



Planning Commission Regular Meeting

Tuesday, February 18, 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. 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. KUHN RESIDENCE SOLAR (EM) 201 BRIAR ROSE LN; PL-2025-0009

IV. COMBINED HEARINGS (5:45PM)

- A. VILLAGE AT BRECKENRIDGE MASTER SIGN PLAN (CC) 535 SOUTH PARK AVENUE; PL-2024-0507

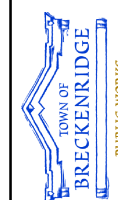
V. OTHER MATTERS (6:15PM)

- A. TOWN COUNCIL SUMMARY

VI. ADJOURNMENT (6:30PM)



Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the January 21, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the February 4, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

Mr. Leas: Do we as a town have a plan should something catastrophic happen, fire wise, in Breckenridge to ease the regulations and permitting to rebuild. Has that been discussed as a contingency plan?

Mr. Truckey: We haven't had that particular discussion but we have allowed homes to be rebuilt if they've been destroyed. We did recently revise the code so that Planning Commission no longer has to give an okay if something like that happens to make it a smoother staff level process.

CONSENT CALENDAR:

1. Rankin Residence (AB), 119 N. Pine Street, PL-2025-0005

Commissioner Comments:

Mr. Guerra: I have one comment on the points, seeing the negative points being for setbacks that are offset by positive points from EV chargers. I know this has been a discussion point recently, and nothing against the applicant, but I think that is something we should revisit in how many positive points are awarded for EV chargers.

Ms. Gort: I agree, it used to be a much bigger thing but technology has moved on.

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

COMBINED HEARINGS:

1. Oaxacan Bites Vendor Cart Renewal (EM), 327 N. Main Street, PL-2024-0511

Ms. Muncy presented a proposal to renew the development permit for the Oaxacan Bites Large Vendor Cart at 327 N. Main Street. There are no changes proposed to the existing Large Vendor Cart or the site plan with this application.

Commissioner Questions / Comments:

Mr. Giller: Do all parking spaces have to be paved or just the required one? (Ms. Muncy: Just the required parking. The unpaved spaces behind the cart are not official spaces. (Mr. Kulick: The unpaved space is not a legal parking space.) Mr. Giller: A friendly comment to clarify that language in the Findings and Conditions.

Mr. Giller made a motion to approve the Oaxacan Bites Large Vendor Cart Renewal, adding a small clarification to paving parking, seconded by Ms. Propper. The motion passed 7 to 0.

Mr. Smith: Where do other restaurants provide their parking? (Ms. Muncy: They provide parking on site or via a fee in lieu. Mr. Kulick: All residential parking has to be achieved on site. For commercial, within the Parking District, if you're not able to accommodate it on site you can pay a fee in lieu that goes into a capital improvement fund for building new parking spaces.

PRELIMINARY HEARINGS:

1. BGV Parcel 7 Entrada Employee Housing (AB), 11030 State Hwy 9, PL-2024-0500

Ms. Brackett presented a proposal to construct 40 deed-restricted, one-bedroom, workforce housing units in one building at the northeast corner of State Hwy 9 and Huron Rd. Access for the building will be off Hwy 9. The following specific questions were asked of the Commission:

1. Does the Commission agree that the proposed overall design is architecturally compatible with the Code and the Annexation and Development Agreements?
2. Does the Commission agree that the proposed north facade reads as two-and-a-half to three (2.5-3) stories and that the proposed south facade reads as two (2) stories, as allowed in the Annexation Agreement?
3. Does the Commission agree that the proposed buffering (fencing and landscaping) is sufficient, considering the allowances for reduced buffering in the Annexation Agreement?
4. Does the Commission agree with the staff recommended preliminary point analysis?
5. Does the Commission have additional comments?

Commissioner Questions / Comments:

Mr. Leas: The purpose of the Entrada project is to supply employee housing for the Peak 8 development. I'm unclear as to what the policy requires for the duration of the obligation.

Mr. Kulick: The obligation requires that the deed restriction is provided in perpetuity, which is listed in the annexation agreement.

Mr. Leas: The 40 proposed units provided exceeds the amount required by the Imperial Hotel for employee generation, what will be done with those surplus units?

Mr. Kulick: Breckenridge Grand Vacations (BGV) needs to design a building that would provide enough units to offset the Parcel 4 development and so the design was created to be slightly larger than required to ensure the need was met. The Council took the excess units into account with the development and annexation agreements, and BGV will not be allowed to bank those units towards employee generation from future developments.

Mr. Leas: Are the extra units available for BGV to use for employees at Imperial without deed restriction?

Mr. Kulick: Anything that's on the site has to be deed restricted housing. As part of the development agreement some density was transferred here and it was agreed that the units can't be market rate and can't be banked towards a future project.

Mr. Truckey: For clarification, the units do not need to be rented out to the Imperial Hotel employees, BGV is merely required to provide at least that many units and they could be rented to or occupied by anyone gainfully employed at least 30 hours a week in the Town of Breckenridge.

Mr. Leas: The annexation agreement contains language that would allow the owners to apply to the Town for permission to condominiumize some or all of the units in the future but there's no language in the document detailing how that would work while remaining in compliance with Policy 24.

Mr. Kulick: The entire building will be deed restricted and dedicated as workforce housing. Whether or not it's condominiumized, the entirety of the building will be deed

- restricted and must meet the terms of the deed restriction. The applicant could better speak to the options they are considering.
- Mr. Leas: You partially answered my question, the deed restriction defines an AMI cap with an increase over time but does not mention condominiums and how they would be priced. This leaves a lot of loose ends for things like how HOA fees would play into rent and how this will be addressed.
- Mr. Kulick: Someone buying a deed restricted unit would have an understanding of the requirements of the deed restriction and rental cap. The AMI cap will make a difference in how much someone will be able to rent it for, which will affect the possible sale price.
- Mr. Leas: When someone purchases a condo, the ownership transfers and it's no longer being managed by BGV or whoever the successor is. How do you price the condo and how do you figure in the HOA fee with the deed restriction rules if for example half the building is condominiumized and half the building is rented? Will we have them come back to figure out the price if they condominiumize them, there's nothing in the agreement that defines that.
- Mr. Truckey: There's no need to have it defined because the deed restriction survives in all cases and the terms of the deed restriction must be met. The rent that's identified includes all utilities which would cover most of the things typically included in HOA dues.
- Mr. Kulick: The deal was negotiated over the course of three meetings to determine an acceptable agreement between the applicant and the Town. This is not unlike what we've done recently with several similar development agreements where the deed restriction has a rental cap without having a maximum resale cap. It allows people more flexibility while still driving down the maximum resale price.
- Mr. Giller: Under the Architectural Compatibility section there may be a typo, the section mentions metal roofing as the primary material and asphalt shingle as the secondary material, but based on the drawings the metal roofing is the accent roofing shown on the trash enclosure and the asphalt shingle is shown on the main building. (Ms. Brackett: You are correct.)
- Ms. Propper: No questions.
- Mr. Smith: No questions.
- Ms. Gort: Where is the natural wood trim? I'm not able to easily find it on the drawings. The only place I could find it was on the ends, and I'd appreciate clarity in the next set of drawings. (Ms. Brackett: I will check on that, and happy to make that clear.)
- Mr. Guerra: In the Internal Circulation section there is also a typo, as the entrance is referred to as the northeast corner of the site instead of the northwest. On page C500 of the plans an infiltration system detail is shown that I was unable to find on the site plan and had to contact Engineering for clarification.
- Mr. Giller: It is on the site plan on page 55, it's the hashed area on the northwest side of the building. (Mr. Guerra: Thank you for the clarification.)

Graham Frank, BGV, Applicant:

Amelia did a great job tonight. Not a ton of presentation tonight, other than attempting to answer questions. Mark, to answer your question the deed restriction will run with the land so it will continue with each unit. We want to provide front of house management housing that people could potentially buy, as a stepping stone for people not just wanting to rent but to drop an anchor and live here. We tried to appoint the unit sizes to accommodate a family, before you hopefully make the move to a single family house. We felt that the deed restriction was robust enough that it would cover the rental for a third party person who qualified for trying to buy it and rent it to someone because the yield would be low, while also artificially lowering the sale price moving forward. For the wood trim, it's around the windows.

- Mr. Leas: Is the intention of the right of first refusal of the Town to keep the sale cap lower?
- Mr. Frank: The Town wouldn't maintain the price cap, the Town has the right of first refusal not first offer. So, the Town could step in on a free market offer and act upon that price. We will do a better job of denoting a trim around the windows. Overall, we feel the aesthetics are more robust than the Parcel 2 project that we brought before you previously, with more flexibility on the site and with it being located at the entrance to town.
- Mr. Leas: A few weeks ago you were here and when questioned about the front elevations of the building that you were proposing for the North Gold Run Lot, you told the Commission that you'd spoken to every box setting subcontractor available in Colorado and that none of them were willing or available to offset the modules on the project to create a more interesting front elevation. Tonight, you return with a project showing that you intend to create this project with that offset.
- Mr. Frank: You quoted me incorrectly. It's not that no one said they would do it, it's that no one has done it successfully. If you look at the front elevation, where you step into an overhang so you wouldn't be leaking into the box below and the rafter roof gives the ability to set the trusses and create an overhang that stops the water from running down the fascia and into those problems discussed with Parcel 2. That vertical surface, the straight line is what we were trying to follow from what we've learned. And all the balconies are bolted on so they wouldn't create an infiltration scenario.
- Mr. Leas: We were previously shown some concept drawings by BHH that showed a mountain modern design that was generally a more attractive design than what you're proposing, what happened to that design?
- Mr. Frank: That was a fee simple building that was designed for fee simple market rates in rental and sale, and was not designed for what was required by the development agreement. We designed to meet the requirements of the code and the development agreement.
- Mr. Giller: We clarified that the roofing is shingle and there's a note that there will be PV panels on the roof, do you have more information on that? I'm concerned about the architectural compatibility because sometimes PV can be shiny and stick out, or better chosen and located to blend with the shingles.
- Bill Campie (DTJ Design): We are still in the design build phase so we have not gotten that far yet but we are in that process and that is something we will be designing to do. We can follow up at the next hearing.
- Mr. Kulick: Similar to this building being required to meet the employee housing requirements for Parcel 4, the development agreement allows the applicants to offset on other properties in town. This building was one that was pegged as an option, as well as the Breck Inn to the north, to contain the offset for Parcel 4, so we are keeping that in mind in the design. It is something that they are required to do, so we'll be looking for illustrations with the solar on the roof.
- Ms. Propper: No questions.
- Mr. Smith: No questions.
- Ms. Gort: So the wood trim is around the windows? (Mr. Frank: Yes.) And are those kickers as well? (Mr. Frank: I believe up to the rafters, yes. We will get you that clarification for the next hearing.)
- Ms. Brackett: To clarify, the annexation agreement specifies window trim only.
- Mr. Frechter: For the trash enclosure location, the proposed location will require the truck to back up through two rows of cars, which may have problems during the summer with people leaving bike racks down. It may be better located in the northeast corner. It'll also mean everyone on the west elevation won't have to hear the backup signal early in the morning.

- Mr. Campie: That is a problem that we have been trying to navigate, we have tried several different locations around the site but in trying to navigate snow storage, utilities, and easements and this was the only area that worked well. The northeast corner has an access easement and utilities in that area.
- Mr. Frechter: With the potential for PV specifically, it would most likely be on the western eave. Have you thought about the snow load sliding off that with the pedestrian access and balconies below that?
- Mr. Campie: We are going to have to incorporate all the things you typically see to mitigate the snow from the roof. Currently, the design is about optimizing homes in our community in a way that's affordable. We've worked hard to combine all of that within the design. We're going to have to do snow fencing and things like that to accommodate the snow load.

The hearing was opened for public comment and there was no one who wished to comment.

Commissioner Comments:

- Mr. Frechter: I think it's making the best of a space and I'm glad Town Council allowed it to go to three stories. Architectural compatibility, yes. I agree with the stories and I think there's sufficient buffering. It's an open area right now so any additional buffering will be great. I agree with the point analysis and have no additional comments.
- Ms. Gort: I agree with the architectural compatibility and question number two. The landscaping seems sufficient. I agree with the preliminary point analysis and no additional comments.
- Mr. Smith: I also agree that it meets architectural compatibility, as well as the two story/three story provision. I think the fence is adequate for buffering. No further comments.
- Ms. Propper: I agree with architectural compatibility, north and south facades, the proposed buffering is sufficient. I agree with the preliminary point analysis and no additional comments.
- Mr. Giller: Architectural compatibility, yes. North and south façade heights, yes. Buffering, yes, with the caveat that we see the forthcoming fence. Additional comments, I do think the gable roof makes it more compatible with the Breckenridge vernacular.
- Mr. Leas: I'm frustrated. I don't like this design, and I'm frustrated with concessions made by Town Council. I would have liked to have a better product here but I understand you're making business decisions, which I respect. Consequently no, I don't agree that it's architecturally compatible. I agree with questions number 2, 3, and 4.
- Mr. Guerra: I also agree with question number 1, and the north and south facades meet the agreement. I agree with the proposed buffering and fencing also with the caveat that we see the fencing plan. I agree with the preliminary point analysis and no additional comments.

All commissioners agreed that the project is ready for final hearing.

OTHER MATTERS:

1. Town Council Summary
2. Class D Majors Q4 2024 (Memo Only)
3. Class C Subdivisions Q4 2024 (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 7:05 pm.

Ethan Guerra, Chair

Planning Commission Staff Report

Subject: Kuhn Residence Solar (Class C Minor Development Permit; PL-2025-0009)

Proposal: The applicant proposes to install a flush-mounted solar array on non-primary elevations of a non-historic residence.

Date: February 11, 2025 (For meeting of February 18, 2025)

Project Manager: Ellie Muncy – Planner I

Agent: Active Energies Solar – Jessica Helmlinger

Property Owner: Dennis Kuhn

Address: 201 Briar Rose Ln.

Legal Description: Weisshorn Sub #1, Block 1, Lot 2B

Land Use District: #12, Residential: 5 UPA

Historic District: #10: Briar Rose Transition Character Area

Site Conditions: A single-family residence is currently under construction and was approved in 2022. The residence features multiple gable roof and gabled dormer roof forms. The roofing materials, when completed, will be asphalt shingles and corrugated metal.

Adjacent Uses: North: Single Family Residential
South: Father Dyer Church
East: Briar Rose Ln., Single Family Residential
West: Single Family Residential

Staff Comments

Architectural Compatibility (5/A & 5/R): This application meets the standards set forth in this Policy for solar devices in the Conservation District. The panels are proposed to be flush-mounted on the secondary elevations of a non-historic structure, and not highly visible from the primary frontage along Briar Rose Ln. The panels, proposed for installation on the South and West facing roofs (secondary elevations), will only be visible from the neighboring properties to the south and west. The proposed locations comply with Policy 5 because the panels are not highly visible to the public from Briar Rose Ln.

Per Policy 5: *“Within the Conservation District a solar device shall be located to reduce the visibility of the solar device from a public street (as opposed to an alley) to the greatest extent practical and to reduce negative impacts to historic structures. In most cases, preference 1 will reduce visibility and is the highest and most preferred; preference 5 is the lowest and least*

preferred. A solar device shall be located in the highest preference possible. The order of preference for the location of a solar device within the Conservation District is as follows, unless a less visible option is available on site: (1) as a building integrated photovoltaic device; (2) on nonhistoric structures or additions; (3) on an accessory structure; (4) on the primary structure; and (5) highly visible from the public street.”

“a. General Requirements for All Installations: Solar devices on roofs shall be placed on a noncharacter defining roofline of a nonprimary elevation (not highly visible from a street). For lots which have exhausted the preferred placement options as set forth above, solar devices that are visible from the street may be appropriate if they are designed to have minimal visual impacts from the street and do not result in detrimental character to the Conservation District, or a reduced state, federal or local historic rating for the structure or surrounding structures, as determined by the town.

Solar devices and related mechanical equipment and mounting structures shall be nonreflective such as an anodized finish. Mechanical equipment associated with the solar device such as inverters, converters and tubing attached to the building fascia shall be painted to match the building color to blend into the building. Solar devices shall be located so as not to alter a historic roofline or character defining features such as dormers or chimneys.

b. Sloped Roof Installations: All solar devices on sloped roofs must run parallel to the roofline. Roof-mounted solar devices shall not break the existing ridgeline of the roof to which the solar device is mounted. All solar devices shall run parallel to the original roofline and shall not extend beyond the edge of the roof on which the device is installed.”

The design meets the second highest level of preference listed in Policy 5. The only higher order of preference listed is a “*building integrated photovoltaic device*,” but there is only one precedent for this type of installation in the Conservation District. The proposed panels do not break the existing ridgeline or extend beyond the edge of the roof. All associated equipment such as meters, service panels, junction boxes, etc. are proposed to be located on the south side (side) of the residence. Staff has added a Condition of Approval that the solar devices and related mechanical equipment and mounting structures shall be non-reflective (such as an anodized finish), and mechanical equipment associated with the solar device such as invertors, convertors and tubing attached to the building shall be painted to match the building. Staff is comfortable with the design of system as proposed.

Social Community (24/R):

Section E. Conservation District:

This property is in the Briar Rose Transition Character Area and is subject to the Handbook of Design Standards for the Transition Character Areas of the Conservation District. The Handbook places additional design regulations on properties located in Transition Districts but does not include any additional regulations related to solar devices.

Staff Action

This application has met all Absolute Policies and has not been assigned any positive or negative points under the Relative Policies. Staff has approved the Kuhn Residence Solar project, PL-2025-0009, showing a passing score of zero points (0), with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

**Kuhn Residence Solar
Weisshorn Sub #1, Block 1, Lot 2B
201 Briar Rose Ln.
PL-2025-0009**

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

FINDINGS

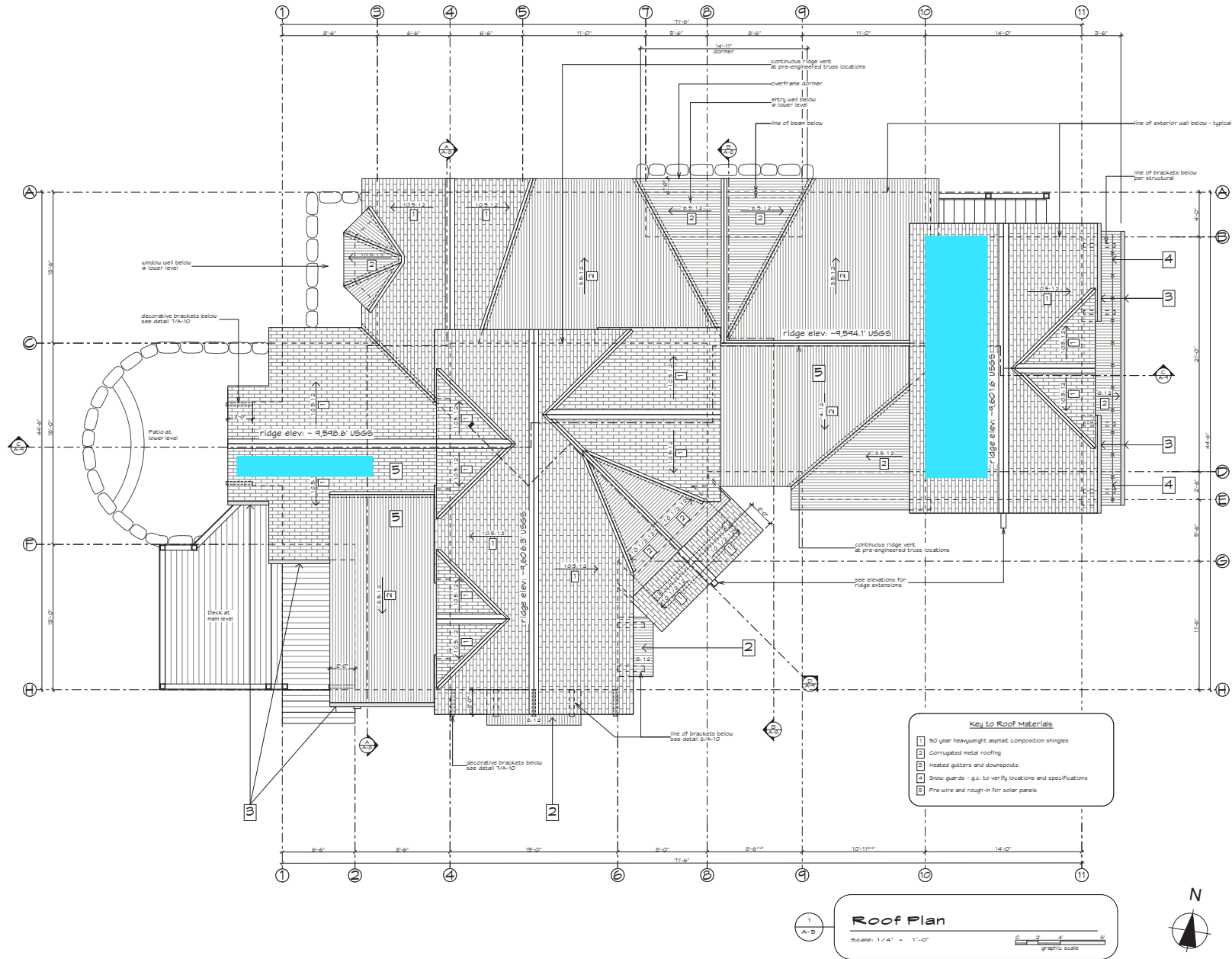
1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **February 11, 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 **February 18, 2025** 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 **August 25, 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. 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. 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 CERTIFICATE OF OCCUPANCY

6. **Solar devices and related mechanical equipment and mounting structures shall be nonreflective such as an anodized finish. Mechanical equipment associated with the solar device such as invertors, convertors and tubing attached to the building shall be painted to match the building.**
7. Applicant shall screen all utilities.
8. 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.
9. 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.
10. No 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.**
11. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.



