



## PLANNING & ZONING COMMISSION MAY 2024

May 07, 2024 at 6:00 PM  
0110 Whispering Pines Circle, Blue River, CO

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### AGENDA

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The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/planning-zoning>

Please note that seating at Town Hall is limited.

**I. CALL TO ORDER, ROLL CALL**

**II. APPROVAL OF MINUTES**

A. Minutes from April 9, 2024

**III. PROJECT APPROVAL**

B. 0345 Coronet New Construction

**IV. OTHER BUSINESS**

C. Land Use Discussion-Buildable Area

**V. ADJOURN**

**NEXT MEETING -**

June 4, 2024



# PLANNING & ZONING COMMISSION APRIL MEETING

April 09, 2024 at 6:00 PM  
0110 Whispering Pines Circle, Blue River, CO

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## MINUTES

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The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/planning-zoning>

Please note that seating at Town Hall is limited.

### I. CALL TO ORDER, ROLL CALL

Chair Johnson called the meeting to order at 6:00 p.m.

#### PRESENT

- Tim Johnson
- Doug O'Brien
- Ben Stuckey
- Troy Watts

#### ABSENT

- Travis Beck
- Mike Costello
- Gordon Manin-Excused

Also present: Town Manager Michelle Eddy; Building Official Kyle Parag and Board Liaison Noah Hopkins attended via Zoom.

### II. APPROVAL OF MINUTES

A. Minutes from March 5, 2024

Motion made by Watts, Seconded by O'Brien to approve the minutes of March 5, 2024.

Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

### III. PUBLIC HEARING

#### B. Variance Request

Manager Eddy reviewed the request for a variance for a proposed home addition. It was noted all of the proper documents had been submitted and notifications made. No comments were received at Town Hall concerning the variance request.

Chair Johnson opened the public hearing at 6:01 p.m.

Dan Cleary Lot 4,5,6 Blue Rock Springs noted a date with the meeting notice. It was noted it got moved due to the election. He remarked on the parking issue but noted he didn't have an issue with the project and items within the setbacks and the road access easement that exist on the plat. He asked if the road access easement would be vacated. He asked about sewer lift station allowed in the setback and if uses have been allowed how it affects future impacts.

Watts addressed how variances are addressed and the laws to be considered.

Tom Fitzgerald 0034 Rustic Terr. owner noted he is seeking a variance for the driveway and the addition. The architect noted that it is not creating any further restriction on the site.

Chair Johnson closed the public hearing at 6:24 p.m.

Discussion on this type of variance where the existing home is non-compliant, and the addition would be non-compliant in addition to the driveway.

Discussion on if it falls under the definition of "hardship". Discussion that if it was required to fall completely in the setback, it would not meet the architectural aesthetics. Discussion that it isn't creating additional restrictions.

Motion made by Watts, Seconded by Stuckey to approve the variance for 0034 Rustic Terrace based on facts presented to planning and zoning commission today. Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

### IV. PROJECT APPROVAL

#### C. 0039 Lodestone New Construction

Building Official Parage reviewed the proposed new construction project and recommended approval.

Discussion on project and the parking. It was noted that it is in a cul-de-sac.

Motion made by O'Brien, Seconded by Watts to approve the new construction at 0039 Lodestone. Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

**D. 0097 97 Circle New Construction**

Building Official Parage reviewed the proposed new construction project and recommended approval.

Motion made by Watts, Seconded by O'Brien to approve the new construction at 0097 97 Circle new construction. Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

**V. ADJOURN**

Motion made by O'Brien, Seconded by Stuckey adjourn the meeting at 6:54 p.m. Voting Yea: Johnson, O'Brien, Stuckey, Watts motion passed unanimously.

**NEXT MEETING -**

May 7, 2024



TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk  
FROM: Thomas Marshall, Plan Reviewer - CAA  
DATE: April 29, 2024  
RE: Planning/Zoning/Architectural Guidelines review –

Below please find staff’s analysis that outlines the review with the Town’s Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

**Zoning Regulation analysis –**

Proposal: A new single-family residence with an attached garage. The proposed 3 story, 5 bedroom, 4.5 bath home, includes 3,518 s.f. of living space and an attached 558 s.f., 2 vehicle garage for a combined 4,468 square feet.

Zoning district: R

Lot Size: ~ 38,048 sq. ft.  
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 122.88’  
100 ft. Required - Complies

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

Height: Building height is estimated at 35’ which complies with the maximum of 35’

Garage Stds: The proposed garage is ~558 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements will be met through the proposed garage and exterior parking.

**Architectural Design Guideline analysis -**

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
<b>DEVELOPMENT STANDARD</b>		
Article 3: Easements	No easements are indicated. Survey is provided and does not indicate any conflicting easements	Y
Article 4: Buildable Area/setbacks	Building proposal appears to be in general conformance. Setbacks are indicated and no concerns are noted.	Y
<b>Article 5 Building Design Standards</b>		
Article 5-20 Building Height	Roof height appears in general conformance per the table provided on the Site Plan.	Y
Article 5-60 Foundation	In numerous locations the foundation is a significant design element of the house, with anticipated exposed concrete as a finish element. The concrete is indicated to be sealed.	PC
Article 5-70 Roofs	The design uses multiple shed roofs with low slope of estimated at less than 1:12. This roof design is prohibited under (b)(1)	N
Article 5-80 Garages	The garage is proposed at attached but accessory to the main structure and the garage is not a dominate feature of the home. The garage is proposed at 2 cars.	Y

Article 5-90 Window and Door Design	Proposed structure includes large panes with a significant percentage of the façade. Door appears to be in general conformance.	PC
Article 5-100 Balconies and railings	Railings consist of horizontal metal finished in powdercoat black. Appears in general conformance.	Y
Article 5-110 Chimney and Roof Penetrations	Chimneys are substantial in size and the chimney is proposed to be finished with hot rolled steel panels, consistent with the other materials used on the structure	PC
<b>Article 6 Building Materials and Colors</b>		
Article 6-20 Materials	Siding materials consist of poured in place V-Groove concrete and hot rolled steel panels. These materials are inconsistent with the approved materials.	N
Article 6-30 Colors	Colors proposed are wood and stone colors, which are consistent with the design standards.	Y
<b>Article 7 Accessory Improvements</b>		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	Appears in general conformance	Y
Article 7-50 Driveways	Driveway is indicated at a 8% slope and the width is scaled at 12'. A culvert is indicated.	Y
Article 7-60 Parking Areas	Parking will be met with the attached garage and exterior parking areas.	Y
Article 7-100 Decks	Decks are integrated into the design of the home and appear in general conformance	Y
Article 7-120 Hot Tubs	A hot tub is indicated on the rear of the home, appears in general conformance	Y
Article 7-140 Fences	No fencing is indicated	Y

Article 7-150 Retaining walls	Several retaining walls are proposed with heights indicated at 4' maximum. The remote walls are proposed as drystack boulder. Concrete retaining walls closer to the structure are proposed as part of the foundation and to remain exposed concrete	PC
<b>Article 8 Signs</b>		
Article 8 Signs	No signs are indicated	N/A
<b>Article 9 Lighting</b>		
Article 9 Lighting	No information can be located on the exterior lighting to show compliance with Article 9	
<b>Article 13 Environmental Regulations</b>		
Article 13-20 Wetlands	None indicated	N/A

# MICHAELSHULT | architect

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

Date:  
March 28, 2024

Michelle Eddy  
Town Manager  
Town of Blue River  
michelle@townofblueriver.org

**Project**  
**Weitz Residence**  
345 Coronet Drive  
Blue River, Colorado

Dear Michelle

Please find attached the additional information and narrative requested for the Weitz Residence.

## **Building Height**

The 3d views of the home show graphic compliance with the 35'-0" height limit from existing grade. The shaded plane is the existing topography generated from the 3d model elevated 35'-0" above grade. The only projecting element is the chimney cap. The building sections previously submitted show all rooflines below the 35'-0" height limit. I have also added a Roof Height Table to the Site Plan with referenced elevation points.

## **Project Narrative**

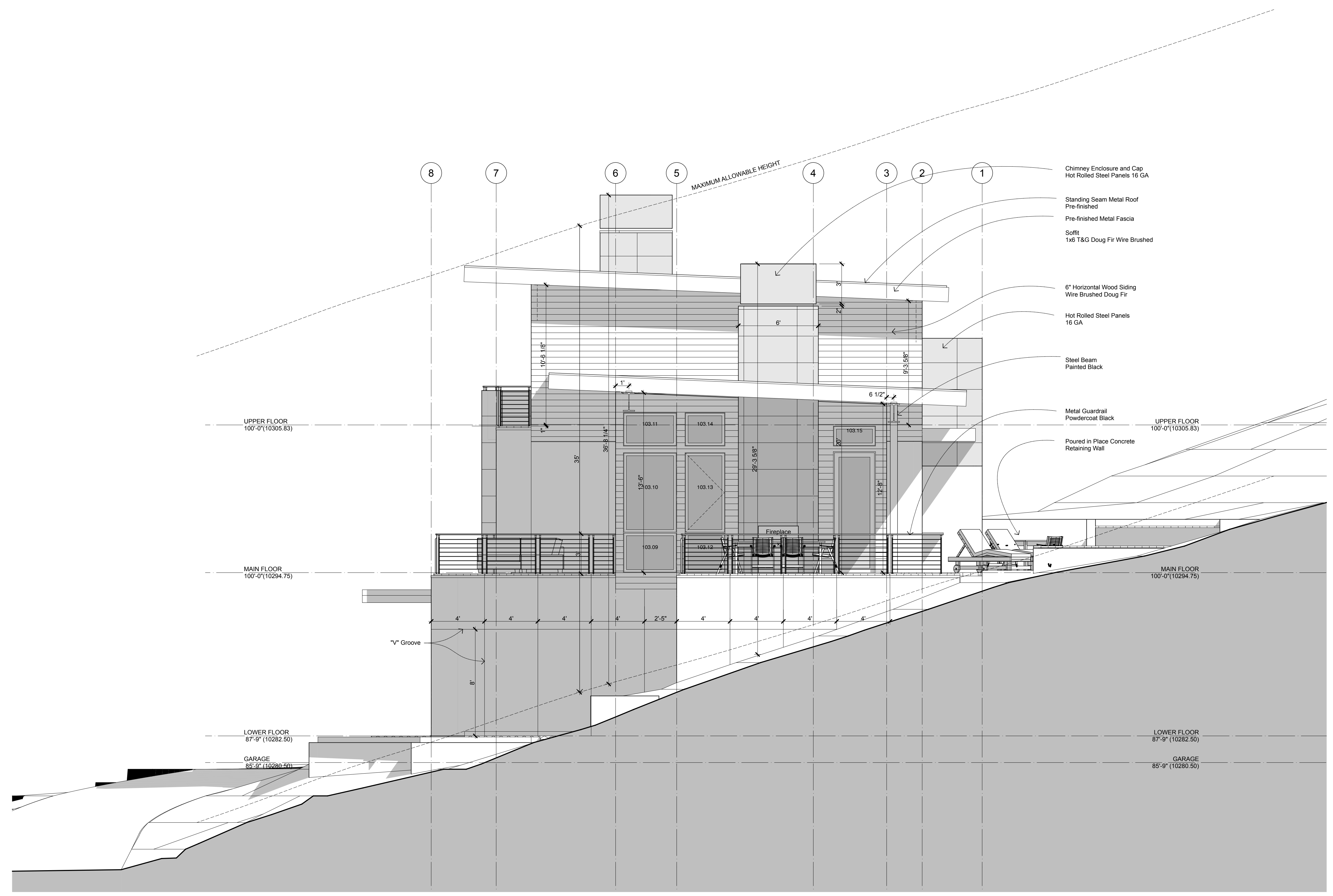
We are proposing a modern interpretation of mountain design (Mountain Modern), which is a popular aesthetic used throughout Summit County and Blue River. including our next door neighbor. Simplified building forms are expressed in a pattern unique and complimentary to the site. Building massing steps with the natural topography and lends a human scale to the overall project. Natural building materials and finishes enhance the architecture and reference other homes in the area, primarily wire brushed Douglas Fir with accents of blackened steel and an architectural concrete base. A live (green) roof above the Garage integrates architecture with landscape and standing seam metal roofs gently pitch upwards towards the western ridge line view.

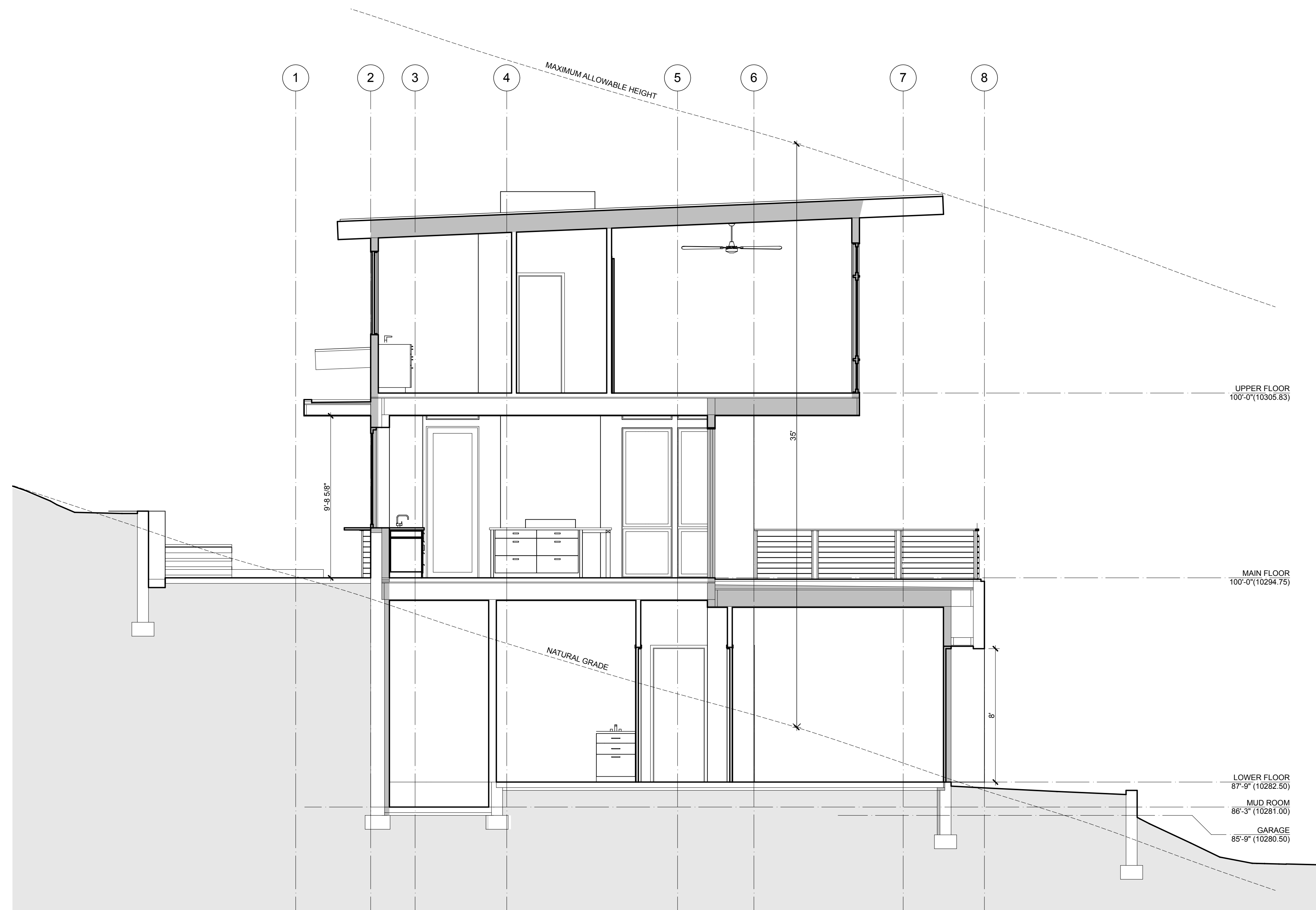
In summary we believe the home represents a high level of architectural design that is carefully integrated with the site and most importantly a positive addition to the Blue River Community. Should any questions arise, please do not hesitate to contact me.

Sincerely,



Michael Shult









# Building Permit Application

Email to: [info@townofblueriver.org](mailto:info@townofblueriver.org)

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

Lot Number: 453 Subdivision: Coronet Sub  
Blue River Physical Address: 0345 Coronet Dr. (CR584)

### Homeowner Information:

Name: Stephen Weitz (Breckenridge, Co. LLC)  
Mailing Address: 3115 W 28th Ave, Denver, Co. 80211  
Phone: 571-294-8773  
Email: stephenweitz@yahoo.com

### Contractor Information

Company Name: Breck Construction LLC  
Contact Name: Andrzej Las  
Mailing Address: P.O. Box 2552 Breckenridge, Co 80424  
Phone: 970-485-4241  
Email: breckconstruction@yahoo.com  
Contractor Registration #: 42441

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

### Description of Project:

Single Family Residence (new).

Distance to Property Line	Type of Heat: <u>Radiant</u>	Construction Type: <u>Type 5</u>
North:	Roof: <u>Meta</u>	Building Height: <u>35</u>
South:	Exterior Walls: <u>Wood Frame</u>	No. Stories: <u>2</u>
East:	Interior Walls: <u>Wood Frame</u>	Total # Bedrooms: <u>4</u>
West:	Basement Fin. Sq.Ft.: <u>1,598</u>	Total # Bathrooms: <u>4</u>
New Addition/Res. Sq.Ft.:	Main Level Sq.Ft.: <u>1,403</u>	Septic or Sewer: <u>Septic</u>
Garage Sq.Ft.: <u>558</u>	2nd Level Sq.Ft.: <u>517</u>	
Total Square footage: <u>4,468</u>	3rd Level Sq.Ft.:	

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

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

Signature of Owner or Contractor: Andrzej Las Date: 12.12.23.



## Submittal Requirements

**\*\*ALL Submittals Must be Electronic\*\***  
**Emailed to: info@townofblueriver.org**

### Planning & Zoning Review Submittal Requirements

**\*\*Please indicate via check box item included as well as page number in submitted packet.**

Completed <input checked="" type="checkbox"/>	Item	Description	Page #
	<b>Site Plan</b>	Scale: 1" = 10'; May appear on a single sight plan. IF on a separate page, please indicate the page.	A1.0
		Property Boundaries	A1.0
		Building Envelope with setbacks	A1.0
		Proposed Buildings	A1.0
		Structures (existing & proposed)	A1.0
		Driveway & Grades	A1.0
		A wetlands delineation & Stream crossing structures where applicable.	NA
		Topographic survey, prepared and stamped by a licensed surveyor, indicating site contours at 2' intervals, easements, and significant natural features such as rock outcroppings, drainages and mature tree stands.	Survey
		Transformer & vault location (if installed by owner or existing)	NA
		Well location; septic if applicable	TBD
		Snow storage areas and calculations	A1.0
		Major site improvements	A1.0
		Existing & proposed grading & drainage	A1.0
	<b>Landscaping Plan</b>	<b>*May be included in the site plan**</b>	A1.0
		Landscaping must indicate tree removal for defensible space requirement; any trees 6" or more primarily noting the removal of any ponderosa pines or large trees. Clear cutting of a site is not allowed.	A1.0
		Indicate the percentage of trees removed and revegetation to be conducted.	-
		Upon completion of the construction project, all land must be raked and	A1.0

		reseeded with native seed prior to issuance of CO. in cases of completion during snow coverage and/or winter, CO may be issued with conditions for completions within 60 days of the last snow and a deposit.	
		Any major structures (retaining walls; fences; landscaping rocks) must be indicated in detail on plans in conformance with the design regulations.	A1.0
		Indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining wall and proposed site improvements.	A1.0
	<b>Floor Plans</b>	Scale 1/8" = 1'	
		Indicate the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level.	A2.1 A2.2 A2.3
	<b>Exterior Elevations</b>	Scale same as floor plans	
		Detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations must include a description of exterior materials and colors.	A3.1 A3.2 A3.3
	<b>Roof Plan</b>	Scale same as floor plans	
		Indicate the proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines.	A2.4
	<b>Materials Sheet</b>	Display materials to be used. Color renderings are suggested as well. In cases of additions, if matching the existing structure, photos of current home.	



PROJECT DATA

**Address**  
345 Coronet Dr  
Blue River, Colorado

**Legal Description**  
Lot 143 The Coronet  
Subdivision Blue River Estates  
Town of Blue River  
Summit County Colorado

**Zoning**  
R-1

**Lot Size**  
38,048 sf  
0.873 AC

**Snow Storage**  
Driveway 2671  
Snow Storage 1528 (57%)

**Building Area**  
LIVING 1598  
Basement 1403  
Main 1403  
Upper 517  
Total Living 3518

**UTILITY**  
Mech 162  
Garage 558  
Ceramics 230  
Total Utility 950

Total Building Area 4468 sf

**Building Codes**  
2018 International Residential Code  
2018 International Energy Conservation Code

LANDSCAPE NOTES

- Strip existing topsoil from site in construction areas and stockpile topsoil for landscape use
- General contractor shall remove all debris, stumps, slash, concrete asphalt, etc. form site prior to landscape work.
- Disturbed areas on site shall receive a minimum of 3" - 4" of topsoil in preparation for landscape treatment.
- Seed disturbed area where needed with short dry grass mix. Apply starter fertilizer (18-46-0) or equivalent @ 4 lbs/1000 sf sow grass mix @ 2 lbs/1000 sf. Rake materials into soil.
- Cobble rock or rock from site may be used as a ground cover treatment in designated areas with weed barrier fabric. Approximately 3"-6" diameter
- Boulders recovered during construction (2' and larger in diameter) to be stockpiled on site. When placed, bury 1/3 to 1/2 of each boulder.
- Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, and easements.
- All new plants shall be placed under an automatic drip irrigation system.
- All plant material shall be back filled with 1/3 topsoil, 1/3 manure, 1/3 compost and mixed 50/50 with native soils.
- All shrub beds and tree wells shall receive a minimum of 3 inches shredded bark mulch
- All newly planted trees shall be root fed at the time of installation. Root feeding shall consist of a liquid root growth stimulator, or soluble fertilizer at recommended rate of 1 lbs per 1 gallon of water.

REVEGETATION

Revegetate all disturbed areas on site.  
Sow short dry grass mix @ 2 lbs/1000 sf  
Short dry mix  
05% Canby Bluegrass  
10% Canada Bluegrass  
25% Sheep Fescue  
30% Creeping Red Fescue  
30% Hard Fescue  
Slopes over 3:1 shall be hayed tacklified or netted.

IRC / IECC ENERGY EFFICIENCY

Thermal Envelope		Mechanical Ventilation	
2018 IRC N1102.1.2		Whole-house Mechanical Ventilation system	
2108 IECC R402.1.2		IRC Table M1505.4.3	
Climate Zone	7	Living Area	3518 sf
Fenestration U Factor	0.30	Number of Bedrooms	4
Ceiling R Value	4/2	Airflow in CFM	90 (continuous)
Wood Frame Wall R-Value	20+5		
Floor R Value	38	IRC Table N1103.6.1	
Basement Wall R-Value	15/19	HRV or ERV Fan Efficiency 1.2 CFM/Watt	
Slab R-Value and Depth	10, 4ft		

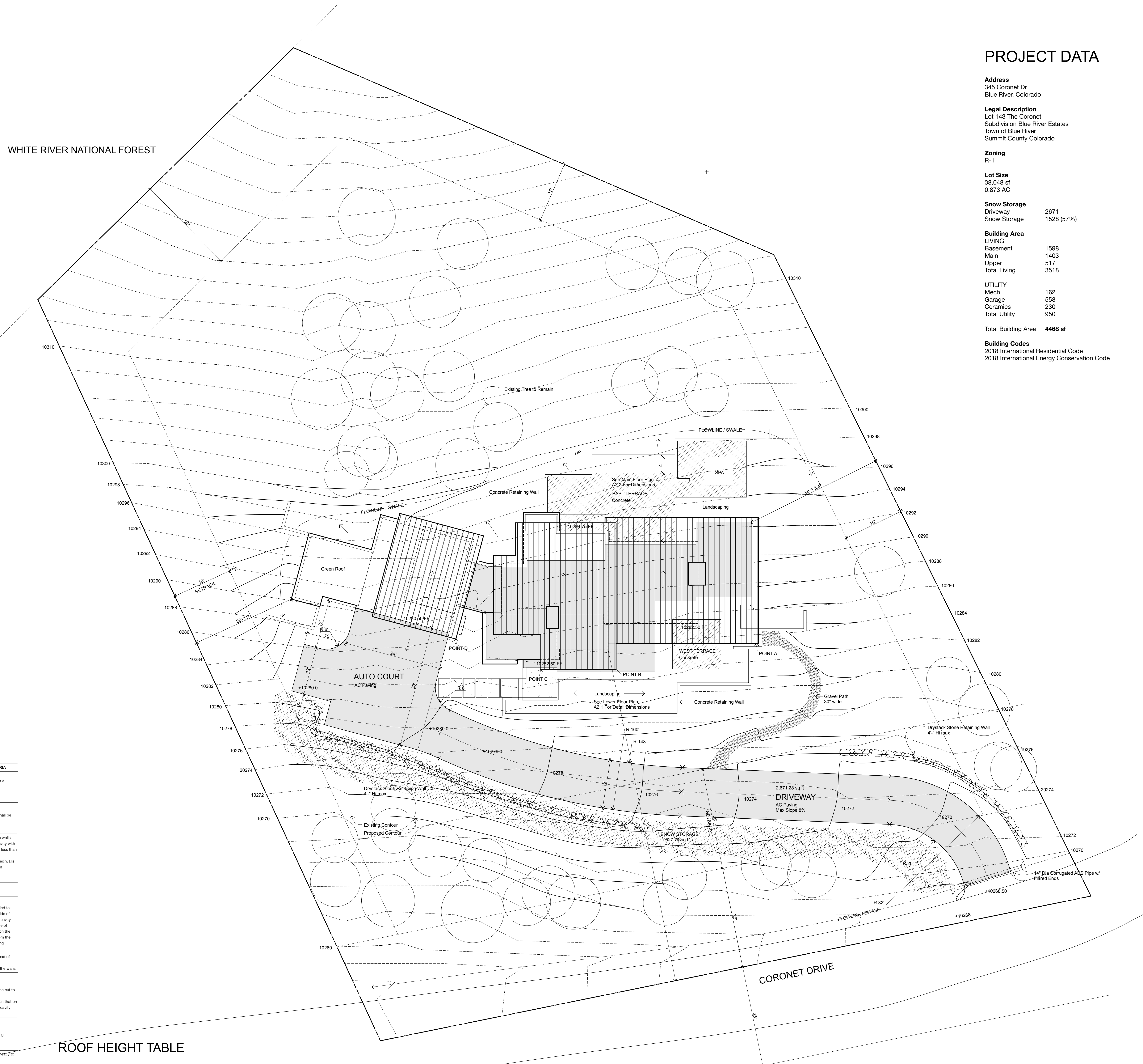
Air Barrier and Insulation Installation  
Table N1102.4.1.1 (R402.4.1.1)

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffits shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	-
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors including conditioned floors and floors above garages.	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing or continuous insulation installed on the underside of floor framing, and extending from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	-
Narrow cavities	-	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	-
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	-	In exterior walls, batt insulation shall be cut <u>neatly</u> to fit around wiring and plumbing or insulation that on installation, readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	-
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	-

ROOF HEIGHT TABLE

Point	Natural Grade	Finished Grade	Measured from	Roof Elevation	Calculation	Height	Notes
A	10283.20	10282.50	Finished Grade	10309.62	10309.62 - 10282.50	27.12	
B	10282.80	NA	Natural Grade	10317.66	10317.66 - 10282.80	34.86	Roof is not above grade, structure below
C	10283.20	NA	Natural Grade	10317.66	10317.66 - 10283.20	34.46	Roof is not above grade, structure below
D	10286.40	10280.50	Finished Grade	10308.86	10308.86 - 10280.50	28.36	

WHITE RIVER NATIONAL FOREST



PROPOSED SINGLE FAMILY RESIDENCE  
**WEITZ RESIDENCE**  
 345 CORONET DR  
 BLUE RIVER, COLORADO

**A1.0**



PROJECT DATA

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345 Coronet Dr  
Blue River, Colorado

**Legal Description**  
Lot 143 The Coronet  
Subdivision Blue River Estates  
Town of Blue River  
Summit County Colorado

**Zoning**  
R-1

**Lot Size**  
38,048 sf  
0.873 AC

**Snow Storage**  
Driveway 2671  
Snow Storage 1528 (57%)

**Building Area**  
LIVING 1598  
Basement 1403  
Upper 517  
Total Living 3518

**UTILITY**  
Mech 162  
Garage 558  
Ceramics 230  
Total Utility 950

**Total Building Area 4468 sf**

**Building Codes**  
2018 International Residential Code  
2018 International Energy Conservation Code

July 31, 2023

LANDSCAPE NOTES

- Strip existing topsoil from site in construction areas and stockpile topsoil for landscape use
- General contractor shall remove all debris, stumps, slash, concrete asphalt, etc, form site prior to landscape work.
- Disturbed areas on site shall receive a minimum of 3" - 4" of topsoil in preparation for landscape treatment.
- Seed disturbed area where needed with short dry grass mix. Apply starter fertilizer (18-46-0) or equivalent @ 4 lbs/1000 sf of grass mix @ 2 lbs/1000 sf. Rake materials into soil.
- Cobble rock or rock from site may be used as a ground cover treatment in designated areas with weed barrier fabric. Approximately 3'-6" diameter
- Boulders recovered during construction (2' and larger in diameter) to be stockpiled on site. When placed, bury 1/3 to 1/2 of each boulder.
- Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, and easements.
- All new plants shall be placed under an automatic drip irrigation system.
- All plant material shall be back filled with 1/3 topsoil, 1/3 manure, 1/3 compost and mixed 50/50 with native soils.
- All shrub beds and tree wells shall receive a minimum of 3 inches shredded bark mulch
- All newly planted trees shall be root fed at the time of installation. Root feeding shall consist of a liquid root growth stimulator, or soluble fertilizer at recommended rate of 1 lbs per 1 gallon of water.

REVEGETATION

Revegetate all disturbed areas on site.  
Sow short dry grass mix @ 2 lbs/1000 sf  
Short dry mix  
05% Canby Bluegrass  
10% Canada Bluegrass  
25% Sheep Fescue  
30% Creeping Red Fescue  
30% Hard Fescue  
Slopes over 3:1 shall be hayed tackified or netted.

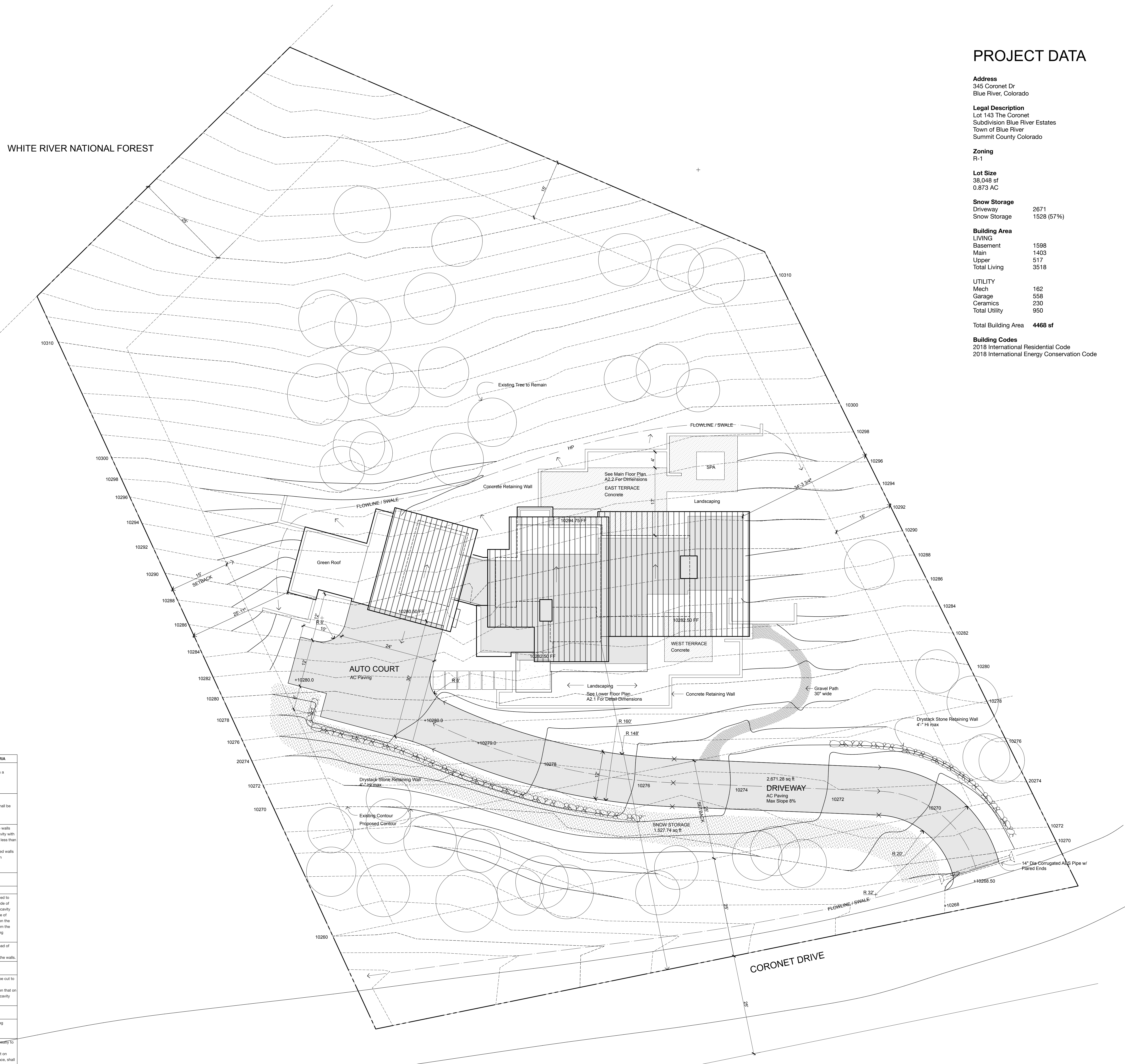
WHITE RIVER NATIONAL FOREST

IRC / IECC ENERGY EFFICIENCY

Thermal Envelope	Mechanical Ventilation
2018 IRC N1102.1.2	Whole-house Mechanical Ventilation system
2108 IECC R402.1.2	IRC Table M1505.4.3
Climate Zone 7	Living Area 3518 sf
Fenestration U Factor 0.30	Number of Bedrooms 4
Ceiling R Value 49	Airflow in CFM 90 (continuous)
Wood Frame Wall R-Value 20+5	
Floor R Value 38	IRC Table N1103.6.1
Basement Wall R-Value 15/19	HRV or ERV Fan Efficacy 1.2 CFM/Watt
Slab R-Value and Depth 10, 4ft	

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

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors including cantilevered floors and floors above garages.	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of finished decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing or continuous insulation installed on the underside of floor framing, and extending from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated. In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing or insulation that on installation, readily conforms to available space, shall extend behind piping and wiring.
Plumbing and wiring	—	—
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower/tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the substrate, wall covering or ceiling penetrated by the boot.	—



