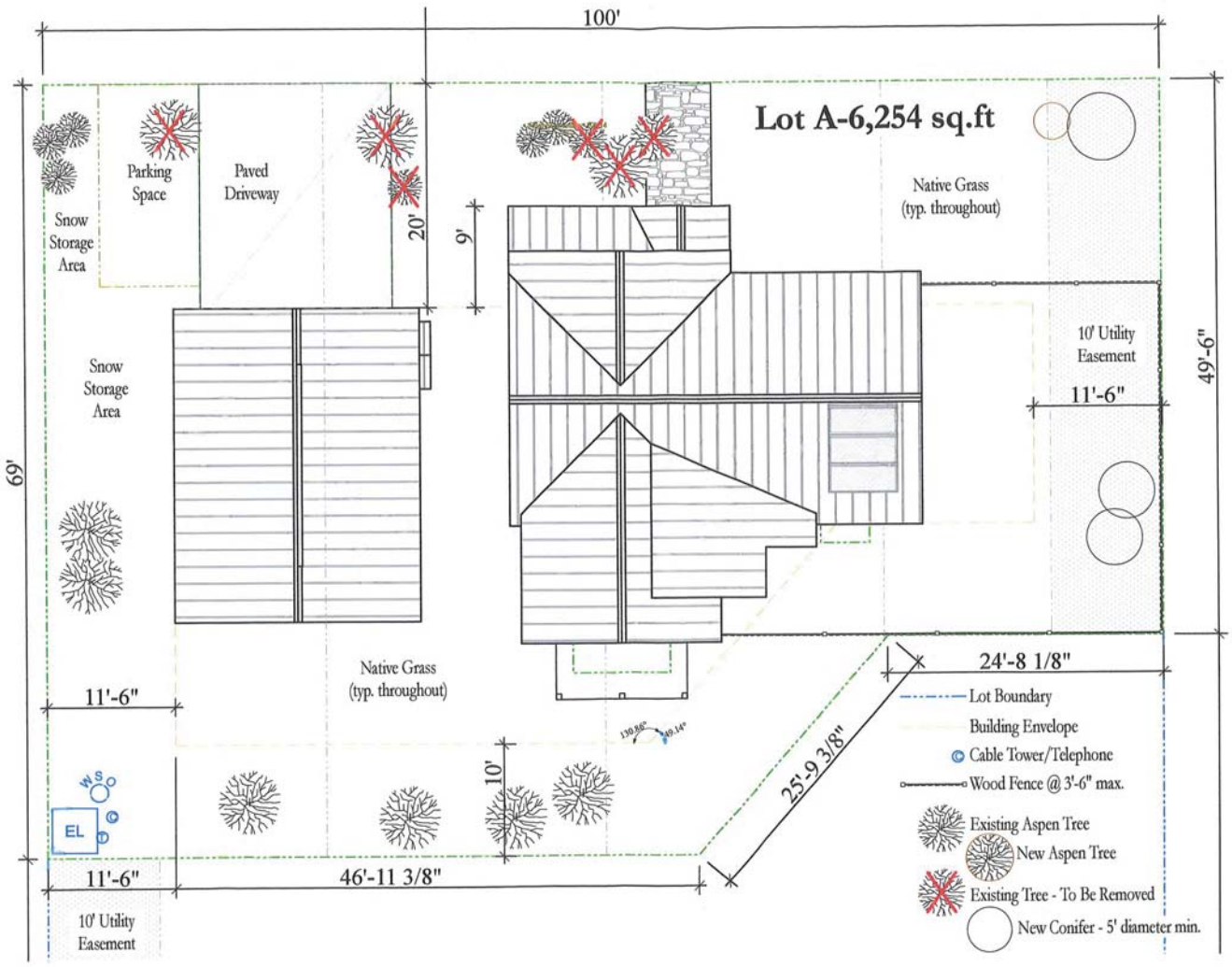

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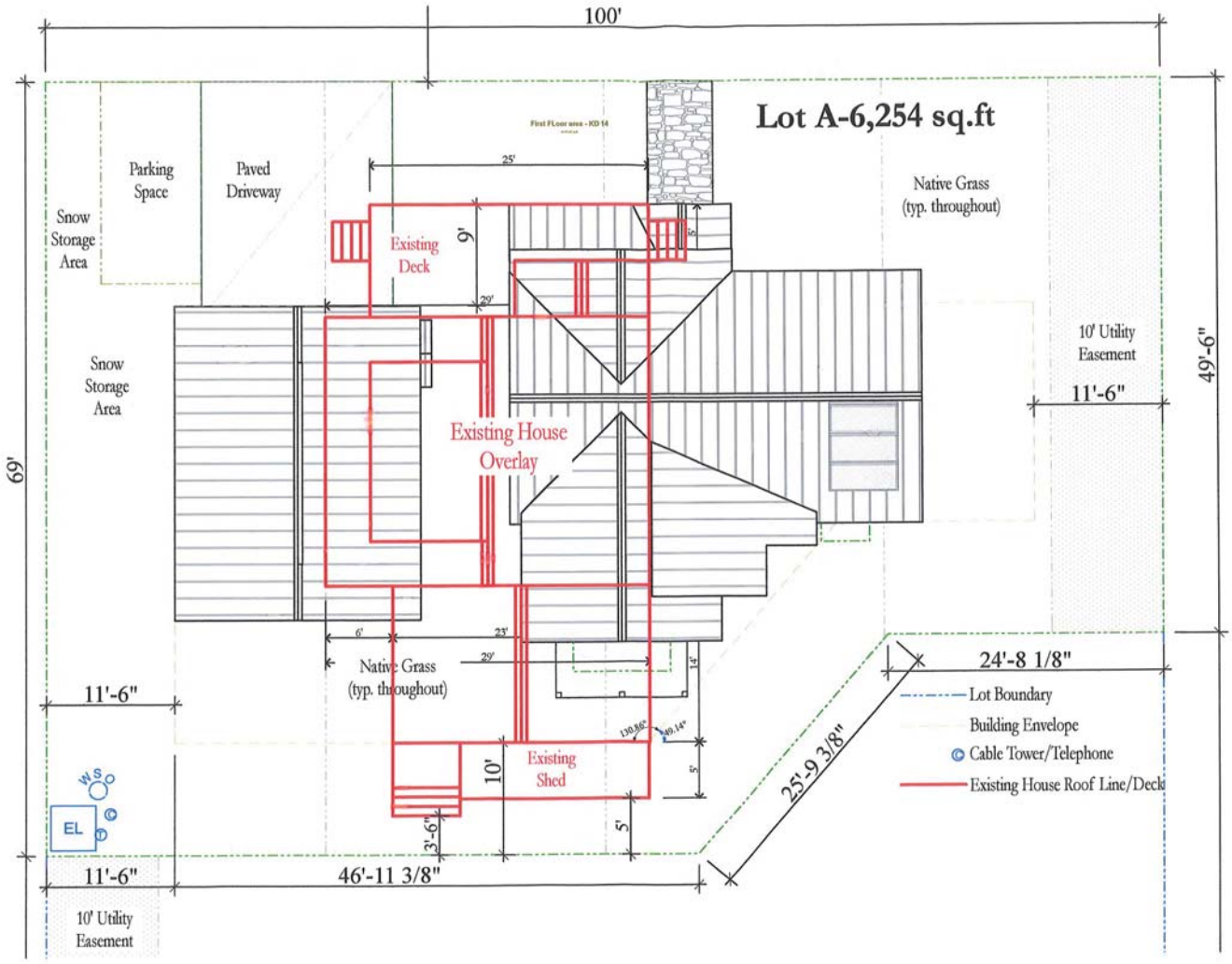
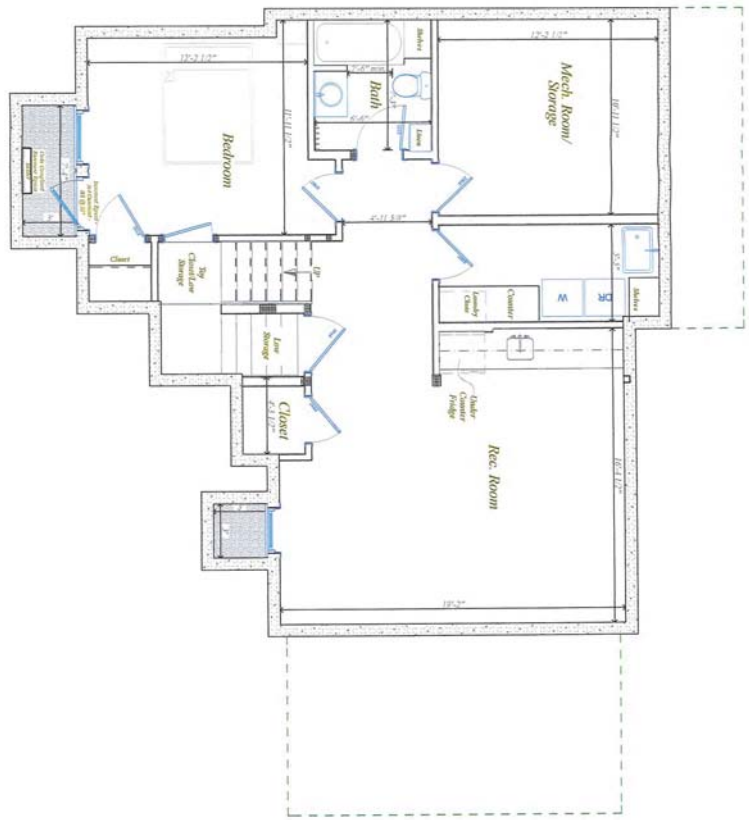
Proposed Site Plan
Scale: 1/8" = 1'-0"
Sheet: A-1.0

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-1.0



Red Ridge Design, LLC
Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224
A-1.0a



A-1.1B	Jean Keet & Hank Deroche 404 Gothic Avenue Crested Butte, Colorado 81224	Date: 6/13/2011	Revision, Issue Set, File Name, #:	K_Dtx.pln	Description: Basement Plan Scale: 3/16" = 1'-0" Sheet: A-1.1B

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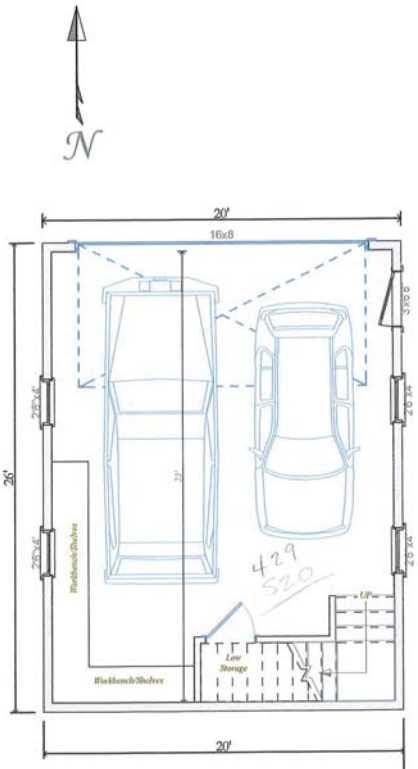

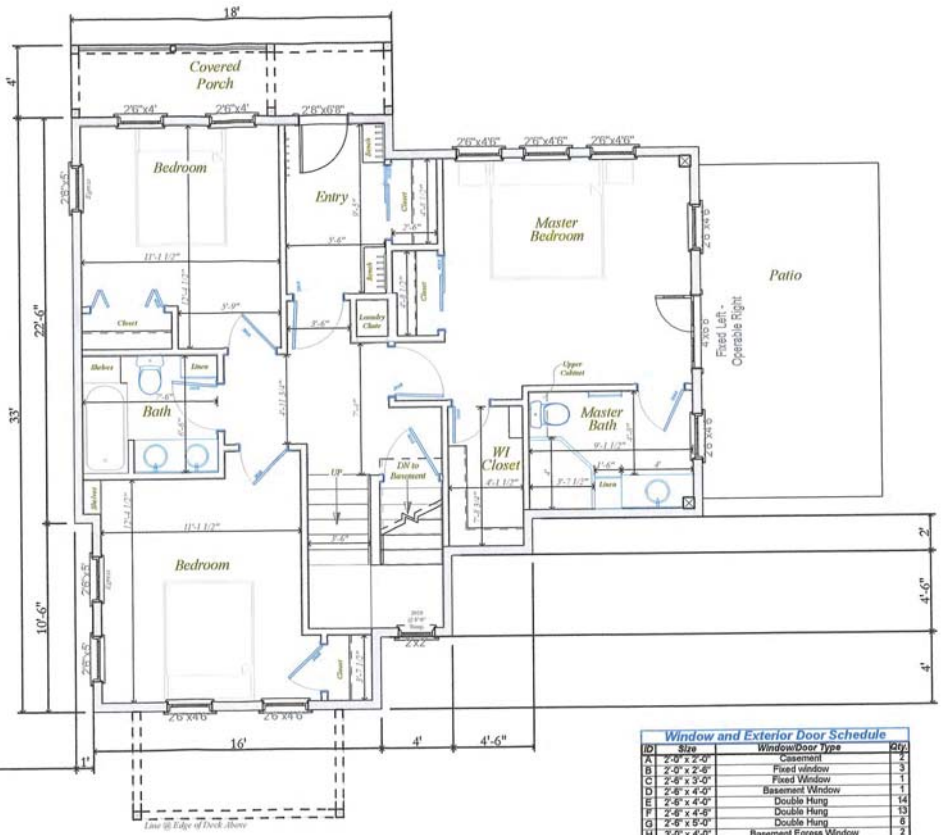

Floor Area Ratio

956.50 Square Feet/Fl.
(TOTAL - 1913 Sq. Ft)
72 sq ft Porch (36)
70.5 Sq Ft - Decks(35.25)
1984.5 Total (FAR)

949

- *Soundboard All First Floor Ceilings*
- *Interior Dimensions for Architectural Purposes - not to Framing*

Window and Exterior Door Schedule

ID	Size	Window/Door Type	Qty.
A	2'-0" x 2'-0"	Casement	2
B	2'-0" x 2'-6"	Fixed window	3
C	2'-6" x 3'-0"	Fixed Window	1
D	2'-6" x 4'-0"	Basement Window	1
E	2'-6" x 4'-0"	Double Hung	14
F	2'-6" x 4'-8"	Double Hung	13
G	2'-6" x 5'-0"	Double Hung	6
H	3'-0" x 4'-0"	Basement Egress Window	2
I	2'-8" x 5'-8"	Double Hung	4
J	2'-8" x 6'-8"	Hinged Exterior Door	1
K	3'-0" x 6'-8"	Hinged Exterior Door	1
L	4'-0" x 6'-8"	Double Hinged Exterior Door	1
M	4'-0" x 6'-8"	Double Hinged Exterior Door (Auto/Passive)	1
N	16'-0" x 8'-0"	Overhead Garage Door	1

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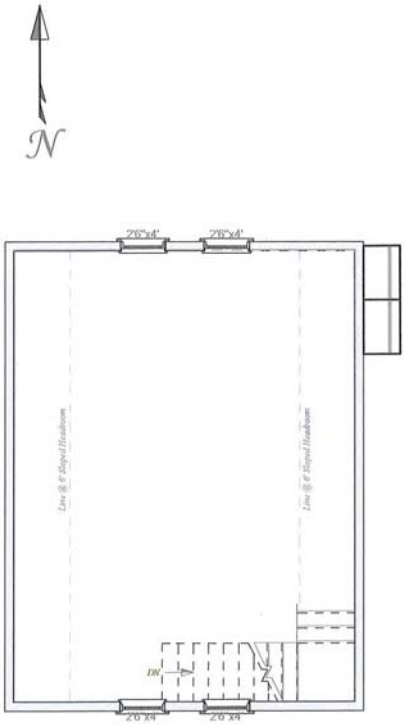
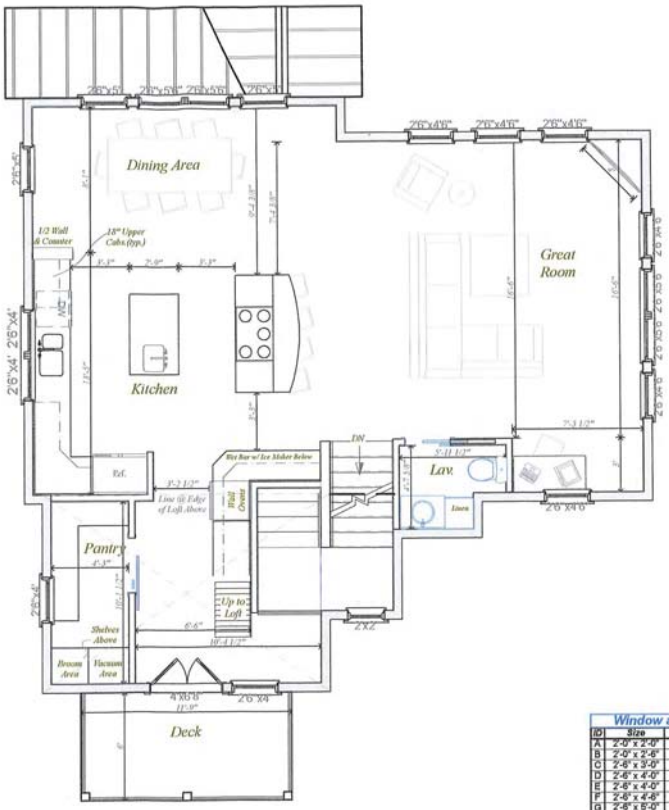
First Floor Plan
Scale: 3/16" = 1'-0"
Sheet: A-1.1

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-1.1





Window and Exterior Door Schedule			
ID	Size	Window/Door Type	Qty.
A	2'-0" x 2'-0"	Casement	2
B	2'-0" x 2'-6"	Fixed window	3
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F	2'-8" x 4'-8"	Double Hung	13
G	2'-8" x 5'-0"	Double Hung	6
H	3'-0" x 4'-0"	Basement Egress Window	2
I	2'-8" x 5'-8"	Double Hung	4
J	2'-8" x 6'-8"	Hinged Exterior Door	1
K	3'-0" x 6'-8"	Hinged Exterior Door	1
L	4'-0" x 6'-8"	Double Hinged Exterior Door	1
M	4'-0" x 6'-8"	Double Hinged Exterior Door (Kitchen/Pantry)	1
N	16'-0" x 8'-0"	Overhead Garage Door	1

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Date: 8/15/2011
Remarks, Issues Sect. File Name: w

Description/Description:

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Box 2343
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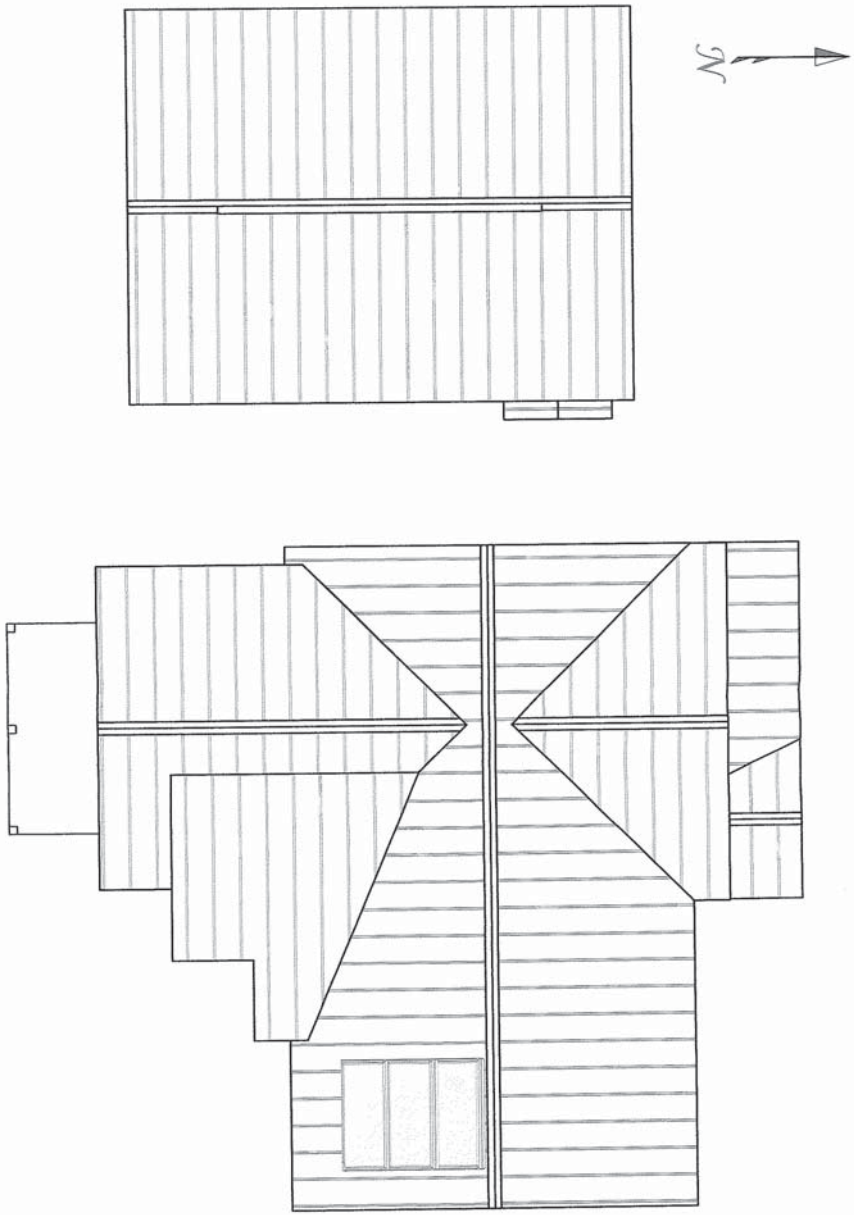
970-349-7334

Second Floor Plans
Scale: 3/16" = 1'-0"
Sheet: A-1.2

A-1.2



A-1.3	Jean Keet & Hank Deroche 404 Gothic Avenue Crested Butte, Colorado 81224	Date: 6/18/2011	Revision Issue Set File Name:	K_Dzi.pln	Description: Roof Plan Scale: 3/16" = 1'-0" Sheet: A-1.3

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North Elevation

Red Ridge Design, LLC
North Elevation
A-2.1
1/4" = 1'-0"
Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224
A-2.1

East Elevation

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East Elevation
Scale: 1/4" = 1'-0" Sheet: A-2.2

Date: 6/15/2011
Revision Issue Set File Name: K_Dr.pln Description:

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-2.2

South Elevation

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South Elevation
Scale: 1/8" = 1'-0"
Sheet: A-2.3

Date: 6/15/2011
Revision Issue Set File Name: e:
K. Dwyer Description:

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-2.3

HANK 275 5313

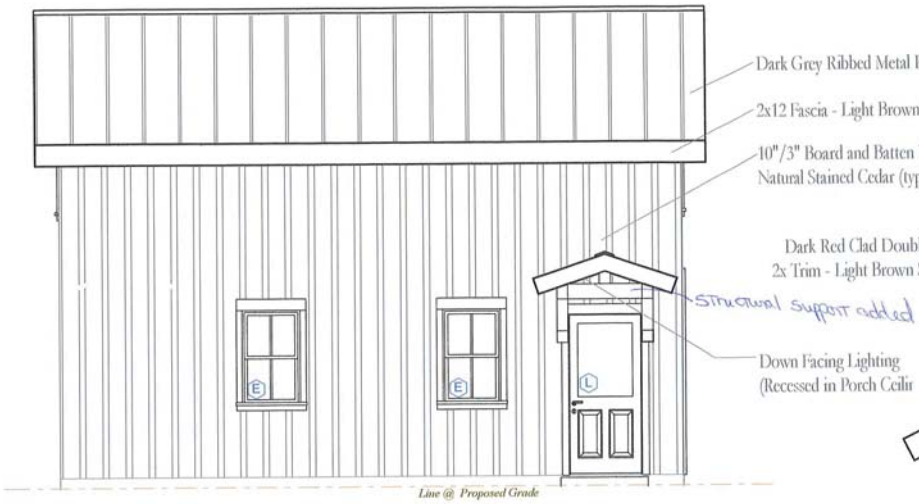
OK. 9-20-2011
Carolina F. Alling

West Elevation

Red Ridge Design, LLC
Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

West Elevation
1/4" = 1'-0"
A-2.4

A-2.4



Garage East Elevation

O.K. metal Foundation cover & bldg color Cin. toast & trim brown/grey
2/6/12
[signature]

Garage North Elevation

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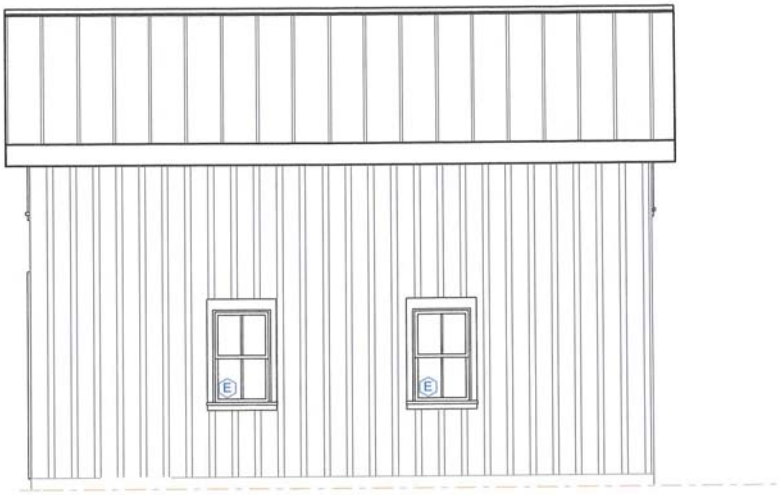
Garage North & East Elevation
Scale: 1/4" = 1'-0"
Sheet: A-2.5

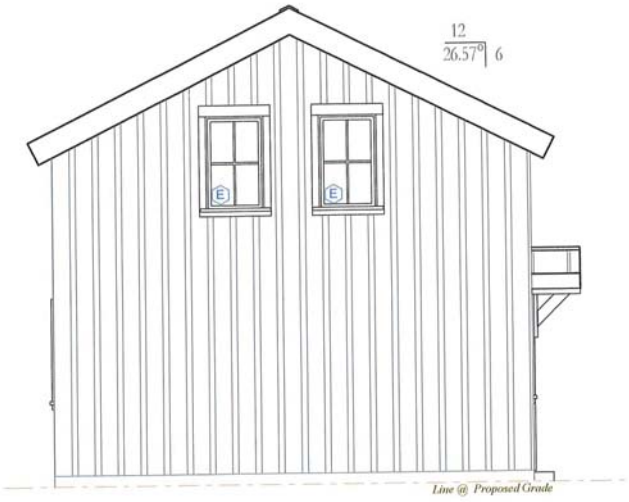
Date: 6/15/2011
Revision: Issue Set File Name: w
K_Dr.pln
Description:

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-2.5



Garage West Elevation



Garage South Elevation

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Date: 6/15/2011
Revision, Issue Set/File Name: K_Dez.pln
Description:
Garage South & West Elevations
Scale: 1/4" = 1'-0"
Sheet: A-2.6

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A-2.6

422 Gothic Ave.

404 Gothic Ave.

Streetscape - North Side - Gothic Ave. View

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Date: 6/18/2011
Revisions/Issues Set File Name: n
Description
Streetscape
Scale: 3/32" = 1'-0"
Sheet: A-2.7

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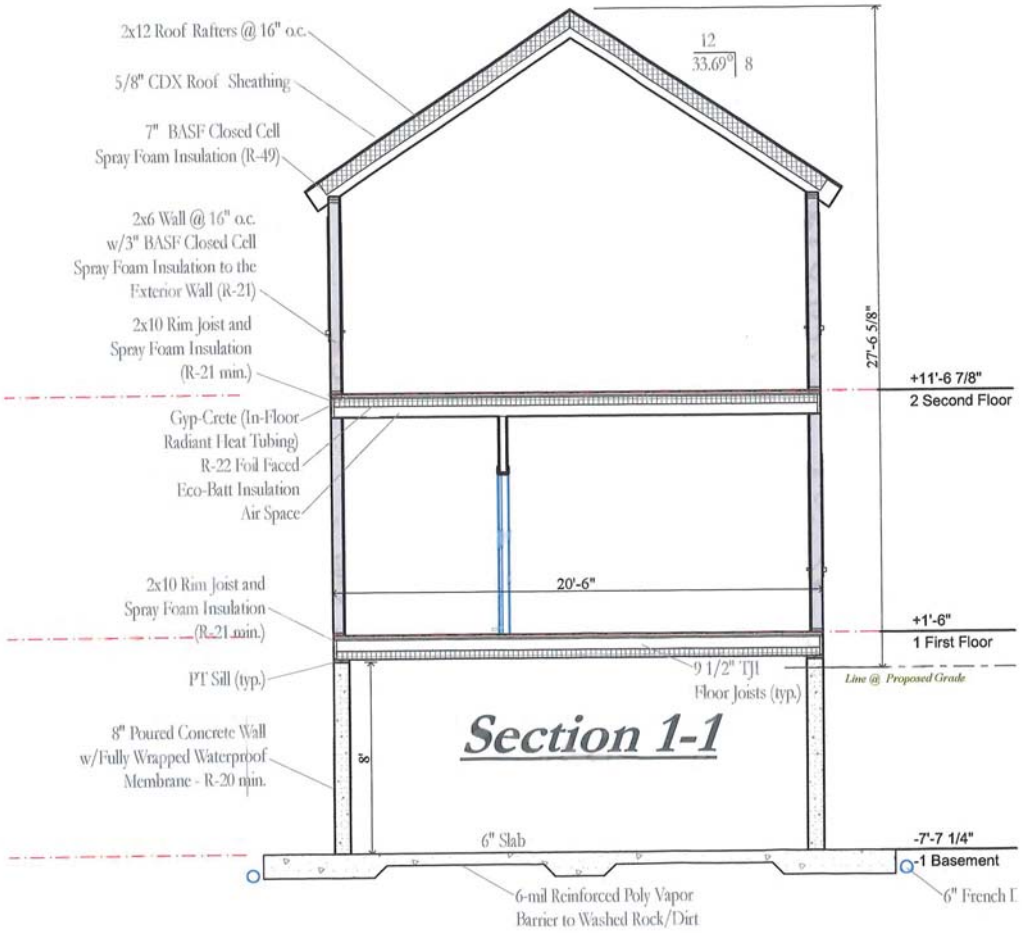
A-2.7



Section 1-1

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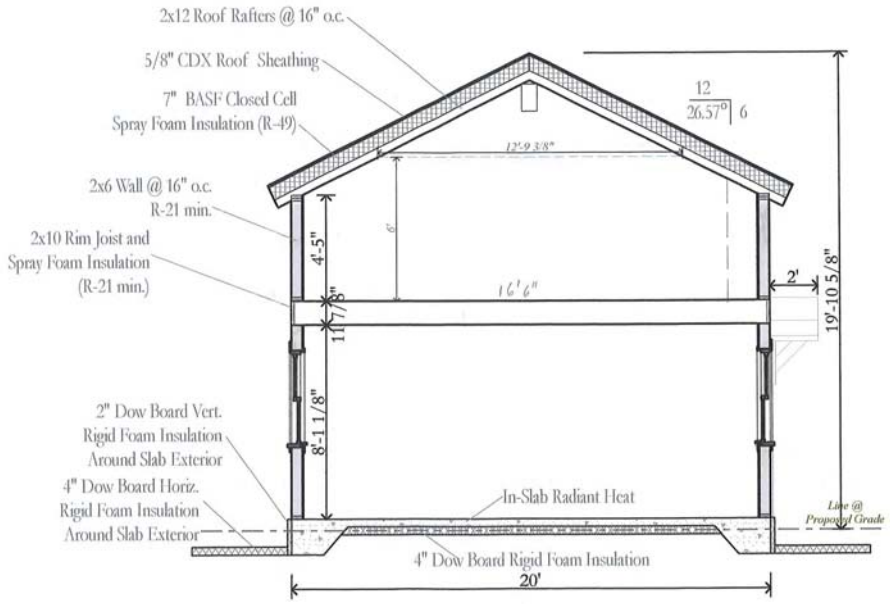
Section 1-1 Main House
1/4" = 1'-0"
A-3.1

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-3.1



Section 2-2

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Section 2-2 Garage Section
Scale: 1/4" = 1'-0"
Sheet: A-3.2

Date: 6/15/2011
Revisions: Sewer Bed Fill Volume, etc
K. Dietz, Pbr
Description:

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-3.2

Hooper House Garage

508 Sopris Avenue
Crested Butte, Colorado

Project Information

Designer

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Crested Butte, Co 81224
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f: 970-349-1369

Engineer

Resource Engineering Group
508 Sopris Avenue
Crested Butte, Co 81224
p: 970-349-1216
f: 970-349-1218

Sq. Ft. Information

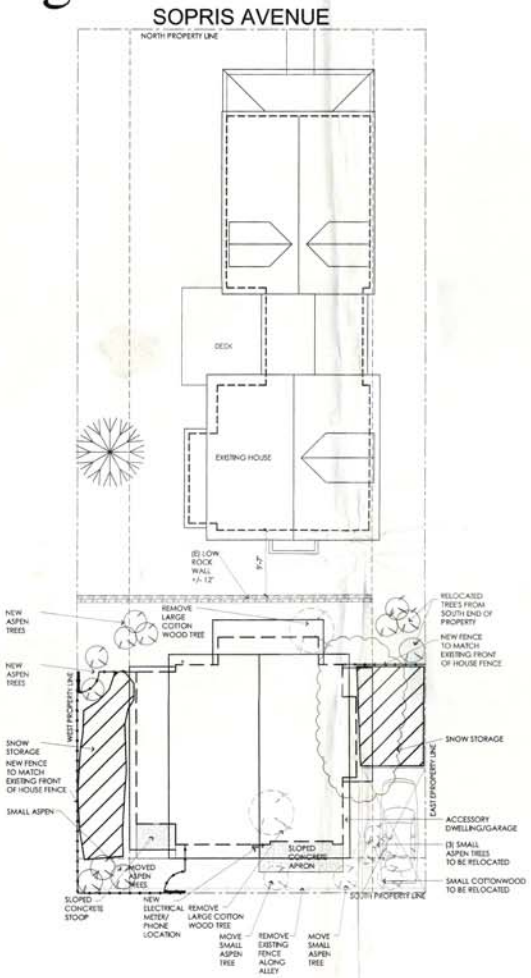
Garage:	448 s.f.
First:	380 s.f.
Second:	245 s.f.

Total Fin: 1,073 s.f. - 100sq. ft.= 973 Total

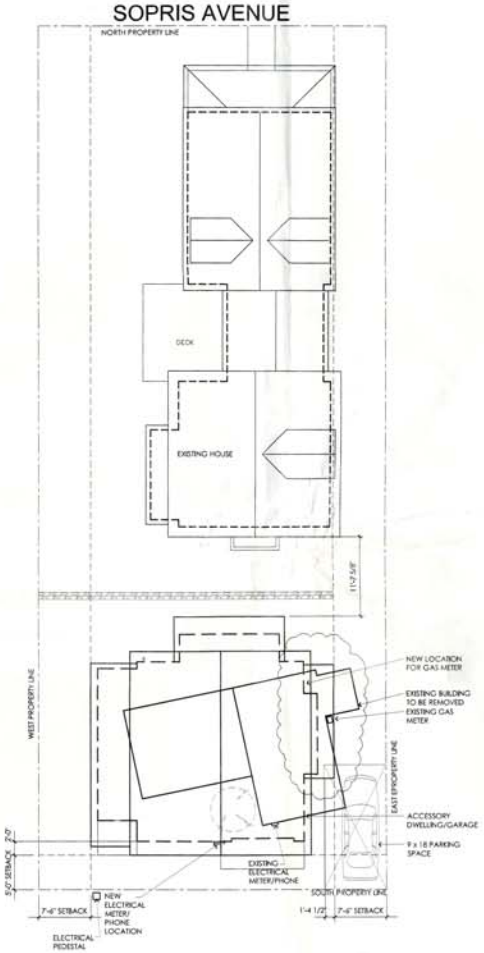
Drawing Index

T1.1 Site Plan/Landscape Plan
A0.1 Spec. Sheet
A1.1 Floor Plans/Schedules
A2.1 Elevations
A3.1 Building Sections/Details
A4.1 Interior Elevations/ Specifications
E1.1 Electrical Plans

S1.0 Structural General Notes
S1.1 Foundation and Framing Plans
S2.0 Structural Details



2 T1.1 LANDSCAPE PLAN
scale: 1/8" = 1'-0"



1 T1.1 SITE PLAN
scale: 1/8" = 1'-0"

AUG 2012 RECEIVED Building Department

COBURN
Creating Great Places™

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P.O.Box 901
Crested Butte, CO 81224
T: 970.349.1366
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plan | design | build

508 Sopris Avenue
Crested Butte, CO
81224

Disclaimer:
These documents are provided by Coburn Development Inc., for the design intent of this specific project and only this project. The contractor shall be responsible for all construction coordination, methods and materials required for the successful completion of the project. this includes but is not limited to the quality of workmanship and materials required for execution of these documents and work or materials supplied by any subcontractors. All work shall comply with governing codes and ordinances. The contractor shall review and understand all documents and shall notify the Architect immediately of any discrepancies in the drawings, field conditions or dimensions.

AUTHORSHIP

DRAWN BY	CHECKED	DATE

REVISIONS

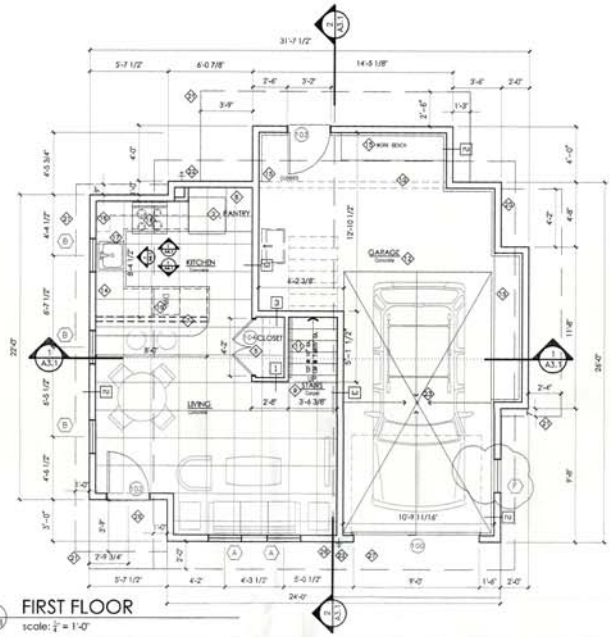
BOZAR	04.12.12
BOZAR	05.04.12
BOZAR	05.14.12
BOZAR	05.29.12
PERMIT	06.20.12
REVISION ROOF	08.13.12
REVISION WINDOWS	08.14.12

PERMIT

T1.1

SITE PLAN/LANDSCAPE

Construction Set Revisions



1 A1.1 FIRST FLOOR
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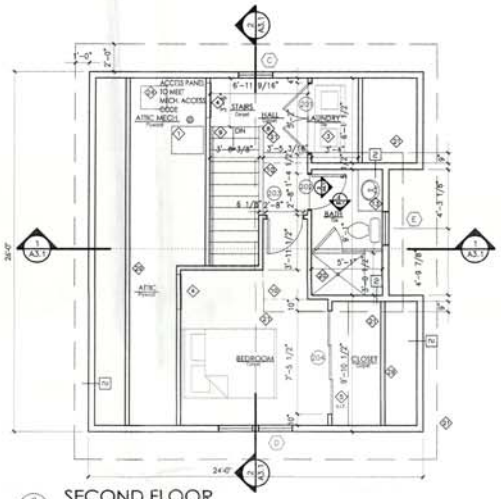


2 A1.1 SECOND FLOOR
scale: 1/4" = 1'-0"

Door Schedule

NOTE: ALL DOORS TO BE SOLID CORE, UNLESS OTHERWISE NOTED.

DOOR NO.	DOOR SIZE	R.O. (W X H)	MATERIAL	WEATHER STRIPPING	HARDWARE	NOTES
101	9'-0"x7'-0"x1-3/4"	9'-3"x7'-1 1/2"	INSULATED CORE	X	ENTRY	WOOD OVERHEAD GARAGE DOOR W/ WINDOWS ACROSS TOP
102	3'-0"x6'-8"x1-3/4"	3'-3"x6'-11"	1/2 LITE	X	ENTRY	LOW E, TEMPERED GLASS
103	3'-0"x6'-8"x1-3/4"	3'-3"x6'-11"	1/2 LITE	X	ENTRY	JELDWEN CLAD LOW E, TEMPERED GLASS
104	(2)2'-0"x6'-8"x1-3/8"	4'-2"x6'-11"	SC 4-PANEL		CLOSET	
201	(2)2'-6"x6'-8"x1-3/8"	5'-2"x6'-11"	SC 4-PANEL		CLOSET	
202	2'-6"x6'-8"x1-3/8"	2'-6"x6'-11"	SC 4-PANEL		PRIVACY	
203	2'-6"x6'-8"x1-3/8"	2'-8"x6'-11"	SC 4-PANEL		PRIVACY	
204	(3) 2'-6"x6'-8"x1-3/8"	7'-6"x6'-11"	SC 4-PANEL		CLOSET	BI-PASS

Door Notes:

1. HARDWARE TO BE OIL RUBBED BRONZE UNLESS NOTED OTHERWISE, HINGES & DEADBOLT TO MATCH.
2. ALL HARDWARE TO MATCH HINGE FINISH.
3. THRESHOLD & WEATHERSTRIPPING PER DOOR MANUFACTURER AND ADJUSTABLE ALUMINUM SWEEP.
4. PROVIDE DOOR STOPS TO MATCH HARDWARE.
5. DOOR HARDWARE: EMTEK DURANGO LEVER #2 ROSETTE, KEY IN LEVER STYLE, MEDIUM BRONZE PATINA

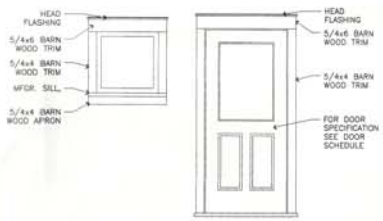
Window Schedule

Manufaturer: Jeldwen Clad Color: Hudson Blue, Stained Pine Interior
See elevations for divided light pattern & hinging

MARK	R.O. (WxH)	HEAD ABOVE SUB-FLOOR	EGRESS-MAX. 44" TO SILL	TYPE	NOTES
A	30 1/8" x 56 3/4"	7'-1"	–	CCD2956	DOUBLE HUNG
B	30 1/8" x 44 3/4"	7'-1"	–	CCD2944	DOUBLE HUNG
C	30 1/8" x 44 3/4"	6'-6" V.I.F.	–	CCD2944	DOUBLE HUNG
D	60 3/4" x 42 3/4"	6'-6" V.I.F.	X	CCC3042-2	CASEMENT
E	24 3/4" x 24 3/4"	6'-3" V.I.F.	–	CCA2424	AWNING
F	24 3/4" x 30 3/4"	6'-3" V.I.F.	–	CCA2430	AWNING

Window Notes:

1. ALL GLAZING TO BE LOW E, DOUBLE PANE, NO ARGON GAS.
2. PROVIDE TEMPERED GLAZING IN ALL AREAS AS REQUIRED BY CODE
3. HARDWARE FINISH: ANTIQUE BRASS
4. 5/8" PUTTY DIVIDED LIGHT.



3 A1.1 EXTERIOR TRIM DETAILS
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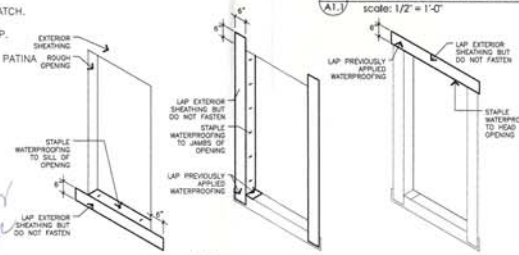

NOTES:
WATERPROOFING MEMBRANE SHALL BE SELF ADHESIVE BITUTHENE SHEET WATERPROOFING.
ALL UNFASTENED WATERPROOFING MEMBRANE SHALL BE INTEGRATED WITH EXTERIOR FINISH SYSTEM

Wall Types

1. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED AS PARTITION TYPE 1 UNLESS OTHERWISE NOTED.
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FRAME UNLESS OTHERWISE NOTED.
4. ALL WOOD STUD FRAMING TO BE 3 1/2" UNLESS OTHERWISE NOTED.
5. NOT ALL WALL TYPES MAY BE USED IN THIS PROJECT.

1 — "NON-RATED INTERIOR PARTITION 2x4 @ 16"o.c. W/ (1) LAYER OF 1/2" GWB EA. SIDE

2 — "NON-RATED EXTERIOR BEARING WALL. 2x6 @ 16"o.c. W/ (1) LAYER OF 1/2" GWB @ INTERIOR FACE, R-21 INSULATION, AND (1) LAYER 7/16" APA RATED OSB @ EXTERIOR AND FINISH AS DEFINED IN ELEVATIONS AND DETAILS. SEE DETAILS FOR THERMAL AND MOISTURE PROTECTION.

3 — "ONE HR. RATED PARTITION WALL: 2x6 @ 16"o.c. (R-22 INSULATION) WITH (1) 1/2" GWB ON RESIDENCE SIDE AND (1) 1/2" TYPE X GWB ON THE GARAGE SIDE.

4 — "NON-RATED EXTERIOR BEARING WALL. 2x6 @ 16"o.c. W/ (1) LAYER 7/16" APA RATED OSB @ EXTERIOR AND 1/2" DRYWALL FINISH INTERIOR. SEE DETAILS FOR THERMAL AND MOISTURE PROTECTION.

Plan Notes

1. IN FLOOR HEAT 90% Efficient Gas boiler w/ side arm (50 Gal. capacity): Provide clearances, combustion air and flue vent to meet all code and manufacturers requirements. Provide pressure relief valve and coordinated floor drain. Provide a sealed combustion assembly. Staple up system for second floor, and in slab for main level.
2. Refrigerator location: provide ice maker water supply line.
3. Washer/Dryer location: provide washer box including hot and cold water. Provide dryer vent to exterior including draft cap and rain shield.
4. Attic access panel: provide 20"x30" minimum clear opening. Picture frame to match door casing. Verify location and size w/ contractor/owner.
5. Shelf and rod: provide single rod @ 62" with 12" deep minimum painted MDF shelf
6. Pantry Cabinet: Height to match upper cabinets and detail, pull out shelves and doors to be right hinged. See interior elevations.
7. Wall below countertop to match height of cabinets.
8. 36"H Low wall see detail sheet A4.1
9. Handrail & Stairs per IRC 2009 section R311; Headroom section R311.7.2
10. Change in ceiling height.
11. Under Stair Protection per IRC 2009, R302.7 1/2"drywall on enclosed side.
12. Dwelling/Garage Fire Ceiling/Floor Separation IRC 2009 Section R303– 5/8" Type X gypsum board shall be applied
13. Vanity base cabinet, see General Notes, Specifications, Plumbing Schedule and Interior Elevations
14. 36" base cabinet, 24" deep, with countertop: see Material & Appliance Selection List & Interior Elevations
15. Garage Built-in's see section drawing: verify extent of work with contractor/owner.
16. 33" upper cabinet, 12" deep: see interior elevations
17. Sink with garbage disposal, see Plumbing Schedule
18. Range (gas) & Venting Hood re: Appliance Schedule
19. Dishwasher, re: Appliance Schedule
20. Shower tile surround, pan, and drain: per code requirements
21. Line of roof overhang above
22. Hose Bib, freeze protected
23. Slope the garage floor 1/4" per foot to the center drain.
24. Venmar Energy Recovery Ventilation Unit, no drain required. Must be easily accessible to clean filters.
25. Gas Meter for the apartment. Provide the garage gas on the primary house meter.
26. Electric Meter/Phone/TV
27. Concrete Apron 12' x 4'
28. Concrete Stoop
29. 2'-0" Knee Wall
30. Provide Radon Mitigation– perforated pipes under slab and pipe through exterior wall to meet code– IRC 2009/AF102 & AF103.

Plumbing Schedule

Room	Fixture	Manufact/Name	Model Number	Color	Notes
Kitchen	Sink	Kohler Vault	K-3821-1	Stainless Steel	Single Hole
Kitchen	Faucet	Moen Level	7175CSL	Classic Stainless	Single Lev. Pull Out Spray
Kitchen	Disposal	ISE Badger V	N/A		1/2 HP
Bath	Shower Faucet	Kohler Fairfax	K-10826-4BN	Brushed Nickel	incl. Handle Shower Spray
Bath	Sink Faucet	Kohler Fairfax	K-12182-BN	Brushed Nickel	Single Lever
Bath	Sink	Kohler Thoreau	K-2907-1-0	White	Single Hole
Bath	Toilet	Kohler Keleton	K-3754-0/K9365BN	White/Brush. Ni.	Toilet/Trip Lever
Garage	Laundry Tub Sink	Crane	FL7100 2 holes	White	Flr. Mtd. with Legs
Garage	Laundry Tub Faucet	Moen Chateau	7499B	Chrome	4" Spread

Appliance Schedule

Room	Appliance	Manufacturer	Model Number	Color	Notes
Kitchen	Range	Existing from house			Gas
Kitchen	Range Venting Hood	General Electric	JV936DSS	Stainless Steel	w/ Stainless Extension
Kitchen	Dishwasher	General Electric	GDW776BVSS	Stainless Steel	24" Built-in
Kitchen	Refrigerator	General Electric	PFSSGMF2SS	Stainless Steel	French Door
Kitchen	18" Dishwasher	General Electric	Profile PDW1880NSS/	Stainless	18" Built-in OPTION

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AUTHORSHIP

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REVISIONS

BRIEF	DATE
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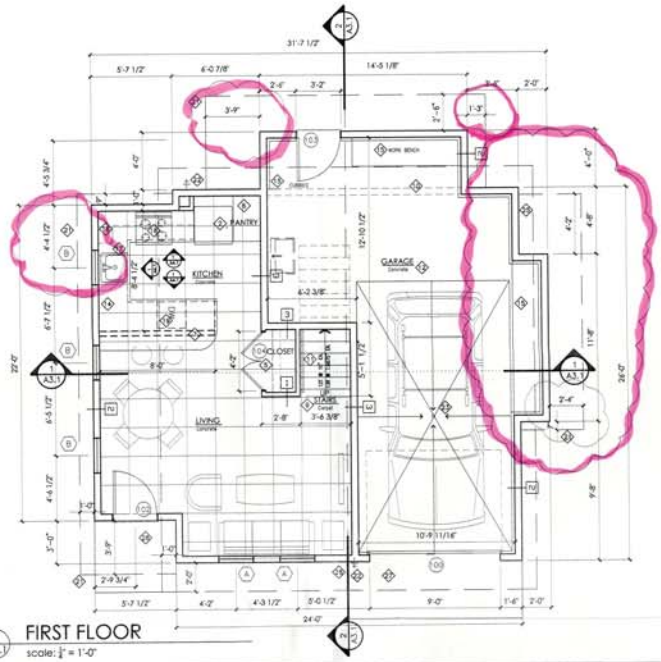
BOZAR	05.14.12
BOZAR	05.29.12
PERMIT	06.20.12
REVISION ROOF	08.13.12
REVISION WINDOWS	08.14.12
REV. ROOF PITCH/HT.	09.18.12
REVISION WINDOW	10.08.12

PERMIT

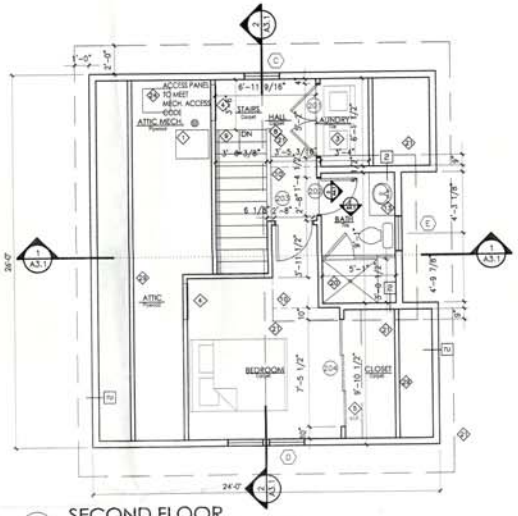
A1.1

Plans & Schedules

OCT 2012 RECEIVED Building Division



1 A1.1 FIRST FLOOR
scale: 1/4" = 1'-0"



2 A1.1 SECOND FLOOR
scale: 1/4" = 1'-0"

Door Schedule

NOTE: ALL DOORS TO BE SOLID CORE, UNLESS OTHERWISE NOTED.

DOOR NO.	DOOR SIZE	R.O. (W X H)	MATERIAL	WEATHER STRIPPING	HARDWARE	NOTES
101	9'-0"x7'-0"x1-3/4"	9'-3"x7'-1 1/2"	INSULATED CORE	X	ENTRY	WOOD OVERHEAD GARAGE DOOR W/ WINDOWS ACROSS TOP
102	3'-0"x6'-8"x1-3/4"	3'-3"x6'-11"	1/2 LITE	X	ENTRY	LOW E, TEMPERED GLASS
103	3'-0"x6'-8"x1-3/4"	3'-3"x6'-11"	1/2 LITE	X	ENTRY	JELDWEN CLAD LOW E, TEMPERED GLASS
104	(2)2'-0"x6'-8"x1-3/8"	4'-2"x6'-11"	SC 4-PANEL		CLOSET	
201	(2)2'-6"x6'-8"x1-3/8"	5'-2"x6'-11"	SC 4-PANEL		CLOSET	
202	2'-6"x6'-8"x1-3/8"	2'-6"x6'-11"	SC 4-PANEL		PRIVACY	
203	2'-6"x6'-8"x1-3/8"	2'-8"x6'-11"	SC 4-PANEL		PRIVACY	
204	(3) 2'-6"x6'-8"x1-3/8"	7'-6"x6'-11"	SC 4-PANEL		CLOSET	BI-PASS

Door Notes:

1. HARDWARE TO BE OIL RUBBED BRONZE UNLESS NOTED OTHERWISE, HINGES & DEADBOLT TO MATCH.
2. ALL HARDWARE TO MATCH HINGE FINISH.
3. THRESHOLD & WEATHERSTRIPPING PER DOOR MANUFACTURER AND ADJUSTABLE ALUMINUM SWEEP.
4. PROVIDE DOOR STOPS TO MATCH HARDWARE.
5. DOOR HARDWARE: EMTEK DURANGO LEVER #2 ROSETTE, KEY IN LEVER STYLE, MEDIUM BRONZE PATINA

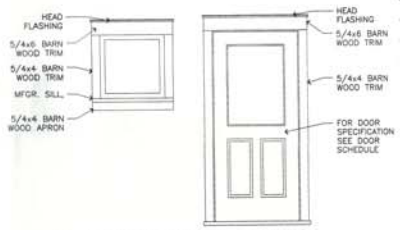
Window Schedule

Manufaturer: Jeldwen Clad Color: Hudson Blue, Stained Pine Interior
See elevations for divided light pattern & hinging

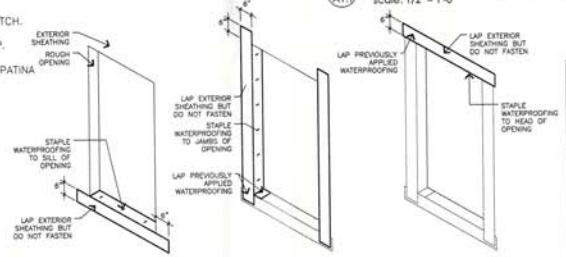
MARK	R.O. (WxH)	HEAD ABOVE SUB-FLOOR	EGRESS-MAX. 44" TO SILL	TYPE	NOTES
A	30 1/8" x 56 3/4"	7'-1"	-	CCD2956	DOUBLE HUNG
B	30 3/4" x 42 3/4"	7'-1"	-	CC3042	CASEMENT
C	30 3/4" x 42 3/4"	6'-6" V.I.F.	-	CC3042	CASEMENT
D	60 3/4" x 42 3/4"	6'-6" V.I.F.	X	CCC3042-2	CASEMENT
E	24 3/4" x 30 3/4"	6'-3" V.I.F.	-	CCA2430	AWNING

Window Notes:

1. ALL GLAZING TO BE LOW E, DOUBLE PANE, NO ARGON GAS.
2. PROVIDE TEMPERED GLAZING IN ALL AREAS AS REQUIRED BY CODE
3. HARDWARE FINISH: ANTIQUE BRASS
4. 5/8" PUTTY DIVIDED LIGHT.



3 A1.1 EXTERIOR TRIM DETAILS
scale: 1/2" = 1'-0"



NOTES:
WATERPROOFING MEMBRANE SHALL BE SELF ADHESIVE BITUTHENE SHEET WATERPROOFING.
ALL UNFASTENED WATERPROOFING MEMBRANE SHALL BE INTEGRATED WITH EXTERIOR FINISH SYSTEM.

Wall Types

1. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED AS PARTITION TYPE 1 UNLESS OTHERWISE NOTED.
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF FRAME UNLESS OTHERWISE NOTED.
4. ALL WOOD STUD FRAMING TO BE 3 1/2" UNLESS OTHERWISE NOTED.
5. NOT ALL WALL TYPES MAY BE USED IN THIS PROJECT.

1 — NON-RATED INTERIOR PARTITION 2x4 @ 16"o.c. W/ (1) LAYER OF 1/2" GWB EA. SIDE

2 — NON-RATED EXTERIOR BEARING WALL. 2x6 @ 16"o.c. W/ (1) LAYER OF 1/2" GWB @ INTERIOR FACE, R-21 INSULATION, AND (1) LAYER 7/16" APA RATED OSB @ EXTERIOR AND FINISH AS DEFINED IN ELEVATIONS AND DETAILS. SEE DETAILS FOR THERMAL AND MOISTURE PROTECTION.

3 — ONE HR. RATED PARTITION WALL: 2x6 @ 16"o.c. (R-22 INSULATION) WITH (1) 1/2" GWB ON RESIDENCE SIDE AND (1) 1/2" TYPE X GWB ON THE GARAGE SIDE.

4 — NON-RATED EXTERIOR BEARING WALL. 2x6 @ 16"o.c. W/ (1) LAYER 7/16" APA RATED OSB @ EXTERIOR AND 1/2" DRYWALL FINISH INTERIOR. SEE DETAILS FOR THERMAL AND MOISTURE PROTECTION.

Plan Notes

1. IN FLOOR HEAT 90% Efficient Gas boiler w/ side arm (50 Gal. capacity): Provide clearances, combustion air and flue vent to meet all code and manufacturers requirements. Provide pressure relief valve and coordinated floor drain. Provide a sealed combustion assembly. Staple up system for second floor, and in slab for main level.
2. Refrigerator location: provide ice maker water supply line.
3. Washer/Dryer location: provide washer box including hot and cold water. Provide dryer vent to exterior including draft cap and rain shield.
4. Attic access panel: provide 20"x30" minimum clear opening. Picture frame to match door casing. Verify location and size w/ contractor/owner.
5. Shelf and rod: provide single rod @ 62" with 12" deep minimum painted MDF shelf
6. Pantry Cabinet: Height to match upper cabinets and detail, pull out shelves and doors to be right hinged. See interior elevations.
7. Wall below countertop to match height of cabinets.
8. 36"H Low wall see detail sheet A4.1
9. Handrail & Stairs per IRC 2009 section R311; Headroom section R311.7.2
10. Change in ceiling height.
11. Under Stair Protection per IRC 2009, R302.7 1/2"drywall on enclosed side.
12. Dwelling/Garage Fire Ceiling/Floor Separation IRC 2009 Section R303- 5/8" Type X gypsum board shall be applied
13. Vanity base cabinet, see General Notes, Specifications, Plumbing Schedule and Interior Elevations
14. 36" base cabinet, 24" deep, with countertop: see Material & Appliance Selection List & Interior Elevations
15. Garage Built-in's see section drawing: verify extent of work with contractor/owner.
16. 33" upper cabinet, 12" deep: see interior elevations
17. Sink with garbage disposal, see Plumbing Schedule
18. Range (gas) & Venting Hood re: Appliance Schedule
19. Dishwasher, re: Appliance Schedule
20. Shower tile surround, pan, and drain: per code requirements
21. Line of roof overhang above
22. Hose Bib, freeze protected
23. Slope the garage floor 1/4" per foot to the center drain.
24. Venmar Energy Recovery Ventilation Unit, no drain required. Must be easily accessible to clean filters.
25. Gas Meter for the apartment. Provide the garage gas on the primary house meter.
26. Electric Meter/Phone/TV
27. Concrete Apron 12' x 4'
28. Concrete Stoop
29. 2'-0" Knee Wall
30. Provide Radon Mitigation- perforated pipes under slab and pipe through exterior wall to meet code- IRC 2009/AF102 & AF103.

Plumbing Schedule

Room	Fixture	Manufact/Name	Model Number	Color	Notes
Kitchen	Sink	Kohler Vault	K-3821-1	Stainless Steel	Single Hole
Kitchen	Faucet	Moen Level	7175CSL	Classic Stainless	Single Lev. Pull Out Spray
Kitchen	Disposal	ISE Badger V		N/A	1/2 HP
Bath	Shower Faucet	Kohler Fairfax	K-10826-4BN	Brushed Nickel	Incl. Handle Shower Spray
Bath	Sink Faucet	Kohler Fairfax	K-12182-BN	Brushed Nickel	Single Lever
Bath	Sink	Kohler Thoreau	K-2907-1-0	White	Single Hole
Bath	Toilet	Kohler Keleton	K-3754-0/K93858N	White/Brush. Ni.	Toilet/Trip Lever
Garage	Laundry Tub Sink	Crane	FL7100 2 holes	White	Fir. Mtd. with Legs
Garage	Laundry Tub Faucet	Moen Chateau	74998	Chrome	4" Spread

Appliance Schedule

Room	Appliance	Manufacturer	Model Number	Color	Notes
Kitchen	Range	Existing from house			Gas
Kitchen	Range Venting Hood	General Electric	JV936DSS	Stainless Steel	w/ Stainless Extension
Kitchen	Dishwasher	General Electric	GDWT768VSS	Stainless Steel	24" Built-In
Kitchen	Refrigerator	General Electric	PFSSOMFZSS	Stainless Steel	French Door
Kitchen	18" Dishwasher	General Electric	Profile PDW1860NSS/	Stainless	18" Built-In OPTION

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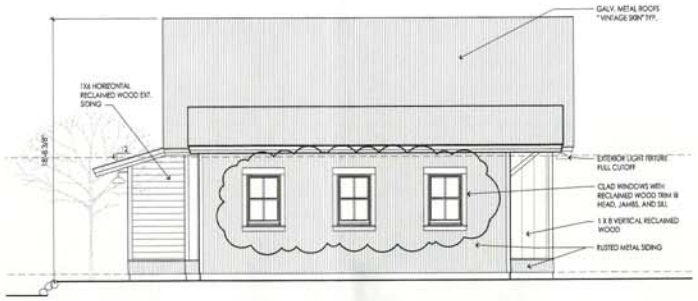
A1.1

Plans & Schedules



1 A2.1 WEST ELEVATION
scale: 1/4" = 1'-0"

2 A2.1 SOUTH ELEVATION
scale: 1/4" = 1'-0"

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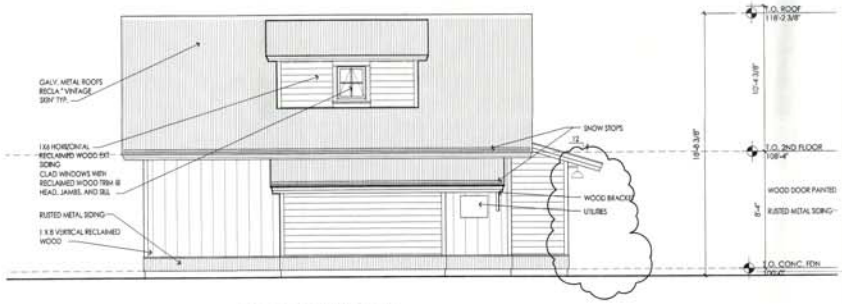

3 A2.1 EAST ELEVATION
scale: 1/4" = 1'-0"

4 A2.1 NORTH ELEVATION
scale: 1/4" = 1'-0"

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Windows O.K. 8/14/12

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REVISION WINDOWS	08.14.12

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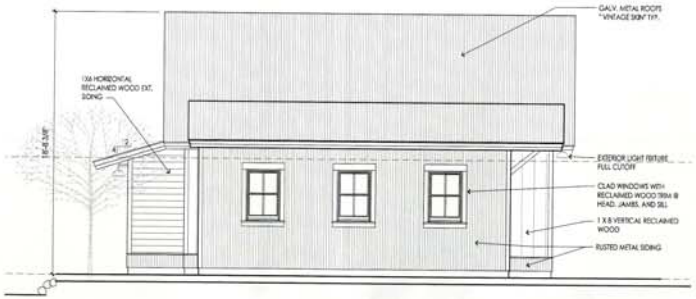
A2.1

Elevations



1 A2.1 WEST ELEVATION
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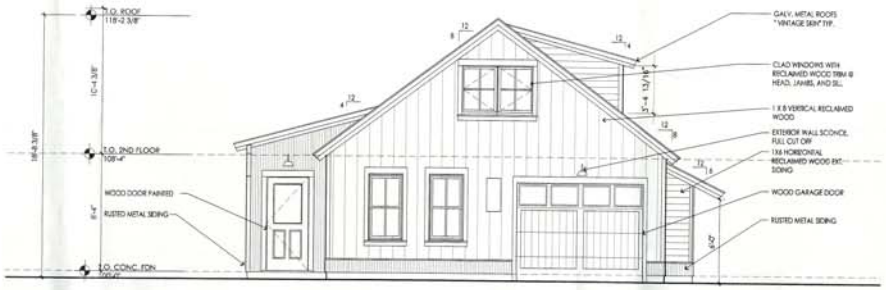

2 A2.1 SOUTH ELEVATION
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3 A2.1 EAST ELEVATION
scale: 1/4" = 1'-0"

4 A2.1 NORTH ELEVATION
scale: 1/4" = 1'-0"

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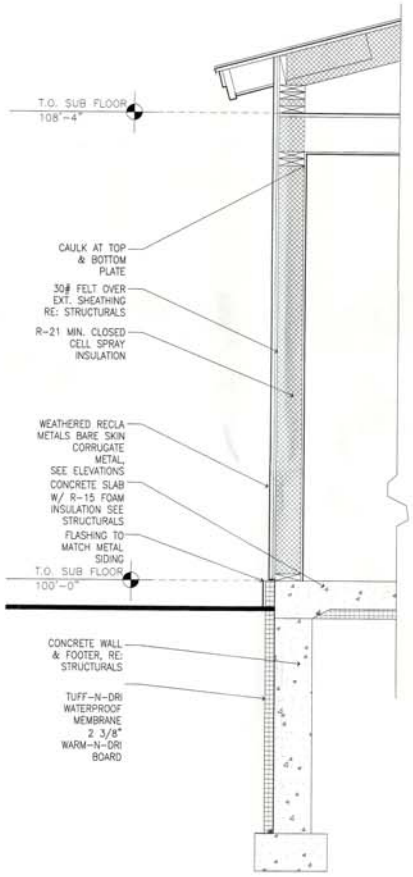
A2.1

Elevations



5 A3.1 BUILDING SECTION @ WEST SIDE
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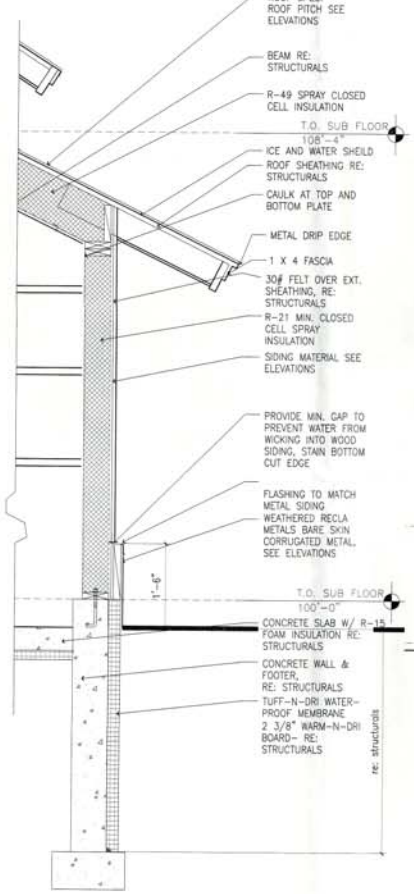

4 A3.1 BUILDING SECTION @ GARAGE
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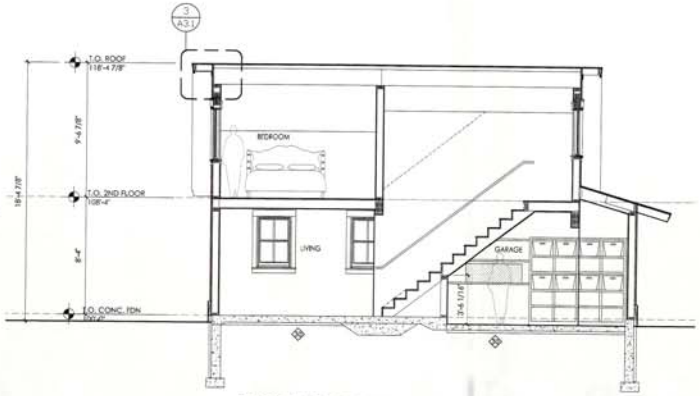

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1 A3.1 BUILDING SECTION
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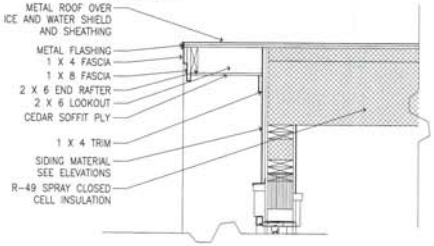

3 A3.1 MAIN ROOF RAKE DETAIL
scale: 1" = 1'-0"

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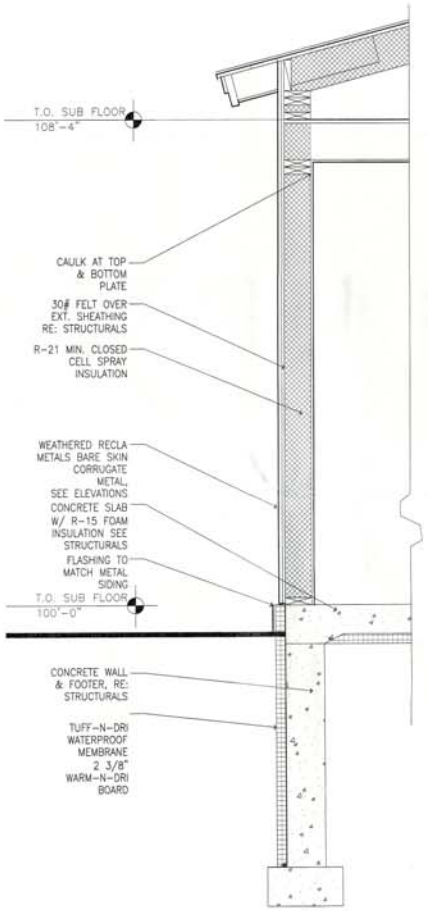
A3.1

Sections/Details

Roof Height Revision
Approved 9-17-12



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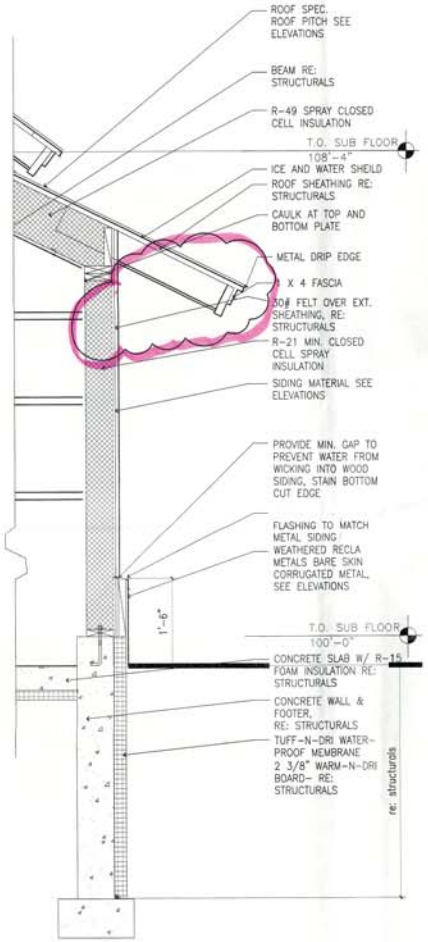

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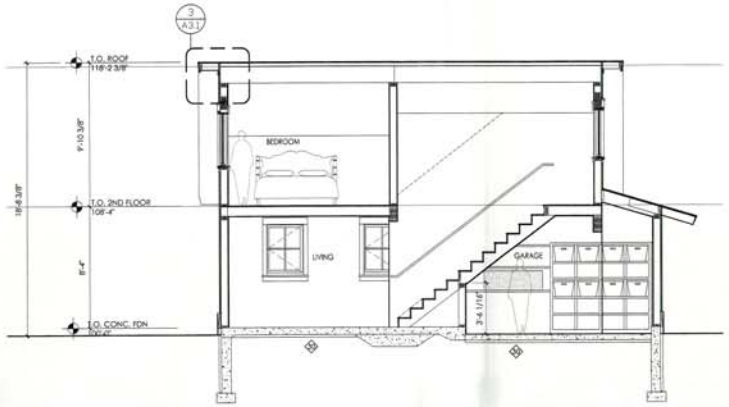

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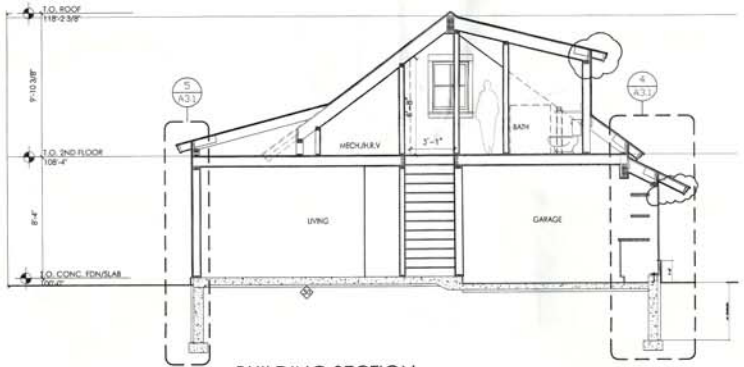

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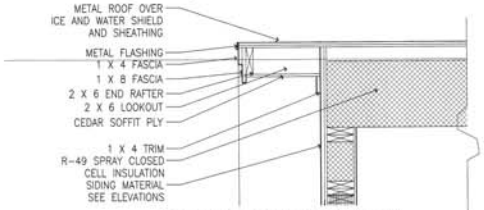

3 A3.1 MAIN ROOF RAKE DETAIL
scale: 1" = 1'-0"

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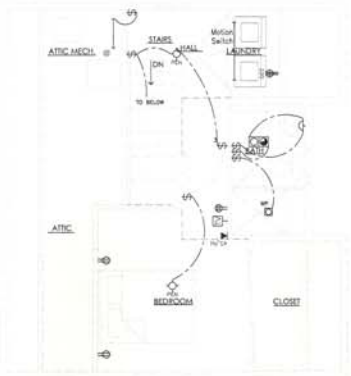
A3.1

Sections/Details



2 E1.1 Second Level Electrical Plan
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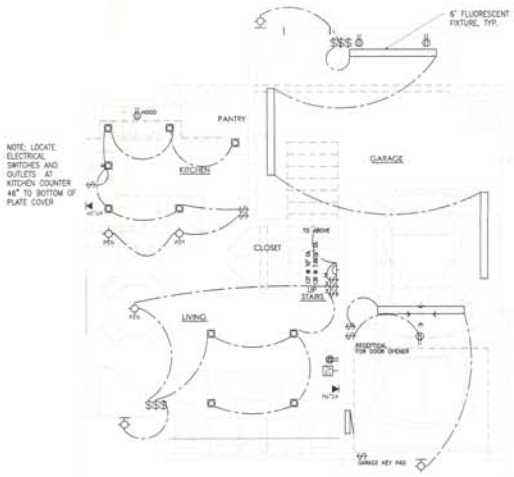

1 E1.1 Main Level Electrical Plan
scale: 1/4" = 1'-0"

ELECTRICAL LEGEND
Switch
Duplex Outlet
Quadruplex Outlet (Double Duplex)
Range/Dryer outlet
Switched Duplex Outlet
GFCI - Protected Outlet WPR Waterproofing on Roof
Floor Mounted Outlet
Single Crank Outlet (+7'-10")
Plugmold
Data
Phone
Data/Phone
Cable Outlet
Photo cell
Thermostat
Panel Box
Garbage Disposer
Wall Mount Light
Photo Eye Wall Mount Light
Pendant Light
Surface Mount Light
Wall Sconce
Recessed Can
Eye Ball Spot Light
Exit Sign w/ Battery Pack
Exit Sign
Battery Pack w/ Frog Eyes
Exhaust Fan/Light
Exhaust Fan
Incandescent Strip
Surface Mounted Fluorescent
Smoke Detector
Track Light
Keyless Pull Chain
Junction Box
Ceiling Fan
Photovoltaic Light
Garbage Disposer
Chime
Push Button

NOTES
All electrical work to meet all national, state and local codes.
Electrical subcontractor shall provide and locate all receptacles needed to satisfy code requirements.
Electrical subcontractor shall provide all connections to mechanical equipment.
Electrical subcontractor shall provide and locate detectors as needed to satisfy code requirements.
Electrical subcontractor shall provide all voice/data and cable TV cable equipment and receptacles needed to provide a complete connection from the service provider to the user.
Per Town of Crested Butte code 50% of electrical fixtures must use low energy consuming bulbs.

Lighting Schedule

Room	Fixture	Manufact/Name	Model Number	Color	Notes
Exterior Entry	Gooseneck				FULL CUT OFF FIXTURE
Ext. at Garage	Gooseneck				FULL CUT OFF FIXTURE
Living Room	Can				
Kitchen	Pendant				
Kitchen	Can				
Stair	Sconce				
Hall/Stair	Pendant				
Bath Vanity	Sconce				
Bath	Exhaust Fan/Light				
Shower	Water Proof Can				
M. Bedroom	Pendant				
Garage	6' Fluorescent				

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Crested Butte, CO
81224

Disclaimer:
These documents are provided by Coburn Development Inc., for the design intent of this specific project and only this project. The contractor shall be responsible for all construction coordination, methods and materials required for the successful completion of the project. This includes but is not limited to the quality of workmanship and materials required for execution of these documents and work or materials supplied by any subcontractors. All work shall comply with governing codes and ordinances. The contractor shall review and understand all documents and shall notify the Architect immediately of any discrepancies in the drawings, field conditions or dimensions.

AUTHORSHIP

DRAWN BY	CHECKED	DATE

REVISIONS

ISSUE	DATE
BOZAR	04.12.12
BOZAR	05.04.12
BOZAR	05.14.12
BOZAR	05.29.12
PERMIT	06.20.12

PERMIT

E1.1

Electrical

A. PROJECT INFORMATION:

1. Building Jurisdiction *Town of Crested Butte, CO*
2. Building Code *IRC 2009*

B. DESIGN INFORMATION:

1. Snow Load *100 PSF*
2. Floor Live Load *40 PSF (30 psf sleeping areas)*
3. Basic Wind Speed *90 MPH (Exposure C)*
4. Seismic Design Cat *C*
5. This structure has been designed to support the loads indicated above as a complete unit with all members and connections installed. The contractor is responsible for the means, method, sequence of construction, and bracing to support any loads imposed on the structure prior to completion.
6. These plans do not show any details for building waterproofing or site drainage. Resource Engineering Group is not responsible for waterproofing (including but not limited to foundation and under slab drainage) or site drainage.

C. FOUNDATION DESIGN:

1. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 lbs. per square foot (dead load plus full live load), placed on the natural undisturbed soil, or compacted structural fill, below frost depth.
2. Soils are presumed non-expansive, non-soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the structural engineer's assumed design loads. In absence of a soils investigation by a soils engineer, the owner shall assume responsibility of the design values used by the structural engineer.
3. If unusual soil conditions and types are revealed during excavation, contact Structural Engineer or retain a soils engineer.

D. BACKFILLING:

1. Do not backfill against retaining walls until supporting elements, including slabs and floor framing systems, are in place and securely anchored, or adequately shored.
2. Verify type of fill with Soils Engineer or Structural Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

E. REINFORCED CONCRETE:

1. All concrete design is based on the Building Code Requirements for Reinforced Concrete (ACI 318-05).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi and shall be sulfate resistant.
3. Provide continuous shear keys at vertical cold joints and where shown on drawings. (dowels at vertical cold or construction joint).
4. Reinforcement must be continuous through construction joints and have a minimum of (1) splice length on both sides of joint.
5. Rebar in slabs shall be supported by chairs at the height shown on the drawings.
6. Provide control joints in slabs at a maximum of 8' o.c., EW, cut at a depth equal to 1/4 of the slab depth.

F. GROUT & ANCHOR BOLTS:

1. All grout beneath column base plates or steel beams at bearing shall be Dayton Superior "Turbo Grout LT" or approved equal.
2. All anchor bolts shall be 1/2"ø with minimum of 7" embedment spaced at a max of 48" O.C. and within 12" of wall ends and corners (U.N.O.). Anchor bolts located in sill plates on exterior walls and in shears walls shall be A307 wet set "J" bolts. Post installed anchor bolts shall be Simpson Titen HD or Powers Wedge bolts U.N.O. mechanical anchors or epoxy anchors, installed in accordance with the manufacturer's requirements, substitutions must be approved by the Structural Engineer. All anchor bolts thru ACQ treated material shall be double-dipped galvanized, stainless steel or other corrosion resistant metal designed for contact with ACQ.

G. REINFORCING STEEL:

1. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
2. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615 and shall be minimum grade 40.
3. Welded wire fabric shall conform to ASTM Specification A-185.
4. For splices in concrete see table below. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2) #5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top of grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).

Grade	Size	Splice Length (in)
40	#4	15
40	#5	20
60	#4	24
60	#5	28

5. Minimum concrete protection (clear cover) for reinforcement shall be:

Concrete cast against earth	3"
Concrete cast against forms	1 1/2"

H. STRUCTURAL STEEL

1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Welders shall meet the requirements of the AWS *Standard Qualification Procedure* and comply with AWS D1.1 *Structural Welding Code*.
2. All W shapes shall conform to ASTM A992, tube columns Shall conform to ASTM A500 (Gr. B), pipe shapes shall conform to ASTM A53 (Gr. B) and all other sections and or plate material shall conform to ASTM A36.
3. Bolts connecting structural steel shall conform to ASTM A325F. Bolt size shall be 3/4"ø U.N.O. Installation shall be in accordance with AISC *Specification for Structural Joints Using ASTM A325 or A490 Bolts, 1985*.
4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Omit shop paint on surfaces to be welded, surfaces to receive welded stud, and contact surfaces of bolted connections. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All column base plates shall have 1 1/2" minimum grout to provide continuous bearing.

I. STRUCTURAL WOOD FRAMING:

1. Material Specifications (U.N.O. on plans, See additional notes below)

Member	Material
Studs	Hem-Fir, Stud Grade
Rafters	DFL #2 U.N.O.
Joists	DFL #2
Plates	Hem-Fir, #2 or Btr
Plates attached to concrete or masonry	"Strandguard" or PT Hem-Fir #2 or Btr
Solid Timber (beams and posts, greater than 2x)	DFL #1 or Btr
Floor Sheathing	3/4" APA rated 24" O.C. Stud-I-Floor T&G
Roof Sheathing	5/8" APA rated 40/20 Exposure I
Wall Sheathing	1/2" APA rated 24/0 Exposure I

Engineered Lumber	Description
LVL	Laminated Veneer Lumber 1.9E min
PSL	Parallam 1.8E
TSL/LSL	Timberstrand LSL 1.3E studs/1.55E beams
TJI/LPI/BCI	Engineered Floor I-Joist

2. All manufactured trusses shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the applicable building code.
3. Steel connectors such as those manufactured by Simpson Strong-Tie or USP Lumber Connectors shall be used to join rafters, trusses, joists, or beams to other members at flush-framed conditions, U.N.O. Hangers called out on plans are Simpson hangers, if another manufacturers hangers are substituted, they must have an equal or greater load capacity than that published in the Simpson Catalog.
4. Floor sheathing shall be constructed with the 8'-0" dimension perpendicular to the joist span. End joints shall be staggered. Attach sheathing with APA glue and at edges nail with 8d nails at 6" O.C. and at intermediate supports with 8d nails at 12" O.C. Sheathing shall be T & G.
5. Roof sheathing shall be constructed with the 8'-0" dimension of panel perpendicular to the joist, rafter or truss span. End joints shall be staggered. Attach sheathing at edges with 8d nails at 6" O.C. and at intermediate supports with 8d nails at 12" O.C.
6. Wall sheathing shall be nailed at edges with 8d nails at 6" O.C. and at intermediate supports with 8d nails at 12" O.C. Sheath all exterior walls full height. Block sheathing edges and nail as noted above.
7. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes desired or requested by architect.
8. Interior load-bearing walls shall be 2x4 or 2x6 studs at 16" O.C. as shown on the plans.
9. All exterior walls shall be 2x6 studs @ 16" O.C. to a maximum height of 12', 2x6 LSL studs to a maximum height of 18', unless otherwise noted.
10. Provide (2) 2x8 over all door and window openings in bearing walls U.N.O. See Detail 7 on S2.0 for insulation details.
11. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (1) 2x4 or (1) 2x6 is required.
12. Provide solid blocking at supports for wood joists and rafters. Within floor joist spaces beneath solid or built-up columns noted on plans, provide an area of solid blocking equivalent to column above.
13. Provide wind/seismic anchor at supports for all trusses and rafters.
14. Except as noted otherwise, minimum nailing shall be provided as specified in the applicable building code.
15. All wood attached to concrete or masonry shall be 2x Strandguard or pressure treated lumber, or protected with a suitable membrane. ("Membrane" refers to Grace Ice and Water Shield or equal) Attach sill plates with 1/2"ø hooked anchor bolts (7" minimum embedment) at 48" on center U.N.O. Anchor bolts for ledgers called out on plans (4" minimum embedment).
16. Bolts connecting wood framing or wood to steel shall be ASTM A307.
17. All fasteners thru ACQ treated material shall be double-dipped galvanized, stainless steel, or other corrosion resistant metal designed for contact with ACQ.
18. Do not bevel beams or purlins unless approved by structural engineer.
19. Roof sections shown as overframed shall be framed with 2x6 rafters @ 24" oc (min). The rafters shall be supported vertically down to the structural roof below at 24" oc in both directions. All rafter ends and vertical supports shall rest on plates on top of roof sheathing below.
20. All floor systems that terminate at exterior walls shall have 1 1/4" Rimboard at the exterior of the wall.

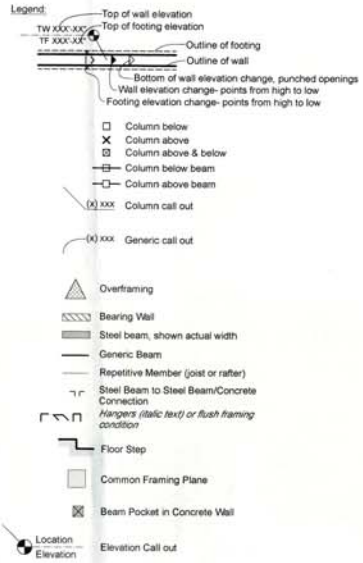
J. GLUE LAMINATED BEAMS

1. Laminated members shall be designed and fabricated in accordance with *The Standard Specifications for the Design and Fabrication of Structural Glue Laminated Lumber* published by the AITC and the appropriate Lumber Producers' Association.
2. Use exterior glue for all exposed laminated members.
3. All members exposed to weather shall receive one coat of end sealer to trimmed ends and seal all exposed surfaces with sealer coat as soon as practical after erection.
4. Appearance grade of wood and glulam members shall be in accordance with architectural drawings.
5. All members shall be AITC 24F-V4 (GL) or AITC 24F-V8 (BGL) as noted.

K. ABBREVIATIONS:

BGL- Balanced Glue Laminated Beam
Btr- Better
CFS- Custom Fabricated Saddle
CJ- Construction Joint (Cold Joint)
CTD- Centered
DFL- Douglas Fir Larch
EW- Each Way
HAS- Headed Anchor Stud
HF- Hem-Fir
HSS- Hollow Structural Steel (Tube Steel)
GL- Glue Laminated Beam
OC- On Center
PAF- Powder Actuated Fastener
PT- Pressure Treated
SJI- Steel Joist Institute
SS- Select Structural
SSH- Short Slotted Holes
TBD- To Be Determined
Typ - Typical (use at all similar locations U.N.O.)
UNO- Unless Noted Otherwise

Legend:



Drawing Index

S1.0 Structural General Notes/Legend
S1.1 Foundation & Framing Plans
S2.0 Structural Details

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508 Sopris Ave

Crested Butte, Colorado

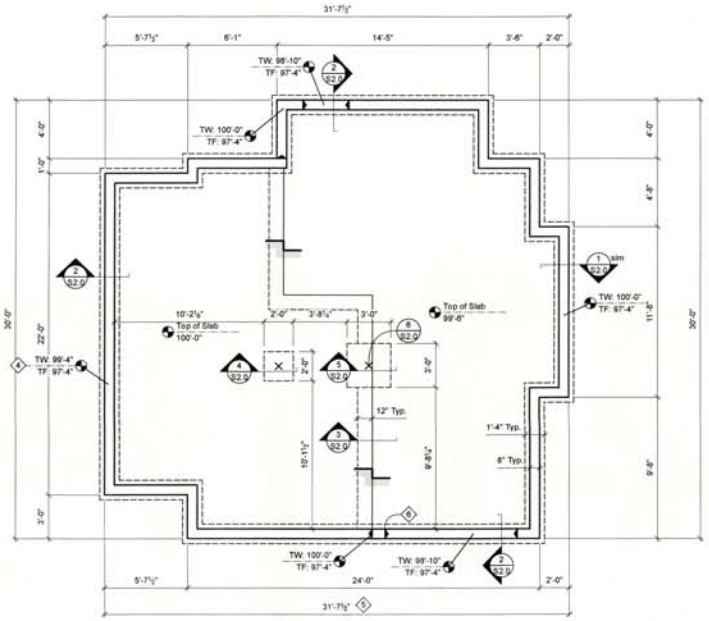
Project Number	2250
Engineered By	*Dodson Harper, PE*
Reviewed By	*August Hasz, PE*

COLORADO LICENSED DODSON HARPER 45610 PROFESSIONAL ENGINEER

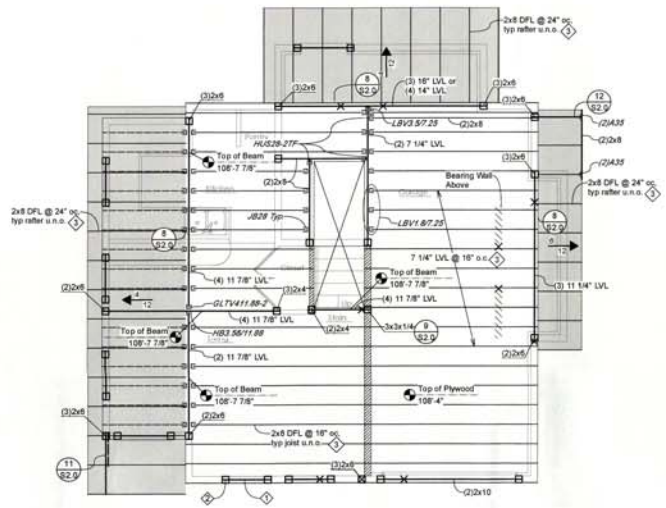
Issued for	Date
Progress Review Set	6/18/12
Construction Set	6/20/12

Structural General Notes

S1.0



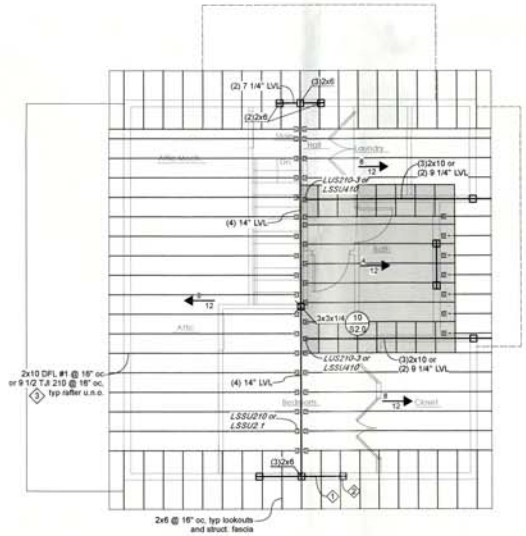
1 / S1.1 Foundation Plan
Scale: 1/4" = 1'-0"



2 / S1.1 Upper Floor Framing Plan
Scale: 1/4" = 1'-0"

Notes:

1. Headers not called out on plans are to be (2) 2x8. Insulate headers in exterior walls per (7 / S2.0)
2. All columns not called out on plans are to be (1) 2x6 or (1) 2x4, matching wall thickness.
3. Layout of repetitive members is conceptual only U.N.O.
4. Place all footings at a minimum of 36" below final grade.
5. Verify all dimensions with the architect prior to construction.
6. Wall and footer step locations are approximate-verify in field and with architectural plans.



3 / S1.1 Roof Framing Plan
Scale: 1/4" = 1'-0"

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508 Sopris Ave

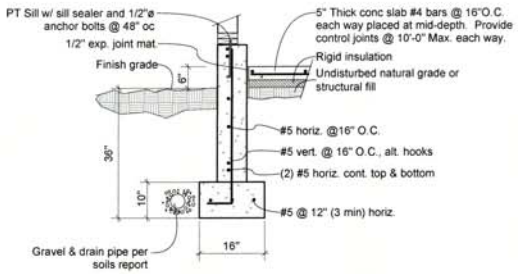
Crested Butte, Colorado

Project Number	2250
Engineered By	Dodson Harper, PE
Reviewed By	August Hasz, PE

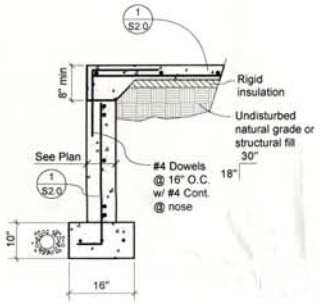
Issued for	Date
Progress Review Set	6/18/12
Construction Set	6/20/12

Foundation & Framing Plans

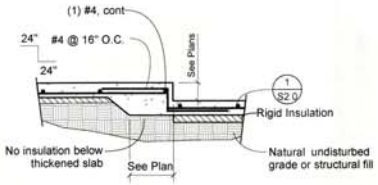
S1.1



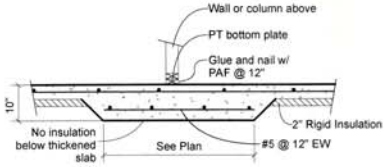
1 S2.0 Typical Foundation
Scale: 3/4" = 1'-0"



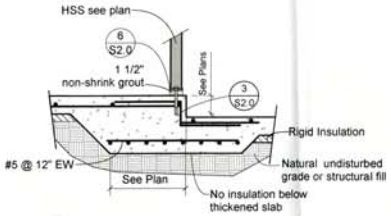
2 S2.0 Slab Over Stem Wall
Scale: 3/4" = 1'-0"



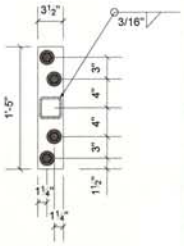
3 S2.0 Step in Slab
Scale: 3/4" = 1'-0"



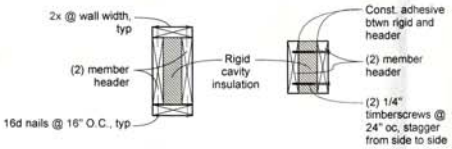
4 S2.0 Thickened Slab
Scale: 3/4" = 1'-0"



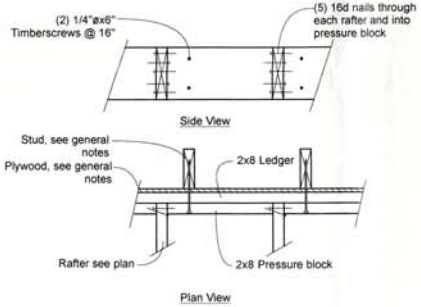
5 S2.0 Thickened Slab @ Step
Scale: 3/4" = 1'-0"



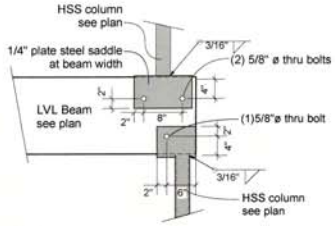
6 S2.0 HSS Baseplate
Scale: 1 1/2" = 1'-0"



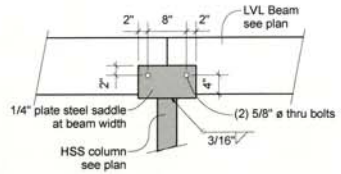
7 S2.0 Insulated Header
Scale: 1 1/2" = 1'-0"



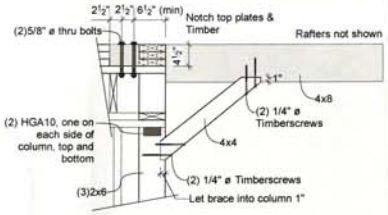
8 S2.0 Pressure Block
Scale: 1 1/2" = 1'-0"



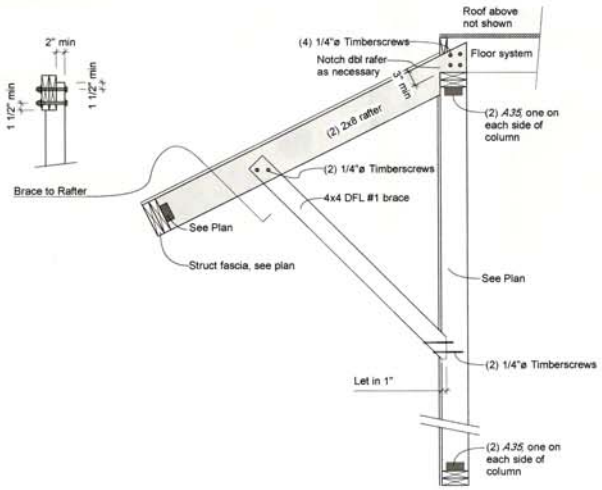
9 S2.0 (2) HSS to LVL
Scale: 1" = 1'-0"



10 S2.0 LVL to HSS
Scale: 1" = 1'-0"



11 S2.0 Timber Knee Brace
Scale: 1" = 1'-0"



12 S2.0 Angle Brace
Scale: 1" = 1'-0"

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Reviewed By	August Hasz, PE

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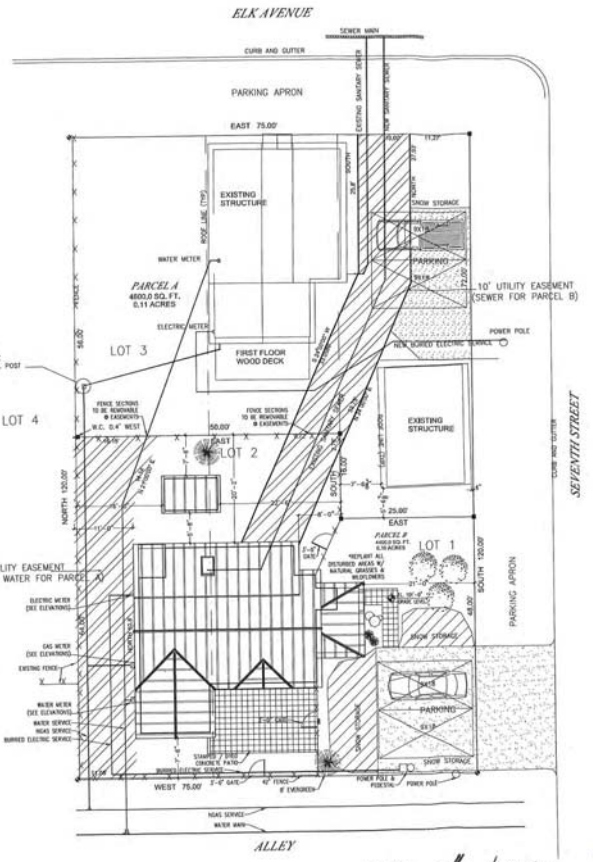
Structural Details

S2.0

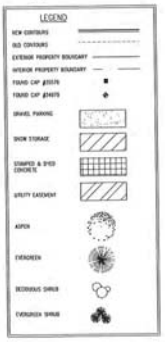
CONTENTS:

1 SITE PLAN
2 FLOOR PLANS
3 ELEVATIONS
4 SECTIONS
C1 REF. CEILING PLAN



SITE PLAN
SCALE: 1/8"=1'

LEGEND



VICINITY MAP

GENERAL NOTES

1. BASIS OF BEARING IS EAST BETWEEN TOWN MONUMENTS AT THE CENTERLINE OF THIRD AND ELK, AND SEVENTH AND ELK.
2. MATHEMATICAL INFORMATION WAS OBTAINED FROM THE RECORD PLAT OF "TOWN OF CRESTED BUTTE" DATED SEPTEMBER, 1964
3. ALL PROPERTY LINES RUN NORTH-SOUTH, EAST-WEST.
4. REPLANT ALL DISTURBED AREAS IN NATURAL GRASSES & WILDFLOWERS.
5. FENCE SECTIONS @ EASEMENTS TO BE REMOVABLE.

PROPERTY NOTES:

LOTS 1-4
BLOCK 52
ZONED - R1C

MAY 2016

CONSTRUCTION SET
Const. Approval
2-23-2016
Approval
Revision

TOF 2" above curb mark ovangp

TOF 3½" above curb mark

Yes site Permit

1

Drawing: 2015 PLAN
Date: 02-09-2016
Scale: 1/8"=1'-0"
Drawn By: ASTURIAS - BOSSETTI

BECKER RESIDENCE

640½ ELK AVE., CRESTED BUTTE, CO 81224

KENT COWHERD ARCHITECT
POST OFFICE BOX 1962
CRESTED BUTTE, CO. 81224
(970) 349 - 1917

ENTRY LEVEL PLAN
SCALE: 1/4"=1'-0"

LEGEND:

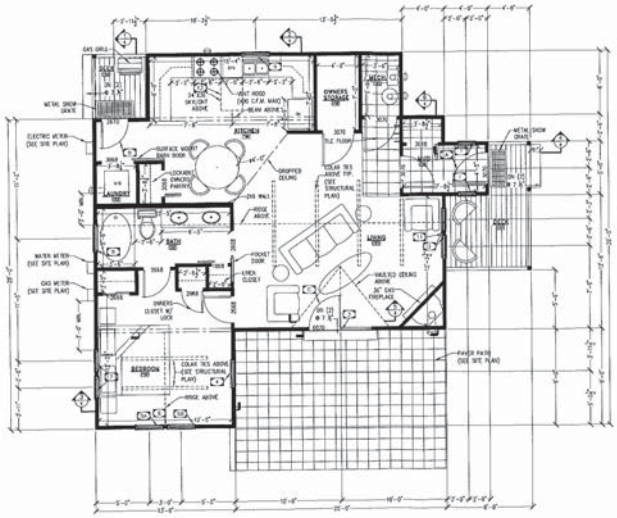
ABOVE	- - - - - -
FIXTURES	———
BEAMS	— — —
STAIRS	———
DECKS	———
ROOF ABOVE	- - - - - -
ROOF BELOW	———

NOTES:

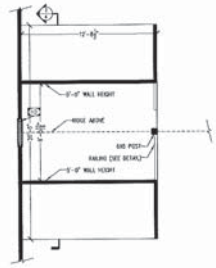
- ALL CONSTRUCTION TO BE 2X4 UNLESS OTHERWISE NOTED

SQUARE FOOTAGE:

ENTRY LEVEL:	974 sq. ft.
COVERED PORCH:	
(50 sq. ft. / 2)	25 sq. ft.
(76 sq. ft. / 2)	38 sq. ft.
SHED:	56 sq. ft.
TOTAL:	1033 sq. ft.



STORAGE LOFT PLAN
SCALE: 1/4"=1'-0"



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

WINDOW SCHEDULE
SCALE: N.T.S.

Becker Residence: Window/Door Schedule — DATE: 03-10-2016

Windows

Marker	Size	Model/Type	Location	Notes	SHGC	Quant.
1	7'-0"x7'-0"	DOUBLE HUNG	106	(2) OVER (3) DIVIDED LITE	4.0"	2
2	7'-0"x7'-0"	DOUBLE HUNG	106	(2) OVER (3) DIVIDED LITE	3.0" (SIMILAR TO #1 EXCEPT DOOR IS)	2
3	7'-0"x7'-0"	FIXED CASEMENT	106	(24) DIVIDED LITE	3.0"	1
4	7'-0"x4'-0"	DOUBLE HUNG	104	(2) OVER (3) DIVIDED LITE	3.0"	1
5A	7'-0"x5'-0"	OPERABLE CASEMENT	104	(3) OVER (2) DIVIDED LITE - EGRESS	3.0"	1
5B	7'-0"x5'-0"	OPERABLE CASEMENT	104	(3) OVER (2) DIVIDED LITE - EGRESS	3.0"	1
6	7'-0"x1'-0"	FIXED CASEMENT	104	(36" DIVIDED LITE	3.0"	1
7	7'-0"x2'-0"	OPERABLE AWNING	104	(3) DIVIDED LITE	3.0"	1
8	7'-0"x2'-0"	OPERABLE AWNING	103	(3) OVER (2) DIVIDED LITE	3.0"	1
9	7'-0"x2'-0"	DOUBLE HUNG	100	(2) OVER (3) DIVIDED LITE	4.0"	1
10	7'-0"x5'-0"	DOUBLE HUNG	CAR	(2) OVER (3) DIVIDED LITE	4.0"	1
11	7'-0"x2'-0"	OPERABLE AWNING	105	(2) OVER (3) DIVIDED LITE	3.0"	1
12	7'-0"x3'-0"	SKYLIGHT	105			1

Doors

Marker Letter	Size	Type	Location	Description		Quant.
A	3'-0"x7'-0"	FIBERGLASS WOOD ENTRY	106	W/ (1) - HALF LIGHT (2X5 DIVIDED)		1
B	7'-0"x7'-0"	METAL CLAD EXTERIOR	105	W/ (1) - HALF LIGHT (2X5 DIVIDED)		1
C	(2) 3'-0"x7'-0"	METAL CLAD EXTERIOR	100	(1) 3'-0" DOOR W/ (1) 7'-0" @ DRIVER, RIGHT FIRED (2X5 DIVIDED)		1

2

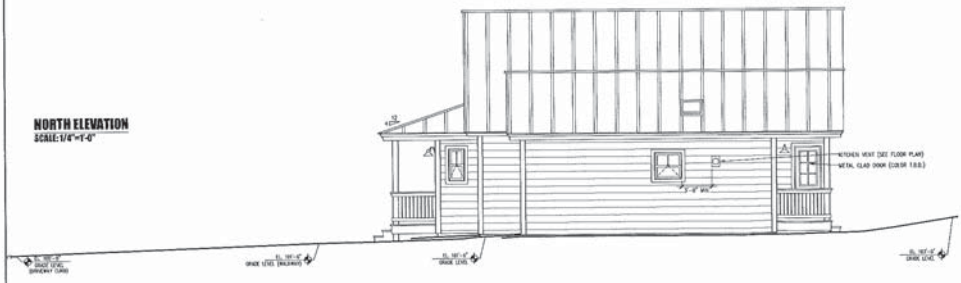
Drawing: FLOOR PLANS
Date: 03-10-2016
Scale: 1/4"=1'-0"
Drawn By: ASTUDERY-DESIGNS

BECKER RESIDENCE
640 ½ ELK AVE., CRESTED BUTTE, CO 81224

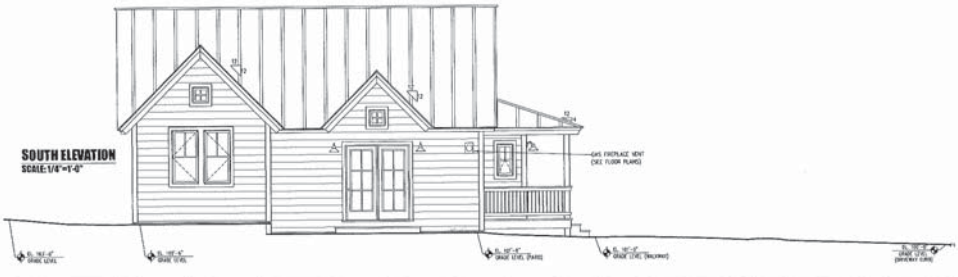
KENT CONWERD ARCHITECT
POST OFFICE BOX 1982
CRESTED BUTTE, CO. 81224
(970) 349 - 1017

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

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



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



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

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

SHED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

SHED WEST ELEVATION
SCALE: 1/4"=1'-0"

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

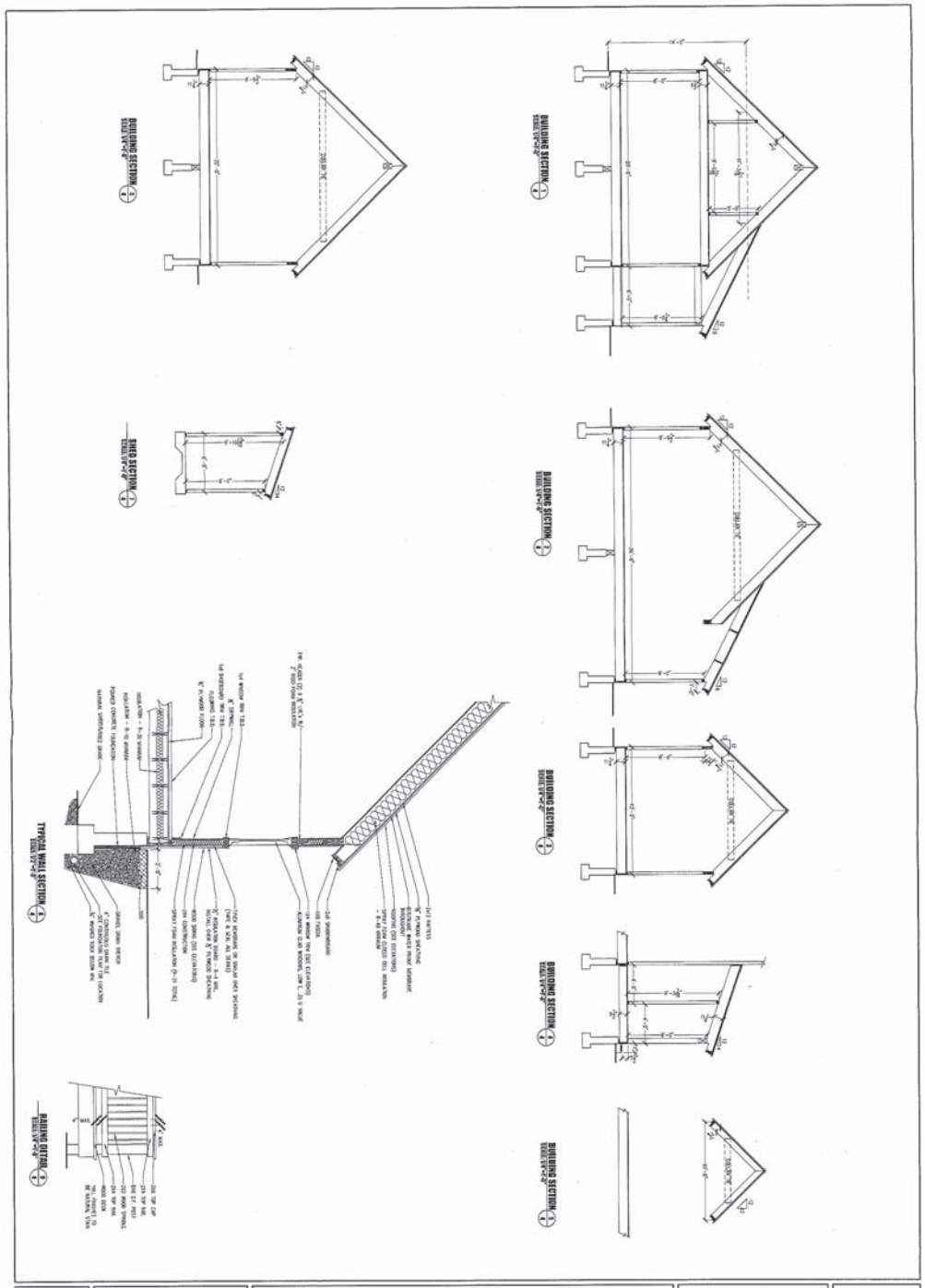
3

Drawing: ELEVATIONS
Date: 02-18-2016
Scale: 1/4"=1'-0"
Drawn By: SZ/JARZY - BCB2016

BECKER RESIDENCE

640½ ELK AVE., CRESTED BUTTE, CO 81224

KENT CUNNIGED ARCHITECT
POST OFFICE BOX 1982
CRESTED BUTTE, CO. 81224
(970) 349 - 1917



KENT COWHERD ARCHITECT
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(970) 349 - 1017

BECKER RESIDENCE

640 ½ ELK AVE., CRESTED BUTTE, CO 81224

Drawing: SECTIONS
Date: 02-10-2016
Scale: VARIES
Drawn By: [illegible]

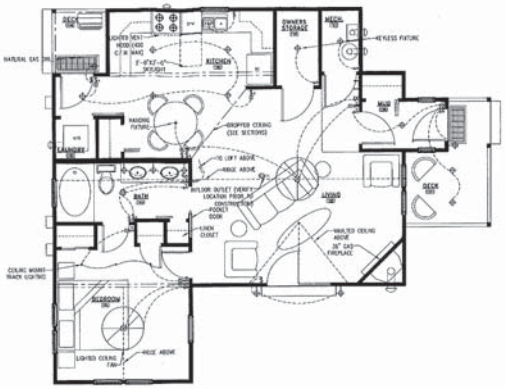
4

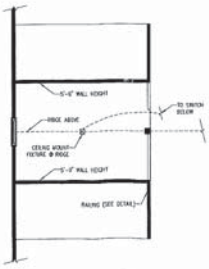
ENTRY LEVEL REF. CEILING PLAN

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

SYMBOLS	
MARK	DESCRIPTION
	SPEAKER WIRE
	TELEPHONE
	CABLE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SWITCHED OUTLETS
	ELECTRICAL OUTLET
	PENDANT LIGHTING
	FULLY SHIELDED DOWN LIGHTING
	ART LIGHT
	RECESSED CAN
	CEILING MOUNT FIXTURE
	RECESSED EYEBALL
	WALL SCONCE
	FAN LIGHT
	FAN (NO LIGHT)
	LIGHT SWITCH
	THREE-WAY LIGHT SWITCH
	FIVE-WAY LIGHT SWITCH
	LIGHT SWITCH DIMMER
	TRACK
	UTILITY LIGHT
	FLUORESCENT
	HALOGEN LIGHT
	CEILING FAN
	J BOX
	"GARAGE" TUBE: SPECIALTY WIRING CHASE
	GARAGE DOOR OPENER SWITCH
	WATERPROOF LIGHT SWITCH
	GARAGE DOOR OPENER W/ LIGHT
	DISPOSAL

NOTE:
-CARBON MONOXIDE DETECTORS PER CODE
-SMOKE DETECTORS PER CODE
-ALL EXTERIOR LIGHTING TO BE FULLY SHIELDED DOWNLIGHTING
-ALL OUTLETS PER CODE





STORAGE LOFT REF. CEILING PLAN

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

C1

Drawing: REVISED CEILING PLANS
Date: 02-10-2016
Scale: 1/4"=1'-0"
Drawn By: RJS/JJ/GJ/ – RJS/JJ/GJ

BECKER RESIDENCE

640½ ELK AVE., CRESTED BUTTE, CO 81224

KENT COWNSERD ARCHITECT
POST OFFICE BOX 1982,
CRESTED BUTTE, CO. 81224
(970) 349 - 1917

GENERAL NOTES

A. DESIGN LIVE LOADS:

1. Roofs—————100 PSF
2. Floors—————40 PSF
3. Garages—————50 PSF / 2,000 lb. load applied over 20 in.² area
4. Decks—————100 PSF
5. Basic Wind Speed———90 MPH (3 Sec. Gust)
6. Seismic Zone—————C

B. GENERAL CONDITIONS:

1. Notching or cutting of any structural member is prohibited unless detailed on the structural drawings.
2. All dimensions on the structural plans are to be checked against the architectural plans and any discrepancies shall be coordinated with the architect.
3. Any unauthorized modifications to the structural plans are at the risk of the person making the change.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction.
5. Any engineering design provided by others and submitted for review shall bear the seal and signature of an engineer registered in Colorado.
6. Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for the work to proceed.
7. All moisture protection shall be the responsibility of the architect/owner/builder. Drainage behind foundation walls and below slabs shall be in accordance with the soils report and is not provided by Colorado Structural Inc.
8. All grading/drainage plans shall bear the seal and signature of an engineer registered in Colorado. Colorado Structural Inc. is not responsible for any grading/drainage plan pertaining to the building site.

C. FOUNDATION DESIGN:

1. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 lbs. per square foot (dead load plus full live load), placed on the natural undisturbed soil, or compacted structural fill, below frost depth. The existing foundation is not the responsibility of Colorado Structural inc.
2. A site specific soils report shall be obtained prior to construction.
3. Soils are presumed non expansive, non soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the structural engineer's assumed design loads. In absence of a soils investigation by a soils engineer, the owner shall assume responsibility of the design values used by the structural engineer.

D. BACKFILLING:

1. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequately shored, and the 28 day compressive strength has been achieved.
2. Verify type of fill with Soils Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

E. REINFORCED CONCRETE:

1. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-99).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi.
3. Provide continuous shear keys at vertical cold joints and where shown on drawings.
4. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
5. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-79 and shall be minimum grade 60.
6. All slabs-on-ground shall be 4" thick and reinforced with 4"x4"-W2.9xW2.9 welded wire fabric or #4 @ 18" on center each way unless noted otherwise on the plans. Reinforcement to be placed in center of slab. Thicken all free slab edges to 8" x 8" with 2-#5 continuous (top and bottom). Provide construction/control joints in slabs-on-ground not to exceed 15' on center or as shown on the plans.
7. At splices in concrete, lap bars 36 diameters. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2) #5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines)
8. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318-99.
9. Control joints in slabs shall be sawn or cut in and spaced not to exceed 12'-0" o.c.
10. Follow all recommendations for concrete placement and mix design by ICF representative and Manufacturer if ICF concrete forms are used.

F. MASONRY VENEERS

1. Exterior stone veneer masonry installation shall comply with ACI 530.1/ASCE 6 specifications for masonry structures as it applies to this project and all materials, including stone mortar, shall maintain an installed compressive strength not less than 2,000 psi.
2. Provide masonry veneer anchors at 16" on center in each direction.
3. Provide masonry control joints as indicated on the exterior architectural elevations.
4. Provide steel lintels, with a minimum of 5" bearing at jambs, over openings.

G. STRUCTURAL STEEL

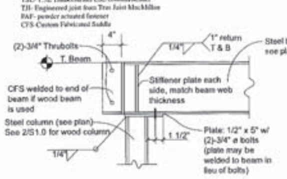
1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Use welders meeting the requirements of the AWS *Standard Qualification Procedure*. Comply with AWS D1.1 *Structural Welding Code*. All field welded structural connections require special inspection as indicated per code.
2. All steel shall conform to ASTM A992 except tube columns which shall conform to ASTM A500 (Gr. B) latest edition and pipe shapes which shall conform to ASTM A53 (Gr. B).
3. Bolts shall conform to ASTM A325F. Anchor bolts shall conform to ASTM A307. Bolt size shall be 3/4"ø, unless noted otherwise. Installation shall be in accordance with AISC *Specification for Structural Joints Using ASTM A325 or A490 Bolts, 1985*.
4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All column base plates shall have 1" minimum grout to provide continuous bearing. Dry pack or grout shall be shrink resistant Embeco 153 or equivalent.
7. All anchor bolts shall be 3/4"ø with minimum of 7" embedment (unless noted otherwise).
8. Expansion bolts shall be "WEJ-IT", "RED HEAD", or approved wedge type, installed in accordance with the manufacturer's requirements.
9. Location and coordination of anchor bolt placement shall be the responsibility of the steel fabricator/contractor.
10. Provide bolted / field welded connections for steel beams A minimum of four bolts shall be used for all connections.
11. All wood connector designations shown on the drawings are as manufactured by the Simpson Strong-Tie Company, Inc. (Simpson). Any substitutions with custom fabricated connectors shall conform to Simpson specifications including plate thicknesses; welds; bearing areas; and size, number and location of nail/bolt holes.
12. All connection designations on the drawings that are followed by "CFS" (Custom Fabricated Saddle) are to be designed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.

H. STRUCTURAL WOOD FRAMING:

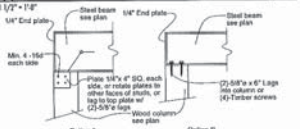
1. Except where noted otherwise, all 2" lumber shall be Hem-Fir S4S No. 2 and better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1 or better. Glu-Laminated beams shall be 24F-V4 rated. Logs have been designed using the values for Engelmann Spruce.
2. Trussed rafters, or manufactured joists, shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the I.R.C., and all of these members shall be installed per the manufacturers requirements.
5. Unless otherwise noted, all steel connectors are manufactured by Simpson Strong-Tie trusses, any connectors by other manufacturers will be deemed equivalent if their rated capacity is at least equal to that of the connector specified. Follow all of the manufacturers recommendations for installation.
6. Beams, columns and other members labeled "LVL" (laminated Veneer Lumber) are to have a bending capacity of 2600psi min. and a minimum elastic modulus of 1.9E6 psi.
7. Floor sheathing shall be 3/4" thick, APA Sturd-I-Floor, APA rated at 24" o.c., tongue and groove, Exposure 1. Glue and nail panels to all supports.
8. Roof sheathing shall be 5/8" thick sheathing, APA rated 40/20, Exposure 1.
9. Wall sheathing shall be APA Rated for structural use 15/32" thick sheathing attached at panel edges with 8D nails @ 4" o.c. and 8D nails @ 12" o.c. at intermediate supports.
10. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.
11. Interior load-bearing walls are 2 x 6 studs @ 16" o.c. unless otherwise noted.
12. All exterior walls are 2 x 6 studs @ 16" o.c. to a maximum height of 12'-0". Frame walls taller than 13'-0" with LVL studs @ 16" o.c.
13. Provide 2 - 2 x 8 headers over all door and window openings unless otherwise noted.
14. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (2) 2x4 or (1)-2x6 is required.
15. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided.
16. Provide wind/seismic anchor at supports for all trusses and rafters.
17. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Nailing Schedule" of the I.R.C. 2 x 6 studs shall have 3-16d nails, each end.
18. Glue and nail floor sheathing to floor joists with adhesive conforming to manufacturer's specifications.
19. Bolts connecting wood framing shall be ASTM A307.
20. Fasteners thru ACQ treated material shall be either double dipped galvanized, stainless steel, or other corrosion resistant metal designed for contact with ACQ.

J. ABBREVIATIONS:

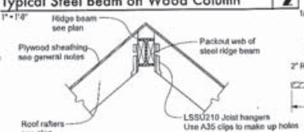
LVL- 1.8E Laminated Veneer Lumber beam/header.
TSL- 1.3E TimberStrand LSL column/header
TJI- Engineered joist from Trus Joist MacMillan
PAF- powder actuated fastener
CFS-Custom Fabricated Saddle



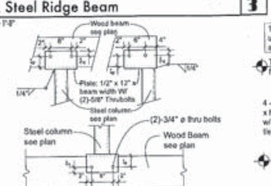
Typical Steel Beam on Steel Column **1**
1 1/2" = 1'-0"



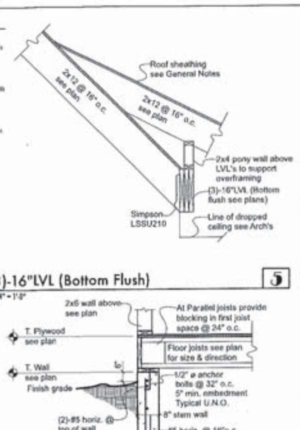
Typical Steel Beam on Wood Column **2**
1" = 1'-0"



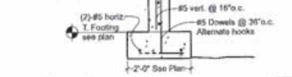
Typ. Steel Ridge Beam **3**
1 1/2" = 1'-0"



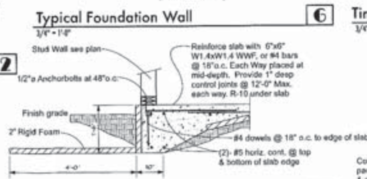
Typical Steel Column @ Wood Beam **4**
3/4" = 1'-0"



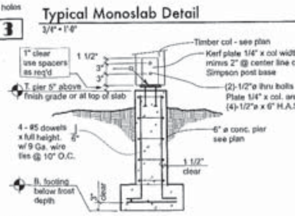
Steel beam see plan (3)-16"LVL (Bottom Flush) **5**
3/4" = 1'-0"



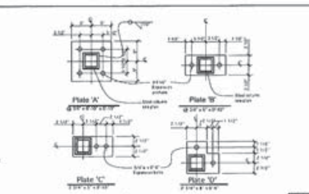
Typical Foundation Wall **6**
3/4" = 1'-0"



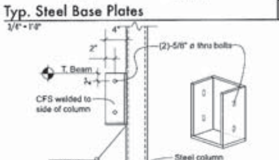
Typical Monoslab Detail **7**
3/4" = 1'-0"



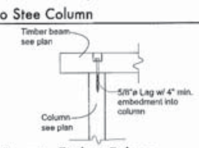
Typ. Pier/Pad Detail **8**
3/4" = 1'-0"



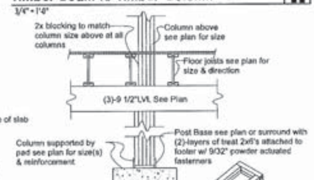
Typ. Steel Base Plates **9**
3/4" = 1'-0"



C.F.S. to Stee Column **10**
3/4" = 1'-0"



Timber Beam to Timber Column **11**
3/4" = 1'-0"



Typ. Blocking/Post Base Detail **12**
3/4" = 1'-0"

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www.ColoradoStructural.com

• DATE •	• ISSUED FOR •
09/01/16	Building Permit Set

Project #	16-125
Drawn By	G. Heller
Checked By	M. Arbaney

GENERAL NOTES & DETAILS

S1.0

FOUNDATION NOTES:

Notes:

1. All footings are to be a minimum of 36" below grade
2. All dimensions and elevations are to be verified with the contractor / architect prior to construction. Dimensions are to face of concrete which lines up with face of stud above.
3. All columns are called out on the floor plans above and are to be tracked thru to the foundation

Legend:

T.O.W. XX-X' — Top of wall elevation
T.O.F. XX-X' — Top of footing elevation
Outline of footer
Outline of wall
Wall elevation change- points from high to low
Footing elevation change- points from high to low

FOOTING PAD SCHEDULE			
Mark	Size	Thick	Reinforcing
A	2'-0" x 2'-0"	12"	3-#4 EA. WAY
B	2'-6" x 2'-6"	12"	4-#4 EA. WAY
C	3'-0" x 3'-0"	12"	3-#5 EA. WAY
D	3'-6" x 3'-6"	12"	4-#5 EA. WAY

FRAMING NOTES:

FLOOR FRAMING NOTES:

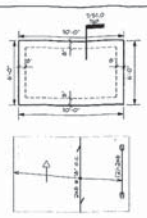
1. Columns not called out on plans are to be (1)-2x6, or (2)-2x4
2. Attach 2x ledger with (3)-16D nails @ 16" o.c.
3. For 9 1/2"TJI 210 joists use ITS1.81/9.5 top flange hangers, or LS1.81/9.5 face mount hangers

ROOF FRAMING NOTES:

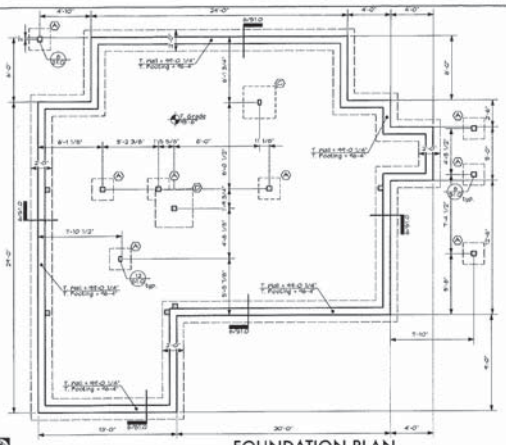
1. Headers not called out on plans are to be (2)-2x8 min.
2. Columns not called out on plans are to be (1)-2x6, or (2)-2x4
3. Use LSSU210 hangers for 2x rafter spans greater than 8'-0". Use L70 clip angles on rafter spans less than 8'-0". Attach rafters with spans less than 8'-0" to beams with (4)-16D nails.
4. Shaded areas represent overframing.
5. Attach architectural beams to framing w/ HDA10 @ 48" o.c., or 1/2"Ø lag bolts at 8'-0" o.c.

LEGEND:

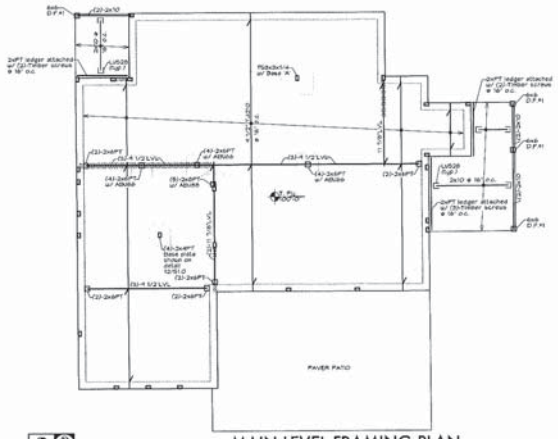
Interior bearing wall
Column below
Column above
Column above & below



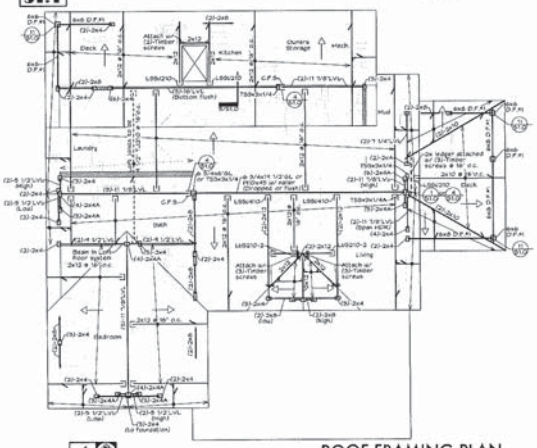
1 / S1.1 SHED FRAMING & FOUNDATION
1/4"=1'-0"



2 / S1.1 FOUNDATION PLAN
1/4"=1'-0"



3 / S1.1 MAIN LEVEL FRAMING PLAN
1/4"=1'-0"



4 / S1.1 ROOF FRAMING PLAN
1/4"=1'-0"

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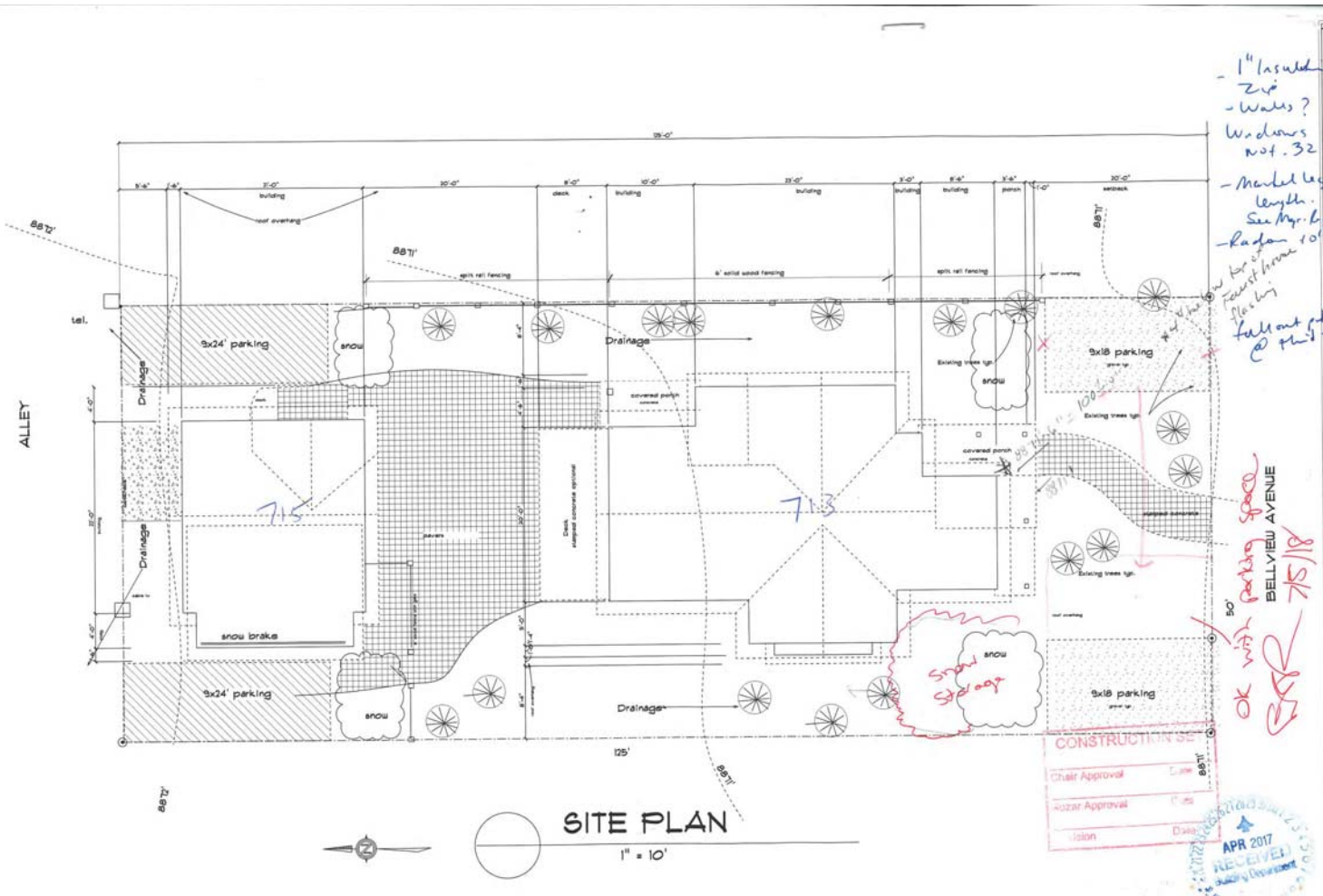
04/20/16

DATE	ISSUED FOR
03/01/16	Building Permit Set

Project # 16-123
Drawn By G. Heller
Checked By M. Arbaney

FOUNDATION & FRAMING PLANS

S1.1



SITE PLAN

1" = 10'

- 1" Insulation Zip
- Walls?
Windows not .32?
- Marked leg length. See Mgr. list
- Radon to 10' issue
- Top of Faust house flashing
fallout protection @ third floor?

OK with parking space
BRR 7/5/18

CONSTRUCTION SET

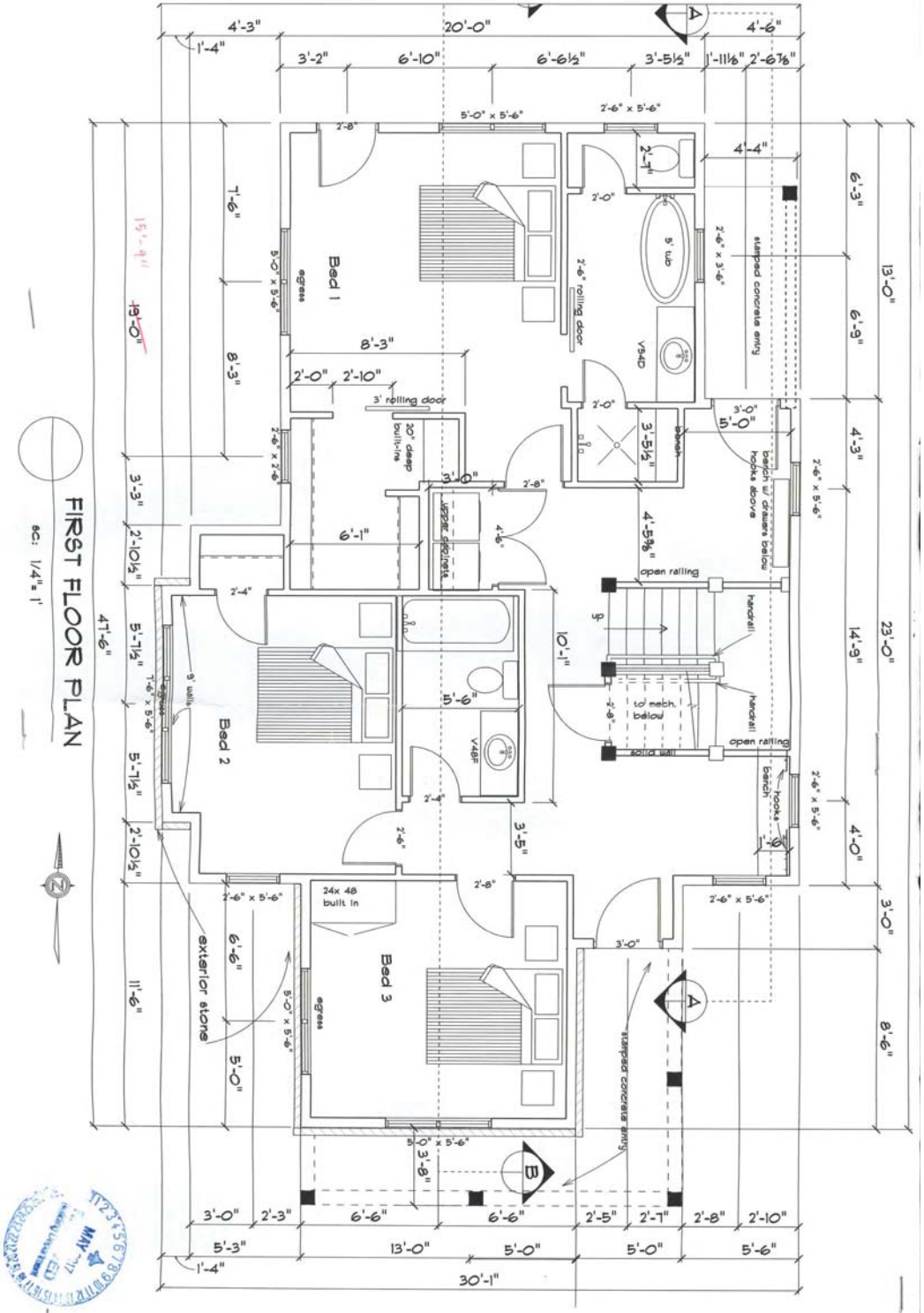
Chair Approval	Date
Rozar Approval	Date
Vision	Date

APR 2017
RECEIVED
Building Department

Design: Greg Faust
Drafting: Swift Construction Inc

LOCATION:
713 / 715 Bellview Ave, Crested Butte
LOs 23 and 24 Block 63 Crested Butte

Greg Faust Residence
713/715 Bellview Ave



FIRST FLOOR PLAN

SC: 1/4" = 1'

PROJECT: Greg Faust Residence

OWNER: SAME

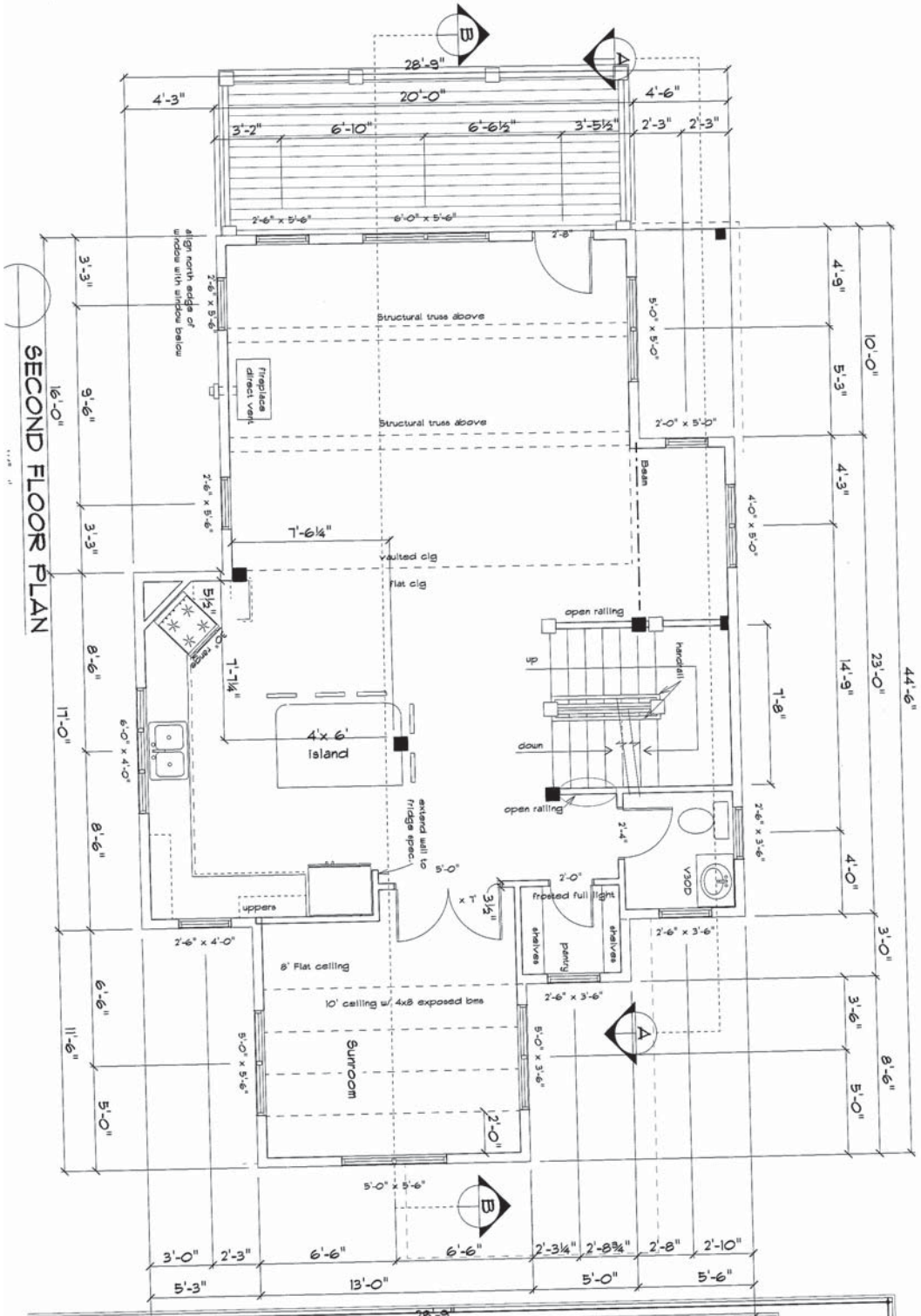
DATE:

Design: Greg Faust

LOCATION: 713 / 715 Bellvieu Ave, Crested Butte

BUILDER:

Sht. No: 2



PROJECT: Greg Faust Residence

OWNER: SAME

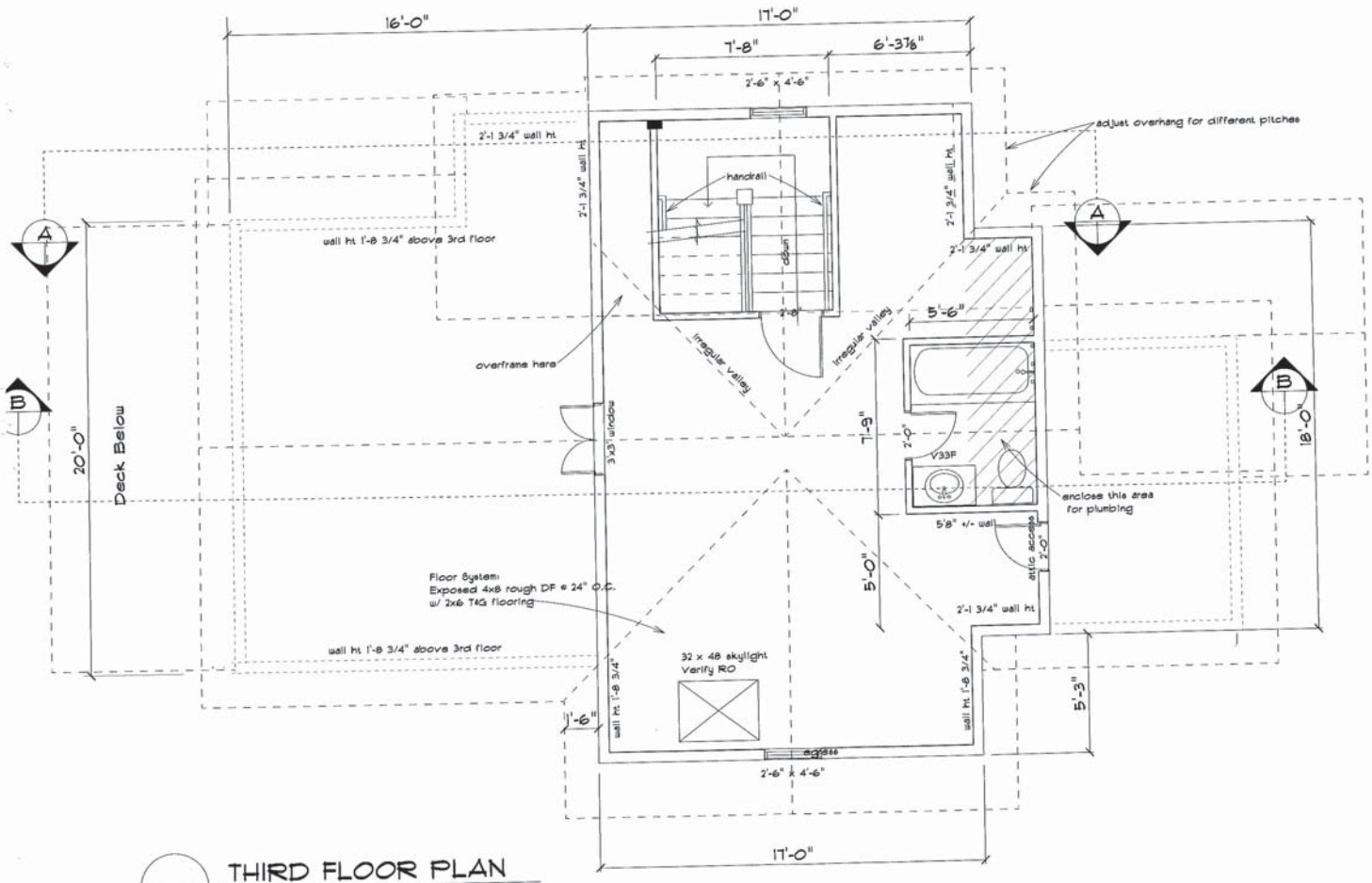
DATE:

Design: Greg Faust

LOCATION: 713 / 715 Bellview Ave, Crested Butte

BUILDER:

Sht. No: 3



THIRD FLOOR PLAN

1/4" = 1'

PROJECT: Greg Faust Residence
OWNER:
DATE:

Design: Greg Faust
LOCATION:
113 / 115 Bellview Ave, Crested Butte
BUILDER:

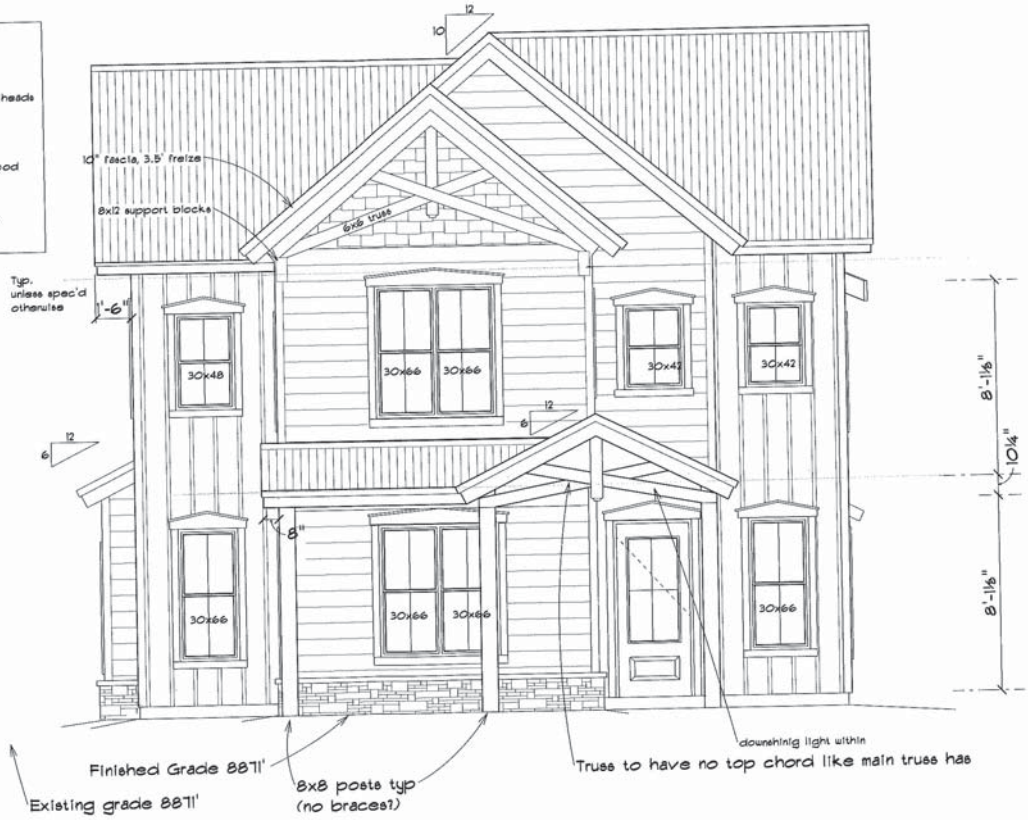
Sht. No: 4

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. T&G wd soffits.
2. 2x4 wd corner and window trim. 2x Custom mould at window heads
3. 1x8 channel rustic horizonta areas
4. 1x8 T&G siding at all vertical areas
5. galvanized dull sheen roofing
6. 18" high stone masonry wainscot where shown
7. 8x8 distressed deck posts with metal " hog wire" btwn, wood top and metal bottom rails
8. all exterior woodwork to be natural stain
9. all exterior lights to be downshining
10. exterior recessed can lights @ all covered entry doors

FAR

First floor	1075.3 SF
Second floor	1000.3 SF
Front and rear entry 148 SF x .5 =	74 SF
Garage	1068 SF
Garage Credit	- 100 SF
TOTAL	3117.6 SF



SOUTH ELEVATION

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

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:
Sht. No:

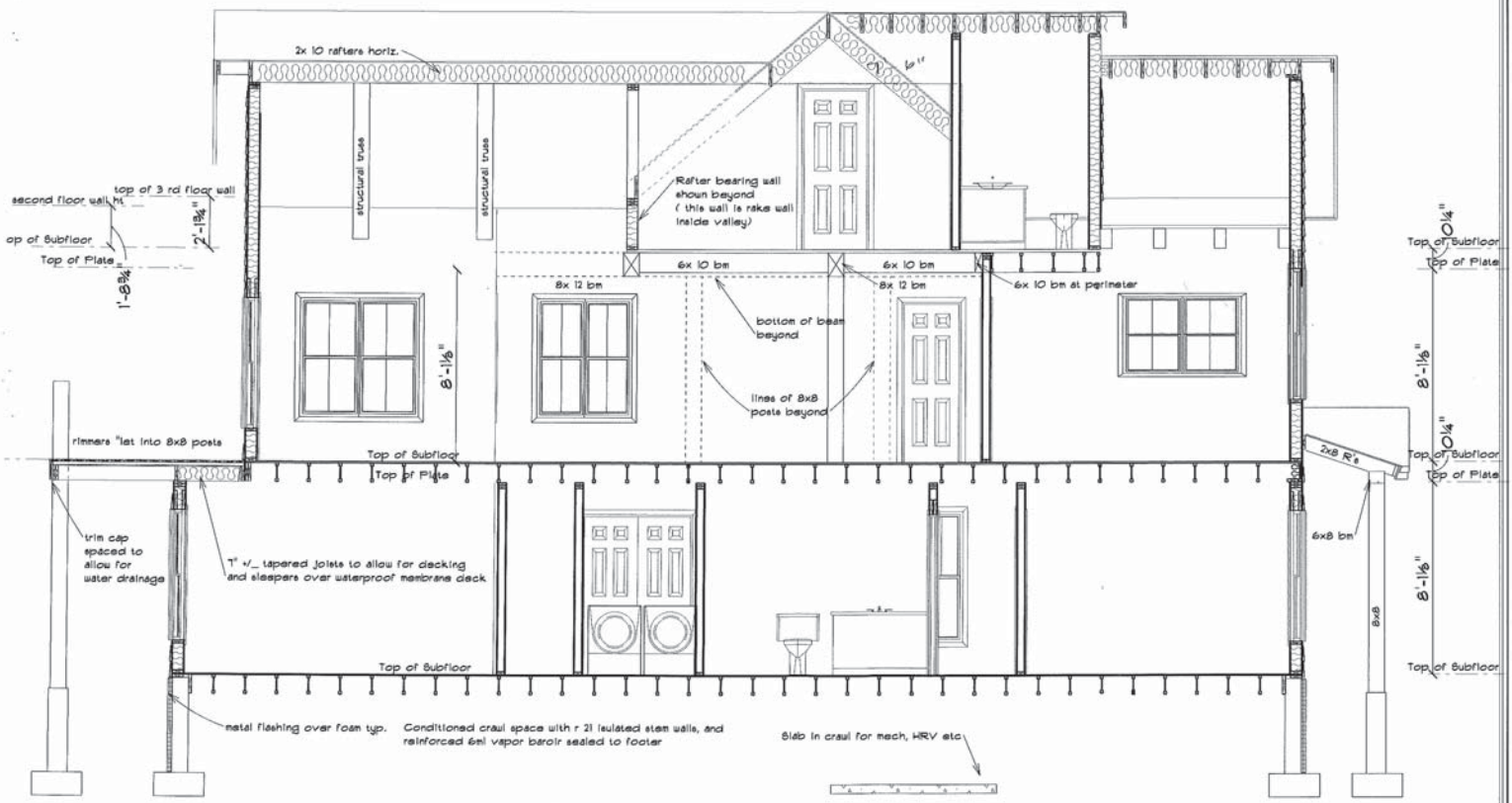
CROSS SECTION A

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

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 9



CROSS SECTION A

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

Sht. No: 4

Design: Greg Faust

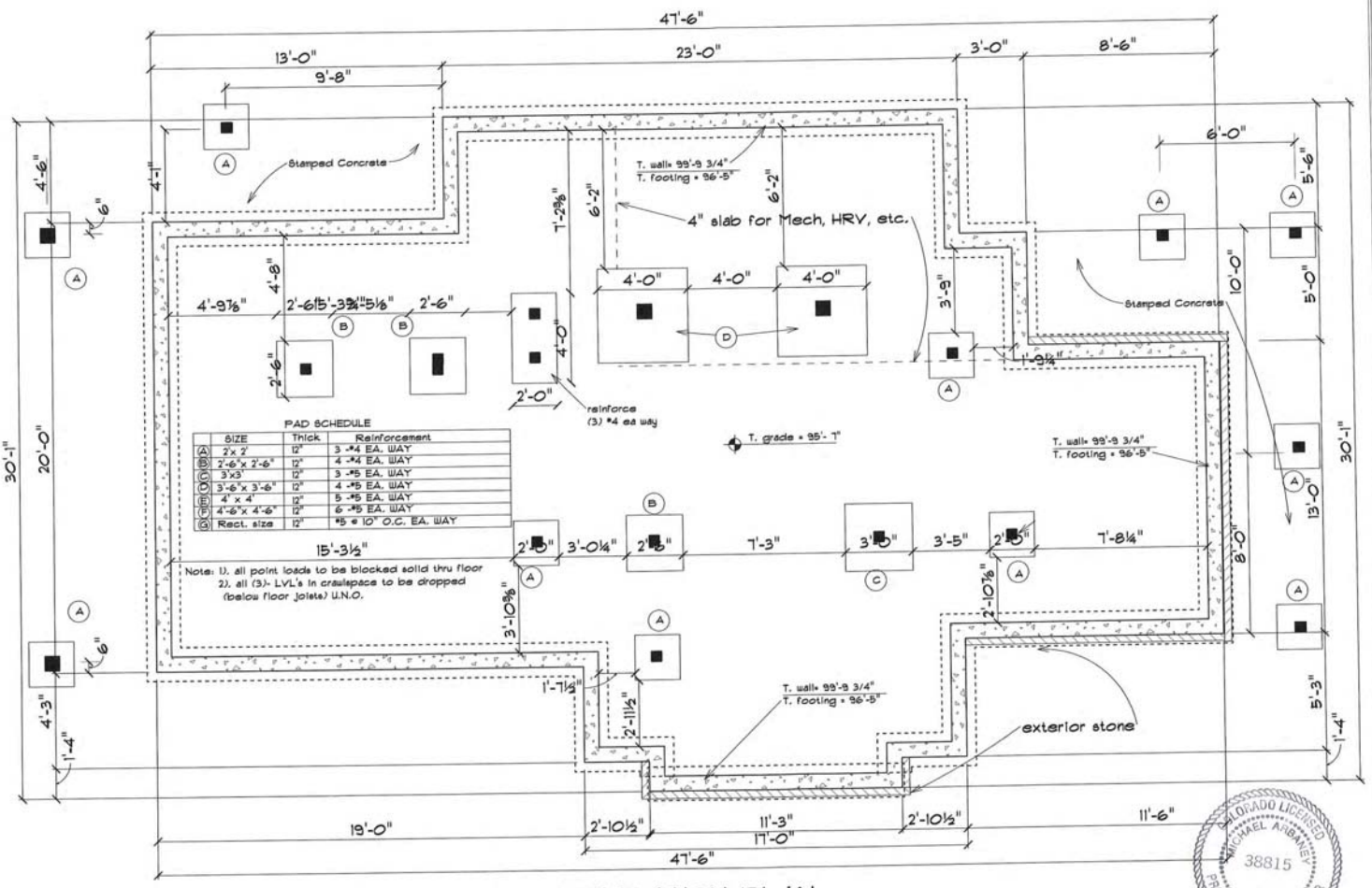
LOCATION: 713 / 715 Bellview Ave, Crested Butte

BUILDER:

PROJECT: Greg Faust Residence

OWNER: SAME

DATE:



PAD SCHEDULE

	SIZE	Thick	Reinforcement
A	2' x 2'	12"	3 -#4 EA. WAY
B	2'-6" x 2'-6"	12"	4 -#4 EA. WAY
C	3'x3'	12"	3 -#5 EA. WAY
D	3'-6" x 3'-6"	12"	4 -#5 EA. WAY
E	4' x 4'	12"	5 -#5 EA. WAY
F	4'-6" x 4'-6"	12"	6 -#5 EA. WAY
G	Rect. size	12"	#5 @ 10" O.C. EA. WAY

Note: 1). all point loads to be blocked solid thru floor
2). all (3)- LVL's in crawlspace to be dropped (below floor joists) U.N.O.

FOUNDATION PLAN

sc: 1/4"= 1'

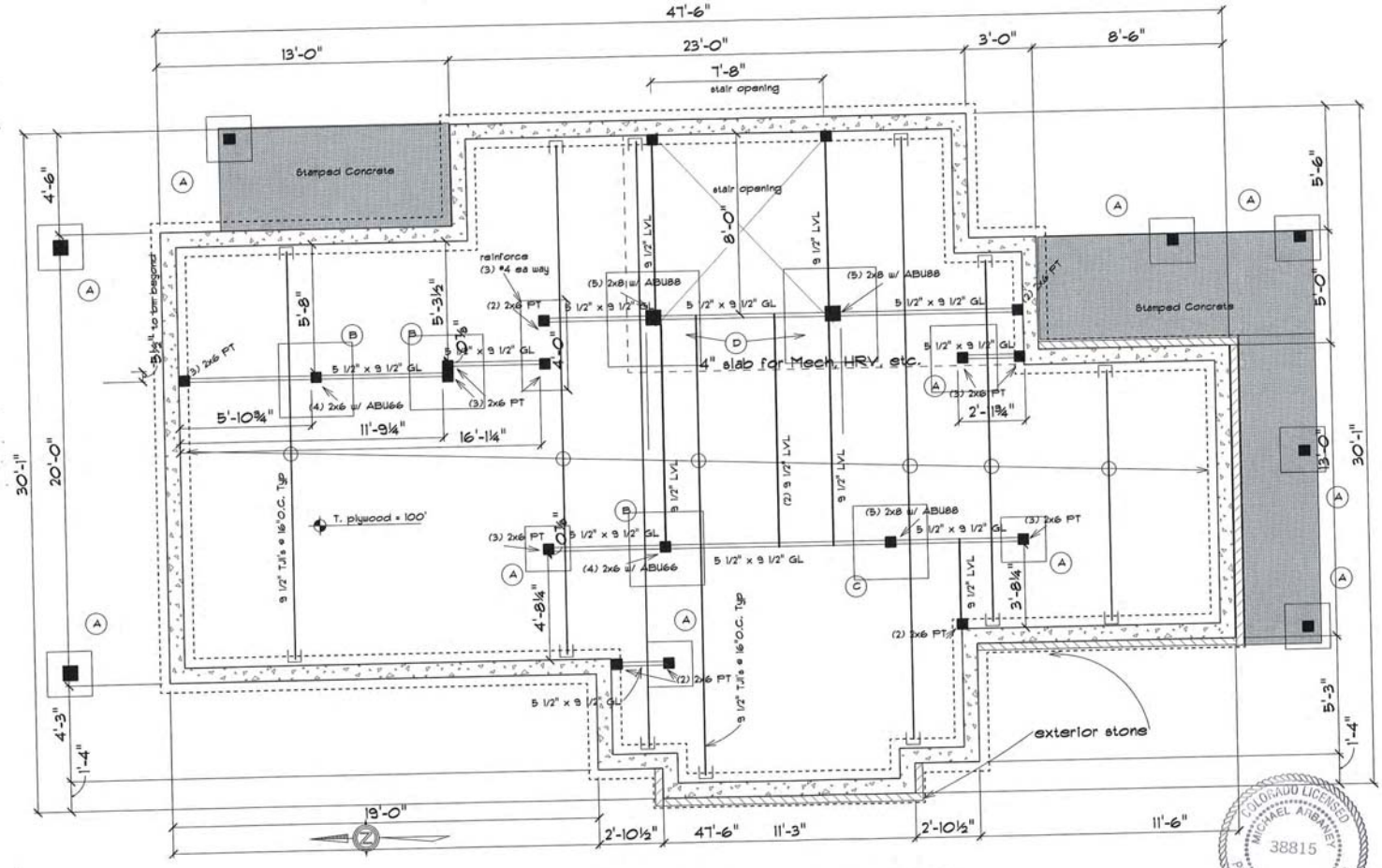
COLORADO LICENSED
MICHAEL ARBANEY
38815
PROFESSIONAL ENGINEER

4/17/17

Sht. No: 2

Design: Greg Faust
LOCATION:
713 / 715 Bellview Ave, Crested Butte
BUILDER:

PROJECT: Greg Faust Residence
SAME
OWNER:
DATE:



1ST FLOOR FRAMING PLAN

SC: 1/4" = 1'

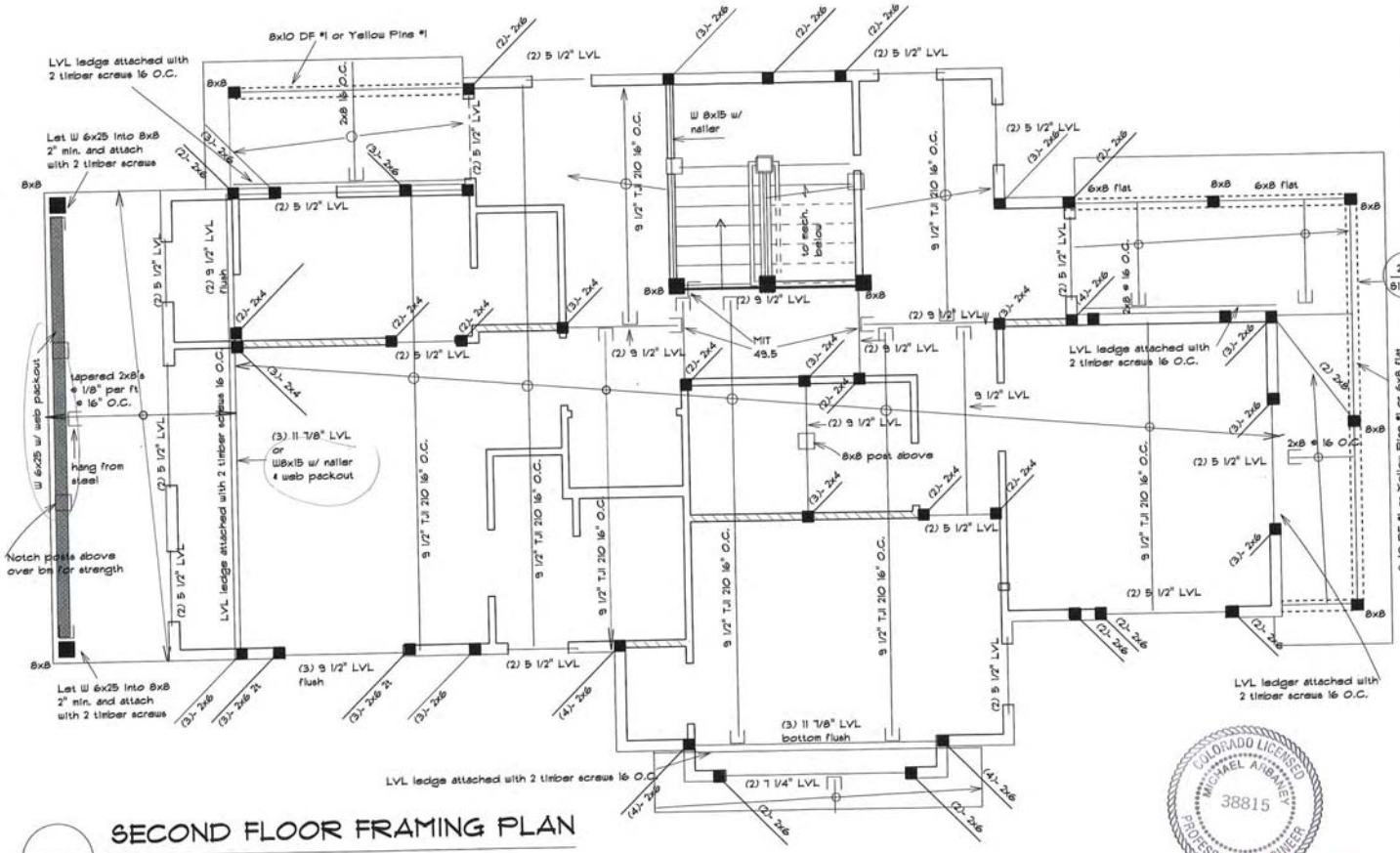
COLORADO LICENSED
MICHAEL ARBANEY
38815
PROFESSIONAL ENGINEER

9/17/11

PROJECT: Greg Faust Residence
OWNER:
DATE:

Design: Greg Faust
LOCATION:
713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 2



SECOND FLOOR FRAMING PLAN

SC: 1/4" = 1'

COLORADO LICENSED MICHAEL ARBANEY 38815 PROFESSIONAL ENGINEER

4/12/17

Sht. No: 2

Design: Greg Faust

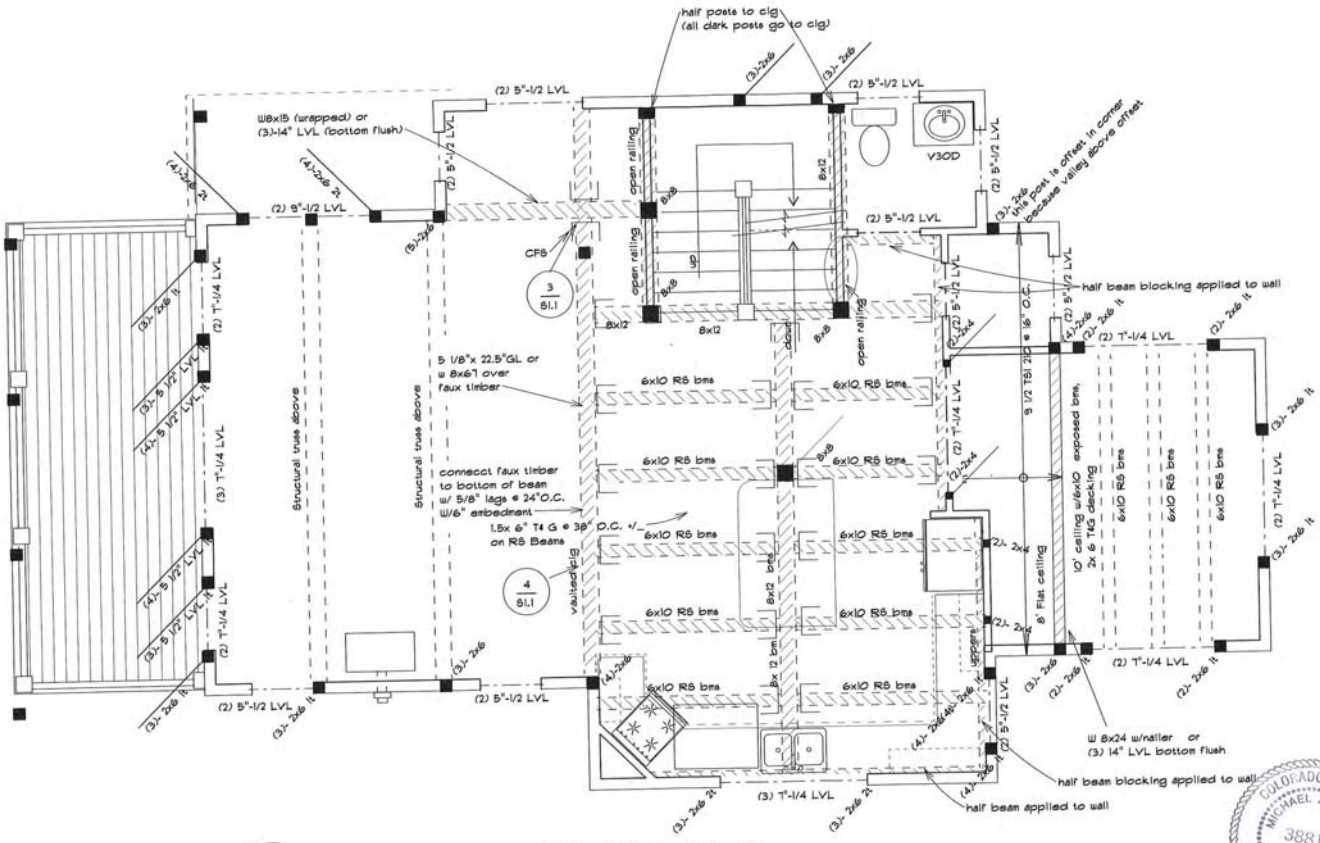
LOCATION: 713 / 715 Bellview Ave, Crested Butte

BUILDER:

PROJECT: Greg Faust Residence

OWNER:

DATE:



THIRD FLOOR FRAMING PLAN

1/4" = 1'

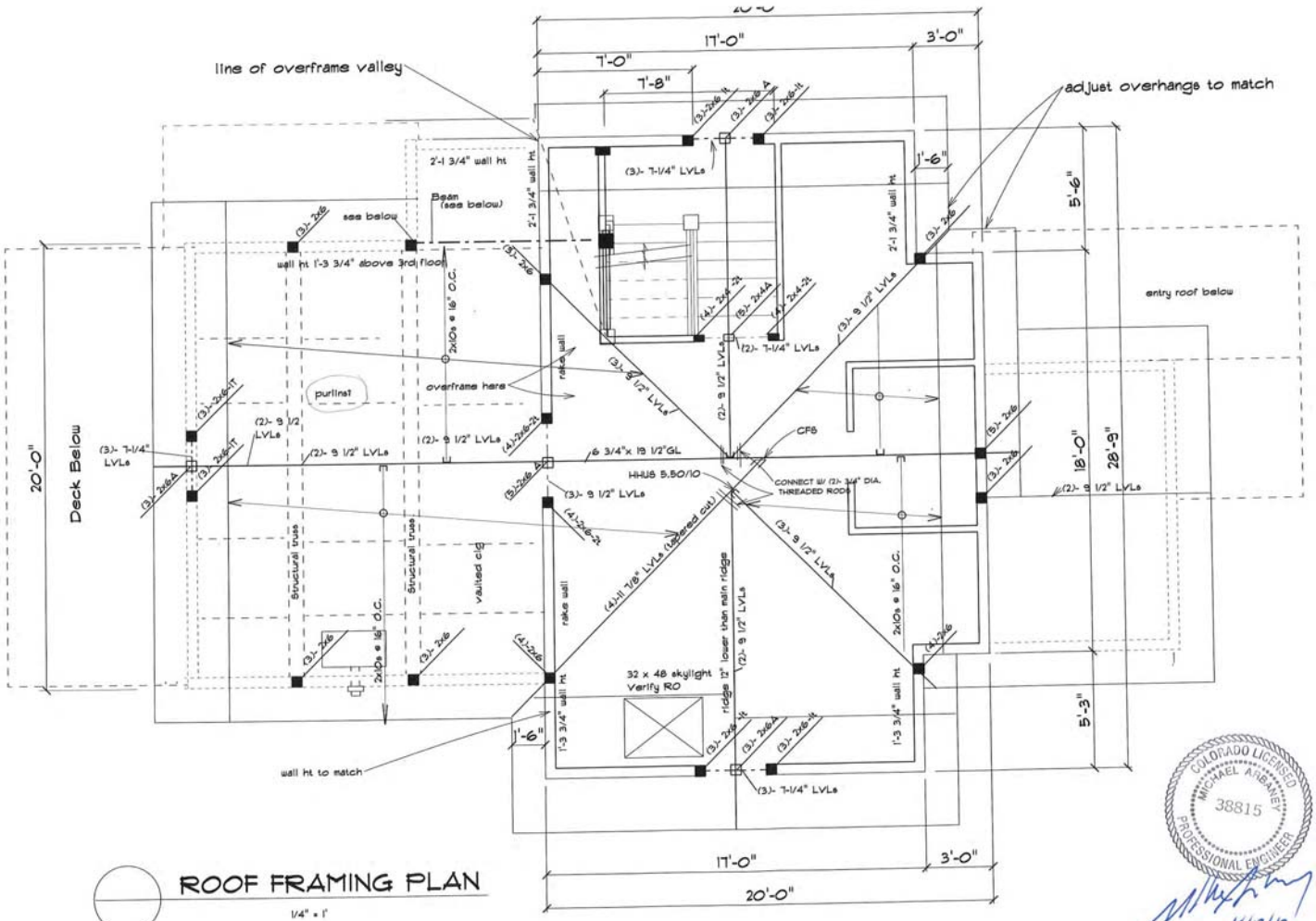
COLORADO LICENSED
MICHAEL ARBANEY
38815
PROFESSIONAL ENGINEER

4/17/17

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION:
713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 3



ROOF FRAMING PLAN

1/4" = 1'

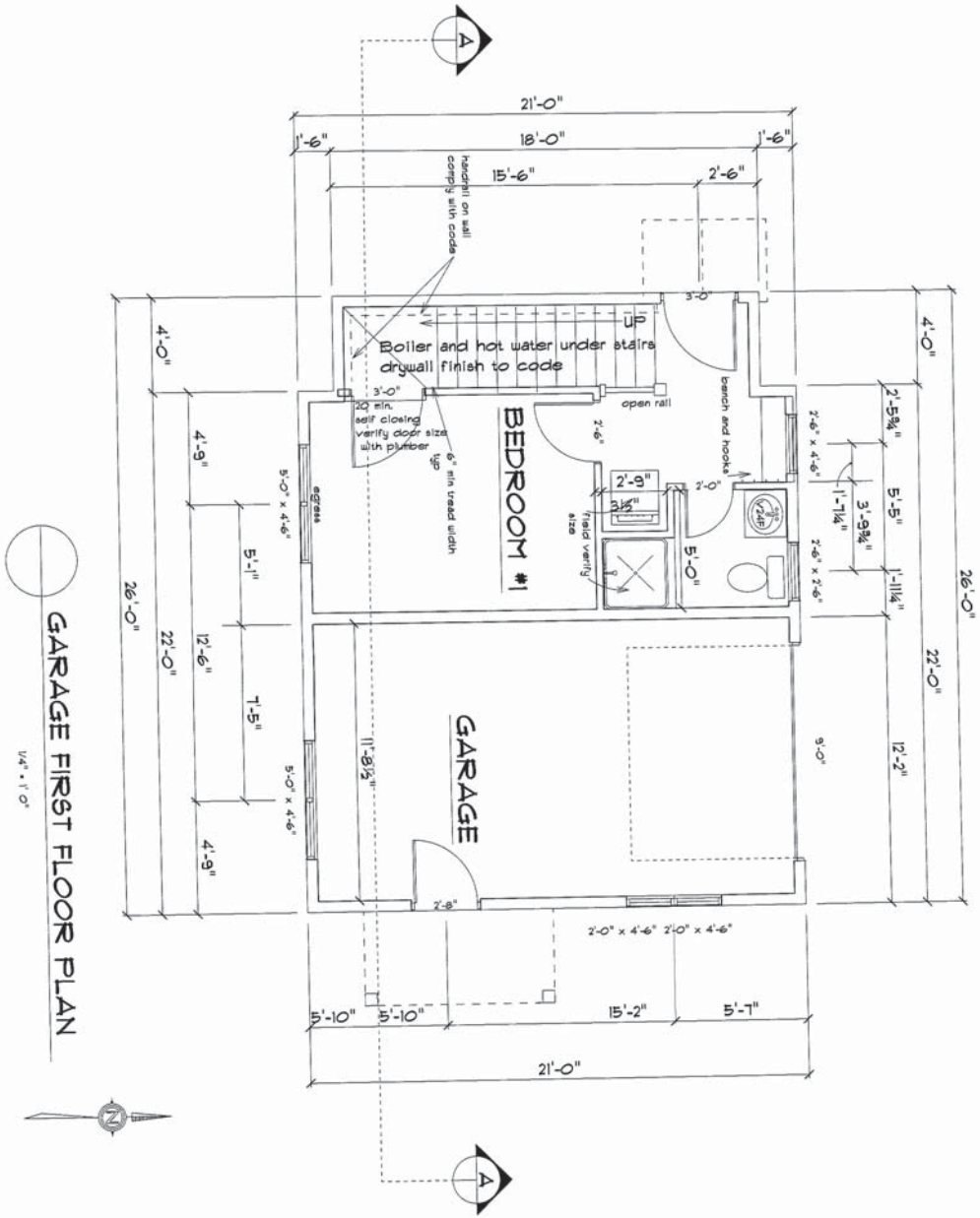
COLORADO LICENSED
MICHAEL A. RABANEY
38815
PROFESSIONAL ENGINEER

4/17/17

Sht. No: 4

Design: Greg Faust
LOCATION: 113 / 115 Bellview Ave, Crested Butte
BUILDER:

PROJECT: Greg Faust Residence
OWNER:
DATE:



GARAGE FIRST FLOOR PLAN

1/4" = 1'-0"

PROJECT: Greg Faust Duplex

OWNER: SAME

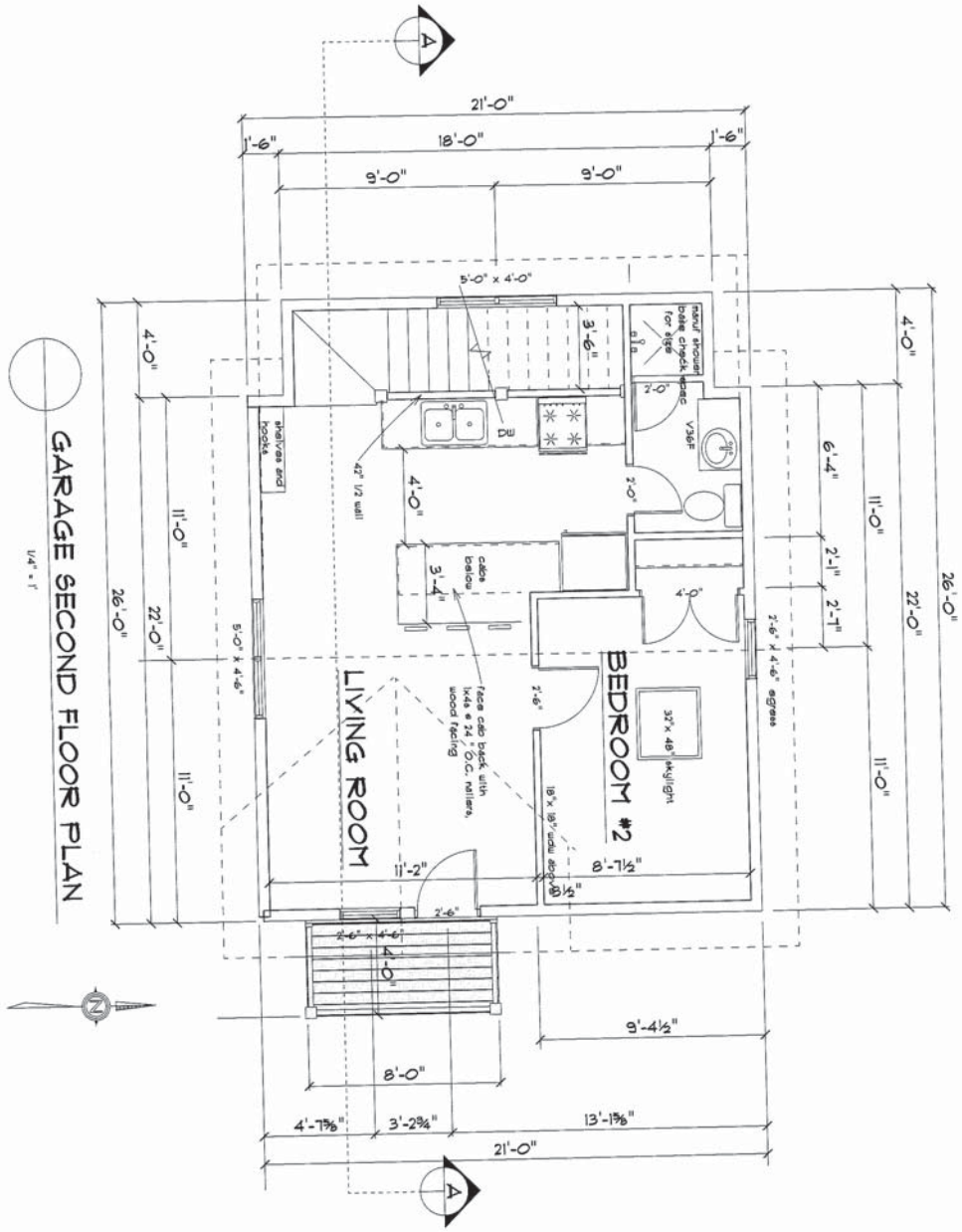
DATE:

Design: Greg Faust

LOCATION: 713 / 715 Bellview Ave, Crested Butte

BUILDER:

Sht. No: 1



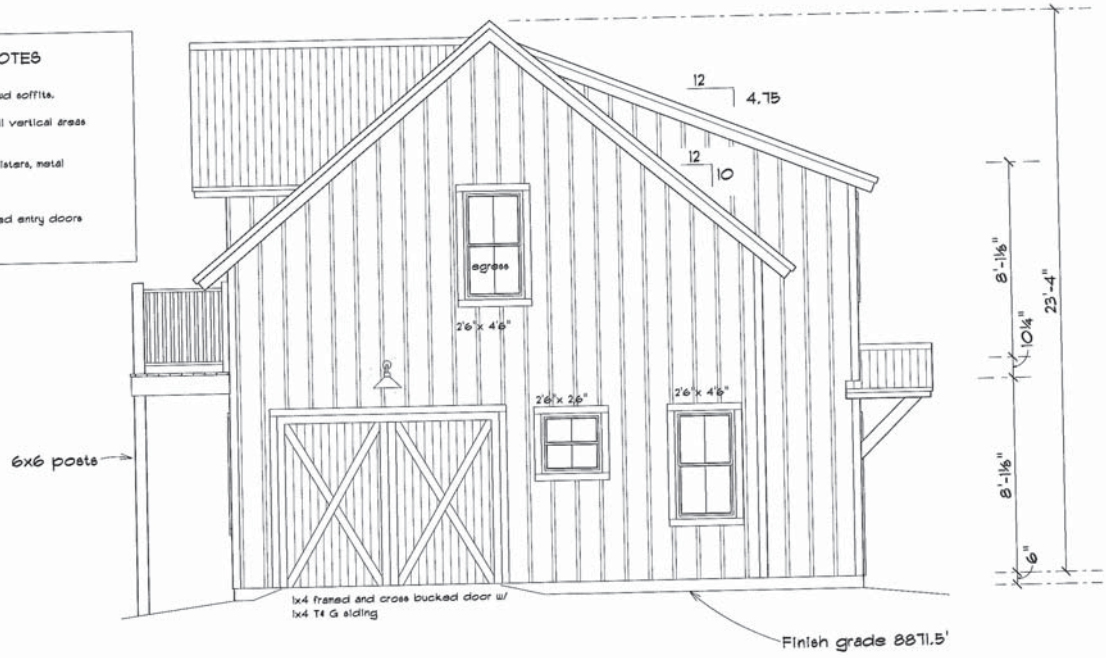
PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 2

EXTERIOR FINISH NOTES NOTES

1. 1x8 wd fascia with 1x 2.75" frieze trim. T4G wd soffits.
2. 1x4 wd corner and window trim.
3. 8" rough wd board and batten siding at all vertical areas
4. galvanized dull sheen roofing
5. stone masonry wainscot where shown
6. 6x6 distressed deck posts with metal ballisters, metal top and bottom rails
7. all exterior woodwork to be natural stain
10. all exterior lights to be downshining
11. exterior recessed can lights @ all covered entry doors



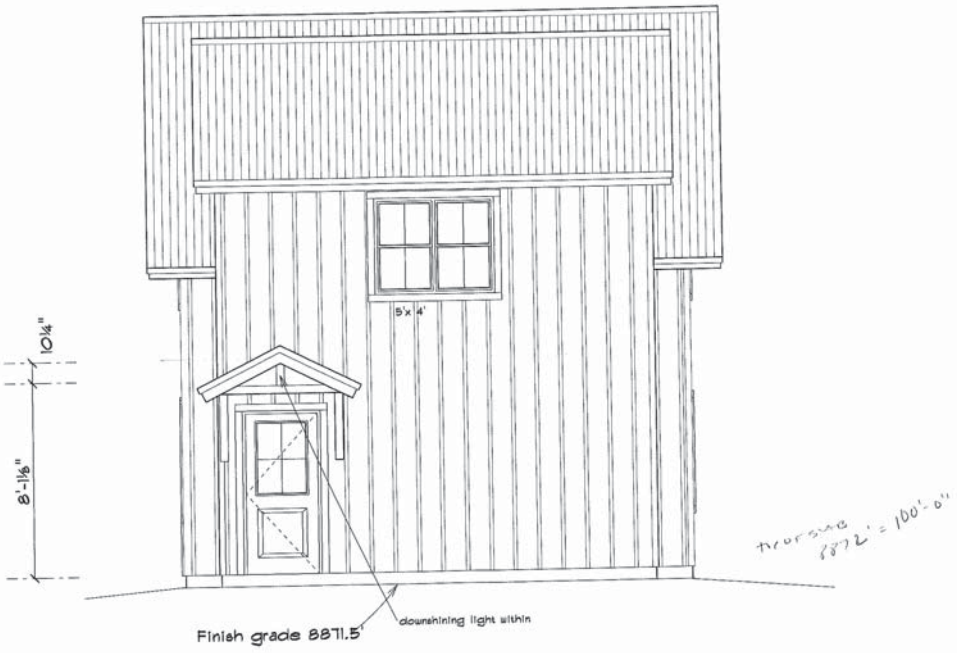
GARAGE NORTH ELEVATION

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

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

SHT. NO: 3



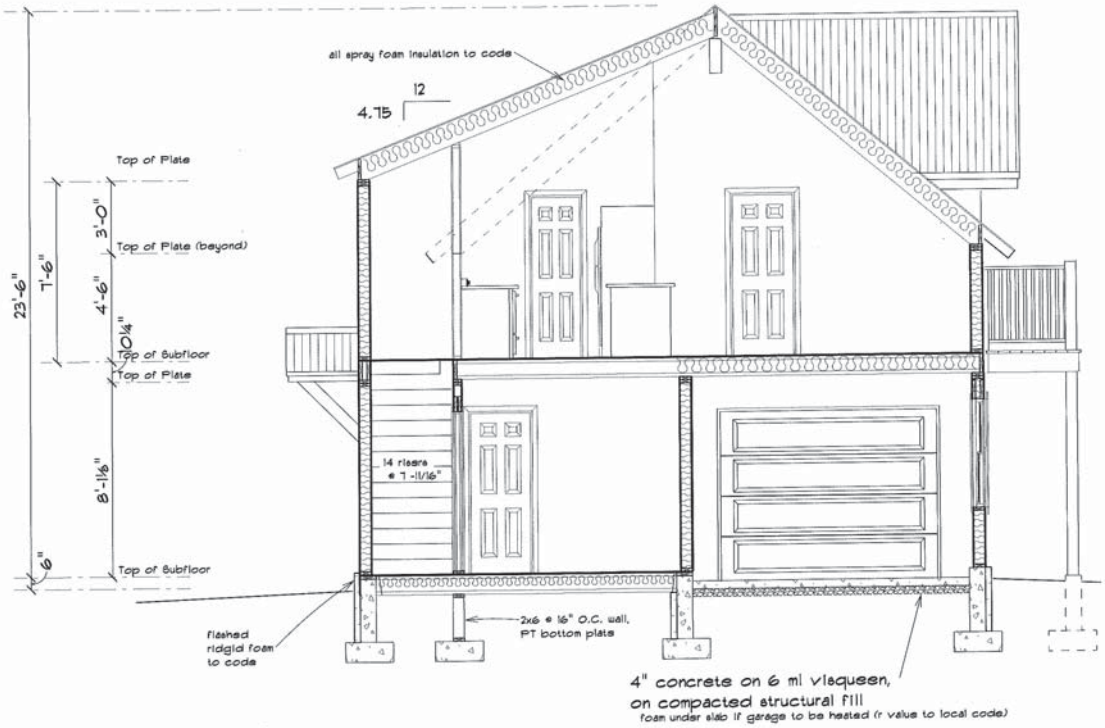
GARAGE WEST ELEVATION

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

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellview Ave, Crested Butte
BUILDER:

SHT. No: 6



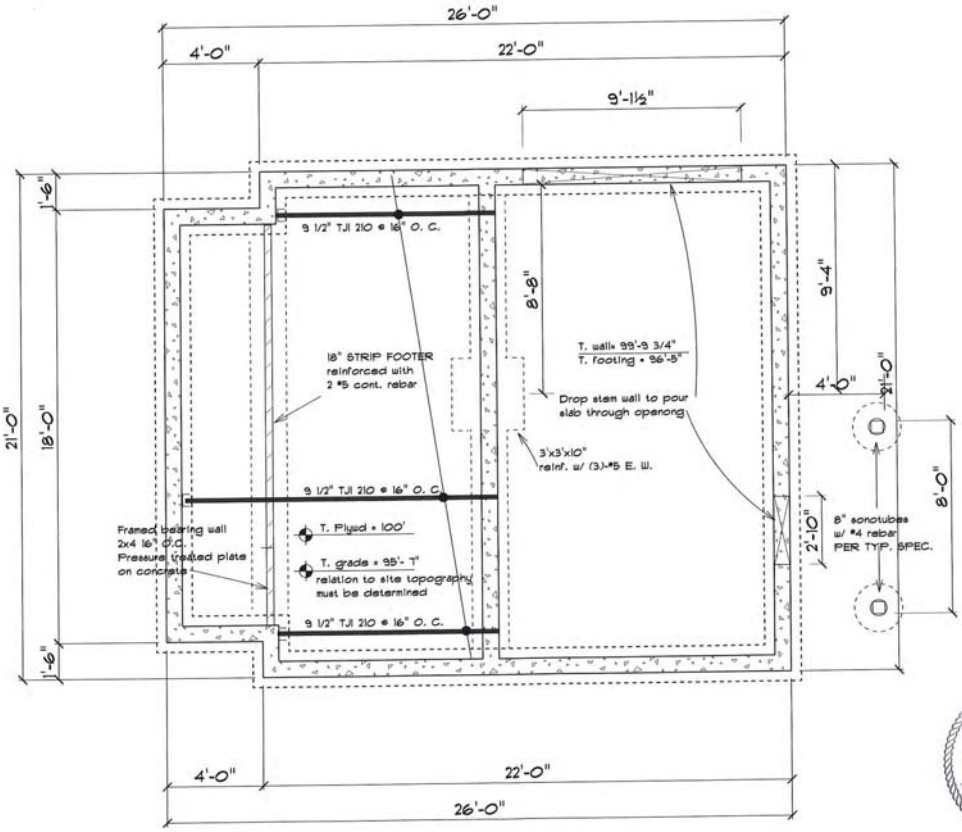
ACCESSORY SECTION A

1/4" = 1' 0"

PROJECT: Greg Faust Duplex
OWNER:
DATE:
SAME

Design: Greg Faust
LOCATION:
715 / 715 Bellview Ave, Crested Butte
BUILDER:

SHT. No: 7



GARAGE FOUNDATION
& FIRST FLOOR FRAMING

1/4" = 1' 0"

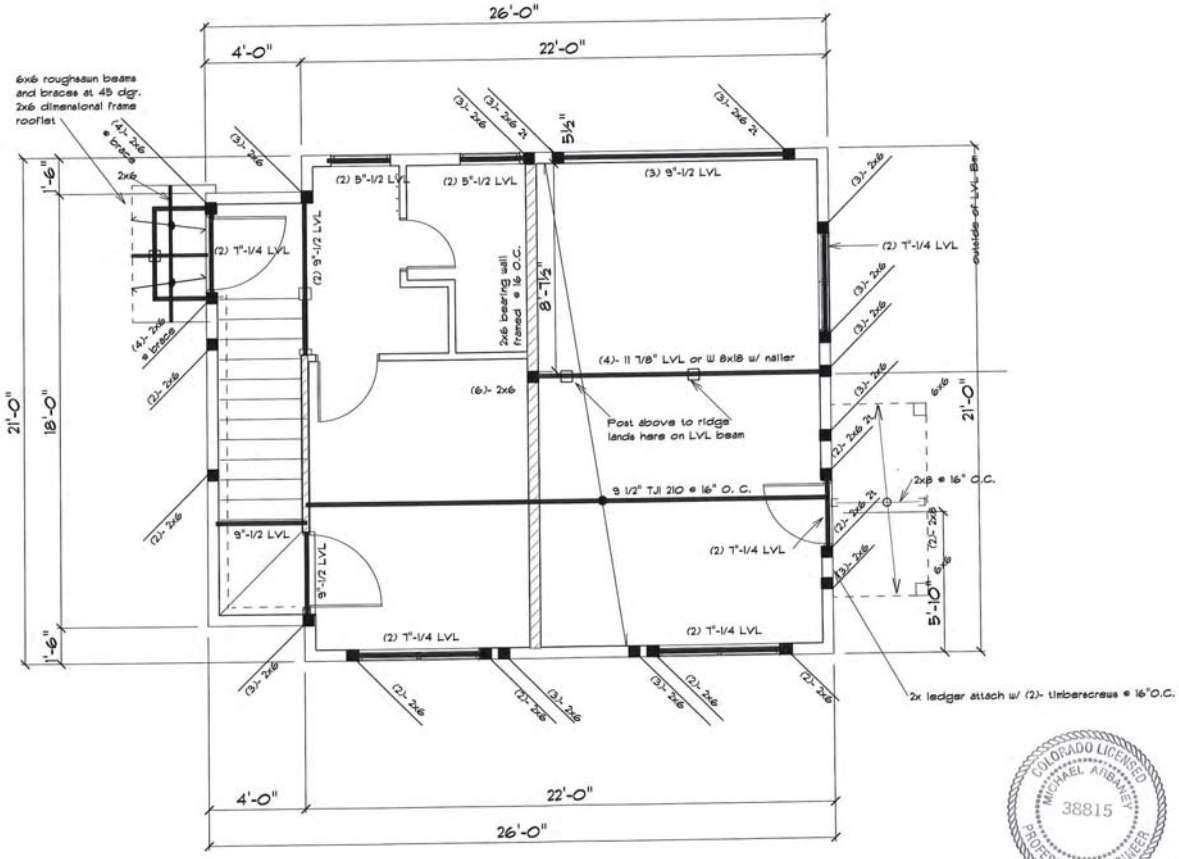
COLORADO LICENSED
MICHAEL ARBANEY
38815
PROFESSIONAL ENGINEER

4/11/17

PROJECT:
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellview Ave, Crested Butte
BUILDER:

S-1



GARAGE 2ND FLOOR FRAMING

1/4" = 1' 0"

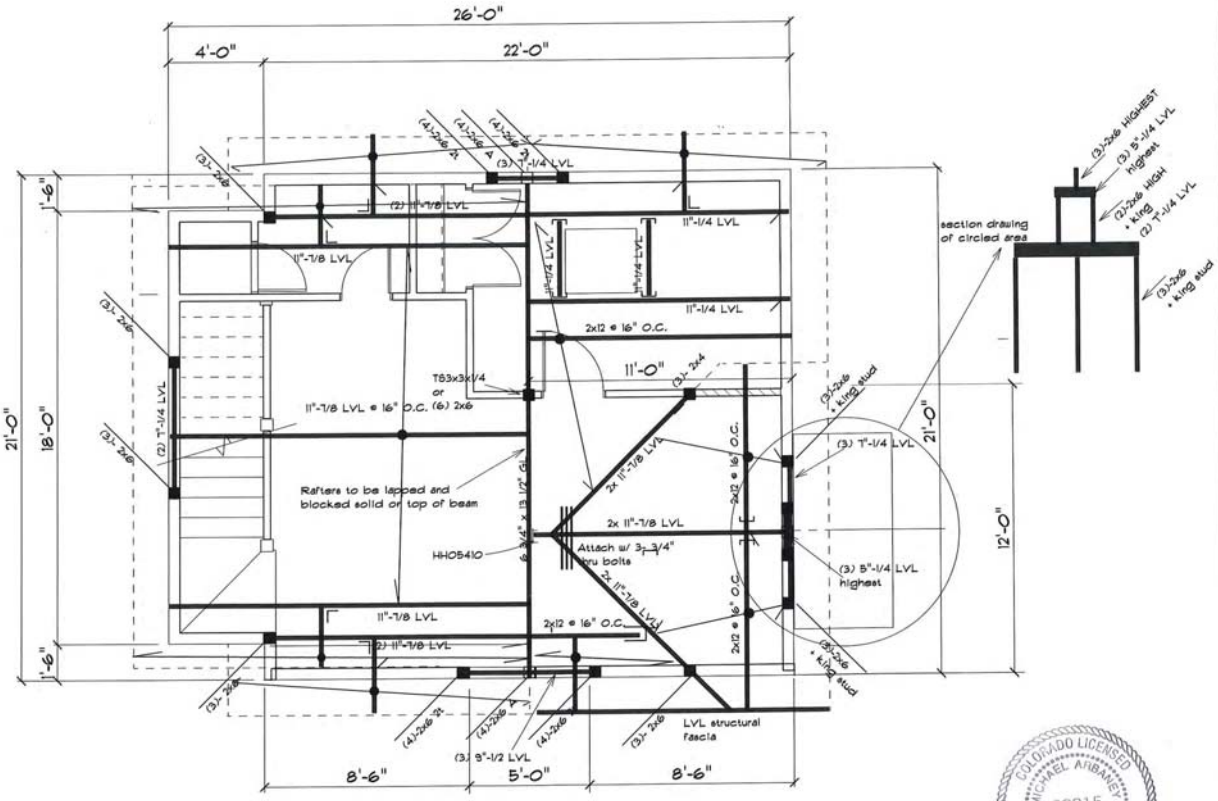
COLORADO LICENSED
MICHAEL ARBANEY
38815
PROFESSIONAL ENGINEER

4/17/17

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: S-2



GARAGE ROOF FRAMING PLAN

1/4" = 1'

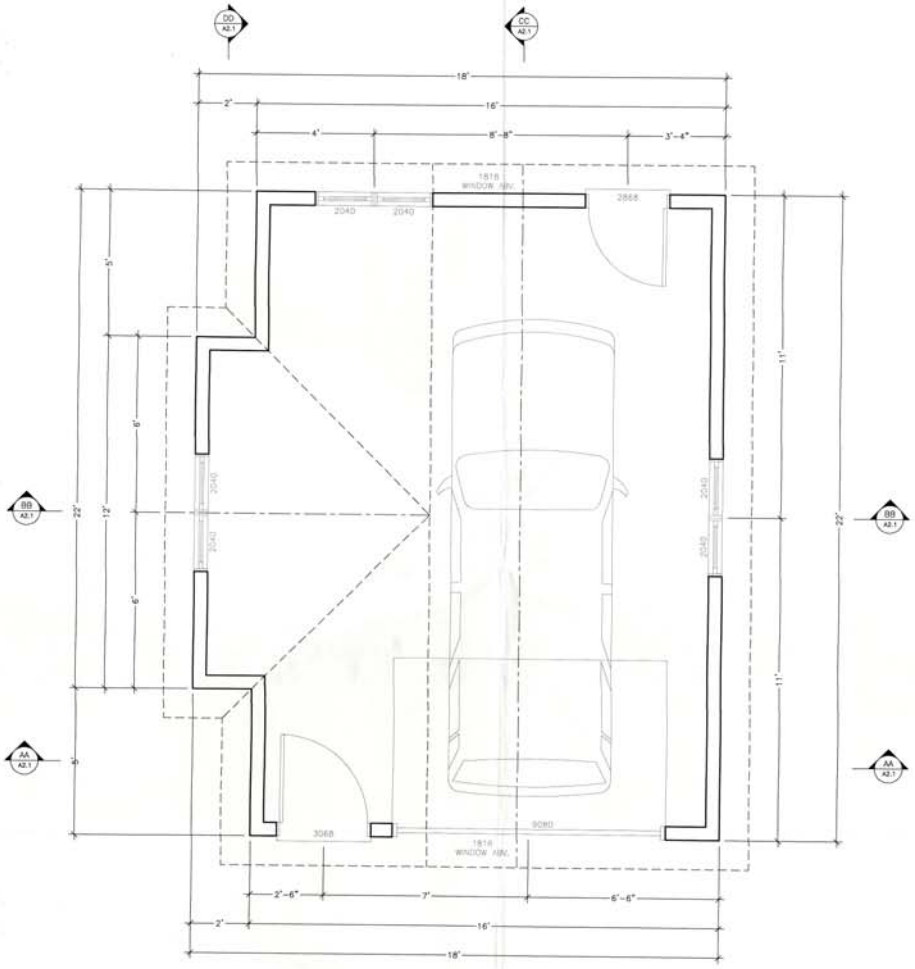
COLORADO LICENSED
MICHAEL ARBANEY
38815
PROFESSIONAL ENGINEER

4/17/17

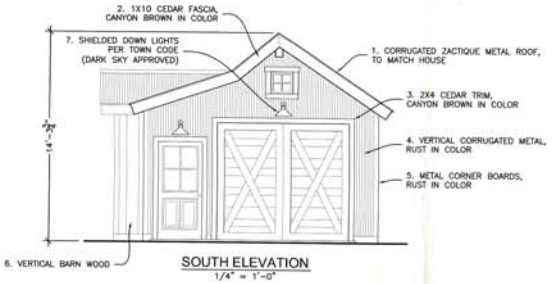
PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION:
713 / 715 Bellview Ave, Crested Butte
BUILDER:

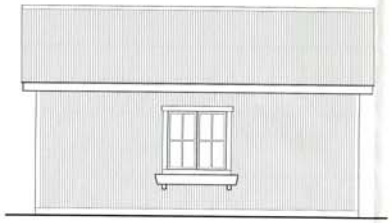
Sht. No: S-3



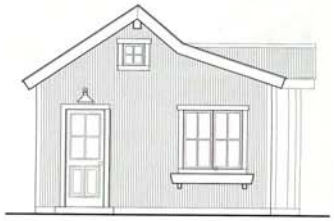
A GARAGE FLOOR PLAN - 376 SQ.FT.
1/2" = 1'-0"



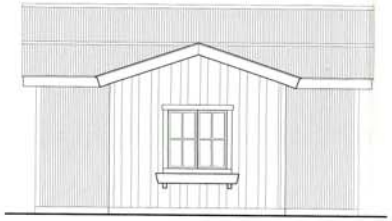
SOUTH ELEVATION
1/4" = 1'-0"



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



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



WEST ELEVATION
1/4" = 1'-0"

Approved 6-22-16

CONSTRUCTION SET

NOTES:

**CONTRACTOR ACKNOWLEDGES THAT THIS IS A BUILDER'S SET OF PLANS FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS ACCORDING TO LOCAL BUILDING CODE.

