



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING FEBRUARY 2024

TUESDAY, FEBRUARY 4, 2025

6:00 PM

0110 Whispering Pines Circle, Blue River, CO

AGENDA

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/planning-zoning>

Please note that seating at Town Hall is limited.

CALL TO ORDER, ROLL CALL

APPROVAL OF MINUTES

- A. Minutes of the Previous Meeting

PROJECT APPROVAL

- B. 0266 Davis Ct-New Construction
C. 0189 Gold Nugget-New Construction

ADJOURN

NEXT MEETING -



BLUE RIVER PLANNING & ZONING COMMISSION MEETING NOVEMBER 2024

**November 12, 2024 at 6:00 PM
0110 Whispering Pines Circle, Blue River, CO**

MINUTES

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/planning-zoning>

Please note that seating at Town Hall is limited.

I. CALL TO ORDER, ROLL CALL

Chair Johnson called the meeting to order at 6:00 p.m.

Recording began at 6:06 p.m.

PRESENT

Mike Costello

Tim Johnson

Gordon Manin

Ben Stuckey via Zoom

Excused

Doug O'Brien

Absent

Travis Beck, Troy Watts

Also present via Zoom: Town Manager Michelle Eddy, Town Attorney Bob Widner, Building Official Kyle Parag.

In person: Board Liaison Trustee Heckman, Deputy Clerk John DeBee

II. APPROVAL OF MINUTES

A. Minutes from October 10, 2024

Motion made by Costello, Seconded by Manin to approve the minutes of October 2024. Voting Yea: Costello, Johnson, Manin, Stuckey. Motion passed unanimously.

III. PUBLIC HEARING

B. Ordinance 2024-03 Establishing A Moratorium For Certain Development Within the Town To Allow For A Study of Natural Resource Areas and Natural Hazard Areas

Chair Johnson opened the public hearing at 6:02 p.m.

Manager Eddy explained the ordinance was passed as an emergency ordinance in October by the Board of Trustees. She noted there have been no public comments received.

Attorney Widner reviewed the ordinance and purpose.

Manin asked to clarify segments of the ordinance as it pertains to wetlands.

Discussion on handling permits in the wetlands and jurisdiction. It was noted that ultimately it is up to the Town on what is adopted. It was noted if a project were to be proposed that would be affected by the moratorium, it could be reviewed for impacts when submitted.

Paul Semmer, Blue Grouse-Noted the 1041 regulations are a good tool. He asked if seven months is sufficient and if there would be a map of the studied areas. He inquired if the public would be involved.

Attorney Widner noted the Town Manager could develop a map if desired. He noted seven months should be sufficient noting State agencies have already come to the table to assist. He noted there will be public hearings on the study.

Dan Cleary, Rustic Terrace-Inquired about reason for the Water Conservation Board.

Attorney Widner noted no known projects, but the State identifies them in a division to be included.

Cleary noted he has concerns of his properties and potential impacts if it takes longer than the estimated timeframe.

Attorney Widner noted there could be reviews as necessary.

Chair Johnson closed the public hearing at 6:27 p.m.

Motion made by Costello, Seconded by Manin to approve recommendation for approval of Ordinance 2024-03. Voting Yea: Costello, Johnson, Manin, Stuckey. Motion passed unanimously.

IV. PROJECT APPROVAL

C. 0104 Creek Side Garage

Building Official Kyle Parag reviewed the project and his report recommending approval.

Discussion of elements of the project and requirements. Attorney Widner reviewed the differences between a shed and garage.

Discussion that the Commission does not have enough information on materials.

Costello moved and Manin seconded to deny the garage application. Motion passed unanimously.

V. OTHER BUSINESS

Manin asked to hold a discussion concerning changes to code as well items on the previous joint work session. It was noted that Trustee Heckman could make this request to the entire Board of Trustees.

VI. ADJOURN

Manin moved and Costello seconded to adjourn the meeting at 6:51 p.m. Motion passed unanimously.

NEXT MEETING -

December 3, 2024.

Respectfully submitted:

Michelle Eddy, MMC

Town Clerk

Submittal Requirements

****ALL Submittals Must be Electronic****

Emailed to: info@townofblueriver.org

Planning & Zoning Review Submittal Requirements

****Please indicate via check box item included as well as page number in submitted packet.**

Completed <input checked="" type="checkbox"/>	Item	Description	Page #
	Site Plan	Scale: 1" = 10'; May appear on a single sight plan. IF on a separate page, please indicate the page.	A1.0
		Property Boundaries	A1.0
		Building Envelope with setbacks	A1.0
		Proposed Buildings	A1.0
		Structures (existing & proposed)	A1.0
		Driveway & Grades	A1.0
		A wetlands delineation & Stream crossing structures where applicable.	
		Topographic survey, prepared and stamped by a licensed surveyor, indicating site contours at 2' intervals, easements, and significant natural features such as rock outcroppings, drainages and mature tree stands.	
		Transformer & vault location (if installed by owner or existing)	
		Well location; septic if applicable	
		Snow storage areas and calculations	A1.0
		Major site improvements	A1.0
		Existing & proposed grading & drainage	A1.0
	Landscaping Plan	*May be included in the site plan**	
		Landscaping must indicate tree removal for defensible space requirement; any trees 6" or more primarily noting the removal of any ponderosa pines or large trees. Clear cutting of a site is not allowed.	A1.0
		Indicate the percentage of trees removed and revegetation to be conducted.	
		Upon completion of the construction project, all land must be raked and	

		reseeded with native seed prior to issuance of CO. in cases of completion during snow coverage and/or winter, CO may be issued with conditions for completions within 60 days of the last snow and a deposit.	A1.0
		Any major structures (retaining walls; fences; landscaping rocks) must be indicated in detail on plans in conformance with the design regulations.	A1.0
		Indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining wall and proposed site improvements.	A1.0
	Floor Plans	Scale 1/8" = 1'	
		Indicate the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level.	A2.1 A2.2
	Exterior Elevations	Scale same as floor plans	
		Detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations must include a description of exterior materials and colors.	A3.1 A3.2
	Roof Plan	Scale same as floor plans	
		Indicate the proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines.	A2.3
	Materials Sheet	Display materials to be used. Color renderings are suggested as well. In cases of additions, if matching the existing structure, photos of current home.	

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: January 31st 2025
RE: Planning/Zoning/Architectural Guidelines review – 0266 Davis Ct

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

Zoning Regulation analysis –

Proposal: A new single-family residence with an attached garage. The proposed 3 story, 3 bedroom, 3.5 bath home, includes 2755 s.f. of living space and an attached 757 s.f., 2 vehicle garage for a combined 3525 square feet.

Zoning district: R-1

Lot Size: ~ 35,839 sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 176'
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 25'-2"

Garage Stds: The proposed garage is ~757 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements will be met through the proposed garage and exterior parking.

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	none are shown	Y
Article 4: Buildable Area/setbacks	Setbacks appear to be correct	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 25'-2"	Y
Article 5-60 Foundation	Foundation is not exposed	Y
Article 5-70 Roofs	Main roof design is a shed roof, with a gable roof on a small section. Shed roof designs with 3:12 are not permitted per section 5-70.	PC
Article 5-80 Garages	Garage door has a wood look	Y
Article 5-90 Window and doors	Windows are large and are slightly out of proportion.	PC
Article 5-100	Horizontal metal is indicated	Y

Balconies and railings		
Article 5-110 Chimney and Roof Penetrations	Chimney is indicate with stone and prefinished metal panels for a cap. Chimney is large.	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	materials are stone and metal panels.	PC
Article 6-30 Colors	Colors are provided and show general compliance	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 757 Sqft	Y
Article 7-50 Driveways	Width indicated at 12'. Slopes are indicated at 8%	Y
Article 7-60 Parking Areas	Exterior parking space complies.	Y
Article 7-100 Decks	No deck is indicated, but an outdoor patio with retaining walls is indicated on the rear of the home, and shows general conformance.	Y
Article 7-120 Hot Tubs	Located at rear of home.	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	Long retaining walls are indicated along the top edge of the driveway. The walls are proposed as stone look (silom Stone). The retaining wall is located in the setback, which is not permitted in (1)(i) unless necessary.	PC
Article 8 Signs		

Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Downcast lights are not indicated, but will be required.	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y

LANDSCAPE NOTES

- Strip existing topsoil from site in construction areas and stockpile topsoil for landscape use
- General contractor shall remove all debris, stumps, slash, concrete asphalt, etc. form site prior to landscape work.
- Disturbed areas on site shall receive a minimum of 3" - 4" of topsoil in preparation for landscape treatment.
- Seed disturbed area where needed with short dry grass mix. Apply starter fertilizer (18-46-0) or equivalent @ 4 lbs/1000 sf sow grass mix @ 2 lbs/1000 sf. Rake materials into soil.
- Cobble rock or rock from site may be used as a ground cover treatment in designated areas with weed barrier fabric. Approximately 3"-6" diameter
- Boulders recovered during construction (2' and larger in diameter) to be stockpiled on site. When placed, bury 1/3 to 1/2 of each boulder.
- Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, and easements.
- All new plants shall be placed under an automatic drip irrigation system.
- All plant material shall be back filled with 1/3 topsoil, 1/3 manure, 1/3 compost and mixed 50/50 with native soils.
- All shrub beds and tree wells shall receive a minimum of 3 inches shredded bark mulch
- All newly planted trees shall be root fed at the time of installation. Root feeding shall consist of a liquid root growth stimulator, or soluble fertilizer at recommended rate of 1 tbs per 1 gallon of water.

REVEGETATION

Revegetate all disturbed areas on site.
Sow short dry grass mix @ 2 lbs/1000 sf
Short dry mix

- 05% Canby Bluegrass
- 10% Canada Bluegrass
- 25% Sheep Fescue
- 30% Creeping Red Fescue
- 30% Hard Fescue

Slopes over 3:1 shall be hayed tackified or netted.

IRC / IECC ENERGY EFFICIENCY

Thermal Envelope
2018 IRC N1102.1.2
2108 IECC R402.1.2

Mechanical Ventilation

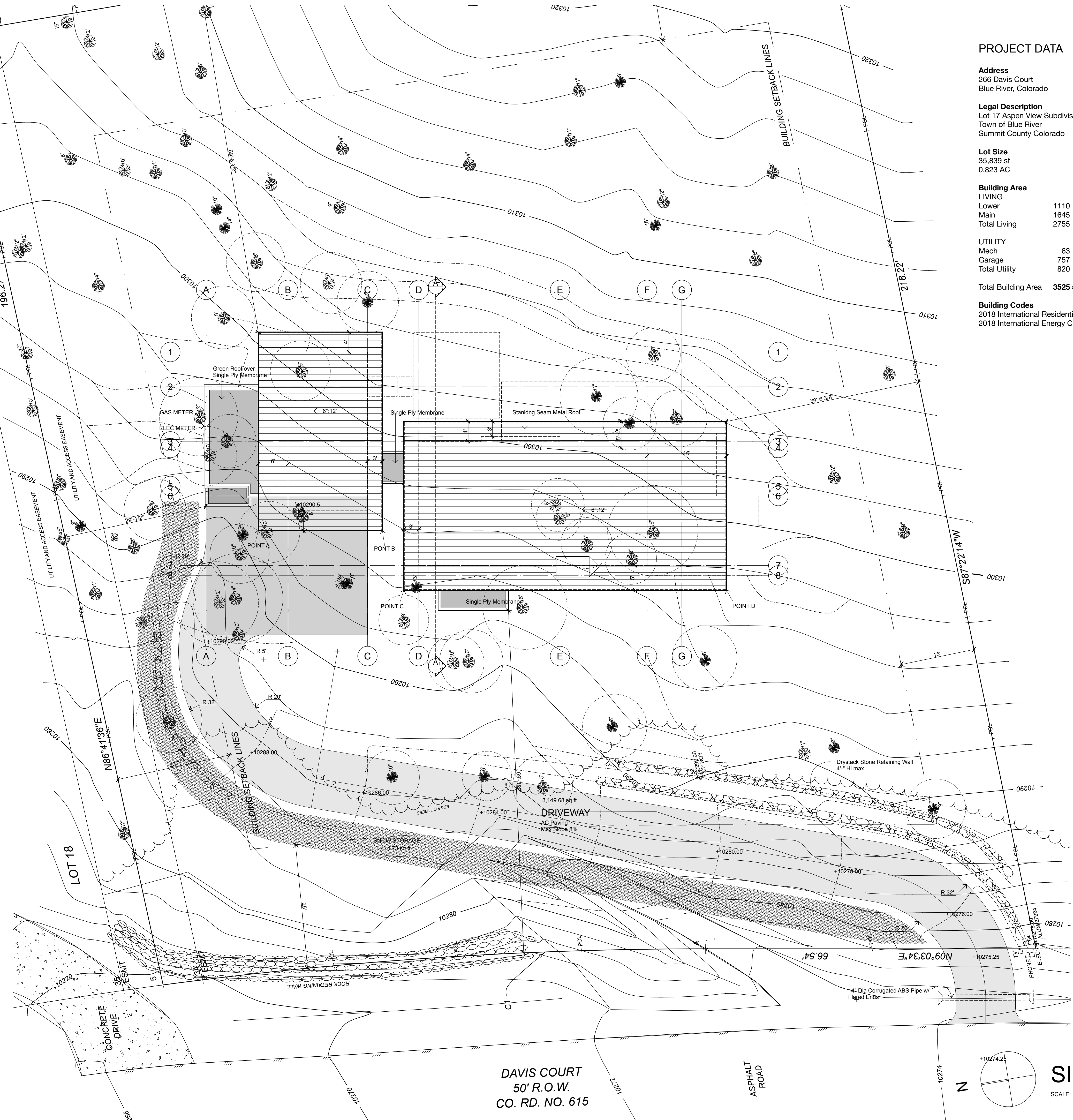
Whole-house Mechanical Ventilation system

Climate Zone	7	IRC Table M1505.4.3	3518 sf
Fenestration U Factor	0.30	Living Area	4
Ceiling R Value	49	Number of Bedrooms	90 (continuous)
Wood Frame Wall R-Value	20-5	Airflow in CFM	
Floor R Value	38	IRC Table N1103.6.1	
Basement Wall R-Value	15/19	HRV or ERV Fan Efficacy 1.2 CFM/Watt	
Slab R-Value and Depth	10, 4ft		

Air Barrier and Insulation Installation

Table N1102.4.1.1 (R402.4.1.1)

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or kneewall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors including cantilevered floors and floors above garages.	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively floor framing cavity insulation shall be in contact with the top side of sheathing or continuous insulation installed on the underside of floor framing, and extending from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing or insulation that on installation, readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	



PROJECT DATA

Address
266 Davis Court
Blue River, Colorado

Legal Description
Lot 17 Aspen View Subdivision
Town of Blue River
Summit County Colorado

Lot Size
35,839 sf
0.823 AC

Building Area

LIVING	
Lower	1110
Main	1645
Total Living	2755

UTILITY

Mech	63
Garage	757
Total Utility	820

Total Building Area **3525 sf**

Building Codes

2018 International Residential Code
2018 International Energy Conservation Code

DAVIS COURT
50' R.O.W.
CO. RD. NO. 615

SITE PLAN

SCALE: 1" = 10'-0"

**A TOPOGRAPHIC MAP OF
LOT 17, ASPEN VIEW SUBDIVISION
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO**

LOT 8

LOT 18

LOT 16

PARCEL B

PARCEL B

DAVIS COURT
50' R.O.W.
CO. RD. NO. 615

ASPHALT ROAD

ROUGHED IN DRIVE

CONCRETE DRIVE

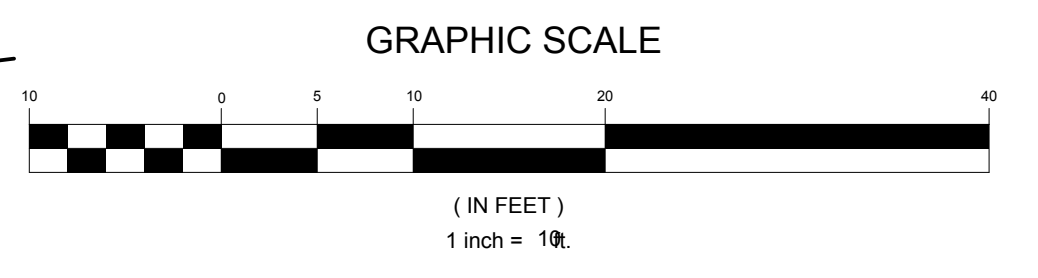
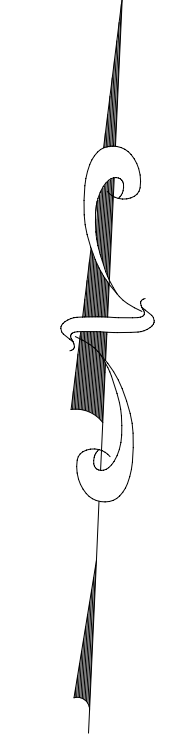
BUILDING SETBACK LINES

BUILDING SETBACK LINES

UTILITY AND ACCESS EASEMENT

UTILITY AND ACCESS EASEMENT

PROJECT BENCHMARK
TOP OF CAP=10.278
APPROX USGS DATUM



DATE OF FIELD SURVEY: 11/25/08
CONTOUR INTERVAL=2 FEET

LEGEND

- FOUND REBAR & ALUMINUM CAP (PLS 27924)
- FOUND REBAR & PLASTIC CAP (PLS 11944)
- UTILITY PEDESTAL
- △ RANDOM SURVEY CONTROL POINT
- ⊗ 8" PINE TREE WITH TRUNK DIAMETER
- ⊗ 8" SPRUCE TREE WITH TRUNK DIAMETER
- ~ EDGE OF TREES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	109.64'	825.05'	7°36'50"	N05°15'09"E	109.56'

NOTE: BUILDING SETBACK LINES PER PETE TURNER AT TOWN OF BLUE RIVER BUILDING DEPARTMENT.

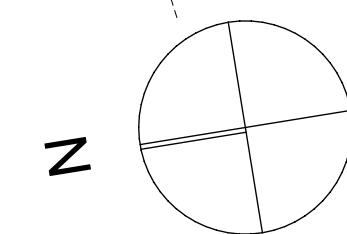
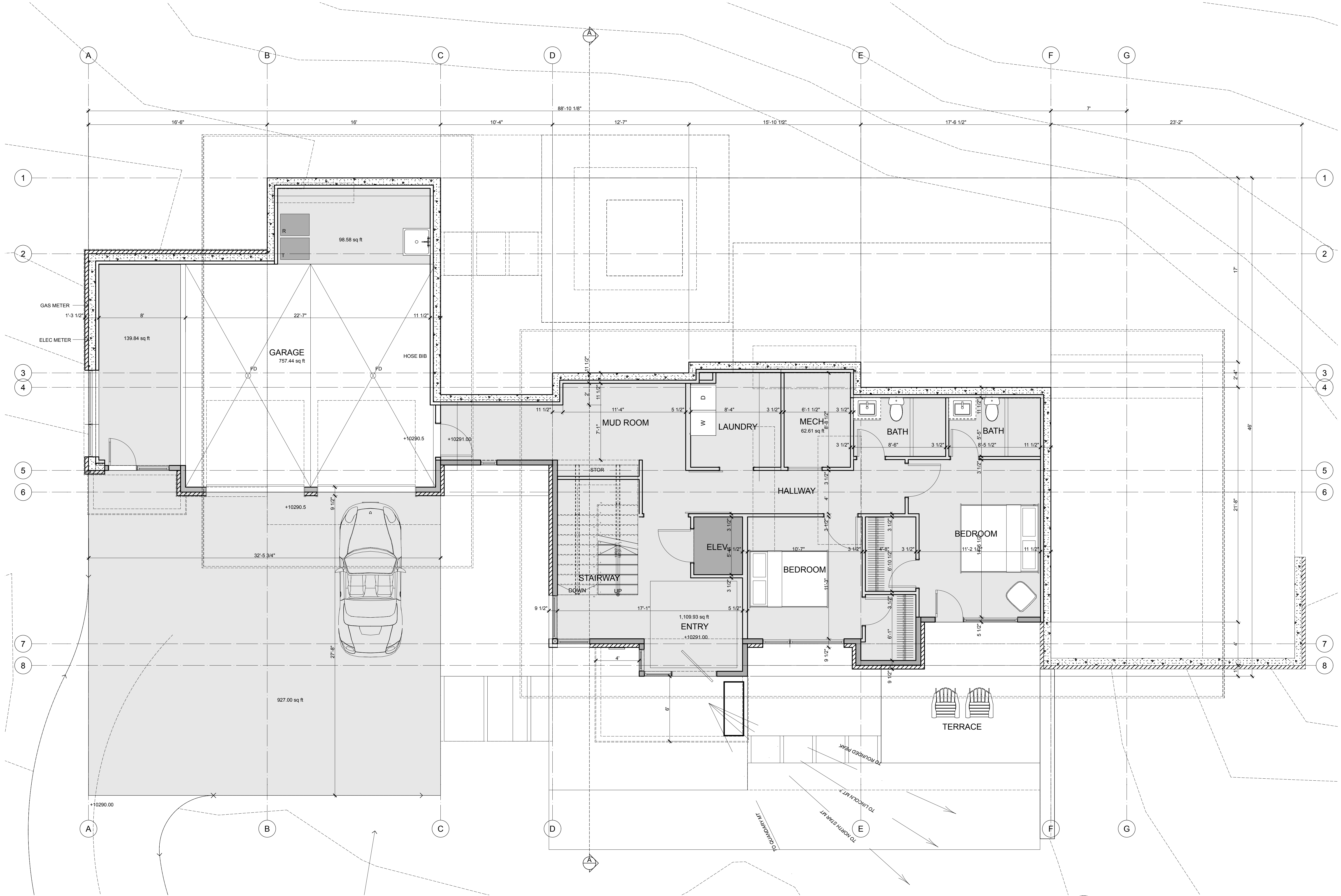


Drawn RRJ	Dwg 20359TP	Project 20359
Checked RRJ	Date 11/25/08	Sheet 1 of 1

RANGE WEST
ENGINEERS & SURVEYORS INC.

