



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING MONTH

Tuesday, August 5, 2025

5:30 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/board-of-trustees>

Please note that seating at Town Hall is limited.

Call to Order, Roll Call

Approval of Minutes

A. Minutes

Project Approval

B. 417 Wilderness

C. 0016 Rustic-New Construction

D. 0400 97 Circle-Dormer

Adjourn

Next Meeting Tuesday, September 2, 2025



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING MONTH

Tuesday, July 1, 2025

5:30 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/board-of-trustees>

Please note that seating at Town Hall is limited.

Call to Order, Roll Call

Chair Johnson called the meeting to order at 5:30 p.m.

PRESENT:

Planning & Zoning Commissioner Travis Beck

Planning & Zoning Commissioner Kristopher Carlsted

Planning & Zoning Commissioner Dan Cleary

Planning & Zoning Commissioner Tim Johnson

Planning & Zoning Commissioner Gordon Manin

Planning & Zoning Commissioner Doug O'Brien

Planning & Zoning Commissioner Troy Watts arrived at 5:45 p.m.

Also present: Board Liaison Trustee Jonathon Heckman; Town Manager/Clerk Michelle Eddy; Town Attorney Bob Widner-via Zoom; Building Official Kyle Parag; Deputy Clerk John DeBee.

Approval of Minutes

A. Minutes

Beck moved and Cleary seconded to approve the minutes of June 2025. Motion passed unanimously.

Project Approval

B. 0016 Rustic Terrace-New Construction

Attorney Widner provided information on the Planning & Zoning Commission's role and what should be considered in their review and the type of review.

Building Official Parag reviewed the project, noting it substantially met the criteria based on the Town Code.

Discussion of the project elements and the difference between the river easement and the wetlands delineation as well as the subdivision covenants. Discussion of the

covenants, the easement holders, the architectural control reviewer of the covenants. An overview of the wording of the covenants, land use code and design of the structure. Discussion of whether the project is impeding the easement.

Attorney Theodoru spoke about the previous project and litigation filed noting the project was changed to comply with the court order.

Tom Fitzgerald 0034 Rustic spoke on the court order.

Brian Muszynski the applicant spoke on the project to clarify the questions raised on the project.

Discussion with the Building Official on-site elements for clarification. Discussion with the Town Attorney about reviewing the application fair and impartial.

Beck moved to approve 0016 Rustic as presented. Watts seconded. Yes: 2 votes (Beck and Watts); No: Johnson, Cleary, Manin, Carlsted, Obrien.(4). Motion failed.

Discussion that project should be denied as it violates Town Code on encumbrance on the river easement under 16B-4-60 and under 16B-4-30. Noting the proposed structure unlawfully encroaches into the Town easement and should include "over".

Cleary moved and O'Brien seconded to deny the project is in violation of the covenants and the Town Code 16B-4-30 and 16B-4-60 and the interpretation of wording includes over under within in recognizing the river easement. Motion passed unanimously.

Adjourn

Watts moved and Beck seconded to adjourn the meeting at 6:52 p.m. Motion passed unanimously.

Respectfully Submitted:

Michelle Eddy, MMC
Town Clerk

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: July 31, 2025
RE: Planning/Zoning/Architectural Guidelines review – 417 Wilderness

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: Addition to a single-family home. Consists of several addition portions to the home. And a new detached storage building.

Zoning district: R-1

Lot Size: ~ 37,102sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 120'
100 ft. Required - Complies

Setbacks: Unclear if indicated edge of road is determined accurately. Side setback complies to drip edge.

Height: Complies with required height limitations. The height at the highest roof ridge is existing.

Garage Stds: No garage is indicated.

Parking Stds: Parking requirements are existing.

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	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Unclear if proposed storage building meets front setback requirements. Setback is indicated as 35' from property line, and scales to 26' from indicated edge of road. 25' required from actual edge of road.	PC
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is existing, and will not be modified, storage building is substantially small than main structure.	Y
Article 5-60 Foundation	Foundation is not exposed, stone veneer	Y
Article 5-70 Roofs	Main roof design is gable, and additions complement the existing roof design	Y
Article 5-80 Garages	Existing attached garage not to be modified	Y
Article 5-90 Window and doors	Windows are sized to complement the home, front door is substantial.	Y
Article 5-100	None indicated	Y

Balconies and railings		
Article 5-110 Chimney and Roof Penetrations	No new work indicated	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Materials to match existing, images provided	Y
Article 6-30 Colors	Colors are provided and are intended to match existing.	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated.	Y
Article 7-50 Driveways	Existing	Y
Article 7-60 Parking Areas	Existing non-compliant.	Y
Article 7-100 Decks	None indicated	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated	Y
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, but wetlands are anticipated on property. The extents of the addition are not expected to go beyond the improved areas of the home, and not expected to disturb wetlands.	Y



Building Permit Application

Email to: info@townofblueriver.org

Questions? Call (970) 547-0545 ext. 1

Lot Number: 202 Subdivision: Wilderness Blue River Estates
Blue River Physical Address: 417 Wilderness Dr.

Homeowner Information:

Name: Gilbert Barker
Mailing Address: 5937 S. Paintbrush Ct. Littleton CO
Phone: 303 551 3667
Email: gbarker730@msn.com

Contractor Information

Company Name: Breck Construction
Contact Name: Andrea Lass
Mailing Address: _____
Phone: 970-485-4244
Email: breckconstruction@yahoo.com
Contractor Registration #: _____

***Please note a Town of Blue River Business License is required for all businesses to conduct business in the Town of Blue River including contractors, sub-contractors and architects. ***

Description of Project:

Addition to single family residence 62x38
enlarged front suite and converting lot to
two bedrooms.

Distance to Property Line	Type of Heat: <u>Gas</u>	Construction Type: <u>VP</u>
North: <u>19'10" existing</u>	Roof: <u>Comp Shingle + MF</u>	Building Height: <u>25'2"</u>
South: <u>17'1"</u>	Exterior Walls: <u>Wood + stone</u>	No. Stories: <u>2</u>
East: <u>38'-5" existing</u>	Interior Walls: <u>GWB</u>	Total # Bedrooms: <u>4</u>
West: <u>240'-5" existing</u>	Basement Fin. Sq.Ft.: <u>-</u>	Total # Bathrooms: <u>3 1/2</u>
New Addition/Res. Sq.Ft.: <u>624</u>	Main Level Sq.Ft.: <u>1018</u>	Septic or Sewer: <u>septic</u>
Garage Sq.Ft.: <u>623</u>	2nd Level Sq.Ft.: <u>1206</u>	
Total Square footage: <u>3471</u>	3rd Level Sq.Ft.: _____	

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION WORK, & FIREPLACES. THIS PERMIT BECOMES NULL AND VOID IF CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN ____ OR IF CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF ____ AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND TO BUILD ACCORDING TO THE APPROVED PLANS. THE GRANT OF A PERMIT DOES NOT PRESUMED TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner or Contractor: M. Barker

Date: 07-15-25

Approved/Applicant

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 ☒	Item	Description	Page #
☒	Site Plan	Scale: 1" = 10'; May appear on a single sight plan. IF on a separate page, please indicate the page.	41.1
☒		Property Boundaries	
☒		Building Envelope with setbacks	
☒		Proposed Buildings	
☒		Structures (existing & proposed)	
☒		Driveway & Grades	
☒		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	
☒		Major site improvements	
☒		Existing & proposed grading & drainage	
☒	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.	
☒		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.	
✓		Any major structures (retaining walls; fences; landscaping rocks) must be indicated in detail on plans in conformance with the design regulations.	
✓		Indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining wall and proposed site improvements.	
✓	Floor Plans	Scale 1/8" = 1'	A2.1
✓		Indicate the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level.	
✓	Exterior Elevations	Scale same as floor plans	A3.1
✓		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.	
✓	Roof Plan	Scale same as floor plans	A3.2
✓		Indicate the proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines.	
✓	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.	



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1



2



3



4

BARKER RESIDENCE
COLOR SCHEDULE
081525

NOTE:
All Colors and Materials to Match Existing

Shingle Roofing
Tamko Black Walnut or equal

Metal Roofing
Edge Metal
Matte Black

Wood Siding
Fascia
Logs
Superdeck Natural or equal

Windows
Alum Clad Wood
White

Stone Veneer



Air Barrier and Insulation Installation
Table N1102.4.1.1 (R402.4.1.1)

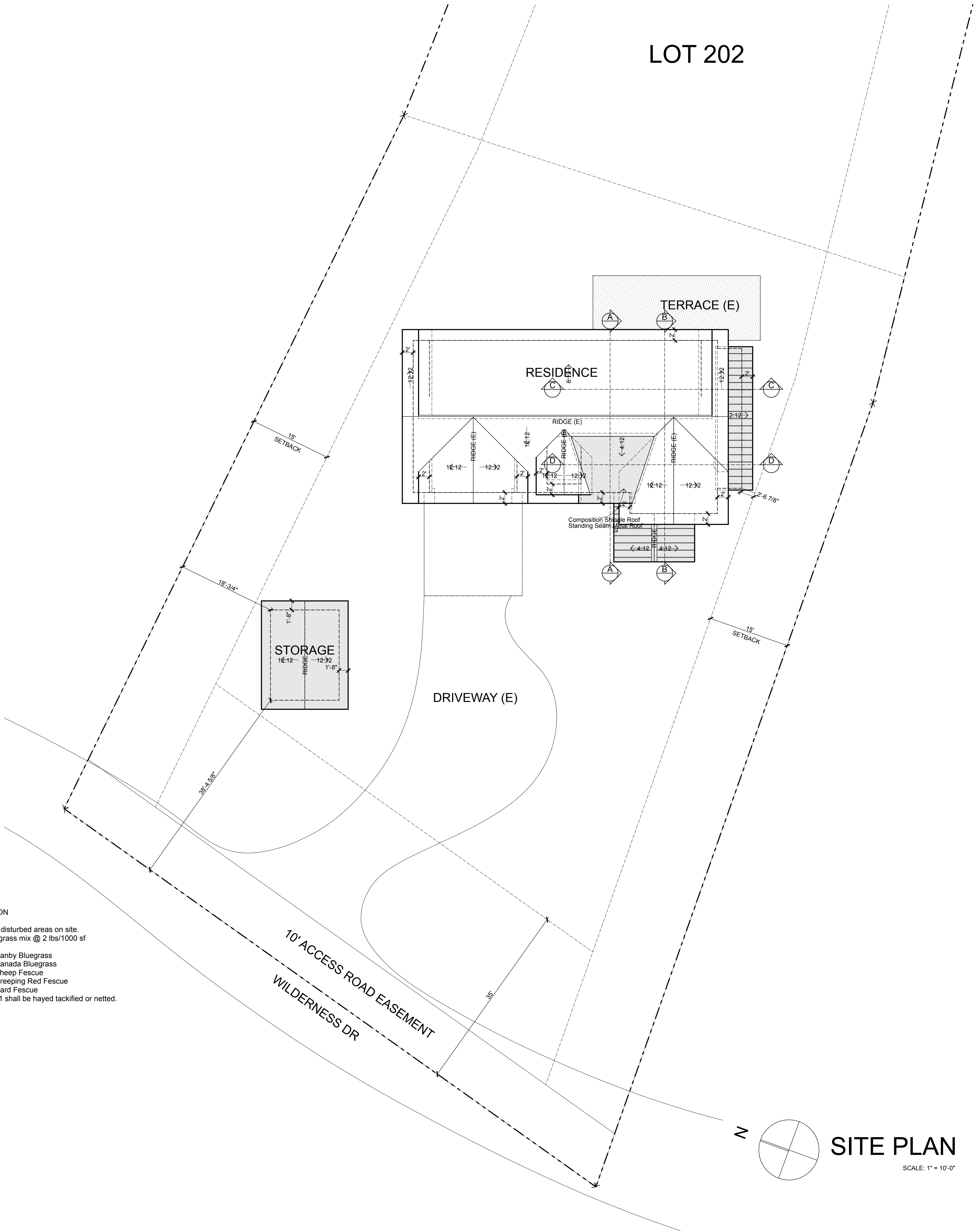
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall 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 knee wall 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.	—

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 ½ 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 lbs 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.



PROJECT DATA

Project Summary
Addition and remodel to existing Single Family Residence, Work will include an enlarged exterior Entry, remodeled Guest Suite, Upper Floor Laundry, and Loft conversion to two Bedrooms. A proposed Storage Building (192 sf) is also included. All proposed finishes to match existing. All proposed roofs will be below existing ridge lines.

Address
417 Wilderness Dr
Blue River, Colorado

Legal Description
Lot 202 Wilderness Blue River Estates
Town of Blue River
Summit County Colorado

Lot Size
37,102 sf
0.85 AC

Building Area (Residence)

LIVING	
Existing	
Main	1018
Upper	1206
Total Existing	2,224

Addition	
Main	490
Upper	134
Total Addition	624
Total Living	2,848

GARAGE	
Existing	623
Total Garage	623

Total Area 3471 sf

Building Area (Storage Bldg)

Storage 192 sf

Building Codes

2018 International Residential Code
2018 International Energy Conservation Code
2018 International Plumbing Code
2018 International Mechanical Code
2023 National Electric Code
Town of Blue River Amendments

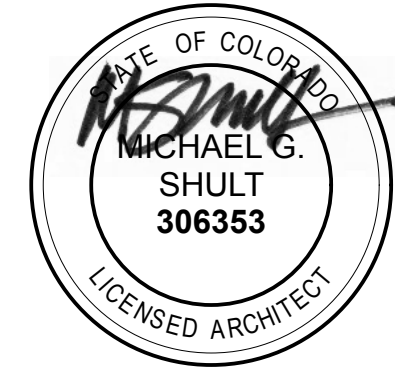
IRC / IECC ENERGY EFFICIENCY

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

Climate Zone	7
Fenestration U Factor	0.30
Ceiling R Value	49
Wood Frame Wall R-Value	20+5
Floor R Value	38
Basement Wall R-Value	15/19
Slab R-Value and Depth	10, 4ft

MICHAEL SHULT
ARCHITECT

PO Box 2745
975 N Ten Mile Dr E9
Frisco, CO 80443
970.390.4298
michael@shultarchitect.com



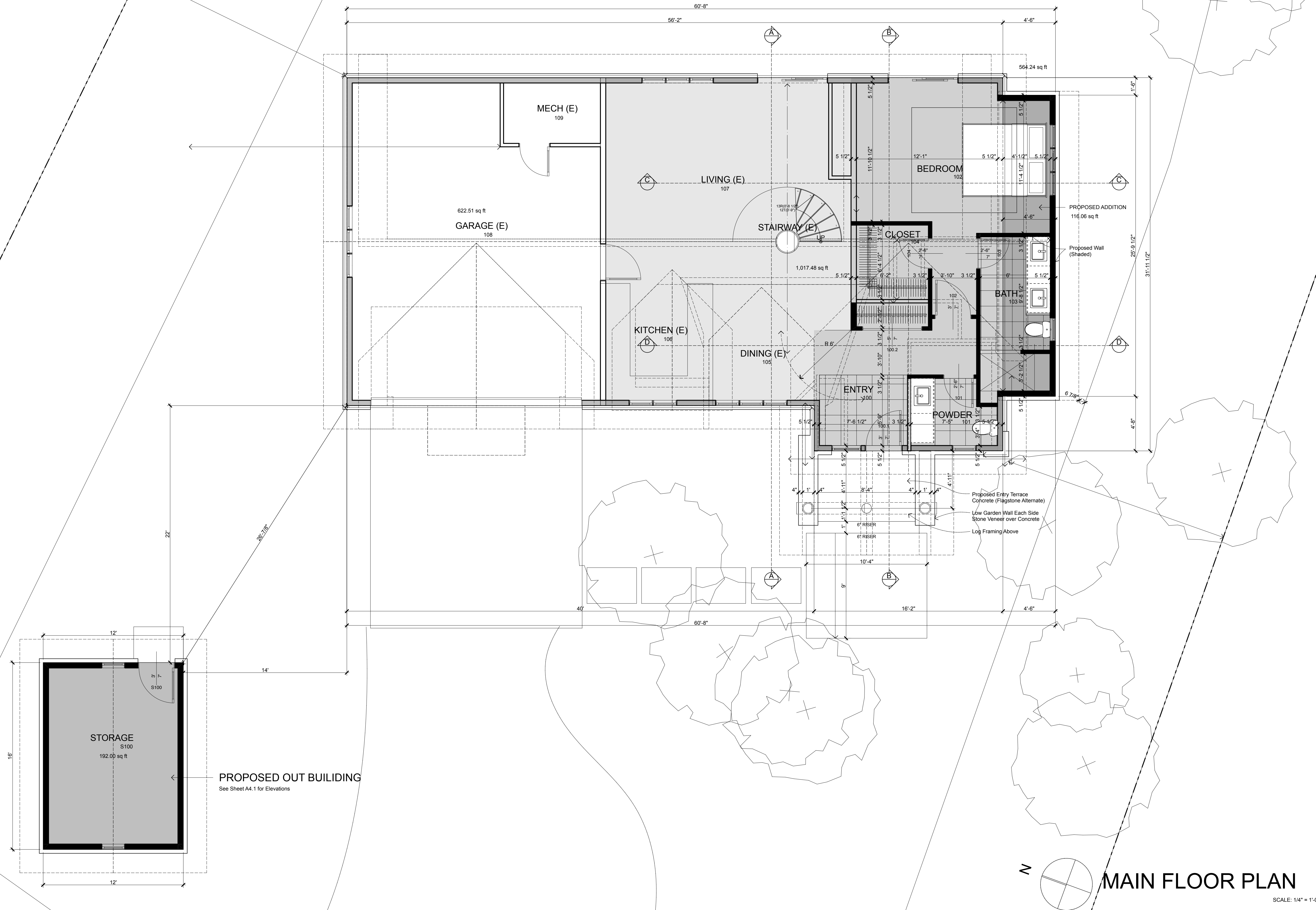
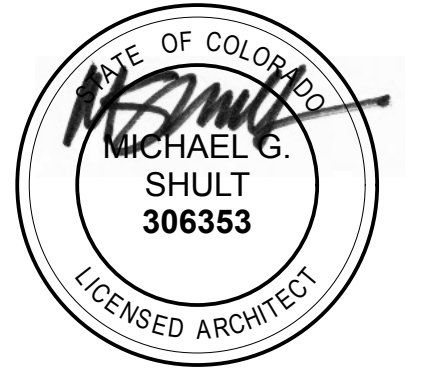
May 05, 2025

PROPOSED ADDITION TO THE
BARKER RESIDENCE
417 WILDERNESS DR
BLUE RIVER, COLORADO

A1.1

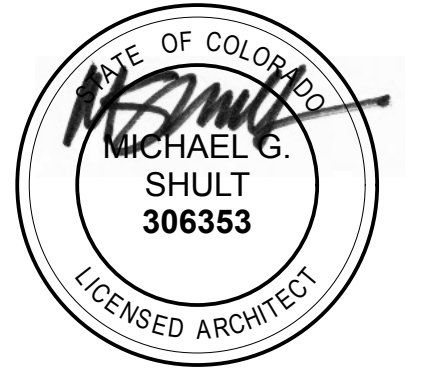
<u>LEGEND</u>	
●	SET REBAR & ALUMINUM CAP (PLS 26292)
■	FOUND #4 REBAR
▣	FOUND REBAR & PLASTIC CAP (PLS 10847)
Ø	UTILITY POLE
— ou — ou —	OVERHEAD UTILITY LINES
M.	MEASURED COURSE
Ⓢ	SEPTIC TANK LID
⊙	SEWER CLEANOUT
□	UTILITY PEDESTAL

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.