ISSUE DATES:

04-19-16 OWNER REVIEW
04-22-16 PLANNING REVIEW
04-25-16 FINAL STAMP SET

FLOOR PLAN & ELEVATIONS

faust garage
10 BUTTE AVENUE
CRESTED BUTTE, COLORADO

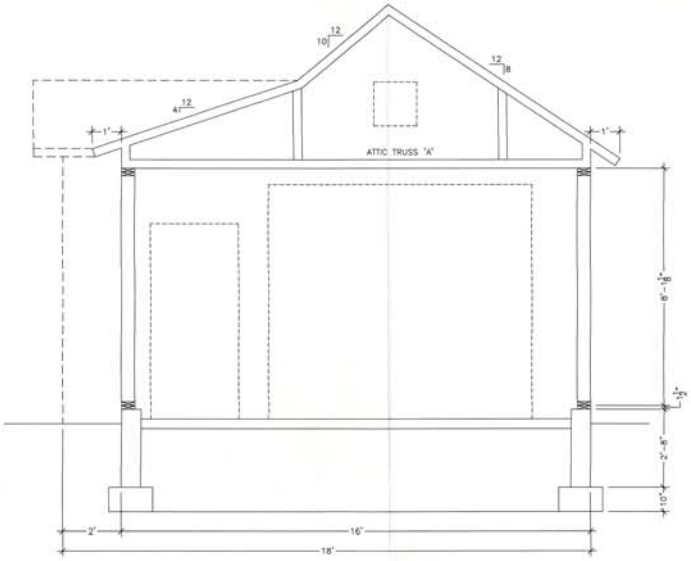
alpine dwelling
FULL SERVICE ARCHITECTURAL DESIGN
PO BOX 2274
CRESTED BUTTE, CO 81224
970.596.0107 O 970.596.0108
WWW.ALPINEDWELLING.COM

COPYRIGHT
ALPINE DWELLING INC. 2016

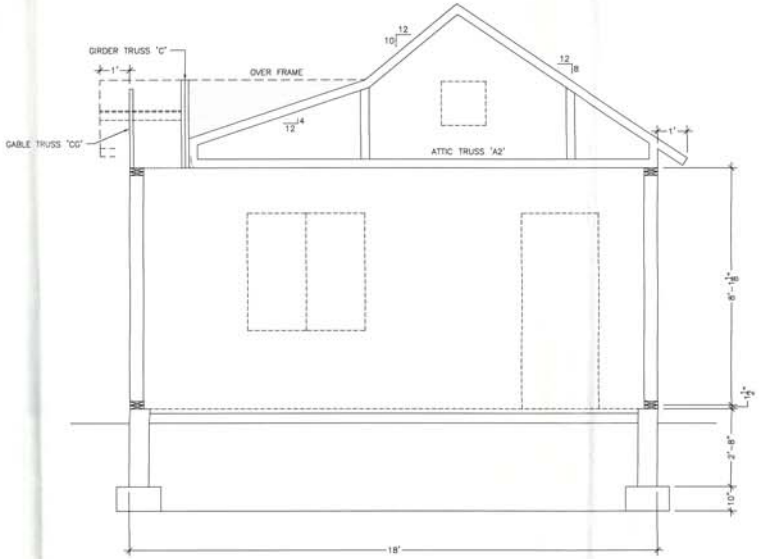
SCALE: AS NOTED

SHEET:

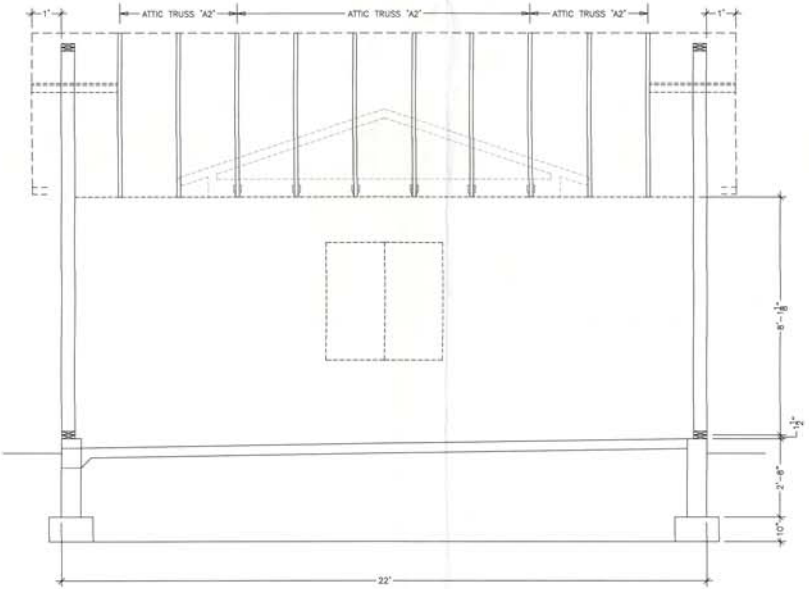
a1.1



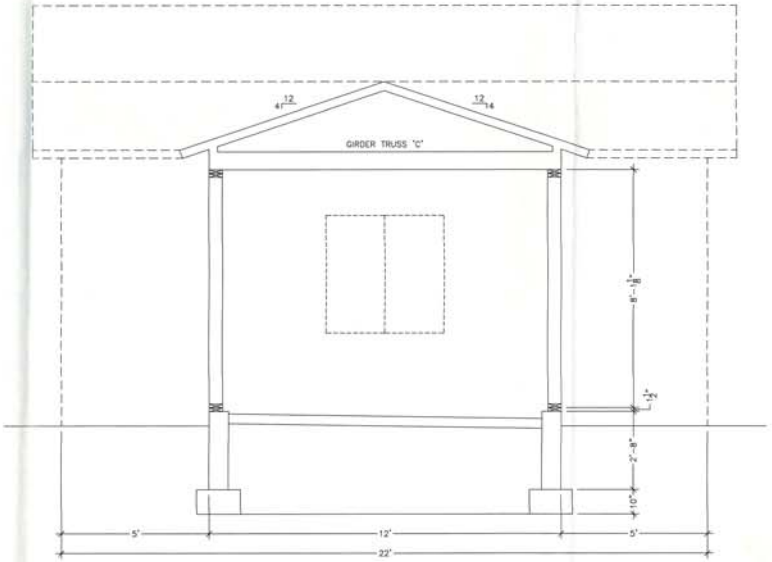
AA BUILDING SECTION



BB BUILDING SECTION



CC BUILDING SECTION



DD BUILDING SECTION

NOTES:

**CONTRACTOR ACKNOWLEDGES THAT THIS IS A BUILDER'S SET OF PLANS FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS ACCORDING TO LOCAL BUILDING CODE.

ISSUE DATES:

04-09-18 OWNER REVIEW
04-12-18 OWNER REVIEW
04-25-18 FINAL STAMP SET

SECTIONS

faust garage
10 BUTTE AVENUE
CRESTED BUTTE, COLORADO

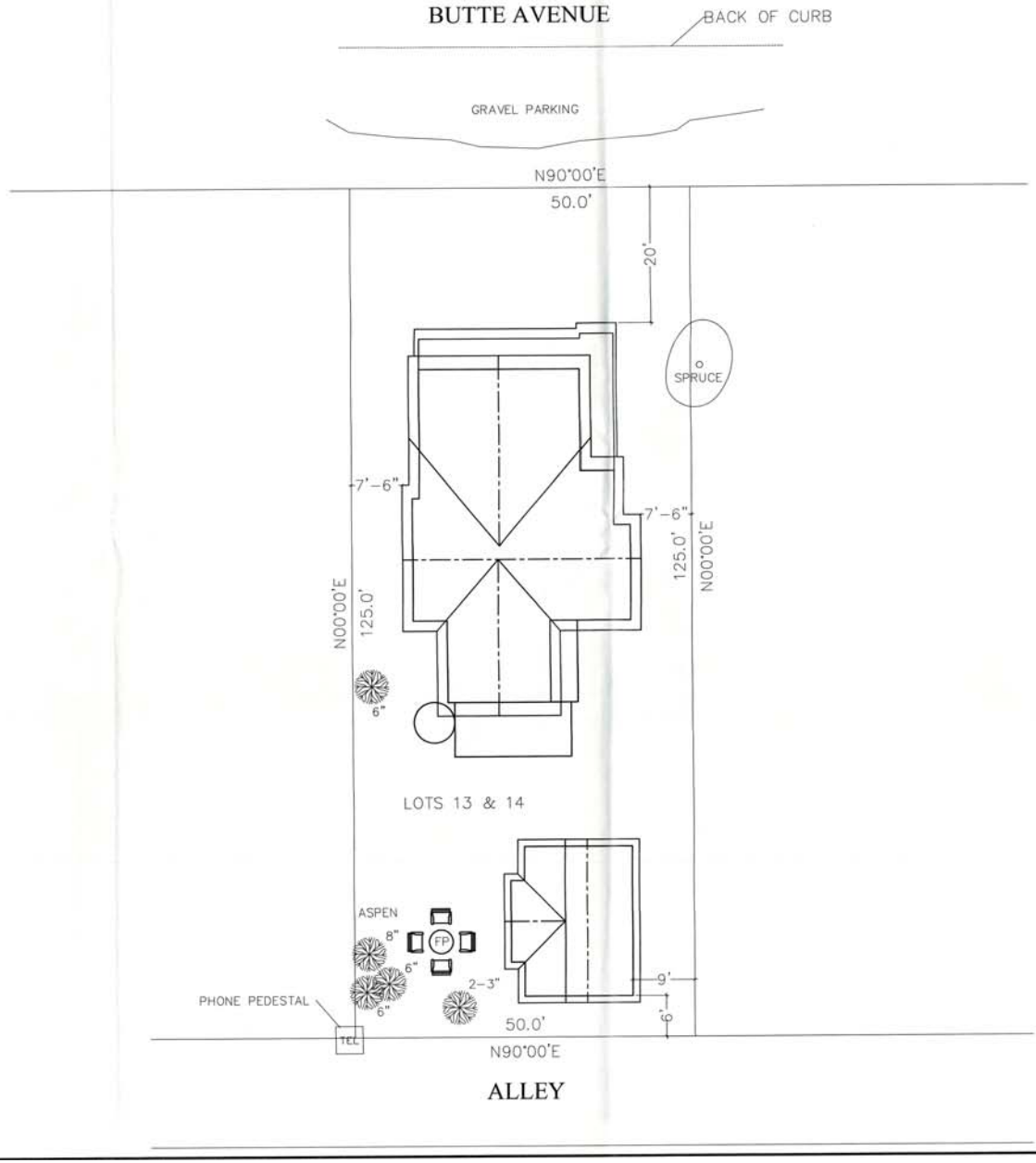
alpine dwelling inc.
FULL SERVICE ARCHITECTURAL DESIGN

COPYRIGHT
ALPINE DWELLING INC. 2018

SCALE: 1/2" = 1'-0"

SHEET:

a2.1



Incomplete SITE PLAN

NOTES:

**CONTRACTOR ACKNOWLEDGES THAT THIS IS A BUILDER'S SET OF PLANS FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS ACCORDING TO LOCAL BUILDING CODE.

ISSUE DATES:

04-08-18 OWNER REVIEW
04-13-18 OWNER REVIEW
04-25-18 FINAL STAMP SET

SITE PLAN

faust garage
10 BUTTE AVENUE
CRESTED BUTTE, COLORADO

alpine dwelling inc.
FULL SERVICE ARCHITECTURAL DESIGN

COPYRIGHT
ALPINE DWELLING INC. 2018

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

SHEET:

c1.1

A. DESIGN LIVE LOADS:
1. Roofs--------------------------100 PSF
2. Floors--------------------------40 PSF
3. Garages------------------------50 PSF
4. Decks---------------------------40 PSF
5. Basic Wind Speed--------90 MPH (3 Sec. Gust)
6. Seismic Zone----------------I

B. GENERAL CONDITIONS:
1. Notching or cutting of any structural member is prohibited unless detailed on the structural drawings.
2. All dimensions on the structural plans are to be checked against the architectural plans and any discrepancies shall be coordinated with the architect.
3. Any unauthorized modifications to the structural plans are at the risk of the person making the change.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. All structure shown on the drawings is to be permanent. The contractor shall provide all measures necessary to protect the structure during construction.
5. Any engineering design provided by others and submitted for review shall bear the seal and signature of an engineer registered in Colorado.
6. Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for the work to proceed.
7. All moisture protection and waterproofing shall be the responsibility of the architect/owner/builder. Drainage behind foundation walls and under slabs shall be in accordance with the soils report and is not provided by Colorado Structural Inc.

C. FOUNDATION DESIGN:
1. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 lbs. per square foot (dead load plus full live load), placed on the natural undisturbed soil, or compacted structural fill, below frost depth. The existing foundation is not the responsibility of Colorado Structural Inc.
2. A site specific soils report shall be obtained prior to construction.
3. Soils are presumed non-expansive, non-soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the structural engineer's assumed design loads. In absence of a soils investigation by a soils engineer, the owner shall assume responsibility of the design values used by the structural engineer.

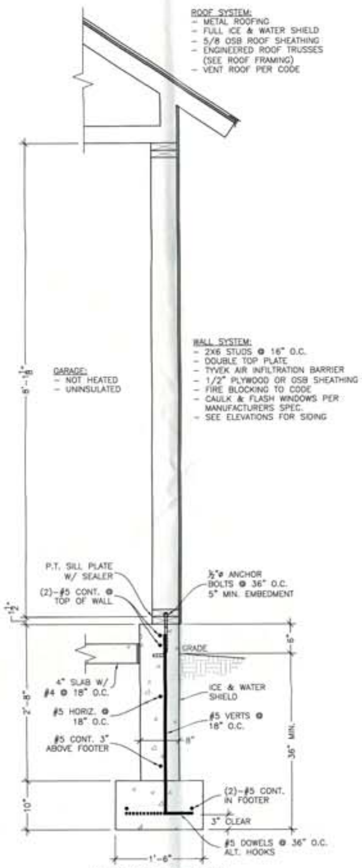
D. BACKFILLING:
1. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequately shored, and the 28 day compressive strength has been achieved.
2. Verify type of fill with Soils Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

E. REINFORCED CONCRETE:
1. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-99).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi.
3. Provide continuous shear keys at vertical cold joints and where shown on drawings.
4. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
5. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-79 and shall be minimum grade 60.
6. All slabs-on-ground shall be 4" thick and reinforced with 4"x4"-W2.9xW2.9 welded wire fabric or #4 @ 18" on center each way unless noted otherwise on the plans. Reinforcement to be placed in center of slab. Thicken all free slab edges to 8" x 8" with 2-#5 continuous (top and bottom). Provide construction/control joints in slabs-on-ground not to exceed 15' on center or as shown on the plans.
7. At splices in concrete, lap bars 36 diameters. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2)-#5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).
8. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318-99.
9. Control joints in slabs shall be sawn or cut in and spaced not to exceed 12'-0" o.c.

F. STRUCTURAL STEEL
1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Use welders meeting the requirements of the AWS Standard Qualification Procedure. Comply with AWS D1.1 Structural Welding Code.
2. All steel shall conform to ASTM A992 except tube columns which shall conform to ASTM A500 (Gr. B) latest edition and pipe shapes which shall conform to ASTM A53 (Gr. B).
3. Bolts shall conform to ASTM A325F. Anchor bolts shall conform to ASTM A307. Bolt size shall be 3/4"ø, unless noted otherwise. 4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All column base plates shall have 1" minimum grout to provide continuous bearing. Dry pack or grout shall be shrink resistant Embeco 153 or equivalent.
7.All anchor bolts shall be 3/4"ø with minimum of 7" embedment (unless noted otherwise).
8. Expansion bolts shall be "WEJ-IT", "RED HEAD", or approved wedge type, installed in accordance with the manufacturer?s requirements.
9. Location and coordination of anchor bolt placement shall be the responsibility of the steel fabricator/contractor.
10.Provide bolted / field welded connections for steel beams A minimum of four bolts shall be used for all connections.
11. All wood connector designations shown on the drawings are as manufactured by the Simpson Strong-Tie Company, Inc. (Simpson). Any substitutions with custom fabricated connectors shall conform to Simpson specifications including plate thicknesses; welds; bearing areas; and size, number and location of nail/bolt holes
12. All connection designations on the drawings that are followed by "CFS" (Custom Fabricated Saddle) are to be designed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.

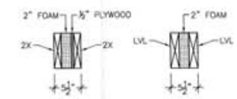
G. STRUCTURAL WOOD FRAMING:
1. Except where noted otherwise, all 2" lumber shall be Hem-Fir S4S No. 2 and better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1 or better. Glu-Laminated beams shall be 24F-V4 rated. Logs have been designed using the values for Engelmann Spruce.
2. Trussed rafters, or manufactured joists, shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the I.R.C., and all of these members shall be installed per the manufactures requirements.
5. Unless otherwise noted, all steel connectors are manufactured by Simpson Strong-Tie trusses, any connectors by other manufacturers will be deemed equivalent if their rated capacity is at least equal to that of the connector specified. Follow all of the manufacturers recommendations for installation.
6. Beams, columns and other members labeled "LVL" (laminated Veneer Lumber) are to have a bending capacity of 2600psi min. and a minimum elastic modulus of 1.9E6 psi.
7. Floor sheathing shall be 3/4" thick, APA Sturd-I-Floor, APA rated at 24" o.c., tongue and groove, Exposure 1. Glue and nail panels to all supports.
8. Roof sheathing shall be 5/8" thick sheathing, APA rated 40/20, Exposure 1.
9. Wall sheathing shall be APA Rated for structural use 15/32" thick sheathing attached at panel edges with 8D nails @ 4" o.c. and 8D nails @ 12" o.c. at intermediate supports.
10. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.
11. Interior load-bearing walls are 2 x 6 studs at 16" o.c. unless otherwise noted.
12. All exterior walls are 2 x 6 studs @ 16" o.c. to a maximum height of 12'-6". Frame walls taller than 13'-0" with (2)-2x6 @ 24" o.c. up to 15'-0" tall walls.
13. Provide 2 - 2 x 8 headers over all door and window openings unless otherwise noted.
14. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (2) 2x4 or (1)-2x6 is required.
15. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided.
16. Provide wind/seismic anchor at supports for all trusses and rafters.
17. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Nailing Schedule" of the I.R.C., 2015 edition. 2 x 6 studs shall have 3-16d nails, each end.
18. Glue and nail floor sheathing to floor joists with adhesive conforming to manufacturer's specifications.
19. Bolts connecting wood framing shall be ASTM A307.
20. Fasteners thru ACQ treated material shall be either double dipped galvanized, stainless steel, or other corrosion-resistant metal designed for contact with ACQ.

J. ABBREVIATIONS:
LVL- 1.9E Laminated Veneer Lumber beam/header.
TSL- 1.3E TimberStrand LSL column/header
TJI- Engineered joist from Trus Joist MacMillan
PAF- powder actuated fastener
CFS-Custom Fabricated Saddle

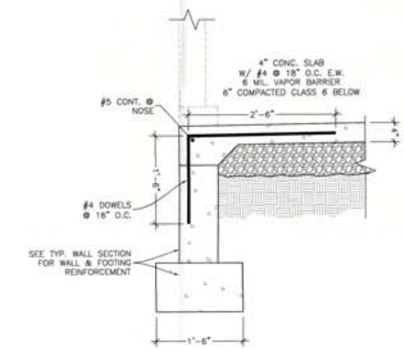


ALL FOOTINGS SHALL BEAR ON
NON EXPANSIVE SOIL OR COMPACTED STRUCTURAL FILL

TYPICAL WALL SECTION & DETAIL #1
1" = 1'-0"



TYPICAL HEADERS
1" = 1'-0"



ALL FOOTINGS SHALL BEAR ON
NON EXPANSIVE SOIL OR COMPACTED STRUCTURAL FILL

DETAIL #2
1" = 1'-0"

COLORADO LICENSED
38815
PROFESSIONAL ENGINEER

NOTES:
**CONTRACTOR ACKNOWLEDGES THAT THIS IS A BUILDER'S SET OF PLANS FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS ACCORDING TO LOCAL BUILDING CODE.

COLORADO STRUCTURAL, INC.
P.O. BOX 2544
CRESTED BUTTE, COLORADO 81224
TEL: (970)349-5922

ISSUE DATES:
04-09-18 OWNER REVIEW
04-12-18 OWNER REVIEW
04-25-18 FINAL STAMP SET

DETAILS & NOTES

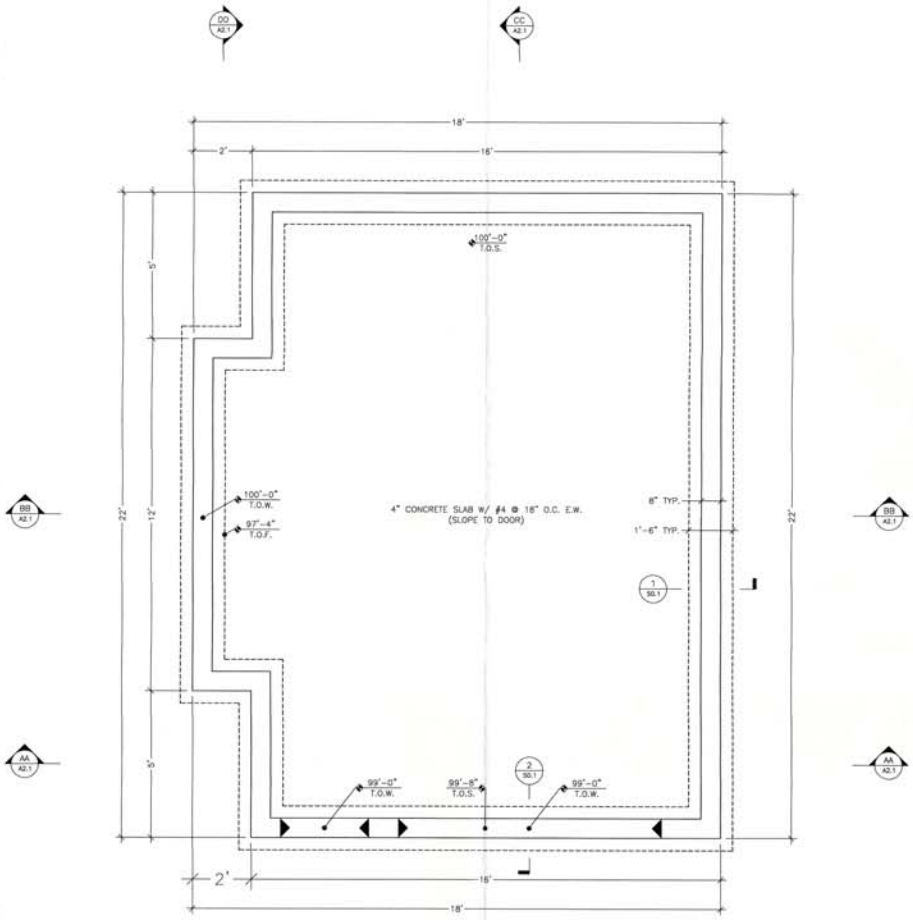
faust garage
10 BUTTE AVENUE
CRESTED BUTTE, COLORADO

alpine dwelling
FULL SERVICE ARCHITECTURAL DESIGN

COPYRIGHT
ALPINE DWELLING INC. 2018

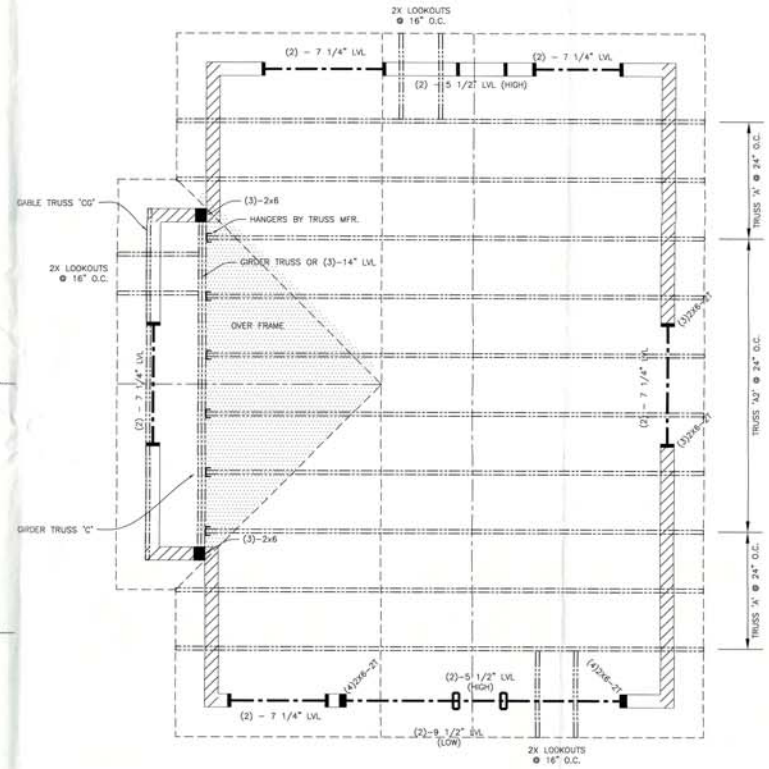
SCALE: AS NOTED

SHEET:
s0.1



B FOUNDATION PLAN

FOR ANY CHANGES OR SUBSTITUTIONS PLEASE CONTACT ENGINEER



C ROOF FRAMING PLAN

ALL TRIMMERS TO BE 1-2X6 UNLESS NOTED OTHERWISE

ALL TRUSSES SHALL BE INSTALLED & BLOCKED PER MFR. REC. & HAVE SIMPSON HURRICANE TIES H2.5A MIN. @ BOTH ENDS

FOR ANY CHANGES OR SUBSTITUTIONS PLEASE CONTACT ENGINEER

COLORADO LICENSED MICHAEL ARMANEY 38815 PROFESSIONAL ENGINEER

4/25/18

NOTES:

**CONTRACTOR ACKNOWLEDGES THAT THIS IS A BUILDER'S SET OF PLANS FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS ACCORDING TO LOCAL BUILDING CODE.

STRUCTURAL LEGEND

- LOAD BEARING WALL
- BEAM OR HEADER
- JOIST OR RAFTER
- POINT LOAD
- POINT LOAD FROM ABOVE
- STRUCTURAL HANGER
- WALL ELEVATION CHANGE
- T.O.W. TOP OF WALL
- T.O.F. TOP OF FOOTING
- T.O.C. TOP OF COLUMN

COLORADO STRUCTURAL, INC.
P.O. BOX 2544
CRESTED BUTTE, COLORADO 81224
TEL: (970)349-5922

ISSUE DATES:

04-09-18 OWNER REVIEW
04-12-18 OWNER REVIEW
04-25-18 FINAL STAMP SET

FOUNDATION & ROOF FRAMING PLANS

faust garage
10 BUTTE AVENUE
CRESTED BUTTE, COLORADO

alpine dwelling inc.
FULL SERVICE ARCHITECTURAL DESIGN

COPYRIGHT
ALPINE DWELLING INC. 2018

SCALE: 1/2" = 1'-0"

SHEET:

s1.0

Blk 65
Lots 21-22
709/711 Belleview

K Simillion Gunnison County, CO
8/15/2016 3:43:08 PM
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Page 1 of 1
R 11.00 D 0.00

WARRANTY DEED

FAUST MOUNTAIN PROPERTIES, LLC, a Colorado limited liability company ("Grantor"), whose address is 31463 Morning Star Drive, Evergreen, Colorado 80439 for no consideration, sells and conveys to the **JAMES A. FAUST**, whose legal address is P.O. Box 672, Crested Butte, Colorado 81224, the property ("Property") in Gunnison County, Colorado, legally described as follows:

> **Tract 1, BELLEVIEW RENAISSANCE SUBDIVISION, according to the plat recorded August 9, 2016 at Reception No. 641124 in the office of the Clerk and Recorder of Gunnison County, Town of Crested Butte, County of Gunnison, State of Colorado,**

together with all its appurtenances.

Grantor warrants title to the Property, subject to: all exceptions to title specified in the title policy received by Grantor at the time of Grantor obtaining title to the Property and all matters arising subsequent to recording of the deed conveying the Property to Grantor recorded December 18, 2016 as Reception No. 637264 in the real estate records of the Clerk and Recorder of Gunnison County, Colorado.

EXECUTED the 15 day of August, 2016.

FAUST MOUNTAIN PROPERTIES, LLC, a
Colorado limited liability company

By: _____
JAMES A. FAUST, Member

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this 15 day of August, 2016, by James A. Faust, as Member of Faust Mountain Properties, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.
My commission expires: 7/29/2018

_____
Notary Public

BRENDA L ARCHER
Notary Public
State of Colorado
Notary ID 20024020716
My Commission Expires Jul 29, 2018

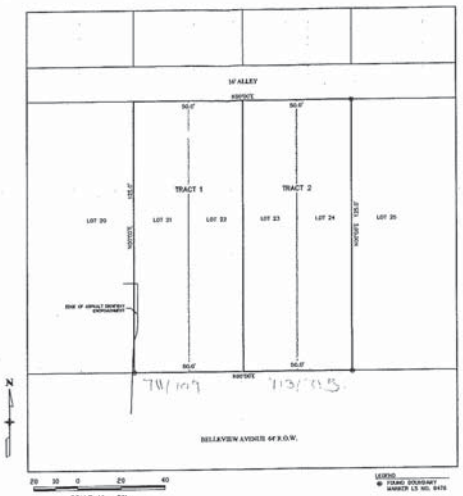
PLAT OF

BELLEVIEW RENAISSANCE SUBDIVISION

BEING LOTS 21 THROUGH 24, BLOCK 63,
TOWN OF CRESTED BUTTE, COLORADO

ALSO BEING LOCATED WITHIN THE
SW/4 NW/4 SECTION 2
TOWNSHIP 14 SOUTH, RANGE 86 WEST
OF THE 6TH PRINCIPAL MERIDIAN

VICINITY MAP
1"=600'±



LEGEND
● FOUND GOODHART MARKER LS NO. 8476

ATTORNEY'S OPINION

I Bill T. North, being an attorney duly licensed to practice before courts of record in the State of Colorado do hereby certify that it has searched the title to all lands shown hereon and title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

1. Unpatented mining claims.
2. Reservations or exceptions, or an act authorizing the issuance thereof, as created by United States Patents recorded in Book 25 at Page 106 and recorded October 30, 1882 in Book 45 at Page 12.
3. Reservation of any and all coal, oil, gas, or other minerals described in Quit Claim Deed recorded April 7, 1956 in Book 294 at Page 557 as Reception No. 290339, together with the appurtenant rights to use the surface of the land.
4. All matters as shown on the plat of the Plat of Crested Butte recorded July 8, 1880 as Reception No. 20411, map of the Town of Crested Butte recorded June 6, 1883 as Reception No. 14101 and on the plat of Town of Crested Butte recorded September 25, 1964 as Reception No. 268706.
5. Any taxes, fees, assessments, or charges by Notice of Ordinances in the Town of Crested Butte recorded December 1, 1986 in Book 436 at Page 145.
6. Ordinance No. 12 Series 1961, recorded August 25, 1995 in Book 709 at Page 94.
7. Right of way for all ditches and canals crossing subject property.

Dated this 29th day of June, 2016.

Bill T. North, Attorney at Law
Attorney Registration No. 20464

SURVEYOR'S CERTIFICATE:

I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of BELLEVIEW RENAISSANCE SUBDIVISION was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set as required by all boundary corners.

Dated this 22nd day of JULY, 2016.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 27739 NORMAN C. WHITEHEAD

Norman C. Whitehead
Colorado registration number: 27739

NOTES:

1. BASIS OF BEARING - A line between monuments found at the center line intersections of Elk Avenue and Third Street (2" aluminum cap, LS No. 8476) and Elk Avenue and Seventh Street (1 on aluminum cap, LS No. None) having a bearing of North 80° 00' 00" East.

2. Location based on the Town Plat and control monuments located at 3rd st. and elk ave. and 7th st. and elk ave.

3. According to Colorado law you must commence 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 on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.

DEDICATION

Know all people by these presents: That Fossil Mountain Properties, LLC, a Colorado limited liability company, being the owner of the land described as follows:

Lots 21, 22, 23 and 24, Block 63, TOWN OF CRESTED BUTTE, County of Gunnison, State of Colorado

In the Town of Crested Butte, Colorado, under the name and style of BELLEVIEW RENAISSANCE SUBDIVISION, has laid out, platted and subdivided the same as shown on the plat, and by these presents does hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

In witness whereof, the said Fossil Mountain Properties, LLC, a Colorado limited liability company has caused its name to be hereunder subscribed this 21 day of June, 2016.

Fossil Mountain Properties, LLC, a Colorado limited liability company

By: Jason A. Fossil, Member

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me on this the 21 day of June, 2016, by Jason A. Fossil, as Member of Fossil Mountain Properties, LLC, a Colorado limited liability company

Witness my hand and official seal.
My commission expires: 7/29/2018

Notary Public

BRENDA K. ANCHER
Notary Public
State of Colorado
Notary ID 20004005716
My Commission Expires Jul 29, 2018

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado does hereby authorize and approve the Final Plat for the above subdivision at a meeting of the Board of Zoning and Architectural Review held on the 26th day of April, 2016. This written plat of BELLEVIEW RENAISSANCE SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE

By: Chairman

ATTEST:

Town Clerk

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this 9 day of August, 2016.

Reception No. 641124 Time 11:29 AM

Date: 8/9/16

Susan Marchetti Deputy
County Clerk

641124
Page 1 of 1
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PLAT OF BELLEVIEW RENAISSANCE SUBDIVISION TOWN OF CRESTED BUTTE, COLORADO	
LOTS 21 THROUGH 24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO	
Prepared By: NCW & Associates, Inc.	
P.O. Box 3680 (970) 348-6384	Crested Butte Colorado 81224
PROJECT 15084.00	DWG: PLAT
DATE: 5/26/16	SHEET 1 OF 1

Blk 63
Lots 23-24
713/715 Belleview

K Simillion Gunnison County, CO
8/15/2016 3:43:18 PM
432

641248
Page 1 of 1
R 11.00 D 0.00

WARRANTY DEED

FAUST MOUNTAIN PROPERTIES, LLC, a Colorado limited liability company ("Grantor"), whose address is 31463 Morning Star Drive, Evergreen, Colorado 80439 for no consideration, sells and conveys to the **GREGORY S. FAUST and SUSAN FAUST, as joint tenants**, whose legal address is 31463 Morning Star Drive, Evergreen, Colorado 80439, the property ("Property") in Gunnison County, Colorado, legally described as follows:

> **Tract 2, BELLEVIEW RENAISSANCE SUBDIVISION, according to the plat recorded August 9, 2016 at Reception No. 641124 in the office of the Clerk and Recorder of Gunnison County, Town of Crested Butte, County of Gunnison, State of Colorado,**

together with all its appurtenances.

Grantor warrants title to the Property, subject to: all exceptions to title specified in the title policy received by Grantor at the time of Grantor obtaining title to the Property and all matters arising subsequent to recording of the deed conveying the Property to Grantor recorded December 18, 2016 as Reception No. 637264 in the real estate records of the Clerk and Recorder of Gunnison County, Colorado.

EXECUTED the 15 day of August, 2016.

FAUST MOUNTAIN PROPERTIES, LLC, a
Colorado limited liability company

By: _____
JAMES A. FAUST, Member

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this 15 day of August, 2016, by James A. Faust, as Member of Faust Mountain Properties, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.
My commission expires: 7/29/2018

Brenda L Archer
Notary Public

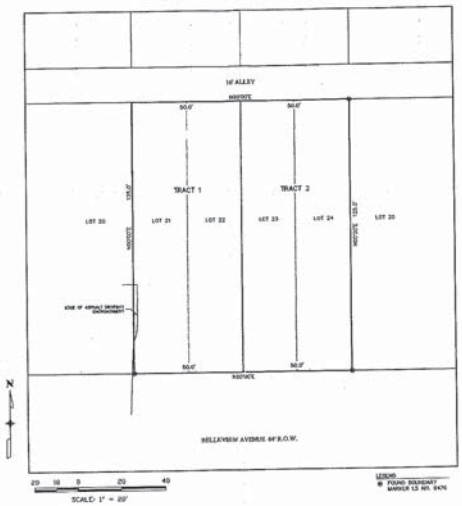
BRENDA L ARCHER
Notary Public
State of Colorado
Notary ID 20024020716
My Commission Expires Jul 29, 2018

PLAT OF
BELLEVIEW RENAISSANCE SUBDIVISION

VICINITY MAP
1"=600'±

BEING LOTS 21 THROUGH 24, BLOCK 63,
TOWN OF CRESTED BUTTE, COLORADO

ALSO BEING LOCATED WITHIN THE
SW1/4 NW1/4 SECTION 2
TOWNSHIP 14 SOUTH, RANGE 86 WEST
OF THE 6TH PRINCIPAL MERIDIAN



DEDICATION

Know all people by these presents: That Facet Mountain Properties, LLC, a Colorado limited liability company, being the owner of the land described as follows:

Lots 21, 22, 23 and 24, Block 63, TOWN OF CRESTED BUTTE, County of Gunnison, State of Colorado

In the Town of Crested Butte, Colorado, under the name and style of BELLEVIEW RENAISSANCE SUBDIVISION, has laid out, platted and subdivided the same as shown on the plat, and by these presents does hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land intended as such.

In witness whereof, the said Facet Mountain Properties, LLC, a Colorado limited liability company has caused its name to be hereunto subscribed this 21 day of June, 2016.

Facet Mountain Properties, LLC, a Colorado limited liability company

By: James A. Facet, Member

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me on this the 21 day of June, 2016, by James A. Facet, as Member of Facet Mountain Properties, LLC, a Colorado limited liability company

Witness my hand and official seal.
My commission expires: 7/22/2016

Brenda K Gaskin
Notary Public

BRENDA K. GASKIN
Notary Public
State of Colorado
Notary ID 19934005016
My Commission Expires Jul 22, 2016

ATTORNEYS OPINION

I ROY. North, being an attorney duly licensed to practice before courts of record in the State of Colorado do hereby certify that it has examined the title to all lands shown herein and title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

1. Unperfected mining claims.
2. Reservations or exceptions, or an act authorizing the issuance thereof, as created by United States Patents recorded in Book 22 at Page 106 and recorded October 30, 1882 in Book 45 at Page 12.
3. Reservation of any and all coal, oil, gas, or other minerals described in Quit Claim Deed recorded April 7, 1956 in Book 294 at Page 537 as Reception No. 236533, together with the appurtenant rights to use the surface of the land.
4. All matters as shown on the plat of the Plat of Crested Butte recorded July 9, 1880 as Reception No. 2840 B, map of the Town of Crested Butte recorded June 6, 1881 as Reception No. 14191 and on the plat of Town of Crested Butte recorded September 25, 1956 as Reception No. 242546.
5. Any taxes, liens, assessments, or charges by Notice of Ordinances in the Town of Crested Butte recorded December 1, 1986 in Book 638 at Page 245.
6. Ordinance No. 12 Series 1981, recorded August 23, 1995 in Book 709 at Page 94.
7. Right of way for all ditches and creeks crossing subject property.

Dated this 20th day of June, 2016.

R.J. Norris, Attorney at Law
Attorney Registration No. 28466

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado does hereby authorize and approve the Final Plat for the above subdivision at a meeting of the Board of Zoning and Architectural Review held on the 25th day of April, 2016. This written plat of BELLEVIEW RENAISSANCE SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE

By: Chairman

ATTEST:

Town Clerk

SURVEYOR'S CERTIFICATE:

I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of BELLEVIEW RENAISSANCE SUBDIVISION was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set as required by all boundary corners.

Dated this 22nd day of June, 2016.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 27739 NORMAN C. WHITEHEAD

Norman C. Whitehead
Colorado registration number: 27739

NOTES:

1. BASIS OF BEARING - A line between monuments found at the center line intersections of Elk Avenue and Third Street (2" aluminum cap, LS No. 9470) and Elk Avenue and Seventh Street (an aluminum cap, LS No. None) having a bearing of North 82° 00' 00" East.

2. Location based on the Town Plat and control monuments located at 3rd st. and elk ave. and 7th st. and elk ave.

3. According to Colorado law you must commence 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 on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this 8 day of August, 2016.

Reception No. 641124 Time: 11:29 AM

Date: 8/9/16

Susan Marchbird Deputy
County Clerk

SEAL

641124
8 Gunnison Gunnison County, CO
8/9/2016 11:29:43 AM
Page 1 of 1
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FLAT OF BELLEVIEW RENAISSANCE SUBDIVISION TOWN OF CRESTED BUTTE, COLORADO	
LOTS 21 THROUGH 24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO	
Prepared By: NCW & Associates, Inc.	
P.O. Box 3665 (970) 240-4384	Crested Butte Colorado 81224
PROJECT: 15184.00	DWG.: PLAT
DATE: 5/25/16	SHEET 1 OF 1

163071559

S Dominguez Gunnison County, CO 575155
05/10/2007 12:55 PM Pg: 1 of 9
159 R: $46.00 D: $0.00

RECORDATION REQUESTED BY:
BANK OF THE WEST
CRESTED BUTTE
P.O. BOX 429
405 SIXTH STREET
CRESTED BUTTE, CO 81224

When recorded mail to:
LSI - North Recording Division
5029 Dudley Blvd
McClellan, CA 95652
(800) 964-3524 3416779

BANK OF THE WEST
PAID
APR 07 2008

CANCELLED
MELODY MARKS
PUBLIC TRUSTEE
APR 25 2008
GUNNISON COUNTY
PUB TR REG

FOR RECORDER'S USE ONLY

3074847

DEED OF TRUST

MAXIMUM PRINCIPAL AMOUNT SECURED. The Lien of this Deed of Trust shall not exceed at any one time $500,000.00 except as allowed under applicable Colorado law.

THIS DEED OF TRUST is dated April 30, 2007, among JEAN E KEET, whose address is 404 GOTHIC AVENUE, CRESTED BUTTE, CO 81224 ("Grantor"); BANK OF THE WEST, whose address is CRESTED BUTTE, P.O. BOX 429, 405 SIXTH STREET, CRESTED BUTTE, CO 81224 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and the Public Trustee of GUNNISON County, Colorado (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor hereby irrevocably grants, transfers and assigns to Trustee for the benefit of Lender as Beneficiary all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, **(the "Real Property") located in GUNNISON County, State of Colorado:**

See SCHEDULE C, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 404 GOTHIC AVENUE, CRESTED BUTTE, CO 81224. The Real Property tax identification number is R003478.

REVOLVING LINE OF CREDIT. This Deed of Trust secures the Indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make advances to Borrower so long as Borrower complies with all the terms of the Credit Agreement. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the Indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Deed of Trust secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

Colorado Department of Public Health and Environment
Air Pollution Control Division – Indoor Environment Program – Asbestos/IAQ Air Unit
4300 Cherry Creek Drive South, APCD-IE-B1
Denver, Colorado 80246-1530
Phone: 303-692-3100 – Fax: 303-782-0278
E-mail: asbestos@state.co.us

DEMOLITION APPROVAL NOTICE

This approval notice is granted subject to Colorado Air Quality Control Commission Regulation No. 8, Part B, adopted December 21, 2007, and effective January 30, 2008 and the Colorado Air Pollution Prevention and Control Act C.R.S. (25-7-101 and 25-7-501 et seq). This notice signifies that the structure was inspected for asbestos, luminous exit signs (containing radioactive material), and Ozone-Depleting Refrigerants and the demolition contractor has properly notified the Colorado Department of Public Health and Environment pursuant to Regulation No. 8, Part B.

As a contractor, you may be subject to other demolition licenses and permits, depending on the requirements of the county and municipality in which the work is being performed. The Colorado Department of Public Health and Environment, Air Pollution Control Division, strongly suggests that you check with county and municipal authorities in order to determine any other local building/permitting requirements that must be met.

Please note that certain asbestos-containing materials (ACM) may remain in the structure during demolition. Therefore, any demolition debris left behind after the completion of post-demolition site cleanup may constitute a "reason to know of asbestos-contaminated soil" at the site, subject to the requirements of Section 5.5 of the Solid Waste Regulations (6 CCR 1007-2, Part 1).

THE ORIGINAL APPROVAL NOTICE MUST BE POSTED ON SITE AT ALL TIMES.

Immediately notify the Asbestos/IAQ Unit of project modifications by fax (number above) or e-mail (address above) and the appropriate county health department by fax. Project modifications include changes in the scope of work or the scheduled work dates, etc.

This demolition approval notice is valid beginning 6/3/2016.
The actual scheduled work dates are from 6/3/2016 through 6/13/2016.

Approval issued on: 6/1/2016
Record number: 117915
Notice Number: 16GU2898D

Fee Paid: $55.00
Check number: 4394

For the location specified below:

Residential Apartment

640 1/2 Elk Ave.
Crested Butte
Gunnison County

COPY

Asbestos Building Inspector:
Christopher A Lakin
Cerification No.: 13283

Inspection Date: 04/26/2016

This notice has been issued to:

Armour Construction Company
PO Box 1541
Crested Butte, CO 81224

Issued by: RWJ

EMSL Analytical, Inc.
1010 Yuma Street, Denver, CO 80204
Phone/Fax: (303) 740-5700 / (303) 741-1400
http://www.EMSL.com denverlab@emsl.com

EMSL Order:	221602521
CustomerID:	PLAT42
CustomerPO:	
ProjectID:	

Attn: **Chris Lakin**
Plateau, Inc.
236 So. 3rd Street
#340
Montrose, CO 81401

Phone:	(970) 252-1363
Fax:	
Received:	04/27/16 9:40 AM
Analysis Date:	5/3/2016
Collected:	4/26/2016

Project: **640 1/2 Elk Ave**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy. Quantitation using 400 Point Count Procedure

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
1-Texture 2 *221602521-0001A*		Beige Non-Fibrous Homogeneous		99.75% Non-fibrous (other)	**0.25% Chrysotile**
9-Joint Compound *221602521-0009B*		Beige Non-Fibrous Homogeneous		100.00% Non-fibrous (other)	**<0.25% Chrysotile**

Analyst(s)

Abigail Crock (2)

Brendon Rawlings, Laboratory Manager
or other approved signatory

Disclaimer:Some samples may contain asbestos fibers present in dimensions below PLM resolution limits. The limit of detection as stated in the method is 0.25%. EMSL Analytical Inc suggests that samples reported as <0.25% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval of EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government. EMSL Analytical Inc., bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc., liability is limited to the cost of sample analysis.The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.
Samples analyzed by EMSL Analytical, Inc. Denver, CO NVLAP Lab Code 200828-0

Initial report from 05/03/2016 09:47:34

THIS IS THE LAST PAGE OF THE REPORT.

EMSL Analytical, Inc.
1010 Yuma Street Denver, CO 80204
Tel/Fax: (303) 740-5700 / (303) 741-1400
http://www.EMSL.com / denverlab@emsl.com

EMSL Order: 221602521
Customer ID: PLAT42
Customer PO:
Project ID:

Attention: Chris Lakin
Plateau, Inc.
236 So. 3rd Street
#340
Montrose, CO 81401
Project: 640 1/2 Elk Ave

Phone: (970) 252-1363
Fax:
Received Date: 04/27/2016 9:40 AM
Analysis Date: 04/29/2016
Collected Date: 04/26/2016

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
1-Texture 1 221602521-0001 *Inseparable paint / coating layer included in analysis*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-Texture 2 221602521-0001A *Inseparable paint / coating layer included in analysis*		Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
1-Drywall 221602521-0001B		Brown/White Fibrous Homogeneous	10% Cellulose	60% Gypsum 30% Non-fibrous (Other)	None Detected
2-Texture 221602521-0002 *Inseparable paint / coating layer included in analysis*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-Tape 221602521-0002A		Beige Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
2-Joint Compound 221602521-0002B		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-Drywall 221602521-0002C		Brown/White Fibrous Homogeneous	10% Cellulose	60% Gypsum 30% Non-fibrous (Other)	None Detected
3-Texture 221602521-0003 *Inseparable paint / coating layer included in analysis*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3-Drywall 221602521-0003A		Brown/White Non-Fibrous Homogeneous	10% Cellulose	60% Gypsum 30% Non-fibrous (Other)	None Detected
4-Floor Tile 221602521-0004		White Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
4-Mastic 221602521-0004A		Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5 221602521-0005		Tan Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
6 221602521-0006		Tan Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected
7 221602521-0007		Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial Report From: 04/30/2016 11:41:03

EMSL Analytical, Inc.
1010 Yuma Street Denver, CO 80204
Tel/Fax: (303) 740-5700 / (303) 741-1400
http://www.EMSL.com / denverlab@emsl.com

EMSL Order: 221602521
Customer ID: PLAT42
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
8-Ceramic Tile 221602521-0008		Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8-Leveler 221602521-0008A		Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9-Texture 221602521-0009 *Limited sample available for analysis. Inseparable paint / coating layer included in analysis*		Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9-Tape 221602521-0009A		Beige Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
9-Joint Compound 221602521-0009B		Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
9-Drywall 221602521-0009C		Brown/White Non-Fibrous Homogeneous	10% Cellulose	60% Gypsum 30% Non-fibrous (Other)	None Detected
10-Texture 221602521-0010 *Inseparable paint / coating layer included in analysis*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10-Tape 221602521-0010A		Beige Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
10-Joint Compound 221602521-0010B		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10-Drywall 221602521-0010C		Brown/White Fibrous Homogeneous	10% Cellulose	60% Gypsum 30% Non-fibrous (Other)	None Detected
11 221602521-0011 *Inseparable paint / coating layer included in analysis*		Gray/White Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected
12 221602521-0012 *Inseparable paint / coating layer included in analysis*		Brown/Gray Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected
13 221602521-0013 *Inseparable paint / coating layer included in analysis*		Brown/Gray Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected
14 221602521-0014		Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
15 221602521-0015		Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
16 221602521-0016		Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial Report From: 04/30/2016 11:41:03

EMSL Analytical, Inc.
1010 Yuma Street Denver, CO 80204
Tel/Fax: (303) 740-5700 / (303) 741-1400
http://www.EMSL.com / denverlab@emsl.com

EMSL Order: 221602521
Customer ID: PLAT42
Customer PO:
Project ID:

Analyst(s)
Abigail Crock (30)

Brendon Rawlings, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Denver, CO NVLAP Lab Code 200828-0

Colorado Department of Public Health and Environment

DEMOLITION NOTIFICATION APPLICATION FORM

APPLICATION FEE MUST ACCOMPANY THIS FORM
INCOMPLETE APPLICATIONS WILL BE RETURNED
(Notice will be mailed to the demolition contractor unless specified otherwise)

Fee: $50 + $5 per 1000 ft^2 of area to be demolished = $ 55.00
(See instruction #1 on reverse side)

Submit form to:
Permit Coordinator
Colorado Dept. of Public Health and Environment
APCD-IE-B1
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Phone: 303-692-3100
Fax: 303-782-0278
Asbestos@state.co.us

Demolition Contractor

Company Name: Parker Dirtworks
Street: P.O Box 1567
City: Crested Butte | State: CO | Zip Code: 81224
Telephone #: (970) 349-1469 | Fax #: ( ) n/a
Project Manager: Josh Jackson | Cell Phone #: (970) 209-6751

I certify that the Certified Asbestos Building Inspector has informed me about any remaining asbestos-containing materials in the facility to be demolished.

Signature: [signature] | Print Name: Josh Jackson
Landfill Receiving Building Debris: Gunnison County

Demolition Site

Building Name: RESIDENCE
Square footage of footprint of facility or portion of facility to be demolished: 600 S.F.
Street: 222 GOTHIC AVENUE
City: CRESTED BUTTE | County: GUNNISON | Zip Code: 81224
Proposed Start Date: 7-31-17 | Proposed Completion Date: 8-11-17

Method/Means of Demolition:
☑ Wrecking ☐ Burning† ☐ Implosion ☐ Moving ☐ Other, specify:

†Burning requires additional authorization – Please call (303) 692-3100 and ask to speak to the Open Burning Permit Coordinator

Asbestos Removal Contractor

General Abatement Contractor (GAC): N/A
CDPHE Asbestos Permit #: | Total Quantity of Asbestos Removed:
Date Removal Completed: | Telephone #: ( )
Type(s) of Asbestos-Containing Material Removed:

Building Owner

Owner's Name: Gothic Avenue, LLC
Street: P.O. Box 2834
City: Crested Butte | State: CO | Zip Code: 81224
Contact's Name: Josh Jackson | Telephone #: (970) 209-6751

Certified Asbestos Inspector Certification

With my signature below, I certify that I possess current AHERA accreditation and state of Colorado certification as an Asbestos Building Inspector. I also certify that I have thoroughly inspected the facility to be demolished, as listed in the Demolition Site block above, sampled all suspect materials, had all samples analyzed for the presence of asbestos by a NVLAP-accredited laboratory, and have determined that no Regulated ACM exists anywhere in the facility.* I also certify that I have informed the owner/operator of the facility or the demolition contractor that any asbestos-containing material allowed to stay in the facility must remain non-friable during demolition. Specify type(s) of ACM remaining, below: **(check appropriate box(es))**:

☐ Vinyl asbestos floor tile (VAT) ☐ VAT mastic ☐ Tar/asphalt impregnated roofing ☐ Asphaltic pipe coatings
☐ Spray-applied tar coatings ☐ Caulking ☒ Glazing ☐ Other, specify:

Signature: (In Blue Ink) [signature] | Printed Name: AZURA LAKIN
Date of Final Inspection: 06/02/2017 | CO Cert #: 16611 | Expiration Date: 06/03/2018 | Telephone #: (970) 252.1363 | Cell Phone #: (970) 252.1363

Building Owner or Contractor

I verify that all refrigerants from air conditioning/refrigeration appliances have been properly recovered in accordance with AQCC Regulation No. 15 (for information on CFC requirements call 692-3100). I further verify that all luminous exit signs (containing radioactive material) have been disposed of in accordance with 6 CCR 1007-1 subpart 3.6.4.3 (for information on luminous exit sign requirements call 303-692-3320).

CHECK THE APPROPRIATE BOX:
☑ Building Owner ☐ Contractor ☐ Other | Date: 7-14-17
Signature: [signature] | Print Name: Josh Jackson

THIS BOX IS FOR CDPHE USE ONLY:

Postmark or Hand Delivery Date: 7/17/17 | Approved By: [signature] | Code: ☑ initial-310 ☐ transfer-380
Form of Payment & #: check #0094 / $55 | Permit #: 19GU4344D | Record #: 129403 | Date Issued:

* Regulated asbestos-containing materials means (a) friable asbestos-containing material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by this regulation. Note: Asbestos-containing sheet vinyl and linoleum must be properly abated/removed prior to demolition.

Colorado Department of Public Health and Environment

DEMOLITION NOTIFICATION APPLICATION FORM

APPLICATION FEE MUST ACCOMPANY THIS FORM
INCOMPLETE APPLICATIONS WILL BE RETURNED
(Notice will be mailed to the demolition contractor unless specified otherwise)

Fee: $50 + $5 per 1000 ft^2 of area to be demolished = $ 60.00
(See instruction #1 on reverse side)

Submit form to:
Permit Coordinator
Colorado Dept. of Public Health and Environment
APCD-IE-B1
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Phone: 303-692-3100
Fax: 303-782-0278
Asbestos@state.co.us

Demolition Contractor

Company Name: Parker Dirt works
Street: P.O. Box 1567
City: Crested Butte | State: CO | Zip Code: 81224
Telephone #: (970) 349-1469 | Fax #: ( ) n/a
Project Manager: Josh Jackson | Cell Phone #: (970) 209-6751

I certify that the Certified Asbestos Building Inspector has informed me about any remaining asbestos-containing materials in the facility to be demolished.

Signature: [signature] | Print Name: Josh Jackson
Landfill Receiving Building Debris: Gunnison County ✓

Demolition Site

Building Name: RESIDENCE
Square footage of footprint of facility or portion of facility to be demolished: 1200 s.f.
Street: 218 GOTHIC AVENUE
City: CRESTED BUTTE | County: GUNNISON | Zip Code: 81224
Proposed Start Date: 7-31-17 | Proposed Completion Date: 8-11-17

Method/Means of Demolition:
☑ Wrecking ☐ Burning† ☐ Implosion ☐ Moving ☐ Other, specify:

†Burning requires additional authorization – Please call (303) 692-3100 and ask to speak to the Open Burning Permit Coordinator

Asbestos Removal Contractor

General Abatement Contractor (GAC): N/A
CDPHE Asbestos Permit #: | Total Quantity of Asbestos Removed:
Date Removal Completed: | Telephone #: ( )
Type(s) of Asbestos-Containing Material Removed:

Building Owner

Owner's Name: Gothic Avenue, LLC
Street: P.O Box 2834
City: Crested Butte | State: CO | Zip Code: 81224
Contact's Name: Josh Jackson | Telephone #: (970) 209-6751

Certified Asbestos Inspector Certification

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☐ Vinyl asbestos floor tile (VAT) ☐ VAT mastic ☐ Tar/asphalt impregnated roofing ☐ Asphaltic pipe coatings
☐ Spray-applied tar coatings ☐ Caulking ☐ Glazing ☐ Other, specify:

Signature: (In Blue Ink) [signature] | Printed Name: AZURA LAKIN
Date of Final Inspection: 06/02/2017 | CO Cert #: 16611 ✓ | Expiration Date: 06/03/2018 | Telephone #: (970) 252.1363 | Cell Phone #: (970) 252.1363

Building Owner or Contractor

I verify that all refrigerants from air conditioning/refrigeration appliances have been properly recovered in accordance with AQCC Regulation No. 15 (for information on CFC requirements call 692-3100). I further verify that all luminous exit signs (containing radioactive material) have been disposed of in accordance with 6 CCR 1007-1 subpart 3.6.4.3 (for information on luminous exit sign requirements call 303-692-3320).

CHECK THE APPROPRIATE BOX:
☑ Building Owner ☐ Contractor ☐ Other | Date: 7-14-17
Signature: [signature] | Print Name: Josh Jackson

RECEIVED JUL 18 2017

THIS BOX IS FOR CDPHE USE ONLY:

Postmark or Hand Delivery Date: 7/17/17 | Approved By: [initials] | Code: ☑ initial-310 ☐ transfer-380
Form of Payment & #: check #0093 / $60 | Permit #: 19BU4345D | Record #: 129401 | Date Issued:

* Regulated asbestos-containing materials means (a) friable asbestos-containing material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by this regulation. Note: Asbestos-containing sheet vinyl and linoleum must be properly abated/removed prior to demolition.

Colorado Department of Public Health and Environment

DEMOLITION NOTIFICATION APPLICATION FORM

APPLICATION FEE MUST ACCOMPANY THIS FORM
INCOMPLETE APPLICATIONS WILL BE RETURNED
(Notice will be mailed to the demolition contractor unless specified otherwise)

Fee: $50 + $5 per 1000 ft² of area to be demolished = $ 55.00
(See instruction #1 on reverse side)

Submit form to:
Permit Coordinator
Colorado Dept. of Public Health and Environment
APCD-IE-B1
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Phone: 303-692-3100
Fax: 303-782-0278
Asbestos@state.co.us

Demolition Contractor

Company Name: Parker Dirtworks
Street: P.O Box 1567
City: Crested Butte | State: CO | Zip Code: 81224
Telephone #: (970) 349-1469 | Fax #: ( ) n/a
Project Manager: Josh Jackson | Cell Phone #: (970) 209-6751

I certify that the Certified Asbestos Building Inspector has informed me about any remaining asbestos-containing materials in the facility to be demolished.

Signature: [signature] | Print Name: Josh Jackson
Landfill Receiving Building Debris: Gunnison County

Demolition Site

Building Name: RESIDENCE
Square footage of footprint of facility or portion of facility to be demolished: 600 SF
Street: 214 GOTHIC AVENUE
City: CRESTED BUTTE | County: GUNNISON | Zip Code: 81224
Proposed Start Date: 7-31-17 | Proposed Completion Date: 8-11-17

Method/Means of Demolition:
☑ Wrecking ☐ Burning† ☐ Implosion ☐ Moving ☐ Other, specify:

†Burning requires additional authorization – Please call (303) 692-3100 and ask to speak to the Open Burning Permit Coordinator

Asbestos Removal Contractor

General Abatement Contractor (GAC): N/A
CDPHE Asbestos Permit #: | Total Quantity of Asbestos Removed:
Date Removal Completed: | Telephone #: ( )
Type(s) of Asbestos-Containing Material Removed:

Building Owner

Owner's Name: Gothic Avenue, LLC
Street: P.O. Box 2834
City: Crested Butte | State: CO | Zip Code: 81224
Contact's Name: Josh Jackson | Telephone #: (970) 209-6751

Certified Asbestos Inspector Certification

With my signature below, I certify that I possess current AHERA accreditation and state of Colorado certification as an Asbestos Building Inspector. I also certify that I have thoroughly inspected the facility to be demolished, as listed in the Demolition Site block above, sampled all suspect materials, had all samples analyzed for the presence of asbestos by a NVLAP-accredited laboratory, and have determined that no Regulated ACM exists anywhere in the facility.* I also certify that I have informed the owner/operator of the facility or the demolition contractor that any asbestos-containing material allowed to stay in the facility must remain non-friable during demolition. Specify type(s) of ACM remaining, below: **(check appropriate box(es))**:

☐ Vinyl asbestos floor tile (VAT) ☐ VAT mastic ☐ Tar/asphalt impregnated roofing ☐ Asphaltic pipe coatings
☐ Spray-applied tar coatings ☐ Caulking ☒ Glazing ☐ Other, specify:

Signature: (In Blue Ink) [signature] | Printed Name: AZURA LAKIN
Date of Final Inspection: 06/02/2017 | CO Cert #: 16611 | Expiration Date: 06/03/2018 | Telephone #: (970) 252.1363 | Cell Phone #: (970) 252.1363

Building Owner or Contractor

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CHECK THE APPROPRIATE BOX:
☑ Building Owner ☐ Contractor ☐ Other | Date: 7-14-17
Signature: [signature] | Print Name: Josh Jackson

JUL 18 2017

THIS BOX IS FOR CDPHE USE ONLY:

Postmark or Hand Delivery Date: 7/17/17 | Approved By: [signature] | Code: ☑ initial-310 ☐ transfer-380
Form of Payment & #: check # 0092 / 8/55 | Permit #: 17GU4346D | Record #: 129402 | Date Issued:

* Regulated asbestos-containing materials means (a) friable asbestos-containing material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by this regulation. Note: Asbestos-containing sheet vinyl and linoleum must be properly abated/removed prior to demolition.

very useful in the construction of walls using brick, cinder block, and stone. Prior to the U.S. government's ban on most forms of asbestos in 1980, asbestos fibers were a key additive used in this type of cement.

For many years asbestos was a common ingredient in masonry cement and other concrete and cement products because it was inexpensive, easy to use and provided a great deal of tensile strength and heat resistance to the finished product. Over 95% of the asbestos fiber used in this manner was of the "white" variety, also known as chrysotile asbestos. It is less harmful than other types of asbestos, but can still cause serious respiratory problems, such as asbestosis and pleural plaques.

Masons and bricklayers are among those construction workers at high risk for asbestos exposure from masonry cement, as are demolition workers whose duties require handling of old fire brick and similar materials.

Masonry Cement Products Containing Asbestos

The following partial list of masonry cement products were known to contain asbestos:

Product Name	Start Year	End Year
Kaiser Gypsum Masonry Cement	1973	
Mobil Oil Dum-Dum Masonic Cement	1964	1979

Hazards Associated with Asbestos Masonry Cement Products

Chrysotile asbestos, which was used in most masonry cement products, is a relatively soft variety derived from a stone called serpentine. Although outlawed in many countries, chrysotile is still mined in Canada, China and Russia and used widely throughout the developing world. The other main type of asbestos is amphibole. The commercial varieties of amphibole asbestos are amosite ("brown") and crocidolite ("blue"). These deadly fibers, most of which were imported from South Africa and Australia, are known to cause lung cancer and mesothelioma. Anyone who worked with bonding cement should be aware of the potential for asbestos exposure, and should let their health care provider know about this risk factor.

Learn More about Compensation for Asbestos-Related Injury

Unlike other forms of cancer which may have many causes, there is only one known principal cause of mesothelioma: asbestos exposure. The manufacturers of many asbestos-containing products knew that their products contained asbestos and knew that the fiber poses major health risks to those exposed to it, but continued to sell their products until forced to stop by the government. We have created a mesothelioma treatment guideand information packet to provide asbestos victims with information on their legal and medical choices, including a list of mesothelioma clinics. To receive your free copy of this mesothelioma information, simply fill in the form on this page and we will rush your free copy to you right away.

Handling Asbestos

The handling of asbestos must be done with great care due to the toxic properties of this substance and its classification as a known carcinogen. It's important to know that when asbestos is in good condition, it does not usually present a hazard. However, worn or damaged asbestos poses a great risk to the health and safety of humans as fibers may flake off and become airborne. At that point, it's possible for anyone in the vicinity to inhale these toxic fibers, which in turn, can become embedded in the chest. Years later, victims of asbestos exposure can develop serious asbestos-related diseases, such as asbestosis or mesothelioma.

Asbestos in the Home

Although asbestos use essentially ended by 1980, there are many old homes that still contain asbestos insulation, flooring, ceiling tiles, shingles, siding, and other items. Hence, when renovation or demolition projects take place in the home, these items must be handled with care. Homeowners who perform do-it-yourself projects should NEVER remove or manipulate asbestos products on their own. A licensed asbestos abatement professional should always be hired to do this work. These professionals not only know how to and when to remove asbestos (or when to simply encapsulate it), they have the ability to properly dispose of the material as well.

Asbestos in the Workplace

Any workplace where employees may encounter asbestos materials must, by law, have an asbestos management plan in place. These means that all asbestos materials are identified and will be properly maintained at all times, and that those individuals who work with the material will be instructed as to proper handling to avoid any asbestos cancer hazard.

Furthermore, employees should never be expected to handle the removal of asbestos or take part in any demolition that may disturb asbestos materials. As with asbestos in the home, any asbestos in the workplace should be handled by licensed asbestos professionals who are trained in management, abatement, and disposal of the toxic material.

Asbestos from Natural Disasters

Natural disasters such as hurricanes and tornadoes can result in significant damage to homes and commercial buildings. If these structures contain asbestos, the harmful particles may become friable, and can be inhaled by people, as well as pets. Often, those responsible for the recovery and clean up in the wake of a natural disaster, fire, or flood are exposed to harmful asbestos and are at risk for developing mesothelioma. But first responders and those assisting with rescue, recovery and rebuilding efforts are not the only individuals at risk of exposure following a natural disaster or other catastrophic event. All people who are present in a location where asbestos fibers have become airborne face the risk of asbestos inhalation. For this reason, it is important to exercise proper handling precautions after natural disasters such as hurricanes, tornadoes, fires and/or floods to ensure protection from possible asbestos exposure following these types of emergencies.

Protecting Yourself from Asbestos Inhalation

The following factors indicate that you are likely to face asbestos exposure after a natural disaster:

- If your home was built before the mid-eighties and contains asbestos materials such as attic insulation, floor or ceiling tiles or piping insulation.
- If you are participating in recovery efforts in an area where asbestos materials are known to have been disturbed or damaged.

In an emergency situation, it is often up to the individuals to protect themselves from asbestos inhalation. If you live in a part of the country where natural disasters such as tornadoes, hurricanes, floods, or severe windstorms are the norm, it is recommended that you put together an emergency kit that includes a mask that adequately covers the nose and mouth. The mask will not only protect you from asbestos inhalation, but from inhalation of other airborne chemicals and toxins as well. At home, the kit should include a mask for each family member and pet, as well as additional masks just in

case. At the office, masks for each employee should be on hand in the event of an asbestos emergency. Also included in the emergency kit should be bottles of water. Not only will the water keep individuals hydrated in an emergency, but it can also be used to wet asbestos products – when wet, asbestos materials are less likely to become airborne, thus reducing one's risk of exposure in an emergency situation. An asbestos emergency kit should also contain the following items:

Gloves, protective eyewear, disposable clothing and booties:
Asbestos fibers can be transferred from one location to another on shoes, clothes, and other clothing items. It is imperative to wear disposable clothing items in an asbestos emergency to avoid this.

Garbage bags:
If you must remove some asbestos materials on your own, before a licensed abatement professional can arrive, it is important to first wet the asbestos products using the water bottles in your emergency kit. Then, while wearing protective gloves and other outerwear, carefully place the asbestos materials into a garbage bag, and seal it completely. Bags with hazardous asbestos should be clearly marked. They cannot be disposed of just anywhere; asbestos waste must be disposed of in a designated landfill. Contact local authorities before disposing this type of waste following a natural disaster or other damaging event.

Why Test for Asbestos?

Asbestos is highly toxic and was widely used in a large number of building materials including flooring, ceiling tiles, insulation, cements, joint compoundand more. It is important, therefore to test for the presence of asbestos before initiating any building repairs or improvements on structures that were built prior to 1980. Not doing so can put you and others in the immediate vicinity at risk for inhaling airborne asbestos fibers during the repair or renovation. Asbestos has causal links to mesothelioma, a type of asbestos cancer.

The Role of an Asbestos Consultant

An asbestos consultant is certified to perform accredited testing for asbestos. They are also equipped to make recommendations for the safe removal or containment of asbestos containing material and can monitor and certify the success of the work of an asbestos removal contractor.

The Role of an Asbestos Removal Contractor

Asbestos removal is typically required before an older building is demolished, prior to any maintenance or renovation that could disturb asbestos containing materials or when asbestos containing materials are damaged. An asbestos removal contractor will determine whether and HSE (Health and Safety Executive) license is required for the job. This type of license is usually necessary

when there is a high probability that asbestos fibers will be released into the air during the scheduled work. The removal contractor will assess what is required for removal, perform the removal work and dispose of the hazardous material.

There are stringent requirements set by federal, state, and local authorities regarding the methods for asbestos handling, removal, and disposal. The asbestos removal regulations vary state-by-state so it is important to ensure that the hired removal professional is fully in compliance with all state laws and regulations.

Find Asbestos Contractors and Other Helpful Resources

To locate an asbestos removal professional near you, visit:
www.thebluebook.com/cl/stall203.htm

To learn more about the asbestos regulations set forth by the Environmental Protection Agency, visit:
www.epa.gov/asbestos/

To familiarize yourself with OSHA asbestos information and guidelines, go to:
www.osha.gov/SLTC/asbestos/index.htm

For general information about preparing your family for an emergency, visit:
www.ready.gov or
www.beprepared.com

Astrid Matison

From: Astrid Matison
Sent: Friday, August 11, 2017 11:10 AM
To: Michael Yerman
Cc: Molly Minneman
Subject: 222 Gothic Avenue Demolition

Michael,

We should do a site visit today if possible to look at the demolition progress over at 222, 218, and 216 Gothic. The question is are they following removal of the cinder blocks correctly?

We should observe at a distance so that we are not contaminated in the process. See information below.

Astrid

Masonry Cement

Asbestos in Masonry Cement

The term "masonry cement" refers to a specific type of cement that contains additives that increase the cement's binding strength. Although unsuitable for use with concrete blocks, masonry cement is very useful in the construction of walls using brick, cinder block, and stone. Prior to the U.S. government's ban on most forms of asbestos in 1980, asbestos fibers were a key additive used in this type of cement.

For many years asbestos was a common ingredient in masonry cement and other concrete and cement products because it was inexpensive, easy to use and provided a great deal of tensile strength and heat resistance to the finished product. Over 95% of the asbestos fiber used in this manner was of the "white" variety, also known as chrysotile asbestos. It is less harmful than other types of asbestos, but can still cause serious respiratory problems, such as asbestosis and pleural plaques.

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catastrophic event. All people who are present in a location where asbestos fibers have become airborne face the risk of asbestos inhalation. For this reason, it is important to exercise proper handling precautions after natural disasters such as hurricanes, tornadoes, fires and/or floods to ensure protection from possible asbestos exposure following these types of emergencies.

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Why Test for Asbestos?

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An asbestos consultant is certified to perform accredited testing for asbestos. They are also equipped to make recommendations for the safe removal or containment of asbestos containing material and can monitor and certify the success of the work of an asbestos removal contractor.

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There are stringent requirements set by federal, state, and local authorities regarding the methods for asbestos handling, removal, and disposal. The asbestos removal regulations vary state-by-state so it is important to ensure that the hired removal professional is fully in compliance with all state laws and regulations.

Find Asbestos Contractors and Other Helpful Resources

To locate an asbestos removal professional near you, visit:
www.thebluebook.com/cl/stall203.htm

To learn more about the asbestos regulations set forth by the Environmental Protection Agency, visit:
www.epa.gov/asbestos/

To familiarize yourself with OSHA asbestos information and guidelines, go to:
www.osha.gov/SLTC/asbestos/index.htm

For general information about preparing your family for an emergency, visit:
www.ready.gov or
www.beprepared.com

Colorado Department of Public Health and Environment
Air Pollution Control Division – Indoor Environment Program – Asbestos/IAQ Air Unit
4300 Cherry Creek Drive South, APCD-IE-B1
Denver, Colorado 80246-1530
Phone: 303-692-3100 – Fax: 303-782-0278
E-mail: asbestos@state.co.us

DEMOLITION APPROVAL NOTICE

This approval notice is granted subject to Colorado Air Quality Control Commission Regulation No. 8, Part B, adopted December 21, 2007, and effective January 30, 2008 and the Colorado Air Pollution Prevention and Control Act C.R.S. (25-7-101 and 25-7-501 et seq). This notice signifies that the structure was inspected for asbestos, luminous exit signs (containing radioactive material), and Ozone-Depleting Refrigerants and the demolition contractor has properly notified the Colorado Department of Public Health and Environment pursuant to Regulation No. 8, Part B.

As a contractor, you may be subject to other demolition licenses and permits, depending on the requirements of the county and municipality in which the work is being performed. The Colorado Department of Public Health and Environment, Air Pollution Control Division, strongly suggests that you check with county and municipal authorities in order to determine any other local building/permitting requirements that must be met.

Please note that certain asbestos-containing materials (ACM) may remain in the structure during demolition. Therefore, any demolition debris left behind after the completion of post-demolition site cleanup may constitute a "reason to know of asbestos-contaminated soil" at the site, subject to the requirements of Section 5.5 of the Solid Waste Regulations (6 CCR 1007-2, Part 1).

THE ORIGINAL APPROVAL NOTICE MUST BE POSTED ON SITE AT ALL TIMES.

Immediately notify the Asbestos/IAQ Unit of project modifications by fax (number above) or e-mail (address above) and the appropriate county health department by fax. Project modifications include changes in the scope of work or the scheduled work dates, etc.

This demolition approval notice is valid beginning 7/31/2017.
The actual scheduled work dates are from 7/31/2017 through 8/11/2017.

Approval issued on: 7/26/2017
Record number: 129401
Notice Number: 17GU4345D
For the location specified below:

Residence

218 Gothic Ave
Crested Butte
Gunnison County

COPY

This notice has been issued to:

Parker Dirt Works
PO Box 1567
Crested Butte, CO 81224

Fee Paid: $60.00
Check number: 0093

Asbestos Building Inspector:
Azura Lakin
Cerification No.: 16611

Inspection Date: 06/02/2017

Issued by: SM

Colorado Department of Public Health and Environment
Air Pollution Control Division – Indoor Environment Program – Asbestos/IAQ Air Unit
4300 Cherry Creek Drive South, APCD-IE-B1
Denver, Colorado 80246-1530
Phone: 303-692-3100 – Fax: 303-782-0278
E-mail: asbestos@state.co.us

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This demolition approval notice is valid beginning 7/31/2017.
The actual scheduled work dates are from 7/31/2017 through 8/11/2017.

Approval issued on: 7/26/2017
Record number: 129402
Notice Number: 17GU4346D
For the location specified below:

Residence

214 Gothic Ave
Crested Butte
Gunnison County

COPY

Fee Paid: $55.00
Check number: 0092

Asbestos Building Inspector:
Azura Lakin
Cerification No.: 16611

Inspection Date: 06/02/2017

This notice has been issued to:

Parker Dirt Works
PO Box 1567
Crested Butte, CO 81224

Issued by: SM

Colorado Department of Public Health and Environment
Air Pollution Control Division – Indoor Environment Program – Asbestos/IAQ Air Unit
4300 Cherry Creek Drive South, APCD-IE-B1
Denver, Colorado 80246-1530
Phone: 303-692-3100 – Fax: 303-782-0278
E-mail: asbestos@state.co.us

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Please note that certain asbestos-containing materials (ACM) may remain in the structure during demolition. Therefore, any demolition debris left behind after the completion of post-demolition site cleanup may constitute a "reason to know of asbestos-contaminated soil" at the site, subject to the requirements of Section 5.5 of the Solid Waste Regulations (6 CCR 1007-2, Part 1).

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This demolition approval notice is valid beginning 7/31/2017.
The actual scheduled work dates are from 7/31/2017 through 8/11/2017.

Approval issued on: 7/26/2017
Record number: 129403
Notice Number: 17GU4344D
For the location specified below:

Residence

222 Gothic Ave
Crested Butte
Gunnison County

COPY

This notice has been issued to:

Parker Dirt Works
PO Box 1567
Crested Butte, CO 81224

Fee Paid: $55.00
Check number: 0094

Asbestos Building Inspector:
Azura Lakin
Cerification No.: 16611

Inspection Date: 06/02/2017

Issued by: SM

7/14/17

Astrid Matison

To:	Josh Jackson
Cc:	Michael Yerman; Molly Minneman; Jessica Earley
Subject:	214, 218 and 222 Gothic Avenue project
Attachments:	Building Permit Application 222 Gothic Avenue.pdf; Excavation Cutting Permit (2).pdf

Josh,
I spoke with Kris with Plateau Engineering. Based on the Plateau Asbestos Report dated June 8th, 2017, I cannot issue the demolition of the three buildings located at 214, 218 and 222 Gothic Avenue on Monday.
Kris said she sent via FEDEX (you received yesterday), the three forms for you to submit to the state. The state permitting process takes at a minimum 10 days. Parker Construction must follow OSHA Asbestos Construction regulations. See OSHA Asbestos and Construction Manual and OSHA safety for workers on the job links below. Both must be carefully adhered too.

The windows must be removed first (asbestos is in the glazing), wrapped and placed in the dumpster. No visible emissions must be visible during the demolition, by wetting down the site prior to tear down. It is important to not drive over materials and have asbestos leach into the soils. The concrete cinderblocks have asbestos in the coating so the local gravel pit needs to be made aware of this hazardous condition.

You as the property owner and your demolition contractor must make sure the neighbors are safe from hazardous material exposure, as well as the workers on site.

https://www.osha.gov/Publications/osha3096.pdf

https://www.osha.gov/OshDoc/data_Hurricane_Facts/AsbestosHazards.pdf

Lead does not need to be tested for per Kris, because of the total volume amount of materials being taken to the dump; however, workers must take precautions. See OSHA information below.

https://www.osha.gov/OshDoc/data_Hurricane_Facts/lead_hazards_fs.pdf

https://www.osha.gov/Publications/OSHA3680.pdf

Once I get a copy of the state demolition permits, Michael Yerman and Molly Minneman are satisfied with the recycling plan, the landscape/grading/tree nursery or replacement plan, and the full permit is paid for- then you may proceed with the demolition.

See the attached the permit costs. Is there going to be any outdoor heated areas? Digging in the Town Right of Way requires the attached form to be filled out and submitted to Rodney Due, the Town Public Works Director. Since you have plenty of land, I assume you will not need to use any Town Right of Way for staging of materials correct?

Best Regards,
Astrid

Finalize Plat

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39

Astrid Matison

To: Chris Lakin
Subject: 214, 218, 222 Gothic Avenue

Hi Chris and Kris,
Does Josh Jackson need to do asbestos containment on the items that are printed in blue ink (OSHA/EPA regulated material)?
Thanks for calling me today. I hope to see the information regarding lead soon.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

To: Josh Jackson
Cc: Molly Minneman; Jessica Earley; Michael Yerman
Subject: RE: Jackson Asbestos Survey

7/14/17
* Chris from Plateau to email regulations.

Hi Josh,
Thank you. I will take a look at this information. Did they test for lead as well?
Molly said she has more information for you tomorrow. She is in meetings for the rest of the day.
I will talk to her tomorrow as well before getting back to you regarding the demo permit.
Astrid

From: Josh Jackson [mailto:joshjackson73@outlook.com]
Sent: Monday, July 10, 2017 2:32 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Jackson Asbestos Survey

Hello Astrid,

Molly let me know that you will need a copy of the asbestos report for 214, 218, and 222 Teocalli before issuing us a demo permit. Here is a copy of those reports.
Also, Kris with Plateau is sending me the state permit applications today. I will deliver those to you as soon as I receive them. Please let me know what else I can do to help this process go as quickly as possible.

Thank you, Josh Jackson

Begin forwarded message:

From: Christopher Lakin <plateauengineering@hotmail.com>
Subject: FW: AsbestosSurvey2017
Date: July 10, 2017 at 2:02:28 PM MDT
To: "joshjackson73@outlook.com" <joshjackson73@outlook.com>

From: plateauengineering@hotmail.com
Sent: Friday, June 09, 2017 7:16 AM
To: 'joshjackson73@outlook.com'
Subject: AsbestosSurvey2017

Josh,
Here is the report with supporting documentation. I have not issued signed demolition permit applications yet, they have a short shelf life. Let me know your demo schedule so we can get these to you in a timely fashion.
Good news.
Thank You,
Kris

ASBESTOS SURVEY FOR DEMOLITION
214, 218, 222 Gothic Avenue
Crested Butte, Colorado 81224

Prepared for:

Josh Jackson
PO Box 2834
Crested Butte, Colorado 81224

Prepared by:

Azura Lakin
Colorado State Certified Asbestos Building Inspector #16611

June 8, 2017

Project No. JJ06022017

PLATEAU, INC.
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
ASBESTOS CONSULTING FIRM # ACF-14973

plateau inc

236 South 3rd Street, #340 | Montrose, Colorado 81401 | 970.252.1363 | 970.728.5737 | 970.641.1000

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ACRONYMS

Commonly Used Acronyms

ACBM	Asbestos Containing Building Materials
ACM	Asbestos Containing Materials
AHERA	Asbestos Hazard Emergency Response Act
CDPHE	Colorado Department of Public Health and Environment
EPA	Environmental Protection Agency
HA	Homogeneous Area
HEPA	High Efficiency Particulate Air
HVAC	Heating Ventilation and Air Conditioning
NESHAP	National Emission Standards for Hazardous Air Pollutants
O&M	Operations and Maintenance
OSHA	Occupational Safety and Health Administration
PCM	Phase Contrast Microscopy
PLM	Polarized Light Microscopy
RBM	Regulated Building Material
TEM	Transmission Electron Microscopy
TSI	Thermal System Insulation

1.0 INTRODUCTION

Plateau, Inc. was retained by Mr. Josh Jackson to perform an asbestos survey for the purpose of demolition of three residential structures located at 214, 218, and 222 Gothic Avenue, Crested Butte, Colorado. The structures are currently occupied by tenants; however, upon completion of sale all three will be demolished. Three separate, complete, asbestos surveys were performed. Azura Lakin, certified by the EPA and CDPHE, retains certification in accordance with regulatory guidelines and is identified by CDPHE as Asbestos Inspector #16611. The inspection was conducted in accordance with applicable EPA, OSHA and CDPHE regulations and was performed on June 2, 2017.

2.0 ASBESTOS METHODOLOGY

The purpose of the asbestos inspection was to identify friable and Category II non-friable asbestos material. Only accessible materials were inspected and tested in accordance with Colorado Reg. 8, Part B. During the asbestos materials survey, Plateau, Inc. performed the following tasks:

- Inspected accessible areas for suspected asbestos materials;
- Developed a sampling plan for each material based on the homogeneous material type, friability, accessibility, and material locations;
- Collected samples of suspected homogeneous and non-homogeneous materials in accordance of Colorado Reg. 8, Part B and submitted them for laboratory analysis by Polarized Light Microscopy (PLM); and,
- Documented findings and inspection protocol in accordance with accepted industry standards.

3.0 ASBESTOS INSPECTION PROCEDURE

Asbestos sampling is conducted by segregating building materials into sampling units call homogeneous areas. A homogeneous area is defined as a material that is uniform in texture and color and appears identical in every other respect. Homogeneous suspect asbestos materials were identified by visually inspecting and sampling the following systems:

- Surface System - Various textures
- Miscellaneous
  - Block & Mortar
  - Grout
  - Window Glazing
  - Underlayment
  - Sheet Flooring
  - Ceiling Panels
  - Roofing

3.1 Asbestos Sample Collection

The EPA and CDPHE regulate the minimum number of samples to be collected of each suspect material as outlined on Table 1, Sampling Minimums.

TABLE 1 – SAMPLING MINIMUMS

MATERIAL	HOMOGENEOUS AREA SIZE	UNITS	MINIMUM SAMPLE AMOUNT
SURFACING	LESS THAN 1,000	SF	3
SURFACING	1,000 TO 5,000	SF	5
SURFACING	MORE THAN 5,000	SF	7
THERMAL SYSTEM INSULATION		LF/ SF/EA	3
MISCELLANEOUS MATERIALS		LF/SF/EA	2

SF – Square Feet LF – Linear Feet EA – Each

Ms. Lakin collected bulk samples of the suspected friable and non-friable asbestos materials in a random and representative manner as defined by the U.S. Environmental Protection Agency (EPA) statistical sampling methods. The collected samples were packaged in sealed baggies and labeled appropriately.

3.2 *Asbestos Sample Analysis*

The bulk samples of suspected asbestos materials were submitted under chain of custody to an independent laboratory for analysis. The National Voluntary Laboratory Accreditation Program (NVLAP) (Lab Code 200828-0) accredits EMSL Analytical Inc. Individual layers of the samples were analyzed by PLM (Polarized Light Microscopy), a bulk sample analysis method established by the National Voluntary Laboratory Accreditation Program (NVLAP), to determine asbestos type and content. Bulk samples were analyzed using EPA Method 600/R-93/116. Unused portions of the samples are archived for 60 days, unless the client requests special handling.

4.0 ASBESTOS REGULATORY CRITERIA

According to the Occupational Safety and Health Administration (OSHA), the EPA, and the Colorado Department of Public Health and Environment (CDPHE), samples with asbestos concentrations greater than 1 percent are classified as asbestos containing and are a regulated material. If a building structure is scheduled for renovation or demolition, samples that contain a "trace" amount of asbestos (less than 1 percent) must be further analyzed by a more accurate point-count analysis to determine if they surpass the 1 percent threshold, or the materials must be assumed to contain asbestos and be classified as a regulated material.

The EPA and OSHA distinguish between friable and non-friable forms of asbestos materials. Friable materials can be crumbled or reduced to powder by hand pressure when dry versus non-friable materials that cannot be crumbled, pulverized, or reduced to powder by hand pressure when dry. Friable materials are more likely to be released into the air, especially if impacted or damaged during normal use, renovation, or demolition of a building. Therefore, the distinction between friable and non-friable asbestos materials is important. The EPA further segregates non-friable asbestos materials into Category I or Category II. Category I non-friable asbestos materials include floor tiles and roofing felts. Removal of these asbestos materials is not required prior to demolition as long as they are in good condition. Category II asbestos materials are all other non-friable asbestos materials and must be removed prior to normal demolition or renovation.

Whether removed or remaining in a structure during demolition, the confirmed or presumed asbestos materials are subject to EPA National Emission Standards for Hazardous Air

Pollutants (NESHAP) and OSHA regulations. In 40CFR61.145, NESHAP requires that each owner or operator of a demolition activity provide the administrator with written notice of intent. The CDPHE has implemented the NESHAP program. Please contact Plateau 20 days prior to demolition so we may provide up to date permit applications.

5.0 ASBESTOS INSPECTION RESULTS

Results of the asbestos analyses for the homogeneous material collected from the structures are summarized below and in Table 2. Table 2 presents Plateau, Inc.'s homogeneous material identifier and laboratory results for asbestos content. Laboratory reports for the samples are presented in Appendix B.

214, 218, 222 Gothic Avenue, Crested Butte, Colorado

A multitude of different surfacing and miscellaneous construction components were identified during inspection. Plateau, Inc. collected and shipped under chain of custody twenty-nine (29) samples of suspect building materials from 214 Gothic Avenue, twenty-one (21) samples of suspect building materials from 218 Gothic Avenue, and twenty-one (21) samples of suspect building materials from 222 Gothic Avenue.

The window glazing of 214 and 222 Gothic Avenue has been identified as asbestos-containing, is non-friable and less then the trigger levels as defined by Colorado Reg. 8 Part B. This material may remain with the structure as long as the demolition contractor does not render the material friable. 222 Gothic is reported to have .25-.50% chrysotile in the concrete masonry block and mortar associated with the exterior divider wall. The concentration is less than 1% therefore this material is not regulated by Colorado State; however, the demolition contractor must be made aware of this finding and apply OSHA hazardous materials in construction standards.

218 Gothic Avenue materials identified were non-detect for asbestos fibers.

PLEASE REFERENCE TABLE 2 – ASBESTOS RESULTS FOR HOMOGENEOUS MATERIALS

6.0 CONCLUSIONS AND RECOMMENDATIONS

Asbestos containing materials are regulated by the Colorado Department of Public Health and Environment (CDPHE), the U.S. Environmental Protection Agency (EPA), and the Occupational Safety and Health Administration (OSHA). Colorado Reg. 8, Part B requires demolition permits for projects that require the removal of any load-bearing member. Demolition permit applications are not included with this report. Please contact Plateau when you are ready to proceed with your project.

7.0 LIMITATIONS

This report was prepared for the use of assessing the potential asbestos building materials that may be impacted during demolition of three residential structures located at 214, 218, and 222 Gothic Avenue, Crested Butte, Colorado. Observations made were not intrusive and limited to readily visible or exposed building material within the structure. Our services were performed with no destruction for sampling; thus, our services are not intended to guarantee or certify the absence of asbestos.

The accuracy and reliability of environmental studies are a reflection of the number and type of samples taken and extent of the analyses conducted, and are thus inherently limited to and dependent upon the resources expended. An independent laboratory performed laboratory analysis. Plateau, Inc. is not responsible for the accuracy of data presented by others.

Plateau, Inc. performed the survey in a manner consistent with the level of care and expertise exercised by members of the asbestos inspection and assessment profession. Plateau, Inc. does not imply or guarantee that every suspect asbestos material on or in the building has been identified or sampled. Historically, asbestos has been used extensively in the United States. This inspection is intended to identify those components that are reasonably suspect and hence most likely to be asbestos materials in quantities subject to regulation based on existing industry and regulatory standards. If additional asbestos materials or asbestos-suspect materials are encountered, work should be stopped and an additional asbestos inspection performed.

Thank you for your business. If we can be of further service, please do not hesitate to call us, 970.252.1363.

Sincerely,

Plateau, Inc.
Azura Lakin
Certified Asbestos Building Inspector # 16611

SUMMARY OF FEDERAL AND STATE ASBESTOS REGULATIONS

OSHA: U.S. Department of Labor, Occupational Safety, and Health Administration, including but not limited to:

- Occupational Exposure to Asbestos, Tremolite, Anthophyllite, and Actinolite;
- Final Rules Title 29, Part 1910, Section 1325 and Part 1926, Section 1101 of the Code of Federal Regulations;
- Respiratory Protection Standard Title 29, Part 1910, Section 134 of the Code of Federal Regulations;
- Construction Industry Title 29, Part 1926, of the Code of Federal Regulations;
- Access to Employee Exposure and Medical Records Title 29, Part 1910, Section 2 of the Code of Federal Regulations;
- Hazard Communication Title 29, Part 1926 Section 59 of the Code of Federal Regulations; and
- Specifications for Accident Prevention Signs and Tags Title 29, Part 1910, Section 145 of the Code of Federal Regulations.

DOT: U.S. Department of Transportation, including but not limited to:

- Hazardous Substances Title 29, Part 171 and 172 of the Code of Federal Regulations.

EPA: U.S. Environmental Protection Agency, including but not limited to:

- Asbestos Hazard Emergency Response Act (AHERA) Regulation;
- Asbestos Containing Materials in Schools Final Rule & Notice Title 40, Part 763 Sub-part E of the Code of Federal Regulations;
- Training Requirements of (AHERA) Regulation;
- Asbestos Containing Materials in Schools Final Rule & Notice Title 40,Part 763, Sub-part E, Appendix C of the Code of Federal Regulations;

- National Emission Standard for Hazardous Air Pollutants (NESHAPS); and

- National Emission Standard for Asbestos Title 40, Part 61, Sub-part A, Sub-part M (Revised Sub-part B) of the Code of Federal Regulations.

CDPHE: Colorado Department of Public Health and Environment, including but not limited to:

- Air Quality Control Commission, Regulation No. 8, Part B "Emissions Standards for Asbestos"; and

- Hazardous Materials and Waste Management Division, 6 CCR 1007-2, Section 5 "Asbestos Waste Management."

TABLE 2

ASBESTOS RESULTS FOR HOMOGENEOUS MATERIALS
KEY - RED INK = COLORADO REGULATED MATERIAL
BLUE INK = OSHA/EPA REGULATED MATERIAL
BLACK INK = NON REGULATED MATERIAL

SAMPLE/MATERIAL	LAB RESULT	LOCATION OF MATERIAL	LOCATION OF SAMPLE
214 GOTHIC AVENUE			
1. SF-1, BEIGE SQUARE PATTERN SHEET FLOORING	NON-DETECT	KITCHEN OF 214A	AT ENTRANCE
2. SF-1, BEIGE SQUARE PATTERN SHEET FLOORING	NON-DETECT	KITCHEN OF 214A	RIGHT OF ENTRANCE TO BATH
3. BM-1, CMU BLOCK	NON-DETECT	INTERIOR & EXTERIOR WALLS	LEFT OF BATH ENTRY OF 214A
4. BM-1A, MORTAR	NON-DETECT	INTERIOR & EXTERIOR WALLS	LEFT OF BATH ENTRY OF 214A
5. WS-1, POTENTIAL SLIGHT TEXTURE ON GWB	NON-DETECT	WALLS AND CEILINGS OF 214A	NORTHEAST CORNER ABOVE WAINSCOTE
6. WS-1, POTENTIAL SLIGHT TEXTURE ON GWB	NON-DETECT	WALLS AND CEILINGS OF 214A	LEFT OF ENTRY, 5' UP
7. WS-1, POTENTIAL SLIGHT TEXTURE ON GWB	NON-DETECT	WALLS AND CEILINGS OF 214A	SOUTH WALL, LEFT OF WINDOW, 5.5' UP
8. WS-1, POTENTIAL SLIGHT TEXTURE ON GWB, JOINT COMPOUND	NON-DETECT	WALLS AND CEILINGS OF 214A	SOUTHEAST CORNER
9. WS-1, POTENTIAL SLIGHT TEXTURE ON GWB, JOINT COMPOUND	NON-DETECT	WALLS AND CEILINGS OF 214A	NORTH WALL, CORNER B/W WINDOW AND CLOSET
10. BM-1, CMU BLOCK	NON-DETECT	INTERIOR & EXTERIOR WALLS	LEFT OF BATH ENTRY, 6" UP IN 214B

11. BM-1A, MORTAR	NON-DETECT	INTERIOR AND EXTERIOR WALLS	LEFT OF BATH ENTRY, 6" UP IN 214B
12. SF-2, BEIGE LARGE SQUARE PATTERN SHEET FLOORING	NON-DETECT	KITCHEN OF 214B	LEFT OF ENTRY
13. SF-2, BEIGE LARGE SQUARE PATTERN SHEET FLOORING	NON-DETECT	KITCHEN OF 214B	UNDER SINK
14. CT-1, RECTANGLE CEILING PANELS	NON-DETECT	THROUGHOUT 214B	ABOVE FRIDGE
15. CT-1, RECTANGLE CEILING PANELS	NON-DETECT	THROUGHOUT 214B	ABOVE BATH ENTRY
16. BM-2, LARGE PINK/WHITE FLOOR TILES	NON-DETECT	BATH OF 214B	AT ENTRY
17. BM-2A, GROUT	NON-DETECT	BATH OF 214B	RIGHT OF ENTRY
18. BM-2A, GROUT	NON-DETECT	BATH OF 214B	AT TOILET
19. WS-2, BLUE PAINT, POTENTIAL TEXTURE ON GWB	NON-DETECT	WALLS OF BEDSPACE, 214B	WEST WALL, RIGHT OF HEATER, 3" UP
20. WS-2, BLUE PAINT, POTENTIAL TEXTURE ON GWB	NON-DETECT	WALLS OF BEDSPACE, 214B	RIGHT OF ENTRY, 4' UP
21. WS-2, BLUE PAINT, POTENTIAL TEXTURE ON GWB	NON-DETECT	WALLS OF BEDPSACE, 214B	NORTH WALL, LEFT OF WINDOW
22. WS-2, BLUE PAINT, POTENTIAL TEXTURE ON GWB, JOINT COMPOUND	NON-DETECT	WALLS OF BEDSPACE, 214B	NORTHWEST CORNER
23. WS-2, BLUE PAINT, POTENTIAL TEXTURE ON GWB, JOINT COMPOUND	NON-DETECT	WALLS OF BEDSPACE, 214B	NORTHEAST CORNER
24. R-1, TAR IMPREG ROOFING MATERIAL	NON-DETECT	ROOF	ROOF
2S. R-1, TAR IMPREG ROOFING MATERIAL	NON-DETECT	ROOF	ROOF

26. R-1A, ROOFING UNDERLAYMENT	NON-DETECT	ROOF	ROOF
27. R-1A, ROOFING UNDERLAYMENT	NON-DETECT	ROOF	ROOF
28. WG-1, WINDOW GLAZING	3% CHRYSOTILE	EXTERIOR OF WINDOWS	EAST WINDOW
29. WG-1, WINDOW GLAZING	NON-DETECT	EXTERIOR OF WINDOWS	SOUTHEAST WINDOW
218 GOTHIC AVENUE			
1. WS-1, TEXTURE ON CONCRETE	NON-DETECT	1ST FLOOR BEDROOM 1, ENTRY	LEFT OF ENTRY, 1.5' UP, BED 1
2. WS-1, TEXTURE ON CONCRETE	NON-DETECT	1ST FLOOR BEDROOM 1, ENTRY	LEFT OF MAIN ENTRY
3. WS-1, TEXTURE ON CONCRETE	NON-DETECT	1ST FLOOR BEDROOM 1, ENTRY	ABOVE 1ST FLOOR ENTRY WINDOWS
4. WS-2, TEXTURE ON GWB	NON-DETECT	BOTTOM HALF OF WALL OVER CONCRETE OF 1ST FLOOR BED 1	NORTH WALL, EAST END, 4' UP
5. WS-2, TEXTURE ON GWB	NON-DETECT	BOTTOM HALF OF WALL OVER CONCRETE OF 1ST FLOOR BED 1	LEFT OF EXIT IN BED1
6. WS-2, TEXTURE ON GWB	NON-DETECT	BOTTOM HALF OF WALL OVER CONCRETE OF 1ST FLOOR BED 1	NORTH WALL, MIDDLE, MIDDLE
7. WS-2, TEXTURE ON GWB, JOINT COMPOUND	NON-DETECT	BOTTOM HALF OF WALL OVER CONCRETE OF 1ST FLOOR BED 1	NORTHEAST CORNER, 3' UP
8. WS-2, TEXTURE ON GWB, JOINT COMPOUND	NON-DETECT	BOTTOM HALF OF WALL OVER CONCRETE OF 1ST FLOOR BED 1	EAST WALL, UINDER WINDOW
9. G-2, GROUT	NON-DETECT	1ST FLOOR	AT BED 1 ENTRY
10. G-2, GROUT	NON-DETECT	1ST FLOOR	BED 2, MIDDLE

11. WS-3, SLIGHT ORANGE PEEL TEXTURE ON GWB	NON-DETECT	2ND FLOOR, 3RD FLOOR, 1ST LANDING OF STAIRWELL WALLS AND CEILINGS	RIGHT OF OUTSIDE EXIT, LIVING ROOM, 1' UP
12. WS-3, SLIGHT ORANGE PEEL TEXTURE ON GWB	NON-DETECT	2ND FLOOR, 3RD FLOOR, 1ST LANDING OF STAIRWELL WALLS AND CEILINGS	NORTH WALL, UNDER EAST WINDOW
13. WS-3, SLIGHT ORANGE PEEL TEXTURE ON GWB	NON-DETECT	2ND FLOOR, 3RD FLOOR, 1ST LANDING OF STAIRWELL WALLS AND CEILINGS	3RD FLOOR LOFT, SOUTH WALL, EAST SIDE
14. WS-3, SLIGHT ORANGE PEEL TEXTURE ON GWB, JOINT COMPOUND	NON-DETECT	2ND FLOOR, 3RD FLOOR, 1ST LANDING OF STAIRWELL WALLS AND CEILINGS	NORTH WALL, CORNER, LIVING ROOM
15. WS-3, SLIGHT ORANGE PEEL TEXTURE ON GWB, JOINT COMPOUND	NON-DETECT	2ND FLOOR, 3RD FLOOR, 1ST LANDING OF STAIRWELL WALLS AND CEILINGS	CORNER AT BATH 2 ENTRY
16. G-1, GROUT	NON-DETECT	BATH 2	BY TUB
17. G-1, GROUT	NON-DETECT	BATH 2	MIDDLE
18. MISC-1, UNDERLAYMENT OF WOOD SIDING	NON-DETECT	EXTERIOR SIDING	NORTH FACING
19. MISC-1, UNDERLAYMENT OF WOOD SIDING	NON-DETECT	EXTERIOR SIDING	SOUTH FACING
20. WG-1, WINDOW GLAZING	NON-DETECT	EXTERIOR OF WINDOWS	SOUTHEAST WINDOW
21. WG-1, WINDOW GLAZING	NON-DETECT	EXTERIOR OF WINDOWS	SOUTHEAST WINDOW
222 GOTHIC AVENUE			
1. WS-1, SLIGHT TEXTURE ON GWB	NON-DETECT	222B WALLS	SOUTH WALL OF KITCHEN AREA, MIDDLE
2. WS-1, SLIGHT TEXTURE ON GWB	NON-DETECT	222B WALLS	WALL LEFT OF REAR EXIT, 4' UP
3. WS-1, SLIGHT TEXTURE ON GWB	NON-DETECT	222B WALLS	BATH, NORTH WALL RIGHT OF TOILET, 5' UP

4. WS-1, SLIGHT TEXTURE ON GWB, JOINT COMPOUND	NON-DETECT	222B WALLS	SOUTHEAST CORNER OF BATH
5. WS-1, SLIGHT TEXTURE ON GWB, JOINT COMPOUND	NON-DETECT	222B WALLS	NORTHEAST CORNER OF BATH
6. BM-1, CMU BLOCK	0.25% CHRYSOTILE	EXTERIOR & DIVIDER WALLS	KITCHEN OF 222B
7. BM-1A, MORTAR	0.50% CHRYSOTILE	EXTERIOR & DIVIDER WALLS	BATH OF 222B
8. BM-1, CMU BLOCK	0.25% CHRYSOTILE	EXTERIOR & DIVIDER WALLS	BATH OF 222B
9. BM-1A, MORTAR	0.50% CHRYSOTILE	EXTERIOR & DIVIDER WALLS	BATH OF 222B
10. WS-2, 5ANDY STUCCO TEXTURE ON GWB/BLOCK	NON-DETECT	222A BATH WALLS AND CEILINGS, 222A WALLS	SOUTH WALL OF KITCHEN
11. WS-2, SANDY STUCCO TEXTURE ON GWB/BLOCK	NON-DETECT	222A BATH WALLS AND CEILINGS, 222A WALLS	CEILING AT LOFT ACCESS
12. WS-2, SANDY STUCCO TEXTURE ON GWB/BLOCK	NON-DETECT	222A BATH WALLS AND CEILINGS, 222A WALLS	BATH CEILING, MIDDLE
13. WS-2, SANDY STUCCO TEXTURE ON GWB/BLOCK, JOINT COMPOUND	NON-DETECT	222A BATH WALLS AND CEILINGS, 222A WALLS	NORTHWEST CORNER OF BATH CEILING
14. WS-2, SANDY STUCCO TEXTURE ON GWB/BLOCK, JOINT COMPOUND	NON-DETECT	222A BATH WALLS AND CEILINGS, 222A WALLS	KITCHEN CORNER
15. G-1, GROUT	NON-DETECT	222A	AT MAIN ENTRY
16. G-1, GROUT	NON-DETECT	222A	AT BATH ENTRY
17. W5-3, SMEAR TEXTURE ON GWB	NON-DETECT	222A CEILINGS	ABOVE REAR EXIT
18. WS-3, SMEAR TEXTURE ON GWB	NON-DETECT	222A CEILINGS	NORTH CELING, ABOVE WINDOW

19. WS-3, SMEAR TEXTURE ON GWB, JOINT COMPOUND	NON-DETECT	222A CEILINGS	AT LOFT ACCESS
20. WG-1, WINDOW GLAZING	NON-DETECT	EXTERIOR OF WINDOWS	EAST WINDOW, 222A
21. WG-1, WINDOW GLAZING	3% CHRYSOTILE	EXTERIOR OF WINDOWS	SOUTHWEST WINDOW, 222B

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EMSL Order: 041715993
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Customer PO:
Project ID:

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Plateau, Inc.
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Project: 222 Gothic

Phone: (970) 252-1363
Fax:
Received Date: 06/05/2017 11:50 AM
Analysis Date: 06/06/2017 - 06/07/2017
Collected Date: 06/02/2017

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
1-Drywall 041715993-0001		Brown/White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
1-Joint Compound 041715993-0001A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2 041715993-0002		Brown/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
3 041715993-0003		Brown/White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
4-Drywall 041715993-0004		Brown/White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
4-Joint Compound 041715993-0004A		White Non-Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
5-Drywall 041715993-0005		Brown/White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
5-Joint Compound 041715993-0005A		White Non-Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
6 041715993-0006		Gray/Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
7 041715993-0007		Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
8 041715993-0008		Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
9 041715993-0009		Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
10-Drywall 041715993-0010		Brown/White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
10-Joint Compound 041715993-0010A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11-Drywall 041715993-0011		Brown/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
11-Joint Compound 041715993-0011A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 06/07/2017 16:10:27

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EMSL Order: 041715993
Customer ID: PLAT42
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
12-Drywall *041715993-0012*		Brown/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
12-Joint Compound *041715993-0012A*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13 *041715993-0013*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-Drywall *041715993-0014*		Brown/White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
14-Joint Compound *041715993-0014A*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
15 *041715993-0015*		Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16 *041715993-0016*		Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
17-Drywall *041715993-0017*		Brown/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
17-Joint Compound *041715993-0017A*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18-Drywall *041715993-0018*		Brown/White Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
18-Joint Compound *041715993-0018A*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
19 *041715993-0019*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
20 *041715993-0020*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21 *041715993-0021*		White Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile

Analyst(s)
Frank Dicrescenzo (5)
Michael Orsini (25)

Benjamin Ellis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from: 06/07/2017 16:10:27

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EMSL Order: 041715996
Customer ID: PLAT42
Customer PO:
Project ID:

Attention: C. Lakin
Plateau, Inc.
236 So. 3rd Street
#340
Montrose, CO 81401
Project: 218 Gothic

Phone: (970) 252-1363
Fax:
Received Date: 06/05/2017 11:50 AM
Analysis Date: 06/07/2017
Collected Date: 06/02/2017

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
1 041715996-0001		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2 041715996-0002		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3 041715996-0003		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4-Drywall 041715996-0004		Gray Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
4-Joint Compound 041715996-0004A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5-Drywall 041715996-0005		Gray Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
5-Joint Compound 041715996-0005A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
6-Drywall 041715996-0006		Gray Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
6-Joint Compound 041715996-0006A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7-Drywall 041715996-0007		Gray Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
7-Joint Compound 041715996-0007A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8 041715998-0008		Gray Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
9 041715996-0009		Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10 041715996-0010		Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11-Drywall 041715996-0011		Brown/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
11-Joint Compound 041715996-0011A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 06/07/2017 20:21:32

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 041715996
Customer ID: PLAT42
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
12-Drywall *041715996-0012*		Brown/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
12-Joint Compound *041715996-0012A*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13-Drywall *041715996-0013*		Brown/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
13-Joint Compound *041715996-0013A*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14 *041715996-0014*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
15-Drywall *041715996-0015*		Brown/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
15-Joint Compound *041715996-0015A*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16 *041715996-0016*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
17 *041715996-0017*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18 *041715996-0018*		Black Fibrous Homogeneous	75% Cellulose	25% Non-fibrous (Other)	None Detected
19 *041715996-0019*		Black Fibrous Homogeneous	75% Cellulose	25% Non-fibrous (Other)	None Detected
20 *041715996-0020*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21 *041715996-0021*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
Michael Orsini (7)
Rebecca Siegel (22)

Benjamin Ellis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from: 06/07/2017 20:21:32

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 041715999
Customer ID: PLAT42
Customer PO:
Project ID:

Attention: Chris Lakin
Plateau, Inc.
236 So. 3rd Street
#340
Montrose, CO 81401
Project: 214 Gothic

Phone: (970) 252-1363
Fax:
Received Date: 06/05/2017 11:50 AM
Analysis Date: 06/07/2017
Collected Date: 06/02/2017

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
1 041715999-0001		White/Pink Non-Fibrous Homogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
2-Vinyl Sheet Flooring 041715999-0002		White/Pink Fibrous Homogeneous	25% Cellulose 5% Glass	70% Non-fibrous (Other)	None Detected
2-Mastic 041715999-0002A		Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3 041715999-0003		Gray/Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4 041715999-0004		Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5 041715999-0005		Brown/White Fibrous Homogeneous	15% Cellulose 3% Glass	82% Non-fibrous (Other)	None Detected
6 041715999-0006		Brown/White Fibrous Homogeneous	15% Cellulose 3% Glass	82% Non-fibrous (Other)	None Detected
7 041715999-0007		Brown/White Fibrous Homogeneous	15% Cellulose 3% Glass	82% Non-fibrous (Other)	None Detected
8-Drywall 041715999-0008		Brown/White Fibrous Homogeneous	15% Cellulose 3% Glass	82% Non-fibrous (Other)	None Detected
8-Joint Compound 041715999-0008A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9-Drywall 041715999-0009		White Non-Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
9-Joint Compound 041715999-0009A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10 041715999-0010		Gray/White/Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11 041715999-0011		Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
12-Linoleum 041715999-0012		Tan Fibrous Homogeneous	20% Cellulose 10% Glass	70% Non-fibrous (Other)	None Detected
12-Mastic 041715999-0012A		Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 06/07/2017 16:39:32

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
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http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 041715999
Customer ID: PLAT42
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
13-Linoleum *041715999-0013*		Tan Fibrous Homogeneous	30% Cellulose 5% Glass	65% Non-fibrous (Other)	None Detected
13-Mastic *041715999-0013A*		Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14 *041715999-0014*		Brown/White Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
15 *041715999-0015*		Brown/White Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
16 *041715999-0016*		Tan/Orange Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
17 *041715999-0017*		Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18 *041715999-0018*		Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
19-Drywall *041715999-0019*		Brown/White Fibrous Homogeneous	15% Cellulose 3% Glass	82% Non-fibrous (Other)	None Detected
19-Joint Compound *041715999-0019A*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
20 *041715999-0020*		Brown/White Fibrous Homogeneous	15% Cellulose 3% Glass	82% Non-fibrous (Other)	None Detected
21 *041715999-0021*		Brown/White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
22-Drywall *041715999-0022*		Brown/White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
22-Joint Compound *041715999-0022A*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23-Drywall *041715999-0023*		White Fibrous Homogeneous	15% Cellulose 3% Glass	82% Non-fibrous (Other)	None Detected
24 *041715999-0024*		Gray/Red/Black Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
25 *041715999-0025*		Black Fibrous Homogeneous	25% Cellulose	75% Non-fibrous (Other)	None Detected
26 *041715999-0026*		Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
27 *041715999-0027*		Black Fibrous Homogeneous	65% Cellulose	35% Non-fibrous (Other)	None Detected
28 *041715999-0028*		Tan Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile

Initial report from: 06/07/2017 16:39:32

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EMSL Order: 041715999
Customer ID: PLAT42
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
29 *041715999-0029*		Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
Andrew Castellano (14)
Daniel Fricker (22)

Benjamin Ellis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from: 06/07/2017 16:39:32

Colorado Department
of Public Health
and Environment

ASBESTOS CONSULTING FIRM

This certifies that

Plateau, Inc.

Registration No.: ACF - 14973

has met the registration requirements of 25-7-507, C.R.S. and the Air Quality Control Commission Regulation No. 8, Part B, and is hereby authorized to perform asbestos consulting activities as required under Regulation No 8, Part B, in the state of Colorado.

Issued: March 07, 2017
Expires: January 30, 2018

Authorized APCD Representative

SEAL

Colorado Department
of Public Health
and Environment

ASBESTOS CERTIFICATION*

This certifies that

Azura Lakin

Certification No.: 16611

has met the requirements of 25-7-507, C.R.S. and Air Quality Control Commission Regulation No. 8, Part B, and is hereby certified by the state of Colorado in the following discipline:

Building Inspector*

Issued: **May 02, 2017**

Expires: **June 03, 2018**

**** This certificate is valid only with the possession of a current Division-approved training course certification in the discipline specified above.***

Authorized APCD Representative

SEAL

GHP GOBBELL HAYS PARTNERS, INC.

ENVIRONMENTAL
+ARCHITECTURE

12015 E. 46th Avenue Suite 450 ❖ Denver, CO 80239
Ph. (303) 574-0082 ❖ Fax (303) 574-0061

CERTIFIES THAT

AZURA LAKIN

Has successfully completed

The 4-Hour **EPA-APPROVED AHERA ASBESTOS COURSE** for Building Inspector Refresher.
This course is EPA-approved under Section 206 of the Toxic Substances Control Act (TSCA)
and meets the requirements of Colorado Regulation No. 8.
Gobbell Hays Partners, Inc. purchased MCA Environmental, Inc. and course approval can
be found in the EPA directory under MCA Environmental, Inc. listed as training provider #931.

Gobbell Hays Partners Corporate Seal Tennessee 1980

John Peterson

John Peterson– Instructor

Susan Borgelt

Susan Borgelt– Training Coordinator

Course Date: 04/20/2017
Certificate No.: 04/17-BIR-GHP01
Expiration Date: 04/20/2018

Colorado Department
of Public Health
and Environment

ASBESTOS CERTIFICATION*

This certifies that

Christopher A Lakin

Certification No.: 13283

has met the requirements of 25-7-507, C.R.S. and Air Quality Control Commission Regulation No. 8, Part B, and is hereby certified by the state of Colorado in the following discipline:

Inspector/Management Planner*

Issued: **May 02, 2017**

Expires: **June 19, 2018**

This certificate is valid only with the possession of a current Division-approved training course certification in the discipline specified above.

Authorized APCD Representative

SEAL

GHP™ ENVIRONMENTAL +ARCHITECTURE

GOBBELL HAYS PARTNERS, INC.

12015 East 46th Avenue, Suite 450 ❖ Denver, CO 80239
Ph. (303) 574-0082 ❖ Fax (303) 574-0061

CERTIFIES THAT

CHRISTOPHER A. LARKIN

Has successfully completed

The 4-Hour **COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT-APPROVED COURSE** for **AIR MONITORING SPECIALIST REFRESHER.**
This course meets the requirements of Colorado Regulation No. 8

Gobbell Hays Partners, Inc. CORPORATE SEAL 1980

Course Date: 4/21/2017
Certificate No.: 1116-AMSR-GHP02
Expiration Date: 4/21/2018

John Peterson – Instructor

Susan Borgelt – Training Coordinator

GHP™
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+ARCHITECTURE

GOBBELL HAYS PARTNERS, INC.

12015 East 46th Avenue, Suite 450 ❖ Denver, CO 80239
Ph. (303) 574-0082 ❖ Fax (303) 574-0061

CERTIFIES THAT

CHRISTOPHER A. LAKIN

has successfully completed

The 4-Hour **EPA-APPROVED AHERA ASBESTOS COURSE** for Management Planner Refresher.
This course is EPA-approved under Section 206 of the Toxic Substances Control Act (TSCA)
and meets the requirements of Colorado Regulation No. 8.

Gobbell Hays Partners
CORPORATE
SEAL
TENNESSEE
1950

John Peterson

John Peterson– Instructor

Susan Borgelt

Susan Borgelt-Training Coordinator

Course Date: 4/20/2017
Certificate No.: 11/16-MPR-GHP01
Expiration Date:4/20/2018

GHP GOBBELL HAYS PARTNERS, INC.

ENVIRONMENTAL
+ARCHITECTURE

120150 East 46th Avenue, Suite 450 ❖ Denver, CO 80239
Ph. (303) 574-0082 ❖ Fax (303) 574-0061

CERTIFIES THAT

CHRISTOPHER A. LAKIN

Has successfully completed

The 4-Hour **EPA-APPROVED AHERA ASBESTOS COURSE** for Building Inspector Refresher.
This course is EPA-approved under Section 206 of the Toxic Substances Control Act (TSCA)
and meets the requirements of Colorado Regulation No. 8.
Gobbell Hays Partners, Inc. purchased MCA Environmental, Inc. and course approval can
be found in the EPA directory under MCA Environmental, Inc. listed as training provider #931.

Course Date: 04/20/2017
Certificate No.: 1116-BIR-GHP02
Expiration Date: 04/20/2018

John Peterson

John Peterson– Instructor

Susan Borgelt

Susan Borgelt– Training Coordinator

Colorado Department
of Public Health
and Environment

ASBESTOS CERTIFICATION*

This certifies that

Christopher A Lakin

Certification No.: 13283

has met the requirements of 25-7-507, C.R.S. and Air Quality Control Commission Regulation No. 8, Part B, and is hereby certified by the state of Colorado in the following discipline:

Air Monitoring Specialist*

Issued: **May 02, 2017**

Expires: **June 19, 2018**

** This certificate is valid only with the possession of a current Division-approved training course certification in the discipline specified above.*

Authorized APCD Representative

SEAL

Demolition Plan for Existing House at 711 Belleview Ave.

The home was constructed in the 1970's as a passive solar with a mixture of post & beam and traditional framed wall construction. The interior of the home was not professionally finished with few doors ever being hung, bathrooms & closets never finished, duct work not used in the crawl space, etc. In addition to the home never being professionally finished, it was not properly maintained with many leaking windows, roof issues, mold around water fixtures in the bathrooms and kitchen, etc. After close inspection, we have chosen to remove the home vs. attempt to renovate.

Our demolition plan is focused on recycling items of reasonable value, and removal of the home safely and quickly to minimize disruption to the neighborhood. Cost is also a consideration that will require an efficient approach.

Step one – remove salvageable items (April & early May, 2016):

Items to be stripped for re-cycling:

- Steel roof metal
- Appliances & wood stove --- those not repurposed will be recycled
- Selected light fixtures and plumbing fixtures
- Accessible copper tubing
- Metal garage door

**All scrap metal items to be picked up for recycling by The Junk Guy (Donavon Moss – Gunnison)*

Items not worth saving due to leakage or warping:

- Windows
- Wood exterior doors

Step two – shut-off electricity, water and gas (April)

Step three – Put up a temporary construction fence to secure the property perimeter (May)

Step four – Utilize an excavator with a claw bucket to remove the home in sections. Load the sections into large roll-off dumpsters (30 – 40 ft. long) and haul to an appropriate location. Some will be landfilled and anything of value will be hauled to The Junk Guy's property and separated for reuse &/or recycling. This step is expected to take 2 – 4 days. (May)

Items that may have some salvage value depending upon how the structure comes apart

- Engelmann Spruce timbers --- many are loaded with nails & connectors, some sections may be salvaged

Step five – Level the site to approximate original grade and prepare for construction in the fall. Seed ryegrass to green up the lot for the summer months. (Late May)

Demolition Plan for Existing House at 711 Belleview Ave.

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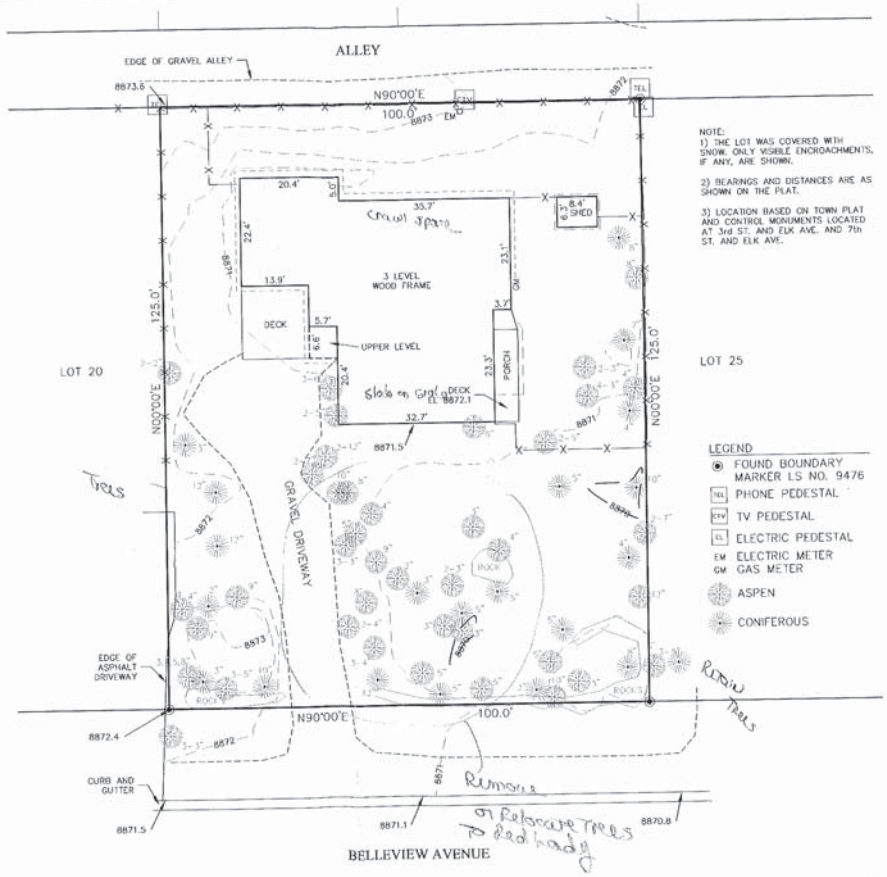
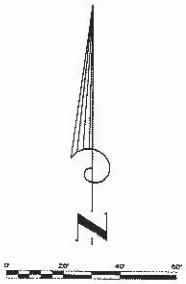


20 10 0 20 40 SCALE: 1" = 20'	Prepared By: NCW & Associates, Inc. P.O. Box 3688 Crested Butte (970) 349-6384 Colorado 81224	711 BELLEVIEW AVENUE CRESTED BUTTE, COLORADO		SITE TOPOGRAPHY
		PROJECT: 15184.00	DWG.: TOPO	DATE: 12/07/15 SHEET 1 OF 1

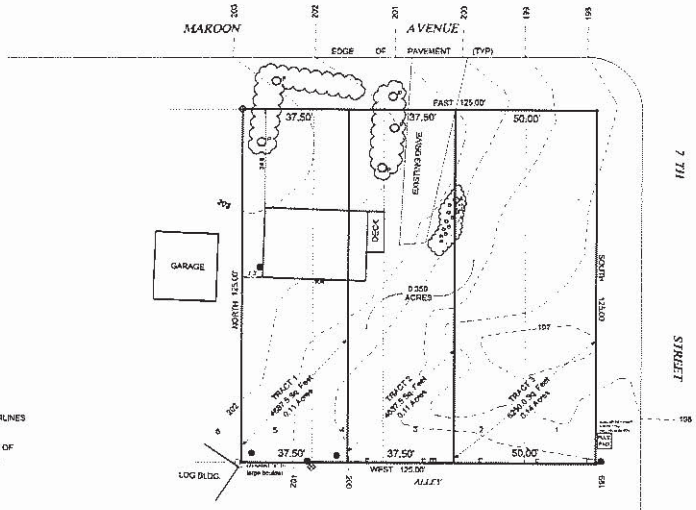
PLAT OF
BLOCK 53 SUBDIVISION

located within

LOTS 1-5, BLOCK 53, TOWN OF CRESTED BUTTE
GUNNISON COUNTY, COLORADO



Scale 1" = 20'



GENERAL NOTES:

1. BASIS OF BEARING IS WEST BETWEEN MONUMENTS AT THE CENTERLINES OF 7TH STREET, ELK AVE. AND 3RD STREET, ELK AVE.

2. MATHEMATICAL INFORMATION OBTAINED FROM THE REVISED PLAT OF "TOWN OF CRESTED BUTTE" AS ACCEPTED ON SEPTEMBER 7TH, 1964, AT RECEPTION NUMBER 260766, GUNNISON COUNTY RECORDS.

LEGEND

These standard symbols will be found in the drawing.

- POUND 1 1/2" DIA. PLASTIC CAP (L.S.# 9476)
- SET REBAR WITH 1 1/2" DIA. ALUMINUM CAP (L.S.# 35576)
- CORNER UNDER LARGE ROCK, ROCK CHISELED WITH "X" AND SPRAYED WITH ORANGE PAINT
- ELECTRIC METER & PHONE
- GAS METER
- 1 X 1 ELECTRIC BOX
- 3 X 3 ELECTRIC BOX
- TELEPHONE POLE
- WATER CURB
- PINE TREE
- ASPEN TREES
- PROPERTY LINE
- —E— OVERHEAD POWER LINE
- SPOT ELEVATION

ATTORNEY'S OPINION

I, David Leinwohl, attorney at law duly licensed to practice before courts of record in the State of Colorado, do hereby certify that I have examined the title to all lands as shown hereon and that title to such lands is in the dedicators free and clear of all liens, taxes, and encumbrances, except as follows:

1. The lien for 2017 real property taxes and assessments.
2. All easements as reserved in United States Patents recorded in Book 25 at Page 556 and in Book 45 at Page 32.
3. Plats of Town of Crested Butte bearing Reception Numbers 54193 and 260766.
4. Any taxes, fees, assessments or charges by Notice of Ordinances in the Town of Crested Butte recorded in book 609 at page 145.
5. Town of Crested Butte Ordinance No. 12 (series 2001), recorded in Book 749 at page 98
6. Zoning, environmental, rights of way, land use restrictions, terms, and conditions as set forth or Notice regarding Town of Crested Butte 2006 Land Use Plan recorded in Book 787 at page 973 and Crested Butte Land Use Plan, adopted by Resolution No. 4, Series of 1986, recorded in book 745 at page 516.
7. _____
8. _____
9. Deed of Trust in favor of _____ recorded as Reception No. _____ records.

All recording references are to the records in the office of the Gunnison County Clerk and Recorder.

Dated this _____ day of _____, 2017

David Leinwohl, Attorney Reg #7740
314 Elk Avenue, 2nd Floor
P.O. Box 969
Crested Butte, CO 81224-0969
Phone: (970) 349-6111
Fax: (970) 349-6283
dwalt@349-6111.com

LAND SURVEYOR'S CERTIFICATE

I, Kurt Olson, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of BLOCK 53 SUBDIVISION were made by me and under my supervision and both are accurate to the best of my knowledge. Field pins with permanent cap monuments were set as required at all boundary corners.

Dated this _____ day of _____, 2017

Kurt Olson, Colorado L.S. #35576
P.O. Box 1647
Crested Butte, CO 81224

COLORADO REGISTERED KURT OLSON 35576 PROFESSIONAL LAND SURVEYOR

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS: That Edward F. Miller and Rita M. Heal, Trustees of the Edward F. Miller and Rita M. Heal Revocable Trust dated February 6, 2013, FBO Edward F. Miller and Rita M. Heal, being the owners of the land described as follows:

Tract 1 Lot 5, and the east ½ of Lot 4, Block 53, containing 0.13 acres, more or less,

and

Tract 2 Lot 3 and the east ½ of Lot 4, Block 53, containing 0.1 acres, more or less,

and

Tract 3 Lots 1 and 2, Block 53.

under the name and style of BLOCK 53 SUBDIVISION, hereby vacate the boundary lines between Lots 5 and 1 and between Lots 4 and 3 and reconfigure Tracts 1 and 2 as shown this Final Plat;

and by these presents do hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

IN WITNESS WHEREOF, the said Edward F. Miller and Rita M. Heal, have caused their names to be hereunto subscribed as witness this _____ day of _____, 2017.

Edward F. Miller and Rita M. Heal Revocable Trust dated February 6, 2013, FBO Edward F. Miller and Rita M. Heal

By _____ Edward F. Miller, Trustee

By _____ Rita M. Heal, Trustee

State of _____ }
} ss.
County of _____ }

The foregoing Dedication was acknowledged before me this _____ day of _____, 2017, by Edward F. Miller and Rita M. Heal, Trustees of the Edward F. Miller and Rita M. Heal Revocable Trust dated February 6, 2013, FBO Edward F. Miller and Rita M. Heal

Witness my hand and official seal.
My commission expires:

_____
Notary Public

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado, does hereby authorize and approve the Final Plat for BLOCK 53 SUBDIVISION at a meeting of the Board of Zoning and Architectural Review held on the _____ day of _____, 2017.

This Final Plat of BLOCK 53 SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE, COLORADO

By _____ Chairman

ATTEST: _____ Town Clerk (SEAL)

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This Final Plat for BLOCK 53 SUBDIVISION was accepted for filing in the office of the Clerk and Recorder of Gunnison County on this _____ day of _____, 2017.

Reception number: _____ Time: _____

Date: _____

_____
County Clerk

DRC 04-11-2016 Faust 709/711 Belleview
Alvarez Marti and Farnell
Minneman and Earley

Greg Faust was present. Alvarez Marti and Farnell didn't have concern with demolition of the home, as it is not historic. They appreciate the recycle plan. Faust said they would like to make this process quick and not have it be lengthy. They won't be using any material from the demo.

Farnell asked about hazardous materials. Faust hasn't had this checked and Farnell encouraged careful permitting and checking with this. He also said that Hal Hearne has a large tractor truck (100 yard), which might save time and money. He also suggested wetting the site down so that there isn't dust.

The CBFPD will be doing some training in the home. Minneman said that they will work with utilities to stage. They will be hoping to do this mid-May.

Site plan - parking is noted and is fine at 5 spaces. The landscaping will be noted. Alvarez Marti asked about drainage and Faust said that they can show this. There aren't the problems that were noted on the Red Lady lots. He envisioned it both directions.

Utilities - will be coordinated.

Lighting – this will be noted on the plans per Faust

Write in: 1. Main dwelling looks fine, but concern over originality. Exterior stair is okay because of landscape. Dormers excessively diss.
2. Seems like a similar plan that has been approved several times before. Too similar?
3. General support on AB wonder if there is a way to get rid of one of the side decks?

East - Alvarez Marti said that this house has come through before on a different block. She didn't see callouts on size for window. Faust said that they would like to add a wood burning fireplace instead of gas and the chimney would come out on the East upper floor only. This would be stone to match the front wainscot. Landscaping and screening will be important for staircase/deck. It will not be visible from the front (South). Faust ensured that this will be screened.

North - The lighting will be cans on the lower level and over the mud room door. He thinks the other might be to the side. This will be marked per Faust. The posts will be 8”x8” with metal mesh and metal on top and bottom. The posts will be distressed. Alvarez Marti didn't have issues. Farnell noted the skylight. They asked Faust to call-out size of window trim and corner boards. Alvarez Marti asked about materials and it will be plank and chink on bottom and board and batton on the top.

South - Alvarez Marti likes corbel details. She asked about windows and they will not exceed 5'6". Farnell asked about the depth of the porch. It is 4'9".

West - no comments

Materials - Farnell asked about neighboring buildings. Faust said he will get some photos. Many are painted and Minneman said that there are some log, but not paint and chink. Farnell said photos would be helpful. Materials are called out in the materials list. White window trim with chestnut bronze

window. Frieze would mimic the window. Roof - zacktique. Alvarez Marti had no issues with the materials.

AD North - two car lower. It is well treed on the west and that's why the staircase is tucked in there. Minneman asked about the 6' and turning radius getting into the garage. She suggested more space. Minneman noted DG 4.26 and Farnell read. They talked about the measurements. She said 7-7'6" is usually asked for. Faust said that they could take it to 7'. He wanted to have enough separation between the home and the AD. Alvarez Marti was okay with 7', but they can speak with the Board. Farnell agreed.

Alvarez Marti asked about the detail on the dormer on the **South**. It is not as displayed. It is a corner board. Alvarez Marti noted the double deck. She understood the want for this, but would like to see if there are any others that have come thought like this. Minneman noted Marchitelli, but some of this was discouraged in the DG. Farnell said there is a cry for more of these units in town and it makes it more useable. He thought because it is on the rear of the lot it could be more supported. Alvarez Marti clarified that the question is that can they support two decks. She understood the benefit and just cautioned that this may come up. She encouraged photographic evidence. She also encouraged landscaping. Farnell asked about the parking and it is on the east. He also said he would like to see the landscape for screening of the staircase. Faust said they could cantilever the deck if this is better, but they preferred as drawn. Faust said that they can screen both sides.

Dormers - Minneman asked if there was support for the planer. It is just under 30% which is the threshold. The skirt could be wrapped, but the windows would be raised. Farnell would prefer. Window size on the south would be a little smaller. Faust would like to keep on the north. Farnell thought that the North is more visible and there might be a bit of a discussion on this. He said ideally both would be done as proposed on the South. Minneman asked if the dormer feature is the largest feature of the roof. AD have issues because they are smaller buildings. It could come up at the meeting. Alvarez Marti thought about the livability and as long as it meets the calculation she is okay with it. Farnell agreed.

Exterior stair - Open risers with grated treads trimmed in wood/trex. Farnell said to check for egress and code.

North - bring roof line across, shorter windows 6 inches and screening stairs.

South - shorten windows 12", roof across. Lighting?

Materials - zacktique roof. Rusted corrugated metal for siding, 2x4 natural trim. Minneman asked about RCM on AB versus AD. Faust said that the dormers could be different. They talked about other accessories. They suggested options for the main meeting. Alvarez Marti was supportive of this as proposed.

Support for mass, scale and form. Alvarez Marti noted when the next design comes through for the neighboring house, do something different. Faust explained what they are doing. He noted that this is a little smaller by about 250 square feet. Faust asked if two AD's on neighboring lots would be an issue and Minneman said it is the neighborhood and if they have concerns.

DRC 04-11-2016 Faust Subdivision (711 Belleview)
Alvarez Marti and Farnell
Minneman and Earley

Greg Faust was present and explained that there is an existing home on the four lot parcel. This will be taken down and then on the west they were pursuing approval for a home and AD. Then, they will come back with another home on the other lot. It is four full lots and fairly flat. They will use Donovan Moss to do the demolition and some would be salvaged. He will separate things. Then they would put in a foundation in late summer. There are a fair amount of trees on the lots. Some are not great and will try to keep as many as possible. There are many boulders that will also be reused.

Alvarez Marti asked about how many trees would be replaced and Faust will check on this.

Minneman noted that it has been surveyed and doesn't have a lot of grade change. They will build to the grade. She said there will be a suggestion in the motion that the grades are set for both lots in case the east lot is disturbed. Faust explained the existing home and what will be removed/disturbed. Farnell asked for clarification and Minneman explained.

Utilities - Alvarez Marti asked if they are in place for both lots. Faust said he is unsure, but will check. Minneman said that many times there is an easement and maybe there could be a shared easement or a new one could be dug for the east lot. They still need to do located. Minneman said that before the demo permit comes in the permit for the residence will be purchased, which is a condition of the approval of demolition.

Farnell asked if they are sprinkling. They are not because it is single family.

Alvarez Marti said she is said to see it broken up, but has no issues. They discussed the existing house.

Write in: 1. Seems reasonable.

Recommendation to the Board.

DRC 06-12-2017 Biggers 228 Whiterock
Ellis and Nauman
Minneman and Earley
Johnny Biggers and Randy Swift were present. Minneman asked them for an overview. Biggers said that the lot is located at the corner of Third and Whiterock. It was a motorcycle shop built in 1969. The upstairs was added after that time. This is a steel frame building. He purchased the property a few years ago. It is the R2C zone, which is okay for duplex. It is not historic and they would like to remove it. The building is right on the property line. They would like to do a duplex and might do a townhome later. Square footage is very close to the maximum. There will be a garage space for each unit. The building will be wood sided and two over one windows. It is pretty plain and simple for this site because it is in the core. Green solid body stain channel rustic siding and board and batten in the gables. Doors of the garage they would like to have face Third Street. The shed will be demolished. The ridge line was dropped. They thought that this helped to break up the structure. They staggered the dormers. They do exceed the height by 6" and Swift explained the issue with topography. They weren't sure if they should sink the building. There is a gradual grade change not a hole. They talked about going onsite with Astrid, but Minneman said it would be better to address now and work the height out.

Write in - 1. Non historic - demo okay, straightforward in design
2. Support demo, appreciate simple design, too many window styles on West, depth of front porch?, four sky lights too many, Don't know if two side decks are appropriate, accessory structure is simple, parking spaces? Avoid parking spaces in front would rather off alley
3. Support demo, simple, cricket instead of snow fence on East.

Site plan – Topography is included. Existing vegetation will remain. The walkways will be gravel. Ellis asked about street trees and if Third Street would require additional trees. Minneman said no. Biggers said that more landscaping will most likely happen.

Utilities - Minneman asked for the notations to be added. Biggers said they are in the alley and there is a pedestal (phone maybe?) that is in the alley. They discussed the difficulty of this.

Parking - Nauman worried about head in parking with the bus route, but it has been done before. Minneman noted Bonvicini's home (310 Whiterock) where this was approved. They discussed neighborhood context. Ellis noted the Design Guideline for this. Minneman asked about their thoughts. Ellis asked about stacking the parking. Minneman said that this doesn't live very well and when you can get away from it that is better. Nauman was okay with it, as proposed. Biggers noted again about the tightness of the alley and the difficulty of coming in off the alley. He thought it would be tricky to put all of the parking back in the back. Minneman asked what is needed. She encouraged them to go onsite. She asked Biggers to mark the property corners.

Third street garage access - Nauman could support this. Minneman said that it is in the historic core and she talked about one and two garage doors.

North - Depth of the porch is usually 4'. Ellis asked if it would be adequate for seating at the proposed 3'8". Minneman said to look at the front elevation. They spoke about the addition of the window on this elevation to make this balanced. Minneman said that the DG says they need to be equal or less. Is there possibility to add a small square window? They discussed if the 1/2 light of the door was counted and it is. Biggers and Swift said that it won't be stacked because of the location of things. They will add a window (3'x3').

East - Ellis asked if the glazing in the door would be counted for the number of different window sizes. Minneman said no. Minneman asked about the placement of the windows on this elevation. Ellis thought it was balanced. Minneman asked about a window on the front. Biggers thought on the lower level they could add a window. Minneman asked about the front unit floor level and it is the same. Ellis asked about the square windows and if it is excessive. Minneman noted the Horn project. Biggers said that if the deck goes away the door will also go away. Nauman and Ellis didn't know if this deck could be supported. If the deck does away, the additional window might not be necessary. They discussed the addition of a window on the second floor also. They talked about the lower square window which could be revised to a taller window. Ellis wondered about the sky lights and didn't think that they could be supported on this side. The West there could be one on each unit. Minneman noted the drop down of the gable, which is about 6" and this was nice that they did this. Ellis asked about the roof drop and it is 1'. Snow fence and/or cricket won't be needed now. Ellis asked about the cricket not being centered on the door. They didn't want snow build up against the home. Biggers explained.

South - Ellis noted there is inadequate fenestration on the first floor. There is a stair there. They could add a square for the landing. Biggers wondered if it would look strange. Biggers noted that they could add a window that isn't a window on the inside. Nauman said it is fairly blocked from the accessory. Swift thought that they could add a double window.

West - Ellis noted that the skylight on the front could be a discussion point. Biggers said it could be shifted to the south. Minneman thought that it will be visible. Then, they can discuss with the full Board. Biggers asked about adding two skylights for each unit on this elevation or bigger skylights. Minneman mentioned the DG. She didn't think two could be supported. Minneman didn't think that the skylights wanted to be any bigger. They wondered about the South unit having the potential for two. It is 6'6" from the eave. Minneman suggested moving it as far as possible. Ellis wondered about a door on the lower floor. It is a stairwell. Minneman noted visibility of the area.

Materials – They will have channel rustic siding with green stain and vertical board and batt (maybe washed with a green stain). 1”x8” fascia, 1”x3” frieze and 1”x4” corner boards. The primary door is wood. The windows are double hung and casements for egress. Aluminum clad in bronze/black/charcoal. The deck is all wood (spindles, posts, rails).

AB - 7:12 roof pitch. Currently, it is a funky roof pitch. They discussed going to an 8:12. Swift will see what he can do with the FAR.

On the N and S - they are simple without windows. Ellis and Nauman were okay with this.

West - has the man door - ok.

East - one car each, it is unique having two garage doors in the core zone, but Minneman said due to the C zone and the fact that it is a duplex. Ellis thought that it should go to the Board for discussion. Roof is corrugated metal, Minneman noted that it should be dulled. Biggers said it would be zacktique. It will be natural cedar siding. The garage will have heating, but no plumbing. Fascia 1”x8” and doors will be wood.

Minneman said that there are a few changes and Biggers and Swift thought it might be good to come back. We will need information by Thursday.

DRC gothic Jackson 214 gothic
Farnell and Ellis
Minneman and Earley
Josh Jackson was present. He clarified that trees were not removed and they were able to work around them. Minneman will correct this. Jackson spoke to arborists and they didn't think that the trees could've been relocated. Jackson said that they might not want to build the basement. They are very close to the property line with Goodnough's home and thought that this might be very difficult. This might change the floor plans in the future.

Minneman asked about grading and utilities. She said the current one was the Myerson's and they might find a lot of utilities.

Write in: 1. okay
2. No items on this plan give heart burn. The west side of ADU seems out of compliance and eye is drawn to French door.
3. Smallest of the three, deck is still approvable.

Minneman said that this one is a little more traditional with cove lapped siding and milled shingles (milled not shake), wrap around porch. The truss was to be no bigger than others approved in the core. Windows look compliant on this.

Visibility of second story deck - Ellis said that a tree could be planted, if necessary. Minneman said that Ellis is referring to a GL about masking the deck from the street. Usually, decks are on the rear or the side. They looked at the site plan. They discussed where the trees are existing. It will be effectively shielded. Farnell said photos of the existing with a stake to show the building would be helpful for the Board members.

Ellis asked about **clad windows** in the core. Minneman said that there is a provision in the GL. She said it identifies when it can occur. She referred to 3.32.

Minneman said that the rear elevation has metal railings and wood newels. She said that they will want to discuss this at the meeting. Farnell said it was called out on the AD but not the main house. So, this will be want to be flushed out at the meeting. Farnell thought that this would be important to discuss b/c there has been a lot of controversy. Jackson asked about this and Farnell said it is a GL interpretation. Metal holds up much better, but wood ties it back to the historic nature of what decks and porches would've been.

SFR - east - heavier fenestration on the second floor, but Minneman said that this is the side. This occurs on the west as well. Ellis said that it isn't visible. Minneman said that the Board allows for more latitude and the GL usually addresses the front elevation.

Wainscot - Ellis read a DG. Minneman said that there is wood material in full modules. She said that it is only proposed on the AD. Farnell said generally in other places there is a 4' wainscot and this 18" would be considered a skirt.

AD - west - gable pop-out - no comments

Recommendation for re-approval.

DRC Gothic Jackson - 218 Gothic
Farnell and Ellis
Minneman and Earley
Josh Jackson was present. A SFR and AD are proposed. He said the materials on the AD they would like to change to wood. They are reapplying for future development. They aren't sure if this would be built this year or next. They will begin with 218 and then do 214. It is going to expire in September. Ellis asked what they are doing today. Minneman said that they are looking at re-approval for the three year vested property right. She gave an overview of what was on this site originally. Jackson has closed on 218 Gothic from the Myerson's. All three properties had to have an AD associated with each home, which has been filed in the real property records. Jackson explained how the financing and purchase of the property proceeded. He explained that they pulled a building permit and the demolition was allowed and the minor subdivision then happened as well. Minneman gave accolades to the Board at the time because it took a lot of time because this was in the core zone and all the layers of approvals. There were three distinct different looks. Farnell said that the livability was taken into account because of the requirement of the ADUs. Ellis said she wondered about some of the design choices. She mentioned the decks on the ADU's and if it sets a negative precedent. Minneman said that there are other examples and AD's are different than AB's. Also, the parking was tight to fit also from Farnell as well.

Farnell suggested leaving it as is and when ready for a building permit then come in for an insubstantial. Minneman said he could have the change noted and then bring the change(s) in with the construction drawings. They discussed this.

Ellis said that this is being resubmitted. She wondered if BOZAR is acting on this or rubber stamping as it were. Minneman said many times the Board will honor a previous Board's decision, but if there is a glaring issue or code changes or infill which doesn't make it compatible then it of course can be readdressed. Minneman noted the three windows and the need for trim/siding between.

Write in - 1. Ok
2. Rubber stamp, west facing gable subordinate? Windows close to corners, 4.53 a, ADU deck door with windows are there other examples.
3. Has this been three years? No issues with arch, but would jump on the band wagon to reduce size and redesign.

Ellis read 4.53 a about **windows crowding corners**. Minneman said they wanted to try to ensure that there were equal windows on top and bottom. Farnell said that one there may need some space, but the others look fine. The three windows need siding between just on the front facade. Minneman said it is in the living room and she said with this type of siding she wondered if the siding could be put in between. Jackson said he'd like to talk with Dan about this as well. Farnell thought that it might look busy with siding between. Minneman wondered about separation of two windows and then one window. She also said to hear from other Board members.

Ellis asked about **plank and chink** and Farnell said it is not rounded like veneer panels. These would be hand hewn. She asked if plank and chink is allowed in the core. Minneman said that planking would be a lot all the way up. Two dominant materials on the front elevation are not encouraged. Minneman read the GL. Ellis said that hand hewn is flat not round and understood. Then she referred to the two different materials.

West - should there be a step down on the West gable. Minneman said that the Board discussed this and there are historic buildings where it does not step down. She said dormers do need to step down, but they didn't require this. Simple enough elevation. The snow breaks were added for the shed.

South - Minneman said that the metal balusters were discussed and wood top rail and newels were a meet in the middle.

East - Second material is incorporated on this module. Ellis asked about the four windows. There is 3.5" separating and Farnell agreed.

North - Ellis asked about 1/3 lite on the front elevation. Farnell said that there wasn't any where that it was prohibited. Minneman said it was a little contemporary, but the Board supported. It is a wood door thought per Farnell.

AD - North - siding rabbeted 1x10, 12 vertical. Farnell asked if it would go all the way up. Minneman said that a trim piece/belly band could be done. It looks like board and batten on the drawing. Both supported the change, but a drawing would be needed to be signed off upon. Farnell said east and west it isn't a big deal.

South - Minneman said that this building will be in between the others. Murphy was concerned about snow build up. They could do an 18" wainscot.

Ellis asked about the second floor deck GL. Minneman read a DG, but it was specific to primary buildings 4.82 was then read. They discussed if AB or AD were different. Some definition/detail could be added in the future about AB versus AD. AB doesn't have living space and shouldn't have decks, but AD do. Farnell also talked about the livability of the space and the deck improved this.

Recommendation of approval pending siding change on AD and North elevation windows.

DRC 08-10-2015 Myerson
Ross and Farnell
Minneman, Gillie and Earley

Laura Winnegar and Dan Murphy were present. Gillie explained that Hunt left because of the uncertainty. The Myerson's own it and have decided to pursue it. Minneman, Gillie and Murphy met this morning. There are many moving parts on this. It is messy because subdivision can't happen without demolition. There normally isn't demolition without a building permit pulled. There are five affordable housing units onsite right now. Because all of the utilities are shared now, it doesn't make sense to piece meal them together. So, when a building permit is pulled, all would need to be demolished. It is tricky because transfer of title can't happen until the demolition happens. Gillie mentioned that they are 50 years old. Murphy understands that there is sensitivity to AH and they would build these. Ross wondered if they'd actually be rented though and Gillie said that is being worked on and is a separate issue. One other worry that they had was that it is a piece of Verzuh in the core. So Minneman and Gillie suggested better melding the buildings with the surrounding buildings. They asked for heights to vary and setbacks to vary. They have started to do this and have been responsive. Murphy said that they walked the blocks and the alleys in the area. They wanted to stay in compliance with setbacks. So, now they have proposed 15' for one and 13' for another as an alternative to the 20' due to neighborhood context. They also removed the deck from the rear of one accessory dwelling and put it on the side. Farnell asked if this is sufficient and Gillie said that is what the Board has to decide and they felt that it is easiest as a package deal. He also said that they may not maximize the square footage in its entirety. Ross asked if this means a variance. Minneman explained in this zone it allows for an average of the setbacks. There is undulation in the setbacks now. Laura mentioned that for the property on the west (214 Gothic) it was good to move the gable due to the neighboring property. On this property, they lowered the ridge and went to 26'8", which took out the 3rd floor. The color rendering doesn't represent the changes today per Murphy. Ross noted that he appreciated the log and it will fit well in this area of town. Farnell asked about how to proceed. Gillie said that they can talk about whatever they would like. He just cautioned that once the lots sell the new owners may not use the plans they are looking at right now. Gillie explained that there isn't demolition until there is a development plan for the lot and a building permit is pulled. The first sale would trigger the demolition for all and building permit for one. Ross asked about what happens if the new owners don't stick with these plans. Minneman explained because this is a unique situation and we must have good notes if that happens. Murphy said that they are well designed homes. Farnell confirmed that the Myerson's would like to do this to make it easier to sell.

Lot sizes do conform.

Gillie explained tonight they were tasked with deciding if they support the subdivision and proposal and determine if they should be published or not. Also, if they would like to see things changed slightly. Ross thought that he didn't think that the deal could be any sweeter regarding the number of affordable housing units. All confirmed. Ross supports the subdivision. He would like to see a little more variation in the architecture because it does read a little like Verzuh. He didn't know if there was room for more creativity. Farnell was supportive of the subdivision. They would like to present changes to elevations next week. Farnell thought it was worth moving in that direction. Minneman said Ross is right on the number of units. She mentioned the footprints and if they are relational and if there was enough variation in the style. Minneman said the question today is the mass, scale and forms presented today. Are they too complex? Gillie said that if we were designing to context it wouldn't match what is here. People design and build to maximize everything now though. Ross asked about changing the ridge line

on 218 Gothic. Ross thought that it was good, but that it could be better because of where it is. They'd like to keep all trees. Gillie asked about publishing due to the time constraint. Murphy says that the owners want it right and gave the background. Farnell thought that they could see next week and thought going to public comment would be beneficial also. He was supportive of even more variation in setbacks which might help the design. Whitehead can do an average line for the block. Ross thought that Farnell was right that we can go to BOZAR and then continue if necessary. Winnegar would like comments on the buildings.

214 Gothic - They noted bringing this one down helped with the shed onto the stair. The shed would go away and a basement would most likely be added.

North - Shorter on this elevation, windows are the same. Ross thought that there was a lot of glazing upstairs as opposed to 1st floor. Minneman noted the Guideline. Winnegar noted the front area in 3D. Minneman reminded that we are looking at the simplicity of the zone.

West side of the north elevation - Minneman asked if one could be removed or adding some below. Ross thought that the entry onto the porch looked a little strange. It is a walkway not really a large porch.

South - Ross asked about the 3 1/2 inches and if it was there and it is not. They will add this. Metal railings and newel posts with balusters. Minneman asked about the metal and they said to vary it per property. They asked about the door. It is a 3/4 lite clad door. The other under the shed will be a half lite wood door. The upper will be 3/4 lite clad also because of sun exposure.

East – There will be wood between pair and Ross thought that it is a little top heavy. The gable window would be smaller or go away. The house and accessory would be wood shingles. The 5V crimp isn't used as much anymore because it is isn't as durable. Ross thought that there should be more on this lower portion, but Minneman said that this won't really be seen. Minneman asked about the frieze on the southern part of the east elevation. Winnegar thought it might go away when the roof comes down and the band was there to break it up.

West - gable will be lower and shed will be gone.

AB North - deck will go to the side under the gable dormer. There will be a post between garage doors.

West - deck will be here and eave line will stop.

East - will review next week. Simply placed windows.

218 Gothic - Accessory dwelling deck is wider.

North - glazing issue on this per Ross. There are no more than two ganged together or siding between in the core zone. So, they should be split or less windows. Ross thought that two and two. Murphy would prefer not 2 and 2. Ross meant on the first floor to balance it. Ross also said that they could be spread out. Minneman read the Guideline. Farnell wondered about the window at top and Minneman said it is allowed.

South – windows need to be separated. They reviewed materials for deck.

East - 3 vs 4 applies only to front but it may get discussed. Ross asked about the void and there is a stair.

AD - deck is wider. Murphy mentioned the siding and Minneman said that this is not the appropriate place for it. She encouraged not using this in the core zone. Winnegar thought that she saw it up against the building somewhere and used it as a different interpretation.

E/W - Farnell asked about the line, but it was there when he zoomed in.

222 Gothic - The arch in the gable will be larger. This is the historic siding with the 5 inch reveal.

North - Bay window Ross asked if they are DH and they are. Details below were appreciated. Wood columns, balusters and railings. The deck got narrower on the AD. Arches were removed. Shingles and gable detail were removed. They'd like to keep metal below and siding on upper. The metal will be painted (buckskin). Minneman encouraged the Board to look at other buildings in this area and zone and then they can better comment.

North - Farnell thought that the double post was kind of odd. They'd like to send to Board for comments. Window box is nice feature.

South - two doors? yes.

East - Minneman asked about the transoms. Ross thought that they should be shorter, but Farnell thought that they should either be there or not because they become too horizontal. Three windows are okay because they aren't visible.

Framing on rear (columns) not as fancy.

AD - Ross would like a photo of the material.

All fairly simple. Variation of the other two without the dormers.

Required **parking** for all is off the alley**. Snow storage** is met. Minneman mentioned the berms there currently and that they can generally go away. Murphy explained how they got to grade and how the elevations were shot. There is only one tree that will be lost.

Minneman asked about the **demolition** and they do support this.

DRC 08-17-2015 Myerson Subdivision
Ross and Farnell
Minneman and Earley

Laura Wininger and Dan Murphy were present.

Write in - 1. Would prefer only one to have mix of materials and patterns. Also thought setbacks could be varied more. Wondered if gabled ends could vary more. Still kinks. 214 - Front second floor windows seem excessive (number) per DG 4.54. Porch and accessory seem fine 218 - don't support plank and chink siding and break on AD should not be mid window. Wininger said that this has changed. 222 - Generally support, fenestration on the west seems odd/disproportionate. And wondered if it is proximity to 218. Wininger said it has to do with the stair. 2. Plans being approved are a concept? Wondered about how things will proceed.

Wininger explained there is a new street/alley scape and site plan.

218 - Is 4 bedrooms without a basement, which was typo.

Siding - Murphy explained that they have responded to this. 214 - All vertical rabbited siding semi-transparent gray, natural OR gray in the gable. 222 - Same except in the gables. 218 - Existing horizontal log with a vertical board and batton. Now, it would be plank and chink siding with board and batton. They would like to do this. AD 218 - corrugated rusted metal base to just above the beam. Board and batton in the gables. They provided photos of a building behind the Bullion King which has metal and they would like to use this metal to keep the maintenance low and cost down. This would be presented for 214 gothic. Minneman reminded that this is a building versus a dwelling. Generally on a dwelling unit which is larger with more coverage, metal hasn't occurred very much. Members must decide if this is allowable or not. Ross asked about the garage door on the AB in the photo and they weren't sure. Murphy pleaded the case for this material. Murphy asked about the Guideline 4.71and Minneman said this does say one material. Murphy wondered if this could be more flexible. Minneman said in the core zone it is about the integrity of the design and also the materials in comparison with other historic buildings. She felt it was important to further the historic materials. She understood the conundrum in wanting less maintenance. She had to counter what Murphy had said. Murphy noted a two story galvanized accessory dwelling in the 200 block of Gothic. Minneman encouraged to go property by property and keep this in the back of their mind.

Site Plan 214 - there is a parking space on the front (north). The accessory dwelling moved closer to the alley.

Site Plan 218 - wasn't moved because of the existing trees.

Site Plan 222 - practical nature of the parking from last week and so it was pushed to the east to have parking and a walkway on the west. There is also a parking space on the front.

Site plan - no issues from members and seems to make more sense and is more accessible.

<u>214</u> - They made spaces between the windows and reduced it to two. The belly band was kept. There will be no shingles in the gables. Packets have correct windows, but not siding.

214 North - gable module is good per Ross. Agrees with write-in about the amount of glazing on the northwest. Farnell supported. Minneman liked the open rafter tails. Farnell asked about the gable over the entrance and it is just siding.

Minneman wondered if they would like to see the casements ghosted in. All egress are either doors or double hungs in this case so it is not an issue. They prefer awnings over casements.

214 West - Ross liked. Shed was removed and upper windows in gable removed.

214 East - no issues from Ross or Farnell.

214 South - both support. Minneman asked about the metal use as materials. Ross asked if there are other examples. Murphy said that there are other examples and they will show these. This is a little cleaner per Murphy than Truex for example.

Generally they support the form of the building, but Ross thought that there was a lot of glazing on the North.

214 AD - Murphy again pled the case for metal. He wondered if galvanized would be more supported, all one material. Ross asked about Rich Smith's and it is. Minneman encouraged them to relate this to a historic building. She thought that if it were a one story building it might be more proportional. She said that they must decide if it is a contemporary interpretation. Ross thought it is their decision to move forward with this. He thought the dark metal looked similar to a prefab. Farnell thought that it would be a tough battle. He would have a tough time and he is one of the more liberal members. He agreed with Ross about the prefab. Murphy thought that they would make it more rustic and compliant with the core. They understood. The sides are a bit different because the gables went lower. The deck went around to the side. Windows supported. Ross asked about mulling on windows on east and there are.

Support for main house and siding, support architecture and fenestration of AD

218 - Plank and chink and vertical board and batton random width in barn wood. Perpendicular cut on eaves.

218 North - Ross confirmed that the existing house is a mix of materials and it is. The lower windows were made wider and the flank windows. Ross asked about a Guideline for colors in the core. 4.74 Minneman said that they haven't looked at a lot of core zone buildings. So, this Guideline hasn't had to be applied. It seems pretty rigid. Minneman said does it pay homage to the existing building or does it need to stick to this. Ross was struggling with this also. Ross mentioned the machine milled log is prohibited also and wondered if this was considered that material. They talked about other examples in the core. Murphy gave his recollection of the change to plank and chink. What they have proposed is reclaimed also. When reclaimed wood it has gone through stress, otherwise it can look very new. Minneman noted Kapushion and that they will not be painted. Murphy said that a bleaching oil is put on the wood. Ross may have a little trouble with the plank and chink. Minneman said that this can get discussed. Ross liked the facade other than materials. Farnell thought that he liked the breakup of materials. He would like the hand hewn. The hope was that these look like they were built at different times. There are existing trees there also and Farnell thought that it would be helpful to show these. Farnell asked about the fence and it is proposed for the middle house (all around). Then, for the other

two it is between the home and the AD. Probably rustic picket fence. Minneman asked if it would be helpful to have the site plan included and it was. Much of the landscaping is existing or relocated. Minneman asked if the relocation of trees doesn't work then what happens. Murphy said that they would demolish, relocate trees and remove the berm when the first building permit is pulled.

218 West - nice and simple separated windows.

218 East - there is trim between windows (bank of four). Ross wondered about this and it is on the side not the front. Minneman agreed that it is a little ways back on this elevation. Murphy explained what would have been done historically. This one does have casements and are noted. Ross asked about the roof stepping up to the rear. Minneman said that there are some other examples in the 100 block, but she did mention it in the memo. They looked at the drawing. Minneman said that 18 inches isn't always perceived from the front. Ross thought that the south module is a smaller chunk also.

218 South - double hung that meets egress. Farnell asked for detail on rail.

218 AD - the split in material is gone now and will go all the way to the eave. The gables and dormers will be board and batton. North elevation it will be right under the windows for siding. Gable will stay the random width (8, 10, 12's) board and batton. Minneman said that they want to talk about their recommendation about the two materials. Normally buildings are supposed to look more simple that the primary. So, they need to decide if it is too finished. Ross wondered if they could have it speak for the primary also because there is a break in material there also. Minneman didn't think so. Ross thought that other Board members are more supportive of RCM, but he likes galvanized better. He wondered how high it is, 12'6". Minneman mentioned the Mihelich accessory and the nice siding that was used. Sopris was a little bit more upscale and Maroon was all more one material. Outbuildings usually only had one material. Murphy guessed about 30% have a different material in the gable. Ross asked if he would bring in photos. Murphy discussed their thought process. They discussed the RCM. Minneman gave another overview and what is the gable. It is also in the dormer. Farnell didn't like all RCM either. He could support it as is. Ross asked about galvanized and it is usually supported after dulling. They felt that it matches the main house's roof. They will need to hear from the rest of the Board. Minneman noted that the RCM on the primary building is excessively dissimilar. She gave a history of this.

222 - Solid body stained. Boxed soffit. It will be a Hartford green roof, cream trim, turned newels, balusters and posts. Matched window color. There will be trim on top. There is a little more detail on this building.

Farnell noted on the west that the comment about the windows didn't bother him.

222 South - support
222 North - support
222 West - support
222 East - he thought that the transoms could be controversial and the height. Everything else is supportable. Murphy asked if there was trim between and Ross thought that he would like better. Minneman wondered if this splits the floor level. Trim would make it look like a gable window. They could take the details off the East and West, which would simplicity the gables. Farnell asked about the truss and Murphy would leave that. Minneman would encourage the shingles in the gables.

222 AD - 18 inch wainscot - this has been allowed on a lot of buildings. They will do this with the straight siding. The siding would be semitransparent to make it more toned down. They discussed paint/stain and AD's can be more rustic.

North - support
East - support
West - support
South - support

Subdivision - Minneman said we are working through some of the triggers in the suggested motions/findings. She said it is unusual because there is demolition which could be designated non-historic and if so then it fits back into redevelopment. Also, when the first building is demolished and when the trees will be relocated. Minneman asked about a recycle plan and that it will need to be provided to the Building Department.

AD's - Minneman asked how this will work. Murphy said it was discussed that they agree that they need to be built and it is part of the application. It would have a RCA on each lot and be built simultaneously with the main house when the building permit is pulled. They agree that this would be required of each lot. AH was discussed. Farnell thought that this is the easiest proposal, otherwise you are requiring 3 separate owners, which would be difficult to coordinate. Farnell asked if buildings were changed by future buyers then they would have to come back to the Board. Ross said that they will use these in the future. Minneman said that there wasn't a size requirement b/c those that exist there now are much smaller. Farnell thought that there should be reclamation of the disturbed ground. Wininger did add something to the plan and for the demolition portion Minneman will add this to the finding/motion. The timeline for construction and sale is unknown. This is what happened for the Academy property.

Utilities - must be physically installed for each lot.

NO HOA etc.
NO sidewalks

Subdivision plat - David Leinsdorf is involved and we need to get the plat to Belkin.

DRC 09-14-2015 Myerson (214 Gothic)
Ross, Farnell and Alvarez Marti
Minneman and Earley
Wininger and Murphy were present and said it is helpful to look at the 3D. They went back to the drawing board on this one. There will be no gable to the west. Partly because the neighbor has shedding this way. There is 11'4" setback to first floor eave and then another 6' to rear second floor. The building height is 27'2". This is much more traditional with the ridge running perpendicular to the street. Ross asked about square footage and they are very similar to what they were. Murphy said the goal was to reduce the apparent mass. It is a lot longer and there is a 12:12 pitch. The materials were revised slightly. The shingles in the gable will be natural.

Alvarez Marti thought that anything will change the block. This is more in line with what you would see a few blocks over on Sopris. She thought that they now work better.

Write in: 1. I wish one of the homes would have a more traditional entry with a centered front door. This house looks nice.

Farnell liked this with the front porch and there are other examples on Sopris.

North - Simple, windows divided, good proportioning. Solid body stain on the truss detail, Ross wondered if it was too far down in the gable. Wininger said it is the right level for a true collar tie. Ross could support this detail.

Exposed rafter tails on the whole house.

East - Vertical on bump outs. Fenestration looked good per Ross and Farnell. Ross liked that it stepped down to rear. Farnell clarified the bump out. They discussed via the plans. Ross wondered about why the door is setback and it is more porch and FAR issues.

South - Ross asked about the shed on the west and Winegar explained. It is a little proud by 3'. The front is 2'. Farnell thought that it is far enough back that you won't notice too much. Ross asked about DG and the discussion on modules. Minneman said that it doesn't want to take up the whole plane and so they have done a good job. Farnell asked about the corbels and thought that this might be more supported because it is partially historic. Minneman agreed and thought that this is the most traditional. There isn't anything overstated on this house. There would be an all metal rail. This home has more wood otherwise. Ross wondered if this was discussed at the last meeting. Murphy thought that the metal has a longer life. This house is much lighter with all of the details, which is why they thought the metal went along with this. Farnell said that they were going to provide a detail. Wininger said A4 has the railing detail, which is simplified for the AD. They went with black windows and black rails and said that they could tone them down. This will go to the Board for discussion.

Materials - Most of the siding is wider drop cove siding, which was fairly typical and is on Old Town Hall. The other siding will be vertical 1”x4”, 6”, 8” and 10” rabbited. There will be a milled shingle natural gray roof. The windows will be black. The window trim is solid body light gray. The primary door painted Casco Bay aqua. There will not be a chimney.

AD - Removed one dormer and the dormer got 18 inches wider, as did the deck, and add double skylights. **North** - same floor plan.

East - simple

West - dormer, Minneman mentioned that normally it doesn't split the floor line, but this was a compromise. She mentioned that this might be in a suggested motion as justification. This adds diversity and helps with livability. Ross asked about the beams and they are 6”x6”, which are needed. He asked about the cricket and they are 6”x6” and 4”x6”.

South - simple

Materials - roofing will be milled shingle natural gray. The siding will be vertical rabbited random width. There will be Zacktique corrugated foundation covering not to exceed 18 inches. Black windows and window trim will be lighter gray, braces will be medium gray. Newel posts black metal and a little simpler.

All were supportive and were appreciative of the changes.

DRC 09-14-2015 Myerson (218 Gothic)
Ross, Farnell and Alvarez Marti
Minneman and Earley

Laura Wininger and Dan Murphy were present. Wininger presented a color rendering. Murphy said they turned this into a "T" instead of a crucifix. The window configurations were changed slightly. There were four windows in the front and that went to three. There is one window in the top instead of two. They feel that it substantially changed the appearance of mass. On the accessory, they removed the dormer on the west and the east got a little larger. There were skylights added. Ross agreed that it looks much less massive. On the South elevation, nothing changed.

For the material, they took it up to the second level under the beams and changed. They found another example on Maroon. When they lowered the dormer, they used the rabbited siding. Farnell confirmed this via the drawings. He agreed that the horizontal brought the mass down a lot.

No changes to site plan. They will recover as much of the alley as possible.

Write in: 1. looks better, materials still must be discussed. Referenced Jimmy Faust and the plank and chink material. Looks like a lot of windows for an accessory.
2. Looked at the perspective views, the E/W wings are set back. Overall lots are still crowded but not out of character for the neighborhood.

North – Alvarez Marti asked what the dimensions are on the upper windows and they are 2'8"x5'6". The lower windows are 3'0 x 5'6". The beams above/truss above the door were discussed and it was a different project. They are 6”x6” inside and the beams are 8", columns are 6”x6”. Alvarez Marti noted that this is not typically seen in the core. Ross thought that the posts mimic the corner boards and the house has a fairly heavy look already. He wasn't opposed, but thought that it could be simplified. Murphy explained what could be done. Farnell noted the Guidelines and that it is a new house. Minneman said that contemporary details are up to the Board and have changed over the years. Minneman asked if it was decorative or structural and it is structural, but doesn't have to be per Wininger. Minneman said they have to decide if this is looking too much like the new zone or if it is appropriate. Alvarez Marti said that the entry porch, as drawn, is something more true to the new zones and isn't seen much in the core. Alvarez Marti thought that all of these homes look like the new zone. It just looks a little out of place in this zone because even the new houses are simple and blocky. Murphy and Wininger were fine with simplifying. Ross thought that simplifying it was good. Farnell asked about the entry porch and they are exposed rafter tails.

East - Simple and divided. Farnell asked about the railings. The drawing didn't print. They will be 6”x6” reclaimed newel posts with wood cap and horizontal metal. Alvarez Marti thought that this might get discussed by the full Board and thought it might be pushing the line in the core zone. She was okay because it was the rear of the home. Ross asked if there are other examples. Minneman said there is more wood than metal. Ross asked if there were historic examples and Minneman didn't think so. Any metal would have been in the fencing. They discussed other examples of metal in the core. Minneman suggested discussing this at the full Board. Ross thought that it was edgy and Farnell didn't think that it was a concern in the rear, but will look around. The accessory dwelling has something similar.

South - Simple now.

West - Simple, massing is a lot better than it was per Ross. He can't speak for other Board members, but thought it was a good improvement. Farnell agreed. Alvarez Marti thought that she could support the mass, scale and fenestration. She wished one of the houses could be small, but understands.

Materials - Alvarez Marti wondered if they had an alternate if the Board doesn't support. Ross thought that it was well done now. Wininger noted that the labeling of the materials is on the north elevation. Standing seam roof in a 5 V crimp with a natural gray finish. The siding will be a horizontal plank and chink and 1”x6” lapped in eaves. There will be 2”x8” and 2”x6” trim in reclaimed natural and the horizontal band is reclaimed natural. There will be reclaimed fascia and corner boards. The primary door will be wood and glass and will be 1/3 light. The windows are sage green and vents are brown/gray. Ross supported the plank and chink and supported it up to the eaves. He also liked the change of materials. Alvarez Marti supported the materials. Farnell thought as presented it makes sense and good variation on the theme. Ross agreed.

AD - (North) - Alvarez Marti mentioned a window that was mentioned in the comment and it is on the AD. Alvarez Marti said she could support. She asked about the two windows. They are in the stairwell. This gives the maximum light. The one on the left is operable. All were supportive because it faces the house.

West - Ross wondered about discussion about the two skylights. They aren't very visible. They are down low and small. Farnell thought it was pretty simplified.

South - Ross thought that it is a lot of glazing and Alvarez Marti thought living in the space you might want the light. Farnell asked if there is a Guideline speaking to this and there is only one for the front of the house. The rear is the front of the AD, which is seen from the alley per Ross. They will remove one window.

Materials - the RCM was discussed. Ross thought that RCM was a lot on the roof and the siding and the change to zacktique was a good choice. Minneman explained what has been done and that they discussed splitting the materials at the last meeting. Farnell thought that it is better this way and better with the two materials. This may get discussed with the full Board.

Recommendations - railings will go to full Board for discussion everything else supported.
Support on AD, roofing material will be zacktique and a window will be removed on the south, all supported the two skylights.

DRC 06-19-2017 Biggers 228 Whiterock
Nauman and Ellis
Minneman and Earley
Randy Swift and Johnny Biggers were present. Street scape noted. Swift says the base windows were slightly changed in size. Some windows were added to the front. Swift notes highlighted changes. The skylight change and there was a typo in the bathroom. Swift notes the changed sizes that are more symmetric and stacked. Deck removed on the East side and reinstalled on the west sided per Swift. The house was move east on the lot so the deck will conform to the setback. Swift noted the spruce trees on the west side and notes that it will remain and can mask the appearance of the tree. **Shifting the setback** - the deck is 4' deep. From Whiterock Biggers didn't think it can be seen - narrow sight line.

Snow storage notations are on the plan.

Window plan - most were changed slightly.
North elevation window 2' 8" x 4'6". So it will be reduced in scale. Deck and snow stops and sky lights were removed on the East.

West - 2'8"x5'6", windows were separated and the deck on the NW was added. They talked about one more window on the landing. Ellis noted the DG. Minneman noted the wrap around porch and wondered if this helps to soften it. Ellis thought that this could go to the Board for full discussion. They might add a square in the NW corner. 2'8"x2'8". Ellis wondered about the sky light that is visible. Minneman said 4.44 talks about this. It asks if this is highly visible or not. They talked about the trees to help. Ellis thought that it was okay. IT was moved back 1'. Biggers thought it could go to the South a little more if needed. Nauman thought that it was not highly visible and could support. He also appreciated that they moved it from the East. He thought that the full Board will want to discuss.

Write in - 1. In general support.
2. Appreciate the changes, talk about two side decks. Does front sky light meet DG? Parking plan. Garage doors facing Third Street.

South - One window added and the upper window was revised. Nauman and Ellis talked about that this elevation was obstructed by the accessory and had supported last week.

They talked about the **AB** and how it faces. Biggers said that the telephone pedestal is in the alley and makes the turning radius really difficult. The building could be pushed more into the lot. Ellis confirmed the setback between buildings and it needs to be 10'. Biggers would prefer that this not happen. Minneman said that they will need to articulate why it might work in this location. Nauman wondered if there is anything in the DG about corner lots and Minneman explained. Generally, garage doors aren't encouraged to face the street. They talked about neighborhood context. Ellis asked about if historic building should be used to reference this because this is new. Minneman explained. Minneman encouraged them to add all of the impediments to the plan. Take a photo down the alley to show encroachments.

Support for decks on the west. Support for window changes. Third floor window on the North might change slightly to get smaller.

Materials are supported on both buildings. Roof will be zactique. Ellis needs to consider the garage doors further. Nauman supports the architecture and 3rd St facing doors but there should be discussion.

Agenda
Design Review Committee
Monday
January 11, 2010

3:00 Consideration of the application of **Elk Avenue Partners** to renovate a portion of the commercial/restaurant building located at 302 Elk Avenue, Block 27, Tract 1, Block 27 Subdivision in the B-1 zone. (Reeves)
Architectural approval is required.

3:15 Insubstantial determination requested by **Crested Butte Club, LLC** to alter the door plan and construct a small dormer to provide head-room , both on the north elevation of the historic hotel building located at 512 Second Street, Block 33, North 70' lots 17-19, N 62.5' of Lot 20 in the R3C zone. (O'Rourke)
An insubstantial determination is requested.

3:30 Consideration of the application of **Ruby Construction, Inc.** to construct a duplex and accessory building to be located at 714/716 Maroon Avenue, Block 60, lots 9-10 in the R2 zone. (Helland)
Architectural approval is required.

4:15 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and November 27, 2007development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue , Lots 1-2, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow an accessory dwelling in the R1C zone.
Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

4:45 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 development plan to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

5:15 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the August 28, 2009development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Demolition of a non-historic single family residence is requested.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

5:45 Break

5:50 Consideration of the application of **Paul G. Lackey and Mary Piergrossi** to renovate the mobile home located at 128 Butte Avenue, Block 5, lot 3 in the M zone. (Cowherd)
Architectural approval is required.

6:20 Consideration of the application of **Jeffrey and Kylena Graceffa** to construct an addition to a historic restaurant building located at 21 Elk Avenue, Block 19, lots 27-28 in the B-3 zone. (Hadley)

The expansion of a conditional use permit for a restaurant use in the B-3 zone is required.
Demolition of a portion of a historic structure?
Payment in lieu for up to 8 parking spaces is requested.
Architectural approval is required.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

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Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

4:45 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 development plan to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

5:15 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the August 28, 2009development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Demolition of a non-historic single family residence is requested.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

5:45 Break

5:50 Consideration of the application of **Paul G. Lackey and Mary Piergrossi** to renovate the mobile home located at 128 Butte Avenue, Block 5, lot 3 in the M zone. (Cowherd)
Architectural approval is required.

6:20 Consideration of the application of **Jeffrey and Kylena Graceffa** to construct an addition to a historic restaurant building located at 21 Elk Avenue, Block 19, lots 27-28 in the B-3 zone. (Hadley)

The expansion of a conditional use permit for a restaurant use in the B-3 zone is required.
Demolition of a portion of a historic structure?
Payment in lieu for up to 8 parking spaces is requested.
Architectural approval is required.

The above times are only tentative. The meeting may move more quickly or slowly than scheduled

Agenda
Design Review Committee
Monday
January 11, 2010

3:00 Consideration of the application of **Elk Avenue Partners** to renovate a portion of the commercial/restaurant building located at 302 Elk Avenue, Block 27, Tract 1, Block 27 Subdivision in the B-1 zone. (Reeves)
Architectural approval is required.

3:15 Insubstantial determination requested by **Crested Butte Club, LLC** to alter the door plan and construct a small dormer to provide head-room , both on the north elevation of the historic hotel building located at 512 Second Street, Block 33, North 70' lots 17-19, N 62.5' of Lot 20 in the R3C zone. (O'Rourke)
An insubstantial determination is requested.

3:30 Consideration of the application of **Ruby Construction, Inc.** to construct a duplex and accessory building to be located at 714/716 Maroon Avenue, Block 60, lots 9-10 in the R2 zone. (Helland)
Architectural approval is required.

4:15 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and November 27, 2007development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue , Lots 1-2, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow an accessory dwelling in the R1C zone.
Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

4:45 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 development plan to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

5:15 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the August 28, 2009development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Demolition of a non-historic single family residence is requested.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

5:45 Break

5:50 Consideration of the application of **Paul G. Lackey and Mary Piergrossi** to renovate the mobile home located at 128 Butte Avenue, Block 5, lot 3 in the M zone. (Cowherd)
Architectural approval is required.

6:20 Consideration of the application of **Jeffrey and Kylena Graceffa** to construct an addition to a historic restaurant building located at 21 Elk Avenue, Block 19, lots 27-28 in the B-3 zone. (Hadley)

The expansion of a conditional use permit for a restaurant use in the B-3 zone is required.
Demolition of a portion of a historic structure?
Payment in lieu for up to 8 parking spaces is requested.
Architectural approval is required.

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Agenda
Design Review Committee
Monday
April 14, 2008

3:00 Consideration of the application of **Jamie and John Stambaugh** to construct an addition to the rear of the historic single-family residence located at 108 Sopris Avenue, Block 32, Lots 11-12 in the R1C zone. (Stambaugh / Langsfeld)
Architectural approval is required.

3:30 Consideration of the application **Chris Cottrell** to construct an addition to the existing single family residence located at 132 Whiterock Avenue, Block 41, North 75 feet of lots 1-3 in the R2C zone, converting the building into a duplex together with the request to re-orient the front yard from Whiterock to 2nd Street. (Helland)
Approval to re-orient the front yard setback is requested.
Architectural approval is required.
A conditional waiver to expand a non-conforming aspect with respect to the west setback in the R2C zone is required.

4:00 Consideration of the application of **Michael Haney** to construct an accessory building to be located at 20 3rd Street, Block 3, West 100' of lots 20-21, and West 100' of the South half of lot 19 feet in the R1 zone.
A conditional use for an accessory building with a plumbed and heated accessory building in the R1 zone is required.
Architectural approval is required.

4:30 Consideration of the application of **Faust Mountain Properties** to construct a single family residence and accessory building to be located at 405 Gothic Avenue, Block 11, Lots 19-20 in the R1 zone. (Faust/Ochs)
A conditional use for an accessory building with a plumbed and heated accessory building in the R1 zone is required.
Architectural approval is required.

5:00 Break

5:15 Consideration of the application of **Belleview Builders** to construct a single family residence and accessory building to be located at 907 Elk Avenue, Block 69, lot 2 in the R1E zone.
A conditional use for an accessory building with a plumbed and heated accessory building in the R1E zone is required.
Architectural approval is required.

6:00 Informal review requested by Don and Shellie **Greiner** to construct an addition to the historic single family residence located at 130 Gothic Avenue in the R1C zone.

Agenda
Design Review Committee
Monday
April 16, 2012

3:00 Site Visit and Consideration of the application of **Jeffrey and Deanna Serra** to construct an awning to the west elevation of the single family residence and construct an accessory building to be located at 215 Butte Avenue, Lot 27, Kapushion Subdivision in the R1 zone. (Hadley)
- **Architectural approval is required.**
- **Conditional use permit for an accessory building with plumbing and heating in the R1 zone is required.**

3:45 Site visit and Informal review requested by **Paul and Julie Kessee** to consider a dormer addition and demolitions of portions of the historic single family residence that exceeds the maximum allowable FAR, located at 201 Sopris Avenue, Block 16, lot 17 in the R1C zone.
- **Board comment is requested.**

4:20 Consideration of the application of **Dan Devlin** to construct additions to an accessory building located at 821 Sopris Avenue, Block 68, Lot 10 in the R1E zone. (Norton)
- **Architectural approval is required.**
- **Conditional use permit for an accessory building with plumbing and heating in the R1 zone is required.**

4:45 Informal review requested by **Chris and Sally Hensely** regarding the development plan involving the demolition of the non-historic accessory dwelling and new dwelling to be located at 508 Sopris Avenue, Block 36, lots 13-14 in the R1C zone. (Coburn Dev.)
- Architectural approval is required.
- Permission to expand a conditional use permit for an accessory dwelling is required.
- Permission to demolish a non-historic building is requested.

The above times are only tentative. The meeting may move more quickly or slowly than schedule.

Agenda
Design Review Committee
Monday
April 21, 2008

3:00 Consideration of the application of **Michael Haney** to construct an accessory building to be located at 20 3rd Street, Block 3, West 100' of lots 20-21, and West 100' of the South half of lot 19 feet in the R1 zone. (Carroll)
A conditional use for an accessory building with a plumbed and heated accessory building in the R1 zone is required.
Architectural approval is required.

3:20 Consideration of the application of **Faust Mountain Properties** to construct a single family residence and accessory building to be located at 405 Gothic Avenue, Block 11, Lots 19-20 in the R1 zone. (Faust/Ochs)
A conditional use for an accessory building with a plumbed and heated accessory building in the R1 zone is required.
Architectural approval is required.

3:40 Consideration of the application of **Beckwith Builders** to construct a single family residence and accessory building to be located at 907 Elk Avenue, Block 69, lot 2 in the R1E zone. (Barney)
A conditional use for an accessory building with a plumbed and heated accessory building in the R1E zone is required.
Architectural approval is required.

4:00 Insubstantial determination requested by **Janet and Kenneth Levit** to change a previously approved plan altering window styles, foundation treatment of the primary residence and simplifying the design of the accessory building to be located at 415 Gothic Avenue, Block 11, Lots 23-24 in the R1 zone.
Insubstantial Determination requested.

Agenda
Design Review Committee
Monday
May 14, 2012

3:00 Consideration of the application of **Kendall Tankersly and Matthew Smith in conjunction with Elk Avenue Partners LLC** to site a restricted food service establishment within a restaurant building to be located at 407 4th Street, Block 27, Lots 1-4 in the B-1 zone

- **Conditional use permit for a restricted food service establishment in the B-3 zone is required.**

3:20 Consideration of the application of **Klass Act, LLC** to construct a new deck above the existing patio associated with the restaurant operation located at 208 Elk Avenue, Block 28, Lot 12-13 in the B-1 zone. (Hadley)

- **Architectural approval is required.**
- **The expansion of a conditional use permit for a restaurant operation to include outdoor seating may be required.**

3:45 Insubstantial determination requested by **John Kirk Amsten** to construct additions to the second story deck of the single family residence, and change the garage door in the accessory building located at 6 Ruth's Road, Lot 16, Kapushion Subdivision in the R1 zone. (Berardo)

- **An insubstantial determination is requested.**

4:10 Consideration of the application of **Chris and Sally Hensely** to demolish the non-historic accessory dwelling and construct a new accessory dwelling to be located at 508 Sopris Avenue, Block 36, lots 13-14 in the R1C zone. (Coburn Dev.)

- **Architectural approval is required.**
- **Permission to expand a conditional use permit for an accessory dwelling is required.**
- **Permission to demolish a non-historic building is requested.**

4:40 Consideration of the application of **Susan Eskew** to expand a conditional use permit for an accessory dwelling located at 201 ½ Gothic Avenue, Block 9, South 62.5' of Lots 17-20 in the R1C zone.

- **Permission to expand a conditional use permit for an accessory dwelling is required.**

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Agenda
Design Review Committee
Monday
June 17, 2013

4:00 Consideration of the application of **Monica Mesa** to construct a single family residence to be located at 817 Sopris Avenue, Tract 9, Block 68 Verzuh Ranch Subdivision in the R1E zone. (Hadley)
Architectural approval is required.

4:25 Consideration of the application of **Robert and Michelle Warner** to construct a single family residence and accessory building to be located at 519 Ninth Street, Tract 4, Block 71, Verzuh Ranch Subdivision in the R1D zone. (Hadley)
A conditional use permit for a heated / plumbed accessory building is required.
Architectural approval is required.

4:45 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)
Demolition of a non-historic single family residence is requested.
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

5:20 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

5:55 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue , Lots 1-2, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow an accessory dwelling in the R1C zone.
Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

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Agenda
Design Review Committee
Monday
June 17, 2013

4:00 Consideration of the application of **Monica Mesa** to construct a single family residence to be located at 817 Sopris Avenue, Tract 9, Block 68 Verzuh Ranch Subdivision in the R1E zone. (Hadley)
Architectural approval is required.

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A conditional use permit for a heated / plumbed accessory building is required.
Architectural approval is required.

4:45 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone. (Helland)
Demolition of a non-historic single family residence is requested.
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

5:20 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

5:55 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue , Lots 1-2, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow an accessory dwelling in the R1C zone.
Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

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Agenda
Design Review Committee
Monday
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Architectural approval is required.

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Demolition of a non-historic single family residence is requested.
A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

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A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

5:55 Consideration of the application of **Ed Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue , Lots 1-2, Block 53 in the R1C zone. (Helland)
A conditional use permit is required to allow an accessory dwelling in the R1C zone.
Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

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Agenda
Design Review Committee
Monday
August 10, 2015

3:00 Consideration of the application of **Craig Clark dba Growhouse Crested Butte in conjunction with George Reinhardt** to site a retail marijuana facility to be located at 310 Belleview Avenue, Unit 3 Belleview Park Condominiums, Block 46, East 50' of Lots 12-16 in the C zone. (Clark/Bogardus)
- A conditional use permit for a retail marijuana facility in the C zone is required.

3:30 Consideration of the application of **SPK Properties LLC** to subdivide the property located at 640 Elk Avenue, Block 52, Lots 1-3 in the R1C zone. (Colvin)
- Approval for a minor subdivision in the R1C zone is required

3:50 Consideration of the application of **Ann C. and Dewain V. Hill** to remodel and add an entry porch, remove the South sunroom and revise the deck on the South at the existing single family residence located at 106 Sopris Avenue, Block 32, part of Lot 13 and all of Lot 14 in the R1C zone. (Hadley)
- Architectural approval is required.
- Demolition of a portion of a non-historic structure is required.

4:30 Site visit and consideration of the application of **Edward R. Baker** to rehabilitate the existing historic shed and add an addition to utilize the building as a garage/office space to the existing accessory building at 319 Sopris Avenue, Block 27, Lots 25 and the west 22 feet of Lot 26 in the R1C zone. (Norton)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.

5:20 Consideration of the application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone. (Murphy)
- Approval of a minor subdivision is required.
- Permission to demolish three non-historic structures pending approval of a redevelopment plan in the R1C zone is required.

5:50 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

6:30 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition

7:15 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5 (Tract 1) in the R1C zone. (Murphy)
- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition

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Agenda
Design Review Committee
Monday
August 10, 2015

3:00 Consideration of the application of **Craig Clark dba Growhouse Crested Butte in conjunction with George Reinhardt** to site a retail marijuana facility to be located at 310 Belleview Avenue, Unit 3 Belleview Park Condominiums, Block 46, East 50' of Lots 12-16 in the C zone. (Clark/Bogardus)
- A conditional use permit for a retail marijuana facility in the C zone is required.

3:30 Consideration of the application of **SPK Properties LLC** to subdivide the property located at 640 Elk Avenue, Block 52, Lots 1-3 in the R1C zone. (Colvin)
- Approval for a minor subdivision in the R1C zone is required

3:50 Consideration of the application of **Ann C. and Dewain V. Hill** to remodel and add an entry porch, remove the South sunroom and revise the deck on the South at the existing single family residence located at 106 Sopris Avenue, Block 32, part of Lot 13 and all of Lot 14 in the R1C zone. (Hadley)
- Architectural approval is required.
- Demolition of a portion of a non-historic structure is required.

4:30 Site visit and consideration of the application of **Edward R. Baker** to rehabilitate the existing historic shed and add an addition to utilize the building as a garage/office space to the existing accessory building at 319 Sopris Avenue, Block 27, Lots 25 and the west 22 feet of Lot 26 in the R1C zone. (Norton)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.

5:20 Consideration of the application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone. (Murphy)
- Approval of a minor subdivision is required.
- Permission to demolish three non-historic structures pending approval of a redevelopment plan in the R1C zone is required.

5:50 Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. (Murphy)
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Agenda
Design Review Committee
Monday
August 10, 2015

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- A conditional use permit for a retail marijuana facility in the C zone is required.

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- Architectural approval is required.
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4:30 Site visit and consideration of the application of **Edward R. Baker** to rehabilitate the existing historic shed and add an addition to utilize the building as a garage/office space to the existing accessory building at 319 Sopris Avenue, Block 27, Lots 25 and the west 22 feet of Lot 26 in the R1C zone. (Norton)
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Agenda
Design Review Committee
Monday
August 10, 2015

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- Approval for a minor subdivision in the R1C zone is required

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- Architectural approval is required.
- Demolition of a portion of a non-historic structure is required.

4:30 Site visit and consideration of the application of **Edward R. Baker** to rehabilitate the existing historic shed and add an addition to utilize the building as a garage/office space to the existing accessory building at 319 Sopris Avenue, Block 27, Lots 25 and the west 22 feet of Lot 26 in the R1C zone. (Norton)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.

5:20 Consideration of the application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone. (Murphy)
- Approval of a minor subdivision is required.
- Permission to demolish three non-historic structures pending approval of a redevelopment plan in the R1C zone is required.

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Agenda
Design Review Committee
Monday
August 17, 2015

3:00 Consideration of the application of **Ann C. and Dewain V. Hill** to remodel and add an entry porch, remove the South sunroom and revise the deck on the South at the existing single family residence located at 106 Sopris Avenue, Block 32, part of Lot 13 and all of Lot 14 in the R1C zone. (Hadley)
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3:25 Consideration of the application of **Bryan M. Shea** to raise the roof and add dormers to the south portion of the duplex located at 819 Gothic Avenue, Unit A Deer Creek Townhouses, Block 77, Lot 11 in the R2A zone. Cowherd)
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Monday
September 14, 2015

3:00 Consideration of the application of **Town of Crested Butte** to site a vehicle storage building to be located at 800 Butte Avenue in the P zone. (Due/Earley)
- Architectural approval is required.

3:20 Site visit and consideration of the application of **Charles Schiavo** to rehabilitate and construct an addition to the historic single family residence located at 426 Elk Avenue, Block 26, South 86' of the west 2' of Lot 2, Lot 3 except for the North 34' of the East 2', all of Lot 4 in the B3 zone. (Hadley)
- Architectural approval is required.
- A conditional waiver for a non-conforming aspect with respect to the West side yard setback is required.

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5:35 Consideration of the application of **Brandon Johnson and Paula Dionisio** to construct a single family residence and accessory building to be located at 926 Belleview Avenue, Block 74, Tract 2 in the R1D zone. (Murphy)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1D zone is required.

6:35 Consideration of the application of **313 Sopris LLC** to discuss rehabilitation measures, add a door on the East elevation and lift and stabilize the two accessory buildings located at 313 Sopris Avenue, Block 27, Lots 22-24 in the R1C zone. (Palhava/O'Rourke)
- Architectural approval is required.

7:30 Consideration of the application of **Edward R. Baker** to rehabilitate the existing historic shed to utilize the building as an accessory dwelling and to construct an accessory building with heating and/or plumbing at 319 Sopris Avenue, Block 27, Lots 25 and the west 22 feet of Lot 26 in the R1C zone. (Norton)
- Architectural approval is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R1C zone is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
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DRC 01-23-2017 Faust 713/715 Belleview
Meyer, Alvarez Marti and Ellis
Minneman

Greg Faust walks the Board through the changes. They will have the BOZAR plan by Thursday
They added parking on the SW corner/front elevation. Notes accessory dormer was cut back. He wondered about the width of parking spaces discussed and will measure them. They encourage the spaces to be longer due to narrow alley. G. Faust will move the parking in and even with the garage. Snow storage on side yards of accessory.

Street parking spaces - space locations ok in front. SW corner will have one parking space and Jimmy's 2 spaces. Will have a visual break.

Front porch- Faust notes the expansion and will have shed be 4:12 and gable 6:12 to differentiate the gable. Depth of porch is 4' off corner, and 3 1/3 ' to street side of the post. Earley is requested to re-run the calculations.

Windows style 2/2 Residence. The windows change on north and have same sizes. Square 2'6"x2'6" up in shingles. Keep truss detail. Corner of window will get in way of truss with the cross. Faust says they will reverse the door and window.
East windows sized down. All styles to be 2/2.
Alvarez Marti asks about number of window sizes - found 4 sizes with all of the smaller windows to be the same sizes that will be seen on the next revisions.
North has 4 window sizes.

