



Planning Commission Regular Meeting

Tuesday, June 3, 2025, 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. PLANNING COMMISSION 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. DUBOIS DUPLEX ADDITION (CC) 20 TIMBER HILL DRIVE; PL-2025-0105

IV. OTHER MATTERS (5:45PM)

- A. STATE OF THE OPEN SPACE REPORT
- B. TOWN COUNCIL SUMMARY

V. ADJOURNMENT (6:15PM)



DuBois Residence
Addition, 20
Timber Hill Dr.



Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the May 6, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the May 20, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

FINAL HEARINGS:

1. Historic Shed Reconstruction (EM), 303 N. Main St. 2A; PL-2024-0354

Ms. Muncy presented a proposal to rebuild the historic shed behind the Williams House that was demolished without a permit in 2022. The following specific question was asked of the Commission:

1. Does the Commission approve relocating the rebuilt shed 26 ft. west of its previous existing location?

Commissioner Questions / Comments:

Ms. Gort: No questions.

Mr. Smith: Where was the original shed location prior to the last relocation? (Ms. Muncy: It's not very clear on Sanborn maps and other older materials. It may have been further north and east prior to moving for the Willoughby Cottage and prior to demolition.)

Mr. Giller: Add north arrow to site map.

Mr. Leas: How was the problem originally discovered? There was a time between the demolition and discovery by staff. (Ms. Muncy: The shed was discovered to have been removed in February 2024, but it was determined to have been demolished in 2022. It was discovered during the shed inventory staff conducted in 2024.) (Mr. Kulick: The timing of removal coincided with construction on an adjacent building which served to conceal the demolition of this structure. Google images revealed a time period when it was removed to be within an approximately two-month period in 2022.) Is there a statute of limitations regarding this provision of the code? (Mr. Kulick: The Town Attorney reviewed staff's recommendation and was comfortable with enforcement of this provision of the code even with the passage of time.) Had the property been sold and the demolition discovered after the sale, would there be a liability to the new owner? (Mr. Kulick: Unless it was something so egregious as to deal with life-safety or impeding adjacent property rights we would not go after the new owner.) (Mr. Truckey: There have been situations where we have gone after the previous owner but it is not an easy task.)

Mr. Guerra: No questions.

Mr. Frechter: No questions.

Applicant Representative, Mr. Lee Edwards, Contractor: Ms. Muncy has covered everything. I do not have anything additional to add.

Ms. Gort: Is the corrugation width of the proposed new metal roof like what was found historically? (Mr. Edwards: Yes, this is a typical width of corrugation that would have been found historically.)

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

Ms. Gort: I feel like we are letting the applicant get away with a lot by allowing them to rebuild and move the project without other penalties. I worry our policies are not strong enough to protect our historic structures.

Mr. Giller: I think the Town has been fair, reasonable, and constructive regarding this project.

Mr. Leas: This is a significant financial impact on this owner. I don't think there should be any other civil or financial penalties because the financial impact of rebuilding is significant.

Mr. Frechter: I agree with relocating the shed since we would have approved that whether it was demolished or not. I reiterate that staff should collaborate with the Summit Daily to publish an article on this project which would serve to educate others in the Town that demolition of historic structures is not permissible and there are penalties for doing so illegally.

Mr. Guerra: No comments. I approve the relocation.

Ms. Propper: I agree with Mr. Leas that the cost is significant and putting something in the Summit Daily is also a good idea.

Mr. Giller made a motion to approve the Historic Shed Reconstruction, seconded by Mr. Smith. The motion passed 7 to 0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:03 pm.

Susan Propper, Vice Chair



TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT

Class C Major Single Family Development Review Staff Report

Project Title:		Dubois Duplex Addition	
Proposal:		A proposal for an addition of 938 sq. ft. to an existing 3,026 sq. ft. duplex residence with five (5) bedrooms, four (4) bathrooms, and a one car garage. The addition proposal includes one (1) bedroom, front porch, entry foyer, living room, and a one (1) car garage. All existing materials will be matched on the addition. One (1) gas connected fireplace is proposed with this application.	
PC#:		PL-2025-0105	
Project Manager:		Clif Cross, Planner II	
PC Meeting Date:		June 3, 2025	
Preapplication Meeting Date (REQUIRED):		April 9, 2025	Clif Cross
Date of Report:		May 30, 2025	
Property Owner:		Karen and Patrick Dubois	
Agent:		David Dubois, Dubois Design+Build	
Proposed Use:		Duplex Residence	
Address:		20 Timber Hill Drive	
Legal Description:		Lot 4-B, Warrior's Mark West Sub #6	
Area of Site in Square Feet:		6,229 sq. ft.	0.143 acres
Existing Site Conditions:		The rectangular shaped lot is bordered by adjacent residential structures and accessed off of Timber Hill Drive from the North. The lot is covered with mature tree growth and shrubs, but does not feature a Building or Disturbance Envelope. There is a Private Access and Utility Easement on the northern portion of the lot for driveway access to the duplex structure. The existing duplex structure was constructed in 1980 and this unit contains five (5) bedrooms and four (4) bathrooms. It is a three level residence with 2,774 sq. ft. of living space and a one (1) car garage with 252 sq. ft. of density. The residence features primarily diagonal natural wood siding and an asphalt shingle roof.	
Area of building:		Proposed Addition Square Footage	Existing Square Footage
Finished Half Level:*			210
Upper Level:		168 sq. ft.	420
Main Level:		385 sq. ft.	1,184 sq. ft.
Lower Level:			960 sq. ft.
Total Livable:		553 sq. ft.	2,774 sq. ft.
Garage and Mechanical:		385 sq. ft.	252 sq. ft.
Total Density:		938 sq. ft.	3,026 sq. ft.
		* Staff finds the finished half story identified by the Summit County Assessor's records is not livable density per the Town of Breckenridge's Definitions. Due to this space not having a ceiling height of five feet (5') or greater, this space is not recognized as density. Additionally, staff finds attics and crawl spaces shall be excluded from calculating the total floor area for density calculations.	
Code Policies (Policy #)			
Land Use District (2A/2R):		30.5	
Density (3A/3R):		Unlimited	Proposed: 3,964 sq. ft.

Above Ground Density (3/A):	1:2.00 or 4,500 sq. ft. (whichever is lesser)	Proposed: 3,964 sq. ft.
	Allowed: 3,114.5 sq. ft.	Allowed with modified calculation: 3,364.5 sq. ft.
	Staff finds the density calculation above includes 250 sq. ft. of additional square footage allowed for Duplexes per 9-1-19-3A(I)(3) & 9-1-19-3A(I)(4).	
F.A.R.	1:1.57 FAR	
	Staff Density Calculation Overview:	
	Proposed Total Density	3,754 sq. ft.
	<i>Belowground Density Exemption</i>	512 sq. ft.
	Proposed Aboveground Density	3,242 sq. ft.
	<i>Finished Half Level Exemption</i>	210 sq. ft.
	Recognized Total Density	3,032 sq. ft.
	Proposed	Existing
No. of Main Residence Bedrooms:	6 bedrooms	5 bedrooms
No. of Main Residence Bathrooms:	4.0 bathrooms	4.0 bathrooms
Height (6A/6R):	34.5 feet overall	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat.		
Lot Coverage/Open Space (21R):		
Drip line of Building/Non-Permeable Sq. Ft.:	2,142 sq. ft.	34.38%
Hard Surface/Non-Permeable Sq. Ft.:	1,619 sq. ft.	25.99%
Open Space / Permeable:	2,468 sq. ft.	39.63%
Snowstack (13A/13R):		
Required Square Footage:	405 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	1,242 sq. ft.	(76.71% of paved surfaces)
Parking (18A/18R):		
Required:	5 spaces	
Proposed:	5 spaces	
Fireplaces (30A/30R):		
Number of Gas Fired:	1 Gas Fired	(All interior fireplaces)
Building/Disturbance Envelope?	None	
Architectural Compatibility (5/A & 5/R):	The proposed architecture and finishes complement the existing array of homes in the neighborhood.	
Exterior Materials and Colors:	See Attached Color/Material Board All Exterior Finishes to match Existing Natural materials. Windows: To Match Existing Wood Siding: To Match Existing in SW "Black Fox" Trim: To Match Existing in SW "Tricorn Black" Stone Veneer: Natural Stone in "Moonlight"	

Roof:	"Onyx Black" Shingle Roof to match existing	
Landscaping (22A/22R): Staff finds that sufficient mature coniferous and deciduous trees exist to provide screening/buffering from the surrounding properties. The applicant is not proposing additional plantings with this project.		
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive drainage away from the residence is proposed.	
Driveway Slope:	No change to existing	
Staff Action:	Staff approves the Dubois Duplex Addition, PL-2025-0105, Lot 4-B, Warrior's Mark West Sub #6, with a passing point analysis of zero (0) points, located at 20 Timber Hill Drive, with the attached Findings and Conditions.	
Additional Findings	6.Staff finds the finished half story identified by the Summit County Assessor's records is not livable density per the Town of Breckenridge's Definitions. Due to this space not having a ceiling height of five feet (5') or greater, this space is not recognized as density. Additionally, staff finds attics and crawl spaces shall be excluded from calculating the total floor area for density calculations.□ 7.Staff finds the project is eligible for 250 sq. ft. of additional density square footage allowed for duplexes with an originating development permit issued prior to November 11, 2009 and where there has been no addition since, per 9-1-19-3A(l)(3) & 9-1-19-3A(l)(4).	
Additional Conditions of Approval:	7. An improvement location certificate of the height of the top of the foundation wall, the top of the second story plate 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.	

TOWN OF BRECKENRIDGE

Dubois Duplex Addition
Lot 4-B, Warriors Mark West #6
20 Timber Hill Drive
PL-2025-0105

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 **May 30, 2025**, 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 **June 3, 2025** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. **Staff finds the finished half story identified by the Summit County Assessor's records is not livable density per the Town of Breckenridge's Definitions. Due to this space not having a ceiling height of five feet (5') or greater, this space is not recognized as density. Additionally, staff finds attics and crawl spaces shall be excluded from calculating the total floor area for density calculations.**
7. **Staff finds the project is eligible for 250 sq. ft. of additional density square footage allowed for duplexes with an originating development permit issued prior to November 11, 2009 and where there has been no addition since, per [9-1-19-3A\(I\)\(3\)](#) & [9-1-19-3A\(I\)\(4\)](#).**

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 **December 10, 2026**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Applicant shall field locate utility service lines to avoid existing trees.
7. **An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.**
8. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
9. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
13. 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.
14. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
15. **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.**
16. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's

water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.

17. **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.**
18. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
20. 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.
21. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
22. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
23. 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.
24. Applicant shall screen all utilities.
25. **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.**
26. 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.
27. 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.

28. 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.**
29. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
30. **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.**
31. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)

A RESUBDIVISION OF
LOT 4, WARRIOR'S MARK WEST
FILING NO. 6
 SUMMIT COUNTY, COLORADO

AREA FOR SNOW
 STACKING

(2)EA OUTSIDE
 PARKING
 SPACES 9'X18'

ALL STORM WATER DRAINS
 TO FRONT OF HOUSE TO
 TIMBER HILL DR.

EXISTING ROCK &
 MULCH

SCALE 1" = 10'

OPEN SPACE COVERAGE
 NON-PERMEABLE SQUARE FOOTAGE:
 6,256
 PERMEABLE SQUARE FOOTAGE: 2,678
 $2,678/6,256 = .428 = 42.8\%$

SNOW STACKING
 AREA TO BE SHOVELED: 1,772 SF
 AREA TO STACK SNOW: 1,364 SF
 $1,364/1,772 = .769 = 76.9\%$

SURVEYOR'S CERTIFICATE

I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 11th DAY OF December, 1980.

RICHARD A. BACKLUND
 COLORADO S.C.S. NO. 10947

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT, BARRY B. BRIDGER AND NATHAN S. GOLDBERG, BEING THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 4
 WARRIOR'S MARK WEST
 FILING NO. 6
 SUMMIT COUNTY, COLORADO

HAVE LAID OUT, PLATTED AND RESUBDIVIDED SAME AS SHOWN ON THIS PLAT.

Barry B. Bridger Nathan S. Goldberg
 BARRY B. BRIDGER NATHAN S. GOLDBERG

ACKNOWLEDGEMENT

STATE OF COLORADO)
 COUNTY OF SUMMIT) ss.

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 1980, BY BARRY B. BRIDGER AND NATHAN S. GOLDBERG.

WITNESS MY HAND AND OFFICIAL SEAL Robert M. Levin IV
 MY COMMISSION EXPIRES: 1/4/83 NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

MOUNTAIN TITLE COMPANY DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DESIGNATORS FREE AND CLEAR OF ALL TAXES, LIENS AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
 DEED OF TRUST RICHARDO August 14, 1980 UNDER RECEIPT NO 210382

DATED THIS 12 DAY OF DECEMBER, 1980.

J. E. R. Serna
 AGENT

PLANNING COMMISSION APPROVAL

THE SUMMIT COUNTY REGIONAL PLANNING COMMISSION DOES HEREBY RECOMMEND THIS RESUBDIVISION PLAT FOR APPROVAL ON THIS DAY OF 19.

Richard A. Backlund
 CHAIRMAN

COUNTY COMMISSIONER'S APPROVAL

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS RESUBDIVISION PLAT AT A MEETING OF SAID BOARD HELD THIS DAY OF Dec 14, 1980.

For C. Brunell
 CHAIRMAN

RECORDER'S ACCEPTANCE

THIS PLAT HAS BEEN ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 18th DAY OF December, 1980 AT 12:38 P.M., AND DULY FILED UNDER RECEIPT NO. 217087.

PROTECTIVE COVENANTS FILED UNDER RECEIPT NO. 217086

Robert M. Levin IV
 SUMMIT COUNTY CLERK AND RECORDER (DEPUTY)

Summit County Govt. - Colorado

DESIGN & CONSTRUCTION NOTES

APPLICATION NOTES:

- SCALE: 1/8" = 1'-0"

DENSITY

	Existing	Proposed
Lower Level	960	00
Main Level	1,184	385
Upper Level	420	168
Finished 1/2	N/A	N/A

Total Livable	2,564	553
Garage	252	385

Total Density	2,816	938
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- ALLOWABLE DENSITY:

3,276 SQFT

- EXISTING DENSITY (+ GARAGE): 2,816

- SUBTRACT LL DENSITY: -512

TOTAL: 2,304 SQFT

DELTA: 972 SQFT

NEW DENSITY (FROM ADDITION)

- LIVABLE SQFT: 553 SQFT

- GARAGE: 385 SQFT

- TOTAL: 938 SQFT

DESIGN NOTES:

ALL EXTERIOR FINISHES TO MATCH EXISTING
NATURAL MATERIALS. EXTERIOR FINISHES TO BE
NATURAL:

- STONE

- SIDING

- WOOD WINDOWS

EXTERIOR FINISHES TO BE PRODUCED

- STEEL RAILING

- TREX DECKING

- SHINGLE ROOF

- GARAGE DOORS

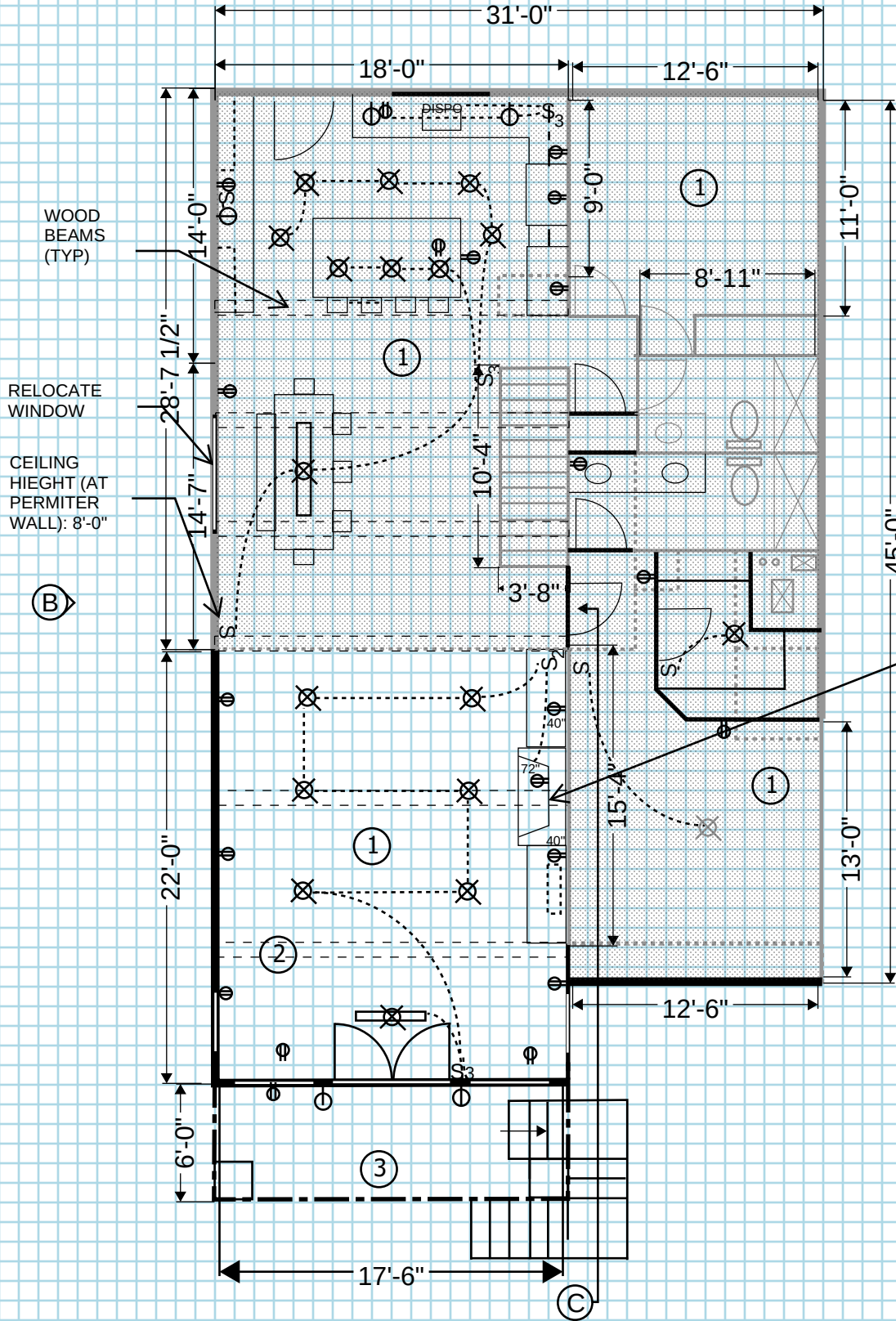
*PLEASE REFERENCE SHEET 5.0 FOR MATERIAL
BOARD.

CONSTRUCTION NOTES:

ALL ITEMS TO BE FIELD VERIFIED. ANY DIMENSIONS
DIFFERENT THAN SHOWN SHALL BE BROUGHT UP TO
CONTRACTOR.

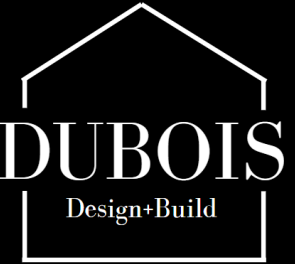
STRUCTURAL DRAWINGS:

PLEASE REFERENCE STRCUTURAL DRAWINGS FOR
FOUNDATION AND STRUCTURE REQUIREMENTS.



FIRST LEVEL

1/8" = 1'-0"



GENERAL NOTES

- IN GENERAL, ALL
EXISTING CEILING
HIEGHTS, ARCH.
LINES, ETC., SHOULD
BE MATCHED FOR THE
NEW ADDITION.
- REFERENCE
STRCUTURAL
DRAWINGS FOR
FOUNDATION,
BUILDING STRUCTURE

KEYNOTES

- ① NEW LVP
- ② WOOD BEAMS
- ③ TREX DECK
- NEW WALLS
- EXISTING WALL
- DEMO WALLS
- EXISTING AREA

DUBOIS RESIDENCE
20 TIMBER HILL DR,
BRECKENRIDGE, CO

PERMIT SET:
5/18/25

SHEET

1.0

Page 13 of 56

GENERAL NOTES

- IN GENERAL, ALL EXISTING CEILING HIEGHTS, ARCH. LINES, ETC., SHOULD BE MATCHED FOR THE NEW ADDITION.
- REFERENCE STRCUTURAL DRAWINGS FOR FOUNDATION, BUILDING STRUCTURE

KEYNOTES

- 1

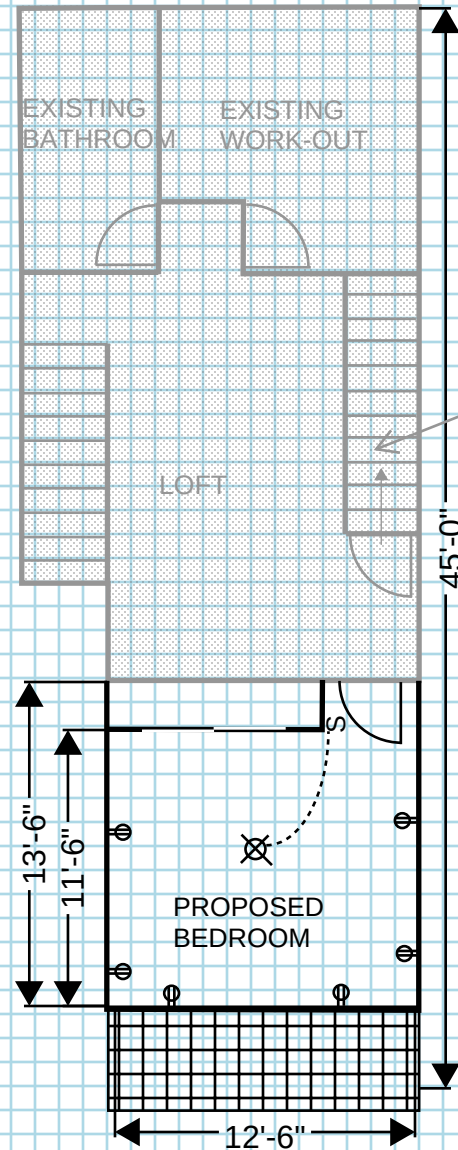
NEW LVP
- 2

WOOD BEAMS
- 3

TREX DECK
- NEW WALLS
- EXISTING WALL
- DEMO WALLS
- EXISTING AREA

DUBOIS RESIDENCE
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5/18/25

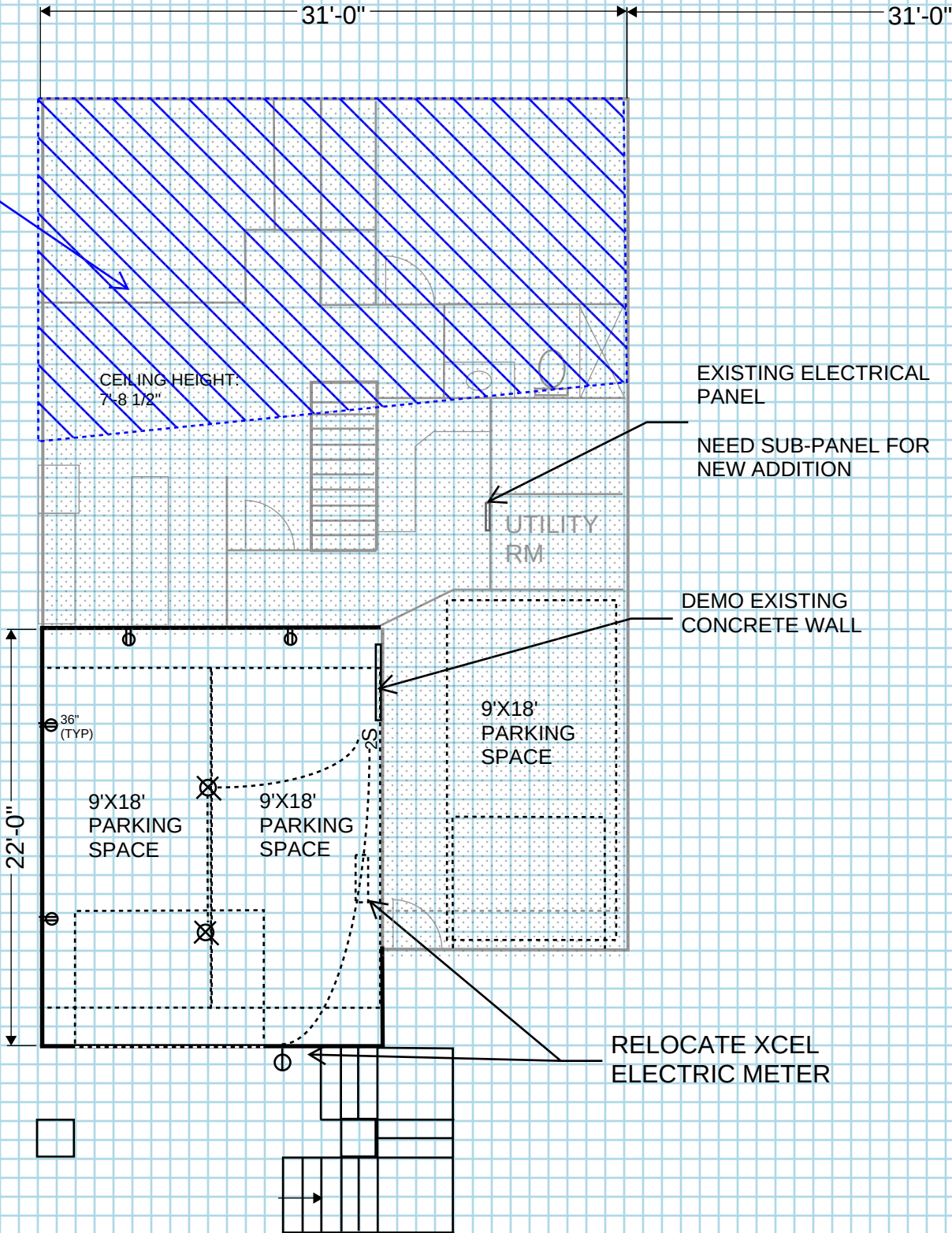


SECOND LEVEL

1/8" = 1'-0"

