



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, September 1, 2026

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 – August 4, 2026

Project Approval

A. 1253 Indiana Creek Rd – New Construction

Work Session

A. Discussion of Blue River Wetland Protection Draft Language

B. Proposed Amendment of LUC Shed Provisions Final Draft

C. Proposed Amendment of LUC Garage Provisions Final Draft

Adjourn



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, August 4, 2026

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order, Roll Call

Chairman Johnson called the meeting to order at 5:33 PM.

PRESENT:

Commissioner Carlsted
Commissioner Johnson
Commissioner O'Brien
Commissioner Manin

ABSENT:

Commissioner Beck
Commissioner Cleary

Also present:

Town Manager Chad Hull
Town Attorney Robert Widner
Deputy Town Clerk John Debee
Building Official Kyle Parag
Building Inspector Whit Smith

Approval of Minutes

A. Minutes – July 7, 2026

Commissioner Carlsted moved and Commissioner O'Brien provided a second to approve the minutes of the July 2026 Planning & Zoning Commission Meeting. All ayes – motion passed.

Project Approval

B. 6871 Highway 9 - Addition

The Building Official submitted a Planning/Zoning/Architectural Guidelines Review in the agenda packet indicating the proposed project's compliance with applicable Development Standards.

The Commission reviewed revised application materials previously requested at the July meeting, including updated survey information, easement documentation, and calculations related to exterior siding replacement.

The Building Official reported that the applicant provided calculations demonstrating that proposed siding replacement remained below the 25% threshold of the Colorado Wildfire Resiliency Code. As a result, the proposed materials could proceed as submitted without triggering full exterior replacement requirements.

The Commission reviewed revised survey and easement information and discussed the existing pedestrian easement shown on the property. Staff indicated the revised submission adequately addressed prior concerns regarding setbacks and easement depiction.

The Commission also discussed the property's two existing driveway access points onto Highway 9. Members reviewed historical imagery and noted that the dual-driveway configuration appears to have existed for many years, with available imagery indicating its presence as early as 2008. Staff noted that the current application does not propose modifications to circulation or access improvements.

The Commission discussed that any future modifications to the driveway or parking configuration could require compliance with current Town standards and applicable CDOT access requirements. However, because the current application does not alter the existing access arrangement, the Commission determined that no action related to the driveway configuration was required as part of this review.

After discussion, the Commission found that the applicant had adequately addressed the concerns identified during the July meeting.

Commissioner O'Brien moved to approve the application as presented. Commissioner Manin provided a second. All ayes – motion passed.

Work Sessions

A. 1253 Indiana Creek Rd – New Construction Work Session

The Commission conducted a work session regarding a proposed new single-family residence at 1253 Indiana Creek Road. The session was designed to provide guidance to the applicant regarding the proposed application.

The Commission discussed interpretation of the Town's building-height regulations, including how height should be measured where significant grading occurs to accommodate below-grade garage access. The Building Official noted concerns regarding compliance with the 35-foot maximum building height requirement based on

the submitted plans. The applicant and architect provided additional drawings and grading information. The Commission reviewed the definitions and standards contained within the Land Use Code and discussed whether recessed garage entrances should be treated similarly to basement entrances for purposes of calculating building height.

Following discussion, the Commission generally agreed that the proposed recessed garage entrances may qualify as basement-entry features contemplated by the Code. The Commission requested revised exhibits showing both existing and proposed grades to clearly demonstrate compliance with the 35-foot height limitation.

The Commission also discussed the proposed floor plan, including the presence of two full kitchens within a structure proposed as a single-family residence. Staff reviewed Land Use Code definitions for Single-Family Dwelling, Duplex, Family, and Lock-Off Unit. Commission members expressed concern that the design could function as multiple independent dwelling units in the future due to the presence of two kitchens, separate living areas, and the potential for future conversion. The Town Attorney advised that restrictions based solely upon familial relationships would be difficult to enforce and that future use of the structure must be considered as part of the review. Discussion included the possibility of restrictive covenants or conditions concerning future use; however, several Commissioners indicated greater comfort with a design containing a single kitchen rather than relying upon recorded restrictions.

The Commission next discussed proposed garage and vehicle-gallery areas within the lower level of the structure. Staff noted that garages are limited by Code to 25% of the total building square footage and estimated that the currently proposed design may exceed that standard. The Commission reviewed the proposed use of the space for vehicle display, vehicle lifts, tire storage, and accessory recreational activities. The Commission generally concluded that the lower-level gallery area, as currently designed, meets the Code definition of a garage. Discussion focused on possible redesign options, including separating habitable areas from garage areas and revising the design to achieve compliance with the garage-size limitations.

The Commission also discussed the relationship between the proposed carriage house and the existing Spruce Valley Ranch PUD regulations.

The Commission provided the following direction to the applicant when developing an application for formal review:

- a. Provide revised grading exhibits demonstrating compliance with the building-height requirements.
- b. Revise the design to address concerns regarding two kitchens and future lock-off or multiple-dwelling configurations.
- c. Revise garage areas or calculations to demonstrate compliance with the 25% garage limitation.
- d. Confirm compliance with applicable Spruce Valley Ranch PUD requirements.

No action was taken during this work session item.

B. Discussion of Blue River Wetland Protection Program Items

Commissioners discussed recent changes to federal wetlands regulation and the State of Colorado's expanded role in wetlands regulation. The Commission expressed support for utilizing the Army Corps of Engineers' delineation methodology while developing local procedures for identifying when wetland reviews should be required.

Discussion focused on creating a clear, legally defensible process for triggering wetland evaluations. Commissioners discussed the possibility of identifying general "areas of concern" within Town limits where additional review may be required, rather than preparing an immediate town-wide delineation map. The Commission discussed a review process under which staff would conduct an initial screening utilizing federal, state, and local information, and if triggered, applicants within identified areas of concern may be required to provide additional information. Further discussion was had regarding whether professional wetland delineations would be required where sufficient concern exists and a principle that consultant review could occur at the applicant's expense.

The Commission also discussed buffer requirements and generally supported an interim 12-foot no-disturbance buffer around delineated wetlands. Additional topics discussed included mitigation plans, monitoring, remediation requirements, enforcement mechanisms, and development exceptions for properties that may otherwise become undevelopable due to wetland restrictions. The Town Attorney noted that exception procedures may provide a more practical alternative than a formal variance process in limited circumstances.

The Commissioners directed staff and the Town Attorney to continue preparing draft language for future Commission review.

No action was taken.

C. Proposed Amendment of LUC Shed Provisions

The Town Attorney summarized revisions reverting the Code to the previous standard allowing a maximum of two sheds per property, each not exceeding 200 square feet. The proposed revisions would eliminate the previously adopted large-shed category and include additional enforceability provisions.

The Commission expressed support for the proposed revisions and directed staff to prepare final draft language for review at a future meeting before forwarding the amendment to the Board of Trustees.

No action was taken.

D. Proposed Amendment of LUC Garage Provisions

The Commission reviewed draft amendments to the Land Use Code regarding garage design and placement standards.

The proposed amendments included:

- a. Prohibiting habitable space above garages.
- b. Requiring garages to be architecturally consistent with the principal structure.

- c. Replacing advisory language with mandatory design standards.
- d. Requiring that garages not appear as the predominant structure on a lot.
- e. Allowing attached garages to project in front of the residence when appropriately designed.
- f. Requiring detached front-facing garages to utilize side-loaded designs where feasible.
- g. Providing Commission discretion to approve alternative configurations where lot constraints make strict compliance impractical.

The Commission discussed the concept of substantial compliance and the degree of discretion available to Planning and Zoning when reviewing unique site conditions. The Commission also discussed whether a maximum absolute garage square footage should be established in addition to the existing percentage-based restrictions for larger homes.

Staff and the Town Attorney were directed to continue refinement of the draft amendments.

No action was taken.

Adjourn

Commissioner O'Brien moved to adjourn the meeting and Commissioner Manin provided a second. All Ayes - Motion passed.

Chairman Johnson adjourned the meeting at 8:13 PM.

TO: Chad Hull - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: July 24th 2026
RE: Planning/Zoning/Architectural Guidelines review – 1253 Indiana Creek

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 large single family home with lower level multi use space and detached carriage house (indicated as caretakers house).
The design of the home resembles a duplex, but the design does not meet the definition of duplex, since the home is not designed for use as dwelling for two families, and proposed is a single family with divided spaces. See definition "building, two-family" and "family".
The "carriage house" is permitted in SVR, and the Town has historically taken the path to allow the PRD rules upon subdivisional process to modify the Town land use code in that specific area. That PRD is believed to provide the allowance for this separate accessory dwelling unit.

Zoning district: PRD/R-1

Lot Size: ~ 108,358 sq. ft.
80,000 sq. ft. Required– Existing Conforming

Lot Width: ~ 281'
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs. SVR has more stringent requirements than the Town.

Height: Architect has provided calculations on sheet A002 that indicate the height at various locations. Architect measured from natural grade, as standard in the County. Architect indicates compliance with the 35'
However, the LUC has stricter height requirements, and requires the building to meet **either the original or final** height above grade. Since this

project involves significant excavation, there are numerous areas that appear to exceed 40' in building height.
Carriage house complies.

Garage Stds: See below.