KUHN RESIDENCE

LOT 3B, BLOCK 1
WEISSHORN SUBDIVISION - FILING NO. 1
TOWN OF BRECKENRIDGE, COLORADO

PERMIT SET
Roof Plan

Scale: 1/4" = 1'-0"
Date: 8/22/2022

architectural
consultation
JL SUTTERBY ARCHITECT
p.o. box 3696 breckenridge, co. 80424 (410) 459-1119

A-5

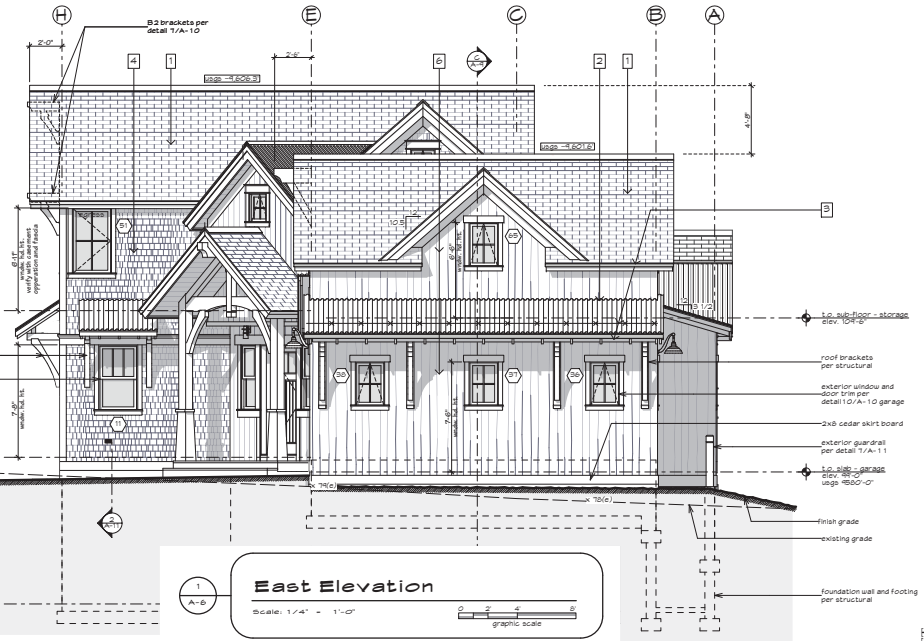


Entry Elevation

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

General Notes - Elevations

1. All roof pitches are as noted on per roof plan and construction details - typical
2. All construction materials and details noted on the exterior elevations are typical - u.s.o.
3. All roof overhangs are as indicated on the roof plan and as per construction details - typical
4. Approximate head heights for all windows and doors are as noted on the exterior elevations. Verify all window head heights align with adjacent exterior door units as required for interior trim alignment.
5. Windows manufactured to supply tempered glass where required by code - typical
6. Egress windows are as indicated on the exterior elevations and as required by code - typical
7. Provide for 1" square to be added to top of sub-floor elevations as indicated on all drawings - typical
8. Provide heated gutter and downspouts where required, and as noted on the roof plan
9. All exterior wall vents to be painted to match adjacent surfaces - typical
10. Retaining wall locations and heights to be field verified with existing and proposed grades - typical
11. All meter locations indicated are to be verified by O.G. with NCEI.

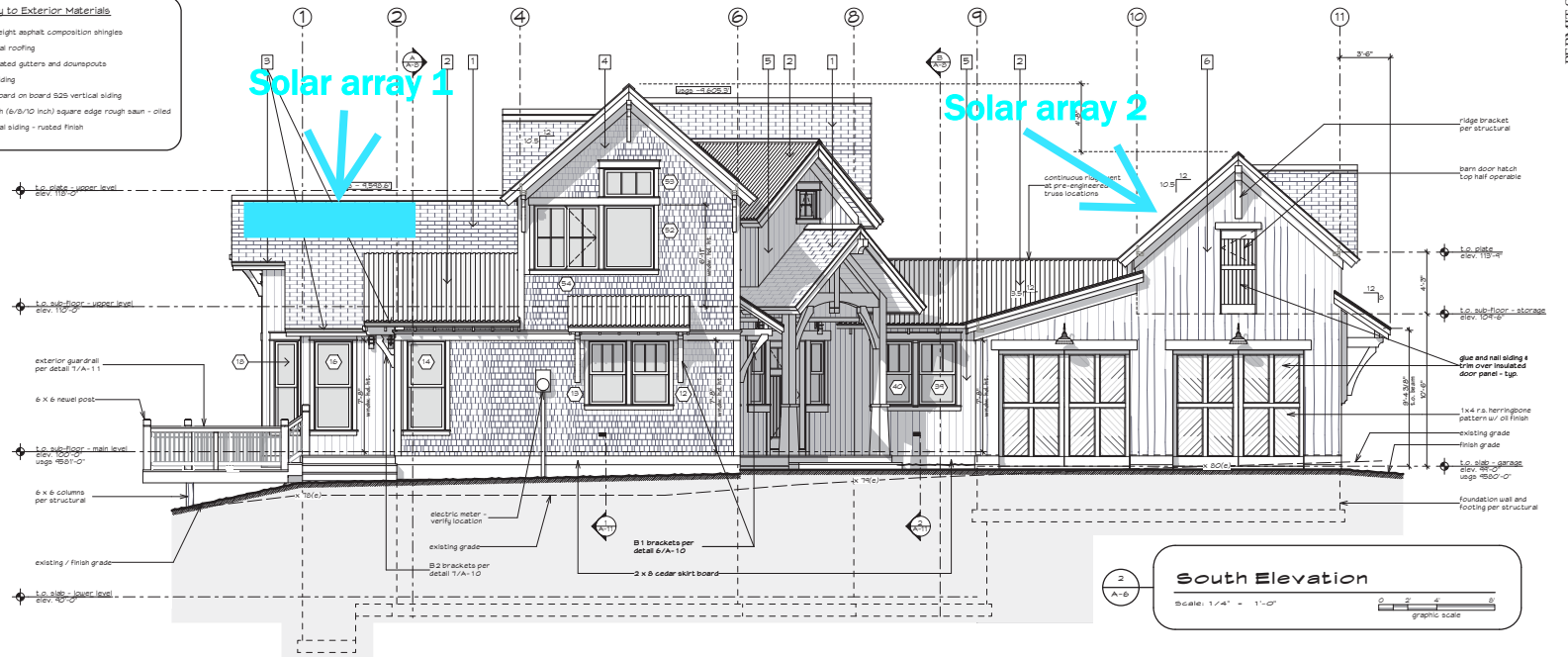


East Elevation

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

Key to Exterior Materials

1	50 year heavyweight asphalt composition shingles
2	Corrugated metal roofing
3	Snow guards/heated gutters and downspouts
4	Cedar shingle siding
5	1 x 6 reverse board on board S&S vertical siding
6	1 x random width (6-8-10 inch) square edge rough sawn - oiled
7	Corrugated metal siding - rusted finish



South Elevation

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

KUHN RESIDENCE

LOT 3B, BLOCK 1
WEISSHORN SUBDIVISION - FILING NO. 1
TOWN OF BRECKENRIDGE, COLORADO

Building Elevations

PERMIT SET

Scale: 1/4" = 1'-0"
Date: 8/22/2022

architectural
consultation



p.o. box 3696 breckenridge, co. 80424 (970) 459-1179

A-6

NEW PHOTOVOLTAIC SYSTEM 5.655kW DC / 5.000kW AC
201 BRIAR ROSE LN. BRECKENRIDGE, CO 80424

AHJ

CO-COUNTY OF SUMMIT

UTILITY

XCEL ENERGY COLORADO

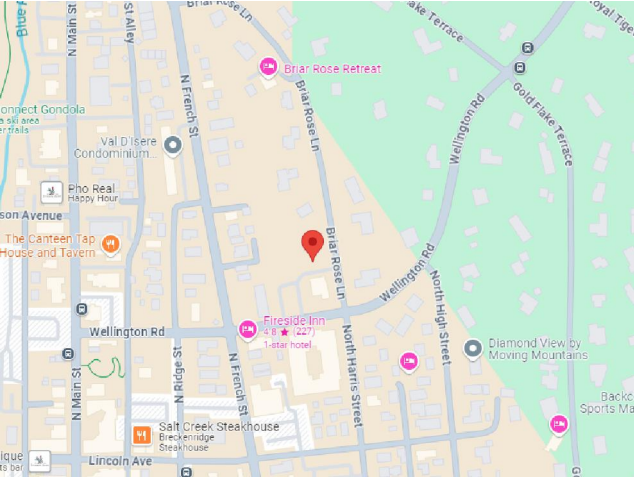
CODES AND STANDARDS

ELECTRIC CODE: NEC 2023
FIRE CODE: IFC 2018
BUILDING CODE: IBC 2018
RESIDENTIAL CODE: IRC 2018
WIND SPEED: 115 MPH
SNOW LOAD: 65 PSF

SCOPE OF WORK

(N) 5.655kW DC / 5.000kW AC ROOF MOUNT PV SYSTEM
(13) HANWHA QCELLS Q.TRON BLK M-G2+ 435 (435W) MODULE
(1) SOLAREEDGE TECHNOLOGIES SE5000H-US (240V) INVERTER
(13) SOLAREEDGE S440 POWER OPTIMIZER

VICINITY MAP



CONTRACTOR INFORMATION



ACTIVE ENERGIES SOLAR
ADDRESS: 40928 US HIGHWAY 6,
SUITE C, EAGLE-VAIL, CO 81620
PHONE NUMBER: (970) 306-4233
LICENSE NUMBER:
PVDS-111622-013697
LICENSE TYPE: NABCEP PV DESIGN
SPECIALIST

CUSTOMER INFORMATION

NAME: DENNIS KUHN

ADDRESS: 201 BRIAR ROSE LN,
BRECKENRIDGE, CO 80424

COORDINATES: 39.484139, -106.043194
APN: 2211313104011

5.655kW DC / 5.000kW AC ROOF
MOUNT PV SYSTEM

SHEET CATALOG

PV-1	COVER SHEET
PV-1.1	GENERAL NOTES
PV-2	SITE PLAN
PV-3	MOUNTING DETAILS
PV-3.1	STRUCTURAL DETAILS
PV-4	SPECIFICATIONS & NOTES
PV-4.1	SINGLE LINE DIAGRAM & CONDUCTOR SCHEDULE
PV-4.2	ELECTRICAL CALCULATIONS
PV-5	PLACARDS
SS	SPEC SHEETS

PROJECT ID	AUR-1008396
DATE	1/16/2025
CREATED BY	GN
SIGNATURE	

COVER SHEET
PV-1

NOTES:

- 1. MODULES ARE LISTED UNDER UL 1703 / UL 61730 AND CONFORM TO THE STANDARDS.
- 2. INVERTERS ARE LISTED UNDER UL 1741 AND CONFORM TO THE STANDARDS.
- 3. DRAWINGS ARE DIAGRAMMATIC, INDICATING GENERAL ARRANGEMENT OF THE PV SYSTEM. ACTUAL SITE CONDITIONS MAY VARY.
- 4. WORKING CLEARANCES AROUND THE NEW PV ELECTRICAL EQUIPMENT SHALL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.
- 5. ALL GROUND WIRING CONNECTED TO THE MAIN SERVICE GROUNDING IN MAIN SERVICE PANEL / SERVICE EQUIPMENT.
- 6. ALL CONDUCTORS SHALL BE 600V, 90°C STANDARD COPPER UNLESS OTHERWISE NOTED.
- 7. WHEN REQUIRED, A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.
- 8. THE SYSTEM WILL NOT BE INTERCONNECTED BY THE CONTRACTOR UNTIL APPROVAL FROM UTILITY IS RECEIVED.
- 9. ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREES, WIRES OR SIGNS.
- 10. PV ARRAY COMBINER / JUNCTION BOX PROVIDES TRANSITION FROM ARRAY WIRING TO CONDUIT WIRING.
- 11. RACKING SYSTEM SHALL BE LISTED TO UL 2703.
- 12. FIRE RATING OF EXISTING ROOF ASSEMBLY SHALL BE MAINTAINED WITH ADDITION OF PHOTOVOLTAIC SYSTEM.

CONTRACTOR INFORMATION



ACTIVE ENERGIES SOLAR
ADDRESS: 40928 US HIGHWAY 6,
SUITE C, EAGLE-VAIL, CO 81620
PHONE NUMBER: (970) 306-4233
LICENSE NUMBER:
PVDS-111622-013697
LICENSE TYPE: NABCEP PV DESIGN
SPECIALIST

CUSTOMER INFORMATION

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ADDRESS: 201 BRIAR ROSE LN,
BRECKENRIDGE, CO 80424

COORDINATES:39.484139,-106.043194
APN:2211313104011

5.655kWDC/5.000kWACROOF
MOUNTPVSYSTEM

PROJECT ID	AUR-1008396
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GENERAL NOTES
PV-1.1

SCOPE OF WORK

(N) 5.655kW DC / 5.000kW AC ROOF MOUNT PV SYSTEM
(13) HANWHA QCELLS Q.TRON BLK M-G2+ 435 (435W) MODULE
(1) SOLAREEDGE TECHNOLOGIES SE5000H-US (240V) INVERTER
(13) SOLAREEDGE S440 POWER OPTIMIZER
TOTAL ARRAY AREA = 272.98 SQ.FT
TOTAL ROOF AREA = 3,027.52 SQ.FT
% ARRAY AREA IN ROOF = 9.01%

- NOTES:
- 1. 24/7 UNESCORTED KEYLESS ACCESS SHALL BE PROVIDED TO ALL XCEL ENERGY EQUIPMENT.
 - 2. INTERCONNECTION: LOAD SIDE BREAKER.
 - 3. ACCESS ISSUES:NO ACCESS ISSUES.
 - 4. THERE ARE NO EQUIPMENT CLEARANCE CONCERNS.
 - 5. NO OVERHEAD CLEARANCE ISSUES.
 - 6. UTILITY AC DISCONNECT MUST BE WITHIN 10' OF UTILITY METER.
 - 7. NO GATE.
 - 8. SEE PV-4.3 FOR WALL-MOUNTED EQUIPMENT ELEVATION VIEW.

CONTRACTOR INFORMATION:

ACTIVE ENERGIES SOLAR, LLC
ADDRESS: 40928 US HIGHWAY 6, SUITE C, EAGLE-VAIL, CO 81620
PHONE NUMBER: (970) 306-4233
LICENSE NUMBER: PVDS-111622-013697
LICENSE TYPE: NABCEP PV DESIGN SPECIALIST

LEGEND

- SETBACK
- PROPERTY LINE
- FENCE
- UM

UTILITY METER
- MSP

MAIN SERVICE PANEL
- AC

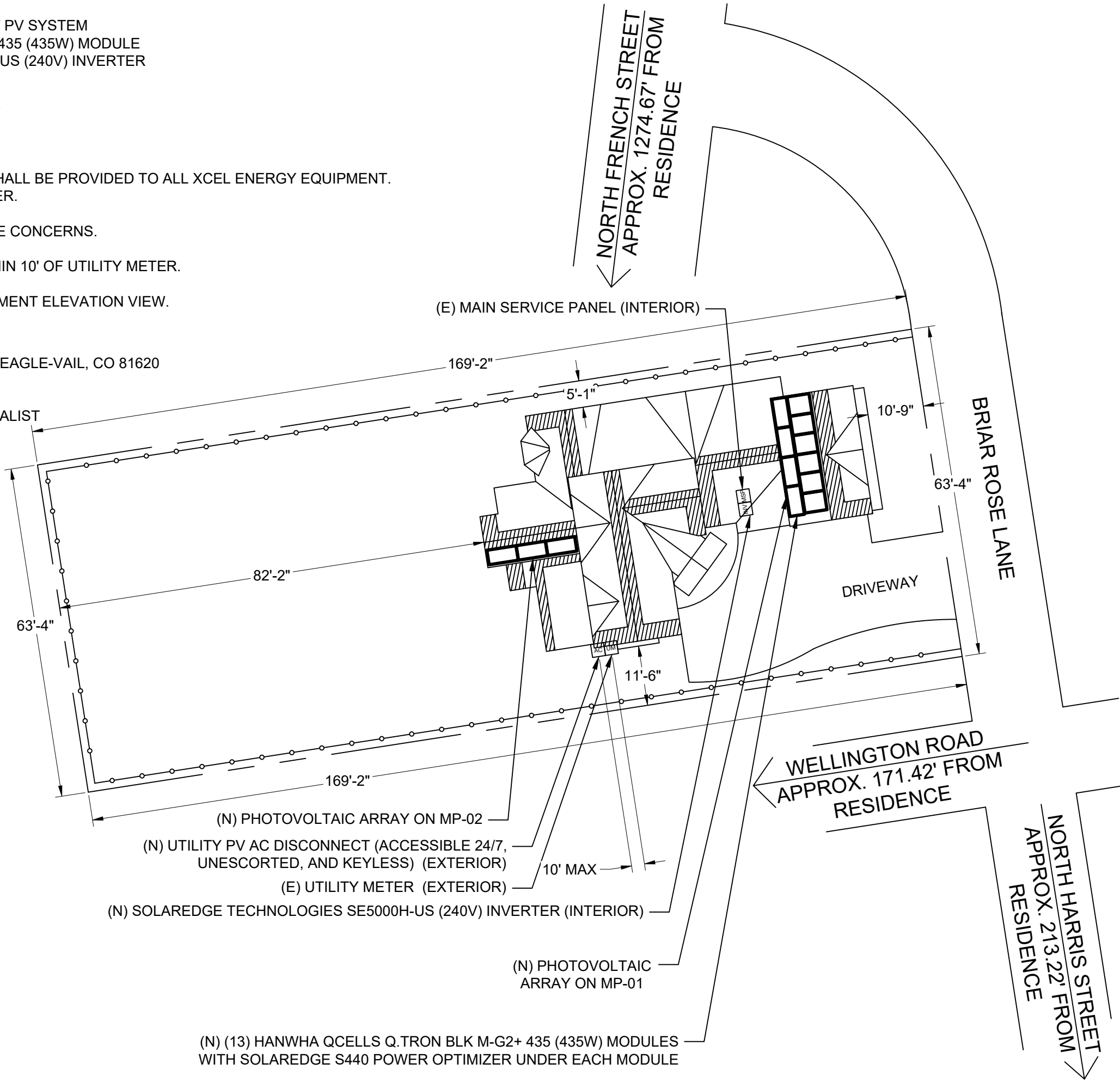
AC DISCONNECT
- INV

INVERTER
- JB

JUNCTION BOX



SCALE:1" = 20'-0"



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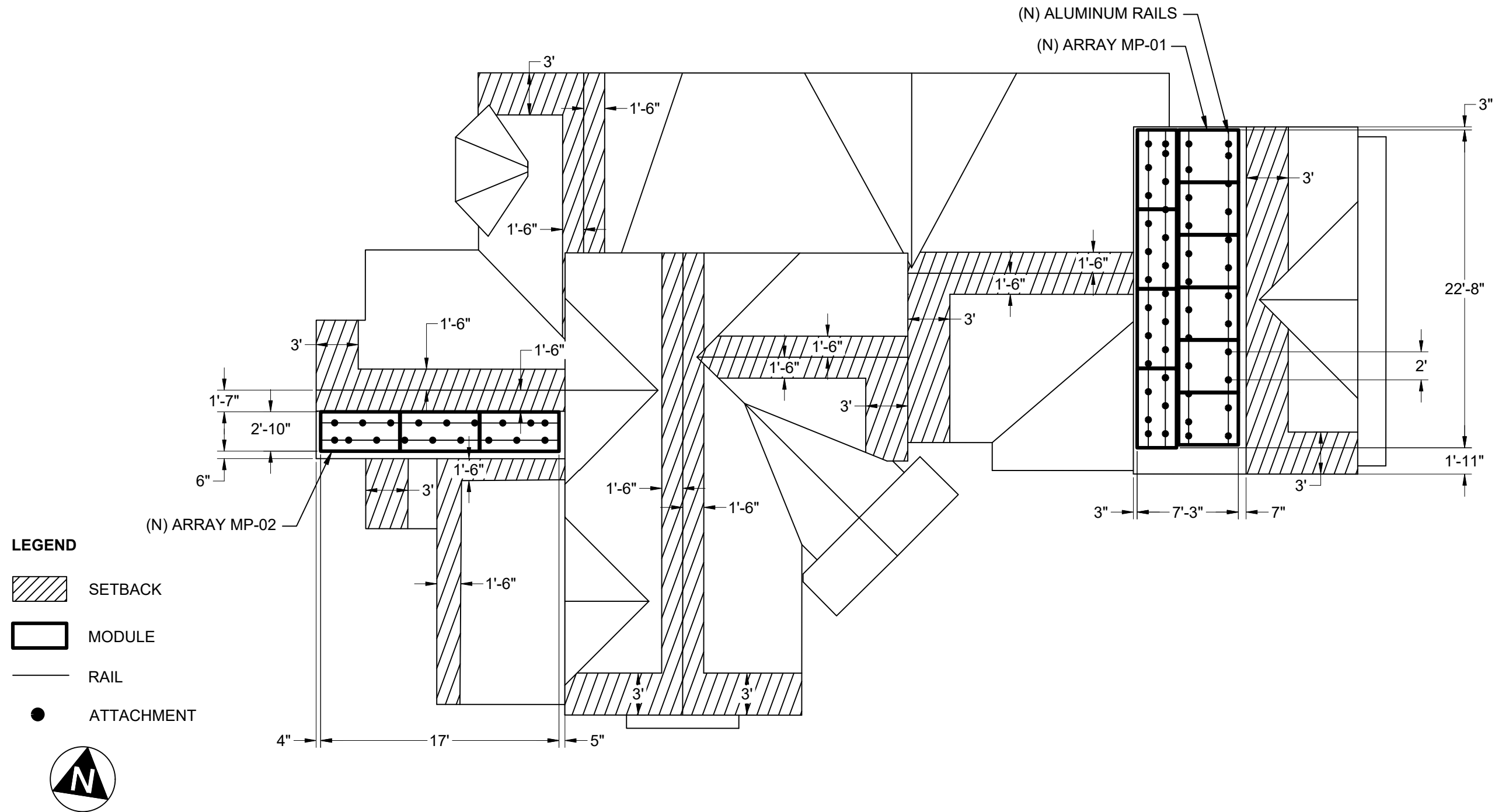
CREATED BY GN

SIGNATURE

SITE PLAN
PV-2

WIND SPEED: 115 MPH AND SNOW LOAD: 65 PSF													
S.NO	AZIMUTH	PITCH	NO. OF MODULES	ARRAY AREA (SQ.FT)	ROOF TYPE	ATTACHMENT	ATTACHMENT QUANTITY	ROOF EXPOSURE	FRAME TYPE	FRAME SIZE	FRAME SPACING	MAX ATTACHMENT SPACING	MAX OVER HANG
MP-01	261°	41°	10	210.19	COMPOSITION SHINGLE	DPW SOLAR EASY FEET (DECK MOUNT)	50	ATTIC	PRE-FABRICATED TRUSSES	2" X 10"	24" O.C.	2'-0"	1'-6"
MP-02	171°	41°	3	63.05	COMPOSITION SHINGLE	DPW SOLAR EASY FEET (DECK MOUNT)	18	ATTIC	PRE-FABRICATED TRUSSES	2" X 10"	24" O.C.	2'-0"	1'-6"

NOTE: PENETRATIONS ARE STAGGERED.