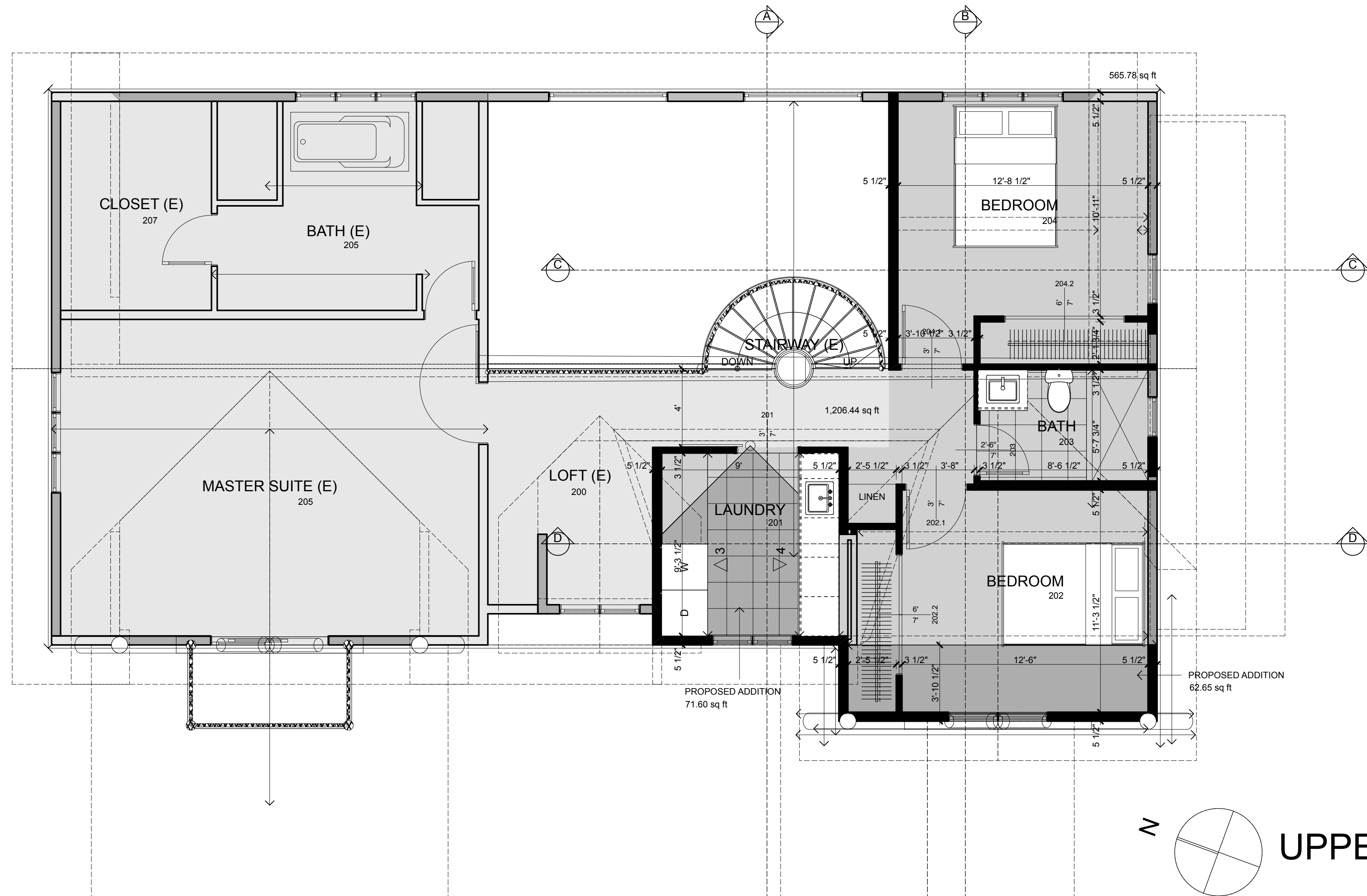


MAIN FLOOR PLAN

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

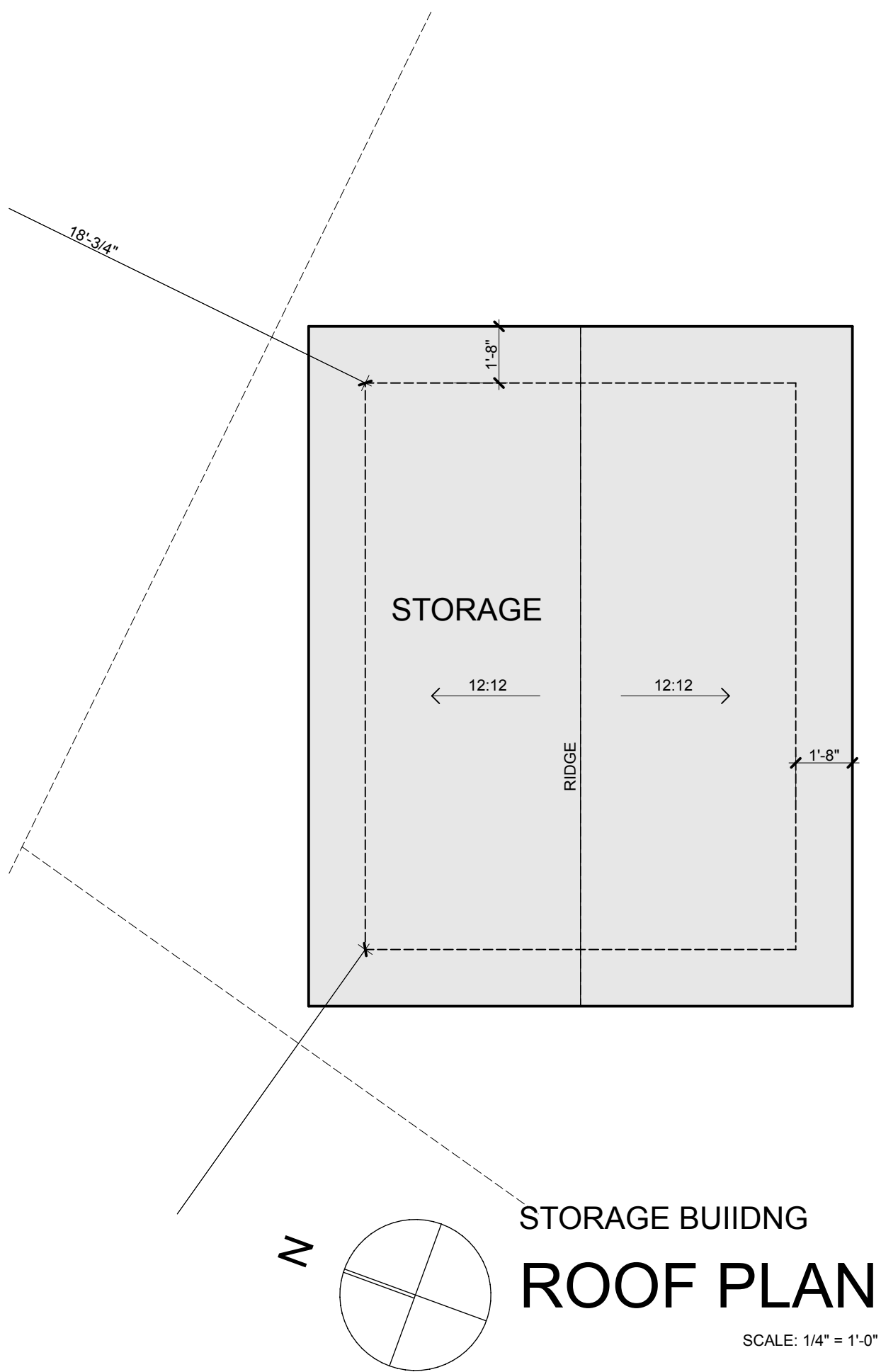


May 05, 2025



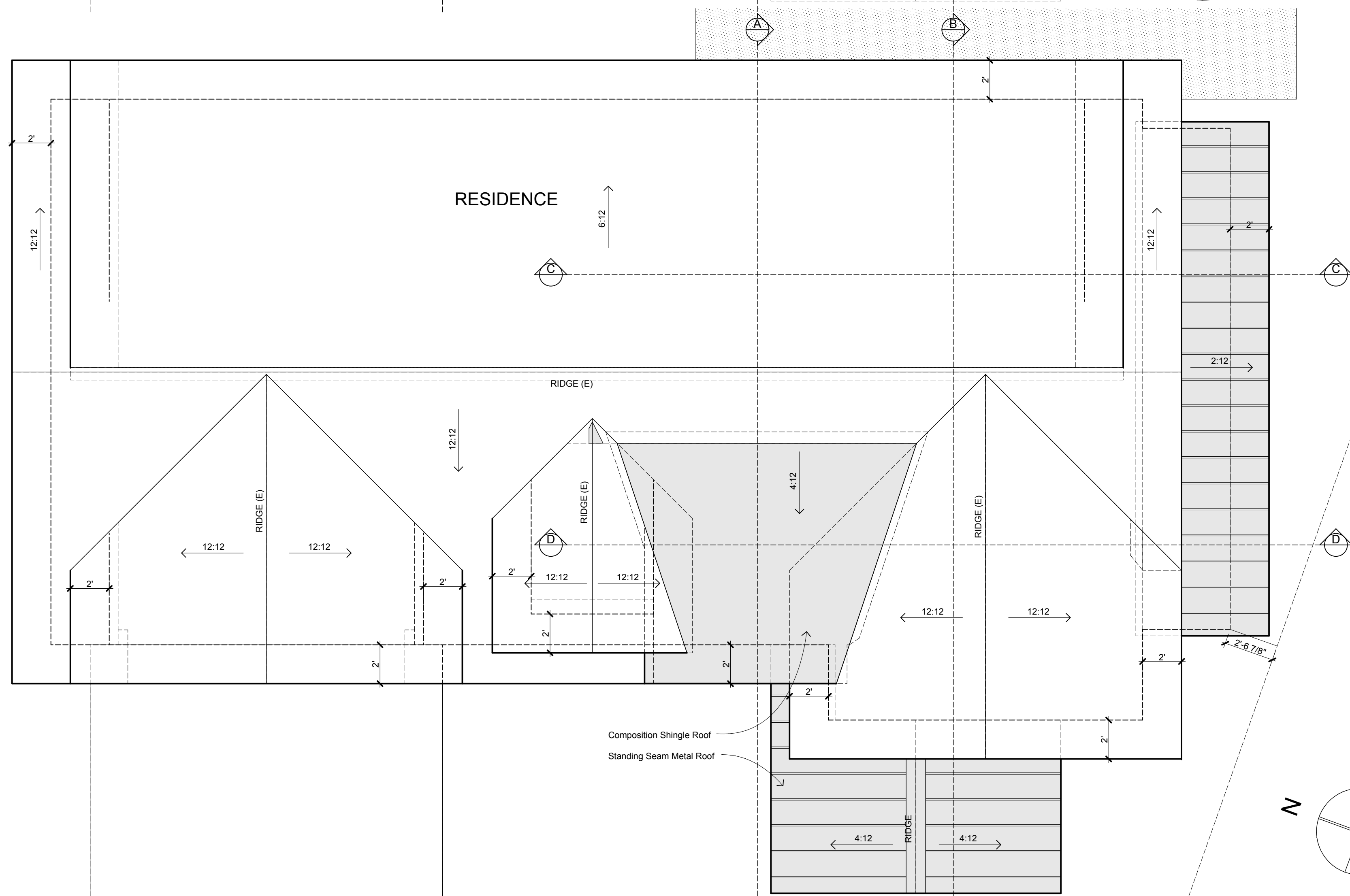
UPPER FLOOR PLAN

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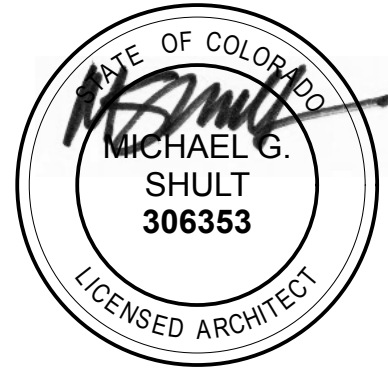
STORAGE BUILDNG
ROOF PLAN

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

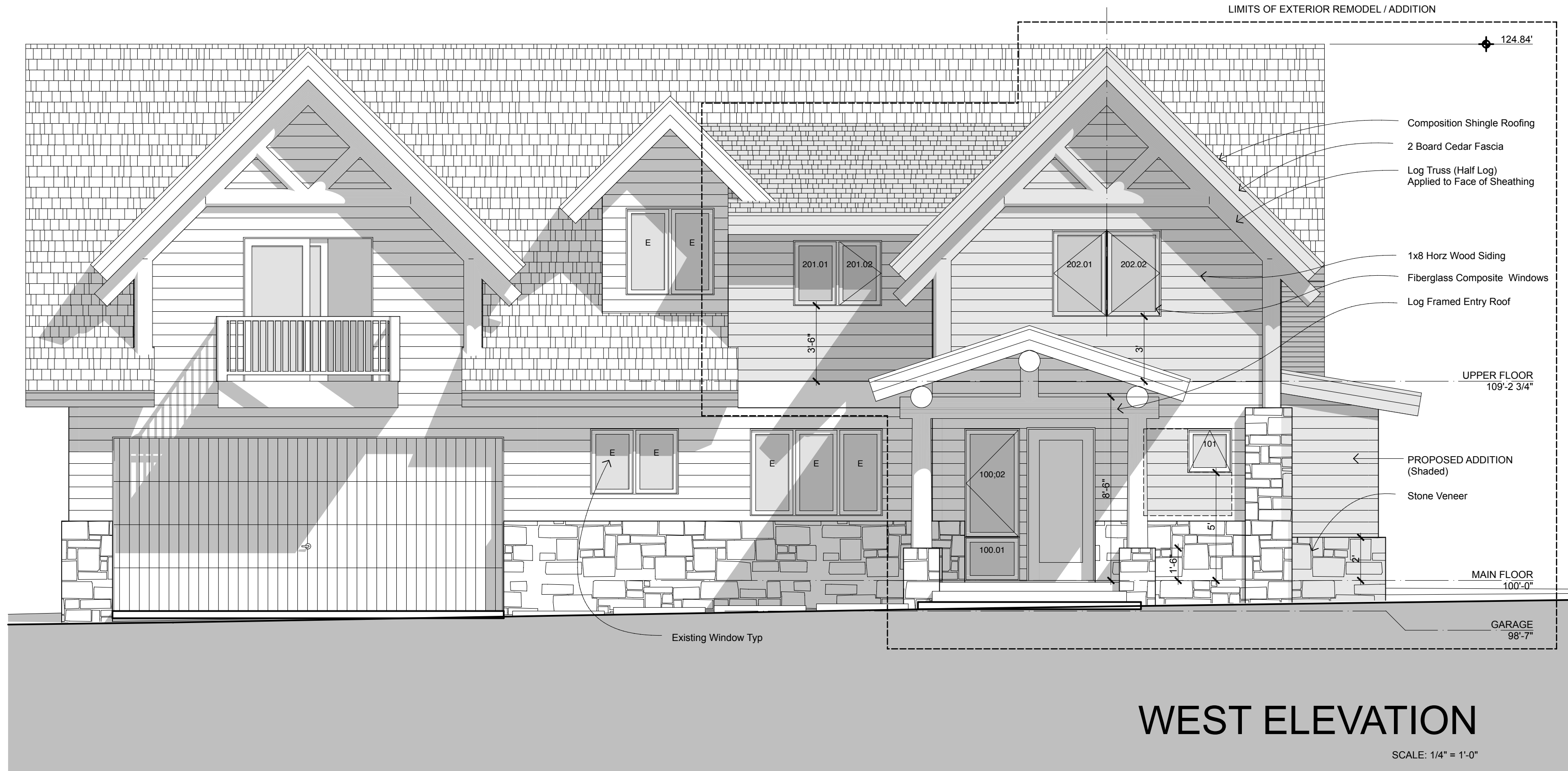
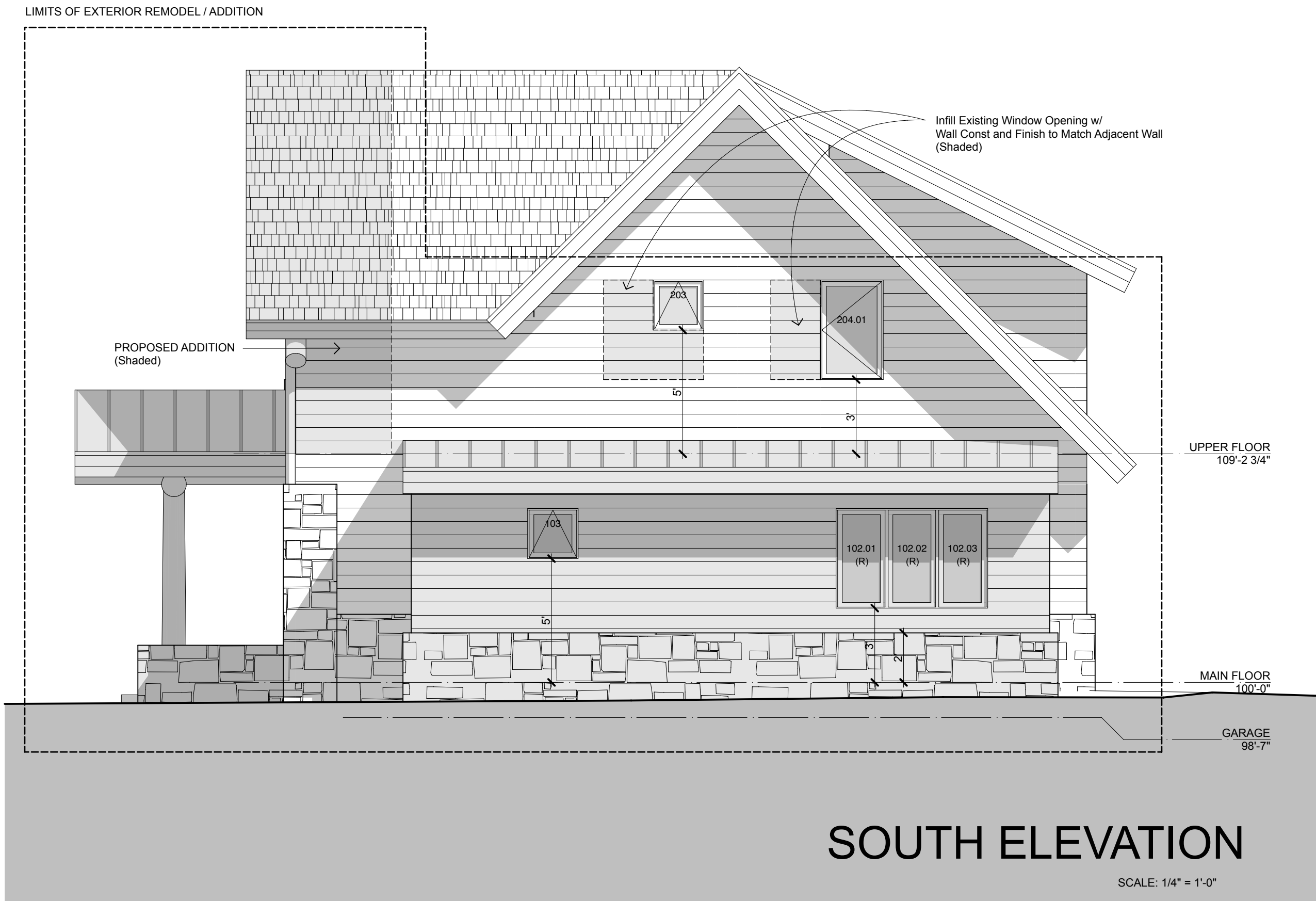