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	Easements are indicated. A 30 foot utility easement runs along property.	Y
Article 4: Buildable Area/setbacks	Setbacks are met. Retaining walls are indicated in the setbacks. For front setback, the "road" through the property was not used as a measurement point, as this was assumed to be a private access, and not a town road.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Architect measured from natural grade, as standard in the County. Architect indicates compliance with the 35' However, the LUC has stricter height requirements, and requires the building to meet either the original or final height above grade. Since this project involves	N

	significant excavation, there are numerous areas that appear to exceed 40' in building height.	
Article 5-60 Foundation	Foundation is not exposed and protected with stone veneer.	Y
Article 5-70 Roofs	Main roof design is a complicated gable roof design with slopes at about 5:12 consistent on the home. Some portions are 2.5:12. Parapet design is included in portions.	Y
Article 5-80 Garages	Garage door shows general conformance.	Y
Article 5-90 Window and doors	Windows are sized to complement the home, front door is substantial.	Y
Article 5-100 Balconies and railings	Traditional vertical metal is indicated.	Y
Article 5-110 Chimney and Roof Penetrations	Central to home, significant is size.	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Exterior materials feature significant stone work and log construction.	Y
Article 6-30 Colors	Colors are not yet provided	
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	See definition of garage. Applicant is proposing that the lower level is a habitable "man cave/gallery" space and therefore does not meet the definition of garage. The lower level has been exempted from the garage calculations. See definition "habitable space". Remaining garage for the main building is 1050 sqft which is less than the 25% allowed.	Y
Article 7-50 Driveways	Width is complex and at 15' for the majority of the driveway, with areas extremely wide. Slopes are	Y

	significant with a constant about 10%. Project involves relocating an access easement.	
Article 7-60 Parking Areas	Parking is obtained in several locations	Y
Article 7-100 Decks	covered deck is proposed, shows general conformance	Y
Article 7-120 Hot Tubs	Indicated on upper level deck	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	Several large retaining walls are indicated, shows general conformance.	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	Y

LOTKO STATION at SPRUCE VALLEY RANCH

1253 INDIANA CREEK ROAD
LOT 41, SPRUCE VALLEY RANCH FILING NO.1
BLUE RIVER, COLORADO

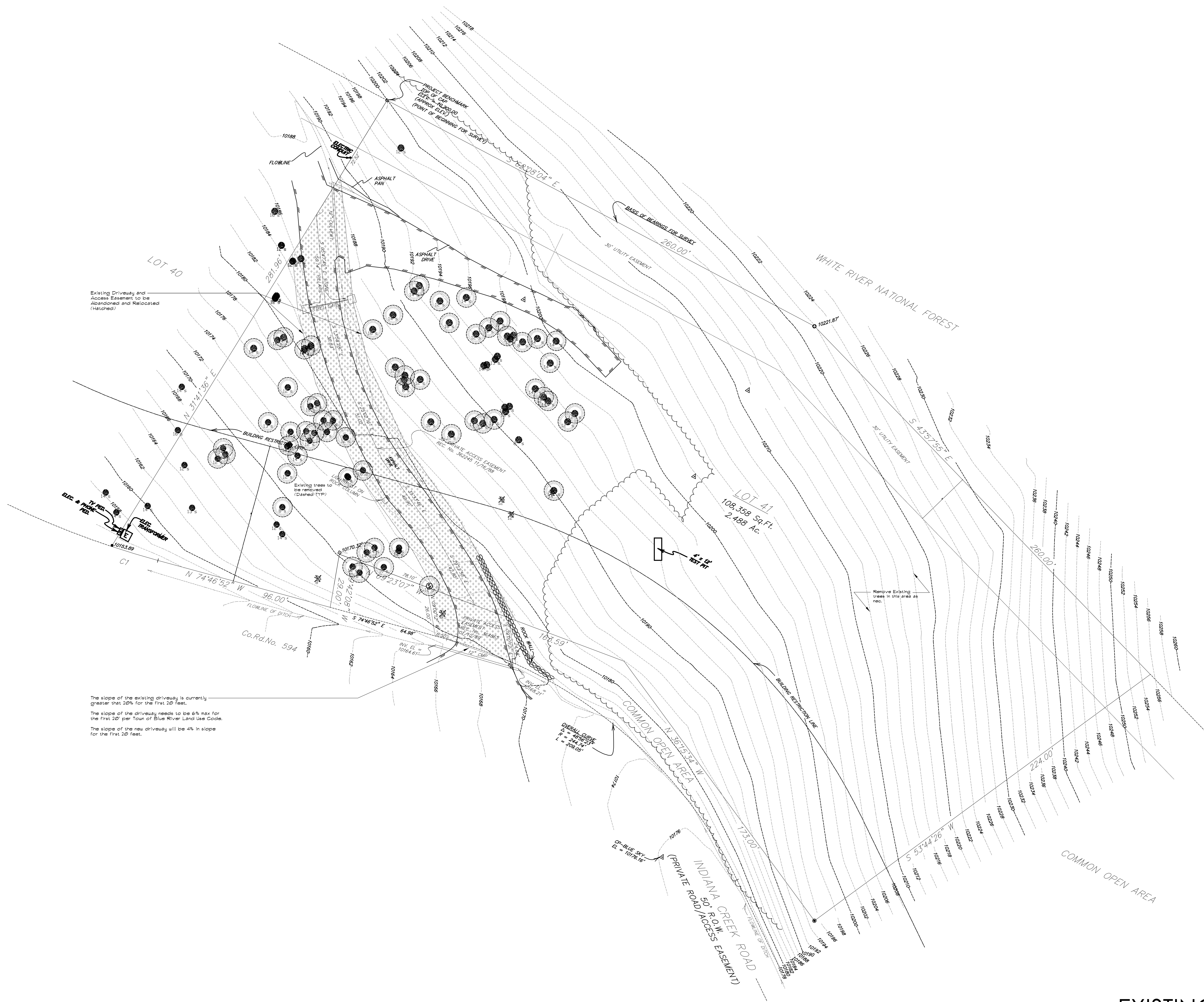
TODD WEBER ARCHITECT, P.C.

ARCHITECTURE
PLANNING

P.O. BOX 1591
FRISCO, CO 80443
P: 970-406-0815

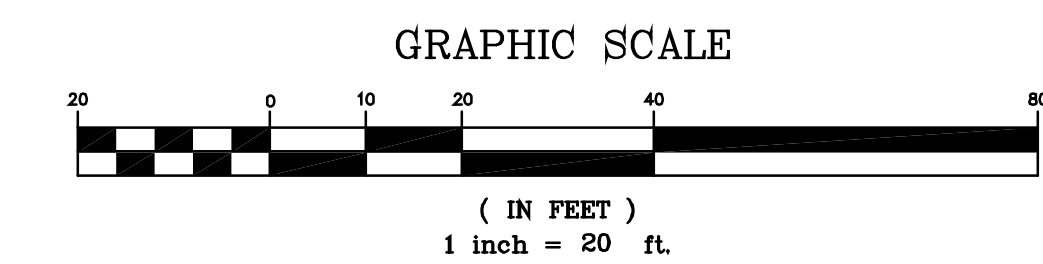
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LOT 41, SPRUCE VALLEY RANCH FILING NO.1
BLUE RIVER, COLORADO



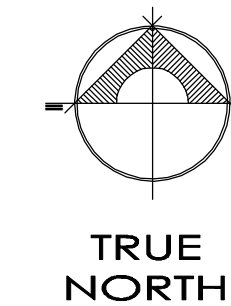
LEGEND

- FOUND REBAR & RED PLASTIC CAP (PLS 15242)
- FOUND REBAR & PLASTIC CAP (PLS 4974)
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- FOUND REBAR & YELLOW PLASTIC CAP (PLS 10847)
- △ RANDOM SURVEY CONTROL POINT
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- ⊗ 8" PINE TREE WITH TRUNK DIAMETER
- ⊗ 8" ASPEN TREE WITH TRUNK DIAMETER
- ⊗ 8" SPRUCE TREE WITH TRUNK DIAMETER
- SPOT ELEVATION



ELEVATIONS BASED ON APPROXIMATE U.S.G.S. DATUM
DATE OF FIELD SURVEY: 06/17/98 & 9/22/98
DATE OF UPDATED FIELD SURVEY: 09/17/2025
CONTOUR INTERVAL = 2 FEET

(NOTE: SEE BOUNDARY SURVEY BY RANGE WEST, INC. DATED 2/14/96, PROJECT No. 13957 FOR ADDITIONAL MONUMENT DATA)



EXISTING SITE

1"=20'-0"

Drawn LLB/RRJ/ESH	DwgTOPO-2017-ICAD	Project 13957
Checked JJK	Date 10/01/2025	Sheet 1 of 1
R-A-N-G-E-W-E-S-T		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

PROJECT DATE	
DATE	REVISION
7.2.26	Town Submittal
8.13.26	Town Submittal
JOB NUMBER	
DRAWN BY	
T.W.	
SHEET	
A001	

LOTKO STATION at SPRUCE VALLEY RANCH

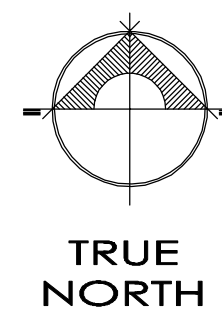
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ROOF SLOPE CALCULATIONS

Roof Slope	5/12 Roof Slope (Major Roof Element)	25/12 Roof Slope (Secondary Roof Element)	Total Area
Roof A		161 Sq. Ft.	
Roof B		829 Sq. Ft.	
Roof C		1,078 Sq. Ft.	
Roof D		1,804 Sq. Ft.	
Roof E		1,804 Sq. Ft.	
Roof F	8,799 Sq. Ft.		
Roof G	140 Sq. Ft.		
Roof H	140 Sq. Ft.		
Roof I	332 Sq. Ft.		
Roof J	332 Sq. Ft.		
Total	9,743 Sq. Ft.	6,276 Sq. Ft.	16,019 Sq. Ft.
Percentages	9,743 / 16,019 Sq. Ft. = 60.8%	6,276 / 16,019 Sq. Ft. = 39.2% of Secondary Roof Element	

Sq. Ft. Calculations are calculated in a bird's eye view in the hatched areas as shown.
Roofing material varies on Roof Pitches (Typical)



NEW SITE/GRADING PLAN

1"=20'-0"

UTILITY LEGEND:

Verify locations:
— GAS — Electric
— GAS — Gas
— Phone — Phone
— Sewer — Sewer
— Television — Television
— Water — Water

CONTOUR LEGEND:
— Existing Contours
— New Contours
— Drainage Direction

BUILDING ELEVATION:

BUILDING ELEVATION 100'-0" U.S.G.S. Site Elevation 1088.33'

BUILDING HEIGHT:

35' Max per Spruce Valley Ranch Guidelines

GENERAL NOTES:

- ALL RIGHTS RESERVED. The arrangements, designs, details and concepts depicted herein are the sole property of Todd Weber Architect, P.C. and may not be reproduced in any form without express written consent.
- By contractual arrangement, these construction documents are limited in detail. The Owner has requested the Architect to provide general construction documents. If additional details are required, the General Contractor shall immediately notify the Architect. Failure to give notice shall relieve the Architect of responsibility. Do not proceed if the documents are in conflict or question arise.
- These drawings do not include aspects of construction safety. The General Contractor shall maintain the site in an orderly and safe condition. All safety and protection for people and properties, and compliance with state and federal safety regulations are the sole responsibility of the General Contractor.
- The General Contractor and Subcontractors are responsible for satisfying all applicable codes and obtaining required permits and approvals. The General Contractor shall arrange for all inspections and notify the Owner of their time. This project is governed by the International Residential Code (IRC 2003) including Local and County Amendments. The drawings and specifications shall not permit work that does not conform to these codes. These drawings require the General Contractor and also Subcontractor to provide all labor, materials, transportation, supplies, equipment, etc., to complete the work within the industry or trade standards.
- The General Contractor shall be familiar and comply with the directives for the subdivision covenants.
- The General Contractor shall verify all existing conditions and notify the Architect when there is a conflict between the construction documents and the existing conditions.
- The Contractor shall verify all dimensions, conditions, and utility locations on the job site prior to beginning any work or ordering any materials.
- By contractual arrangement, upon completion of the excavation, the Owner shall retain a soils engineer to inspect the subsurface conditions to determine adequacy of foundation design. The Contractor shall coordinate the soils inspection before footing form work is placed.
- Any errors, omissions, or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner before proceeding with the work.
- Substitution of "equal" products is acceptable with the Architect's verbal consent, followed by his written consent. Unique specified items are intended as a quality specification and may be substituted with written consent.
- The General Contractor shall prepare and submit shop drawings or samples as may be necessary to completely describe the details and construction of the work.
- All materials and equipment are to be installed per manufacturer printed instructions. The General Contractor shall deliver to the Owner copies of printed instructions in the same order, installation and operation instructions of all devices and equipment that arrived packaged with the equipment.
- All materials are to be new and are to be protected prior and during installation.
- Verify all Architectural details with the structural, mechanical and electrical drawings before the ordering of or installation of any item of work.
- The General Contractor and Subcontractors shall field-coordinate their work. They shall obtain approval from the Structural 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 design.
- Building areas are shown for code purposes only.
- All items requiring finish and color selection shall be submitted to the owners for approval before proceeding with the attached work.
- Any item of work necessary to the proper completion of the construction under this contract but which is not specifically covered in the drawings and specifications shall be done in a manner deemed good practice by the trade involved. Any material or equipment, condition of the construction but not covered in the drawings necessary for the proper and specifications shall be included and shall be of a quality commensurate with the class of building being constructed. Bring all such matters to the attention of the Architect and Owner prior to ordering and installation.

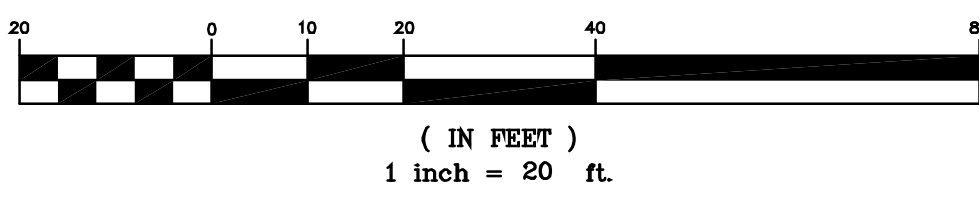
SITE PLAN NOTES:

- The General Contractor is responsible for locating all existing utilities prior to construction. The General Contractor shall contact utility companies to field locate all utilities. Locations of utilities shown on the plans are approximate only. Utilities shown do not necessarily represent all utilities which may be encountered during construction.
- All new utilities are to be buried underground. Use common trench where applicable.
- Building orientation and location to be verified on site by Architect and Owner before construction. General Contractor is responsible for final surveyed placement of building on site.
- Prior to the certificate of occupancy, all disturbed land from construction needs to be reseed and reseeded to match existing native grasses.
- Slope finish grade away from building at 12' per foot minimum.
- Fence and protect all landscaping (trees, ground vegetation, etc.) around construction site. Replace landscaping if damaged during construction.
- Selective thinning of landscaping (trees, ground vegetation, etc.) to be decided upon by Owner.
- Contractors/owners are required to visit site and verify conditions before submitting bids.
- All site plan information provided by owner shall be considered verified as accurate by Owner. Architect takes no responsibility should that information be inaccurate.
- General Contractor shall provide drainage facilities to accommodate existing natural drainage as well as any drainage increase created by new grade changes.
- General Contractor shall provide 4" minimum diameter catchment rock and landscape fabric at all down-slopes and other drainage locations.
- General Contractor shall remove all debris, stumps, stumps, concrete, asphalt, etc. from site prior to landscape work.
- The maximum slope on driveways shall not exceed 8% regardless of the surrounding area. General Contractor must field verify grade between edge of roadway and garage (if applicable). If grade exceeds 8%, notify Architect before proceeding with any work.
- Any additional work as required by local and state codes and regulations, such as the mitigation, subdivision covenants, regulations, etc. shall be completed by General Contractor.
- Verify exact location of existing and new underground utilities, piping, and roadway systems prior to trenching. Provide necessary trenching, backfill, excavation, supports, service leaders (conduct and/or wires), pullboxes, transformer pads, conduits and piping, etc. as required. Backfill trenches per code and patch to match existing. Contractor shall obtain and meet the utility companies codes and regulations.
- Wherever possible, keep existing topsoil from site in construction areas for landscaping.
- Disturbed areas on site shall receive a minimum of 4" of topsoil in preparation for landscape treatments.
- The site needs to be graded to the elevations shown. General Contractor must add or remove excess earth as necessary.
- General Contractor must verify soil compaction requirements from Soils Engineer prior to backfilling.

LEGEND

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- 5" PINE TREE WITH TRUNK DIAMETER
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- 8" SPRUCE TREE WITH TRUNK DIAMETER
- SPOT ELEVATION

GRAPHIC SCALE



ELEVATIONS BASED ON APPROXIMATE U.S.G.S. DATUM

DATE OF FIELD SURVEY: 06/17/98 & 9/22/98
DATE OF UPDATED FIELD SURVEY: 09/17/2025
CONTOUR INTERVAL = 2 FEET

(NOTE: SEE BOUNDARY SURVEY BY RANGE WEST, INC. DATED 2/14/95, PROJECT NO. 13957 FOR ADDITIONAL MONUMENT DATA)

OWNERS

The Gregory N. Lotko and
Tiffany M. Lotko 2020 Revocable Trust
305 S. Ridge Street #2418
Breckenridge, CO 80424
(970)-476-6593
email: gnlotka@att.net tlotko@att.net

GENERAL CONTRACTOR

Raptor Construction
P.O. Box 1746
Dillon, CO 80435
(970)-470-2393
email: timescanlan@hotmail.com
Contact: Tim Scanlan

ARCHITECT

Todd Weber Architect, P.C.
P.O. Box 1591
Frisco, CO 80443
(970)-406-0815
email: twarchitect@comcast.net
Contact: Todd Weber

STRUCTURAL ENGINEER

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8833 West 33rd Place
Wheatridge, CO 80033
(303)-237-4346
email: mgriffith@griffithstructural.com
Contact: Michael Griffith

LANDSCAPE ARCHITECT

Greenscapes
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Dillon, CO 80435
(970)-262-6150
email: jamies@greenscapesco.com
Contact: Tim and Jamies Cohen

SURVEYOR

Range West
P.O. Box 599
Silverthorne, CO 80498
(970)-468-6281
email: jessica@rangewestinc.com
Contact: Jessica Koesteritz

Drawn LLB/RRJ/ESH DwgTOP-2017-ICAD Project 13957

Checked JJK Date 10/01/2025 Sheet 1 of 1

R=A=N=G=E=W=E=S=T

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

TODD WEBER ARCHITECT, P.C.

■ ARCHITECTURE
■ PLANNING

P.O. BOX 1591
FRISCO, CO 80443
P: 970-406-0815

LOTKO STATION at SPRUCE VALLEY RANCH

1253 INDIANA CREEK ROAD (LOT 41)

LOT 41, SPRUCE VALLEY RANCH FILING NO.1

BLUE RIVER, COLORADO

PROJECT DATE

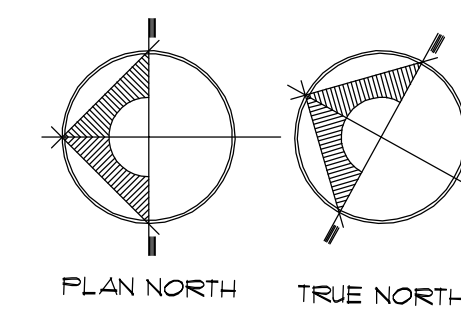
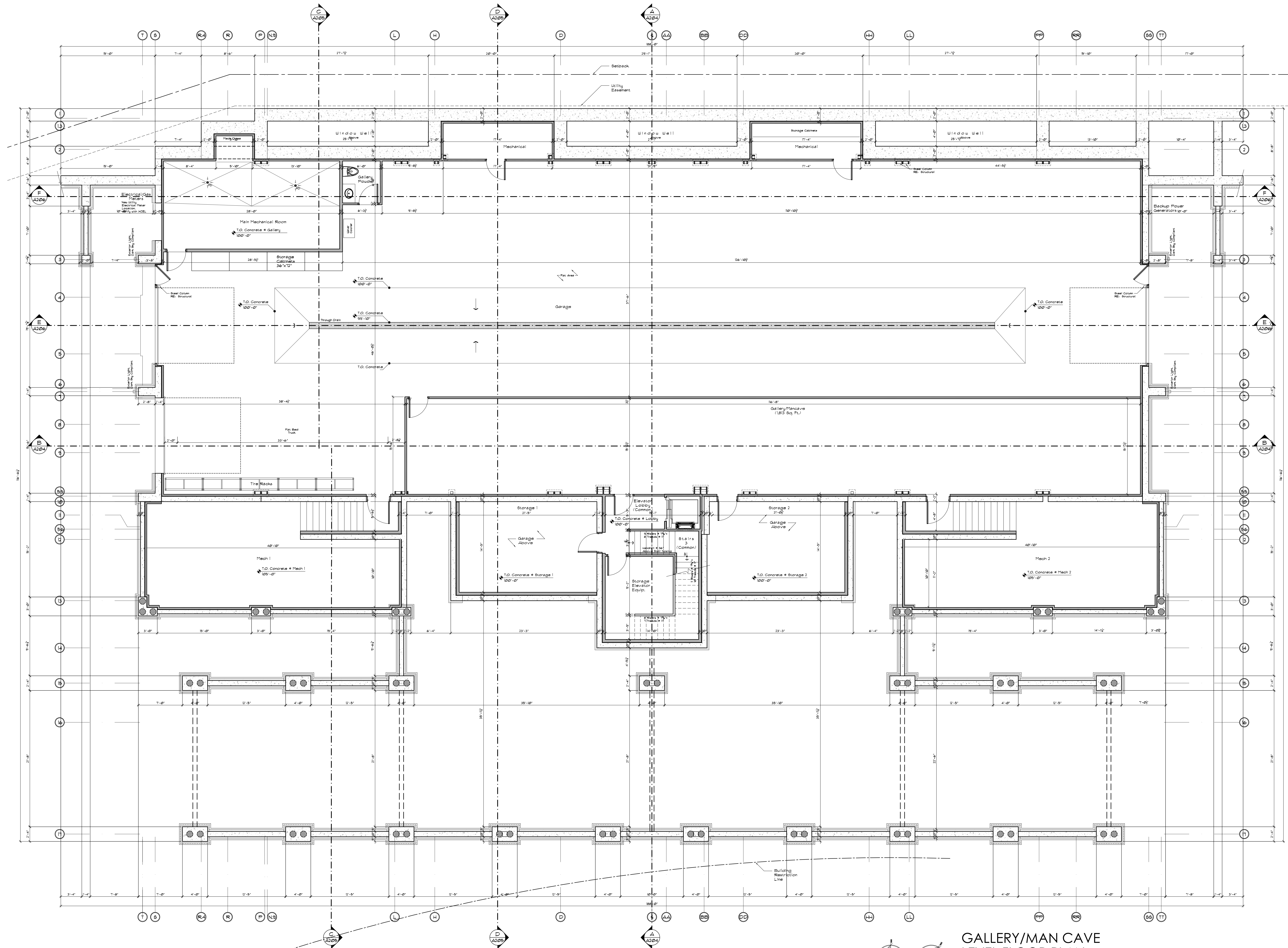
DATE	REVISION
7.2.26	Town Submittal
8.13.26	Town Submittal

JOB NUMBER

DRAWN BY
T.W.