P.O. Box 589
Silverthorne, CO 80498 970-468-6281

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

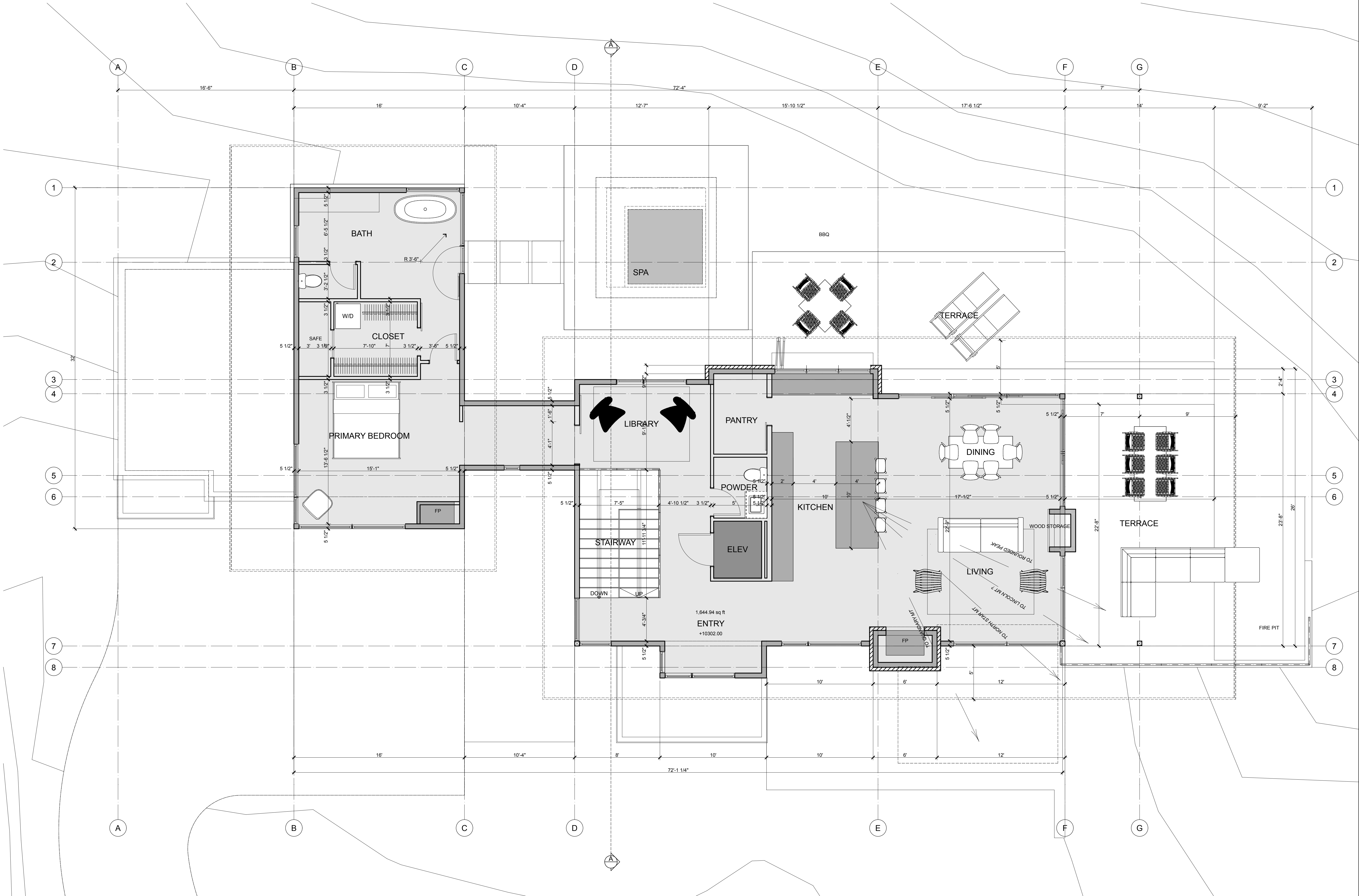


LOWER FLOOR PLAN

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

PROPOSED SINGLE FAMILY RESIDENCE
COSTELLO KELLY RESIDENCE
286 DANIS COURT
BLUE RIVER, COLORADO

A2.1



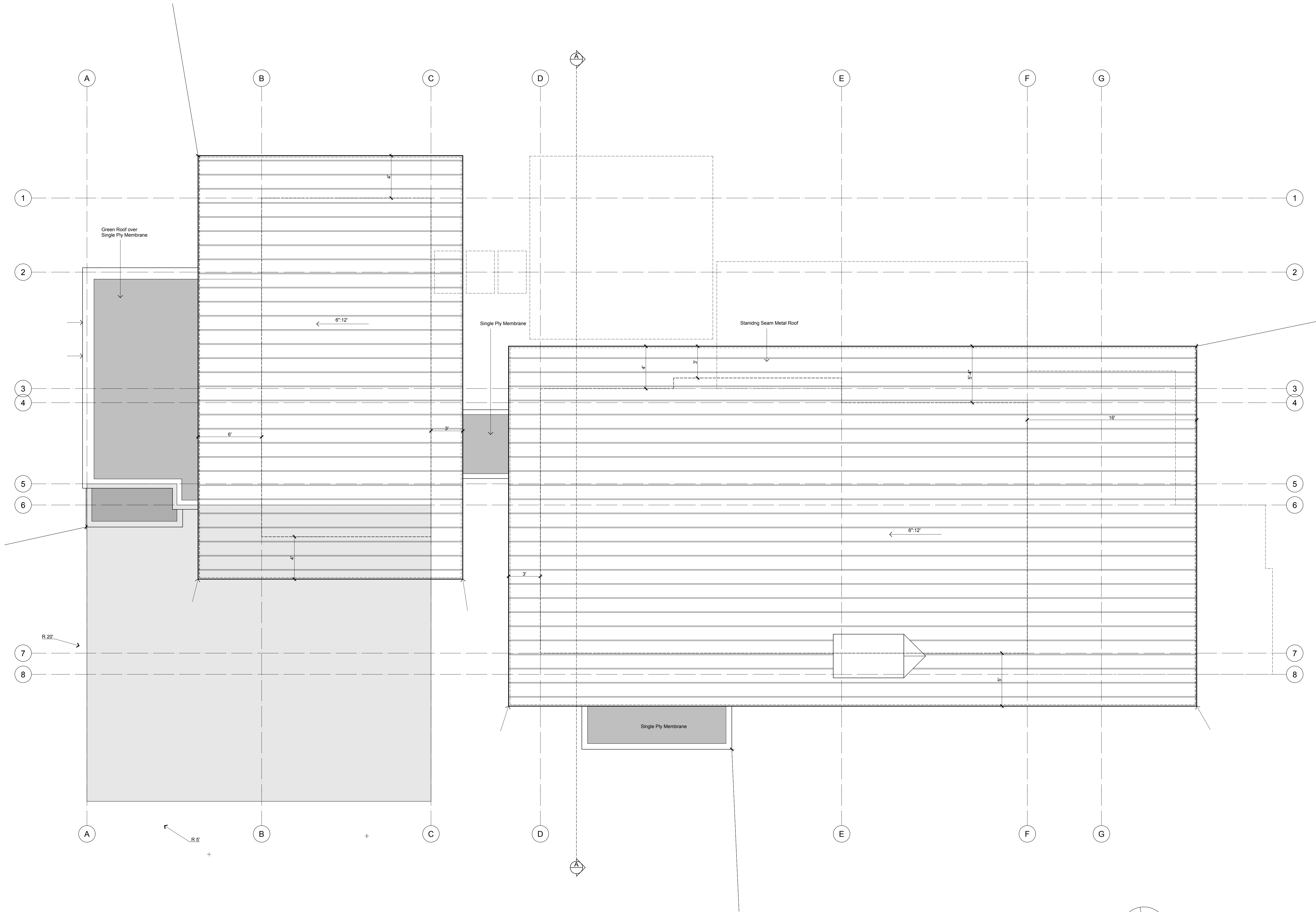
1,644.94 sq ft

ENTRY

+10302.00

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

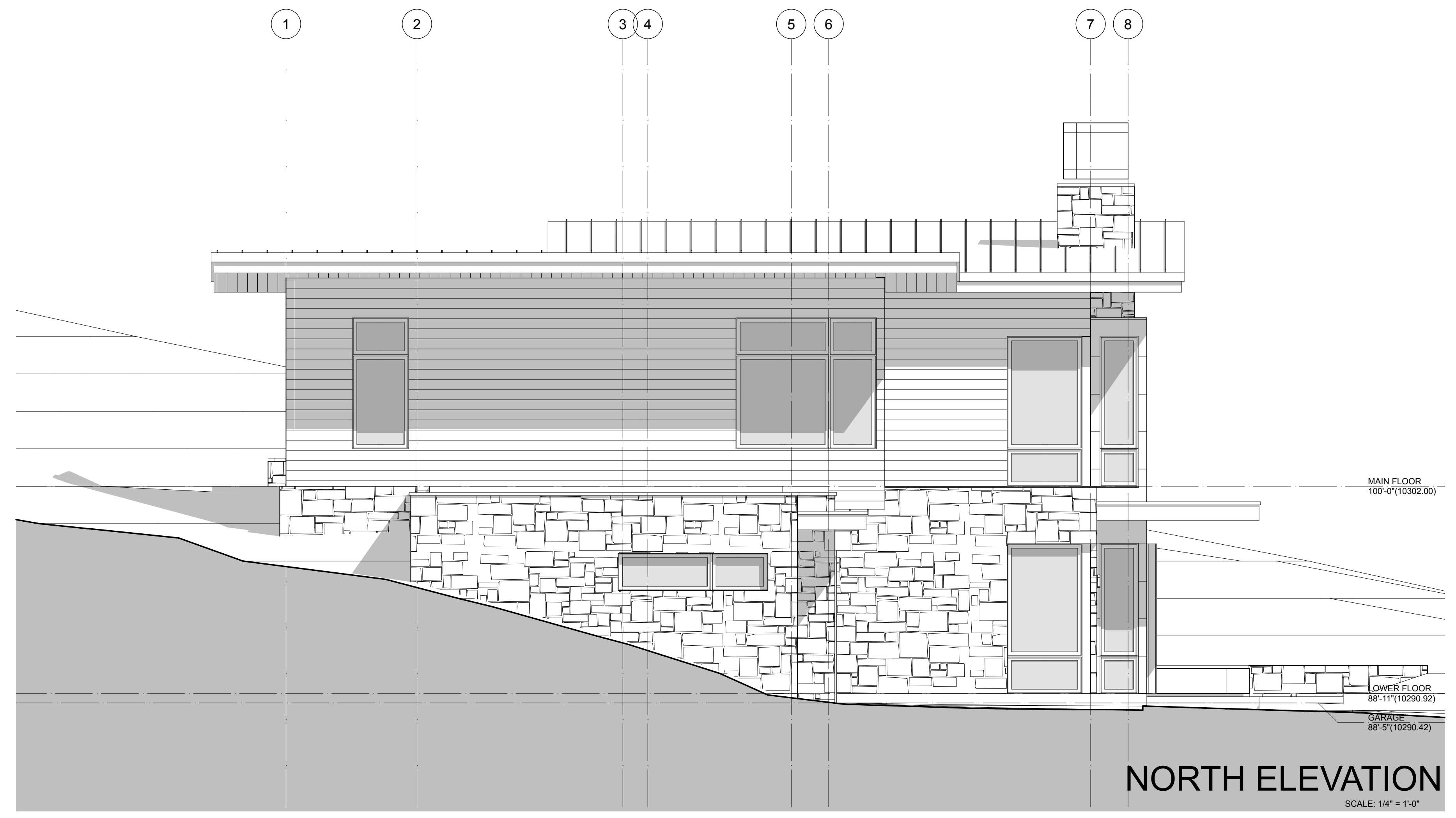
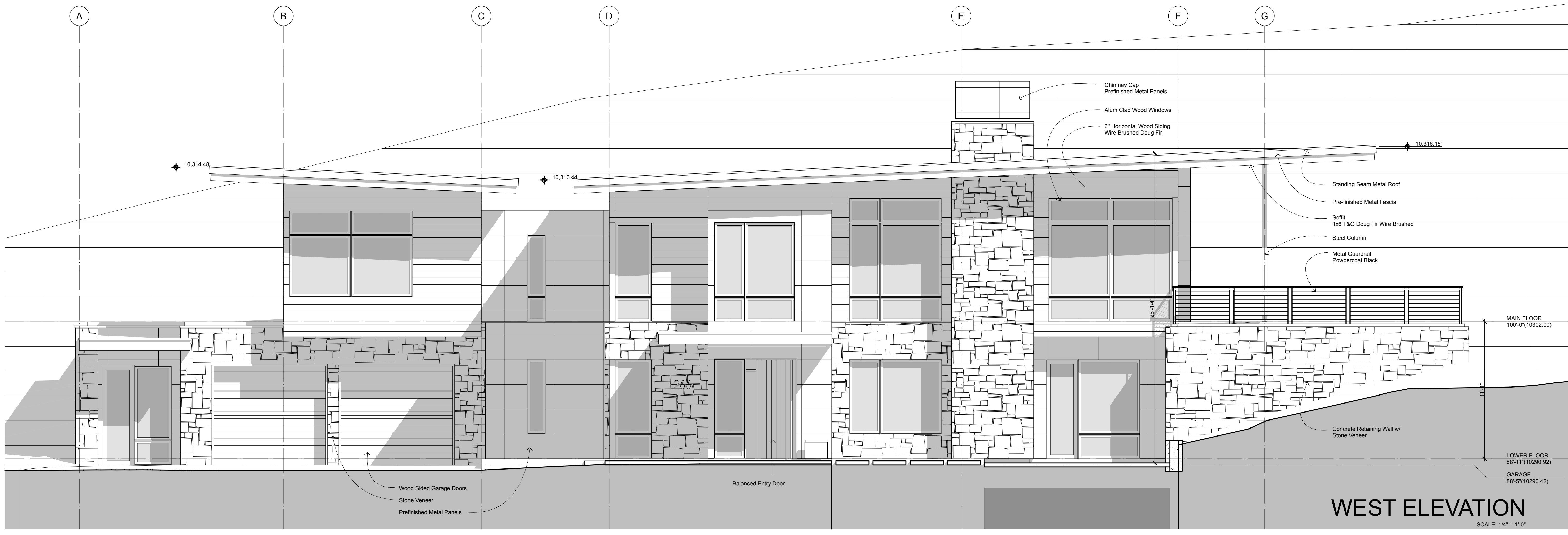
PROPOSED SINGLE FAMILY RESIDENCE
COSTELLO KELLY RESIDENCE
286 DANIS COURT
BLUE RIVER, COLORADO



z  ROOF PLAN
SCALE: 1/4" = 1'-0"

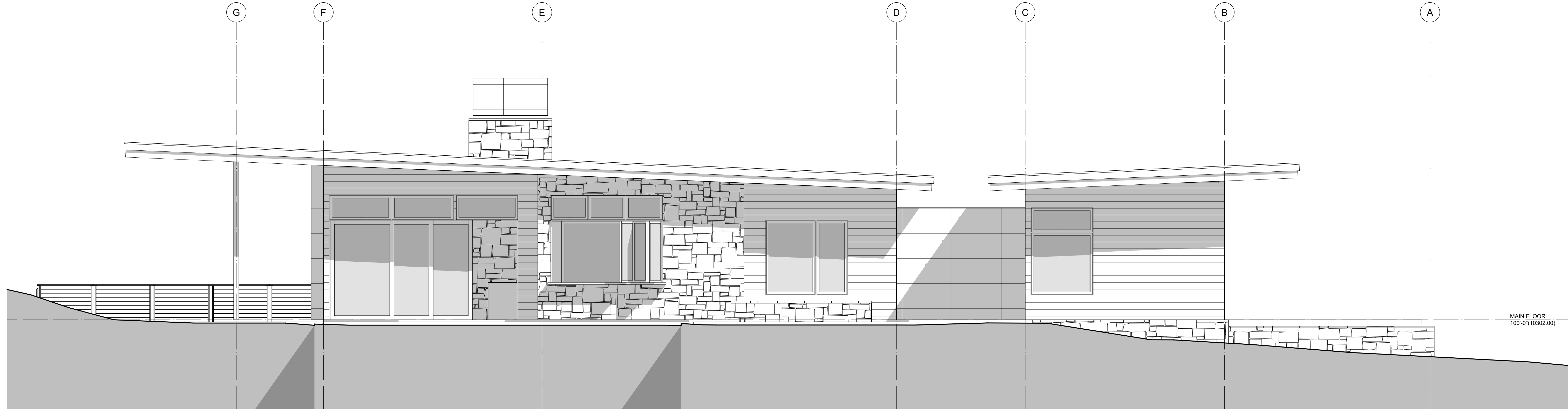
PROPOSED SINGLE FAMILY RESIDENCE
COSTELLO KELLY RESIDENCE
286 DANIS COURT
BLUE RIVER, COLORADO

A2.3

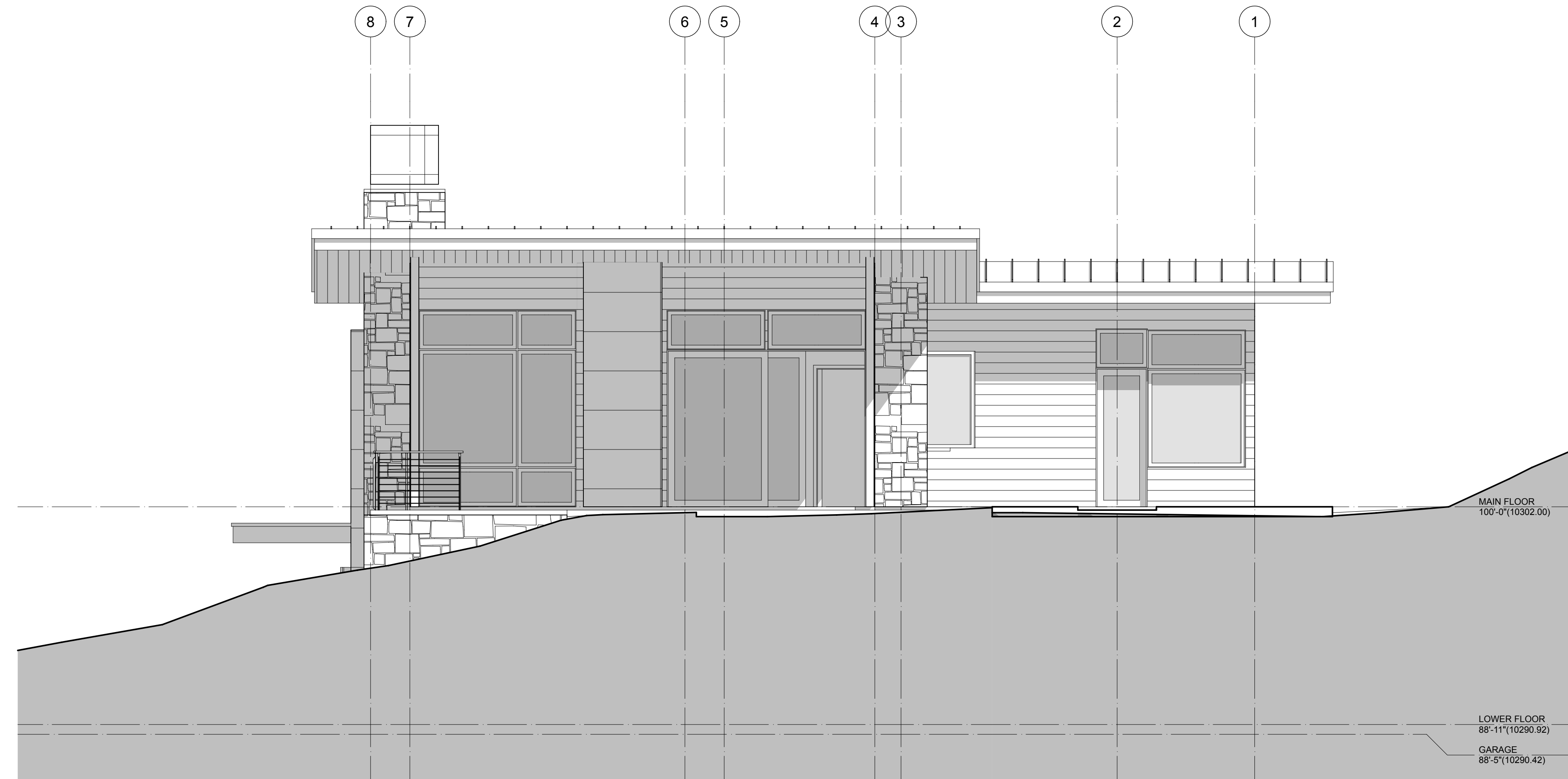


PROPOSED SINGLE FAMILY RESIDENCE
COSTELLO KELLY RESIDENCE
266 DANIS COURT
BLUE RIVER, COLORADO

A3.1



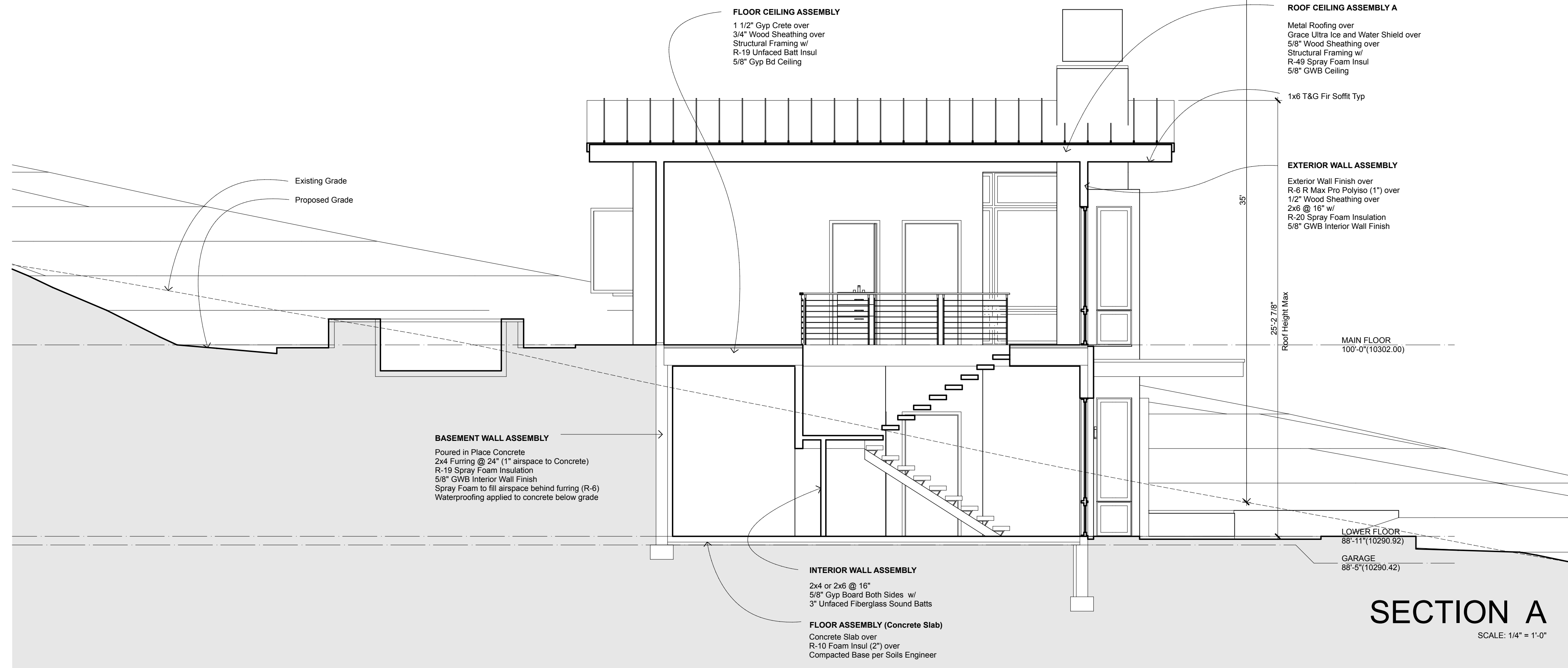
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