West - pop our roof raised 1' and the porch revision.

Accessory - **East elevation**. Dormer reduced and slides over to the South side. Works better for the parking. Keeping the shed module. Snow break will be added. Meyer notes mass is reduced with east elevation and it is supported. Window sizes will be added to the elevations.

Garage east elevation - Mary asks the drop from roof and it is 6" drop.

Write-in comments – 1. Support most project. Shed feature on accessory is too large. Suggests reduction.
Ellis notes from the north appears awkward and Alvarez Marti suggests dropping the gable dormer to be even with the shed module. Faust says they can accomplish.
2. Support accessory dwelling, east elevation from 1-17 rework. Support primary.

All concerns are covered per all. Accessory building related to the shed module will have board discussion.
Recommendation to BOZAR in support, as drawn, noting discussion of the east module.

DRC Notes 01-17-2017 Faust 713 715 Belleview Avenue
Meyer, Alvarez Marti and Ellis
Minneman and Earley

Greg and Jimmy Faust were present. They discussed the grade natural versus proposed. G. Faust said that this will be addressed.

Utilities – Minneman asked where they are located and asked that they place them on the site plan. They are on the NE corner. Meyer wondered if the parking and utilities would be a problem. The parking might slide over slightly.

Fence -runs the east boundary for the portion of the home, it would be 6'.

Write in - 1. Recuse
2. Roofline appears massive, step down to rear. Solid to void on second is greater than first. South has more of a balance. More than four window sizes on facades. AD - east dormer appears too big, could be lowered or reduced. The roof pitch appears too shallow. Parking and sufficient setbacks. Hardscape.
3. Okay

Mass/scale/form - 36' long ridge wall to wall. 39' with eaves. G. Faust said if the roof is dropped it adds substantial cost. He thought it is difficult to see the whole ridge because of the dormers. Alvarez Marti thought that 39' is about where they have called it and could support. Overall, Alvarez Marti thought that the architecture is fine. Meyer wondered if it is a little more bulky than others proposed. G. Faust said that they tried to make this different than J. Faust's' next door this is more North/South. G. Faust said that things need to be revised slightly and there is a little room and they would like to extend the porch on the South to the West.

South - Alvarez Marti noted the different windows and thought that there were only three different sizes. Alvarez Marti thought that window sizes could be added to help. Alvarez Marti asked about stone and it is 18" wainscot on the front and west pop out. It will be 18" at the top of the cap. Meyer wondered about 8”x8” posts with no braces, but it was due to the changes. There will be shingles in the gables.

North - Alvarez Marti thought that the transoms don't look like ones that we've allowed in the past. They look more like square windows. They are 30"x30" and quite large. She could support something smaller 18"x30" maybe. Ellis thought it looks odd that it intrudes into the shingled area. The three windows over one looks a little strange. They could do two over one or two over two. Minneman encouraged a streetscape. Alvarez Marti supported the 3 over 1. There are more than four sizes of window on this elevation. So, this will need to be revised. G. Faust said they will return with some options. He wondered about moving the door on the other side and members thought that they could support this.

Railings – 8”x8” posts with steel, wood cap has been required per Alvarez Marti. Meyer asked if the Board had bent on this and Minneman explained decisions in the past. J. Faust noted that one of the decks on Red Lady was all metal. Alvarez Marti said that it can be presented also they could go with Trex. J. Faust uses a product called weathered wood (1 1/8" x 5 1/4" on this measurement). The posts will be southern rough sawn yellow pine. There will be a fancy truss on the rear. There isn't a third floor window on the South.

East - Ellis thought that there are a lot of window sizes on this side. They will revise these to have four or less. Alvarez Marti noted the square windows. G. Faust mentioned a design in Buena Vista. Ellis noted that there are more windows on the top and she said it is the side and didn't know if it is that important. Alvarez Marti didn't think so.

West - Alvarez Marti reminded to keep track of windows and sizes on all elevations.

Materials - Roof will be zacktique. Natural wood color stains and Alvarez Marti asked for a sample. Gable truss will be 6”x6”in natural. The fascia may be cream. The windows will be clad white with green. Add the materials for the deck in the other section. Horizontal width siding butt jointed.

AD - North - the goal was to have the stair inside. They chose to do this with the shed dormer. Alvarez Marti thought that the roof pitch was odd. Meyer thought that it was massive looking. G. Faust noted that one of the dormers can be sized down on the East. The deck will then move over. They could move the other dormer over, but then it creates an asymmetrical roof pitch. They spoke about changes that could be made with the shed roof. It is head height most likely. It could be dropped from the peak maybe 6 inches which would minimize the wall. Alvarez Marti didn't think that the 6" change on the exterior would be helpful, but would be a major change on this inside. There are two bedrooms which is sometimes more challenging.

South - The windows look low on the facade, but is it the planter box? They thought so.

When Randy is back, let's revise things by Friday noon.

AD – materials – The wood will be a washed out historic red. The fascia and frieze will be different in a canyon brown color most likely. Garage doors will be natural as depicted.

DRC 06-12-2017 Haney 20 3rd
Nauman and Ellis
Minneman and Earley
Sean Norton was present. He said that they would like to make this building more usable. They are trying to make a space with a staircase. He knew it was a bit complex. The owner would like a place that he can work. Materials will match what is existing. Norton said that they could do wood on the bump out if it would help to break it up.

Site plan - not many changes. The side yard trees will stay. There will be a patio that has to be dealt with during excavation.

Write in – 1. Simple as existing. Doesn't support complexity. Shed roof on the north is existing.
2. East side dormer hasn't been allowed. North shed is strange. It is complicated.

Minneman said that they should look at the North and the South. Ellis noted the photo of the neighboring building which is off the alley. Norton said this site is limiting. Ellis noted the difference between buildings and dwellings. Minneman wondered about removing the East side dormer. Norton said it will remove the office space. Nauman asked about the shed roof on the west. Norton said this is the entry and thought it would be dangerous. Minneman asked if they had suggestions. The eyebrow they hadn't supported. The other side had been. The shed roof makes things complex. Norton said that the man door could go away on the street. The rear shed is not seen from the street. The East dormer needs to be removed per Ellis and Nauman. Minneman asked if he wants to continue this month or if he'd like drop back for July. He will let us know this by tomorrow morning. Materials would like it to be all one material to keep it simple.

To: DRC and BOZAR
From: Molly Minneman
Date: May 11, 2012
RE: May 14, 2012 DRC
Project: **David Hensley, Chris and Sally Hensley - Demolish** a non-historic accessory dwelling and reconstruct a new accessory dwelling to be located at 508 Sopris Avenue, Block 36, lots 13-14 in the R1C zone.

- **Architectural approval is required.**
- **Permission to expand a conditional use permit for an accessory dwelling is required.**
- **Permission to demolish a non-historic building is requested.**

DRC: Andris Zobs and Bob Vandervoort

Peter Weber of Coburn Development submitted the enclosed plans on behalf of the Hensley's to demolish and reconstruct an accessory dwelling. Astrid Matison attended two informal work sessions in April with two different development plans. They were not supported by the DRC and commenting Board members do to the mass, scale and building form of the building appearing too dissimilar with the historic building and neighborhood context.

Enclosed is a new massing proposal to construct a one ½ story, one bedroom accessory dwelling and garage in place of the existing building.

Demolition:
A portion of the existing building was once considered to be historic. A number of additions occurred since the period of significance for the historic district (1880-1952) that caused the building to be declassified during the historic building survey of 1998. Pending Board approval, the April DRC supported the demolition/relocation of the building.

The primary building is 19'8" in height and proposed accessory is 19'2". The grade of the rear yard is higher than the front causing the building to appear equal in height from the side elevation drawing. The enclosed plans include the front elevation of the residence with the accessory in the rear.

Staff was not able to calculate the FAR until Friday; the size of the building is over the allowed and will need to be reduced. Weber said he will bring revisions to the DRC, and related the building forms will remain similar to those in the enclosed plans.

Site Plan:

- Topography: ~~No apparent issues~~. See T1.0 for topography delineation.
- Parking: There ~~are two~~ one space identified on the site plan located in the garage to comply with parking requirements for the one bedroom dwelling unit.
- Snow storage: Should be identified on the plan.
- Setbacks: The side yard setbacks exceed the 7'6" minimum requirement for one story buildings. The rear yard setback is 5'5" and 7'6" to the garage door. Guideline 4.26.c. encourages the deeper setback to accommodate ample turning radius from the alley.
- Utilities: existing

- Landscaping: The site plan depicts the removal to two mature cottonwood trees; relocation of two small aspens, and the addition of new aspen trees in the west side yard, three deciduous trees.
- Lighting: A lighting plan depicts down shielded fixtures required in the lighting ordinance.

Architectural Review:

The Board is requested to discuss the scale and building forms of the proposal. The main module incorporates the 8:12 roof pitch, and shed roof appendages that minimize the mass of the west elevation that is very visible from 5th Street.

The Board will want to discuss the apparent mass and scale of the building consulting the design guidelines, the relationship of the accessory structure to the primary residence, and the neighborhood context of the historic neighborhood. An alley scape is provided to aid in your review.

In regards to the mass and scale, guideline 2.28 in chapter 2, 'guidelines for all projects' convey that accessory structures are encouraged to reduce the overall mass on the site, and be subordinate in scale to the primary structure. The April DRC was generally supportive of the scale of the new accessory in light of the height and scale of the primary residence. They encouraged minimizing the apparent mass of the building from the alley, and redesign the west elevation to reduce the scale of the west elevation as seen from 5th Street.

Other guidelines to consider include 4.82 that encourage simpler and less detailed structures than primary buildings, and encourage that are in simple design and massing. The proposed building minimizes the mass and scale of the building though design and appendages minimize the scale. The single shed dormer is simple in form, is lowered off the roof ridge and complies with guideline 4.43 relating to size, placement and wall height.

In regards to the fenestration pattern, the openings on the first floor appear consistent with historic buildings. The double windows in the gables are less traditional. Also consult guideline 4.82 (e) for solid to void ratios. The style of the garage door meets the intents of guideline 4.83.

DRC

1. **Review the plans and material list.**
2. **Make a recommendation regarding the demolition/relocation of the existing building.**
3. **Provide comments regarding the overall mass, scale and for of the building.**
4. **Make a recommendation to the BOZAR regarding an expansion of a conditional use permit for an accessory dwelling in the R1C zone.**

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME CHRIS AND SALLY HENSLEY

LEGAL _____ ZONE RC

ADDRESS 508 SOPRIS AVE., CRESTED BUTTE, COLORADO

TYPE OF STRUCTURE

- [ ] Single Family
- [ ] Multi Family
- [ ] Accessory dwelling
- [x] Accessory Building
- [ ] Addition
- [ ] Other _____

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Asphalt
- [ ] Pro Panel
- [x] Other GALVANIZED ROOFS, "VINTAGE SKIN"
- [ ] Galvanized Corrugated Metal

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

- [x] Siding VERTICAL 1X6 RECLAIMED WOOD
- [ ] Stucco _____
- [x] Trim WOOD - PAINTED @ HEADS, SILL, & JAMB
- [x] Fascia RECLAIMED WOOD

DOORS

MATERIAL / STYLE / FINISH

☐ Primary door _____

☐ Secondary door _____

WINDOWS

TYPE / COLOR

☐ Casement	☐ Slide by	☐ True divided light
☒ Double hung	☐ Fixed unit	☐ Decorative mullions
☐ Wood	☒ Aluminum clad	☐ Vinyl clad
☐ Low E	☐ Heat mirror	☐ Other

Describe locations if a mix is used AWNING WINDOW

Other Exterior Features

WOOD RAILING DETAIL W/ RUSTED METAL PANEL INFILL

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE _____

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE
___ Eligible ___ Nominated
___ Det. Not Eligible ___ Certified Rehab.
Date _____ 651

PROJECT NAME: Crested Butte Historic Buildings Survey (SHF No. 98-01-113)

COUNTY: Gunnison

CITY: Crested Butte

STATE ID NO.: 5GN3271

TEMPORARY NO.: 36131

ADDRESS: 510 SOPRIS AVE
Crested Butte, CO 81224

OWNER: BLANCO & LEWBIN
3859 26TH ST
SAN FRANCISCO CA 94131

ASSOCIATED BUILDINGS SURVEYED: Yes X No
Second house on rear of lot (508 Sopris).

TOWNSHIP 14S RANGE 86W SECTION 3 SE 1/4 NE 1/4

U.S.G.S. QUAD NAME: Crested Butte, Colo
YEAR: 1961 X 7.5' 15'

BUILDING NAME: Current:
Historic: Bottenfield Residence

BLOCK: 36 LOT(S): 13-14
ADDITION: Original Town YR. OF ADDITION: 1881

DISTRICT NAME:

PHOTOGRAPHER: Sandra Cortner

LOCATION OF NEGATIVES: Town of Crested Butte

PHOTOGRAPHIC REFERENCES: (Roll/Frame and Camera Direction) 11-7A, SW; 11-8A, NE; 39-8A, S

SKETCH MAP: See attached map; resource is indicated with arrow.

DATE OF CONSTRUCTION:
Estimate: 1920s
Actual:
Source: Sanborn maps and field work

EXTENT OF ALTERATIONS:
Minor X Moderate Major
Describe:
Window alterations; asbestos siding (historic).

CONTINUED Yes X No

USE:
Present: Residence
Historic: Residence

CONDITION:
Excellent Good
X Fair Deteriorating

STYLE:
Vernacular Wood Frame

MATERIALS:
Wood

ARCHITECTURAL DESCRIPTION:
One-story, front gable roof, rectangular, frame dwelling with overhanging eaves; metal roofing; center brick chimney with metal pipe top. Walls clad with asbestos shingles. Slightly off-center, paneled and glazed door flanked by fixed light windows with plain wood surrounds and board shutters. Full-width, hipped roof porch with chamfered wood supports; wood porch deck. Four-light windows on sides have shutters. Rear has off-center, gable roof, enclosed porch with center entrance flanked by four-light windows with shutters. Concrete patio in front of rear porch. Picket fence encloses front yard.

CONTINUED? YES X NO

STORIES:
1

SQUARE FOOTAGE:

ORIGINAL LOCATION STATUS:
ORIGINAL SITE X
MOVED
DATE(S) OF MOVE:

NATIONAL REGISTER ELIGIBILITY
INDIVIDUAL:
YES X NO
CONTRIBUTING TO DISTRICT:
YES NO

LOCAL LANDMARK DESIGNATION: No
NAME:
DATE:

ADDITIONAL PAGES: YES X NO

ARCHITECT: Unknown SOURCE:	BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5GN3271 ORIGINAL OWNER: Unknown SOURCE:
THEME(S): Coal Mining, 1870-1952		

CONSTRUCTION HISTORY (Description, names, dates, etc., relating to major alterations to the original structure):
This house does not appear on Sanborn maps of 1886-1910.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
The Bottenfield family were previous owners of this residence. Susie Elizabeth Hargis first came to Crested Butte in 1920 at the age of 13. Her uncle, Bob Parker, leased the Col. Jarvis ranch on East River. In 1931, she married Alvie S. "Budgie" Bottenfield, son of East River rancher Sam Bottenfield, and moved to Crested Butte. On 12 July 1932, they began riding for the Brush Creek Cattle Association, a job that lasted 27 years. They cared for more than 2,200 head of livestock annually. The 1920 U.S. Census lists Samuel G. Bottenfield, 47 years old, a farmer. Bottenfield was born in Kansas. His wife, Mary, was 45 years old and had come to the United States in 1889 from England. She became a citizen in 1904. Their children were Alvin, 24 years old, born in Wyoming, who worked as a farm laborer; and Ernest, 17 years old, born in Colorado, who also worked as a farm laborer. Alvin Bottenfield served in the infantry in World War I and was employed as a miner. He was born in Somerset, Colorado, and attended school in Baldwin, Colorado. He worked as a rancher and a coal miner at the Bulkley and CF&I mines in Crested Butte and the Bear Coal Company at Somerset. Sandra Cortner notes that a later owner was Opal Hooper, who used this as a summer home.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE:
- REPRESENTS THE WORK OF A MASTER
- POSSESSES HIGH ARTISTIC VALUES
- X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:
- ASSOCIATED WITH SIGNIFICANT PERSONS
- ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
- CONTRIBUTES TO AN HISTORIC DISTRICT

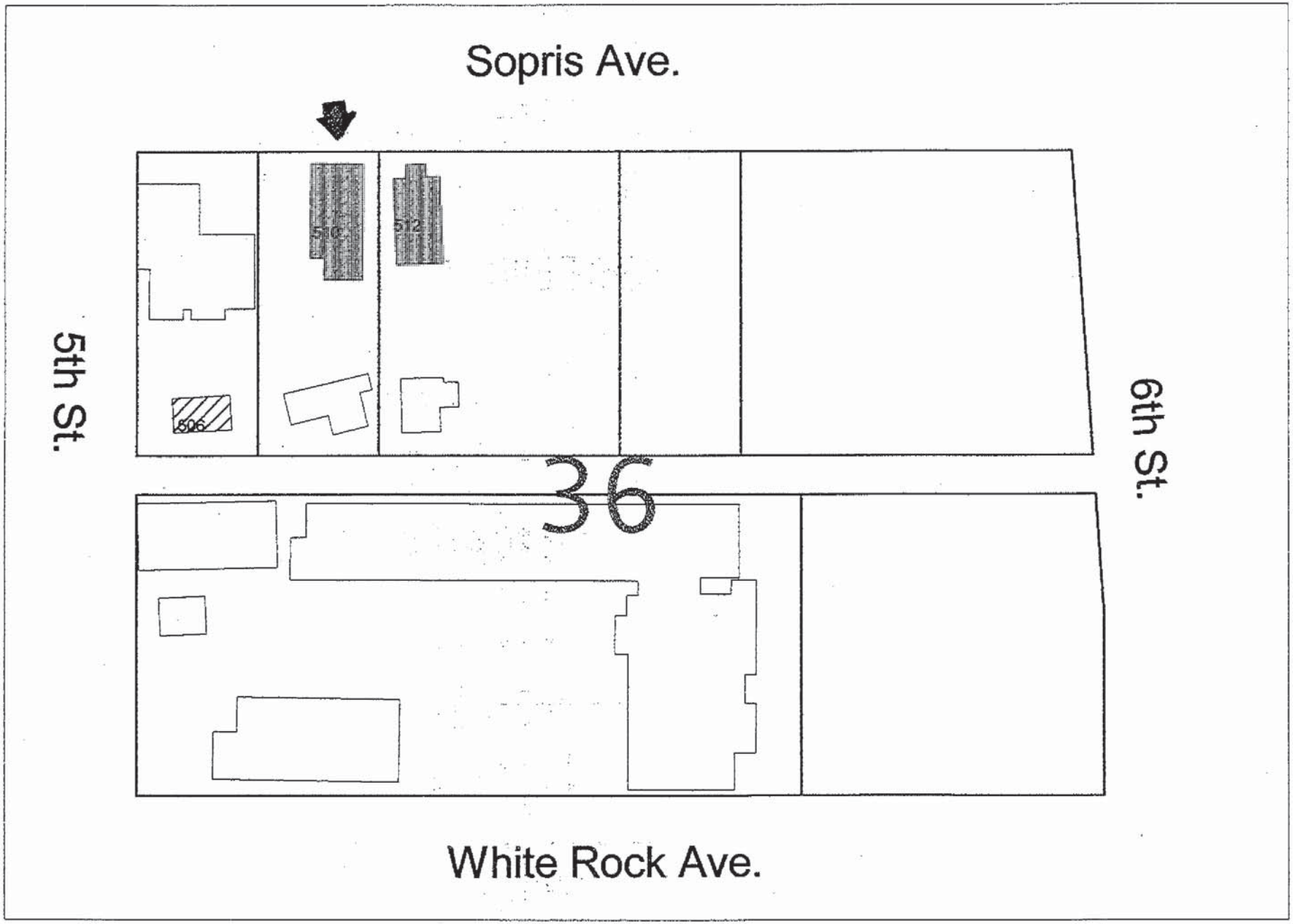
STATEMENT OF SIGNIFICANCE:
This house, although somewhat altered, is representative of dwellings erected in Crested Butte through its gabled roof with overhanging eaves, prominent porch with chamfered supports, and simple, unadorned exterior.

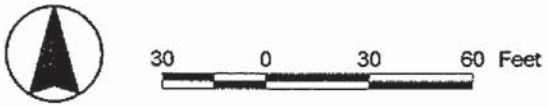
CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
Gunnison County Assessor records; Sanborn Maps, 1886-1910; U.S. Census, 1920; Centennial Reunion Committee, A National Directory of Crested Butteans (Crested Butte: Reunion Committee, 1980), 5; Myrtle and Michele Veltri, The Crested Butte Melting Pot (Crested Butte: Myrtle and Michele Veltri, 1986), 19; Sandra Cortner, Notes on Crested Butte buildings, 1998.

CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: March 1999





SURVEY SKETCH MAP

11/9 510 SOPRIS NE 651

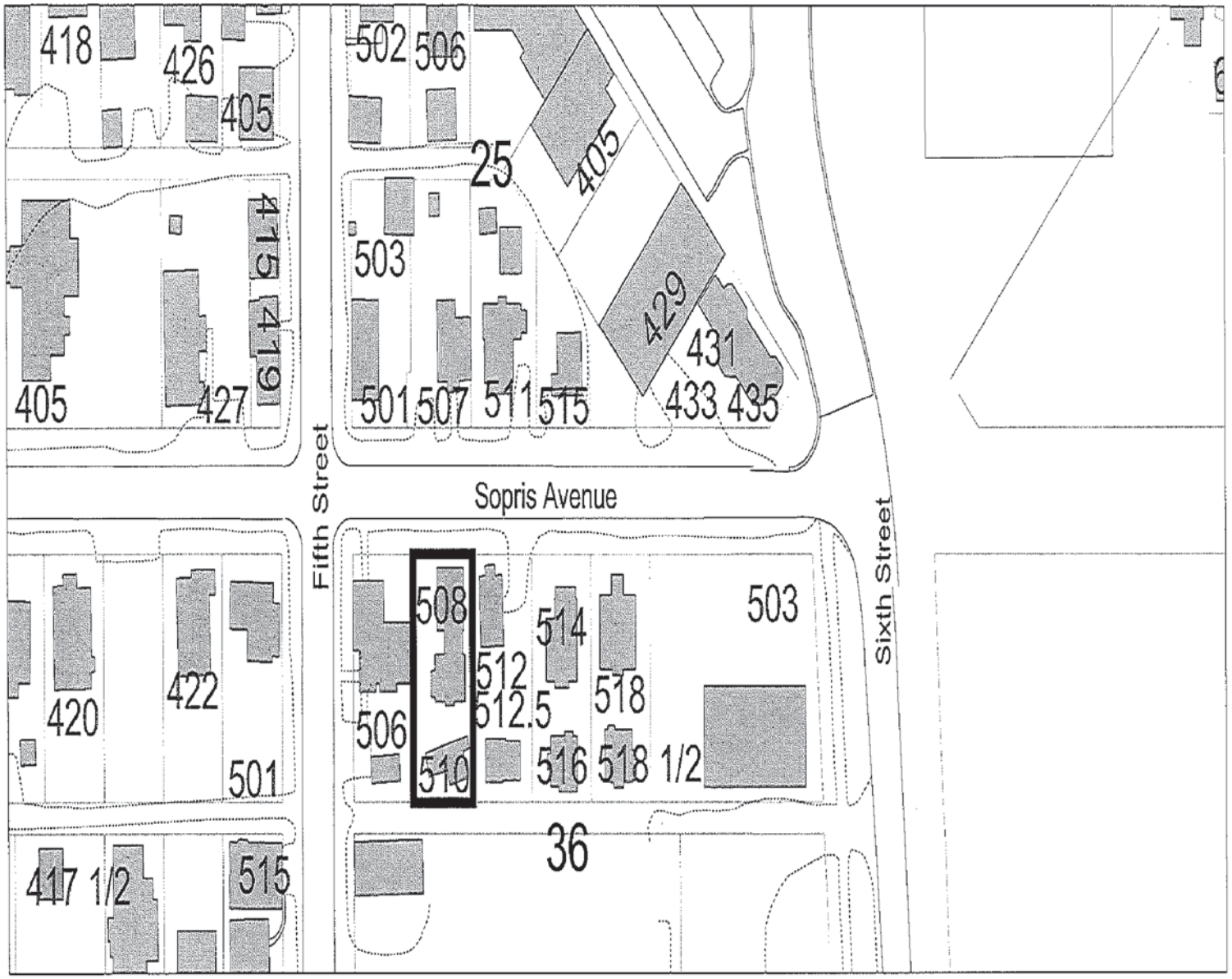
State ID Number: 5GN3271 SHF Grant No.: 98-01-113
Address: 510 SOPRIS AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 11 Frame Number: 8A
Camera Direction: NE Date: June 1998
Location of Negatives: Town of Crested Butte

39 - 8A

State ID Number: 5GN3271 SHF Grant #: 98-01-113
Address: 510 SOPRIS AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 39 Frame Number: 8A
Camera Direction: S Date: October 1998
Location of Negatives: Town of Crested Butte

11/8 510 SOPRIS SW 651

State ID Number: 5GN3271 SHF Grant No.: 98-01-113
Address: 510 SOPRIS AVE
City: Crested Butte County: Gunnison
Photographer: Sandra Cortner
Roll Number: 11 Frame Number: 7A
Camera Direction: SW Date: June 1998
Location of Negatives: Town of Crested Butte



Hensley Residence - 508 Sopris Avenue

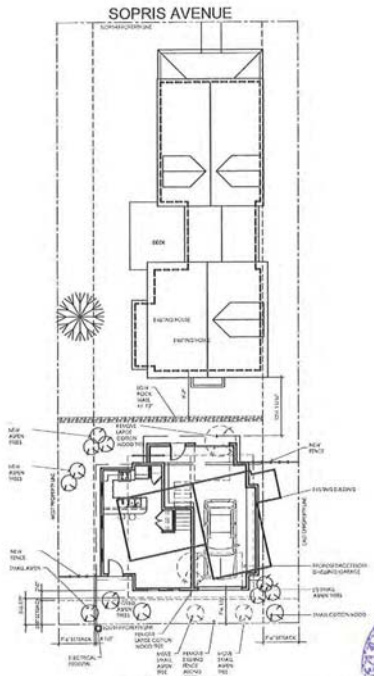
Roads
paved
unpaved
Buildings
Parcel Boundaries

N

60 0 60 120 Feet

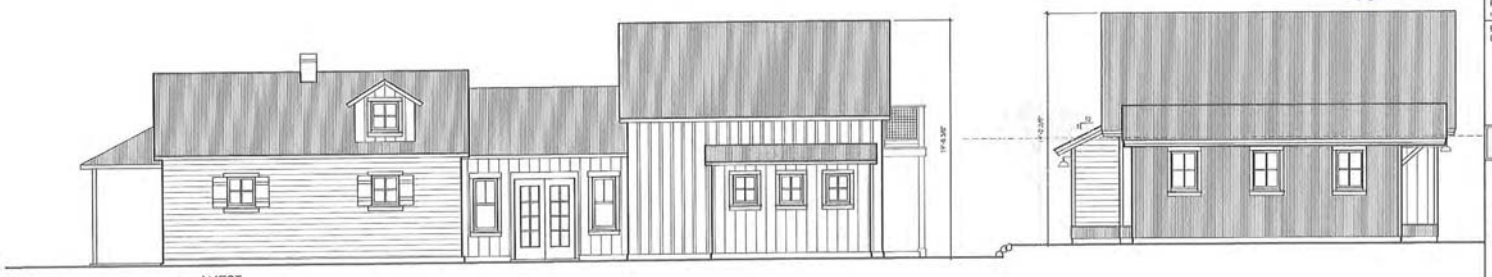
508 sopris.apr
3-2012
jearley

2 T1.0 NORTH ELEV. FROM SOPRIS AVENUE
scale: 3/8" = 1'-0"



1 T1.0 SITE PLAN
scale: 1" = 10'-0"

MAY 2012
RECEIVED
Building Department



3 T1.0 WEST
scale: 3/8" = 1'-0"

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specific workmanship and
materials required for execution
These documents and work or
materials supplied by any
subcontractors. All work shall
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ordinances. The contractor sha
review and understand all
documents and shall notify the
Architect immediately of any
discrepancies in the drawings,
conditions or dimensions.

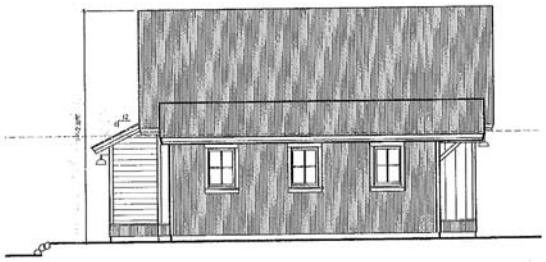
AUTHORSHIP

REVISIONS

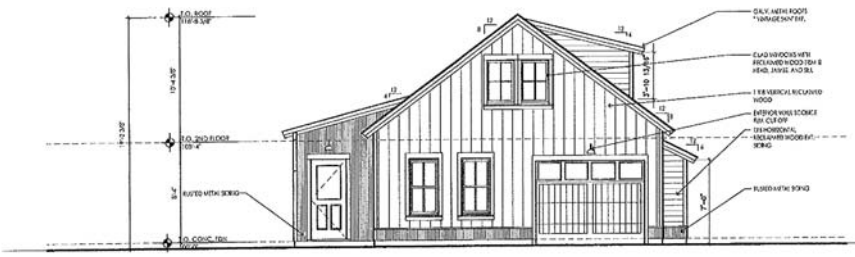
BOZAR	04.12.
BOZAR	05.04.

T1.0

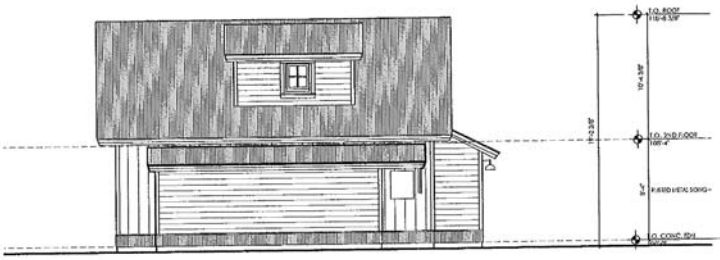
SITE PLAN AND SEC



1 A2.1 WEST ELEVATION
scale: 1/4" = 1'-0"



2 A2.1 SOUTH ELEVATION
scale: 1/4" = 1'-0"



3 A2.1 EAST ELEVATION
scale: 1/4" = 1'-0"

4 A2.1 NORTH ELEVATION
scale: 1/4" = 1'-0"

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AUTHORSHIP

DRAWN BY	DATE	DATE

REVISIONS

BOZAR	04.12.
BOZAR	05.04.

A2.

ELEVATIONS

1 A2.2 EXISTING HOUSE SOUTH ELEVATION
scale: $\frac{1}{4}$" = 1'-0"

2 A2.2 PROPOSED HOUSE SOUTH ELEVATION
scale: $\frac{1}{4}$" = 1'-0"

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[illegible]	[illegible]	[illegible]

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BOZAR	04.12.
BOZAR	05.04.

A2.2

ELEVATIONS

ALLEY SCAPE ELEVATION
scale: 1/8" = 1'-0"

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AUTHORSHIP

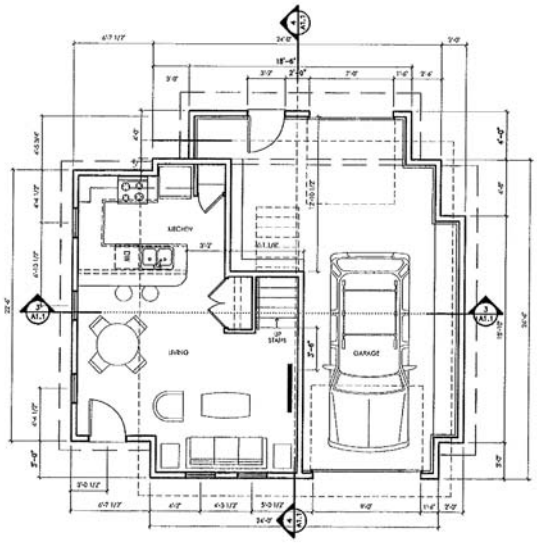
APPROVAL	DRAWN	DATE

REVISIONS

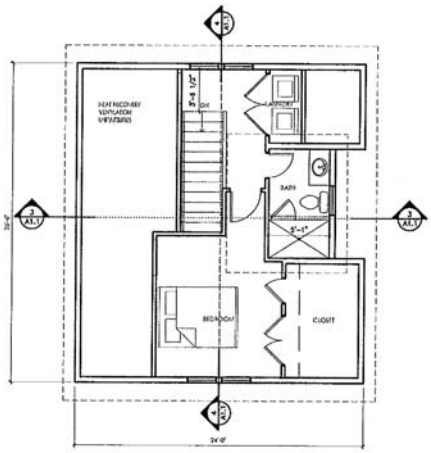
DESC	DATE
BOZAR	04.12.
BOZAR	05.04.

A2.3

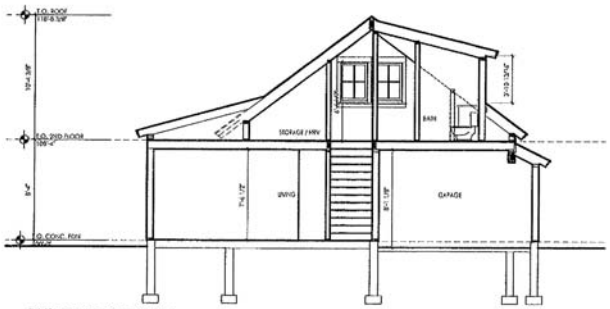
ELEVATIONS



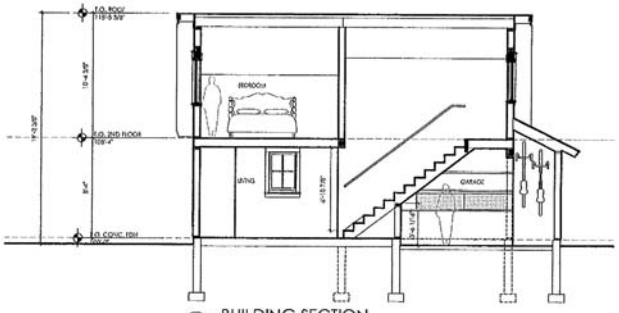
1 A1.1 FIRST FLOOR
scale: 1/4" = 1'-0"



2 A1.1 SECOND FLOOR
scale: 1/4" = 1'-0"



3 A1.1 BUILDING SECTION
scale: 1/4" = 1'-0"



4 A1.1 BUILDING SECTION
scale: 1/4" = 1'-0"

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AUTHORSHIP

Drawn by	Checked	Date

REVISIONS

Date	Rev.
BOZAR	04.12.
BOZAR	05.04.

A1.

SITE PLAN AND FLOO

To:	DRC and BOZAR
From:	Molly Minneman
Date:	June 11, 2013, 2010
RE:	June 17, 2013 DRC
Project:	Ed Miller – Construct a single-family residence and accessory building to be located at 624 Maroon Avenue, Block 53, Lot 4, W ½ Lot 5 in the R1C zone. **- Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53.** **- Demolition of a non-historic residence is required.** **- A conditional use permit for an accessory building in the R1C zone is required.**
DRC	John Meyer and Liz Sawyer

Project Overview:
The five lot parcel will require the subdivision into three parcels that can be administered through the minor subdivision process. In regards to the parcel divisions, Helland related in 2007 that the site divisions were developed in part around the mature trees that exist on site. The mature evergreen and aspen trees will remain in place, but removal of the willows is necessary. The site plan depicts the natural topography of the parcel that slopes from west to east that is expected to remain similar with the exception of the low lying areas on lot 1. The topography plan was reviewed by Gillie in '07 and under the code provisions; he agreed the holes can be filled up to the 8894' grade, creating a revised natural grade in these locations.

Minor Subdivision: The subdivision code provides two avenues for lot subdivision that depend upon the complexity of the proposal; administrative review and BOZAR review. Under an administrative review, the building and zoning director has the authority to sanction a subdivision provided the all standard zoning and land use requirements listed in the municipal code can be achieved after the subdivision occurs. The second option requires Board review when special circumstances occur. An example of special circumstances is when an existing building encroaches into the setback.

Bob Gillie opinioned that the Miller parcel can be subdivided administratively provided the three applications are approved by the BOZAR and building permit is purchased simultaneously with the demolition permit for the existing residence at 624 Maroon. If Miller chooses to construct 630 Maroon situated on lots 1-2 ahead of the rest of the development, they can be separated administratively, as well.

The development locates parking on the rear of 630 and 628 Gothic and will require upgrades to the adjacent alley that terminates at the 609 rear property line. The alley contains most of the utilities; gas, electric, cable, telephone and water lines. Being a historic neighborhood, two of the water shut off valves is still located in the alley. A large electric transformer is located on the southeast edge of lot 1. The owners desire to bury electric, cable and telephone. The Proponent need to contact the Town's utility Department regarding alley upgrade and water line and service line upgrades, together with the gas, electric, and cable utility companies in coordinating the desired upgrades and work to these services.

624 Maroon: Michael Helland submitted an application on behalf of Ed Miller seeking approval to demolish the existing residence and construct a new single family residence and accessory building to be located at 624 Maroon Ave. The 1 ½ story residence will be clad with horizontal wood siding with vertical cladding on secondary modules. A full basement is planned. As discussed in the overview, the development plan was approved on May 29, 2007 and re-approved on January 27, 2010. The vested property right has lapsed. The home and accessory building will be constructed on a 1½ lot parcel. The smaller parcels located at 628 and 624 Maroon drive smaller buildings. The reduced mass and scale is positive in creating some variation in massing within the block.

Architectural Review:

Site Plan:

Topography: The natural grade variation drops slightly from west to east. With the height of the residence approximately 18" below the maximum height of 28 feet in the R1C zone, no issues are apparent.

Setbacks:

- The front yard setback for the residence is 20' from the front porch. The west side yard setbacks are 8' from one story modules exceed the requirement for two-story roof lines. The east side yard setback is 7'6" for one story modules and 1'9" shy of the code suggested 11'6" setback at the second story. Snow stops are shown to mitigate snow shed problems.
- Accessory dwelling 7'6" east-side yard setbacks are minimal for the building height. The 11' wall height as shown is a concern. Options could be to shift the building 6" west, suggest snow stops or encourage a snow shed easement between 624 and 628 Maroon.
- Distance between buildings is 11' from primary wall line to the accessory stairs, meeting the zoning code setback requirement of at least a 10' separation.

Parking: Two parking spaces are required for the proposal; both spaces are proposed in the front yard. In 2007, the neighbors complained about the vehicular and utility congestion and function of the dead-end ally when a garage space was planned for the building. The Board chose to set aside Guideline 4.26.a. limiting the front yard access to 10 linear feet in a core zone, in favor relieving the alley congestion. Winter maintenance of the alley way to access the required access is the responsibility of the property owner.

Snow storage: Snow storage areas are noted on the plan.

Utilities: The 2007 approval required a 5' utility easement across the rear yard of lots 1-5 to deal with the various utility issues, and is shown on the plans. In addition, a provision included contacting the Utility department to alter water shut off valves, replacement of the galvanized water line, and alley grading.

Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.

Basement: The basement windows are sub grade and curbing is reflected on the elevations.

Landscaping: Landscaping consists of existing mature trees and native grasses. *The grass mixture should be noted for future reference.*

Existing residence: The existing must be demolished or removed prior to the purchase of a building permit for construction, and should be reflected in a motion for an approval of the project.

Similar to 628 Maroon, the smaller lot size drives smaller building forms that may appear more compatible with the residences in the Block 53 neighborhood. The FAR for the home is .31, and .4 for the site. A full basement under the residence is planned. See the enclosed fact sheet for FAR parameters.

As in the 628 Maroon Avenue parcel, the east side-yard setback, 9'9", is undersized for snow storage setbacks for two-story buildings. See the setback provisions in Code section 16-4-490. Helland depicts snow stops to mitigate the snow shed into the side yard. The Board also requested snow shed easements are included either through the restrictive covenant agreement or by a special agreement drafted and recorded by the applicant. The Board has found over the years that snow stops may fail creating significant damage to a neighbor's property. Usually, subsequent owners are unaware of friendly snow shed agreements and costly legal battles ensue. A formal agreement will provide future owner's notice of shared snow shed areas.

Demolition: The 2007 Board supported the demolition of the existing residence associated with the development plan.

Mass/scale: The mass, scale and form of the proposal appears consistent with traditional forms and relating to Guidelines 4.29 and 4.31. The uncomplicated gable roof forms together with the steep angle appear traditional in design and style that meet the intents of Guidelines 4.37, and 4.41. The front porch style is similar to 630 Maroon, yet in 2007 was seen as appearing functional together with creating a pedestrian friendly façade as conveyed in Guidelines 4.45 and 4.46.

Windows: The window fenestration and styles are traditional and appear to comply with the intents of guidelines 4.50 and 4.53. The front and secondary door styles were also supported.

The previous Boards supported the horizontal lap wood siding with board and baton vertical accents on secondary modules. Diversifying the siding materials among the three-parcel development was important in minimizing the stylistic similarities of 624 and 628 Maroon. All siding, window and trim materials are specified as wood products. The material list identifies blue painted siding with light gray trim and fascia.

The accessory building will be heated and plumbed requiring a conditional use permit limiting the use to non-residential uses (cooking, bathing and sleeping are prohibited). The building scale and form is consistent with newer buildings constructed in the core and older R1 neighborhoods. Consult Guidelines 4.82 and 4.83. Horizontal wood siding materials treated with a natural stain, white painted wood windows, and galvanized corrugated metal roofing is proposed.

DRC:

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding the demolition of the single family residence.**
3. **Provide a recommendation to the BOZAR regarding the conditional use for an accessory building with plumbing and heating in the R1C zone.**

4. Provide a recommendation to the BOZAR regarding architectural approval contingent upon subsequent subdivision of lots 1-5. Include a recommendation in favor or against a snow shed easement for the east side yards of the residence and accessory as a condition of an approval.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4, ALL LOT 5 ZONE RIC

ADDRESS 624 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family
___ Multi Family
___ Accessory dwelling
___ Accessory Building
___ Addition
___ Other

ROOFING TYPE

___ Shake Shingle
✓ GALVANIZED Pro Panel
___ Galvanized Corrugated Metal
___ Asphalt
___ Other

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding PAINTED / HORIZ 1x8 WOOD & VERT B/B
BLUE SIDING, LT. GREY TRIM

___ Stucco

✓ Trim PAINTED WOOD - 1x4 LT GREY

✓ Fascia PAINTED WOOD - 1x10 LT GREY

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED

✓ Secondary door WOOD / GLAZED

WINDOWS

TYPE / COLOR

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 4/23/13

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4, ALL LOT 5 ZONE RIC

ADDRESS 624 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other___

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓Galvanized Corrugated Metal

___Asphalt ___Other___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓Siding HORIZ. WOOD
STAINED NATURAL

___Stucco___

✓Trim PAINTED WOOD - 1x4 DT GREY

✓Fascia PAINTED WOOD - 1x8 LT. GREY

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED - PAINTED

✓ Secondary door WOOD / GLAZED - PAINTED

WINDOWS

TYPE / COLOR - WHITE

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE _____

FACT SHEET
Block 53, Lot 4 and the West half of Lot 5
Address: 624 Maroon Avenue
Proponent – Edward F. Miller

Project: To construct a single family residence and accessory building in the R1C zone.

Review for June 17, 2013 DRC:

1) A conditional use permit for an accessory building in the R1C zone is required.
2) Demolition of a non-historic residence is required.
3) Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	-	10' 8"
West Side	7'6"-11'6"	8'	8'
East Side	7'6"-11'6"	7'6"	7' 6"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1470/4687.5) 0.31**	**(437/4687.5) 0.093**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(1907/4687.5) 0.41**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

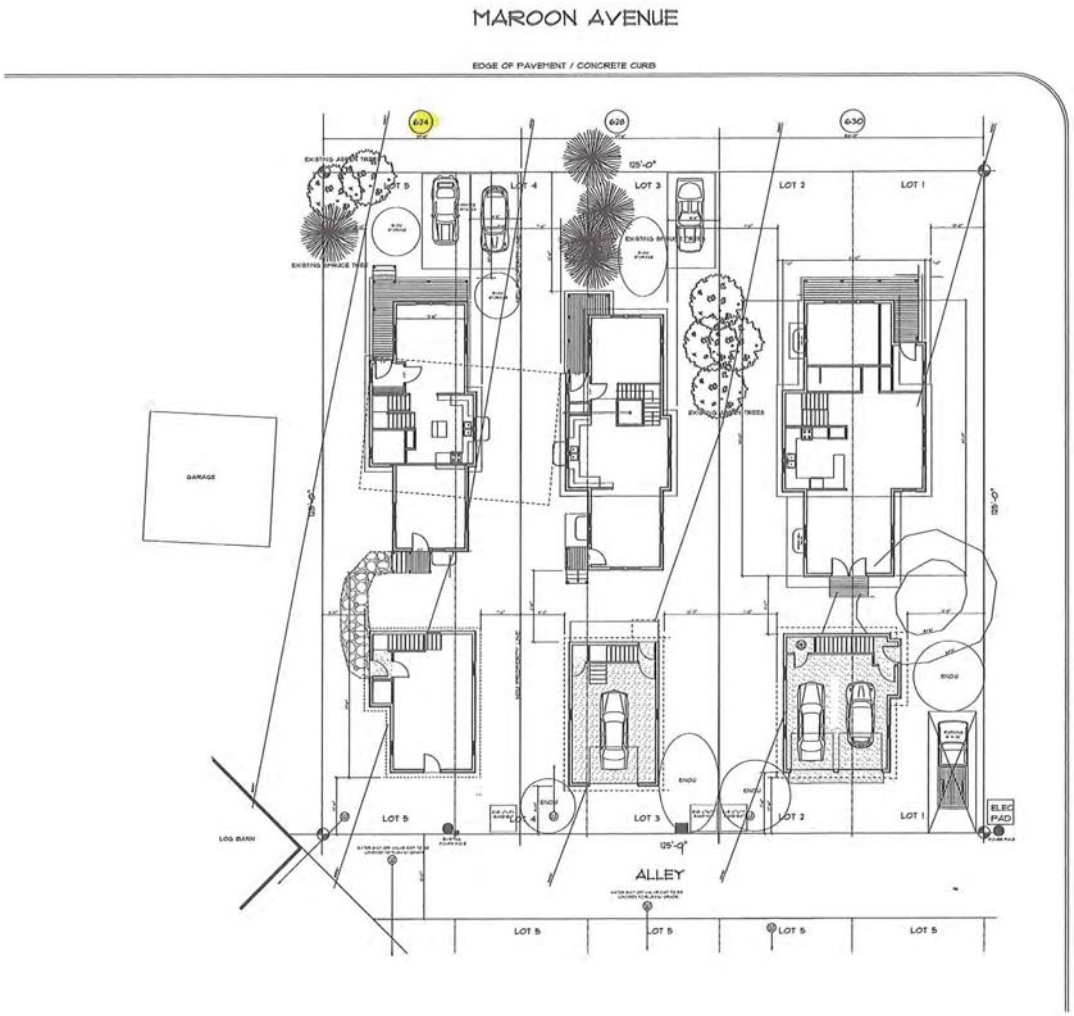
		Primary – Proposed	**Accessory – Proposed**
Building Height	28'/20'	26' 9"	18'
Building Width	35'	20'	20'
Distance Between Buildings	10'	11'	
Max Lot Area	9375	4687.5	

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"



RESIDENCE - 624 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - W 12.5 ' LOT 4, LOT 5
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1435 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 790 SF (FAR .16)
TOTAL BUILD OUT = 2225 SF (FAR .47)

RESIDENCE - 628 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - E 12.5 ' LOT 4, LOT 3
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1409 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 665 SF (FAR .15)
TOTAL BUILD OUT = 2074 SF (FAR .44)

RESIDENCE - 630 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - 1 & 2
LOT AREA = 6250 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1930 SF (FAR .31)
ACCESSORY DWELLING FLOOR AREA = 984 SF (FAR .15)
TOTAL BUILD OUT = 2914 SF (FAR .47)

NORTH

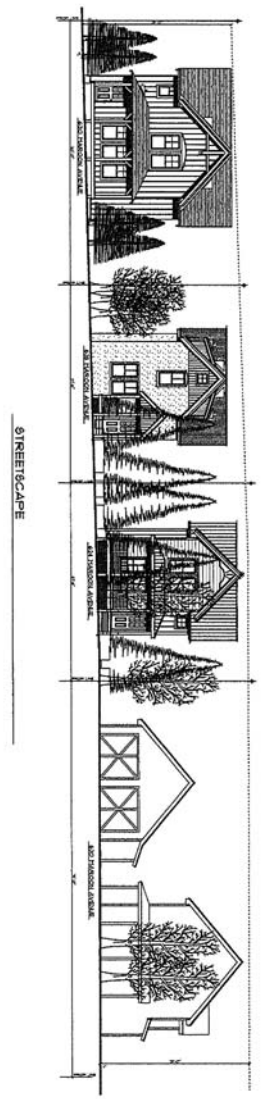
SITE PLAN

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

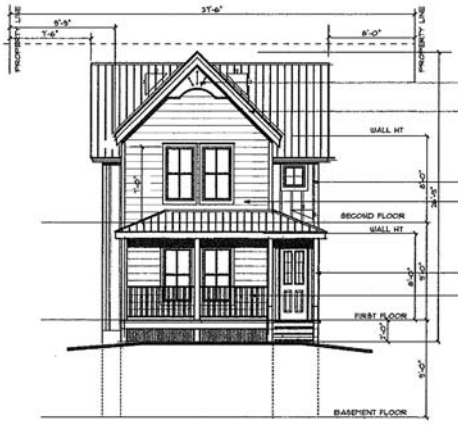
MAY 2013
RECEIVED
Building Department

MILLER RESIDENCES - 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:
SHEET
OF



SHEET OF			DATE:	REVISION:	MILLER RESIDENCES - 624 MAROON AVE LOTS 1 - 5, BLOCK 53 CRESTED BUTTE, COLORADO		NOTICE OF DUTY OF COOPERATION	

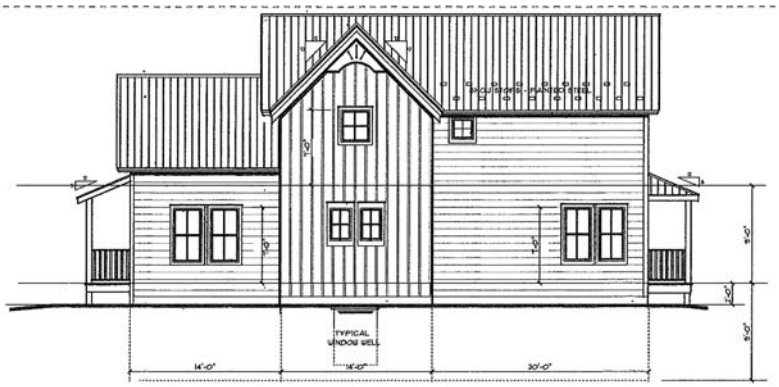


NORTH ELEVATION - B

1/4" = 1'-0"

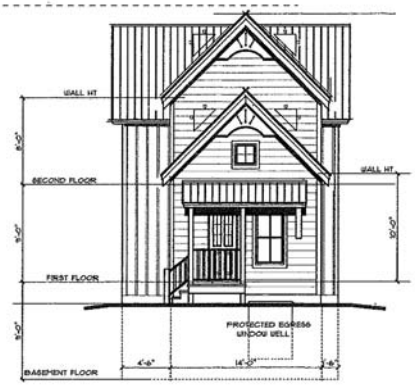
WEST ELEVATION - B

1/4" = 1'-0"



EAST ELEVATION - B

1/4" = 1'-0"



SOUTH ELEVATION - B

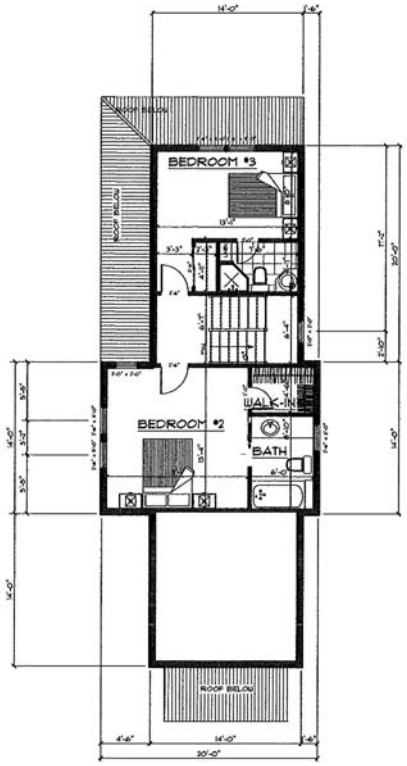
1/4" = 1'-0"

MILLER RESIDENCES - 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:

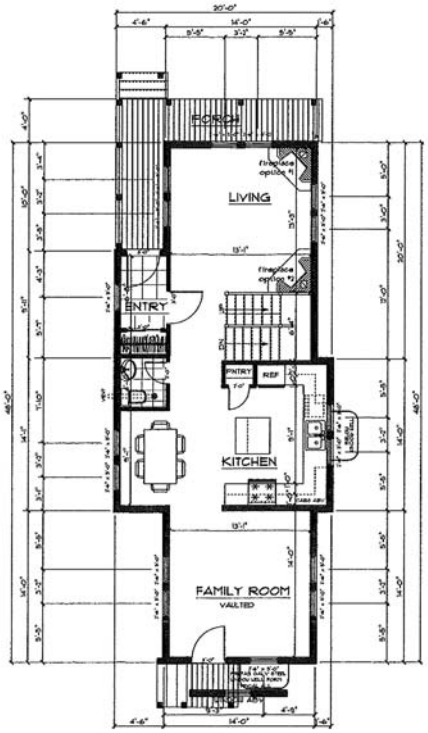
REVISION:

SHEET OF



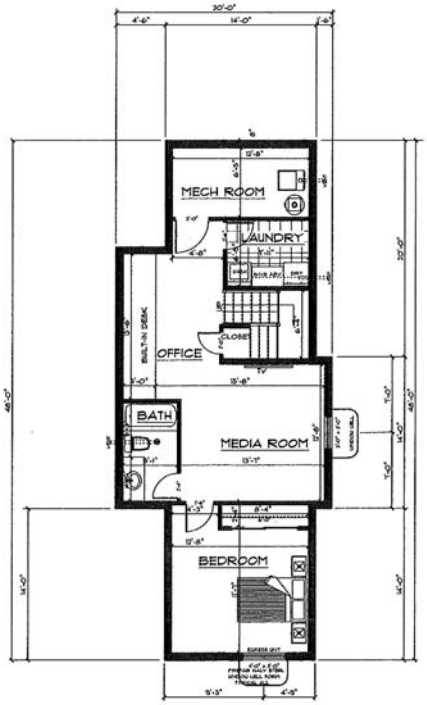
SECOND FLOOR PLAN - B

560 SF 1/4" = 1'-0"



FIRST FLOOR PLAN - B

1/4" = 1'-0" 801 SF (HEATED) 136 SF (PORCHES)



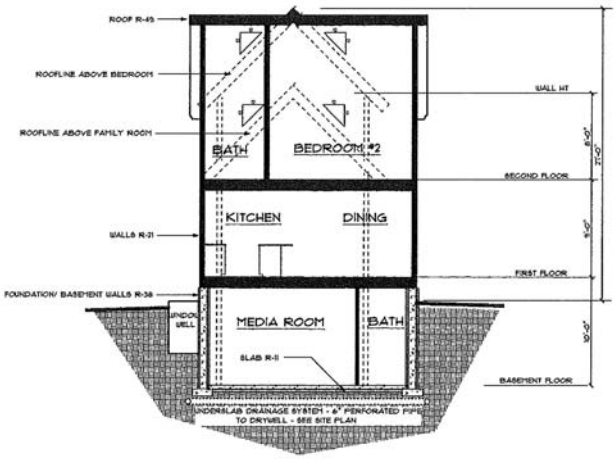
BASEMENT FLOOR PLAN - B

1/4" = 1'-0" 801 SF

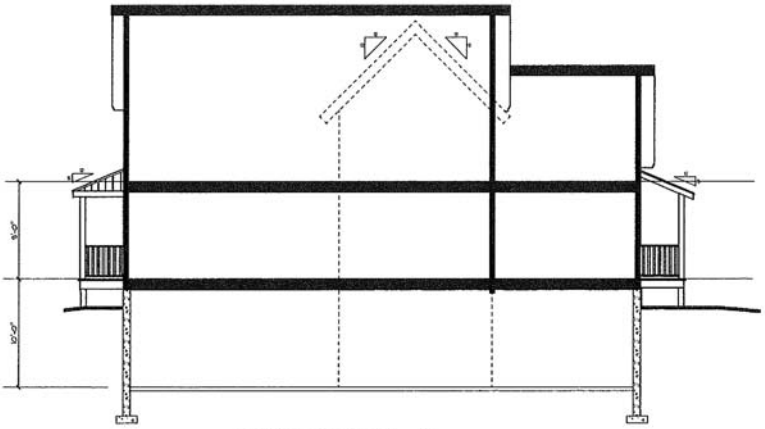
TOTAL SF. ABV GRADE INCLUDING PORCHES (1/2 OF TOTAL) = 1,435

MILLER RESIDENCES - 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:
SHEET
OF



B - TYPICAL BUILDING SECTION
1/4" = 1'-0"



WEST ELEVATION - B
1/4" = 1'-0"

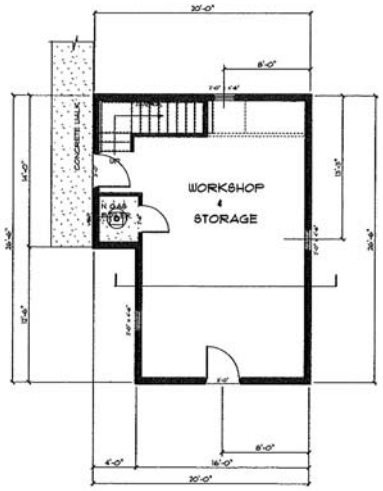
WEST ELEVATION - B
1/4" = 1'-0"

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

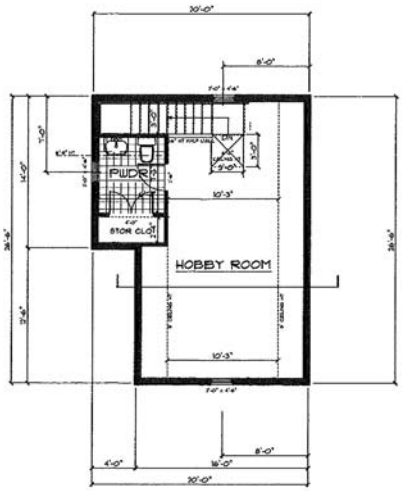
DATE:
REVISION:

SHEET
OF



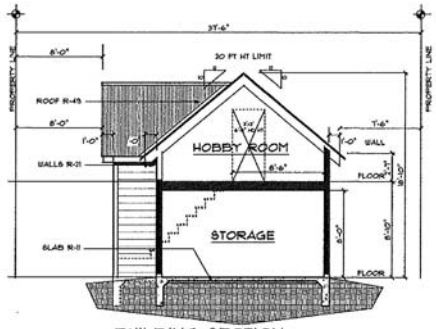
B - FIRST FLOOR PLAN

480 SF 1/4" = 1'-0"



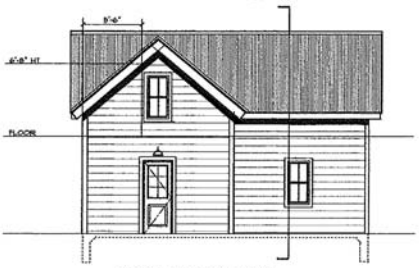
B - SECOND FLOOR PLAN

310 SF 1/4" = 1'-0"



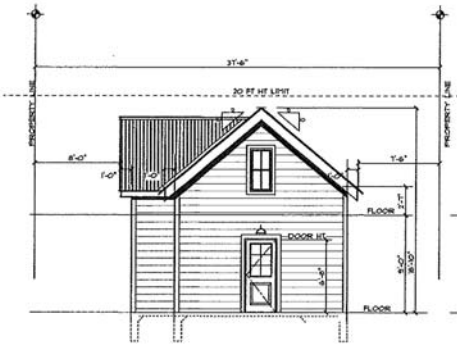
BUILDING SECTION

1/4" = 1'-0"



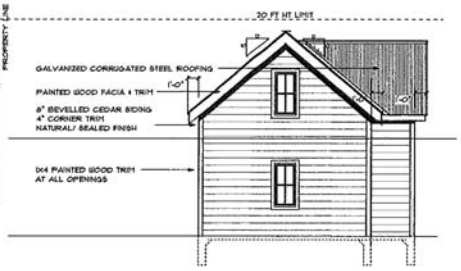
WEST ELEVATION

1/4" = 1'-0"



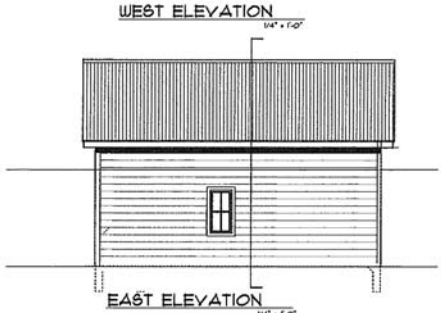
SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

MILLER RESIDENCES - 624 MAROON AVE.
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE
REVISION
SHEET
OF

To:	DRC and BOZAR
From:	Molly Minneman
Date:	June 11, 2013
RE:	June 17, 2013 2010 DRC
Project:	Ed Miller – Construct a single-family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the E½ of Lot 4 in the R1C zone. **Architectural approval is required and contingent upon subsequent subdivision of lots 1-5, and the demolition approval for 624 Maroon.** **A conditional use for a plumbed and heated accessory building is required.**
DRC	John Meyer and Liz Sawyer

Michael Helland submitted an application on behalf of Ed Miller seeking approval of a single family residence and accessory building to be located at 628 Maroon Ave. The 1 ½ story residence will be clad with stucco with wood embellishments in the gables. As discussed in the overview, the development plan was approved on May 29, 2007 and re-approved on January 27, 2010. The vested property right has lapsed. The home and accessory building will be constructed on a 1½ lot parcel created by the subdivision described in the 624 Maroon discussion. The smaller parcels located at 628 and 624 Maroon drive smaller buildings. The reduced mass and scale is positive in creating some variation in massing within the block.

Architectural Review:

Site Plan:

Topography: The natural grade variation drops slightly from west to east. With the height of the residence 18" below the maximum height of 28 feet in the R1C zone, no issues are apparent. If the building inspector determines that additional information is necessary before issuing a building permit, topographical data may be required.

Setbacks:

- The front yard setback for the residence is 22.6" from the front porch. The west side yard setbacks meet snow shed requirements for one and two story roof overhangs. The east side yard setback is 1'9" shy of the code suggested 11'6" setback. Snow stops are shown to mitigate snow shed problems.
- Accessory dwelling side yard setbacks meet the minimum requirements. The rear yard setback is 9'6" from the wall and is 8' from the eaves providing more than adequate turning radius from the alley.
- Distance between buildings is 13' from primary wall line to the accessory stairs, meeting the zoning code setback requirement of at least a 10' separation.

Parking: Two parking spaces are required for the proposal; one space in the garage and the second accessed from Maroon Avenue. Winter maintenance for required access is the responsibility of the property owner.

Snow storage: Snow storage areas are noted on the plan.

Utilities: Utilities are noted on the site plan.

Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.

Basement: The basement windows are sub grade and curbing is reflected on the elevations.

Landscaping: Landscaping consists of existing mature trees and native grasses.

Existing residence: The existing residence has to be removed for the development of 624 and 628 Maroon. The demolition will be formally addressed under the 624 Maroon proposal, although referencing the demolition as a condition of the current proposal is suggested.

The proposed residence is 20 wide; The side-yard setbacks for the two story residence may be undersized (9'9" in the east side yards of 628 Maroon and 624 Maroon) See the setback provisions in Code section 16-4-490 that encourage up to 11'6". Helland mitigated the snow shed with snow stops on the affected roof areas. The 2007 Board also requested snow shed easements that are included in either the restrictive covenant agreement or through a special agreement drafted and recorded by the applicant. The Board has found over the years that snow stops may fail creating significant damage to a neighbor's property. Usually, subsequent owners are unaware of friendly snow shed agreements and costly legal battles ensue. A formal agreement will provide future owner's notice of the potential for shared snow shed areas.

The FAR for the home is at the matter of right of .3, and full build out is under the .48 maximum being calculated at .44. A full basement under the residence is planned.

Mass/Scale: The 2007 Board supported the mass, scale and form of the residence relating to Guidelines 4.29 and 4.31. The symmetrical gable roof forms and roof angle are consistent with traditional forms per Guidelines 4.37, and 4.41. The front porch style is functional and highlights the entry creating a pedestrian friendly façade as conveyed in Guidelines 4.45 and 4.46.

Dormer: Shed style dormers are relatively small features on the front roof module. Guidelines 4.42 and 4.43 encourage dormer styles that do not overwhelm the roof, and are no greater than 30% of the roof plane. The shed dormers occupy 17.5% of the roof and placed in the middle 70% of the façade as encouraged in 4.43. The 2'9" wall height complies with item (e) not to exceed 4 feet. The 2007 Board supported the style and placement of the dormers due to their low profile within the smaller scale of the building

Windows: The window fenestration as seen from the street, appear consistent with historic placements. Two over one double hung sash windows provide traditional style in the core zone. Consult Guidelines 4.49 – 4.54. The front and secondary door styles were also supported.

Materials: The light gray stucco siding for the residence was supported by the 2007 Board and seen as creating variation with the development proposal. The building size parameters are met in Guideline 4.73, and the building will be the only structure on 600 block of Maroon clad in stucco. The white painted wood windows with 1x4" white window and door trim together with the vertical wood gable details and 1x10" fascia break up larger expanses of the stucco on the gable walls. Traditional galvanized corrugated metal roof material is noted on the material list.

Accessory: The accessory building is proposed as a plumbed/heated structure requiring a conditional use permit. The use is limited to non-residential activities as defined in the municipal code. The building scale and form is consistent with newer buildings

constructed in the core and older R1 neighborhoods. Consult Guidelines 4.82 and 4.83. Window fenestration is minimal. Styles and wood materials are consistent with historic buildings. The siding material proposed for the building is weathered steel with a galvanized (matt finish) standing seam roof. White wood trim and fascia are traditional widths, and the garage doors are laminated with carriage style wood.

DRC:

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding the conditional use for an accessory building with plumbing and heating in the R1C zone**
3. **Provide a recommendation to the BOZAR regarding architectural approval contingent upon subsequent subdivision of lots 1-5. Include a recommendation in favor or against a snow shed easement for the east side yards of the residence and accessory as a condition of an approval.**
    a. *Miller or his contractor will need to address any upgrades to the alley and alterations to the current utility locations with the Utilities Director prior to pulling a building permit.*
    b. *Subject to demolition of the existing residence that extends into the parcel.*

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL E 1/2 LOT 4 ALL 3, BLK 53 ZONE RIC

ADDRESS 628 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family
___ Multi Family
___ Accessory dwelling
___ Accessory Building
___ Addition
___ Other ___

ROOFING TYPE

___ Shake Shingle
___ Asphalt
___ Pro Panel
✓ Galvanized Corrugated Metal
___ Other MATT FIN.

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

~~Siding~~ ___

✓ Stucco LIGHT GREY

✓ Trim 1x4 PAINTED WOOD - OFF WHITE

✓ Facia 1x10 PAINTED WOOD - OFF WHITE

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED

✓ Secondary door WOOD / GLAZED

WINDOWS

TYPE / COLOR – WHITE

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 4/23/13

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL E½ LOT 4 ALL 3, BLK 53 ZONE RK

ADDRESS 628 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other_____

ROOFING TYPE

___Shake Shingle ___Pro Panel ___Galvanized ~~Corrugated~~ M PANEL Metal

___Asphalt ___Other MATT FIN.

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓Siding WEATHERED STEEL

___~~Stucco~~

✓Trim 1x4 WOOD PAINTED OFF WHITE

✓Facia 1x8 WOOD PAINTED OFF WHITE

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door GARAGE DOOR - PAINTED GREY

✓ Secondary door WOOD / GLAZED

WINDOWS

TYPE / COLOR - WHITE

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 4/23/13

FACT SHEET
Block 53 Lots 3 & the East half of 4
Address: 628 Maroon Avenue
Proponent – Edward F. Miller

Project: To construct a single family residence and heated/plumbed accessory building in the R1C zone.

Review for 6-17-2013 DRC:

1) A conditional use to allow an accessory building with plumbing and heating is required.
2) Architectural approval is required, which is contingent upon subsequent subdivision of Lots 1-5 and the demolition approval for 624 Maroon Avenue.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	22' 6"	-
Rear	10'	-	8'
West Side	7'6"-11'6"	7' 6"	8' 3"
East Side	7'6"-11'6"	8'	10' 3"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1408/4687.5) 0.3**	**(480/4687.5) 0.102**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(1888/4687.5) 0.40**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

		Primary – Proposed	**Accessory – Proposed**
Building Height	28'/20'	25' 6"	19' 6"
Building Width	35'	20'	17'
Distance Between Buildings	10'	13' 6"	
Max Lot Area	9375	4687.5	

R1C Zone Heights

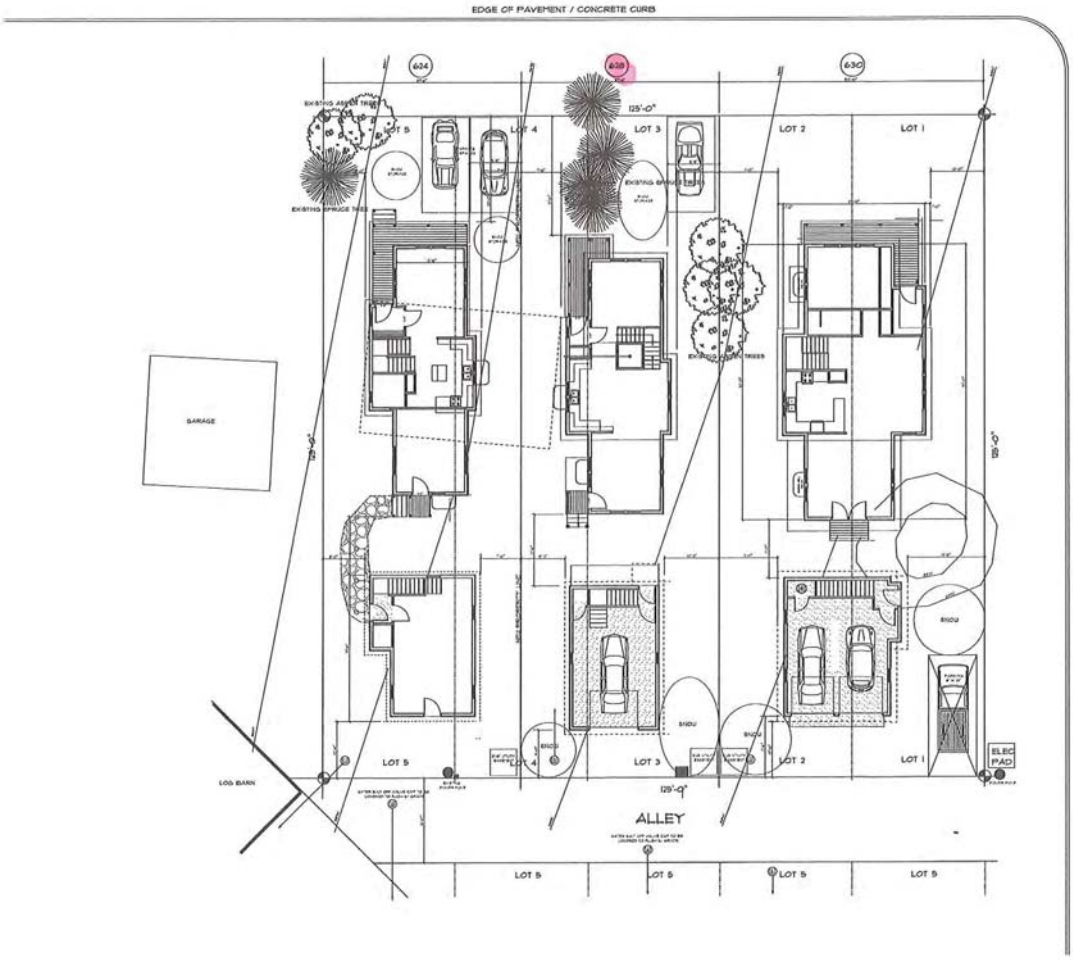
1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"

MAROON AVENUE

EDGE OF PAVEMENT / CONCRETE CURB



7TH STREET

RESIDENCE - 624 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - W 12.5 ' LOT 4, LOT 5
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1435 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 790 SF (FAR .16)
TOTAL BUILD OUT = 2225 SF (FAR .47)

RESIDENCE - 628 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - E 12.5 ' LOT 4, LOT 3
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1409 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 665 SF (FAR .18)
TOTAL BUILD OUT = 2074 SF (FAR .44)

RESIDENCE - 630 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - 1 & 2
LOT AREA = 6250 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1930 SF (FAR .31)
ACCESSORY DWELLING FLOOR AREA = 984 SF (FAR .15)
TOTAL BUILD OUT = 2914 SF (FAR .47)

NORTH

SITE PLAN

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

MAY 2013
RECEIVED
Building Department

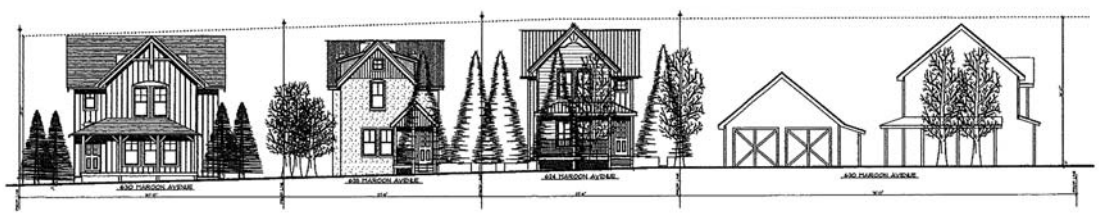
Mark D. Bumgarner / Architect
P.O. Box 1316
Crested Butte, Colorado 81224 970-349-5963
bumgarnerdesign@gmail.com

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:

SHEET
OF



STREETSCAPE

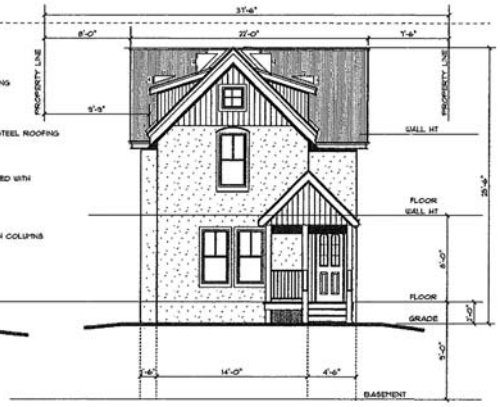
MILLER RESIDENCES - 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:

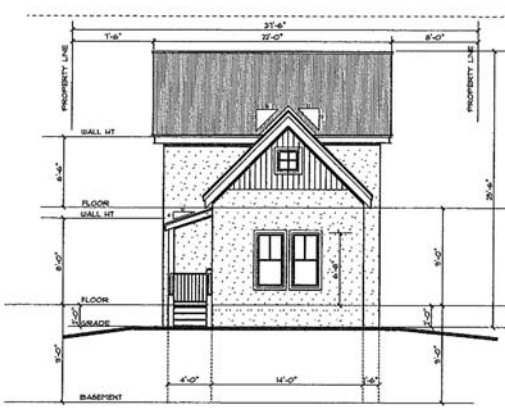
SHEET
OF

NOTICE OF DUTY OF COOPERATION

WEST ELEVATION - A
1/4" = 1'-0"



NORTH ELEVATION - A
1/4" = 1'-0"



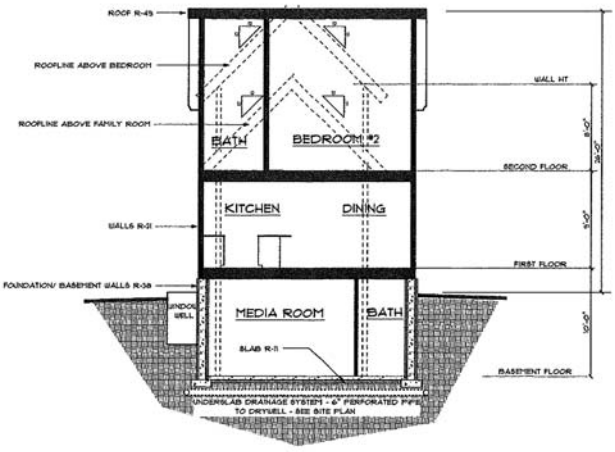
SOUTH ELEVATION - A
1/4" = 1'-0"

EAST ELEVATION - A
1/4" = 1'-0"

MILLER RESIDENCES - 426 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:

SHEET
OF



A - TYPICAL BUILDING SECTION

1/4" = 1'-0"

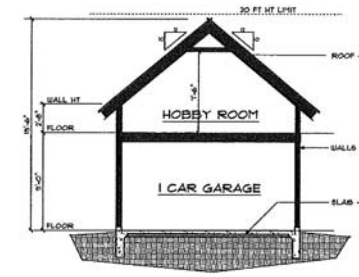
WEST ELEVATION - A

NOTICE OF DUTY OF COOPERATION

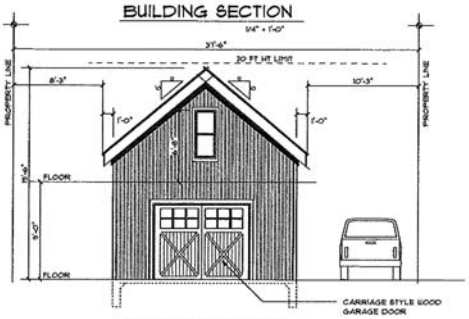
MILLER RESIDENCES - 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:

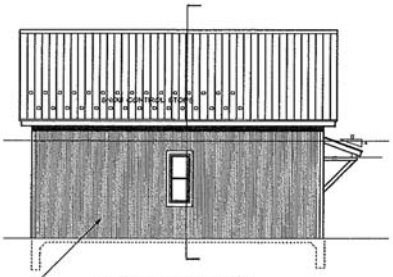
SHEET
OF



BUILDING SECTION
1/4" = 1'-0"

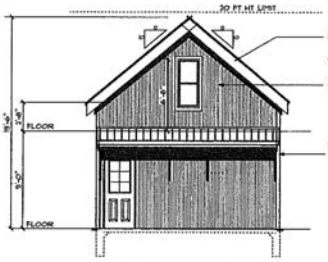


SOUTH ELEVATION
1/4" = 1'-0"

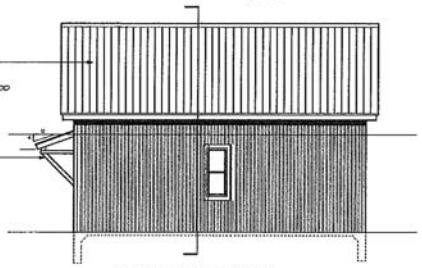


EAST ELEVATION
1/4" = 1'-0"

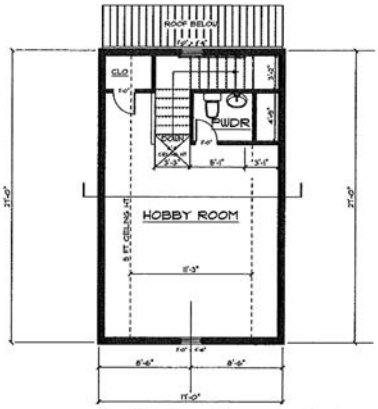
WEATHERED CORRUGATED STEEL SIDING
D06 WOOD CORNER TRIM - TYP



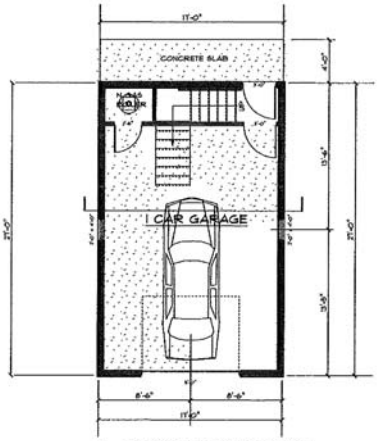
NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



A - SECOND FLOOR PLAN
306 SF
1/4" = 1'-0"



A - FIRST FLOOR PLAN
459 SF
1/4" = 1'-0"

MILLER RESIDENCES - L28 MAROON AVEL
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE
REVISION
SHEET
OF

To: DRC and BOZAR
From: Molly Minneman
Date: June 12, 2013
RE: June 17, 2013 DRC
Project: Ed Miller – Construct a single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. **Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53.**
A conditional use permit for an accessory dwelling in the R1C zone is required.

DRC John Meyer and Liz Sawyer

Michael Helland submitted an application on behalf of Ed Miller seeking approval to construct a new single family residence and accessory dwelling to be located at 630 Maroon Ave. The 1 ½ story residence will be clad with vertical board and baton siding. A full basement is planned. As discussed in the overview, the development plan was approved on May 29, 2007 and re-approved on January 27, 2010. The vested property right has lapsed. The home and accessory dwelling will be constructed on a 2- lot parcel.

Architectural review:

Site Plan:
Topography: Notations from previous approvals indicate the natural and finished grade will be the same with the exception of the low lying areas depicted on the site plan. Permission by the Building and Zoning Director to fill these specified areas to 8894' or 2' from the lowest point was granted. Drainage that naturally occurs on the site may have to be addressed with prior to permitting.

Setbacks:

- The front yard setback for the residence is 20' and side-yard setbacks of 11' on the west and 10'on the east provide view corridors and adequate snow shed where two-story elements shed into the side yards.
- Accessory dwelling side yard setbacks, 11 on the west and 10 on the east, meet maximum requirements. The rear yard west setback is 11' from the wall and is 10'6" from the eaves to ensure adequate turning radius from the alley.
- Distance between buildings is 11' from primary wall line to accessory wall line, and provided the rear steps are below 18", the setback meets the intent of the code.

Parking: Three parking spaces are required for the proposal; the residence parking is located in the garage and the accessory parking is on the southeast corner of the property. Winter maintenance of the alley way to access the required access is the responsibility of the property owner.

Snow storage: Snow storage areas are noted on the plan.

Utilities: Utility easements are noted on the site plan.

Exterior lighting: lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.

Basement: The basement windows are sub grade and curbing is reflected on the elevations.

Landscaping: Landscaping consists of existing mature trees and native grasses. *The grass mixture should be noted for future reference.*

Mass/scale: The residence, together with its simple rectangular buildings forms relate proportionately with the historic building forms referenced in Guidelines 4.29 and 4.31. The 102 roof pitch, overhangs along with the open rafter tails enhance the building's appearance and emulate traditional styles seen historically. The vertical gable details were supported as contemporary interpretations of historic features. In regards to the form and scale of the front porch, previous Boards discussed the element complied with the intents of Guideline 4.45, but debated the similarity of the porch styles of all three buildings per 4.46. The functionality and aesthetically pleasing appearance of the porch caused the Board to ultimately support its design as drawn.

Windows: In regards to window fenestration, the north elevation appears to comply with guideline 4.50 relating to placement, size and style. Arched headers on the second floor introduce variation from the other two homes. Three individual windows that are not mulled together appear to comply with 4.45. The overall window plan is consistent with traditional patterns. The two panel half light doors are consistent with guideline 4.59-60.

The materials chosen for the residence create a rustic motif. Vertical wood board and baton siding is to be stained with gray/brown transparent stain differentiates from the other two residences. Natural pine trim and fascia does not provide much contrast or color variations. See guideline 2.2, but was supported by previous Board review. The window material chosen is wood; clad can be an option. Gray corrugated metal roofing is proposed.

In regards to the accessory dwelling, the scale and form appear to be consistent with the guideline 4.81 relating to the height to width ratio of 1:1. The building's simple in design and style appears to comply with Guideline 4.82. The plan notes the garage doors will have a 'barn wood style overlay' and the Board may request a photo of the desired appearance. The materials include reclaimed wood siding (random width), 1x4 natural wood trim and 1x10 gray stained fascia, and corrugated galvanized steel roofing.

DRC:

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding the conditional use for an accessory dwelling in the R1C zone**
3. **Provide a recommendation to the BOZAR regarding architectural approval.**
    a. *Miller or his contractor will need to address any upgrades to the alley and alterations to the current utility locations with the Utilities Director prior to pulling a building permit.*

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family
___ Accessory Building
___ Multi Family
___ Addition
___ Accessory dwelling
___ Other ___

ROOFING TYPE

___ Shake Shingle
___ Pro Panel
✓ Galvanized Corrugated Metal GREY / SLATE
___ Asphalt
___ Other ___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT. WOOD B/B 1x12 / 1x4
STAIN TRANSPARENT GREY / BROWN

___ Stucco ___

✓ Trim WOOD 1x6 CORNER
WOOD 1x4 OPENINGS - STAIN NATURAL PINE

✓ Fascia EXPOSED RAFTER TAILS

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED - STAIN NATURAL

✓ Secondary door WOOD / GLAZED - STAIN NATURAL

WINDOWS

TYPE / COLOR

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used_____

Other Exterior Features_____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE_____

DATE 4/23/13

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓ Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other_____

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓ Galvanized Corrugated Metal

___Asphalt ___Other_____

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT. RECYCLED BOARD / BOARD - NATURAL

~~Stucco~~

✓ Trim 1x4 RECYCLED - NAT.

✓ Facia WOOD 1x10 - LIGHT GREY SEMI TRANS STAIN.

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD GARAGE DOOR - STAINED NAT.

✓ Secondary door WOOD / GLAZED - STAINED NAT.

WINDOWS

TYPE / COLOR

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 4/23/13

FACT SHEET
Block 53, Lots 1-2
Address: 630 Maroon Avenue
Proponent – Edward F. Miller

Project: To demolish a single-family residence and construct a new single-family home and accessory dwelling.

Review for June 17, 2013 DRC:

1) Architectural approval is required contingent upon the minor subdivision of Lots 1-5, Block 53.
2) A conditional use permit for an accessory dwelling in the R1C zone is required.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	-	10' 6"
West Side	7'6"-11'6"	11'	11'
East Side	7'6"-11'6"	10'	14' 5"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(2008/6250) 0.32**	**(984/6250) 0.157**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(2992/6250) 0.479**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

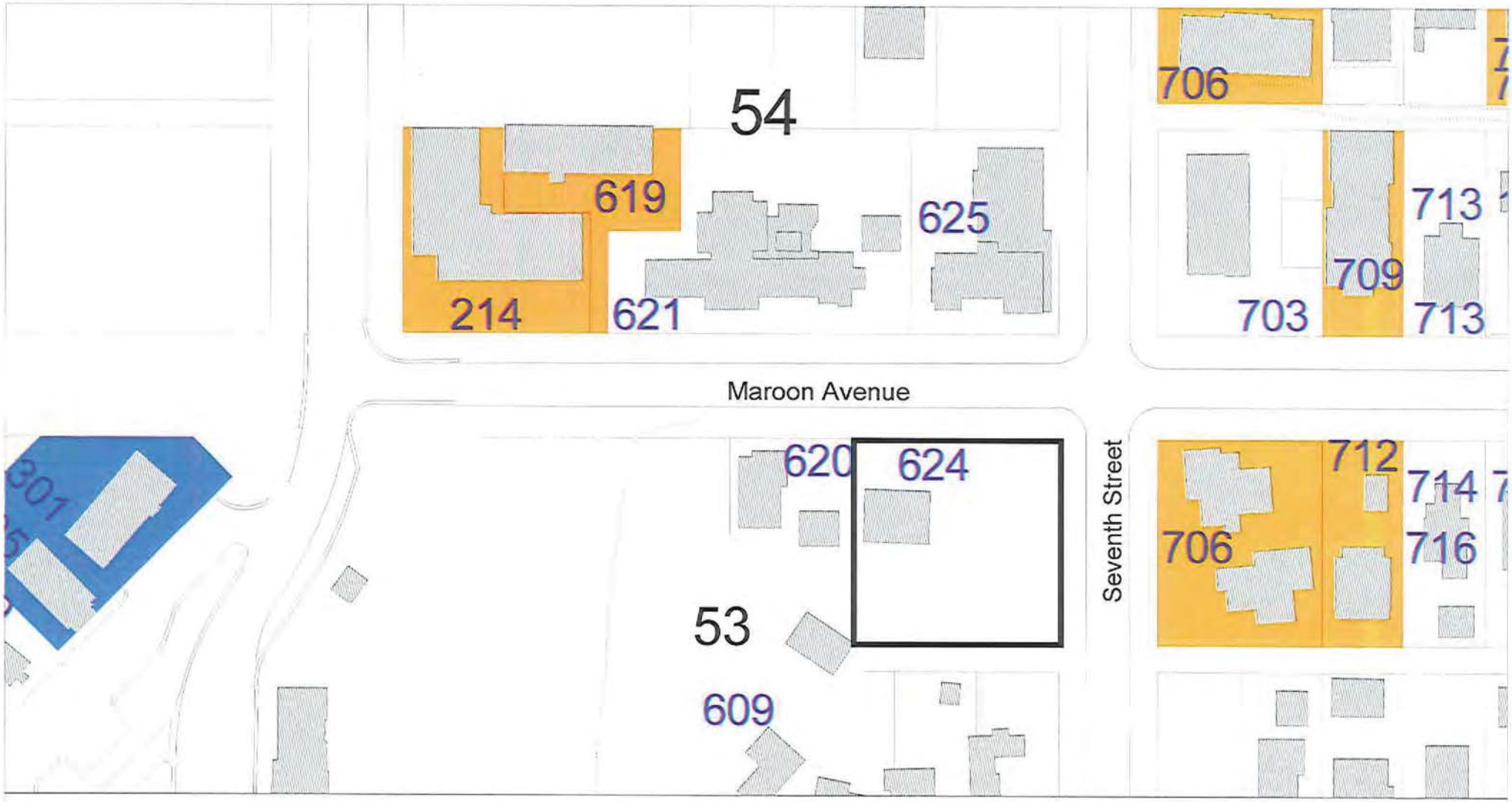
		Primary – Proposed	Accessory – Proposed
Building Height	28'/24'	27' 6"	23'3"
Building Width	35'	27'	26'
Distance Between Buildings	10'	11'	
Max Lot Area	9375	6250	-

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"



Miller Project:
624, 628, 630 Maroon Avenue

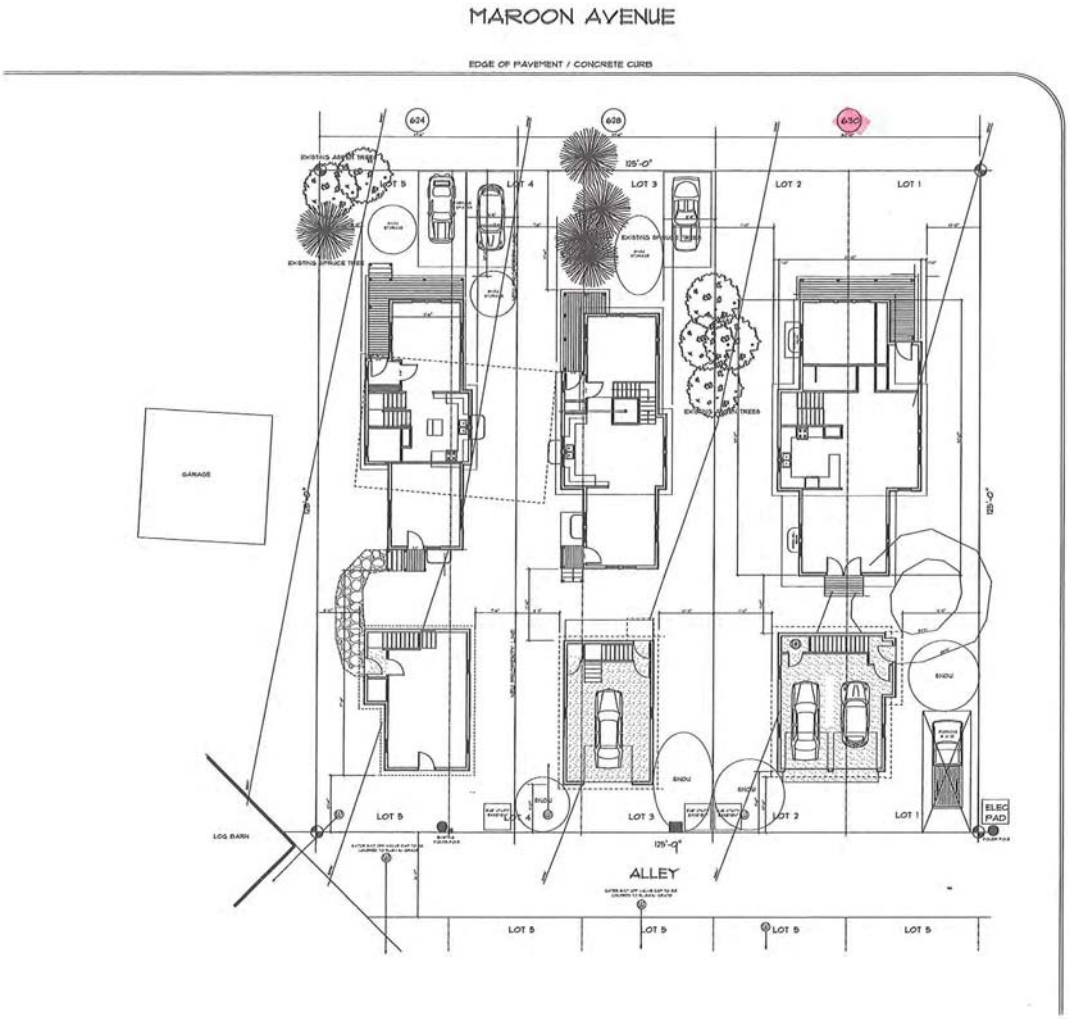
Coal Creek
Roads
Paved
Unpaved

Buildings
Parcel Boundaries
Condos_2013.shp
Subdivisions_2013.shp

N
W E
S

60 0 60 120 Feet

624 628 630 maroon.apr
jearley
6-2013



7TH STREET

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ACCESSORY DWELLING FLOOR AREA = 665 SF (FAR .18)
TOTAL BUILD OUT = 2074 SF (FAR .44)

RESIDENCE - 630 MAROON AVE
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TOTAL BUILD OUT = 2914 SF (FAR .47)

NORTH

SITE PLAN

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

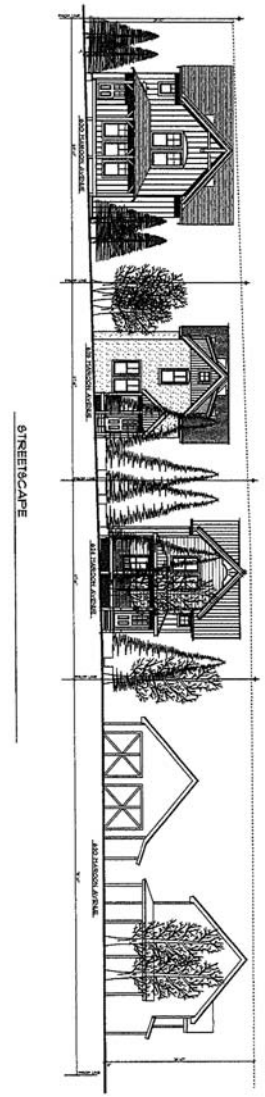
MAY 2013
RECEIVED
Building Department

NOTICE OF DUTY OF COOPERATION

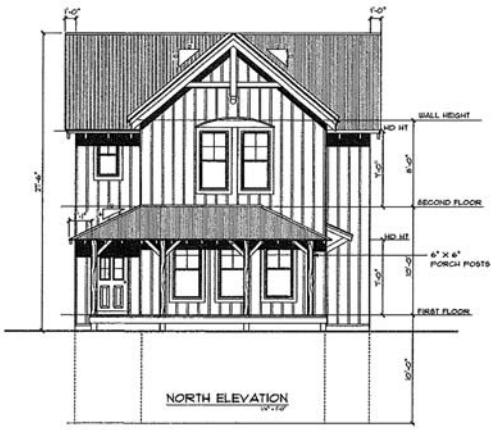
MILLER RESIDENCES - 630 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:

SHEET
OF

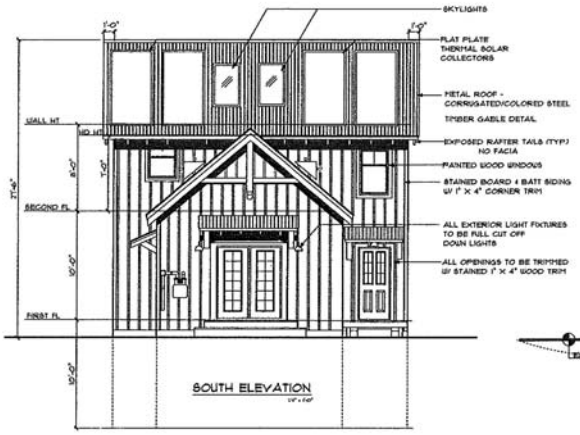


SHEET OF		REVISION	DATE	MILLER RESIDENCES – 630 MAROON AVE LOTS 1 - 5, BLOCK 53 CRESTED BUTTE, COLORADO		NOTICE OF DUTY OF COOPERATION Notices of these plans constitutes further cooperation among the owner, his contractor and the architect through oral communication and discussion, exchange of ideas and by consultation have contributed their services to the design of the building. Each of the parties has a responsibility to familiarize, and avoid proceeding without the commencement of, any aspects of the building or its site which are not clearly understood by reading or discussing, shortcoming of the use of these plans shall be reported to the architect. Any deviation from these plans or any omission from these plans, whenever such occurs, if failed to appreciate by a single party to the contract, shall accrue the contract then negotiated by all of the parties, as constituting the sole and entire agreement of the parties, as constituting and shall relieve the architect of responsibility for all consequences arising out of such deviation.

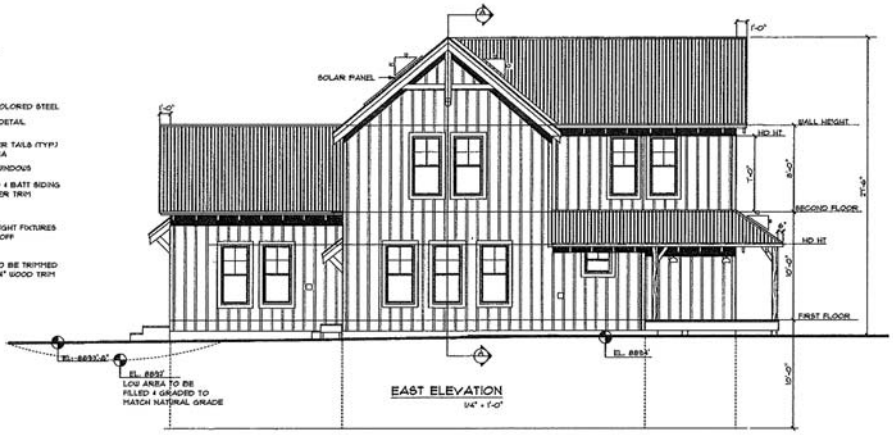


NORTH ELEVATION
1/4" = 1'-0"

WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



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

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 630 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

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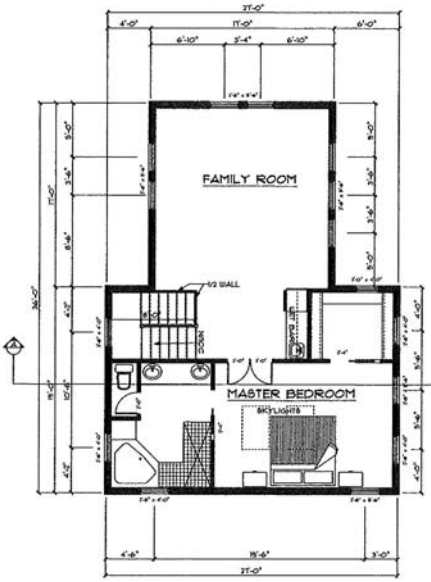
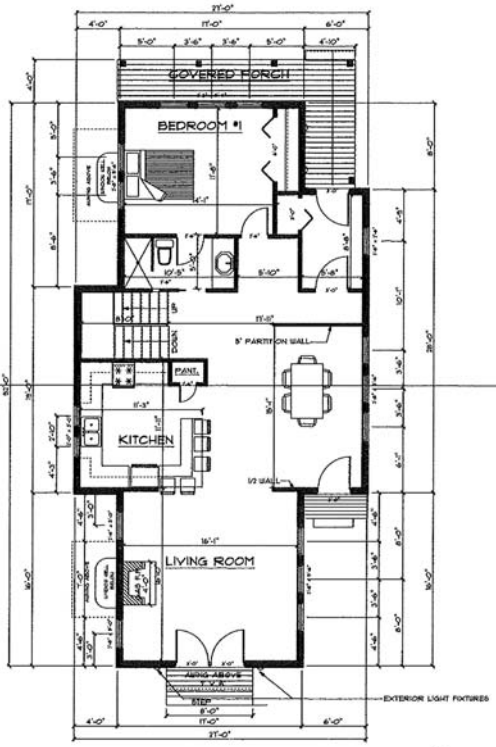
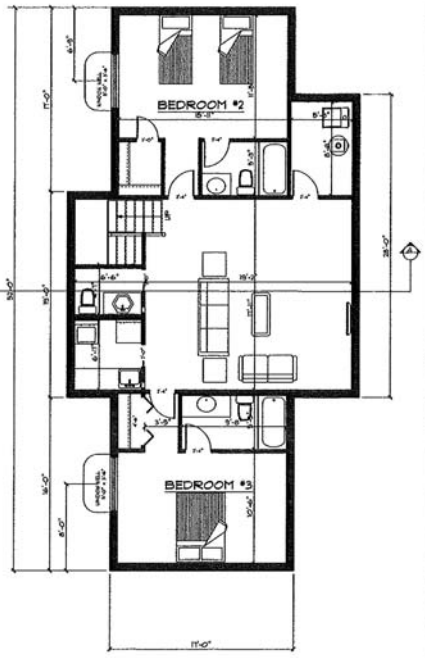


SECOND FLOOR PLAN
1/4" = 1'-0" 802 SF



FIRST FLOOR PLAN
1/4" = 1'-0" (126 SF (HEATED)
62 SF (PORCHES)



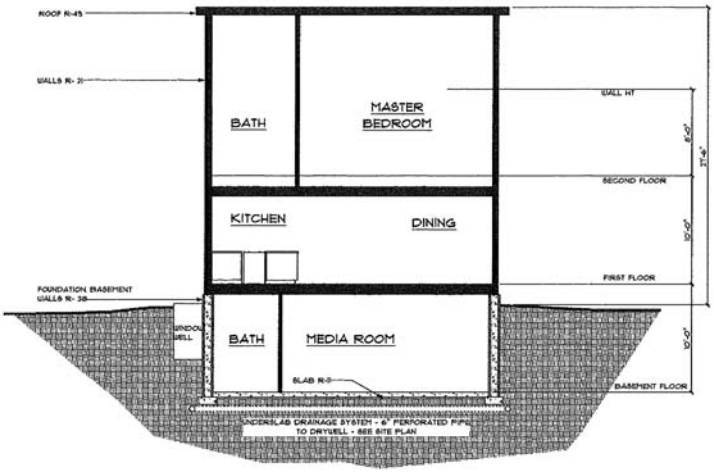
BASEMENT PLAN
1/4" = 1'-0"

TOTAL SF. ABV. GRADE INCLUDING PORCHES (1/2 OF TOTAL) = 1990

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 630 MAROON AVE.
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

REVISION:
DATE:
SHEET
OF



A - TYPICAL BUILDING SECTION
1/4" = 1'-0"

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

MILLER RESIDENCES - 630 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

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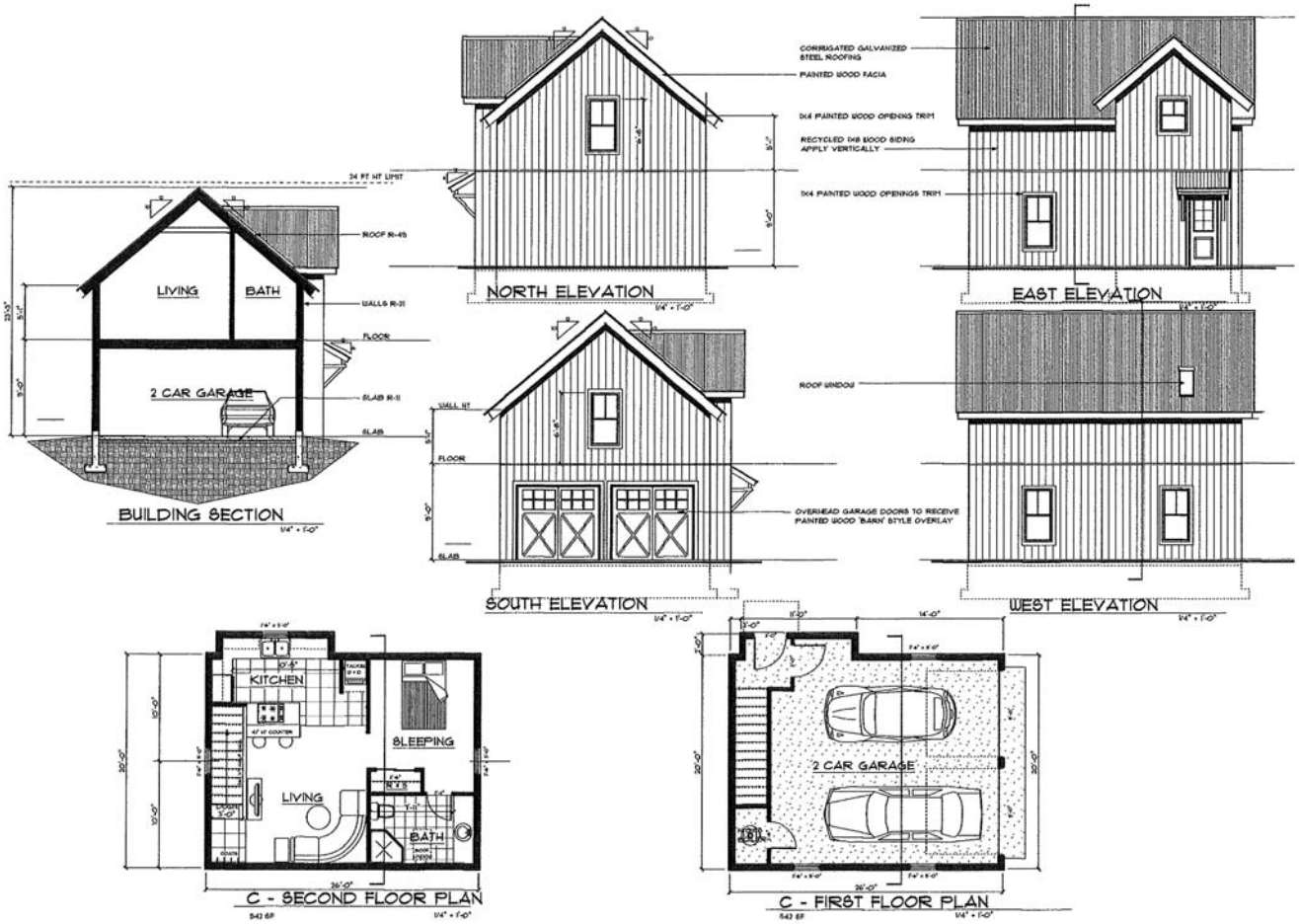
24 FT HT LIMIT
ROOF R-49
LIVING
BATH
WALLS R-21
FLOOR
2 CAR GARAGE
SLAB R-11
SLAB
BUILDING SECTION
1/4" = 1'-0"
CORRUGATED GALVANIZED STEEL ROOFING
PAINTED WOOD FACIA
1x4 PAINTED WOOD OPENING TRIM
RECYCLED 1x8 WOOD SIDING APPLY VERTICALLY
1x4 PAINTED WOOD OPENINGS TRIM
NORTH ELEVATION
EAST ELEVATION
ROOF WINDOW
WALL HT
FLOOR
OVERHEAD GARAGE DOORS TO RECEIVE PAINTED WOOD 'BARN' STYLE OVERLAY
SLAB
SOUTH ELEVATION
WEST ELEVATION
KITCHEN
SLEEPING
LIVING
BATH
C - SECOND FLOOR PLAN
543 SF
2 CAR GARAGE
C - FIRST FLOOR PLAN
543 SF
MILLER RESIDENCES - 630 MASON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO
REVISION:
DATE:
SHEET
OF

Astrid Matison

To: Kent Cowherd
Cc: Molly Minneman; Jessica Earley
Subject: RE: 640 1/2 Elk Avenue

Hi Kent,
IRC 2009 Section R311.4 Vertical egress.
Egress from *habitable* levels including *habitable* attics and basements not provided with an egress door in accordance with Section R311.2 shall be by ramp in accordance with Section 311.8 or a stairway in accordance with Section R311.7. If you are providing a *dwelling* space a stairway is required. An egress window is also required.
Thank you,
Astrid

Definition of Habitable Space from the IRC 2009 code book:

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered *habitable spaces*.

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

From: Kent Cowherd [mailto:kcowherd@frontier.net]
Sent: Wednesday, February 03, 2016 4:26 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Re: 640 1/2 Elk Avenue

Hi Astrid,
The owners are not sure how they want to use the loft. They may want to use the loft for a sleeping area.
Is that possible w an egress window and and a built-in ladder for access?
Respectfully

Kent Cowherd

On Feb 2, 2016, at 4:12 PM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

Hi Kent,
What will the loft area be used for please?
How does one access the loft space?
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

<image003.jpg>

Astrid Matison

To: Josh Jackson
Cc: Michael Yerman; Molly Minneman; Jessica Earley
Subject: FW: 222, 218 and 214 Gothic Avenue

Josh,
Kris phoned and left a message and emailed -that Parker Dirtworks should be following OSHA standards that include but is not limited to protective eye wear (not sunglasses), gloves, respirators.

Here is OSHA's publication regarding contractors requirements when working with asbestos.

https://www.osha.gov/Publications/OSHA3096/3096.html

OSHA mandates what PPE should be worn.

Please review the OSHA publication and call if you have any questions. I am out of the office tomorrow, but back on Thursday.
Thank you,
Astrid

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Astrid Matison

To: Daniel J. Murphy Architect PC
Cc: Molly Minneman
Subject: 222 Gothic Avenue

Hi Laura,
I reviewed two of the Gothic Avenue projects 218 Gothic and 222 Gothic. The 218 buildings meet the habitable space code; however, the corridor on the third floor needs to be 3' wide and 7' high minimum.
The 222 Gothic main house does not meet the Habitable Space requirement. Also take a look at the code below regarding required space in front of the plumbing fixtures.
Please come by the building dept. office and show me how you think you meet these code requirements.
Molly told me you are reworking the house at 214 Gothic and will submit this project on Thursday. I will look at the 214 Gothic project then.
Thanks,
Astrid

2009 IRC
HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered *habitable spaces*.

SECTION R304 MINIMUM ROOM AREAS

R304.1 Minimum area. Every *dwelling* unit shall have at least one habitable room that shall have not less than 120 square feet (11 m^2) of gross floor area.

R304.2 Other rooms. Other habitable rooms shall have a floor area of not less than 70 square feet (6.5 m^2).

Exception: Kitchens.

R304.3 Minimum dimensions. Habitable rooms shall not be less than 7 feet (2134 mm) in any horizontal dimension.

Exception: Kitchens.

R304.4 Height effect on room area. Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

SECTION R305 CEILING HEIGHT

R305.1 Minimum height. *Habitable space*, hallways, bathrooms, toilet rooms, laundry rooms and portions of *basements* containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm).

Exceptions:

1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than 5 feet (1524 mm).
2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a

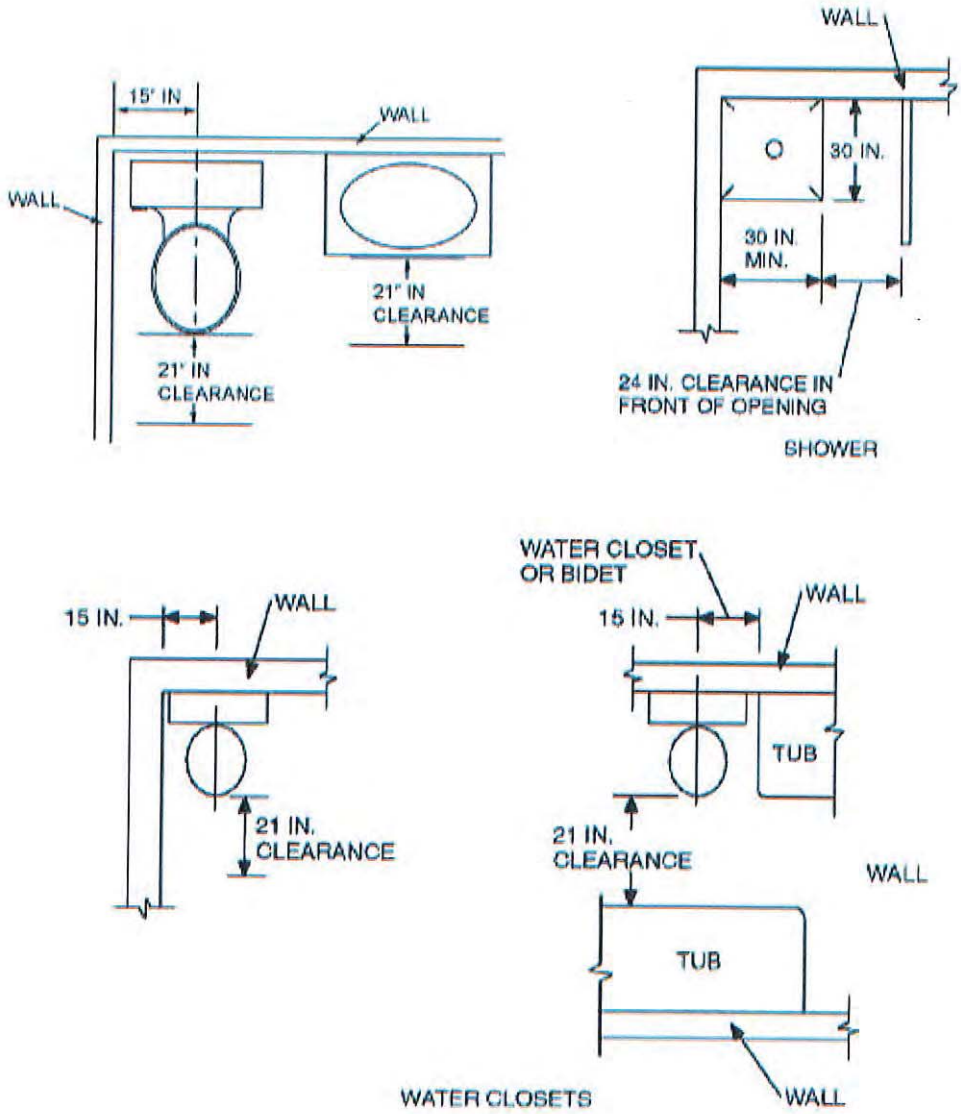
showerhead shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

R305.1.1 Basements. Portions of *basements* that do not contain *habitable space*, hallways, bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exception: Beams, girders, ducts or other obstructions may project to within 6 feet 4 inches (1931 mm) of the finished floor.

SECTION R307 TOILET, BATH AND SHOWER SPACES

R307.1 Space required. Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.



For SI: 1 inch = 25.4 mm.

FIGURE R307.1 MINIMUM FIXTURE CLEARANCES

R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

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Astrid Matison

To: Daniel J. Murphy Architect PC
Subject: RE: 218 Gothic stairs

This section through the stairs works in terms of head height and Energy code.
Thanks Laura.

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

From: Daniel J. Murphy Architect PC [mailto:info@djmarchitect.com]
Sent: Friday, August 21, 2015 2:04 PM
To: Astrid Matison
Subject: FW: 218 Gothic stairs

Laura Wininger

Daniel J Murphy Architect, PC
P.O. Box 2179
429 Sixth Street, Suite 201
Crested Butte, CO 81224
P: 970-349-1200 F: 970-349-0101 info@djmarchitect.com

From: Daniel J. Murphy Architect PC [mailto:info@djmarchitect.com]
Sent: Thursday, August 20, 2015 11:29 AM
To: 'Astrid Matison' <amatison@crestedbutte-co.gov>
Subject: 218 Gothic stairs

Section through stairs at 218 Gothic attached. Please let us know if you see any issues.

Astrid Matison

To: Jason Butler
Cc: jim faust
Subject: 2015 IECC
Attachments: 2015 IECC Table R402.1.2.pdf; permit to final checklist 3-28-17.pdf

Jason,
Please pass along this code excerpt for residential energy requirements to Steve and Jeff Smith. I spoke to Jeff Smith about the code adoption this morning. Sky Lights need a U Factor maximum of .55.
Jimmy Faust's project on Belleview has DH windows that are rated at U.33, close but above the .32 maximum U Factor requirement.

Perhaps the overall average of the U Factors will meet the .32 requirement.

2015 IECC Section 402.3.1 U-factor. An area-weighted average of fenestration products shall be permitted to satisfy the U-factor minimum requirement.

Or a window coating could be added to the glazing.

I attached the permit to Town 2017 final checklist for your reference.

> (U Factor: heat transfer due to temperature differences outside and inside. Represents the amount of heat passing through 1 sq. ft. of glass in 1 hour for every 1 degree temperature difference between the outside and inside. A lower value means less heat passes through, and this is generally of interest for keeping heat inside the building in cold climates).

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
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Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

To: jim faust
Subject: Work in the Town Right of Way

Jimmy,
I met with Jack (Valley Concrete) this morning to look at the footings at 713 Belleview Avenue. I noticed that you are working in the town right of way in front of your house. I talked to Bob Gillie he just wanted me to remind you that the paving needs to be flush and if for any reason the town damages the material the town is not responsible for repair or replacement of the material.
Also in the future please obtain a ROW permit when you do work in the town right of way.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

To: armour@crestedbutte.net
Subject: FW: Attached Image
Attachments: 0152_001.pdf

Joe,
Sorry I forgot to attach the code excerpts for your use.

Astrid Matison
Building Inspector
(970) 349-5338
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Crested Butte, Co 81224
Please consider the environment before printing this email.

TABLE 402.1.3
EQUIVALENT *U*-FACTORS[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR	SKYLIGHT *U*-FACTOR	CEILING *U*-FACTOR	FRAME WALL *U*-FACTOR	MASS WALL *U*-FACTOR[b]	FLOOR *U*-FACTOR	BASEMENT WALL *U*-FACTOR	CRAWL SPACE WALL *U*-FACTOR[c]
1	1.20	0.75	0.035	0.082	0.197	0.064	0.360	0.477
2	0.65	0.75	0.035	0.082	0.165	0.064	0.360	0.477
3	0.50	0.65	0.035	0.082	0.141	0.047	0.091[c]	0.136
4 except Marine	0.35	0.60	0.030	0.082	0.141	0.047	0.059	0.065
5 and Marine 4	0.35	0.60	0.030	0.057	0.082	0.033	0.059	0.065
6	0.35	0.60	0.026	0.057	0.060	0.033	0.050	0.065
7 and 8	0.35	0.60	0.026	0.057	0.057	0.028	0.050	0.065

a. Nonfenestration *U*-factors shall be obtained from measurement, calculation or an approved source.
b. When more than half the insulation is on the interior, the mass wall *U*-factors shall be a maximum of 0.17 in Zone 1, 0.14 in Zone 2, 0.12 in Zone 3, 0.10 in Zone 4 except Marine, and the same as the frame wall *U*-factor in Marine Zone 4 and Zones 5 through 8.
c. Basement wall *U*-factor of 0.360 in warm-humid locations as defined by Figure 301.1 and Table 301.2.

402.1.3 *U*-factor alternative. An assembly with a *U*-factor equal to or less than that specified in Table 402.1.3 shall be permitted as an alternative to the *R*-value in Table 402.1.1.

402.1.4 Total UA alternative. If the total *building thermal envelope* UA (sum of *U*-factor times assembly area) is less than or equal to the total UA resulting from using the *U*-factors in Table 402.1.3 (multiplied by the same assembly area as in the proposed building), the building shall be considered in compliance with Table 402.1.1. The UA calculation shall be done using a method consistent with the ASHRAE *Handbook of Fundamentals* and shall include the thermal bridging effects of framing materials. The SHGC requirements shall be met in addition to UA compliance.

402.2 Specific insulation requirements (Prescriptive).

402.2.1 Ceilings with attic spaces. When Section 402.1.1 would require R-38 in the ceiling, R-30 shall be deemed to satisfy the requirement for R-38 wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Similarly, R-38 shall be deemed to satisfy the requirement for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the *U*-factor alternative approach in Section 402.1.3 and the total UA alternative in Section 402.1.4.

402.2.2 Ceilings without attic spaces. Where Section 402.1.1 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of Section 402.1.1 shall be limited to 500 square feet (46 m²) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the *U*-factor alternative approach in Section 402.1.3 and the total UA alternative in Section 402.1.4.

402.2.3 Access hatches and doors. Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A wood framed or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed *R*-value of the loose fill insulation.

402.2.4 Mass walls. Mass walls for the purposes of this chapter shall be considered above-grade walls of concrete block, concrete, insulated concrete form (ICF), masonry cavity, brick (other than brick veneer), earth (adobe, compressed earth block, rammed earth) and solid timber/logs.

402.2.5 Steel-frame ceilings, walls, and floors. Steel-frame ceilings, walls and floors shall meet the insulation requirements of Table 402.2.5 or shall meet the *U*-factor requirements in Table 402.1.3. The calculation of the *U*-factor for a steel-frame envelope assembly shall use a series-parallel path calculation method.

Exception: In Climate Zones 1 and 2, the continuous insulation requirements in Table 402.2.4 shall be permitted to be reduced to R-3 for steel frame wall assemblies with studs spaced at 24 inches (610 mm) on center.

403.2.3 Building cavities (Mandatory). Building framing cavities shall not be used as supply ducts.

403.3 Mechanical system piping insulation (Mandatory). Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

403.4 Circulating hot water systems (Mandatory). All circulating service hot water piping shall be insulated to at least R-2. Circulating hot water systems shall include an automatic or readily *accessible* manual switch that can turn off the hot-water circulating pump when the system is not in use.

Use
The intake doesn't work
it
need a damper on

403.5 Mechanical ventilation (Mandatory). Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

403.6 Equipment sizing (Mandatory). Heating and cooling equipment shall be sized in accordance with Section M1401.3 of the *International Residential Code*.

403.7 Systems serving multiple dwelling units (Mandatory). Systems serving multiple dwelling units shall comply with Sections 503 and 504 in lieu of Section 403.

403.8 Snow melt system controls (Mandatory). Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F, and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F.

403.9 Pools (Mandatory). Pools shall be provided with energy-conserving measures in accordance with Sections 403.9.1 through 403.9.3.

403.9.1 Pool heaters. All pool heaters shall be equipped with a readily *accessible* on-off switch to allow shutting off the heater without adjusting the thermostat setting. Pool heaters fired by natural gas shall not have continuously burning pilot lights.

403.9.2 Time switches. Time switches that can automatically turn off and on heaters and pumps according to a preset schedule shall be installed on swimming pool heaters and pumps.

Exceptions:

1. Where public health standards require 24-hour pump operation.
2. Where pumps are required to operate solar- and waste-heat-recovery pool heating systems.

403.9.3 Pool covers. Heated pools shall be equipped with a vapor-retardant pool cover on or at the water surface. Pools heated to more than 90°F (32°C) shall have a pool cover with a minimum insulation value of R-12.

Exception: Pools deriving over 60 percent of the energy for heating from site-recovered energy or solar energy source.

SECTION 404
ELECTRICAL POWER AND LIGHTING SYSTEMS

404.1 Lighting equipment (Prescriptive). A minimum of 50 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

SECTION 405
SIMULATED PERFORMANCE ALTERNATIVE (Performance)

405.1 Scope. This section establishes criteria for compliance using simulated energy performance analysis. Such analysis shall include heating, cooling, and service water heating energy only.

405.2 Mandatory requirements. Compliance with this section requires that the mandatory provisions identified in Section 401.2 be met. All supply and return ducts not completely inside the *building thermal envelope* shall be insulated to a minimum of R-6.

405.3 Performance-based compliance. Compliance based on simulated energy performance requires that a proposed residence (*proposed design*) be shown to have an annual energy cost that is less than or equal to the annual energy cost of the *standard reference design*. Energy prices shall be taken from a source *approved* by the *code official*, such as the Department of Energy, Energy Information Administration's *State Energy Price and Expenditure Report*. *Code officials* shall be permitted to require time-of-use pricing in energy cost calculations.

Exception: The energy use based on source energy expressed in Btu or Btu per square foot of *conditioned floor area* shall be permitted to be substituted for the energy cost. The source energy multiplier for electricity shall be 3.16. The source energy multiplier for fuels other than electricity shall be 1.1.

405.4 Documentation.

405.4.1 Compliance software tools. Documentation verifying that the methods and accuracy of the compliance software tools conform to the provisions of this section shall be provided to the *code official*.

405.4.2 Compliance report. Compliance software tools shall generate a report that documents that the *proposed design* complies with Section 405.3. The compliance documentation shall include the following information:

1. Address or other identification of the residence;
2. An inspection checklist documenting the building component characteristics of the *proposed design* as listed in Table 405.5.2(1). The inspection checklist shall show results for both the *standard reference design* and the *proposed design*, and shall document all inputs entered by the user necessary to reproduce the results;
3. Name of individual completing the compliance report; and

R406.4.1 Panel joints sealed. Precast concrete foundation panel joints shall be sealed full height with a sealant meeting ASTM C 920, Type S or M, *Grade* NS, Class 25, Use NT, M or A. Joint sealant shall be installed in accordance with the manufacturer's installation instructions.

SECTION R407
COLUMNS

R407.1 Wood column protection. Wood columns shall be protected against decay as set forth in Section R317.

R407.2 Steel column protection. All surfaces (inside and outside) of steel columns shall be given a shop coat of rust-inhibitive paint, except for corrosion-resistant steel and steel treated with coatings to provide corrosion resistance.

R407.3 Structural requirements. The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less in nominal size than 4 inches by 4 inches (102 mm by 102 mm). Steel columns shall not be less than 3-inch-diameter (76 mm) Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B or *approved* equivalent.

Exception: In Seismic Design Categories A, B and C, columns no more than 48 inches (1219 mm) in height on a pier or footing are exempt from the bottom end lateral displacement requirement within under-floor areas enclosed by a continuous foundation.

SECTION R408
UNDER-FLOOR SPACE

R408.1 Ventilation. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a *basement*) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m²) for each 150 square feet (14 m²) of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m²) for each 1,500 square feet (140 m²) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building.

R408.2 Openings for under-floor ventilation. The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m²) for each 150 square feet (14 m²) of under-floor area. One ventilation opening shall be within 3 feet (915 mm) of each corner of the building. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed $^1/_4$ inch (6.4 mm):

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast-iron grill or grating.
4. Extruded load-bearing brick vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension being $^1/_8$ inch (3.2 mm) thick.

Exception: The total area of ventilation openings shall be permitted to be reduced to $^1/_{1,500}$ of the under-floor area where the ground surface is covered with an *approved* Class I vapor retarder material and the required openings are placed to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.

R408.3 Unvented crawl space. Ventilation openings in under-floor spaces specified in Sections R408.1 and R408.2 shall not be required where:

1. Exposed earth is covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall; and
2. One of the following is provided for the under-floor space:
   - 2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7m²) of crawlspace floor area, including an air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.9;
   - 2.2. *Conditioned air* supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1102.2.9;
   - 2.3. Plenum in existing structures complying with Section M1601.5, if under-floor space is used as a plenum.

R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). When any portion of the through-wall access is below *grade*, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See Section M1305.1.4 for access requirements where mechanical *equipment* is located under floors.

R408.5 Removal of debris. The under-floor *grade* shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose.

2. Site-built windows, doors and skylights.
3. Openings between window and door assemblies and their respective jambs and framing.
4. Utility penetrations.
5. Dropped ceilings or chases adjacent to the thermal envelope.
6. Knee walls.
7. Walls and ceilings separating a garage from conditioned spaces.
8. Behind tubs and showers on exterior walls.
9. Common walls between dwelling units.
10. Attic access openings.
11. Rim joist junction.
12. Other sources of infiltration.

402.4.2 Air sealing and insulation. Building envelope air tightness and insulation installation shall be demonstrated to comply with one of the following options given by Section 402.4.2.1 or 402.4.2.2:

402.4.2.1 Testing option. Building envelope tightness and insulation installation shall be considered acceptable when tested air leakage is less than seven air changes per hour (ACH) when tested with a blower door at a pressure of ~~33.5 psf~~ (50 Pa). Testing shall occur after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed;
2. Dampers shall be closed, but not sealed, including exhaust, intake, makeup air, backdraft and flue dampers;
3. Interior doors shall be open;
4. Exterior openings for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling system(s) shall be turned off;
6. HVAC ducts shall not be sealed; and
7. Supply and return registers shall not be sealed.

402.4.2.2 Visual inspection option. Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table 402.4.2, applicable to the method of construction, are field verified. Where required by the *code official*, an *approved* party independent from the installer of the insulation shall inspect the air barrier and insulation.

402.4.3 Fireplaces. New wood-burning fireplaces shall have gasketed doors and outdoor combustion air.

402.4.4 Fenestration air leakage. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m²), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m²), when tested according to NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and *listed* and *labeled* by the manufacturer.

Exceptions: Site-built windows, skylights and doors.

402.4.5 Recessed lighting. Recessed luminaires installed in the *building thermal envelope* shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and *labeled* as meeting ASTM E 283 when tested at 1.57 psf (75 Pa) pressure differential with no more than 2.0 cfm (0.944 L/s) of air movement from the *conditioned space* to the ceiling cavity. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

402.5 Maximum fenestration *U*-factor and SHGC (Mandatory). The area-weighted average maximum fenestration *U*-factor permitted using trade-offs from Section 402.1.4 or 404 shall be 0.48 in Zones 4 and 5 and 0.40 in Zones 6 through 8 for vertical fenestration, and 0.75 in Zones 4 through 8 for skylights. The area-weighted average maximum fenestration SHGC permitted using trade-offs from Section 405 in Zones 1 through 3 shall be 0.50.

SECTION 403
SYSTEMS

403.1 Controls (Mandatory). At least one thermostat shall be provided for each separate heating and cooling system.

403.1.1 Programmable thermostat. Where the primary heating system is a forced-air furnace, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).

403.1.2 Heat pump supplementary heat (Mandatory). Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

403.2 Ducts.

403.2.1 Insulation (Prescriptive). Supply ducts in attics shall be insulated to a minimum of R-8. All other ducts shall be insulated to a minimum of R-6.

Exception: Ducts or portions thereof located completely inside the *building thermal envelope*.

403.2.2 Sealing (Mandatory). All ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed.

Joints and seams shall comply with Section M1601.4.1 of the *International Residential Code*.

Duct tightness shall be verified by either of the following:

1. Postconstruction test: Leakage to outdoors shall be less than or equal to 8 cfm (226.5 L/min) per 100 ft² (9.29 m²) of *conditioned floor area* or a total leakage less than or equal to 12 cfm (12 L/min) per 100 ft² (9.29 m²) of *conditioned floor area* when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.
2. Rough-in test: Total leakage shall be less than or equal to 6 cfm (169.9 L/min) per 100 ft² (9.29 m²) of *conditioned floor area* when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the roughed in system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 ft² (9.29 m²) of *conditioned floor area*.

Exceptions: Duct tightness test is not required if the air handler and all ducts are located within *conditioned space*.

TABLE 402.4.2
AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA

COMPONENT	CRITERIA
Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air-permeable insulation is not used as a sealing material. Air-permeable insulation is inside of an air barrier.
Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
Windows and doors	Space between window/door jambs and framing is sealed.
Rim joists	Rim joists are insulated and include an air barrier.
Floors (including above-garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of insulation.
Crawl space walls	Insulation is permanently attached to walls. Exposed earth in unvented crawl spaces is covered with Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.
Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
Garage separation	Air sealing is provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures are air tight, IC rated, and sealed to drywall. Exception—fixtures in conditioned space.
Plumbing and wiring	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
Shower/tub on exterior wall	Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall.
Electrical/phone box on exterior walls	Air barrier extends behind boxes or air sealed-type boxes are installed.
Common wall	Air barrier is installed in common wall between dwelling units.
HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
Fireplace	Fireplace walls include an air barrier.

Astrid Matison

To: Michael Helland
Cc: Molly Minneman; Jessica Earley
Subject: Miller Residence Block 53, 1/2 of Lot 4 and all of lot 5

11-8-17
Hi Michael,
I conducted a preliminary review of the project at Block 53, half of lot 4 and all of lot 5.
1. The town of Crested Butte adopted the 2015 series of International Codes.
2. For safety reasons a mechanical room should be separate from a storage room. Combustibles located near mechanical appliances shall be located per manufacturer instructions.
3. The entry room window glazing should be tempered. **IRC R308.4.2**
5. Is the fireplace a gas fireplace.
6. Stair riser maximum height is 7 ¾". **IRC R311.7.5.1** It appears the riser for the accessory building has a riser of more than 7 ¾"
7. The media room cannot be used as a bedroom since the means of egress window well does not have a roof or projection per Sec. 18-2-30 item 5).
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

To: Josh Jackson
Cc: Michael Yerman; Rodney Due; Molly Minneman; Jessica Earley
Subject: 222, 218, 214 Gothic Avenue

Hi Josh,
We discussed your project over at 222, 218 and 214 Gothic Avenue this morning. Now that the buildings have been removed, we need at minimum a small site plan showing the new existing grade and the new landscaping plan for the two lots that will only be built on in the future. Native grass seed and straw will need to be put down soon or noxious weeds will take over. Then a watering system must be provided so that the seeds germinate. Please contact Rodney Due in regards to obtaining a water meter. On the site plan please indicate the surface watering plans. For example where will the water meter be located and what method will you use to water the areas. Watering will have to occur per the town rules. I believe the water meter will have to be moved prior to arrival of snow.

Once this site plan described above is submitted and approved, the next step is to get the plat completed. Parking will have to be designated on it as well as the wording of the agreement recorded on 7/5/17. Norm Whitehead, a local civil engineer prepares a lot of these plats. His number is 349-6384. An attorney of your choice will have to be involved to include the correct text on the plat.

If you have further questions please do not hesitate to ask.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

To: Scott Hahn
Subject: 222 Gothic Avenue and other projects

Scott,
The 2015 IECC requires R10 minimum for slab protection depth of 4 feet minimum. Then add R5 for heated slabs. So if the garage slab a heated slab you need R15- 3 inches or less depending upon the rigid foam manufacturer specifications.

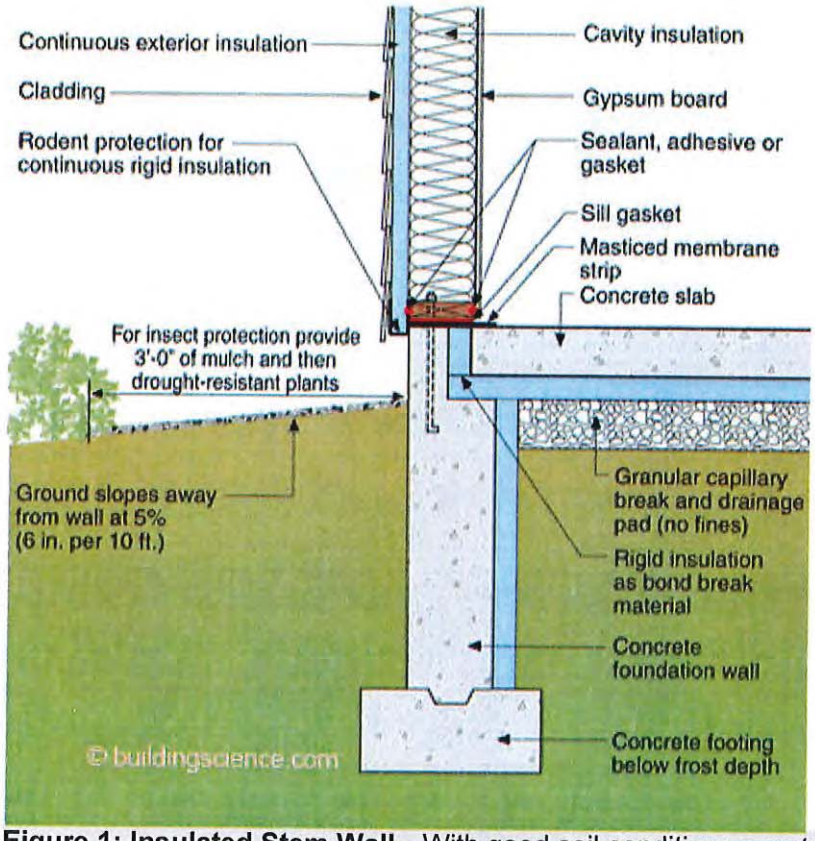


Figure 1: Insulated Stem Wall—With good soil conditions construct the foundation assembly out of three pieces – a footing, a stem wall and the "flat plate" slab part. Insulate it under it and on the inside of the perimeter making sure you uncouple the plate from the stem wall at its edge. This edge thing is a big deal – the thermal bridging that occurs if you don't do it costs you more than half the thermal resistance of the whole deal.

Photograph 1: Insulated Stem Wall—Rigid insulation full height on the inside of the stem wall. Note the deep "seat" cast into the inside of the top of the stem wall. This "seat" will receive the perimeter edge insulation and the perimeter slab insulation as well as the concrete.

Photograph 2: Perimeter Slab Edge Insulation and Perimeter Slab Insulation—Two inches of rigid insulation is about the maximum practical thickness possible. Notice that the sheet polyethylene "vapor barrier" is located on the top of the rigid insulation between the rigid insulation and the bottom surface of the concrete – in direct contact with the concrete. Do not, and I repeat, do not locate the polyethylene under the insulation as it will keep the insulation wet.

For crawl spaces the 2015 IECC the walls Table R402.1.2.
R15 continuous on the exterior of the stem wall or R19 cavity insulaton on the inside of the stem wall.
Or R5 continuous insulation on the exterior or interior side of the stem wall, and R13 cavity insulation on the inteior of the stem wall. Did Dan Murphy not provide any insulation details? I don't have time to look at the moment.

Thank you,
Astrid

Greg Faust

To: Molly Minneman
Subject: 10 Butte Ave. Crested Butte

Hello Molly,

Here are the original documents for our application for construction of the home at 10 Butte Ave. Crested Butte. What would you like me to prepare to document our plans to remove the existing home? As you may be aware, Mark & Elizabeth Ewing (the current tenants) have a lot in CB south they are planning to move the home to. Vogy's home moving is being contracted to complete the move. We are targeting ~April 21st for the physical move --- trying to let the snow melt down as much as possible & before the tourists increase in numbers. Mark & Elizabeth are securing all the necessary permits with the county & Gunnison Electric and will also do what is necessary for permits within the town of CB. I have invited Mark to the first DRC meeting in January to lay out the plan.

Best regards,

Greg
(303)549-1002
gfaust@cirruspartners.com

Molly Minneman

To: Cathy Steinberger
Cc: Jessica Earley; Astrid Matison
Subject: RE: BOZAR regarding the 624 Maroon - Miller redevelopment

Hi Cathy,

Two members of BOZAR did make a site visit and they were able to see the condition of the alley, the poles (shown on private property), the boulders, shut off valves, dips, etc. It was decided for an updated topographical survey that includes the south edge of the alley that will add in developing a drainage plan for the lots and drain the alley to 7th Street. I anticipate that survey will confirm all of the above utilities. They also noted that it is used to some degree and felt that with some work, access to 630 (3 parking spaces) and 628 (1 space) could be made viable.

As far as relocating the shut off valves to your service line, I think you want to be aware that you and Eric may be responsible for having it moved onto your property. The Board can include the relocation of the valves as a condition of approval, but I don't know if they have legal standing for work that a private contractor (or so I'm told) did years ago.

Best regards,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Cathy Steinberger [mailto:cathy@bighornrealty.com]
Sent: Friday, November 17, 2017 10:50 AM
To: Molly Minneman <mollym@crestedbutte-co.gov>
Cc: Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: RE: BOZAR regarding the 624 Maroon - Miller redevelopment

Hello Molly,

Thanks so much for the heads-up about 11/28 BOZAR meeting. It would only frustrate me to be there unable to make comments, better not to go.

I recently walked my alley to look at the obstacles back there - water turnoffs, utility pole and big electrical box. All seem to be problematic in widening the alley. If our water turnoff would need to be moved, is that at our expense?

Has BOZAR had a site visit or plan to? Are you able to get them to take a serious look at these obstacles in the planning review?

Thanks so much Molly, always appreciate you!

Cathy

Cathy Steinberger, Broker Assoc./

Molly Minneman

To: 'jim faust'; Greg Faust
Cc: Astrid Matison; Bob Gillie
Subject: Demolition permit
Attachments: Building_Permit_Revision_06-2015_fillable_1.pdf; Building_Permit_Revision_06-2015 _fillable_1.pdf

Hi Jimmy

Thanks for your call – we still need to finish the paperwork for the subdivision before issuing any permits. And, as it turns out, the code requires 7 days before one is pulled.

It looks like the permit for the 709 Belleview will have to be paid at the time of the demo permit. I was concerned that your construction plan sets would not be finalized when you wanted to pull the demo permit. But in reality, you probably have your budget pretty well nailed down. I spoke with Bob today as there is a similar subdivision, demo, new build project, and both will have to be administered in the same manner.

I suggest getting permits filled out for the house demo and another one for the new residence and accessory. Bring them in so we can work on getting the figures to you. You an Astrid can determine a meeting date to mark the natural grade in relation to the curb (in the motion) before the demo starts, and anything else she or Bob may need before you get started.

There was discussion last night about mobilization and when Belleview Ave would be disrupted. I may be useful to jot down a time line as well of when heavy equipment is expected for Bldg. and Utilities. The Town fields calls if neighbors are disgruntled.

Feel free to touch base with me tomorrow.

Thanks,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Fax: (970) 349-6626
Website: townofcrestedbutte.com

Molly Minneman

To: 'Josh Jackson'
Cc: Astrid Matison; Michael Yerman
Subject: RE: Subdivision and Demo of 214-222 Gothic Ave.
Attachments: Myerson Subdivision Agreement 07-11-2017.pdf

Hi Josh,

Below is a list of the next steps to move forward with demolition:

1. Provide a copy of the warranty deed. Three restrictive covenants will be revised and forwarded to you and your father for signature (notary is required for both of you).

2. Submit a written recycle plan for the demolition of the existing buildings to the building inspector.
   Sec. 18-15-10. - Required.
   If a permit is requested for the demolition of an existing structure in accordance with Section 16-2-60 or 16-14-190 of this Code, a site specific deconstruction and recycle plan must be submitted and approved by the Building Official. ...Materials from the following categories should be considered: doors, windows, cabinets, roofing, wood flooring, plumbing fixtures, mechanical and heating fixtures, framing and structural materials, landscaping elements, concrete and bricks. The plan should identify what materials are to be recovered. The plan should either specify a destination for the recycled materials or the materials should be made available to the public for acquisition for a minimum of two (2) weeks, as well as how the same is to be communicated and accomplished. Recycled materials may not be placed on Town rights-of-way or other Town property.

3. Provide the construction drawings for the residence and accessory dwelling to the building inspector

4. Provide the building permit application that include the request for the demolition, and purchase of the permits are required prior to demolition.

5. The building inspector can then issue the demo permit.

6. During demolition, submit an interim landscape and grading plan that includes the temporary and/or permanent location of trees, ground cover for parcels ___ and ____ together with irrigation plan to ensure survival.

7. Submit a utilities plan for installation of water and sewer stubs to each property. The primary and accessory must each have a separate water line. As you are aware, the existing water, sewer and utility lines will need to be removed. The installation of water lines and sewer from the main to the three properties should be provided.

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224

Molly Minneman

To: Michael Helland; David Leinsdorf
Cc: Jessica Earley
Subject: RE: Miller

Michael and David,

Liz Bernholtz brought over a copy of the subdivision plat today. She said that she would send the files to us electronically, as well. This gets the full project on the BOZAR schedule for the month. With regards to the subdivision application, a fee of $200 is required, and item (6) requires a short narrative to address items a-e. As a reminder, the DRC will be on November 6 and 13 with BOZAR on the 28th.

If we could receive a narrative electronically from either of you by Wednesday the 1st, and the check by or at the DRC meeting on the 6th.

Sec. 17-4-10. - Application for Building Official review.

All minor subdivision applications must be reviewed for approval by the Building Official or the Board as set forth in Sections 17-4-20 and 17-4-30 below. All applications for approval of a minor subdivision shall be processed by making an application to the Building Official. The application shall include the following minimum information:

(1) The required application fee.

(2) The legal description of the Property and proof of ownership of the Property acceptable to the Town.

(3) Location Improvement Certificate certified by a Colorado licensed surveyor.

(4) Floor plan of any existing structures sufficient to allow the Building Official to calculate the Floor Area Ratio (FAR).

(5) A map of the proposed subdivision parcels sufficient to determine the size and area of each proposed parcel, and describing each such parcel as a portion of a lot, tract or parcel, or lots, tracts or parcels on the Town Plat. The map shall also identify the location of all public rights-of-way, the location and size of the vehicular access to each parcel and to each structure, and the location of all utilities and all public facilities.

(6) A narrative statement describing the following:

a. How fire protection will be provided;

b. Whether there is any potential for damage to public or private property by fire, flood erosion or snow slides and what mitigation measures will be undertaken to minimize such damage;

c. How emergency access will be provided;

d. How flood protection will be provided; and

e. A description of the proposed access to each proposed parcel.

(7) A copy of the restrictive covenants that have been recorded and affecting the lots, tracts or parcels that are the subject of the resubdivision.

(8) Any other information or documents requested by the Town that are necessary to render a decision under the criteria of Sections 17-4-20 or 17-4-50 below, as applicable.

Please let me know if you have any questions.

Best regards,

Molly

Molly Minneman
Design Review & Historic Preservation Coordinator

Molly Minneman

To: Michael Helland
Cc: Jessica Earley; Astrid Matison
Subject: RE: Miller
Attachments: 2010_DEVELOPMENT_PERMIT_APPLICATION_fillable.pdf

Hi Michael,

Thank you for rounding up the troops to get the subdivision plat into the office today. I think we all want to see it move forward.

Could I ask you to use this form for the BOZAR application. It can be confusing with the building permit application that was submitted. Sorry I didn't catch that sooner. This is form is fillable, or you can print them out, fill in, sign and either scan and e-mail or fax it back. Fax number is 970-349-6626.

The FAR and plan checks will start early next week, and Jessie and Astrid will get back to if they have any questions or comments. I might suggest checking the stair in the garage at 624 Maroon that extends 11-12" into the 18' parking spot.

Have a nice weekend,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Michael Helland [mailto:mdhelland1@gmail.com]
Sent: Thursday, October 26, 2017 5:15 PM
To: Molly Minneman <mollym@crestedbutte-co.gov>
Subject: Re: Miller

Molly
I'm trying to get my hands on a copy of the Final Plat. I know that the work is complete.
I'll keep trying to contact Curt Olsen and David Leinsdorf.
M

On Thu, Oct 26, 2017 at 4:52 PM, Molly Minneman <mollym@crestedbutte-co.gov> wrote:

> Hi Michael,
> I was out today, but wanted to checking in on the Miller subdivision for November.
> Thanks,
> Molly
>
> Sent from my iPhone

Molly Minneman

To: 'Michael Helland'
Subject: 624 Maroon

Dearest Michael,

Jessie and I send our condolences and deepest sympathies to you, Connie and your family. A lot of love is pouring to your family from this community.

Ok – now the business.

I called Edward Miller earlier this week to ask him about continuing his project to a Special BOZAR meeting in the next couple of months.
He responded by requesting that he and Rita would like to bring their project through BOZAR in your honor, having worked with them for so many years.

I advised that the Millers that they meet with me for a pre-meeting conference on Tuesday afternoon.

My sense is that all the time and effort that you put into working with the Millers and two different DRC meetings, the Board is well heeled on subdivision and architecture. I can assist Edward in working through the BOZAR review and any neighbors that may attend. As a fail-safe, If for some reason the parts of the meeting, I can advise the Chair to continue those parts or pieces that need further resolution.

I hope that moving in this direction does not increase the stress that you are under.

Please feel free to call me on my cell at 907-596-0901, or respond when you can.

With deepest respect,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

40011

TOWN OF CRESTED BUTTE PROPERTY LEGAL DESCRIPTION

ACCOUNT NO. 20206

Legal: E 50' of Lots 1-5, Block 40

Address: 228 WhiteRock

RS

Owner & Address: ~~McElroy, Dan + Janice~~

(10-89) Rosson, Elizabeth

~~(9-90) Duncanson, Thomas + Lynn~~

3/9/05 Biggers, John + Janet

~~ZBC: 6-30-92~~ ~~B:709 P:425~~

M# 06465023

Date Account Established

SEWER Number of EQR's ~~1.5~~ 1.8 5/1/91

Monthly Charge ~~18.38~~ 1.8-SW 2-T

WATER Number of EQR's ~~1.5~~ 1.8

Monthly Charge ~~21.75~~

TRASH Number of EQR's ~~1~~ 2

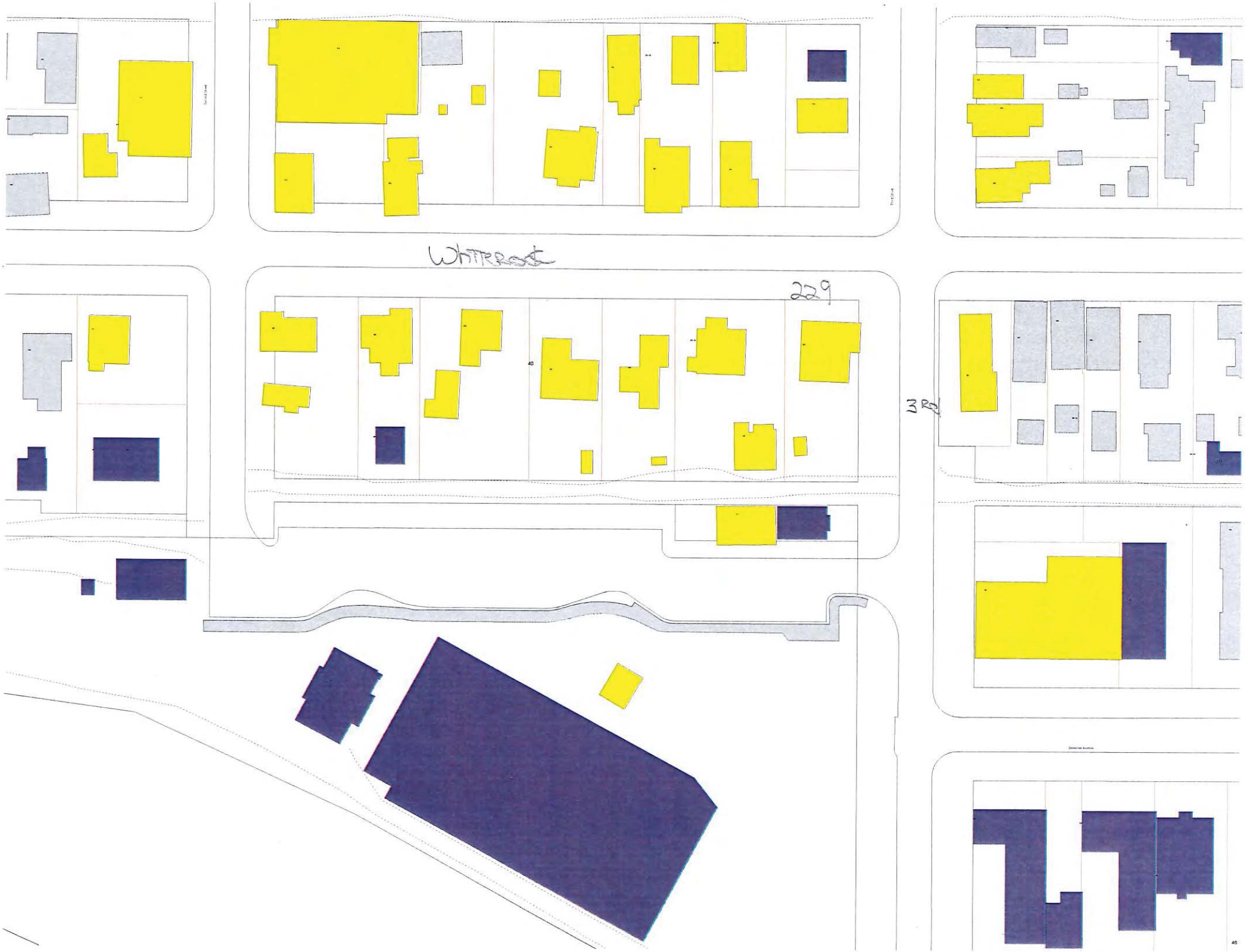
Monthly Charge ~~8.50~~

WOOD STOVE Date Installed

Type or Make NO STOVE

Monthly Charge

S.I.D. Account # 537 paid


Whitrock
229
3 Rd

SEWER & WATER CORRECTION FORM

DATE: 3/6/2018

ACCOUNT # _____

PREPARED BY: Jessie Earley

NAME: Greg Faust

POSTED BY: _____

TYPE OF CORRECTION

1. ADDRESS/NAME CHANGE: 713/715 Belleview Ave

2. REDUCTION IN BALANCE OWED:
   - Sewer Charges: _____
   - Water Charges: _____
   - Refuse Charges: _____
   - Penalty Interest Credit: _____
3. INCREASE IN BALANCE OWED:
   - Sewer Charges: 1.10 + 1.0 = 2.10
   - Water Charges: 1.10 + 1.0 = 2.10
   - Refuge Charges: _____
   - Penalty Interest: _____
   - Payment Correction: _____
   - NSF Fee: _____
   - NSF Charge Back: _____
4. OTHER: _____

SON FOR ACTION: TCO for SFR+AD

SEWER & WATER CORRECTION FORM

DATE: 8-8-61

ACCOUNT # _____ PREPARED BY: Ashl

NAME: _____ POSTED BY: _____

TYPE OF CORRECTION

1. ADDRESS/NAME CHANGE: New
   222 Gothic Main House
   224 Gothic Access. Dwelling
2. REDUCTION IN BALANCE OWED:
   Sewer Charges: _____
   Water Charges: (2) NO CHANGE
   Refuse Charges: _____
   Penalty Interest Credit: _____
3. INCREASE IN BALANCE OWED:
   Sewer Charges: _____
   Water Charges: _____
   Refuge Charges: _____
   Penalty Interest: _____
   Payment Correction: _____
   NSF Fee: _____
   NSF Charge Back: _____
4. OTHER: _____

N FOR ACTION: New structures because old structure demolished.

Jessica Earley

From: Jessica Earley
Sent: Friday, October 19, 2018 11:33 AM
To: 'Heather Watchdog'
Cc: 'Astrid Matison (amatison@crestedbutte-co.gov)'
Subject: Miller property - EQR and ROAH information

Hi there Heather,
Here is some information on EQR and ROAH fees for your information for your potential buyer on the Miller properties (624, 628 and 630 Maroon Avenue):

- 624 Maroon (part Lot 4 and all Lot 5, westernmost lot):
  - EQR (main home only, if AB is not heated and/or plumbed): 1382 sf (1st and 2nd floors) + 801 (basement) = 2138 sf / 1875 sf = 1.14 EQR – 1.0 EQR (existing for existing home) = 0.14 x $18,000 = $2,520
  - EQR (main home and AB, if heated and/or plumbed): 2138 (main home) + 692 (AB) = 2830 sf / 1875 sf = 1.509 EQR -1.0 EQR (existing for existing home) = 0.509 x $18,000 = $9,162
  - ROAH (main home only, if AB is not heated and/or plumbed): 2138 sf x $2.74 = $5,858.12
  - ROAH (main home and AB, if heated and/or plumbed): 2830 sf x $3.14 = $8,886.20
- 628 Maroon (all Lot 3, part Lot 4, middle lot):
  - EQR (main home only, if AB is not heated and/or plumbed): 1379.26 sf (1st and 2nd floors) + 801 (basement) = 2180.26 sf / 1875 sf = 1.16 x $18,000 = $20,880
  - EQR (main home and AB, if heated and/or plumbed): 2180.26 (main home) + 702 (AB) = 2882.26 sf /1875 sf = 1.537 x $18,000 = $27,669.70
  - ROAH (main home only, if AB is not heated and/or plumbed): 2180.26 sf x $2.74 = $5,973.91
  - ROAH (main home and AB, if heated and/or plumbed): 2882.26 sf x $3.14 = $9,050.30
- 630 Maroon (Lots 1-2, easternmost lot):
  - EQR (main home only, if ADU not built): 1921.5 (1st and 2nd floors) + 1054.75 (basement) = 2976.25 sf / 1875 sf = 1.587 x $18,000 = $28,571.99
  - EQR (main house and ADU): 1.587 (main house) = $28,571.99 and 1.0 for ADU at 1/3 x $18,000 = $6,000. $28,571.99 + $6,000 = $34,571.99
  - ROAH, if the ADU is built with the main house, there will be no ROAH fees. IF the ADU is not built, 2976.25 sf x $3.14 = $9,345.43

I know this is a lot of calculations, but hope that it is of some help in understanding some of the fees. On the 624 Maroon Avenue property the credit for the existing 1.0 EQR was applied, but this could be the case for any of the lots dependent upon which home is built first, if this makes sense.
Please just let me know if there are any other questions and I will get you information on your building soon!
Thanks much,

Jessie Earley
Assistant Design Review & Historic Preservation Coordinator
Town of Crested Butte
PO BOX 39
Crested Butte, CO 81224
(970) 349-5338
Please consider the environment before printing this email.

Application
and
Excavation/Cutting Permit

Town of Crested Butte
PO Box 39
507 Maroon Ave
Crested Butte, Co 81224
(970) 349-5338
Fax (970) 349-6626

LEGAL DESCRIPTION:
Lot Numbers: 404 Gothic Ave
Block: Crested Butte CO.

Application #:	Date:
	9/1/11

☐ Major Installation ☒ Minor Installation

Applicant	Mailing Address	Phone
Jean Keet	Po Box 2247 CB	3496199
Job Street Address: 404 Gothic Ave	Mailing Address: "	Phone
Property Owner: Jean Keet	Mailing Address: "	Phone
Contractor: Eric DeRache	Mailing Address: "	Phone
Engineer/Architect: Mike Abaney	Mailing Address	Phone
Other Parties Involved (Insurance Co.)	Mailing Address	Phone
Other Parties Involved (Bond Co.)	Mailing Address	Phone
☐ New Construction	☐ Alteration	☐ Repair
Valuation of Project (estimated cost)	Bond Req'd 500.00	
Start Date	Est. Completion Date	

Fee	Amount		Date
Permit	25	00	
Minor $35.00			
Major $70.00			
Amt. 525.00			

Description of Work or Repair. Provide sketch for minor installation.
Attach construction plans and specifications for major installation.

Install Utility Service

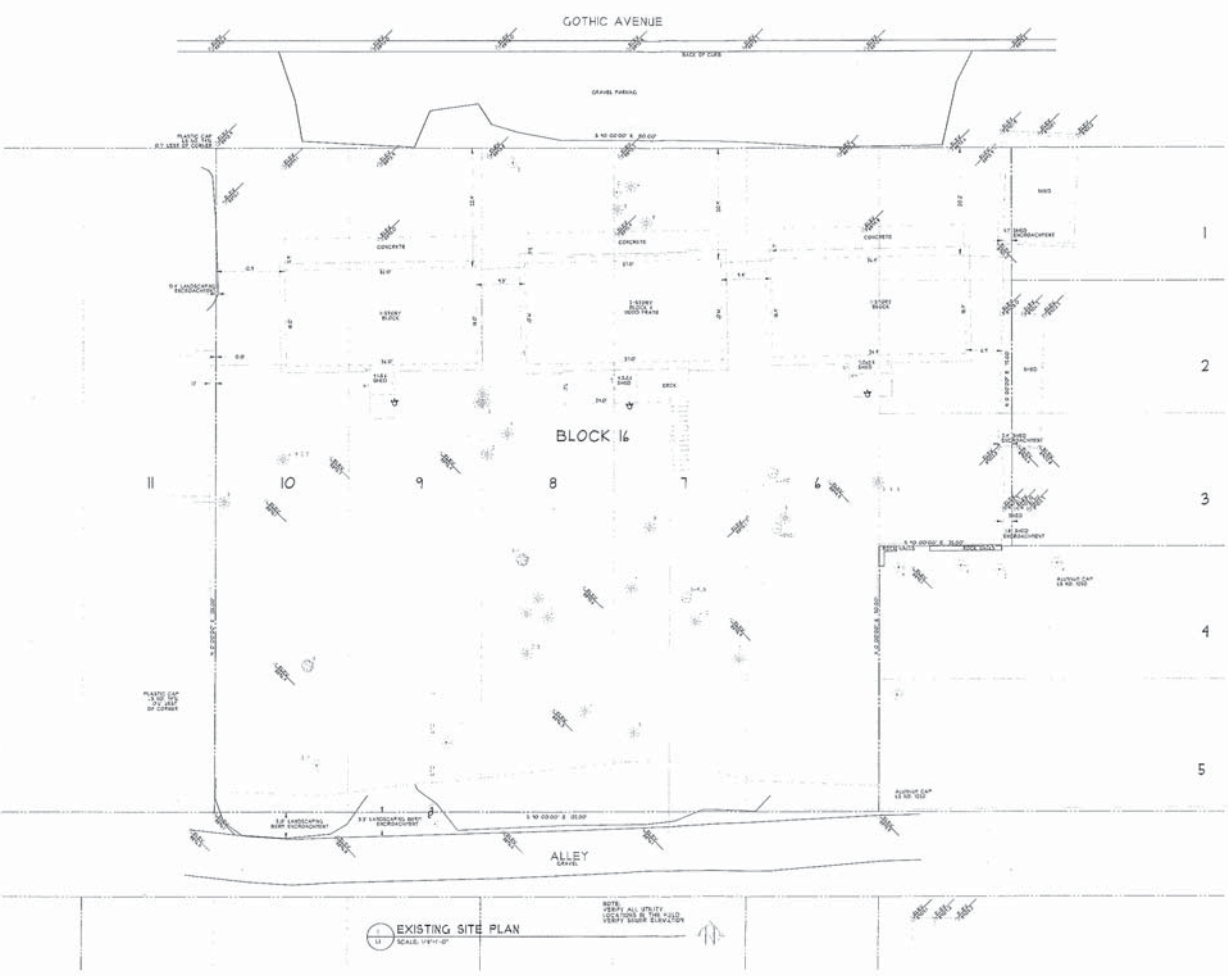
This Excavation Permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The Excavation Permit shall expire on the 1st of October after the date of issuance and all construction must be completed prior to the expiration of the permit.

I hereby certify that I have read and examined this application and set of instructions and that all information in this application is true and correct. All provisions of the Town of Crested Butte Excavation and Cutting Specifications and Requirements will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction.

Further, I understand that the violation of any of the provisions previously set forth shall be deemed a misdemeanor and upon conviction of any such violation I shall be punishable by a fine of not more than $1000, or, by imprisonment for not more than 90 days, or, by such fine and imprisonment for each and every day that violation is committed, continued or permitted.

Jean Keet 9-1-11
Signature of contractor/authorized agent *date*

Jean Keet 9-1-11
Signature of owner *date*



EXISTING SITE PLAN
SCALE: 1"=1'-0"

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2175 • 421 Sixth Street
Crested Butte, CO 81224
Ph: 970-349-1200 • Fax: 970-349-0001
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REVISIONS:

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXISTING SITE PLAN

DATE: 1/30/2015

SHEET NO: LI-EX.

EMERY FAR 10/9/03 SDL

EXISTING			1416
ADDITION			
18"	5 x 3	15	
	8.5 x 11.5	97.75	315.75
	14 x 14.5	203	
		(.27)	1731

The information provided below was calculated from either plans on file or field measured. There is no guarantee that a proposal may be enlarged beyond that which is allowed as a matter of right. The Board of Zoning and Architectural Review will make final decisions regarding proposals that increase the elements of size and scale. An accurate FAR may only be calculated from a set of site-specific plans for a proposal.

Building or owners name EMERY

Legal description BLOCK 3 LOTS N 100' 20-21 S 12.5' 19 Zone R-1

Address 20 3rd Lot size 6250 ¢

Far calculation

18"	12 x 26	312	508	
	14 x 14	196		1016
14'	12 x 26	312	508	
	14 x 14	196		
C DECK	17 x 5	85		
	12 x 5	60	400 >10%	400
	14 x 5	70		
	19 x 5	95		
	18 x 5	90		
			FAR (.22)	1416 ¢

TAP FEE: $575.00

HANEY 4-8-08

EXISTING PRINCIPAL 1416 ¢

PROPOSED ACCESSORY

18" 12 x 31 372 -100 272 ¢

(.27) 1688 ¢

NOTE: REAR YARD 5'
SNOW SHED ? 7.5'

FAR 20 3rd 6/7/2017

Haney B3, S12.5' of W 100' of L14 + all L15-16 Lot size =

Primary 1416 1416/6250 = 0.227

accessory grade (existing) 12' x 31' = 372
23'9" x 4' = 95 467

14" (existing) 9' x 31' = 279
8' x 4' = 32 311

778
-100
678

1416 + 678 = 2094/6250 = 0.335

HANET 4-8-08

EXISTING PRINCIPAL 1416 ¢

PROPOSED ACCESSORY

18' 12 x 31 372 - 100 272 ¢

(.27) 1688 ¢

NOTE: REAR YARD 5'
SNOW SHED ? 7.5'

FAR 10 Butte 1/9/2018 (1)

FAUST B6, L13-14 Lot size = 6250

18"

12' x 15' = 180
37' x 19' = 703
22'6" x 5' = 112.5
14' x 2'6" = 35
16'6" x 4'6" = 74.25
18' x 5'6" = 99

= 1203.75

14'

19' x 19' = 361
18' x 29'6" = 531
14' x 2'6" = 35
12' x 19' = 228

= 1155

23' ~~0~~ ~~0~~

2358.75

c deck

18'6" x 4'6" = 83.25
18'9" x 3'6" = 65.63
12' x 5' = 60

208.88 < 10% = 104.44

2463.19

e deck

8' x 17'6" = 140 < 10% = ~~0~~

2463.19

2463.19 / 6250 = 0.39

FAR 10 Butte 5/10/2018

Faust B6, L13-14 Lot size = 6250

grade 18' x 22' = 396
2' x 12' = 24 — 420

14' ~~0~~

~~0~~
420
-100
320

2463.19 + 320 = 2783.19

2783.19 / 6250 = 0.445

FAR 10 Butte 1/9/2018 (2)

FAUST

AB

grade

30' x 22' = 660
20' x 3' = 60
720

14'

~~0~~ ~~0~~

720
- 100
620

2463.19 + 620 = 3083.19

3083.19 / 6250 = 0.493

FAR 10 Butte 10/26/2017 (1)

FAUST B6, L13-14 Lot Size = 6250

18"
12' x 15' = 180
37' x 19' = 703
16'6" x 4'6" = 74.25
18' x 5'6" = 99
22'6" x 5' = 112.5
14' x 2'6" = 35
— 1203.75

14'
49' x 19' = 931
18' x 5'6" = 99
18' x 5' = 90
14' x 2'6" = 35
— 1155

23' 5' x 7'6" = 37.5 — 37.5

2396.25

cdeck 12' x 5' = 60
18'8" x 4'6" = 84

144 <10% = 72

2468.25

edeck 8' x 17'6" = 140 <10% = ~~0~~

2468.25

2468.25/6250 = 0.395

FAR 10 Butte 10/26/17

(2)

FAUST

AB (grade) 30' x 22' = 660
3' x 20' = 60] 720

14'

720
- 100
620

2468.25 + 620 = 3088.25

3088.25 / 6250 = 0.494

FAR 214 Gothic 9/11/2015 ①

Myerson B16, L 10 + part L9 Lot Size = 5865

18"

14' × 2'6" = 35
19'6" × 11'6" = 224.25
5'6" × 7' = 38.5
23'6" × 7'6" = 176.25
25'6" × 6' = 153
24'6" × 7' = 171.5
21'6" × 5' = 107.5
16' × 5' = 80

986

14'

14' × 13'6" = 189
23'6" × 14' = 329
16' × 17' = 272

790

1776

23' ∅

cdeck

5'6" × 10' = 55
5'6" × 15' = 82.5
5'6" × 6'6" = 35.75
173.75 < 10% = 86.63

edeck

14'6" × 10'3" = 148.63 < 10% = ∅

1862.63

1862.63 / 5865 = 0.318

Myerson

214 Gothic

9/11/2015 (2)

Lot - 5865

Accessory (grade)	21'x26' = 546	546
14'	16'6" x 26' = 429	429
		975
c deck	2' x 6'6" = 13 < 10% =	6.5
e deck	9'9" x 5'1" = 49.56 < 10% =	~~0~~
		981.5
		-100
		881.5

1862.63 + 881.5 = 2744.13

2744.13 / 5865 = 0.468

FAR 214 Gothic 7/31/2015 RIC Zone (1)

Myerson B16, L10+ part L9 Lot Size = 5865

18"

17' × 13' = 221
23' × 8'6" = 195.5
8' × 6' = 48
30' × 16'6" = 495
14' × 4' = 56

1015.5

14'

17' × 6' = 102
19' × 8' = 152
30' × 17' = 510
14' × 4' = 56

820

23'

~~7'6" × 8'6" = 63.75~~

~~0~~

1835.5

cdeck

4' × 8' = 32
11' × 5' = 55

87 < 10% = 43.5

edeck

17' × 9' = 153 < 10% = ~~0~~

1879

0.3 × 5865 = 1759.5
0.32 × 5865 = 1876.8 - 1879 = 2.2 over

FAR 214 Gothic 7/31/2015 (2)

Myerson

Accessory (grade) 21' x 26' = 546

Building

14') 18'6" x 26' = 481

1027 - 100 = 927

edeck 8'3" x 5' = 41.25 < 10% = 0

cdeck 2' x 6'6" = 13 < 10% = 6.5

933.5

11879 + 933.5 = 2812.5

2812.5 / 5865 = 0.479

Site MAX 0.48 x 5865 = 2815.2 - 2812.5 = 2.7 left

Existing.

This **Floor Area Ratio** (FAR) calculation is provided by the Building Department of Crested Butte for the property listed below and was either taken from plans or field measured. This calculation is for FAR purposes only and is not to be used for determining actual livable floor area.

Name MYERSON

Legal Description BLOCK 16 LOTS 6-10 & W 25' LOTS 1-3

Address 214, 218 & 222 GOTHIC Zone R1C Lot size 17,500

218	665	
222	672	2890 ф
218 - PRINCIPAL	1553	

MAX PRINCIPAL R1C = 2500 ф

MAX ALL R1C = 3500 ф

FAR 218 Gothic 9/11/2015 ①

Myerson B16, pL9, all L8 pL7 "Tract 2" Lot Size = 5865

Proposed 18"

13' × 6' = 78
4' × 4'6" = 18
30' × 17' = 510
20' × 15'6" = 310
17' × 1'6" = 25.5

— 941.5

14'

2' × 17' = 34
30' × 17' = 510
17' × 17' = 289

— 833

1774.5

edeck

4' × 6" = 24
5' × 8' = 40

64 < 10% = 32

cdeck

17'6" × 11' = 192.5 > 10% = 96.25

1902.75

1902.75 / 5865 = 0.324

Accessory (grade) 21' × 26' = 546 — 546

14' 16' 9" × 26' = 435.5 — 435.5

981.5

edeck 19'6" × 5' = 97.5 < 10% = ~~0~~

cdeck 6'6" × 3'3" = 21.13 < 10% = 10.56

992.06 - 100 = 882.06

1902.75 + 882.06 = 2784.81 / 5865 = 0.475

FAR Myerson 8/4/2015 (1)

218 Gothic B16, pL9, all L8 pL7 "Tract 2" Lot Size = 5865

Proposed Main 18"

13' × 10'6" = 136.5
4' × 4' = 16
30' × 17' = 510
20' × 16' = 320
17' × 1' = 17

— 999.5

14'

2' × 17' = 34
30' × 17' = 510
17 × 17' = 289

— 833

23'

~~7'4" × 14'6" = 106.33~~
~~10'6" × 7'4" = 76.997~~

— ~~0~~

1832.5

c deck

5' × 8' = 40
4' × 6'6" = 26

66 < 10% = 33

e deck

17'6" × 11' = 192.5 < 10% = ~~0~~

1865.5

Matter of Right

0.3 × 5865 = 1759.5
0.32 × 5865 = 1876.8 − 1865.5 = 11.3 left

1865.5 / 5865 = 0.318

FAR 218 Gothic (2)

Myerson

Accessory (grade) 21' × 26' = 546] 546

14' 16' 9" × 26' = 435.5] 435.5

981.5

edeck 19'6" × 5' = 97.5 <10% = Ø

981.5

− 100

881.5

1865.5 + 881.5 = 2747

0.48 × 5865 = 2815.2 − 2747 = 68.2 left

MAX all buildings 2747/5865 = 0.468 All buildings

FAR Myerson
222 Gothic Ave

B16, pL7, all L6 + pL5 (Tract 1)

~~8/4/2015~~ updated ~~8/17/2015~~ 10/2/2015
Lot Size 5770

(1)

Main House 18"

30'3" × 17' = 514.25
22'6" × 11'6" = 258.75
17' × 1' = 17'
13' × 9'9" = 126.75
6' × 1'2" = 7.5 × 1/2 = 3.75

920.5

14'

13' × 9'9" = 126.75
30'3" × 17' = 514.75
20'6" × 10'6" = 215.25
2' × 17' = 34

890.75

23'

~~0~~

~~0~~

1811.25

c deck

13'3" × 5' = 66'25

66.25 < 10% = 33.13

e deck

10' × 17'6" = 175

175 < 10% = ~~0~~

1844.38

Matter of right

0.3 × 5770 = 1731
0.32 × 5770 = 1846.4 − 1844.38 = 2.02

1844.38 / 5770 = 0.319

FAR 222 gothic

~~8/4/2015~~ updated 10/2/2015 (2)

Accessory grade 14'

16' x 32' = 512

16' x 32' = 512

1024

cdeck 2'6" x 7'3" = 18.13 <10% = 9.07

edeck 5' x 11' = 55 <10% = ~~0~~

1033.07

- 100

933.07

~~1844.38~~ + 933.07 = 2777.45

All buildings 0.48 x 5770 = 2769.6 - 2777.45 = 7.85 over

Keet Residence 404 Gothic Ave Lot 6254 5/13/11

18" 20'6" x 35 = 717.5
2 x 18 = 36
2 x 24.5 = 49
4'6" x 20 = 90
4 x 16 = 64
956.5

Deck 18 x 4 = 72 < 10% = 36

14' 956.5

Deck 70.5 < 10% = Ø

Primary FAR 1949/6254 = 0.312

Accessory

18." 20 x 26 = 520 - 100 park = 420

14' 17 x 26 = 442

862
1949
Total FAR 2811/6254 = 0.449

* Fire Resistive Door Reqd. Between Garage and Space Above

FAR. HENSLEY 5/15/2012 LOT = 6250

EXISTING HOUSE 1558/6250 = 0.25 PRIMARY FAR

18"

22 x 5' 7½" = 124

24 x 26 = 624

2 x 11' 8" = 24

4 x 14' 5⅛" = 58

830

14' 7' 6" x 16 = 120

12' 3" x 10 = 123

1073 - 100 PARKING

= 973

1558

2531 / 6250 = 0.40 FAR

HENSLEY FAR 5/11/12 LOT = 6250

EXISTING PRIMARY = 1558/6250 = 0.25 FAR

NEW ACCESSORY DWELLING

18") 6'7½" x 22'6" = 149
24' x 26'6" = 636
18'6 x 4' = 74
18'10" x 2' = 38
897

14' 11' x 16'6" = 182
15' x 10' = 150
332

897
332
1229 - 100 PARKING
= 1129 MAX OF 1000 ft

4/6/2012 508 Sopris
Hensley FAR LOT = 6250

PRIMARY EXISTING: 1558/6250
= 0.25 FAR Primary

NEW ACCESSORY DWELL

18" 22 x 12 = 264
15 x 18 = 270
534

C DECK
11 x 4'6" = 49.5 < 10%
= 25

14' 22 x 12 = 264
15 x 18 = 270
534

DECK
11 x 4'6" = 49.5
3'6" x 10'6" = 37 = 86.25 < 10% = ∅

1093 - 100 (PARKING) = 993
1558
2551 / 6250
= 0.408 FAR TOTAL

1-4-12 Hensley 508 Sopris B 36 L 13-14

18"	w 20.66 x 25 L		516.5	
	w 14 x 13.66 L		191.24	
	w 22 x 21 L		462	1221.74
	w 4 x 13 L		52	
14'	w 11'	21' L	231.0	
Dormer	6.66	10' L	66.60	297.6
				1519.34

C Deck from 20.66 X 5.66 116.93 < 10% (÷2) = 58.47 58.47

1557.81

E Deck 6.5 X 3.5 22.75 < 10% 0

1557.81 ÷ 6250 =
House .25 FAR

Accessory Dwell 585
(Fire)

6250 x .30 = 1875 - 1557.81 = 317.19 Remaining
6250 x .32 = 2,000 - 1557.81 = 442.19
6250 x .48 = 3,000 - 1557.81 = 1442.19 -
- 1000.00
442.19

Max height 19'6"

1557.81
585.0
2142.81 / 6250

STR .34

Nonconforming AB w/ setbacks

(REVISED 6/21/13)

miller

630 MAROON FAR 5/30/13 LOT = 6250

18" 17 x 17 = 289
6' x 9' = 54
27' x 19' = 513
17' x 15'6" = 263.5

1119.5

CDECKS
22 x 4 = 88
4'10" x 8 = 39
8 x 3'6" = 28
155 - 10% = 78

14' 17 x 17 = 289
19 x 27 = 513

802
1999.5

1999.5/6250 = 0.319 FAR PRIMARY

ACCESSORY
18" 20 x 14 = 280
22 x 11 = 242
1 x 20 = 20
542

14' 542
1084 - 100 = 984

2983.5/6250 = 0.477 FAR TOTAL

FAR 624 Maroon 9/1/2017

Miller B53, W/2 L4, all L5 Lot Size = 31'6" x 125' = 4687.5

18" 14' x 48' = 672
1'6" x 14' = 21
4'6" x 24' = 108 — 801

14' 14' x 20' = 280
14' x 20' = 280
14' x 1'6" = 21 — 581

1382

cdeck 4'6" x 14' = 63
14' x 4' = 56
5' x 4' = 20
139 < 10% = 69.5

1451.5

1451.5 / 4687.5 = 0.31

AB (grade) 14' x 20' = 280
16' x 12'6" = 200 — 480

14' 8' x 26'6" = 212 — 212

692

1451.5 + 692 = 2143.5
2143.5 / 4687.5 = 0.457

FAR 628 Maroon 10/30/2017

Miller B53, E 12.5' L4+ all L3 Lot size = 4687.5

18"
14' × 14' = 196
14' × 20' = 280
18'6" × 9'10" = 181.92
14' × 9'11" = 138.84
— 796.76

14'
14' × 20' = 280
14' × 20' = 280
(4'6" × 2'6") × 2 = 22.5
— 582.5

1379.26

check
9'11" × 4' = 39.67
4'6" × 9'11" = 44.63
4' × 4' = 16
100.3 < 10% = 50.15

1429.41

1429.41 / 4687.5 = 0.305

AB (grade) 17' × 27' = 459 — 459

14' 9' × 27' = 243 — 243

702

check 4' × 17' = 68 < 10% = 34

736

1429.41 + 736 = 2165.41

2165.41 / 4687.5 = 0.462

630 Maroon 11/1/17 (1)

FAR

B53, L1-2 Lot size = 6250

Miller

18" 17' x 15'6" = 263.5
21' x 19' = 513
9' x 23' = 207
17' x 8' = 136 — 1119.5

14' 21' x 19' = 513
17' x 17' = 289 — 802

23' ~~0~~

1921.5

deck 2' x 8' = 16
22' x 4' = 88
8' x 4'10" = 38.667
142.67 < 10% = 71.3
1992.83

1992.83 / 6250 = 0.319

AB (grade) 26' x 20' = 520
2' x 11 = 22 — 542

14' 26' x 20' = 520
2' x 11' = 22 — 542

1084

deck 5' x 3' = 15 < 10% = 7.5
1091.5

$$\begin{array}{r} 1091.5 \\ -\ 100 \\ \hline 991.5 \end{array}$$

$1992.83 + 991.5 = 2984.33$

$2984.33 / 6250 = 0.477$

FAR B52, p L1-3 ~~1/28/2016~~ updated 2/12/2016

640 1/2 Elk Lot Size = 4400

18"

13' x 29' = 377
19'9" x 20' = 395
24' x 6' = 144
4' x 5' = 20

936

14'

9' x 33' = 297

1233

c deck

4' x 5' = 20
8' x 7' = 56
5' x 6' = 30

106 < 10% = 53

1286

1233
104
60
1399
1 # 225/sqft

Shed (included w/ 1° b/c < 10' away)

6' x 10' = 60

1346

1346 / 4400 = 0.306

FAR B52, pL1-3 1/22/2016

640 1/2 Elk Ave

Lot Size = 4400

18" 13' x 38' = 494
20' x 20' = 400 — 914
4' x 5' = 20

14' ~~0~~

914

Cdeck 5' x 10' = 50
8' x 7' = 56
106 > 10% = 106
1020

1020/4400 = 0.23

Shed (grade) 7' x 8' = 56

1020 + 56 = 1076
1076/4400 = 0.24

11/13/2015

Parcel B (640½ Elk) Lot Size=4400

house 300 /4400 = 0.068

Matter of right = 0.3 x 4400 = 1320
Maximum = 0.32 x 4400 = 1408
All Building = 0.48 x 4400 = 2112

Updated 3/8/2016 ~~3/2/2016~~ (1)

709/711 Belleview

FAR
FAUST

B63, L21-22

R1 zone
Lot size = 6250

Primary 18"

19' x 22' = 418
5' x 6' = 30'
29'6" x 20' = 590
7' x 14' = 98

1136

14'

12' x 19' = 228
24' x 6' = 144
29'6" x 20' = 590
7' x 14' = 98

1060

23'

~~0~~

2196

c deck

14'9" x 13'6" = 64.13
12' x 5' = 60
124.13 < 10% = 62.06

e deck

8' x 19' = 152
8' x 8' = 64
216 < 10% = ~~0~~

2258.06

2258.06/6250 = 0.361

2897

FAR

FAUST

705/707 Belleview

~~3/2/2016~~
updated 3/8/2016

(2)

AD grade $24' \times 20' = 480$

14' $24' \times 20' = 480$

960

edeck $8' \times 4' = 32$

$16' \times 4' = 64$

96 < 10% = ~~0~~

1960

− 100

860

2258.06 + 860 = 3118.06

3118.00 / 6250 = 0.499

FAR 713/715 Belleview ~~1/3/2017~~ updated 1/23/2017 (11)

FAUST B63, L23-24 Lot size = 6250

18"

13' x 20' = 260
8'6" x 24'6" = 208.25
3' x 4'3" = 12.75
13' x 28'9" = 86.25
11'3" x 30' = 337.5
3' x 5' = 15
11'6" x 12'6" = 143.75

1063.5

14'

10' x 20' = 200
6' x 24'6" = 147
16'9" x 28'9" = 481.56
3' x 5' = 15
11'6" x 13' = 149.5

993.06

23'

Ø

2056.56

cdeck

12' x 4'6" = 54
13'6" x 3' = 40.5
10' x 4'3" = 42.5
137 < 10% 68.5

edeck

8' x 19'6" = 156 < 10% = Ø

2125.06

2125.06/6250 = 0.34

FAR 713/715 Belleview 1/3/2017

FAUST

(2)

AB grade

22' x 21' = 462
4' x 18' = 72] 534

14'

22' x 21' = 462
4' x 18' = 72] 534

1068

edeck 4' x 8' = 32 < 10% = ~~D~~

1068
- 100
968

2125.06 + 968 = 3093.06

3093.06 / 6250 = 0.495

JOHN EMERY

19 X 21 = 399

6.5 X 4.75 = 30.875

3.5 X 3.5 ÷ 2 = 3.5

1.25 X 3.5 = 4.375

2.5 X 5 = 12.5

4.5 X 10 = 45

495.25

LOFT

6 X 12.5 − ½ (2 X 2) = 73

2.5 X 6 = 15

2 X 6 − ½ 2 X 2 = 10

98

593.25

COVERED DECK

2 X 5 = 10

6 X 12 = 12

3.5 X 3.5 ÷ 2 = 3.5

25.5 < 10 = 72.75

606

ADD TO MAIN

14.5 X 9.5 − ½ (3 X 3) = 137.75 − 3 = 134.75

2 X ~~2.5~~ 5 = 10

144.75

EXISTING HOUSE

1ST	12 X 26	312
	14 X 14	196
		x 2
	SECOND STORY	1016

ATTIC

	6.5 X 22	=	143
	15.5 X 4.5		69.75
DORMER	8 X 3.5		28
			240.75

- STAIRS
- (5 x 8) (40)

1216.75

COVERED DECK

5 x 12	60
5 x 12	60
19 x 5	95
14 x 5	70
23 x 5	115
	400 >10% = 400
	1616.75

EXISTING 1616.75

DEDUCT 3x15' covered deck

355

NEW

PROPOSED

MAIN 1571.75
144.75
1716.5

ACCESS DW. 606

2322.5

.3716

INFORMATION SHEET
Block 6, Lots 13-14
Address: 10 Butte Avenue
Proponent – Gregory S. Faust and Susan M. Faust

Project: To relocate/demolish the existing single family residence and to construct a single family residence and accessory building R1 zone.

Review for January 16, 2018 DRC:

1) Architectural approval is required.
2) A conditional use permit to allow a heated and/or plumbed accessory building in the R1 zone is required.
3) Permission to relocate/demolish a non-historic single family residence is requested.

Zoning Requirements for the R1 District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'/5'	10'9"	5'
West Side	7'6"-11'6"	7'6"	7'9"
East Side	7'6"-11'6"	7'6"	10'

FAR		**Proposed - Primary**	**Proposed - AB**
Permitted	0.3 (matter of right)		
	(up to) 0.4 or **(no larger than 2800 square feet)**	**2463.19/6250 (0.39)**	**620/6250**
Max – all buildings	0.5 or **(no larger than 3800 square feet)**		**3083.19/6250 (0.493)**

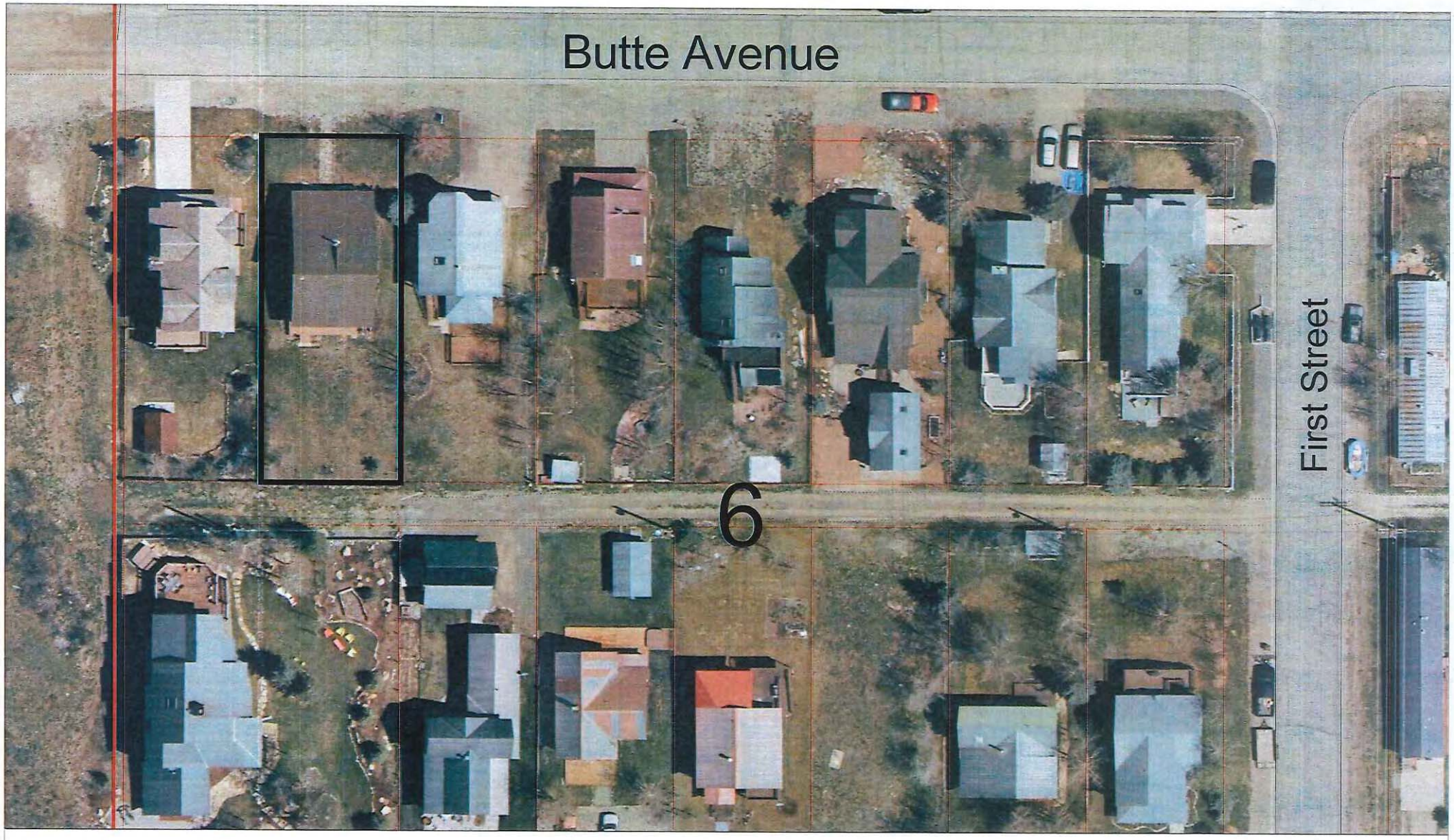
R1 Zone F.A.R.

1) 11 Butte (Esposito/Kinross-Wright) 2703/3292 (9375 lot size)
2) 28 Butte (Gillie) 2248 (6250 lot size)
3) 218 Butte (Reamer) 3467 (9375 lot size)
4) 18 Ruth's (O'Neill) 1926 (6420 lot size)
5) 8 Ruth's (Alpern) 2613/3153 (8437 lot size)
6) 1 Ruth's (Jefferis) 2767.5 (7996 lot size)
7) 9 Butte (Linehan) 2799/732 (9375 lot size)

		Primary - Proposed	Accessory - Proposed
Building Height	30'/20'	28'9"	17'3"
Building Width	35'	32'	30'
Max Lot Area	9375	6250	
Parking		4 provided	

Neighborhood Heights

1) 11 Butte (Esposito/Kinross-Wright) 28'4"/ 18'1"
2) 28 Butte (Gillie) 29"
3) 18 Ruth's (O'Neill) 29' 11"
4) 8 Ruth's (Alpern) 29' 6"/ 19' 10"
5) 1 Ruth's (Jefferis) 28'
6) 9 Butte (Linehan) 30'



Faust Residence - 10 Butte Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Greg Faust

LEGAL Lots 13 & 14 Block 6 ZONE R-1

ADDRESS 10 Butte Ave Crested Butte

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [x] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x]	Horizontal	Random 8"-12" with Chink between, Natural wood Color, reclaimed wood		
[x]	Vertical	Board & Batten 10" with 3" Bats, Color TBD & Shared at First DRC Meeting		
[x]	Other	Gable trusses, porch posts, Deck posts - Reclaimed with Natural Color.		
[ ]	Stucco			
[x]	Trim	10" Fascia with 3" Freezeboard - Color TBD		

☐ Fascia

☐ Corner Boards 4" Color to match siding

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	Wood	2/3 Light	Natural Color
X Secondary door			

WINDOWS

Type:	Style:	Material:	Glazing:
☐ Casement	☐ Simulated, divided lite	☐ Wood	☐ Low E
☒ Casement, egress	☐ True, divided lite (historic)	☒ Aluminum clad, wood	☐ Heat mirror
☒ Double hung	☐ Decorative mullions	☐ Other	☐ Tempered
☐ Awning	☐ Other		☐ Standard
☐ Fixed			☐ Other
☐ Slide-by			

Describe locations if a mix is used Clad Color TBD + Shared at First DRC Meeting

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

Chimney - Natural Stone

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 12-19-2017

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Greg Faust

LEGAL Lots 13 + 14 Block 6 ZONE R-1

ADDRESS 10 Butte Ave Crested Butte

TYPE OF STRUCTURE

- [x] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [ ] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [x] Galvanized, Corrugated Metal — Zac Teak 24 Gauge
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[ ] Horizontal				
[ ] Vertical				
[x] Other	Metal 24 Gauge, Weathered to Natural Rust Color			
[ ] Stucco				
[ ] Trim				

☐ Fascia 1 x 10
1 x 3 Freeze Board

☐ Corner Boards

DOORS

	MATERIAL	STYLE	FINISH
Main Doors ☐ Primary door	Wood	2/3 light,	Natural Color
Garage Doors ☐ Secondary door	Wood Faced with reclaimed wood		~~Natural Color, Windows on upper~~ part of Door

WINDOWS

Type:
- ☐ Casement
- ☐ Casement, egress
- ☒ Double hung
- ☐ Awning
- ☐ Fixed
- ☐ Slide-by

Style:
- ☐ Simulated, divided lite
- ☐ True, divided lite (historic)
- ☐ Decorative mullions
- ☐ Other

Material:
- ☐ Wood
- ☒ Aluminum clad, wood
- ☐ Other

Glazing:
- ☐ Low E
- ☐ Heat mirror
- ☐ Tempered
- ☐ Standard
- ☐ Other

Describe locations if a mix is used Clad Color TBD

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE Greg Faust

DATE 12-19-2017

05/25/2012

05/25/2012

To:	BOZAR
From:	Molly Minneman
Subject:	BOZAR: Formal Review
Project:	Gregory and Susan Faust: Relocate/demolish the existing single family residence to construct a new single family residence and accessory building to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 zone. **Architectural approval is required.** **A conditional use permit to allow a heated and/or plumbed accessory building in the R1 zone is required.** **Permission to relocate/demolish a non-historic single family residence is requested.**
DRC:	Mary Ellis and David Russell

Project Overview: The DRC met with Greg and Jimmy Faust together with Randy Swift and Mark Ewing for review of the application to relocate the existing residence and a new 2 ½-story residence and accessory building/garage to be located at10 Butte Avenue. They brought plan revisions to the meeting affecting the window fenestration and materials. Proposed cladding is 2x12" random width reclaimed horizontal wood chinked with 10" board on board cladding the east and west gable modules and upper floors together. Cedar truss details and galvanized corrugated metal roofing with Zactique finish.

The one story accessory building provides a double car garage with office and half bath. The building is to be clad with 24 gauge weathered (to rust) corrugated metal siding with galvanized corrugated metal roofing with ZacTique finish. Please see the Fact Sheet and notes from the meeting

Demolition:
Ewing relayed that the Faust's will give the existing house to he and his wife. Jessie Early developed the coordination to hand over to the Ewing's. Moving is slated for mid-April when town is a bit quieter. All relevant staff and other entities (i.e. GCEA, Atmos, etc.) have heen notified and a meeting will take place one month prior to the move to ensure that all items are addressed before the day of the move regarding the town portion of the move. Ewing has also been made aware that he will need to be in contact with other agencies regarding the highway portion of the move and down into CB South (i.e. County Building Inspector, CB South POA, State Patrol, CDOT, etc.). Vogy's will move the home and will take it down Butte Avenue to First Street to Elk Avenue to the Highway. Rodney Due, Public Works Director, has asked that this occur on a Tuesday and as early as possible in the morning. The Ewing's are responsible for the coordination with Public Works, the Marshal's Dept., the utility companies, C-Dot and CB South Metro District. They are expected to have an estimate of costs for the relocation that involves dropping power lines for the home to be moved on the highway.

The Board can consider the demolition of the non-historic residence as they did with the 711 Belleview home in 2017. A permit must be pulled for the demo and relocation with the Town and simultaneously provide the construction drawings and purchase the building permit for the new home. In the event the relocation is not feasible, the Faust's will provide add a recycle plan at least 2-weeks prior to demolition and requisite permitting as noted above.

Site Plan:
- Topography and drainage: Topographical information depicts a relatively flat lot.
- Drainage notations are provided to crown at the center of the lot with drainage to the street and the alley.
- Parking: Three parking spaces are required; one space is depicted in the front yard, two in the garage. A fourth space in the rear yard is protected by snow stops that are added to the plan.
    - Front yard parking is consistent on the 10 block of Butte Ave. Consult GL 4.26
- Snow storage areas are added to the plan.
- Setbacks-
    - Primary:
        - Front yard: 20' (Note 19'6 at the porch gable must be pushed back 6")
        - East side yard: 7'6"
        - West side yard: 7'6"

        - Distance between buildings – 11'
    - Accessory:
        - Rear yard: 5' from the eave and 6''5"from the garage door.
            - *Generally the Board requests deeper setback from the garage doors to ensure adequate turning radius. Consult GL 4.26 (c).* The DRC discussed and could support with the extra wide garage door.
        - East side yard: 10'
        - West side yard: 7'6"
- Landscaping: The plan depicts walkways, ground covering, patio areas and tree coverage.
    - Existing trees are shown along the east and rear yards. An aspen and evergreen are noted for removal in the rear yard.
    - Ground cover includes grass with pavers for walkway and front parking spot, and between the residence and accessory. Gravel for the rear parking and access to the alley.
- Lighting: Recessed lighting under porch roofs anticipated. Other locations show down-shield fixtures to comply dark sky lighting ordinance.
- Utility: Utility pedestal is shown While utilities existing, the depicting the location is requested.
- Fencing – none shown.

Architectural discussion:
Context: Refer to guidelines 4.22-4.23. The buildings within the 10 block of Butte were constructed between the 1970's and 2010's. A variety of building forms and styles are represented through the decades. The building uses single-family residences. Accessory structures are relegated to garages. Some have office/studios on the second floor. Three properties have accessory dwellings. The older neighborhoods access parking from the street. Across the street in Kapushion Subdivision, parking must be accessed from the street.

The DRC address the forms and style of the residence and accessory building noting they are generally compatible with surrounding building forms.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The DRC supported the site plan that is well developed that incorporates exiting and new trees, walkways, parking surfaces and ground cover. Locations for parking spots work effectively provided on snow shed and location of utilities in the rear. The pavers will be permeable.