CONTRACTOR INFORMATION



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5.655kWDC/5.000kWAC ROOF
MOUNT PV SYSTEM

PROJECT ID	AUR-1008396
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MOUNTING DETAILS
PV-3

STRUCTURAL NOTES

1. ALL SOLAR PANEL COMPONENTS SHALL BE INSTALLED PER THE MANUFACTURER'S APPROVED INSTALLATION SPECIFICATIONS.

2. THE EXISTING BUILDING'S STRUCTURE SHALL BE VERIFIED AS PROPERLY CONSTRUCTED AND MAINTAINED IN GOOD CONDITION. NO ALLOWANCE HAS BEEN MADE FOR ANY EXISTING DEFICIENCY IN DESIGN, MATERIAL, CONSTRUCTION, OR LACK OF MAINTENANCE FOR THE EXISTING STRUCTURE OR PROPOSED EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, PROPER FIT, AND CLEARANCES IN THE FIELD.

3. IF ANY CONDITION THROUGHOUT THE ASSOCIATED REPORT OR PERMIT DRAWINGS IS NOT REPRESENTED ON-SITE, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD (EOR) OF ANY DISCREPANCIES AND RECEIVE WRITTEN APPROVAL FROM THE EOR BEFORE PROCEEDING WITH INSTALLATION.

4. MISCELLANEOUS ITEMS NOT EXPLICITLY NAMED & SHOWN IN THESE DRAWINGS HAVE NOT BEEN DESIGNED. IT IS RECOMMENDED THAT MATERIAL OF SUITABLE SIZE & STRENGTH BE OBTAINED FROM A REPUTABLE MANUFACTURER FOR MISCELLANEOUS ITEMS.

5. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE, SEAL, & WATERPROOF ROOFTOP PENETRATIONS FOR SOLAR RACKING.

6. CONTRACTOR TO PROVIDE MINIMUM 1/4" GAP BETWEEN ALL SOLAR PANELS.

7. PROJECT WINDSPEED IS BASIC WIND SPEED PER CODE UNLESS NOTED OTHERWISE.

DEAD LOAD CALCULATIONS			
BOM	QUANTITY	LBS/UNIT	TOTAL WEIGHT (LBS)
MODULES	13	46.7	607.10
MID-CLAMP	20	0.05	1.00
END-CLAMP	12	0.05	0.60
RAIL LENGTH	127	0.68	86.36
SPLICE BAR	6	0.36	2.16
DPW SOLAR EASY FEET (DECK MOUNT)	68	0.78	53.04
OPTIMIZER	13	1.58	20.54
TOTAL WEIGHT OF THE SYSTEM (LBS)			770.80
TOTAL ARRAY AREA ON THE ROOF (SQ. FT.)			272.98
WEIGHT PER SQ. FT.(LBS)			2.82
WEIGHT PER PENETRATION (LBS)			11.33

This diagram shows an elevation view of the solar racking system installed on a roof. The roof surface is labeled (E) COMPOSITION SHINGLE ROOF MEMBRANE. The racking structure consists of (N) IRONRIDGE XR100 RAIL and (N) SOLAR MODULES. The modules are secured with (N) DPW SOLAR EASY FEET (DECK MOUNT). A dimension line indicates a maximum gap of 6" MAX between components. The top chord is labeled (E) 2" X 10" TOP CHORD @ 24" O.C. SPACING.

This diagram shows a plan view of the solar racking system. It illustrates the (N) DPW SOLAR EASY FEET (DECK MOUNT) and (E) ROOF DECKING. The racking is secured with (N) (5) 1/4" X 2" RSS PHEINOX SCREW. The top chord is labeled (E) 2" X 10" TOP CHORD @ 24" O.C. SPACING. A dashed rectangular box outlines the area shown. The scale is noted as SCALE: NTS.

CONTRACTOR INFORMATION

ACTIVE ENERGIES SOLAR, LLC.

ACTIVE ENERGIES SOLAR

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5.655kWDC/5.000kWACROOF MOUNTPVSYSTEM

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CREATED BY	GN
SIGNATURE	

STRUCTURAL DETAILS

PV-3.1

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MODULE SPECIFICATIONS	
MODEL	HANWHA QCELLS Q.TRON BLK M-G2+ 435 (435W)
MODULE POWER @ STC	435W
OPEN CIRCUIT VOLTAGE:Voc	39.6V
MAX POWER VOLTAGE:Vmp	33.14V
SHORT CIRCUIT CURRENT:Isc	13.82A
MAX POWER CURRENT:Imp	13.13A
TEMPERATURE COEFFICIENT:Voc	-0.24%/K
MODULE DIMENSIONS: L x W x H	67.8" x 44.6" x 1.18"

INVERTER-1 SPECIFICATIONS	
MODEL	SOLAREEDGE TECHNOLOGIES SE5000H-US (240V)
POWER RATING	5000W
MAX OUTPUT CURRENT	21A
CEC WEIGHTED EFFICIENCY	99%
MAX INPUT CURRENT	13.5A
MAX DC VOLTAGE	480V

OPTIMIZER CHARACTERISTICS	
MODEL	SOLAREEDGE S440 POWER OPTIMIZER
MIN INPUT VOLTAGE	8VDC
MAX INPUT VOLTAGE	60VDC
MAX INPUT CURRENT	14.5ADC
MAX OUTPUT CURRENT	15ADC

- NOTES:
1. (N) SOLAR AC DISCONNECT IS THE REFERENCE POINT OF APPLICABILITY (RPA).
 2. SERVICE IS SINGLE-PHASE 120/240V. ALL NEW PV EQUIPMENT WILL BE ON THE SAME PHASE AS THE SERVICE.
 3. THE UTILITY PV AC DISCONNECTS WILL INCLUDE A YELLOW WITH BLACK LETTERING PLACARD STATING "PHOTOVOLTAIC SYSTEM DISCONNECT".
 4. THE UTILITY METER WILL HAVE A YELLOW WITH BLACK LETTERING PLACARD STATING "PHOTOVOLTAIC SYSTEM CONNECTED".
 5. AC DISCONNECT MUST BE WITHIN 10' OF UTILITY METER.
 6. THE SELF-CONTAINED METERING WILL BE IN COMPLIANCE WITH THE CURRENT REVISION OF THE XCEL ENERGY STANDARD, SPECIFICALLY SECTION 4.11, OR AS MAY BE AMENDED.
 7. PV INVERTER IS UL 1741 COMPLIANT PV INVERTER IS 1-PHASE, 3-WIRE, 120/240V.
 8. ILSCO PBTS - 2-4 LUGS, BURNDY BIT4 LUGS, OR EQUIVALENT TO BE USED TO UPSIZE WIRE TO COMPLY WITH MINIMUM SIZE WIRE SPECIFICATION OF METER CAN. METER SOCKET SHALL BE MARKED WITH STAMPED TAG INDICATING ADDRESS INCLUDING THE UNIT AND BE MARKED WITH "PV PRODUCTION" PER SEC. 4.14.4 OF XCEL ENERGY STANDARD.
 9. TO ENSURE THE RPA IS APPROPRIATELY ADDRESSED BY TECHNICAL REQUIREMENTS, ANY STATED SELECTION CRITERIA OR COMMISSIONING TESTS SHOULD ALIGN WITH OR REFERENCE IEEE 1547-2018.
 10. SEE SINGLE LINE DIAGRAM & CONDUCTOR SCHEDULE AT PV-4.1.

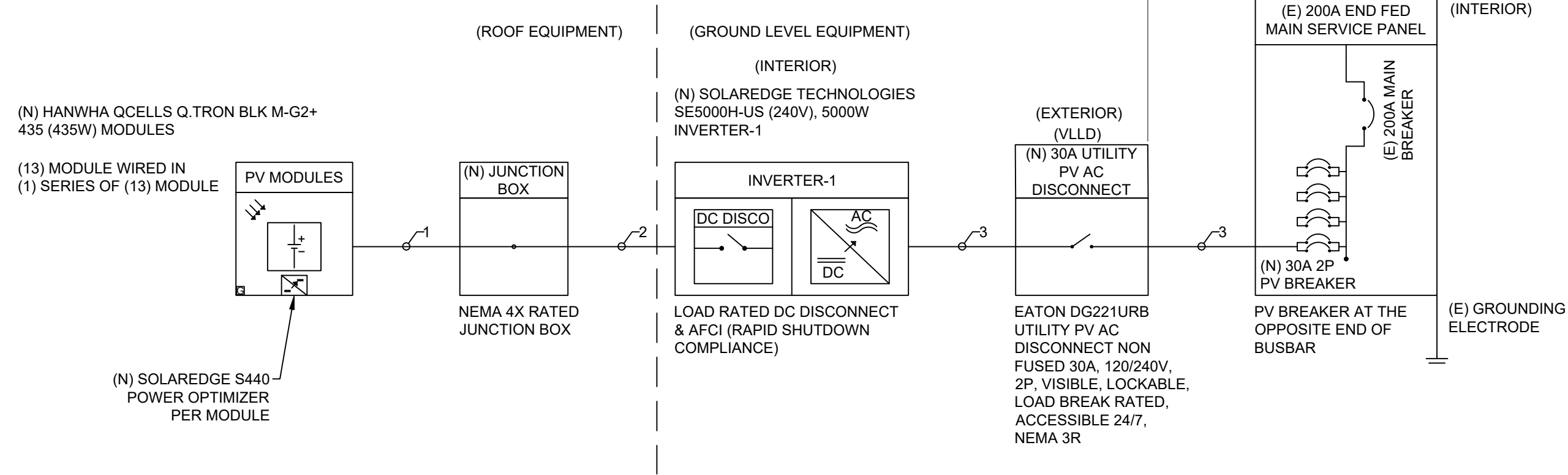
CONTRACTOR INFORMATION	
 ACTIVE ENERGIES SOLAR ADDRESS: 40928 US HIGHWAY 6, SUITE C, EAGLE-VAIL, CO 81620 PHONE NUMBER: (970) 306-4233 LICENSE NUMBER: PVDS-111622-013697 LICENSE TYPE: NABCEP PV DESIGN SPECIALIST	
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SPECIFICATIONS & NOTES PV-4	
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PHOTOVOLTAIC
SYSTEM
CONNECTED

LABEL LOCATION
MAIN BILLING METER

UTILITY PV
AC DISCONNECT

LABEL LOCATION
UTILITY PV AC DISCONNECT
(SIGNAGE SHALL BE MIN. 2" X 4-3/4" IN SIZE)



CONTRACTOR INFORMATION



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MOUNT PV SYSTEM

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DATE 1/16/2025

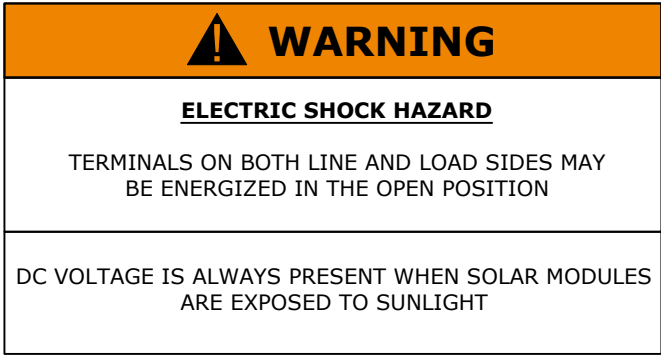
CREATED BY GN

SIGNATURE

SINGLE LINE DIAGRAM &
CONDUCTOR SCHEDULE
PV-4.1

CONDUCTOR SCHEDULE

TAG ID	CONDUIT SIZE	CONDUCTOR	NEUTRAL	GROUND
1	NONE	(2) 10 AWG PV WIRE	NONE	(1) 6 AWG BARE COPPER, EGC
2	3/4" EMT	(2) 10 AWG THHN/THWN-2, Cu	NONE	(1) 10 AWG THHN/THWN-2, EGC
3	3/4" EMT	(2) 10 AWG THHN/THWN-2, Cu	(1) 10 AWG THHN/THWN-2, Cu	(1) 10 AWG THHN/THWN-2, EGC



**WARNING:PHOTOVOLTAIC
POWER SOURCE**

PHOTOVOLTAIC AC DISCONNECT

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN	
TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY	 The diagram shows a simple line drawing of a house with a gabled roof. On the roof, there is a yellow rectangular box labeled "SOLAR ELECTRIC PV PANELS". A vertical line connects this box to a switch symbol (a rectangle with a vertical line through it) located inside the house, representing the rapid shutdown switch.

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

WARNING
POWER SOURCE OUTPUT
CONNECTION
DO NOT RELOCATE THIS
OVER-CURRENT DEVICE

INVERTER-1
MAXIMUM DC VOLTAGE
480 V
OF PV SYSTEM

**PHOTOVOLTAIC
SYSTEM
CONNECTED**

**UTILITY PV
AC DISCONNECT**

Page 24 of 73

Q.TRON BLK
M-G2+ SERIES

415-440 Wp | 108 Cells
22.5 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ATOM NEO Technology with optimized module layout boosts module efficiency up to 22.5 %.



A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty¹.



Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology², Hot-Spot Protect.



Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).



Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.



The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

¹ See data sheet on rear for further information.
² APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96 h)

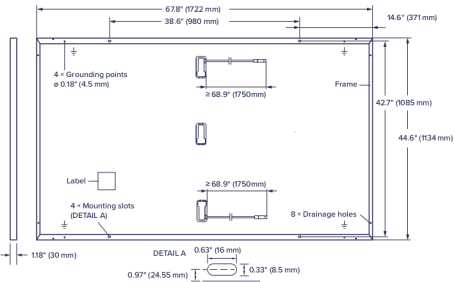
The ideal solution for:



Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Table with 2 columns: Specification, Value. Rows include Format, Weight, Front Cover, Back Cover, Frame, Cell, Junction box, Cable, and Connector.

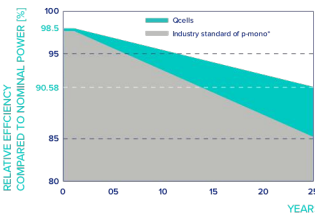


Electrical Characteristics

Table with 7 columns: POWER CLASS, 415, 420, 425, 430, 435, 440. Rows include Power at MPP, Short Circuit Current, Open Circuit Voltage, Current at MPP, Voltage at MPP, and Efficiency.

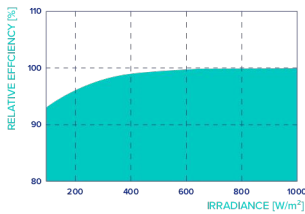
¹Measurement tolerances P_MPP ± 3%; I_SC, V_OC ± 5 % at STC; 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • ²800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY PERFORMANCE AT LOW IRRADIANCE



At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

Table with 2 columns: TEMPERATURE COEFFICIENTS. Rows include Temperature Coefficient of I_sc, Temperature Coefficient of P_MPP, Temperature Coefficient of V_oc, and Nominal Module Operating Temperature.

Properties for System Design

Table with 2 columns: Maximum System Voltage, Maximum Series Fuse Rating, Max. Design Load, Max. Test Load, PV module classification, Fire Rating, Permitted Module Temperature.

³ See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).



¹Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hewhha Q CELLS America Inc. 300 Spectrum Center Drive, Suite 500, Irvine, CA 92618, USA | TEL: +1 949 748 59 96 | EMAIL: na.support@qcells.com | WEB: www.qcells.com/us



Find product information at QR code above

Specifications subject to technical changes © Qcells QTRON_BLK_M-G2+_series_415-440_2024-08_Rev04_NA

CONTRACTOR INFORMATION



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SIGNATURE

MODULE SPEC SHEET
SS

SolarEdge Home Wave Inverter
For North America

SE3000H-US / SE3800H-US / SE5000H-US / SE5700H-US /
SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US



INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014-2023 per articles 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

solaredge.com



/ SolarEdge Home Wave Inverter
For North America

SE3000H-US / SE3800H-US / SE5000H-US / SE5700H-US / SE6000H-US/ SE7600H-US

Applicable to inverters with part number	SEXXXXH-XXXXBXX4						Units
	SE3000H-US	SE3800H-US	SE5000H-US	SE5700H-US	SE6000H-US	SE7600H-US	
OUTPUT							
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	VA
AC Output Voltage Min. – Nom. – Max. (211 – 240 – 264)	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min. – Nom. – Max. (183 – 208 – 229)	-	✓	-	✓	✓	-	Vac
AC Frequency (Nominal)	59.3 – 60 – 60.5 ⁽¹⁾						Hz
Maximum Continuous Output Current @240V	12.5	16	21	24	25	32	A
Maximum Continuous Output Current @208V	-	16	-	24	24	-	A
Power Factor	1, Adjustable – 0.85 to 0.85						
GFDI Threshold	1						A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes						
INPUT							
Maximum DC Power @240V	4650	5900	7750	8900	9300	11800	W
Maximum DC Power @208V	-	5100	-	7750	7750	-	W
Transformer-less, Ungrounded	Yes						
Maximum Input Voltage	480						Vdc
Nominal DC Input Voltage	380						Vdc
Maximum Input Current @240V ⁽²⁾	8.5	10.5	13.5	16	16.5	20	Adc
Maximum Input Current @208V ⁽²⁾	-	9	-	13.5	13.5	-	Adc
Max. Input Short Circuit Current	45						Adc
Reverse-Polarity Protection	Yes						
Ground-Fault Isolation Detection	600k Sensitivity						
Maximum Inverter Efficiency	99	99.2				%	
CEC Weighted Efficiency	99						%
Nighttime Power Consumption	< 2.5						W
ADDITIONAL FEATURES							
Supported Communication Interfaces	RS485, Ethernet, wireless SolarEdge Home Network (optional) ⁽³⁾ , Wi-Fi (optional), Cellular (optional)						
Revenue Grade Metering, ANSI C12.20	Optional ⁽⁴⁾						
Consumption Metering	Optional ⁽⁴⁾						
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection						
Rapid Shutdown - NEC 2014-2023 per articles 690.11 and 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect						
STANDARD COMPLIANCE							
Safety	Conforms to UL 1741, UL 1741SA, UL 1741SB, UL 1699B Certified by CSA 22.2#107.1, C22.2#330, C22.3#9, ANSI/CAN/UL 9540						
Grid Connection Standards	IEEE1547 and IEEE-1547.1, Rule 21, Rule 14H						
Emissions	FCC Part 15 Class B						
INSTALLATION SPECIFICATIONS							
AC Output Conduit Size / AWG Range	1" Maximum / 14 – 6 AWG						
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1 – 2 strings / 14 – 6 AWG						
Dimensions with Safety Switch (H x W x D)	17.7 x 14.6 x 6.8 / 450 x 370 x 174						
Weight with Safety Switch	22 / 10	25.1 / 11.4	27.5 / 12.5	26.2 / 11.9		lb / kg	
Noise	< 25					< 50	dBA
Cooling	Natural Convection						
Operating Temperature Range	-40 to +140 / -40 to +60 ⁽⁵⁾						
Protection Rating	NEMA 4X (Inverter with Safety Switch)						

(1) For other regional settings please contact SolarEdge support.
(2) A higher current source may be used; the inverter will limit its input current to the values stated.
(3) For more information, refer to the SolarEdge Home Network datasheet.
(4) Inverter with Revenue Grade Production and Consumption Meter P/N: SEXxxxH-US000BE4. For consumption metering, current transformers should be ordered separately: SEACT0750-200NA-20 or SEACT0750-400NA-20. 20 units per box.
(5) Full power up to at least 50°C / 122°F; for power de-rating information refer to the Temperature Derating technical note for North America.