PROPOSED SINGLE FAMILY RESIDENCE
COSTELLO KELLY RESIDENCE
286 DANIS COURT
BLUE RIVER, COLORADO

A3.2



PROPOSED SINGLE FAMILY RESIDENCE
COSTELLO KELLY RESIDENCE
286 DENIS COURT
BLUE RIVER, COLORADO

Metal Roofing
Fascia
Metal Siding
Bridger SteelVintage



Wood Siding
Garage Doors
MontanaTimber
Ranchwood Western
Wire Brushed Fir



Soffit
Montana Timber
Ranchwood Yellowstone



Windows
Guardrails
Structural Steel
Steel Railings
Black Painted/Powdercoat



Stone Veneer
Telluride Stoner
Highlands Blend



Stone Retaining Wall
Siloam Stone



COSTELLO KELLY RESIDENCE
Exterior Color Schedule
Michael Shult Architect
January 14, 2025

Submittal Requirements

****ALL Submittals Must be Electronic****

Emailed to: info@townofblueriver.org

Planning & Zoning Review Submittal Requirements

****Please indicate via check box item included as well as page number in submitted packet.**

Completed <input checked="" type="checkbox"/>	Item	Description	Page #
✓	Site Plan	Scale: 1" = 10'; May appear on a single sight plan. IF on a separate page, please indicate the page.	A-0.2
✓		Property Boundaries	A-0.2
✓		Building Envelope with setbacks	A-0.2
✓		Proposed Buildings	A-0.2
✓		Structures (existing & proposed)	A-0.2
✓		Driveway & Grades	A-0.2
		A wetlands delineation & Stream crossing structures where applicable.	N/A
✓		Topographic survey, prepared and stamped by a licensed surveyor, indicating site contours at 2' intervals, easements, and significant natural features such as rock outcroppings, drainages and mature tree stands.	SHEET 2,
		Transformer & vault location (if installed by owner or existing)	N/A
✓		Well location; septic if applicable	A-0.2
✓		Snow storage areas and calculations	A-0.2
✓		Major site improvements	A-0.2
		Existing & proposed grading & drainage	A-0.2
	Landscaping Plan	*May be included in the site plan**	
		Landscaping must indicate tree removal for defensible space requirement; any trees 6" or more primarily noting the removal of any ponderosa pines or large trees. Clear cutting of a site is not allowed.	A-0.2
✓	location of existing trees shown	Indicate the percentage of trees removed and revegetation to be conducted.	A-0.2
		Upon completion of the construction project, all land must be raked and	

		reseeded with native seed prior to issuance of CO. in cases of completion during snow coverage and/or winter, CO may be issued with conditions for completions within 60 days of the last snow and a deposit.	
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	Floor Plans	Scale 1/8" = 1'	
✓		Indicate the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level.	A-1 A-2
	Exterior Elevations	Scale same as floor plans	
✓		Detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations must include a description of exterior materials and colors.	A-4, A-6
	Roof Plan	Scale same as floor plans	
✓		Indicate the proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines.	A-3
✓	Materials Sheet	Display materials to be used. Color renderings are suggested as well. In cases of additions, if matching the existing structure, photos of current home.	A-4

3000 K LED Outdoor Lantern AZT

11250AZT30 (Textured Architectural Bronze)

Project Name: _____
 Location: _____
 Type: _____
 Qty: _____
 Comments: _____



Dimensions

Height	7.00"
Width	5.00"

Ordering Information

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

Dimensions

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

Photometrics

Kelvin Temperature	3000 K
Color Rendering Index	90

Specifications

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

Electrical

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

Qualifications

Safety Rated	Wet
Title 24	Yes
Class 2	Yes
Dark Sky	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warranty

Primary Lamping

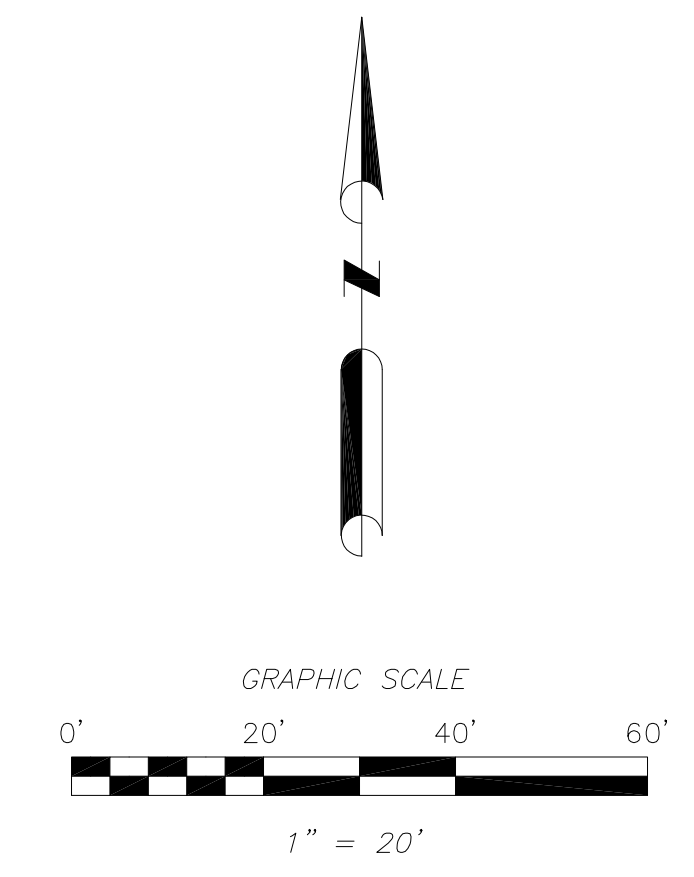
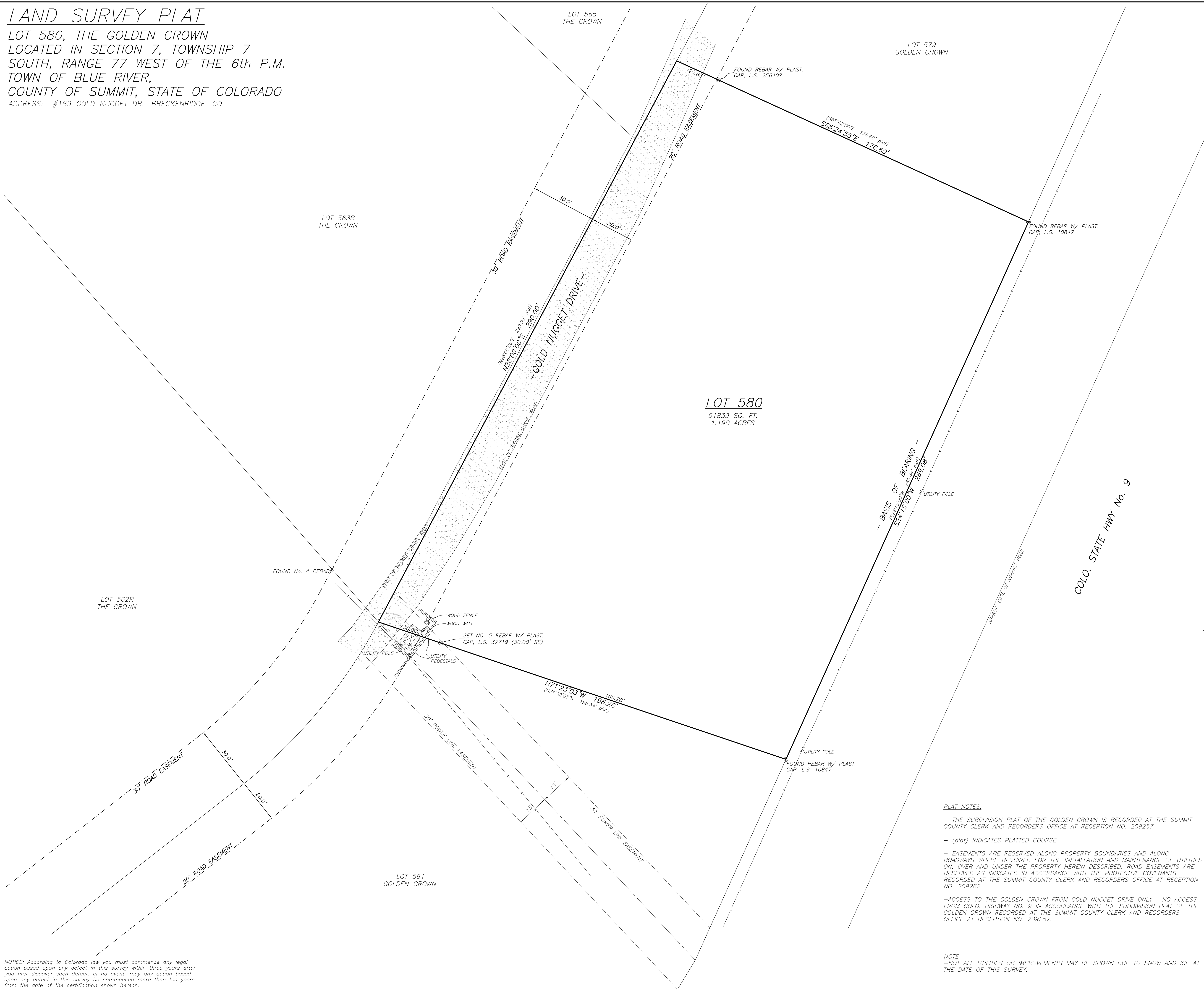
Light Source	LED
Lamp Included	Integrated
# of Bulbs/LED Modules	1
Delivered Lumens	350
Delivered Efficacy	33
Max or Nominal Watt	11W

Notes:

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

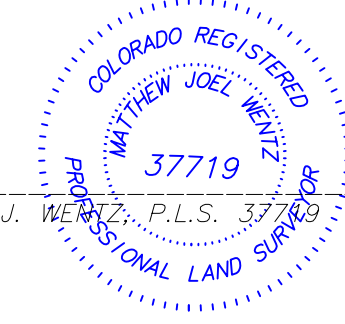
LAND SURVEY PLAT

LOT 580, THE GOLDEN CROWN
 LOCATED IN SECTION 7, TOWNSHIP 7
 SOUTH, RANGE 77 WEST OF THE 6th P.M.
 TOWN OF BLUE RIVER,
 COUNTY OF SUMMIT, STATE OF COLORADO
 ADDRESS: #189 GOLD NUGGET DR., BRECKENRIDGE, CO



LOT 580
 518.39 SQ. FT.
 1.190 ACRES

SURVEYOR'S CERTIFICATE
 I, MATTHEW J. WENTZ, A COLORADO REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY TO MANUEL ARCE, THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS WERE SET IN ACCORDANCE WITH C.R.S. 38-51-105.
 THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY SUMMIT LAND SURVEYING INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING OWNERSHIP AND EASEMENTS OF RECORD, SUMMIT LAND SURVEYING INC., RELIED UPON TITLE COMMITMENT ORDER NO. MGN20213489 ISSUED BY LAND TITLE GUARANTEE OF SUMMIT COUNTY AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.



SUMMIT COUNTY SURVEYOR'S CERTIFICATE
 THIS LAND SURVEY PLAT WAS ACCEPTED FOR DEPOSIT THIS _____ DAY OF _____ 20____, AND IS FILED UNDER THE COUNTY SURVEYOR'S LAND SURVEY PLATS / RIGHT OF WAY SURVEYS, RECEPTION NO. _____ IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER.

SUMMIT COUNTY SURVEYOR _____

PLAT NOTES:
 - THE SUBDIVISION PLAT OF THE GOLDEN CROWN IS RECORDED AT THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 209257.
 - (plat) INDICATES PLATTED COURSE.
 - EASEMENTS ARE RESERVED ALONG PROPERTY BOUNDARIES AND ALONG ROADWAYS WHERE REQUIRED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES ON, OVER AND UNDER THE PROPERTY HEREIN DESCRIBED. ROAD EASEMENTS ARE RESERVED AS INDICATED IN ACCORDANCE WITH THE PROTECTIVE COVENANTS RECORDED AT THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 209282.
 - ACCESS TO THE GOLDEN CROWN FROM GOLD NUGGET DRIVE ONLY. NO ACCESS FROM COLO. HIGHWAY NO. 9 IN ACCORDANCE WITH THE SUBDIVISION PLAT OF THE GOLDEN CROWN RECORDED AT THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 209257.

NOTE:
 - NOT ALL UTILITIES OR IMPROVEMENTS MAY BE SHOWN DUE TO SNOW AND ICE AT THE DATE OF THIS SURVEY.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SUMMIT LAND SURVEYING, INC.		P.O. BOX 2336 BRECKENRIDGE, CO 80424 970-513-0156	
LAND SURVEY PLAT			
SCALE: 1" = 20'	DATE: 12/22/2023	JOB NO. 222172	
DRAWN BY: MJW	CHECKED BY: MJW	DRAWING NO. 222172 ISP	



OWS _____

APPLICATION FOR AN ONSITE WASTEWATER TREATMENT SYSTEM PERMIT
(Please print or type information)

****PLEASE INCLUDE SITE PLAN WITH APPLICATION****

Select Permit Type: **New Install** Major Repair Minor Repair Small Repair Emergency Use Re-issuance

PROPERTY TAX SCHEDULE NO.: 101097

LOT(S) 580 BLOCK _____ FIL _____ TRACT _____ SUBDIVISION Golden Crown Sub

IF METES & BOUNDS LEGAL DESCRIPTION: SECTION _____ TOWNSHIP _____ RANGE _____

STREET ADDRESS: 189 Gold Nugget Dr SUMMIT COUNTY ROAD NO.: CR 576

IS THIS PROPERTY BACK COUNTRY (BC) ZONED? _____ YES NO

DOES THIS PROPERTY HAVE A DISTURBANCE ENVELOPE? YES _____ NO
(If YES, please indicate location on site plan)

*****PLEASE INCLUDE DIRECTIONS TO SITE ON BACK O F THIS PAGE*****

PROPERTY OWNER: Sigurdsons LLC PHONE (____) _____

MAILING ADDRESS: PO Box 328, Breckenridge, CO, 80424 EMAIL _____

APPLICANT (OWNER'S AGENT): Rob Theobald PHONE (970) 409-7978

MAILING ADDRESS: PO Box 3817, Breckenridge, CO, 80424 EMAIL robtheobald@yahoo.com

LOT SIZE: 1.19 ACRE(S)

STRUCTURE TYPE: COMMERCIAL _____ OR RESIDENTIAL

IN SEWER DISTRICT OR WITHIN 400 FT OF SEWER? _____ Y N

WATER SUPPLY: PRIVATE (WELL) OR PUBLIC _____

CLOTHES WASHER DISHWASHER GARBAGE DISPOSAL HOT TUB

TOTAL NO. OF BEDROOMS PLANNED (INCLUDE ANY FUTURE BEDROOMS): 5

APPROPRIATE FEES MUST BE PAID TO THE SUMMIT COUNTY PUBLIC HEALTH DEPARTMENT, ENVIRONMENTAL HEALTH PRIOR TO ARRANGING THE INITIAL SITE INSPECTION(S). THE SITE INSPECTION DOES NOT GUARANTEE THE ISSUANCE OF A PERMIT. THE PERMIT FEE MUST BE PAID TO THE DEPARTMENT PRIOR TO PERMIT ISSUANCE. THE PERMIT ISSUANCE IS BASED ON THE ABOVE INFORMATION, THE ILLUSTRATED SITE PLAN AND ALL OTHER INFORMATION AS SUBMITTED AND APPROVED BY THE DEPARTMENT. THE ONSITE WASTEWATER TREATMENT SYSTEM PERMIT MUST BE ISSUED BEFORE A BUILDING PERMIT CAN BE OBTAINED. PLEASE CONTACT ENVIRONMENTAL HEALTH IF YOU HAVE QUESTIONS OR REQUIRE ASSISTANCE.

APPLICATION FOR AN ONSITE WASTEWATER TREATMENT SYSTEM PERMIT IS HEREBY SUBMITTED. THE UNDERSIGNED ACKNOWLEDGES THAT THE ABOVE INFORMATION IS TRUE AND THAT FALSE INFORMATION WILL INVALIDATE THE APPLICATION AND ANY SUBSEQUENT PERMIT. THIS APPLICATION IS VALID FOR ONE (1) YEAR.

SIGNATURE OF APPLICANT _____ DATE _____

Environmental Health Officer Approval for Permit _____ Date _____

Date Permit Issued _____

Environmental Health Officer Final Approval _____ Date _____

FILE NO.: _____

SITE PLAN

LOT(S) ⁵⁸⁰ _____ BLOCK _____ FIL _____ TRACT _____ SUBDIVISION Golden Crown Sub

IF METES & BOUNDS LEGAL DESCRIPTION: SECTION _____ TOWNSHIP _____ RANGE _____

ANY REVISIONS TO THE SITE PLAN AS SUBMITTED AND APPROVED REQUIRES A REVISED SITE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.

*****PLEASE INCLUDE DIRECTIONS TO SITE HERE*****

From Breck:
Go south on Hwy 9
turn west onto Crown Dr
turn south onto Gold Nugget Dr
Property is on east side of road

Project: 189 Gold Nugget Dr., Lot 580 Golden Crown, Blue River, CO, 80424
Existing SFR, Septic System Replacement

Number of Bedrooms: 5 Bedrooms
Design Flow: 750 (150 Gallons per Bedroom)
Percolation Rate: N/A MPI
Soil Type: 2A (TL3, 0.8 LTAR)
Septic Tank Sizing: Valley Precast 2000 gal. 3-comp (2000T-3CP-F-HH)
Dosing Rate (Calculated): 6-hour dose (Design Flow/4 = 187.5 gpd)
Float and Spacing: Per Tank Manufacturer

Seepage Bed Sizing: (New Mounded Sand Bed, New Septic Tank, Pressure-dosed)

$$\text{Gravel Bed Area} = \frac{\text{Flow}}{\text{LTAR}} = \frac{750 \text{ gpd}}{0.8 \text{ gpd/ft}^2} = 937.5 \text{ ft}^2$$

$$\text{Bed Length: } \frac{\text{Flow}}{\text{LLR}} = \frac{750 \text{ gpd}}{9 \text{ gpd/LF}} = 83.33 \text{ ft}$$

$$\text{Gravel Area Dimensions: } 11.25 \text{ ft} \times 84 \text{ ft} = 945 \text{ ft}^2$$

$$\text{Basal Area} = \frac{\text{Flow}}{\text{LTAR}} = \frac{750 \text{ gpd}}{0.8 \text{ gpd/ft}^2} = 937.5 \text{ ft}^2$$

$$\text{Basal Area Dimensions (Actual): } 15.25 \text{ ft} \times 88 \text{ ft} = 1,342 \text{ ft}^2$$

System elevations:

Tank Outlet Elevation: 10000'

Field Inlet Elevation: 10006'

Profile Test Hole:

Date:

Hole Depth:

Bedrock @: NA

Groundwater @: NA

Impervious Strata @: NA

<u>Depth</u>	<u>Note</u>

Distribution System Design:

Spacing:	1'-6" from edge of bed 2'-9" center to center
Number:	4 End-dosed
Total Length:	324' ft total
Diameter:	1.5 in

Holes in Laterals

1/8" holes in PVC Piping		
Residual Pressure:	5 ft	
Flow per Hole:	0.43 gpm @ residual	
System Flow:	60 gpm	
System Holes:	148 Calculated	144 Actual
Hole Spacing:	2 ft 3 in	
Holes per Lateral:	36	

System Flow during Pressure Distribution Dosing

Flow/Lateral:	30 gpm
System Flow:	60 gpm
System Pump:	Orenco PF500511
Vol-gal of Laterals:	34.3 gal
Length of 2-inch manifold:	20 ft
Vol-gal of Manifold (2 in):	3.5 gal
Total Volume:	37.8 gal
Ratio:	4.96 dose/pipe volume

Note: Install clean out with 2 45's or sweeping 90's at end of each lateral per OWS Regulations

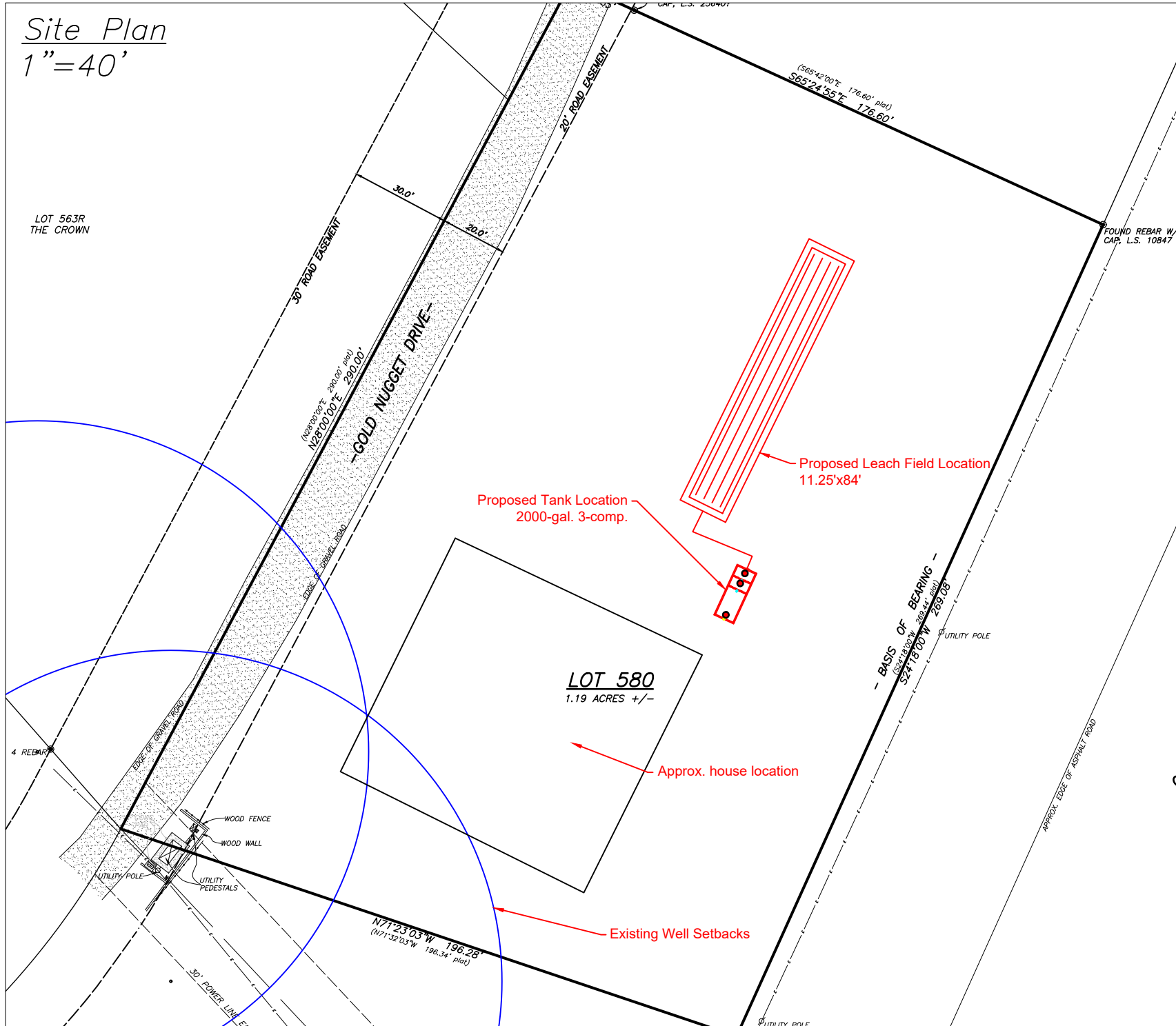
General Notes:

- 1) All work shall be done in workman like manner by licensed contractor
- 2) All work shall be done in accordance with permit and any changes shall be approved by Engineer and Summit County Environmental Health
(Including Onsite Wastewater Treatment System Regulations of Summit County Colorado, Amended February 27, 2018)
- 3) All work shall be done in accordance with all applicable codes
- 4) Sand Filter material shall be in accordance Summit County OWS Code with gradation report dated within one month if install. Design is based on "Secondary" sand media requirements. Engineer can be contacted for size reduction if "Preferred" sand media is to be used.
- 5) Bed material shall be in accordance Summit County OWS Code
- 6) Geotextile fabric (max 2 oz./yard per Summit County OWS Code) shall be installed covering seepage bed as a barrier to backfill material
- 7) All manifolds, laterals and looped ends shall be installed level
- 8) All holes in distribution lines shall face downwards.
- 9) All pressure distribution laterals shall be provided with clean out at end per Summit County OWS Code
- 10) All pressure distribution laterals shall be provided with an inspection port at the end of each lateral, and not more than fifty (50) feet apart.
- 11) All pressure distribution laterals shall be cleaned and purged after install
- 12) Squirt height test shall be performed to determine equal distribution and verify distal pressure is in accordance with design and Summit County OWS Code.
- 13) Septic tank, risers and manholes and all septic tank plumbing shall be installed per County OWS Regulations
- 14) An audible alarm shall be installed in residence only; no audible alarm shall be located outside
- 15) Mound cover shall be 8" = 10" of Type 1 or Type 2 soil with an additional 2" of topsoil
- 16) All disturbed areas shall be revegetated to prevent erosion
- 17) All disturbed areas particularly bed shall be seeded with grass seed mixture designed for revegetation by qualified landscaper, nursery or seed supplier prior to completion of project.
- 18) No additional vegetation shall be planted or allowed to grow over Soil Treatment area
- 19) Engineer shall be called for inspection at each County Inspection
- 20) OWS requires special operated and maintained including household water and plumbing use. Use and maintenance guide available from Summit County Government, State of Colorado, U.S. EPA shall be followed

Site Plan

1"=40'

LOT 563R
THE CROWN



- 1) Call before you dig for underground locates, 811
- 2) All work shall be performed in a workman like manner compliant to industry standards
- 3) Any changes to plans shall be approved by Engineer prior to construction
- 4) All work shall conform to Town of Breckenridge Standards and Code and Conditions of the Permit
- 5) Not for Construction unless stamped "Approved" by Summit County Environmental Health Department. Approved copy of permit shall be on-site during all construction activities.

