



Planning Commission Regular Meeting

Tuesday, July 7, 2026, 5:30 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times. For further information, please contact the Planning Department at 970-547-3160.

I. CALL TO ORDER, ROLL CALL (5:30PM)

- A. LOCATION MAP
- B. APPROVAL OF MINUTES
- C. APPROVAL OF AGENDA

II. PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES (NON-AGENDA ITEMS ONLY; 3-MINUTE LIMIT PLEASE) (5:35PM)

III. CONSENT CALENDAR (5:40PM)

- A. STILLSON (STABLES VILLAGE) MINOR MASTER PLAN AMENDMENT (CS) 710 WELLINGTON RD; PL-2026-0129
- B. GONZOLEZ ADDITION (CS) 128 ROYAL TIGER RD; PL-2026-0134

IV. OTHER MATTERS (5:45PM)

- A. TOWN COUNCIL SUMMARY

V. ADJOURNMENT (6:00PM)



NOT TO SCALE



Gonzoles Addition,
128 Royal Tiger Rd.

Stillson (Stables Village) Minor
Master Plan Amendment, 710
Wellington Rd.

Breckenridge South



PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Chair Propper.

ROLL CALL

Mike Giller	Mark Leas	Matt Smith	Allen Frechter absent
Ethan Guerra	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES

With no changes, the April 21, 2026 and the May 19, 2026 minutes were approved.

APPROVAL OF AGENDA

With no changes, the June 16, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

CONSENT CALENDAR:

1. Brown Residence New Single Family (SVC), 200 Briar Rose Lane, PL-2026-0093

With no call-ups, the Consent Calendar was approved as presented.

WORK SESSIONS:

1. 314 South Ridge Street Lot Size Variance Request (SVC)

Ms. Crump presented a proposal for a variance from the 5,000 sq. ft. minimum lot size requirements of the subdivision code in order to create two lots from the existing three lots on the site. The following specific question was asked of the Commission:

1. Does the Commission agree that a lot size variance should be granted to allow two lots of approximately 3,450 sq. ft., smaller than 5,000 sq. ft., to be created from the existing three lots of approximately 2,300 sq. ft.?

Commissioner Questions / Comments:

Mr. Giller: What are the orange dashed lines representing on the existing and proposed lots? (Ms. Crump: Those are the relative setbacks. You can see it's much greater on the section that is along Jefferson Ave, because in the historic district for corner lots, the side setback along the street must be 10 feet. You can take negative points to go down to 5 feet on half the building.)

Mr. Giller: The structure was moved onto the lot in 1965, after the period of significance, what does the code say about moving the structure? (Ms. Crump: The code states that it has not gained historical significance in its new location if it was moved after 1942 when the Town's historic period of significance ended. Therefore, they could move the house again without penalty. They could also still landmark the home if it remains in the context of the historic district.) Do we have any issues with relocating the existing structure on the site and does that take into consideration the seven aspects of integrity, notably location and setting? (Ms. Crump: The cultural resource survey considers that the structure has already been moved from its historic context. It is still considered a contributing structure to our local historic district. It wouldn't be eligible for national register landmarking.)

Mr. Kulick: I can read the specific code section. This would fall under Policy 24R, Section G. 4. It says, "On occasion, historic structures have been moved to new locations within the town. The moving of these structures, which were previously moved to new locations after the town's historic period of significance, after 1942, are not subject to the allocation

of negative points if the final location and configuration of the building is consistent with the policies and intent of the "Handbook of Design Standards for the Historic and Conservation Districts", and so long as the building is structurally stabilized and placed on a permanent foundation at the receiving site. Also, the receiving site shall be an appropriate context for the structure, as determined by the structure's original use and site."

- Mr. Giller: We would not assign negative points to it for moving. You spoke to context, and a very important metric on context is the secretary standards, its location, and standards. (Mr. Kulick: It talks about setting and use. It is very explicit that we do not award negative points for moving structures again to structures moved after 1942. We have a history of moving structures within the historic district and we have permitted that in the past. Obviously, our handbook is designed to support the Secretary of Interior standards; but it is different. It is specific to the Town, and does not say it is beholden to the Secretary's Standards. Our code is very explicit that structures that were previously moved during the Town's period of significance do receive negative points for relocating the structure.) No further questions.
- Ms. Gort: I just want to clarify on the moving of this historic house that it is not in the period of significance and would not receive negative points for relocation. Does it have to be moved within the Historic District? Could they move it in the County? (Ms. Crump: The specific code section Mr. Kulick just read, does not say it has to stay in the Historic District. It says as long as it's within its historic context. We would have a hard time interpreting that it could be relocated outside the Historic District. Anywhere within the Historic District would qualify as historic context.)
- Mr. Kulick: With this project there is the possibility of the historic structure moving next door. Considering the house was originally located on the southwest corner of French and Jefferson, and then moved to the northwest lot only moving one lot over. It is still in the same block, and it's a leap to argue that new location is outside the historical context of its existing location. We could argue that relocating the structure to a place like Alma is outside its historical context and would not be permitted.
- Ms. Gort: We don't have any promise by the applicant that they will use the house in that construction. So we are making this decision without knowing that they're going to keep the structure in this location. (Mr. Kulick: That was just one of the ideas. That is not what they are asking today, we are discussing the splitting of the lots. To give you some context of what possibilities may be important when considering this. I think the scenario they're envisioning right now would be to move that house to the north lot.)
- Ms. Crump: Ms. Gort, you are right. According to the code, they could, in fact, move this house to a different lot entirely, vacate all the lot lines, and build something brand new.
- Ms. Gort: So we shouldn't consider the historical/non-historical house. (Mr. Kulick: It is a unique situation, because it is a contributing structure. Yet, the code is explicit about the structure being allowed to move, if it was moved to its current location after 1942. It is a rare instance where it meets both criteria. Typically, we'll have something that's contributing and was on its current property before 1942.)
- Ms. Gort: It is of historical significance to me. (Mr. Kulick: That is not how our code works. We have had this debate for a long time, because a lot of cities have the fifty-year period of significance, but the Town of Breckenridge is very explicit in all of its documents that 1942 is the end of the period of significance, when the mines closed.
- Mr. Giller: It has been on Jefferson Street for 124 years, which means a lot. (Mr. Kulick: Do we know for certain, since the Groll occupies more than one lot that was on the corner of Jefferson Street.) The architectural inventory form says it was on the corner.
- Ms. Gort: Do we have any cases of precedent that are similar to this subdivision? (Mr. Kulick: It's been a while since we've had one that's moved. There was the Quandary Antiques

building that moved from this same block on Ridge Street to the Arts District.) (Ms. Crump: To clarify, there are no lot split precedents on this specific issue. The 5,000-square-foot minimum was not put in place until the 2000s/2010s at the earliest, and most of the historic district had been either resubdivided or had lots combined prior to the new 5,000-square-foot lot minimum being adopted.) We don't have any lots that would have all of them together, 5,000 square foot plus the extra cutting off some. (Ms. Crump: You wouldn't be able to do that under today's code, because you couldn't create a smaller lot.) Okay. I have no further questions.

Mr. Smith: Hypothetically speaking, if they were to move the structure onto lot B, would it be conforming to the setbacks on lot B as it's drawn? (Ms. Crump: Yes. I want to show you that if they moved the historic home and added a code-compliant, handbook-compliant small addition to the rear. This is compliant with most relative and I believe two absolute setbacks. So they would be able to bring it into compliance with this configuration but receive negative points for one or two setbacks.)

Mr. Smith: Yeah, because I saw that drawing, but it had different setbacks hashed lines compared to the other. (Ms. Crump: This is showing the relative setbacks, so the more strict requirements. If they did this and built per the absolute setbacks, they would get a little bit of a break on their side, front, and rear setbacks.) Okay, thank you that is very helpful.

Mr. Guerra: Should we decide against this variance request, the applicant could decide to vacate the two interior lot lines of the three lots. Thereby creating one large lot. It would be allowed to build an addition onto the existing historic structure up to 4,068 square feet. Is that correct? (Ms. Crump: Hypothetically yes, they're allowed 2,275 above ground and 5,056 total. The Handbook Standards could make achieving the total allowed density impossible.) Alternatively, under the same scenario, they could move the existing historic building to an entirely different lot within the town. Then they would be able to build a brand-new structure of up to 5,056 square feet across the now-one lot. Is that correct? (Ms. Crump: Yes)

Ms. Propper: Assuming the applicant chooses to move the existing structure onto the north lot and we approve the two lots. Then, built on the first lot, you were saying that the new structure would still have to conform to the neighborhood. (Ms. Crump: Yes, it would have to meet all of the Handbook of Design Guidelines for new construction in the District.) Does that mean, at least in part, that the existing structure, which was moved, would to some degree govern the size of the new structure? (Ms. Crump: Yes, that is true) Would we ever impose a condition that they not move the existing structure off the current lot? (Ms. Crump: I don't think so because the code allows for it. Unless there was some kind of development agreement to that end, we could not impose additional rules that are allowed by the code. As it stands, the current code would allow them to move that structure.) (Town Attorney, Ms. Keely Ambrose: We could certainly reach an agreement with the applicant on that point. Imposing it yourselves without the applicant's agreement might be challenging.) Thank you, I understand that.

Architect, Brandon Smith, Rooted Architecture: Good evening, Commission. My name's Brandon Smith with Rooted Architecture. I'd say we have discussed all the available options with Chris and Sarah, through several design meetings. The solutions ranged from moving the house away, building a larger single-family house on the entirety of the lot, three units on each of the three lots, and even a duplex on the larger lot. At the end of the day, we felt this was the most appropriate for the neighborhood. We thought the size was appropriate for the neighborhood's historic context. Our general thought is to keep the existing structure on this property. Rehabilitate that structure and complete an addition to the historically contributing structure. Then do a similar historic-style structure that's code compliant next door.

Mr. Leas: One of the criteria for receiving a variance is that there's a hardship. Could you explain to the panel the hardship that you have that would warrant the granting of a variance for this circumstance and property? (Brandon Smith: The hardship comes from our desire to keep the historic structure on the property. To meet setback requirements, as Ms. Crump previously mentioned, we would need at least a 35-foot-wide lot. In any case, it would need to be relocated or resituated on the lot, even if it were one large lot. Given this scenario, our proposal is the most relevant approach to fitting the house on a lot that meets the development code setback requirements. Generally, the hardship is to retain the structure on a lot where the setbacks are appropriate, which is driving our proposal. Instead of abandoning one of the existing lot lines and ending up with an asymmetrical design. As Ms. Crump mentioned, we could abandon one lot line and have a 50-foot-wide lot and a 25-foot-wide lot, but that just doesn't seem to fit the neighborhood context to then go build a 15-foot-wide house next door.) What was the design basis for moving the house and taking it off the Jefferson Street? (Brandon Smith: In general, it could be on either lot. We thought the house itself is a design that doesn't address the corner location. It has a blank façade on the existing south side. We thought it would be more appropriate to the neighborhood development to build a new house on the first lot/corner lot that more appropriately addresses both sides. You can see the wraparound porch idea in our concept. The proposed architecture is more appealing from Jefferson Street and approaches that corner a little better architecturally.)

