



**PLANNING COMMISSION AGENDA**

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

<b>7:00pm</b>	<b><i>Call To Order Of The November 3 Planning Commission Meeting; 7:00 P.M. Roll Call</i></b>	
	<i>Location Map</i>	<b>2</b>
	<i>Approval Of Minutes</i>	<b>4</b>
	<i>Approval Of Agenda</i>	
<b>7:05pm</b>	<b><i>Consent Calendar</i></b>	
	1. Cottage #1, Cottages at Shock Hill (CK) PL-2015-0466; 12 Regent Drive	<b>9</b>
	2. Cirillo Residence (CK) PL-2015-0484; 30 Peak Eight Court	<b>19</b>
<b>7:15pm</b>	<b><i>Worksessions</i></b>	
	1. McCain Master Plan Modification (MT) PL-2015-0501; 13965, 13215, 13217, 13221, 13250 Colorado Highway 9	<b>30</b>
<b>8:00pm</b>	<b><i>Town Council Report</i></b>	
<b>8:15pm</b>	<b><i>Final Hearings</i></b>	
	1. Casey Residence (MM) PL-2015-0310; 108 South Harris Street	<b>42</b>
<b>8:45pm</b>	<b><i>Preliminary Hearings</i></b>	
	1. Huron Landing (CK) PL-2015-0499; 0143 Huron Road	<b>60</b>
<b>9:45pm</b>	<b><i>Combined Hearings</i></b>	
	1. Crepes a la Cart Exempt Large Vendor Cart (JP) PL-2015-0396; 309 South Main Street	<b>101</b>
<b>10:15pm</b>	<b><i>Adjournment</i></b>	

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.**

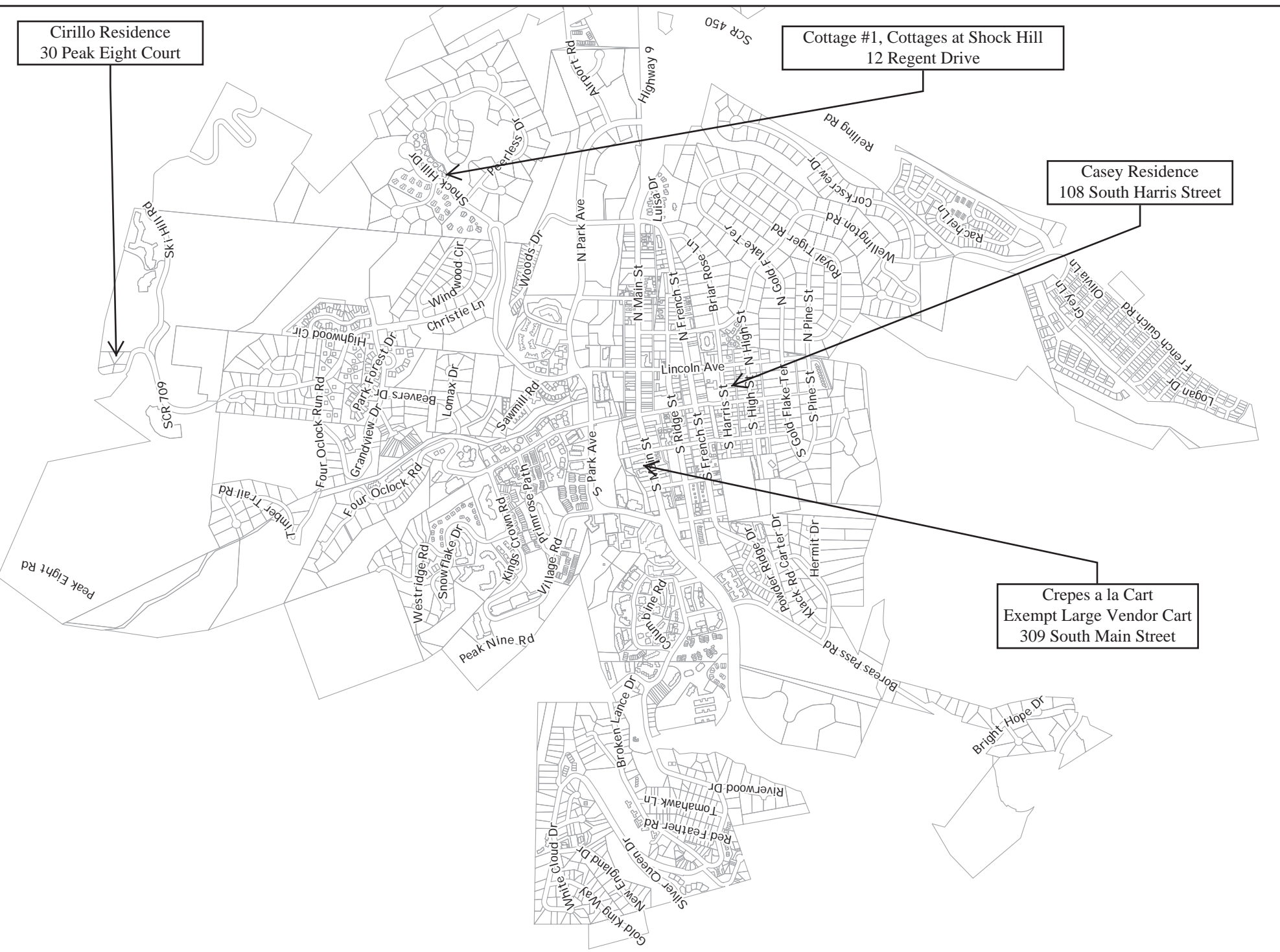


Cirillo Residence  
30 Peak Eight Court

Cottage #1, Cottages at Shock Hill  
12 Regent Drive

Casey Residence  
108 South Harris Street

Crepes a la Cart  
Exempt Large Vendor Cart  
309 South Main Street



**Breckenridge South**

Not to Scale

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**

Kate Christopher	Ron Schuman	Dan Schroder
Eric Mamula	Jim Lamb	Gretchen Dudney
Dave Pringle		

Wendy Wolfe, Town Council Liaison, was absent.

**APPROVAL OF MINUTES**

With no changes, the October 6, 2015, Planning Commission Minutes were approved as presented.

**APPROVAL OF AGENDA**

With no changes, the October 20, 2015, Planning Commission Agenda was approved as presented.

**TOWN COUNCIL REPORT:**

Ms. Wolfe was absent but sent word that there is a Town Council budget retreat on October 27 if you are interested.

**WORKSESSIONS:**

1) Denison Placer (JP/LB)

Ms. Best presented. This discussion is slightly different from all the detail in your packet. We have recently learned some additional information regarding CHAFA tax financing and cost saving measures for construction and maintenance than what is in your packet tonight. In addition to the plan in your packet tonight we will also look at a revised site plan which takes some changes into account. This is still a working document and is evolving as we get further in the design and referral process.

Ms. Puester added that there are many similarities between the plan in the packet and the one you will see tonight. The elevations on some of the buildings will be extremely similar and we would like your input. The plans in the packet, Denison Placer housing, is 5.37 acres with 65- two and three bedroom townhome rental units within 60,800 square feet of density (38 residential SFEs) as well as 2,400 square feet of leasing office/maintenance space (2.4 commercial SFEs). The density proposed is approximately 7.08 UPA; under the allowed 20 UPA. A public right of way (Floradora Drive) is being extended with private streets with on-street parking perpendicularly bisecting the ROW. A bus pull off stop and temporary bus turnaround is proposed. There is a large 150 foot sewer easement running diagonally through the property constraining the site. The Breckenridge Sanitation District has given verbal consideration that the easement can be reduced in size. This plan is based on that assumption and will be confirmed as this project undergoes the entitlement process.

We will go over the plan in the packet and then I will turn it over to Coburn Architects to go through the modifications that have been made since the packet was published. As Laurie mentioned, this is going through a LIHTC process and the Council direction has been to be ready for the next application deadline. The purpose of the work session is to see if the Planning Commission is satisfied with the general direction of the project and is comfortable with Staff's initial interpretation of points. To facilitate the discussion, staff has identified key components of the proposal and Policies where points may be warranted.

Staff recommended point totals: Social Community positive 13 (+13) and Placement of Structures negative three (-3) for a total of positive ten (+10) on the plan in your packet.

Staff would like Planning Commission input on the draft point analysis and would also look for any additional comments or concerns before this project moves forward to a preliminary hearing.

1. Did the Commission find that the proposed natural wood accents which include beams, bellyband, trim, and stair railings on the buildings meet the required amount of accent material on the elevations?
2. Was the Commission supportive of the preliminary point analysis?
3. Any potential code concerns with the new plan?

The units we would like your opinion on tonight are those that don't have tuck under parking as that relates to the new plan. We want the Commission reaction on these presented and the proposed exterior material and being mostly cementitious, does it meet our code and past precedent related to natural accent material? Code calls for natural stone or natural wood when using all cementitious siding. All the accent pieces on stairs, railings, window trim, belly bands, post beams, decking will be natural wood.

Staff has no concerns with the building height as it will stay within the 35' to the mean limitation in the LUGs. There will be a lot of grading on this site and over all of Block 11. There will be 50,000 cubic feet of material removed from this portion of the site to relate better with the river and create a better relationship consistent with the vision plan.

(Ms. Dudney: Will the height be at the new grade?) Ms. Puester: Yes, it will be measured from the new grade. Social Community Policy 24 will apply to both sites; +10 points for workforce housing and +3 points for Council Goals. There are streetscaping trees with this plan in terms of landscaping which is a more formal treatment.

(Mr. Mamula: The HOA will be responsible for the private street system?) Ms. Best: The property management company will be. Floradora will be maintained by the Town and is public ROW. This is a maintenance cost issue and one reason you will see some changes on the next reiteration of the plan. This will be a Class A project similar to Pinewood II as we have to have a process that assumes the property is owned by a separate entity. The Town will have control of the site but it won't be owned by the Town. The LLLP will build, own and operate it and in 15 years the property will revert back to the Town.

*Commissioner Questions / Comments:*

- Mr. Pringle: Is it too preliminary to ask about grading and the relationship with the CMC Property? (Ms. Puester: The grading will tie into the CMC property.)
- Mr. Mamula: We regraded the CMC property before it went in. (Ms. Puester: We don't have any USGS detailed elevations yet, but the grading plan isn't 100% finalized yet.) The C131 page has skier parking and snow storage, but they have 600-700 spaces they use realistically. Are we putting the cart before the horse here? Where are those spaces going? (Mr. Grosshuesch: We are doing the parking transit study where we will look at that issue, and we plan to talk to the ski area about their 200 parking spaces at the base of Peak 8 that are required as well, and then thirdly, we have in process, the McCain master plan that shows 500 spaces and could potentially be used to satisfy the Town's obligation. This will be addressed but we don't know which of these 3 options will come first or how they will end up.) (Ms. Best: This is a 2017 construction project although we will be doing the rock removal in 2016.) This is a Council issue but there is a reality about the number of spaces and I'm worried about the cart before the horse however I understand we want the CHFA funding. (Mr. Grosshuesch: This isn't the project that will cause the squeeze; it is down the road on Block 11.) (Ms. Best: CHFA is very, very competitive and they will evaluate our project against other projects. The tuck under parking is an awesome amenity, but we really don't want to drive cost with extra amenities so the current plan relies on surface parking and we may actually gain a few units.)
- Ms. Dudney: Exterior materials don't include stone because of the economic issue? (Mr. Pete Weber, Coburn Architects: Yes, it is minimal to satisfy the cost per unit.)
- Mr. Schuman: There is no guarantee that you will get CHFA funds. (Ms. Best: If we don't get the 9% tax

credits on this Council will have to decide how to proceed with the project. You can go through multiple rounds of CHFA to eventually get approval)

Mr. Schroder: Could we do this again and again? (Ms. Best: The 15 year tax credit period is how long we need to maintain certain rental rates and insure the credits to our equity investor. It doesn't mean that we can't do other LIHTC projects. Pinewood 2 is a 4% project. Block 11 allows for a variety of different types of projects and we will continue to build based on need and financing options.)

Mr. Pete Weber, Principal of Coburn, presented the newly revised plan:

I think we came up with some changes that reduce the cost but still provide residents with a quality apartments and the community with a project that meets local standards/expectation. The easement stays the same, the boundary moves about 40' to the south. We kept the overall circulation plan the same. Floradora is the street that continues through Block 11 as the main street. Also, we kept the largest building on Airport Road, thinking that the larger buildings should be closer to the existing larger buildings on Airport Road. The main difference is that now all the parking is on the surface. Plowing is easier and project is less expensive. We moved the community building to now be surrounded by park. We now have a total of 70 units as opposed to 65, with the entire being closer to 100 units with the future phase 2. There is a lot of work to be done still that we haven't had time to explore, but our goal is that the architecture and unit types look different to increase the diversity across the site. Also more room to make it look less like a parking lot and more like a street. Also, the corner building as an apartment building will be less costly per unit and will be a better fit to put townhomes more on the interior of the overall site. A lot of work to be done still; we just want your input on this plan on overall layout. (Ms. Puester: It would be a more formalized streetscape on Floradora looking more like row homes similar to what we've seen in Boulder on past field trips and will be on one of the places we are going to on Thursday. Backing up to Airport Road will be more parking lot functions. The visibility into the site from the highway will be the homes.) (Mr. Grosshuesch: The cut out on Denison Placer south of the easement is a parking lot and that easement was granted to the building that fronts on Airport Road and this is a constraint.)

*Commissioner Questions / Comments (Continued):*

Ms. Dudney: I understand that the townhouse will front to Floradora, but do you want it to look like parking from Airport Rd. Should that view be our primary concern? (Ms. Best: I don't think you will see the parking from Airport Road because it will be screened by the existing commercial buildings.)

Mr. Mamula: One of the other things on the master plan was how it looked from the highway. The goal was that it didn't look bad from Highway 9. I like the parking facing the commercial better. It would be nice if you could streetscape next to the buildings with parallel parking next to the townhomes on street, and then more parking on the other side. (Ms. Best: We are shooting for 2 parking spaces per unit. Also, we are looking for ease of plowing.) (Mr. Weber showed another view of how Floradora would look on the overall Block 11 plan.)

Ms. Dudney: Why not do phase 2 at the same time and bring cost down? (Ms. Best: 65-70 units seemed to be the sweet spot on the 9% tax incentive. Phase 2 is the property we will acquire in a land swap from CMC. Our thoughts are to keep phase 2 for a future project possibly with CMC as a partner. Involving CMC in the Phase 1 LIHTC project would create complications relative to LIHTC since units cannot be restricted except based on income.) (Ms. Puester: This second plan I don't think there is a need for as many trash enclosures; we probably see less visual enclosures because it is tighter.)

Mr. Mamula: Any thought about not doing recycling since you are so close to the new recycling center?

Ms. Christopher: Is there street pick up? (Ms. Puester: The Code requires dumpsters for more than 6 units.)

Ms. Dudney: What is the thinking for the little piece designated as snow storage? (Ms. Best: It could be a place for community center.) It could be a place for athletic options. (Ms. Best: The leasing space is set up for community center, including a possible kitchen, multipurpose room.)

- Mr. Pringle: Is it the notion that every parcel has its own community room? (Ms. Best: It is really important for the application to have on-site leasing and on site manager and to have multi-purpose support services. Community rooms look good for the application. They are looking for support services with people who are in this low AMI.) Couldn't you do this with a leasing trailer?
- Mr. Mamula: This is an on-going leasing office since its rental. (Ms. Puester: Thursday on the field trip will be a good opportunity to look at a different project that has a similar feel.) Since it's a rental property there really isn't a HOA but a management company that the town hires and they will charge a fee that won't be able to exceed the AMI? (Ms. Best: Yes, LIHTC will require considerable compliance checks for the duration of the credits) (Mr. Grosshuesch: They will audit you and that is why you want to have a solid rental process. It's very detailed.)
- Ms. Dudney: Do tenants have to qualify every year? (Ms. Best: Yes, but in case the tenants earn more next year I don't think you have to move immediately.)

*Commissioner Summary Questions / Comments:*

- Ms. Dudney: I'm receptive to the architectural design; I'm open to what you've come up with. The parking worries me in terms of the ratio. The proportionate number of spaces between the 4 units and the 5 units is tough point. I understand why no tuck under. I understand this isn't double dipping so I'm ok with the 13 positive points. As for the use of natural materials, I'm ok; if it wasn't this project I probably wouldn't be ok with this little wood. I'm open to seeing the next round.
- Mr. Pringle: The materials are satisfactory; it's how you put them together. I would like to see an upgrade on the architectural materials but I'm sensitive to cost. Now that we are seeing more and more affordable housing, when you drive through other communities it is very easy to pick it out. I would like it to be indistinguishable as much as possible. I'll go with the 13 points although it does feel like a double dip. My biggest concern is the parking lot and thinking that if you live there would you want to have to park fairly far away. I would prefer to see parking closer to the units and reduce the big pool parking and perhaps find a better use to this big space. And perhaps put the leasing building across the street.
- Mr. Lamb: I'm glad we are addressing the 60 AMI and it's good to see a project like this. I think parking will be crucial. I would like to see at least 2 cars per unit. I'm fine with natural wood accents qualifying. I'm fine with the points. My one concern is when you regrade this I'd like to take into consideration the 100 year flood. I just want to bring this up.
- Ms. Christopher: I concur with everything. The parking is important to me as I live in an area where spaces aren't enough during certain periods of the year.
- Mr. Schroder: I like the mixed building elevations but don't give it the cheapest skins just because the target is 60 AMI. Isn't there a percentage of natural material like 25%? (Ms. Puester: It is for non natural such as stucco except for the cementitious siding. A few years ago, the code was revised because there are multiple concerns about wild fire and product longevity, the allowance for cementitious was given with no negative points if natural accents were provided.)
- Ms. Christopher: My opinion is that we need to be setting a precedent for everyone else; I wouldn't want to see so few natural accents here that we wouldn't approve it elsewhere. (Ms. Puester: Will return with examples of similar projects next time for precedent review.)
- Mr. Schuman: The natural wood accents are fine and I like the cementitious longevity and it will be a better looking long standing product. I like what we saw in this version. The parking, I think we need to have 2 parking spaces per unit, but I think the street parking will be a bigger headache for the Town or the Manager because as a property manager I know it is a pain. If you can get the parking closer that would be good. I'm supportive of the point analysis as long as we see the good project. I'm concerned that we are going to rush this through for a

deadline and then we will see it back here for a brand new project. We still want to make sure it is a good project no matter if it is a Town Project or not.

Mr. Pringle: Transportation building should be here.

Mr. Schuman: For example Val d'Isere; there are 3 hour parking spots, and the parking becomes an enforcement issue and some thought has to be given to that on how you make it work. At some point someone has to enforce it, people don't move just because you tell them. (Mr. Grosshuesch: The owners' rep on this project is an apartment manager and that is one their strengths. They will be looking for management design issues as we do this project.)

Mr. Mamula: I like both plans. I would like to be sensitive to the highway view as you come into Town. I'm totally fine with the architectural materials, corrugated metal that runs to the ground needs to be below finish grade. I don't want it to be above grade because it looks terrible like at Main Street Station. I'm fine with the 13 positive points, unless we bust height, I don't see any code issues that we can't get through. There are probably some things you can give back. In the end the big thing will be parking and I think you can solve this.

**OTHER:**

- 1) Class C Subdivisions Approved for Q3, 2015 (JP) (Memo Only)
- 2) Class D Majors Approved for Q3, 2015 (JP) (Memo Only)

Mr. Truckey: In a couple of weeks we will be holding a public open house on the McCain master plan. Mr. Berry asked that you don't attend this but know that we will be working on a work session on this topic.

Ms. Puester: Be here for bagels at 7:45 am on this Thursday for the field trip to Boulder. We will stop at McCain as we head out.

**ADJOURNMENT:**

The meeting was adjourned at 8:17pm.

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Eric Mamula, Chair





### Class C Single Family Development Review Check List

<b>Proposal:</b>	Build a new 4,250 square foot single family residence at Shock Hill Cottages	
<b>Project Name/PC#:</b>	Shock Hill Cottages #1	PL-2015-0466
<b>Project Manager:</b>	Chris Kulick, AICP	
<b>PC Meeting:</b>	November 3, 2015	
<b>Date of Report:</b>	October 9, 2015	
<b>Property Owner:</b>	Shock Hill Development, LLC	
<b>Agent:</b>	Tom Begley, Breckenridge Lands	
<b>Proposed Use:</b>	Cluster Single Family Residence	
<b>Address:</b>	12 Regent Drive	
<b>Legal Description:</b>	Lot 1, The Cottages at Shock Hill	
<b>Area of Site:</b>	Footprint Lot	
<b>Existing Site Conditions:</b>	The site is relatively flat and sparsely vegetated with small to medium size Lodgepole pine. The property is bordered by an existing residence to the west, and future residence building sites to the north. The east side of the property is bordered by open space and Shock Hill Drive to the southwest.	
<b>Areas:</b>	Proposed	
Lower Level:	1,211 sq. ft.	
Main Level:	1,752 sq. ft.	
Upper Level:	645 sq. ft.	
Garage:	642 sq. ft.	
<b>Total:</b>	<b>4,250 sq. ft.</b>	
<b>Code Policies (Policy #)</b>		
<b>Land Use District (2A/2R):</b>	10	2 UPA - Subject to Shock Hill Master Plan
<b>Density (3A/3R):</b>	Allowed: Unlimited	Proposed: 3,608 sq. ft.
<b>Mass (4R):</b>	Allowed: Unlimited	Proposed: 4,250 sq. ft.
<b>F.A.R.</b>	N/A Footprint Lot	
<b>Bedrooms:</b>	5 BR	
<b>Bathrooms:</b>	7.0 BA	
<b>Height (6A/6R):*</b>	34 feet overall	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
<b>Lot Coverage/Open Space (21R):</b>		
Building / Non-Permeable:	4,010 sq. ft.	
Hard Surface/Non-Permeable:	981 sq. ft.	
<b>Snowstack (13A/13R):</b>		
Required:	245 sq. ft.	25% of paved surfaces is required

Proposed:	251 sq. ft.	(25.59% of paved surfaces)
<b>Outdoor Heated Space (33A/33R):</b>		
	Yes - Back Patio & Garage Apron	524 SF
<b>Parking (18A/18/R):</b>		
Required:	2 spaces	
Proposed:	4 spaces	
<b>Fireplaces (30A/30R):</b>	3 Gas Fired	
<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The architecture of this house is compatible with the other existing houses in the neighborhood.	
<b>Exterior Materials:</b>	8" Board on board and cedar shake siding (Sherwin Williams Banyan Brown 3522) with cedar trim (Sherwin Williams Chestnut 3542) with natural stone.	
<b>Roof:</b>	50 Year high definition asphalt shingle with cold rolled steel/ rusting accents	
<b>Garage Doors:</b>	Cedar siding, color to match the home	
<b>Landscaping (22A/22R):</b>		
<b>Planting Type</b>	<b>Quantity</b>	<b>Size</b>
Aspen	5	1.5-2.0 inch caliper (50% multi-stem)
Colorado Spruce	10	(2) 12', (4) 10', (1) 8' and (3) 6'
Woods Rose	6	5 Gallon Shrub
Potentilla	6	5 Gallon Shrub
Alpine Currant	6	5 Gallon Shrub
<b>Drainage (27A/27R):</b>	Positive drainage away from the structure.	
<b>Driveway Slope:</b>	2 %	
<b>Covenants:</b>	none	
<b>Point Analysis (Sec. 9-1-17-3):</b>	Staff conducted a point analysis and found the proposal meets all Absolute Policies of the Development Code and warrants the following points under the Relative Policies: Negative one (-1) point under Policy 33 (Relative) Energy Conservation for 524 sq. ft. of heated patio; and positive one (+1) point under Policy 33 (Relative) Energy Conservation for obtaining a HERS Index, for a total passing point analysis of zero (0) points.	
<b>Staff Action:</b>	Staff has approved Cottage 7 at Shock Hill Cottages, PL-2015-0466, located at 12 Regent Drive with the attached Findings and Conditions.	

## TOWN OF BRECKENRIDGE

Shock Hill Cottage #1  
Cottage 1, Shock Hill Cottages  
12 Regent Drive  
PL-2015-0166

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **October 9, 2015**, 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 **November 3, 2015** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **May 9, 2016**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Applicant shall field locate utility service lines to avoid existing trees.
7. An improvement location certificate of the height of the top of the foundation wall, and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
8. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

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 proof of ownership of the project site.
- 11. Applicant shall submit a preliminary HERS Confirmed Home Energy Rating Report prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that the completed house has a HERS Index number.**
- 12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.**
13. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
14. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
15. 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.
- 16. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
17. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

18. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
- 19. Applicant shall submit a final HERS Confirmed Home Energy Rating Report prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that the completed house has a HERS Index number.**
20. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
21. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
22. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.

23. Applicant shall screen all utilities.
24. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
25. 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.
26. 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.
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project data

BUILDING CODE:
TOWN OF BRECKENRIDGE
2006 INTERNATIONAL RESIDENTIAL CODE

OCCUPANCY GROUP:
R-3 (RESIDENTIAL)

REQUIRED SEPERATIONS:
GARAGE

FIRE DISTRICT:
RED, WHITE AND BLUE FIRE PROTECTION DISTRICT

CONSTRUCTION TYPE:
TYPE V-B

SQUARE FOOTAGE CALCULATIONS:

MAIN LEVEL 1218 SQ. FT.
UPPER LEVEL 1792 SQ. FT.
LOFT LEVEL 645 SQ. FT.
TOTAL 3660 SQ. FT.
GARAGE/FIECH 642 SQ. FT.
TOTAL 4302 SQ. FT.

NOTES:

project team

COTTAGES AT SHOCK HILL

COTTAGE #1
TRACTS F & G
BRECKENRIDGE, COLORADO



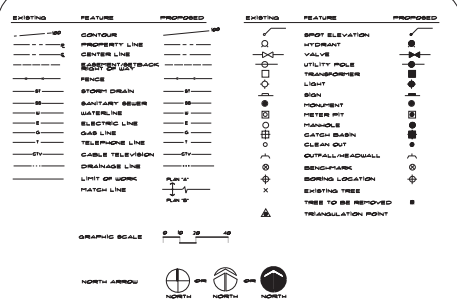
index to drawings

Table listing architectural drawings: A1.0 COVER SHEET, A2.0 OVERALL SITE PLAN, A2.1 ENLARGED SITE PLAN, A2.2 ENLARGED LANDSCAPE PLAN, A3.0 LOWER LEVEL FLOOR PLAN, A3.1 MIDDLE LEVEL FLOOR PLAN, A3.2 UPPER LEVEL FLOOR PLAN, A4.0 ROOF PLAN, A5.0 FRONT & BACK ELEVATIONS, A5.1 SIDE ELEVATIONS

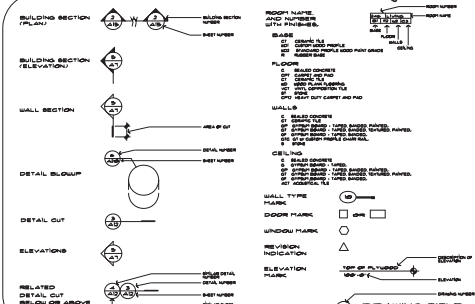
abbreviations

Large table of abbreviations for architectural elements, materials, and construction details, organized into columns.

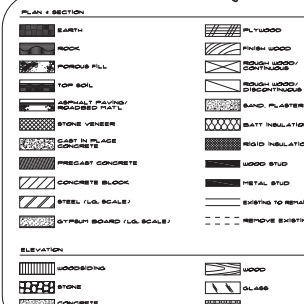
site plan symbols



architectural symbols



material symbols



Vertical title block containing O'BRYAN PARTNERSHIP, INC. ARCHITECTS - AIA, ARCHITECTURE, PLANNING, INTERIORS, P. O. Box 2773, 620 Main Street, Suite 8, Frisco, CO 80445, Tel: 970.668.1133, Fax: 970.668.2318, www.oparch.com, SHOCK HILL COTTAGE #1, COTTAGE #1, TRACTS F & G, BRECKENRIDGE, CO 80424

Revisions:
PLANNING SET
02.05

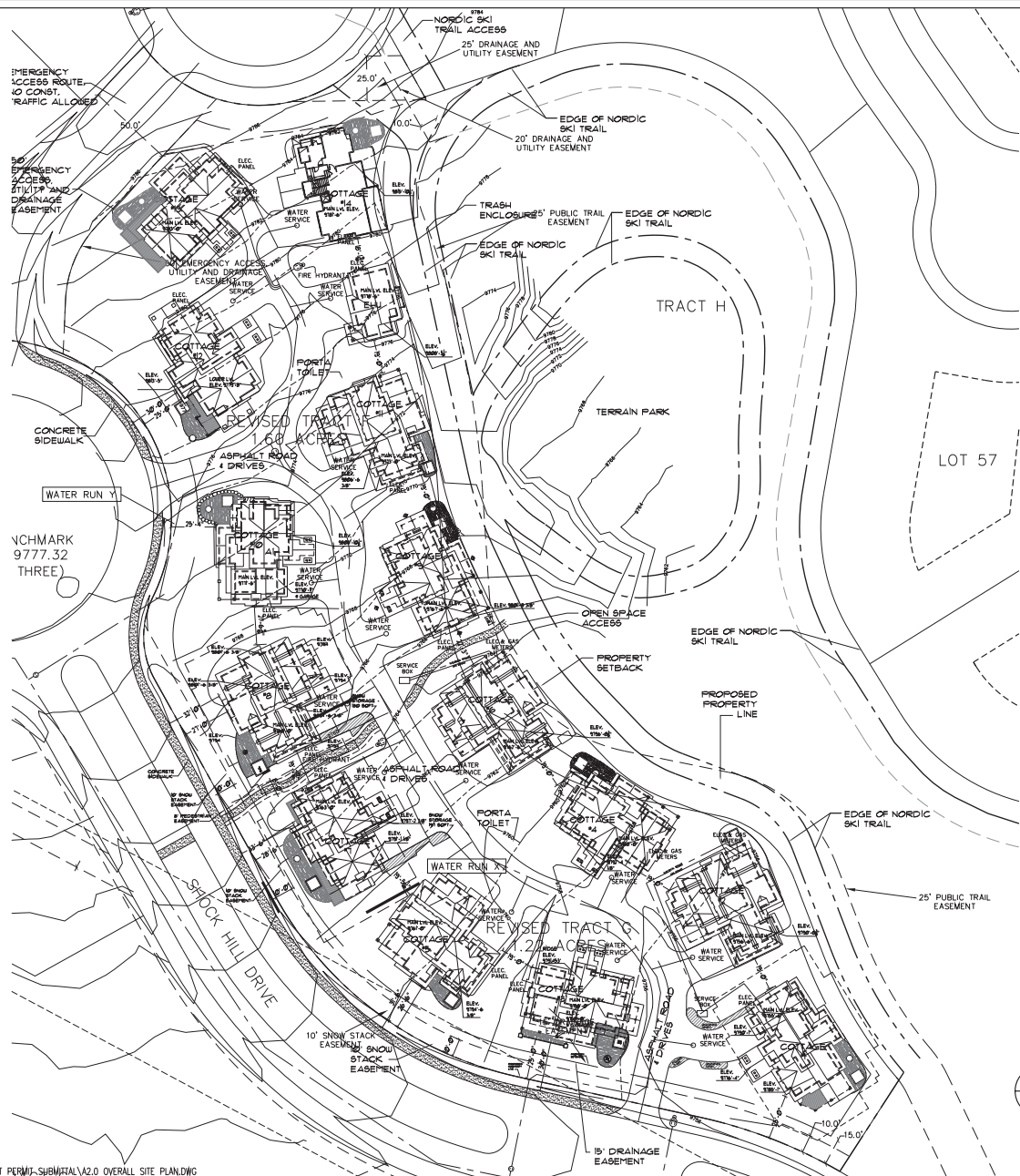
Date: 08.25.15

Project No: 2263.01

Drawn by: BKT

Checked by: KHR

A1.0
COVER SHEET



-A Construction Trailer will be supplied at the location provided on this plan as needed.  
 -Porta Toilets will be located at one of the two locations provided.  
 -Material storage will be provided for each homesite separately and designated at the time of construction for that home.  
 -Dumpster locations will be within the driveway for the homesite under construction.