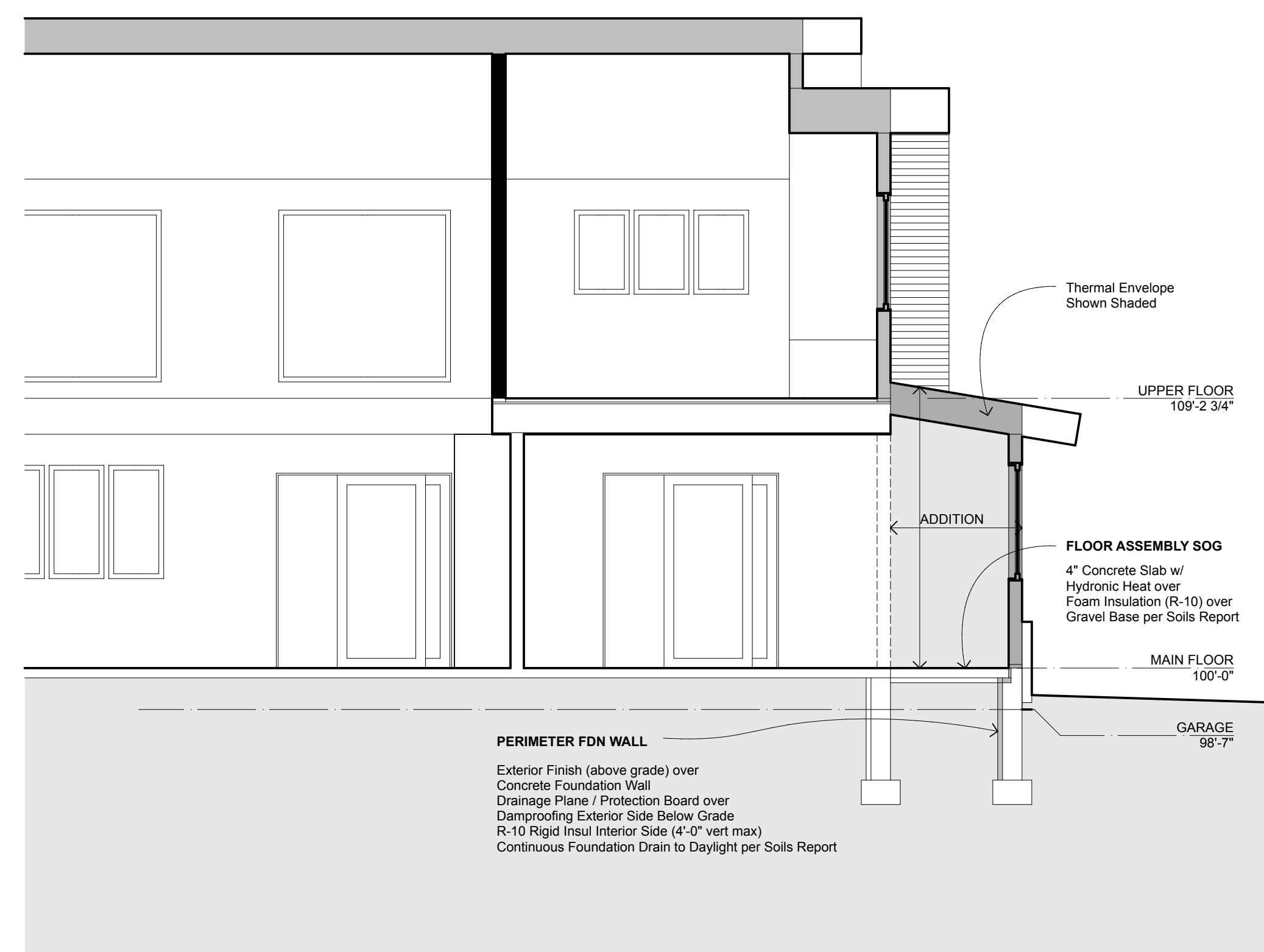
ROOF PLAN

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



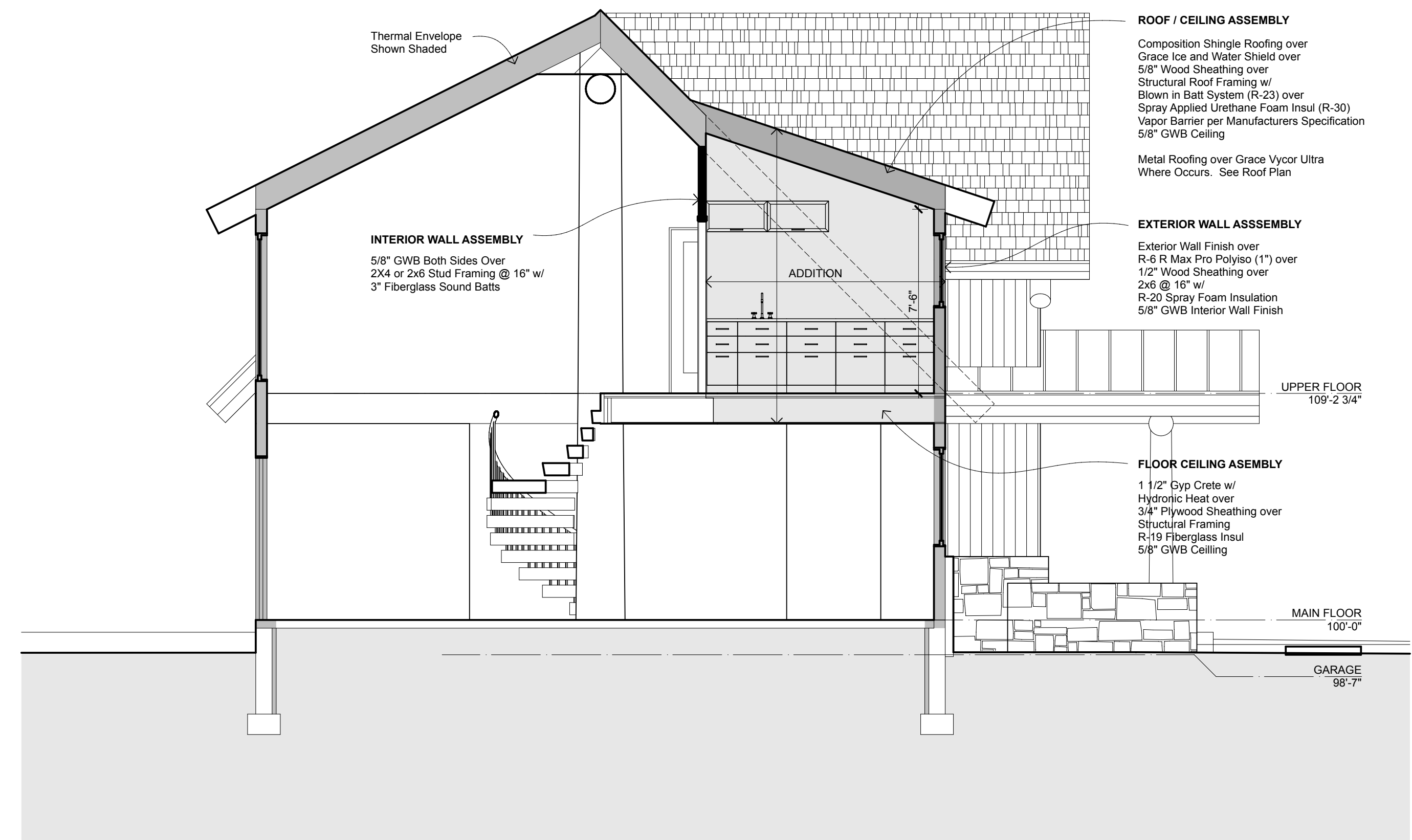
May 05, 2025





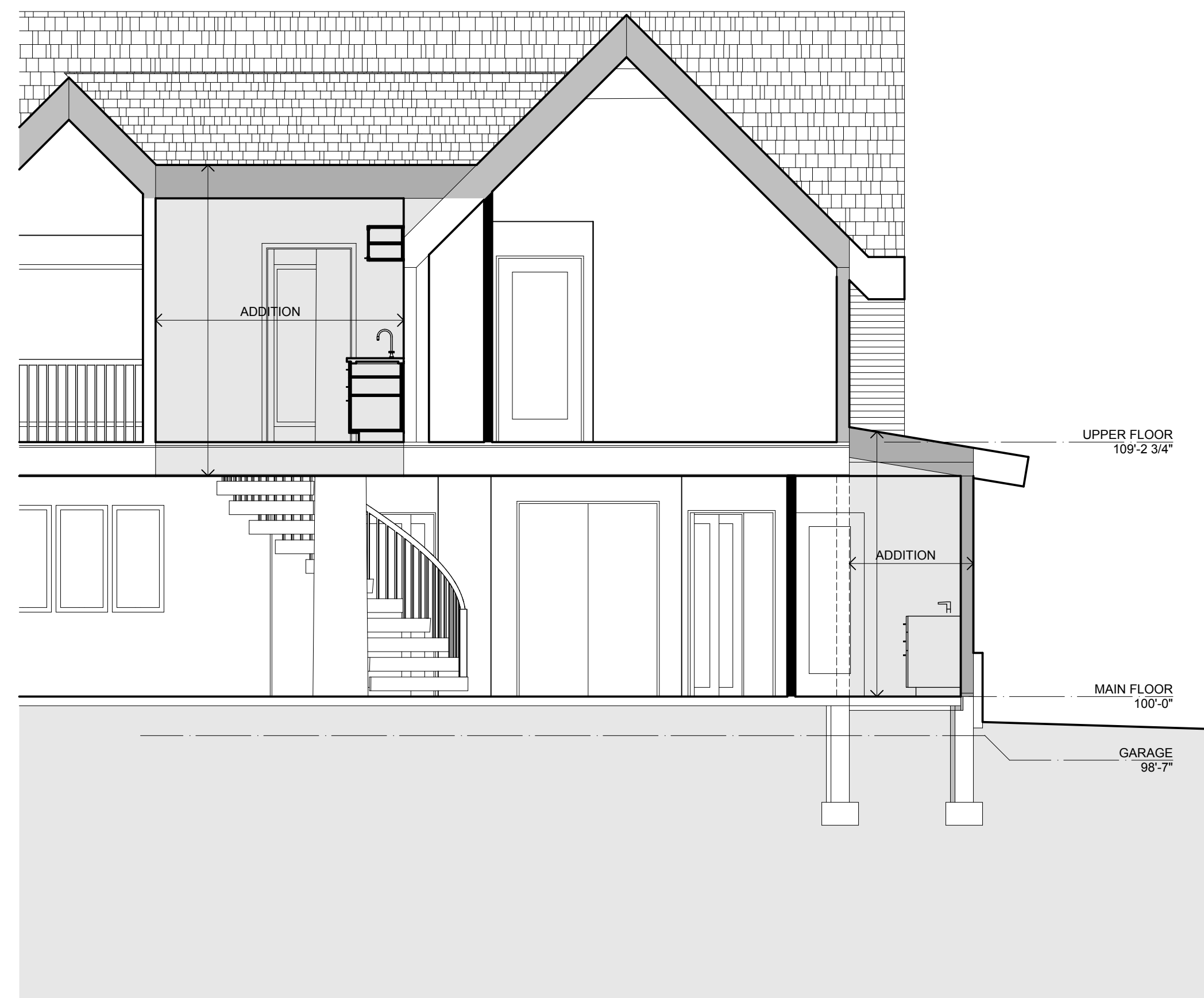
SECTION C

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



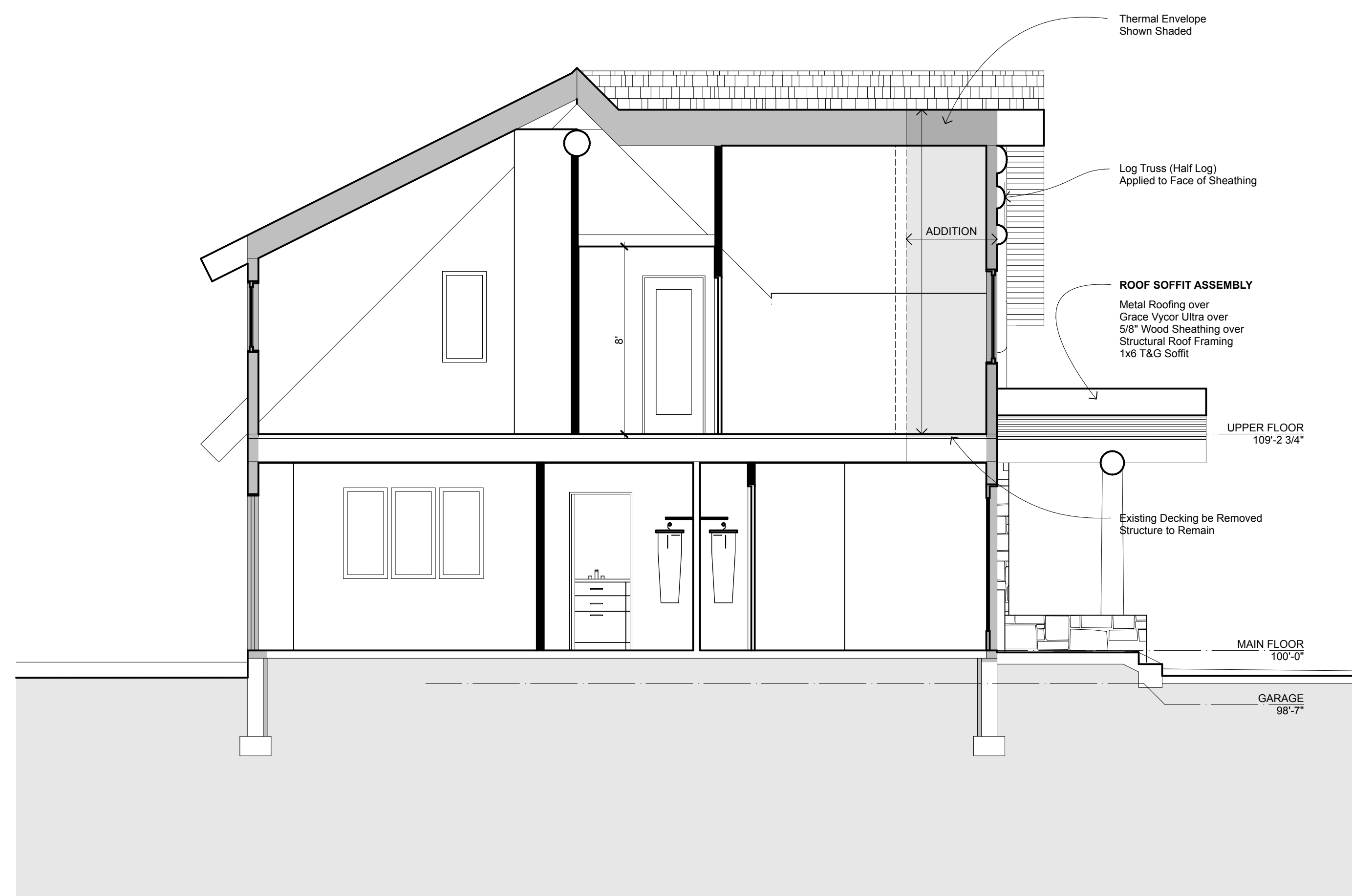
SECTION A

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



SECTION D

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

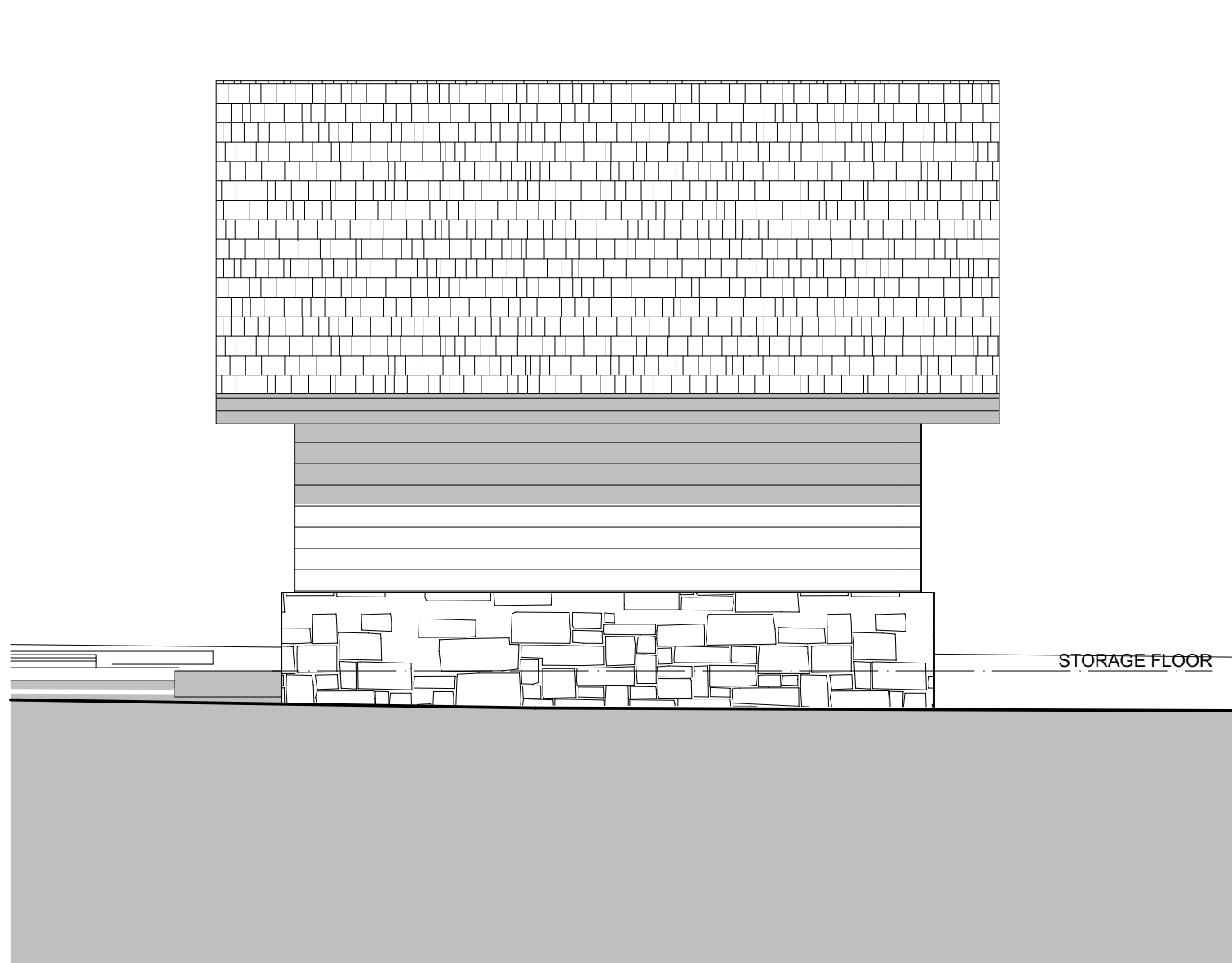


SECTION B

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

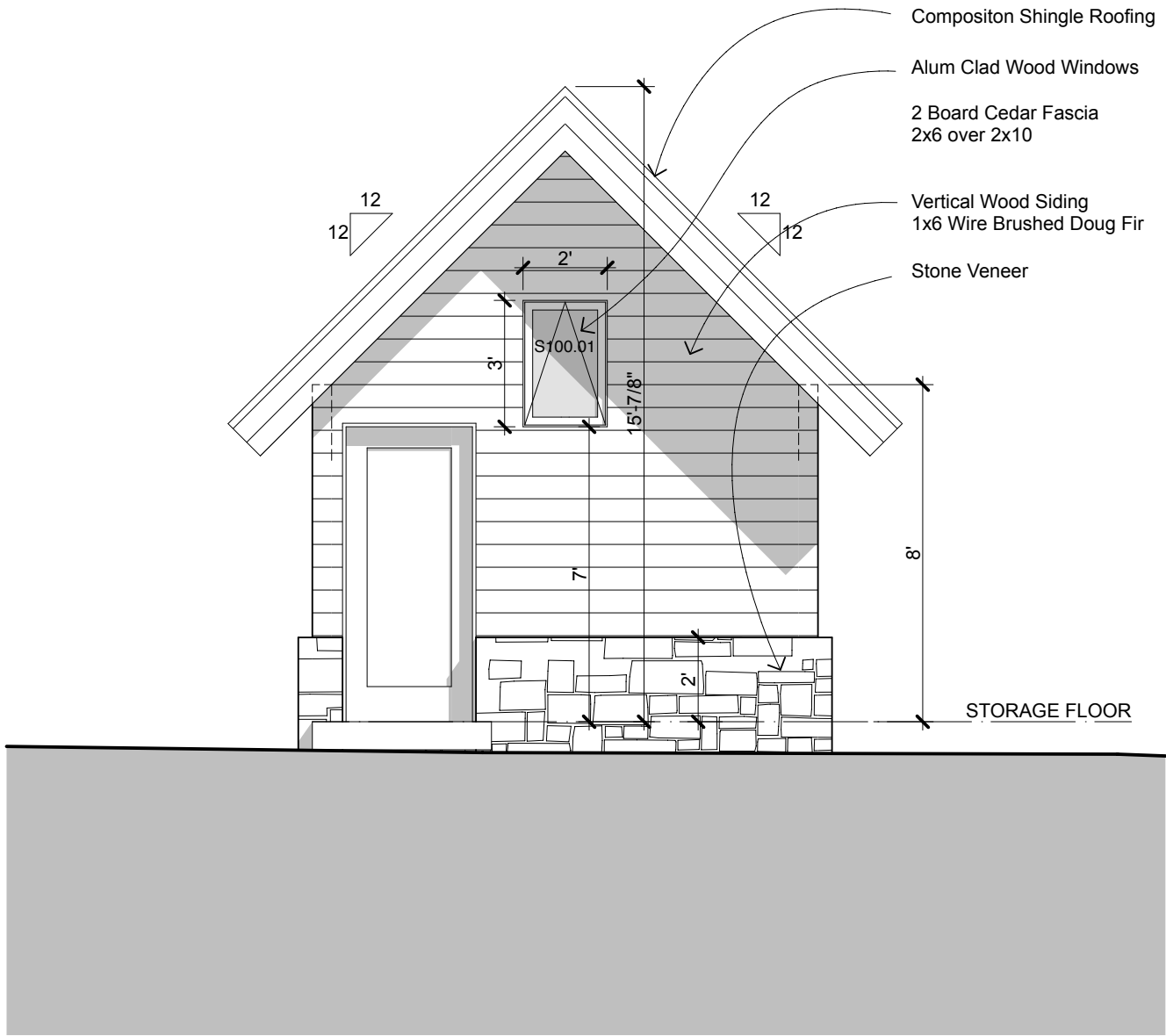
STORAGE BUILDING

NOTE:
Storage Building is unheated, no insulation required in building envelope.
All interior walls and ceiling to have 5/8" gypsum wallboard finish.



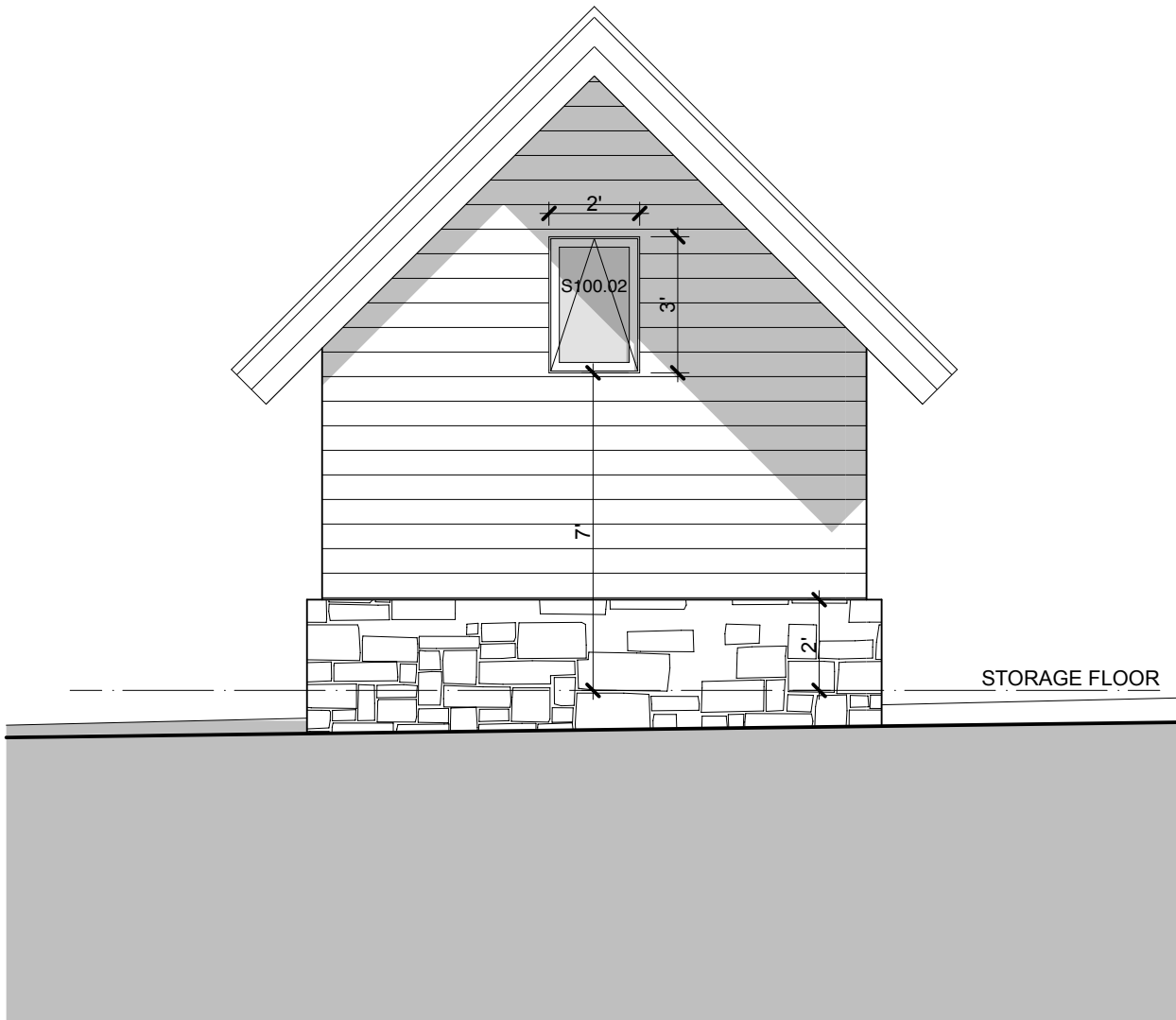
NORTH ELEVATION (south similar)

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



EAST ELEVATION

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



WEST ELEVATION

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

WINDOW SCHEDULE

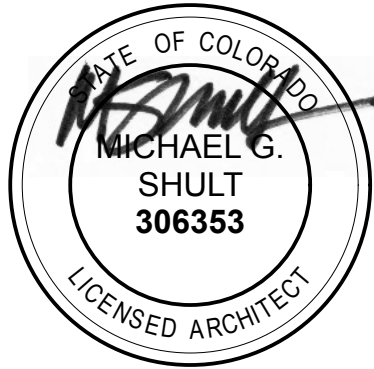
ID	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
100.01	2'-6"	2'	---	Whitewash	
100.02	2'-6"	5'	---	Whitewash	
101	2'	2'	---	Whitewash	
102.01	2'	4'	---	Whitewash	
102.02	2'	4'	---	Whitewash	
102.03	2'	4'	---	Whitewash	
103	2'	2'	---	Whitewash	
201.01	2'	3'	---	Whitewash	
201.02	2'	3'	---	Whitewash	
202.01	2'-6"	4'	---	Whitewash	
202.02	2'-6"	4'	---	Whitewash	
203	2'	2'	---	Whitewash	
204.01	2'-6"	4'	---	Whitewash	
S100.01	2'	3'	---	Whitewash	
S100.02	2'	3'	---	Whitewash	

DOOR SCHEDULE

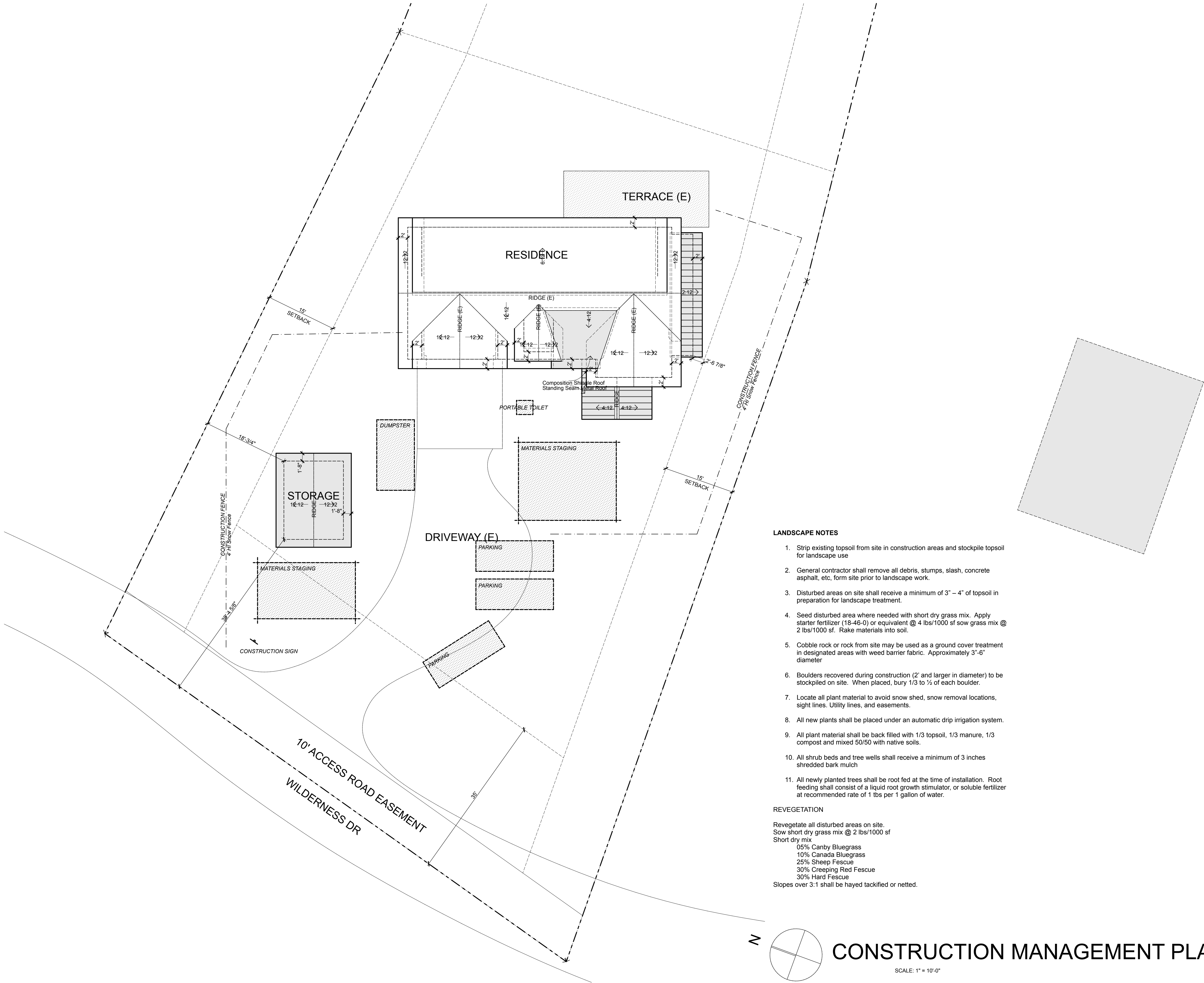
ID	TYPE	DOOR				
		W	HT	THK	MATL	GLZ
100.1	---	3'	7"	1 3/4"		
100.2	---	5'	7"	1 3/4"		
101	---	2'-6"	7"	1 3/4"		
102	---	3'	7"	1 3/4"		
103	---	2'-6"	7"	1 3/4"		
104	---	2'-6"	7"	1 3/4"		
201	---	3'	7"	1 1/4"		
202.1	---	3'	7"	1 3/4"		
202.2	---	6'	7"	1 3/4"		
203	---	2'-6"	7"	1 3/4"		
204.1	---	3'	7"	1 3/4"		
204.2	---	6'	7"	1 3/4"		
S100	---	3'	7"	1 3/4"		

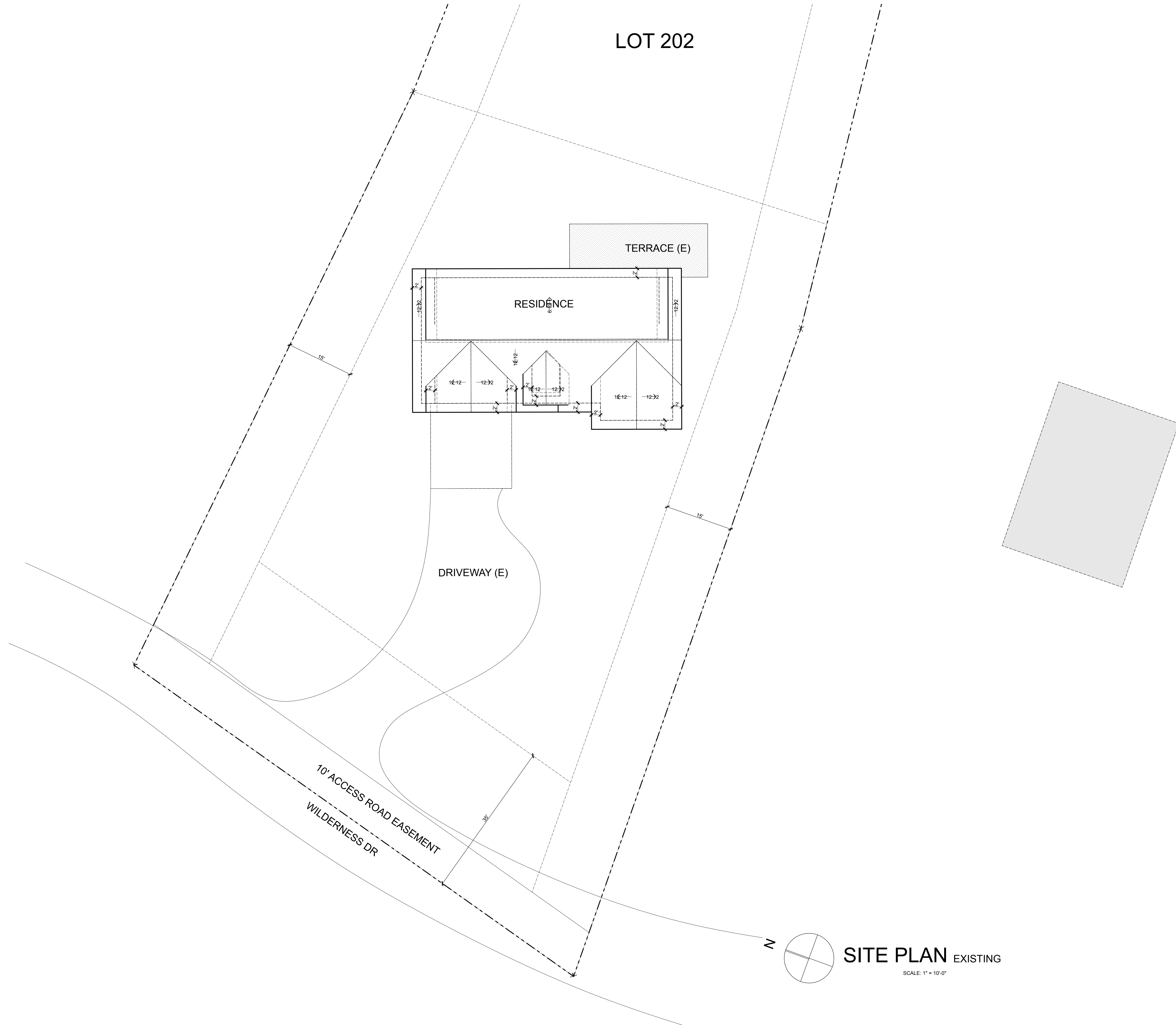
NOTE:
Doors to Match Existing
Verify Height Prior to Ordering

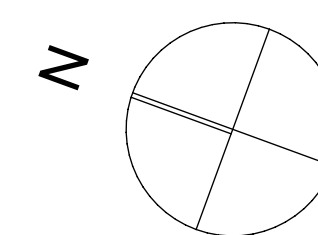
PO Box 2745
975 N Ten Mile Dr. E9
Frisco, CO 80443
970.390.4298
michael@shultarchitect.com



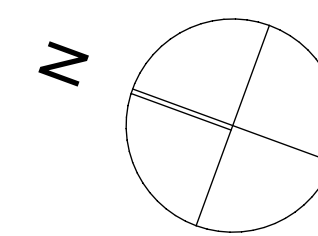
May 05, 2025







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



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

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: July 31, 2025
RE: Planning/Zoning/Architectural Guidelines review – 0016 Rustic Ter

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, 1 bedroom, 1.5 + .5 bath home, includes 1,280 s.f. of living space and an attached 245 s.f., garage for a combined 1,525 square feet.

