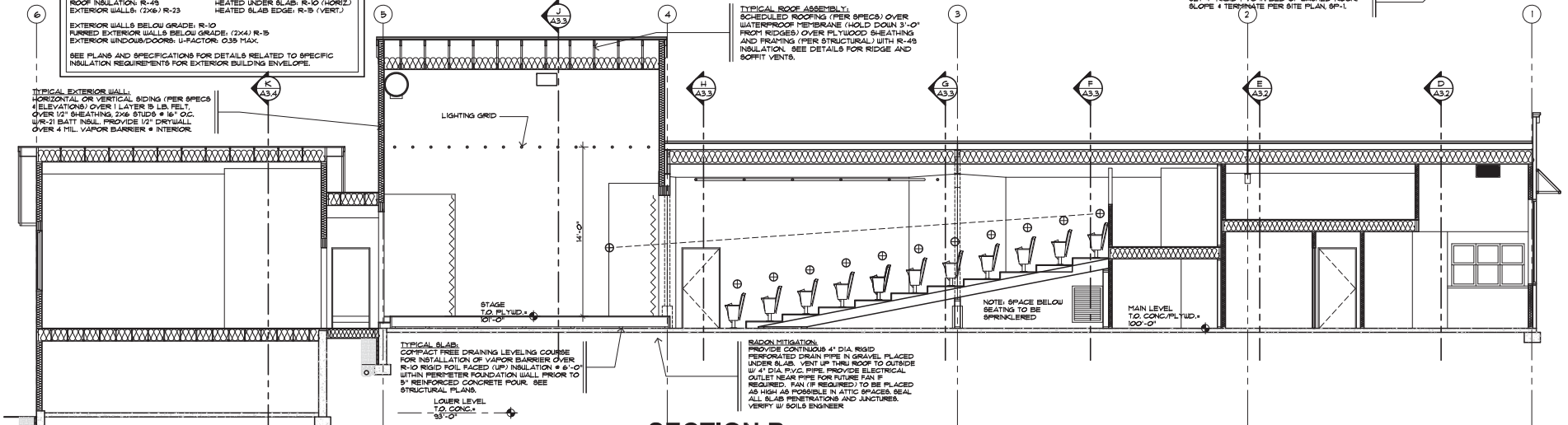
HEATED UNDER SLAB: R-10 (HORIZ)
 HEATED SLAB EDGE: R-15 (VERT.)

TYPICAL EXTERIOR WALL:
 HORIZONTAL OR VERTICAL SIDING (PER SPECS) 4 ELEVATIONS OVER 1 LAYER 5 LB. FELT OVER 1/2" SHEATHING 2x6 STUDS @ 16" O.C. UFR-21 BATT INSUL. PROVIDE 1/2" DRYWALL OVER 4 MIL. VAPOR BARRIER * INTERIOR

TYPICAL ROOF ASSEMBLY:
 SCHEDULED ROOFING (PER SPECS) OVER WATERPROOF MEMBRANE (HOLD DOWN 3'-0" FROM RIDGES) OVER PLYWOOD SHEATHING AND FRAMING (PER STRUCTURAL) WITH R-49 INSULATION. SEE DETAILS FOR RIDGE AND SOFFIT VENTS.

TYPICAL FOUNDATION WATERPROOFING:
 AT UPHILL SIDES OF FOUNDATION INSTALL 2" R-10 RIGID INSULATION OVER DRAIN MAT OVER WATERPROOF MEMBRANE (IF REQUIRED BY SOILS ENGINEER). PROVIDE DAMPROOFING AT SIDE WALLS AND DOWNHILL WALLS.

TYPICAL FOUNDATION DRAIN:
 SET 4" RIGID PVC IN BED OF WARMED ROCK. SLOPE & TERMINATE PER SITE PLAN, SP-1.



SECTION B

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

TYPICAL SLAB:
 COMPACT FREE DRAINING LEVELING COURSE FOR INSTALLATION OF VAPOR BARRIER OVER R-10 RIGID FOIL FACED (UP) INSULATION @ 6'-0" WITH PERIMETER FOUNDATION WALL PRIOR TO 3' REINFORCED CONCRETE POUR. SEE STRUCTURAL PLANS.

RADON MITIGATION:
 PROVIDE CONTINUOUS 4' DIA. RIGID PERFORATED DRAIN PIPE IN GRAVEL PLACED UNDER SLAB. VENT UP THRU ROOF TO OUTSIDE W/ 4' DIA. P.V.C. PIPE. PROVIDE ELECTRICAL OUTLET NEAR PIPE FOR FUTURE FAN IF REQUIRED. FAN (IF REQUIRED) TO BE PLACED AS HIGH AS POSSIBLE IN ATTIC SPACES. SEAL ALL SLAB PENETRATIONS AND JUNCTURES. VERIFY W/ SOILS ENGINEER.