No.	Revision/Issue

Theobald Engineering & Construction Services, LLP
1000 Airport Rd.
Breckenridge, CO 80424
(970) 409-7978

Project Name and Address
189 Gold Nugget Dr.
Lot 580 Golden Crown Sub
Blue River, CO 80424

Project 189 Gold Nugget	Sheet 1 of 3
Date 12/20/23	
Scale 1" = 40'	

Site Plan
1"=20'

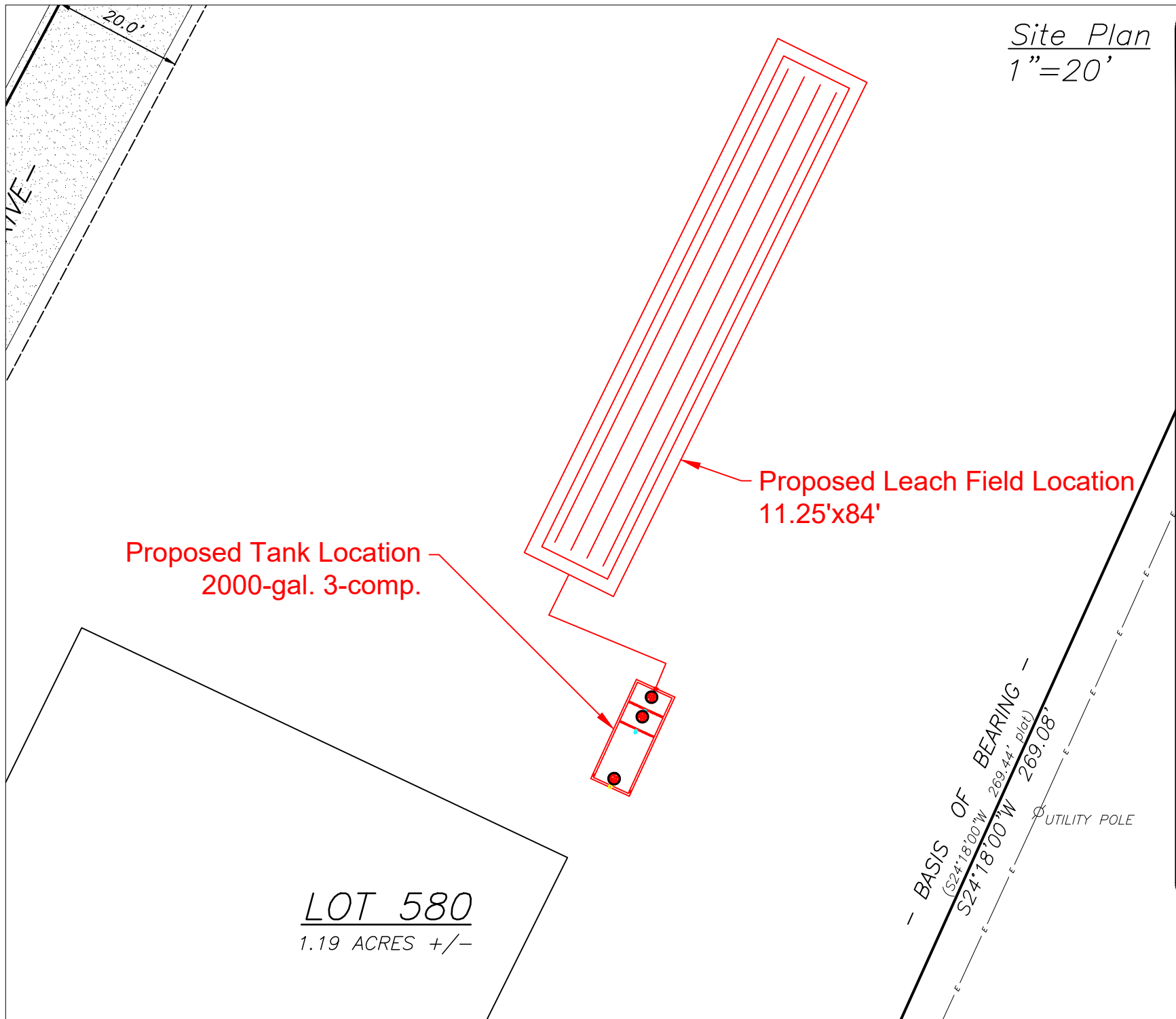
- 1) Call before you dig for underground locates, 811
- 2) All work shall be performed in a workman like manner compliant to industry standards
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No.	Revision/Issue

Theobald Engineering & Construction Services, LLP
1000 Airport Rd.
Breckenridge, CO 80424
(970) 499-7978

Project Name and Address
189 Gold Nugget Dr.
Lot 580 Golden Crown Sub
Blue River, CO 80424

Project	189 Gold Nugget	Sheet	2 of 3
Date	10/11/23		
Scale	1" = 20'		



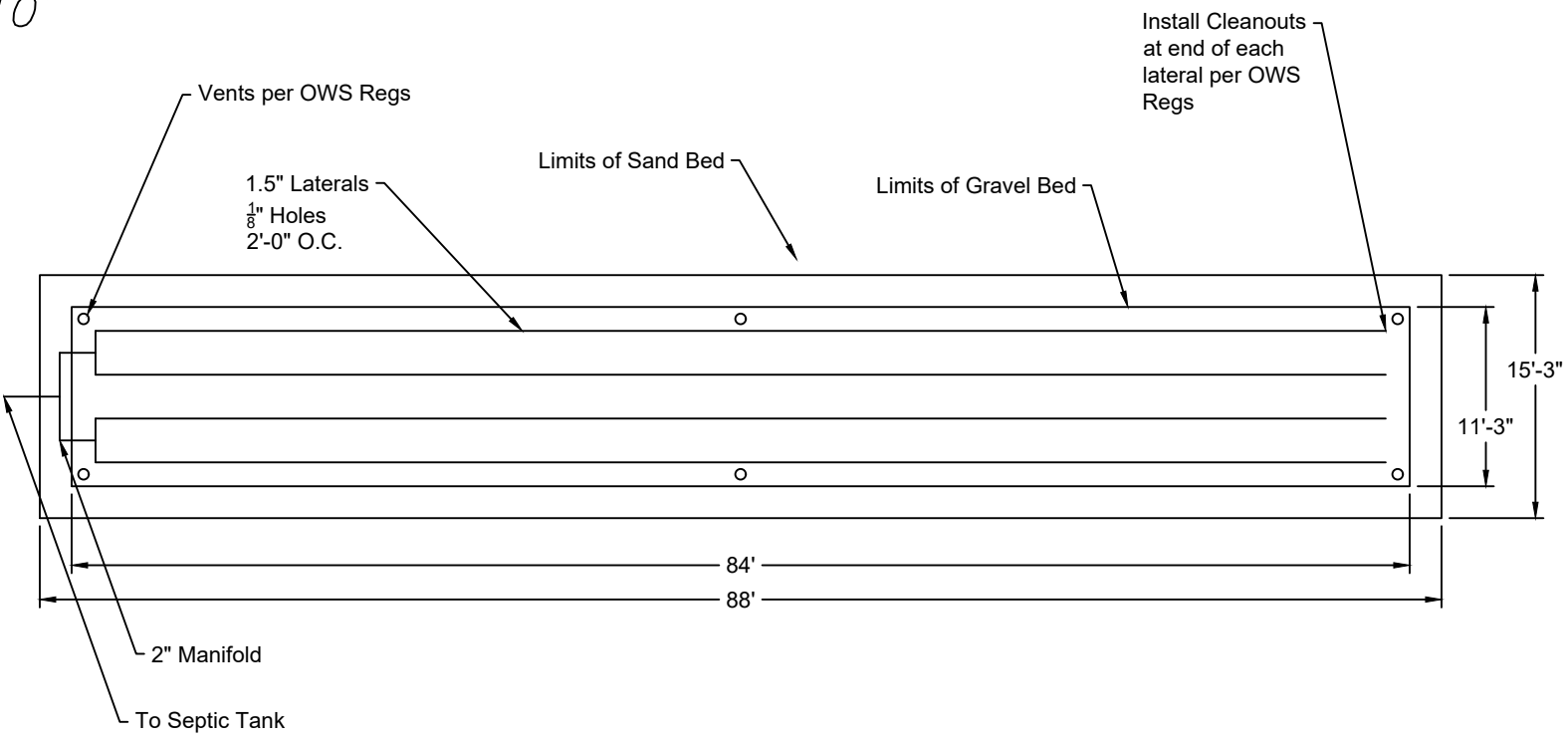
Proposed Tank Location
2000-gal. 3-comp.

Proposed Leach Field Location
11.25'x84'

LOT 580
1.19 ACRES +/-

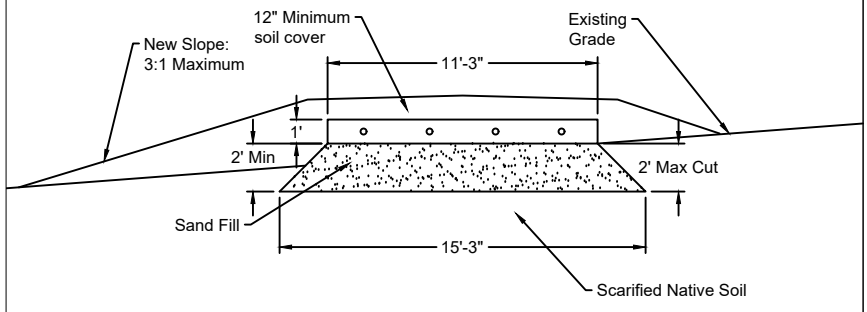
--- BASIS OF BEARING ---
(S24°18'00"W 269.44' plat)
S24°18'00"W 269.08'
UTILITY POLE

Field Layout
1" = 10'

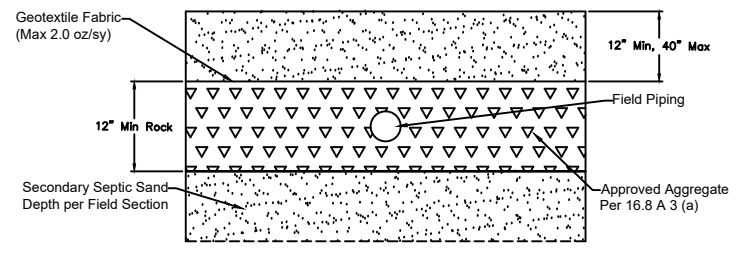


- 1) Call before you dig for underground locates, 811
- 2) All work shall be performed in a workman like manner compliant to industry standards
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- 4) All work shall conform to Town of Breckenridge Standards and Code and Conditions of the Permit
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Field Section
1/8" = 1'



Bed Section
NTS



No.	Revision/Issue
Theobald Engineering & Construction Services, LLP 1000 Airport Rd. Breckenridge, CO 80424 (970) 409-7978	
Project Name and Address: 189 Gold Nugget Dr. Lot 580 Golden Crown Sub Blue River, CO 80424	
Project: 189 Gold Nugget	Sheet: 3 of 3
Date: 12/20/23	Varies

2000 Gallon Top Seam - 3CP Filter & High Head Pump

Item #
2000T-3CP-F-HH

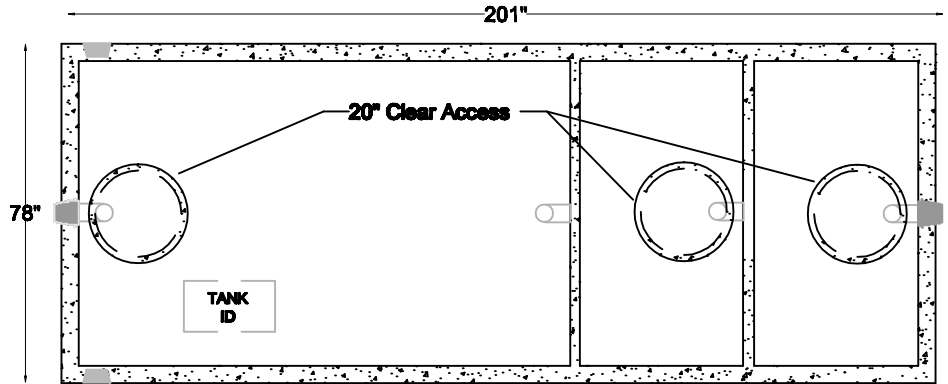
(2500 Gallon Total Volume)

DESIGN NOTES

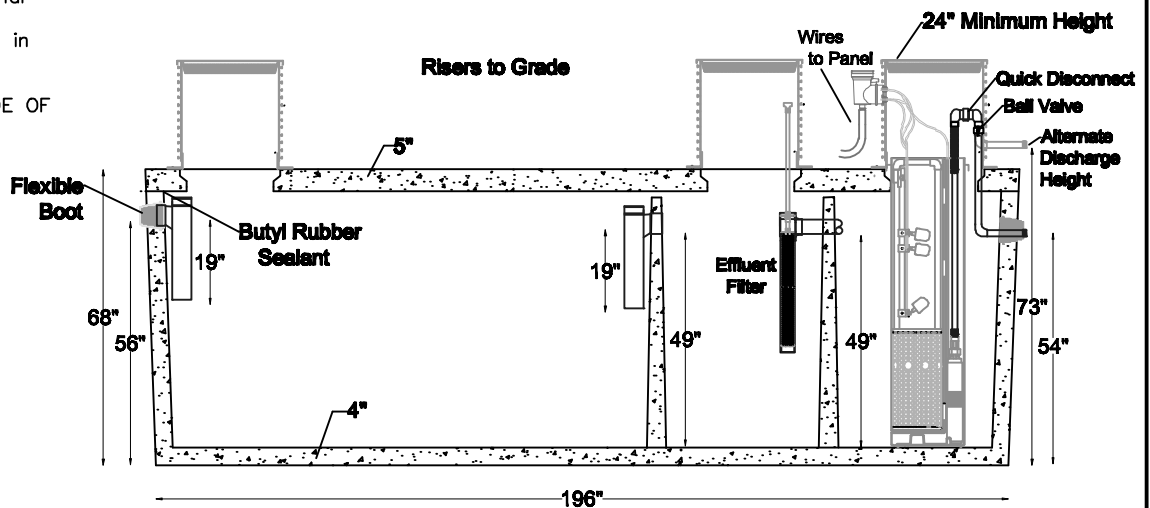
- Design per performance test per ASTM C1227
- Top surface area 108.88 ft²
- f'c @ 28 days; concrete = 6,000 PSI Min.

Installation:

- Tank to be set on 5" min. sand bed or pea gravel
- Tank to be backfilled uniformly on all sides in lifts less than 24" and mechanically compacted
- Excavated material may be used for backfill, provided large stones are removed
- Excavation should be dewatered and tank filled with water prior to being put in service for installation with water table less than 2' below grade
- Meets C1644-06 for resilient connectors
- Inlet and Outlet identified above pipe
- Delivered complete with internal piping
- Control Panel to be mounted in sight line of tank
- TRUCK MUST BACK UP PERPENDICULAR TO LONG SIDE OF HOLE, LID IS A SECOND SET (NO EXCEPTIONS)
- 4' Maximum bury depth



Top View



Section View

ALLOWABLE BURY (Based on Water Table)	
WATER TABLE	ALLOWABLE EARTH FILL
0' - 0"	2' - 0"
1' - 0"	3' - 0"
2' - 0"	3' - 0"
3' - 0"	4' - 0"
DRY	4' - 0"

Pump:

- Lowers TSS and improves effluent quality to field
- Complete installation (wiring, panel, mounting and start-up procedures)
- Complete warranty

Service contracts available for maintenance

Digging Specs	Invert		Dimensions			Net Capacity				Net Weight		
	Inlet	Outlet	Length	Width	Height	Inlet Side	Middle	Outlet	Total	Lid	Tank	Total
19' Long x 8' Wide	56"	54" or 73"	201"	78"	92"	1583 gal	517 gal	521 gal	2621 gal	6420 lbs	18590 lbs	25210 lbs



Phone: 719-395-6764
Fax: 719-395-3727
Website: www.valleyprecast.com
Email: frontdesk@valleyprecast.com

PF Series 60-Hz, 4-inch (100-mm) Submersible Effluent Pumps

Applications

Our 4-inch (100-mm) Submersible Effluent Pumps are designed to transport screened effluent (with low TSS counts) from septic tanks or separate dosing tanks. All our pumps are constructed of lightweight, corrosion-resistant stainless steel and engineered plastics; all are field-serviceable and repairable with common tools; 60-Hz PF Series models are CSA certified to the U.S. and Canadian safety standards for effluent pumps, meeting UL requirements.

Orenco's Effluent Pumps are used in a variety of applications, including pressurized drainfields, packed bed filters, mounds, aerobic units, effluent irrigation, effluent sewers, wetlands, lagoons, and more. These pumps are designed to be used with a Biotube® pump vault or after a secondary treatment system.

Features/Specifications

To specify this pump for your installation, require the following:

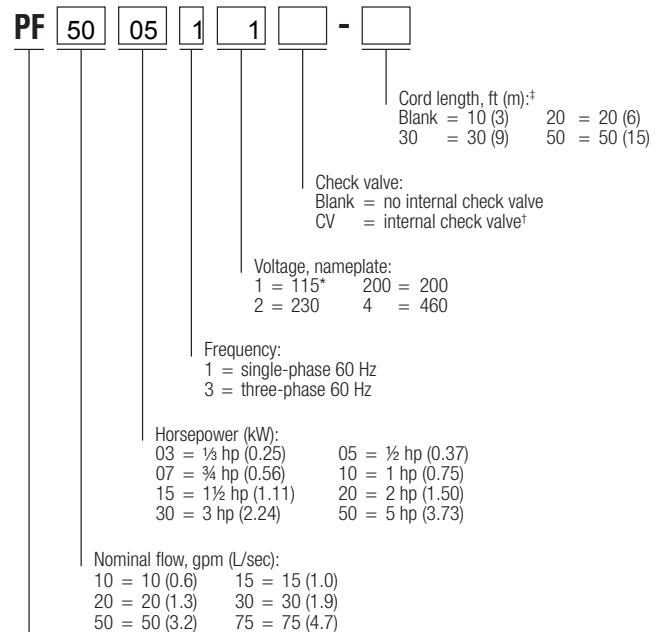
- Minimum 24-hour run-dry capability with no deterioration in pump life or performance*
- Patented 1/8-inch (3-mm) bypass orifice to ensure flow recirculation for motor cooling and to prevent air bind
- Liquid end repair kits available for better long-term cost of ownership
- TRI-SEAL™ floating impeller design on 10, 15, 20, and 30 gpm (0.6, 1.0, 1.3, and 1.9 L/sec) models; floating stack design on 50 and 75 gpm (3.2 and 4.7 L/sec) models
- Franklin Electric Super Stainless motor, rated for continuous use and frequent cycling
- Type SOOW 600-V motor cable

* Not applicable for 5-hp (3.73 kW) models

Standard Models

See specifications chart, pages 2-3, for a list of standard pumps. For a complete list of available pumps, call Orenco.