Mr. Giller: Would you say that in Historic Preservation what matters more is integrity rather than the perception of that elevation? (Brandon Smith: This house is outside of its original context and we are doing what we can to preserve it on this site.) The context was a corner lot on Jefferson Street. It is truly within its historic context, and I think that is important here. You could be agreeable to leaving it on this south half. Would you speak to that? (Brandon Smith: I think if the setbacks were appropriate, it could be an option that we look at. It might fluctuate the center property line, as Ms. Crump mentioned, there is an absolute setback and then a relative setback. The absolute setback allows for a 5-foot setback for the front 50 percent of the lot and then it switches to a 10-foot setback and that is represented by the green block. It is wider in the front, and then it tapers down in the back. Either scenario could be an option to explore.) That is encouraging. Would you envision the new and existing rehabbed home to be about the same size? (Brandon Smith: They would be similar sizes, and that is density based, based on the square footage of the lot.) You have about 1,200 square feet of additional above grade density, including the existing 988 square feet. Would you keep all 988, or is some of that non-historic? (Brandon Smith: Some of that is non-historic, and that is shown by the dashed section. The existing addition was done at a later date, and you can tell it's kind of settling and falling off the existing house. Our goal is to preserve the primary existing 25-foot wide structure. We want that to be the front of the house and prominent Ridge Street elevation. We feel we are doing it justice by removing those additions that were added over the years, and bringing it back to its glory.) I think there's some agreement that this is a jewel of a historic home, and it hasn't lost all its merit just because it was moved in the 1960s. It has a bay window and a hip porch, and a round vent above. It has more detailing and is more ornate than most Breckenridge Victorian homes. I think if your strategy works to sustain that integrity, I think that is important. We agree. (Brandon Smith: I think you know we could move it. We could take it somewhere else in town, and we even discussed that with staff. It just didn't seem appropriate. This was the best approach we could come up with Staff's support to keep the house close to where it was originally and restore it in that location versus taking it somewhere else and making it a commercial t-shirt shop or something like that.) Is there a market value for that home that makes it more attractive to restore and make this development more attractive? (Brandon Smith: Yes, to the

neighborhood and integrity. I think what we are proposing for this lot is improving that corner. It's kind of a weird corner. We have parking across the street, some pretty large buildings behind us and adjacent to the north. I think we're doing a lot for that corner to bring back what feels like a historic scale and pattern to the best we can within the boundaries of those lots.) I agree, but I do think you would strengthen that design by retaining the historic house on the south lot. As you go around the corner, everyone sees that house.

Ms. Gort: Are the applicants open to a development agreement? It feels like we are being put in a position to allow the dividing the lot, without a guarantee that the historical home will remain on this site.

Applicant, Doug Gurlea, New West Partners, LLC: I am the owner of New West Partners, custom home builders and developers here in town. Thank you, Chair and Commission, for having this work session. We are not opposed to the existing structure being located on the southern lot; however, the southern façade is underwhelming for a corner-lot home. We want to improve the home at the corner of the lot to better suit the neighborhood's character. We explored multiple different relocation sites but determined that the existing structure is best retained on one of these three lots. We believe the proposed solution is the best and are open to continuing to work with staff on this project. We felt that we could do something better for the view of Jefferson, so that's why we chose this approach. As it exists today, the home is just kind of there, and we wanted to spruce it up. We are not opposed to a development agreement if we are allowed to have this property split into two. We have worked with Mr. Kulick and Ms. Crump over the past three months to determine the best option here. It went from moving the historical home to a different location within the Historic District to a single-family home to three shotgun-style houses on 25-foot lots, but nothing seemed to fit. We did a project on Harris Street, right across from the community center, that included an 800-square-foot cabin. It was architecturally successful. After talking with Mr. Kulick and Ms. Crump, we concluded that the best option is the one we are proposing.

Ms. Gort: To me, the appeal of this house is that when you're walking down the hill, you just see it, you see the view that it has, and you can just imagine. I don't know if we are allowed to share opinions right now, but to me, if you can work on keeping it in the corner, I am in favor of the proposal. When you move it over one, it loses that appeal. You won't be seeing it as you walk down the hill from the back, and it's just kind of lost next to the newer home. (Mr. Gurlea: We are not opposed to working with staff to see how we can do that.)

Mr. Gurlea: It was brought to our attention yesterday that we received a letter of opposition and would like to share our response with commission members. I am not going to read our response verbatim, but I would like each commissioner to have a copy of our rebuttal. With the opposition letter, we were getting too much into design. When our application is an internal lot line reduction and reconfiguration request at this time. It's not a request to approve building height, massing, architecture, or future development plans. Those issues would be reviewed separately through future public hearings and development review procedures. Town planning staff independently evaluated this request and concluded that the proposed two-lot configuration better supports preservation of the historic structure, creates more proportional lots, reflects historic development patterns, and is more consistent with the Historic District standards. Staff have recommended approval. Many of the concerns raised in the opposition relate to potential future building heights and views, rather than the lot line reconfiguration before the commission tonight. Those concerns, like I said before, can be fully addressed during any future development review process. It's also important to note that the Groll Apartments are an east-facing building on French Street. Their primary frontage, entrances, and orientation face French Street, not Ridge Street. As a result, concerns about preserving westerly views are largely

unrelated to the internal lot line reduction and reconfiguration currently before the Commission. As I said, the question before the Commission is whether this proposed lot configuration advances the Town's planning and historic preservation objectives. Based on Town staff analysis and recommendation, we believe the answer is yes. For these reasons, I respectfully ask the commission to approve the requested application or work with us towards a solution, like the historic home staying on the southern parcel. Again, thank you for your time and consideration. I also have hard copies that we can distribute.

The work session was opened to public comment.

Christy-Matthews Lidel, representing Mr. John Montepare: We are concerned with the proposal because we are creating two non-conforming lots. While it is an improvement, this goes against the subdivision standards, and we are not utilizing the historic lot lines. There are legal options for using three lots. I want to point out that to the north, there are developments across three lots, such as the Groll. If these properties ever developed, it would establish a precedent, and that cannot be taken lightly. The two legal means I see are using the historic lot lines and vacating one of the lines, as proposed, to accommodate the historic structure and improve it. That would remain one large lot, one smaller lot, but we're utilizing the historic lot lines; that is per code. The smaller lot does not need to meet the minimum 5,000 square foot lot line. The other option is to vacate both lot lines and create one bigger lot. That meets the 5,000 square foot minimum lot size of the subdivision standards. And it was read into the record and staff report 9-22-10-1C in the subdivision standards talking about nonconforming lots, it states that if a nonconforming lot is resubdivided, it shall be brought into compliance with the requirements of this chapter to the extent possible.

There comment period was closed.

- Mr. Leas: The town needs to stick to the subdivision guidelines. I still have anxiety about the Town Council doing an agreement with Dennis Kuhn, which split the lot on Briar Rose into two non-conforming lots because they wanted to do a development agreement. I think if we have the standards and they say the lots need to be 5,000 sq. ft. minimum that is what we need to follow. The town would not benefit from two non-conforming lots in comparison to the existing three. The applicant has not shown enough hardship and I do not approve this application.
- Mr. Giller: The existing structure has been on this site for 61 years and is historically significant. The home needs to stay on the corner lot, but I would entertain a development agreement.
- Ms. Gort: I agree with Mr. Giller. I feel the home is historically significant and would not approve the application, but would entertain a development agreement.
- Mr. Guerra: The structure is valuable in that location and losing the structure in that location would not be beneficial. However, is not approving this lot line adjustment worth losing the historical structure? They could likely walk away from this project if we do not approve or move the structure.
- Mr. Smith: I agree the redevelopment of these lots would be a community benefit, and I do believe that if we deny that subdivision, we may not see this structure rehabilitated.
- Mr. Leas: The restrictions and limitations of the house do not necessitate the approval of the subdivision.
- Mr. Smith: If we do not grant this, then this project will most likely not occur. Meaning we do not retain the historic structure and historical designation, and that needs to be considered.
- Ms. Propper: I am open to approving the subdivision if the applicant agrees to pursue a development agreement.
- Mr. Leas: I do not agree with the group.

Mr. Giller: I am supportive of pursuing a Development Agreement if we can retain the historic structure on the south lot and do an additional structure that is in compliance with the handbook.

COMBINED HEARINGS:

1. Roby Residence Basement Addition and Stabilization (SVC), 212 N. Ridge Street, PL-2026-0088
Ms. Crump presented a proposal to locally landmark and create a basement addition beneath the structure, which proposes 3,985 sq. ft. of total density and will include three bedrooms, three full bathrooms and two half bathrooms, and an unfinished basement addition of 1,206 sq. ft. There are no architectural changes to the exterior of the historic structure and no new above ground density proposed.

Commissioner Questions / Comments:

Mr. Guerra: No questions.

Mr. Smith: Are the proposed windows the same as existing? (Ms. Crump: Yes, wood construction and approximately the same size as existing. The applicant can expound on that.)

Mr. Giller: How are you differentiating the new windows from the Historic? (Mr. Edwards: They will be Marvin double-hung wooden windows, which are standard for the historical time period; the two new windows will not have muntins, unlike the existing.)

Mr. Leas: No questions.

Applicant, Lee Edwards, DRC Company: We are planning to do stabilization, and we will take challenges as they occur when doing the historic restoration. We may come back for a modification to the permit if historic issues arise.

Ms. Gort: This project is awesome and I look forward to seeing the project move forward.

Ms. Propper: No questions.

The hearing was opened to public comment. There were no public comments and the comment period was closed.

Ms. Gort made a motion to approve the Roby Residence Basement Addition and Stabilization, seconded by Mr. Smith. The motion was approved 6 to 0.

PRELIMINARY HEARINGS:

1. Mairs House Change of Use, Addition and Landmarking (EM), 108 N. French Street, PL-2026-0077
Ms. Muncy presented a proposal to locally landmark and change the use of the existing historic primary residence from commercial to residential and add a new 980 sq. ft. addition in the rear of the lot. The project proposes 2,347 sq. ft. of total density which includes two bedrooms, two and a half bathrooms, an office, and a workshop. The following specific questions were asked of the Commission:

1. Does the Commission agree that the proposed addition's sidewall alignment meets Priority Design Standard 37.5?
2. Does the Commission agree the property meets the requirements for Local Landmarking Designation and recommend the Town Council approve the Designation?
3. Does the Commission agree with the preliminary point analysis?
4. Does the Commission have any other concerns?
5. Does the Commission agree that the project is ready for a Final Hearing if a passing point analysis can be obtained?

Commissioner Questions / Comments:

Mr. Leas: No questions.

- Mr. Giller: We mentioned the minimal detailing on the main structure. How does the applicant plan to maintain this on the addition so it doesn't conflict or overwhelm the existing structure?
- Ms. Gort: Regarding the Design Standards 37.5, can we discuss this? (Mr. Kulick: We had an internal discussion that this meets the definition of an addition, but it does not appear to be an addition due to the below-ground connection. It is an addition, but it appears as a secondary structure, which historically was rarely aligned with the primary structure.)
- Ms. Gort: If they don't meet this policy, would they be assigned negative points? (Ms. Muncy: No, if they don't meet 37.5, they are not meeting a priority design standard and would not be approvable.) And we don't have any precedent of making this interpretation before?
- Mr. Kulick: No, precedent. If you are comfortable with the design, you would consider the addition the other one, where it's not connected above grade. To not really create a precedent in terms of allowing a bump-out. If you in general think that's okay. You could comment on this as well, because there are a couple of different ways to look at this project.
- Mr. Guerra: No questions.
- Ms. Propper: There does not appear to be existing trees on the site on the north side, so the north bump out of the addition would be visible from the front.
- Ms. Muncy: There are several existing trees, and a small fence on the north side. Priority Design Standard 37.5 does not mention visibility as part of the policy, but visibility from the ROW could be a part of the commission's interpretation. Additionally, 37.5 doesn't require that both sides are aligned; it only requires that one side is aligned.

Applicant, Lee Edwards, DRC Company: This building was almost demolished for an additional drive-through window at the neighboring bank. It will have a bathroom downstairs for a bedroom and an unfinished basement, allowing entry/exit of the space. The upper level has a half bath with an open space that may include an office in the future. There is solar on the west roof and solar will be installed on the historic structure in the future. The base module of the Allen Guerra project is organically growing in perpetuity to neighboring properties. The concern with the percentage of corrugated material was that it was a functional, commonly used material in the historical context and was found throughout the Arts District. 112 S French ST has a similar corrugated material. The material is allowed per a precedent set by the town. The screening on the north side of the building from the street, the structure is only setback less than 10' from neighboring properties, and therefore additional screening would limit the neighbors' access to their yard, considering a portion of the structure is located on my property. The code doesn't specify how much of the new structure should align with the historical structure, so we decided to use 50% alignment.