PROPOSED SINGLE FAMILY RESIDENCE  
**WEITZ RESIDENCE**  
345 CORONET DR  
BLUE RIVER, COLORADO

A1.0



# A TOPOGRAPHIC MAP OF LOT 453, THE CORONET SUBDIVISION, BLUE RIVER ESTATES INC.

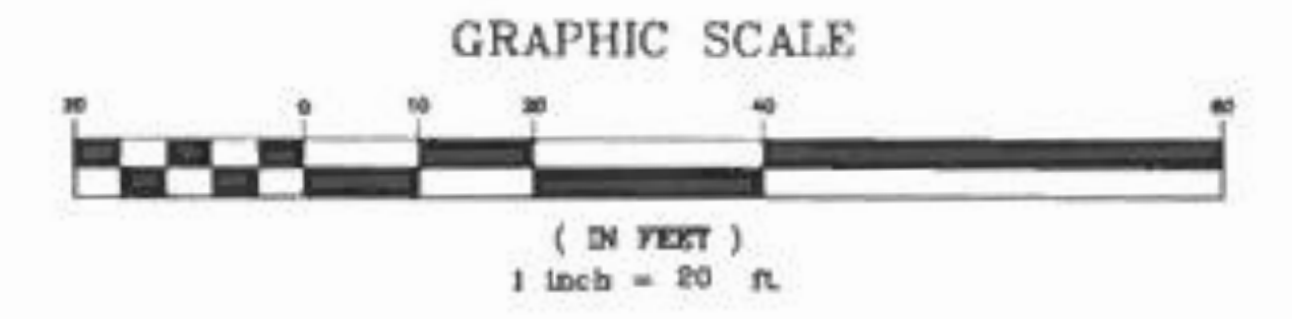
ACCORDING TO THE PLAT RECORDED 07/27/1965 AT REC. NO. 102530  
TOWN OF BLUE RIVER  
SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: 06/14/2016  
CONTOUR INTERVAL = 2 FEET

### LEGEND

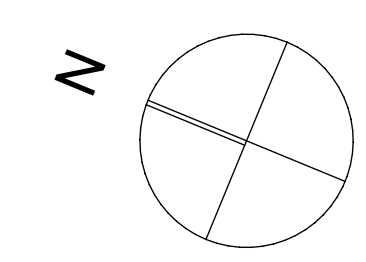
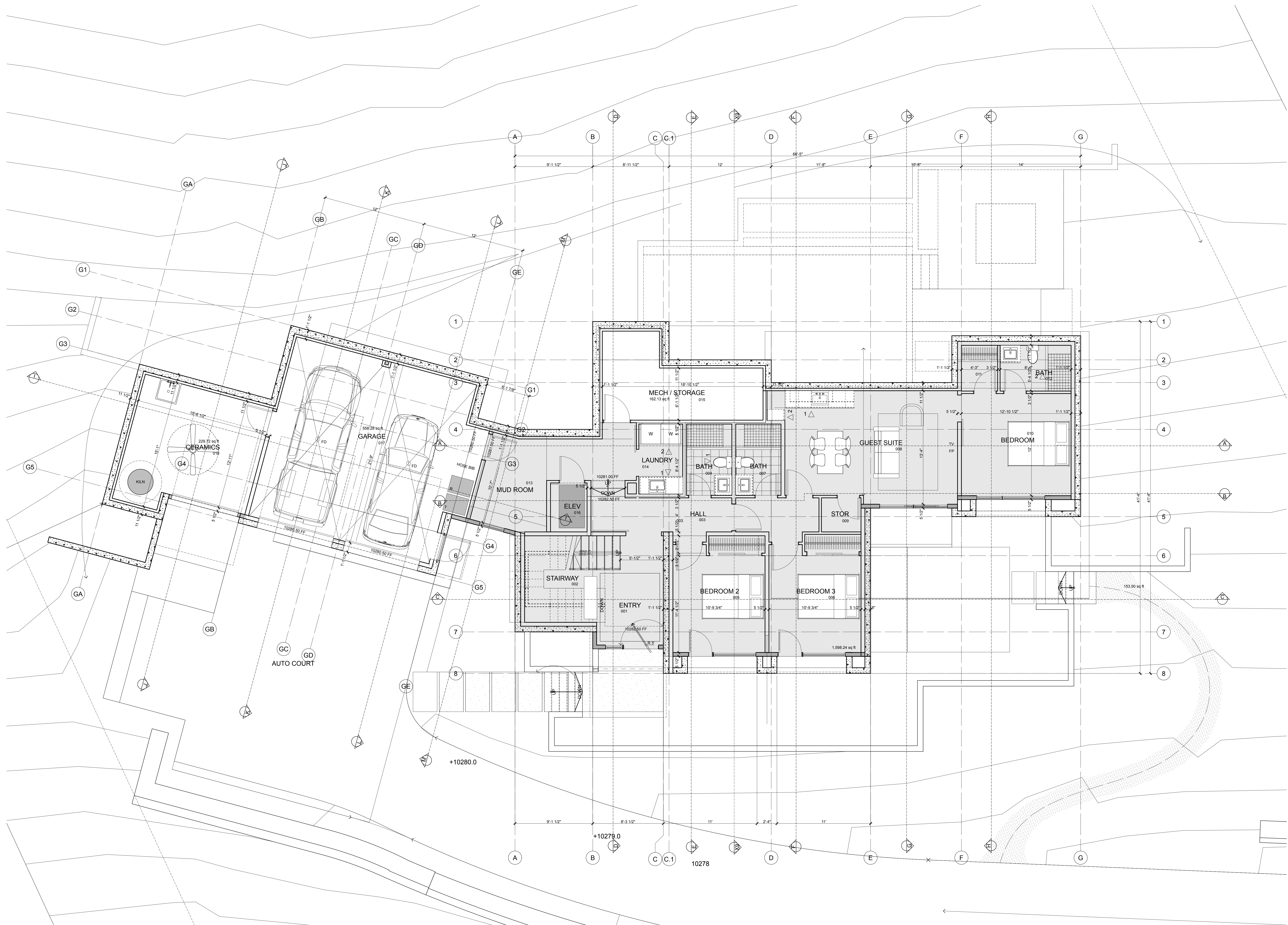
- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 9939/MCGINNIS)
- FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- FOUND No. 4 REBAR
- ⊕ FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- ⊗ UTILITY POLE
- /Δ RANDOM SURVEY CONTROL POINT
- m MEASURED COURSE
- p PLATTED COURSE
- c CALCULATED COURSE
- ⊙ U.G. GAS MARKER
- ⊙ PINE TREE WITH DRUNK DIAMETER



Drawn TCB/LKJ	Dwg 21369TP	Project 21369
Checked RRJ	Date 06/17/16	Sheet 1 of 1
<b>RANGE WEST</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTICE: THIS MAP IS A TOPOGRAPHIC MAP AND NOT A SURVEY. IT IS NOT TO BE USED FOR ANY PURPOSE THAT REQUIRES A SURVEY. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS MAP.



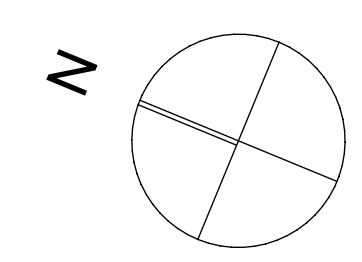
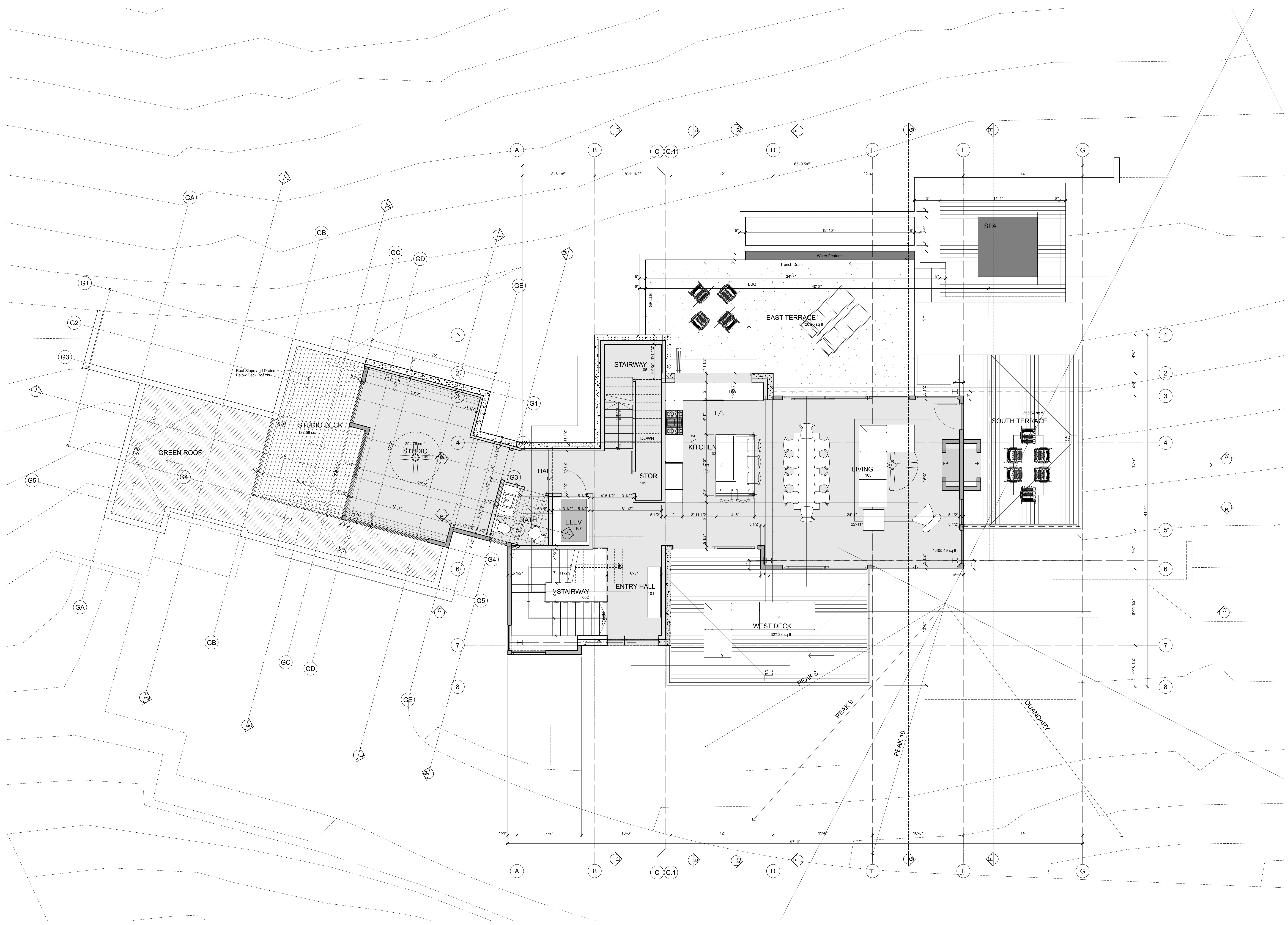


LOWER FLOOR PLAN

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

PROPOSED SINGLE FAMILY RESIDENCE  
**WEITZ RESIDENCE**  
346 CORONET DR.  
BLUE RIVER, COLORADO

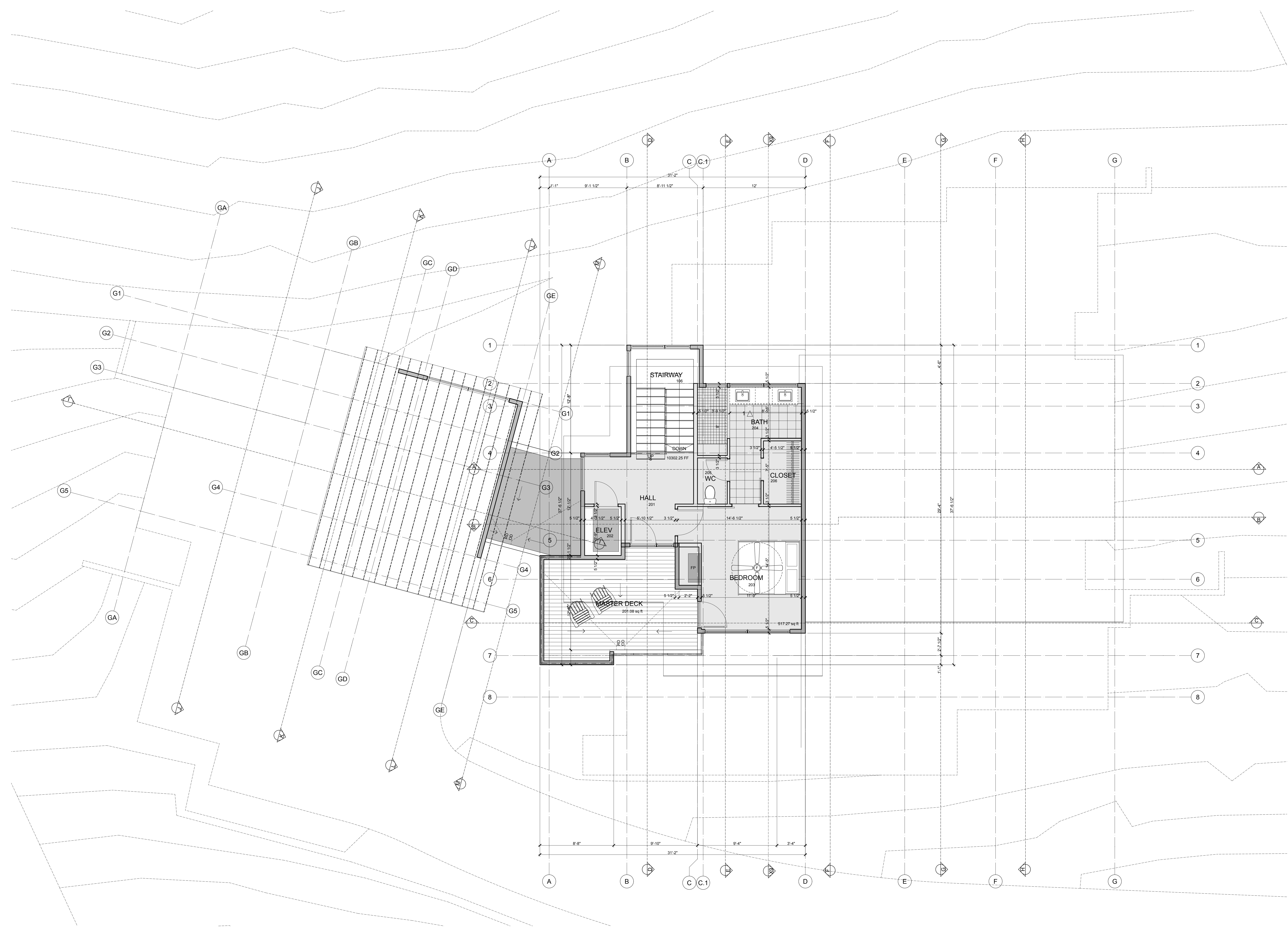
**A2.1**



MAIN FLOOR PLAN

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

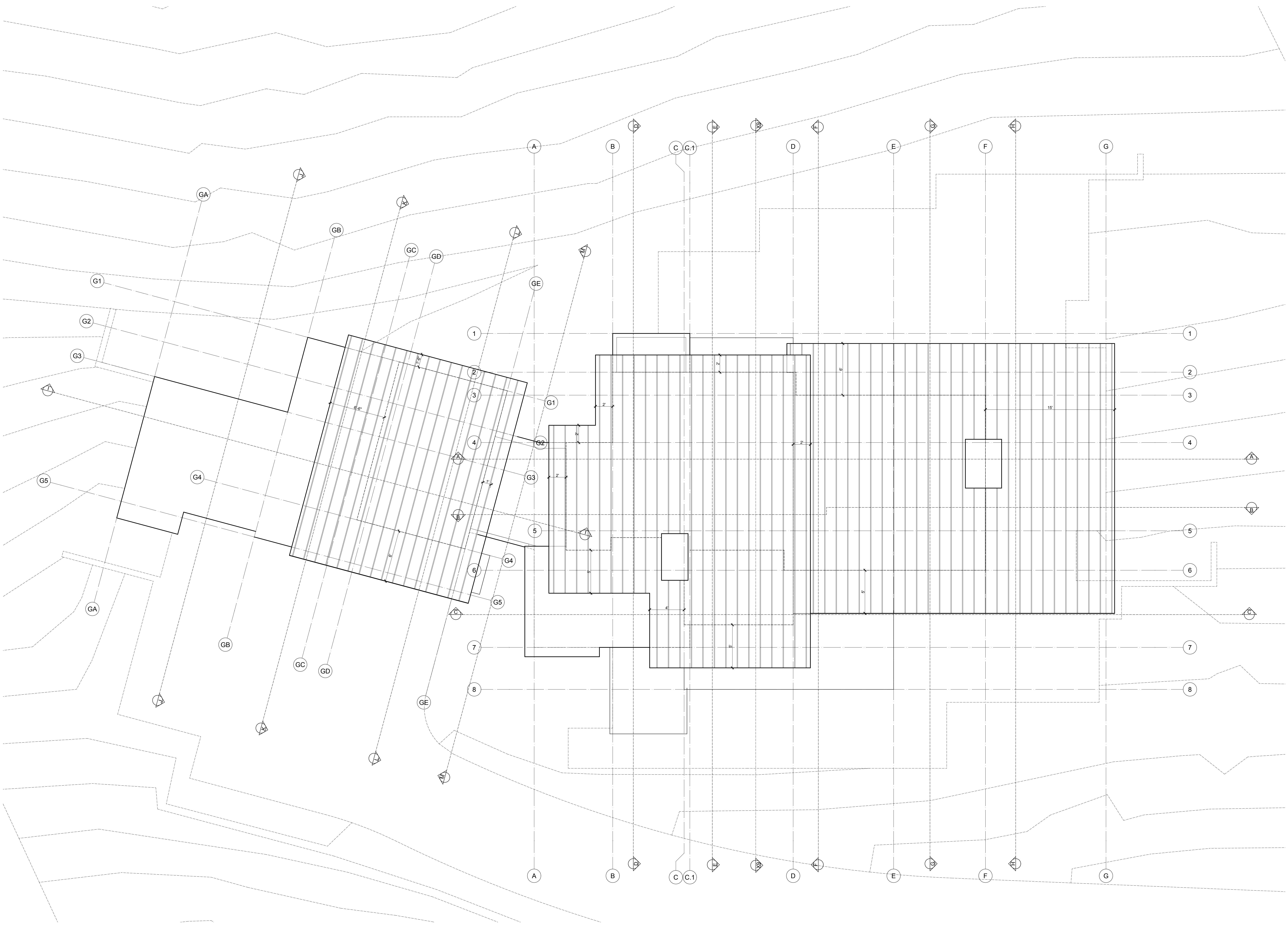




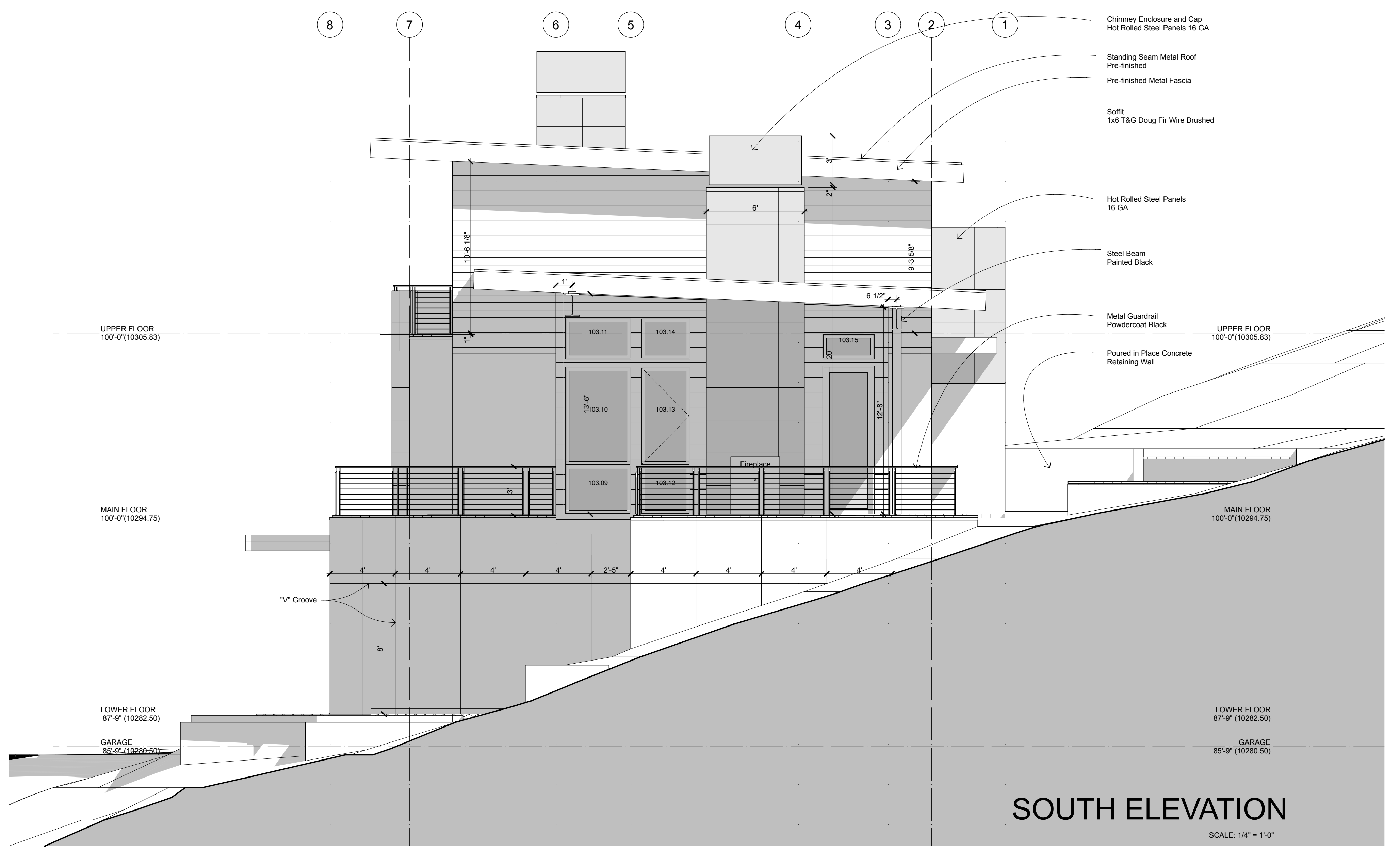
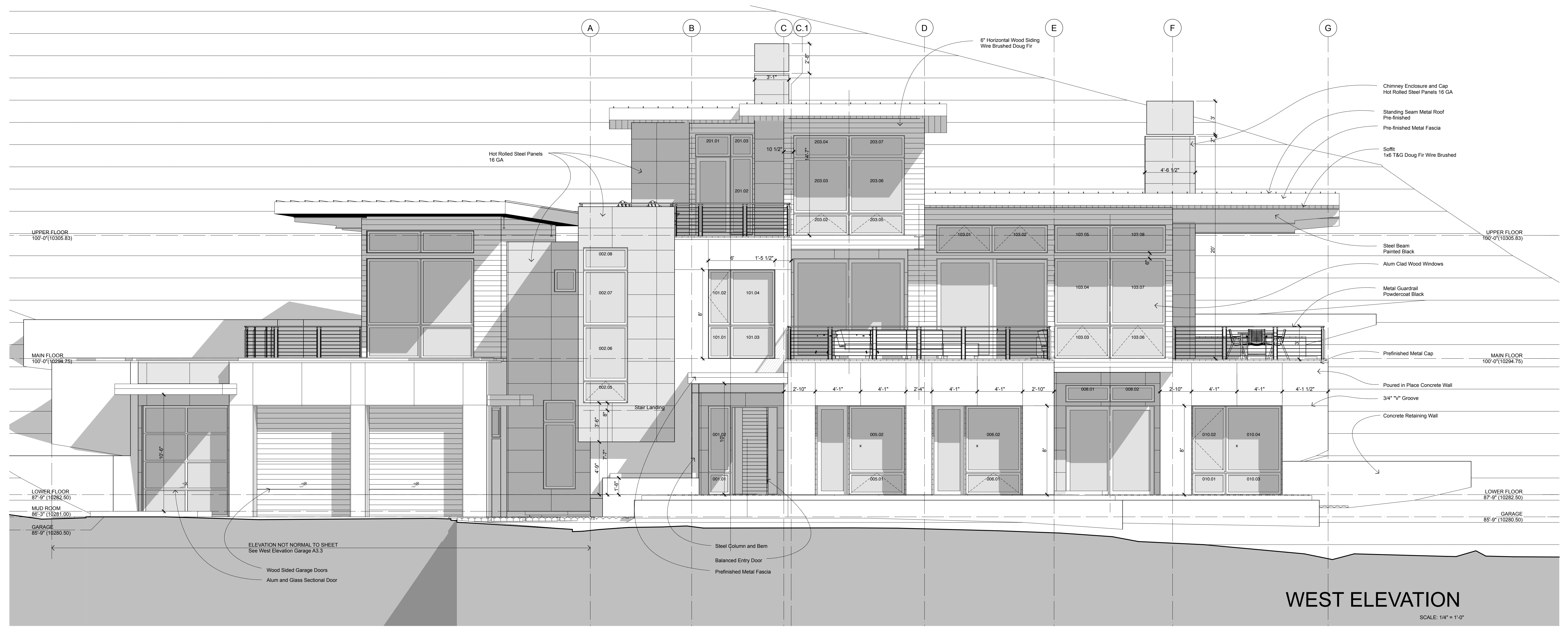
N  
UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

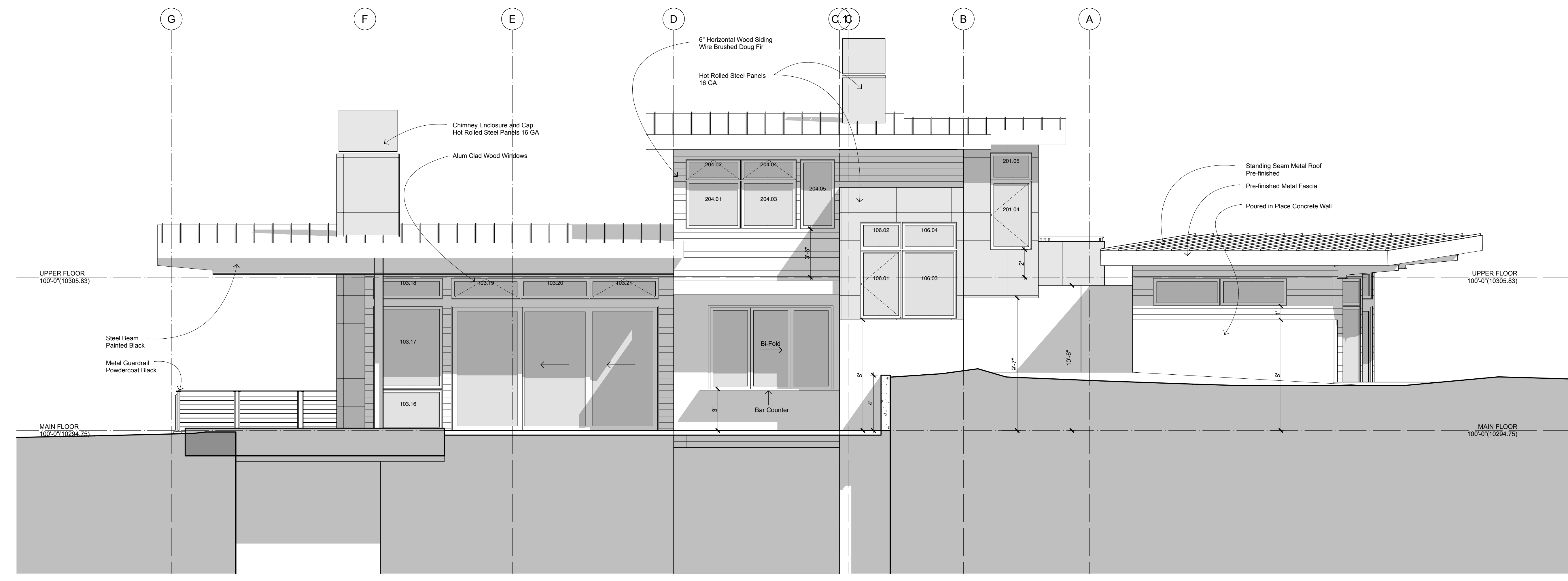
PROPOSED SINGLE FAMILY RESIDENCE  
**WEITZ RESIDENCE**  
346 CORONET DR.  
BLUE RIVER, COLORADO



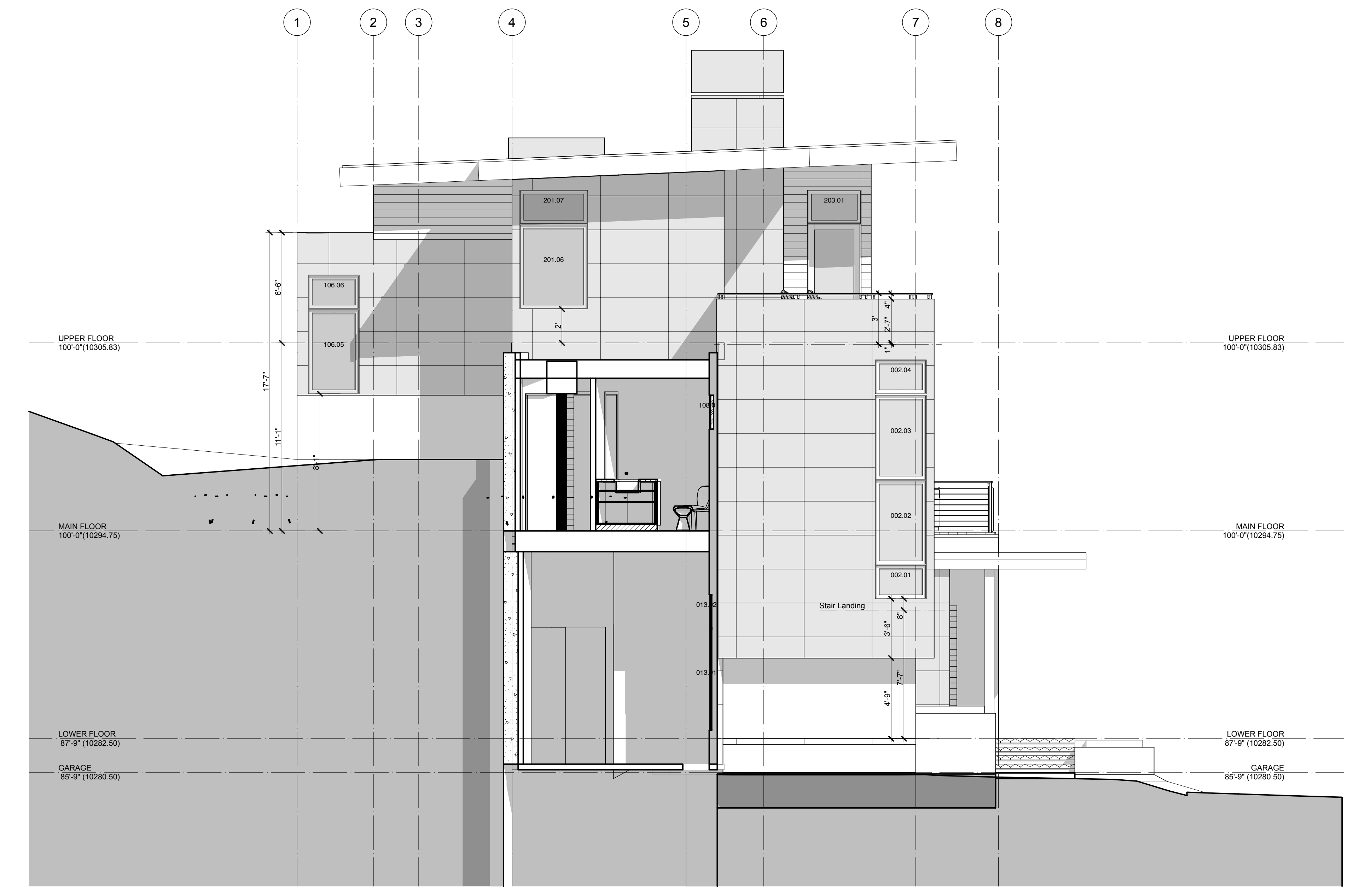



**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

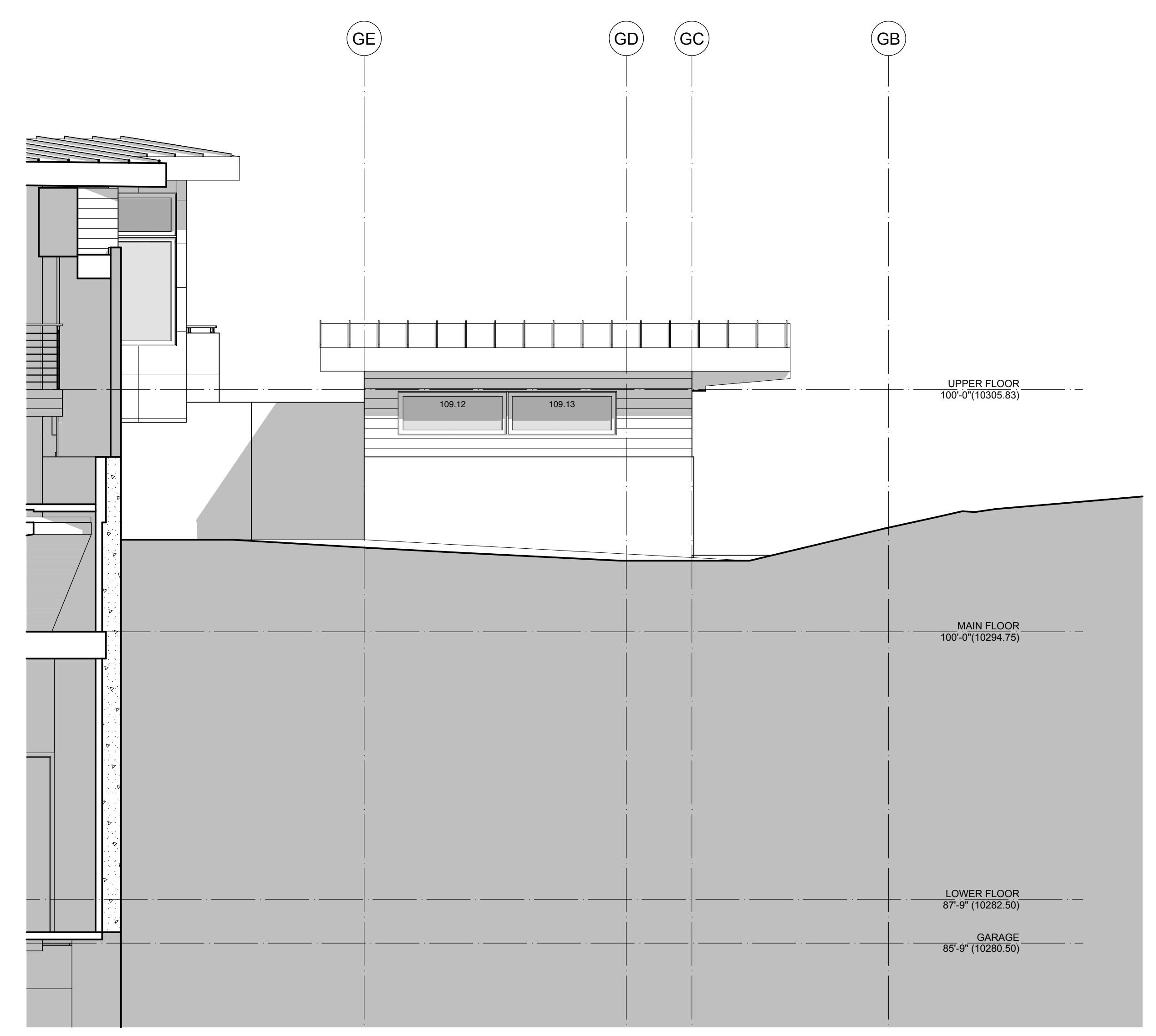




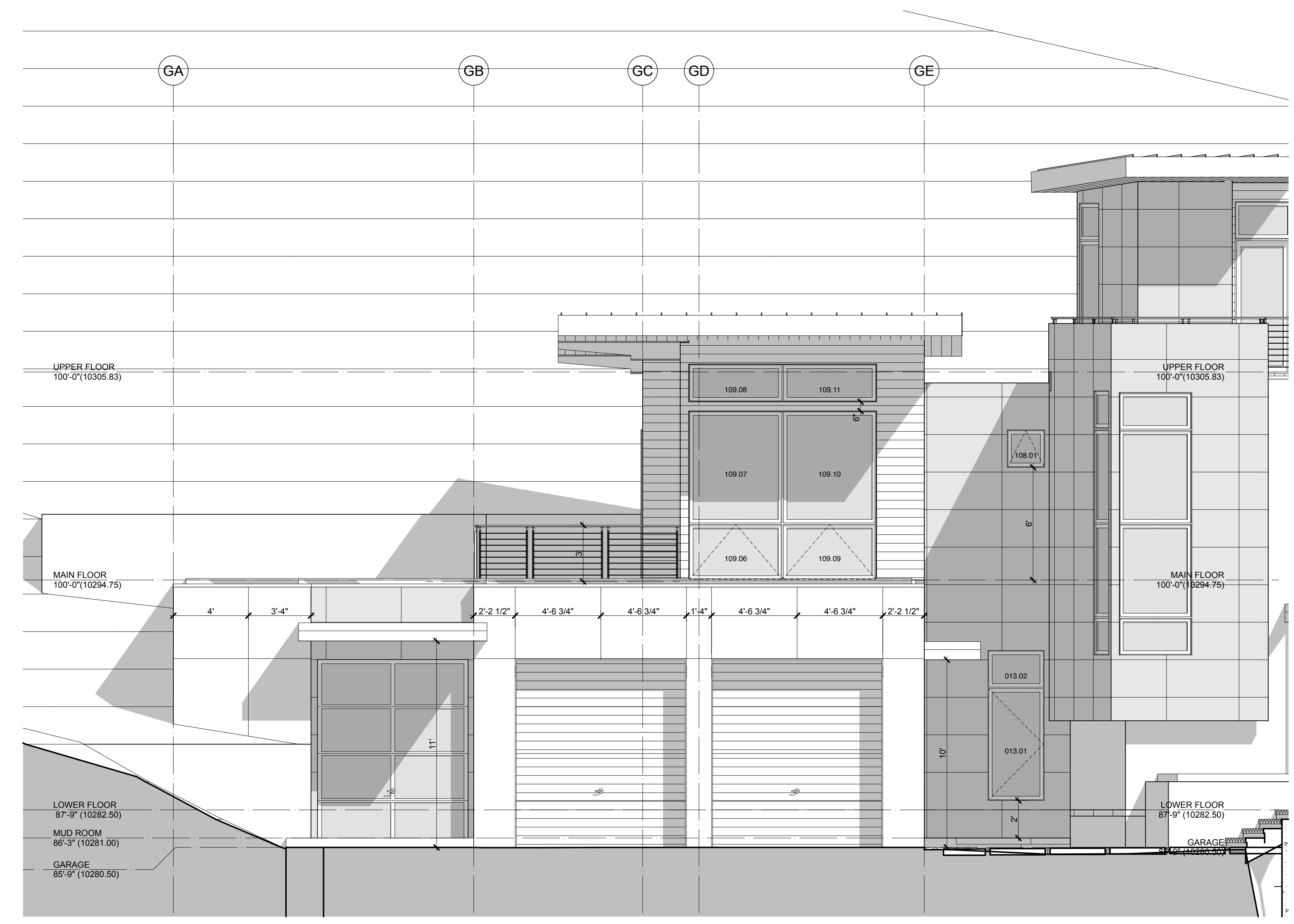
EAST ELEVATION  
SCALE: 1/4" = 1'-0"