SHEET

A002



GALLERY/MAN CAVE LEVEL FLOOR PLAN

3/16"=1'-0"

SQ. FT. CALCULATIONS

		Gross Floor Area	Garage Area
Main House	Gallery Level	11,898 Sq. Ft.	6,010 Sq. Ft.
	First Level	10,581 Sq. Ft.	1,050 Sq. Ft.
	Second Level	6,118 Sq. Ft.	
	TOTAL	28,598 Sq. Ft.	7,060 Sq. Ft.
Caretaker	TOTAL	2,499 Sq. Ft.	711 Sq. Ft.
	GROSS	28,598+2,499 Sq. Ft.=31,097 Sq. Ft.	7,771 Sq. Ft.
	Area Allowed for Garage	31,097 Sq. Ft. x 25% = 7,774 Sq. Ft.	7,771 Sq. Ft. Provided

Sq. Ft. Calculations are to Outside Face of Exterior Walls

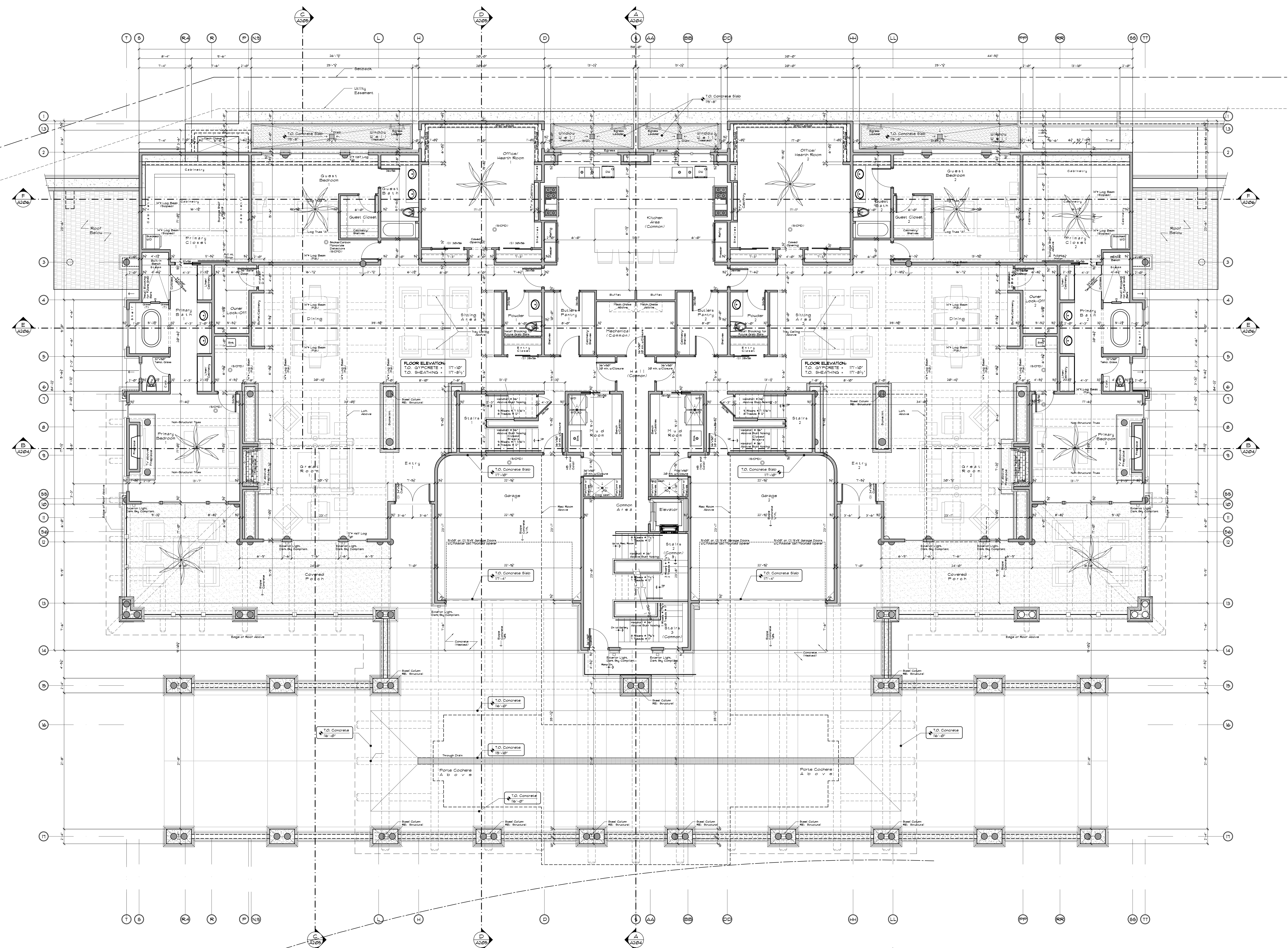
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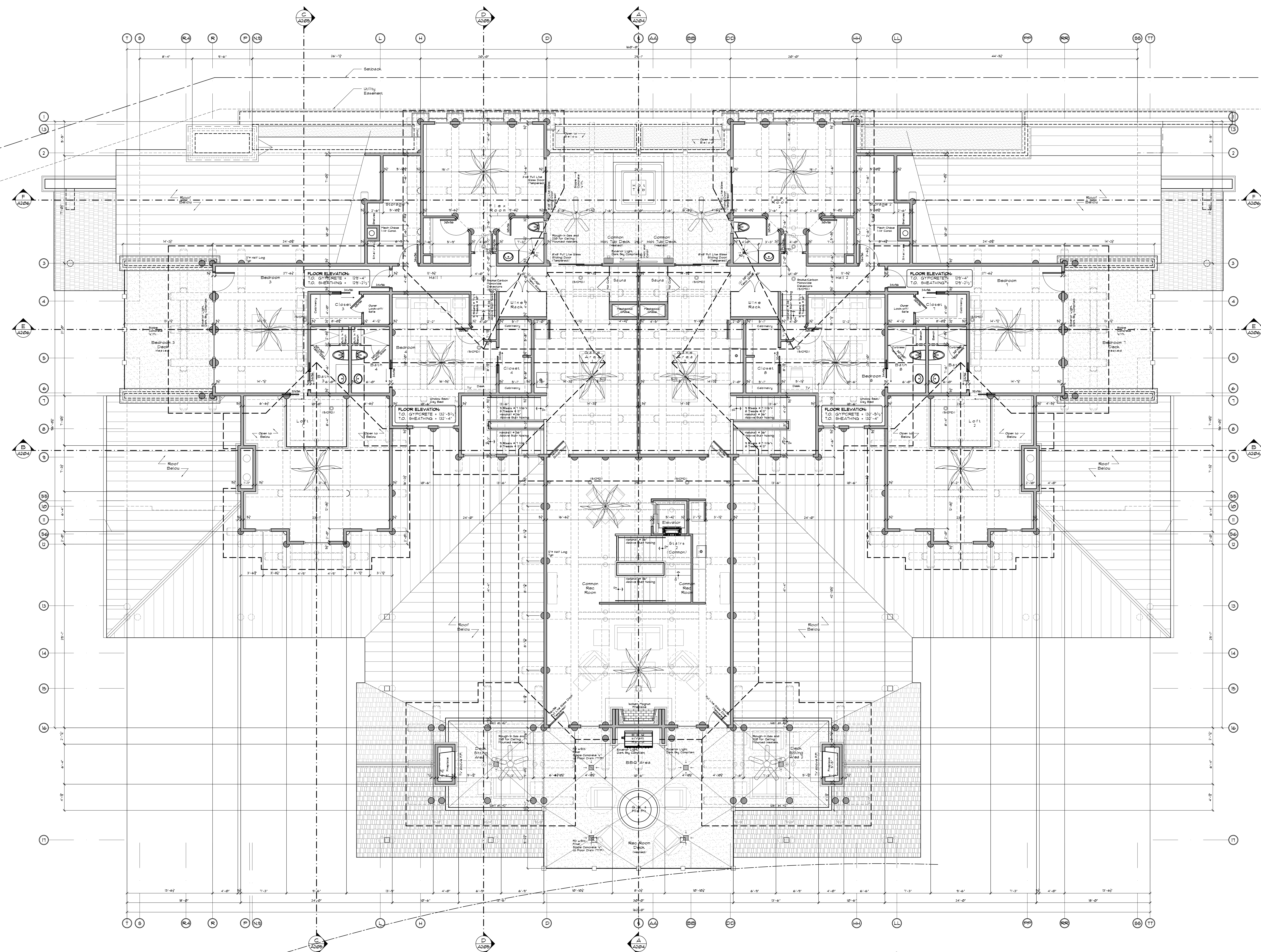
JOB NUMBER
DRAWN BY
T.W.