TOTAL AREA THAT CAN
REDUCED BY TOTAL SQUARE
FOOTAGE DUE TO BELOW
GROUND EXCEPTION
TOTAL: 512SF

ATTIC ACCESS -
CONSIDERED
NON-LIVABLE,
NON-VENTALTED - NOT
TO BE INCLUDED WITH
DENSITY PER MEETING
WITH BUILDING
DEPARTMENT



LOWER LEVEL

1/8" = 1'-0"

GENERAL NOTES

- IN GENERAL, ALL EXISTING CEILING HIEGHTS, ARCH. LINES, ETC., SHOULD BE MATCHED FOR THE NEW ADDITION.
- REFERENCE STRCUTURAL DRAWINGS FOR FOUNDATION, BUILDING STRUCTURE

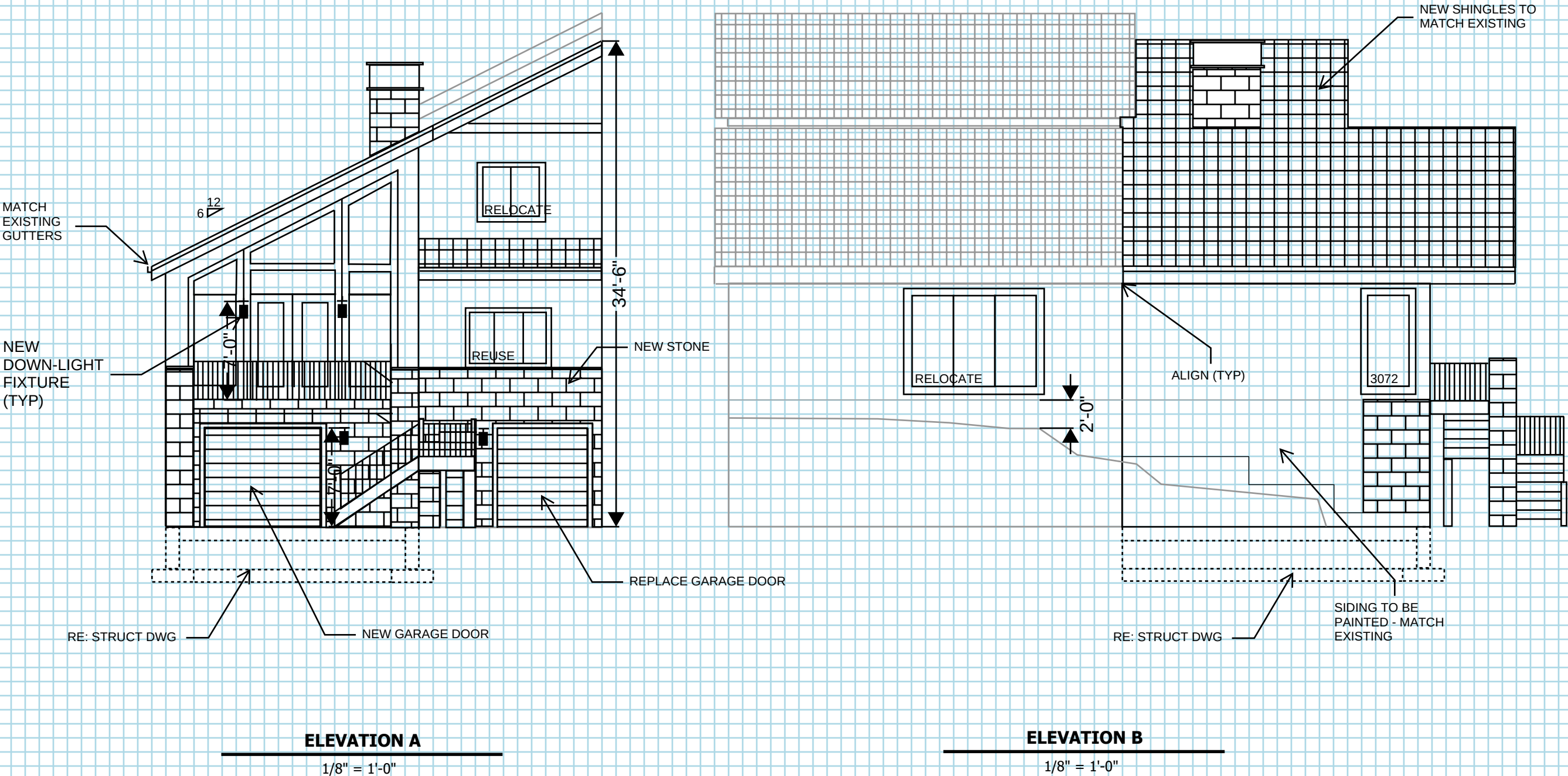
KEYNOTES

- ① NEW LVP
- ② WOOD BEAMS
- ③ TREX DECK
- NEW WALLS
- EXISTING WALL
- DEMO WALLS
- EXISTING AREA

DUBOIS RESIDENCE
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SHEET
3.0
Page 15 of 56



GENERAL NOTES

- IN GENERAL, ALL EXISTING CEILING HIEGHTS, ARCH. LINES, ETC., SHOULD BE MATCHED FOR THE NEW ADDITION.
- REFERENCE STRCUTURAL DRAWINGS FOR FOUNDATION, BUILDING STRUCTURE

KEYNOTES

- ①

NEW LVP
- ②

WOOD BEAMS
- ③

TREX DECK
- NEW WALLS
- EXISTING WALL
-

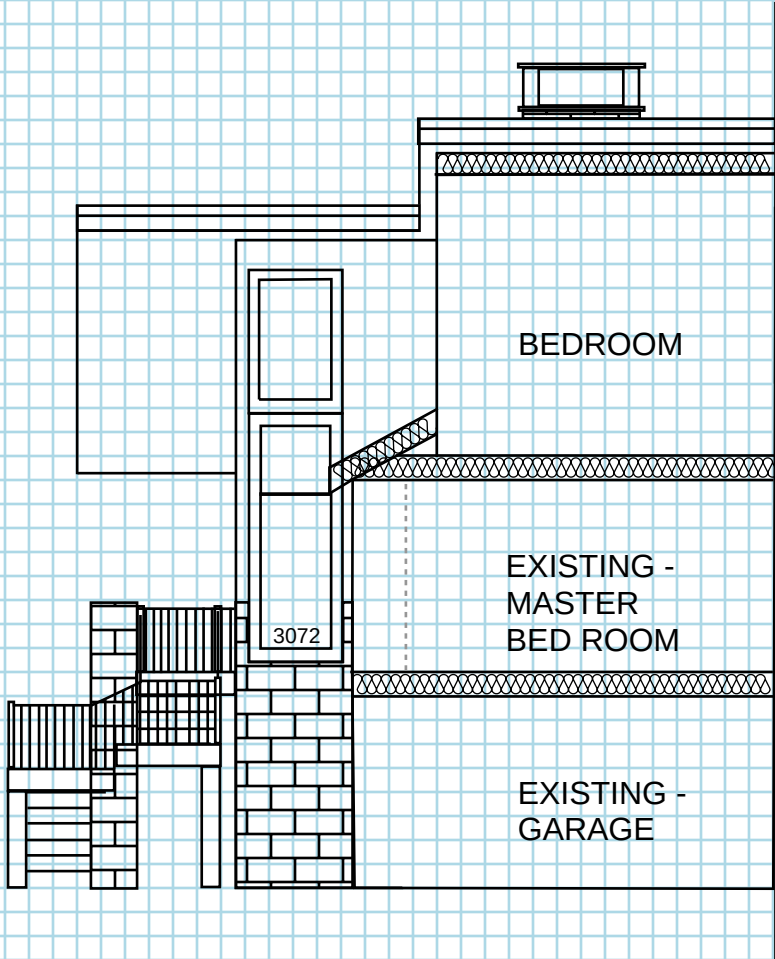
DEMO WALLS
-

EXISTING AREA

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SHEET
4.0
Page 16 of 56



ELEVATION C

1/8" = 1'-0"

PAINT

Sherwin Williams
Tricorn Black
SW 6258

TRIM

Sherwin Williams
Black Fox
SW 7020

WOOD
SIDING

STONE

MOONLIGHT
NATIONWIDE



ROOF



Onyx Black

Black shingle with
blended dark gray and
black granules

TREX DECKING



OUTDOOR LIGHTING



The Great Outdoors City Streets 10" Wide Dark Sky LED
Outdoor Wall Sconce

Model: 73182-66-L | Item: bci4097443

from the [City Streets Collection](#)

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\$194.00

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Width ?



8.5"
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10"
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DUBOIS

Design+Build

DESIGN PLAN

DUBOIS RESIDENCE
20 TIMBER HILL DR,
BRECKENRIDGE, CO

PERMIT SET:
5/18/25

SHEET
5.0
Page 17 of 56

DESIGN CRITERIA:

ROOF LIVE LOAD (SNOW): 90 PSF
FLOOR DEAD LOAD: 15 PSF
FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 15 PSF
DECK DEAD LOAD: 15 PSF
DECK LIVE LOAD: 90 PSF
DECK DEAD LOAD: 15 PSF
WIND (3 SECOND GUST): 115 MPH (EXP. B)
RISK DESIGN CATEGORY: I
SEISMIC DESIGN CATEGORY: DEXMPT
IBC/IRC EDITION: 2021

SPECIAL INSPECTIONS:

- a. SPECIAL INSPECTIONS SHALL BE PROVIDED ACCORDING 2021 IBC CHAPTER 17.
b. SPECIAL INSPECTION SHALL BE PERFORMED ON STEEL MOMENT FRAME PER DETAIL D, E, AND F ON SHEET S4

GENERAL CONSTRUCTION NOTES:

- a. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL.
b. SEE ARCHITECTURAL FOR EXACT DIMENSIONS FOR OPENINGS IN WALLS, ROOF AND FLOOR SYSTEMS.
c. VERIFY ALL MECHANICAL OPENING SIZES AND LOCATIONS WITH MECHANICAL CONTRACTOR.
d. NO PIPES, SLEEVES, ETC. SHALL PASS THROUGH BEAMS OR COLUMNS UNLESS INDICATED ON PLAN.
e. CONTRACTOR SHALL DESIGN, PROVIDE, AND MAINTAIN TEMPORARY BRACING, SHORING, ETC. AND TO STABILIZE STRUCTURAL ELEMENTS DURING CONSTRUCTION. THESE METHODS SHALL REMAIN IN PLACE UNTIL ALL MEMBERS AND FINAL CONNECTIONS HAVE BEEN COMPLETED.
f. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND SAFETY PROVISIONS.
g. THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM DAMAGE DURING CONSTRUCTION.

FOUNDATION DESIGN:

- a. DESIGN OF FOOTING FOUNDATION IS BASED ON AN ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 2000 PSF FOUNDATION AND RETAINING WALLS HAVE BEEN DESIGNED USING AN ASSUMED LATERAL PRESSURE OF 55 PSF.
b. FOOTINGS SHALL BE PLACED ON THE NATURAL UNDISTURBED SOIL, OR COMPACTED STRUCTURAL FILL PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
c. PROVIDE CONTINUOUS FOUNDATION DRAINS AROUND THE PERIMETER OF ALL BASEMENT WALLS AND AT THE BASE OF RETAINING WALLS. CONTACT GEOTECHNICAL ENGINEER FOR DETAILS.
d. BACKFILL AROUND AND ABOVE STRUCTURAL BUTTRESSES AND RETAINING WALLS SHALL BE COMPACTION-TESTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
e. DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL SUPPORTING ELEMENTS (SUCH AS FLOOR FRAMING) ARE IN PLACE AND SECURELY ANCHORED, OR ADEQUATE SHORING IS INSTALLED. CONCURRENT BACKFILLING OF EACH SIDE OF A FREE-STANDING RETAINING WALL TO FINAL GRADES AS INDICATED ON PLAN OR SECTION IS REQUIRED UNLESS TEMPORARY SHORING IS INSTALLED.
f. VERIFY TYPE OF FILL WITH SOILS ENGINEER AND STRUCTURAL ENGINEER PRIOR TO BACKFILLING.

REINFORCED CONCRETE:

- a. ALL CONCRETE DESIGN AND PLACEMENT SHALL BE IN STRICT ACCORDANCE WITH THE ACI "BUILDING CODE REQUIREMENTS FOR REINFORCEMENT CONCRETE", A0318.
b. STRUCTURAL CONCRETE SHALL CONFORM TO A03101 SPECIFICATIONS AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF: FOOTINGS: 3000 PSI, 4" MAX. SLUMP
STEM WALLS/BASEMENT WALLS: 3000 PSI, 4" MAX. SLUMP
INTERIOR FLATWORK: 3500 PSI, 5" MAX. SLUMP
EXTERIOR FLATWORK: 4000 PSI, 5" MAX. SLUMP
c. EXTERIOR EXPOSED CONCRETE SHALL HAVE FROM 5 TO 7% ENTRAINED AIR
d. CONSOLIDATE ALL CONCRETE WITH A VIBRATOR
e. COLD WEATHER CONCRETING PROCEDURES SHALL BE PROVIDED AS RECOMMENDED IN THE ACI MANUAL OF CONCRETE PRACTICE.
f. ANCHOR BOLTS FOR BEAM AND COLUMN BEARING PLATES SHALL BE PLACED WITH SETTING TEMPLATES.
g. EXPANSION BOLTS AND EPOXY ANCHORS SHALL BE LOCATED AT A MINIMUM OF 6 BOLT DIAMETERS FROM CONCRETE EDGE AND SPACED AT A MINIMUM OF 10 BOLT DIAMETERS UNLESS NOTED OTHERWISE.
h. ANCHOR BOLTS FOR WOOD SILL PLATES SHALL BE PLACED AT 4'-0" MAXIMUM SPACING WITH ONE ANCHOR BOLT AT 12" FROM EACH END OR CORNER AND A MINIMUM OF TWO ANCHOR BOLTS PER PIECE.
i. CONCRETE FLOOR SLABS SHALL HAVE SAWN OR TOOLED CONTROL JOINTS AT A MAXIMUM SPACING OF 10'-0" IN EACH DIRECTION. LOCATE CONTROL JOINTS ALONG COLUMN GRID LINES WHERE POSSIBLE AND PROVIDE SLAB ISOLATION JOINTS AROUND COLUMNS.
j. CONCRETE COVERAGE FOR REINFORCING STEEL:
1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
2. CONCRETE EXPOSED TO WEATHER:
A. #5 BAR AND SMALLER: 1 1/2"
B. #6 THROUGH #10 BAR: 2"
3. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
A. SLABS, WALLS, JOISTS (#11 BAR AND SMALLER): 3/4"
B. BEAMS, COLUMNS: 1 1/2"

REINFORCING STEEL:

- a. DETAILING, FABRICATION AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF CONCRETE PRACTICE.
b. EXCEPT WHERE OTHERWISE NOTED ON THE DRAWINGS, REINFORCING BARS SHALL CONFORM TO ASTM SPECIFICATION A615 AND SHALL BE GRADE 60 EXCEPT TIES. FIELD BENT BARS WHERE PERMITTED BY NOTE ON PLAN, OR BARS TO BE WELDED, WHICH SHALL BE GRADE 40.
c. AT SPLICES, LAP BARS 64 DIAMETERS. DO NOT WELD OR USE MECHANICAL SPLICING DEVICES UNLESS SPECIFICALLY APPROVED BY ENGINEER.
d. AT CORNERS, MAKE HORIZONTAL BARS CONTINUOUS OR PROVIDE CORNER BARS. AROUND OPENINGS AND STEPS IN CONCRETE, PROVIDE (2)-#5 BARS EXTENDING 3'-6" BEYOND EDGE OF OPENING OR STEP.
e. EXTEND REINFORCING STEEL A MINIMUM OF 3'-6" THROUGH COLD JOINTS. UNLESS SPECIFICALLY LOCATED ON PLAN OR DETAILS, COORDINATE COLD JOINT LOCATIONS WITH ENGINEER.
f. WELDED WIRE FABRIC SHALL CONFORM TO ASTM SPECIFICATION A-185. LAP WELDED WIRE FABRIC A MINIMUM OF ONE FULL MESH PLUS TWO INCHES. LAPS SHALL BE WIRED TOGETHER.
g. EPOXY ADHESIVE FOR REINFORCING DOMES SHALL BE "HILTI" OR "SIMPSON" OR APPROVED EQUIVALENT ADHESIVE SYSTEMS. MINIMUM EMBEDMENTS, IF NOT SPECIFICALLY INDICATED ON THE DRAWINGS, SHALL BE ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
h. METRIC BAR SIZE CONVERSION TABLE:
METRIC #10 #11 #12 #13 #14 #15 #16 #17 #18 #19 #20 #21 #22 #23 #24 #25 #26 #27 #28 #29 #30 #31
INCH-POUND #3 #4 #5 #6 #7 #8 #9 #10 #11

STRUCTURAL WOOD FRAMING:

- a. EXCEPT WHERE NOTED OTHERWISE, ALL 2" NOMINAL LUMBER, EXCEPT STUDS, SHALL BE DOUGLAS FIR-LARCH #2 AND BETTER, AND ALL SILD TIMBER BEAMS AND POSTS 3" NOMINAL AND WIDER SHALL BE DOUGLAS FIR-LARCH #2.
b. STUDS SHALL BE STUD GRADE AND BETTER DOUGLAS FIR-LARCH OR HEM FIR #2.
c. BUILT-UP POSTS SHALL CONSIST OF DOUGLAS FIR-LARCH OR HEM FIR #2 OR BETTER 2X4 OR 2X6 STUDS PER PLAN AND SHALL BE NAILED TOGETHER WITH 2 ROWS OF 8d NAILS @ 8" ON CENTER ALONG EACH STUD.
d. BUILT-UP BEAMS CONSISTING OF MULTIPLE 2X MEMBERS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 16d NAILS SPACED AT 12" ON CENTER, OR WITH TWO ROWS OF 1/2" DIAMETER THRU-BOLTS SPACED AT 24" ON CENTER.
e. TOP AND BOTTOM PLATES SHALL BE DOUGLAS FIR-LARCH OR HEM FIR #2 AND BETTER. PLATES PLACED DIRECTLY ON CONCRETE WALLS OR SLABS SHALL BE PRESSURE-TREATED HEM FIR #2.
f. LEDGERS ATTACHED TO CONCRETE WALLS SHALL BE TREATED HEM FIR #2, OR IF LVL MATERIAL IS USED, SHALL HAVE A CONTINUOUS WATERPROOF MEMBRANE BETWEEN THE CONCRETE AND THE WOOD.
g. WOOD BEAMS BEARING IN BEAM POCKETS IN CONCRETE OR MASONRY WALLS SHALL BEAR ON A TREATED 2X6 BEARING BLOCK. PROVIDE 3/4" CLEARANCE AROUND END OF WOOD BEAM. BLOCK AGAINST SIDES OF BEAM POCKET WITH TREATED 2X BLOCKING TO PROVIDE LATERAL SUPPORT FOR BEAM.
h. BENEATH SOLID OR BUILT-UP COLUMNS NOTED ON PLANS, BLOCKING OF AREA EQUIVALENT TO COLUMN ABOVE SHALL BE PROVIDED WITH FLOOR JOIST SPACES AND IN WALL SPACES BELOW. DOOR OR WINDOW TRIMMERS CONSISTING OF A SINGLE STUD DO NOT REQUIRE SPECIAL BLOCKING IN THE JOIST SPACE.
i. EXCEPT AS NOTED OTHERWISE, MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED IN THE "FASTENING SCHEDULE" IN THE IBC.
j. BOLTS USED FOR WOOD FRAMING CONNECTIONS SHALL BE INSTALLED WITH STANDARD WASHERS AND NUTS.
k. UNLESS NOTED OTHERWISE, STEEL CONNECTORS SUCH AS THOSE MANUFACTURED BY THE SIMPSON COMPANY SHALL BE USED TO JOIN RAFTERS, JOISTS OR BEAMS TO OTHER BEAMS AT FLUSH-FRAMED CONDITIONS. USE ALL SPECIFIED NAILS. CONNECTIONS SHALL BE NOTED OTHERWISE SHALL UTILIZE TYPE U OR TYPE HU HANGERS OF A SIZE SPECIFICALLY DESIGNED FOR THE MEMBER SUPPORTED, AS SHOWN IN THE MANUFACTURER'S PUBLISHED TABLES. CONTACT STRUCTURAL ENGINEER FOR DETAILS AS REQUIRED.
l. WOOD NALER PLATES INSTALLED ON STEEL BEAMS OR CONCRETE WALLS FOR TOP-FLANGE HANGERS SHALL BE RIPPED TO MATCH THE WIDTH OF THE WALL OR BEAM FLANGE. NALER PLATES SUPPORTING TOP FLANGE HANGERS FROM ONE SIDE ONLY SHALL BE INSTALLED FLUSH WITH THE FACE OF THE WALL OR BEAM FLANGE.
m. MANUFACTURED JOISTS SHALL BE FROM AN APPROVED MANUFACTURER AND SHALL BE EQUIVALENT IN LOAD CARRYING CAPACITY AND DEFLECTION CRITERIA TO THE IBC SERIES JOISTS SHOWN ON PLAN IN THE DEPTHS AND SPACINGS INDICATED ON PLAN. PROVIDE BLOCKING, BRACING, WEB STIFFENERS AND OTHER ACCESSORIES AS REQUIRED BY THE MANUFACTURER.
n. 1X" OSB RIMS SHALL BE APA PERFORMANCE RATED RIM BOARD MATERIAL. 1X" OSB STRUCTURAL SUB-FASCIA MATERIAL SHALL BE EQUIVALENT TO BOISE CASCADE VERSA-STRAND 0.8.
o. LAMINATED VENEER LUMBER (LVL) SHALL BE 1 1/4" WIDE AND HAVE THE FOLLOWING MINIMUM PROPERTIES:
1. FLEXURAL STRESS 2600 PSI
2. MODULUS OF ELASTICITY 1,900,000 PSI
3. TENSION PARALLEL TO GRAIN 1500 PSI
4. COMPRESSION PARALLEL TO GRAIN 2310 PSI
5. COMPRESSION PERPENDICULAR TO GRAIN (PARALLEL TO GLUE LINE) 750 PSI
6. HORIZONTAL SHEAR 285 PSI
7. CONNECTION OF MULTIPLE-MEMBER BEAMS:
A. TOP-LOADED BEAMS:
i. FOR MEMBERS 12" DEEP OR LESS, NAIL EACH MEMBER TO THE NEXT WITH 2 ROWS OF 16d NAILS AT 12" O.C.
ii. FOR MEMBERS GREATER THAN 12" DEEP, NAIL EACH MEMBER TO THE NEXT WITH 3 ROWS OF 16d NAILS AT 12" O.C.
B. SIDE-LOADED BEAMS:
i. FOR TWO OR THREE MEMBER BEAMS, NAIL EACH MEMBER TO THE NEXT WITH 3 ROWS OF 16d NAILS AT 12" O.C.
ii. FOR FOUR MEMBER BEAMS, BOLT THROUGH WITH 2 ROWS OF 1/2" DIAMETER BOLTS AT 12" O.C. DETAIL ON LEV1 OF THRU-BOLTS, USE (2)-ROWS TRUSSLOK SCREWS @ 12" O.C. EACH SIDE (STAGGER FROM EACH OTHER AND STAGGER AT EACH SIDE).
iii. FOR MEMBERS CONSISTING OF MORE THAN FOUR MEMBERS, CONTACT STRUCTURAL ENGINEER.
p. ALL LUMBER USED IN CONSTRUCTION SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
q. UNLESS MADE OF TREATED NATURALLY DECAY-RESISTANT WOOD, ALL DECK BEAMS AND JOISTS (INCLUDING GLUE-LAMS) WIDER THAN 1 1/2" SHALL BE SEALED AND FLASHED AT THE TOP SURFACE PER ARCHITECT.
r. DRIVE PINS SPECIFIED ON PLAN SHALL BE POWDER ACTUATED FASTENERS BY RAMSEY, POWERS, HILTI, OR APPROVED EQUIVALENT. FASTENERS AND LOAD SIZE SHALL BE DETERMINED ACCORDING TO MANUFACTURERS RECOMMENDATIONS FOR MATERIALS BEING USED.
s. FRAMING WALLS:
1. EXTERIOR WALLS:
A. ALL EXTERIOR WALLS ARE 2X6 STUDS @ 16" O.C. TO A MAXIMUM HEIGHT OF 12'-8", 2X6 STUDS @ 12" O.C. TO A MAXIMUM HEIGHT OF 14'-6", AND (2)-2X6 STUDS @ 16" O.C. TO A MAXIMUM HEIGHT OF 17'-4" UNLESS OTHERWISE NOTED. WALLS TALLER THAN 17'-4" SHALL BE FRAMED WITH MANUFACTURED LAMINATED STUDS. CONTACT ENGINEER FOR SPACING REQUIREMENTS. IF NOT INDICATED ON PLAN, CAP WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. IF OVERLAP IS NOT POSSIBLE, STRAP TOP PLATES WITH METAL STRAP TIES (SIMPSON ST292 OR EQUIVALENT).
B. GABLE-END WALLS SHALL BE BALLOON-FRAMED TO THE BOTTOM OF RAFTERS OR END-WALL TRUSSES UNLESS APPROVED BY ENGINEER.
C. FLOOR OR ROOF FRAMING MEMBERS MUST BE ALIGNED TO BEAR WITHIN 5 INCHES OF THE STUDS BENEATH.
D. PROVIDE 3/4" THICK APA RATED SHEATHING (PLYWOOD OR OSB) RATED 32/16, EXPOSURE 1, AT EXTERIOR FACE OF EXTERIOR WALLS. BLOCK ALL HORIZONTAL JOINTS AND NAIL PANELS WITH 8d X 2" NAILS AT 6" MAXIMUM SPACING ALONG PANEL EDGES AND AT 12" MAXIMUM SPACING ALONG INTERMEDIATE SUPPORTS.
2. INTERIOR LOAD BEARING WALLS:
A. INTERIOR LOAD BEARING WALLS ARE 2X4 OR 2X6 STUDS (AS INDICATED ON PLAN) @ 16" O.C. WITH 8" GYPSUM WALLBOARD FASTENED WITH #6 X 1 1/4" DRYWALL SCREWS AT 4" MAXIMUM SPACING ALONG PANEL EDGES AND AT 16" MAXIMUM SPACING ALONG INTERMEDIATE SUPPORTS AT BOTH SIDES OF WALL, UNLESS NOTED OTHERWISE. BLOCK ALL HORIZONTAL JOINTS. CAP WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. IF OVERLAP IS NOT POSSIBLE, STRAP TOP PLATES WITH METAL STRAP TIES (SIMPSON ST292 OR EQUIVALENT).
B. FLOOR OR ROOF FRAMING MEMBERS MUST BE ALIGNED TO BEAR WITHIN 5 INCHES OF THE STUDS BENEATH.
C. PROVIDE (2)-2X10 HEADERS OVER ALL OPENINGS IN WALL, WITH ONE 2X4 OR 2X6 TRIMMER AND ONE 2X4 OR 2X6 KING STUD EACH END, UNLESS NOTED OTHERWISE.
D. AT BEAM BEARING LOCATIONS IN STUD WALLS, PROVIDE MULTIPLE-STEP POSTS EQUAL TO WIDTH OF BEARING MEMBER UNLESS NOTED OTHERWISE.
3. FLOOR CONSTRUCTION:
A. PROVIDE 3/4" THICK APA RATED STURDIORFLOOR RATED AT 24" O.C., TONGUE AND GROOVE, EXPOSURE 1. GLUE AND NAIL PANELS TO ALL SUPPORTS WITH 8d NAILS SPACED AT 6" ALONG PANEL EDGES AND AT 12" MAXIMUM SPACING ALONG INTERMEDIATE SUPPORTS. INSTALL SHEATHING WITH LONG DIMENSION PERPENDICULAR TO JOISTS AND END JOINTS STAGGERED.
B. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS AT ALL BEARING LOCATIONS. BLOCKING MATERIAL SHALL MATCH THE FLOOR JOIST MATERIAL.
4. ROOF CONSTRUCTION:
A. PROVIDE 3/4" THICK APA PLYWOOD SHEATHING RATED 40/20, EXPOSURE 1. INSTALL SHEATHING WITH LONG DIMENSION PERPENDICULAR TO RAFTERS OR TRUSSES AND END JOINTS STAGGERED. NAIL WITH 8d NAILS SPACED AT 6" ALONG PANEL EDGES AND AT 12" ALONG INTERMEDIATE SUPPORTS.
B. PLYWOOD SHEATHING SHALL BE APPLIED CONTINUOUSLY OVER THE PRIMARY ROOF MEMBERS (RAFTERS OR TRUSSES) BELOW OVERFRAMED AREAS TO PROVIDE ADEQUATE LATERAL STABILITY.
C. PROVIDE WIND/SEISMIC ANCHORS AND SUPPORTS FOR ALL ROOF JOISTS AND TRUSSED RAFTERS. SEE NAILING SCHEDULE.
D. PROVIDE SOLID BLOCKING BETWEEN ROOF RAFTERS, TRUSSES AND LOOKOUTS AT ALL BEARING LOCATIONS. BLOCKING MATERIAL SHALL MATCH RAFTER, TRUSS CHORD, OR LOOKOUT MATERIAL.
5. WIND BRACING:
A. WALLS OVER 4 FEET LONG WHICH ARE SHEATHED WITH GYPSUM WALLBOARD ON BOTH FACES AND ARE INDICATED AS SHEAR WALLS ON PLAN HAVE BEEN DESIGNED TO RESIST WIND FORCES IN ACCORDANCE OF THE 2021 IBC.
B. AT INTERIOR SHEAR WALLS, BLOCK ALL HORIZONTAL JOINTS AND SCREW 8" GYPSUM WALLBOARD WITH #6 X 1 1/4" DRYWALL SCREWS AT 4" MAX. SPACING ALONG WALL EDGES AND AT 16" MAX. SPACING ALONG INTERMEDIATE SUPPORTS AT BOTH SIDES OF WALL, UNLESS OTHERWISE NOTED.
C. EXTERIOR PLYWOOD OR OSB WALL SHEATHING IS REQUIRED UNLESS SPECIFICALLY DELETED BY ENGINEER.