Mass, scale, form (4.29-4.31 and 5.82-85, 5.91, 5.96). Overall support was provided with regards to the T – shaped footprint. The north gabled drops from the primary E/W ridge seen in new development zones that reduce the perceived scale from the street.

Design and Style: Refer to guidelines 4.32-4.35. Overall support relating with newer construction.

Roof forms: Refer to guidelines *4.37 – 4.41. Symmetrical of gable roof forms is achieved. The scale of the primary ridge appears consistent with the neighborhood.

Porch features: Refer to guidelines 4.45-46. The front porch spans the front module, a character defining feature. The gable entry feature incorporates a 4:12 pitch with rounded truss detail conveys a contemporary interpretation of traditional forms that was supported. The scale is consistent with the intents of GL 4.46.

The rear deck spans the rear module and spiral stair set in from the west sidewall, and appears to meet the intents of GL 4.47. Posts will be to be wood between hogwire panels with metal top and bottom rails.

Windows: Refer to Guidelines 4.49-4.58. Two-over-two double hung windows with egress casements are proposed. Window sizes are provided and appreciated.

The DRC supported the overall fenestration pattern throughout the home per guidelines. Faust identified revisions (see notes). The window to wall ratio as seen from the street is heavier by one opening on the second floor than first. The DRC referred it to the Board to discuss.

The triple windows will be separated by 3.5" trim. With regards to the square windows (GL 4.50) on the East elevation, Swift provided a perspective with the center module proud of the rear. Each module appear to meet the intent of GL.

Skylights: Refer to GL 2.10 and 4.44. The DRC noted the south skylight together with the lites on the southern aspect of the east and west modules. They supported as presented.

Doors: Refer to Guidelines 4.59-4.64. The DRC supported wood entry and rear doors are 2/3 divided-light with rounded glass that complements the motif of curved header trim and truss details per guidelines.

Chimney: Refer to GL 4.66. The DRC supported the stone chimney and placement as drawn.

Materials: The Faust's revised the cladding of the primary module to all vertical butt jointed wood. This reduced the coverage of plank and chink (random width 2x10"reclaimed horizontal wood). The vertical 8" rough sawn board on board appear consistent with the intents of GL 4.71 and 4.76 (mixing materials). Rounded decorative truss (natural treatment) elements at the gable ends. Call outs for truss, post, and window trim are provided Aluminum clad windows with rounded trim throughout are shown. 1x10" fascia with 1x4"frieze is noted. 2x4" corner boards where shown. Full color scheme to be provided.

Accessory Dwelling: Refer to Guidelines 4.79-4.83. The DRC supported one story (17' at peak) gable roof building with shed module that conveys a relatively simple form from the north elevation. The south elevation roof form was supported. The wide garage door is laminated with wood to appear as 'two doors." Double doors serve the west storage/office module. The south elevation will be seen only from the dead end alley.

The window fenestration was supported incorporates greater with double windows on the East elevation. The DRC was in support in this location. Trim surrounds help to break up the facades. Wood fascia and entry doors are noted on the material list. Rusted metal cladding is seen in a number of locations in R1 zones that includes the Kapushion Subdivision. Roofing to be corrugated metal in ZacTique finish.

The DRC provided a recommendation for architectural approval for the residence and accessory building with review by the Board of the front elevation solid to void ratio and rear deck rail/post materials. They supported a conditional use permit for the heated and plumbed accessory. The permit restricts any residential use of the building related to sleeping, bathing, or cooking.

Board Action:

Finding - Approval

The Board finds that the application to demolish/relocate the existing non-historic residence for the purpose of constructing a new single-family residence together with an accessory building to be located at 10 Butte Avenue **will not appear excessively similar or dissimilar** Or Will appear excessively similar or dissimilar to structures within the surrounding neighborhood. The scale and forms of the home **incorporates** traditional forms with contemporary interpretations of traditional styles within the surrounding R 1 zone; and

The plank and chink cladding over portions of the first floor **is acceptable** or is not acceptable because of the incidence of the material found within (a 250 foot radius of the home per Guideline 4.71 and 4.22 (materials/ excessive similarity),

The architectural design and style of the residence **can be supported** or cannot not supported per the application of Guidelines 4.22-23 (similarity/dissimilarity-

context), 4.29-4.31 (massing/forms, scale), 4.37 (roof form/scale /angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.66 (chimney) 4.71, 4.76 (materials/mixing materials).

The accessory building appears subordinate in scale in relation to the residence reducing the overall mass on the site, and convey relationships with historic styles per GL 2.27 and 4.82-83.

Motions:
Motion to **approve** or deny the architectural appropriateness for the application to construct a single-family residence and accessory building to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 Zone (with any changes specified_____) and based upon the finding, and per the plans and material list.

Accessory building - Conditional use:
Motion to **approve** or deny the conditional use permit to construct an accessory building with heating and/or plumbing to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 Zone (with any changes specified _____) and based upon the criteria in Code Section 16-8-30; and limiting the building to non-residential uses and prohibiting bathing, cooking, sleeping per code section 16-1-20.

DRC 01-16-2018 Faust (10 Butte)
Ellis and Russell
Minneman and Earley
Greg and Jimmy Faust, Randy Swift, and Mark Ewing were present. Ewing is the tenant of the existing home and they would like to relocate this to CB South on a lot that they have purchased there. The tentative move date would be April 17th and they have contacted all of the pertinent contacts. He thanked the Faust's. There is permitting with town and CDOT. It hopefully will be easily moveable.

Faust showed the artist rendering from CAD. They wanted to meld old and new and preserve the views. They would like zacktique for the roof.

Accessory building will be is rusted corrugated metal. The deck on the rear is metal with a circular stair. The two windows in the stairway have come out.

There are existing aspen in the SW corner that they'd like to keep. There will be one parking space off Butte and the others will be off the alley. They are the last home with alley access. Two trees need to be moved (an aspen and a spruce) and they've had luck with this on previous jobs.

The bump out is addressed on the site plan. Currently, there is parking existing on the front. This is how many people park in this block, as well. Snow breaks will be on the plan for the east side to protect the parking spot.

Russell asked about drainage and Swift will add this. It is a fairly flat lot. The utilities are on the South. Minneman said that the alley is not developed. It is a two track and seems reasonable to continue using this as is. It is a standard alley, but Ellis wondered about turning radius. Faust wanted to maintain the separation between the deck and accessory. Minneman noted the setback is from the wall not the eave on the alley and it needs to be from the eave. Minneman said that the DG encourages a deeper setback. G. Faust noted the wider double garage door. Minneman said Bob Hunt's building back in the C zone.

Landscaping plans - call out both types of trees (existing and proposed).

Snow storage - seems adequate

Pavers will be permeable. The parking would be gravel. Front yard parking space would be pavers.

Write in - 1. Looks to be within DG. Haven't checked neighboring buildings for materials. Height of E and W windows?
2. Trees. Callouts needed on timber/truss.

G. Faust said there will be 8x8" posts and the doors on AB would be two 3'0 x 6'8".

Russell noted that it seems that there is a modified cruciform. He is working on a house like this and it looks strange on the interior. He just wanted to mention this.

North - Russell asked if there is another home that is very similar to this. G. Faust said that this house is lower in front and steps up a little in the rear. More windows on the second floor than on the first floor per Ellis. G. Faust overviewed. Chimney just comes out of the roof on the East.

The truss will be called out. These haven't been used on the last couple of projects.

Exterior lighting is called out as cans. Wainscot is maxed out at 18".

The **truss** over the front door is typically steeper, but this is a 5:12 pitch. Minneman didn't think it would work as well without the curved truss.

East - Ellis said there is a large number of square windows. Minneman said previous boards had issue with this, but wasn't sure if it was an issue with them. G. Faust said that they are trying to minimize the number of sizes. They stuck with three, but it is four or less. G. Faust said that the square window above the bar could change slightly. The two small squares are the staircase windows.

Both supported the **sky light**.

West - G. Faust said that there is a triple window on the first floor. Russell asked about 12" from the corner and it has been changed. G. Faust overviewed. There will just be a crawlspace, no basement.

South - G. Faust showed the stairway windows removed. The chinking was also minimized. There will be a membrane deck with soffit beneath the cans. There are three skylights. The top rail is powder coated to match the windows. It is about 2x4" dimension. The Board has been requiring wood per Minneman. Ellis thought that it is hard to steer differently now. Minneman wondered if the wood posts help negate the need for the wood cap. Russell and Ellis thought that they would discuss this. This won't be seen unless you are in the alley. The posts are hand hewn 8x8" reclaimed posts. Corbels will be metal braces.

No **wainscot** on the rear.

AB - they wanted to keep the height as low as possible to keep views to the South. This will be an AB heated with a half bath.

Double windows on E and N - Faust thought that these could be reduced to make it simpler. G. Faust thought that two were needed for balance. Ellis didn't have big concern, but thought it might be discussed.

Materials - plank and chink - Russell said it might be good to show what is in the neighborhood. G. Faust said they have documented historic homes. They have tried to minimize the plank and chink. Ellis said she appreciated the reduction. Russell just said to show that there aren't many in the block.

The roof will be galvanized corrugated metal in zacktique. There will be sage green siding in a semi-transparent stain. This green was used across town, but that was solid body stain. Fascia and frieze would not match the trim. For now, it will be brown/natural.

The doors will be wood and windows will be aluminum clad in chestnut bronze, which will match the deck rail. Metal corbels should be added to other details.

AB - zacktique roof and RCM siding. The trim will be brown/natural stain. Windows will match the main house. The doors will be 1/2 light wood. Metal will wrap corners, window and door trim needs to be called out.

Fascia/frieze for AB - it will be on both. Swift could provide the colors and the rendering to attach to the materials list.

This could be taken to the full Board. They can recommend approval with changes. Conditional use permit - nonresidential and support. They understand about the alley. Coordinate with PW about drainage.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Greg Faust

LEGAL Lots 13 & 14 Block 6 ZONE R-1

ADDRESS 10 Butte Ave Crested Butte

TYPE OF STRUCTURE

- [X] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [X] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[X]	Horizontal	Random 8"-12" with Chink between, Natural wood Color, reclaimed wood		Sage Semi Transparent
[X]	Vertical	Board & Batten 10" with 3" Bats, ~~Color TBD~~ & Shared at First DRC Meeting		
[X]	Other	Gable trusses, porch posts, Deck posts - Reclaimed with Natural Color.		
[ ]	Stucco			
[X]	Trim	10" Fascia with 3" Freezeboard - Color ~~TBD~~ Brown		

☐ Fascia _____

☐ Corner Boards 4" Color to match siding

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	Wood	2/3 Light	Natural Color
X Secondary door			

WINDOWS Chestnut Bronze

Type:	Style:	Material:	Glazing:
☐ Casement	☐ Simulated, divided lite	☐ Wood	☐ Low E
☒ Casement, egress	☐ True, divided lite (historic)	☒ Aluminum clad, wood	☐ Heat mirror
☒ Double hung	☐ Decorative mullions	☐ Other _____	☐ Tempered
☐ Awning	☐ Other _____		☐ Standard
☐ Fixed			___ Other _____
☐ Slide-by			

Describe locations if a mix is used Clad Color TBD + Shared at First DRC Meeting

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

Chimney - Natural Stone
Timbers 8x8 Posts

Deck Rail - Chestnut Bronze
Metal Braces @ Back deck

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 12-19-2017

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Greg Faust

LEGAL Lots 13 & 14 Block 6 ZONE R-1

ADDRESS 10 Butte Ave Crested Butte

TYPE OF STRUCTURE

- [x] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [ ] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [x] Galvanized, Corrugated Metal — Zac Teak 24 Gauge
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[ ] Horizontal				
[ ] Vertical				
[x] Other	Metal 24 Gauge, Weathered to Natural Rust			Cedar
[ ] Stucco				
[ ] Trim	1X4 Natural			

Wood wrap doors

☐ Fascia 1x10
1x3 Freeze Board

☐ Corner Boards

DOORS

	MATERIAL	STYLE	FINISH
Man Doors Primary door	Wood	~~2/3~~ 1/2 light,	Natural Color
Garage Doors Secondary door	Wood Faced with reclaimed wood ~~Natural Color, Windows on upper~~ part of Door		

WINDOWS Chestnut Bronze

Type:	*Style:*	*Material:*	*Glazing:*
☐ Casement	☐ Simulated, divided lite	☐ Wood	☐ Low E
☐ Casement, egress	☐ True, divided lite (historic)	☒ Aluminum clad, wood	☐ Heat mirror
☒ Double hung	☐ Decorative mullions	☐ Other	☐ Tempered
☐ Awning	☐ Other		☐ Standard
☐ Fixed			☐ Other
☐ Slide-by			

Describe locations if a mix is used Clad Color TBD

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 12-19-2017

INFORMATION SHEET
Block 6, Lots 13-14
Address: 10 Butte Avenue
Proponent – Gregory S. Faust and Susan M. Faust

Project: To relocate/demolish the existing single family residence and to construct a single family residence and accessory building R1 zone.

Review for January 16, 2018 DRC:

1) Architectural approval is required.
2) A conditional use permit to allow a heated and/or plumbed accessory building in the R1 zone is required.
3) Permission to relocate/demolish a non-historic single family residence is requested.

Zoning Requirements for the R1 District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'/5'	10'9"	5'
West Side	7'6"-11'6"	7'6"	7'9"
East Side	7'6"-11'6"	7'6"	10'

FAR		**Proposed - Primary**	**Proposed - AB**
Permitted	0.3 (matter of right)		
	(up to) 0.4 or **(no larger than 2800 square feet)**	**2463.19/6250 (0.39)**	**620/6250**
Max – all buildings	0.5 or **(no larger than 3800 square feet)**		**3083.19/6250 (0.493)**

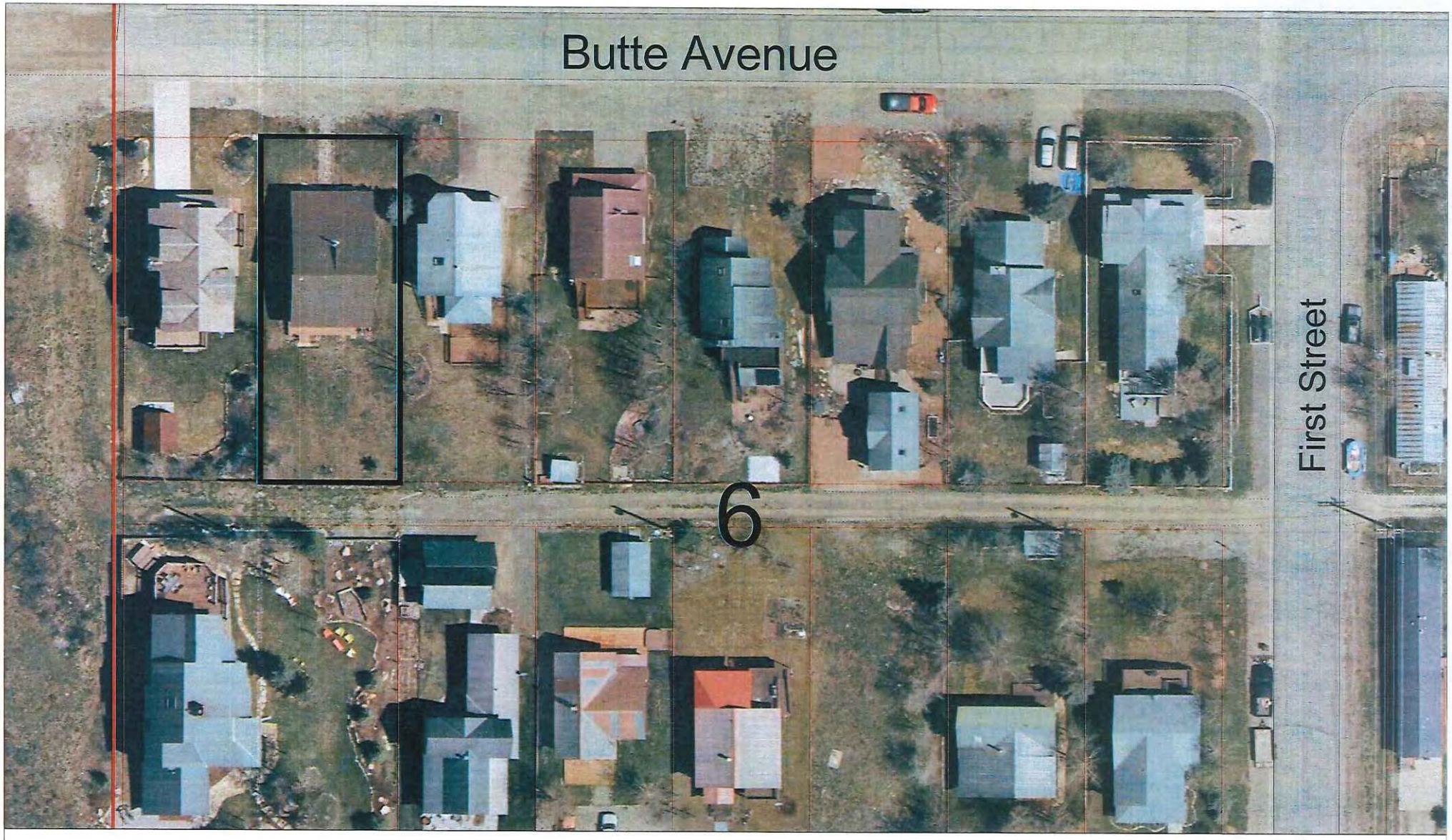
R1 Zone F.A.R.

1) 11 Butte (Esposito/Kinross-Wright) 2703/3292 (9375 lot size)
2) 28 Butte (Gillie) 2248 (6250 lot size)
3) 218 Butte (Reamer) 3467 (9375 lot size)
4) 18 Ruth's (O'Neill) 1926 (6420 lot size)
5) 8 Ruth's (Alpern) 2613/3153 (8437 lot size)
6) 1 Ruth's (Jefferis) 2767.5 (7996 lot size)
7) 9 Butte (Linehan) 2799/732 (9375 lot size)

		Primary - Proposed	Accessory - Proposed
Building Height	30'/20'	28'9"	17'3"
Building Width	35'	32'	30'
Max Lot Area	9375	6250	
Parking		4 provided	

Neighborhood Heights

1) 11 Butte (Esposito/Kinross-Wright) 28'4"/ 18'1"
2) 28 Butte (Gillie) 29"
3) 18 Ruth's (O'Neill) 29' 11"
4) 8 Ruth's (Alpern) 29' 6"/ 19' 10"
5) 1 Ruth's (Jefferis) 28'
6) 9 Butte (Linehan) 30'



Faust Residence - 10 Butte Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

05/25/2012

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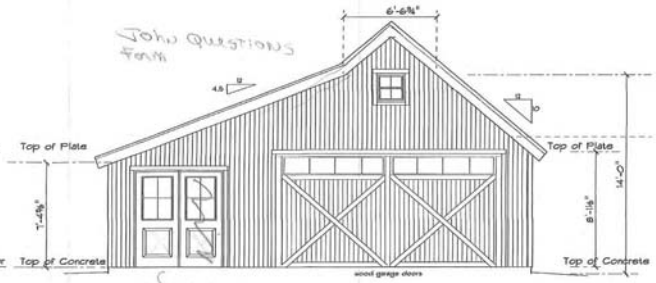
ResidentialRendering.com

ok

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

John Questions Form



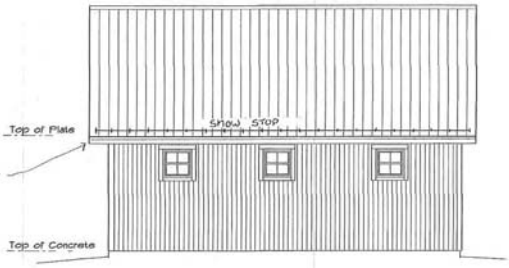
3'6" Door
Door
Can come back
To Board w/
Rustic

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

Mylar
Files
Always

Rust
Frame!
Warrior

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



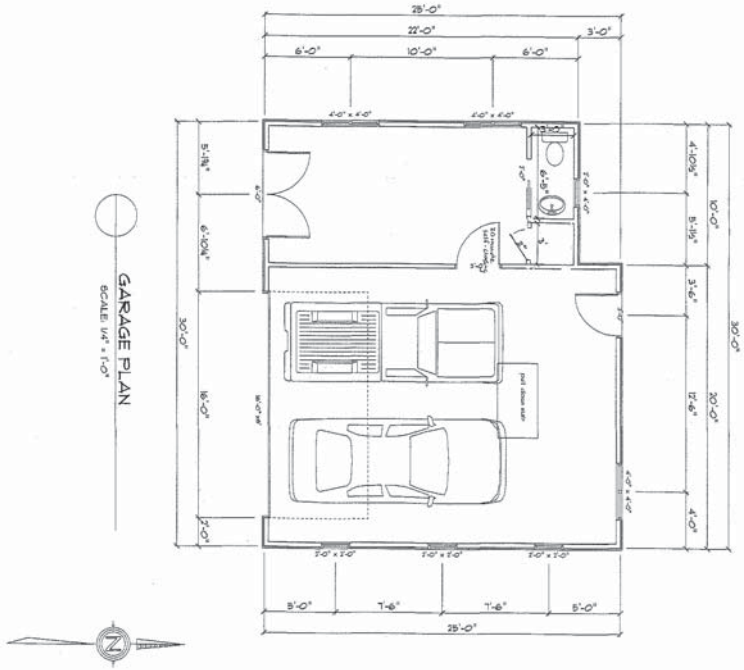
WEST ELEVATION
SCALE: 1/4" = 1'-0"

DESIGN: Greg Faust

SHL No: 11

PROJECT: 10 Butte Residence
OWNER: Faust Mountain Properties
DATE:

BOZAR
Approved
1/2018



PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

Sht. No: 10

ok

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

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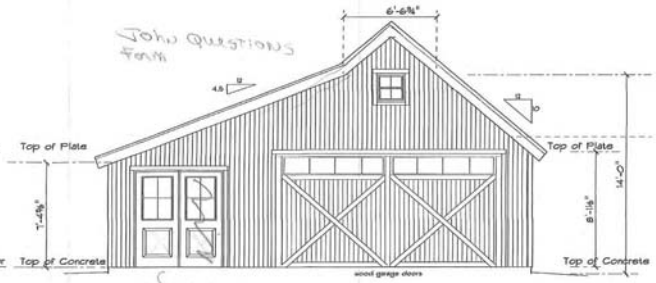

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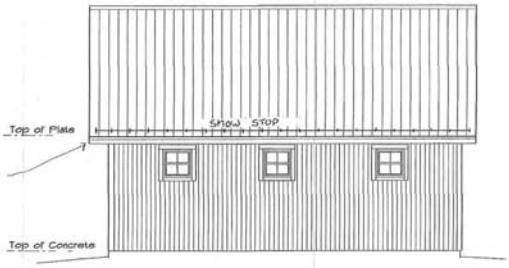

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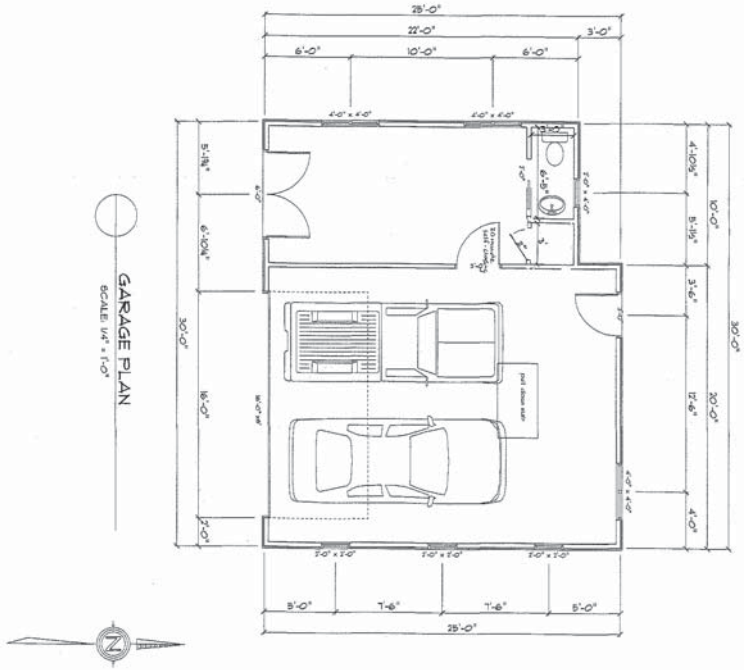

PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

Sht. No: 10

To:	DRC and BOZAR
From:	Molly Minneman and Jessie Earley
Subject:	May 14, 2018 DRC
Project:	Gregory and Susan Faust: Insubstantial determination to revise the previously approved plan for the accessory building to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 zone. **An insubstantial determination is requested.**
DRC:	Erik Nauman and Roxana Alvarez Marti

Project Overview: Greg Faust submitted an application to revise the approved plan for the accessory building. The footprint would shrink to be only an 18'x22' garage area with a 2'x12' bump out. This reduces the square footage of the garage by half (please see attached revised fact sheet). Although, they did receive a conditional use permit at the January 2018 BOZAR meeting, they would like the building to be cold (no heating or plumbing).

The one story accessory building now only 14' 3" in height is proposed to have a corrugated Zacktique roof, which will match the main house. The siding will be vertical rusted corrugated metal on the main portion of the building with vertical board and barn wood in the bump out (see attached photo Faust has provided).

Issues for the Board to consider for review:

1. Standard review of neighborhood context in relation to building forms and styles within the neighborhood Gothic (GL 4.22 and 4.23).
2. Standard review of the overall building form and style of the building in relation to the guidelines (4.29—4.30).
3. **Accessory building**: The roof forms and angles appear conventional. The form is similar with Faust projects, and new to this neighborhood. (GL 4.79-4.83)
4. **Materials for accessory building**: Discuss the proposal for two siding materials on an accessory building. GL 4.71

Site Plan:

- Parking: We will need a revised site plan to show the new plan.
  - Front yard parking is consistent on the 10 block of Butte Ave. Consult GL 4.26
- Setbacks
  - Accessory:
    - Rear yard: 5' from the eave and 6'from the garage door.
      - *Generally the Board requests deeper setback from the garage doors to ensure adequate turning radius. Consult GL 4.26 (c).*
    - East side yard: 22'
    - West side yard: 8'
- Lighting: Down-shield fixtures to comply dark sky lighting ordinance are shown over both man doors and the garage door.

Architectural discussion:

Context: Refer to guidelines 4.22-4.23. Accessory structures are relegated to garages. Some have office/studios on the second floor. Three properties have accessory dwellings. The older neighborhoods access parking from the street. Across the street in Kapushion Subdivision, parking must be accessed from the street.

The DRC will want to address whether the forms and style of the accessory building will appear compatible with surrounding building forms, yet appear as a product of its own time.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The previously approved plan was well developed. It will be important to overlay the old site plan with the new parking proposal now that the garage has a smaller interior space.

Accessory Building: Refer to Guidelines 4.79-4.83. The one story (14'3" at peak revised from 17') gable roof building and the shed module has been removed conveys a relatively simple form from the north elevation. The West elevation incorporates an eyebrow dormer, which has been seen on other buildings, but in year-end reviews has not been generally supportive. The Board will have to discuss whether the roof form can be considered as a contemporary interpretation of a historic style.

The window fenestration incorporates double windows on the East and West elevations. On the East, this was reduced from two sets to one set. The Board will want to discuss whether the window fenestration is consistent with the intents of GL 4.82. Double windows are generally used for dwelling units. The openings surrounded with wood trim (2"x4" in Canyon brown) help to break up the facades. Wood fascia (1"x10" in Canyon brown) and entry doors are noted on the material list. Rusted metal cladding is seen in a number of locations in R1 zones that includes the Kapushion Subdivision. Roofing to be corrugated metal in ZacTique finish, as was approved in the January BOZAR meeting.

Materials: The mixing of materials vertical rusted corrugated metal on the main portion of the building and vertical barn wood on the eyebrow bump out on the west will want to be discussed. Generally the Board has not supported more than one material for accessory structures in an effort to convey simplicity and maintain relationships with historic styles as noted in GL 4.83; "accessory building should be simpler and less detailed than primary structures."

1) Determine whether the revisions to a previously approved plan for the accessory building to be located at 10 Butte Avenue, Block 23, Lot 23 in the R1C zone can be considered as an insubstantial determinations based upon the following:

- **The visibility of the proposed changes,**
- **The extent of the changes as it relates to the appearance of the various elevations and**
- **The effect of the changes on the character of the neighborhood.**

2) Make a determination to approve, approve with revisions, or deny the revisions to the accessory building based upon the guidelines.

The guidelines to consider:

4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-34	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.41	Desired roof angle 8:12-12:12
4.49	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square.
4.71	Exterior materials should be similar to those seen historically on relative building type. Wood preferred; metal materials (accessory structures)
4.76	Mixing primary materials may be considered.
4.82	Accessory dwellings
4.83	Garage door styles

INFORMATION SHEET
Block 6, Lots 13-14
Address: 10 Butte Avenue
Proponent – Gregory S. Faust and Susan M. Faust

Project: To relocate/demolish the existing single family residence and to construct a single family residence and accessory building R1 zone.

Review for May 14, 2018 DRC:

1) An insubstantial determination is requested based upon the revisions to the accessory building.

Zoning Requirements for the R1 District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	13' between buildings
Rear	10'/5'	10'9"	5'
West Side	7'6"-11'6"	7'6"	8'
East Side	7'6"-11'6"	7'6"	22'

FAR		**Proposed - Primary**	**Proposed - AB**
Permitted	0.3 (matter of right)		
	(up to) 0.4 or **(no larger than 2800 square feet)**	**2463.19/6250 (0.39)**	**320/6250**
Max – all buildings	0.5 or **(no larger than 3800 square feet)**		**2783.19/6250 (0.445)**

R1 Zone F.A.R.

1) 11 Butte (Esposito/Kinross-Wright) 2703/3292 (9375 lot size)
2) 28 Butte (Gillie) 2248 (6250 lot size)
3) 218 Butte (Reamer) 3467 (9375 lot size)
4) 18 Ruth's (O'Neill) 1926 (6420 lot size)
5) 8 Ruth's (Alpern) 2613/3153 (8437 lot size)
6) 1 Ruth's (Jefferis) 2767.5 (7996 lot size)
7) 9 Butte (Linehan) 2799/732 (9375 lot size)

		Primary - Proposed	Accessory - Proposed
Building Height	30'/20'	28'9"	14'3"
Building Width	35'	32'	20'
Max Lot Area	9375	6250	
Parking		2 provided	

Neighborhood Heights

1) 11 Butte (Esposito/Kinross-Wright) 28'4"/ 18'1"
2) 28 Butte (Gillie) 29"
3) 18 Ruth's (O'Neill) 29' 11"
4) 8 Ruth's (Alpern) 29' 6"/ 19' 10"
5) 1 Ruth's (Jefferis) 28'
6) 9 Butte (Linehan) 30'

To:	DRC and BOZAR
From:	Molly Minneman and Jessie Earley
Subject:	May 29, 2018 BOZAR
Project:	**Gregory and Susan Faust:** Insubstantial determination to revise the previously approved plan for the accessory building to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 zone. **An insubstantial determination is requested.**
DRC:	Erik Nauman and Roxana Alvarez Marti

Project Overview: Jimmy Faust met with the DRC on May 14th for the proposed changes to the accessory building. Please see the enclosed notes for more detailed information about the discussion. The footprint would shrink to be only an 18'x22' garage area with a 2'x12' bump out. This reduces the square footage of the garage by half (please see attached revised fact sheet). The one story accessory building now only 14' 3" in height is proposed to have a corrugated Zacktique roof, which will match the main house. The siding will be vertical rusted corrugated metal, as directed by the DRC and is shown in plans provided.

Issues for the Board to consider for review:

1. Standard review of neighborhood context in relation to building forms and styles within the neighborhood Gothic (GL 4.22 and 4.23).
2. Standard review of the overall building form and style of the building in relation to the guidelines (4.29—4.30).
3. **Accessory building**: The roof forms and angles appear conventional. The form is similar with Faust projects, and new to this neighborhood. (GL 4.79-4.83)

Site Plan:

- Parking: Faust stated that the parking will remain the same with one space on Butte Avenue and the others accessed via the alley. One space was removed as the interior garage space was made smaller.
    - Front yard parking is consistent on the 10 block of Butte Ave. Consult GL 4.26
- Setbacks
    - Accessory:
        - Rear yard: 5' from the eave and 6'from the garage door.
            - *Generally the Board requests deeper setback from the garage doors to ensure adequate turning radius. Consult GL 4.26 (c).* The setback from the garage door was discussed at the meeting and members were supportive of the 5' to eave/6' wall, as proposed.
        - East side yard: 22'
        - West side yard: 8'
- Lighting: Down-shield fixtures to comply dark sky lighting ordinance are shown over both man doors and the garage door.

Architectural discussion:

Context: Refer to guidelines 4.22-4.23. Accessory structures are relegated to garages. Some have office/studios on the second floor. Three properties have accessory dwellings. The older neighborhoods access parking from the street. Across the street in Kapushion Subdivision, parking must be accessed from the street.

The BOZAR will want to address whether the forms and style of the accessory building will appear compatible with surrounding building forms, yet appear as a product of its own time. DRC was supportive of the design and style of the revised accessory building.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The previously approved plan was well developed. The DRC was supportive of the revisions to the parking to have three spaces (one North, two South).

Accessory Building: Refer to Guidelines 4.79-4.83. The one story (14'3" at peak revised from 17') gable roof building and the shed module has been removed and conveys a relatively simple form as seen from the north elevation. The West elevation incorporates an eyebrow dormer, which has been seen on other buildings, but in year-end reviews has not been generally supportive. The Board will have to discuss whether the roof form can be considered as a contemporary interpretation of a historic style. DRC was supportive of the bump out.

The window fenestration incorporates double windows on the East and West elevations. On the East, this was reduced from two sets to one set. The Board will want to discuss whether the window fenestration is consistent with the intents of GL 4.82. Double windows are generally used for dwelling units. DRC members were supportive of the glazing, as they felt it had been reduced overall from what was originally approved.

The openings surrounded with wood trim (2"x4" in Canyon brown) help to break up the facades. Wood fascia (1"x10" in Canyon brown) and entry doors are noted on the material list. Rusted metal cladding is seen in a number of locations in R1 zones that includes the Kapushion Subdivision. Roofing to be corrugated metal in ZacTique finish, as was approved in the January BOZAR meeting. All trim, siding and roofing were supported by the DRC.

Materials: Generally, the Board has not supported more than one material for accessory structures in an effort to convey simplicity and maintain relationships with historic styles as noted in GL 4.83; "accessory building should be simpler and less detailed than primary structures." The DRC members recommended one siding material, which was revised and is now proposed as all metal for the building.

Recommendation of support for setback from alley, proposed glazing, change to only metal as siding material on building, proposed roofing and bump out.

1) Determine whether the revisions to a previously approved plan for the accessory building to be located at 10 Butte Avenue, Block 23, Lot 23 in the R1C zone can be considered as an insubstantial determinations based upon the following:

- **The visibility of the proposed changes,**
- **The extent of the changes as it relates to the appearance of the various elevations and**
- **The effect of the changes on the character of the neighborhood.**

2) Make a determination to approve, approve with revisions, or deny the revisions to the accessory building based upon the guidelines.

The guidelines to consider:

4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-34	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.41	Desired roof angle 8:12-12:12
4.49	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square.
4.71	Exterior materials should be similar to those seen historically on relative building type. Wood preferred; metal materials (accessory structures)
4.76	Mixing primary materials may be considered.

4.82 Accessory dwellings
4.83 Garage door styles

DRC Faust 10 Butte
Alvarez Marti and Nauman
Minneman and Earley
Jim Faust was present. The property is under contract and would like a smaller garage and a larger yard. So, they are going non-heated, non-plumbed and a garage with a bike garage. Materials will be the same RCM, but the 2' bump out would be would be barn wood. Same setbacks, parking, drainage and snow storage. Fire pit added and aspens will preserve the corner.

Write in - 1 shrinking, wow. Hard time with this being insubstantial.
2. Looks more like a tiny home with details, bump out, windows, etc.
3. Wasn't sure about zacktique as a material for this small building.

Alvarez Marti asked about **setback**. Minneman said turning radius is suggested as 7' to wall. They are the last property on the alley that accesses and accessory. Faust pleaded his case that his house has similar space and it works. He also has reduced the size of the building. Nauman agreed that it was approved at the original meeting this way. Minneman asked about the garage door. It was a double, but now is oversized at 12". Alvarez Marti thought that it was fine with the larger door because it was already approved. Minneman said that Building Department has to deal with complaints and that is why she is a stickler for this. Future, they can look at each project.

Insubstantial - Nauman wanted to see what they can get through.

The photo provided is on Gothic. Corner boards would be steel. Window trim would be canyon brown.

North - DH windows, fixed square. Alvarez Marti said she remembers that these were discussed and that it was residential in feel. Nauman said it is less glazing than before. They are going from 7 to 4.

Alvarez Marti asked about the entry roof, but it is a corner board that looks like a post on the West. Alvarez Marti thought it looks more complex on paper than it will in actuality probably. Alvarez Marti didn't have issue with the building. She said that Faust should bring photos of mixed materials and gable feature.

Nauman was fine with the fenestration. He was fine with the bump out.

He understood the siding and the photo, but they have told folks no recently. Faust was fine with all metal if it kept things moving.

Nauman asked about snow stops and wondered if they were necessary. Minneman said it would help to ensure that it works. Faust was amenable.

Nauman noted the roofing was approved in the previous approval.

Alvarez Marti said it was a lot of changes for an insubstantial. They talked about the process and that they thought that it would need to go to BOZAR for a discussion. They thought this was a good option. They didn't think it needs to be published.

INFORMATION SHEET
Block 6, Lots 13-14
Address: 10 Butte Avenue
Proponent – Gregory S. Faust and Susan M. Faust

Project: To relocate/demolish the existing single family residence and to construct a single family residence and accessory building R1 zone.

Review for May 14, 2018 DRC:

1) An insubstantial determination is requested based upon the revisions to the accessory building.

Zoning Requirements for the R1 District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	13' between buildings
Rear	10'/5'	10'9"	5'
West Side	7'6"-11'6"	7'6"	8'
East Side	7'6"-11'6"	7'6"	22'

FAR		**Proposed - Primary**	**Proposed - AB**
Permitted	0.3 (matter of right)		
	(up to) 0.4 or **(no larger than 2800 square feet)**	**2463.19/6250 (0.39)**	**320/6250**
Max – all buildings	0.5 or **(no larger than 3800 square feet)**		**2783.19/6250 (0.445)**

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6) 1 Ruth's (Jefferis) 2767.5 (7996 lot size)
7) 9 Butte (Linehan) 2799/732 (9375 lot size)

		Primary - Proposed	Accessory - Proposed
Building Height	30'/20'	28'9"	14'3"
Building Width	35'	32'	20'
Max Lot Area	9375	6250	
Parking		2 provided	

Neighborhood Heights

1) 11 Butte (Esposito/Kinross-Wright) 28'4"/ 18'1"
2) 28 Butte (Gillie) 29"
3) 18 Ruth's (O'Neill) 29' 11"
4) 8 Ruth's (Alpern) 29' 6"/ 19' 10"
5) 1 Ruth's (Jefferis) 28'
6) 9 Butte (Linehan) 30'

To: DRC and BOZAR
From: Molly Minneman
Subject: January 16, 2018 DRC
Project: Gregory and Susan Faust**:** Relocate/demolish the existing single family residence to construct a new single family residence and accessory building to be located at 10 Butte Avenue, Block 6, Lots 13-14 in the R1 zone.
Architectural approval is required.
A conditional use permit to allow a heated and/or plumbed accessory building in the R1 zone is required.
Permission to relocate/demolish a non-historic single family residence is requested.

DRC: Mary Ellis and David Russell

Project Overview: Greg Faust submitted an application construct a residence and accessory building/garage to be located at the above noted address. The 2½-story residence has five bedrooms and requires three parking spaces. Proposed cladding is 8-12" random width reclaimed horizontal wood chinked with 10" board and baton cladding the upper floors. Cedar truss details and galvanized corrugated metal roofing with ZacTique finish.

The one story accessory building provides a double car garage with office and half bath. The building is to be clad with 24 gauge weathered (to rust) corrugated metal siding with galvanized corrugated metal roofing with ZacTique finish.

Issues for the Board to consider for review:

1. The relocation / demolition of the existing residence.
2. A **conditional use permit** for an accessory dwelling with plumbing and heating as defined in code section 16-2-10 to be located in the R1 zone under code section 16-8-30.
3. **Site Plan**:
    a. **Parking:** Discussion of the snow shed from the west roof of the accessory onto the parking space.
4. Standard review of neighborhood context in relation to building forms and styles within the neighborhood Gothic (GL 4.22 and 4.23).
5. Standard review of the overall building form and style of the building in relation to the guidelines (4.29—4.30).
6. **Accessory building**: The roof forms and angles appear conventional. The form is similar with Faust projects, and new to this neighborhood.

Demolition:

Jessie Early coordinated with Town staff, the Faust's and Mark Ewing, the new owner of the existing residence with regards to the relocation/ demolition of the residence. Similar to the demolition of a home at 711 Belleview Avenue (2017), Ewing approached the Faust's to reuse the home and move it to a lot they own in CB South. Moving is slated for mid-April when town is a bit quieter. All relevant staff and other entities (i.e. GCEA, Atmos, etc.) have been notified and a meeting will take place one month prior to the move to ensure that all items are addressed before the day of the move regarding the town portion of the move. Ewing has also been made aware that he will need to be in contact with other agencies regarding the highway portion of the move and down into CB South (i.e. County Building Inspector, CB South POA, State Patrol, CDOT, etc.). Vogy's will move the home and will take it down Butte Avenue to First Street to Elk Avenue to the Highway. Rodney Due, Public Works Director, has asked that this occur on a Tuesday and as early as possible in the morning.

The Board can consider the demolition of the non-historic residence as they did with the 711 Belleview home in 2017. A permit must be pulled for the demo and relocation with the Town and simultaneously provide the construction drawings and purchase the building permit for the new home.

Site Plan:

- Topography and drainage: Topographical information depicts a relatively flat lot.
- Drainage notations to be added.
- Parking: Three parking spaces are required; one space is depicted in the front yard, two in the garage. A fourth space in the rear yard will be seasonal unless snow stops are added. This can be at the discretion of the applicant.
    - Front yard parking is consistent on the 10 block of Butte Ave. Consult GL 4.26
- **Snow storage areas to be added to the plan**.
- Setbacks-
    - Primary:
        - Front yard: 20'.
        - East side yard: 7'6" (must be noted on small set)
        - West side yard: 7'6"
        - Distance between buildings – 11'
    - Accessory:
        - Rear yard: 5' from the eave and 6''5"from the garage door.
            - *Generally the Board requests deeper setback from the garage doors to ensure adequate turning radius. Consult GL 4.26 (c).*
        - East side yard: 10'
        - West side yard: 7'6"
- Landscaping: The plan depicts walkways, ground covering, patio areas and tree coverage.
    - *Existing trees are shown along the east and rear yards. An aspen and evergreen are noted for removal in the rear yard.*
        - *Discuss whether new trees (or shrubs) are propose that could replace those removed.*
    - Ground cover includes grass and pavers (?) between the residence and accessory.
- Lighting: Recessed lighting under porch roofs anticipated. Other locations show down-shield fixtures to comply dark sky lighting ordinance.
- Utility: While utilities existing, the depicting the location is requested.
- Fencing – none shown.

Architectural discussion:

Context: Refer to guidelines 4.22-4.23. The buildings within the 10 block of Butte were constructed between the 1970's and 2010's. A variety of building forms and styles are represented through the decades. The building uses single-family residences. Accessory structures are relegated to garages. Some have office/studios on the second floor. Three properties have accessory dwellings. The older neighborhoods access parking from the street. Across the street in Kapushion Subdivision, parking must be accessed from the street.

The DRC will want to address whether the forms and style of the residence and accessory building will appear compatible with surrounding building forms, yet appear as a product of its own time.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The plan is well developed that incorporate exiting and new trees, walkways, parking surfaces and ground cover. Locations for parking spots work effectively provided on snow shed and location of utilities in the rear.

Mass, scale, form (4.29-4.31 and 5.82-85, 5.91, 5.96). T – shaped footprint has relationships with historic forms. The north gabled drops from the primary E/W ridge seen in new development zones.

Design and Style: Refer to guidelines 4.32-4.35. Overall, the design is relational with newer construction.

Roof forms: Refer to guidelines *4.37 – 4.41. Symmetrical of gable roof forms is achieved. The scale of the primary ridge (30') appears consistent with the neighborhood. The front module is significant in scale with ridge is subordinate to the primary as encouraged in the guidelines.

Porch features: Refer to guidelines 4.45-46. The front porch spans the front module. The gable entry feature incorporates a 4:12 pitch with rounded truss detail conveys a contemporary interpretation of traditional forms. The scale of the porch is consistent with the intents of GL 4.46.

The rear deck spans the rear module and spiral stair set in from the west sidewall, and appears to meet the intents of GL 4.47. Posts appear to be wood. Materials of top and bottom rails holding the meshing appear to be metal. Call-outs are requested.

Windows: Refer to Guidelines 4.49-4.58. Two-over-two double hung windows with egress casements are proposed. Window sizes are provided.

Window fenestration throughout the home appears consistent with new construction. The window to wall ratio as seen from the street is heavier by one opening on the second floor than first. Discussion per GL 4.49-50 is encouraged. With regards to opening size, 40% of the east elevation is square. The Board has addressed GL 4.50 that provides for a limited presence of square openings. More discussion is encouraged. Triple windows are allowed in the new zones. All units have 3.5" trim in between as encouraged in the GL.

Doors: Refer to Guidelines 4.59-4.64. The wood entry and rear doors are 2/3 divided-light with rounded glass that complements the motif of curved header trim and truss details. It appears consistent with the intent of the guidelines.

Materials: Modern cladding scheme with 8-12" random width reclaimed horizontal wood chinked with 10" board and baton cladding the gable modules (stain colors at DRC) appear consistent with the intents of GL 4.71 and 4.76 (mixing materials). Rounded decorative truss (natural treatment) elements at the gable ends. Call outs for truss, post, and window trim are requested. Aluminum clad windows with rounded trim throughout are shown. Ten-inch fascia with 3" frieze is noted. Four-inch corner boards where shown. Full color scheme to be provided.

Accessory Dwelling: Refer to Guidelines 4.79-4.83. The one story (17' at peak) gable roof building with shed module conveys a relatively simple form from the north elevation. The south elevation appears more contemporary with long shallow slope of the east roof. The roof form minimizes the mass. The single garage door is laminated to appear as 'two doors". Double doors serve the west storage/office module. The south elevation will be seen only from the dead end alley. The Board will have to discussion whether the roof form can be considered as a contemporary interpretation of a historic style.

The window fenestration incorporates greater with double windows on the East elevation. The Board will want to discuss whether the window fenestration is consistent with the intents of GL 4.82. Double windows are generally used for dwelling units. The openings surrounded with wood trim help to break up the facades. Wood fascia and entry doors are noted on the material list. Double garage doors are proposed, and seen in the R1 zones especially east of the highway. Rusted metal cladding is seen in a number of locations in R1 zones that includes the Kapushion Subdivision. Roofing to be corrugated metal in ZacTique finish.

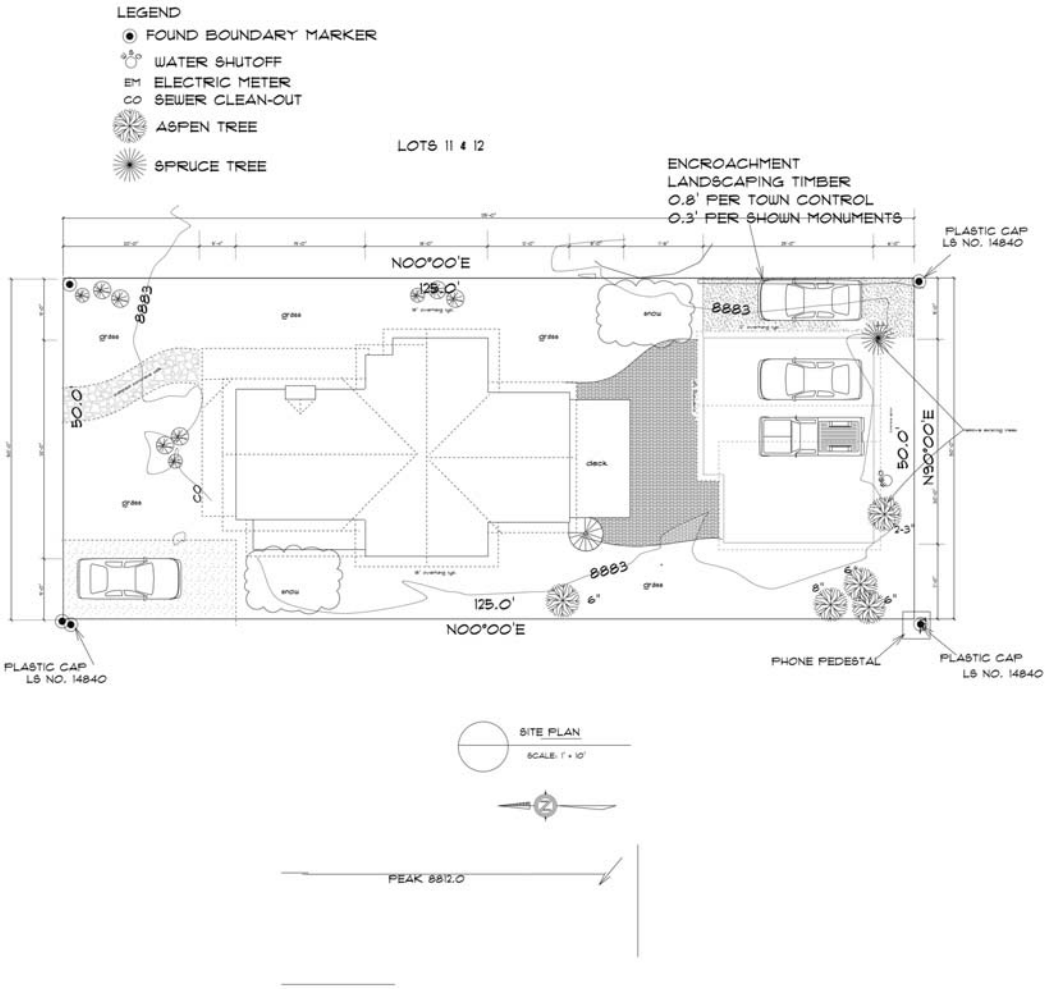
DRC:

1. **Review the plans and material lists.**
2. **Discuss the relocation/demolition of the existing residence.**
3. **Make a recommendation to the BOZAR regarding architectural appropriateness of the residence.**
4. **Make a recommendation to the BOZAR regarding the conditional use permit for an accessory dwelling in the R1 zone.**
5. **Make a recommendation to the BOZAR regarding architectural appropriateness of the accessory dwelling.**

The guidelines to consider:

2.15-18 Landscaping plan.

4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-34	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.41	Desired roof angle 8:12-12:12
4.42-42	Dormers – scale subordinate to roof plane, scale, desired forms and mixing roof forms
4.45-7	Front porches are encouraged; styles, and placement of elevated decks.
4.49	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square.
4.53	Fenestration and splitting floor levels.
5.44	Trim surround window and doors in historical proportion
4.71	Exterior materials should be similar to those seen historically on relative building type. Wood preferred; metal materials (accessory structures)
4.76	Mixing primary materials may be considered.
4.82	Accessory dwellings
4.83	Garage door styles



PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. T&G wd soffits.
2. 2x4 wd corner and window trim.
3. 2x10 transition bds btwn all horizontal to vertical transitions.
4. random width 2x10 +/_ chinked siding at horizontal areas.
5. 8" rough wd board on board siding at all vertical areas
6. galvanized dull sheen roofing
7. 18" high stone masonry wainscot where shown
8. 8x8 distressed deck posts with metal " hog wire" btwn metal top and bottom rails
9. all exterior woodwork to be natural stain
10. all exterior lights to be downlining
11. exterior recessed can lights @ all covered entry doors
12. accessory building siding to be galvanized tin with wood corner, window, and door trim

FAR

First floor		1231.25 SF
Second floor		1155 SF
Front and rear entry	227SF x .5 =	114SF
Garage		760SF
Garage Credit		- 100 SF
TOTAL		3020.25SF

NORTH ELEVATION

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

PROJECT: 10 Butte Residence
OWNER: Faust Mountain Properties
DATE:

DESIGN: Greg Faust

SHT. NO:

EAST ELEVATION

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

PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

SHT. NO:

WEST ELEVATION

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

PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

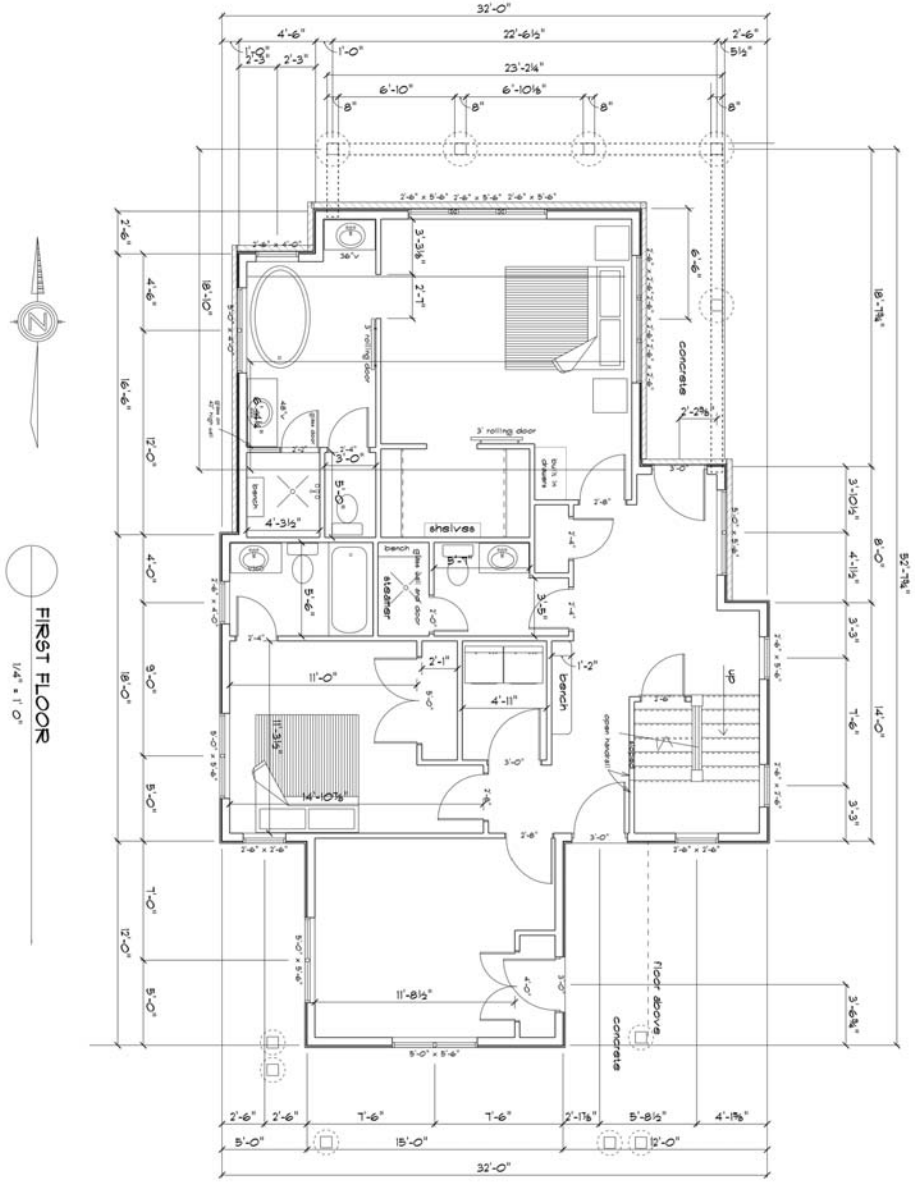
Sht. No:

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

PROJECT: 10 Butte Residence
OWNER: Faust Mountain Properties
DATE:

DESIGN: Greg Faust

SHT. NO:



FIRST FLOOR

1/4" = 1' 0"

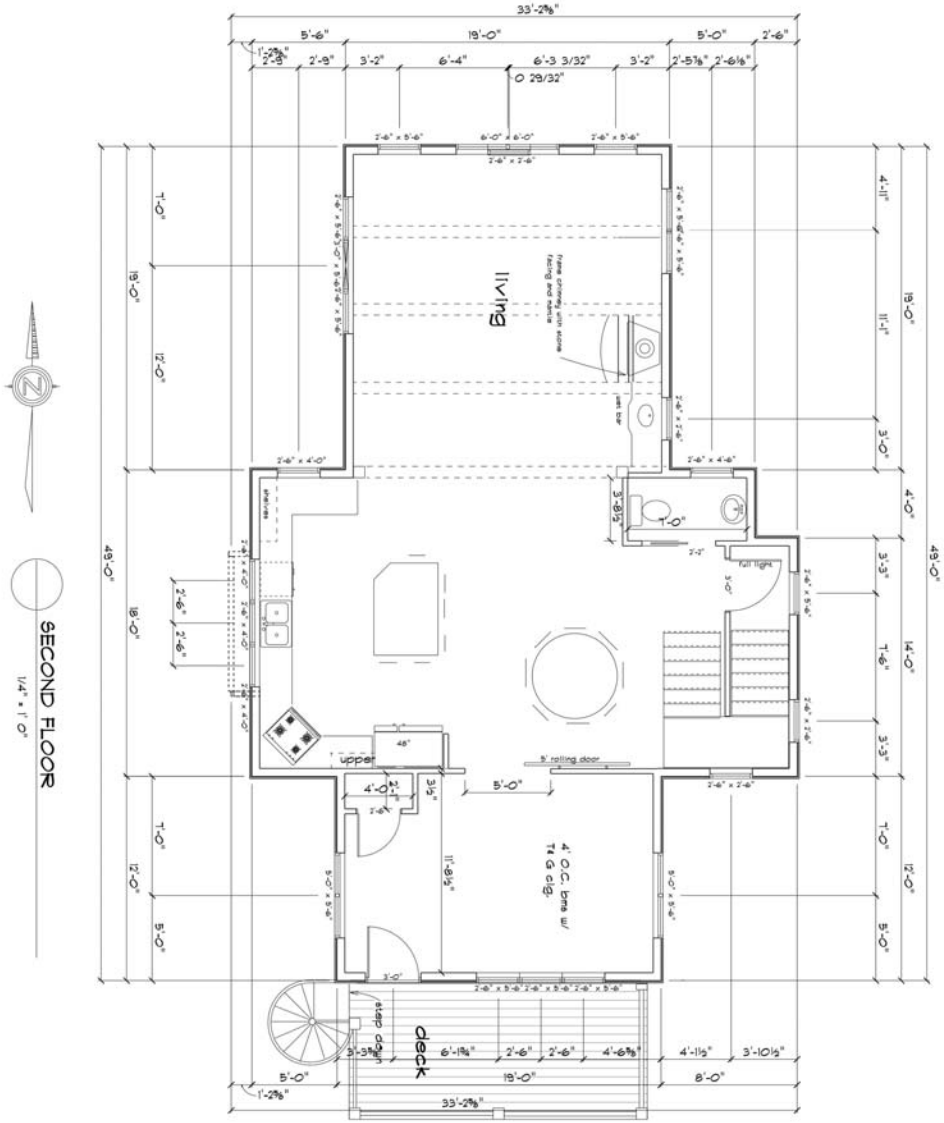
PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

Sht. No:



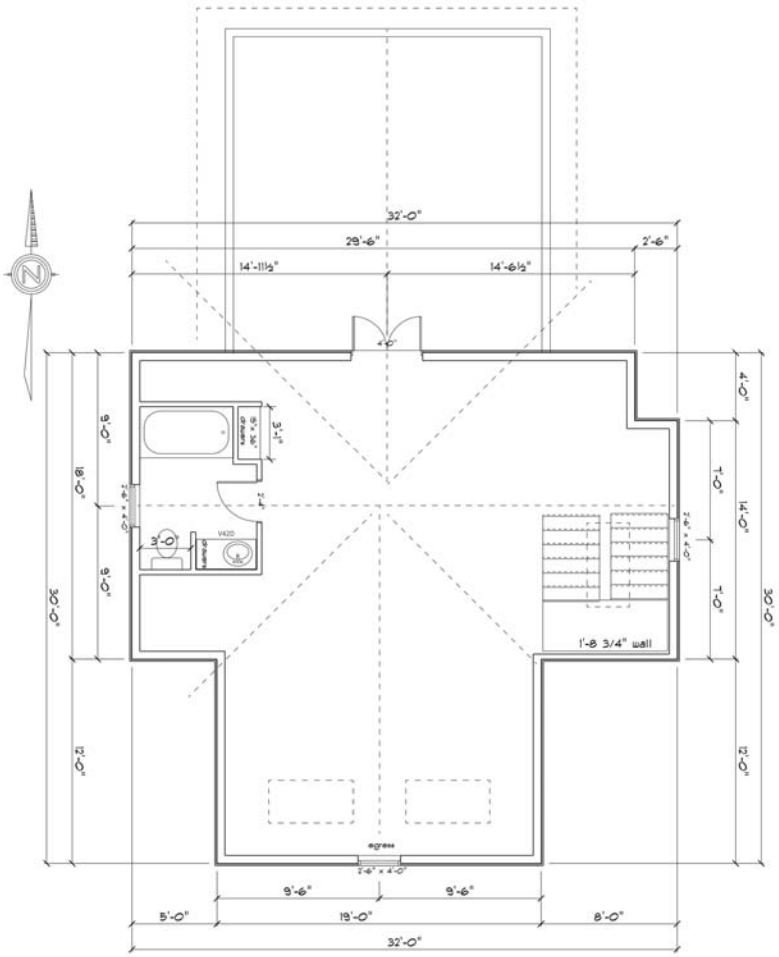
PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

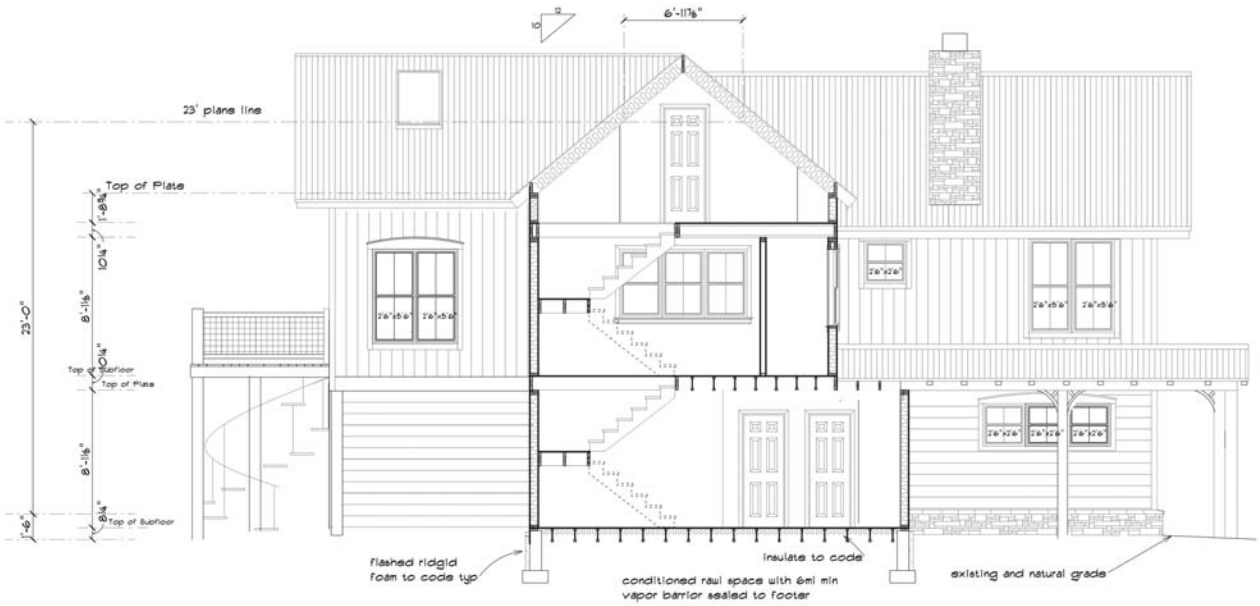
SHT. No:



PROJECT: 10 Butte Residence
OWNER: Faust Mountain Properties
DATE:

DESIGN: Greg Faust

Sht. No:



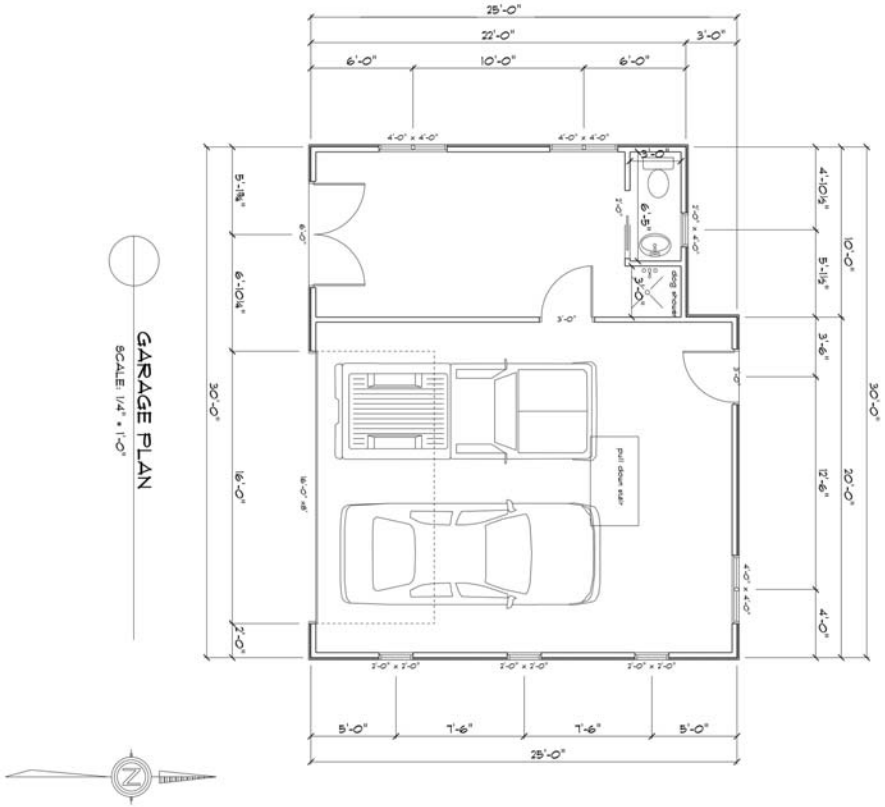
CROSS SECTION A

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

PROJECT: 10 Butte Residence
OWNER: Faust Mountain Properties
DATE: 1/4/18

DESIGN: Greg Faust

SHT. NO:



GARAGE PLAN

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

PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

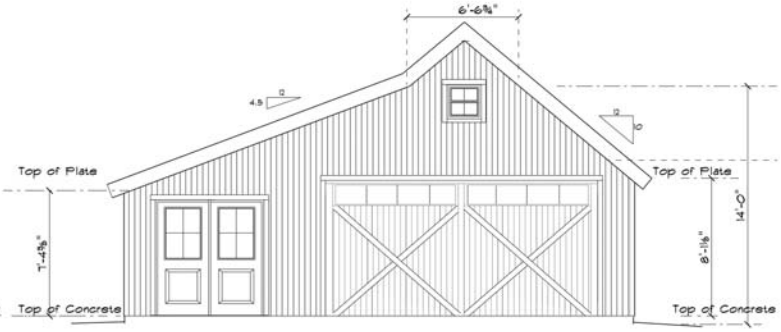
DATE:

DESIGN: Greg Faust

Sht. No:

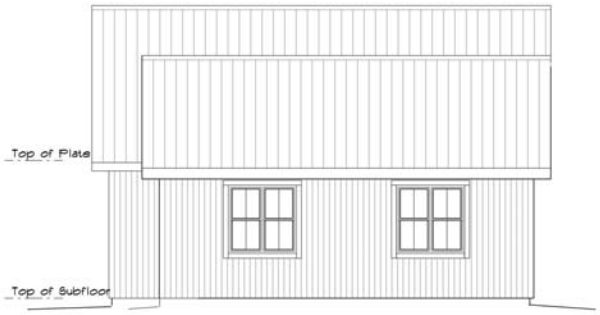
NORTH ELEVATION B

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



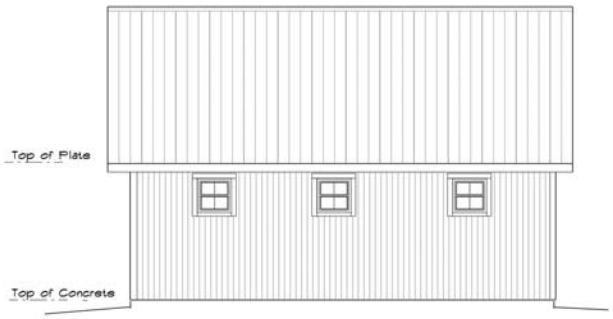
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

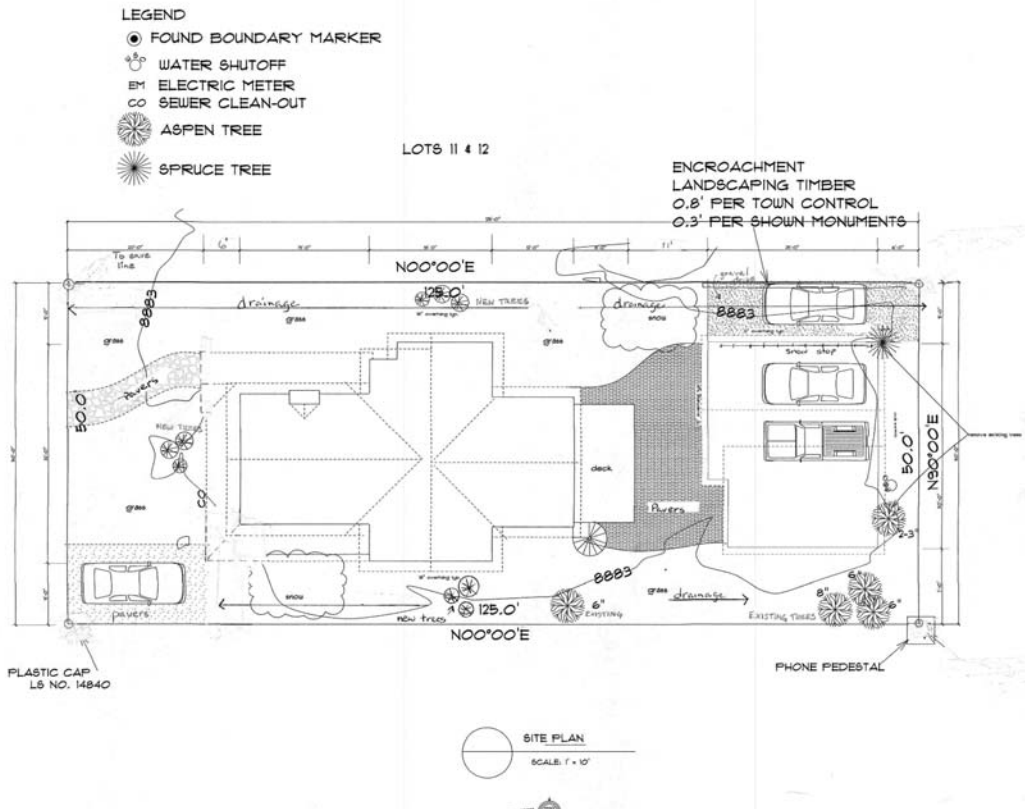
PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

SHT. NO:



PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. TAG wd soffits.
2. 2x4 wd corner and window trim.
3. 2x10 transition bds btwn all horizontal to vertical transitions.
4. random width 2x10 +/_ chinked siding at horizontal areas.
5. 8" rough wd board on board siding at all vertical areas
6. galvanized dull sheen roofing
7. 18" high stone masonry wainscot where shown
8. 6x8 distressed deck posts with metal " hog wire" btwn, metal top and bottom rails (powder coated)
9. all exterior woodwork to be natural stain
10. all exterior lights to be downshining
11. exterior recessed can lights @ all covered entry doors
12. accessory building siding to be galvanized tin with wood corner, window, and door trim

FAR

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Second floor	1155 SF
Front and rear entry 227SF x .5 =	114SF
Garage	760SF
Garage Credit	- 100 SF
TOTAL	3020.25SF

NORTH ELEVATION

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

DESIGN: Greg Faust

SHT. NO: 2

PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

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

DESIGN: Greg Faust

SHT. No: 3

PROJECT: 10 Butte Residence
OWNER: Faust Mountain Properties
DATE:

EAST ELEVATION

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

PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

SHT. NO: 4

WEST ELEVATION

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

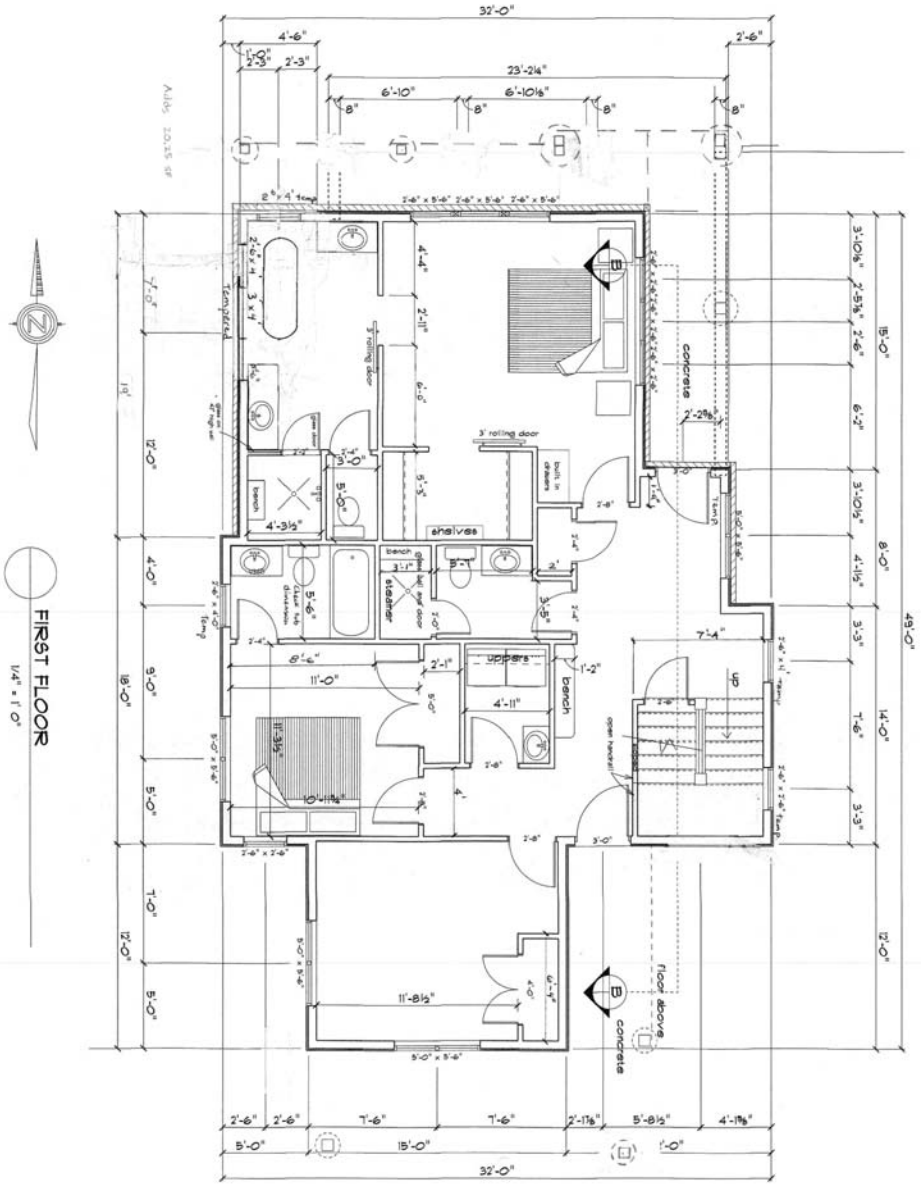
PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

Sht. No: 5



FIRST FLOOR

1/4" = 1' 0"

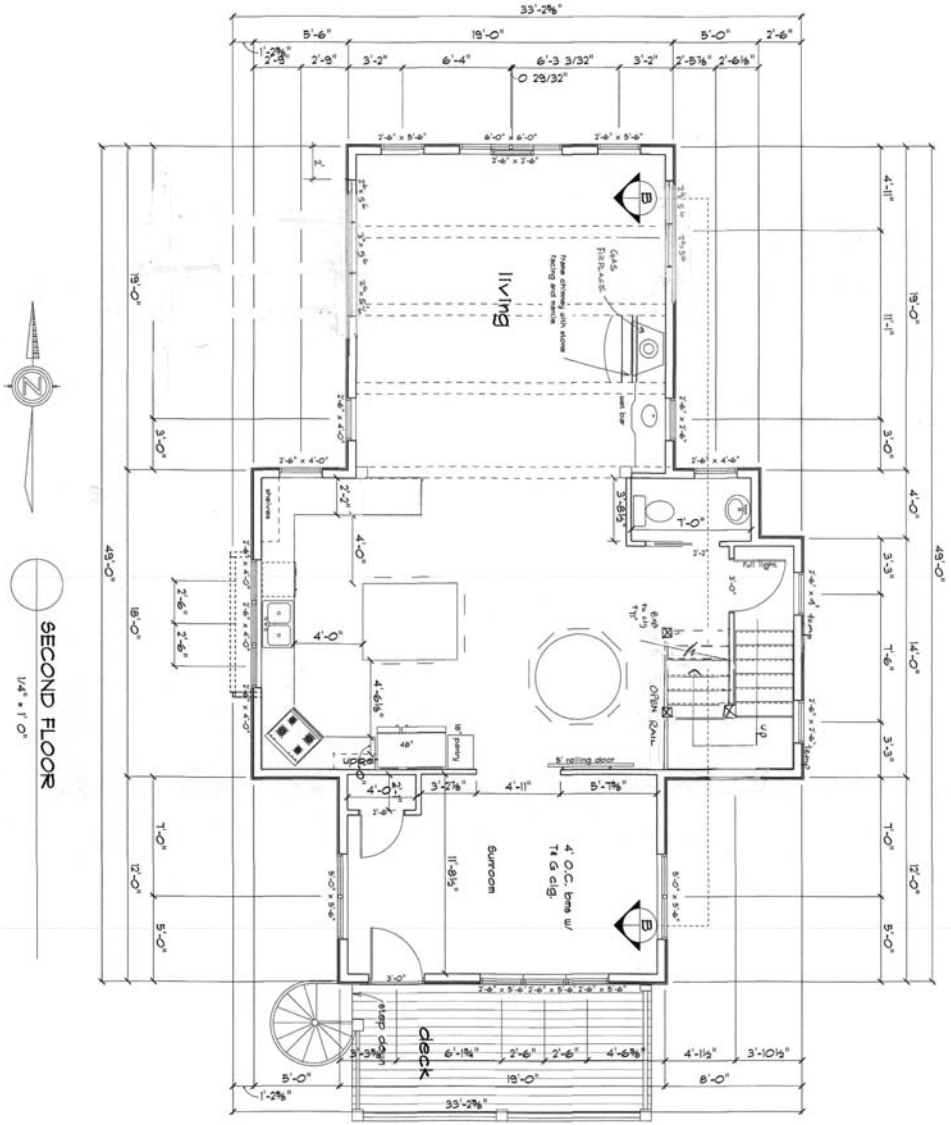
PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

Sht. No: 6



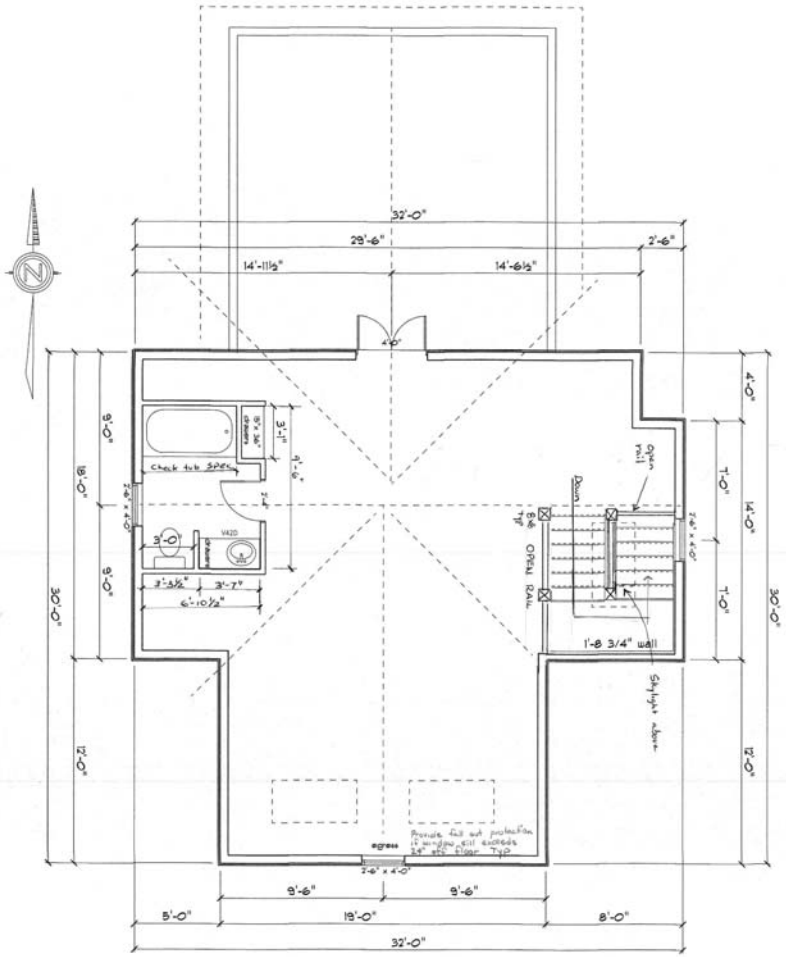
PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

Sht. No: 7



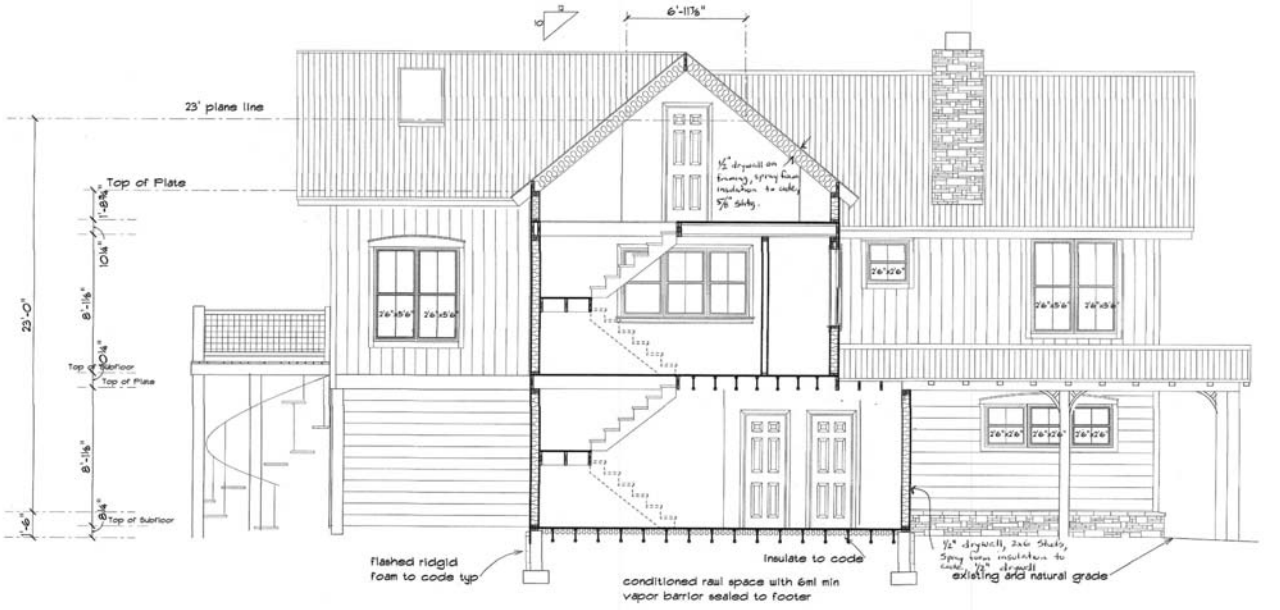
PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:

DESIGN: Greg Faust

Sht. No: 8



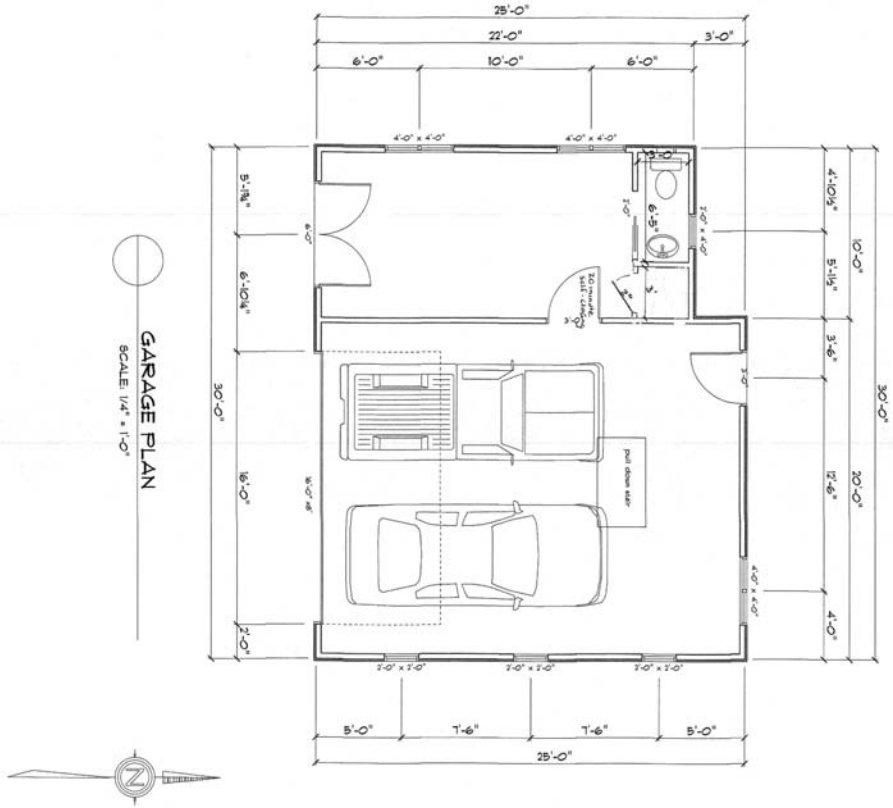
CROSS SECTION A

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

PROJECT: 10 Butte Residence
OWNER: Faust Mountain Properties
DATE: 1/4/18

DESIGN: Greg Faust

Sht. No: 9



GARAGE PLAN

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

PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

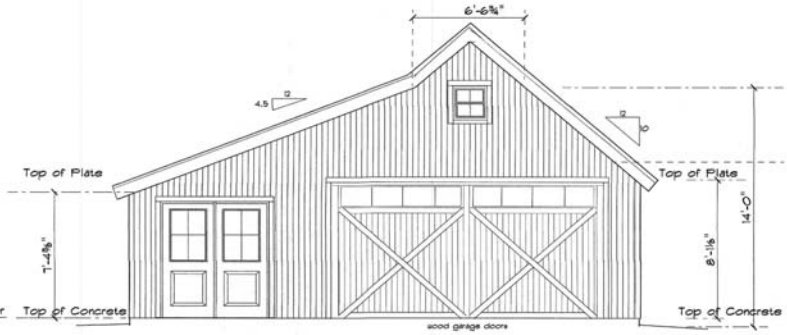
DATE:

DESIGN: Greg Faust

Sht. No: 10

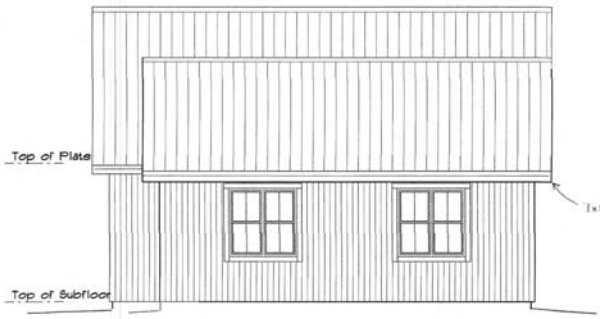
NORTH ELEVATION B

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



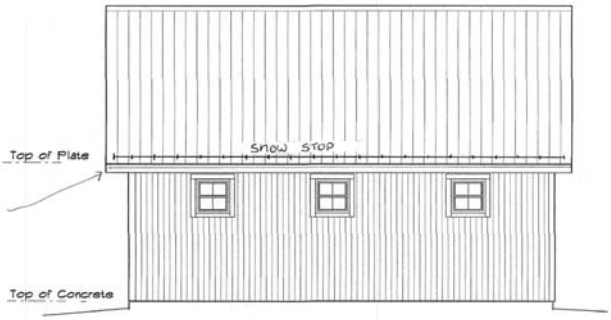
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

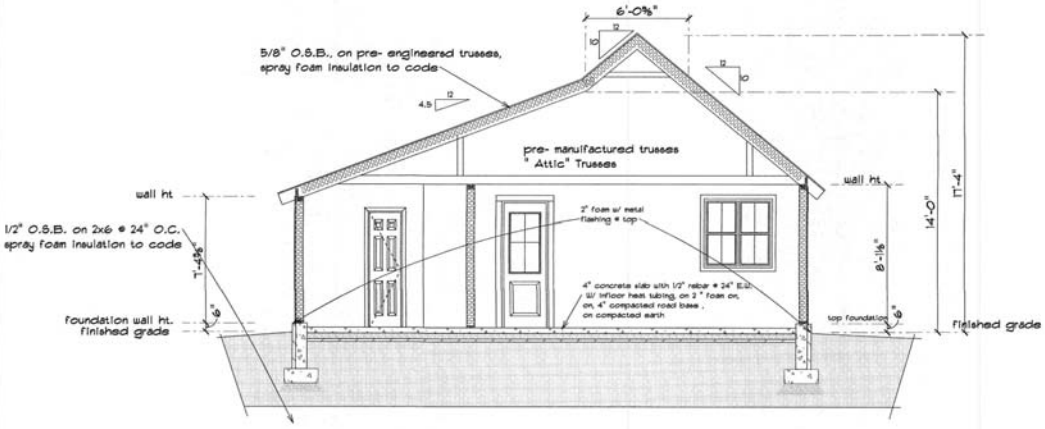
DESIGN: Greg Faust

SHT. No: 11

PROJECT: 10 Butte Residence

OWNER: Faust Mountain Properties

DATE:



Garage cross Section

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

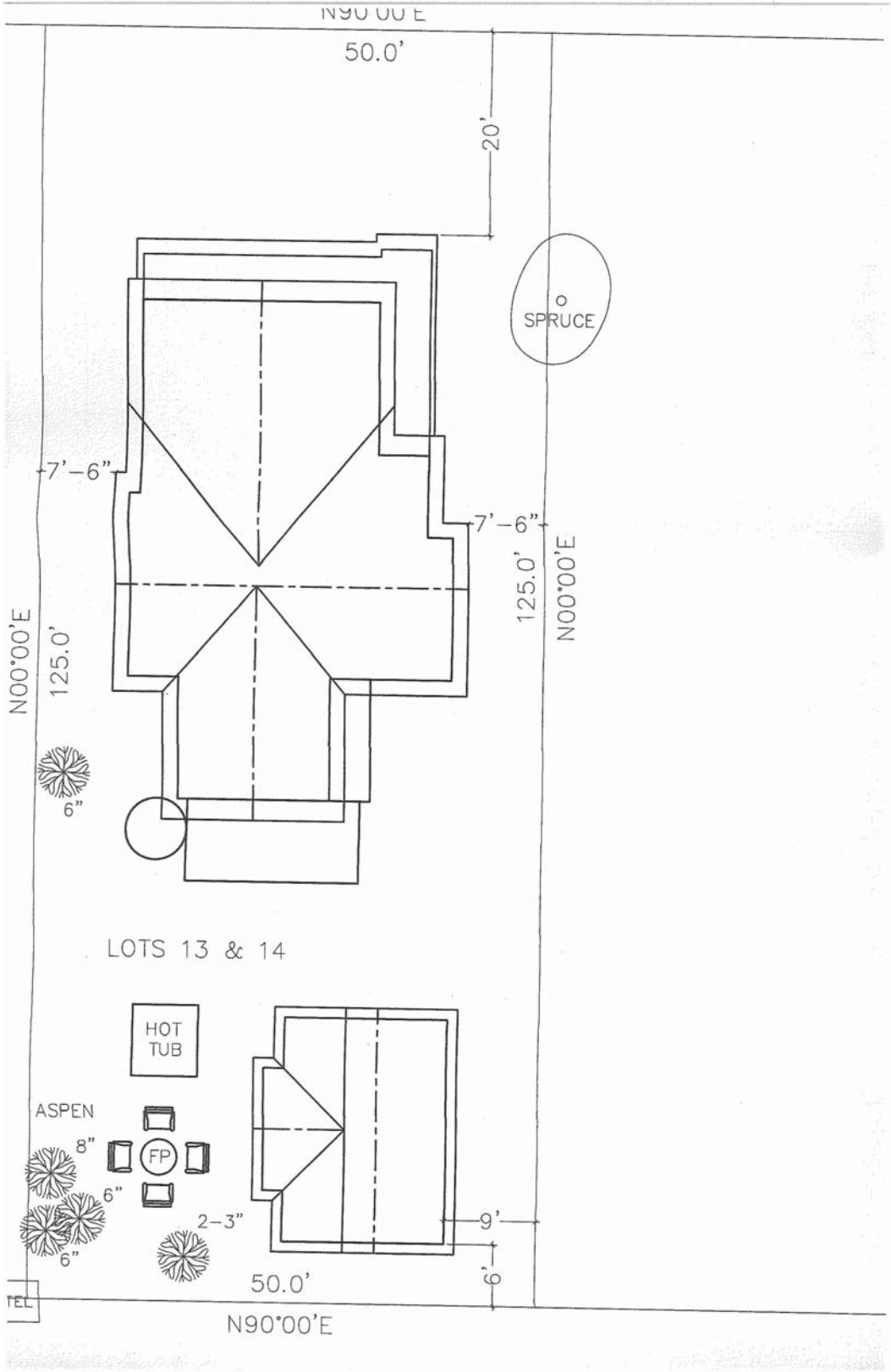
DESIGN: Greg Faust

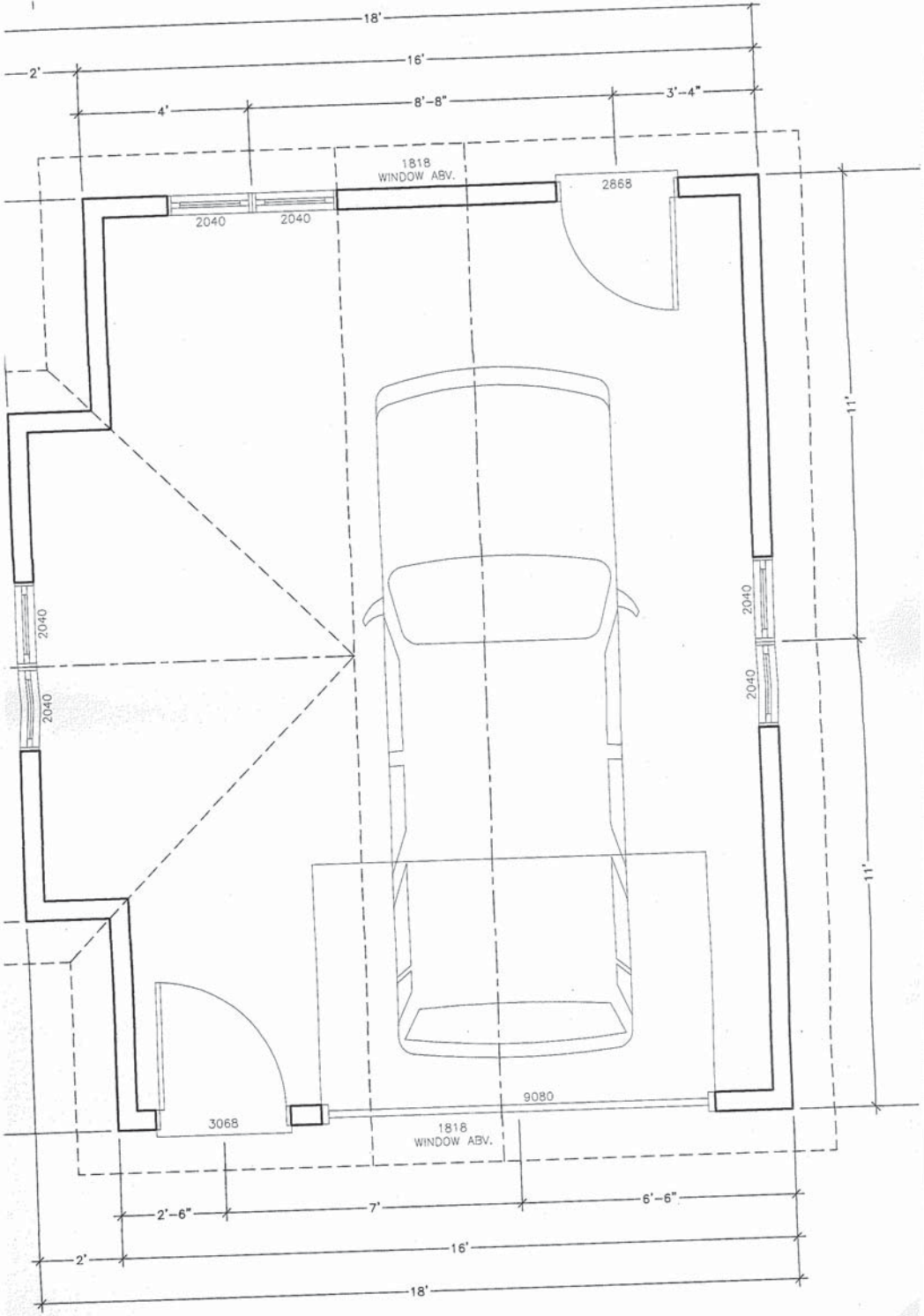
SHL No: 12

PROJECT: 10 Butte Residence

OWNER: Faust Mountain Prpoerties

DATE:

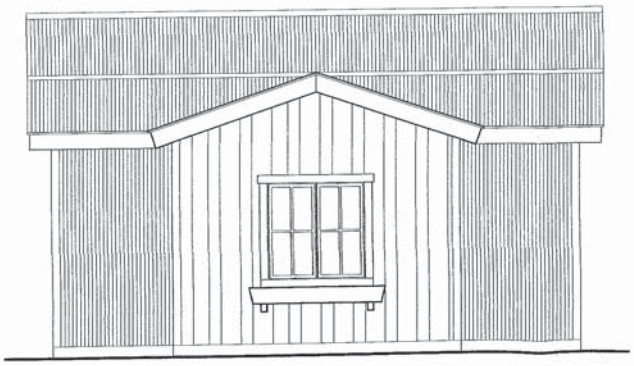

N90°00'E
50.0'
20'
SPRUCE
7'-6"
7'-6"
125.0'
N00°00'E
N00°00'E
125.0'
6"
LOTS 13 & 14
HOT TUB
ASPEN
8"
FP
6"
2-3"
6"
9'
6'
50.0'
TEL
N90°00'E



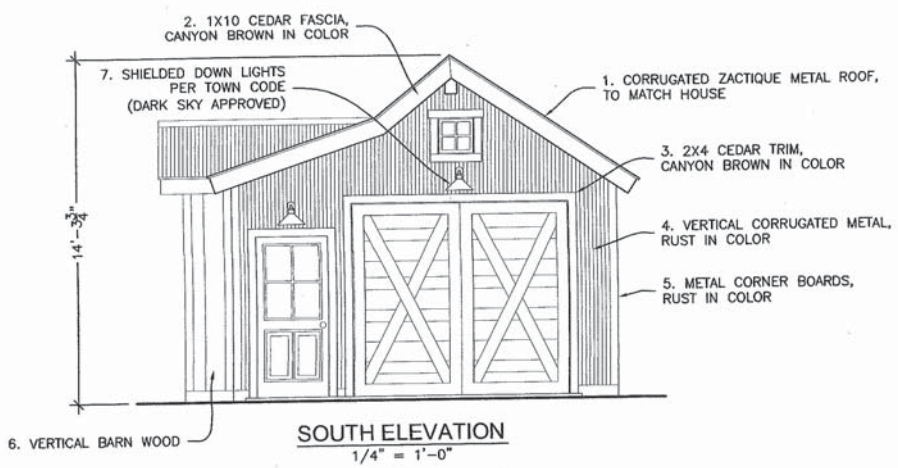
A GARAGE FLOOR PLAN - 376 SQ.FT.
1/2" = 1'-0"

AA
A2.1

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



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

EAST ELEVATION

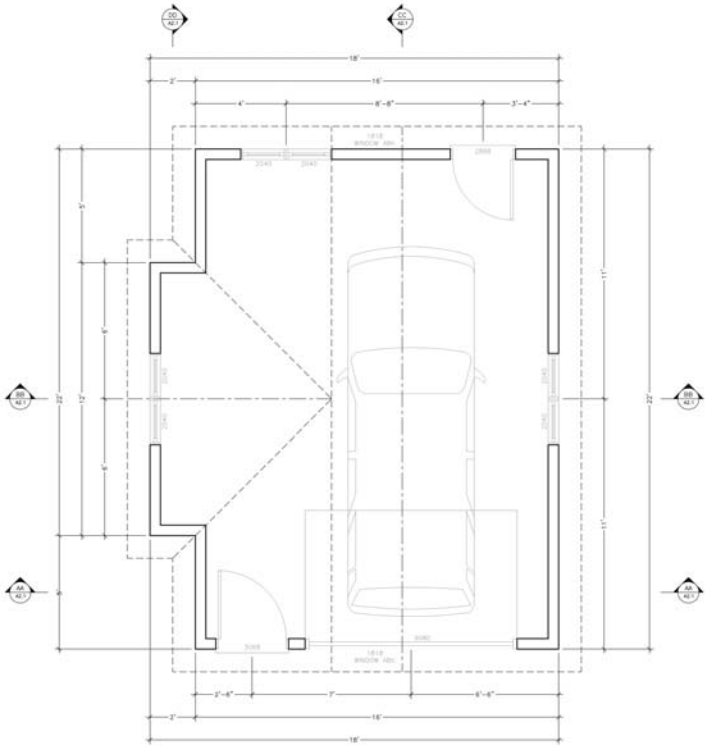
**CONTRACTOR ACKNOWLEDGES THAT THIS IS A BUILDER'S SET OF PLANS FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS ACCORDING TO LOCAL BUILDING CODE.

ISSUE DATES:

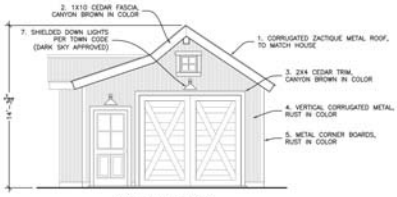
04-09-18 OWNER REVIEW
04-12-18 OWNER REVIEW

ELEVATION

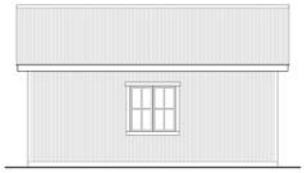
0



A GARAGE FLOOR PLAN - 376 SQ.FT.
1/8" = 1'-0"

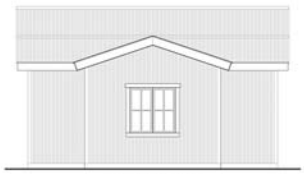


SOUTH ELEVATION
1/4" = 1'-0"



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

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



WEST ELEVATION
1/4" = 1'-0"

NOTES:

1. CONTRACTOR ACKNOWLEDGES THAT THIS IS A BLUEPRINT, NOT SEALED PLANS. THE ARCHITECT AND THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS NECESSARY TO MEET LOCAL BUILDING CODE.

ISSUE DATES:

09-11-18		ISSUED REVIEW
09-17-18		ISSUED REVIEW
10-15-18		ISSUED FOR PERMIT
11-15-18		DRW. MODIFICATIONS

FLOOR PLAN & ELEVATIONS

faust garage
10 BUTTERFLY AVENUE
CRESTED BUTTE, COLORADO

alpine dwelling.
PROJECT MANAGEMENT/GENERAL CONTRACTING

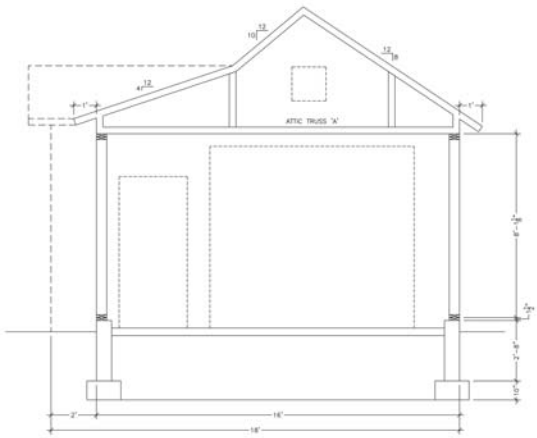
mail: P.O. BOX 1317
CRESTED BUTTE, CO. 81224
phone: 970.596.9000
fax: 970.596.9001

COPYRIGHT
ALPINE DWELLING INC. 2018

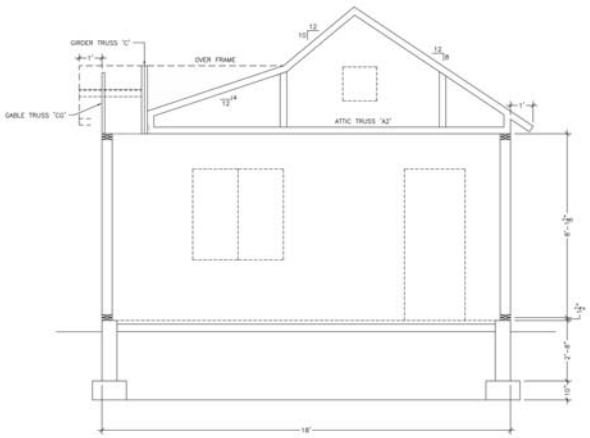
SCALE: AS NOTED

SHEET:

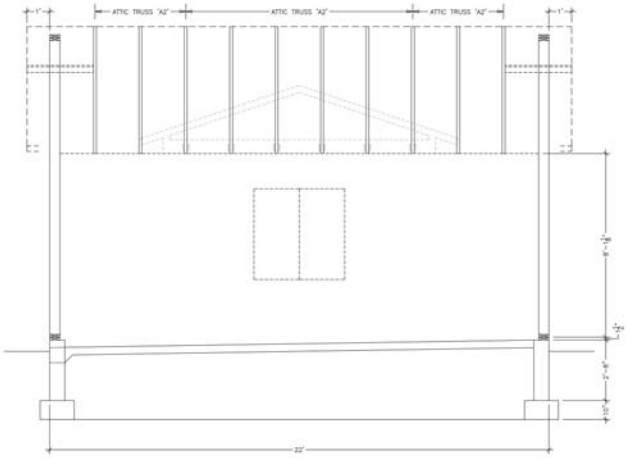
a1.1



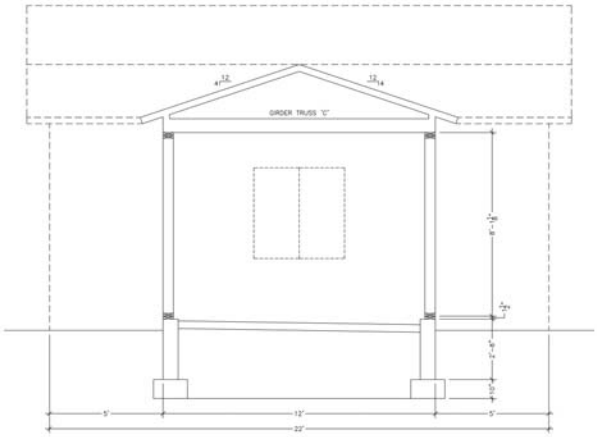
AA BUILDING SECTION



BB BUILDING SECTION



CC BUILDING SECTION



DD BUILDING SECTION

NOTES:

1) CONTRACTOR ACKNOWLEDGES THAT THIS IS A BLUEPRINT PLAN OR PLANS, NOT A CONSTRUCTION PLAN. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS REQUIRED BY LOCAL BUILDING CODE.

ISSUE DATES:

12-21-12		PERMIT REVIEW
01-11-13		PERMIT REVISIONS
02-25-13		PERMIT REVISIONS (#2)
03-11-13		CDPH MATERIAL

SECTIONS

faust garage
10 BELLEVUE AVENUE
CRESTED BUTTE, COLORADO

alpine dwelling.
PHOTO GRAPHICS ARCHITECTURAL DESIGN
970.596.7171 p
970.596.7172 f
alpine@alpinedwelling.com
www.alpinedwelling.com

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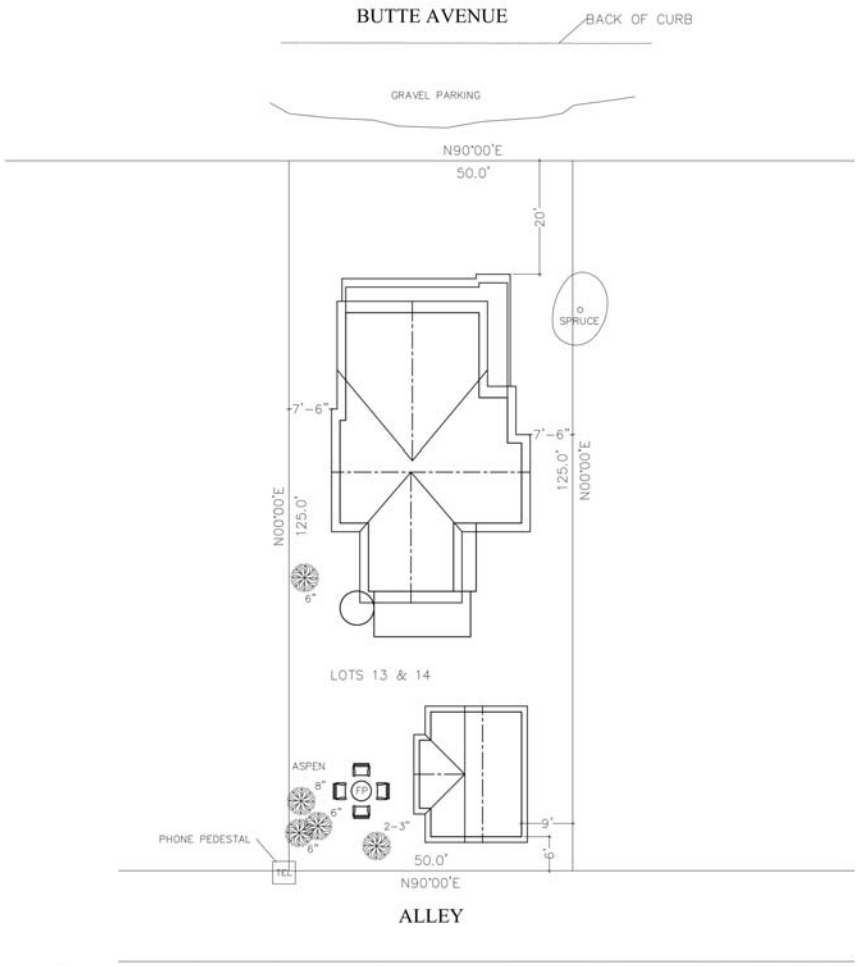
ALPINE DWELLING INC. 2010

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

SHEET:

a2.1



NOTES:

ACCEPTANCE:
ACKNOWLEDGES THAT THIS IS A BUILDER'S SET OF PLANS FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS ACCORDING TO LOCAL BUILDING CODE.

ISSUE DATES:

04-10-18	CHECK SECTION
03-12-18	FROM CLIENT SET
02-15-18	DRC APPROVAL

SITE PLAN

faust garage
10 BUTTE AVENUE
CRESTED BUTTE, COLORADO

alpine dwelling
POOL SERVICE ARCHITECTURAL DESIGN

COPYRIGHT
ALPINE DWELLING INC. 2018

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

SHEET:
c1.1

A. DESIGN LIVE LOADS:
1. Roofs--------------------------100 PSF
2. Floors-------------------------40 PSF
3. Garages-----------------------50 PSF
4. Decks-------------------------40 PSF
5. Basic Wind Speed--------90 MPH (3 Sec. Gust)
6. Seismic Zone---------------I

B. GENERAL CONDITIONS:
1. Notching or cutting of any structural member is prohibited unless detailed on the structural drawings.
2. All dimensions on the structural plans are to be checked against the architectural plans and any discrepancies shall be coordinated with the architect.
3. Any unauthorized modifications to the structural plans are at the risk of the person making the change.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. All structure shown on the drawings is to be permanent. The contractor shall provide all measures necessary to protect the structure during construction.
5. Any engineering design provided by others and submitted for review shall bear the seal and signature of an engineer registered in Colorado.
6. Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for the work to proceed.
7. All moisture protection and waterproofing shall be the responsibility of the architect/owner/builder. Drainage behind foundation walls and under slabs shall be in accordance with the soils report and is not provided by Colorado Structural Inc.

C. FOUNDATION DESIGN:
1. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 lbs. per square foot (dead load plus full live load), placed on the natural undisturbed soil, or compacted structural fill, below frost depth. The existing foundation is not the responsibility of Colorado Structural Inc.
2. A site specific soils report shall be obtained prior to construction.
3. Soils are presumed non-expansive, non-soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the structural engineer's assumed design loads. In absence of a soils investigation by a soils engineer, the owner shall assume responsibility of the design values used by the structural engineer.

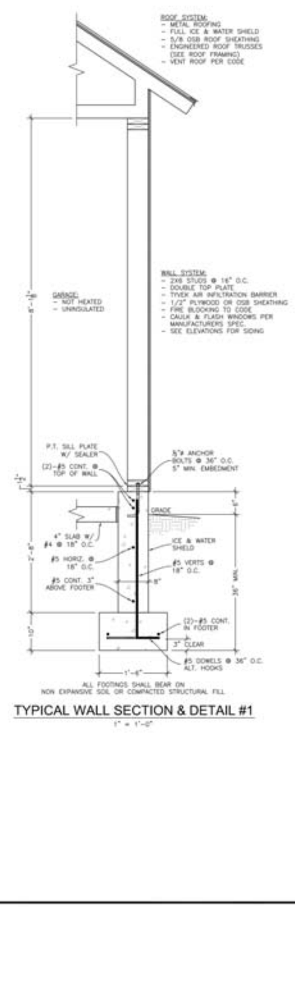
D. BACKFILLING:
1. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequately shored, and the 28 day compressive strength has been achieved.
2. Verify type of fill with Soils Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

E. REINFORCED CONCRETE:
1. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-99).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi.
3. Provide continuous shear keys at vertical cold joints and where shown on drawings.
4. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
5. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-79 and shall be minimum grade 60.
6. All slabs-on-ground shall be 4" thick and reinforced with 4"x4"-W2.9xW2.9 welded wire fabric or #4 @ 18" on center each way unless noted otherwise on the plans. Reinforcement to be placed in center of slab. Thicken all free slab edges to 8" x 8" with 2-#5 continuous (top and bottom). Provide construction/control joints in slabs-on-ground not to exceed 15' on center or as shown on the plans.
7. At splices in concrete, lap bars 36 diameters. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2)-#5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).
8. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318-99.
9. Control joints in slabs shall be sawn or cut in and spaced not to exceed 12'-0" o.c.

F. STRUCTURAL STEEL
1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Use welders meeting the requirements of the AWS Standard Qualification Procedure. Comply with AWS D1.1 Structural Welding Code.
2. All steel shall conform to ASTM A992 except tube columns which shall conform to ASTM A500 (Gr. B) latest edition and pipe shapes which shall conform to ASTM A53 (Gr. B).
3. Bolts shall conform to ASTM A325F. Anchor bolts shall conform to ASTM A307. Bolt size shall be 3/4"ø, unless noted otherwise. 4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All column base plates shall have 1" minimum grout to provide continuous bearing. Dry pack or grout shall be shrink resistant Embeco 153 or equivalent.
7.All anchor bolts shall be 3/4"ø with minimum of 7" embedment (unless noted otherwise).
8. Expansion bolts shall be "WEJ-IT", "RED HEAD", or approved wedge type, installed in accordance with the manufacturer?s requirements.
9. Location and coordination of anchor bolt placement shall be the responsibility of the steel fabricator/contractor.
10.Provide bolted / field welded connections for steel beams A minimum of four bolts shall be used for all connections.
11. All wood connector designations shown on the drawings are as manufactured by the Simpson Strong-Tie Company, Inc. (Simpson). Any substitutions with custom fabricated connectors shall conform to Simpson specifications including plate thicknesses; welds; bearing areas; and size, number and location of nail/bolt holes
12. All connection designations on the drawings that are followed by "CFS" (Custom Fabricated Saddle) are to be designed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.

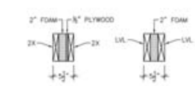
G. STRUCTURAL WOOD FRAMING:
1. Except where noted otherwise, all 2" lumber shall be Hem-Fir S4S No. 2 and better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1 or better. Glu-Laminated beams shall be 24F-V4 rated. Logs have been designed using the values for Engelmann Spruce.
2. Trussed rafters, or manufactured joists, shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the I.R.C., and all of these members shall be installed per the manufactures requirements.
5. Unless otherwise noted, all steel connectors are manufactured by Simpson Strong-Tie trusses, any connectors by other manufacturers will be deemed equivalent if their rated capacity is at least equal to that of the connector specified. Follow all of the manufacturers recommendations for installation.
6. Beams, columns and other members labeled "LVL" (laminated Veneer Lumber) are to have a bending capacity of 2600psi min. and a minimum elastic modulus of 1.9E6 psi.
7. Floor sheathing shall be 3/4" thick, APA Sturd-I-Floor, APA rated at 24" o.c., tongue and groove, Exposure 1. Glue and nail panels to all supports.
8. Roof sheathing shall be 5/8" thick sheathing, APA rated 40/20, Exposure 1.
9. Wall sheathing shall be APA Rated for structural use 15/32" thick sheathing attached at panel edges with 8D nails @ 4" o.c. and 8D nails @ 12" o.c. at intermediate supports.
10. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.
11. Interior load-bearing walls are 2 x 6 studs at 16" o.c. unless otherwise noted.
12. All exterior walls are 2 x 6 studs @ 16" o.c. to a maximum height of 12'-6". Frame walls taller than 13'-0" with (2)-2x6 @ 24" o.c. up to 15'-0" tall walls.
13. Provide 2 - 2 x 8 headers over all door and window openings unless otherwise noted.
14. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (2) 2x4 or (1)-2x6 is required.
15. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided.
16. Provide wind/seismic anchor at supports for all trusses and rafters.
17. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Nailing Schedule" of the I.R.C., 2015 edition. 2 x 6 studs shall have 3-16d nails, each end.
18. Glue and nail floor sheathing to floor joists with adhesive conforming to manufacturer's specifications.
19. Bolts connecting wood framing shall be ASTM A307.
20. Fasteners thru ACQ treated material shall be either double dipped galvanized, stainless steel, or other corrosion-resistant metal designed for contact with ACQ.

J. ABBREVIATIONS:
LVL- 1.9E Laminated Veneer Lumber beam/header.
TSL- 1.3E TimberStrand LSL column/header
TJI- Engineered joist from Trus Joist MacMillan
PAF- powder actuated fastener
CFS-Custom Fabricated Saddle



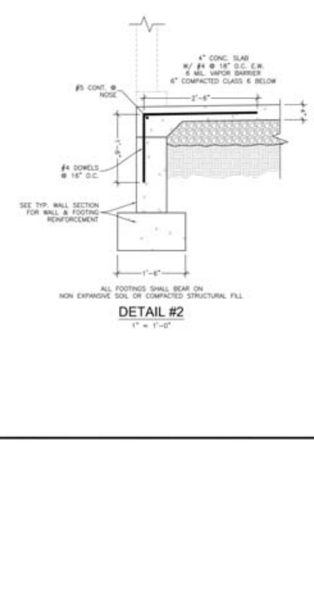
TYPICAL WALL SECTION & DETAIL #1

1" = 1'-0"



TYPICAL HEADERS

1" = 1'-0"



DETAIL #2

1" = 1'-0"

NOTES:
**CONTRACTOR ACKNOWLEDGES THAT THIS IS A BUILDER'S SET OF PLANS FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS ACCORDING TO LOCAL BUILDING CODE.

COLORADO STRUCTURAL, INC.
P.O. BOX 2544
CRESTED BUTTE, COLORADO 81224
TEL: (970)349-5602

ISSUE DATES:

DETAILS & NOTES

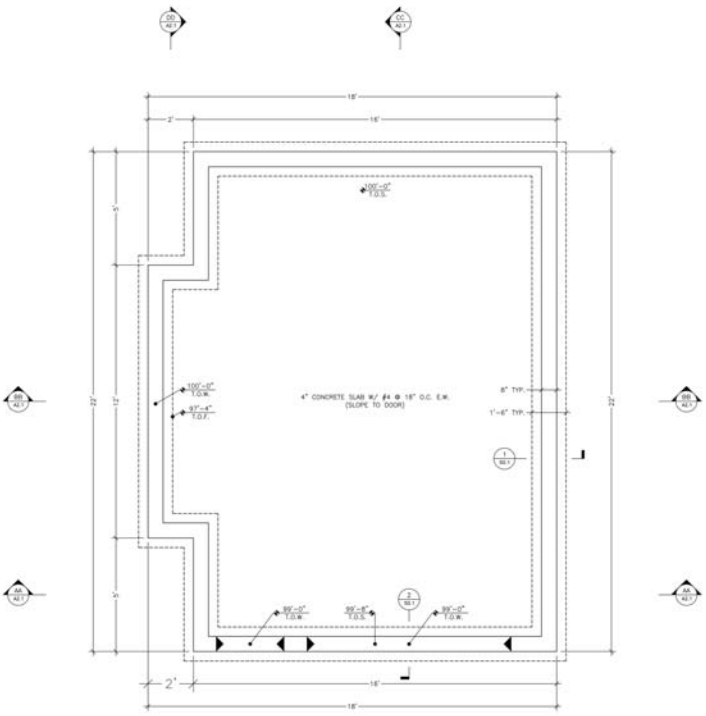
faust garage
10 BUTTE AVENUE
CRESTED BUTTE, COLORADO

alpine dwelling
FULL SERVICE ARCHITECTURAL DESIGN

COPYRIGHT ALPINE DWELLING INC. 2018

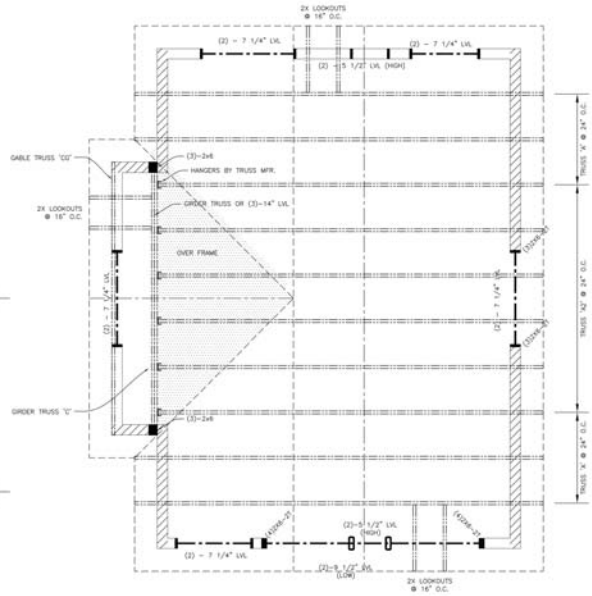
SCALE: AS NOTED

SHEET: s0.1



B FOUNDATION PLAN

FOR ANY CHANGES OR SUBSTITUTIONS PLEASE CONTACT ENGINEER



C ROOF FRAMING PLAN

ALL TRIMMERS TO BE 1-2X6 UNLESS NOTED OTHERWISE

ALL TRUSSES SHALL BE INSTALLED & BLOCKED PER MFR. REC. & HAVE SIMPSON HURRICANE TIES H2.5A MIN. @ BOTH ENDS

FOR ANY CHANGES OR SUBSTITUTIONS PLEASE CONTACT ENGINEER

NOTES:

1) CONTRACTOR ACKNOWLEDGES THAT THIS IS A PLACEMENT PLAN OF PLANS AND ENGINEERED DETAILS ONLY. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS ACCORDING TO LOCAL BUILDING CODE.

STRUCTURAL LEGEND

- LOAD BEARING WALL
- BEAM OR HEADER
- JOIST OR RAFTER
- POINT LOAD
- POINT LOAD FROM ABOVE
- STRUCTURAL HANGER
- WALL ELEVATION CHANGE

T.O.W. TOP OF WALL
T.O.F. TOP OF FOOTING
T.O.C. TOP OF COLUMN

COLORADO STRUCTURAL, INC.
P.O. BOX 2344
CRESTED BUTTE, COLORADO 81224
TEL: (970)349-5602

ISSUE DATES:

12-21-18	PERMIT REVIEW
01-04-19	PERMIT REVISIONS
03-15-19	PERMIT REVISIONS (BP)
04-12-19	CDPH APPROVAL

FOUNDATION & ROOF FRAMING PLANS

faust garage
10 BELLEVUE AVENUE
CRESTED BUTTE, COLORADO

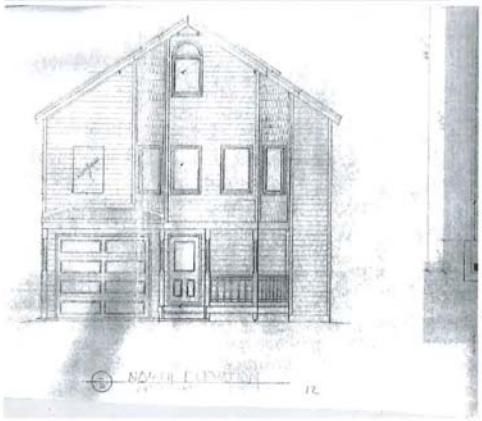
alpine dwelling.

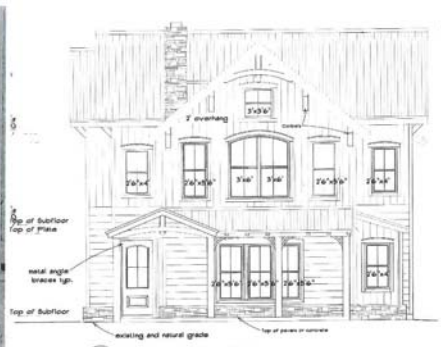
COPYRIGHT
ALPINE DWELLING INC. 2019

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

SHEET:

s1.0





JAN 2018
RECEIVED
Building Department

To:	DRC and BOZAR
From:	Molly Minneman
Subject:	April 11, 2016 DRC
Project:	Faust Mountain Properties: Construct a single family residence and accessory dwelling to be located at 709 Belleview Avenue, Block 63, Lots 21-22; also to be known as Tract 1 Belleview Renaissance Minor Subdivision, in the R1 zone. **Approval of the minor subdivision of Lots 21-24, Block 63 is required.** **Demolition of the existing residence and accessory building is required.** **Architectural approval is required.** **A conditional use permit for an accessory dwelling is required.**
DRC:	Roxana Alvarez-Marti and Crockett Farnell (sitting in for David Russell)

Jim Faust submitted an application to demolish the existing residence, subiivide the 4-lot parcel into two 2-lot parcels and construct a residence and accessory dwelling/garage to be located on Tract 1, Belleview Renaissance minor subdivision at 709 Belleview Avenue.

The demolition of the residence was addressed in the subdivision discussion. It was constructed in 1977 and is non-historic. The Board will have to determine whether the demolition and redevelopment proposal is consistent with the intents of the R1 zone.

The 2 ½ story residence will be 28'8 ¾" tall with FAR of .361 (2,258.06 sf.). Proposed cladding is random with 2" horizontal boards, chinking on the first floor, and 8" rough board and baton on the upper floors, and 24 gauge Zactique roofing. The four bedroom residence will require two parking spaces.

The accessory dwelling will provide two-parking spaces on the first floor and one bedroom residential unit on the second. The 860 sf building will be 23' 11 5/8" tall. Proposed cladding is rusted corrugated steel with wood window trim and a fascia accents. One parking space is required for the unit.

Site Plan:

- Topography and drainage: Topographical information from the depict 2'variation in grading over the site; the grade at the residence being the low point. Drainage appear to be towards the street.
- Parking: Three parking spaces are required; two spaces are shown in the front yard, two in the garage, with a 5th in the NE yard.
    - Front yard parking is consistent on the 700 block of Belleview. Consult GL 4.26
- Snow storage areas are shown on the site.
- Setbacks-
    - Primary:
        - Front yard: 20'.
        - East side yard: 8'6"
        - West side yard: 8'6
        - Distance between buildings – 20'
    - Accessory:
        - Rear yard: 5' from the eave and 6' from the garage door.
            - Generally the Board requests deeper setback from the garage doors to ensure adequate turning radius. Consult GL 4.26 (c).
        - East side yard: 13'
        - West side yard: 9'
- Landscaping: The plan depicts walkways, ground covering, patio areas and tree coverage.
    - *Talk about existing and new trees. Some existing may need to be removed.*
    - Ground cover includes grass and concrete behind the garage.

- Lighting: Recessed lighting under porch roofs anticipated. Other fixtures should be shown and comply with lighting ordinance.
- Utility: telephone and electric noted in the alley. Generally, a 5'x5' easement on the property is encouraged to minimize negative impacts on the alley way.
- Fencing – none shown.

Architectural review:
Context: the buildings within the 700 block of Belleview were constructed between the years of 1977 – 2004. Nine buildings were in the 70's; two in the 80's; two in the '90's; one in 04; and 2011. Buildings represent mid-timer Crested Butte styles of varying levels of contemporary and traditional forms. The building uses are mostly single family, with several duplex (condo/ townhouse) and one 4-plex. Parking for homes are generally access from the street; the use of alley's began to occur with regularity in the mid- to late 90's.

Mass, scale, form: The overall form appear additional with the T footprint. The design incorporates clean and simple roof lines relational with historic forms. The overall scale appear relational with massing of other homes on the block. The front gable module appear effective in subordinating the main ridge, and together with the front porch design, reduce the apparent mass of the building. Use GL 429-4.31 in your review.

Roof forms: Symmetrical, gable roof is consistent with the intent of historic and GL 4.37. The scale appear proportional with traditional per GL 4.40. Roof pitches appear consistent with traditional and of new construction. Guidelines to refer include 4.37, 4.41-41.

Porch features: The front entry porch conveys presence on the façade, large enough for functionality rather than decorative. The rear porch roof is simple in form and style. Consult GL 4.45-46.

The rear deck spans the rear elevation module, and proportional with the building. Spiral stair is generally tucked in behind the building as is desired for aesthetic appearance.

Windows: Double hung, divided lights appear consistent with the intents of GI 4.49-50. Fenestration patterns appear relational with historic per GL 4.53. First and second story windows stack in symmetry. All casement egress windows appear as double hung.

Materials: Plank in chink is proposed for the first floor. Planks to be 2' depth and random width. Upper floors clad with vertical 8" board with 2" batons. White Trim details noted as 2x4, with crown header detail at the windows. Fascia 1x10, and 1x4: in white and chestnut bronze respectively. Front porch posts to be 8x8"distressted posts. Deck posts are noted as 8x8" with powder coated wire mesh in 4x4" squares. The block has a variety of siding materials that include painted and natural wood. None are actual plank and chink. Consult GL 4.71, 4.75-76.

The block has a variety of siding and color variations. Some wood log, but none with plank and chink.

Accessory building: The building is a simple rectangle form with gable dormers at the north and south to provide head room for the living area. Refer to GI 4, 82. Proportions of the height to width ratio appear consistent with traditional forms.

Dormer styles are addressed in GI 4.42-43 and describe the desired scale and placement of dormers in relation to the roof plane. They are planer with the wall rather than tucked in the roof plane as encouraged in 4.43 (b). The idea is to minimize their dominance on the roof plane and

not exceed 30% coverage as measured on the 2-dimintional drawing. They are just under 30%. The Board can discuss whether the scale and or placement is consistent with the intents of the dormer guidelines and the design and style of accessory structures per 4.82.

An exterior stair is proposed. The Board prefers interior that mimic historic styles. Exterior that are screened by the structure or landscaping from primary street views are provided in GL 4.82 (i).

Materials are rusty metal with wood trim accents for windows and fascia. Metal has been supported for buildings, but generally the increased height of dwellings appear excessive.

DRC

1. **Make a recommendation to the BOZAR regarding the demolition of the building.**
2. **Review the plans and material list.**
3. **Make a recommendation to the BOZAR regarding the conditional use permit for an accessory dwelling in the R1 zone.**
4. **Discuss the architectural appropriateness of the primary and accessory structures that include the retention of mature trees, utility pedestals, lighting and accessory dormer features, and make a recommendation to the BOZAR regarding architectural appropriateness.**

Faust: 711 Belleview Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 100 Feet

N
W E
S

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME FAUST Builders LLC

LEGAL Lot 21 + 22 BLK 63 ZONE

ADDRESS 705 House | + 707 Bellview AVE Accessory

TYPE OF STRUCTURE

✓ Single Family ___Accessory Building ___Commercial

___Multi Family ___Addition ___Historic Rehab

✓ Accessory dwelling ___Other

ROOFING TYPE

___Shake Shingle ___Pro Panel style ✓ Galvanized, Corrugated Metal 24ga Zactique

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
✓	Horizontal	Random width	8, 10, 12" w/ chinking	Natural color
✓	Vertical	8" Rough Sawn	Natural color w/ 2" Batten	Board + Batt
	Other			
	Stucco			
✓	Trim	2x4 window, door trim	white	

✓ Fascia 1x10 + 1x4 frieze board white chestnut bronze ~~white~~

✓ Corner Boards 2x4 corner board white

DOORS

	MATERIAL	*STYLE*	*FINISH*
✓ Primary door	wood 1/2 light		painted
Secondary door			

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___ Casement	✓ Simulated, divided lite	___ Wood	✓ Low E
✓ Casement, egress	___ True, divided lite (historic)	✓ Aluminum clad, wood	___ Heat mirror
✓ Double hung	___ Decorative mullions	___ Vinyl clad, wood	___ Tempered
___ Awning	___ Other _____	___ Other _____	___ Standard
___ Fixed			___ Other _____
___ Slide-by			

Describe locations if a mix is used All DH except csmt for egress ~~white~~ w/ white trim w/ chestnut bronze crown molding chestnut bronze

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

deck post wood 8x8 natural w/ 4x4 powdercoated mesh inbetween

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 2/29/16

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME FAUST Builders LLC

LEGAL Lot 21 + 22 BLK 63 ZONE

ADDRESS 707 Bellevue

TYPE OF STRUCTURE

___Accessory Building, heated and/or plumbed ___Accessory Building, cold

✓ Accessory Dwelling ___Addition ___Historic Rehab

___Other

ROOFING TYPE

___Shake Shingle ___Pro Panel style ___Galvanized, Corrugated Metal 24 ga Zactigar

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
___Horizontal				
✓ Vertical	Corrugated	rusty	steel	
___Other				
___Stucco				
✓ Trim	2x4 Natural			

✓ Fascia 1x10 + 1x4 natural stain

Corner Boards

DOORS

	MATERIAL	*STYLE*	*FINISH*
✓ Primary door	1/2 light wood	natural	
Secondary door			

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	___Simulated, divided lite	___Wood	___Low E
___Casement, egress	___True, divided lite (historic)	___Aluminum clad, wood	___Heat mirror
___Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other _____	___Other _____	___Standard
___Fixed			___Other _____
___Slide-by			

Describe locations if a mix is used Chestnut Bronze (dark brown) w/ 2x trim natural

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7/29/16

INFORMATION SHEET
BLOCK 63, Lots 21-22
Address: 705/707 Belleview Avenue
Proponent – Faust Mountain Properties LLC

Project: To construct a single family residence and accessory dwelling in the R1 zone.

Review for March 14, 2016 DRC:

1) Architectural approval is required.
2) A conditional use permit for an accessory dwelling in the R1 zone is required.

Zoning Requirements for the R1 District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'/5'	20'	6'6"
West Side	7'6"-11'6"	8'9"	13'
East Side	7'6"-11'6"	8'9"	9'

FAR		**Proposed**
Permitted	0.3 (matter of right)	**(2258.06/6250) 0.361**
	(up to) 0.4 (no larger than 2800 square feet)	
Max – all buildings	0.5(no larger than 3800 square feet)	**(3118.06/6250) 0.499**

R1 Zone F.A.R.

1) 711 Belleview – Studier (now Faust) .38/ .46 (2420/ 2898)
2) 706 Belleview – Frates .24(1772)
3) 710 Belleview – Clark .428(2675 – built 1978)
4) 714 Belleview – Alexander .36(2552)

		Primary – Proposed	**Accessory - Proposed**
Building Height	28'/20'	28'9"	24'
Building Width	35'	29'6"	20'
Max Lot Area	9375	6250	
Parking		3 spaces provided	

Neighborhood Heights

1) 711 Belleview – Studier (now Faust) 29'10"/17'3"
2) 706 Belleview – Frates 27'6"
3) 710 Belleview – Clark 29'
4) 714 Belleview – Alexander 29'9"

Neighborhood Width

1) 711 Belleview – Studier (now Faust) 35'/27'
2) 706 Belleview – Frates 25'
3) 710 Belleview – Clark 32'
4) 714 Belleview – Alexander 32'

To:	BOZAR
From:	Molly Minneman
Subject:	April 26, 2016 BOZAR
Project:	Faust Mountain Properties: Construct a single family residence and accessory dwelling to be located at 709 Belleview Avenue, Block 63, and Lots 21-22; also to be known as Tract 1 Belleview Renaissance Subdivision, in the R1 zone. **-Architectural approval of the redevelopment plan is required.** **-A conditional use permit for an accessory dwelling is required.** **- Approval is contingent upon approval of minor subdivision and demolition**
DRC:	Roxana Alvarez-Marti and Crockett Farnell

Greg Faust met with DRC on April 11 for the review of an application to construct a single family residence and accessory dwelling to be located on lots 21-22, Block 63; also to be known as 709 Belleview Avenue, Tract 1, Belleview Renaissance Subdivision, pending approval.

The 2 ½ story residence will be 28'8 ¾" tall with FAR of .361 (2,258.06 sf.). Proposed cladding is random with 2 x 10" horizontal boards, chinking on the first floor, and 8" rough board and baton on the upper floors, and 24 gauge Zactique roofing. The four bedroom residence will require two parking spaces.

The accessory dwelling will provide two-parking spaces on the first floor and one bedroom residential unit on the second. The 860 sf building will be 23' 11 5/8" tall. Proposed cladding is rusted corrugated steel with wood window trim and a fascia accents. One parking space is required for the unit.

Site Plan:

- Topography and drainage: Topographical information from the depict 2'variation in grading over the site; the grade at the residence being the low point. Drainage was discussed and notations are provided towards the street and alley, on the revised site plan.
- Parking: Three parking spaces are required; two spoces are shown in the front yard, two in the garage, with a 5th in the NE yard (none in the NW yard).
  - Frant yard parking is consistent on the 700 block of Belleview. Consult GL 4.26.
- Snow storage areas are shown on the site.
- Setbacks-
  - Primary:
    - Front yard: 20'.
    - East side yard: 8'9"
    - West side yard: 8'9"
    - Distance between buildings – 19'
  - Accessory:
    - Rear yard: ~~5'~~ 6' from the eave and ~~6'~~ 7' from the garage door.
      - The DRC advised increasing setback to at least 7' ensure adequate turning radius. Consult GL 4.26 (c).
    - East side yard: 13' to porch; 15'6" to eave
    - West side yard: 9'
- Landscaping: The plan depicts walkways, ground covering, patio areas and tree coverage.
  - *The parcel has numerous trees. Existing to be retained are noted on the plan. The DRC requested notations of trees to be removed (subdivision planat the meeting.*
  - Ground cover includes grass and concrete behind the garage.
- Lighting: Recessed lighting under porch roofs anticipated. Other fixtures should be shown and comply with lighting ordinance.
- Utility: telephone and electric noted in the alley. Generally, a 5'x5' easement on the property is encouraged to minimize negative impacts on the alley way.
- Fencing – none shown.

Architectural review:

Context: The DRC discussed the design of the building and commented about the similarity with others in Town. New to the 700 block of Belleview, they could support per GL 4.22 relating to excessive similarity.

Site planning: 4.24 – 4.28, 2.32-33. The plan appear consistent with guidelines 4.24 and 4.28 relating to orientation and setbacks. Landscape plan is well developed and mature trees that will be retained are noted. The accessory placement in the rear yard, as encouraged in GL 2.27. Parking area in the front yard, similar with other homes. The rear is sufficient for the accessory, and garage is available for parking or recreation equipment.

Mass, scale, form: The overall form appear relational with the T footprints in new zones, although similar with most new construction. Generally supported by the DRC and commenting Board members, the overall scale appear relational with massing of other homes on the block. The front gable module appear effective in subordinating the main ridge, and together with the front porch design, reduce the apparent mass of the building. Use GL 429-4.31 in your review.

Roof forms: Symmetrical, gable roof forms were supported and appear is consistent with the intent of historic and GL 4.37. The scale appear proportional with traditional per GL 4.40. Roof pitches appear consistent with traditional and of new construction. Guidelines for reference include 4.37, 4.41-41.

Porch features: The front entry porch was supported in conveying a presence on the façade, large enough for functionality rather than decorative. The rear porch roof is simple in form and style. Consult GL 4.45-46.

The rear deck was supported in scale and orientation meeting the intents of GL 4.48. Spiral stair that slightly exceed the building width was supported provided landscaping is added to mask them. The revised site plan notes existing trees (relocated) in the east yard.

Windows: Double hung, divided lights were supported by the DRC and appear consistent with the intents of Gl 4.49-50. Fenestration patterns appear relational with historic per GL 4.53. First and second story windows stack in symmetry. Egress units should be noted.

Materials: The DRC discussed the plank in chink material of the first floor with vertical 8" board with 2" batons on the upper floors. The block has a variety of siding materials that include painted and natural wood. None are actual plank and chink. They encourage Board comment.

White trim details noted as 2x4, with crown header detail at the windows. Fascia 1x10, and 1x4: in white and chestnut bronze respectively. Front porch posts to be 8x8"distressted posts. Deck posts are noted as 8x8" with powder coated wire mesh in 4x4" squares. Consult GL 4.71, 4.75-76.

Chimney: Faust noted a chimney is added to the North elevation. Consult GL 4.66 in regards to materials and placement

Accessory building: The overall form and scale of the building was generally supported. They reviewed the dormer styles in relation to GL 4.42-43 that address the desired scale and placements in relation to the roof plane; and that they should be tucked in the roof plane as encouraged in 4.43 (b). The DRC discussed the issue at length, and did not see that the guidelines were satisfied, and questioned whether simplicity of style was achieved. The issue was referred the matter to the full Board.

The revised plan depict two options for the south; one with the windows raised and continuous roof below, and the second option as originally presented. The north dormer is un-changed. Jimmy Faust indicated the egress windows may not fit. Consider whether additional engineering is possible, or discuss whether the appearance is consistent with accessory dwelling styles in the neighborhood.

An exterior stair is proposed. The DRC and commenting Board members could support the stair that is screened by the structure from primary street view are provided in GL 4.82 (i).

Materials are rusty metal with wood trim accents for windows and fascia were discussed. Metal has been supported for buildings, but generally the increased height of dwellings appear excessive. The DRC referred the material to the full Board for review.

The DRC made a recommendation in support of the architecture of the residence although they noted the scale and forms are becoming similar with other homes in Town, but not within the immediate neighborhood. They were generally supportive of the materials that are not repeated in the neighborhood, but referred them to the full Board.

They support the scale and form of the accessory dwelling, but referred the North and South dormers, and siding material to the full Board.

The DRC also made a recommendation in support of the accessory dwelling pending input from the public. They were generally supportive of the rear setback and turning radius into the garage.

Board Action:

Finding

The Board finds that the development plan associated with the subdivision of lots 21-24, Block 63, and construction of a single-family residence to be located at 709 Belleview Avenue will not appear excessively similar nor dissimilar to residential buildings within the surrounding neighborhood. The form and scale has relationships with single family residences seen in Town.

The residence **can be supported** or <u>is opposed</u> by the application of Guidelines 4.22 (context-similarity), 4.29(mass/scale), 4.31(forms,) 4.37 (roof forms), 4.46 (porch styles) 4.49-50 (window plan), 4.76(materials),

The Board finds that the accessory dwelling associated with the development plan to be located at 709 Belleview Avenue ***will not appear excessively dissimilar*** *or will <u>appear excessively dissimilar</u> to small residential buildings within the surrounding neighborhood.*

The dormer styles ***will appear relational*** *or <u>will not appear relational</u> with styles seen in the R1 zone as they relate with the intents of GL 4.42-43. The dwelling can* ***be supported*** *or <u>cannot be supported</u> by the application of Guidelines 4.80(vary appearance), and 4.82(design and style and 442-43).*

The conditional use permit for a deed restricted accessory dwelling **can be supported** or <u>cannot be supported</u> per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval.

Architectural approval/denial

Accessory building - Conditional use:

Motion to **approve** or deny the conditional use permit to construct an accessory dwelling to be located at 709 Belleview Avenue, Block 63, Lots 21-

22, also to be known as Tract 1, Belleview Renaissance Subdivision in the R1 zone (with any changes specified ____) based upon the finding, the criteria in Code Section 16-8-30.

Architectural appropriateness:

Motion to **approve** or deny the architectural appropriateness of the development plan to construct a single-family residence and accessory dwelling to be located at 709 Belleview Avenue, Block 63, Lots 21-22, also to be known as Tract 1, Belleview Renaissance Subdivision in the R1 zone, pending requirements of the subdivision (with any changes specified _____), and based upon the finding, and per the plans and material list.

INFORMATION SHEET
BLOCK 63, Lots 21-22
Address: 709/711 Belleview Avenue
Proponent – Faust Mountain Properties LLC

Project: To construct a single family residence and accessory dwelling in the R1 zone.

Review for April 26, 2016 BOZAR:

1) Architectural approval is required.
2) A conditional use permit for an accessory dwelling in the R1 zone is required.

Zoning Requirements for the R1 District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'/5'	20'	7' to wall, 6' to eave
West Side	7'6"-11'6"	8'9"	13'
East Side	7'6"-11'6"	8'9"	9'

FAR		**Proposed**
Permitted	0.3 (matter of right)	**(2258.06/6250) 0.361**
	(up to) 0.4 (no larger than 2800 square feet)	
Max – all buildings	0.5(no larger than 3800 square feet)	**(3118.06/6250) 0.499**

R1 Zone F.A.R.

1) 711 Belleview – Studier (now Faust) .38/ .46 (2420/ 2898)
2) 706 Belleview – Frates .24(1772)
3) 710 Belleview – Clark .428(2675 – built 1978)
4) 714 Belleview – Alexander .36(2552)

		Primary – Proposed	**Accessory - Proposed**
Building Height	28'/20'	28'9"	24'
Building Width	35'	29'6"	20'
Max Lot Area	9375	6250	
Parking		3 spaces provided	

Neighborhood Heights

1) 711 Belleview – Studier (now Faust) 29'10"/17'3"
2) 706 Belleview – Frates 27'6"
3) 710 Belleview – Clark 29'
4) 714 Belleview – Alexander 29'9"

Neighborhood Width

1) 711 Belleview – Studier (now Faust) 35'/27'
2) 706 Belleview – Frates 25'
3) 710 Belleview – Clark 32'
4) 714 Belleview – Alexander 32'

DRC 04-11-2016 Faust 709/711 Belleview
Alvarez Marti and Farnell
Minneman and Earley

Greg Faust was present. Alvarez Marti and Farnell didn't have concern with demolition of the home, as it is not historic. They appreciate the recycle plan. Faust said they would like to make this process quick and not have it be lengthy. They won't be using any material from the demo.

Farnell asked about hazardous materials. Faust hasn't had this checked and Farnell encouraged careful permitting and checking with this. He also said that Hal Hearne has a large tractor truck (100 yard), which might save time and money. He also suggested wetting the site down so that there isn't dust.

The CBFPD will be doing some training in the home. Minneman said that they will work with utilities to stage. They will be hoping to do this mid-May.

Site plan - parking is noted and is fine at 5 spaces. The landscaping will be noted. Alvarez Marti asked about drainage and Faust said that they can show this. There aren't the problems that were noted on the Red Lady lots. He envisioned it both directions.

Utilities - will be coordinated.

Lighting – this will be noted on the plans per Faust

Write in: 1. Main dwelling looks fine, but concern over originality. Exterior stair is okay because of landscape. Dormers excessively diss.
2. Seems like a similar plan that has been approved several times before. Too similar?
3. General support on AB wonder if there is a way to get rid of one of the side decks?

East - Alvarez Marti said that this house has come through before on a different block. She didn't see callouts on size for window. Faust said that they would like to add a wood burning fireplace instead of gas and the chimney would come out on the East upper floor only. This would be stone to match the front wainscot. Landscaping and screening will be important for staircase/deck. It will not be visible from the front (South). Faust ensured that this will be screened.

North - The lighting will be cans on the lower level and over the mud room door. He thinks the other might be to the side. This will be marked per Faust. The posts will be 8"x8" with metal mesh and metal on top and bottom. The posts will be distressed. Alvarez Marti didn't have issues. Farnell noted the skylight. They asked Faust to call-out size of window trim and corner boards. Alvarez Marti asked about materials and it will be plank and chink on bottom and board and batton on the top.

South - Alvarez Marti likes corbel details. She asked about windows and they will not exceed 5'6". Farnell asked about the depth of the porch. It is 4'9".

West - no comments

Materials - Farnell asked about neighboring buildings. Faust said he will get some photos. Many are painted and Minneman said that there are some log, but not paint and chink. Farnell said photos would be helpful. Materials are called out in the materials list. White window trim with chestnut bronze

window. Frieze would mimic the window. Roof - zacktique. Alvarez Marti had no issues with the materials.

AD North - two car lower. It is well treed on the west and that's why the staircase is tucked in there. Minneman asked about the 6' and turning radius getting into the garage. She suggested more space. Minneman noted DG 4.26 and Farnell read. They talked about the measurements. She said 7-7'6" is usually asked for. Faust said that they could take it to 7'. He wanted to have enough separation between the home and the AD. Alvarez Marti was okay with 7', but they can speak with the Board. Farnell agreed.

Alvarez Marti asked about the detail on the dormer on the **South**. It is not as displayed. It is a corner board. Alvarez Marti noted the double deck. She understood the want for this, but would like to see if there are any others that have come thought like this. Minneman noted Marchitelli, but some of this was discouraged in the DG. Farnell said there is a cry for more of these units in town and it makes it more useable. He thought because it is on the rear of the lot it could be more supported. Alvarez Marti clarified that the question is that can they support two decks. She understood the benefit and just cautioned that this may come up. She encouraged photographic evidence. She also encouraged landscaping. Farnell asked about the parking and it is on the east. He also said he would like to see the landscape for screening of the staircase. Faust said they could cantilever the deck if this is better, but they preferred as drawn. Faust said that they can screen both sides.

Dormers - Minneman asked if there was support for the planer. It is just under 30% which is the threshold. The skirt could be wrapped, but the windows would be raised. Farnell would prefer. Window size on the south would be a little smaller. Faust would like to keep on the north. Farnell thought that the North is more visible and there might be a bit of a discussion on this. He said ideally both would be done as proposed on the South. Minneman asked if the dormer feature is the largest feature of the roof. AD have issues because they are smaller buildings. It could come up at the meeting. Alvarez Marti thought about the livability and as long as it meets the calculation she is okay with it. Farnell agreed.

Exterior stair - Open risers with grated treads trimmed in wood/trex. Farnell said to check for egress and code.

North - bring roof line across, shorter windows 6 inches and screening stairs.

South - shorten windows 12", roof across. Lighting?

Materials - zacktique roof. Rusted corrugated metal for siding, 2x4 natural trim. Minneman asked about RCM on AB versus AD. Faust said that the dormers could be different. They talked about other accessories. They suggested options for the main meeting. Alvarez Marti was supportive of this as proposed.

Support for mass, scale and form. Alvarez Marti noted when the next design comes through for the neighboring house, do something different. Faust explained what they are doing. He noted that this is a little smaller by about 250 square feet. Faust asked if two AD's on neighboring lots would be an issue and Minneman said it is the neighborhood and if they have concerns.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME FAUST Builders LLC

LEGAL Lot 21 + 22 BLK 63 ZONE

ADDRESS 705 House | + 707 Bellview AVE Accessory

TYPE OF STRUCTURE

✓ Single Family ___Accessory Building ___Commercial

___Multi Family ___Addition ___Historic Rehab

✓ Accessory dwelling ___Other

ROOFING TYPE

___Shake Shingle ___Pro Panel style ✓ Galvanized, Corrugated Metal 24ga Zactique

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
✓	Horizontal	Random width	8, 10, 12" w/ chinking	Natural color
✓	Vertical	8" Rough Sawn	Natural Color w/ 2" Batten	Board + Batt
	Other			
	Stucco			
✓	Trim	2x4 window, door trim	white w/ Crown Molding	

FRIEZE - Cheatwood Brown

✓ Fascia 1x10 + 1x4 frieze board white chestnut bronze ~~white~~

✓ Corner Boards 2x4 corner board white

DOORS

	MATERIAL	*STYLE*	*FINISH*
✓ Primary door	wood w/ light		painted
___ Secondary door			

WINDOWS Chestnut Bronze

Type:	*Style:*	*Material:*	*Glazing:*
___ Casement	✓ Simulated, divided lite	___ Wood	✓ Low E
✓ Casement, egress	___ True, divided lite (historic)	✓ Aluminum clad, wood	___ Heat mirror
✓ Double hung	___ Decorative mullions	___ Vinyl clad, wood	___ Tempered
___ Awning	___ Other _____	___ Other _____	___ Standard
___ Fixed			___ Other _____
___ Slide-by			

Describe locations if a mix is used All DH except csmt for egress ~~white~~ w/ white trim w/ chestnut bronze crown moulding chestnut bronze

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

deck post wood 8x8 natural w/ 4x4 powdercoated mesh inbetween

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 2/29/16

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME FAUST Builders LLC

LEGAL Lot 21 + 22 BLK 63 ZONE

ADDRESS 707 Bellevue

TYPE OF STRUCTURE

___Accessory Building, heated and/or plumbed ___Accessory Building, cold

✓ Accessory Dwelling ___Addition ___Historic Rehab

___Other

ROOFING TYPE

___Shake Shingle ___Pro Panel style ___Galvanized, Corrugated Metal 24 ga Zactigar

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
___Horizontal				
✓ Vertical	Corrugated	rusty steel		
___Other				
___Stucco				
✓ Trim	2 x 4 Natural			

✓ Fascia 1x10 & 1x4 natural stain

___ Corner Boards _____

DOORS

	MATERIAL	*STYLE*	*FINISH*
✓ Primary door	1/2 light	wood	natural
Secondary door			

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___ Casement	___ Simulated, divided lite	___ Wood	___ Low E
___ Casement, egress	___ True, divided lite (historic)	___ Aluminum clad, wood	___ Heat mirror
___ Double hung	___ Decorative mullions	___ Vinyl clad, wood	___ Tempered
___ Awning	___ Other _____	___ Other _____	___ Standard
___ Fixed			___ Other _____
___ Slide-by			

Describe locations if a mix is used Chestnut Bronze (dark brown) w/ 2x trim natural

Other Exterior Features (i.e. railings, chimneys, posts, etc.) _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7/29/16

Faust: 711 Belleview Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 100 Feet

N
W E
S

To: DRC and BOZAR
From: Molly Minneman
Date: May 22, 2017
Subject; DRC: Insubstantial Determination
Project: Faust Mountain Properties: Change of a previously approved plan relating to the ground cover in the east side yard of the residence located at 709 Belleview Avenue, Block 63, Lots 21-22; also to be known as Tract 1 Belleview Renaissance Minor Subdivision, in the R1 zone.
- An insubstantial determination is required.

DRC: Austin Ross and David Russell

Jim Faust propose utilizing artificial turf in the east side yard of the home under construction at 709 Belleview Ave. He would like to use the material that does not require irrigation and is maintenance free. He notes that visibility will be shielded by the fence and behind the decorative gate.

Faust provided a photo of 727 Red Lady (see photo) where he gained approval for use of the material in the side yard. The Board decided to try the material in the side yard. Not much more was discussed at the time.

The BOZAR chair considered the new request, and suggested the Board weigh in on the decision.

Locations were known artificial turf is applied is 727 Red Lady side yard, and the Secret Stash upper patio (without board consideration) several years ago. The roof deck at 4 Gothic installed old astro-turf well over 2 decades ago.

Pros: The product eliminates the requirement for irrigation and saves water resources. It is generally maintenance free, and can be cleaned with water. The literature states the product is designed to withstand impacts of UV, heat and rain. Snow and ice may or may not be a factor. The product is always green.

Cons: The design guidelines do not provide for artificial turf. Rather they list the native species of gasses, shrubs, flowers and trees. The natural vegetation landscape in an around Crested Butte is generally organic in appearance. Altering the natural landscapes in favor of urban qualities of artificial turf should be carefully considered against more organic methods. While turf negates the use of water, well designed Xeric-scaping utilize water resistant vegetation and ground covers.

Soft scaping is encouraged in Chapter 2 landscape guidelines (below). Is an occasional side-yard covered with turf obscured from view a significant issue? Possibly not, unless the application of artificial materials proliferate in Town. The use of turf could be part of a larger discussion as the quest for maintained free materials is introduced into Crested Butte's generally organic material palate. Crested Butte is known for its authenticity. Materials have been integral in fostering that authenticity.

DRC may choose to support the use of the material in this location, but hold support for further applications until they have an opportunity to address whether artificial materials have a positive, neutral of negative affect on the overall character and style of town.

Guidelines to consider:

2.16 Arrange landscape elements in a manner similar to those seen traditionally.
a. Plants that are not indigenous should be kept to a minimum. If exotic annuals and perennials are used in floral displays, they should be confined to small, well-defined areas such as flower beds, rock gardens or planter boxes.

b. Landscape plantings also should reflect the form, color and texture of the surrounding landscape.
c. Aspens appear more natural when planted in clusters. d. Designs should use a mix of deciduous and evergreen trees.

2.19 The use of native plant materials is strongly encouraged.

a. Use plantings of native shrubs and wildflowers to screen building foundations.
b. Use plantings of native trees, shrubs and wildflowers to define property lines and other boarders.
c. Enhance large open spaces with native plants.
d. Accent plantings within open space are encouraged that are compatible with the space and snow storage requirements.
e. Wildflower meadow plantings of native species are encouraged within larger open space areas

DRC

Insubstantial determination

1) Determine whether the application of artificial turf is an appropriate ground cover for the east side yard located at 709 Belleview Avenue in the R1 zone can be considered as an insubstantial determinations based upon the following:

- **The visibility of the proposed changes,**
- **The extent of the changes as it relates to the appearance of the various elevations and**
- **The effect of the changes on the character of the neighborhood.**

2) Make a determination to approve or deny the alterations based upon the neighborhood context and intents of the C zone development.

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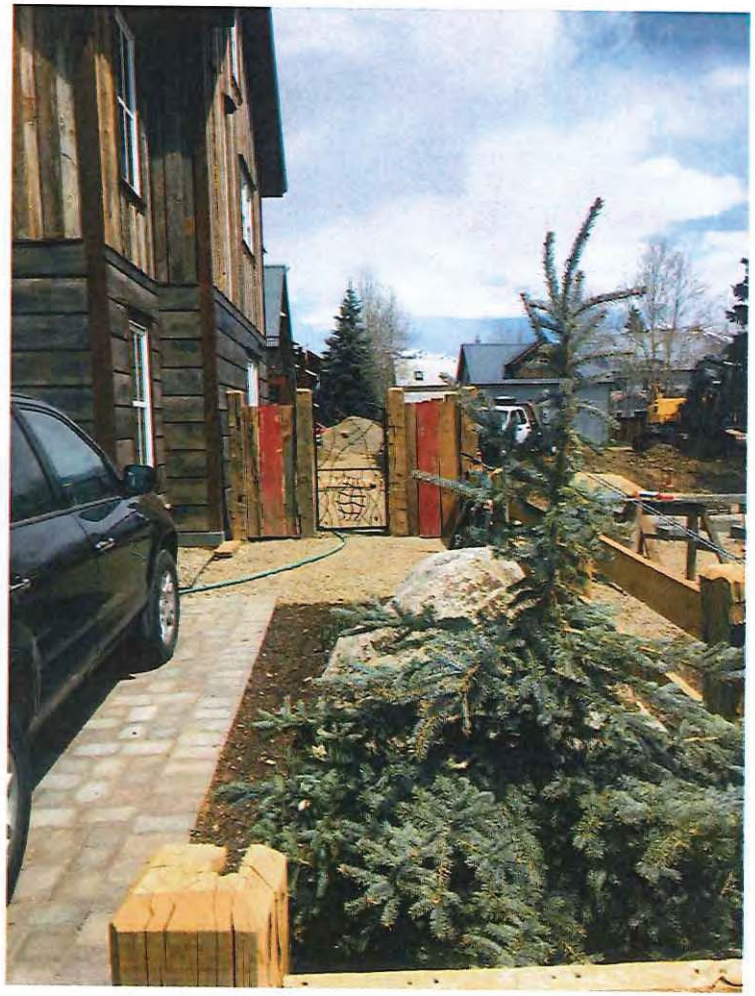
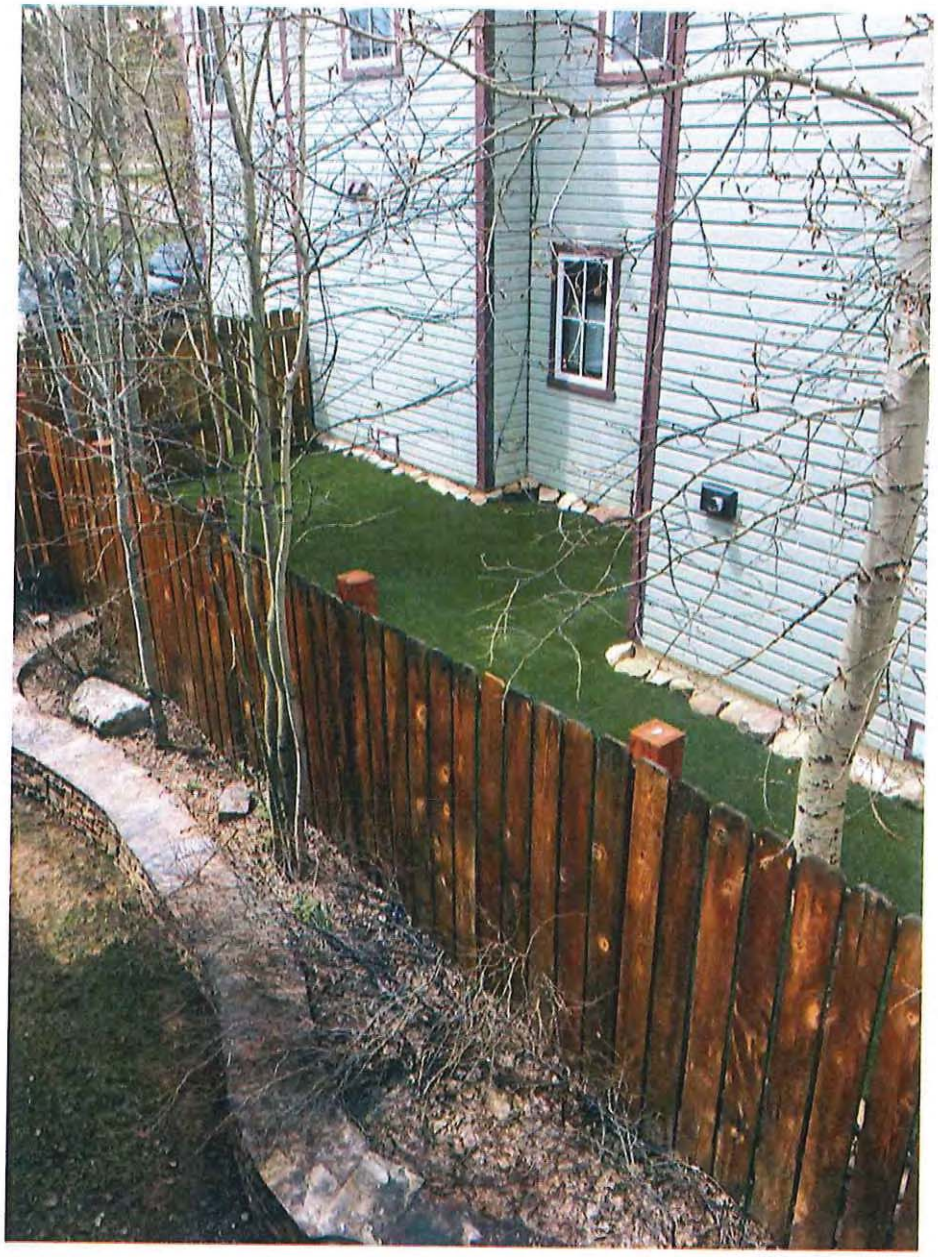
Jim Faust
727 Red Lady



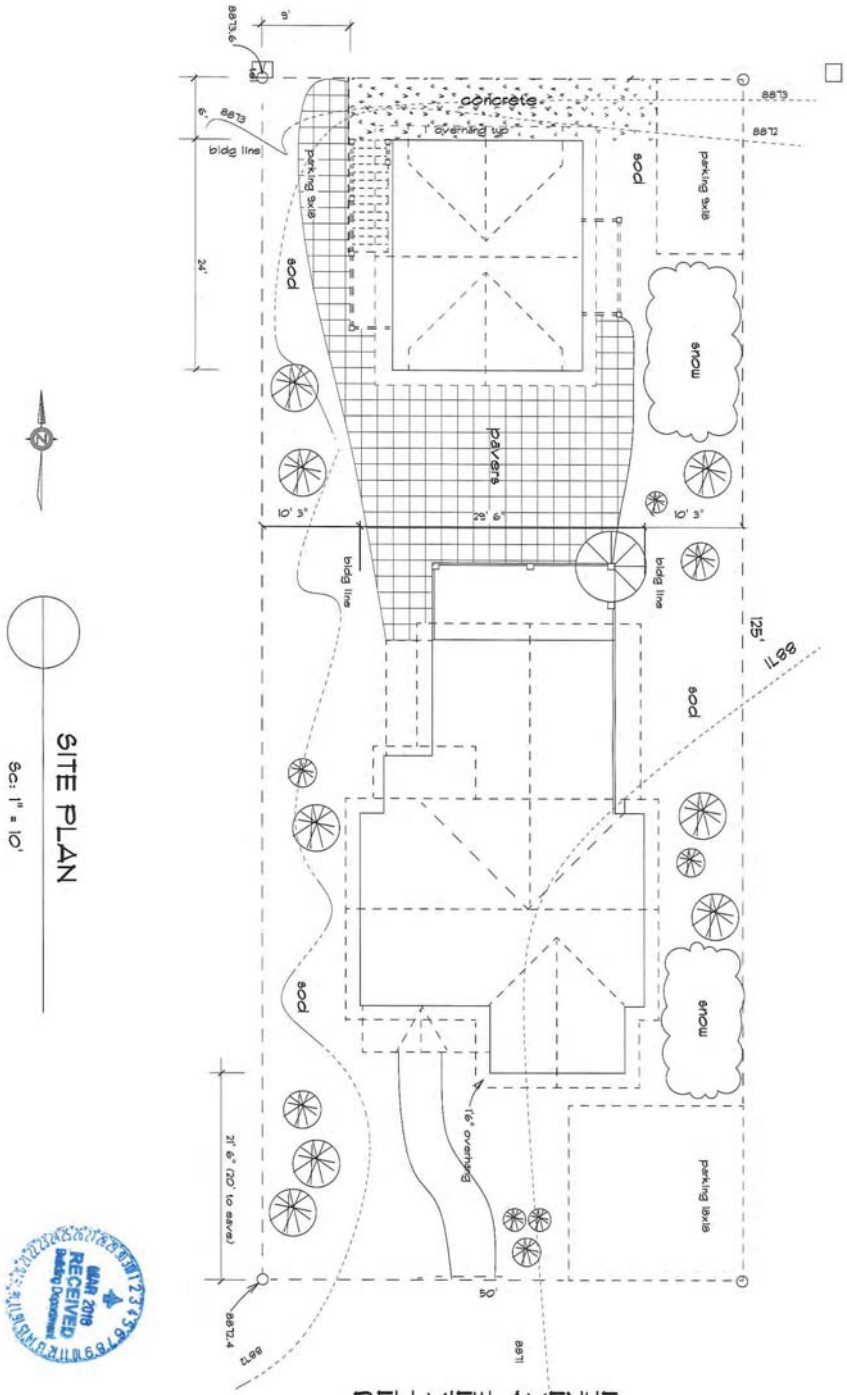
MAY 2017
RECEIVED
Building Department

MAY 2017
RECEIVED
Building Department

Artifical turf existing in the east side yard at 727 Red Lady Ave



ALLEY



SITE PLAN

Sc: 1" = 10'

MAR 2019
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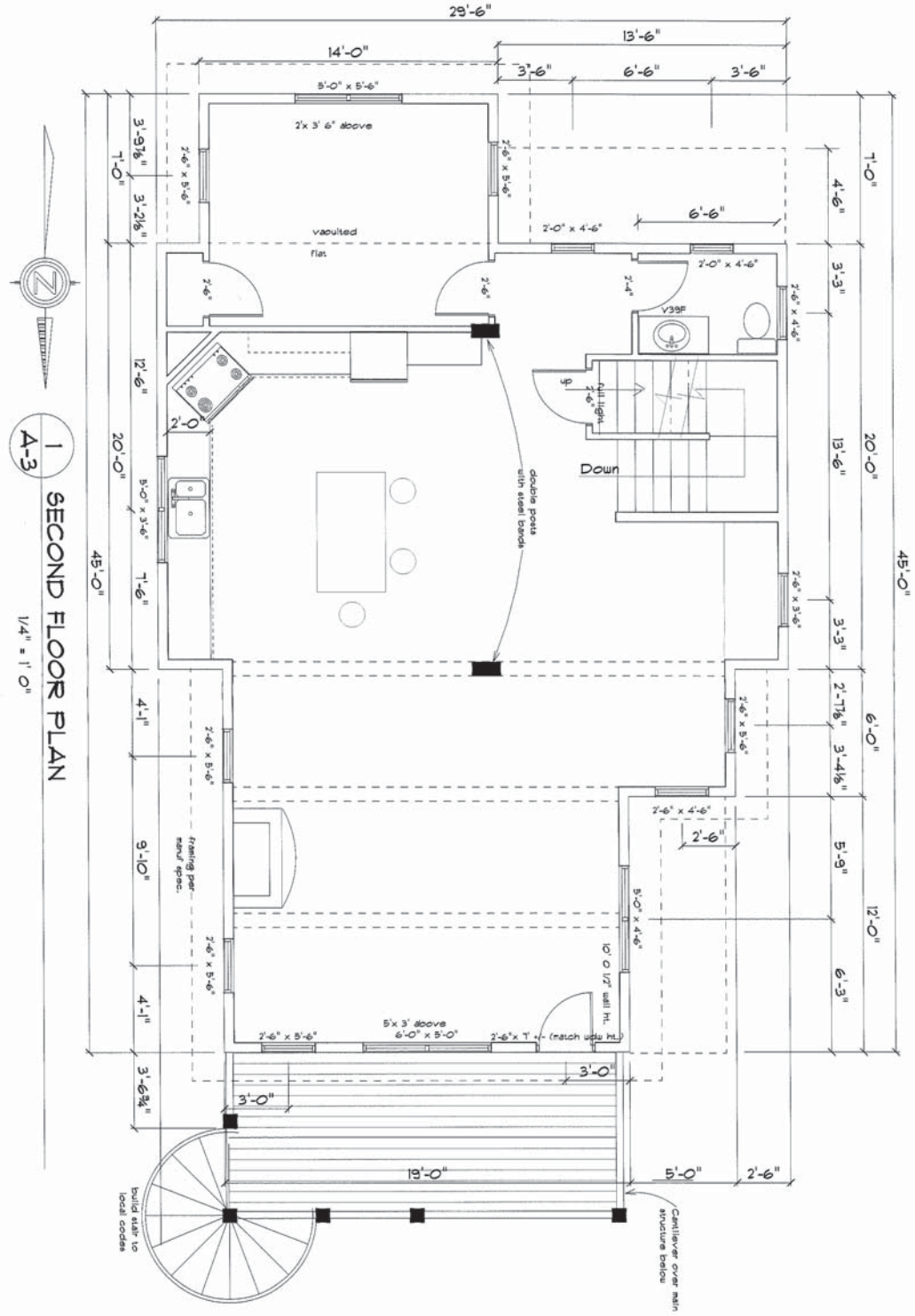
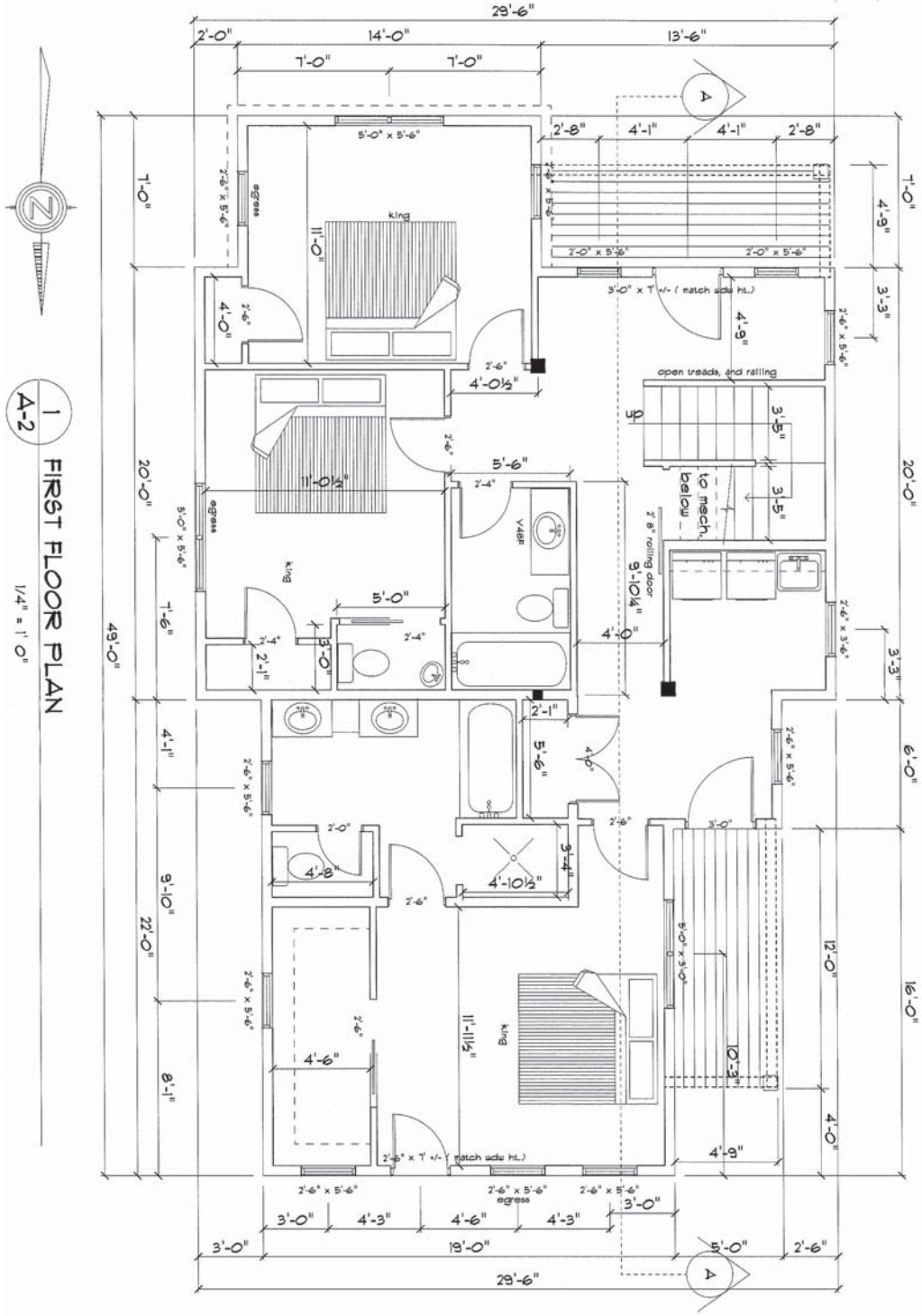
BELLVIEW AVENUE

PROJECT: Single Family Residence		Drafting: Swift Construction Inc. 209-5570	
OWNER: Faust Mountain Properties		Location Lots 21 & 22 block 63, 711 Bellview , Crested Butte	Sht. No: 1
DATE: revised:			



PROJECT: Single Family Residence		Drafting: Swift Construction Inc. 209-5570	
OWNER: Faust Mountain Properties		Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte	
DATE: revised:			Sht. No: 3

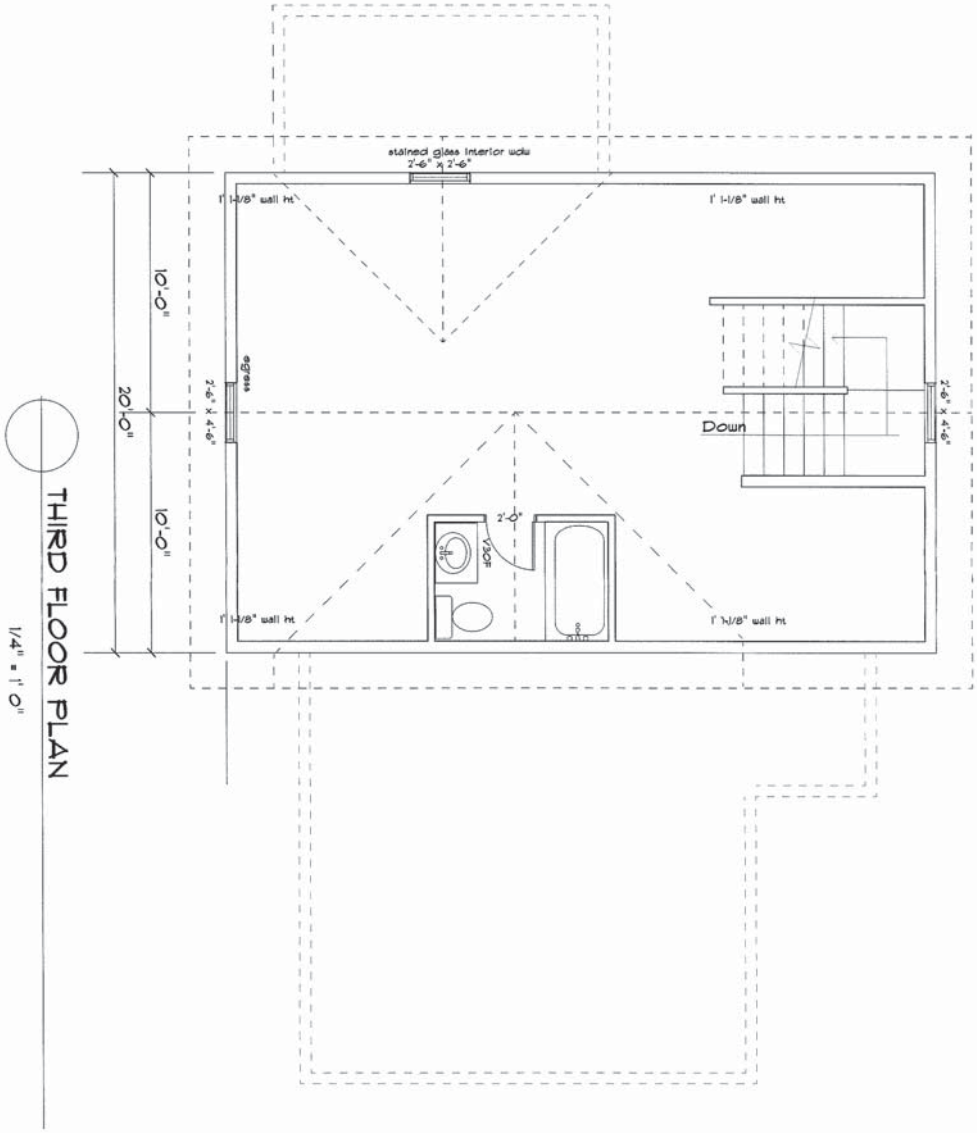


1
A-2
FIRST FLOOR PLAN
1/4" = 1' 0"

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63, Mt Bellview, Crested Butte

Sht. No: 2



THIRD FLOOR PLAN

1/4" = 1' 0"

PROJECT: Single Family Residence		Drafting: Swift Construction Inc. 209-5570	
OWNER: Faust Mountain Properties		Location Lots 21 & 22 block 63, Til Ballview, Crested Butte	
DATE: revised:			Sht. No: 4

EAST ELEVATION

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

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
revised:

Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte

Sht. No: 7

MAR 2018
RECEIVED
Building Department

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63,
711 Bellview , Crested Butte

Sht. No: 8

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. T&G wd soffits.
2. 2x4 wd corner and window trim. Crown mould at window heads
3. 2x10 transition bds btwn all horizontal to vertical transitions.
4. random width 2x10 +/_ chinked siding at horizontal areas.
5. 8" rough wd board and batten siding at all vertical areas
6. galvanized dull sheen roofing
7. stone masonry wainscot where shown
8. 8x8 distressed deck posts with metal " hog wire" btwn, metal top and bottom rails
9. all exterior woodwork to be natural stain
10. all exterior lights to be downshining

FAR

First floor	1136 SF
Second floor	1060 SF
Front and rear entry	121SF x .5 = 60.5SF
Garage	960SF
Garage Credit	- 100 SF
TOTAL	3116.5SF

2
A-3

SOUTH ELEVATION

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

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
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Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte

Sht. No: 5

WEST ELEVATION

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

PROJECT: Single Family Residence

OWNER: Faust Mountain Properties

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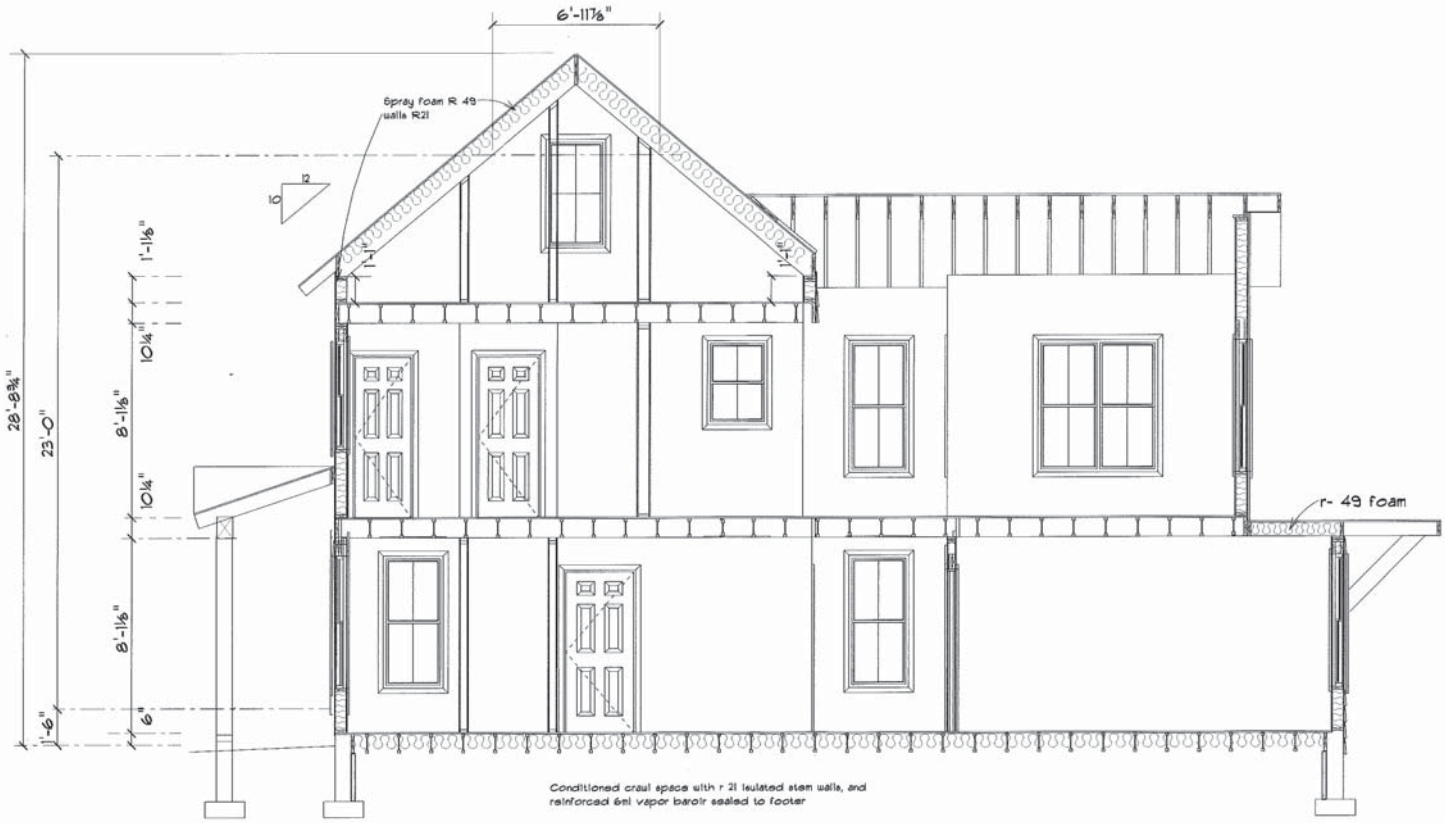
Drafting: Swift Construction Inc. 209-5570

Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte

SHT. No: 6



SECTION "A"

1/4" = 1' 0"

PROJECT: Single Family Residence
Faust Mountain Properties
revised:

OWNER:
DATE:

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Location Lots 21 & 22 block 63,
111 Bellview, Crested Butte

Sht. No: 8

NORTH ELEVATION

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

EXTERIOR FINISH NOTES NOTES

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PROJECT: Single Family Residence
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DATE: revised:

Drafting: Swift Construction Inc. 209-8570
Location Lots 21 & 22 block 63, Tll Bellview, Crested Butte

SHT. No: 12

2
A-3

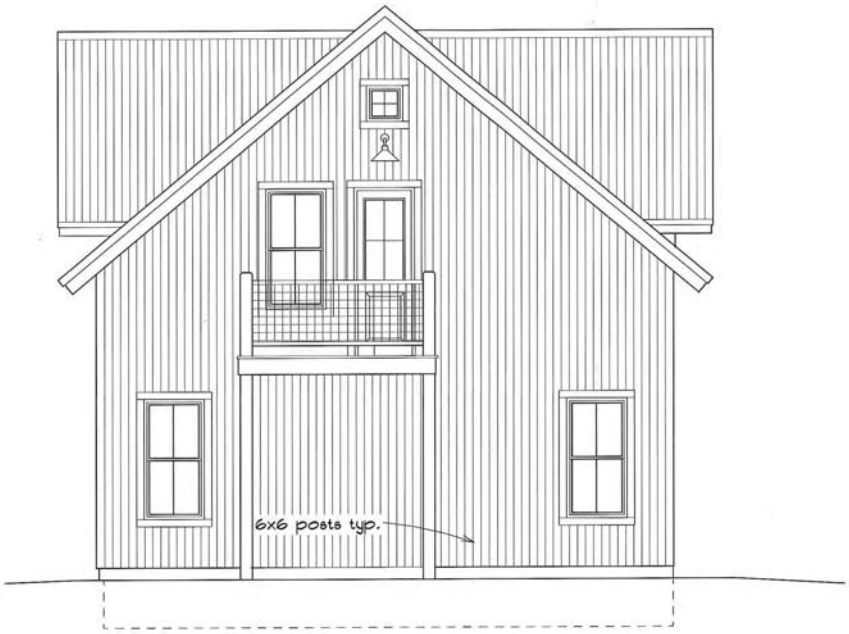
SOUTH ELEVATION

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

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5510
Location Lots 21 & 22 block 63
711 Bellview , Crested Butte

SHL No: 13



1
A-3

EAST ELEVATION

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

MAR 2016
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Building Department

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
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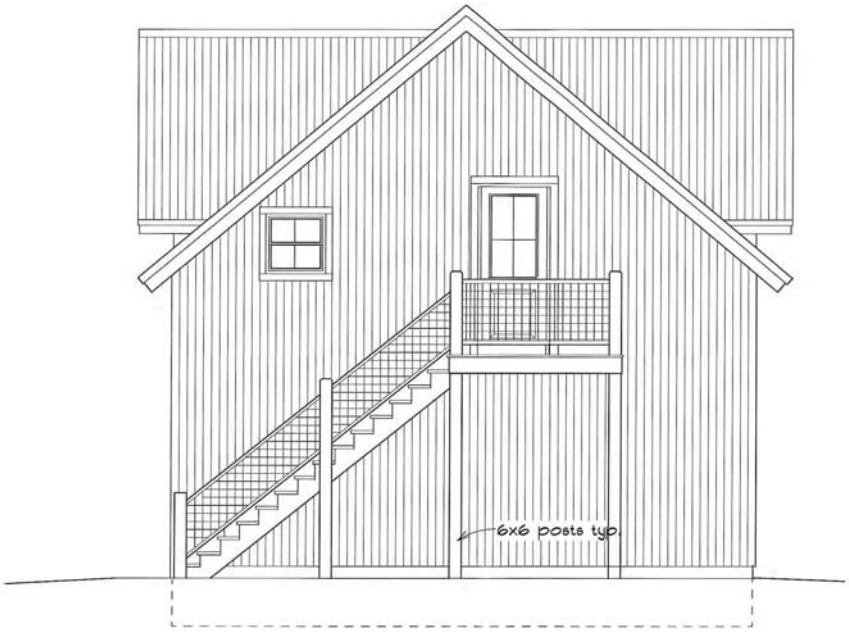
Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte

Sht. No: 11



1
A-4

WEST ELEVATION

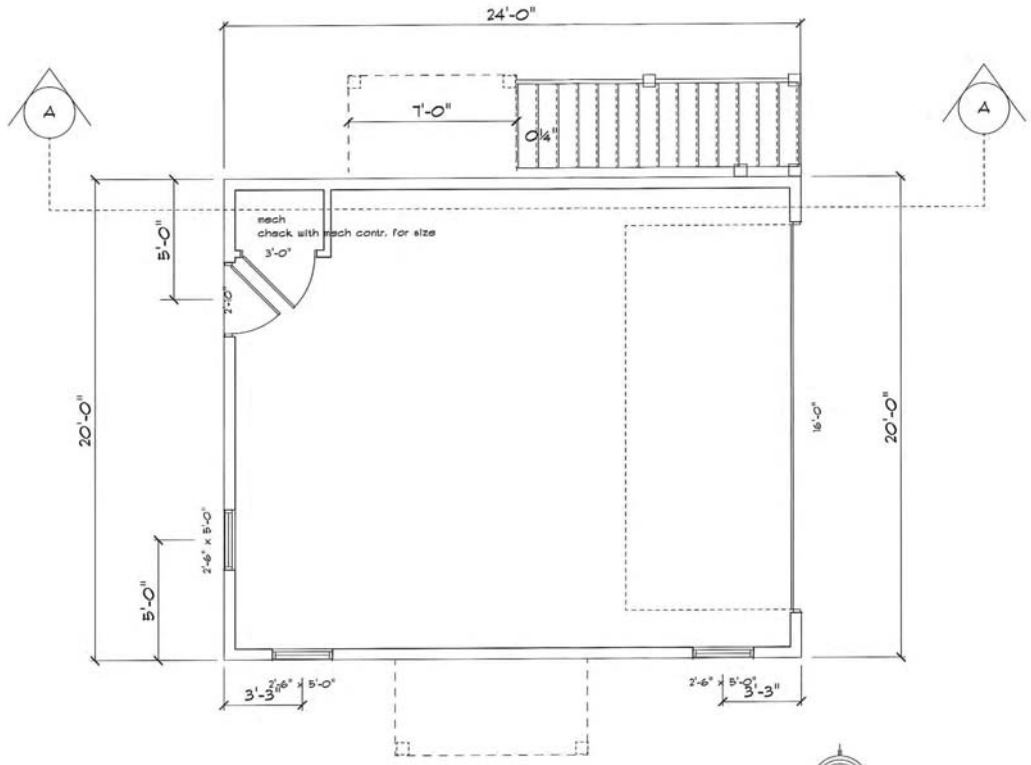
SCALE: 1/4" = 1'-0"

MAR 2018
RECEIVED
Building Department

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
revised:

Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63, Tll Bellview, Crested Butte

Sht. No: 14



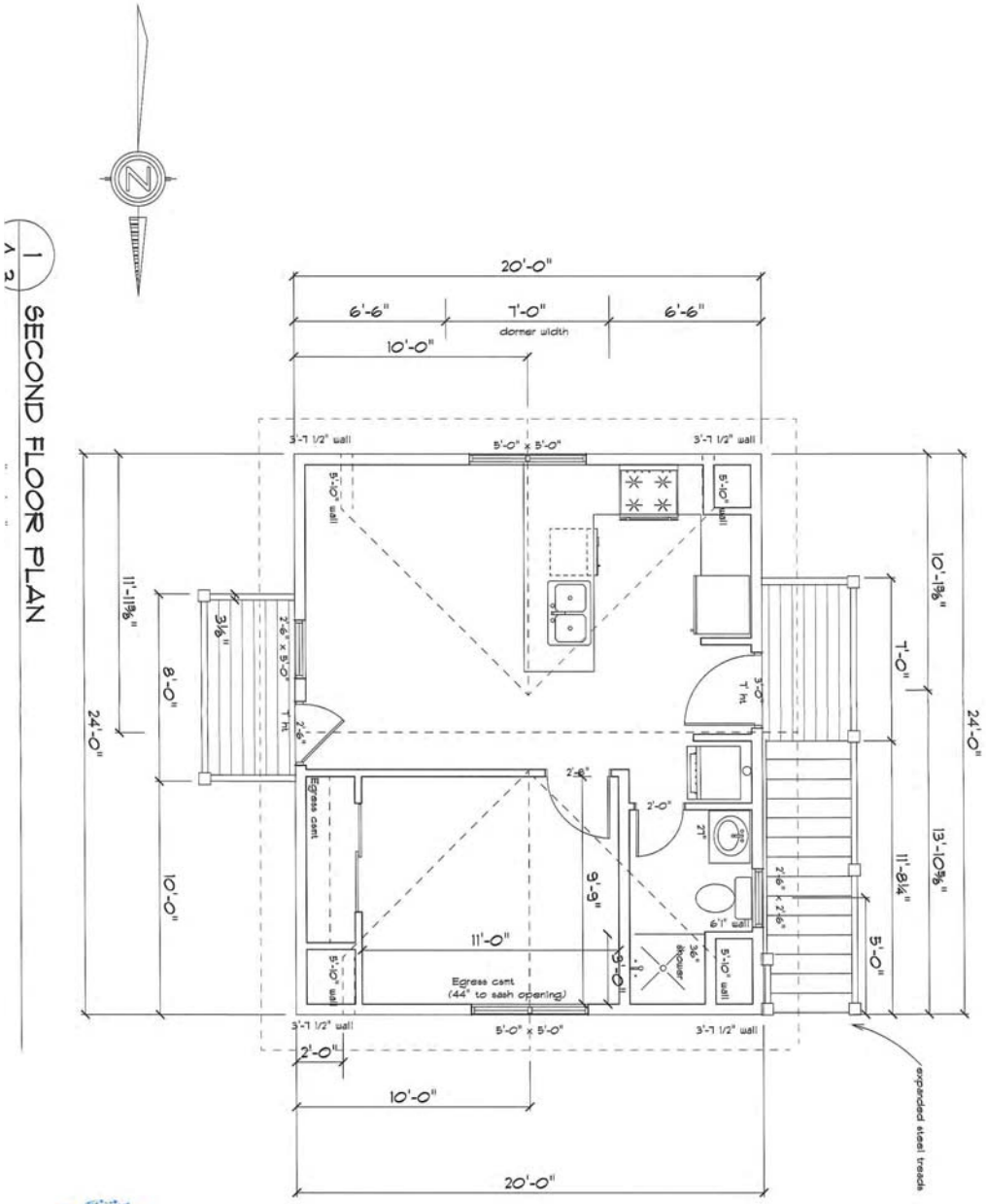
1
A-2
FIRST FLOOR PLAN
1/4" = 1' 0"

MAR 2010
RECEIVED
Building Department

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
revised:

Drafting: Built Construction Inc. 209-8570
Location: Lots 21 & 22 block 63, 711 Bellview, Crested Butte

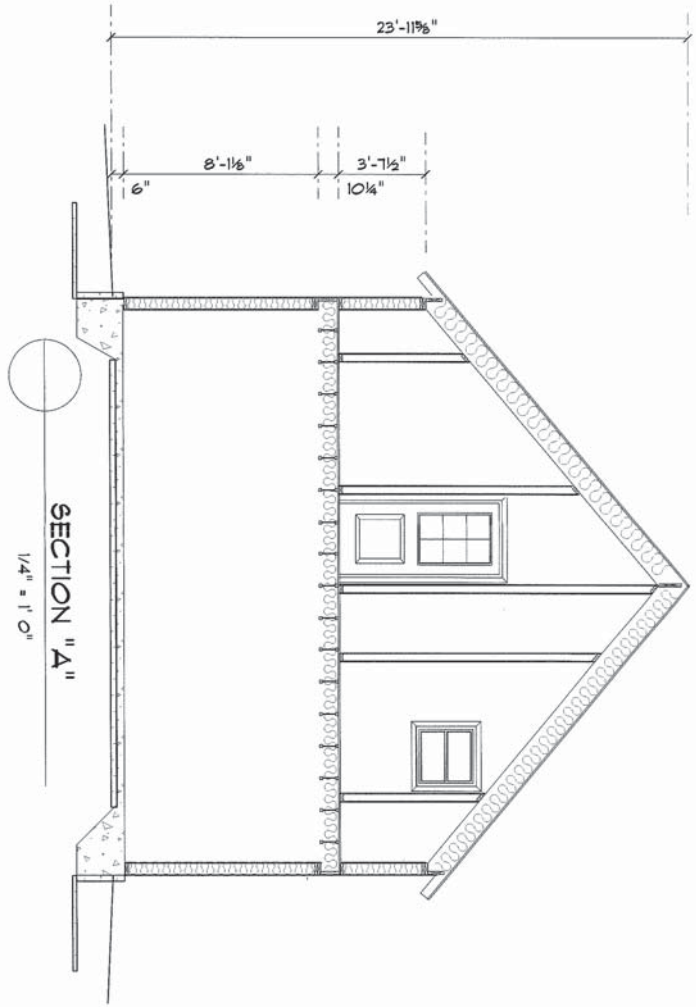
SHT. No: 9



1
A 2
SECOND FLOOR PLAN

MAR 2016
RECEIVED
Building Department

PROJECT: Single Family Residence		Drafting: Swift Construction Inc. 209-5570	
OWNER: Faust Mountain Properties		Location Lots 21 & 22 block 63, Tll Bellview , Crested Butte	Sht. No: 10
DATE: revised:			