Zoning district: R-1

Lot Size: ~ 1.77 acres
80,000 sq. ft. Required

Lot Width: ~ 138'
100 ft. Required - Complies

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

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 28', indicated as 35' from basement slab. Max height allowed is 35'

Garage Stds: The proposed garage is ~245 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements comply. One space provided via garage, the remaining 2 spaces are provided exterior as parallel parking orientation. Code does not

specify access requirements to parking spaces, property area seems to comply with intent of section. At no point is parking expected to be on or near road.

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	Easements are indicated. Easements include a subdivisional plat note for river easement. Electrical easement exists on the property as well, the plans indicate the powerlines are 10' in front of home. Clarified that 10' from existing lines are adequate from Xcel. Please review 16B-4-30 (b)(4), indicates surface use. Home is completely surrounded by easements or setbacks.	Y
Article 4: Buildable Area/setbacks	The road does not currently exist to measure the setback from, so the road access easement line is indicated as the measurement point. 25' is indicated. The south setback is indicated as 15'	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	scaled per our definitions at 28'	Y
Article 5-60 Foundation	Foundation is not exposed, covered in stone veneer	Y

Article 5-70 Roofs	Main roof design is a gable roof with a slope of 4:12. Facia material has been clarified as wood. Triangular design creates unusual gables.	Y
Article 5-80 Garages	Garage door matches the home colors and design and the garage is subordinate to the home.	Y
Article 5-90 Window and doors	Windows are sized to complement the home, front door is not too substantial.	Y
Article 5-100 Balconies and railings	None indicated	Y
Article 5-110 Chimney and Roof Penetrations	Chimney is indicated, indicated to match materials of the walls, and includes a large cover. Cover has been indicated to be painted roof color, per 16b-5-110	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is vertical siding 1x6	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 245 Sqft	Y
Article 7-50 Driveways	Width indicated at 14'. Slopes are not indicated, but expected to be low. First 10 feet of the driveway are not indicated, as they are beyond property line, clarified with designer they will comply. Road access easement connects to property, the driveway will extend through the easement.	Y
Article 7-60 Parking Areas	Parking comprises of 1 interior space and 2 exterior spaces. 9'x18' parking spaces are required. Dimensions are not indicated, but scales to exactly 36'x9' for both spaces. The interior space measures 11' x 21' with a triangular design. Applicant has indicated full size SUV	Y

	will fit with design. Measures 20' at center of garage bay.	
Article 7-100 Decks	None indicated	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicated	Y
Article 7-150 Retaining walls	None indicated	Y
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	Wetland delineation is indicated on the drawings and coordinates with information from other sources. Wetlands protection plan is not provided at this time, will be required at a later date.	Y



Building Permit Application

Email to: info@townofblueriver.org

Questions? Call (970) 547-0545 ext. 1

Lot Number: 13 Subdivision: Blue Rock Springs
Blue River Physical Address: 16 Rustic Terrace

Homeowner Information:

Name: Brian Muszynski
Mailing Address: 5186 Boston Ct, Denver, CO 80238
Phone: 303-549-2682
Email: bmuszynski@gmail.com

Contractor Information

Company Name: RJG & Associates
Contact Name: Jon Raymond
Mailing Address: 259 Continental Ct Unit 201, Breckenridge, CO 80424
Phone: 970-453-5513
Email: jonray111@aol.com
Contractor Registration #: _____

***Please note a Town of Blue River Business License is required for all businesses to conduct business in the Town of*

Distance to Property Line	Type of Heat: <u>Gas Radiant</u>	Construction Type: <u>Type-V</u>
North: <u>80' - 10"</u>	Roof: <u>Standing Seam</u>	Building Height: <u>35'</u>
South: <u>15' - 4"</u>	Exterior Walls: <u>wood stud</u>	No. Stories: <u>3</u>
East: <u>N/A</u>	Interior Walls: <u>wood stud</u>	Total # Bedrooms: <u>2</u>
West: <u>50' - 7"</u>	Basement Fin. Sq.Ft.: <u>551 sf</u>	Total # Bathrooms: <u>2 1/2</u>
Total Res. Sq.Ft.: <u>1,280 sf</u>	Main Level Sq.Ft.: <u>496 sf</u>	Septic or Sewer: <u>sewer</u>
Garage Sq.Ft.: <u>245 sf</u>	2 nd Level Sq.Ft.: <u>478 sf</u>	
	3 rd Level Sq.Ft.: <u>0</u>	

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION WORK, & FIREPLACES. THIS PERMIT BECOMES NULL AND VOID IF CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN ____ OR IF CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF ____ AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND TO BUILD ACCORDING TO THE APPROVED PLANS. THE GRANT OF A PERMIT DOES NOT PRESUMED TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner or Contractor: _____ Date: _____

Submittal Requirements

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

Emailed to: info@townofblueriver.org

Planning & Zoning Review Submittal Requirements

- Site Plan-must include the following. (Scale: minimum of 1"=10')
 - Indicating property boundaries
 - Building envelope with setbacks
 - Proposed buildings
 - Structures
 - Driveway & grades
 - Wetlands delineation and Stream crossing structures where applicable
 - Topographic survey indicating site contours at 2' intervals, easements, and significant nature features such as rock outcroppings, drainages and mature tree stands.
 - Transformer & vault location (if installed by owner)
 - Well location; septic if applicable.
 - Parking areas
 - Snow storage areas
 - Major site improvements
 - Existing & proposed grading and drainage
 - Landscaping
 - Landscaping should 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.
 - If ____% is removed, then ____ needs to be revegetated every ____ feet.
 - 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 completion within 60 days of the last snow.
 - Any major landscaping structures (retaining walls; fences; landscaping rocks) must be indicated in detail on plans in conformance with the design regulations.
 - Indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining wall and proposed site improvements.
- Floor Plans (Scale 1/8"-1'-0)
 - Indicating the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level.
- Exterior Elevations (Scale same as floor plans)
 - In sufficient detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations should also include a description of exterior materials and colors.
- Roof Plan (Scale same as floor plans)
 - Indicating proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines.
- Homeowners Association approval if applicable
- Materials Board or sheet displaying materials to be used. In cases of additions, if matching existing, photos of current home.

After Approval and BEFORE Permit is Issued:

- **ELECTRONIC COPY Stamped set.** All of the above mentioned.
- Additional requirements:
 - Soils report if applicable.
 - Construction Management Plan. Please refer to the Town Code and Architectural Guidelines for all requirements.
 - Stamped structural plans.
 - Current Summit County Septic System Permit (including system plot plan), or evidence of full payment of tap fees to Upper Blue Sanitary District.
 - Current Colorado Well Permit or evidence of full payment of tap fees to Timber Creek Water District.
 - Current Colorado Department of Transportation Highway Access Permit, if access to Highway 9 is required.
 - Designation of General Contractor, except for bona fide homeowner contractor.
 - For Manufactured Homes the following additional information is required:
 - State of Colorado Division of Housing Approved Plans.
 - State of Colorado Division of Housing Registered Installer Certificate.

Blue River Building Code Items

- ❖ When designing the structure, refer to the Blue River Municipal Town Code, Chapter 16 for zoning information and allowable uses/construction. The Building Code information is available under Chapter 18. <https://townofblueriver.colorado.gov>.
- ❖ Building Codes Adopted:
 - International Residential Code 2018
 - International Energy Conservation Code 2012
 - National Electric Code 2017
 - International Fire Code 2018
- ❖ Snow loads:
 - Roofs shall be designed in accordance with accepted engineering practice based upon a ground snow load of 100 psf.
 - Balconies/decks-125 psf.
 - No reductions for duration.
- ❖ Frost line depth:
 - Foundation footing minimum depth below grade-40 inches.
 - Uncovered deck piers may be set at 24 inches.
- ❖ Roof underlayment 100% Ice & Water shield.
- ❖ Roof may be metal; 30-year minimum architectural grade, composition fiberglass (dark brown, dark gray, dark green, weathered wood or black only); or class-A #1 cedar shakes.
- ❖ Wind speed: 90 mph, exposure “B”. Seismic design category: “B”.
- ❖ Propane gas alarm/shutoff system required.
- ❖ Wood burning stoves: Required to meet Colorado Dept. of Health, Regulation No. 4.
- ❖ The building height limit in the Town is 35 feet. Refer to the Architectural Guidelines for additional information.
- ❖ Locally re-settable GFCI breakers are required in bathrooms.
- ❖ Compliance with the International Energy Conservation Code is required.
- ❖ Any application that would create an accessory apartment must meet zoning regulations and will not be processed without prior approval of the Town Board of Trustees.
- ❖ Note that Hwy 9 access permits may require 3-4 months and well permits 5-6 weeks.
- ❖ Planning & Zoning Commission approvals become void if the building permit is not issued within eighteen (18) months.
- ❖ Building permits become void if construction is discontinued for more than 180 days.

ALLEN-GUERRA
ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
100 GRANITE STREET
PO BOX 5540
DENVER, COLORADO 80443
TEL: 970.453.7002
FAX: 970.453.7040
E-MAIL: INFO@ALLEN-GUERRA.COM
WEB SITE: WWW.ALLEN-GUERRA.COM

[illegible]

PROJECT# 2125

S

CONTRACTOR'S RESPONSIBILITIES

1. THE CONTRACTOR SHALL VERIFY THAT THE BUILDING CODE REQUIREMENTS, AS ADOPTED BY THE LOCAL MUNICIPALITY, HAVE BEEN MET. ALL WORK CONTAINED WITHIN THESE DOCUMENTS SHALL CONFORM TO ALL CODES, REGULATIONS, ORDINANCES, LAWS, AND ALL CITY & CONTRACT DOCUMENTS THAT APPLY.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, LICENSES, AND APPROVALS ASSOCIATED WITH THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EQUIPMENT SIZES AND LOCATIONS WITH MECHANICAL, PLUMBING, ELECTRICAL, AND UTILITY COMPANIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FIRE MITIGATION REQUIREMENTS WITH THE MUNICIPALITY AND FIRE SERVICE.
5. THE CONTRACTOR MUST VERIFY THE BUILDING LAYOUT WITH THE OWNER AND/OR ARCHITECT PRIOR TO DIGGING THE FOOTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
6. THE CONTRACTOR MUST VERIFY THAT ALL DOORS, WALLS, AND CEILINGS BETWEEN GARAGE AND LIVING SPACES CONFORM TO ALL FIRE AND SAFETY CODES AND REGULATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL FINISH GRADES ON SITE.
8. THE CONTRACTOR MUST VERIFY THAT FIREPLACE AND/OR WOOD STOVE INSTALLATION COMPLIES WITH ALL LOCAL, STATE, AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.
9. THE CONTRACTOR SHALL SUBMIT A LIST OF SUBCONTRACTORS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETING ALL THE WORK WITHIN THESE DOCUMENTS, UNLESS NOTED OTHERWISE.
12. CONTRACTOR TO PROVIDE SMOKE DETECTORS & CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH LOCAL APPLICABLE CODES.
13. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, AC EQUIPMENT, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQUIRED.
14. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
15. PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION IF NOT NOTED ON PLANS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE FIRE SPRINKLER SYSTEM. SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES, IF FIRE PROTECTION IS REQUIRED. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT.
17. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT AND ENGINEER. ALL SUCH PORTIONS OF THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.
18. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THESE DOCUMENTS AND THE PROPERTY OWNERS ASSOCIATION, IF APPLICABLE.
19. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.
20. THE GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR RADON TESTING IN THE FINISHED BUILDING. MUST INSTALL ALL NECESSARY EQUIPMENT TO PREVENT RADON BUILD-UP WITHIN THE STRUCTURE.
21. MOISTURE IS THE PREVALENT CAUSE OF MOLD GROWTH. GENERAL CONTRACTORS & SUBCONTRACTORS ARE TO BE PROACTIVE IN THE MITIGATION OF MOISTURE DURING CONSTRUCTION. "TIGHT BUILDING" CONSTRUCTION IS ONE OF THE IMPLICATED CAUSES OF MOLD. ALL ROOFS, CRAWL SPACES, & OTHER UNCONDITIONED SPACES ARE TO BE VENTILATED ADEQUATELY. IF EXCESSIVE MOISTURE IS NOTICED DURING CONSTRUCTION, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. ANY MODIFICATION TO THE PLANS REGARDING MOISTURE CONTROL DURING CONSTRUCTION SHALL BE REVIEWED BY THE ARCHITECT.

- B. CHANGES TO THE DESIGN
1. CHANGES OR SUBSTITUTIONS TO THE DESIGN OR TO PRODUCTS WHICH WERE SPECIFIED IN THESE DOCUMENTS WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT, AND FROM THE ARCHITECTURAL REVIEW BOARD, IF APPLICABLE.

- C. STRUCTURAL CHANGES
1. ANY CHANGES IN THE FIELD TO THE STRUCTURAL PLANS SHALL RELIEVE THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONSEQUENCES WHICH MAY ARISE. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING.

- D. DISCREPANCIES
1. ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ANY FAILURE TO REPORT DISCREPANCIES SHALL RELIEVE THE CONTRACT OF ANY CONSEQUENCES WHICH MAY ARISE.
 2. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE. UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
- E. DIMENSIONS
1. DIMENSIONS:
 - ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS. DRAWINGS SHOULD NEVER BE SCALED.
 - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FACE OF FINISH CEILING MATERIAL, UNLESS NOTED OTHERWISE.
 2. ALL EXTERIOR WALLS TO BE 2x6 STUD WALLS (5 1/2") UNLESS NOTED OTHERWISE.
 3. ALL INTERIOR WALLS TO BE 2x6 STUD WALLS (5 1/2") UNLESS NOTED OTHERWISE.
 4. WHERE LARGER STUDS OR FURRING ARE INDICATED ON DRAWINGS TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.

1. A TOPOGRAPHIC MAP

1. A TOPOGRAPHIC MAP OF THIS SITE WAS OBTAINED FROM SHCMIDT LAND SURVEYING: DATED 21 DECEMBER, 2019.
2. THE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
3. ANY EXISTING LANDSCAPING OUTSIDE OF THE LIMIT OF DISTURBANCE AND ANY TREES TO REMAIN ARE TO BE FLAGGED AND PROTECTED DURING ALL CONSTRUCTION.
4. FINISH GRADE IS TO PROVIDE DRAINAGE AWAY FROM THE FOUNDATION VIA SWALES, DRAINS, ETC., AT ALL LOCATIONS.
5. PROTECT ALL TOPSOIL WHEN EXCAVATING AND REAPPLY TO ALL DISTURBED SOIL AREAS AFTER CONSTRUCTION IS COMPLETE.

	FINISHED	UNFINISHED	TOTAL
UPPER LEVEL	478	0	478
MAIN LEVEL	251	245	496
LOWER LEVEL	551	0	551
TOTAL	1,280	245	1,525

SITE AREA:	77,101 SF (1.77 ACRES)
FOOTPRINT:	524 SF (0.7% OF SITE)
PAVED DRIVEWAY & WALKWAY AREAS:	1,300 SF (1.7% OF SITE)
OPEN SPACE:	74,651 SF (97% OF SITE)

PROJECT SITE

Blue River

Blue Ridge

A1.1	SITE PLAN & GENERAL NOTES
L1.1	LANDSCAPE PLAN
A2.1	FLOOR & ROOF PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	PERSPECTIVE RENDERING
C1	DRIVEWAY PLAN AND PROFILE PLAN
	TOPOGRAPHIC SURVEY

OWNER
BRIAN MUSZYNSKI
5186 BOSTON COURT
DENVER, COLORADO, 80238
T: 303.549.2682

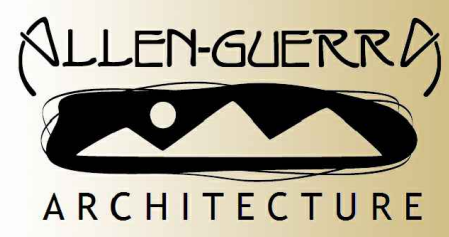
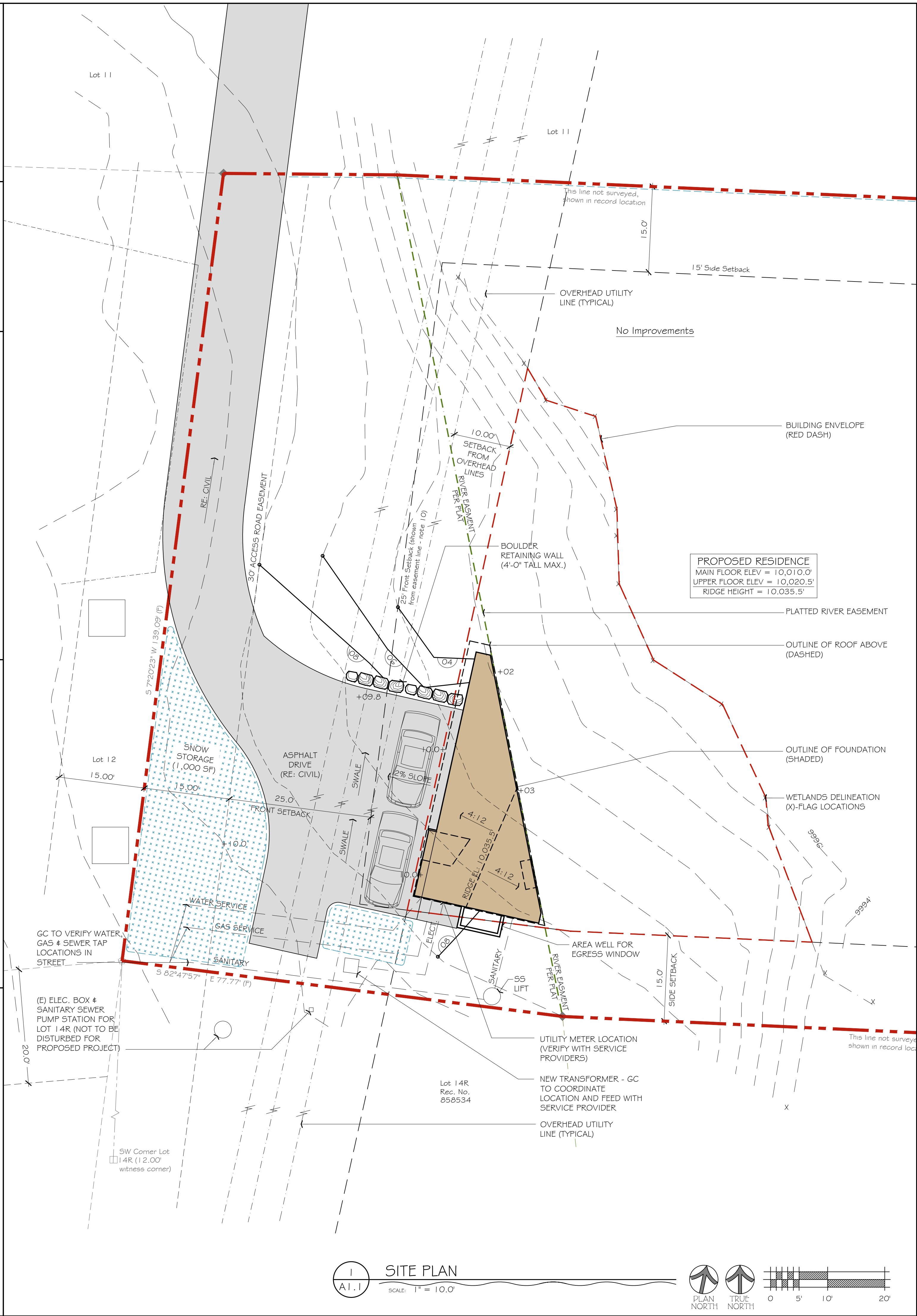
ARCHITECT
ALLEN-GUERRA ARCHITECTURE
1915 AIRPORT ROAD, SUITE 105
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BRECKENRIDGE, COLORADO, 80424
T: 970.453.7002

GENERAL CONTRACTOR
RJG & ASSOCIATES
JON RAYMOND
259 CONTINENTAL COURT . UNIT 201
BRECKENRIDGE . COLORADO . 80424
T: 970.453.5513

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CIVIL INSIGHT
235 S. RIDGE ST.
PO BOX 7644
BRECKENRIDGE, CO. 80424
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STRUCTURAL ENGINEER
T.B.D

SURVEYOR
SCHMIDT LAND SURVEYING, INC
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FRISCO . COLORADO . 80443
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ALLEN-GUERRA ARCHITECTURE
711 D GRANITE STREET
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BLUE RIVER HOUSE
LOT 13, BLUE ROCK SPRINGS SUBDIVISION
16 RUSTIC TERRACE, BLUE RIVER, COLORADO

SITE PLAN

TITLE

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[illegible]

PROJECT #: 2129

All

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	9	RIBES ALPINUM # ROSA WOODSII	ALPINE CURRANT # WOODS ROSE	5 GAL
	15	POPULUS TREMULOIDES	ASPEN	(6) 1.5" CAL (9) 2" CAL
	4	PICEA PUNGENS	COLORADO SPRUCE	12'
	DEFENSIBLE SPACE	NO FLAMMABLE MATERIALS (PER SUMMIT COUNTY WILDFIRE MITIGATION PLAN)		

1. EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLE OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DIKES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
2. NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 6" BEYOND DRAIN LINE.
3. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING
 - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
4. ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
5. REMOVE ALL EXISTING BETTLE KILL TREES, PER HOA GUIDELINES.
6. TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, HOA, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
7. ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
 - 30% SLENDER WHEATGRASS
 - 15% CANBY BLUEGRASS
 - 10% BIG BLUEGRASS
 - 10% IDAHO FESCUE
 - 10% SHEEP FESCUE
 - 10% WESTERN WHEATGRASS
 - 5% BLUE WILDRYE
 - 5% TUFTED HAIRGRASS
 ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
8. A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

STAKE ALL DECIDUOUS TREES W/ 5' STEEL T STAKES

WIRE AND FABRIC TREE RING

DIAMETER OF EXCAVATION TO BE 12" MINIMUM BEYOND THE SPREAD OF THE ROOTS

3'-4" OF SHREDDED BARK MULCH

TOPSOIL MIX PER LANDSCAPE NOTES; TAMP MIX AND ADD WATER IN LAYERS OF 6"

CREATE A 6" SOIL SAUCER WITH TOPSOIL AROUND TREE

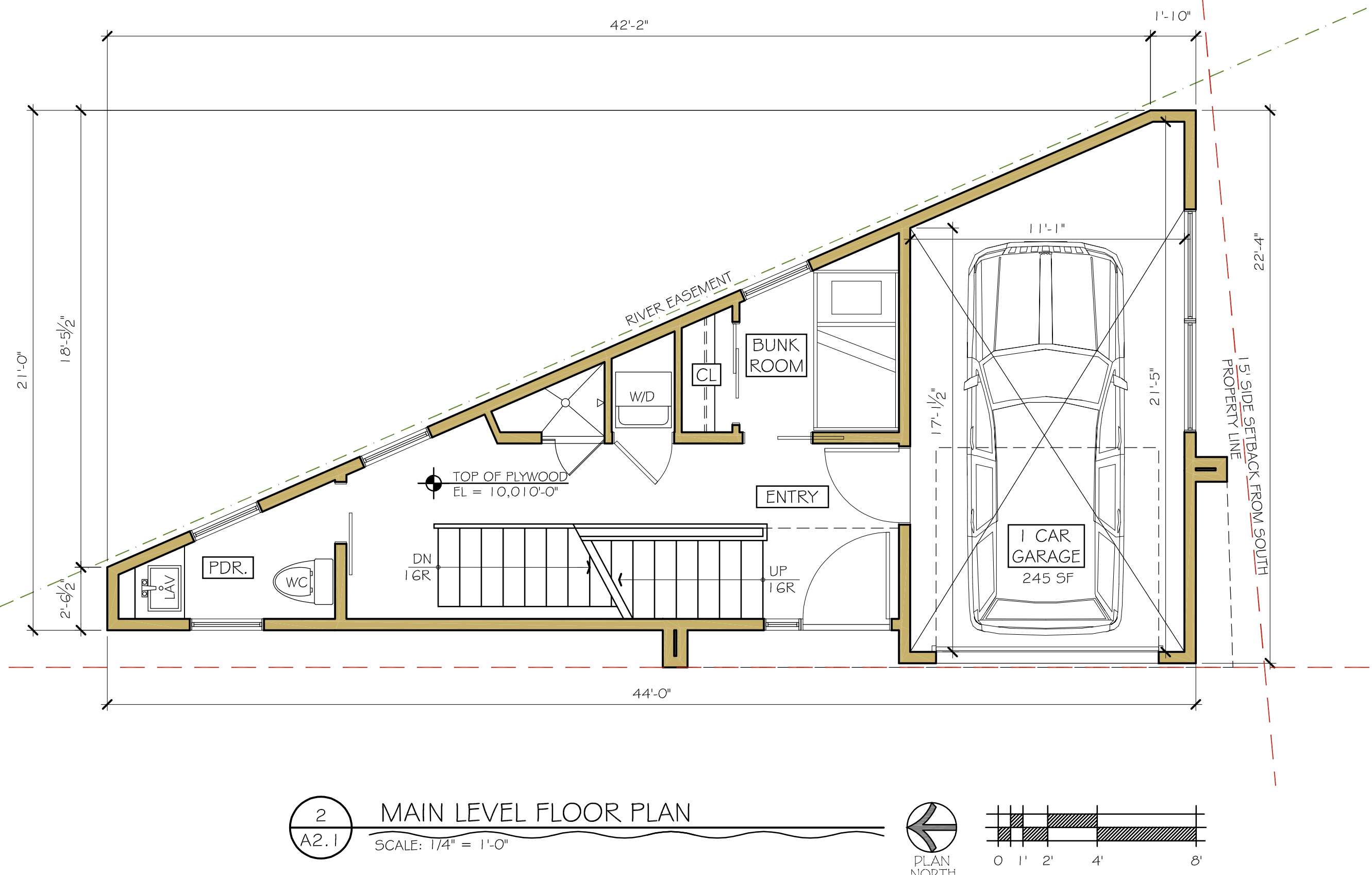
CLEANLY PRUNE ALL DAMAGED ROOT ENDS

Diagram illustrating the installation of a tree, showing the root ball, mulch, soil mix, soil saucer, and burlap wrap.

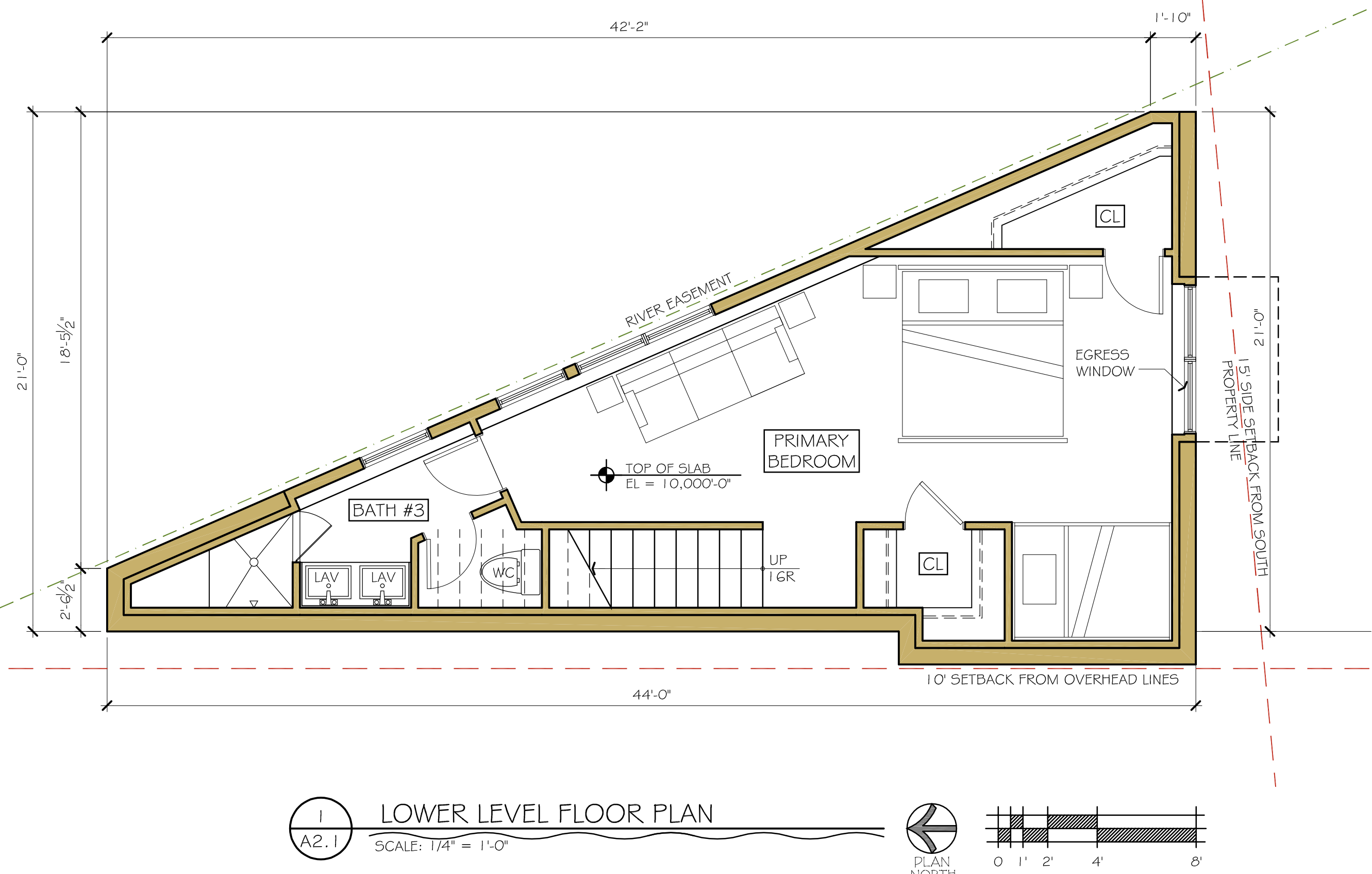
- CROWN OF ROOT BALL SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE
- 3"-4" OF SHREDDED BARK MULCH
- TOPSOIL MIX PER LANDSCAPE NOTES
- CREATE A 6" SOIL SAUCER WITH TOPSOIL AROUND TREE
- CUT AND REMOVE TOP 1/3 OF BURLAP (IF NON-BIODEGRADABLE WRAP IS USED, REMOVE TOTALLY)
- COMPACT SUBSOIL TO FORM PEDESTAL AND PREVENT SETTLING

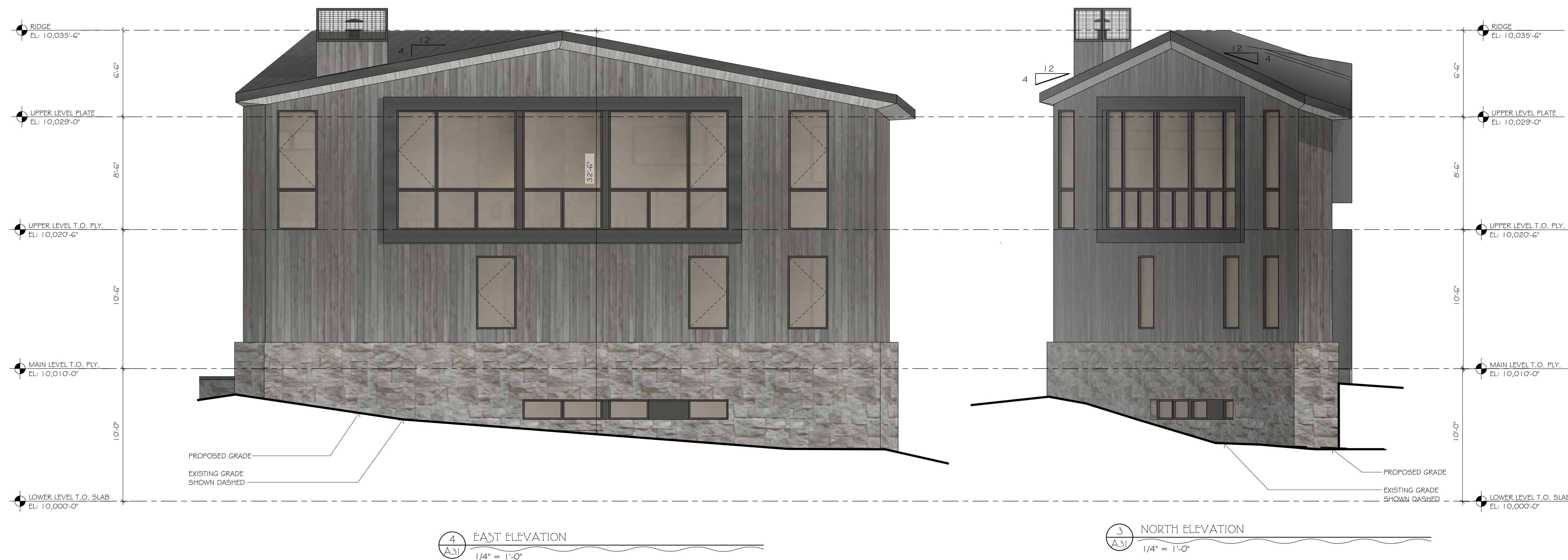
NOTE: STAKE AS NEEDED





	FINISHED	UNFINISHED	TOTAL
UPPER LEVEL	478	0	478
MAIN LEVEL	251	245	496
LOWER LEVEL	551	0	551
TOTAL	1,280	245	1,525



[illegible]

5 NORTHWEST VIEW



8
A3.1

SOUTHWEST VIEW



7
A31

SOUTHEAST VIEW



6 NORTHEAST VIEW
A31

[illegible]

Blue River House

EXTERIOR MATERIALS SCHEDULE DATE: 15 JULY, 2025

LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF - METAL		STANDING SEAM METAL ROOF "DARK BRONZE"
M2	FLASHING		26 GA ALUMINUM "DARK BRONZE"
M3	EXPOSED STEEL		POWDER COATED STEEL PER DETAILS "BLACK"
M4	VERTICAL SIDING		1x6 CHARRED KEBONY SHIPLAP – RESAWN TIMBER CO. "SHOU SUGI BAN"
M5	DOOR/WINDOW TRIM		1x4 CHARRED KEBONY – RESAWN TIMBER CO. "SHOU SUGI BAN"
M6	DOORS/ WINDOWS		SIERRA PACIFIC WINDOW COMPANY #023 "BLACK"
M7	STONE VENEER		GALLEGOS CORPORATION #345 MOUNTAIN LEDGE DRYSTACKED

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE DARK BRONZE.



TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: July 31, 2025
RE: Planning/Zoning/Architectural Guidelines review – 400 97 CIR

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: Renovation of a existing single-family home. The basis of the committee review is for replacement siding on home and garage to be new ship lap and addition of a new Dormer.

Zoning district: R-1

Lot Size: unknown
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: Unknown
100 ft. Required - Complies

Setbacks: Unknown, existing

Height: Existing

Garage Stds: Existing

Parking Stds: Existing

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	Existing, no additional area to be added to the footprint	Y
Article 4: Buildable Area/setbacks	Existing, no additional are to be added to the footprint	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Existing, not to be increased	Y
Article 5-60 Foundation	Existing	Y
Article 5-70 Roofs	Addition of a Dormer to a gable roof moderate pitch system	Y
Article 5-80 Garages	Existing	Y
Article 5-90 Window and doors	Windows are sized to complement the home	Y
Article 5-100 Balconies and railings	None indicated	Y
Article 5-110 Chimney and Roof Penetrations	None indicated	Y

Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is ship lap	Y
Article 6-30 Colors	Colors are not indicated, notes on drawings indicate to match existing colors	PC
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated.	Y
Article 7-50 Driveways	Existing	Y
Article 7-60 Parking Areas	Existing	Y
Article 7-100 Decks	None indicated	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicated	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		
Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Downcast lights are required	Y

Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y



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Breckenridge, CO 80424
970-485-2073

STRUCTURAL DRAWINGS AND GENERAL NOTES FOR:

400 97 CIRCLE REMODEL BLUE RIVER, CO (G3 # 2539)

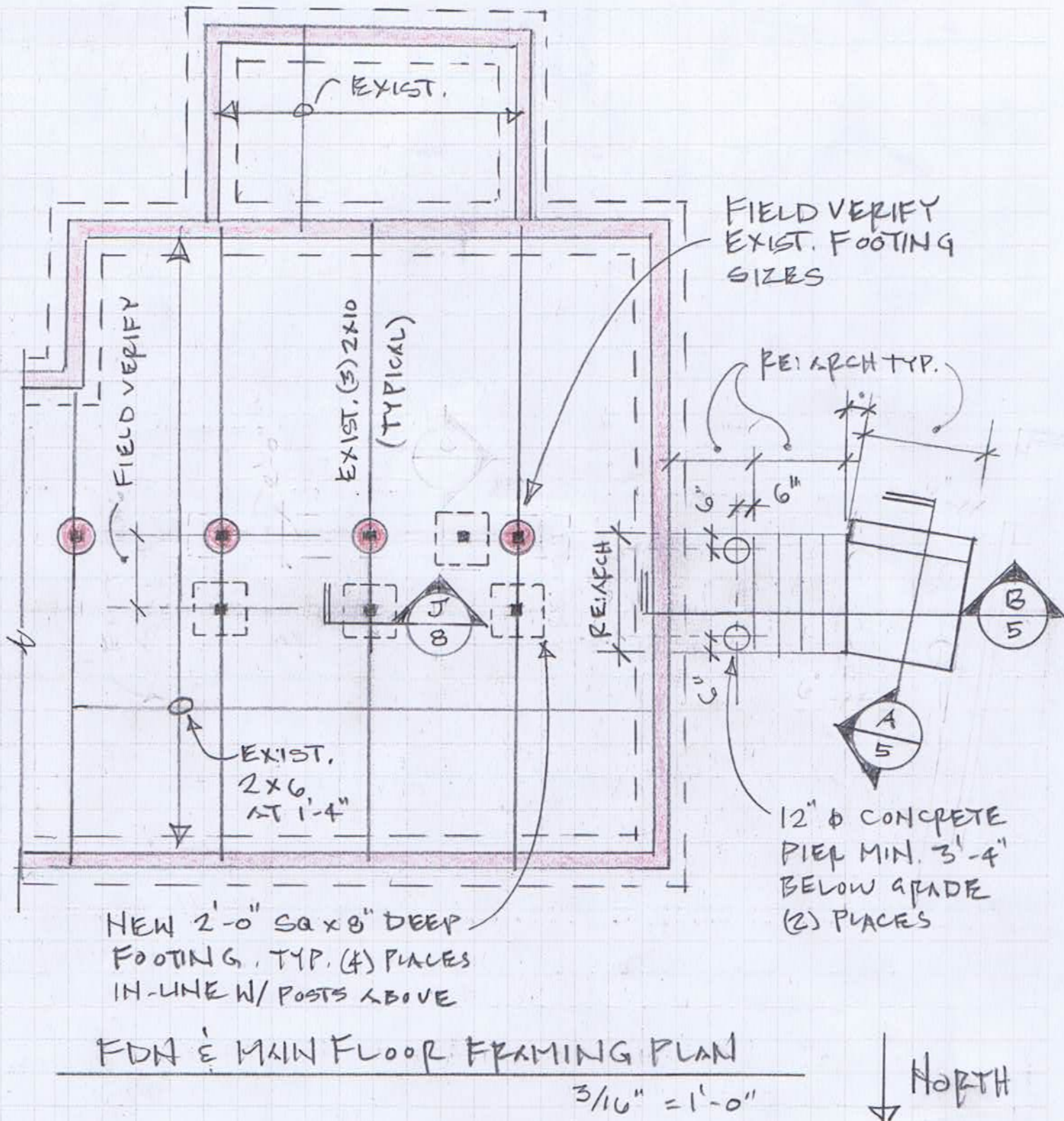
THIS PACKAGE CONTAINS THE FOLLOWING ITEMS:

SHEET 1:	TITLE
SHEET 2:	PARTIAL FDN. & MAIN FLOOR FRAMING PLAN
SHEET 3:	PARTIAL UPPER FLOOR FRAMING PLAN & SEC F&G
SHEET 4:	PARTIAL ROOF FRAMING PLAN
SHEET 5:	SECTIONS A & B
SHEET 6:	SECTION E
SHEET 7:	SECTIONS H & I
SHEET 8:	SECTION J
SHEETS 9-11:	STRUCTURAL GENERAL NOTES



**Mark
Gee,
P.E.** Digitally
signed by Mark
Gee, P.E.
Date:
2025.06.28
10:50:02 -06'00'

JUNE 28, 2025



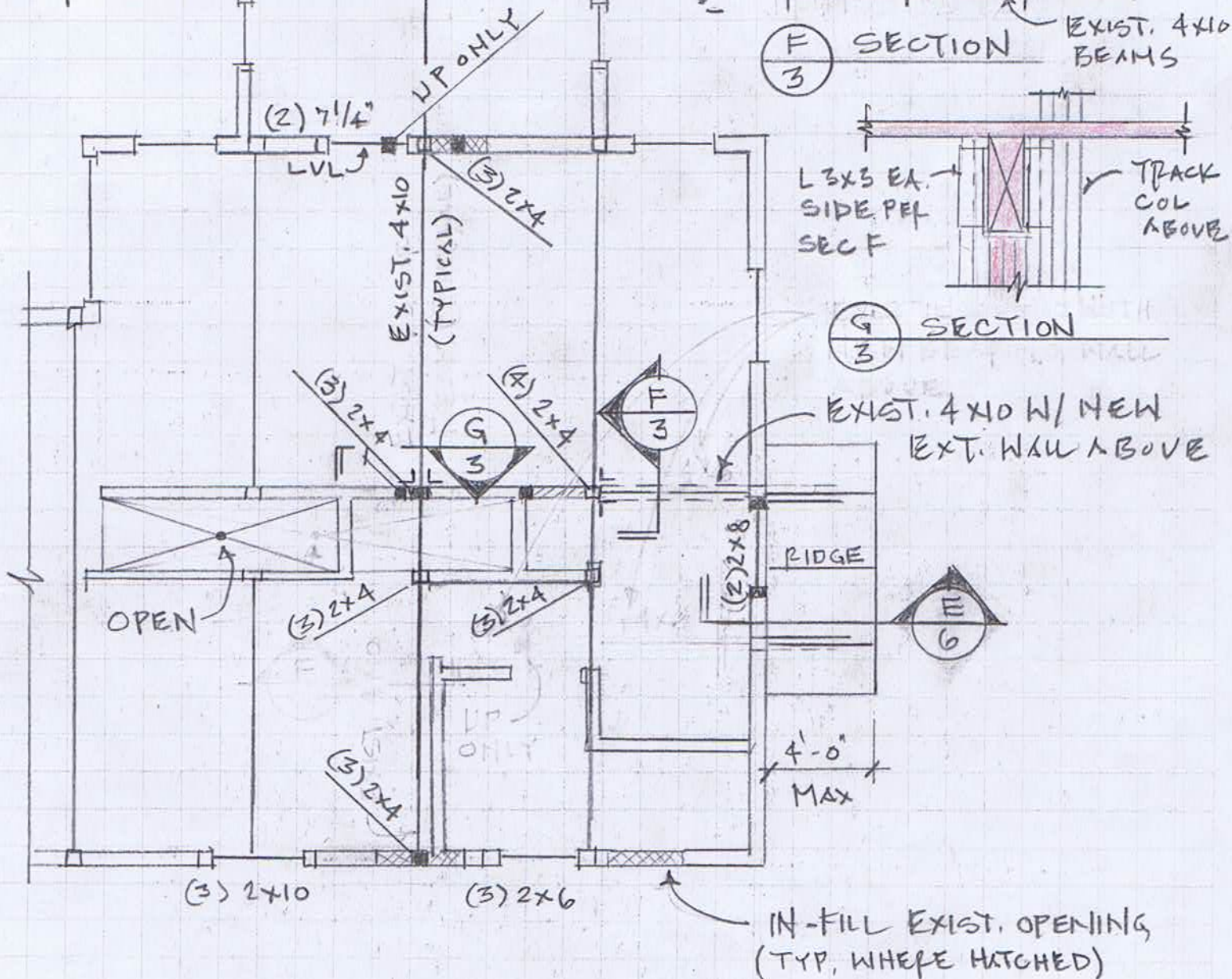
Date: 6/25/25
 Drawn by: M_a
 Checked by: M_c
 Project #: 2539
 Revisions:

PROJECT: 400 97 circle REMODEL
 LOCATION: BLUE RIVER, CO
 SHEET 2 OF 11



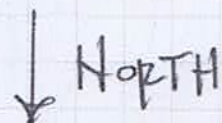
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 Breckenridge, CO 80424
 970-485-2073

UN-LABELED
HEADERS
ARE EXIST.
TO REMAIN.