STRUCTURAL STEEL:

- a. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICE.
b. STRUCTURAL STEEL W SHAPES SHALL BE ASTM A992. OTHER ROLLED SHAPES, INCLUDING PLATES AND ANGLES SHALL BE ASTM A36. ROUND OR RECTANGULAR HSS SHAPES SHALL BE ASTM A500 GRADE B.
c. ALL BOLTS USED IN STEEL FRAMING SHALL CONFORM TO ASTM SPECIFICATION A325. ANCHOR BOLTS AND BOLTS USED IN TIMBER CONNECTIONS MAY BE ASTM A307. BOLT SIZES SHALL BE 3/4" UNLESS NOTED OTHERWISE.
d. TYPICAL FRAMED BEAM CONNECTIONS SHALL CONSIST OF PAIRS OF 45° ANGLES USING THE MAXIMUM NUMBER OF 3/4" BOLTS CALLED FOR IN TABLE 10-1 OR COMBINATION BOLTS AND WELDS IN TABLE 10-2 OF THE ALSO MANUAL (SIXTEENTH EDITION).

- a. EXPANSION BOLTS SHALL BE WEDGE TYPE "HILTI" OR "RAMM" OR "SIMPSON", OR APPROVED EQUIVALENT WITH THE FOLLOWING MINIMUM EMBEDMENTS:
1. 3/4" @ 25"
2. 3/8" @ 3"
3. 3/16" @ 4"
f. EPOXY ANCHORS CALLED FOR ON THE DRAWINGS SHALL BE "EPOXY" OR "RAMM" OR "SIMPSON" OR APPROVED EQUIVALENT ANCHOR SYSTEMS. MINIMUM EMBEDMENTS, IF NOT SPECIFICALLY INDICATED ON THE DRAWINGS, SHALL BE 3/4" FILLET WELDS ACROSS THE FULL LENGTH OF THE JOINT.
g. ALL WELDING SHALL BE DONE BY AN AWS QUALIFIED WELDER. WELDS NOT SPECIFICALLY INDICATED SHALL BE 3/4" FILLET WELDS ACROSS THE FULL LENGTH OF THE JOINT.
h. WHERE CORROSION CONDITIONS EXIST, STEEL ANGLES THAT ARE USED TO SUPPORT EXTERIOR STONE VENEER SHALL BE GALVANIZED AND SHALL BE ATTACHED TO THE FOUNDATION WITH GALVANIZED OR STAINLESS STEEL EXPANSION ANCHORS.
i. ALL GROUT BENEATH COLUMN BASE PLATES AND STEEL BEAMS AT BEARING SHALL BE NON-SHRINK, NON-METALLIC TYPE GROUT. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.

STONE/BRICK VENEER:

- a. ANCHORED STONE OR BRICK VENEER AND ITS ATTACHMENTS SHALL CONFORM TO IBC SECTION 1404.7 WITH A WIRE TIE TO THE STRUCTURAL BACKING FOR EVERY 2 SQUARE FEET OF VENEER.
b. UNLESS NOTED OTHERWISE, PROVIDE LOOSE LITELS OVER OPENINGS AS FOLLOWS, ONE ANGLE FOR EACH 4" OF WALL THICKNESS, LONG LEG VERTICAL, TO BEAR 4" MINIMUM EACH END:
1. OPENINGS 4'-1" TO 6'-0" 3/4" X 3/4" X 1/4"
2. OPENINGS 4'-1" TO 6'-0" 4" X 3/4" X 1/4"
3. OPENINGS 6'-1" TO 8'-0" 5" X 3/4" X 1/4"
4. OPENINGS 8'-1" TO 10'-0" 6" X 3/4" X 1/4"
(MULTIPLE ANGLES SHALL BE ORIENTED BACK-TO-BACK)
c. STONE OR BRICK VENEER SHALL BE SUPPORTED ON DRY-STACK CMU UNITS TO THE FOUNDATION, OR PROVIDE STEEL ANGLE SUPPORT PER DETAILS ON THE DRAWINGS.

GENERAL REQUIREMENTS:

- a. STRUCTURAL ERECTION AND BRACING: THE STRUCTURAL DRAWINGS ILLUSTRATE THE COMPLETED STRUCTURE WITH ALL ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED AND BRACED. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PROVIDE SHORING AND BRACING AS MAY BE REQUIRED DURING CONSTRUCTION TO ACHIEVE THE FINAL COMPLETED STRUCTURE. CONTACT STRUCTURAL ENGINEER FOR CONSULTATION (NOT IN CONTRACT) AS REQUIRED.
b. SHOP DRAWINGS: SUBMIT SHOP AND ERECTION DRAWINGS FOR STRUCTURAL STEEL, MISCELLANEOUS STEEL, STEEL JOISTS AND ORDERS, STEEL DECK, MASONRY REINFORCING STEEL, WOOD TRUSSES, MANUFACTURED WOOD JOISTS AND GLUE-LAM BEAMS TO ENGINEER FOR REVIEW PRIOR TO FABRICATION. THIS REVIEW IS FOR GENERAL COMPLIANCE WITH THE INTENT OF THE STRUCTURAL DESIGN. THE ARCHITECT AND/OR CONTRACTOR ARE RESPONSIBLE FOR CHECKING QUANTITIES, DIMENSIONS AND COORDINATION WITH OTHER TRADES.
c. DIMENSIONS: CHECK ALL DIMENSIONS AGAINST ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
d. CONSTRUCTION PRACTICES: GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR CONSTRUCTION OF THIS PROJECT. NOTIFY STRUCTURAL ENGINEER OF OMISSIONS OR CONFLICTS BETWEEN THE WORKING DRAWINGS AND EXISTING CONDITIONS. COORDINATE REQUIREMENTS FOR MECHANICAL/ELECTRICAL/PLUMBING PENETRATIONS THROUGH STRUCTURAL ELEMENTS WITH STRUCTURAL ENGINEER. JOISTE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL METHODS USED FOR CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC/IRC.
e. DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CONSTRUCTED IN A MANNER SIMILAR TO THE DETAILS THAT ARE SHOWN FOR LIKE CONDITIONS. THESE ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER AS SOON AS POSSIBLE FOR APPROVAL. APPROVAL SHALL BE OBTAINED PRIOR TO INSTALLATION.
f. ALL WATERPROOFING AND FLASHING IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR.
g. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE STRUCTURAL ENGINEER AT THE APPROPRIATE TIME TO PERFORM SITE OBSERVATION VISITS. OBSERVATION VISITS BY THE ENGINEER ARE FOR DETERMINATION OF GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND SHALL NOT BE CONSTRUED AS INSPECTION.
h. THOUGH EVERY EFFORT IS MADE TO PROVIDE A COMPLETE AND CLEAR SET OF CONSTRUCTION DOCUMENTS, DISCREPANCIES OR OMISSIONS MAY OCCUR. RELEASE OF THESE DRAWINGS ANTICIPATES COOPERATION AND CONTINUED COMMUNICATION BETWEEN THE CONTRACTOR, ARCHITECT AND ENGINEER TO PROVIDE THE BEST POSSIBLE STRUCTURE. THESE DRAWINGS HAVE BEEN PREPARED FOR THE USE OF A QUALIFIED CONTRACTOR EXPERIENCED IN THE CONSTRUCTION TECHNIQUES AND SYSTEMS DEPICTED.
i. EXISTING STRUCTURES: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS, ELEVATIONS, FRAMING, FOUNDATION AND ANYTHING ELSE THAT MAY AFFECT THE WORK SHOWN ON THE DRAWINGS. UNDERPINNING, SHORING AND BRACING OF EXISTING STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2021 IBC FASTENING SCHEDULE*		
*THIS IS A PARTIAL SCHEDULE. SEE IBC TABLE 2304.10.2 FOR FULL SCHEDULE		
CONNECTION	FASTENINGS ^{a,b}	
Joist to sill or girder	3-8d common 3"x0.131" nail 3"-3" 14 gage staple	toenail
Bridging to joist	2-8d common 2-3"x0.131" nail 2"-3" 14 gage staple	toe nail ea. end
Sole $\frac{1}{2}$ " to joist or blocking	16d @ 16" o.c. 3"x0.131" nail @ 8" o.c. 3" 14 gage staple @ 12" o.c.	typical face nail
Sole $\frac{1}{2}$ " to joist or blocking @ braced wall panel	2-16d per 16" 4-3"x0.131" nail per 16" 5" 14 gage staple per 16"	braced wall panels
Top $\frac{1}{2}$ " to stud	2-16d common 3-3"x0.131" nail 3"-3" 14 gage staple	end nail
Stud to sole $\frac{1}{2}$ "	4-8d common 4-3"x0.131" nail 3"-3" 14 gage staple	toe nail end nail
Double studs	2-16d common 3-3"x0.131" nail 3"-3" 14 gage staple	face nail
Double top $\frac{1}{2}$ "s	16d @ 24" o.c. 3"x0.131" nail @ 8" o.c. 3" 14 gage staple @ 8" o.c.	typical face nail
Blocking btwn. joists or rafters to top $\frac{1}{2}$ "	16d @ 16" o.c. 3"x0.131" nail @ 8" o.c. 3" 14 gage staple @ 12" o.c.	lap splice
Rim joist to top $\frac{1}{2}$ "	8d @ 6" o.c. 3"x0.131" nail @ 6" o.c. 3" 14 gage staple @ 6" o.c.	toenail
Top plates, laps & intersections	2-16d common 3-3"x0.131" nail 3"-3" 14 gage staple	face nail
Continuous header, two pieces	16d common	16" o.c. along edge
Continuous header to stud	4-8d common	toenail
Rafter or roof truss to $\frac{1}{2}$ "	3-10d common 4-3"x0.131" nail 4"-3" 14 gage staple	toenail
Built-up corner studs	16d common 3"x0.131" nail 3" 14 gage staple	24" o.c. 16" o.c. 16" o.c.
Joist to band joist	3-16d common 5-3"x0.131" nail 5"-3" 14 gage staple	

NOTES:

For SI: 1 inch = 25.4 mm. 2 3/8"x0.113" nails & 3"x0.131" nails are standard 8d and

a. Common or box nail are permitted to be used except where otherwise stated

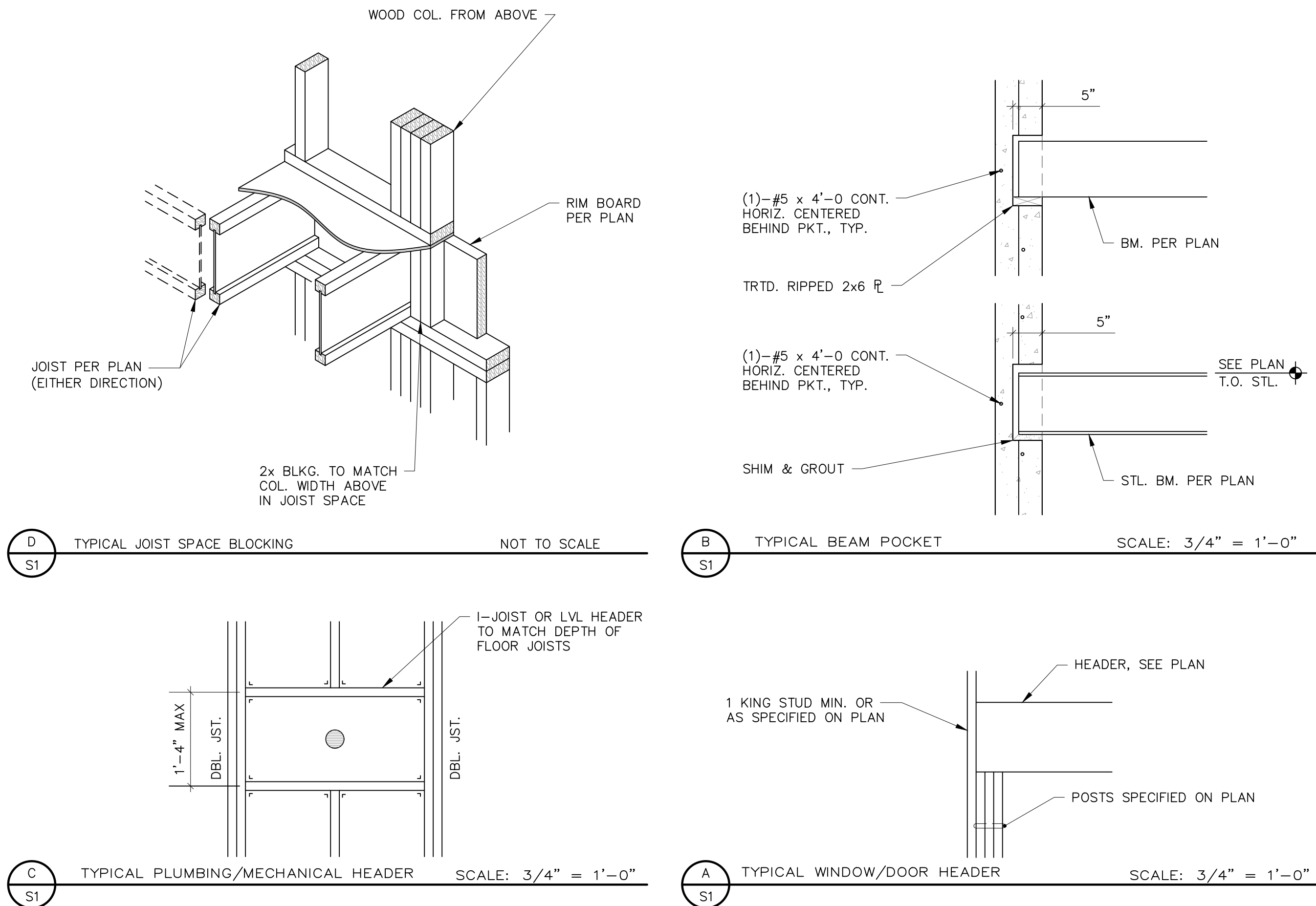
b. Staples shall have a minimum crown width of 7/16 inch.

ABBREVIATION LIST

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	SECT.	SECTION
ANCH.	ANCHOR	FDN.	FOUNDATION	SHEET	SHEET
ARCH.	ARCHITECT	FLR.	FLOOR	SM.	SIMILAR
BLKG.	BLOCKING	FRG.	FRAMING	S.I.P.	STRUCTURAL INSULATED PANEL
BM.	BEAM	FTG.	FOOTING	STD.	STANDARD
BTM.	BOTTOM	GAU.	GAUZE	STRL.	STRUCTURAL
B.O.W.	BOTTOM OF WALL	GALV.	GALVANIZED	STRUT.	STRUCTURAL
BRG.	BRACING	GL.	GLUE-LAM	T&G.	TONGUE & GROOVE
CANT.	CANTILEVER	GY.	GYPSUM	T.O.	TOP OF
C.J.	CONTROL JOINT	HDR.	HEADER	T.O.F.	TOP OF FOOTING
CL.	CENTER LINE	HORIZ.	HORIZONTAL	T.O.L.	TOP OF LEDGE
CLR.	CLEARANCE	HSS.	HOLLOW STEEL SECTION	TR.	TRUSS
CONC.	CONCRETE	INT.	INTERIOR	TRANSV.	TRANSVERSE
CON.	CONTINUOUS	INV.	INVERTED	TRTD.	TREATED
C.P.	CORRIPLE POST	K	KING STUD	TYP.	TYPICAL
C.W.	CRIPPLE WALL	LONGIT.	LONGITUDINAL	U.N.D.	UNLESS NOTED OTHERWISE
DBL.	DOUBLE	LVL	LAMINATED VENEER LUMBER	VERT.	VERTICAL
DET.	DETAIL	L.S.	LAMINATED STRAND LUMBER	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING	MANUF.	MANUFACTURER	WATERPROOF	WATERPROOF
E.A.	EACH	NEW	NEW	W.W.F.	WELDED WIRE FABRIC
E.J.	ELEVATION	O.C.	ON CENTER	W.	WITH
ENG.	ENGINEER	OSB	ORIENTED STRAND BOARD	W/O	WITHOUT
EQUIV.	EQUIVALENT	PEN.	PENETRATION		
EXTN.	EXISTING	PL.	PLATE		
(E)	EXISTING	PLYWD.	PLYWOOD		
EXP.	EXPANSION	PKT.	POCKET		
EXT.	EXTERIOR	REIN.	REINFORCE/REINFORCEMENT		
		REQD.	REQUIRED		
		REV.	REVISION		
		R.S.	RATCH SAW		

CONNECTION SCHEDULE		NOTES
[A]	SIMPSON H3	
[B]	SIMPSON LUS210-2	
[C]	SIMPSON HUC210-2	
[D]	SIMPSON ITS2.37/11.88	
[E]	SIMPSON LUS410	
[F]	SIMPSON #B212A	

1. UNLESS NOTED OTHERWISE, USE THE MAXIMUM NAILING REQUIRED BY THE MANUFACTURER.
2. ALL LUMBER CONNECTORS IN DIRECT CONTACT WITH PRESSURE-TREATED LUMBER SHALL HAVE A GALVANIZED PER ASTM A153. CONTACT ENGINEER FOR ALTERNATE USE OF BARRIER MEMBRANES.