PROJECT: Single Family Residence
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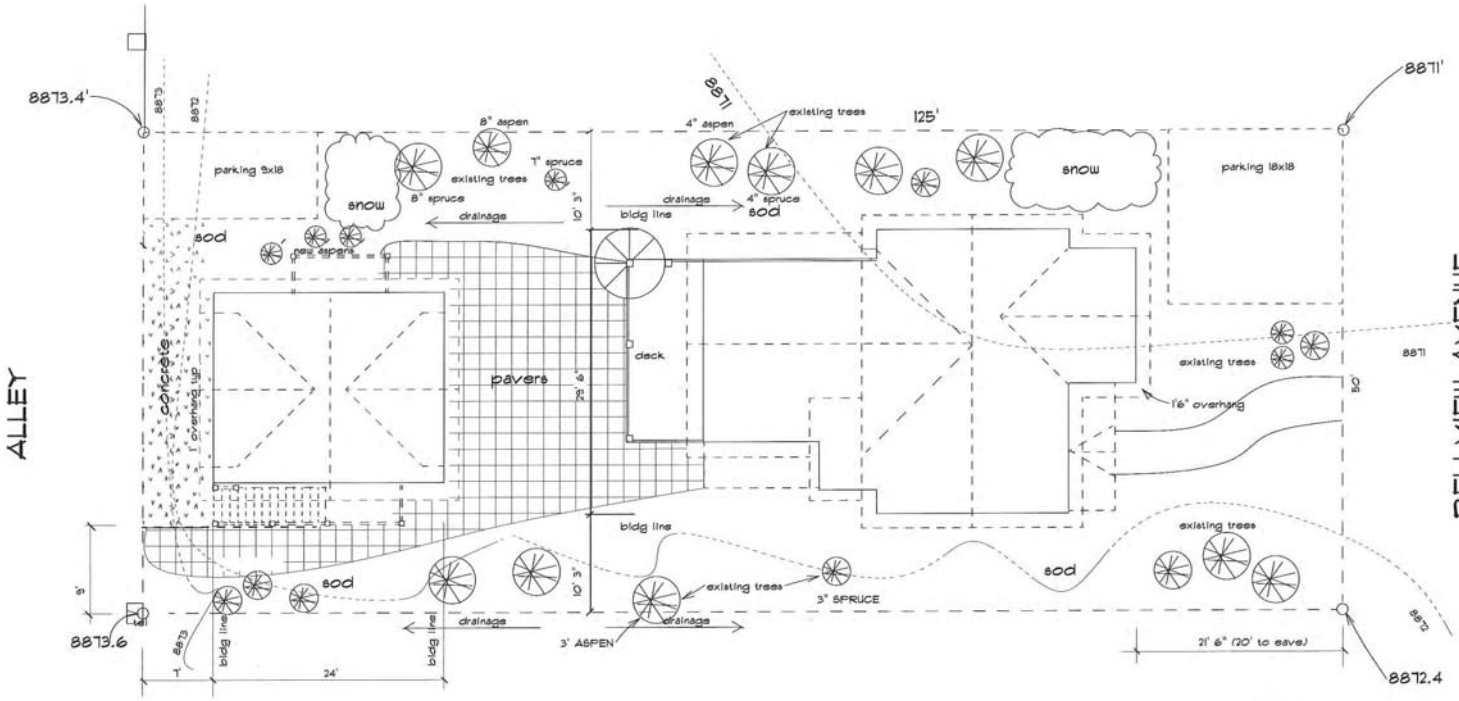
Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63, 711 Bellview , Crested Butte

Sht. No: 15



SITE PLAN

Sc: 1" = 10'

APR 2016
RECEIVED
Building Department

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
revised:

Drafting: Swift Construction Inc. 208-557-0
Location: Lots 21 & 22 block 63, 711 Bellview, Crested Butte

SHT. No: 1

EXTERIOR FINISH NOTES NOTES

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8. 8x8 distressed deck posts with metal " hog wire" btwn, metal top and bottom rails
9. all exterior woodwork to be natural stain
10. all exterior lights to be downshining
11. exterior recessed can lights @ all covered entry doors

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Second floor	1060 SF
Front and rear entry	121SF x .5 = 60.5SF
Garage	960SF
Garage Credit	- 100 SF
TOTAL	3116.5SF

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A-3

SOUTH ELEVATION

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

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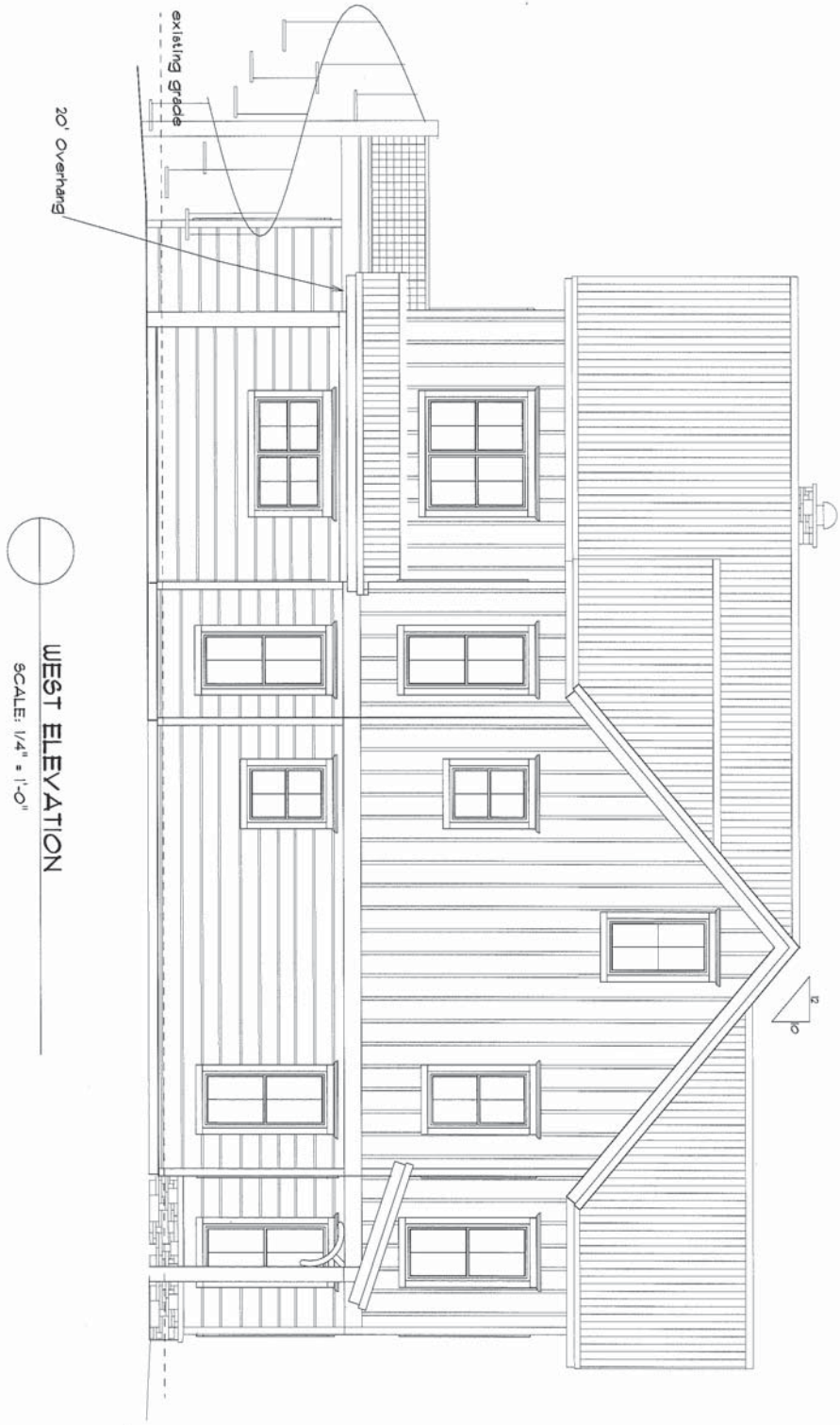
Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte

Sht. No: 5



PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63, Till Bellview, Crested Butte

Sht. No: 6

EAST ELEVATION

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

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 208-5570
Location: Lots 21 & 22 block 63, 711 Bellview, Crested Butte

SHT. NO: 7

NORTH ELEVATION

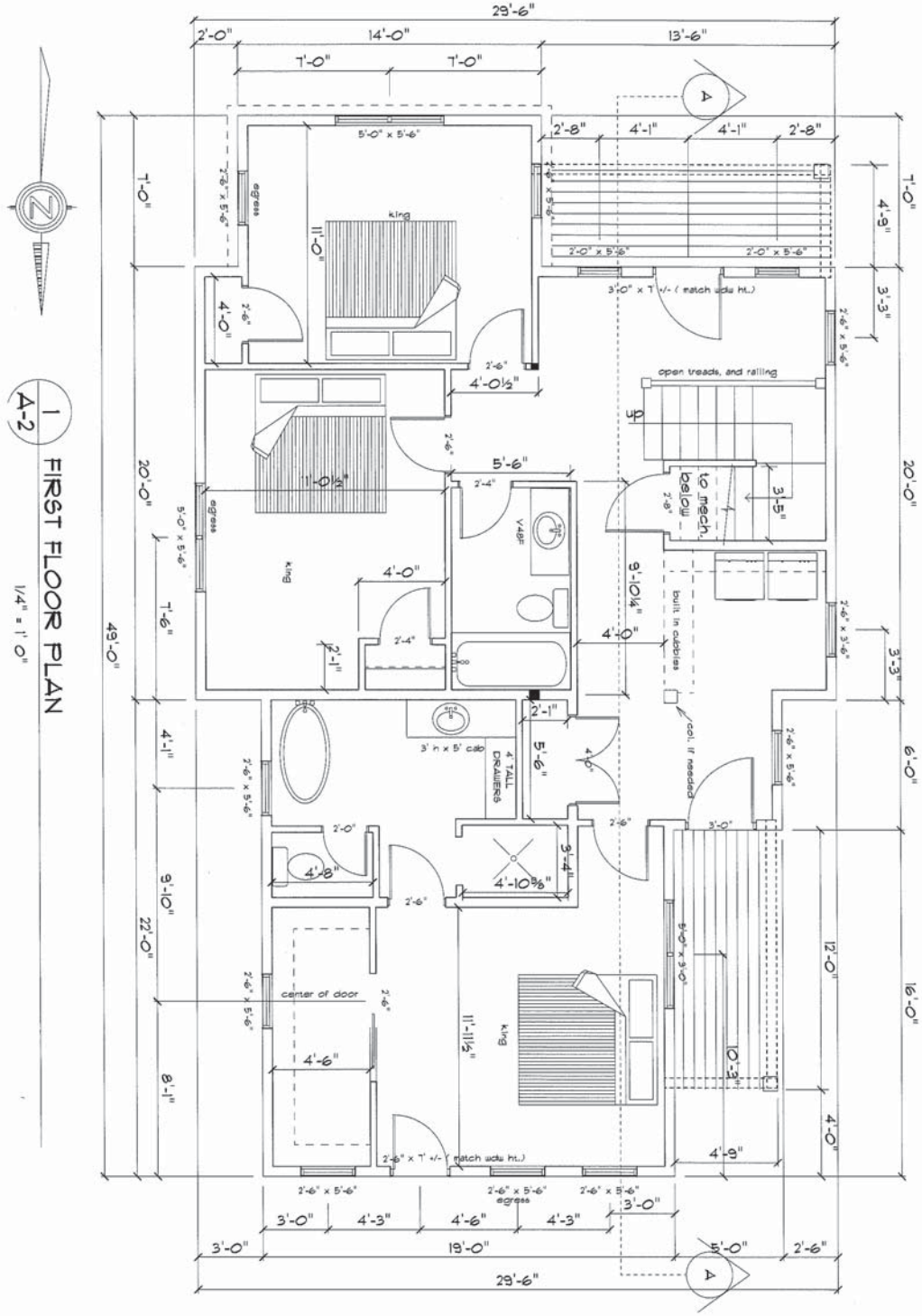
SCALE: 1/4" = 1'-0"

NOTE: recessed can lights over exterior doors

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63, Tll Bellview, Crested Butte

Sht. No: 8



1
A-2
FIRST FLOOR PLAN
1/4" = 1' 0"

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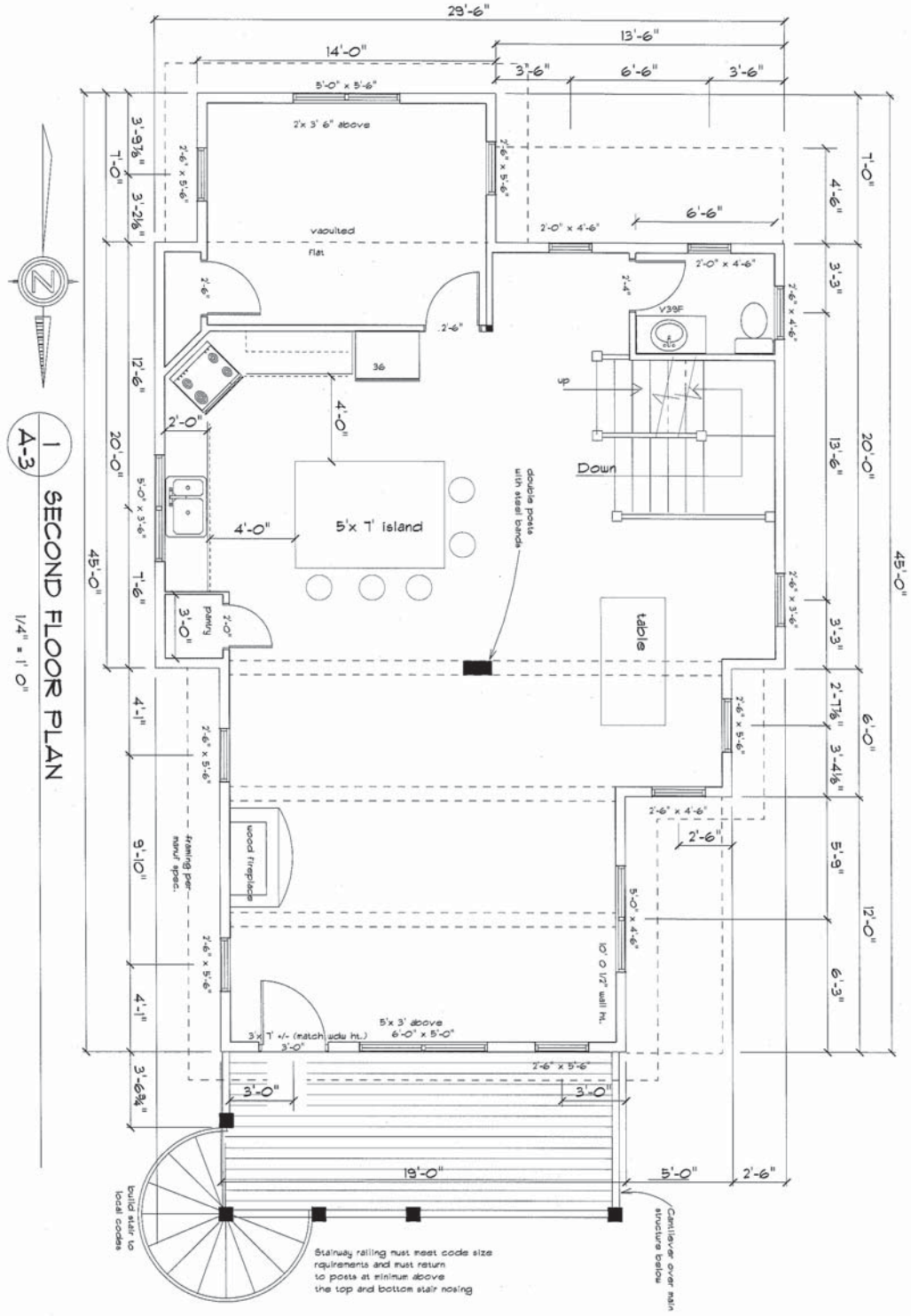
DATE: revised:

Drafting: Built Construction Inc. 209-5570
Location Lots 21 & 22 block 63, Till Bellview, Crested Butte

Sht. No: 2

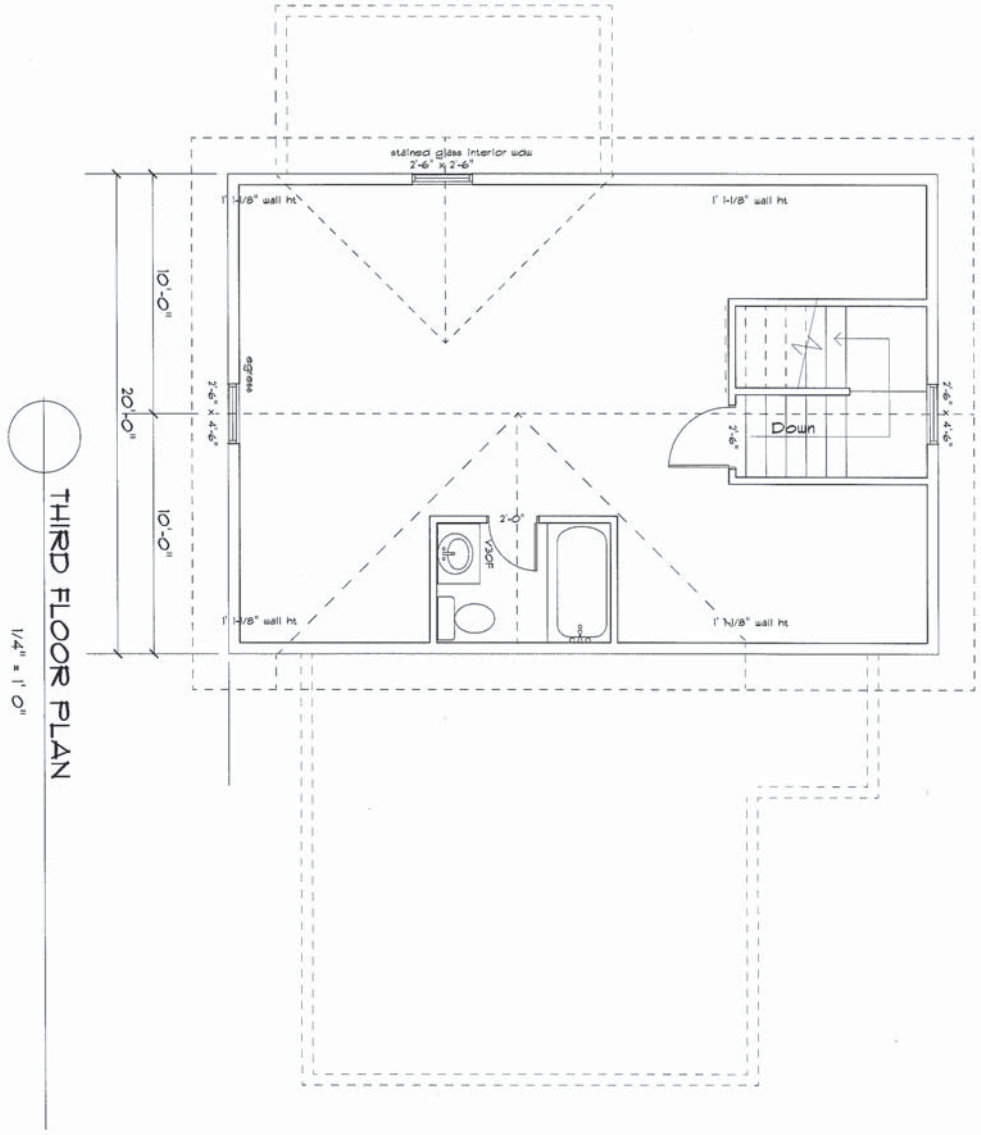


1
A-3

SECOND FLOOR PLAN

1/4" = 1' 0"

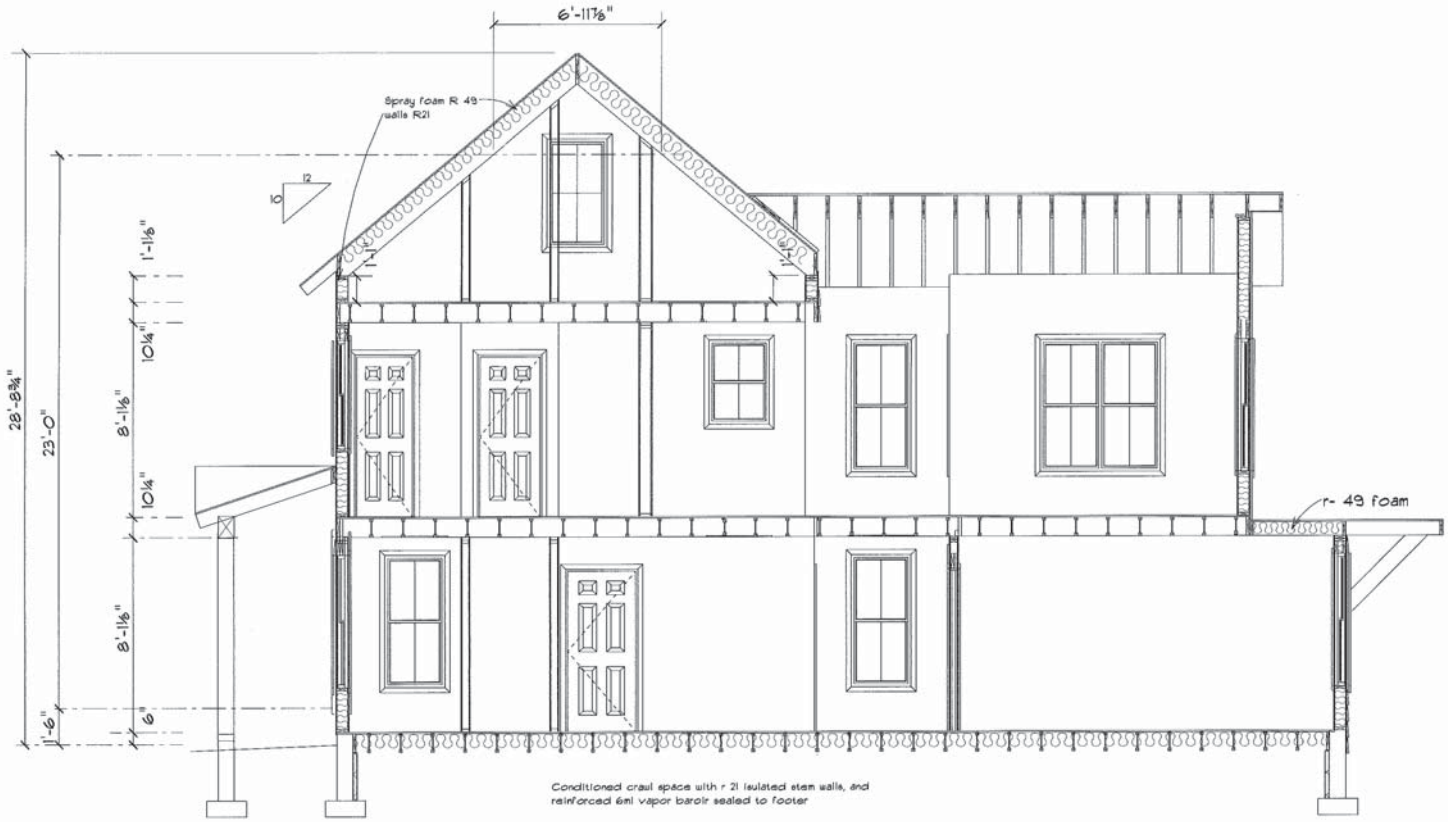
PROJECT: Single Family Residence		Drafting: Swift Construction Inc. 209-5570	
OWNER: Faust Mountain Properties		Location Lots 21 & 22 block 63, 711 Bellview , Crested Butte	
DATE:	revised:		Sht. No: 3



THIRD FLOOR PLAN

1/4" = 1' 0"

PROJECT: Single Family Residence		Drafting: Swift Construction Inc. 208-5570	
OWNER: Faust Mountain Properties		Location Lots 21 & 22 block 63, Til Bellview , Crested Butte	
DATE: revised:			Sht. No: 4



SECTION "A"

1/4" = 1' 0"

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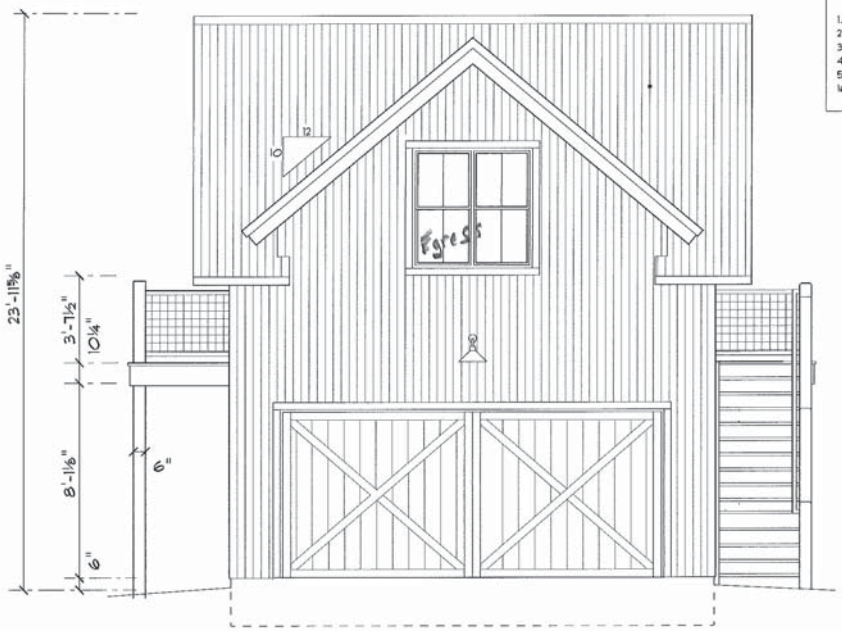

NORTH ELEVATION

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

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. T4G wd soffits.
2. 2x4 wd c window trim.
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PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 208-8510
Location: Lots 21 & 22 block 63, 111 Bellview, Crested Butte

Sht. No: 12

2
A-3

SOUTH ELEVATION

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

PROJECT: Single Family Residence
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DATE: revised:

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711 Belleview, Crested Butte

Sht. No: 13

2
A-3

SOUTH ELEVATION

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

PROJECT: Single Family Residence
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DATE:
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Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte

Sht. No: 13

1
A-3

EAST ELEVATION

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

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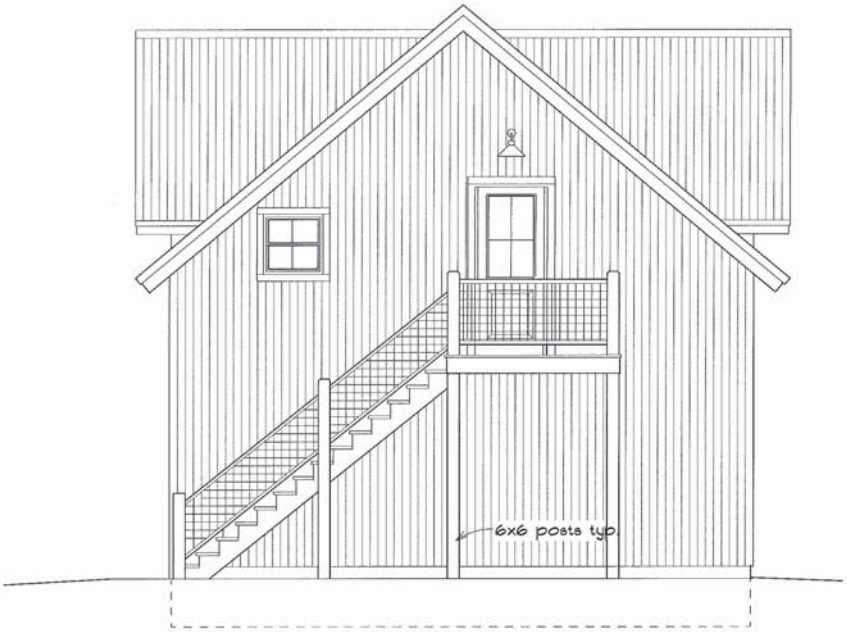
SHT. No. 11



1
A-4

WEST ELEVATION

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

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
revised:

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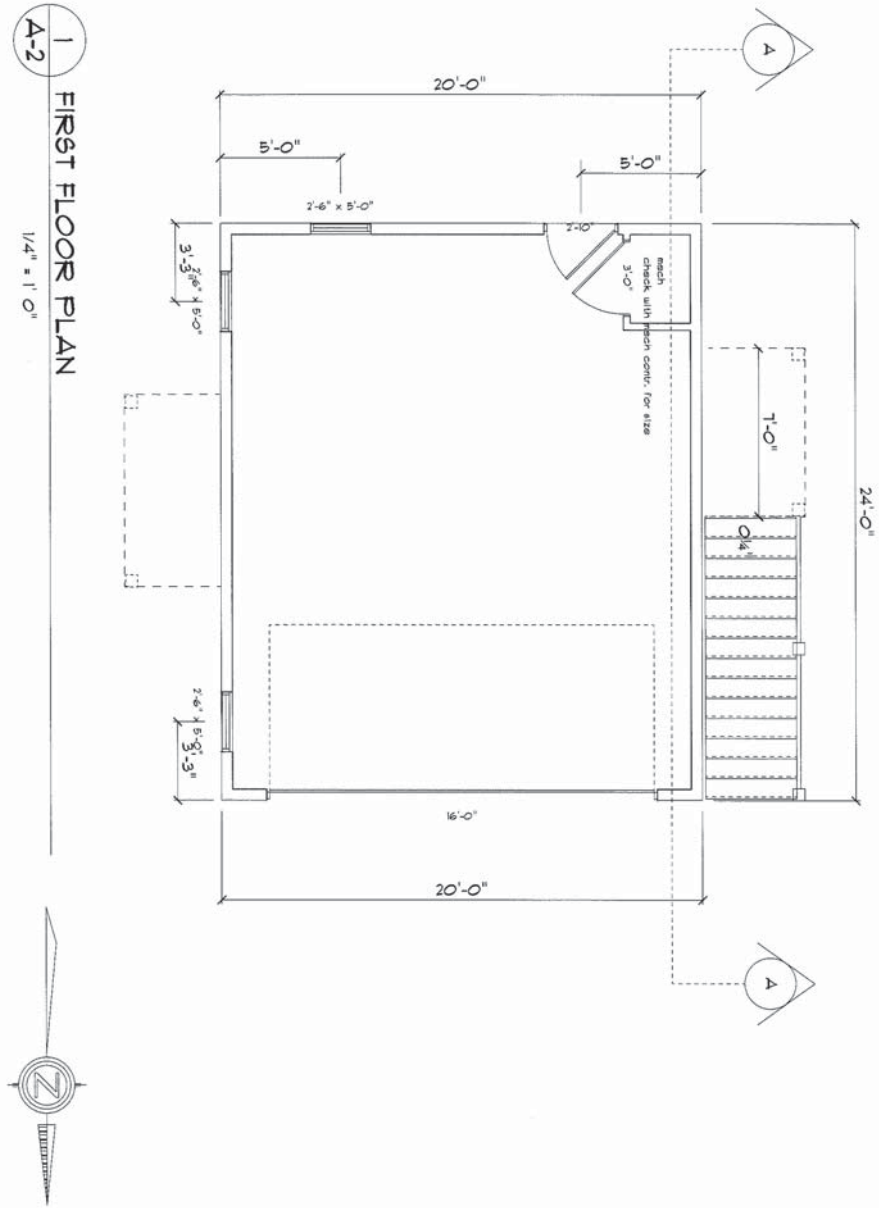
Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte

Sht. No: 14



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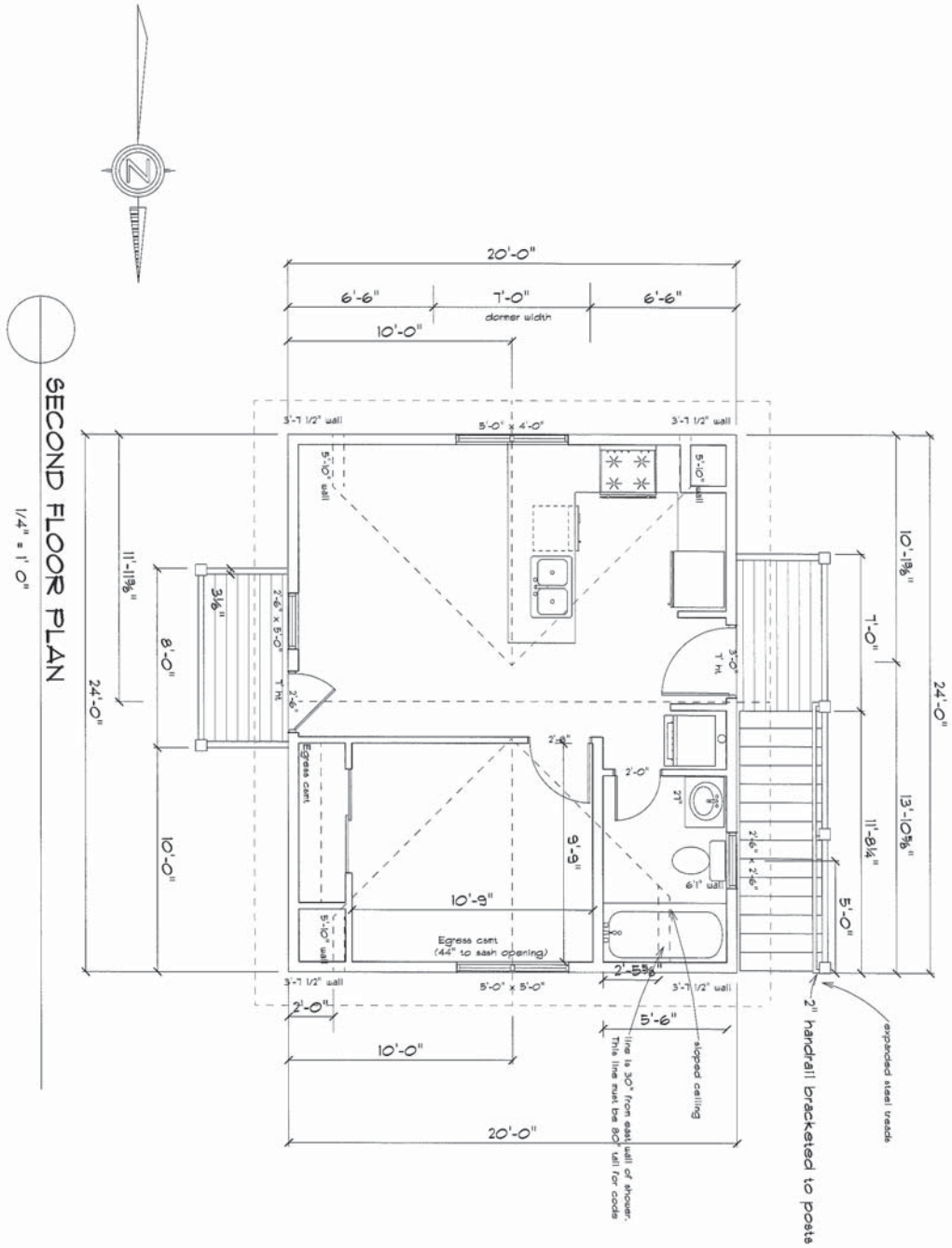

SECOND FLOOR PLAN

1/4" = 1' 0"

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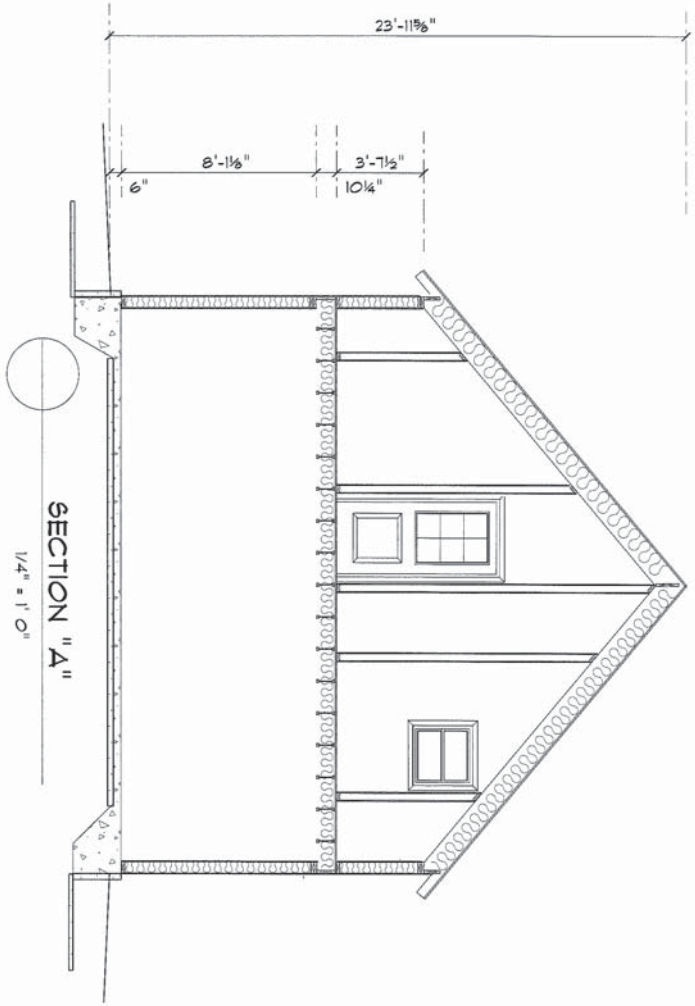


PROJECT: Single Family Residence		Drafting: Swift Construction Inc. 209-5570	
OWNER: Faust Mountain Properties		Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte	Sht. No: 15
DATE: revised:			

To: DRC and BOZAR
From: Molly Minneman
Subject: January 17, 2017 DRC
Project: Faust Mountain Properties: Construct a single family residence and accessory dwelling to be located at 713/715 Belleview Avenue, Block 63, Lots 23-24; also known as Tract 2 Belleview Renaissance Minor Subdivision, in the R1 zone.
Architectural approval is required.
A conditional use permit for an accessory dwelling is required.

DRC: Roxana Alvarez-Marti and John Meyer

Greg Faust submitted an application construct a residence and accessory dwelling/garage to be located at the above noted address. The 2 ½ story residence have four bedrooms and require two parking spaces. Proposed cladding is 1/8" channel rustic horizontal siding with 1x8" T&G vertical the gable modules, reclaimed natural cedar truss details. Roofing is 24 gauge ZacTique . The residence will require two parking spaces.

The two bedroom accessory dwelling includes a one-car garage bay for the residence. The building to be clad with natural-stained board and baton with Zac Tique 24 gauge corrugated metal roofing. The height of the building will be adjusted to comply with code. Two parking spaces are shown in the rear yard.

Issues for the Board to consider for review:

1. A **conditional use permit** for an accessory dwelling to be located in the R1 zone per code section 16-8-30.
2. **Site Plan**:
    a. **Parking:** Discussion of the snow shed from the west roof of the accessory onto the NW parking space and the location of utilities.
    b. **Topography of natural and finished grade**: The height of both building are depicted from finished grade. Natural grade is 1' lower. As drawn, the accessory exceeds maximum height. An accurate FAR is not yet established. Resolution of the plan sets relative to natural grade is anticipated by the second meeting.
3. Standard review of neighborhood context in relation to building forms and styles within the neighborhood Gothic (GL 4.22 and 4.23).
4. Standard review of the overall building form and style of the building in relation to the guidelines (4.29—4.30).
5. **Windows:** Contemporary interpretations of features that include the North elevation transoms above the center windows. Suggest window schedule to be provided for the second meeting. (GL 4.50)
6. **Accessory dwelling**: The roof forms and angles appear unconventional. Discuss whether or not the building form and roof plan can be supported by GL for roof angle in 4.41, dormers in 4.43 and building forms per GL 4.80, 4.82, and 4.34 contemporary appearances.

Site Plan:

- Topography and drainage: Topographical information from the depict 2'variation in grading over the site; the grade at the residence to be addressed. Drainage appear to be towards the street.

- Parking: Four parking spaces are required; one space is depicted in the front yard, two in the rear yard (for the accessory) and one space in the garage.
    - Front yard parking is consistent on the 700 block of Belleview. Consult GL 4.26
- **Snow storage areas to be added to the plan.**
- Setbacks-
    - Primary:
        - Front yard: 20'.
        - East side yard: 8'4"'
        - West side yard: 8'4"'
        - Distance between buildings – 20'
    - Accessory:
        - Rear yard: 5' from the eave and 6''5"from the garage door.
            - Generally the Board requests deeper setback from the garage doors to ensure adequate turning radius. Consult GL 4.26 (c).
        - East side yard: 9'
        - West side yard: 9'
- Landscaping: The plan depicts walkways, ground covering, patio areas and tree coverage.
    - *Existing trees are shown along the east property line. Notation regarding snow shed from the adjacent residence at 717 Belleview affecting the trees. Some existing may need to be removed.*
    - Ground cover includes grass and concrete behind the garage.
- Lighting: Recessed lighting under porch roofs anticipated. Other locations show down-shield fixtures to comply dark sky lighting ordinance.
- Utility: Location to be noted. Generally, a 5'x5' easement on the property is encouraged. Parking spaces may conflict with such an easement.
- Fencing – none shown.

Architectural discussion:
Context: Refer to guidelines 4.22-4.23. The buildings within the 700 block of Belleview were constructed between the years of 1977 – 2004. Nine buildings from the 70's; two in the 80's; two in the '90's; one in 04; and another 2011. In 2016, 711/715 Belleview was approved in 2016 and the foundation is installed. A variety of building form and styles are represented through the decades. The building uses are also varied with mostly single family, several duplex (condo/ townhouse) and one 4-plex. Three properties have accessory dwellings. Parking for homes are generally accessed from the street as use of alley's didn't occur until the mid- to late 90's.

Provided the residence and accessory dwelling are considered to be relational with surrounding building forms, yet create diversity form and style within the neighborhood, the compatibility with neighborhood context and style is achieved.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The plan is well developed that incorporate exiting and new trees, walkways, parking surfaces and ground cover. Locations for parking spots work effectively provided on snow shed and location of utilities in the rear.

Mass, scale, form (4.29-4.31 and 5.82-85, 5.91, 5.96). Modified-T footprint seen in most new construction is proposed. The foot print and modulation is more complex within the block. The overall scale appear large than the decades older residences. The dominate massing of the

north/south ridge and east gable convey contemporary interpretations of mildly conventional massing forms. GL 4.30 encourage diversity that appears to be achieved.

Design and Style: Refer to guidelines 4.32-4.35. Overall, the design is relational with newer construction and less so with historic forms.

Roof forms: Refer to guidelines *4.37 – 4.41. Symmetrical of gable roof forms on the south elevation is achieved. The design of east roof line alters the symmetry. Discuss whether the intent of the guidelines are met. The scale of the main ride is near 40' and could be considered excessive in scale. Determine whether the gable modules mask the scale.

Porch features: Refer to guidelines 4.45-46. The front porch incorporates more contemporary placement of the gable in relation to the entry door, as it is set back on the facade. Consider whether or not the narrow depth of west gable appear awkward or achieves diversity in form that has a relationship with traditional porch features. The rear porch roof is simple in form and style.

The rear deck spans the rear elevation gable, and is tucked in behind the building, and appear to meet the intents of GL 4.47. The materials are wood columns, posts, and top and bottom rails with metal balusters.

Windows: Refer to Guidelines 4.49-4.58. Three-over-one double hung windows with egress casements are depicted. A window schedule is requested. The Board generally encourage limiting four sizes per façade that minimize complexity. Discussion of the north façade's transoms in the center gable per 4.50. The Board has generally required traditional proportions, or other alternatives.

Doors: Refer to Guidelines 4.59-4.64. Entry door is proposed as 2/3 light wood doors appear consistent with the intent of the guidelines.

Materials: Modern cladding scheme with random width horizontal wood, board and baton cladding the gable modules (stain colors at DRC) appear consistent with the intents of GL 4.71 and 4.76 (mixing materials). South and North gables include decorative or shake shingles. Cross truss constructed of reclaimed 6x6" wood are shown. Aluminum clad windows with trim incorporating peaked cap pediment is shown throughout. Color to be determined. Fascia and corner board of conventional sizes.

Accessory Dwelling: Refer to Guidelines 4.79-4.83. The building convey simple roof print, roof angles and dormer styles cause the structure to appear more massive and awkward. Shallow pitch of 4:12 on the primary module appear to conflict with the intents of GL 4.41. The east dormer is the dominate feature on the roof plan, exceeds 30% of the roof plan, and appear to conflict with the intents GL 4.42-43. In regards to the style, the contemporary form appear to be outside of the scope of GL 4.34. Discussion is encouraged.

Window fenestration, styles and solid to void are relational with buildings that are dwellings. East elevation openings create an appearance of breaking floor lines.

Board and baton materials appear consistent with the intents of the guidelines. Trim details, fascia and roofing appear conventional. Garage door styles appear relational with intents of GL. 4.83.

DRC Discussion:

1. **Site plan**
    a. **Review the plans and material list for the application.**
    b. **Discuss the site plan regarding the NW spot and utility location,**
2. **Residence:**
    a. **Discuss the architectural style of the dwelling.**
    b. **Discuss the transom styles on the North elevation.**
    c. **Make a recommendation to the BOZAR regarding architectural appropriateness of the residence.**

3. **Accessory dwelling:**
    a. **Make a recommendation to the BOZAR regarding the conditional use permit for an accessory dwelling in the R1 zone.**
    b. **Discuss the architectural style of the accessory dwelling.**
    c. **Make a recommendation to the BOZAR regarding architectural appropriateness of the accessory dwelling.**

The guidelines to consider:

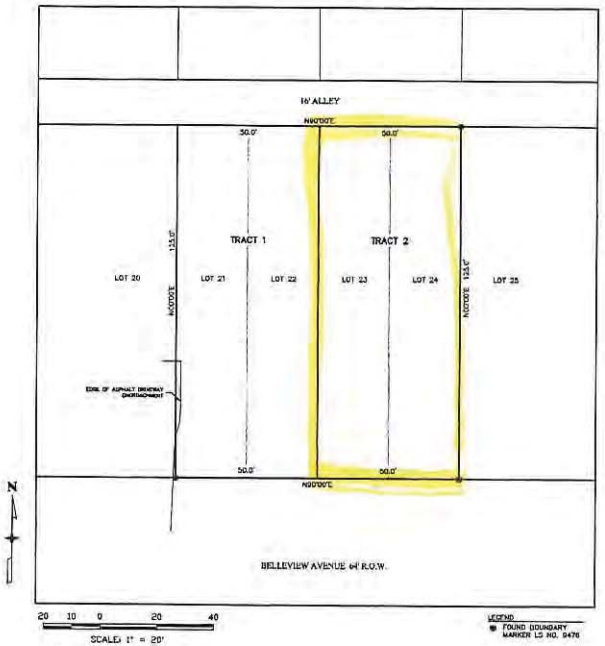
2.15-18	Landscaping plan.
4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-34	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.41	Desired roof angle 8:12-12:12
4.42-42	Dormers – scale subordinate to roof plane, scale, desired forms and mixing roof forms
4.45-7	Front porches are encouraged; styles, and placement of elevated decks.
4.49	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square.
4.53	Fenestration and splitting floor levels.
5.44	Trim surround window and doors in historical proportion
4.71	Exterior materials should be similar to those seen historically on relative building type. Wood preferred; metal materials (accessory structures)
4.76	Mixing primary materials may be considered.
4.82	Accessory dwellings
4.83	Garage door styles

PLAT OF
BELLEVIEW RENAISSANCE SUBDIVISION

BEING LOTS 21 TROUGH 24, BLOCK 63,
TOWN OF CRESTED BUTTE, COLORADO

ALSO BEING LOCATED WITHIN THE
SW1/4 NW1/4 SECTION 2
TOWNSHIP 14 SOUTH, RANGE 86 WEST
OF THE 6TH PRINCIPAL MERIDIAN

VICINITY MAP
1"=800'±



DEDICATION

Know all people by these presents: That Faust Mountain Properties, LLC, a Colorado limited liability company, being the owner of the land described as follows:

Lots 21, 22, 23 and 24, Block 63, TOWN OF CRESTED BUTTE, County of Gunnison, State of Colorado

In the Town of Crested Butte, Colorado, under the name and style of BELLEVIEW RENAISSANCE SUBDIVISION, has laid out, platted and subdivided the same as shown on the plat, and by these presents does hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

In witness whereof, the said Faust Mountain Properties, LLC, a Colorado limited liability company has caused its name to be hereunder subscribed this 21 day of June, 2016.

Faust Mountain Properties, LLC, a Colorado limited liability company

By: _____
James A. Faust, Member

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me on this the 21 day of June, 2016, by James A. Faust, as Member of Faust Mountain Properties, LLC, a Colorado limited liability company

Witness my hand and official seal.
My commission expires: 7/29/2018

_____
Notary Public

BRENDA L ARCHER
Notary Public
State of Colorado
Notary ID 20024029716
My Commission Expires July 29, 2018

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado does hereby authorize and approve the Final Plat for the above subdivision at a meeting of the Board of Zoning and Architectural Review held on the 26th day of April, 2016. This written plat of BELLEVIEW RENAISSANCE SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE

By: _____
Chairman

ATTEST:

_____
Town Clerk

ATTORNEYS OPINION

I Jill T. Norris, being an attorney duly licensed to practice before courts of record in the State of Colorado do hereby certify that it has examined the title to all lands a shown hereon and title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

1. Unpatented mining claims.
2. Reservations or exceptions, or an act authorizing the issuance thereof, as created by United States Patents recorded in Book 25 at Page 306 and recorded October 30, 1882 in Book 45 at Page 22.
3. Reservation of any and all coal, oil, gas, or other minerals described in Quit Claim Deed recorded April 7, 1956 in Book 294 at Page 587 as Reception No. 230339, together with the appurtenant rights to use the surface of the Land.
4. All matters as shown on the plat of the Plat of Crested Butte recorded July 8, 1880 as Reception No. 2840 ½, map of the Town of Crested Butte recorded June 6, 1881 as Reception No. 14191 and on the plat of Town of Crested Butte recorded September 25, 1964 as Reception No. 260766.
5. Any taxes, fees, assessments, or charges by Notice of Ordinances in the Town of Crested Butte recorded December 1, 1986 in Book 636 at Page 145.
6. Ordinance No. 12 Series 1991, recorded August 23, 1995 in Book 769 at Page 94.
7. Right of way for all ditches and creeks crossing subject property.

Dated this 24th day of June, 2016.

_____
Jill T. Norris, Attorney at Law
Attorney Registration No. 26464

SURVEYOR'S CERTIFICATE:

I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of BELLEVIEW RENAISSANCE SUBDIVISION was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set as required by all boundary corners.

Dated this 14th day of June, 2016.

COLORADO LICENSED
NORMAN C. WHITEHEAD
27739
L.S. AND P.L.S.

_____
Norman C. Whitehead
Colorado registration number: 27739

NOTES:

1. BASIS OF BEARING - A line between monuments found at the center line intersections of Elk Avenue and Third Street (3" aluminum cap, LS No. 9476) and Elk Avenue and Seventh Street (as aluminum cap, LS No. None) having a bearing of North 90° 00' 00" East.

2. Location based on the Town Plat and control monuments located at 3rd st. and elk ave, and 7th st. and elk ave.

3. According to Colorado law you must commence 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 on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this 9 day of August, 2016.

Reception No. 641124 Time: 11:29 Am

Date: 8/9/16

_____
County Clerk

K Simillion Gunnison County, CO 641124
8/9/2016 11:29:45 AM Page 1 of 3
305 K 11.00 D [Rec/doc]

PLAT OF BELLEVIEW RENAISSANCE SUBDIVISION TOWN OF CRESTED BUTTE, COLORADO	
LOTS 21 TROUGH 24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO	
Prepared By: NCW & Associates, Inc.	
P.O. Box 3888 (970) 349-6384	Crested Butte Colorado 81224
PROJECT: 15154.00	DWG.: PLAT
DATE: 5/26/16	SHEET 1 OF 1

INFORMATION SHEET
BLOCK 63, Lots 23-24
Address: 713/715 Belleview Avenue
Proponent – Faust Mountain Properties LLC

Project: To construct a single family residence and accessory dwelling in the R1 zone.

Review for January 17, 2017 DRC:

1) Architectural approval is required.
2) A conditional use permit for an accessory dwelling in the R1 zone is required.

Zoning Requirements for the R1 District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'/5'	20'	6'6" to wall, 5' to eave
West Side	7'6"-11'6"	8'4"	9'
East Side	7'6"-11'6"	8'4"	9'

FAR		**Proposed**
Permitted	0.3 (matter of right)	**(2112.57/6250) 0.338**
	(up to) 0.4 (no larger than 2800 square feet)	
Max – all buildings	0.5(no larger than 3800 square feet)	**(3080.57/6250) 0.49**

R1 Zone F.A.R.

1) 709/711 Belleview – Faust .361/.499 (2258.06/3118.06)
2) 711 Belleview – Studier (now Faust) .38/ .46 (2420/ 2898)
3) 706 Belleview – Frates .24(1772)
4) 710 Belleview – Clark .428(2675 – built 1978)
5) 714 Belleview – Alexander .36(2552)

		Primary – Proposed	**Accessory - Proposed**
Building Height	28'/20'	29'	25'
Building Width	35'	30'1"	26'
Max Lot Area	9375	6250	
Parking		4 spaces provided	

Neighborhood Heights

1) 709/711 Belleview – Faust 28'9"/ 24'
2) 711 Belleview – Studier (now Faust) 29'10"/17'3"
3) 706 Belleview – Frates 27'6"
4) 710 Belleview – Clark 29'
5) 714 Belleview – Alexander 29'9"

Neighborhood Width

1) 709/711 Belleview – Faust 29'6"/20'
2) 711 Belleview – Studier (now Faust) 35'/27'
3) 706 Belleview – Frates 25'
4) 710 Belleview – Clark 32'
5) 714 Belleview – Alexander 32'

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Greg Faust

LEGAL Lot's 23 & 24 Block 63 ZONE R-1

ADDRESS 713 & 715 Belleview Ave.

TYPE OF STRUCTURE

X Single Family ___Accessory Building ___Commercial

___Multi Family ___Addition ___Historic Rehab

X Accessory dwelling ___Other_____

ROOFING TYPE

Zac Teak

___Shake Shingle ___Pro Panel style ___Galvanized Corrugated Metal 24 Gage

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other_____

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
X	Horizontal	Random 4" – 8"	Natural Wood	Colored Stain Options shared at 1st DRC
X	Vertical	Board & Bat 10"	with 3" Bats	
X	Other	Gable trusses, Porch posts, Deck posts	– Reclaimed	Natural Color
___	Stucco			
X	Trim	10" Fascia with 3" Freezeboard	– Color TBD	

___Fascia 1X10
1X3 Freeze Board

___Corner Boards 1X4 / 1X6

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door	Wood	2/3 Light	Natural Color
___Secondary door	"	"	"

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	___Simulated, divided lite	___Wood	___Low E
X Casement, egress	___True, divided lite (historic)	X Aluminum clad, wood	___Heat mirror
X Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other	___Other	___Standard
___Fixed			___Other
___Slide-by			

Describe locations if a mix is used Clad Color TBD

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 12-19-2016

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Greg Faust

LEGAL Lots 23 + 24 Block 63 ZONE R-1

ADDRESS 713 & 715 Bellevieu Ave

TYPE OF STRUCTURE

X Accessory Building, heated and/or plumbed ___Accessory Building, cold

___Accessory Dwelling ___Addition ___Historic Rehab

___Other

ROOFING TYPE

Zac Teak 24 Gauge

___Shake Shingle ___Pro Panel style ___Galvanized, Corrugated Metal

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
___Horizontal				
X Vertical	Board & Bat	10" with 3" Bats		Natural Stain Color
___Other				
___Stucco				
X Trim	10" Fascia with 3" Freezeboard			

___Fascia 1x10

1x3 Freeze Board

___Corner Boards

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door	Wood	2/3 Light	Natural Color
___Secondary door			

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	___Simulated, divided lite	___Wood	___Low E
X Casement, egress	___True, divided lite (historic)	X Aluminum clad, wood	___Heat mirror
X Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other	___Other	___Standard
___Fixed			___Other
___Slide-by			

Describe locations if a mix is used Clad Color TBD

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 12-19-2016

Faust - 713/715 Belleview Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

To:	DRC and BOZAR
From:	Molly Minneman
Date:	January 23, 2017
Subject	Formal Review - DRC
Project:	Greg and Susan Faust: Construct a single family residence and accessory dwelling to be located at 713/715 Belleview Avenue, Block 63, Lots 23-24; also known as Tract 2 Belleview Renaissance Minor Subdivision, in the R1 zone. **Architectural approval is required.** **A conditional use permit for an accessory dwelling is required.**
DRC:	Roxana Alvarez-Marti and John Meyer with Mary Ellis in for training

Greg and Jim Faust met with the DRC on January 17 for review of the residence and accessory dwelling. Please see the notes of the meeting for details. The form and scale of the residence was generally supported. The height of building relative to natural grade to be resolved by Monday's meeting. In regards to architectural comments, several window revisions, expansion of the front porch pending FAR, and a few additions to the site plan were discussed. The form of the accessory was debated. Dormer style will be revised.

Designer Randy Swift was out of town. Plan revisions were not finished for the packets. Staff provided plans with notations from the meeting. If Board members have additional comments, please include them in your e-mail to staff on Monday.

Issues for the Board to consider for review:

1. A **conditional use permit** for an accessory dwelling to be located in the R1 zone per code section 16-8-30. Supported
2. **Site Plan**:
    a. **Parking:** Discussion of the snow shed from the west roof of the accessory onto the NW parking space and the location of utilities. To be resolved
    b. **Topography of natural and finished grade**: The height of both building are depicted from finished grade. Natural grade is 1' lower. As drawn, the accessory exceeds maximum height. An accurate FAR is not yet established. Resolution of the plan sets relative to natural grade is anticipated by the second meeting. In revision.
    c. An additional parking space to be located in the front yard. Fence details to be added. Discuss the snow shed into the rear parking space.
3. Standard review of neighborhood context in relation to building forms and styles within the neighborhood Gothic (GL 4.22 and 4.23). General support.
4. Standard review of the overall building form and style of the building in relation to the guidelines (4.29—4.30). General support of ridge scale together with gable end modules.
5. **Windows:** Contemporary interpretations of features that include the North elevation transoms above the center windows. Suggest window schedule to be provided for the second meeting. (GL 4.50) The DRC could support of transoms that are of the standard height (18"). Solid to void ratios at the front elevation supporter per GL 4.49. Flip door and window at North elevation proposed at the meeting was supported. Noted square window at East elevation – a detail seen in Buena Vista.

6. **Materials**: The mix of materials received support as drawn. Rock foundation will be 18" at the top of cap.
7. **Accessory dwelling**: The relationship of gable and shed modules were debated. The shed module encloses the staircase encouraged by the BOZAR. Meyer noted it is awkward, but could support. Discussion of the east dormer. It exceeds 30% coverage on the roof plane. Conflicts with GL 4.43. Revisions to be provided. Fenestration and material supported as presented.

DRC Discussion:

1. **Site plan**
    a. **Review the plan revisions.**
    b. **Discuss the site plan regarding the NW spot and utility location,**
2. **Residence:**
    a. **Discuss the transom styles on the North elevation.**
    b. **Make a recommendation to the BOZAR regarding architectural appropriateness of the residence.**

3. **Accessory dwelling:**
    a. Make a recommendation to the BOZAR regarding the conditional use permit for an accessory dwelling in the R1 zone.
    b. **Discuss the architectural style of the accessory dwelling.**
    c. **Make a recommendation to the BOZAR regarding architectural appropriateness of the accessory dwelling.**

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Greg Faust

LEGAL Lot's 23 + 24 Block 63 ZONE R-1

ADDRESS 713 + 715 Belleview Ave.

TYPE OF STRUCTURE

X Single Family ___ Accessory Building ___ Commercial

___ Multi Family ___ Addition ___ Historic Rehab

X Accessory dwelling ___ Other ___

ROOFING TYPE

Zac Teak

___ Shake Shingle ___ Pro Panel style ___ Galvanized Corrugated Metal 24 Gage

___ Milled Shingle ___ Standing Seam ___ 5-V Crimp

___ Other ___

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
X	Horizontal	~~Random~~ 4" – 8"	Natural Wood	Colored Stain Options shared at 1st DRC
X	Vertical	Board + Bat 10"	with 3" Bats	
X	Other	Gable trusses, Porch posts, Deck posts	– Reclaimed	Natural Color
___	Stucco			
X	Trim	10" Fascia with 3" Freezeboard	– Color TBD	

___Fascia 1X10
1X3 Freize Board

___Corner Boards 1X4 / 1X6

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door	Wood	2/3 Light	Natural Color
___Secondary door	"	"	"

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	___Simulated, divided lite	___Wood	___Low E
X Casement, egress	___True, divided lite (historic)	X Aluminum clad, wood	___Heat mirror
X Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other	___Other	___Standard
___Fixed			___Other
___Slide-by			

Describe locations if a mix is used Clad Color TBD

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
Add Deck details

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 12-19-2016

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Greg Faust

LEGAL Lots 23+24 Block 63 ZONE R-1

ADDRESS 713 & 715 Bellevieu Ave

TYPE OF STRUCTURE

X Accessory Building, heated and/or plumbed ___Accessory Building, cold

___Accessory Dwelling ___Addition ___Historic Rehab

___Other

ROOFING TYPE

Zac Teak 24 Gauge

___Shake Shingle ___Pro Panel style ___Galvanized, Corrugated Metal

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
___Horizontal				
X Vertical	Board & Bat	10" with 3" Bats		Natural Stain Color
___Other				
___Stucco				
X Trim	10" Fascia with 3" Freizeboard			

___Fascia 1x10
1x3 Freeze Board

___Corner Boards

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door	Wood	2/3 Light	Natural Color
___Secondary door	Garage door - Wood		

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	___Simulated, divided lite	___Wood	___Low E
X Casement, egress	___True, divided lite (historic)	X Aluminum clad, wood	___Heat mirror
X Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other	___Other	___Standard
___Fixed			___Other
___Slide-by			

Describe locations if a mix is used Clad Color TBD

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 12-19-2016

INFORMATION SHEET
BLOCK 63, Lots 23-24
Address: 713/715 Belleview Avenue
Proponent – Faust Mountain Properties LLC

Project: To construct a single family residence and accessory dwelling in the R1 zone.

Review for January 17, 2017 DRC:

1) Architectural approval is required.
2) A conditional use permit for an accessory dwelling in the R1 zone is required.

Zoning Requirements for the R1 District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'/5'	20'	6'6" to wall, 5' to eave
West Side	7'6"-11'6"	8'4"	9'
East Side	7'6"-11'6"	8'4"	9'

FAR		**Proposed**
Permitted	0.3 (matter of right)	**(2112.57/6250) 0.338**
	(up to) 0.4 (no larger than 2800 square feet)	
Max – all buildings	0.5(no larger than 3800 square feet)	**(3080.57/6250) 0.49**

R1 Zone F.A.R.

1) 709/711 Belleview – Faust .361/.499 (2258.06/3118.06)
2) 711 Belleview – Studier (now Faust) .38/ .46 (2420/ 2898)
3) 706 Belleview – Frates .24(1772)
4) 710 Belleview – Clark .428(2675 – built 1978)
5) 714 Belleview – Alexander .36(2552)

		Primary – Proposed	**Accessory - Proposed**
Building Height	28'/20'	29'	25'
Building Width	35'	30'1"	26'
Max Lot Area	9375	6250	
Parking		4 spaces provided	

Neighborhood Heights

1) 709/711 Belleview – Faust 28'9"/ 24'
2) 711 Belleview – Studier (now Faust) 29'10"/17'3"
3) 706 Belleview – Frates 27'6"
4) 710 Belleview – Clark 29'
5) 714 Belleview – Alexander 29'9"

Neighborhood Width

1) 709/711 Belleview – Faust 29'6"/20'
2) 711 Belleview – Studier (now Faust) 35'/27'
3) 706 Belleview – Frates 25'
4) 710 Belleview – Clark 32'
5) 714 Belleview – Alexander 32'

Faust - 713/715 Belleview Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

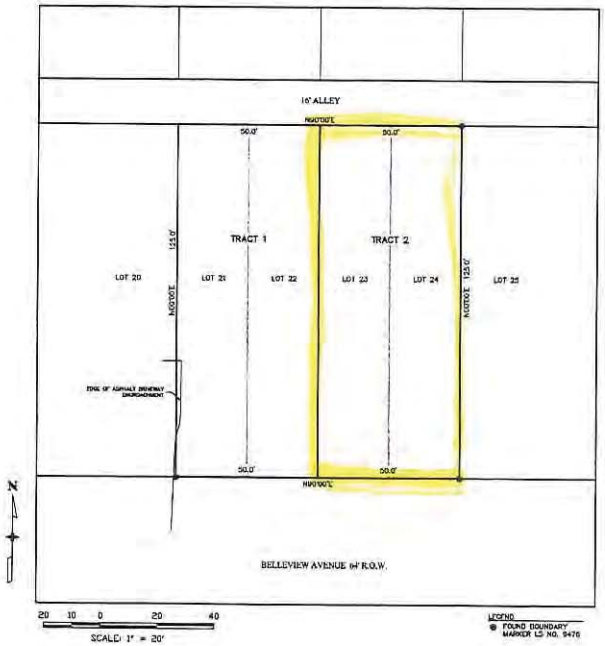
N
W E
S

PLAT OF
BELLEVIEW RENAISSANCE SUBDIVISION

BEING LOTS 21 TROUGH 24, BLOCK 63,
TOWN OF CRESTED BUTTE, COLORADO

ALSO BEING LOCATED WITHIN THE
SW1/4 NW1/4 SECTION 2,
TOWNSHIP 14 SOUTH, RANGE 86 WEST
OF THE 6TH PRINCIPAL MERIDIAN

VICINITY MAP
1"=600'±



DEDICATION

Know all people by these presents: That Faust Mountain Properties, LLC, a Colorado limited liability company, being the owner of the land described as follows:

Lots 21, 22, 23 and 24, Block 63, TOWN OF CRESTED BUTTE, County of Gunnison, State of Colorado

In the Town of Crested Butte, Colorado, under the name and style of BELLEVIEW RENAISSANCE SUBDIVISION, has laid out, platted and subdivided the same as shown on the plat, and by these presents does hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

In witness whereof, the said Faust Mountain Properties, LLC, a Colorado limited liability company has caused its name to be hereunder subscribed this 21 day of June, 2016.

Faust Mountain Properties, LLC, a Colorado limited liability company

By: James A. Faust, Member

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me on this the 21 day of June, 2016, by James A. Faust, as Member of Faust Mountain Properties, LLC, a Colorado limited liability company

Witness my hand and official seal.
My commission expires: 7/29/2016

Brenda L. Archer
Notary Public

BRENDA L. ARCHER
Notary Public
State of Colorado
Notary ID 20024029716
My Commission Expires Jul 29, 2016

ATTORNEYS OPINION

I Jill Y. Norris, being an attorney duly licensed to practice before courts of record in the State of Colorado do hereby certify that it has examined the title to all lands a shown herein and title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

1. Unpatented mining claims.
2. Reservations or exceptions, or an act authorizing the issuance thereof, as created by United States Patents recorded in Book 25 at Page 306 and recorded October 30, 1882 in Book 45 at Page 12.
3. Reservation of any and all coal, oil, gas, or other minerals described in Quit Claim Deed recorded April 7, 1976 in Book 294 at Page 537 as Reception No. 230139, together with the appurtenant rights to use the surface of the Land.
4. All matters as shown on the plat of the Plat of Crested Butte recorded July 6, 1880 as Reception No. 2840 A, map of the Town of Crested Butte recorded June 6, 1881 as Reception No. 14101 and on the plat of Town of Crested Butte recorded September 25, 1964 as Reception No. 250766.
5. Any taxes, fees, assessments, or charges by Notice of Ordinances in the Town of Crested Butte recorded December 1, 1986 in Book 636 at Page 145.
6. Ordinance No. 32 Series 1991, recorded August 23, 1995 in Book 769 at Page 94.
7. Right of way for all ditches and creeks crossing subject property.

Dated this 24th day of June, 2016.

Jill Y. Norris, Attorney at Law
Attorney Registration No. 26464

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado does hereby authorize and approve the Final Plat for the above subdivision at a meeting of the Board of Zoning and Architectural Review held on the 28th day of April, 2016. This written plat of BELLEVIEW RENAISSANCE SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE

By: Chairman

ATTEST:

Town Clerk

SURVEYOR'S CERTIFICATE:

I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of BELLEVIEW RENAISSANCE SUBDIVISION was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set as required by all boundary corners.

Dated this ____ day of ____, 2016.

COLORADO LICENSED
NORMAN C. WHITEHEAD
27739
LAND SURVEYOR

Norman C. Whitehead
Colorado registration number: 27739

NOTES:

1. BASIS OF BEARING - A line between monuments found at the center line intersections of Elk Avenue and Third Street (2" aluminum cap, LS No. 9476) and Elk Avenue and Seventh Street (an aluminum cap, LS No. None) having a bearing of North 90° 00' 00" East.

2. Location based on the Town Plat and control monuments located at 3rd st. and elk ave. and 7th st. and elk ave.

3. According to Colorado law you must commence 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 on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this 9 day of August, 2016.

Reception No. 641124 Time: 11:29 Am

Date: 8/9/16

Susan Marshall Deputy
County Clerk

K Simillion Gunnison County, CO
8/9/2016 11:29:45 AM
203

641124
Page 1 of 1
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PLAT OF BELLEVIEW RENAISSANCE SUBDIVISION TOWN OF CRESTED BUTTE, COLORADO	
LOTS 21 TROUGH 24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO	
Prepared By: NCW & Associates, Inc.	
P.O. Box 3588 (970) 349-5384	Crested Butte Colorado 81224
PROJECT: 15184.00	DWG.: PLAT
DATE: 5/26/16	SHEET 1 OF 1

To:	BOZAR
From:	Molly Minneman
Date:	January 31, 2017
Subject:	BOZAR - Formal Review
Project:	Faust Mountain Properties: Construct a single family residence and accessory dwelling to be located at 713/715 Belleview Avenue, Block 63, Lots 23-24; also known as Tract 2 Belleview Renaissance Minor Subdivision, in the R1 zone. **Architectural approval is required.** **A conditional use permit for an accessory dwelling is required.**
DRC:	Roxana Alvarez-Marti and John Meyer

Greg and Jim Faust met with the DRC on January 17 and 23. Please see the notes of the meeting for details, and fact sheet. The form and scale of the 2 ½ story, 2,125 sf residence is to be clad with 1/8" channel rustic horizontal siding, 1x8" with T&G vertical wood cladding the gable modules, decorative shingles in the north and south gable ends, and reclaimed natural cedar truss details at the south elevation, and 24 gauge Zactique.

The two bedroom, 968 sf accessory dwelling includes a one-car garage bay for the residence. Revisions to the accessory dwelling submitted at the second meeting received supportive feedback by the DRC. Plan revisions are provided. The building is to be clad with natural-stained board and baton with corrugated -Zactique 24 gauge corrugated metal roofing.

Site Plan:

- Topography and drainage:
  - Topographical information depicts 2' variation in grading over the site. The grade for the residence was adjusted to the natural grade level seen at the 1-23 meeting. Drainage is to the street.
  - In regards to the accessory, the alley is higher making the transition into the garage difficult. The Building Official approved raising the natural grade for the accessory by one foot as depicted on the site plan. Drainage noted to the alley
- Parking: Four parking spaces are required; five spaces are shown. At the 1-23 meeting a second space is depicted in the front yard, two in the rear yard, and one space in the garage.
  - Snow breaks added to the west roof of the accessory protects the parking space.
  - The DRC could support two spaces in the front yard that is consistent with the 700 block of Belleview.
- Snow storage areas are provided on the plan.
- Setbacks-
  - Primary:
    - Front yard: 20'.
    - East side yard: 8'4"'
    - West side yard: 8'4"'
    - Distance between buildings – 20'
  - Accessory:
    - Rear yard: 5' from the eave and 6''6"from the garage door.
      - In regards to turning radius, GL 4.26 (c) encourage deeper setbacks. DRC noted widening the garage door would be more effective. Discussion is encouraged.
    - East side yard: 9'
    - West side yard: 9'
- Landscaping: The plan depicts walkways, ground covering, patio areas and tree coverage.

- *Existing trees are shown along the east property line. Notation regarding snow shed from the adjacent residence at 717 Belleview affecting the trees. Some existing may need to be removed.*
- Ground cover includes grass and concrete behind the garage.

- Lighting: Recessed lighting under porch roofs with exterior down shield lights as noted comply dark sky lighting ordinance.
- Utility: Locations are located on the plans. It does not appear that the rear parking spots
- Fencing – Split rail fencing noted along the east property line and between the two buildings.

Architectural discussion:

Context: Refer to guidelines 4.22-4.23. The buildings within the 700 block of Belleview were constructed between the years of 1977 – 2004. Nine buildings from the 70's; two in the 80's; two in the '90's; one in 04; and another 2011. In 2016, 711/715 Belleview was approved in 2016 and the foundation is installed. A variety of building form and styles are represented through the decades. The building uses are also varied with mostly single family, several duplex (condo/ townhouse) and one 4-plex. Three properties have accessory dwellings. Parking for homes are generally accessed from the street as use of alley's didn't occur until the mid- to late 90's.

Provided the residence and accessory dwelling are considered to be relational with surrounding building forms, yet create diversity form and style within the neighborhood, the compatibility with neighborhood context and style is achieved.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. Generally supported, the plan is well developed that incorporate exiting and new trees, walkways, parking surfaces and ground cover. Locations for parking spots work effectively provided on snow shed and location of utilities in the rear.

Mass, scale, form (4.29-4.31 and 5.82-85, 5.91, 5.96). Generally supported by the DRC, the modified-T footprint seen in most new construction, with more complex foot prints seen within the block. The overall scale and form was supported that convey contemporary interpretations of mildly conventional massing forms. GL 4.30 encourage diversity that appears to be achieved.

Design and Style: Refer to guidelines 4.32-4.35. Generally supported.

Roof forms: Refer to guidelines *4.37 – 4.41. The Symmetrical of gable roof forms on the south elevation is achieved, no issues raised in regards to the east roof line that mildly alters the symmetry. The DRC discussed the scale of the main ride is near 40' with Faust noting the wall to wall distance is 36'. The DRC could support as the scale is minimized by the gable ends.

Porch features: Refer to guidelines 4.45-46. The front porch is supported by the DRC in regards to form, scale and placement on the façade per guidelines. The rear porch roof is simple in form and style.

The rear deck spans the rear elevation gable, and placement is supported by the DRC as it meets the intents of GL 4.47. The materials are 8x8" distressed wood posts with metal hog wire between metal top and bottom rails. Wood (manufactured wood) cap was noted at the meeting.

Windows: Refer to Guidelines 4.49-4.58. The window plan is revised with two over two muntin patterns, revisions to the north elevation where the transoms are removed and small window added in the gable. Second floor door and window reversed. Overall, the DRC supported the window fenestration and styles supported in GL. 4.49-5.50.

Doors: Refer to Guidelines 4.59-4.64. Supported; entry door plan with 2/3 divided light wood doors appear consistent with the intent of the guidelines.

Materials: Horizontal 1x8" channel rustic wood siding with tongue and groove vertical wood cladding the gable modules, appear consistent with the intents of GL 4.71 and 4.76 (mixing materials). Decorative shingles at the South and North gable end. The reclaimed wood, 6"x6" cross truss at the South gable with 8x12" support blocks (north truss was removed). Fascia 1x10" with 1x4" frieze, 2x4" corner trim were supported Aluminum clad windows with 1x6" trim and peaked cap pediment is shown throughout. Color to be determined. Masonry (dry stack?) to be 18" at top of cap.

Accessory Dwelling: Refer to Guidelines 4.79-4.83. The overall form of the accessory was discussed at both meetings. The shed module (staircase) noted as awkward received support in regards to scale and building forms (GL 4.80 – variations in forms and 4.82). The revised dormer form and placement relational with newer construction (4.43) was supported per GL 4.82. Window fenestration and styles received support per guidelines.

Board and baton materials appear consistent with the intents of the guidelines. Trim details, fascia and roofing appear conventional. Garage door styles appear relational with the guidelines.

The DRC made a recommendation in support of the architectural approval of the residence, the conditional use permit for the accessory dwelling. The supported the accessory dwelling, but based upon board comments, referred the shed module to the full Board for discussion.

Finding

The Board finds that the proposed single family residence and accessory dwelling to be located at 713/715 Belleview Avenue **will not appear** or will appear *excessively* dissimilar to structures of like use within the surrounding R1 neighborhood. The form and scale of the residence have relationships with historic single family residences seen in Town.

The form and style of accessory dwelling employ building forms with contemporary variations to historic forms.

The Board finds that a conditional use permit for an accessory dwelling carries a deed restriction for one of the units to be used exclusively as a long term rental unit on the property as defined in the municipal code, **can be supported** or cannot be supported per code Section 16-8-30.

The architectural forms of the residence and accessory dwelling **can be supported** or is opposed by the application of Guidelines 4.22,(contextual or similar) 4.23 (contextual o dissimilar), 4.29 (mass/scale), 4.31(forms,) 4.37 (roof forms), 4.42 (dormers), 4.49-50 (window plan), 4.45-6 (porch 4.71(materials), 4.80 4.82-83 (accessory buildings), and ____, and per the plans and material list.

Architectural approval/denial
Motion to **approve** or *deny* the architectural appropriateness for the single family residence and accessory dwelling to be located at 713/715 Belleview Avenue, Block 63, Lots 23-24 in the R-1 zone, (with any changes specified _____) and based upon compliance with the finding, and per the plans and materials.

Conditional use permit – accessory dwelling approval/denial
Motion to **approve** or *deny* the conditional use permit for an accessory dwelling to be located at 713/715 Belleview Avenue, Block 63, Lots 23-24 in the R-1 zone, (with any changes specified _____) and based upon compliance with the finding, and per the plans and materials.

- **Sec. 16-8-30. - Criteria for decision.**

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:

(1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:

a.Size.

b.Density of buildings.

c.Amount of open space.

d.Scale.

e.Snow storage.

f.Snow removal.

g.Landscaping.

h.Similar land uses.

(2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.

(3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.

(5) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(6) Not create significant adverse impacts on the uses of adjacent property.

(7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

(Prior code 15-2-16; Ord. 13 §2, 1991; Ord. 13 §2, 2006; Ord. 4 §1, 2009)

DRC 01-23-2017 Faust 713/715 Belleview
Meyer, Alvarez Marti and Ellis
Minneman

Greg Faust walks the Board through the changes. They will have the BOZAR plan by Thursday
They added parking on the SW corner/front elevation. Notes accessory dormer was cut back. He wondered about the width of parking spaces discussed and will measure them. They encourage the spaces to be longer due to narrow alley. G. Faust will move the parking in and even with the garage. Snow storage on side yards of accessory.

Street parking spaces - space locations ok in front. SW corner will have one parking space and Jimmy's 2 spaces. Will have a visual break.

Front porch- Faust notes the expansion and will have shed be 4:12 and gable 6:12 to differentiate the gable. Depth of porch is 4' off corner, and 3 1/3 ' to street side of the post. Earley is requested to re-run the calculations.

Windows style 2/2 Residence. The windows change on north and have same sizes. Square 2'6"x2'6" up in shingles. Keep truss detail. Corner of window will get in way of truss with the cross. Faust says they will reverse the door and window.
East windows sized down. All styles to be 2/2.
Alvarez Marti asks about number of window sizes - found 4 sizes with all of the smaller windows to be the same sizes that will be seen on the next revisions.
North has 4 window sizes.

West - pop our roof raised 1' and the porch revision.

Accessory - East elevation. Dormer reduced and slides over to the South side. Works better for the parking. Keeping the shed module. Snow break will be added. Meyer notes mass is reduced with east elevation and it is supported. Window sizes will be added to the elevations.

Garage east elevation - Mary asks the drop from roof and it is 6" drop.

Write-in comments – 1. Support most project. Shed feature on accessory is too large. Suggests reduction.
Ellis notes from the north appears awkward and Alvarez Marti suggests dropping the gable dormer to be even with the shed module. Faust says they can accomplish.
2. Support accessory dwelling, east elevation from 1-17 rework. Support primary.

All concerns are covered per all. Accessory building related to the shed module will have board discussion.
Recommendation to BOZAR in support, as drawn, noting discussion of the east module.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Greg Faust

LEGAL Lots 23 & 24 Block 63 ZONE R-1

ADDRESS 713 & 715 Belleview Ave.

TYPE OF STRUCTURE

X Single Family ___Accessory Building ___Commercial

___Multi Family ___Addition ___Historic Rehab

X Accessory dwelling ___Other_____

ROOFING TYPE

Zac Teak

___Shake Shingle ___Pro Panel style ___Galvanized Corrugated Metal 24 Gage

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other_____

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
X	Horizontal	~~Random~~ 4" – 8"	Natural Wood	Colored Stain
X	Vertical	Board & Bat 10"	with 3" Bats	Options shared at 1st DRC
X	Other	Gable trusses, Porch posts, Deck posts	– Reclaimed	Natural Color
___	Stucco			
X	Trim	10" Fascia with 3" Freezeboard	– Color TBD	

___Fascia 1X10
1X3 Freeze Board

___Corner Boards 1X4 / 1X6

DOORS

	MATERIAL	STYLE	FINISH
___Primary door	Wood	2/3 Light	Natural Color
___Secondary door	"	"	"

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	___Simulated, divided lite	___Wood	___Low E
X Casement, egress	___True, divided lite (historic)	X Aluminum clad, wood	___Heat mirror
X Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other	___Other	___Standard
___Fixed			___Other
___Slide-by			

Describe locations if a mix is used Clad Color TBD

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
Add Deck details

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 12-19-2016

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Greg Faust

LEGAL Lots 23 + 24 Block 63 ZONE R-1

ADDRESS 713 & 715 Bellevieu Ave

TYPE OF STRUCTURE

X Accessory Building, heated and/or plumbed ___Accessory Building, cold

___Accessory Dwelling ___Addition ___Historic Rehab

___Other

ROOFING TYPE

Zac Teak 24 Gauge

___Shake Shingle ___Pro Panel style ___Galvanized, Corrugated Metal

___Milled Shingle ___Standing Seam ___5-V Crimp

___Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
___Horizontal				
X Vertical	Board & Bat	10" with 3" Bats		Natural Stain Color
___Other				
___Stucco				
X Trim	10" Fascia with 3" Freezeboard			

___Fascia 1x10

1x3 Freeze Board

___Corner Boards

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door	Wood	2/3 Light	Natural Color
___Secondary door	Garage door - Wood		

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
___Casement	___Simulated, divided lite	___Wood	___Low E
X Casement, egress	___True, divided lite (historic)	X Aluminum clad, wood	___Heat mirror
X Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other	___Other	___Standard
___Fixed			___Other
___Slide-by			

Describe locations if a mix is used Clad Color TBD

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 12-19-2016

INFORMATION SHEET
BLOCK 63, Lots 23-24
Address: 713/715 Belleview Avenue
Proponent – Faust Mountain Properties LLC

Project: To construct a single family residence and accessory dwelling in the R1 zone.

Review for January 31, 2017 DRC:

1) Architectural approval is required.
2) A conditional use permit for an accessory dwelling in the R1 zone is required.

Zoning Requirements for the R1 District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'/5'	20'	6'6" to wall, 5' to eave
West Side	7'6"-11'6"	8'4"	9'
East Side	7'6"-11'6"	8'4"	9'

FAR		**Proposed**
Permitted	0.3 (matter of right)	**(2125.06/6250) 0.34**
	(up to) 0.4 (no larger than 2800 square feet)	
Max – all buildings	0.5(no larger than 3800 square feet)	**(3093.06/6250) 0.495**

R1 Zone F.A.R.

1) 709/711 Belleview – Faust .361/.499 (2258.06/3118.06)
2) 711 Belleview – Studier (now Faust) .38/ .46 (2420/ 2898)
3) 706 Belleview – Frates .24(1772)
4) 710 Belleview – Clark .428(2675 – built 1978)
5) 714 Belleview – Alexander .36(2552)

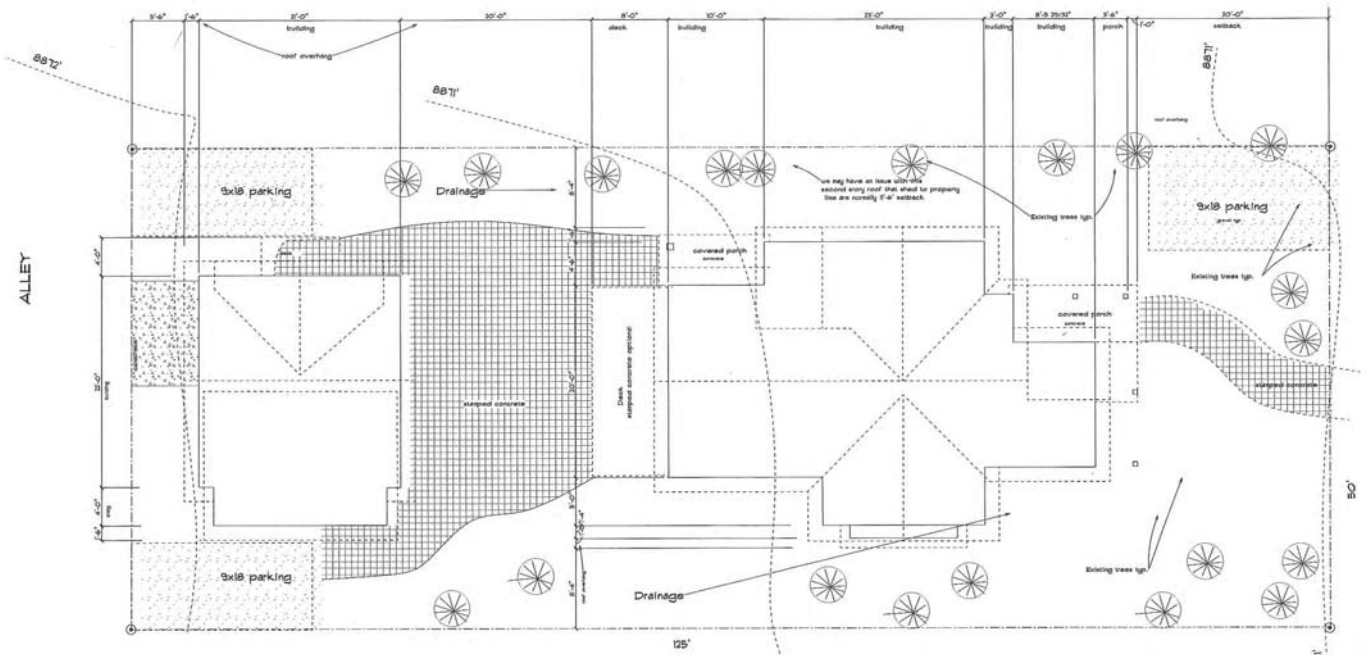
		Primary – Proposed	**Accessory - Proposed**
Building Height	28'/20'	29'	24'
Building Width	35'	30'1"	26'
Max Lot Area	9375	6250	
Parking		4 spaces provided	

Neighborhood Heights

1) 709/711 Belleview – Faust 28'9"/ 24'
2) 711 Belleview – Studier (now Faust) 29'10"/17'3"
3) 706 Belleview – Frates 27'6"
4) 710 Belleview – Clark 29'
5) 714 Belleview – Alexander 29'9"

Neighborhood Width

1) 709/711 Belleview – Faust 29'6"/20'
2) 711 Belleview – Studier (now Faust) 35'/27'
3) 706 Belleview – Frates 25'
4) 710 Belleview – Clark 32'
5) 714 Belleview – Alexander 32'



SITE PLAN

1" = 10'

Not for Construction

DEC 2016
RECEIVED
Building Department

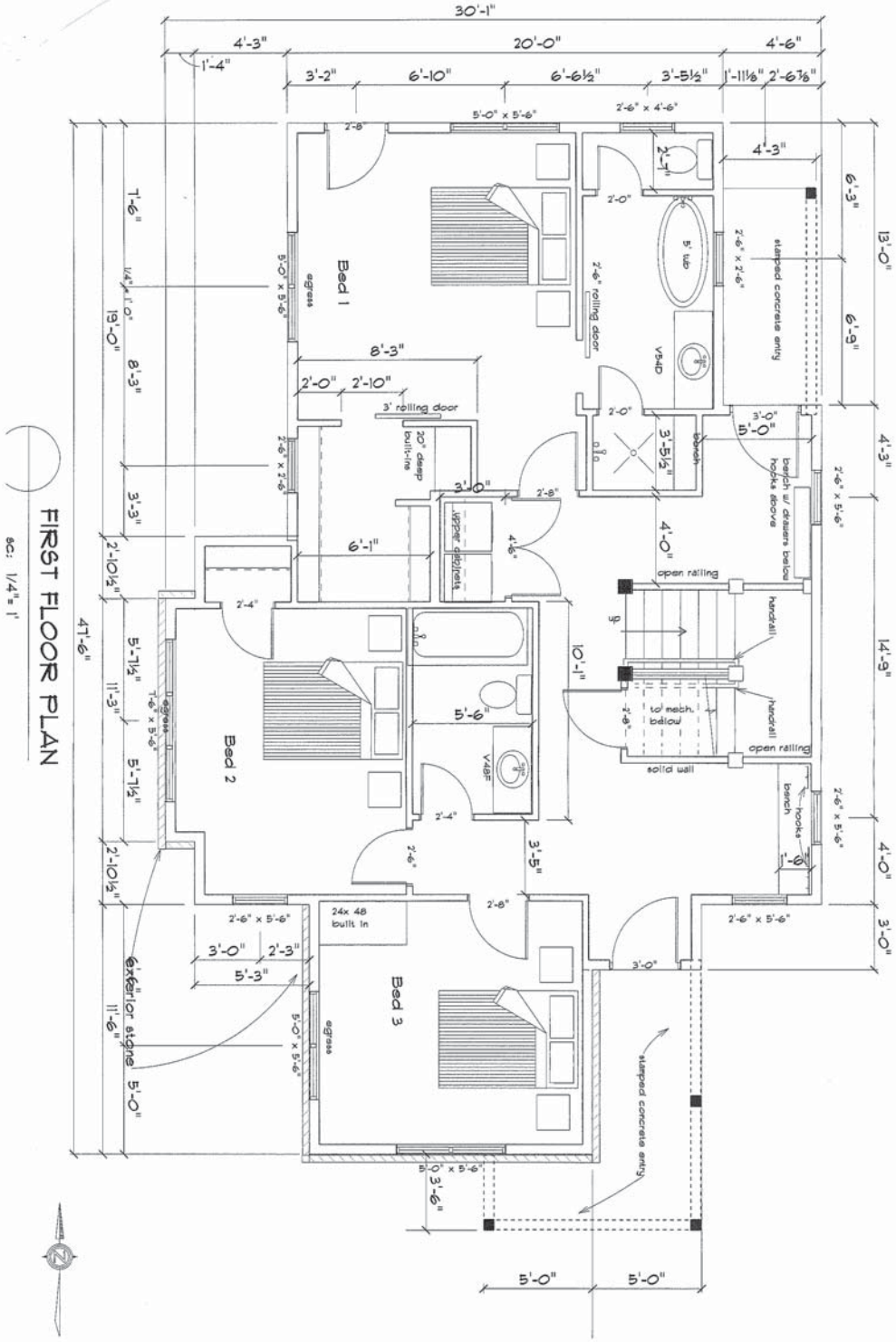
PROJECT: Greg Faust Residence

DATE:

Design: Greg Faust Drafting: Swift Construction Inc

LOCATION:
Lots 23 and 24 Block 4A Crescent Buena

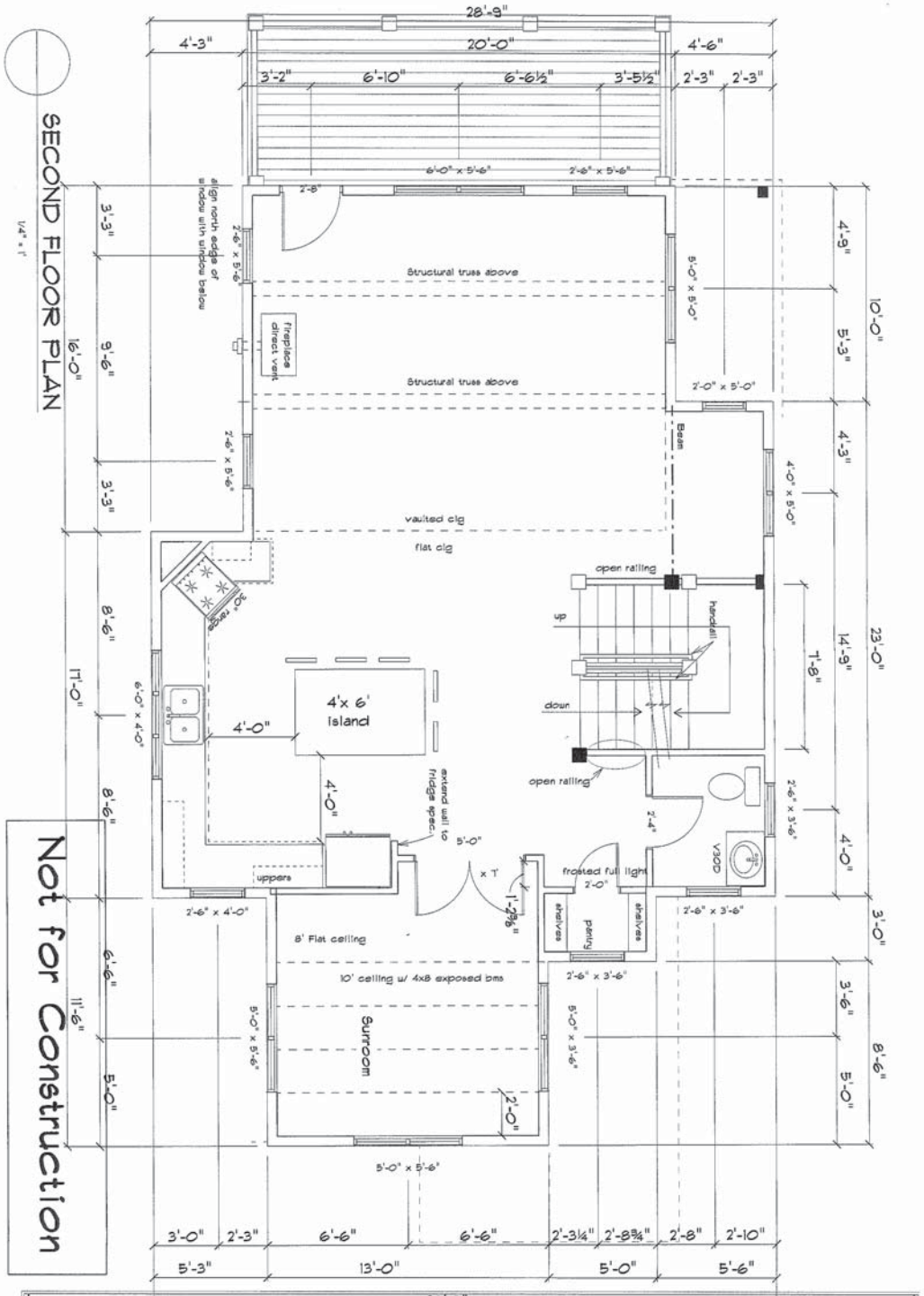
Sht. No. 1



FIRST FLOOR PLAN

SC: 1/4" = 1'

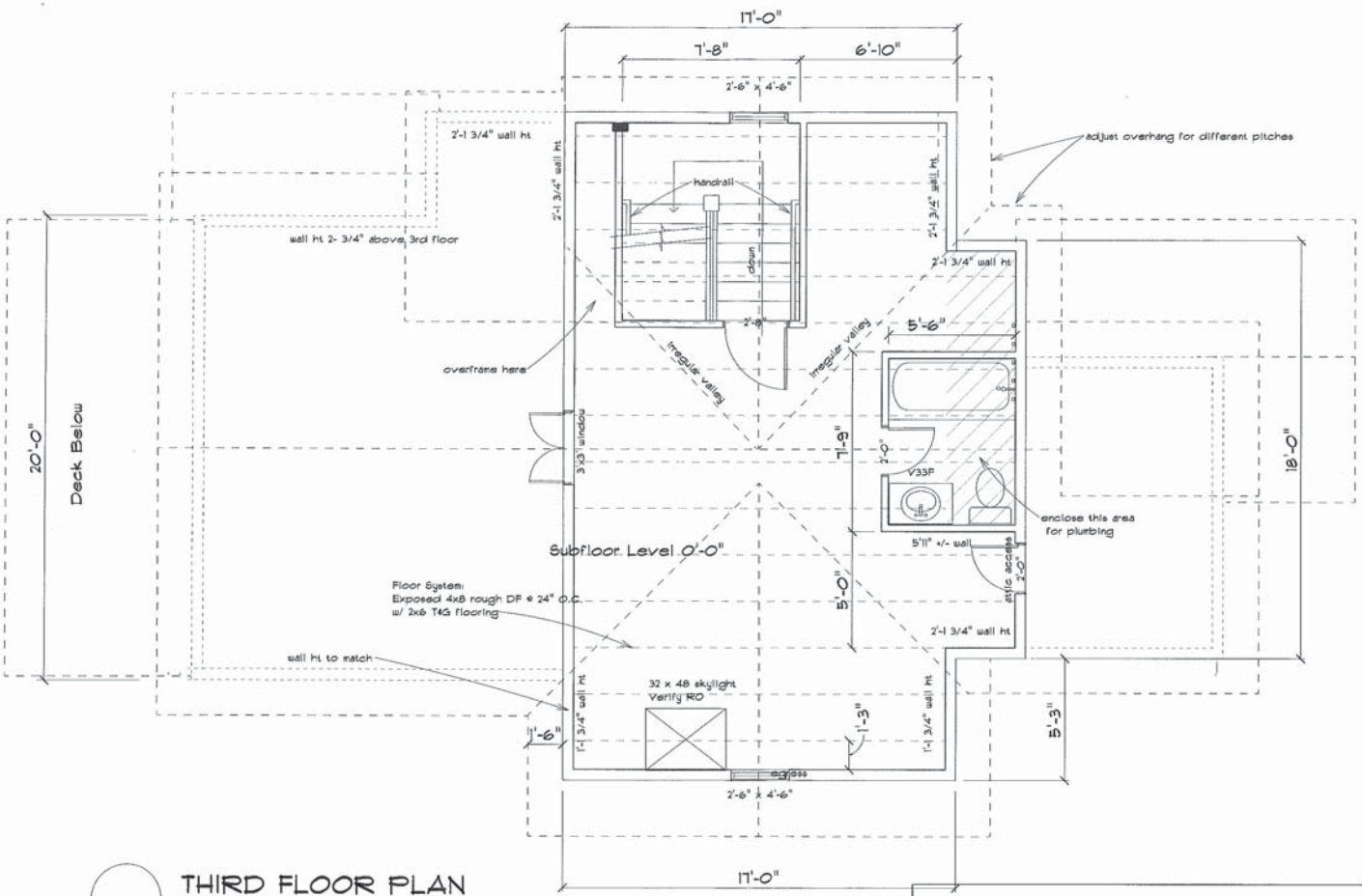
PROJECT: Greg Faust Residence OWNER: SAME DATE:	Design: Greg Faust LOCATION: 713 / 715 Bellview Ave, Crested Butte BUILDER:	Sht. No: 2



PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 3



THIRD FLOOR PLAN

1/4" = 1'

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellvieu Ave, Crested Butte
BUILDER:

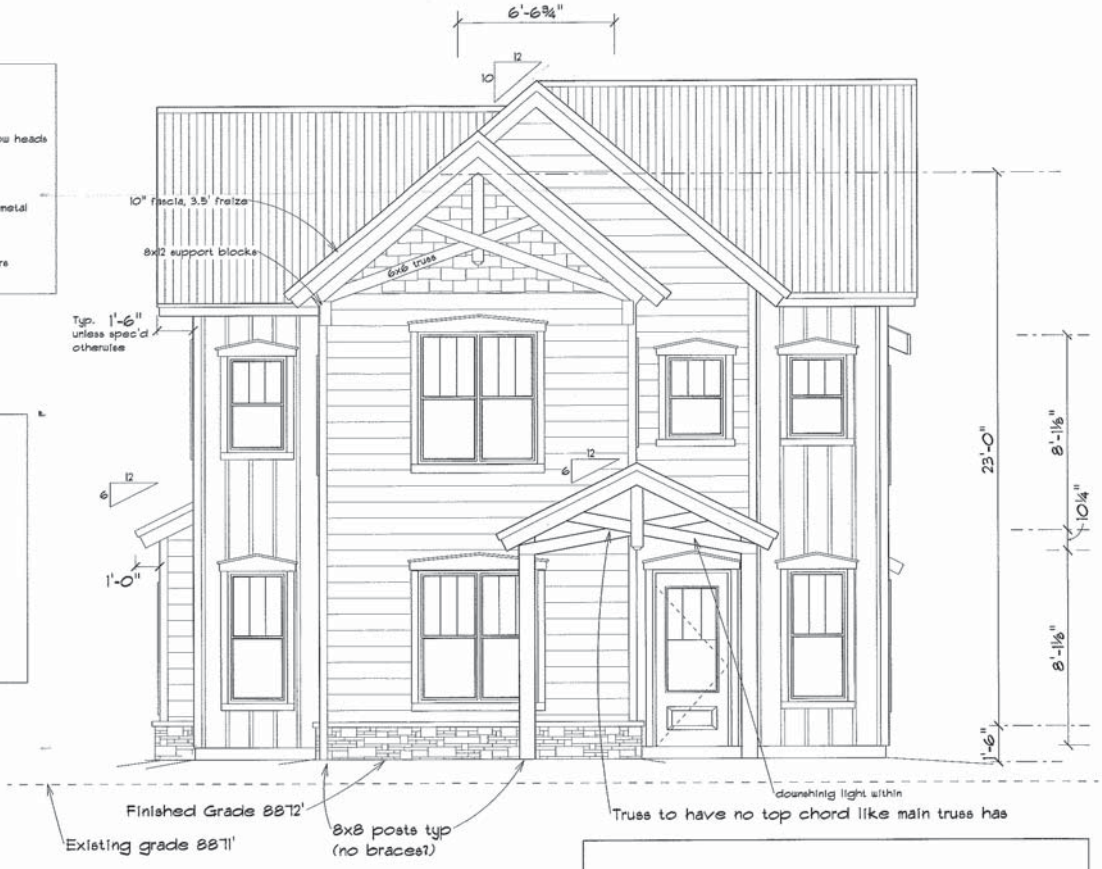
Sht. No: 4

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. T4G wd soffits.
2. 2x4 wd corner and window trim. 2x Custom mould at window heads
3. 1x8 channel rustic horizonta areas
4. 1x8 T4G siding at all vertical areas
5. galvanized dull sheen roofing
6. 18" high stone masonry wainscot where shown
7. 8x8 distressed deck posts with metal " hog wire" btwn, metal top and bottom rails
8. all exterior woodwork to be natural stain
9. all exterior lights to be downshining
10. exterior recessed can lights @ all covered entry doors

FAR

First floor	1075.3 SF
Second floor	1000.3 SF
Front and rear entry	119 SF x .5 = 59.5 SF
Garage	1068 SF
Garage Credit	- 100 SF
TOTAL	3203.1 SF



SOUTH ELEVATION

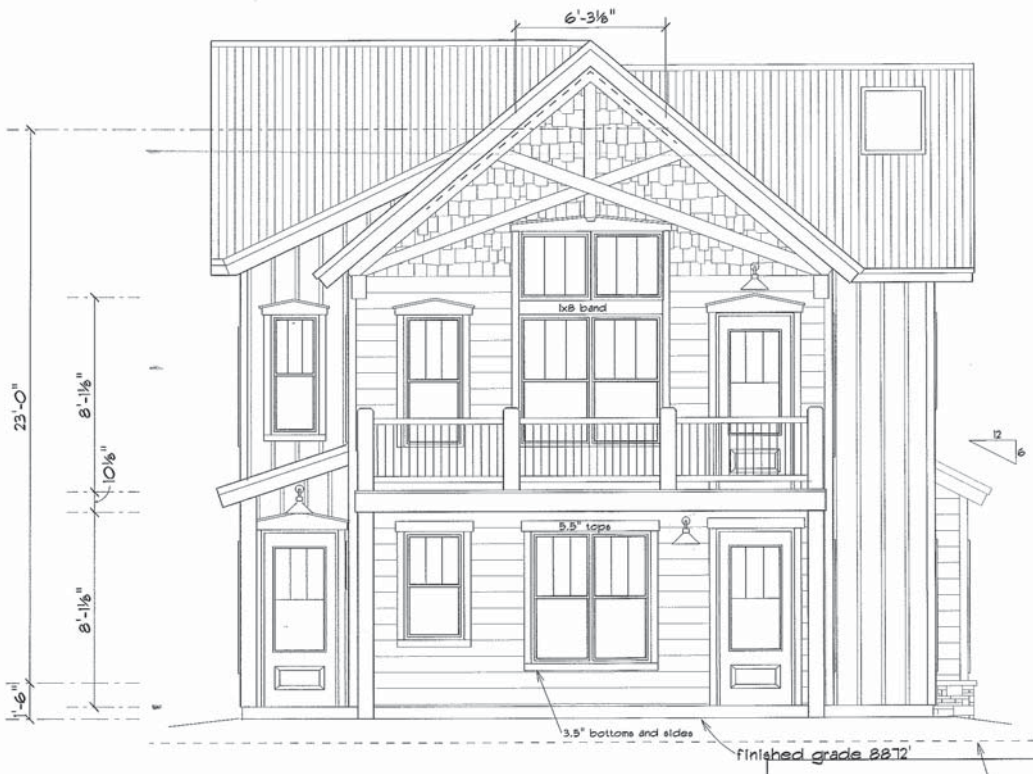
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 5



NORTH ELEVATION

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

Not for Construction

PROJECT: Greg Faust Residence

OWNER: SAME

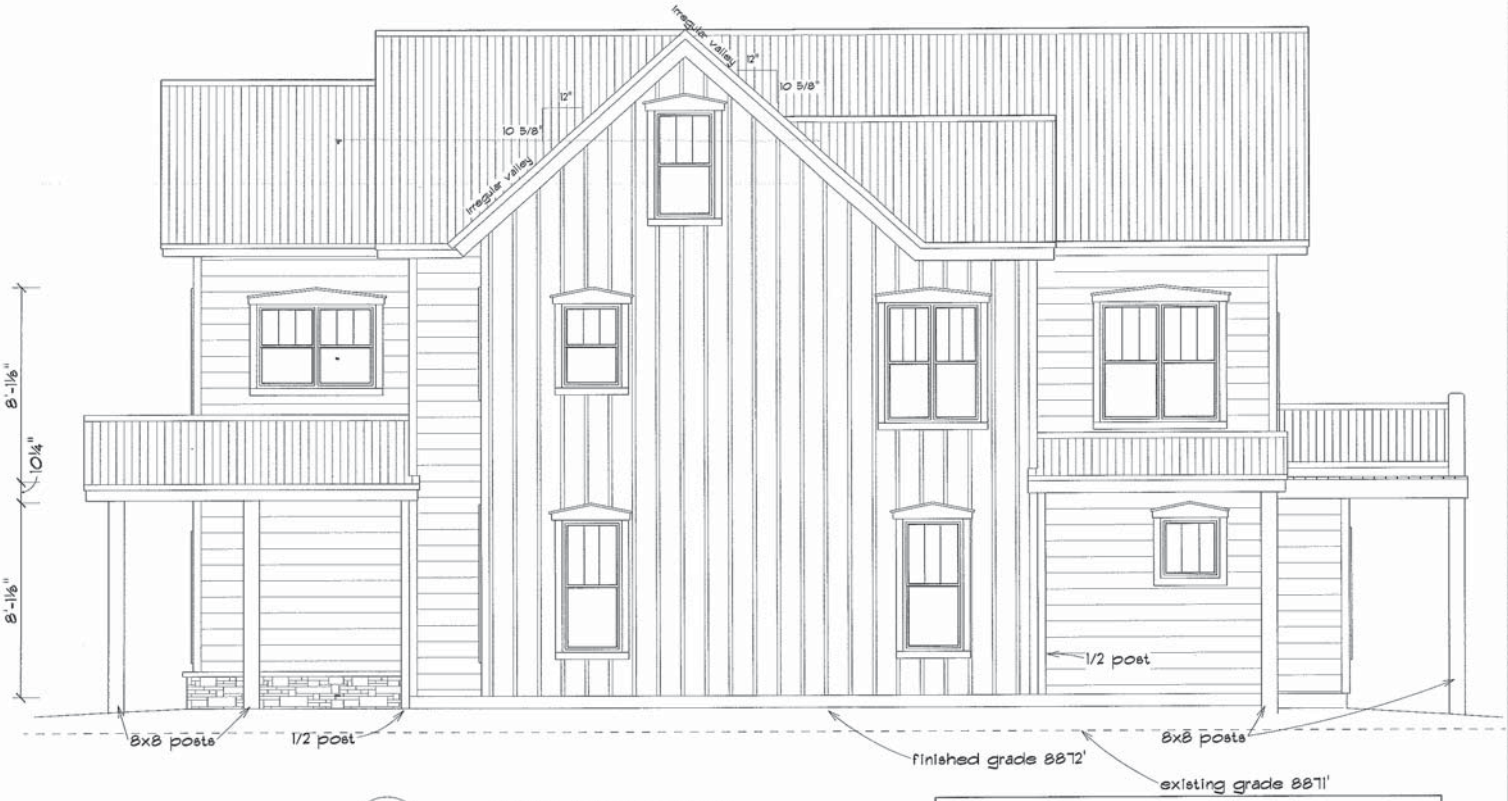
DATE:

Design: Greg Faust

LOCATION: 713 / 715 Bellview Ave, Crested Butte

BUILDER:

Sht. No: 6



EAST ELEVATION

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

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 7

WEST ELEVATION

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

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 8

CROSS SECTION A

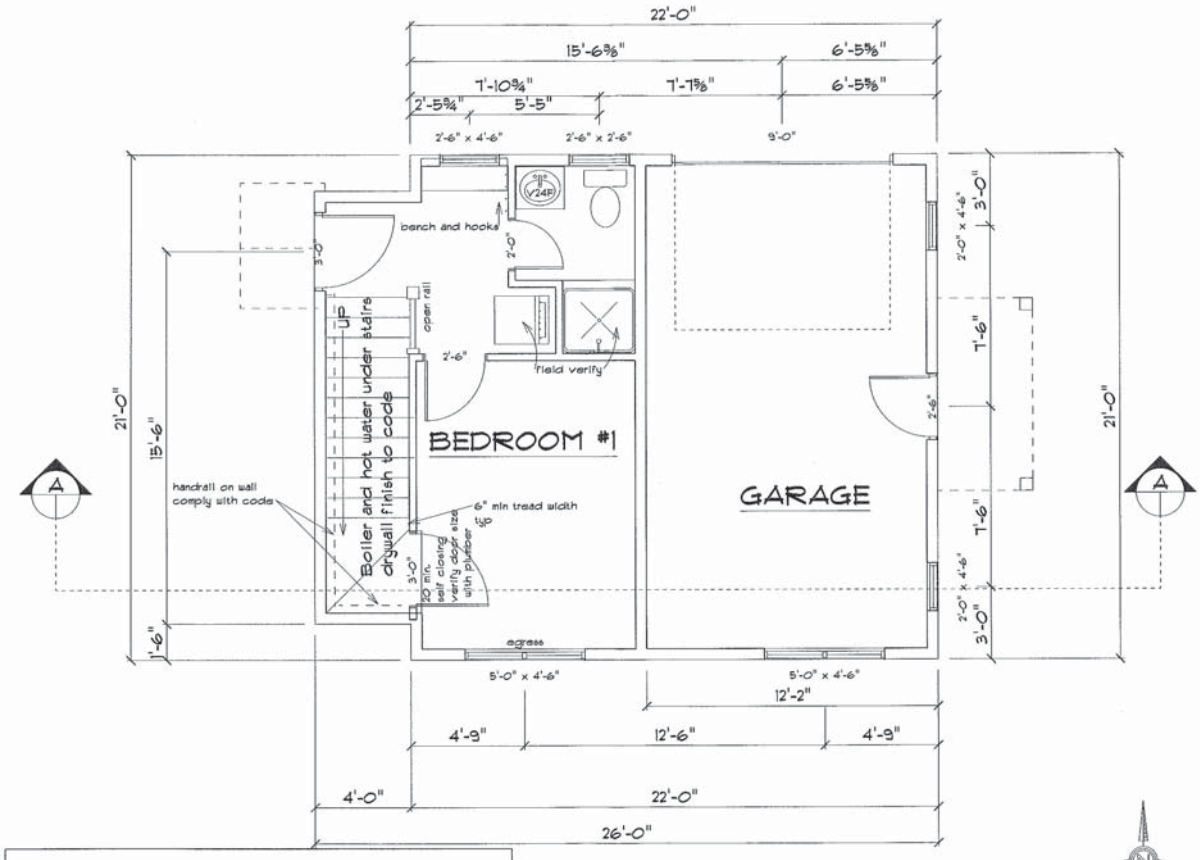
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 9



Not for Construction

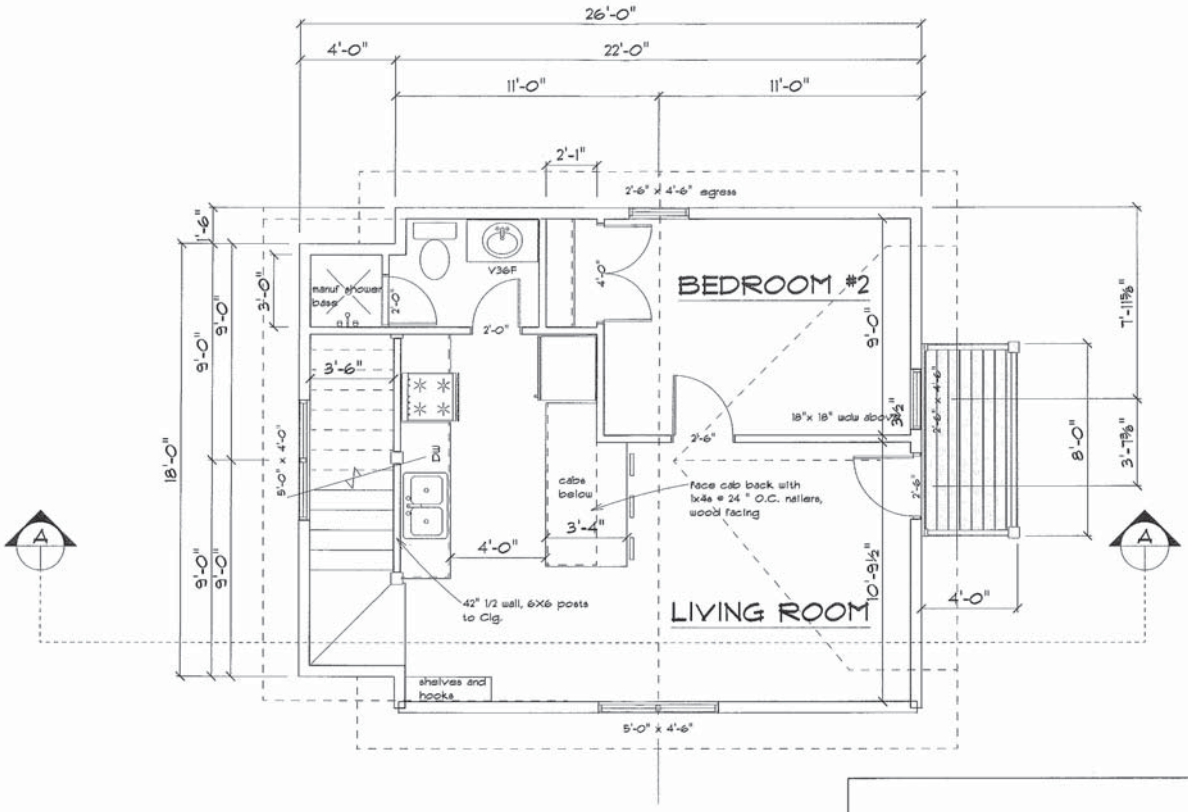
GARAGE FIRST FLOOR PLAN

1/4" = 1' 0"

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

SHT. No: 1



Not for Construction

GARAGE SECOND FLOOR PLAN

1/4" = 1'

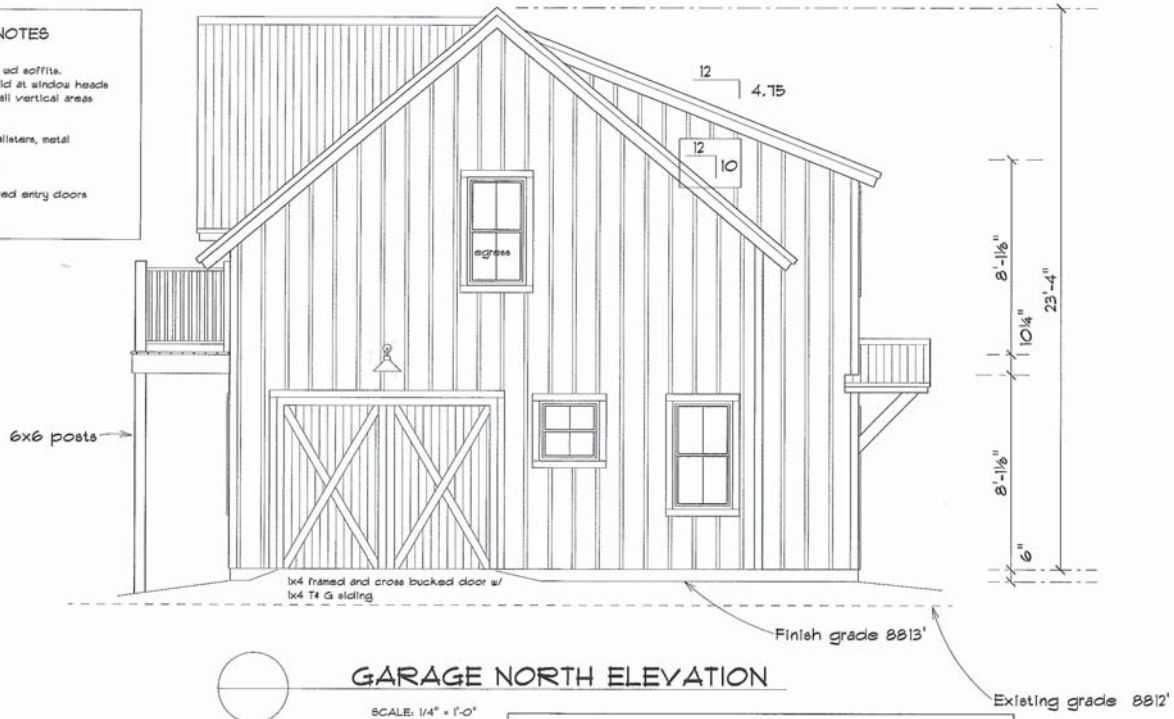
PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

SHL No: 2

EXTERIOR FINISH NOTES NOTES

1. 1x8 wd fascia with 1x 2.75" frieze trim. T4G wd soffits.
2. 1x4 wd corner and window trim. Crown mould at window heads
3. 8" rough wd board and batten siding at all vertical areas
4. galvanized dull sheen roofing
5. stone masonry wainscot where shown
6. 6x6 distressed deck posts with metal ballisters, metal top and bottom rails
7. all exterior woodwork to be natural stain
10. all exterior lights to be downshining
11. exterior recessed can lights @ all covered entry doors



GARAGE NORTH ELEVATION

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

Not for Construction

PROJECT: Greg Faust Duplex
OWNER:
DATE:
SITE

Design: Greg Faust
LOCATION:
113 / 115 Bellview Ave, Crested Butte
BUILDER:

Sht. No. 3

GARAGE EAST ELEVATION

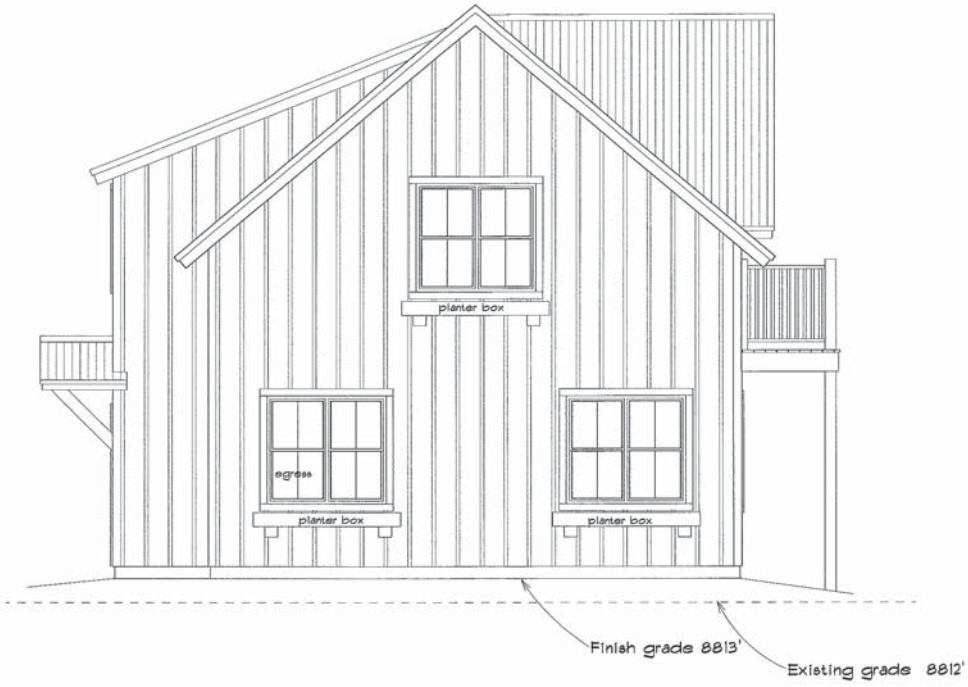
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellview Ave, Crested Butte
BUILDER:

Sht. No. 5



GARAGE SOUTH ELEVATION

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

Not for Construction

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 4

Not for Construction

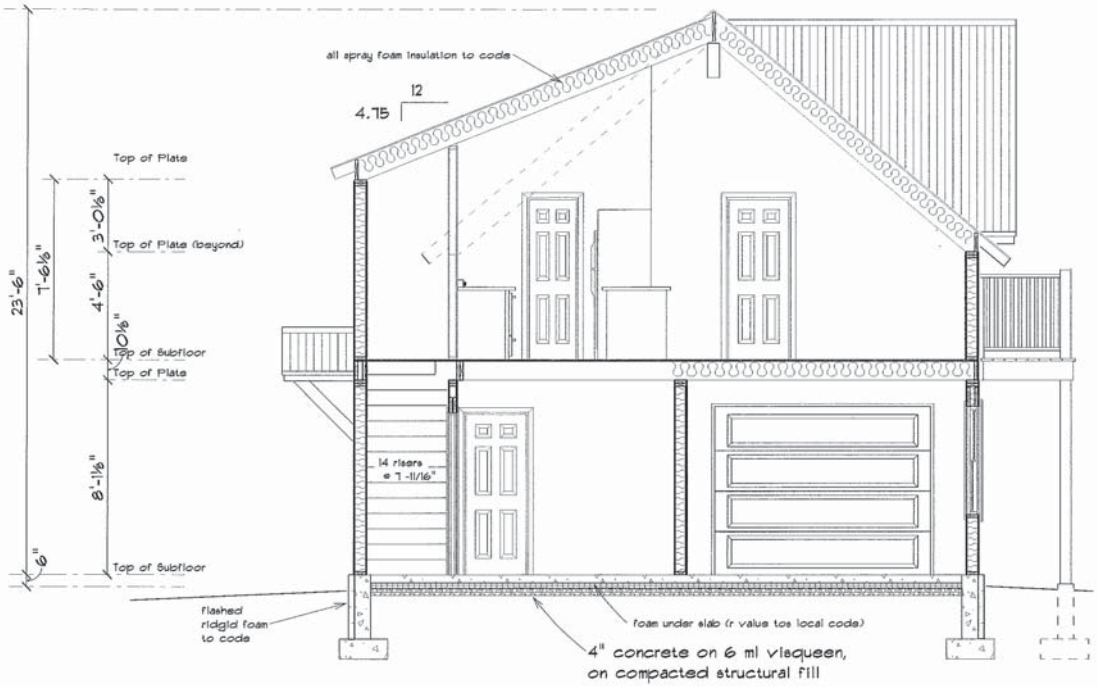
GARAGE WEST ELEVATION

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

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellvieu Ave, Crested Butte
BUILDER:

SHT. No: 6



ACCESSORY SECTION A

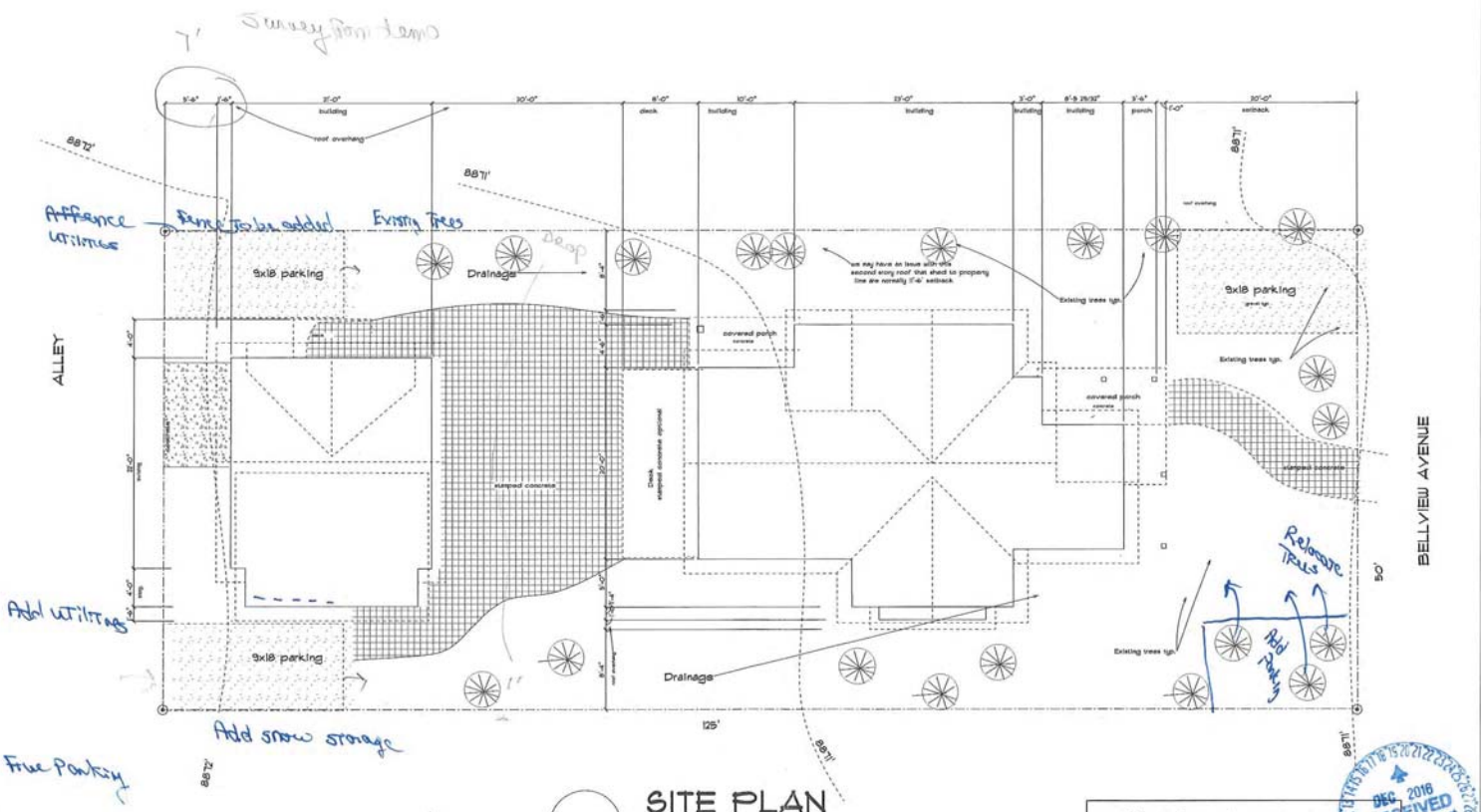
1/4" = 1' 0"

Not for Construction

PROJECT: Greg Faust Duplex
OWNER: GATE
DATE:

Design: Greg Faust
LOCATION:
713 / 715 Bellview Ave, Crested Butte
BUILDER:

SHT. No. 7



SITE PLAN

1" = 10'

Not for Construction

DEC 2016 RECEIVED Building Department

DRC 1-17-17

PROJECT: Greg Faust Residence

Design: Greg Faust

Drafting: Swift Construction Inc

LOCATION: 103 / 105 Bellview Ave, Crested Butte
LOts 23 and 24 Block 63 Crested Butte

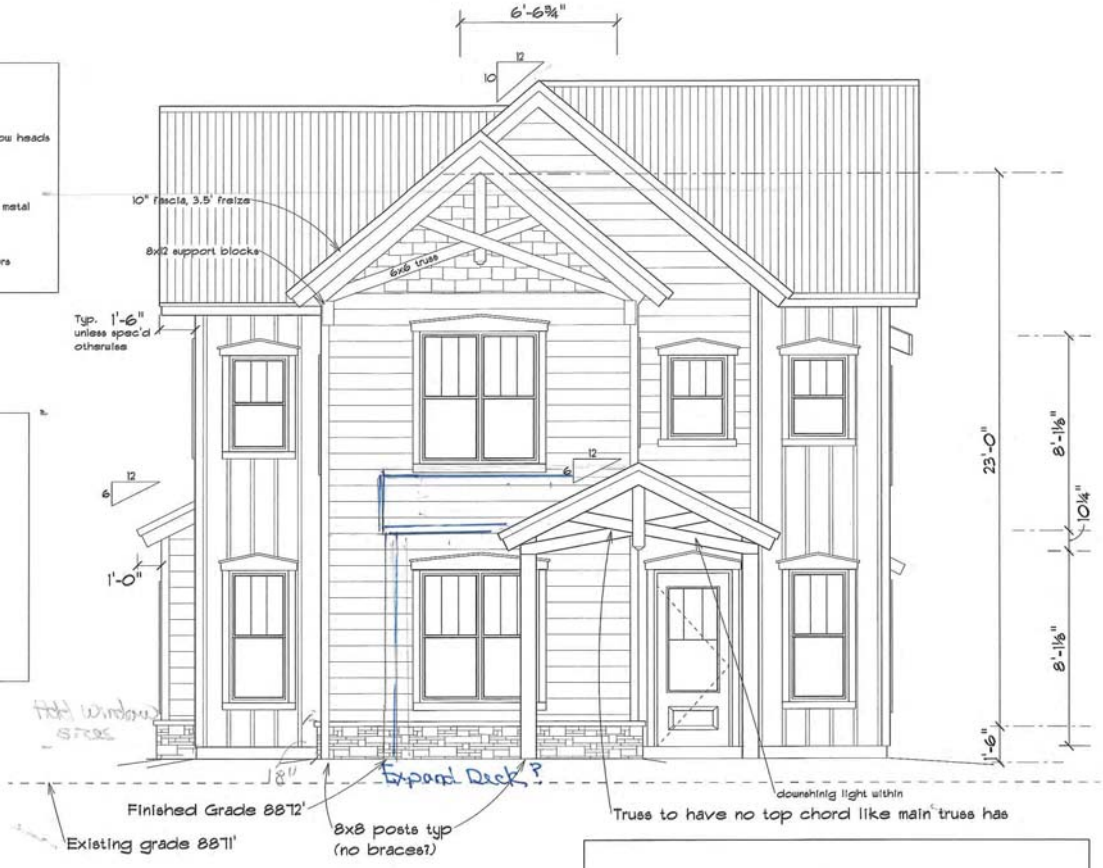
Sht. No. 1

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. T4G wd soffits.
2. 2x4 wd corner and window trim. 2x Custom mould at window heads
3. 1x8 channel rustic horizonta areas
4. 1x8 T4G siding at all vertical areas
5. galvanized dull sheen roofing
6. 18" high stone masonry wainscot where shown
7. 8x8 distressed deck posts with metal " hog wire" btwn, metal top and bottom rails
8. all exterior woodwork to be natural stain
9. all exterior lights to be downshining
10. exterior recessed can lights @ all covered entry doors

FAR

First floor	1075.3 SF
Second floor	1000.3 SF
Front and rear entry	119 SF x .5 = 59.5 SF
Garage	1068 SF
Garage Credit	- 100 SF
TOTAL	3203.1 SF



SOUTH ELEVATION

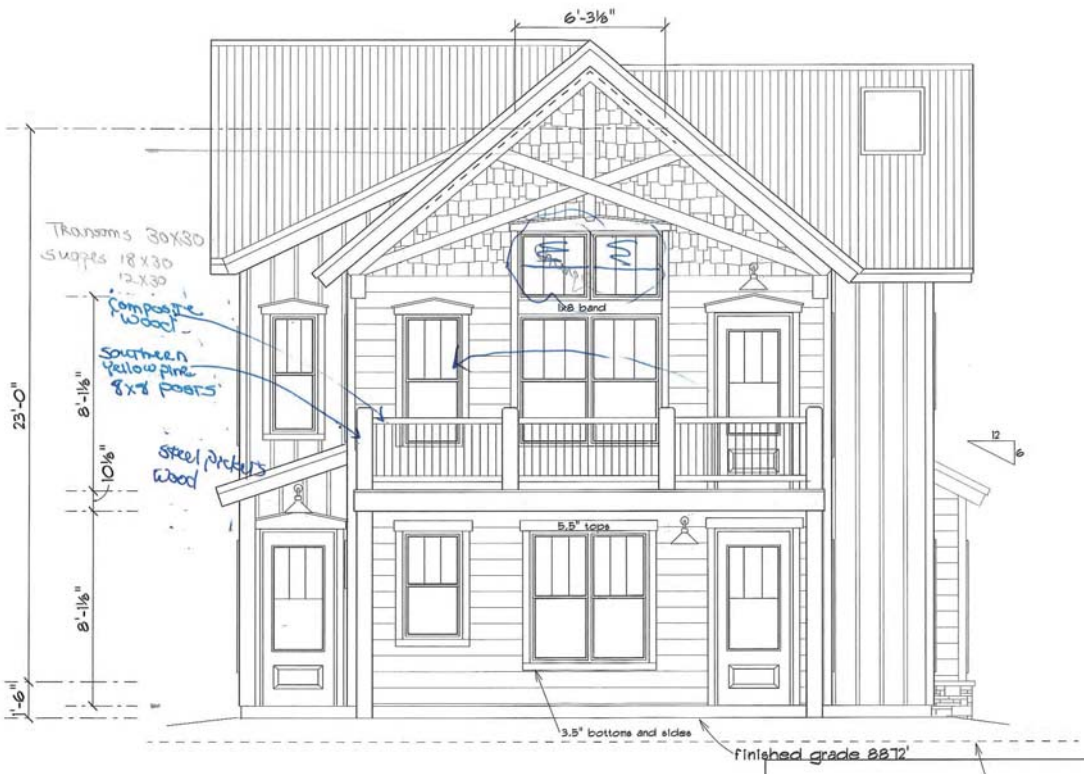
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 5



NORTH ELEVATION

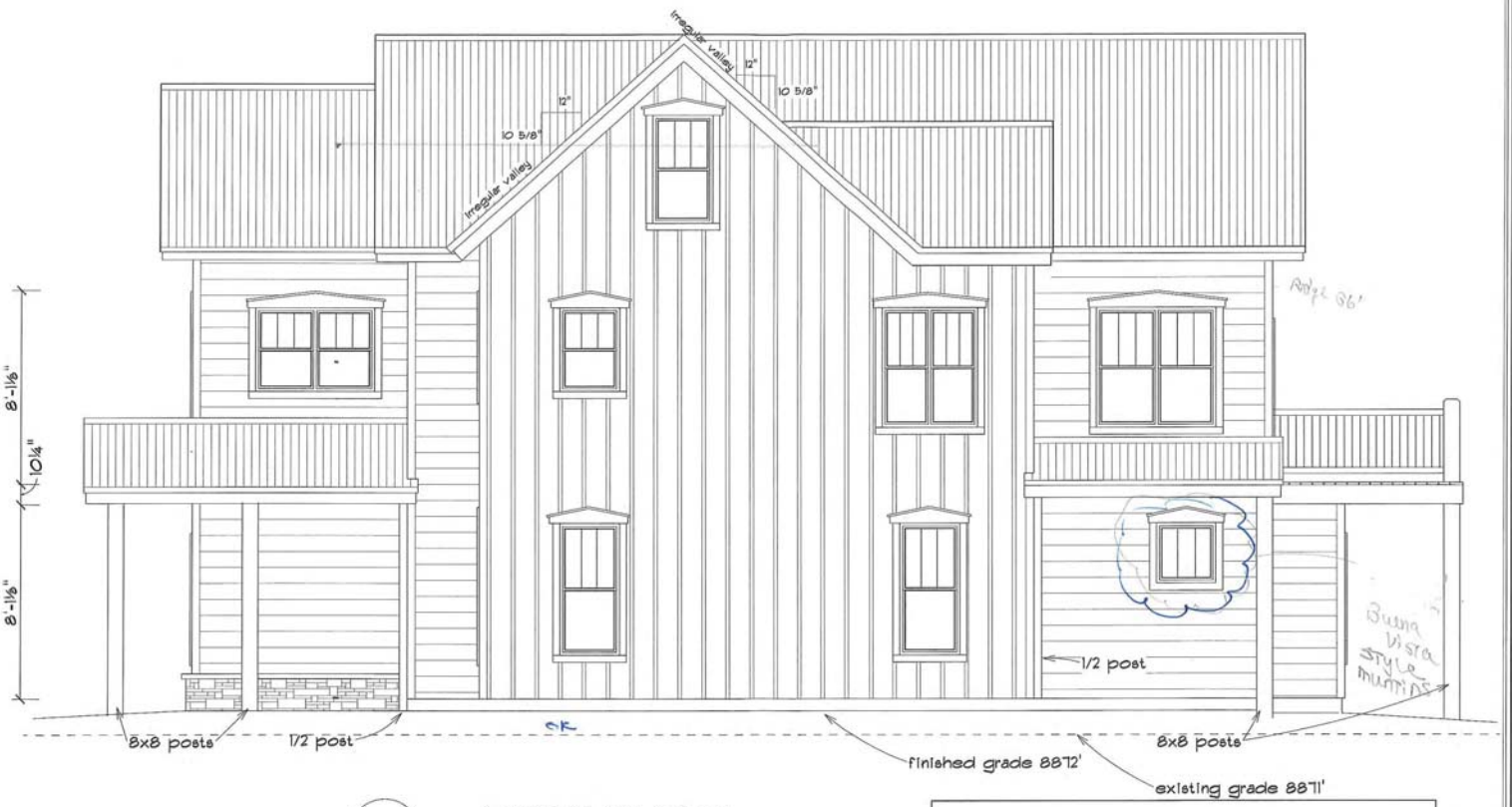
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellvieu Ave, Crested Butte
BUILDER:

Sht. No: 6



EAST ELEVATION

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

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellvista Ave, Crested Butte
BUILDER:

Sht. No: 7

WEST ELEVATION

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

Not for Construction

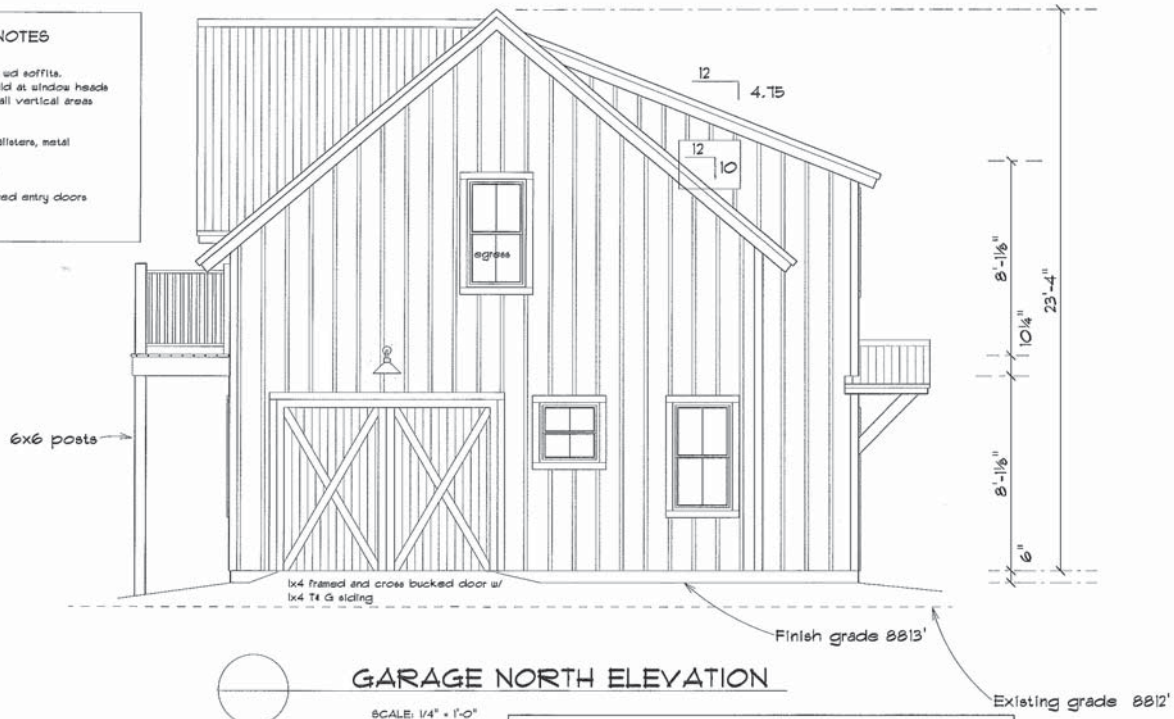
PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 715 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 8

EXTERIOR FINISH NOTES NOTES

1. 1x8 wd fascia with 1x 2.75" frieze trim. T4G wd soffits.
2. 1x4 wd corner and window trim. Crown mould at window heads
3. 8" rough wd board and batten siding at all vertical areas
4. galvanized dull sheen roofing
5. stone masonry wainscot where shown
6. 6x6 distressed deck posts with metal ballisters, metal top and bottom rails
7. all exterior woodwork to be natural stain
10. all exterior lights to be downshining
11. exterior recessed can lights @ all covered entry doors



GARAGE NORTH ELEVATION

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

Not for Construction

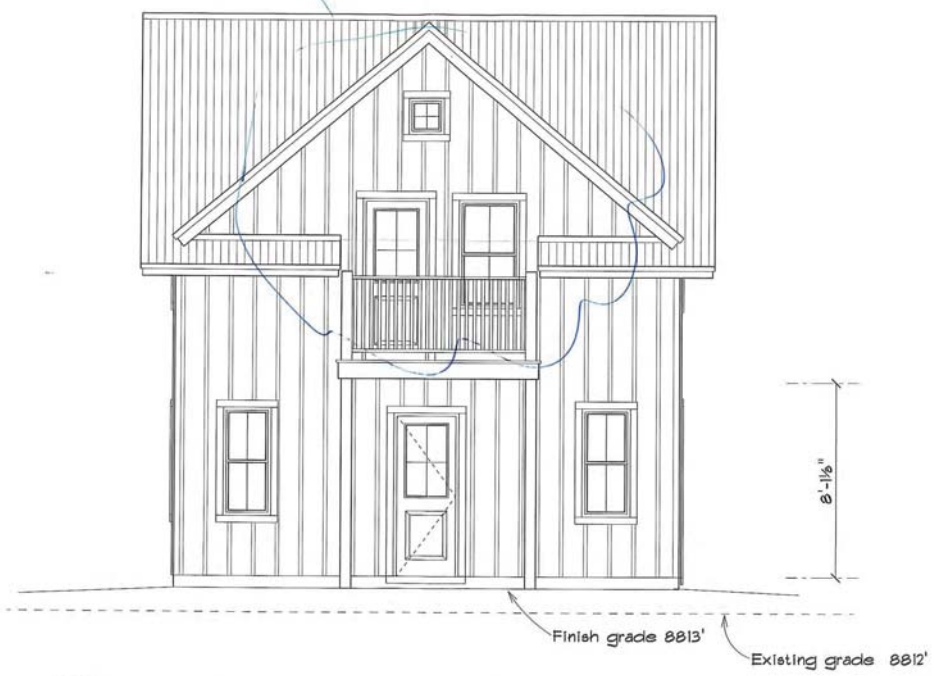
PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 3

over 30% - conflict 4.13

Revise



GARAGE EAST ELEVATION

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

Not for Construction

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

SHT. No. 5

GARAGE SOUTH ELEVATION

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

Not for Construction

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 4

Not for Construction

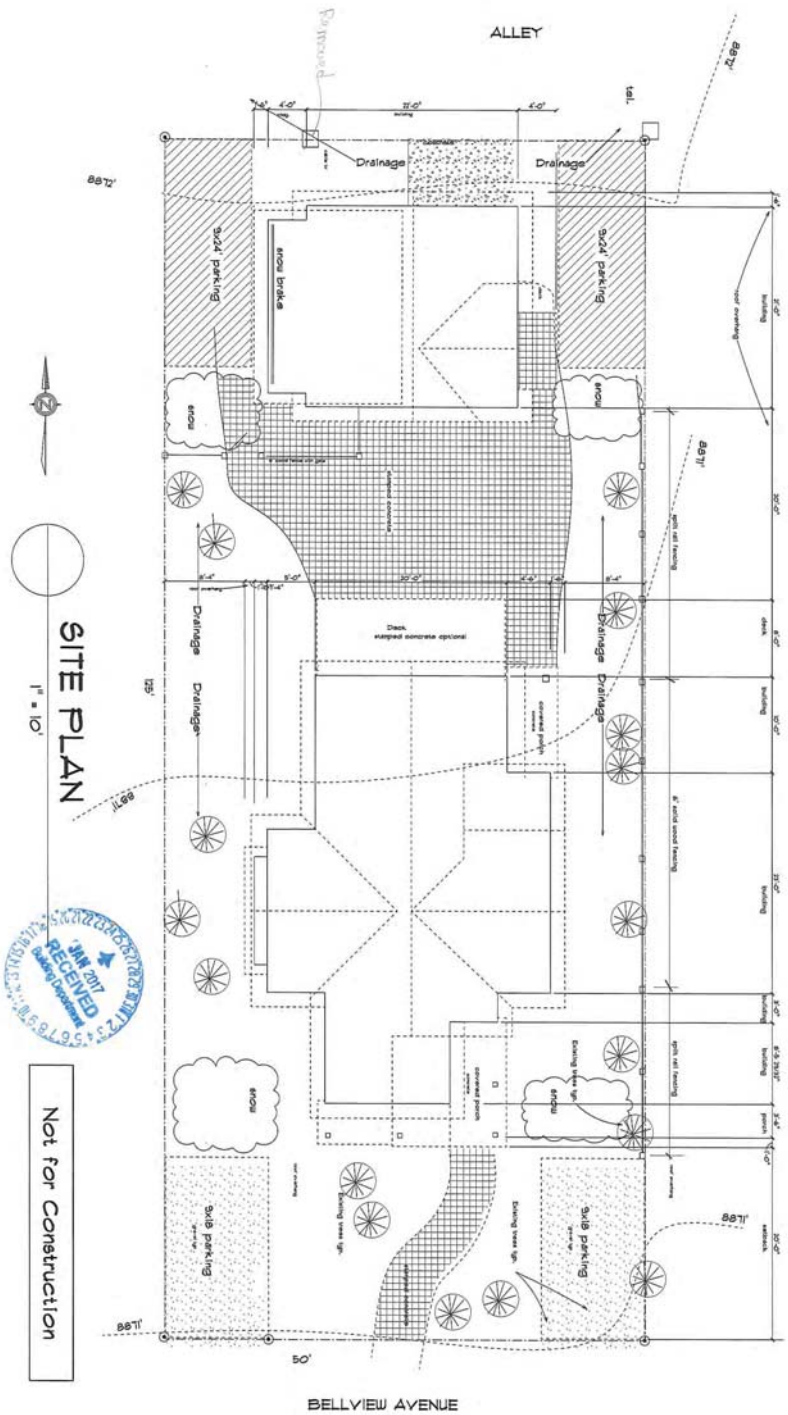
GARAGE WEST ELEVATION

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

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellvview Ave, Crested Butte
BUILDER:

SHL No. 6



PROJECT: Greg Faust Residence

DATE:

Design: Greg Faust

Drafting: Swift Consruction Inc

LOCATION:
713 / 715 Bellview Ave, Crested Butte
LOts 23 and 24 Block 63 Crested Butte

BUILDER:

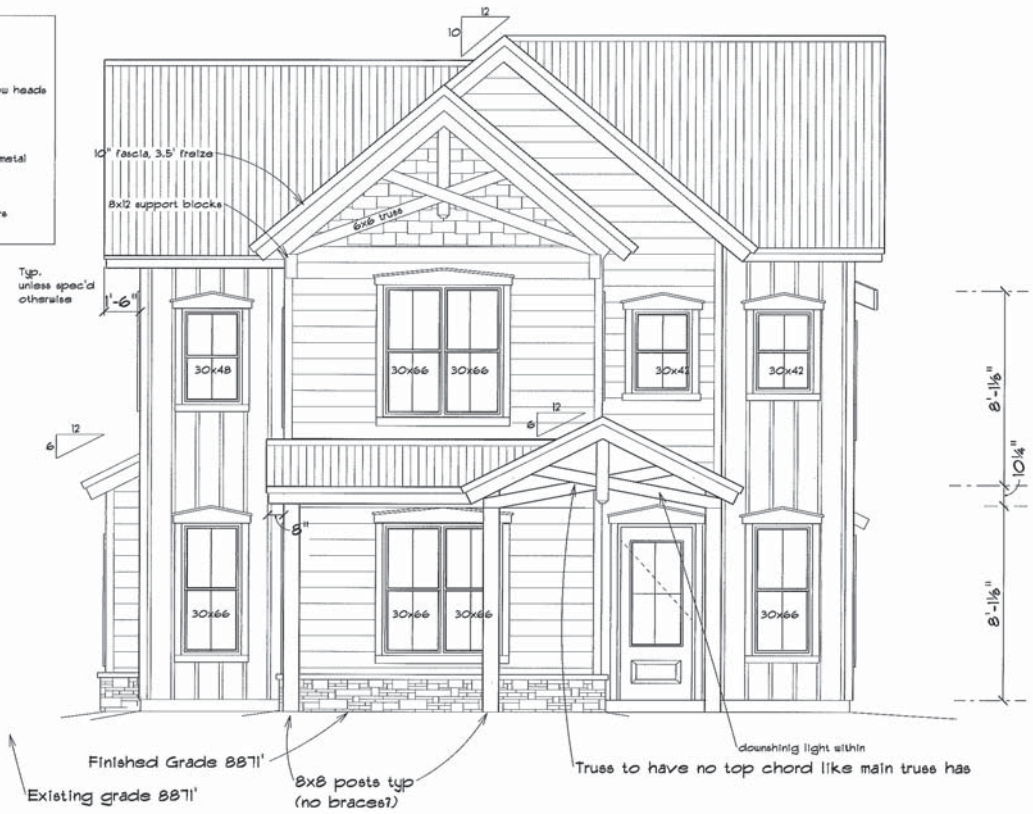
Sht. No: 1

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. T4G wd soffits.
2. 2x4 wd corner and window trim. 2x Custom mould at window heads
3. 1x8 channel rustic horizonta areas
4. 1x8 T4G siding at all vertical areas
5. galvanized dull sheen roofing
6. 18" high stone masonry wainscot where shown
7. 8x8 distressed deck posts with metal " hog wire" btwn, metal top and bottom rails
8. all exterior woodwork to be natural stain
9. all exterior lights to be downshining
10. exterior recessed can lights @ all covered entry doors

FAR

First floor	1075.3 SF
Second floor	1000.3 SF
Front and rear entry 148 SF x .5 =	74 SF
Garage	1068 SF
Garage Credit	- 100 SF
TOTAL	3117.6 SF



SOUTH ELEVATION

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

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

SHT. No:

WEST ELEVATION

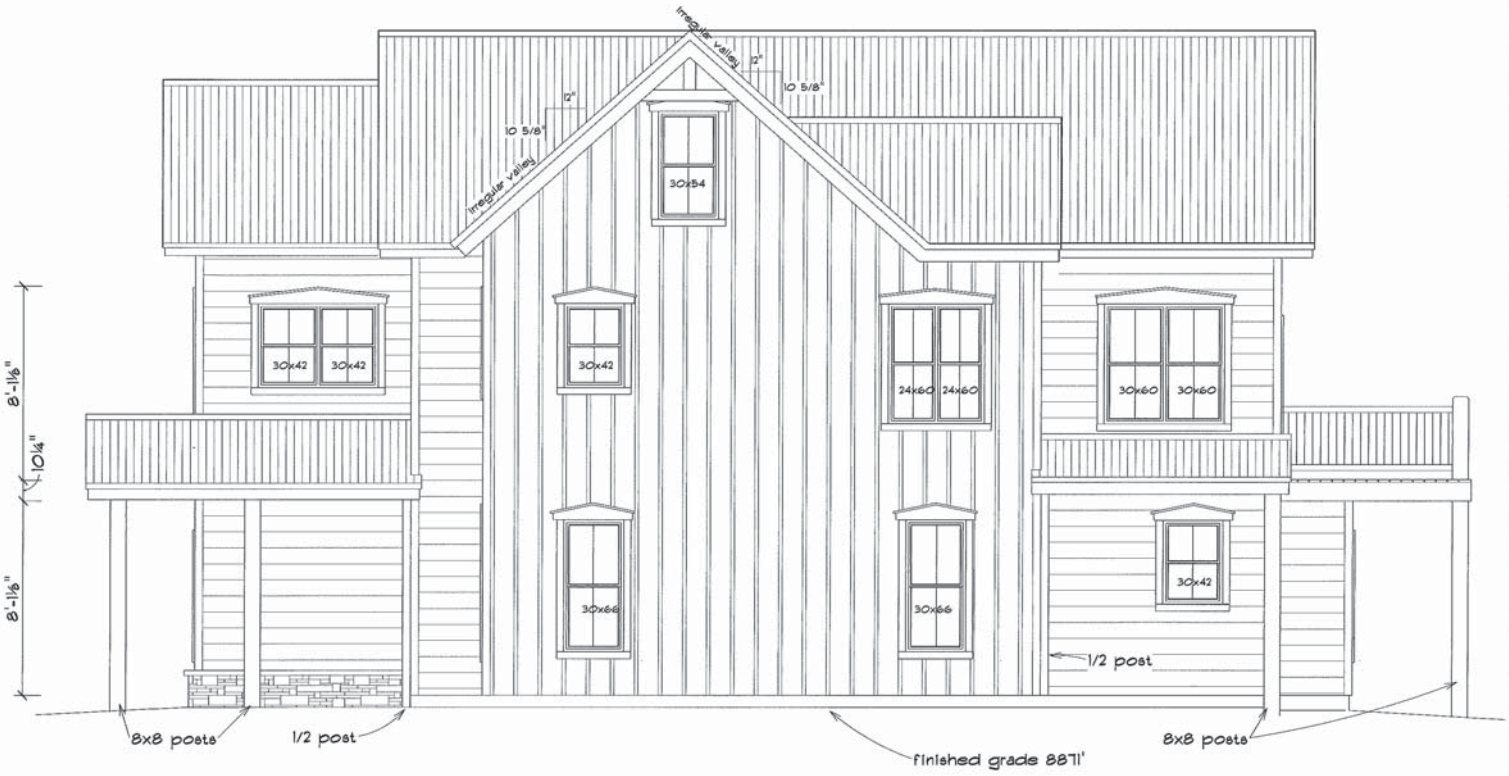
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 8



EAST ELEVATION

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

Not for Construction

PROJECT: Greg Faust Residence
SAME
OWNER:
DATE:

Design: Greg Faust
LOCATION:
113 / 115 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 7

NORTH ELEVATION

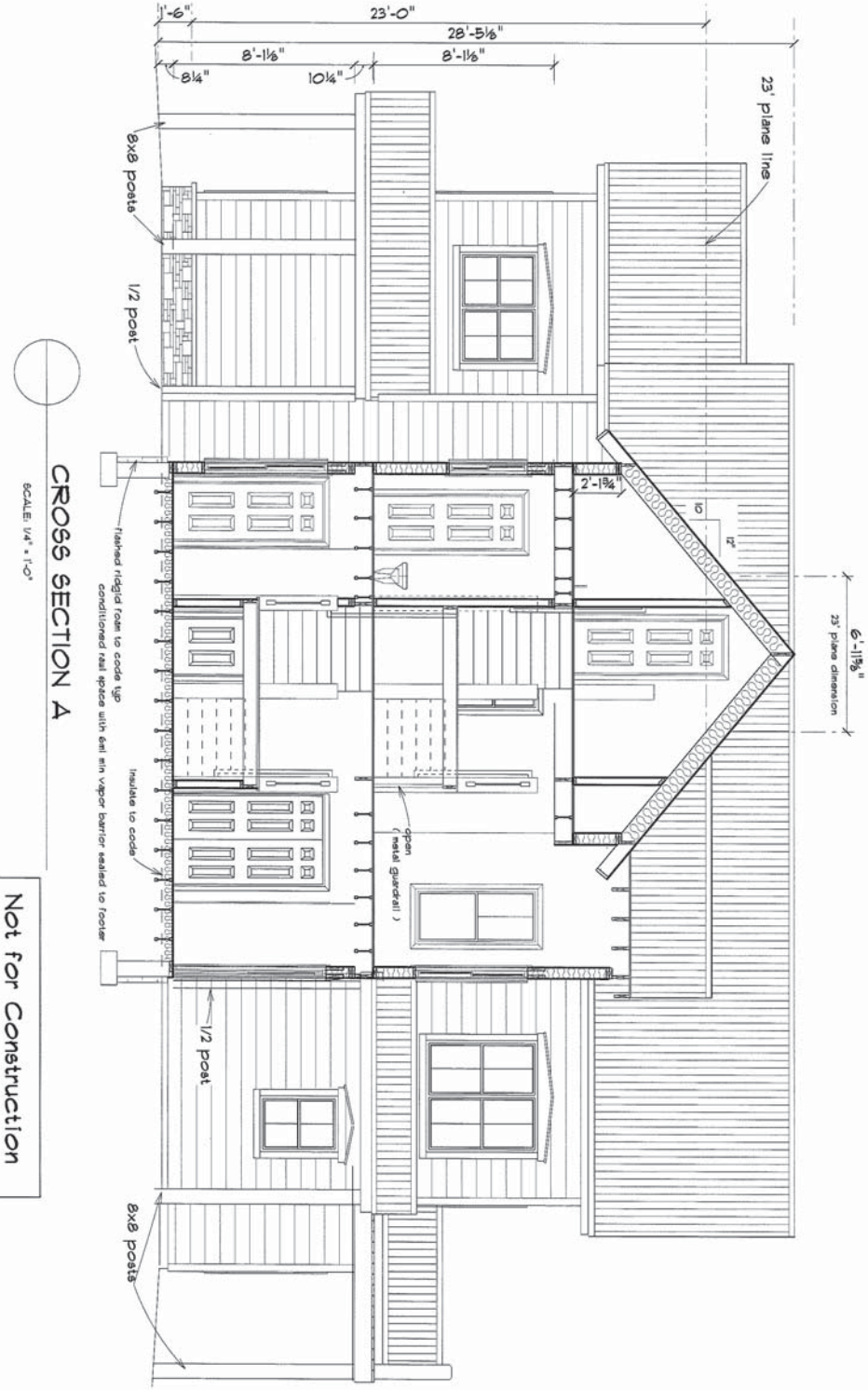
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 6

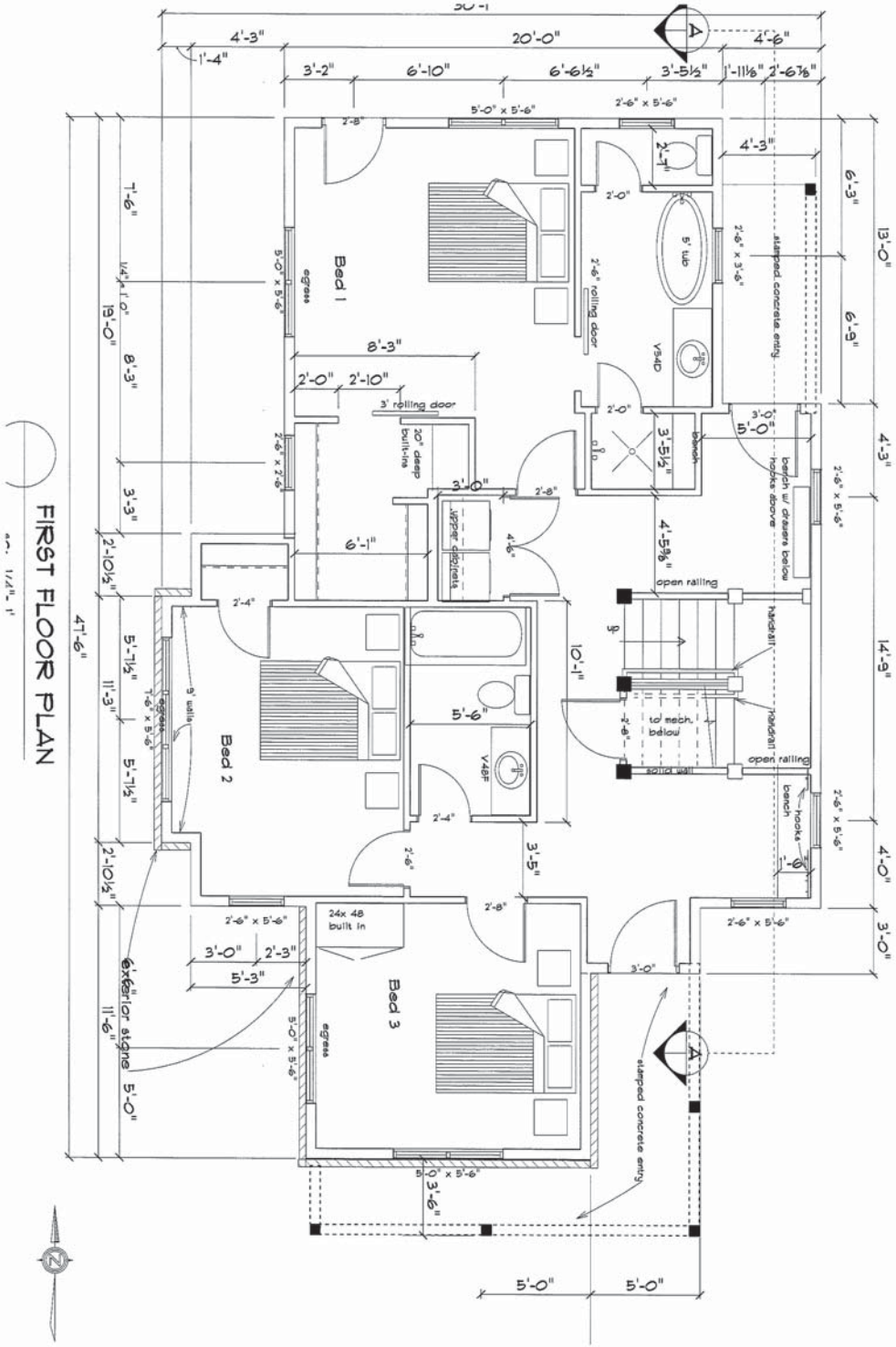


CROSS SECTION A

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

Not for Construction

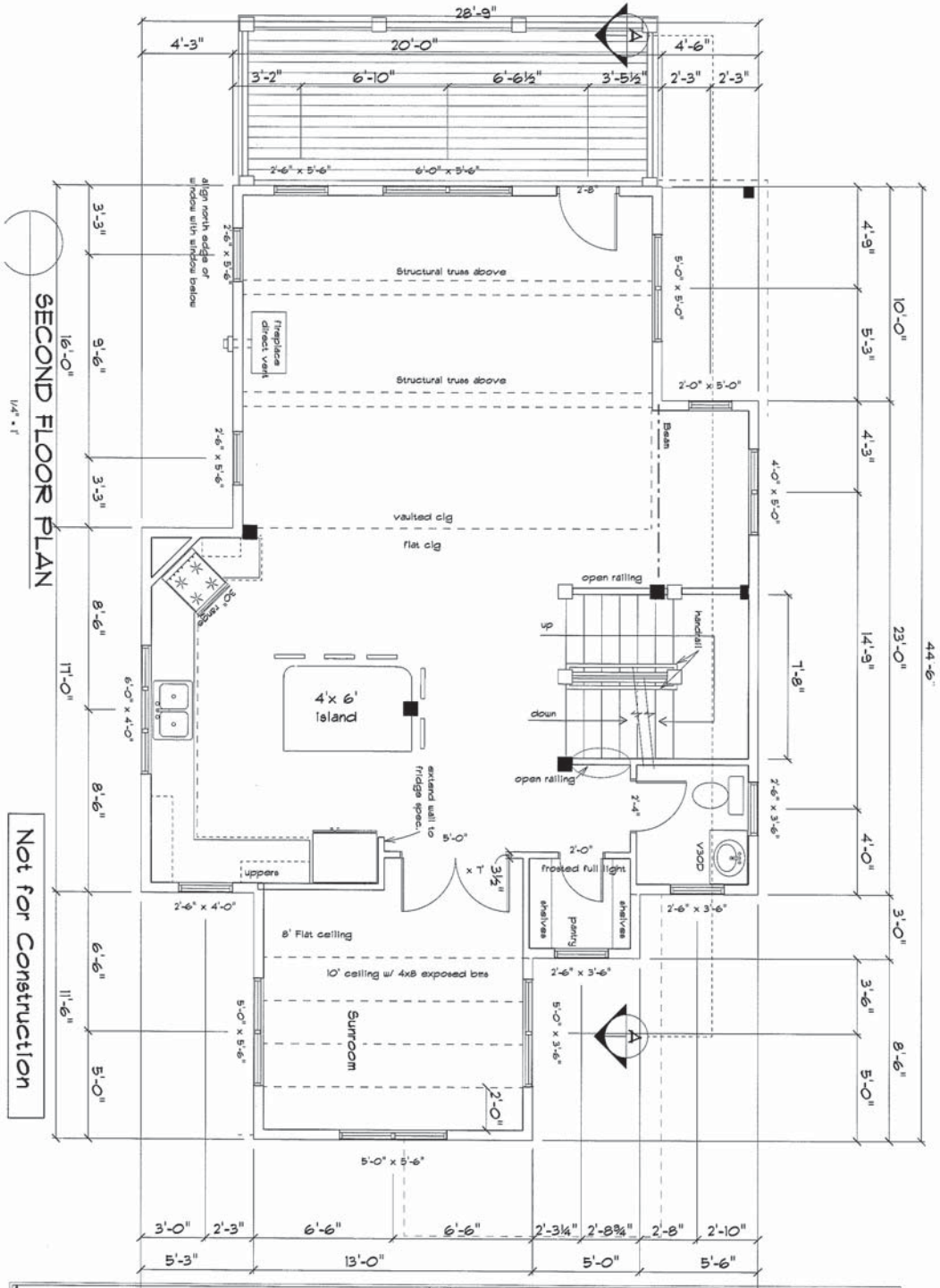
PROJECT: Greg Faust Residence OWNER: SAME DATE:	Design: Greg Faust LOCATION: 713 / 715 Bellview Ave, Crested Butte BUILDER:	Sht. No: 9



PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

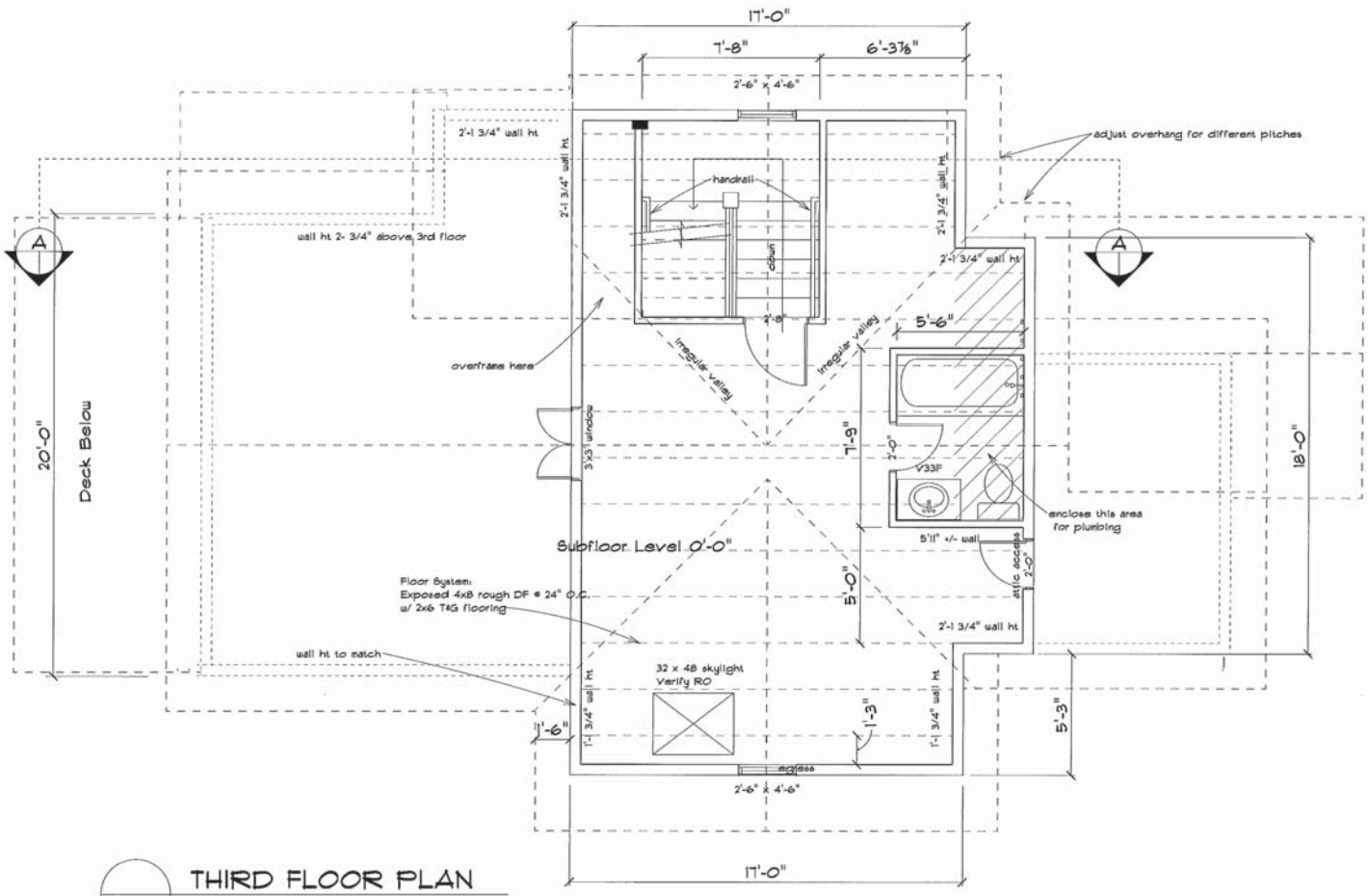
Sht. No: 2



PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 3



THIRD FLOOR PLAN

1/4" = 1'

Not for Construction

PROJECT: Greg Faust Residence
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellvview Ave, Crested Butte
BUILDER:

Sht. No: 4

GARAGE EAST ELEVATION

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

Not for Construction

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellvview Ave, Crested Butte
BUILDER:

SHL No: 5

EXTERIOR FINISH NOTES NOTES

1. 1x8 wd fascia with 1x 2.75" frieze trim. T4G wd soffits.
2. 1x4 wd corner and window trim. Crown mould at window heads
3. 8" rough wd board and batten siding at all vertical areas
4. galvanized dull sheen roofing
5. stone masonry wainscot where shown
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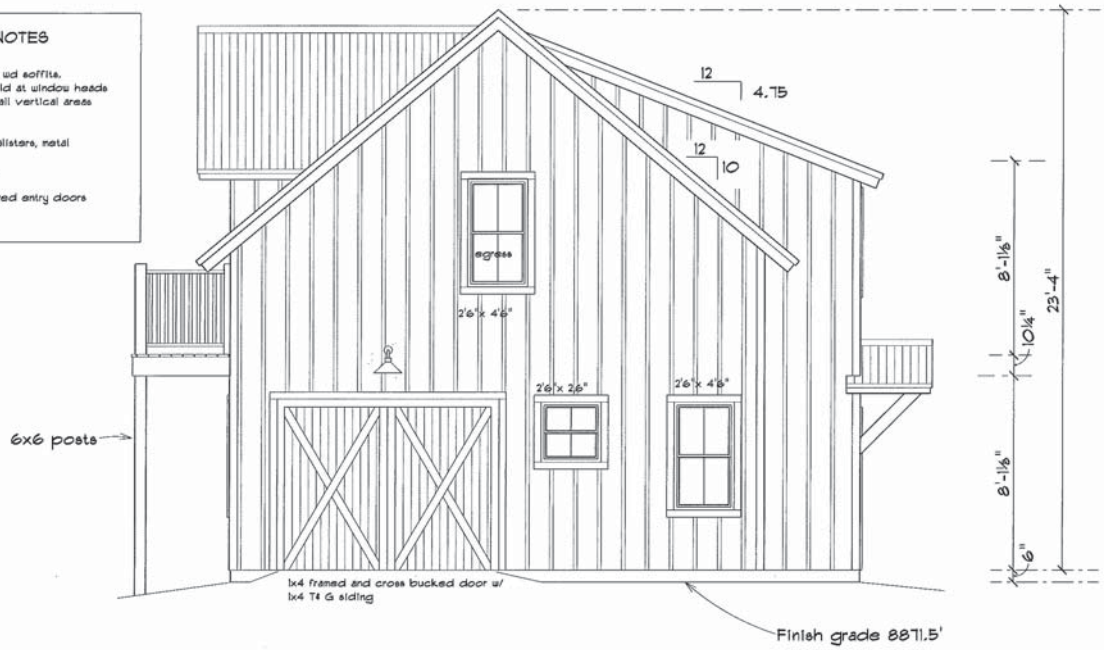


GARAGE NORTH ELEVATION

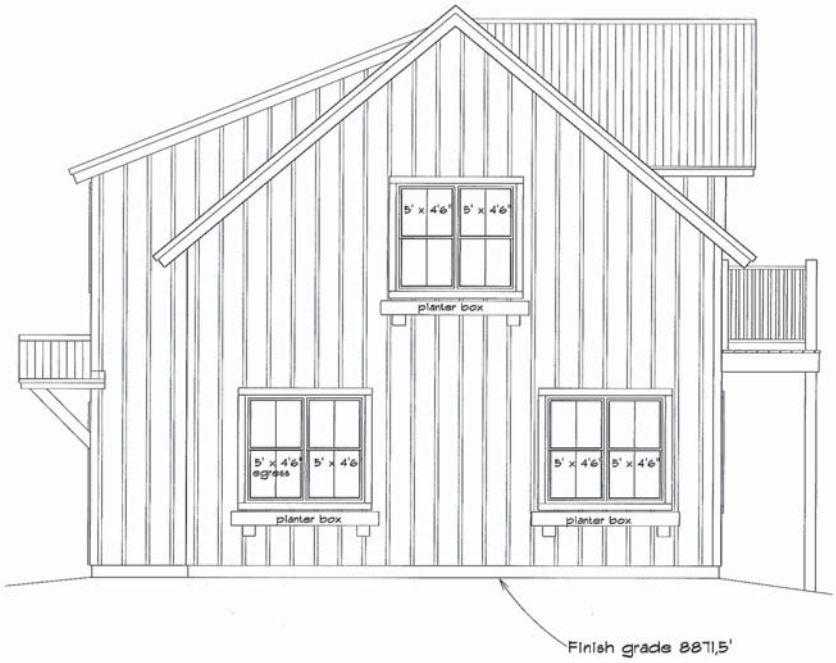
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

SHT. No: 3



GARAGE SOUTH ELEVATION

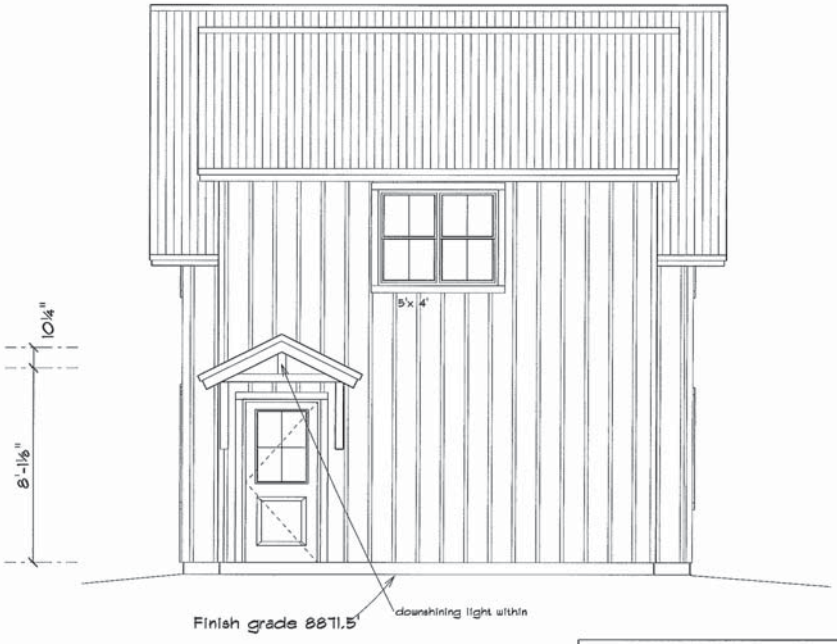
SCALE: 1/4" = 1'-0"

Not for Construction

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

SHT. No: 4



Not for Construction

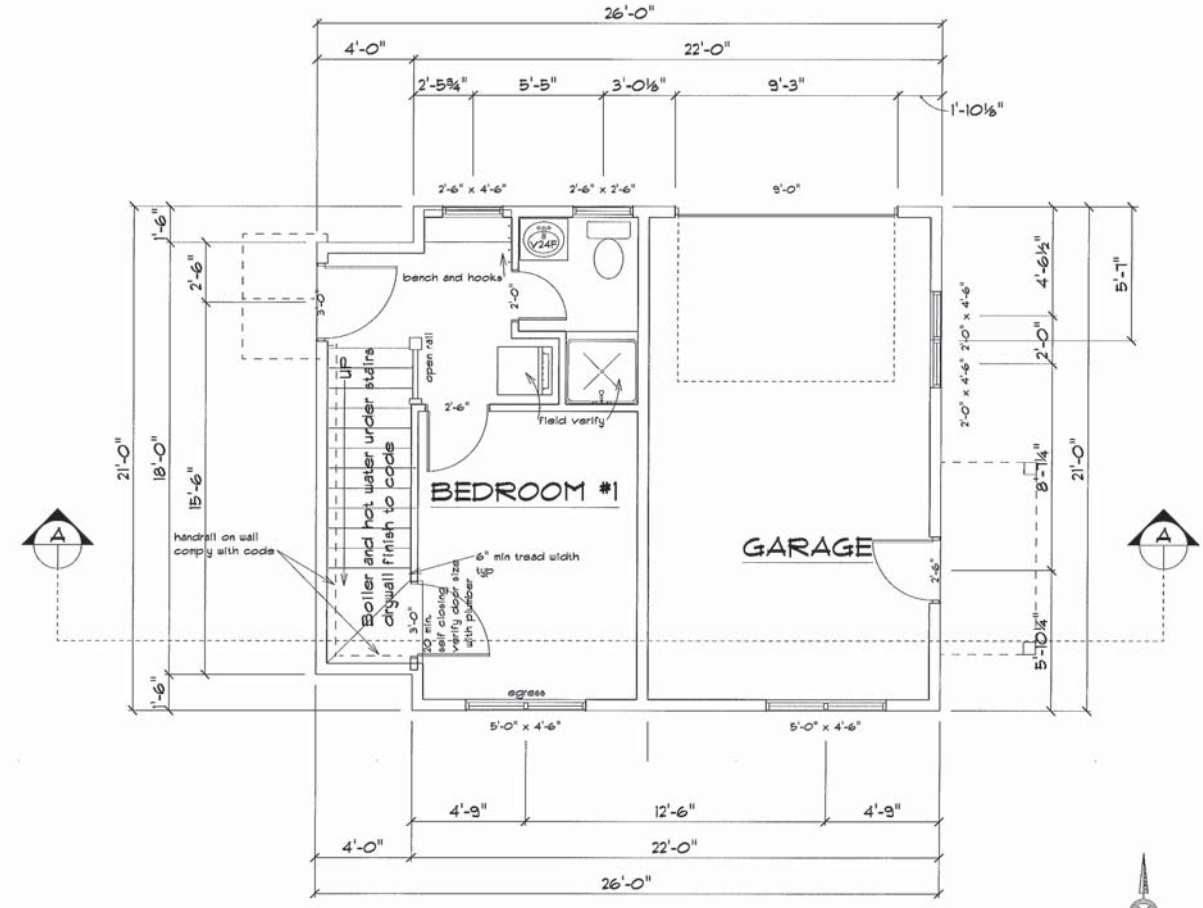
GARAGE WEST ELEVATION

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

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellview Ave, Crested Butte
BUILDER:

SHL. NO: 6



Not for Construction

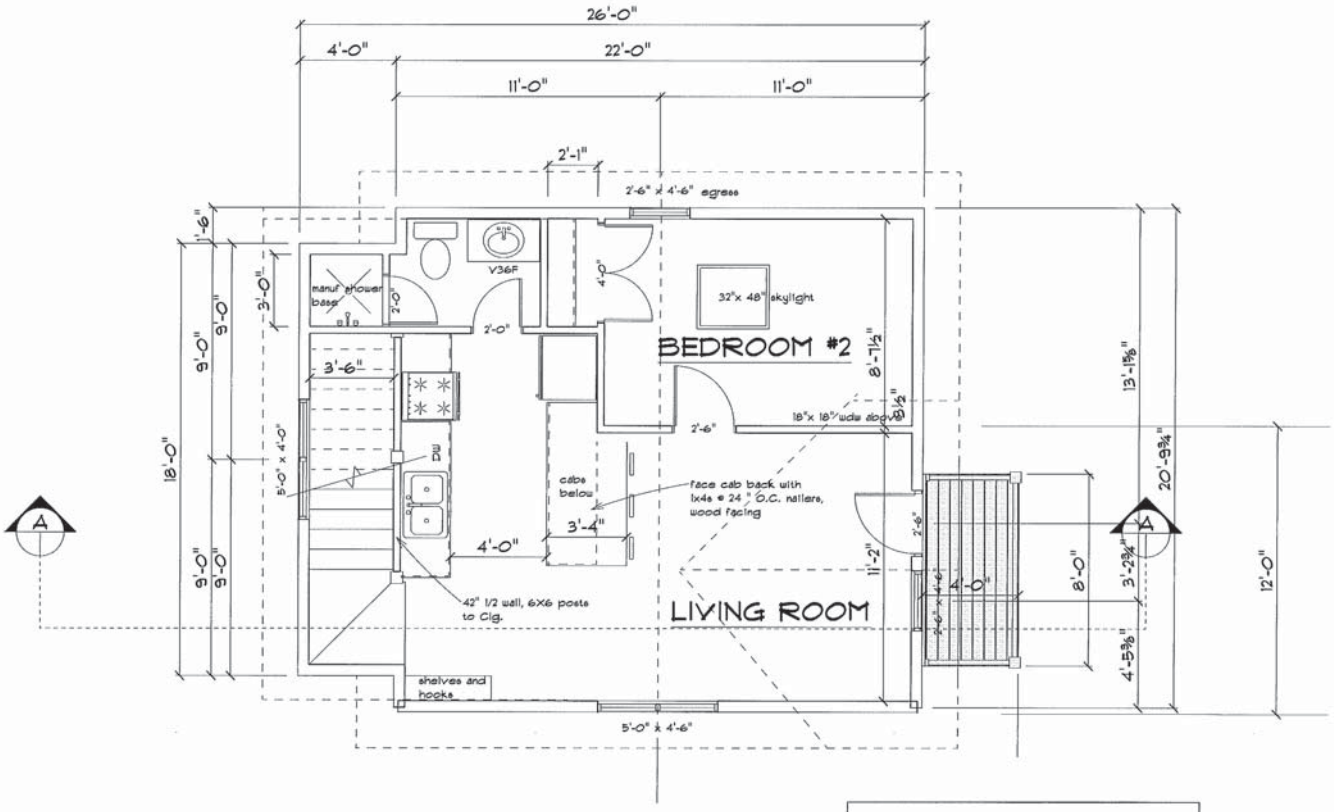
GARAGE FIRST FLOOR PLAN

1/4" = 1' 0"

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 113 / 115 Bellvview Ave, Crested Butte
BUILDER:

Sht. No: 1



Not for Construction

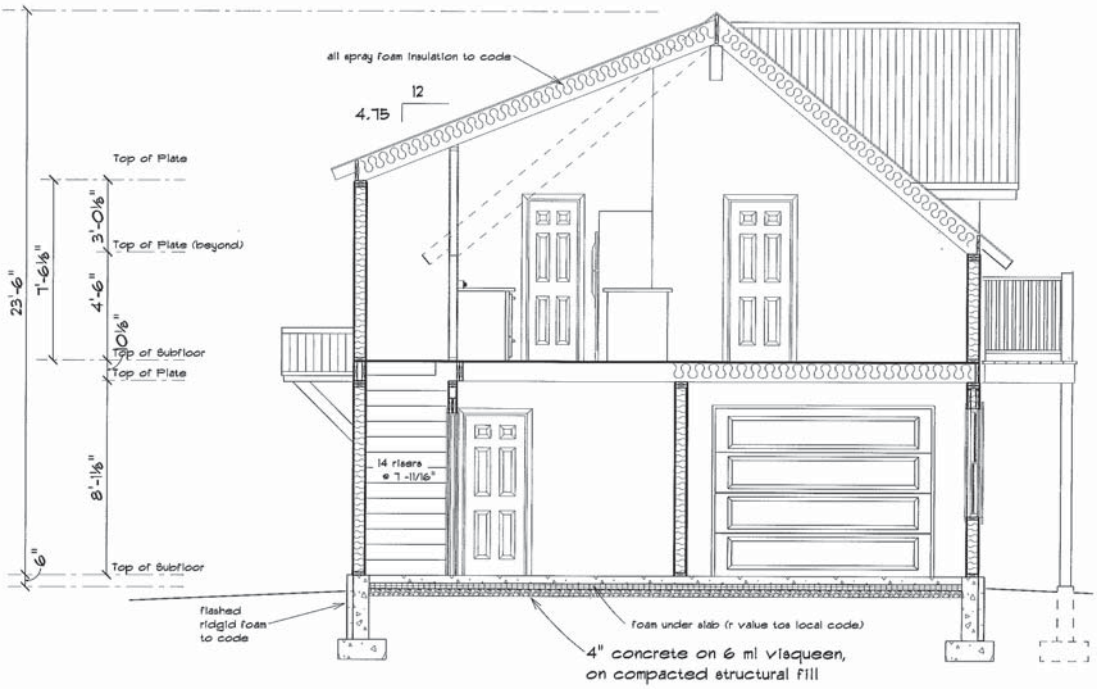
GARAGE SECOND FLOOR PLAN

1/4" = 1'

PROJECT: Greg Faust Duplex
OWNER: SAME
DATE:

Design: Greg Faust
LOCATION: 713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 2



ACCESSORY SECTION A

1/4" = 1' 0"

Not for Construction

PROJECT: Greg Faust Duplex
OWNER:
DATE:
SAME

Design: Greg Faust
LOCATION:
713 / 715 Bellview Ave, Crested Butte
BUILDER:

Sht. No: 7

✓ Restrictive Covenants

__Revocable License

__Other _____

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
10 BUTTE AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 30, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Gregory S. Faust and Susan M. Faust** to relocate/demolish the existing single family residence and construct a new single family residence and accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone.

Additional requirements:

- Architectural approval is required.

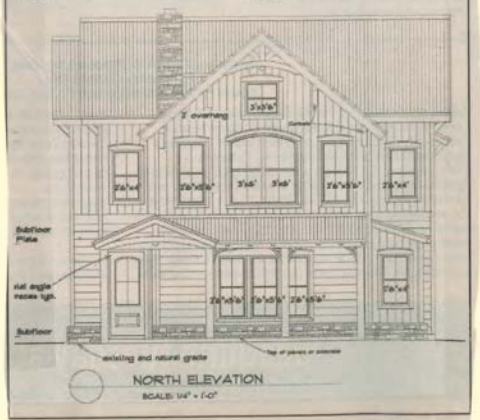
Approval to relocate/demolish a non-historic single family residence is requested.

- A conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of January 19 and 26, 2018. #011905



BOZAR 1-30-2018

Staff Report
April 11, 2016

To: DRC and BOZAR
From: Molly Minneman
Project: **Faust Mountain Properties** – allow demolition of the existing single family residence and accessory building and subdivision of the property located at 711 Belleview Avenue, Block 63, Lots 21-24 in the R1 zone.
Approval of a minor subdivision is required.
Permission to demolish two non-historic structures pending approval of the Redevelopment plan in the R1 zone is required.

DRC: Roxana Alvarez-Marti and Crockett Farnell (sitting -in for David Russell)

Proposal: Application of Faust Mountain Properties to subdivide the 4-lot parcel located at 711 Belleview Avenue into two 2-lot parcels. The subdivision will necessitate the demolition of the residence and approval of a redevelopment plan.

Background:
The parcel has a residence and small accessory building in place. The residence is situated across three of the lots and preclude the subdivision of the property with it place. If the structures are demolished then two new parcels could be created through a subdivision process.

The policy of the Town has been to not allow the demolition of existing structures except as part of a site redevelopment plan which is approved by the Board. In this case the owner has enlisted designer Randy Swift to draw up new plan for one of the proposed parcels for submission to the Board.

The demolition has not been allowed until such time as a permit is pulled to construct the new approved structures. The objective has been to not allow structure demolition to enhance the value of raw land.

Minor subdivisions are administered through Chapter 17 and allow for re-subdivision creating 8 or fewer parcels from lots under conditions contained in code section 17-3-20. Those conditions are satisfied. The Building Official referred the subdivision to the Board as contained in section 17-4-30 thru 50.

Below is the nuts and bolts to the subdivision requirements in Section 17-4-50 (attached) that include compliance with the underlying zone requirements for the R1 district. Most requirements are met, or items such as the utility separation will be satisfied in the redevelopment submittal.

Discussion:
The packets include a working plat that depict the new residence and ghosting of the exiting residence for the Board to understand the relationship of existing and proposed. A draft of the final plat is included and will be reviewed by the Town Attorney for legal compliance. It will ultimately be recorded in the Real Property Records.

The application can be reasonably accomplished pending architectural approval by the Board and noted sequencing of permitting for building and permitting for building demolition, followed by the recordation of the final plat.

The existing structure has fallen into disrepair and in poor condition. Constructed in 1977, it is not listed as historic. The small shed, the same.

The site topography that establish building height from natural grade should be preserved by setting bench marks for each in relation to top of curb prior to excavation of one or both parcels.

The Applicants are that an approval of the minor subdivision will be contingent upon approval of the development plan together with the noted sequencing.

Site overview:

Lots 21-24; Block 63	**12,500 sf.**
Zone:	**R1**
Minimum Lot size allowed:	**5,000 sf**
Maximum Lot size allowed:	**9,375 sf**
Existing parcel:	**Non-conforming**
Topography:	Grade variations of over 2 undulates slightly Several depressions and mounds in the front and side yards

Tract 1, Lots 21-22, Block 63 709 Belleview Ave.

Proposed: Lot size	6,250 sf	
Residence	2,258.06 sf	.361 FAR
Accessory	860 sf	
Total site	3,118.06 sf	.499 FAR

Criteria per 17-4-50:

1. The proposed area is 6,250. The minimum required is 5,000 for the R1 zone.
2. The parcel is located within a developed block. All utilities will be provided to the site.
3. The front lot line is 50' feet and comply with regulations.
    a. The proposed setbacks comply with zone requirements.
    b. Parking can be accessed from Belleview Ave.; Alley parking is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities will be provided to the site within the development plans.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The subdivision does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist (i.e. hillside).
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appear to meet the objectives and purposes of the Zoning Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

Tract 2, Lots 23-24, Block 63, 713 Belleview Ave.

Proposed: Lot size	6,250 sf Vacant land

1. The proposed area is 6,250. The minimum required is 5,000 for the R1 zone.
2. The parcel is located within a developed block. All utilities will be provided to the site.
3. The front lot line is 50' feet and comply with regulations.
    a. The proposed setbacks comply with zone requirements.
    b. Parking can be accessed from Belleview Ave.; Alley parking is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities will be provided to the site within the development plans.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The subdivision does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist (i.e. hillside).
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appear to meet the objectives and purposes of the Zoning Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

DRC:

1. **Review the subdivision drawings as provided**
2. **Review the Review the criteria in Section 17-5-50, for minor snbdivision.**
3. **Make a recommendation to the BOZAR regarding the snbdivision. Inclnde the sequencing of the subdivision, bnilding demolition, and permitting for new construction.**

Application for Minor Subdivision

Subject Property:

711 Belleview Ave. Crested Butte, Colorado 81224

Legal description: Lots 21-24, Block 63

Property Owners:

Faust Mountain Properties *(Jim Faust 50% / Greg Faust 50%) - See enclosed Deed of Sale*

Proposed Name: "Belleview Renaissance"

Location Improvement Certificate:

See enclosed: Completed by NCW & Associates, Inc. on 12-5-2015

Floor Plan of Existing Structure:

On file with the Crested Butte building department

Map of the proposed sub-division:

See enclosed: Completed by NCW & Associates, Inc.

Application Questions:

a) How will fire protection be provided? The lots are part of the city and accessible via the street and alley
b) Where there is any potential for damage to public or private property by fire, flood erosion or snow slides and what mitigation measures will be undertaken to minimize damage? The lots are virtually flat with no excessive risk of fire, flood or snow slide potential.
c) How will emergency access be provided? Easy access from street or ally
d) How will flood protection be provided? These is no excessive risk of flooding due to the flat nature of the lots in this section of town. No streams are in the vicinity either.
e) A description of the proposed access to each proposed parcel? Both lots will have standard access from both the street & alley.
f) A copy of the restrictive covenants that have been recorded and affecting the lots, tract or parcels that are the subject of the re-subdivision? We prefer not to develop specific covenants and instead will rely on the existing town rules to drive what is to be done on the lots.
g) Any other information or documents requested by the town that are necessary to render a decision under the criteria of Sections 17-4-20 or 17-4-50? Demolition plan for the existing home --- see enclosed

Demolition Plan for Existing House at 711 Belleview Ave.

The home was constructed in the 1970's as a passive solar with a mixture of post & beam and traditional framed wall construction. The interior of the home was not professionally finished with few doors ever being hung, bathrooms & closets never finished, duct work not used in the crawl space, etc. In addition to the home never being professionally finished, it was not properly maintained with many leaking windows, roof issues, mold around water fixtures in the bathrooms and kitchen, etc. After close inspection, we have chosen to remove the home vs. attempt to renovate.

Our demolition plan is focused on recycling items of reasonable value, and removal of the home safely and quickly to minimize disruption to the neighborhood. Cost is also a consideration that will require an efficient approach.

Step one – remove salvageable items (April & early May, 2016):

Items to be stripped for re-cycling:

- Steel roof metal
- Appliances & wood stove --- those not repurposed will be recycled
- Selected light fixtures and plumbing fixtures
- Accessible copper tubing
- Metal garage door

**All scrap metal items to be picked up for recycling by The Junk Guy (Donavon Moss – Gunnison)*

Items not worth saving due to leakage or warping:

- Windows
- Wood exterior doors

Step two – shut-off electricity, water and gas (April)

Step three – Put up a temporary construction fence to secure the property perimeter (May)

Step four – Utilize an excavator with a claw bucket to remove the home in sections. Load the sections into large roll-off dumpsters (30 – 40 ft. long) and haul to an appropriate location. Some will be landfilled and anything of value will be hauled to The Junk Guy's property and separated for reuse &/or recycling. This step is expected to take 2 – 4 days. (May)

Items that may have some salvage value depending upon how the structure comes apart

- Engelmann Spruce timbers --- many are loaded with nails & connectors, some sections may be salvaged

Step five – Level the site to approximate original grade and prepare for construction in the fall. Seed ryegrass to green up the lot for the summer months. (Late May)

Faust: 711 Belleview Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 100 Feet

N
W E
S

ARTICLE 4 - Minor Subdivisions

Sec. 17-4-10. - Application for Building Official review.

All minor subdivision applications must be reviewed for approval by the Building Official or the Board as set forth in Sections 17-4-20 and 17-4-30 below. All applications for approval of a minor subdivision shall be processed by making an application to the Building Official. The application shall include the following minimum information:

(1) The required application fee.

(2) The legal description of the Property and proof of ownership of the Property acceptable to the Town.

(3) Location Improvement Certificate certified by a Colorado licensed surveyor.

(4) Floor plan of any existing structures sufficient to allow the Building Official to calculate the Floor Area Ratio (FAR).

(5) A map of the proposed subdivision parcels sufficient to determine the size and area of each proposed parcel, and describing each such parcel as a portion of a lot, tract or parcel, or lots, tracts or parcels on the Town Plat. The map shall also identify the location of all public rights-of-way, the location and size of the vehicular access to each parcel and to each structure, and the location of all utilities and all public facilities.

(6) A narrative statement describing the following:

a. How fire protection will be provided;

b. Whether there is any potential for damage to public or private property by fire, flood erosion or snow slides and what mitigation measures will be undertaken to minimize such damage;

c. How emergency access will be provided;

d. How flood protection will be provided; and

e. A description of the proposed access to each proposed parcel.

(7) A copy of the restrictive covenants that have been recorded and affecting the lots, tracts or parcels that are the subject of the resubdivision.

(8) Any other information or documents requested by the Town that are necessary to render a decision under the criteria of Sections 17-4-20 or 17-4-50 below, as applicable.