UPPER FLOOR FRAMING PLAN

3/16" = 1'-0"



Date: 6/24/25

Drawn by: ML

Checked by: ML

Project #: 2539

Revisions:

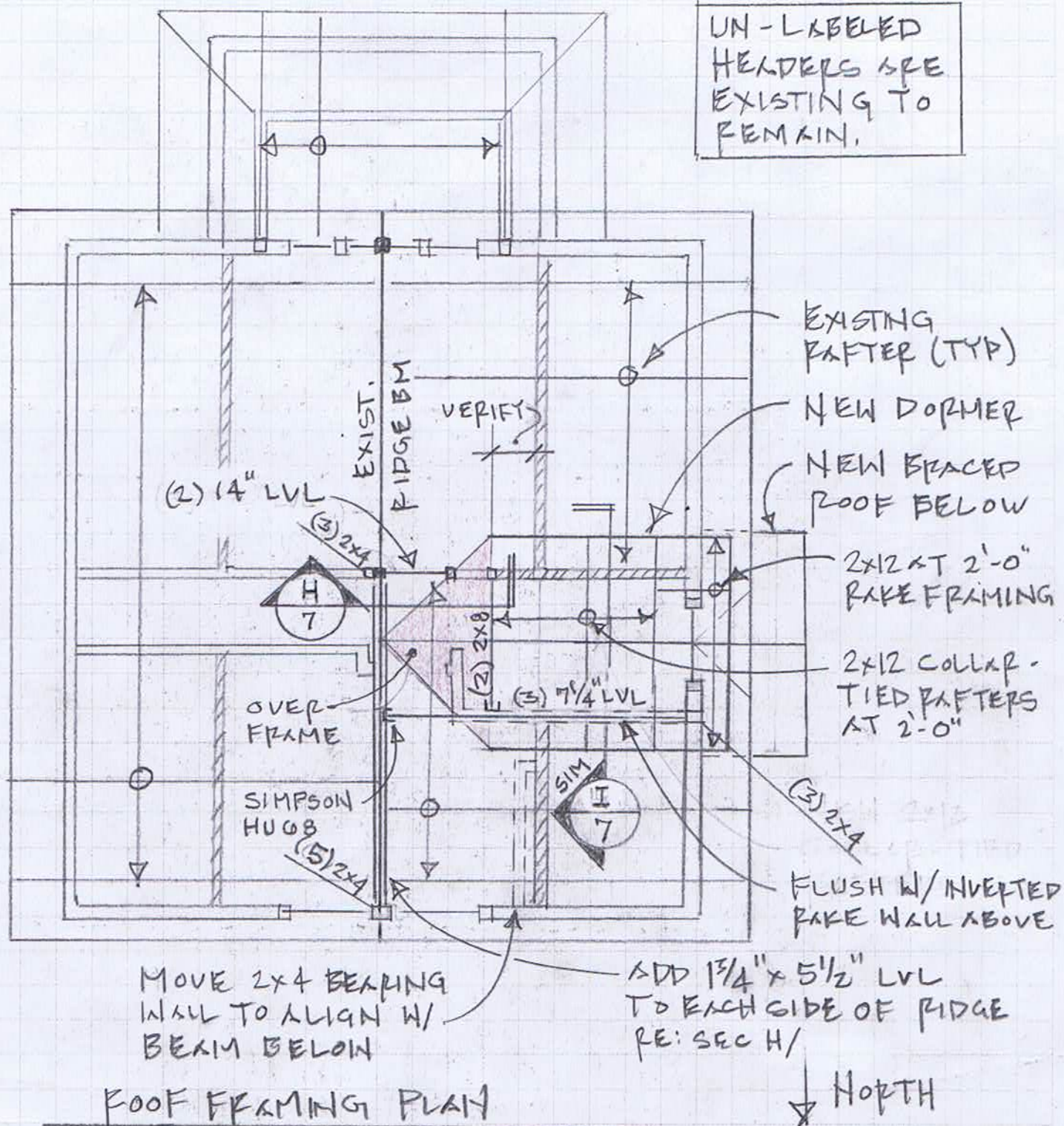
PROJECT: 400 97 CIRCLE REMODEL
LOCATION: BLUE RIVER, CO

SHEET 3 OF 11



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UN-LABELED
HEADERS ARE
EXISTING TO
REMAIN.



Date: 6/24/25

Drawn by: Mh

Checked by: Mh

Project #: 2539

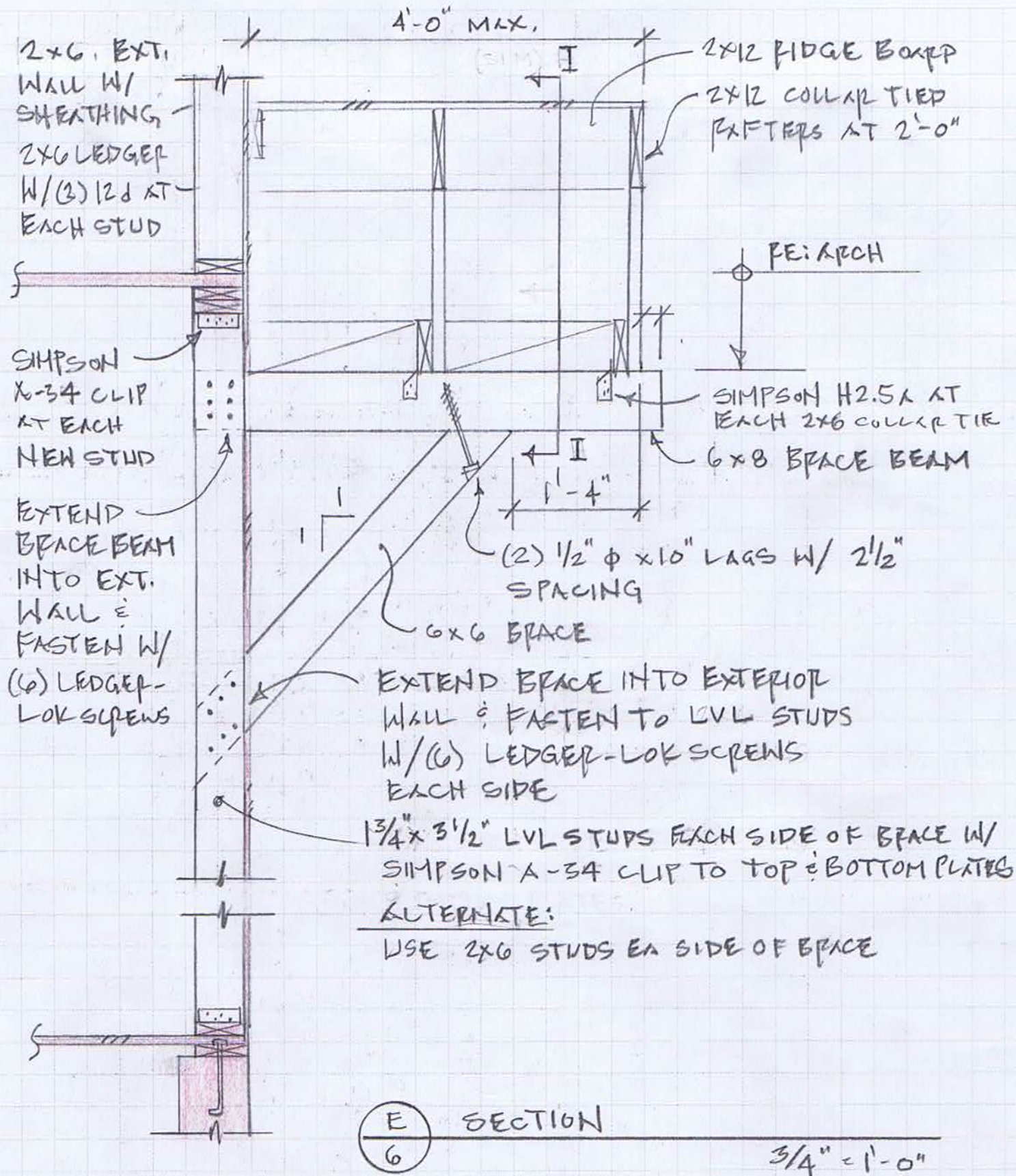
Revisions:

PROJECT: 400 97 CIRCLE REMODEL
LOCATION: BLUE RIVER, CO

SHEET 4 OF 11



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Date: 6/16/15
 Drawn by: M4
 Checked by: M4
 Project #: 2539
 Revisions:

PROJECT: 400 97 CIRCLE REMODEL
 LOCATION: BLUE RIVER, CO
 SHEET 6 OF 11



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EXISTING ROOF
FRAMING TO REMAIN

(5) 2x4 STUB COL.
W/ 2x4 KING EA.
SIDE

ADD 5 1/2" LVL
EACH SIDE OF
4x16 RIDGE W/
4" TIMBER-LOK
SCREW AT 1'-4"

NEW LVL HEADER
RE: PLAN. BEVEL
4" MAX. IF REQ'D
AT WEST END

(3) 2x4 TRIM STUDS

OVERFRAME NEW DORMER FRAMING

2x4 RAFTER
WALL

SIMPSON LUS26

SINGLE 2x4
TRIM & KING

NEW HEADER
RE: PLAN

H
7

SECTION

3/4" = 1'-0"

2x12 RIDGE BOARD

2x6 COLLAR TIE
W/ (5) 10d NAILS
EACH END

RE: ARCH
2x BLKG

FASTEN RAFTERS TO
RIDGE BOARD W/ (5) 8d
TOE-NAIL EACH SIDE

SEAT CUT RAFTERS
5/8" SHEATHING

BRACE BEAM
OR EXTERIOR
WALL RE: PLAN

I
7

SECTION

3/4" = 1'-0"

Date: 6/26/25

Drawn by: Mh

Checked by: Mh

Project #: 2539

Revisions:

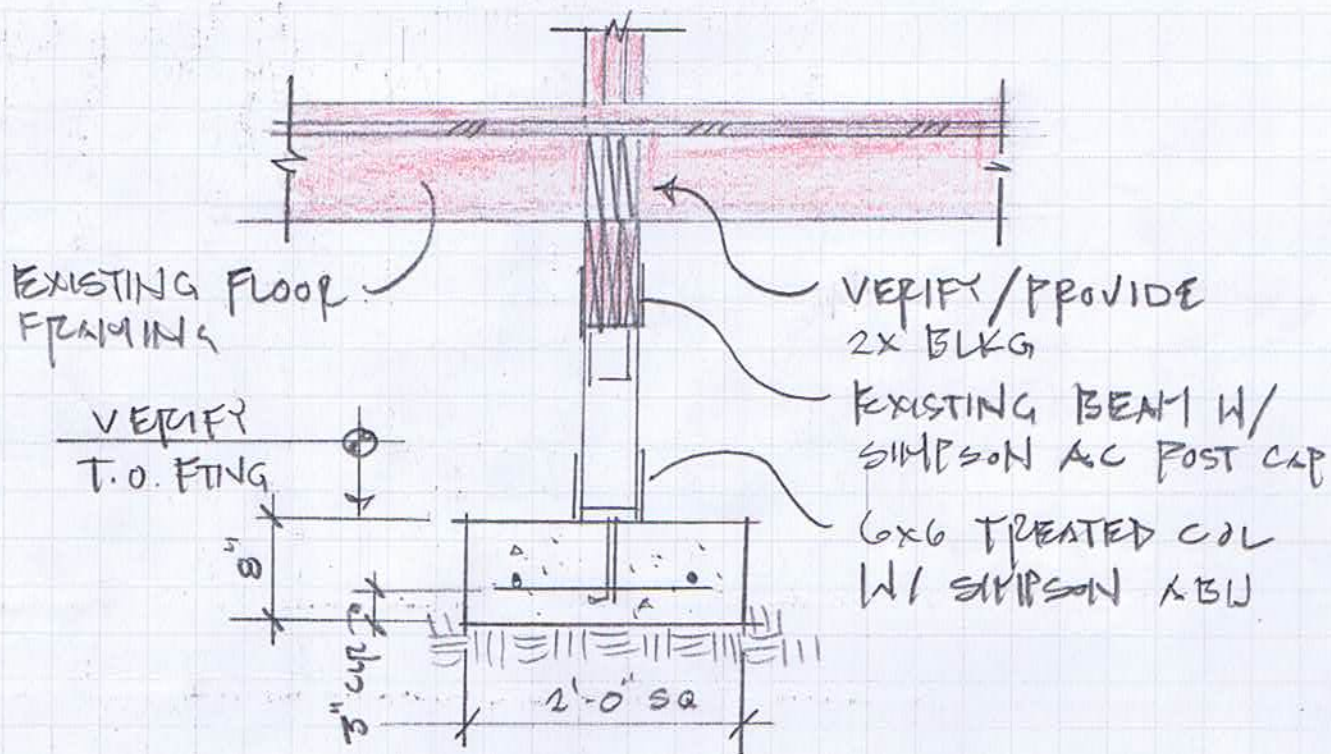
PROJECT: 400 77 CIRCLE REMODEL

LOCATION: BLUE RIVER, CO

SHEET 7 OF 11



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970-485-2079



SECTION

$$\frac{3}{4}'' = 1' - 0''$$

Date: 6/28/25

Drawn by: Ma

Checked by: MG

Project #: 2539

Revisions:

PROJECT: 400 97 CIRCLE REMODEL
LOCATION: BLUE PAPER, CO

SHEET 8 OF 11



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P.O. Box 2933

Page 52 of 52

970-485-2073 Page 52 of 61

STRUCTURAL GENERAL NOTES

PROJECT: 400 97 CIRCLE REMODEL, BLUE RIVER , COLORADO
G3 # 2539
DATE: JUNE 28, 2025

1. LIVE LOADS USED IN DESIGN:

A.	ROOF:	100 PSF
B.	TYPICAL FLOOR:	40 PSF
C.	DECKS:	125 PSF
D.	IMPORTANCE FACTORS	
	RISK CATEGORY:	II
	SEISMIC FACTOR (I_E):	1.0
	SNOW FACTOR (I_S):	1.0
	WIND FACTOR (I_W):	1.0
E.	WIND	
	Vult:	115 MPH
	Vasd:	89.1 MPH
F.	SNOW	
	GROUND SNOW LOAD (P_G):	100 PSF
	FLAT ROOF SNOW LOAD (P_F):	100 PSF
	EXPOSURE FACTOR (C_E):	1.0
	THERMAL FACTOR (C_T):	1.0
G.	SEISMIC:	
	SITE CLASS:	D
	DESIGN CATEGORY:	B
	S_S :	0.35
	S_I :	0.07
	S_{DS} :	0.35
	S_{D1} :	0.111
	SEISMIC RESPONSE COEFFICIENT (C_s):	0.08
	RESPONSE MODIFICATION FACTOR (R):	6
	ANALYSIS PROCEDURE:	SIMPLIFIED METHOD

BASIC SEISMIC FORCE RESISTING SYSTEM IS LIGHT FRAME WOOD SHEAR WALLS

H.	BUILDING CODE USED IN DESIGN:	2018 IRC
----	-------------------------------	----------

2. TESTING, INSPECTIONS AND OBSERVATIONS:

- A. THE STRUCTURAL ENGINEER DOES NOT PROVIDE INSPECTIONS OF CONSTRUCTION. PERIODIC OBSERVATIONS OF CONSTRUCTION BY THE STRUCTURAL ENGINEER SHALL NOT REPLACE REQUIRED INSPECTIONS BY THE GOVERNING AUTHORITY OR SERVE AS "SPECIAL INSPECTIONS" AS MAY BE REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.

3. FOUNDATIONS

- A. MAXIMUM ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN: 2000 PSF
- B. ALL FOOTING BEARING ELEVATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS ARE ASSUMED TO BE ON UNDISTURBED SOIL. ACTUAL FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING CONCRETE. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-4" BELOW GRADE.
- C. ALL FOOTINGS SHALL BE PLACED ON FIRM, UNDISTURBED, NATURAL SOIL OR PROPERLY COMPACTED BACKFILL APPROVED BY THE SOILS ENGINEER. BACKFILL SHALL BE COMPACTED TO 95% (MINIMUM) OF THE MODIFIED PROCTOR DENSITY PER ASTM D1557 UNLESS OTHERWISE RECOMMENDED IN THE SOILS REPORT. IF SOFT SPOTS ARE ENCOUNTERED, REMOVE SOFT SOIL AND RE-COMPACT WITH APPROVED FILL AS SPECIFIED IN THE PROJECT SOILS REPORT.
- D. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRIDS UNLESS NOTED OTHERWISE ON PLANS.

4. SLAB ON GRADE

- A. THE PREPARATION OF THE SUB-GRADE FOR THE SLAB ON GRADE SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE PROJECT SOILS REPORT RECOMMENDATIONS. CONTRACTOR SHALL DIRECT ALL QUESTIONS REGARDING SUB-GRADE PREPARATION TO THE GEOTECHNICAL ENGINEER.

5. CONCRETE

- A. ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I/II PORTLAND CEMENT, STONE AGGREGATE, AND SHALL SATISFY THE FOLLOWING REQUIREMENTS:

CONCRETE ITEM	F _c	MIX TYPE	MAX W/C RATIO	% AIR ENTRAINMENT
FOOTINGS/PIERS	3000 psi STD.	N/A		N/A
EXTERIOR CONCRETE SLABS	4500 psi STD.	0.45		6% - 8%
(MAXIMUM SLUMP FOR EXTERIOR CONCRETE SHALL NOT EXCEED 4")				

- B. ALL SLABS, TOPPINGS, FOOTINGS, BEAMS AND WALLS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK SHALL BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL SHEAR KEYS UNLESS NOTED OTHERWISE. PROVIDE CONSTRUCTION JOINT LOCATIONS FOR REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE.
- C. ALL CONCRETE WORK AND REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH ACI-318, LATEST EDITION, UNLESS NOTED OTHERWISE. USE STANDARD HOOKS FOR ALL FOOTING DOWELS UNLESS NOTED OTHERWISE. PROVIDE 3/4" CHAMFER AT ALL PERMANENTLY EXPOSED EDGES OF CONCRETE UNLESS NOTED OTHERWISE.

6. REINFORCEMENT

- A. ALL REINFORCING SHALL BE HIGH-STRENGTH DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 EXCEPT TIES, STURRUPS AND PLATE ANCHORS WHICH SHALL BE ASTM A615, GRADE 40 OR ASTM A706, GRADE 60.
- B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, GRADE 65 AND SHALL BE LAPPED ONE FULL MESH AND BE SECURELY WIRED TOGETHER AT SPLICES.
- C. MINIMUM CONCRETE COVER FOR REINFORCEMENT
- | | | |
|----|--|--------|
| 1. | CONCRETE CAST AGAINST EARTH | 3" |
| 2. | CONCRETE CAST IN FORMS (EXPOSED TO EARTH OR WEATHER) | 1 1/2" |
- D. REINFORCEMENT PLACEMENT AND TOLERANCES SHALL BE IN ACCORDANCE WITH ACI-318 LATEST EDITION.
- E. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE A MINIMUM OF 48 BAR DIAMETERS FOR #6 BAR AND SMALLER AND 80 BAR DIAMETERS FOR #7 AND #8 BARS UNLESS NOTED OTHERWISE. ALL BARS SHALL BE CONTINUOUS AROUND CORNERS.

7. WOOD

- A. ALL FRAMING AND TRUSS LUMBER SHALL BE DRY HEM-FIR (USE DOUG-FIR FOR 5x5 AND LARGER MEMBERS) GRADED BY WESTERN WOOD PRODUCTS ASSOCIATION AND CONFORMING TO THE INTERNATIONAL BUILDING CODE AS FOLLOWS:
- | | | | |
|-------------------------------|-------|------------------|----------|
| 2" TO 4" THICK / 6" AND WIDER | #2 | F _b = | 850 PSI |
| 5" AND THICKER / 5" AND WIDER | #1 DF | F _b = | 1350 PSI |
- NOTED ALLOWABLE STRESSES ARE MINIMUMS AND FOR NON-REPETITIVE USES PRIOR TO ALLOWABLE STRESS INCREASES.
- B. WHEN PRESERVATIVE TREATED LUMBER IS USED, ALL METAL CONNECTORS AND NAILS SHALL BE GALVANIZED (DOUBLE-DIPPED OR BETTER).
- C. PROVIDE METAL CROSS BRIDGING OR BLOCKING AT NOT OVER 8'-0" SPACING FOR ALL 2X WOOD JOISTS. PROVIDE SOLID BLOCKING AT ALL SUPPORTS AND AT ENDS OF CANTILEVERS.
- D. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS AS PER IBC TABLE 2304.9.1 UNLESS NOTED OTHERWISE. JOIST HANGERS AND OTHER COLD-FORMED METAL PLATE CONNECTORS SHALL HAVE FASTENERS AS REQUIRED BY MANUFACTURER'S SPECIFICATIONS. LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES WITH A DIAMETER BETWEEN 40% AND 60% OF THE SHANK DIAMETER FOR THE THREADED PORTION AND AT THE FULL SHANK DIAMETER AT THE UNTHREADED PORTION.

- E. PLYWOOD AND/OR ORIENTED STRAND BOARD SHEATHING
1. PANEL THICKNESS SHALL BE AS SHOWN ON THE DRAWING. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
 2. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF U.S. PRODUCTS STANDARD PSI, LATEST EDITION FOR PLYWOOD. ALL PANELS HAVING ANY SURFACE OR EDGE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE OF THE EXTERIOR TYPE.
 3. FOR SUB-FLOORING USE 3/4" TONGUE AND GROOVE STURD-I-FLOOR SHEATHING GLUED WITH CONSTRUCTION ADHESIVE AND FASTENED WITH 10d NAILS AT 4" ALONG PANEL EDGES AND AT 12" LONG INTERMEDIATE SUPPORTS.
 4. FOR ROOF SHEATHING USE 5/8" (40/20 PANEL SPAN RATING) EXPOSURE 1 SHEATHING FASTENED WITH 8d NAILS AT 6" ALONG PANEL EDGES AND AT 12" AT INTERMEDIATE SUPPORTS.
 5. EXTERIOR WALLS SHALL HAVE ONE LAYER OF 1/2" EXPOSURE 1 PLYWOOD OR OSB SHEATHING FASTENED WITH 8D NAILS AT 6" ALONG PANEL EDGES AND AT 12" ALONG INTERMEDIATE SUPPORTS. PROVIDE 2 x BLOCKING AT ALL UNSUPPORTED PANEL EDGES.
 6. FLOOR AND ROOF SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED.
 7. INSTALL SUITABLE EDGE SUPPORT FOR ROOF SHEATHING BY USE OF PLYWOOD CLIPS OR SOLID BLOCKING.
- F. LAMINATED VENEER LUMBER MEMBERS (LVL) SHALL HAVE THE FOLLOWING STRESS CAPACITIES: $F_b = 2800$ PSI, $E = 2,000,000$ PSI, $F_v = 285$ PSI, $F_c = 750$ PSI. BUILT-UP MEMBERS SHALL BE FASTENED TOGETHER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL HAVE THE OPTION OF USING 3 1/2" OR 5 1/4" WIDE MEMBERS INSTEAD OF USING MULTIPLE 1 3/4" WIDE MEMBERS.

8. NON-STRUCTURAL ELEMENTS

- A. ELEMENTS SUCH AS NON-BEARING PARTITIONS, ETC. ATTACHED TO AND/OR SUPPORTED BY THE STRUCTURE SHALL TAKE INTO ACCOUNT DEFLECTIONS AND OTHER STRUCTURAL MOVEMENT.
- B. FIRE PROTECTION FOR ALL STRUCTURAL ITEMS SHALL MEET CODE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION SPECIFIED ON THE ARCHITRECTORAL DRAWINGS. STRUCTURAL STEEL MEMBERS SHALL BE CONSIDERED UNRESTRAINED UNLESS NOTED OTHERWISE.

9. GENERAL

- A. ENGINEER'S ACCEPTANCE SHALL BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.
- B. WATERPROOFING, VAPOR BARRIERS, WATERSTOP, ETC. SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND AS INDICATED IN THE SPECIFICATIONS.
- C. ALL MASONRY AND STONE VENEERS SHALL BE ATTACHED TO INTERIOR OR EXTERIOR WALLS AS SPECIFIED IN SECTION 1404 OF THE INTERNATIONAL BUILDING CODE.
- D. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST FIELD AND ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
- E. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. IF CONDITIONS ARE DIFFERENT THAN ASSUMED, NOTIFY ENGINEER.



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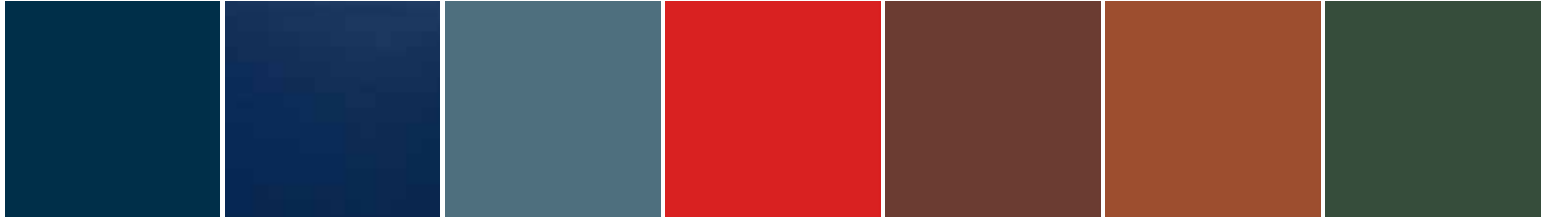
(877) 787-5467 | WESTERNSTATESMETALROOFING.COM

COLOR SELECTION GUIDE STANDARD COLORS (PVDF)

Colors represented on this chart may not exactly match actual material.
All colors should be verified using actual metal samples.