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CONTRACTOR INFORMATION



ACTIVE ENERGIES SOLAR
ADDRESS: 40928 US HIGHWAY 6,
SUITE C, EAGLE-VAIL, CO 81620
PHONE NUMBER: (970) 306-4233
LICENSE NUMBER:
PVDS-111622-013697
LICENSE TYPE: NABCEP PV DESIGN
SPECIALIST

CUSTOMER INFORMATION

NAME: DENNIS KUHN

ADDRESS: 201 BRIAR ROSE LN.,
BRECKENRIDGE, CO 80424

COORDINATES: 39.484139, -106.043194
APN: 2211313104011

5.655kW DC / 5.000kW AC ROOF
MOUNT PV SYSTEM

PROJECT ID	AUR-1008396
DATE	1/16/2025
CREATED BY	GN
SIGNATURE	

INVERTER SPEC SHEET
SS

Power Optimizer
For Residential Installations

S440 / S500 / S500B / S650B



POWER OPTIMIZER

Enabling PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Detects abnormal PV connector behavior, preventing potential safety issues*
- Faster installations with simplified cable management and easy assembly using a single bolt
- Module-level voltage shutdown for installer and firefighter safety
- Flexible system design for maximum space utilization
- Superior efficiency (99.5%)
- Compatible with bifacial PV modules

* Functionality subject to inverter model and firmware version

solaredge.com



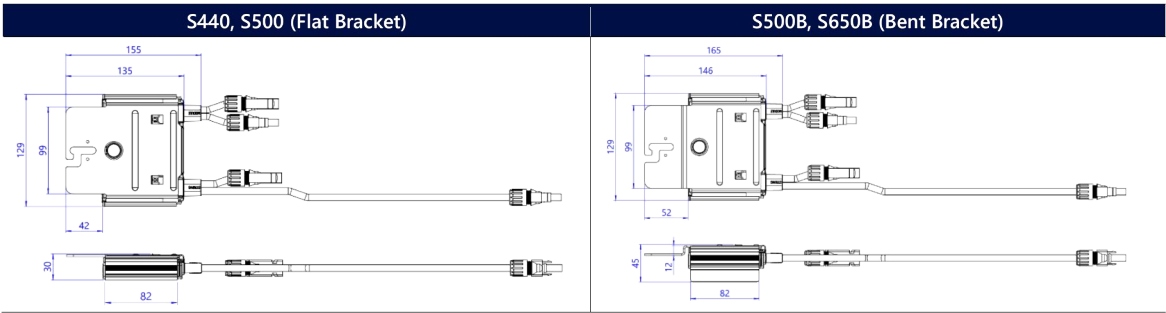
Power Optimizer
For Residential Installations
S440 / S500 / S500B / S650B

	S440	S500	S500B	S650B	UNIT
INPUT					
Rated Input DC Power ⁽¹⁾	440	500		650	W
Absolute Maximum Input Voltage (Voc)	60		125	85	Vdc
MPPT Operating Range	8 – 60		12.5 – 105	12.5 – 85	Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5		15		Adc
Maximum Efficiency		99.5			%
Weighted Efficiency		98.6			%
Overvoltage Category		II			
OUTPUT DURING OPERATION					
Maximum Output Current		15			Adc
Maximum Output Voltage	60		80		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)					
Safety Output Voltage per Power Optimizer		1 ± 0.1			Vdc
STANDARD COMPLIANCE ⁽²⁾					
EMC		FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3, CISPR11, EN-55011			
Safety		IEC62109-1 (class II safety), UL1741			
Material		UL94 V-0, UV Resistant			
RoHS		Yes			
Fire Safety		VDE-AR-E 2100-712:2018-12			
INSTALLATION SPECIFICATIONS					
Maximum Allowed System Voltage		1000			Vdc
Dimensions (W x L x H)	129 x 155 x 30		129 x 165 x 45		mm
Weight	720		790		gr
Input Connector		MC4 ⁽³⁾			
Input Wire Length		0.1			m
Output Connector		MC4			
Output Wire Length		(+) 2.3, (-) 0.10			m
Operating Temperature Range ⁽⁴⁾		-40 to +85			°C
Protection Rating		IP68			
Relative Humidity		0 – 100			%

(1) Rated power of the module at STC will not exceed the Power Optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed.
(2) For details about CE compliance, see [Declaration of Conformity – CE](#).
(3) For other connector types please contact SolarEdge.
(4) Power de-rating is applied for ambient temperatures above +85°C for S440 and S500, and for ambient temperatures above +75°C for S500B. Refer to the [Power Optimizers Temperature De-Rating Technical Note](#) for details.

PV System Design Using a SolarEdge Inverter ⁽⁵⁾		SolarEdge Home Wave Inverter Single Phase	SolarEdge Home Short String Inverter Three Phase	Three Phase for 230/400V Grid	Three Phase for 277/480V Grid	
Minimum String Length (Power Optimizers)	S440, S500	8	9	16	18	
Maximum String Length (Power Optimizers)	S500B, S650B	6	8	14	50	
Maximum Continuous Power per String		5700	5625	11,250	12,750	W
Maximum Allowed Connected Power per String ⁽⁶⁾ (In multiple string designs, the maximum is permitted only when the difference in connected power between strings is 2,000W or less)		6800 ⁽⁷⁾	See ⁽⁶⁾	13,500	15,000	W
Parallel Strings of Different Lengths or Orientations			Yes			

(5) It is not allowed to mix S-series and P-series Power Optimizers in new installations in the same string.
(6) If the inverter's rated AC power ≤ maximum continuous power per string, then the maximum connected power per string will be able to reach up to the inverters maximum input DC power. Refer to the [Single String Design Guidelines](#) application note.
(7) For inverters with a rated AC power ≥ 7600W that are connected to at least two strings.



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CE RoHS

CONTRACTOR INFORMATION



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PHONE NUMBER: (970) 306-4233
LICENSE NUMBER:
PVDS-111622-013697
LICENSE TYPE: NABCEP PV DESIGN
SPECIALIST

CUSTOMER INFORMATION

NAME: DENNIS KUHN

ADDRESS: 201 BRIAR ROSE LN.,
BRECKENRIDGE, CO 80424

COORDINATES:39.484139,-106.043194
APN:2211313104011

5.655kWDC/5.000kWACROOF
MOUNTPVSYSTEM

PROJECT ID	AUR-1008396
DATE	1/16/2025
CREATED BY	GN
SIGNATURE	

OPTIMIZER SPEC SHEET
SS

P6 and P8 Mounting Attachments

Easy Feet™

Easy Feet mount directly to metal and composite shingles or other roofing materials and do not require attachment to a roof structural member. Sealing butyl mastic backing and RSS PHEinox™ screws are included.

Part #	Description	Quantity	Weight Per Unit (lbs.)	Price
PEF-1.5	Pivot Easy Mounting Foot w/1.5" Screws	1-49	0.76	21.50
		50-99		20.50
		100+		19.00
PEF-2.0	Pivot Easy Mounting Foot w/2.0" Screws	1-49	0.78	22.00
		50-99		21.00
		100+		19.50
PEF-3.0	Pivot Easy Mounting Foot w/3.0" Screws	1-49	0.82	23.00
		50-99		22.00
		100+		20.50

RSS PHEinox™ screws are manufactured by GRK Fasteners.



Roof Rod Mount

Roof Rod mounts attach directly to the roof deck and are suitable for tile and other roofing materials. Simply, drill a hole through the roofing material. Sealing butyl mastic backing and RSS PHEinox™ screws included.

Part #	Description	Quantity	Weight Per Unit (lbs.)	Price
RRM	Threaded Rod Mount	1-49	1.5	30.00
		50-99		29.00
		100+		27.50

Note: "L" Foot included.



(800) 260.3792

www.DPWSolar.com



7

CONTRACTOR INFORMATION



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PHONE NUMBER: (970) 306-4233
LICENSE NUMBER: PVDS-111622-013697
LICENSE TYPE: NABCEP PV DESIGN SPECIALIST

CUSTOMER INFORMATION

NAME: DENNIS KUHN

ADDRESS: 201 BRIAR ROSE LN., BRECKENRIDGE, CO 80424

COORDINATES: 39.484139, -106.043194
APN: 2211313104011

5.655kW DC / 5.000kW AC ROOF MOUNT PV SYSTEM

PROJECT ID	AUR-1008396
DATE	1/16/2025
CREATED BY	GN
SIGNATURE	

MOUNT SPEC SHEET
SS

Page 28 of 73



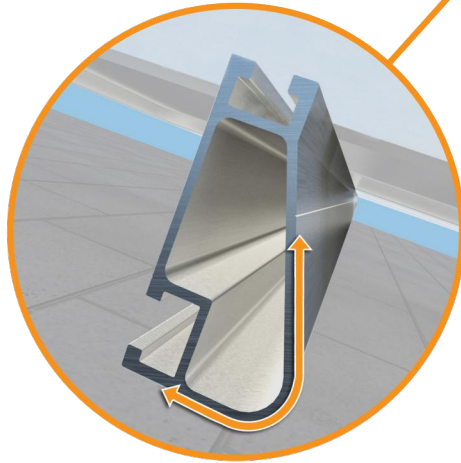
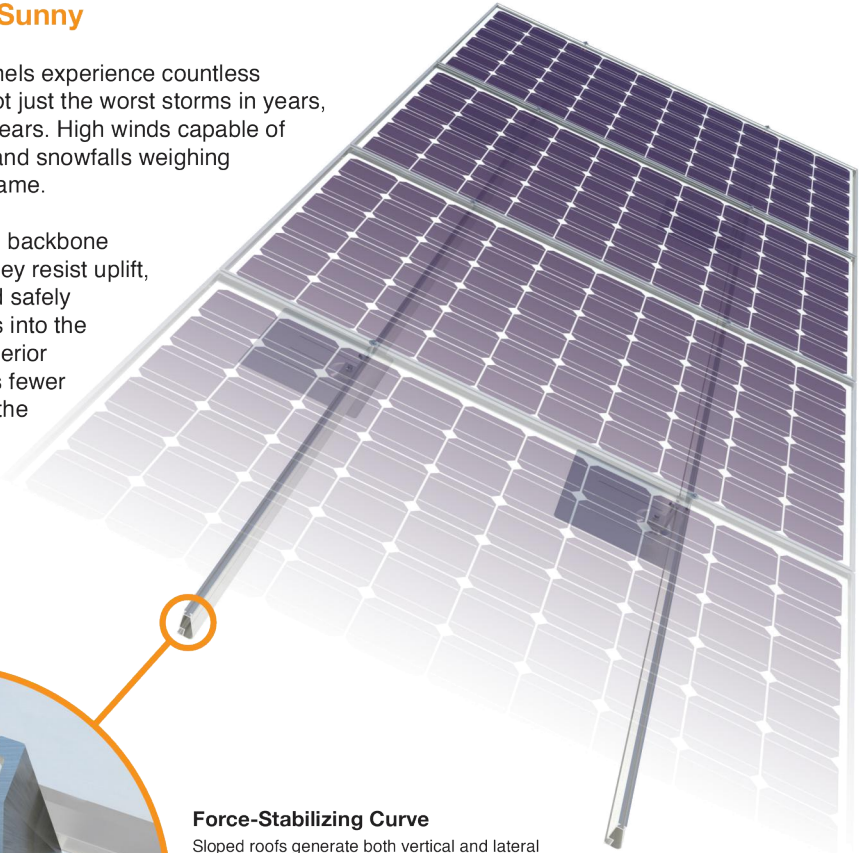
Tech Brief

XR Rail® Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails® are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve
Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails® is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs

XR Rails® are compatible with FlashFoot® and other pitched roof attachments.

IronRidge® offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails® are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.

XR Rail® Family

The XR Rail® Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail® to match.

Tech Brief



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves spans up to 6 feet, while remaining light and economical.

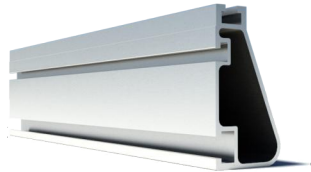
- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

- 10' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans up to 12 feet for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards.* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	90						
	120						
	140	XR10		XR100		XR1000	
	160						
20	90						
	120						
	140						
	160						
30	90						
	160						
40	90						
	160						
80	160						
120	160						

*Table is meant to be a simplified span chart for conveying general rail capabilities. Use approved certification letters for actual design guidance.

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5.655kW DC / 5.000kW AC ROOF
MOUNT PV SYSTEM

PROJECT ID	AUR-1008396
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SIGNATURE	

RAIL SPEC SHEET
SS



UFO® Family of Components

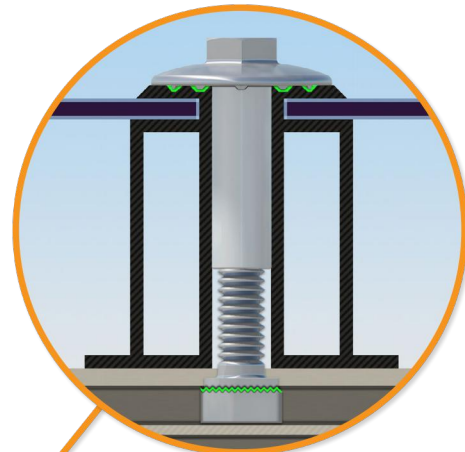
Tech Brief

Simplified Grounding for Every Application

The UFO® family of components eliminates the need for separate grounding hardware by bonding solar modules directly to IronRidge® XR Rails®. All system types that feature the UFO® family—Flush Mount®, Tilt Mount® and Ground Mount®—are fully listed to the **UL 2703 standard**.

UFO® hardware forms secure electrical bonds with both the module and the rail, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.

Only for installation and use with IronRidge products in accord with written instructions. See [IronRidge.com/UFO](https://www.ironridge.com/UFO)



Universal Fastening Object (UFO®)

The UFO® securely bonds solar modules to XR Rails®. It comes assembled and lubricated, and can fit a wide range of module heights.

Stopper Sleeve

The Stopper Sleeve snaps onto the UFO®, converting it into a bonded end clamp.

BOSS® Splice

Bonded Structural Splice connects rails with built-in bonding teeth. No tools or hardware needed.

Grounding Lug

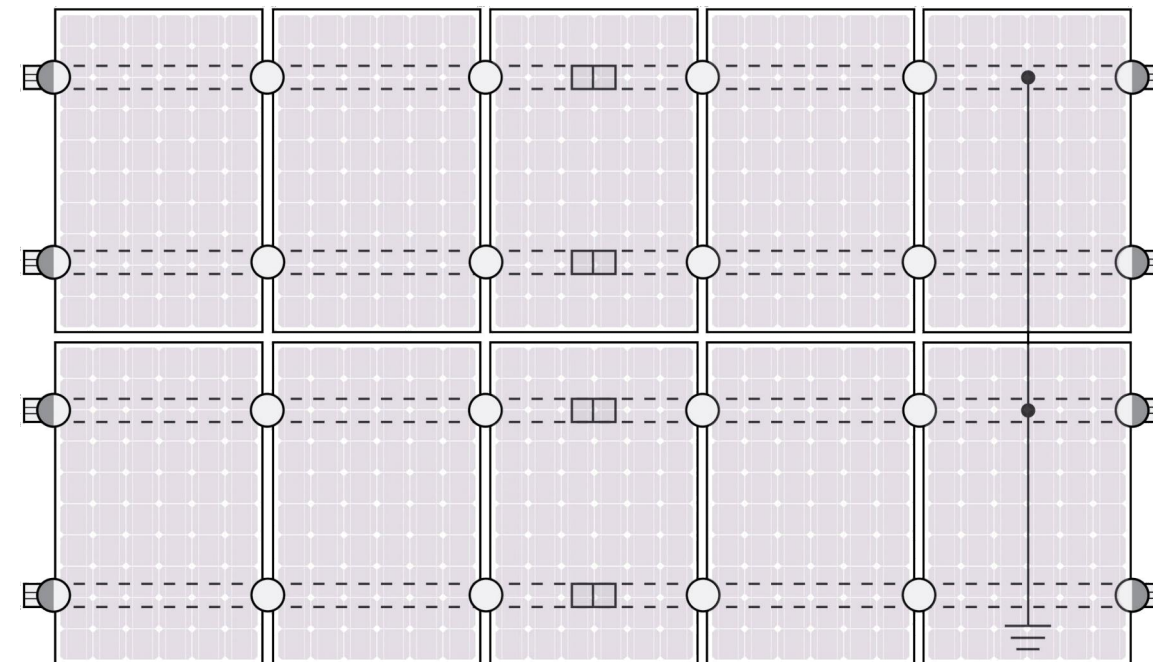
A single Grounding Lug connects an entire row of PV modules to the grounding conductor.

Bonded Attachments

The bonding bolt attaches and bonds the L-foot® to the rail. It is installed with the same socket as the rest of the system.

System Diagram

Tech Brief



○ UFO ◐ Stopper Sleeve ● Grounding Lug □ BOSS™ Splice — Ground Wire

⚠ Approved Enphase microinverters can provide equipment grounding of IronRidge systems, eliminating the need for grounding lugs and field installed equipment ground conductors (EGC). A minimum of two microinverters mounted to the same rail and connected to the same Engage cable is required. Refer to installation manuals for additional details.

UL Certification

The IronRidge® Flush Mount®, Tilt Mount®, and Ground Mount Systems have been listed to UL 2703 by Intertek Group plc.

UL 2703 is the standard for evaluating solar mounting systems. It ensures these devices will maintain strong electrical and mechanical connections over an extended period of time in extreme outdoor environments.

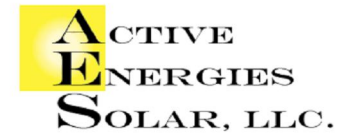
 [Go to IronRidge.com/UFO](https://www.ironridge.com/UFO)

Cross-System Compatibility

Feature	Flush Mount	Tilt Mount	Ground Mount
XR Rails®	✓	✓	XR100 & XR1000
UFO®/Stopper	✓	✓	✓
BOSS® Splice	✓	✓	N/A
Grounding Lugs	1 per Row	1 per Row	1 per Array
Microinverters & Power Optimizers	Compatible with most MLPE manufacturers. Refer to system installation manual.		
Fire Rating	Class A	Class A	N/A
Modules	Tested or Evaluated with over 400 Framed Modules. Refer to installation manuals for a detailed list.		

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CONTRACTOR INFORMATION



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ADDRESS: 40928 US HIGHWAY 6,
SUITE C, EAGLE-VALE, CO 81620
PHONE NUMBER: (970) 306-4233
LICENSE NUMBER:
PVDS-111622-013697
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SPECIALIST

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5.655kW DC / 5.000kW AC ROOF
MOUNT PV SYSTEM

PROJECT ID AUR-1008396

DATE 1/16/2025

CREATED BY GN

SIGNATURE

UL CERTIFICATION
SS



1/16/2025

Active Energies Solar LLC, 40926 US-6, AVON, CO

Subject: Structural Certification for Installation of Residential Solar
re job: DENNIS KUHN, 2 COUNTY ROAD 1, BRECKENRIDGE, CO 80424

Attn.: To Whom It May Concern

A field observation was performed to document the existing framing of the above mentioned address.
From the field observation, the existing roof structure was observed as:

ROOF 1: Shingle roofing supported by 2x10 Rafter @ 24 in. OC spacing. The roof is sloped at approximately 41 degrees and has a max beam span of 7 ft between supports.

Design Criteria:

Code: 2018 IBC (ASCE 7-16)			
Ult Wind Speed:	115 mph	Ground Snow:	100 psf
Exposure Cat:	C	Min Roof Snow:	100 psf

After review of the field observation report and based on our structural capacity calculations in accordance with applicable building codes, the existing roof framing supporting the proposed solar panel layout has been determined to be:

ROOF 1: adequate to support the imposed loads. Therefore, no structural upgrades are required.

AHZ Consulting Engineers Inc.
Professional Engineer
projects@ahzengineers.com



Exp. 10/31/2025

Planning Commission Preliminary Staff Report

Subject: The Village at Breckenridge HOA Master Sign Plan Amendment and Variance Request, Preliminary Hearing (Class B Minor, PL-2024-0507)

Proposal: A proposal to amend the existing master sign plan for the Village at Breckenridge to provide a newly formatted, comprehensive signage plan that proposes additional directional and wayfinding signage for tenants, reallocates sign area allotments for several buildings, and proposes two (2) new gateway entrance monuments. Additionally, this proposal requests three (3) variances from the Town Code for 1) exceeding the limitations of height and count for freestanding signs, 2) proposing two (2) gateway entrance monument archway over two (2) pedestrian accesses, and 3) the use of banner signs for additional wayfinding and other special event advertisement.

Date: February 14, 2025 (For meeting of February 18, 2025)

Project Manager: Clif Cross, Planner II
Ellie Muncy, Planner I

Applicant/Owner: Village at Breckenridge HOA
Nathan Nosari, General Manager

Agent: Anthony York, Associate, Norris Design
Elena Scott, Principal, Norris Design

Address: 655 S Park Avenue
645 S Park Avenue
555 S Park Avenue
535 S Park Avenue
405 Village Road

Legal Description: In Village at Breckenridge Condo Common Area
In Chateaux Condominium Hotel FKA Common Area
In Liftside Condo Common Area
In Plaza Three Condo Common Area AKA Wetterhorn Bldg
Tract D Four Seasons Village Sub # 2 LKA N Pt Of Tract D

Site Area: estimated 4.6 Acres (200,530.8 sq. ft.)

Site Conditions: The Village of Breckenridge is comprised of several buildings located south of South Park Avenue between South Main Street and Village Road. The HOA is comprised of five buildings: Antero, Shavano, Wetterhorn, Peak 9

Inn, and Chateaux (The Maggie Building, Gravity Haus, and Ten Mile Room are not part of this master sign plan area). The buildings are of mixed-use containing commercial retail & restaurant, multi-family residential, and medical. The majority of the buildings are oriented around a shared open-air plaza in the middle of the property, including a utility and public access easement providing pedestrian access to the adjacent Breckenridge Ski Resort Peak 9 base area to the south. There is an additional non-exclusive access easement off Village Road (near Chateaux Building) predominantly used for emergency vehicles for the medical center. The primary access point to the property is off South Park Avenue for pedestrian and vehicular traffic, which leads to the open-air plaza. A secondary, pedestrian only access point is located from the eastern edge of the property across the Upper Blue River from the Main Street Station development.

Adjacent Uses:

North: Park Avenue ROW
East: Main Street Station

South: Peak 9 Ski Area
West: Trails End Condo

Item History

On January 16, 2024, the Village at Breckenridge (VAB) HOA received a preliminary hearing (PL-2024-0559) with the Planning Commission for amending the Master Sign Plan (MSP) and requested four (4) variances from the Sign Code. After the hearing, the applicants decided to abandon the application to allow for further consideration of the future HOA improvements. The MSP for the VAB was last amended in 2010 after the Planning Commission held a worksession to discuss a solution to easily orient visitors and help them navigate their way off South Park Avenue and into the, primarily, pedestrian oriented development. The 2010 amendment to the Master Sign Plan expanded the signage along the northern access which included the 98 sq. ft. condo/hotel sign, the Gateway Entrance Monument, and additional wayfinding signage. The requested amendments required the approval of three (3) variances from the Development Code and was approved by the Town Council after a De Novo Hearing.