- Mr. Leas: If the alignment is an issue, you could relocate the wall by 6 inches and then you would no longer have this issue. (Mr. Edwards: The bump out actually extends about 3 feet beyond the aligned section. The front 12 feet of the addition aligns with the historic structure at the front of the lot, there is a non-historic addition already existing on the rear of the historic structure.)
- Ms. Gort: No questions.
- Mr. Smith: No questions.
- Mr. Guerra: No questions.
- Ms. Propper: I am not bothered by 37.5 and do not have a concern with screening from vegetation.
- Mr. Kulick: Something we didn't catch regarding the metal corrugated siding, section B of policy 5R says that areas within the Historic District should not be reviewed under this code and should actually be regulated by the Historical Designs and Guidelines Handbook. Section 90 of the Handbook allows the use of corrugated metal on a secondary structure and there are several examples of buildings with more than 25% metal within the historic district. 5R would not apply to the project, so the project would only be assigned negative nine points for a cumulative score of negative one points, and the Commission can weigh in

- on the appropriateness of the rusted corrugated metal façade on a building designed to look like an outbuilding.
- Ms. Gort: Is the corrugated going diagonal? (Lee Edwards: No, the metal will go vertically and go across the entire façade. The line shown on the façade is a drawing shortcut.)
- Mr. Giller: Can you further unpack the addition vs outbuilding in relation to alignment? It doesn't meet an alignment, and that is absolute. How can we define this for our review and approval?
- Mr. Kulick: Typical outbuildings were most likely not aligned. The intent of the policy was not to have an addition overpower the original structure.
- Mr. Giller: The reason this project is approved is that there is no visible connection between the buildings. How would we memorialize our interpretation so it would not apply when there is an above-ground connector?
- Mr. Truckey: We can document our intent in the next staff report and add a finding to the Findings and Conditions for the project to ensure that this determination was approved based on no visible connection between the original and the addition.
- Mr. Kulick: Priority Design Standard Four States that we should respect the historic settlement patterns. Site new buildings in such a way that they're arranged on their sites in ways similar to historic buildings in the area. This includes consideration of building setbacks, orientation, and open space. This ensures that secondary structures are behind the primary structure, not to the side or in the front yard. To Mike's point, we should have better alignment, and they are going to a higher standard by not making the connection above grade.

The hearing was opened to public comment. There were no public comments and the comment period was closed.

- Mr. Guerra: I agree with question one with the added finding. I agree with question two. I agree with question three. I have no other concerns and am ready for the final hearing.
- Mr. Smith: I do not agree with it as drawn, but I agree with the discussion of the added finding. I agree with question two. I agree with number three. Yes, they are ready for a final hearing.
- Ms. Gort: I agree with question one. I agree with question two. I agree with the updated point analysis and think it's ready for final hearing.
- Mr. Giller: I do not agree with question one, but I would be okay with the added finding. I agree with question two. I agree with question three. Yes, they are ready for a final hearing.
- Mr. Leas: I agree with question one with the added finding. I agree with question two. I agree with question three. Yes, the project is ready for a final hearing.
- Ms. Propper: Yes, I agree with question one with the added finding. I agree with question two. I agree with question three. No other concerns, this project is ready for a final hearing.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 7:40 pm.

Susan Propper, Chair

Planning Commission Staff Report

Subject: Stillson (Stables Village) Minor Master Plan Amendment
Class C Minor (PL-2026-0129)

Date: June 29, 2026 (For July 7, 2026, meeting)

Project Manager: Caleb A. Swartz, Planner I

Owner: Stables Village Owners Association Inc.

Applicant: Erik Keefe, HOA Property Manager, on behalf Stables Village Owners Association Inc.

Proposal: Amend the split-rail fencing w/ optional wire mesh design for the Stillson (Stables Village) Master Plan. The proposed design amendment will replace the existing split rail design. The need for an amendment arose because the existing design is not produced with materials that meet the Colorado Wildfire Resiliency Code (CWRC) requirement that fences within eight feet of a structure be made of fire-resistant materials. In addition to updating the design to meet the CWRC requirements, the applicant requests to slightly increase the allowed fence height, which remains in line with the Development Code.

Address: 710 Wellington Road

Legal Description: Stables Village Subdivision

Site Area: 29.79 acres

Land Use Districts: Land Use District 46

Existing Conditions: The 9.04-acre workforce housing site is fully built out with 61 units as of 2026. Housing types include single-family, duplex, and triplex homes. The site includes a network of local streets, sidewalks, utility infrastructure, public trails, and adjacent open space. There are currently no installations of split-rail fencing in the neighborhood as homeowners desire to have these amendments in place prior to proceeding with fence construction.

Adjacent Uses: North: Solar farm / public open space / Wellington Road right-of-way
South: Unincorporated Summit County, single family residential Homes
East: Lincoln Park residential subdivision
West: Xcel Energy utility electric power substation and Revetts Landing residential subdivision

Item History

The Town Council approved the Stillson (Stables Village) Master Plan at a Town Project Hearing on April 11, 2023. The 9.04-acre workforce housing site was fully built out with 61 residential units as of Spring 2026. The final unit was recently sold in the summer of 2026. The new homeowners are desiring to install fencing within individual lots, as allowed by the master plan. However, it is evident that the allowed fencing design does not account for the newly adopted CWRC and is not an adequate height for controlling pets. A minor master plan amendment is proposed to address these fencing issues.

Staff Comments

This is a proposal to amend the existing Stillson (Stables Village) Master Plan fencing design standards. The proposed amendments have been reviewed against the Development Code. The proposed amendment modifies the design of the split rail w/ optional wire mesh which is allowed in the rear yard of duplex and single-family lots. This report will cover only those policies relevant to this application and the proposed amendments. Any policies not applicable to this review will be reviewed as appropriate with the separate site-specific development permits at a future date. Additionally, the application requires no changes to the points assessment of the master plan. Separate Class D minor permits are required for fence installations on individual properties.

Fences, Gates and Gateway Entrance Monuments 47/A:

Policy 47 of the Development Code allows fencing in master planned communities on small lots. The existing master plan allows for a 36"-tall, four-rail split rail fence design w/ optional wire mesh. The proposed amendment would allow for a three-rail design with a maximum height of 54", which aligns with the Development Code design standards for pet fencing. The proposed amendment does not modify the locations where split-rail fencing is allowed. The split rail fencing complies with the maximum allowed height of 54" and has a solid-to-void ratio less than the Development Code's maximum solid-to-void ratio of 1:3 for fencing. The added height and reduced rail count accommodates the cementitious board construction of the proposed split rail fencing that complies with the CWRC and Policy 47, which allows for wood-look materials where appropriate. The optional wire mesh for pet containment, is still allowed with the design amendments. The proposed amendment fully complies with Development Code Policy 47A: Fences, Gates and Gateway Entrance Monuments.

Staff Action

The Planning Department has approved the Stillson (Stables Village) Master Plan Minor Amendment, PL-2026-0129, for Stables Village Subdivision, with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

**Stillson (Stables Village) Master Plan Minor Amendment
Stables Village Subdivision
710 Wellington RD
PL-2026-0129**

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **June 29, 2026**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **July 7, 2026** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The Findings and Conditions agreed to under PL-2023-0034 for the Stillson (Stables Village) Master Plan are still in effect and apply to this permit.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **January 7th, 2028**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

- 6. Applicant shall not commence construction of any structure or fencing on site until a Development Permit and any required Building Permits have been issued by the Town's Community Development Department.**
- 7. Applicant shall record with the Summit County Clerk and Recorder a written notice of the approval of the Master Plan Amendment, in a form acceptable to the Town attorney, in order to give notice thereof to all interested parties.**

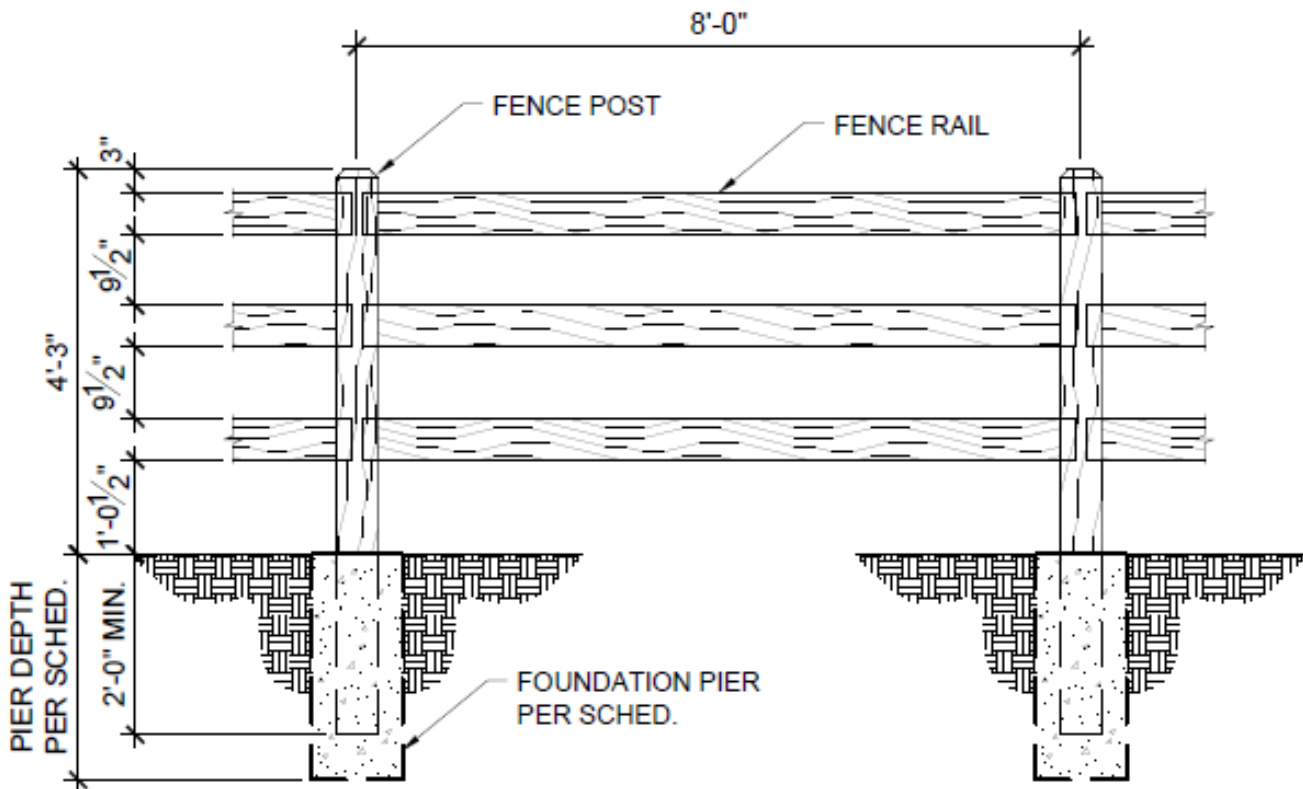
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Stillson (Stables Village) Master Plan Minor Amendment – (7/7/2026)

PL-2026-0129

C. Fencing

There will be two fence types in the community, privacy fencing and split rail fencing designed to the specifications of the Master Plan. Privacy fencing is appropriate where specified in the Master Plan along the northwest site boundary between PA-A and PA-B. Split rail fencing may occur on the footprint property line but will not be doubled up against an adjacent fence. Split rail fencing must begin in the side or rear yard to the limited common element line. If fencing occurs on side yard along an adjacent street, start of fence must be set back 2' from the front street face of building. Front yards shall not be fenced.