ARCHITECTURE,  
 PLANNING, INTERIORS

P. O. Box 2773  
 620 Main Street, Suite 8  
 Frisco, CO 80443  
 Tel: 970.668.1133  
 Fax: 970.668.2318  
 www.obparch.com

**SHOCK HILL COTTAGE #1**

COTTAGE #1  
 TRACTS F & G  
 BRECKENRIDGE, CO 80424

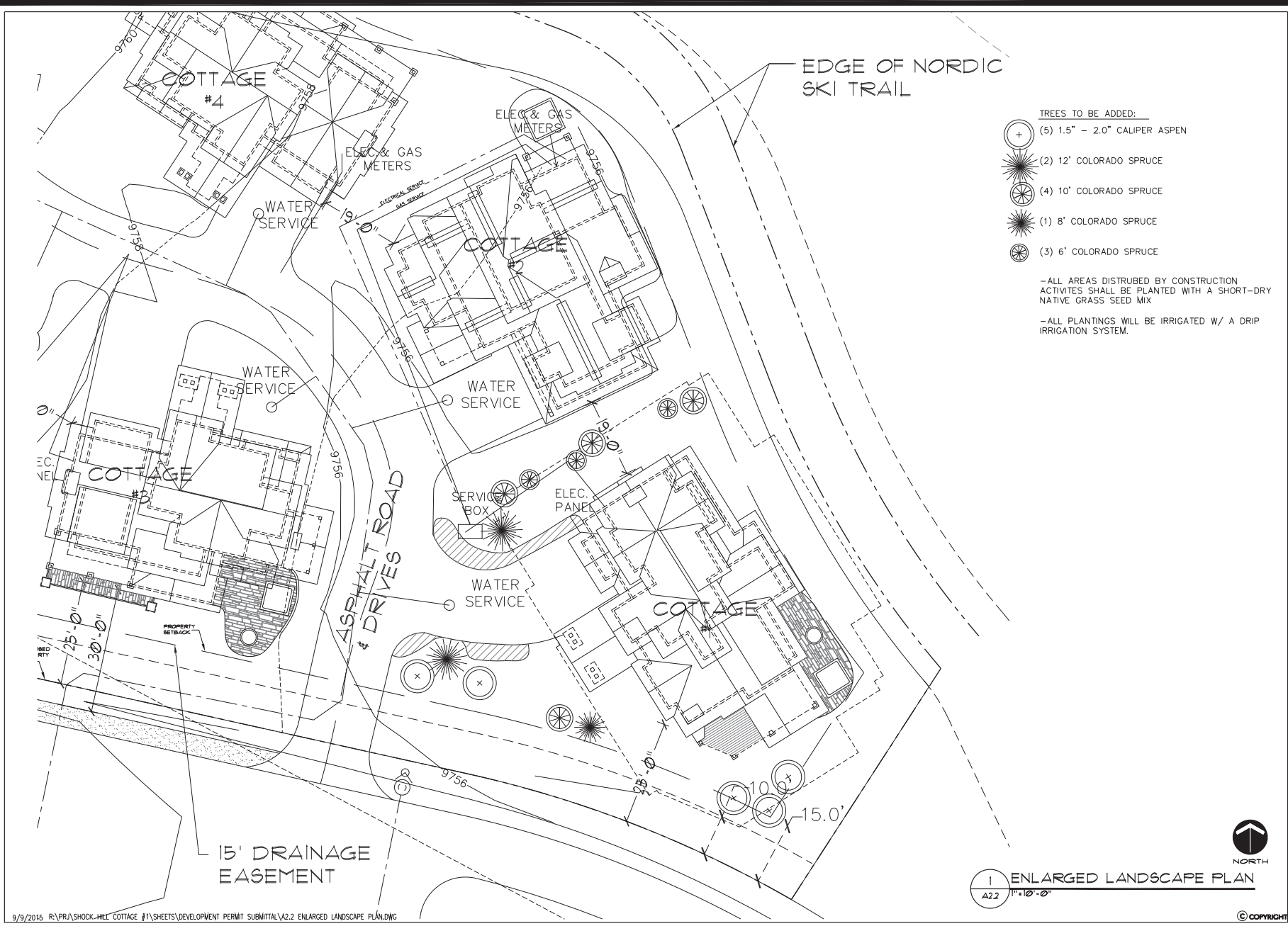
Revisions:  
 PER PLANING SET  
 02/23/15

Date: 08.25.15  
 Project No: 2263.01  
 Drawn by: BKT  
 Checked by: KHR

**A2.0**  
 OVERALL SITE PLAN



© COPYRIGHT



EDGE OF NORDIC SKI TRAIL

- TREES TO BE ADDED:
- (5) 1.5" - 2.0" CALIPER ASPEN
  - (2) 12' COLORADO SPRUCE
  - (4) 10' COLORADO SPRUCE
  - (1) 8' COLORADO SPRUCE
  - (3) 6' COLORADO SPRUCE

- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PLANTED WITH A SHORT-DRY NATIVE GRASS SEED MIX

- ALL PLANTINGS WILL BE IRRIGATED W/ A DRIP IRRIGATION SYSTEM.

**O'BRYAN PARTNERSHIP, INC.**  
ARCHITECTS - AIA

ARCHITECTURE,  
PLANNING, INTERIORS

P. O. Box 2773  
620 Main Street, Suite 8  
Frisco, CO 80443  
Tel: 970.668.1133  
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www.obparch.com

**SHOCK HILL COTTAGE #1**

COTTAGE #1  
TRACTS F & G  
BRECKENRIDGE, CO 80424

Revisions:  
PLANNING SET  
02/03/15

Date: 08.25.15  
Project No: 2263.01  
Drawn by: EKT  
Checked by: KHR

**A2.2**  
ENLARGED LANDSCAPE PLAN

1 ENLARGED LANDSCAPE PLAN  
A2.2 1"=10'-0"



© COPYRIGHT





1 FRONT ELEVATION  
A5.0 1/4" = 1'-0"



2 BACK ELEVATION  
A5.0 1/4" = 1'-0"

**O'BRYAN PARTNERSHIP, INC.**  
ARCHITECTS - A.A.A.  
ARCHITECTURE,  
PLANNING, INTERIORS  
P. O. Box 2773  
620 Main Street, Suite B  
Frisco, CO 80443  
Tel: 970.668.1133  
Fax: 970.668.2318  
www.oparch.com

**SHOCK HILL COTTAGE #1**  
COTTAGE #1  
TRACTS F & G  
BRECKENRIDGE, CO 80424

Revisions:  
REV. DRAINING SET  
02/23/15

Date: 08.25.15

Project No: 2263.01

Drawn by: EKT

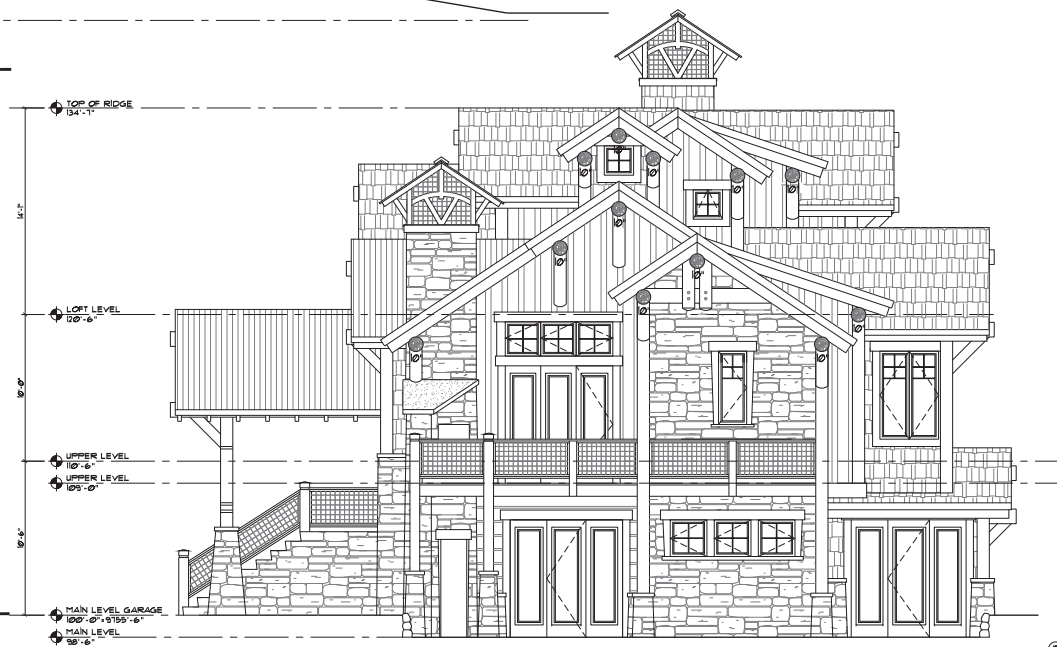
Checked by: KHR

**A5.0**

ELEVATIONS



**1 SIDE ELEVATION**  
A5.1 1/4" = 1'-0"



**2 SIDE ELEVATION**  
A5.1 1/4" = 1'-0"



**Class D Major Single Family Development Review Check List**

<b>Project Title:</b>	Cirrillo Residence	
<b>Proposal:</b>	Build a new 4,212 square foot single-family residence on Lot 3 of Peak Eight Place	
<b>Project Name/PC#:</b>	Peak Eight Place Lot 3, SFR	PL-2015-0484
<b>Project Manager:</b>	Chris Kulick, AICP	
<b>Date of Report:</b>	October 27, 2015	
<b>Property Owner:</b>	Lou & Deb Cirrillo	
<b>Agent:</b>	Tyler Mikolajczak, BHH Partners	
<b>Proposed Use:</b>	Single Family Residence	
<b>Address:</b>	30 Peak Eight Court	
<b>Legal Description:</b>	Lot 3, Peak Eight Place	
<b>Area of Site in Square Feet:</b>	14,012 sq. ft.	0.32 acres
<b>Existing Site Conditions:</b>	The property slopes downhill towards the east with an average slope of 11% and has no existing trees. The site is backed by open space to the north, and residential lots to the south, east and west.	
<b>Areas of building:</b>	Proposed Square Footage	
<b>Cellar</b>	146 sq. ft.	
Lower Level	1,710 sq. ft.	
Main Level:	1,772 sq. ft.	
Total Density:	3,628 sq. ft.	
Garage:	584 sq. ft.	
Total:	4,212 sq. ft.	
<b>Code Policies (Policy #)</b>		
<b>Land Use District (2A/2R):</b>	39 - 4 UPA	
<b>Density (3A/3R):</b>	Unlimited	Proposed: 3,628 sq. ft.
<b>Mass (4R):</b>	Unlimited	Proposed: 4,212 sq. ft.
<b>F.A.R.</b>	1:3.33 FAR	
<b>No. of Main Residence Bedrooms:</b>	4 bedrooms	
<b>No. of Main Residence Bathrooms:</b>	4.5 bathrooms	
<b>Height (6A/6R):*</b>	33.0 feet overall	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
<b>Lot Coverage/Open Space (21R):</b>		
Drip line of Building/Non-Permeable Sq. Ft.:	2,872 sq. ft.	20.50%
Hard Surface/Non-Permeable Sq. Ft.:	1,601 sq. ft.	11.43%
Open Space / Permeable:	9,539 sq. ft.	68.08%
<b>Snowstack (13A/13R):</b>		
Required Square Footage:	400 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	528 sq. ft.	(32.98% of paved surfaces)
<b>Outdoor Heated Space (33A/33R):</b>		
	YES	1,010 sq. ft.
<b>Parking (18A/18/R):</b>		

Required:	2 spaces	
Proposed:	4 spaces	
<b>Fireplaces (30A/30R):</b>		
<b>Number of Gas Fired:</b>	3 Gas Fired	
<b>Building/Disturbance Envelope?</b>	Building Envelope	
<b>Architectural Compatibility (5/A &amp; 5/R):</b>	The architectural design and style are compatible with the other homes in the subdivision.	
<b>Exterior Materials:</b>	Vertical board siding, wood clad iron beams , natural stone base and accents. The overall design of the proposed home will be consistent/ complimentary to adjacent Corkscrew Flats homes.	
<b>Roof:</b>	Asphalt shingle and dark bronze metal roofs.	
<b>Garage Doors:</b>	Wood siding applied over a insulated masonite door - To match house	
<b>Landscaping (22A/22R):</b>		
	<b>Planting Type</b>	<b>Quantity</b>
	Populus Tremuloides - Quaking Aspen	12
	Picea Pungens - Colorado Spruce	3
	Buffalo Juniper	6
	Potenella	4
	Peking Cottoneaster	6
<b>Defensible Space (22A):</b>	Complies	
<b>Drainage (27A/27R):</b>	Positive away from residence	
<b>Driveway Slope:</b>	5.60%	
<b>Point Analysis (Sec. 9-1-17-3):</b>	Staff conducted a point analysis and found the proposal meets all Absolute Policies of the Development Code and warrants the following points under the Relative Policies: Negative two (-2) points under Policy 33 (Relative) Energy Conservation for 1,010 sq. ft. of heated patio; and positive two (+2) points under Policy 33 (Relative) Energy Conservation for obtaining a HERS score below 80, for a total passing point analysis of zero (0) points.	
<b>Staff Action:</b>	This application has met all Absolute Policies and has not been awarded any positive or negative points under all Relative Policies of the Development Code.	

## TOWN OF BRECKENRIDGE

Cirillo Residence  
Lot 3, Peak Eight Place  
30 Peak Eight Court  
PL-2015-0484

### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **October 27, 2015**, 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 **November 3, 2015** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **May 9, 2016**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Applicant shall field locate utility service lines to avoid existing trees.
7. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
8. **At no time shall site disturbance extend beyond the limits of the platted building envelope, including building excavation, and access for equipment necessary to construct the residence.**

9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. 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.
- 11. The maximum depth of any foundation on Lot 3 shall be twelve feet (12') below natural grade. An ILC is required to show that the foundation is not deeper than twelve feet (12').**
- 12. The applicant must meet all requirements of Cucumber Gulch Overlay Protection District, Ordinance No. 9, Series 2000.**

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

- 13. Applicant shall submit a preliminary HERS Confirmed Home Energy Rating Report prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that the house will achieve an 80 or lower HERS Index.**
- 14. Applicant shall submit a geotechnical report addressing both groundwater and surface water flows and how the proposed structure impacts those flows.**
15. Applicant shall submit proof of ownership of the project site.
16. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
17. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
18. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
19. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
20. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
21. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
- 22. Applicant shall install construction fencing and erosion control measures in a manner acceptable to the Town Engineer.**

23. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. **All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.**
24. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

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

25. **Applicant shall submit a final HERS Confirmed Home Energy Rating Report prepared by a prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that showing that the house has achieved an 80 or lower HERS Index.**
26. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
27. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
28. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
29. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
30. **Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.**
31. Applicant shall screen all utilities.
32. **All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.**
33. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
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**GENERAL NOTES**

- 1) **COPYRIGHT:**  
All plans, designs, and concepts shown in these drawings are the exclusive property of bhh Partners/Architects, AIA, P.C. 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 Residential Code, 2003 Edition as adopted by the Town of Breckenridge, Colorado. Code compliance is mandatory. The drawings and specifications shall not permit work that does not conform to these codes. The General Contractor and Subcontractors shall be responsible for satisfying all applicable codes and obtaining all permits and required approvals. Building areas are shown for code purposes only and shall be recalculated for any other purposes.
- 3) **FIELD VERIFICATION:**  
Verify all dimensions, conditions, and utility locations on the job site prior to beginning any work or ordering any materials. Notify Architect of any conflicts or discrepancies in the drawings immediately.
- 4) **DIMENSIONS:**  
Written dimensions always take precedence over scaled dimensions. DO NOT SCALE DRAWINGS. Verify all dimensions shown prior to beginning any work and notify Architect of any conflicts or discrepancies for interpretation or clarification. Plan dimensions are to the face of framing members, face of wood furring 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 bases 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 shall immediately notify the Architect. Failure to give simple notice shall relieve the Architect of responsibility. Do not proceed in areas of discrepancy until all such discrepancies have been fully resolved with written direction from the Architect.
- 6) **DUTY OF COOPERATION:**  
Release of these plans contemplates further cooperation among the Owner, the Contractor, and the Architect. Design and construction are complex. Although the Architect and the Consultant have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any omission 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 simple notice to the Architect shall relieve the Architect from responsibility for all consequences.
- 7) **CHANGES TO THE WORK:**  
Any items described herein that impact project budget or time shall be requested from the Contractor via a written change order request prior to such work. Performance of such work without approval by change order indicates General Contractor's acknowledgment of no increase in contract sum or time. Changes from the plans or specifications made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility for any and all consequences resulting from such changes.
- 8) **UNDERSTANDING:**  
It is the intent and meaning of these drawings that the Contractor and each Subcontractor provide all labor, materials, transportation, supplies, equipment, etc. to create 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 2003 International Building Code, manufacturer's or supplier's instructions, and structural drawings for additional requirements.
- 13) **EXTERIOR MATERIAL MOCK UP:**  
The General Contractor shall provide a mock up of all exterior materials for review by the Owner, Architect and Interior Designer. This mock up shall be provided and signed off in writing prior to any exterior finish work. The sample shall include finish, trim, window cladding, and all other exterior finishes including 30" square sample of exterior stone work. This shall be retained on site until the final punch list is complete.
- 14) **WEATHER CONDITIONS:**  
The Owner has been advised that due to harsh winter conditions, roof and deck surfaces must be maintained reasonably free of ice and snow to ensure minimal problems with these surfaces. All roofing, roofing materials, and waterproofing shall be installed in writing by product manufacturer (WR Grace for bitumens, etc.) prior to proceeding with any work. Failure to provide these written approvals removes all responsibility for the work from the Architect.
- 15) **BUILDING AREA:**  
Building areas are shown for code purposes only and shall be recalculated for any other use.
- 16) **PROJECT STAKING:**  
The general contractor shall verify all existing grades and stake all building corners and driveway location for Owner/Architect and Design Review Board approval prior to beginning any site clearing.
- 17) **SITE DISTURBANCE:**  
It is the responsibility of the contractor to protect the existing trees to remain and adjacent properties from disturbance during construction. Provide protective fencing throughout construction.
- 18) **PROJECT GRADES:**  
The general contractor shall check and verify all grades including paved area slopes prior to pouring any foundations. Survey work should be verified in detail. See surveys 1 and 6.

# CIRILLO RESIDENCE



VIEW FROM PEAK EIGHT COURT

**VICINITY MAP**



**AREA CALCULATIONS**

	UNFINISHED	FINISHED	TOTAL
CELLAR	146 SF.	0 SF.	146 SF.
LOWER	584 SF.	1,710 SF.	2,294 SF.
MAIN	0 SF.	1,772 SF.	1,772 SF.
TOTAL	730 SF.	3,482 SF.	4,212 SF.

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

**LEGAL DESCRIPTION**

LOT 3 PEAK EIGHT PLACE  
30 PEAK EIGHT COURT  
BRECKENRIDGE, COLORADO

**USGS DATUMS**

CELLAR LEVEL 34'-6" = 10,003' USGS  
LOWER LEVEL 100'-0" = 10,000' USGS  
GARAGE LEVEL 100'-6" = 10,000' USGS  
MAIN LEVEL 7'-0" = 10,000' USGS  
UPPER LEVEL 16'-6" = 10,015' USGS

**SHEET INDEX**

- T-10 TITLE SHEET & NOTES
- SP-11 SITE PLAN
- SP-12 LANDSCAPE PLAN
- A-11 LOWER LEVEL PLAN
- A-12 MAIN LEVEL PLAN
- A-13 ROOF PLAN
- A-21 BUILDING ELEVATIONS
- A-22 BUILDING ELEVATIONS

**OWNER:**

DEB AND LOU CIRILLO  
P.O. BOX 4300  
BRECKENRIDGE, CO 80424  
(970) 340-5921  
dick110@comcast.net

**ARCHITECT:**

bhh PARTNERS  
160 EAST ADAMS STREET  
P.O. BOX 3973  
BRECKENRIDGE, CO 80424  
(970) 493-6880  
160eastadams@bhhpartners.com

**CONTRACTOR:**

IRON FOREST BUILDING CO.  
101 CONTINENTAL COURT - UNIT C16  
P.O. BOX 3973  
BRECKENRIDGE, CO 80424  
(970) 493-7580  
joh@ironforestbuilding.com

**STR'L ENGINEER:**

TBD

**SOILS ENGINEER:**

THEODORE ENGINEERING AND  
CONSTRUCTION SERVICES  
1000 AIRPORT ROAD  
BRECKENRIDGE, CO 80424  
(970) 389-3085

**SURVEYOR:**

RANGE WEST ENGINEERS & SURVEYORS  
P.O. BOX 149  
SILVERTHORNE, CO 80438  
(970) 468-8281

REVISIONS:  
  
JOB NO: 19026  
DATE: 10/12/15  
DRAWN BY:  
  
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**CIRILLO RESIDENCE**  
30 PEAK EIGHT COURT  
LOT 3 PEAK EIGHT PLACE, BRECKENRIDGE, CO, COLORADO

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SHEET NUMBER:

**T-1.1**

CP:

### CONTOUR LEGEND

EXISTING CONTOUR	910
PROPOSED CONTOUR	910
SPOT GRADE	910.0
ARROW INDICATES DIRECTION OF SURFACE DRAINAGE	

### SITE NOTES

- ELECTRIC, CABLE TV, AND TELEPHONE UNDERGROUND IN CONFORM TRENCH.
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST ENGINEERS AND SURVEYORS.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1/2 IN/1').
- REFER TO FOUNDATION PLAN FOR FOUNDATION, DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO A DIRTWELL.
- FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING.
- PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION.
- PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT SAVES AND VALLEY DRIP LOCATIONS.
- STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT.

### REQUIRED SNOWSTACK

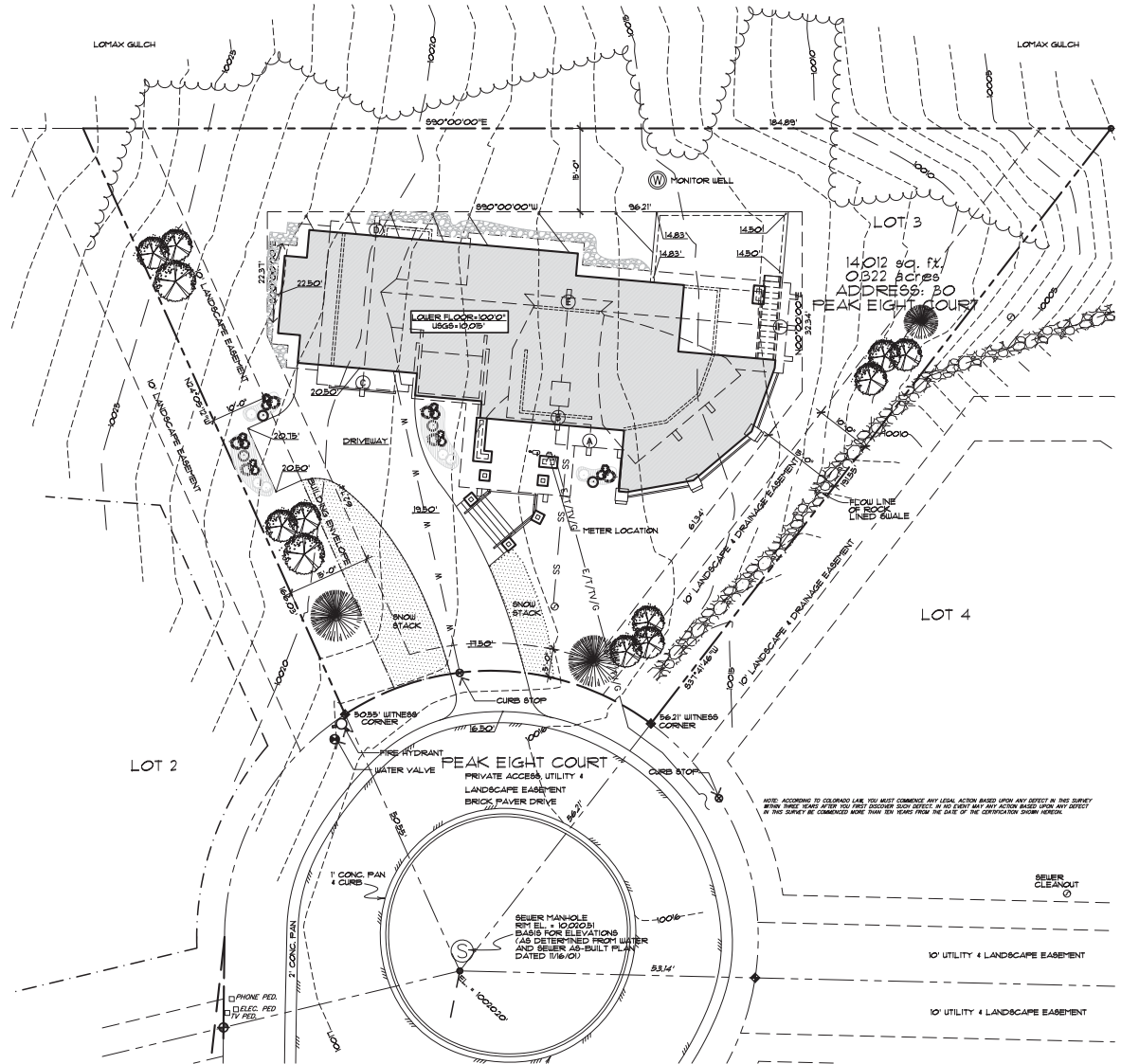
	SQ. FT.	%
HARDSCAPE (DECKS, PATIOS, WALKS & DRIVEWAY)	1601 SF.	100%
REQ'D SNOW STACK (25% OF HARDSCAPE)	400 SF.	25%
TOTAL SNOW STACK	528 SF.	33%

### LOT COVERAGE

	SQ. FT.	%
BUILDING (INCLUDES OVERHANGS)	2,872 SF.	20%
HARDSCAPE (DECKS, PATIOS, WALKS & DRIVEWAY)	1,601 SF.	11%
OPEN SPACE	9,558 SF.	69%
TOTAL LOT SIZE	14,032 SF.	100%

### BUILDING HEIGHT

RIDGE POINT	RIDGE ELEV	NAT. GRADE ELEV	FN. GRADE ELEV	MEASURED FROM	CALCULATIONS	HEIGHT
A	10044.58'	10016.5'	10017.0'	NAT. ELEV	10044.58'-10016.5'	28.08'
B	10045.62'	10016.75'	N/A	NAT. ELEV	10045.62'-10016.75'	32.21'
C	10046.08'	10019.75'	10020.5'	NAT. ELEV	10046.08'-10019.75'	36.33'
D	10046.08'	10020.0'	10020.5'	NAT. ELEV	10046.08'-10020.0'	26.08'
E	10045.62'	10016.5'	N/A	NAT. ELEV	10045.62'-10016.5'	33.12'
F	10044.58'	10013.75'	10015.0'	NAT. ELEV	10044.58'-10013.75'	30.83'



### SITE PLAN

SCALE: 1" = 10'-0"

REVISIONS:

JOB NO: 190926  
 DATE: 10/12/15  
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bhh Partners  
 630 SOUTH 1030 WEST, SUITE 200  
 BRECKENRIDGE, CO 80424 (970) 454-6880

**CIRILLO RESIDENCE**  
 30 PEAK EIGHT COURT  
 LOT 3 PEAK EIGHT PLACE, BRECKENRIDGE, CO, COLORADO

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SHEET NUMBER:

**SP1.1**

OF:

## DEFENSIBLE SPACE

Defensible space is the natural or landscaped area around a building or other structure that has been modified to reduce the spread of fire from an approaching wildland fire, or to reduce a structure fire from moving into the surrounding vegetation. Creating defensible space does not usually require the removal of all trees or other vegetation.