Staff Comments

This amended Master Sign Plan is designed to be a comprehensive and coordinated signage plan to meet the needs of several businesses and visitors of the Village at Breckenridge. Although staff does not agree with all the proposed amendments as suggested later in the staff report, a well-developed MSP is necessary as the VAB complex is comprised of several buildings including condominiums, offices and conference spaces, a medical clinic and a combination of commercial restaurants, retail, and services. The navigational and wayfinding signage is important during the winter season when VAB is used as a primary access to the Breckenridge Ski Resort Peak 9 base area and conversely, during the summer season when the large open-air plaza is used as a venue for large special events, like art festivals or food/drink tastings.

Staff recognizes that there are unique circumstances at the Village at Breckenridge, including its use as a public portal to Peak 9, its unusual size, and the pedestrian/vehicle conflicts in this area.

We believe that some flexibility is warranted considering these issues. We also believe that the proposed MSP and most of the requested variances proposed are necessary to identify the Village at Breckenridge, provide adequate way finding, improve safety and to properly identify the commercial tenants of the property. Staff believes that there are unique circumstances that apply only to this property.

Although this document is intended to replace and supersede the previous versions, the proposed MSP does not make changes to a majority of the signage that was previously approved. Additionally, this report will not go into detail on elements that are not impacted by the proposed amendments or amendments that comply with the Development Code. This staff report will focus on the deviations from the Development Code and other discussions relevant to the approval of the MSP. If there are any questions regarding information not addressed in this staff report, staff will be available at the hearing to answer any questions.

Per the Development Code:

9-1-19-12A: POLICY 12 (ABSOLUTE) SIGNS: *All signs shall be in compliance with the provisions of the Breckenridge Sign Code. (Ord. 3, Series 2019).*

The Sign Code is under Title 9, Chapter 15, of the Town Code.

BUILDING FRONTAGE DEFINITION INTERPRETATION:

During the previous Master Sign Plan (MSP) worksession and subsequent Amendment in 2010, the building frontage calculation for the structures at VAB was interpreted differently than this application and the previous abandoned application from January 16, 2024 (PL-2024-0559). The Planning Commission acknowledged there are multiple buildings with multiple entrances and the property does not follow the typical development pattern of orienting buildings facing the street. This presented difficulty as the allowed sign area for most commercial spaces is based on 66% of the building frontage. The Breckenridge Sign Code, in 2010 and, currently defines “building frontage” as follows:

BUILDING FRONTAGE: The length of a building facing a street or alley or, where a mall exists, building frontage means that portion of the mall that is parallel to the street. In the case of a corner lot, the building frontage may be either of the street frontages, but not both, at the option of the property owner. Where a property is tandem with another lot and has no frontage on a public street, the adjacent tandem property shall be disregarded, and the building frontage means the facade of the building nearest the public street.

By using a strict interpretation of “building frontage”, the allowed sign area for the complex would be well below an adequate amount if the calculation were based on retail frontage. Due to the unique development pattern of the VAB, the applicant believed the allowable sign area if calculated with building frontage would be inadequate to properly provide signage for tenants and visitors of the VAB. The applicant requested that all elevations of each building with entrances counts toward the building frontage measurement and hence towards the allowable sign area. This

approach to calculating the allowable sign area is similar to the calculation of Main Street Station's MSP. Staff further supports this interpretation of the building frontage due to the multiple access easements surrounding the VAB property. As previously mentioned, this was approved as a special interpretation of the code and approved by the Town Council. As a point of information and for record keeping purposes, staff has included this section as the calculations for this amended MSP is derived from the special interpretation on building frontage.

SIGN ALLOCATIONS AND PROPOSED SIGN OVERVIEW

Included in the packet was a Sign Allocation page (pg. 15 of the MSP) that outlined the various sign types, square footage allocations, and the location, either building or other area. This matrix, per say, articulates all existing and proposed signage and the building frontage starting and ending sign allowance. Below is an overview of the proposed permanent signage (see page 7 & 8 of the MSP):

Sign Type	Number of Signs Proposed	For details See
Campus ID Sign	1	Pg. 25
Projecting ID Sign	9	Pg. 19
Freestanding Directory Map	1	Pg. 22
Directional Wall Sign	1	Pg. 21
Tenant Wall Sign	1	Pg. 17
Gateway Monument with Tenant Directory	2	Pg. 23

The applicant is proposing fifteen (15) new permanent signs around the entire VAB development. Although staff agrees with a majority the proposed signage, there are further discussions below regarding specific sign types. A visual graphic and location map of the proposed signage is on page 7 – 9 of the MSP.

CAMPUS IDENTIFICATION SIGN

The applicant is proposing an additional Hotel and Condominium Sign of 51.37 square feet on the south side of the Peak 9 Inn. This sign is intended to be a visual point of contact from the slope side of the VAB development for winter-time skiers and riders to identify the VAB development from further away and better prepare for arrival at the property. Refer to renderings below or page



25 of the MSP.

Below, the applicant has provided a few photographs as evidence for the proposal and corresponding the views from the slopeside of the development at critical areas. Staff has identified the wall elevation in the photographs with red arrows. Please refer below:

Per [9-15-20\(K\)](#) of the Sign Code, Hotel and Condominium Signs may exceed the maximum of 20



Image 1. View from top of Mercury SuperChair



Image 2. View from Silverthorne Trail before Beaver Run Resort



Image 3. View from bottom of Quicksilver SuperChair

square feet for signs, if the following if meets the following criteria:

K. Hotel And Condominium Signs:

1. Signage not to exceed 20 square feet shall be permitted for each hotel or condominium project.

2. Such sign may exceed 20 square feet if the Director determines that all of the following exist:

- a. The proposed sign is a single wall sign;*
- b. A sign larger than 20 square feet is necessary to fit proportionately within a large expanse of wall area not interrupted by windows or other architectural features, and to serve as an architecturally compatible building feature breaking up a large wall area that would otherwise be unbroken;*
- c. **The proposed sign is set back at least 30 feet from the property line;***
- d. The proposed sign is no larger than is reasonably necessary;*
- e. The colors and design of the sign are compatible with those of the building; and*
- f. The proposed wall sign is used in lieu of any other signage for the project.*

3. Where a hotel or condominium project has linear frontage of 100 feet or more and multiple vehicular accesses all of which accesses are not visible from a single location, one sign may be permitted at each point of vehicular access to the project. (Emphasis Added)

Staff has reviewed the proposal against the criteria above and believe it meets the intent of the Code with some special interpretations. Primarily, staff believes the VAB development is deserving of special consideration because of the unique circumstances as previously mentioned. This is in regard to criteria 2.C – *at least 30 feet from property line* and 3. – *one sign at each point of vehicular access*. First, staff wants to clarify the proposed hotel and condominium sign may be within 30 feet from a property line, but not within the contiguous VAB development and lots. From the western property line, the proposed sign is an estimated 200 ft from the edge of the VAB development. Secondly, staff recommends using a special interpretation regarding the location of the archway being over pedestrian access rather than vehicular. Staff believes the pedestrian access from the Peak 9 base area could be interpreted as a primary access considering the unique form and development pattern as well as the lack of street frontage the development has. Additionally, staff finds the special interpretation supports the criteria due to the various access easements on the western side of the development.

Due to these findings, plus the unique circumstances of this property, Staff supports an additional Hotel and Condominium Sign of 51.37 square feet on the slopeside of the development. Staff does want to specify that the design shown in the packet is for illustrative purposes only and suggests an added a condition of approval that all proposed freestanding signs require a Class D minor permit and Town approval prior to installation. Does the Planning Commission agree with staff's special interpretation regarding criteria 2.C – *at least 30 feet from property line* and 3. – *one sign at each point of vehicular access*?

VARIANCES FROM THE SIGN CODE

Per [9-15-13](#) of the Sign Code, variances are allowed but must follow the following:

- A. Variances Authorized; Standards: The Director may grant a variance from any of the regulations contained in this chapter, except the maximum allowed sign area.*
- B. Approval Standards: The Director may grant a variance authorized by this section if the variance requested is required by special or unique hardship because of:*
 - 1. Exceptional narrowness, shallowness, or shape of the premises on which a sign is to be located; or*
 - 2. Exceptional topographic conditions or physical features uniquely affecting the premises on which the sign is to be located.*

The Director may not grant a variance solely because the display of a sign would be more profitable or valuable if the variance were granted.

The applicant is requesting a total of three (3) variances from the Development Code. Staff must clarify that two (2) of the requested variances have been previously approved regarding, 1) Freestanding Signs, and 2) Gateway Entrance Monuments. The newly requested variance regards,

1) the use of Banner Signs. Staff has provided a short overview of the requested variances, but additional information will be provided in the specific sections below.

1. [9-15-20\(D\) Freestanding Signs](#). The applicant is proposing more than one freestanding sign, and the signs proposed are taller than ten feet (10').
2. [Policy 47 \(Absolute\) Fences, Gates And Gateway Entrance Monuments](#). The applicant is proposing two (2) archways over the western and eastern pedestrian accesses.
3. [9-15-11\(T\) Banner Signs](#). The applicant is proposing the use of banner signs for additional wayfinding and special events.

VARIANCE #1: FREESTANDING SIGNAGE

The applicant is requesting three (3) new freestanding sign installations to provide additional directional and wayfinding signage in separate locations. This proposal is subject to [9-15-20\(D\)](#) which reads as follows:

D. Freestanding Signs:

1. ***There shall be no more than one freestanding sign for each lot or building, except as otherwise provided in this chapter. (Emphasis added)***
2. *A landscaped area equal to two (2) square feet for each one square foot of each side of a freestanding sign shall be maintained by the permit holder. Such area shall be kept in a neat and clean condition, free of trash, weeds, and rubbish.*
3. ***No freestanding sign outside the Conservation District shall exceed ten feet (10') in height. No freestanding sign within the Conservation District shall exceed eight feet (8') in height.***
4. *No freestanding sign shall extend over or into a public right-of-way.*
5. *A freestanding sign located in a project with an approved master sign plan containing three (3) or more buildings or development sites may exceed the twenty (20) square foot limit established by subsection [9-15-15G2](#) of this chapter. The maximum allowable size of any such sign shall be determined by the Director based upon the following criteria:*
 - a. *The number of buildings or development sites within the project that is subject to the master sign plan;*
 - b. *The distance of such sign from any major arterial providing primary access to the project; and*
 - c. *The necessity of facilitating traffic circulation.*

Although this variance was previously approved, a reaffirmation is needed from the Planning Commission for the additional signage proposed within these amendments. The applicant is proposing three (3) signs: 1) freestanding directory map along the Park Avenue Right of Way, 2) a gateway entrance monument with tenant directory in between The Maggie and Shavano buildings, and 3) a gateway entrance monument with tenant directory above the eastern pedestrian access from Main Street Station, see Figure 1 & 2 below. As stated above, the Sign Code prohibits more than one (1) freestanding sign per lot. This code provision was intended for individual properties, and individual businesses, which does not apply in this situation. Additionally, the regulations prohibit freestanding signs taller than 10' outside of the Conservation District. As

mentioned, this variance has been previously approved and the VAB currently has nine (9) existing freestanding signs in the form of directional, directory maps, and the existing gateway entrance monument, some of which exceed the 10' maximum.

Figure 1. Proposed Location and Conceptual Rendering of Directory Sign on S. Park Avenue ROW; see page 22 of MSP



Figure 2. Proposed Location and Conceptual Rendering of the two (2) Gateway Entrance Monuments with Tenant Directory. See page 23 in the MSP.

Generally, staff is supportive of the new installations. The proposed directory map along Park Avenue is a good addition as no directory exists on this exterior frontage of the development. Additionally, the two (2) proposed gateway entrance monuments help identify the complex from the east and west for both winter and summer guests. On the eastern side of the development, there is additional directional signage for the tenants located in the plaza at the top and bottom of the stairs. Staff wants to specify that the designs shown in the packet are for illustrative purposes only and suggest an added a condition of approval that all proposed freestanding signs require a Class D minor permit and Town approval prior to installation.

Although the proposed installations require a variance, staff believes the large and complex property can support more than one (1) freestanding sign with a greater vertical clearance to manage the volume of pedestrians during the winter and summer operations of the development. Staff supports the reaffirmation of granting this variance for the three (3) newly proposed sign installations that will provide additional directional and wayfinding information for guests and

tenants of the VAB. Does the Commission support providing a variance under 9-15-20(D): Freestanding signs for the three (3) newly proposed freestanding sign installations?

VARIANCE #2: GATEWAY ENTRANCE MONUMENT

The applicant is requesting two (2) additional gateway entrance monuments for identification signage along the eastern and western sides of the property. This proposal is regulated by [Policy 47 \(absolute\) Fences, Gates, and Gateway Entrance Monuments](#) which read as follows:

J. Gateway Entrance Monuments: Gateway entrance monuments within the Conservation District are prohibited. Outside the Conservation District, gateway entrance monuments may be allowed only when they meet the following criteria:

*1. Gateway entrance monuments shall be permitted only for residential subdivisions of five (5) or more lots, and for hotels and condominiums located outside of the Conservation District. **Such gateway entrance monuments shall not exceed eight feet (8') in height, and shall not exceed twenty feet (20') in length.** One monument is allowed to each side of the road or driveway at the entrance to the subdivision, with **up to two (2) monuments total at each vehicular entrance** to the subdivision. Entry monuments shall not be constructed in the public right-of-way. Such entrance monuments shall be constructed of natural materials, such as stone and/or wood, and may incorporate the subdivision entrance sign, under a separate permit. **Gateway entrance monuments shall not incorporate an arch or other structure over the road.** Privacy gates shall not be incorporated into the gateway entrance monument. **(emphasis added)***

A variance was previously approved in the 2010 amendment to the MSP for the existing archway near the main entrance off Park Avenue, but a reconfirmation and second variance approval is required due to the proposed installation not complying with the criteria of Policy 47 above. As discussed in the last section, the applicant is proposing two (2) gateway entrance monuments; 1) a gateway entrance monument with tenant directory in between The Maggie and Shavano buildings,



Figure 3. Proposed Location and Conceptual Rendering of the two (2) Gateway Entrance Monuments with Tenant Directory. See page 23 in the MSP.

and 2) a gateway entrance monument with tenant directory above the eastern pedestrian access from Main Street Station, see Figure 3 below. Clearly stated above, the sign code only allows for such freestanding installations to be located at vehicular entrances and does not allow the incorporation of an arch.

After deliberation, staff recommends using a similar approach to the previously discussed building frontage interpretation regarding the location of the archway being over pedestrian access rather than vehicular. Staff believes the pedestrian access from Main Street Station could be interpreted as a primary access considering the unique form and development pattern as well as the lack of street frontage the development has. Staff recognizes this access is utilized year-round by pedestrians navigating to the VAB from other developments on the eastern side, not only from Main Street Station. Staff finds the same interpretation for the archway proposed on the western side of the development considering the high pedestrian foot traffic in the winter season for access to the Breckenridge Ski Resort's Peak 9 base area. Additionally, staff does not have concerns about the proposed archway over either access since it is pedestrian rather than vehicular, but adequate vertical clearance can be maintained with the requested variance regarding height as well.

Staff recommends the approval of the requested variance from Policy 47 for the installation of the two (2) proposed gateway entrance monuments over the pedestrian access on the east and west sides of the property. As previously mentioned, staff has added a condition of approval that all proposed freestanding signs require a Class D minor permit prior to installation which includes this installation. Does the Commission support providing a variance from Policy 47 to allow the use of two proposed gateway entrance monuments over the pedestrian accesses that includes an archway which may exceed the height limitations?

VARIANCE #3: BANNER SIGNS

Staff wants to preface this conversation with a reminder of the discussion in the worksession on January 2, 2024 with the Planning Commission regarding signage and its content. The 2015 Supreme Court case *Reed v. Town of Gilbert* established that sign codes that treat different types of signs differently based on their content violate the First Amendment. Simply, staff cannot contemplate the topic discussed, the idea or message conveyed, the speaker's viewpoint, or any other content of the message displayed on a sign.

The applicant is requesting a variance from the Sign Code for the use of Banner signs as a format for additional wayfinding purposes and Special Events. Banner signs are regulated by [9-15-11\(T\)](#), which reads as follows:

The following signs and types of signs are inconsistent with the purposes and standards of this chapter and, as such, are prohibited within the town without reference to their content:
T. Banner signs (unless authorized by a permit issued pursuant to title 4, chapter 13 of this Code or as authorized pursuant to section 11-8-7 of this Code);

Additionally, the use of banner signs is incompliant with the material guidelines set forth by [9-15-18A](#), which states:

All signs for which a permit is required under this chapter shall be subject to the following general limitations:

A. Sign Design And Materials: Unless otherwise expressly provided in this chapter, signs must be constructed predominantly of natural materials, such as rough cedar, redwood, pine, or other types of solid wood. Wood or alternative materials that mimic wood grain (e.g., high density urethane) are encouraged. Metal may be used as an accent (maximum of 25 percent of sign area) on wood relief signs.

The applicant is proposing the use of banner signs to extend directional and wayfinding signage for various services located within the VAB Plaza, like the medical center, retail food and beverage, access to the ski lifts, and the various condo hotel buildings, see Image 4 & 5 to the right. As discussed in the excerpt above, banner signs are prohibited within the town as they are inconsistent with the intentions of the Sign Code.

The applicant has limited the content that could be displayed on these installations and examples can be viewed to the right. But as described in the excerpt above and during the January 02, 2024 worksession with the Planning Commission, staff cannot contemplate the content of the sign. Not only does this create a problem around legality of contemplating the content of the sign, but enforcement of any future banner sign installations.



Image 4 & 5. Proposed Banner Signs on Light Poles. See page 28 in MSP.

Considering the incompliance with two (2) sections of the Sign Code, staff does not recommend granting the variance for the proposed use of banner signs. Staff believes the use of banner signs made of vinyl will impact the character of the town and set a bad precedent for future signage applications. Does the Planning Commission agree with staff that the requested variance from 9-15-11(T) for the use of banner signs should be denied?

Staff Recommendation

9-1-17-3: Point Analysis: As Policy 12, Signs, is an absolute policy and there is no related relative policy, thus no negative points were assigned in association with the variance request. If the Planning Commission supports the requested variances from sections 9-15-11, 9-15-18, 9-15-20, of the Town of Breckenridge Sign Code, and 9-1-19-47 of the Development Code, the proposal would pass the point analysis with a passing score of zero (0) points.

This application has been advertised as a Preliminary Hearing. If the Commission believes that all remaining issues can be adequately addressed through the review of a revised proposal at a subsequent hearing, please let staff know if this application is ready for a Final Hearing.

Commissioner Questions

1. Does the Planning Commission agree with staff's special interpretation regarding criteria *2.C – at least 30 feet from property line* and *3. – one sign at each point of vehicular access*?
2. Does the Commission support providing a variance under 9-15-20(D): Freestanding signs for the three (3) proposed freestanding sign installations?
3. Does the Commission support providing a variance from Policy 47 to allow the use of two proposed gateway entrance monuments over the pedestrian accesses that includes an archway which may exceed the height limitations?
4. Does the Planning Commission agree with staff that the requested variance from 9-15-11(T) for the use of banner signs should be denied?
5. Does the Commission believe this application is ready for a Final Hearing?
6. Do the Commissioners have any additional comments?