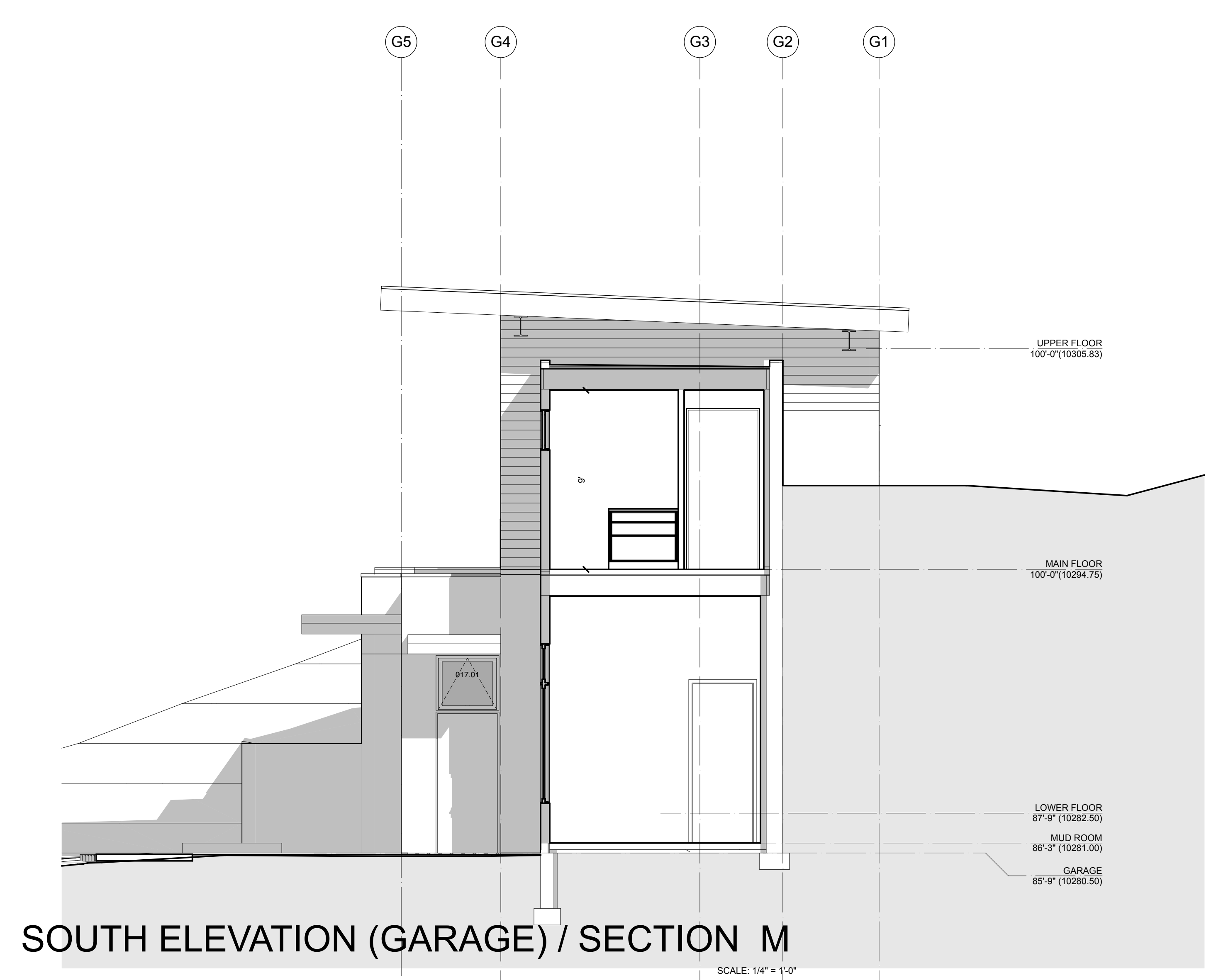
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



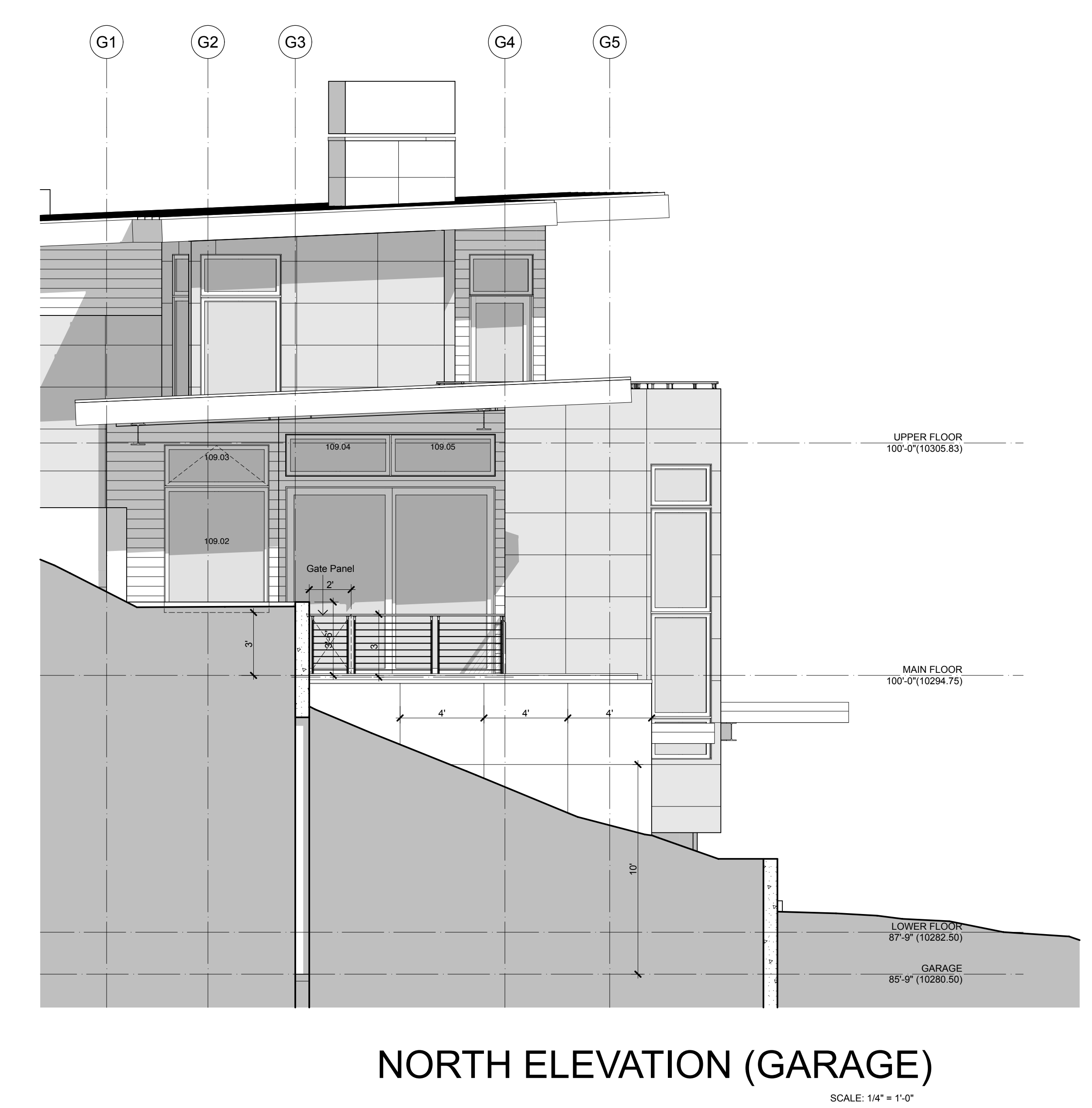
EAST ELEVATION (GARAGE)  
SCALE: 1/4" = 1'-0"



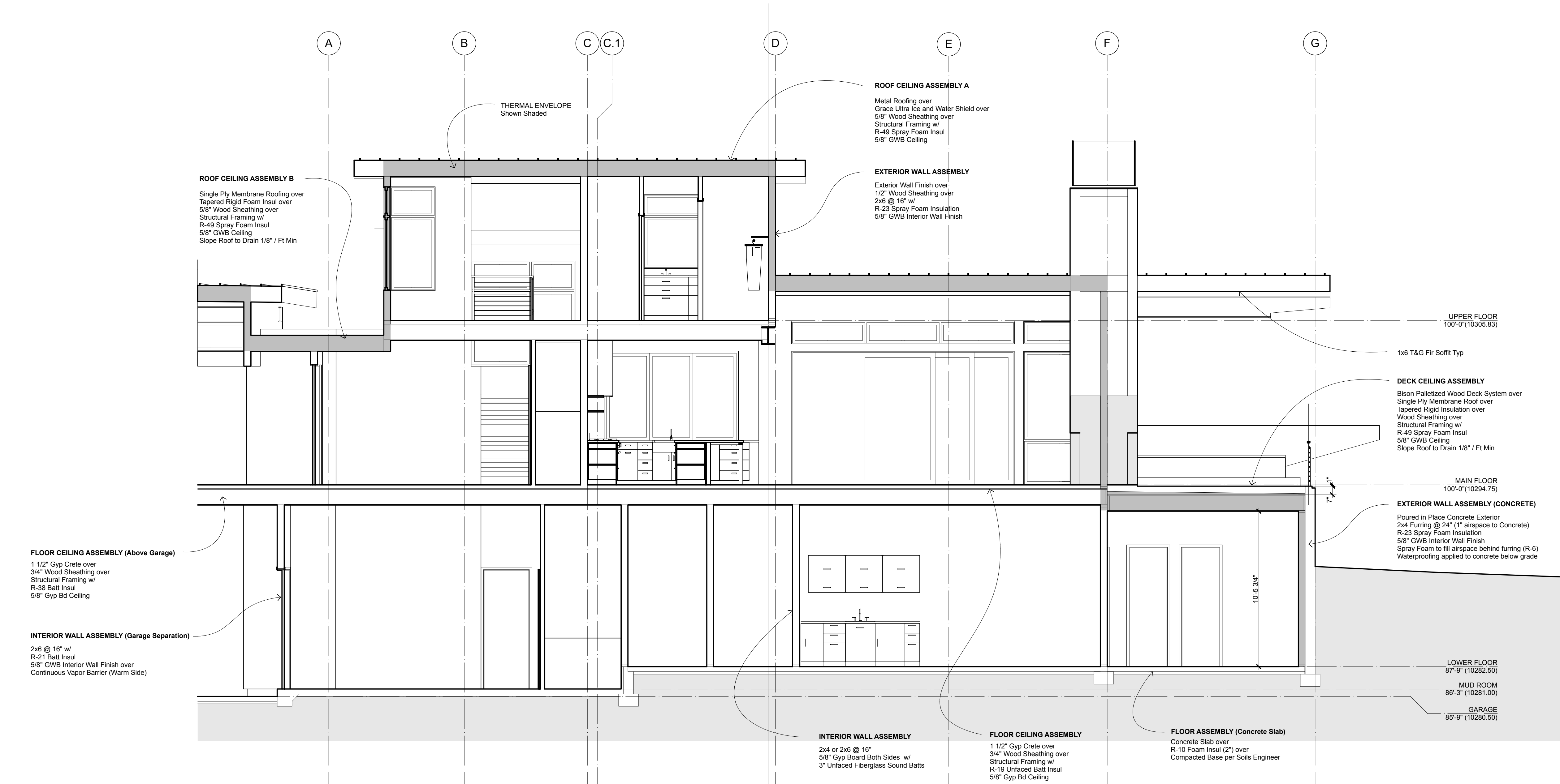
WEST ELEVATION (GARAGE)  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION (GARAGE) / SECTION M  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION (GARAGE)  
SCALE: 1/4" = 1'-0"



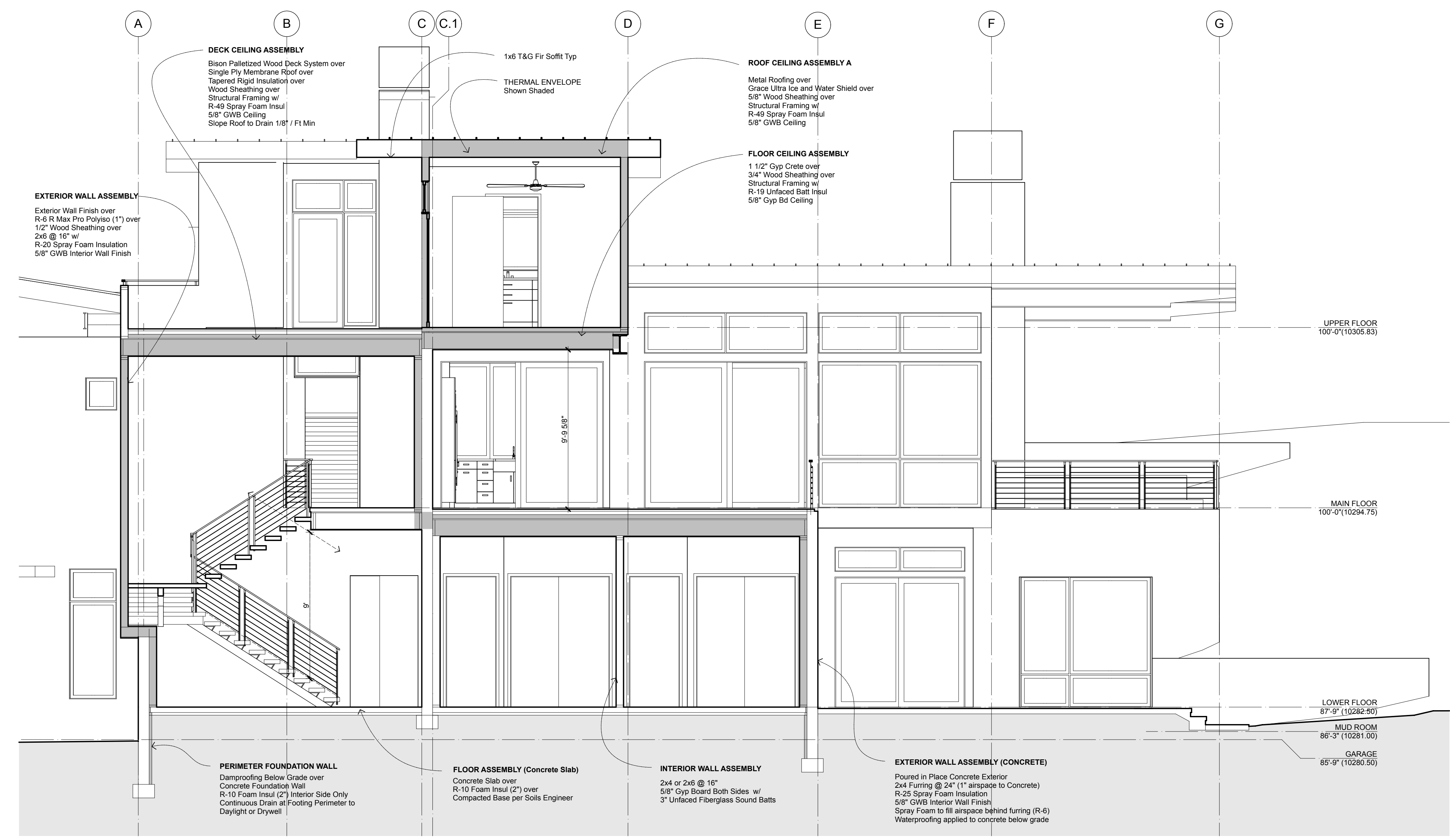
SECTION A

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

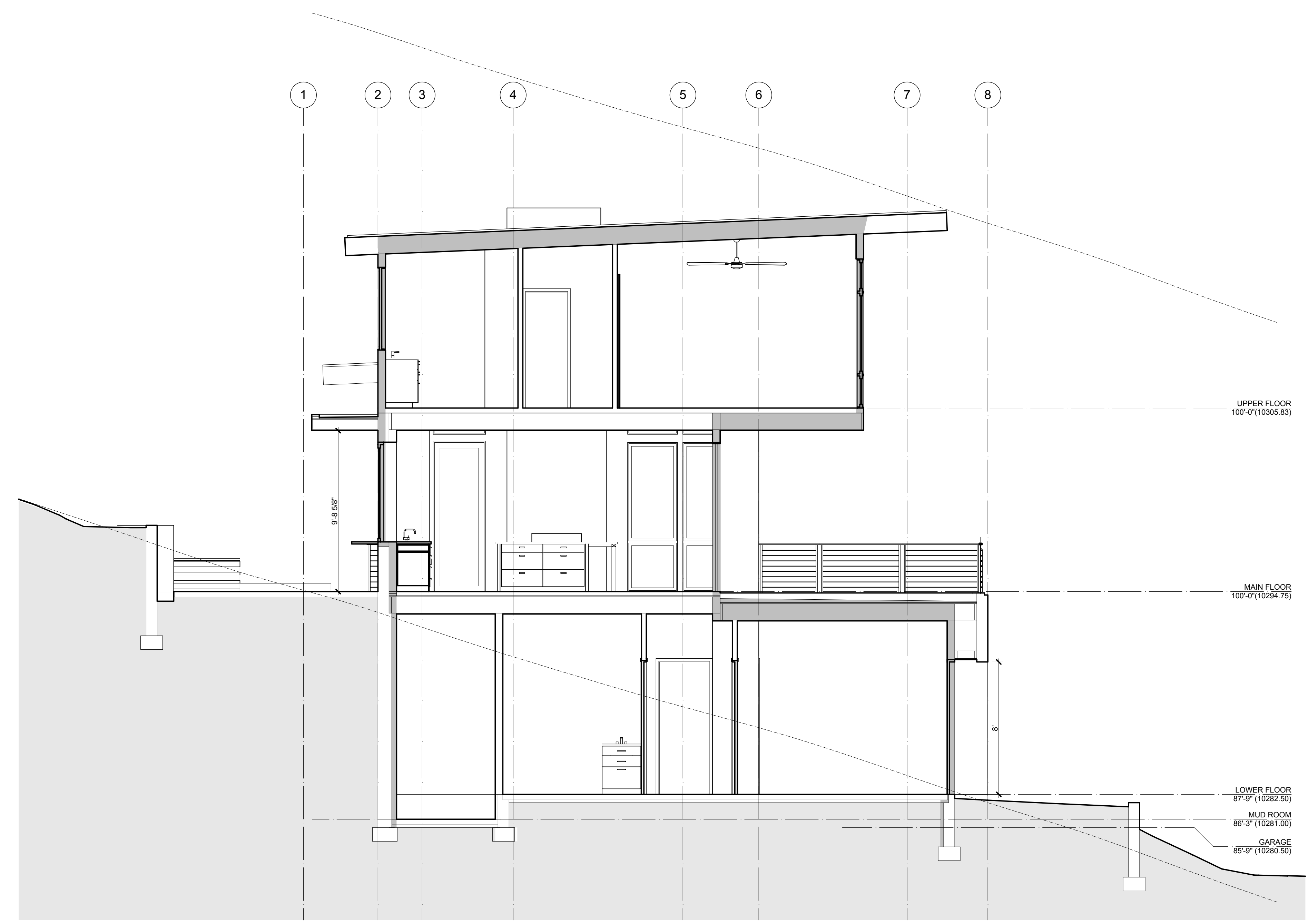


SECTION B

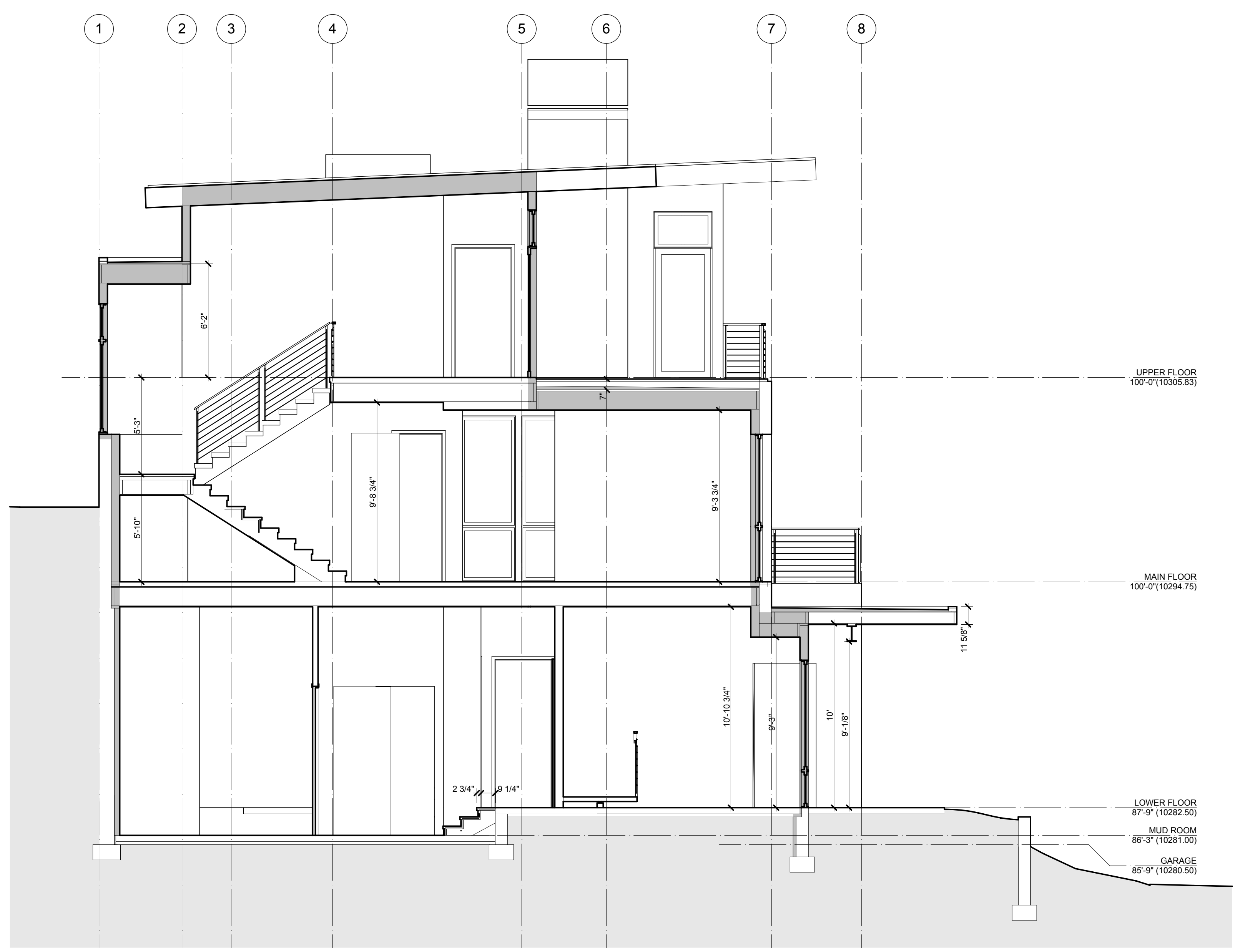
SCALE: 1/4" = 1'-0"



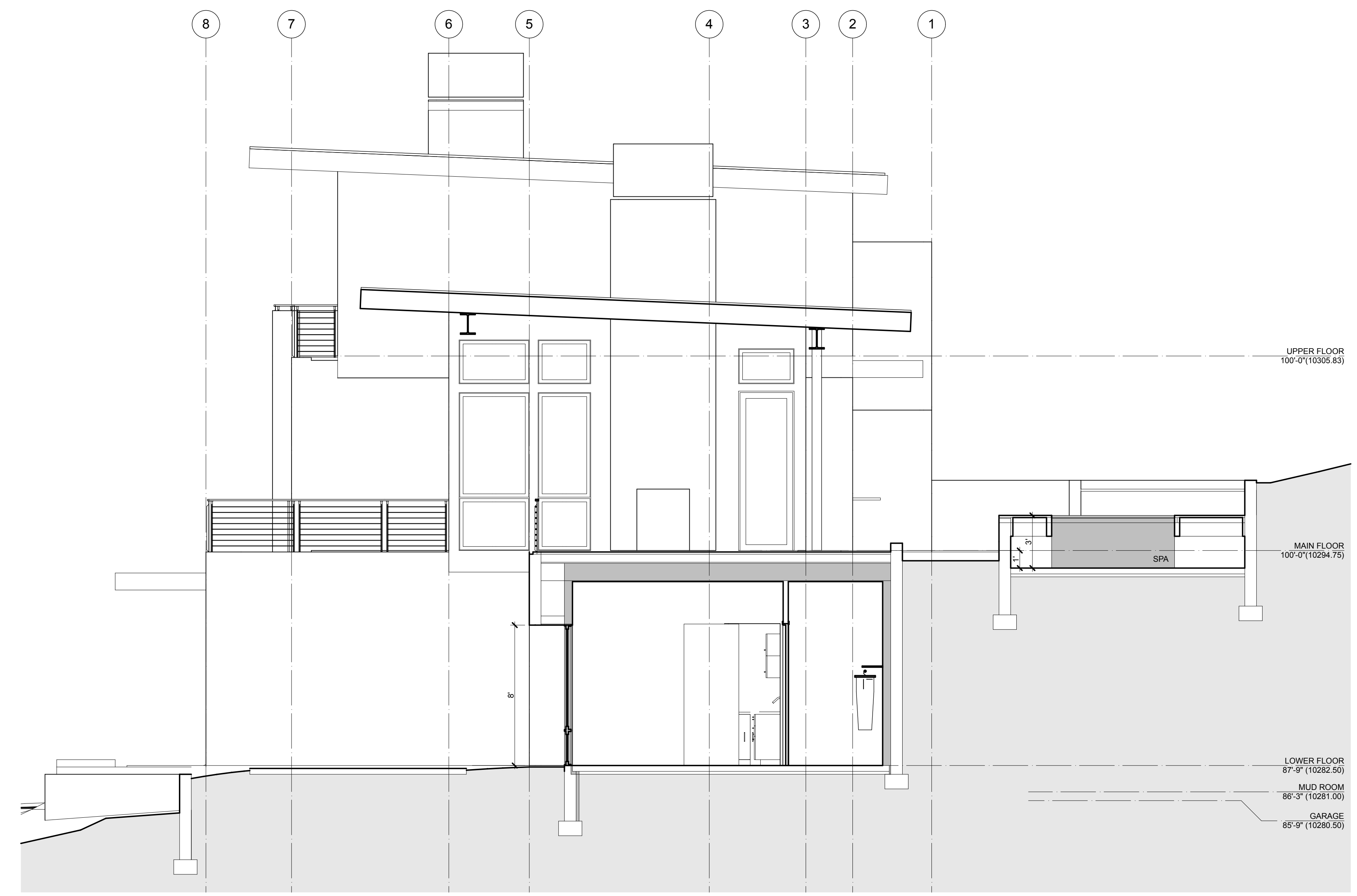
SECTION C  
SCALE: 1/4" = 1'-0"



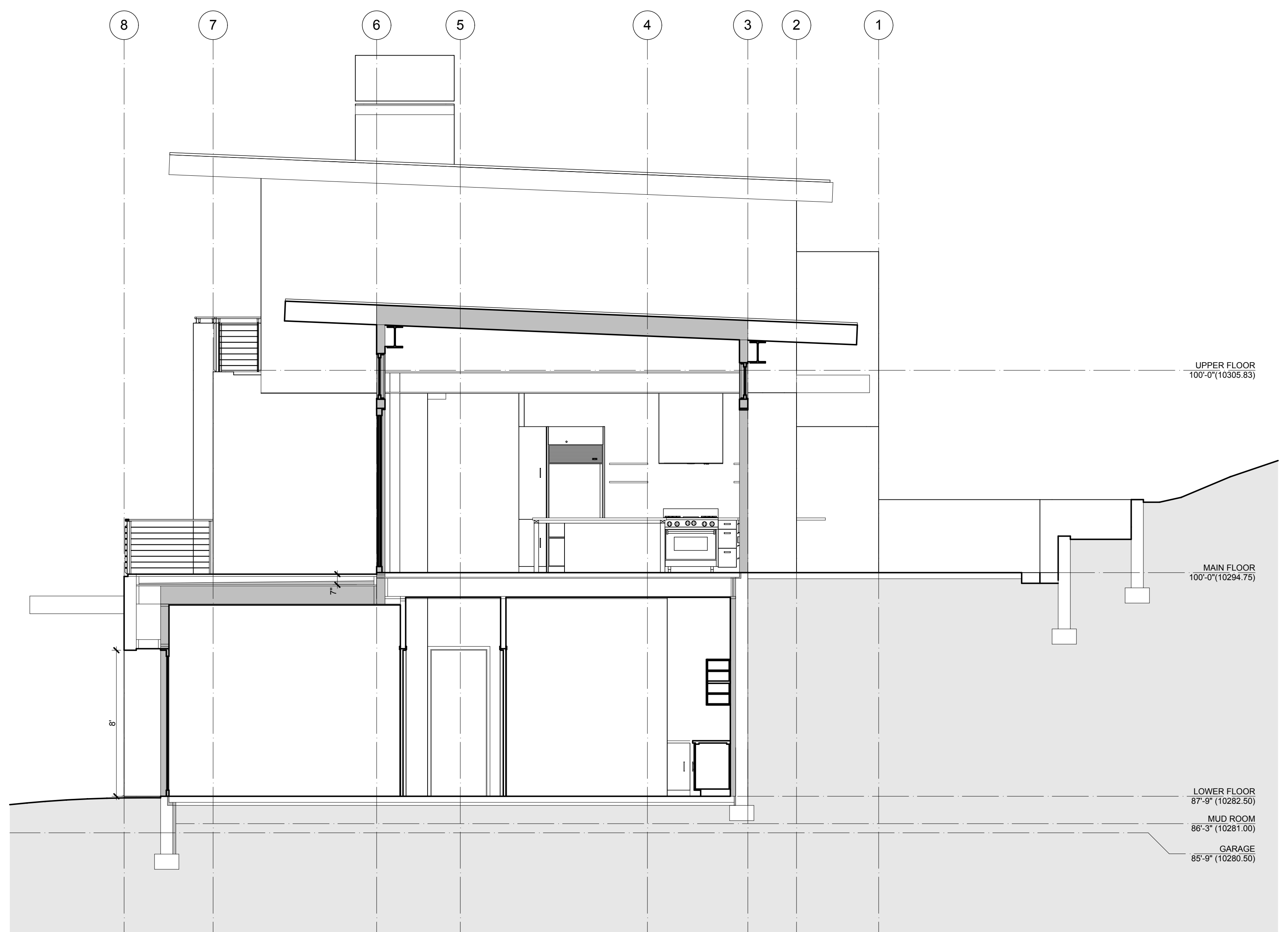
SECTION E  
SCALE: 1/4" = 1'-0"



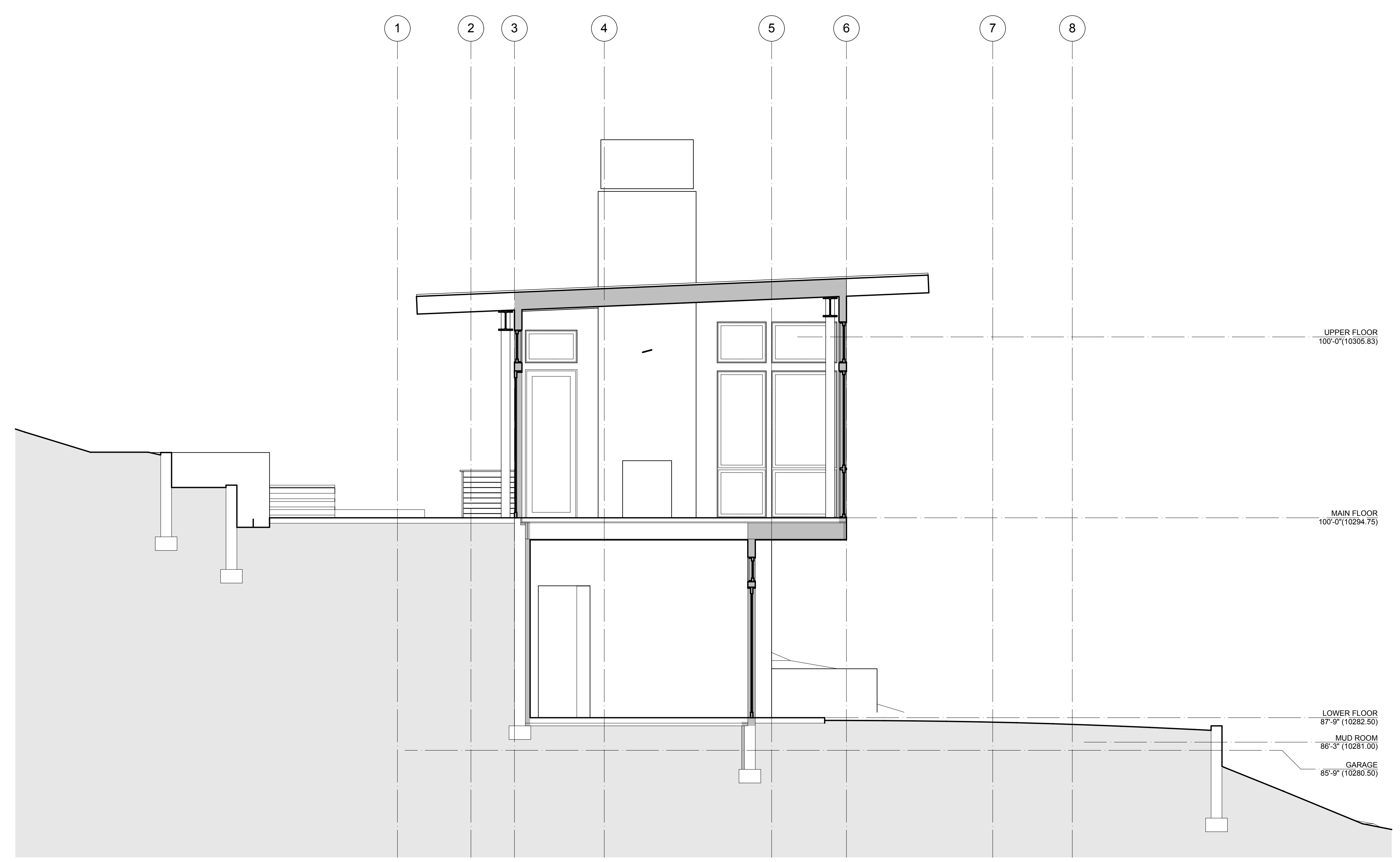
SECTION D  
SCALE: 1/4" = 1'-0"