STANDARD COLORS:



Regal Blue

Royal Blue

Slate Blue

Regal Red

Colonial Red

Terra Cotta

Classic Green



Matte Black

Dark Bronze

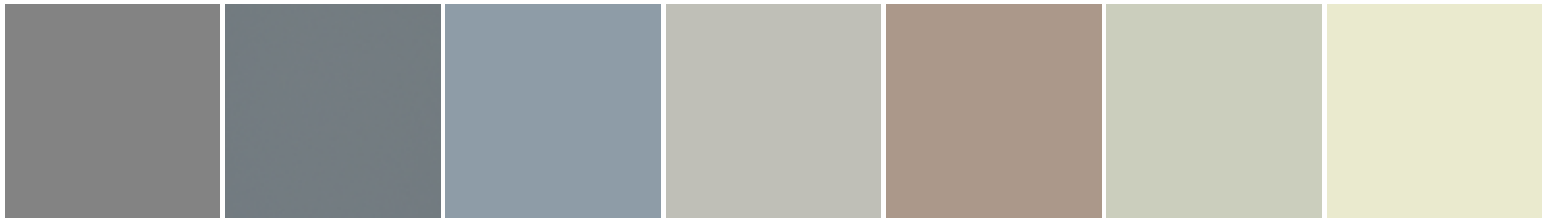
Medium Bronze

Mansard Brown

Burnished Slate

Charcoal Gray

Gun Metal Gray



Slate Gray

Dolphin Gray

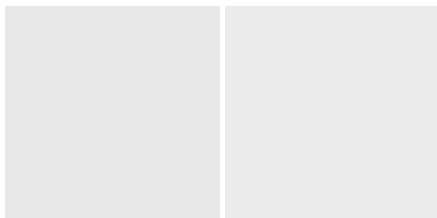
Dove Gray

Ash Gray

Desert Tan

Sandstone

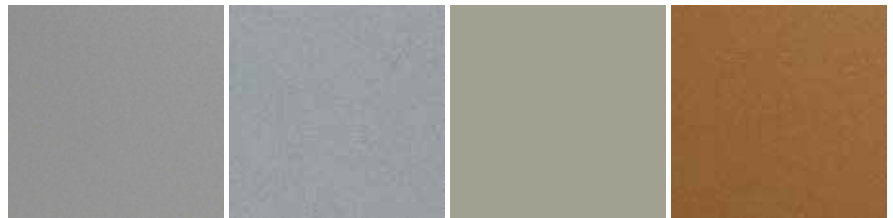
Almond



Bone White

Regal White

PREMIUM COLORS – METALLIC FINISH:



Silver Metallic[†]

Zinc Metallic[†]

Champagne[†]

Copper Penny[†]



[†]This material is batch sensitive and directional. Do not mix batches or coil lots. Premium Colors. Slightly higher prices.

4111-22 Rev 022924

Phoenix: ☎ (602) 495-0048 ✉ sales@westernstatesmetalroofing.com

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Finishes You've Never Seen Before®

COLOR SELECTION GUIDE STANDARD COLORS (PVDF)

Product Availability Chart

Inquire about sizes and gauges that are not shown.

Color Name	Coil Width	Flat Stock	Gauge	Substrate	Paint Finish	Cool Ratings		
						Reflect	Emiss	SRI
Almond	24"/48"	48"	24	■	●	64.3%	0.87	77
Ash Gray	24"/48"	48"	24	■	●	49.9%	0.86	57
Bone White	24"/48"	48"	24	■	●	70.9%	0.86	86
Burnished Slate	24"/48"	48"	24	■	●	29.1%	0.87	29
Champagne †	24"/48"	48"	24	■	●	45.3%	0.84	50
Charcoal Gray	24"/48"	48"	24/22	■	●	28.1%	0.87	28
Classic Green	24"/48"	48"	24	■	●	21.4%	0.86	19
Colonial Red	24"/48"	48"	24	■	●	31.8%	0.87	33
Copper Penny †	24"/48"	48"	24	■	●	46.0%	0.86	52
Dark Bronze	24"/48"	48"	24/22	■	●	27.3%	0.86	27
Desert Tan	24"/48"	48"	24	■	●	48.4%	0.87	55
Dolphin Gray	24"/48"	48"	24	■	●	43.0%	0.87	48
Dove Gray	24"/48"	48"	24	■	●	48.9%	0.84	55
Gun Metal Gray	24"/48"	48"	24	■	●	25.0%	0.88	26
Mansard Brown	24"/48"	48"	24	■	●	28.3%	0.87	28
Matte Black	24"/48"	48"	24/22	■	●	7.1%	0.86	1
Medium Bronze	24"/48"	48"	24	■	●	31.3%	0.86	32
Regal Blue	24"/48"	48"	24	■	●	25.3%	0.84	23
Regal Red	24"/48"	48"	24	■	●	41.0%	0.85	44
Regal White	24"/48"	48"	24/22/20	■	●	70.4%	0.86	86
Royal Blue	24"/48"	48"	24	■	●	26.0%	0.87	25
Sandstone	24"/48"	48"	24	■	●	59.6%	0.86	70
Silver Metallic †	24"/48"	48"	24	■	●	55.8%	0.85	44
Slate Blue	24"/48"	48"	24	■	●	31.2%	0.87	32
Slate Gray	24"/48"	48"	24	■	●	39.1%	0.87	43
Terra Cotta	24"/48"	48"	24	■	●	39.7%	0.86	43
Zinc Metallic® †	24"/48"	48"	24	■	●	32.9%	0.86	34

● PVDF

■ AZ50/Galvalume®

† - This material is batch sensitive and directional. Do not mix batches or coil lots. Premium color. Slightly higher prices.

All information stated in the color chart is correct at time of printing and subject to change without notice. **Check our website for latest version 02/2024**

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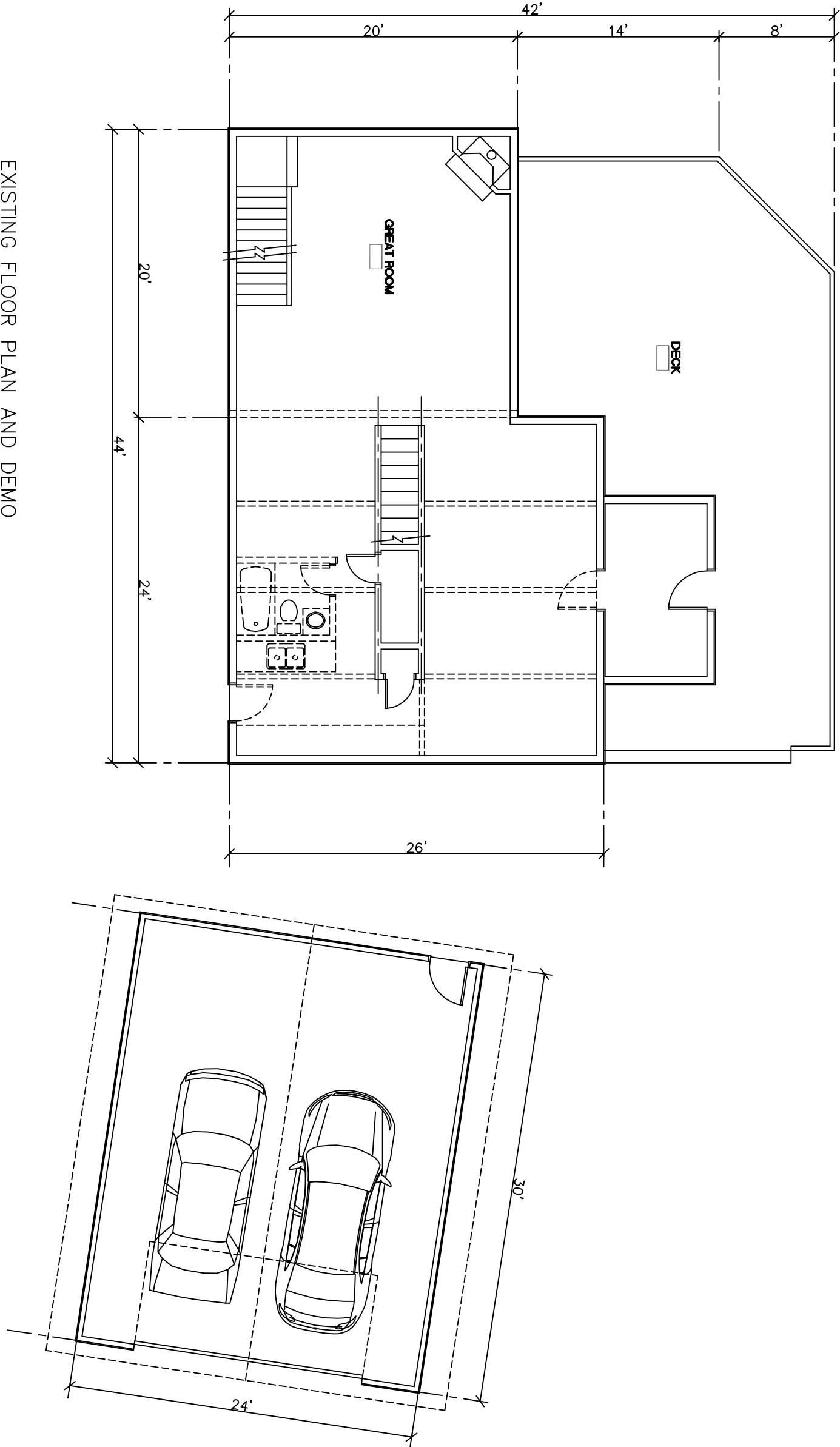
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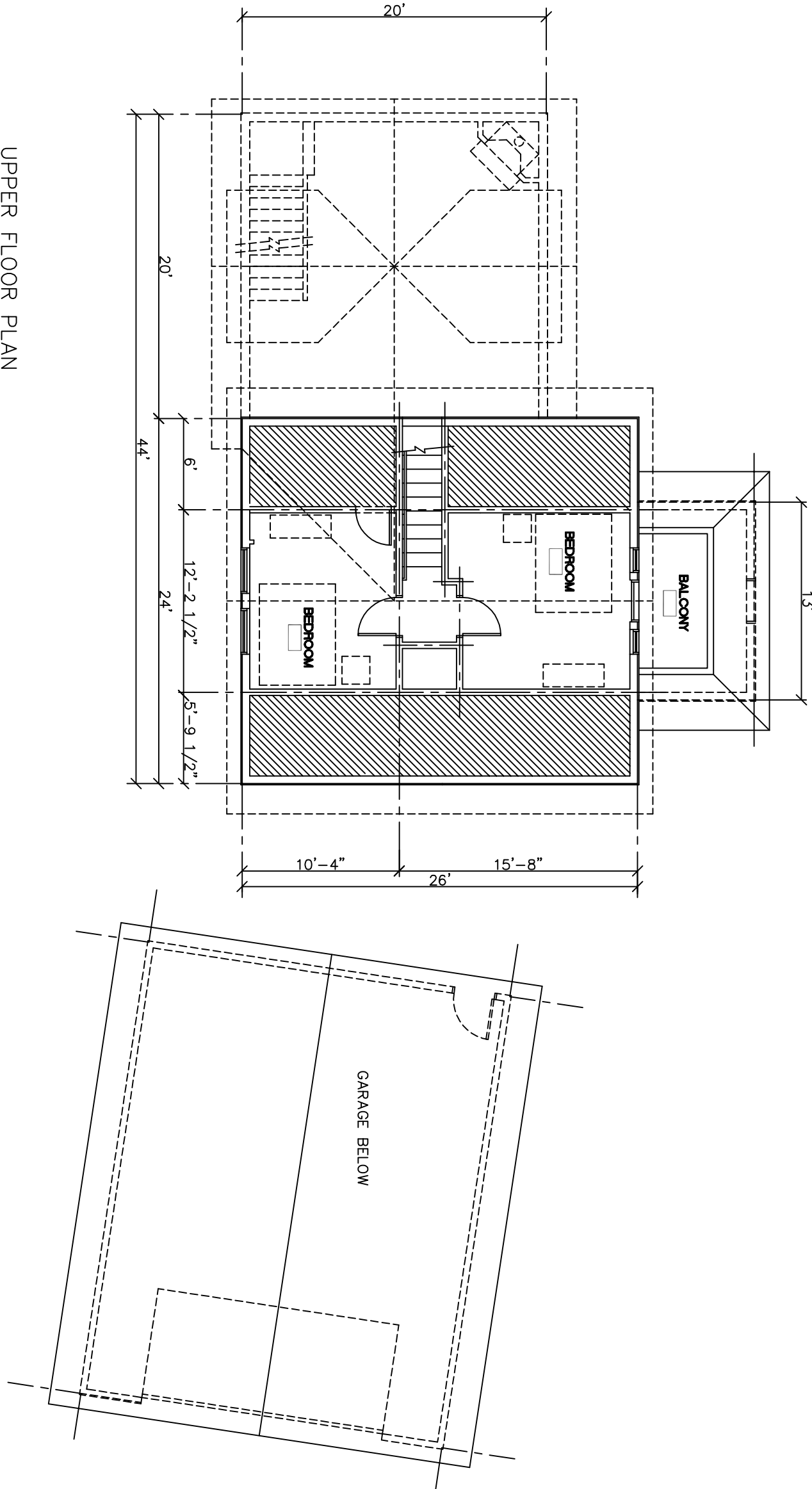


Scan To Connect





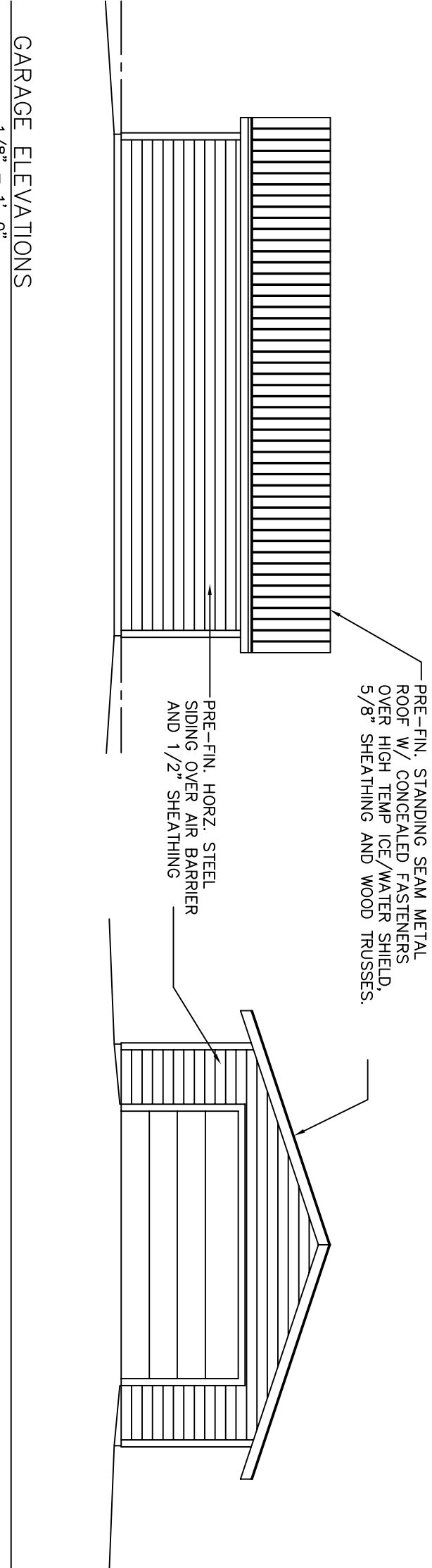
EXISTING FLOOR PLAN AND DEMO
1/8" = 1'-0"



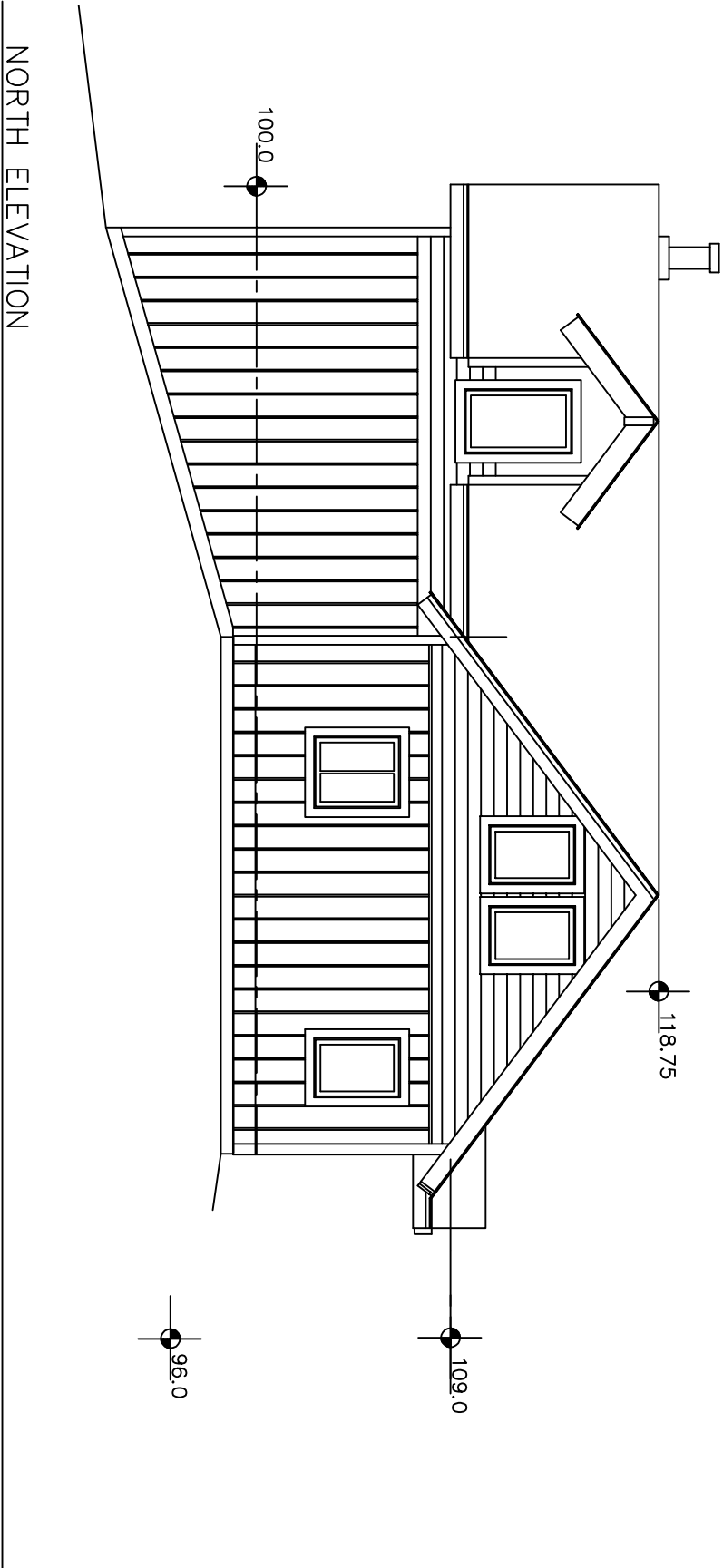
UPPER FLOOR PLAN
1/8" = 1'-0"

EXTENT OF WORK:

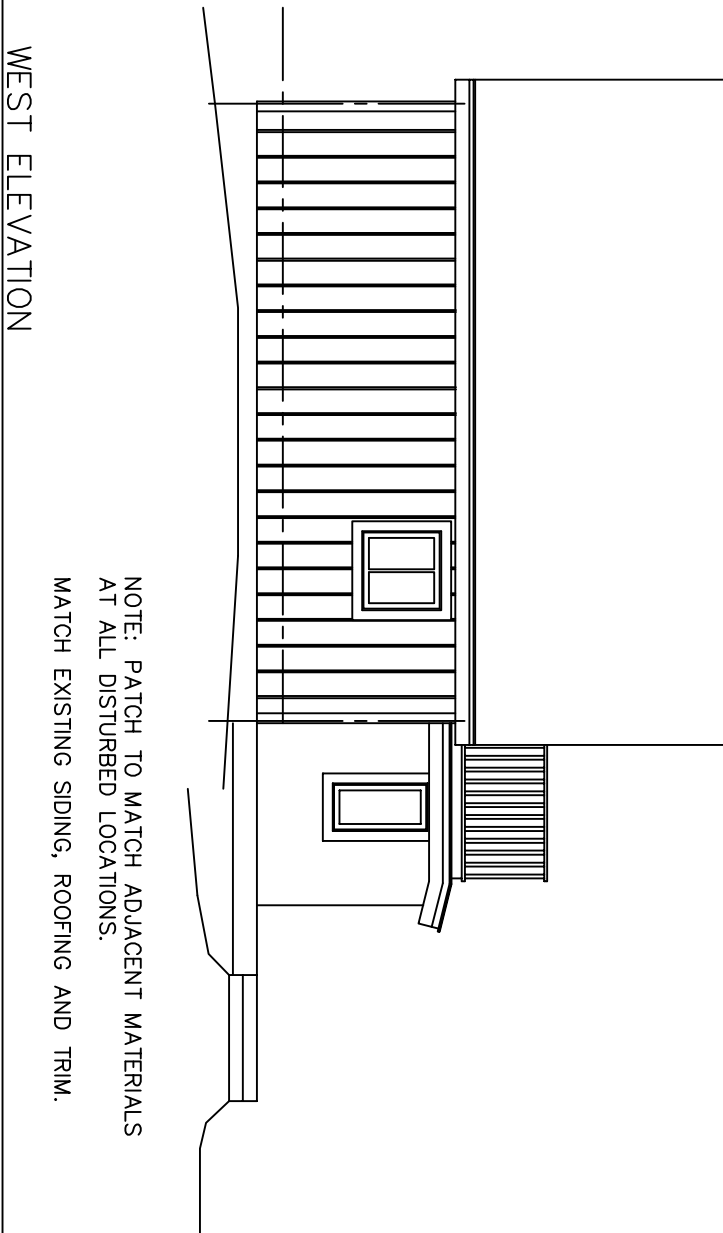
1. DEMO EXISTING KITCHEN AND RELOCATE TO SOUTHWEST CORNER OF CABIN.
2. DEMO EXISTING MAIN FLOOR REST ROOM AND PROVIDE NEW REST ROOM IN NORTHWEST CORNER.
3. REMOVE EXISTING EXT. DOOR/FRAME AT MAIN FLOOR, NORTH ELEVATION - PROVIDE NEW BATH ROOM WINDOW IN SAME OPENING.
4. MOVE EXISTING LUD ROOM INT. DOOR/FRAME TO EAST SIDE OF NEW KITCHEN AS SHOWN.
5. RELOCATE EXISTING ELECTRICAL PANEL FROM NORTH EXTERIOR WALL TO INTERIOR WALL AS DIRECTED BY OWNER.
6. DEMO EXISTING GARAGE STEEL WINDING AND ADD PRE-FINISHED STANDING SEAM METAL ROOF PANELS.