Maximum Fence Height: 54"

**(3 RAIL) SPLIT RAIL FENCE
ELEVATION**



**TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT**

Class C Major Single Family Development Staff Report

Project Title:	Gonzalez Residence Addition, 128 Royal Tiger Road	
Proposal:	Construct a 2,833 sq. ft. addition to an existing single family residence with 1,839 sq. ft. of existing density and complete a full exterior remodel. The residence will have six bedrooms, four full bathrooms, two half bathrooms, and a two-vehicle garage. The property will have one interior gas fireplace. New asphalt driveway.	
PC#:	PL-2026-0134	
Project Manager:	Caleb Swartz, Planner I	
Preapplication Meeting Date (REQUIRED):	March 3, 2026	
Date of Report:	June 25, 2026	
Property Owner:	Miguel and Katherine Gonzalez	
Architect:	Brandon Smith, Rooted Architecture LLC	
Proposed Use:	Single Family Residential	
Address:	128 Royal Tiger Road	
Legal Description:	Lot 11, Block 12, Weisshorn Subdivision, Filing #2	
Area of Site in Square Feet:	37,706 sq. ft.	0.86 acres
Existing Site Conditions and History:	This lot contains an existing single family residence with 1,839 sq. ft., originally constructed in 1964. The lot has mature tree coverage and one access point off of Royal Tiger Road. The lot abuts a single family lot to the south and single family residences to the north, east, and west. The lot does not have a platted building envelope. There is a 10' utility easement along the north and east property lines.	
Building Floor Area:	Existing Square Footage	Proposed Square Footage
Lower Level:	1,439 sq. ft.	2,361 sq. ft.
Upper Level:	400 sq. ft.	1,406 sq. ft.
Garage:	0 sq. ft.	905 sq. ft.
Total Livable Density:	1,839 sq. ft.	3,767 sq. ft.
Total Density:	1,839 sq. ft.	4,672 sq. ft.
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD 12	
*Above Ground Density (3A/3R):	Allowed: 8,000 sq. ft.	Proposed: 4,672 sq. ft.
	Bonus: 500 sq. ft.	
F.A.R.	1:0.12 FAR	
*Policy 3A limits the above ground density in certain neighborhoods without building or disturbance envelopes. Weisshorn lots are limited to the smaller of 8,000 sq. ft. or a F.A.R. of 1:4. There is an additional code provision, 9-1-19-3A(I)(3), which authorizes a bonus 500 sq. ft. of density for residences constructed prior to November 11, 2009 which have never had an addition and 80% of the original structure will remain, even if currently over the allowed above ground density. Staff agrees that 80% of the existing structure will be remaining with the proposed addition and remodel, and thus, 128 Royal Tiger RD would be eligible for the 500 sq. ft. bonus. At this time, the applicant is not exceeding the maximum above ground density allowed on the site, and this provision is eligible for a future addition.		
	Existing	Proposed
No. of Main Residence Bedrooms:	3 bedrooms	6 bedrooms
No. of Main Residence Bathrooms:	2.5 bathrooms	5.0 bathrooms
Height (6A/6R):*	25.3 feet overall	
	*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat	
Platted Building/Disturbance /Footprint Envelope?	No Envelope	
Setbacks (9A/9R):	Complies	

Front:	Required: 25'	Proposed: 49' 8"
Side:	Required: 15' (combined 50')	Proposed: 50' 9"
Side:	Required: 15' (combined 50')	Proposed: 44' 6"
Rear:	Required: 15'	Proposed: 32' 8"
Site and Environmental Design (7R):	The proposal complies with Policy 7R.	
Lot Coverage/Open Space (21R):	complies	
Drip line of Building/Non-Permeable Sq. Ft.:	4,800 sq. ft.	12.73%
Hard Surface/Non-Permeable Sq. Ft.:	2,483 sq. ft.	6.59%
Open Space / Permeable:	30,422 sq. ft.	80.68%
Snowstack (13A/13R):	Complies	
Required Square Footage:	621 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	710 sq. ft.	
Parking (18A/18/R):	Complies	
Required:	5 spaces	
Proposed:	5 spaces	
Energy Conservation (33A/33R):	complies	
Outdoor heated space:	NO	
Number of Gas Fired:	1 Gas Fired	
Air Quality (30A/30R):	Complies	
No. of EPA Phase II Wood Burning:	0 Wood Burning	
Architectural Compatibility (5/A & 5/R):	The proposed remodel and addition are architecturally compatible with the existing residence and surrounding neighborhood through the continued use of simple gabled roof forms, natural wood siding, stone veneer, and a subdued earth-tone material palette characteristic of Breckenridge's mountain architecture. The design incorporates varied roof heights, articulated building volumes, and material transitions that reduce the perceived mass of the expanded structure while maintaining a residential scale. Overall, the project successfully modernizes the home while preserving its rustic mountain character and remaining compatible with the architectural context of the Royal Tiger Road neighborhood.	
Exterior Materials and Colors:	<u>Fascia & Trim:</u> Delta Millworks 3X (Color: "Saltflats Barnwood") <u>Primary Siding:</u> Delta Millworks - Acoya 1x6 (Color: "Saltflats Barnwood") <u>Metal Siding:</u> PAC-CLAD Flush 12" (Color: "Baltimore") <u>Stone Veneer:</u> Telluride Stone - Sandstone or equal (Color: Baltimore) <u>Stone Cap / Sill:</u> Telluride Stone or equal (Color: "Baltimore") <u>Doors & Windows:</u> Sierra Pacific or equal (Color: "Charcoal") <u>Roofing:</u> Composite Shake Shingle - Davinci (Color: "Rock Ridge") <u>Accent Roofing:</u> Standing Seam Metal Roofing - Western States Metal (Color: "Matte Patina")	
Landscaping (22A/22R):	Complies	
Defensible Space (22A):	Complies	
Exterior Lighting (9-12):	Complies	Single-Family Residential: Exterior lighting, including recessed can lighting, shall be limited to a total amount equal to two light fixtures per entrance to a structure and a maximum of six additional fixtures on and around the residence that are compliant with all requirements listed in this chapter.
Allowed Number of Fixtures:	20	
Proposed Number of Fixtures:	12	
Driveway Slope:	4.0%	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies, and has not been assigned any positive or negative points under the Relative Policies of the Development Code.	
Staff Action:	Staff has approved the Gonzalez Residence Addition, 128 Royal Tiger Road, PL-2026-0134, showing a passing score of zero (0) points and with the attached Findings and Conditions	

TOWN OF BRECKENRIDGE

Gonzalez Residence Addition
Lot 11 Block 12 Weisshorn Subdivision, Filing # 2
128 Royal Tiger Road
PL-2026-0134

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **June 25, 2026**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **July 7, 2026** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **January 14, 2028**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
5. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
6. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.

7. Applicant shall field locate utility service lines to avoid existing trees.
8. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
13. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating construction fencing installed at the disturbance envelope boundary, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No construction staging is permitted within a public right-of-way without Town permission obtained through a right-of-way permit. If permission is obtained to allow parking within the public right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit. Parking violations noted in this condition may be given one warning, after which the Town will fully enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.
14. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.
15. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.
16. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and

regulations which govern the Town's administration and collection of the impact fee. *Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Building Permit.*

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

17. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
18. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
19. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
20. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
21. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
22. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
23. Applicant shall screen all utilities.
24. **All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts.**
25. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
26. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
27. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and

specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

28. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
29. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.**

(Initial Here)

GONZOLEZ ADDITION

128 Royal Tiger Road - Breckenridge, CO



ROOTED
ARCHITECTURE

SEAL:

NOT FOR CONSTRUCTION

2024/XX/XX

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

GENERAL NOTES

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

2) CODES:
THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION AS ADOPTED BY THE TOWN OF BRECKENRIDGE, COLORADO. CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.

3) FIELD VERIFICATION:
VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.

4) DIMENSIONS:
WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION. PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF WOOD FURRING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR OP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.

5) DISCREPANCIES:
THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE LIMITED ARCHITECTURAL AND ENGINEERING SERVICES. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN DIRECTION FROM THE ARCHITECT.

6) DUTY OF COOPERATION:
RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.

7) CHANGES TO THE WORK:
ANY ITEMS DESCRIBED HEREIN THAT IMPACT PROJECT BUDGET OR TIME SHALL BE REQUESTED FROM THE CONTRACTOR VIA A WRITTEN CHANGE ORDER REQUEST PRIOR TO SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES GENERAL CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.

8) WORKMANSHIP:
IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.

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

10) CONSTRUCTION SAFETY:
THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.

11) EXCAVATION PROCEDURES:
UPON COMPLETION OF ANY EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF FOUNDATION DESIGN. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.

12) FIELD CUTTING OF STRUCTURAL MEMBERS:
THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. REFER TO CURRENT INTERNATIONAL BUILDING CODE, MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

13) EXTERIOR MATERIAL MOCK UP:
THE GENERAL CONTRACTOR SHALL PROVIDE A MOCK UP OF ALL EXTERIOR MATERIALS FOR REVIEW BY THE OWNER, ARCHITECT AND INTERIOR DESIGNER. THIS MOCK UP SHALL BE PROVIDED AND SIGNED OF IN WRITING PRIOR TO ANY EXTERIOR FINISH WORK. THE SAMPLE SHALL INCLUDE FASCIA, TRIM WINDOW CLADDING, AND ALL OTHER EXTERIOR FINISHES INCLUDING 3'X3' SAMPLE OF EXTERIOR STONE WORK. THIS SHALL BE RETAINED ON SITE UNTIL THE FINAL PUNCH LIST IS COMPLETE.

14) WEATHER CONDITIONS:
THE OWNER HAS BEEN ADVISED THAT DUE TO HARSH WINTER CONDITIONS, ROOF AND DECK SURFACES MUST BE MAINTAINED REASONABLY FREE OF ICE AND SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES. ALL ROOFING, ROOFING MEMBRANES, AND WATERPROOFING SHALL BE APPROVED IN WRITING BY PRODUCT MANUFACTURER (W.R. GRACE FOR BITUTHENE, ETC.) PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO PROVIDE THESE WRITTEN APPROVALS REMOVES ALL RESPONSIBILITY FOR THE WORK FROM THE ARCHITECT.

15) BUILDING AREA
BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER USE.

16) PROJECT STAKING
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE ALL BUILDING CORNERS AND DRIVEWAY LOCATION FOR OWNER/ARCHITECT AND DESIGN REVIEW BOARD APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING.

17) SITE DISTURBANCE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION. PROVIDE PROTECTIVE FENCING THROUGHOUT CONSTRUCTION.

18) PROJECT GRADES
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES INCLUDING PAVED AREA SLOPES PRIOR TO POURING ANY FOUNDATIONS. SURVEY WORK SHOULD BE VERIFIED IN DETAIL.

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

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

PROJECT DATA

PROJECT DESCRIPTION:
NEW TWO-STORY SINGLE-FAMILY RESIDENTIAL ADDITION

LEGAL DESCRIPTION:
128 ROYAL TIGER ROAD - BRECKENRIDGE, CO
LOT 11 BLOCK 12 WEISSHORN SUB # 2

USGS DATUMS

GARAGE LEVEL: 98'-10" = 9,704.84' USGS
LOWER LEVEL (EXIST + NEW): 100'-0" = 9,706' +/-USGS
UPPER LEVEL (NEW): 109'-4 3/4" = 9,715.4' USGS

AREAS CALCULATIONS

	FINISHED	UNFINISHED	TOTAL
LOWER LEVEL EXIST	1,439 SF	0 SF	1,439 SF
UPPER LEVEL EXIST	400 SF	0 SF	400 SF
LOWER LEVEL NEW	922 SF	905 SF	1,827 SF
UPPER LEVEL NEW	1,006 SF	0 SF	1,006 SF
TOTAL:	3,767 SF	905 SF	4,672 SF