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

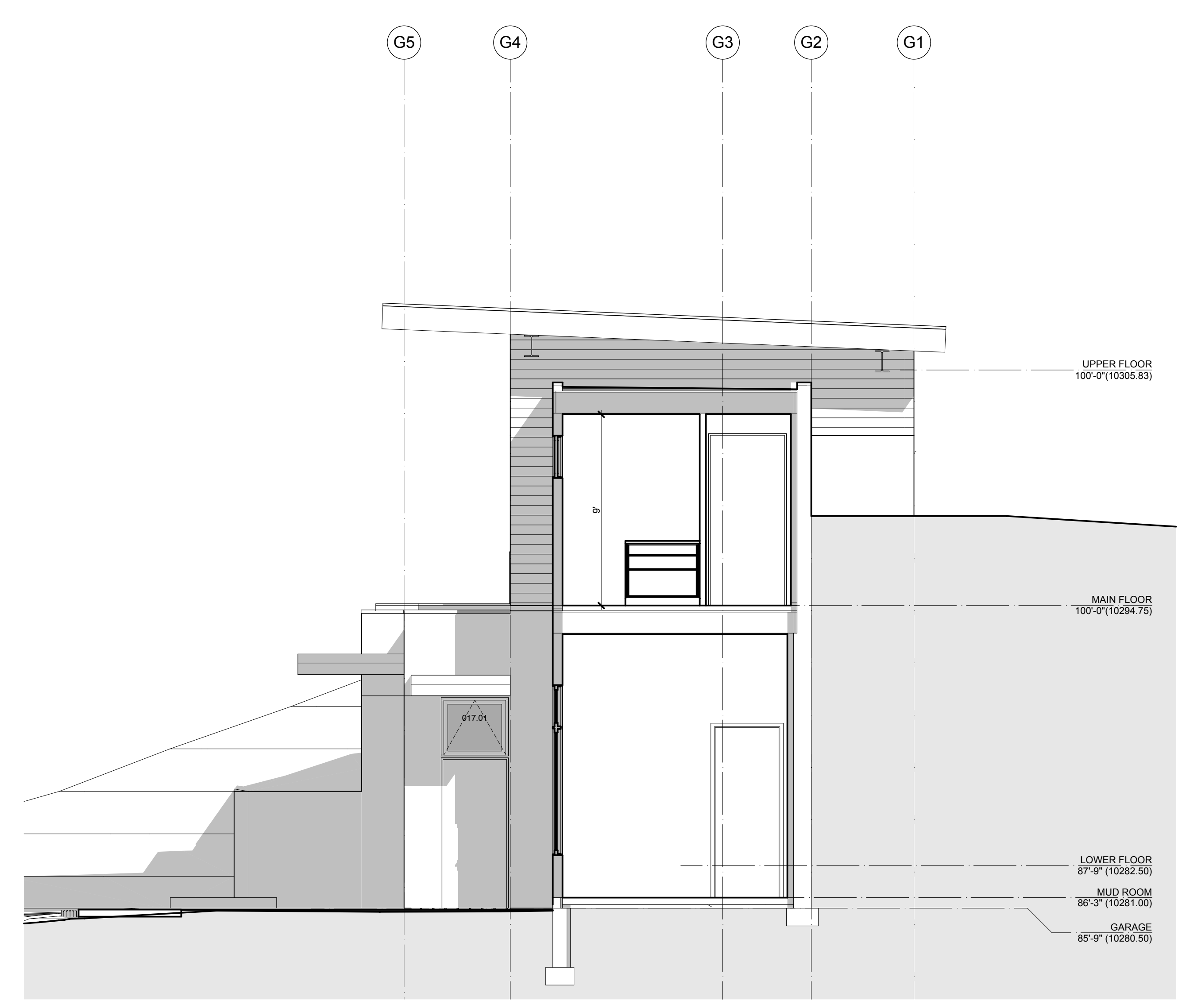


SECTION F  
SCALE: 1/4" = 1'-0"

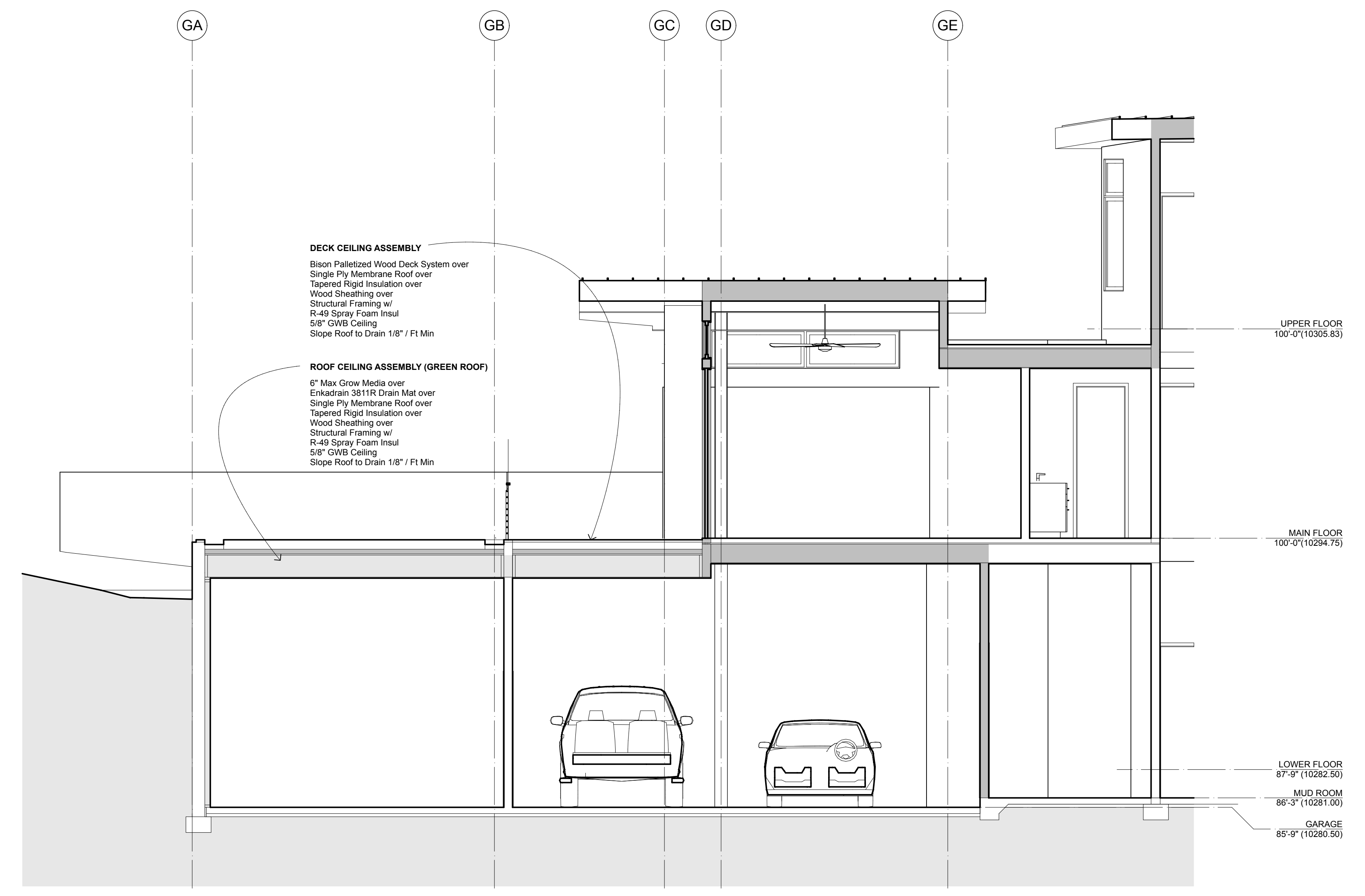


SECTION G  
SCALE: 1/4" = 1'-0"

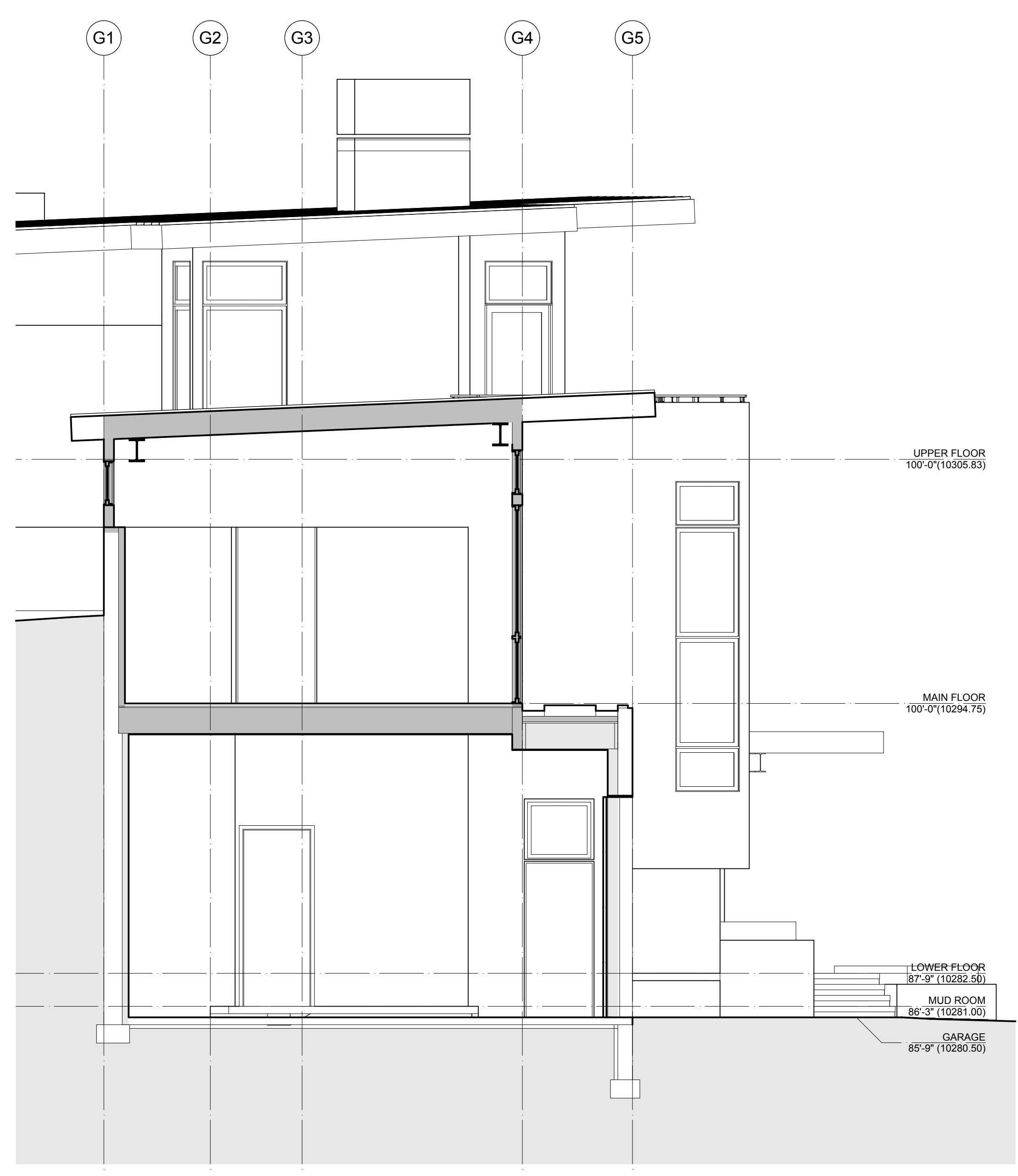




SECTION M  
SCALE: 1/4" = 1'-0"



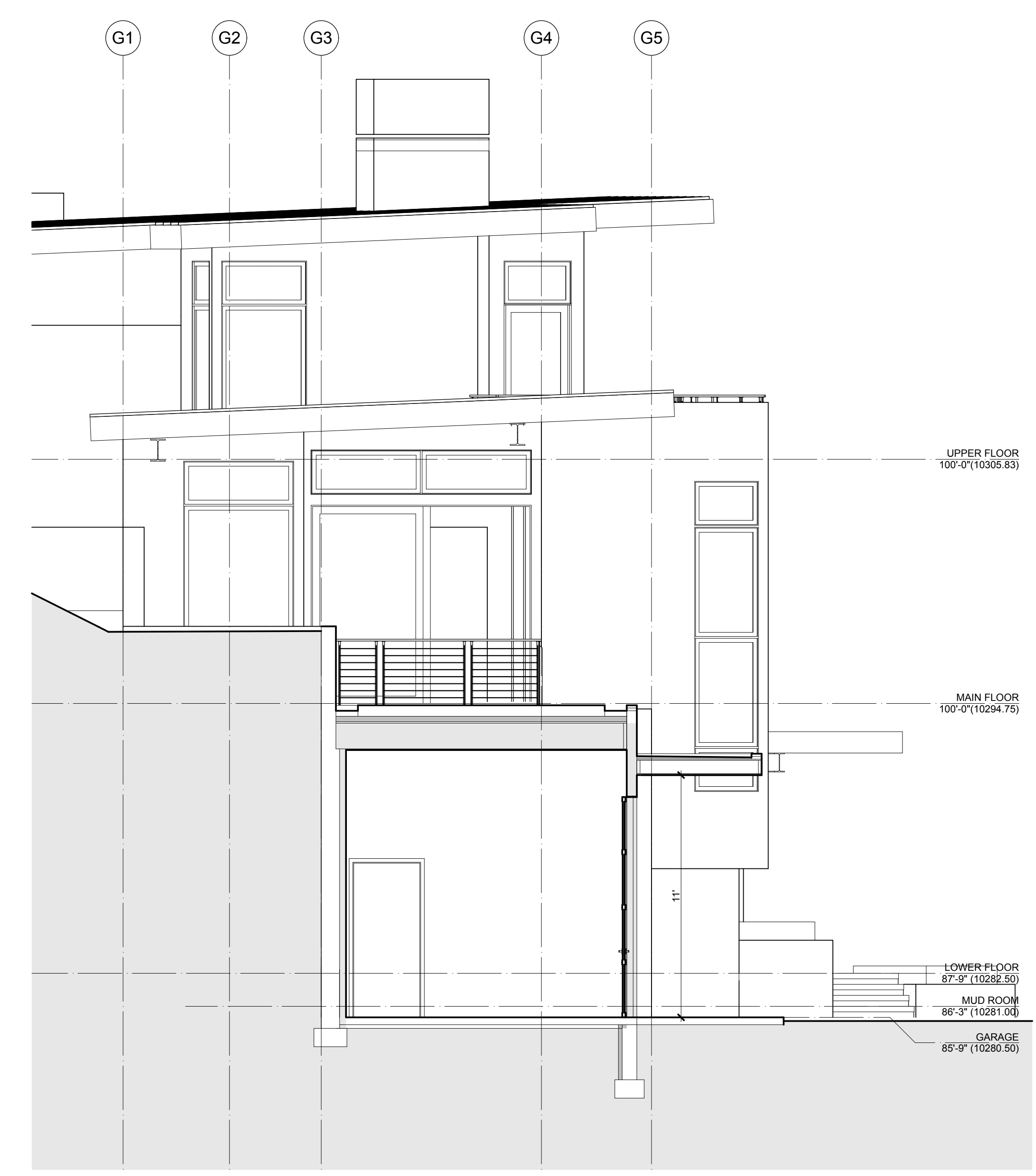
SECTION I  
SCALE: 1/4" = 1'-0"



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

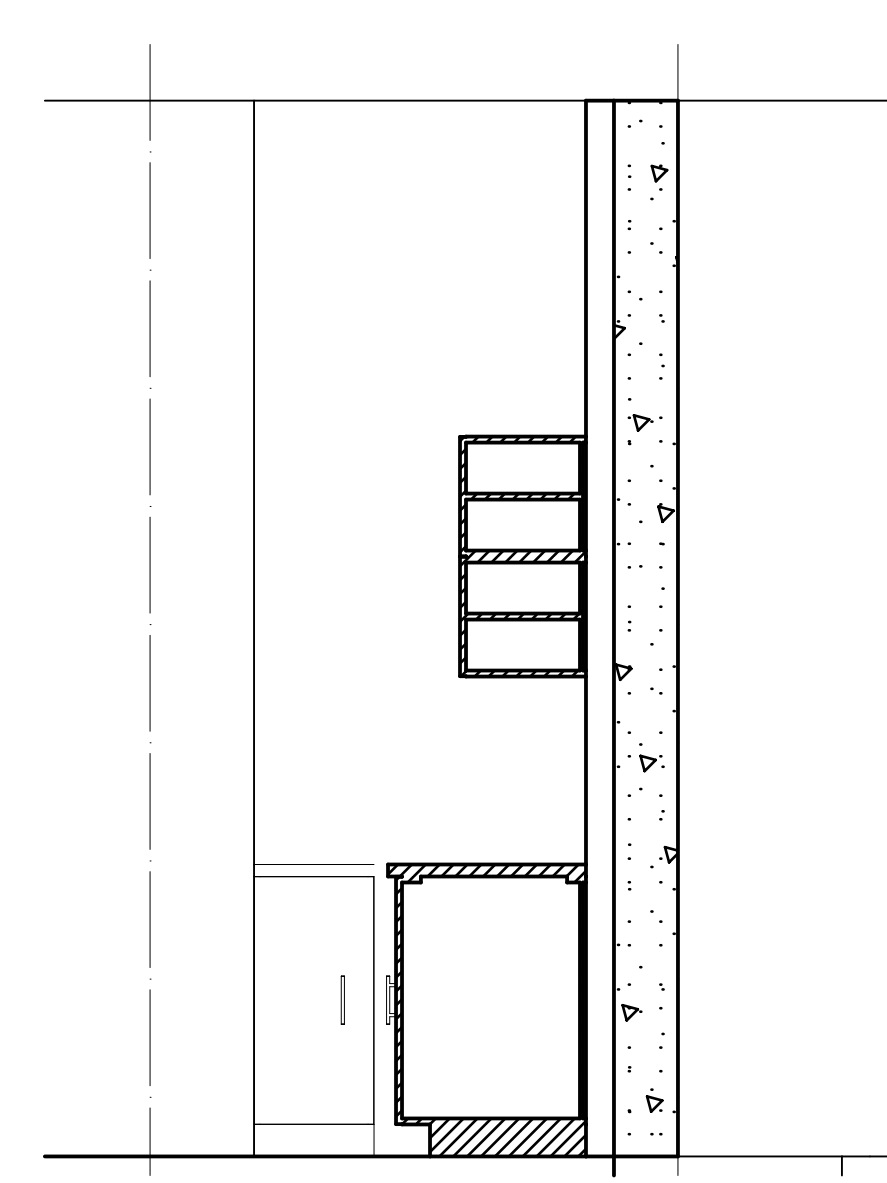


SECTION K  
SCALE: 1/4" = 1'-0"

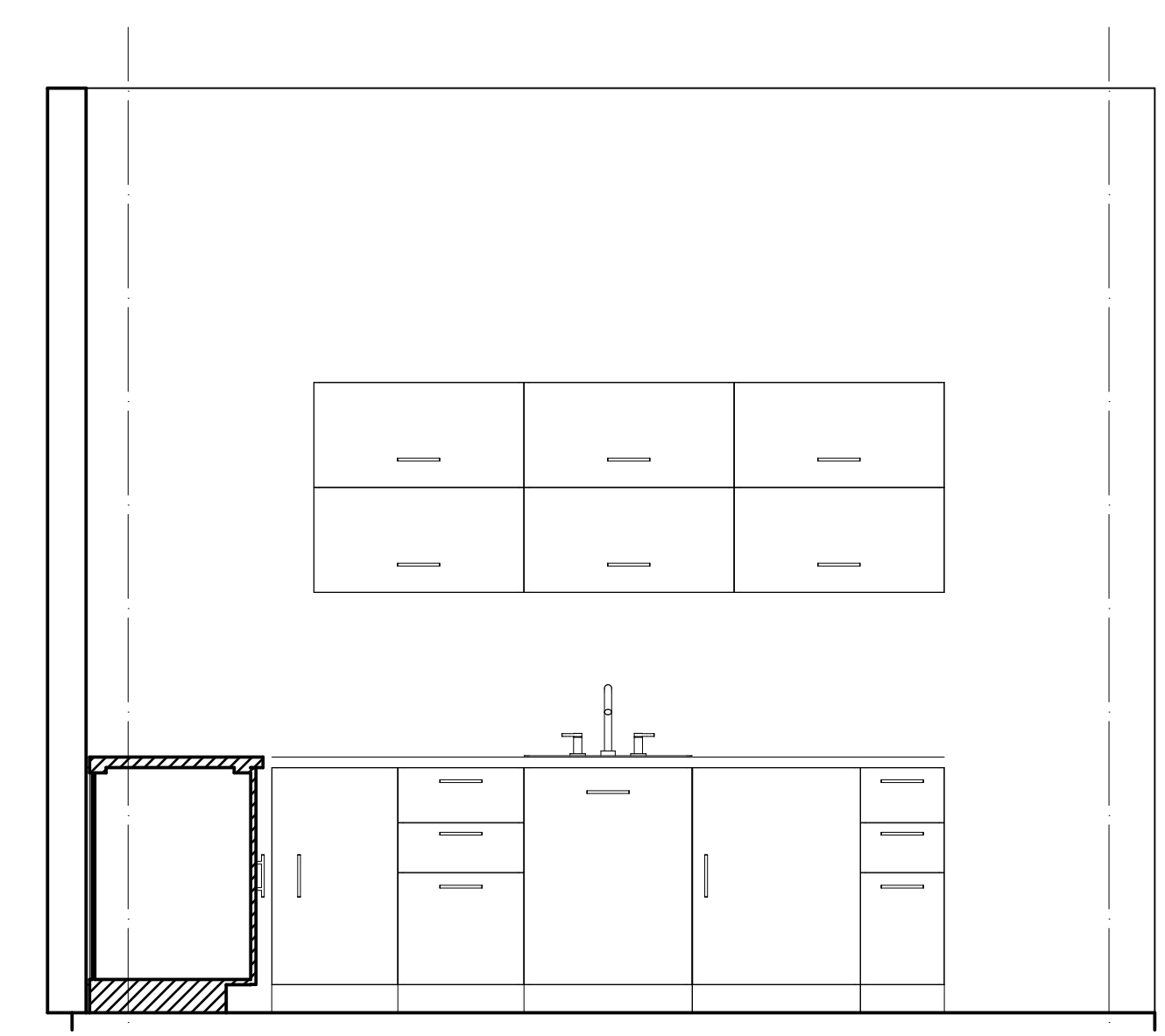


SECTION J  
SCALE: 1/4" = 1'-0"