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COLORADO LICENSED
PROFESSIONAL ENGINEER
41805

04/22/2025

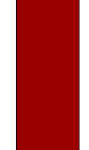
DUBOIS RESIDENCE

20 TIMBER HILL DR.
BRECKENRIDGE, COLORADO

DESIGNED BY RAU
DRAWN BY RAU

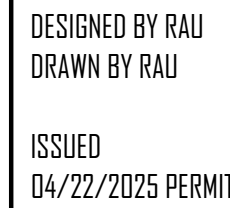
ISSUED
04/22/2025 PERMIT

S1
JOB # 2503-12

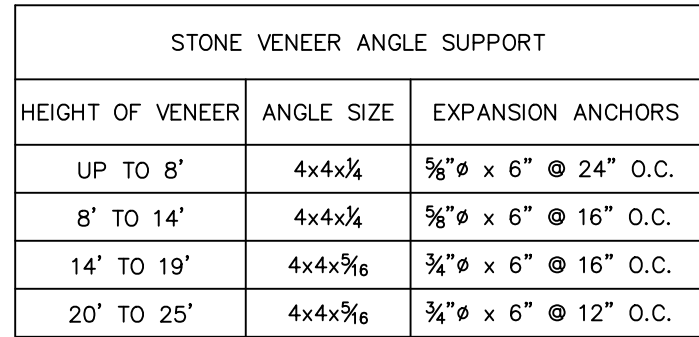


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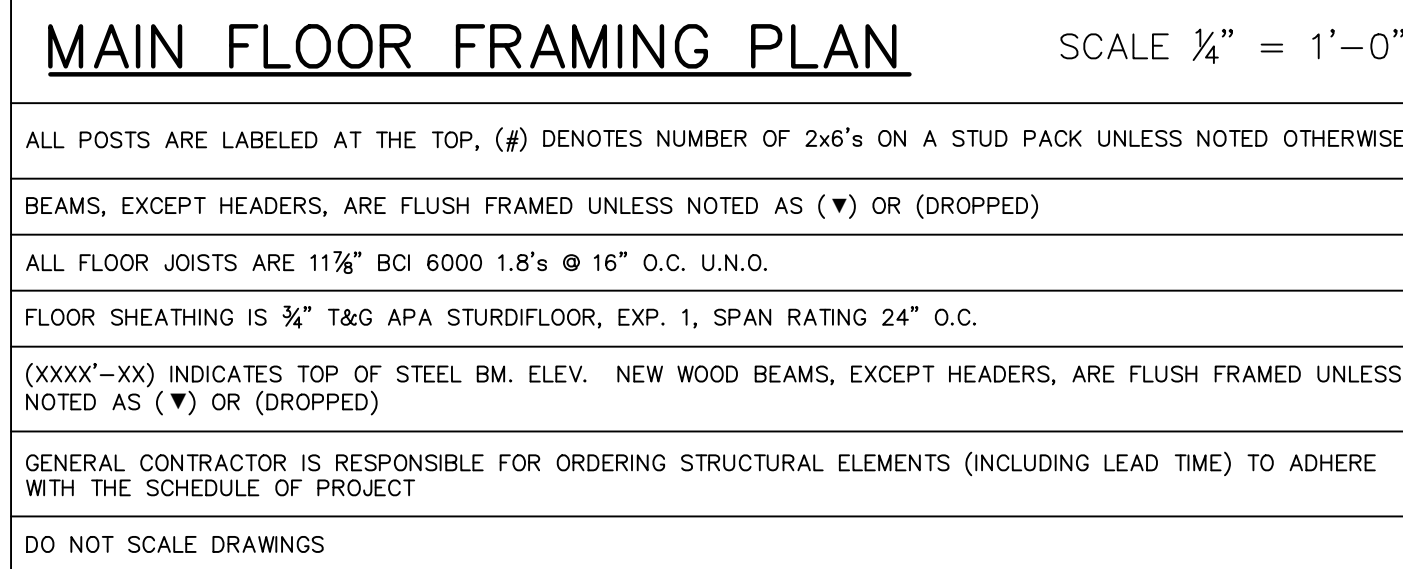
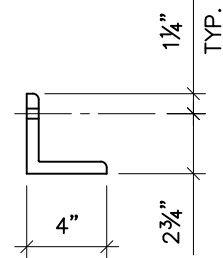


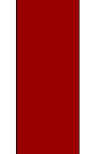
JOB # 2503-12



NOTES:

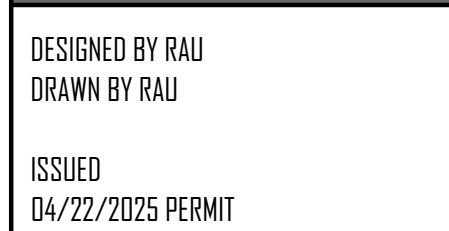
1. THIS SCHEDULE IS FOR NON-BATTERED STONE VENEER w/ A MAX. THICKNESS OF 6". CONTACT ENGINEER FOR OTHER CONDITIONS.
2. LOCATE ONE EXPANSION ANCHOR AT 6" FROM ENDS OF ANGLES AND MIN. 2 ANCHORS PER SEGMENT.
3. ANGLES MUST BE ORIENTED AS SHOWN.
4. MINIMUM EMBEDMENT IS 5".



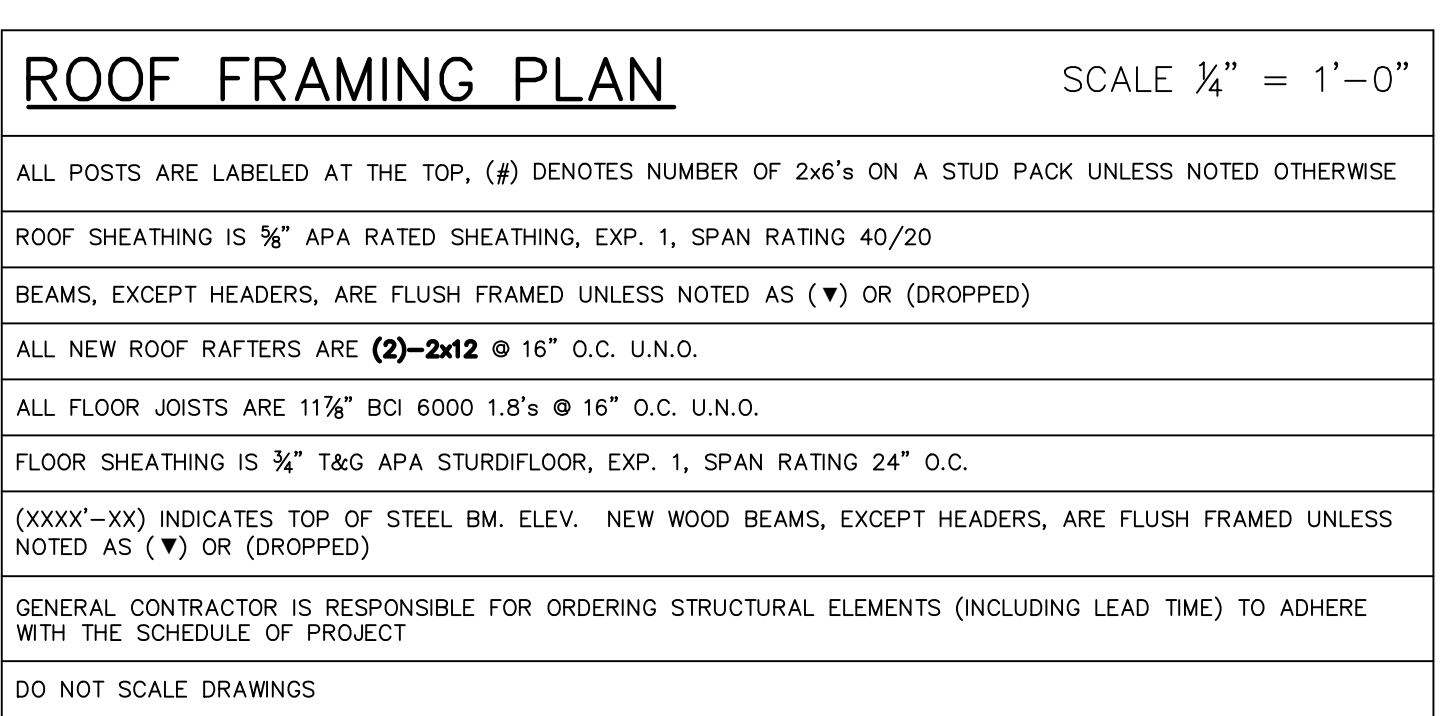
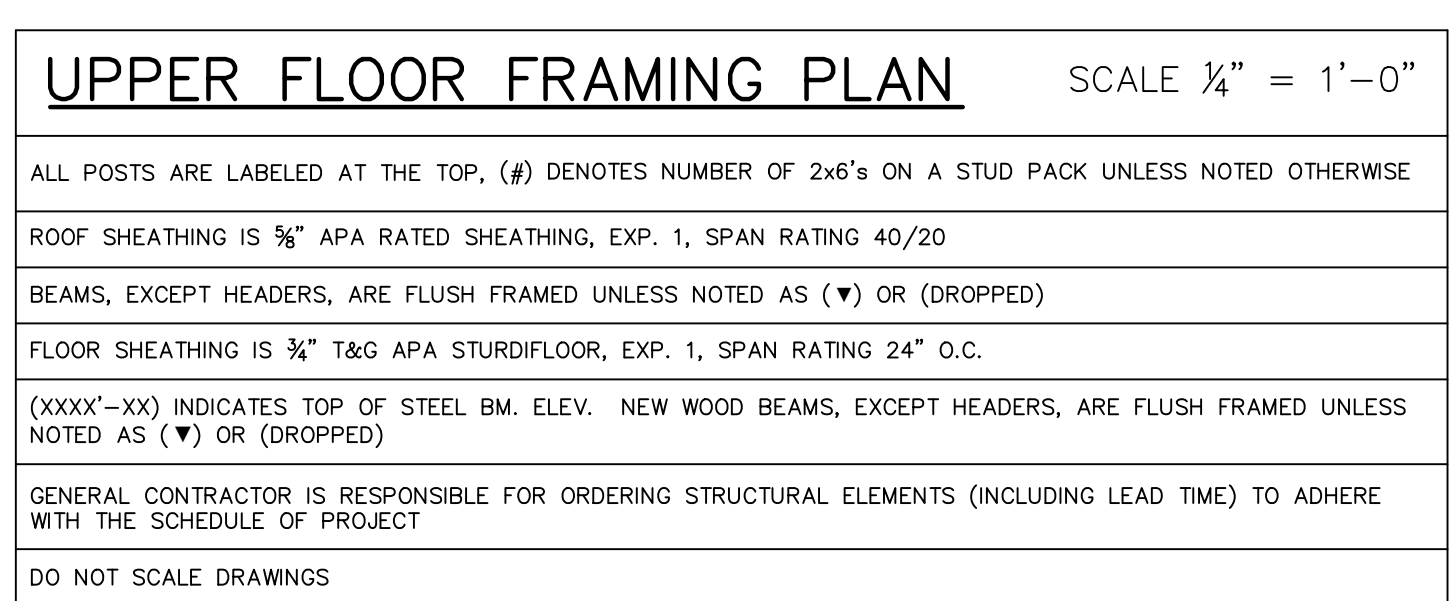