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BRECKENRIDGE THEATER EXPANSION

121 SOUTH RIDGE STREET, BRECKENRIDGE, COLORADO

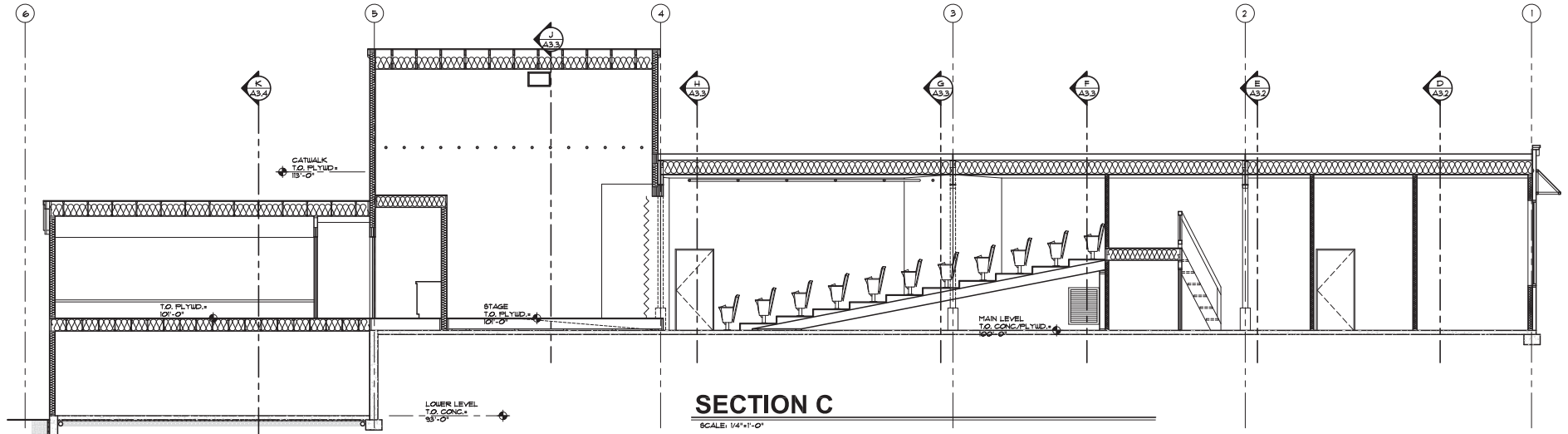
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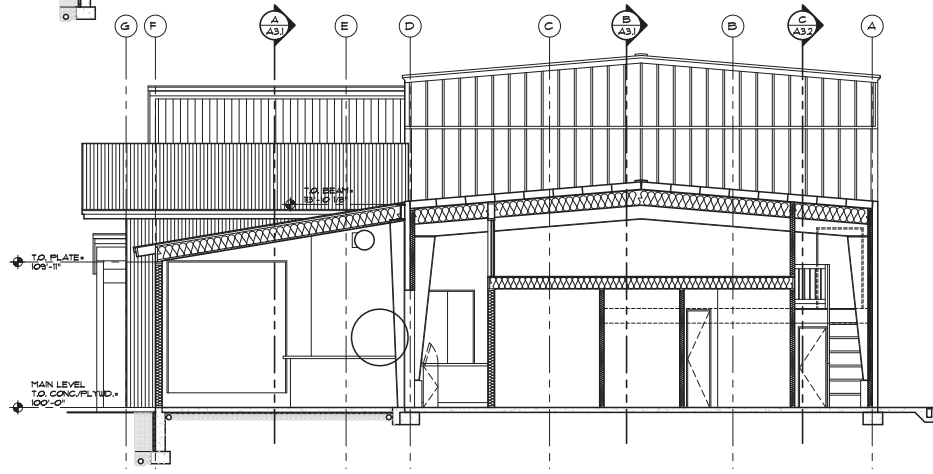
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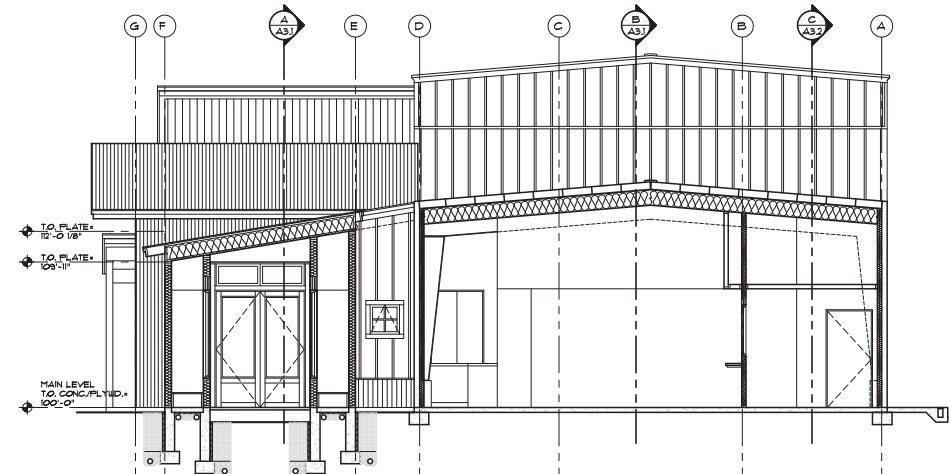
SECTION C