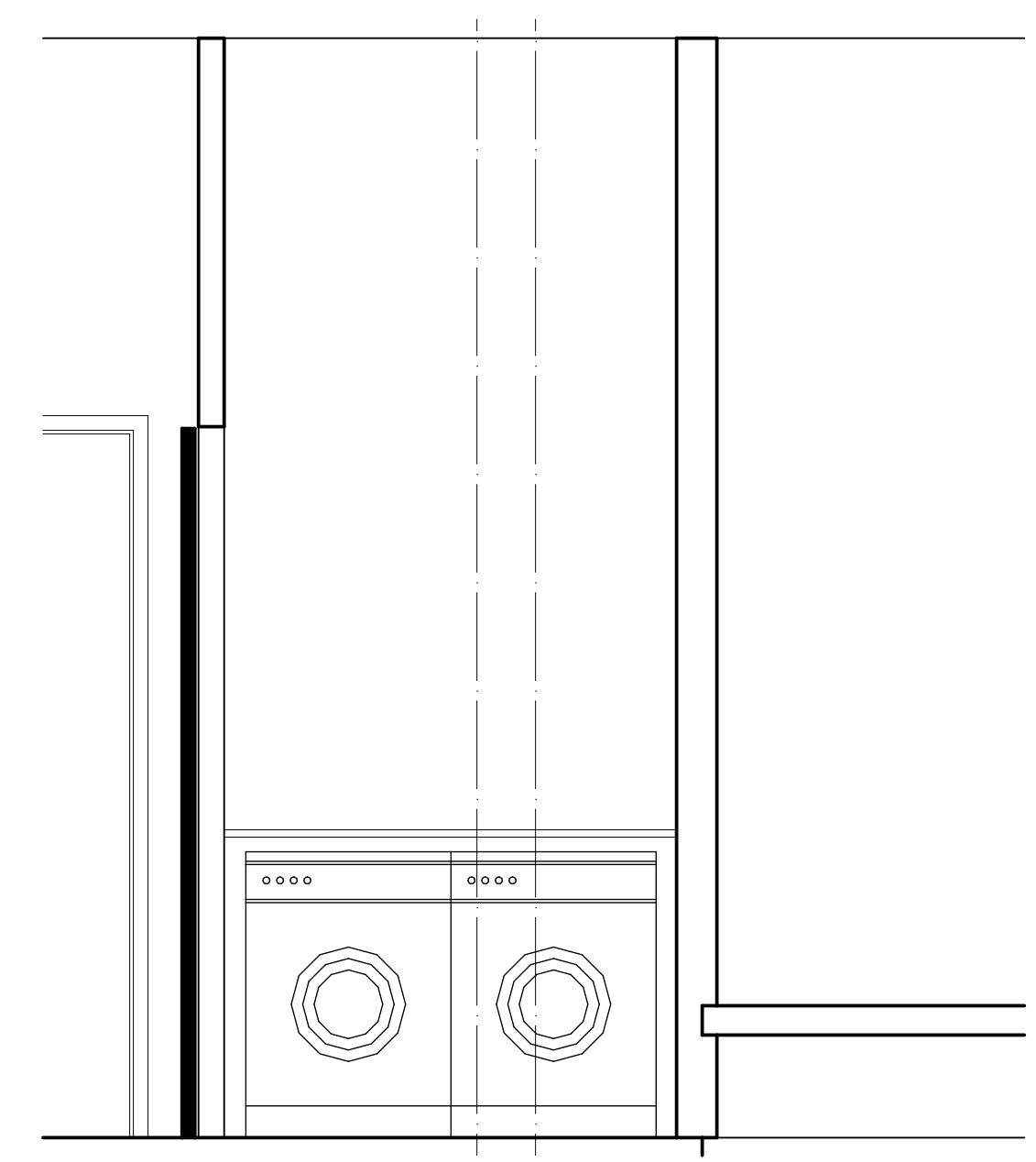




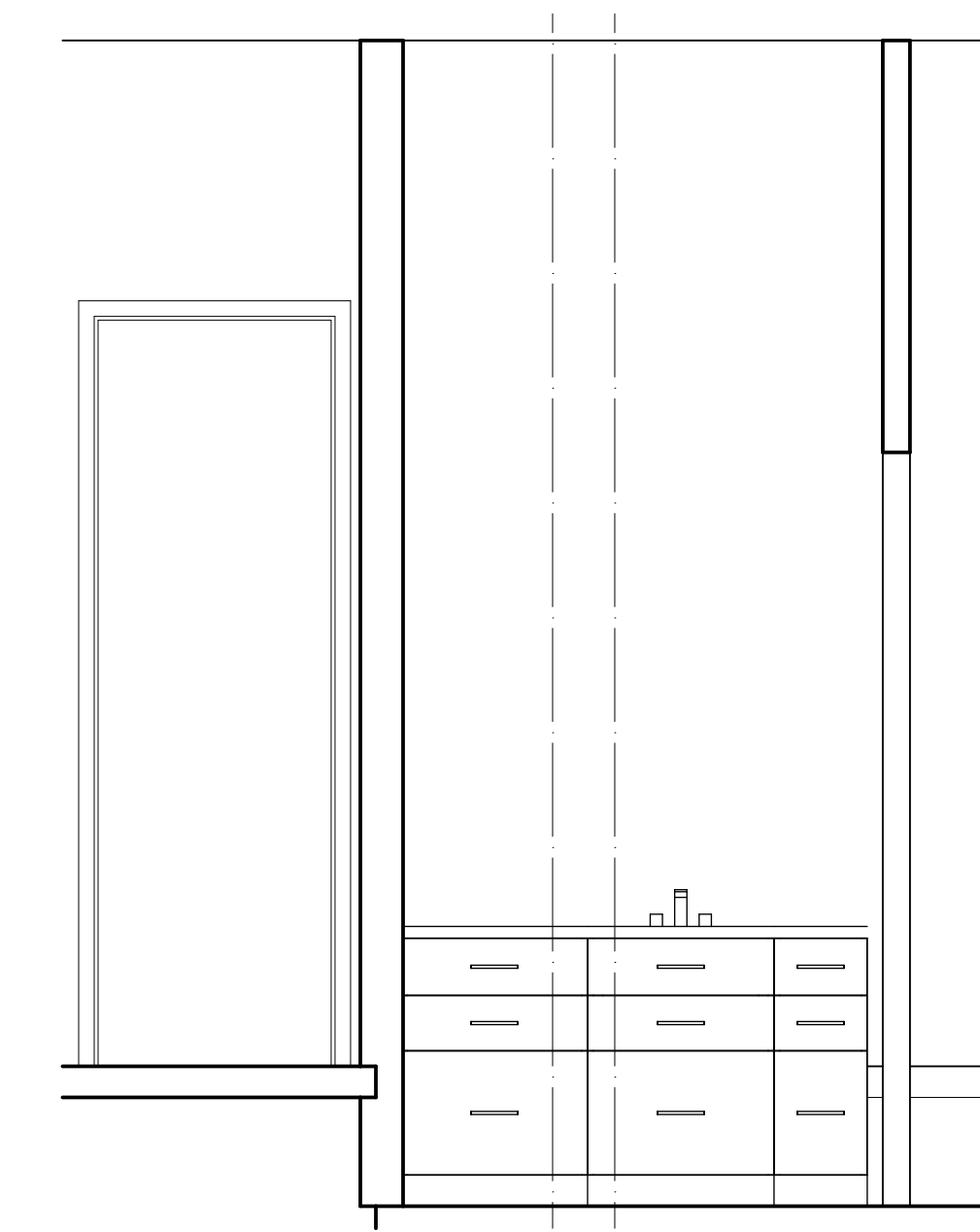
ELEV 02 GUEST SUITE 008



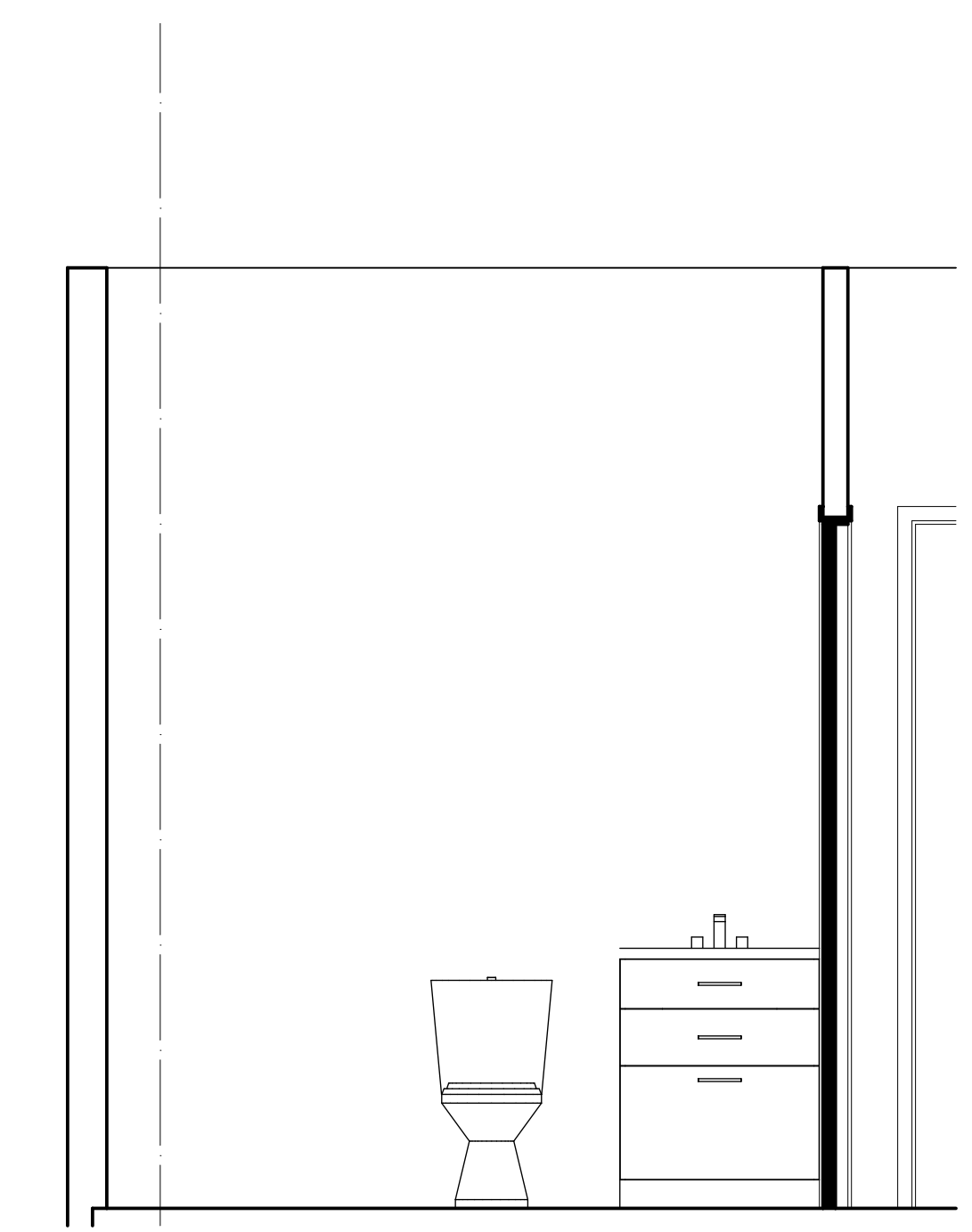
ELEV 01 GUEST SUITE 008



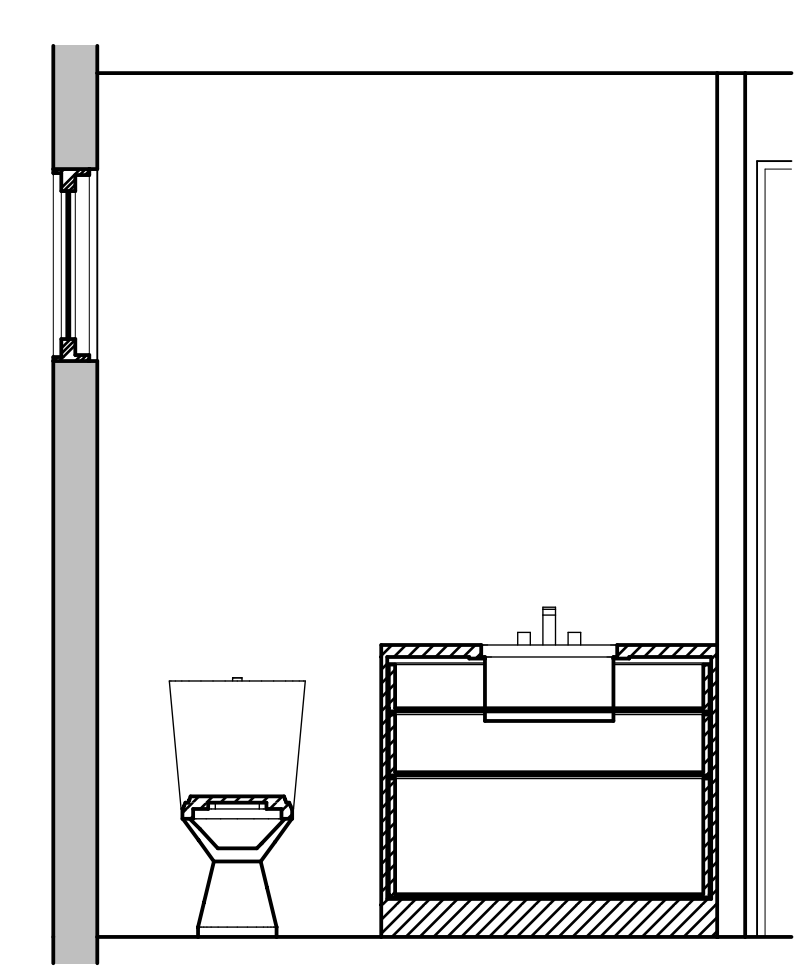
ELEV 02 LAUNDRY 014



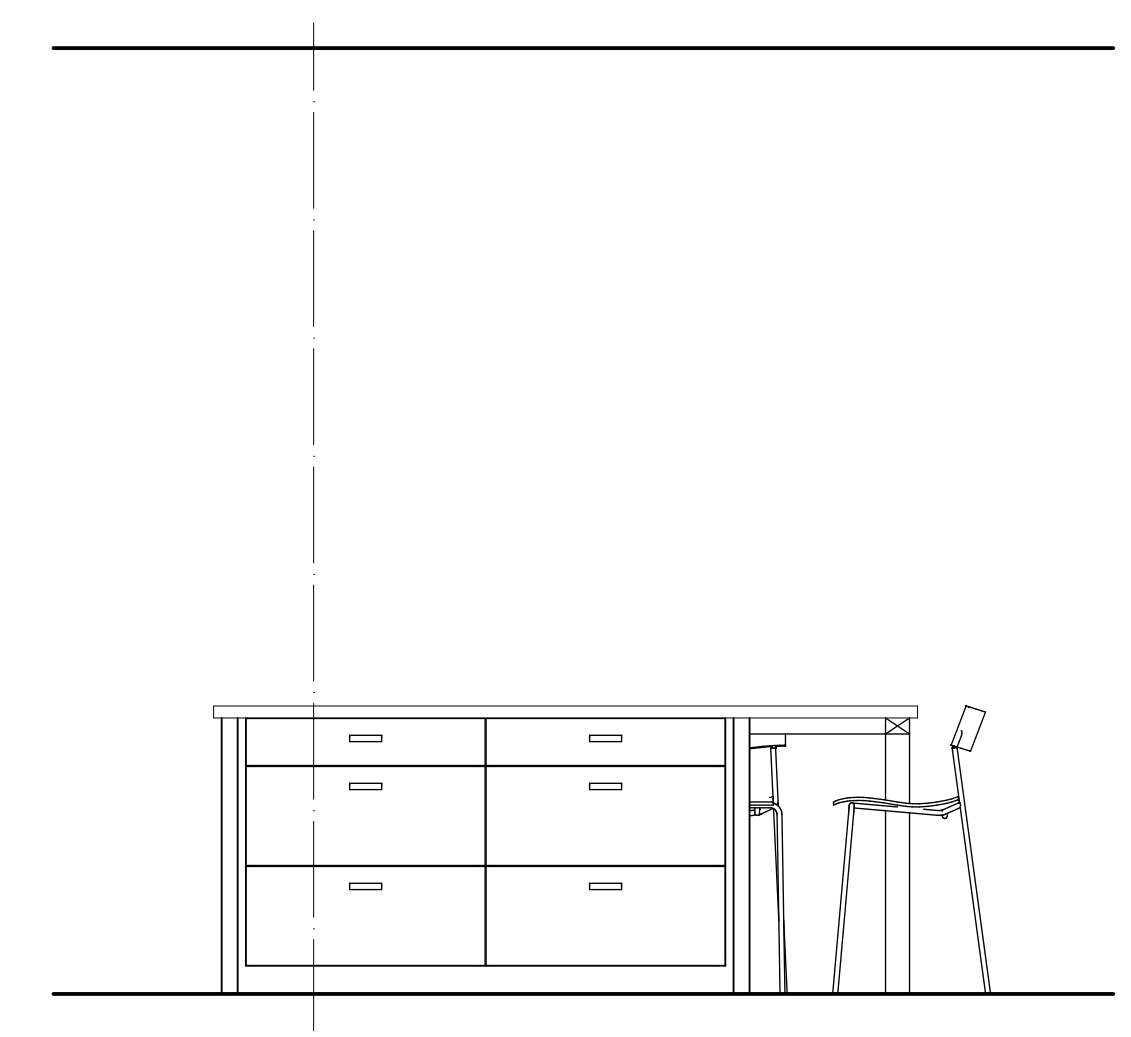
ELEV 01 LAUNDRY 014



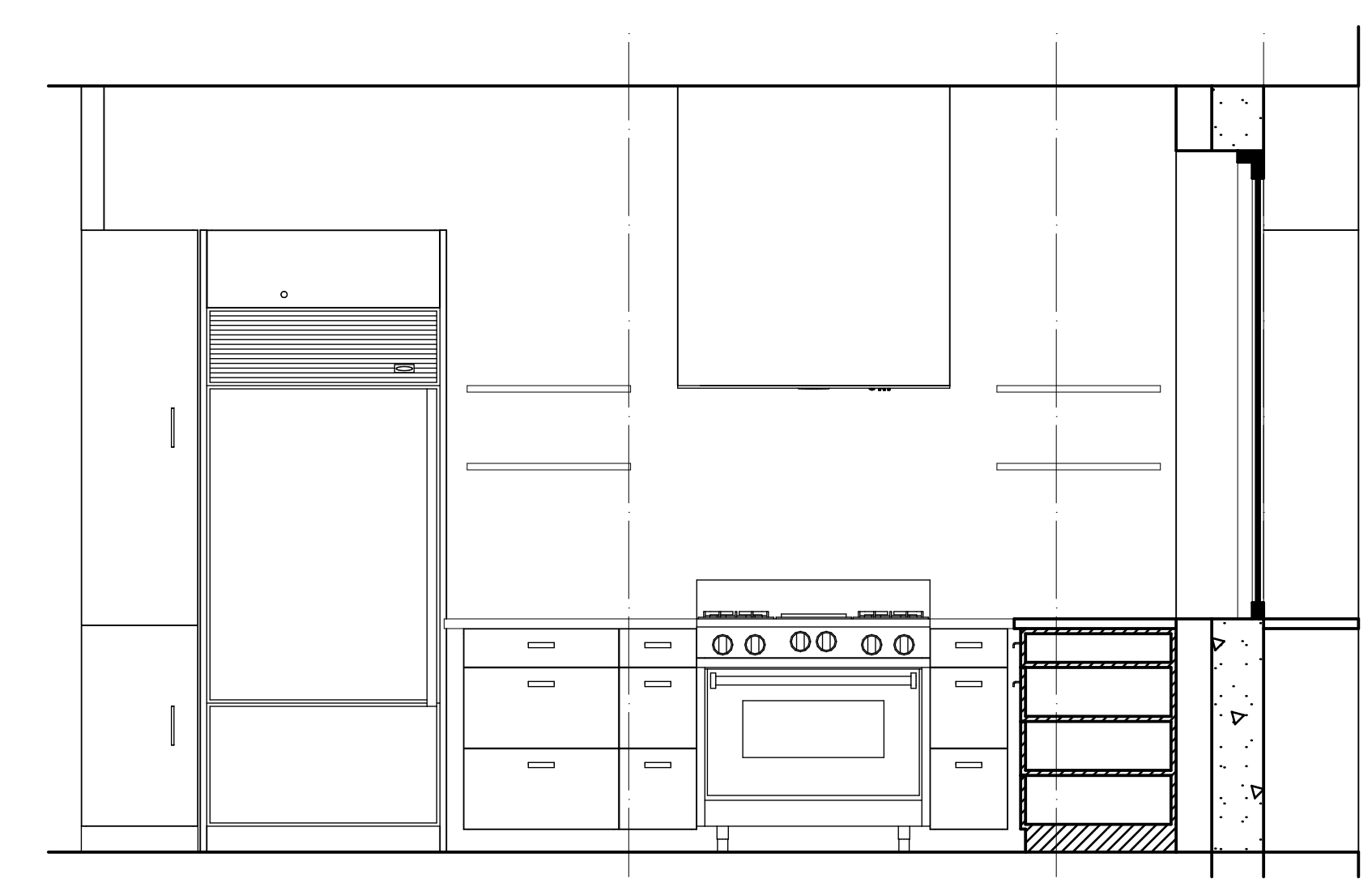
BATH 004



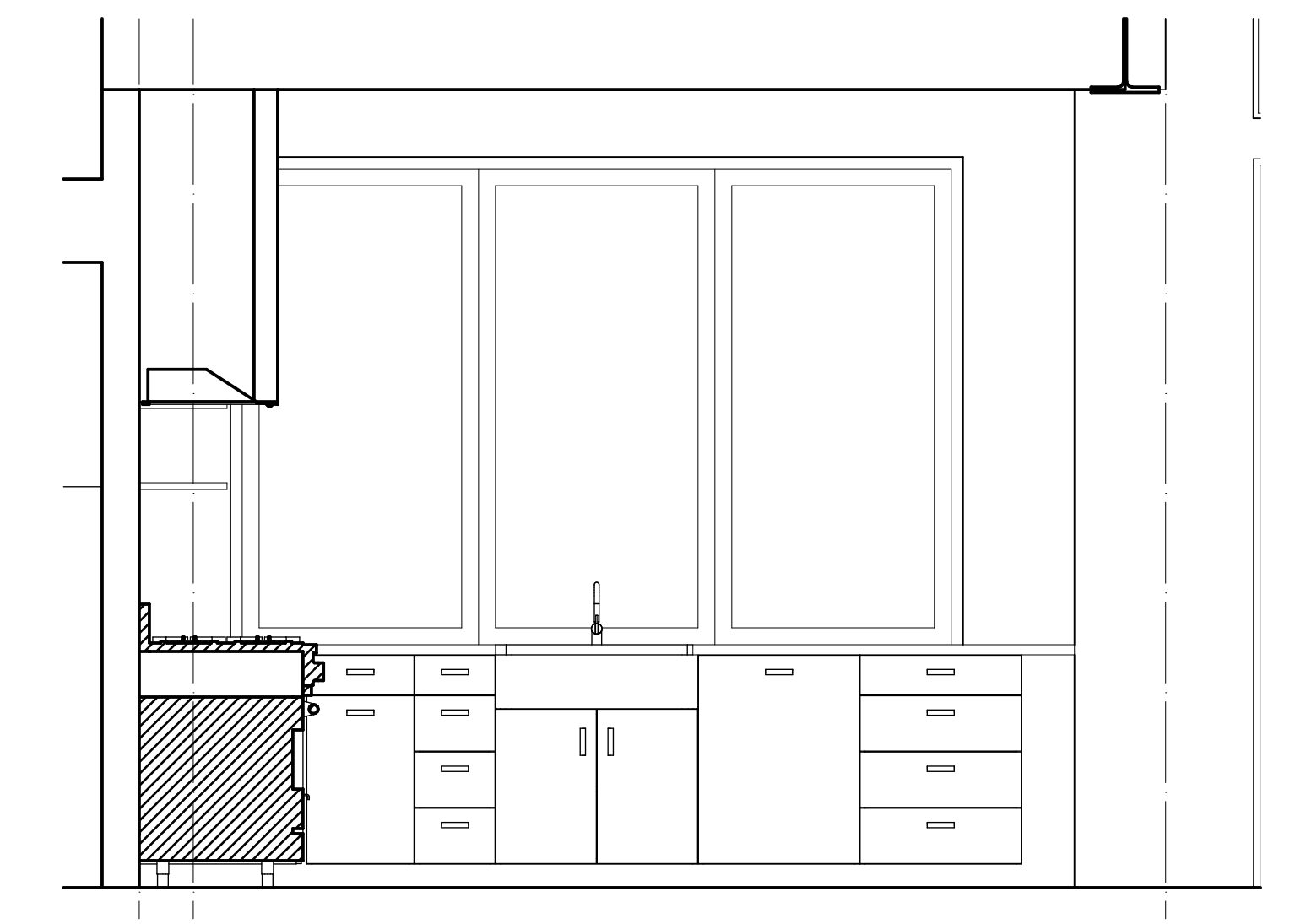
RESTROOM 108



ELEV 03 KITCHEN 102



ELEV 02 KITCHEN 102



ELEV 01 KITCHEN 102

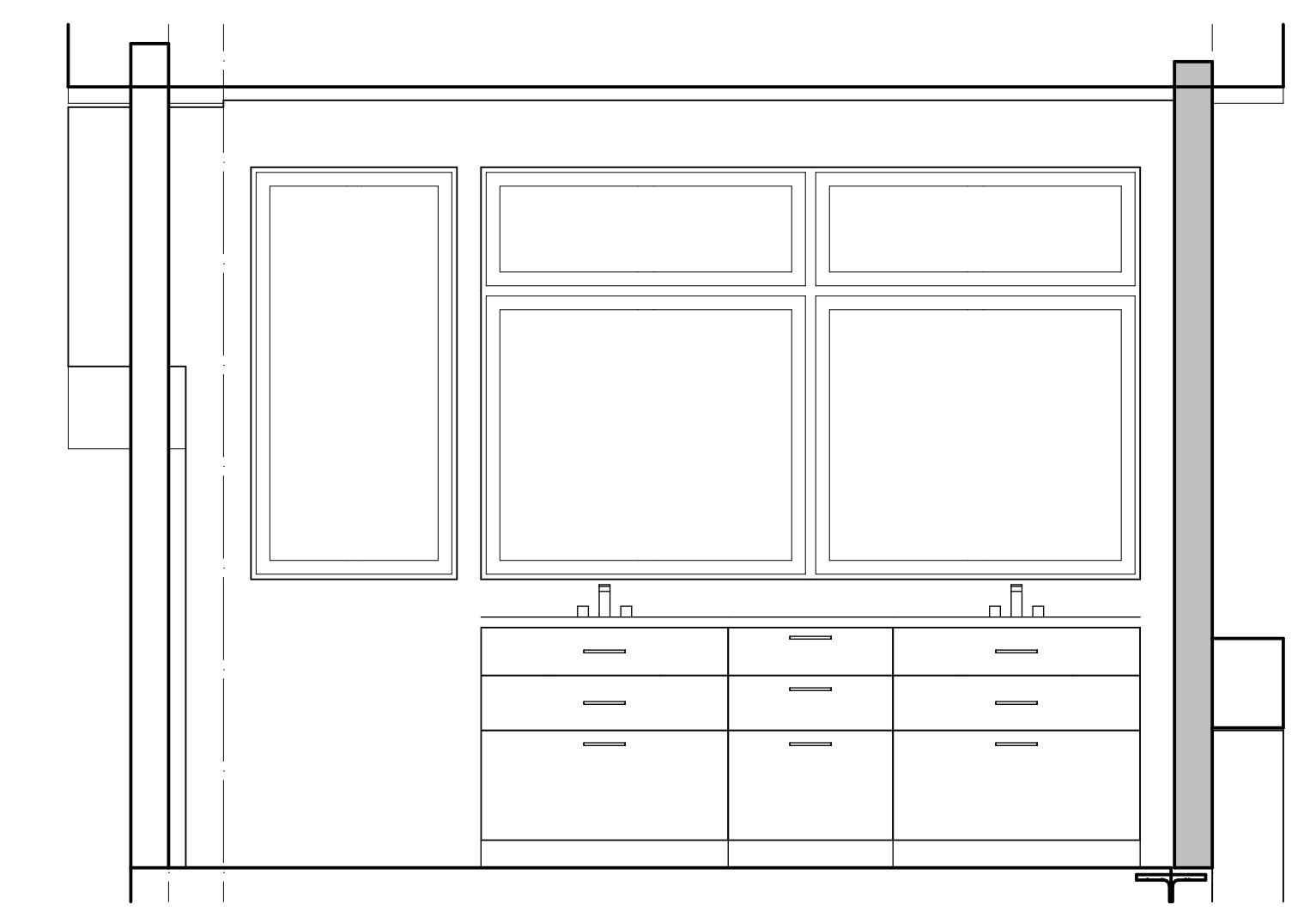
WINDOW SCHEDULE

ID	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
001.01	2'	2'	---	Paint BLK, gloss	
001.02	2'	6'	---	Paint BLK, gloss	
002.01	3'	2'	---	Paint BLK, gloss	
002.02	3'	5'	---	Paint BLK, gloss	
002.03	3'	5'	---	Paint BLK, gloss	
002.04	3'	2'	---	Paint BLK, gloss	
002.05	4'	2'	---	Paint BLK, gloss	
002.06	4'	5'	---	Paint BLK, gloss	
002.07	4'	5'	---	Paint BLK, gloss	
002.08	4'	2'	---	Paint BLK, gloss	
005.01	5'	2'	---	Paint BLK, gloss	
005.02	5'	6'	---	Paint BLK, gloss	
006.01	5'	2'	---	Paint BLK, gloss	
006.02	5'	6'	---	Paint BLK, gloss	
008.01	4'	1'-6"	---	Paint BLK, gloss	
008.02	4'	1'-6"	---	Paint BLK, gloss	
010.01	3'	2'	---	Paint BLK, gloss	
010.02	3'	6'	---	Paint BLK, gloss	
010.03	5'	2'	---	Paint BLK, gloss	
010.04	5'	6'	---	Paint BLK, gloss	
013.01	3'	6'	---	Paint BLK, gloss	
013.02	3'	2'	---	Paint BLK, gloss	
017.01	3'	2'-8"	---	Paint BLK, gloss	
101.01	2'	3'	---	Paint BLK, gloss	
101.02	2'	5'	---	Paint BLK, gloss	
101.03	4'	3'	---	Paint BLK, gloss	
101.04	4'	5'	---	Paint BLK, gloss	
103.01	5'	2'-6"	---	Paint BLK, gloss	
103.02	5'	2'-6"	---	Paint BLK, gloss	
103.03	5'	3'	---	Paint BLK, gloss	
103.04	5'	6'	---	Paint BLK, gloss	
103.05	5'	2'-6"	---	Paint BLK, gloss	
103.06	5'	3'	---	Paint BLK, gloss	
103.07	5'	6'	---	Paint BLK, gloss	
103.08	5'	2'-6"	---	Paint BLK, gloss	
103.09	4'	3'	---	Paint BLK, gloss	
103.10	4'	6'	---	Paint BLK, gloss	
103.11	4'	2'-6"	---	Paint BLK, gloss	
103.12	3'	3'	---	Paint BLK, gloss	
103.13	3'	6'	---	Paint BLK, gloss	
103.14	3'	2'-6"	---	Paint BLK, gloss	
103.15	3'-2"	1'-6"	---	Paint BLK, gloss	
103.16	5'	3'	---	Paint BLK, gloss	
103.17	5'	6'	---	Paint BLK, gloss	

ID	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
103.18	5'	1'-6"	---	Paint BLK, gloss	
103.19	5'	1'-6"	---	Paint BLK, gloss	
103.20	5'	1'-6"	---	Paint BLK, gloss	
103.21	5'	1'-6"	---	Paint BLK, gloss	
106.01	3'	5'	---	Paint BLK, gloss	
106.02	3'	2'	---	Paint BLK, gloss	
106.03	4'	5'	---	Paint BLK, gloss	
106.04	4'	2'	---	Paint BLK, gloss	
106.05	3'	5'	---	Paint BLK, gloss	
106.06	3'	2'	---	Paint BLK, gloss	
106.01	2'	2'	---	Paint BLK, gloss	
109.01	5'	3'	---	Paint BLK, gloss	
109.02	5'	6'	---	Paint BLK, gloss	
109.03	5'	2'	---	Paint BLK, gloss	
109.04	5'	2'	---	Paint BLK, gloss	
109.05	5'	2'	---	Paint BLK, gloss	
109.06	5'	3'	---	Paint BLK, gloss	
109.07	5'	6'	---	Paint BLK, gloss	
109.08	5'	2'	---	Paint BLK, gloss	
109.09	5'	3'	---	Paint BLK, gloss	
109.10	5'	6'	---	Paint BLK, gloss	
109.11	5'	2'	---	Paint BLK, gloss	
109.12	5'	2'	---	Paint BLK, gloss	
109.13	5'	2'	---	Paint BLK, gloss	
201.01	3'-2"	2'	---	Paint BLK, gloss	
201.02	2'	7'	---	Paint BLK, gloss	
201.03	2'	2'	---	Paint BLK, gloss	
201.04	3'	5'	---	Paint BLK, gloss	
201.05	3'	2'	---	Paint BLK, gloss	
201.06	4'	5'	---	Paint BLK, gloss	
201.07	4'	2'	---	Paint BLK, gloss	
203.01	3'-2"	2'	---	Paint BLK, gloss	
203.02	5'	2'	---	Paint BLK, gloss	
203.03	5'	5'	---	Paint BLK, gloss	
203.04	5'	2'	---	Paint BLK, gloss	
203.05	5'	2'	---	Paint BLK, gloss	
203.06	5'	5'	---	Paint BLK, gloss	
203.07	5'	2'	---	Paint BLK, gloss	
204.01	4'	3'-6"	---	Paint BLK, gloss	
204.02	4'	1'-6"	---	Paint BLK, gloss	
204.03	4'	3'-6"	---	Paint BLK, gloss	
204.04	4'	1'-6"	---	Paint BLK, gloss	
204.05	2'-6"	5'	---	Paint BLK, gloss	

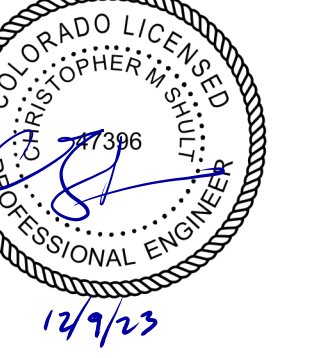
DOOR SCHEDULE

ID	TYPE	DOOR				
		W	HT	THK	MATL	GLZ
001	---	4'	7'-10"	0.15"		
003.1	---	4'	8'	1.34"		
003.2	---	3'	8'	1.34"		
004	---	2'-6"	8'	1.34"		
005.1	---	3'	8'	1.34"		
005.2	---	6'	8'	1.34"		
005.3	---	2'-8"	8'	1.34"		
006.1	---	3'	8'	1.34"		
006.2	---	6'	8'	1.34"		
006.3	---	2'-8"	8'	1.34"		
007	---	2'-6"	8'	1.34"		
008.1	---	3'	8'	1.34"		
008.2	---	8'	8'	1.34"		
009	---	2'-6"	8'	1.34"		
010	---	3'	8'	1.34"		
011	---	2'-6"	8'	1.34"		
012	---	2'-6"	8'	1.34"		
013	---	3'	8'	1.34"		
014	---	3'	8'	1.34"		
015	---	3'	8'	1.34"		
016	---	2'-10"	8'	1.34"		
017.1	---	3'	7'	1.34"		
017.2	---	9'	10'	1.34"		
017.3	---	9'	10'	1.34"		
018.1	---	3'	7'	1.34"		
018.2	---	8'	10'	1.34"		
102.1	---	10'	9'	1.34"		
102.2	---	9'	8'	1.34"		
103.1	---	10'	9'	1.34"		
103.2	---	15'	9'	1.34"		
103.3	---	3'	9'	1.34"		
105	---	2'-6"	8'	1.34"		
107	---	2'-10"	8'	1.34"		
108	---	2'-6"	8'	1.34"		
109.1	---	3'-6"	8'	1.34"		
109.2	---	10'	9'	1.34"		
201	---	3'	7'	1.34"		
202	---	2'-8"	7'	1.34"		
203.1	---	3'	7'	1.34"		
203.2	---	3'	7'	1.34"		
204	---	3'	8'	1.34"		
205	---	2'-6"	7'	1.34"		
206	---	2'-6"	8'	1.34"		



BATH 204





LEGEND table with symbols and descriptions for various construction elements like King studs, column continuous through level, etc.

STRUCTURAL GENERAL NOTES

GOVERNING CODE: 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL LOCAL AMENDMENTS, EXCEPT AS NOTED

Table with columns for Load Type (e.g., SNOW LOAD, WIND LOADS) and Value.

FOUNDATION DESIGN IS IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN SOILS INVESTIGATION REPORT NUMBER SUG2413.000-120 PREPARED BY CTL THOMPSON DATED OCTOBER 10, 2023

FOOTINGS: SELECTED BY THE OWNER, SHALL BEAR ON THE NATURAL UNDISTURBED SOILS OR APPROVED COMPACTED STRUCTURAL FILL

EARTH RETAINING STRUCTURES: EARTH EQUIVALENT FLUID LATERAL PRESSURE: WALLS RESTRAINED AT TOP (AT REST): 40 PCF

REINFORCED CONCRETE: CONCRETE DESIGN IS BASED ON THE AMERICAN CONCRETE INSTITUTE 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' (ACI 318) AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 'STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE' (ACI 308)

MINIMUM 28 DAY COMPRESSIVE STRENGTH (F'c) AS FOLLOWS: CEMENT TYPE: III; MAXIMUM AGGREGATE SIZE: 3/4"

INSTALL 2#5 BARS (MINIMUM) AROUND ALL SIDES OF ALL OPENINGS IN CONCRETE AND EXTEND 2'-0" PAST EDGES OF OPENINGS, UNLESS OTHERWISE NOTED.

ANCHOR BOLTS AND RODS FOR BEAM AND COLUMN BEARING PLATES SHALL BE PLACED WITH SETTING TEMPLATES, UNLESS OTHERWISE SHOWN IN THE ARCHITECTURAL DRAWINGS.

STRUCTURAL STEEL: STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERRECTED IN ACCORDANCE WITH THE 'SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS' (AISC 360) AND THE 'CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES' (AISC 303)

ANCHORS: ALL POST-INSTALLED ANCHORS SHALL HAVE CURRENT INTERNATIONAL CODE COUNCIL EVALUATION SERVICE (ICC-ES) REPORTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS

STRUCTURAL WOOD & TIMBER: DESIGN IS BASED ON ANSIA/FAPA NDS 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH SUPPLEMENT: DESIGN VALUES FOR WOOD CONSTRUCTION' AND ANSIA/FAPA SDPWS 'SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC'

WOOD FRAMING NOTES: INSTALL SOLID BLOCKING BETWEEN JOISTS UNDER JAMB STUDS OF OPENINGS.

WOOD FRAMING: METAL FRAMING ANCHORS SHOWN OR REQUIRED, SHALL BE SIMPSON STRONG-TIE OR EQUAL, CODE APPROVED CONNECTORS AND INSTALLED WITH THE NUMBER AND TYPE OF NAILS RECOMMENDED BY THE MANUFACTURER

WOOD FRAMING NOTES: INSTALL SOLID BLOCKING BETWEEN JOISTS UNDER JAMB STUDS OF OPENINGS.

INSPECTIONS: INSPECTIONS AND TESTING SHALL BE PERFORMED BY A QUALIFIED INSPECTOR IN ACCORDANCE WITH IRC SECTION R109.

WOOD SHEATHING: PLYWOOD AND ORIENTED STRAND BOARD (OSB) FLOOR, ROOF, AND WALL SHEATHING SHALL BE APA RATED WITH STAMP INCLUDING ANA TRADEMARK AND PANEL SPAN RATING

PLANT FABRICATED / PRE-ENGINEERED WOOD FRAMING: 1-SERIES ROOF AND FLOOR JOISTS SHALL BE MANUFACTURED BY LEVEL TRUS JOIST WITH STRUCTURAL WOOD FLANGES AND WEBS DESIGNED FOR STRUCTURAL CAPACITIES AND DESIGN PROVISIONS ACCORDING TO ASTM D 5055

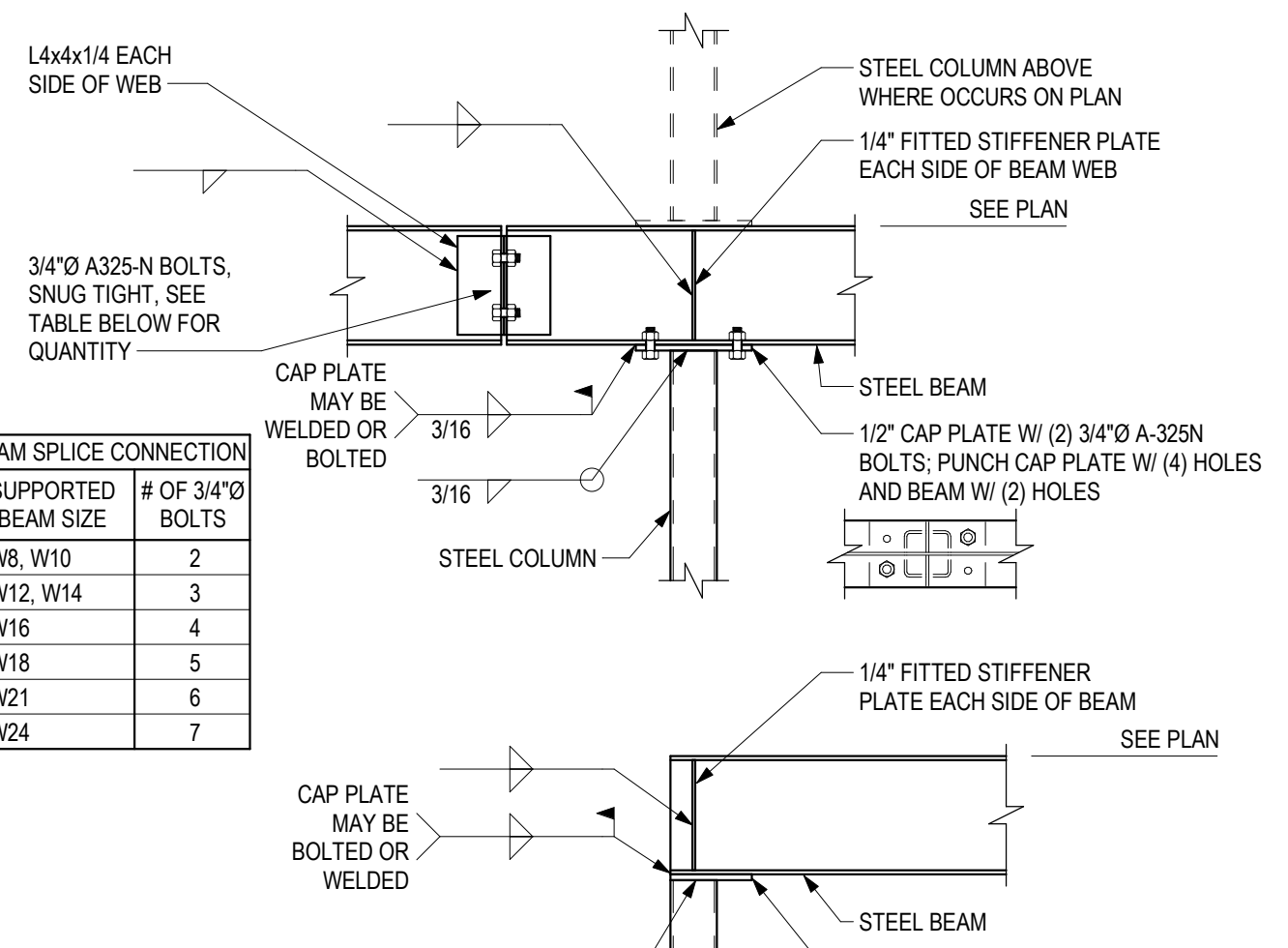
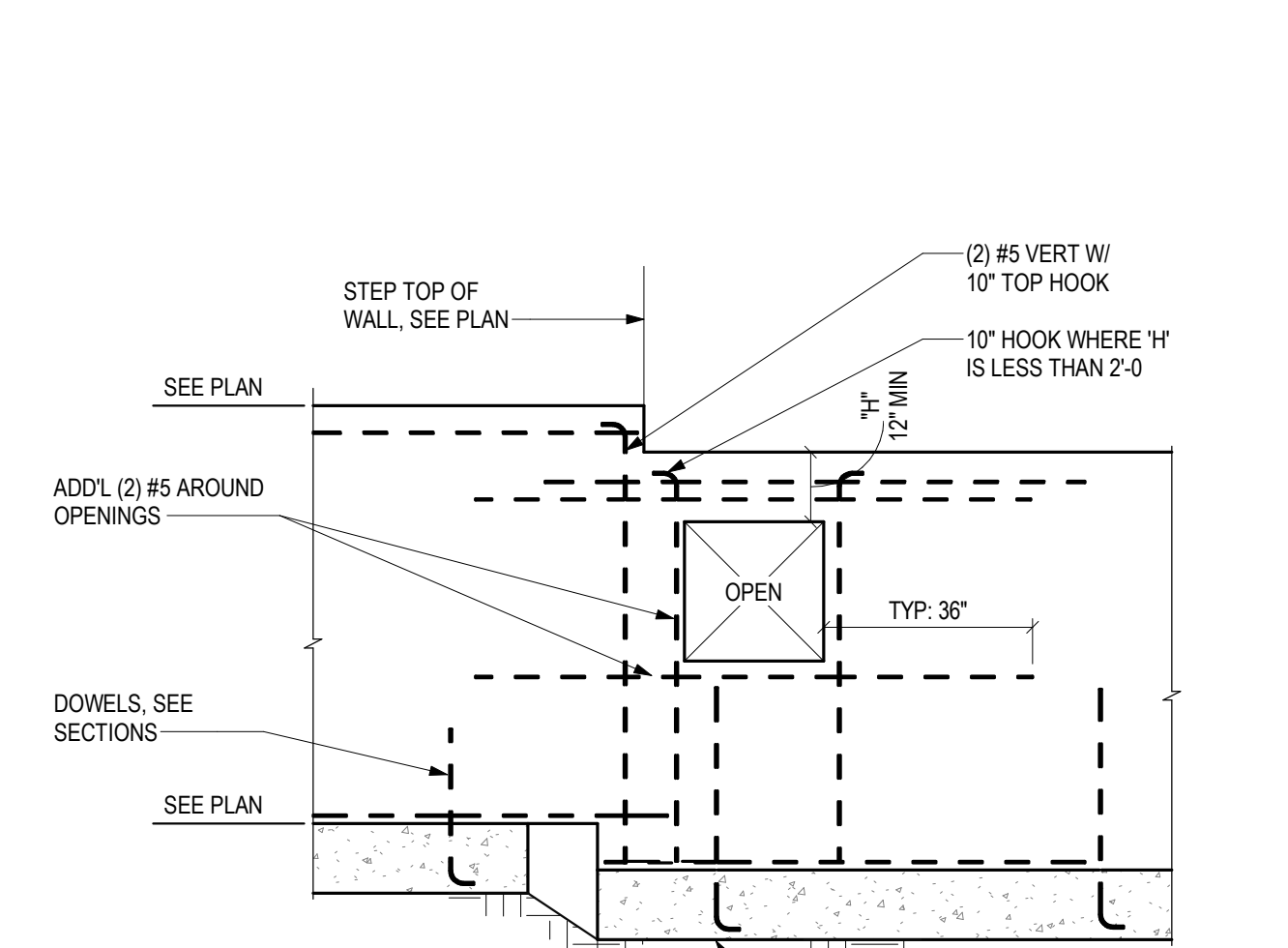
STRUCTURAL ERECTION AND BRACING REQUIREMENTS: THE STRUCTURAL DRAWINGS ILLUSTRATE AND DESCRIBE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED, CONNECTED AND/OR BRACED

PRECAUTIONARY NOTES ON STRUCTURAL BEHAVIOR: INTERIOR ARCHITECTURAL FINISH DETAILING MUST ACCOMMODATE THE RELATIVE DIFFERENTIAL MOVEMENTS OF SUPPORTING STRUCTURAL ELEMENTS

LETTERS OF CONSTRUCTION COMPLIANCE: THE GENERAL CONTRACTOR SHALL DETERMINE FROM THE LOCAL BUILDING AUTHORITY, AT THE TIME THE BUILDING PERMIT IS OBTAINED, WHETHER ANY LETTERS OF CONSTRUCTION COMPLIANCE WILL BE REQUESTED FROM THE STRUCTURAL ENGINEER.