MASTER SIGN PLAN

JANUARY 2025



VICINITY MAP



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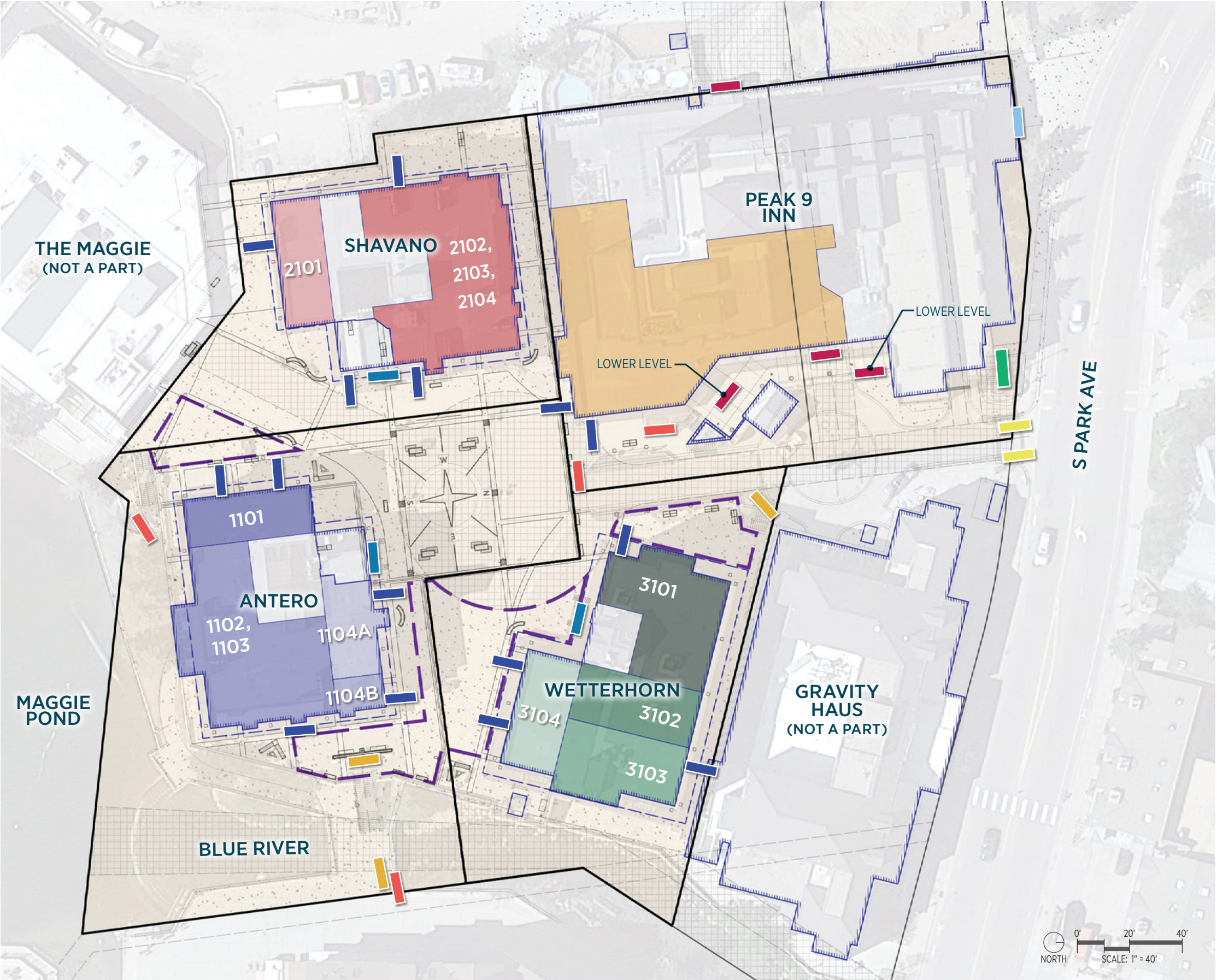
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EXISTING SIGNAGE



EXISTING SIGN PLAN - PLAZA



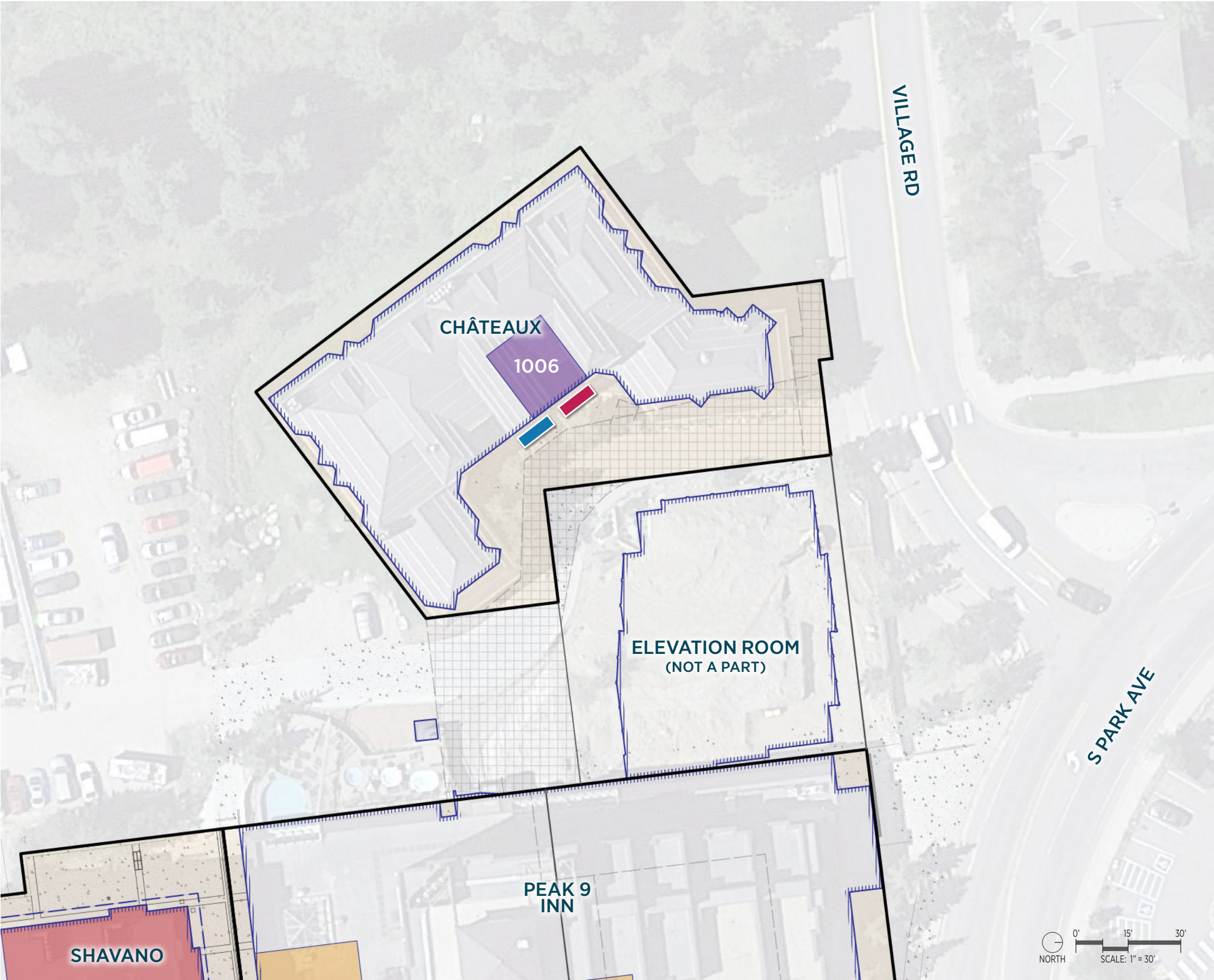
LEGEND

- PROPERTY LINE
- ACCESS EASEMENT
- 1101
- 1102
- 1103
- 1104 A, B
- 2
- 2101
- 2102, 2103, 2104
- 3101
- 3102
- 3103
- 3104
- STAIRS, STORAGE, ELEVATOR, or CONDO LOBBY SPACE
- PROJECTING - TENANT IDENTITY
- WALL - DIRECTIONAL
- WALL - BUILDING IDENTITY
- WALL - CAMPUS IDENTITY
- WALL - TENANT IDENTITY
- FREESTANDING - DIRECTIONAL
- FREESTANDING - DIRECTORY MAP
- GATEWAY ENTRANCE MONUMENT

KEY MAP



EXISTING SIGN PLAN - CHÂTEAUX



LEGEND

	PROPERTY LINE
	ACCESS EASEMENT
	1106
	STAIRS, STORAGE, ELEVATOR, or CONDO LOBBY SPACE
	WALL - TENANT IDENTITY
	WALL - BUILDING IDENTITY

KEY MAP

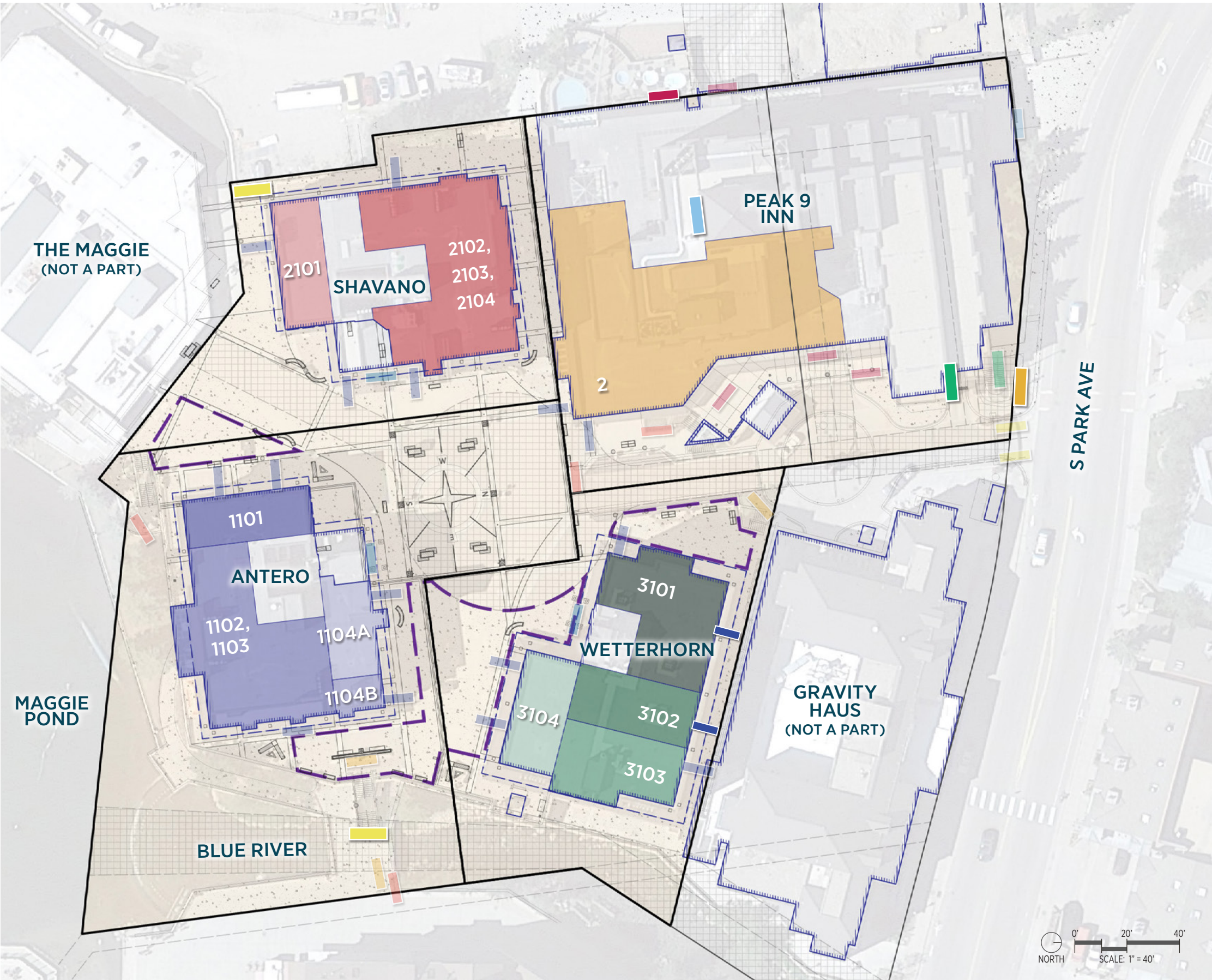


NOTES:
1. REGULATORY SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT COUNT TOWARDS RETAIL SIGN AREA.

PROPOSED SIGNAGE



PROPOSED SIGN PLAN - PLAZA



LEGEND

PROPERTY LINE

ACCESS EASEMENT

TEMPORARY GAMES

1101

1102

1103

1104 A, B

2

2101

2102, 2103, 2104

3101

3102

3103

3104

STAIRS, STORAGE, ELEVATOR, or CONDO LOBBY SPACE

PROJECTING - TENANT IDENTITY

FREESTANDING DIRECTORY MAP

WALL - DIRECTIONAL

WALL - CAMPUS IDENTITY

WALL - TENANT IDENTITY

GATEWAY MONUMENT WITH TENANT DIRECTORY

EXISTING PROJECTING - TENANT IDENTITY

EXISTING WALL - DIRECTIONAL

EXISTING WALL - BUILDING IDENTITY

EXISTING WALL - CAMPUS IDENTITY

EXISTING WALL - TENANT IDENTITY

EXISTING FREESTANDING - DIRECTIONAL

EXISTING FREESTANDING - DIRECTORY MAP

EXISTING GATEWAY ENTRANCE MONUMENT



PROPOSED SIGN PLAN - CHÂTEAUX



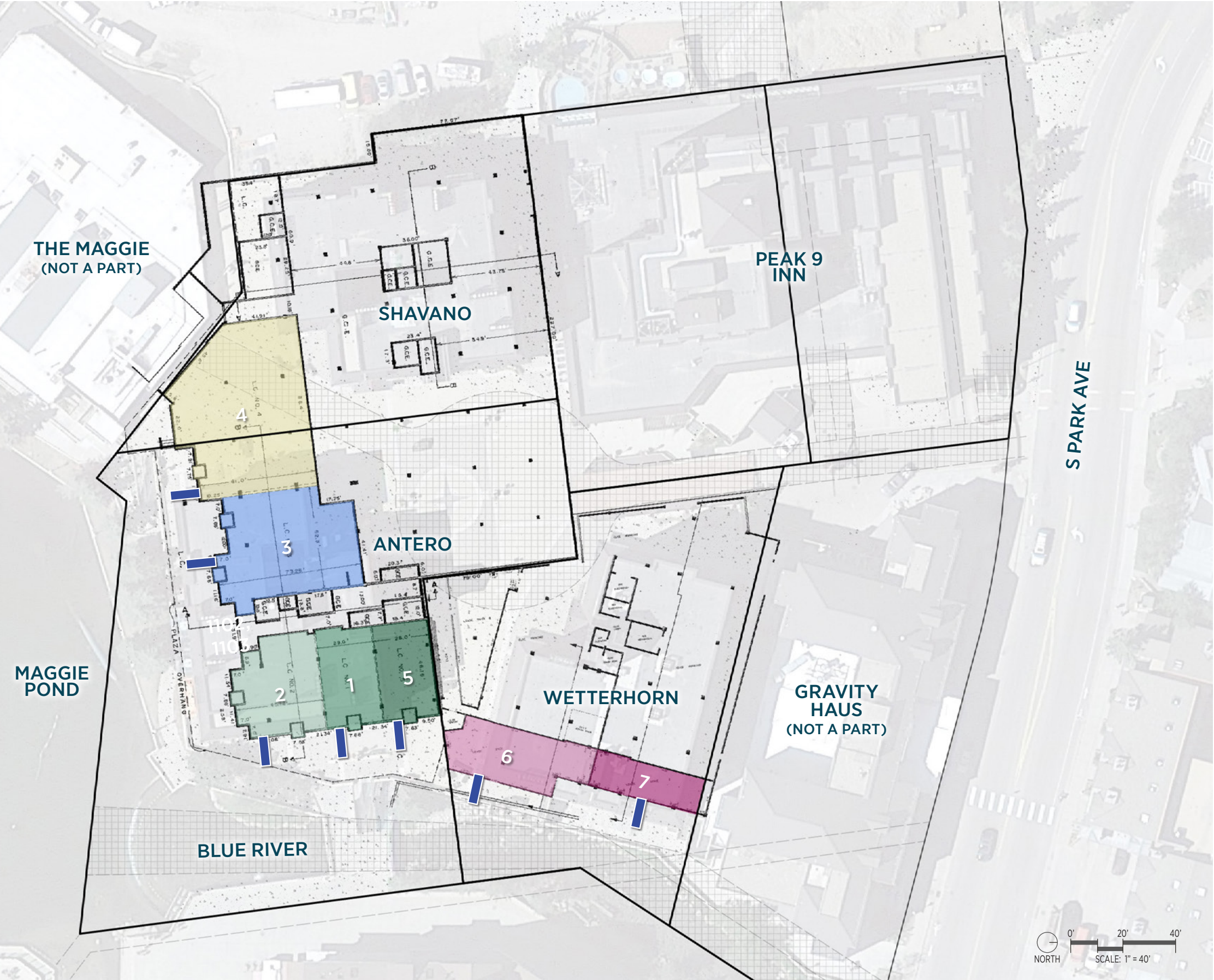
LEGEND

- PROPERTY LINE
- ACCESS EASEMENT
- 1106
- STAIRS, STORAGE, ELEVATOR, or CONDO LOBBY SPACE
- EXISTING WALL - TENANT IDENTITY
- EXISTING WALL - BUILDING ID LETTERS

KEY MAP



PROPOSED SIGN PLAN - BLUE RIVER CORRIDOR



LEGEND

- PROPERTY LINE
- ACCESS EASEMENT
- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6
- UNIT 7
- PROPOSED WALL/ PROJECTING SIGN
QTY: 7

KEY MAP



SIGNAGE ALLOWANCES



SIGNAGE ALLOWANCE - PLAZA



LEGEND

- PROPERTY LINE
- ACCESS EASEMENT
- FRONTAGE

SIGN ALLOWANCE

BUILDING	LINEAR FRONTAGE (FEET)	ALLOWED SIGN AREA (66% OF FRONTAGE)
Antero	326	215.16
Shavano	345	227.70
Wetterhorn	343	226.38
Peak 9 Inn	587	387.42
Chateaux	262	172.92
Blue River Corridor	464	306.24
Total	2,327	1,535.82

KEY MAP



SIGNAGE ALLOWANCE - CHÂTEAUX



LEGEND

- PROPERTY LINE
- ACCESS EASEMENT
- FRONTAGE

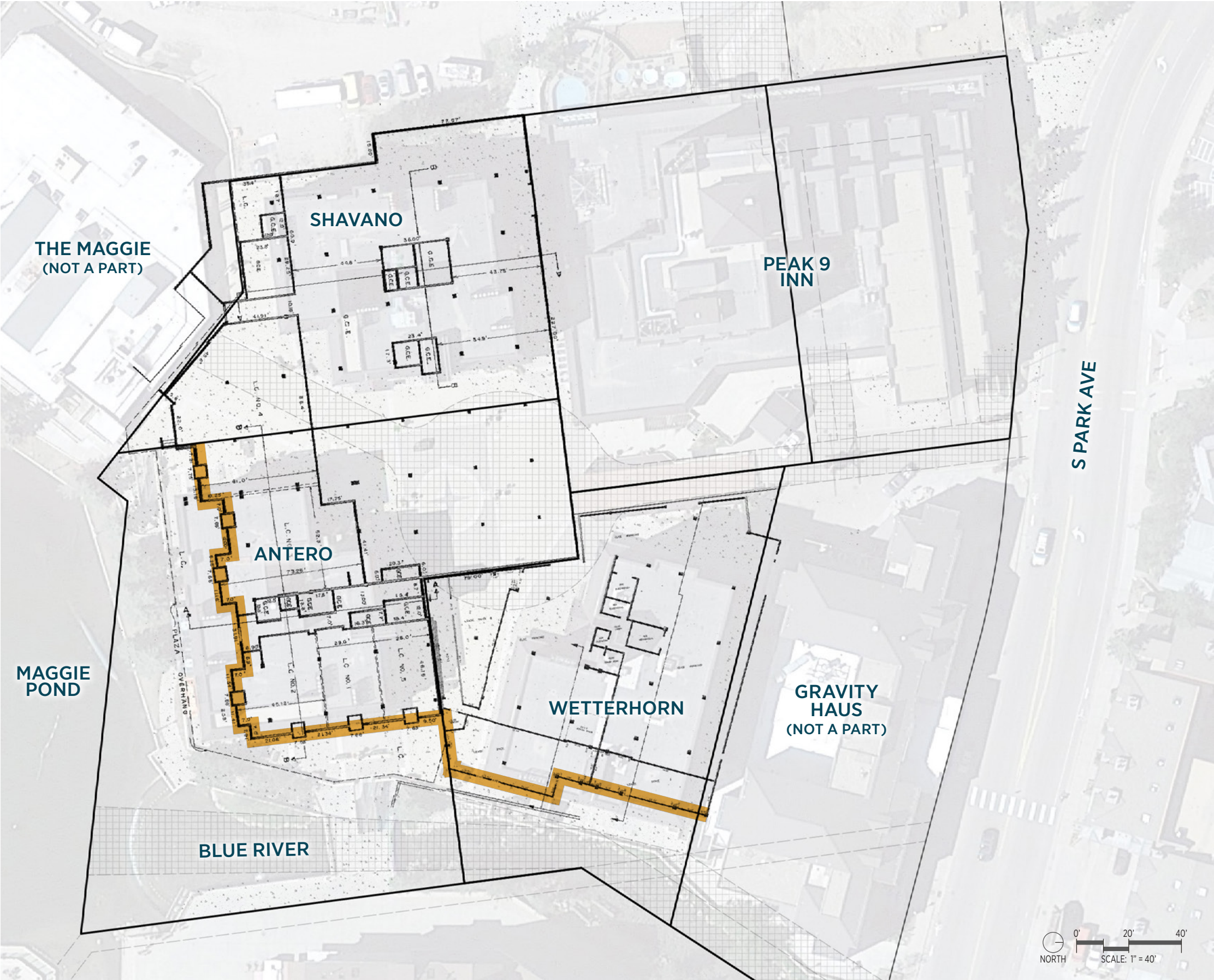
SIGN ALLOWANCE

BUILDING	LINEAR FRONTAGE (FEET)	ALLOWED SIGN AREA (66% OF FRONTAGE)
Antero	326	215.16
Shavano	345	227.70
Wetterhorn	343	226.38
Peak 9 Inn	587	387.42
Chateaux	262	172.92
Blue River Corridor	464	306.24
Total	2,327	1,535.82

KEY MAP



SIGNAGE ALLOWANCE - BLUE RIVER CORRIDOR



LEGEND

- PROPERTY LINE
- ACCESS EASEMENT
- FRONTAGE

SIGN ALLOWANCE

BUILDING	LINEAR FRONTAGE (FEET)	ALLOWED SIGN AREA (66% OF FRONTAGE)
Antero	326	215.16
Shavano	345	227.70
Wetterhorn	343	226.38
Peak 9 Inn	587	387.42
Chateaux	262	172.92
Blue River Corridor	464	306.24
Total	2,327	1,535.82