(Prior code 15-3-5; Ord. 24 §2, 1994; Ord. 11 §4, 1997; Ord. 24 §3, 1998)

Sec. 17-4-20. - Procedure for Building Official approval.

(a) The Building Official may approve the resubdivision if he or she determines from the above information that:

(1) All such proposed parcels are divided by, or parallel to and the same length as, the original lot, tract or parcel lines on the Town Plat.

(2) All of the developed proposed parcels have the maximum yard setbacks which can be required for the existing structures.

(3) All structures on proposed parcels do not exceed the FAR allowed "as a matter of right" in the subject zone district;

(4) All of the proposed area parcels conform with the dimensional characteristics of lots or tracts in the applicable zone district of Chapter 16 of this Code.

(5) The minor subdivision application creates no more than two (2) parcels.

(6) None of the proposed parcels violates Section 17-4-50 below or Sections 16-11-160 or 16-19-70 of this Code.

(b) The Building Official's decision shall be in writing, shall list the reasons for the decision and shall be sent to the subdivider no more than thirty (30) days after receipt of a complete and conforming application.

(Prior code 15-3-5; Ord. 24 §3, 1998)

Sec. 17-4-30. - Application for Board review.

(a) If the Building Official determines that any of the above criteria has not been met, or if the above required minimum information is deemed by the Building Official to be insufficient to make the required determinations, the Building Official shall refer the matter to the Board for consideration. In such case, the applicant shall provide to the Town the information and documentation contained in Subsection (b) below.

(b) A final plat of the resubdivision proposal shall be provided. The final plat shall be prepared by a Colorado licensed surveyor on twenty-four-inch-by-thirty-six-inch sheet size and shall contain the following:

(1) Scale no less than one (1) inch to thirty (30) feet;

(2) A legal description of the existing lots or tracts and proposed parcels within the resubdivision, identifying the proposed parcels as parts of lots or tracts and blocks on the Town Plat;

(3) All Town boundary (if applicable), lot, tract and parcel lines, easements and rights-of-way;

(4) All such lines with exact lengths and land bearings, which shall close within the limits of one (1) in ten thousand (10,000);

(5) The location of any existing and proposed public rights-of-way, having their width, curves, radii and other dimensions clearly shown;

(6) The existing and proposed names of streets within the resubdivision;

(7) The location of any existing and proposed snow storage areas;

(8) The proposed use of parcels within the resubdivision; and

(9) The name of the subdivision or the original Town Plat, within which the property lies and the wording required in Appendix I to this Code.

(Prior code 15-3-5; Ord. 11 §3, 1997; Ord. 4 §1, 2009)

Sec. 17-4-40. - Procedure for Board review.

(a) Referral to Board. Upon a determination by the Building Official that an application is complete, the Building Official will refer the proposal to the Board for determination and cause the required notice to be published.

(b) Public hearing. The Board shall hold a public hearing on the proposed resubdivision to receive written or oral comment. Notice of the time, place and purpose of the public hearing shall be published in the official Town newspaper at least ten (10) days prior to the date set for the public hearing. The notice shall describe the resubdivision location by lots or tracts and blocks, and street address, if possible. The Building Official shall cause notices of the proposed resubdivision to be posted on the subject property for the same ten-day period.

(c) Approval by Board. No minor subdivision shall be approved unless the Board finds that it complies with all of the criteria in Section 17-4-50 below. If the resubdivision does not comply with all of the above-referenced criteria, it shall either be approved with conditions which assure compliance with all such criteria, continued to a date certain or denied.

(d) Recording final approval. If a final plat has been required to be provided pursuant to Section 17-4-30 above, the finally approved final plat must be certified by the Board and Town Council as being in compliance with the requirements hereof and recorded in the real property records of the County. For all other final minor subdivisions approvals, the Building Official may require the applicant to record a document in the real property records of the County which sets forth the previous legal description of the subject Property, and the new legal description to be used following said final approval.

(Prior code 15-3-5; Ord. 6 §2, 1998; Ord. 24 §3, 1998; Ord. 4 §1, 2009)

Sec. 17-4-50. - Criteria for review and approval of minor subdivision.

(a) No minor subdivision shall be approved unless the Board finds that it complies with all of the following criteria. The resubdivision must:

(1) Comply with all applicable zoning requirements of the zone district in which the resubdivision is located.

(2) Have a front parcel line on a street only, and such parcel access shall have the following characteristics:

a. Said front parcel line must be at least twenty-five (25) feet long or the minimum lot width for the applicable zone district, whichever is shorter;

b. The vehicular access and parking to any primary structure on a parcel shall be from a street, and no extraordinary measures shall be utilized to provide said access;

c. Any such access must be from a street, must be a minimum of twenty-five (25) feet wide along its entire length, and must be owned in fee simple by the owner of the parcel being accessed;

d. The only exception to this requirement for access from a street is on Elk Avenue, where Section 16-16-30 of this Chapter states that no vehicular access shall be allowed from Elk Avenue directly to any off-street parking;

e. Notwithstanding the foregoing, the Board may permit such vehicular access to structures existing on January 1, 1992, to be not less than sixteen (16) feet wide when serving one-family dwelling units, and twenty-two (22) feet wide when serving multi-family dwelling units, provided that such access shall not exceed one hundred fifty (150) feet in length, if the Board determines that the twenty-five (25) foot minimum access requirement would be unreasonable based upon the structure and lot configuration;

f. Vehicular access to a primary structure from an alley, including the access required pursuant to this Paragraph (2), may be approved by the Board only if either one (1) of the following conditions exists:

1. The primary vehicular access existed from an alley prior to January 1, 1992; or

2. The division between resubdivision parcels is a stream or similar physical barrier preventing vehicular access from the street. In such case, the applicant shall provide additional land to create an alley at least twenty (20) feet wide from the subject parcel to

the nearest Town street and upgrade the alley to Town standards or, in the absence thereof, to the approval of the Public Works Director;

(3) Provide for underground utilities to each building site.

(4) Provide for adequate fire and flood protection and emergency access.

(5) Not increase the potential for breach of the public safety, or damage to public or private property by fire, flood, erosion or snow slides.

(6) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(7) Not use easements across another lot, tract or parcel for private primary vehicular access.

(8) Be designed in a manner that directs the placement of roads, utilities and structures away from any unstable soils, or mitigates the effect of unstable soils, geologic hazards and other site conditions so as to minimize the potential for breach of the public safety or damage to public or private property.

(9) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(10) Not create significant adverse impacts on the use of adjacent property.

(11) Provide vehicular access easements onto Town streets for use by those lots, tracts or parcels which do not abut an avenue if within the B2 Business District.

(12) Otherwise be consistent and comply with the objectives, purposes, conditions and requirements of these subdivision regulations and Chapter 16 of this Code.

(13) Execute a subdivision improvements agreement memorializing the subdivider's or owner's obligation and agreement to construct, at the subdivider's or owner's cost and expense, all public and private utility and street improvements in accordance with the Town's utility and street standards. The subdivision improvements agreement shall be in substantial conformance with the subdivision improvements agreement attached as Appendix J to this Code, and shall be approved as to form by the Town Attorney.

(b) Any of the requirements of these subdivision regulations may be varied or waived, upon a referral by the Board of Zoning and Architectural Review to the Planning Commission, and a finding by the Planning Commission that the subdivider will be providing amenities to the Town over and above those already required by these regulations, that are of such benefit to the Town that requirements of these regulations may be varied or waived in return for the receipt of such amenities.

(Prior code 15-3-5; Ord. 1 §1, 2002; Ord. 4 §1, 2009)

APPENDIX I - Required Wording on Minor Subdivision Final Plat

Wording of the following required statements shall be used on the Minor Subdivision Final Plat:

1. Heading.

   The heading of the Final Plat shall include the words "Final Plat of the complete name of the subdivision," and the land "Sections, Township, Range, Principal Meridian, Town of Crested Butte, Gunnison County, Colorado" and the area of the subdivision.

2. Dedication. (For subdivisions identified in Section 17-3-20)

   Know all people by these presents: That (printed name of owner), being the owner(s) of the land described as follows: (insert legal description of the land being subdivided and include acreage of area to two decimal places) in the Town of Crested Butte, Colorado, under the name and style of (complete name of subdivision in upper case letters), has laid out, platted and subdivided the same as shown on the plat, and by these presents does/do hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

   In witness whereof, the said (printed name of owner) has caused his/her/their name(s) to be hereunder subscribed this _____ day of _____, 20_____.

   By:

   /s/ _____
   Owner

3. Notarial.

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by (printed name of owner). (If by natural person(s), insert name(s); if by person acting in a representative official capacity, then insert the name of said person and his or her capacity; if by officers of a corporation, then insert the name of said officers as the president or other officers of such corporation, naming it).

WITNESS my hand and official seal.

My commission expires _____.

/s/ _____
Notary Public

(SEAL)

4. Land Surveyor's Certificate

   I, (printed name of land surveyor), being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of (name of subdivision in capital letters) was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set as required at all boundary corners.

   Dated this _____ day of _____, 20_____.

   Signature: _____

   (SEAL)

   Colorado registration number: _____

5. Title Company Certificate

   _____, Title Company, does hereby certify that it has examined the title to all lands as shown hereon and title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

   Dated this _____ day of _____, 20_____.

   Agent: _____

6. Board of Zoning and Architectural Review Approval (if applicable).

   The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado, does hereby authorize and approve the Final Plat for the above subdivision at a meeting of the Board of Zoning and Architectural Review held on the _____ day of _____, 20_____. This written plat of (name of subdivision in upper case letters) is approved for filing.

TOWN OF CRESTED BUTTE

By:

/s/ _____
Chairman

ATTEST:

/s/ _____
Town Clerk

(SEAL)

7. Gunnison County Clerk and Recorder's Acceptance (to be placed in the lower right-hand of the cover sheet).

   This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this _____ day of _____, 20_____.

Reception number: _____ Time: _____

Date: _____

/s/ _____
County Clerk

8. Recordation of Protective Covenants (if applicable).
Protective Covenants for the subdivision are recorded in:

Reception No. _____

(Code §§16-7-20, 17-4-30; Ord. 4 §1, 2009)

Staff Report
April 26, 2016

To: BOZAR
From: Molly Minneman
Project: **Faust Mountain Properties** – Demolition of the existing single family residence and accessory building and subdivision of the property located at 711 Belleview Avenue, Block 63, Lots 21-24 in the R1 zone.
Approval of a minor subdivision is required.
Permission to demolish two non-historic structures pending approval of the Redevelopment plan in the R1 zone is required.
DRC: Roxana Alvarez-Marti and Crockett Farnell (sitting -in for David Russell)

Proposal: Application of Faust Mountain Properties to subdivide the 4-lot parcel located at 711 Belleview Avenue into two 2-lot parcels. The subdivision will necessitate the demolition of the residence and approval of a redevelopment plan. The residence was constructed in 1977 and is classified as non-historic.

Background:
Greg Faust met with the DRC on April 11 for review of the subdivision and redevelopment proposal. The existing residence is situated across three lots on the parcel. Demolition is necessary to enable the subdivision and the development of a new residence and accessory dwelling on Tract 1 being the west parcel. Faust related that he intends to submit plans to develop Tract 2 later in the year.

The policy of the Town has been to not allow the demolition of existing structures except as part of a site redevelopment plan which is approved by the Board. Faust enlisted designer Randy Swift to draw up the plans to be reviewed subsequent to the subdivision application. The demolition of existing structures has not been allowed until such time as a permit is pulled to construct the new approved structures. The objective has been to not allow structure demolition to enhance the value of raw land.

As part of the demolition requirements, a recycle plan for the residence is included in the application. Donovan Moss will provide the services to recycle appliances, plumbing, fixtures and salvageable materials.

Minor subdivisions are administered through Chapter 17 and allow for re-subdivision creating 8 or fewer parcels from lots under conditions contained in code section 17-3-20. The said conditions are satisfied. The Building Official referred the subdivision to the Board as provided in section 17-4-30 thru 50.

The DRC reviewed the proposal and based upon the criteria for review in Section 17-4-50. The subdivision comply with the underlying zone requirements for the R1 district. The DRC noted that most requirements are satisfied; the relocation of existing utilities will be associated with Tract 1; Development of Tract 2 will require new.

Discussion:
The working plat that includes the existing residence and site were reviewed. Faust said that trees around

the parameter of the 4-lot parcel will be retained. Many trees will have to be relocated on the parcel or removed. The DRC requested more information of those to be removed, at the meeting.

The DRC said they were in support of the demolition of the residence and small out building pending architectural approval of the redevelopment plan, and the sequencing of permitting for the demolition and new construction. Establishing the natural grade and bench marks in relation to the top of curb for each parcel by the Building Inspector and Applicant prior to any site excavation is supported.

Site overview:

Lots 21-24; Block 63	**12,500 sf.**
Zone:	**R1**
Minimum Lot size allowed:	**5,000 sf**
Maximum Lot size allowed:	**9,375 sf**
Existing parcel:	**Non-conforming**
Topography:	Grade variations of over 2 undulates slightly Several depressions and mounds in the front and side yards to be removed.

Tract 1, Lots 21-22, Block 63, 709 Belleview Ave.

Proposed: Lot size		6,250 sf	
Proposed residence		2,258.06 sf	.361 FAR
Proposed accessory	860 sf		
Total site FAR		3,118.06 sf	.499 FAR

Review Criteria per 17-4-50:

1. The proposed area is 6,250. The minimum required is 5,000 for the R1 zone.
2. The parcel is located within a developed block.
    a. The front lot line is 50' feet and comply with regulations.
    b. The proposed setbacks comply with zone requirements.
    c. Parking can be accessed from Belleview Ave.; Alley parking is proposed per Guidelines.
3. Underground utilities will be provided to the site within the development plans.
4. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
5. The subdivision does not appear to impact public safety or damage to private or public property.
6. Traffic congestion and automotive safety problems are not anticipated.
7. Vehicular access the parcel is available from a street.
8. No special topographical considerations exist (i.e. hillside) that would need mitigation.
9. No significant impacts to public facilities and rights of way are anticipated.
10. Significant impacts of the subdivision to adjacent property are not anticipated, pending approval of the subsequent development plan.
11. Property does not abut the B2 zone district.
12. The subdivision appear to meet the objectives and purposes of the Zoning Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.
    a. No waiver of the subdivision regulations are proposed.
14. Any subdivision is contingent upon approval for demolition of the existing building

Tract 2, Lots 23-24, Block 63, 713 Belleview Ave.

Proposed: Lot size	6,250 sf
Proposed use:	Vacant land to be developed by Applicant

1. The proposed area is 6,250. The minimum required is 5,000 for the R1 zone.
2. The parcel is located within a developed block.
    a. The front lot line is 50' feet and comply with regulations.
    b. The proposed setbacks comply with zone requirements.

c. Parking can be accessed from Belleview Ave.; Alley parking is proposed per Guidelines.

3. Underground utilities will be provided to the site within the development plans.
4. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
5. The subdivision does not appear to impact public safety or damage to private or public property.
6. Traffic congestion and automotive safety problems are not anticipated.
7. Vehicular access the parcel is available from a street.
8. No special topographical considerations exist (i.e. hillside) that would need mitigation.
9. No significant impacts to public facilities and rights of way are anticipated.
10. Significant impacts of the subdivision to adjacent property are not anticipated, pending approval of the subsequent development plan.
11. Property does not abut the B2 zone district.
12. The subdivision appear to meet the objectives and purposes of the Zoning Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.
    a. No waiver of the subdivision regulations are proposed.
14. Any subdivision is contingent upon approval for demolition of the existing building

Board Action:

Subdivision -Findings:

The Board finds that the subdivision of Block 63, Lots 21-24 is part of a development plan that will create two new fee simple lots in the R1 zone; and

Any approval of the subdivision and subsequent recordation will be contingent upon the following findings and restrictions that may be included in a subdivision improvement agreement, if necessary:

1. The demolition of the non-historic buildings located at 711 Belleview Avenue is contingent upon approval of the development plan as contained in 16-14-190 (requirements for demolition) together with the purchase of a building permit.

2. The recycle plan submitted in the application is made part of the application, together with an interim landscape plan provided Tracts 1 and/or 2 if development does not occur in 2016; and

3. The subdivision application and plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50.

Motion:

Make a motion to approve the Belleview Renaissance Subdivision located on Lots 21 through 24, Block 63 in the R1 zone, into two fee simple tracts as shown on the subdivision plat based upon compliance with Code Section 17-4-50 and contingent upon the following:

1. A permit for the demolition of the non-historic buildings is pending the Board's approval of the site redevelopment plan as required in Code Section 16-14-90;

2. Substantial deviation of the recycling plan associated with the demolition of the existing residence is provided to the building department in writing prior to permitting and removal.

3. A landscape plan for Tracts 1 and or 2 is submitted to the building department unless a development plan is received for BOZAR review by _____, consistent with demolition permit per Code Section 16-14-90 (3);

4. The recordation of the minor subdivision plat in the Gunnison County Real Property Records subsequent to the purchase of the first building permit for Tract 1, and subsequent permit for demolition of the existing buildings.

5. The Board and Town Council provide certification of the final plat being in compliance with the requirements contained in Code Section 17-4-50 prior to recordation in the real property records. If the subdivision is approved, the Board can defer their requirement to the BOZAR chair.

63211

TOWN OF CRESTED BUTTE PROPERTY LEGAL DESCRIPTION

11-96

ACCOUNT NO. 20214

Legal: Lots 21-24, Block 63

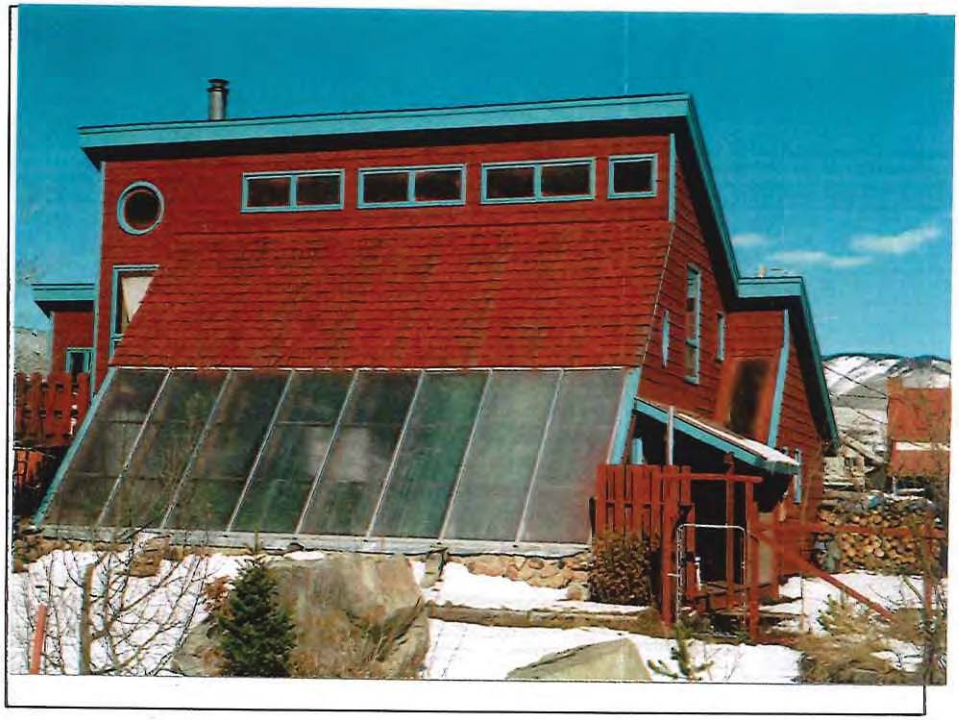
Address: 711 Belleview

Owner & Address: ~~Adams, Larry C.~~

~~9/21/06 Studier, Frederick~~

1/8/16 Faust Mtn. Properties

M # 00464349



Date Account Established

SEWER Number of EQR's 1 -SWT

Monthly Charge

WATER Number of EQR's 1

Monthly Charge

TRASH Number of EQR's 1

Monthly Charge

WOOD STOVE Date Installed 9-21-89

Type or Make Vermont Castings - Resolute Acclaim

Monthly Charge

S.I.D. Account # 148 paid

1987

DRC 04-11-2016 Faust Subdivision (711 Belleview)
Alvarez Marti and Farnell
Minneman and Earley

Greg Faust was present and explained that there is an existing home on the four lot parcel. This will be taken down and then on the west they were pursuing approval for a home and AD. Then, they will come back with another home on the other lot. It is four full lots and fairly flat. They will use Donovan Moss to do the demolition and some would be salvaged. He will separate things. Then they would put in a foundation in late summer. There are a fair amount of trees on the lots. Some are not great and will try to keep as many as possible. There are many boulders that will also be reused.

Alvarez Marti asked about how many trees would be replaced and Faust will check on this.

Minneman noted that it has been surveyed and doesn't have a lot of grade change. They will build to the grade. She said there will be a suggestion in the motion that the grades are set for both lots in case the east lot is disturbed. Faust explained the existing home and what will be removed/disturbed. Farnell asked for clarification and Minneman explained.

Utilities - Alvarez Marti asked if they are in place for both lots. Faust said he is unsure, but will check. Minneman said that many times there is an easement and maybe there could be a shared easement or a new one could be dug for the east lot. They still need to do located. Minneman said that before the demo permit comes in the permit for the residence will be purchased, which is a condition of the approval of demolition.

Farnell asked if they are sprinkling. They are not because it is single family.

Alvarez Marti said she is said to see it broken up, but has no issues. They discussed the existing house.

Write in: 1. Seems reasonable.

Recommendation to the Board.

Application for Minor Subdivision

Subject Property:

711 Belleview Ave. Crested Butte, Colorado 81224

Legal description: Lots 21-24, Block 63

Property Owners:

Faust Mountain Properties *(Jim Faust 50% / Greg Faust 50%) - See enclosed Deed of Sale*

Proposed Name: "Belleview Renaissance"

Location Improvement Certificate:

See enclosed: Completed by NCW & Associates, Inc. on 12-5-2015

Floor Plan of Existing Structure:

On file with the Crested Butte building department

Map of the proposed sub-division:

See enclosed: Completed by NCW & Associates, Inc.

Application Questions:

a) How will fire protection be provided? The lots are part of the city and accessible via the street and alley
b) Where there is any potential for damage to public or private property by fire, flood erosion or snow slides and what mitigation measures will be undertaken to minimize damage? The lots are virtually flat with no excessive risk of fire, flood or snow slide potential.
c) How will emergency access be provided? Easy access from street or ally
d) How will flood protection be provided? These is no excessive risk of flooding due to the flat nature of the lots in this section of town. No streams are in the vicinity either.
e) A description of the proposed access to each proposed parcel? Both lots will have standard access from both the street & alley.
f) A copy of the restrictive covenants that have been recorded and affecting the lots, tract or parcels that are the subject of the re-subdivision? We prefer not to develop specific covenants and instead will rely on the existing town rules to drive what is to be done on the lots.
g) Any other information or documents requested by the town that are necessary to render a decision under the criteria of Sections 17-4-20 or 17-4-50? Demolition plan for the existing home --- see enclosed

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The home was constructed in the 1970's as a passive solar with a mixture of post & beam and traditional framed wall construction. The interior of the home was not professionally finished with few doors ever being hung, bathrooms & closets never finished, duct work not used in the crawl space, etc. In addition to the home never being professionally finished, it was not properly maintained with many leaking windows, roof issues, mold around water fixtures in the bathrooms and kitchen, etc. After close inspection, we have chosen to remove the home vs. attempt to renovate.

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Sec. 17-4-10. - Application for Building Official review.

All minor subdivision applications must be reviewed for approval by the Building Official or the Board as set forth in Sections 17-4-20 and 17-4-30 below. All applications for approval of a minor subdivision shall be processed by making an application to the Building Official. The application shall include the following minimum information:

(1) The required application fee.

(2) The legal description of the Property and proof of ownership of the Property acceptable to the Town.

(3) Location Improvement Certificate certified by a Colorado licensed surveyor.

(4) Floor plan of any existing structures sufficient to allow the Building Official to calculate the Floor Area Ratio (FAR).

(5) A map of the proposed subdivision parcels sufficient to determine the size and area of each proposed parcel, and describing each such parcel as a portion of a lot, tract or parcel, or lots, tracts or parcels on the Town Plat. The map shall also identify the location of all public rights-of-way, the location and size of the vehicular access to each parcel and to each structure, and the location of all utilities and all public facilities.

(6) A narrative statement describing the following:

a. How fire protection will be provided;

b. Whether there is any potential for damage to public or private property by fire, flood erosion or snow slides and what mitigation measures will be undertaken to minimize such damage;

c. How emergency access will be provided;

d. How flood protection will be provided; and

e. A description of the proposed access to each proposed parcel.

(7) A copy of the restrictive covenants that have been recorded and affecting the lots, tracts or parcels that are the subject of the resubdivision.

(8) Any other information or documents requested by the Town that are necessary to render a decision under the criteria of Sections 17-4-20 or 17-4-50 below, as applicable.

(Prior code 15-3-5; Ord. 24 §2, 1994; Ord. 11 §4, 1997; Ord. 24 §3, 1998)

Sec. 17-4-20. - Procedure for Building Official approval.

(a) The Building Official may approve the resubdivision if he or she determines from the above information that:

(1) All such proposed parcels are divided by, or parallel to and the same length as, the original lot, tract or parcel lines on the Town Plat.

(2) All of the developed proposed parcels have the maximum yard setbacks which can be required for the existing structures.

(3) All structures on proposed parcels do not exceed the FAR allowed "as a matter of right" in the subject zone district;

(4) All of the proposed area parcels conform with the dimensional characteristics of lots or tracts in the applicable zone district of Chapter 16 of this Code.

(5) The minor subdivision application creates no more than two (2) parcels.

(6) None of the proposed parcels violates Section 17-4-50 below or Sections 16-11-160 or 16-19-70 of this Code.

(b) The Building Official's decision shall be in writing, shall list the reasons for the decision and shall be sent to the subdivider no more than thirty (30) days after receipt of a complete and conforming application.

(Prior code 15-3-5; Ord. 24 §3, 1998)

Sec. 17-4-30. - Application for Board review.

(a) If the Building Official determines that any of the above criteria has not been met, or if the above required minimum information is deemed by the Building Official to be insufficient to make the required determinations, the Building Official shall refer the matter to the Board for consideration. In such case, the applicant shall provide to the Town the information and documentation contained in Subsection (b) below.

(b) A final plat of the resubdivision proposal shall be provided. The final plat shall be prepared by a Colorado licensed surveyor on twenty-four-inch-by-thirty-six-inch sheet size and shall contain the following:

(1) Scale no less than one (1) inch to thirty (30) feet;

(2) A legal description of the existing lots or tracts and proposed parcels within the resubdivision, identifying the proposed parcels as parts of lots or tracts and blocks on the Town Plat;

(3) All Town boundary (if applicable), lot, tract and parcel lines, easements and rights-of-way;

(4) All such lines with exact lengths and land bearings, which shall close within the limits of one (1) in ten thousand (10,000);

(5) The location of any existing and proposed public rights-of-way, having their width, curves, radii and other dimensions clearly shown;

(6) The existing and proposed names of streets within the resubdivision;

(7) The location of any existing and proposed snow storage areas;

(8) The proposed use of parcels within the resubdivision; and

(9) The name of the subdivision or the original Town Plat, within which the property lies and the wording required in Appendix I to this Code.

(Prior code 15-3-5; Ord. 11 §3, 1997; Ord. 4 §1, 2009)

Sec. 17-4-40. - Procedure for Board review.

(a) Referral to Board. Upon a determination by the Building Official that an application is complete, the Building Official will refer the proposal to the Board for determination and cause the required notice to be published.

(b) Public hearing. The Board shall hold a public hearing on the proposed resubdivision to receive written or oral comment. Notice of the time, place and purpose of the public hearing shall be published in the official Town newspaper at least ten (10) days prior to the date set for the public hearing. The notice shall describe the resubdivision location by lots or tracts and blocks, and street address, if possible. The Building Official shall cause notices of the proposed resubdivision to be posted on the subject property for the same ten-day period.

(c) Approval by Board. No minor subdivision shall be approved unless the Board finds that it complies with all of the criteria in Section 17-4-50 below. If the resubdivision does not comply with all of the above-referenced criteria, it shall either be approved with conditions which assure compliance with all such criteria, continued to a date certain or denied.

(d) Recording final approval. If a final plat has been required to be provided pursuant to Section 17-4-30 above, the finally approved final plat must be certified by the Board and Town Council as being in compliance with the requirements hereof and recorded in the real property records of the County. For all other final minor subdivisions approvals, the Building Official may require the applicant to record a document in the real property records of the County which sets forth the previous legal description of the subject Property, and the new legal description to be used following said final approval.

(Prior code 15-3-5; Ord. 6 §2, 1998; Ord. 24 §3, 1998; Ord. 4 §1, 2009)

Sec. 17-4-50. - Criteria for review and approval of minor subdivision.

(a) No minor subdivision shall be approved unless the Board finds that it complies with all of the following criteria. The resubdivision must:

(1) Comply with all applicable zoning requirements of the zone district in which the resubdivision is located.

(2) Have a front parcel line on a street only, and such parcel access shall have the following characteristics:

a. Said front parcel line must be at least twenty-five (25) feet long or the minimum lot width for the applicable zone district, whichever is shorter;

b. The vehicular access and parking to any primary structure on a parcel shall be from a street, and no extraordinary measures shall be utilized to provide said access;

c. Any such access must be from a street, must be a minimum of twenty-five (25) feet wide along its entire length, and must be owned in fee simple by the owner of the parcel being accessed;

d. The only exception to this requirement for access from a street is on Elk Avenue, where Section 16-16-30 of this Chapter states that no vehicular access shall be allowed from Elk Avenue directly to any off-street parking;

e. Notwithstanding the foregoing, the Board may permit such vehicular access to structures existing on January 1, 1992, to be not less than sixteen (16) feet wide when serving one-family dwelling units, and twenty-two (22) feet wide when serving multi-family dwelling units, provided that such access shall not exceed one hundred fifty (150) feet in length, if the Board determines that the twenty-five (25) foot minimum access requirement would be unreasonable based upon the structure and lot configuration;

f. Vehicular access to a primary structure from an alley, including the access required pursuant to this Paragraph (2), may be approved by the Board only if either one (1) of the following conditions exists:

1. The primary vehicular access existed from an alley prior to January 1, 1992; or

2. The division between resubdivision parcels is a stream or similar physical barrier preventing vehicular access from the street. In such case, the applicant shall provide additional land to create an alley at least twenty (20) feet wide from the subject parcel to

the nearest Town street and upgrade the alley to Town standards or, in the absence thereof, to the approval of the Public Works Director;

(3) Provide for underground utilities to each building site.

(4) Provide for adequate fire and flood protection and emergency access.

(5) Not increase the potential for breach of the public safety, or damage to public or private property by fire, flood, erosion or snow slides.

(6) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(7) Not use easements across another lot, tract or parcel for private primary vehicular access.

(8) Be designed in a manner that directs the placement of roads, utilities and structures away from any unstable soils, or mitigates the effect of unstable soils, geologic hazards and other site conditions so as to minimize the potential for breach of the public safety or damage to public or private property.

(9) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(10) Not create significant adverse impacts on the use of adjacent property.

(11) Provide vehicular access easements onto Town streets for use by those lots, tracts or parcels which do not abut an avenue if within the B2 Business District.

(12) Otherwise be consistent and comply with the objectives, purposes, conditions and requirements of these subdivision regulations and Chapter 16 of this Code.

(13) Execute a subdivision improvements agreement memorializing the subdivider's or owner's obligation and agreement to construct, at the subdivider's or owner's cost and expense, all public and private utility and street improvements in accordance with the Town's utility and street standards. The subdivision improvements agreement shall be in substantial conformance with the subdivision improvements agreement attached as Appendix J to this Code, and shall be approved as to form by the Town Attorney.

(b) Any of the requirements of these subdivision regulations may be varied or waived, upon a referral by the Board of Zoning and Architectural Review to the Planning Commission, and a finding by the Planning Commission that the subdivider will be providing amenities to the Town over and above those already required by these regulations, that are of such benefit to the Town that requirements of these regulations may be varied or waived in return for the receipt of such amenities.

(Prior code 15-3-5; Ord. 1 §1, 2002; Ord. 4 §1, 2009)

APPENDIX I - Required Wording on Minor Subdivision Final Plat

Wording of the following required statements shall be used on the Minor Subdivision Final Plat:

1. Heading.

   The heading of the Final Plat shall include the words "Final Plat of the complete name of the subdivision," and the land "Sections, Township, Range, Principal Meridian, Town of Crested Butte, Gunnison County, Colorado" and the area of the subdivision.

2. Dedication. (For subdivisions identified in Section 17-3-20)

   Know all people by these presents: That (printed name of owner), being the owner(s) of the land described as follows: (insert legal description of the land being subdivided and include acreage of area to two decimal places) in the Town of Crested Butte, Colorado, under the name and style of (complete name of subdivision in upper case letters), has laid out, platted and subdivided the same as shown on the plat, and by these presents does/do hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

   In witness whereof, the said (printed name of owner) has caused his/her/their name(s) to be hereunder subscribed this _____ day of _____, 20_____.

   By:

   /s/ _____
   Owner

3. Notarial.

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by (printed name of owner). (If by natural person(s), insert name(s); if by person acting in a representative official capacity, then insert the name of said person and his or her capacity; if by officers of a corporation, then insert the name of said officers as the president or other officers of such corporation, naming it).

WITNESS my hand and official seal.

My commission expires _____.

/s/ _____
Notary Public

(SEAL)

4. Land Surveyor's Certificate

   I, (printed name of land surveyor), being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of (name of subdivision in capital letters) was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set as required at all boundary corners.

   Dated this _____ day of _____, 20_____.

   Signature: _____

   (SEAL)

   Colorado registration number: _____

5. Title Company Certificate

   _____, Title Company, does hereby certify that it has examined the title to all lands as shown hereon and title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

   Dated this _____ day of _____, 20_____.

   Agent: _____

6. Board of Zoning and Architectural Review Approval (if applicable).

   The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado, does hereby authorize and approve the Final Plat for the above subdivision at a meeting of the Board of Zoning and Architectural Review held on the _____ day of _____, 20_____. This written plat of (name of subdivision in upper case letters) is approved for filing.

TOWN OF CRESTED BUTTE

By:

/s/ _____
Chairman

ATTEST:

/s/ _____
Town Clerk

(SEAL)

7. Gunnison County Clerk and Recorder's Acceptance (to be placed in the lower right-hand of the cover sheet).

   This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this _____ day of _____, 20_____.

Reception number: _____ Time: _____

Date: _____

/s/ _____
County Clerk

8. Recordation of Protective Covenants (if applicable).
Protective Covenants for the subdivision are recorded in:

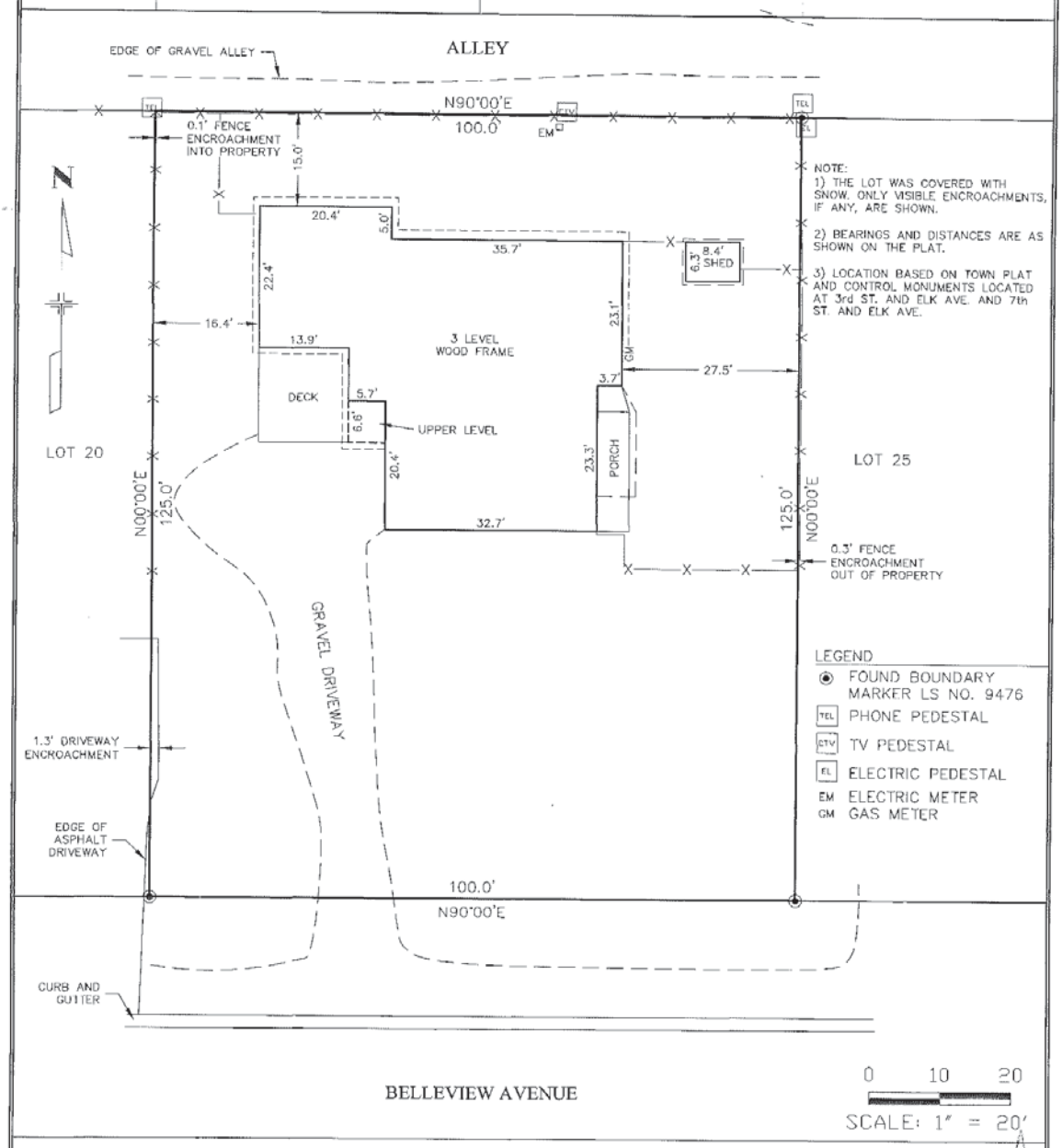
Reception No. _____

(Code §§16-7-20, 17-4-30; Ord. 4 §1, 2009)

NCW & Associates, Inc.
P.O. Box 3688
Crested Butte, Colorado 81224
Tel. (970) 349-6384

JOB NUMBER 15183.00
CLIENT FAUST MOUNTAIN PROPERTIES LLC
SUBDIVISION TOWN OF CRESTED BUTTE
FILING --- BLOCK 63 LOTS 21 - 24
ADDRESS 711 BELLEVIEW AVENUE
DATE 12/5/15 PAGE 1 OF 1

IMPROVEMENT LOCATION CERTIFICATE



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FAUST MOUNTAIN PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY OF THE PROPERTY DESCRIBED AS: LOTS 21, 22, 23 AND 24, BLOCK 63, TOWN OF CRESTED BUTTE, AS RECORDED AT THE GUNNISON COUNTY CLERK AND RECORDERS OFFICE, STATE OF COLORADO, PER CLIENT

AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 12/5/15, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. EASEMENTS ARE SHOWN PER TITLE FILE COMMITMENT NO. 01330-71807 PREPARED BY STEWART TITLE.

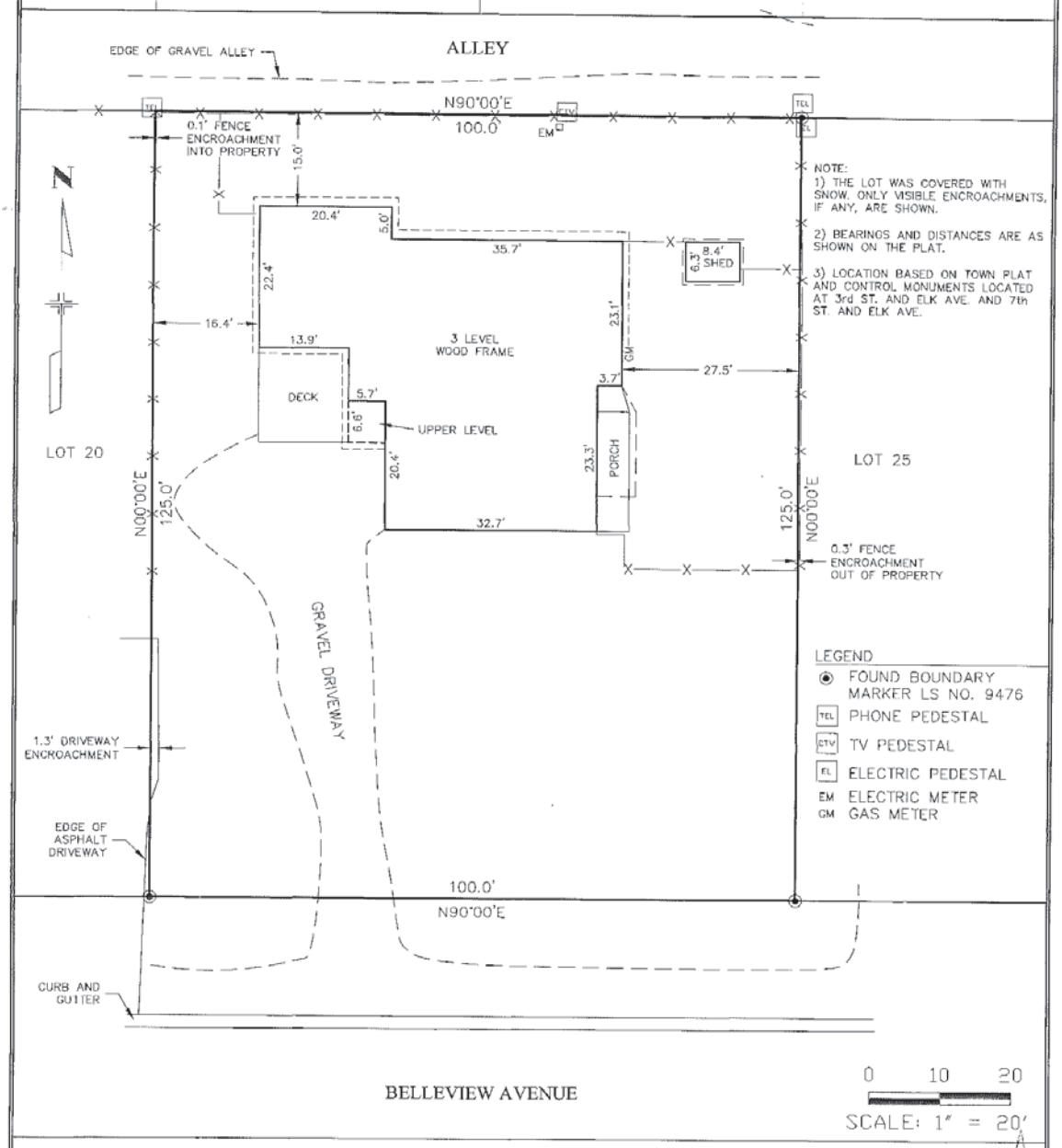
COLORADO LICENSED
NORMAN C. WHITEHEAD
27739
P.E. AND P.L.S.
12/6/15

BY: _____
NORMAN C. WHITEHEAD
REGISTERED LAND SURVEYOR
COLORADO NO. 27739

NCW & Associates, Inc.
P.O. Box 3688
Crested Butte, Colorado 81224
Tel. (970) 349-6384

JOB NUMBER 15183.00
CLIENT FAUST MOUNTAIN PROPERTIES LLC
SUBDIVISION TOWN OF CRESTED BUTTE
FILING --- BLOCK 63 LOTS 21 - 24
ADDRESS 711 BELLEVIEW AVENUE
DATE 12/5/15 PAGE 1 OF 1

IMPROVEMENT LOCATION CERTIFICATE



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AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 12/5/15, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. EASEMENTS ARE SHOWN PER TITLE FILE COMMITMENT NO. 01330-71807 PREPARED BY STEWART TITLE.

COLORADO LICENSED
NORMAN C. WHITEHEAD
27739
P.E. AND P.L.S.
12/6/15

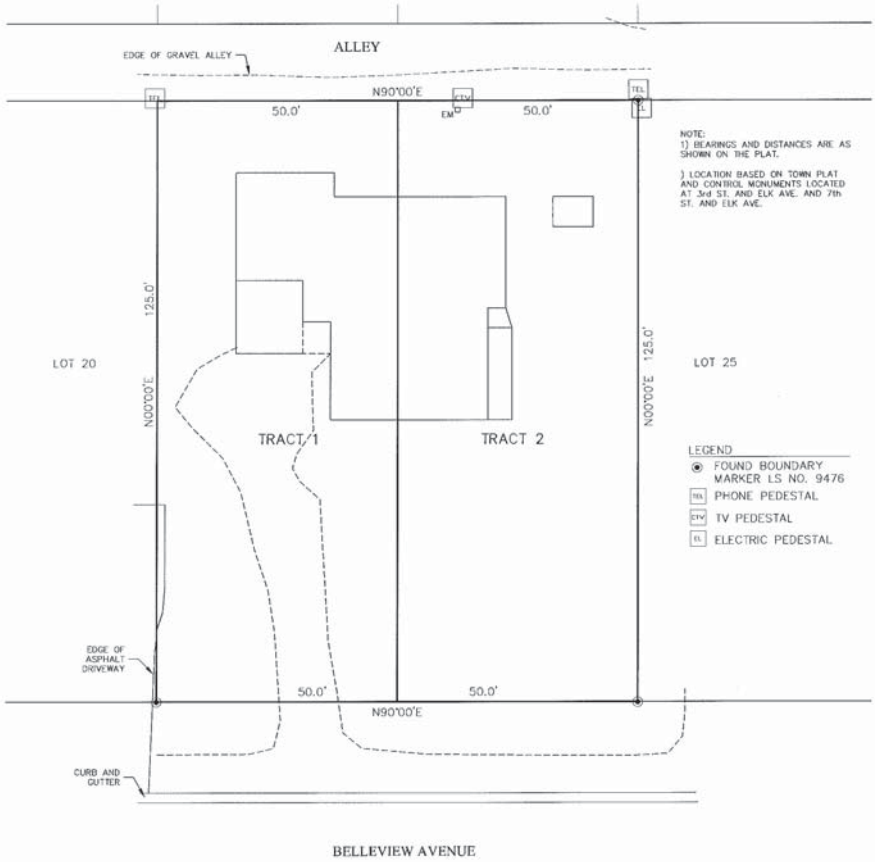
BY: _____
NORMAN C. WHITEHEAD
REGISTERED LAND SURVEYOR
COLORADO NO. 27739

PLAT SKETCH
BELLEVIEW RENAISSANCE

BEING LOTS 21 TROUGH 24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO

ALSO BEING LOCATED WITHIN THE SW1/4 NW1/2 SECTION 2 TOWNSHIP 14 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN

VICINITY MAP
1"=600'±



NOTE:
1) BEARINGS AND DISTANCES ARE AS SHOWN ON THE PLAT.

) LOCATION BASED ON TOWN PLAT AND CONTROL MONUMENTS LOCATED AT 3rd ST. AND ELK AVE. AND 7th ST. AND ELK AVE.

LEGEND
- FOUND BOUNDARY MARKER LS NO. 9476
- PHONE PEDESTAL
- TV PEDESTAL
- ELECTRIC PEDESTAL

N

20 10 0 20 40
SCALE: 1" = 20'

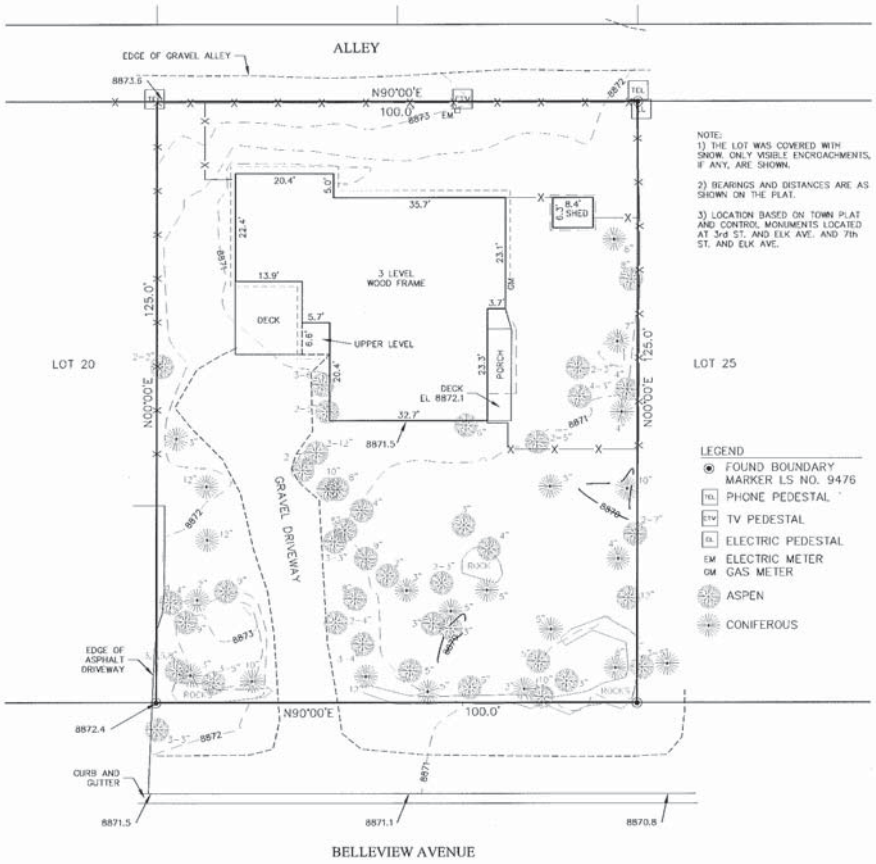
Prepared By:
NCW & Associates, Inc.
P.O. Box 3688 Crested Butte
(970) 349-6384 Colorado 81224

711 BELLEVIEW AVENUE
CRESTED BUTTE, COLORADO

PROJECT: 15184.00 | DWG.: PS

PLAT SKETCH
BELLEVIEW RENAISSANCE

DATE: 2/17/16 | SHEET 1 OF 1



20 10 0 20 40

SCALE: 1" = 20'

Prepared By:

NCW & Associates, Inc.

P.O. Box 3688 Crested Butte
(970) 349-6384 Colorado 81224

711 BELLEVIEW AVENUE
CRESTED BUTTE, COLORADO

SITE TOPOGRAPHY

PROJECT: 15184.00	DWG.: TOPO	DATE: 12/07/15	SHEET 1 OF 1

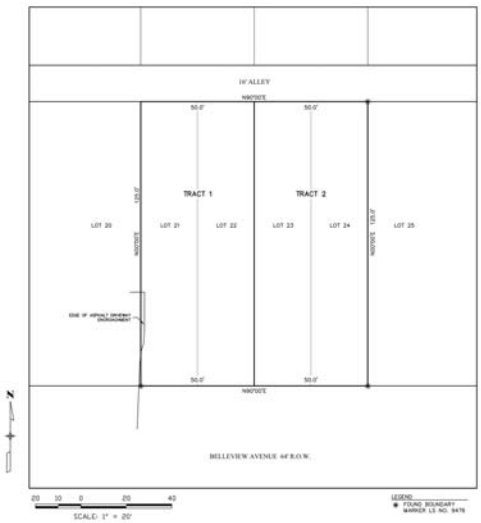
PLAT OF

BELLEVIEW RENAISSANCE SUBDIVISION

BEING LOTS 21 TROUGH 24, BLOCK 63,
TOWN OF CRESTED BUTTE, COLORADO

ALSO BEING LOCATED WITHIN THE
SW1/4 NW1/4 SECTION 2
TOWNSHIP 14 SOUTH, RANGE 86 WEST
OF THE 6TH PRINCIPAL MERIDIAN

VICINITY MAP
1"=600'±



TITLE COMPANY CERTIFICATE

_____ Title Company, does hereby certify that it has examined the title to all lands a shown herein and title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

1. Reservations or exceptions, or an act authorizing the issuance thereof, as created by United States Patents recorded in Book 25 at Page 106 and recorded October 30, 1892 in Book 45 at Page 12.

2. Reservation of any and all coal, oil, gas, or other minerals described in Quit Claim Deed recorded April 7, 1956 in Book 294 at Page 537 as Reception No. 230339, together with the appurtenant rights to use the surface of the Land.

3. All matters as shown on the plat of the Plat of Crested Butte recorded July 8, 1880 as Reception No. 2840 ½, map of the Town of Crested Butte recorded June 6, 1881 as Reception No. 14191 and on the plat of Town of Crested Butte recorded September 25, 1964 as Reception No. 260706.

4. Any taxes, fees, assessments, or charges by Notice of Ordinances in the Town of Crested Butte recorded December 1, 1986 in Book 636 at Page 145.

5. Ordinance No. 12 Series 1991, recorded August 23, 1995 in Book 768 at Page 94.

6. Right of way for all ditches and creeks crossing subject property.

Dated this _____ day of _____, 2016.

_____
Agent

SURVEYOR'S CERTIFICATE:

I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of BELLEVIEW RENAISSANCE SUBDIVISION was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set as required by all boundary corners.

Dated this _____ day of _____, 2016.

_____
Norman C. Whitehead
Colorado registration number: 27739

NOTES:

1. BASIS OF BEARING - A line between monuments found at the center line intersections of Elk Avenue and Third Street (3" aluminum cap, LS No. 9476) and Elk Avenue and Seventh Street (an aluminum cap, LS No. None) having a bearing of North 90° 00' 00" East.

2. Location based on the Town Plat and control monuments located at 3rd st. and elk ave. and 7th st. and elk ave.

3. According to Colorado law you must commence 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 on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this _____ day of _____, 2016.

Reception No._____ Time:_____

Date:_____

_____
County Clerk

DEDICATION

Know all people by these presents: That Faust Mountain Properties, LLC, a Colorado limited liability company, being the owner of the land described as follows:

Lots 21, 22, 23 and 24, Block 63, TOWN OF CRESTED BUTTE, County of Gunnison, State of Colorado

In the Town of Crested Butte, Colorado, under the name and style of BELLEVIEW RENAISSANCE SUBDIVISION, has laid out, platted and subdivided the same as shown on the plat, and by these presents does hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

In witness whereof, the said Faust Mountain Properties, LLC, a Colorado limited liability company has caused its name to be hereunder subscribed this ____ day of _____, 2016.

Faust Mountain Properties, LLC, a Colorado limited liability company

By: _____
James A. Faust, Member

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me on this the ____ day of _____, 2016, by James A. Faust, as Member of Faust Mountain Properties, LLC, a Colorado limited liability company

Witness my hand and official seal.
My commission expires: _____

_____
Notary Public

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado does hereby authorize and approve the Final Plat for the above subdivision at a meeting of the Board of Zoning and Architectural Review held on the _____ day of _____, 201__. This written plat of BELLEVIEW RENAISSANCE SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE

By: _____
Chairman

ATTEST:

_____
Town Clerk

DRAFT

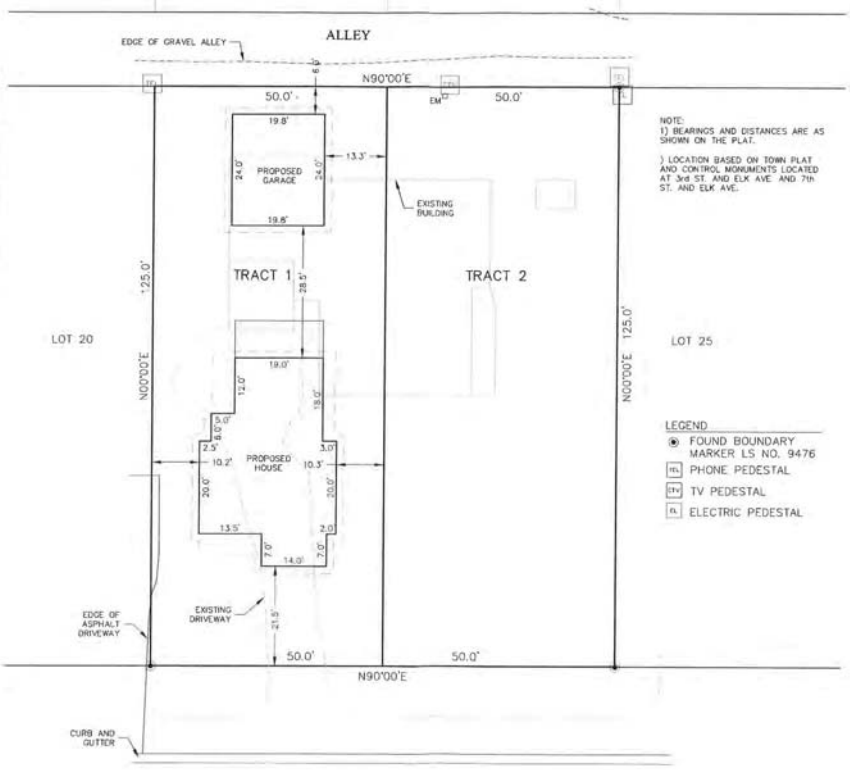
PLAT OF BELLEVIEW RENAISSANCE SUBDIVISION TOWN OF CRESTED BUTTE, COLORADO	
LOTS 21 TROUGH 24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO	
Prepared By: NCW & Associates, Inc. P.O. Box 3688 Crested Butte (970) 349-6384 Colorado 81224	
PROJECT: 15184.00	DWG.: PLAT
DATE: 4/4/16	SHEET 1 OF 1

SKETCH PLAN
BELLEVIEW RENAISSANCE

BEING LOTS 21 TROUGH 24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO

ALSO BEING LOCATED WITHIN THE SW1/4 NW1/2 SECTION 2 TOWNSHIP 14 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN

VICINITY MAP
1"=600'±



NOTE:
1) BEARINGS AND DISTANCES ARE AS SHOWN ON THE PLAT.

) LOCATION BASED ON TOWN PLAT AND CONTROL MONUMENTS LOCATED AT 3rd ST. AND ELK AVE AND 7th ST. AND ELK AVE.

LEGEND
- FOUND BOUNDARY MARKER LS NO. 9476
- PHONE PEDESTAL
- TV PEDESTAL
- ELECTRIC PEDESTAL

MAR 2016 RECEIVED Building Department

20 10 0 20 40
SCALE: 1" = 20'

Prepared By:
NCW & Associates, Inc.
P.O. Box 3688 Crested Butte
(970) 349-6384 Colorado 81224

711 BELLEVIEW AVENUE
CRESTED BUTTE, COLORADO

PROJECT: 15184.00 | DWG.: PS

SKETCH PLAN
BELLEVIEW RENAISSANCE

DATE: 3/31/16 | SHEET 1 OF 1

PLAT OF

BELLEVIEW RENAISSANCE SUBDIVISION

BEING LOTS 21 TROUGH 24, BLOCK 63,
TOWN OF CRESTED BUTTE, COLORADO

ALSO BEING LOCATED WITHIN THE
SW1/4 NW1/4 SECTION 2
TOWNSHIP 14 SOUTH, RANGE 86 WEST
OF THE 6TH PRINCIPAL MERIDIAN

VICINITY MAP
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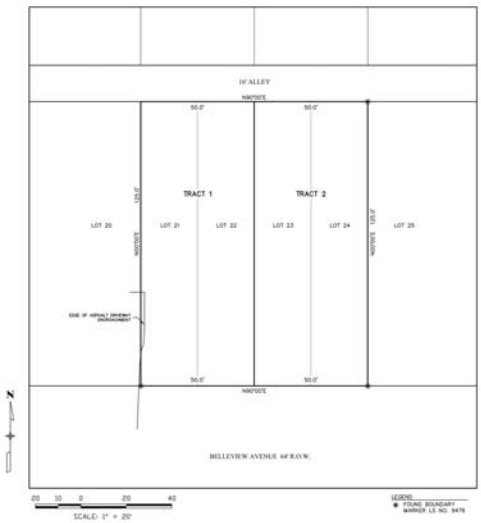

TITLE COMPANY CERTIFICATE

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2. Reservation of any and all coal, oil, gas, or other minerals described in Quit Claim Deed recorded April 7, 1956 in Book 294 at Page 537 as Reception No. 230339, together with the appurtenant rights to use the surface of the Land.

3. All matters as shown on the plat of the Plat of Crested Butte recorded July 8, 1880 as Reception No. 2840 ½, map of the Town of Crested Butte recorded June 6, 1881 as Reception No. 14191 and on the plat of Town of Crested Butte recorded September 25, 1964 as Reception No. 260706.

4. Any taxes, fees, assessments, or charges by Notice of Ordinances in the Town of Crested Butte recorded December 1, 1986 in Book 636 at Page 145.

5. Ordinance No. 12 Series 1991, recorded August 23, 1995 in Book 768 at Page 94.

6. Right of way for all ditches and creeks crossing subject property.

Dated this _____ day of _____, 2016.

_____
Agent

SURVEYOR'S CERTIFICATE:

I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of BELLEVIEW RENAISSANCE SUBDIVISION was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set as required by all boundary corners.

Dated this _____ day of _____, 2016.

_____
Norman C. Whitehead
Colorado registration number: 27739

NOTES:

1. BASIS OF BEARING - A line between monuments found at the center line intersections of Elk Avenue and Third Street (3" aluminum cap, LS No. 9476) and Elk Avenue and Seventh Street (an aluminum cap, LS No. None) having a bearing of North 90° 00' 00" East.

2. Location based on the Town Plat and control monuments located at 3rd st. and elk ave. and 7th st. and elk ave.

3. According to Colorado law you must commence 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 on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this _____ day of _____, 2016.

Reception No._____ Time:_____

Date:_____

_____
County Clerk

DEDICATION

Know all people by these presents: That Faust Mountain Properties, LLC, a Colorado limited liability company, being the owner of the land described as follows:

Lots 21, 22, 23 and 24, Block 63, TOWN OF CRESTED BUTTE, County of Gunnison, State of Colorado

In the Town of Crested Butte, Colorado, under the name and style of BELLEVIEW RENAISSANCE SUBDIVISION, has laid out, platted and subdivided the same as shown on the plat, and by these presents does hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

In witness whereof, the said Faust Mountain Properties, LLC, a Colorado limited liability company has caused its name to be hereunder subscribed this ____ day of _____, 2016.

Faust Mountain Properties, LLC, a Colorado limited liability company

By: _____
James A. Faust, Member

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me on this the ____ day of _____, 2016, by James A. Faust, as Member of Faust Mountain Properties, LLC, a Colorado limited liability company

Witness my hand and official seal.
My commission expires: _____

_____
Notary Public

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado does hereby authorize and approve the Final Plat for the above subdivision at a meeting of the Board of Zoning and Architectural Review held on the _____ day of _____, 201__. This written plat of BELLEVIEW RENAISSANCE SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE

By: _____
Chairman

ATTEST:

_____
Town Clerk

DRAFT

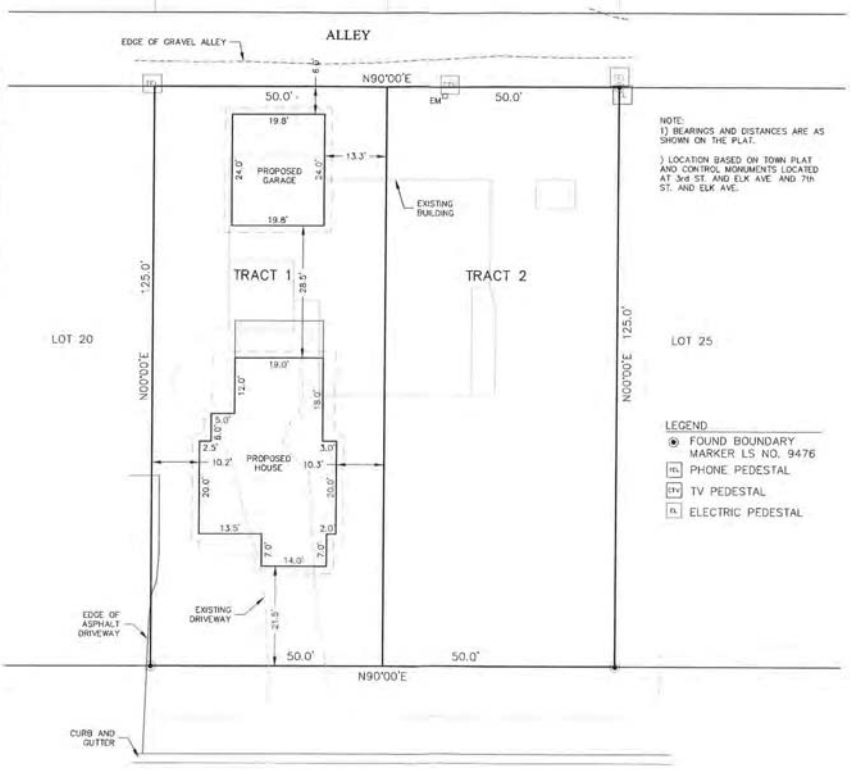
PLAT OF BELLEVIEW RENAISSANCE SUBDIVISION TOWN OF CRESTED BUTTE, COLORADO	
LOTS 21 TROUGH 24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO	
Prepared By: NCW & Associates, Inc. P.O. Box 3688 Crested Butte (970) 349-6384 Colorado 81224	
PROJECT: 15184.00	DWG.: PLAT
DATE: 4/4/16	SHEET 1 OF 1

SKETCH PLAN
BELLEVIEW RENAISSANCE

BEING LOTS 21 TROUGH 24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO

ALSO BEING LOCATED WITHIN THE SW1/4 NW1/2 SECTION 2 TOWNSHIP 14 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN

VICINITY MAP
1"=600'±



NOTE:
1) BEARINGS AND DISTANCES ARE AS SHOWN ON THE PLAT.

) LOCATION BASED ON TOWN PLAT AND CONTROL MONUMENTS LOCATED AT 3rd ST. AND ELK AVE AND 7th ST. AND ELK AVE.

LEGEND
- FOUND BOUNDARY MARKER LS NO. 9476
- PHONE PEDESTAL
- TV PEDESTAL
- ELECTRIC PEDESTAL

MAR 2016 RECEIVED Building Department

20 10 0 20 40
SCALE: 1" = 20'

Prepared By:
NCW & Associates, Inc.
P.O. Box 3688 Crested Butte
(970) 349-6384 Colorado 81224

711 BELLEVIEW AVENUE
CRESTED BUTTE, COLORADO

PROJECT: 15184.00 | DWG.: PS

SKETCH PLAN
BELLEVIEW RENAISSANCE

DATE: 3/31/16 | SHEET 1 OF 1

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Receipt Number: REC2016-00032 **Payment Amount: $13,216.56**

Payment Date: 06/06/2016 **Print Date: 7/6/2016**

Received from: Armour Construction Co. **Paid by** Check 4399

Tracking Number: BLD2016-00036

6401/2 Elk Avenue Crested Butte, CO 81224 Armour Construction Co. Joe Armour

Payment Detail

Use Tax Deposit			Fee Amount:		$6,382.78
	Payment Applied:	06/06/2016	REC2016-00032		-$6,382.78
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($6,382.78)
			Use Tax Deposit Balance:		$0.00
Performance Deposit			Fee Amount:		$1,576.00
	Payment Applied:	06/06/2016	REC2016-00032		-$1,576.00
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($1,576.00)
			Performance Deposit Balance:		$0.00
Permit Fee			Fee Amount:		$2,658.96
	Payment Applied:	06/06/2016	REC2016-00032		-$2,658.96
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($2,658.96)
			Permit Fee Balance:		$0.00
Plan Review Fee			Fee Amount:		$797.69
	Payment Applied:	06/06/2016	REC2016-00032		-$797.69
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($797.69)
			Plan Review Fee Balance:		$0.00
ROAH Fees			Fee Amount:		$1,772.70
	Payment Applied:	06/06/2016	REC2016-00032		-$1,772.70
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($1,772.70)
			ROAH Fees Balance:		$0.00
Mechanical Fees			Fee Amount:		$28.43
	Payment Applied:	06/06/2016	REC2016-00032		-$28.43
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($28.43)
			Mechanical Fees Balance:		$0.00

Remaining Balance for BLD2016-00036 $0.00

Receipt Number: REC2016-00032 **Payment Total: $13,216.56**

Office Use - Totals By Revenue Account

REC2016-00032

$13,216.56

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Building Permit BLD2016-00036

Site Address: 6401/2 Elk Avenue Crested Butte, CO 81224
Residential, New Construction, Single Family Dwelling

Status: Issued
Issued Date: 06/06/2016
Valuation: 315,199.00

Description:

Contacts

Contractor Armour Construction Co. Joe Armour Crested Butte, CO 81224 (970) 596-1875
License Name:

Agency	License Type	License No.	Expire Date

Owner Colorado Investments LLC Becker 516 Valley View Dr Boulder, CO 80304 (609) 425-1714
License Name:

Agency	License Type	License No.	Expire Date

Fee Detail *Total Fees:* **13,216.56** *Total Paid:* **-13,216.56** *Balance:* **0.00**

Description	Fee Date	Qty	Each	Fee Total	Fee Paid	Fee Balance
Use Tax Deposit	06/06/16	1	6,382.78	6,382.78	-6,382.78	0.00
Performance Deposit	06/06/16	1	1,576.00	1,576.00	-1,576.00	0.00
Permit Fee	06/06/16	1	2,658.96	2,658.96	-2,658.96	0.00
Plan Review Fee	06/06/16	1	797.69	797.69	-797.69	0.00
Mechanical Fees	06/06/16	1	28.43	28.43	-28.43	0.00
ROAH Fees	06/06/16	1	1,772.70	1,772.70	-1,772.70	0.00

NOTICE

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Building Permit BLD2017-00016

Site Address: 713 Belleview Crested Butte, CO 81224
Residential, New Construction, Single Family Dwelling

Status: Received
Issued Date: 05/03/2017
Valuation: $604,000.00

Description: Construct a single family dwelling 713 Belleview and an accessory dwelling 715 Belleview.

Contacts

Contractor: Greg Faust PO BOX 672 Crested Butte, CO 81224 (970) 209-1012

Fee Detail

Description	Fee Date	Qty	Each	Fee Total	Adjust	Fee Paid	Fee Balance
Use Tax Deposit	05/09/17	1	13,590.00	$13,590.00	$0.00	($13,590.00)	$0.00
Performance Deposit	05/09/17	1	3,020.01	$3,020.01	$0.00	($3,020.01)	$0.00
EQR - System Development Fee	05/09/17	1	25,083.33	$25,083.33	$0.00	($25,083.33)	$0.00
Permit Fee	05/09/17	1	4,508.00	$4,508.00	$0.00	($4,508.00)	$0.00
Mechanical Fees	05/09/17	1	28.43	$28.43	$0.00	($28.43)	$0.00
Plan Review/Misc Inspection	05/09/17	1	1,352.40	$1,352.40	$0.00	($1,352.40)	$0.00

Total Fees	Total Payments	Balance
$ 47,582.17	**($47,582.17)**	**$ 0.00**

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Receipt Number: REC2016-00023 **Payment Amount: $26,274.08**

Payment Date: 05/03/2016 **Print Date: 5/6/2016**

Received from: Faust Mountain Homes LLC **Paid by** Check 2782

Tracking Number: BLD2016-00025

709 Belleview Avenue Crested Butte, CO 81224 Faust Mountain Homes LLC Jim A Faust

Payment Detail

Use Tax Deposit			Fee Amount:	$9,871.88
	Payment Applied:	05/03/2016	REC2016-00023	-$9,871.88
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($9,871.88)
			Use Tax Deposit Balance:	$0.00
Performance Deposit			Fee Amount:	$2,457.50
	Payment Applied:	05/03/2016	REC2016-00023	-$2,457.50
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($2,457.50)
			Performance Deposit Balance:	$0.00
Permit Fee			Fee Amount:	$3,852.51
	Payment Applied:	05/03/2016	REC2016-00023	-$3,852.51
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($3,852.51)
			Permit Fee Balance:	$0.00
Plan Review Fee			Fee Amount:	$1,155.76
	Payment Applied:	05/03/2016	REC2016-00023	-$1,155.76
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($1,155.76)
			Plan Review Fee Balance:	$0.00
EQR - System Development Fee			Fee Amount:	$2,975.00
	Payment Applied:	05/03/2016	REC2016-00023	-$2,975.00
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($2,975.00)
			EQR - System Development Fee Balance:	$0.00
EQR - System Development Fee			Fee Amount:	$5,833.00
	Payment Applied:	05/03/2016	REC2016-00023	-$5,833.00
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($5,833.00)
			EQR - System Development Fee Balance:	$0.00
Mechanical Fees			Fee Amount:	$28.43
	Payment Applied:	05/03/2016	REC2016-00023	-$28.43
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($28.43)
			Mechanical Fees Balance:	$0.00
Permit Fee			Fee Amount:	$100.00
	Payment Applied:	05/03/2016	REC2016-00023	-$100.00
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($100.00)
			Permit Fee Balance:	$0.00

Remaining Balance for BLD2016-00025 $0.00

Receipt Number: REC2016-00023 **Payment Total: $26,274.08**

Office Use - Totals By Revenue Account

REC2016-00023

$26,274.08

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Building Permit BLD2016-00025

Site Address: 709 Belleview Avenue Crested Butte, CO 81224
Residential, New Construction, Single Family Dwelling

Status: Issued
Issued Date: 05/03/2016
Valuation: 491,500.00

Description:

Contacts

Contractor Faust Mountain Homes LLC Jim A Faust PO BOX 672 Crested Butte, CO 81224 (970) 209-1012
License Name:

Agency	License Type	License No.	Expire Date

Fee Detail *Total Fees:* **26,274.08** *Total Paid:* **-26,274.08** *Balance:* **0.00**

Description	Fee Date	Qty	Each	Fee Total	Fee Paid	Fee Balance
Use Tax Deposit	05/03/16	1	9,871.88	9,871.88	-9,871.88	0.00
Performance Deposit	05/03/16	1	2,457.50	2,457.50	-2,457.50	0.00
EQR - System Development Fee	05/03/16	1	2,975.00	2,975.00	-2,975.00	0.00
EQR - System Development Fee	05/03/16	1	5,833.00	5,833.00	-5,833.00	0.00
Permit Fee	05/03/16	1	3,852.51	3,852.51	-3,852.51	0.00
Permit Fee	05/03/16	1	100.00	100.00	-100.00	0.00
Plan Review Fee	05/03/16	1	1,155.76	1,155.76	-1,155.76	0.00
Mechanical Fees	05/03/16	1	28.43	28.43	-28.43	0.00

NOTICE

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Building Permit: BLD2017-00016

Print Date: 6/29/2018

Site Address: 713 Belleview Crested Butte, CO 81224 **Status:** Finaled
Type of Use: Residential **Type of Work:** New Construction **Received Date:** 05/03/2017
Type of Permit: Single Family Dwelling **Issued Date:** 08/25/2017

Valuation: 604,000.00 **Final Date:** 06/29/2018
Description: Construct a single family dwelling 713 Belleview and an accessory dwelling 715 Belleview.

Contacts

Contractor Greg Faust PO BOX 672 Crested Butte, CO 81224 (970) 209-1012

Date	Description	Qty	Each	Adjustment	Fee Total	Paid	Balance
05/09/2017	Use Tax Deposit	1	$13,590.00	$0.00	$13,590.00	($13,590.00)	$0.00
05/09/2017	Performance Deposit	1	$3,020.01	$0.00	$3,020.01	($3,020.01)	$0.00
05/09/2017	EQR - System Development Fee	1	$25,083.33	$0.00	$25,083.33	($25,083.33)	$0.00
05/09/2017	Permit Fee	1	$4,508.00	$0.00	$4,508.00	($4,508.00)	$0.00
05/09/2017	Mechanical Fees	1	$28.43	$0.00	$28.43	($28.43)	$0.00
		Permit Fees			**$46,229.77**	**($46,229.77)**	**$0.00**
05/09/2017	Plan Review/Misc Inspection	1	$1,352.40	$0.00	$1,352.40	($1,352.40)	$0.00
		Other Fees			**$1,352.40**	**($1,352.40)**	**$0.00**
		Permit Fee Totals:			**$47,582.17**	**($47,582.17)**	**$0.00**

Payments Applied

Receipt No	Type	Payee	Pay Date	Amount
REC2017-00016	Payment	Greg Faust	05/10/17	$(47,582.17)
			Total Payments:	**$(47,582.17)**

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Receipt Number: REC2017-00041 **Payment Amount: $42,990.38**

Payment Date: 08/14/2017
Received from: Cedar Ridge Construction **Paid by** Check Josh Jackson 1003

Tracking Number: BLD2017-00044

222 Gothic Avenue Crested Butte, CO 81224 Cedar Ridge Construction Scott Hahn

Payment Detail

Use Tax Deposit			Fee Amount:	$27,000.00
	Payment Applied:	08/14/2017	REC2017-00041	-$27,000.00
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($27,000.00)
			Use Tax Deposit Balance:	$0.00
Performance Deposit			Fee Amount:	$6,000.00
	Payment Applied:	08/14/2017	REC2017-00041	-$6,000.00
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($6,000.00)
			Performance Deposit Balance:	$0.00
Permit Fee			Fee Amount:	$7,663.04
	Payment Applied:	08/14/2017	REC2017-00041	-$7,663.04
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($7,663.04)
			Permit Fee Balance:	$0.00
Plan Review Fee			Fee Amount:	$2,298.91
	Payment Applied:	08/14/2017	REC2017-00041	-$2,298.91
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($2,298.91)
			Plan Review Fee Balance:	$0.00
Mechanical Fees			Fee Amount:	$28.43
	Payment Applied:	08/14/2017	REC2017-00041	-$28.43
			Credit/Refund on Payment: $0.00	
			Payment After Credit:	($28.43)
			Mechanical Fees Balance:	$0.00

Remaining Balance for BLD2017-00044 $0.00

Receipt Number: REC2017-00041 **Payment Total: $42,990.38**

Office Use - Totals By Revenue Account

REC2017-00041

$42,990.38

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Building Permit BLD2017-00044

Site Address: 222 Gothic Avenue Crested Butte, CO 81224
Residential, New Construction, Single Family Dwelling

Status: Issued
Issued Date: 07/28/2017
Valuation: 1,200,000.00

Description: Demo three existing houses, build on 222 Gothic Avenue first and only for this permit.

Contacts

Contractor Cedar Ridge Construction Scott Hahn Crested Butte, CO 81224
License Name:

Agency	License Type	License No.	Expire Date

Fee Detail

***Total Fees:* 42,990.38 *Total Paid:* -42,990.38 *Balance:* 0.00**

Description	Fee Date	Qty	Each	Fee Total	Fee Paid	Fee Balance
Use Tax Deposit	08/14/17	1	27,000.00	27,000.00	-27,000.00	0.00
Performance Deposit	08/14/17	1	6,000.00	6,000.00	-6,000.00	0.00
Permit Fee	08/14/17	1	7,663.04	7,663.04	-7,663.04	0.00
Plan Review Fee	08/14/17	1	2,298.91	2,298.91	-2,298.91	0.00
Mechanical Fees	08/14/17	1	28.43	28.43	-28.43	0.00

NOTICE

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Receipt Number: REC2018-00053 **Payment Amount: $4,312.68**

Payment Date: 06/20/2018 **Print Date: 7/17/2018**

Received from: Faust Construction **Paid by** Check 4397

Tracking Number: BLD2018-00054

10 Butte Avenue Crested Butte, CO 81224 Faust Construction Jimmy Faust

Payment Detail

Use Tax Deposit			Fee Amount:		$2,250.00
	Payment Applied:	06/20/2018	REC2018-00053		-$2,250.00
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($2,250.00)
			Use Tax Deposit Balance:		$0.00
Performance Deposit			Fee Amount:		$500.00
	Payment Applied:	06/20/2018	REC2018-00053		-$500.00
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($500.00)
			Performance Deposit Balance:		$0.00
Permit Fee			Fee Amount:		$1,202.06
	Payment Applied:	06/20/2018	REC2018-00053		-$1,202.06
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($1,202.06)
			Permit Fee Balance:		$0.00
Plan Review Fee			Fee Amount:		$360.62
	Payment Applied:	06/20/2018	REC2018-00053		-$360.62
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($360.62)
			Plan Review Fee Balance:		$0.00
			Remaining Balance for BLD2018-00054		$0.00

Receipt Number: REC2018-00053 **Payment Total: $4,312.68**

Office Use - Totals By Revenue Account

REC2018-00053

$4,312.68

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Building Permit: BLD2017-00044

Print Date: 8/10/2018

Site Address: 222 Gothic Avenue Crested Butte, CO 81224
Type of Use: Residential **Type of Work:** New Construction
Type of Permit: Single Family Dwelling

Status: Finaled
Received Date: 07/28/2017
Issued Date: 07/28/2017

Final Date: 08/10/2018

Valuation: 1,200,000.00
Description: Demo three existing houses, build on 222 Gothic Avenue first and only for this permit.

Contacts

Contractor Cedar Ridge Construction Scott Hahn Crested Butte, CO 81224

Date	Description	Qty	Each	Adjustment	Fee Total	Paid	Balance
08/14/2017	Use Tax Deposit	1	$27,000.00	$0.00	$27,000.00	($27,000.00)	$0.00
08/14/2017	Performance Deposit	1	$6,000.00	$0.00	$6,000.00	($6,000.00)	$0.00
08/14/2017	Permit Fee	1	$7,663.04	$0.00	$7,663.04	($7,663.04)	$0.00
08/14/2017	Plan Review Fee	1	$2,298.91	$0.00	$2,298.91	($2,298.91)	$0.00
08/14/2017	Mechanical Fees	1	$28.43	$0.00	$28.43	($28.43)	$0.00
		Permit Fees			**$42,990.38**	**($42,990.38)**	**$0.00**
		Permit Fee Totals:			**$42,990.38**	**($42,990.38)**	**$0.00**

Payments Applied

Receipt No	Type	Payee	Pay Date	Amount
REC2017-00041	Payment	Cedar Ridge Construction	08/14/17	$(42,990.38)
			Total Payments:	**$(42,990.38)**

Town of Crested Butte

Building Department
Refund Request

Pay to: Gothic Avenue LLC Josh Jackson Date: 8/21/2018

Project Address: 222 Gothic Ave P.O. Box 2834 CB

Permit #: 2017-44

Use Tax Refund: $6,000 NOT use tax 06 00 4188

Performance: 01 00 2300

Other:

Total Refund Amount: $6,000

Authorized by:

FAR 228 Whiterock ~~6/6/17~~ ① updated ~~6/14/2017~~ 6/29/2017

Biggers B40, E50'L1-5 Lot Size = 6250

18"

13'6" x 22' = 297
12' x 25'8" = 308
12' x 25'8" = 308
13'6" x 22' = 297

1210

14'

13'6" x 22' = 297
12' x 25'8" = 308
12' x 25'8 = 308
13'6" x 22' = 297

1210

23' ~~0~~

2420

c deck

4' x 10'6" = 42
3'6" x 17'6" = 61.25
12' x 3'8" = 44.00

147.25 < 10% = 73.63

e deck

4' x 10' = 40
5' x 10' = 50

90 < 10% = ~~0~~

2493.63

2493.63 / 6250 = 0.399

FAR 228 Whiterock ~~6/6/17~~ (2)

Biggers updated 6/27/2017

AB grade 24 x 22' = 528

14' 8'6" x 22' = 187

715

-100

615

2493.63 + 615 = 3108.63

3108.63 / 6250 = 0.497

If 10:12

grade 24' x 22' = 528

14' 8' x 22' = 176

704

-100

604

2493.63 + 604 = 3097.63

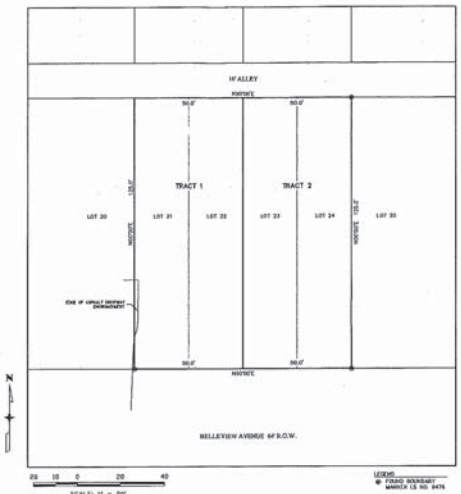
3097.63 / 6250 = 0.496

PLAT OF
BELLEVIEW RENAISSANCE SUBDIVISION

BEING LOTS 21 THROUGH 24, BLOCK 63,
TOWN OF CRESTED BUTTE, COLORADO

ALSO BEING LOCATED WITHIN THE
SW/4 NW/4 SECTION 2
TOWNSHIP 14 SOUTH, RANGE 86 WEST
OF THE 6TH PRINCIPAL MERIDIAN

VICINITY MAP
1"=600'±



DEDICATION

Know all people by these presents: That Fauel Mountain Properties, LLC, a Colorado limited liability company, being the owner of the land described as follows:

Lots 21, 22, 23 and 24, Block 63, TOWN OF CRESTED BUTTE, County of Gunnison, State of Colorado

In the Town of Crested Butte, Colorado, under the name and style of BELLEVIEW RENAISSANCE SUBDIVISION, has laid out, platted and subdivided the same as shown on the plat, and by these presents does hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

In witness whereof, the said Fauel Mountain Properties, LLC, a Colorado limited liability company has caused its name to be hereunder subscribed this 21 day of June, 2016.

Fauel Mountain Properties, LLC, a Colorado limited liability company

By: James A. Fauel, Member

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me on this the 21 day of June 2016, by James A. Fauel, as Member of Fauel Mountain Properties, LLC, a Colorado limited liability company

Witness my hand and official seal.
My commission expires: 7/20/2018

Brenda L Archer
Notary Public

BRENDA L. ARCHER
Notary Public
State of Colorado
Notary ID 19934005918
My Commission Expires Jul 20, 2018

ATTORNEYS OPINION

I, Jill T. Norris, being an attorney duly licensed to practice before courts of record in the State of Colorado do hereby certify that it has examined the title to all lands shown hereon and title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

1. Unpatented mining claims.
2. Reservations or exceptions, or an act authorizing the issuance thereof, as created by United States Patents recorded in Book 33 at Page 106 and recorded October 30, 1882 in Book 45 at Page 12.
3. Reservation of any and all coal, oil, gas, or other minerals described in Quit Claim Deed recorded April 7, 1958 in Book 204 at Page 537 as Reception No. 330549, together with the appurtenant rights to use the surface of the Land.
4. All matters as shown on the plat of the Plat of Crested Butte recorded July 8, 1880 as Reception No. 2840 B, map of the Town of Crested Butte recorded June 6, 1881 as Reception No. 14191 and on the plat of Town of Crested Butte recorded September 25, 1964 as Reception No. 356706.
5. Any taxes, liens, assessments, or charges by Notice of Ordinances in the Town of Crested Butte recorded December 1, 1988 in Book 630 at Page 145.
6. Ordinance No. 12 Series 1991, recorded August 23, 1995 in Book 709 at Page 54.
7. Right of way for all ditches and creeks crossing subject property.

Dated this 24th day of June, 2016.

Jill T. Norris, Attorney at Law
Attorney Registration No. 26484

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado does hereby authorize and approve the Final Plat for the above subdivision at a meeting of the Board of Zoning and Architectural Review held on the 20th day of April, 2016. This written plat of BELLEVIEW RENAISSANCE SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE

By: Chairperson

ATTEST:

Town Clerk

SURVEYOR'S CERTIFICATE:

I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of BELLEVIEW RENAISSANCE SUBDIVISION was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set as required by all boundary corners.

Dated this 22nd day of June, 2016.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 27739 NORMAN C. WHITEHEAD

Norman C. Whitehead
Colorado registration number: 27739

NOTES:

1. BASIS OF BEARING - A line between monuments found at the center line intersections of Elk Avenue and Third Street (2" aluminum cap, LS No. 8476) and Elk Avenue and Seventh Street (no aluminum cap, LS No. None) having a bearing of North 00° 00' 00" East.

2. Location based on the Town Plat and control monuments located at 3rd st. and elk ave. and 7th st. and elk ave.

3. According to Colorado law you must commence 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 on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this 9 day of August, 2016.

Reception No. 641124 Time: 11:29 am

Date: 8/9/16

Susan Marchetti Deputy
County Clerk

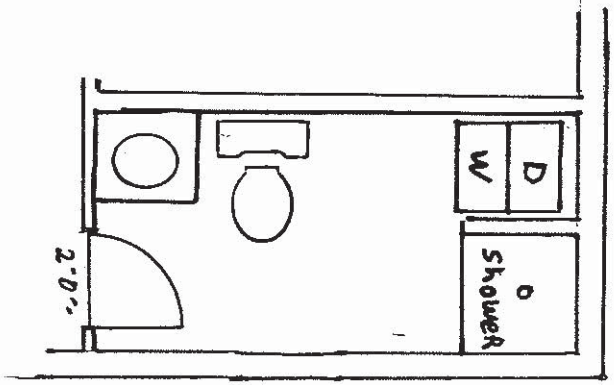
X Recdtlm Gunnison County, CO
8/9/2016 11:29:48 AM
300

641124
Page 1 of 1
R 11.00 D [Rec-doc]

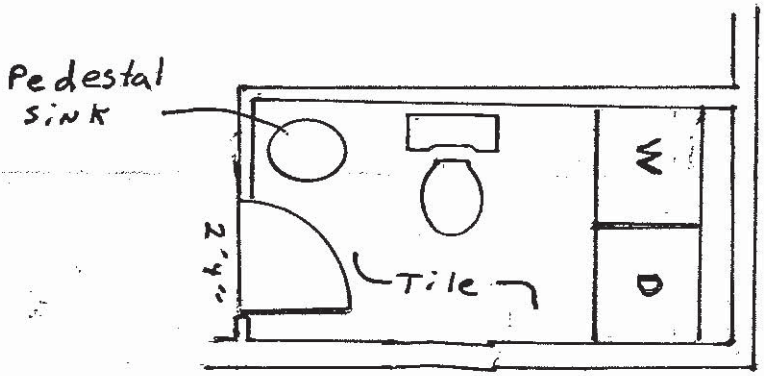
PLAT OF BELLEVIEW RENAISSANCE SUBDIVISION TOWN OF CRESTED BUTTE, COLORADO	
LOTS 21 THROUGH 24, BLOCK 63, TOWN OF CRESTED BUTTE, COLORADO	
Prepared By: NCW & Associates, Inc.	
P.O. Box 3088 (970) 349-6304	Crested Butte Colorado 81224
PROJECT: 15164.00	DWG.: PLAT
DATE: 5/26/16	SHEET 1 OF 1

JOHN : SANDY EMERY
20 3RD ST
Crested BUTTE Col.

1ST FLOOR BATHROOM



EXISTING



AFTER

To: DRC and BOZAR
From: Molly Minneman
Date: July 16, 2018
Subject: DRC: Formal Review
Project: **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (also known as Tract 3 of the Jackson Subdivision) in the R1C zone.
- Architectural approval is required.
- A conditional use permit for an accessory building with plumbing and/or heating in the R1C zone is required.

DRC: Mary Ellis and Crockett Farnell

Project overview: Josh Jackson submitted an application seeking re-approval of the September 29, 2015 development plan to construct a single family residence and accessory dwelling to be located Tract 3, Jackson Subdivision. The subdivision and development plans were brought forward by the Myersons architect in 2015. The 5 ½ lot subdivision created three parcels being Tracts 1, 2 and 3, each with conditions. Those conditions included the requirement to construct an accessory dwelling on each parcel memorialized in restrictive covenants filed on each property on July 27, 2017. The subdivision was completed and Tract I at 222 Gothic is close to a final certificate of occupancy.

The approvals for the development plans for tracts 2 and 3 are close to the end of their three-year vested property rights.

Proposal:
Construct a single family residence to be clad with 1x10" cove lap siding stained warm gray, milled shingles in the gables and vertical random width rabbeted siding cladding the secondary modules. The four bedroom home includes a basement where two of the bedrooms will be located. Roofing will be milled shingles.

The accessory dwelling will include a two-car garage on the ground floor and one-bedroom dwelling unit on the second floor. Siding to be random width rabbeted wood stained medium gray and milled shingle roofing.

Quick review of Items for the Board to address:

1. **Mass, scale and form**: GL 4.29-431. Standard discussion of the mass, scale and forms of the residence in the R1C zone district.
2. **Accessory dwelling**: (GL 4.79-4.83). Standard discussion of the buildings scale, form and materials.

Site Plan:

Guidelines: 2.7-2/32, 5.86-5.90

- Topography and drainage: Topographical information is provided from the original application. The topography drops 2' from south to north. The berms noted on the plan have been removed as required during the subdivision approval process.
- Drainage: Drainage is to the street.
- Parking: Two parking spaces are required for the four bedroom home, and one for the accessory dwelling. Two spots are located in the garage and the third spot is in the west side yard protected by the dormer.
- Snow storage areas to be added to the plan.
- Setbacks-
    - Primary:
        - Front yard: 10'
        - East side yard: 7'6".

        - West side yard: '9'2"
        - Distance between buildings: >
    - Accessory:
        - Rear yard: 7' supported by the BOZAR.
        - East side yard: 7'6".
        - West side yard 9'2"
- Landscaping: GL 2.15-2.19.
    - The trees on the original parcel were damaged and removed. New trees and or shrubs needs to be delineated on the site plan.
    - Ground cover to be low growing native grasses.
    - Walkways of stone pavers in the front yard and stone path in the rear between the residence and garage.
    - Gravel driveway / parking areas are shown.
- Lighting: Full cut off light fixtures to comply dark sky lighting ordinance are shown on the plans.
- Utility: *Utility tap-ins do not appear to have been installed that was a requirement of the subdivision.* More discussion is required.
- Fencing – Fencing is shown along the shared east property line.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All New Residential Construction; Chapter 5 **R1C zone.**

Architectural discussion:
Context: Refer to guidelines 4.22-4.23. The neighborhood consists of six historic residence, a duplex, and a variety of single family residences that includes the new residence at 222 Gothic. Most buildings are small or moderate in size and scale excepting the 1970's duplex that is contemporary. Residential footprints are variations of rectangle, vernacular, and T shapes. Ridge orientations are predominantly gable ends perpendicular to the street. The orientation and alignments of the proposed residence and accessory dwelling appears to comply with the intents of GL 4.28. Overall, the apparent mass and forms appears relational with newer homes or historic homes with newer additions. Variations in forms relating to 222 and 218 Gothic were seen as complying with the above guidelines and provided sufficient variations in forms and styles while appearing relational with the existing neighborhood.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The plan is well developed. Topography of the site drops two feet and drains to the street. Discussion of whether the landscaping plan from 2015 will be implemented. Note that the trees noted for relocation were removed. Many were small and in poor condition.

Mass, scale, form (4.29-4.31 and 5.110, 5.115). The scale of the residence was supported by the Board in 2015. The height of 28', the maximum allowed in the zone was noted that the scale of the residence will be the largest of the three. The modified T form relating to GL 4.29 and 4.31 was achieved.

Design and Style: Refer to guidelines 4.32-4.35. Discuss whether the design will appear relational with residences within the neighborhood.

Roof forms: Refer to guidelines *4.39 – 4.41. Traditional gabled forms were seen as appearing consistent with GL 4.37 and 4.40.

Porch features: Refer to guidelines 4.45-4.47. The front porch wraps around to the east elevation is well proportioned and complies with the above noted guidelines.

Elevated deck: Refer to GL 4.48. Located on the south elevation, the deck's location, form and simple style appears to comply with the intents of the guideline. Metal railings and newels were proposed. The Board advised that wood components were required. Wood newels were discussed.

Windows: Refer to Guidelines 4.49-4.58. Wood double hung windows are proposed with egress casements. The overall fenestration and styles appears to comply with the intents of GL 4.50. The window to wall ratio of first floor glazing appears to comply with the intents of GL 4.49 which is required in the historic core zones. Paired windows incorporates substantial trim in between openings that were specifically requested in 2015. Patterns and styles vary from the adjacent residence in the subdivision, and generally appear effective per guidelines. The height of larger windows does not exceed 5'6".

Casement windows are proposed. Double hung windows with traditional depth and trim are strongly encouraged in GL 4.50 (a). It goes on to distinguish new developments zones as appropriate locations for casements. This means the Board will need to address the guideline at the meeting.

Doors: Refer to Guidelines 4.59-4.64. The wood entry door appear as a 1/3- divided light. Muntins are added to the aluminum clade French doors in the rear appear consistent with GL 4.61 in regards to placement.

Materials: Refer to guidelines 4.71-4.88. The Cove lap, rabbeted horizontal medium gray siding was supported per the guidelines for historic core zones. Vertical rabbeted accents cladding secondary modules in medium gray were supported, as was the milled shingle accents in the gables. The gable accent material was supported in 2015. Discussion of the trim details from the 2015 material list to ensure understanding of the sizes. Milled shingle roofing was proposed in part to provide visual differentiation between the three buildings. If metal is more desirable, consider a traditional 5-V crimp that is either bonderized or with Zactique finish. Divided-light aluminum-clad (light gray) windows with casement egress units were supported.

Accessory dwelling:The Board supported the simple, compact foot-print of the building that is consistent with GL 4.82. The Board debated the appearance of the west elevation gable dormer for the elevated deck. The focus was to provide an outdoor space for each of the accessory structures. While contemporary in appearance, the Board supported. The current Board will need to determine whether they can support the original approval. Metal rails were discussed. Wood components are generally required.

Materials cladding the building to be rabbeted random width vertical board siding. Corrugated metal wainscot at 18"is shown. Roofing to be milled shingles.

DRC:

1. **Revie the plans and material lists**
2. **Provide a recommendation to the BOZAR regarding architectural appropriateness for the residence and accessory buildings.**
3. Note that the conditional use permit for the accessory dwelling is filed on the property as a condition of the subdivision of the 5 ½ lot parcel.

Email form to Building Dept.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

JUL 2015 RECEIVED Building Department

NAME MYERSON

LEGAL BLK 16, Lot 6 & part of 7,1,2,3 ZONE R1C

ADDRESS 214 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [X] Single Family
- [ ] Multi Family
- [ ] Accessory dwelling
- [ ] Accessory Building
- [ ] Addition
- [ ] Other
- [ ] Commercial
- [ ] Historic Rehab

ROOFING TYPE

- [ ] Shake Shingle
- [X] Milled Shingle NATURAL ~~GRAY~~
- [ ] Other
- [ ] Pro Panel style
- [ ] Standing Seam
- [ ] Galvanized, Corrugated Metal
- [ ] 5-V Crimp

EXTERIOR FINISH

Siding TYPE	SIZE	LOCATION	COLOR
[X] Horizontal	1X10	COVE LAP SIDING,	STONE - 2112-40 SOLID BODY WARM GRAY
[X] Vertical	~~1X12 BOARD w/ 1X2 3/4 BATTENS~~ Random Width Rabbited	~~SEMI TRANS.~~	STORMY MONDAY 2112 MED GR Solid body med Gray
[ ] Other			
[ ] Stucco			2112-6
X Trim	2X4 & 2X6 HEAD @ WINDOWS & DOORS, ~~2X10 HORIZ. BAND, SEMI-TRANS MED. GRAY~~		SOLID BODY LIGHT GRAY STORMY MONDAY 2112-50

~~Siding Change All Vertical Board~~

X Fascia 2X6 OVER 2X10 EXPOSED RAFTER 10/12 SOLID BODY LIGHT GRAY
2X4 OVER 2X8 EXPOSED RAFTER 4/12 SAME 2112-60

X Corner Boards 2X6 @ HORIZ. SIDING, 1X4 @ VERT. SIDING
SB DARK GRAY SEMI-TRANS, MED GRAY
2112-40 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	WOOD & GLASS	1/2 LITE	PAINTED BENJ. MOORE CASCO BAY 2051-30 AQUA.
X Secondary door	CLAD & GLASS	3/4 LITE	BLACK
	PATIO FULL RIGHT		

WINDOWS Black

Type:	Style:	Material:	Glazing:
☐ Casement	☑ Simulated, divided lite	☐ Wood	☑ Low E
☑ Casement, egress	☐ True, divided lite (historic)	☑ BLACK Aluminum clad, wood	☐ Heat mirror
☑ Double hung	☐ Decorative mullions	☐ Vinyl clad, wood	☑ Tempered
☑ Awning	☐ Other	☐ Other	☐ Standard
☑ Fixed			☐ Other
☐ Slide-by			

Describe locations if a mix is used SEE ELEVATIONS - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
BRICK CHIMNEY
METAL 4X4 NEWEL POSTS, METAL RAILINGS & BALUSTERS, BLACK
BRACES @ EXPOSED RAFTERS, SOLID BODY LIGHT GRAY
CEMENT GRAY 2112-60

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Myerson 214 Gothic Ave.

Materials – Primary Structure, Single Family Residence

Roofing & **Gable Siding**: Milled Shingle, Natural Gray

Siding: Horiz. Cove Lap Siding w/ 2x6 Corner boards & Horiz. Band, Solid Body Dark Gray (BM Stone 2112-40)

Siding: Vert. Vertical Rabbeted Siding w/ 1x4 Corner Boards, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50) 194, 6, 10

Windows: Black

Window trim, door trim, Columns, Braces & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60)

Entry Door: Wood painted BM Casco Bay 2051-30 Aqua

Other: Metal Newel Posts, Railings & Balusters (Black)

SEP 2015 RECEIVED Building Department

Board 8-25-15 Continue

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME WYERSON

LEGAL Blk 16, Lot 6 & part of 7, 1, 2, 3 ZONE R1C

ADDRESS 214 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [x] Milled Shingle NATURAL GRAY
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[ ] Horizontal				STORMY MONDAY - 2112-50
[x] Vertical	1 x 10, 12 Board w/ 1 x 2 3/4" Battens ~~SEMI TRANS.~~ ~~corrugated metal siding "antique"~~ Random Width Vertical Rabbited			finish
[ ] Other				
[ ] Stucco				
[x] Trim	2 x 6 Head @ Windows & doors ~~2x10 Horiz. Band~~			CEMENT GRAY 2112-60 ~~2112-50 SEMI-TRANS.~~

X Fascia 2x6 over exposed rafters - SOLID BODY 2112-60

X Corner Boards 1x6 corner boards on B & B siding - SEMI-TRANS matching corners on metal siding 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	wood = siding	~~SEMI-TRANS~~ Solid body 2112-50 Wm Craig
X Secondary door	clad & glass	full lite	BLACK Dark
	clad & glass (2)	1/2 lite	BLACK

WINDOWS Black

Type:
- [ ] Casement
- [ ] Casement, egress
- [X] Double hung
- [X] Awning
- [X] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [X] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used See elevations - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

change 4x4 Newel posts, ~~metal~~ wood railings & balusters - BLACK
Braces - SEMI-TRANS. 2112-50

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

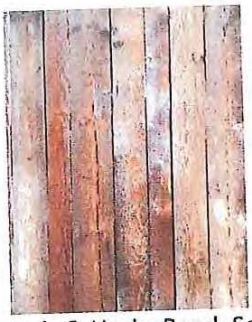
SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Myerson 214 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

Roofing: Milled Shingle, Natural Gray



Siding: Vert. Rabbeted Siding w/ 1x6 Corner Boards & Horiz. Band, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50) Random 4, 6, 10

Siding: Corrugated Metal Siding "Zactique" finish w/ matching corners 18"

Windows: Black

Window trim, door trim, Columns & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60) – **Braces** Med. Gray (see above for color)

Overhead Door: painted Med. Gray (see above for color)
Secondary Doors: painted Black (see above for color)

Other: Newel Posts, Railings & Balusters, Black (see above for color)

FACT SHEET

Block 16, "Tract 3," Lot 10 and part Lot 9

Address: 214 Gothic Avenue

Proponent – Gothic Avenue LLC in conjunction with William B. and Barbara Beirer Mycrson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for July 16, 2018 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	10'	-
Rear	10'	20' 11"	7' to wall, 6' to eave
West Side	7'6"-11'6"	11' 4 ½"	12' ¾"
East Side	7'6"-11'6"	8' 6"	7' 6"

FAR		**Primary - Existing**	**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(665)**		**(881.5/5865) 0.15**
	(up to) 0.32 (no larger than 2500 square feet)		**(1862.63/5865) 0.318**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2744.13/5865) 0.468**

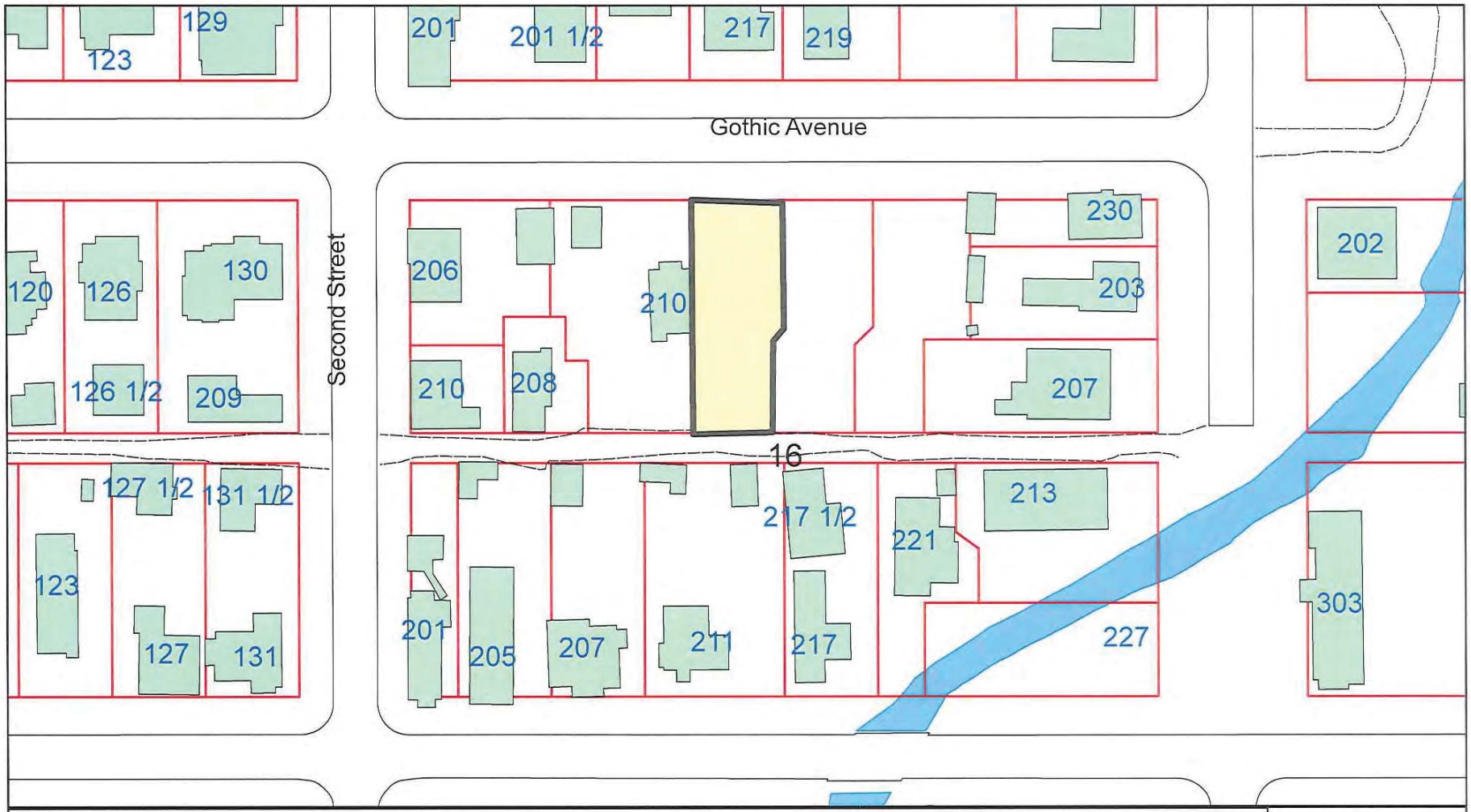
R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	27' 3"	24'
Building Width	35'	26	21'
Distance Between Buildings	10'	20' 11"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'



TOWN OF CRESTED BUTTE
Gunnison County, Colorado

Buildings
Parcel Boundaries
Paved Roads
Streams
Unpaved Roads

N
W E
S

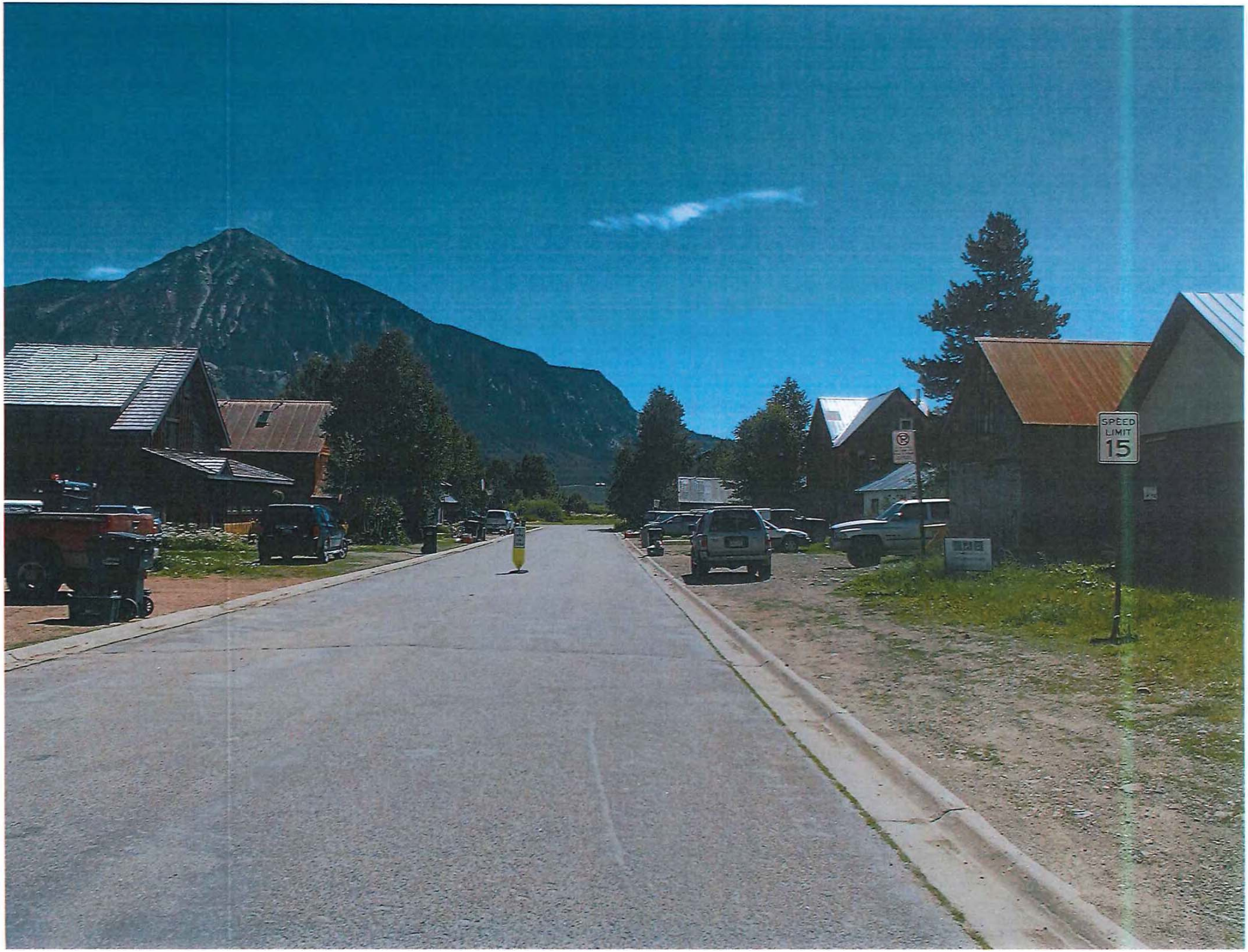
0 37.5 75 150 225 300 Feet

CRESTED BUTTE, COLORADO
A National Historic District

Town of Crested Butte
P.O. Box 39
507 Maroon Ave.
Crested Butte, Colorado 81224
(970) 349-5338 (FAX 349-6626)

Jackson: 214 Gothic Avenue

SPEED
LIMIT
15


SPEED
LIMIT
15

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attn: Town Building and Zoning Director
P.O. Box 39
Crested Butte, CO 81224

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "**Agreement**") is made effective this 18 day of July, 20 17 by and between the TOWN OF CRESTED BUTTE, COLORADO (the "**Town**"), Colorado home rule municipal corporation with an address of 507 Maroon Avenue, P.O. Box 39, Crested Butte, CO 81224 and **GOTHIC AVENUE LLC, a Colorado limited liability company** ("**Owner**"), with an P.O. Box 2834, Crested Butte, CO 81224.

WITNESSETH:

WHEREAS, Owner is the record owner of certain real property located within Crested Butte and legally described as follows:

> Block 16,
> West 25' of Lots 1-3 (aka North 75' of Lot 5) all lots 6-10,
> When subdivided "Tract 3 of the Myerson Subdivision, part of Lot 9 and all of Lot 10,"
> Town of Crested Butte,
> State of Colorado,

commonly known as 214 Gothic Avenue Crested Butte, Colorado 81224 (the "**Subject Property**");

WHEREAS, Owner applied to the Town on July 16, 2015 (the "**Application**") for demolition of existing structure and construction of new single family residence and accessory dwelling for the Subject Property pursuant to Section(s) 16-4-460 to 16-4-520 et seq. of the Crested Butte Municipal Code (the "**Code**");

WHEREAS, on September 29, 2015, the Board of Zoning and Architectural Review (the "**Board**") conducted public hearings on Owner's Application;

WHEREAS, at such public hearings, the Board granted approval of Owner's Application pursuant to Sections 16-9-70 of the Code (collectively, the "**Approvals**");

WHEREAS, at such public hearings, the Board placed certain conditions on the Approvals as further described herein; and

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attn: Town Building and Zoning Director
P.O. Box 39
Crested Butte, CO 81224

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "**Agreement**") is made effective this 14 day of July, 2011 by and between the TOWN OF CRESTED BUTTE, COLORADO (the "**Town**"), Colorado home rule municipal corporation with an address of 507 Maroon Avenue, P.O. Box 39, Crested Butte, CO 81224 and **GOTHIC AVENUE LLC, a Colorado limited liability company** ("**Owner**"), with an P.O. Box 2834, Crested Butte, CO 81224.

WITNESSETH:

WHEREAS, Owner is the record owner of certain real property located within Crested Butte and legally described as follows:

> Block 16,
> West 25' of Lots 1-3 (aka North 75' of Lot 5) all lots 6-10,
> When subdivided "Tract 3 of the Myerson Subdivision, part of Lot 9 and all of Lot 10,"
> Town of Crested Butte,
> State of Colorado,

commonly known as 214 Gothic Avenue Crested Butte, Colorado 81224 (the "**Subject Property**");

WHEREAS, Owner applied to the Town on July 16, 2015 (the "**Application**") for demolition of existing structure and construction of new single family residence and accessory dwelling for the Subject Property pursuant to Section(s) 16-4-460 to 16-4-520 et seq. of the Crested Butte Municipal Code (the "**Code**");

WHEREAS, on September 29, 2015, the Board of Zoning and Architectural Review (the "**Board**") conducted public hearings on Owner's Application;

WHEREAS, at such public hearings, the Board granted approval of Owner's Application pursuant to Sections 16-9-70 of the Code (collectively, the "**Approvals**");

WHEREAS, at such public hearings, the Board placed certain conditions on the Approvals as further described herein; and

WHEREAS, Owner has agreed to satisfy such conditions and heretofore agreed to place the following covenants against the Subject Property.

NOW, THEREFORE, in consideration of the agreements, covenant and conditions set forth herein, the Town and Owner agree as follows:

AGREEMENT:

1. **Grant of Approvals**. The Board, through the Approvals, hereby grants to Owner with respect to the Subject Property the following rights appurtenant:

(a) (___) variance;
(b) (_X_) conditional use;
(c) (___) conditional waiver;
(d) (___) special development permit;
(e) (___) planned unit development;
(f) (___) conditional rezoning; and/or
(g) (_X_) architectural approval.

The following matters apply to such rights: A conditional use permit for an accessory dwelling is granted.

2. **Conditions to Approvals**. In consideration of the Approvals, Owner hereby agrees to the following conditions and restrictions on the use and occupancy of the Subject Property:

a) The improvements will be constructed as per the approved plan on file at Town offices;
b) Snow must be stored on site or removed from the site. Snow may not be placed on the Town rights of way;
c) All approved parking accessed through the alley will be maintained and accessible on a year-round basis;
d) The construction of both the primary residence and the accessory dwelling must occur under one building permit as a condition of the Subdivision approval;
a) The accessory dwelling must remain in common ownership at all times with the primary dwelling or principal building on the same building site; and
b) Either the accessory dwelling, the primary dwelling or both shall be used exclusively as a long-term rental. Rental shall be to any natural person who resides in Gunnison County as that person's primary residence for a term of not less than six (6) months. Where such property is vacant for a period of three (3) months or more during such six month period, such property shall not constitute a long-term rental under this definition and is subject to disciplinary action. Such property may not be rented to any person with greater than 10% ownership interest in the property or to any person with greater than 10% ownership interest in an entity with ownership of the property. Natural person is only an individual and shall not include any association, firm, partnership, corporation or other entity. Such

rental must be actively offered for rental, as supported by reasonable evidence of such rental. .

The Approvals are subject to all the requirements, rights and obligations set forth in the Code, including, without limitation, those set forth in Sections 4-8-10, 16-24-30, 16-9-70, 16-24-20 and 18-13-10 (a) (regarding entry for enforcement and inspection), as amended, as if such requirements, rights and obligations were included verbatim herein. Regarding entry and inspection, Owner consent to such entry and inspection in consideration of the rights granted in this Agreement, at upon reasonable notice to Owner and at reasonable times. Upon written inquiry by the Town respecting Owner's compliance with the terms hereof, Owner shall reasonably promptly and truthfully, and under penalty of perjury, respond to the Town's inquiry in the time frame given to Owner in such inquiry. Absent the Town giving Owner a specific time for such response, such time frame for Owner's response shall be 30 days from Owner's receipt of such inquiry.

3. **Duration; Obligations**. The rights, obligations and restrictions contained in this Agreement shall run with the land and title to the Subject Property and shall forever bind all persons and entities having any right, title or interest in and to the Subject Property.

4. **Warranty of Priority**. Owner represents and warrants that the lien or encumbrance created by the obligations contained in this Agreement pursuant to the Code shall be superior to any deed of trust or other lien on the Property.

5. **Indemnification**. Owner, for itself, its successors and assigns hereby undertakes to indemnify, defend, hold harmless and pay the Town, its elected officials, appointed boards, officers, employees, managers, attorneys, contractors, agents, insurers and insurance pools, from any and all loss, cost, expense, claim or damage of any kind, including, without limitation, reasonable attorneys' fees, costs and expenses, arising from or relating to Owner's obligations under this Agreement and the breach thereof, and its and their exercise of the rights and privileges granted by this Agreement.

6. **Default; Remedies**.

6.1 The following conditions, occurrences or actions shall constitute a default by Owner under this Agreement:

(a) Owner's failure to pay to the Town upon demand any amounts due and owing the Town in connection with the Subject Property and the Approvals; or

(b) Owner's violation of any provision of this Agreement, the Approvals or the Code.

6.2 Upon the occurrence of a default of Owner, the Town shall have one or more of the following remedies: (i) recover any and all amounts due and owning the Town on account of such default including, without limitation, any fines, fees, costs and any reasonable

attorneys' fees, costs and expenses; (ii) terminate this Agreement and with it the Approvals and the rights granted by the Board pursuant thereto; and (iii) pursue all remedies available at law and in equity, including, without limitation, abatement, the institution of collection procedures pursuant to Section 4-8-10 of the Code and/or any other rights or remedied available under the Code and applicable law.

6.3 All remedies may be applied concurrently and not to the exclusion of any other remedy. In the event of any legal action or advice necessary to pursue such remedies or interpret this Agreement, Owner shall pay to the Town all reasonable costs and expenses in connection therewith, including, without limitation, reasonable attorneys' fees and associated costs.

6.4 Any amounts due and owing the Town pursuant to this Agreement shall accrue interest at a rate of 12% per annum until such amounts are paid.

7. **Representations and Warranties**. Owner represents and warrants that:

(a) it is duly qualified to do business and is in good standing in the State of Colorado;

(b) it, and the persons executing this Agreement, have full power and authority to execute, deliver and perform its obligations under this Agreement;

(c) that it will comply with all applicable laws, ordinances, rules, regulations or orders issued by any public or governmental agency, body or authority, whether federal, State, local or otherwise, and has obtained all applicable permits and licenses required of Owner in connection with its obligations under this Agreement; and

(d) it shall be subject to all laws, ordinances and regulations that become effective after the effective date hereof to the extent permitted by applicable law.

8. **Miscellaneous**.

8.1 **Defined Terms**. Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Code.

8.2 **Recitals**. The Recitals set forth hereinabove are deemed to be material terms of this Agreement.

8.3 **Construction**. None of the provisions of this Agreement shall be construed against or interpreted to the disadvantage of either party hereto by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured or dictated such provisions.

8.4 **No Third-Party Beneficiaries**. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of any third party against either the Town or Owner.

8.5 **Enforcement**. Every violation of this Agreement shall be deemed to be a nuisance and shall be subject to all the remedies provided for the abatement of nuisances. A failure to comply with this Agreement shall be grounds for an action to recover damages, for injunctive relief, for specific performance and/or any other remedy available at law and in equity.

8.6 **Notices**. All notices required pursuant to this Agreement shall be deemed served upon depositing a certified letter, return receipt requested, in the United States mail, addressed to the party being served with such notice at the addresses set forth above, unless a request to mail to a different address is provided in writing to the other party.

8.7 **Severability**. If any provision of this Agreement is determined to be invalid, unenforceable of prohibited by any court, the same shall not affect any other provision or section hereof and all other provisions and sections shall remain in full force and effect.

8.8 **Entire Agreement**. This Agreement represents the entire agreement of the parties respecting the subject matters addressed herein. Any other agreement, written or oral, are hereby merged herein. This Agreement may be amended only in writing by properly executed agreement.

8.9 **Governing Law; Venue**. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. Venue is any action in connection with this Agreement shall be the District Court of Gunnison County, Colorado.

8.10 **Waiver**. No breach by Owner, or his heirs, successors, and assigns, of any term or covenant of this Agreement, shall create a waiver by, or estoppel against the Town, as to future or continuing breaches it being the express understanding of the parties that breaches of this Agreement may be waived only by written consent of the Town.

8.11 **Amendment**. No term or provision of this Agreement may be amended, except in writing signed and duly acknowledged by the parties, and in the Town's case, duly adopted by the Board or Town Council, as applicable. No such amendment shall be effective until recorded in the official real property records of the Clerk and Recorder of Gunnison County, Colorado.

8.12 **Counterparts; Telecopy**. This Agreement may be executed in multiple counterparts, each of when, when taken together, shall constitute one and the same instrument. For purposes of enforcement, facsimile, E-mail and telecopy reproductions of this Agreement shall be deemed to be originals.

[Remainder of Page Intentionally Left Blank;
Signature Page(s) to Follow]

IN WITNESS WHEREOF, Owner and the Town have caused this Agreement to be executed effective as of the date first written above.

TOWN:

TOWN OF CRESTED BUTTE, COLORADO
a Colorado home rule municipal corporation

By: _____
Glenn Mitchel, Mayor

Attest: _____
Lynelle Stanford, Town Clerk

[SEAL]

OWNER:

Gothic Avenue, LLC
a Colorado Limited Liability Company

By: _____
Name: Josh Jackson
Title: President

STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing Restrictive Covenant Agreement was acknowledged before me this 25 day of July, 2017 by Glenn Michel, Mayor of the Town of Crested Butte, a Colorado home rule municipality on behalf of said entity.

Witness my hand and official seal.
My commission expires: 12-18-2020

Jessica L Earley
Notary Public

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
My Commission Expires December 18, 2020

STATE OF Colorado)
) ss.
COUNTY OF Gunnison

The foregoing Restrictive Covenant Agreement was acknowledged before me this 14 day of July, 2017 by Joshua Jackson, President of Gothic Avenue LLC, a Colorado limited liability corporation on behalf of said entity.

Witness my hand and official seal.
My commission expires: 12-18-2020

Jessica L Earley
Notary Public

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
My Commission Expires December 18, 2020

To:	BOZAR
From:	Molly Minneman
Date:	July 31, 2018
Subject:	BOZAR: Formal Review
Project:	**Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (also known as Tract 3 of the Jackson Subdivision) in the R1C zone. **- Architectural approval is required.** - ~~A conditional use permit for an accessory building with plumbing and/or heating in the R1C zone is required.~~
DRC:	Mary Ellis and Crockett Farnell

Project overview: Josh Jackson submitted an application seeking re-approval of the September 29, 2015 development plan to construct a single family residence and accessory dwelling to be located Tract 3, Jackson Subdivision. The subdivision and development plans were brought forward by the Myerson's architect in 2015. The 5 ½ lot subdivision created three parcels being Tracts 1, 2 and 3, each with conditions. Those conditions included the requirement to construct an accessory dwelling on each parcel memorialized in restrictive covenants filed on each property on July 27, 2017. The subdivision was completed and Tract 1 at 222 Gothic is close to a final certificate of occupancy.

The three-year vested property rights for Tracts 2 (218 Gothic) and 3 (214 Gothic) will expire in September. Renewal of the 2015 approval is requested.

Proposal:
Construct a single family residence to be clad with 1x10" cove lap siding stained warm gray, milled shingles in the gables and vertical random width rabbeted siding cladding the secondary modules. The four bedroom home includes a basement where two of the bedrooms will be located. Roofing will be milled shingles.

The accessory dwelling will include a two-car garage on the ground floor and one-bedroom dwelling unit on the second floor. Siding to be random width rabbeted wood stained medium gray and milled shingle roofing.

The DRC met with Jackson on July 16. Please see the notes of the meeting. Jackson said that the plan includes a basement and while he does not think it will be constructed, he is not altering the application to remove it at this time.

The original subdivision plan called for removal of all utility lines and regrade the site. Jackson said that they were not removed and that the lines for each of Tracts 2 and 3 will be removed and re-installed, as development occurs. In addition, the mature trees in the subdivision have remained in place. He plans to work around them during construction.

Site Plan:

Guidelines: 2.7-2/32, 5.86-5.90

- Topography and drainage: Topographical information is provided from the original application. The topography drops 2' from south to north. The berms noted on the plan have been removed, as required during the subdivision approval process.
- Drainage: Drainage is to the street.
- Parking: Two parking spaces are required for the four bedroom home, and one for the accessory dwelling. Two spots are located in the garage and the third spot is in the west side yard protected by the dormer.
- Snow storage areas to be added to the plan.
- Setbacks-

- Primary:
    - Front yard: 10' (per code section 16-14-90)
    - East side yard: 7'6".
    - West side yard: '9'2"
    - Distance between buildings: > 10'
- Accessory:
    - Rear yard: 7' supported by the BOZAR.
    - East side yard: 7'6".
    - West side yard 9'2"

- Landscaping: GL 2.15-2.19.
    - The trees on the parcel will remain. The site plan notes locations for new trees and/ or shrubs.
    - Ground cover to be low growing native grasses.
    - Walkways of stone pavers in the front yard and stone path in the rear between the residence and garage.
    - Gravel driveway / parking areas are shown.
- Lighting: Full cut off light fixtures to comply dark sky lighting ordinance are shown on the plans.
- Utility: The u*tility tap-ins must be installed.*
- Fencing – Fencing is shown.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All New Residential Construction; Chapter 5 **R1C zone.**

Architectural discussion:
Context: Refer to guidelines 4.22-4.23. The neighborhood consists of six historic residences, a duplex, and a variety of newer single family residences that includes the new residence at 222 Gothic. Most buildings are small or moderate in size and scale excepting the 1970's duplex that is contemporary. Residential footprints are variations of rectangle, vernacular, and T shapes. Ridge orientations are predominantly gable ends perpendicular to the street.

The DRC could support the orientation and alignments of the proposed residence and accessory dwelling appears per the intents of GL 4.28. Overall, the apparent mass and forms appears relational with newer homes or historic homes with newer additions. They could support the differentiation in forms and styles in relation to 222 and 218 Gothic per guidelines.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The plan is well developed. Topography of the site drops two feet and drains to the street. The 10' front setback complies with Code section 16-14-90. The landscaping plan from 2015 that includes existing trees and new trees/shrubs will be implemented.

Mass, scale, form (4.29-4.31 and 5.110, 5.115). The DRC could support the overall scale of the residence relating to historic residences. The height of the main ridge at 27'2" steps down to 25'6" at the secondary east gable module, and conveys massing consistent with the intents of GL 4.29. The forms of the rectangular modules appear consistent with the intents of GL 4.31.

Design and Style: Refer to guidelines 4.32-4.35. The overall design and style appears harmonious with residences seen historically. The wrap around porch is a signature feature of upscale historic homes. Materials and trim details and appears with historic styles.

Roof forms: Refer to guidelines *4.39 – 4.41. Traditional and uncomplicated gabled forms and scale or ridge (length) were seen as appearing consistent with the intents of GL 4.37 and 4.40.

Porch features: Refer to guidelines 4.45-4.47. The front porch wraps around to the east elevation, is effectively proportioned, and provides sufficient area for outdoor use and function as encouraged in GL 4.45-46.

Elevated deck: Refer to GL 4.48. Located on the south elevation, the deck's location, form and simple style was supported per guideline. Metal railings and newels were discussed. The Board has been consistent in requiring wood top rails. In 2015, an alternative of wood newels was requested by the architect due in part to the maintenance requirements for wood rails. *The DRC referred the deck materials to the full Board.*

Windows: Refer to Guidelines 4.49-4.58. The DRC supported the window to wall ratio of the front elevation with more glazing on the first floor of the street façade per GL 4.49. With regards to the east and west elevations, the DRC debated whether greater glazing on the second floor is a concern in the core zone. The window styles that includes aluminum clad double hung windows, egress casements, with square awning windows on the west elevation were generally supported.

The overall window to wall ratio appears conventional per GL 4.50. Paired windows incorporates substantial trim in between openings that were specifically requested in 2015. Patterns and styles vary from the adjacent residence in the subdivision, and generally appear effective per guidelines. The height of larger windows do not exceed 5'6".

Doors: Refer to Guidelines 4.59-4.64. The wood entry door, 1/3- divided light, was supported per GL 4.50. Aluminum clad ¾-lite secondary doors at the south elevation were supported per GL 4.61.

Materials: Refer to guidelines 4.71-4.88. The Cove lap, rabbeted horizontal medium gray siding, with milled-shingle accents in the gables stained natural, and medium-gray stained vertical rabbeted accents cladding one-story secondary modules were supported per GL 4.71 and 4.76. Light gray window trim of 2x4" with 2x6" header surrounds the windows. Corner boards to be 2x6" for the main modules, with 1x6 at the vertically clad modules, stained light gray. The fascia (light gray) will be 2x6" over 2x10' exposed rafter tails with 2x4" over 2x8 rafter tails on the secondary modules.

The roofing, milled shingle was incorporated into the plan to provide visual differentiation between the three buildings. If metal is more desirable, consider a traditional 5-V crimp that is either bonderized or with Zactique finish. Divided-light aluminum-clad (light gray) windows with casement egress or awning units were supported.

Accessory dwelling: The DRC supported the overall simplicity and compact foot-print of the building per GL 4.82. They debated the placement of the west elevation dormer breaking the floor line (GL 4.43). The gable form provides area for the door together with snow shed protection for the elevated deck.

Decks for each of the three ADU's were strongly desired by the Myerson's in 2015. The architect endeavored to vary the placements, locating the deck for 214 on the west elevation as opposed to siting them all along the south elevations of the three buildings. While contemporary in appearance, the Board in 2015 provided latitude because it was associated with the larger development plan and increased the livability of the ADU. The DRC also discussed the unusual appearance, and while inclined to support the feature, they advised that the full Board may want to review the feature.

Metal railing materials were discussed. Wood top rails are generally required.

Materials cladding the building will be vertical rabbeted random width siding. Corrugated metal wainscot at 18"is shown. Roofing to be milled shingles.

The DRC provided a recommendation for architectural approval of the residence, and the accessory dwelling noting review of the accessory's dormer by the Board.

Board Action:

Finding:

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue **will not appear** or will appear excessively similar nor dissimilar to structures of like use within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R 1 C zone;

The front yard setback **can be supported** or cannot be supported per code section 16-14-60 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The conditional use permit for the accessory dwelling as defined in the Crested Butte Municipal Code was recorded on the property on July 27, 2017 under reception number 647884 and runs with the land per code section 16-8-100, that includes the requirement that includes the requirement for construction of the primary and accessory dwelling under the same permit.

The overall design and style of the residence has relationships with single-family residences seen in the historic core and **can be supported** or cannot be supported by the application of Guidelines 4.22 (similarity-context), 4.23 (dissimilarity - context), 4.29 (scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.48 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (not mixing materials in core).

The accessory dwelling will appear relational in form and style with traditional buildings seen in Town and **can be supported** or cannot be supported by the application of Guidelines 4.80(vary appearance), 4.82(design and style) and 4.44 (skylights).

Make a motion to **approve** or deny the application for architectural appropriateness to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9, also known as Tract 3, Myerson Subdivision in the R1C zone, provided that the deck rails or _____ will be wood, and the construction drawings will contain any corrected material call-outs, and based upon the finding, and per the plans and material list.

Code siting:

Sec. 16-14-60. - Minimum front yard.

Where lots comprising fifty percent (50%) or more of the frontage on one (1) side of a street between intersecting streets have been improved with buildings at a time of the adoption of the initial ordinance codified herein, said buildings having an average front yard depth with a variation of not more than six (6) feet, the average front yard of such building shall be the minimum front yard required for all new buildings constructed or erected on that side of the street, with the business districts excepted.

DRC gothic Jackson 214 gothic
Farnell and Ellis
Minneman and Earley
Josh Jackson was present. He clarified that trees were not removed and they were able to work around them. Minneman will correct this. Jackson spoke to arborists and they didn't think that the trees could've been relocated. Jackson said that they might not want to build the basement. They are very close to the property line with Goodnough's home and thought that this might be very difficult. This might change the floor plans in the future.

Minneman asked about grading and utilities. She said the current one was the Myerson's and they might find a lot of utilities.

Write in: 1. okay
2. No items on this plan give heart burn. The west side of ADU seems out of compliance and eye is drawn to French door.
3. Smallest of the three, deck is still approvable.

Minneman said that this one is a little more traditional with cove lapped siding and milled shingles (milled not shake), wrap around porch. The truss was to be no bigger than others approved in the core. Windows look compliant on this.

Visibility of second story deck - Ellis said that a tree could be planted, if necessary. Minneman said that Ellis is referring to a GL about masking the deck from the street. Usually, decks are on the rear or the side. They looked at the site plan. They discussed where the trees are existing. It will be effectively shielded. Farnell said photos of the existing with a stake to show the building would be helpful for the Board members.

Ellis asked about **clad windows** in the core. Minneman said that there is a provision in the GL. She said it identifies when it can occur. She referred to 3.32.

Minneman said that the rear elevation has metal railings and wood newels. She said that they will want to discuss this at the meeting. Farnell said it was called out on the AD but not the main house. So, this will be want to be flushed out at the meeting. Farnell thought that this would be important to discuss b/c there has been a lot of controversy. Jackson asked about this and Farnell said it is a GL interpretation. Metal holds up much better, but wood ties it back to the historic nature of what decks and porches would've been.

SFR - east - heavier fenestration on the second floor, but Minneman said that this is the side. This occurs on the west as well. Ellis said that it isn't visible. Minneman said that the Board allows for more latitude and the GL usually addresses the front elevation.

Wainscot - Ellis read a DG. Minneman said that there is wood material in full modules. She said that it is only proposed on the AD. Farnell said generally in other places there is a 4' wainscot and this 18" would be considered a skirt.

AD - west - gable pop-out - no comments

Recommendation for re-approval.

Email form to Building Dept.

JUL 2015 RECEIVED Building Department

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BLK 16, Lot 6 & part of 7, 1, 2, 3 ZONE R1C

ADDRESS 214 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [X] Single Family
- [ ] Multi Family
- [ ] Accessory dwelling
- [ ] Accessory Building
- [ ] Addition
- [ ] Other
- [ ] Commercial
- [ ] Historic Rehab

ROOFING TYPE

- [ ] Shake Shingle
- [X] Milled Shingle NATURAL ~~GRAY~~
- [ ] Other
- [ ] Pro Panel style
- [ ] Standing Seam
- [ ] Galvanized, Corrugated Metal
- [ ] 5-V Crimp

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[X]	Horizontal	1X10	COVE LAP SIDING,	STONE - 2112-40 SOLID BODY WARM GRAY
[X]	Vertical	~~1X12 BOARD w/ 1 X 2 3/4 BATTENS~~ Random width Rabbited	~~SEMI TRANS.~~	STORMY MONDAY 2112-5 MED GRAY - Solid body med Gray
[ ]	Other			
[ ]	Stucco			2112-60 SOLID BODY
[X]	Trim	2X4 & 2X6 HEAD @ WINDOWS & DOORS, ~~2X10 HORIZ. BAND, SEMI-TRANS~~		LIGHT GRAY ~~MED. GRAY~~ STORMY MONDAY 2112-50

~~Siding change to vertical board~~

X Fascia 2X6 OVER 2X10 EXPOSED RAFTER 10/12 SOLID BODY LIGHT GRAY
2X4 OVER 2X8 EXPOSED RAFTER 4/12 SAME 2112-60

X Corner Boards 2X6 @ HORIZ. SIDING, 1X4 @ VERT. SIDING
SB DARK GRAY 2112-40 SEMI-TRANS, MEDGRAY 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	WOOD & GLASS	1/2 LITE	PAINTED BENJ. MOORE CASCO BAY 2051-30 AQUA.
X Secondary door	CLAD & GLASS	3/4 LITE	BLACK
	Patio full light		

WINDOWS Black

Type:	Style:	Material:	Glazing:
☐ Casement	☑ Simulated, divided lite	☐ Wood	☑ Low E
☑ Casement, egress	☐ True, divided lite (historic)	☑ BLACK Aluminum clad, wood	☐ Heat mirror
☑ Double hung	☐ Decorative mullions	☐ Vinyl clad, wood	☑ Tempered
☑ Awning	☐ Other _____	☐ Other _____	☐ Standard
☑ Fixed			☐ Other _____
☐ Slide-by			

Describe locations if a mix is used SEE ELEVATIONS - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
BRICK CHIMNEY
METAL 4X4 NEWEL POSTS, METAL RAILINGS & BALUSTERS, BLACK
BRACES @ EXPOSED RAFTERS, SOLID BODY LIGHT GRAY
CEMENT GRAY 2112-60

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

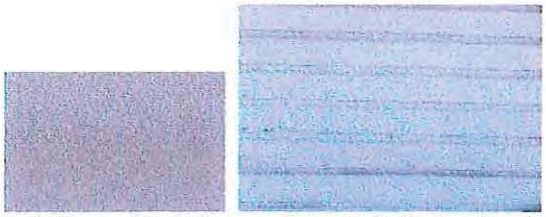
SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15

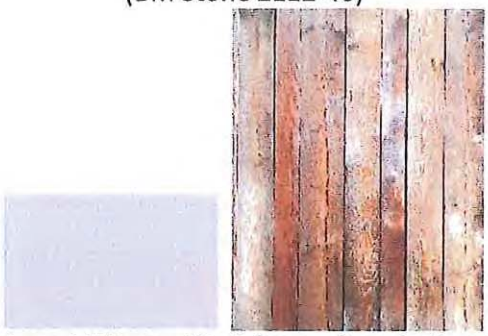
Myerson 214 Gothic Ave.

Materials – Primary Structure, Single Family Residence

Roofing & **Gable Siding**: Milled Shingle, Natural Gray



Siding: Horiz. Cove Lap Siding w/ 2x6 Corner boards & Horiz. Band, Solid Body Dark Gray (BM Stone 2112-40)



Siding: Vert. Vertical Rabbeted Siding w/ 1x4 Corner Boards, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50)

Windows: Black

Window trim, door trim, Columns, Braces & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60)

Entry Door: Wood painted BM Casco Bay 2051-30 Aqua

Other: Metal Newel Posts, Railings & Balusters (Black)

SEP 2015 RECEIVED Building Department

Email Form to Building Dept.

BOZAR 8-25-15 Continue

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL Blk 16, lot 6 & part of 7, 1, 2, 3 ZONE R1C

ADDRESS 214 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [x] Milled Shingle NATURAL GRAY
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[ ] Horizontal				STORMY MONDAY - 2112-50
[x] Vertical	1 x 10, 12 Board w/ 1 x 2 3/4" Battens - SEMI TRANS. corrugated metal siding "tactique" finish Random Width vertical Rabbited			
[ ] Other				
[ ] Stucco				
X Trim	2 x 6 Head @ Windows & doors - 2112-60 CEMENT GRAY			
	2 x 10 HORIZ. BAND - 2112-50 SEMI-TRANS.			

X Fascia 2x6 over exposed rafters - SOLID BODY 2112-60

X Corner Boards 1x6 cornerboards on B&B siding - SEMI-TRANS matching corners on metal siding - 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	wood = siding	~~SEMI-TRANS~~ Solid body 2112-50 Wm Craig
X Secondary door	clad & glass	full lite	BLACK Dark
	clad & glass (2)	1/2 lite	BLACK

WINDOWS Black

Type:	Style:	Material:	Glazing:
☐ Casement	☒ Simulated, divided lite	☐ Wood	☒ Low E
☐ Casement, egress	☐ True, divided lite (historic)	☒ Aluminum clad, wood	☐ Heat mirror
☒ Double hung	☐ Decorative mullions	☐ Vinyl clad, wood	☒ Tempered
☒ Awning	☐ Other	☐ Other	☐ Standard
☒ Fixed			☐ Other
☐ Slide-by			

Describe locations if a mix is used See elevations - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

change 4x4 Newel posts, ~~metal~~ wood railings & ballusters - BLACK
Braces - SEMI-TRANS. 2112-50

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

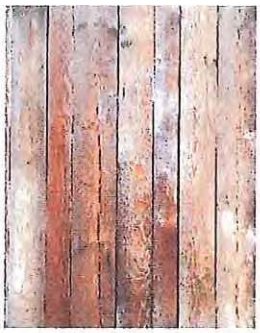
SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

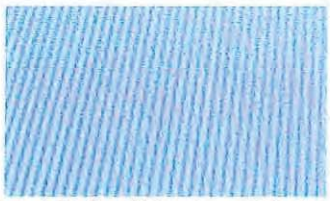
Myerson 214 Gothic Ave.

Materials – Accessory Structure, ~~Heated & Plumbed Garage~~ Dwelling

Roofing: Milled Shingle, Natural Gray



Siding: Vert. Rabbeted Siding w/ 1x6 Corner Boards & Horiz. Band, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50) Random 4, 6, 10



Siding: Corrugated Metal Siding "Zactique" finish w/ matching corners 18"

Windows: Black

Window trim, door trim, Columns & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60) – **Braces** Med. Gray (see above for color)

Overhead Door: painted Med. Gray (see above for color)
Secondary Doors: painted Black (see above for color)

Other: Newel Posts, Railings & Balusters, Black (see above for color)

FACT SHEET

Block 16, "Tract 3," Lot 10 and part Lot 9

Address: 214 Gothic Avenue

Proponent – Gothic Avenue LLC in conjunction with William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for July 16, 2018 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	10'	-
Rear	10'	20' 11"	7' to wall, 6' to eave
West Side	7'6"-11'6"	11' 4 ½ "	12' ¾ "
East Side	7'6"-11'6"	8' 6"	7' 6"

FAR		**Primary - Existing**	**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(665)**		**(881.5/5865) 0.15**
	(up to) 0.32 (no larger than 2500 square feet)		**(1862.63/5865) 0.318**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2744.13/5865) 0.468**

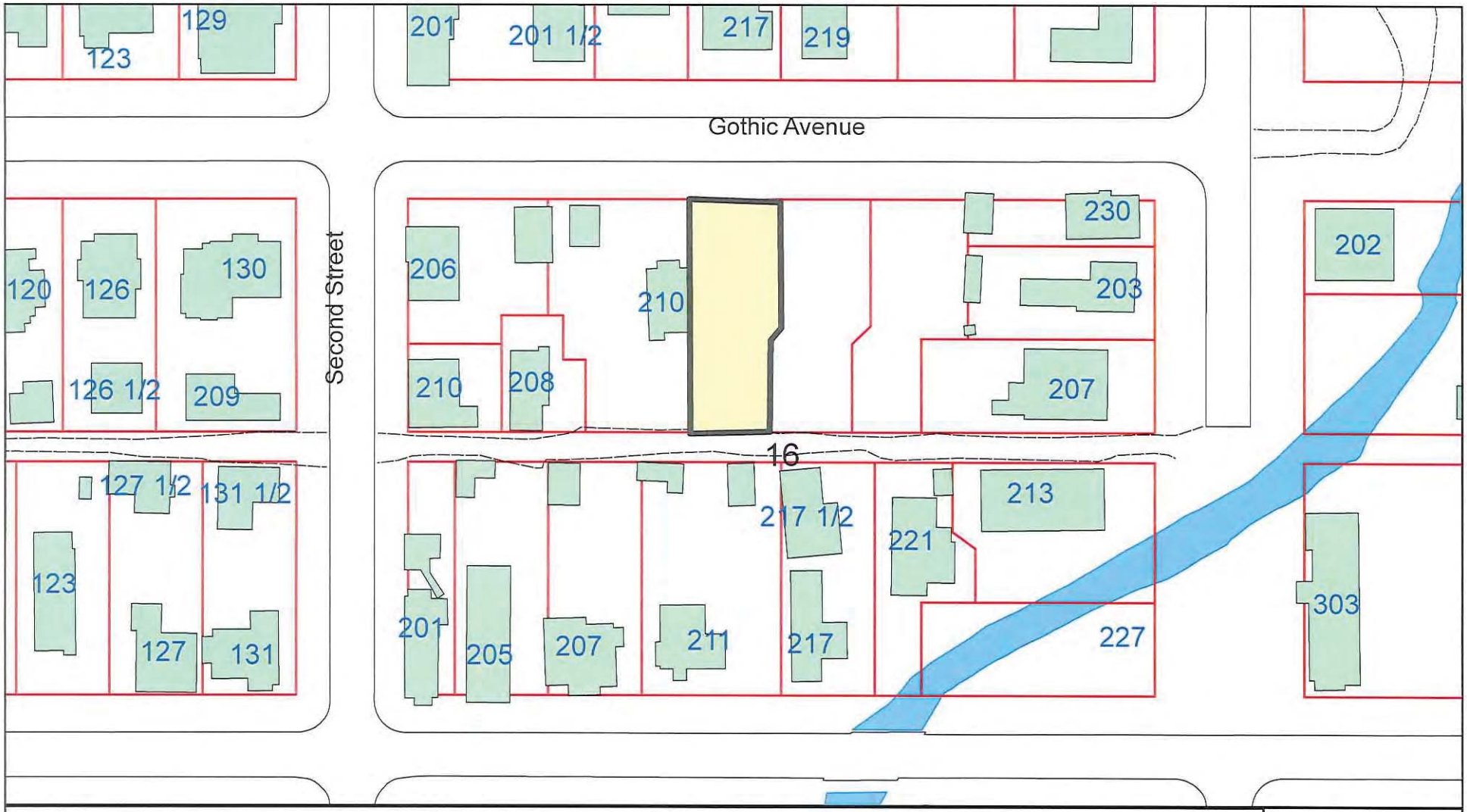
R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	27' 3"	24'
Building Width	35'	26	21'
Distance Between Buildings	10'	20' 11"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'



TOWN OF CRESTED BUTTE
Gunnison County, Colorado

Buildings
Parcel Boundaries
Paved Roads
Streams
Unpaved Roads

N
W E
S

0 37.5 75 150 225 300 Feet

CRESTED BUTTE, COLORADO
A National Historic District

Town of Crested Butte
P.O. Box 39
507 Maroon Ave.
Crested Butte, Colorado 81224
(970) 349-5338 (FAX 349-6626)

Jackson: 214 Gothic Avenue

A 3d NTS GOTHIC AVENUE

B 3d NTS VIEW FROM ALLEY

C 3d NTS VIEW FROM ABOVE

DANIEL J. MURPHY
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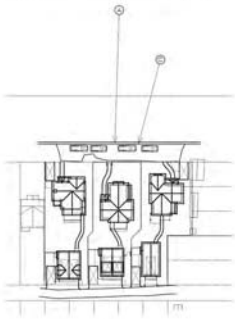
Crested Butte, CO 81224
Ph. 970-349-0200 • Fax. 970-349-0201
e-mail: info@djmarchitect.com



D 3d NTS NEIGHBORHOOD PLAN

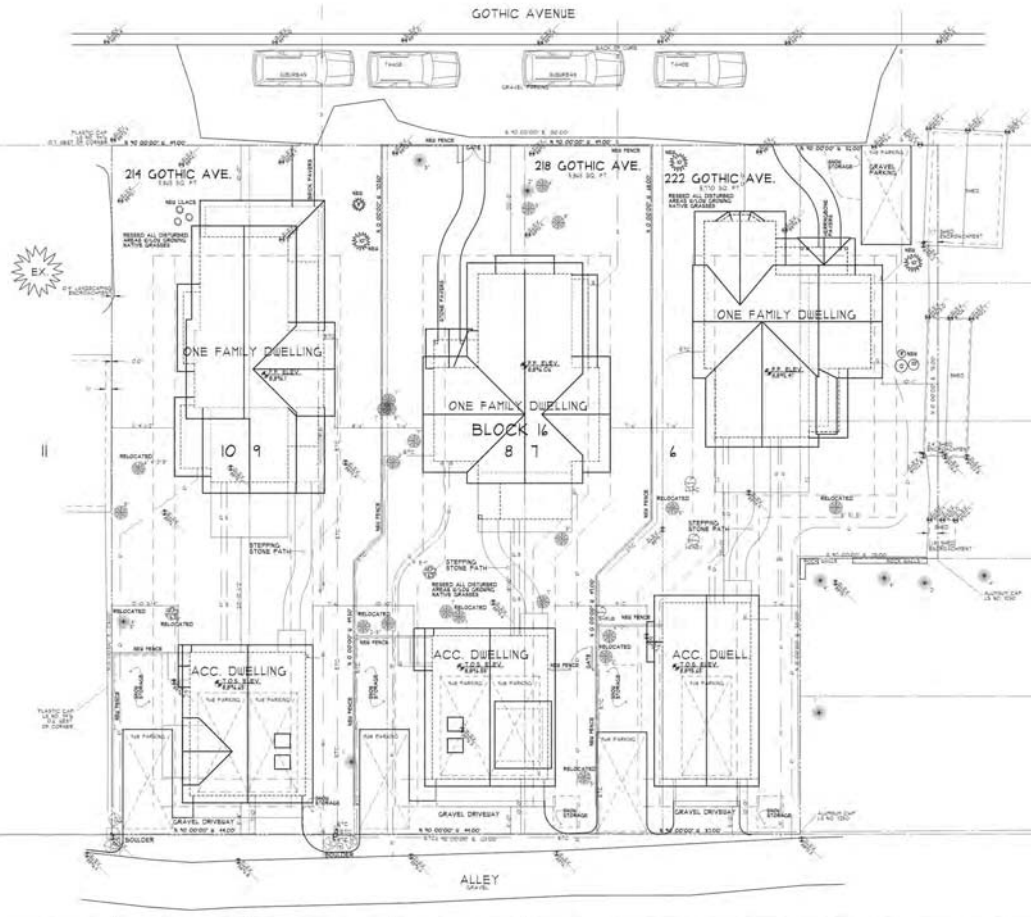
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, & 222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3D VIEWS

DATE: 4/10/2015

SHEET NO: 3d



SITE & LANDSCAPING PLAN

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Crested Butte, CO 81224
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OWNER:

BILL & BARBARA FITZSIMON
2700 NEU WAY #8
TELLURIDE, FLAMS, TX 27295-9142
PHONE: (405) 361-2088
CELL:
FAX:
E-MAIL: andrewsonia@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING			
* A' HEIGHT BUILDING			
LIVING SF	1910	2200	1910
* 2 CAR GARAGE (PORCH SF IF 1 ON S)	763	613	613
* 2 HEIGHT IF LINE			
LIVING SF	760	893	893.00
DECK HEIGHT IF LINE SF (2 IF 1 ON)	1500	1500	1500
TOTAL LIVING SQ.FT.	3183	3693	3416.00
LIVING SQ.FT. (MAX)	3500	3500	3500.00
ACCESSORY DWELLING			
* A' HEIGHT BUILDING (SEE DWG)	996-1010	996-1010	996-1010
* 2 CAR			
LIVING SF	1000	1000	1000
* 2 HEIGHT IF LINE	1000	1000	1000
TOTAL LIVING SQ.FT. (MAX 2/3 P.)	1000	1000	1000.00
BIG ELSE			
PROPOSED BUILDING (S - 50 ALLOWED)	50	50	50
ALL BUILDINGS (30 TOTAL)	50	50	50
OPEN SPACE (SEE DWG)			
* BELOW GRADE (NO FOOT PRINT SF)			
* ADJACENT BUILDING FOOT PRINT SF	1214	1214	1214
TOTAL SF	1214	1214	1214
OPEN SPACE (SEE DWG)	1000	1000	1000
HEATED AREAS (SEE DWG)			
BASEMENT			
TOTAL SF	0	0	0
TOTAL SF	0	0	0
MOD STORAGE ON SITE			
* SEE DWG	150	150	150
MOD STORAGE SF 1/3 (%)	50	50	50

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

SHEET NAME
SITE & LANDSCAPING PLAN

DATE 9/3/2015
SHEET NO. L1

1 / StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.

9/19/2015

2 / StSc ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

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e-mail: info@djmarchitect.com

1 A6 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

2 A6 NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

BASEMENT SUBFLOOR/T.O.S.

3 A6 SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 A6 NORTH ELEVATION
SCALE: 1/4"=1'-0"

BASEMENT SUBFLOOR/T.O.S.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 4/19/2015
SHEET NO: A1a

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Ph. 970-349-2000 • Fax. 970-349-0101
e-mail: info@djmarchitect.com

1 / A6 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 / A6 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 / A6 WEST ELEVATION
SCALE: 1/4"=1'-0"

4 / A6 WEST ELEV. ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/19/2015
SHEET NO: A1b

DANIEL J. MURPHY
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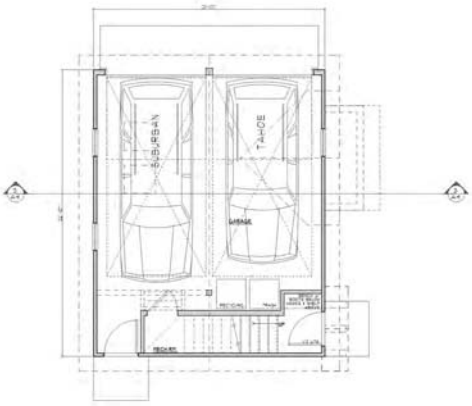
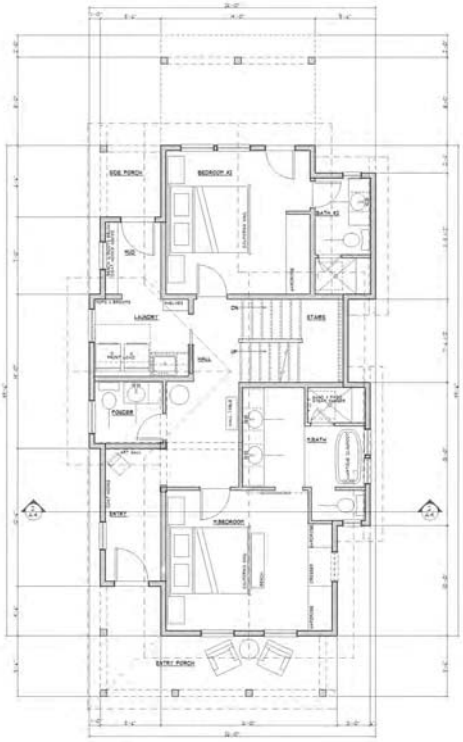
e-mail: info@jmarchitect.com



1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
AREA = 546 S.F.
GRADE: AREA 546 - 100 GARAGE = 446 S.F.



2 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 992 S.F.
9" LINE: LIVING 992 + COV. PORCH 173+5 = 1,078 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
1st FLOOR PLANS

DATE: 9/19/2015
SHEET NO: A2

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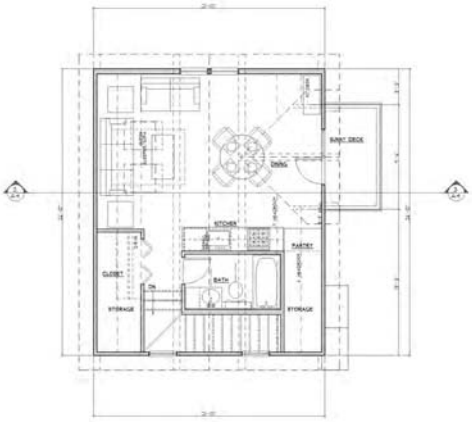
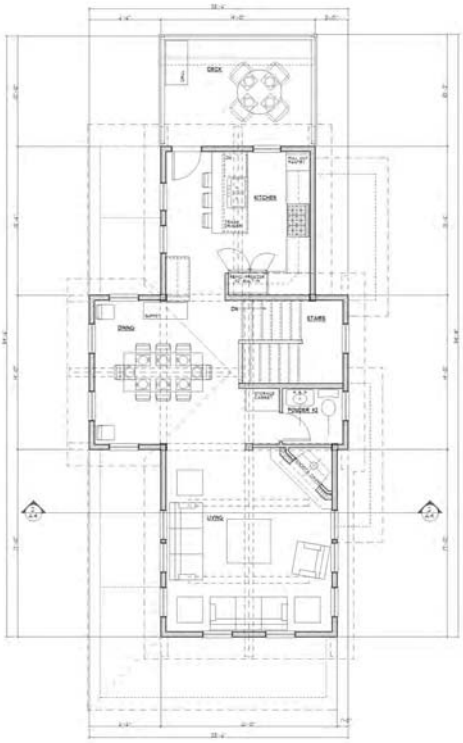


1 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 455 S.F.
1" LINE: LIVING 500 S + DECK 48+0 = 500 S.F.



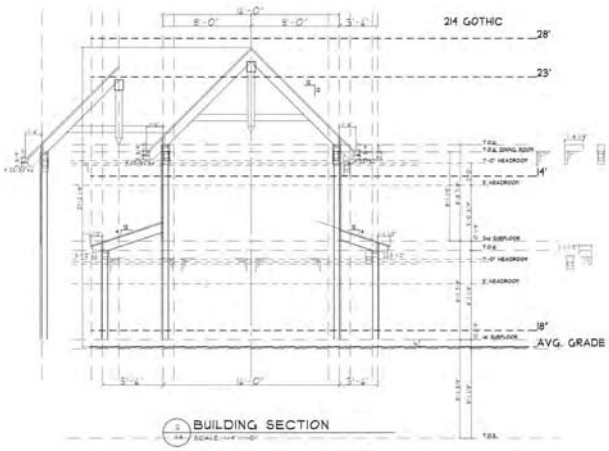
2 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 710 S.F.
1" LINE: LIVING 710 + DECK 140+0 = 710 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

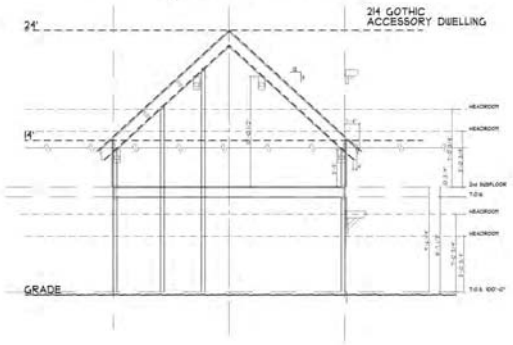
PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
2nd FLOOR PLANS

DATE: 9/19/2015
SHEET NO: A3

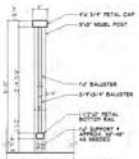


BUILDING SECTION



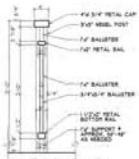
BUILDING SECTION

RAILING, ACC.



RAILING, ACC.

RAILING, HS.



RAILING, HS.

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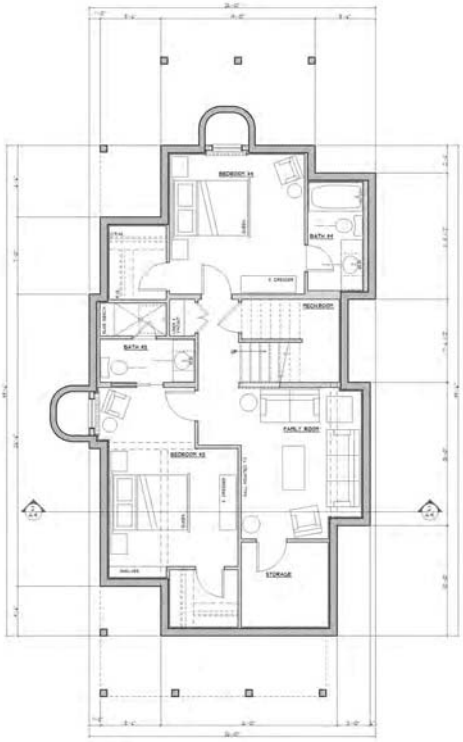
e-mail: info@djmarchitect.com



BASEMENT FLOOR PLAN LIVING AREA (@ HEADROOM) = 972 S.F.
FAR. LIVING = 0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
BASEMENT FLOOR PLAN
& BUILDING SECTIONS

DATE: 9/19/2015

SHEET NO: A4

A 3d NTS GOTHIC AVENUE

B 3d NTS VIEW FROM ALLEY

C 3d NTS VIEW FROM ABOVE

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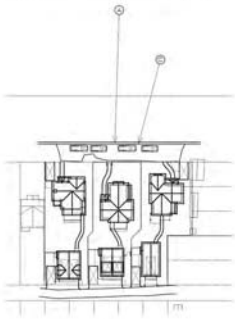


D 3d NTS NEIGHBORHOOD PLAN

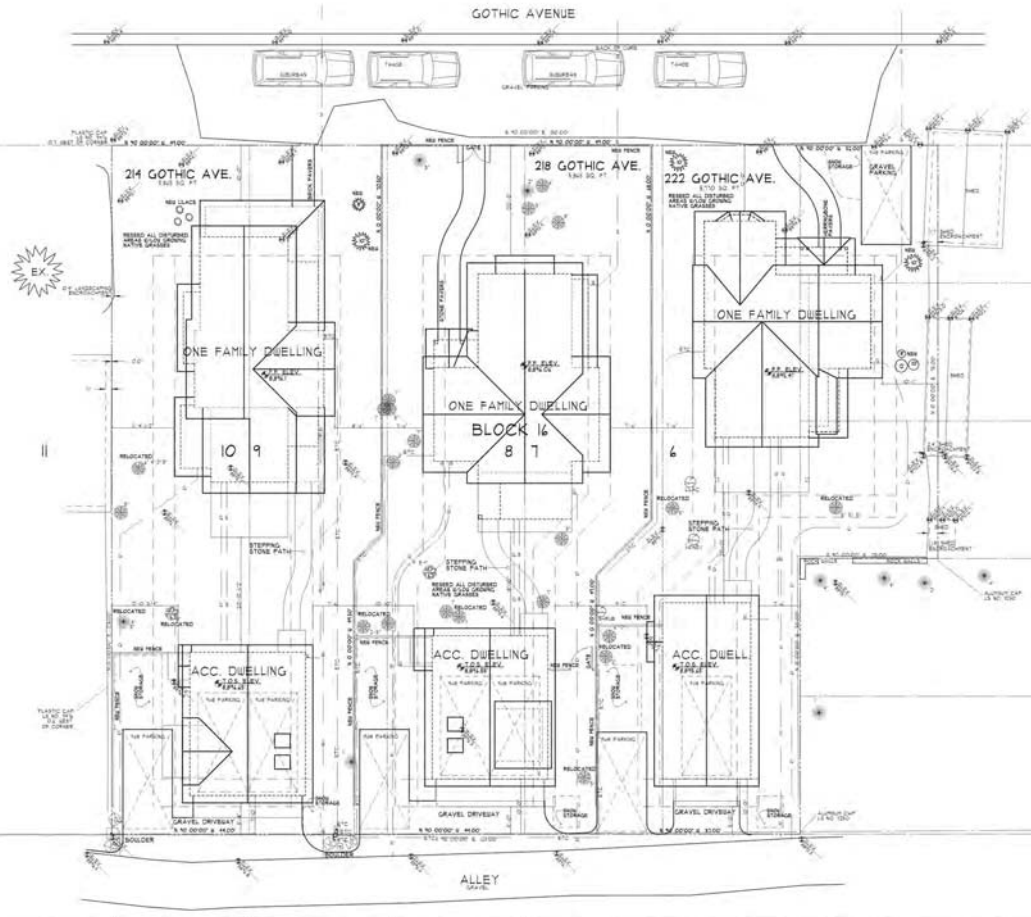
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, & 222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3D VIEWS

DATE: 4/10/2015

SHEET NO: 3d



SITE & LANDSCAPING PLAN

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Crested Butte, CO 81224
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e-mail: info@djmarchitect.com

OWNER:

BILL & BARBARA FITZSIMON
2700 NEU WAY #8
TELLURIDE, FLAMS, TX 27295-9142
PHONE: (405) 361-2088
CELL:
FAX:
E-MAIL: andrewsonia@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING			
* A' HEIGHT BUILDING			
LIVING SF	1910	2200	1910
* 2 CAR GARAGE (PORCH SF IF 1 ON S)	763	613	613
* 2 HEIGHT IF LINE			
LIVING SF	760	893	893.00
DECK HEIGHT IF LINE SF (2 IF 1 ON)	1500	1500	1500
TOTAL LIVING SQ.FT.	3183	3693	3416.00
LIVING SQ.FT. (MAX)	3500	3500	3500.00
ACCESSORY DWELLING			
* A' HEIGHT BUILDING (SEE DWG)	996-1010	996-1010	996-1010
* 2 CAR			
LIVING SF	1000	1000	1000
* 2 HEIGHT IF LINE	1000	1000	1000
TOTAL LIVING SQ.FT. (MAX 2/3 P.)	1000	1000	1000.00
BIG ELSE			
PROPOSED BUILDING (S - 50 ALLOWED)	50	50	50
ALL BUILDINGS (30 TOTAL)	50	50	50
OPEN SPACE (SEE DWG)			
* BELOW GRADE (NO FOOT PRINT SF)			
* ADJACENT BUILDING FOOT PRINT SF	1214	1214	1214
TOTAL SF	1214	1214	1214
OPEN SPACE (SEE DWG)	1000	1000	1000
HEATED AREAS (SEE DWG)			
BASEMENT			
TOTAL SF	0	0	0
TOTAL SF	0	0	0
MOD STORAGE ON SITE			
* SEE DWG	150	150	150
MOD STORAGE SF 1/3 (%)	50	50	50

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

SHEET NAME
SITE & LANDSCAPING PLAN

DATE 9/3/2015
SHEET NO. L1

1 / StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.

9/19/2015

2 / StSc ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

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Crested Butte, CO 81224
Ph. 970-349-2200 • Fax. 970-349-2201
e-mail: info@djmarchitect.com

1 A6 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

2 A6 NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

BASEMENT SUBFLOOR/T.O.S.

3 A6 SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 A6 NORTH ELEVATION
SCALE: 1/4"=1'-0"

BASEMENT SUBFLOOR/T.O.S.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 4/19/2015
SHEET NO: A1a

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2171 • 421 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-2000 • Fax. 970-349-0101
e-mail: info@djmarchitect.com

1 / A6 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 / A6 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 / A6 WEST ELEVATION
SCALE: 1/4"=1'-0"

4 / A6 WEST ELEV. ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/19/2015
SHEET NO: A1b

DANIEL J. MURPHY
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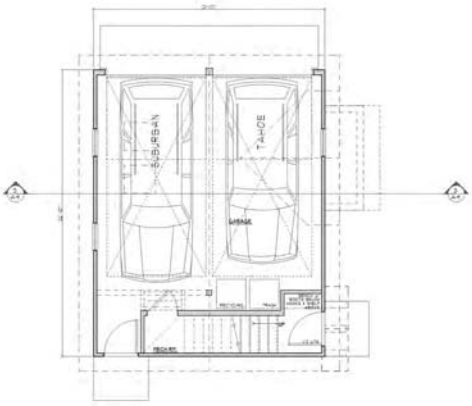
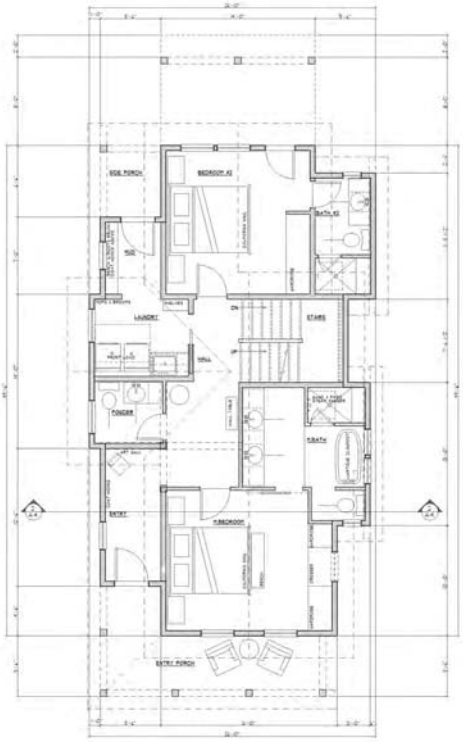


1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
AREA = 546 S.F.
GRADE: AREA 546 - 100 GARAGE = 446 S.F.



2 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 992 S.F.
9" LINE: LIVING 992 + COV. PORCH 173+5 = 1,078 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
1st FLOOR PLANS

DATE: 9/19/2015
SHEET NO: A2

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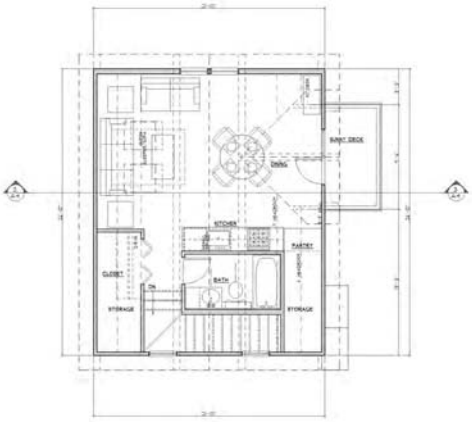
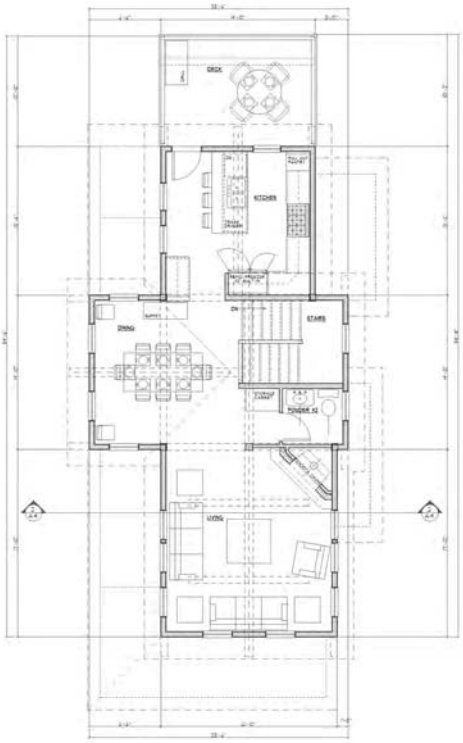


1 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 455 S.F.
1" LINE: LIVING 500 S + DECK 48+0 = 500 S.F.



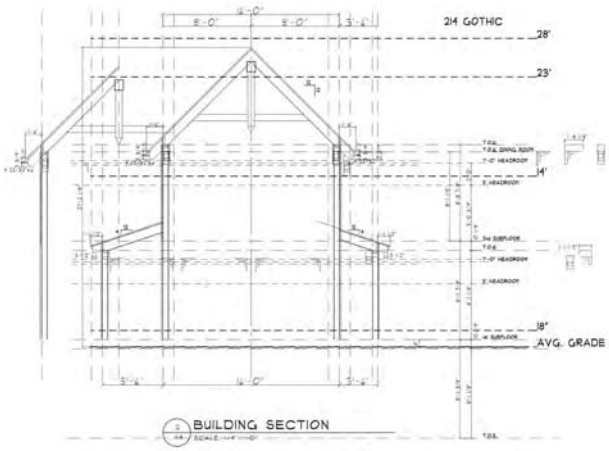
2 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 710 S.F.
1" LINE: LIVING 710 + DECK 140+0 = 710 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

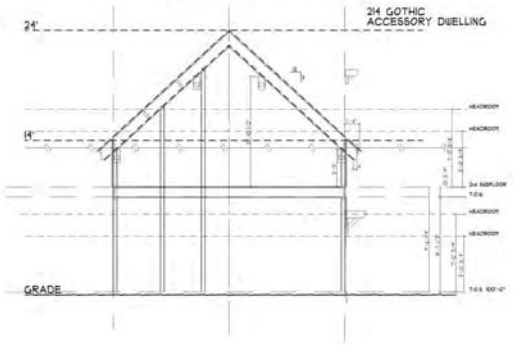
PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
2nd FLOOR PLANS

DATE: 9/19/2015
SHEET NO: A3

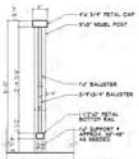


BUILDING SECTION



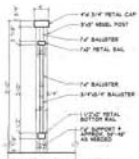
BUILDING SECTION

RAILING, ACC.



RAILING, ACC.

RAILING, HS.



RAILING, HS.

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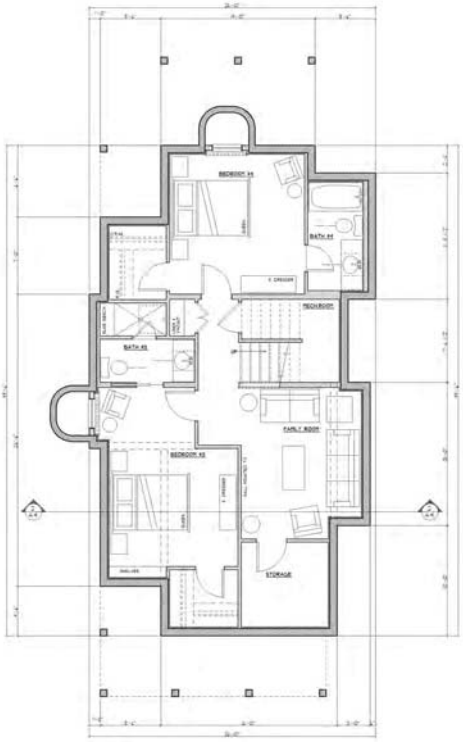


BASEMENT FLOOR PLAN LIVING AREA (@ HEADROOM) = 972 S.F.
FAR. LIVING = 0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
BASEMENT FLOOR PLAN
& BUILDING SECTIONS

DATE: 9/19/2015

SHEET NO: A4

To:	DRC and BOZAR
From:	Molly Minneman
Date:	July 16, 2018
Subject:	DRC: Formal Review
Project:	**Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (also known as Tract 2 of the Jackson Subdivision) in the R1C zone. **- Architectural approval is required.** **- A conditional use permit for an accessory building with plumbing and/or heating in the R1C zone is required.**
DRC:	Mary Ellis and Crockett Farnell

Project overview: Josh Jackson submitted an application seeking re-approval of the September 29, 2015 development plan to construct a single family residence and accessory dwelling to be located Tract 2, Jackson Subdivision. The subdivision and development plans were brought forward by the Myersons architect in 2015. The 5 ½ lot subdivision created three parcels being Tracts 1, 2 and 3, each with conditions. Those conditions included the requirement to construct an accessory dwelling on each parcel memorialized in restrictive covenants filed on each property on July 27, 2017. The subdivision was completed and Tract 1 at 222 Gothic is close to a final certificate of occupancy.

The approvals for the development plans for tracts 2 and 3 are close to the end of their three-year vested property rights.

Proposal:
Construct a single family residence to be clad with 2x10", 2x12" timbers with chinking with random width rabbeted horizontal siding in the gables. The four bedroom requires two parking spaces. Roofing will be 5-V crimp metal.

The accessory dwelling will include a two-car garage on the ground floor and one-bedroom dwelling unit on the second floor. Siding to be random width rabbeted wood stained medium gray and milled shingle roofing.

Quick review of Items for the Board to address:

1. **Mass, scale and form**: GL 4.29-431. Standard discussion of the mass, scale and forms of the residence in the R1C zone district.
2. **Accessory dwelling**: (GL 4.79-4.83). Standard discussion of the buildings scale, form and materials.

Site Plan:

Guidelines: 2.7-2/32, 5.86-5.90

- Topography and drainage: Topographical information is provided from the original application. The topography drops 2'10' from south to north.
- Drainage: Drainage is to the street.
- Parking: Three parking spaces are required; two for the home that are located in the 2-car garage, and one spot in the west side yard for the accessory dwelling.
- Snow storage areas are provided.
- Setbacks-
    - Primary:
        - Front yard: 20'
        - East side yard: 7'6".
        - West side yard: '7'6"

        - Distance between buildings > 10'
    - Accessory:
        - Rear yard: 5' from deck and 10' to the garage door.
        - East side yard: 7'6".
        - West side yard 9'2"
- Landscaping: GL 2.15-2.19.
    - The trees on the original parcel were damaged and removed. *New trees and or shrubs needs to be discussed.*
    - Ground cover to be low growing native grasses.
    - Walkways of stone pavers in the front yard and 'stepping stone' path in the rear between the residence and garage.
    - Gravel driveway / parking areas are shown.
- Lighting: Full cut off light fixtures to comply dark sky lighting ordinance are shown on the plans.
- Utility: *Utility tap-ins do not appear to have been installed that was a requirement of the subdivision.* More discussion is required.
- Fencing – Fencing is shown along the shared east and west property lines.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All New Residential Construction; Chapter 5 **R1C zone.**

Architectural discussion:
Context: Refer to guidelines 4.22-4.23. The neighborhood consists of six historic residence, a duplex, and a variety of single family residences that includes the new residence at 222 Gothic. Most buildings are small or moderate in size and scale excepting the 1970's duplex that is contemporary. Residential footprints are variations of rectangle, vernacular, and T-shapes. Ridge orientations are predominantly gable ends perpendicular to the street. The orientation and alignments of the proposed residence and accessory dwelling appears to comply with the intents of GL 4.28. Overall, the apparent mass and forms appears relational with newer homes or historic homes with newer additions. Variations in forms relating to 222 and 214 Gothic were seen as complying with the above guidelines. The forms and styles provided sufficient variations within the existing neighborhood.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The site plan is well developed and the topography according to the site plan drops almost feet and drains to the street. The site was regraded after the cell block buildings were demolished. *A new topographical survey is advised prior to submittal of the building permit that will provide information that may be different from that of the s2015 site plan.*

Discussion of whether the landscaping plan from 2015 will be implemented.

Mass, scale, form (4.29-4.31 and 5.110, 5.115). The Board supported the scale and form of the residence. The forms were seen to vary from 222 and 214 Gothic sufficiently. The T-form relating to GL 4.29 and 4.31 was supported. Also noted were was the roof over the first floor windows that minimizes the scale of the front module.

Design and Style: Refer to guidelines 4.32-4.35. The Board supported the overall design and style with the timbered siding as the predominate material. Discuss whether the design will appear relational with residences within the neighborhood.

Roof forms: Refer to guidelines *4.39 – 4.41. The scale of the roof appear consistent with historic buildings. The west gable wall sufficiently breaks up the N/S ridge. Traditional gabled forms were seen as appearing consistent with GL 4.37 and 4.40.

Porch features: Refer to guidelines 4.45-4.47. The minimal front porch differentiates from 222 and 214 Gothic. Set back from the front module, it conveys a contemporary placement that the Board could support. Snow stops are depicted on the west roof that minimize snow shed into the walk way. They will have to be managed effectively.

Elevated deck: Refer to GL 4.48. The elevated deck on the south elevation was supported in form and location. Reclaimed wood to railings and newels with iron balusters were supported.

Windows: Refer to Guidelines 4.49-4.58. The overall fenestration and styles appears to comply with the intents of GL 4.50. Wood double hung windows are proposed with egress casements. The window to wall ratio per GL 4.49 had be re-worked several times in 2015, and Board supported the front elevation window plan. Note that several windows crowd the corners, but were supported. The second floor windows were supported with sufficient trim between. However, they conflict with the intents of GL 4.54 relating to groupings of 3 windows in core zones. The height of larger windows does not exceed 5'6".

Doors: Refer to Guidelines 4.59-4.64. The wood entry door appears as a 1/3- divided light. Muntins are added to the aluminum clade rear door that appears consistent with the guidelines.

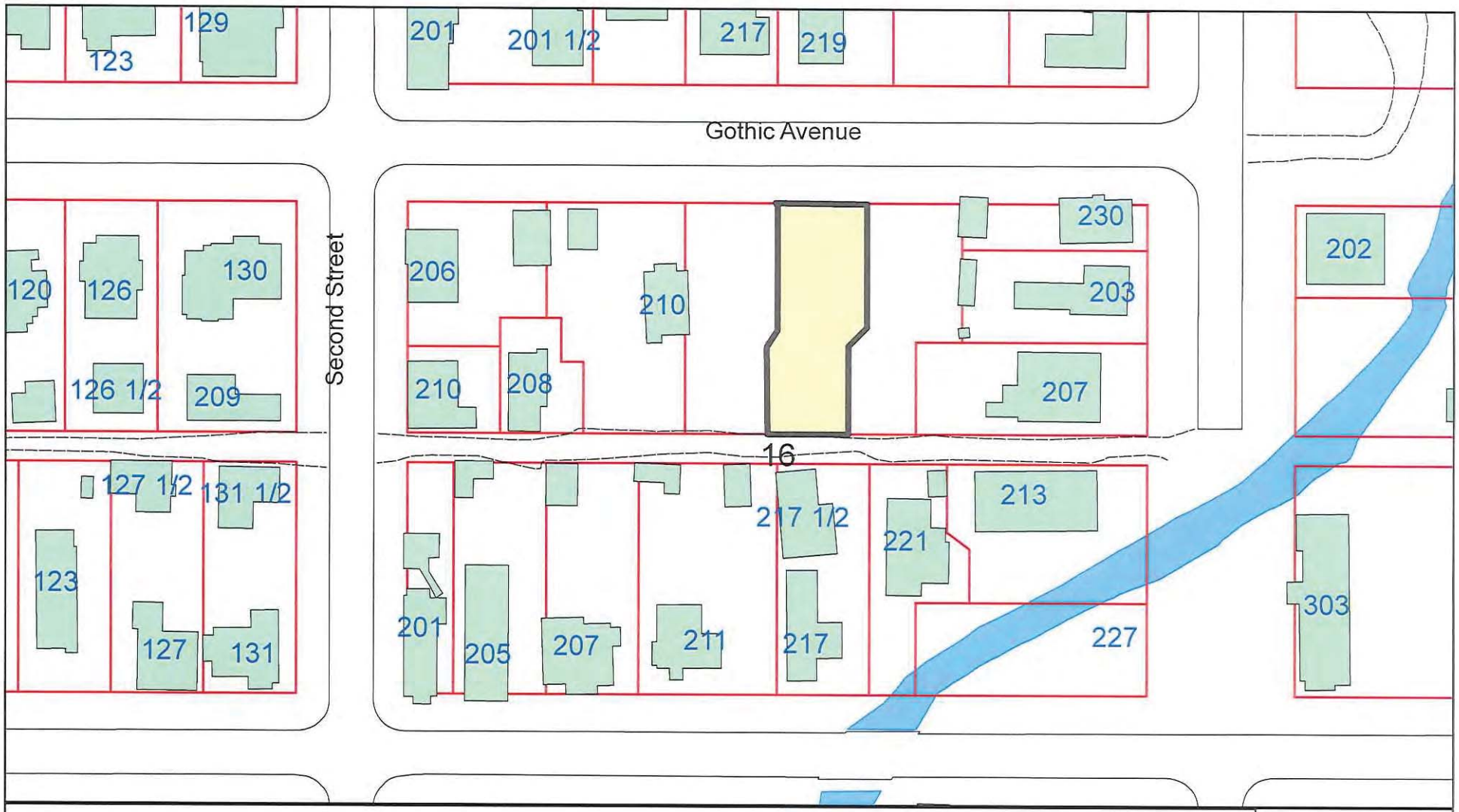
Materials: Refer to guidelines 4.71-4.88. The dominate coverage of cedar 2x10, 2x12 plank timer siding with natural stain, and horizontal random with cedar in the gables, stained gray, as accent materials, was supported. The color accents are in the windows that will be sage aluminum clad. Window trim of 2x8' header and 2x6" rails and sills to be natural. The horizontal band at the gables to be 2x12" reclaimed, natural. Fascia to be 2x6' over 12x12" reclaimed. Roofing to be dark bronze 5-V Crimp.

Accessory dwelling:
The Board supported the simple form of the dwelling as being consistent with the intents of GL 4.82. The east elevation shed dormer complies with the intents of GL 4.43. The deck placement supported per GL 4.48. Reclaimed wood top rails and newels with iron balusters were supported. Garage doors are laminated with barn-style door pattern complies with the intents of GL 4.83.

Materials includes rusted corrugated metal with random width board and batten siding in the gables. Generally two siding materials add complexity. The focus of the materials was to minimize the impacts of snow shed from both 222 and 214 accessory structures. The Board did not support full coverage of metal on accessory dwellings because the industrial appearance is not consistent with traditional alley homes seen historically. They did support the wood accents in the gables of a dwelling.

DRC:

1. **Revie the plans and material lists**
2. **Provide a recommendation to the BOZAR regarding architectural appropriateness for the residence and accessory buildings.**
3. Note that the conditional use permit for the accessory dwelling is filed on the property as a condition of the subdivision of the 5 ½ lot parcel.



TOWN OF CRESTED BUTTE
Gunnison County, Colorado

Buildings
Parcel Boundaries
Paved Roads
Streams
Unpaved Roads

N
W E
S

0 37.5 75 150 225 300 Feet

CRESTED BUTTE, COLORADO
A National Historic District

Town of Crested Butte
P.O. Box 39
507 Maroon Ave.
Crested Butte, Colorado 81224
(970) 349-5338 (FAX 349-6626)

Jackson: 218 Gothic Avenue

BOZAR 8-25-15
9-29-15

Email form to Building Dept.

JUL 2015
RECEIVED
Building Department

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BLK 16, Lot 8 & Part of 9 & 7 ZONE R1C

ADDRESS 218 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [X] Single Family
- [ ] Multi Family
- [ ] Accessory dwelling
- [ ] Accessory Building
- [ ] Addition
- [ ] Other
- [ ] Commercial
- [ ] Historic Rehab

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Milled Shingle
- [ ] Other
- [ ] Pro Panel style
- [X] Standing Seam
- [X] ~~Galvanized~~ RUSTED, Corrugated Metal
- [X] 5-V Crimp

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[X]	Horizontal	2x10 & 12	Plank & Chink	RECLAIMED NATURAL
[X]	Vertical	1x8, 10, 12	Rabbeted Horizontal random	~~RECLAIMED~~ SEMI-TRANSPARENT
[ ]	Other			B.M. CLARKSVILL GRAY HC-102
[ ]	Stucco			

X Trim 2x8 & 2x6 Head @ windows & doors RECLAIMED NATURAL
2x12 horizontal band RECLAIMED NATURAL

X Fascia 2x6 over 2x12 recl. fascia - 10/12
2x4 over 2x10 recl. fascia - 4/12 & entry

X Corner Boards 2x6 @ rabbeted vert., 2x10 @ chinked horiz

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	wood & glass	see elev.	RECLAIMED BROWN/GRAY
X Secondary door	clad & glass	full lite	

WINDOWS Sage Screen

Type:
- [X] Casement
- [X] Casement, egress
- [X] Double hung
- [X] Awning
- [ ] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [X] SAGE Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used SEE ELEVATIONS

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
Vents - ~~RUSTED~~ BROWN - FIREPLACE VENT - SAGE BROWN/GRAY
RECL. 6x6 newel posts, metal railings & ballusters
beams on gable ends
snow breaks

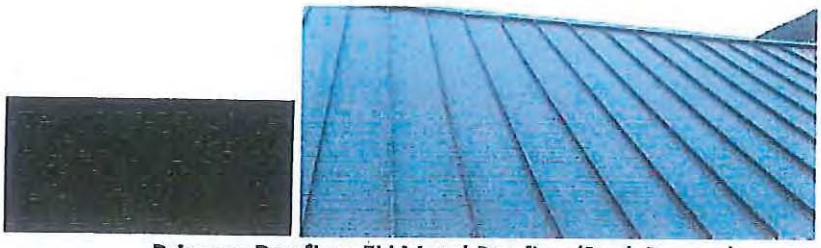
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Myerson 218 Gothic Ave.

Materials – Primary Structure, Single Family Residence



Primary Roofing: 5V Metal Roofing (Dark Bronze)

Siding: Horiz. Rabbeted Random width, Reclaimed w/ 2x6 Corner Boards, Natural

Siding: Horiz. Adzed Timbers & Chinking, Reclaimed Natural w/ 2x10 Corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts & Top Railing, Metal Balusters & Bottom Railing

Windows: Sage

Entry Door: Reclaimed Painted Brown/Gray

SEP 2015
RECEIVED
Building Department

Myerson 218 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

BOZAR 8-25-15

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME WYERSON

LEGAL B/K 16, Lot 8½ Part of 9 & 7 ZONE R1C

ADDRESS 218 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal (Zactiqua)
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other ~~Rusted Cor-ten - CORRUGATED~~

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x]	~~Horizontal~~	Rusted metal corrugated rusted sheet metal	wainscot	8' LENGTHS
[x]	Vertical	rabbeted Cedar	1x10, 12 random	RECLAIMED NATURAL
[ ]	Other			
[ ]	Stucco			
	Trim	2x4 & 6	RECLAIMED	NATURAL

X Fascia 2x6 OVER 2x12 RECLAIMED NATURAL

X Corner Boards 1x4 in dormer only ~~1x6 reclaimed @ vertical rabbeted~~ ~~matching corners @ metal wainscot~~

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	RECLAIMED	NATURAL
X Secondary door	clad ? glass	full lite	CLAD BRONZE
	clad ? glass	1/2 lite	

WINDOWS BRONZE

Type:
- [x] Casement
- [ ] Casement, egress
- [ ] Double hung
- [x] Awning
- [x] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [x] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [x] Low E
- [ ] Heat mirror
- [x] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used See elevations

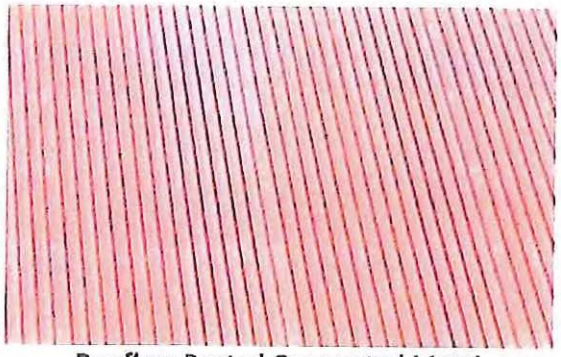
Other Exterior Features (i.e. railings, chimneys, posts, etc.)

RECL. 6x6 newel posts, RECL. railings w/METAL BALLUSTERS
braces for shed roof RECLAIMED NATURAL
beams on gable ends RECLAIMED NATURAL

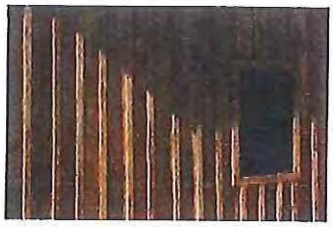
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

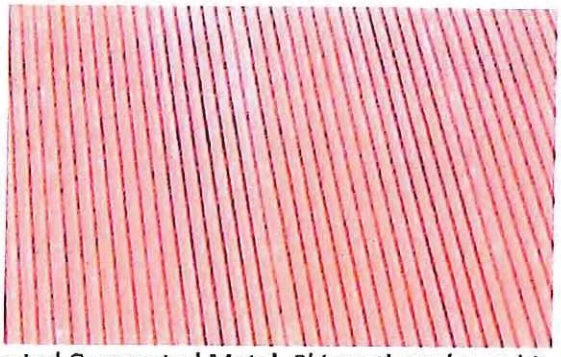
DATE 7-30-15



Roofing: Rusted Corrugated Metal



Siding: Vert. Random Board & Batten Reclaimed Natural w/ 1x6 reclaimed corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts & Top Railing, Metal Balusters & Bottom Railing



Siding: Rusted Corrugated Metal, 8' Lengths w/ matching corners

Windows: ~~Sage~~ Bronze

Overhead Door: Reclaimed Natural
Secondary Door: Painted Bronze

FACT SHEET

Block 16, "Tract 2," part Lot 9, all Lot 8 and part Lot 7

Address: 218 Gothic Avenue

Proponent – Gothic Avenue LLC in conjunction with William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for July 16, 2018 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	18'	5' to second story deck, 10' to wall
West Side	7'6"-11'6"	7' 6"	10'10"
East Side	7'6"-11'6"	7' 6"	7' 6"

FAR		**Primary - Existing**	**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1553)**		**(882.06/5865) 0.151**
	(up to) 0.32 (no larger than 2500 square feet)		**(1902.75/5865) 0.324**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2784.81/5865) 0.475**

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	24'
Building Width	35'	30'	21'
Distance Between Buildings	10'	18' 10"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

To:	BOZAR
From:	Molly Minneman
Date:	July 31, 2018
Subject:	BOZAR: Formal Review
Project:	**Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (also known as Tract 2 of the Jackson Subdivision) in the R1C zone. **- Architectural approval is required.** **- A conditional use permit for an accessory building with plumbing and/or heating in the R1C zone is required.**
DRC:	Mary Ellis and Crockett Farnell

Project overview: Josh Jackson submitted an application seeking re-approval of the September 29, 2015 development plan to construct a single family residence and accessory dwelling to be located Tract 2, Jackson Subdivision. The subdivision and development plans were brought forward by the Myerson's architect in 2015. The 5 ½ lot subdivision created three parcels being Tracts 1, 2 and 3, each with conditions. Those conditions included the requirement to construct an accessory dwelling on each parcel memorialized in restrictive covenants filed on each property on July 27, 2017. The subdivision was completed and Tract 1 at 222 Gothic is close to a final certificate of occupancy.

The three-year vested property rights for Tracts 2 (218 Gothic) and 3 (214 Gothic) will expire in September. Renewal of the 2015 approval is requested.

Proposal:
Construct a single family residence to be clad with 2x10", 2x12" timbers with chinking with random width rabbeted horizontal siding in the gables. The four bedroom home requires two parking spaces. Roofing will be 5-V crimp metal.

The accessory dwelling will include a two-car garage on the ground floor and one-bedroom dwelling unit on the second floor. Siding to be random width rabbeted wood stained medium gray and milled shingle roofing.

The DRC met with Jackson on July 16. Please see the notes of the meeting. Jackson noted that the original subdivision plan had called for removal of all utility lines and regrade the site. Jackson said that they were not removed and that the lines for each of Tracts 2 and 3 will be replaced, as development occurs. In addition, the mature trees in the subdivision have remained in place. He plans to work around them during construction.

Site Plan:

Guidelines: 2.7-2/32, 5.86-5.90

- Topography and drainage: Topographical information is provided from the original application. The topography drops 2'10' from south to north.
- Drainage: Drainage is to the street.
- Parking: Three parking spaces are required; two for the home that are located in the 2-car garage, and one spot in the west side yard for the accessory dwelling.
- Snow storage areas are provided.
- Setbacks-
    - Primary:
        - Front yard: 20'
        - East side yard: 7'6".
        - West side yard: '7'6"

        - Distance between buildings > 10'
    - Accessory:
        - Rear yard: 5' from deck and 10' to the garage door.
        - East side yard: 7'6".
        - West side yard 9'2"
- Landscaping: GL 2.15-2.19.
    - The trees on the parcel will remain. The site plan notes locations for new trees and/ or shrubs.
    - Ground cover to be low growing native grasses.
    - Walkways of stone pavers in the front yard and 'stepping stone' path in the rear between the residence and garage.
    - Gravel driveway / parking areas are shown.
- Lighting: Full cut off light fixtures to comply dark sky lighting ordinance are shown on the plans.
- Utility: *Utility tap-ins must be installed at the time of permitting.*
- Fencing – Fencing is shown along the shared east and west property lines.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All New Residential Construction; Chapter 5 **R1C zone.**

Architectural discussion:
Context: Refer to guidelines 4.22-4.23. The neighborhood consists of six historic residences, a duplex, and a variety of newer single family homes that includes the new residence at 222 Gothic. Most buildings are small or moderate in size and scale excepting the 1970's duplex that is contemporary. Residential footprints are variations of rectangle, vernacular, and T-shapes. Ridge orientations are predominantly gable ends perpendicular to the street.

The DRC could support the orientation and alignments of the proposed residence and accessory dwelling that appears to comply with the intents of GL 4.28. Overall, the apparent mass and forms appears relational with newer homes or historic homes with newer additions. Variations in forms relating to 222 and 214 Gothic, and within the neighborhood were considered compliant with the above guidelines.

Site planning: Refer to guidelines 4.24 – 4.28, 2.32-33. The site plan is well developed and the topography according to the site plan drops almost three feet and drains to the street. The landscaping plan from 2015 that includes existing trees and new trees/shrubs will be implemented.

Mass, scale, form (4.29-4.31 and 5.110, 5.115). The DRC discussed the scale and forms. One commenting board member advised reducing the scale. The DRC could support per GL 4.29, and 4.31. The forms were seen as sufficient variation from 222 and 214 Gothic. The T-form foot print relating to GL 4.29 and 4.31 was supported. Also noted, was the roof over the first floor windows that minimizes the scale of the front module.

Design and Style: Refer to guidelines 4.32-4.35. The DRC could support the overall design and style with several window revisions. The timbered siding, provided it is the predominate material, could be supported per GL 4.74. While the style varies from residences in the neighborhood, the overall design adequately conveys relationships with historic buildings in neighborhood.

Roof forms: Refer to guidelines *4.39 – 4.41. The scale of the roof appears consistent with historic buildings. The west gable wall sufficiently breaks up the N/S ridge. Traditional gabled forms were seen as appearing consistent with GL 4.37 and 4.40.

Porch features: Refer to guidelines 4.45-4.47. The DRC noted the front porch is minimal, yet functional, and differentiates from 222 and 214 Gothic. Set back from the front module, it conveys a

contemporary placement that the Board could support. Snow stops are depicted on the west roof that minimizes snow shed into the walk way, and snow removal will have to be effectively managed.

Elevated deck: Refer to GL 4.48. The elevated deck on the south elevation was supported in form and location. Reclaimed wood to railings and newels with iron balusters were supported.