Product Code Diagram



Pump, PF Series

* 1/2-hp (0.37kW) only

† Available for 10 gpm (0.6 L/sec), 1/2 hp (0.37 kW) only

‡ Note: 20-ft cords are available only for single-phase pumps through 1 1/2 hp



Specifications

Pump Model	Design gpm (L/sec)	Horsepower (kW)	Phase	Nameplate voltage	Actual voltage	Design flow amps	Max amps	Impellers	Discharge size and material ¹	Length, in. (mm)	Min. liquid level, ² in. (mm)	Weight, ³ lb (kg)	Rated cycles/day
PF100511	10 (0.6)	0.50 (0.37)	1	115	120	12.7	12.7	6	1 ¼ in. GFP	23.0 (660)	16 (406)	26 (12)	300
PF100511CV	10 (0.6)	0.50 (0.37)	1	115	120	12.7	12.7	6	1 ¼ in. GFP	23.0 (660)	16 (406)	26 (12)	300
PF100512	10 (0.6)	0.50 (0.37)	1	230	240	6.3	6.3	6	1 ¼ in. GFP	23.0 (660)	16 (406)	26 (12)	300
PF10053200	10 (0.6)	0.50 (0.37)	3	200	208	3.8	3.8	6	1 ¼ in. GFP	23.0 (660)	16 (406)	26 (12)	300
PF100712 ^{4,5}	10 (0.6)	0.75 (0.56)	1	230	240	8.3	8.3	8	1 ¼ in. GFP	25.9 (658)	17 (432)	30 (14)	300
PF10073200 ^{4,5}	10 (0.6)	0.75 (0.56)	3	200	208	5.1	5.2	8	1 ¼ in. GFP	25.4 (645)	17 (432)	31 (14)	300
PF101012 ^{5,6}	10 (0.6)	1.00 (0.75)	1	230	240	9.6	9.6	9	1 ¼ in. GFP	27.9 (709)	18 (457)	33 (15)	100
PF10103200 ^{5,6}	10 (0.6)	1.00 (0.75)	3	200	208	5.5	5.5	9	1 ¼ in. GFP	27.3 (693)	18 (457)	37 (17)	300
PF102012 ^{5,6,7,8}	10 (0.6)	2.00 (1.49)	1	230	240	12.1	12.1	18	1 ¼ in. SS	39.5 (1003)	22 (559)	48 (22)	100
PF102032 ^{5,6,8}	10 (0.6)	2.00 (1.49)	3	230	240	7.5	7.6	18	1 ¼ in. SS	37.9 (963)	20 (508)	44 (20)	300
PF10203200 ^{5,6,8}	10 (0.6)	2.00 (1.49)	3	200	208	8.7	8.7	18	1 ¼ in. SS	37.9 (963)	20 (508)	44 (20)	300
PF150311	15 (1.0)	0.33 (0.25)	1	115	120	8.7	8.8	3	1 ¼ in. GFP	19.5 (495)	15 (380)	23 (10)	300
PF150312	15 (1.0)	0.33 (0.25)	1	230	240	4.4	4.5	3	1 ¼ in. GFP	19.5 (495)	15 (380)	23 (10)	300
PF200511	20 (1.3)	0.50 (0.37)	1	115	120	12.3	12.5	4	1 ¼ in. GFP	22.3 (566)	18 (457)	25 (11)	300
PF200512	20 (1.3)	0.50 (0.37)	1	230	240	6.4	6.5	4	1 ¼ in. GFP	22.5 (572)	18 (457)	26 (12)	300
PF20053200	20 (1.3)	0.50 (0.37)	3	200	208	3.7	3.8	4	1 ¼ in. GFP	22.3 (566)	18 (457)	26 (12)	300
PF201012 ^{4,5}	20 (1.3)	1.00 (0.75)	1	230	240	10.5	10.5	7	1 ¼ in. GFP	28.4 (721)	20 (508)	33 (15)	100
PF20103200 ^{4,5}	20 (1.3)	1.00 (0.75)	3	200	208	5.8	5.9	7	1 ¼ in. GFP	27.8 (706)	20 (508)	33 (15)	300
PF201512 ^{4,5}	20 (1.3)	1.50 (1.11)	1	230	240	12.4	12.6	9	1 ¼ in. GFP	34.0 (864)	24 (610)	41 (19)	100
PF20153200 ^{4,5}	20 (1.3)	1.50 (1.11)	3	200	208	7.1	7.2	9	1 ¼ in. GFP	30.7 (780)	20 (508)	35 (16)	300
PF300511	30 (1.9)	0.50 (0.37)	1	115	120	11.8	11.8	3	1 ¼ in. GFP	21.3 (541)	20 (508)	28 (13)	300
PF300512	30 (1.9)	0.50 (0.37)	1	230	240	6.2	6.2	3	1 ¼ in. GFP	21.3 (541)	20 (508)	25 (11)	300
PF30053200	30 (1.9)	0.50 (0.37)	3	200	208	3.6	3.6	3	1 ¼ in. GFP	21.3 (541)	20 (508)	25 (11)	300
PF300712	30 (1.9)	0.75 (0.56)	1	230	240	8.5	8.5	5	1 ¼ in. GFP	24.8 (630)	21 (533)	29 (13)	300
PF30073200	30 (1.9)	0.75 (0.56)	3	200	208	4.9	4.9	5	1 ¼ in. GFP	24.6 (625)	21 (533)	30 (14)	300
PF301012 ⁴	30 (1.9)	1.00 (0.75)	1	230	240	10.4	10.4	6	1 ¼ in. GFP	27.0 (686)	22 (559)	32 (15)	100
PF30103200 ⁴	30 (1.9)	1.00 (0.75)	3	200	208	5.8	5.8	6	1 ¼ in. GFP	26.4 (671)	22 (559)	33 (15)	300
PF301512 ^{4,5}	30 (1.9)	1.50 (1.11)	1	230	240	12.6	12.6	8	1 ¼ in. GFP	32.8 (833)	24 (610)	40 (18)	100
PF30153200 ^{4,5}	30 (1.9)	1.50 (1.11)	3	200	208	6.9	6.9	8	1 ¼ in. GFP	29.8 (757)	22 (559)	34 (15)	300
PF301534 ^{4,5}	30 (1.9)	1.50 (1.11)	3	460	480	2.8	2.8	8	1 ¼ in. GFP	29.5 (685)	22 (559)	34 (15)	300
PF302012 ^{5,6,7}	30 (1.9)	2.00 (1.49)	1	230	240	11.0	11.0	10	1 ¼ in. SS	35.5 (902)	26 (660)	44 (20)	100
PF30203200 ^{5,6}	30 (1.9)	2.00 (1.49)	3	200	208	9.3	9.3	10	1 ¼ in. SS	34.0 (864)	24 (610)	41 (19)	300
PF303012 ^{5,6,7,8}	30 (1.9)	3.00 (2.23)	1	230	240	16.8	16.8	14	1 ¼ in. SS	44.5 (1130)	33 (838)	54 (24)	100
PF303032 ^{5,6,8}	30 (1.9)	3.00 (2.23)	3	230	240	10.0	10.1	14	1 ¼ in. SS	44.3 (1125)	27 (686)	52 (24)	300
PF305012 ^{5,6,7,8}	30 (1.9)	5.00 (3.73)	1	230	240	25.6	25.8	23	1 ¼ in. SS	66.5 (1689)	53 (1346)	82 (37)	100
PF305032 ^{5,6,8}	30 (1.9)	5.00 (3.73)	3	230	240	16.6	16.6	23	1 ¼ in. SS	60.8 (1544)	48 (1219)	66 (30)	300
PF30503200 ^{5,6,8}	30 (1.9)	5.00 (3.73)	3	200	208	18.7	18.7	23	1 ¼ in. SS	60.8 (1544)	48 (1219)	66 (30)	300
PF500511	50 (3.2)	0.50 (0.37)	1	115	120	12.1	12.1	2	2 in. SS	20.3 (516)	24 (610)	27 (12)	300
PF500512	50 (3.2)	0.50 (0.37)	1	230	240	6.2	6.2	2	2 in. SS	20.3 (516)	24 (610)	27 (12)	300
PF500532	50 (3.2)	0.50 (0.37)	3	230	240	3.0	3.0	2	2 in. SS	20.3 (516)	24 (610)	28 (13)	300
PF50053200	50 (3.2)	0.50 (0.37)	3	200	208	3.7	3.7	2	2 in. SS	20.3 (516)	24 (610)	28 (13)	300
PF500534	50 (3.2)	0.50 (0.37)	3	460	480	1.5	1.5	2	2 in. SS	20.3 (516)	24 (610)	28 (13)	300
PF500712	50 (3.2)	0.75 (0.56)	1	230	240	8.5	8.5	3	2 in. SS	23.7 (602)	25 (635)	31 (14)	300
PF500732	50 (3.2)	0.75 (0.56)	3	230	240	3.9	3.9	3	2 in. SS	23.7 (602)	25 (635)	32 (15)	300

Specifications, cont.

Pump Model	Design gpm (L/sec)	Horsepower (kW)	Phase	Nameplate voltage	Actual voltage	Design flow amps	Max amps	Impellers	Discharge size and material ¹	Length, in. (mm)	Min. liquid level, ² in. (mm)	Weight, ³ lb (kg)	Rated cycles/day
PF50073200	50 (3.2)	0.75 (0.56)	3	200	208	4.9	4.9	3	2 in. SS	23.1 (587)	26 (660)	32 (15)	300
PF500734	50 (3.2)	0.75 (0.56)	3	460	480	1.8	1.8	3	2 in. SS	34.8 (884)	25 (635)	31 (14)	300
PF501012	50 (3.2)	1.00 (0.75)	1	230	240	10.1	10.1	4	2 in. SS	27.0 (686)	26 (660)	35 (16)	100
PF50103200	50 (3.2)	1.00 (0.75)	3	200	208	5.7	5.7	4	2 in. SS	26.4 (671)	26 (660)	39 (18)	300
PF501034	50 (3.2)	1.00 (0.75)	3	460	480	2.2	2.2	4	2 in. SS	26.4 (671)	26 (660)	39 (18)	300
PF501512 ⁴	50 (3.2)	1.50 (1.11)	1	230	240	12.5	12.6	5	2 in. SS	32.5 (826)	30 (762)	41 (19)	100
PF50153200 ⁴	50 (3.2)	1.50 (1.11)	3	200	208	7.0	7.0	5	2 in. SS	29.3 (744)	26 (660)	35 (16)	300
PF503012 ^{4,5,7,8}	50 (3.2)	3.00 (2.23)	1	230	240	17.7	17.7	8	2 in. SS	43.0 (1092)	37 (940)	55 (25)	100
PF50303200 ^{4,5,8}	50 (3.2)	3.00 (2.23)	3	200	208	13.1	13.1	8	2 in. SS	43.4 (1102)	30 (762)	55 (25)	300
PF503034 ^{4,5,8}	50 (3.2)	3.00 (2.23)	3	460	480	5.3	5.3	8	2 in. SS	40.0 (1016)	31 (787)	55 (25)	300
PF505012 ^{5,6,7,8}	50 (3.2)	5.00 (3.73)	1	230	240	26.2	26.4	13	2 in. SS	65.4 (1661)	55 (1397)	64 (29)	100
PF505032 ^{5,6,8}	50 (3.2)	5.00 (3.73)	3	230	240	16.5	16.5	13	2 in. SS	59.3 (1506)	49 (1245)	64 (29)	300
PF751012	75 (4.7)	1.00 (0.75)	1	230	240	9.9	10.0	3	2 in. SS	27.0 (686)	27 (686)	34 (15)	100
PF751512	75 (4.7)	1.50 (1.11)	1	230	240	12.1	12.3	4	2 in. SS	33.4 (848)	30 (762)	44 (20)	100

- ¹ GFP = glass-filled polypropylene; SS = stainless steel. The 1 ¼-in. NPT GFP discharge is 2 7/8 in. octagonal across flats; the 1 ¼-in. NPT SS discharge is 2 1/8 in. octagonal across flats; and the 2-in. NPT SS discharge is 2 7/8 in. hexagonal across flats. Discharge is female NPT threaded, U.S. nominal size, to accommodate Orenco® discharge hose and valve assemblies. Consult your Orenco Distributor about fittings to connect hose and valve assemblies to metric-sized piping.
- ² Minimum liquid level is for single pumps when installed in an Orenco Biotube® Pump Vault or Universal Flow Inducer. In other applications, minimum liquid level should be top of pump. Consult Orenco for more information.
- ³ Weight includes carton and 10-ft (3-m) cord.
- ⁴ High-pressure discharge assembly required.
- ⁵ Do not use cam-lock option (Q) on discharge assembly.
- ⁶ Custom discharge assembly required for these pumps. Contact Orenco.
- ⁷ Capacitor pack (sold separately or installed in a custom control panel) required for this pump. Contact Orenco.
- ⁸ Torque locks are available for all pumps, and are supplied with 3-hp and 5-hp pumps.

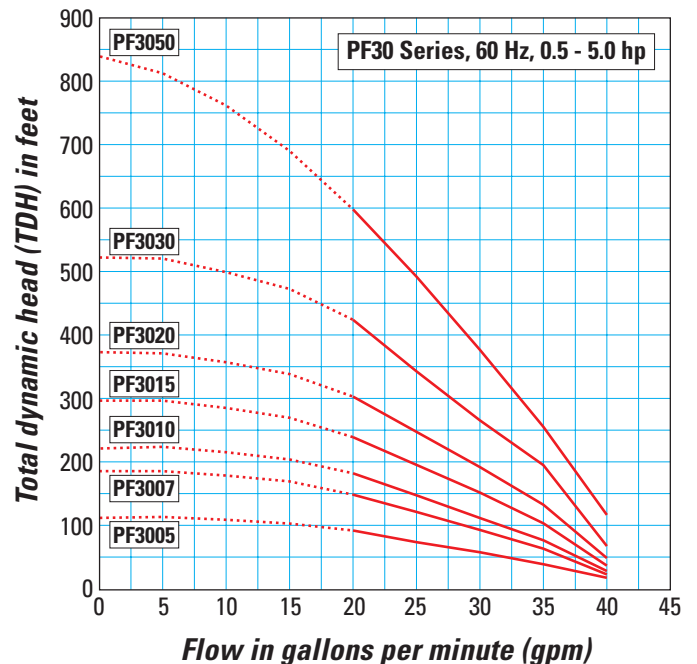
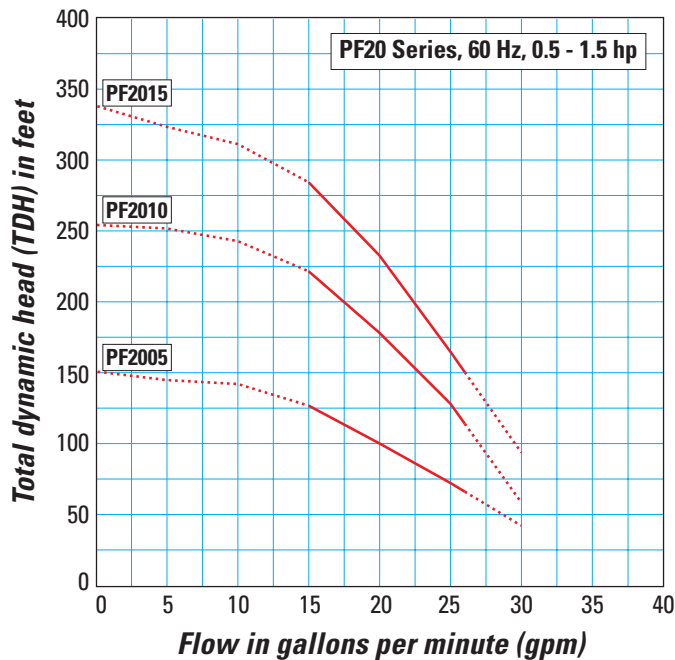
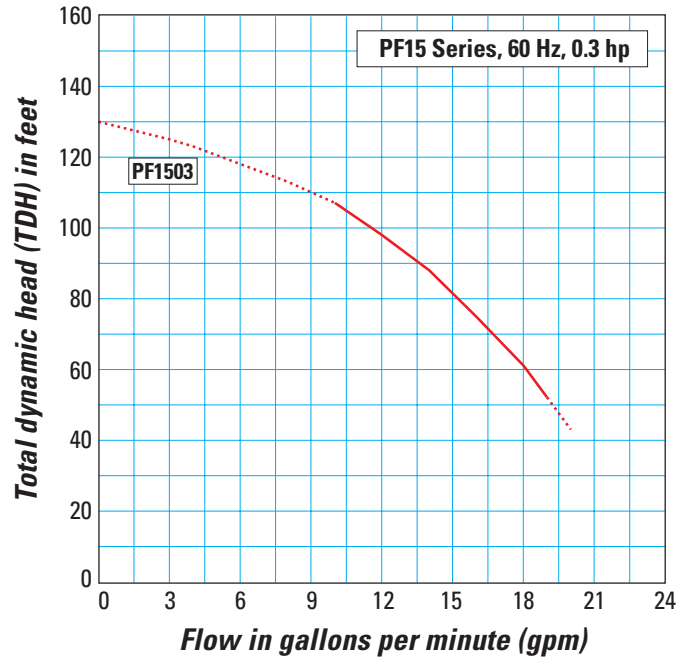
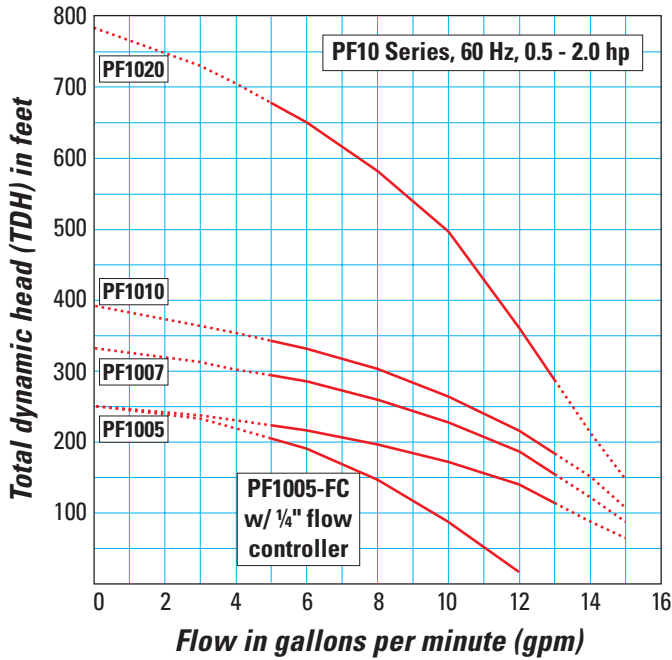
Materials of Construction

Discharge	Glass-filled polypropylene or stainless steel
Discharge bearing	Engineered thermoplastic (PEEK)
Diffusers	Glass-filled PPO (Noryl GFN3)
Impellers	Celcon® acetacetal copolymer on 10-, 20, and 30-gpm models; 50-gpm impellers are Noryl GFN3
Intake screen	Polypropylene
Suction connection	Stainless steel
Drive shaft	7/16 inch hexagonal stainless steel, 300 series
Coupling	Sintered stainless steel, 300 series
Shell	Stainless steel, 300 series
Motor	Franklin motor exterior constructed of stainless steel. Motor filled with deionized water and propylene glycol for constant lubrication. Hermetically sealed motor housing ensures moisture-free windings. All thrust absorbed by Kingsbury-type thrust bearing. Rated for continuous duty. Single-phase motors and 200 and 230 V 3-phase motors equipped with surge arrestors for added security. Single-phase motors through 1.5 hp (1.11 kW) have built-in thermal overload protection, which trips at 203-221° F (95-105° C).

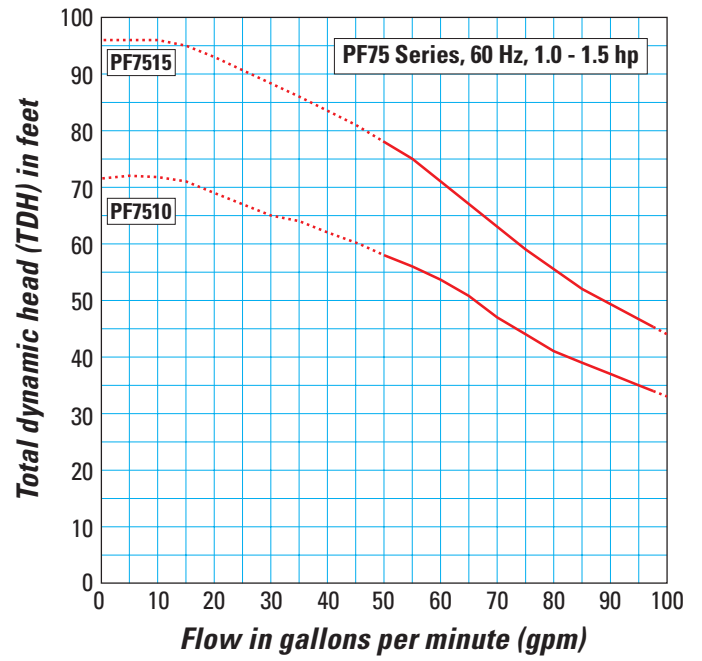
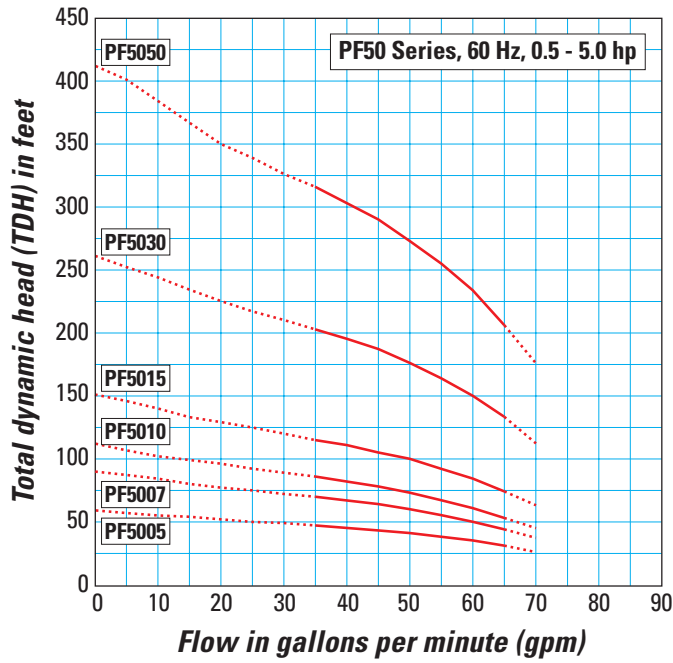
Using a Pump Curve

A *pump curve* helps you determine the best pump for your system. Pump curves show the relationship between flow and pressure (total dynamic head, or TDH), providing a graphical representation of a pump's optimal performance range. Pumps perform best at their nominal flow rate. These graphs show optimal pump operation ranges with a solid line and show flow rates outside of these ranges with a dashed line. For the most accurate pump specification, use Orenco's PumpSelect™ software.

Pump Curves



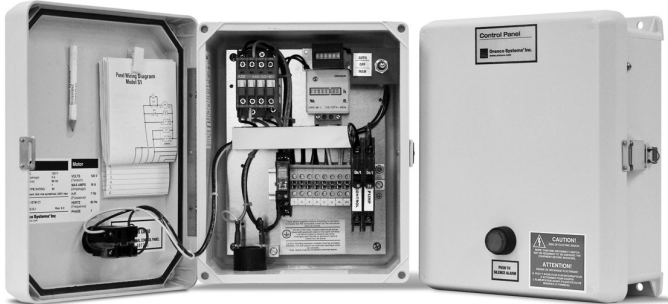
Pump Curves, cont.



S-Series Simplex Control Panels

Applications

Orenco® S-Series Simplex Control Panels control single pumps in effluent sewer (STEP) systems, onsite septic systems, and for pump control into conventional gravity sewer systems.



Orenco S-Series Simplex Control Panel (S1ETMCT shown)

Materials of Construction

Component	Material
Enclosure	UV-resistant fiberglass, Type 4X (IP 66)
Hinge	Stainless steel
Latch	Stainless steel

Specifications

Feature	Specifications
Height, in. (mm)	11.5 (292)
Width, in. (mm)	9.3 (236)
Depth, in. (mm)	5.4 (137)
S1 panel ratings*	120 VAC, 1 hp (0.75 kW), 16 A, 1-phase, 60 Hz
S2 panel ratings*	240 VAC, 3 hp (2.24 kW) 16 A, 1-phase, 60 Hz

* Pump motors used with these panels require internal overload protection.