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



SECTION E

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



SECTION D

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

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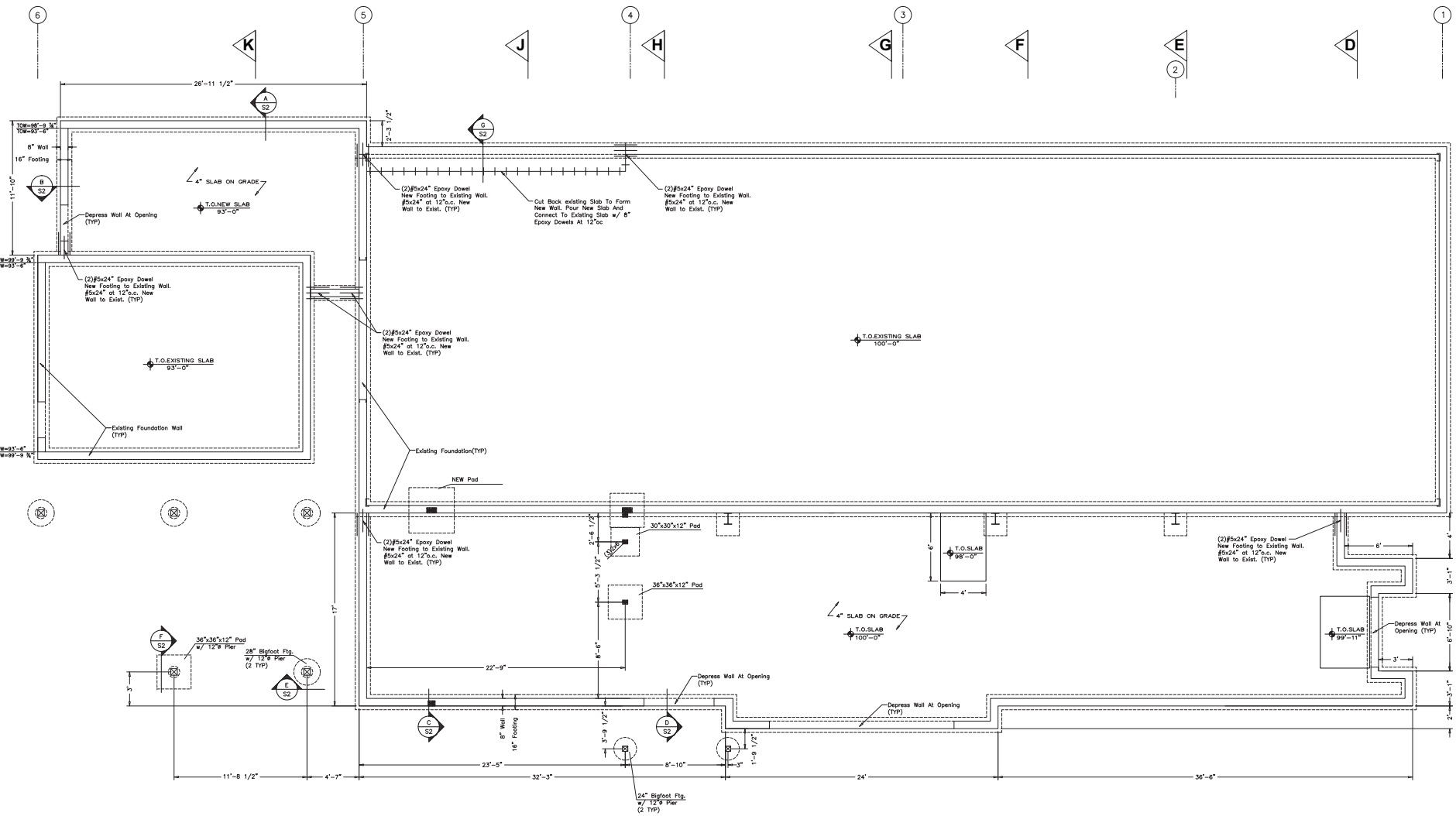
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1 FOUNDATION PLAN
Scale: 1/4"=1'-0"

ENGINEERING DESIGNWORKS, INC.
 1100 Millipark Parkway, Suite 200A
 Breckenridge, Colorado 80424
 Phone: (970) 459-4800
 Fax: (970) 459-4765
 Email: info@edw.com

DATE: 1-29-15
 JOB #: 13177
 DRAWN: EDW
 ENG: CW
 REVISED: ---
 REVISIONS: ---

ISSUE: D.D.

FOUNDATION PLAN for the proposed:
BRECKENRIDGE THEATER
 121 SOUTH RIDGE STREET
 BRECKENRIDGE, COLORADO

PAGE
S1
 #13177 of 4







