

[RENDERING NOT FOR CONSTRUCTION]

# LITTLE BEAVER TRAIL HOUSING

780 LITTLE BEAVER TRAIL  
DILLON . COLORADO

PUD SUBMITTAL

little beaver trail  
housing

lot 3 . plarmigan trail estates  
sub #1 filing 1  
dillon . colorado

PROJECT # 2225

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ISSUE:

prelim PUD sub	24 mar 2023
PUD submittal	31 mar 2023
PUD revised	28 apr 2023

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PROJECT TEAM

<b>OWNER:</b> SUMMIT COUNTY 208 LINCOLN AVE BRECKENRIDGE . CO 80424	<b>PROJECT MANAGEMENT:</b> ARTAIC GROUP 2650 18TH STREET, SUITE #301 DENVER . CO 80211 303.253.4417	<b>ARCHITECT:</b> STAIS ARCHITECTURE & INTERIORS PO BOX 4175 FRISCO . CO 80443 970.453.044	<b>SURVEYOR:</b> NV5 GEOSPATIAL 10033 MLK STREET N, SUITE 200 ST. PETERSBERG . FL 33716 722.643.6339	<b>STRUCTURAL ENGINEER:</b> ENGINEERING DESIGNWORKS, INC SKI TIME SQUARE, UNIT E2C PO BOX 775729 STEAMBOAT SPRINGS . CO 80487 970.879.4890	<b>CIVIL ENGINEER:</b> TETRA TECH 130 SKI HILL ROAD BRECKENRIDGE . CO 80424 970.453.3420	<b>GENERAL CONTRACTOR:</b> MW GOLDEN 1700 PARK STREET CASTLE ROCK . CO 80109 303.688.9848
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COVER SHEET

draft

CS



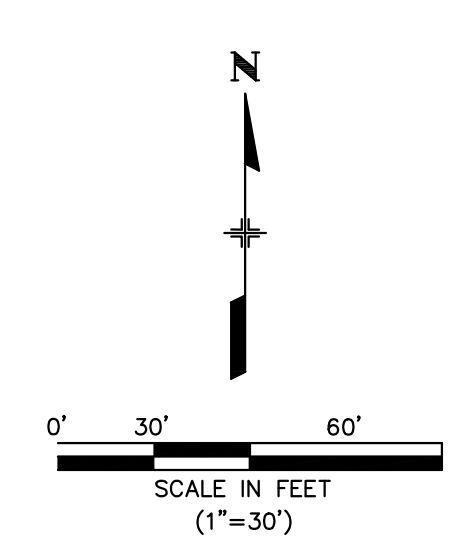
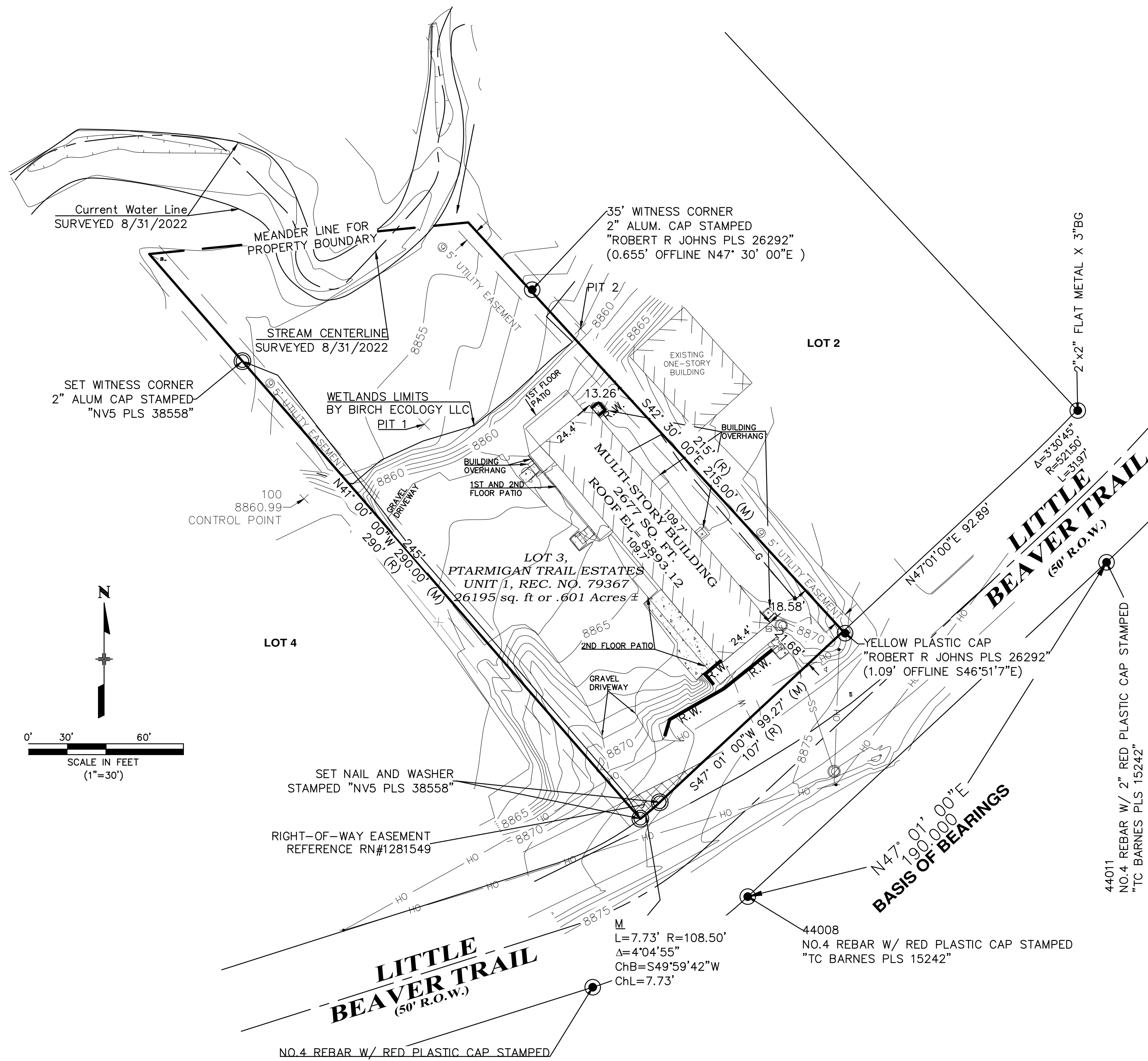
# ALTA/NSPS SURVEY

Lot 3, Ptarmigan Trail Estates Unit 1

Situated in Section 7,

Township 5 South, Range 77 West of the 6th Principal Meridian,

County of Summit, State of Colorado



### LEGEND

- Property Corner - Set PLS 38558, as noted
- Property Corner - Found, as noted
- ⊕ Section Corner
- ⊕ Water Valve
- ⊕ Sanitary Sewer Manhole
- ⊕ Electric Meter
- ⊕ Power Pole
- ⊕ Gas Riser
- Fire Hydrant
- x — x — x — x — Fence
- g — Gas Line
- w — Water Line
- ss — Sanitary Sewer
- OH — OH — Overhead Electric
- ▭ Building
- Property Line
- Retaining Wall
- Measured
- Recorded
- ▭ Stairs
- ▭ Concrete

### BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE COLORADO COORDINATE SYSTEM 1983, ZONE CENTRAL AND ARE BASED ON THE CALCULATED LINE FROM POINT 44008 TO POINT 44011 PER PTARMIGAN TRAIL ESTATES MAP, RECEPTION No. 79367, I.E. N47°01'00"E.

### BASIS OF COORDINATES

COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 AND ARE EXPRESSED IN TERMS OF THE COLORADO COORDINATE SYSTEM 1983, ZONE CENTRAL, AT EPOCH 2010.0 AND ARE BASED ON POINT "100" PER OPUS SOLUTION. THE VALUE FOR POINT "100" IS N: 1655692.183 E: 2843307.048

### BENCHMARK

BASIS OF ELEVATION: ELEVATIONS ARE REFERENCED TO NAVD88, UTILIZING GEOID18 AND DETERMINED BY OPUS FOR POINT #100.

NAVD88 ELEVATION = 8860.99

### NOTES

#### PARCEL DESCRIPTION:

(FROM TITLE COMMITMENT ORDER NO. MRG20205705-4 DATED MAY 6, 2021, PREPARED BY: LAND TITLE GUARANTEE COMPANY, INC.)

LOT 3, PTARMIGAN TRAIL ESTATES UNIT 1, RECEPTION No. 79367, COUNTY OF SUMMIT, STATE OF COLORADO.

#### GENERAL NOTES:

- THIS SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY NV5, INC. OR THE SURVEYOR-OF-RECORD. NV5, INC. AND THE SURVEYOR-OF-RECORD RELIED ENTIRELY UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, INC., ORDER NO. MRG20205705-4, DATED MAY 6, 2021, FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- NV5, INC. AND THE SURVEYOR-OF-RECORD PREPARED THIS ALTA/NSPS LAND TITLE SURVEY FOR THE EXCLUSIVE USE OF:

BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO

AS NAMED IN THE SURVEYOR'S CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR-OF-RECORD.

- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR-OF-RECORD.
- UNIT OF MEASURE: U.S. SURVEY FEET
- DATES OF FIELD SURVEY: AUGUST 23, 30, 31, AND SEPTEMBER 1, 2022.

ZONE: MU

FLOOR SPACE RESTRICTIONS: MULTI-FAMILY RESIDENTIAL USES ARE ONLY ALLOWED AS A PERMITTED USE IF DEVELOPED IN CONJUNCTION WITH A RETAIL STORE, ENTERTAINMENT USE, MEDICAL OR DENTAL CLINIC, RESTAURANT OR OFFICE USE, OR SIMILAR USE. THE MULTI-FAMILY RESIDENTIAL USE SHALL NOT EXCEED EIGHTY PERCENT (80%) OF THE TOTAL GROSS SQUARE FOOTAGE OF A BUILDING, OR A COMBINATION OF BUILDINGS ON ANY ONE (1) LOT AT ANY ONE (1) TIME, EXCEPT AS PROVIDED IN SUBSECTION 16-3-170(5)C.3. A PROJECT DEVELOPED THROUGH THE PUD PROCESS WITH UP TO ONE HUNDRED PERCENT (100%) MULTI-FAMILY RESIDENTIAL USE MAY BE APPROVED, PROVIDED THAT THE PUD DEVELOPMENT PLAN FURTHERS THE OBJECTIVES OF THE TOWN, THE PUD IS IN GENERAL CONFORMITY WITH THE ADOPTED COMPREHENSIVE PLAN, AND IS DESIGNED TO COMPLEMENT THE SURROUNDING AREAS, BLEND INTO THE ARCHITECTURAL CHARACTER OF THE COMMUNITY, AND MEET THE CRITERIA SET FORTH IN ARTICLE V OF THIS CHAPTER AND THE MULTI-FAMILY RESIDENTIAL STANDARDS OF THIS SECTION.

PARKING: PARKING FOR THE MULTIFAMILY RESIDENTIAL USES SHALL BE DISTINCT FROM ANY OTHER PARKING ON-SITE, SHALL BE IN A SEPARATE AREA (SEPARATE FROM THE RETAIL/OFFICE/ETC. PARKING) WHENEVER POSSIBLE AND SHALL BE SIGNED FOR THE EXCLUSIVE USE OF THE RESIDENTS.

LOT SIZE: 10,000 SQ. FT. MIN  
LOT WIDTH: 80' MIN

BUILDING SETBACKS: FRONT: 25' MIN  
SIDE YARD: 10' MIN  
STREET SIDE YARD: 20' MIN  
REAR YARD: 20' MIN  
YARD ABUT RESIDENTIAL: 25' MIN  
BUILDING HEIGHT: 35' MAX CURRENT HEIGHT: 29.7'

- THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE "AE" (AREAS WITHIN 100-YR FLOODPLAIN) AND ZONE "X" (AREAS OUTSIDE 200-YR FLOODPLAIN) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0817C0243F DATED NOVEMBER 16, 2018. NO FLOOD HAZARD ANALYSIS HAS BEEN CONDUCTED.
- THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE AND MARKOUT PER RECONN UTILITY SERVICES. NV5 AND THE SURVEYOR-OF-RECORD MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. NV5 AND THE SURVEYOR-OF-RECORD FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, THE UTILITY SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY AND EXCAVATION OR POT-HOLING IS RECOMMENDED. PRIOR TO FUTURE GRADING OR CONSTRUCTION, AN INDEPENDENT SITE VERIFICATION SHOULD BE PERFORMED.
- THE SUBJECT PROPERTY HAS ACCESS TO DEDICATED PUBLIC ROADS KNOWN AS: LITTLE BEAVER TRAIL.
- THE DIMENSIONS SHOWN HEREON RELATIVE TO EACH OBJECT OF CULTURE ARE BETWEEN THE PROPERTY LINE AND THE EDGE OF THAT OBJECT CLOSEST TO THE PROPERTY LINE.
- BUILDING DIMENSIONS AND FOOTPRINT AREAS WERE DERIVED FROM CONVENTIONAL FIELD SURVEY AND VISUAL INSPECTION. BUILDING MAX. HEIGHT = 8893.12'

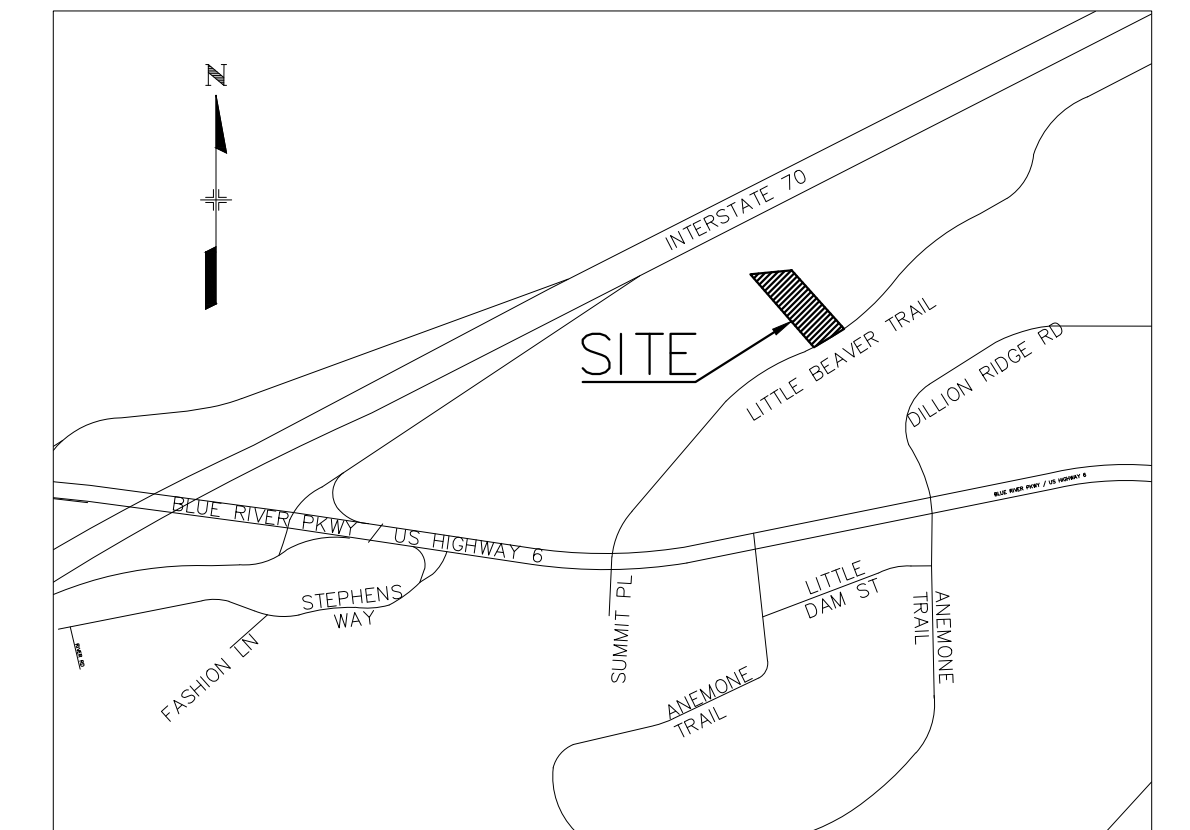
### RECORDER'S CERTIFICATION:

This plat was filed for record in the office of Adams County clerk and recorder in the state of Colorado, at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023

File No. \_\_\_\_\_ Map No. \_\_\_\_\_ Reception No. \_\_\_\_\_

County Clerk and Recorder By \_\_\_\_\_ Deputy

### VICINITY MAP - NOT TO SCALE



### TITLE COMMITMENT / SCHEDULE B PART 2 EXCEPTIONS

- | ITEM | COMMENT   |
|------|---|
| 1-7. | STANDARD EXCEPTIONS   |
| 8.   | RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JULY 10, 1901 IN BOOK 81 AT PAGE 246. AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.   |
| 9.   | NOTES, DEDICATIONS AND EASEMENTS SET FORTH ON THE PLAT FOR PTARMIGAN TRAIL ESTATES, UNIT 1 RECORDED JULY 8, 1958 UNDER RECEPTION NO. 79367. AFFECTS SUBJECT PROPERTY AND PLOTTED AS SHOWN.  |
| 10.  | RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, AS CONTAINED IN INSTRUMENT RECORDED JULY 17, 1958, IN BOOK 152 AT PAGE 428 AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 28, 1978 UNDER RECEPTION NO. 185980. AFFECTS SUBJECT PROPERTY: #3 & 5 SHOWN AS PLOTTED #1,2,4,6-8 NOTHING TO PLOT.   |
| 11.  | TERMS, CONDITIONS AND PROVISIONS OF WETLANDS PERMIT RECORDED JUNE 21, 1982 AT RECEPTION NO. 241312. AFFECTED SUBJECT PROPERTY AT TIME OF FILING, HOWEVER THE UNDERSIGNED IS UNABLE TO DETERMINE ANY VARIATION OF EFFECTS DUE TO AGE OF PROJECT.   |
| 12.  | TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE RECORDED JUNE 17, 1981 AT RECEPTION NO. 224854. AFFECTS SUBJECT PROPERTY: IN AS THE RELOCATION OF LITTLE BEAVER TRAIL FOR INGRESS/EGRESS ALONG AND IN FRONT OF LOT 12 OF SUBJECT PLATTED SUBDIVISION.   |
| 13.  | THE EFFECT OF ORDER EXCLUDING SUBJECT PROPERTY FROM THE SILVERTHORNE FIRE PROTECTION DISTRICT RECORDED MAY 07, 1985, UNDER RECEPTION NO. 296372. AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.   |
| 14.  | TERMS, CONDITIONS AND PROVISIONS OF ORDER OF CONSOLIDATION RECORDED DECEMBER 18, 1998 AT RECEPTION NO. 584192. AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.   |
| 15.  | EXISTING LEASES AND TENANCIES, IF ANY. AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.   |
| 16.  | ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT LOCATION CERTIFICATE CERTIFIED MAY 24, 2021 PREPARED BY SCHMIDT LAND SURVEYING, INC., JOB NO. 2578: ANY AND ALL MATTERS RELATED TO GRAVEL PARKING ENCROACHING INTO ADJACENT LOT 4; LITTLE BEAVER TRAIL LOCATED OUTSIDE OF RIGHT OF WAY AND ENCROACHING INTO LOT. (IMAGE 37058297) AFFECTS SUBJECT PROPERTY, SHOWN AS PLOTTED. |

### SURVEYOR'S STATEMENT

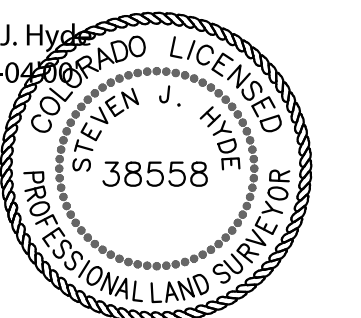
TO HERITAGE TITLE COMPANY, INC., TRICYCLE LANE TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HUNT BROTHERS PROPERTIES, INC., A COLORADO CORPORATION, HERITAGE TITLE COMPANY, HERITAGE TITLE COMPANY, HERITAGE TITLE COMPANY, FOLEY & LARDNER, LLP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 5, 6, 7(A), 7(B), 7(C), 8, 10, 11(A)(B), 12, 14, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 1, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 7, 2022

Steven J. Hyde Digitally signed by Steven J. Hyde Date: 2023.04.18 14:38:52 -0600

FOR AND ON BEHALF OF NV5, INC.  
STEVEN J. HYDE, P.L.S. 38558 NV5, INC.  
2420 W 26TH AVENUE, SUITE D-360  
DENVER, CO 80211  
STEVEN.HYDE@NV5.COM  
303.220.6400



DATE: 02/07/22 TIME: 12:16:51 PM  
SERVER: NONE LAYOUT: Sheet1  
PATH: 780 LITTLE BEAVER ALTA  
DRAWING NAME: 20230329\_LITTLE\_BEAVER\_TRAIL\_ALTA.DWG  
PAGE SETUP: Sheet1  
DESIGNER: KJB PROJ. MGR: MAH

NO.	BY	DATE	REVISIONS:
1	JKC	3/29/2023	SHOW POINT 100/UPDATED DATES
2	JKC	4/18/2023	UPDATED TITLE COMMITMENT INFORMATION

NV5

2420 W 26TH AVENUE, SUITE D-360  
DENVER, CO 80211  
P: 303.220.6400 WWW.NV5.COM

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY  
780 LITTLE BEAVER TRAIL  
DILLON, CO 80435

SHEET NUMBER

1  
OF 1 SHEETS

SCALE  
VERTICAL: N/A  
HORIZONTAL: 1"=30'

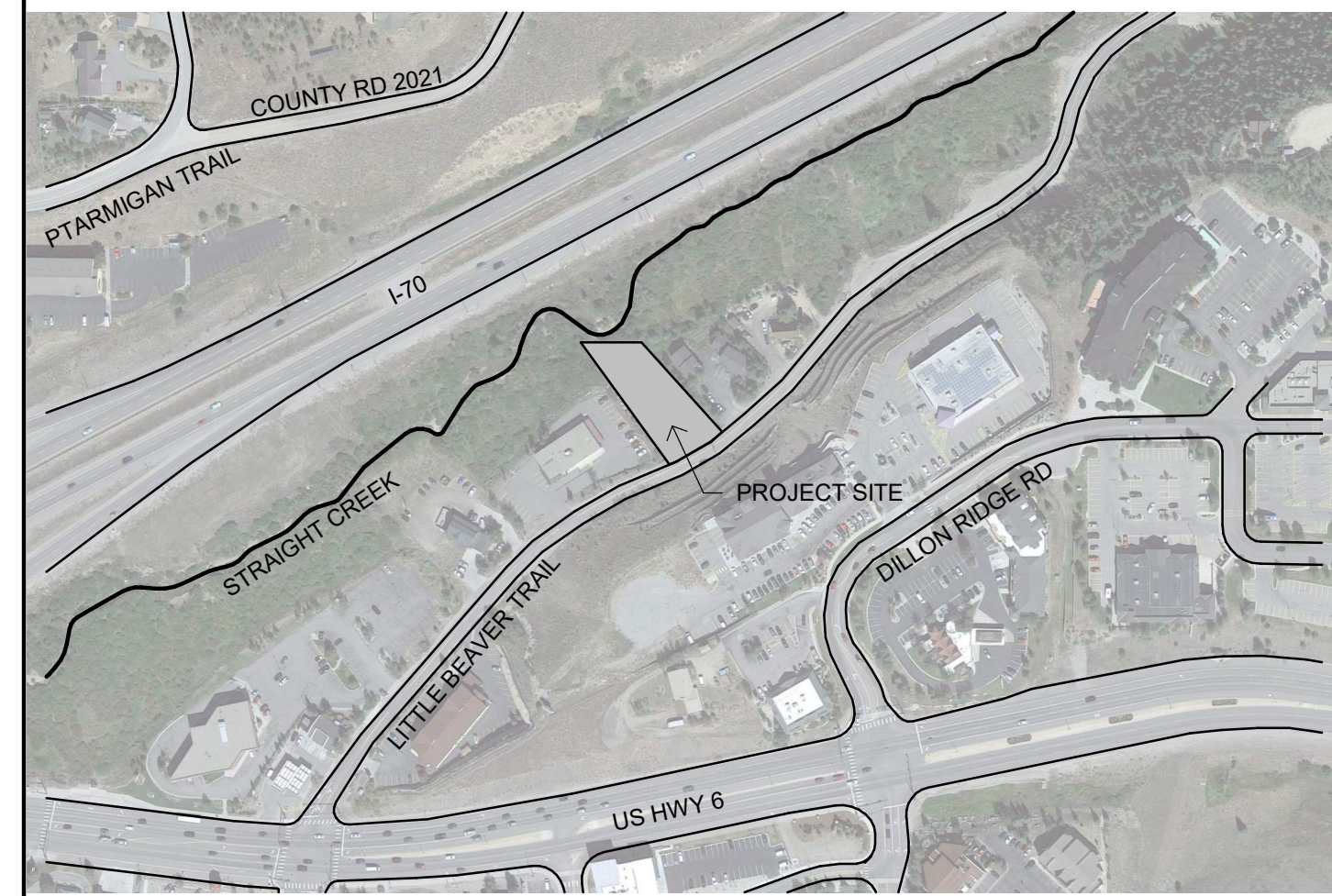
JOB NUMBER  
227622-0001371.00



**BUILDING CODE DATA**

- 1) This project is governed by the 2018 International Building Code, associated codes, accessibility codes and local code amendments as adopted by this municipality. All work performed under this contract shall conform to applicable codes, regulations, and restrictions, whether included in the text of this code study, or not. The general contractor and subcontractors shall be responsible for obtaining required permits, licenses, inspections and approvals.
- 2) Occupancy:
  - a. main floor:
    - i. Residential: R-2 (310.3); 5,339 sf / 200 sf per occupant (table 1004.5) = 27 occupants
- 3) Type of Construction: Type VB construction (602.5), non-sprinklered.
  - i. Max allowed for R-2 occupancy:
    - a. Building height (table 504.3): 40 feet maximum (28 feet (approx) - existing).
    - b. Number of stories (table 504.4): 2 stories maximum (3 proposed - existing condition).
    - c. Building area (table 506.2): 7,000 sf maximum (5,906 sf proposed).
- 4) Occupancy Separations:
  - a. One hour separation (fire partitions) required between dwelling units (per 420.2).
- 5) Stairs
  - a. max riser height: 7" (per section 1011.5.2).
  - b. min tread depth: 11" (per section 1011.5.2).
  - c. within dwelling units in R-2 occupancy: 7-3/4" (per section 1011.5.2; exception 3).
- 6) Guards: shall be provided in accordance with section 1015.
  - a. R-2 Occupancy.
- 7) Handrails: shall be provided in accordance with section 1014.
  - a. height: 34-38" (per section 1014.2).
  - b. provide type 1 handrail (per 1014.3.1) unless otherwise noted on drawings.
- 8) Accessibility: shall be provided in accordance with chapter 11.
  - a. Type B units per 1107.6.2 - 1107.6.2.3
- 9) Energy Efficiency:
  - a. This project will be subject to 2018 IECC requirements, as amended and adopted by this municipality.
  - b. This project is located in climate zone 7.