Standards for defensible space, the following standards shall govern the creation of a defensible space plan.

A. The property shall be divided into three zones. Zone One shall be measured 30 feet from the eave of a building or structure including attached structures or protrusions, such as a deck on the property. Zone Two is an extension of Zone One. Zone Two shall be measured to a distance of 100 feet from the eave of the building or structure, including any attached structures or protrusions, such as a deck on the property. Zone Three shall extend from Zone Two to the property boundary.

B. In formulating a defensible space mitigation plan the Adu shall consider both the horizontal clearance between aerial fuels, such as the outside edge of the tree crown or high branch, as well as the vertical clearance between lower limbs of aerial fuels and the nearest surface fuels and exposures.

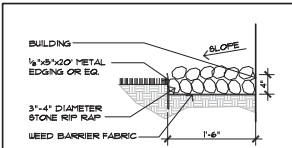
C. In determining the action that must be taken by a landscaper to establish required defensible space under the chapter each property shall be reviewed individually and the location and other physical characteristics of the property shall be considered. Properties with greater fire hazards will require greater buffers between fuels. Without limiting the generality of the preceding provisions, when establishing the requirements for the creation of a defensible space plan the Adu shall consider the property's proximity to a roadway, parking lot, and other similar areas that create fire hazards. Barriers, large tracts of open space and National Forest System land that may require larger buffers shall be considered.

D. The following specific standards apply to the creation of defensible space within Zone One:

1. Healthy trees, shrubs, and other landscaping material required by a County approved landscape plan shall be preserved.
2. Trees remaining within the defensible space shall have branches limited to a height of 10 feet, but notwithstanding said height requirement, branches need not be limited to more than 1/3 of tree height.
3. Other healthy fire-wise trees, shrubs, and other landscaping material shall be preserved if they are listed to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
4. Irrigated trees, shrubs, and other landscaping material shall be preserved if they are listed to remove dead branches and well spaced to reduce the risk of a fire spreading to other vegetation or structures.
5. All dead and diseased trees, shrubs, and other landscaping material shall be removed.
6. All vegetation and combustible material shall be removed from all eaves and decks.
7. All grasses and ground cover shall be kept less than 6 inches in height.
8. Leaf and needle litter and combustible ground debris shall be removed. Mulch within landscape beds that are irrigated may be maintained at a maximum depth of 3 inches.
9. Additional fire-wise landscaping material is encouraged to be planted with County approval.

E. The following specific standards apply to the creation of defensible space within Zone Two:

1. Healthy trees, shrubs, and other landscaping material required by a County approved landscape plan shall be preserved.
2. Trees remaining within the defensible space shall have branches limited to a height of 10 feet, but notwithstanding said height requirement, branches need not be limited to more than 1/3 of the tree height.
3. Other healthy fire-wise trees, shrubs, and other landscaping material shall be preserved if they are listed to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
4. Irrigated trees, shrubs and other landscaping material shall be preserved if they are listed to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
5. All dead and diseased trees, shrubs, and other landscaping material shall be removed.
6. Trees shall be thinned to open up crown spacing to a minimum of ten feet between the widest portions of individual crowns of the trees.
7. Groups of trees may be retained as long as a minimum of ten feet between the edges of the widest portions of crowns of each grouping are maintained.
8. Additional fire-wise landscaping material is encouraged to be planted with County approval.
9. Zone Three is an area of traditional forest management and is of no particular size. It extends from the edge of your defensible space to your property boundaries.



## METAL EDGING/ RIP RAP

3'-4" DIA. STONE RIP RAP

## PLANTING LIST & NOTES

KEY	COMMON	BOTANICAL	NO.	SIZE
○	EXISTING TREES			SEE SITE PLAN
○	EXISTING TREES TO BE REMOVED			SEE SITE PLAN
○	VARIABLES TO BE REMOVED			SEE SITE PLAN
●	COLORADO SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	3	12" B TO 10' TALL
●	ASPEN	POPULUS TREMULOIDES	12	17" TO 12' CALL
●	ROSESHRUB COVERS / FERNBUSHES		4	50" X MULTI-STEM
●	POTENTILLA	POTENTILLA FRUTICOSA	4	5 GAL.
●	BUFFALO JUNIPER	JUNIPERUS SABINA	6	5 GAL.
●	PEKING COTONEASTER OR ZEPHYRUS	COTONEASTER	6	5 GAL.

## LANDSCAPE NOTES

1. PROVIDE 2"-3" (MIN) CLAY/TREY TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUPTIT CO. SHORT SEED MIX (AS APPROVED BY STRIP) AND EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
2. 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.
3. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
4. PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC., FROM LANDSCAPE AREA.
5. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
6. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
7. ALL NEW PLANTINGS TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. PROVIDE SUBMITTAL.
8. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROUND NED OR COLLECTED TO INSURE BETTER SURVIVAL.
9. NATURALIZE GROUPINGS OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
10. SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
11. 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.
12. INSTALL BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
13. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
14. PROVIDE 3" OF SHREPPED BARK MULCH AT ALL SHRUB AND TREE WELLS.
15. LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER.
16. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT

## REVEGETATION NOTES

REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

SHORT DRY GRASS MIX #2	LBS/1000 SF.
HARD FESCUE	30%
CREEPING RED FESCUE	30%
SHEEP FESCUE	25%
CANADA BLUEGRASS	10%
CANDY BLUEGRASS	5%

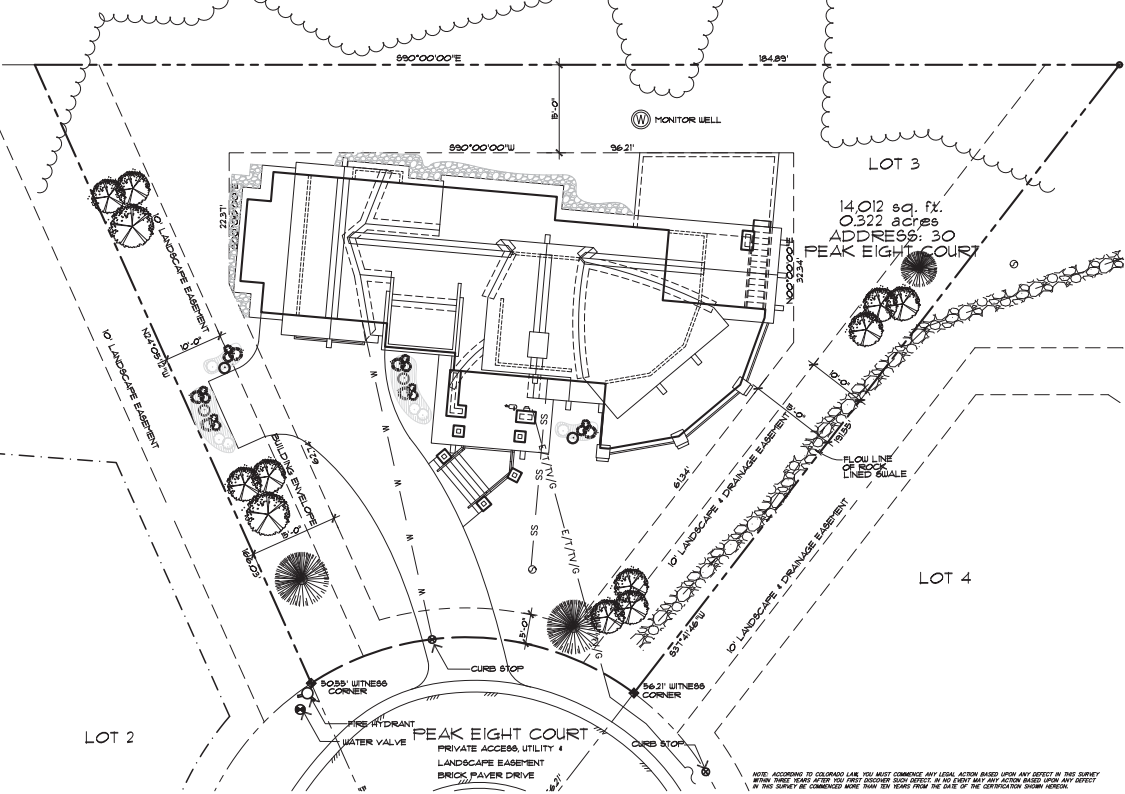
SLOPES OVER 3:1 SHALL BE HAY TACKLED OR NETTED.

MOUNTAIN MAGIC WILDFLOWER MIX #1	LBS/1000 SF.
BABY'S BREATH	30%
CAL FORNIA POPPY	30%
BLUE FLAX	25%
WALLFLOWER	10%
PENSTEMON, ROCKY MOUNTAIN	5%
WILD THYME	5%

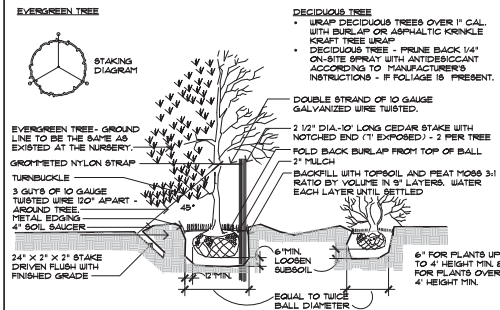
ROCKY MOUNTAIN BLUE COLUMBINE MIX #1LBS/25,000 SF

OR

WESTERN NATIVE WILDFLOWER MIX #1	LBS/1000 SF.
MOUNTAIN LUPINE	30%
COLUMBINE, COLORADO	30%
GERANIUM, RICHARDSON	25%
ASTER, ENGLISH	10%
GALLIARDIA, BLANKETFLOWER	5%
ORANGE MOUNTAIN DAISY	5%
PENSTEMON, BASATCH	5%
PENSTEMON, SMALL FLOUNED	5%
PENSTEMON, ROCKY MOUNTAIN	5%



## PLANTING DETAIL



## LANDSCAPE PLAN

SCALE: 1" = 10'-0"

REVISIONS:

JOB NO: 19092.6  
DATE: 10/12/18  
DRAWN BY:

CHECKED BY:

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07/14/2018

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bhh Partners  
1525 SOUTH WINDYBROOKS  
BRECKENRIDGE, CO 80424 (970) 454-8800  
**CIRILLO RESIDENCE**  
30 PEAK EIGHT COURT  
LOT 3 PEAK EIGHT PLACE, BRECKENRIDGE, CO, COLORADO

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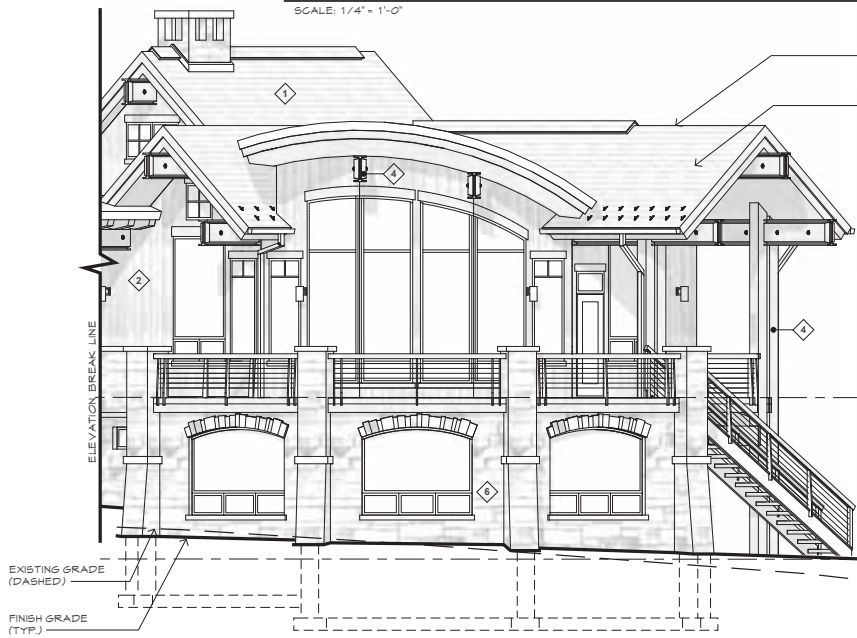
SP1.1

OF:



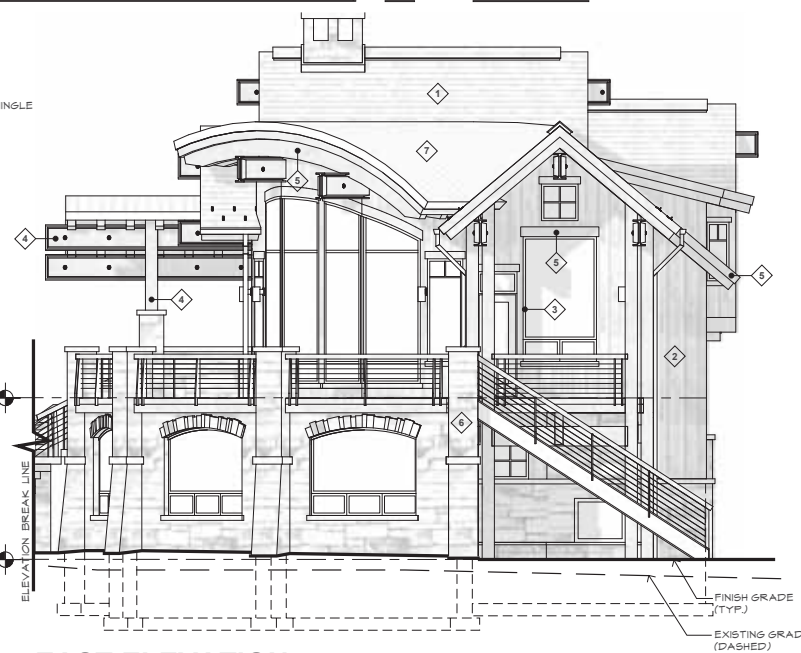
**SOUTH ELEVATION**

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



**SOUTHWEST ELEVATION**

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



**EAST ELEVATION**

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

REVISIONS:

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 DATE: 10/12/15  
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 10/12/15

**bhh Partners**  
 P.O. BOX 531, WRESTLING, COLORADO 80783  
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**CIRILLO RESIDENCE**  
 30 PEAK EIGHT COURT  
 LOT 33 PEAK EIGHT PLACE, BRECKENRIDGE, COLORADO

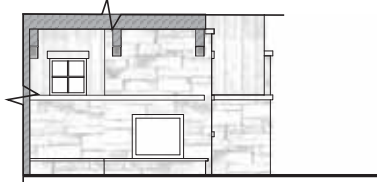
**A-2.1**  
 BUILDING  
 ELEVATIONS

OF:



**NORTH ELEVATION**

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

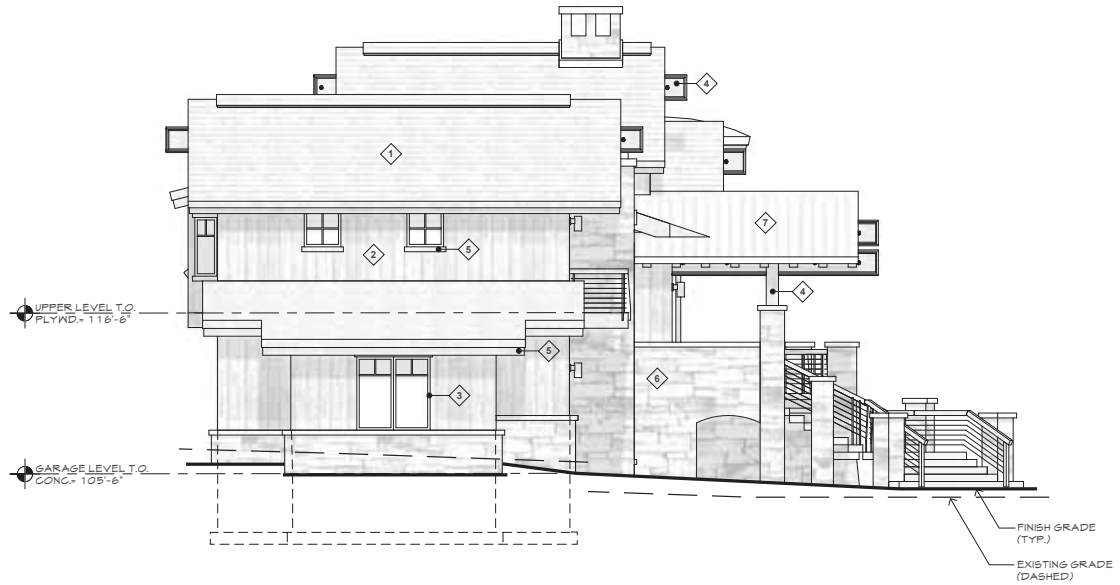


**FIREPLACE AT OUTDOOR ROOM**

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

MATERIAL LEGEND	
1 SHINGLE ROOFING	GAF TIMBERLINE ULTRA 50YR WEATHERED WOOD
2 VERTICAL SIDING	TETON WEST (BARN GREY)
3 WINDOW CLADDING	SIERRA PACIFIC 'BRONZE'
4 BEAMS AND COLUMNS	BENJAMIN MOORE SEMI-SOLID 'MYSTIC GOLD'
5 TRIM, FASCIA, AND SOFFIT	BENJAMIN MOORE SEMI-SOLID 'FRESH BREW'
6 STONE VENEER	TELLURIDE STONE 'NORTHSTAR'
7 METAL ROOF	METAL SALES 'DARK BRONZE'

NOTE: MATERIAL KEYS ARE TYPICAL



**WEST ELEVATION**

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

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**CIRILLO RESIDENCE**  
 30 PEAK EIGHT COURT  
 LOT 3 PEAK EIGHT PLACE, BRECKENRIDGE, COLORADO

**A-2.2**  
 BUILDING ELEVATIONS

OF:

**MEMORANDUM**

TO: Planning Commission

FROM: Mark Truckey, Assistant Director Community Development

DATE: October 28, 2015 for November 3 Meeting

SUBJECT: Worksession: McCain Master Plan Modification

**Background**

In 2013 the McCain Master Plan was adopted by the Town Council through the Town Project Process. The Plan provided general guidance regarding the types of uses that would be allowed within the 128 acre McCain site. The McCain Master Plan identified two tracts for the property. A number of governmental uses were allowed on the larger 90 acre tract and the smaller 38 acre tract was limited to open space and trail uses. McCain was seen as the future location for a number of governmental uses that now are located closer to the Town core, many on Block 11 (e.g., overflow skier parking, snow storage). As the plan for Block 11 is implemented, affordable housing units will displace these uses. In addition, it was recognized that McCain provided the best location for other uses such as a second water treatment plant and solar gardens. The table below identifies the uses as allowed in the 2013 McCain Master Plan.

Lot	Area	SFEs	Use
Tract 1	89.8 acres	6.39 SFEs (Governmental Uses are exempt from density requirements.)	<ul style="list-style-type: none"> <li>• Open Space; and</li> <li>• Governmental Uses (may include, but are not limited to:)               <ul style="list-style-type: none"> <li>➤ Solar Gardens</li> <li>➤ Trails</li> <li>➤ Snow Storage</li> <li>➤ Overflow Parking</li> <li>➤ Recycling Center</li> <li>➤ Water Treatment Facility</li> <li>➤ Water Storage/Reservoir</li> <li>➤ Public Works Storage</li> </ul> </li> </ul>
Tract 2	38 acres	0 SFEs	<ul style="list-style-type: none"> <li>• Open Space</li> <li>• Trails</li> </ul>

The Town is now actively pursuing locating several of the uses outlined in the 2013 Master Plan on the McCain site. In particular, the Town is moving forward with plans for the second water

treatment plant and a second solar garden. In addition, the Town Council has subsequently identified a couple uses (affordable housing and service commercial) for the property that were not identified in the 2013 Master Plan. As such, it was felt that a more detailed site plan/master plan to identify the specific locations of these and other uses was warranted.

The Town engaged Norris Design and Tetra Tech to develop a more detailed site plan for the McCain property at the end of 2014. The site planning effort is intended to consider all of the potential uses that have been contemplated for the site and determine the best locations for those uses based on the long term needs of the Town. Some of the primary goals for the Town-owned 128-acre McCain property that direct the design concepts for the property are:

- the site is intended to be a functional and aesthetic campus for several municipal uses,
- the site is a Town gateway, and
- the site should preserve a scenic river corridor supporting open space, outdoor recreation and wildlife habitat.

Elena Scott from Norris Design will be in attendance to go over the Master Plan modifications with the Planning Commission.

By the time of the town project hearing to follow, staff will also have comments back from referral agencies. We also are holding a public open house on the project on November 3.

#### Town Council Direction

The Town Council has reviewed the McCain Master Plan twice in the last six months and provided the following direction regarding the Plan:

- Designate an area for affordable housing on the site, to further the Town's land bank for affordable housing projects. This is a change from the 2013 master plan to address the current issue of shortage of workforce housing in Town.
- Designate an area for service commercial uses (e.g., landscaping and contracting businesses similar to those leasing space today), but to the extent possible buffer the uses from highway and other uses to maintain aesthetics. This is a change from the current master plan.
- Keep the river crossing at Coyne Valley Road near its existing location. In earlier phases of discussion regarding the river restoration (see discussion below), an alternate crossing to the west had been considered but this alternate was eliminated because of grade issues and utility conflicts (e.g., sewer main).
- Provide a grade separated Rec Path crossing of Coyne Valley Road to avoid the existing conflict for bikes and pedestrians with vehicular traffic.
- Maintain and enhance an open space feel to the site.
- The amount of overflow parking needed on the site is in a state of flux. Discussions regarding parking at CMC, the proposed new F-Lot parking garage, etc., will need to be concluded before we know how big or small our ultimate need is for parking at McCain.
- Because water issues related to withdrawing water from the Blue River near the Lake Dillon inlet have been resolved (to supply water to the new water treatment plant), there is not a pressing need to develop a reservoir on the McCain site. However, future Councils may still

wish to pursue this option. Therefore, an area should be reserved on the McCain Plan that could accommodate a future reservoir.

### BOSAC Review

The Breckenridge Open Space Advisory Commission (BOSAC) reviewed the McCain Plan at their September and October meetings. The BOSAC's focus was primarily on the open space and trail aspects of the project. Norris Design has developed an Open Space Plan for the McCain property, which is attached. Key aspects, with BOSAC input, include the following:

- Over 60 % of the site is being retained in some form of open space (e.g., a 300' river corridor has been set aside as open space, a 150' setback from Hwy 9 has been preserved, as well as 23 acres of additional designated open space tracts). The Town's open space fund originally contributed 30 % of the cost of the McCain property purchase.
- An extensive conceptual trail system has been developed for the property. This includes: a realigned Rec Path and a second Rec Path loop that extends to the west; and a network of soft surface trails on designated open space tracts and in certain locations along the river corridor.
- No trails or other improvements are proposed on the west side of the Blue River in order to protect sensitive wildlife habitat.
- A series of landscaped buffer strips are proposed throughout the site for screening and aesthetic issues (e.g., screening of Public Works storage areas from Residential uses).

The BOSAC has endorsed the open space and trails concepts shown in the Open Space Plan.

### River Restoration and Overall Site Restoration

In a separate process, the Town has engaged Tetra Tech to do the planning and engineering of restoration of the Blue River through the McCain parcel. The design portion of this project is being completed and construction of a temporary river channel will be initiated as early as this fall. The project involves returning the river to a much more natural condition. A good portion of the river through this stretch goes underground at certain times of year. The project will place a liner under the river to retain water, relocate the river in places to make it more sinuous, and create a robust layer of vegetation along the river. All these efforts should enhance fish habitat. Tetra Tech is a team member with Norris Design on the McCain Master Plan project—so we have had good communication regarding the river restoration as it relates to land uses and to finished grade profiles on the site.

Much of the McCain site is currently barren, with undulating topography that is the result of the gravel mining that has occurred there. There will need to be a significant investment in grading, topsoil, landscaping, and irrigation in order to make the area more aesthetically pleasing. These improvements will likely take many years to fully implement. One of the areas where we plan to target additional landscaping is along Hwy 9, to further screen and buffer the site. There are currently many mounds of stockpiled topsoil and fill materials that are scattered throughout the site. The Town has been accepting this material from development sites in Town as they are excavated, with the expectation that we will eventually be able to use the material to regrade the entire McCain site.



## **Proposed McCain Master Plan Modifications**

As noted earlier, the Plan Modifications for the most part provide a more detailed plan for the McCain property. More site specific development permits will be pursued when projects such as the solar garden expansion and water treatment plant are initiated. The attached McCain Concept Plan shows the proposed location of a variety of uses on the McCain property. As has been discussed before, these uses are focused on governmental facilities and uses the Town of Breckenridge anticipates needing in upcoming years. Below is a list of these uses, listed from north to south on the property, and some of the rationale that went behind the preferred siting of these uses.

### Water Treatment Plant

One of the first new uses that will be constructed on the McCain property is the Town's second water treatment plant. The plant is proposed to be located near the northern entrance to the McCain site adjacent to the Fairview roundabout. It will occupy the area currently held by the Breck Bears lease and the approximately four-acre site, which will contain the plant buildings and associated settling ponds, will extend further to the west to a re-aligned Stan Miller Drive. Location near Highway 9 is preferable to limit the cost of extending water lines: 1) running from the pumpback to the property, and 2) running across the highway and uphill through Silver Shekel and the Highlands to the Highlands water tank.

### Residential

An approximately 10 acre area has been reserved at the north of the site for future affordable housing development. This is a change from the 2013 master plan which did not include residential uses. Due to the increasing concern over lack of affordable housing in the area, the Town Council finds it prudent to include a residential component to the site to address this community need. The land immediately adjacent to the north is part of the Stan Miller PUD, which is slated for a mix of deed-restricted and free market housing. Thus, the uses are compatible and a ValleyBrook type housing project at this site could yield approximately 80 to 100 units, whereas other housing types (e.g., Pinewood II) could yield higher densities (up to 20 units per acre). This is probably the best location on the McCain property to locate affordable housing. It is adjacent to planned housing on the north, it is setback far enough from the highway to mitigate noise and improve aesthetics, yet it is in close walking distance of the highway and the Summit Stage Stop by the roundabout. This area is currently leased from the Town by Alpine Rock for their mining aggregate processing operations.

### Public Works Storage

Public Works has slated this 4.8 acre site for storage of gravel, road base, topsoil, and other materials needed for various Public Works projects. Access and use of the site by Public Works vehicles is relatively infrequent, so noise impacts to the neighboring residential would be minimized. Landscaping could be developed on the northern edge to visually buffer the use from the residential housing to the north.

## Solar Gardens

The site contains an existing 500 kw solar garden. The Town subscribes to some of these panels and it represents an electric cost savings to the Town, while furthering our sustainability efforts. Some of these panels will be made available to the Pinewood 2 housing project to help minimize utility expenses to those residents. Another 2.8 acres has been set aside in this plan to accommodate a second solar garden of similar size.

## Service Commercial

Service commercial uses include landscaping businesses, contractors yards, and other uses that are essential in serving the community. The SustainableBreck Plan identified a need to continue to provide spaces for these types of uses in Town. Unfortunately these uses typically cannot compete with retail and thus can be outbid for lease spaces in locations such as Airport Road. To address this need, this 2015 master plan modification includes a change in the uses to allow for service commercial. The Town already leases about two acres of the McCain property to service commercial uses, such as 2V's Landscaping. A similar sized area is proposed to be set aside in this Concept Plan for these types of uses. The location is behind an existing row of trees that effectively screens the view from the highway. The location is compatible with the uses in the County directly north—the Tatro property, which is also used for service commercial uses (e.g., Snowbridge Roto-Rooter).

## Snow Storage

When Block 11 is eventually developed with affordable housing, the snow storage the Town currently uses there will have to be relocated. The McCain property is the best place to relocate this use. Between 11-15 acres of snow storage needs to be provided. The snow storage shown on the Concept Plan both east and west of the McCain access road will meet this acreage requirement. It should be sufficiently buffered from the residential uses at the north of the property by Public Works storage and a proposed landscaping area. During the winter, trucks will be moving snow around on this site throughout the night so it is important to provide this buffering. Landscaping could be added along the perimeter of the snow storage area to improve aesthetics and it may be possible to use the area for other activities (hiking trails) in the summer.

## Open Space

A large open space tract is proposed towards the southern portion of the site. With investment in grading, topsoil, and landscaping the area could be reclaimed and eventually provide a pleasing open space experience, as there are exceptional views of the Ten Mile Range from here. The consultant has included a pond feature towards the south of the open space area. This open space site also serves as a placeholder for the reservoir, should a future Council decide to pursue additional water storage. About a 15 acre area was identified for the reservoir in earlier studies. The second McCain Concept Plan (attached) shows how the reservoir could be located in this area.

### River Corridor/Open Space

A 300 foot corridor along the Blue River (150 feet minimum on either side) is proposed to be maintained for open space. Some soft surface trails will be located on the east side of the river.

### Overflow Parking

A five acre area at the southeast portion of the site has been designated for overflow parking. This area is intended to replace 500 spaces of overflow parking currently provided at the satellite lot on Block 11, which will eventually be developed for housing. The exact amount of parking that will need to be provided on McCain is in a state of flux at this time and will depend on a number of other discussions regarding an in-town parking garage, parking agreements with CMC and the ski area, etc. The parking area could also potentially accommodate overnight parking. The location shown would be visible to drivers coming into Town on Highway 9 and would be convenient access off Coyne Valley Road.

### Recycling Center

The Town and Summit County have previously agreed on the placement of a recycling center at the very southwest portion of the McCain property, abutting Coyne Valley Road. The recycling center will be replacing the existing recycling facility on CR-450. A 1.4 acre area has been set aside for that use and has already been approved through the Town Project process and is currently being graded in preparation for the relocation of the existing recycling center in the spring of 2016.