LETTERS OF CONSTRUCTION COMPLIANCE: THE GENERAL CONTRACTOR SHALL DETERMINE FROM THE LOCAL BUILDING AUTHORITY, AT THE TIME THE BUILDING PERMIT IS OBTAINED, WHETHER ANY LETTERS OF CONSTRUCTION COMPLIANCE WILL BE REQUESTED FROM THE STRUCTURAL ENGINEER.

Tables for LAP SPICE SCHEDULE and BEND & HOOK SCHEDULE with diagrams for rebar details.



1 Typical Rebar Bends and Laps NOT TO SCALE

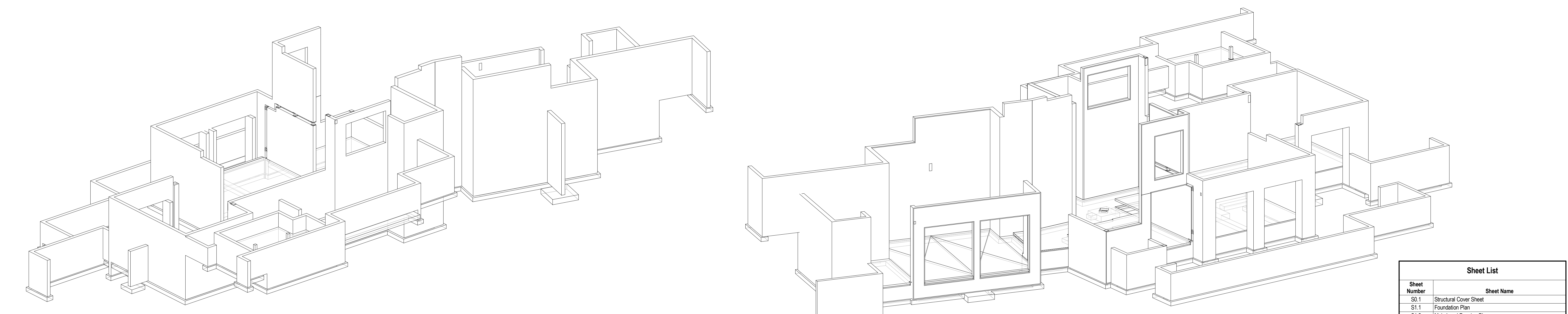
2 Typical Concrete Wall Steps and Openings NOT TO SCALE

3 Typical Beam to Column Connection NOT TO SCALE

Base Plate Schedule table and diagrams showing plate shapes (Type A, B, C, D) and installation methods.

Steel Beam to Beam Connections diagrams and table showing bolted shear plate and welded angles details.

Vertical Embed Plate Schedule table and diagram showing embedment details and schedule.



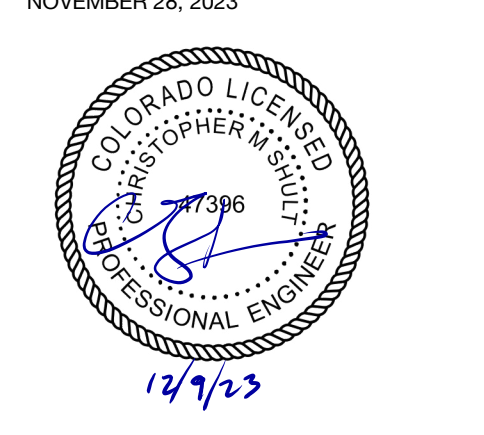
SE Foundation View FOR ILLUSTRATIVE PURPOSES ONLY

NW Foundation View FOR ILLUSTRATIVE PURPOSES ONLY

Sheet List table with columns for Sheet Number, Structural Cover Sheet, and Sheet Name.

S0.1



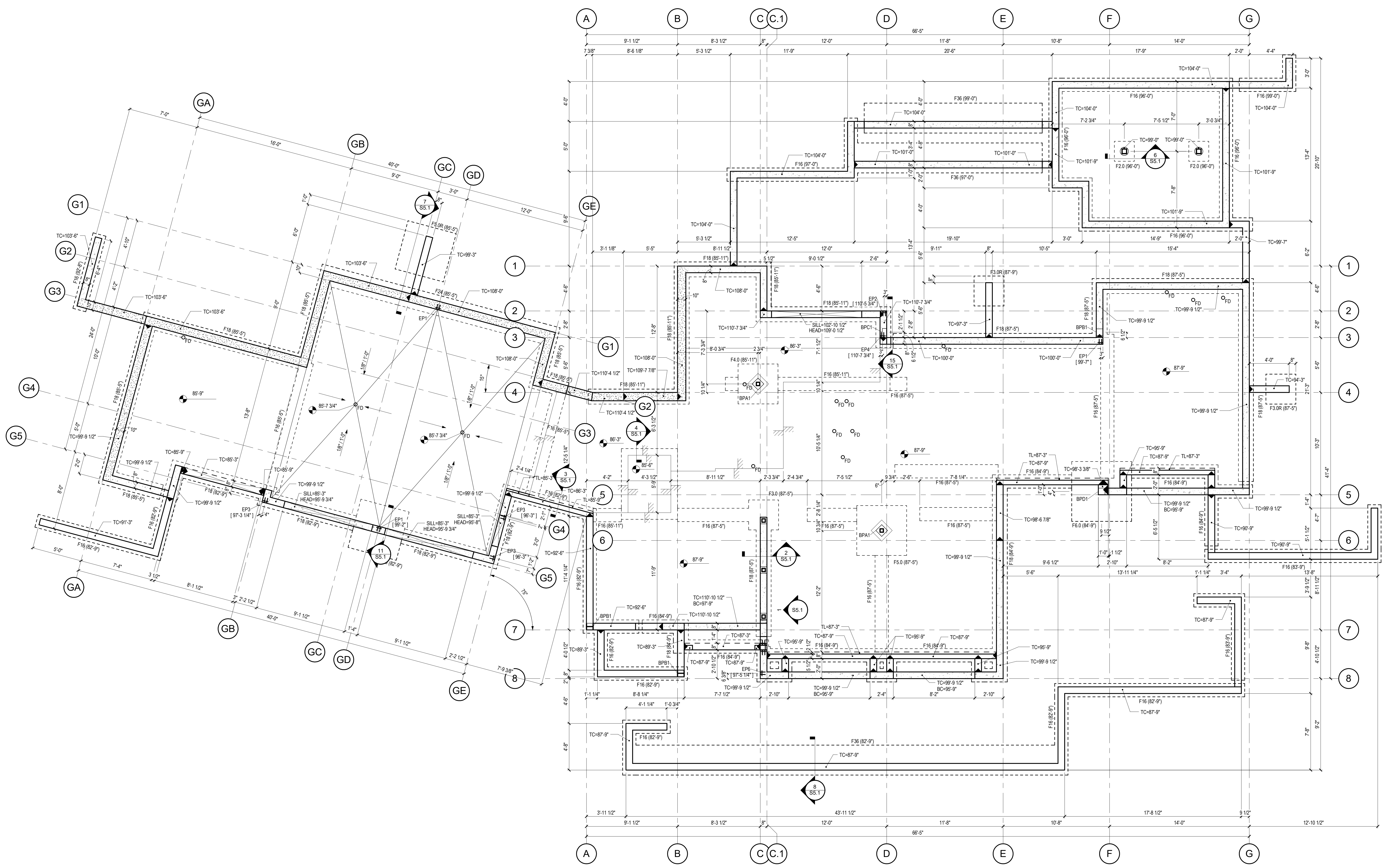


Concrete Footing Schedule				
Mark	Width	Length	Thickness	Reinforcement
F2.0	2'-0"	2'-0"	9"	(2) #5 each way
F3.0	3'-0"	3'-0"	9"	(3) #5 each way
F3.0R	3'-0"	3'-0"	9"	(3) #5 each way, top
F4.0	4'-0"	4'-0"	1'-0"	(4) #5 each way
F5.0	5'-0"	5'-0"	1'-0"	(4) #5 each way
F5.0R	5'-0"	5'-0"	1'-0"	(4) #5 each way, top
F6.0	6'-0"	6'-0"	1'-2"	(5) #5 each way
F16	1'-4"	<varies>	9"	(2) #5 continuous
F18	1'-6"	<varies>	9"	(2) #5 continuous
F24	2'-0"	<varies>	9"	(2) #5 continuous
F36	3'-0"	<varies>	9"	(3) #5 continuous, #5 @ 16" transverse

Base Plate Schedule							
Mark	Length	Width	Thickness	A	B	Installation	Anchorage
A1	10"	10"	1/2"	0"	0"	Post-Installed	(4) 5/8" Wedge Anchors
B1	8"	8"	1/2"	0"	0"	Post-Installed	(4) 5/8" Epoxy Anchors
C1	5"	5"	1/2"	0"	0"	Post-Installed	(4) 5/8" Wedge Anchors
D1	8"	8"	3/4"	0"	0"	Cast-in-Place	(4) #5 A706 Rebar

Embed Plate Schedule							
Mark	Width	Height	Thickness	Anchor Type	Number of Anchors	Anchor Spacing	
1	6"	1'-4"	1/2"	5/8"x4" HAS	3	2	3" 5"
2	6"	8"	1/2"	5/8"x4" HAS	2	1	- 4"
3	4"	6"	1/2"	5/8"x4" HAS	2	1	- 3"
4	6"	1'-4"	1/2"	#5 x 18" A706	3	2	3" 5"
5	8"	8"	1/2"	#5 x 18" A706	2	2	4" 4"
6	3"	6"	1/2"	5/8"x4" HAS	2	1	- 3"

- PLAN NOTES:**
- See S0.1 for general structural notes, complete schedules, and legends
  - See Architectural drawings for size and location of all floor, wall, and roof openings
  - Typical Concrete Wall (UNO): 6" thick concrete wall reinforced with #5 @ 12" horizontal (centered), #5 @ 16" vertical, (2) #5 top
  - 10" Concrete Wall: Reinforce with #5 @ 10" horizontal each face, #5 vertical @ 16" each face
  - FX & FX X indicate concrete footings, see schedule. All continuous footings are F16 UNO
  - Concrete Slab on Grade: 4" thick concrete slab on prepared sub-grade per soils report. Reinforce with #3 @ 18" each way centered. Sawcut or took 18" control joints @ 12'-0" max each way. Install (3) #3 x 6'-0" diagonal bars at mid-depth of slab at all re-entrant corners.



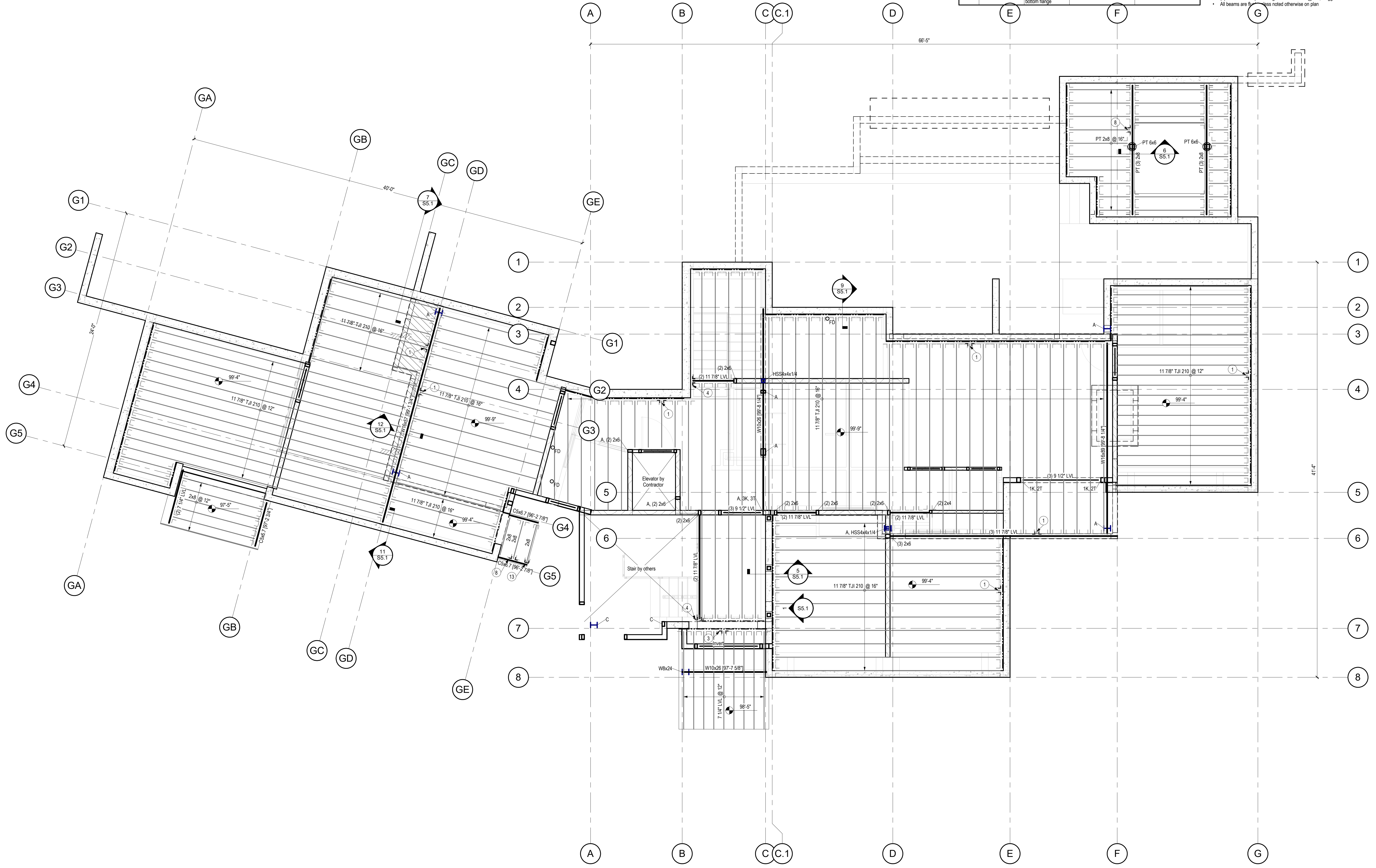
Foundation Plan  
1/4" = 1'-0"





Hanger Schedule					
Mark	Model	Type	Header Fasteners	Joint Fasteners	
1	ITS2.06/1.98	Top Flange	(6) 0.148" x 1 1/2" Nails	Strong-Grip steel	
2	ITS2.06/9.5	Top Flange	(8) 0.148" x 1 1/2" Nails	(4) 0.148" x 1 1/2" Nails	
3	HU7	Face Mount	(12) 0.148" x 3" Nails	(4) 0.148" x 1 1/2" Nails	
4	HU412 - Concrete	Face Mount	(16) 1/4" x 3/4" Titen Screws	(6) 0.148" x 3" Nails	
5	HU410	Concatenated Hanger	(4) 0.148" x 3" Nails	(5) 0.148" x 3" Nails	
6	HGUSS 50/12	Face Mount	(5) 0.148" x 3" Nails	(20) 0.148" x 3" Nails	
7	HHRJ412	Face Mount	(30) 0.162" x 3" Nails	(10) 0.162" x 3" Nails	
8	LUS282	Face Mount	(6) 0.148" x 3" Nails	(3) 0.148" x 3" Nails	
9	LUS210	Face Mount	(8) 0.148" x 3" Nails	(4) 0.148" x 3" Nails	
10	SSJ210/LZ	Face Mount	(6) 0.148" x 3" Nails	(5) 0.148" x 3" Nails	
11	MIT11.98	Top Flange	(4) 0.148" x 3" Nails	(2) 0.148" x 3" Nails	
12	MIT411.68	Top Flange	(4) 0.148" x 3" Nails	(4) 0.148" x 3" Nails	
13	L70	Concatenated Hanger	(4) 0.148" x 1 1/2" Nails	(4) 0.148" x 1 1/2" Nails	
14	L90	Concatenated Hanger	(5) 0.148" x 1 1/2" Nails	(5) 0.148" x 1 1/2" Nails	
15	Toenails	Nailed Connection	(8) 0.148" x 3" Toenails		
16	Bearing	Nail and bear on bottom flange			

- PLAN NOTES:
- See S0.1 for general structural notes, complete schedules, and legends
  - See Architectural drawings for size and location of all floor, wall, and roof openings
  - Exterior Framed Walls (UNQ): 2x6 studs @ 16" sheathed with 7/16" CDX plywood or OSB, APA 2415 on exterior face. Nail wall sheathing with 8d gun nails (0.1125" x 2.315") @ 4" at panel edges and boundaries and @ 12" in field of panel. Block and nail all edges between studs.
  - Wall Opening Construction (UNQ): 2x6 @ 16" sheathed with 1/2" gypsum wallboard on each face. Attach with #6x1 1/4" drywall screws @ 8" along panel edges and @ 12" in field of panel.
  - Interior Bearing Wall Construction (UNQ): 2x6 @ 16" sheathed with 1/2" gypsum wallboard on each face. Attach with #6x1 1/4" drywall screws @ 8" along panel edges and @ 12" in field of panel.
  - Floor Construction (UNQ): 3" concrete topping over 3/4" Sturd-Floor APA rated 24 oc tongue & groove sheathing, over wood joists with 1 1/4" LSL, rim, see plan. Glue and fasten sheathing to joists, rns, flush beams, and ledgers with 8d gun nails (0.1125" x 2.315") @ 4" along panel edges and @ 8" along intermediate framing members. Lay panels perpendicular to framing members and stagger panel joints.
  - Deck Construction (UNQ): Concrete pavers or decking over waterproof membrane per Arch on tapered insulation over 3/4" Sturd-Floor APA rated 24 oc tongue & groove sheathing, over wood joists with 1 1/4" LSL, rim, see plan. Glue and fasten sheathing to joists, rns, flush beams, and ledgers with 8d gun nails (0.1125" x 2.315") @ 4" along panel edges and @ 8" along intermediate framing members. Lay panels perpendicular to framing members and stagger panel joints.
  - Face Mount Hangers at Flush Steel Beams (UNQ): Pack out web with 2x and plywood/OSB light to top and bottom flanges as required (min 2'-0") for face mount hangers, secure with minimum (4) 0.148" drive pins and glue or 1/2" @ 32", staggered.
  - All beams are 9' unless noted otherwise on plan.



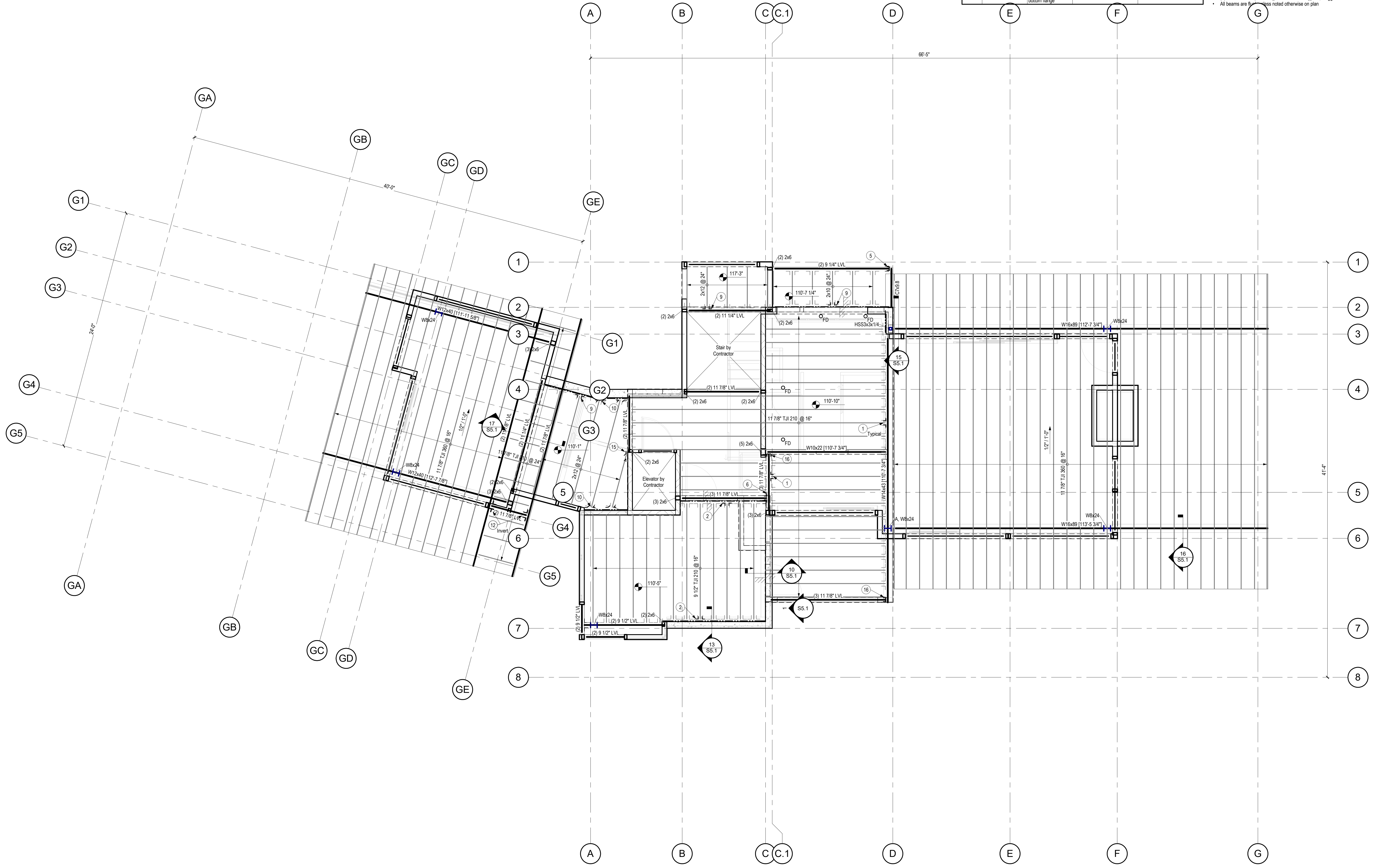
North  
Main Floor Framing Plan  
1/4" = 1'-0"



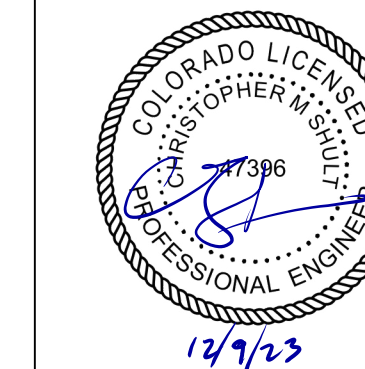


Hanger Schedule				
Mark	Model	Type	Header Fasteners	Joist Fasteners
1	ITS2.06/11.88	Top Flange	(6) 0.148" x 1 1/2" Nails	Strong-Grip seal
2	ITS2.06/9.5	Top Flange	(8) 0.148" x 1 1/2" Nails	(4) 0.148" x 1 1/2" Nails
3	HU7	Face Mount	(12) 0.148" x 3" Nails	(4) 0.148" x 1 1/2" Nails
4	HU412 - Concrete	Face Mount	(15) 1/4" x 3/4" Titen Screws	(6) 0.148" x 3" Nails
5	HUC410	Concealed Hanger	(14) 0.148" x 3" Nails	(6) 0.148" x 3" Nails
6	HGUS5.50/12	Face Mount	(50) 0.148" x 3" Nails	(20) 0.148" x 3" Nails
7	HHUS412	Face Mount	(30) 0.148" x 3" Nails	(10) 0.162" x 3" Nails
8	LUUS282	Face Mount	(6) 0.148" x 3" Nails	(3) 0.148" x 3" Nails
9	LUS210	Face Mount	(8) 0.148" x 3" Nails	(4) 0.148" x 3" Nails
10	LSS3210/2	Face Mount	(6) 0.148" x 3" Nails	(6) 0.148" x 3" Nails
11	MT11.88	Top Flange	(4) 0.148" x 3" Nails	(2) 0.148" x 3" Nails
12	MT411.88	Top Flange	(4) 0.148" x 3" Nails	(4) 0.148" x 3" Nails
13	L70	Concealed Hanger	(4) 0.148" x 1 1/2" Nails	(4) 0.148" x 1 1/2" Nails
14	L90	Concealed Hanger	(5) 0.148" x 1 1/2" Nails	(5) 0.148" x 1 1/2" Nails
15	Toenails	Nailed Connection	(8) 0.148" x 3" Toenails	
16	Bearing	Notch and bear on bottom flange		

- PLAN NOTES:**
- See S0.1 for general structural notes, complete schedules, and legends
  - See Architectural drawings for size and location of all floor, wall, and roof openings
  - Exterior Framed Walls (LNO): 2x6 studs @ 16" sheathed with 7/16" CDX plywood or OSB, APA 2415 on exterior face. Nail wall sheathing with 6d gun nails @ 11" x 2 3/8" @ 4" at panel edges and boundaries and @ 12" in field of panel. Block and nail all edges between studs.
  - Wall Opening Construction (LNO): (2) 2x6 header with minimum (1) 2x6 trimmer and (1) 2x6 king stud each end.
  - All headers are dropped unless noted otherwise on plan
  - Interior Bearing Wall Construction (LNO): 2x6 @ 16" sheathed with 1/2" gypsum wallboard on each face. Attach with #6x1 1/4" drywall screws @ 8" along panel edges and @ 12" in field of panel.
  - Floor Construction (LNO): 3" concrete topping over 3/4" Sturd-Floor APA rated 24 cc tongue & groove sheathing, over wood joists with 1 1/4" LSJ, cm, see plan. Glue and fasten sheathing to joists, rims, flush beams, and ledgers with 6d gun nails @ 11" x 2 3/8" @ 4" along panel edges and @ 8" along intermediate framing members. Lay panels perpendicular to framing members and stagger panel joints.
  - Deck Construction (LNO): Concrete pavers or decking over waterproof membrane per Arch on tapered insulation over 3/4" Sturd-Floor APA rated 24 cc tongue & groove sheathing, over wood joists with 1 1/4" LSJ, cm, see plan. Glue and fasten sheathing to joists, rims, flush beams, and ledgers with 6d gun nails @ 11" x 2 3/8" @ 4" along panel edges and @ 8" along intermediate framing members. Lay panels perpendicular to framing members and stagger panel joints.
  - Face Mount Hangers at Flush Steel Beams (LNO): Pack out web with 2x and plywood/OSB light to top and bottom flanges as required (min 2'-0") for face mount hangers, secure with minimum (4) 0.148" drive pins and glue or 1/2" @ 32", staggered.
  - All beams are 9" unless noted otherwise on plan



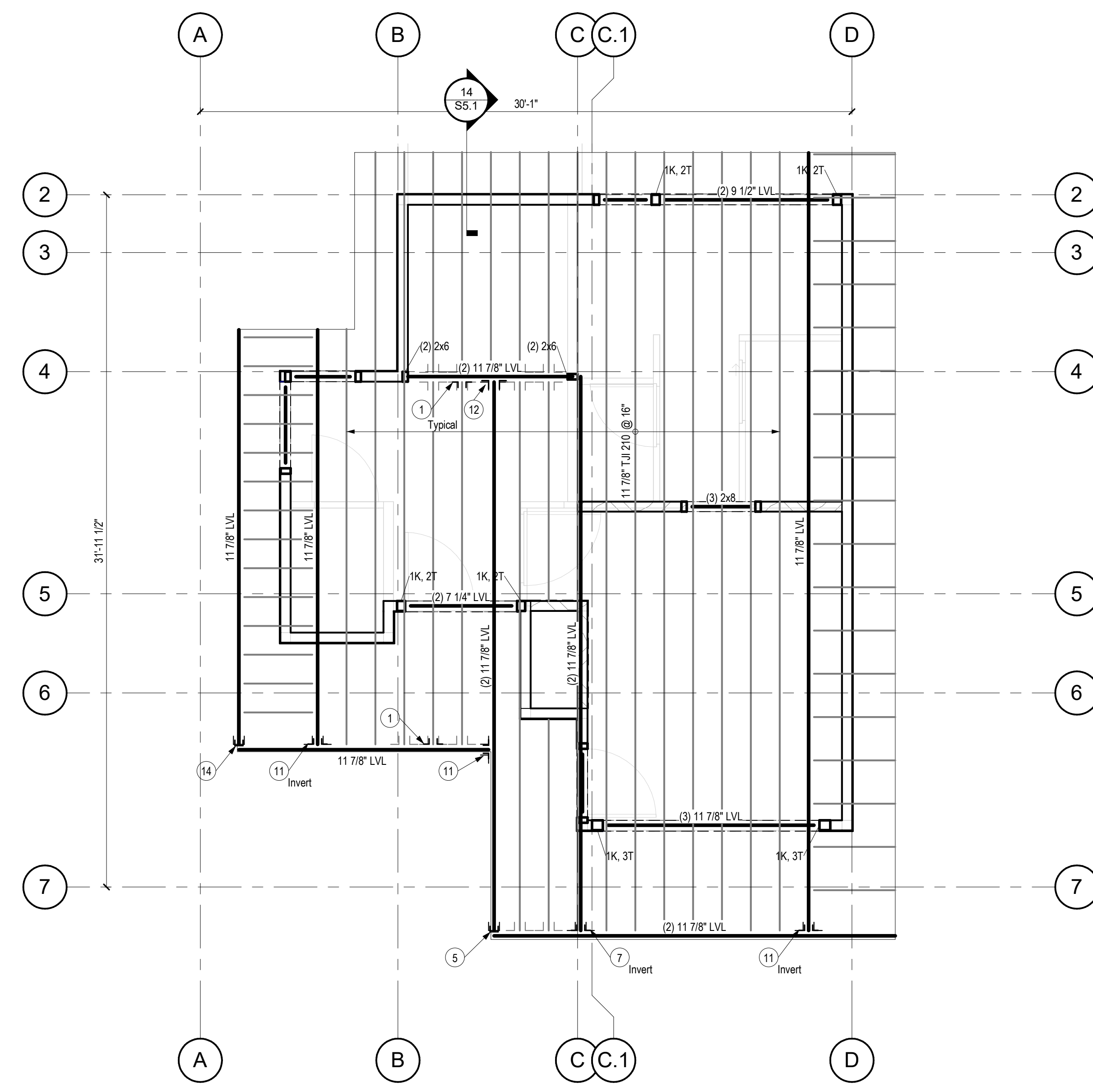
Upper Floor Framing Plan  
1/4" = 1'-0"  
North



Hanger Schedule				
Mark	Model	Type	Header Fasteners	Joist Fasteners
1	ITS2.0611.88	Top Flange	(6) 0.148" x 1 1/2" Nails	Strong-Grip seal
2	ITS2.069.5	Top Flange	(8) 0.148" x 1 1/2" Nails	(4) 0.148" x 1 1/2" Nails
3	HU7	Face Mount	(12) 0.148" x 3" Nails	(4) 0.148" x 1 1/2" Nails
4	HU412 - Concrete	Face Mount	(16) 1/4"x3/16" 3/4" Titen Screws	(6) 0.148" x 3" Nails
5	HUC410	Concealed Hanger	(14) 0.148" x 3" Nails	(6) 0.148" x 3" Nails
6	HGUS5.5012	Face Mount	(56) 0.148" x 3" Nails	(20) 0.148" x 3" Nails
7	HRUS412	Face Mount	(30) 0.148" x 3" Nails	(10) 0.148" x 3" Nails
8	LUS282	Face Mount	(6) 0.148" x 3" Nails	(3) 0.148" x 3" Nails
9	LUS210	Face Mount	(8) 0.148" x 3" Nails	(4) 0.148" x 3" Nails
10	LSS3218LZ	Face Mount	(6) 0.148" x 3" Nails	(6) 0.148" x 3" Nails
11	MIT11.88	Top Flange	(4) 0.148" x 3" Nails	(2) 0.148" x 3" Nails
12	MIT411.88	Top Flange	(4) 0.148" x 3" Nails	(4) 0.148" x 3" Nails
13	L70	Concealed Hanger	(4) 0.148" x 1 1/2" Nails	(4) 0.148" x 1 1/2" Nails
14	L90	Concealed Hanger	(5) 0.148" x 1 1/2" Nails	(5) 0.148" x 1 1/2" Nails
15	Toenails	Nailed Connection	(8) 0.148" x 3" Toenails	
16	Bearing	Notch and bear on bottom flange		

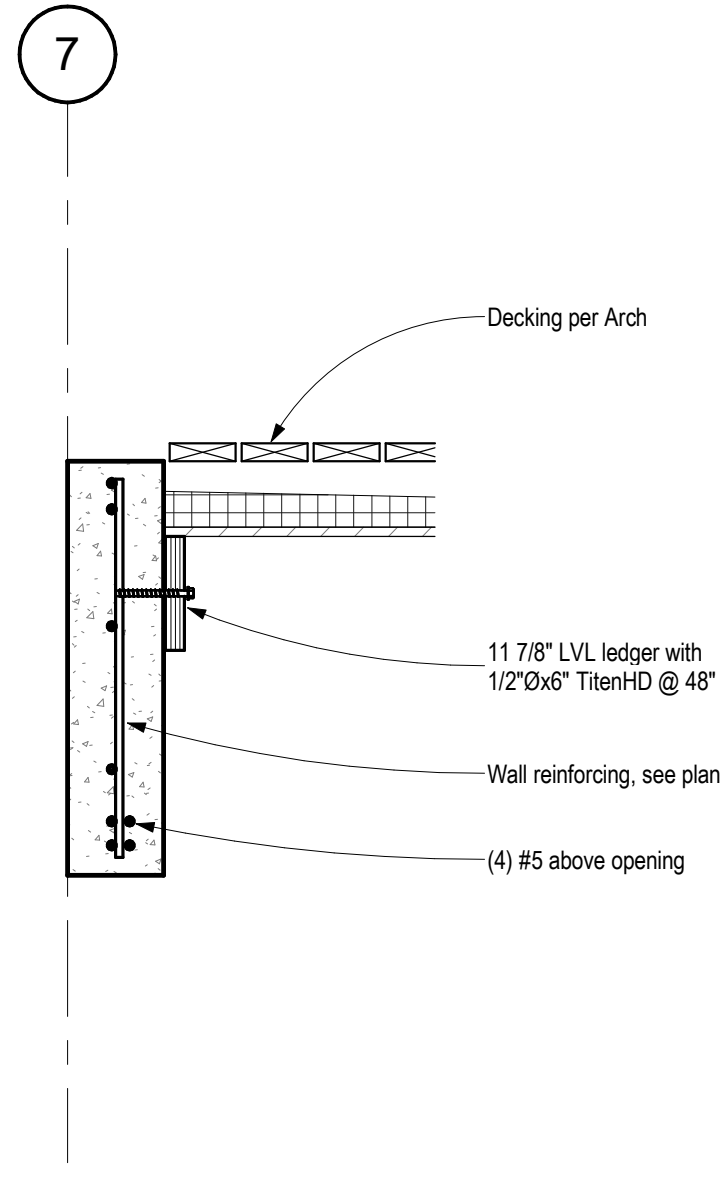
PLAN NOTES:

- See S0.1 for general structural notes, complete schedules, and legends
- See Architectural drawings for size and location of all floor, wall, and roof openings
- Exterior Framed Walls (UNQ): 2x6 studs @ 16" sheathed with 7/16" CDX plywood or OSB, APA 2415 on exterior face. Nail wall sheathing with 6d pan nails (0.113" x 2 3/8") @ 4" at panel edges and boundaries and @ 12" in field of panel. Block and nail all edges between studs.
- Wall Opening Construction (UNQ): (2) 2x8 header with minimum (1) 2x6 trimmer and (1) 2x6 king stud each end.
- All headers are dropped unless noted otherwise on plan.
- Interior Bearing Wall Construction (UNQ): 2x6 @ 16" sheathed with 1/2" gypsum wallboard on each face. Attach with #6x1 1/4" drywall screws @ 8" along panel edges and @ 12" in field of panel.
- Roof Construction (UNQ): 2x12 @ 24" rafters with 5/8" nominal APA 4020 rated sheathing, see plan. Fasten sheathing to rafters, sills, flush beams, and ledgers with 0.113" x 2 3/8" nails @ 4" along panel edges and @ 8" along intermediate framing members. Lay panels perpendicular to framing members and stagger panel joints.
- Butter Tie Down (UNQ): H2.5e clip at bearing at each rafter. Install (2) clips within 6'-0" of corners.