General

Orenco® S-Series Simplex Control Panels are electromechanical panels for controlling single pumps. Standard features include an Automatic/Off/Manual (Auto/Off/Man) toggle switch, controls circuit breaker, pump circuit breaker, automatic motor control operation, and an audible/visible high water level alarm with auto reset. Specifications for standard and optional features are listed on page 2.

All S-Series control panels have a 120 VAC controls circuit breaker. S1 panels have a 120 VAC pump circuit breaker, while S2 panels have a 240 VAC pump circuit breaker.

All S-Series panels can be used with both mechanical and mercury float switches.

Listed per UL-508 and cUL-508; CE-listed versions of S-Series panels are available.

Standard Models

S1, S2

Product Code Diagram



Standard options (list in order):

- PT = programmable timer
- RO = redundant off relay
- DS = disconnect switch
- ETM = elapsed time meter
- CT = event counter
- HT = heater
- PRL = pump run light
- PL = power light
- SA = surge arrestor

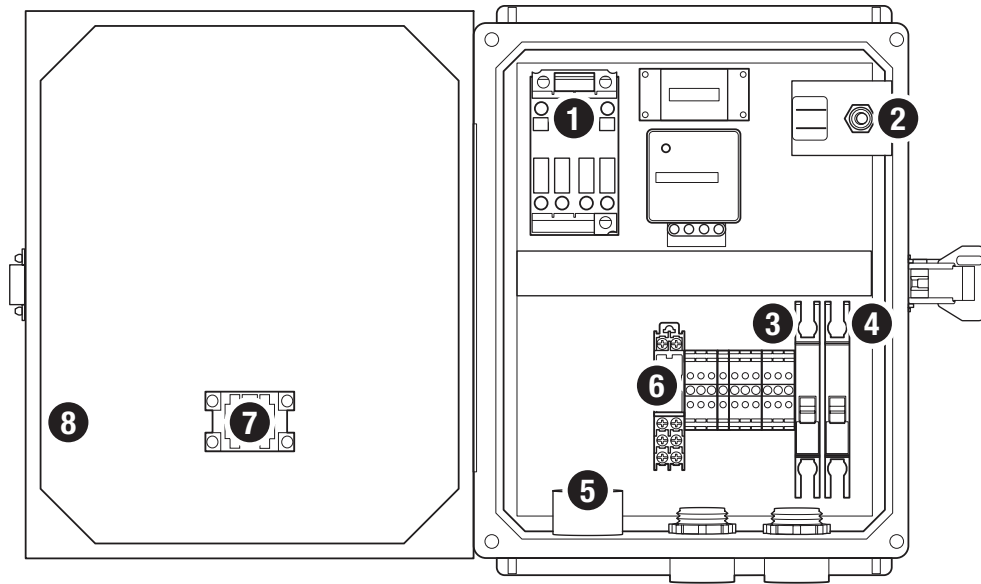
Intrinsically safe relays:

- Blank = standard, no IR relays
- IR1 = up to 2 float switches
- IR2 = up to 4 float switches

Pump voltage:

- 1 = 120 VAC
- 2 = 120 VAC or 240 VAC

S Series simplex control panel



Orenco S-Series Simplex Control Panel (S1ETMCT shown)

Standard Features

Feature	Specifications*
1. Motor-start contactor	120 VAC: 17 FLA, 1 hp (0.75 kW), 2.5 million cycles at FLA 240 VAC: 17 FLA, 3 hp (2.24 kW), 2.5 million cycles at FLA
2. Auto/Off/Man toggle switch	Single-pole, double-throw HOA switch
3. Controls circuit breaker	10 A, OFF/ON switch, single pole, DIN rail mounting with thermal magnetic tripping characteristics
4. Pump circuit breaker	20 A, OFF/ON switch, single pole (120 VAC) or double pole (240 VAC), DIN rail mounting with thermal magnetic tripping characteristics
5. Audible alarm	95 dB at 24 in. (610 mm), warble-tone sound; gasketed, UL Type 4X (IP66)
6. Audible alarm silence relay	Automatic reset, DIN rail mount
7. Visible alarm	7/8-in. (22-mm) diameter red lens, "Push-to-silence," UL Type 4X (IP66), 1 W LED light
8. Enclosure	UV-resistant fiberglass and stainless steel, UL Type 4X (IP66)

Optional Features

Feature	Specifications*	Product code adder
Intrinsically safe control relays	Listed per UL 698A, for Class 1 Div. 1, groups A, B, C, D hazardous locations (Requires larger enclosure)	IR
Programmable timer	Repeat cycle from 0.05 seconds to 30 hours; separate variable controls for OFF & ON time periods	PT
Redundant off relay	DIN rail mount; provides a secondary off; sounds alarm upon low level condition	RO
Elapsed time meter	7-digit, non-resettable; limit of 99,999 hours; accurate to 0.01 hours	ETM
Event counter	6-digit, non-resettable	CT
Heater	anti-condensation heater; self-adjusting; radiates additional wattage as temperature drops	HT
Pump run light	7/8-in. (22-mm) diameter green lens; UL Type 4X (IP66), 1 W LED light	PRL
Power light	7/8-in. (22-mm) diameter green lens; UL Type 4X (IP66), 1 W LED light	PL
Surge arrester	Status light on unit; protects incoming power supply from electrical surges	SA
Test Switch	Momentary switch for alarm testing	TS

* All voltages are 120 VAC unless otherwise noted.

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: January 31st 2025
RE: Planning/Zoning/Architectural Guidelines review – 0189 Gold Nugget Dr

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

Zoning Regulation analysis –

Proposal: A new single-family residence with an attached garage. The proposed 3 story, 4 bedroom, 4.5 bath home, includes 4020 s.f. of living space and an attached 757 s.f., 2 vehicle garage for a combined 5,777 square feet.

Zoning district: R-1

Lot Size: ~ 51,580 sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 290'
100 ft. Required - Complies
Setbacks are indicated incorrectly. Home is situated about 35' from the road.

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs.
Front setback shall be measured from the road easement.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 30'-8" --35' permitted. Indicated on sheet A0.2 as 31.33'

Garage Stds: The proposed garage is ~757 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements will be met through the proposed garage and exterior parking. Exterior parking space is not indicated.,

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Road easement and power easement is indicated.	Y
Article 4: Buildable Area/setbacks	Setbacks are measured incorrectly but complies.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 31.33'	Y
Article 5-60 Foundation	Foundation is not exposed	Y
Article 5-70 Roofs	Complex roof design, with slopes from 10:12 to 4:12 one roof over garage is 2:12	PC
Article 5-80 Garages	Garage door has a wood look	Y
Article 5-90 Window and doors	Windows are large and are slightly out of proportion.	PC

Article 5-100 Balconies and railings	Horizontal metal is indicated	Y
Article 5-110 Chimney and Roof Penetrations	Chimney is indicate with stone and prefinished metal panels for a cap. Chimney is large.	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	materials are stone and cedar siding.	Y
Article 6-30 Colors	Colors are provided and show general compliance	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 757 Sqft	Y
Article 7-50 Driveways	Width indicated at 12'. Slopes are indicated at 10-4%	Y
Article 7-60 Parking Areas	Exterior parking space complies but is not clearly indicated	Y
Article 7-100 Decks	2 decks are indicated on rear of home. Shows general conformance	Y
Article 7-120 Hot Tubs	Not indicated	Y
Article 7-140 Fences	None indicated	Y
Article 7-150 Retaining walls	Retaining wall is indicated along edge of driveway. No materials are indicated. Height not indicated. 2 foot landscape area not indicated. (d)(4)	N
Article 8 Signs		

Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Downcast lights are indicated	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y



Subsoil Investigation Report

Rob Theobald P.E.

Prepared For:

189 Gold Nugget
Summit County, Colorado

This report presents the findings of sub-surface soils testing performed at 189 Gold Nugget Drive, Blue River, Colorado. This testing was done in anticipation of the construction of a new single family residence. The purpose of said testing was to determine soil bearing pressure, groundwater conditions, and any other special soil conditions so as to allow for design of foundations, shoring and excavation.

The findings in this report are based upon soils samples taken on November 14, 2023 observations of the soil in the test pit, and knowledge of excavations near the site and testing of the soil sample.

Project Description:

The anticipated project includes the construction of a new single family residence and associated accessory uses. The anticipated construction will be wood frame construction. It is anticipated that the foundation will be cast in place concrete foundation walls sitting on continuous strip footings. It is also anticipated that there will be point loads sitting on pads. The floor will be a cast in place slab on grade. It is anticipated that cut depths will be relatively shallow at less than 10 feet.

If cut depths exceed 10 feet Engineer should be called to inspect site conditions during excavation. Footings, foundation walls and associated reinforcement will be designed by the structural engineer for the project.

Site Conditions:

The lot is bounded by State Highway 9 to the east, Gold Nugget Drive to the West and developed single family lots to the north and south. The site is generally rolling moraine formation and slopes gently to moderately to the east. Site vegetation is primarily Lodgepole Pine forest vegetation. The site generally appeared undisturbed. According to the Geologic Map of the Breckenridge Quadrangle, Summit County, Colorado (2003) near surface deposit are younger till of the Pinedale glaciation.

Sub-surface Conditions:

Soils were taken from soils test pit dug for the purpose of this report. Test pit was dug with a rubber tracked mini-excavator. Disturbed sampling methods were used. Soils test pit was dug in the approximate center of the lot.

Soils consisted of 3" of organic topsoils followed by silty sandy gravel with cobbles to 4' and sandy gravel to the limits of exploration at 9'.

Soil has slight swell potential.

Foundation:

Cast in place strip footings and pads will be ideal for this site. Foundation should be cast in place and should be placed on undisturbed native soils.

Footings should be designed for a maximum soil bearing pressure of 2,500 pounds per square foot with no minimum loading required.

Any soils disturbed during excavation, or that become inundated with water during excavation or prior to pouring of footers should be removed and replaced with dry native soil compacted to 95% Standard Proctor Density (ASTM D-698) or screened or crushed rock with a nominal size of .75-1.5". Foundations should not be placed on loose, wet or frozen soils.

Footings and foundation walls at footing steps should be poured against undisturbed soils as described above at the bottom of the forms as described above to prevent infiltration of water or backfill soil.

Foundation walls should be designed for a minimum unsupported length of 4'. Footers should be a minimum of 16" wide and minimum pad dimensions should be at least 24".

Based on these recommendations it is anticipated that settlement will be less than 1". Engineer should be called for an open hole inspection prior to placement of footings.

Reinforcing shall be installed per structural plans.

Slabs:

Concrete slabs should be poured on a 4" layer of .75"-1.5" screened rock placed on top of undisturbed native soil.

Slab should be reinforced per the structural design.

Control joints in slab should be tooled into wet concrete, or saw cut as soon as practical to prevent or control cracking. Control joints should create areas no larger than 100 s.f., and should be laid out to with particular attention towards managing cracking from any corners, sharp turns in edges and blocked out portions of the slab.

A vapor barrier should be installed beneath the slab, and should be uninterrupted or fully sealed. Under-slab insulation should be installed that meets or exceed the 2018 International Energy Conservation Code (IECC 2018), or other applicable codes. Insulation should be continuous, or should be fully sealed, and an insulation material that can support the design loads should be used.

Under-slab utilities should be minimized to the extent possible. Backfilling of excavations for required utilities should be done with screened rock in the .75-1.5" range. Under-slab plumbing should be pressure tested prior to backfill, or pouring of the slab. All utilities should be isolated from the slab to allow for vertical movement as discussed above. Utility trenches entering the building envelope from the outside, or continuing from outside the excavation under the slab should be backfilled with well-compacted native material or dammed with clay to prevent water intrusion.

Provisions for future installation of a sump pump should be included to allow for removal of any water under the slab if needed.

Foundation Drain:

Due to seasonal groundwater, limiting soils layers and ground frost conditions foundation drainage should be provided. A 4" perforated pipe wrapped in filter cloth located at or below footing depth, and bedded in at least 8" of screened rock in the .75-1.5" diameter range will provide foundation drainage. This drain should be located on the outside of the footing and sloped at at least 1% to daylight.

Because of perched groundwater, foundation should be dampproofed and any foundations enclosing finished spaces should be waterproofed. A drainage plane such as miri-Drain or Warm-n-Dri or 12" of screened rock is recommended to be installed from 6" below finished grade to footer elevation to footer drain elevation. Foundation should be insulated and insulation should be installed that meets or exceed the 2018 International Energy Conservation Code (IECC 2018), or other applicable codes.

Retaining Walls:

Retaining walls, that is walls that are only backfilled on one side, should be designed with an equivalent passive fluid pressure of 45 p.s.f.. Provisions for drainage of groundwater from behind retaining walls should be made.

Radon:

No radon testing was done as part of this report and Engineer makes no claims of knowledge of radon levels on the site. It is advisable to assume radon levels could be elevated and to refer to a radon expert or Appendix F of the International Residential Code or other applicable codes.

Excavation and Shoring:

Relatively shallow excavations are likely to be possible with conventional excavation equipment and means. However, soils deposits are shallow and bedrock will likely be encountered. Shallow bedrock is likely weathered and fractured allowing for excavation by typical equipment and methods, but harder bedrock may be encountered. Harder bedrock or deeper cuts may require the use of other methods such as larger equipment, hydraulic breakers or blasting.

The observed soils are an OSHA Type C soil. Excavation safety shall responsibility of the contractor. If shoring is required Engineer should be contacted for a shoring design.

Backfill and Grading:

Backfill under landscape and unimproved areas should be mechanically compacted to minimize settling. Backfill under structural areas (including but not limited to slabs, sidewalks and brick pavers) should be compacted to a minimum of 95% Standard Proctor Density (ASTM D-698). Care should be taken during backfilling to make sure no rocks with a diameter of 8" or greater rest directly against foundation walls. Additionally care should be taken to make sure foundation waterproofing is not damaged during backfill.

Site should be graded to provide positive surface drainage away from the structure. Grading should have a minimum of 6" of fall in the first 10' away from the structure, or should slope a minimum of 2% away from the structure to a swale sloped at a minimum of 2%.

Conclusion:

Soils on site are ideal for proposed methods of construction. If cut depths are to be excessive, mine workings are encountered or if any changes in conditions are found Engineer should be contacted.

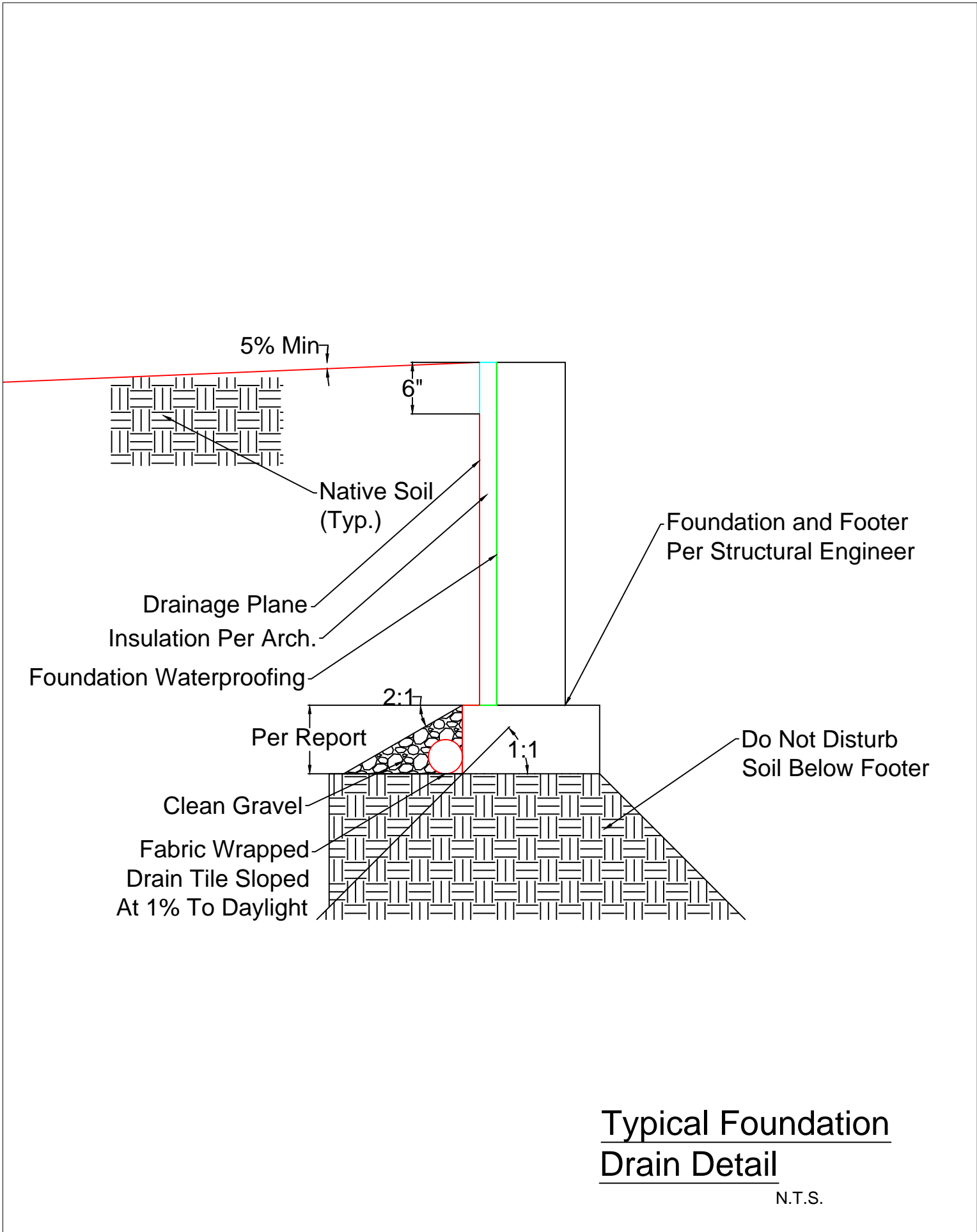
Due to nature of soils deposit it is recommended that Engineer be contacted to inspect excavation prior to placement of any foundations.

Due to practical constraints of pre-construction subsoil studies it is possible that unforeseen changes in conditions may be encountered. If any soils conditions different than those described in this report Engineer shall be contacted immediately.

Robert Theobald

Robert Theobald P.E.







ROOTED

ARCHITECTURE

WHITENECK-TAYLOR RESIDENCE COLOR

SAMPLE

MATERIALS

ROOFING; E1

Composite Asphalt shingles

GAF 50 YR HDZ 'Barkwood'



ROOFING; E1.2

Standing Seam Mtl.

MBCI 'Burnished Slate'



MTL FASCIA TRIM; E2

Pre-Finished Mtl

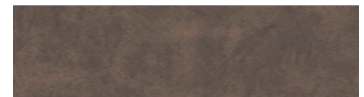
Pre-finished Black



WD FASCIA TRIM; E2.2

2x Wood

Sherwin Williams
'Hill Country' SW 3532



SOFFITS; E3

1x4 T&G Cedar

Sherwin Williams
'Cedar' DB 2200



PRIMARY SIDING; E4

1x4 Cedar Vertical Wood

Sherwin Williams
'Beige Gray' DB 2102



SECONDARY SIDING; E5

1x6 Cedar Horizontal Wood

Sherwin Williams
'Mahogany' DB 2314



ACCENT SIDING; E6

Mtl. Panel Siding

NA

DOOR & WINDOW CLAD; E8

Aluminum Clad Wood

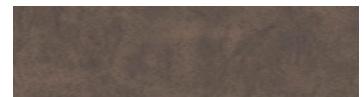
Weather Shield
'Craftsman Bronze'



DOOR & WINDOW TRIM; E9

2x Wood

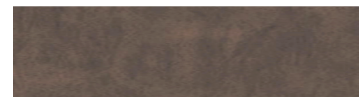
Sherwin Williams
'Hill Country' SW 353



BAND TRIM; E10

2x Wood

Match E2.2



BEAMS & COLS; E11

Timber Beams

Match E9

Telluride Stone Co.
'Pilatus'

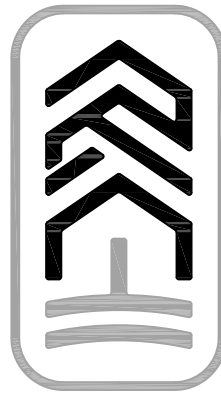


STONE VENEER; E13

Natural Stone Veneer

WHITENECK-TAYLOR RESIDENCE

189 GOLD NUGGET DRIVE - BLUE RIVER, CO



ROOTED
ARCHITECTURE

SEAL:

NOT FOR CONSTRUCTION

xxx/xx/xx

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WHITENECK-TAYLOR RESIDENCE

Lot 580, The Golden Crown
189 Gold Nugget Drive, Blue River, CO 80424

GENERAL NOTES

1) COPYRIGHT:
ALL PLANS, DESIGNS, AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF ROOTED ARCHITECTURE, LLC, AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED FOR OR ANY PURPOSE WHATSOEVER WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

2) CODES:
THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY THE TOWN OF BLUE RIVER, 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 OP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.

5) DISCREPANCIES:
THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE LIMITED ARCHITECTURAL AND ENGINEERING SERVICES. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE 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, CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS 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) WORKMANSHIP:
IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.

9) SUBSTITUTIONS:
SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH ARCHITECT'S WRITTEN APPROVAL.

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. 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 CURRENT 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 OF IN WRITING PRIOR TO ANY EXTERIOR FINISH WORK. THE SAMPLE SHALL INCLUDE FASCIA, TRIM WINDOW CLADDING, AND ALL OTHER EXTERIOR FINISHES INCLUDING 3'X3' SAMPLE OF EXTERIOR STONE WORK. THIS SHALL BE RETAINED ON SITE UNTIL THE FINAL PUNCH LIST IS COMPLETE.

14) WEATHER CONDITIONS:
THE OWNER HAS BEEN ADVISED THAT DUE TO HARSH WINTER CONDITIONS, ROOF AND DECK SURFACES MUST BE MAINTAINED REASONABLY FREE OF ICE AND SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES. ALL ROOFING, ROOFING MEMBRANES, AND WATERPROOFING SHALL BE APPROVED IN WRITING BY PRODUCT MANUFACTURER (W.R. GRACE FOR BITUTHENE, 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 DAMAGE 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.

19) EXISTING CONDITIONS
THE PLANNED MODIFICATIONS AND ADDITIONS INCLUDED IN THESE DOCUMENTS DO NOT REQUIRE CHANGES OR MODIFICATIONS TO THE EXISTING STRUCTURAL COMPONENTS OF THIS BUILDING. THE GENERAL CONTRACTOR IS TO FIELD VERIFY ALL STRUCTURAL CONDITIONS ARE UNCHANGED DURING DEMOLITION AND CONSTRUCTION. ANY AND ALL STRUCTURAL COMPONENTS DISCOVERED TO REQUIRE MODIFICATION SHALL BE REPORTED TO THE ARCHITECT AND IF REQUIRED, REFERRED TO A STRUCTURAL ENGINEER FOR EVALUATION AND RECOMMENDATION BEFORE WORK PROCEEDS IN AFFECTED AREA.