KEY MAP



SIGN ALLOCATIONS



SIGN ALLOCATIONS

ANTERO BUILDING			
UNIT #	CURRENT TENANT	SIGN TYPE	SIGN AREA (SQ. FT.)
1101	BRECKENRIDGE SKI & RIDE SCHOOL & TICKET OFFICE	(1) PROJECTING	16.68
		(1) PROJECTING	16.68
1102, 1103	SAUCE ON THE MAGGIE	(1) PROJECTING	16.68
		(1) WALL PANEL	16.68
1104A, 1104B	ROCKET FIZZ	(1) PROJECTING	16.68
BUILDING IDENTITY	ANTERO ID	(1) WALL LETTERS	6.00
TOTAL ANTERO			89.40
SHAVANO BUILDING			
UNIT #	CURRENT TENANT	SIGN TYPE	SIGN AREA (SQ. FT.)
2101	CHRISTY SPORTS	(1) PROJECTING	16.68
		(1) PROJECTING	16.68
2102, 2103, 2104	ST. ANTHONY MEDICAL CENTER	(1) PROJECTING	16.68
		(1) PROJECTING	16.68
BUILDING IDENTITY	SHAVANO ID	(1) WALL LETTERS	7.00
TOTAL SHAVANO			73.72
WETTERHORN BUILDING			
UNIT #	CURRENT TENANT	SIGN TYPE	SIGN AREA (SQ. FT.)
3101	VAIL RESORTS RETAIL BREEZE SKI & BOARD RENTALS	(1) PROJECTING	16.68
		(1) PROJECTING	16.68
3102	VACANT	(1) PROJECTING	16.68
3103	VAB BLUE RIVER MEETING ROOM	(1) PROJECTING	16.68
3104	VAIL RESORTS RETAIL & VAB OFFICES	(1) PROJECTING	16.68
		(1) PROJECTING	16.68
BUILDING IDENTITY	WETTERHORN ID	(1) WALL LETTERS	10.00
TOTAL WETTERHORN			110.08
PEAK 9 INN			
UNIT #	CURRENT TENANT	SIGN TYPE	SIGN AREA (SQ. FT.)
2	BRECK SPORTS	(1) PROJECTING	16.68
		(1) PROJECTING	16.68
N/A - BUILDING ENTRANCE	LEISURE & HEALTH CLUB	(1) WALL	16.68
N/A - BUILDING ENTRANCE	LOBBY & CONFERENCE SPACE	(1) WALL	16.68
		(1) WALL	16.68
N/A - NORTH WALL	VAB	(1) WALL - campus identity	98.00
N/A - LOWER LEVEL	VAB	(1) WALL - guest checkin	16.68
N/A - LOWER LEVEL	VAB	(1) WALL	16.68
N/A - LOWER LEVEL	VAB	(1) WALL	16.68
N/A - STAIRCASE ON S. PARK AVENUE	N/A	(1) WALL	20.00
N/A - GARAGE ENTRANCE	VAB	(1) WALL	20.00
N/A - SOUTH 6TH LEVEL	VAB	(1) WALL - campus identity	51.37
TOTAL PEAK 9 INN			322.81

SIGN ALLOCATIONS

CHÂTEAUX			
UNIT #	CURRENT TENANT	SIGN TYPE	SIGN AREA (SQ. FT.)
1006	VAB HOA OFFICE	(1) PROJECTING	16.68
BUILDING IDENTITY	CHÂTEAUX ID	(1) WALL LETTERS	10.00
TOTAL CHÂTEAUX			26.68
BLUE RIVER CORRIDOR			
UNIT #	CURRENT TENANT	SIGN TYPE	SIGN AREA (SQ. FT.)
1	SKI SCHOOL	(1) PROJECTING	16.68
2	BRECKENRIDGE HOSPITALITY	(1) PROJECTING	16.68
3	VACANT	(1) PROJECTING	16.68
4	VACANT	(1) PROJECTING	16.68
5	VACANT	(1) PROJECTING	16.68
6	VACANT	(1) PROJECTING	16.68
7	VACANT	(1) PROJECTING	16.68
TOTAL PARKING LEVEL			116.76
FREESTANDING SIGNAGE			
GATEWAY MONUMENT (S. PARK ENTRANCE - WEST SIDE)			16.68
GATEWAY MONUMENT (S. PARK ENTRANCE - EAST SIDE)			16.68
GATEWAY MONUMENT WITH TENANT DIRECTORY (BLUE RIVER STAIRWAY) - ID PANEL			16.68
TENANT ID PANELS (8 PANELS, 1.04 SF EACH)			8.32
GATEWAY MONUMENT WITH TENANT DIRECTORY (SHAVANO SW CORNER) - ID PANEL			16.68
TENANT ID PANELS (8 PANELS, 1.04 SF EACH)			8.32
DIRECTORY (4 SIGNS, 20 SF EACH)			80.00
DIRECTIONAL (4 SIGNS, 30 TOTAL TENANT ID PANELS, 1.04 EACH)			31.20
TOTAL FREESTANDING			194.56
LIGHT POLE BANNERS			
LIGHT POLE BANNERS (34 BANNERS, 4.5 SF EACH)			153.00
TOTAL LIGHT POLE BANNERS			153.00
GRAND TOTAL			1,087.01
TOTAL SIGN ALLOWANCE			1,535.82
RESERVE SQUARE FOOTAGE			448.81

NOTES:

1. All signage approved with this Master Sign Plan must be specifically reviewed and approved with a separate development permit prior to the installation of any signage (Class D Minor / Sign Permit).
2. All designs and images are shown for illustrative purposes only. Final design subject to change.
3. All colors and materials shall be in character and harmony of existing campus signage and architecture. Final designs shall be compliant with Town of Breckenridge Code.

SIGNAGE DESIGN & SPECIFICATIONS



WALL SIGN - TENANT IDENTIFICATION



ELEVATION: Tenant Sign Types A&B (option 1 shown with standard Goudy Oldstyle Bold)

CONSTRUCTION

- 1. Tenant Sign with standard project typeface (for tenants with no logo).
- 2. All text to be centered in ellipse shape.
- 3. SIGN FRAME: 2" square aluminum tubing painted to match Faux Oxidized Bronze (Matthews metallic paint T.B.D.).
- 4. TENANT SIGN: 1" carved wood or sign foam (with wood grain texture) to be inset into sign frame. Tenant panel background and logo colors to be approved by VABHOA.
- 5. ILLUMINATION (not shown): External spot illumination. Must be downlight(s) mounted perpendicular to sign panel face on the underside of overhang. Each sign may include (3) LED light fixtures on top frame portion. Neon or blinking lights are prohibited.
- 6. This sign type is single-sided (parallel to storefront). TOTAL SIGN AREA: 5.66 sq.ft.

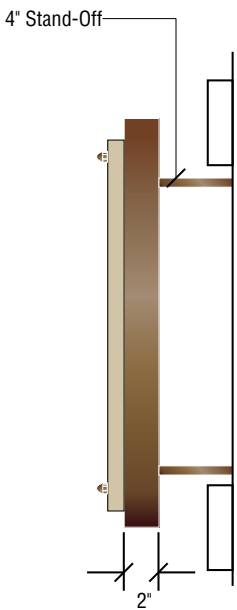
NOTES:
1. SIGN DESIGN BY OTHERS.
2. MORE INFORMATION PROVIDED IN THE VILLAGE AT BRECKENRIDGE SIGN PROGRAM.

WALL SIGN - TENANT IDENTIFICATION



Logo shown is not actual and shown for position only. Logo to be centered in ellipse shape.

ELEVATION: Tenant Sign Type D (shown with typical tenant logo)



SIDE ELEVATION: Tenant Sign Type D

CONSTRUCTION

- SIGN FRAME: 2" square aluminum tubing painted to match Faux Oxidized Bronze (Matthews metallic paint T.B.D.).
- TENANT SIGN: 1" carved wood or sign foam (with wood grain texture) to be inset into sign frame. Tenant panel background and logo colors to be approved by VABHOA.
- ILLUMINATION (not shown): External spot illumination. Must be downlight(s) mounted perpendicular to sign panel face on the underside of overhang. Each sign may include (3) LED light fixtures on top frame portion. Neon or blinking lights are prohibited.
- This sign type is single-sided (parallel to storefront). TOTAL SIGN AREA: 5.66 sq.ft.

NOTES:

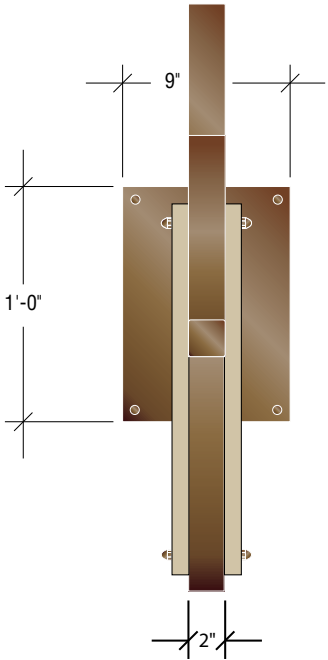
- SIGN DESIGN BY OTHERS.
- MORE INFORMATION PROVIDED IN THE VILLAGE AT BRECKENRIDGE SIGN PROGRAM.

PROJECTING SIGN - TENANT IDENTIFICATION



Logo shown is not actual and shown for position only. Logo to be centered in ellipse shape.

ELEVATION: Tenant Sign Type C (shown with typical tenant logo)

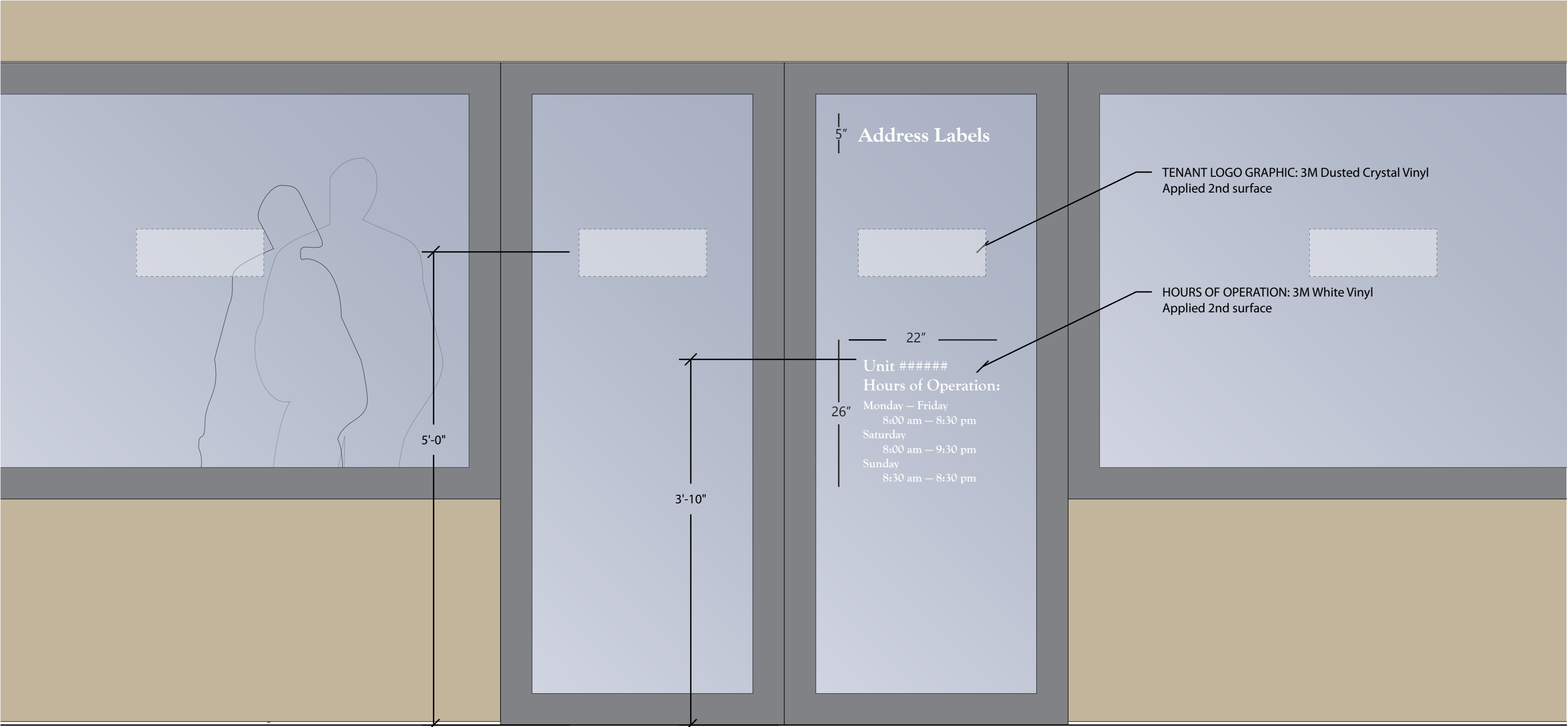


SIDE ELEVATION: Tenant Sign Type C

CONSTRUCTION

1. MOUNTING COVER: 1" deep fabricated aluminum mounting plate painted to match Faux Oxidized Bronze (Matthews metallic paint T.B.D.) with matching exposed acorn fasteners. Mounts to existing wall.
2. SIGN CONNECTION: 2" aluminum square tubing painted to match Faux Oxidized Bronze (Matthews metallic paint T.B.D.) and welded to armature. Eased edges.
3. ARMATURE: 2" square aluminum tubing painted to match Faux Oxidized Bronze (Matthews metallic paint T.B.D.).
4. END CAP: 2" square end cap with 1/2" reveal painted to match Faux Oxidized Bronze (Matthews metallic paint T.B.D.).
5. SIGN FRAME: 1" square aluminum tubing (X2) sandwiched together with a 1/4" aluminum sheet in between (painted to match Faux Oxidized Bronze (Matthews metallic paint T.B.D.)).
6. TENANT SIGN: 1" carved wood or sign foam (with wood grain texture) to be inset into sign frame. Tenant panel background and logo colors to be approved by VABHOA.
7. ILLUMINATION (not shown): External spot illumination-each face. Must be downlight(s) per Town lighting code. Mount perpendicular to sign panel face on the underside of overhang. Each sign may include (3) LED light fixtures on top frame portion. Neon or blinking lights are prohibited.
8. This sign type is double-sided (perpendicular to storefront). TOTAL SIGN AREA: 16.68 sq.ft.

NOTES:
1. SIGN DESIGN BY OTHERS.
2. MORE INFORMATION PROVIDED IN THE VILLAGE AT BRECKENRIDGE SIGN PROGRAM.



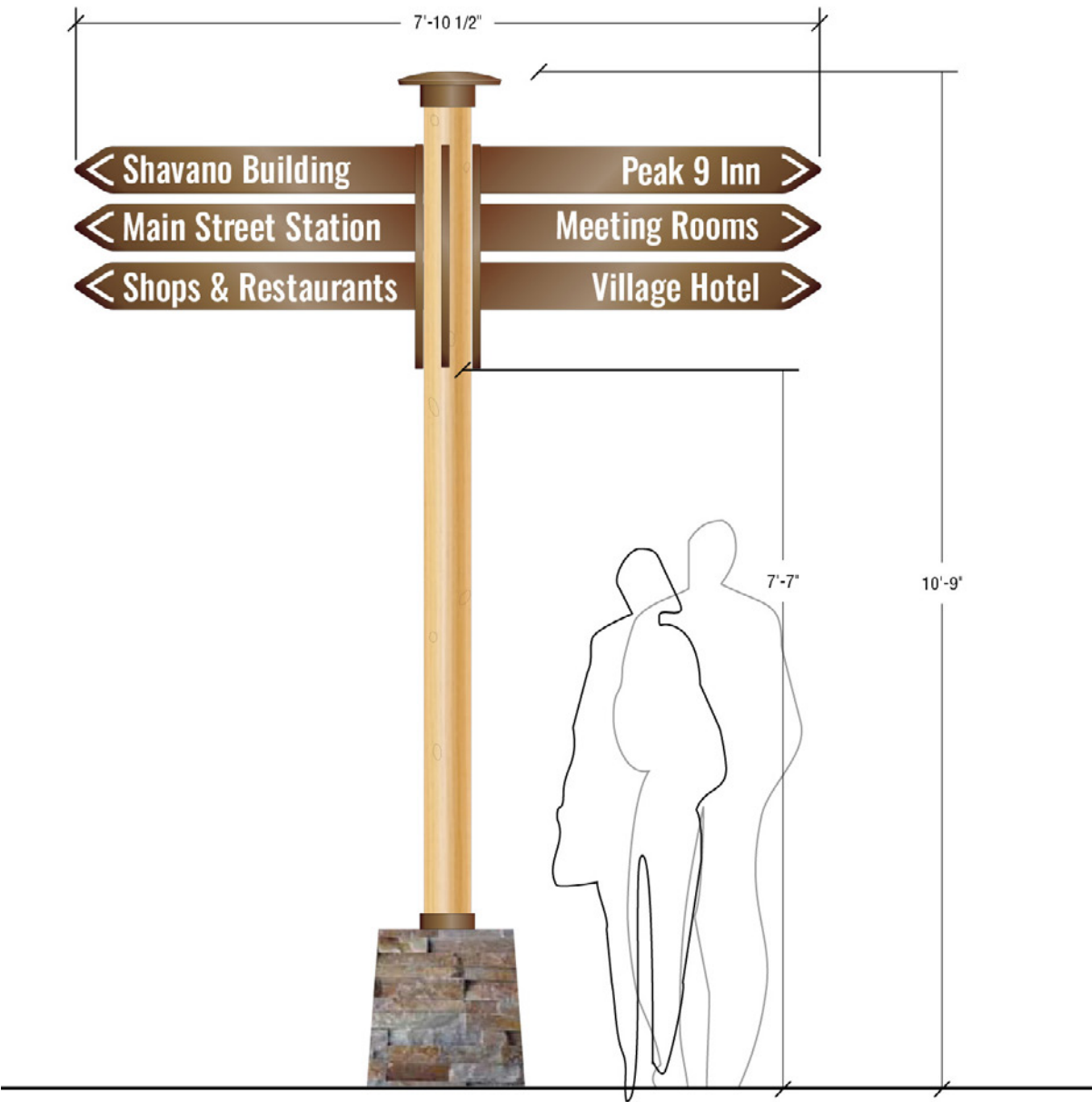
Per 9-15-15D of Town Code:
Window Signs: In addition to the signage allowed by subsection B of this section, each business in a commercial use property may display a maximum of four (4) window signs, whether such signs are temporary (not paper) or permanent. The total area of all allowed window signs, both temporary and permanent, shall not exceed five (5) square feet in area.

ELEVATION: Sign Type E, TENANT Window Graphics
Scale: 1"=1' 0"
Font to be Goudy Old Style

- NOTES:**
- 1. SIGN DESIGN BY OTHERS.
 - 2. ALL WINDOW SIGNS TO ADHERE TO TOWN OF BRECKENRIDGE SIGN CODE.

WAY-FINDING SIGN - DIRECTIONAL

PEDESTRIAN



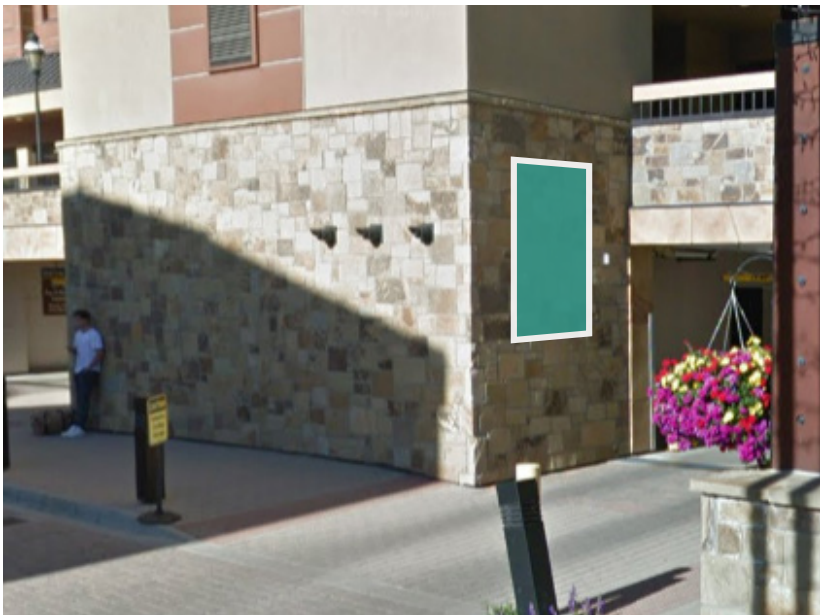
CONSTRUCTION

1. SIGN FRAME: Post is rough sawn cedar treated with Penofin stain. Bases are stone veneer (Canyon Quarry). Directional arms are fabricated wood or HDU foam (1" thick). Paint all sides MAP metallic paint to match bronze.
2. TENANT INFORMATION: All text/arrows is 3M adhesive die-cut vinyl. Font to be Goudy Old Style.
3. This sign type is double-sided. SINGLE TENANT SIGN AREA: 1.04 SF

LOCATION CONSIDERATIONS:

- Locations to be placed adjacent high traffic areas to limit the flow of pedestrians.
- Signs should be placed where directional sight lines limit guests ability to see target destinations.

VEHICULAR



CONSTRUCTION

1. Vehicular way-finding signage requires lettering to maintain a certain minimum size for letter height in order to ensure legibility at a distance and in turn, safety for drivers reliant upon the signage for directional instructions.
2. Sign to be fabricated wood or HDU foam with metallic paint to compliment architecture.
3. 20 square feet of sign area allotment.

KEY MAP



LEGEND:

- PEDESTRIAN
- VEHICULAR

NOTES:

1. Sign design by others.
2. Design dimensions are approximate.
3. Image shown is conceptual. Final design subject to change.
4. All colors and materials shall be in character and harmony of existing campus signage and architecture. Final designs shall be compliant with Town of Breckenridge Code.
5. Sign location and design are conceptual and subject to change.
6. Design shown is for illustrative purposes only..

WAY-FINDING SIGN - DIRECTORY



CONSTRUCTION

- 1. SIGN FRAME: Base is stone veneer (Canyon Quarry), Directory to be fabricated wood or HDU foam. Paint all sides MAP metallic paint to match bronze. Directory case. Clear lexan lockable case-Double-sided.
- 2. LOGO: Logo is cast bronze plaque.
- 3. TENANT INFORMATION: All text/arrows is 3M adhesive die-cut vinyl. Directory map and listing are high resolution digital print laminated to rigid substrate.
- 4. ILLUMINATION (not shown): External spot illumination. Must be downlight(s) mounted perpendicular to sign panel face on the underside of overhang. Each sign may include (3) LED light fixtures on top frame portion. Neon or blinking lights are prohibited.
- 5. This sign type can be double-sided. Back of Directory to be used for posting Village at Breckenridge events.
- 6. 20 square feet of sign area allotment.



LOCATION CONSIDERATIONS:

- Due to the need for appropriate lettering sizing for legibility, the signage may need flexibility in overall sizing to accommodate the number of tenants and length of wording per tenant.
- Physical sign locations take into consideration appropriate positioning of the signage for drivers to make direction-based decisions in a safe manner.