### **Land Uses and Density (Policies 2/A & 2/R, 3/A & 3R, 4/R)**

Land Use District (LUD) 43 applies to all of the McCain property. According to the Land Use Guidelines, LUD 43 allows for the following:

*“Existing residential, and service commercial uses. Recreational, Open Space, and Governmental Uses.”*

LUD 43 allows a maximum density of one unit per 20 acres (equaling 6.39 units). However, this density was transferred off of the property after the approval of the 2013 existing McCain Master Plan. When density on the property is proposed, TDRs will be required.

LUD 43 also allows for Mining and Processing (to allow the existing activities by Alpine Rock).

Finally LUD 43 states the following:

*“An additional 3.71 SFEs are allocated to this district for the purpose of affordable housing. In addition, density to accommodate affordable housing may be transferred to this site and is not subject to the point deductions in the Town Land Use Guidelines Density Policy.” (Emphasis added.)*

All the uses proposed in the McCain Master Plan Modification are consistent with the uses identified in LUD 43. For the affordable housing project, the Town intends to utilize the existing 3.71 SFEs recognized and will transfer any other affordable housing density created per the TDR guidelines of the Joint Upper Blue Master Plan.

The existing service commercial uses on site do not include any structures and thus require no density at this time. In the future, should service commercial uses require density, density would be required to be transferred to the site. The Land Use Guidelines (LUD 33S) for the adjacent Tatro property in the County, which is also used for service commercial uses, allow a maximum FAR of 1:25. Staff suggests a similar FAR be used for the service commercial uses on the McCain property. Does the Planning Commission concur?

Per the policies of the Joint Upper Blue Master Plan, governmental uses (e.g., treatment plant, recycling facility) are exempt from density requirements.

**Architectural Compatibility (5/A & 5/R):** The Master Plan Notes reference the Development Code for architectural compatibility. The following language has been supplied as architectural guidelines to appear as Master Plan notes and is partially taken from the Land Use Guidelines for District 43:

*Architecture should be sensitive to the District's scenic function. Due to high visibility of the District, architectural design is of great importance and should incorporate low profile designs and non-contrasting colors.*

*The color of exterior structure materials must generally be subdued. Earth tones are encouraged although accent colors which are used judiciously and with restraint may be permitted.*

Since the proposed architectural guidelines closely follow the applicable policies and must meet the Development Code, Staff has no concerns. These guidelines will be added on the final mylar Master Plan.

**Building Height (6/A and 6/R):** In LUD 43, the suggested building height is two-stories except for mining related structures, which have no height limitation. The Master Plan does not propose any change to this. Staff has no concerns.

**Site and Environmental Design (7/R):** All of the developed area is to occur on the portions of the site disturbed by previous dredging or that is currently developed. Except for the partial reclamation of the Blue River, those portions that are in a natural state shall remain.

The existing river channel does not support year round flows and supports little vegetation due to the historic dredge mining operations up-stream. Areas surrounding the channel often experience shallow flooding during spring run-off and the channel is not capable of handling a 100-year flood.

The proposed river restoration plan will introduce a new channel that contains the 100 year flood, and is capable of supporting year round flows. The project will re-introduce to this stretch of the Blue River, riparian vegetation and aquatic habitats that have been lost since the early 1900's. All

development is restricted to an area east of the new river alignment (with the exception of the recycling center). The Town will be required to obtain a 404 Permit from the Army Corps of Engineers prior to any river restoration work.

**Placement Of Structures (9/A & 9/R):** Per the Land Use Guidelines, setbacks from Highway 9 shall be 150 feet. The McCain Master Plan Modification proposes to maintain this 150 foot setback from the highway along the entire length of the property.

**Internal Circulation (16/A) and External Circulation (17/A):** Internal circulation is provided by one main internal road that splits south from a realigned Stan Miller Drive and serves as a collector to secondary roads that access the individual land use pods. The road intersects with Coyne Valley Road at the southern end of the property in a location that is set far back from the Highway 9 light intersection with good sight distances. A network of soft surface trails and a realigned Rec Path with an additional loop are also proposed. Where these trails intersect the internal road system, they have been designed in a manner to enhance safety. For example, the northern portion of the Rec Path has been relocated to move away from the existing crossing point near the Fairview roundabout (which is a major conflict point) and then does not cross Stan Mille Drive until it reaches a t-intersection, where traffic will have to stop and a safe crossing for bikes and pedestrians is provided. Similarly, where the Rec Path crosses access roads to snow storage and service commercial areas, it does so adjacent to an intersection where vehicles will be forced to slow down. A below grade crossing is proposed for the Rec Path when it meets Coyne Valley Road at the southern end of the property. Staff is pleased with the proposed circulation through the site.

**Parking (18/A & 18/R):** Parking required for any uses will be reviewed with site plan applications. Overflow parking has been identified at the southern portion of the site.

**Landscaping (22/A and 22/R):** There are very few existing trees on the development site except for sections along the Blue River and sections along the bike path/CDOT right way. These trees will be preserved and expanded via a landscaped berm to assist in providing an effective buffer from Highway 9 to the site. Additional landscaping is proposed throughout the site, particularly to screen between uses (e.g., residential and Public Works storage) and along the roadway and Rec Path. The Open Space Plan depicts proposed landscaping locations.

**Social Community (24/R):** This Master Plan Modification is planned to fulfill numerous community needs identified by the Town Council including open space along the river corridor, a water treatment facility, and the County recycling facility. Positive points may be awarded under this policy at a site plan level as future projects are submitted.

**Utilities (28/A):** The Town plans to bury the existing overhead utility line along the highway at a future date. This is consistent with the Stan Miller master plan to the north. All new power/utility lines will be buried underground.

**Points Analysis:** Staff has not yet prepared a points analysis for this work session but will have one available for the town project hearing. At this time, staff has not identified any areas where negative points would be awarded and believes that the project deserves a passing points

analysis. Site specific development proposals in the future will be subject to individual points analyses.

### **Summary**

This work session is intended to get the Planning Commission familiar with the proposed McCain Master Plan Modification and to see if there are any concerns the Commission has with the proposed plan. Any feedback the Planning Commission has is appreciated.



**McCain Concept Plan Chart**

Land Uses	Acres	% of Total
Overflow Parking (+/- 500 spaces)	4.8 AC	3.7
Snow Storage	11.6 AC	9.1
Service Commercial	1.6 AC	1.2
Public Works Storage	4.4 AC	3.4
Water Treatment Plant	3.8 AC	3.0
Existing Solar Field	2.7 AC	2.1
Proposed Solar Field Expansion	2.7 AC	2.1
Residential (50-100 units)	10.1 AC	7.9
Recycling Center	1.4 AC	1.1
Road Right of Way	7.0 AC	5.4
<b>Sub Total</b>	<b>50.1 AC</b>	<b>39.0</b>
Open Space Uses	Acres	% of Total
300' Blue River Corridor	27.7 AC	21.5
150' Highway 9 Setback	12.0 AC	9.3
Dedicated Open Space	23.4 AC	18.2
Open Space Buffers	15.4 AC	12.0
<b>Sub Total</b>	<b>78.5 AC</b>	<b>61.0</b>
<b>Site Total</b>	<b>128.6 AC</b>	<b>100.0</b>





**McCain Concept Plan Chart**

Land Uses	Acres	% of Total
Overflow Parking (+/- 500 spaces)	4.8 AC	3.7
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Public Works Storage	4.4 AC	3.4
Water Treatment Plant	3.8 AC	3.0
Existing Solar Field	2.7 AC	2.1
Proposed Solar Field Expansion	2.7 AC	2.1
Residential (50-100 units)	10.1 AC	7.9
Recycling Center	1.4 AC	1.1
Road Right of Way	7.0 AC	5.4
<b>Sub Total</b>	<b>50.1 AC</b>	<b>39.0</b>
Open Space Uses	Acres	% of Total
300' Blue River Corridor	27.7 AC	21.5
150' Highway 9 Setback	12.0 AC	9.3
Blue River Lake	14.7 AC	11.4
Dedicated Open Space	8.7 AC	6.8
Open Space Buffers	15.4 AC	12.0
<b>Sub Total</b>	<b>78.5 AC</b>	<b>61.0</b>
<b>Site Total</b>	<b>128.6 AC</b>	<b>100.0</b>





# OPEN SPACE PLAN

October 28, 2015

**McCain**  
PROPERTY

810 Main Street, Suite 9  
P.O. Box 2200  
Provo, Utah 84602  
P. 801.388.7000  
www.norris-design.com

**NORRIS DESIGN**

## Planning Commission Staff Report

**Subject:** Casey Residence Remodel  
(Class B Historic, Final Hearing; PL-2015-0310)

**Proposal:** To remodel the interior and exterior of the existing house.  
A material and color sample board is attached in this report.

**Date:** October 21, 2015 (For meeting of November 3, 2015)

**Project Manager:** Michael Mosher, Planner III

**Applicant/Owner:** Tim Casey, Property Owner

**Agent:** Jon Gunson, Principal, Custom Mountain Architects

**Address:** 108 S. Harris Street

**Legal Description:** Yingling and Mickles, Block 7, Lot 5

**Site Area:** 0.143 acres (6250 sq. ft.)

**Land Use District:** 17 - Residential, 11 UPA

**Historic District:** 1 - East Side Residential Character Area - max 10 UPA only with historic restoration

**Site Conditions:** The site is relatively flat with a slight slope downhill towards the west. The past remodels have placed a portion the north edge of the house on the north property line. There are two mature pines off the northwest corner of the house. A Restrictive Covenant and Solar Easement (Rec#339911) for the benefit of Lot 5 was placed on Lot 6 restricting the use and maintaining solar access for Lot 5 from Lot 6.

**Adjacent Uses:** North: Single-family Residence  
East: Alley and Single-family Residence  
South: Single-family Residence  
West: Harris Street ROW and Breckenridge Grand Vacations Community Center and South Branch of the Summit County Library

**Density:**

Allowed under LUGs:	2,525 sq. ft
Existing density:	2,492 sq. ft.
Proposed density:	2,477 sq. ft. (48 sq. ft. under)

**Above Ground Density:**

Suggested at 9 UPA:	2,066 sq. ft.
Existing 10.86 UPA:	2,492 sq. ft.
Proposed 10.79 UPA:	2,477 sq. ft.

<b>Mass:</b>	Allowed under LUGs:	3,030 sq. ft.
	Existing mass:	3,228 sq. ft. (198 sq. ft. over)
	Proposed mass:	3,070 sq. ft. (40 sq. ft. over)
<b>F.A.R.:</b>	1:0.49	
<b>Total:</b>		
	Garage:	593 sq. ft.
	Main Level:	2,334 sq. ft.
	Upper Level:	736 sq. ft.
	Total	3,070 sq. ft.
<b>Height:</b>	Recommended:	26-feet (mean)
	Existing:	22.5-feet (mean); 27-feet (overall)
	Proposed (no change):	22.5-feet (mean); 27-feet (overall)
<b>Parking:</b>	Required:	2 spaces
	Existing:	3 spaces
	Proposed:	3 spaces
<b>Snowstack:</b>	Required:	93 sq. ft. (25%)
	Proposed:	100 sq. ft. (26%)
<b>Setbacks:</b>	Front:	34 ft.
	Sides (no change):	0 and 8 ft.
	Rear (no change):	0 ft.

**Changes since the September 15, 2015 Meeting**

1. Removal of the 5 aspen trees located on the Solar Easement located on Lot 6, Block 7 to the south.
2. Lowered the 6-foot tall fence at the south side of the yard to 36-inches.
3. The transom windows have been removed.

**Item History**

Historically the original portion of the house was known as the Bernatchie House. Joe Bernatchie was born in Breckenridge in 1863. He operated a saloon in Montezuma and owned and operated a ranch in Eagle, Colorado on the west side of Vail Pass. He married Henrietta Williams in Breckenridge in 1884, and they resided in their beautiful home on Harris Street starting in 1894. Joe also operated the Breckenridge Livery, Feed, and Sale Stables in 1910. More contemporary owners of this property include Babe Griffin, Roy and Veronica Kohl and the Alma American Mining Corporation.

Town of Breckenridge files and early Breckenridge newspaper accounts indicate that the original portion of this dwelling was likely built in 1894. Additions to the historic residence, comprising a master bedroom, family room and attached garage were completed in 1983. Due to the multiple additions and remodels, only a portion of the front and sidewalls remain. As a result, this property has been listed as noncontributing:

*This property is historically significant for its association with Breckenridge's residential development dating from the time of its construction in the early 1890s. It is also architecturally notable for its gambrel and saltbox roof forms. Due to a fairly substantial loss of integrity, however, due to the construction of a large rear addition, this property may be regarded as a noncontributing resource within the Breckenridge Historic District.*

The applicant and agent are approaching the remodel to bring the original house and the additions into better conformance with the Town's *Handbook of Design Standards for the Historic and Conservation Districts*.

### **Staff Comments**

**Building Height (6/A & 6/R):** There is no proposed change to the height of the building. At 22.5-feet tall to the mean, it falls below the suggested 26-foot height recommendation. We have no concerns.

**Placement of Structures (9/A & 9/R):** The majority of the existing house will remain in the same location with the exception of a portion of the front façade. In an effort to reintroduce the historic character to the house, the applicants are proposing to rebuild this portion the house 18-inches west of the rest of the house to create a façade width of 19'-8" (it is currently 30-feet wide). This creates a small corner at the northwest edge to replicate a traditional width with detailing that better matches the neighborhood and the historic standards. At the last hearing we heard Commission support for this minor change.

The 1983 addition placed the building on the north property line (zero setback) and over the east (alley) property line. As noted above, there are no proposed changes to these setbacks. However, the plans will include drainage designs to reduce the impacts of water, ice and snow to the neighboring properties. The construction documents will show snow brakes on the north most roof with heated gutter and downspouts that will drain to the landscaped area in the front yard.

The current plans are showing that the existing shed roof over the garage doors will remain in the alley Right of Way. Public Works has accepted this existing condition. An Encroachment License Agreement with the Town has been added as a Condition of Approval.

**Landscaping (22/A & 22/R):** The property has three existing pine trees and several Aspen in the front yard. The large 16-inch Lodgepole next to Harris Street is healthy and will remain. The two spruce trees abutting and touching the house will be removed for fire safety and structural stability.

The proposed new landscaping consists of nine (2-inch caliper) Aspen and eight (3-inch caliper) Aspen. Staff notes that five of these Aspen are proposed within the solar easement (for Lot 5) on Lot 6. As the restrictive covenant restricts any structure being placed on this easement, it is silent to added landscaping. The applicant is not seeking any positive points under this policy. We have no concerns.

**The Social Community (24/A & 24/R):** The current plans are showing a standing seam dull zinc roof over the porch. The remaining metal roof are to be corrugated rusting.. We heard support for this roof at the last hearing. We have no concerns.

Overall, the 'laundry-list' of improvements is numerous. The agent has cooperated closely with staff to take what is a very complex and confusing building into better compliance with the *Handbook of Historic Standards for the Historic and Conservation Districts*. Generally, all windows are vertically

orientated double hung, the doors are 1/2 to 3/4 lite, the roofs are shed and gable forms, asphaltic, dull zinc, or rusted metal finishes. The center portion has been approached as a 'connector' element and the garage/master as an out building. The main house will have painted horizontal cedar lap siding with a 4-1/2" reveal. The center portion will also have horizontal cedar siding. The Garage/Master will have vertically oriented cedar siding with a semi-transparent stain.

### **Staff Recommendation**

The requested modifications to the initial plans for this project were minor. The overall plans have remained as they were presented at the preliminary hearing. We welcome any Commissioner Comments.

Staff is recommending the Planning Commission support the attached Point Analysis for the Casey Residence Remodel, PL-2015-0310), showing a passing score of zero (0) points.

Staff is recommending that the Planning Commission approve the Casey Residence Remodel, PL-2015-0310) with the attached Findings and Conditions.

## TOWN OF BRECKENRIDGE

Casey Residence Remodel  
Yingling and Mickles, Block 7, Lot 5  
108 S. Harris Street  
PL-2015-0310

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

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### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **October 21, 2015** 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 **November 3, 2015** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **December 8, 2018**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy

should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall field locate utility service lines to avoid existing trees.
8. 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

9. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
10. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
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. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
14. **Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.**
15. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

#### PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

16. **Applicant shall execute and record with the Summit County Clerk and Recorder the Town's standard Encroachment License agreement for the building encroachment along the east alley.**

17. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
18. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
19. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
20. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
21. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
22. Applicant shall screen all utilities.
23. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
24. 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.
25. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
26. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
27. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.



28. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

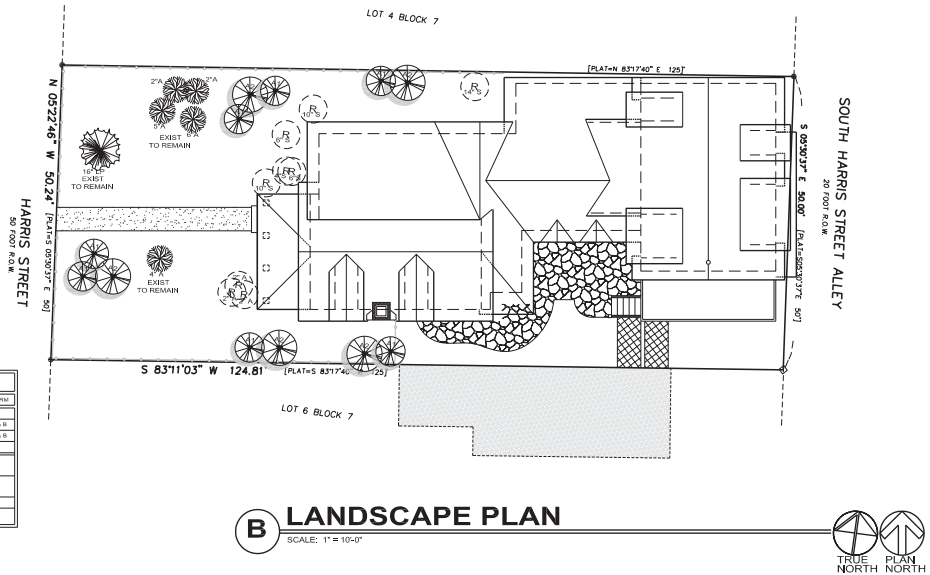
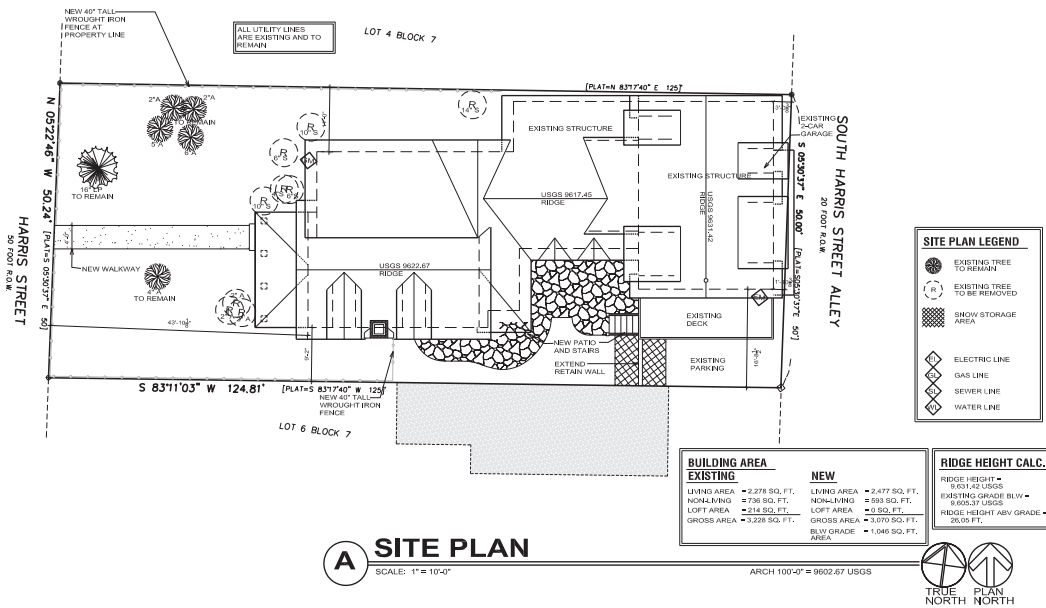
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(Initial Here)

<b>Final Hearing Impact Analysis</b>				
Project:	Casey Residence Remodel	<b>Positive Points</b>	<b>0</b>	
PC#:	PL-2015-0310			
Date:	10/21/2015	<b>Negative Points</b>	<b>0</b>	
Staff:	Michael Mosher, Planner III			
		<b>Total Allocation:</b>	<b>0</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
<b>2/A</b>	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District		0	There is no proposed change to the height of the building. At 22.5-feet tall to the mean, it falls below the suggested 26-foot height recommendation.
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)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	0	The current plans are showing that the existing shed roof over the garage doors will remain in the alley Right of Way. Public Works has accepted this existing condition. An Encroachment License Agreement with the Town has been added as a Condition of Approval.
<b>12/A</b>	<b>Signs</b>	Complies		
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		

17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking - Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	0	The proposed new landscaping consists of nine (2-inch caliper) Aspen and eight (3-inch caliper) Aspen.
24/A	<b>Social Community</b>	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
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)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		

33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
<b>34/A</b>	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
<b>35/A</b>	<b>Subdivision</b>	Complies		
<b>36/A</b>	<b>Temporary Structures</b>	Complies		
<b>37/A</b>	<b>Special Areas</b>	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
<b>38/A</b>	<b>Home Occupation</b>	Complies		
<b>38.5/A</b>	<b>Home Childcare Businesses</b>	Complies		
<b>39/A</b>	<b>Master Plan</b>	Complies		
<b>40/A</b>	<b>Chalet House</b>	Complies		
<b>41/A</b>	<b>Satellite Earth Station Antennas</b>	Complies		
<b>42/A</b>	<b>Exterior Loudspeakers</b>	Complies		
<b>43/A</b>	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
<b>44/A</b>	<b>Radio Broadcasts</b>	Complies		
<b>45/A</b>	<b>Special Commercial Events</b>	Complies		
<b>46/A</b>	<b>Exterior Lighting</b>	Complies		
<b>47/A</b>	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
<b>48/A</b>	<b>Voluntary Defensible Space</b>	Complies		
<b>49/A</b>	<b>Vendor Carts</b>	Complies		



CASEY RESIDENCE  
REMODEL  
108 S. HARRIS  
LOT 5, BLOCK 7  
YINGLING & MICKLES ADDITION SUBDIVISION  
BRECKENRIDGE, COLORADO

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progress print date 10-13-2018  
release date

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A-1

**FLOOR PLAN KEYNOTE LEGEND**

- ◇ ACCESS ATTIC PANEL TO ATTIC SPACE 24" x 30" R.O.
- ◇ ACCESS FLOOR PANEL TO GARAGE SPACE 24" x 30" R.O.
- ◇ ART PESTAL w/ GYP. BD CAP @ GYP. BD SIDES
- ◇ ART NICHE - RECESSED w/ GYP. BD SIDES
- ◇ ARCHED OPENING
- ◇ ART PESTAL w/ 7" SANDSTONE CAP & GYP. BD SIDES
- ◇ ACCESS WALL PANEL
- ◇ BEAM FULL - 4" x 12" S.D. STRESSED PINE BEAM @ C.L.C. w/ 1/2" DEPTRESSED @ 4" o.c. RECESS & PLUG 1/2" LAGS
- ◇ BEAM HALF - 4" x 6" R.S. DISTRESSED PINE BEAM @ C.L.C. w/ 1/2" LAGS @ 4" o.c. RECESS & PLUG
- ◇ BENCH TILE - TREATED PLYWOOD COVERED w/ BUTYRENE DUAROCK TILE
- ◇ BENCH WOOD - 2x4 PINE SEAT LAMP RIGHT TOGETHER 2x4 PANEL 1x4xLEGS
- ◇ CONFIRM LOCATION
- ◇ DECORATIVE PANEL (SUPPLIED BY OWNER) INSTALL REMAINING
- ◇ EGRESS WINDOW
- ◇ FURN DOWN ARCHED CEILING
- ◇ FURN DOWN FLAT CEILING
- ◇ FIREPLACE
- ◇ FURN DOWN SLOPED CEILING
- ◇ HALF WALL - 2x4 FRAMING w/ GYP. BD
- ◇ ROOMS BOARD BULK-UP
- ◇ LAUNDRY CHUTE - LINE w/ 2" GYP. BD & 2x2 GA. SHEET W/IL w/ 1/2" S.P. SELF CLOSING DOORS TOP & BTH
- ◇ LOG FULL - 12x12 FULL LOG @ CEILING w/ 1/2" x 1/4" LAGS @ 4" o.c. RECESS & PLUG
- ◇ LOG HALF - 12x8 HALF LOG @ CEILING w/ 1/2" x 1/4" LAGS @ 4" o.c. RECESS & PLUG
- ◇ LOG SIDING - 12" HALF LOGS w/ CHINKING w/ 1/2" DECK SCORING INTO STUDS
- ◇ MATERIAL BREAK - LINE OF CHANGE
- ◇ MATERIAL BREAK - LINE OF CHANGE
- ◇ MEDICINE CABINET - RECESS 14" x 30" x 3 1/2" @ 48" A.F.F.
- ◇ MIRROR & TRIM - FULL WIDTH FROM 6" ABV COUNTER TO BTM OF SOFFIT
- ◇ PLANK BROWN - 2" x 10" S.D. DISTRESSED PINE PLANKS w/ 1/2" SPACING & 1/2" CHINKING w/ 1/2" DECK SCORING INTO STUDS
- ◇ RAIL, GUARD - @ 36" ABV FLOOR PER DTL
- ◇ RAIL, HAND - @ 36" ABV STAIR NOSE PER DTL
- ◇ ROD & SHELF - 1 1/4" ROD w/ BRACKETS @ 4" FT. MAX. @ 1/4" DEPRESSION - BELMINE SHELF & 1 1/8" WOOD EDGE
- ◇ STAR-ATYC - FOR LINO STAIR TO ATYC w/ 30" x 90" R.O.
- ◇ SHELVES MOVABLE - (3) 24" NEEB OREGON DARK LAMINE SHELVES w/ 1 1/8" PINE EDGE w/ ADJUSTABLE TRUCK CLIPS OR BRACKETS
- ◇ SOAP NICHE - CONFORM SIZE & LOCATION TO TILE PATTERN
- ◇ SLOPED ROOF STRUCTURE
- ◇ STEPPED SOFFIT (FLAT, ARCHED, OR PEAKED) @ WALLS @ GYP. BD PER DTL'S
- ◇ STONE VENEER 2" THICK OVER 1/2" PLYWOOD
- ◇ TEMPERED GLASS
- ◇ TIGHT TOGETHER

1. FOR ADDITIONAL KEYNOTE DEFINITIONS SEE MECH, PLUMB & ELECT. PLAN  
 2. ALL ITEMS LETTED ARE NOT NECESSARILY USED ON THIS PROJECT.

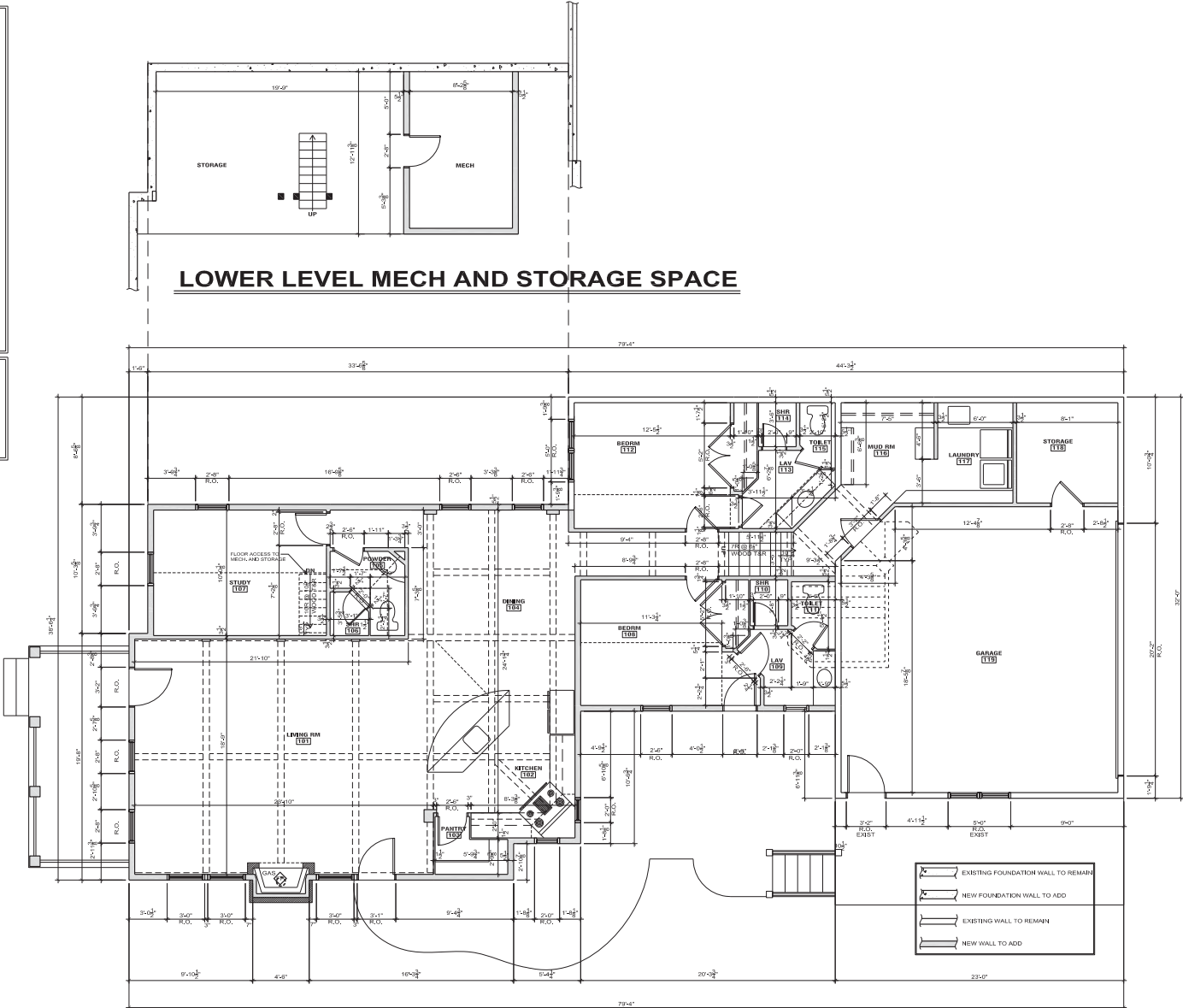
**FLOOR PLAN NOTES**

1. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION.
3. DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF WOOD FURRING, OR FACE OF CONCRETE WALLS UNLESS NOTED OTHERWISE.
4. ELEVATIONS ARE TO THE TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO VERIFY APPLIANCES, FIXTURES, AND EQUIPMENT SIZES AND LOCATIONS PRIOR TO FRAMING.
6. ALL ANGLE WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
7. ALL SELLS, PLATES, RM ADJUSTS, STUDS, AND OTHER WOOD FRAMING AND PLYWOOD WHICH IS BELOW FINISHED GRADES IS TO BE PRESERVE TREATED WOOD. SEE SITE PLAN AND ELEVATION DRAWINGS FOR FINISHED GRADES NEXT TO THE BUILDING.
8. SEE ROOM FINISH SCHEDULE FOR FURRED DOWN CEILING IN VARIOUS ROOMS.
9. THE FLOOR PLAN DETAILS ARE SCHEMATIC AND MUST BE ADJUSTED AS REQUIRED TO CONFORM TO ACTUAL FIELD CONDITIONS. IF A UNIQUE CONDITION EXISTS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
10. THE DETAIL CUTS ARE INDICATED IN REPRESENTATIVE LOCATIONS. HOWEVER, THEY APPLY TO ALL SIMILAR CONDITIONS & LOCATIONS THROUGHOUT THE BUILDING UNLESS NOTED OTHERWISE.
11. SEE ELEVATIONS AND ROOF PLAN FOR ADDITIONAL INFORMATION.