**VICINITY MAP**



**AREA CALCULATIONS**

**SITE CALCS:**

	DESCRIPTION	AREA (ACRES)	% OF SITE
1. BUILDING FOUNDATION	BELOW ENCL AREAS	2,926.48 SF	11.2%
2. BUILDING FOOTPRINT	(1) + DECKS AND PORCHES	3,702.39 SF	14.1%
3. PAVING	DRIVE & WALKS	7,093.43 SF	27.1%
4. SNOW STACK	@ DRIVES, WALKS, & DECKS	1,595.00 SF	6.1%
5. LANDSCAPE/OPEN SPACE	TOTAL (6)-(2)-(3)	15,423.83 SF	58.8%
6. TOTAL		26,219.71 SF (.60)	100%

**BUILDING CALCS:**

	EXISTING (SF)			NET CHANGE (SF)		TOTAL (SF)		
	FIN	UNFIN	TOT	FIN	UNFIN	FIN	UNFIN	TOT
1. LOWER FLOOR	687	553	1,240	29	-29	716	524	1,240
2. GROUND FLOOR	1,801	862	2,663	819	-819	2,620	43	2,663
3. UPPER FLOOR	1,944	59	2,003	59	-59	2,003	---	2,003
3. TOTAL	4,432	1,474	5,906	907	-907	5,339	567	5,906

- NOTES:**
1. BUILDING AREAS CALC'D BASED ON GROSS SF PER MASS/DENSITY REQUIREMENTS OF THE TOB
  2. UNFINISHED AREA INCLUDES MECHANICAL & EXTERIOR STORAGE (WITH OVER 5'-0" HEADROOM).
  3. STAIRS & LANDINGS NOT COUNTED WITH UPPERMOST FLOOR SQUARE FOOTAGES.



409 east main street  
 p o box 4175  
 frisco . colorado 80443  
 970 453 0444



**little beaver trail housing**

lot 3 . ptarmigan trail estates  
 sub #1 filing 1  
 dillon . colorado

PROJECT # 2225

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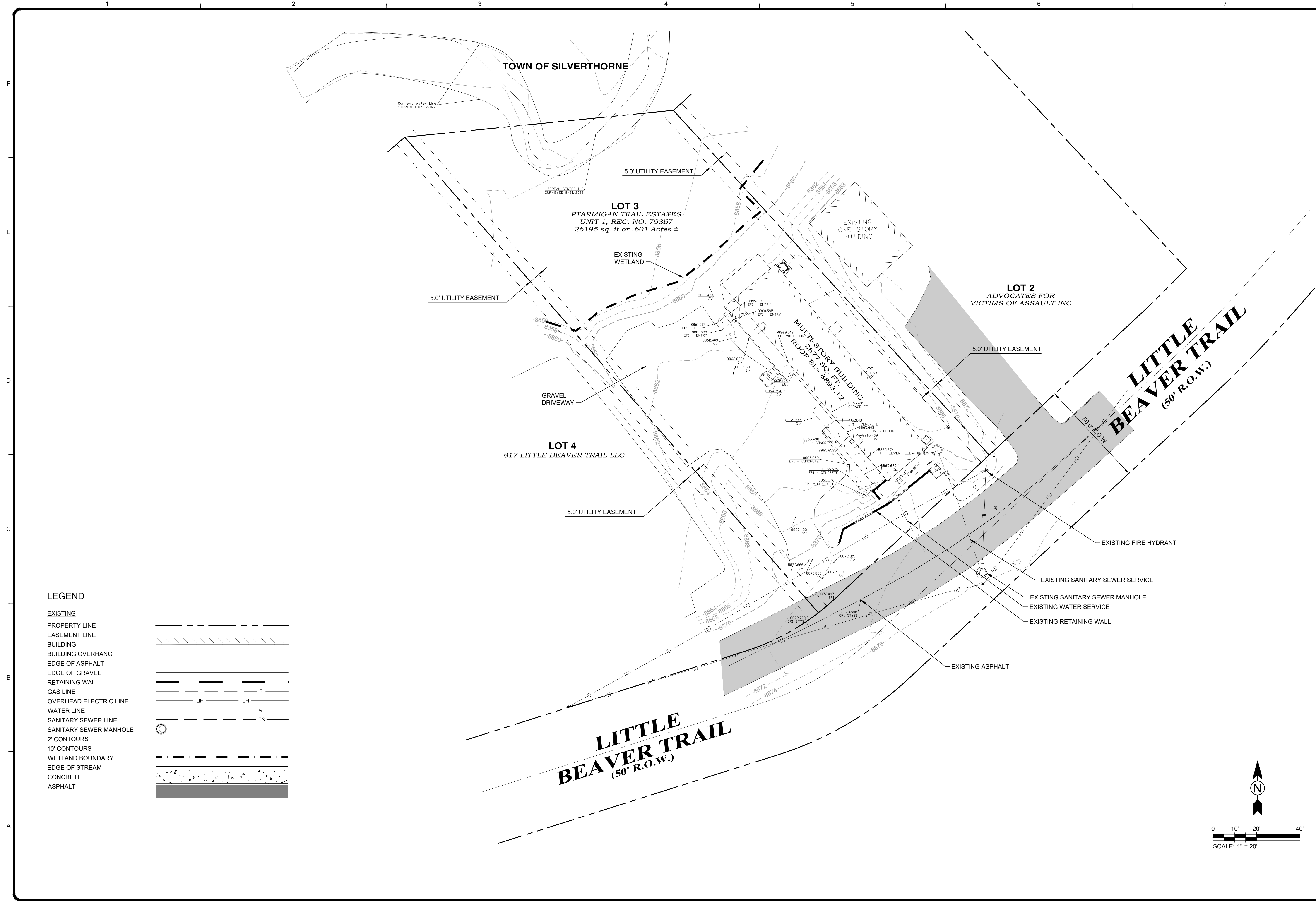
CODE DATA, NOTES & CALCS

**draft**

A001

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4/26/2023 3:18:46 PM - O:\PROJECTS\BRECKENRIDGE\200-86094-23002\CAD\SHEETFILES\C100 EXISTING CONDITIONS PLAN.DWG - KOCH, ALYSSA



**LEGEND**

- EXISTING
- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- BUILDING OVERHANG
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- RETAINING WALL
- GAS LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- 2' CONTOURS
- 10' CONTOURS
- WETLAND BOUNDARY
- EDGE OF STREAM
- CONCRETE
- ASPHALT

**TETRA TECH**  
www.tetra.tech.com  
130 SKI HILL ROAD, STE 140  
BRECKENRIDGE, CO 80424  
970.423.9420

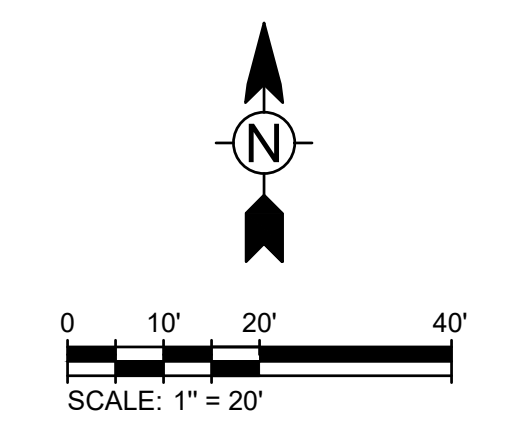
MARK	DATE	DESCRIPTION	BY
	04/26/23	PUD RESUBMITTAL	

**SUMMIT COUNTY HOUSING  
LITTLE BEAVER TRAIL HOUSING SITE  
EXISTING CONDITIONS PLAN**

PROJ:	200-86094-23002
DESN:	KGS
DRWN:	JRM
CHKD:	CDD

**C100**

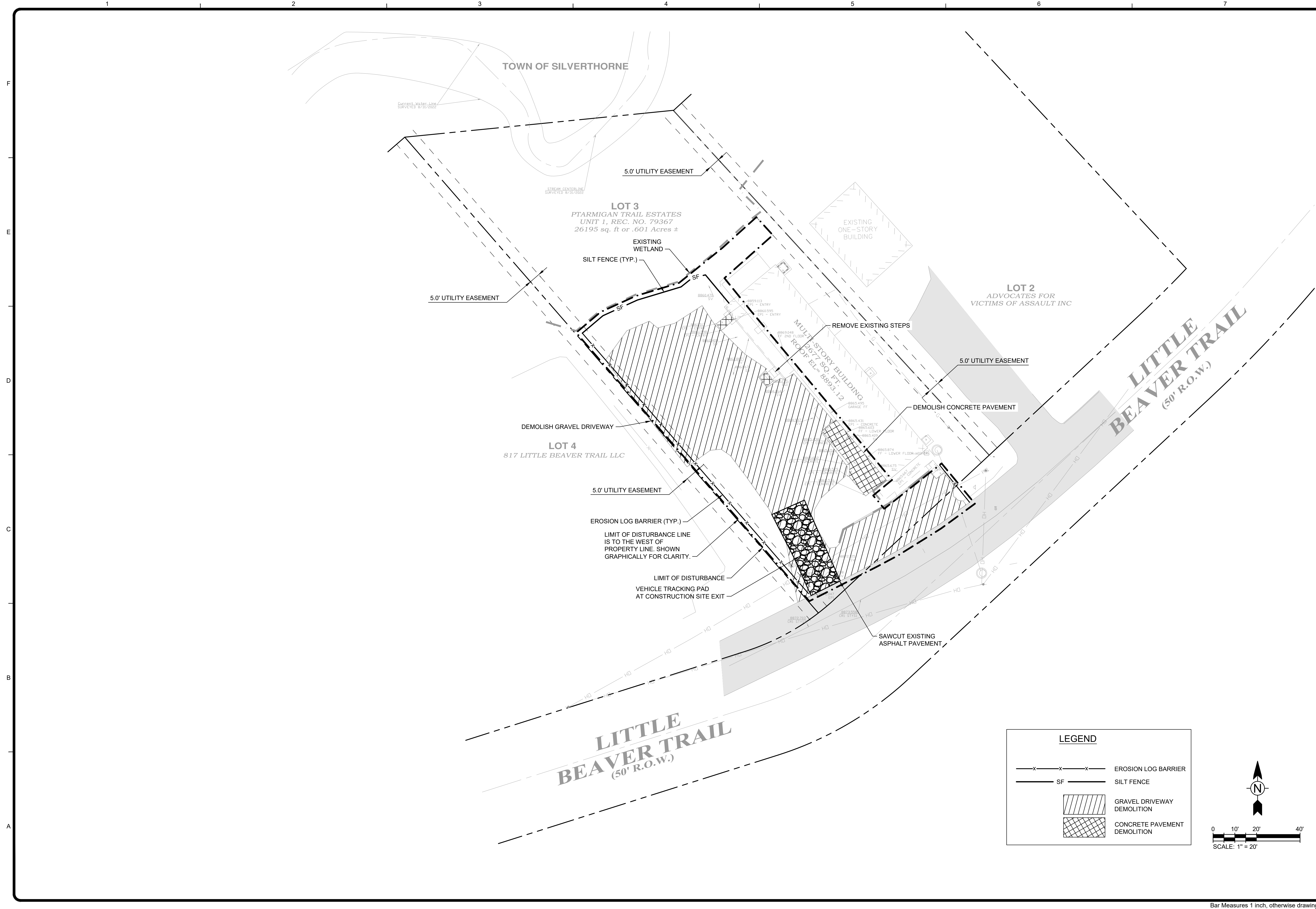
Copyright Tetra Tech



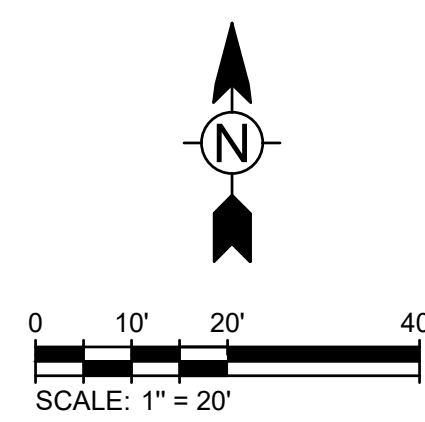
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LEGEND	
	EROSION LOG BARRIER
	SILT FENCE
	GRAVEL DRIVEWAY DEMOLITION
	CONCRETE PAVEMENT DEMOLITION



**TETRA TECH**  
www.tetra.tech.com  
130 SKI HILL ROAD, STE 140  
BRECKENRIDGE, CO 80424  
970.423.9420

MARK	DATE	DESCRIPTION	BY
	04/26/23	PUD RESUBMITTAL	

SUMMIT COUNTY HOUSING  
LITTLE BEAVER TRAIL HOUSING SITE  
**DEMOLITION AND EROSION CONTROL PLAN**

PROJ:	200-86094-23002
DESN:	KGS
DRWN:	JRM
CHKD:	CDD

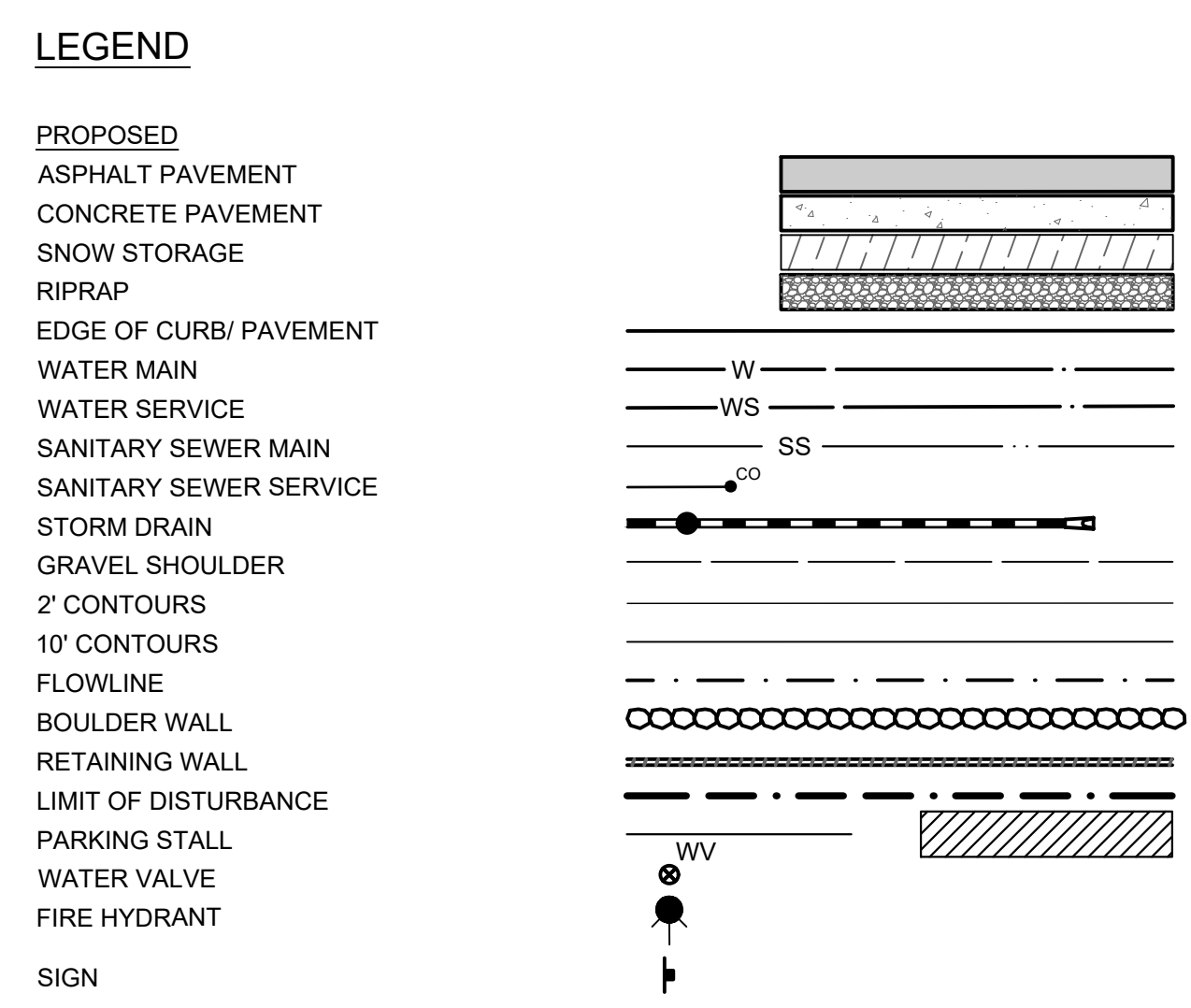
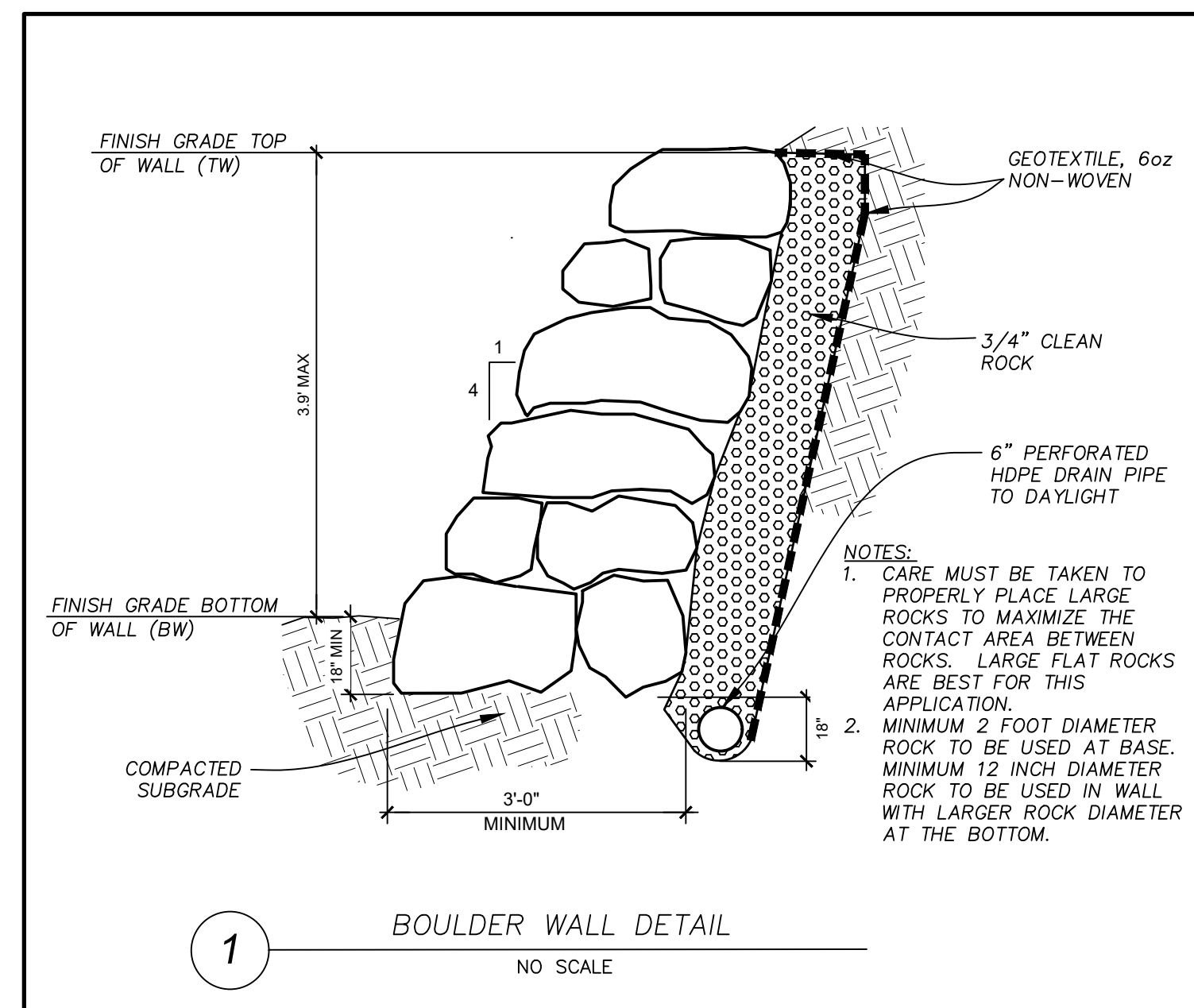
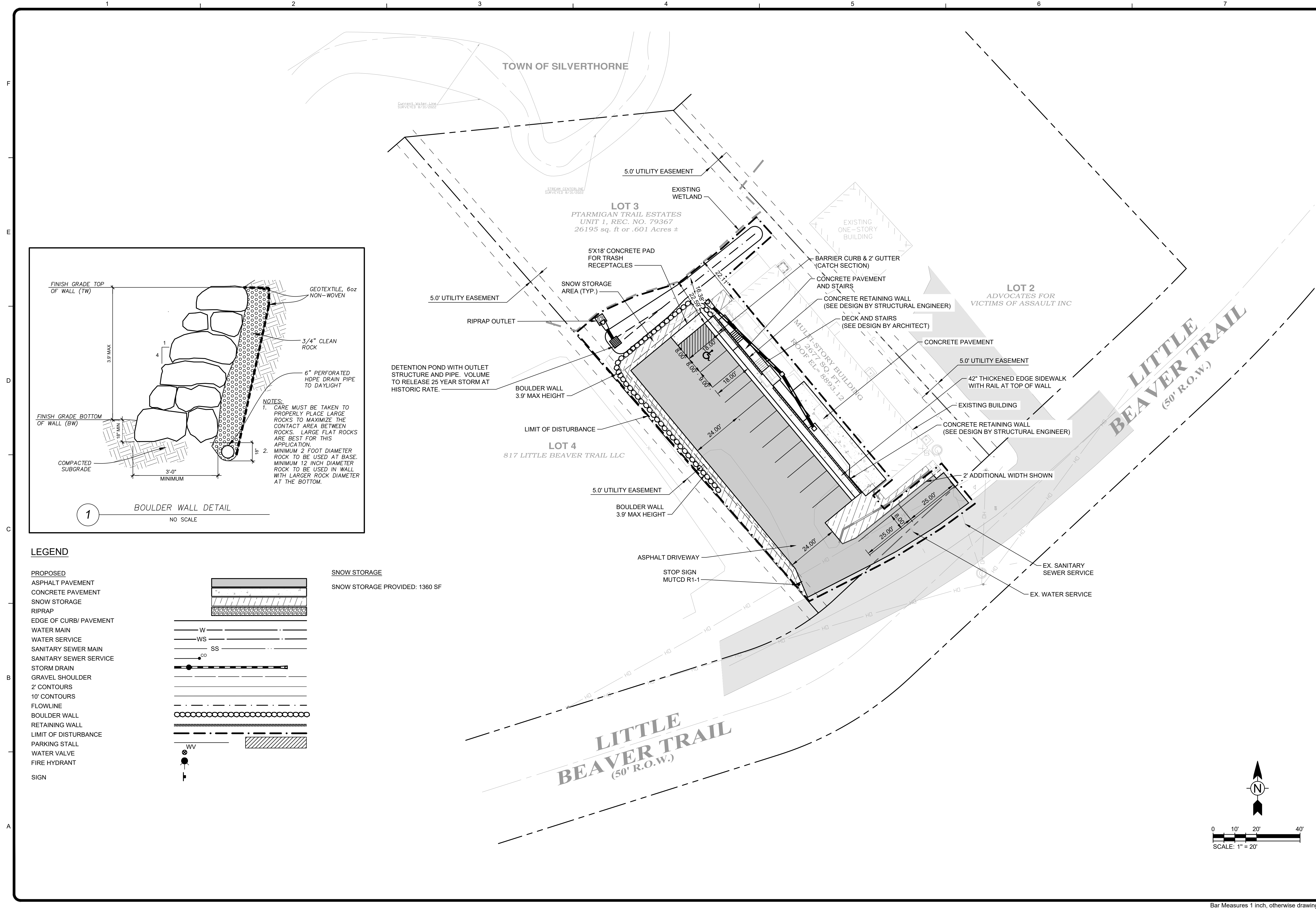
**C101**

Bar Measures 1 inch, otherwise drawing not to scale

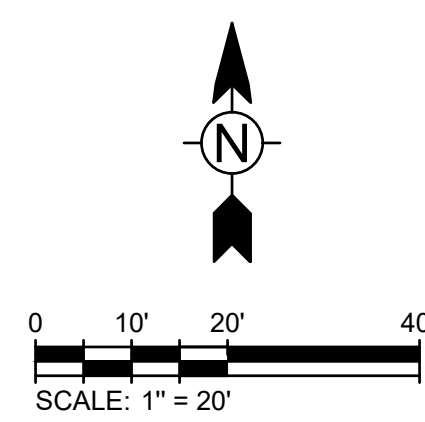
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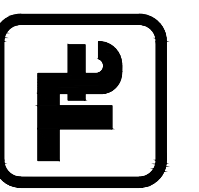


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SNOW STORAGE  
SNOW STORAGE PROVIDED: 1360 SF





**TETRA TECH**

www.tetra.tech.com

130 SKI HILL ROAD, STE 140  
BRECKENRIDGE, CO 80424  
970.423.9420

MARK	DATE	DESCRIPTION
	04/26/23	PUD RESUBMITTAL

SUMMIT COUNTY HOUSING  
LITTLE BEAVER TRAIL HOUSING SITE  
CIVIL SITE PLAN

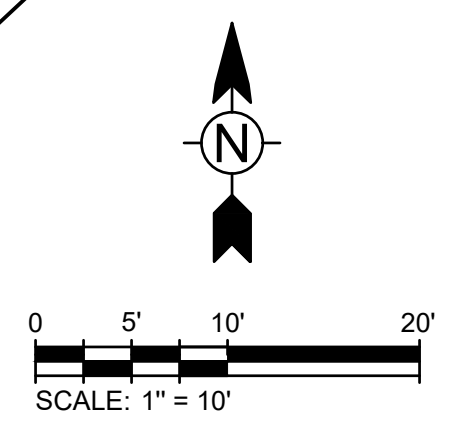
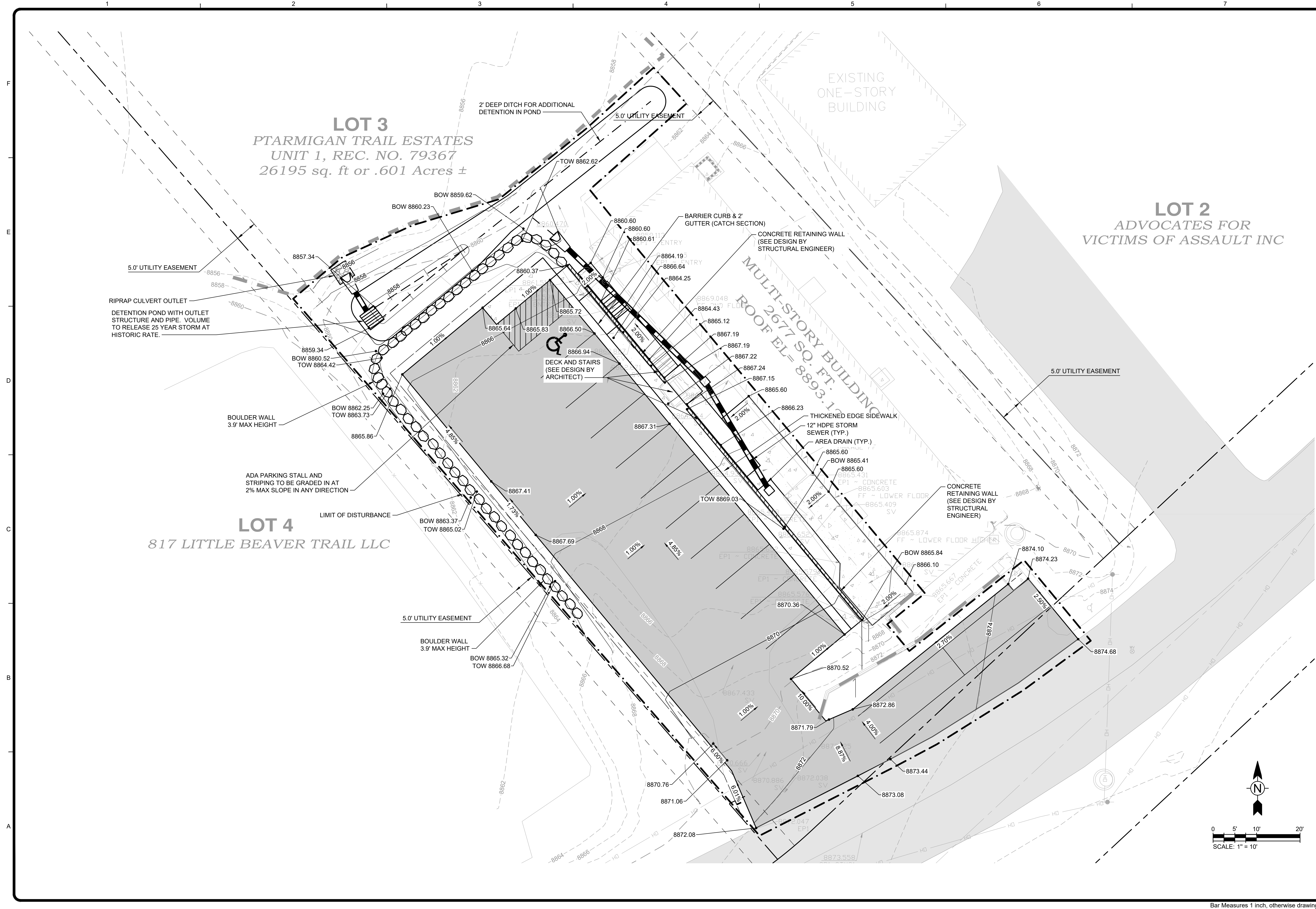
PROJ: 200-86094-23002  
DESN: KGS  
DRWN: AJK  
CHKD: KGS