Windows: Refer to Guidelines 4.49-4.58. The window to wall ratio per GL 4.49 had been re-worked several times in 2015, and Board supported the front elevation window plan, as shown. The DRC noted that the three windows on the front elevation may conflict with the intents of GL 4.54 and whether the thickness of the trim between windows is sufficient separation. One commenting member supported, as drawn. The DRC advised that the full Board discuss the guideline. They also noted several of the smaller windows crowd the corners, which conflicts with GL 4.53 a.

With regards to the other facades, the DRC could support as drawn per GL 4.50. Sufficient trim is shown between paired windows and the bank of four at the east elevation. Double-hung windows with divided light casements for egress were supported. The divided light pattern varies from 214 and 222 Gothic. The height of larger windows does not exceed 5'6".

Doors: Refer to Guidelines 4.59-4.64. The wood 1/3- divided-light entry door was supported per GL 4.60. Aluminum clad ¾-lite secondary doors at the south elevation were supported per GL 4.61.

Materials: Refer to Guidelines 4.71-4.88. The dominate coverage of cedar 2x10, 2x12 plank timber siding with natural stain, and accents of horizontal random with cedar stained gray in the gables, was generally supported. The color accents are in the windows that will be sage aluminum clad. Window trim of 2x8' header and 2x6" rails and sills to be natural. The horizontal band at the gables to be 2x12" reclaimed, natural. Fascia to be 2x6' over 12x12" reclaimed. Roofing to be dark bronze 5-V Crimp.

Accessory dwelling:
The Board supported the simple form of the building as being consistent with the intents of GL 4.82. The east elevation shed dormer complies with the intents of GL 4.43. The deck placement was supported per GL 4.48. The DRC discussed whether deck features can be allowed in core zones per GL 4.82 (g). Staff advised that previous boards have approved decks for buildings that are classified as accessory dwellings. Reclaimed-wood top rails and newels with iron balusters were supported. Garage doors are laminated with barn-style door pattern complies with the intents of GL 4.83.

With regards to materials, Jackson said he was considering another material other than the rusty corrugated metal. Full coverage of the vertical random-width board and batten siding was generally supported. The DRC noted that the single siding aligned with the intents of GL 4.82 that encourages simple styles that are less detailed than primary structures. An 18' metal wainscot was suggested to mitigate snow/ice damage, and was supported.

The DRC provided a recommendation for architectural approval for the residence pending review of the front elevation windows, and the accessory dwelling pending the siding change.

Board Action:

Finding:

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue **will not appear** or <u>will appear</u> excessively similar nor dissimilar to

structures within the surrounding neighborhood. The scale and forms of the proposal is relational with the existing structure relating to infill development within the surrounding R 1 C zone;

The design and style of the residence employs relationships that are consistent with single-family residences seen in the neighborhood and **can be supported** or cannot be supported by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29 (apparent scale), 4.31 (massing/ forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and 4.74 (context for materials).

The conditional use permit for the accessory dwelling as defined in the Crested Butte Municipal Code was recorded on the property on July 27, 2017 under reception number 647882 and runs with the land per code section 16-8-100, that includes the requirement for construction of the primary and accessory dwelling under the same permit.

The use of iron for the deck balusters can be supported based upon neighborhood context and context of materials on the building.

The accessory dwelling **will not appear** or will appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), and 4.82(design and style).

Make a motion to **approve** or deny the application for architectural appropriateness to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 also known as Tract 2, Myerson Subdivision in the R1C zone, provided that the solid body stain will be muted gray, and based upon the findings, and per the plans and material lists.

DRC Gothic Jackson - 218 Gothic
Farnell and Ellis
Minneman and Earley
Josh Jackson was present. A SFR and AD are proposed. He said the materials on the AD they would like to change to wood. They are reapplying for future development. They aren't sure if this would be built this year or next. They will begin with 218 and then do 214. It is going to expire in September. Ellis asked what they are doing today. Minneman said that they are looking at re-approval for the three year vested property right. She gave an overview of what was on this site originally. Jackson has closed on 218 Gothic from the Myerson's. All three properties had to have an AD associated with each home, which has been filed in the real property records. Jackson explained how the financing and purchase of the property proceeded. He explained that they pulled a building permit and the demolition was allowed and the minor subdivision then happened as well. Minneman gave accolades to the Board at the time because it took a lot of time because this was in the core zone and all the layers of approvals. There were three distinct different looks. Farnell said that the livability was taken into account because of the requirement of the ADUs. Ellis said she wondered about some of the design choices. She mentioned the decks on the ADU's and if it sets a negative precedent. Minneman said that there are other examples and AD's are different than AB's. Also, the parking was tight to fit also from Farnell as well.

Farnell suggested leaving it as is and when ready for a building permit then come in for an insubstantial. Minneman said he could have the change noted and then bring the change(s) in with the construction drawings. They discussed this.

Ellis said that this is being resubmitted. She wondered if BOZAR is acting on this or rubber stamping as it were. Minneman said many times the Board will honor a previous Board's decision, but if there is a glaring issue or code changes or infill which doesn't make it compatible then it of course can be readdressed. Minneman noted the three windows and the need for trim/siding between.

Write in - 1. Ok
2. Rubber stamp, west facing gable subordinate? Windows close to corners, 4.53 a, ADU deck door with windows are there other examples.
3. Has this been three years? No issues with arch, but would jump on the band wagon to reduce size and redesign.

Ellis read 4.53 a about **windows crowding corners**. Minneman said they wanted to try to ensure that there were equal windows on top and bottom. Farnell said that one there may need some space, but the others look fine. The three windows need siding between just on the front facade. Minneman said it is in the living room and she said with this type of siding she wondered if the siding could be put in between. Jackson said he'd like to talk with Dan about this as well. Farnell thought that it might look busy with siding between. Minneman wondered about separation of two windows and then one window. She also said to hear from other Board members.

Ellis asked about **plank and chink** and Farnell said it is not rounded like veneer panels. These would be hand hewn. She asked if plank and chink is allowed in the core. Minneman said that planking would be a lot all the way up. Two dominant materials on the front elevation are not encouraged. Minneman read the GL. Ellis said that hand hewn is flat not round and understood. Then she referred to the two different materials.

West - should there be a step down on the West gable. Minneman said that the Board discussed this and there are historic buildings where it does not step down. She said dormers do need to step down, but they didn't require this. Simple enough elevation. The snow breaks were added for the shed.

South - Minneman said that the metal balusters were discussed and wood top rail and newels were a meet in the middle.

East - Second material is incorporated on this module. Ellis asked about the four windows. There is 3.5" separating and Farnell agreed.

North - Ellis asked about 1/3 lite on the front elevation. Farnell said that there wasn't any where that it was prohibited. Minneman said it was a little contemporary, but the Board supported. It is a wood door thought per Farnell.

AD - North - siding rabbeted 1x10, 12 vertical. Farnell asked if it would go all the way up. Minneman said that a trim piece/belly band could be done. It looks like board and batten on the drawing. Both supported the change, but a drawing would be needed to be signed off upon. Farnell said east and west it isn't a big deal.

South - Minneman said that this building will be in between the others. Murphy was concerned about snow build up. They could do an 18" wainscot.

Ellis asked about the second floor deck GL. Minneman read a DG, but it was specific to primary buildings 4.82 was then read. They discussed if AB or AD were different. Some definition/detail could be added in the future about AB versus AD. AB doesn't have living space and shouldn't have decks, but AD do. Farnell also talked about the livability of the space and the deck improved this.

Recommendation of approval pending siding change on AD and North elevation windows.

BOZAR 8-25-15
9-29-15

Email form to Building Dept.

JUL 2015
RECEIVED
Building Department

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BLK 16, Lot 8 & Part of 9 & 7 ZONE R1C

ADDRESS 218 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [X] Single Family
- [ ] Multi Family
- [ ] Accessory dwelling
- [ ] Accessory Building
- [ ] Addition
- [ ] Other
- [ ] Commercial
- [ ] Historic Rehab

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Milled Shingle
- [ ] Other
- [ ] Pro Panel style
- [X] Standing Seam
- [X] ~~Galvanized~~ RUSTED, Corrugated Metal
- [X] 5-V Crimp

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[X]	Horizontal	2x10 & 12	Plank & Chink	RECLAIMED NATURAL
[X]	Vertical	1x8, 10, 12	Rabbeted Horizontal random	RECLAIMED SEMI-TRANSPARENT
[ ]	Other			B.M. CLARKSVILL GRAY HC-102
[ ]	Stucco			

X Trim 2x8 & 2x6 Head @ Windows & doors RECLAIMED NATURAL
2x12 horizontal band RECLAIMED NATURAL

X Fascia 2x6 over 2x12 RECL. FASCIA - 10/12
2x4 over 2x10 RECL. FASCIA - 4/12 & ENTRY

X Corner Boards 2x6 @ rabbeted vert., 2x10 @ chinked horiz

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	wood & glass	see elev.	RECLAIMED BROWN/GRAY
X Secondary door	clad & glass	full lite	

WINDOWS Sage Green

Type:
- [X] Casement
- [X] Casement, egress
- [X] Double hung
- [X] Awning
- [ ] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [X] Aluminum clad, wood (SAGE)
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used SEE ELEVATIONS

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

Vents - ~~RUSTED~~ BROWN - FIREPLACE VENT - ~~SAGE~~ BROWN + GRAY
RECL. 6x6 newel posts, metal railings & ballusters
beams on gable ends
snow breaks

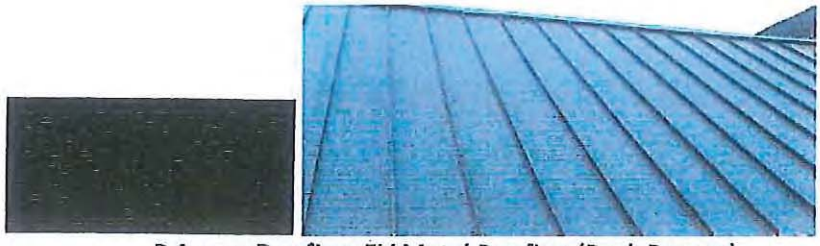
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15

Myerson 218 Gothic Ave.

Materials – Primary Structure, Single Family Residence



Primary Roofing: 5V Metal Roofing (Dark Bronze)

Siding: Horiz. Rabbeted Random width, Reclaimed w/ 2x6 Corner Boards, Natural

Siding: Horiz. Adzed Timbers & Chinking, Reclaimed Natural w/ 2x10 Corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts & Top Railing, Metal Balusters & Bottom Railing

Windows: Sage

Entry Door: Reclaimed Painted Brown/Gray

SEP 2015
RECEIVED
Building Department

Myerson 218 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

BOZAR 8-25-15

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL Blk 16, Lot 8½ Part of 9 & 7 ZONE R1C

ADDRESS 218 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal (Zactique)
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other ~~Rusted Cor-ten - CORRUGATED~~

EXTERIOR FINISH

Siding

TYPE	SIZE	LOCATION	COLOR
[x] ~~Horizontal~~	~~Rusted Metal Corrugated~~ ~~rusted sheet metal~~	~~wainscot~~	~~8' LENGTHS~~ 7-16-18
[x] Vertical	rabbeted 1x10, 12	random	RECLAIMED NATURAL
[ ] Other	Cables		
[ ] Stucco			

Trim 2x4 & 6 RECLAIMED NATURAL

X Fascia 2x6 over 2x12 RECLAIMED NATURAL

X Corner Boards ~~1x6 reclaimed @ vertical rabbeted~~ 1x4 in dormer only
~~matching corners @ metal wainscot~~

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	RECLAIMED	NATURAL
X Secondary door	clad ? glass	full lite	CLAD BRONZE
	clad ? glass	1/2 lite	

WINDOWS BRONZE

Type:	Style:	Material:	Glazing:
[X] Casement	[X] Simulated, divided lite	[ ] Wood	[X] Low E
[ ] Casement, egress	[ ] True, divided lite (historic)	[X] Aluminum clad, wood	[ ] Heat mirror
[ ] Double hung	[ ] Decorative mullions	[ ] Vinyl clad, wood	[X] Tempered
[X] Awning	[ ] Other _____	[ ] Other _____	[ ] Standard
[X] Fixed			[ ] Other _____
[ ] Slide-by			

Describe locations if a mix is used See elevations

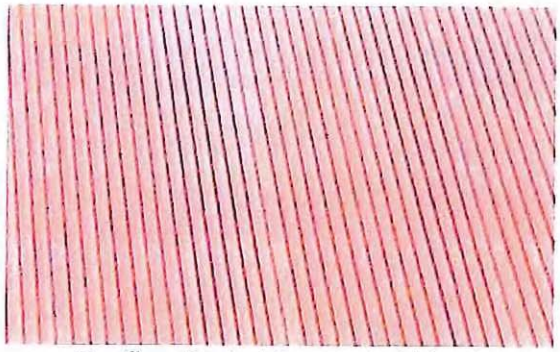
Other Exterior Features (i.e. railings, chimneys, posts, etc.)

RECL. 6x6 newel posts, RECL. railings w/METAL BALLUSTERS
braces for shed roof RECLAIMED NATURAL
beams on gable ends RECLAIMED NATURAL

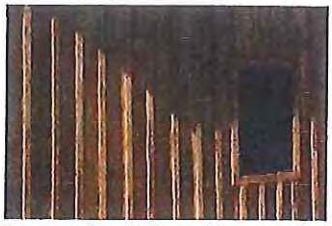
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15



Roofing: Rusted Corrugated Metal



Siding: Vert. Random Board & Batten Reclaimed Natural w/ 1x6 reclaimed corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts & Top Railing, Metal Balusters & Bottom Railing

Siding: Rusted Corrugated Metal, 8' Lengths w/ matching corners

Windows: Sage Bronze

Overhead Door: Reclaimed Natural
Secondary Door: Painted Bronze

FACT SHEET

Block 16, "Tract 2," part Lot 9, all Lot 8 and part Lot 7

Address: 218 Gothic Avenue

Proponent – Gothic Avenue LLC in conjunction with William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for July 16, 2018 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	18'	5' to second story deck, 10' to wall
West Side	7'6"-11'6"	7' 6"	10'10"
East Side	7'6"-11'6"	7' 6"	7' 6"

FAR		**Primary - Existing**	**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1553)**		**(882.06/5865) 0.151**
	(up to) 0.32 (no larger than 2500 square feet)		**(1902.75/5865) 0.324**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2784.81/5865) 0.475**

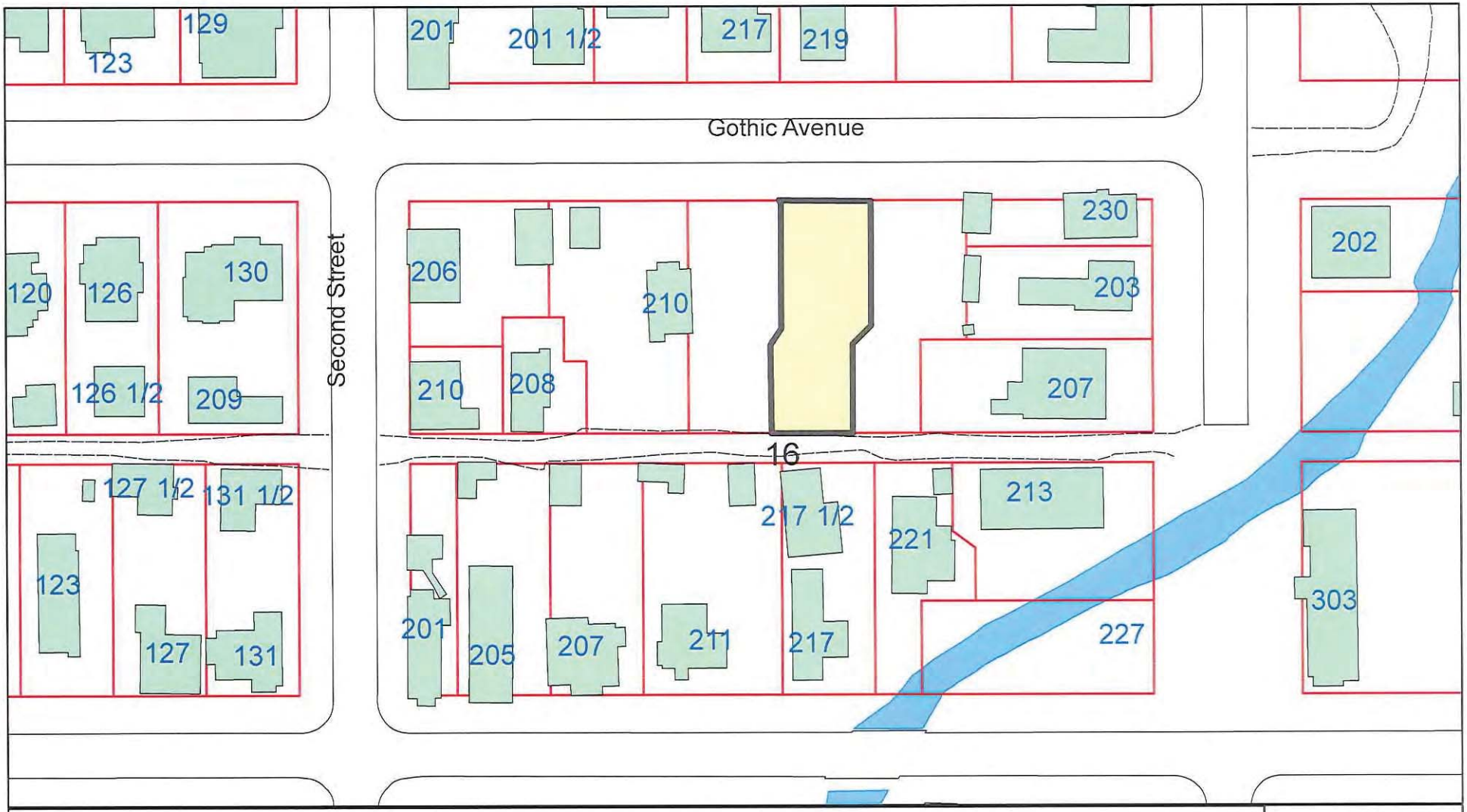
R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	24'
Building Width	35'	30'	21'
Distance Between Buildings	10'	18' 10"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'



TOWN OF CRESTED BUTTE
Gunnison County, Colorado

Buildings
Parcel Boundaries
Paved Roads
Streams
Unpaved Roads

N
W E
S

0 37.5 75 150 225 300 Feet

CRESTED BUTTE, COLORADO
A National Historic District

Town of Crested Butte
P.O. Box 39
507 Maroon Ave.
Crested Butte, Colorado 81224
(970) 349-5338 (FAX 349-6626)

Jackson: 218 Gothic Avenue

A 3d NTS GOTHIC AVENUE

B 3d NTS VIEW FROM ALLEY

C 3d NTS VIEW FROM ABOVE

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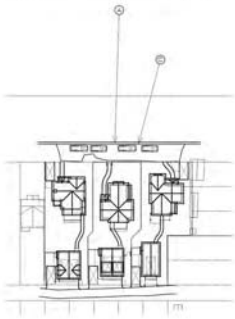


D 3d NTS NEIGHBORHOOD PLAN

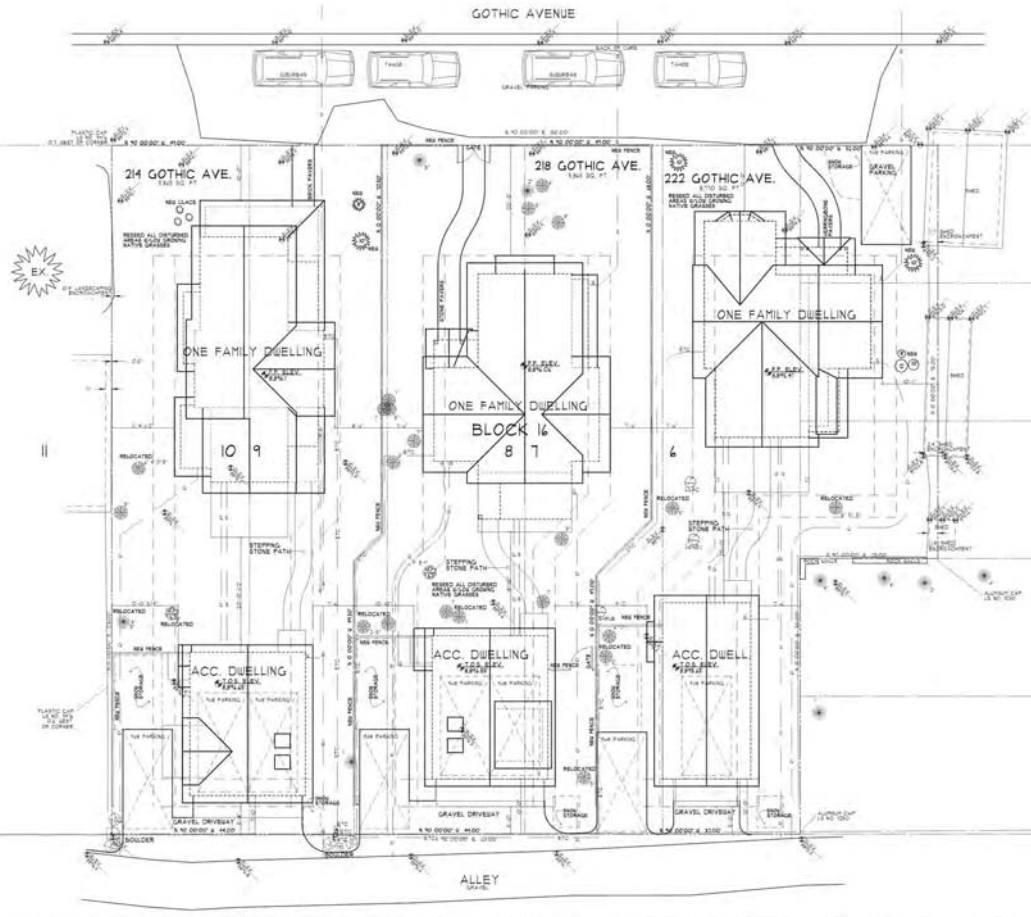
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, & 222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3D VIEWS

DATE: 4/10/2015

SHEET NO: 3d



SITE & LANDSCAPING PLAN

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 271 • 424 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-0200 • Fax. 970-349-0201
e-mail: info@djmarchitect.com

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2700 NEU WAY #8
TELLURIDE, FLAMS, TX 27295-9142
PHONE: (405) 361-2088
CELL:
FAX:
E-MAIL: andrewsonia@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING			
* A' HEIGHT BUILDING			
LIVING SF	1910	2200	1910
* 2 CAR GARAGE (PORCH SF IF 1 ON S)	763	613	613
* 2 HEIGHT IF LINE			
LIVING SF	760	893	893.00
DECK HEIGHT IF LINE SF (2 IF 1 ON)	1500	1500	1500
TOTAL LIVING SQ.FT.	3183	3693	3416.00
LIVING SQ.FT. (MAX)	3500	3500	3500.00
ACCESSORY DWELLING			
* A' HEIGHT BUILDING (SEE DWG)	996-1010	996-1010	996-1010
* 2 CAR			
LIVING SF	1000	1000	1000
* 2 HEIGHT IF LINE	1000	1000	1000
TOTAL LIVING SQ.FT. (MAX 2/3 P.)	1000	1000	1000.00
BIG ELSE			
PROPOSED BUILDING (S - 50 ALLOWED)	50	50	50
ALL BUILDINGS (30 TOTAL)	50	50	50
OPEN SPACE (SEE DWG)			
* BELOW GRADE (NO FOOT PRINT SF)			
* ADJACENT BUILDING FOOT PRINT SF	1214	1214	1214
TOTAL SF	1214	1214	1214
OPEN SPACE (SEE DWG)	1000	1000	1000
HEATED AREAS (SEE DWG)			
BASEMENT			
TOTAL SF	0	0	0
TOTAL SF	0	0	0
MOD STORAGE ON SITE			
* SEE DWG	150	150	150
MOD STORAGE SF 1/3 (%)	50	50	50

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

SHEET NAME
SITE & LANDSCAPING PLAN

DATE 9/3/2015
SHEET NO. L1

1 / StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.

9/19/2015

2 / StSc ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

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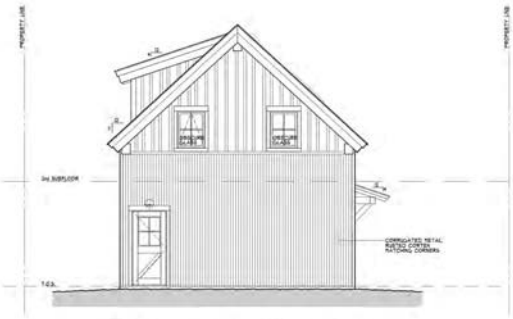
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

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

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/15/2015
SHEET NO: A1a

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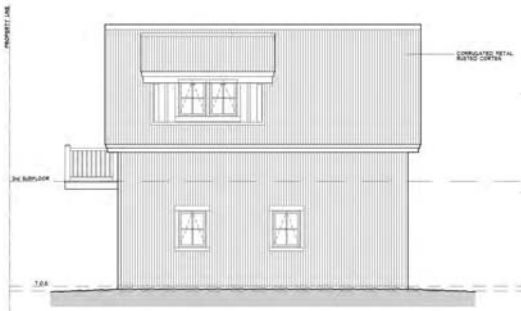

1 A16 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 A16 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 A16 WEST ELEVATION
SCALE: 1/4"=1'-0"

4 A16 WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/15/2015
SHEET NO: A16

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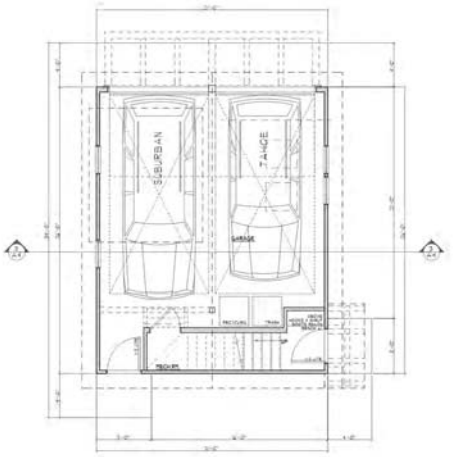
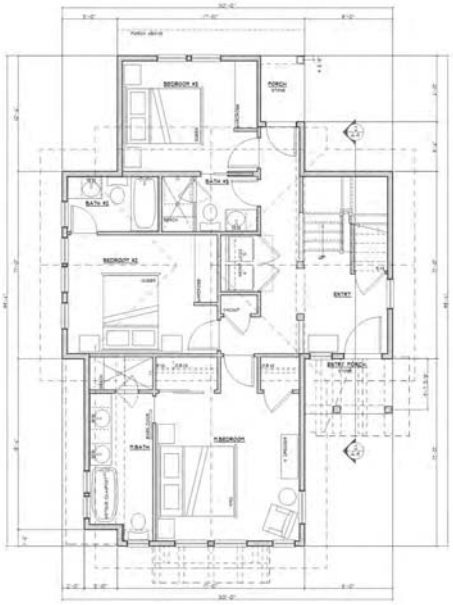


1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 546 S.F.
GRADE: AREA 546 - 100 GARAGE = 446 S.F.



2 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 1000.0 S.F.
W. LINE: LIVING 1000.0 + COV. PORCH 241.3 = 1093.0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

DATE: 9/15/2015
SHEET NO: A2

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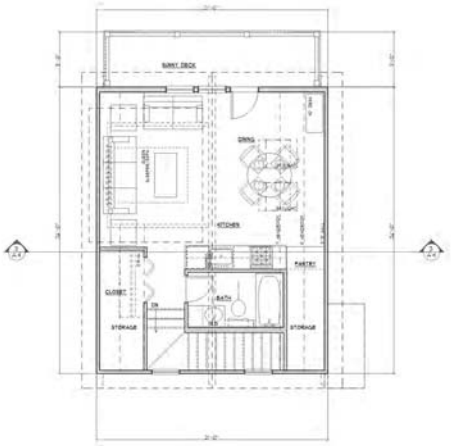
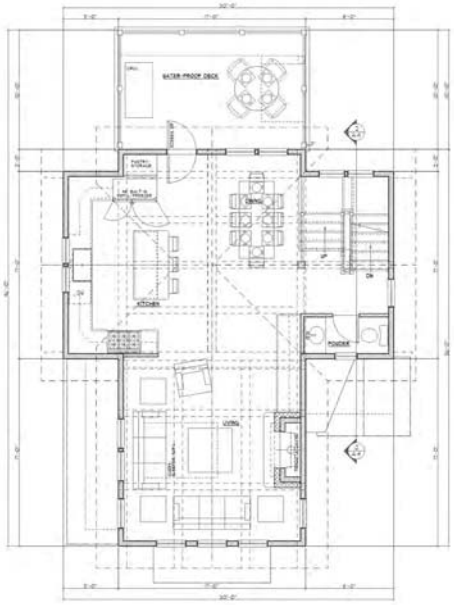


1 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 440 S.F.
H. LINE: LIVING 440 + DECK 470 = 910 S.F.



2 A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 833 S.F.
H. LINE: LIVING 833 S.F. + DECK 884 = 833 S.F.

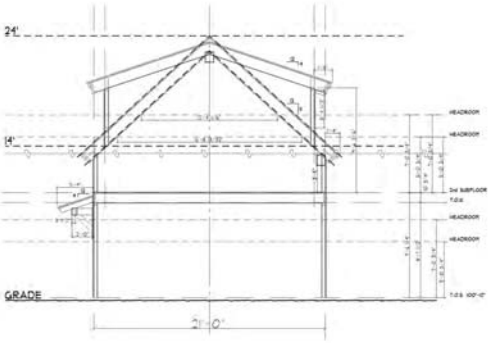
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

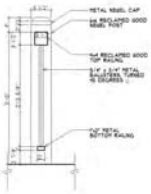
SHEET NAME:
SECOND FLOOR PLAN

DATE: 9/15/2015
SHEET NO: A3

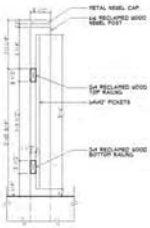
2 BUILDING SECTION
A4 SCALE: 1/4"=1'-0"



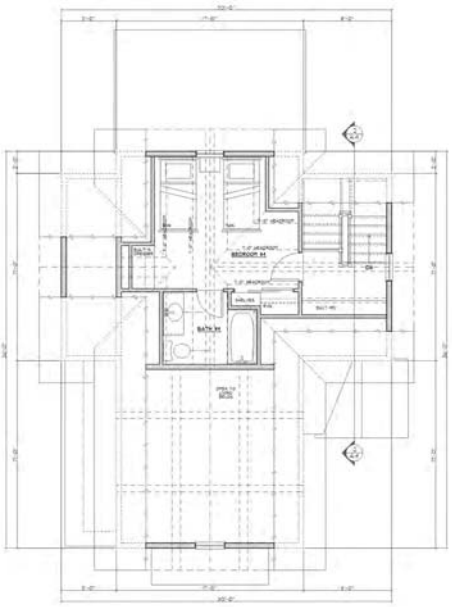
3 BUILDING SECTION
A4 SCALE: 1/4"=1'-0"



4 RAILING DETAIL
A4 SCALE: 1"=1'-0"



5 FENCE DETAIL
A4 SCALE: 1"=1'-0"



1 THIRD FLOOR PLAN
A4 SCALE: 1/4"=1'-0"

LIVING AREA (AT 5' HEADRM) = 238 S.F.
23' LINE LIVING = 0 S.F.

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REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN &
BUILDING SECTIONS

DATE: 9/15/2015
SHEET NO.: A4

A 3d NTS GOTHIC AVENUE

B 3d NTS VIEW FROM ALLEY

C 3d NTS VIEW FROM ABOVE

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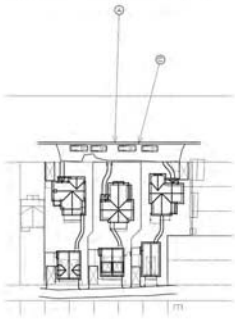


D 3d NTS NEIGHBORHOOD PLAN

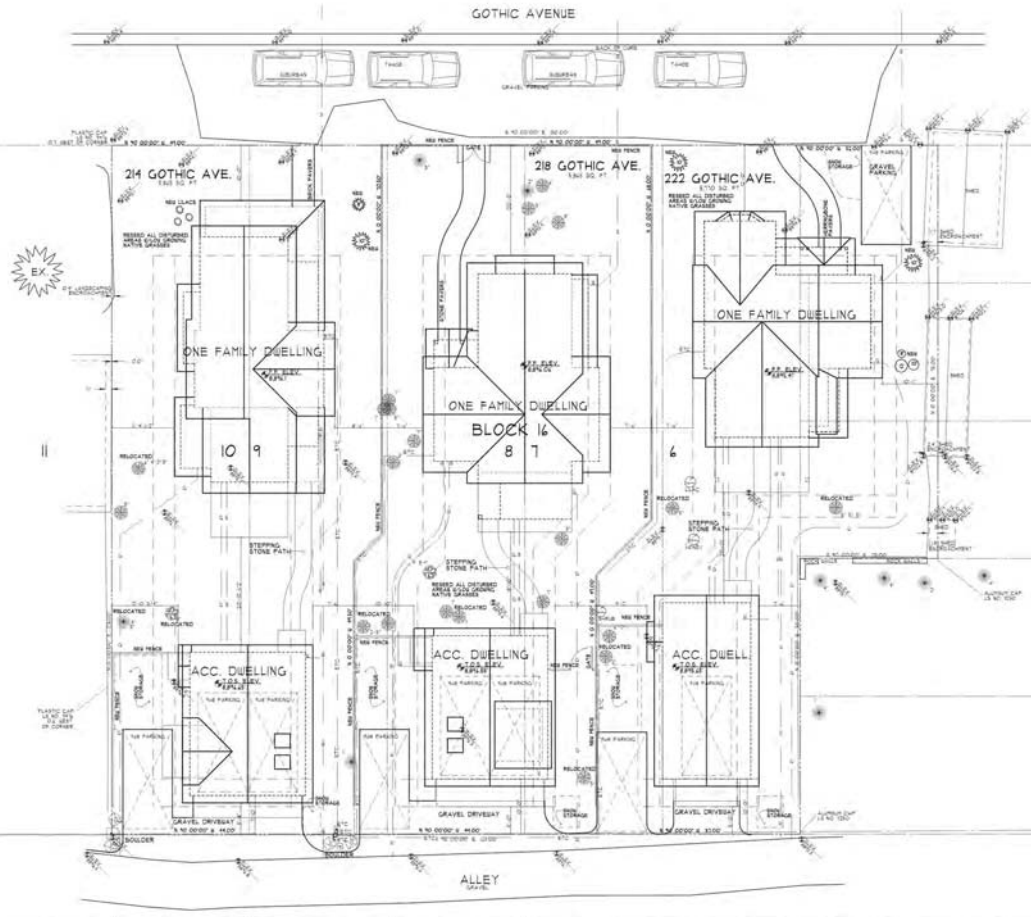
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, & 222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3D VIEWS

DATE: 4/10/2015

SHEET NO: 3d



SITE & LANDSCAPING PLAN

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OWNER:

BILL & BARBARA FITZSIMON
2700 NEU WAY #8
TELLURIDE, FLAMS, TX 27295-9142
PHONE: (405) 361-2088
CELL:
FAX:
E-MAIL: andrewsonia@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING			
* A' HEIGHT BUILDING			
LIVING SF	1910	2200	1910
* 2 CAR GARAGE (PORCH SF IF 1 ON S)	763	613	613
* 2 HEIGHT IF LINE			
LIVING SF	760	893	893.00
DECK HEIGHT IF LINE SF (2 IF 1 ON)	1500	1500	1500
TOTAL LIVING SQ.FT.	3183	3693	3416.00
LIVING SQ.FT. (MAX)	3500	3500	3500.00
ACCESSORY DWELLING			
* A' HEIGHT BUILDING (SEE DWG)	996-1010	996-1010	996-1010
* 2 CAR			
LIVING SF	1000	1000	1000
* 2 HEIGHT IF LINE	1000	1000	1000
TOTAL LIVING SQ.FT. (MAX 2/3 P.)	1000	1000	1000.00
BIG ELSE			
PROPOSED BUILDING (S - 50 ALLOWED)	50	50	50
ALL BUILDINGS (30 TOTAL)	50	50	50
OPEN SPACE (SEE DWG)			
* BELOW GRADE (NO FOOT PRINT SF)			
* ADJACENT BUILDING FOOT PRINT SF	1214	1214	1214
TOTAL SF	1214	1214	1214
OPEN SPACE (SEE DWG)	1000	1000	1000
HEATED AREAS (SEE DWG)			
BASEMENT			
TOTAL SF	0	0	0
TOTAL SF	0	0	0
MOD STORAGE ON SITE			
* SEE DWG	150	150	150
MOD STORAGE SF 1/3 (%)	50	50	50

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

SHEET NAME
SITE & LANDSCAPING PLAN

DATE 9/3/2015
SHEET NO. L1

1 / StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.

9/19/2015

2 / StSc ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

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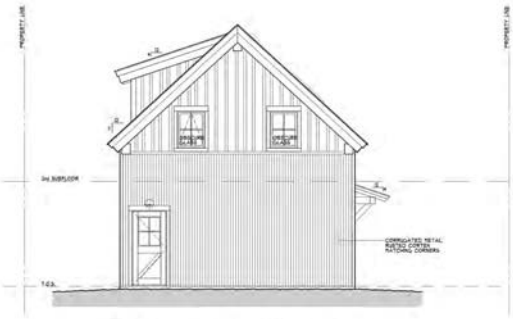
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

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

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/15/2015
SHEET NO: A1a

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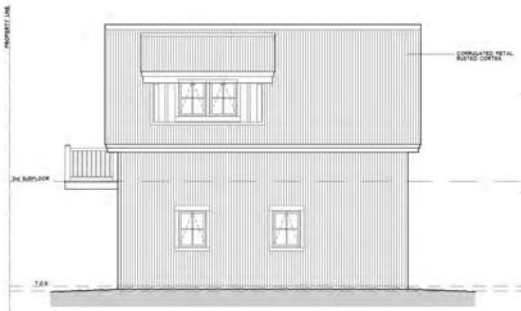

1 A16 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 A16 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 A16 WEST ELEVATION
SCALE: 1/4"=1'-0"

4 A16 WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/15/2015
SHEET NO: A16

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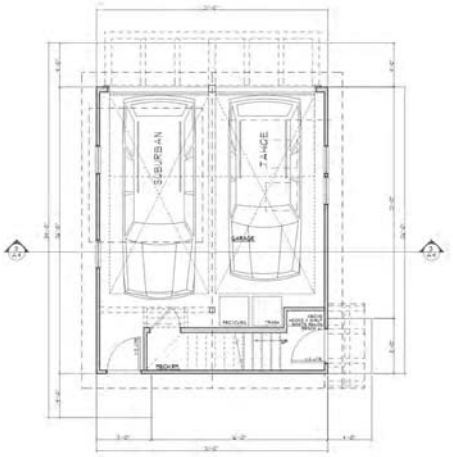
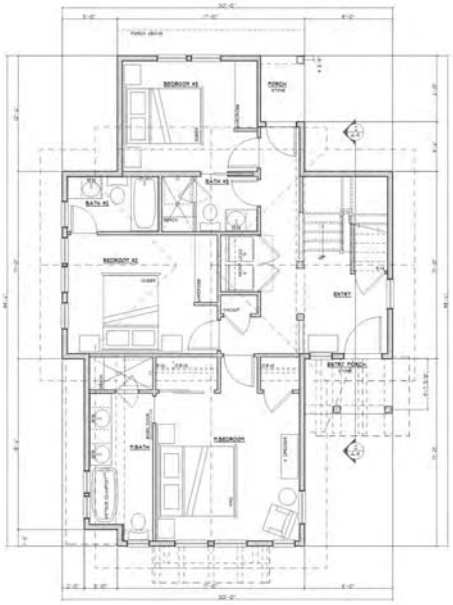


1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 546 S.F.
GRADE: AREA 546 - 100 GARAGE = 446 S.F.



2 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 1000.0 S.F.
W. LINE: LIVING 1000.0 + COV. PORCH 241.3 = 1093.0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

DATE: 9/15/2015
SHEET NO: A2

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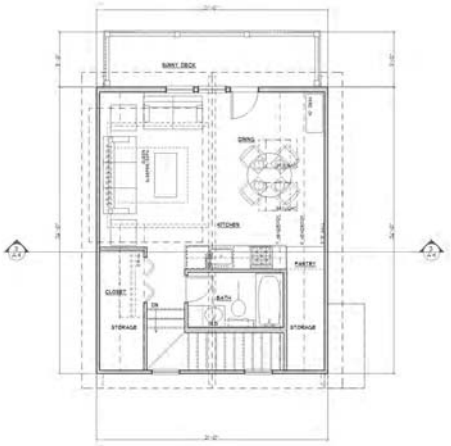
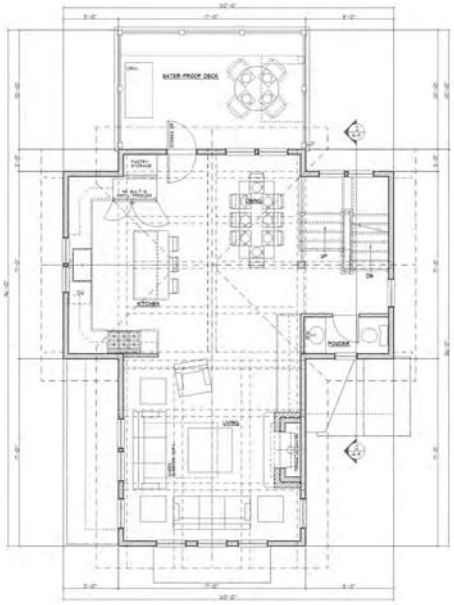


1 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 440 S.F.
H. LINE: LIVING 440 + DECK 470 = 910 S.F.



2 A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 833 S.F.
H. LINE: LIVING 833 S.F. + DECK 884 = 833 S.F.

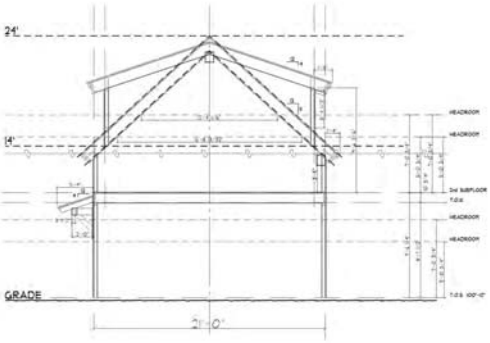
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

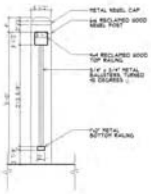
SHEET NAME:
SECOND FLOOR PLAN

DATE: 9/15/2015
SHEET NO: A3

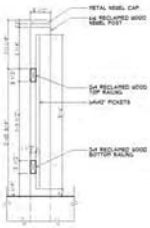
2 BUILDING SECTION
A4 SCALE: 1/4"=1'-0"



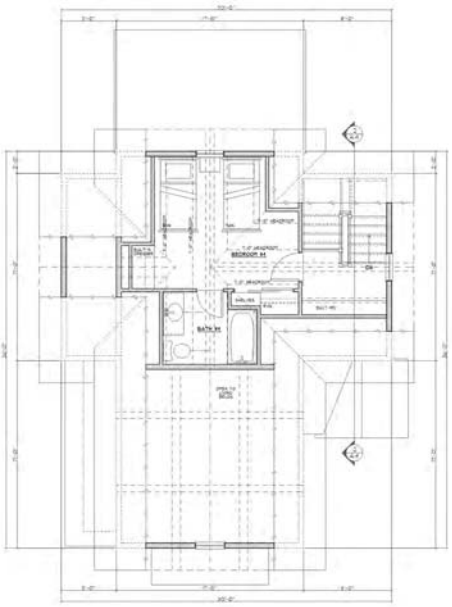
3 BUILDING SECTION
A4 SCALE: 1/4"=1'-0"



4 RAILING DETAIL
A4 SCALE: 1"=1'-0"



5 FENCE DETAIL
A4 SCALE: 1"=1'-0"



1 THIRD FLOOR PLAN
A4 SCALE: 1/4"=1'-0"

LIVING AREA (AT 5' HEADRM) = 238 S.F.
23' LINE LIVING = 0 S.F.

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REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN &
BUILDING SECTIONS

DATE: 9/15/2015
SHEET NO.: A4

To:	DRC and BOZAR
From:	Molly Minneman
Date:	June 12, 2017
Subject:	DRC: Formal Review
Project:	**Michael R. Haney-** Construct additions to the accessory building located at 20 Third Street, Block 3, West 100' of lots 20-21 and the West 100' of the South half of Lot 19, in the R1 zone. **- Architectural approval is required.** **- An expansion of a conditional use permit for an accessory building in the R1 zone is required.**
DRC:	Mary Ellis and Erik Nauman

Sean Norton submitted an application of behalf of Michael Haney to construct additions to the accessory building located at 20 Teocalli Avenue. Proposed are gable addition with shed roof porches to the East elevation, and eyebrow dormer to the West elevation. The additions to be clad with metal to match the existing with wood details. The building increases from 367 sf to 678 sf. The FAR for the site increases from .226 (1,783 sf) - .336 (2094 sf).

Quick review of items for the Board to address:

1. The expansion of a conditional use permit for a heated and plumbed accessory building converting the second floor storage to habitable space for office use.
2. Consider whether the forms and scale of the additions and dormer relate with the intents of GL 2.27, 4.23, and 4.82.

Conditional use permit (Section 16-8-30). The garage/storage building has a conditional use permit for a heated and plumbed accessory building defined in Section 16-1-20. Conversion of the second floor from storage space into the office space with half-bath expands the use of the building. An expansion of a conditional use permit is required. The building is prohibited from use as a residential unit that include sleeping, bathing and sleeping.

Guidelines that may apply to the Board's review include Chapter 2 – Guidelines for All Projects; Chapter 4 – Guidelines for All New Residential Construction.

Architectural Review:

Site Plan:

- Parking: the parking spot in the one-car garage will remain.
- Setbacks: Rear yard : remains the same
  - East side yard: Remains the same
  - Distance between buildings: 16' 4 ¾" and exceeds the minimum requirement of 10'
- Landscaping: No significant changes
- Lighting: Exterior light fixtures to be added and comply with dark sky ordinance.
- Utilities: Existing

Accessory building: Guidelines 2.27-8, 4.22-4.23 4.78 -4.83, 2.17, 4.49.
The accessory building was constructed in 2008 and is situated on Teocalli Avenue. The property does not have alley access. Additions to the East elevation provide an enclosed staircase to the second floor with shed roof entries to the garage (north) and office (south). The west elevation dormer creates head room for the office space.

Mass, scale, form: GL 4.78-4.83. 2.17. The focus of the guidelines is to maintain subordination of the building in relation to the primary structure, and for buildings to convey simplicity in mass, scale, form and materials.

The east addition gable subordinates the main roof ridge. The 'eye brow' dormer does the same. The Board will have to determine whether the roof forms increase the scale and complexity of the building per GL 4.82 (d) that states, 'accessory buildings should be of simple design and massing'.

The 'eye brow' dormer has been debated by the Board as to whether it is truly a dormer or a roof element. The Board has considered them to be a dormer, and conflict with GL. 4.82 (f) that discourages dormers on buildings that are not dwellings. They have favored a gable wall or ell shape for buildings the desire second floor office/studio space. The Board will need to consider whether the forms and scale of the additions will not appear excessively dissimilar with regards to accessory building within surrounding R-1 zone, or reasonably comply with the intent of the guidelines, or require adjustments to the plan.

Windows: Vertical divided light casement window is proposed to match the upper sash of the first floor windows. The Board should discuss whether or not cross muntins in the square window is advised, if the dormer is supported.

Materials: The building is clad with thin ribbed rusted metal. Additions are proposed to match exiting. Information on the material lists are minimal with regards to the patina of the metal, fascia depth and trim. The primary door to be wood.

DRC

1. **Review the plans and material lists.**
2. **Make a recommendation to the BOZAR regarding the expansion of a conditional use permit for an accessory building with plumbing and heating in the R1 zone.**
3. **Make a recommendation to the BOZAR regarding architectural appropriateness.**

Guidelines to consider:

2.27 Minimize the visual impacts of a garage.
a. A garage shall appear subordinate to the primary structure and should be detached. b. Vehicles should not dominate the site.
c. For parking located on site in residential areas, it is preferred to locate a detached garage at the rear of the property.
d. In general, no more than 40% of the street frontage of a lot may be used for driveways and parking areas in single family residential zones.
e. Painting garage doors the same color as the areas around them is strongly encouraged to minimize the garage door's visual impact.

*4.22 Structures should not be excessively similar to other structures in a neighborhood. It is in the interest of diversity to have structures vary somewhat in form, materials, color and detailing in an immediate neighborhood, as was the case historically in Town.
a. Whereas a proposed structure may meet all Guideline requirements, if a proposal appears excessively similar to structures within 400 feet or one block of the proposal, changes may be required.

*4.23 A structure should not be excessively dissimilar from other structures of like use in its neighborhood, zone or the Town.
a. The Design Guidelines are to be used to aid in the design process to keep structures from becoming excessively dissimilar from the Town's historic context.

4.43 Dormers may not be the dominant roof feature. Dormers should appear to be a subordinate element on a roof.

a. Dormers, whether gable or shed, on any one side of a module should not occupy more than 30% of the roof.

b. Dormers should fit within the primary roof plane. They should be lower than the primary ridgeline in the core zones. The preferred dormer detail is to have a section of continuous roof beneath the dormer to make it appear as a more subordinate element. This is required for third story dormers and dormers in the core zones. This reduces the appearance of mass without appreciably affecting the livable space in the dormer.

c. If a dormer is allowed in a roof module where the siding treatment below the dormer on the structure wall continues unbroken by a roof section onto the vertical dormer face the 30% rule above still applies. The 30% is measured by assuming a continuous fascia or roof detail exists at the level it would normally appear and then measuring the vertical face above it for the dormer area.

4.82 Accessory buildings should be simpler and less detailed than primary structures.

a. Accessory buildings may be left un-painted.

b. Accessory buildings should have simpler detailing. For example, they may be constructed without soffit and fascia.

c. Accessory buildings should be of simple design and massing.

d. If used, porches should be small and unobtrusive.

e. Accessory buildings should have fewer windows and a greater solid to void ratio than primary structures.

f. Dormers on accessory buildings, which are not accessory dwellings, are discouraged.

g. In the core zones, accessory buildings should not have second story decks.

h. In the core zones, accessory buildings should have simpler finish materials than the primary structure on the site.

i. Exterior staircases from second floors should be screened with structure or landscaping from primary street views.

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MIKE HAMEY

LEGAL S12.5 OF W 100' LOT 14 ZONE R1
LOTS 15-16 BLK 10 CB

ADDRESS 20 3RD ST.

TYPE OF STRUCTURE

X Accessory Building, heated and/or plumbed ___ Accessory Building, cold

___ Accessory Dwelling ___ Addition ___ Historic Rehab

___ Other _____

ROOFING TYPE

___ Shake Shingle ___ Pro Panel style X Galvanized, Corrugated Metal

___ Milled Shingle ___ Standing Seam ___ 5-V Crimp

___ Other _____

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
___ Horizontal				
X Vertical	METAL & WOOD			
___ Other				
___ Stucco				
___ Trim				

___Fascia WOOD

___Corner Boards METAL / WOOD

DOORS

	MATERIAL	*STYLE*	*FINISH*
___Primary door	WOOD	1/2 LITE	PAINTED
___Secondary door	"	"	"

WINDOWS

Type:	*Style:*	*Material:*	*Glazing:*
X Casement	X Simulated, divided lite	___Wood	X Low E
___Casement, egress	___True, divided lite (historic)	X Aluminum clad, wood	___Heat mirror
___Double hung	___Decorative mullions	___Vinyl clad, wood	___Tempered
___Awning	___Other	___Other	___Standard
___Fixed			___Other
___Slide-by			

Describe locations if a mix is used

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 5/9/17

312
Teocalli
Across
STREET

To: DRC and BOZAR
From: Molly Minneman
Date: September 14, 2012
RE: September 17, 2012 DRC
Project: **Chris and Sally Hensley** - change a previously approved plan to alter the height of the accessory dwelling under construction at 510 Sopris Avenue, Block 36, lots 13-14 in the R1C zone.
An insubstantial determination is requested.

DRC: Andris Zobs and Bob Vandervoort

The construction of the Hensley accessory dwelling is at a standstill. In a nutshell, in setting the height of foundation in reasonable alignment with the alley, the height of the walls were not adjusted to stack up at the approved 18'2" height of building from natural grade. If constructed at it stands, the building will be 6" taller than approved. They pulled off the project until a solution is determined. Pete Weber from Coburn development submitted the enclosed plans requesting the DRC approve the height increase as an insubstantial determination. Plans from the BOZAR approval are also enclosed to aid in your consideration.

The Board may recall that during their review of the approved plan:

- The actual height of the building could not exceed the height of the primary residence as directed by the zoning code;
- The grade of the rear yard per the drawings is 18" higher than the primary residence (see side scape);
- The height of the alley is higher than the rear of the property; and
- The height of the accessory in relation to the primary should not appear taller as seen from the side elevation. This was due in part to guideline 2.27 to create the appearance of subordination in relation to the primary residence.

Because of the limiting factors of the residence, the Board approved the height of the accessory to appear equal in height to the primary residence.

The proposed plan requests the new building height at 18'8"; the primary residence is 19'8" and due to the height of grade, the building will appear 6" taller. It a little difficult to see on the small plan sets, and the DRC can the large format plans will be available at the meeting.

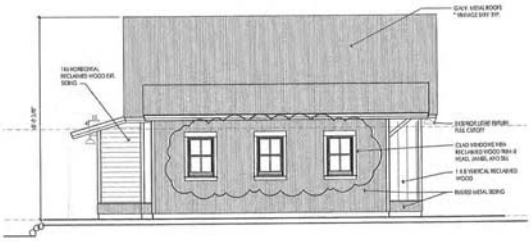
Pete Weber, Chris Hensley and John Fitzgerald will meet with the DRC. There are other options that may be explored that may take more time to flush out. The DRC is asked to understand the issues and determine the course of action at the meeting. If considered to be insubstantial, the DRC can support the height increase, explore other options, or discuss the proposal or options with the full board as an insubstantial determination on the 25th.

DRC:

1) Determine whether the 6 inch increase in height of the accessory dwelling located at 510 Sopris Avenue can be considered as an insubstantial determinations based upon the following:

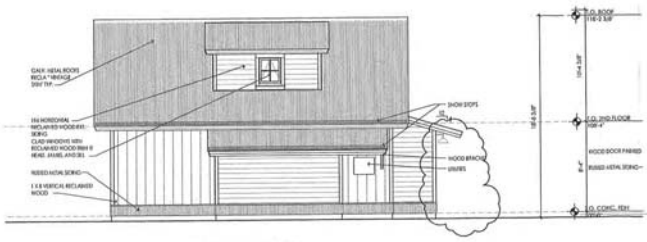
- **The visibility of the proposed changes,**
- **The extent of the changes as it relates to the appearance of the primary residence, and**
- **The effect of the changes on the character of the neighborhood.**

2) Make a determination to approve the alterations based upon the guidelines and the visibility of the proposed changes.



1 / A2.1 WEST ELEVATION
scale: 1/4" = 1'-0"

2 / A2.1 SOUTH ELEVATION
scale: 1/4" = 1'-0"



3 / A2.1 EAST ELEVATION
scale: 1/4" = 1'-0"

4 / A2.1 NORTH ELEVATION
scale: 1/4" = 1'-0"

SEP 2012
RECEIVED
Building Department

COBURN
Creating Great Places®
232 Elk Avenue
P.O.Box 901
Crested Butte, CO 81224
T: 970.349.1366
F: 970.349.1369
www.coburndev.com
plan | design | build

508 Sopris Avenue
Crested Butte, CO
81224

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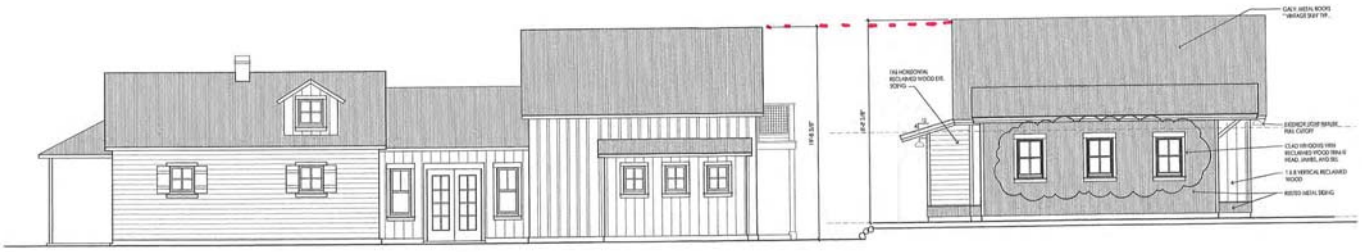
AUTHORSHIP

REVISIONS	
BOZAR	04.12.12
BOZAR	05.04.12
BOZAR	05.14.12
BOZAR	05.29.12
PERMIT	06.20.12
REVISION ROOF	08.13.12
REVISION WINDOWS	08.14.12

PERMIT

A2.1

Elevations



1 A2.1 WEST ELEVATION
scale: 1/4" = 1'-0"

3 A2.1 NORTH ELEVATION
scale: 1/4" = 1'-0"

COBURN
Creating Great Places™

232 Elk Avenue
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AUTHORSHIP

DRAWN BY	CHECKED	DATE

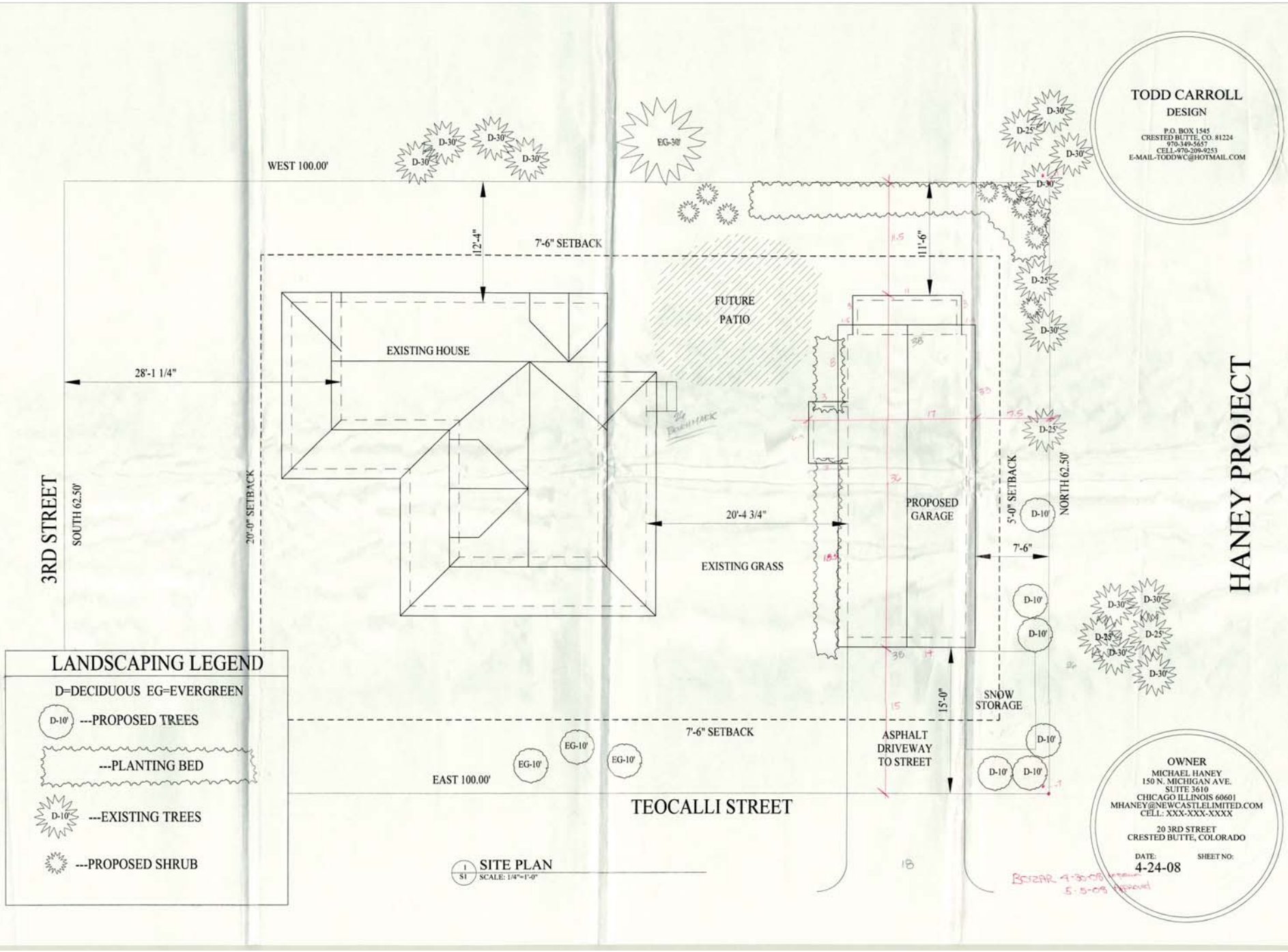
REVISIONS

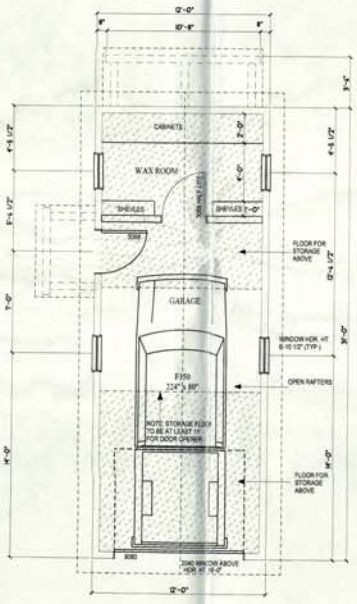
DESC	DATE
BOZAR	04.12.12
BOZAR	05.04.12
BOZAR	05.14.12
BOZAR	05.29.12
PERMIT	06.20.12
REVISION ROOF	08.13.12
REVISION WINDOWS	08.14.12

PERMIT

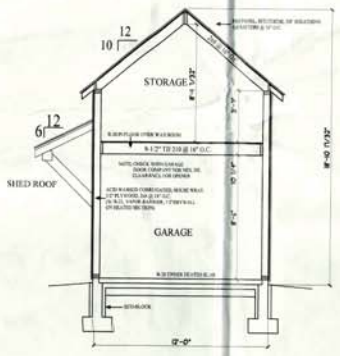
A2.2

Elevations


TODD CARROLL
DESIGN
P.O. BOX 1545
CRESTED BUTTE, CO. 81224
970-349-5657
CELL-970-209-9253
E-MAIL-TODDWC@HOTMAIL.COM
HANEY PROJECT
WEST 100.00'
EAST 100.00'
3RD STREET
TEOCALLI STREET
SOUTH 62.50'
NORTH 62.50'
7'-6" SETBACK
20'-0" SETBACK
5'-0" SETBACK
12'-4"
11'-6"
28'-1 1/4"
20'-4 3/4"
7'-6"
15'-0"
EXISTING HOUSE
FUTURE PATIO
PROPOSED GARAGE
EXISTING GRASS
SNOW STORAGE
ASPHALT DRIVEWAY TO STREET
D-30'
D-25'
D-10'
EG-30'
EG-10'
LANDSCAPING LEGEND
D=DECIDUOUS EG=EVERGREEN
D-10' ---PROPOSED TREES
---PLANTING BED
D-10' ---EXISTING TREES
---PROPOSED SHRUB
SITE PLAN
SCALE: 1/4"=1'-0"
OWNER
MICHAEL HANEY
150 N. MICHIGAN AVE.
SUITE 3610
CHICAGO ILLINOIS 60601
MHANEY@NEWCASTLELIMITED.COM
CELL: XXX-XXX-XXXX
20 3RD STREET
CRESTED BUTTE, COLORADO
DATE:
4-24-08
SHEET NO:
BOZAR 4-30-08
5-5-08 approved



1 / A2 FLOOR PLAN
SCALE: 1/4"=1'-0"



1 / A5 BUILDING SECTION
SCALE: 1/4"=1'-0"

TODD CARROLL
DESIGN
P.O. BOX 1545
CRESTED BUTTE, CO. 81224
970-349-5657
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E-MAIL-TODDWC@HOTMAIL.COM

HANEY PROJECT

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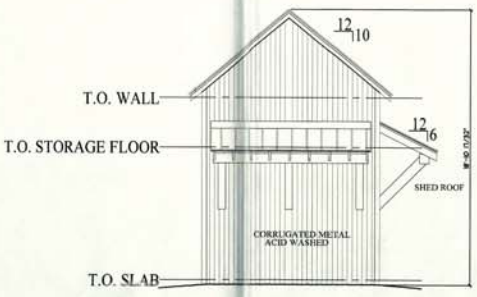
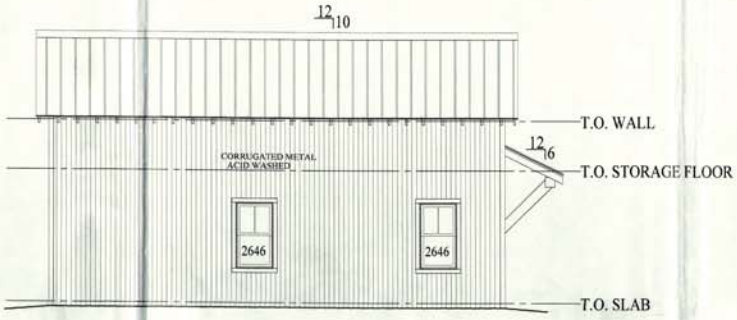
SUITE 3610
CHICAGO ILLINOIS 60601
MHANEY@NEWCASTLELIMITED.COM
CELL: XXX-XXX-XXXX

20 3RD STREET
CRESTED BUTTE, COLORADO

DATE: 4-17-08
SHEET NO: A5

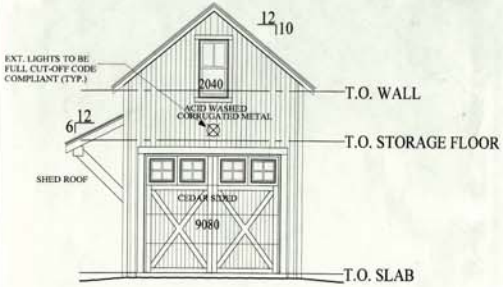


1 / A1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 / A1 EAST ELEVATION
SCALE: 1/4"=1'-0"

4 / A1 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 / A1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

TODD CARROLL
DESIGN
P.O. BOX 1545
CRESTED BUTTE, CO. 81224
970-349-5657
CELL-970-209-9253
E-MAIL-TODDWC@HOTMAIL.COM

HANEY PROJECT

OWNER
MICHAEL HANEY
150 N. MICHIGAN AVE.
SUITE 3610
CHICAGO ILLINOIS 60601
MHANEY@NEWCASTLELIMITED.COM
CELL: XXX-XXX-XXXX

20 3RD STREET
CRESTED BUTTE, COLORADO

DATE: 4-17-08
SHEET NO: A1

Emery Project
20 Third Street
Crested Butte, Colorado

Project Information
Designer

Coburn Development Inc.
211 Elk Avenue
Crested Butte, Co 81224
p: (970) 349-1366
f: (970) 349-1369

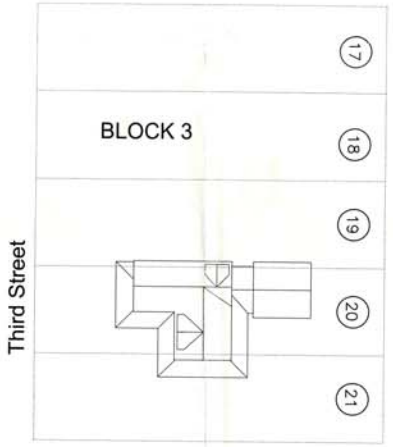
Sq. Ft. Information

Existing F.A.R.: .

Proposed F.A.R.:
Addition: sq. ft.
Total: sq ft.

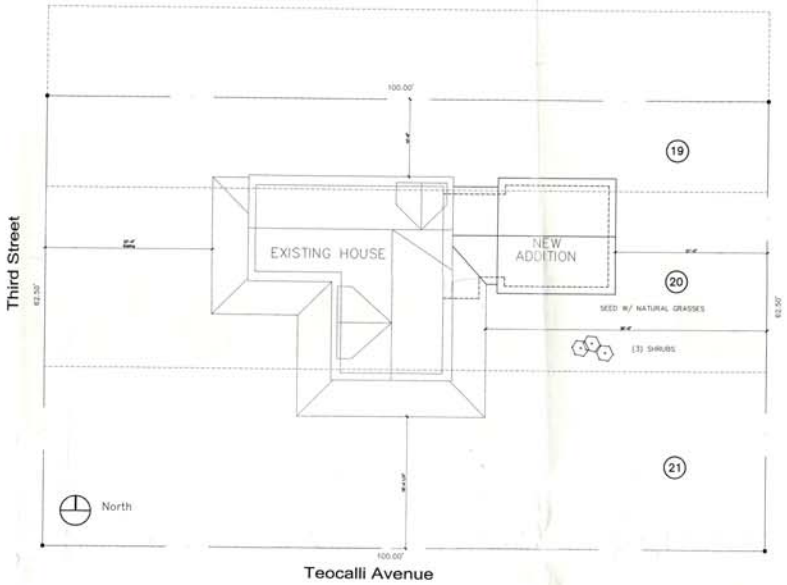
Drawing Index

T1 Site Plans
A1 Plan & Elevations



Vicinity Map
Scale: None

North



Site Plan
Scale: 1/8"=1'-0"

10/9/03 SOL

COBURN

Planners · Designers · Builders
P.O. Box 901, 211 Elk Avenue
Crested Butte, Colorado 81224
970-349-1366

Emery Residence Addition

Crested Butte
Colorado

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Revisions

No.	Revision	Date
	Design Review	10-03-03

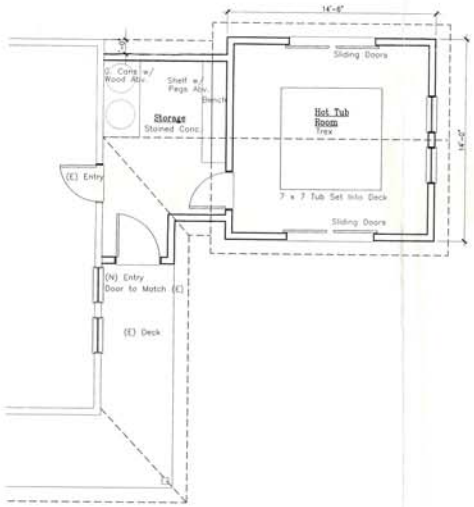
T1

July 25, 2003

Site Plan

2 A1 South Elevation
Scale: 1/4"=1'-0"

3 A1 East Elevation
Scale: 1/4"=1'-0"



1 A1 AdditionPlan
Scale: 1/4"=1'-0"

North

4 A1 North Elevation
Scale: 1/4"=1'-0"

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Crested Butte, Colorado 81224
970-349-1366

Emery Residence Addition

Crested Butte Colorado

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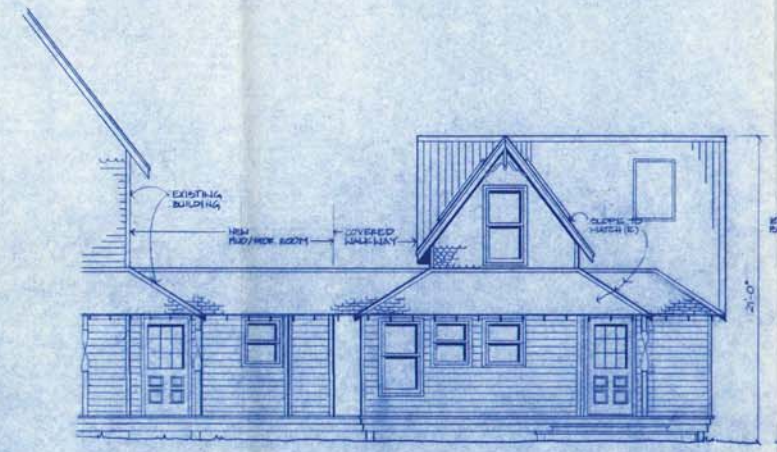
Revisions

No.	Revision	Date
	Design Review	10-03-03

A1

July 25, 2003

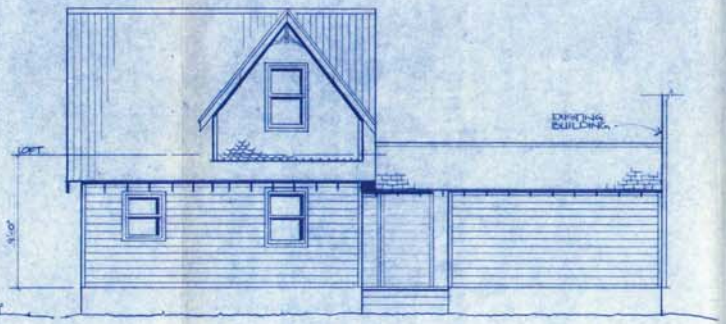
Plan & Elevations



SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

ASTRID SELIGO MATISON

Commercial & Residential Design

ISSUE: BOARD APPROVAL DEC. 4, '92

KIPP & EMERT ADDITION

20 THIRD ST.
CRESTED BUTTE, COLORADO

PROJ. NO: 92-00

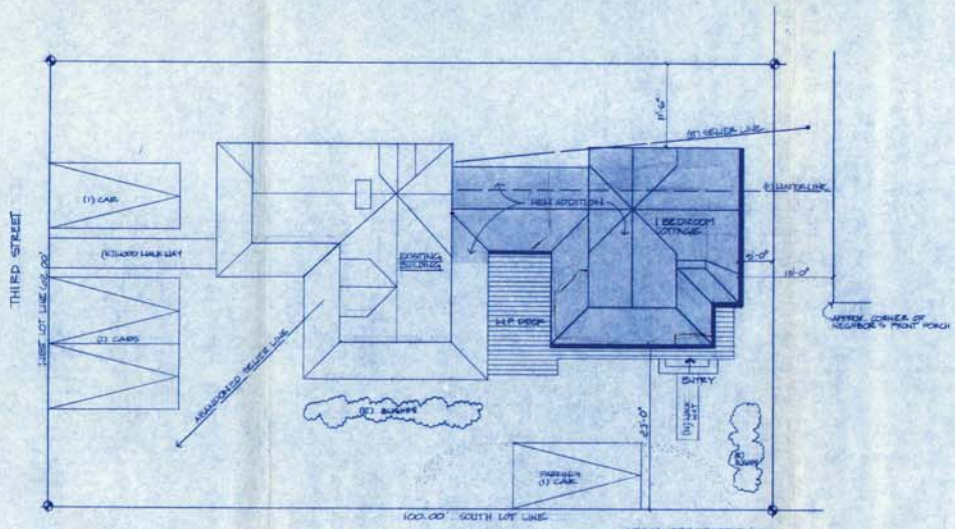
SCALE: AS NOTED

REF. NORTH

1

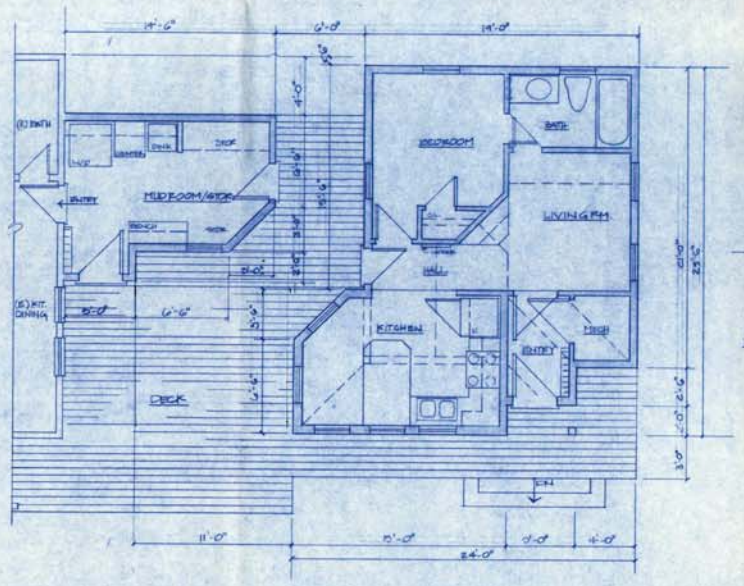
EXTERIOR ELEVATIONS

A-1

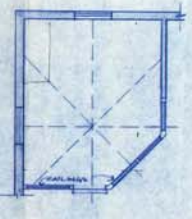


SITE PLAN / ROOF PLAN
1/8"=1'-0"

LEGAL DESCRIPTION
LOT 21 OF BLOCK 3
CRESTED BUTTE, GUNNISON COUNTY
FAR. = 2.58/6200 = .41
DATE: DEC. 4, 1992



FLOOR PLAN
1/4"=1'-0"



READING LOFT ABV. BEDROOM
1/4"=1'-0"

ASTRID SELIGO MATISON
Commercial & Residential Design

ISSUE: BOCAR APPROVAL DEC. 4, '92

KIPP & EMERY ADDITION
20 THIRD ST
CRESTED BUTTE, COLORADO

PROJ. NO: 102.00
SCALE: AS NOTED
REF. NORTH

1

SITE / ROOF PLAN
FLOOR PLANS

A-0.1

Jessica Earley

From: Todd Carroll <tcarroll@mtcrestedbuttecolorado.us>
Sent: Tuesday, June 27, 2017 2:24 PM
To: Molly Minneman; Jessica Earley
Subject: RE: Inspection request for Wednesday

Everything looked good at 713 Belleview for the stemwall inspection on the garage portion. I did sign the inspection card.

Todd Carroll
Community Development Coordinator
P.O. Box 5800/911 Gothic Road
Mt. Crested Butte, CO 81225
(970) 349-6632
tcarroll@mtcrestedbuttecolorado.us

From: Molly Minneman [mailto:mollym@crestedbutte-co.gov]
Sent: Tuesday, June 27, 2017 9:08 AM
To: Todd Carroll <tcarroll@mtcrestedbuttecolorado.us>
Subject: RE: Inspection request for Wednesday

Yes, Todd either Jessie or I will be here.

Thank you,

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Todd Carroll [mailto:tcarroll@mtcrestedbuttecolorado.us]
Sent: Monday, June 26, 2017 4:34 PM
To: Molly Minneman <mollym@crestedbutte-co.gov>
Cc: Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: RE: Inspection request for Wednesday

Ok,
I will stop by town hall prior to look at plans and to see if there is anything else you want me to look at.
Also, I just got a call from Jimmy Faust's foundation contractor who wants me to look at a garage stemwall tomorrow around 1:00. Will somebody be in the office around lunch?

Todd Carroll
Community Development Coordinator

P.O. Box 5800/911 Gothic Road
Mt. Crested Butte, CO 81225
(970) 349-6632
tcarroll@mtcrestedbuttecolorado.us

From: Molly Minneman [mailto:mollym@crestedbutte-co.gov]
Sent: Monday, June 26, 2017 3:45 PM
To: Todd Carroll <tcarroll@mtcrestedbuttecolorado.us>
Cc: Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: RE: Inspection request for Wednesday

He asked that you come around 3:00 p.m.

Thanks,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Todd Carroll [mailto:tcarroll@mtcrestedbuttecolorado.us]
Sent: Monday, June 26, 2017 3:16 PM
To: Molly Minneman <mollym@crestedbutte-co.gov>
Cc: Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: RE: Inspection request for Wednesday

Right now I can make just about any time work on Wednesday.

Todd Carroll
Community Development Coordinator
P.O. Box 5800/911 Gothic Road
Mt. Crested Butte, CO 81225
(970) 349-6632
tcarroll@mtcrestedbuttecolorado.us

From: Molly Minneman [mailto:mollym@crestedbutte-co.gov]
Sent: Monday, June 26, 2017 3:09 PM
To: Todd Carroll <tcarroll@mtcrestedbuttecolorado.us>
Cc: Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: Inspection request for Wednesday

Hi Todd,

I wanted to let you know that I received a call from Tony about having the footer inspected on **Wednesday**. Can you let me know whether you can be available and about what time. Either Jessie or I will have the plans ready for you here in the building department.

732 Whiterock Avenue: Footing inspection for the main house only. This is a remodel project.
Tony Veit Construction
970-596-5006

Thank you so much!
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

BUILDING PERMIT
POST ON JOB
RETURN FOR CERTIFICATE OF OCCUPANCY

Applicant HANEY
Permit No. 17
Date of Permit 6-9-08

Building Inspector LEFEVRE
Bozar Approval Date 5-5-08
Address 20 3RD ST.

ITEM	DATE	PASS/FAIL	REMARKS	INSPECTOR
Foundation Approval	6-16-08	P		SDL
Footings Reinforcing Set Back	6-16-08	P		SDL
Stem Wall Reinforcing Back Fill	6-20-08	P		SDL
Concrete Slab Underfloor	6-30-08	P/C	SEE BOB FOR PERIMYTER REQUIREMENTS	SDL
Plumbing (rough)				
Electrical (rough)	7-28-08	P		[illegible]
Fire District (rough)				
Mechanical (rough)	7-30-08			
Framing	7-30-08	P		SDL
Insulation	8-8-08	F	WINDOWS & DOORS NOT SEALED WITH FOAM	SDL
Gypsum Board				
Mechanical (final)				
Plumbing (final)				
Electrical (final)				
Fire District (final)				
Water Meter				
Final				

Comments:

CALL FIRST

STATE ELECTRICAL BOARD
INSPECTION REPORT / CORRECTION NOTICE

Date Rec. 9-24-08 **PERMIT #** 652081

349-5265

Contractor/Home Owner: CBE

Address: 20 3RD ST CB

TYPE OF INSPECTION:

Partial ____ Rough in ____ Underground ____ Final X

ACTION: *Accepted* X *Rejected* ____ *Remarks* ____

____ **REINSPECTION FEE**

Comments or Corrections: D300.7 - SEAL THE SERVICE WHERE BUILDING IS PENETRATED.

Inspector's Name [signature]

Phone # 641-5655 **Date** 9-24-08

FORMS:EBINSP_NOTICE.DOC

Town of Crested Butte
Building Department
Inspection Record Card

DATE:
TIME:
TEMP:

Job Address: _____
Building Permit #: _____
Owner: HANEY
Type of Inspection: MECHANICAL
Inspector: LEFEVRE
Special Inspection: _____
Inspector: _____
Remarks:

Legal Address: _____
Date Issued: _____
Contractor: _____

Pass Fail Stop Work Correction

Reinspection Date _____
Fee: _____
Contractors or Owners on-job site representative:
Title _____
Signature _____

Inspector's Signature
SCOTT D. LEFEVRE

White Copy - Building Permit File Yellow Copy - Fire District Copy Pink Copy - Owner/Contractor Copy

Town of Crested Butte
Building Department
Inspection Record Card

DATE: 6-18-08
TIME:
TEMP:

Job Address:
Building Permit #:
Owner: HANEY
Type of Inspection: STEM WALL
Inspector: LEFEVRE
Special Inspection:
Inspector:
Remarks:

Legal Address:
Date Issued:
Contractor: BLUE LINE

Pass Fail Stop Work Correction

Reinspection Date
Fee:
Contractors or Owners on-job site representative:
Title
Signature

Inspector's Signature
Scott D. LeFevre

White Copy - Building Permit File Yellow Copy - Fire District Copy Pink Copy - Owner/Contractor Copy

BUILDING PERMIT
POST ON JOB
RETURN FOR CERTIFICATE OF OCCUPANCY

Applicant EMERY **Building Inspector** LEFEVRE
Permit No. 64 **Bozar Approval Date**
Date of Permit 9/27/96

ITEM	DATE	PASS/FAIL	REMARKS	INSPECTOR
Foundation Approval				
Footings Reinforcing Set Back				
Stem Wall Reinforcing Back Fill				
Concrete Slab Underfloor				
* Framing (rough)	10/15/96	P		SDL
* Plumbing (rough)				
* Electrical (rough)				
Gas Piping (rough)				
Stove or Fireplace (rough)				
Insulation				
* Lath and/or Gyspum Board				
* Plumbing (final)				
* Electrical (final)				
Stove or Fireplace (final)				
Gas Piping (final) Gas Meter Location				
Sewer & Water Water Meter				
Fire District Fire & Life Saftey				
* Final Inspection				

DATE: 11/25/96
TIME:
TEMP:

Town of Crested Butte
Building Department
Inspection Record Card

Job Address: 20 3RD STREET
Building Permit #:
Owner: EMERY
Type of Inspection: FINAL
Inspector: LEFEVRE
Special Inspection:
Inspector:
Remarks:

Legal Address:
Date Issued:
Contractor: ARMOUR CONST.

Pass Fail Stop Work Correction

Reinspection Date
Fee:
Contractors or Owners on-job site representative:
Title
Signature

Inspector's Signature
SCOTT D. LEFEVRE

White Copy - Building Permit File Yellow Copy - Fire District Copy Pink Copy - Owner/Contractor Copy

BUILDING PERMIT

POST ON JOB

RETURN FOR CERTIFICATE OF OCCUPANCY

Applicant Joe Armour
Permit No. 2016-36
Date of Permit 6-6-16

Building Inspector 2016-36
BOZAR Approval Date 2-23-16
Address 640 1/2 ELK.

ITEM	DATE	PASS/ FAIL	REMARKS	INSPECTOR
Set Grade and Benchmarks	5/13/16	P	TOF 2' above curb	[illegible]
Inspect Underground Fire Service Installation				
Pressure Test of Fire Service				
Top of Foundation/ First Floor Plywood Level				
Foundation Approval				
Footings Reinforcing Set Back	6/14/16	P		[illegible]
Stem Wall Reinforcing Back Fill				
Underground Plumbing				
Concrete Slab Underfloor FOC SHED	7/13/16	P		[illegible]
Flushing of Fire Service				
Plumbing (rough)	6/14/16	P		[illegible]
Electrical (rough)	11/2/16	Pass		Paul Shelley
Fire District (rough)	11/1/16	Pass	Smoke Rough	[illegible] FIC EMS
HRV	11/4/16	P		[illegible]
Mechanical (rough)	11/4/16	P		[illegible]
Framing	11/4/16	P		[illegible]
Insulation	11/17/16	P		[illegible]
Gypsum Board	11/30/16	P		[illegible]
Mechanical (final)	4/11/17 5/9/17	P P	Gas Fireplace HRV	[illegible]
Plumbing (final)	4/2/17	P		[illegible]
Electrical (final)	5/3/17	Pass		Paul Shelley
Fire District (final)	5/5/17	Pass		[illegible]
Water Meter/ Backflow Prevention	1/25/17	P	Dave Jelenick 209-0829 Walter 596-3367 walt	
Commercial Gravity Grease Interceptor				
Sand/Oil Interceptor				
Blower Door Test			See Attached	
Elevator				
Final	11/13/17	Pass	Spiral Stair installed	[illegible]

Comments: TCO 5/9/17

Crested Butte Fire Protection District Inspection Record Card

FIRE PROTECTION DISTRICT 1973 CRESTED BUTTE

DATE: 11/1/16
TIME: 1300

Job Address: 640½ Elk
Owner: Colo. ZZC.
Type of Inspection: Smoke Rough.
Inspector: Ems
Remarks:

All Smokes & CO in proper location -

Building Department: ☒ CB ☐ Mt. CB ☐ CTY
Subdivision: _____ **OCC:** R-3
Contractor: Henning Elec
Mailing Address: _____
Phone: _____ **Fax:** _____

Pass **Fail** **Stop Work** **Correction**

Reinspection Date: n/A
Fee: _____
Contractor's or Owner's representative: _____
Title: _____
Signature: _____

White Copy - Fire Dist. Copy Yellow Copy - Building Permit File Pink Copy - Owner/Contractor Copy

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Permit #: 808878 **Date Inspected:** 11/02/2016

Permit Holder: HENNING ELECTRIC KIETH HENNING
P.O. BOX 412 CRESTED BUTTE 81224
Phone: (970) 349-7178 Fax: (970)349 -1792 Email: HENNINGELECTRICAL@YAH(

Site: 440 FS Road 82601C Crested Butte, Gunnison County,

Owner: Irwin Group Phone:

Status: **Accepted**
Inspection type: Rough In Trim Permit: N
NEW OTHER COMMERCIAL OTHER

Inspector: **Paul Shelley 303-869-3462**

Corrections:
1) 210.52 Add required outlet in the back bedroom right side entry wall.
2) Missing 2-gang P-ring at back bedroom switch box.
3) Missing a few nail plates.

Comments:
1) EC making corrections today; OK to cover the branch circuit wiring after corrections are made.

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Permit #: 807131 **Date Inspected:** 09/12/2016

Permit Holder: HENNING ELECTRIC KIETH HENNING
P.O. BOX 412 CRESTED BUTTE 81224
Phone: (970) 349-7178 Fax: (970)349 -1792 Email: HENNINGELECTRICAL@YAH(

Site: 640-1/2 Elk Ave. Crested Butte, Gunnison County,

Owner: Becker Phone:

Status: **Accepted**
Inspection type: Rough In Trim Permit: N
NEW RESIDENTIAL RESIDENTIAL NEW

Inspector: **Paul Shelley 303-869-3462**

Corrections:

Comments:
Partial-underground:
1) OK to backfill the SVC trench.

Colorado Department of Public Health and Environment
Air Pollution Control Division – Indoor Environment Program – Asbestos/IAQ Air Unit
4300 Cherry Creek Drive South, APCD-IE-B1
Denver, Colorado 80246-1530
Phone: 303-692-3100 – Fax: 303-782-0278
E-mail: asbestos@state.co.us

DEMOLITION APPROVAL NOTICE

This approval notice is granted subject to Colorado Air Quality Control Commission Regulation No. 8, Part B, adopted December 21, 2007, and effective January 30, 2008 and the Colorado Air Pollution Prevention and Control Act C.R.S. (25-7-101 and 25-7-501 et seq). This notice signifies that the structure was inspected for asbestos, luminous exit signs (containing radioactive material), and Ozone-Depleting Refrigerants and the demolition contractor has properly notified the Colorado Department of Public Health and Environment pursuant to Regulation No. 8, Part B.

As a contractor, you may be subject to other demolition licenses and permits, depending on the requirements of the county and municipality in which the work is being performed. The Colorado Department of Public Health and Environment, Air Pollution Control Division, strongly suggests that you check with county and municipal authorities in order to determine any other local building/permitting requirements that must be met.

Please note that certain asbestos-containing materials (ACM) may remain in the structure during demolition. Therefore, any demolition debris left behind after the completion of post-demolition site cleanup may constitute a "reason to know of asbestos-contaminated soil" at the site, subject to the requirements of Section 5.5 of the Solid Waste Regulations (6 CCR 1007-2, Part 1).

THE ORIGINAL APPROVAL NOTICE MUST BE POSTED ON SITE AT ALL TIMES.

Immediately notify the Asbestos/IAQ Unit of project modifications by fax (number above) or e-mail (address above) and the appropriate county health department by fax. Project modifications include changes in the scope of work or the scheduled work dates, etc.

This demolition approval notice is valid beginning 6/3/2016.
The actual scheduled work dates are from 6/3/2016 through 6/13/2016.

Approval issued on: 6/1/2016
Record number: 117915
Notice Number: 16GU2898D

Fee Paid: $55.00
Check number: 4394

For the location specified below:

Residential Apartment

640 1/2 Elk Ave.
Crested Butte
Gunnison County

Asbestos Building Inspector:
Christopher A Lakin
Cerification No.: 13283

Inspection Date: 04/26/2016

This notice has been issued to:

Armour Construction Company
PO Box 1541
Crested Butte, CO 81224

Issued by: RWJ

Crested Butte Fire Protection District

Occupancy: **Colorado Investments, LLC**
Address: **640.5 Elk AVE**
Crested Butte CO 81224

Inspection Type: **New Construction, Residential**
Inspection Date: **5/5/2017** By: Jarolimek, Veronica (020)
Time In: **09:38** Time Out: **09:38**
Authorized Date: **05/05/2017** By: Jarolimek, Veronica (020)
Next Inspection Date: **No Inspection Scheduled**

Form: Residential Fire Final Inspection

Inspection Topics:

Premises ID

Is premises ID in place?

New and existing buildings,including individual units, shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property.

Status: PASS
Notes:

Natural Gas Meter Location

Is the natural gas meter in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate natural gas company representative shall approve all natural gas meter locations prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any natural gas service.

Status: PASS
Notes:

Smoke & Life Safety Devices

Are smoke alarms in their proper location(s), interlinked and have battery backup?

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3 or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.

Status: PASS
Notes:

Are carbon monoxide (CO) detectors installed in their proper location(s)?

In occupancies with fuel-fired appliances, fireplaces and/or an attached garage, CO detectors shall be located within 15 feet of bedroom doors. In Crested Butte, an additional CO detector shall be installed in the mechanical room. In Mt Crested Butte, an additional CO detector shall be installed in bedrooms with a fireplace or fuel-fired appliance.

Status: PASS
Notes:

Gas Appliances

Are all gas and fuel fired appliances installed in compliance with the International Fuel Gas Code, International Mechanical Code and the manufactures installation requirements?

Adopted IFC Section 603 Fuel-fired appliances.

Status: PASS
Notes: Gas Appliances in the home: Cook Stove, Fire Place, boiler and dryer.

Clothes Dryer

Are gas clothes dryers properly connected to their vents?

Adopted IFC Section 603 Fuel-fired appliances.

Status: PASS
Notes:

Wood Stove or Fireplace

Does the wood stove or fireplace have the required clearances to combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required clearances.

Status: PASS

Notes:

Other

Are there any unique features to this occupancy that has not been covered in the previous sections?

See inspector notes and/or accompanied inspection form for details.

Status: Pass with Corrections

Notes: Door to Mechanical room did not shut properly however the base board was being installed and that is why. Please make sure the door shuts properly.

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 0 minutes

Total Time: 0 minutes

Summary:

Overall Result: PASS

Item passed inspection criteria

Inspector Notes:

Nice Job. House looks great!
Make sure door to mechanical room shuts properly after the base board/trimming has been installed.

Inspector:

Name: Jarolimek, Veronica
Rank: Lieutenant
Work Phone(s): 970-349-5333 x7
Email(s): vjarolimek@cbfpd.org
Jarolimek, Veronica:

Signed on: 05/05/2017 09:59

Signature *Date*

Representative Signature:

Signature of: Joe Armour on 05/05/2017 10:00

Signature *Date*

Crested Butte Fire Protection District

Occupancy: **Colorado Investments, LLC**
Address: **640.5 Elk AVE**
Crested Butte CO 81224

Inspection Type: **New Construction, Residential**
Inspection Date: **4/11/2017** By: Wimmer, Scott (050)
Time In: **09:32** Time Out: **09:41**
Authorized Date: **04/11/2017** By: Wimmer, Scott (050)
Next Inspection Date: **No Inspection Scheduled**

Form: Wood or Gas Stove/Fireplace

Inspection Topics:

Stove or Firebox

Stove or firebox has proper clearances to combustible construction.

Clearances to combustible construction shall be provided as stated in the manufactures installation instructions or NFPA 211 current edition.

Status: PASS
Notes:

Chimneys and Vents

Chimney or vent has proper clearances to combustible construction.

Clearances to combustible construction shall be provided as stated in the manufactures installation instructions or NFPA 211 current edition. Vents installed through insulation or areas to be insulated shall be separated by a physical barrier to establish and maintain the minimum air space clearance required by the vent manufacturer.

Status: PASS
Notes:

Chimney termination.

Chimney termination shall be provided as specified in the manufactures installation manual or per NFPA 211 current edition.

Status: PASS
Notes:

Chimney caps and shrouds.

Chimney caps and shrouds shall be listed and approved for their application. Chimney caps and shrouds shall allow access for inspection and cleaning unless otherwise provided.

Status: PASS
Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 9 minutes
Total Time: 9 minutes

Summary:

Overall Result: PASS
Item passed inspection criteria

Inspector Notes:

Rough inspection.

Inspector:

Name: Wimmer, Scott
Rank: Fire Inspector
Work Phone(s): 970-349-5333 x4
Email(s): scotto@cbfpd.org
Wimmer, Scott:

Signature

Signed on: 04/11/2017 09:44

Date

Representative Signature:

Signature of: Joe Armour on 04/11/2017 09:44

Signature

Date

Crested Butte Fire Protection District Inspection Record Card

FIRE PROTECTION DISTRICT 1973 CRESTED BUTTE

DATE: 11/1/16
TIME: 1300

Job Address: 640 1/2 Elk.
Owner: Colo. FLC.
Type of Inspection: Smoke Rough.
Inspector: Ems /
Remarks:

Building Department: ☒ CB ☐ Mt. CB ☐ CTY
Subdivision: OCC: R 3
Contractor: Henning Elect
Mailing Address:
Phone: Fax:

All Smoke & CO in proper location -

Pass Fail Stop Work Correction

Reinspection Date: n/A
Fee:
Contractor's or Owner's representative:
Title:
Signature:

White Copy - Fire Dist. Copy Yellow Copy - Building Permit File Pink Copy - Owner/Contractor Copy

Air Infitration Report

B2 Building Science
Bart Laemmel
15 Kubler St unit B
Crested Butte CO. 81224
970-901-8881
bart@b2buildingscience.com

Date
5/4/2017

For:
Joe Armour
pob 1541
Crested Butte CO 81224

Residence:
640 1/2 Elk
Crested Butte CO. 81224

Description of Services	volume	CFM 50	ACH 50	ACH N
Air infiltration rate for code compliance	12374	500	2.42	0.145
				14.518%

This home is tight. It exchanges 14.5% of its volume of air with the exterior per hour.
Keep HRV on high or Medium during colder months.
Keep HRV on intermitent June through August.
Clean filter for HRV every month.

Astrid Matison

To: Joe & Tammy Armour
Subject: 640 1/2" Elk Avenue Inspection 11-17-16

Joe,

1. There is no prohibition to providing both mechanical and passive ventilation of the crawl space.
2. The window U factor shall be .35 U Factor or less. The windows you have meet the IECC provision.
3. For your information 2015 IECC windows require .32 U Factor less.
4. Ken Cowherd will submit the final finish scheme for an insubstantial approval tomorrow.
5. A dryer box must be installed.
6. Crawl space plastic foam insulation cannot be thicker than 3 ¼". Please have Insuseal fire coat with DC-315 that does meet the ignition barrier requirement per 2009 IRC R316.5.4 and R316.5.11.

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

To: Joe & Tammy Armour
Subject: 640 1/2 Elk Avenue

Joe,
Thanks for meeting me over at the house for the drywall inspection.
Let me know when the dryer venting has been reworked so I can stop by to take a look at it sooner than later.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

To: 'Joe & Tammy Armour'
Cc: Kent Cowherd; Michael Yerman; Molly Minneman; Jessica Earley
Subject: 640 1/2 Elk Avenue Inspection on 7-20-17
Attachments: 2009 IRC Means of Egress.pdf

Joe,
Thanks for meeting me at 640 ½ Elk Avenue today to review the small list of items that was to be completed prior to issuance of the Certificate of Occupancy. The list is completed; however,
based on **2009 IRC Section R311 Vertical Egress** I cannot issue a Certificate of Occupancy. The loft space that has two beds- has a ladder, emergency egress window, but not the required stairs.

"Egress from habitable levels including habitable attics and basements not provided with an egress door in accordance with Section R311.2 shall be by a ramp in accordance with Section R311.8 or a stairway in accordance with **Section R311.7.**"
See attached copy of the pages from the 2009 IRC for Egress, stairways and spiral stairways.

Please let me know what the owner wants to do to comply with the above code. This is a life safety issue and must be addressed by July 27th or if at all possible sooner.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

CHRIS: CALL 209-1012 and I'll pick up Jimmy

SAVE

BUILDING PERMIT

POST ON JOB

RETURN FOR CERTIFICATE OF OCCUPANCY

Applicant Jimmy Faust
Permit No. 2017-16
Date of Permit 5-3-17

Building Inspector And Matison
BOZAR Approval Date 2-10-17
Address 713 & 715 Belleview Ave

ITEM	DATE	PASS/ FAIL	REMARKS	INSPECTOR
Set Grade and Benchmarks				
Inspect Underground Fire Service Installation				
Pressure Test of Fire Service				
Top of Foundation/ First Floor Plywood Level				
Foundation Approval	6/27	P	GARAGE STEM WALL	Todd Carroll
Footings Reinforcing Set Back	5/15/17	P	Main House	
	6/20/17	P	Garage	
Stem Wall Reinforcing Back Fill	5/17/17	P		
Underground Plumbing	7/14/17			
Concrete Slab Underfloor			* Garage did not inspect	
Flushing of Fire Service				
Plumbing (rough)	8/23/17	P		
Electrical (rough)	8-23-17	P	BOTH UNITS	
Fire District (rough)	8/16/17	Pass	Smoke Rough	
HRV				
Mechanical (rough)	8/24/17	Pass	* Change mantle legs per Mfg. req'ts	
Framing	9/8/17	Pass	Garage ok	Done Check Joist Spec.
	8/24/17	Pass	See Email attached	
Insulation Main House	9/8/17	Pass		
Garage	9/14/17	Pass		
Gypsum Board	9/29/17	Pass	House ok	
	9/29/17		Correction: Garage lid screws pattern not correct - see email for all corrections	
Mechanical (final)	3/2/18	Pass		
Plumbing (final)	2/26/18	P		
Electrical (final)	2/23/18	P		
Fire District (final)	3/1/18	PASS		
Water Meter/ Backflow Prevention	1/22/18	Pass	Call: David Jelinek	209-0829 Andrew Crowley
Commercial Gravity Grease Interceptor				
Sand/Oil Interceptor				
Blower Door Test				
Elevator				
Final	6/29/18	Pass		

Comments:

TCO 3/6/18

Dora
Department of Regulatory Agencies

Division of Professions and Occupations
State Plumbing Board

Permit # 827742

DO NOT REMOVE THIS TAG

Gas Test Report

The undersigned verifies that this piping system was tested for leaks on the date listed below. In addition, a state inspector shall be notified within seven days of this date for a gas inspection. A permit shall be obtained before turning on gas.

Air Test 40 **PSI for** ____ **hour** ____ **minutes was completed on this gas pipe system.**

Gas Supplier _____

Installer Plumbline Mech

Witnessed by: [illegible]

Address 713 Belleview
CB

Date 8-23-17

– See Other Side –

INSPECTOR'S REPORT

- [x] System OK
- [ ] Reject System
- [ ] See Remarks Below
- [ ] Order to Shut Off Gas

Inspector

Date 8-23-17

Inspector Phone

Inspector's Remarks

NOH

PB Tag Gas

Gmail

Tricia Kubisiak <trishkuby@gmail.com>

Inspection Report for Permit: 827383

1 message

dora_electricalboard@state.co.us <dora_electricalboard@state.co.us> Thu, Feb 15, 2018 at 12:00 AM
To: trishkuby@gmail.com

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **827383** **Date Inspected:** 14-FEB-18

Permit Holder: Peter Kubisiak
PO Box 1442 Crested Butte 81224
Phone: (970) 209-5297 **Fax:**
Email: trishkuby@gmail.com

Site: 715 Belleview Ave. Crested Butte **County:** Gunnison
Owner: Greg Faust **Phone:** (970) 209-5297

Status: **REJECTED**
Inspection Type: Final **Trim Permit:** N
Constuction Type: NEW **Building Type:** RESIDENTIAL

Inspector: **Dustin Behounek** 303-869-3451

Corrections: 1) Receptacles loose. 406.5(B) 2) Cover plates are not installed. 3) South exterior In-Use cover does not open all the way. 4) Missing GFCI protected receptacle within 25' of serviceable eqiuipment (boiler). 5) Job not ready for inspection as painters have removed many of the cover plates.

Comments:

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Permit #: 821614 **Date Inspected:** 06/02/2017

Permit Holder: Kuby Electrical Inc Peter Kubisiak
PO Box 1442 Crested Butte 81224
Phone: (970) 209-5297 Fax: Email: trishkuby@msn.com

Site: 713 Belleview Ave. Crested Butte, Gunnison County,
Owner: Greg Faust Phone:

Status: **Accepted**
Inspection type: Rough In Trim Permit: N
NEW RESIDENTIAL RESIDENTIAL NEW

Inspector: **Paul Shelley 303-869-3462**

Corrections:

Comments:
Partial-underground-SVC and feeder cable:
1) OK to backfill the trench routed from the XFMR past garage to house.

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Date Inspected: 08/16/2017

Permit #: 821614

Permit Holder: Kuby Electrical Inc Peter Kubisiak
PO Box 1442 Crested Butte 81224
Phone: (970) 209-5297 Fax: Email: trishkuby@msn.com

Site: 713 Belleview Ave. Crested Butte, Gunnison County,
Owner: Greg Faust Phone:

Status: **Rejected** Trim Permit: N
Inspection type: Rough In
NEW RESIDENTIAL RESIDENTIAL NEW

Inspector: **Grant Hammett 970-249-8911**

Corrections:
1)Re-identify white wire used as hot 200.7 - 3-ways
2)Rear porch cans not made up
3)Seal inside of raceway per 225.27 - Panel
4)Recessed luminaires must not be encapsulated in spray foam - Liv. room ceiling

Comments:

Gas Piping (Plumbing) Permit 827742

Requestor

Company Name:	Plumbline Mechanical INC
First Name:	John
Last Name:	Walker
Address:	405 Sierra Vista Way
City:	Gunnison
State:	CO
Zipcode:	812309746
Phone:	(970) 641-0987
Fax:	
Email Address:	5windowjohnnie@pcrs.net
License Number:	679
Master Name:	Walker, John Edward

Site Instruction

Installation Instructions:	NEW HOME WITH ALL NEW GAS PIPING DONE IN BLACK IRON PIPE.

Site

Property Type:	PRIVATE
Property Owner:	GREG FAUST
Job Site Address:	713 BELLEVIEW AVE
City:	CRESTED BUTTE
State:	CO
Zipcode:	
Site Contact Phone:	
County:	GUNNISON
Building Type:	RESIDENTIAL
Construction Type:	NEW
Misc Construction:	GAS PIPING
Trim:	N

Plumbing Permit 827741

Requestor

Company Name:	Plumbline Mechanical INC
First Name:	John
Last Name:	Walker
Address:	405 Sierra Vista Way
City:	Gunnison
State:	CO
Zipcode:	812309746
Phone:	(970) 641-0987
Fax:	
Email Address:	5windowjohnnie@pcrs.net
License Number:	679
Master Name:	Walker, John Edward

Site Instruction

Installation Instructions:	BRAND NEW HOME, WITH ALL NEW DWV AND WATER LINES. HOUSE HAS THREE FLOORS SITTING ON A CRAWLSPACE.

Site

Property Type:	PRIVATE
Property Owner:	GREG FAUST
Job Site Address:	713 BELLEVIEW AVE
City:	CRESTED BUTTE
State:	CO
Zipcode:	
Site Contact Phone:	
County:	GUNNISON
Building Type:	RESIDENTIAL
Construction Type:	NEW
Misc Construction:	RESIDENTIAL NEW
Trim:	N

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Permit #: 821614 **Date Inspected:** 02/21/2018

Permit Holder: Kuby Electrical Inc Peter Kubisiak
PO Box 1442 Crested Butte 81224
Phone: (970) 209-5297 Fax: Email: trishkuby@gmail.com

Site: 713 Belleview Ave. Crested Butte, Gunnison County,
Owner: Greg Faust Phone:

Status: **Rejected**
Inspection type: Final Trim Permit: N
NEW RESIDENTIAL RESIDENTIAL NEW

Inspector: **Dustin Behounek 303-869-3451**

Corrections:
1) There are still several receptacles that are loose (not held rigidly against the box). 406.5(B)

Comments:

Astrid Matison

Subject: FW: 713

From: jim faust [mailto:jimafaust@yahoo.com]
Sent: Thursday, March 08, 2018 3:02 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>; Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: 713

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Permit #: 827383 **Date Inspected:** 02/21/2018

Permit Holder: Kuby Electrical Inc Peter Kubisiak
PO Box 1442 Crested Butte 81224
Phone: (970) 209-5297 Fax: Email: trishkuby@gmail.com

Site: 715 Belleview Ave. Crested Butte, Gunnison County,

Owner: Greg Faust Phone:

Status: **Rejected**
Inspection type: Final Trim Permit: N
NEW RESIDENTIAL RESIDENTIAL NEW

Inspector: **Dustin Behounek 303-869-3451**

Corrections:
1) Loose receptacles still found throughout. 406.5(B)
2) Missing receptacle coverplate in Garage. 406.6

Comments:

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Permit #: 821614 **Date Inspected:** 02/14/2018

Permit Holder: Kuby Electrical Inc Peter Kubisiak
PO Box 1442 Crested Butte 81224
Phone: (970) 209-5297 Fax: Email: trishkuby@gmail.com

Site: 713 Belleview Ave. Crested Butte, Gunnison County,

Owner: Greg Faust Phone:

Status: **Rejected**
Inspection type: Final Trim Permit: N
NEW RESIDENTIAL RESIDENTIAL NEW

Inspector: **Dustin Behounek 303-869-3451**

Corrections:
1) Receptacle yokes not held rigidly against the box. 3 in the top floor bedroom, 2 in the 2nd floor living room, 1 in the room south of the kitchen, and 1 in the first floor center bedroom. 406.5(B)
2) Receptacles not flush or protruding from the face plate. 1 next to the interior load center. 406.5(D)
3) Dishwasher is rated at 12A and is sharing the circuit with a 1300 watt insta-hot. This exceeds the allowable capacity of the overcurrent device of the branch circuit. 1800 DISP 9.5A
4) 1st floor master bedroom has a multi-switch location system that does not properly operate.
5) Provide the manufacturers installation instructions to show that your LED drivers can be installed in the locations you have placed them.
6) missing Intersystem Bonding Terminal

Comments:

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Thursday, March 01, 2018 6:08 AM
To: Astrid Matison
Subject: Fwd: Inspection Report for Gas Permit: 825128

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: March 1, 2018 at 6:06:12 AM MST
To: <jimafaust@yahoo.com>
Subject: Inspection Report for Gas Permit: 825128

Jimmy,

For your records.....Garage Gas.

Johnnie

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **825128** **Date Inspected:** 28-FEB-18

Permit Holder: John Walker
405 Sierra Vista Way Gunnison 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net

Site: 715 Belleview Ave Crested Butte **County:** Gunnison

Owner: Greg Faust **Phone:** (970) 641-0987
Faust Garage

Status: **ACCEPTED**

Inspection Type: Final
Constuction Type: NEW

Trim Permit: N
Building Type: RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471
Corrections:
Comments: Final gas connections are ok

Dear valued customer,

In our continuing effort to provide the very best customer service, a customer satisfaction survey is being ma available to you.
If you have already responded to our request by taking this brief survey, thank you for taking the time to do s
If you have not yet responded, we would appreciate your feedback by taking this anonymous survey.
Thank you in advance for your input, which we will use in our continuing efforts to make every consumer"s experience a positive one.

The survey may be accessed by clicking this link: Survey

Virus-free. www.avast.com

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Thursday, March 01, 2018 6:08 AM
To: Astrid Matison
Subject: Fwd: Inspection Report for Plumbing Permit: 827741

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: March 1, 2018 at 6:06:54 AM MST
To: <jimafaust@yahoo.com>
Subject: Inspection Report for Plumbing Permit: 827741

Jimmy,

For your records.....Garage Plumbing.

Johnnie

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **827741** **Date Inspected:** 28-FEB-18

Permit Holder: John Walker
405 Sierra Vista Way Gunnison 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net

Site: 713 Belleview Ave Crested Butte **County:** Gunnison

Owner: Greg Faust **Phone:** (970) 641-0987
Faust Residence

Status: **ACCEPTED**

Inspection Type: Final

Constuction Type: NEW

Trim Permit: N

Building Type: RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471

Corrections:

Comments: Final plumbing connections are ok

Dear valued customer,

In our continuing effort to provide the very best customer service, a customer satisfaction survey is being ma available to you.
If you have already responded to our request by taking this brief survey, thank you for taking the time to do s
If you have not yet responded, we would appreciate your feedback by taking this anonymous survey.
Thank you in advance for your input, which we will use in our continuing efforts to make every consumer"s experience a positive one.

The survey may be accessed by clicking this link: Survey

Virus-free. www.avast.com

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Thursday, March 01, 2018 6:09 AM
To: Astrid Matison
Subject: Fwd: Inspection Report for Gas Permit: 827742

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: March 1, 2018 at 6:07:36 AM MST
To: <jimafaust@yahoo.com>
Subject: Inspection Report for Gas Permit: 827742

Jimmy,

For your records.....House Gas.

Johnnie

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Date Inspected: 28-FEB-18

Permit #: **827742**

Permit Holder: John Walker
405 Sierra Vista Way Gunnison 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net

Site: 713 Belleview Ave Crested Butte **County:** Gunnison

Owner: Greg Faust **Phone:** (970) 641-0987
Faust Residence

Status: **ACCEPTED**
Inspection Type: Final
Constuction Type: NEW

Trim Permit: N
Building Type: RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471
Corrections:
Comments: Final gas connections are ok

Dear valued customer,

In our continuing effort to provide the very best customer service, a customer satisfaction survey is being ma available to you.
If you have already responded to our request by taking this brief survey, thank you for taking the time to do s
If you have not yet responded, we would appreciate your feedback by taking this anonymous survey.
Thank you in advance for your input, which we will use in our continuing efforts to make every consumer"s experience a positive one.

The survey may be accessed by clicking this link: Survey

Virus-free. www.avast.com

Crested Butte Fire Protection District

Occupancy: **Faust**
Occupancy ID:
Address: **713 Belleview AVE**
Crested Butte CO 81224

Form: Residential Fire Final Inspection

Inspection Type: **Residential**
Inspection Date: **2/26/2018** By: Davis, Chris L
Time In: **14:50** Time Out: **15:23**
Authorized Date: **02/26/2018** By: Davis, Chris L

Next Inspection Date: **No Inspection Scheduled**

Inspection Topics:

Premises ID

Is premises ID in place?

New and existing buildings,including individual units, shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property.

Status: PASS
Notes:

Natural Gas Meter Location

Is the natural gas meter in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate natural gas company representative shall approve all natural gas meter locations prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any natural gas service.

Status:
Notes:

Propane Tank & Service Line Location

Is the propane tank, pressure relief/regulator valve (PRV) & service line(s) in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate propane vendor shall review and approve the location of all propane tanks prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any propane tank, PRV and service line(s). The same criteria for natural gas meters shall be used for PRVs and service lines.

Status: N/A
Notes:

Is the propane tank below the level of all gas fired appliances?

Underground propane tanks shall be installed below the level of the lowest gas-fired appliance in any given structure. Note: If the propane tank cannot be installed below the level of the lowest gas-fired appliance, then other arrangements shall be agreed upon and documented. i.e. french drain to daylight, uphill loop, etc.

Status: N/A
Notes:

Garage Area Separation

Are all penetrations sealed & required fire-resistance construction maintained between the garage & adjacent living space?

The required fire-resistance rating of fire-resistance rated construction shall be maintained. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire.

Status: N/A
Notes:

Fire Door

In Crested Butte; do required fire doors self-close & latch from any open position?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. All such doors shall be equipped with a self-closing mechanism capable of closing and latching the door from any open position.

Status: N/A

Notes:

In Mt Crested Butte; do required fire doors self-close & latch from any open position?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. The door required by this section shall be tight fitting with a self-closing device that ensures that the door closes and latches from any open position.

Status:

Notes:

In Gunnison County; do required fire doors self-close & are tight fitting?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. These doors shall be self-closing and tight fitting to prevent exposure from potential garage carbon monoxide gases.

Status:

Notes:

Smoke & Life Safety Devices

Are smoke alarms in their proper location(s), interlinked and have battery backup?

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3 or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.

Status: PASS

Notes:

Are carbon monoxide (CO) detectors installed in their proper location(s)?

In occupancies with fuel-fired appliances, fireplaces and/or an attached garage, CO detectors shall be located within 15 feet of bedroom doors. In Crested Butte, an additional CO detector shall be installed in the mechanical room. In Mt Crested Butte, an additional CO detector shall be installed in bedrooms with a fireplace or fuel-fired appliance.

Status: PASS

Notes:

Are lower explosive limit (LEL) detectors installed in their proper location(s)?

In occupancies with propane gas service, a LEL shall be installed in the lowest point of the crawl space or level in the structure.

Status:

Notes:

Gas Appliances

Are all gas and fuel fired appliances installed in compliance with the International Fuel Gas Code, International Mechanical Code and the manufactures installation requirements?

Adopted IFC Section 603 Fuel-fired appliances.

Status: NOT OBSERVED

Notes: Installed prior to inspection

Clothes Dryer

Are gas clothes dryers properly connected to their vents?

Adopted IFC Section 603 Fuel-fired appliances.

Status: NOT OBSERVED

Notes: Installed prior to inspection

Enclosed Space Under Stairs Area Separation

Does the enclosed space under stairs have adequate protection without penetrations?

Adopted 2009 IFC Sec 703 and IRC Sec R302.7. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with half-inch gypsum board.

Status: PASS

Notes:

Wood Stove or Fireplace

Does the wood stove or fireplace have the required clearances to combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required clearances.

Status: N/A

Notes:

Is the hearth and area underneath the Wood Stove constructed of materials that have the required R value for protection from combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required R values.

Status: N/A

Notes:

Is the hearth extension constructed to the proper dimensions?

See the manufactures installation instructions or NFPA 211, current edition.

Status: N/A

Notes:

Exit & Egress Windows/Window Wells

Where required, does each bedroom and level have an emergency escape window or window well?

See adopted IFC Chap 10 and adopted amendments.

Status: PASS

Notes:

911 Has Correct Address

When an installed landline is used to call 911, does the Dispatch Center receive the correct address?

Having the correct address in the event of a fire or other emergency is critical for a timely response and for a successful outcome.

Status: NOT OBSERVED

Notes: Not a monitored system at time of fire final inspection

Residential Fire Suppression System

Where required, did the occupancy pass its fire suppression system inspection?

The fire suppression system shall received a pass prior to signing the building permit.

Status: N/A

Notes:

Residential Fire Alarm System

Where required, did the occupancy pass its fire alarm system inspection?

The fire alarm system shall received a pass prior to signing the building permit.

Status: NOT OBSERVED

Notes: Not monitored at time of fire final inspection

Review Fees

Have all review and inspection fees been paid?

Review and inspection fees shall be paid in full prior to receiving a final inspection paperwork.

Status:

Notes:

Other

Are there any unique features to this occupancy that has not been covered in the previous sections?

See inspector notes and/or accompanied inspection form for details.

Status:

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 33 minutes

Total Time: 33 minutes

Summary:

Overall Result: PASS

Item passed inspection criteria

Inspector Notes:

Inspector:

Name: Davis, Chris L
Rank: FIREFIGHTE
Work Phone(s): None on file
Email(s): None on file
Davis, Chris L:

[redacted]

Signed on: 02/26/2018 16:00

Signature

Date

Representative Signature:

Signature of: Jim Faust on 02/26/2018 16:00

[redacted]

Signature *Date*

Crested Butte Fire Protection District

Occupancy: **Faust**
Occupancy ID:
Address: **715 Belleview AVE**
Crested Butte CO 81224

Form: Residential Fire Final Inspection

Inspection Type: **Residential**
Inspection Date: **2/26/2018** By: Davis, Chris L
Time In: **15:25** Time Out: **15:38**
Authorized Date: **02/26/2018** By: Davis, Chris L

Next Inspection Date: **No Inspection Scheduled**

Inspection Topics:

Premises ID

Is premises ID in place?

New and existing buildings,including individual units, shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property.

Status: PASS
Notes:

Natural Gas Meter Location

Is the natural gas meter in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate natural gas company representative shall approve all natural gas meter locations prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any natural gas service.

Status: N/A
Notes: Tied in from main house

Propane Tank & Service Line Location

Is the propane tank, pressure relief/regulator valve (PRV) & service line(s) in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate propane vendor shall review and approve the location of all propane tanks prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any propane tank, PRV and service line(s). The same criteria for natural gas meters shall be used for PRVs and service lines.

Status: N/A
Notes:

Is the propane tank below the level of all gas fired appliances?

Underground propane tanks shall be installed below the level of the lowest gas-fired appliance in any given structure. Note: if the propane tank cannot be installed below the level of the lowest gas-fired appliance, then other arrangements shall be agreed upon and documented. i.e. french drain to daylight, uphill loop, etc.

Status: N/A
Notes:

Garage Area Separation

Are all penetrations sealed & required fire-resistance construction maintained between the garage & adjacent living space?

The required fire-resistance rating of fire-resistance rated construction shall be maintained. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire.

Status: PASS
Notes: Garage is not accessible from accessory dwelling

Fire Door

In Crested Butte; do required fire doors self-close & latch from any open position?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. All such doors shall be equipped with a self-closing mechanism capable of closing and latching the door from any open position.

Status: N/A

Notes: Garage is not accessible from accessory building

In Mt Crested Butte; do required fire doors self-close & latch from any open position?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. The door required by this section shall be tight fitting with a self-closing device that ensures that the door closes and latches from any open position.

Status:

Notes:

In Gunnison County; do required fire doors self-close & are tight fitting?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. These doors shall be self-closing and tight fitting to prevent exposure from potential garage carbon monoxide gases.

Status:

Notes:

Smoke & Life Safety Devices

Are smoke alarms in their proper location(s), interlinked and have battery backup?

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3 or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.

Status: PASS

Notes:

Are carbon monoxide (CO) detectors installed in their proper location(s)?

In occupancies with fuel-fired appliances, fireplaces and/or an attached garage, CO detectors shall be located within 15 feet of bedroom doors. In Crested Butte, an additional CO detector shall be installed in the mechanical room. In Mt Crested Butte, an additional CO detector shall be installed in bedrooms with a fireplace or fuel-fired appliance.

Status: PASS

Notes:

Are lower explosive limit (LEL) detectors installed in their proper location(s)?

In occupancies with propane gas service, a LEL shall be installed in the lowest point of the crawl space or level in the structure.

Status:

Notes:

Gas Appliances

Are all gas and fuel fired appliances installed in compliance with the International Fuel Gas Code, International Mechanical Code and the manufactures installation requirements?

Adopted IFC Section 603 Fuel-fired appliances.

Status: N/A

Notes:

Clothes Dryer

Are gas clothes dryers properly connected to their vents?

Adopted IFC Section 603 Fuel-fired appliances.

Status: N/A

Notes:

Enclosed Space Under Stairs Area Separation

Does the enclosed space under stairs have adequate protection without penetrations?

Adopted 2009 IFC Sec 703 and IRC Sec R302.7. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with half-inch gypsum board.

Status: PASS

Notes:

Wood Stove or Fireplace

Does the wood stove or fireplace have the required clearances to combustible construction?

See the manufactures Installation instructions or NFPA 211, current edition, for required clearances.

Status: N/A

Notes:

Is the hearth and area underneath the Wood Stove constructed of materials that have the required R value for protection from combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required R values.

Status: N/A

Notes:

Is the hearth extension constructed to the proper dimensions?

See the manufactures installation instructions or NFPA 211, current edition.

Status: N/A

Notes:

Exit & Egress Windows/Window Wells

Where required, does each bedroom and level have an emergency escape window or window well?

See adopted IFC Chap 10 and adopted amendments.

Status: PASS

Notes:

911 Has Correct Address

When an installed landline is used to call 911, does the Dispatch Center receive the correct address?

Having the correct address in the event of a fire or other emergency is critical for a timely response and for a successful outcome.

Status: N/A

Notes: Not a monitored system

Residential Fire Suppression System

Where required, did the occupancy pass its fire suppression system inspection?

The fire suppression system shall received a pass prior to signing the building permit.

Status: N/A

Notes:

Residential Fire Alarm System

Where required, did the occupancy pass its fire alarm system inspection?

The fire alarm system shall received a pass prior to signing the building permit.

Status: N/A

Notes: Not a monitored system

Review Fees

Have all review and inspection fees been paid?

Review and inspection fees shall be paid in full prior to receiving a final Inspection paperwork.

Status:

Notes:

Other

Are there any unique features to this occupancy that has not been covered in the previous sections?

See inspector notes and/or accompanied inspection form for details.

Status:

Notes:

Additional Time Spent on Inspection

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 13 minutes

Total Time: 13 minutes

Summary

Overall Result: PASS

Item passed inspection criteria

Inspector Notes:

Inspector

Name: Davis, Chris L
Rank: FIREFIGHTE
Work Phone(s): None on file
Email(s): None on file
Davis, Chris L:

[redacted]

Signed on: 02/26/2018 16:00

Signature

Date

Representative Signature:

Signature of: Jim Faust on 02/26/2018 16:00

[redacted]

Signature *Date*

Air Infiltration Report

B2 Building Science
Bart Laemmel
15 Kubler St unit B
Crested Butte CO. 81224
970-901-8881
bart@b2buildingscience.com

Date 3/2/2018

For:
Jimmy Faust
Crested Butte CO 81224

Residence:
713 Belleview
Crested Butte CO. 81224

Description of Services	volume	CFM 50	ACH 50	ACH N
Air infiltration rate for code compliance	22,486	666	1.78	0.137
				13.670%

This home very is tight. It exchanges 13.5% of its volume of air with the exterior per hour.
Keep HRV on a minimum or low during colder months.
Keep HRV on high during high occupancy times in colder months.
Keep HRV on intermittent June through August.
Clean filter for HRV every month. **This is very important**

Ventilation and HRV flow test:	Setting	CFM
Exhaust sitting room	low	21
Exhaust down stairs	low	28
Total		**49**
Supply loft	low	10
Supply Master bedroom	low	13
Supply Side Bedroom	low	18
Supply Front Bedroom	low	18
Total		**59**
Powder bath fan		54
Lower bath fan		35
Master fan 1		72
Master fan W/C		60
Loft bath		56

ASHREA 62.2 minimum Ventilation calculation requirement
(bedrooms+1 x 7.5)+ SQFT x .01 = cfm constant
(4+1 x 7.5) + (2700 X .01)
37.5 + 27
59.5 CFM constant air flow required
The HRV in low mode satisfies this

Air Infiltration Report

B2 Building Science
Bart Laemmel
15 Kubler St unit B
Crested Butte CO. 81224
970-901-8881
bart@b2buildingscience.com

Date 3/2/2018

For:
Jimmy Faust
Crested Butte CO 81224

Residence:
715 Belleview
Crested Butte CO. 81224

Description of Services	volume	CFM 50	ACH 50	ACH N
Air infiltration rate for code compliance	9,909	270	1.63	0.110
				11.046%

This home very is tight. It exchanges 11% of its volume of air with the exterior per hour.
Keep HRV on a minimum or low during colder months.
Keep HRV on high during high occupancy times in colder months.
Keep HRV on intermittent June through August.
Clean filter for HRV every month. **This is very important**

Ventilation and HRV flow test:	Setting	CFM	
Exhaust kitchen	low	34	
Exhaust kitchen	high	62	
Supply upper Bedroom	low	n/a	too high up
Supply lower Bedroom	low	>10	
Supply lower Bedroom	high	**12**	
Lower bath fan		47	
upper bath fan		68	

ASHREA 62.2 minimum Ventilation calculation requirement
(bedrooms+1 x 7.5)+ SQFT x .01 = cfm constant
(2+1 x 7.5) + (1250 X .01)
22.5 + 12.5
35 CFM constant air flow required
The HRV in low mode satisfies this
I would highly recommend running the HRV on High during cooking

Crested Butte Fire Protection District

Occupancy: **Faust**
Occupancy ID:
Address: **713 Belleview AVE**
Crested Butte CO 81224

Form: Residential Fire Final Inspection

Inspection Type: **Residential**
Inspection Date: **2/26/2018** By: Davis, Chris L
Time In: **14:50** Time Out: **15:23**
Authorized Date: **02/26/2018** By: Davis, Chris L

Next Inspection Date: **No Inspection Scheduled**

Inspection Topics:

Premises ID

Is premises ID in place?

New and existing buildings,including individual units, shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property.

Status: PASS
Notes:

Natural Gas Meter Location

Is the natural gas meter in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate natural gas company representative shall approve all natural gas meter locations prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any natural gas service.

Status:
Notes:

Propane Tank & Service Line Location

Is the propane tank, pressure relief/regulator valve (PRV) & service line(s) in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate propane vendor shall review and approve the location of all propane tanks prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any propane tank, PRV and service line(s). The same criteria for natural gas meters shall be used for PRVs and service lines.

Status: N/A
Notes:

Is the propane tank below the level of all gas fired appliances?

Underground propane tanks shall be installed below the level of the lowest gas-fired appliance in any given structure. Note: if the propane tank cannot be installed below the level of the lowest gas-fired appliance, then other arrangements shall be agreed upon and documented. i.e. french drain to daylight, uphill loop, etc.

Status: N/A
Notes:

Garage Area Separation

Are all penetrations sealed & required fire-resistance construction maintained between the garage & adjacent living space?

The required fire-resistance rating of fire-resistance rated construction shall be maintained. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire.

Status: N/A
Notes:

Fire Door

In Crested Butte; do required fire doors self-close & latch from any open position?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. All such doors shall be equipped with a self-closing mechanism capable of closing and latching the door from any open position.

Status: N/A

Notes:

In Mt Crested Butte; do required fire doors self-close & latch from any open position?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. The door required by this section shall be tight fitting with a self-closing device that ensures that the door closes and latches from any open position.

Status:

Notes:

In Gunnison County; do required fire doors self-close & are tight fitting?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. These doors shall be self-closing and tight fitting to prevent exposure from potential garage carbon monoxide gases.

Status:

Notes:

Smoke & Life Safety Devices

Are smoke alarms in their proper location(s), interlinked and have battery backup?

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3 or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.

Status: PASS

Notes:

Are carbon monoxide (CO) detectors installed in their proper location(s)?

In occupancies with fuel-fired appliances, fireplaces and/or an attached garage, CO detectors shall be located within 15 feet of bedroom doors. In Crested Butte, an additional CO detector shall be installed in the mechanical room. In Mt Crested Butte, an additional CO detector shall be installed in bedrooms with a fireplace or fuel-fired appliance.

Status: PASS

Notes:

Are lower explosive limit (LEL) detectors installed in their proper location(s)?

In occupancies with propane gas service, a LEL shall be installed in the lowest point of the crawl space or level in the structure.

Status:

Notes:

Gas Appliances

Are all gas and fuel fired appliances installed in compliance with the International Fuel Gas Code, International Mechanical Code and the manufactures installation requirements?

Adopted IFC Section 603 Fuel-fired appliances.

Status: NOT OBSERVED

Notes: Installed prior to inspection

Clothes Dryer

Are gas clothes dryers properly connected to their vents?

Adopted IFC Section 603 Fuel-fired appliances.

Status: NOT OBSERVED

Notes: Installed prior to inspection

Enclosed Space Under Stairs Area Separation

Does the enclosed space under stairs have adequate protection without penetrations?

Adopted 2009 IFC Sec 703 and IRC Sec R302.7. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with half-inch gypsum board.

Status: PASS

Notes:

Wood Stove or Fireplace

Does the wood stove or fireplace have the required clearances to combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required clearances.

Status: N/A

Notes:

Is the hearth and area underneath the Wood Stove constructed of materials that have the required R value for protection from combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required R values.

Status: N/A

Notes:

Is the hearth extension constructed to the proper dimensions?

See the manufactures installation instructions or NFPA 211, current edition.

Status: N/A

Notes:

Exit & Egress Windows/Window Wells

Where required, does each bedroom and level have an emergency escape window or window well?

See adopted IFC Chap 10 and adopted amendments.

Status: PASS

Notes:

911 Has Correct Address

When an installed landline is used to call 911, does the Dispatch Center receive the correct address?

Having the correct address in the event of a fire or other emergency is critical for a timely response and for a successful outcome.

Status: NOT OBSERVED

Notes: Not a monitored system at time of fire final inspection

Residential Fire Suppression System

Where required, did the occupancy pass its fire suppression system inspection?

The fire suppression system shall received a pass prior to signing the building permit.

Status: N/A

Notes:

Residential Fire Alarm System

Where required, did the occupancy pass its fire alarm system inspection?

The fire alarm system shall received a pass prior to signing the building permit.

Status: NOT OBSERVED

Notes: Not monitored at time of fire final inspection

Review Fees

Have all review and inspection fees been paid?

Review and inspection fees shall be paid in full prior to receiving a final inspection paperwork.

Status:

Notes:

Other

Are there any unique features to this occupancy that has not been covered in the previous sections?

See inspector notes and/or accompanied inspection form for details.

Status:

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 33 minutes

Total Time: 33 minutes

Summary:

Overall Result: PASS

Item passed inspection criteria

Inspector Notes:

Inspector:

Name: Davis, Chris L
Rank: FIREFIGHTE
Work Phone(s): None on file
Email(s): None on file
Davis, Chris L:

[redacted]

Signed on: 02/26/2018 16:00

Signature

Date

Representative Signature:

Signature of: Jim Faust on 02/26/2018 16:00

[redacted]

Signature *Date*

Crested Butte Fire Protection District

Occupancy: **Faust**
Occupancy ID:
Address: **715 Belleview AVE**
Crested Butte CO 81224

Form: Residential Fire Final Inspection

Inspection Type: **Residential**
Inspection Date: **2/26/2018** By: Davis, Chris L
Time In: **15:25** Time Out: **15:38**
Authorized Date: **02/26/2018** By: Davis, Chris L

Next Inspection Date: **No Inspection Scheduled**

Inspection Topics:

Premises ID

Is premises ID in place?

New and existing buildings,including individual units, shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property.

Status: PASS
Notes:

Natural Gas Meter Location

Is the natural gas meter in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate natural gas company representative shall approve all natural gas meter locations prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any natural gas service.

Status: N/A
Notes: Tied in from main house

Propane Tank & Service Line Location

Is the propane tank, pressure relief/regulator valve (PRV) & service line(s) in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate propane vendor shall review and approve the location of all propane tanks prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any propane tank, PRV and service line(s). The same criteria for natural gas meters shall be used for PRVs and service lines.

Status: N/A
Notes:

Is the propane tank below the level of all gas fired appliances?

Underground propane tanks shall be installed below the level of the lowest gas-fired appliance in any given structure. Note: if the propane tank cannot be installed below the level of the lowest gas-fired appliance, then other arrangements shall be agreed upon and documented. i.e. french drain to daylight, uphill loop, etc.

Status: N/A
Notes:

Garage Area Separation

Are all penetrations sealed & required fire-resistance construction maintained between the garage & adjacent living space?

The required fire-resistance rating of fire-resistance rated construction shall be maintained. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire.

Status: PASS
Notes: Garage is not accessible from accessory dwelling

Fire Door

In Crested Butte; do required fire doors self-close & latch from any open position?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. All such doors shall be equipped with a self-closing mechanism capable of closing and latching the door from any open position.

Status: N/A

Notes: Garage is not accessible from accessory building

In Mt Crested Butte; do required fire doors self-close & latch from any open position?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. The door required by this section shall be tight fitting with a self-closing device that ensures that the door closes and latches from any open position.

Status:

Notes:

In Gunnison County; do required fire doors self-close & are tight fitting?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. These doors shall be self-closing and tight fitting to prevent exposure from potential garage carbon monoxide gases.

Status:

Notes:

Smoke & Life Safety Devices

Are smoke alarms in their proper location(s), interlinked and have battery backup?

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3 or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.

Status: PASS

Notes:

Are carbon monoxide (CO) detectors installed in their proper location(s)?

In occupancies with fuel-fired appliances, fireplaces and/or an attached garage, CO detectors shall be located within 15 feet of bedroom doors. In Crested Butte, an additional CO detector shall be installed in the mechanical room. In Mt Crested Butte, an additional CO detector shall be installed in bedrooms with a fireplace or fuel-fired appliance.

Status: PASS

Notes:

Are lower explosive limit (LEL) detectors installed in their proper location(s)?

In occupancies with propane gas service, a LEL shall be installed in the lowest point of the crawl space or level in the structure.

Status:

Notes:

Gas Appliances

Are all gas and fuel fired appliances installed in compliance with the International Fuel Gas Code, International Mechanical Code and the manufactures installation requirements?

Adopted IFC Section 603 Fuel-fired appliances.

Status: N/A

Notes:

Clothes Dryer

Are gas clothes dryers properly connected to their vents?

Adopted IFC Section 603 Fuel-fired appliances.

Status: N/A

Notes:

Enclosed Space Under Stairs Area Separation

Does the enclosed space under stairs have adequate protection without penetrations?

Adopted 2009 IFC Sec 703 and IRC Sec R302.7. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with half-inch gypsum board.

Status: PASS

Notes:

Wood Stove or Fireplace

Does the wood stove or fireplace have the required clearances to combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required clearances.

Status: N/A

Notes:

Is the hearth and area underneath the Wood Stove constructed of materials that have the required R value for protection from combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required R values.

Status: N/A

Notes:

Is the hearth extension constructed to the proper dimensions?

See the manufactures installation instructions or NFPA 211, current edition.

Status: N/A

Notes:

Exit & Egress Windows/Window Wells

Where required, does each bedroom and level have an emergency escape window or window well?

See adopted IFC Chap 10 and adopted amendments.

Status: PASS

Notes:

911 Has Correct Address

When an installed landline is used to call 911, does the Dispatch Center receive the correct address?

Having the correct address in the event of a fire or other emergency is critical for a timely response and for a successful outcome.

Status: N/A

Notes: Not a monitored system

Residential Fire Suppression System

Where required, did the occupancy pass its fire suppression system inspection?

The fire suppression system shall received a pass prior to signing the building permit.

Status: N/A

Notes:

Residential Fire Alarm System

Where required, did the occupancy pass its fire alarm system inspection?

The fire alarm system shall received a pass prior to signing the building permit.

Status: N/A

Notes: Not a monitored system

Review Fees

Have all review and inspection fees been paid?

Review and inspection fees shall be paid in full prior to receiving a final inspection paperwork.

Status:

Notes:

Other

Are there any unique features to this occupancy that has not been covered in the previous sections?

See inspector notes and/or accompanied inspection form for details.

Status:

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 13 minutes

Total Time: 13 minutes

Summary:

Overall Result: PASS

Item passed inspection criteria

Inspector Notes:

Inspector:

Name: Davis, Chris L
Rank: FIREFIGHTE
Work Phone(s): None on file
Email(s): None on file
Davis, Chris L:

[redacted]

Signed on: 02/26/2018 16:00

Signature

Date

Representative Signature:

Signature of: Jim Faust on 02/26/2018 16:00

[redacted]

Signature *Date*

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Thursday, March 01, 2018 8:39 PM
To: Astrid Matison
Subject: Fwd: 713 Belleview

Sent from my iPhone

Begin forwarded message:

> **From:** Chris Davis <cdavis@cbfpd.org>
> **Date:** March 1, 2018 at 3:49:51 PM MST
> **To:** jim faust <jimafaust@yahoo.com>
> **Subject: RE: 713 Belleview**
>
> Jim, I see that I didn't mention anything in the report about the corrections needed so the one you have presently with serve as the fire final.
> -Chris
>
> -----Original Message-----
> From: jim faust [mailto:jimafaust@yahoo.com]
> Sent: Thursday, March 01, 2018 2:42 PM
> To: Chris Davis <cdavis@cbfpd.org>
> Subject: 713 Belleview
>
> Chris,
> I left the inspection card in the entry at 713 Belleview..sent you pictures..let me know if you need anymore. Thanks, Jimmy Faust
>
> Sent from my iPhone

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Tuesday, August 29, 2017 8:35 AM
To: Astrid Matison
Subject: Fwd: Inspection Report for Plumbing Permit: 825127

Accessory Dwelling
715 Belleview ave

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: August 29, 2017 at 6:47:04 AM MDT
To: <jimafaust@yahoo.com>
Subject: Inspection Report for Plumbing Permit: 825127

Jim, For your records. Johnnie

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **825127** **Date Inspected:** 28-AUG-17

Permit Holder: John Walker
405 Sierra Vista Way Gunnison 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net

Site: 715 Belleview Ave Crested Butte **County:** Gunnison

Owner: Greg Faust **Phone:** (970) 641-0987
Faust Garage

Status: **ACCEPTED**
Inspection Type: Rough In **Trim Permit:** N

Constuction Type: NEW **Building Type:** RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471

Corrections:

Comments: DWV and water are on test and ok to cover

Virus-free. www.avast.com

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Tuesday, August 29, 2017 8:35 AM
To: Astrid Matison
Subject: Fwd: Inspection Report for Gas Permit: 825128

715 Belleview ave

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: August 29, 2017 at 6:47:33 AM MDT
To: <jimafaust@yahoo.com>
Subject: Inspection Report for Gas Permit: 825128

Jim, For your records. Johnnie

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **825128** **Date Inspected:** 28-AUG-17
Permit Holder: John Walker
405 Sierra Vista Way Gunnison 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net
Site: 715 Belleview Ave Crested Butte **County:** Gunnison
Owner: Greg Faust **Phone:** (970) 641-0987
Faust Garage

Status: **ACCEPTED**
Inspection Type: Rough In **Trim Permit:** N

Constuction Type: NEW **Building Type:** RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471
Corrections:
Comments: Gas is on test to 30# Ready to cover

Virus-free. www.avast.com

Crested Butte Fire Protection District

Occupancy: **Faust**
Address: **715 Belleview AVE**
Crested Butte CO 81224

Inspection Type: **Residential**
Inspection Date: **8/24/2017** By: Ems, Ric
Time In: **01:00** Time Out: **01:15**
Authorized Date: **08/24/2017** By: Ems, Ric
Next Inspection Date: **No Inspection Scheduled**

Form: Residential R-3 Smoke Rough (not monitored)

Inspection Description

Residential R-3, non-monitored life safety devices inspection form.

Inspection Items

Smoke Detectors

Are smoke detectors installed in their proper location?

Smoke detectors shall be located in every bedroom, immediately outside of each bedroom & on each level. Smoke detectors shall be located in the high point of the ceiling and shall not be located within 4 inches of intersecting architectural features. Smoke detectors shall not be located within three feet of HVAC registers, ceiling fans, bathrooms with showers, mechanical or laundry rooms if at all possible. Smoke detectors located within twenty feet of cooking appliances shall be listed for such locations and/or have a silence button.

Status: PASS

Notes:

Carbon Monoxide Detectors

Are required carbon monoxide (CO) detectors installed in their proper locations?

CO detectors shall be installed within 15 feet of each bedroom in occupancies that have fuel fired appliances, a fireplace or that have an attached garage. In Crested Butte, a CO detector shall be installed in mechanical rooms with fuel fired appliances. In Mt Crested Butte, additional CO detectors shall be installed in each bedroom that has a gas fired appliance or fireplace.

Status: PASS

Notes:

Additional Time Spent on Inspection

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 15 minutes
Total Time: 15 minutes

Summary

Overall Result: PASS
Item passed inspection criteria

Inspector Notes:

Inspector

Name: Ems, Ric
Rank: Chief
Work Phone(s): 970-349-5333 x2
Email(s): rems@cbfpd.org
Ems, Ric:

Ric Ems

Signed on: 08/24/2017 15:16

Signature *Date*

Representative Signature

Signature of: Kuby on 08/24/2017 15:18

On file

Signature *Date*

Crested Butte Fire Protection District

Occupancy: **Faust**
Address: **713 Belleview AVE**
Crested Butte CO 81224

Inspection Type: **Residential**
Inspection Date: **8/23/2017** By: Ems, Ric
Time In: **13:39** Time Out: **13:54**
Authorized Date: **08/24/2017** By: Ems, Ric
Next Inspection Date: **No Inspection Scheduled**

Form: Wood or Gas Stove/Fireplace

Inspection Topics

Stove or Firebox

Stove or firebox has proper clearances to combustible construction.

Clearances to combustible construction shall be provided as stated in the manufactures installation instructions or NFPA 211 current edition.

Status: PASS

Notes: Zero clearance gas stove

Hearth Construction

Hearth and hearth extension is constructed to approved dimensions.

Hearth and hearth extension dimensions shall be provide as specified in the manufactures installation instructions.

Status: PASS

Notes: Rough in inspection- clearance to combustibles-compliant

Chimneys and Vents

Chimney or vent has proper clearances to combustible construction.

Clearances to combustible construction shall be provided as stated in the manufactures installation instructions or NFPA 211 current edition. Vents installed through insulation or areas to be insulated shall be separated by a physical barrier to establish and maintain the minimum air space clearance required by the vent manufacturer.

Status: PASS

Notes:

Other

Are there any other issues or concerns with this installation?

Other issues or concerns shall be corrected prior to receiving a Pass.

Status: PASS

Notes: Rough in inspection-installation per manual provided

Additional Time Spent on Inspection

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 15 minutes

Total Time: 15 minutes

Summary

Overall Result: PASS

Item passed inspection criteria

Inspector Notes:

Inspector

Name: Ems, Ric
Rank: Chief
Work Phone(s): 970-349-5333 x2
Email(s): rems@cbfpd.org
Ems, Ric:

Ric Ems

Signature

Signed on: 08/23/2017 13:48

Date

Representative Signature

Signature of: Greg Faust on 08/23/2017 13:48

on file

Signature

Date

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Thursday, August 24, 2017 7:46 AM
To: Astrid Matison
Subject: Fwd: Inspection Report for Plumbing Permit: 827741

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: August 24, 2017 at 5:50:02 AM MST
To: <jimafaust@yahoo.com>
Subject: Inspection Report for Plumbing Permit: 827741

Jim,

For your records.

Johnnie

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **827741** **Date Inspected:** 23-AUG-17
Permit Holder: John Walker
405 Sierra Vista Way Gunnison 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net
Site: 713 Belleview Ave Crested Butte **County:** Gunnison
Owner: Greg Faust **Phone:** (970) 641-0987
Faust Residence

Status: **ACCEPTED**

Inspection Type: Rough In

Constuction Type: NEW

Trim Permit: N

Building Type: RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471

Corrections:

Comments: DWV and water are on test and ok to cover

Virus-free. www.avast.com

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Thursday, August 24, 2017 7:46 AM
To: Astrid Matison
Subject: Fwd: Inspection Report for Gas Permit: 827742

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: August 24, 2017 at 5:49:27 AM MST
To: <jimafaust@yahoo.com>
Subject: Inspection Report for Gas Permit: 827742

Jim,

For your records.

Johnnie

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **827742** **Date Inspected:** 23-AUG-17

Permit Holder: John Walker
405 Sierra Vista Way Gunnison 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net

Site: 713 Belleview Ave Crested Butte **County:** Gunnison

Owner: Greg Faust **Phone:** (970) 641-0987
Faust Residence

Status: **ACCEPTED**

Inspection Type: Rough In
Constuction Type: NEW

Trim Permit: N
Building Type: RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471
Corrections:
Comments: Gas is on test to 40# to 4 devices Ready to cover

Virus-free. www.avast.com

Crested Butte Fire Protection District

Occupancy: **Faust**
Address: **713 Belleview AVE**
Crested Butte CO 81224

Inspection Type: **New Construction, Residential**
Inspection Date: **8/16/2017** By: Ems, Ric
Time In: **10:00** Time Out: **10:30**
Authorized Date: **08/16/2017** By: Ems, Ric
Next Inspection Date: **No Inspection Scheduled**

Form: Residential R-3 Smoke Rough (not monitored)

Inspection Description

Residential R-3, non-monitored life safety devices inspection form.

Inspection Topics

Smoke Detectors

Are smoke detectors installed in their proper location?

Smoke detectors shall be located in every bedroom, immediately outside of each bedroom & on each level. Smoke detectors shall be located in the high point of the ceiling and shall not be located within 4 inches of intersecting architectural features. Smoke detectors shall not be located within three feet of HVAC registers, ceiling fans, bathrooms with showers, mechanical or laundry rooms if at all possible. Smoke detectors located within twenty feet of cooking appliances shall be listed for such locations and/or have a silence button.

Status: PASS
Notes:

Carbon Monoxide Detectors

Are required carbon monoxide (CO) detectors installed in their proper locations?

CO detectors shall be installed within 15 feet of each bedroom in occupancies that have fuel fired appliances, a fireplace or that have an attached garage. In Crested Butte, a CO detector shall be installed in mechanical rooms with fuel fired appliances. In Mt Crested Butte, additional CO detectors shall be installed in each bedroom that has a gas fired appliance or fireplace.

Status: PASS
Notes:

Additional Time Spent on Inspection

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 30 minutes
Total Time: 30 minutes

Summary

Overall Result: PASS
Item passed inspection criteria

Inspector Notes:

Inspector

Name: Ems, Ric
Rank: Chief
Work Phone(s): 970-349-5333 x2
Email(s): rems@cbfpd.org
Ems, Ric:

Signed on: 08/16/2017 11:41

Signature *Date*

Representative Signature

Signature of: Kuby on 08/16/2017 11:41

on file

Signature *Date*

(2nd Issue Front Card Lost.)

BUILDING PERMIT

POST ON JOB

RETURN FOR CERTIFICATE OF OCCUPANCY

Applicant Josh Jackson
Permit No. 2017-44
Date of Permit 7/28/17

Building Inspector Astrid Matison
BOZAR Approval Date 8-25-17 & 6-27-17
Address 222 Gothic Ave #224 Access-Dwelling

ITEM	DATE	PASS/ FAIL	REMARKS	INSPECTOR
Set Grade and Benchmarks	9/6/17	Pass		[signature]
Inspect Underground Fire Service Installation				
Pressure Test of Fire Service				
Top of Foundation/ First Floor Plywood Level	9/6/17	Pass		[signature]
Foundation Approval				
Footings Reinforcing Set Back	10/4/17	Pass	Both Buildings	[signature]
Stem Wall Reinforcing Back Fill	10/17/17	Pass	Main House & Garage	[signature]
Underground Plumbing				
Concrete Slab Underfloor				
Flushing of Fire Service				
Plumbing (rough)	4218	P		[signature]
Electrical (rough)	See	Back		
Fire District (rough)	4/3/18	PASS		[signature]
HRV	7/25/18	Pass		[signature]
Mechanical (rough)	4/2/18	P		[signature]
Framing	4/2/18	P		[signature]
Insulation	4/11/18	P	check crawl space on Final	[signature]
Gypsum Board	4/17/18	Pass		[signature]
Mechanical (final)	7/25/18	Pass		[signature]
Plumbing (final)	7/27/18	P		[signature]
Electrical (final)	7/27/18	P		[signature]
Fire District (final)	7/27/18	PASS		[signature]
Water Meter/ Backflow Prevention	7/18/19	P	Approved on plans - 1 Tap to house, 1 meter, line to Access & Dwelling	Andrew Cowley
Commercial Gravity Grease Interceptor				
Sand/Oil Interceptor				
Blower Door Test			See Attached	
Elevator				
Final				

Comments:

TCO 7/27/18 [signature]

✓ Radon Pipe is under plastic now.
Done per Eric Treadwell

Dora
Department of Regulatory Agencies

Division of Professions
and Occupations
State Plumbing Board

Permit # 841087

DO NOT REMOVE THIS TAG
Gas Test Report

Address: 222 Gothic
CB

– See Other Side –

Dora
Department of Regulatory Agencies

Division of Professions
and Occupations
State Plumbing Board

Permit # 841087

DO NOT REMOVE THIS TAG
Gas Test Report

Address: 222 Gothic

– See Other Side –

INSPECTOR'S REPORT

System Release:

- [x] OK to Charge System With Gas
- [ ] Reject System
- [ ] See Remarks Below
- [ ] Order to Shut Off Gas

Inspector

Date 1-11-18

Inspector Phone

Inspector's Remarks

20 #

4 Devices

PB Tag Gas

INSPECTOR'S REPORT

System Release:

- [x] OK to Charge System With Gas
- [ ] Reject System
- [ ] See Remarks Below
- [ ] Order to Shut Off Gas

Inspector

Date 4-2-18

Inspector Phone

Inspector's Remarks

20#

PB Tag Gas

Air Infiltration Report

B2 Building Science
Bart Laemmel
15 Kubler St unit B
Crested Butte CO. 81224
970-901-8881
bart@b2buildingscience.com

Date 7/26/2018

For:

Cedar Ridge
Crested Butte CO 81224

Residence:

222 Gothic
Crested Butte CO. 81224

Main House

Description of Services	volume	CFM 50	ACH 50	ACH N
Air infiltration rate for code compliance	20,960	875	2.50	0.169
				16.924%

Accessory Dwelling

Description of Services	volume	CFM 50	ACH 50	ACH N
Air infiltration rate for code compliance	5,664	245	2.60	0.175
				17.536%

These homes are tight. They exchange 17% of there volume of air with the exterior per hour.
Keep HRV on a minimum or low during colder months.
Keep HRV on high during high occupancy times in colder months.
Keep HRV on intermittent June through August.
Clean filter for HRV every month. **This is very important**

Crested Butte Fire Protection District

Occupancy: **Gothic Avenue, LLC**
Occupancy ID:
Address: **222 Gothic AVE**
Crested Butte CO 81224

Form: Residential Fire Final Inspection

Inspection Type: **Residential**
Inspection Date: **7/27/2018** By: Davis, Chris L
Time In: **09:27** Time Out: **10:45**
Authorized Date: **07/27/2018** By: Davis, Chris L

Next Inspection Date: **No Inspection Scheduled**

Inspection Topics:

Premises ID

Is premises ID in place?

New and existing buildings,including individual units, shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property.

Status: PASS
Notes:

Natural Gas Meter Location

Is the natural gas meter in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate natural gas company representative shall approve all natural gas meter locations prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any natural gas service.

Status: PASS
Notes:

Propane Tank & Service Line Location

Is the propane tank, pressure relief/regulator valve (PRV) & service line(s) in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate propane vendor shall review and approve the location of all propane tanks prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any propane tank, PRV and service line(s). The same criteria for natural gas meters shall be used for PRVs and service lines.

Status: N/A
Notes:

Is the propane tank below the level of all gas fired appliances?

Underground propane tanks shall be installed below the level of the lowest gas-fired appliance in any given structure. Note: if the propane tank cannot be installed below the level of the lowest gas-fired appliance, then other arrangements shall be agreed upon and documented. i.e. french drain to daylight, uphill loop, etc.

Status: N/A
Notes:

Garage Area Separation

Are all penetrations sealed & required fire-resistance construction maintained between the garage & adjacent living space?

The required fire-resistance rating of fire-resistance rated construction shall be maintained. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire.

Status: PASS
Notes:

Fire Door

In Crested Butte; do required fire doors self-close & latch from any open position?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. All such doors shall be equipped with a self-closing mechanism capable of closing and latching the door from any open position.

Status: N/A

Notes:

In Mt Crested Butte; do required fire doors self-close & latch from any open position?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. The door required by this section shall be tight fitting with a self-closing device that ensures that the door closes and latches from any open position.

Status:

Notes:

In Gunnison County; do required fire doors self-close & are tight fitting?

Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. These doors shall be self-closing and tight fitting to prevent exposure from potential garage carbon monoxide gases.

Status:

Notes:

Smoke & Life Safety Devices

Are smoke alarms in their proper location(s), interlinked and have battery backup?

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3 or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.

Status: PASS

Notes:

Are carbon monoxide (CO) detectors installed in their proper location(s)?

In occupancies with fuel-fired appliances, fireplaces and/or an attached garage, CO detectors shall be located within 15 feet of bedroom doors. In Crested Butte, an additional CO detector shall be installed in the mechanical room. In Mt Crested Butte, an additional CO detector shall be installed in bedrooms with a fireplace or fuel-fired appliance.

Status: PASS

Notes:

Are lower explosive limit (LEL) detectors installed in their proper location(s)?

In occupancies with propane gas service, a LEL shall be installed in the lowest point of the crawl space or level in the structure.

Status:

Notes:

Gas Appliances

Are all gas and fuel fired appliances installed in compliance with the International Fuel Gas Code, International Mechanical Code and the manufactures installation requirements?

Adopted IFC Section 603 Fuel-fired appliances.

Status: PASS

Notes:

Clothes Dryer

Are gas clothes dryers properly connected to their vents?

Adopted IFC Section 603 Fuel-fired appliances.

Status: NOT OBSERVED

Notes: Not installed at time of inspection

Enclosed Space Under Stairs Area Separation

Does the enclosed space under stairs have adequate protection without penetrations?

Adopted 2009 IFC Sec 703 and IRC Sec R302.7. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with half-inch gypsum board.

Status: PASS

Notes:

Wood Stove or Fireplace

Does the wood stove or fireplace have the required clearances to combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required clearances.

Status: N/A

Notes:

Is the hearth and area underneath the Wood Stove constructed of materials that have the required R value for protection from combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required R values.

Status: N/A

Notes:

Is the hearth extension constructed to the proper dimensions?

See the manufactures installation instructions or NFPA 211, current edition.

Status: N/A

Notes:

Exit & Egress Windows/Window Wells

Where required, does each bedroom and level have an emergency escape window or window well?

See adopted IFC Chap 10 and adopted amendments.

Status: PASS

Notes:

911 Has Correct Address

When an installed landline is used to call 911, does the Dispatch Center receive the correct address?

Having the correct address in the event of a fire or other emergency is critical for a timely response and for a successful outcome.

Status: N/A

Notes:

Residential Fire Suppression System

Where required, did the occupancy pass its fire suppression system inspection?

The fire suppression system shall received a pass prior to signing the building permit.

Status: N/A

Notes:

Residential Fire Alarm System

Where required, did the occupancy pass its fire alarm system inspection?

The fire alarm system shall received a pass prior to signing the building permit.

Status: Pass with Corrections

Notes: Knox box required

Review Fees

Have all review and inspection fees been paid?

Review and inspection fees shall be paid in full prior to receiving a final inspection paperwork.

Status: PASS

Notes:

Other

Are there any unique features to this occupancy that has not been covered in the previous sections?

See inspector notes and/or accompanied inspection form for details.

Status:

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 78 minutes

Total Time: 78 minutes

Summary:

Overall Result: PASS

Item passed inspection criteria

Inspector Notes:

Inspector:

Name: Davis, Chris L
Rank: FIREFIGHTE
Work Phone(s): None on file
Email(s): None on file
Davis, Chris L:

Signed on: 07/27/2018 10:50

Signature

Date

Representative Signature:

Signature of: Scott Hahn on 07/27/2018 10:50

Signature

Date

Eric Treadwell

From: Astrid Matison
Sent: Wednesday, July 25, 2018 4:25 PM
To: Scott Hahn
Cc: Eric Treadwell
Subject: 222 Gothic Avenue Preliminary Final Inspection

Scott,
Thanks for meeting Eric and I to do a preliminary inspection at 222 Gothic Avenue. The following must be completed to receive a Temporary Certificate of Occupancy.

1. The site shall be cleaned up of construction debris and materials, and the portable toilet removed. need for 1 more week floors getting finished
2. Install the doorbell.
3. Finish the front porch including the railing detail per the plans.
4. Provide the final plumbing and electrical signatures or provide the reports.
5. Have the CBFPD do their inspection.
6. Turn in the permit card.
7. Provide the 6 mil crawl space moisture barrier over the radon pipes and seal to the foundation.
8. Fire Caulk penetrations in Mechanical closet

The final Certificate of Occupancy can be issued once the final BOZAR approved landscaping is completed.
Eric can help you while I am away.
Have a nice evening!
Thank you,
Astrid

CBFire – Nox Box is on order
CO in mechanical per Eric Ems

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

CRESTED BUTTE, COLORADO • A National Historic District •

joshjackson73@outlook.com
hydroseed & trees for landscaping

Astrid Matison

From: Astrid Matison
Sent: Wednesday, July 25, 2018 4:25 PM
To: 'Scott Hahn'
Cc: Eric Treadwell
Subject: 222 Gothic Avenue Preliminary Final Inspection

Scott,
Thanks for meeting Eric and I to do a preliminary inspection at 222 Gothic Avenue. The following must be completed to receive a Temporary Certificate of Occupancy.

1. The site shall be cleaned up of construction debris and materials, and the portable toilet removed.
2. Install the doorbell.
3. Finish the front porch including the railing detail per the plans.
4. Provide the final plumbing and electrical signatures or provide the reports.
5. Have the CBFPD do their inspection.
6. Turn in the permit card.
7. Provide the 6 mil crawl space moisture barrier over the radon pipes and seal to the foundation.

The final Certificate of Occupancy can be issued once the final BOZAR approved landscaping is completed.
Eric can help you while I am away.
Have a nice evening!
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

From: scotthahn163 <scotthahn163@gmail.com>
Sent: Friday, July 13, 2018 1:10 PM
To: Astrid Matison
Subject: Re: 222 Gothic Avenue permit #2017-44 will expire on July 27th.

It should be right around then. Thanks

Sent via the Samsung Galaxy S8 Active, an AT&T 4G LTE smartphone

-------- Original message --------
From: Astrid Matison <amatison@crestedbutte-co.gov>
Date: 7/13/18 12:54 PM (GMT-07:00)
To: 'Scott Hahn' <scotthahn163@gmail.com>
Subject: 222 Gothic Avenue permit #2017-44 will expire on July 27th.

Hi Scott,

Are you close to finishing 222 Gothic Avenue? The permit expires on July 27th, 2018.

I hope you have a wonderful weekend!

Astrid

Astrid Matison

Building Inspector

(970) 349-5338

PO BOX 39

Crested Butte, Co 81224

Please consider the environment before printing this email.

Astrid Matison

From: Scott Hahn <scotthahn163@gmail.com>
Sent: Thursday, April 05, 2018 12:13 PM
To: Astrid Matison
Subject: Re: 222 gothic

John will have to add another vent for the HRV. He will be back on Monday. We are still looking for a MAU unit that we like and want to use. I will get back to you on Monday.

Thanks

On Apr 5, 2018, at 12:00 PM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

> Hi Scott,
> What is the T for near the end of the dryer exhaust vent? The dryer exhaust duct must be one continuous duct and not exhaust any other appliances.
> Do you have a photo of the make-up air duct for the main house kitchen?
> Thank you,
> Astrid
>
> **From:** Scott Hahn [mailto:scotthahn163@gmail.com]
> **Sent:** Thursday, April 05, 2018 8:32 AM
> **To:** Astrid Matison <amatison@crestedbutte-co.gov>
> **Subject:** 222 gothic
>
> <image001.jpg>
>
> <image002.jpg>
>
> Sent from my iPhone

Astrid Matison

From: Scott Hahn <scotthahn163@gmail.com>
Sent: Monday, April 02, 2018 2:52 PM
To: Astrid Matison
Subject: Re: 222 Gothic Avenue Framing/Mechanical Inspection

The entry post bases get pour into a slab. Therefore they can't move

Sent from my iPhone

On Apr 2, 2018, at 2:01 PM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

> Scott,
> Sorry one more item, we noticed as we were leaving that one bolt for the east end post is missing.
> Perhaps it was not installed because it is so close to the edge of the concrete. Not sure.
> If the bolt cannot be installed have Mike sign off on this detail as well.
> Thank you,
> Astrid
>
> **From:** Scott Hahn [mailto:scotthahn163@gmail.com]
> **Sent:** Monday, April 02, 2018 1:57 PM
> **To:** Astrid Matison <amatison@crestedbutte-co.gov>
> **Subject:** Re: 222 Gothic Avenue Framing/Mechanical Inspection
>
> Thank you. I will get the items completed and call you then.
> Thanks
>
> Sent from my iPhone
>
> On Apr 2, 2018, at 1:22 PM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:
>
>> Scott,
>> Thanks for meeting Eric and I to do the framing and mechanical inspection. The following needs to be followed up on and can be seen at the next inspection:
>> 1. The exposed radon pipe must be labeled per **2015 IRC Section AF 103.9 Vent pipe identification.** Exposed and visible interior vent pipes shall be identified with not less than one label on each floor and in accessible attics. The label shall read: "Radon Reduction System". I will except permanent marker labeling.
>> 2. The makeup air for the kitchen plan we discussed makes sense to me. The air will come from the HRV system in the stair/kitchen wall and supply 600 cfm of makeup air.
>> 3. The dryer vent was not installed in the garage. I will need to see this before it is covered.
>> 4. The additional window for the accessory dwelling will need to be approved by the BOZAR chair.
>> 5. The ¾ light main entry door and proposed full light back door will need to be approved by the BOZAR chair.
>> 6. I need a final inspection report from the CBFPD.
>> 7. All hot and cold pipes including ones located in the interior framing will need R3 insulation installed on it or sound batts installed on all sides of the pipes is acceptable.

8. I received the email from Mike Arbaney, the Engineer of Record, signing off on the double top plate cut out where the entry porch roof is supported.
9. The low windows at the stairway will need to have protection. See the attached code for your use. **See R308.4.6.**
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

<image002.png>

<2015 IRC Glazing adjacent to stairs and ramps.pdf>

Astrid Matison

From: Astrid Matison
Sent: Monday, April 02, 2018 2:02 PM
To: 'Scott Hahn'
Cc: Eric Treadwell
Subject: RE: 222 Gothic Avenue Framing/Mechanical Inspection

Scott,
Sorry one more item, we noticed as we were leaving that one bolt for the east end post is missing. Perhaps it was not installed because it is so close to the edge of the concrete. Not sure.
If the bolt cannot be installed have Mike sign off on this detail as well.
Thank you,
Astrid

From: Scott Hahn [mailto:scotthahn163@gmail.com]
Sent: Monday, April 02, 2018 1:57 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Re: 222 Gothic Avenue Framing/Mechanical Inspection

Thank you. I will get the items completed and call you then.
Thanks

Sent from my iPhone

On Apr 2, 2018, at 1:22 PM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

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> 2. The makeup air for the kitchen plan we discussed makes sense to me. The air will come from the HRV system in the stair/kitchen wall and supply 600 cfm of makeup air.
> 3. The dryer vent was not installed in the garage. I will need to see this before it is covered.
> 4. The additional window for the accessory dwelling will need to be approved by the BOZAR chair.
> 5. The ¾ light main entry door and proposed full light back door will need to be approved by the BOZAR chair.
> 6. I need a final inspection report from the CBFPD.
> 7. All hot and cold pipes including ones located in the interior framing will need R3 insulation installed on it or sound batts installed on all sides of the pipes is acceptable.
> 8. I received the email from Mike Arbaney, the Engineer of Record, signing off on the double top plate cut out where the entry porch roof is supported.
> 9. The low windows at the stairway will need to have protection. See the attached code for your use. **See R308.4.6.**
> Thank you,
> Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

<image002.png>

<2015 IRC Glazing adjacent to stairs and ramps.pdf>

Astrid Matison

From: Mike Arbaney <mike@coloradostructural.com>
Sent: Monday, April 02, 2018 11:39 AM
To: Astrid Matison
Cc: Scott Hahn
Subject: Jackson entry roof framing

This email is to confirm that it is sturcturaly fine to have the top plates cut so that the timber entry roof beam will bear in the wall.
Please let me know if you need anything else.
Thanks,
Mike Arbaney

Mike Arbaney P.E.
Colorado Structural, Inc.
tel: (970)-349-5922
fax: (970)-349-5926
mike@coloradostructural.com

Astrid Matison

From: Astrid Matison
Sent: Tuesday, November 14, 2017 2:59 PM
To: 'Scott Hahn'
Cc: Rick Barnhard
Subject: FW: 11-14-17 222 Gothic Avenue Garage Slab inspection
Attachments: Town of CB REMP (V2.0-Carbon) Locked Version.xls

Gothic Avenue not Elk Avenue.
Sorry,
I was wrong regarding the 64 square feet. All outdoor heated walkways, slabs etc. must pay a REMP fee or be offset with solar panels etc. I attached the REMP form for you to fill out and have the owner sign.

From: Astrid Matison
Sent: Tuesday, November 14, 2017 2:37 PM
To: 'Scott Hahn' <scotthahn163@gmail.com>
Cc: Rick Barnhard <rickrmlmechanical@gmail.com>
Subject: 11-14-17 222 Elk Avenue Garage Slab inspection

Scott,
Ric from RML called for me to take a look at the heat tubing for the garage at 222 Elk Avenue.
The tubing is fine as installed.
The moisture barrier needs to be installed over the foam insulation though. 6 mil Polyethylene over lapped 12 inches is required. This barrier will also be the radon barrier.
The mesh should be lifted onto chairs for concrete coverage.
The garage apron can be heated without a REMP fee if 64 square feet or less in area.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

From: Michael Luna <michaelrluna@gmail.com>
Sent: Wednesday, November 15, 2017 9:14 AM
To: Astrid Matison
Subject: Re: 222 Gothic Avenue

Absolutely, thanks Astrid.

On Nov 15, 2017 9:12 AM, "Astrid Matison" <amatison@crestedbutte-co.gov> wrote:

Thanks Luna! Looks good. Make sure that the pour includes lifting the steel mat for concrete coverage.

From: Michael Luna [mailto:michaelrluna@gmail.com]
Sent: Wednesday, November 15, 2017 9:02 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Re: Hi

On Nov 15, 2017 9:01 AM, "Astrid Matison" <amatison@crestedbutte-co.gov> wrote:

Astrid Matison

Building Inspector

(970) 349-5338

PO BOX 39

Crested Butte, Co 81224

Please consider the environment before printing this email.

Astrid Matison

To: Michael Luna
Subject: 222 Gothic Avenue

Thanks Luna! Looks good. Make sure that the pour includes lifting the steel mat for concrete coverage.

From: Michael Luna [mailto:michaelrluna@gmail.com]
Sent: Wednesday, November 15, 2017 9:02 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Re: Hi

On Nov 15, 2017 9:01 AM, "Astrid Matison" <amatison@crestedbutte-co.gov> wrote:

Astrid Matison

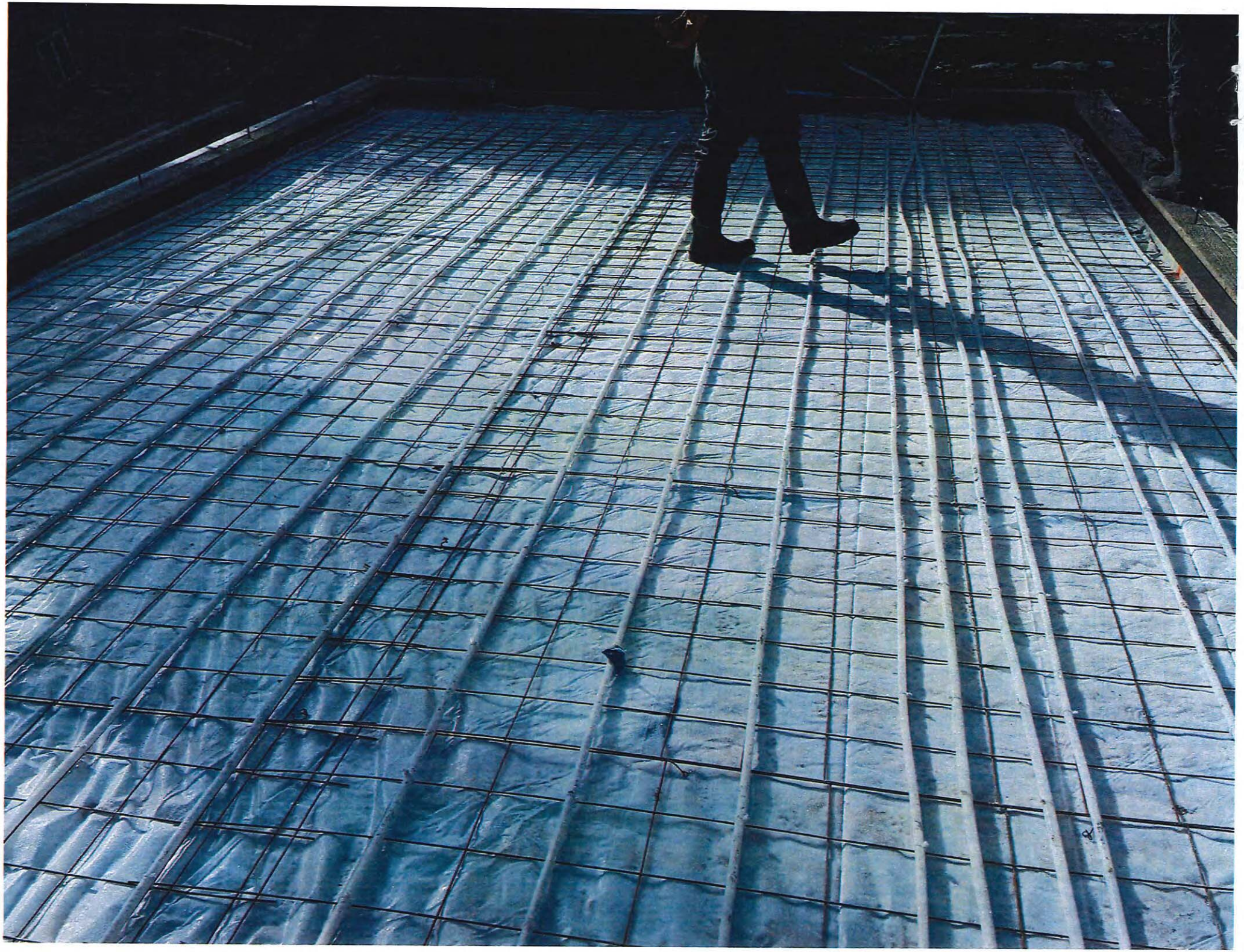
Building Inspector

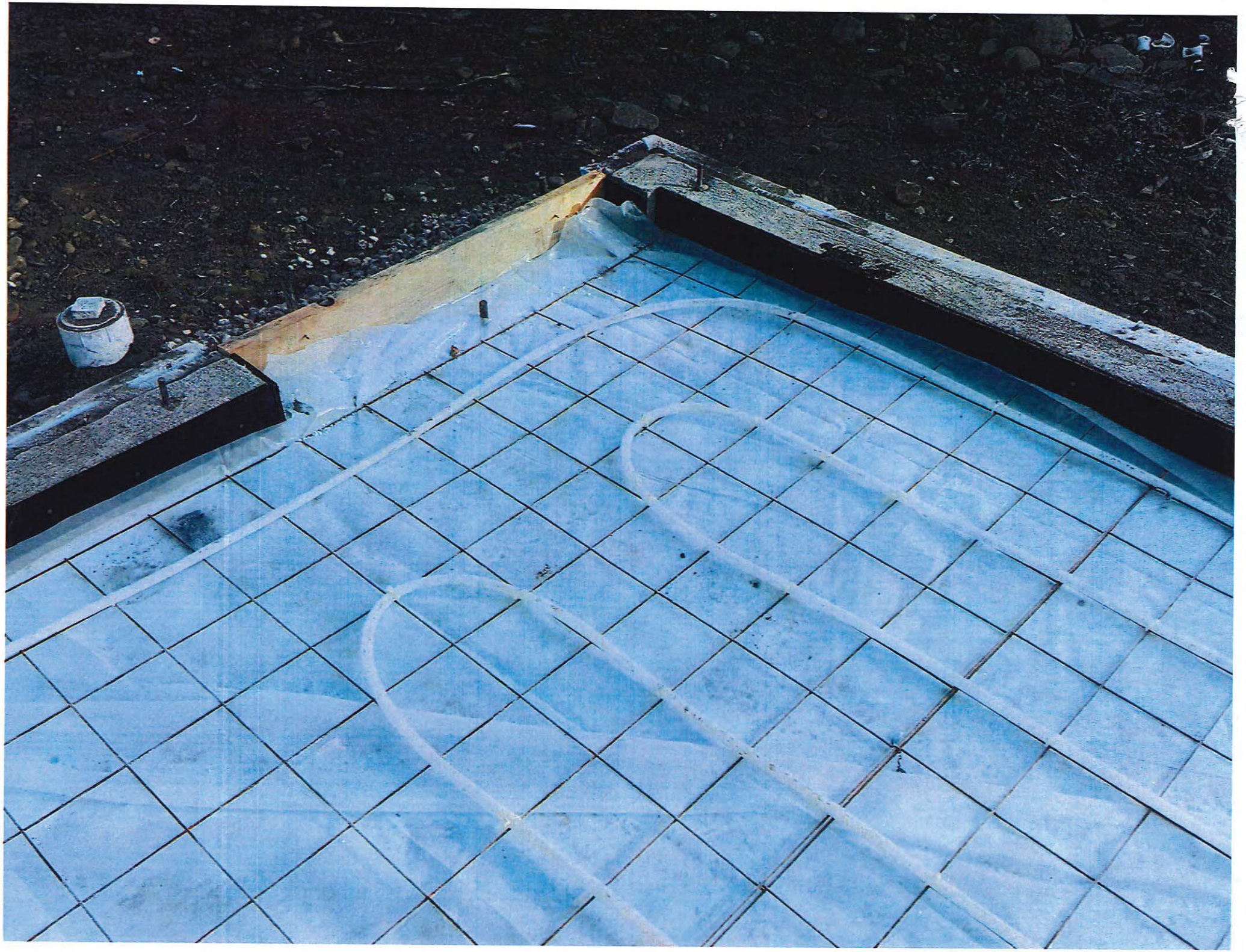
(970) 349-5338

PO BOX 39

Crested Butte, Co 81224

Please consider the environment before printing this email.





Gas Stroke Ball Valve

BUILDING PERMIT

POST ON JOB

RETURN FOR CERTIFICATE OF OCCUPANCY

Applicant FAUST
Permit No. 2016-25
Date of Permit 5/3/2016

Building Inspector ASTRID MATISON
BOZAR Approval Date 4/24/2016
Address 709/711 Belleview
Mantion Garage

ITEM	DATE	PASS/ FAIL	REMARKS	INSPECTOR
Set Grade and Benchmarks		P		[signature]
Inspect Underground Fire Service Installation				
Pressure Test of Fire Service				
Top of Foundation/ First Floor Plywood Level		P		[signature]
Foundation Approval				
Footings Reinforcing Set Back	6/7/16	P		[signature]
Stem Wall Reinforcing Back Fill	6/9/16	P		[signature] Bob Gillis
Underground Plumbing				
Concrete Slab Underfloor				
Flushing of Fire Service				
Underslab Plumbing ok	8/23/16	P	House is OK	[signature]
Plumbing (rough)	9/21/16	P	see Attached	[signature]
Electrical (rough)	8/24/16 10/3/16	Pass		Paul Shelley
Fire District (rough) 709 711	9/28/16	Pass	709 only	WS Winner
HRV	3/21/17	P	[signature]	[signature]
Mechanical (rough)	1/24/17 10/3/16	P P	Accessory Dwelling Garage	[signature] [signature] Need Plumbing & electrical Inspection
Framing	1/24/16 10/3/16	P P	Accessory Dwelling Garage	[signature] [signature]
Insulation	1/31/16 10/12/16	P	Garage	[signature] [signature]
Gypsum Board	11/2/16	P		[signature]
WOOD FIRE PLACE Clearances Mechanical (final)	11/2/16 3/21/17	P P	Main House	[signature] [signature]
Plumbing (final)	3-17-17	Pass	garage	[signature]
Electrical (final)	4/12/17 3/15/17	Pass Pass		Paul Shelley
Fire District (final)	4/13/17	Pass	See Attached	WS Winner
Water Meter/ Backflow Prevention	3/17/17	Pass	need DWST Valve	David J.
Commercial Gravity Grease Interceptor				
Sand/Oil Interceptor				
Blower Door Test Hers	OK.	85	For 709 Belleview For 711 Belleview	
Elevator				
Final	8/24/17	Pass		[signature]

Comments:

TCO 3/21/17 for 709 Belleview Ave Main House

TCO 4/13/17 for 711 Belleview Ave accessory

INSPECTOR'S REPORT

- [x] System OK
- [ ] Reject System
- [ ] See Remarks Below
- [ ] Order to Shut Off Gas

Inspector

Date 9-21-16

Inspector Phone

Inspector's Remarks

30#

PB Tag Gas

Dora
Department of Regulatory Agencies

Division of Professions
and Occupations
State Plumbing Board

Permit # 807839

DO NOT REMOVE THIS TAG

Gas Test Report

The undersigned verifies that this piping system was tested for leaks on the date listed below. In addition, a state inspector shall be notified within seven days of this date for a gas inspection. A permit shall be obtained before turning on gas.

Air Test 30 **PSI for** ____ **hour** ____ **minutes was completed on this gas pipe system.**

Gas Supplier _____

Installer Plumbline Mech

Witnessed by: [illegible]

Address 711 Bellview

Date 92176

– See Other Side –

Crested Butte Fire Protection District

Occupancy: **Faust, Jimmy**
Address: **709 Belleview AVE Building #PO Box 672**
Crested Butte CO 81224
Inspection Type: **New Construction, Residential**
Inspection Date: **9/28/2016** By: Wimmer, Scott (050)
Time In: **09:05** Time Out: **09:13**
Authorized Date: **09/28/2016** By: Wimmer, Scott (050)
Next Inspection Date: **No Inspection Scheduled**

Form: Residential Smoke Rough

Inspection Description:

Residential life safety devices inspection form.

Inspection Topics:

Smoke Detectors

Are smoke detectors installed in their proper location?

Smoke detectors shall be located in every bedroom, immediately outside of each bedroom & on each level. Smoke detectors shall be located in the high point of the ceiling and shall not be located within 4 inches of intersecting architectural features. Smoke detectors shall not be located within three feet of HVAC registers, ceiling fans, bathrooms with showers, mechanical or laundry rooms if at all possible. Smoke detectors located within twenty feet of cooking appliances shall be listed for such locations and/or have a silence button.

Status: PASS
Notes:

Carbon Monoxide Detectors

Are required carbon monoxide (CO) detectors installed in their proper locations?

CO detectors shall be installed within 15 feet of each bedroom in occupancies that have fuel fired appliances, a fireplace or that have an attached garage. In Crested Butte, a CO detector shall be installed in mechanical rooms with fuel fired appliances. In Mt Crested Butte, additional CO detectors shall be installed in each bedroom that has a gas fired appliance or fireplace.

Status: PASS
Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 8 minutes
Total Time: 8 minutes

Summary:

Overall Result: PASS
Item passed inspection criteria

Inspector Notes:

Add one detector on 2nd level in vaulted ceiling.

Inspector:

Name: Wimmer, Scott
Rank: Fire Inspector
Work Phone(s): 970-349-5333 x4
Email(s): scotto@crestedbutte.net
Wimmer, Scott:

Signed on: 09/28/2016 09:13

Signature *Date*

Representative Signature:

Signature of: Peter Kubisiak on 09/28/2016 09:14

Signature *Date*

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Thursday, September 22, 2016 9:38 AM
To: Astrid Matison
Subject: Fwd: Inspection Report for Permit: 807837

709 Belleview

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: September 22, 2016 at 6:33:15 AM MDT
To: <jimafaust@yahoo.com>
Subject: Inspection Report for Permit: 807837

Jimmy, for your records.

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **807837** **Date Inspected:** 21-SEP-16
Permit Holder: JOHN WALKER
405 SIERRA VISTA WAY GUNNISON 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net
Site: 711 Belleview Ave Crested Butte **County:** Gunnison
Owner: Jim Faust
Faust Residence **Phone:** (970) 641-0987

Status: **ACCEPTED**
Inspection Type: Rough In **Trim Permit:** N
Constuction Type: NEW **Building Type:** RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471

Corrections:

Comments: DWV is on tes to 5# Water is on test to 75# Ready to cover

---

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Thursday, September 22, 2016 9:37 AM
To: Astrid Matison
Subject: Fwd: Inspection Report for Permit: 807839

709 Belleview

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: September 22, 2016 at 6:32:44 AM MDT
To: <jimafaust@yahoo.com>
Subject: Inspection Report for Permit: 807839

Jimmy, for your records.

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **807839** **Date Inspected:** 21-SEP-16

Permit Holder: JOHN WALKER
405 SIERRA VISTA WAY GUNNISON 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net

Site: 711 Belleview Ave Crested Butte **County:** Gunnison

Owner: Jim Faust
Faust Residence **Phone:** (970) 641-0987

Status: **ACCEPTED**
Inspection Type: Rough In **Trim Permit:** N
Constuction Type: NEW **Building Type:** RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471
Corrections:
Comments: Gas is on test to 15# Ready to cover

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Astrid Matison

To: jim faust
Subject: Radon question

Jimmy,
From Appendix F IRC 2009.
The pipe shall be extended up through the building floors to terminate 12" above the surface of the roof in a location at least 10' away from any window or other opening into the conditioned spaces of the building that is less than 2' below the exhaust point and 10' from any window or other opening in adjoining or adjacent windows.

Is the window more than 2' below the exhaust point of the radon pipe? If so I think it is OK. If the window is less than 2' below the exhaust pipe then the pipe would have to be re-routed.

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Monday, October 03, 2016 3:57 PM
To: Astrid Matison
Subject: 709 Belleview

RADON PIPE more than 2'- 0" above window

Almost 4' to top of pipe. Going to Scotto's office for him to sign permit..he said all set!
Thanks

Astrid Matison

To: 'jim faust'
Subject: 711 Belleview Avenue Accessory Dwelling/Garage
Attachments: 0438_001.pdf

Hi Jimmy,
I signed off on the framing phase of the Accessory Dwelling/Garage.

However, I need the CBFPD inspection report, and the State Plumbing Report. Done

Done
The attic access to access the space for the Radon pipe to add if needed a radon exhaust fan and the HRV is not large enough. The minimum dimension is 22 wide x 30 high. See the 2015 code excerpt attached. This code wording is not appreciably different from the 2009 code. The mechanical equipment must be able to be removed without demolishing any existing framing or finish work.

Thank you,

Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Tuesday, January 24, 2017 4:18 PM
To: Astrid Matison
Subject: Fwd: Inspection Report for Permit: 807839

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: September 22, 2016 at 6:32:44 AM MDT
To: <jimafaust@yahoo.com>
Subject: Inspection Report for Permit: 807839

Jimmy, for your records.

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **807839** **Date Inspected:** 21-SEP-16
Permit Holder: JOHN WALKER
405 SIERRA VISTA WAY GUNNISON 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net
Site: 711 Belleview Ave Crested Butte **County:** Gunnison
Owner: Jim Faust
Faust Residence **Phone:** (970) 641-0987

Status: **ACCEPTED**
Inspection Type: Rough In **Trim Permit:** N
Constuction Type: NEW **Building Type:** RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471

Corrections:

Comments: Gas is on test to 15# Ready to cover

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Tuesday, January 24, 2017 4:19 PM
To: Astrid Matison
Subject: Fwd: Inspection Report for Permit: 806112

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: August 25, 2016 at 6:52:51 AM MDT
To: <jimafaust@yahoo.com>
Subject: FW: Inspection Report for Permit: 806112

Jimmy,
Garage Underground Inspection, for your records.
Johnnie.

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **806112** **Date Inspected:** 24-AUG-16
Permit Holder: JOHN WALKER
405 SIERRA VISTA WAY GUNNISON 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net
Site: 711 Belleview Ave Crested Butte **County:** Gunnison
Owner: Jim Faust
Faust Garage **Phone:** (970) 641-0987

Status: **ACCEPTED**

Inspection Type: Underground **Trim Permit:** N
Constuction Type: NEW **Building Type:** RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471
Corrections:
Comments: DWV is on test to 7# to the future risers Ready to cover

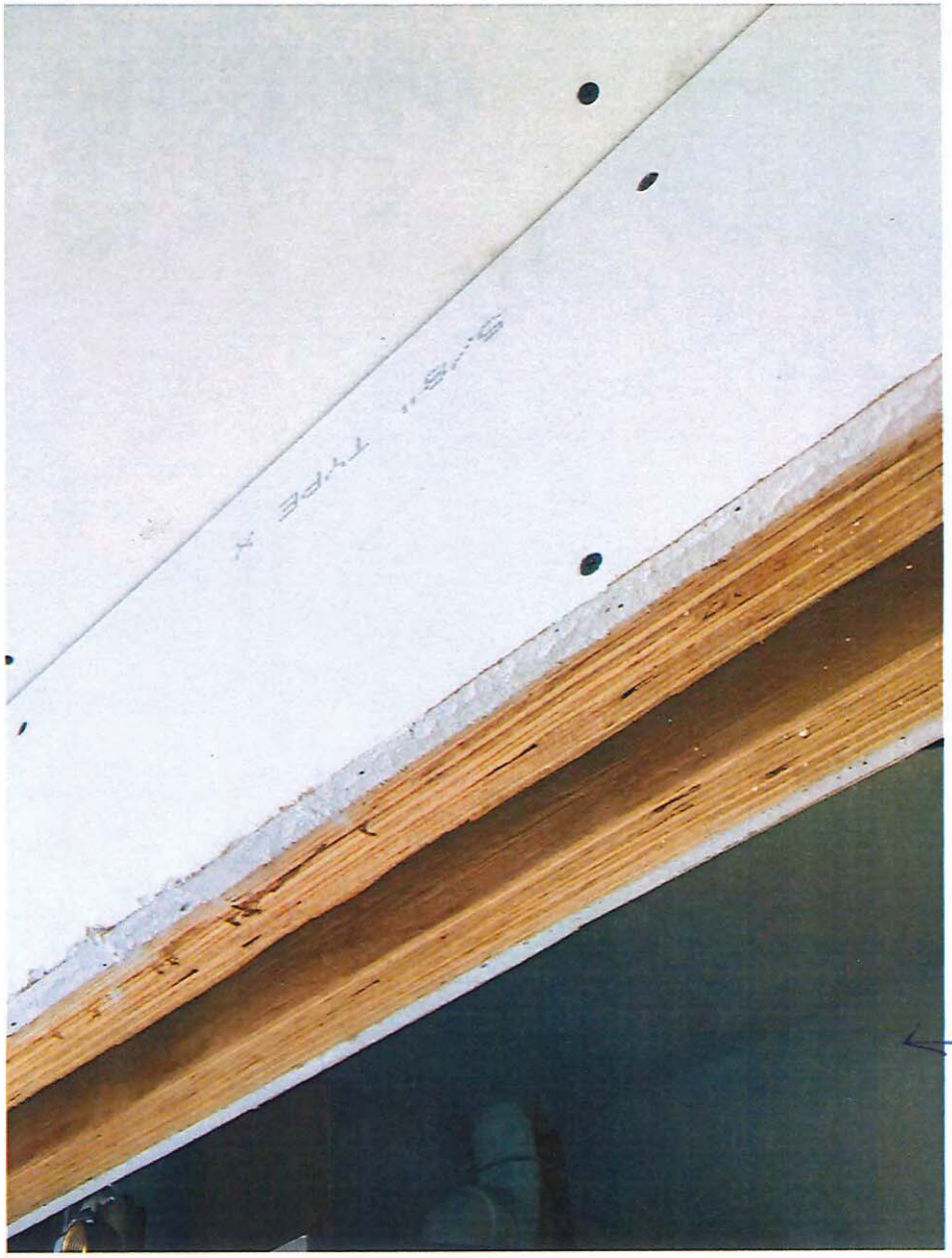
---

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Yep u were right that lid for some reason(??) was 1/2"...now 5/8"

709 Belleview

Jimmy phot sent
2/8/17



Mech
Closet
?
Lid
Dry work?

2/1/17

711 SOPRIS
Fire caulk seperation
from living space of
garage

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Main House

Inspection Report

Date Inspected: 08/22/2016

Permit #: 805960

Permit Holder: KUBY ELECTRICAL INC PETER KUBISIAK
PO BOX 1442 CRESTED BUTTE 812240000
Phone: (970) 209-5297 Fax: Email: trishkuby@msn.com

Site: ~~711~~ 709 Belleview Ave. Crested Butte, Gunnison County,

Owner: Jim Faust Phone:

Status: **Accepted** Trim Permit: N
Inspection type: Rough In
NEW RESIDENTIAL RESIDENTIAL NEW

Inspector: **Paul Shelley 303-869-3462**

Corrections:

Comments:
Partial-underground:
1) OK to backfill the SVC lateral and feeder trenches.

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Permit #: 811805 **Date Inspected:** 11/30/2016

Permit Holder: KUBY ELECTRICAL INC PETER KUBISIAK
PO BOX 1442 CRESTED BUTTE 812240000
Phone: (970) 209-5297 Fax: Email: trishkuby@msn.com

Site: ~~709~~ 711 Belleview Ave. Crested Butte, Gunnison County,

Owner: Jim Faust Phone:

Status: **Accepted**
Inspection type: Rough In Trim Permit: N
NEW RESIDENTIAL RESIDENTIAL NEW

Inspector: **Paul Shelley 303-869-3462** Access. Dwell / Garage

Corrections:

Comments:
1) OK to cover the branch circuit wiring for the accessory dwelling and garage..

Crested Butte Fire Protection District

Occupancy: **Faust, Jimmy**
Address: **709 Belleview AVE Building #PO Box 672**
Crested Butte CO 81224
Inspection Type: **New Construction, Residential**
Inspection Date: **9/28/2016** By: Wimmer, Scott (050)
Time In: **09:05** Time Out: **09:13**
Authorized Date: **09/28/2016** By: Wimmer, Scott (050)
Next Inspection Date: **No Inspection Scheduled**

Form: Residential Smoke Rough

Inspection Description:

Residential life safety devices inspection form.

Inspection Topics:

Smoke Detectors

Are smoke detectors installed in their proper location?

Smoke detectors shall be located in every bedroom, immediately outside of each bedroom & on each level. Smoke detectors shall be located in the high point of the ceiling and shall not be located within 4 inches of intersecting architectural features. Smoke detectors shall not be located within three feet of HVAC registers, ceiling fans, bathrooms with showers, mechanical or laundry rooms if at all possible. Smoke detectors located within twenty feet of cooking appliances shall be listed for such locations and/or have a silence button.

Status: PASS
Notes:

Carbon Monoxide Detectors

Are required carbon monoxide (CO) detectors installed in their proper locations?

CO detectors shall be installed within 15 feet of each bedroom in occupancies that have fuel fired appliances, a fireplace or that have an attached garage. In Crested Butte, a CO detector shall be installed in mechanical rooms with fuel fired appliances. In Mt Crested Butte, additional CO detectors shall be installed in each bedroom that has a gas fired appliance or fireplace.

Status: PASS
Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 8 minutes
Total Time: 8 minutes

Summary:

Overall Result: PASS
Item passed inspection criteria

Inspector Notes:

Add one detector on 2nd level in vaulted ceiling.

Inspector:

Name: Wimmer, Scott
Rank: Fire Inspector
Work Phone(s): 970-349-5333 x4
Email(s): scotto@crestedbutte.net
Wimmer, Scott:

Signed on: 09/28/2016 09:13

Signature *Date*

Representative Signature:

Signature of: Peter Kubisiak on 09/28/2016 09:14

Signature *Date*

Crested Butte Fire Protection District

Occupancy: **Faust**
Address: **711 Belleview AVE**
Crested Butte CO 81224

Inspection Type: **New Construction, Residential**
Inspection Date: **11/23/2016** By: Wimmer, Scott (050)
Time In: **15:24** Time Out: **15:25**
Authorized Date: **11/23/2016** By: Wimmer, Scott (050)
Next Inspection Date: **No Inspection Scheduled**

Form: Residential R-3 Smoke Rough (not monitored)

Inspection Description:

Residential R-3, non-monitored life safety devices inspection form.

Inspection Topics:

Smoke Detectors

Are smoke detectors installed in their proper location?

Smoke detectors shall be located in every bedroom, immediately outside of each bedroom & on each level. Smoke detectors shall be located in the high point of the ceiling and shall not be located within 4 inches of intersecting architectural features. Smoke detectors shall not be located within three feet of HVAC registers, ceiling fans, bathrooms with showers, mechanical or laundry rooms if at all possible. Smoke detectors located within twenty feet of cooking appliances shall be listed for such locations and/or have a silence button.

Status: PASS
Notes:

Carbon Monoxide Detectors

Are required carbon monoxide (CO) detectors installed in their proper locations?

CO detectors shall be installed within 15 feet of each bedroom in occupancies that have fuel fired appliances, a fireplace or that have an attached garage. In Crested Butte, a CO detector shall be installed in mechanical rooms with fuel fired appliances. In Mt Crested Butte, additional CO detectors shall be installed in each bedroom that has a gas fired appliance or fireplace.