**FLOOR PLAN DETAIL NOTES**

1. SEE DTL. FOR FINISHED FLOOR CONDITIONS.
2. SEE DTL. FOR SELL HEIGHT REQUIREMENTS. SEE ELEVATION SHEETS 21A & 21C FOR SELL HEIGHTS.
3. SEE DTL. FOR INTERIOR TRIM MouldING.
4. SEE DTL'S 21A2 & 22A2 FOR SOUND INSULATED WALLS TO BE INSTALLED BETWEEN ALL BEDROOMS, BATHROOMS, CLOSETS AND ADJACENT COMMON AREAS.

**LOWER LEVEL MECH AND STORAGE SPACE**



**A LIVING LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



JON GUNSON  
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 Architects  
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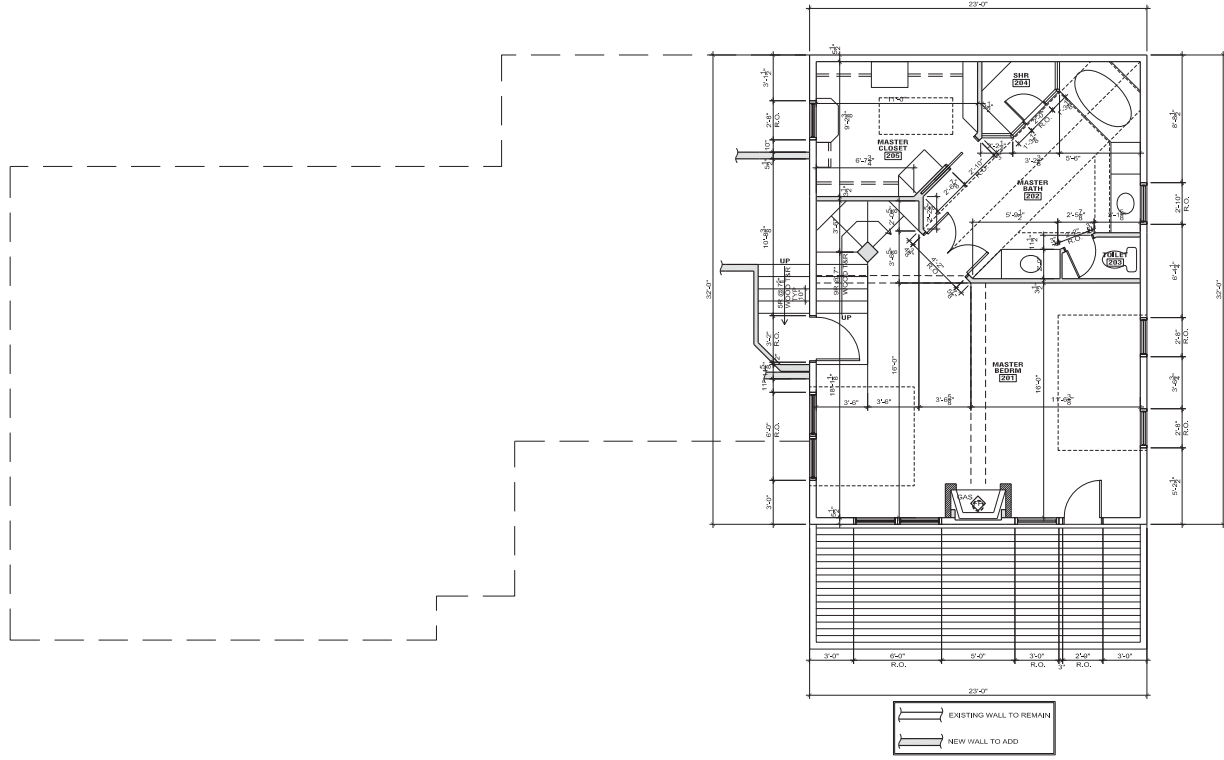
**CASEY RESIDENCE**  
**REMODEL**  
 108 S. HARRIS  
 LOT 5, BLOCK 7  
 YINGLING & MICKLES ADDITION SUBDIVISION  
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**A 2**



**A UPPER LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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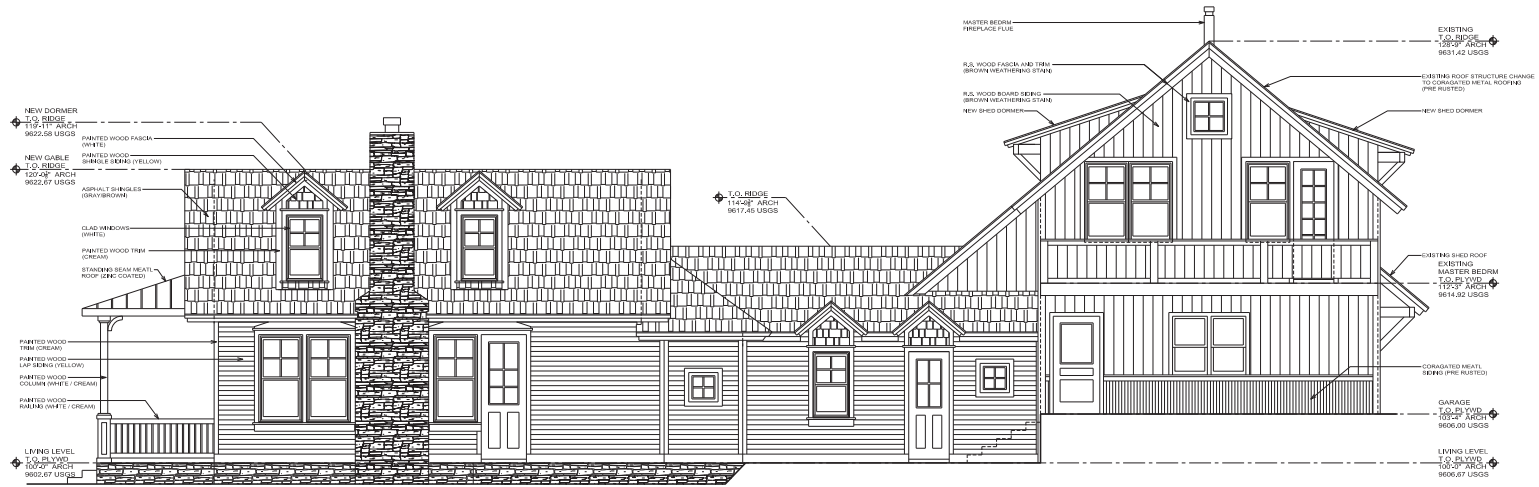
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 release date:

revisions


**A 3**



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



**B SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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LOT 5, BLOCK 7  
BRECKENRIDGE, COLORADO

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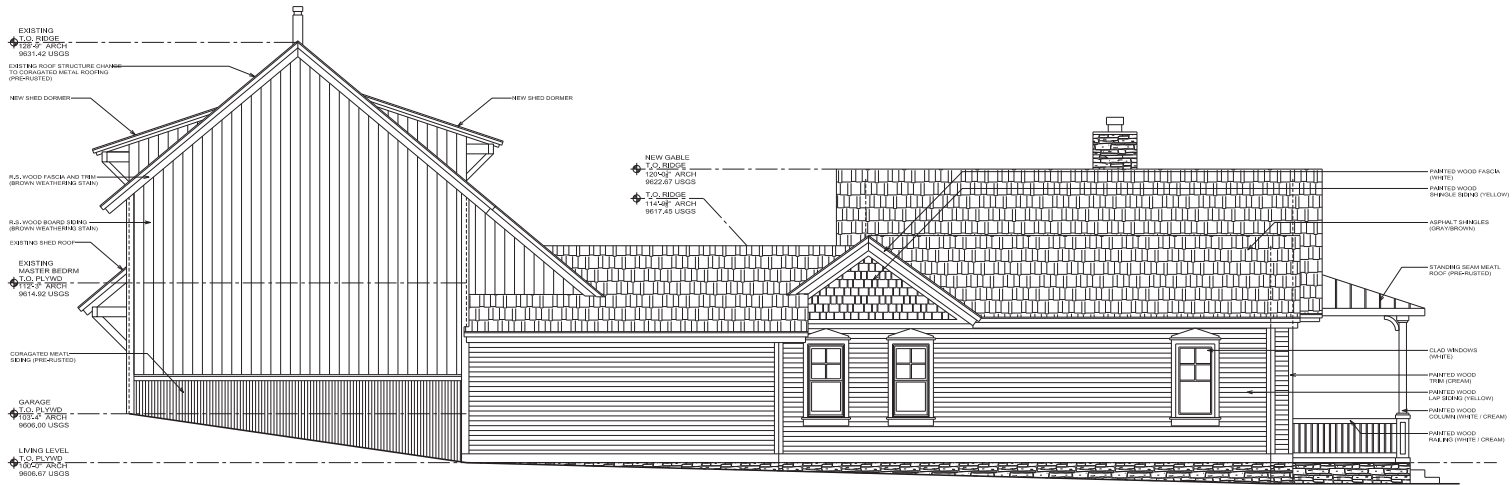
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**A 4**

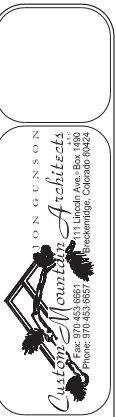




**A EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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



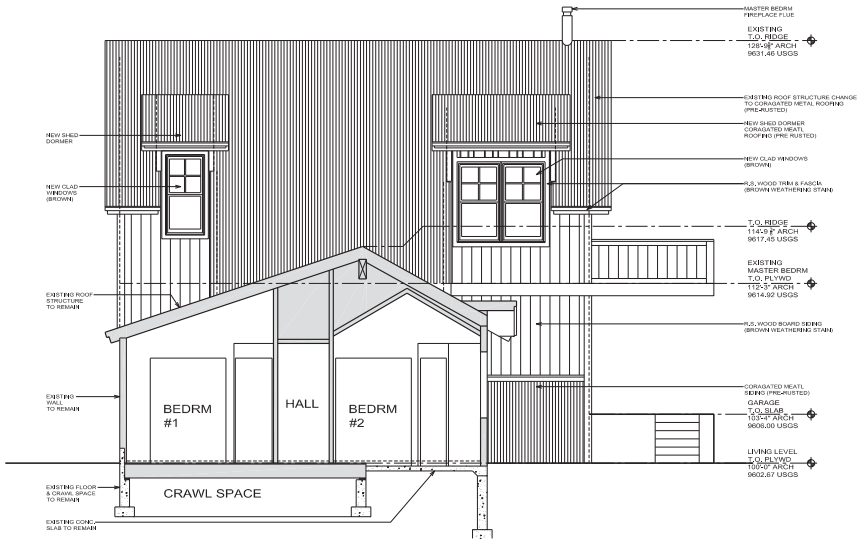
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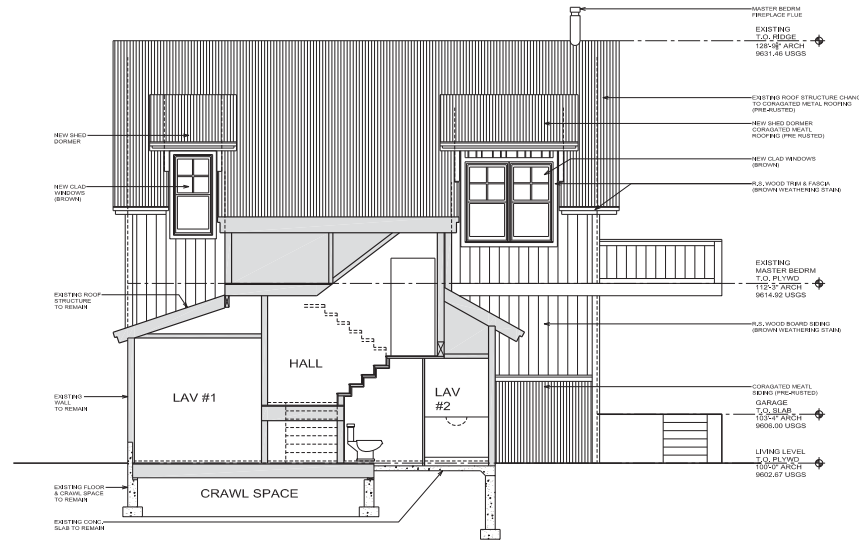
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progress print date: 10-25-2024  
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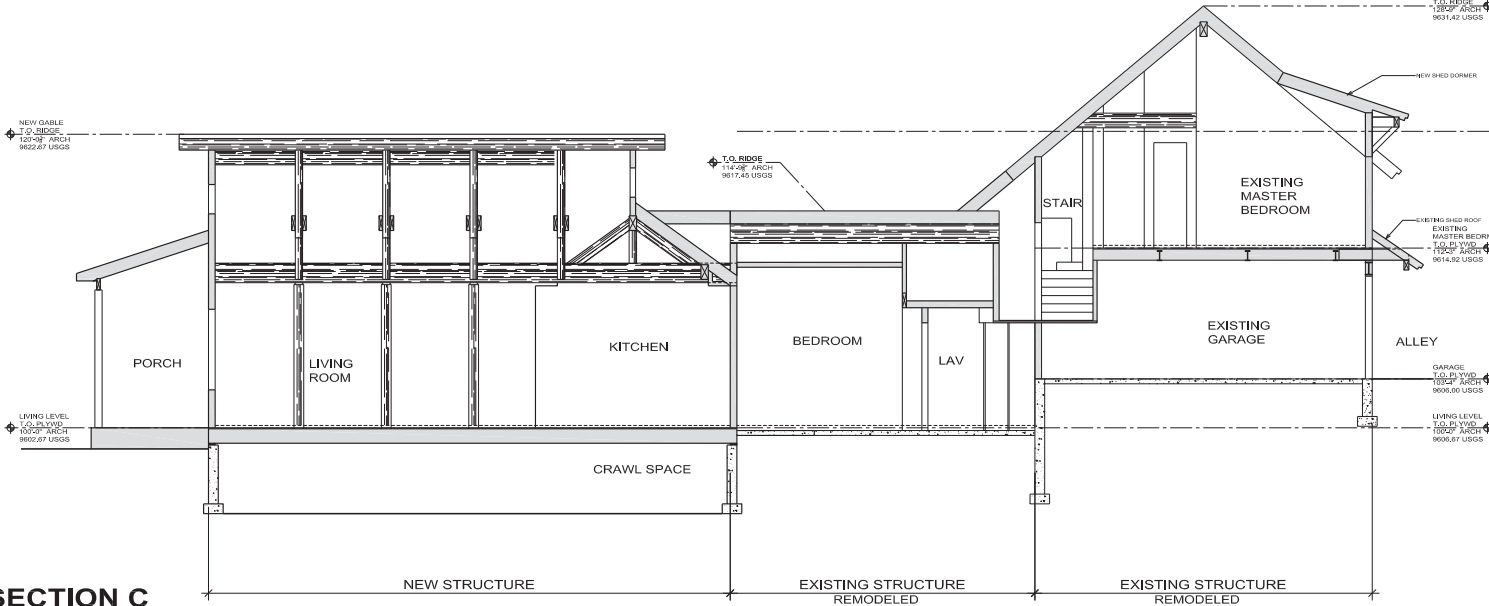
**A 5**



**A SECTION A**  
SCALE: 1/4" = 1'-0"



**A SECTION A**  
SCALE: 1/4" = 1'-0"



**C SECTION C**  
SCALE: 1/4" = 1'-0"



**CASEY RESIDENCE**  
**REMODEL**  
108 S. HARRIS  
LOT 5, BLOCK 7  
BRECKENRIDGE, COLORADO

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job number 1502  
progress print date 10-25-2018  
release date

revisions  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**A 6**

**CASEY RESIDENCE REMODEL  
108 S. HARRIS ST.  
MATERIALS & COLORS**



**PAINTED SIDING (YELLOW)  
(SW 6912)**



**PAINTED TRIM (CREAM)  
(SW 6382)**



**PAINTED FASCIA (WHITE)  
(SW 7006)**



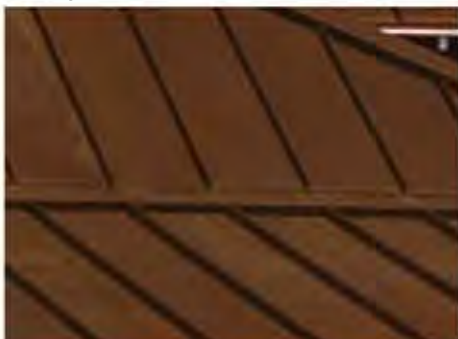
**WINDOWS**



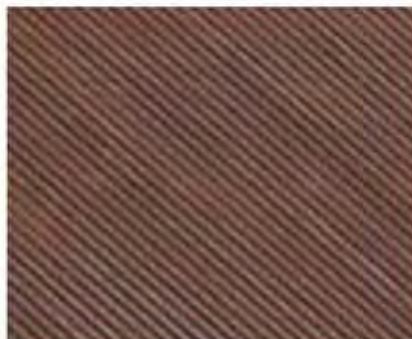
**STAINED WOOD SIDING  
AND TRIM**



**STONE**



**STANDING  
SEAM**



**CORAGGATED**



**ASPHALT  
SHINGLES**

## Planning Commission Staff Report

**Subject:** Huron Landing  
(Class A, Preliminary Hearing; PL-2015-0498)

**Proposal:** To construct a 26-unit workforce housing rental apartment building. All units are proposed as 2 bedroom units and range in size from 768 to 944 sq. ft. There will be 52 surface parking spaces for the project. The trash collection and recycling will be by way of a centralized dumpster enclosure. The exterior materials will include: cementitious vertical siding, cementitious lap siding, powder coated corrugated steel base siding, wood post, beams, rails and trim, and an asphalt shingle roof. A material and color sample board will be available for review at the meeting.

**Date:** October 20, 2015 (For meeting of November 3, 2015)

**Project Manager:** Chris Kulick, AICP

**Applicant/Owner:** Summit County Government

**Agent:** Tim Gerken, Matthew Stais Architects

**Address:** 0143 Huron Road

**Legal Description:** Parcel E-1, Industrial Area Sub & Government Lot 45, 30-6-77

**Site Area:** 2.926 acres (127,456 sq. ft.)

**Land Use District:** 5: Service Commercial & Hotel/ Motel Uses, 10 Units per Acre (UPA)  
Residential

**Site Conditions:** The proposed project site is the 1.708 acre parcel which formerly contained the Summit County Ambulance station, a Road and Bridge facility and the current recycling center which is being relocated to Coyne Valley Road. The site has been heavily graded to accommodate the previous uses and has very little natural vegetation. The only existing vegetation on-site is the stand of lodgepole pine trees in the southeast corner of the property. Two existing easements are located on the site, a 25' utility easement on the east side and 10' access easement on the northwest side.

**Adjacent Uses:** North: Lots 13 & 14 Highlands at Breckenridge      West: Mini Storage  
South: Mini Storage & Service Commercial      East: Kennington Townhomes

**Density:** Allowed under LUGs: 23,570 sq. ft.  
Proposed density: 21,254 sq. ft.

**Mass:** Allowed under LUGs: 27,106 sq. ft.  
Proposed mass: 22,982 sq. ft.

**F.A.R.:** 1:2.67

<b>Total:</b>	Ground Level:	2,672 sq. ft.
	First Floor:	8,160 sq. ft.
	Second Floor:	8,160 sq. ft.
	Third Floor:	3,960 sq. ft.
	<b>Total</b>	<b>22,982 sq. ft.</b>
<b>Height:</b>	Recommended:	38' (mean)
	Proposed:	33'-1" (mean); 38'-9"(overall)
<b>Lot Coverage:</b>	Building / non-Permeable:	9,308 sq. ft. (14.4% of site)
	Hard Surface / non-Permeable:	24,368 sq. ft. (37.8% of site)
	Open Space / Permeable Area:	30,872 sq. ft. (47.8% of site)
<b>Parking:</b>	Required:	39 spaces
	Proposed:	52 spaces
<b>Snowstack:</b>	Required:	6,092 sq. ft. (25%)
	Proposed:	7,304 sq. ft. (30%)
<b>Setbacks:</b>		
Absolute:	Front:	10 ft.
	Side (East):	3 ft.
	Side (south):	3ft.
	Rear:	10 ft.
Relative:	Front:	15ft.
	Side:	5ft.
	Side:	5 ft.
	Rear:	15 ft.
Proposed:	Front:	25 ft.
	Side (East):	27 ft.
	Side (south):	10 ft.
	<b>Rear:</b>	<b>10 ft.</b>

### Item History

Summit County Government and the Town of Breckenridge are developing the Huron Landing workforce housing project at 0143 Huron Road. The 2013 Summit County Housing Needs Assessment suggests that between 200 and 370 additional rental units are needed in the Upper Blue Basin by 2017. Since the time of the study, Breckenridge has been proactively working on developing rental housing, including Pinewood II (45 units by end of 2016) and Denison Placer (60 units by end of 2017). With the completion of these projects, the estimated housing need in the Upper Blue Basin will be cut to approximately 95-220 rental units.

On September 1, 2015, the Planning Commission reviewed Huron Landing during a work session. During the work session staff received direction on relative policies.

The property is currently going through the Town's Annexation process and is anticipated to be formally annexed on November 24<sup>th</sup>. Property annexation is required prior to the project being reviewed at a final hearing.

### **Staff Comments**

The only substantial changes from the work session to the preliminary hearing is a proposed retaining wall located behind the building and off-site grading and drainage improvements. Staff will look for guidance on the possible assessment of points under Policy 7/R Site and Environmental Design related to the proposed retaining wall and off-site grading and drainage (see discussion below).

**Social Community / Employee Housing (24/A & 24/R):** *A. Employee Housing: It is the policy of the town to encourage the provision of employee housing units in connection with commercial, industrial, and multiunit residential developments to help alleviate employee housing impacts created by the proposed uses.*

The entire project is proposed as workforce housing rental units. Hence, per Policy 24/R, (A) Social Community, the proposal warrants the maximum ten positive points (+10) under this policy. Per this policy, any application with 9.51-100 percent of project density in employee housing receives positive ten (+10) points and with 100% workforce housing this application qualifies.

Furthermore, under Section *B. Community Need: Developments which address specific needs of the community which are identified in the yearly goals and objectives report are encouraged. Positive points shall be awarded under this subsection only for development activities which occur on the applicant's property.*

### **Past Precedent**

1. Gibson Heights, PC#2001011, 8/21/2001. Need for affordable housing is a primary community need. (+10 points)
2. Colorado Mountain College (CMC) Site Plan, 7/17/2007. Education an established Council Goal. The development of a new Breckenridge campus for CMC furthers this goal. (+6 points)
3. Valley Brook Childcare Facility, PC#2007107, 8/21/2007. Meets community need for daycare centers and nurseries. (+6 points)
4. McCain Solar Garden, PC#2011065, 10/18/2007. Use of renewable sources of energy for the community is a priority for the Town Council. (+6 points)
5. Pinewood Village II, PL-2014-0170, 1/6/2015. Workforce housing development is an identified 2015 goal by the Town Council. (+16 points)

Affordable housing on this parcel has been identified by the Town Council in their yearly goals and objectives report. Staff recommends positive three (+3) points based on past precedents of Policy 24/R (B). One hundred percent of the 26-units are anticipated to be rented at 80% or below AMI (Average Median Income). At the work session, the Planning Commission voiced support for three positive (+3) points for meeting Council goals and ten positive (+10) points for percentage of workforce housing, for a total of thirteen positive (+13) points under this policy.

### **Building Height (6/A & 6/R):**

The tallest mean point of the building is 33'-1", which is a three story building per Code. The overall building height is 38'-9" to the roof ridge.

### Land Use Guidelines

Per Land Use District (LUD 5) regarding building heights states, "*Buildings in excess of two stories are discouraged. The determination of acceptable building heights shall be made by special review according to the Development Code process, however, it is encouraged that building heights of new structures be compatible with the scale of the surrounding neighborhood.*"

Per Policy 6 (Absolute) Building Height: "*The maximum allowed height for structures shall be as follows: B. Outside The Historic District: (2.) For all structures except Single Family and Duplex Units outside the Historic District: No building shall exceed the Land Use Guidelines recommendation by more than two (2) full stories.*"

Per Policy 6 (Relative) Building Height: "*For all structures except single-family and duplex units outside the historic district: Negative points under this subsection shall be assessed based upon a project's relative compliance with the building height recommendations contained in the Land Use Guidelines, as follows:*

- 5 points Buildings that exceed the building height recommended in the land use guidelines, but are no more than one-half (1/2) story over the land use guidelines recommendation.*
- 10 points Buildings that are more than one-half (1/2) story over the land use guidelines recommendation, but are no more than one story over the land use guidelines recommendation.***
- 15 points Buildings that are more than one (1) story over the land use guidelines recommendation, but are no more than one and one-half (1-1/2) stories over the land use guidelines recommendation.*

*Any structure exceeding two (2) stories over the Land Use Guidelines recommendation will be deemed to have failed Absolute Policy 6, Building Height."*

The Development Code defines the story to height conversion specifically as: "*A conversion factor used in determining allowed building heights outside the Historic District for all structures except Single Family residences and Duplexes, where the first two stories of a building are allocated thirteen (13) feet in height each, and all subsequent stories are each allocated twelve (12) feet in height. One half story equals six (6) feet.*" Staff believes the condition described above has been met by this design.

Since two stories is recommended in this land use district, a building height of 33'-1" is between a half story and full one story over that which is recommended in the LUG's. The height warrants negative ten (-10) points under the relative policy for being more than a one-half (1/2) story over the land use guidelines recommendation, but no more than one (1) story over the land use guidelines recommendation.

Per Section (B.) of this policy: *Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, unbroken ridgelines, fifty feet (50') or longer, are discouraged.* The architects designed the roof form on the east building to step down to two stories adjacent to Kennington Townhomes. Staff believes the proposal warrants positive one positive (+1) point for this design. At the work session, the Planning Commission was supportive of awarding one positive (+1) under this policy for stepping down the building.

### **Placement of Structures (9/A & 9/R):**

Per Policy 9/R: 3. (d.) *“Perimeter Boundary: The provisions of this subsection shall only apply to the perimeter boundary of any lot, tract or parcel which is being developed for attached units (such as duplexes, townhouses, multi-family, or condominium projects), or for cluster single-family use.”*

The proposed perimeter boundary setbacks around the project are measured as follows:

Front: 25'

Side: 27' (north)

Side: 10' (south)

Rear: **10'**

The proposal meets all absolute setbacks and the relative setbacks on three sides but is less than the recommended 15 feet to the rear property line. Designing the structure to encroach on the rear relative setback was done to provide greater separation from the front parking area without having any significant impact to the adjacent backdrop of the undeveloped hillside. Staff recommends negative three (-3) points under Policy 9/R. Does the Commission concur?

**Architectural Compatibility (5/A & 5/R):** Huron Landing represents contemporary mountain style architecture. It utilizes common, earth tone materials on each façade such as lap and vertical siding and is wrapped on the base with corrugated steel. The architect's use of wood posts and beams help integrate the project to the style of the area. The colors proposed on the color elevations meet the chroma requirements of the Code.

The project steps down at the east end and features a nicely broken up roofline with pitches of 8:12, 6:12 and 4:12. The building creates outdoor living area with balconies or patios for all units. Also, an outdoor amenity area has been proposed, which will include picnic table, a gas grill, and benches.

***Fiber cement siding may be used without the assignment of negative points only if there are natural materials on each elevation of the structure (such as accents or a natural stone base) and the fiber cement siding is compatible with the general design criteria listed in the land use guidelines.***

All of the trim, beams, posts and posts are proposed as natural wood, which meets the past precedents for amount of fiber cement board without the assignment of negative points.