C102

Copyright: Tetra Tech



4/26/2023 3:19:06 PM - C:\PROJECTS\BRECKENRIDGE\200-86094-23002\CAD\SHEETFILES\C-103 GRADING AND DRAINAGE PLAN.DWG - KOCH, ALYSSA



130 SKI HILL ROAD, STE 140  
BRECKENRIDGE, CO 80424  
970.423.9420

MARK	DATE	DESCRIPTION	BY
	04/26/23	PUD RESUBMITTAL	

SUMMIT COUNTY HOUSING  
LITTLE BEAVER TRAIL  
HOUSING SITE  
GRADING AND  
DRAINAGE PLAN

PROJ:	200-86094-23002
DESN:	KGS
DRWN:	JRM
CHKD:	CDD

# C103

Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale



**LANDSCAPING SCHEDULE**

SYM	COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS
* (Circle with star)	ASPEN	POPULUS TREMULOIDES	2	1" CAL	50% MULTI-STEM
			1	1 1/2" CAL	
			1	2" CAL	
▨	NATIVE WILDFLOWERS	COMMON YARROW, NATIVE LUPINE, INDIAN PAINTBRUSH, ROCKY MTN COLUMBINE, BLUE FLAX	0	FLAT	PLANT @ BEDS PER OWNER
•	NATIVE SHRUBS AND GRASSES	SAGE BRUSH, NATIVE GRASSES	TBD	SEED	SPREAD AT AREAS TO BE REVEGETATED

**EXTERIOR LIGHTING SCHEDULE**

NOTES: 1. ALIGN TOP OF EXTERIOR LIGHT FIXTURE WITH TOP OF NEAREST DOOR/WINDOW.  
2. VERIFY QUANTITIES AND LOCATIONS WITH OWNER PRIOR TO ORDERING FIXTURES.

TAG	TYPE	MFR/MODEL	LAMPS	NOTES
A	WALL MOUNT	TBD	(1) 60W	DARK SKY RATED
B	LANDSCAPE	TBD	(1) 18W T-5	DARK SKY RATED

**UNIT/PARKING MATRIX**

**PARKING CALCS:**

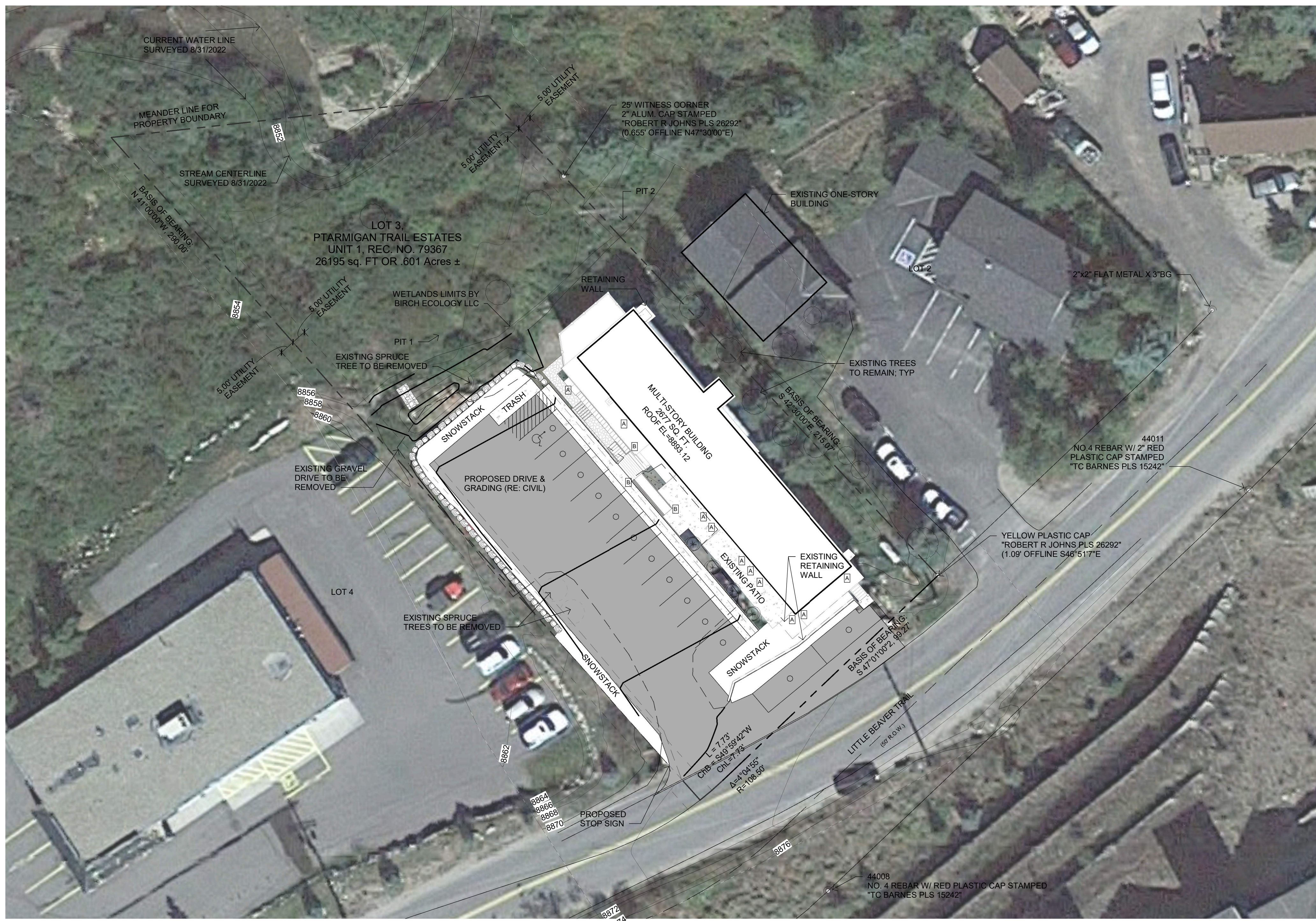
- (2) 2-BEDROOM UNITS (2 / UNIT) = (4) PARKING SPACES
- (6) 1-BEDROOM UNITS (1.5 / UNIT) = (9) PARKING SPACES
- (8) UNITS = (13) PARKING SPACES TOTAL

**HARDSCAPE LEGEND**

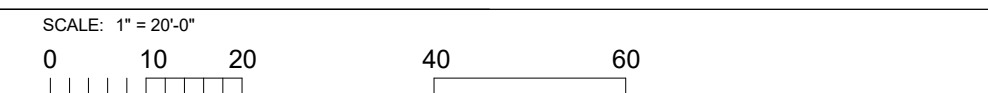
- 3" THK ASPHALT ON 4" THK ROAD BASE
- 3" NOM SANDSTONE WALKWAY OR PATIO
- 4" THICK CONCRETE SLAB ON GRADE
- 4" THK 1.5" DIA CRUSHED STONE @ DRIP AREAS, WITH GEOTEX WEED BARRIER BELOW (PROVIDE LANDSCAPE EDGING)

**LANDSCAPE NOTES**

- THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE SCHEDULE SHALL GOVERN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.
- GENERAL CONTRACTOR TO PROVIDE ROUGH GRADING WITHIN +/- 0.50 FOOT OF FINISHED GRADE PRIOR TO START OF LANDSCAPE CONTRACTOR'S WORK.
- FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE AT THE DIRECTION OF ARCHITECT. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITH PLANTING OPERATIONS UNTIL STAKING IS FULLY APPROVED.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH SECURED HAYBALES AND/OR SNOWFENCE AT DRIP LINE OF TREE. AREAS TO REMAIN UNDISTURBED SHALL BE PROTECTED WITH PLASTIC SNOW FENCING ATTACHED TO METAL POSTS DRIVEN INTO THE GROUND.
- PLANTING BACKFILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL AND 20% PEAT MOSS. SHRUB BEDS AND TREE WELLS ARE TO BE MULCHED WITH 3" SHREDDED MULCH. MULCH SAMPLE TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE SEPARATED FROM SOB AND NATIVE GRASS AREAS BY 1/8"x4" GALVANIZED STEEL EDGING. TACK EDGING IN PLACE WITH 12" EDGING PINS AT 40" MINIMUM SPACING.
- ALL DECIDUOUS TREES ARE TO BE STAKED WITH 5" STEEL 'T' STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 1-1/2" WIDE, GREEN, NYLON TREE STRAPS. ALL EVERGREEN TREES ARE TO BE STAKED WITH THREE, 5" STEEL 'T' STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 1-1/2" WIDE, GREEN, NYLON TREE STRAPS.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND DISTRIBUTE 10 CUBIC YARDS TOPSOIL TO PROPOSED PLANTING BEDS. CONTRACTOR SHALL ALSO SUPPLY AND DISTRIBUTE 2 CUBIC YARDS OF ORGANIC COMPOST TO PROPOSED PERENNIAL AREAS.
- PERENNIAL FLOWER BEDS ARE TO BE AMENDED WITH 4" OF DEBRIS FREE TOPSOIL AND 2" ORGANIC COMPOST. MIXTURE TO BE CULTIVATED TO A DEPTH OF 6" AND FINE GRADED TO PROVIDE POSITIVE DRAINAGE.
- PREPARATION OF NATIVE GRASS AREAS WILL INCLUDE THE FOLLOWING:  
- LOOSEN SOIL TO A MINIMUM OF 4" DEPTH. REMOVE STONES OVER 2" IN DIAMETER AND STICKS, ROOTS, RUBBISH AND EXTRANEOUS MATTER.  
- DISTRIBUTE 1" OF TOPSOIL TO BE CULTIVATED INTO NATIVE SOIL.  
- GRADE AREAS TO A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
- ALL DISTURBED AREAS TO BE REVEGETATED WITH NATIVE GRASSES SHALL BE SOWN WITH THE FOLLOWING SEED MIXTURE:  
- ROCKY MOUNTAIN HIGH ALTITUDE NATIVE GRASS SEED MIX, AVAILABLE FROM NEILS LUNCFERD NURSERY, SILVERTHORNE, COLORADO OR APPROVED EQUAL.
- ONE APPLICATION OF DI-AMONIUM PHOSPHATE FERTILIZER, 18-46-0 AT THE RATE OF 8 LBS PER 1,000 S.F., SHALL BE BROADCAST PRIOR TO SEEDING.
- ALL SEEDED AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTING.  
AFTER SEEDING, RAKE OR DRAG SURFACE OF SOIL LIGHTLY TO REINCORPORATE SEED INTO TOP 1/8" OF SOIL.
- LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH UNIT COSTS FOR PROPOSED AND TRANSPLANTED PLANTINGS TO INCLUDE ALL COSTS FOR MATERIAL, LABOR, FREIGHT, HANDLING, OVERHEAD, AND PROFIT.
- ALL NEWLY PLANTED TREES AND SHRUBS SHALL BE IRRIGATED WITH AN AUTOMATED DRIP SYSTEM. PERENNIAL FLOWER BEDS AND ANY LAWN AREAS SHALL BE IRRIGATED WITH POP-UP SPRAY HEADS. NATIVE GRASS AREAS SHALL BE TEMPORARILY IRRIGATED FOR 45 DAYS AFTER SEEDING OR UNTIL GRASSES ARE ESTABLISHED.
- LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN DOCUMENT REGARDING ITS POLICY ON PLANT GUARANTEE AND REPLACEMENT TO THE OWNER. EACH GUARANTEE SHALL CONFORM TO THE MINIMUM STANDARD OF REPLACING ALL MATERIAL INCLUDING LABOR, DUE TO SICKNESS OR DEATH OF A PLANT FOR A PERIOD OF ONE YEAR FOLLOWING THE PLANT'S INSTALLATION.
- DRIP AREAS NOT SHOWN WITH OTHER TYPES OF HARDSCAPE TO RECEIVE 4" THICK 1.5" CRUSHED STONE FROM 2'0" PAST DRIP LINE TO FACE OF BUILDING. INCLUDE GEOTEXTILE FABRIC BELOW FOR WEED CONTROL & LANDSCAPE EDGING FLUSH WITH TOP OF STONE.



**1 SITE PLAN**  
A111



409 east main street  
p o box 4175  
frisco . colorado 80443  
970 453 0444



**little beaver trail housing**

lot 3 . ptarmigan trail estates  
sub #1 filing 1  
dillon . colorado

PROJECT # 2225

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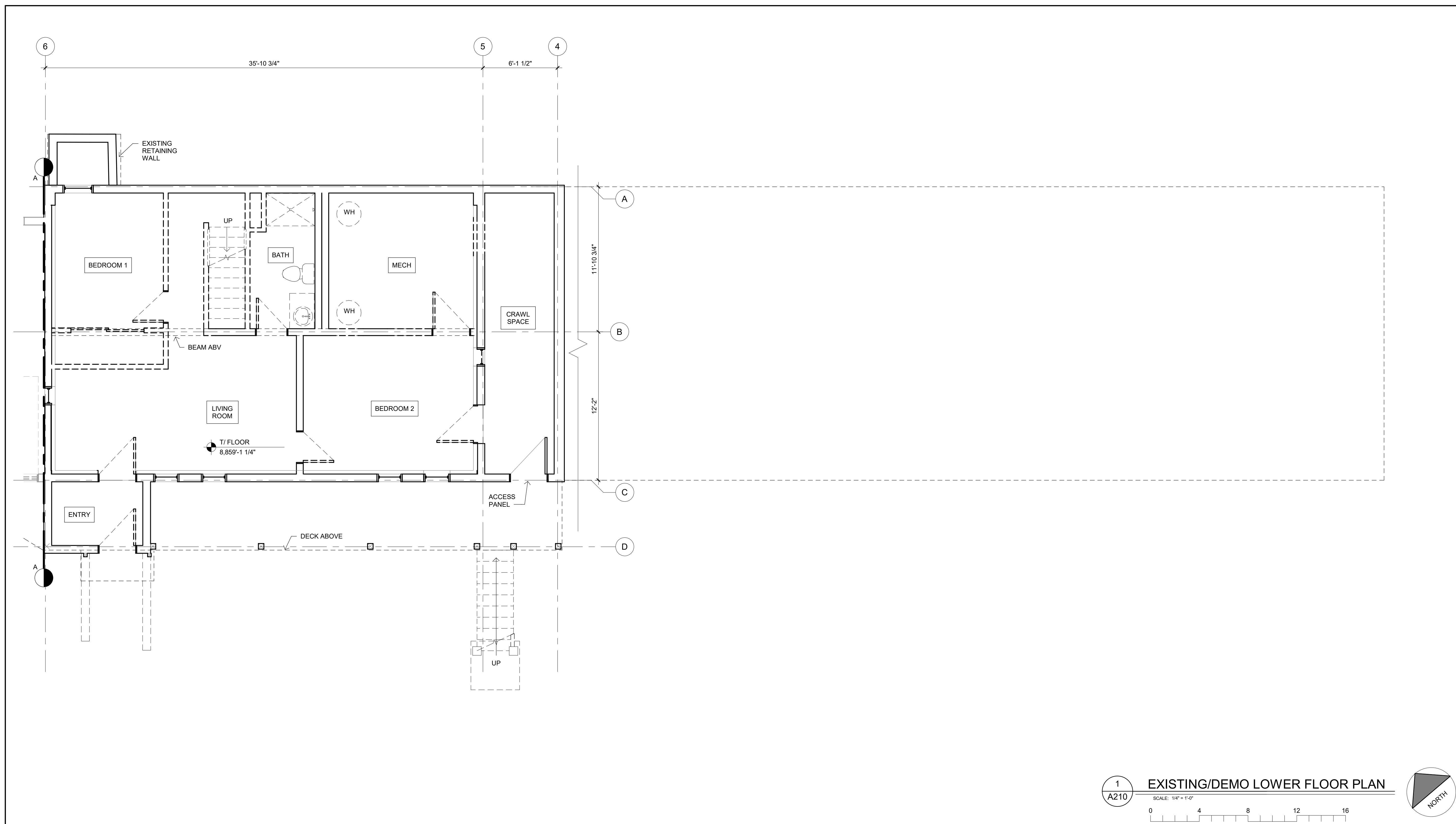
Issue Description	Date
prelim PUD sub	24 mar 2023
PUD submittal	31 mar 2023
PUD revised	28 apr 2023

**SITE PLAN, AREA CALCS & NOTES**

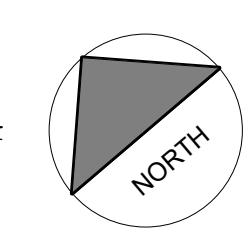
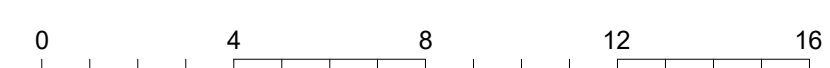
**draft**

A111





**1**  
A210  
**EXISTING/DEMO LOWER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PLAN LEGEND**

	EXISTING WALL TO REMAIN
	WALL TO BE REMOVED (SHOWN DASHED)
	NEW WALL (SHOWN SHADED)
	EXISTING DOOR
	DOOR TO BE REMOVED (SHOWN DASHED)
	NEW DOOR

**little beaver trail housing**

lot 3 . plarmigan trail estates  
sub #1 filing 1  
dillon . colorado

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**EXISTING/DEMO LOWER FLOOR PLAN**

**draft**

**A210**



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cillon . colorado

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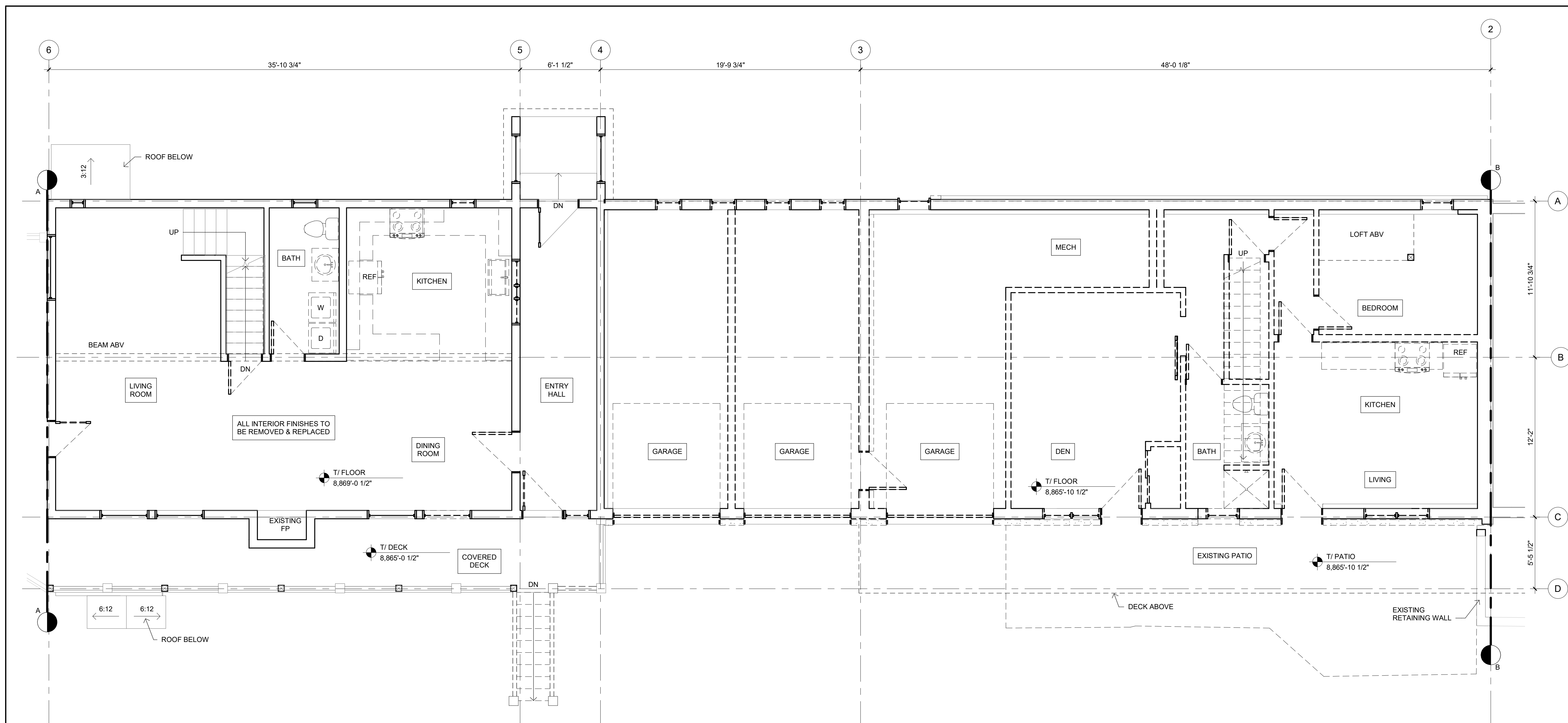
ISSUE:

prelim PUD sub	24 mar 2023
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EXISTING/DEMO  
GROUND FLOOR PLAN

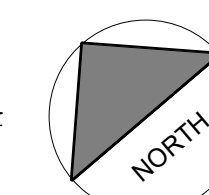
**draft**

A211



**EXISTING/DEMO GROUND FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
0 4 8 12 16



1  
A211

PLAN LEGEND	
	EXISTING WALL TO REMAIN
	WALL TO BE REMOVED (SHOWN DASHED)
	NEW WALL (SHOWN SHADED)
	EXISTING DOOR
	DOOR TO BE REMOVED (SHOWN DASHED)
	NEW DOOR



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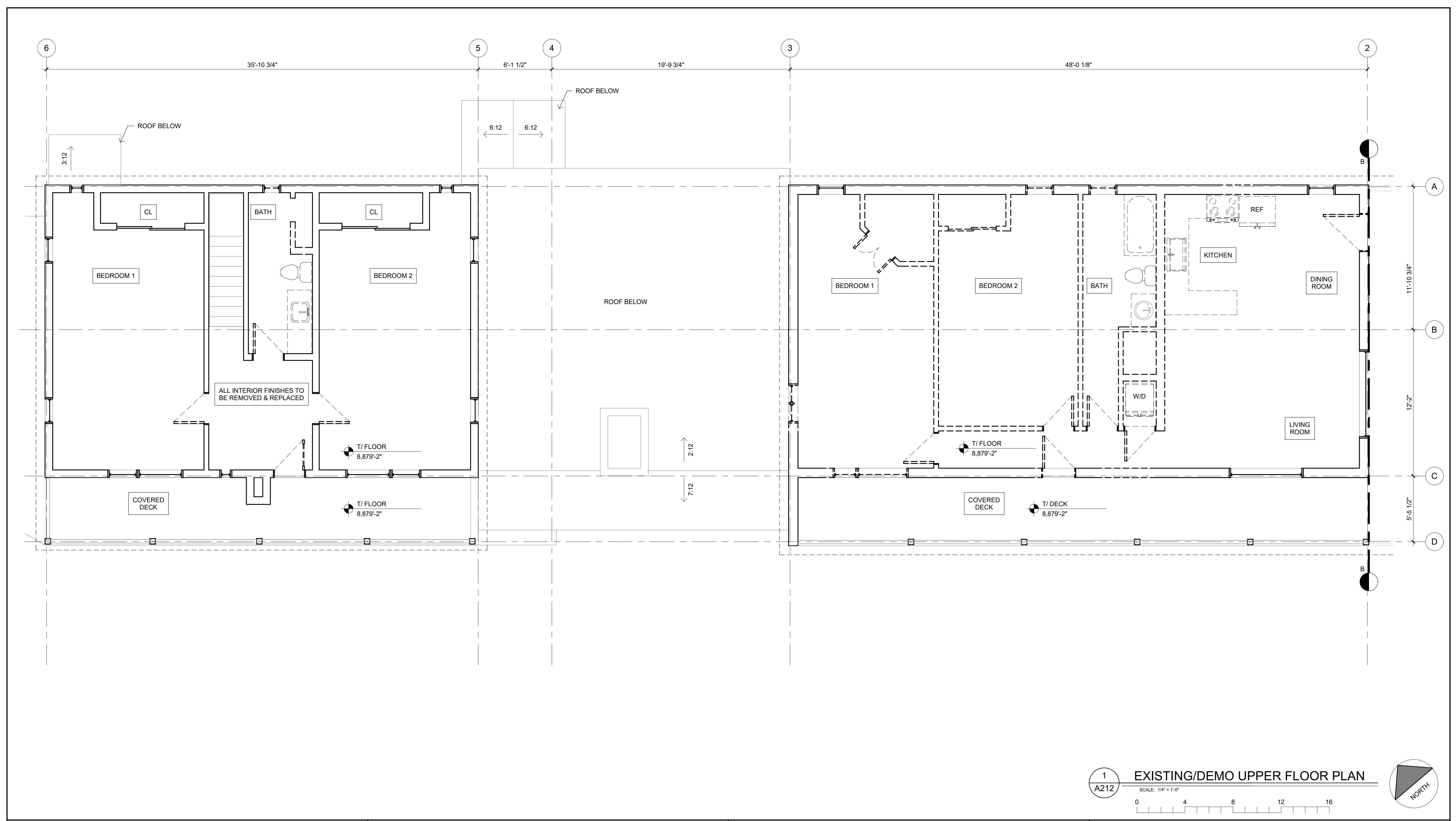
ISSUE:

prelim PUD sub	24 mar 2023
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**EXISTING/DEMO UPPER FLOOR PLAN**