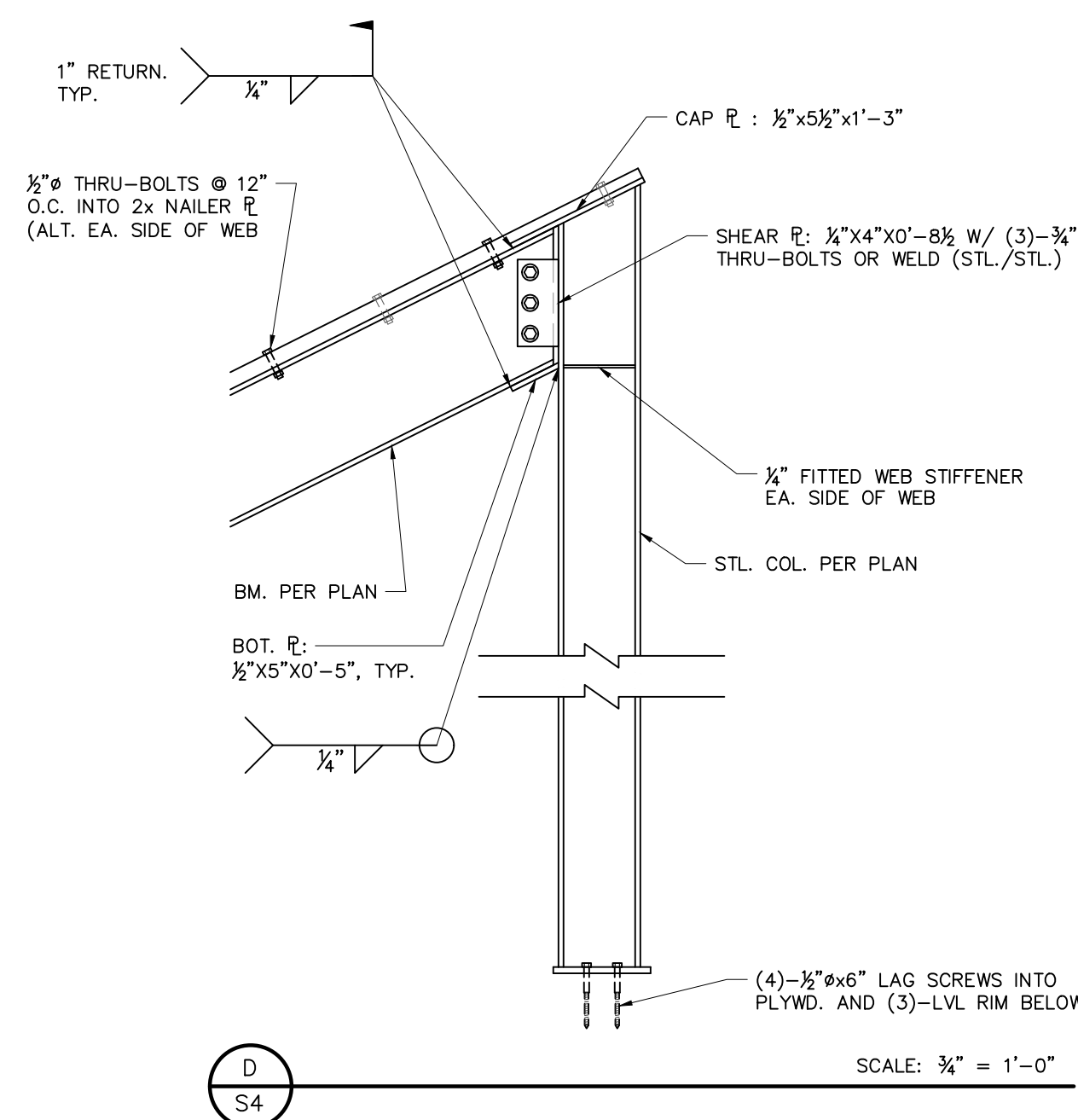
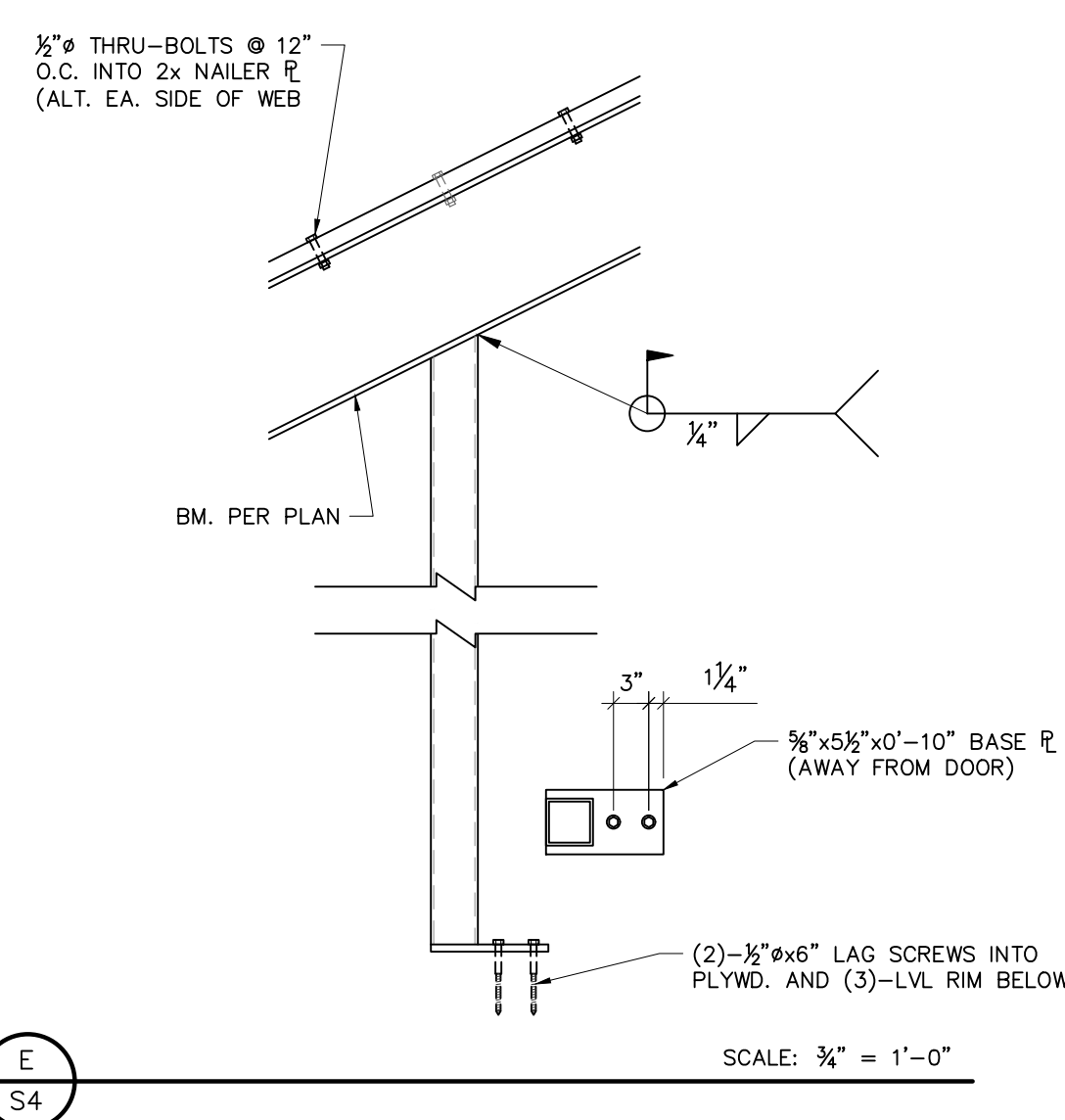
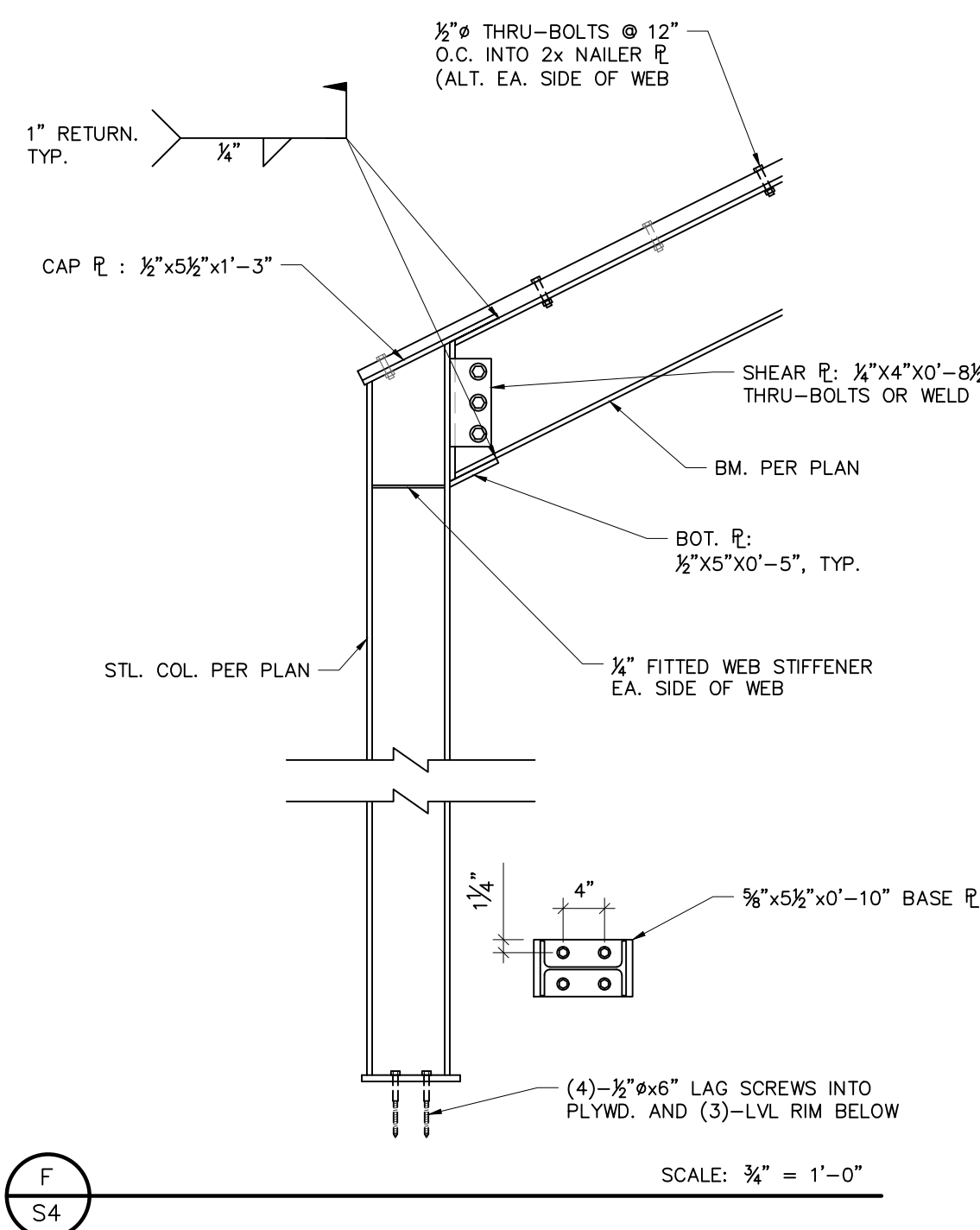
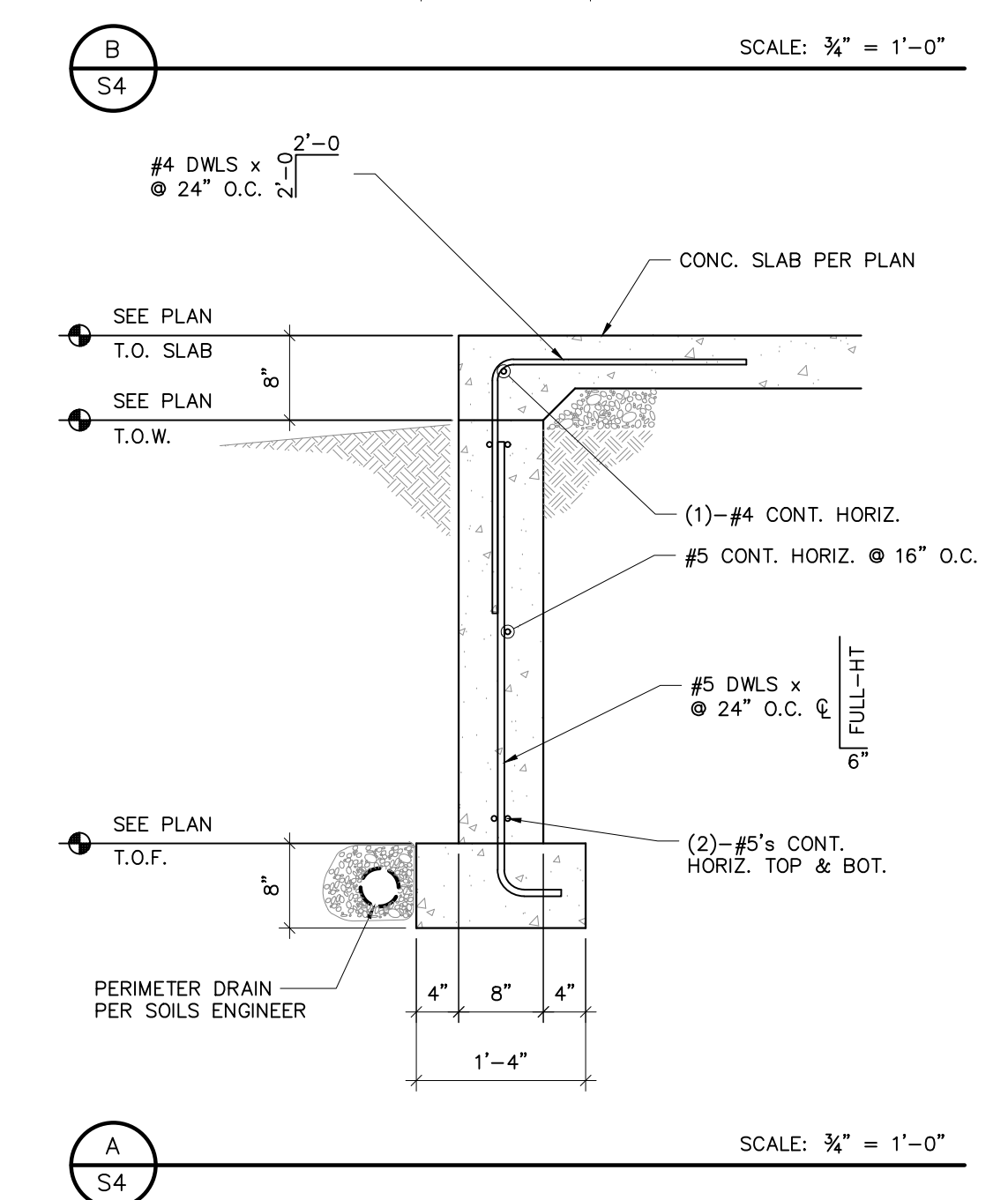
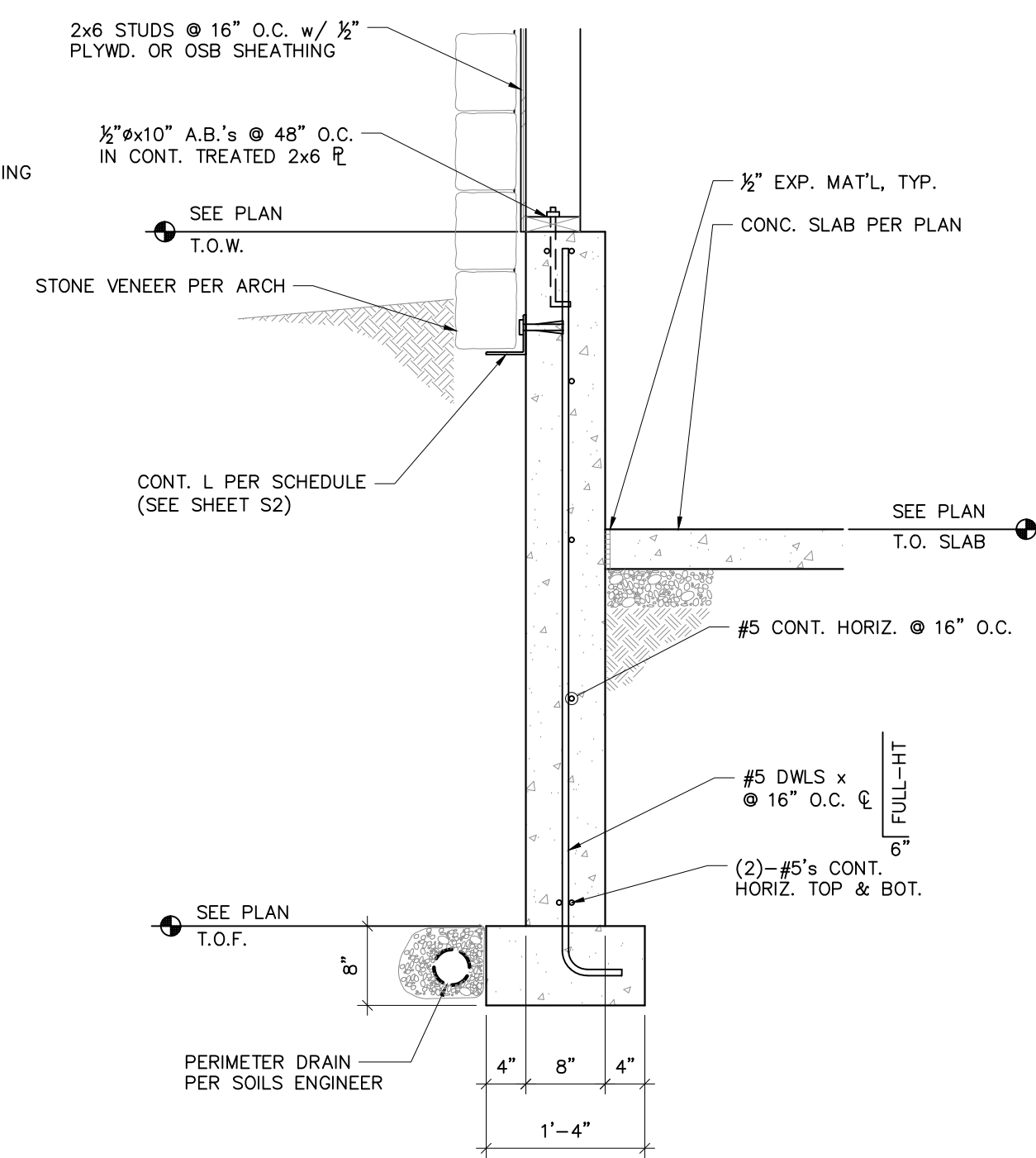
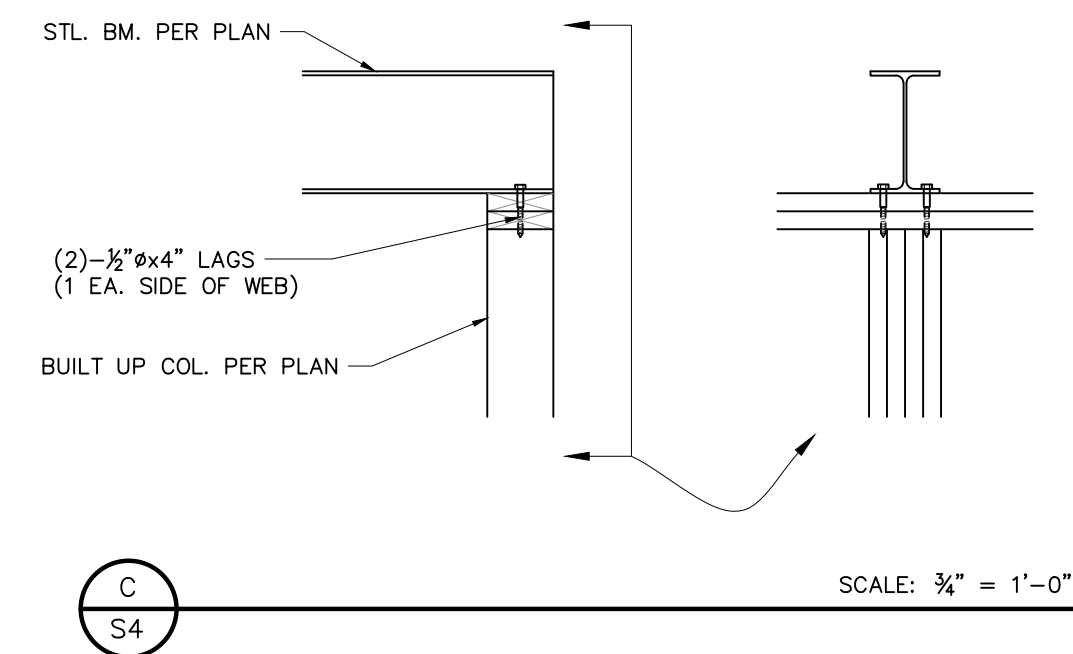
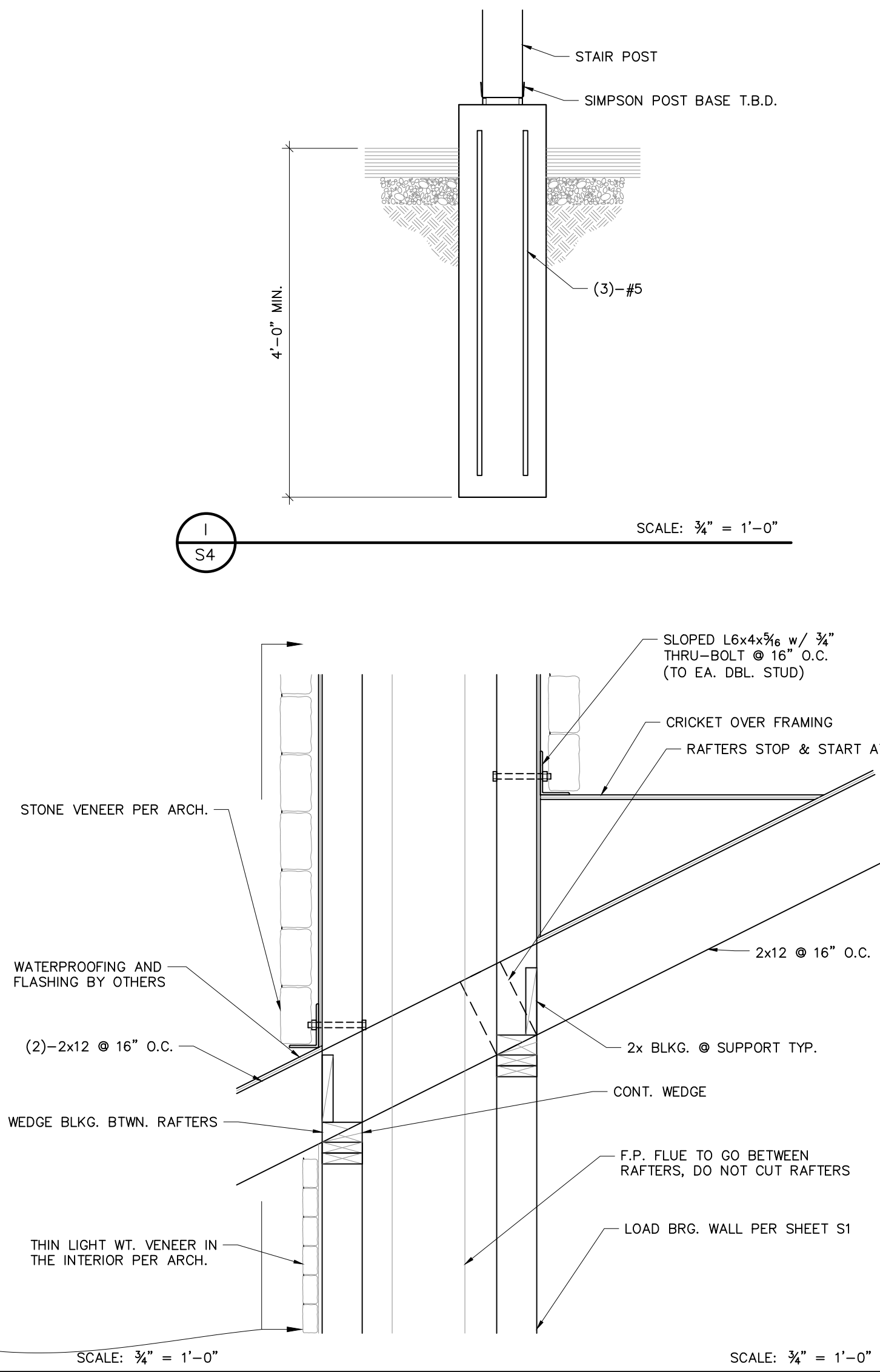
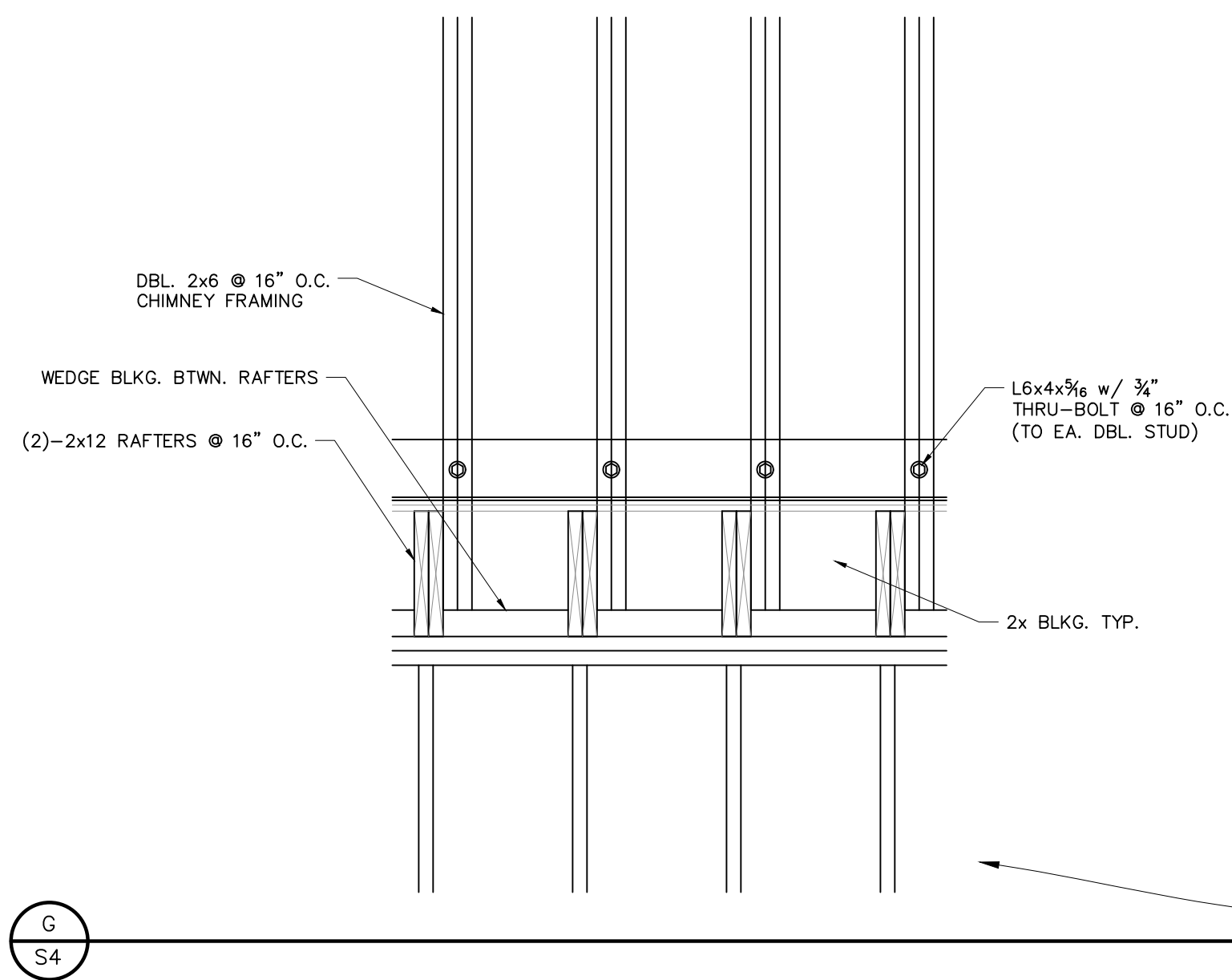
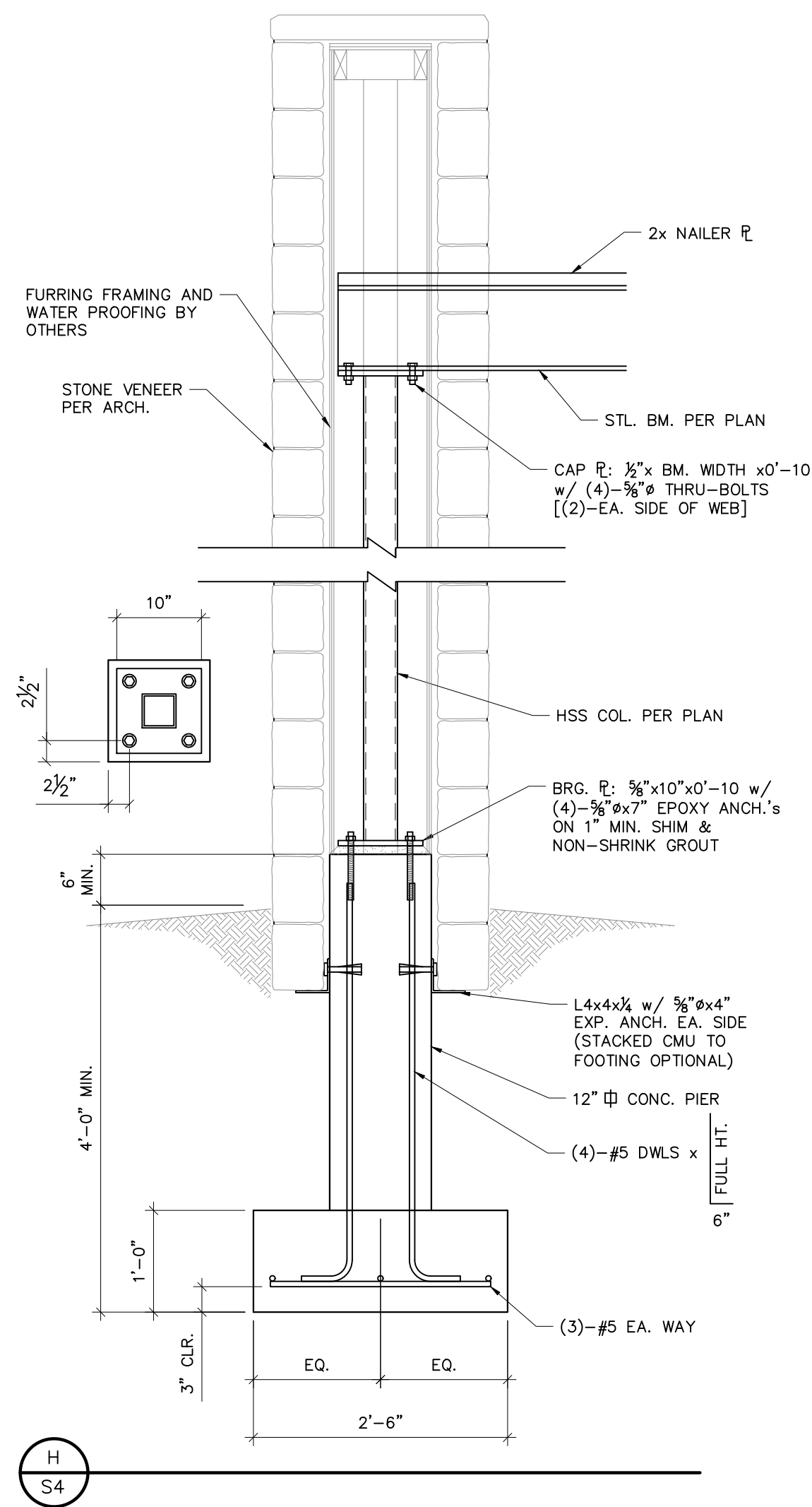
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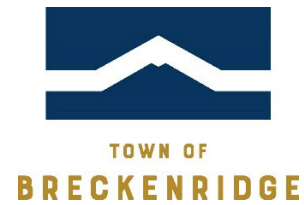
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JUB # 2503-12







Memo

To: Breckenridge Planning Commission
From: Duke Barlow, Open Space & Trails Manager
Date: 5/30/2025 (for 6/3/2025 Meeting)
Subject: 2024 State of the Open Space Report

Enclosed please find the 2024 State of the Open Space Report which provides an overview of the program's work during the past year. Staff will be available to present the report and answer any questions.



State of the Open Space

2024 REPORT

Contents List



TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

01

About Open Space & Trails

- Mission
- Our Strategic Goals
- At a Glance
- 2024 Budget

02

Conservation

- Open Space Acquisitions
- Open Space Conservation

03

Recreation

- Trail Maintenance
- Field Projects

04

Access & Inclusion

- Equitable & Inclusive Trail Design
- OST Sign Plan
- Environmental Education
- OST Website
- Friends of Breckenridge Trails

05

Stewardship

- Cucumber Gulch Preserve
- Land Management Activities
- Historic Resources
- Visitor Use Management
- CHCDNM

06

Our Team

- Staff
- Breckenridge Open Space Advisory Commission
- Town Council

Open Space & Trails

The Breckenridge Open Space & Trails program started as a grassroots initiative by Breckenridge residents, who proposed an open space tax initiative in response to increasing development in the Town. In 1996, Breckenridge residents voted to add a permanent 0.5% sales tax for open space acquisition and management. The Open Space & Trails program was founded in 1997.



Mission

The mission of the Breckenridge Open Space & Trails program is to preserve lands that define and enhance the unique mountain character of the Town of Breckenridge, with the objective of maintaining our community's quality of life for present and future generations.

An updated Open Space & Trails Master Plan was adopted in 2023.



BOSAC circa 2003. From left: Ellen Hollinshead, Dave Rossi, Dennis Kuhn, Scott Yule, Gene Baker, Matt Stais

Our Strategic Goals



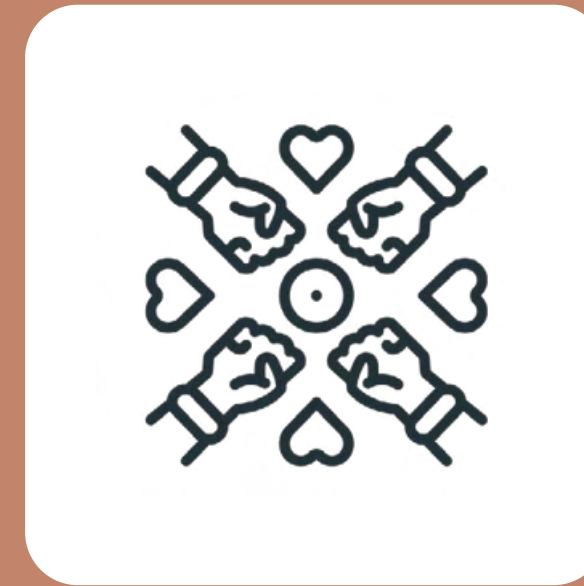
Conservation

We value conservation as the foundation for protection of open space and natural resources.



Recreation

We value access and the responsible use of open space for recreation that is safe, based on sustainable principles, and enhances the experience with proper etiquette and respectful behavior.



Access & Inclusion

We are committed to facilitating the inclusion of all groups of people (both residents & visitors) with access to the OST system to enjoy recreation while learning about conservation.



Stewardship

We take pride in our approach, commitment, and diligence in the conservation and management of open space, hoping to inspire other communities with our leadership and influence, to do the same.



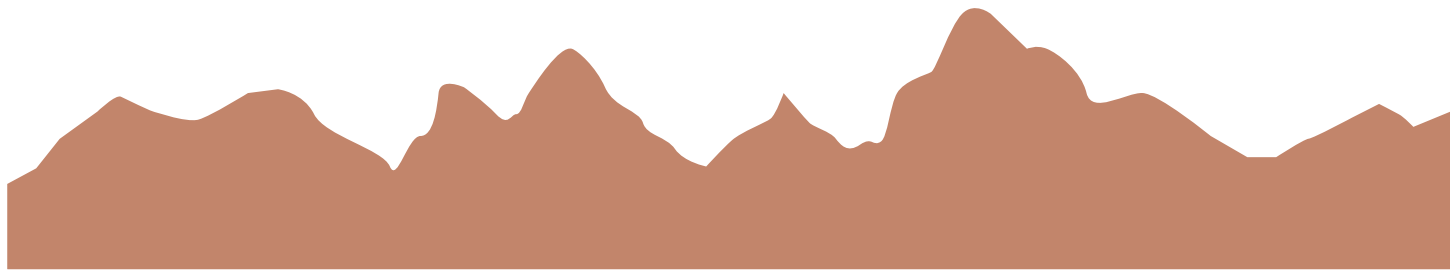
open space & trails
AT A GLANCE



1997

THE START OF THE
OPEN SPACE PROGRAM

\$34,312,105



amount of town funds spent on
open space acquisitions since 1997



5,204

TOTAL ACRES
CONSERVED



70

TOTAL MILES OF TRAILS



2024 OPEN SPACE BUDGET
\$8,589,075

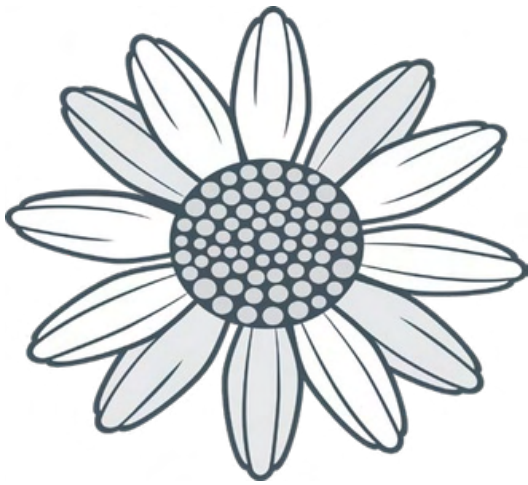


0.5% of sales tax in Breckenridge
directly supports open space



90%

seasonal technician staff
time devoted to trail
maintenance in 2024.



~650

POUNDS OF INVASIVE AND
NOXIOUS WEEDS, INCLUDING
FALSE CHAMOMILE, COLLECTED
DURING FOUR VOLUNTEER
EVENTS.



650

hazardous trees removed
from trail corridors.



8

TOTAL FOBT EVENTS IN 2024,
ALMOST ALL WITH A
STEWARDSHIP FOCUS

136

Total number of FOBT
volunteers in 2024.



234

Number of people who attended
a free guided hike on open
space in 2024.

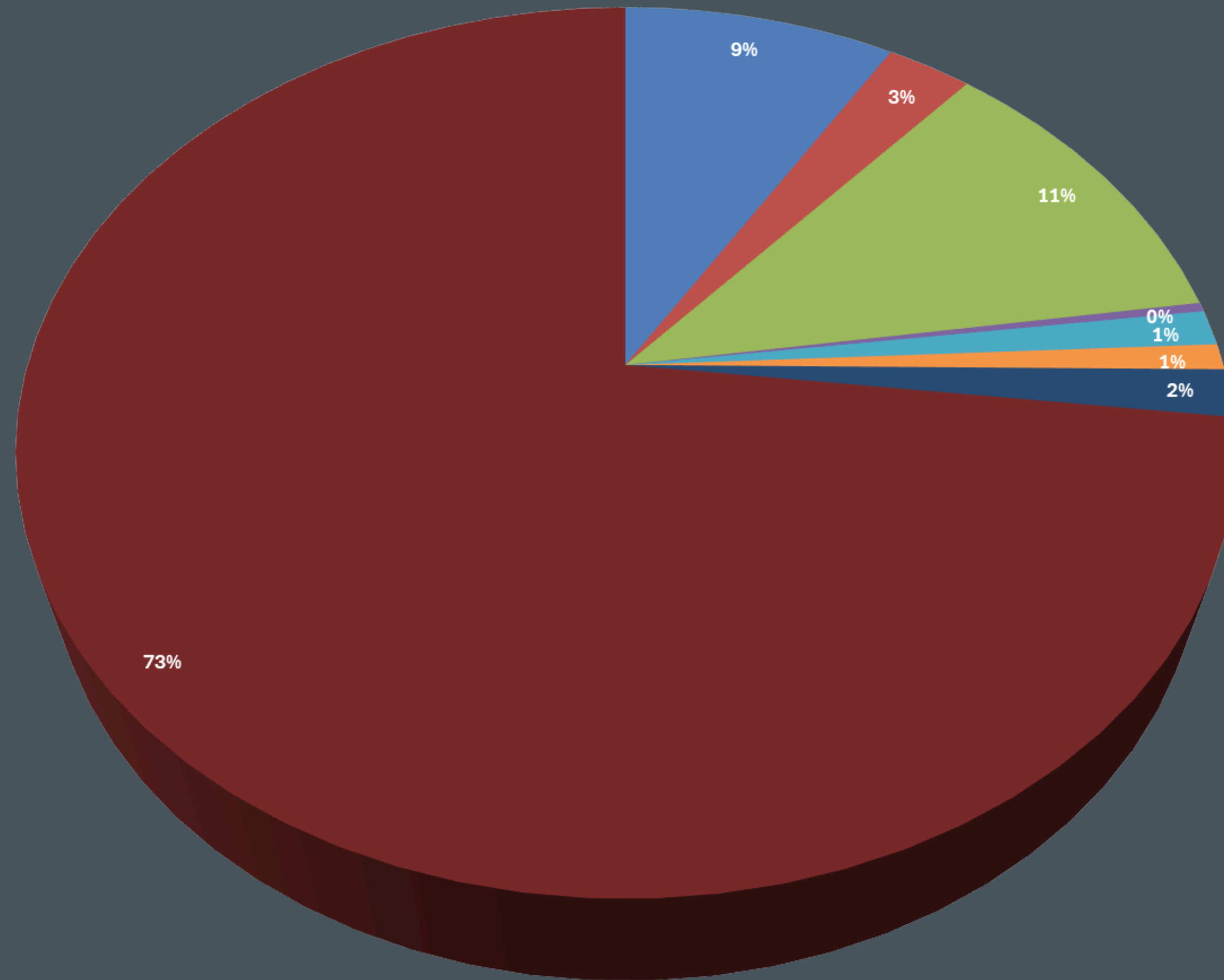


43

ADOPT-A-TRAIL

Volunteers from the
National Reparatory Orchestra
cleaned along the Blue River.