SHEET
A101



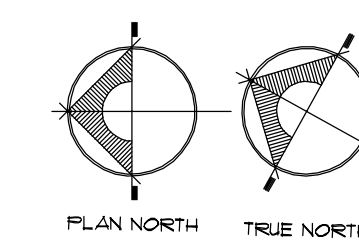
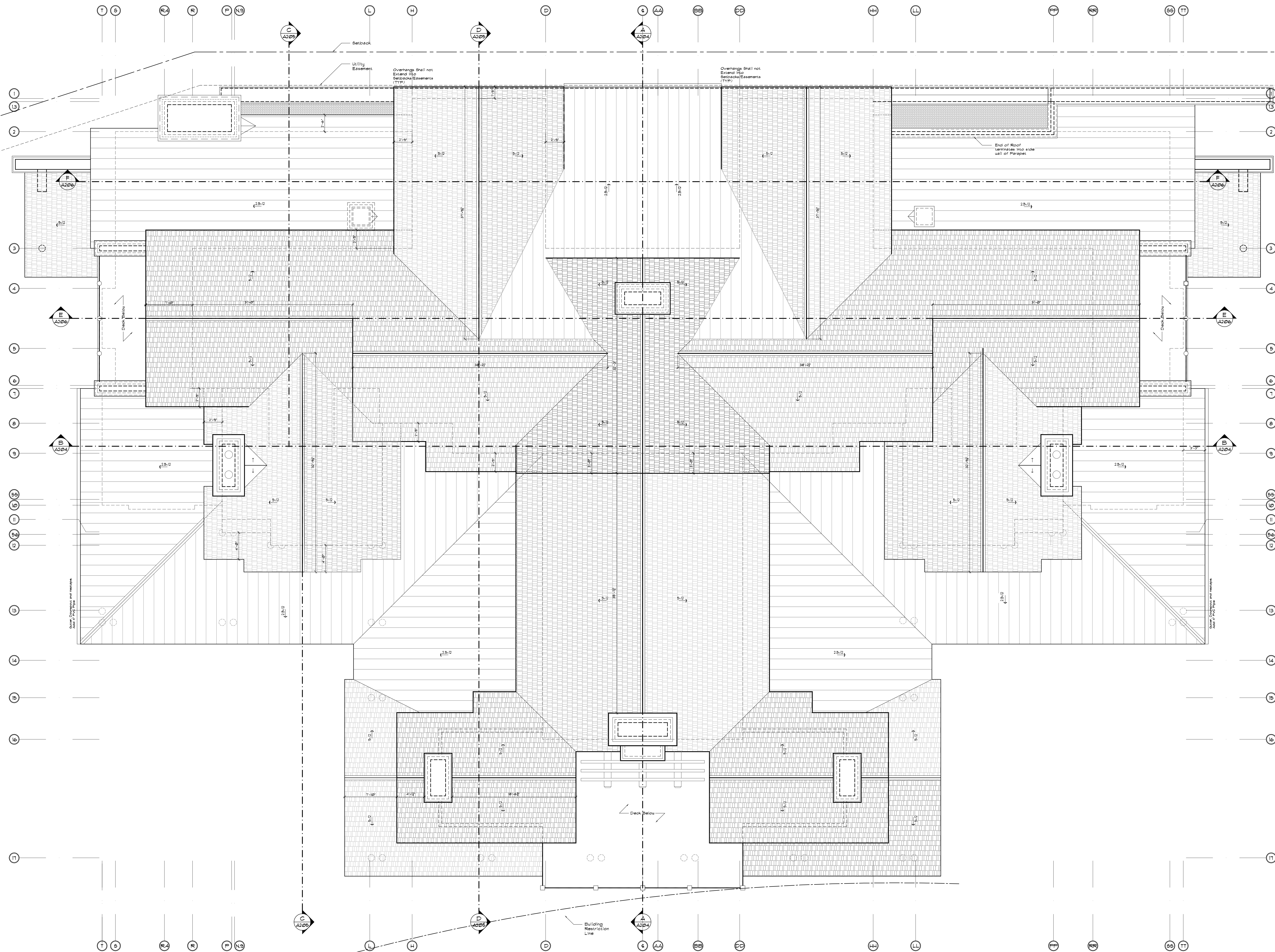
MAIN LEVEL FLOOR PLAN
3/16"=1'-0"

FLOOR LEVEL	REFERENCE	USG6	RELATIVE
Elevator Pit	T.O. Concrete Footing	10108.5	98'-6"
Lower (Stairs)	T.O. 4" Concrete Slab	10190	100'-0"
Lower (Gallery/Man Cave)	T.O. 6" Concrete Slab	10190	100'-0"
Garage 1/2 (Front)	T.O. 4" Concrete Slab	10207.33	117'-4"
Main Level	T.O. 3/4" Floor Sheathing	10207.71	117'-8 1/2"
Main Level	T.O. 1 1/2" Gypcrete	10207.83	117'-10"
Upper Level	T.O. 3/4" Floor Sheathing	10219.21	129'-2 1/2"
Upper Level	T.O. 1 1/2" Gypcrete	10219.33	129'-4"
Bedroom 4/B	T.O. 3/4" Floor Sheathing	10222.33	132'-4"
Bedroom 4/B	T.O. 1 1/2" Gypcrete	10222.46	132'-5 1/2"



UPPER LEVEL FLOOR PLAN
3/16"=1'-0"

FLOOR LEVEL	REFERENCE	USG	RELATIVE
Elevator Pit	T.O. Concrete Footing	0088.5	98'-6"
Lower (Stairs)	T.O. 4" Concrete Slab	0090	100'-0"
Lower (Gallery/Man Cave)	T.O. 6" Concrete Slab	0090	100'-0"
Garage 1/2 (Front)	T.O. 4" Concrete Slab	0207.33	117'-4"
Main Level	T.O. 3/4" Floor Sheathing	0207.71	117'-8 1/2"
Main Level	T.O. 1 1/2" Gypcrete	0207.83	117'-10"
Upper Level	T.O. 3/4" Floor Sheathing	0219.21	129'-2 1/2"
Upper Level	T.O. 1 1/2" Gypcrete	0219.33	129'-4"
Bedroom 4/B	T.O. 3/4" Floor Sheathing	0222.33	132'-4"
Bedroom 4/B	T.O. 1 1/2" Gypcrete	0222.46	132'-5 1/2"



ROOF PLAN
3/16"=1'-0"

TODD WEBBER ARCHITECT, P.C.

- ARCHITECTURE
- PLANNING

P.O. BOX 1591
FRISCO, CO 80443
P: 970-406-0815

LOTKO STATION at SPRUCE VALLEY RANCH

LOT 41, SPRUCE VALLEY RANCH FILING NO. 1
1253 INDIANA CREEK ROAD
BLUE RIVER, COLORADO

PROJECT DATE	
DATE	REVISION
7.2.26	Town Submittal
8.13.26	Town Submittal
JOB NUMBER	
T.W.	
DRAWN BY	

SHEET
A104

CARETAKER
FLOOR AREA CALCULATIONS

	House	Garage / Mach. / Stor.	Framed Decks
First Level	340 Sq. Ft.	312 Sq. Ft. (Caretaker Gar.) 393 Sq. Ft. (Gallery 2) 248 Sq. Ft. (Mechanical)	
Second Level	1201 Sq. Ft.		334 Sq. Ft.
TOTAL	340+1201 Sq. Ft. = 1541 Sq. Ft.	312+393+248 Sq. Ft. = 953 Sq. Ft.	334 Sq. Ft.
GROSS		1541+953 Sq. Ft. = 2493 Sq. Ft. of Floor Area	

Sq. Ft. Calculations are to inside face of exterior walls

TODD WEBBER ARCHITECT, P.C.

ARCHITECTURE
PLANNING

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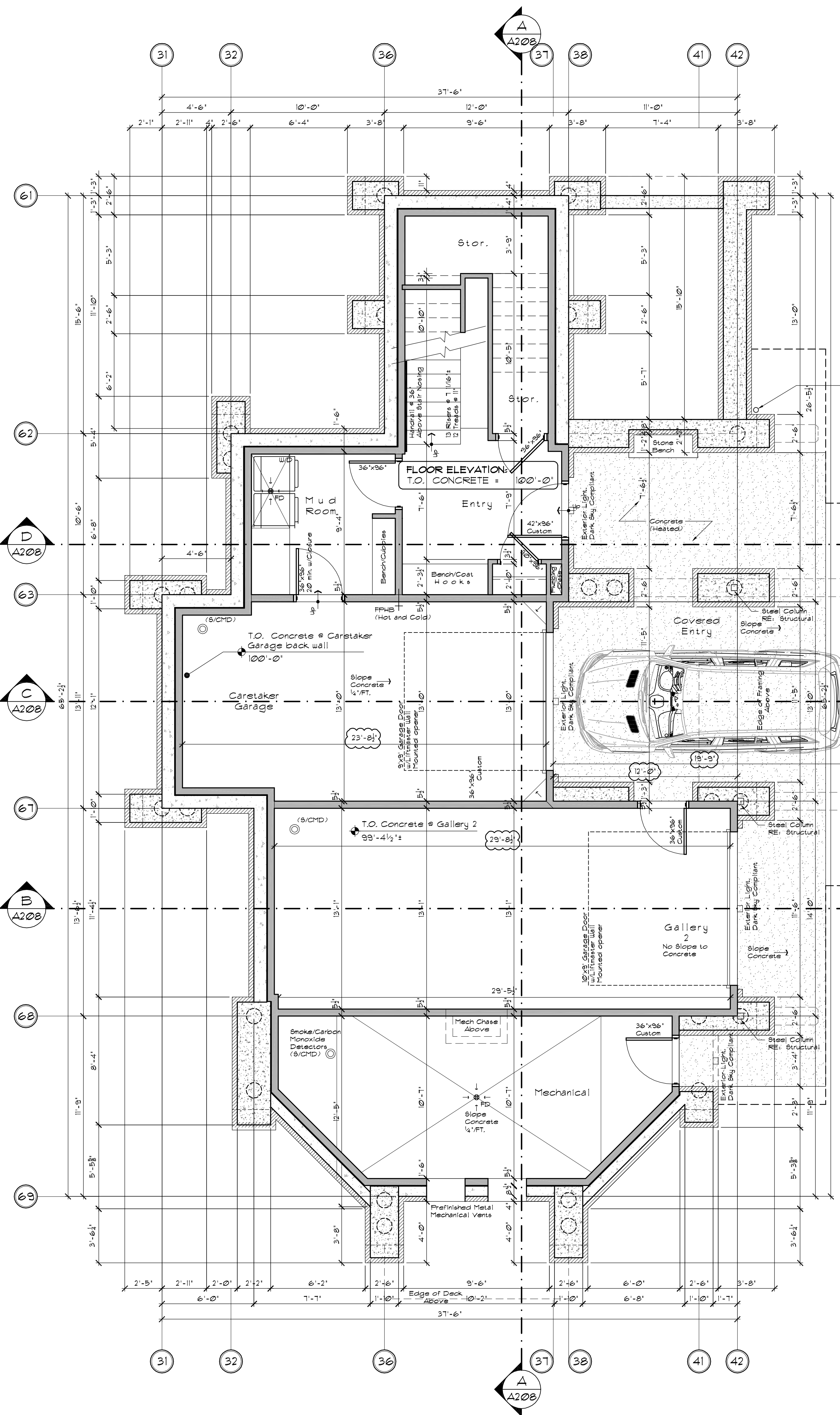
LOTKO STATION CARETAKER HOUSE