**draft**

A212



**1**  
A212 **EXISTING/DEMO UPPER FLOOR PLAN**

**PLAN LEGEND**

	EXISTING WALL TO REMAIN
	WALL TO BE REMOVED (SHOWN DASHED)
	NEW WALL (SHOWN SHADED)
	EXISTING DOOR
	DOOR TO BE REMOVED (SHOWN DASHED)
	NEW DOOR

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**little beaver trail housing**

lot 3 . plarmigan trail estates  
sub #1 filing 1  
dillon . colorado

PROJECT # 2225

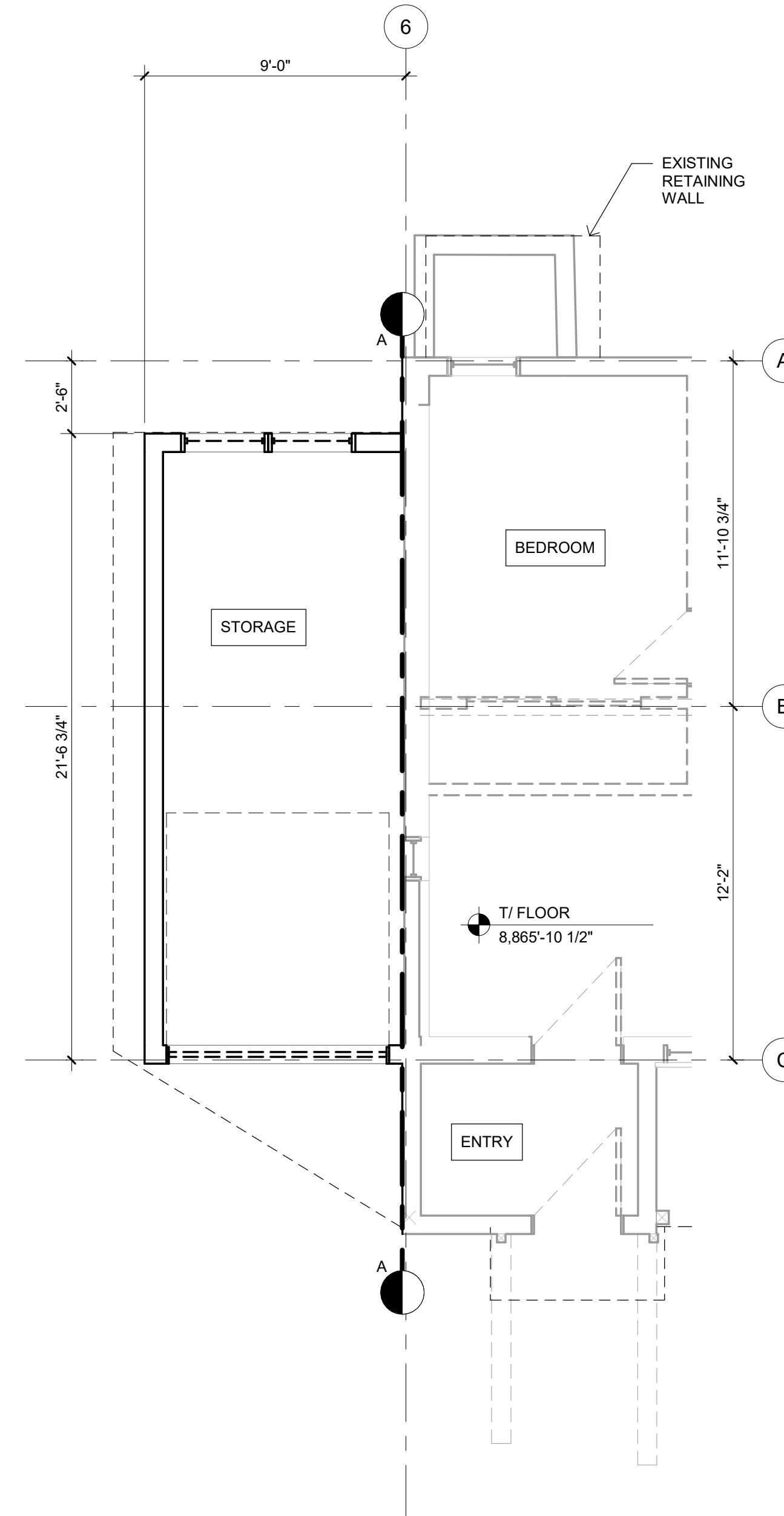
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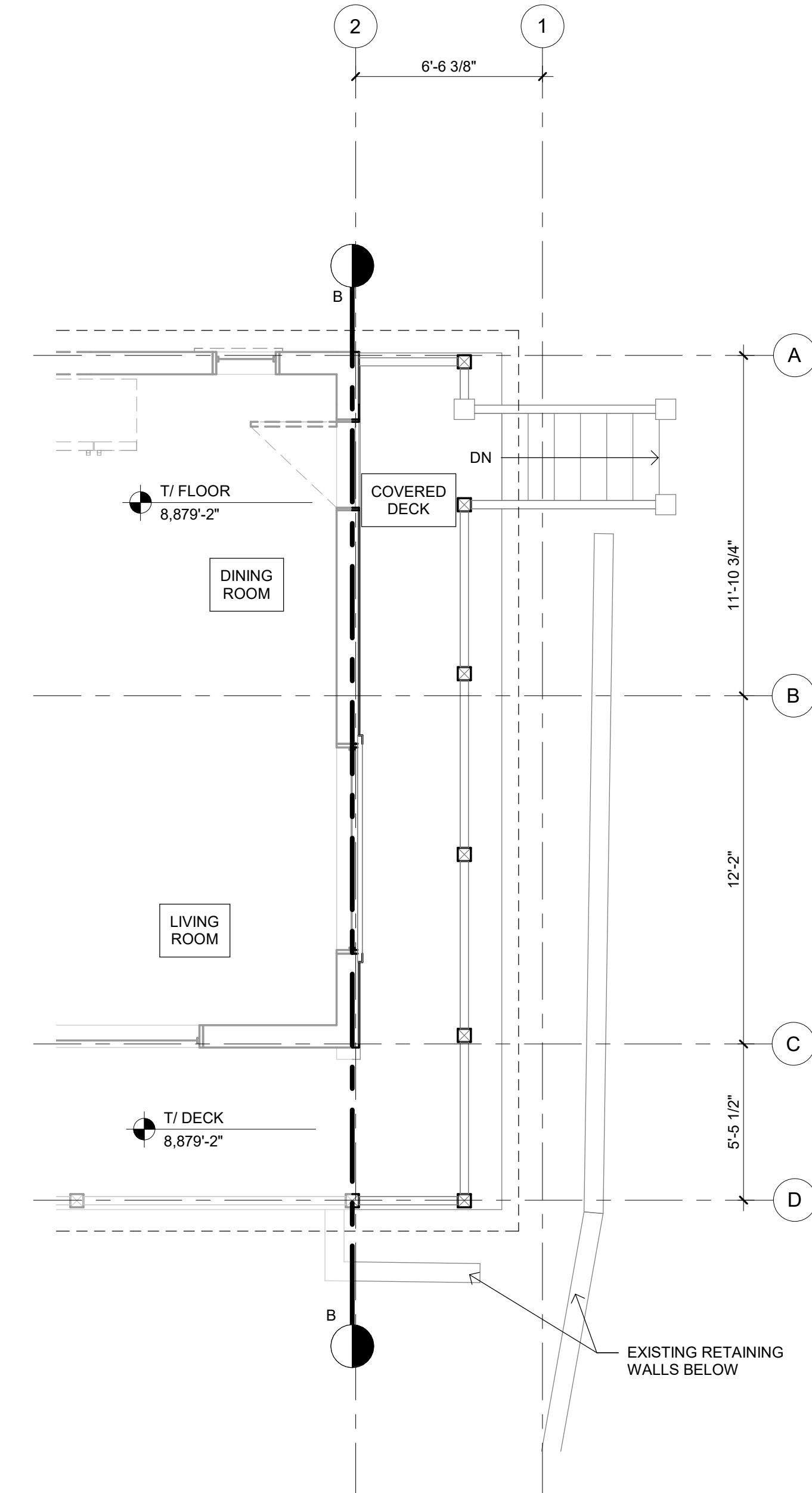
prelim PUD sub	24 mar 2023
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EXISTING/DEMO FLOOR  
PLANS @ STORAGE &  
DECK

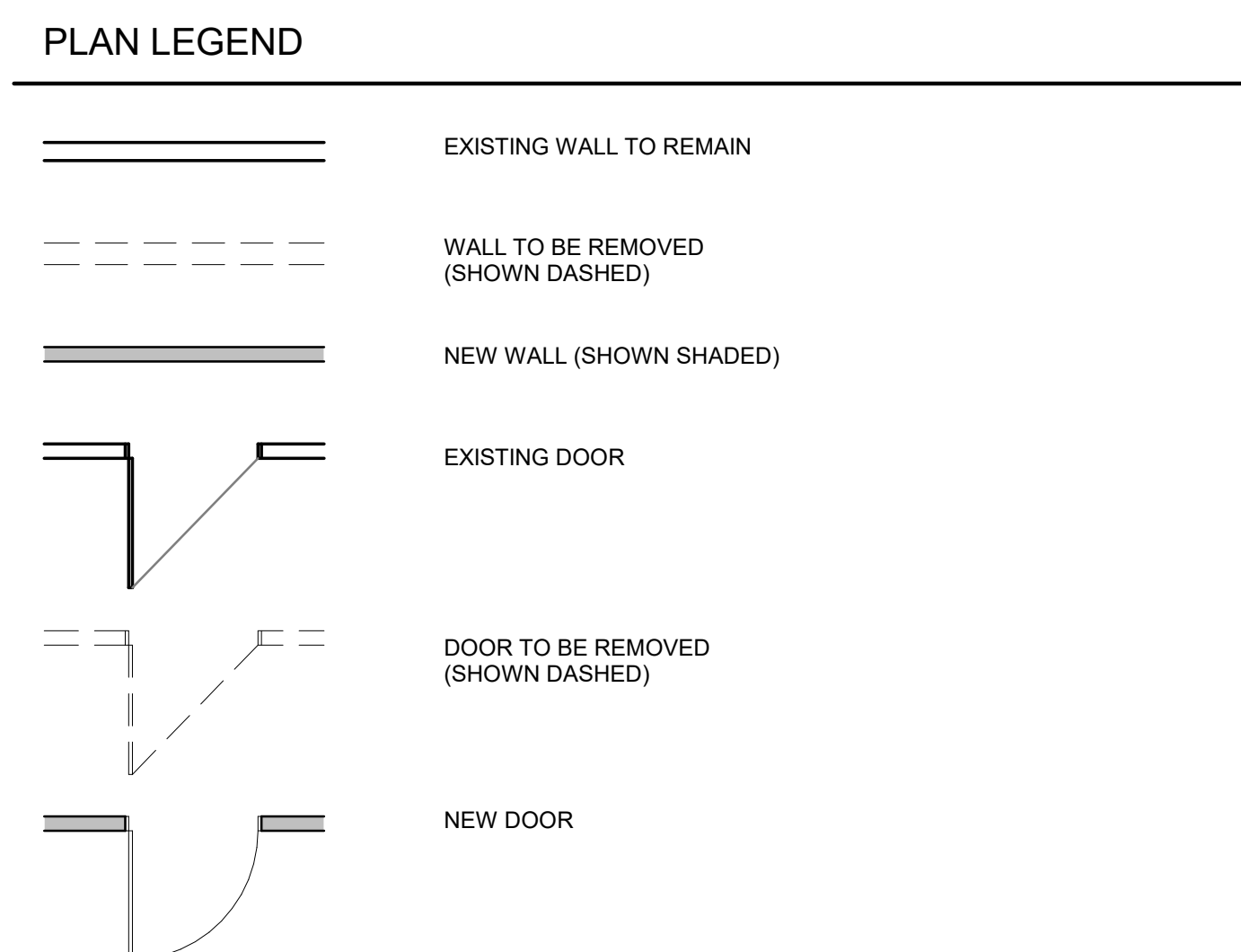
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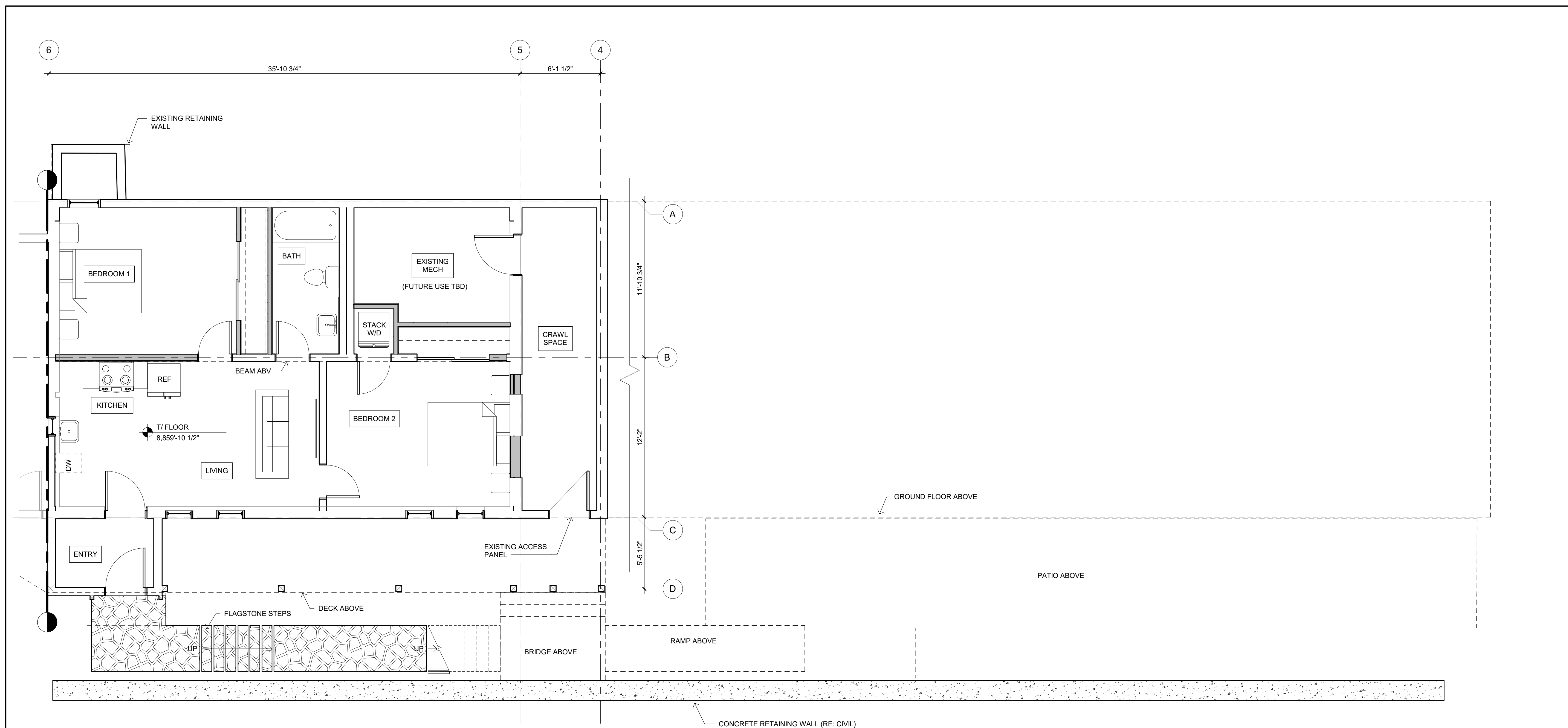
2  
A213



1  
A213







**little beaver trail housing**

lot 3 . plarmigan trail estates  
sub #1 filing 1  
dillon . colorado

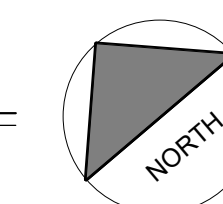
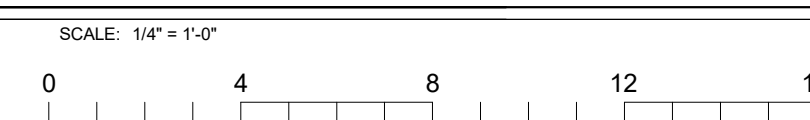
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**1 PROPOSED LOWER FLOOR PLAN**



PLAN LEGEND

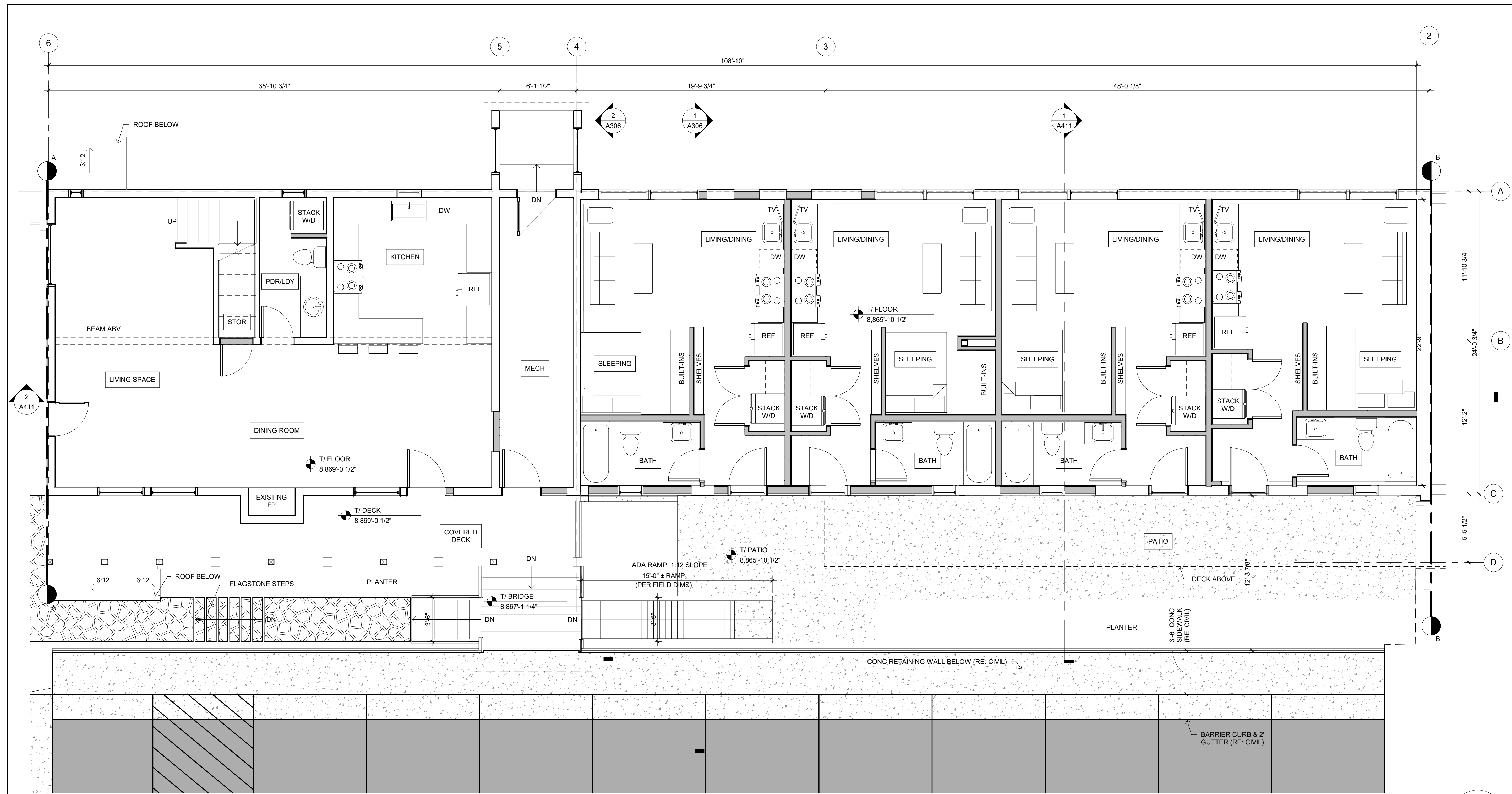
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- WALL TO BE REMOVED (SHOWN DASHED)
- NEW WALL (SHOWN SHADED)
- EXISTING DOOR
- DOOR TO BE REMOVED (SHOWN DASHED)
- NEW DOOR

**PROPOSED LOWER FLOOR PLAN**

**draft**

A220





**1**  
A221  
**PROPOSED GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**PLAN LEGEND**

	EXISTING WALL TO REMAIN
	WALL TO BE REMOVED (SHOWN DASHED)
	NEW WALL (SHOWN SHADED)
	EXISTING DOOR
	DOOR TO BE REMOVED (SHOWN DASHED)
	NEW DOOR

**little beaver trail housing**

lot 3 . plarmigan trail estates  
sub #1 filing 1  
dillon . colorado

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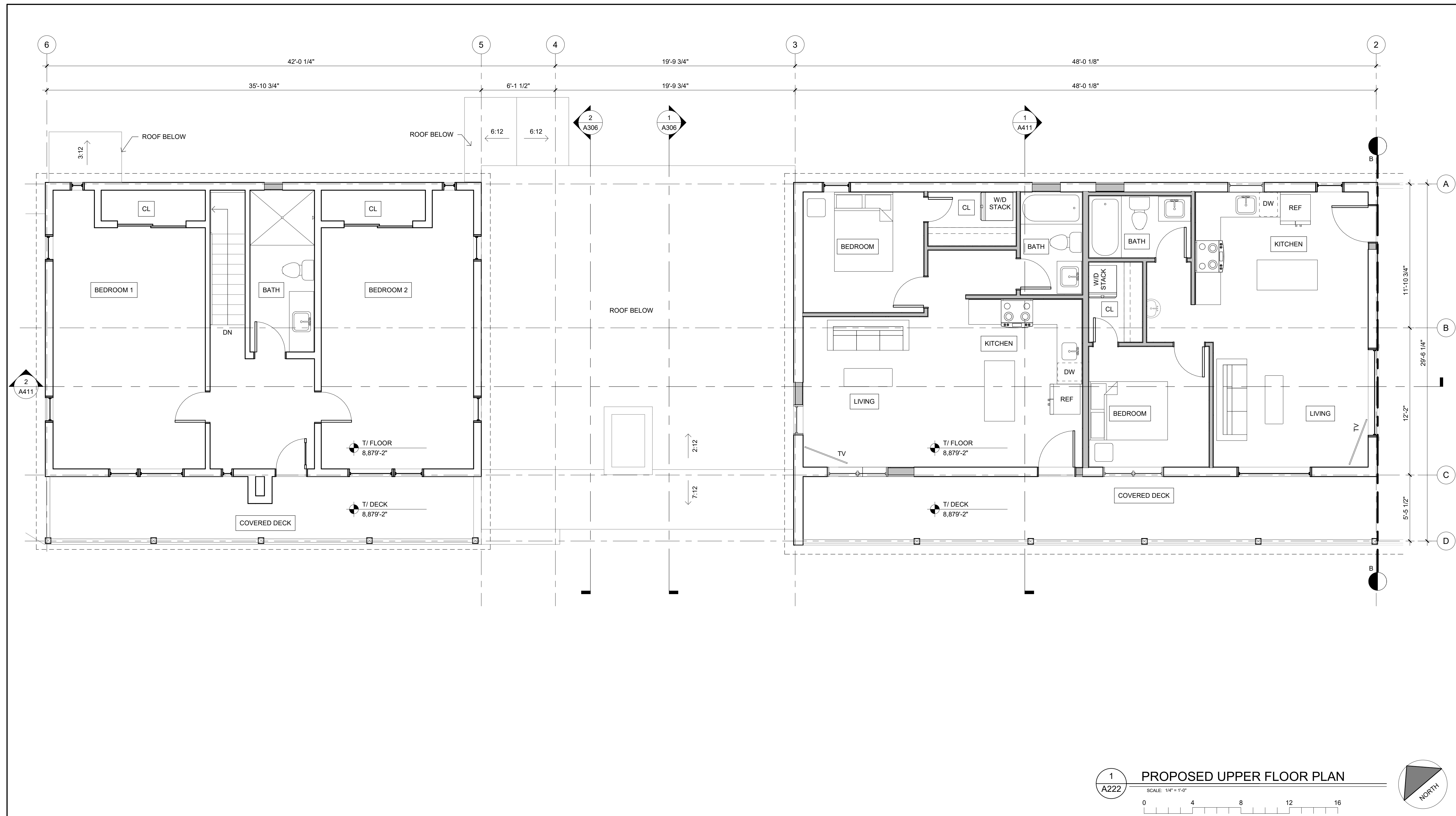
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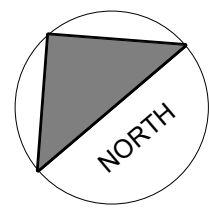
prelim PUD sub	24 mar 2023
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**PROPOSED GROUND FLOOR PLAN**  
**draft**  
A221





**1**  
A222  
**PROPOSED UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
0 4 8 12 16



**PLAN LEGEND**

	EXISTING WALL TO REMAIN
	WALL TO BE REMOVED (SHOWN DASHED)
	NEW WALL (SHOWN SHADED)
	EXISTING DOOR
	DOOR TO BE REMOVED (SHOWN DASHED)
	NEW DOOR