### Past Precedent

1. Tannenbaum by the River II Exterior Remodel, PC#2014017, 3/31/2014. All of the siding and some of the trim boards were made of cementitious material. There were enough natural materials (heavy glu-lam, railings, trim, headers, and band-board) to satisfy the natural material requirements of the policy. (No points awarded)



2. Terry L. Perkins Administration Building, PC# 2011075, January 3, 2012. The base of the building was proposed as natural brick, and the siding was proposed of cementitious composite board and batten and horizontal cedar siding. (No points awarded)

The proposed corrugated steel does not exceed 25% on any façade, therefore staff does not believe any negative points are warranted under this policy. Overall staff believes the architecture is compatible with the surrounding properties in the neighborhood. Staff has no concerns.

### **Site and Environmental Design (7/R):**

The applicant has tried to blend the proposed buildings into the site. The site has been developed in a cohesive manner that provides privacy to the people living in Huron Landing and buffering for the neighbors. The plan proposes leaving the pocket of mature trees in the southeast corner of the site. The landscaping plan is very strong and will provide screening and buffers for the proposed development.

Previous users of the property extensively graded the site which that resulted in an unnatural bench condition that is cut into the hillside. This bench condition extends beyond the project's property boundary and into the neighboring properties to the north (see photo). This existing cut will necessitate off-site grading to create positive drainage for the project. The applicants have been working with the neighboring property owners and have come to an agreement that enables them to move forward with the proposed grading. If this is acceptable with the adjacent property owners and the Commission is comfortable with this



proposal due to its pre-existing nature, staff will add a condition of approval requiring an easement from the owners of Lots 13 & 14, Highlands at Breckenridge Filing No. 1 for the proposed off-site drainage and grading improvements and maintenance prior to the issuance of a building permit.

The site design also proposes retaining walls behind the buildings. The retaining walls vary in height from one foot (1') to seven feet (7') at the tallest point.

*Per Policy 7/R, Section C. 2X(-2/+2): Retaining Walls: Retaining wall systems with integrated landscape areas are encouraged to be provided to retain slopes and make up changes in grade rather than cut/fill areas for slope retention. Retaining wall systems made of, or faced with, natural materials such as rock or timbers are preferred. Other materials that are similar in the nature of the finishes may be considered on a case by case basis, but are not recommended for use in highly visible locations. Smaller retaining wall systems, up to four feet (4') tall, that incorporate vegetation between walls without creating excessive site disturbance are preferred. **It is understood that, depending on the slope of the site, the height of retaining walls may vary to minimize site disruption. If an alternative site layout that causes less site grading and complies with all other relevant development code policies is viable, then it should be strongly considered. (Emphasis added.)***

Staff believes there are two issues to consider regarding the retaining walls. First, this policy encourages the wall to be faced with natural materials if located in highly visible locations.

The majority of the retaining wall would be behind the new buildings, and would not be highly visible from Huron Road. The retaining walls behind the buildings are proposed to be constructed of stone blocks and the more visible wall in the northeast parking area is proposed to be constructed out of boulders. Staff has no issues with the finish of either of these walls.

Second, smaller retaining wall systems, up to four feet (4') tall that incorporate vegetation between walls without creating excessive site disturbance are preferred in Policy 7/R. However, in this case staff believes stepping the wall up the steep slope would create excessive site disturbance. The three short sections above four feet (4') wall would require additional site disturbance to step the retaining walls. Stepping of the walls in these areas would push the wall footprint into areas where larger deciduous trees are proposed. Staff believes in this instance constructing the areas as a single wall minimizes site disturbance and increases site buffering.

The Skypark Business Center Condo, located at 1915 Airport Road (PC#1999-105), did not receive negative points for a 25' tall retaining wall using concrete blocks behind the building used to create driveway access. More recently Pinewood Village II, located at 837 Airport Road (PL-2014-0170) received negative four points (-4) under this policy for having a section of sixteen foot (16') wall. In both cases the retaining walls were designed to minimize site disturbance, were not highly visible and improved site buffering by utilizing larger trees for screening.

Staff believes that due to the west retaining wall being behind the building and not highly visible and because the taller retaining wall will limit the amount of site disturbance the design of the proposed retaining wall is acceptable.

Staff recommends that the design of the retaining wall, which exceeds the four (4') foot recommended height warrants negative four (-4) points under this policy. Does the Planning Commission concur?

**Drainage (27/A & 27/R):** All site drainage is proposed to flow to the detention pond located in the southwest corner of the site or to the ditch on the north side of Huron Road via a storm sewer system. The proposal will require regrading of the ditch next to Huron Road, and adding three culverts under the existing and proposed driveways. Several of the drainage improvements are proposed on adjacent properties and will require permission from those property owners. An added condition of approval requiring a recorded covenant from the owners of Lots 13 & 14, Highlands at Breckenridge Filing No. 1 for the proposed off-site drainage and grading improvements prior to the issuance of a building permit will be added prior to the final hearing. The Town's Engineering Department and the applicants engineer are working on the details of this drainage plan and proposed improvement locations. More information will be available at the next meeting.

**Access / Circulation (16/A & 16/R; 17/A & 17/R):** Access is proposed off of Huron Road via the site's two curb cuts and is sized for emergency vehicles. The parking lots turning radiuses have been designed to accommodate larger emergency response vehicles. Staff has no concerns.

The plan also separates vehicles and pedestrians with a 10' wide recreation path fronting Huron Road, Huron Road is regularly identified as weak spot in our bicycling and pedestrian network. Completing this section of recreation path will benefit the residents of this development and provide a safer means of non-auto travel between the heavily populated areas in French Creek and French Gulch and Town. Also, a 6' sidewalk that rings the parking lot is proposed to facilitate pedestrian circulation around the site.

#### Past Precedent

1. Fifth Amendment to the Amended Peak 7 & 8 Master Plan, PC#2013006, 2/19/2013. Provided a sidewalk along Ski Hill Road. (+3 points)
2. Pinewood Village II, PL-2014-0170, 1/6/2015. Provided a sidewalk connection along Airport Road (+3 points)

Based on past precedent for providing sidewalk/ recreation path improvements, staff recommends positive three (+3) points under Policy 16/R.

**Recreation Facilities (20/R):** *The community is based, to a great extent, on tourism and recreation; therefore, the provision of recreational facilities, both public and private, is strongly encouraged. Each residential project should provide for the basic needs of its own occupants, while at the same time strive to provide additional facilities that will not only be used for their own project, but the community as a whole. Commercial projects are also encouraged to provide recreational facilities whenever possible. The provision of recreational facilities can be on site or off site, public or private. (Ord. No. 9, Series 2006)*

A formal trail easement from Huron Road to the Upper/ Lower Flume Trail is proposed as part of this application. The existing, heavily utilized trail connection is located on the adjacent Kennington Townhomes property and crosses the eastern portion of the Huron Landing site and does not have a formalized trail easement.

#### Past Precedent

1. Summit County Justice Center Expansion, PC#2003084. Providing at grade bike path connection at N. Park Avenue. Positive three (+3) points were awarded.
2. Main Street Junction Condo/Hotel, PC#1999081. Project provides two hard surface trails, sidewalk along Main Street, picnic/barbecue area, & two exterior hot tub areas. Trails realigned, upgraded, signed & available to public. Positive three (+3) points were awarded.
3. Wellington Neighborhood Master Plan, PC#1999139. All open space (private and public) available to public with trails. Positive three (+3) points were awarded.
4. Pinewood Village II, PL-2014-0170, 1/6/2015. Provided a single track trail above and to the south of the proposed building to be used by not only occupants of Pinewood Village 2, but also by the community as a whole. Positive three (+3) points were awarded.

Based on this policy and the precedent Staff believes the proposed formalized trail easement warrants positive three (+3) points. Staff will include this a condition of approval to plat a trail easement.

**Density/Intensity (3/A & 3/R)/Mass (4/R):** The proposed density is 21,254 sq. ft. The allowed density per LUD 5 for this 1.708 acre parcel is 23,570 sq. ft.

- This was calculated as follows: Area within **LUD 5** = 1.708 (acres) x 10 (UPA) x 1,200 (multiplier for apartment buildings) x 10 % density bonus for workforce housing = 20,496 sq. ft.
- Policy 3/A Density/Intensity, Section D (3) allows: *“A project located outside of the conservation district which consists of all employee housing units as herein defined, shall be allowed one hundred and fifteen percent (115%) of its otherwise permitted density under the controlling development policy or document, including, but not limited to, the land use guidelines, master plan, planned unit development agreement or other controlling site specific*

*rule, regulation or court order.*” This is calculated as follows: 20,496 sq. ft. x .15 = 4,329 +20,496 = **23,570** sq. ft. of allowable density.

Mass 4/R: Section (A)(3)

The entire building is proposed at **22,982** sq. ft., hence this proposal is under allowable density and mass limits. Staff has no concerns.

**Parking (18/A & 18/R):** The Off-Street Parking Regulations of the Town Code require one and a half (1.5) spaces for one bedroom or larger multi-family units. There are twenty six (26) units proposed as two bedroom, which will require fifty four (39) parking spaces, (26 x 1.5 = 39 total required parking spaces).

There are fifty two (52) parking spaces proposed on-site.

Staff believes the parking proposed will work well for the residents living at Huron Landing and has no concerns.

**Landscaping (22/A & 22/R):** The proposed landscaping plan includes:

- 6 Colorado Spruce Trees (8'-10' in height nursery grown)
- 16 Bristlecone Pine Trees (6'-8' in height collected)
- 44 Aspen Trees (1.5"-2" caliper)
- 16 Schubert Chokecherry trees (1.5"-2" caliper)
- Narrowleaf Cottonwood (1.5"-2" caliper)
- 161 Native Shrubs (5 gallon)
- 300sq. ft. of perennial/annuals

Per this policy one tree every fifteen (15') is required along the public right of way. This would require thirty (30) trees to be planted. Applicant is proposing forty-five (45) trees.

The proposal exceeds minimum requirements for landscaping as described in Policy 22 Absolute. Some of the proposed landscaping is proposed on an Upper Blue Sanitary Easement, an added condition of approval requiring obtainment of an encroachment license agreement from the Upper Blue Sanitation District prior to the issuance of a building permit will be added to the findings and conditions. No points are recommended, staff has no concerns.

**Snow Removal And Storage (13/R):** Snow storage meets 25% requirement, the snow stack plan (C 2.1) shows snow storage over landscaping and trail which will need to be revised. More information will be available at the next meeting.

**Storage (14/R):** Applicant has proposed 3,184 sq. ft. (13.8%) of the project as storage, which exceeds the recommended storage amount of 5% of the buildings area. Staff has no concerns.

**Energy Conservation (33R):** To align this project with the community's broader energy conservation goals and reduce utility costs for tenants, the development is proposed to obtain a HERS rating of 80 or lower. Based on this proposed score, two positive (+2) points would be warranted. A draft analysis will be required with the final submittal and a condition of approval included.

**Point Analysis (Section: 9-1-17-3):** Staff believes the proposal warrants the following points for a total passing point analysis of positive five (+5) points.

- Policy 24/R Employee Housing positive ten (+10) points and positive three (+3) points for meeting a Council Goal
- Policy 6/R Building Height positive one (+1) point for providing an interesting roof form that steps down at the edges
- Policy 16/R Internal Circulation positive three points (+3) for installation of a recreation path adjacent to Huron Road and the sidewalk that rings the parking lot
- Policy 20/R Recreation Facilities positive three points (+3) for the Flume Trail easement from Huron Road
- Policy 33/R positive two points (+2) for achieving a HERS score below 80, Policy 6/R Building Height negative ten points (-10) as the building height is more than one half (½) story over the land use guidelines recommendation, but are no more than one (1) story over the land use guidelines recommendation
- Policy 9/R Placement of Structures negative three (-3) points for not meeting the relative rear setback of 15’
- Policy 7/R Site and Environmental Design negative four (-4) points for a retaining wall over 4’ in height

#### **Staff Recommendation/Questions**

1. Does the Planning Commission agree with Staff’s preliminary point analysis?
2. Does the Planning Commission have other concerns or comments on the proposal, specifically the proposed off-site grading and drainage improvements?

The Planning Department believes that Huron Landing, PL-2015-0499, located at 0143 Huron Road, Parcel E-1, Industrial Area Sub & Government Lot 45, 30-6-77, with a passing point analysis and addressing remaining staff concerns and easement approvals, is ready to be scheduled for a Final Hearing.



matthew stais architects  
108 north ridge street  
p o box 135  
breckenridge  
colorado 80424  
970 453 0444



(RENDERING NOT FOR CONSTRUCTION)

# HURON LANDING

## BRECKENRIDGE, COLORADO

www.staisarchitects.com

huron landing

0143 huron road  
breckenridge - colorado

PROJECT # 1509

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ISSUE:

T08 planning	18 aug 2015
T08 planning	14 sept 2015
T08 planning	6 oct 2015

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L1	LANDSCAPE PLAN					
L2	LANDSCAPE DETAILS					
L3	LANDSCAPE DETAILS					

PROJECT TEAM

<b>OWNER:</b> TOWN OF BRECKENRIDGE/ SUMMIT COUNTY PARTNERSHIP 150 5th HILL ROAD P.O. BOX 168 BRECKENRIDGE, CO 80424 970. 547. 3112	<b>OWNER'S REP:</b> RSMAY & ASSOCIATES, LLC 970. 468. 7780 970. 333. 9980	<b>ARCHITECT:</b> MATTHEW STAIS ARCHITECTS 108 NORTH RIDGE STREET P.O. BOX 135 BRECKENRIDGE, CO 80424 970. 453. 0444	<b>LANDSCAPE ARCHITECT:</b> NORRIS DESIGN 210 MAIN ST. UNIT F FRISCO, CO 80443 970. 363. 7088 970. 485. 4478	<b>CIVIL ENGINEER:</b> CIVIL INSIGHT LLC P.O. BOX 7844 BRECKENRIDGE, CO 80424 970. 376. 4858	<b>SURVEYOR:</b> SCHMIDT LAND SURVEYING, INC P.O. BOX 5761 FRISCO, CO 80443 970. 459. 9963
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COVER SHEET

draft

CS

BUILDING CODE STUDY

UNIT MATRIX

		floor level				total
		G	1	2	3	
west building	1					0
	2					0
	3	2	2			4
	4	2	2			4
	5					0
	6					0
	7	1				1
<b>subtotal:</b>		1	4	4	0	9
north building	1			3	2	5
	2			2	2	4
	3				1	1
	4		1	1		2
	5		3			3
	6		2			2
	7					0
<b>subtotal:</b>		0	6	6	5	17
total	1			3	2	5
	2			2	2	4
	3		2	2	1	5
	4		3	3		6
	5		3			3
	6		2			2
	7	1				1
<b>subtotal:</b>		1	10	10	5	26

BUILDING AREA CALCULATIONS

Notes: 1. Figures based on current ADA floor plates.  
 2. Values only include area types. Other values include: area not measured; space info or public use.

**1. building area calculations**

	area	width	depth	area
1st floor	1,708	1	1,708	1,708
2nd floor	4,192	2	2,096	4,192
3rd floor	4,192	2	2,096	4,192
4th floor	4,192	2	2,096	4,192
5th floor	4,192	2	2,096	4,192
total	17,376	7	2,480	17,376

**2. allowed density**

	width	depth	width	depth
1. maximum density (240 sq ft per 100 sq ft)	0.24	1,708	1,708	24,857
2. maximum density for residential loading	0.28	1,708	1,708	29,443
total				29,443

**3. proposed density**

	width	depth	width	depth
1st floor	1,708	1	1,708	1,708
2nd floor	4,192	2	2,096	4,192
3rd floor	4,192	2	2,096	4,192
4th floor	4,192	2	2,096	4,192
5th floor	4,192	2	2,096	4,192
total	17,376	7	2,480	17,376

**4. allowed mass**

	area	width	depth	width
1. maximum density for residential loading (240 sq ft per 100 sq ft)	41,920	17,376	2,480	24,857
2. maximum density for residential loading (280 sq ft per 100 sq ft)	48,064	17,376	2,768	29,443
total allowed mass	89,984			54,300

**5. proposed mass**

	area	width	depth	width
1st floor	1,708	1	1,708	1,708
2nd floor	4,192	2	2,096	4,192
3rd floor	4,192	2	2,096	4,192
4th floor	4,192	2	2,096	4,192
5th floor	4,192	2	2,096	4,192
total	17,376	7	2,480	17,376



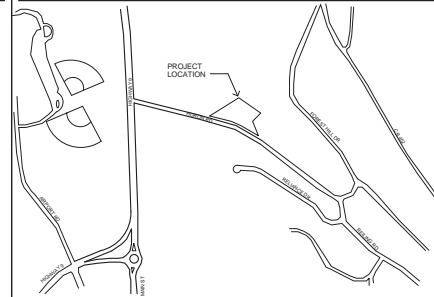
matthew stals architects  
 108 north ridge street  
 breckenridge  
 colorado 80424  
 970 433 8444

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ACCESSIBILITY REQUIREMENTS

VICINITY MAP



huron landing

0143 huron road  
 breckenridge - colorado

PROJECT # 1509

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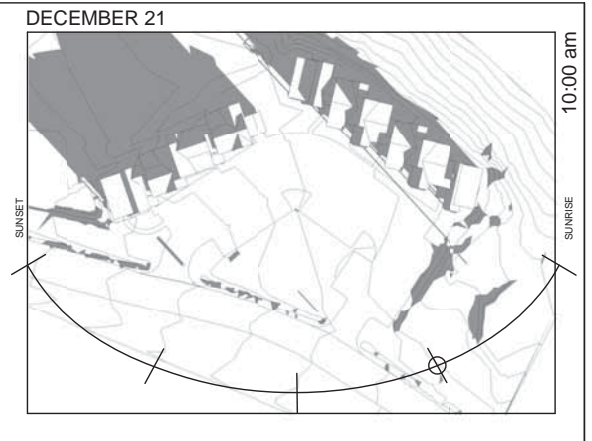
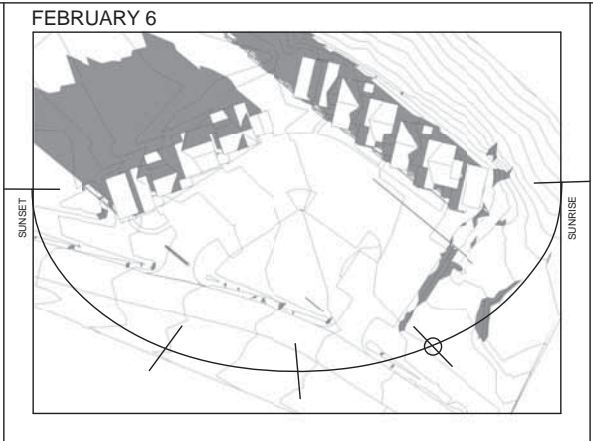
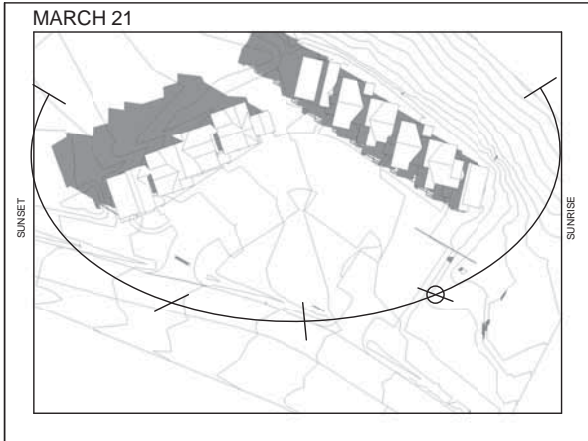
TOB planning	18 aug 2015
TOB planning	14 sept 2015
TOB planning	6 oct 2015

PROJECT DATA

draft

A001

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 breckenridge  
 colorado 80424  
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huron landing  
 0143 huron road  
 breckenridge - colorado  
 PROJECT # 1509

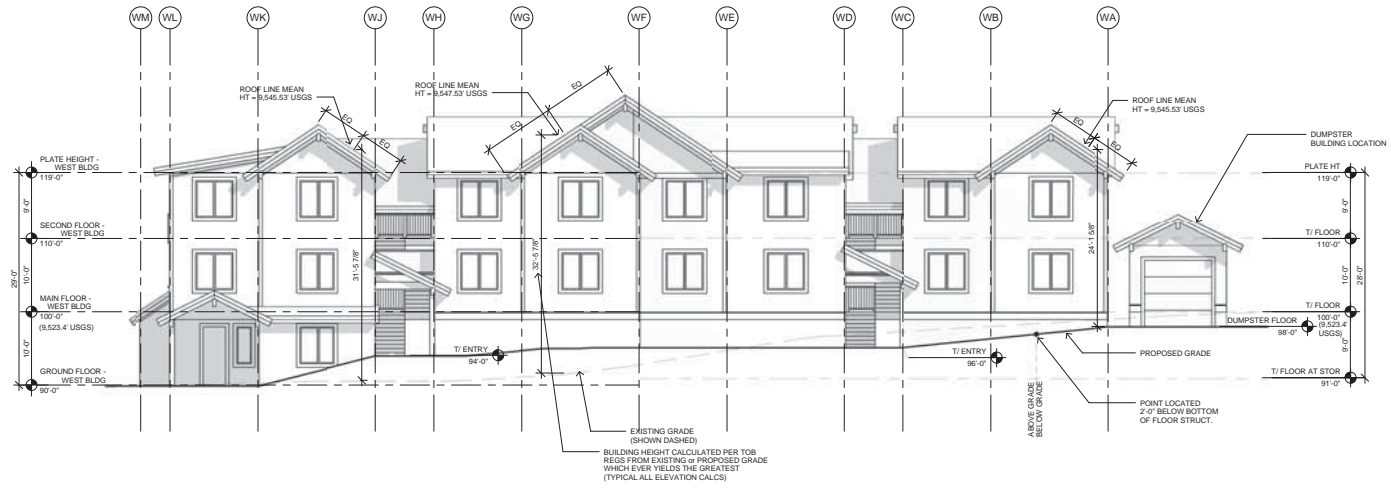
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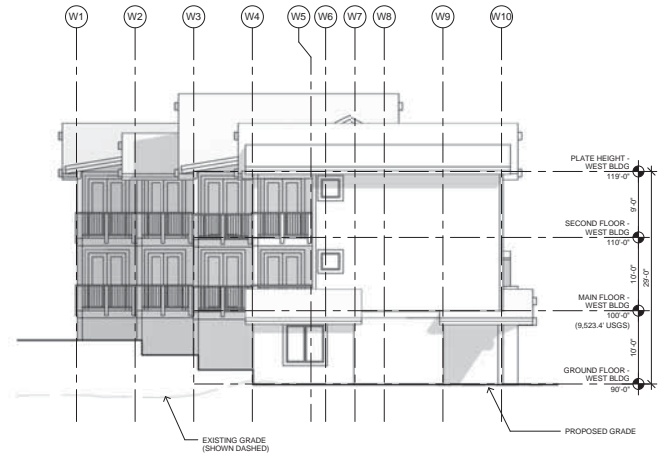
TOB planning	18 aug 2015
TOB planning	14 sept 2015
TOB planning	6 oct 2015

SOLAR STUDIES  
**draft**  
 A121





1 SOUTH ELEVATION - WEST BLDG  
A310 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - WEST BLDG  
A310 SCALE: 1/8" = 1'-0"



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p o box 135  
breckenridge  
colorado 80424  
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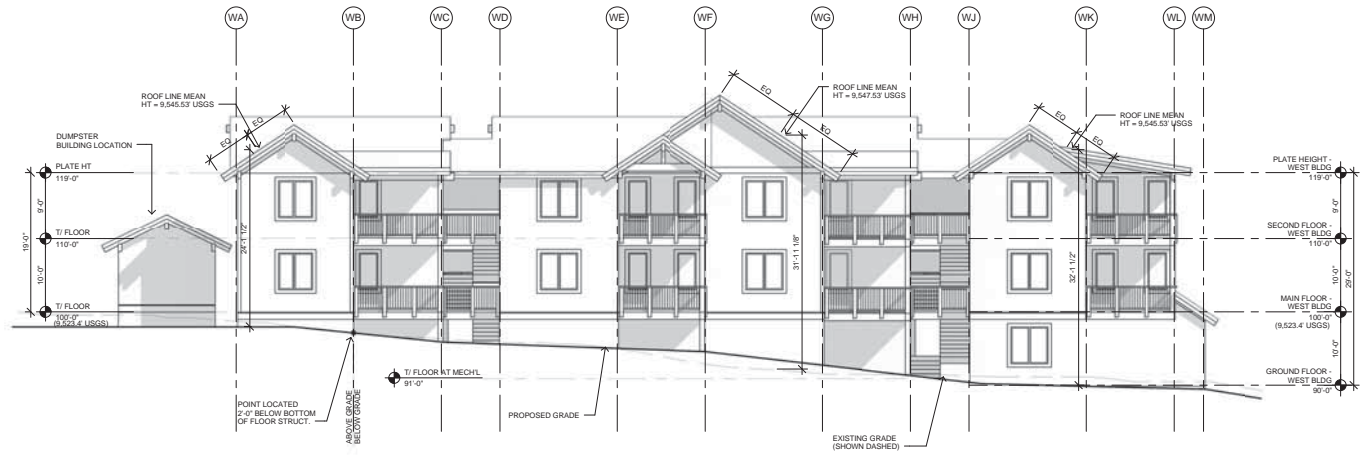
huron landing  
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PROJECT # 1509

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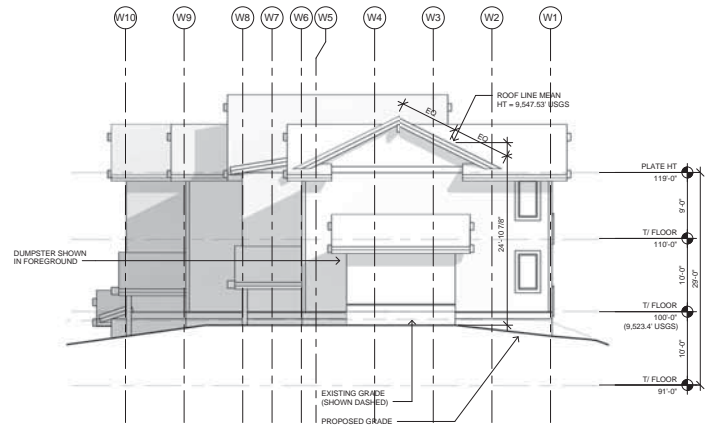
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DATE	DESCRIPTION
TOB planning	18 aug 2015
TOB planning	14 sept 2015
TOB planning	6 oct 2015

EXTERIOR ELEVATIONS -  
WEST BUILDING  
**craft**  
A310



1 NORTH ELEVATION - WEST BLDG  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - WEST BLDG  
SCALE: 3/8" = 1'-0"



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breckenridge  
colorado 80424  
970 453 0444



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PROJECT # 1509

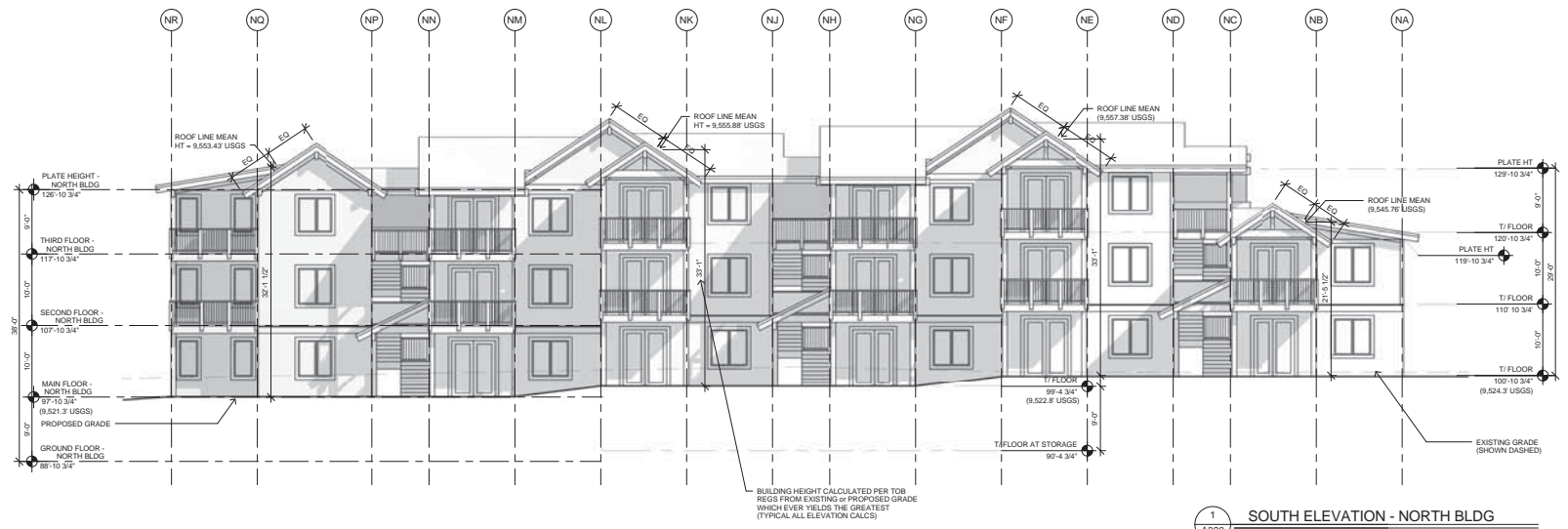
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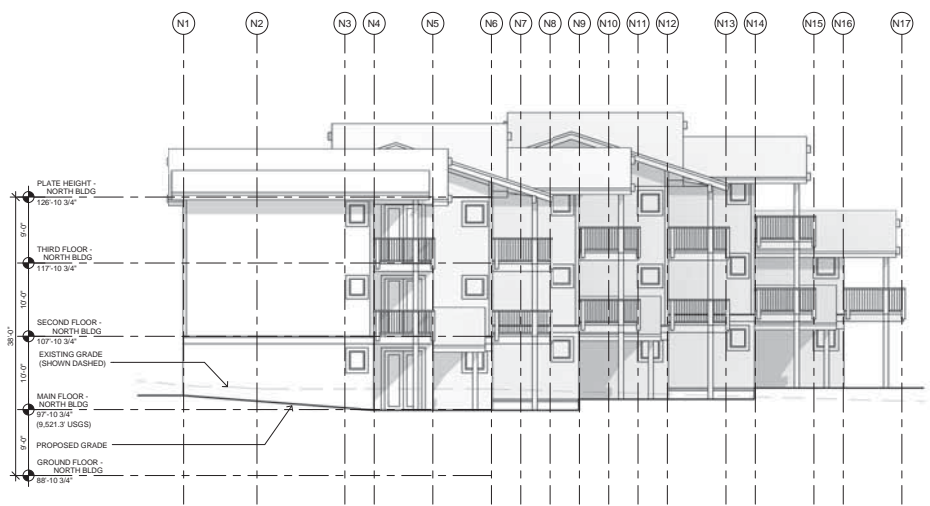
TOB planning	18 aug 2015
TOB planning	14 sept 2015
TOB planning	6 oct 2015