LOT 41, SPRUCE VALLEY RANCH FILING NO. 1
1253 INDIANA CREEK ROAD
BLUE RIVER, COLORADO

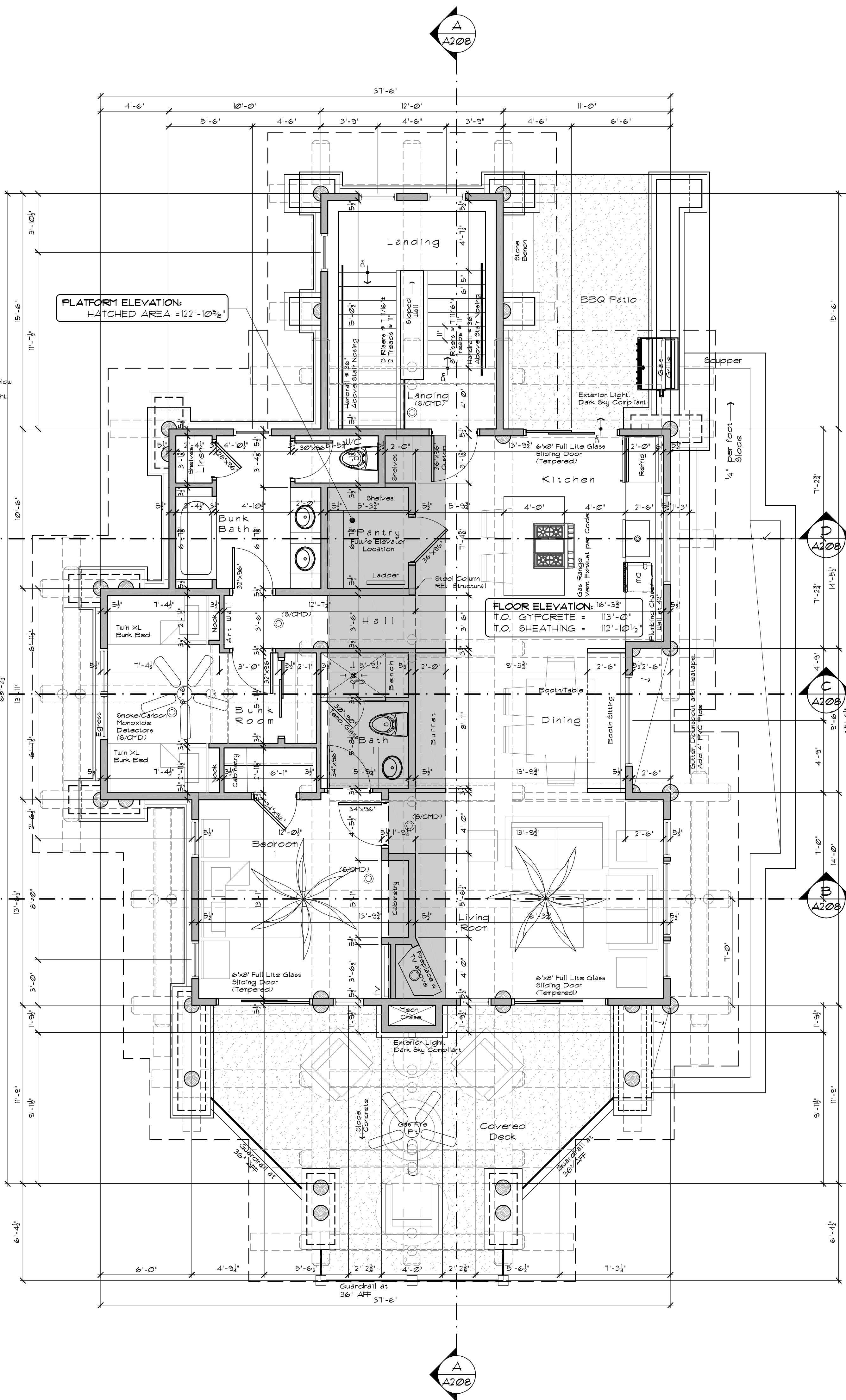
DATE	REVISION
7.6.26	Town Submittal
8.13.26	Town Submittal

JOB NUMBER
DRAWN BY
T.W.

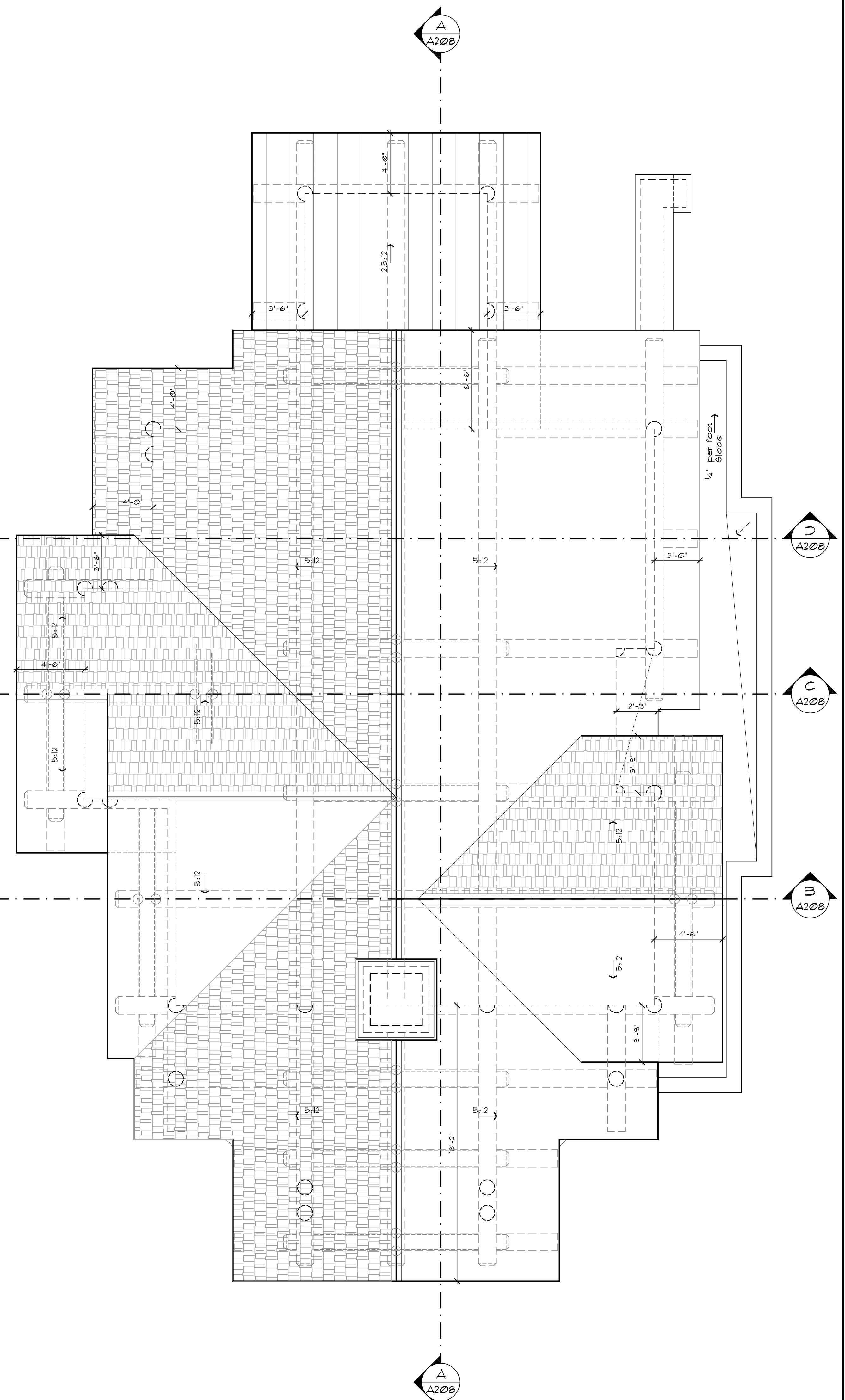
SHEET
A105



CARETAKER
ENTRY LEVEL FLOOR PLAN
1/4"=1'-0"



CARETAKER
MAIN LEVEL FLOOR PLAN
1/4"=1'-0"



CARETAKER
ROOF PLAN
1/4"=1'-0"

1. Dimensions are to top of concrete, top of plywood, top of wall plate, top of beam or bottom of peak, unless noted otherwise.
2. Do not scale drawings. Written dimensions always take precedence over scaled dimensions. General Contractor shall verify all dimensions before beginning with any work and notify the Architect of any dimension corrections.
3. Construction related assemblies shown are typical in similar locations throughout the building unless noted otherwise.
4. The roof pitches are indicated on Roof Plan.
5. Install heat tape in all valleys and into Gutters/Downspouts per Plans.
6. Verify all Exterior finishes and colors with Owner.
7. The window sizes shown in Elevations are Approx. Actual window sizes depending on chosen window Manufacturer. Verify window sizes with window manufacturer.
Frame Window Openings to Manufacturer's Specifications.