20) 3D MODELING
THIS PROJECT HAS BEEN DIGITALLY MODELED IN 3D SOFTWARE. THE DIGITAL MODEL IS PROVIDED FOR REFERENCE PURPOSES ONLY. TRANSMISSION OF DIGITAL MODEL FILES CONSTITUTES A WARRANTY BY THE PARTY TRANSMITTING FILES TO THE PARTY RECEIVING FILES THAT THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF THE DIGITAL DATA. UNLESS OTHERWISE AGREED IN WRITING, ANY USE OF, TRANSMISSION OF, OR RELIANCE ON THE MODEL IS AT THE RECEIVING PARTY'S RISK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF QUESTIONS OR COORDINATION ISSUES BETWEEN THE CONTRACT DOCUMENTS AND DIGITAL MODEL.

21) SUSTAINABILITY:
SUSTAINABLE DESIGN CONCEPTS ARE KEYS TO THE SUCCESS OF ANY DESIGN PROJECT, CONSTRUCTION, AND OPERATION. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE EXPECTED TO UNDERSTAND AND IMPLEMENT THESE CONCEPTS TO THE FULLEST EXTENT POSSIBLE. CONTACT DESIGNER WITH CONSTRUCTIVE INPUT OR IF MORE INFORMATION IS NEEDED TO UNDERSTAND AND IMPLEMENT THESE CONCEPTS MORE FULLY.

PROJECT DATA

LEGAL DESCRIPTION:
189 GOLD NUGGET DRIVE - BLUE RIVER, COLORADO
LOT 580 THE GOLDEN CROWN

USGS DATUMS

LOWER LEVEL = 100'-0" (9,929.0' USGS)
GARAGE LEVEL = 110'-0" (9,939.0' USGS)
MAIN LEVEL = 110'-1 3/4" (9,939.15' USGS)

AREAS CALCULATIONS

	FINISHED	UNFINISHED	TOTAL
LOWER LEVEL	1,934 SF	0 SF	1,934 SF
MAIN LEVEL	2,086 SF	757 SF	2,843 SF
TOTAL:	4,020 SF	757 SF	5,777 SF

SQUARE FOOTAGE CALCULATIONS ARE FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES

CODE INFORMATION

SUMMIT COUNTY ADOPTED CODES:

2018 International Residential Code with Blue River Amendments
2018 International Energy Conservation Code with Amendments
Blue River Land Use Development Code

BUILDING TYPE & OCCUPANCY:

Type VB, R3 Residential

ENERGY REQUIREMENTS

**SUSTAINABLE BUILDING CODE CHECKLIST FOR NEW SINGLE FAMILY RESIDENCE
2018 IECC PRESCRIPTIVE PATH OPTION;**

**THERMAL ENVELOPE REQUIREMENTS
(2021 IRC CH. 11 - SUMMIT COUNTY ZONE 7)**

ROOF/ CEILING: R49
ABOVE GRADE WALLS: R23 CAVITY (AMENDED)
SLABS/ SLAB EDGE: R10 / 4'
FENESTRATION: MAX U 0.30
FLOOR R-VALUE: R38
BASEMENT WALL: R13 CAVITY, R5 CI or R19 CAVITY
BLOWER DOOR: ACH 2.7 - PRESSURE 0.2" W.G. (50 PASCALS)

THIS PROJECT SHALL INCLUDE THE FOLLOW SPECIFICATIONS:

- RADIANT HEATING SYSTEM, MINIMUM 95% AFUE
- HIGH-EFFICACY LED LIGHTS
- ENERGY EFFICIENT WATER HEATER.
- GAS, MINIMUM 0.76 ENERGY FACTOR
- PROVIDE AN ELECTRICAL CAR CHARGING ROUGH IN, INCLUDING A BLANKED ELECTRICAL BOX, AND A RACEWAY TERMINATING IN THE ELECTRICAL PANEL
- PER ARTICLE 625 OF THE 2020 NEC.
- PROVIDE PV READY CONSTRUCTION INCLUDING A METAL RACEWAY FROM THE ELECTRICAL PANEL TO THE ROOF LOCATION WHERE THE PANELS WILL BE INSTALLED, INCLUDING A ROOF JACK, A #8 COPPER GROUND, A (2) TWO PULL BLANK IN THE ELECTRICAL PANEL AND AN ELECTRICAL CONDUIT FROM THE ELECTRICAL PANEL OUT TO THE ELECTRIC METER.
- WATERSENSE FIXTURES THROUGHOUT
- HRV/ ERV, 65% SENSIBLE HEAT RECOVERY EFFICIENCY, MEETING MINIMUM AIRFLOW RATES PER IRC INSTALLED.
- PROGRAMMABLE THERMOSTATS.

THESE SPECIFICATIONS ARE BASED OFF OF THE 2018 IECC RESIDENTIAL THERMAL ENVELOPE REQUIREMENTS AS DESCRIBED IN TABLE R402.1.3, WHICH SHOULD BE REFERRED TO FOR INTERPRETATION REASONS.

SHEET INDEX

- A-0 COVER SHEET & GENERAL NOTES
- TOPOGRAPHIC SURVEY
- A-0.1 OVERALL SITE PLAN
- A-0.2 SITE GRADING PLAN
- A-0.3 LANDSCAPE PLAN
- A-1 LOWER LEVEL FLOOR PLAN
- A-2 MAIN FLOOR PLAN
- A-3 ROOF PLAN
- A-4 BUILDING ELEVATIONS
- A-5 BUILDING ELEVATIONS
- A-6 3D VIEWS

PROJECT LOCATION



PROJECT SITE

No. Date Revisions

Project No: 2024.15
Stage: T.O.BR PLANNING
Date: 2025-01-17
Scale:

DRAWING TITLE:

COVER

DRAWING NO:

A-0

SURVEYOR

Summit Land Surveying, Inc.
970.513.0156
PO Box 24212
Silverthorne, Colorado 80497
matt@summitlandsurveying.com

INTERIOR DESIGN

Surround Design CO.
RACHEL GERKEN
rachelg@surrounddesignco.com
970.485.1521

STRUCTURAL ENGINEER

CONTRACTOR

Aspect Mountain Homes
SHANE LACY
shane.lacy@aspectmtnhomes.com
970.485.4306

ARCHITECT

ROOTED Architecture, LLC
TIM GERKEN
tim@rootedarch.com
970.485.9003

OWNER

Ashley Taylor & Ryan Whiteneck
917.763.8699 (Ashley's Cell)
719.332.3689 (Ryan's Cell)
ataylor489@gmail.com
ryan.whiteneck@gmail.com

SITE NOTES

Topographical information obtained from survey by Range West Engineers & Surveyors Inc. dated September 17, 2024 job #22901. The Contractor shall verify all existing conditions in the field.

Utility locations are shown approximately or existing. Contact appropriate authorities to field locate all utilities prior to excavation.

Contractor 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.

Contractor shall submit and obtain approval from the Town a construction staging plan indicating the location of all construction material storage, fill, and excavation material storage areas, portaloet, and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way. Any dirt tracked upon the public road shall be the contractor's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the County, and cars must be moved for snow removal. A project contact person is to be provided to the public works department prior to issuance of the building permit.

Finish grade to provide positive drainage away from building foundation at all areas. Revegetate all disturbed areas per landscape notes. Planting and landscape areas are to be provided by the owner/contractor. USGS datum per survey.

SITE CALCULATIONS

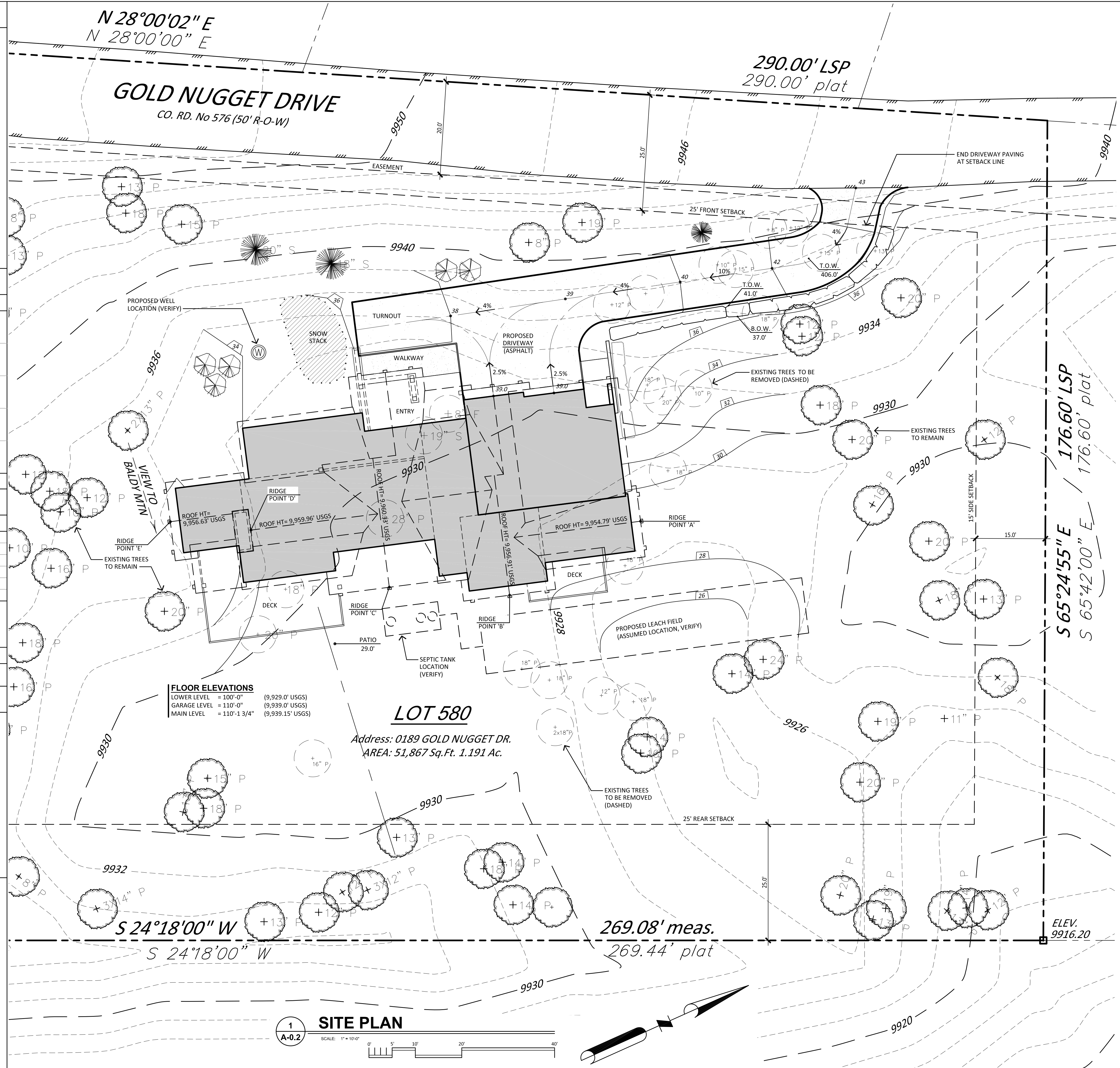
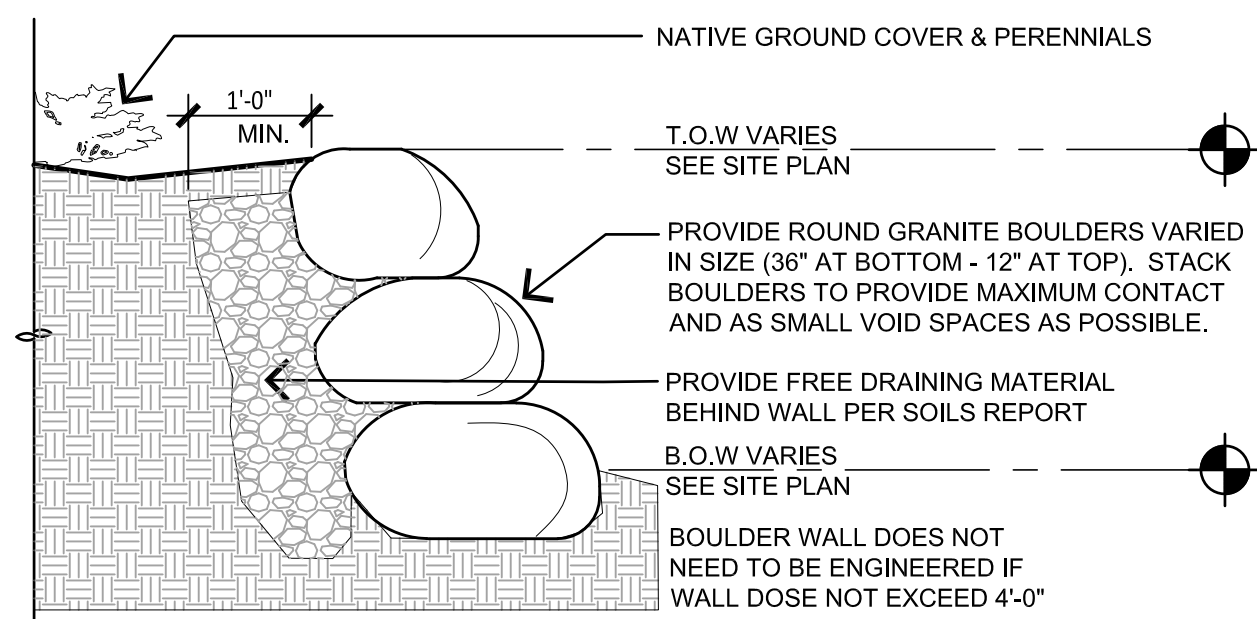
	SQ. FT.	PERCENTAGE %
BUILDING FOOTPRINT (INCLUDES OVERHANGS)	4,217 SF	8%
HARDSCAPE AREAS (DRIVEWAY)	1,752 SF	3%
SNOW STACK AREAS	440 SF	25%
OPEN SPACE	45,898 SF	89%
TOTAL LOT SIZE	51,867 SF	100%

BUILDING HEIGHT CALCULATIONS

POINT	ROOF ELEV	NAT. GRADE ELEV	FIN. GRADE ELEV	MEASURED FROM	CALCULATIONS	HEIGHT
A	9,954.79'	9,927.0'	9,929.0'	NAT. ELEV	9,954.79' - 9,927.0'	27.79'
B	9,956.91'	9,928.5'	9,928.5'	NAT. ELEV	9,956.91' - 9,928.5'	28.41'
C	9,960.33'	9,929.0'	9,929.0'	NAT. ELEV	9,960.33' - 9,929.0'	31.33'
D	9,959.96'	9,932.0'	N/A	NAT. ELEV	9,959.96' - 9,932.0'	27.96'
E	9,956.63'	9,934.0'	9,933.0'	FIN. ELEV	9,956.63' - 9,933.0'	23.63'

ALLOWED BUILDING HEIGHT = 35.00'
PROPOSED BUILDING HEIGHT = 31.33' (HIGHEST - POINT 'C')

BOULDER WALL



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WHITENECK-TAYLOR RESIDENCE

Lot 580, The Golden Crown
189 Gold Nugget Drive, Blue River, CO 80424

No.	Date	Revisions

Project No: 2024.15
Stage: T.O.BR PLANNING
Date: 2025-01-17
Scale: 1" = 10'-0"

DRAWING TITLE:
SITE PLAN

DRAWING NO:

A-0.2

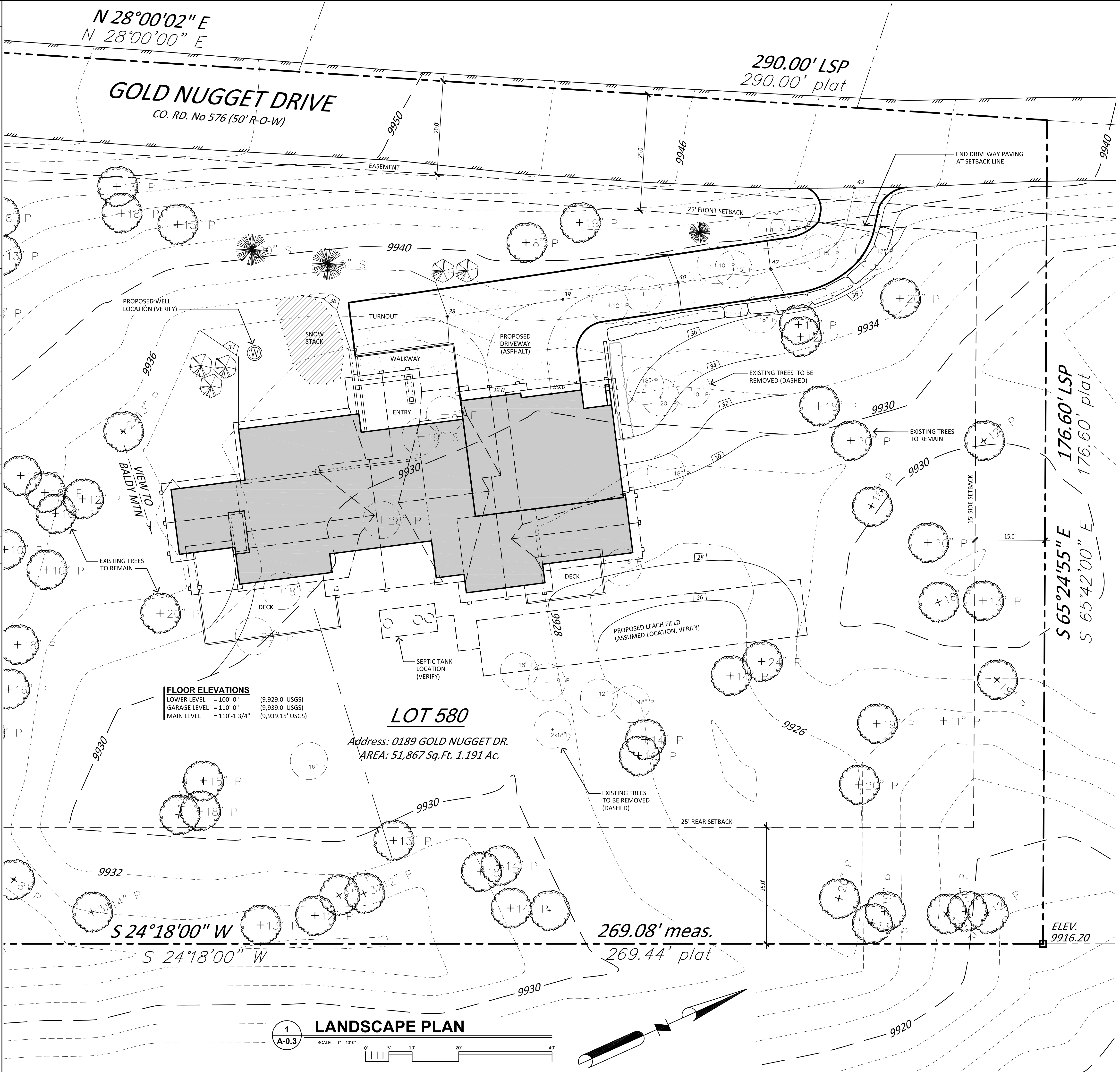
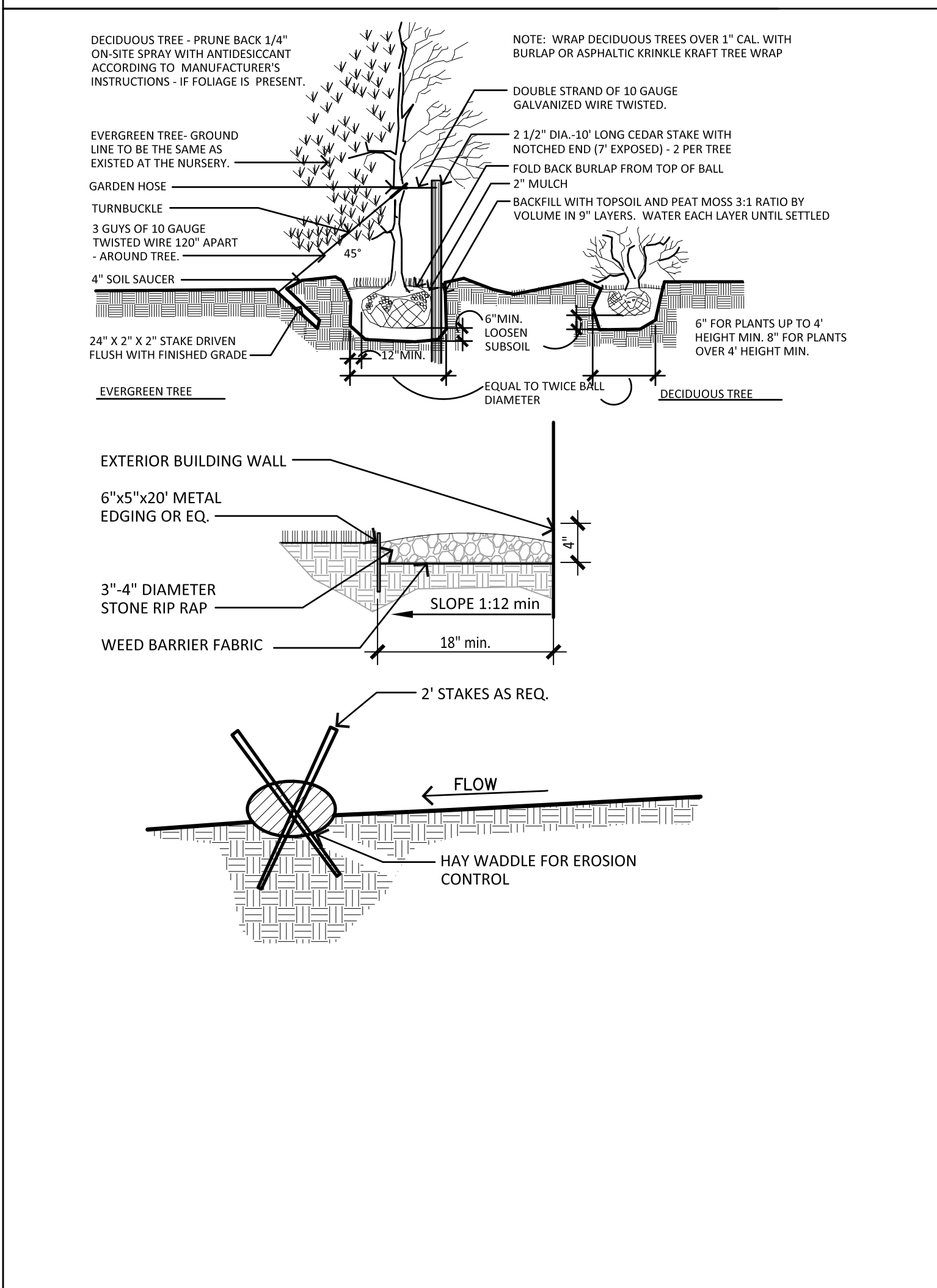
LANDSCAPE NOTES

- Revegetate all disturbed areas with native short seed mix and 3" of topsoil (min). Slopes greater than 3:1 shall receive erosion control netting.
- Locate new plantings to avoid snow stack areas and ice slide 'drip' areas.
- An irrigation system may be required for all new landscaping. Provide temporary drip irrigation system for native landscape areas. Irrigation to have moisture sensor devices to prevent over watering.
- Trees that are to remain shall be protected with fencing to reduce compaction around tree base and grading changes. Fencing to be located at tree driplines.
- Provide Defensible Space as outlined per Summit County requirements.
- Provide cobble rock (3"-6" in dia) over weed barrier fabric at roof dripline areas. Provide cobbles around building at a minimum 1'-6" from walls.
- All plant materials shall be back filled with equal parts of organic amendments and native soil.
- All shrub and tree wells shall receive 3" shredded bark mulch.
- All newly planted trees shall be root fed at the time of installation and are to be high altitude grown or collected to ensure better survival.
- General Contractor shall provide positive drainage away from all building foundations (min 1:12 slope).