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

CODE INFORMATION

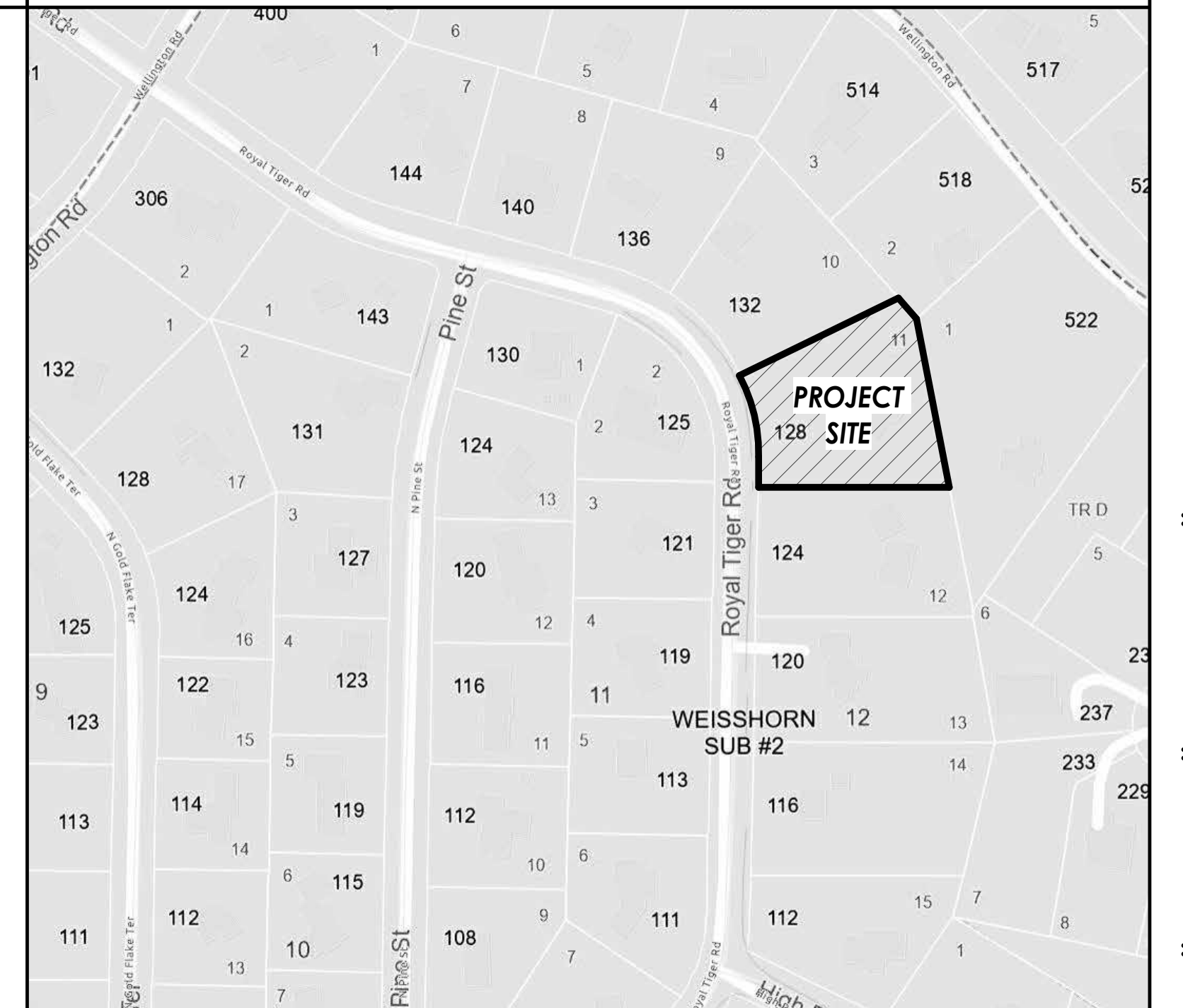
ENERGY REQUIREMENTS

SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE
<u>ARCHITECTURAL</u>		
A0.1	COVER SHEET	2026.06.29
A0.2	SITE PLAN	2026.06.29
A0.3	LANDSCAPE PLAN	2026.06.29
A1.1	FLOOR PLAN - LOWER	2026.06.29
A1.2	FLOOR PLAN - UPPER	2026.06.29
A1.3	ROOF PLAN	2026.06.29
A4.1	EXTERIOR ELEVATIONS	2026.06.29
A4.2	EXTERIOR ELEVATIONS	2026.06.29

STRUCTURAL ENGINEERING

LOCATION MAP



SURVEYOR

SCHMIDT LAND SURVEYING, INC.
LIZ SCHMIDT
LIZ@SCHMIDLANDSURVEYING.COM
970 409-9963

INTERIOR DESIGN

STRUCTURAL ENG.

CONTRACTOR

ARCHITECT

ROOTED ARCHITECTURE, LLC
BRANDON SMITH
BRANDON@ROOTEDARCH.COM
469.363.2821

OWNER

MIGUEL AND KATHERINE GONZOLEZ
KATHERINEMG@GMAIL.COM
561-702-4595

No. Date Revisions

No.	Date	Revisions

Project No: 2025.16
Stage: CLASS C APP
Date: 06.23.2026
Scale: 12" = 1'-0"

DRAWING TITLE:

COVER SHEET

DRAWING NO:

A0.1

NOTES: SITE PLAN

- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- ALL RESIDENTIAL AND COMMERCIAL BUILDINGS SHALL BE GRADED WITH POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS. POSITIVE DRAINAGE IS DEFINED AS A MINIMUM 2% GRADE PERPENDICULAR AWAY FROM THE BUILDING FOUNDATION FOR A MINIMUM OF 10 FEET. WHERE PAVEMENT IS ADJACENT TO A BUILDING, THE MINIMUM SLOPE MAY BE REDUCED TO 1%. DRAINAGE SWALES, DRYWELLS, INFILTRATION FACILITIES, FOUNDATION DRAIN PIPE DAYLIGHTS, DETENTION AND WATER QUALITY FACILITIES, AND ALL OTHER DRAINAGE STRUCTURES SHALL BE A MINIMUM OF 10 FEET FROM THE EDGE OF ANY BUILDING FOUNDATION OR STRUCTURAL ELEMENT. FOUNDATION DRAINS SHALL NOT
- DAYLIGHT IN ROADSIDE DITCHES, ON ADJACENT PARCELS, OR AREAS THAT WILL DRAIN DIRECTLY ONTO ADJACENT PARCELS.
- REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE.
- FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVAL.
- PROTECT REMAINING TREES WITH APPROVED BARRIER DURING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL ZONING AND SUBDIVISION CONDITIONS.
- FINISHED GRADING SHALL BE A MINIMUM OF 6" BELOW FOUNDATION REFERENCE ADOPTED IRC.
- CONTRACTOR TO TRIM OR REMOVE ANY TREES ADJACENT TO BUILDING FOUNDATION AS REQUIRED, VERIFY WITH OWNER PRIOR TO REMOVAL.

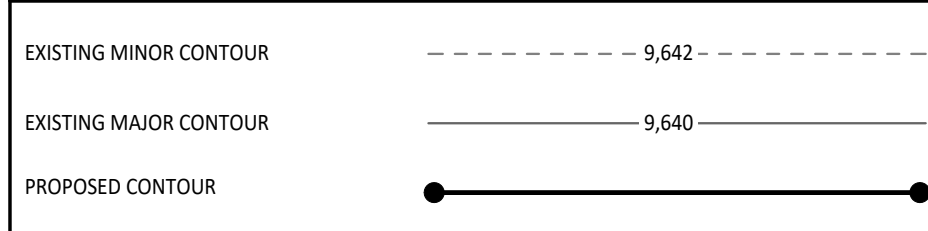
NOTES: DRIVEWAY

- FIRST 20' OF DRIVEWAY NOT TO EXCEED 4% SLOPE AND REMAINING DRIVEWAY NOT TO EXCEED 8% SLOPE. GUEST PARKING AND TURNOUT AREAS NOT TO EXCEED 4% SLOPE. (REFER TO DEVELOPMENT CODE FOR ADDITIONAL REQUIREMENTS)

NOTES: FOUNDATION DRAIN

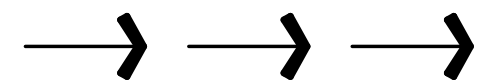
- INSTALL DRAIN TILE (PERFORATED PLASTIC DRAINAGE PIPE) ALONG THE EXTERIOR OF THE FOOTINGS OF BASEMENT OR CRAWLSPACE WALLS TO PROVIDE DRAINAGE AROUND FOUNDATION PERIMETER.
- INSTALL DRAIN PIPE TO SIT OUTSIDE OF, NOT ON TOP OF, THE FOOTINGS AND BELOW THE BOTTOM OF THE CONCRETE SLAB OR CRAWLSPACE FLOOR.
 - LAY THE PIPE WITH ENOUGH SLOPE TO DRAIN TO A NON-PERFORATED PIPE THAT CARRIES THE COLLECTED WATER TO DAYLIGHT, TO A DRYWELL, TO A STORM SEWER IF APPROVED BY THE LOCAL MUNICIPALITY, OR TO A SUMP PUMP THAT WILL TRANSPORT IT TO DAYLIGHT, A STORM SEWER, OR A DRYWELL.
 - LAY THE DRAIN PIPE, PERFORATIONS DOWN, IN A GRAVEL TRENCH WITH AT LEAST 6 INCHES OF ¾-INCH TO 1-INCH WASHED GRAVEL OR STONE ABOVE THE PIPE AND AT LEAST 2 INCHES BELOW (IRC).
 - INSTALL LANDSCAPE FABRIC UNDER, AROUND, AND OVER THE WASHED GRAVEL (IRC). ALTERNATIVELY, USE DRAIN PIPE ENCASED IN A FILTER FABRIC SOCK AND SURROUND THE CLOTH-COVERED PIPE WITH GRAVEL. OR, INSTALL A CODE-APPROVED COMPOSITE FOUNDATION DRAINAGE SYSTEM (CFDS) (IRC).

NOTES: CONTOUR LEGEND



NOTES: SITE DRAINAGE

- CONTRACTOR SHALL PROVIDE PROPER SITE GRADING THAT DIRECTS SURFACE WATER AWAY FROM BUILDING FOUNDATIONS, WALLS AND NEIGHBORING PROPERTIES.
- GRADING AND LANDSCAPING SHOULD BE PLANNED WITH A SURFACE GRADE OF AT LEAST 4% AROUND AND AWAY FROM THE ENTIRE STRUCTURE. REFER TO TOWN OF BRECKENRIDGE DEVELOPMENT CODE FOR SITE DRAINAGE REQUIREMENTS.
- PROPOSED SITE DRAINAGE INDICATED ON SITE PLAN WITH FLOW ARROWS:



LOT COVERAGE CALCULATIONS

	SQUARE FOOTAGE	PERCENTAGE
NEW BUILDING (INCLUDES OVERHANGS)	4,800 SF	12.7%
DECKS, HARDSCAPE, AND DRIVEWAY	2,483 SF	6.5%
OPEN SPACE	30,422 SF	80.8%
TOTAL LOT SIZE:	37,705 SF	100%