**little beaver trail housing**

lot 3 . plarmigan trail estates  
sub #1 filing 1  
cillon . colorado

PROJECT # 2225

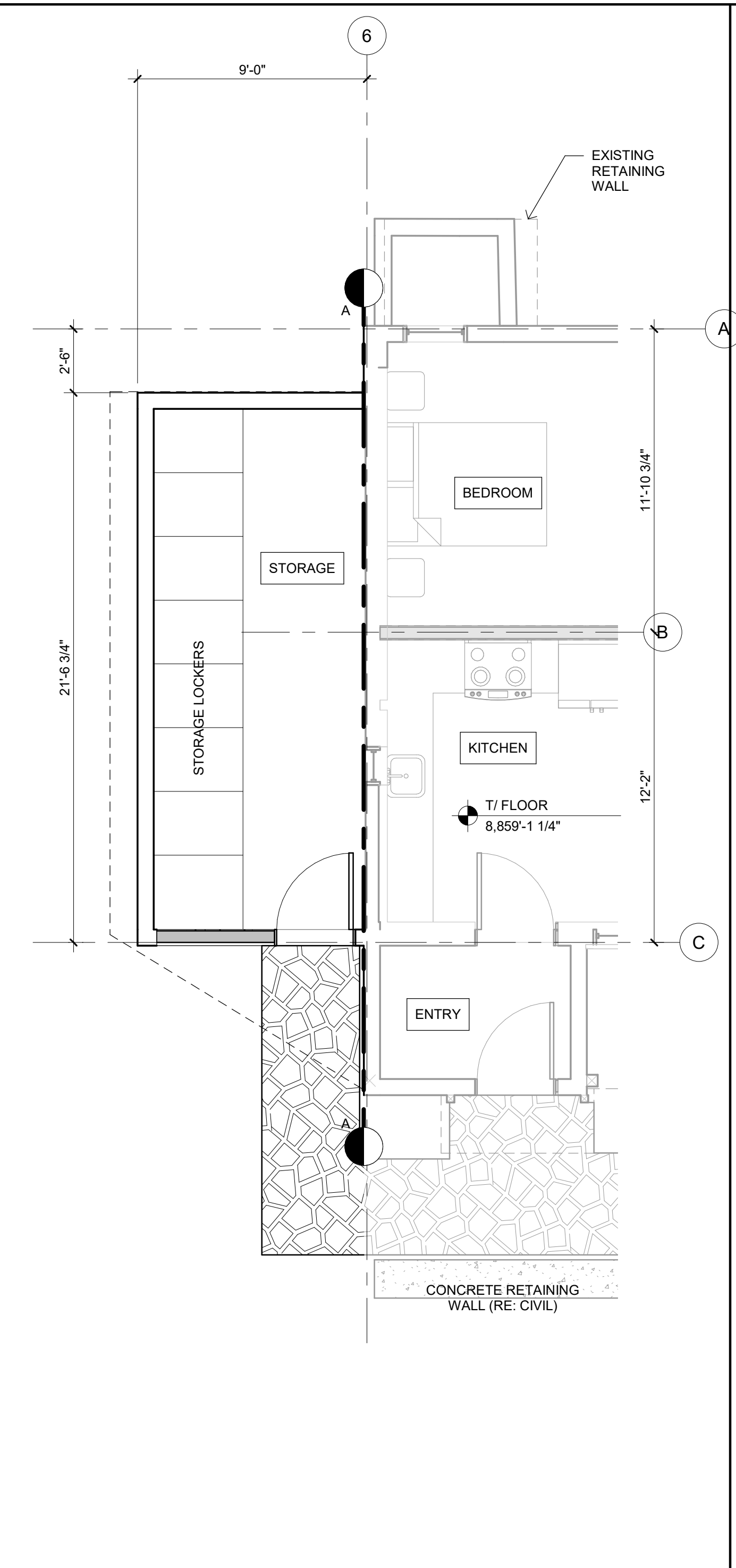
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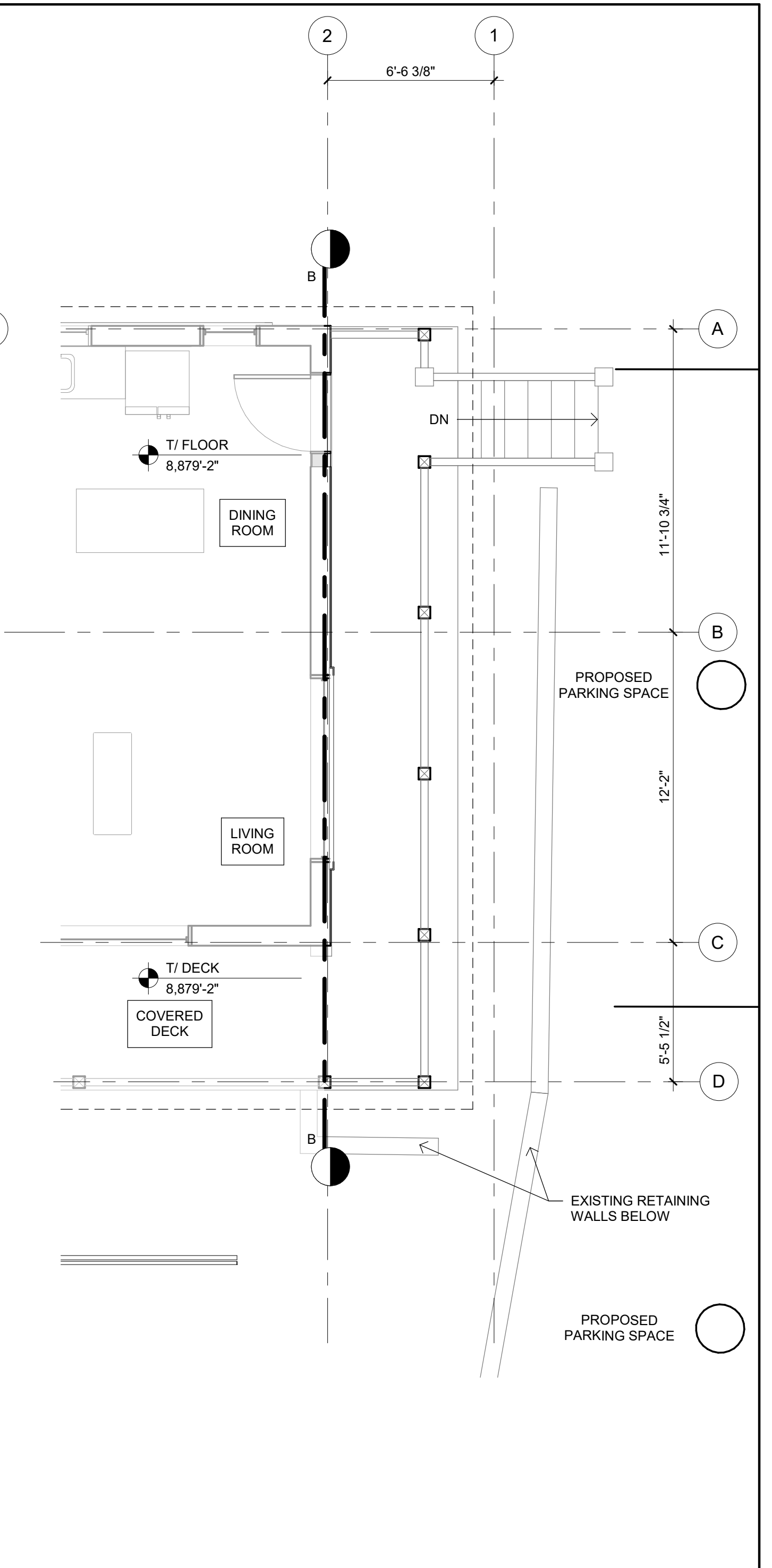
prelim PUD sub	24 mar 2023
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**PROPOSED UPPER FLOOR PLAN**  
**draft**  
A222

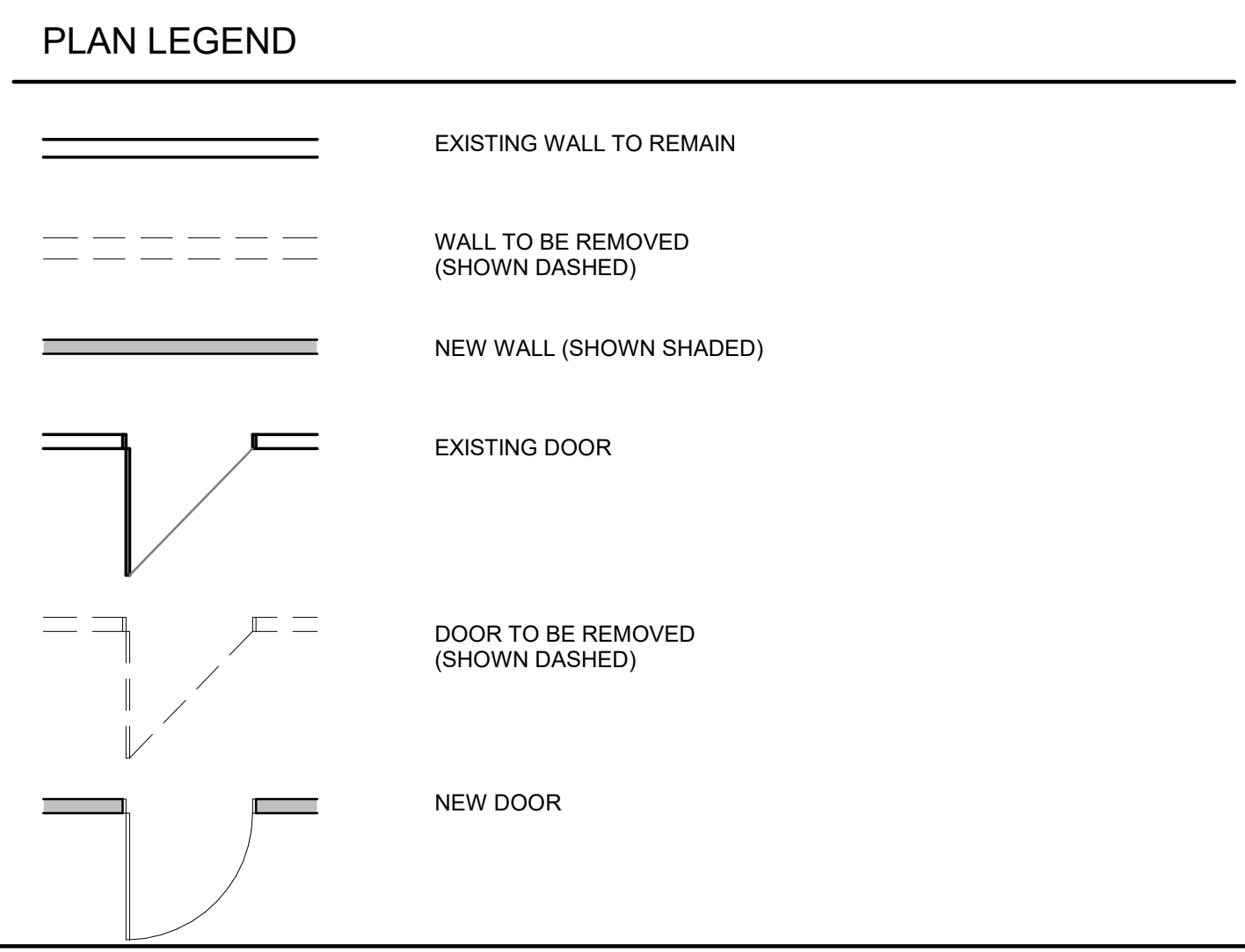




**2**  
A223  
PROPOSED LOWER FLOOR PLAN @  
STORAGE  
SCALE: 1/4" = 1'-0"  
0 4 8 12 16  
NORTH



**1**  
A223  
PROPOSED UPPER FLOOR PLAN @  
UPPER ENTRY  
SCALE: 1/4" = 1'-0"  
0 4 8 12 16  
NORTH



**little beaver trail housing**

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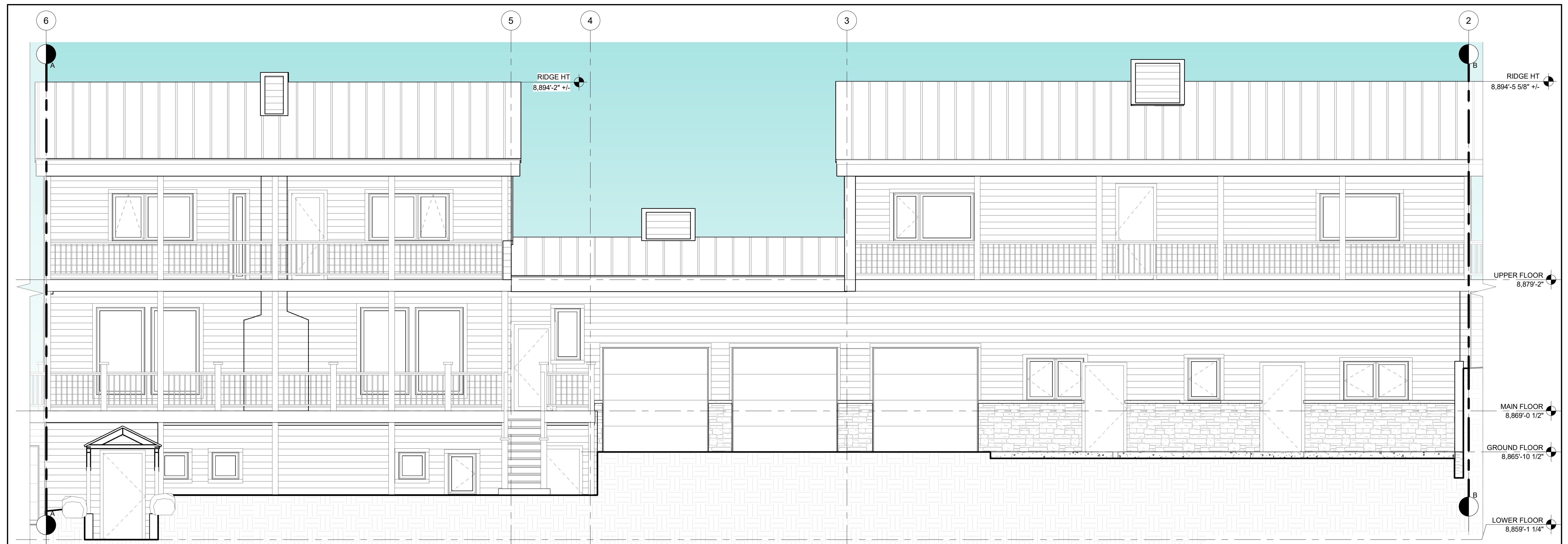
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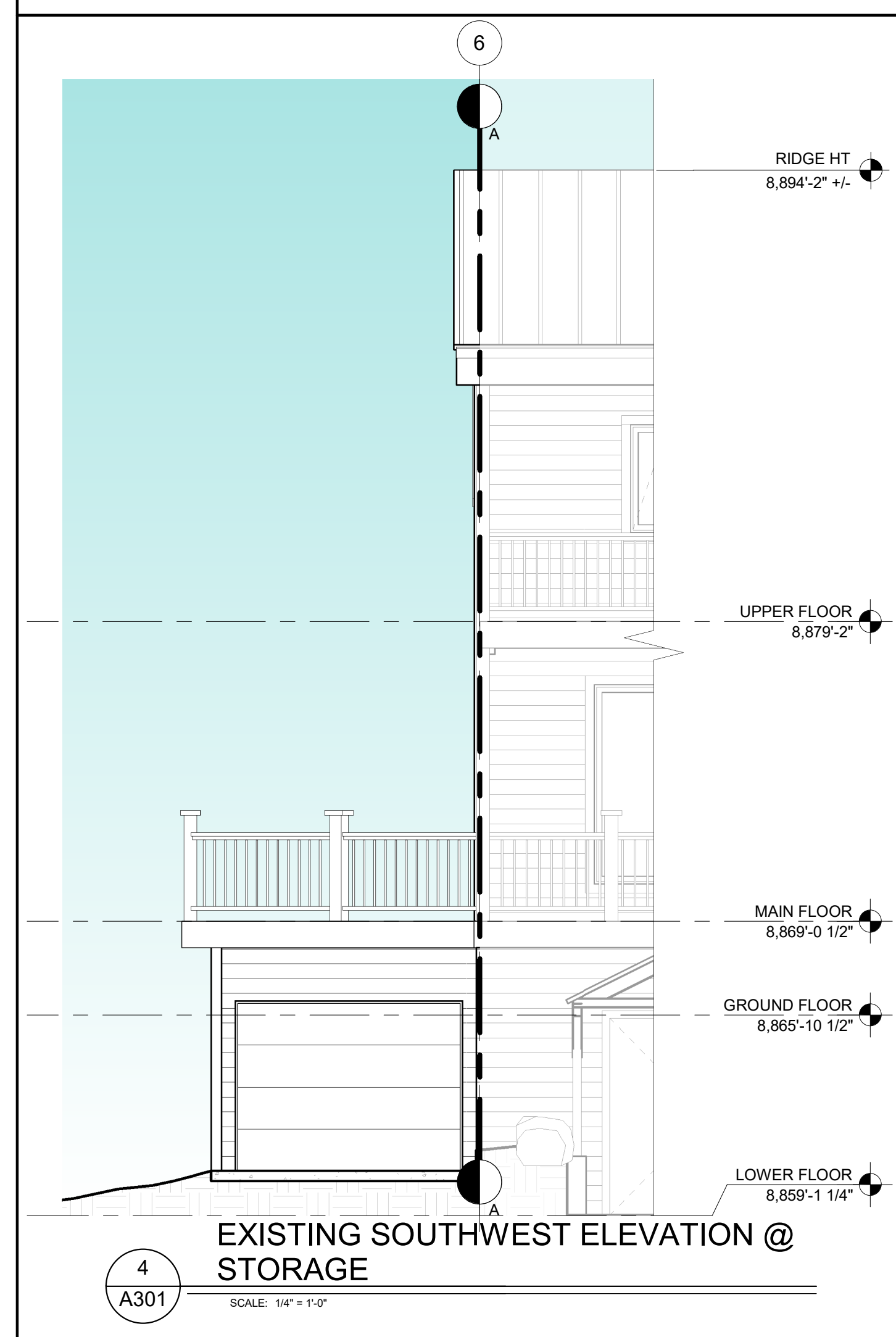
PROPOSED FLOOR  
PLANS @ STORAGE &  
DECK  
**draft**

A223

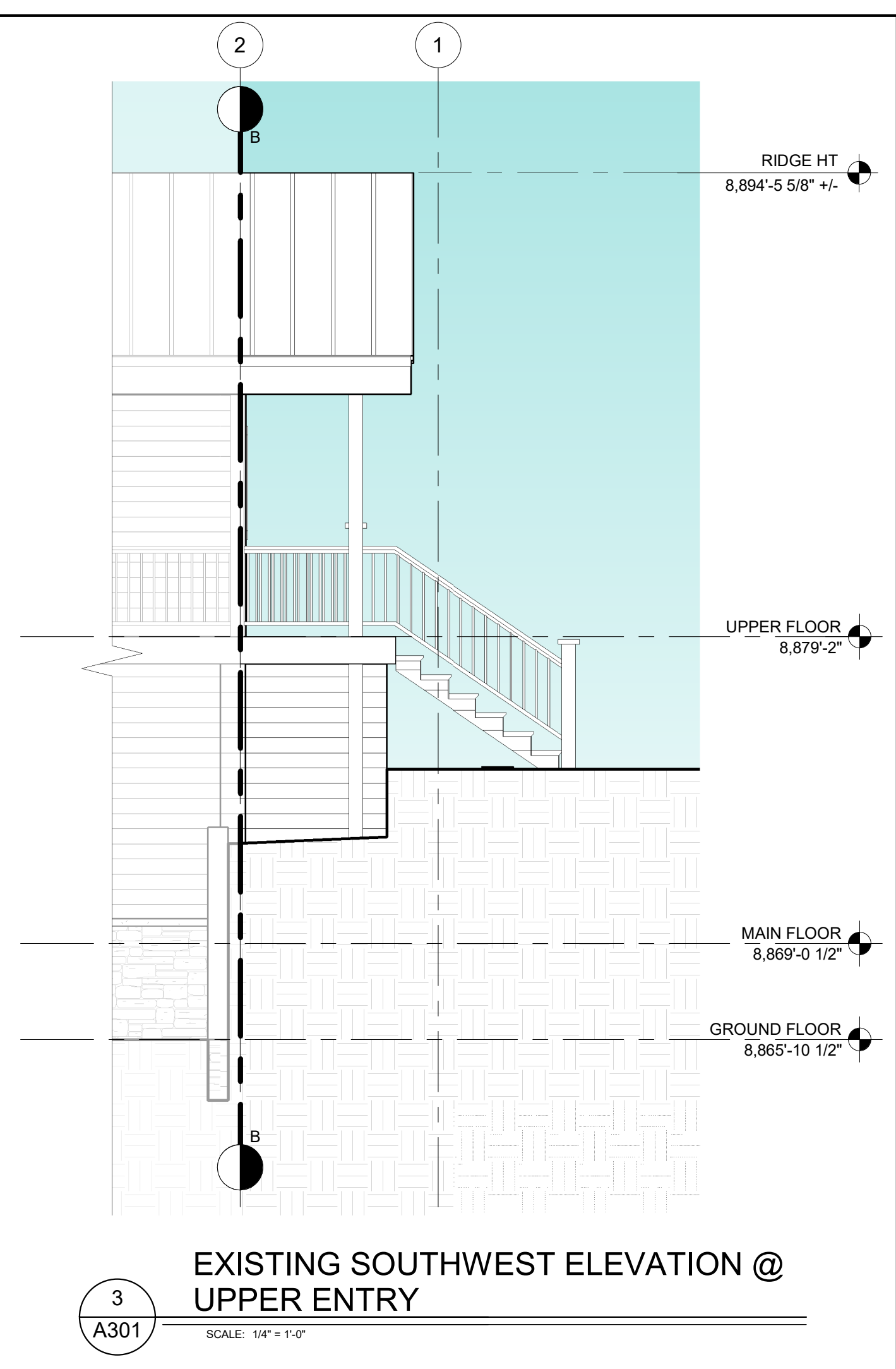




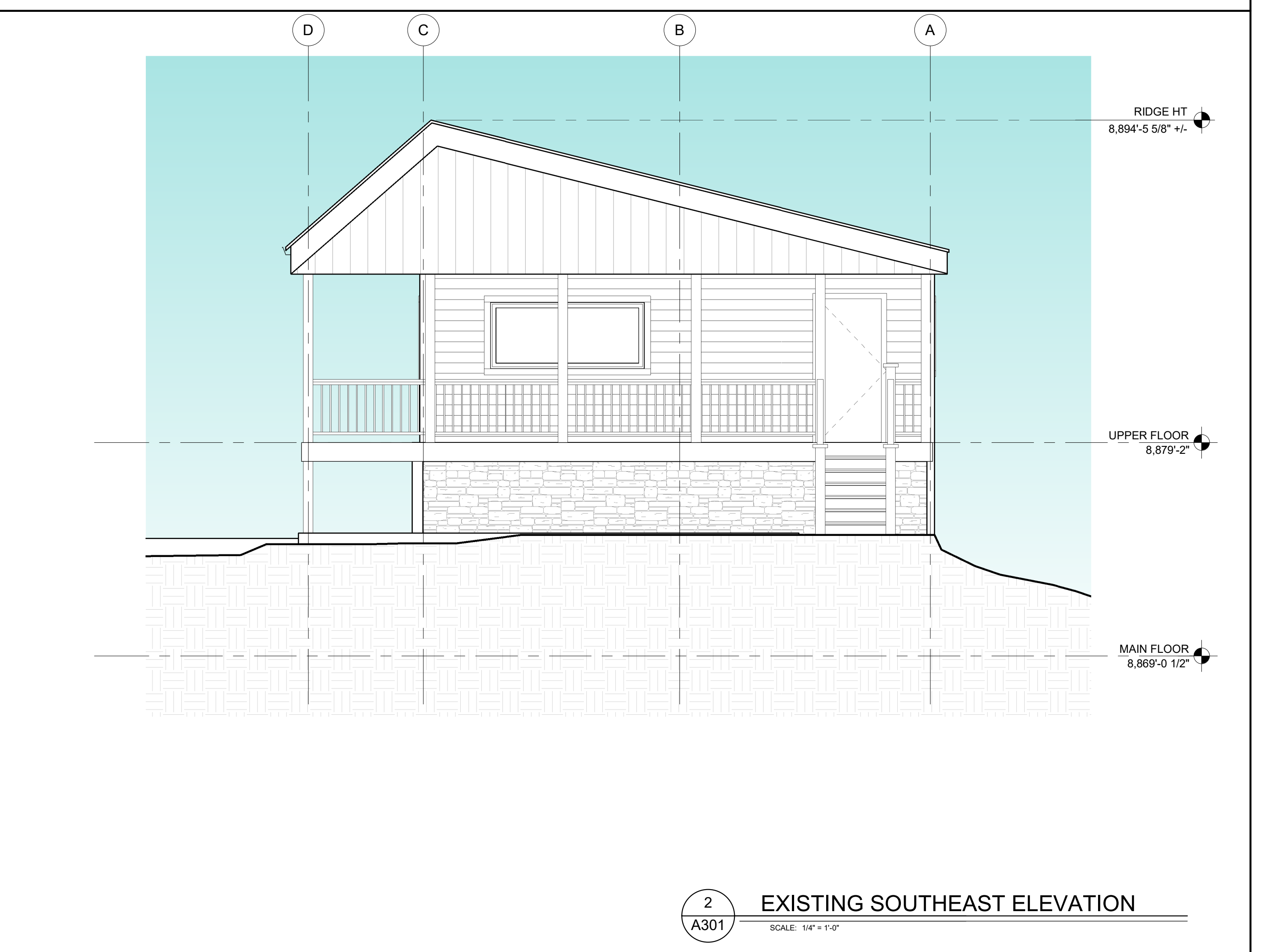
**1**  
A301 **EXISTING SOUTHWEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**4**  
A301 **EXISTING SOUTHWEST ELEVATION @ STORAGE**  
SCALE: 1/4" = 1'-0"



**3**  
A301 **EXISTING SOUTHWEST ELEVATION @ UPPER ENTRY**  
SCALE: 1/4" = 1'-0"



**2**  
A301 **EXISTING SOUTHEAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**little beaver trail housing**

lot 3 . plarmigan trail estates  
sub #1 filing 1  
dillon . colorado

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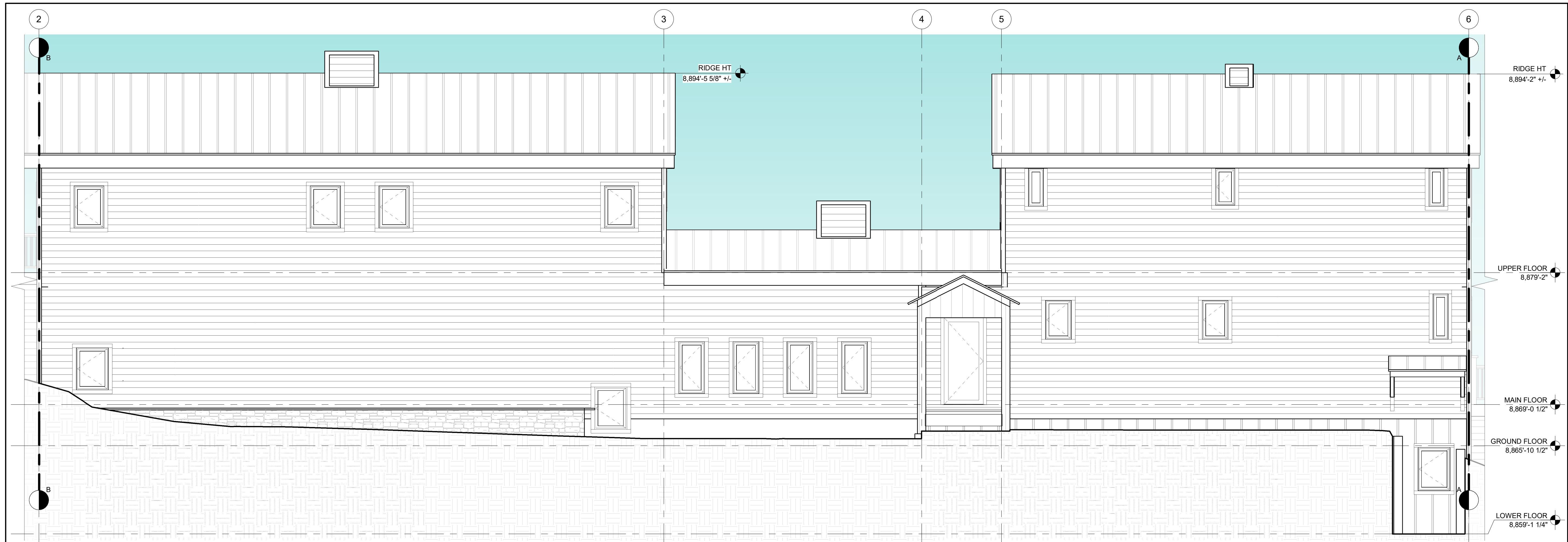
EXISTING EXTERIOR  
ELEVATIONS