LANDSCAPE LEDGED

SYM	NAME	NO.	SIZE & NOTE
●	EXISTING	--	VERIFY ON SITE PLAN
○	REMOVE	--	VERIFY ON SITE PLAN
●	COLORADO BLUE SPRUCE or ENGELMANN SPRUCE	1	6' TALL
●	ASPEN	5	1.5" MIN CAL
●	SHRUBS	5	5 GAL.
●	BUFFALO JUNIPER	5	5 GAL.
PATTERNS			
▨	COBBLE RIP RAP, 3 - 4"		
▨	PROPOSED REVEGETATION AREAS		varied seed mix for 'no-mow' grasses & native wildflowers
▨	PROPOSED SNOW STORAGE AREAS		
▨	BOULDERS		
▨	RETAINING WALL/ LANDSCAPING BOULDERS		24" - 48"

TYPICAL LANDSCAPE DETAILS



ROOTED ARCHITECTURE

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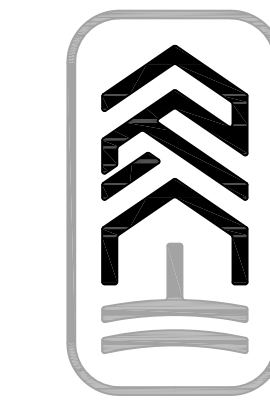
No.	Date	Revisions

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DRAWING TITLE:
SITE PLAN

DRAWING NO:
A-0.2

Page 58 of 64

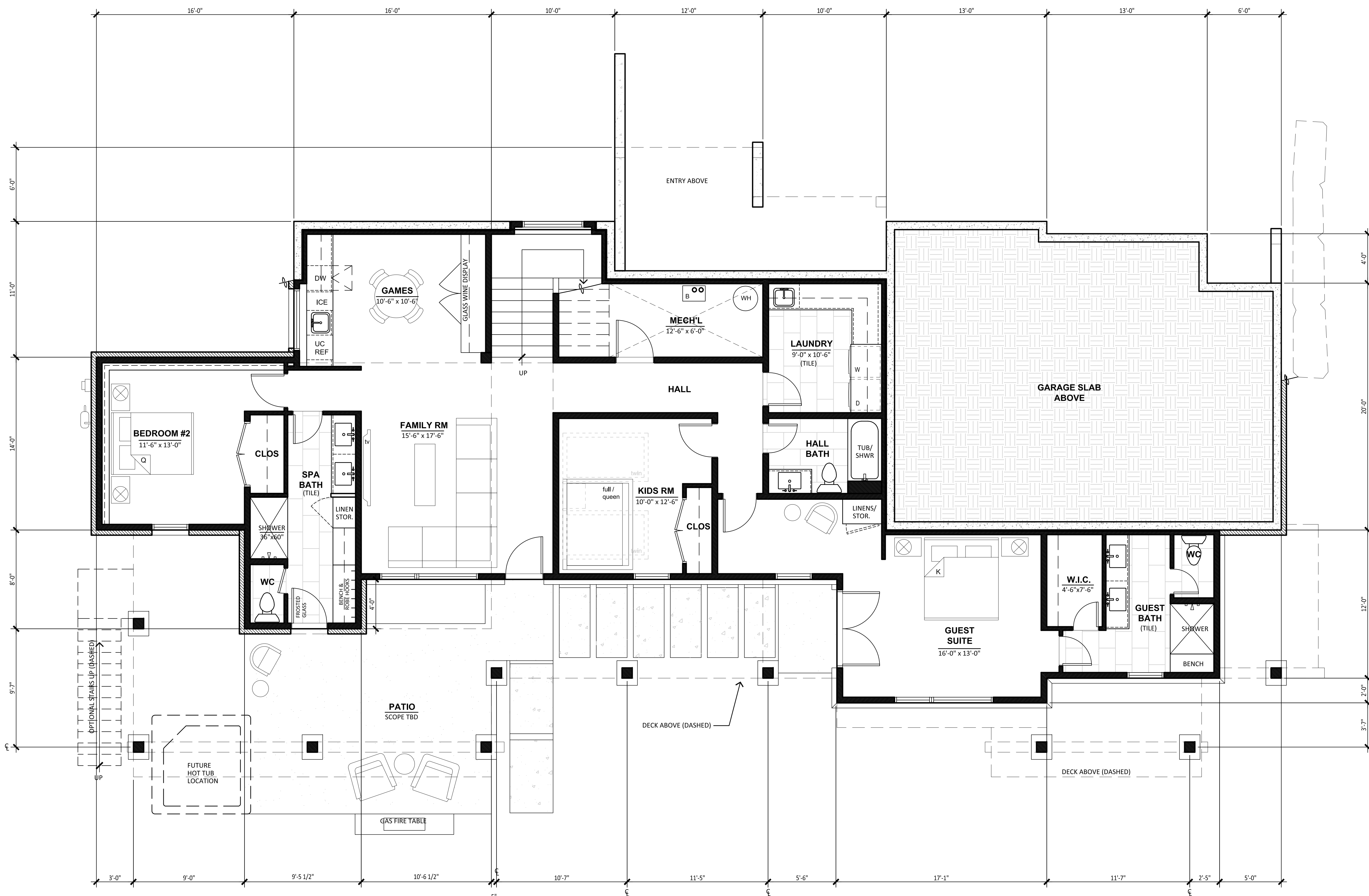


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ARCHITECTURE

SEAL:

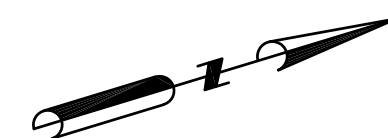
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1
A-1 LOWER LEVEL PLAN

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



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No. Date Revisions

Project No: 2024.15
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Date: 2025-01-17
Scale: 1/4" = 1'-0"

DRAWING TITLE:

FLOOR PLAN

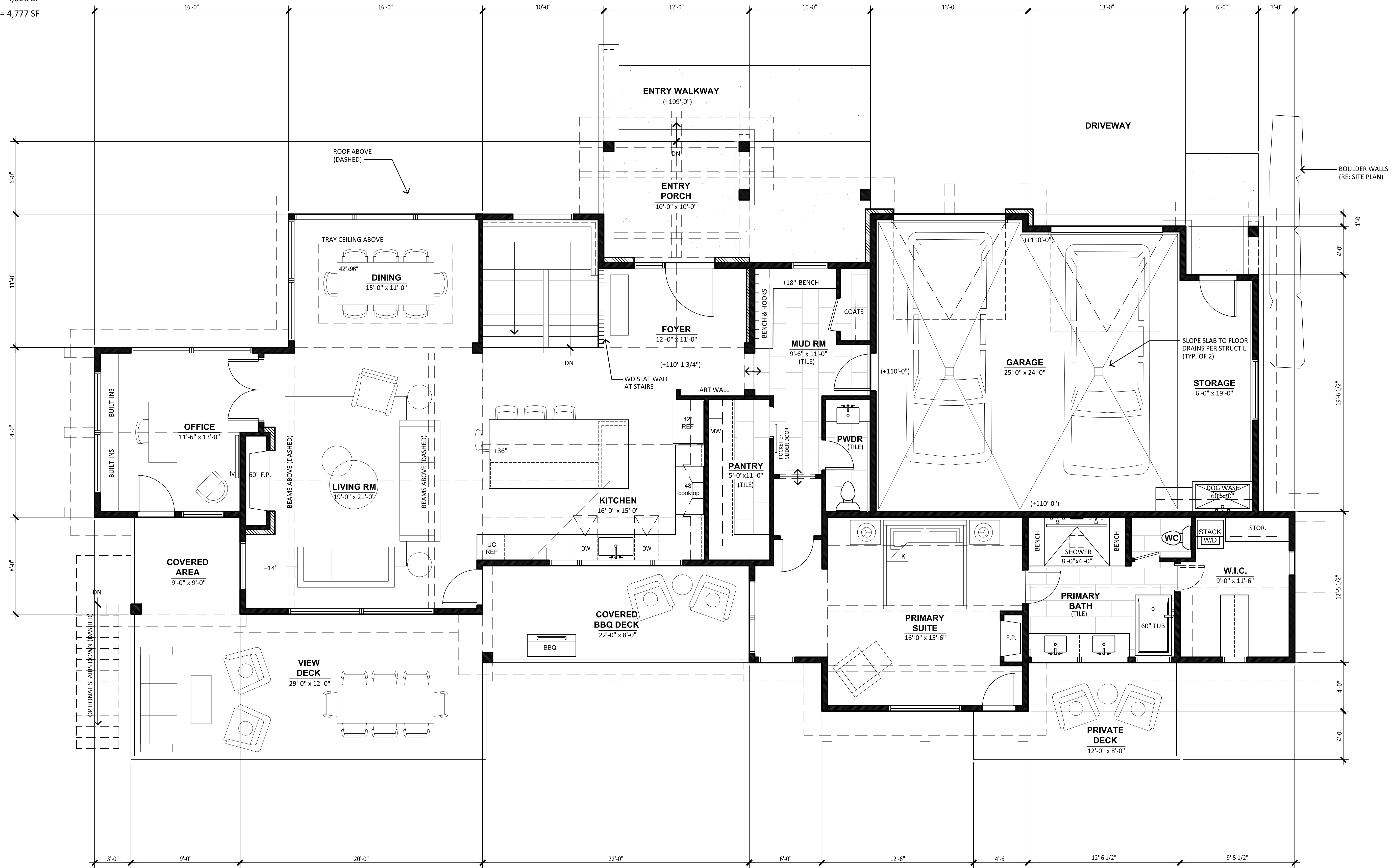
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A-1

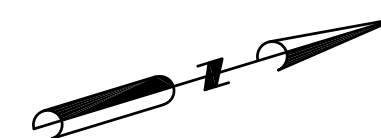
AREA CALCULATIONS

LOWER LEVEL = 1,934 SF
 MAIN LEVEL = 2,086 SF
 GARAGE = 757 SF

FINISHED SQ.FT. = 4,020 SF
 TOTAL = 4,777 SF



1 MAIN LEVEL PLAN
 SCALE: 1/4" = 1'-0"



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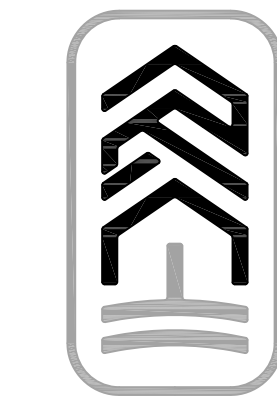
No. Date Revisions

Project No: 2024.15
 Stage: T.O.BR PLANNING
 Date: 2025-01-17
 Scale: 1/4" = 1'-0"

DRAWING TITLE:
FLOOR PLAN

DRAWING NO:

A-2



ROOTED ARCHITECTURE

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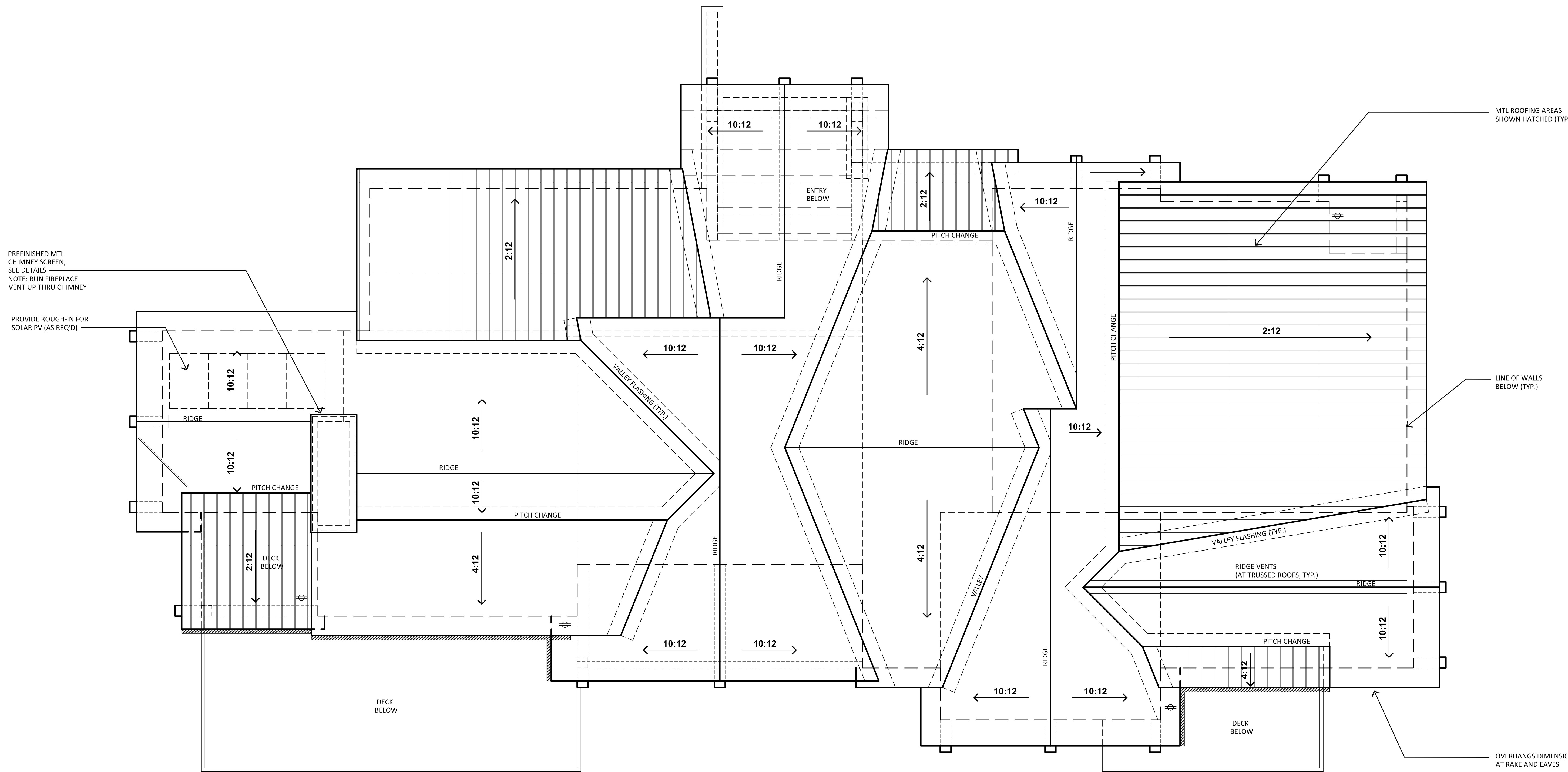
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Scale: 1/4" = 1'-0"

DRAWING TITLE:
ROOF PLAN

DRAWING NO:

A-3



PREFINISHED MTL CHIMNEY SCREEN, SEE DETAILS
NOTE: RUN FIREPLACE VENT UP THRU CHIMNEY

PROVIDE ROUGH-IN FOR SOLAR PV (AS REQ'D)

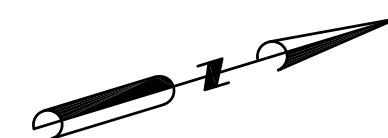
MTL ROOFING AREAS SHOWN HATCHED (TYP.)

LINE OF WALLS BELOW (TYP.)

OVERHANGS DIMENSIONS AT RAKE AND EAVES

1 ROOF PLAN
A-3

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





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Lot 580, The Golden Crown
189 Golden Nugget Drive, Blue River, CO 80424

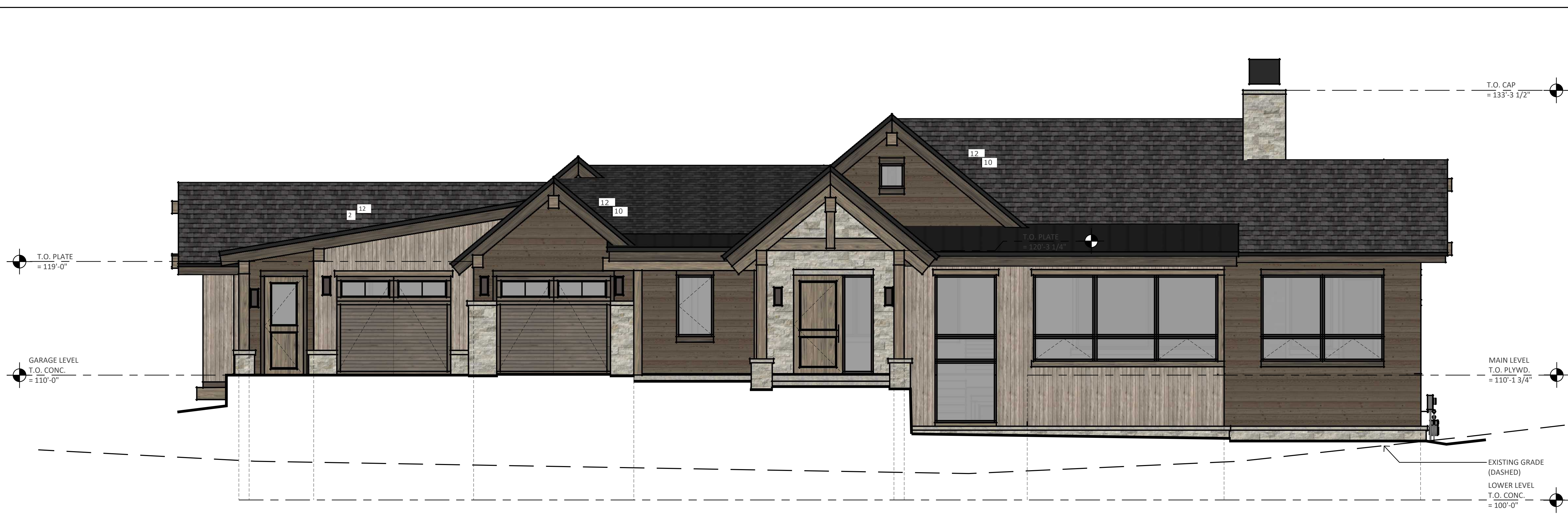
No.	Date	Revisions

Project No: 2024.15
Stage: T.O.BR PLANNING
Date: 2025-01-17
Scale: 1/4" = 1'-0"

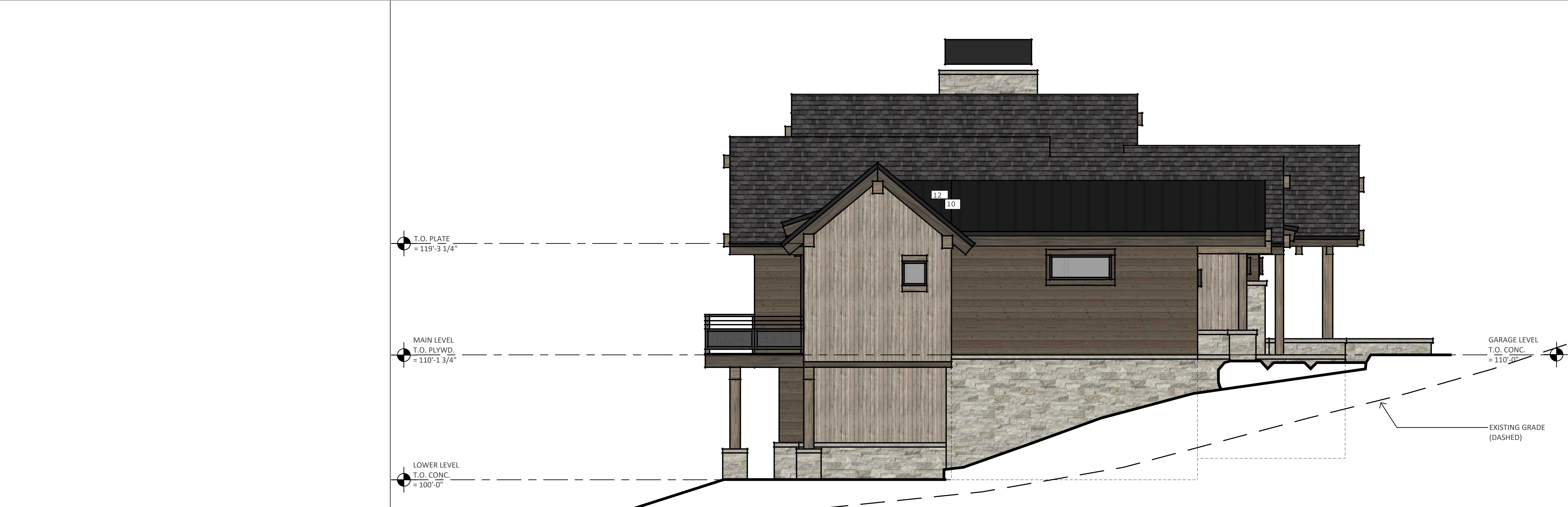
DRAWING TITLE:
ELEVATIONS

DRAWING NO:

A-4



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



2 SOUTH ELEVATION
A-4 SCALE: 1/4" = 1'-0"



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SEAL:

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xxx/xx/xx
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WHITENECK-TAYLOR RESIDENCE
Lot 580, The Golden Crown
189 Golden Nugget Drive, Blue River, CO 80424



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



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

No.	Date	Revisions

Project No: 2024.15
Stage: T.O.BR PLANNING
Date: 2025-01-17
Scale: 1/4" = 1'-0"

DRAWING TITLE:
ELEVATIONS

DRAWING NO:

A-5



2
A-6 N.T.S. **SOUTHEAST FRONT VIEW**



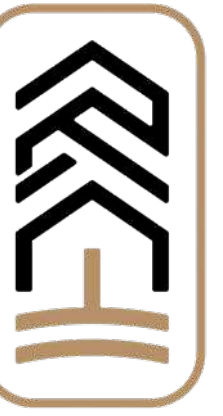
1
A-6 N.T.S. **NORTHEAST FRONT VIEW**



4
A-6 N.T.S. **SOUTHWEST REAR VIEW**



3
A-6 N.T.S. **NORTHWEST REAR VIEW**



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WHITENECK-TAYLOR RESIDENCE
Lot 580, The Golden Crown
189 Golden Nugget Drive, Blue River, CO 80424

No.	Date	Revisions

Project No: 2024.15
Stage: T.O.B.R PLANNING
Date: 2025-01-17
Scale: 1/4" = 1'-0"

DRAWING TITLE:
3D VIEWS

DRAWING NO:

A-6