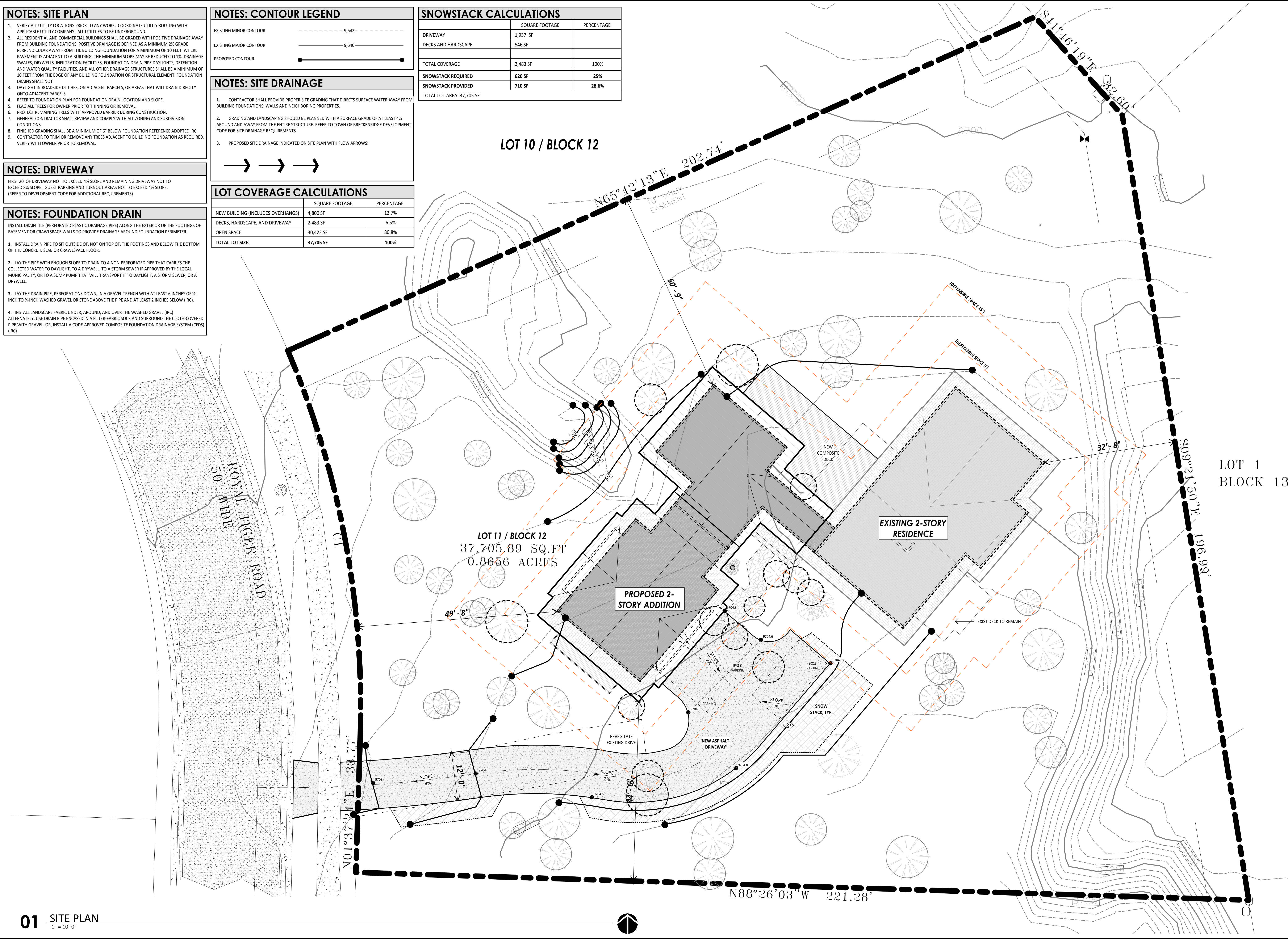
SNOWSTACK CALCULATIONS

	SQUARE FOOTAGE	PERCENTAGE
DRIVEWAY	1,937 SF	
DECKS AND HARDSCAPE	546 SF	
TOTAL COVERAGE	2,483 SF	100%
SNOWSTACK REQUIRED	620 SF	25%
SNOWSTACK PROVIDED	710 SF	28.6%
TOTAL LOT AREA:	37,705 SF	

LOT 10 / BLOCK 12

LOT 11 / BLOCK 12
37,705.89 SQ.FT
0.8656 ACRES

LOT 1
BLOCK 13



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ARCHITECTURE

SEAL:

NOT FOR CONSTRUCTION

2024/XX/XX
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GONZALEZ ADDITION

128 ROYAL TIGER ROAD
BRECKENRIDGE, CO

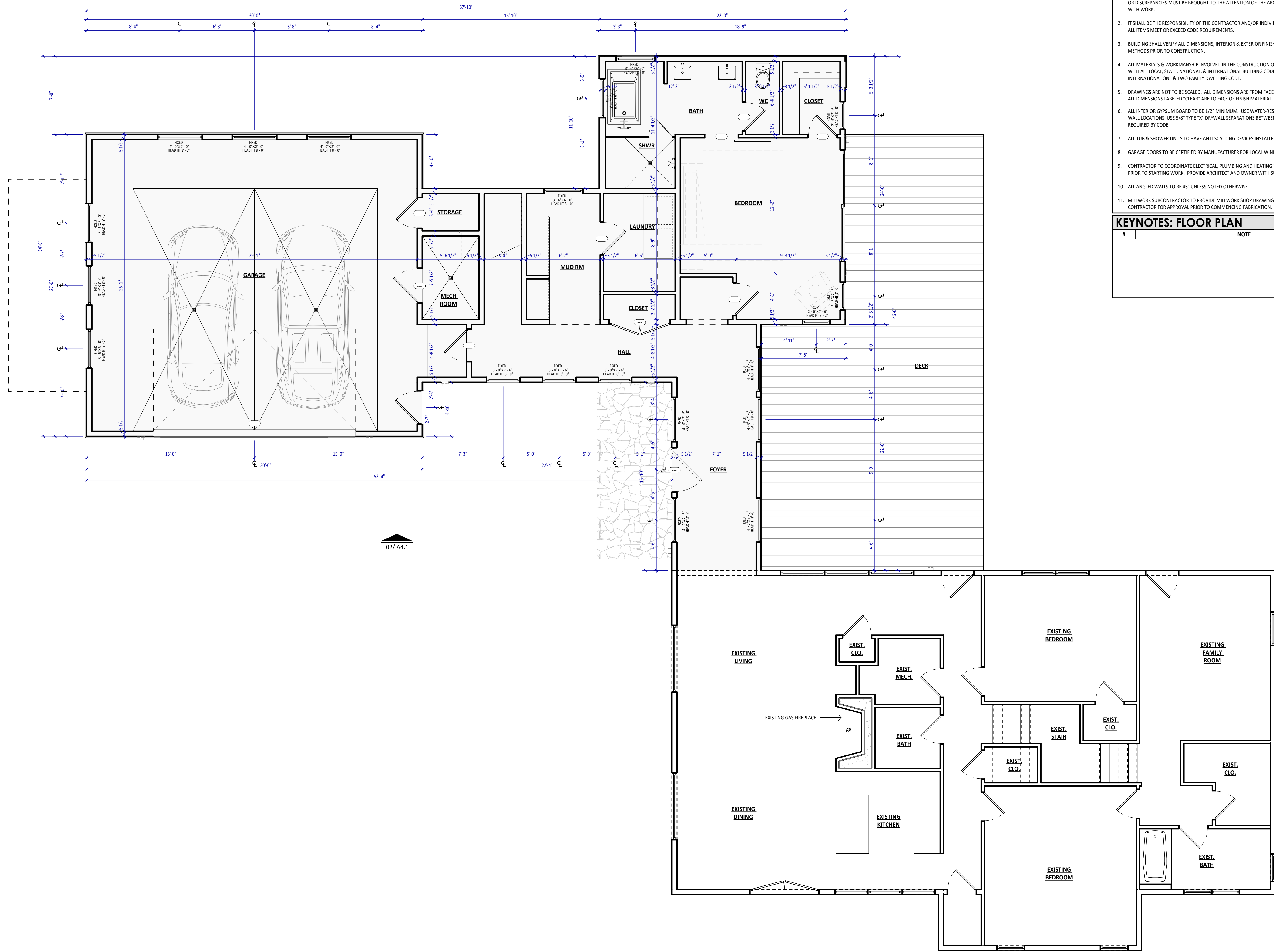
No.	Date	Revisions

Project No: 2025.16
Stage: CLASS C APP
Date: 06.23.2026
Scale: As indicated

DRAWING TITLE:
SITE PLAN

DRAWING NO:

A0.2



NOTES: FLOOR PLAN

1. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY ERRORS OR DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR INDIVIDUAL CONTRACTORS TO SEE THAT ALL ITEMS MEET OR EXCEED CODE REQUIREMENTS.
3. BUILDING SHALL VERIFY ALL DIMENSIONS, INTERIOR & EXTERIOR FINISHES, CONSTRUCTION & FRAMING METHODS PRIOR TO CONSTRUCTION.
4. ALL MATERIALS & WORKMANSHIP INVOLVED IN THE CONSTRUCTION OF THIS PROJECT ARE TO CONFORM WITH ALL LOCAL, STATE, NATIONAL, & INTERNATIONAL BUILDING CODES AS DESCRIBED IN THE INTERNATIONAL ONE & TWO FAMILY DWELLING CODE.
5. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O. ALL DIMENSIONS LABELED "CLEAR" ARE TO FACE OF FINISH MATERIAL.
6. ALL INTERIOR GYPSUM BOARD TO BE 1/2" MINIMUM. USE WATER-RESISTANT GYPSUM BOARD AT ALL WET WALL LOCATIONS. USE 5/8" TYPE "X" DRYWALL SEPARATIONS BETWEEN LIVING SPACES AND GARAGES AS REQUIRED BY CODE.
7. ALL TUB & SHOWER UNITS TO HAVE ANTI-SCALDING DEVICES INSTALLED.
8. GARAGE DOORS TO BE CERTIFIED BY MANUFACTURER FOR LOCAL WIND REQUIREMENTS
9. CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND HEATING WORK WITH SUBCONTRACTORS PRIOR TO STARTING WORK. PROVIDE ARCHITECT AND OWNER WITH SUBMITTALS WHERE APPLICABLE.
10. ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.
11. MILLWORK SUBCONTRACTOR TO PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECTS, OWNER, AND CONTRACTOR FOR APPROVAL PRIOR TO COMMENCING FABRICATION.

KEYNOTES: FLOOR PLAN

#	NOTE

ROOTED ARCHITECTURE

SEAL:

NOT FOR CONSTRUCTION

2024/XX/XX

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GONZALEZ ADDITION
 128 ROYAL TIGER ROAD
 BRECKENRIDGE, CO

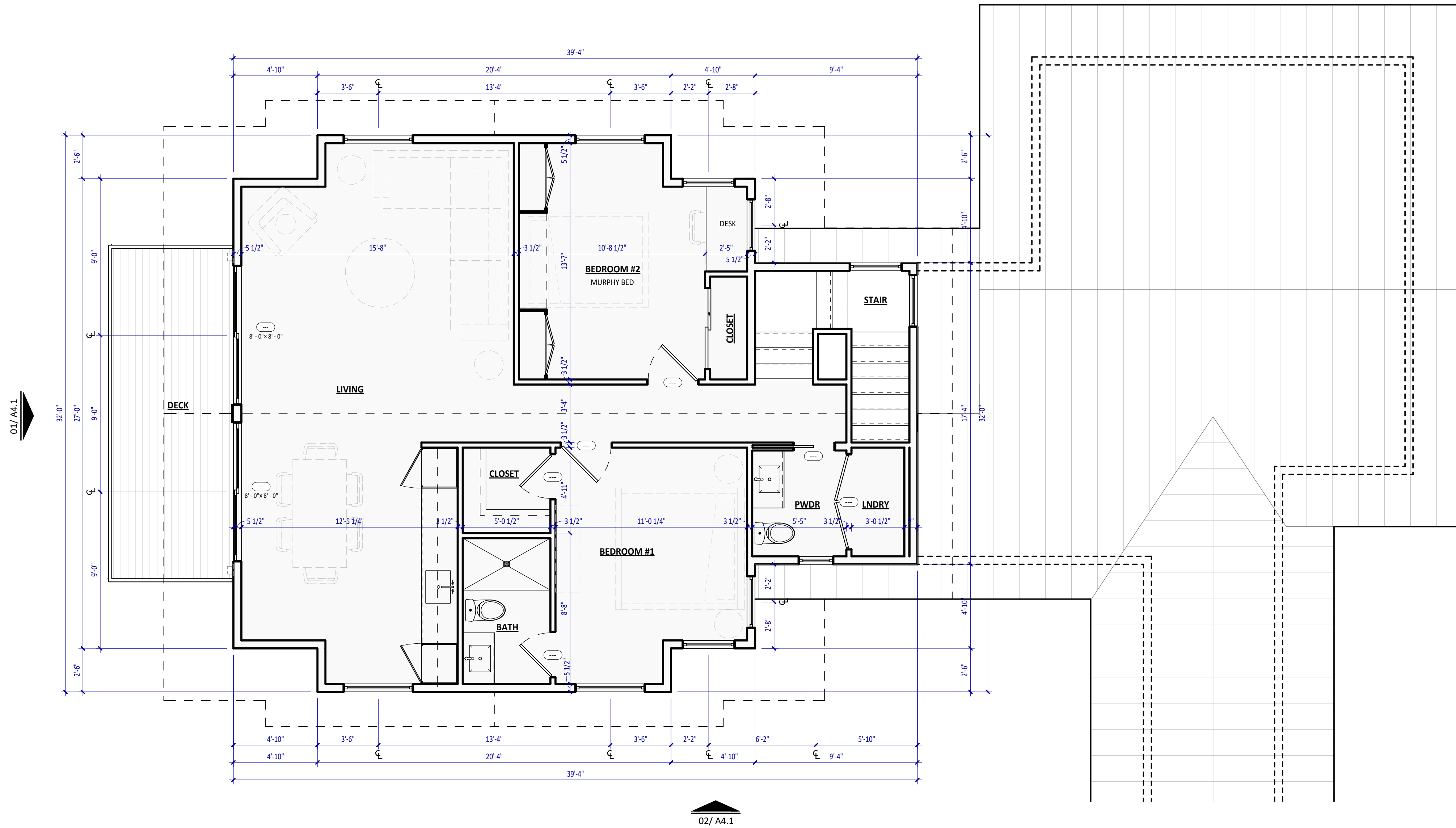
No.	Date	Revisions

Project No: 2025.16
 Stage: CLASS C APP
 Date: 06.23.2026
 Scale: As indicated

DRAWING TITLE:
FLOOR PLAN - LOWER
 DRAWING NO:

01 FLOOR PLAN - LOWER LEVEL ADDITION
 1/4" = 1'-0"

02/A4.2



02/A4.1

NOTES: FLOOR PLAN

1. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY ERRORS OR DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR INDIVIDUAL CONTRACTORS TO SEE THAT ALL ITEMS MEET OR EXCEED CODE REQUIREMENTS.
3. BUILDING SHALL VERIFY ALL DIMENSIONS, INTERIOR & EXTERIOR FINISHES, CONSTRUCTION & FRAMING METHODS PRIOR TO CONSTRUCTION.
4. ALL MATERIALS & WORKMANSHIP INVOLVED IN THE CONSTRUCTION OF THIS PROJECT ARE TO CONFORM WITH ALL LOCAL, STATE, NATIONAL, & INTERNATIONAL BUILDING CODES AS DESCRIBED IN THE INTERNATIONAL ONE & TWO FAMILY DWELLING CODE.
5. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O. ALL DIMENSIONS LABELED "CLEAR" ARE TO FACE OF FINISH MATERIAL.
6. ALL INTERIOR GYPSUM BOARD TO BE 1/2" MINIMUM. USE WATER-RESISTANT GYPSUM BOARD AT ALL WET WALL LOCATIONS. USE 5/8" TYPE "X" DRYWALL SEPARATIONS BETWEEN LIVING SPACES AND GARAGES AS REQUIRED BY CODE.
7. ALL TUB & SHOWER UNITS TO HAVE ANTI-SCALDING DEVICES INSTALLED.
8. GARAGE DOORS TO BE CERTIFIED BY MANUFACTURER FOR LOCAL WIND REQUIREMENTS
9. CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND HEATING WORK WITH SUBCONTRACTORS PRIOR TO STARTING WORK. PROVIDE ARCHITECT AND OWNER WITH SUBMITTALS WHERE APPLICABLE.
10. ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.
11. MILLWORK SUBCONTRACTOR TO PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECTS, OWNER, AND CONTRACTOR FOR APPROVAL PRIOR TO COMMENCING FABRICATION.

KEYNOTES: FLOOR PLAN

#	NOTE



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ARCHITECTURE

SEAL:

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2024/XX/XX

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GONZALEZ ADDITION

128 ROYAL TIGER ROAD
BRECKENRIDGE, CO

No.	Date	Revisions

Project No: 2025.16
 Stage: CLASS C APP
 Date: 06.23.2026
 Scale: As indicated

DRAWING TITLE:
FLOOR PLAN - UPPER

DRAWING NO:

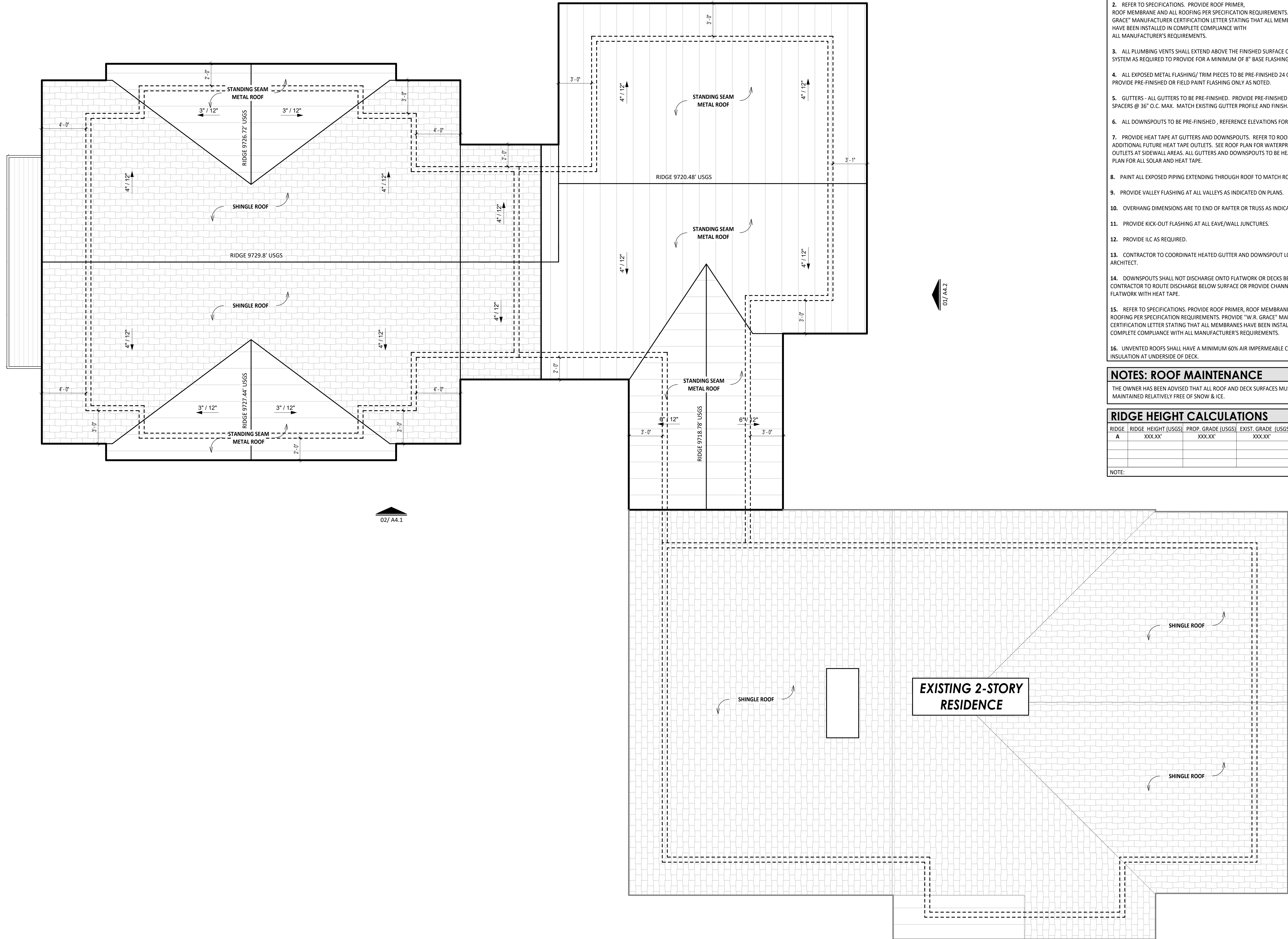


01/A4.1

02/A4.2

02/A4.1

01/A4.2



- NOTES: ROOF PLAN**
- COORDINATE INSTALLATION OF NEW ROOFING WITH OTHER TRADES. REPORT ANY CONFLICTS WITH ITEMS INSTALLED BY OTHER TRADES TO DESIGNER.
 - REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
 - ALL PLUMBING VENTS SHALL EXTEND ABOVE THE FINISHED SURFACE OF THE ROOF SYSTEM AS REQUIRED TO PROVIDE FOR A MINIMUM OF 8" BASE FLASHING.
 - ALL EXPOSED METAL FLASHING/ TRIM PIECES TO BE PRE-FINISHED 24 GA. STL. U.N.O.. PROVIDE PRE-FINISHED OR FIELD PAINT FLASHING ONLY AS NOTED.
 - GUTTERS - ALL GUTTERS TO BE PRE-FINISHED. PROVIDE PRE-FINISHED SUPPORTS AND SPACERS @ 36" O.C. MAX. MATCH EXISTING GUTTER PROFILE AND FINISH.
 - ALL DOWNSPOUTS TO BE PRE-FINISHED, REFERENCE ELEVATIONS FOR LOCATIONS.
 - PROVIDE HEAT TAPE AT GUTTERS AND DOWNSPOUTS. REFER TO ROOF PLAN FOR ADDITIONAL FUTURE HEAT TAPE OUTLETS. SEE ROOF PLAN FOR WATERPROOF OUTLETS AT SIDEWALL AREAS. ALL GUTTERS AND DOWNSPOUTS TO BE HEATED. REFER TO PLAN FOR ALL SOLAR AND HEAT TAPE.
 - PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF
 - PROVIDE VALLEY FLASHING AT ALL VALLEYS AS INDICATED ON PLANS.
 - OVERHANG DIMENSIONS ARE TO END OF RAFTER OR TRUSS AS INDICATED ON PLANS.
 - PROVIDE KICK-OUT FLASHING AT ALL EAVE/WALL JUNCTURES.
 - PROVIDE ILC AS REQUIRED.
 - CONTRACTOR TO COORDINATE HEATED GUTTER AND DOWNSPOUT LOCATIONS WITH ARCHITECT.
 - DOWNSPOUTS SHALL NOT DISCHARGE ONTO FLATWORK OR DECKS BELOW. CONTRACTOR TO ROUTE DISCHARGE BELOW SURFACE OR PROVIDE CHANNEL DRAIN IN FLATWORK WITH HEAT TAPE.
 - REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
 - UNVENTED ROOFS SHALL HAVE A MINIMUM 60% AIR IMPERMEABLE CLOSED CELL INSULATION AT UNDERSIDE OF DECK.

NOTES: ROOF MAINTENANCE

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

RIDGE HEIGHT CALCULATIONS

RIDGE	RIDGE HEIGHT (USGS)	PROP. GRADE (USGS)	EXIST. GRADE (USGS)	ROOF HEIGHT
A	XXX.XX'	XXX.XX'	XXX.XX'	XX.XX'

NOTE:



ROOTED
ARCHITECTURE

SEAL:

NOT FOR CONSTRUCTION

2024/XX/XX
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GONZALEZ ADDITION
128 ROYAL TIGER ROAD
BRECKENRIDGE, CO

No.	Date	Revisions

Project No: 2025.16
Stage: CLASS C APP
Date: 06.23.2026
Scale: As indicated

DRAWING TITLE:
ROOF PLAN

DRAWING NO:

A1.3



MATERIAL SYMBOL	TYPE	NOTES:
(WD-1)	T&G WOOD SIDING	VERTICAL T&G WOOD SIDING PRODUCT SPECIFICATION: DELTA MILLWORKS - ACOYA 1X6 COLOR AND SIZE: SALTFLATS BARNWOOD
(WD-2)	TRIM, FASCIA, AND BEAMS	WOOD TRIM AND FASCIA PRODUCT SPECIFICATION: DELTA MILLWORKS 3X COLOR AND SIZE: SALTFLATS BARNWOOD
(MP-1)	PREFINISHED METAL WALL PANELS	PREFINISHED METAL WALL PANEL PRODUCT SPECIFICATION: PAC-CLAD FLUSH 12" COLOR AND SIZE: MATTE CHARCOAL
(ST-1)	NATURAL STONE VENEER	NATURAL STONE VENEER TELLURIDE STONE - SANDSTONE OR EQUAL COLOR: BALTIMORE
(ST-2)	NATURAL STONE CAP / SILL	NATURAL STONE CAP TELLURIDE STONE OR EQUAL
(M-1)	WINDOW / DOOR CLAD AND FLASHING / FASCIA	WINDOW CLAD / FLASHING / METAL TRIM
(R-1)	STANDING SEAM METAL ROOFING	STANDING SEAM METAL ROOFING WESTERN STATES METAL COLOR: MATTE PATINA
(R-2)	COMPOSITE SHAKE SHINGLE ROOFING	COMPOSITE SHAKE SHINGLE ROOFING DAVINCI COLOR: ROCK RIDGE

NOTE: CONTRACTOR TO PROVIDE PHYSICAL MATERIAL SAMPLE BOARD FOR OWNER / ARCHITECT APPROVAL
ALL MATERIALS TO BE NON REFLECTIVE
ALL MATERIALS SHALL BE APPROVED AND TESTED AS REQUIRED BY THE COLORADO WILDFIRE RESILIENCY CODE.