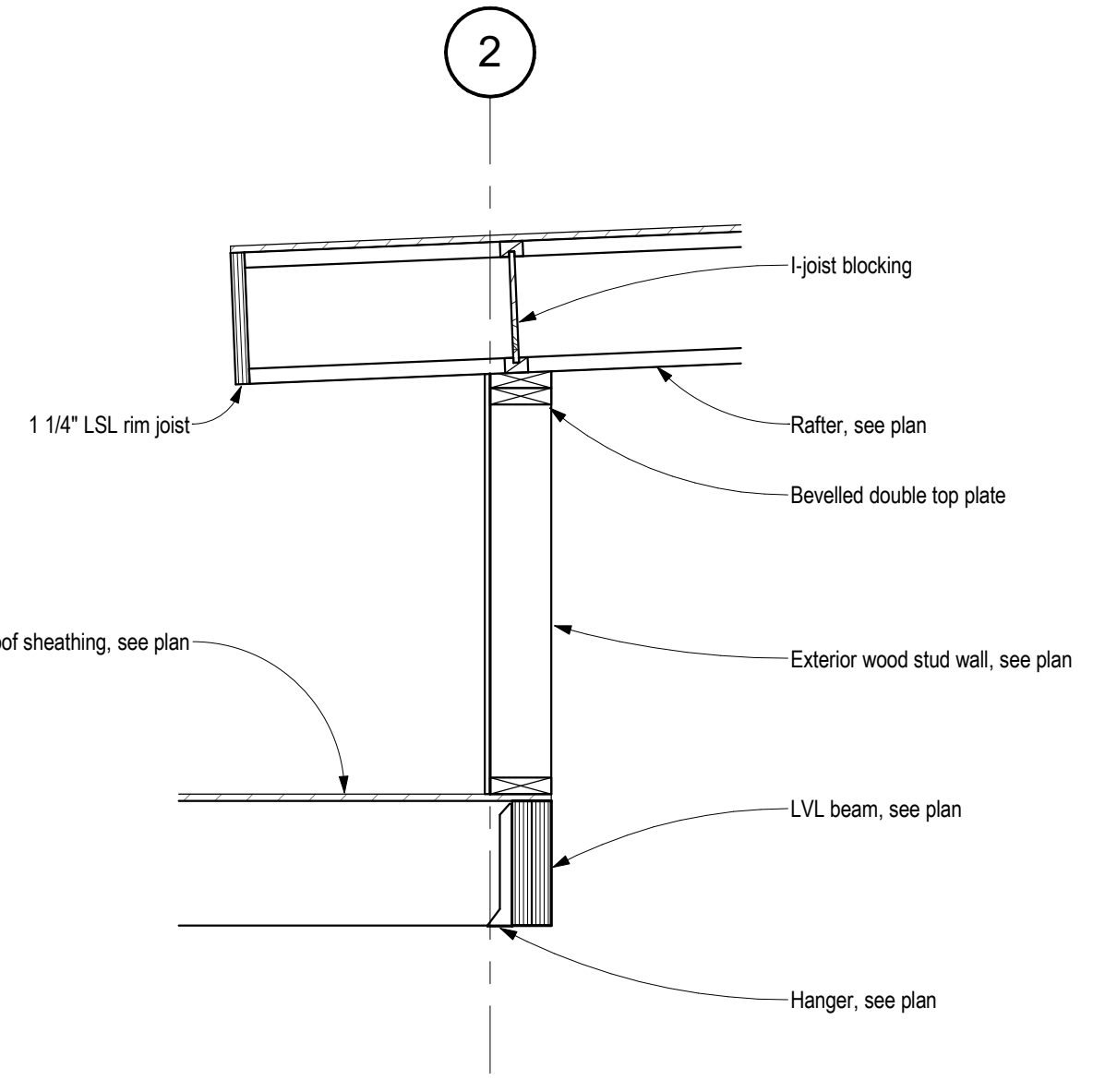


Roof Framing Plan  
1/4" = 1'-0"  
North

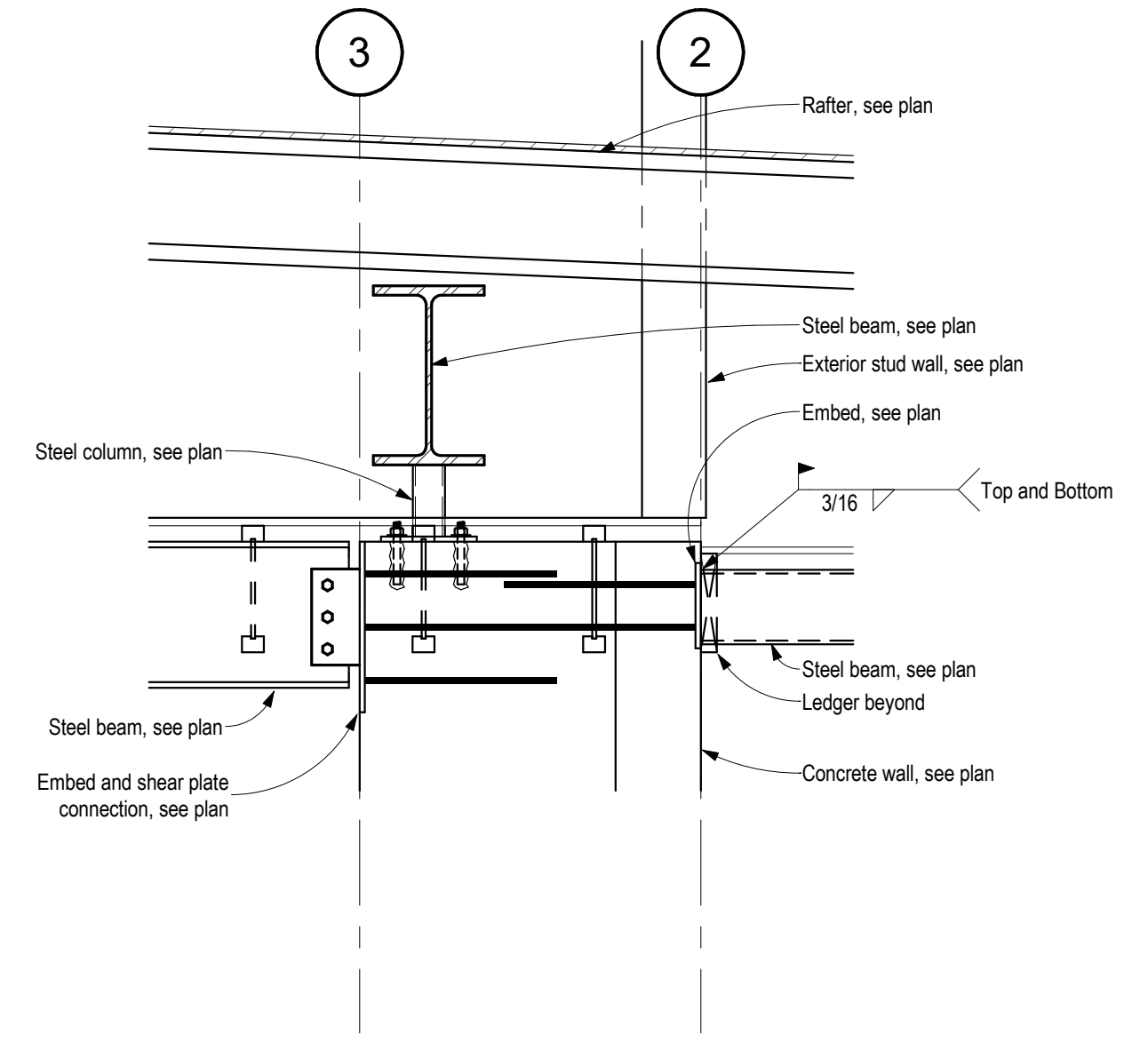




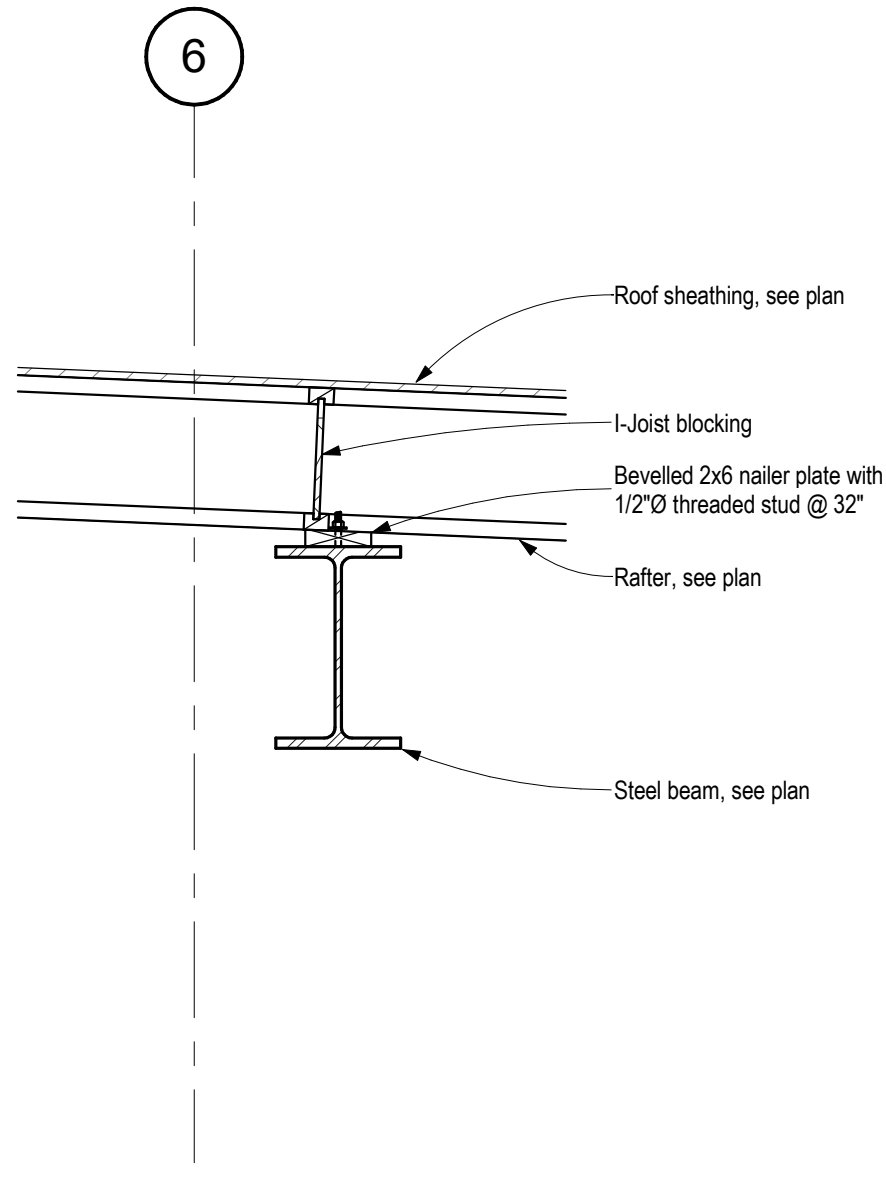
13 Detail  
3/4" = 1'-0"



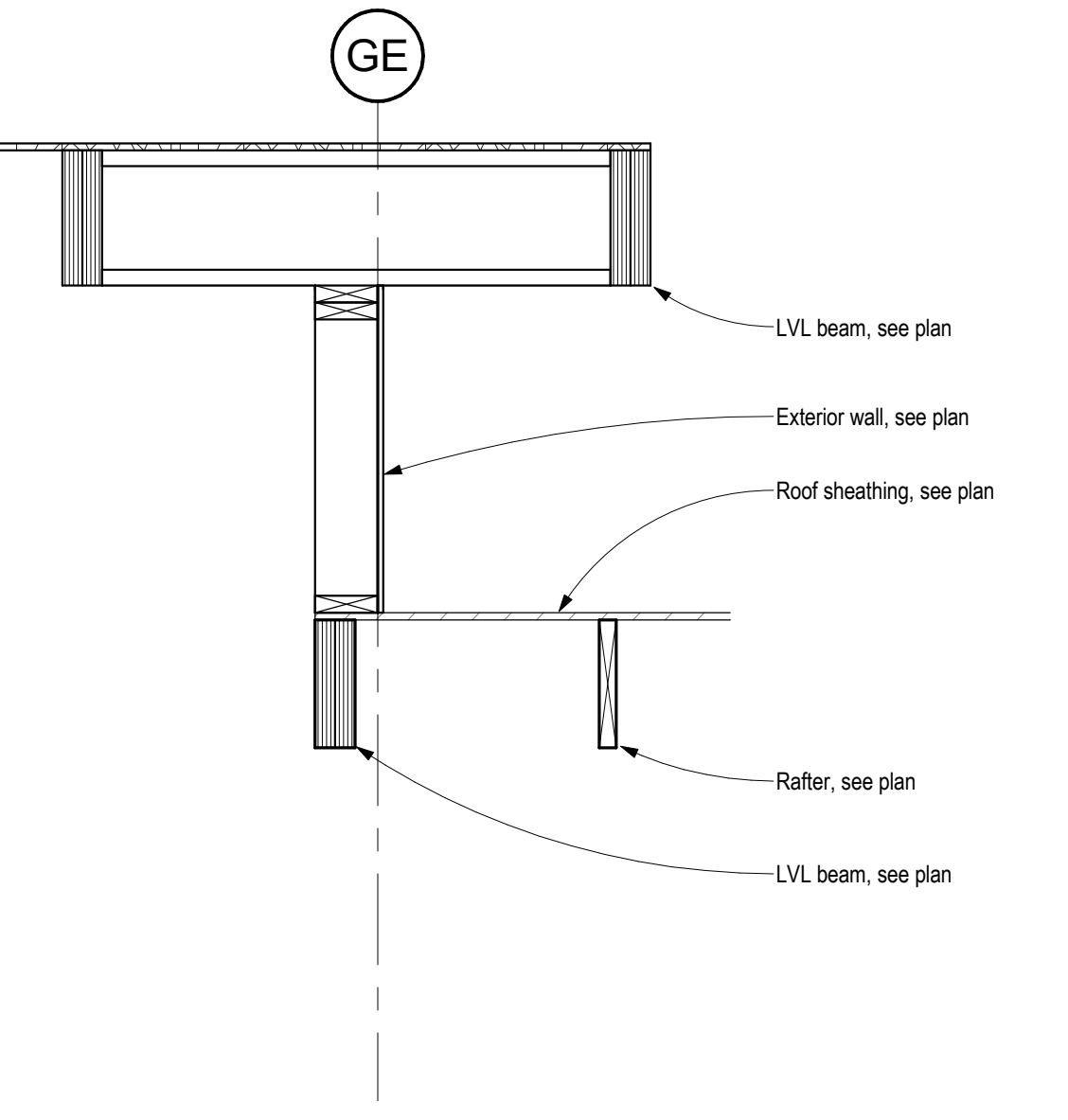
14 Detail  
3/4" = 1'-0"



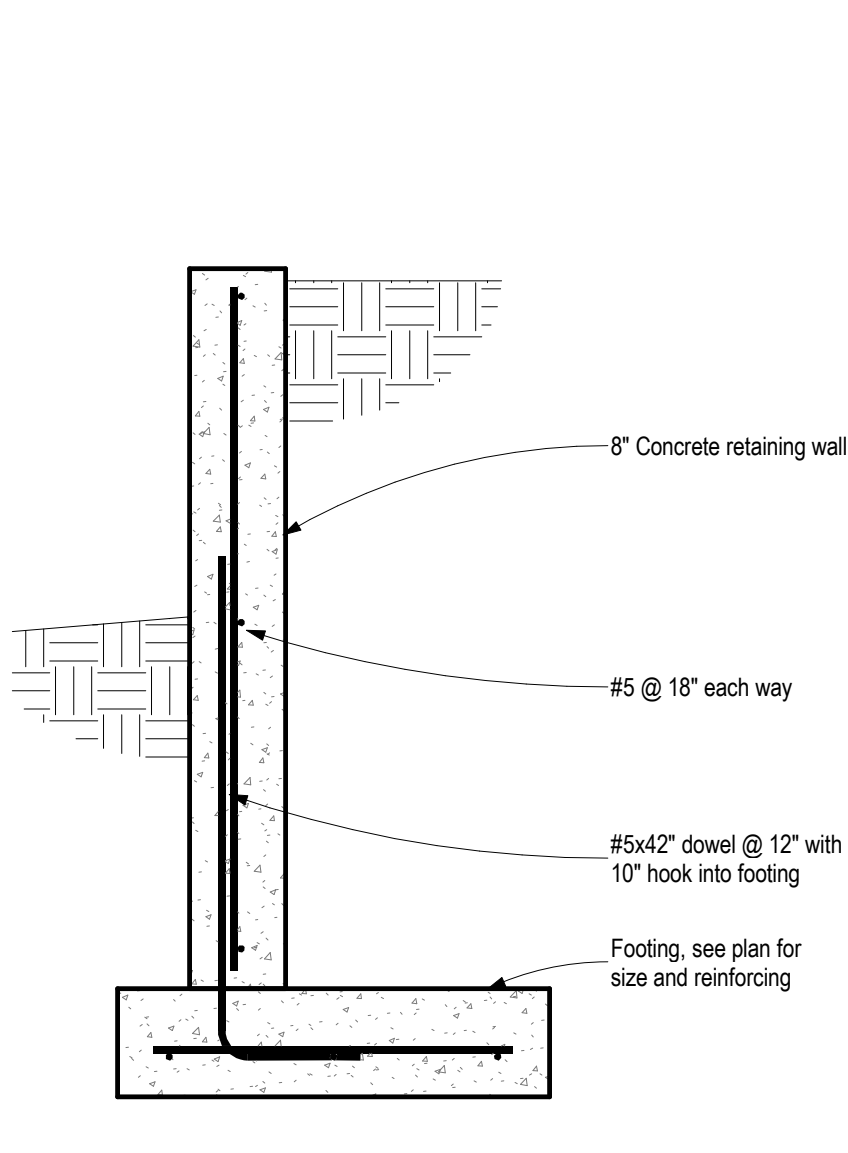
15 Detail  
3/4" = 1'-0"



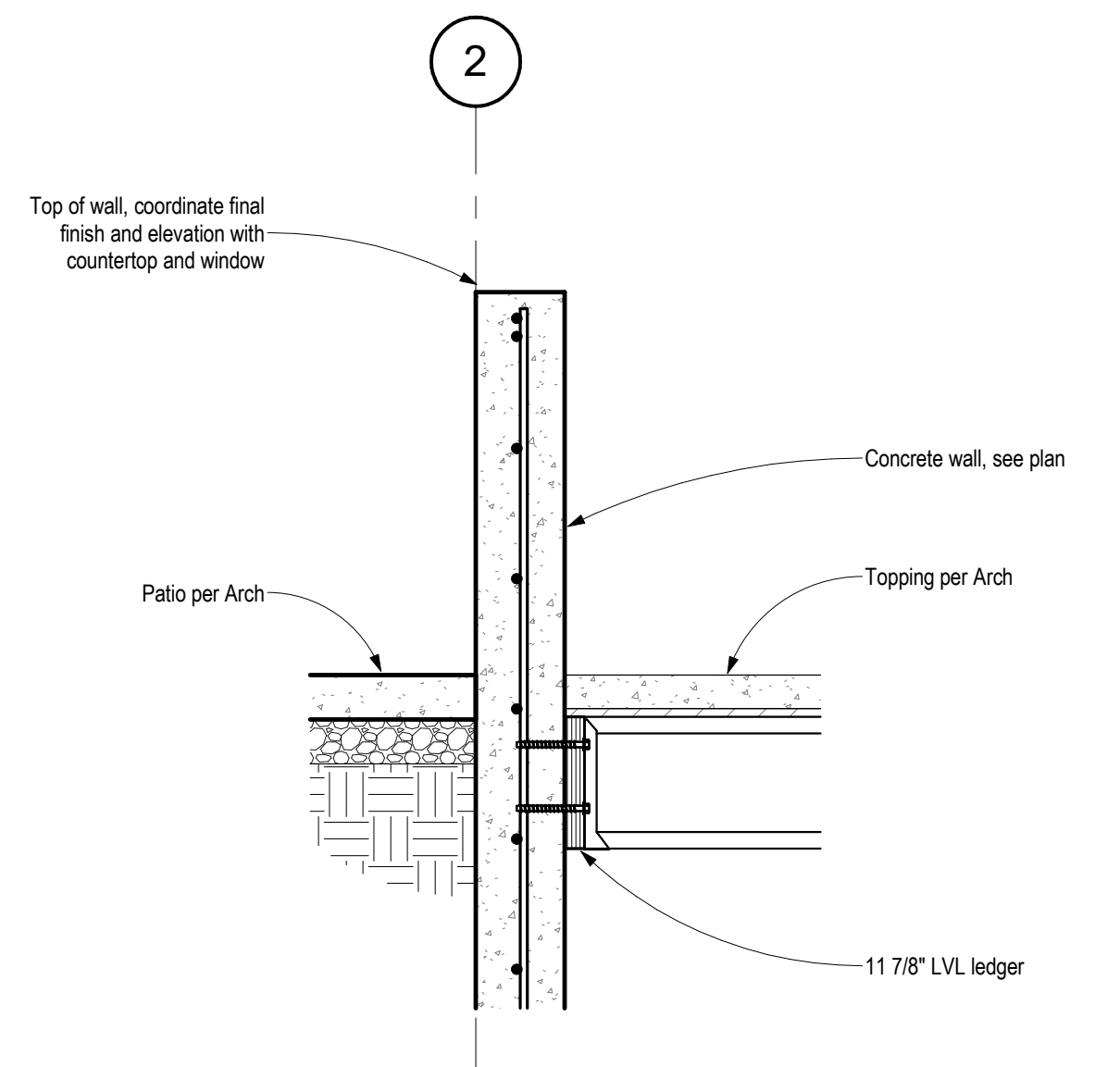
16 Detail  
3/4" = 1'-0"



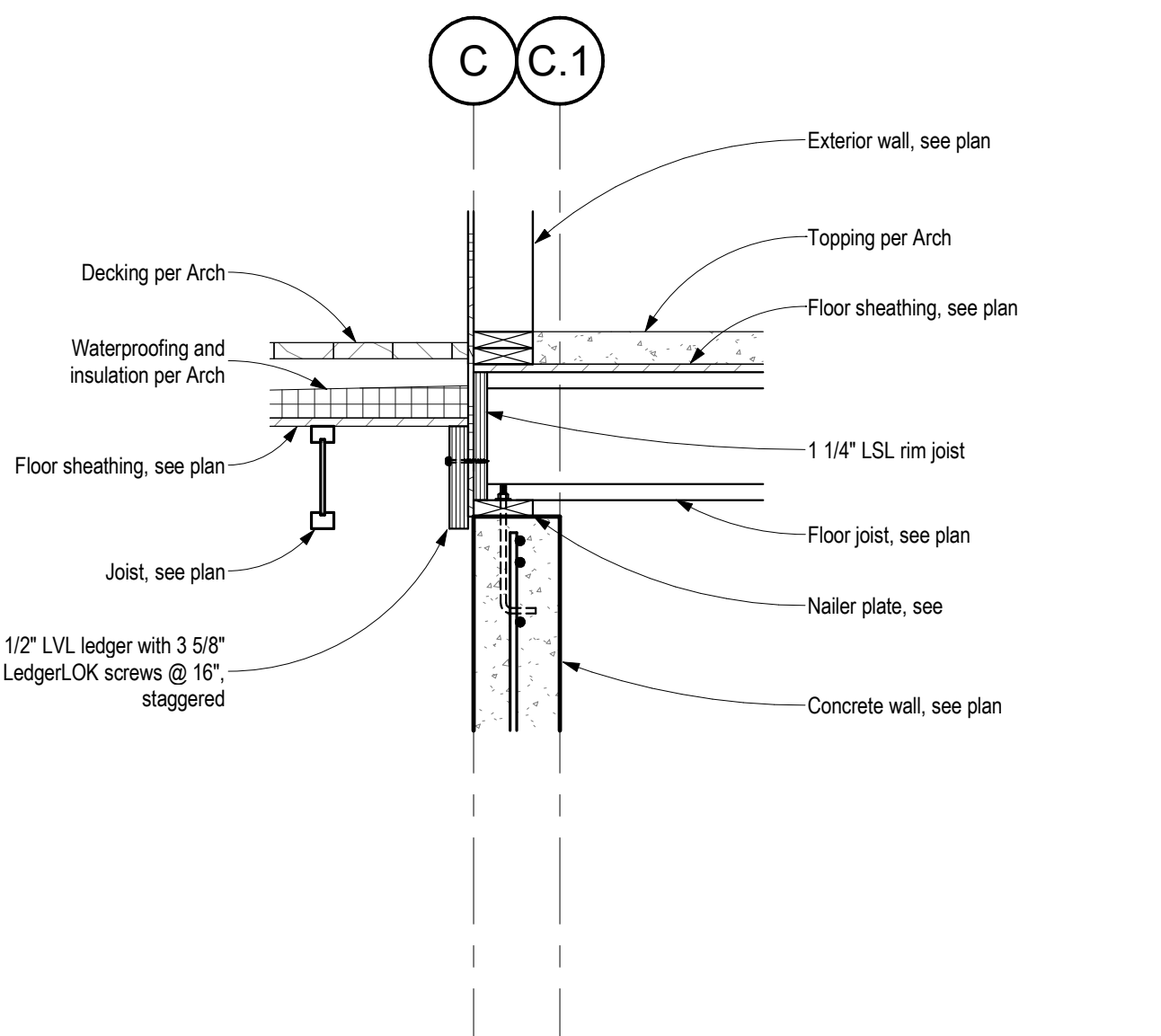
17 Detail  
3/4" = 1'-0"



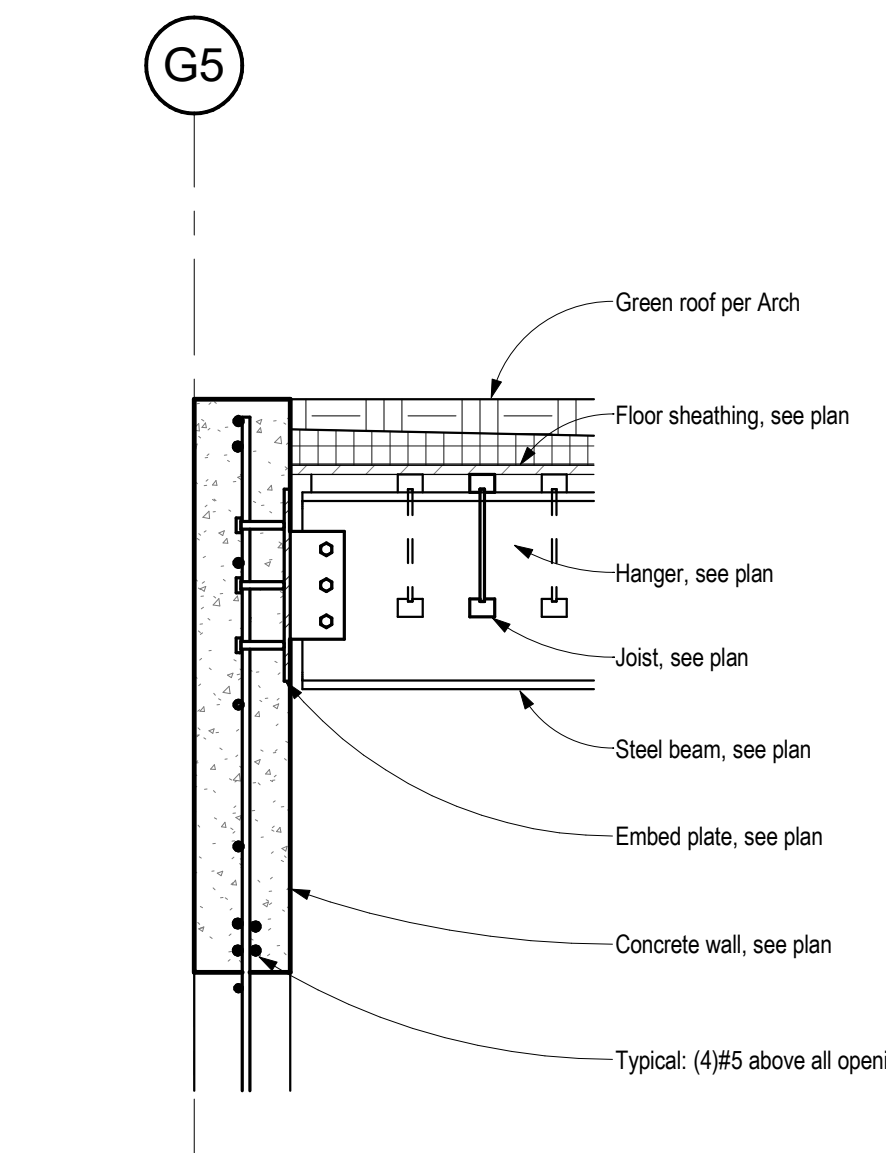
8 Detail  
3/4" = 1'-0"



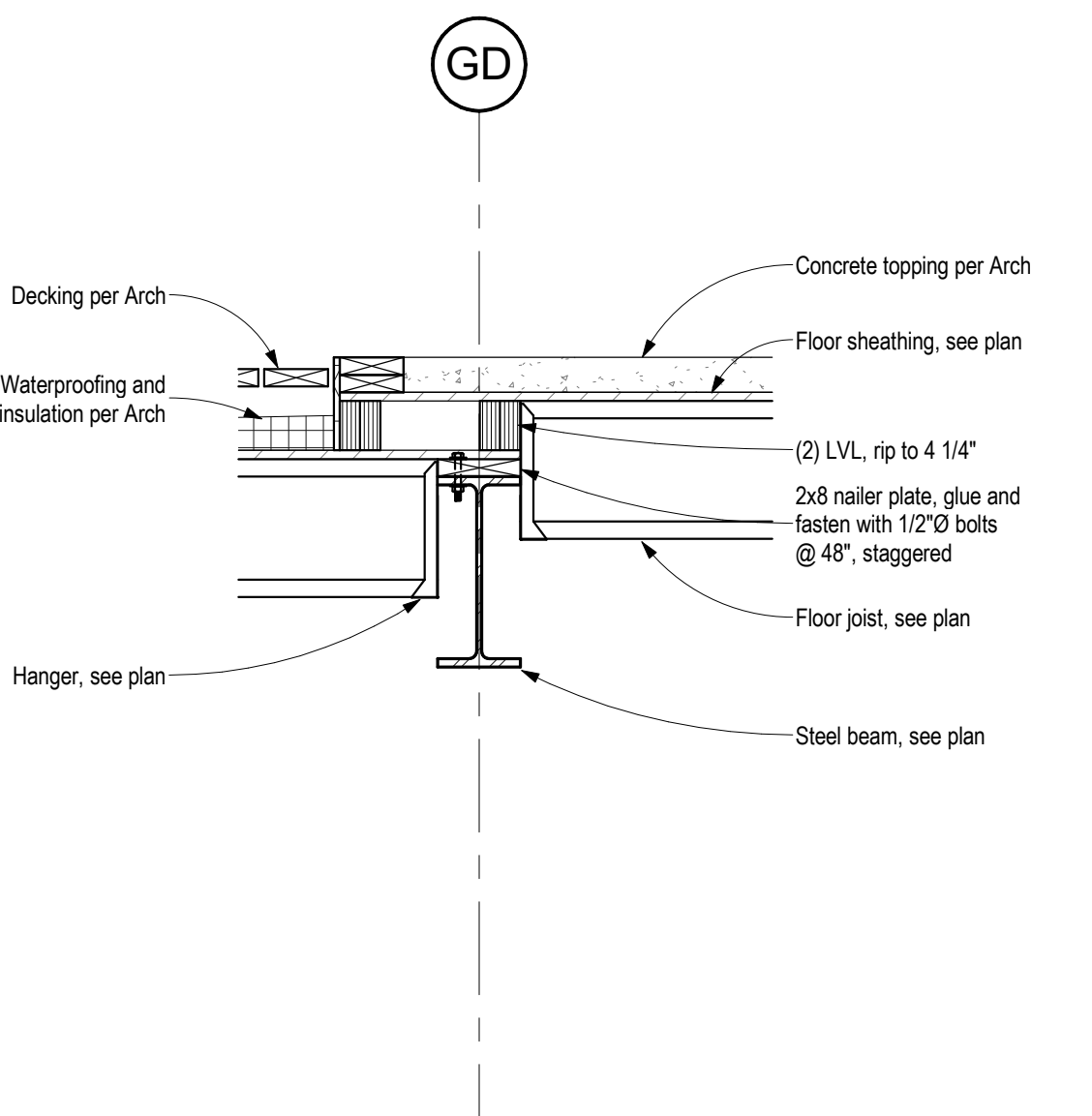
9 Detail  
3/4" = 1'-0"