**draft**

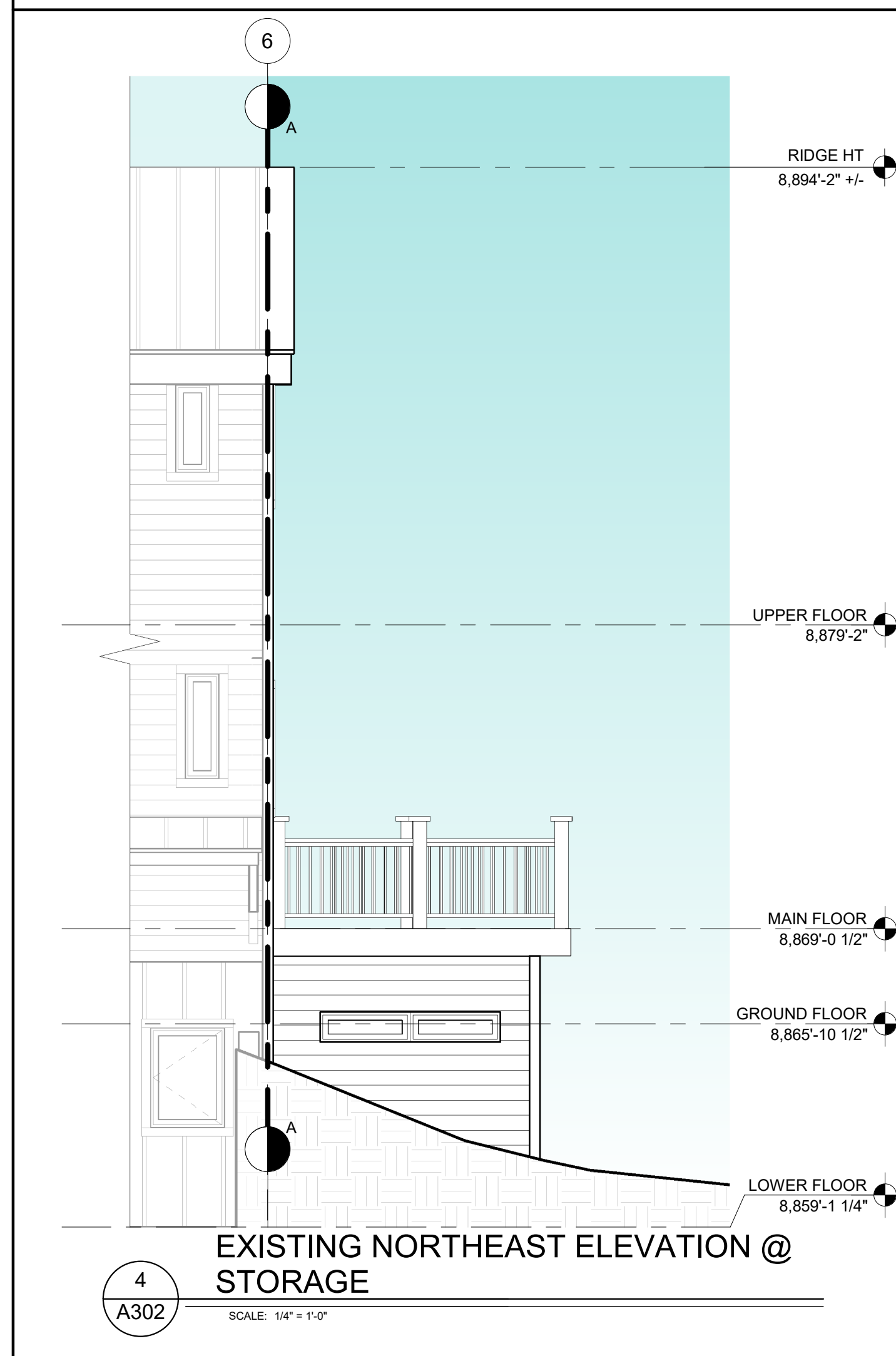
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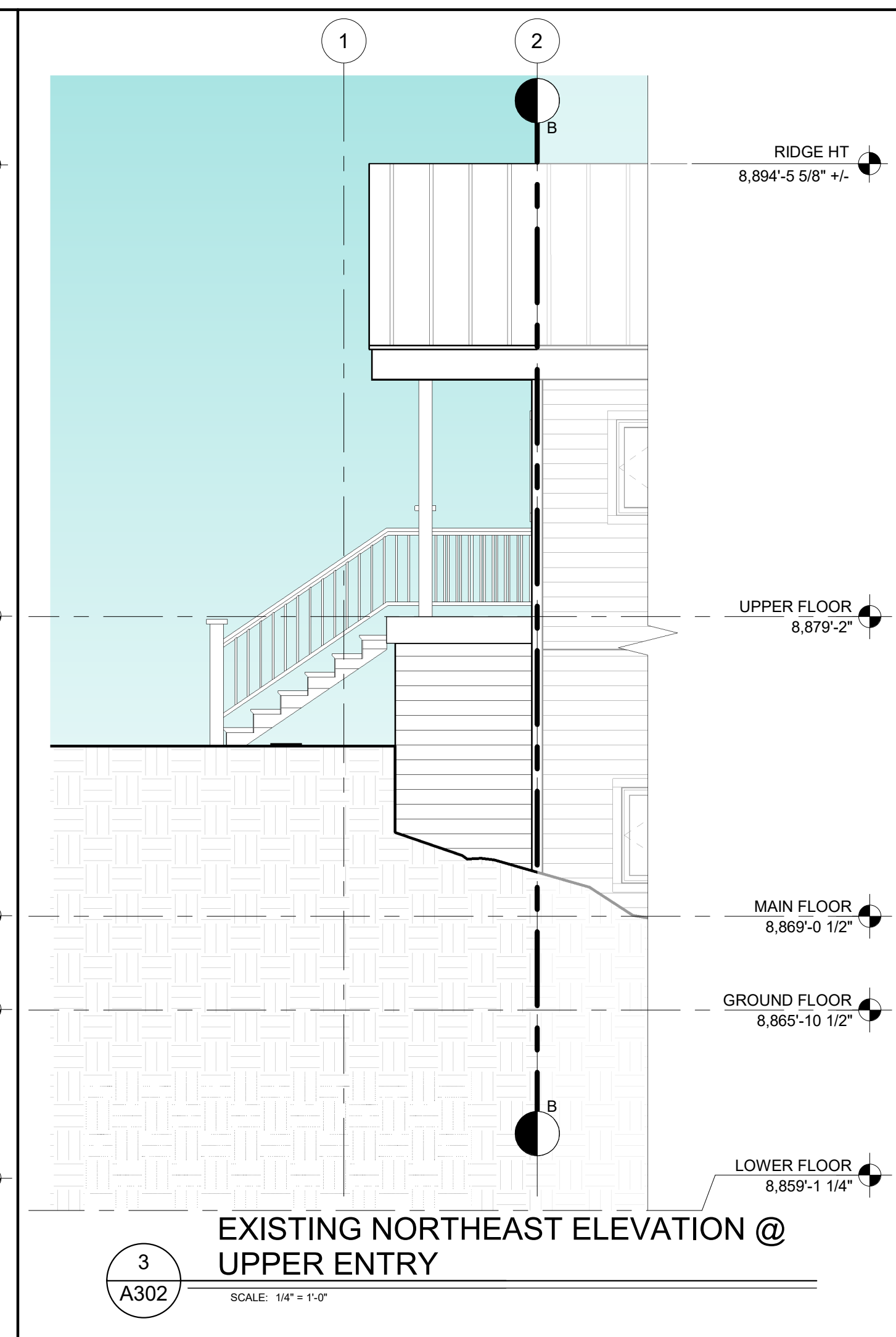




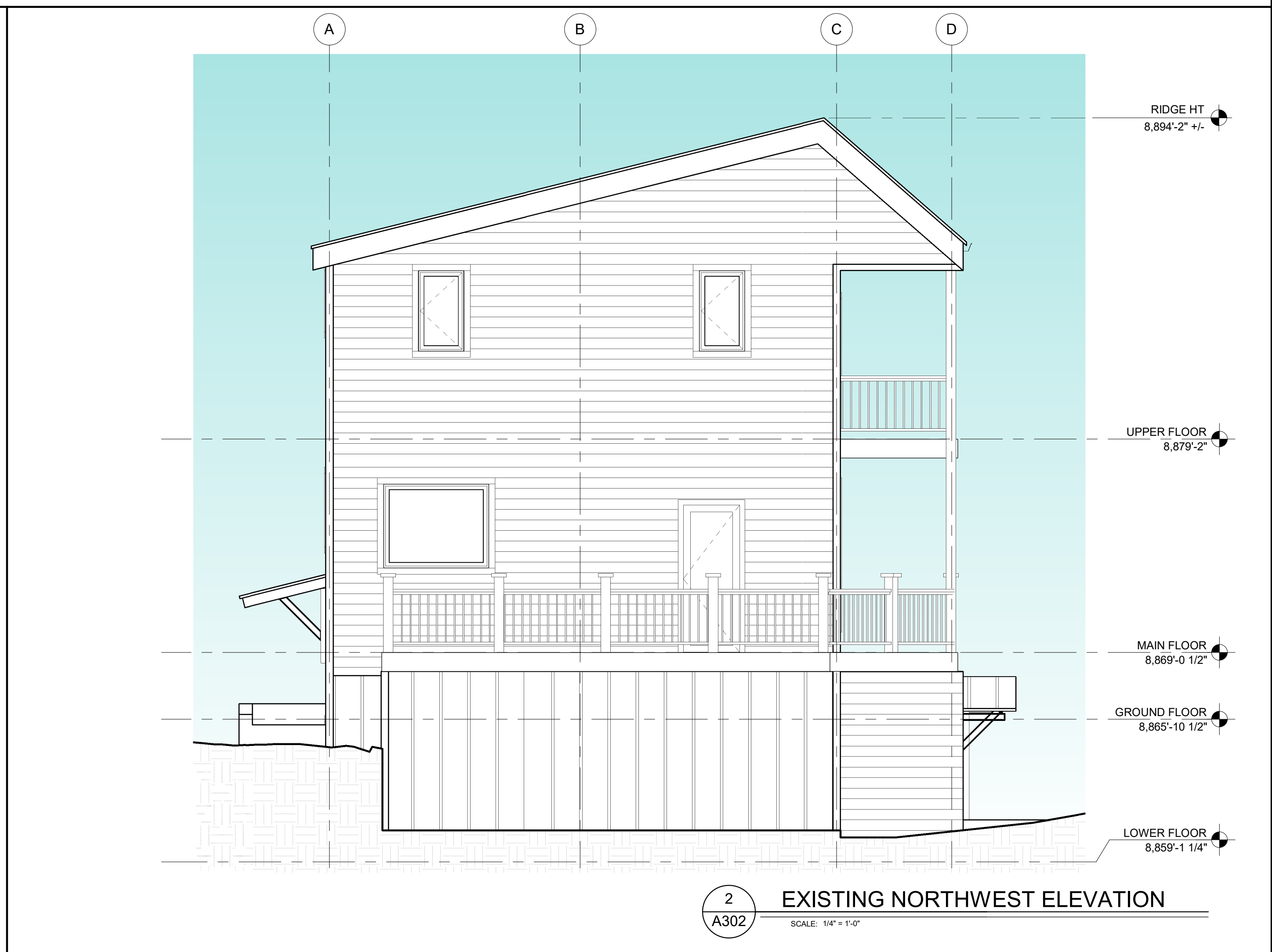
1  
A302 **EXISTING NORTHEAST ELEVATION**  
SCALE: 1/4" = 1'-0"



4  
A302 **EXISTING NORTHEAST ELEVATION @ STORAGE**  
SCALE: 1/4" = 1'-0"



3  
A302 **EXISTING NORTHEAST ELEVATION @ UPPER ENTRY**  
SCALE: 1/4" = 1'-0"



2  
A302 **EXISTING NORTHWEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**little beaver trail housing**

lot 3 - plarmigan trail estates  
sub #1 filing 1  
dillon, colorado

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**EXISTING EXTERIOR ELEVATIONS**

draft

A302



**little beaver trail housing**

lot 3 . ptarmigan trail estates  
sub #1 filing 1  
dillon . colorado

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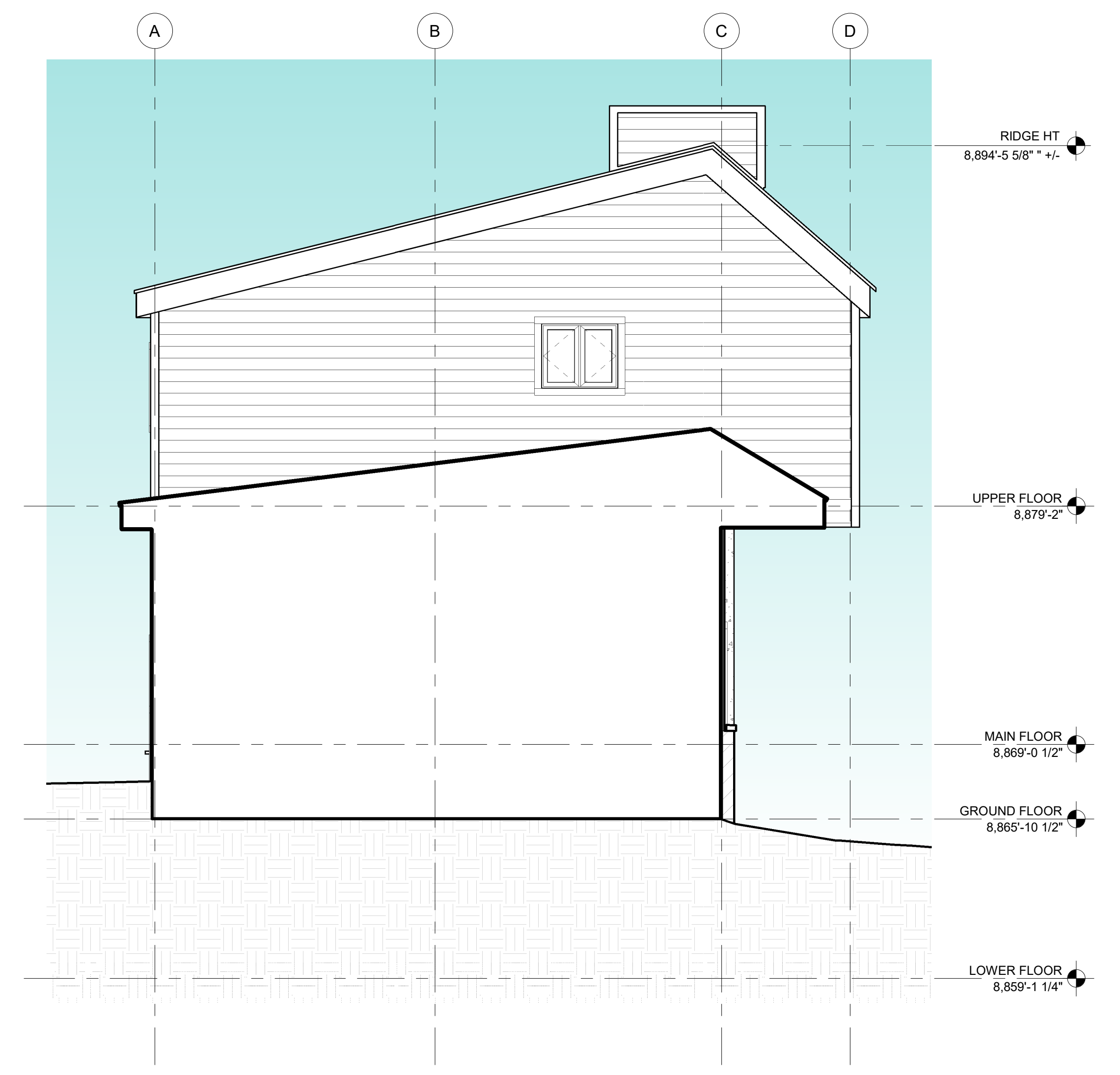
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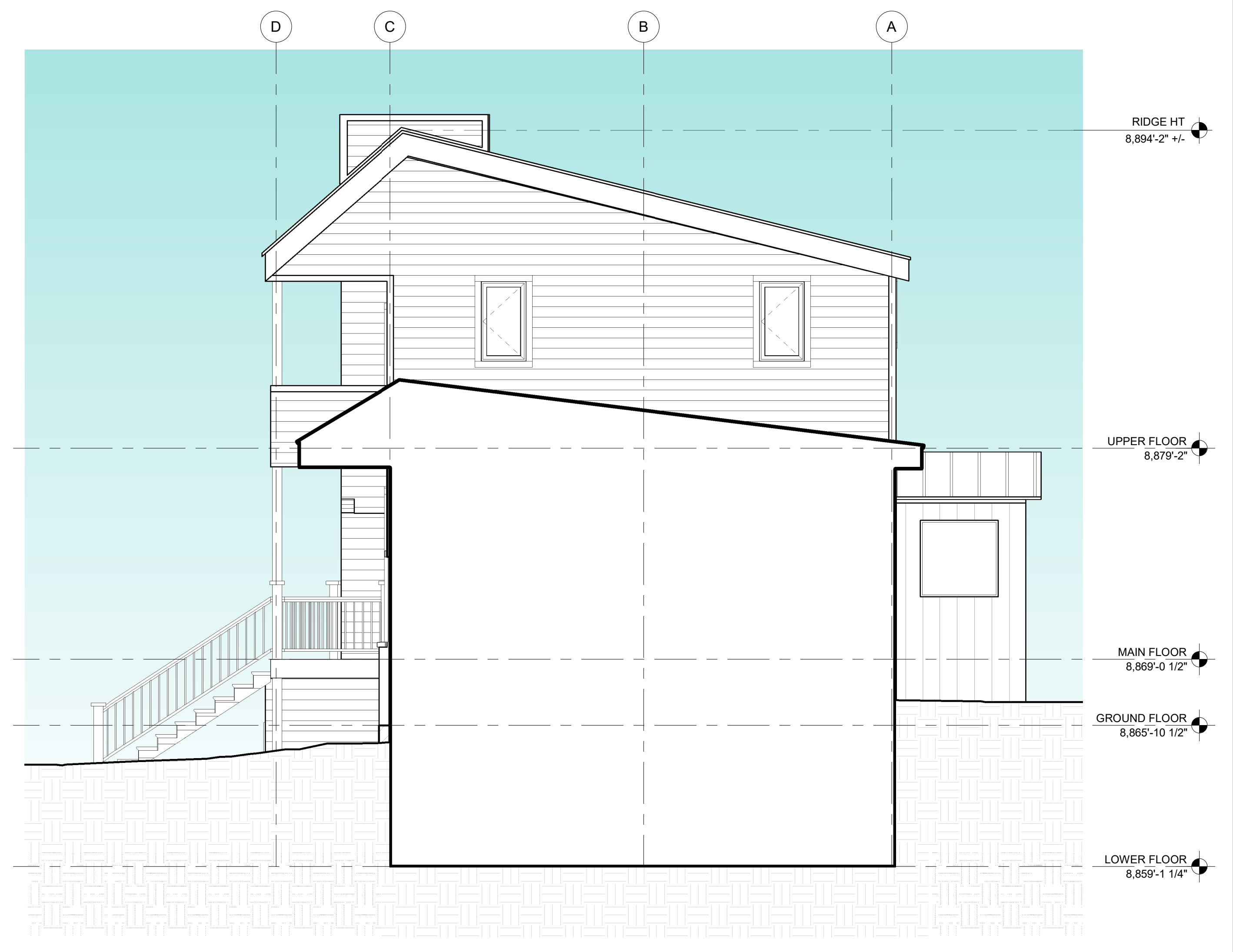
prelim PUD sub	24 mar 2023
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EXISTING EXTERIOR  
ELEVATIONS  
**draft**