NOTES:

- 1. Sign design by others.
- 2. Design dimensions are approximate, and based off scaled photography.
- 3. Images shown are conceptual. Final design subject to change.
- 4. All colors and materials shall be in character and harmony of existing campus signage and architecture. Final designs shall be compliant with Town of Breckenridge Code.
- 5. Sign location and design are conceptual and subject to change.
- 6. Design shown is for illustrative purposes only.
- 7. A maximum of 12 businesses can be shown on one sign.
- 8. Existing "Ski Lift" directional wall sign will change with future staircase realignment under a separate application. Relocation and amendment of ths Master Sign Plan shall occur with a future Class D Minor application.



KEY MAP



GATEWAY MONUMENT WITH TENANT DIRECTORY

Concept Drawing - Archway Directory / Tenant Listings



DESIGN CONSIDERATIONS:

- Design concept proposes tenant names on either side of the arch posts which will assists in bringing guests up into the space in a more welcoming and aesthetically pleasing way. All signs to be made from wood or HDU foam to match existing way-finding directional arms. All colors and materials shall be in character and harmony of existing campus signage and architecture. Design will be compliant with Town of Breckenridge Code.
- CAMPUS IDENITY SIGN: 16.68 SF
- SINGLE TENANT SIGN AREA: 1.04 SF
TOTAL TENANT SIGN AREA (8): 8.32 SF

KEY MAP



NOTES:

1. Sign design by others.
2. Archway design is conceptual and subject to change
3. Sign location and design are conceptual and subject to change. Design shown is for illustrative purposes only. Final location to maintain adequate pedestrian circulation and mobility.

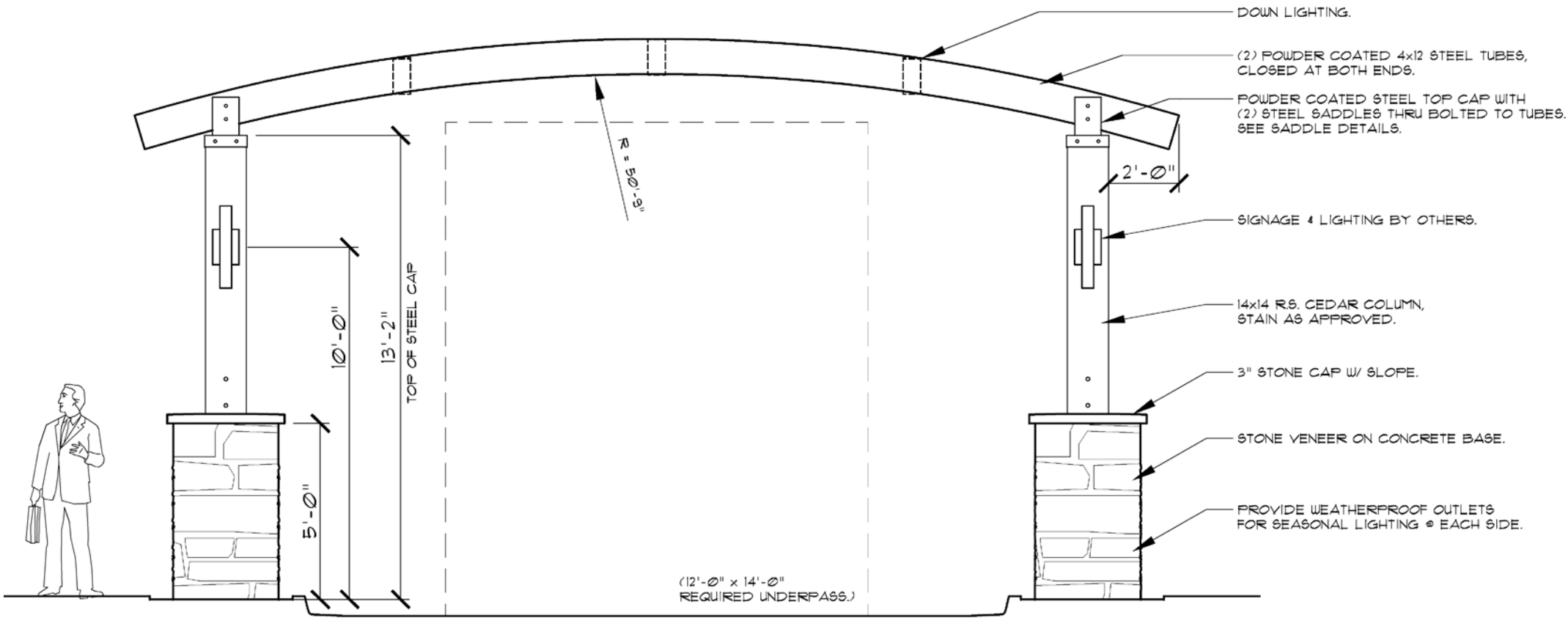
EXISTING GATEWAY MONUMENT

South Park Avenue Entrance



EXISTING DESIGN:

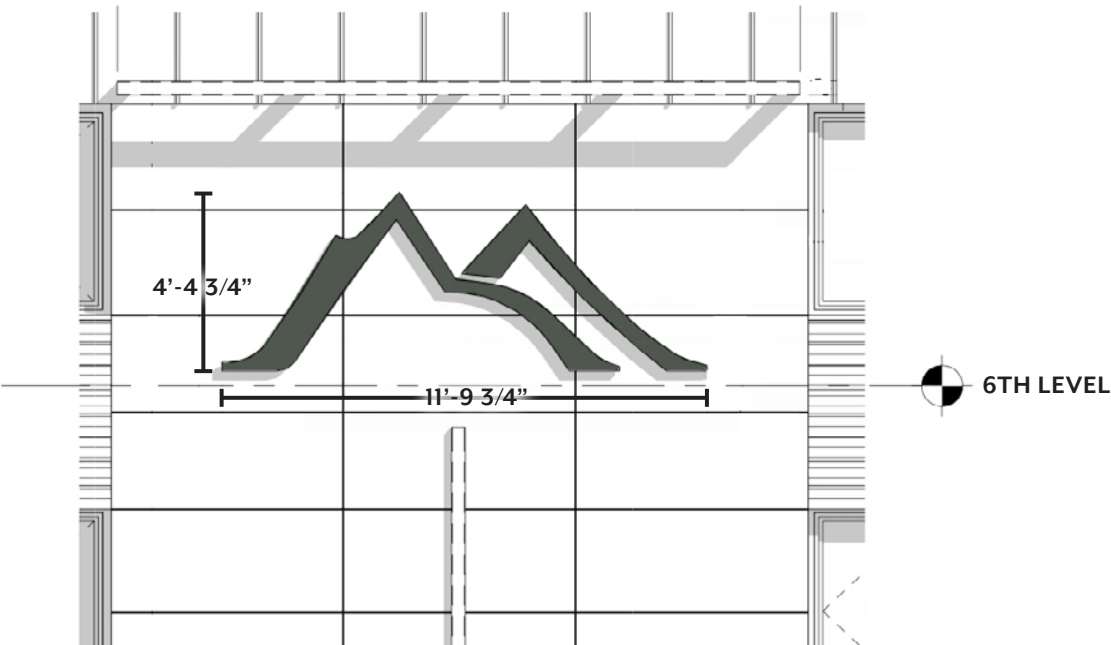
- STONE VENEER ON CONCRETE BASE
- CEDAR COLUMN TREATED WITH STAIN
- POWDER COATED STEEL TUBE AND BRACKETS
- TWO CAMPUS IDENTITY SIGNS WITH 16.68 SQUARE FEET OF AREA EACH



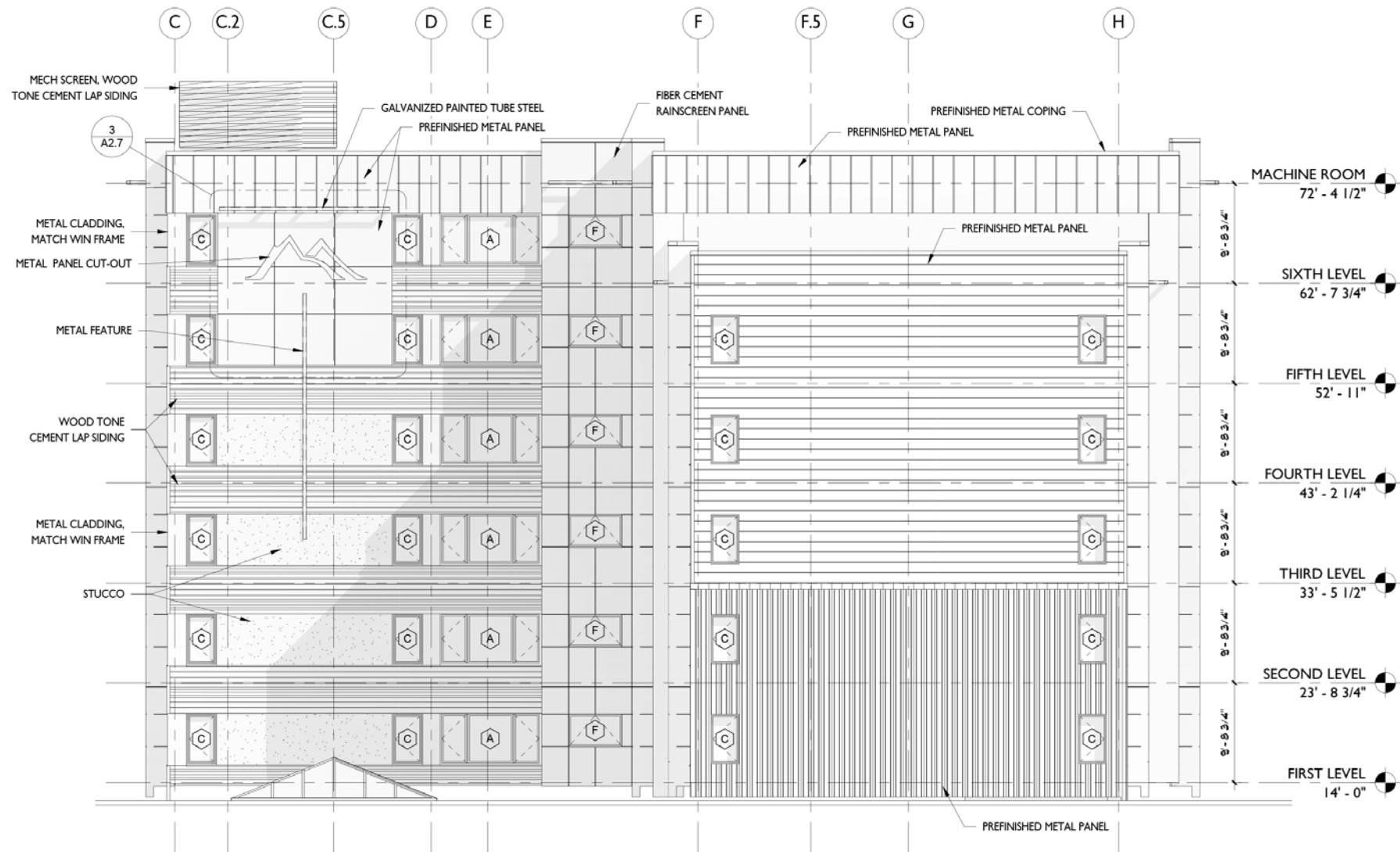
KEY MAP



CAMPUS IDENTITY SIGN



- NOTES:**
- 1. Sign design by others.
 - 2. Design dimensions are approximate.
 - 3. Design and images shown are conceptual and final design is subject to change.
 - 4. Colors and materials shall be in character of the Peak 9 Inn building.
 - 5. Final design shall be compliant with Town of Breckenridge Code and is subject to Sign Code Section 9-15-20(K).
 - 6. Wood or HDU foam campus logo.
 - 7. Wood grain metal letters.
 - 8. Halo lighting compliant with Town dark sky lighting standards.



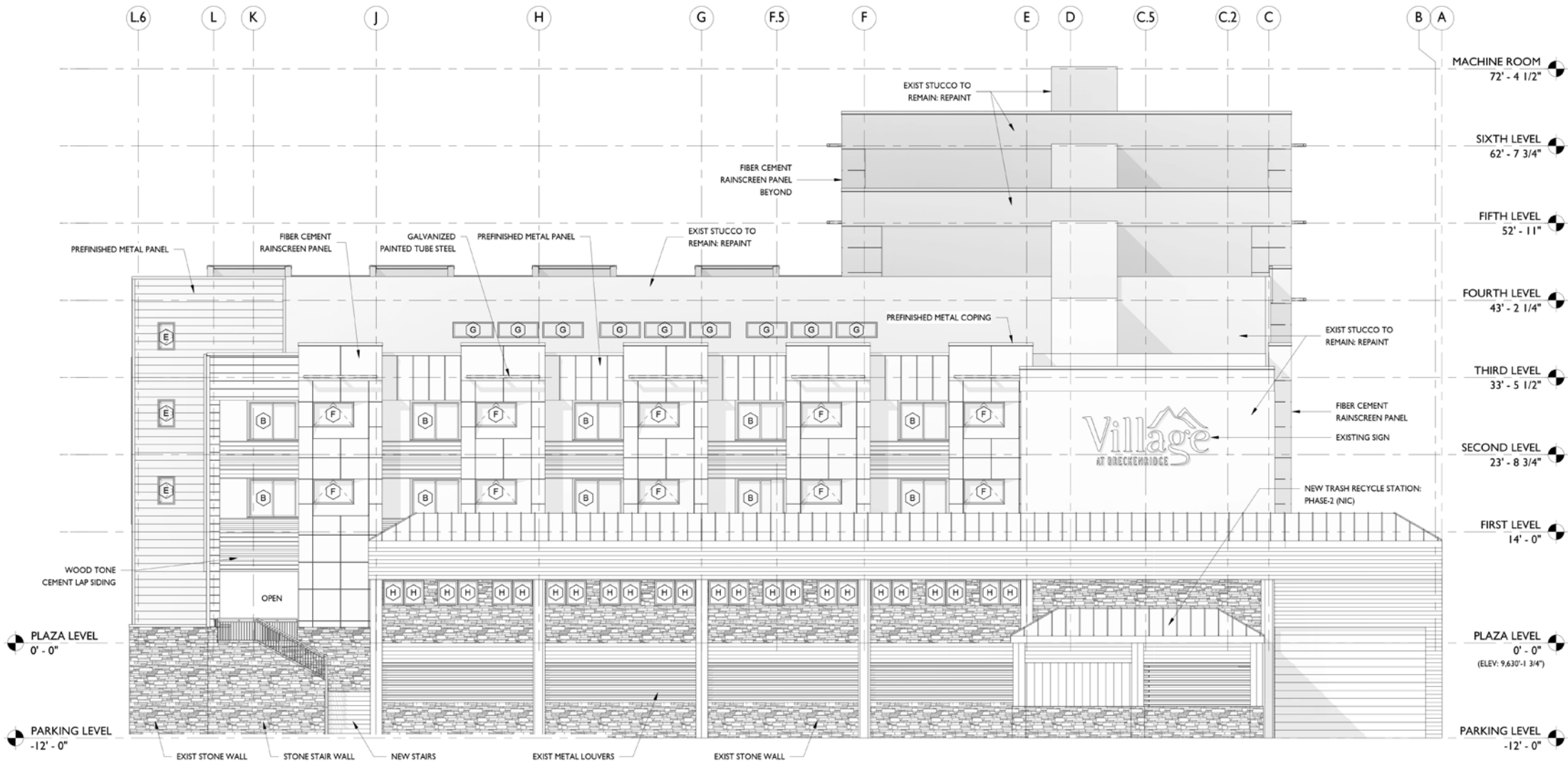
KEY MAP



EXISTING CAMPUS IDENTITY SIGN



- NOTES:**
- 1. Design dimensions are approximate.
 - 2. Halo lighting compliant with Town dark sky lighting standards.
 - 3. Aluminum material with approximatley 98 square feet.
 - 4. Sign approval Plan Case No. 2010057.



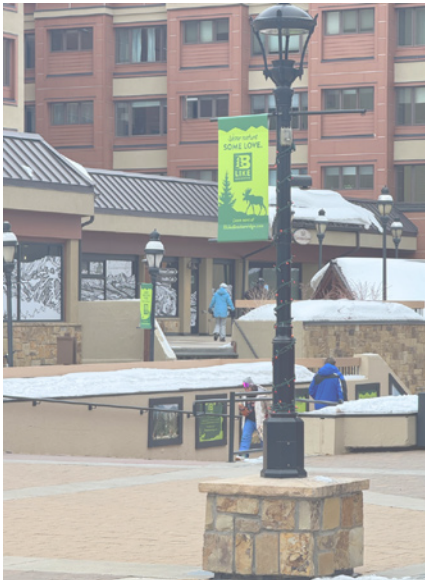
KEY MAP



TEMPORARY SIGNAGE



LIGHT POST BANNER



DESIGN GUIDELINES::

- Image shown is for design intent only and subject to change per owner.
- Banners shall not be used to advertise businesses or specific commercial messaging. Banners shall not contain business logos.
- Approved services icons shall be allowed including ski school, rentals, lockers, medical services, food/restaurant, and similar service icons.
- Village at Breckenridge has partnered with Breckenridge Tourism Office (BTO) and banners can be used for Town campaigns and other calendar events approved by the Special Event Review Process (SEPA). Examples include “Be like Breck,” Ullr Fest, Hogs Fest, Independence Day Celebrations and Duck Race.
- Banners may advertize plaza events, town initiatives, breck history, historical interpretations, etc.
- Maximum size 4.5 square feet.
- Banner design, images, and service icons are conceptual and subject to change.
- Town of Breckenridge may direct Village at Breckenridge to replace banners that are unsightly and banners must be kept in good visual condition, including wear, tear and sun fading.

POTENTIAL BANNER ARTWORK



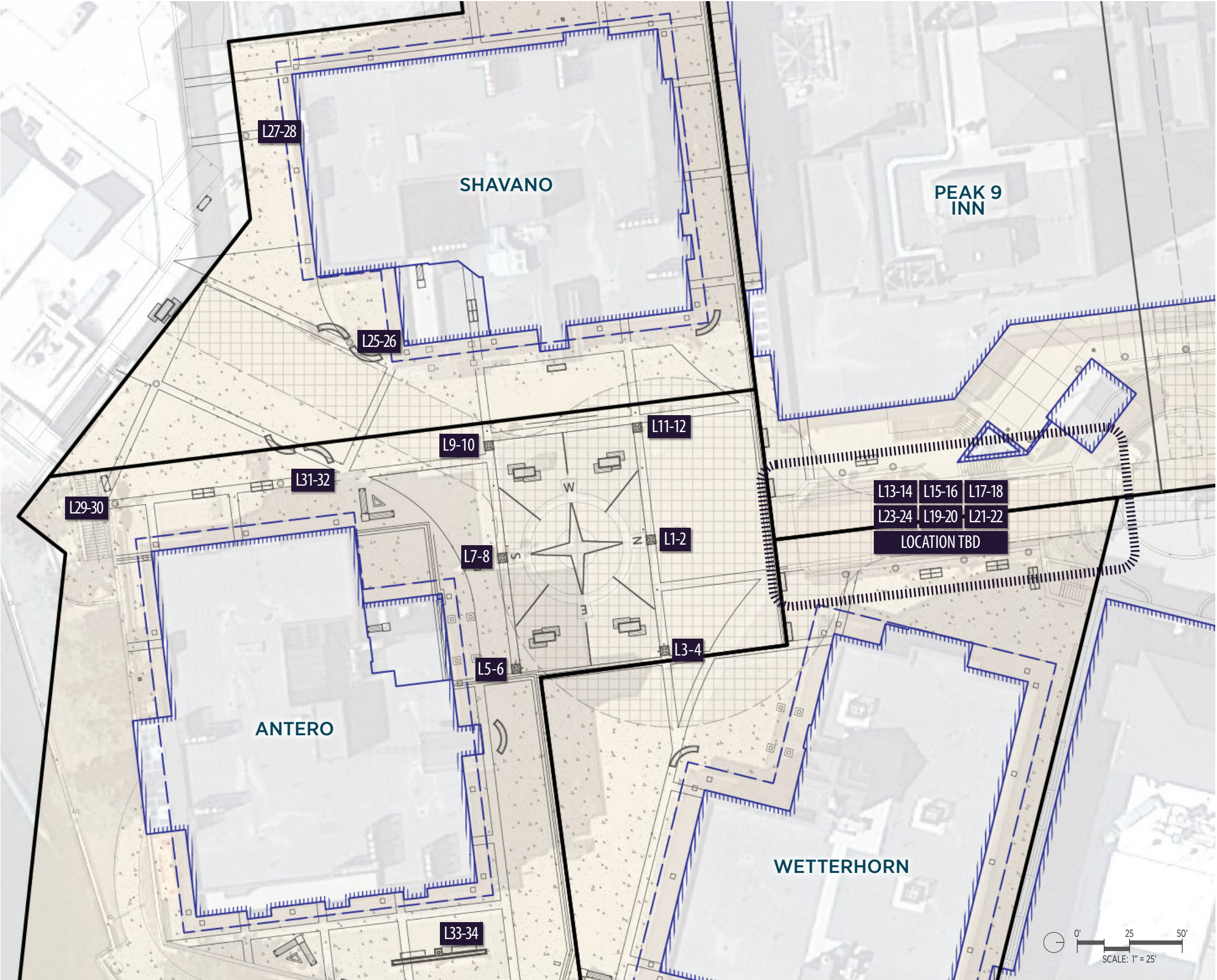
KEY MAP



POTENTIAL SERVICE ICONS



PROPOSED BANNER LOCATIONS



LEGEND

	PROPERTY LINE
	ACCESS EASEMENT
	LIGHT POST BANNER (2 PER POLE - DOUBLE SIDED)
EXISTING QTY:	22 (11 POLES)
PROPOSED QTY:	12 (6 POLES)
TOTAL QTY:	34 (17 POLES)
SIZE:	1'-6" X 3' (4.5 SF)
TOTAL SF:	153 SF

- NOTES:
- 1. This Master Sign Plan does not include any new light poles.
 - 2. Light poles shall be approved under a separate development permit.

KEY MAP



KEY MAPS

KEY MAP ANTERO



KEY MAP SHAVANO



KEY MAP WETTERHORN



KEY MAP PEAK 9 INN



KEY MAP CHÂTEAUX



KEY MAP PARKING LEVEL