2024 OST Budget



Total Budget: \$8,589,075

Minor Capital 73%

\$6,278,918: Land Acquisitions

Charges for Services 11%

\$963,157: Contractors & Consultants

Personnel 9%

\$746,502: Wages & Benefits

Materials and Supplies 3%

\$232,777: Tools, Lumber, Signs

Transfers 2%

\$148,994: Capital Projects, RecPath Grooming

Grants 1%

\$110,000: Grants, Acquisition Contribution

Allocation 1%

\$80,468: Garage, Facilities, IT

Fixed Charges .3%

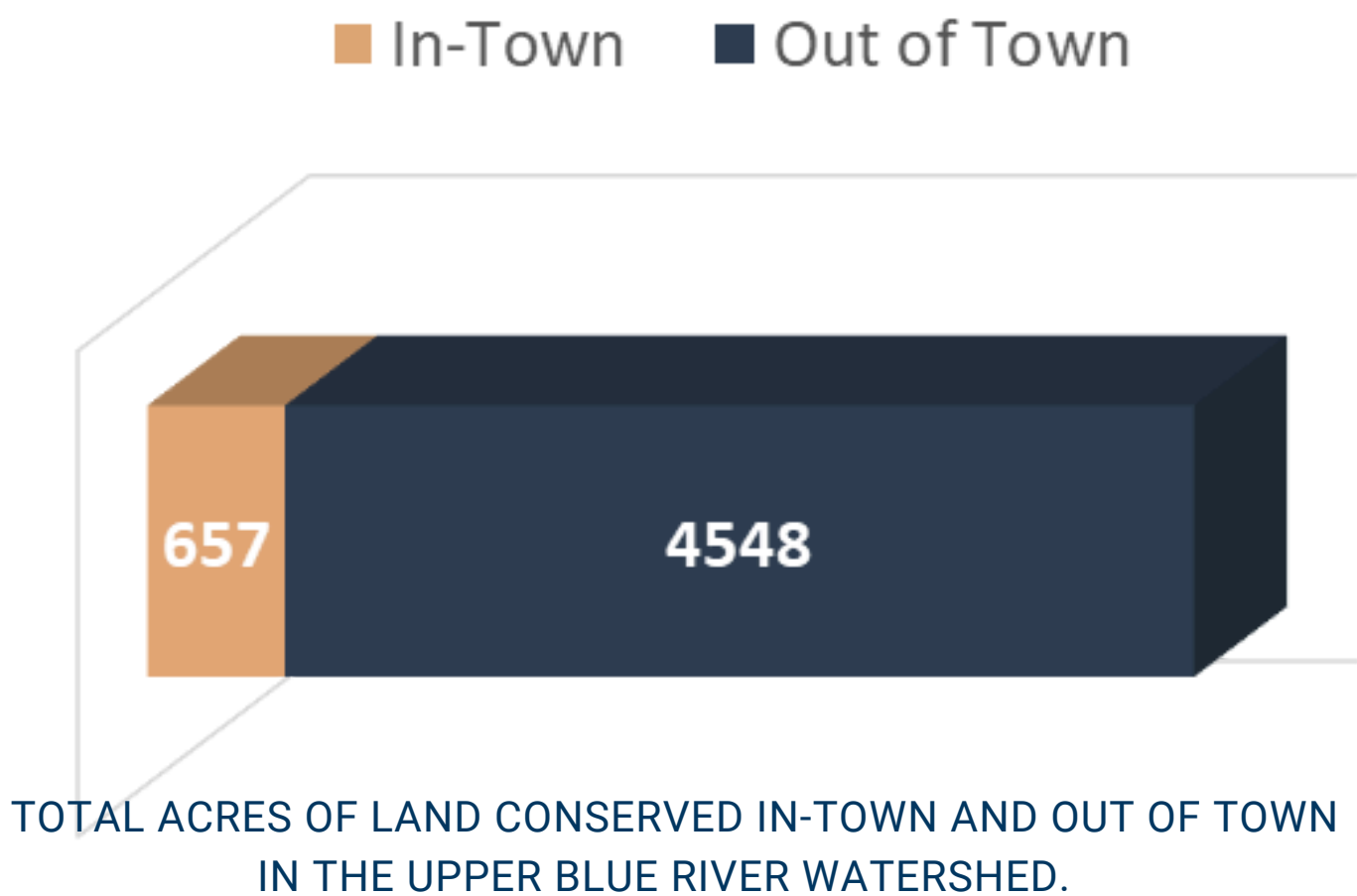
\$28,260: Liability Insurance



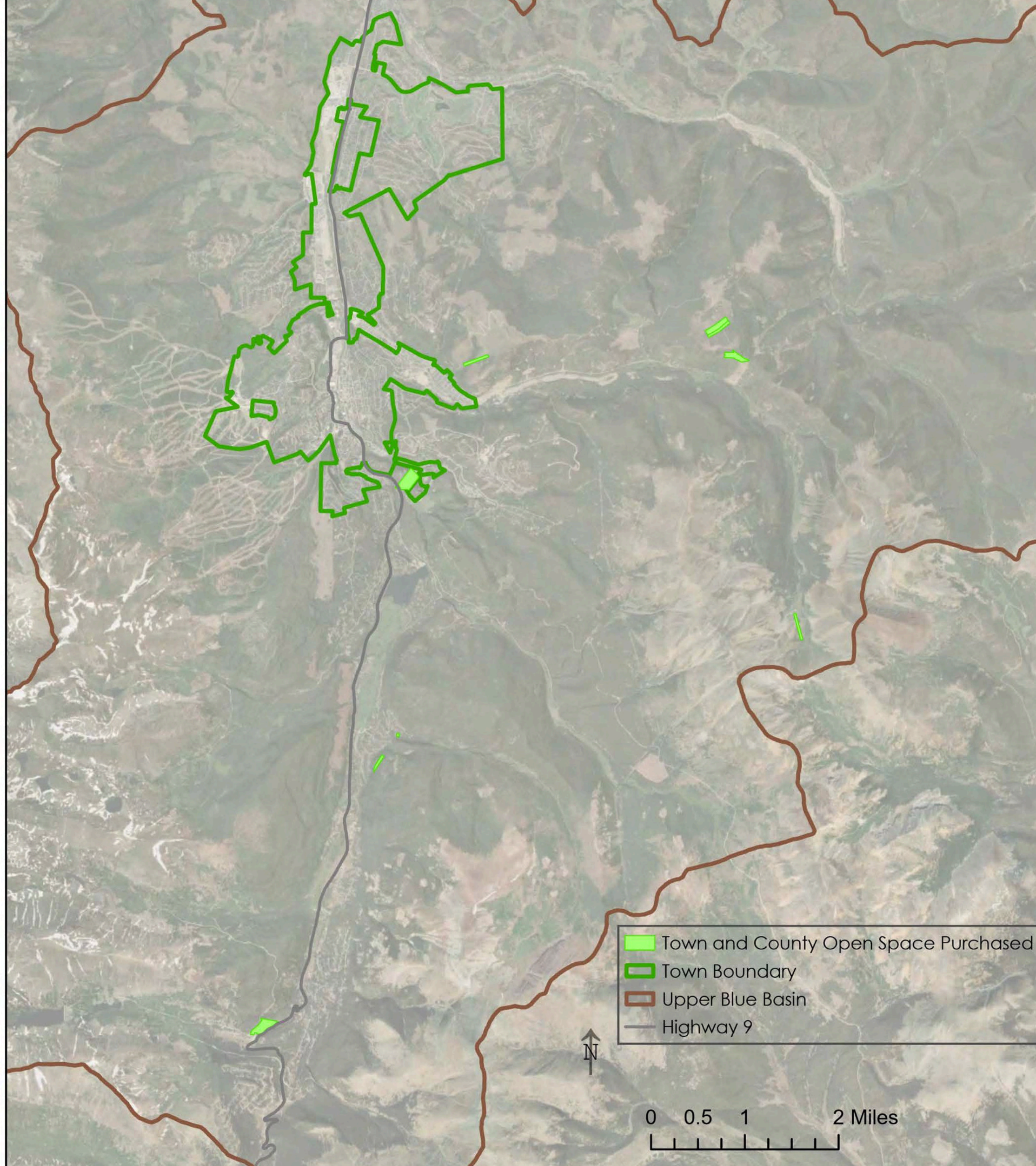
Conservation

Open Space Acquisitions

In 1996, a voter initiative passed, which dedicated a 0.5% Town sales tax to open space acquisition and management. In the 27 years since its adoption, the Town’s Open Space program has acquired a total of 5,205 acres of property through purchases, land trades, dedications, and joint purchases with Summit County Government. The majority of these conserved acres are located in the Upper Blue River watershed surrounding the Town limits. In 2024, the Town of Blue River, with contributions from the Town and Summit County, purchased 3.7 acres for open space preservation.



Year	Acres
Pre-1997	119
1997	164
1998	150
1999	173
2000	261
2001	640
2002	128
2003	105
2004	214
2005	1858
2006	7
2007	76
2008	70
2009	73
2010	74
2011	124
2012	91
2013	74
2014	153
2015	67
2016	82
2017	43
2018	92
2019	112
2020	35
2021	90
2022	16
2023	41
2024	75
Total	5205

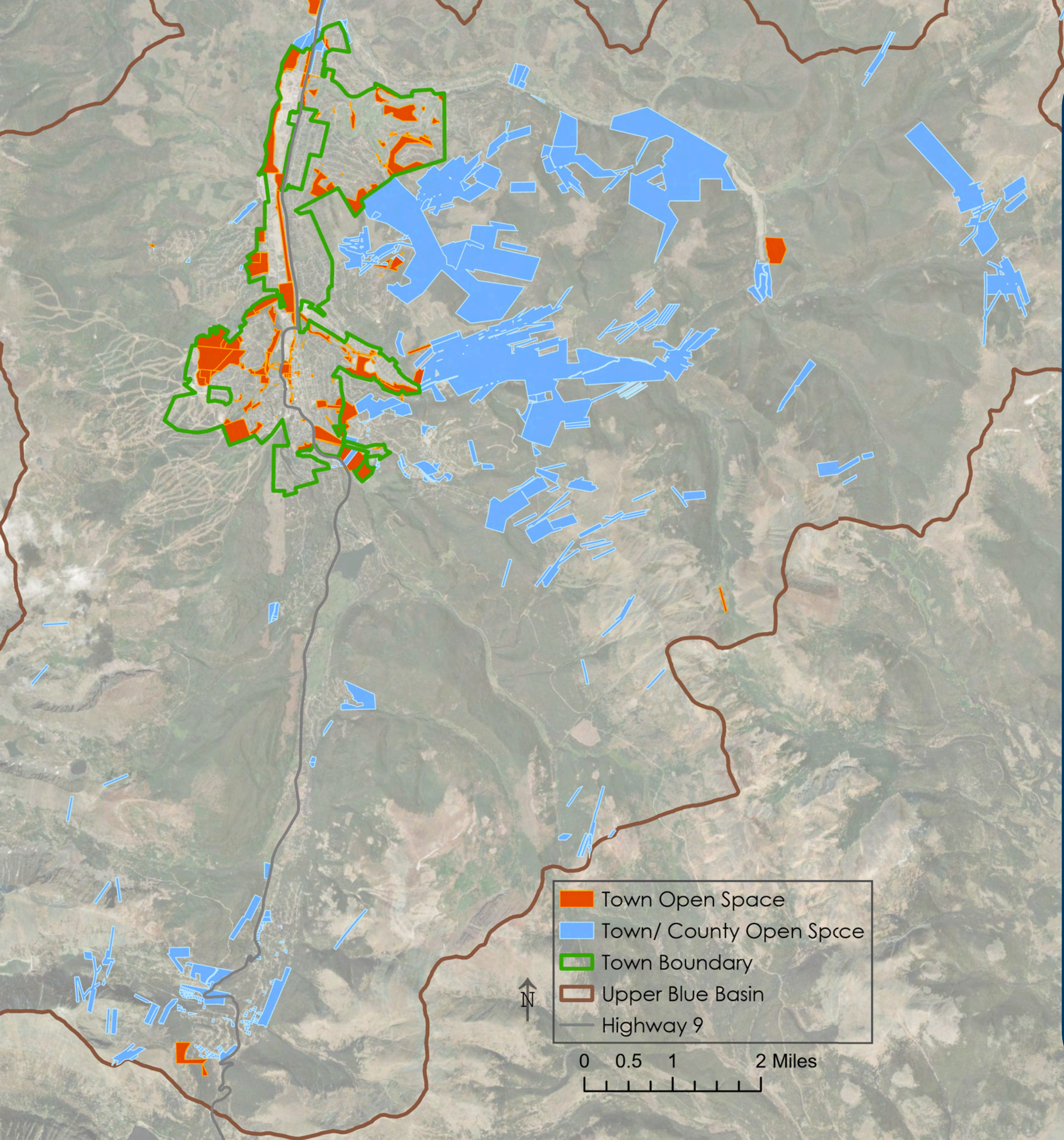
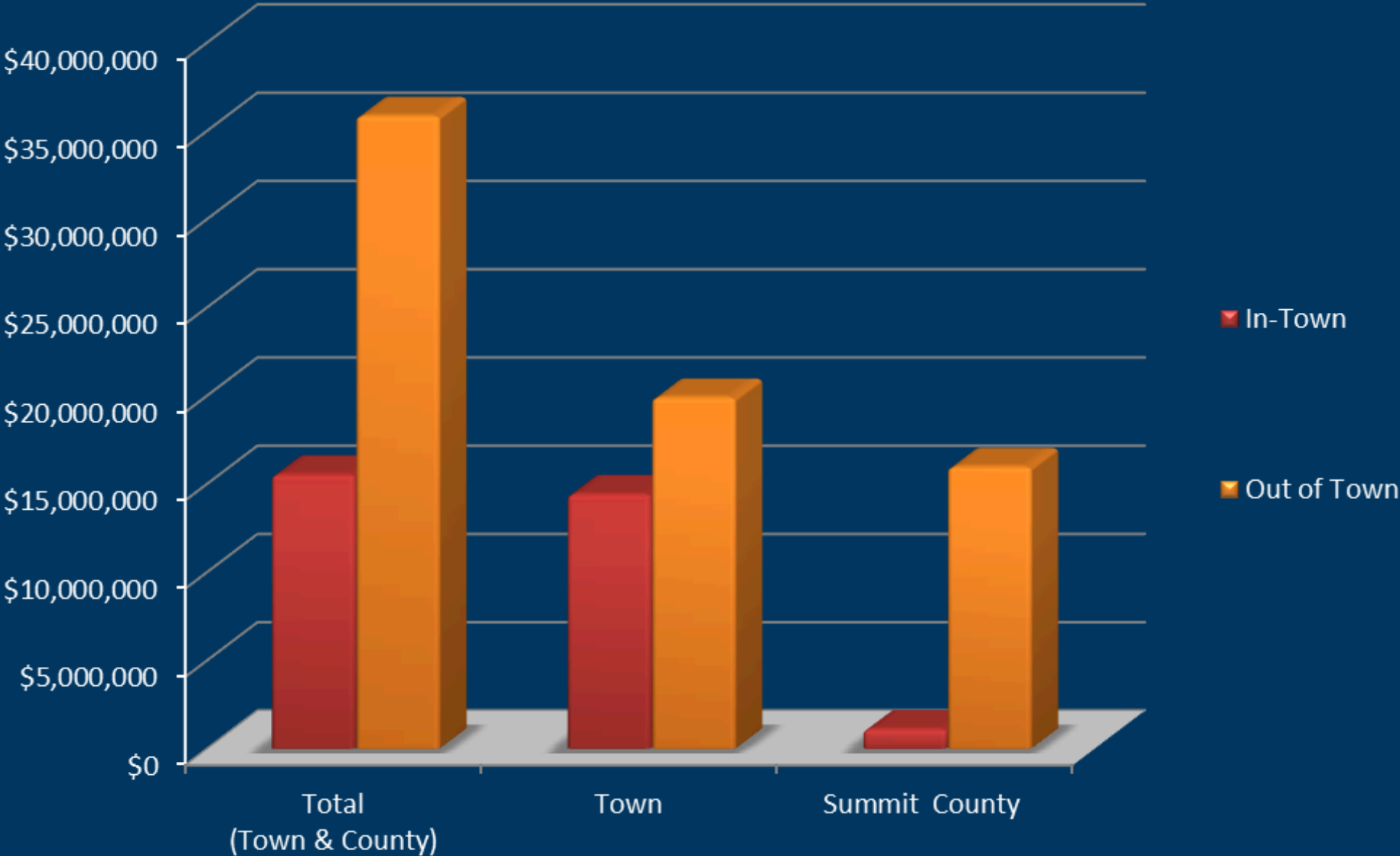


2024 OST Acquisitions

Property	Acreage	Price	Ownership
Little Daisy	5.16	\$1,873,381	TOB
Lizzie Lode	18.67	\$3,500,546	TOB
Jackpot	10.24	\$175,178	TOB
Humbug Claims	22.33	\$313,160	TOB/ SC
Aspen Springs Lot 2	14.5	\$775,160	TOB/SC
Clyde Lode	3	\$550,000	Blue River
119 Bonanza Trail	.7	\$437,500	Blue River
Total	74.6	\$7,624,925	

Open Space Conservation

Prior to the creation of the Open Space program in 1997, the Town owned 119 acres of open space. Today, the program manages 5,205 acres of open space, 4,354 acres of which were jointly acquired with Summit County Government. The Town has spent \$34,312,105 in land purchases since 1997, while the County has spent \$17,069,943 on joint purchases in the Upper Blue River watershed.



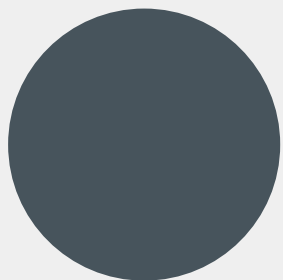
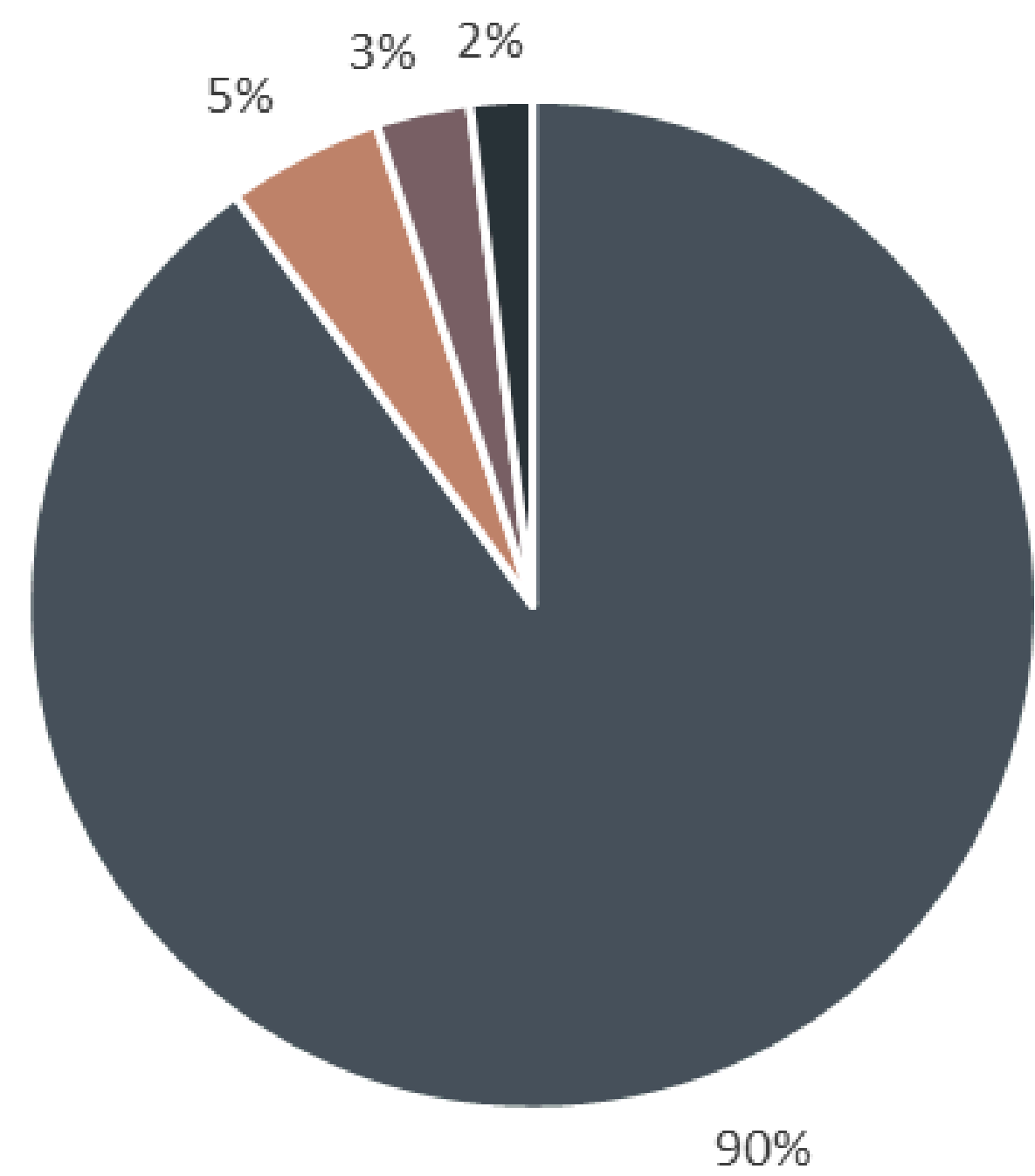


Recreation

Trail Maintenance

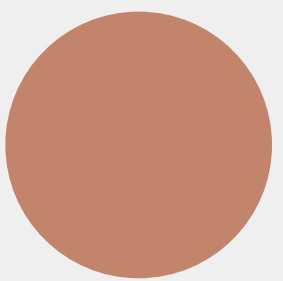
2024 brought new trail construction to the project list after not building a new trail in 2023. The OST program is well into its stewardship phase of growth, during which we are committed to meticulously maintaining and managing our extensive 70-mile singletrack trail network. The OST program has seven full-time summer seasonal staff devoted to on-the-ground projects and trail maintenance. In 2024, they spent the vast majority of their time maintaining existing trails. Below is a breakdown of their maintenance duties.

2024 Trail Maintenance



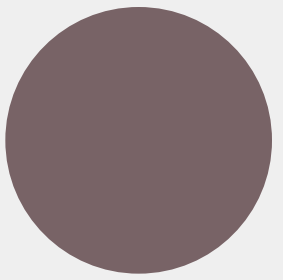
Trail Maintenance - 90%

The OST crew spent the vast majority of their time maintaining the 70 miles of singletrack trails within our network. Maintenance includes drainage work, erosion control, reshaping tread, and removing hazardous trees.



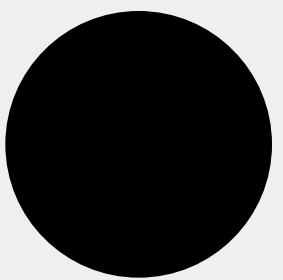
Trail Construction - 5%

The OST crew assisted with new trail construction on Ellie’s Features, Keystone Drill, BOEC Trail, and the Toad Alley, Nightmare on Baldy, and Mountain Pride reroutes.



FOBT Preparation - 3%

Friends of the Breckenridge Trails volunteer program requires extensive planning and coordination of activities, tool cleaning and preparation, site planning, and assigning of crew leaders.



Data Collection - 2%

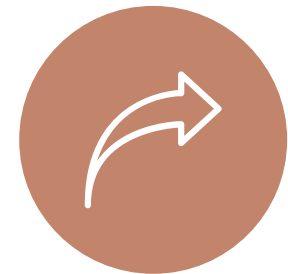
The OST program has multiple counters located throughout the trail network that require regular data collection. Staff also utilize a GIS-based collection tool to inventory trail and trailhead conditions and maintenance needs.