EXTERIOR ELEVATIONS -  
WEST BUILDING  
**craft**  
A311

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1 SOUTH ELEVATION - NORTH BLDG  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - NORTH BLDG  
SCALE: 1/8" = 1'-0"



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breckenridge  
colorado 80424  
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huron landing

0143 huron road  
breckenridge - colorado  
PROJECT # 1509

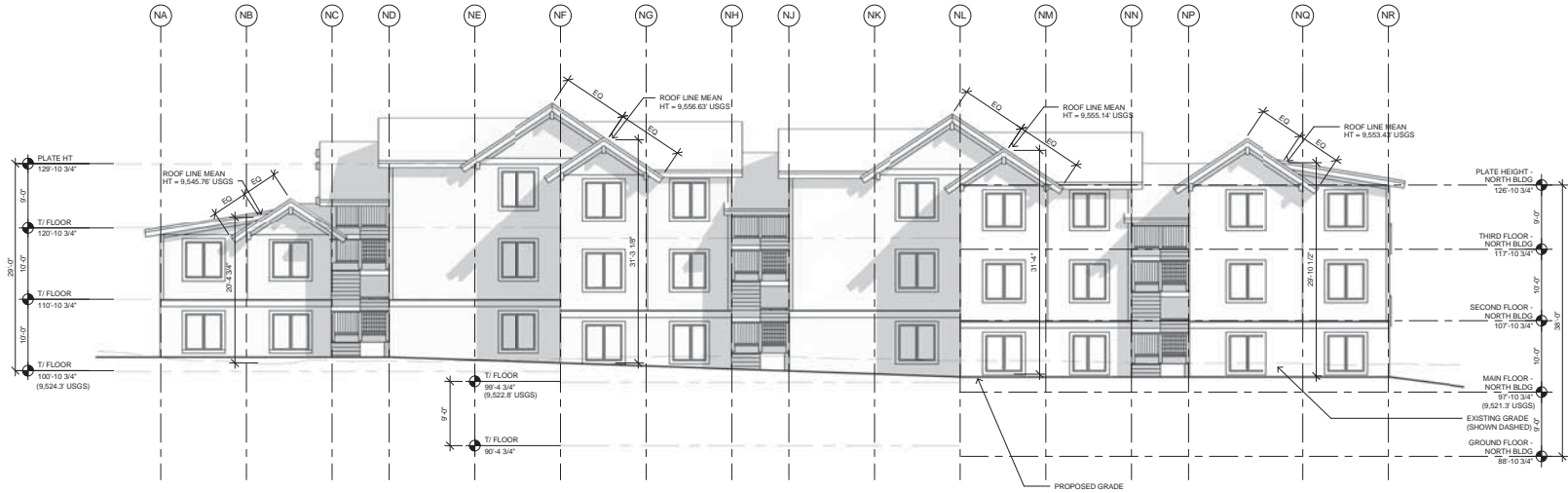
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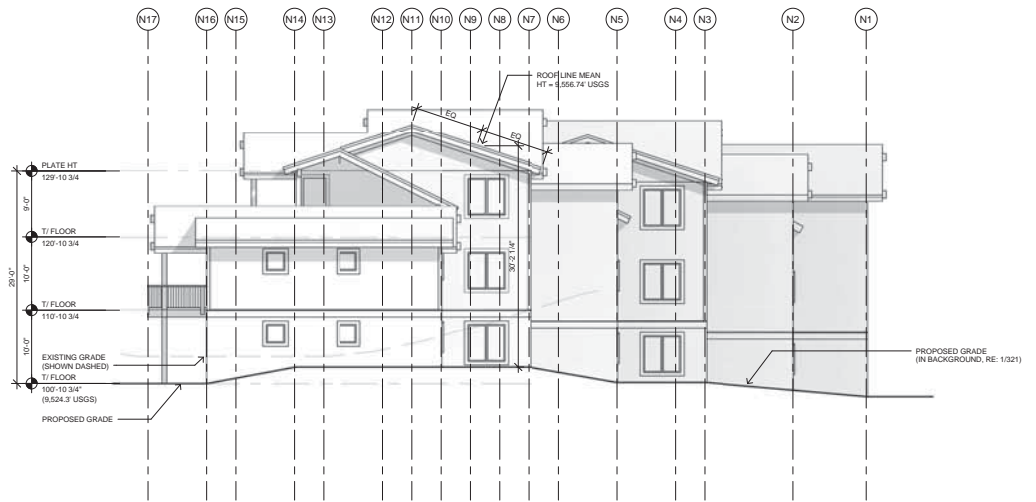
TOB planning	18 aug 2015
TOB planning	14 sept 2015
TOB planning	6 oct 2015

EXTERIOR ELEVATIONS - NORTH BUILDING  
**draft**  
A320

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1 NORTH ELEVATION - NORTH BLDG  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - NORTH BLDG  
SCALE: 1/8" = 1'-0"



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colorado 80424  
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PROJECT # 1509

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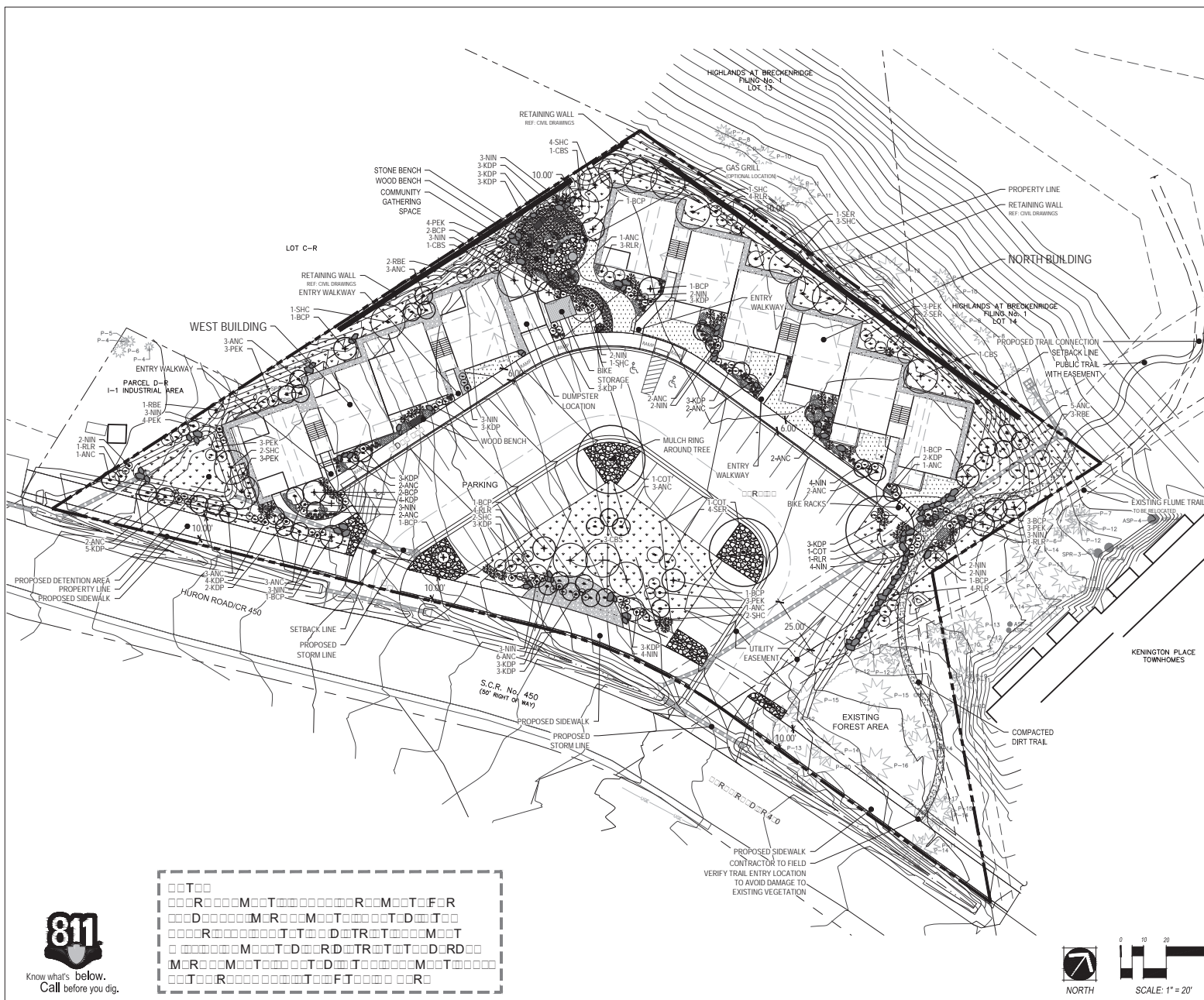
TOB planning	18 aug 2015
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TOB planning	6 oct 2015

EXTERIOR ELEVATIONS -  
NORTH BUILDING  
**draft**  
A321

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HURON LANDING  
BRECKENRIDGE, CO

TOWN OF BRECKENRIDGE  
SUMMIT COUNTY  
GOVERNMENT

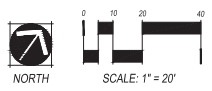


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Know what's below.  
Call before you dig.

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CHECKED BY: L.N.  
DRAWN BY: L.N.



- 1 LANDSCAPE FORMS BOLA BIKE RACK
- 2 STAINLESS STEEL FINISH
- 3 SURFACE MOUNT
- 4 CONTACT: VIVIAN KOVACS  
803-439-6206  
VVIVANK@LANDSCAPEFORMS.COM

1 BIKE RACK

SCALE: N.T.S.



- 1 BEAR SAVER-HA SERIES SINGLE TRASH W/ CUSTOM LASER CUT PANELS. MODEL: HA-PH
- 2 COLOR: T.B.D.
- 3 LASER CUT IMAGE: T.B.D.
- 4 BEAR PROOF AND ADA COMPLIANT
- 5 24"W x 46"HT x 24"L
- 6 CONTACT: BEAR SAVER  
1-800-851-3887

2 TRASH RECEPTACLE

SCALE: N.T.S.



- 1 WEATHER TREATED WOOD BENCH
- 2 STEEL BEAMS
- 3 SURFACE MOUNTED

NOTE:  
THIS BENCH IS SERVING AS AN EXAMPLE  
FOR THE COMMUNITY GATHERING SPACE.  
EXACT SIZE, MATERIAL, COLOR IS T.B.D.

3 WOOD BENCH

SCALE: N.T.S.

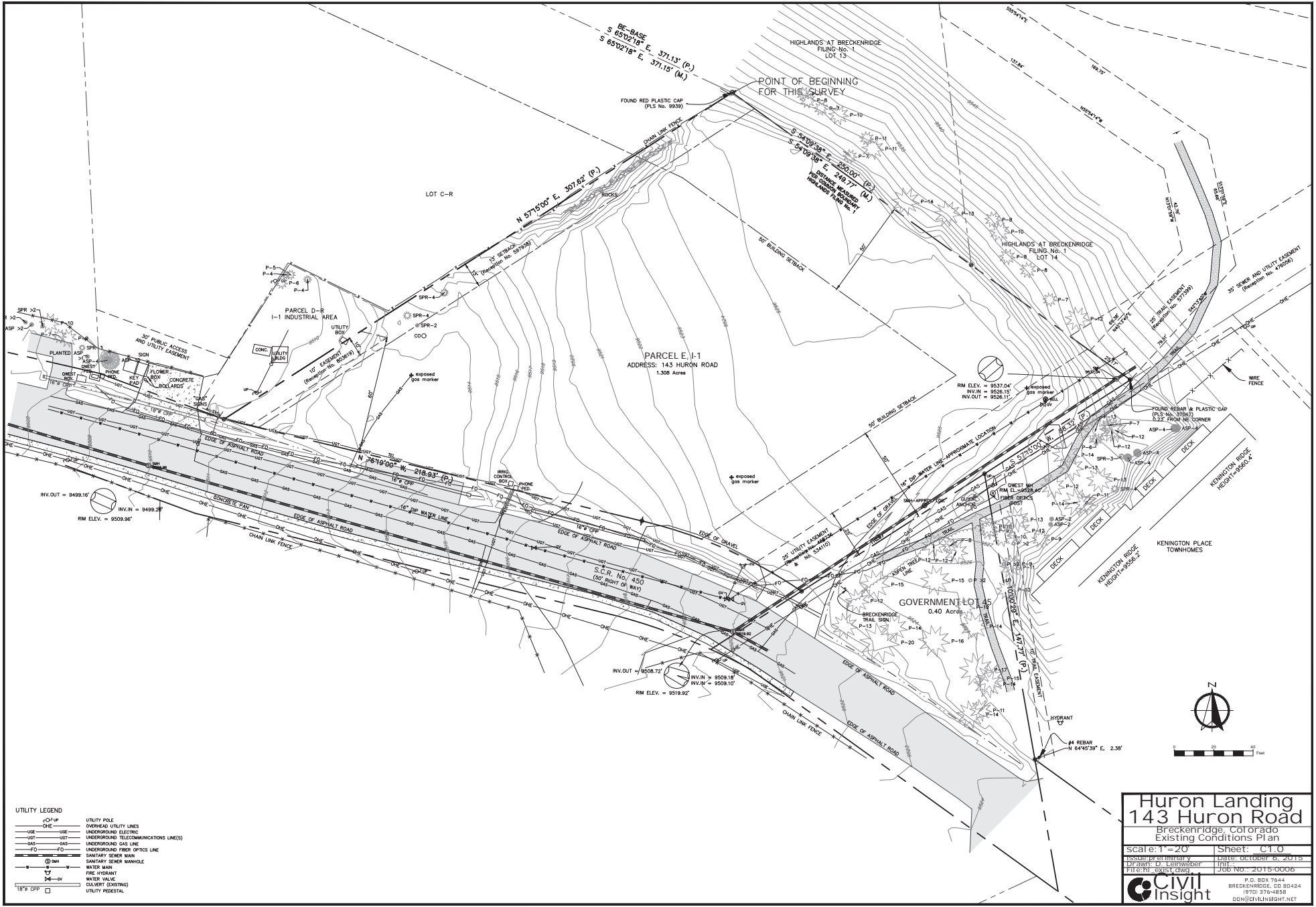
- 1 STONE SEAT BOULDER. (STONE MATERIAL IS T.B.D.)
- 2 SEATING SURFACE TO BE FLAT AND SMOOTH
- 3 DIMENSIONS: 18'-24" HT. x 24-36" W. x 18"D
- 4 REFER TO SITE PLAN L-1 FOR LOCATION & LAYOUT



NOTE:  
THIS BENCH IS SERVING AS AN EXAMPLE  
FOR THE COMMUNITY GATHERING SPACE.  
EXACT SIZE, MATERIAL, COLOR IS T.B.D.

4 STONE BOULDER

SCALE: N.T.S.



**UTILITY LEGEND**

Symbol	Utility Role
—OP—OP	OVERHEAD UTILITY LINES
—OE—OE	UNDERGROUND ELECTRIC
—UT—UT	UNDERGROUND TELECOMMUNICATIONS LINES(S)
—GAS—GAS	UNDERGROUND GAS LINE
—FO—FO	UNDERGROUND FIBER OPTICS LINE
—SM—SM	SANITARY SEWER MAIN
—W—W	WATER MAIN
—F—F	FIRE HYDRANT
—WV—WV	WATER VALVE
—CV—CV	CULVERT (EXISTING)
—R—R	UTILITY RESTRICTION

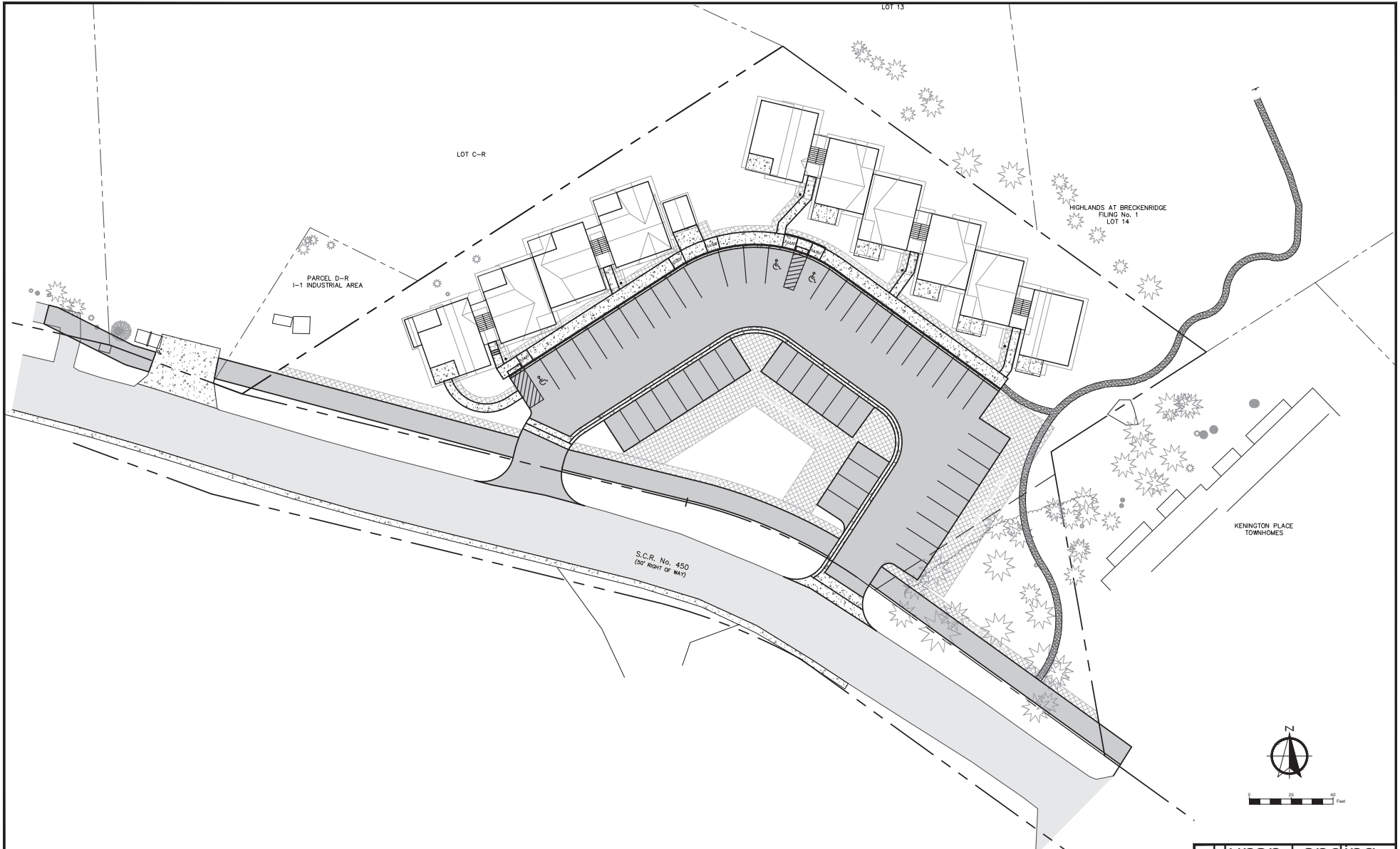
**Huron Landing**  
143 Huron Road  
Breckenridge, Colorado  
Existing Conditions Plan

Scale: 1"=20'      Sheet: C10

ISSUED: 6/20/15      DATE: October 6, 2015  
 DRAWN: D. LEINWEBER      INTL: [blank]  
 FILED: [blank]      2015 NO. 2015-0006

**CIVIL**  
Insight

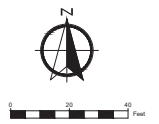
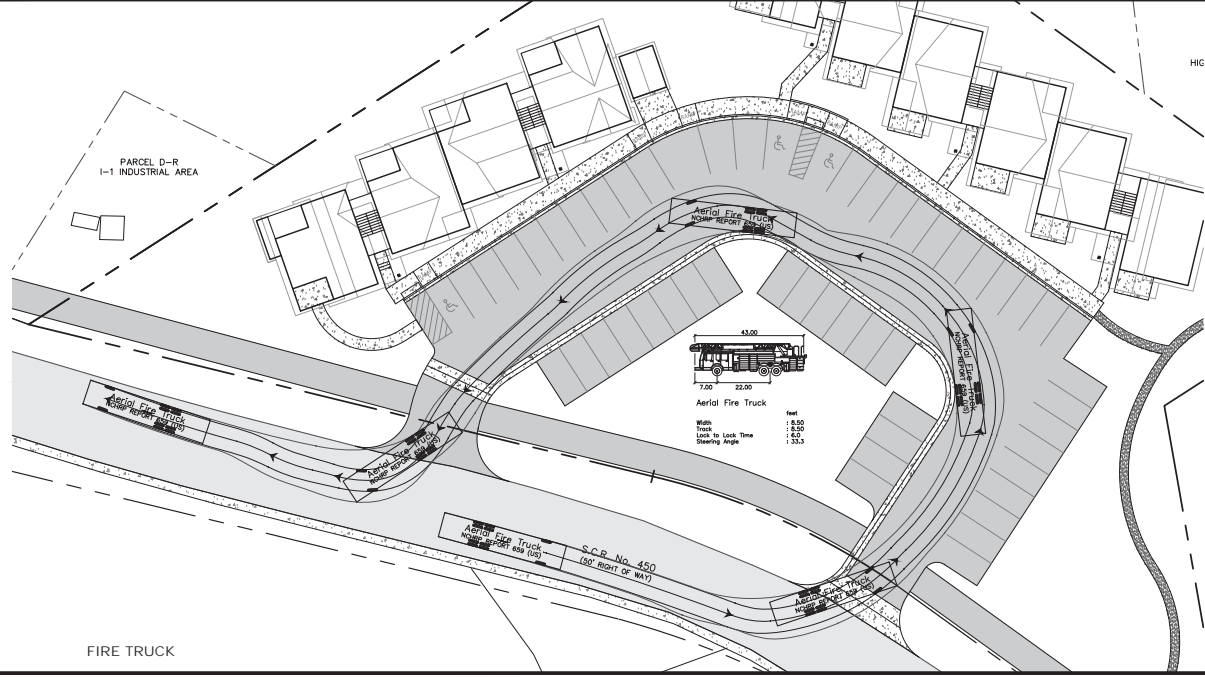
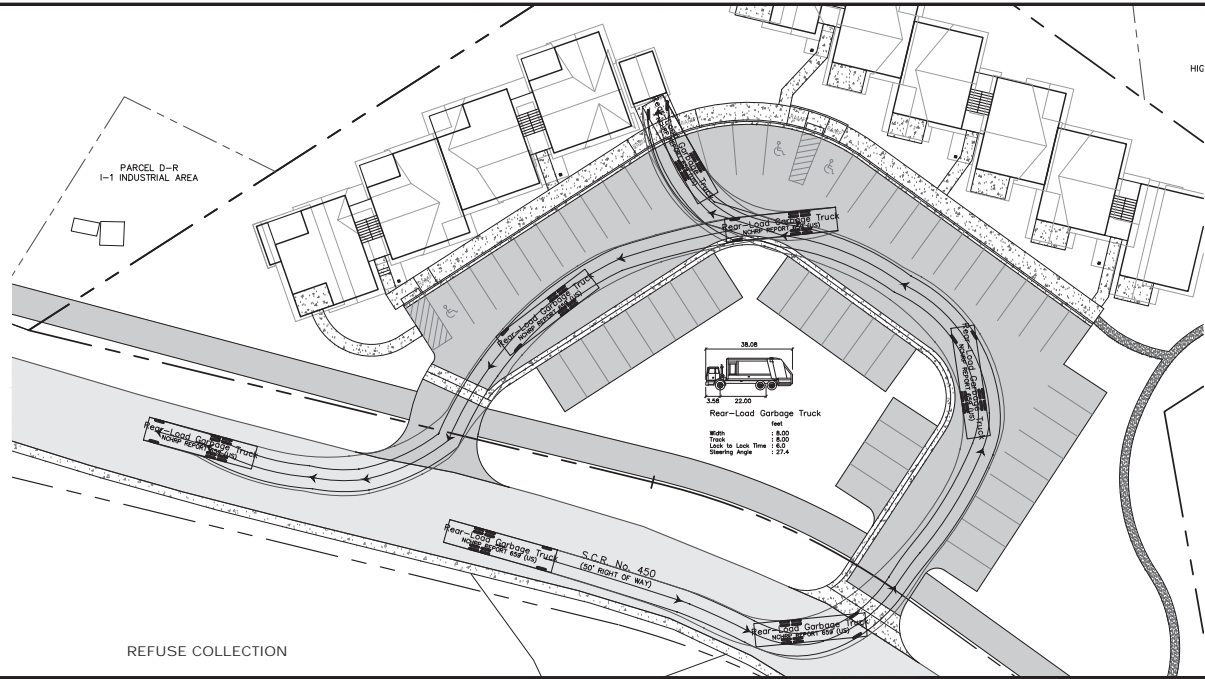
P.O. BOX 7644  
BRECKENRIDGE, CO 80424  
(970) 376-4558  
DDN@CIVILINSIGHT.NET



PAVED AREA (PARKING AND DRIVES)= 18,000 SF  
 SNOW STORAGE REQUIRED=4,500 SF  
 SNOW STORAGE PROVIDED=4,500 SF  
 SNOW STORAGE FOR WALKS AND SHALL BE 3'-4' WIDE  
 STRIP ADJACENT TO WALK

<b>Huron Landing</b>	
143 Huron Road	
Breckenridge, Colorado	
Snow Storage Plan	
Scale: 1"=20'	Sheet: 2.1
Issue/interim Review	Date: October 6, 2015
Drawn: D. Leinweber	Int:
FILE#: SITE 0066	2015 No.: 2015-0006
	P.O. BOX 7644 BRECKENRIDGE, CO 80424 (970) 376-4958 DDN@CIVILINSIGHT.NET



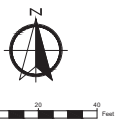
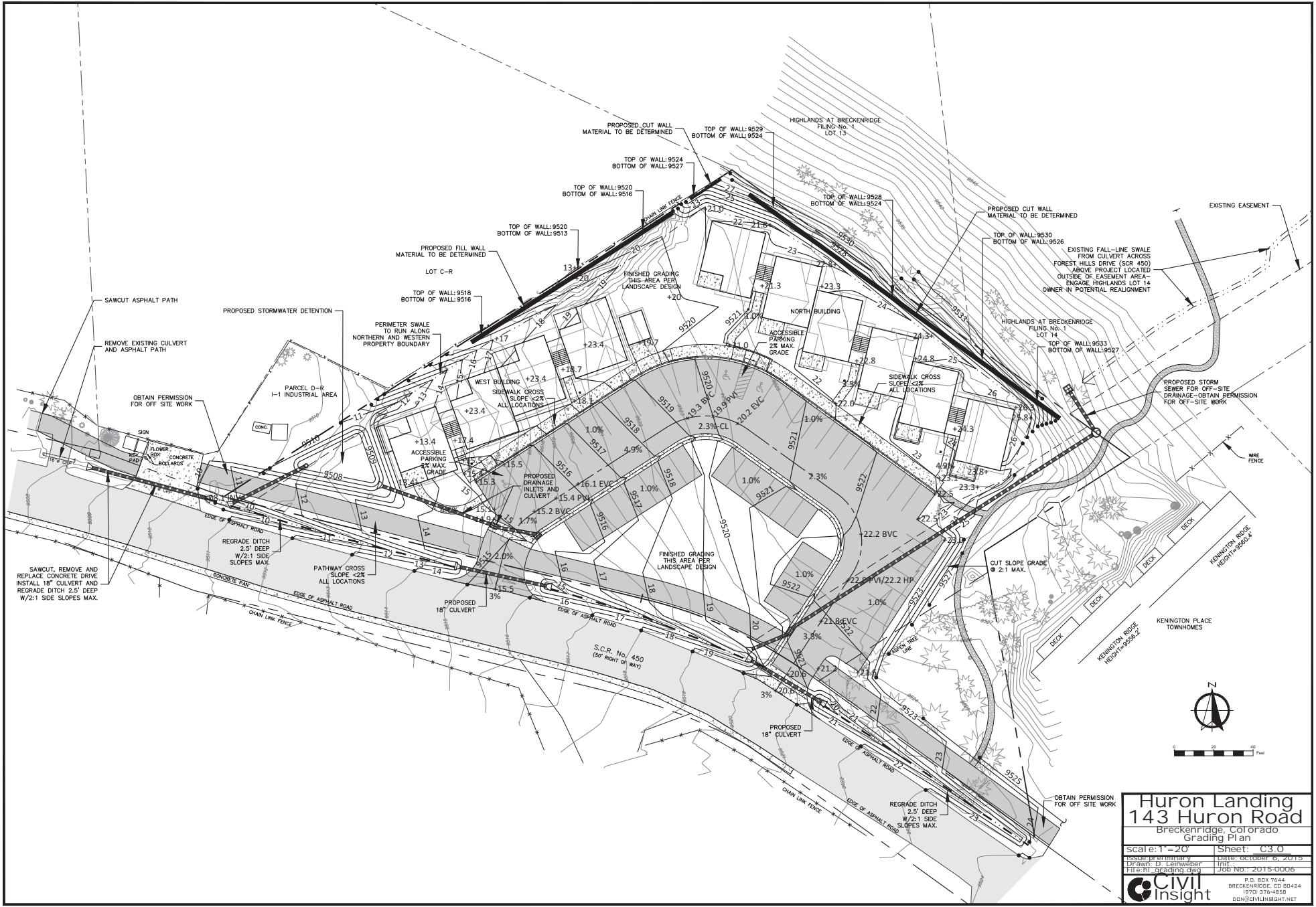