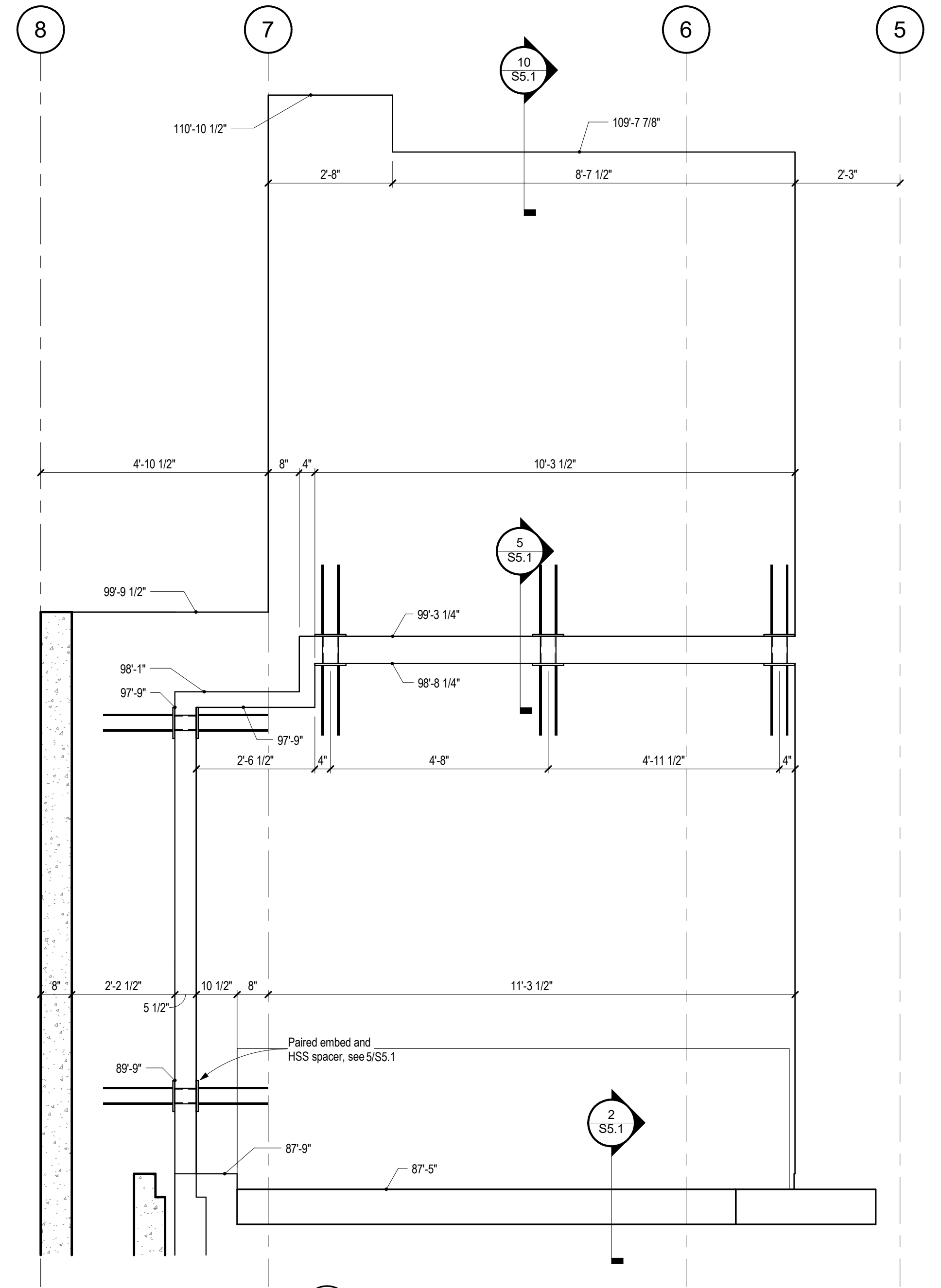
10 Detail  
3/4" = 1'-0"



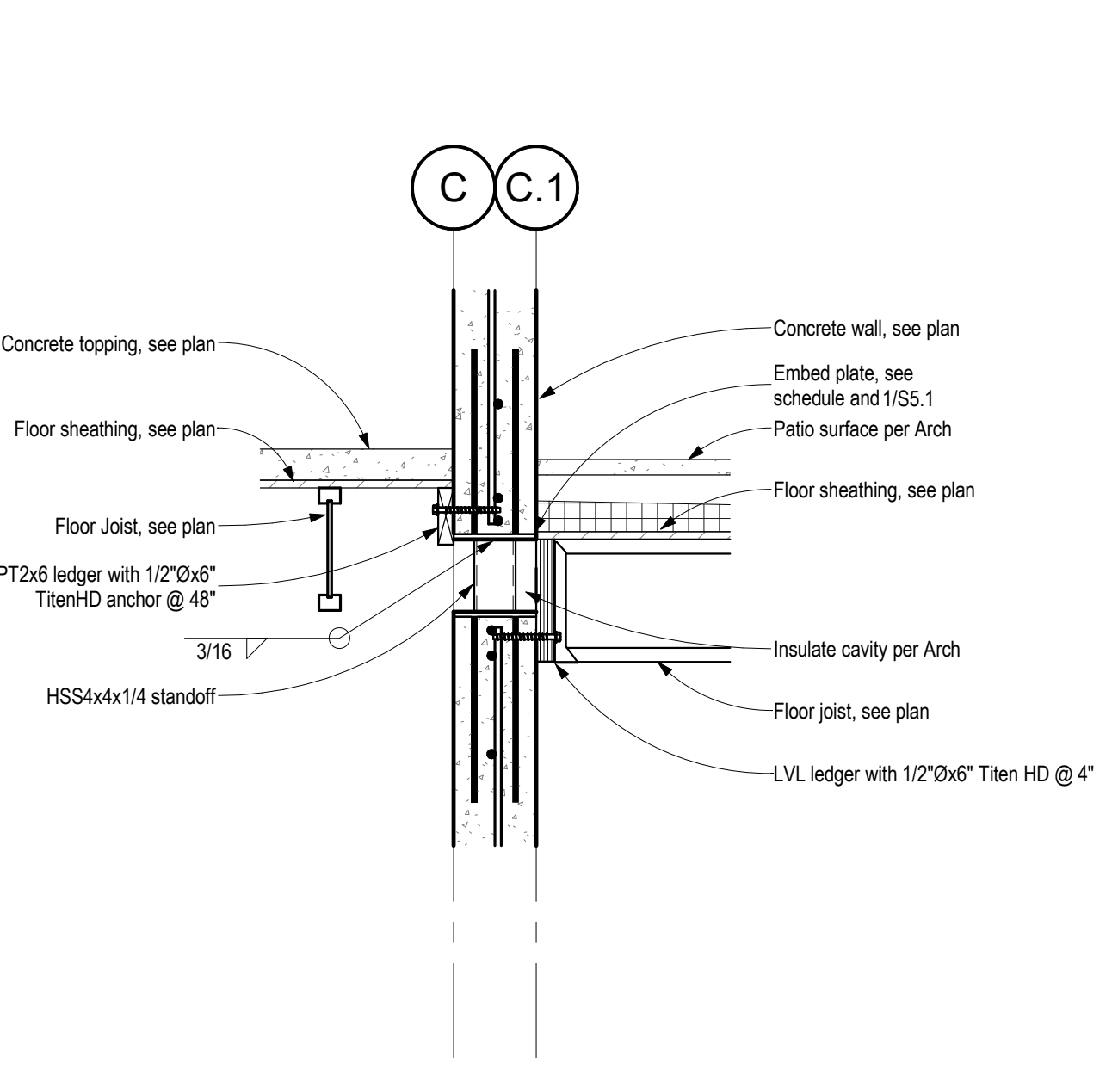
11 Detail  
3/4" = 1'-0"



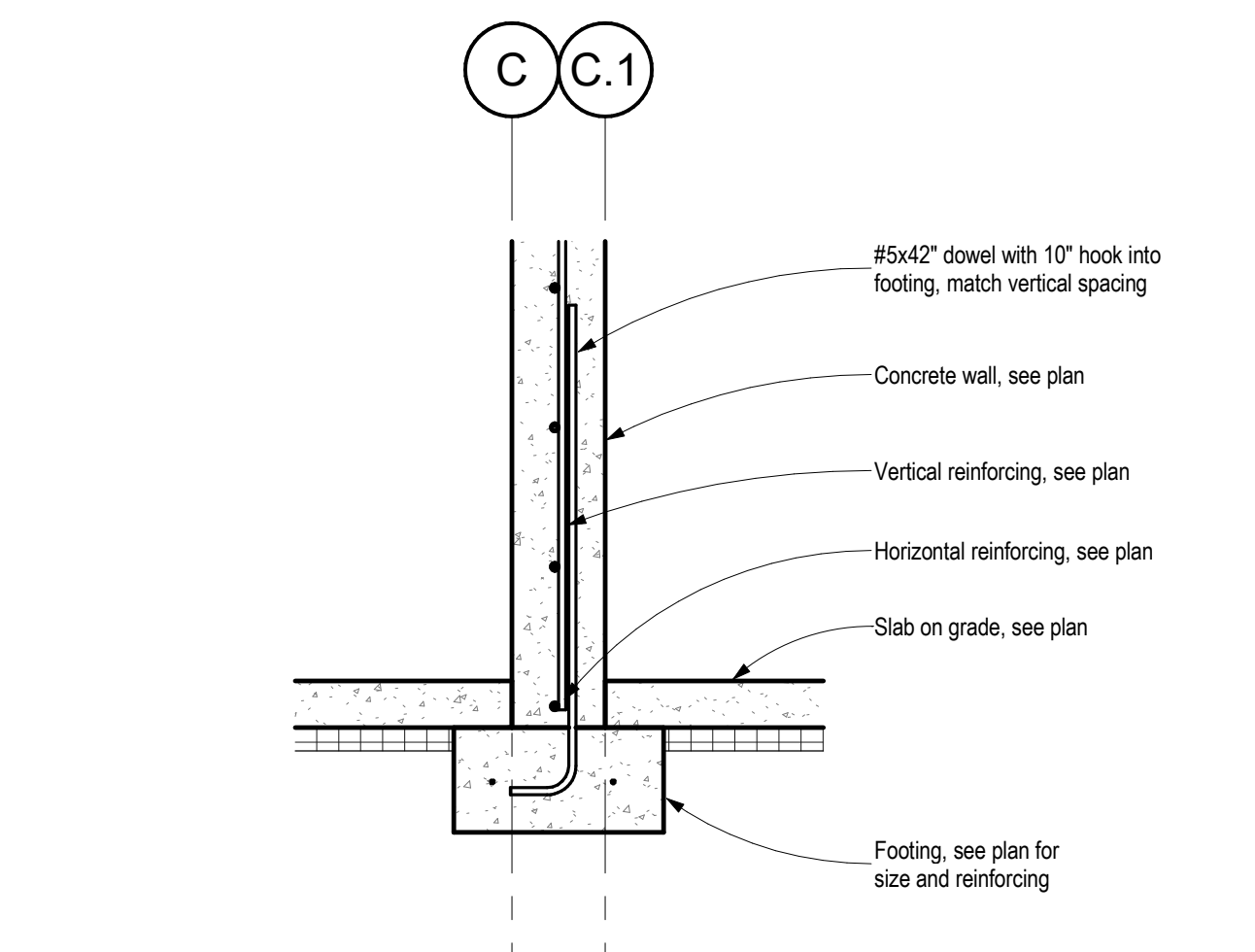
12 Detail  
3/4" = 1'-0"



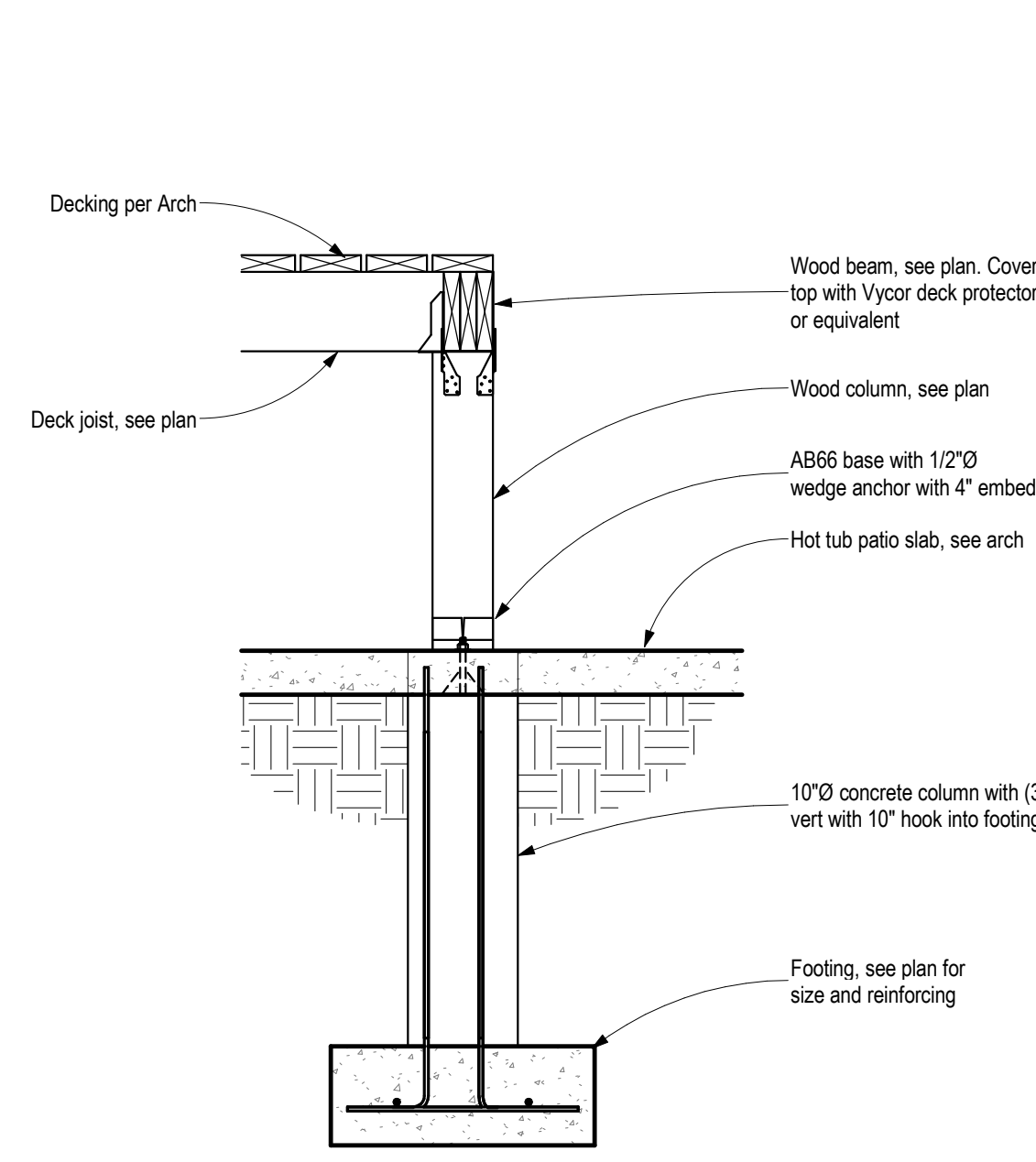
1 Grid C Wall Elevation  
1/2" = 1'-0"



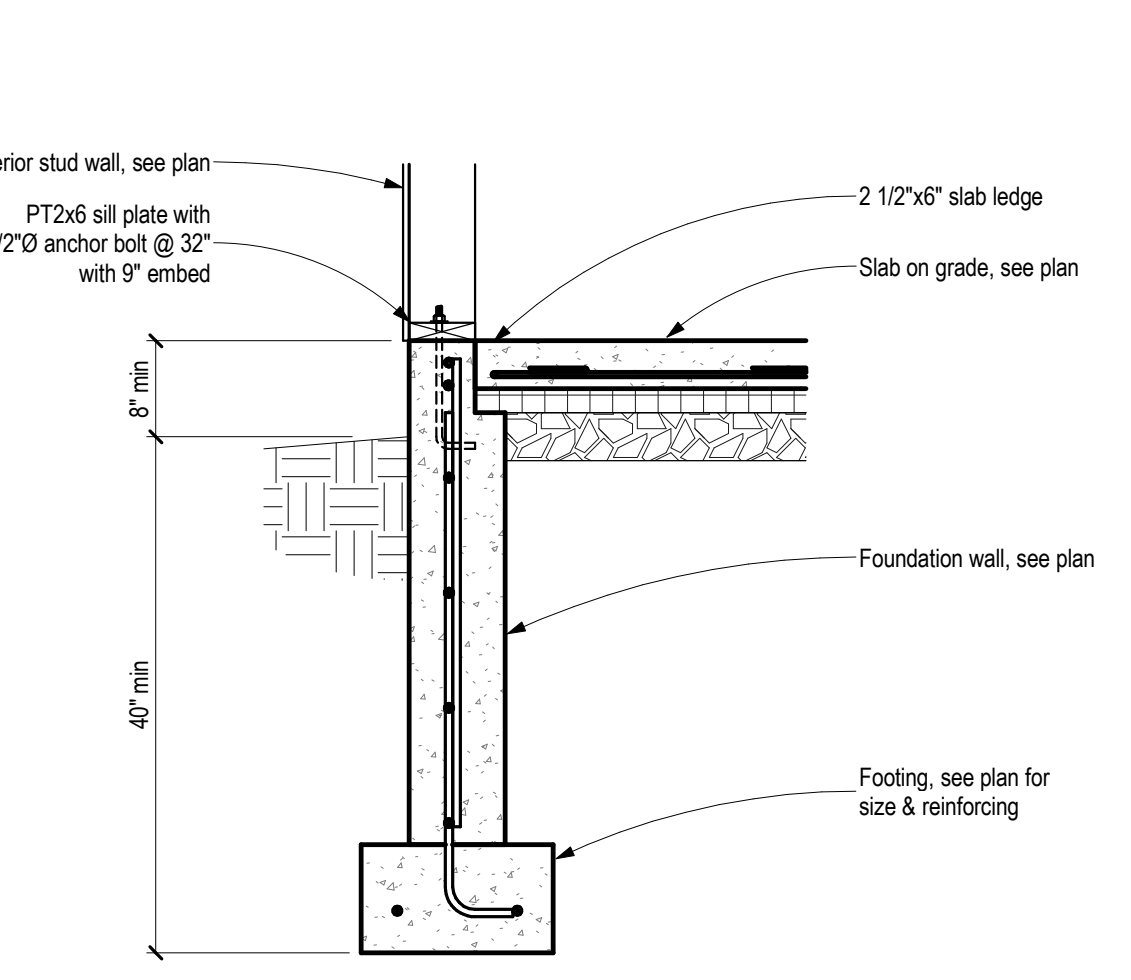
5 Detail  
3/4" = 1'-0"



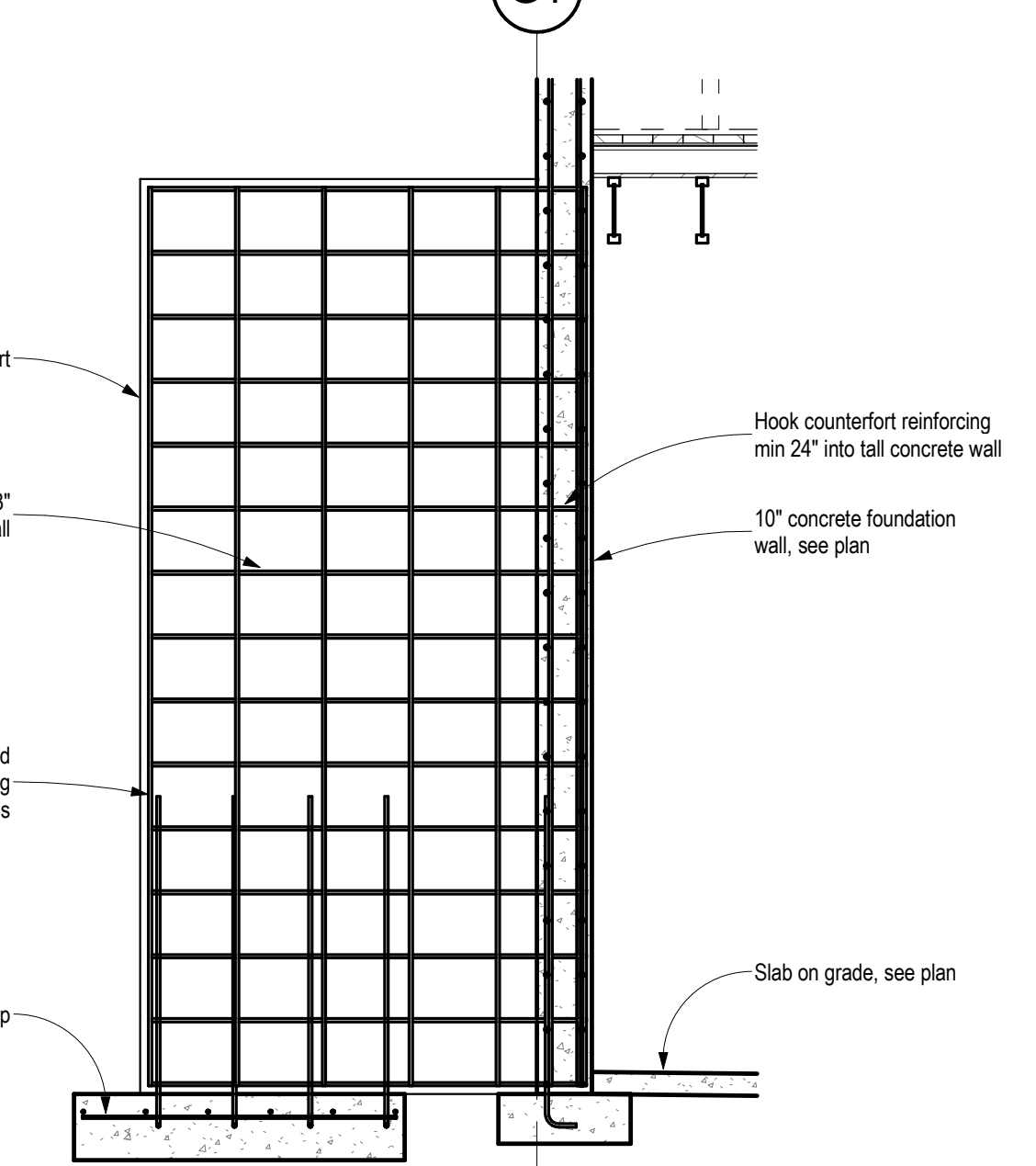
2 Detail  
3/4" = 1'-0"



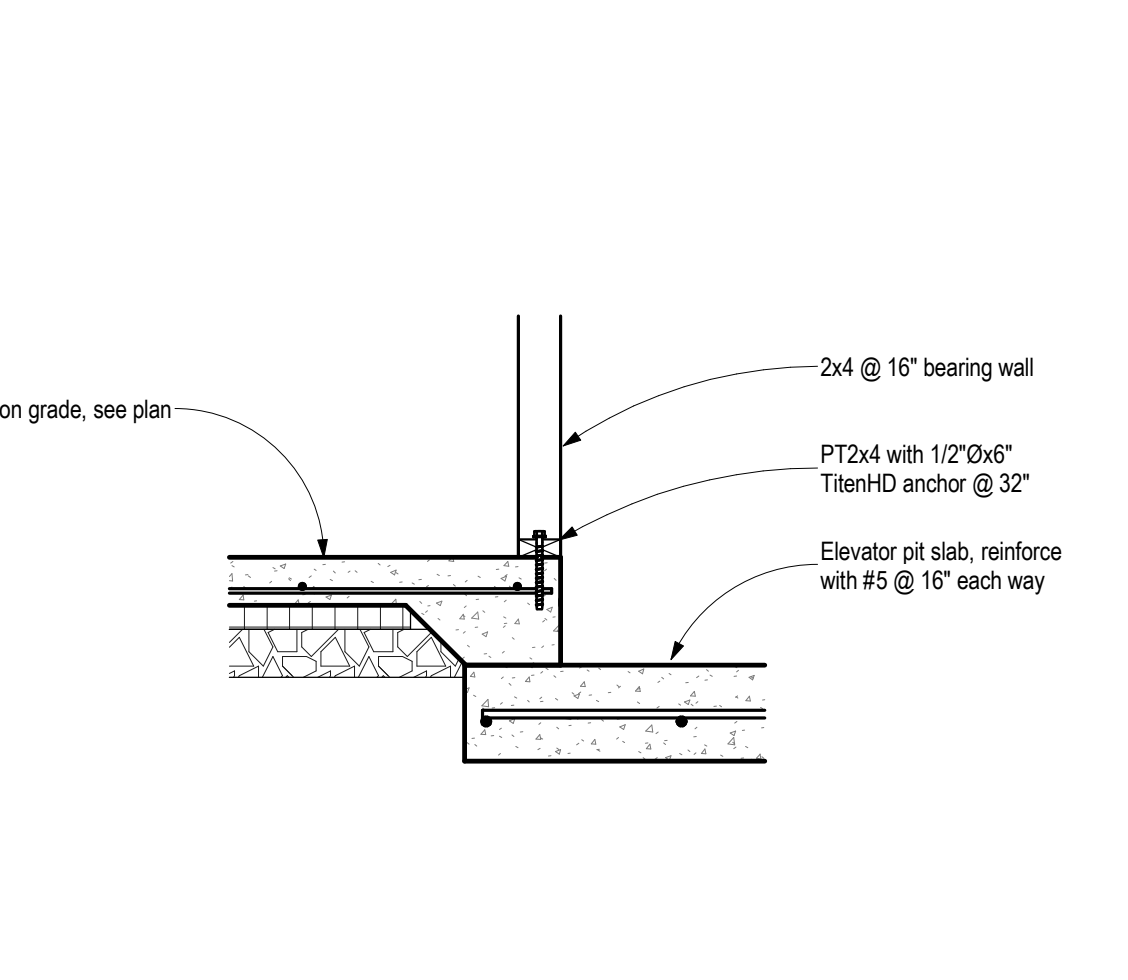
6 Detail  
3/4" = 1'-0"



3 Detail  
3/4" = 1'-0"



7 Detail  
3/8" = 1'-0"



4 Detail  
3/4" = 1'-0"

**Metal Roofing**

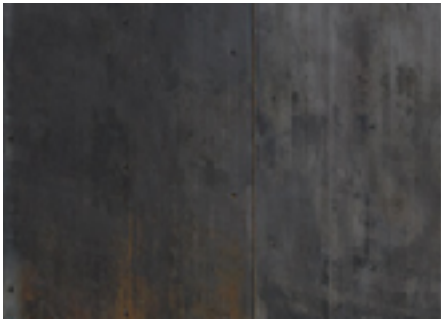
**Fascia**

Bridger Steel  
Vintage  
Matte Black Alternate



**Metal Siding**

Blackened Hot Rolled Steel  
Natural Weathering



**Wood Siding**

**Garage Doors**

Montana Timber Products  
50% Artisan Homestead +  
50% Artisan Dusk  
Wire Brushed Fir



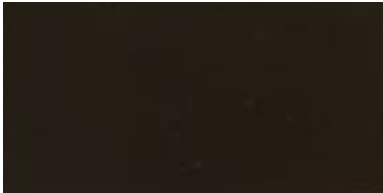
**Windows**

**Guardrails**

**Structural Steel**

**Steel Railings**

Black Painted/Powdercoat



**Architectural Concrete**

Poured in Place Clear  
Sealer



**Stone Retaining Wall**

Siloam Stone



**WEITZ RESIDENCE**

Exterior Color Schedule  
Michael Shult Architect  
APRIL 12, 2023



## TOWN OF BLUE RIVER, COLORADO MEMORANDUM

**NOT CONFIDENTIAL - AVAILABLE FOR PUBLIC DISTRIBUTION ON REQUEST**

TO: Michelle Eddy  
 THROUGH: Bob Widner, Town Attorney  
 FROM: Keith Martin, Deputy Town Attorney  
 DATE: May 1, 2024  
 SUBJECT: Zoning Methods to Control Housing Size and Bulk

This memorandum provides a brief overview of some of the various land-use controls commonly employed to limit the size and bulk of residential homes. Size and bulk controls are often used to limit the new development and redevelopment of lots and prevent what has been colloquially referred to as “McMansions” or larger homes which can be inconsistent with the character of the existing developed neighborhood.

### Authority

Colorado’s Zoning Enabling Act provides that a community may enact “bulk” regulations for buildings.<sup>1</sup> “Bulk” regulations are a combination of controls (lot size, floor area ratio, lot coverage, open space, yards, height, and setback) that determine the maximum size and placement of a building on a zoning lot.

### Types of Bulk Controls

#### *Minimum Lot Size*

Nearly all land use and zoning codes include minimum lot size requirements for zone districts. For example, the Town of Blue River’s Land Use Code (LUC) sets a minimum lot size of 80,000 square feet in the R-1 Zone District. This standard prevents lots larger than 80,000 square feet from being subdivided into smaller lots and prevents existing lots that are smaller than 80,000 square feet from being further subdivided into smaller lots.

<sup>1</sup> “. . . [F]or the purpose of promoting health, safety, morals, or the general welfare of the community, including energy conservation and the promotion of solar energy utilization, the governing body of each municipality is empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, the height and location of trees and other vegetation, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.” C.R.S. § 31-23-301.

Minimum lot size requirements help control the density of housing in a neighborhood and preserve view and open space. Reasonable minimum lot size requirements are valid.<sup>2</sup>

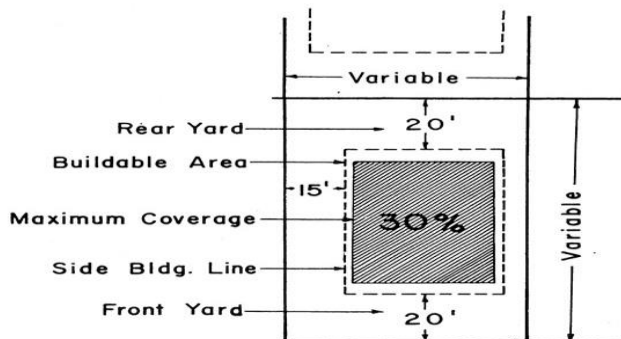
### Setbacks

An ordinance may mandate building location by requiring minimum front, side and rear yards in residential districts.<sup>3</sup> Setbacks are universally common in land use codes in order to prevent certain areas of a lot from development and, in turn, limiting the area of a lot that can be developed.

**IMPORTANT NOTE:** Blue River’s LUC uses both *minimum lot size* and *setbacks* to define the “Buildable Area” of a lot. However, where a lot is larger in size and the setbacks are relatively short, the Buildable Area can potentially accommodate a significantly large residential structure. For example, a 40,000 square foot lot that is accompanied by front and rear yard setbacks of 25 feet and side yard setbacks of 15 feet, creates a potential Buildable Area as great as **25,500** square feet (assuming the lot is relatively flat and not encumbered by undevelopable slopes or easements). Even where the owner limits the footprint of the structure to 10,000 square feet, a one-, two-, or three-story residence will dwarf most homes in the neighborhood. Granted, not all owners will construct a residence of such size, but the potential will remain.

### Maximum Lot Coverage

A zoning ordinance can specify a percent of lot coverage in a residential zone to prevent building to the maximum bulk permitted by lot area, setback and height dimensions alone. For example:



<sup>2</sup> *Di Salle v Giggall*, 128 Colo 208, 261 P2d 499 (1953)

<sup>3</sup> In *Gorieb v. Fox*, 274 U.S. 603, 47 S. Ct. 675, 71 L. Ed. 1228, 53 A.L.R. 1210 (1927), the United States Supreme Court upheld the general validity of setbacks to further the general goals of open space, light and air, and safety from fire; see also *Flinn v Treadwell*, 120 Colo 117, 207 P2d 967 (1949).

### *Maximum Building Size*

The Town could set minimum and maximum size for residential buildings, generally based on aesthetic and community character concerns. Limits on the size of residential structures have been upheld by many courts. As an example, the Town can limit all homes in the R-1 Zone District to a maximum of 4,500 square feet (regardless of the size of the lot).

### *Maximum Building Footprint (First Story)*

The Town could set a maximum building footprint (or the maximum size of the first story of the residential structure on a lot). Such a limitation, together with the zone district's maximum building *height*, will effectively limit the total size or bulk of the lot's residential structure. For example, a maximum first story building footprint of 2,000 square feet (regardless of the size of the lot) will limit the lot to a one-story residential home to 2,000 square feet and, depending on the maximum building height allowed, a two-story home of 4,000 square feet or three-story home of 6,000 square feet could theoretically be constructed (assuming no overhang of higher floors).

### *Floor Area Ratio (FAR)*

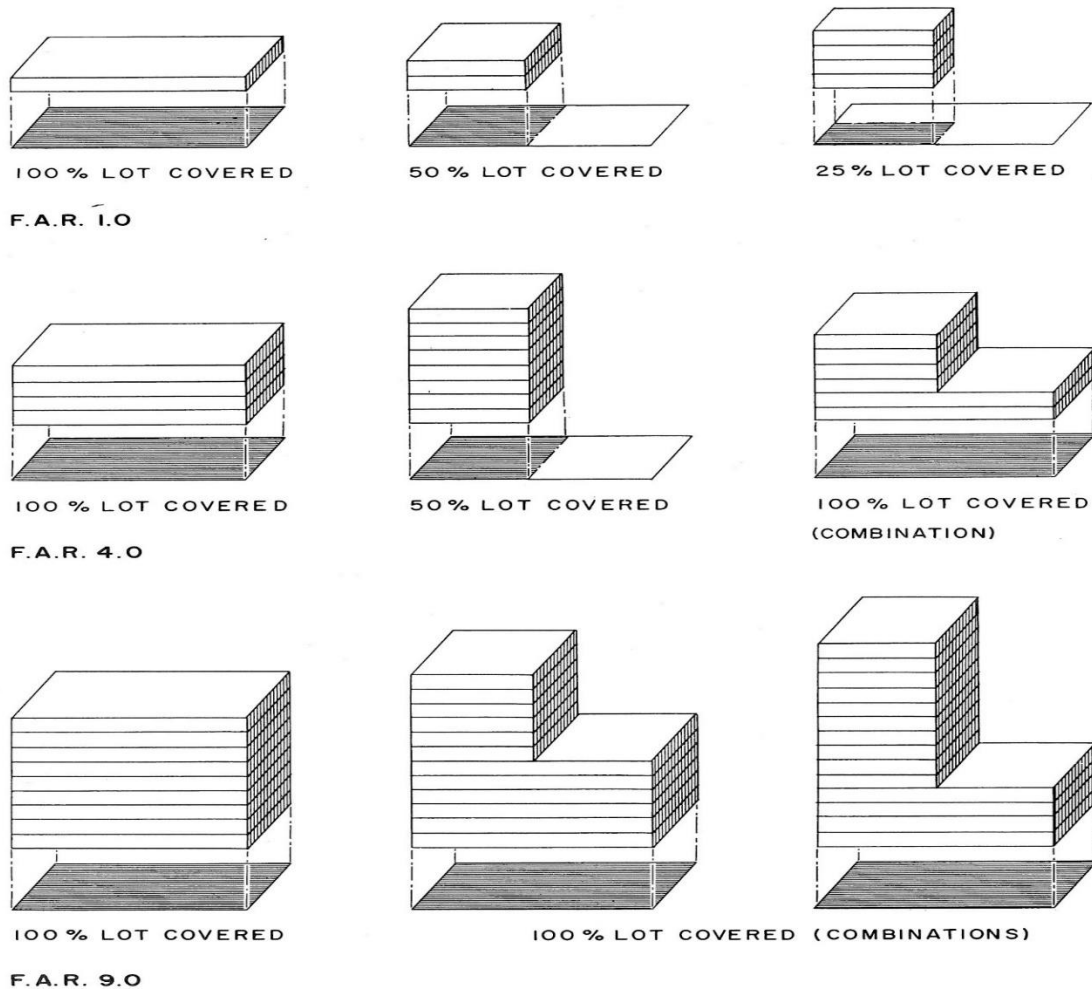
Floor area ratio or "FAR" is a metric used to measure how large a building on a lot is relative to the lot's size and is another device that permits variable dimensions within an over-all volume limit. Most of the ordinances that employ it also retain some if not all of the ordinary size limiting controls (e.g., minimum lot size, setbacks, and height). However, it does not in any way control the placement of that volume on the land. Therefore, if placement is a factor to be regulated, other bulk controls are required.

In nearly every ordinance in which it is used, a floor area ratio is obtained by the following simple formula:

$$\text{FAR} = \text{floor area} / \text{lot area}$$

In practice, this ratio is constant for a zone. For example, on a 10,000 square foot lot, a FAR of 0.5, allows a maximum 5,000 square foot building. A floor area ratio of 1.0 means that floor area may equal the lot area (10,000 square feet).

Although setting a floor area ratio affects volume, shape, and spacing of buildings on the lot, it does not determine a particular shape or spacing. Rather, it permits a choice. The following diagram (Figure 1) shows three of many possibilities under FAR 1.0, 4.0, and 9.0 and demonstrates that shape, height, and arrangement on a lot may vary widely.



Illustrations of Floor Area Ratios. Source: *A New Zoning Plan for the District of Columbia*. Harold M. Lewis, 1956.

### ***Bulk Plane Requirements***

Bulk plane standards lower the permitted height of development near front, side and/or rear property lines by establishing an inclined plane over which buildings may not protrude. By pushing taller building elements towards the center of a lot, a bulk plane may be used to reduce looming impacts on neighboring properties and promote access to light and air.

Bulk plane standards are best suited to larger municipalities with planning staff due to the complexity of the tool and its application. If more information is desired about this method of controlling building size, bulk, and mass, please contact me.

As always, please let us know of any questions or concerns.