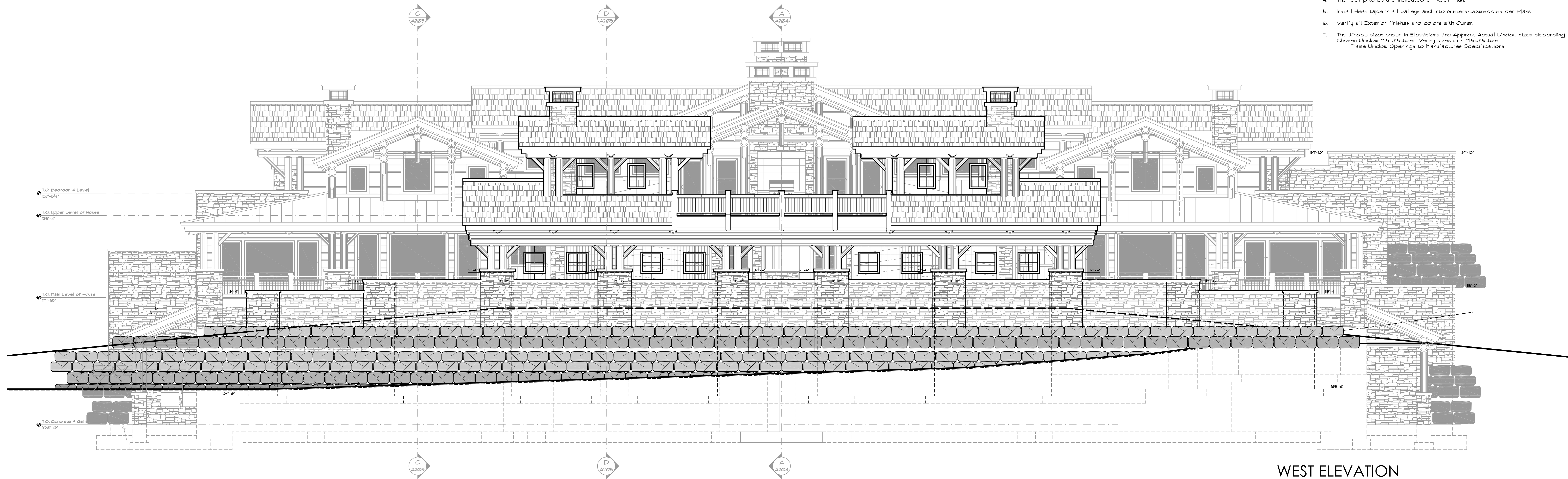


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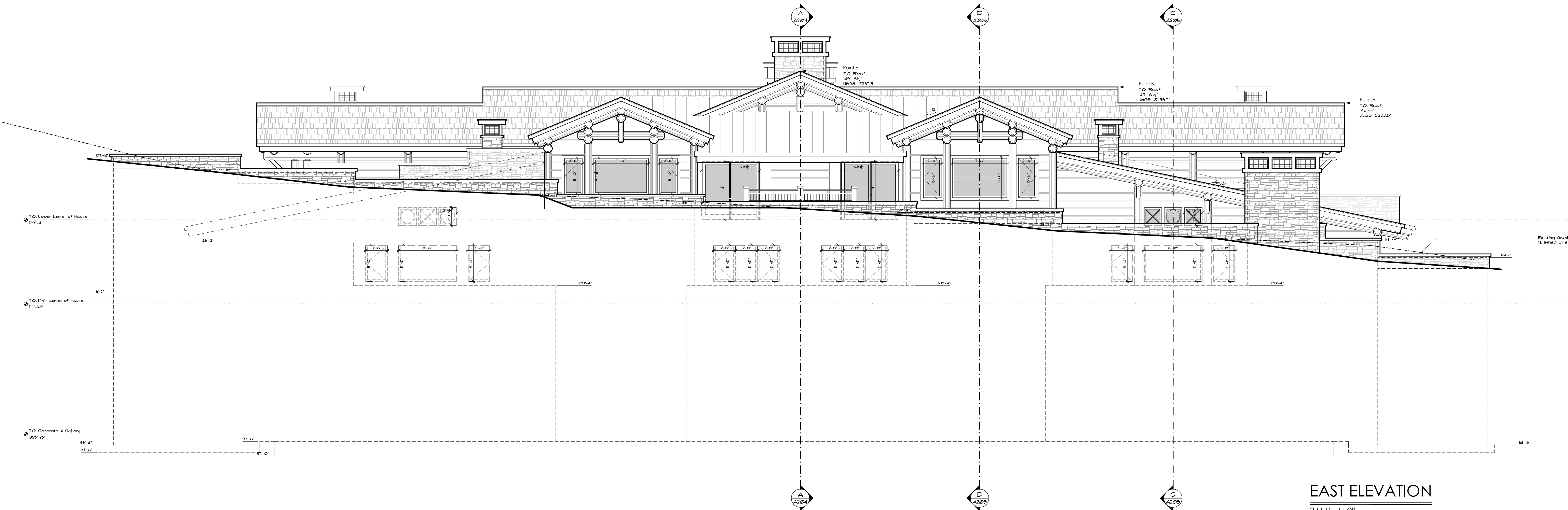
253 INDIANA CREEK ROAD
BLUE RIVER, COLORADO

SHEET

A201



WEST ELEVATION
WITH PORTE COCHERE
3/16"=1'-0"



EAST ELEVATION
3/16"=1'-0"

ELEVATION NOTES:

1. Dimensions are to top of concrete, top of plywood, top of wall plate, top of beam or bottom of peak, unless noted otherwise.
2. Do not scale drawings. Written dimensions always take precedence over scaled dimensions. General Contractor shall verify all dimensions before beginning with any work and notify the Architect of any dimension discrepancies.
3. Construction material assemblies shown are typical in similar locations throughout the building, unless noted otherwise.
4. The roof pitches are indicated on Roof Plan.
5. Install Heat tape in all valleys and into Gutters/Downspouts per Plans.
6. Verify all Exterior finishes and colors with Owner.
7. The Window sizes shown in Elevations are Approx. Actual Window sizes depending on Chosen Window Manufacturer. Verify sizes with Manufacturer. Frame Window Openings to Manufacturer Specifications.

TODD WEBER ARCHITECT, P.C.

ARCHITECTURE
PLANNING

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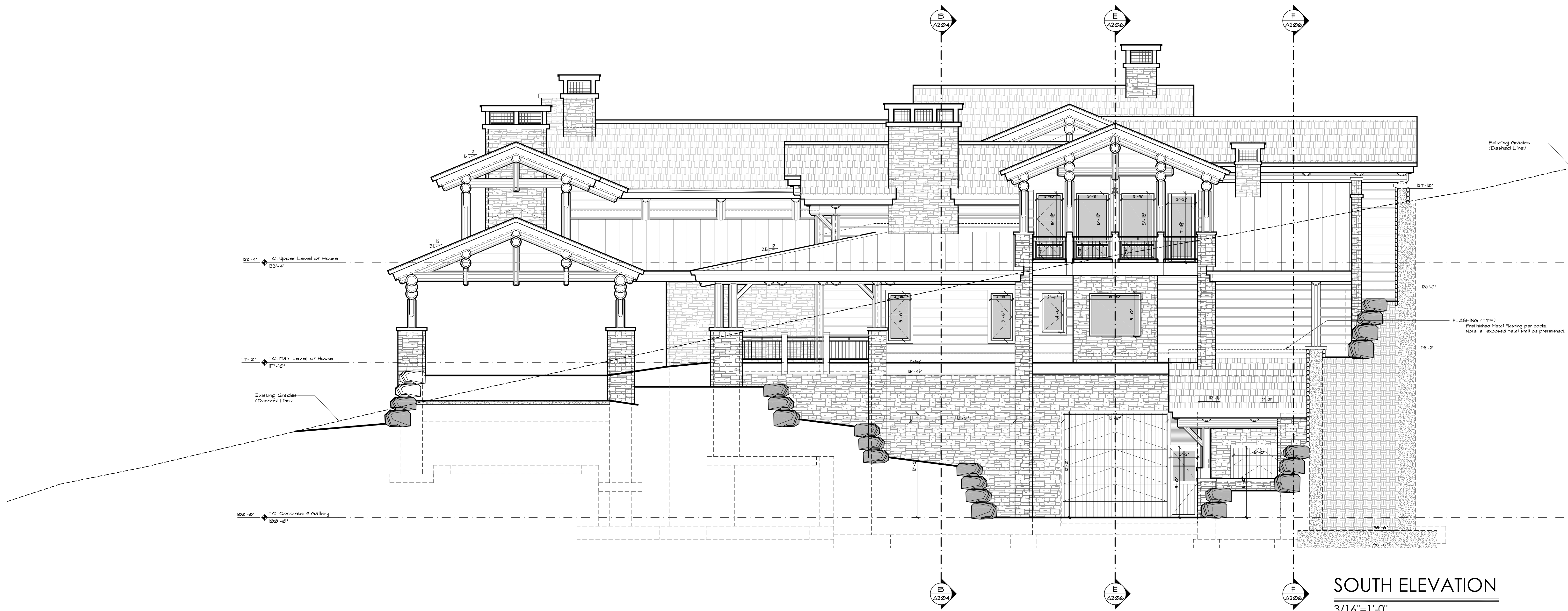
LOTKO STATION at SPRUCE VALLEY RANCH