**Huron Landing**  
143 Huron Road  
Breckenridge, Colorado  
Circulation Plan

Scale: 1"=20'	Sheet: 2.2
Issue: Preliminary	Date: October 6, 2015
Drawn: D. Leinweber	Int:
FILE NO.: CIRC-DWG	2015 No.: 2015-0006

**CIVIL**  
Insight

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**Huron Landing**  
**143 Huron Road**  
 Breckenridge, Colorado  
 Grading Plan

Scale: 1"=20'      Sheet: C3.0

ISSUED: 10/15/15      DATE: OCTOBER 6, 2015  
 DRAWN: D. LEINWANDER      TITLE:  
 FILE PATH: C:\PROJECTS\0000      JOB NO.: 2015-0006

**CIVIL**  
**Insight**

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 (970) 376-4958  
 DD@CIVILINSIGHT.NET



3D view looking east : north building

huron landing . breckenridge . colorado

**draft**  
6 oct 2015



3D view looking west : north building

huron landing . breckenridge . colorado

**draft**  
6 oct 2015



3D view looking north : west building

huron landing . breckenridge . colorado

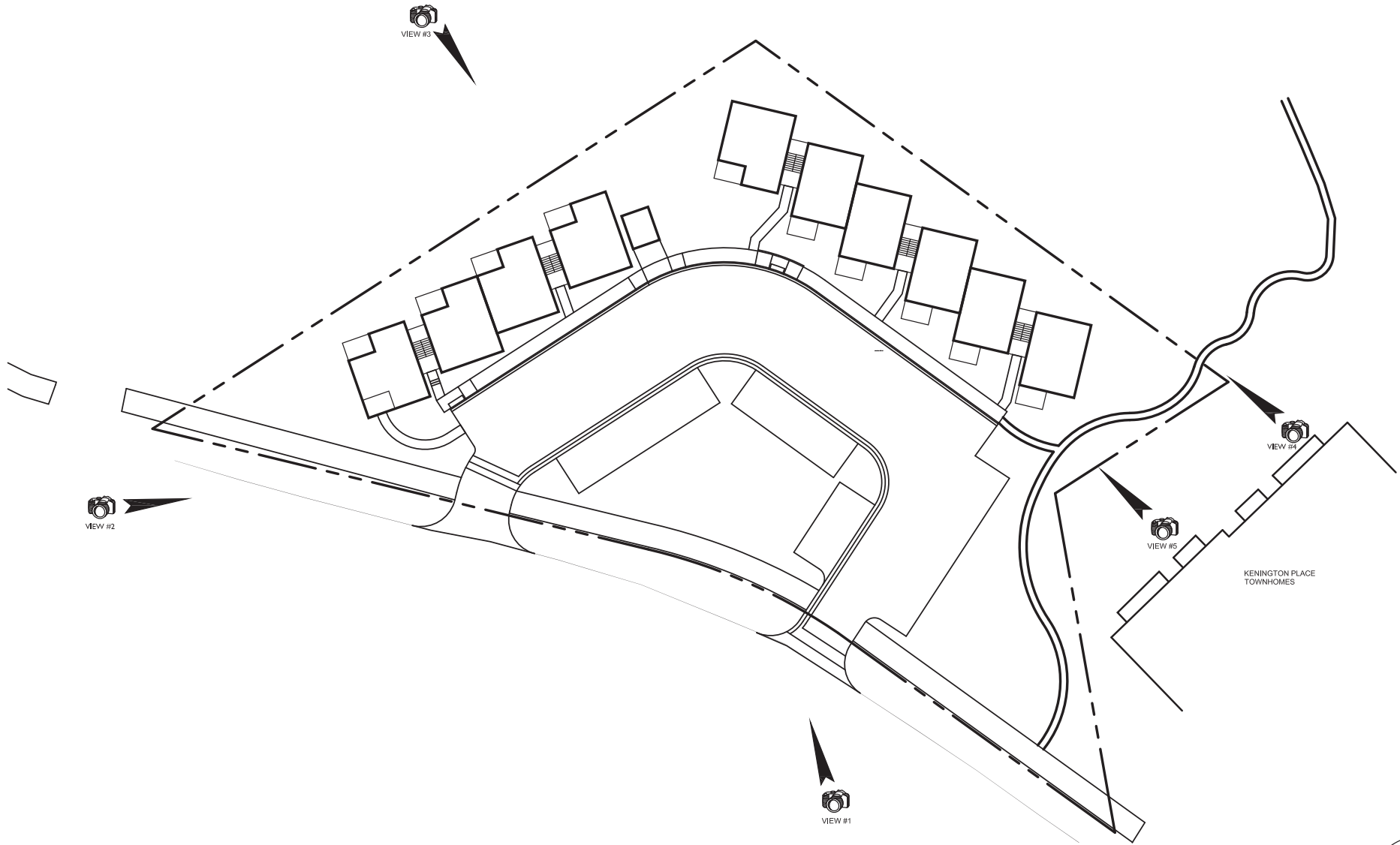
**draft**  
6 oct 2015



3D view looking south : west building

huron landing . breckenridge . colorado

**draft**  
6 oct 2015



key plan for massing view

huron landing . breckenridge . colorado

6 oct 2015





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## existing view #1 - from huron road facing north

huron landing . breckenridge . colorado

6 oct 2015





note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

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## proposed view #1 - from huron road facing north

huron landing . breckenridge . colorado

6 oct 2015



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## existing view #2 - from huron road facing east

huron landing . breckenridge . colorado

6 oct 2015



note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

## proposed view #2 - from huron road facing east

huron landing . breckenridge . colorado

6 oct 2015



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### existing view #3 - from northwest corner

huron landing . breckenridge . colorado

6 oct 2015



note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

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### proposed view #3 - from northwest corner

huron landing . breckenridge . colorado

6 oct 2015



existing view #4 - from kenington building 'A' north deck

huron landing . breckenridge . colorado

6 oct 2015



note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

## proposed view #4 - from kenington building 'A' north deck

huron landing . breckenridge . colorado

6 oct 2015



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existing view #5 - from kenington building 'A' south deck

huron landing . breckenridge . colorado

6 oct 2015





note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

## proposed view #5 - from kenington building 'A' south deck

huron landing . breckenridge . colorado

6 oct 2015



**huron landing**  
0143 huron road  
breckenridge, colorado

**exterior material samples and colors**  
14 sept 2015



← primary roof:  
asphalt shingles  
tamko heritage premium shingles  
50 yr "weather wood"



← primary siding:  
hardieplank select cedarmill lap siding  
"khaki brown"



← secondary siding:  
hardiepanel select cedarmill vertical siding  
"monterey taupe"



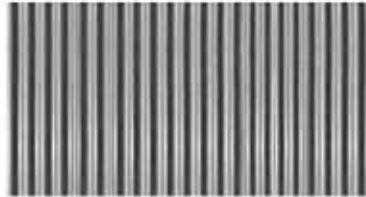
← fascia / soffit / trim:  
2x wood  
SW "charwood"



← wood beams, posts, & rails:  
SW "banyan brown"



← window & door cladding:  
sierra pacific "light bronze"



← base siding:  
corrugated steel 3" profile  
cardinal powder coat  
"RAL 7042 gray 80% gloss"

**draft**

**Huron Landing - Exterior Material calculations**

note: figures based on current MSA elevations dated 06 oct 2015

**north building**

north building - south elevation

	SF	%
metal base siding	799	23.8%
horizontal composite siding	1038	31.0%
vertical composite siding	686	20.5%
wood trim and facia	827	24.7%
<b>totals</b>	<b>3350</b>	<b>100.0%</b>

north building - west elevation

	SF	%
metal base siding	260	23.8%
horizontal composite siding	595	54.4%
vertical composite siding	52	4.7%
wood trim and facia	185	17.1%
<b>totals</b>	<b>1092</b>	<b>100.0%</b>

north building - north elevation

	SF	%
metal base siding	812	22.1%
horizontal composite siding	1284	35.1%
vertical composite siding	799	21.8%
wood trim and facia	765	21.0%
<b>totals</b>	<b>3660</b>	<b>100.0%</b>

north building - east elevation

	SF	%
metal base siding	243	23.9%
horizontal composite siding	562	55.2%
vertical composite siding	0	0.0%
wood trim and facia	212	20.9%
<b>totals</b>	<b>1017</b>	<b>100.0%</b>

material calculations

west building

west building - south elevation

	SF	%
metal base siding	532	19.1%
horizontal composite siding	812	29.3%
vertical composite siding	880	31.7%
wood trim and facia	551	19.9%
totals	2775	100.0%

west building - west elevation

	SF	%
metal base siding	330	24.6%
horizontal composite siding	608	45.4%
vertical composite siding	52	3.9%
wood trim and facia	349	26.1%
totals	1339	100.0%

west building - north elevation

	SF	%
metal base siding	541	19.5%
horizontal composite siding	787	28.4%
vertical composite siding	953	34.3%
wood trim and facia	495	17.8%
totals	2776	100.0%

west building - east elevation

	SF	%
metal base siding	16	1.7%
horizontal composite siding	588	61.4%
vertical composite siding	224	23.4%
wood trim and facia	129	13.5%
totals	957	100.0%

## Planning Commission Staff Report

- Project Manager:** Julia Puester, AICP, Senior Planner
- Date:** October 20, 2015 (For meeting of November 3, 2015)
- Subject:** Crepes a la Cart Vendor Cart Public Hearing  
(Class B-Minor; PL-2015-0396)
- Applicant/Owner:** Alessandro LaMarca, Crepe ala Cart Owner  
Barry Noam, Property Owner
- Proposal:** To issue a permit that classifies the existing Crepes ala Cart vendor cart as an “exempt large vendor cart” under Policy 49 (Absolute) of the Development Code. The vendor cart has operated at this location since 1982. The existing cart is yellow with white trim, measuring 14’2”x6’, no changes are proposed to the exterior of the cart. A relocated and expanded deck has been recently constructed. A permit to relocate the cart 3’ within the property boundary has been approved.
- Address:** 309 S. Main Street
- Legal Description:** Lot 5, Block 6, and part of Lot 7, Stiles Addition Subdivision
- Site Area:** 0.27 acres (11,935 sq. ft.)
- Land Use District:** 19- Commercial, 1:1 F.A.R.; Residential 20 UPA
- Historic District:** 7, South Main Street Residential
- Site Conditions:** The lot slopes gently towards the rear of the property. There are five large cottonwood trees near the north property line and three mature evergreen trees on the north. There is a 10’ utility easement near the western portion of the lot. There is also a sewer line easement along the western property line. A historic house utilized as retail space and the crepe cart exist on site.
- Adjacent Uses:** North: Vail Resorts Patagonia Store  
South: Miller Huntress building (on site), Main Street Mall Condo  
West: Riverwalk and Blue River  
East: Main Street (Shops at Historic South Main Street)

### Item Background

On June 9, 2015, the Town Council approved the exterior remodel and deck modifications to the historic Miller/Huntress building, which have been subsequently completed.

During the building renovation review process, it was identified that the Crepe cart was encroaching onto the property to the north. In September, Planning Staff approved the Crepe ala Cart vendor cart to be relocated entirely onto Lot 5 with a Class D minor development permit. As of the date of this staff report, a building permit is in process for the cart to be relocated. Staff's understanding is that this may be completed prior to the public hearing of this application.

In March 2012, the Town Council adopted a revised Vendor Cart policy in the Development Code to address the new and existing vendor carts in town. The new Vendor Cart Policy 49 (Absolute) sets design standards for large, small and vendor carts that were existing prior to the adoption of the policy which meet the exemption criteria. This cart was specifically discussed in relation to qualifying for that exemption. The policy states however, that even exempt carts are required to be processed as a Class B minor development permit. A Class B minor has never been processed for this cart and therefore the applicant is requesting approval under this policy.

### **Staff Comments**

**Land Use (Policies 2/A & 2/R):** Vendor carts are only allowed in Land Use Districts that allow or recommend commercial uses. This property is within Land Use District 19, which recommends commercial uses.

Per the Breckenridge Land Use Guidelines, District 19: *District 19 is the community focal point and primary center of commercial activity, prominent for its historic character. It is preferred that the District remain a center of retail trade and services, with a pedestrian orientation. Commercial activities, particularly those which contribute to the solidarity of the central business district are encouraged. Ideally, this includes retail trade uses which are associated with pedestrian traffic areas.*

Staff believes this proposal meets the guidelines established for Land Use District 19.

**Vendor Carts (Policy 49/A):** This application has been reviewed under Section 9-1-19-49(A)(F), *Exempt Large Vendor Cart Designation* below.



*F. Exempt Large Vendor Cart Designation:*

*(1) A large vendor cart that is determined by the planning commission to have:*

*a. Been operated in the same location for a period of twenty five (25) consecutive years (excluding seasonal closures) immediately preceding the filing of the application described in this subsection F; and*

*b. Acquired historic, cultural or other special significance, may apply for designation as an exempt large vendor cart.*

**A large vendor cart is defined as a) larger than forty (40) square feet in size; or b) is not removed from its site and properly stored out of public view each day. The Crepe ala Cart vendor cart has been located here with the same design and function for the past 30 years and is 85 square feet in size. It is seen as having a degree of significance on Main Street by locals and visitors alike. When the Vendor Cart policy was drafted in 2012, this cart was specifically discussed as the policy was crafted to allow the cart to remain as is in design and location. Staff finds that this cart qualifies under the definition of an exempt large vendor cart.**

- (2) *An application for designation as an exempt large vendor cart shall be processed as a class B minor development permit application.*
- (3) *An exempt large vendor cart is not subject to the requirements and limitations of this policy, and may continue to be operated without being brought into compliance with the requirements and limitations of this policy. However, an exempt large vendor cart is subject to the following requirements:*
- a. If an exempt large vendor cart is discontinued from active and continuous use (excluding seasonal closures) for a period of twelve (12) consecutive months, the large vendor cart loses its designation as an exempt large vendor cart. Such large vendor cart shall not be used again until it is brought into compliance with the requirements and limitations of this policy, and a new development permit issued pursuant to this policy.*

**The cart use has not been discontinued for a period of twelve (12) months.**

- b. A large vendor cart that is once brought into compliance with the requirements of this policy is no longer eligible for designation as an exempt vendor cart.*
- c. An exempt large vendor cart that is damaged by fire or other calamity to the extent of more than fifty percent (50%) of its replacement value at the time of the damage loses its designation as an exempt large vendor cart, and must be brought into compliance with the requirements of this policy.*
- (4) *An exempt large vendor cart shall be counted as a large vendor cart for purposes of calculating the maximum number of allowed large vendor carts as described in subsection E(1) of this section.*

**A total of three large vendor carts are permitted in Town. One large vendor has been approved, Stella's Hungry Horse. Should the Planning Commission approve the Crepe Cart permit, one large vendor cart permit remains available. (Note: The Jerky Wagon is classified as a small vendor cart; 40 sq. ft. or less in size and removed from the site nightly).**

**Point Analysis (Section: 9-1-17-3):** Staff found no reason to warrant positive or negative points for this application.

### **Staff Recommendation**

The Planning Department recommends that the Crepes ala Cart vendor cart, PL-2015-0396, located at 309 S. Main Street, Lot 5, Block 6, Stiles Addition Subdivision, be determined to be an "exempt large vendor cart" under Policy 49 (Absolute) of the Development Code with the attached findings and conditions.

**TOWN OF BRECKENRIDGE**

**Crepes ala Cart Large Vendor Cart  
Lot 5, Block 6, Stiles Addition Subdivision  
309 S. Main Street  
PL-2015-0396**

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

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**FINDINGS**

1. This is an application to designate the current Crepes ala Cart vendor cart located at 309 S. Main Street as an “exempt large vendor cart” under Policy 49 (Absolute)(Vendor Carts) of the Breckenridge Development Code (Section 9-1-19-49A of the Breckenridge Town Code).
2. An “exempt large vendor cart” is defined by Policy 49 (Absolute) as a vendor cart that: (1) has been operated in the same location for a period of twenty five (25) consecutive years (excluding seasonal closures) immediately preceding the filing of the application for designation as an exempt large vendor cart; and (2) has acquired historic, cultural or other special significance.
3. Based upon the evidence presented in connection with this application, the Planning Commission finds and determines as follows:  
  
(1) The Crepes ala Cart vendor cart has been operated in the same location for a period of twenty five (25) consecutive years (excluding seasonal closures) immediately preceding the filing of the application for designation as an exempt large vendor cart; and (2) the Crepes ala Cart vendor cart has acquired historic, cultural or other special significance.
4. The Crepes ala Cart is entitled to designation as an “exempt vendor cart” under Policy 49 (Absolute) of the Development Code, and Crepes ala Cart is hereby designated as an “exempt vendor cart.”
5. The proposed project is in accord with the Development Code and does not propose any prohibited use.
6. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
7. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
8. This approval is based on the staff report dated **November 3, 2015**, 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.
9. 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 **November 3, 2015**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
10. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.



## CONDITIONS

11. 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.
12. 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.
13. The designation of Crepes ala Cart as an exempt vendor cart under Policy 49 (Absolute) of the Development Code is subject to the following conditions:
  - a. If the Crepes ala Cart vendor cart is discontinued from active and continuous use (excluding seasonal closures) for a period of twelve (12) consecutive months, the Crepes ala Cart vendor cart shall lose its designation as an exempt large vendor cart. Upon such occurrence, the Crepes ala Cart vendor cart shall not be used again until it is brought into compliance with the requirements and limitations of Policy 49 (Absolute) of the Development Code, and a new development permit has been issued pursuant to such policy.
  - b. If the Crepes ala Cart vendor cart is once brought into compliance with the requirements of Policy 49 (Absolute) is no longer eligible for designation as an exempt vendor cart under such policy.
  - c. If the Crepes ala Cart vendor cart is damaged by fire or other calamity to the extent of more than fifty percent (50%) of its replacement value at the time of the damage, the Crepes ala Cart vendor cart shall lose its designation as an exempt large vendor cart, and must be brought into compliance with the requirements of Policy 49 (Absolute).
14. This permit does not expire, subject, however, to the provisions of Condition No. 13 of this permit. 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 one year, but without the benefit of any vested property right.
15. 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.
16. A separate sign permit is required for a large vendor cart.
17. The “intercom communication to cart” system must be in compliance with Town Code Section 5-8-7, Section 5-8-4 and all other applicable Town Codes.
18. The proposed gate to the north of the cart deck must comply with the Handbook of Design Standards for the Historic and Conservation Districts and Section 9-1-19-47(A) of the Town of Breckenridge Development Code.

**GENERAL NOTES**

- COPYRIGHT:** All plans, designs, and concepts shown in these drawings are the exclusive property of B&H Partners, PLLC and shall not be used, reproduced, or reproduced for any purpose whatsoever without the Architect's written permission.
- CODES:** This project is governed by the International Building Code, 2009 Edition as adopted by Town of Breckenridge. 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 verifying all applicable codes and obtaining all permits and required approvals. Building codes for this site are for code purposes only and shall be recalculated for any other purposes.
- FIELD VERIFICATION:** Verify all dimensions, conditions, and utility locations on the job site prior to beginning any work or ordering any materials. Notify Architect of any conflicts or discrepancies in the drawings immediately.
- DIMENSIONS:** Unless otherwise stated, use procedure cover isolated dimensions. DO NOT SCALE DRAWINGS. Verify all dimensions shown prior to beginning any work and notify Architect of any conflicts or discrepancies for clarification. All dimensions are to the face of framing members. Face of wood framing or face of concrete shall be otherwise noted. Section or elevation dimensions are to top of concrete, top of plywood, or top of all plates or beams unless otherwise noted.
- DISCREPANCIES:** The Owner has requested the Architect to provide third 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 shall immediately notify the Architect. Failure to do so may constitute a release of 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.
- DUTY OF COOPERATION:** Release of these plans constitutes full cooperation among the Owner, His Contractor, and the Architect. Design and construction are complete. Although the Contractor and his subcontractors have their own services with care and diligence, they cannot guarantee perfection. Construction is required to be completed by the use of these plans shall be accepted heretofore by the Architect. Failure to notify the Architect compounds misunderstanding and increases construction costs. A failure to cooperate by a single party to the Architect shall relieve the Architect from responsibility for all consequences.
- CHANGES TO THE WORK:** Any items described herein that exceed project budget or time shall be requested from the Contractor via a written change order request prior to such work. Performance of any work without approval by change order releases general Contractor's acknowledgment of no increase in contract sum or time. Changes from plans or specifications shall be the responsibility of the Architect. The Contractor shall release the Architect of responsibility for any and all consequences resulting from such changes.
- INDEPENDENCE:** 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 under the recognized standards of the industry.
- SUBSTITUTIONS:** Substitution of "equal" products will be acceptable with Architect's written approval. See specifications.
- 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.
- 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 element 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.
- DEMOLITION:** The work involves demolition of existing materials. To the greatest extent possible, reuse all salvaged materials for the new construction.
- REMODELING:** The Owner has been advised that since this work involves remodeling 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.
- ACCESSIBILITY:** Accessibility letter provided by owner's legal council. Copy provided to Town of Breckenridge.

# MILLER/HUNTRESS RESTORATION

309 SOUTH MAIN STREET, BRECKENRIDGE, COLORADO 80424

SITE PLAN IS DIAGRAMMATIC. PROVIDE WRITTEN APPROVAL FROM TOWN AND COLORADO LICENSED CIVIL ENGINEER.

**NOTES**

- ACCESSIBLE ENTRY DOOR / (REPAIR/EXISTING 3'-0" DOOR).
- PROVIDE DETENTION AND PARKING CONSTRUCTION AS APPROVED BY T.O.E.B. ENGINEERING DEPARTMENT.
- EXISTING DECK ENCROACHMENT AT CREPE CART TO BE REMOVED PER TOWN REQUIREMENTS PRIORS TO CERTIFICATE OF OCCUPANCY FOR 309 SOUTH MAIN BUILDING.
- PAVED PARKING SLOPE 1" PER FOOT TO LOW POINT DRAINAGE. VERIFY IN FIELD WITH TOWN ENGINEER.
- EXISTING LOT LINES TO BE ABANDONED PRIOR TO CERTIFICATE OF OCCUPANCY FOR 309 SOUTH MAIN BUILDING.

REVISIONS: ADDENDUM #1  
1/6/19  
ADDENDUM #2  
9/3/19

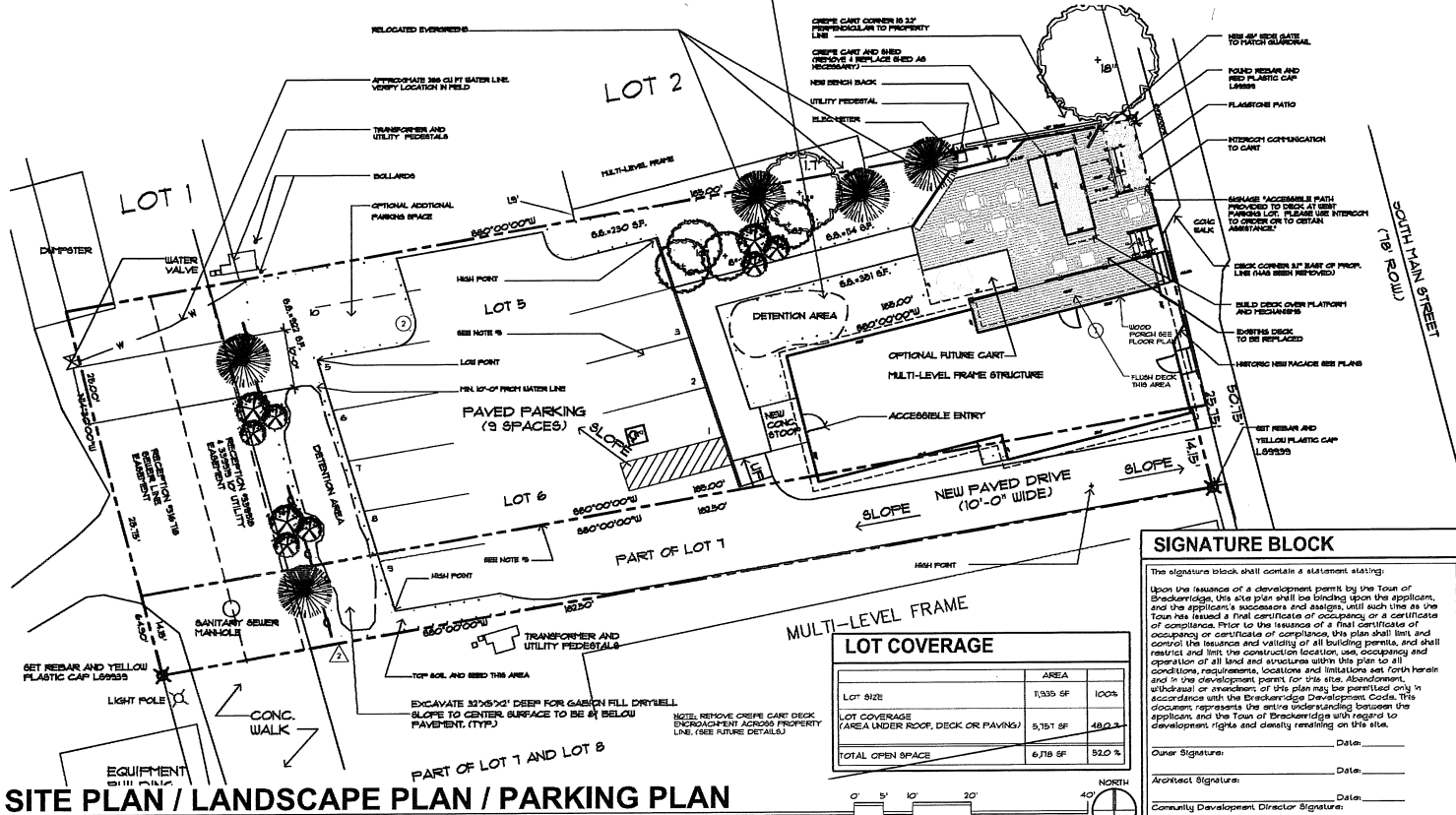
JOB NO: 5442  
DATE: 06/01/2015  
DRAWN BY: ALH  
CHECKED BY: MPH

(NOTE: THIS DRAWING IS PREPARED BY AN ARCHITECT AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION)

ISSUED FOR CONSTRUCTION: 06/01/19  
9/3/19

bhh Partners  
180 EAST ADAMS, BRECKENRIDGE, CO 80424 (970) 453-6880

MILLER / HUNTRESS RESTORATION  
309 SOUTH MAIN, LOT 5.6, PART OF 7, 5TH FLOOR ADDITION, BRECKENRIDGE, COLORADO



LOT SIZE	AREA	%
LOT COVERAGE (AREA UNDER ROOF, DECK OR PAVING)	5,151 SF	48.0 %
TOTAL OPEN SPACE	6,718 SF	52.0 %

**SIGNATURE BLOCK**

The signature block shall contain a statement stating:  
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 zoning 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 amendments 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 the site.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Architect Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Community Development Director Signature: \_\_\_\_\_

**PLANTING LIST & NOTES**

KEY	COMMON	BOTANICAL	NO.	SIZE
EXISTING TREES	VARIES -		56	SEE SITE PLAN
EXISTING TREES TO BE REMOVED	VARIES -		56	SEE SITE PLAN
NEW TREES	VARIES -		56	SEE SITE PLAN
COLORADO SPRUCE	PICEA HUNGERS OR PICEA ENGELMANNI	6	16" TO 20" TALL	
ASPEN	PICEA MARYMOUTHI	3	10" TO 12" TALL	
SUBSTRAND COVERS & FERTILIZERS	THEIR CODES			
POTENTILLA	POTENTILLA		5 GAL.	
ALPINE GIBBANT	REBES ALPNUM		5 GAL.	
PEKING COYONAZIBERS	COYONAZIBERS OR ASPICLATA		5 GAL.	
POINSETTA	POINSETTA		1 FLAT	

**REQUIRED SNOWSTACK**

HARDSCAPE (WALKO + DRIVEWAY)	SQ. FT.	%
REQUIRED SNOW STACK (PER % OF HARDSCAPE)	1280 SF.	25%
TOTAL SNOW STACK	1611 SF.	32%

OWNER:	ARCHITECT:	CONTRACTOR:	ENGINEER:	SURVEYOR:
BARRY NASH 309 SOUTH MAIN, NC P.O. BOX 8006, BRECKENRIDGE, CO 80424 (970) 453-0215	bhh Partners, PLLC and Architects 180 EAST ADAMS STREET P.O. BOX 93 BRECKENRIDGE, CO 80424 (970) 453-6880 (970) 453-6888 - FAX	RAW DESIGN + CONSTRUCTION INC BRIAN SCOTT WILLIAMS P.O. BOX 8439 BRECKENRIDGE, CO 80424 (970) 316-7025		CARDINAL LAND SURVEYS P.O. BOX 1475 FAIRPLAY, CO 80440 (970) 316-4583

**SHEET INDEX**

SHEET NO.	TITLE
SPL	SITE PLAN / LANDSCAPE PLAN / PARKING PLAN
ALL	FLOOR PLANS
A21	ELEVATIONS
ADD	DETAILS

SHEET NUMBER:  
**SP.1.1**  
SITE PLAN