GARAGE ELEVATIONS
1/8" = 1'-0"

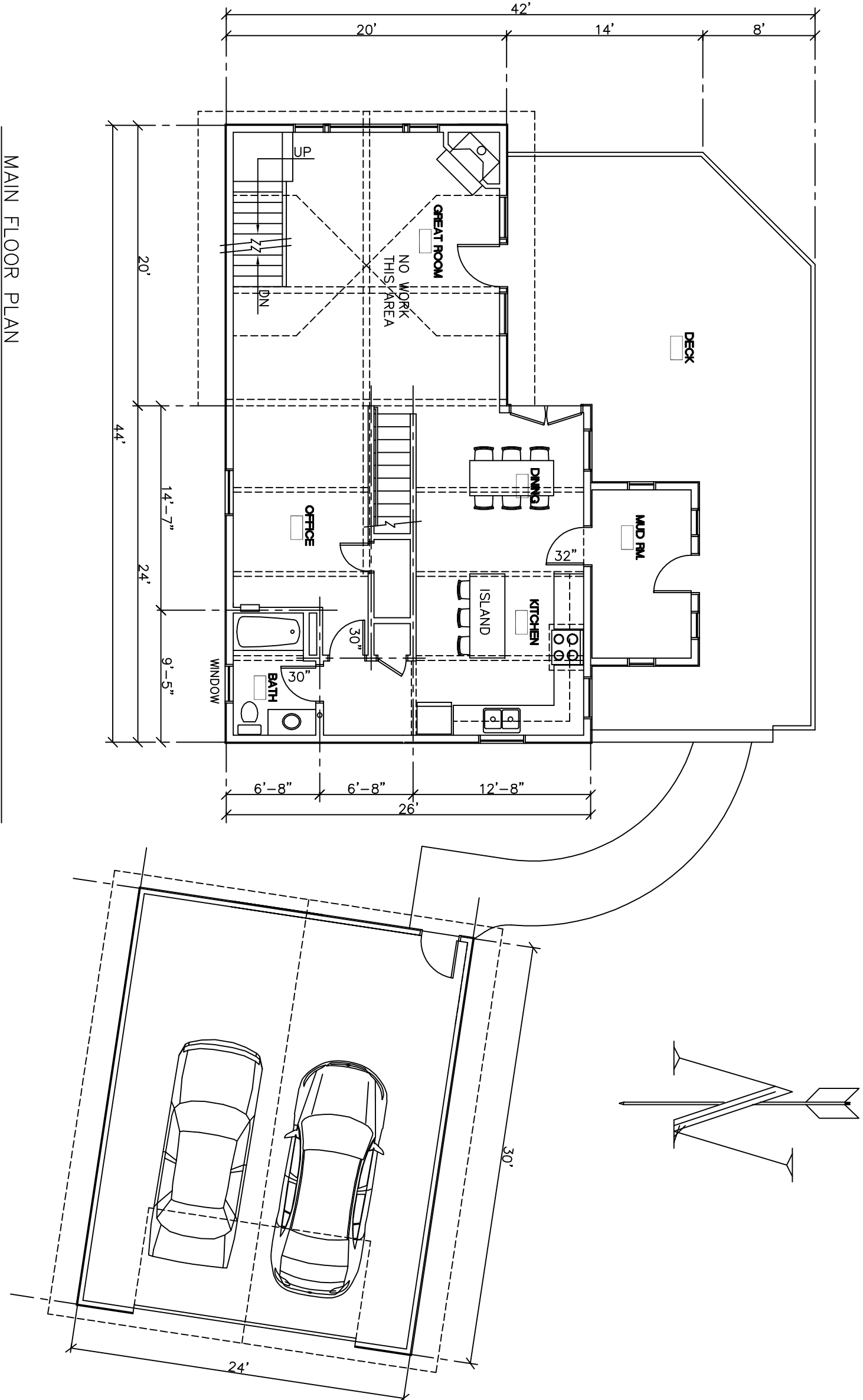


NORTH ELEVATION
1/8" = 1'-0"

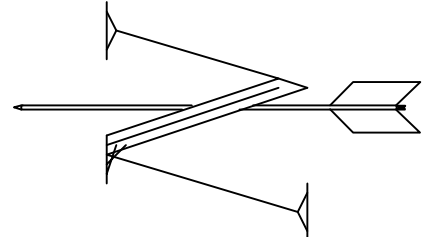


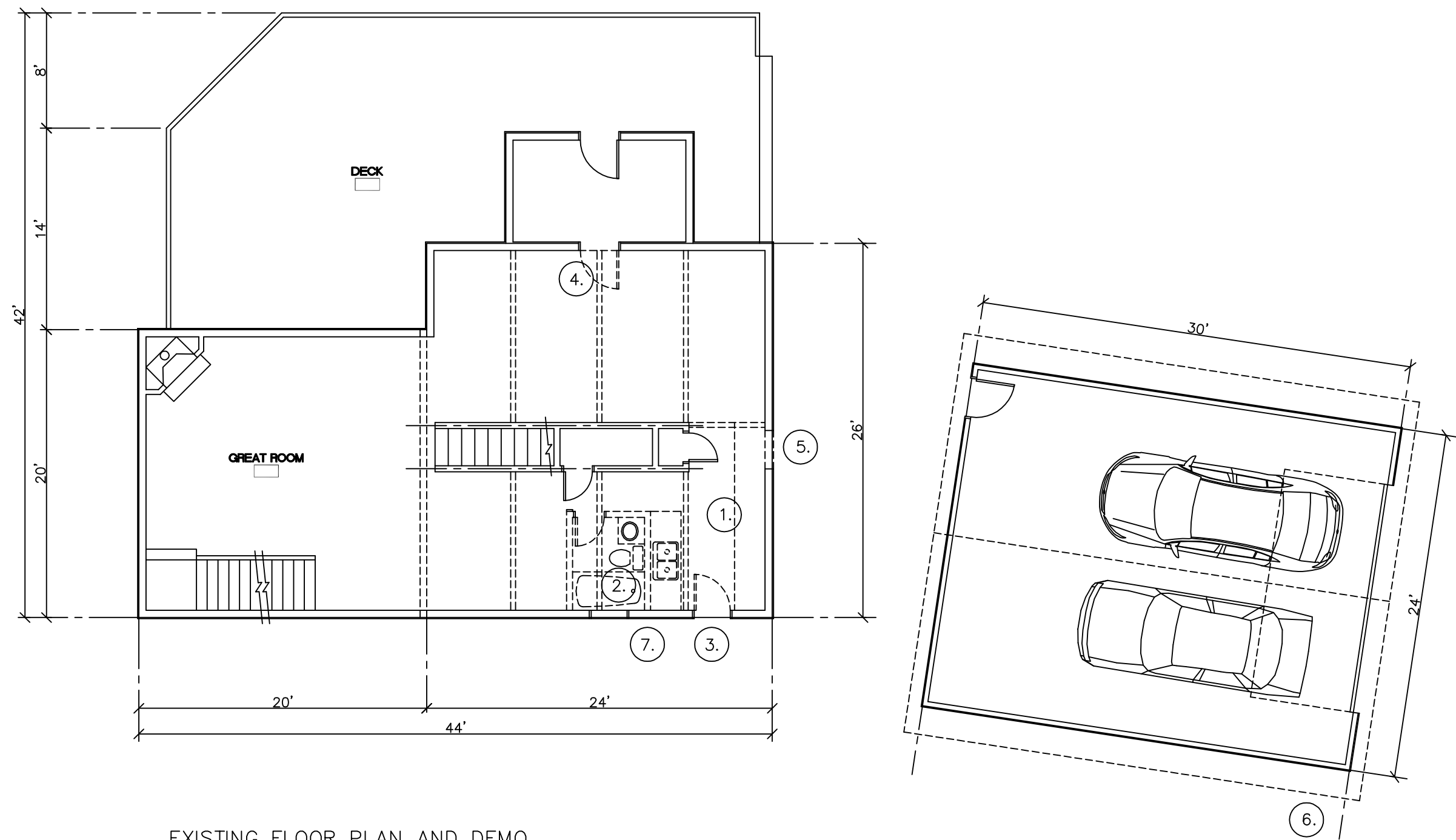
WEST ELEVATION
1/8" = 1'-0"

NOTE: PATCH TO MATCH ADJACENT MATERIALS AT ALL DISTURBED LOCATIONS.
MATCH EXISTING SIDING, ROOFING AND TRIM.

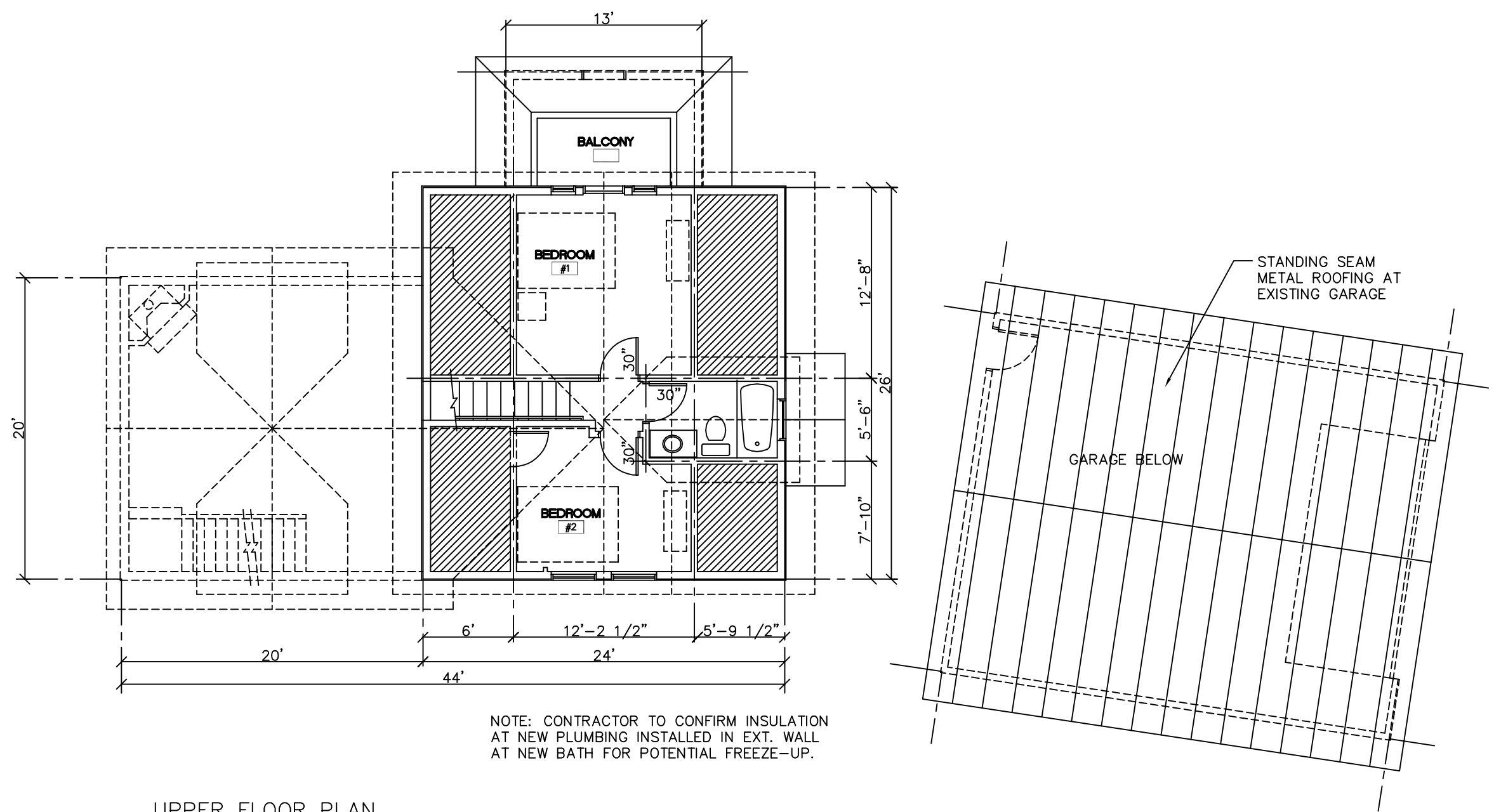


MAIN FLOOR PLAN
1/8" = 1'-0"





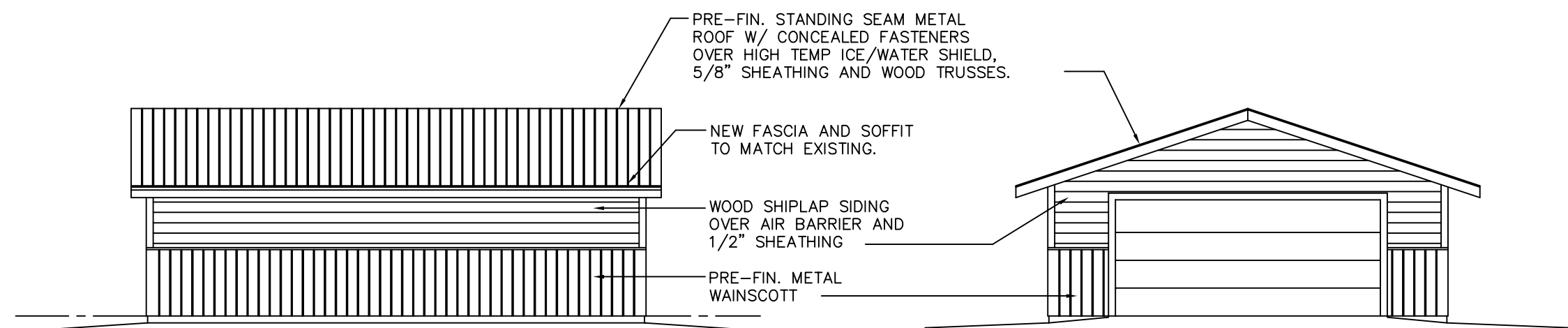
EXISTING FLOOR PLAN AND DEMO
1/8" = 1'-0"



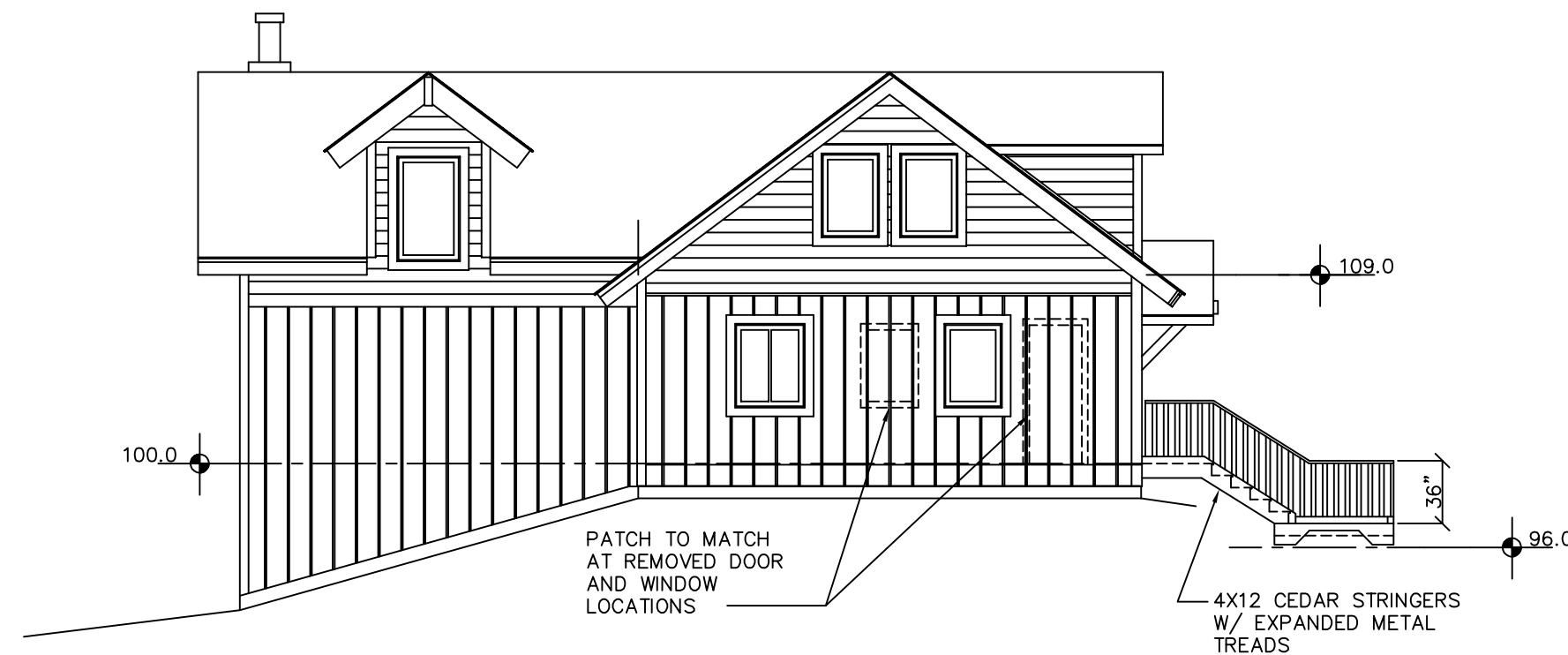
UPPER FLOOR PLAN
1/8" = 1'-0"

EXTENT OF WORK:

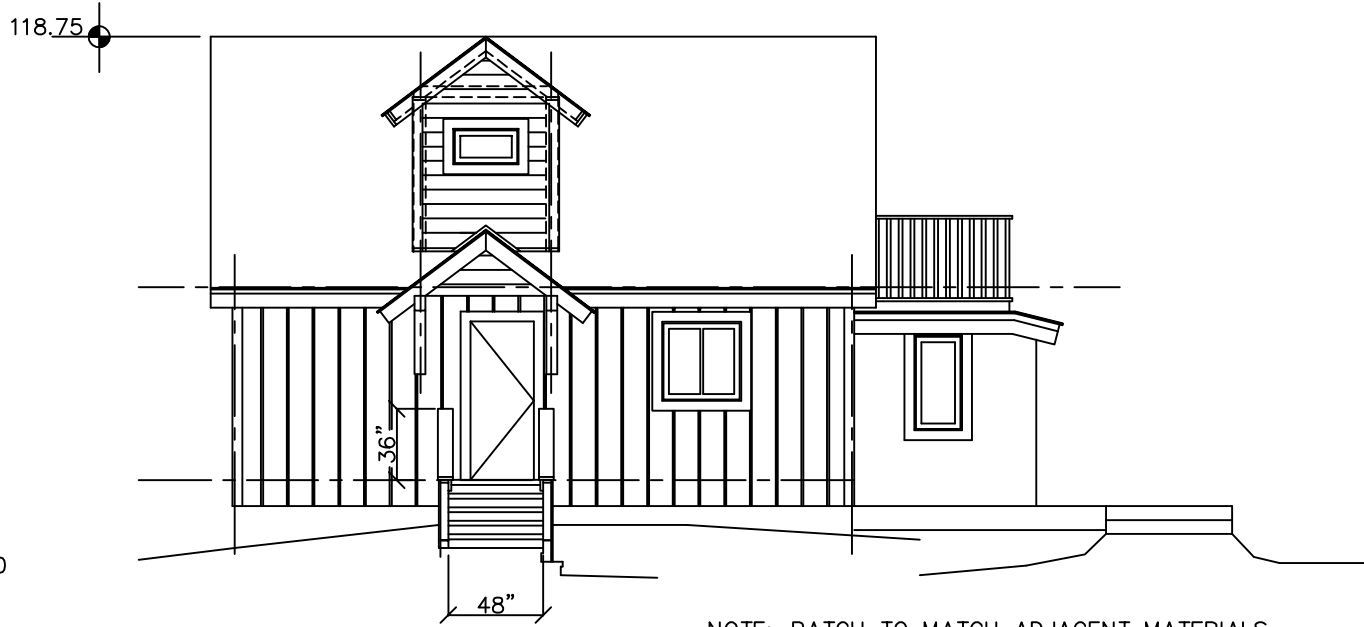
1. DEMO EXISTING KITCHEN AND RELOCATE TO SOUTHWEST CORNER OF CABIN.
2. DEMO EXISTING MAIN FLOOR REST ROOM AND PROVIDE NEW REST ROOM IN NORTHWEST CORNER. REMOVE AND RELOCATE EXISTING WINDOW TO NEW BATH.
3. REMOVE EXISTING EXT. DOOR/FRAME AT MAIN FLOOR, NORTH ELEVATION - PROVIDE NEW BATH ROOM WINDOW (PATCH TO MATCH ADJACENT MATERIALS)
4. MOVE EXISTING MUD ROOM INT. DOOR/FRAME TO EAST SIDE OF NEW KITCHEN AS SHOWN.
5. PROVIDE NEW EXT. DOOR/FRAME AT WEST ELEVATION WITH CANOPY AND STAIR TO EXISTING GARAGE.
6. DEMO EXISTING GARAGE WALL SIDING AND ROOFING. PROVIDE NEW WOOD SHIPLAP SIDING AND PRE-FINISHED STANDING SEAM METAL ROOF PANELS.
7. RELOCATE EXISTING ELECTRICAL PANEL FROM NORTH EXTERIOR WALL TO INTERIOR WALL AS DIRECTED BY OWNER
8. PROVIDE UPPER LEVEL FULL BATH AT TOP OF STAIR. WITH DORMER - SEE STRUCTURAL.



GARAGE ELEVATIONS
1/8" = 1'-0"

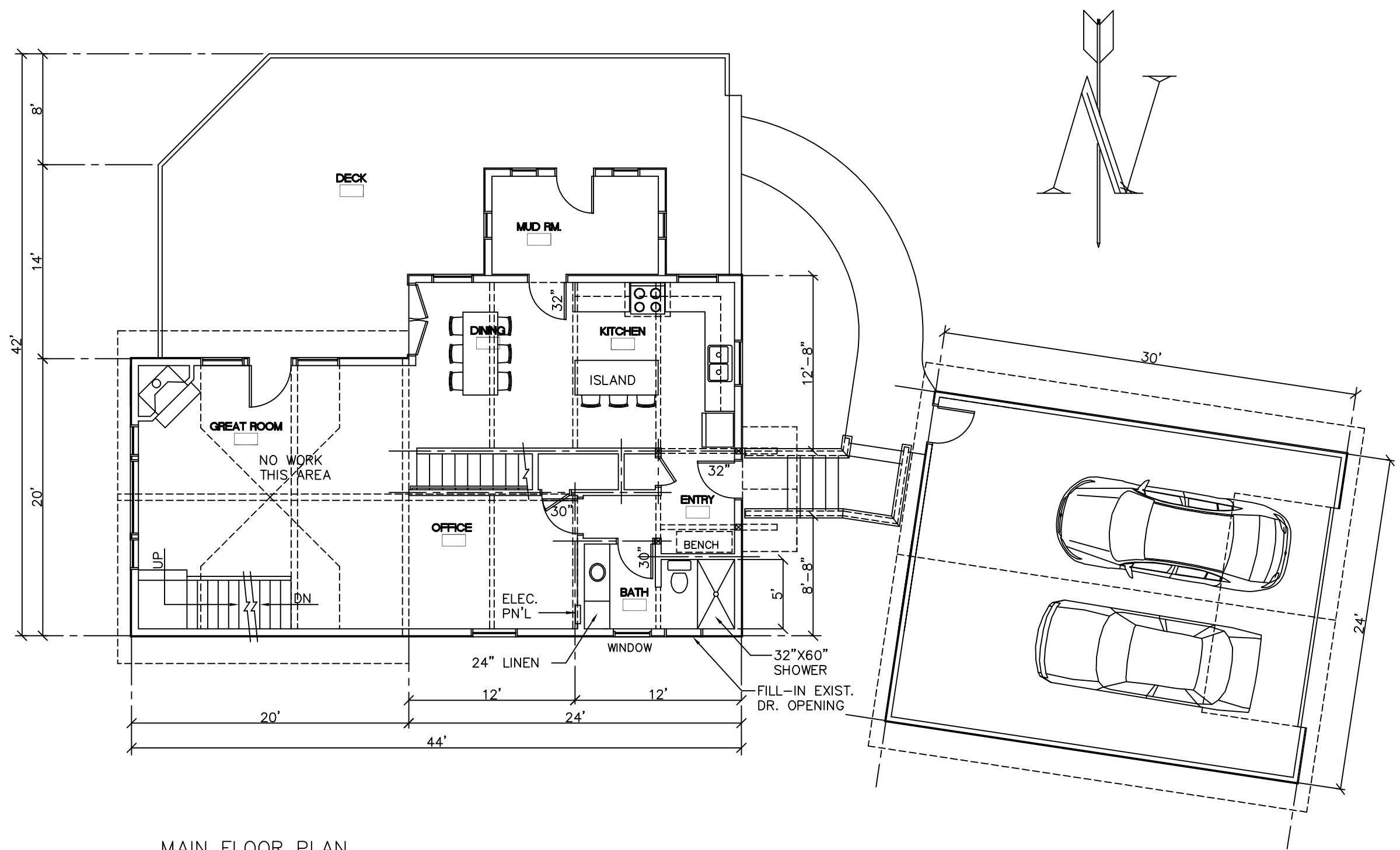


NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

CONFIRM EXISTING GRADES AT NEW STAIR ACCESS TO GARAGE.



MAIN FLOOR PLAN
1/8" = 1'-0"