LOT 41, SPRUCE VALLEY RANCH FILING NO. 1
1253 INDIANA CREEK ROAD
BLUE RIVER, COLORADO

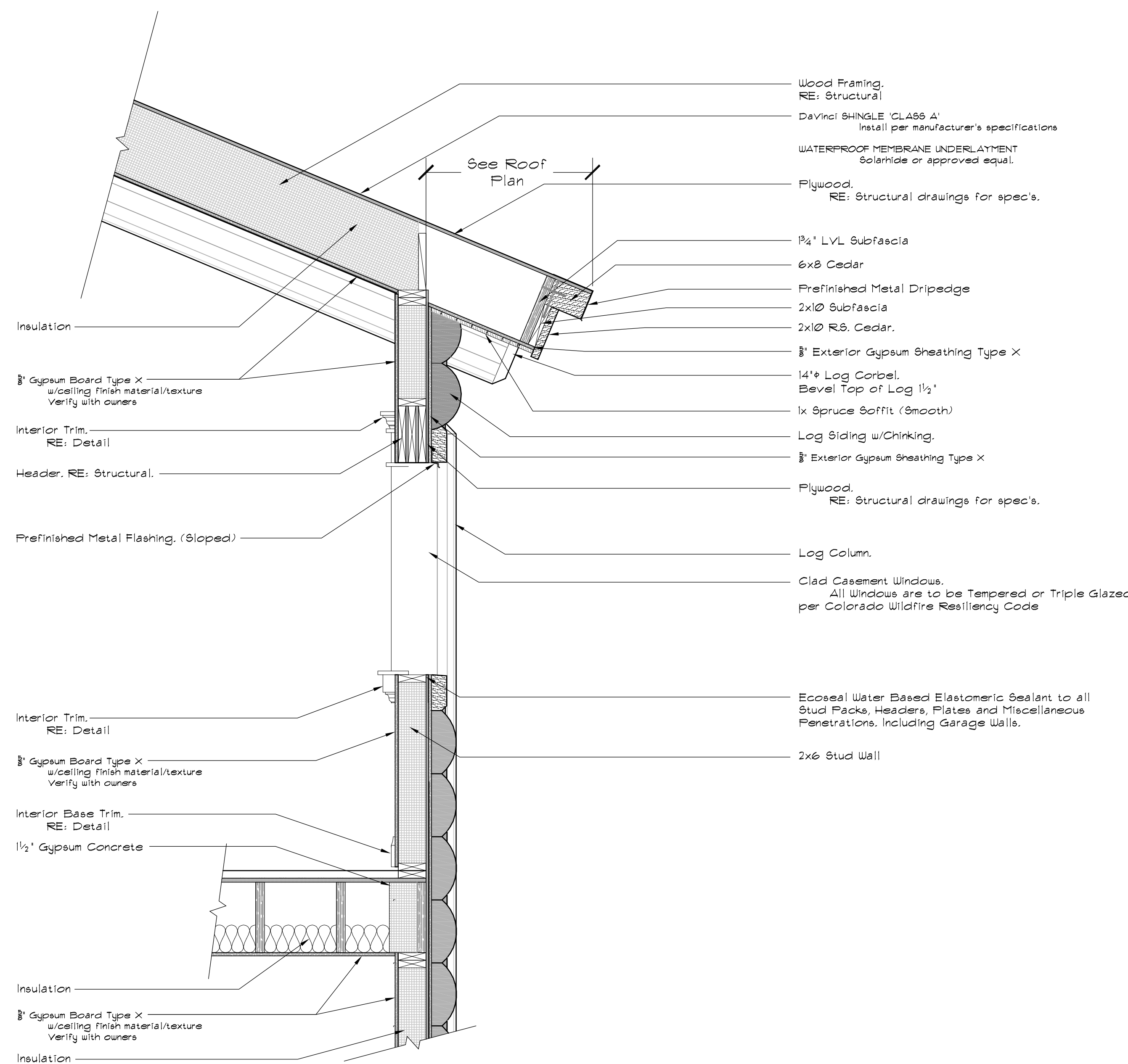
PROJECT DATE	
DATE	REVISION
7.2.26	Town Submittal
JOB NUMBER	
DRAWN BY	
T.W.	

SHEET
A202

1/4" = 1'-0"



SOUTH ELEVATION
3/16"=1'-0"



A OVERHANG DETAIL
A206 3/4"=1'-0"

ELEVATION NOTES:

1. Dimensions are to top of concrete, top of plywood, top of wall plate, top of beam or bottom of peak, unless noted otherwise.
2. Do not scale drawings. Written dimensions always take precedence over scaled dimensions. General Contractor shall verify all dimensions before beginning with any work and notify the Architect of any dimension discrepancies.
3. Construction material assemblies shown are typical in similar locations throughout the building, unless noted otherwise.
4. The roof pitches are indicated on Roof Plan.
5. Install Heat tape in all valleys and into Gutters/Downspouts per Plans.
6. Verify all Exterior finishes and colors with Owner.
7. The Window sizes shown in Elevations are Approx. Actual Window sizes depending on Chosen Window Manufacturer. Verify sizes with Manufacturer. Frame Window Openings to Manufacturer Specifications.

TODD WEBBER ARCHITECT, P.C.

ARCHITECTURE
PLANNING

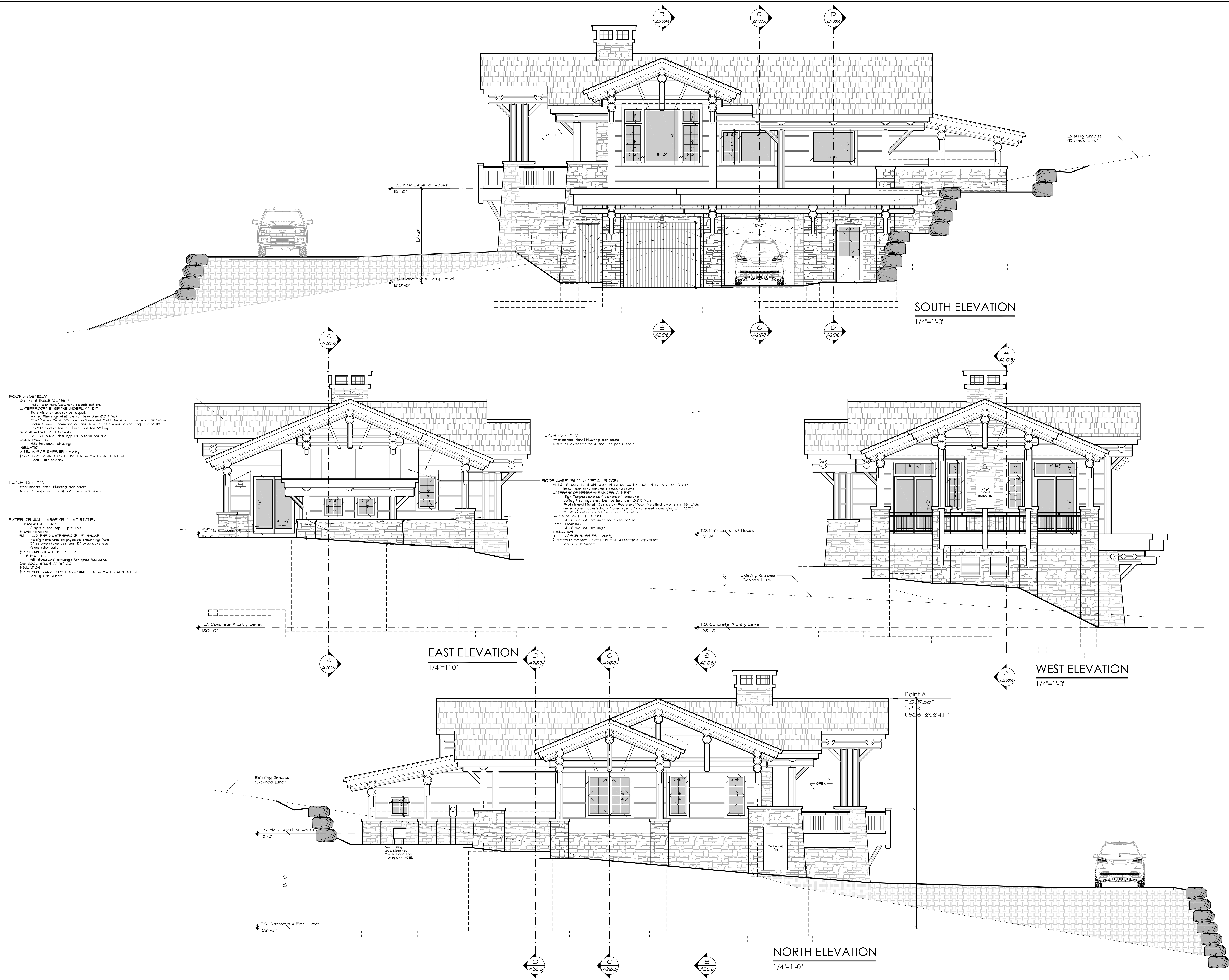
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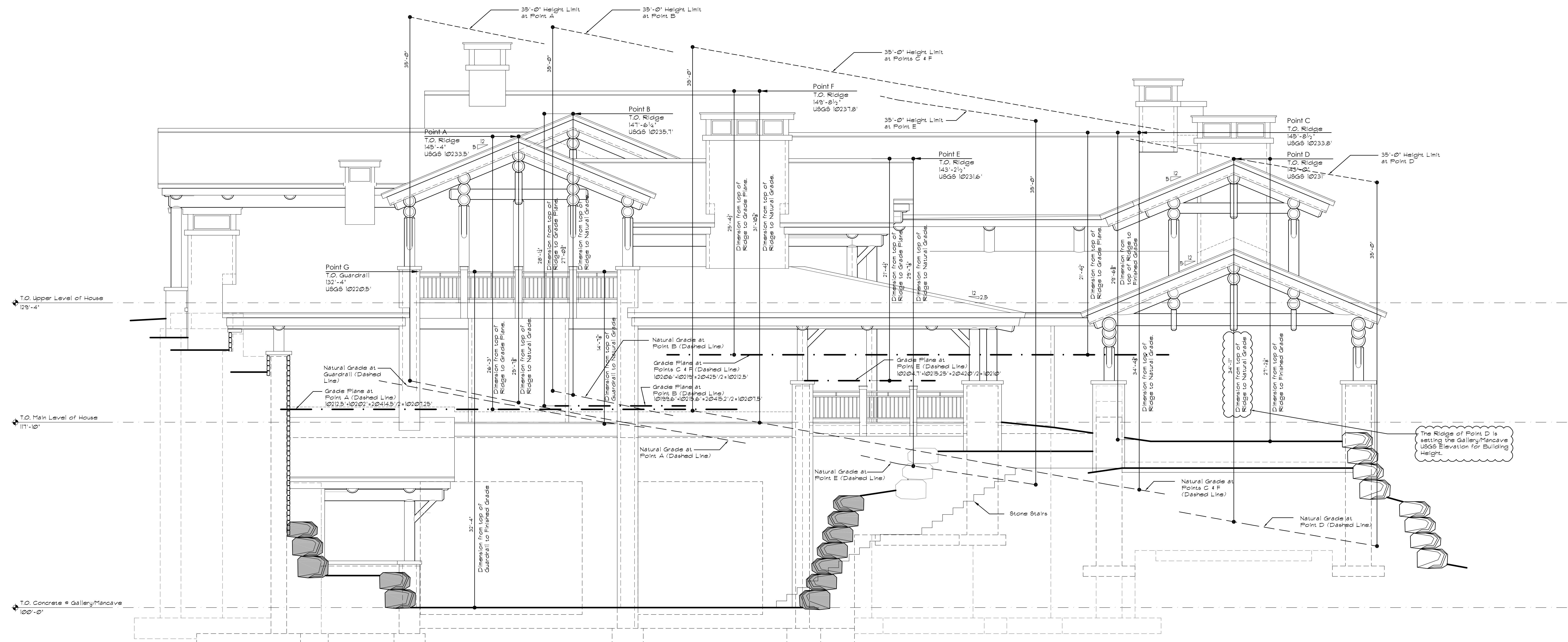
LOTKO STATION at SPRUCE VALLEY RANCH

LOT 41, SPRUCE VALLEY RANCH FILING NO. 1
1253 INDIANA CREEK ROAD
BLUE RIVER, COLORADO

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8.13.26	Town Submittal
JOB NUMBER	
DRAWN BY	
T.W.	

SHEET
A203





BUILDING HEIGHT
NORTH ELEVATION
1/4"=1'-0"