2024 Field Projects



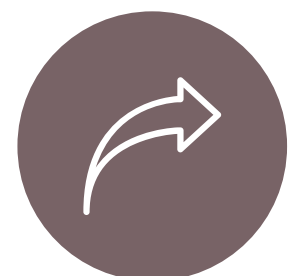
Winter Grooming

During the winter season, staff routinely grooms 10 miles of trails using a snowmobile. These trails are free to the public and serve a variety of users, including cross-country skiers, fat bikers, dog walkers, and snowshoers.



Ellie's Features

In partnership with Summit County, staff and Friends of Breckenridge Trails constructed 8,500 feet of new trail connecting Upper Flume and the Chantilly Trail. This new multi-use trail enhances connectivity and improves the overall user experience.



Toad Alley Reroute

A 1,000-foot sustainable route was constructed for the existing Toad Alley Trail, replacing an unsustainable section. The old trail was revegetated to restore wetland hydrology and enhance ecological health.



Bridges and Boardwalks

Staff repaired and replaced multiple bridges during the 2024 field season, including those on Warrior's Mark, Trollstigen, Columbine, Four'o'clock, and Toad Alley Trails.





Access & Inclusion



Equitable & Inclusive Trail Design

In 2024, Staff continued to expand our All-Persons Trail inventory, providing more equitable access and inclusivity on our trails. All-Persons Trails offer easier access for people of all ages and those with mobility challenges.

BOEC Trail

Stone armoring was replaced with crusher fines. Boardwalks were improved with handrails and deck spacing, and a concrete apron at trail entrance was installed.

Retrofitted existing trail starting from the Breckenridge Nordic Center to the Avian interpretative Site.

Reiling Dredge Trail

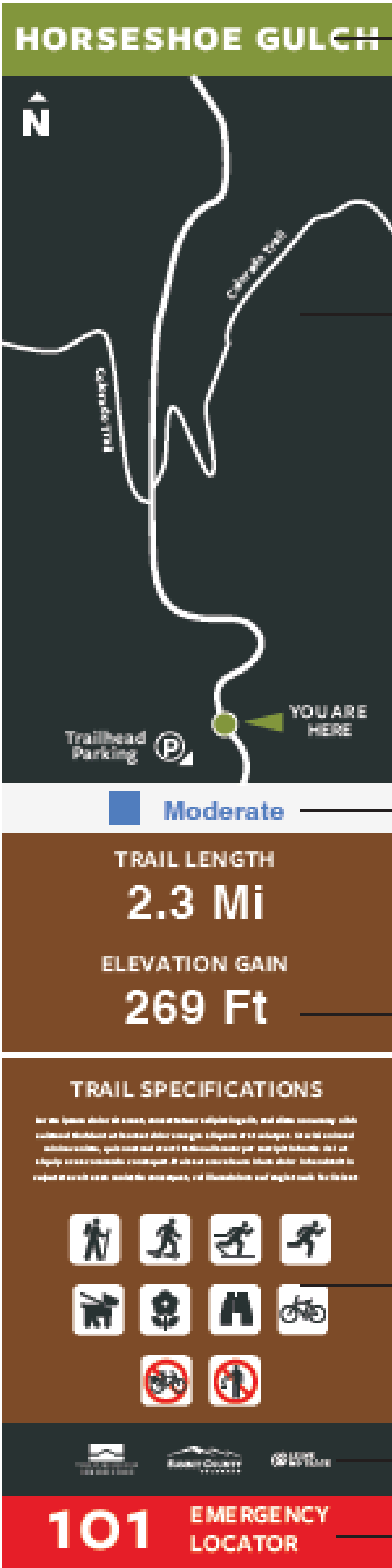
Trollstigen Trail

Completion of a direct access All-Persons Trail from the Sawmill Trailhead to the Sawmill Reservoir

Cucumber Gulch Preserve

A mobility-impaired parking area was constructed, and the Reiling Dredge Bridge was improved with two large bump-outs to enhance access to the Reiling Dredge.

OST Signage Workplan



Trail Name

Trail Map

Trail Difficulty

Trail Information

Permitted / Not Permitted

Logos

Emergency Locator

Typical Trail



Trail Name

Trail Map

Trail Difficulty

Accessible Information

Permitted / Not Permitted

Logos

Emergency Locator

All Person's Trail

As an action item from the 2023 OST Master Plan, staff is developing a comprehensive Signage Workplan to improve wayfinding, etiquette, and access and inclusion throughout the network. MERJE, a signage specialist firm, was hired in Summer 2024 to assist with this project. Staff will continue to work with MERJE through March 2025 before implementation of a pilot sign package on the Illinois Creek trail network in Summer 2025.

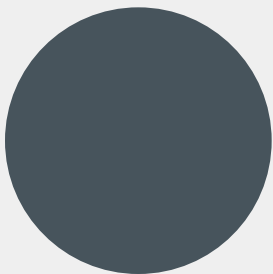
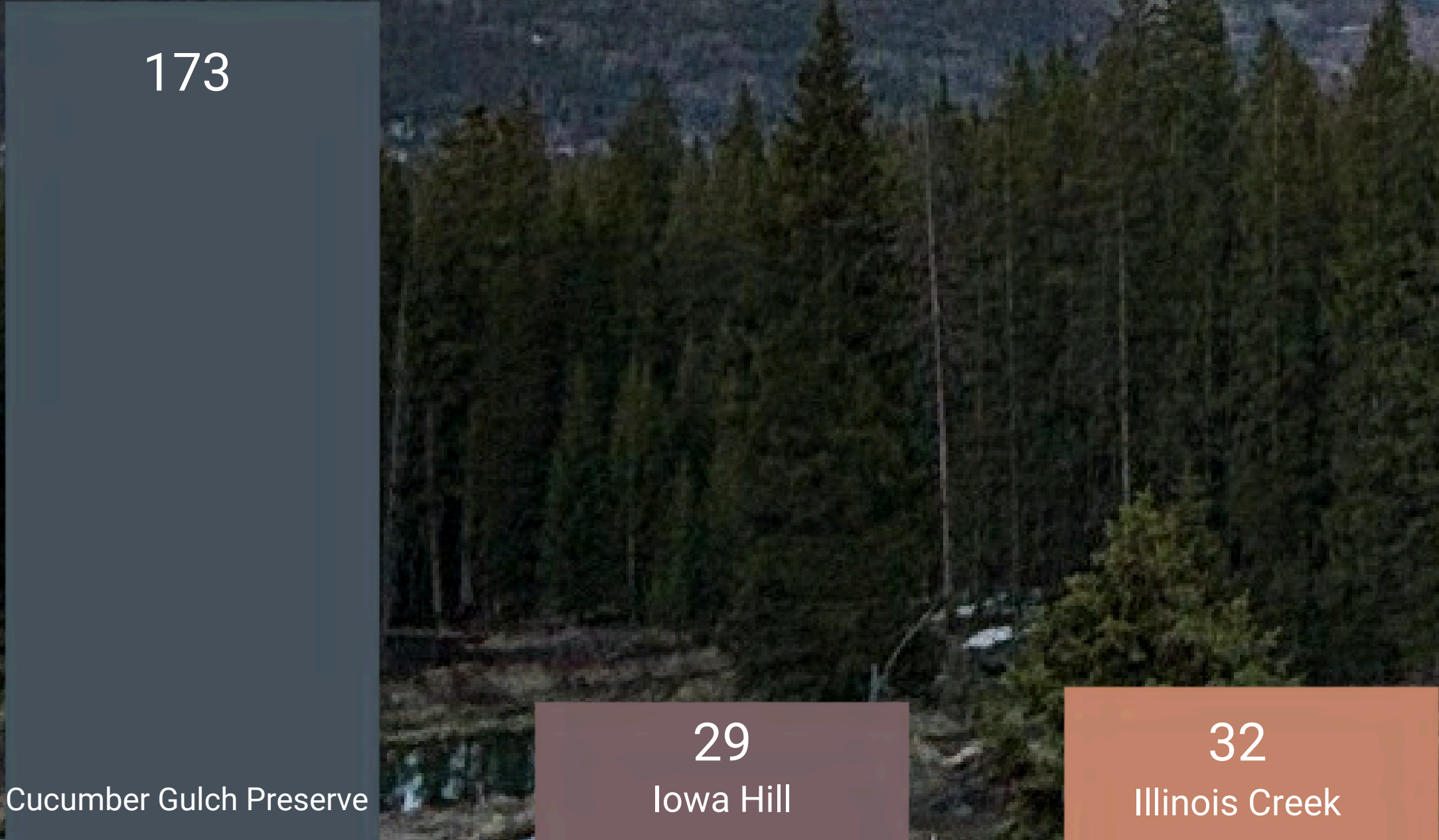


KIOSK
Internal trail & small trail kiosk

Environmental Education

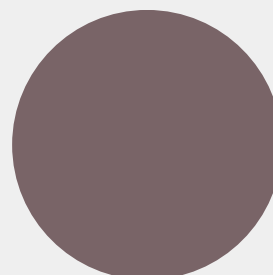
During the busy summer and early fall seasons, OST Naturalists lead guided environmental education hikes and host interpretive stations that are free and open to all. Staff love to share in their knowledge of local flora, fauna, and ecosystems and host different themes for each hike and interpretive station. In moments of down time, staff serve as trail ambassadors, helping orient and engage trail users throughout the season.

2024 Guided Hike Participation



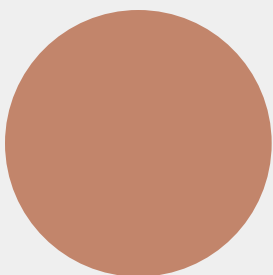
Demographics

In 2024, most participants of guided hikes were visiting from out of state (66%). Colorado residents accounted for around 1/3 of participation (34%), while Summit County residents were the smallest demographic (15%).



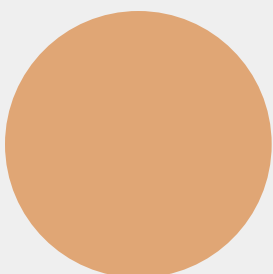
Guided Hike Topics & Themes

OST Naturalists led hikes in Cucumber Gulch Preserve, Iowa Hill, and Illinois Creek on a variety of topics, including natural history, wetlands, moose, wildflowers, mushrooms, and birds, while also expanding their programming to include foraging hikes and “Lost Art of Medicinals.”



Naturalist Interpretive Stations

Staff created hands-on learning opportunities with interpretive stations and were available to answer questions about trails, wildlife, and etiquette. A new interpretive station themed “Berries of Breckenridge” was conducted during the peak of the foraging season and received positive feedback.



Trail Ambassadors

OST Naturalists also served as trail ambassadors. By monitoring trails and establishing a presence, the staff created educational opportunities, promoted trail etiquette, and encouraged Leave No Trace principles.

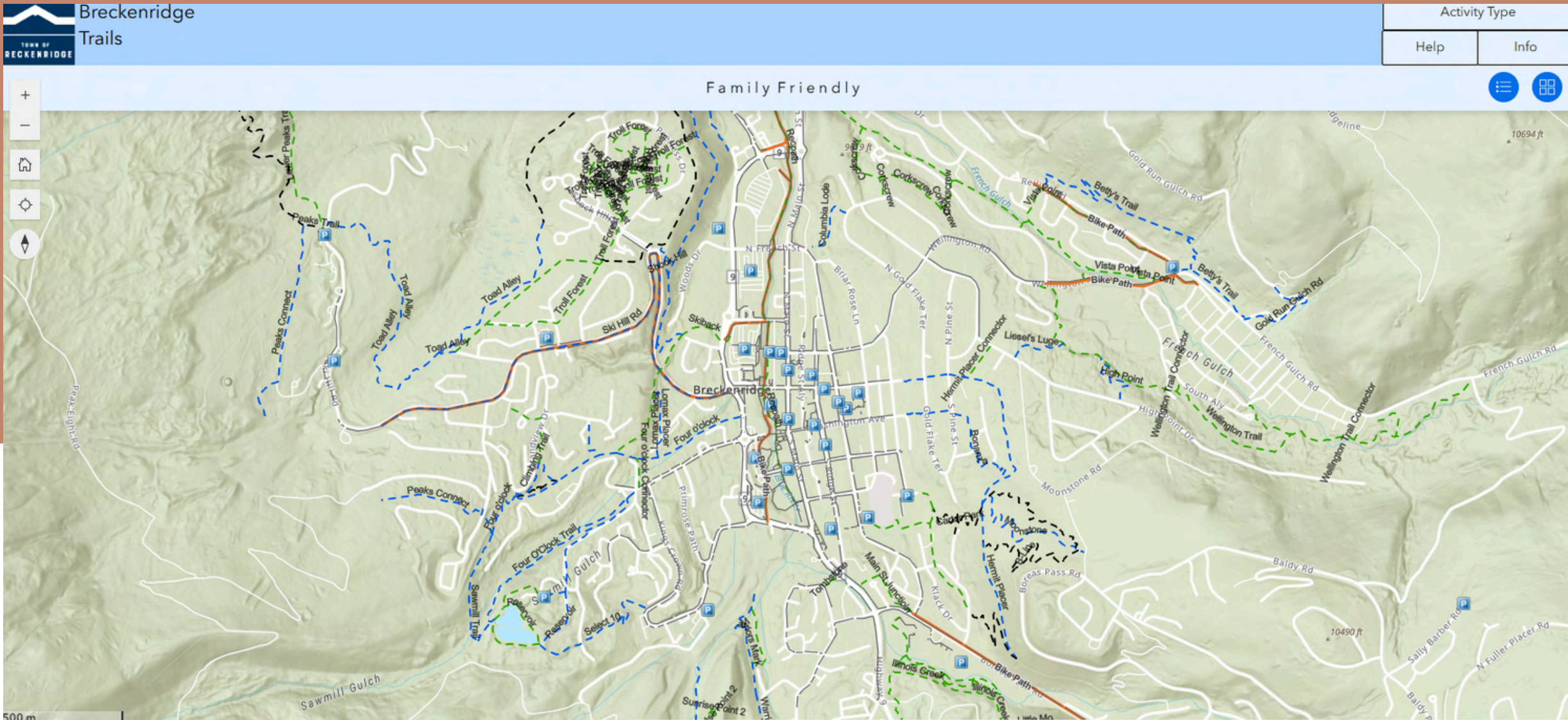
Leave No Trace



As part of The Town of Breckenridge's pursuit of a Leave No Trace Gold Standard designation, the Town recently trained 12 employees as Level 1 Leave No Trace Instructors. This two-day training focused on the 7 Principles of Leave No Trace, equipping OST, Recreation, and BTO staff to educate others and help protect our natural resources. Staff plans to apply for a Gold Standard designation in Fall 2025.



New OST Website



Trails (Last Updated January 28, 2025)			
	Type	Length	Conditions
Aspen Alley	↔	1.25m	NATURAL
B&B Trail	↔	1.5m	NATURAL
Backdoor	→	1.2m	NATURAL
Barney Flow	→	.4m	NATURAL
Barney Ford	↔	1.25m	NATURAL
Barney Ford (Downhill)	→	0.4m	NATURAL
Barney Ford (Uphill)	→	.5m	NATURAL
Betty's Trail	↔	1m	NATURAL
Bloody Knuckles	↔	.6m	NATURAL
Burro	↔	3.25m	NATURAL

OFFLINE MAP

ONLINE MAP

Filters

- MTB Biking
- Winter Groomed
- Hiking
- Horseback Riding
- All Persons*
- Nearby Trails
- Family-Friendly Hike

*Wheelchair Friendly

Trails Key

- Easy
- Intermediate
- Expert
- Out and Back/Point to Point

The Town of Breckenridge Open Space & Trails Department launched its new website, breckost.com, in June 2024. This resource provides both residents and visitors with easy to access information regarding Breckenridge's trails and open spaces, including interactive trail maps, current trail conditions, recent projects, and the history of the Town's Open Space program. The website also allows users to sign up for guided hikes and volunteer events on an interactive calender.

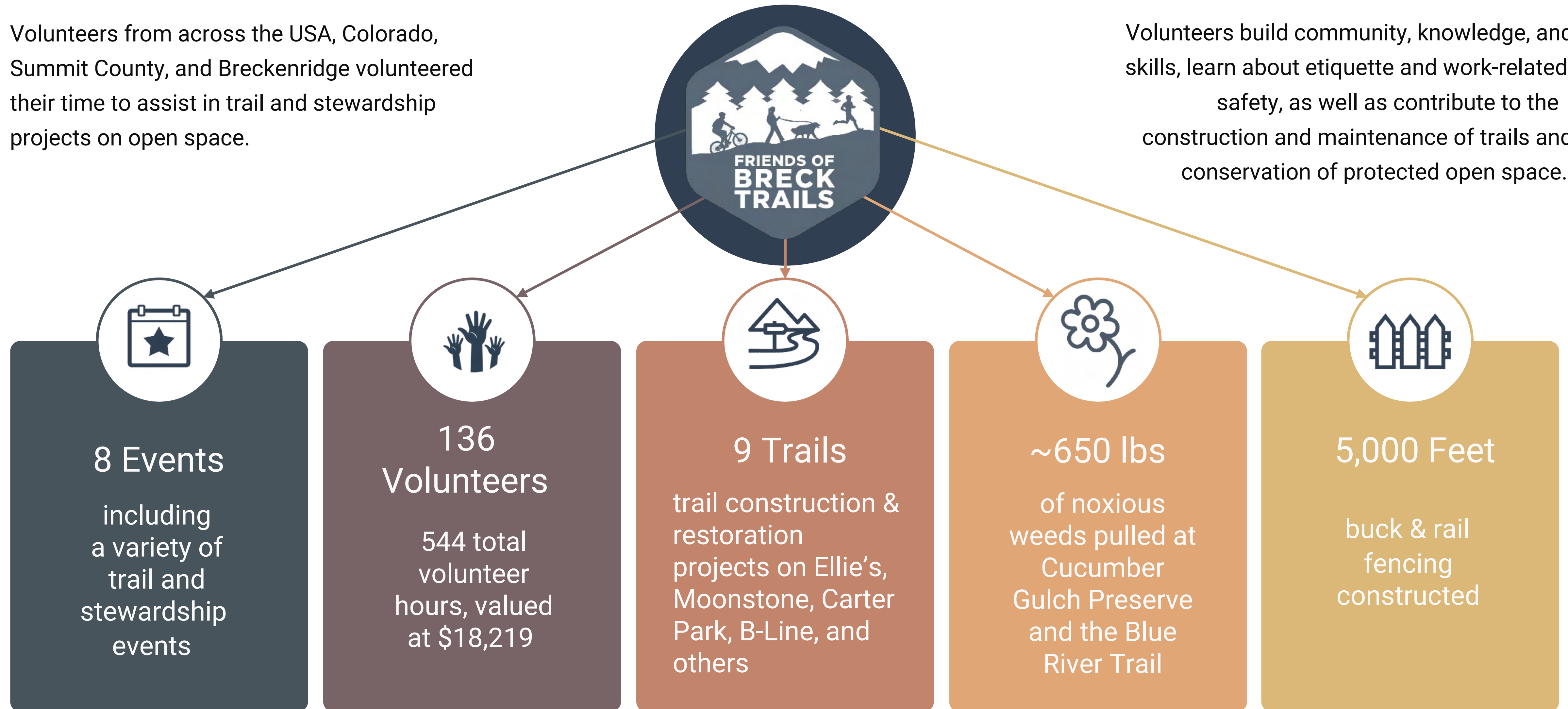
Friends of Breckenridge Trails



Friends of Breckenridge Trails

Volunteers from across the USA, Colorado, Summit County, and Breckenridge volunteered their time to assist in trail and stewardship projects on open space.

Volunteers build community, knowledge, and skills, learn about etiquette and work-related safety, as well as contribute to the construction and maintenance of trails and conservation of protected open space.





Stewardship





Cucumber Gulch Preserve

With its diversity of forested, meadow, shrubland, and wetland habitats, Cucumber Gulch Preserve is home to a diverse assemblage of species. The Preserve encompasses 139 acres total, including 57 acres of wetlands and 82 acres of upland. Several types of wetlands are present, including globally rare fens. Cucumber Gulch Preserve has been monitored, researched, and studied extensively since the late 1990's when the Preserve was first protected. It is the crown jewel of the Open Space program.

Cucumber Gulch Preserve



Monitoring of Beaver Populations

Beaver are a keystone species in the Preserve. Through biweekly monitoring, beavers were observed in the Middle and Lower Gulch. In 2024, fewer beavers were observed than in previous 4 years. This is attributed to difficulty in observing beavers in all areas and potentially the spread of reed canary grass.



Groundwater & Wetlands Analysis

Wetlands are biodiversity hot spots supporting a disproportionately large number wildlife species. The extraordinary diversity of wetlands in the Preserve set it apart from any other area in the region. These rare fens, beaver meiers, and other wetlands include both surface and groundwater driven systems.



Monitoring of Avian Species

Monitoring of avian species is done every other year and was not conducted in 2024. Based on the past 17 years of monitoring, avian diversity in the Preserve has declined. Species such as the Warbling Vireo, Osprey, and Cooper’s Hawk were once sighted every year, and are now rarely seen. Eurasian Collared Dove, an invasive species, has been spotted in the Gulch.



Monitoring of Boreal Toad Populations

No boreal toads were observed in 2024.



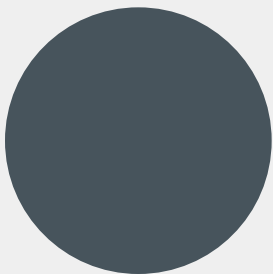
Wildlife Camera & Trail Counter Data Collection

OST staff maintains 9 cameras within the Preserve. Throughout the season, the cameras recorded 385 animals, down from 475 in 2023. Seventeen different wildlife species were recorded, including mule deer, moose, red fox, aquatic birds, coyote, and pine marten.



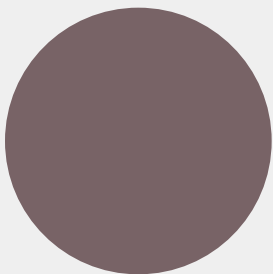
Land Management Activities

An important element of the Open Space program is the ongoing stewardship of our natural resources to maintain a resilient natural ecosystem in the face of increasing human pressure and climate volatility. Habitat protection, river and stream restorations, mine reclamation, forest health, and water quality are a critical components of stewardship.



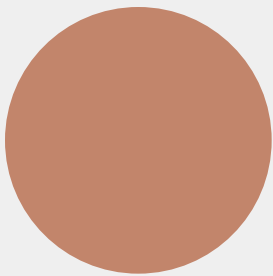
Forest Health

Staff partnered with the County, USFS, and CSFS on a forest health project on the Peabody Placer & Bacon Lode properties and adjacent National Forest lands. Staff also acquired permits to prepare for pile-burning operations on the Airport Road Open Space in 2025.



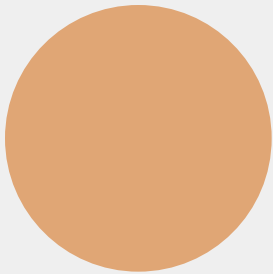
Weed Control

In addition to hiring contractors to assist in weed control efforts on jointly owned open space properties, staff and volunteers pulled a total of 650lbs of false chamomile throughout the summer season - including participating in the annual County-Wide Weed Pull.



Monitoring and Management

Through monitoring and management efforts in open spaces with high visitor use, staff are engaged in restoration activities, such as harvesting and planting willow plugs, planting native seed, and installing protective fencing in sensitive areas.



River Restoration

Staff continue to partner with the County on the ongoing Swan River Restoration project, and with other Town staff on establishing vegetation along the newly restored Blue River north of Coyne Valley Road.



Historic Resources



The Open Space department continues to partner with BreckHistory to protect historic resources on our open space properties. In 2024, the Town and County worked with BreckHistory to install the Keystone Drill, and its shelter, on jointly-owned property at the B&B Trailhead. BreckHistory also conducted a comprehensive inventory of all structures on the recently acquired Dry Gulch property, helping to guide future management decisions.