A303

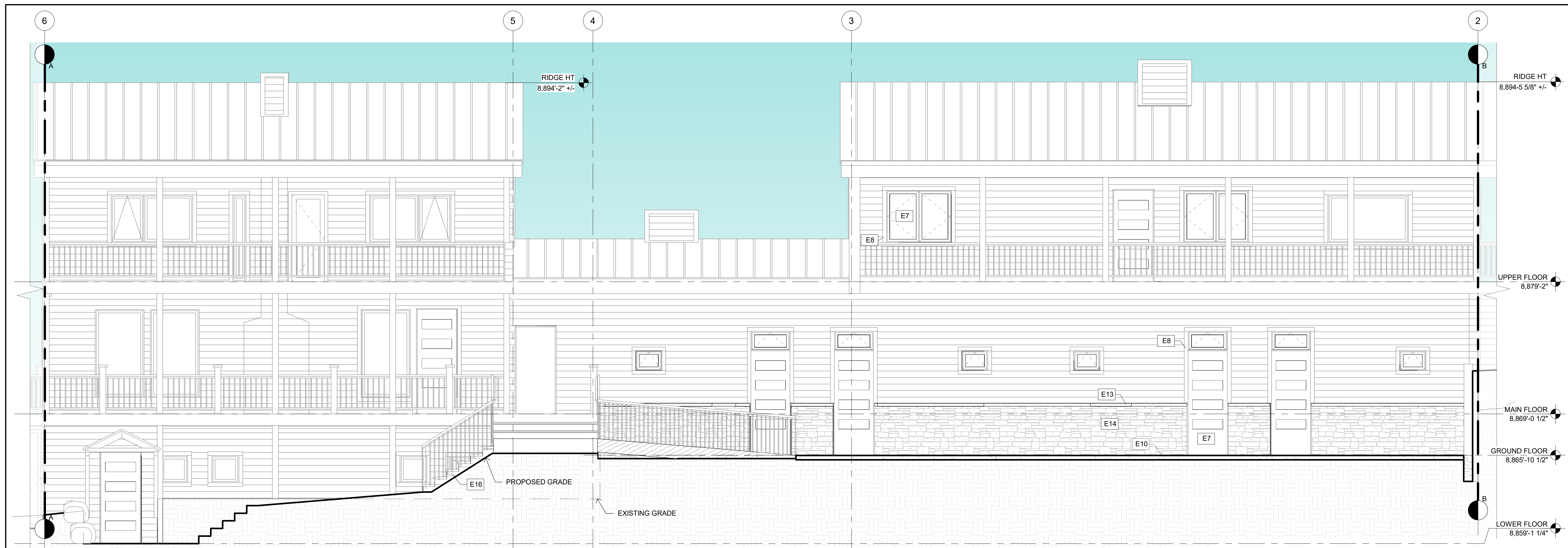


1  
A303  
EXISTING NORTH ELEVATION @ GRID  
LINE 3.5  
SCALE: 1/4" = 1'-0"

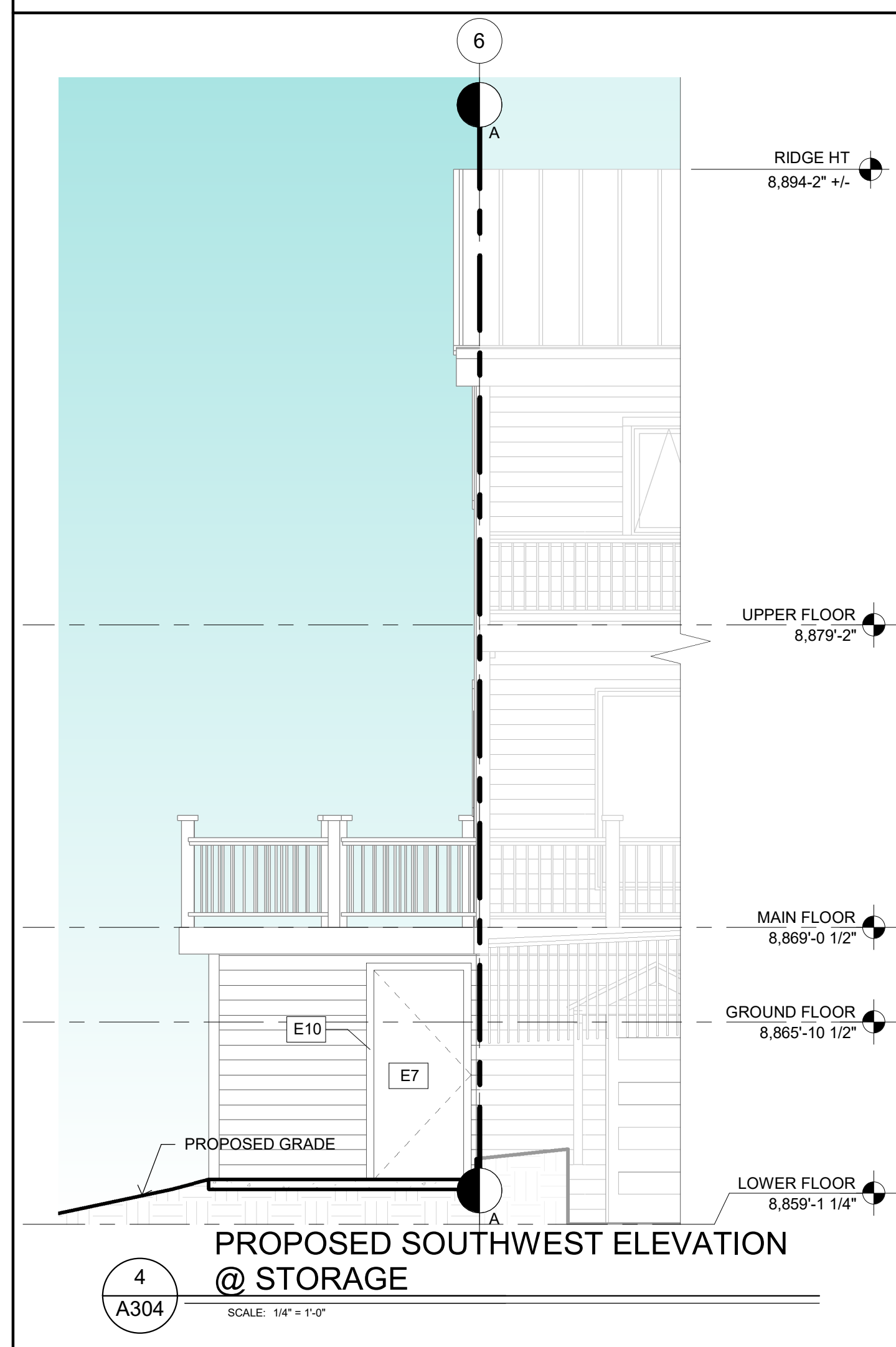


2  
A303  
EXISTING SOUTH ELEVATION @ GRID  
LINE 3.8  
SCALE: 1/4" = 1'-0"

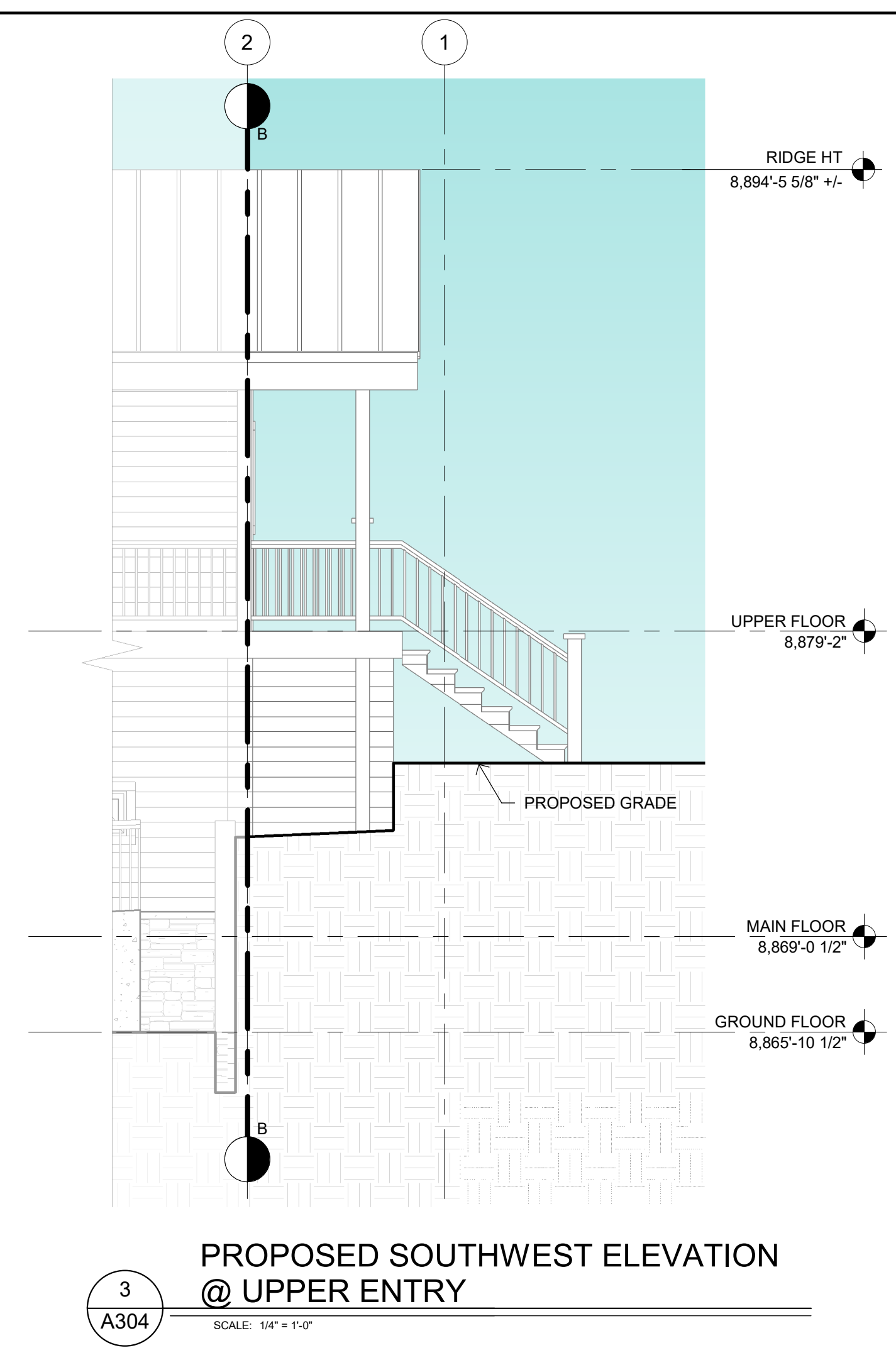




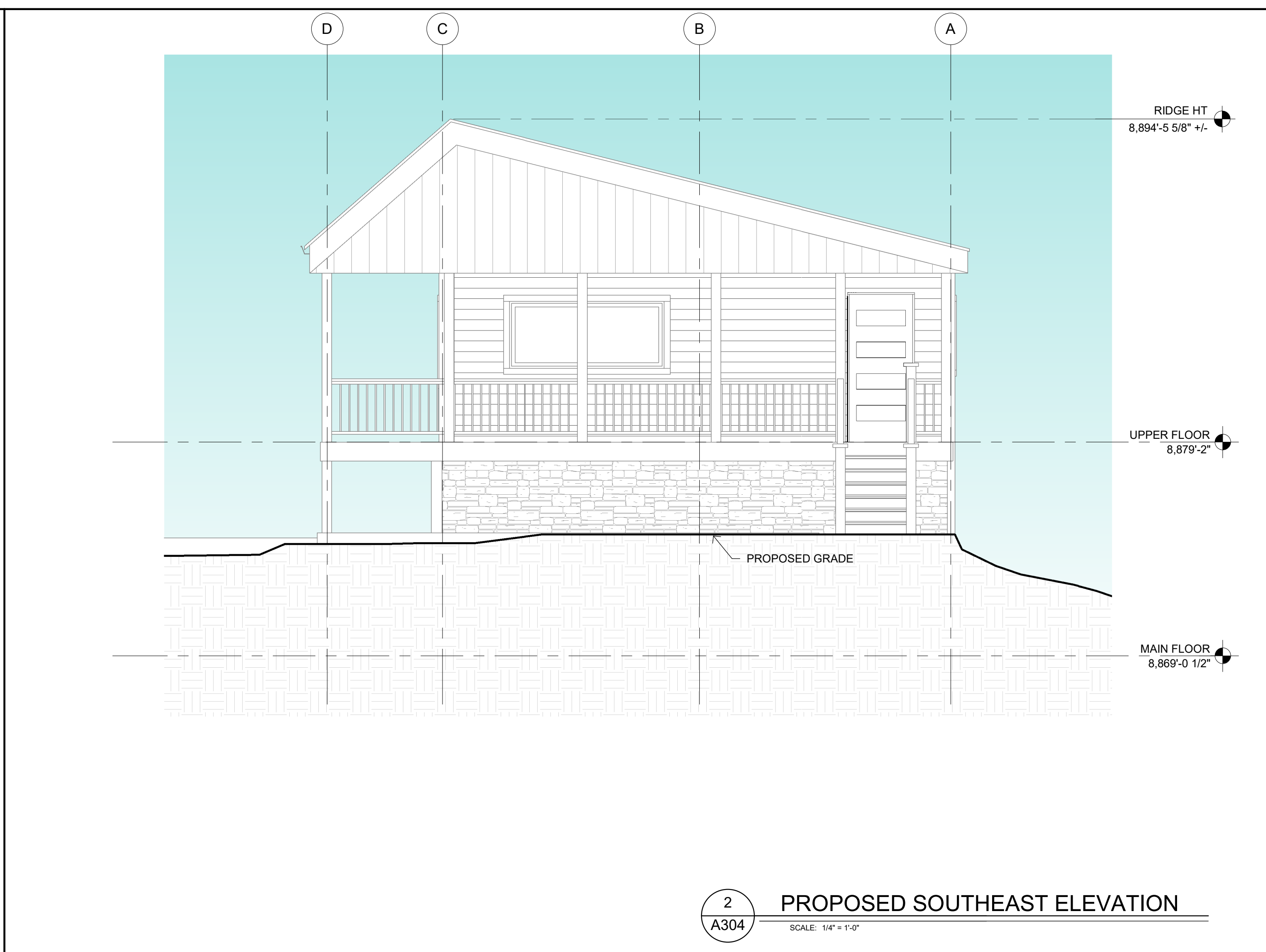
**1**  
A304 **PROPOSED SOUTHWEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**4**  
A304 **PROPOSED SOUTHWEST ELEVATION @ STORAGE**  
SCALE: 1/4" = 1'-0"



**3**  
A304 **PROPOSED SOUTHWEST ELEVATION @ UPPER ENTRY**  
SCALE: 1/4" = 1'-0"



**2**  
A304 **PROPOSED SOUTHEAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**little beaver trail housing**

lot 3 . plarmigan trail estates  
sub #1 filing 1  
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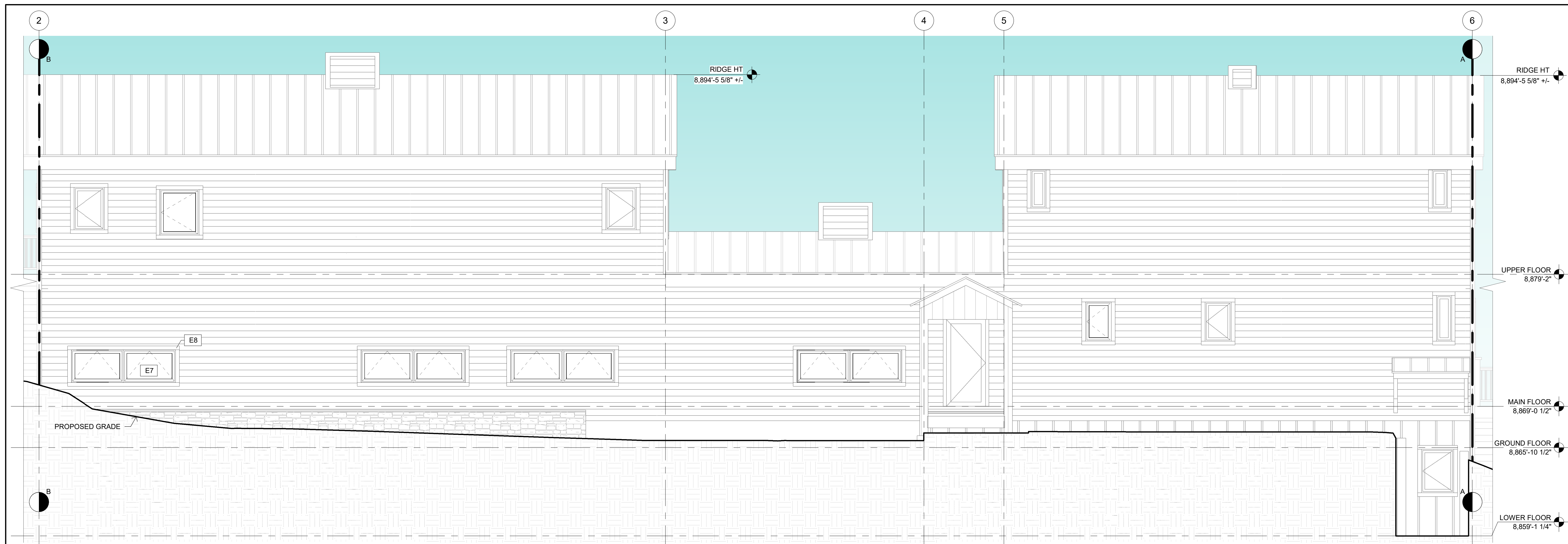
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**PROPOSED EXTERIOR ELEVATIONS**

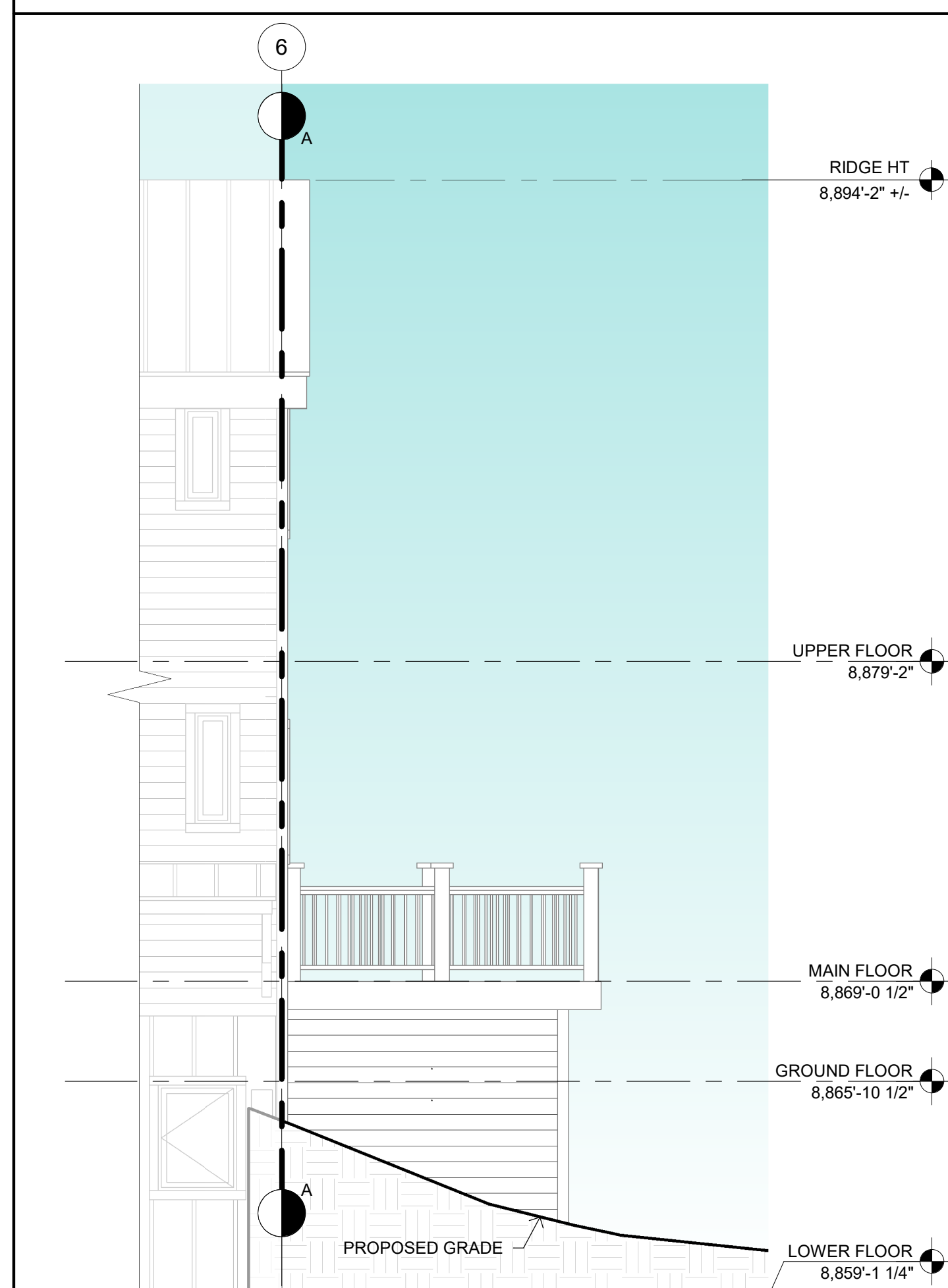
**draft**

A304

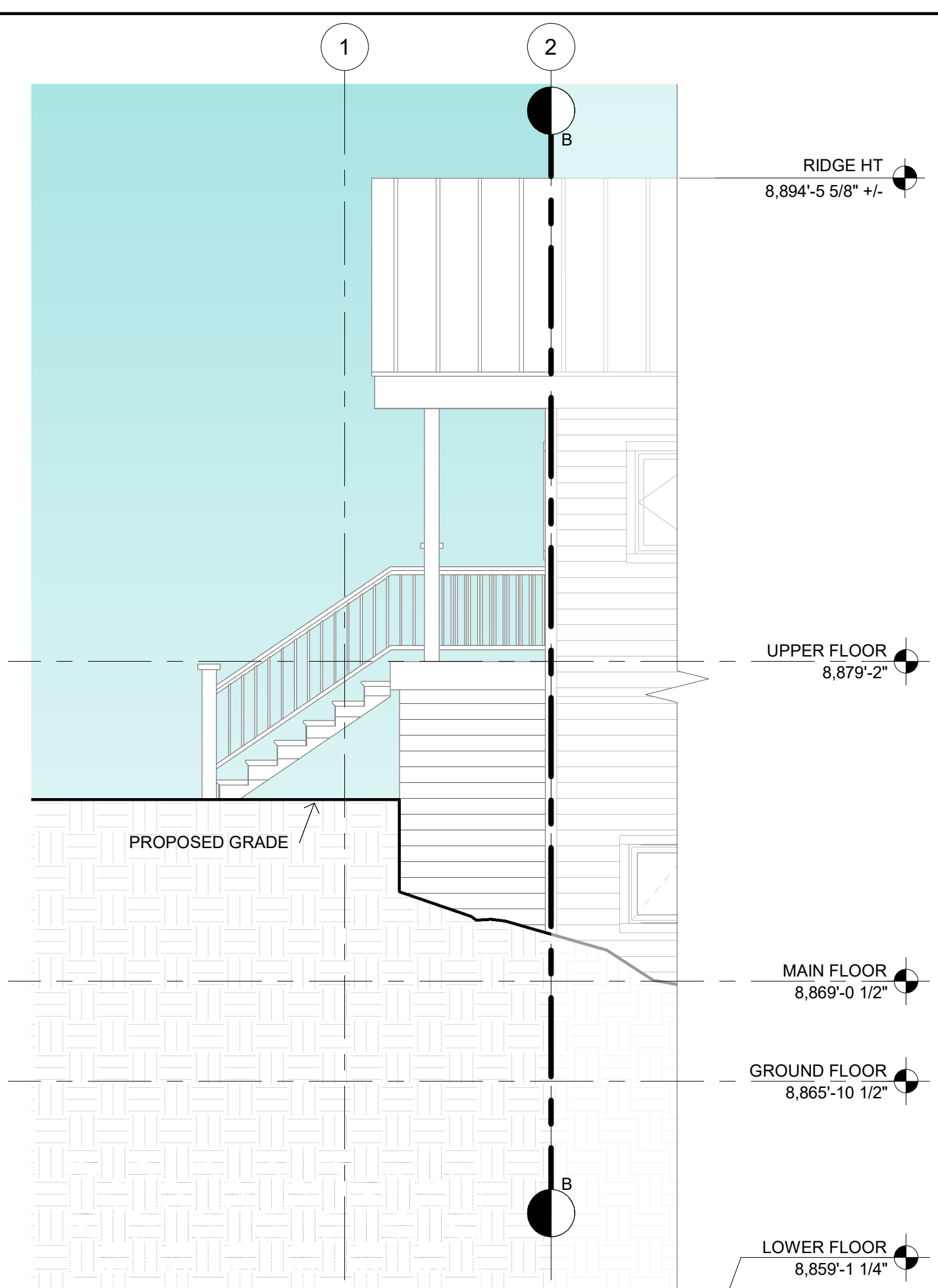




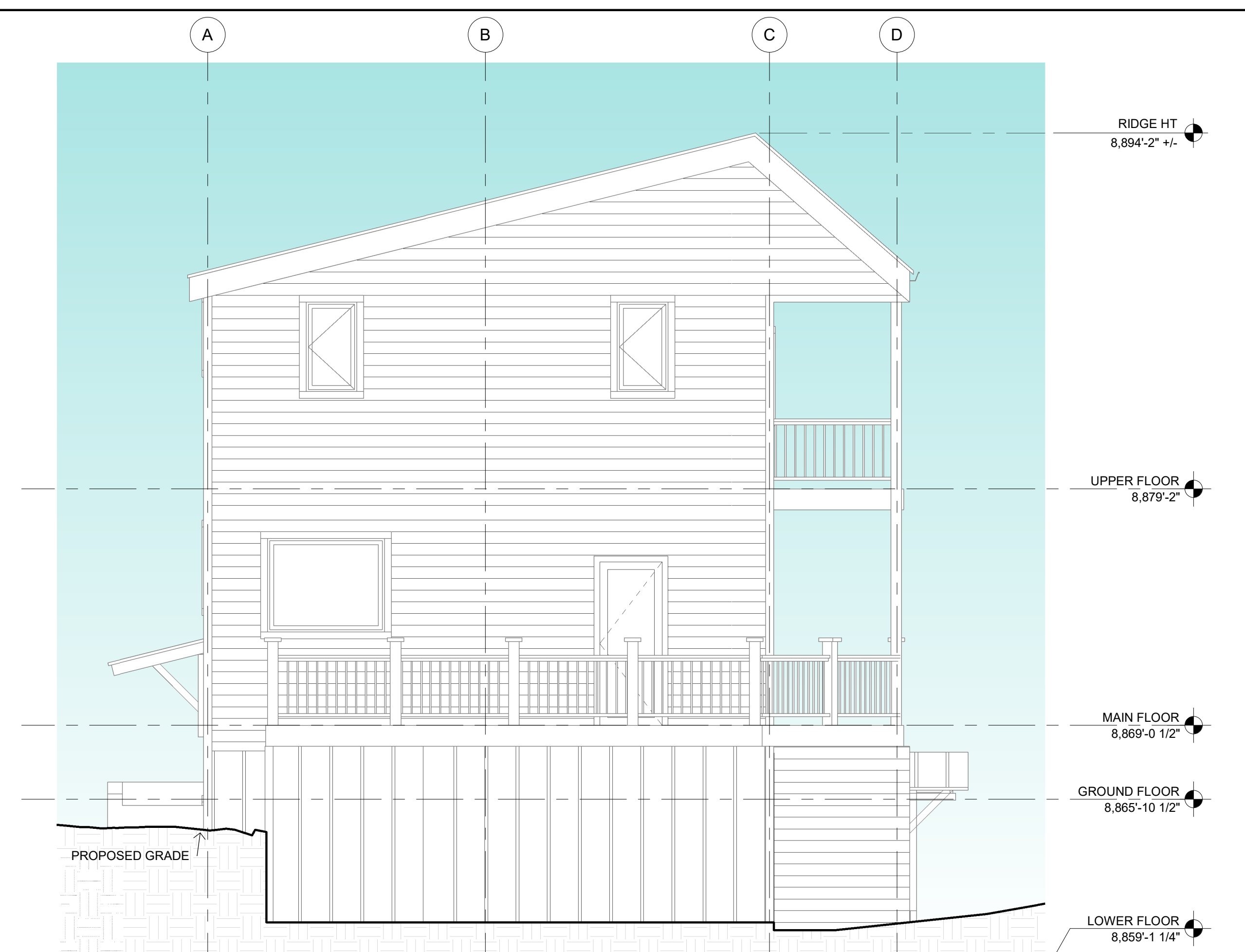
**1**  
A305 PROPOSED NORTHEAST ELEVATION  
SCALE: 1/4" = 1'-0"



**4**  
A305 PROPOSED NORTHEAST ELEVATION @ STORAGE  
SCALE: 1/4" = 1'-0"



**3**  
A305 PROPOSED NORTHEAST ELEVATION @ UPPER ENTRY  
SCALE: 1/4" = 1'-0"



**2**  
A305 PROPOSED NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS

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A305

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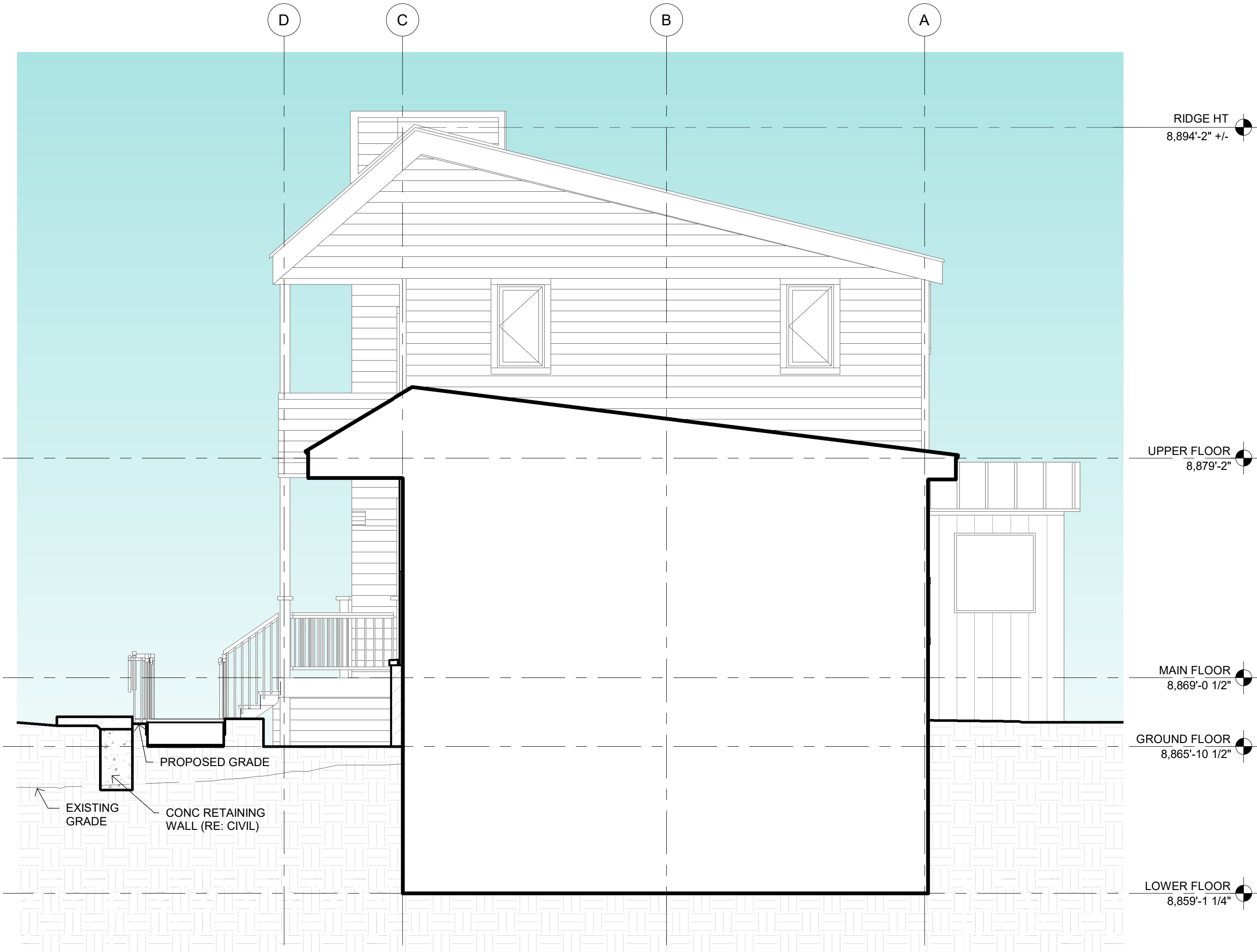
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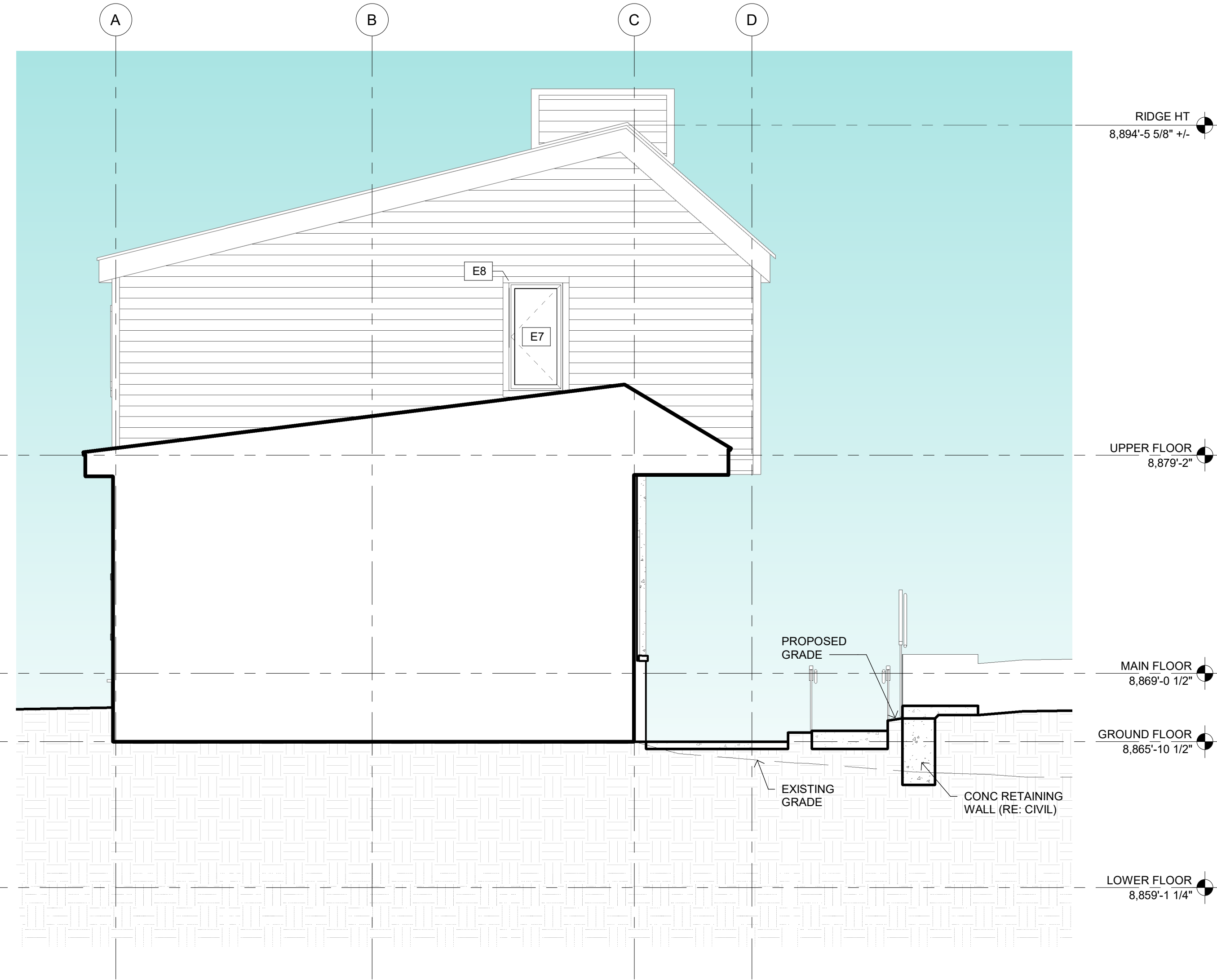
PROPOSED EXTERIOR ELEVATIONS