NOTES: WEATHER RESISTIVE BARRIER

- INSTALL WEATHER RESISTIVE BARRIER IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS AND DETAILS. USE ONLY APPROVED PRODUCTS AND FASTENING METHODS.
- REFERENCE LOCAL AND NATIONAL BUILDING CODES AND REGULATIONS PRIOR TO INSTALLATION. INSTALL PER GOVERNING CODE REQUIREMENTS. NOTIFY ARCHITECT IF ANY CONFLICT ARISES.

NOTES: AIR BARRIER / VAPOR BARRIER

IN COMPLIANCE WITH ENERGY CODE REQUIREMENTS, PROVIDE CONTINUOUS, SOLID AIR BARRIERS OVER ALL INSULATION SURFACES. PROVIDE AIR BARRIERS BEHIND ALL CONCEALED AREAS, SUCH AS TUBS, DROPPED CEILING AREAS, SOFFITS DECORATIVE BEAMS AND STRUCTURAL BEAMS ADJACENT TO THERMAL ENVELOPE WALLS. THESE BARRIERS SHOULD BE COORDINATED AND INSTALLED AT THE TIME OF FRAMING AND MUST BE CONTINUOUS AND UNBROKEN. PROVIDE AIR BARRIERS AND INSULATION AT THE THERMAL ENVELOPE LINE OF ALL CHIMNEYS. AIR BARRIERS CAN BE 6 MIL POLYFILM PLASTIC, DRYWALL OR SOLID SHEATHING. COORDINATE ALL AIR BARRIERS WITH VAPOR BARRIERS AND INSULATION REQUIREMENTS AS OUTLINED IN DIVISION VII. PROVIDE AND SCHEDULE A PRE-MEETING WITH THE ARCHITECT AND FRAMER TO REVIEW THESE REQUIREMENTS PRIOR TO ANY FRAMING WORK.

NOTES: WILDFIRE RESILIENCY REQUIREMENTS

STRUCTURE HARDENING:
BUILDING SHALL BE CONSTRUCTED UTILIZING WILDFIRE-RESISTANT MATERIALS AND ASSEMBLIES AS REQUIRED BY THE COLORADO WILDFIRE RESILIENCY CODE.
ALL EXTERIOR BUILDING COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S TESTED AND LISTED ASSEMBLY REQUIREMENTS. EXTERIOR MATERIALS IDENTIFIED AS IGNITION-RESISTANT, NONCOMBUSTIBLE, OR FIRE-RETARDANT-TREATED SHALL BEAR APPROVED LABELING AND DOCUMENTATION AVAILABLE FOR INSPECTION. FIELD-APPLIED COATINGS, PAINTS, OR TREATMENTS SHALL NOT BE SUBSTITUTED FOR REQUIRED TESTED IGNITION-RESISTANT MATERIALS UNLESS SPECIFICALLY APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

ROOFING:
ROOFING SHALL BE CLASS A FIRE-RATED THROUGHOUT. ROOF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND LISTING DOCUMENTATION. ROOF PENETRATIONS SHALL BE FLASHED AND SEALED TO PREVENT EMBER INTRUSION. ROOF VALLEYS SHALL BE MAINTAINED FREE OF COMBUSTIBLE DEBRIS. GUTTERS AND DOWNSPOUTS SHALL COMPLY WITH CWRC REQUIREMENTS FOR WILDFIRE-PRONE AREAS.

EAVES, SOFFITS, AND OVERHANGS:
EAVES, SOFFITS, FASCIA, AND OVERHANG ASSEMBLIES SHALL COMPLY WITH CWRC STRUCTURE HARDENING REQUIREMENTS. (1) EXPOSED COMBUSTIBLE PROJECTIONS SHALL BE MINIMIZED WHERE PRACTICAL. (2) OPEN EAVE CONSTRUCTION SHALL NOT BE PERMITTED WHERE PROHIBITED BY THE ADOPTED WILDFIRE CLASSIFICATION.

EXTERIOR WALLS:
EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION-RESISTANT, OR OTHERWISE APPROVED FOR THE APPLICABLE WILDFIRE HAZARD CLASSIFICATION. FIBER CEMENT SIDING, MASONRY, STUCCO, METAL CLADDING, OR APPROVED IGNITION-RESISTANT PRODUCTS MAY BE USED WHERE COMPLIANT WITH CWRC REQUIREMENTS. EXTERIOR WALL PENETRATIONS SHALL BE SEALED TO PREVENT EMBER INTRUSION.

WINDOWS AND GLAZING:
EXTERIOR WINDOWS SHALL COMPLY WITH CWRC REQUIREMENTS FOR WILDFIRE EXPOSURE. (1) WINDOWS LOCATED ON WILDFIRE-EXPOSED ELEVATIONS SHALL UTILIZE TEMPERED GLAZING WHERE REQUIRED. (2) MULTI-PANE GLAZING SHALL BE PROVIDED WHERE REQUIRED BY THE APPLICABLE HAZARD CLASSIFICATION.

EXTERIOR DOORS:
EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE, SOLID-CORE, OR OTHERWISE COMPLIANT WITH CWRC REQUIREMENTS. WEATHER STRIPPING SHALL BE INSTALLED AT ALL EXTERIOR DOOR PERIMETERS.

VENTS:
ATTIC, CRAWLSPACE, FOUNDATION, AND ROOF VENTS SHALL COMPLY WITH EMBER-RESISTANT VENT REQUIREMENTS. VENT OPENINGS SHALL BE PROTECTED WITH APPROVED WILDFIRE-RESISTANT ASSEMBLIES AND SCREENING AS REQUIRED BY CODE. ALL VENTS SHALL BE INSTALLED PER TESTED AND LISTED ASSEMBLY REQUIREMENTS.

DECKS, PORCHES, AND APPENDAGES:
DECKING MATERIALS SHALL BE APPROVED IGNITION-RESISTANT, NONCOMBUSTIBLE, OR OTHERWISE COMPLIANT WITH THE ADOPTED WILDFIRE CLASSIFICATION. EXTERIOR STAIRS, LANDINGS, BALCONIES, AND SIMILAR APPENDAGES SHALL COMPLY WITH CWRC REQUIREMENTS. AREAS BENEATH DECKS SHALL COMPLY WITH ENCLOSURE OR IGNITION-RESISTANCE REQUIREMENTS WHERE APPLICABLE. COMBUSTIBLE STORAGE BENEATH DECKS IS PROHIBITED.

UNDERFLOOR AREAS:
CRAWLSPACES AND UNDERFLOOR AREAS SHALL BE ENCLOSED AND PROTECTED AS REQUIRED BY THE ADOPTED WILDFIRE HAZARD CLASSIFICATION. OPENINGS SHALL BE PROTECTED AGAINST EMBER INTRUSION.

GARAGES:
GARAGE EXTERIOR WALLS, DOORS, SOFFITS, AND ROOF ASSEMBLIES SHALL COMPLY WITH WILDFIRE-RESILIENT CONSTRUCTION REQUIREMENTS APPLICABLE TO THE PRIMARY STRUCTURE. WEATHER SEALS SHALL BE INSTALLED AT GARAGE DOOR PERIMETERS TO REDUCE EMBER INTRUSION.



02 SOUTHEAST ELEVATION
1/4" = 1'-0"

SOUTHEAST TOTAL WALL INCLUDING EXISTING: 1,670 SQ FT (METAL SIDING 136 SQ FT / 8%)



01 SOUTHWEST ELEVATION
1/4" = 1'-0"

SOUTHWEST TOTAL WALL INCLUDING EXISTING: 1,112 SQ FT (METAL SIDING 71 SQ FT / 6.4%)

No.	Date	Revisions

Project No: 2025.16
Stage: CLASS C APP
Date: 06.23.2026
Scale: As indicated

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NO:

EXTERIOR FINISH LEGEND		
MATERIAL SYMBOL	TYPE	NOTES:
(WD-1)	T&G WOOD SIDING	VERTICAL T&G WOOD SIDING PRODUCT SPECIFICATION: DELTA MILLWORKS - ACOYA 1X6 COLOR AND SIZE: SALTFLATS BARNWOOD
(WD-2)	TRIM, FASCIA, AND BEAMS	WOOD TRIM AND FASCIA PRODUCT SPECIFICATION: DELTA MILLWORKS 3X COLOR AND SIZE: SALTFLATS BARNWOOD
(MP-1)	PREFINISHED METAL WALL PANELS	PREFINISHED METAL WALL PANEL PRODUCT SPECIFICATION: PAC-CLAD FLUSH 12" COLOR AND SIZE: MATTE CHARCOAL
(ST-1)	NATURAL STONE VENEER	NATURAL STONE VENEER TELLURIDE STONE - SANDSTONE OR EQUAL COLOR: BALTIMORE
(ST-2)	NATURAL STONE CAP / SILL	NATURAL STONE CAP TELLURIDE STONE OR EQUAL
(M-1)	WINDOW / DOOR CLAD AND FLASHING / FASCIA	WINDOW CLAD / FLASHING / METAL TRIM
(R-1)	STANDING SEAM METAL ROOFING	STANDING SEAM METAL ROOFING WESTERN STATES METAL COLOR: MATTE PATINA
(R-2)	COMPOSITE SHAKE SHINGLE ROOFING	COMPOSITE SHAKE SHINGLE ROOFING DAVINCI COLOR: ROCK RIDGE

NOTE: CONTRACTOR TO PROVIDE PHYSICAL MATERIAL SAMPLE BOARD FOR OWNER / ARCHITECT APPROVAL
ALL MATERIALS TO BE NON REFLECTIVE
ALL MATERIALS SHALL BE APPROVED AND TESTED AS REQUIRED BY THE COLORADO WILDFIRE RESILIENCY CODE.

NOTES: WEATHER RESISTIVE BARRIER

1. INSTALL WEATHER RESISTIVE BARRIER IN STRICT COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS AND DETAILS. USE ONLY APPROVED PRODUCTS AND FASTENING METHODS.
2. REFERENCE LOCAL AND NATIONAL BUILDING CODES AND REGULATIONS PRIOR TO INSTALLATION. INSTALL PER GOVERNING CODE REQUIREMENTS. NOTIFY ARCHITECT IF ANY CONFLICT ARISES.

NOTES: AIR BARRIER / VAPOR BARRIER

IN COMPLIANCE WITH ENERGY CODE REQUIREMENTS, PROVIDE CONTINUOUS, SOLID AIR BARRIERS OVER ALL INSULATION SURFACES. PROVIDE AIR BARRIERS BEHIND ALL CONCEALED AREAS, SUCH AS TUBS, DROPPED CEILING AREAS, SOFFITS DECORATIVE BEAMS AND STRUCTURAL BEAMS ADJACENT TO THERMAL ENVELOPE WALLS. THESE BARRIERS SHOULD BE COORDINATED AND INSTALLED AT THE TIME OF FRAMING AND MUST BE CONTINUOUS AND UNBROKEN. PROVIDE AIR BARRIERS AND INSULATION AT THE THERMAL ENVELOPE LINE OF ALL CHIMNEYS. AIR BARRIERS CAN BE 6 MIL POLYFILM PLASTIC, DRYWALL OR SOLID SHEATHING. COORDINATE ALL AIR BARRIERS WITH VAPOR BARRIERS AND INSULATION REQUIREMENTS AS OUTLINED IN DIVISION VII. PROVIDE AND SCHEDULE A PRE-MEETING WITH THE ARCHITECT AND FRAMER TO REVIEW THESE REQUIREMENTS PRIOR TO ANY FRAMING WORK.



02 NORTHWEST ELEVATION
1/4" = 1'-0"

NORTHWEST TOTAL WALL INCLUDING EXISTING: 1,693 SQ FT (METAL SIDING 0 SQ FT / 0%)



01 NORTHEAST ELEVATION
1/4" = 1'-0"

NORTHEAST TOTAL WALL INCLUDING EXISTING: 1,282 SQ FT (METAL SIDING 123 SQ FT / 9.5%)



ROOTED
ARCHITECTURE

SEAL:
NOT FOR CONSTRUCTION
2024/XX/XX

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

GONZALEZ ADDITION
128 ROYAL TIGER ROAD
BRECKENRIDGE, CO

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DRAWING TITLE:
EXTERIOR ELEVATIONS
DRAWING NO:

A4.2