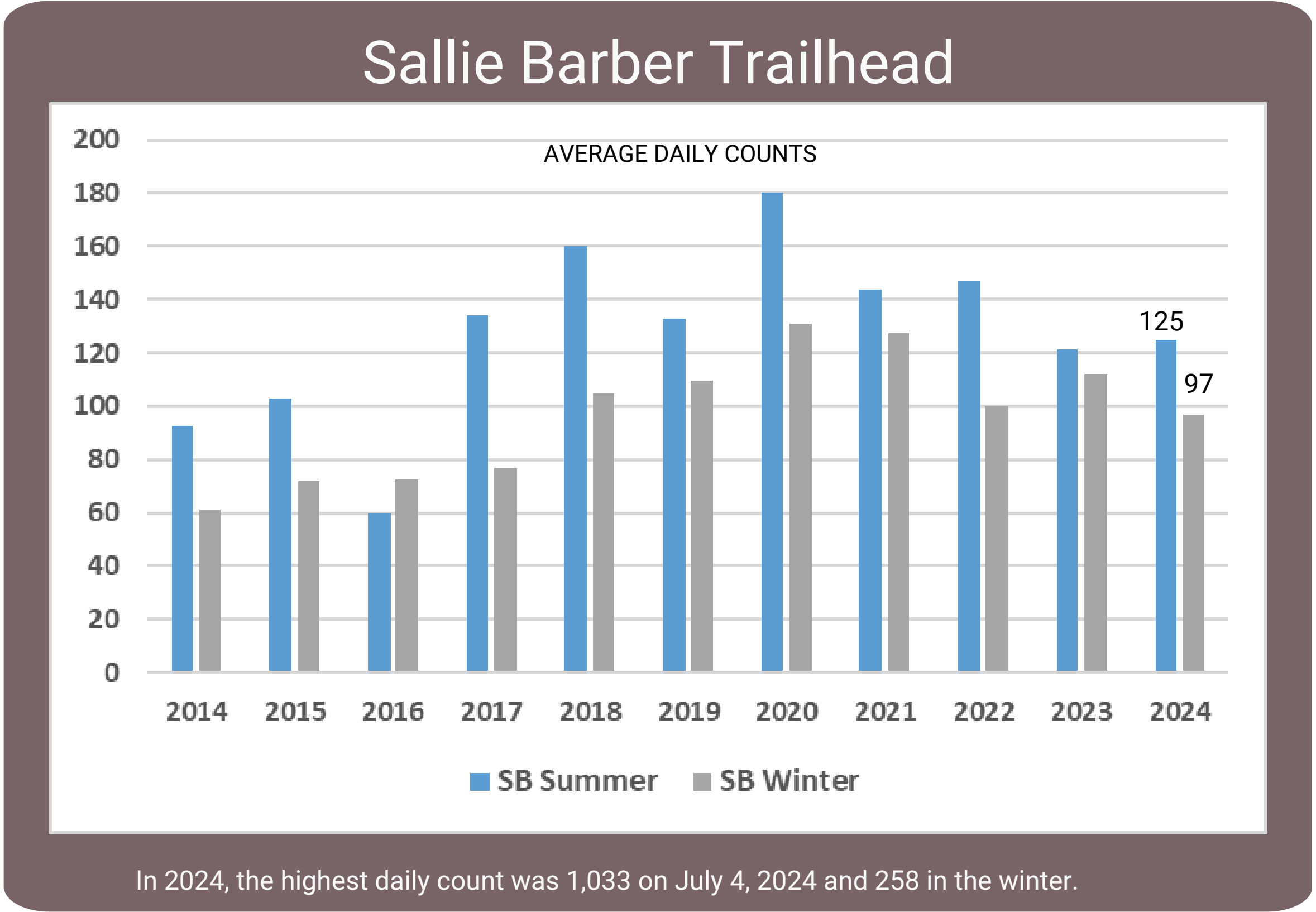
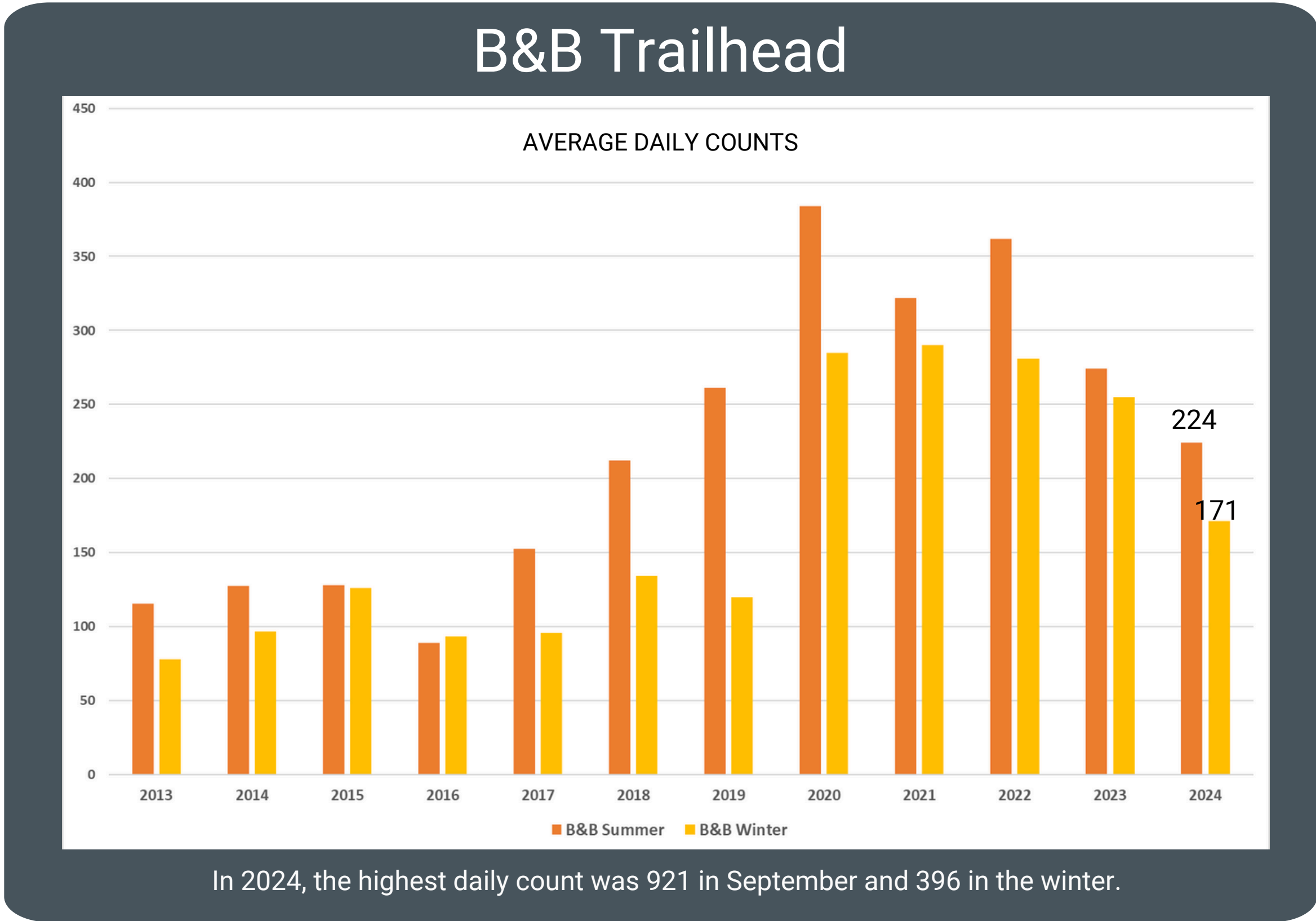
Visitor Use Management

A large component of stewardship is managing visitor use on open spaces and trails. The Open Space program studies uses, trends, and patterns to help inform management and stewardship decisions.

Trail counters and cameras offer the most reliable sources of data.

Trail Counts on Popular Trails

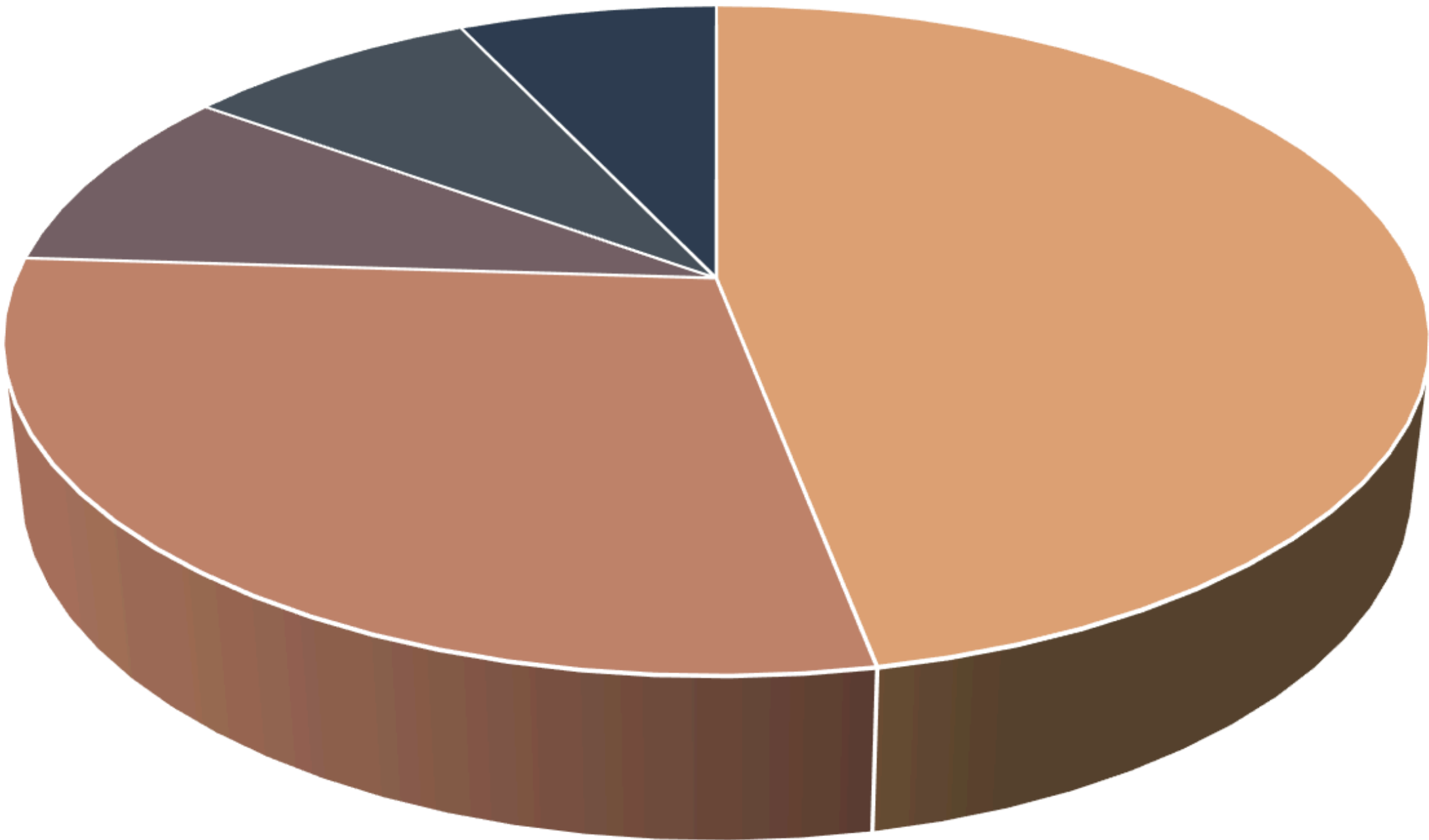
For the past 14 years, the Open Space program has set up trail counters and cameras to capture approximate numbers of trail users. Trail cameras are used to manually determine the number of trail users during the summer and winter seasons and also capture wildlife using the trails.



2024 Winter Trails User Study

OST Staff monitored winter trail use on 6 trails (Upper Flume, Tom’s Baby, Sallie Barber North, Slalom, Fall Classic, and B&B) for two winter months in 2024 to better inform what specific types of winter recreation uses are happening on our trail network.

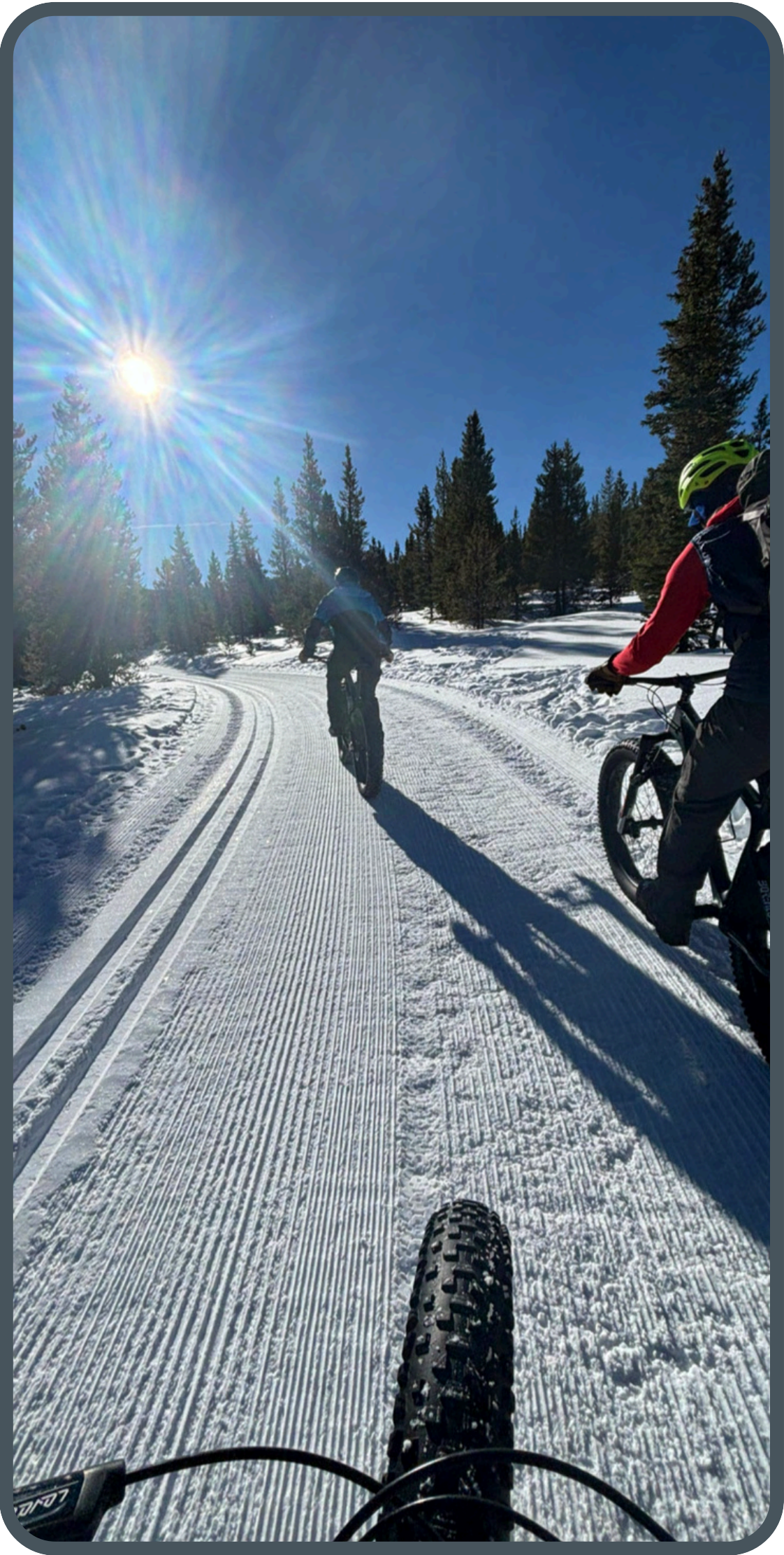
User Groups



■ Hike ■ XC Ski ■ Fat Bike ■ Alpine ■ Snowshoe

User Breakdown

-  Hike 47%
-  XC Ski 29%
-  Fat Bike 9%
-  Alpine 8%
-  Snowshoe 7%

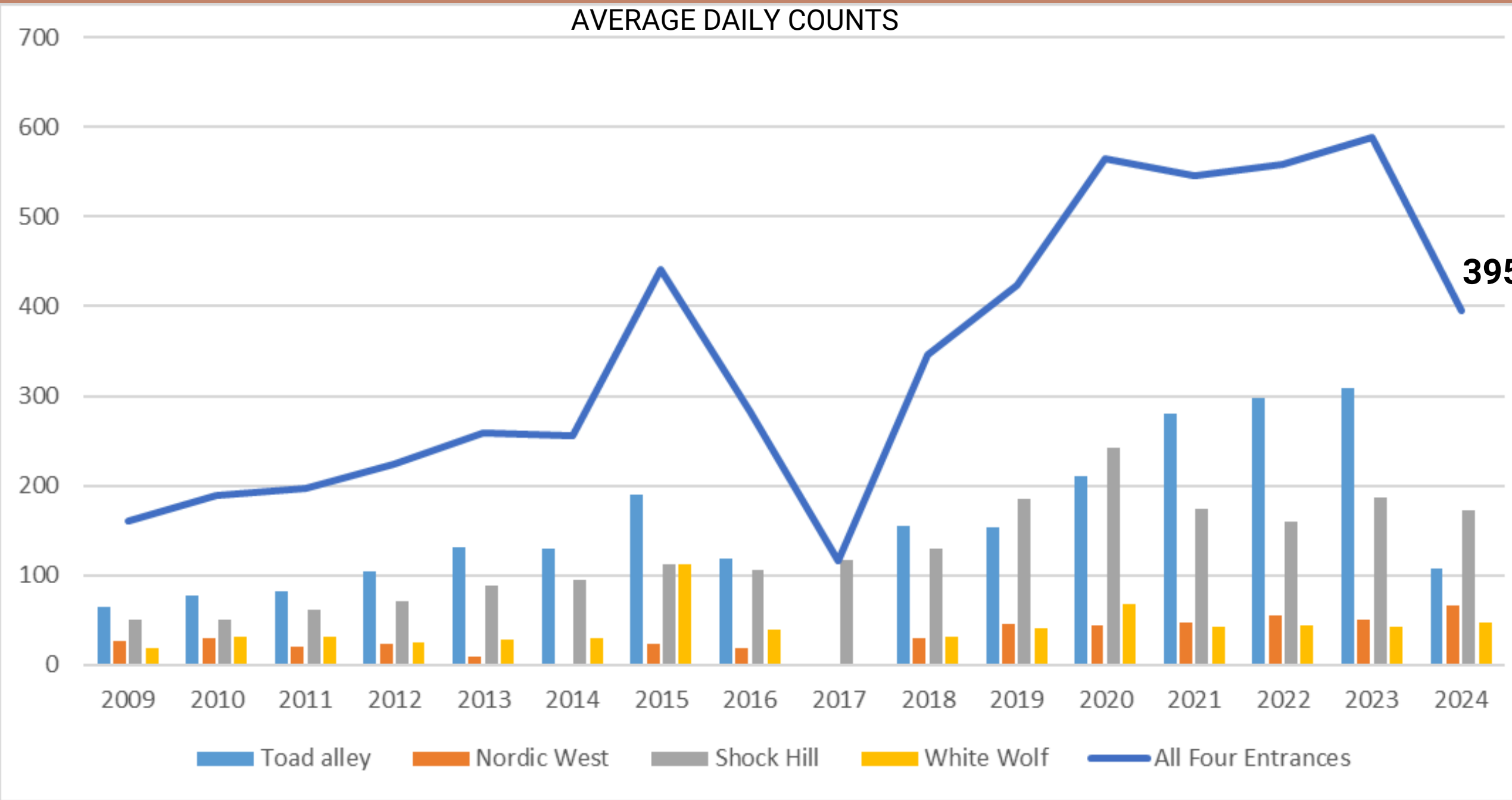


Cucumber Gulch Preserve Trail Counts

Trail counts and camera captures help Open Space staff allocate resources, ensuring that high-use areas receive extra maintenance and attention. Additionally, staff are examining trailheads in a collaborative effort with the County, USFS, and other municipalities to manage jointly-owned trailheads and determine the appropriate level of amenities, signage, and parking.



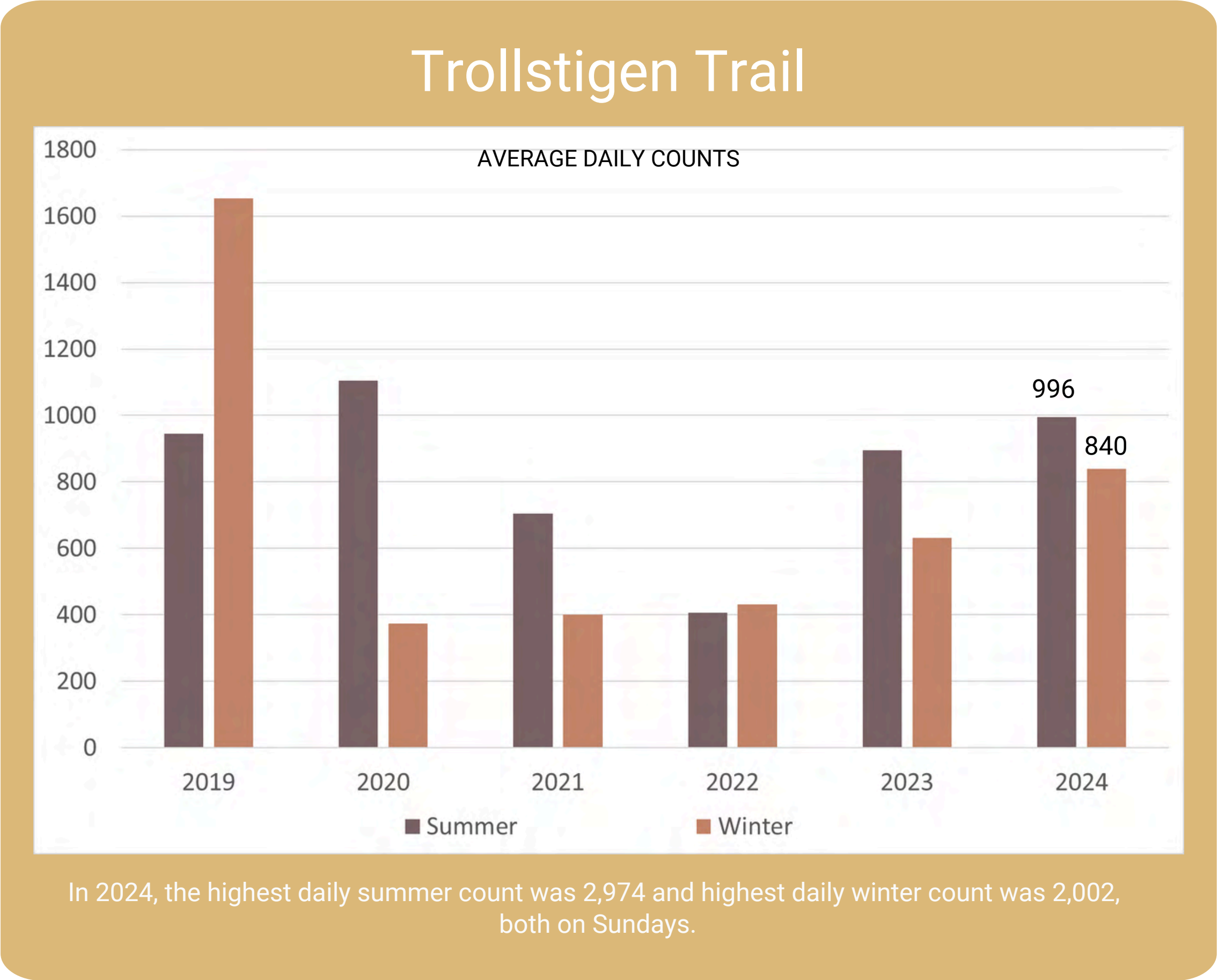
Cucumber Gulch Preserve Trailheads [Summer Only]



In 2024, the highest daily count was 383 on the Shock Hill Trail on a Saturday in July.
**2024 Toad Alley numbers suppressed due to trail counter issues and reroute closure.*

Trollstigen Trail Counts

The Trollstigen Trail was completed in 2019 and is open year-round for hiking to the Isak Heartstone Troll installation. The trail is designed in a directional one-way flow to facilitate access, but because the trail is not maintained in winter months, the trail becomes out-and-back during inclement weather. This creates double detections on the trail counter during periods of heavy snow or ice.



Southern Ten-Mile Range Camp Hale Continental Divide National Monument

Access Planning Effort



Staff worked with land management partners from United States Forest Service, Summit County Open Space, Town of Blue River, Colorado Springs Utilities, and public stakeholders to create a plan to sustainably manage high use recreation access at the Blue Lakes, Quandary, McCullough Gulch, and Spruce Creek Trailheads. USFS NEPA analysis is scheduled to begin in Summer 2025.

Our Team

Staff

- Duke Barlow: OST Manager
- Alex Stach: OST Coordinator
- Tony Overlock: OST Operations Supervisor
- Joel Dukes: OST Operations Lead
- Lauren Sawyer: OST Naturalist
- Ella Garner: OST Naturalist
- Jenny McCarty: OST Tech
- Jake Barlow: OST Tech
- Jason Guess: OST Tech
- Nathan Carlson: OST Tech
- Jenny Shostrand: OST Tech
- Paul Timm: OST Tech
- Lion Mason: OST Tech
- Mark Truckey: ComDev Director
- Julia Puester: ComDev Assistant Director

BOSAC

- Nikki LaRochelle, Chair
- David Rossi, Vice-Chair
- Chris Tennal
- Bobbie Zanca
- Krysten Joyce
- Matt Powers

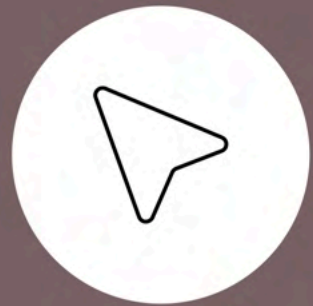
Town Council

- Kelly Owens, Mayor
- Dick Carleton
- Carol Saade
- Todd Rankin
- Marika Page
- Steve Gerard
- Jay Beckerman, BOSAC Liaison



• Mabel, Nugget, & Finn, canine support team

Contact Us



Location

1760 Airport Road,
Unit A, Breckenridge



Website

www.breckost.com



Phone

970.547.3116