draft

A306



2  
A306  
PROPOSED SOUTH ELEVATION @  
GRID LINE 3.8  
SCALE: 1/4" = 1'-0"



1  
A306  
PROPOSED NORTH ELEVATION @  
GRID LINE 3.5  
SCALE: 1/4" = 1'-0"

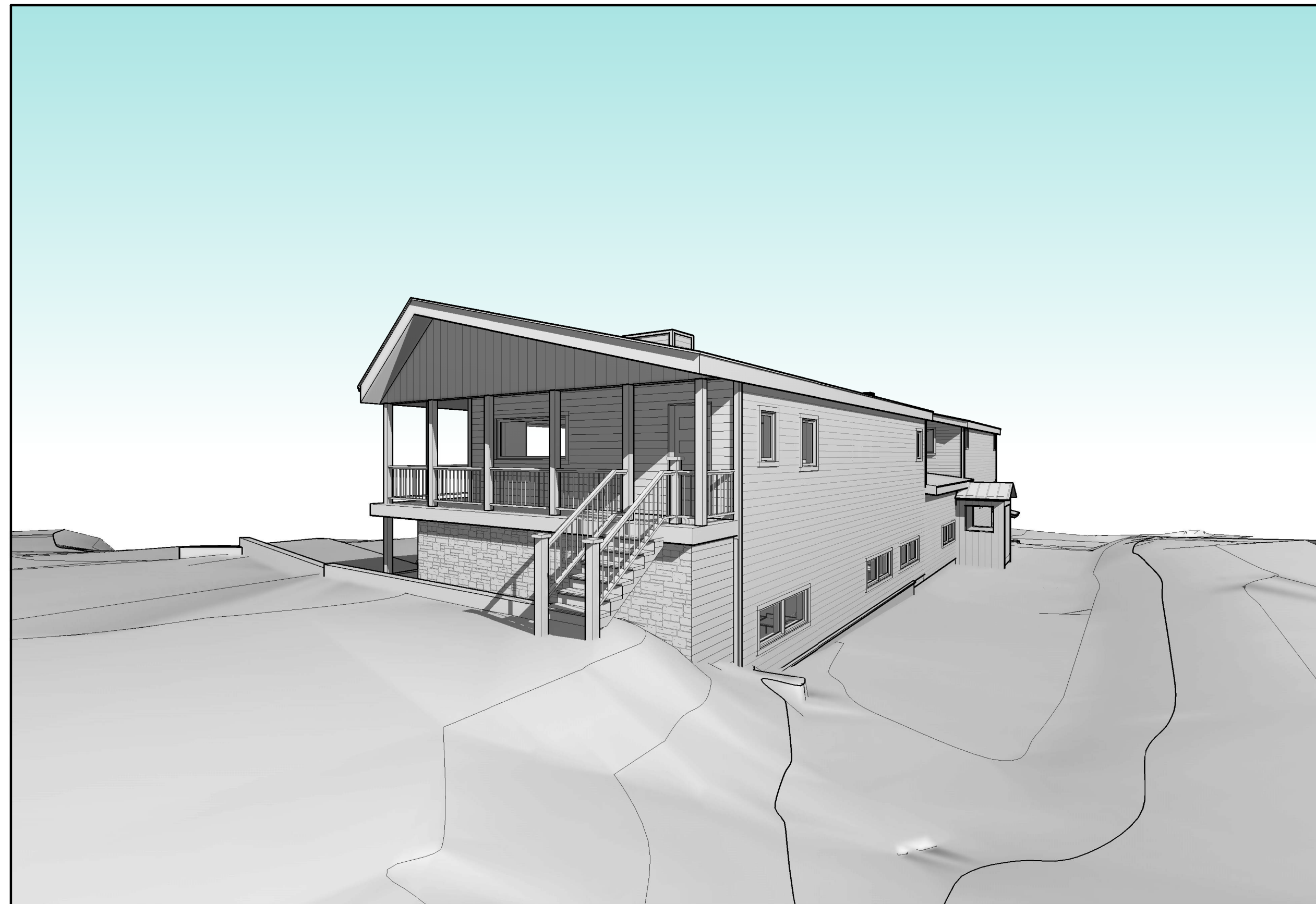
EXTERIOR MATERIALS SCHEDULE

TAG	ITEM	MATERIAL	COLOR				
E1	PRIMARY ROOF:	EXISTING	EXISTING	E12	STONE VENEER:	TELLURIDE STONE: (5 1/2" NOM)	MATCH EXISTING
E2	DRIP EDGE:	ALUMINUM (PREFINISHED)	EXISTING	E13	STONE CAP @ STONE WAINSCOT:	3" NOM SANDSTONE	MATCH EXISTING
E3	FASCIA:	2x CEDAR (RE: DTL)	EXISTING	E14	WOOD CAP @ STONE WAINSCOT:	2x6 CEDAR	EXISTING
E4	SOFFIT:	1x6 T&G ROUGH SAWN CEDAR (RUN PARALLEL TO EAVE)	EXISTING	E15	PORCH CEILINGS:	1x6 T&G ROUGH SAWN CEDAR (RUN PARALLEL TO EAVE)	EXISTING
E5	PRIMARY SIDING:	2x6 HORIZ RS CEDAR	MATCH EXISTING	E16	DECKS:	MATCH EXISTING	MATCH EXISTING
E6	SECONDARY SIDING:	2x6 VERT RS CEDAR	EXISTING				
E7	DOORS/WINDOWS:	ALUMINUM CLAD WOOD	MATCH EXISTING				
E8	DOOR/WINDOW TRIM:	2x CEDAR (RE: DTL 1/A300)	MATCH EXISTING				
E9	OUTSIDE CORNER TRIM:	2x6 CEDAR (@ SECONDARY SIDING ONLY)	EXISTING				
E10	PATIOS:	CONCRETE	NATURAL FINISH				
E11	EXPOSED BEAMS & POSTS	DOUGLAS FIR OR GLULAM	EXISTING				

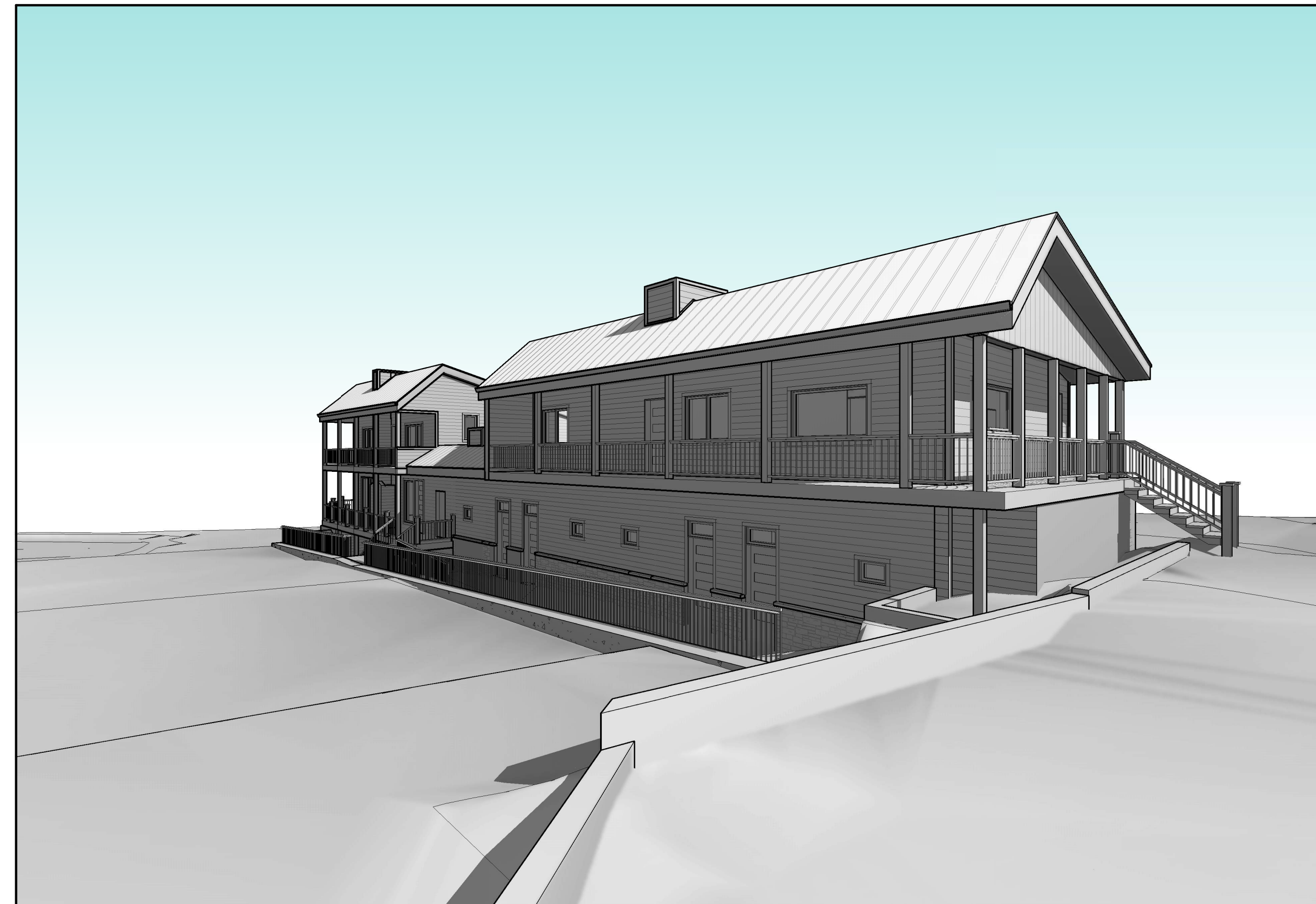
NOTES:

- 1) IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.
- 2) PROVIDE 2x2 P.T. EMBEDDED NAILERS @ ALL CONCRETE WALLS WITH OVER 12" CONCRETE ABOVE PROPOSED GRADE.
- 3) ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTION OF BUILDING UNLESS OTHERWISE NOTED.
- 4) TYPICAL SIDEWALL FLASHING: ICE & WATER SHIELD 2-6" VERT UP WALL; WRAP INTO OPENINGS; MTL FLASHING EXPOSED 6" UP WALL, TYPICAL AT ALL SIDEWALL CONDITIONS.
- 5) EXTERIOR PAINT & STAIN AREAS TO RECEIVE (2) COATS MINIMUM, PLUS PRIMER COAT.
- 6) SIDING MATERIAL CHANGES TO OCCUR AT INTERIOR CORNERS.

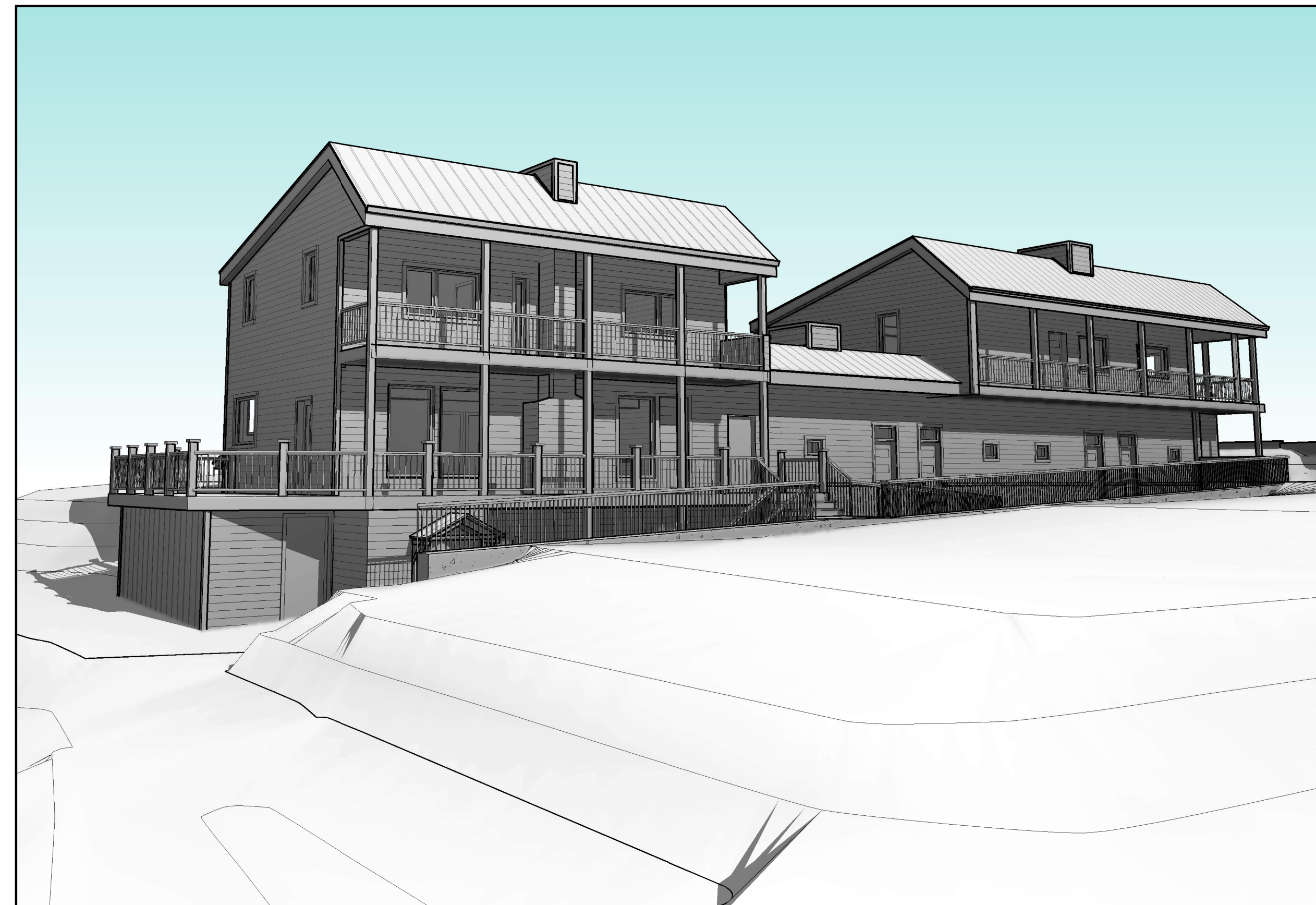
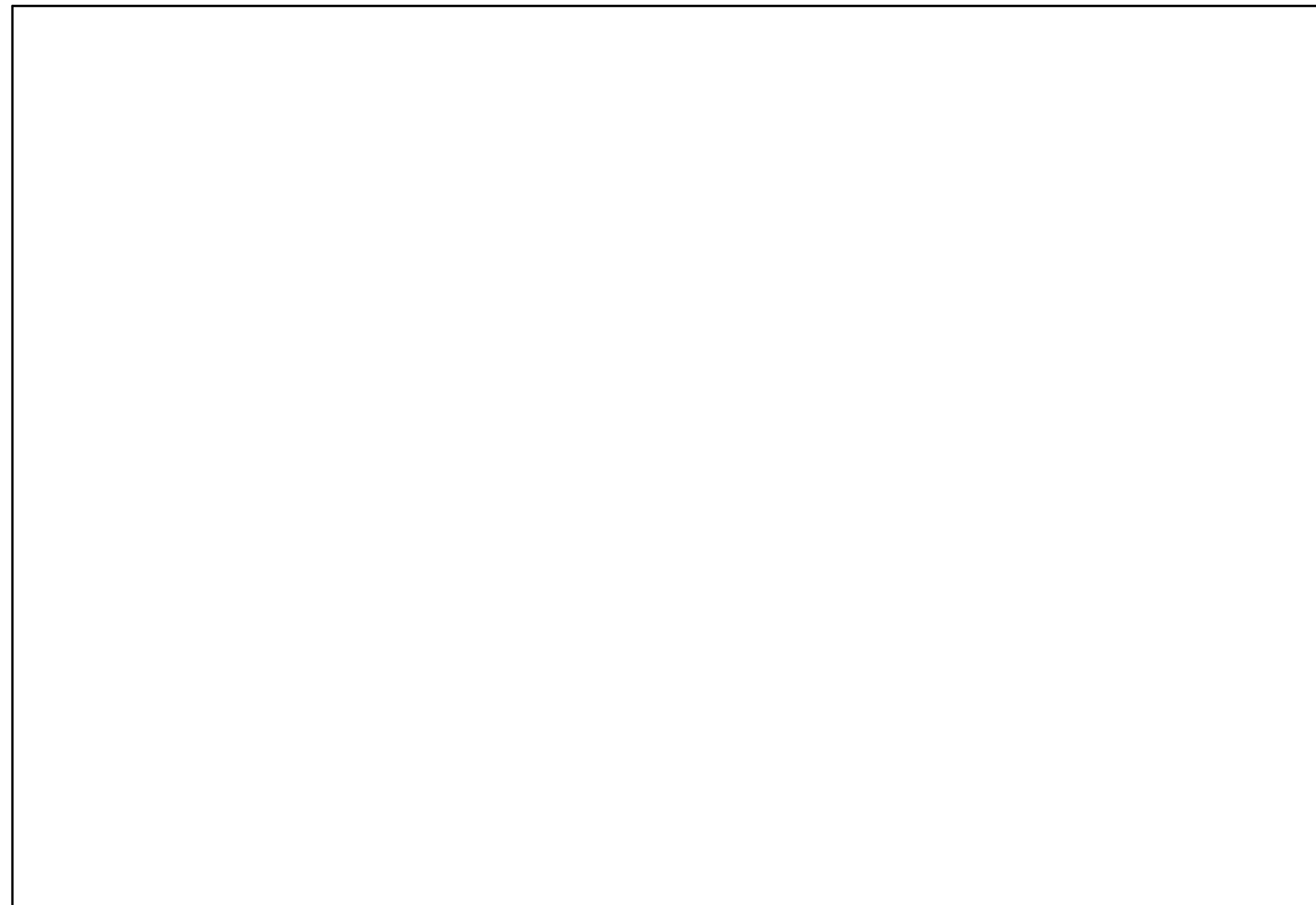




3  
A311 3D VIEW FROM SOUTHEAST  
SCALE:



1  
A311 3D VIEW FROM SOUTH  
SCALE:



2  
A311 3D VIEW FROM NORTHWEST  
SCALE:

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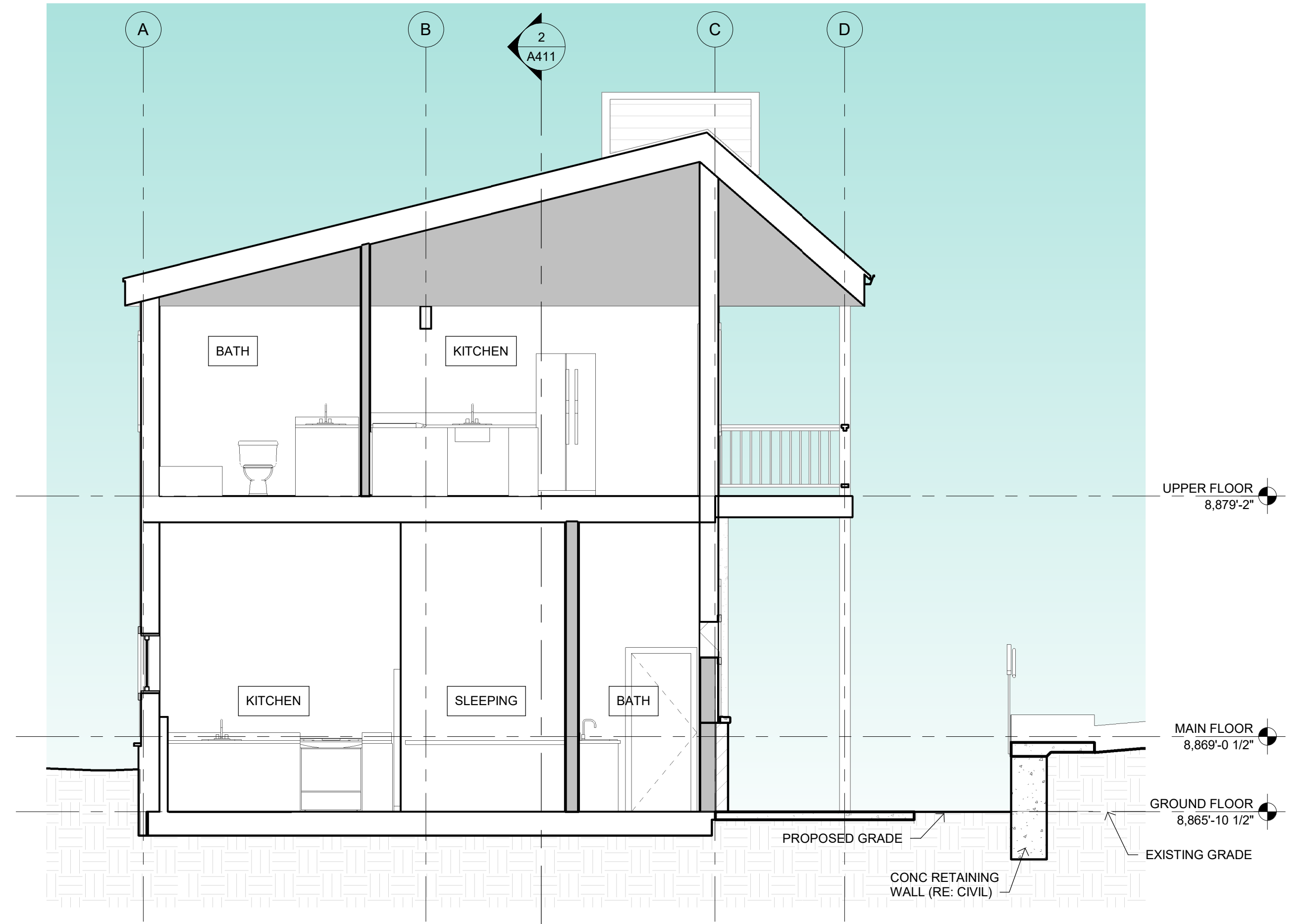
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PROPOSED EXTERIOR  
PERSPECTIVES

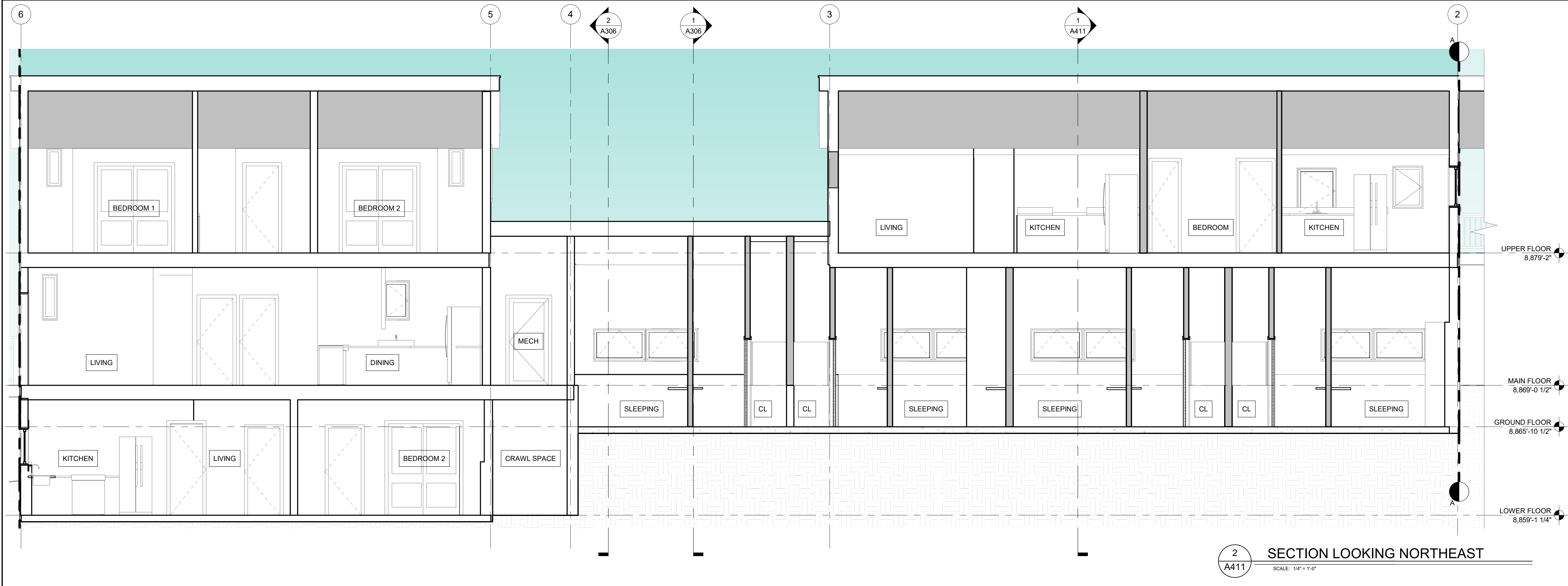
**craft**

A311





SECTION @ GRID LINE 2.6 LOOKING SOUTHEAST  
SCALE: 1/4" = 1'-0"



SECTION LOOKING NORTHEAST  
SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS

draft

A411