Status: PASS
Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 1 minutes
Total Time: 1 minutes

Summary:

Overall Result: PASS
Item passed inspection criteria

Inspector Notes:

Inspector:

Name: Wimmer, Scott
Rank: Fire Inspector
Work Phone(s): 970-349-5333 x4
Email(s): scotto@cbfpd.org
Wimmer, Scott:

Signed on: 11/23/2016 15:25

Signature *Date*

Representative Signature:

Signature of: Peter Kubisiak on 11/23/2016 15:26

Signature *Date*

10-21-16

Matison

To: Burnett Construction Inc.
Cc: jim faust
Subject: 709 Belleview
Attachments: IMG_2743.JPG; ATT00001.txt; IMG_2742.JPG; ATT00002.txt; IMG_2741.JPG; ATT00003.txt

Rob and Jimmy,
A few more shots of the under stair elements that need to be protected with 1/2 inch drywall.
Have a wonderful weekend!
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

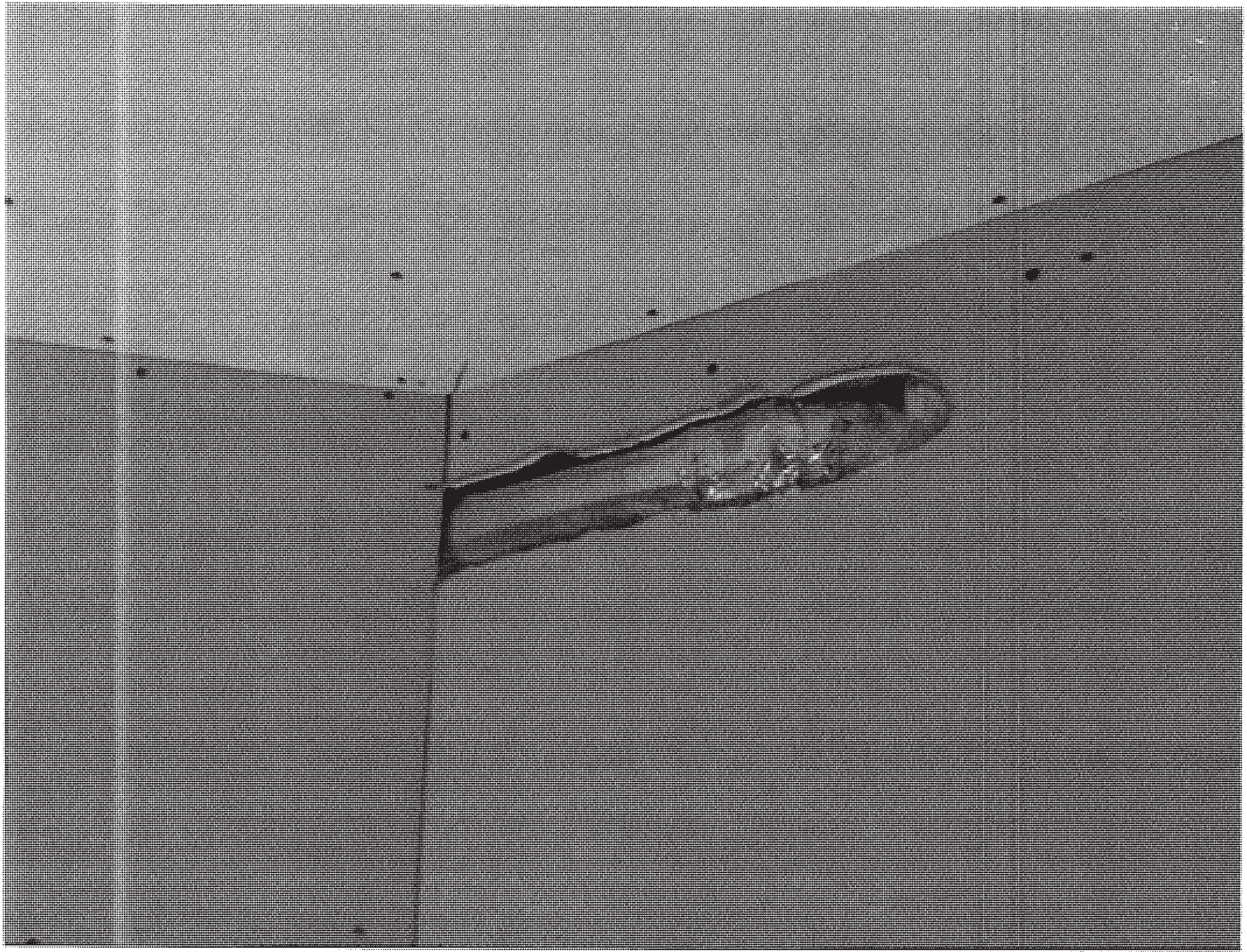
Completed 11/2/16

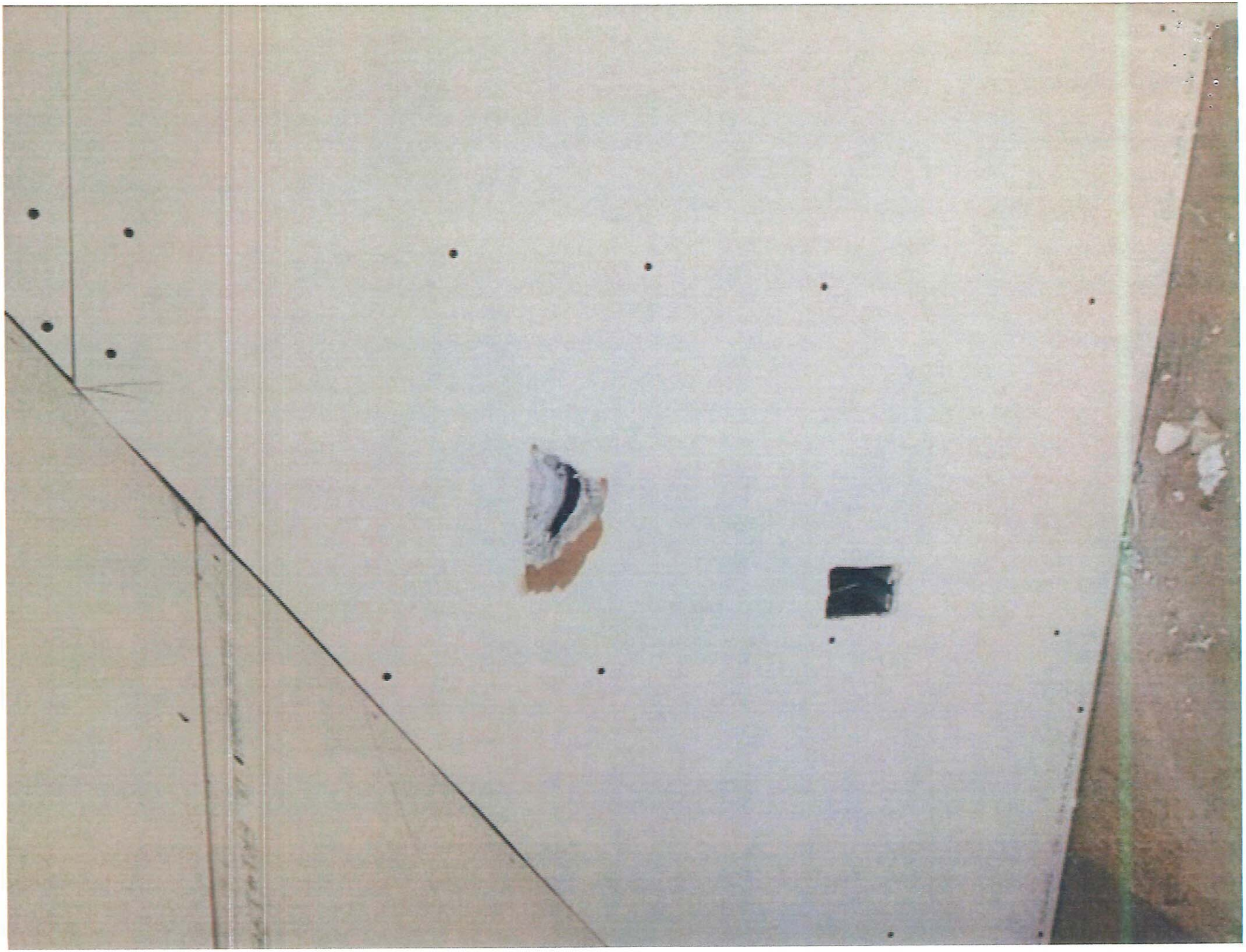
Astrid Matison

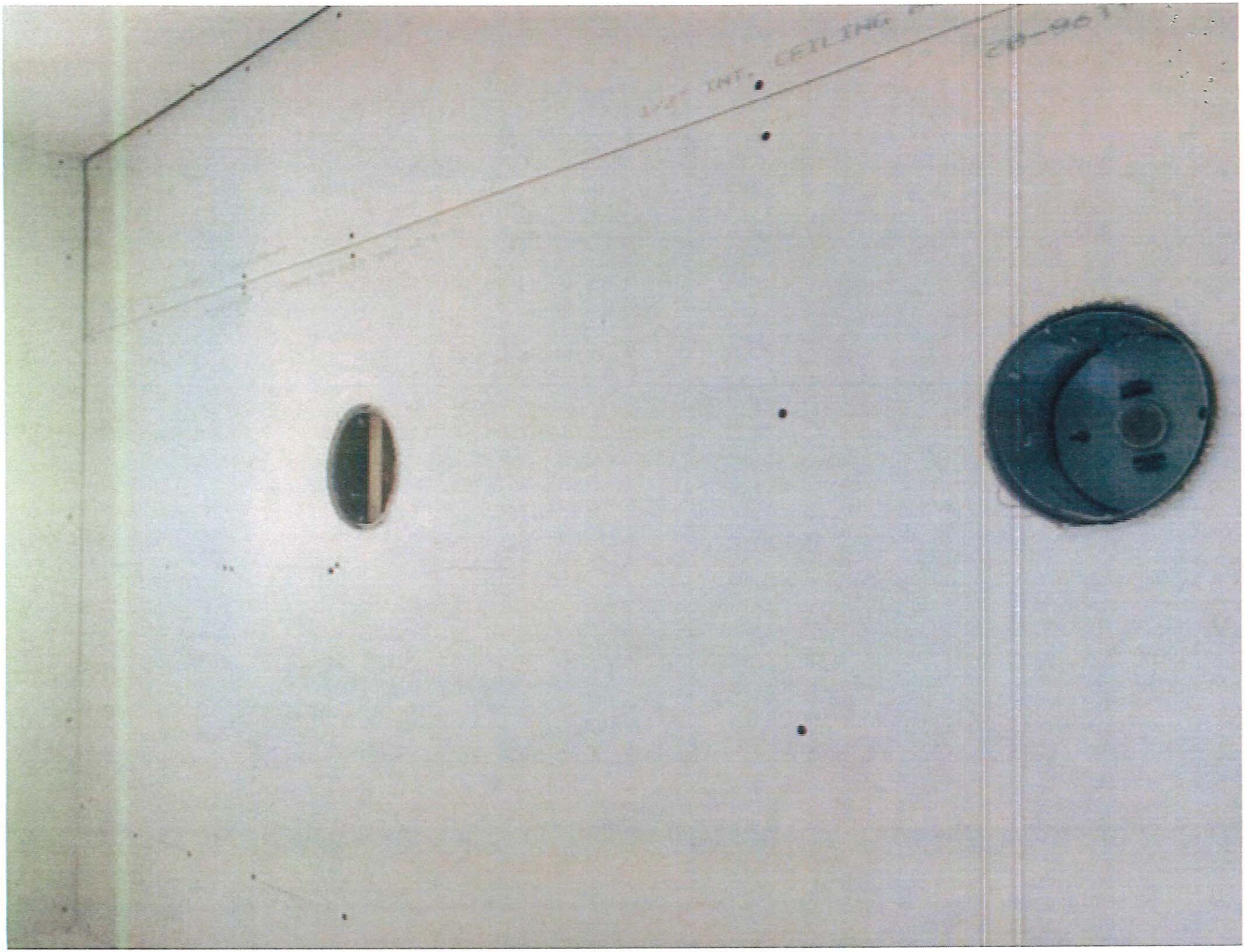
To: Burnett Construction Inc.
Cc: jim faust
Subject: FW:
Attachments: IMG_2755.JPG; ATT00001.txt; IMG_2754.JPG; ATT00002.txt; IMG_2753.JPG; ATT00003.txt

Hi Rob and Jimmy,
See photos attached.
Photo 2755 shows a duct smashed. This restricts the flow of air so you won't have the full cfm exhaust needed for the bath fan. I would recommend fixing this and building a box around it and the damaged 4" pipe can be replaced and protected from damage.
Photo 2754 duct also needs to be protected from damage.
Photo 2753 shows a hole in the drywall that needs to be patched More to follow...
I showed Tom most of the items but not all. Tom was working on a problem area in the living room.
I can come back on Monday for a final walk through.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.







Astrid Matison

To: jim faust
Subject: FW: 709 Belleview
Attachments: IMG_2752.JPG; ATT00001.txt; IMG_2751.JPG; ATT00002.txt; IMG_2750.JPG; ATT00003.txt

Jimmy,
Scotto or I need to see the fireplace install prior to closing it up to make sure clearances are met to combustibles.
Thank you,
Astrid

-----Original Message-----
From: Astrid Matison
Sent: Friday, October 21, 2016 4:41 PM
To: 'Burnett Construction Inc.' <burnettconstruction@hotmail.com>
Cc: 'jim faust' <jimafaust@yahoo.com>
Subject: 709 Belleview

Photo 2752 Drywall must be installed over all closed cell plastic foam with 1/2" drywall. It is highly flammable.
Photo 2752 Ceiling in small first floor northeast room missing row of screws.
Photo 2750 Drywall missing at electrical panel?

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

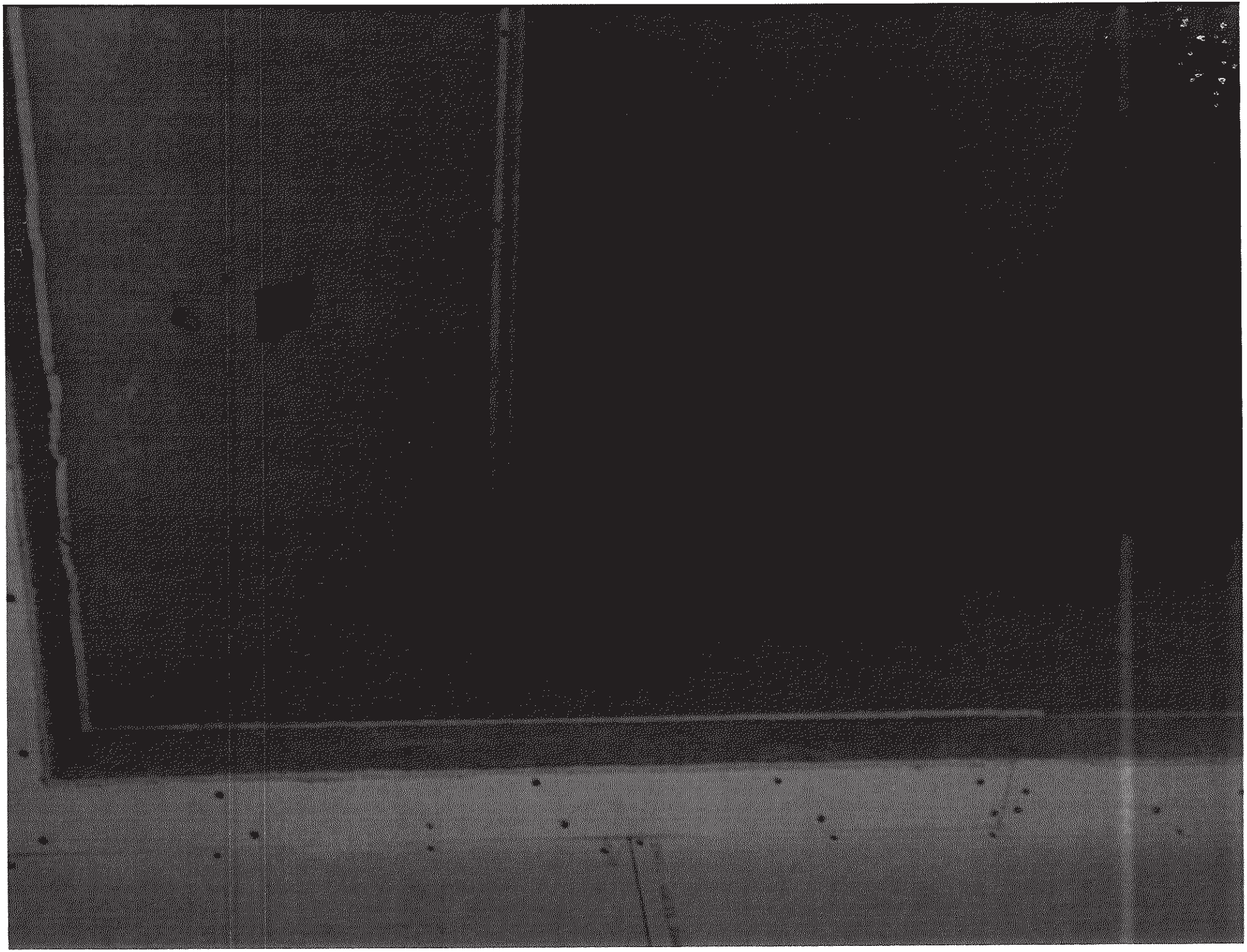
-----Original Message-----
From: astridmatison@gmail.com [mailto:astridmatison@gmail.com]
Sent: Friday, October 21, 2016 4:27 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject:

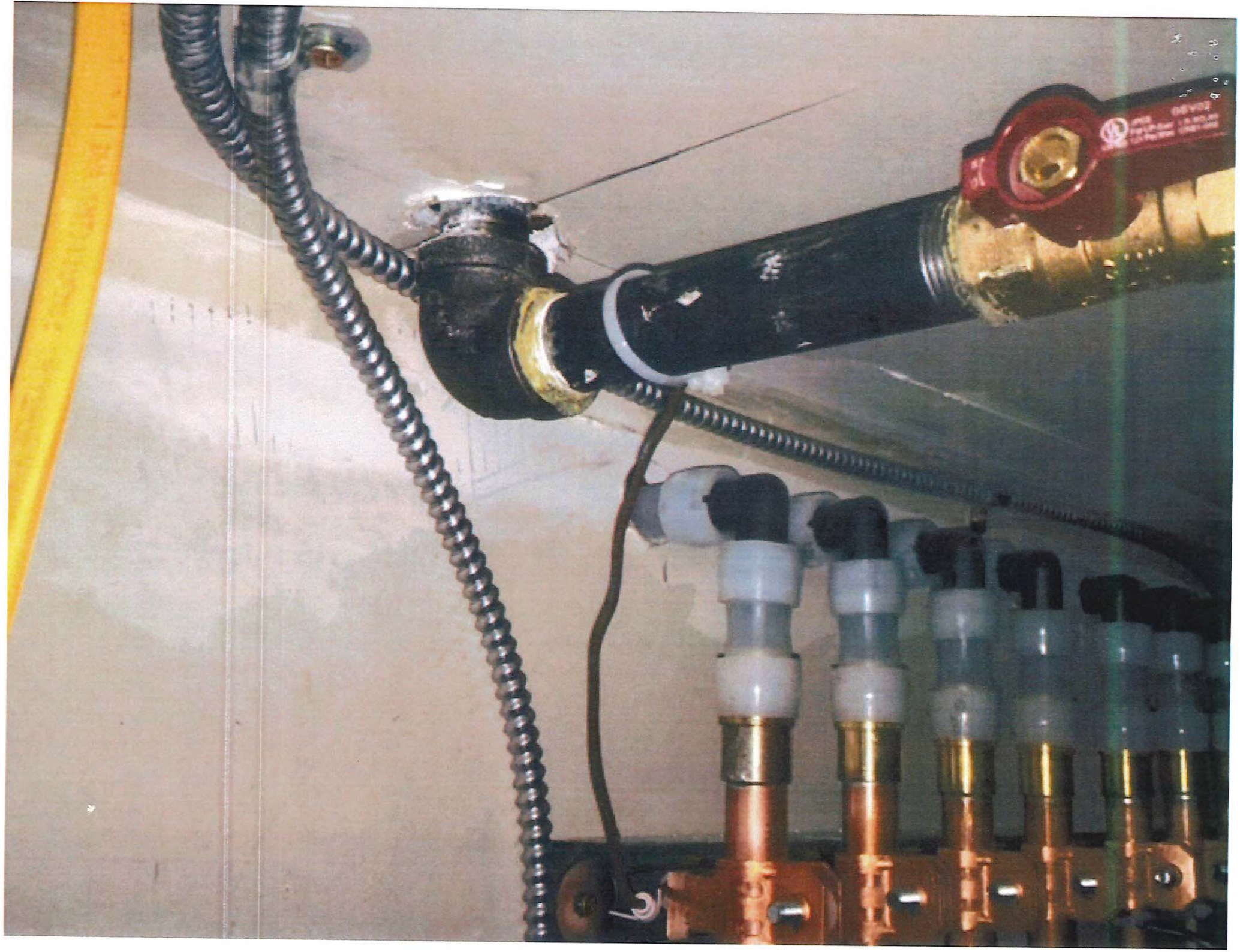
Astrid Matison

To: Burnett Construction Inc.
Cc: jim faust
Subject: 709 Belleview
Attachments: IMG_2748.JPG; ATT00001.txt; IMG_2747.JPG; ATT00002.txt; IMG_2746.JPG; ATT00003.txt

Rob and Jimmy
The under stair surfaces need to be entirely covered with the 1/2 inch drywall- including exposed wood, and taped.
The penetrations through this fire protection must be fire caulked.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.





709 ~~Re~~ Bellemer

Astrid Matison

From: Astrid Matison
Sent: Tuesday, November 01, 2016 9:14 AM
To: 'Greg Blanco'
Subject: RE: Insuseal Inc. BASF Spraytite 158.

Alan,
Sorry I missed the density note. Still since the product was applied thicker than 3 ¼" a fire protecting intumescent coating – DC315 must be applied.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

From: Greg Blanco [mailto:insuseal@gmail.com]
Sent: Monday, October 31, 2016 7:16 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Insuseal Inc. BASF Spraytite 158.

Hello Astrid,
If you check the Spec sheet that we send you, you will see the density.
Any extra questions inform me or you also have their phone number on the tech sheet.

Thanks,

Alan Falcón
Project Manager/ Coordinator

Insuseal Inc.
Cell: 970-209-9414

Begin forwarded message:

From: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: BASF Spraytite 158
Date: October 13, 2016 at 10:10:19 AM MDT
To: Greg Blanco <insuseal@gmail.com>
Cc: jim faust <jimafaust@yahoo.com>, "seanlorikelly@msn.com" <seanlorikelly@msn.com>

Hi Gregorio and Alan,

The BASF Spraytite 158 product spec sheet clearly states that a 15 minute thermal barrier is required. The product is also tested to 4" thick. The spray foam in the crawl space is more than 4" thick. The product must be applied carefully to be left exposed without a thermal barrier.

Only 3 1/4" thickness is allowed for sill plates and headers **2009 IRC R316.5.11** with the following met:

1. Maximum thickness 3 14/".
2. The density of the foam plastic shall be in the range of .5 to 2.0 pounds per cubic foot.
3. The foam plastic shall have a flame spread index of 25 or less and smoke developing index of 450 or less or less when tested in accordance with ASTM E84.

Item 2: I am not sure this is met. The Spec Sheet did not note the density of the product.
Items 1 and 3 is met.

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&sqi=2&ved=0ahUKEwj-orjukdjPAhVCjFQKHcVsCO4QFggcMAA&url=http%3A%2F%2Fwww.polyurethanes.basf.us%2Ffiles%2Fpdf%2FSPRAYTITE_158_techSheet.pdf&usg=AFQjCNFZV4k2GpLBkjawkkJ3VqUwlqqG_g&sig2=7mWldtHA9xbrWmIYTJkk0A&bvm=bv.135475266,d.cGw

Please check with your supplier for the density information and let me know what you find out.

For your current jobs the fire protection coating is required.

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

From: Astrid Matison
Sent: Thursday, October 13, 2016 10:10 AM
To: 'Greg Blanco'
Cc: 'jim faust'; 'seanlorikelly@msn.com'
Subject: BASF Spraytite 158

Hi Gregorio and Alan,

The BASF Spraytite 158 product spec sheet clearly states that a 15 minute thermal barrier is required. The product is also tested to 4" thick. The spray foam in the crawl space is more than 4" thick. The product must be applied carefully to be left exposed without a thermal barrier.

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1. Maximum thickness 3 14/". 3 1/4"
2. The density of the foam plastic shall be in the range of .5 to 2.0 pounds per cubic foot.
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Item 2: I am not sure this is met. The Spec Sheet did not note the density of the product.
Items 1 and 3 is met.

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&sqi=2&ved=0ahUKEwj-orjukdjPAhVCjFQKHcVsCO4QFggcMAA&url=http%3A%2F%2Fwww.polyurethanes.basf.us%2Ffiles%2Fpdf%2FSPRAYTITE_158_techSheet.pdf&usg=AFQjCNFZV4k2GpLBkjawkkJ3VqUwlqqG_g&sig2=7mWldtHA9xbrWmIYTJkk0A&bvm=bv.135475266,d.cGw

Please check with your supplier for the density information and let me know what you find out.

For your current jobs the fire protection coating is required.

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
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SPRAYTITE® 158 Series

BUILDING ENVELOPE INSULATION SYSTEM

ICC ESR-2642

Technical Data Sheet

PRODUCT DESCRIPTION:

SPRAYTITE 158 is a closed-cell polyurethane system utilizing an EPA approved, zero ozone-depleting, blowing agent. It is designed for use in commercial and residential construction applications. **SPRAYTITE 158** is compatible with most common construction materials, but can only be processed with BASF SPRAY 8000A/FE 800A Isocyanate. The benefits of **SPRAYTITE 158 include:**

- Superior insulation performance
- Control moisture infiltration
- Controls air infiltration
- Ease of application
- Non-fibrous
- Structural properties

APPROVALS AND CREDENTIALS:

ASTM E-84*/**	NFPA 286	ICC ESR-2642
Class I	8 inch wall	
SPF Thickness – 4.0 inches	12 inch ceiling	
Flame Spread Index ≤ 25	with 15 min. thermal barrier	
Smoke Development Index ≤ 450	Test Report Number: 3116019-001	

*This numerical flame spread rating does not reflect hazards presented by this or any other material under actual fire conditions. Polyurethane foam systems should not be left exposed and must be protected by a minimum 15-minute thermal barrier or other code-compliant material as allowed by applicable building code(s) and Code Officials. Building Codes provide guidelines representing minimum requirements. Further information is available at www.iccsafe.org. Consult all Authorities having jurisdiction over an area for additional or specific requirements prior to beginning a project.

**ASTM E-84 is a test designed for sample thickness up to 4 inches. NFPA 286 is a building code recognized alternative test that is conducted for greater thickness applications of spray foam. These two test reports can then be used by design professionals for their product selection process for projects.

TYPICAL PROPERTIES:**

PROPERTY	VALUE	TEST METHOD
Liquid Resin – As Supplied		
Specific Gravity @ 70°F	1.175	ASTM D 1638
Viscosity @ 70°F (cps)	1050	Brookfield
As Cured		
Iso:Resin Mix Ratio (vol:vol)	1:1	
Density (pcf @ 2" lift)	2.15	ASTM D 1622
Compressive Strength (psi)	22	ASTM D 1621
Tensile Strength (psi)	28	ASTM D 1623 Type C
Closed Cell Content (%)	>90	ASTM D 6226
Aged k-factor (Btu in/ft^2 hr °F)	0.152 (R=6.6/in)*** @ 1"	ASTM C 518
In conformance with ICC AC377	0.147 (R=6.8/in)*** @ 4"	ASTM C 518
Permeability (perm inch)	2.38	ASTM E 96
Permeance (perms)	2.38 @ 1" SPF	
	1.19 @ 2" SPF	
	0.79 @ 3" SPF	
	0.60 @ 4" SPF	
Air Permeance	0.00025 L/s/m^2 @ 75Pa	ASTM E 2178-01
Air Leakage	0.00025 L/s/m^2 @ 75Pa	ASTM E 283-99
Dimensional Stability (%Volume Change)		
Dry Age 28 Days (158°F)	5.75%	ASTM D 2126
Freeze Age 14 Days (-20°F)	0.30%	ASTM D 2126

*** - These physical property values are typical for this material as applied at our development facility under controlled conditions. SPF performance and actual physical properties will vary with differences in application (i.e. ambient conditions, process equipment and settings, material throughput, etc). As a result, these published properties should be used as guidelines solely for the purpose of evaluation. Physical property specifications should be determined from actual production material.*

The above data was collected from samples prepared using the following equipment configuration:

- *Gusmer® H-20/35 proportioner set at 1:1 volume ratio with 50 ft of heated delivery hose*
- *Gusmer® GX-7 spray-gun configured with a #1 mix module and #70 PCD and/or GAP spray-gun configured with a #1 mix chamber*
- *Process temperature settings: Isocyanate 130°F; Resin 130°F; Hose 130°F*
- *Process pressure: 1000 psig minimum while spraying*

SPRAYTITE 158 *has shown acceptable on-site performance with temperature settings in the range of 110°F - 130°F for Isocyanate, Resin and Hose. Every job site and set of ambient /substrate conditions are different; therefore, one set of process settings may not work for every situation. It is the responsibility of the applicator to evaluate the on-site conditions and then determine the appropriate SPF reactivity and process settings.*

****The data chart shows the R-value of this insulation. "R" means resistance to heat flow. The higher the R-value, the greater the insulating power. Compare insulation R-values before you buy. There are other factors to consider. The amount of insulation will depend upon the climate, the type and size of your house, and the fuel use patterns and family size. If you buy too much insulation it will cost you more than what you will save on fuel. To achieve proper R-values, it is essential that this insulation be installed properly.*

BASF
The Chemical Company

BASF Polyurethane Foam Enterprises LLC

GENERAL INFORMATION:

SPRAYTITE 158 is a spray polyurethane foam (SPF) system intended for installation by qualified contractors trained in the processing and application of SPF systems, as well as the plural-component polyurethane dispensing equipment required to do so. Contractors and applicators must comply with all applicable and appropriate storage, handling, processing and safety guidelines. BASF Polyurethane Foam Enterprises LLC technical service personnel should be consulted in all cases where application conditions are questionable.

CAUTIONS AND RECOMMENDATIONS:

SPRAYTITE 158 is designed for an application rate of ½ inch minimum to 2 inches maximum per pass. Once installed material has cooled it is possible to add additional applications in order to increase the overall installed thickness of SPF. This application procedure is in compliance with the Spray Polyurethane Foam Alliance (SPFA).

SPRAYTITE 158 is **NOT** designed for use as an **EXTERIOR** roofing system. BASF Polyurethane Foam Enterprises LLC offers a separate line of products for exterior roofing applications. For more information please contact your sales representative.

Cold-storage structures such as coolers and freezers demand special design considerations with regard to thermal insulation and moisture-vapor drive. **SPRAYTITE 158** should **NOT** be installed in these types of constructions unless the structure was designed by a design professional for specific use as cold storage.

SPRAYTITE 158 is designed for installation in most standard construction configurations using common materials such as wood and wood products, metal and concrete. **SPRAYTITE 158** has performed successfully when sprayed onto wood substrates down to 40°F. For other substrates, please consult your BASF Polyurethane Foam Enterprises LLC sales or technical service representative for specific recommendations.

Foam plastic materials installed in walls or ceilings may present a fire hazard unless protected by an approved, fire-resistant thermal barrier with a finish rating of not less than 15 minutes as required by building codes. Rim joists/header areas, in accordance with the IRC and IBC may not require additional protection. Foam plastic must also be protected against ignition by code-approved materials in attics and crawl spaces. See relevant Building Codes and **www.iccsafe.org** for more information.

The **SPRAYTITE 158** foam systems are NOT recommended for medical uses; such as, splints or casts for broken bones nor other medical or pharmaceutical uses.

In addition to reading and understanding the MSDS, all contractors and applicators must use appropriate respiratory, skin and eye Personal Protective Equipment (PPE) when handling and processing polyurethane chemical systems. Personnel should review the following document published by Spray Polyurethane Foam Alliance (SPFA):

AX-171 *Course 101-R Chapter 1: Health, Safety and Environmental Aspects of Spray Polyurethane Foam and Coverings*

and the following document available from the Center for the Polyurethanes Industries (CPI):

Model Respiratory Protection Program for Compliance with the Occupational Safety and Health Administration's Respiratory Protection Program Standard 29 C.F.R. §1910.134

As with all SPF systems improper application techniques should be avoided. Examples of improper application techniques include, but are not limited to excessive thickness of SPF, off-ratio material and spraying into or under rising SPF. Potential results of improperly installed SPF include: dangerously high reaction temperatures that may result in fire and offensive odors that may or may not dissipate. Improperly installed SPF must be removed and replaced with properly installed materials.

LARGE MASSES of SPF should be removed to an outside safe area, cut into smaller pieces and allowed to cool before discarding into any trash receptacle.

SPF insulation is combustible. High-intensity heat sources such as welding or cutting torches must not be used in contact with or in close proximity to **SPRAYTITE 158** or any polyurethane foam.

SHELF LIFE AND STORAGE CONDITIONS:

SPRAYTITE 158 Series has a shelf life of approximately three months from the date of manufacture when stored in original, unopened containers at 50-80°F. As with all industrial chemicals this material should be stored in a covered, secure location and never in direct sunlight. Storage temperatures above the recommended range will shorten shelf life. Storage temperatures above the recommended range may also result in elevated headspace pressure within packages.

LIMITED WARRANTY INFORMATION – PLEASE READ CAREFULLY:

The information herein is to assist customers in determining whether our products are suitable for their applications. Our products are only intended for sale to industrial and commercial customers. Customer assumes full responsibility for quality control, testing and determination of suitability of products for its intended application or use. We warrant that our products will meet our written liquid component specifications. We make no other warranty of any kind, either express or implied, by fact or law, including any warranty of merchantability or fitness for a particular purpose. Our total liability and customers' exclusive remedy for all proven claims is replacement of nonconforming product and in no event shall we be liable for any other damages.

BASF Polyurethane Foam Enterprises LLC
13630 Watertower Circle
Minneapolis, MN 55441
(763)559-3266
www.basf-pfe.com

Seal and Insulate with ENERGY STAR
LEARN MORE AT energystar.gov
Insulation saves energy when installed according to ENERGY STAR guidelines.

SPRAYTITE® 158

Resin Component
(When combined with a BASF ELASTOSPRAY® 8000A)

BASF
We create chemistry

ICC ES

ESR-2642
Flame Spread Index ≤25
Smoke Development Index ≤450
Shelf-life: 6 mos

Inspection Agency:
Underwriters Laboratories

CLASSIFIED UL

FOAMED PLASTIC INGREDIENT

FOAMED PLASTIC
FIRE RESISTANCE CLASSIFICATION
SEE UL FIRE RESISTANCE DIRECTORY

<28P2> <R9665>

ETL US Intertek

CODE COMPLIANCE
ETL US Intertek

Listed Building Insulation –
Spray-applied Polyurethane Foam
Tested in accordance with ASTM E84
Flame Spread Index: ≤25
Smoke Developed Index: ≤ 450
Material Thickness: 4 inches

Code Compliance Research Reports:
CCRR-1031

Manufacturing Locations:
Houston, TX and Orange, CA

Seal and Insulate with ENERGY STAR
Insulation saves energy when installed according to ENERGY STAR guidelines
Learn more at energystar.gov

UL GREENGUARD
PRODUCT CERTIFIED FOR LOW CHEMICAL EMISSIONS
UL.COM/GG
UL 2818
GOLD

UL GREENGUARD
PRODUCT CERTIFIED FOR LOW CHEMICAL EMISSIONS
UL.COM/GG
UL 2818

UL VALIDATED
• MOLD RESISTANT PER ASTM C1338 WITH A "PASS" RATING (NO GROWTH)
UL.COM/ECV

Rev 20160215

Astrid Matison

To: Greg Blanco
Cc: jim faust; seanlorikelly@msn.com
Subject: 709 Belleview Avenue
Attachments: IMG_2667.JPG; ATT00001.txt; IMG_2665.JPG; ATT00002.txt; IECC 2009 Mechanical,Plumbing & Building Envelope Requirements.pdf

Hi Gregorio,
The closed cell foam is thicker than 3 1/4 inches which is the limit of application without having to protect the crawl space and interior of the home.
A full coating of an approved fire coating must be applied to the closed cell foam in the crawl space. See code excerpt attached.

Approved Fire Protective Coatings:

http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=3&cad=rja&uact=8&ved=0CCoQFjACahUKEwishqywtOrIAhUGVyYKHc7RAI4&url=http%3A%2F%2Fwww.tpr2.com%2Ff10e.html&usg=AFQjCNE1d1MTemO0weZ-GRNi--3HA5hBYg&sig2=PqfCopWjXfGclEVP0oRViQ

Firefree 88 is another product that meets the testing requirements of the code.

http://www.firefree.com

DC-315
https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&cad=rja&uact=8&ved=0ahUKEwjrwumPoMvNAhWDRCYKHWfTAQsQFgghMAE&url=https%3A%2F%2Fpainttoprotect.com%2FDC_315_Technical_Data_Sheet.pdf&usg=AFQjCNFsP7DCkWKzmGgy0eJ_uOD-wtIXDw&sig2=TRTwpEglacGVDEybZqdXJQ&bvm=bv.125596728,d.amc

Also per the International Energy Conservation Code: Hot and cold water pipes must be protected see Sections 403.3 and 403.4 and Table 402.4.2 for additional information. Batt insulation on one side of the pipes do not meet the IECC code.

I have not been enforcing this code until recently because I was not aware of until recently.

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

Astrid Matison

To: Gregorio Blanco; jim faust; seanlorikelly@msn.com
Subject: FW: 709 Belleview Insulation inspection Email 1 two more emails to follow
Attachments: IMG_2680.JPG; ATT00001.txt; IMG_2679.JPG; ATT00002.txt; IMG_2677.JPG; ATT00003.txt

Image 2680 Near stairs- thin closed cell foam install Image 2679- can a bead of foam be applied at sides of the beams and beam pockets?
Image 2677- missing batt insulation at rafters

-----Original Message-----
From: astridmatison@gmail.com [mailto:astridmatison@gmail.com]
Sent: Tuesday, October 11, 2016 1:06 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject:

Astrid Matison

From: Astrid Matison
Sent: Tuesday, October 11, 2016 1:18 PM
To: 'Gregorio Blanco'; 'jim faust'; 'seanlorikelly@msn.com'
Subject: FW: 10-11-16 709 Belleview Insulation Inspection
Attachments: IMG_2676.JPG; ATT00001.txt; IMG_2669.JPG; ATT00002.txt; IMG_2668.JPG; ATT00003.txt

Image 2676- Another thin area at roof rafters Image 2669- Thin foam insulation- I am not sure where this is now...
Image 2668- same

-----Original Message-----
From: astridmatison@gmail.com [mailto:astridmatison@gmail.com]
Sent: Tuesday, October 11, 2016 1:07 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject:

Astrid Matison

From: Astrid Matison
Sent: Tuesday, October 11, 2016 1:21 PM
To: 'Gregorio Blanco'; 'jim faust'; 'seanlorikelly@msn.com'
Subject: FW: 10-11-16
Attachments: IMG_2664.JPG; ATT00001.txt

Photo attached: At the entry near the front door - a hole that needs to be filled with foam.

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

-----Original Message-----
From: astridmatison@gmail.com [mailto:astridmatison@gmail.com]
Sent: Tuesday, October 11, 2016 1:07 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject:

709 Belleview Flex ductwork in wall? What vent is this?

709 Bellevue

209 Bathroom

709 Bellevue THIN closed cell ~~ph~~ foam

Astrid Matison

To: Tricia and Peter Kubisiak
Subject: RE: Recessed cans at 709 Belleview

Hi Kuby,
Sounds like you have it covered.
Thanks,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

From: Tricia and Peter Kubisiak [mailto:TRISHKUBY@msn.com]
Sent: Sunday, October 09, 2016 6:36 PM
To: jim faust <jimafaust@yahoo.com>; Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Re: Recessed cans at 709 Belleview

The halo H99ICAT recessed can light I use works well with LED bulbs. They are IC rated and have a built in thermal sensor that will turn off the fixture if an incorrect lamp is used. The cans in the entry are not IC rated because an IC rated can would not fit in the space. To meet electrical code I built a "cage" around the can to keep insulation away from the can. This was accepted by the electrical inspector. I am not aware of code clearances from plumbing. Please let me know if this does not meet your requirements. The 1/2" clearance is incorrect as IC means insulation contact rated. The 3" clearance is code correct for non-IC rated cans. I have never had a breaker trip from LED bulbs. It is true that LED bulbs produce heat at the base, not the bulb. I have not found that they produce as much heat as a halogen or standard bulb. Again, the thermal sensor is there to prevent overheating.
Kuby

From: jim faust <jimafaust@yahoo.com>
Sent: Friday, October 7, 2016 7:13 PM
To: Kuby Kuby
Subject: Fwd: Recessed cans at 709 Belleview

Please respond, thanks!

Sent from my iPhone

Begin forwarded message:

> **From:** Astrid Matison <amatison@crestedbutte-co.gov>
> **Date:** October 7, 2016 at 4:26:51 PM MDT
> **To:** jim faust <jimafaust@yahoo.com>
> **Subject: Recessed cans at 709 Belleview**
>
> **Jimmy,**
>
> **Are the two recessed cans at the main house entry at 709 Belleview IC rated? See information below.**
>
> **See recommended clearances from plastic pipes and other combustibles. Are the recessed can fixtures designed to hold LED lamps? See information below from Pegasus Lighting website.**
>
> **Thank you,**
>
> **Astrid**

Basic Required Clearances

Recessed lighting comes in two basic designs and clearance requirements, the IC or insulation contact and the non IC which is no insulation contact. The recessed lighting fixture has a label that tells which kind it is. The IC-rated lights are designed with shielding that allows you to place the light in direct contact with combustible materials such as insulation, framing wood and plastic pipes. Many building contractors suggest maintaining clearance at least ½ inch for IC lights and 3 inches for non IC lights as a margin of safety.

Recessed Lighting and Plastic Drain Pipes

Plastic drain lines may run in ceilings and near light fixtures. The heat from a recessed light can damage and warp plastic drains. It is best to allow a 3-inch clearance between the recessed light and the plastic drain.

Recessed Lighting and Metal Water Supply Pipes

The heat from recessed lighting will not affect metal water pipes, such as copper or galvanized steel. However, these water pipes can affect the light fixture. Cold water pipes can collect condensation or sweat like a glass of cold water on a humid day. It's best not to have a cold water pipe over a recessed light because it may drip water onto the light. You can insulate the pipe with foam insulation designed to break the pipe's contact with the air and the pipe will not collect condensation where it is insulated. Maintain the required distance from the light to the foam insulation as you would any combustible substance.

Recessed Lighting and Plastic Water Supply Pipes

Like drain pipes, heat from a source such as a light fixture can damage the plastic water supply pipe. According to Zurn, a major manufacturer of PEX plastic water pipe, keep PEX pipe at least 12 inches from any recessed lighting.

Sponsored Links

From Pegasus Lighting website:

This option is by far the simplest. Just unscrew that old incandescent or halogen light bulb and replace it with an LED lamp. Depending on the size of your recessed can, you can use **LED reflector lamps** or **A lamps**.

Advantages:

- **Easy To Alter.** It only takes one person to screw in a light bulb (usually). So, if you don't like how your new LED light bulb looks or performs, you can switch it out for a different one with minimal hassle. Since LED innovations are still evolving and LED efficacy is increasing dramatically each year, using **LED light bulbs** gives you more freedom to try out new technology. With a more extensive LED system, it would be annoying and expensive to try to keep up with new technology.
- **Generally Cheaper Upfront.** LED light bulbs for recessed cans can cost anywhere from around $10 to over $100, while the prices for LED retrofits and LED housings and trims range from around $30 to over $200.

Disadvantages:

- **Could Trip Your Circuit Breaker.** LED light bulbs and conventional recessed can lights are not always compatible. Some of the LED light bulbs used in halogen and incandescent recessed lights might cause a heat sensor inside the housing to trip your circuit breaker. This is because LED lamps generally direct heat up towards the ceiling and the fixture's heat sensor, while incandescent sources project heat down and out of the recessed light.
- **Shortened Rated Life.** The excess warmth in the ceiling might reduce your light bulb's rated life, depending on how the LED's system manages heat. If the lamp doesn't have well-designed "heat sinks," high temperatures trapped in the housing will cause the its light emitting diodes to degrade at a faster rate.
- **Possibly Unattractive.** Not all LED light bulbs look good in open recessed lights. Those with more high-tech designs may look out of place within a subtle, conventional housing. Or, the LED lamp may stick too far down in the housing and provide too much direct glare.
- **May Not Be Dimmable.** Not all LED light bulbs are dimmable. If dimming your recessed lights is a priority, make sure the LED lamp you choose is dimmable. Also, whenever changing from some type of incandescent light bulb to an LED light bulb, you may have install a new dimmer that is compatible with LED lamps.

Astrid Matison

Building Inspector

(970) 349-5338

PO BOX 39

Crested Butte, Co 81224

Please consider the environment before printing this email.

709 Bellevue

709 Bellevue Told Jimmy Faust concern of melting PVC Pipe and fixture proximity · potential problem – 2 fixtures in Entry (street)

5/9/16
* Bob wants new site plans.
5 H± berm at south side of alley
to be removed.

Astrid Matison

To:	jim faust; Randy Swift
Cc:	Molly Minneman; Jessica Earley
Subject:	709/711 Belleview Permit Plan Review
Attachments:	2015 Permit Fee Work Sheet 709 & 711 Belleview.pdf; Solid Fuel Permit.pdf

Hi Jimmy and Randy,
See attached permit fee work sheet.
Did you mark the Bench Mark on the curb? We should meet on site to verify top of foundation.
I need the structural plans to complete the review. See below some items that need to be considered.

The main house: 709 Belleview

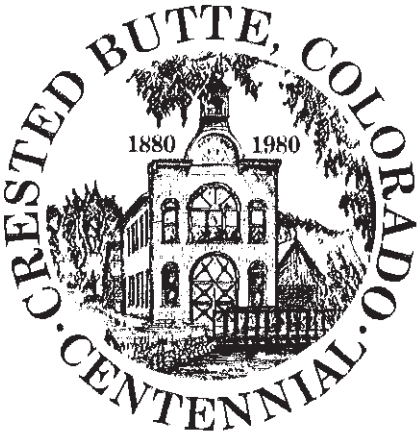
1. How will you provide lighting for the exterior stair to meet R303.6?
2. Wood fireplace: please submit specifications for this item on a Solid Fuel Appliance. A HERS energy audit will have to be performed and the test results must be submitted. I attached the Solid Fuel Permit for your use.
3. Range hood must be a 400 cfm exhausting unit or less or make up air must be provided.
4. Tempered windows must be provided at windows 24" or less from leading edge of door or lower than 18" from the finished floor.
5. Fall out protection must be provided for windows that have the opening less than 24" from the finished floor.
6. Does interior stain glass window operate? NO
7. There must be a light fixture at each entrance that are full cut off light fixtures. Are you using exterior grade can lights at entrances?
8. Stair Railings and Guard Rails need to meet code Sections R311.7.7; guard rails Section R312.
9. Bob Gillie met you on site to talk about the demolition plan. Windows and doors to be put at the curb for a few days to see if anyone picks them up. Electrical wiring will be recycled. Donovan will pick up toilets and sinks to be left out of the landfill.
10. Please provide the test results for the Asbestos and Lead testing on the existing building to be demolished.
11. HRV and Passive Radon System must be provided.
12. Roof Material must be dull.

Accessory Dwelling: 711 Belleview

1. Window next to deck must be tempered.
2. An HRV is required.
3. A Passive Radon System must be provided.
4. Roof Material must be dull.

Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.


CRESTED BUTTE, COLORADO
1880
1980
CENTENNIAL

Crested Butte Fire Protection District

Occupancy: **Faust, Jimmy**
Address: **709 Belleview AVE**
Crested Butte CO 81224

Inspection Type: **New Construction, Residential**
Inspection Date: **3/14/2017** By: Wimmer, Scott (050)
Time In: **14:37** Time Out: **15:05**
Authorized Date: **03/14/2017** By: Wimmer, Scott (050)
Next Inspection Date: **04/13/2017 Reinspection**

Form: Residential Fire Final Inspection

Inspection Topics:

Premises ID

Is premises ID in place?

New and existing buildings,including individual units, shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property.

Status: PASS
Notes:

Natural Gas Meter Location

Is the natural gas meter in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate natural gas company representative shall approve all natural gas meter locations prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any natural gas service.

Status: PASS
Notes:

Smoke & Life Safety Devices

Are smoke alarms in their proper location(s), interlinked and have battery backup?

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3 or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.

Status: PASS
Notes:

Are carbon monoxide (CO) detectors installed in their proper location(s)?

In occupancies with fuel-fired appliances, fireplaces and/or an attached garage, CO detectors shall be located within 15 feet of bedroom doors. In Crested Butte, an additional CO detector shall be installed in the mechanical room. In Mt Crested Butte, an additional CO detector shall be installed in bedrooms with a fireplace or fuel-fired appliance.

Status: PASS
Notes:

Are lower explosive limit (LEL) detectors installed in their proper location(s)?

In occupancies with propane gas service, a LEL shall be installed in the lowest point of the crawl space or level in the structure.

Status: PASS
Notes:

Gas Appliances

Are all gas and fuel fired appliances installed in compliance with the International Fuel Gas Code, International Mechanical Code and the manufactures installation requirements?

Adopted IFC Section 603 Fuel-fired appliances.

Status: PASS
Notes:

Clothes Dryer

Are gas clothes dryers properly connected to their vents?

Adopted IFC Section 603 Fuel-fired appliances.

Status: PASS

Notes:

Enclosed Space Under Stairs Area Separation

Does the enclosed space under stairs have adequate protection without penetrations?

Adopted 2009 IFC Sec 703 and IRC Sec R302.7. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with half-inch gypsum board.

Status: FAIL

Notes: Seal penetrations.

Fixed Drywall installed over cabinet

Wood Stove or Fireplace

Does the wood stove or fireplace have the required clearances to combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required clearances.

Status: PASS

Notes:

Is the hearth and area underneath the Wood Stove constructed of materials that have the required R value for protection from combustible construction?

See the manufactures installation instructions or NFPA 211, current edition, for required R values.

Status: PASS

Notes:

Is the hearth extension constructed to the proper dimensions?

See the manufactures installation instructions or NFPA 211, current edition.

Status: PASS

Notes:

Is the hearth extension constructed to the proper dimensions?

See the manufactures installation instructions or NFPA 211, current edition.

Status: PASS

Notes:

Exit & Egress Windows/Window Wells

Where required, does each bedroom and level have an emergency escape window or window well?

See adopted IFC Chap 10 and adopted amendments.

Status: PASS

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 28 minutes

Total Time: 28 minutes

Summary:

Overall Result: Corrections

Corrections noted

Inspector Notes:

Main House only.
Seal penetrations under stairs.
Garage / apartment will be inspected later.

Inspector:

Name: Wimmer, Scott
Rank: Fire Inspector
Work Phone(s): 970-349-5333 x4
Email(s): scotto@cbfpd.org
Wimmer, Scott:

Signed on: 03/14/2017 14:59

Signature *Date*

Representative Signature:

Signature of: Jimmy Faust on 03/14/2017 15:02

Signature *Date*

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Thursday, April 13, 2017 8:12 AM
To: Astrid Matison
Subject: Fwd: Gas Inspection Report for Permit: 806113

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: April 13, 2017 at 7:27:32 AM MDT
To: <jimafaust@yahoo.com>
Subject: Gas Inspection Report for Permit: 806113

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **806113** **Date Inspected:** 12-APR-17

Permit Holder: JOHN WALKER
405 SIERRA VISTA WAY GUNNISON 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net

Site: 711 Belleview Ave Crested Butte **County:** Gunnison

Owner: Jim Faust
Faust Garage **Phone:** (970) 641-0987

Status: **ACCEPTED**
Inspection Type: Final **Trim Permit:** N
Constuction Type: NEW **Building Type:** RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471
Corrections:
Comments: All final connections are ok

Dear valued customer,

In our continuing effort to provide the very best customer service, a customer satisfaction survey is being ma available to you.
If you have already responded to our request by taking this brief survey, thank you for taking the time to do s
If you have not yet responded, we would appreciate your feedback by taking this anonymous survey.
Thank you in advance for your input, which we will use in our continuing efforts to make every consumer"s experience a positive one.

The survey may be accessed by clicking this link: Survey

Virus-free. www.avast.com

Astrid Matison

From: jim faust <jimafaust@yahoo.com>
Sent: Thursday, April 13, 2017 8:12 AM
To: Astrid Matison
Subject: Fwd: Plumbing Inspection Report for Permit: 806112

Sent from my iPhone

Begin forwarded message:

From: "Plumbline Mechanical, Inc." <stiger@pcrs.net>
Date: April 13, 2017 at 7:27:04 AM MDT
To: <jimafaust@yahoo.com>
Subject: Plumbing Inspection Report for Permit: 806112

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, Colorado 80202

Automatic email - Do not reply to this email.

Inspection Report

Permit #: **806112** **Date Inspected:** 12-APR-17

Permit Holder: JOHN WALKER
405 SIERRA VISTA WAY GUNNISON 812309746
Phone: (970) 641-0987 **Fax:**
Email: 5windowjohnnie@pcrs.net

Site: 711 Belleview Ave Crested Butte **County:** Gunnison

Owner: Jim Faust
Faust Garage **Phone:** (970) 641-0987

Status: **ACCEPTED**
Inspection Type: Final **Trim Permit:** N
Constuction Type: NEW **Building Type:** RESIDENTIAL

Inspector: **Andrew Clark** 303-869-3471
Corrections:

Comments: All final connections are ok

Dear valued customer,

In our continuing effort to provide the very best customer service, a customer satisfaction survey is being ma available to you.
If you have already responded to our request by taking this brief survey, thank you for taking the time to do s
If you have not yet responded, we would appreciate your feedback by taking this anonymous survey.
Thank you in advance for your input, which we will use in our continuing efforts to make every consumer"s experience a positive one.

The survey may be accessed by clicking this link: Survey

Virus-free. www.avast.com

711 Belleview
Accessory
Dwelling.

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Permit #: 811805 **Date Inspected:** 04/12/2017

Permit Holder: KUBY ELECTRICAL INC PETER KUBISIAK
PO BOX 1442 CRESTED BUTTE 812240000
Phone: (970) 209-5297 Fax: Email: trishkuby@msn.com

Site: 709 Belleview Ave. Crested Butte, Gunnison County,

Owner: Jim Faust Phone:

Status: **Accepted**
Inspection type: Final Trim Permit: N
NEW RESIDENTIAL RESIDENTIAL NEW

Inspector: **Paul Shelley 303-869-3462**

Corrections:

Comments:

Crested Butte Fire Protection District

Occupancy: **Faust**
Address: **711 Belleview AVE**
Crested Butte CO 81224

Inspection Type: **New Construction, Residential**
Inspection Date: **4/13/2017** By: Wimmer, Scott (050)
Time In: **09:02** Time Out: **09:15**
Authorized Date: **04/13/2017** By: Wimmer, Scott (050)
Next Inspection Date: **No Inspection Scheduled**

Form: Residential Fire Final Inspection

Inspection Topics:

Premises ID

Is premises ID in place?

New and existing buildings,including individual units, shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property.

Status: PASS
Notes:

Natural Gas Meter Location

Is the natural gas meter in an approved location?

The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate natural gas company representative shall approve all natural gas meter locations prior to installation. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement form prior to the installation of any natural gas service.

Status: PASS
Notes:

Garage Area Separation

Are all penetrations sealed & required fire-resistance construction maintained between the garage & adjacent living space?

The required fire-resistance rating of fire-resistance rated construction shall be maintained. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire.

Status: PASS
Notes:

Smoke & Life Safety Devices

Are smoke alarms in their proper location(s), interlinked and have battery backup?

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3 or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.

Status: PASS
Notes:

Are carbon monoxide (CO) detectors installed in their proper location(s)?

In occupancies with fuel-fired appliances, fireplaces and/or an attached garage, CO detectors shall be located within 15 feet of bedroom doors. In Crested Butte, an additional CO detector shall be installed in the mechanical room. In Mt Crested Butte, an additional CO detector shall be installed in bedrooms with a fireplace or fuel-fired appliance.

Status: PASS
Notes:

Gas Appliances

Are all gas and fuel fired appliances installed in compliance with the International Fuel Gas Code, International Mechanical Code and the manufactures installation requirements?

Adopted IFC Section 603 Fuel-fired appliances.

Status: PASS
Notes:

Clothes Dryer

Are gas clothes dryers properly connected to their vents?

Adopted IFC Section 603 Fuel-fired appliances.

Status: PASS

Notes:

Exit & Egress Windows/Window Wells

Where required, does each bedroom and level have an emergency escape window or window well?

See adopted IFC Chap 10 and adopted amendments.

Status: PASS

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 13 minutes

Total Time: 13 minutes

Summary:

Overall Result: PASS

Item passed inspection criteria

Inspector Notes:

Inspector:

Name: Wimmer, Scott
Rank: Fire Inspector
Work Phone(s): 970-349-5333 x4
Email(s): scotto@cbfpd.org
Wimmer, Scott:

Signed on: 04/13/2017 09:16

Signature *Date*

Representative Signature:

Signature of: Jimmy Faust on 04/13/2017 09:17

Signature *Date*

Home Energy Rating Certificate

Property	HERS		
Faust Mountain Properties	Rating Type:	Projected Rating	Certified Energy Rater: Revolution Energy Solutions
709 Belleview Ave	Rating Date:	4/13/17	Rating Number:
Crested Butte, CO 81224	Registry ID:		

Projected Rating: Based on Plans - Field Confirmation Required.

HERS Index: 47

General Information

Conditioned Area	2196 sq. ft.	House Type	Single-family detached
Conditioned Volume	28920 cubic ft.	Foundation	Enclosed crawl space
Bedrooms	4		

Mechanical Systems Features

Heating:	Fuel-fired hydronic distribution, Natural gas, 95.0 AFUE.
Water Heating:	Instant water heater, Natural gas, 0.95 EF, 0.0 Gal.
Duct Leakage to Outside	NA
Ventilation System	Balanced: HRV, 86 cfm, 74.0 watts.
Programmable Thermostat	Heat=No; Cool=No

Building Shell Features

Ceiling Flat	NA	Slab	None
Sealed Attic	NA	Exposed Floor	R-24.0
Vaulted Ceiling	R-49.0	Window Type	U-Value: 0.350, SHGC: 0.450
Above Grade Walls	R-27.6	Infiltration Rate	Htg: 0.13 Clg: 0.13 ACHnat
Foundation Walls	R-21.0	Method	Blower door test

Lights and Appliance Features

Percent Interior Lighting	75.00	Range/Oven Fuel	Natural gas
Percent Garage Lighting	0.00	Clothes Dryer Fuel	Electric
Refrigerator (kWh/yr)	691	Clothes Dryer EF	3.01
Dishwasher (kWh/yr)	259	Ceiling Fan (cfm/Watt)	0.00

Estimated Annual Energy Cost

Use	MMBtu	Cost	Percent
Heating	37.9	$418	25%
Cooling	0	$0	0%
Hot Water	5.6	$105	6%
Lights/Appliances	24.9	$767	46%
Photovoltaics	-0.0	$-0	-0%
Service Charges		$390	23%
Total	**68.5**	**$1680**	**100%**

Criteria

This home meets or exceeds the minimum criteria for the following:

TITLE
Company
Address
City, State, Zip
Phone #
Fax #
Certified Energy Rater:

REM/Rate - Residential Energy Analysis and Rating Software v14.6.1

This information does not constitute any warranty of energy cost or savings. © 1985-2015 Noresco, Boulder, Colorado.

# of stories	1	1.5	2	3
well shielded	22	20	17.8	15.5
normal	18.5	16.7	14.8	13
exposed	16.7	15	13.3	11.7

Astrid Matison

To: jim faust
Subject: 711 Red Lady Avenue Blower Door Test

Jimmy,
Your test shows 4.58 air exchanges per hour. This reading is great in terms of the 2009 IECC, but not for the 2015 code which requires 3 exchanges or less.
Please make sure the insulation and sealing of the building envelope is thoroughly done so that the blower door test results meet this requirement.
You might consider having the blower door test done after drywall.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Email Form

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

d application to the Building Department with all necessary documents as identified in the Building Permit Application

PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
Gothic Ave	BL 16 North ~~lots~~ 75' of Lot 5 & Lot 6-10	R1C	R3

	MAILING ADDRESS	TELEPHONE	EMAIL
NT/AGENT JACKSON	P.O.Box 2834	970-209-6751	joshjackson73@outlook.com
Y OWNER //	MAILING ADDRESS	TELEPHONE	EMAIL
CTOR //	MAILING ADDRESS	TELEPHONE	EMAIL
CT Murphy	MAILING ADDRESS	TELEPHONE	EMAIL
R	MAILING ADDRESS P.O Box 2179	TELEPHONE 970349-0101	EMAIL info@djmarchitect.com

CLASSIFICATION:
UPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☐ HISTORIC ☐

TYPE:
STRUCTION ☐ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

DESCRIPTION	ESTIMATED PROJECT VALUATION
a skylight to new construction	MATERIALS LABOR TOTAL

Approved 2/21/18

DEPARTMENTAL USE ONLY

CONSIDERATIONS:		SETBACKS	FRONT	REAR	SIDE( )	SIDE( )
ONAL USE PERMIT	☐	Existing				
ONAL WAIVER	☐	Primary				
E	☐	Accessory				
	☐	Proposed				
		Primary				
		Accessory				

BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
RY	PRIMARY
SORY	ACCESSORY
	TOTAL

FAR	PROPOSED FAR	REQUIRED SUBMITTAL DOCUMENTS
WIDTH	BUILDING HEIGHT	Limited Power of Attorney ☐

arley

Jessica Earley
Wednesday, February 21, 2018 5:05 PM
'Josh Jackson'
'Molly Minneman (mollym@crestedbutte-co.gov)'; 'Astrid Matison (amatison@crestedbutte-co.gov)'
skylight on East

ih,
nt on the East of 222 Gothic has been approved. Hope that you have a great evening.

sign Review & Historic Preservation Coordinator
ted Butte

te, CO 81224
338

der the environment before printing this email.

Back Door change
from 1/2 Lite to full lite

OK with back door.
SCR 4/4/18

Jessica Earley

From: Scott Hahn <scotthahn163@gmail.com>
Sent: Thursday, March 22, 2018 9:14 AM
To: Jessica Earley
Subject: Re: 222 Gothic change to porch

Good morning, we were thinking that we would use the cedar shingles in the entry gable at the Jackson residence. This will match the gable on the front of the house. Thank you, Scott Hahn

Sent from my iPhone

On Mar 22, 2018, at 8:09 AM, Jessica Earley <JEarley@crestedbutte-co.gov> wrote:

> Thanks Scott, really appreciate the information.
> Jessie
>
> **From:** Scott Hahn [mailto:scotthahn163@gmail.com]
> **Sent:** Wednesday, March 21, 2018 7:54 PM
> **To:** Jessica Earley <JEarley@crestedbutte-co.gov>
> **Subject:** Re: 222 Gothic change to porch
>
> Thank you for the response, I will let you know tomorrow morning what we will use for the material in the space.
> Thanks
>
> On Mar 21, 2018, at 5:06 PM, Jessica Earley <JEarley@crestedbutte-co.gov> wrote:
>
>> Hi there Scott and Josh,
>> Apologies for the confusion on the entry porch, Erik was just in and took a look at it. He supported the change. He did want to make sure that the face of the entry gable that will face the street won't be plywood or metal. Scott, I knew you said it would be painted to match the siding, but wasn't sure if it would actually be siding or a flat piece of wood. If you can let me know, I will just write it in the file. Otherwise, you guys are good to move along.
>> Thanks again,
>>
>> **Jessie Earley**
>> Assistant Design Review & Historic Preservation Coordinator
>> Town of Crested Butte
>> PO BOX 39
>> Crested Butte, CO 81224
>> (970) 349-5338
>> Please consider the environment before printing this email.

Jessica Earley

From:	Jessica Earley
Sent:	Wednesday, March 21, 2018 5:07 PM
To:	'scotthahn163@gmail.com'; 'Josh Jackson'
Cc:	'Molly Minneman (mollym@crestedbutte-co.gov)'; 'Astrid Matison (amatison@crestedbutte-co.gov)'
Subject:	222 Gothic change to porch

Hi there Scott and Josh,
Apologies for the confusion on the entry porch, Erik was just in and took a look at it. He supported the change. He did want to make sure that the face of the entry gable that will face the street won't be plywood or metal. Scott, I knew you said it would be painted to match the siding, but wasn't sure if it would actually be siding or a flat piece of wood. If you can let me know, I will just write it in the file. Otherwise, you guys are good to move along.
Thanks again,

Jessie Earley
Assistant Design Review & Historic Preservation Coordinator
Town of Crested Butte
PO BOX 39
Crested Butte, CO 81224
(970) 349-5338
Please consider the environment before printing this email.

ARCHITECT, P(
P.O. Box 2179 • 429 Sixth
Crested Butte, CO 8122
Ph: 970-349-1200 • Fax: 970-
e-mail: info@djmarchitect.c

222 GOTHIC AVE

2 / A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"

Jessica Earley

From: Scott Hahn <scotthahn163@gmail.com>
Sent: Tuesday, March 27, 2018 5:28 PM
To: Jessica Earley
Subject: 222 gothic

Hi Jessie, we would like to use iron spindles on the back decks at 222 Gothic. We will use wood spindles on the front of the house as drawn on the plans. Please let me know if this will be ok.

Thank you, Scotts Hahn

OK. SEL 3/28/18

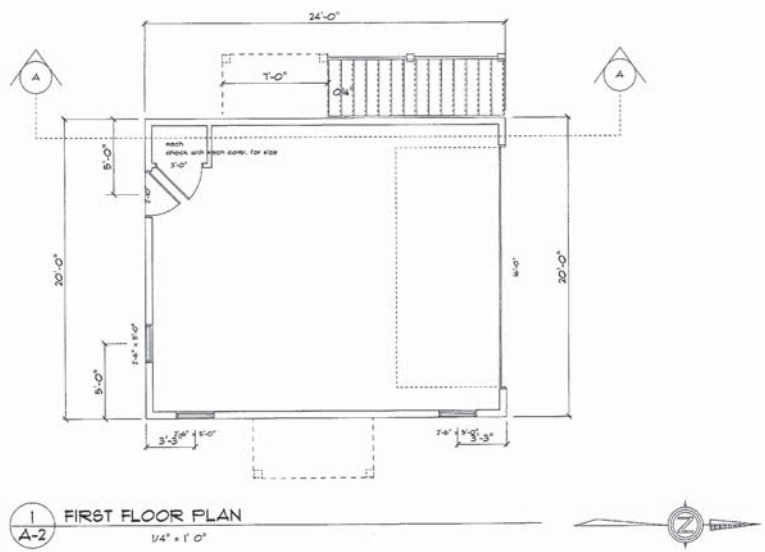
Notes on Plan

Need 2nd Floor plan change

222 Gothic Accessory

ACC. DWELLING

2 WEST ELEV. - ACC. DWELLING



1
A-2
FIRST FLOOR PLAN
1/4" = 1' 0"

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 309-5970
Location: Lots 21 & 22 Block 4B, 16 Bellview, Crested Butte

SH. No. 9

2
A-3
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
revised:

Drafting: Swift Construction Inc. 209.65.10
Location: Lots 21 & 22 block 63, 78 Baltimore, Crested Butte

Sht. No. 13

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. T4G wd soffits.
2. 2x4 wd c window trim.
3. galvanized dull sheen roofing
4. galvanized metal siding
5. all exterior woodwork to be natural stain
6. all exterior lights to be downshining

NORTH ELEVATION

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

OK 5-12-16

MAY 2016
RECEIVED
Building Department

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5510
Location Lots 21 & 22 block 63, 111 Bellview, Crested Butte

SHT. No: 12

OK 6/13/16

NORTH ELEVATION

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

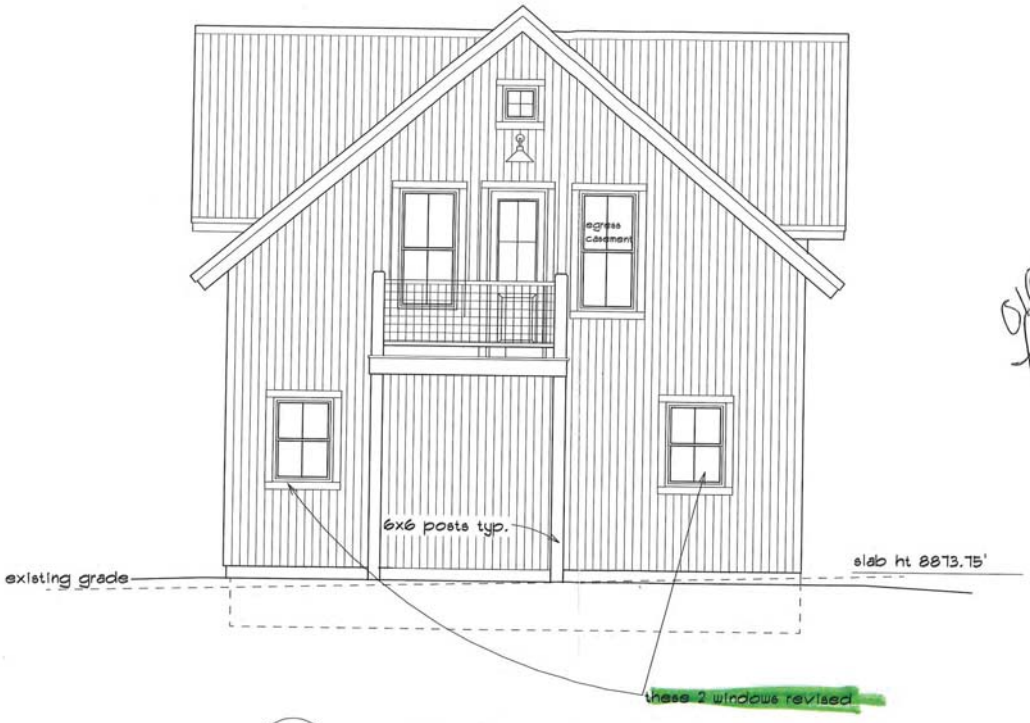
NOTE: recessed can lights over exterior doors

DRC/Chair
6-13-2016
Skylight Approved

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 303-58710
Location: Lots 21 & 22 block 63, Crested Butte

Sht. No: 5



1
A-3

EAST ELEVATION

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

OK
01/14/16

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63,
711 Bellview , Crested Butte

Sht. No: 5

DATE	FEES PAID	APPLICANT	APPLICATION #

DEVELOPMENT PERMIT APPLICATION

Email Form

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

*Return this completed application to the Building Department with all necessary documents as identified in the Building Permit Application Requirements form.

PROJECT PHYSICAL ADDRESS	LEGAL ADDRESS	ZONE	USE TYPE
222 Gothic Ave	Blk 16 Lot 10 & Part of 9	R1C	residential

APPLICANT/AGENT	MAILING ADDRESS	TELEPHONE	EMAIL
PROPERTY OWNER Josh Jackson	MAILING ADDRESS	TELEPHONE 970-209-6751	EMAIL joshjackson73@outlook.com
CONTRACTOR	MAILING ADDRESS	TELEPHONE	EMAIL
ARCHITECT	MAILING ADDRESS	TELEPHONE	EMAIL
ENGINEER	MAILING ADDRESS	TELEPHONE	EMAIL

BUILDING CLASSIFICATION:
SFR ☒ DUPLEX ☐ MULTIFAMILY ☐ COMMERCIAL ☐ ACC.DWELLING ☐ ACC.BUILDING ☐ HISTORIC ☐

PROJECT TYPE:
NEW CONSTRUCTION ☒ ADDITION ☐ REMODEL ☐ PLUMBING/MECHANICAL ☐ OTHER ☐

PROJECT DESCRIPTION	ESTIMATED PROJECT VALUATION
addition of window on West elevation to previously approved plans	MATERIALS LABOR TOTAL

DEPARTMENTAL USE ONLY

SPECIAL CONSIDERATIONS:		SETBACKS	FRONT	REAR	SIDE( )	SIDE( )
CONDITIONAL USE PERMIT	☐	Existing				
CONDITIONAL WAIVER	☐	Primary				
VARIANCE	☐	Accessory				
PUD	☐	Proposed				
		Primary				
		Accessory				

EXISTING BUILDING SIZE (SQ.FT.)	PROPOSED BUILDING SIZE (SQ.FT.)
PRIMARY	PRIMARY
ACCESSORY	ACCESSORY
TOTAL	TOTAL

EXISTING FAR	PROPOSED FAR	REQUIRED SUBMITTAL DOCUMENTS
BUILDING WIDTH	BUILDING HEIGHT	Limited Power of Attorney ☐
PARKING SPACES	% OPEN SPACE	Recorded Conveyance Deed ☐

Molly Minneman

From: DJM Architect PC <info@djmarchitect.com>
Sent: Tuesday, June 27, 2017 3:33 PM
To: Molly Minneman
Subject: change to 222 Gothic Ave
Attachments: 11 Myerson 222 A1a dd047.pdf; 12 Myerson 222 A1b dd047.pdf; Jackson 222 A1a dd003.pdf; Jackson 222 A3 dd003.pdf; developement appl.pdf

Molly,

Please consider this email and the attachments as our request for a change to the previously approved plans for 222 Gothic Ave.. We are requesting that this be approved as an insubstantial change.

The only change is on the west elevation of the primary structure. We have added a second-floor window.

I have included the old elevation drawings for reference.

Thank you,
Todd Walker

Daniel J. Murphy Architect P.C.
P.O. Box 2179, 429 Sixth Street, Suite 201, Crested Butte CO 81224
ph: 970-349-1200, fax: 970-349-0101, email: info@djmarchitect.com

A4
Same size as 1st
12
10
OK
AGR 6/27/17

DANIEL J. MURPHY
ARCHITECT, PC
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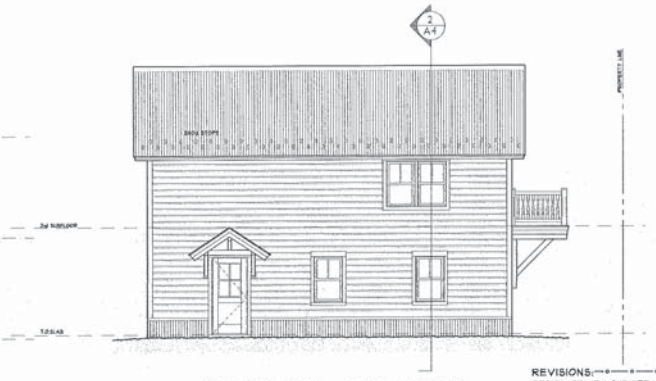
Crested Butte, CO 81224
Ph. 970-349-0200 • Fax. 970-349-0101
e-mail: info@danielmarchitect.com

1 / A5 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 / A5 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 / A5 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 / A5 WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

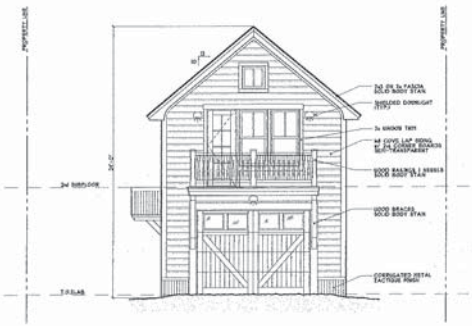
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 219 • 429 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-0200 • Fax 970-349-0101
e-mail: info@j.architect.com

1 A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"

2 A1a NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"



3 A1a SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

Jessica Earley

From:	Austin Ross <austingregoryross@gmail.com>
Sent:	Friday, June 30, 2017 1:49 PM
To:	Jessica Earley
Cc:	Molly Minneman
Subject:	Re: Faust deck stairs (713 715 Belleview)

Hi Jessie,
That seems fine. Thanks for following up.

Austin

On Wed, Jun 28, 2017 at 2:11 PM Jessica Earley <JEarley@crestedbutte-co.gov> wrote:

Hi the Austin,

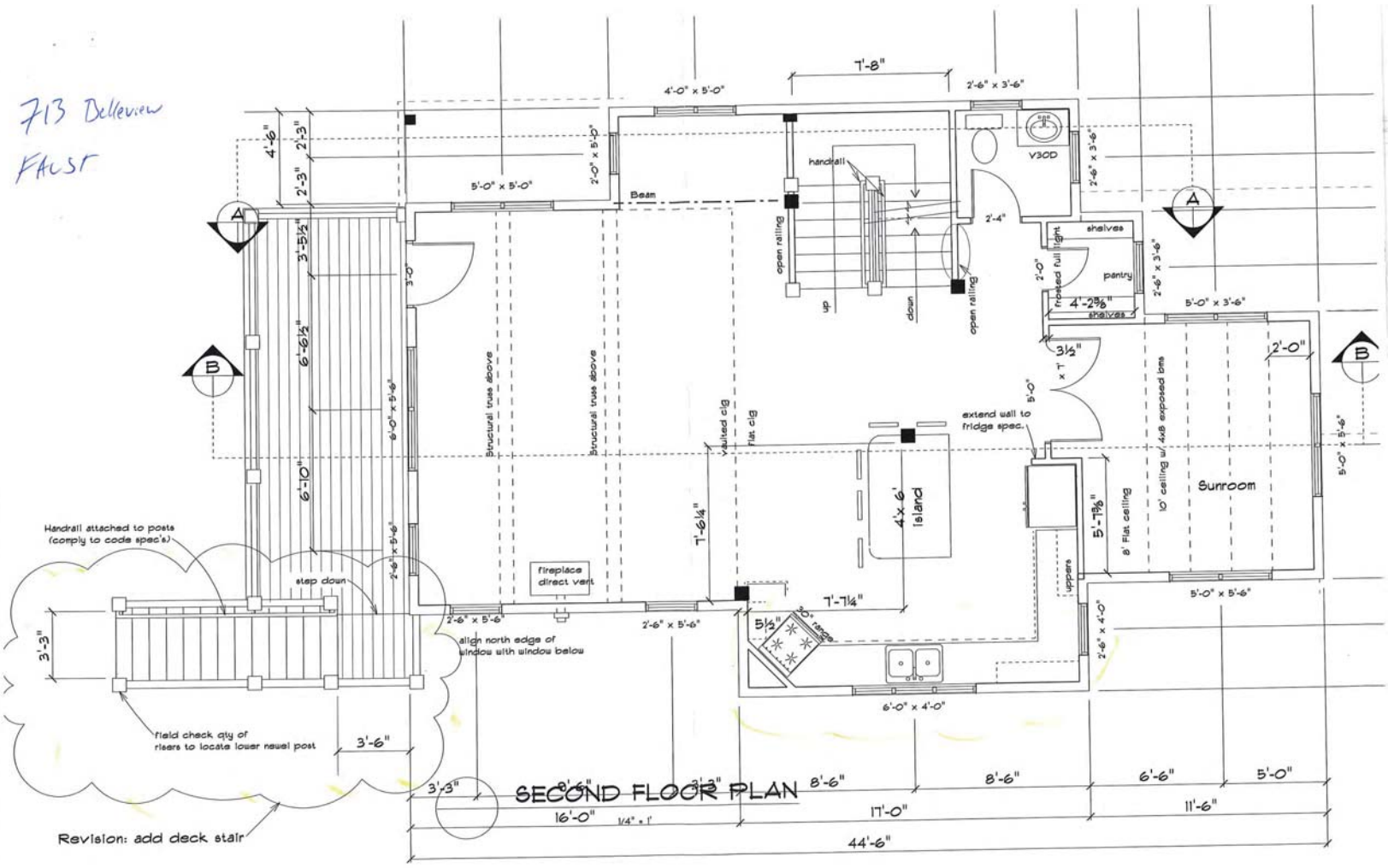
Sorry I was sidetracked last night. I've attached the existing/approved site plan and then highlighted that the deck stairs won't go past the wall on the west. Please just let me know if you are okay with this and I will get back with Jimmy.

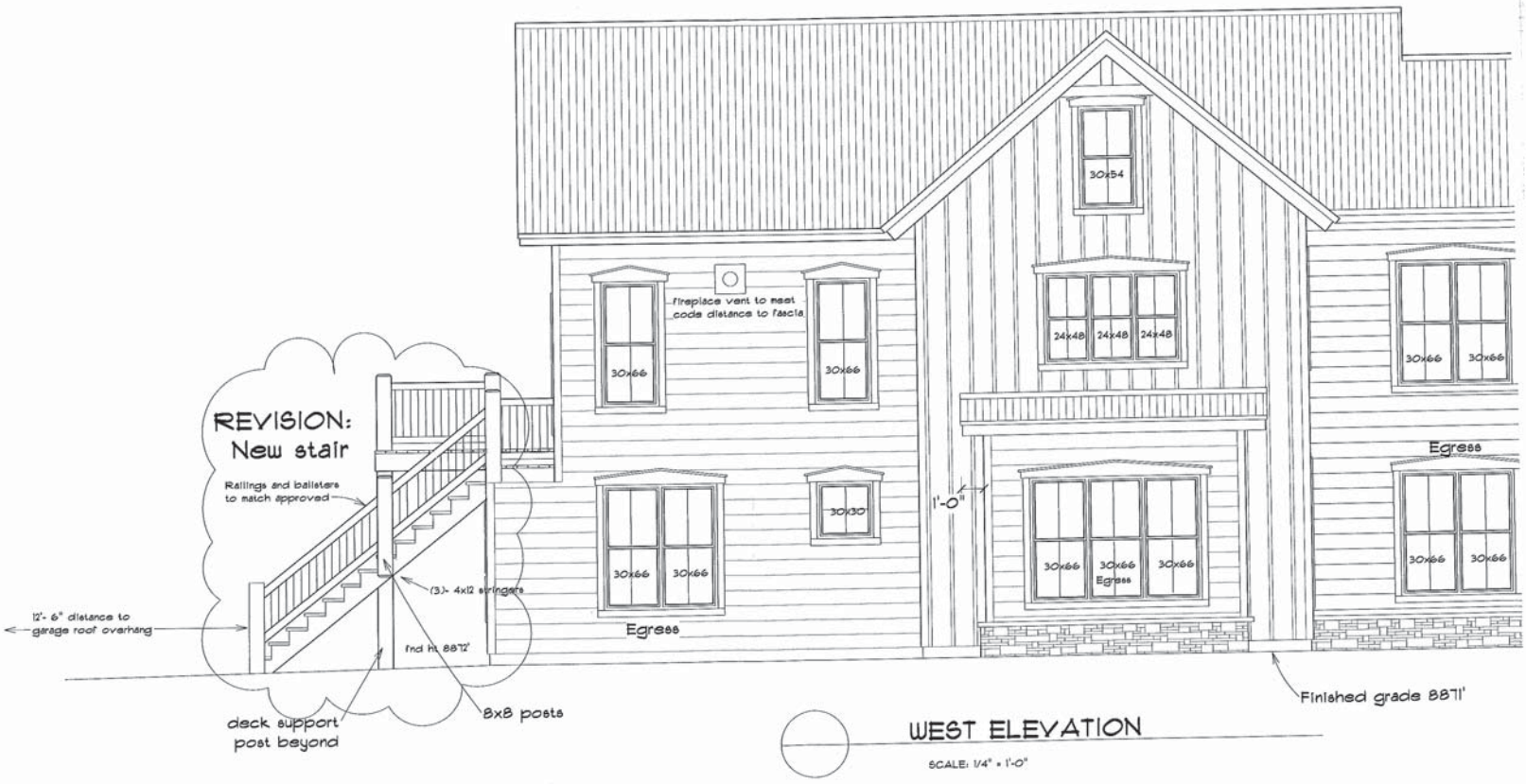
Thanks and hope that you got to sleep in a little today!

Jessie

From: CB Admin
Sent: Wednesday, June 28, 2017 12:19 PM
To: Jessica Earley <JEarley@crestedbutte-co.gov>
Subject: Attached Image

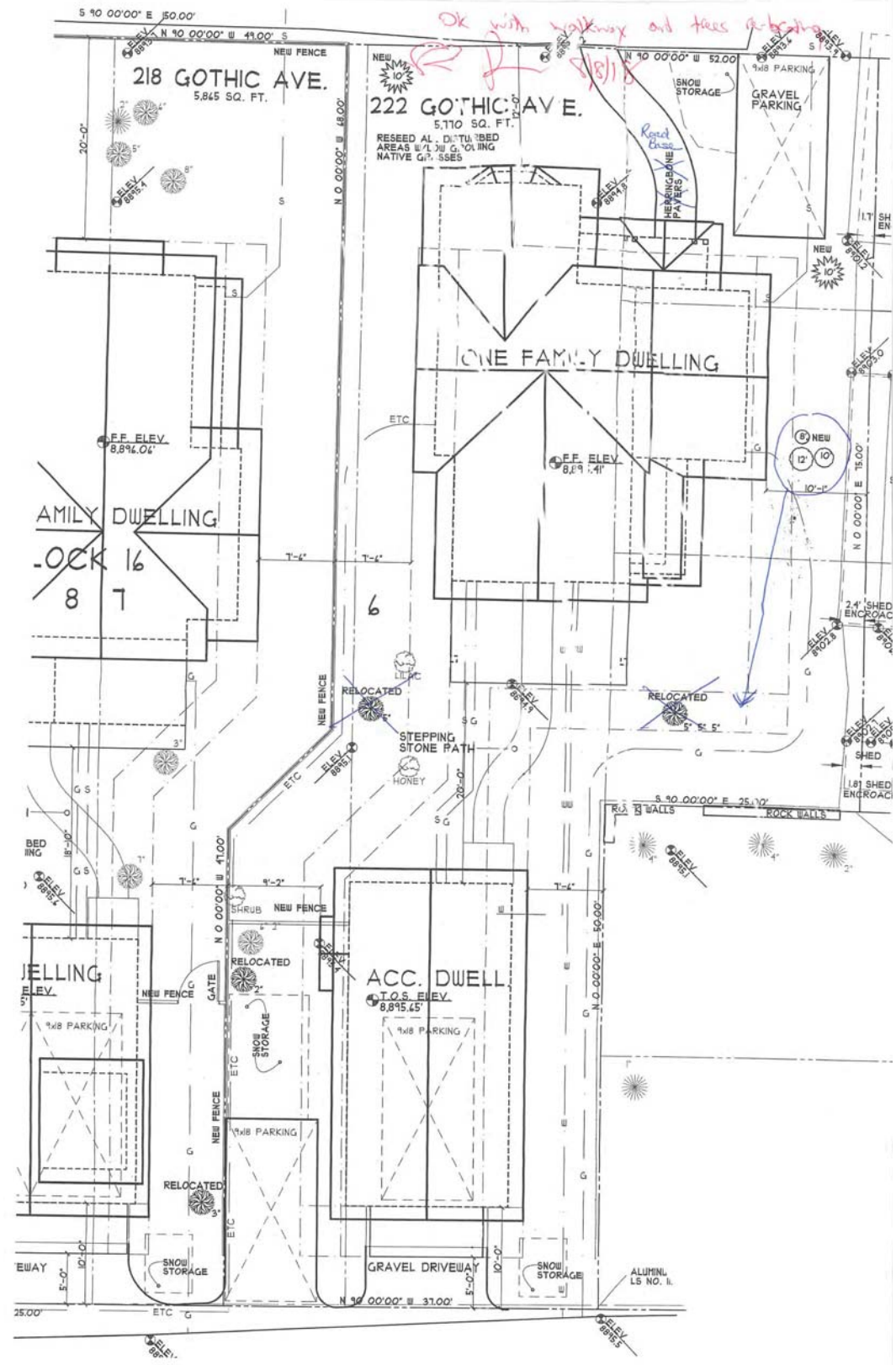
713 Belleview
FALST



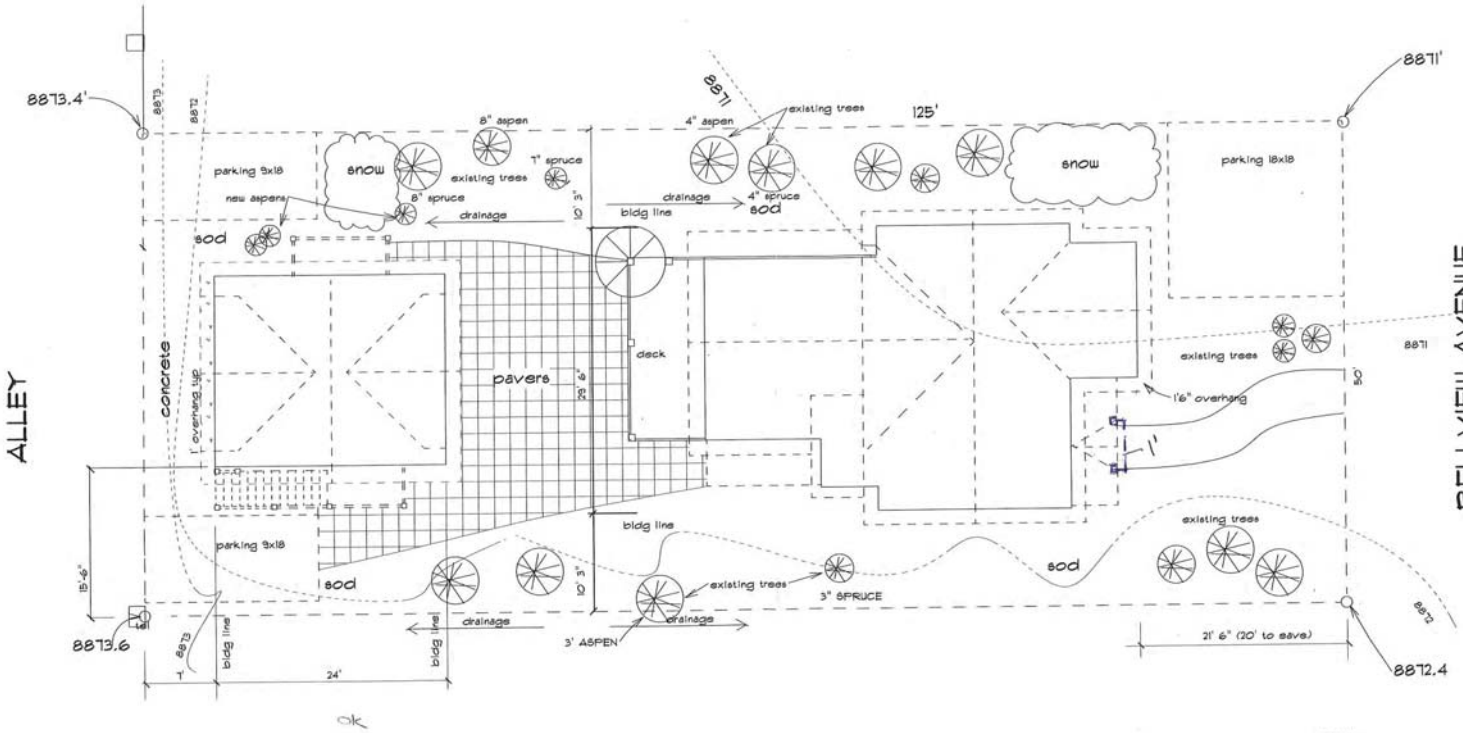


WEST ELEVATION

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



Ok with walkway and trees re-boating
8/8/18
218 GOTHIC AVE.
5,865 SQ. FT.
222 GOTHIC AVE.
5,770 SQ. FT.
RESEED ALL DISTURBED AREAS W/LOW GROWING NATIVE GRASSES
NEW FENCE
SNOW STORAGE
GRAVEL PARKING
9x18 PARKING
HERRINGBONE PAVERS
Road Base
ONE FAMILY DWELLING
F.F. ELEV. 8,896.06'
F.F. ELEV. 8,89 .41'
AMILY DWELLING
LOCK 16
8 7
6
RELOCATED
STEPPING STONE PATH
HONEY
LILAC
ROCK WALLS
SHED
2.4' SHED ENCROAC
1.8' SHED ENCROAC
ACC. DWELL
T.O.S. ELEV. 8,895.65'
SHRUB
GATE
GRAVEL DRIVEWAY
ALUMINUM LS NO. 1
N 90 00'00" W 37.00'
N 0 00'00" W 47.00'
N 0 00'00" E 50.00'
N 0 00'00" E 75.00'
S 90 00'00" E 25.00'
N 90 00'00" W 49.00'
S 90 00'00" E 50.00'



SITE PLAN

Sc: 1" = 10'

Porch Roof Extension
8-22-2016

BCZAR 4-26-2016
Approve with Charges

APR 2016
RECEIVED
Building Department

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 208-5510
Location Lots 21 & 22 block 63, 111 Bellview, Crested Butte

SHT. No: 1

OK
5-22-16

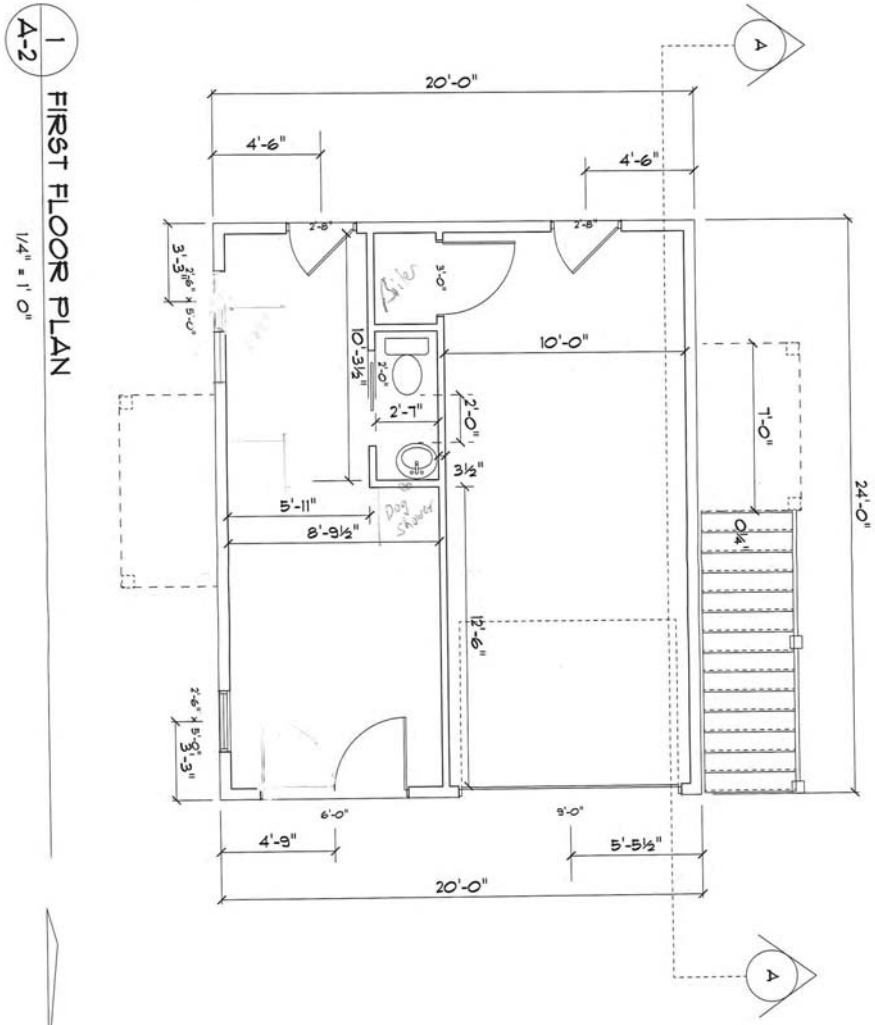
doors 1/2 lite wood natural

MAY 2016
RECEIVED
Building Department

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
revised:

Drafting: Swift Construction Inc. 209-5570
Location: Lots 21 & 22 block 63, 111 Bellview, Crested Butte

Sht. No: 13



1
A-2
FIRST FLOOR PLAN
1/4" = 1' 0"

MAY 2016
RECEIVED
Building Department

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63, 711 Bellview, Crested Butte

Sht. No: 9

709 / 711 Belview

OTES

ffice.
at window heads
ical transitions.
orizontal areas.
vertical areas

wire" btwn, metal

entry doors

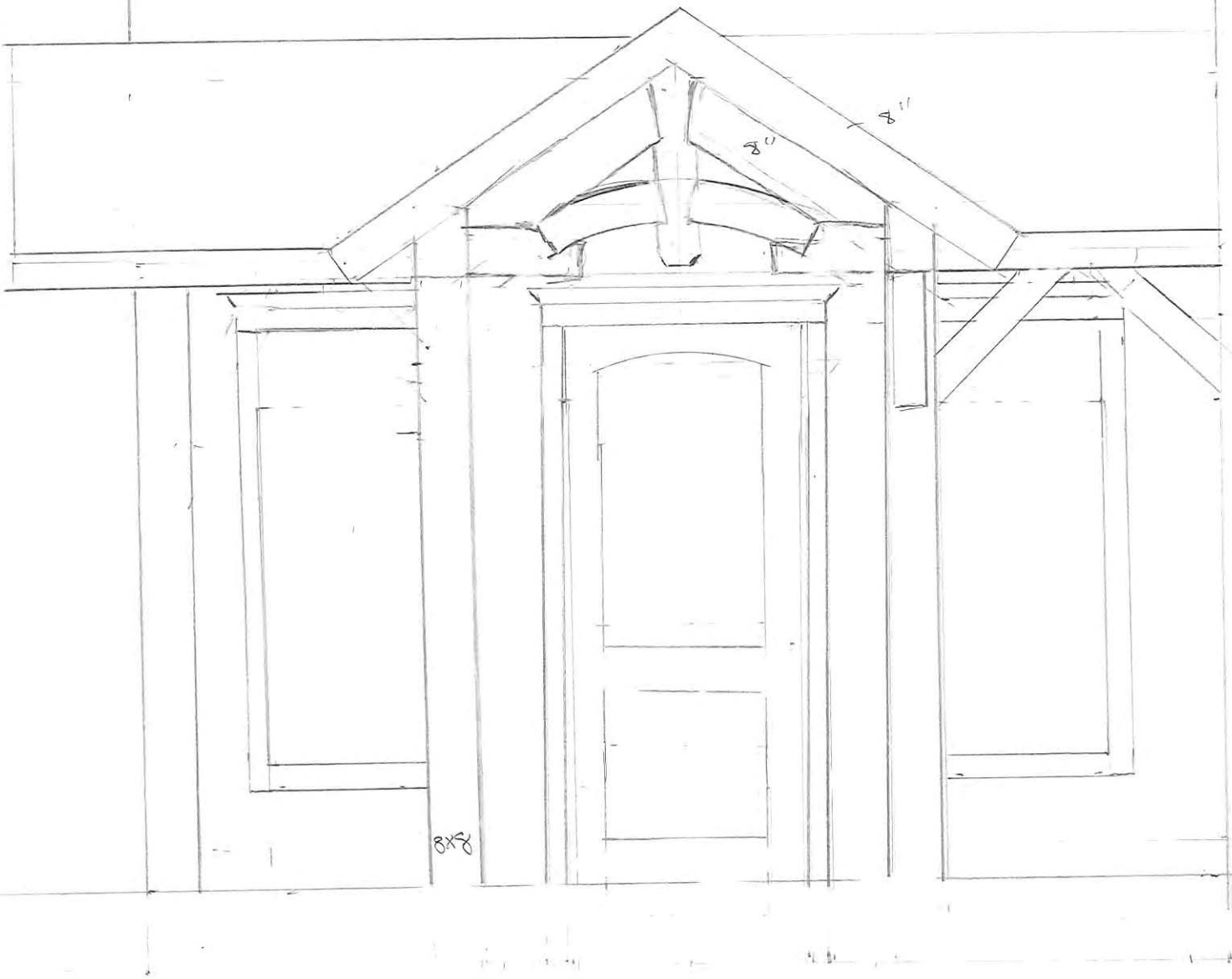
1136 SF
1060 SF
= 60.5SF
960SF
- 100 SF

3116.5SF

709/711 Bellevue

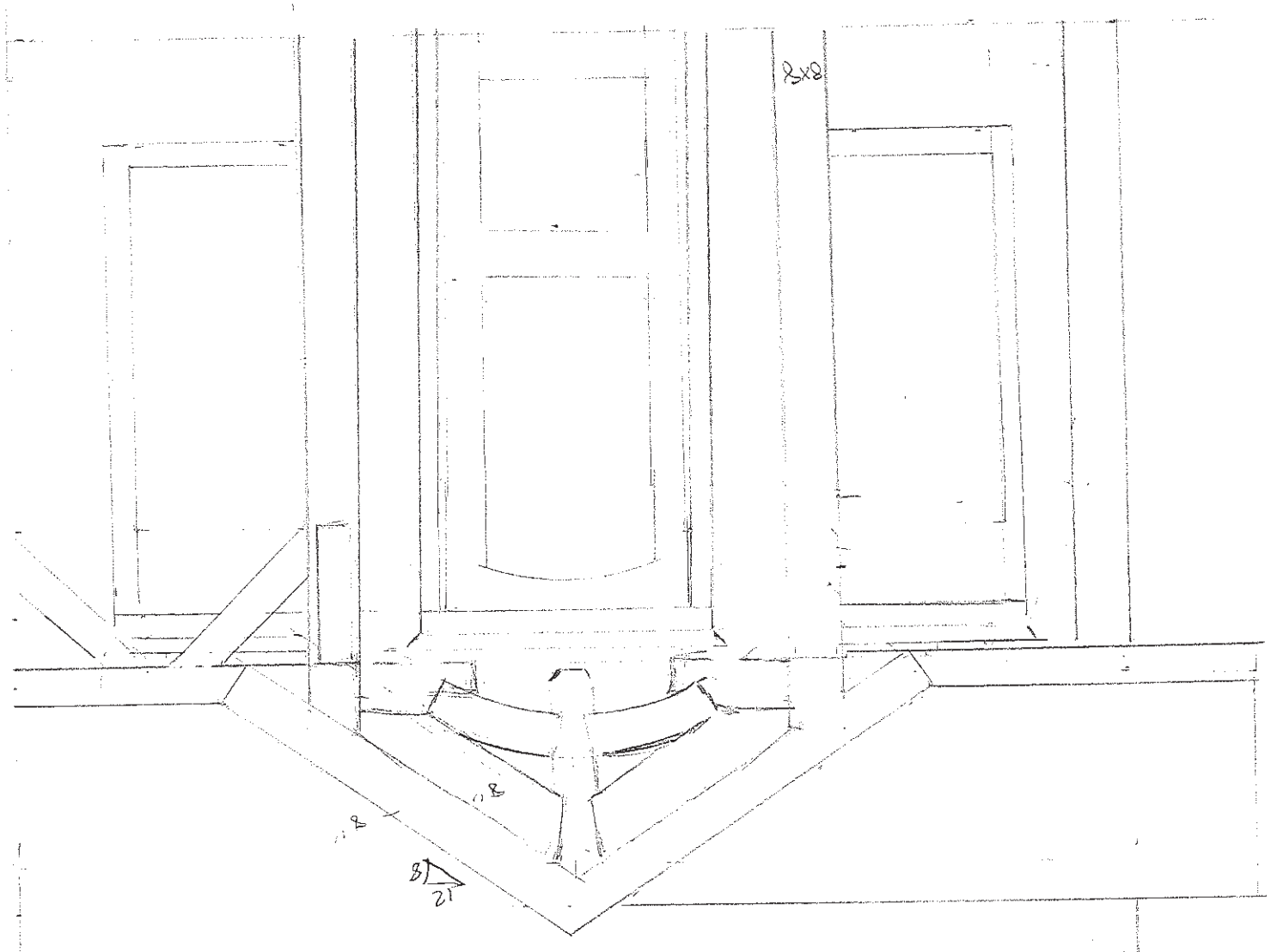
10"
Rise 2'1 1/16
Run 2'7"

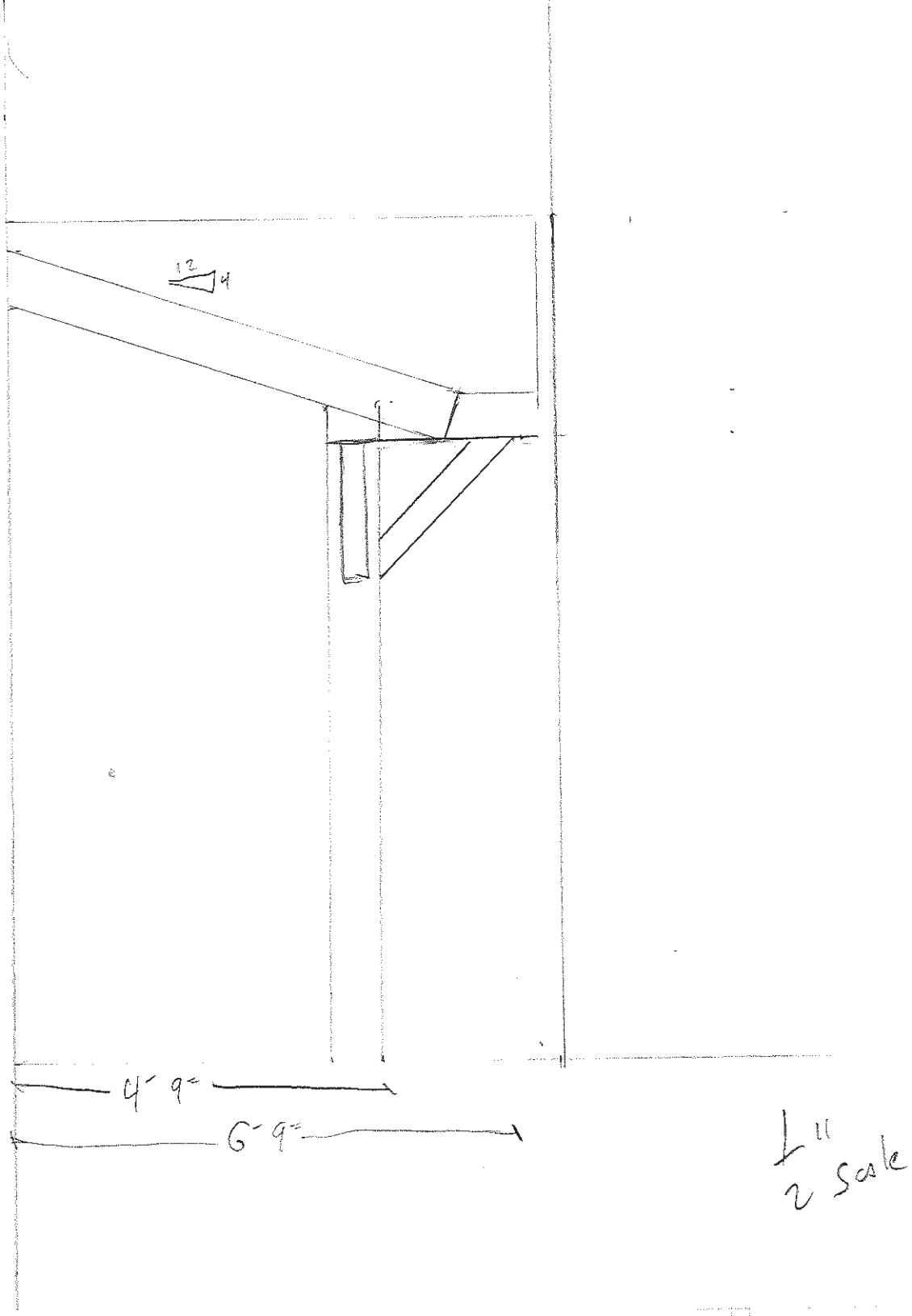
8" 1'8 11/16



OK
8-22-16
new site plan

1/2" SCALE


8x8
.8
.8
8
21


12
4
4' 9"
6' 9"
1"
2 scale

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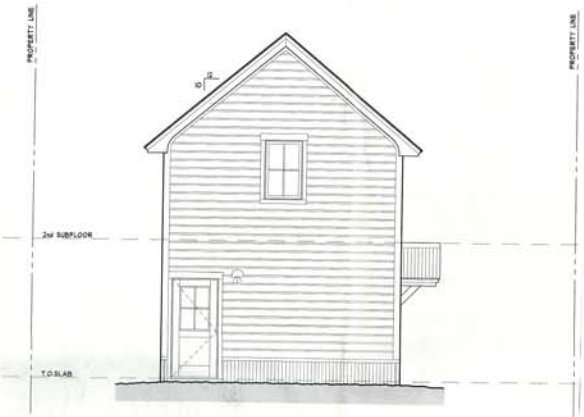
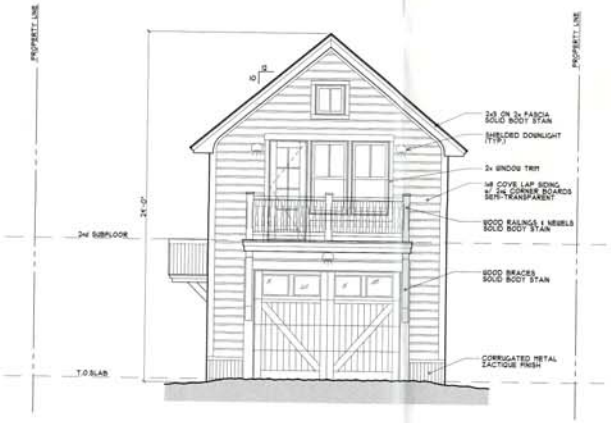
e-mail: info@djmarchitect.com

1 A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 A1a NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

222 Gothic
1) Narrow Bldg
2) Add to Length
3) Move Bldg. 11'-5" (snow shed)
4) Narrow Peak dec



3 A1a SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"

O.K. to changes
9-15-15

RECEIVED
SEP 2015

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS & WINDOW SCHEDULE

DATE: 9/03/2015
SHEET NO: A1a

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Crested Butte, CO 81224
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e-mail: info@djmarchitect.com

1 A1b EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 A1b EAST ELEVATION
SCALE: 1/4"=1'-0"

3 A1b WEST ELEVATION
SCALE: 1/4"=1'-0"

4 A1b WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 9/03/2015
SHEET NO: A1b

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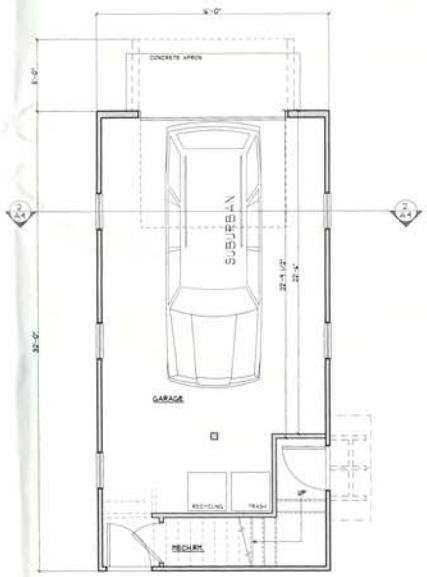
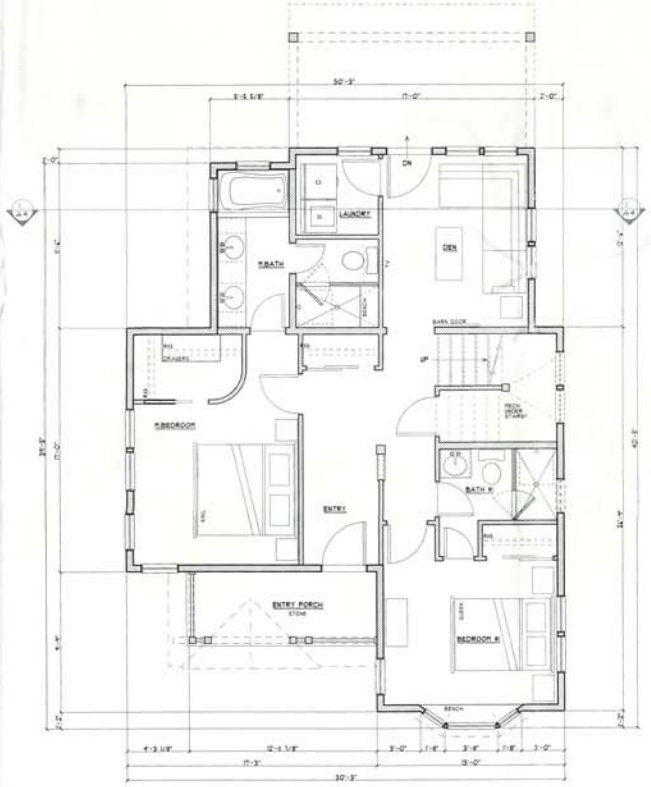
e-mail: info@jmarchitect.com



1 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 512 S.F.
GRADE: AREA 512 - 100 GARAGE = 412 S.F.



2 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 1222 S.F.
18" LINE: 1222 + COV. PORCH 45.0 * .5 = 1255 S.F.

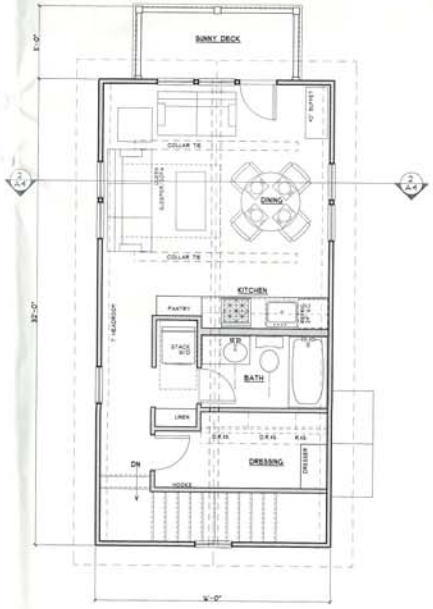
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

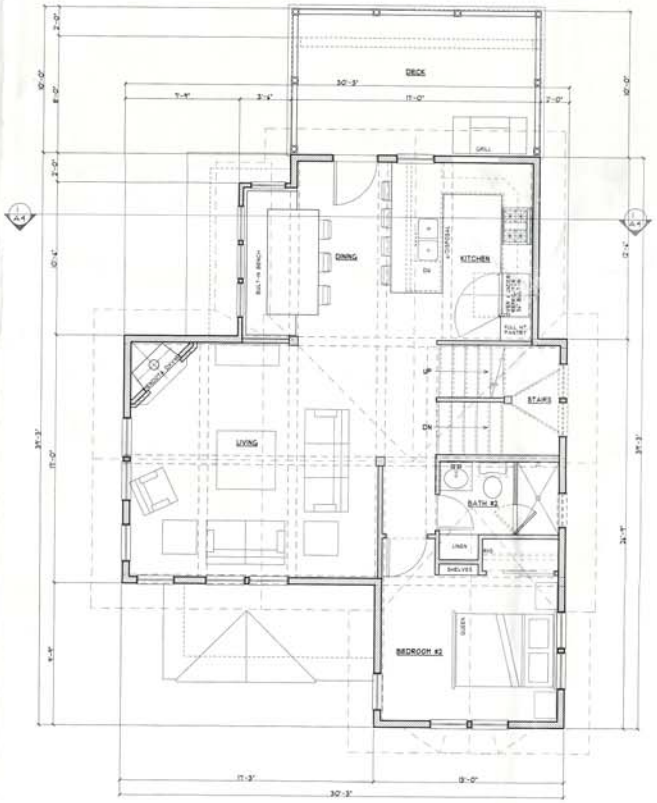
SHEET NAME:
FIRST FLOOR PLAN

DATE: 9/03/2015
SHEET NO: A2

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2179 • 429 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-1200 • Fax. 970-349-0101
e-mail: info@djmarchitect.com



1 / A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 512 S.F.
14' LINE: LIVING 512 + DECK 55.8 + 0 = 512 S.F.



2 / A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 890.3 S.F.
14' LINE: LIVING 890.3 + DECK 170.3 + 0 = 890.3 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
SECOND FLOOR PLAN

DATE: 9/03/2015
SHEET NO. A3

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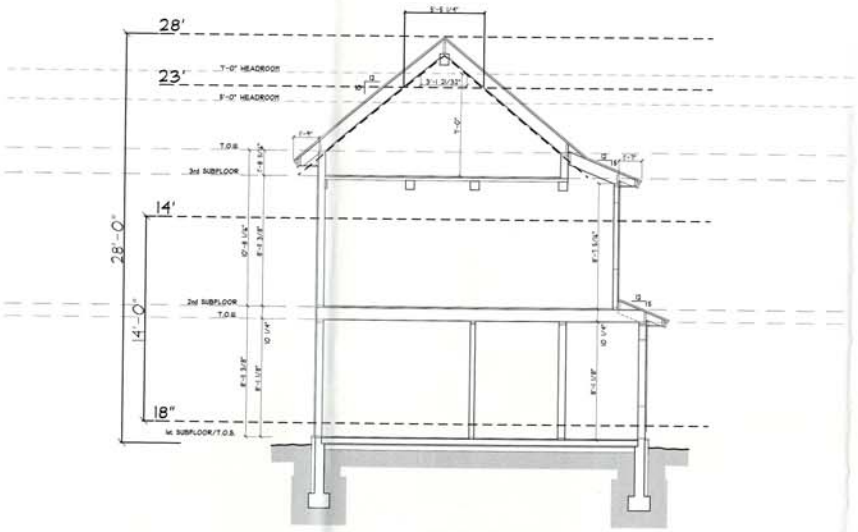
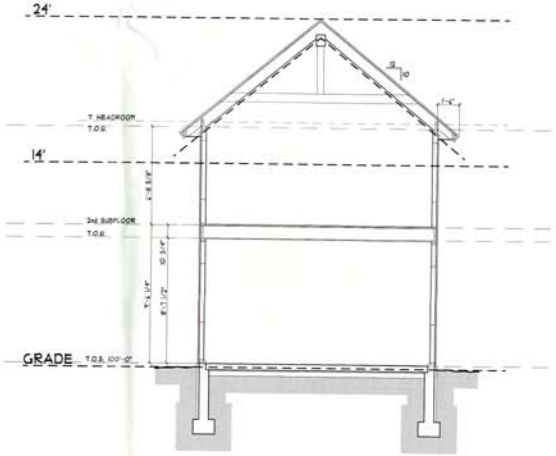
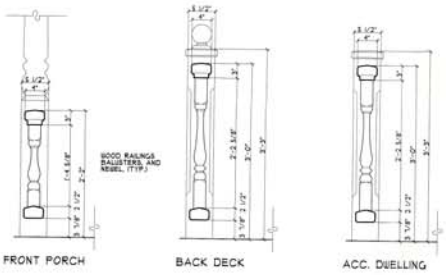
Crested Butte, CO 81224
Ph: 970-349-1200 • Fax: 970-349-0101
e-mail: info@djmarchitect.com



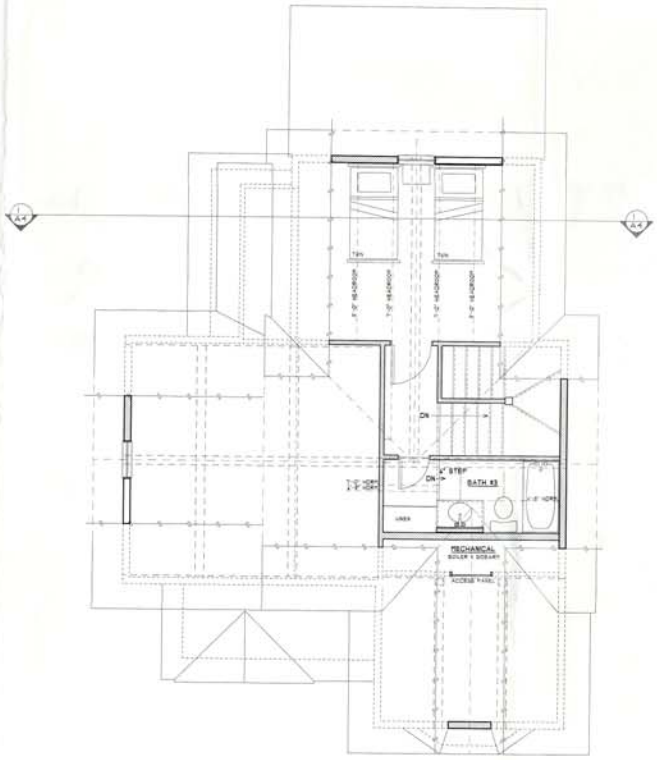
1 A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



2 A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



4 A4 RAILING DETAILS
SCALE: 1"=1'-0"



3 A4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

LIVING AREA (AT 5' HEADRM.) = 2317 S.F.
23' LINE LIVING = 0 S.F.

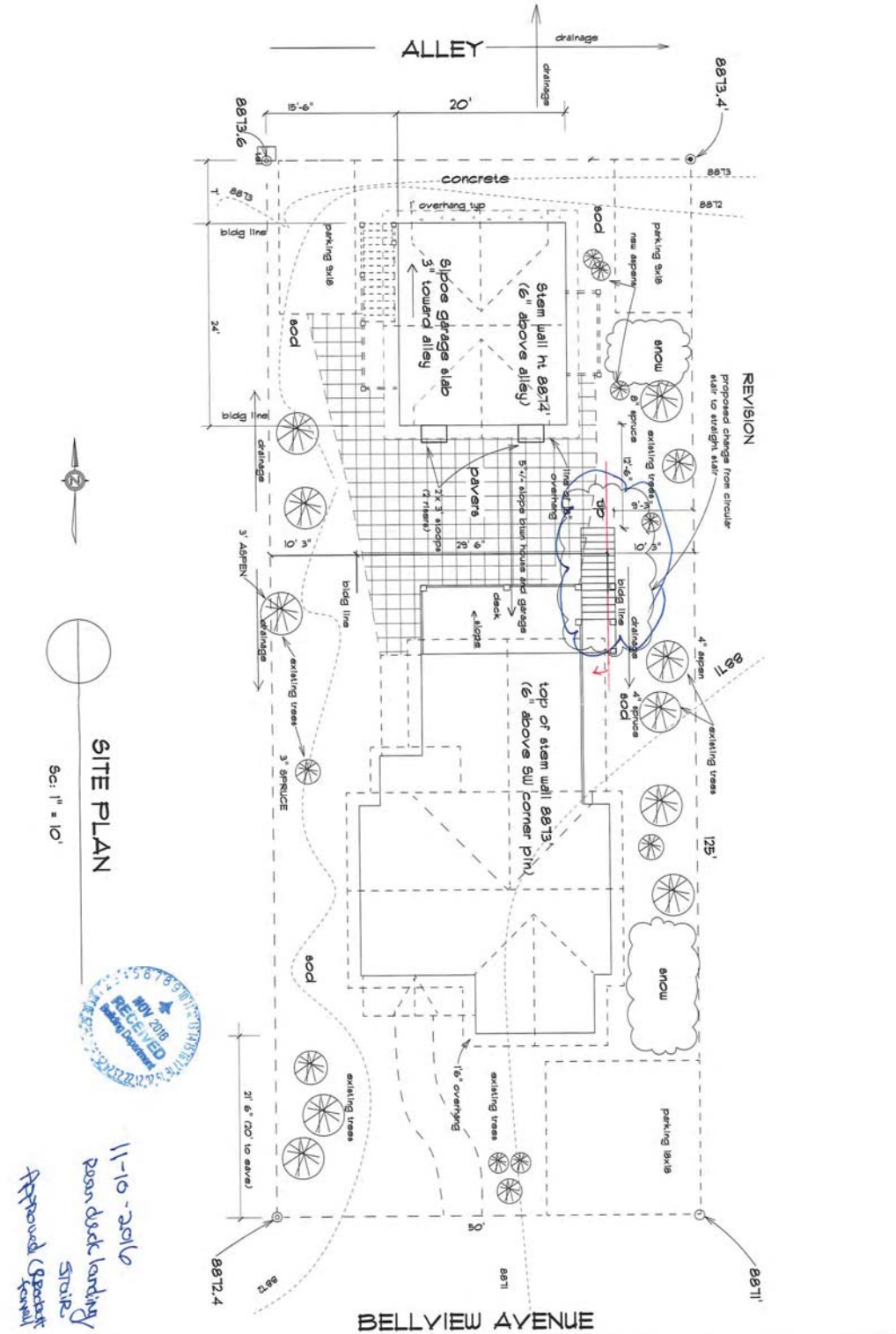
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

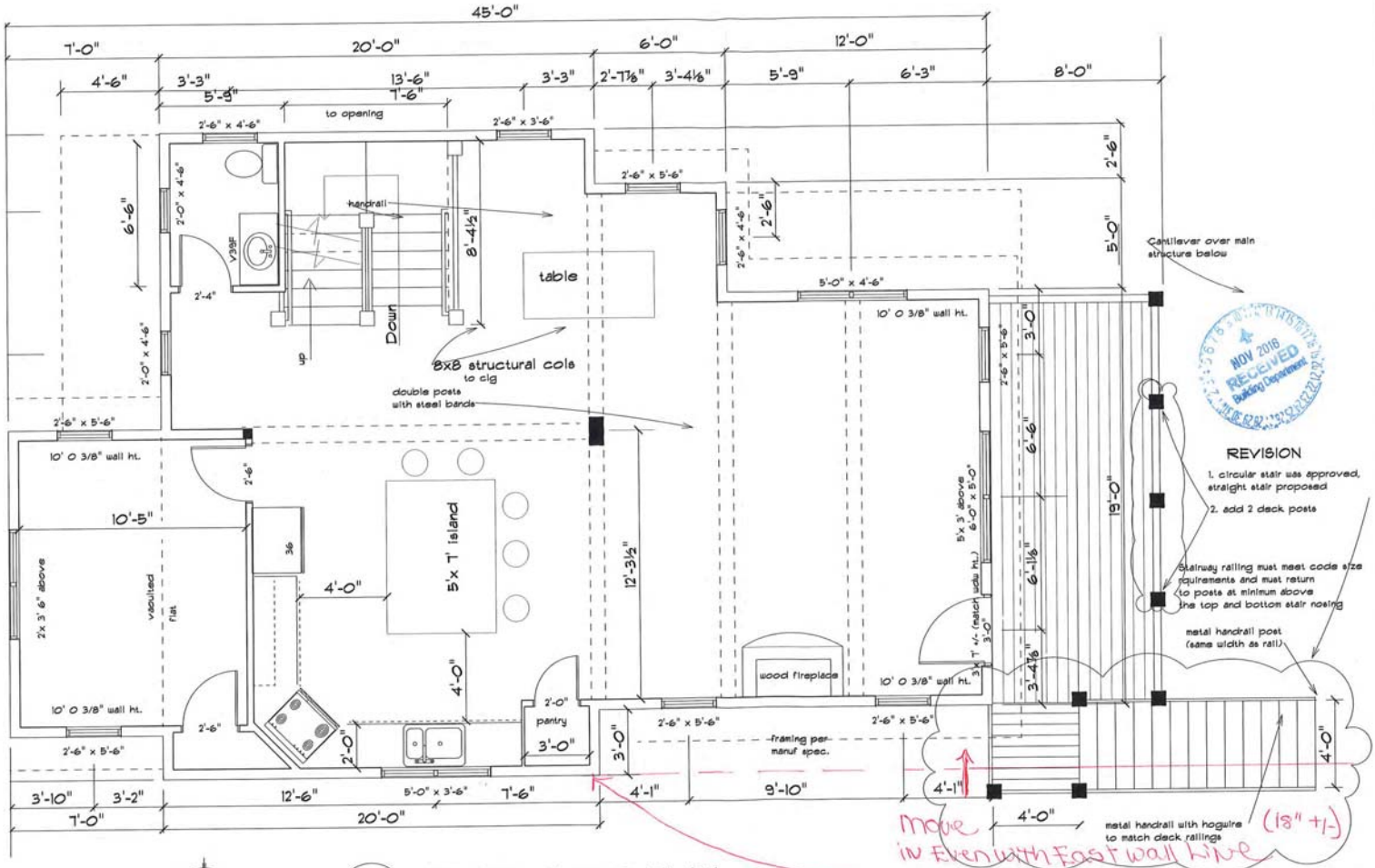
SHEET NAME:
THIRD FLOOR PLAN

DATE: 9/03/2015

SHEET NO: A4



PROJECT: Single Family Residence OWNER: Faust Mountain Properties DATE: revised:	Drafting: Swift Construction Inc. 209-5570 Location Lots 21 & 22 block 63, 709 & 711 Bellview, Crested Butte	Sht. No: 1



1
A-3
SECOND FLOOR PLAN
1/4" = 1' 0"

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63
Crested Butte

Sht. No: 7

Move stair/landing west to be Even with East wall line

EAST ELEVATION

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

REVISION

Proposed change from circular stair to straight stair

NOV 2016
RECEIVED
Building Department

Drafting: Swift Construction Inc. 209-5570
Location: Lots 21 & 22 block 63, Crested Butte

Sht. No. 3

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised.

O.K. 8-17-11

Hank

275-5313

Remove Window
OK per e-mail
Liz Sawyer

East Elevation

Red Ridge Design, LLC
redridgedesignmen.com
David Oehs
(970)349-7324
Pro Box 2562
Crested Butte, CO 81224

East Elevation
Scale 1/4" = 1'-0"
Sheet A-2.2

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-2.2

Astrid Matison

To:	jim faust; Randy Swift
Cc:	Molly Minneman
Subject:	RE: stair change
Attachments:	711 Whiterock Stair Revision Sketch 11-16-16.pdf

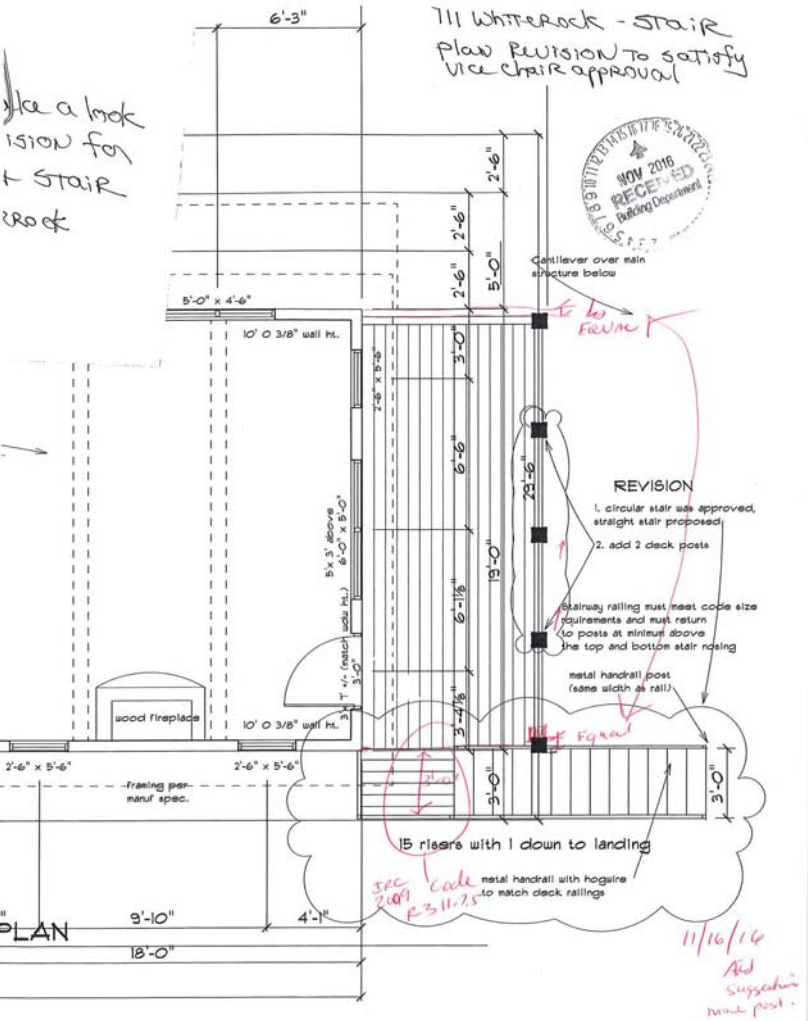
Hi Jimmy and Randy,
The code reads for landings- 3' in the direction of travel. Please adjust the landing width so that the landing from east to west is 3' from the inside face of the guardrail to the nosing of the one step down form the deck. The structural deck post could move over so it matches the same distance as drawn from the west side building corner. I think this will look architecturally better. Remember a continuous handrail is required from landing riser to bottom step riser. Please see sketch attached.
Thank you,
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

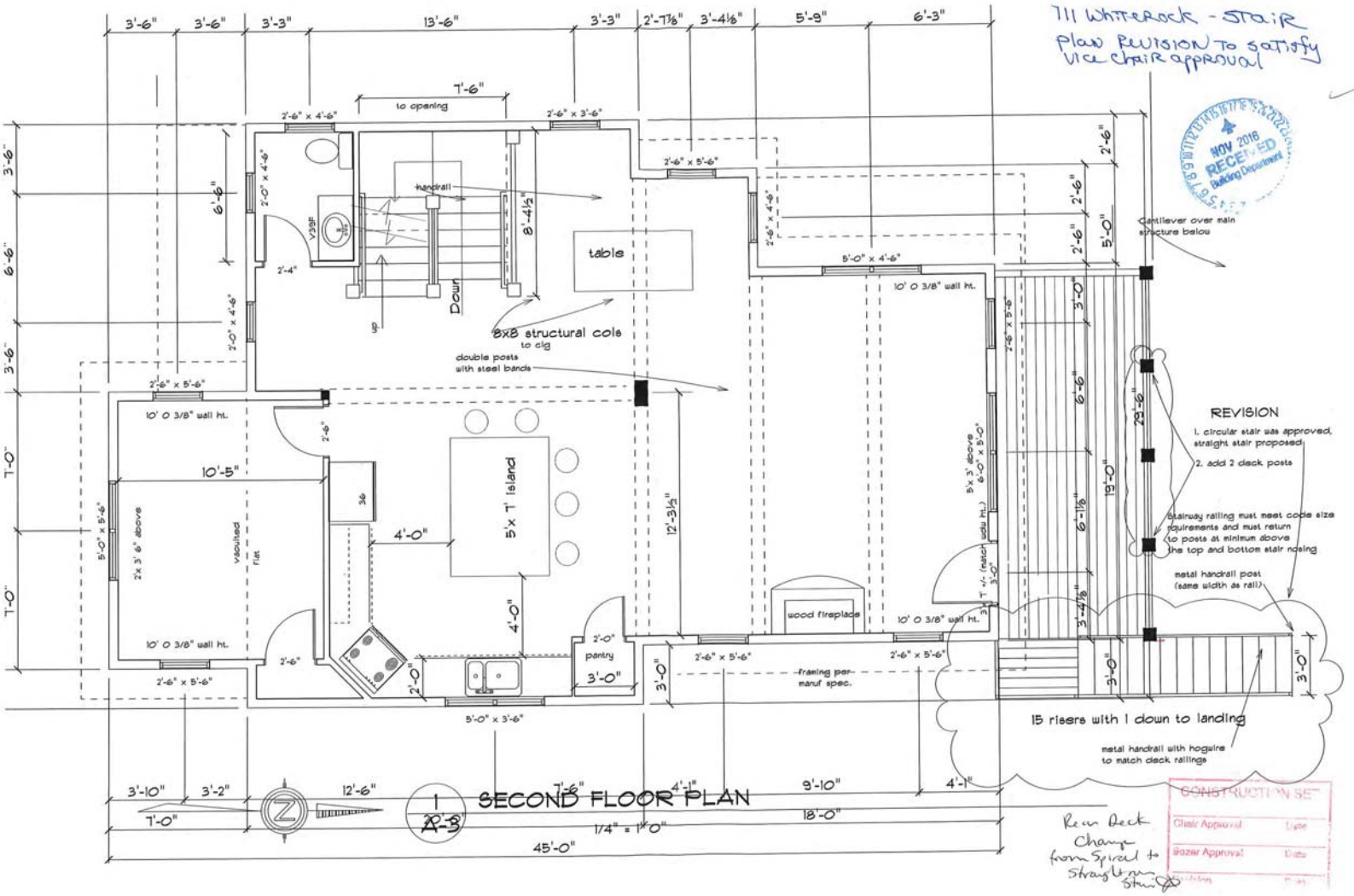
From: jim faust [mailto:jimafaust@yahoo.com]
Sent: Tuesday, November 15, 2016 6:37 PM
To: Molly Minneman <mollym@crestedbutte-co.gov>; Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Fwd: stair change

Sent from my iPhone

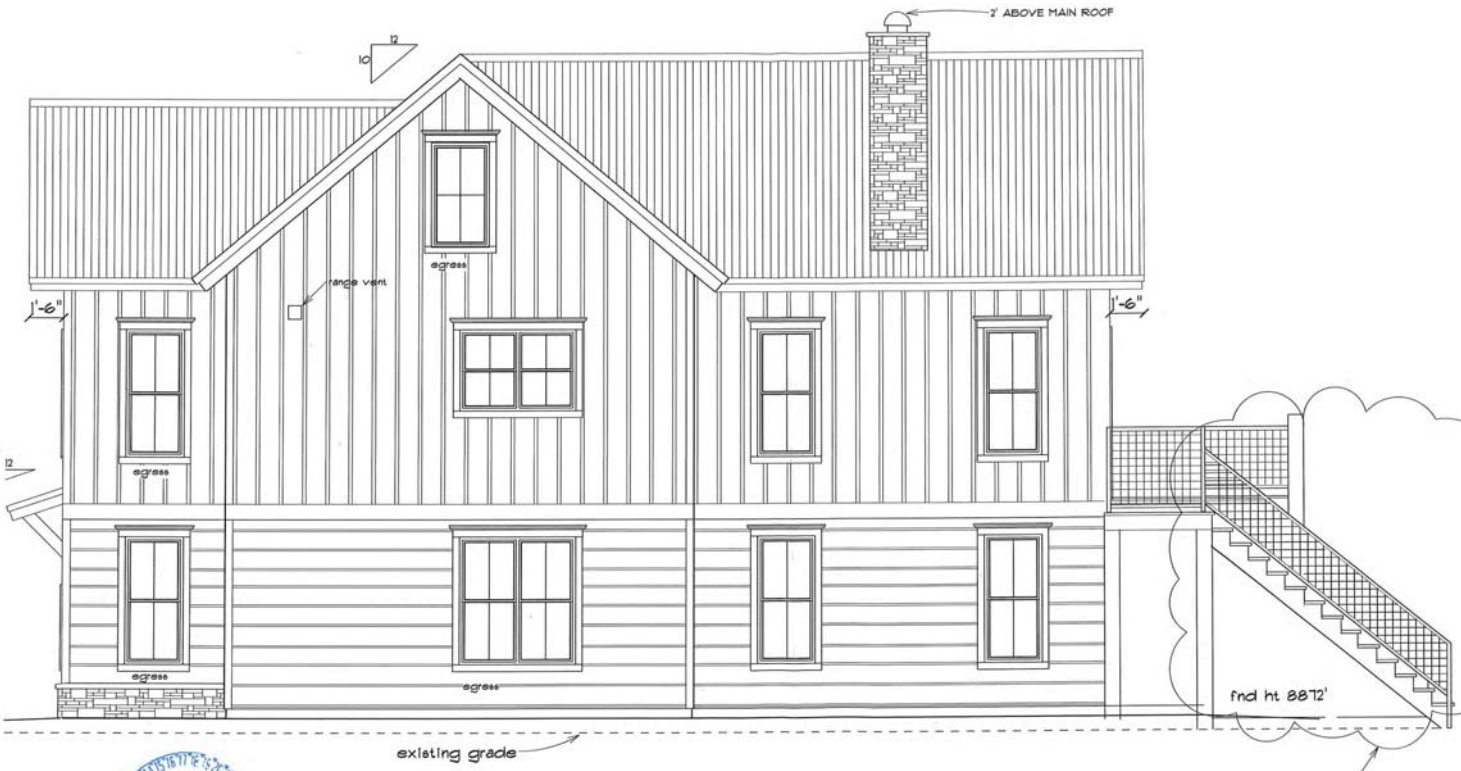
Begin forwarded message:



711 Whiterock - Stair
Plan Revision to satisfy
Vice Chair approval
6'-3"
2'-6"
2'-6"
2'-6"
5'-0"
Cantilever over main
structure below
5'-0" x 4'-6"
10' O 3/8" wall ht.
3'-0"
2'-6" x 5'-6"
6'-6"
29'-6"
19'-0"
6'-1 1/8"
3'-4 1/8"
5'x 3' above
6'-0" x 5'-0"
3'-0"
wood fireplace
10' O 3/8" wall ht.
2'-6" x 5'-6"
2'-6" x 5'-6"
framing per
manuf spec.
3'-0"
3'-0"
REVISION
1. circular stair was approved,
straight stair proposed
2. add 2 deck posts
Stairway railing must meet code size
requirements and must return
to posts at minimum above
the top and bottom stair nosing
metal handrail post
(same width as rail)
15 risers with 1 down to landing
metal handrail with hogwire
to match deck railings
9'-10"
4'-1"
18'-0"
PLAN
NOV 2016
RECEIVED
Building Department
Equal
Equal
IRC 2009
Code
R311.7.5
11/16/16
Add
suggestion
more post.



711 Whiterock - Stair
Plan Revision to satisfy Vice Chair approval
NOV 2016
RECEIVED
Building Department
3'-6"
3'-6"
3'-3"
13'-6"
3'-3"
2'-7⅞"
3'-4⅛"
5'-9"
6'-3"
7'-6"
to opening
2'-6" x 4'-6"
2'-6" x 3'-6"
2'-6" x 5'-6"
handrail
table
Down
8'-4½"
8x8 structural cols
to cig
double posts
with steel bands
5'-0" x 4'-6"
10' O 3/8" wall ht.
Cantilever over main structure below
REVISION
1. circular stair was approved, straight stair proposed
2. add 2 deck posts
Stairway railing must meet code size requirements and must return to posts at minimum above the top and bottom stair nosing
metal handrail post (same width as rail)
10'-5"
5'x 7' island
4'-0"
12'-3½"
2'x 3' 6" above
vaculted flat
5'-0" x 5'-6"
5'x 3' above 6'-0" x 5'-0"
wood fireplace
pantry
2'-0"
3'-0"
framing per manuf spec.
5'-0" x 3'-6"
15 risers with 1 down to landing
metal handrail with hogwire to match deck railings
3'-10"
3'-2"
12'-6"
7'-6"
4'-1"
9'-10"
4'-1"
7'-0"
18'-0"
1/4" = 1'-0"
45'-0"
SECOND FLOOR PLAN
1
A-3
Rear Deck Change from Spiral to Straight Stair
CONSTRUCTION SET
Chair Approval
Date
Bozar Approval
Date



NOV 2016
RECEIVED
Building Department

EAST ELEVATION

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

REVISION

Proposed change from circular stair to straight stair

PROJECT: Single Family Residence
Faust Mountain Properties
revised:

OWNER:
DATE:

Drafting: Beth Construction Inc. 208-8570
Location: Lots 21 & 22 block 63, Crested Butte

Sht. No: 3

From: **MERIDIAN** *design*
Kurt Olson PLS # 35576
Box 1657 Crested Butte CO 81224
Ph. (970) 349-5034
kanddolson@msn.com

To: Town Council;

June12th , 2008

Earlier today I performed a survey to set the garage corners on a tract of land located within the west 100' of Lots 20 and 21, and the westerly 100' of the South ½ of Lot 19, Block 3, Town of Crested Butte, according to a site plan as approved by BOZAR.

I found problems with the existing monuments: At the southeast property corner, I found two 1 ½" diameter plastic caps stamped L.S. #9476. approximately 0.75' from each other. I accepted the one to the southeast as it most closely fits the mathematical location as per the record plat, and also fits relative to a found 1 ½" diameter aluminum cap stamped: L.S. #11250, 50 feet to the east. I did not accept the 1' diameter plastic cap at the northeast corner as it does not fit the mathematical location. I set a barn spike at the true corner location for reference to the approved garage location.

I am confident that the plastic cap at the northeast corner was either set incorrectly, or has been moved over the years. The erroneous Benner cap at the southeast corner seems to have been set relative to the erroneous location of the plastic cap at the northeast corner. In my opinion, a later survey by Benner resulted in the setting of another plastic cap in the true location.

The first question would probably be: " Why don't you pull the erroneous caps and set ones in the right place?" Unfortunately, Colorado law prohibits me from pulling any previous surveyors' pins, and prohibits me from "double pinning" a corner location.

This letter, and attached sketch, hereby informs Town Council that I set the garage corners in the true and correct location relative to the approved site plan.

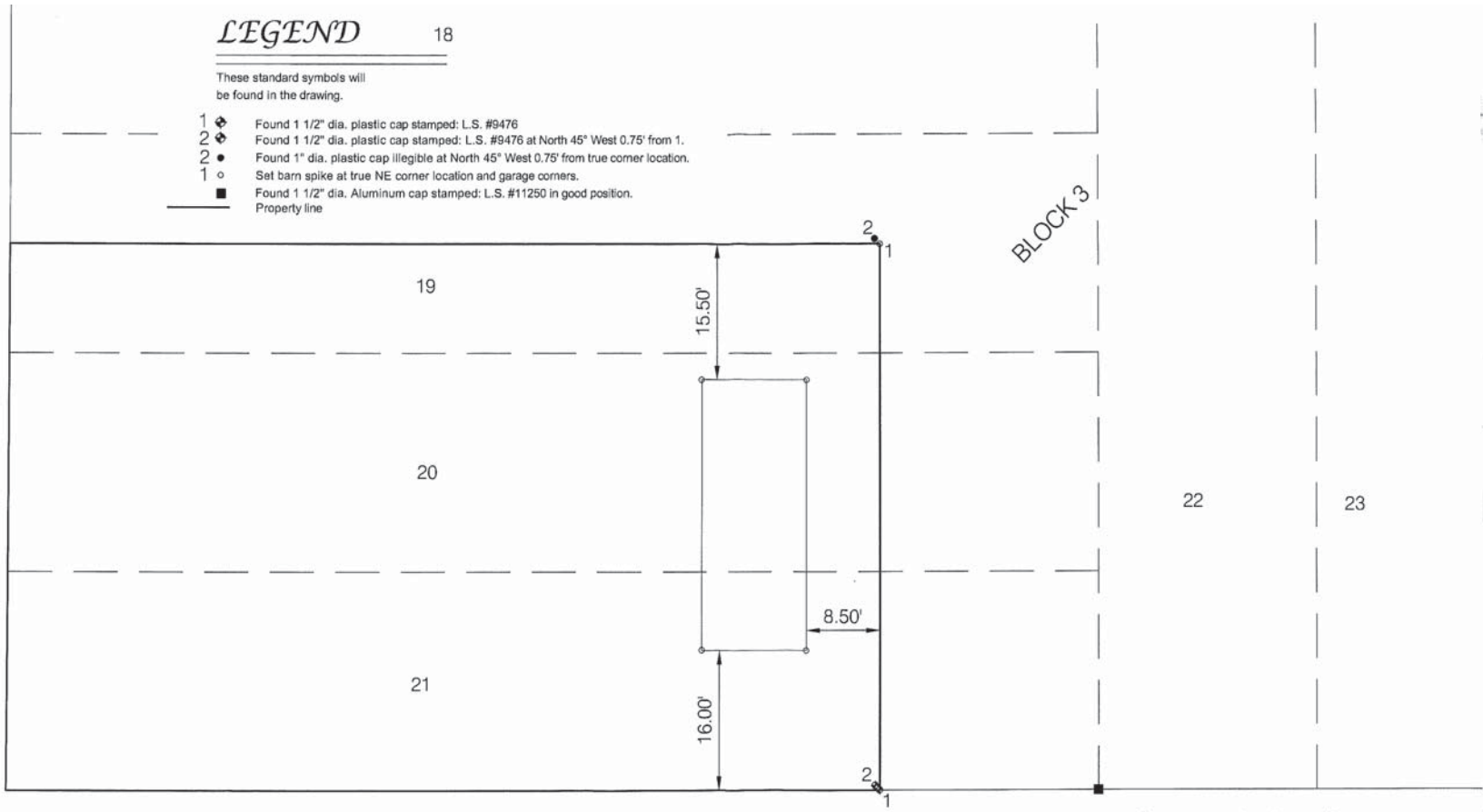
Sincerely:

Kurt Olson

LEGEND

These standard symbols will be found in the drawing.

1 ◆ Found 1 1/2" dia. plastic cap stamped: L.S. #9476
2 ◆ Found 1 1/2" dia. plastic cap stamped: L.S. #9476 at North 45° West 0.75' from 1.
2 ● Found 1" dia. plastic cap illegible at North 45° West 0.75' from true corner location.
1 ○ Set barn spike at true NE corner location and garage corners.
■ Found 1 1/2" dia. Aluminum cap stamped: L.S. #11250 in good position.
—— Property line



I, Kurt Olson, being a Registered Land Surveyor, do hereby certify to that this sketch was made by me and or under my direct supervision and checking, and that both are true and correct to the best of my knowledge. This is not an official Boundary Survey. This sketch was prepared to show the discrepencies with existing monuments.

Town of Crested Butte

P.O. Box 39 Crested Butte, Colorado 81224

-National Trust for Historic Preservation's 2008 Dozen Distinctive Destinations Award Recipient-

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

June 16, 2009

Mike Haney
150 N. Michigan Ave.
Suite 3610
Chicago, Illinois 60601

Dear Mike,

As you are aware the addition of the garage structure last year to your home at 20 3rd Street, the Town of Crested Butte was a sensitive issue to your neighbor to the east, Todd Hegstrom. The layout of this area of Town makes your rear yard abut his front yard. How this area is maintained and utilized is a matter of concern. He has expressed a concern to me about a trailer that you have placed to the side of the garage next to his front porch. While the Town of Crested Butte does not at this time restrict the storage of such apparatus on private property it is not difficult to understand how the storage in this location negatively affects the enjoyment of his front porch. It's my opinion that if you could find another location for the trailer and keep the area tidy much of his concerns could be addressed.

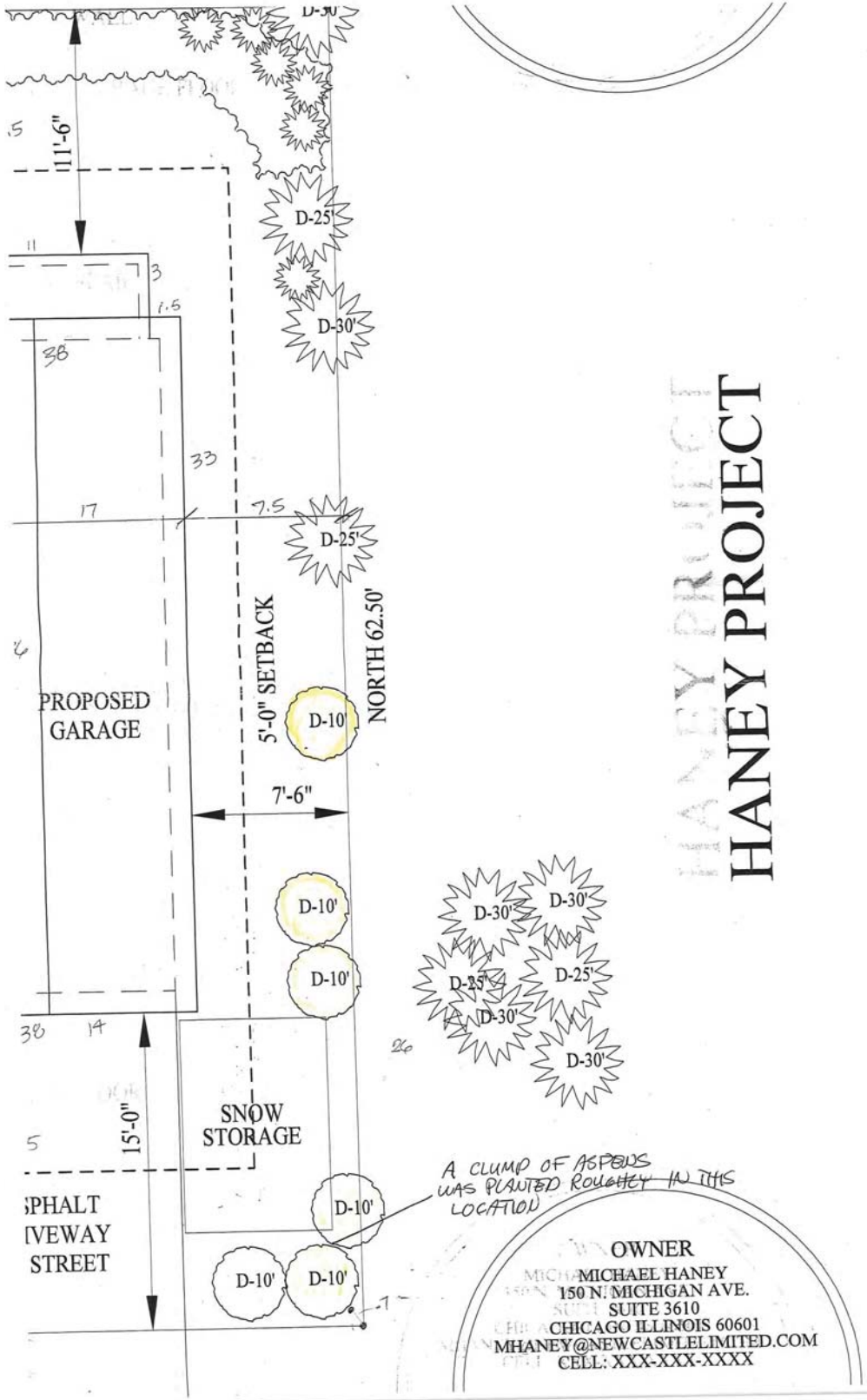
The other option is to screen the area in a more efficient manner. The landscape plan which was submitted with your development plans showed additional trees that were to be planted in this area. You'll find a copy of the approved landscape plan attached. The trees listed as D-10 were trees that were to be added as part of the approval. It appears as if the majority of these trees have not been installed. The Town can require that the full landscape plan be implemented.

I think that with a little more sensitivity to your neighbors concerns we can resolve this issue. Please feel free to contact me. Thanks for your attention to this matter.

Sincerely,

Bob Gillie

Bob Gillie
Building and Zoning Director



HANEY PROJECT

OWNER
MICHAEL HANEY
150 N. MICHIGAN AVE.
SUITE 3610
CHICAGO ILLINOIS 60601
MHANEY@NEWCASTLELIMITED.COM
CELL: XXX-XXX-XXXX

Molly's

To: DRC and BOZAR
From: Molly Minneman
Date: April 15, 2011
RE: April 18, 2011 DRC
Project: Jean Keet - Demolish the existing residence to construct a single family residence and accessory dwelling to be located at 404 Gothic Avenue, Block 14, lot A, Cortner Subdivision in the R1C zone.
Architectural approval is required.
A conditional use permit for an accessory dwelling is required.

DRC: Kevin Krill and Bob Vandervoort

Dave Ochs and Hank DeRoche met with the DRC on April 11 to review the project for 404 Gothic Avenue. The primary issues discussed included the demolition of the residence, front yard setback, width of house, and mass and scale. From there, the DRC reviewed the elevations individually providing a few suggestions, and reviewed the accessory dwelling.

Demolition:
Hank DeRoche is trying to find someone who wants to relocate the house rather than having it demolished. He is also preparing for a demolition, and is including the required asbestos testing. The DRC supported either action, and addressed the demolition requirements in Code Section 16-14-90 that includes a recycling plan for the building.

Site Plan:
Site Plan: Provide an overlay of the existing house to better understand the setback options.

- *Natural topography is existing. A formal topographical survey was discussed to support the maximum height requested for both buildings and will be provided prior to building permit or site excavation.*
- Parking: Three parking spaces are required; *The DRC requested identifying the third parking space for the accessory dwelling. Otherwise, the parking plan was supported.*
- *Snow storage was discussed and will be added to the site plan.*
- An easement for water and utilities are noted on the site plan
- Setbacks; the front setback is 15'; existing is 11'. The DRC supported the plan with the code provisions in 16-14-60.
- Landscaping: *More information was requested – some of the trees will have to be removed and they want to understand which ones and where replacements are proposed. The ground cover will be* added.
- *Alley access:* None.
- *Lighting Plan:* Will be added

Eyebrow South

Building Width:
Building width is not defined in the Code. The maximum width allowed in the R1C zone is 35 feet. The residence width measures 35'. The east deck is 6' wide. The combined width is 41'. The Applicant considers the deck as it is integral to

their house plan and is requesting that the BOZAR make a determination that the building width be considered as the house only, and not appendages such as second floor decks.

The Building Department has considered the building width to include the house and any appendages above 18". (below18" is considered ground level landscaping). The idea is that elevated deck areas or covered porches increase the mass of the building. They are considered or included in the FAR calculation. In some cases the elevated deck areas may not count towards the FAR, but the improved areas under the deck are counted as covered deck area. If you place two buildings side by side, one with a side deck and the other without a deck, the building with the deck has the perception of greater mass.

If the Board determines that certain or all appendages do not count in the width of a building, some criteria needs to be established so that it can be added to the Code.

Mass and Scale:
The DRC debated whether the apparent mass of the residence met the intents of Guideline 4.23 and 4.29 that address neighborhood context and apparent mass. Board comments (2) did not comment about mass and scale suggesting it is not an issue with them. The DRC suggested lowering the roof ridge parallel to the street in an effort to enhance the gable wall element. This presented some design challenges. Another option proposed was alter the siding pattern on the east wall.

In regards to the architectural comments on the elevations:

North:
General support for the design together with the porch style. The fenestration pattern conflicts with Guidelines 4.49.a. "On facades highly visible from the street in historic core zones, there should be more glass on the first floor than on the second floor. Comments suggested adding a window on the first floor to balance the fenestration, and possibly minimizing the height of the center windows on the second floor.

East:
The DRC requested a rendering of the southeast elevation. One member wanted to see a rendering that would how visible the angled wall will appear within the neighborhood. The DRC could support the inset deck as shown.

South:
General support expressed regarding appearance of the façade, the materials and fenestration, with the exception of the horizontal window. The orientation conflicts with the guidelines.
Add awnings for the window wells.

West:
Support provided in regards to appearance, and fenestration pattern.

Materials:
The DRC supported the materials as they related to the Guidelines. Color Scheme of a dark solid body stain with light brown trim was discussed. They noted the guidelines encourage contrasting trim colors and requested color samples be provided at the BOZAR meeting.

Accessory Dwelling:
The DRC discussed the height to width ratio and exterior staircase. They could support the ratio discussed in Guideline 4.81 with the staircase, but warned that exterior stairs are generally not supported for dwellings in 4.82. This Guidelines encourage simple building forms with traditional appendages; the staircase complicates the building and is not a traditional element seen in the core zones. The fenestration was discussed as potentially appearing excessive, but no specific comments were provided.

Enclosed in your packets are revisions requested by Krill and Vandervoort. Also included are color renderings of all four elevations.

DRC

1. **Review the plan revisions.**
2. **Discuss and provide recommendations for the 'width of building' and whether appendages over 18" should be included in the overall width or not included.**
3. Make a recommendation to the BOZAR regarding the demolition of the existing residence.
4. **Make a recommendation to the BOZAR regarding the conditional use for an accessory dwelling in the R1C zone.**
5. **Make a recommendation to the BOZAR regarding architectural appropriateness for the primary and accessory dwelling.**

FACT SHEET
Block 14 Lots p10-13
Address: 404 Gothic Ave.
Proponent – Keet/DeRoche

Project: To construct a single family residence and accessory dwelling.

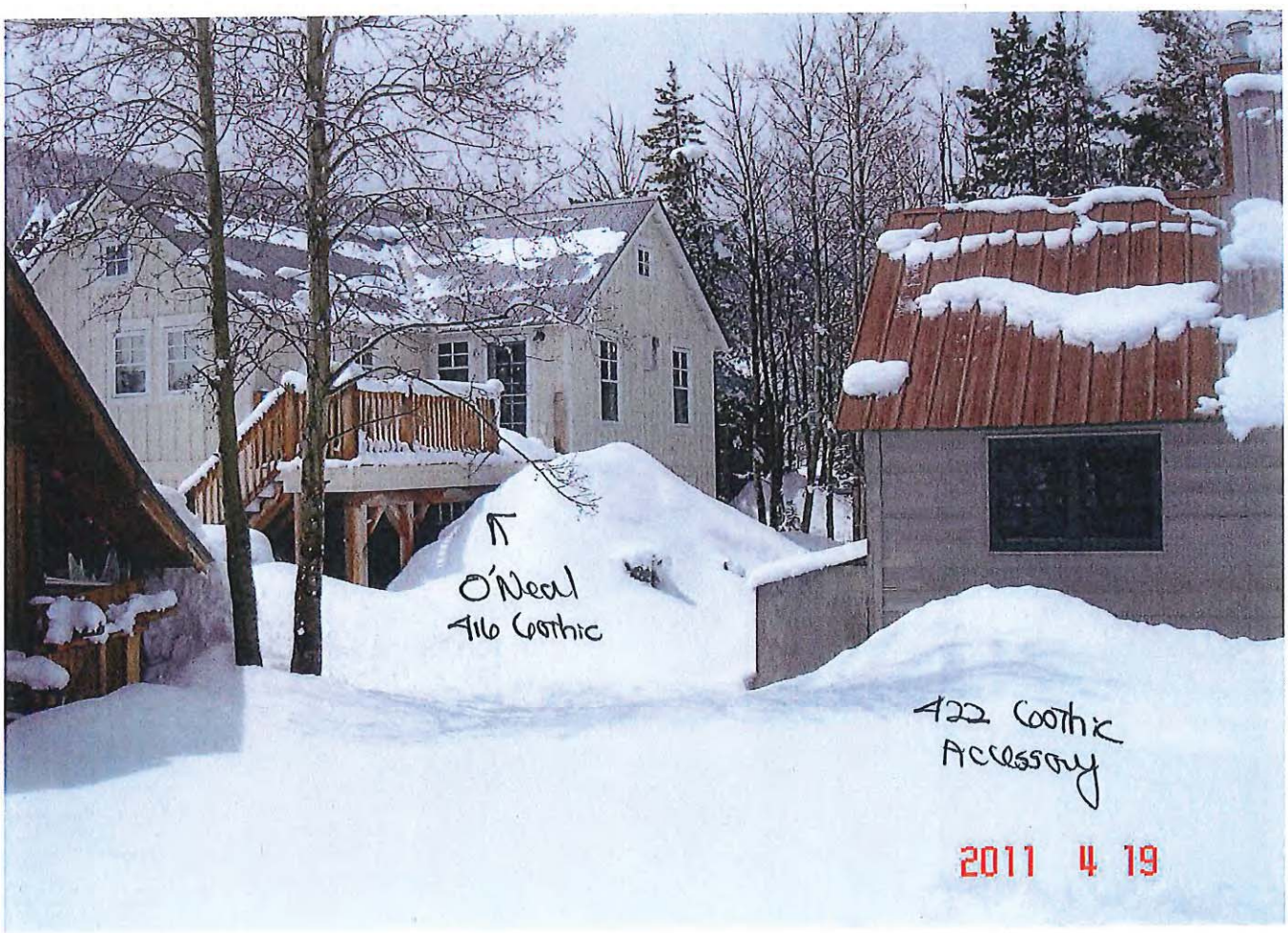
Review for April 2011 BOZAR:

1. Architectural approval is required.
2. A conditional use permit to construct an accessory dwelling is required.

Zoning Requirements for the R1 District

Setbacks	**Required**	**Proposed Prim.**	**Proposed Acc.**
Front (North)	20'	**20'**	**26'**
Rear (South)	5'	**10'**	**10'**
West Side	7'6"-11'6"	**n/a**	**11'6"**
East Side	7'6"-11'6"	**11'6"**	**n/a**
Distance b/t buildings		**8'**	
F.A.R			
Permitted	.3(matter of right) / (up to) .4	**.3 (1893)**	**.16 (1011)**
Max	.5 (all buildings)		**.46 (2904)**
Building Heights	**30/24**	**28'**	**23'6"**
Building Widths	**35**	**37'**	**24'6"'**
Maximum Lot Area	**9375**	**6254**	

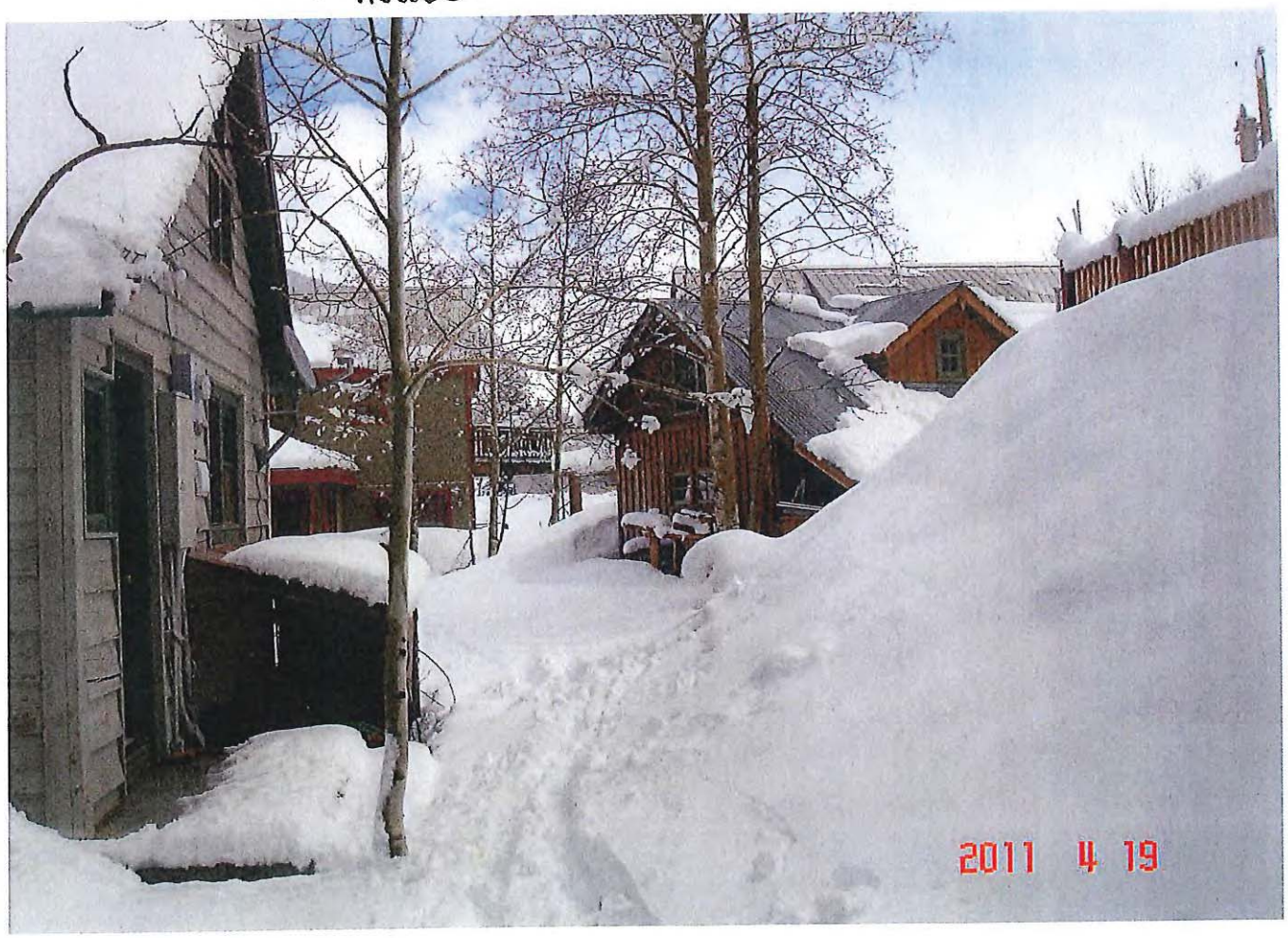
Alley Scape



Alley Scape

O'Neal House

Accessory



Molly's

To: BOZAR
From: Molly Minneman
Date: May 26, 2011
RE: May 31, 2011 BOZAR
Project: Jean Keet - Demolish the existing residence to construct a single family residence and accessory dwelling to be located at 404 Gothic Avenue, Block 14, lot A, Cortner Subdivision in the R1C zone. ***Continued from the 4-26-11 BOZAR meeting.***

No specific comments
Remove Deck

Demolition of a non-historic building is required.
Architectural approval is required.
A conditional use permit for an accessory ~~dwelling~~ building with plumbing and heating is required.

DRC: Kevin Krill and Liz Sawyer

Dave Ochs, Jean Keet and Hank Deroche attended the May 17 DRC meeting to review the revisions to the proposed residence, the accessory, and the change of use of the accessory dwelling to a building. The major alterations include altering the front yard setback north from 15 feet to the existing 11 foot setback, front elevation revision increasing the width of the front gable module (2') and narrowing the east module by the same, the removal of the east deck, and revision of the south and southeast corner of the building. Comments by the DRC and commenting Board members were supportive of the alterations.

Demolition/ Relocation: Relocation of the residence (to the Sciortino property at 816 Whiterock) was supported at the 4-26-11 BOZAR meeting the pending development plan approval.

Conditional Use:
The change of use for the accessory from a dwelling to a building with plumbing and heating was supported by the DRC and commenting Board members. The change alleviated the additional parking requirements and reduced the apparent density on the site. The use allows non-residential uses to occur in the building. A restrictive covenant will be placed on the property restricting eating, bathing and sleeping facilities from being added to the building.

Site Plan:

- Natural topography is existing. A formal topographical survey was discussed to support the maximum height requested for both buildings and will be provided prior to building permit or site excavation.
- Parking: Two parking spaces are required and identified within the garage, with additional parking in the side yard.
- Snow storage is noted on the site plan.
- An easement for water and utilities are noted on the site plan.
- Setbacks: Maintaining the existing 11-foot front yard setback for the residence is proposed. The plan adheres to the intents of section 16-14-60 for established historic neighborhoods. The east and west side yards comply with the maximum for two story buildings or exceed it. The distance between buildings meets the required 10' from the walls as provided in the code.

Strong Project

- The accessory building moved forward 5' (from 25' to 20') and was supported by the DRC.
- Building width: 35' feet comply with the maximum allowed in the zone.
- Landscaping: The west side and rear yard trees will be preserved. Removal of six aspens in the front yard (as labeled) is planned. *Two new conifers in the north east front yard are proposed.*
    - *Final ground cover should be articulated.*
- *Alley access:* None.
- Lighting Plan: Down shielded lighting plan is shown on the elevations.

Residence:
As related in the May 17 memo: at the BOZAR meeting, the Board discussed the unusual size of the parcel that impeded traditional massing of the building form (on a 125' deep parcel). The DRC and commenting Board members conveyed support for what might be considered to be an excessive building width within the parameters of the core zone after a main discernable front module in complying with Guideline 4.31.b. (There should be a discernable primary module, preferably the module closest to the street). The DRC supported the revised plan that re-apportioned the width of the front gable wall, front porch, and narrowing the east module. The revision was supported as it complies with the intents of guideline 4.31

The DRC supported the revised front yard setback of 11 feet that that currently exists. They supported the southeast aspect of the design with the rectangular forms within the core zone and determined the revision complied with the Guideline 4.31.e. relating to massing, and 4.37.c. removal of exotic roof forms. The south facing elevated deck was supported by Guideline 4.48.

The door and windows plans are generally supported. Window alterations on the south elevation were discussed by the Applicants, changing the windows from square to double hungs and supported by DRC. The DRC supported the fenestration on the west elevation that will be masked by the accessory building.

Alterations to the siding materials; horizontal wood clapboard will clad the residence with vertical details in the ease were supported meeting guideline 4.71. Trim and details were also supported. Color treatments of dark brown stain siding with light brown trim details, red windows and trim were supported.

Accessory building:
The redesign of the building complies with the building height parameters, and the 1:1 width to height ratio identified in guideline 2.28. The form, style and details supported by guideline 4.82. Board and baton material stained light brown with brown trim 2x4" around the windows and fascia were also supported.

The DRC provided recommendations in support of architectural appropriateness for the primary residence and accessory building. In addition, they supported the conditional use permit for a plumbed and heated building as provided in the zoning code. They reiterated their support of the relocation of the existing residence to 826 Whiterock Avenue.

Board Action:

Finding for the Residence

The Board finds that the removal of the non-historic residence is appropriate due to the submittal of the re-development plan, and the building's relocation to 826 Whiterock contingent upon architectural approval.

The Board finds that the proposed single-family residence and accessory building to be located at 414 Gothic Avenue will not appear excessively dissimilar to structures of like use within the surrounding R1C neighborhood. The development plan can be supported due to the the unusual dimensions of the parcel; the scale and design of the residence **does or** does not maintain acceptable relationships with traditional building forms seen in the historic core. The Application and **can be supported** or is opposed by the application of Guidelines 4.22-23, 4.29, 4.37, 4.45, 4.49-50, 4.71, 4.82 and _____.

Demolition:
Motion to **approve** or *deny* the relocation rather than demolition of the non-historic residence located at 414 Gothic Avenue, Block 14, Lot A, Cortner Subdivision in the R1C zone pending the approval of the redevelopment plan, and based upon the recycle plan (pending relocation) required in Code Section 16-14-90. Should the pending relocation plan be abandoned, an alternate recycle plan submitted to the building department is required.

Architectural approval/denial
Motion to **approve** or *deny* the architectural appropriateness for the single-family residence and accessory building to be located at 414 Gothic Avenue, Block 14, Lot A, Cortner Subdivision in the R1C zone (with any changes specified _____) conditioned upon the topographical survey if required by the Building Inspector prior to building permit and based upon Guidelines 4.23 (context), 4.29 (mass/scale), 4.37 (roof forms), 4.48 (balcony locations) 4.49-50 (window plan), 4.71 (materials), 4.45 (porch), 4.82-83 (accessory) and _____, and per the plans and material list.

Conditional use for an accessory building with plumbing and heating.
Motion to **approve** or deny the conditional use for an accessory building to be located at *414 Gothic Avenue, Block 14, Lot A, Cortner Subdivision in the R1C* zone (with any changes specified_____), and based upon Code Section 16-8-30 (conditional use criteria), and prohibiting eating, bathing and sleeping as defined in the Crested Butte Municipal Code.

Mollyis

FACT SHEET

Block 14 Lots p10-13

Address: 404 Gothic Ave.

Proponent – Keet/DeRoche

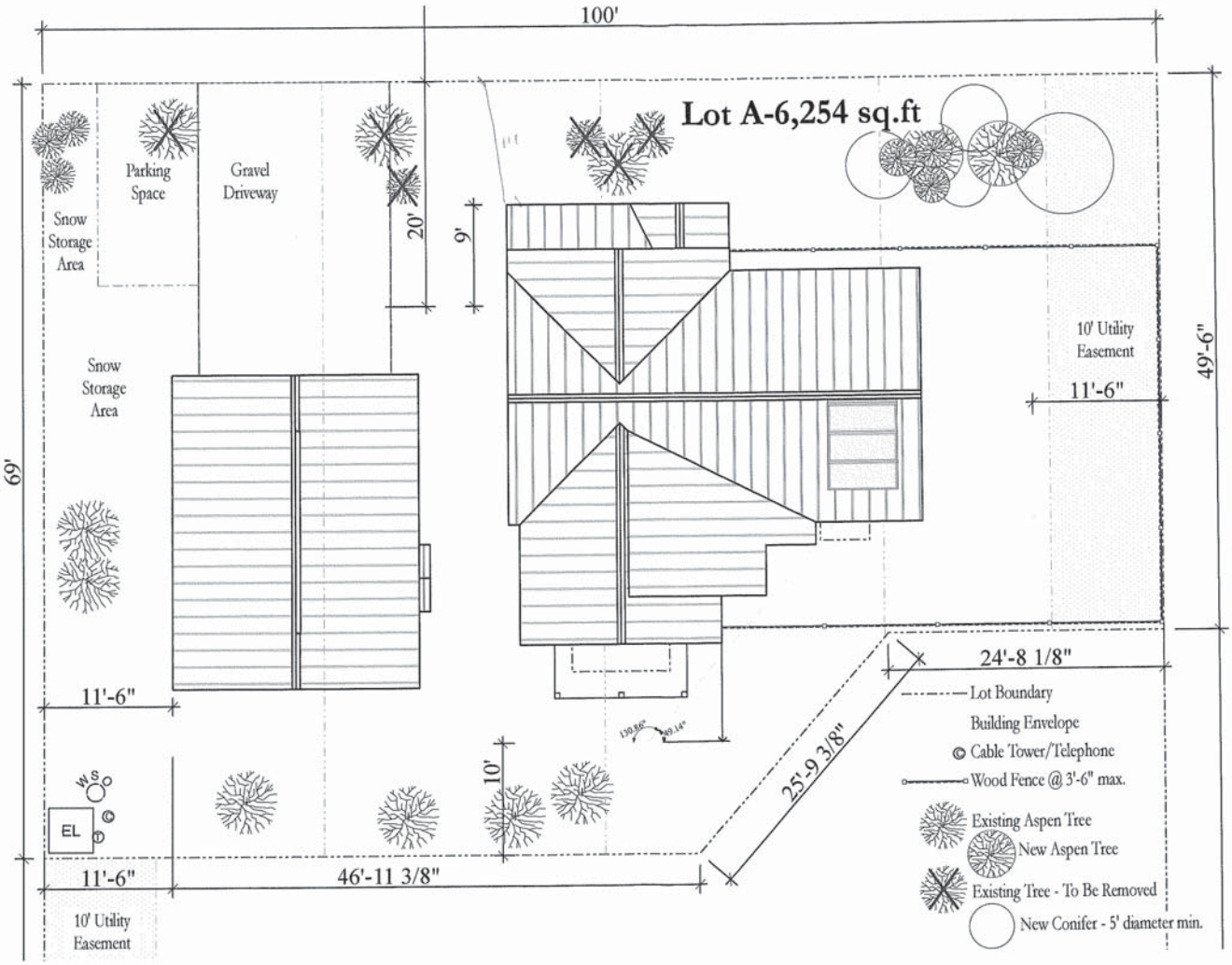
Project: To construct a single family residence and accessory dwelling.

Review for May 2011 BOZAR:

1. Architectural approval is required.
2. A conditional use permit to construct an accessory dwelling is required.

Zoning Requirements for the R1 District

Setbacks	**Required**	**Proposed Prim.**	**Proposed Acc.**
Front (North)	20'	**11'**	**26'**
Rear (South)	5'	**9'**	**15'**
West Side	7'6"-11'6"	**n/a**	**11'6"**
East Side	7'6"-11'6"	**11'6"**	**n/a**
Distance b/t buildings		**8'**	
F.A.R			
Permitted	.3(matter of right) / (up to) .4	**.312 (1949)**	**.137(862)**
Max	.5 (all buildings)		**.449(2811)**
Building Heights	**30/24**	**27'6"**	**19'10"**
Building Widths	**35**	**35'**	**22'**
Maximum Lot Area	**9375**	**6254**	



Red Ridge Design, LLC
Proposed Site Plan
1/8" = 1'-0"
A-1.0
Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224
A-1.0

North Elevation

Red Ridge Design, LLC
redridgedesign@msn.com
David Ochs
(970)549-7324
Po Box 3362
Crested Butte, CO 81224

North Elevation
Scale 1/4" = 1'-0"
Sheet A-2.1

Date 8/30/2011
Revision Issue Set File Name
K. Dzaplo
Description

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-2.1

West Elevation

Red Ridge Design, LLC
redridgedesign@mrn.com
David Ochs
(970)349-7534
Po Box 2562
Crested Butte, CO 81224

Date: 8/10/2011
Revision Issue Set File Name: K_Ozzy.pln
Description:
West Elevation
Scale: 1/4" = 1'-0"
Sheet: A-2.4

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-2.4

South Elevation

Red Ridge Design, LLC
redridgedesign@msn.com
David Ochs
(970)349-7324
Po Box 2562
Crested Butte, CO 81224

South Elevation
Scale: 1/8" = 1'-0"
Sheet: A-2.3

Date: 8/10/2011
Revisions, Issue Set File Name: K_Bizzarro

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-2.3

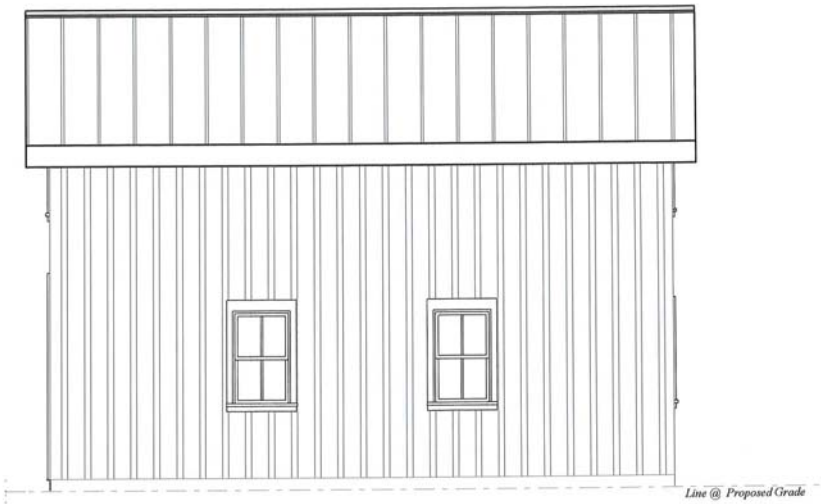
East Elevation

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

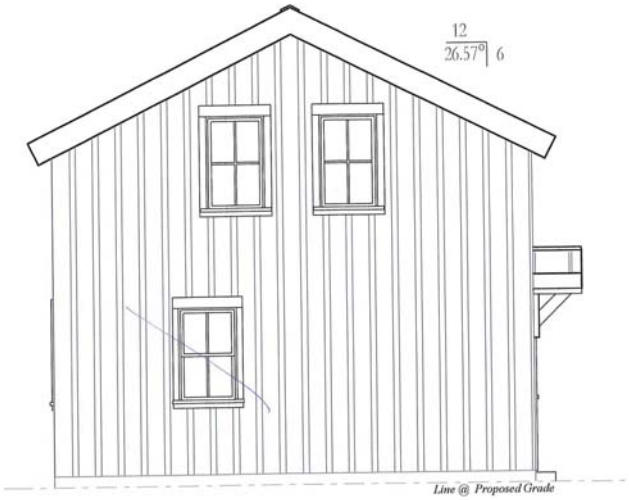
Date: 2/18/2012
Revision: Issue Set File Name: K_Rizzo
Description:
East Elevation
Scale: 1/4" = 1'-0"
Sheet: A-2.2

Red Ridge Design, LLC
redridgedesign@rn.com
David Ochs
(970)349-7324
Po Box 2562
Crested Butte, CO 81224

A-2.2



Garage West Elevation



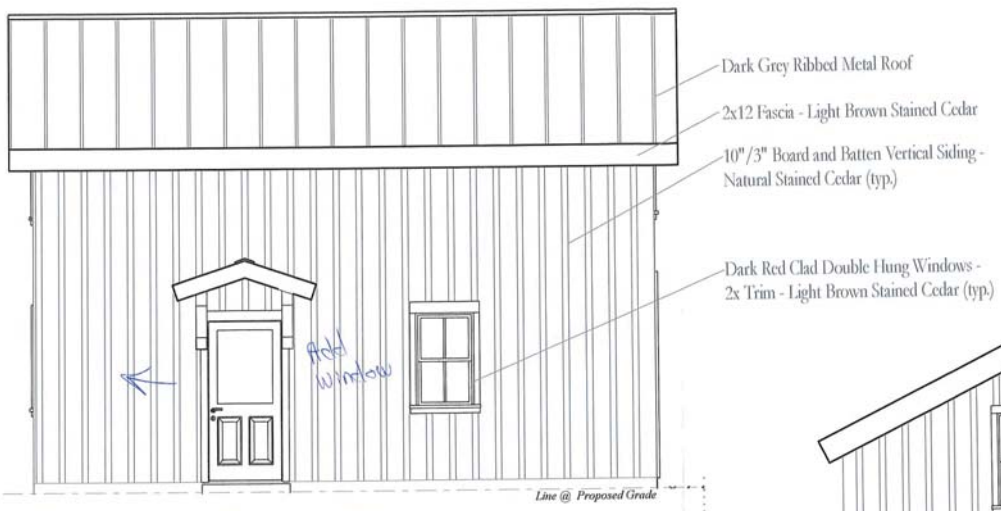
Garage South Elevation

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Date: 8/10/2011
Revision: Issue Set File Name: w
K_Dis.pln
Description:
Garage South & West Elevations
Scale: 1/4" = 1'-0"
Sheet: A-2.6

Red Ridge Design, LLC
redridgedesign@mm.com
David Ochs
(970)349-7324
Po Box 2562
Crested Butte, CO 81224

A-2.6



Garage East Elevation

Garage North Elevation

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Garage North & East Elevation
Scale: 1/4" = 1'-0"
Sheet: A-2.5

Red Ridge Design, LLC
redridgedesign@msn.com
David Ochs
(970)349-7324
Po Box 2862
Crested Butte, CO 81224

A-2.5

5-31-11 BOZAR
Approved
see

MAY 2011
RECEIVED
Building Department

Jean Keet and Hank Deroche Residence
404 Gothic Avenue
Crested Butte, CO

Sheet Legend

Sheet	Description
	Sheet Legend
A-1.0	Proposed Site Plan
A-1.0a	Proposed Site Plan - Existing House Overlay
A-1.1a	Basement Plan
A-1.1	First Floor Plans
A-1.2	Second Floor Plans
A-1.3	Roof Plans
A-2.1	North Elevation
A-2.2	East Elevation
A-2.3	South Elevations
A-2.4	West Elevations
A-2.5	Garage North & East Elevation
A-2.6	Garage South & West Elevations
A-2.7	Streetscape
A-3.1	Section 1-1 Main House
A-3.2	Section 2-2 Garage

Red Ridge Design, LLC
redridgedesign@m.m.com
David Ochs
(970)349-7324
Po Box 2562
Crested Butte, CO 81224

Sheet Legend
Scale: N.T.S.
Sheet: Legend

Date: 3/24/2011
Revision, Issue Set, File Name, #:
K_Ritz.pdf
Description:

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Legend

422 Gothic Ave.

404 Gothic Ave.

Streetscape - North Side - Gothic Ave. View

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Date: 8/10/2011
Revisions Issue Set File Name: v.
K. Dirsch
Description:
Streetscape
Scale: 3/32" = 1'-0" Sheet: A-2.7

Red Ridge Design, LLC
redridgedesign@msn.com
David Ochs
(970)349-7524
Po Box 2562
Crested Butte, CO 81224

A-2.7

North Elevation

OK

Red Ridge Design, LLC
redridgedesign@msn.com
David Ochs (970)349-7324
Po Box 2362
Crested Butte, CO 81224

North Elevation
Scale 1/4" = 1'-0"
Sheet A-2.1

Date 5/24/2011
Revision, Issue Set, File Name, etc.
K_Dtn.pln
Description

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-2.1

OK
STAIRS?

East Elevation

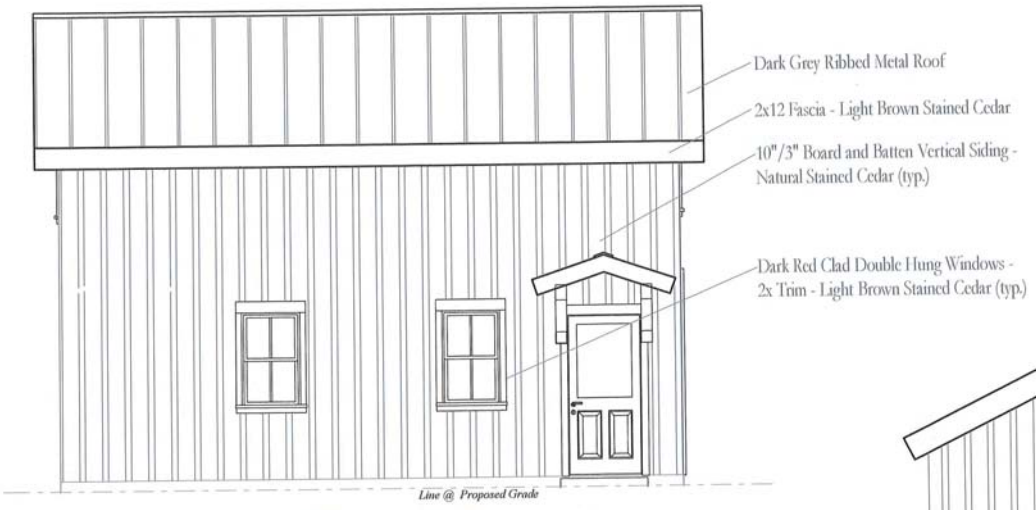
5-31-11

Red Ridge Design, LLC
medical, advantage
Po Box
Crested Butte, CO

East Elevation
1/4" = 1'-0"
A-2.2

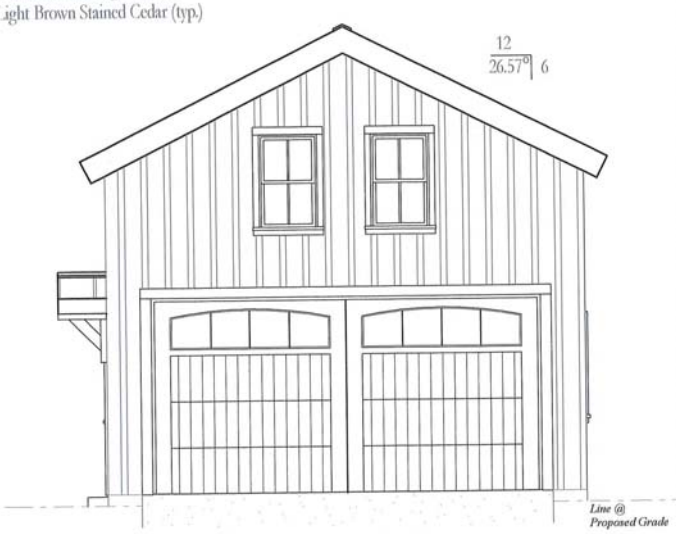
Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-2.2



Garage East Elevation

Add Lighting Plan



Garage North Elevation

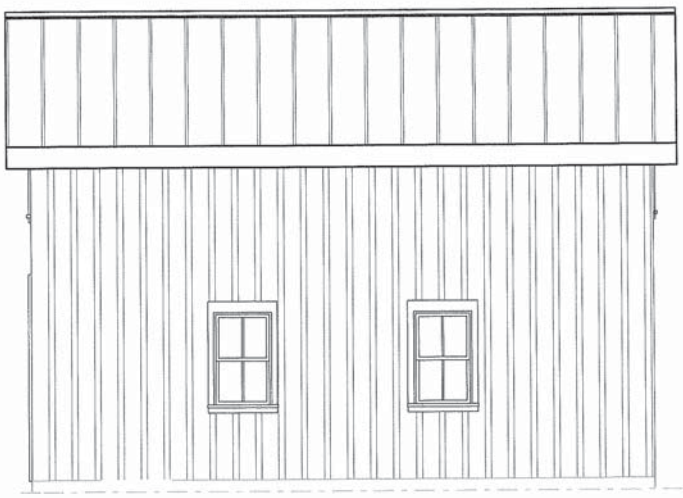
Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Date: 5/24/2011
Revisions Issue Set, File Name, in:
K. Dittrich Description:

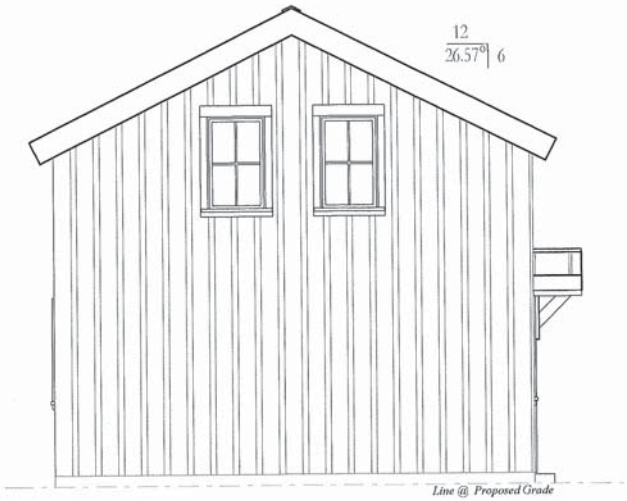
Garage North & East Elevation
Scale: 1/4" = 1'-0"
Sheet: A-2.5

Red Ridge Design, LLC
redridgedesign@msn.com
David Ochs
(970)349-7324
Po Box 2562
Crested Butte, CO 81224

A-2.5



Garage West Elevation



Garage South Elevation

Red Ridge Design, LLC
redridgedesign@mtn.com
David Ochs
(970)549-7324
Po Box 2562
Crested Butte, CO 81224

Garage South & West Elevations

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

Sheet: A-2.6

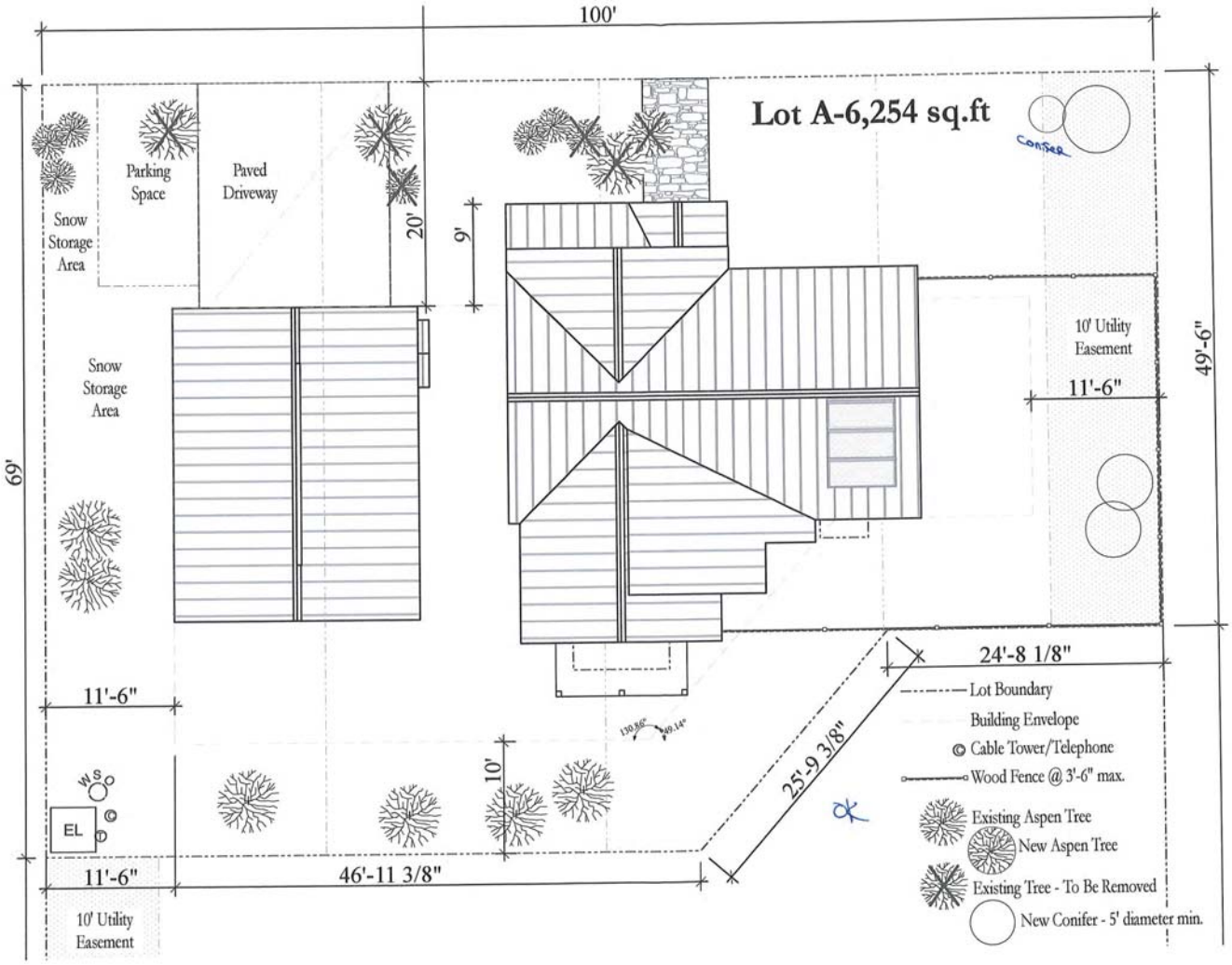
Date: 5/24/2011

Revision: Issue Set File Name: w

Description

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-2.6



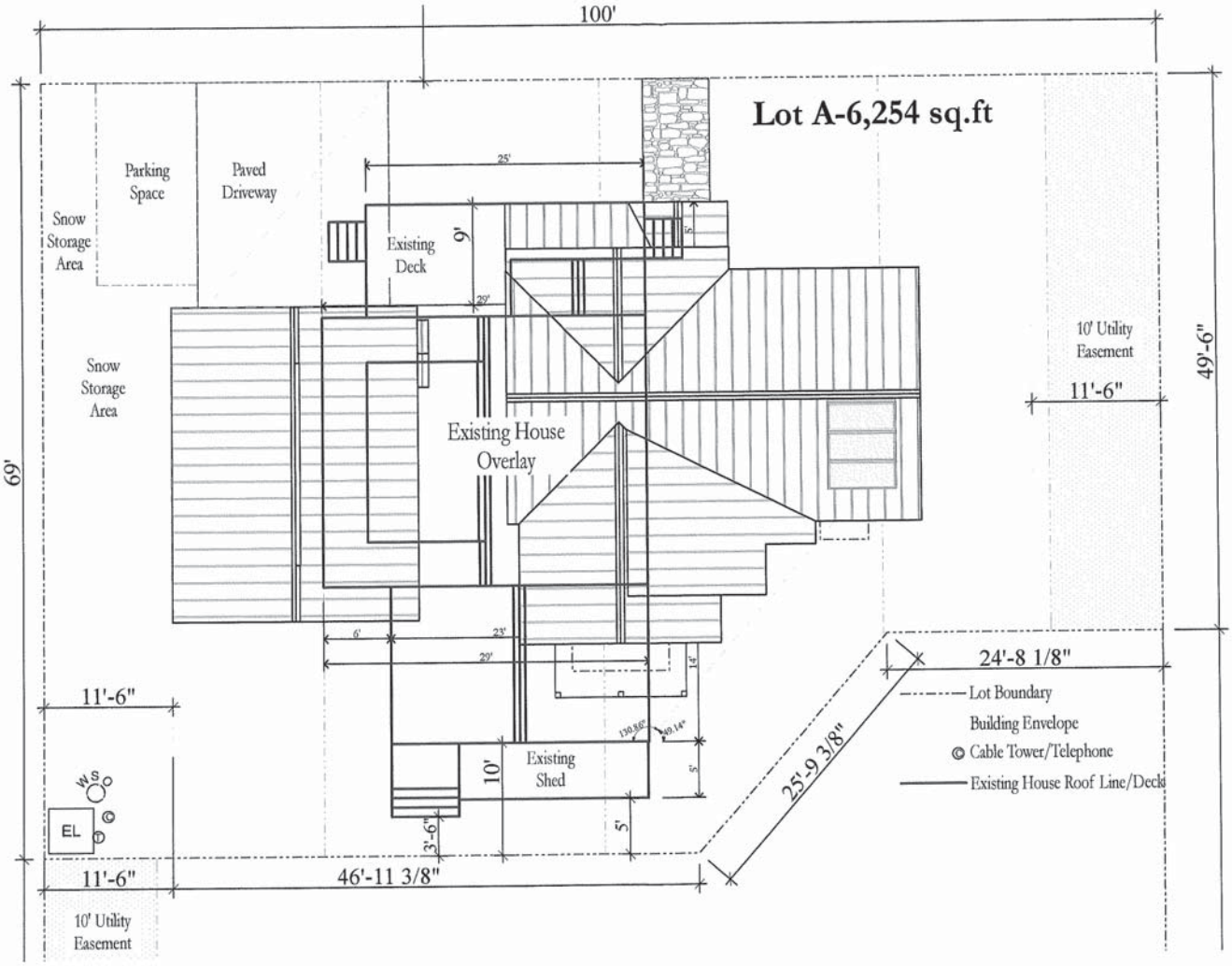
Red Ridge Design, LLC
redridgedesign@tr.com
David Ochs Po Box 2562
(970)348-7324 Crested Butte, CO 81224

Proposed Site Plan
Scale 1/8" = 1'-0" Sheet A-1.0

Date 8/24/2011

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-1.0

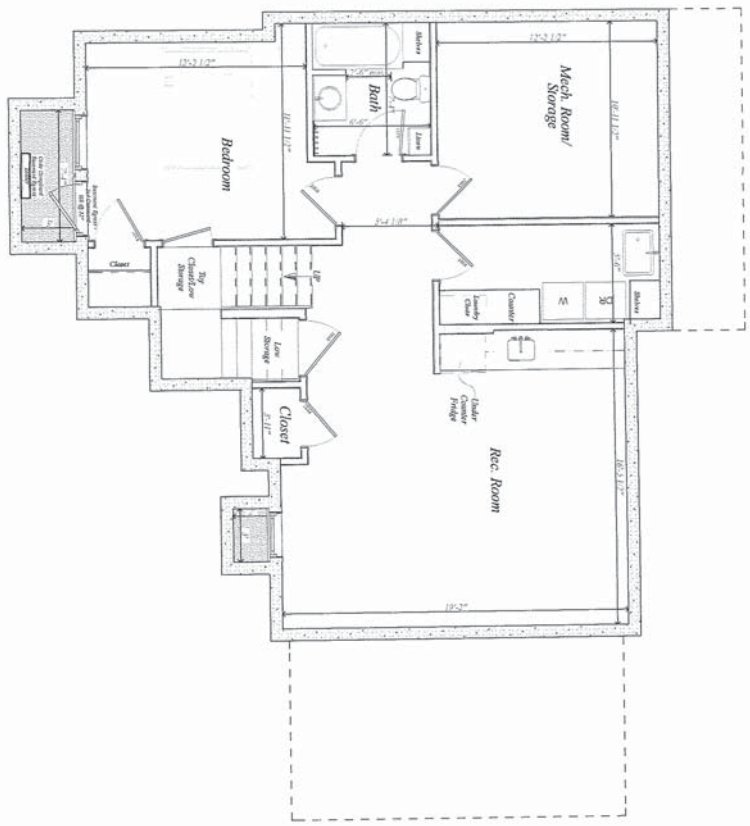


Red Ridge Design, LLC
redridgedesign@msn.com
David Ochs
(970)349-7524
Po Box 2562
Crested Butte, CO 81224

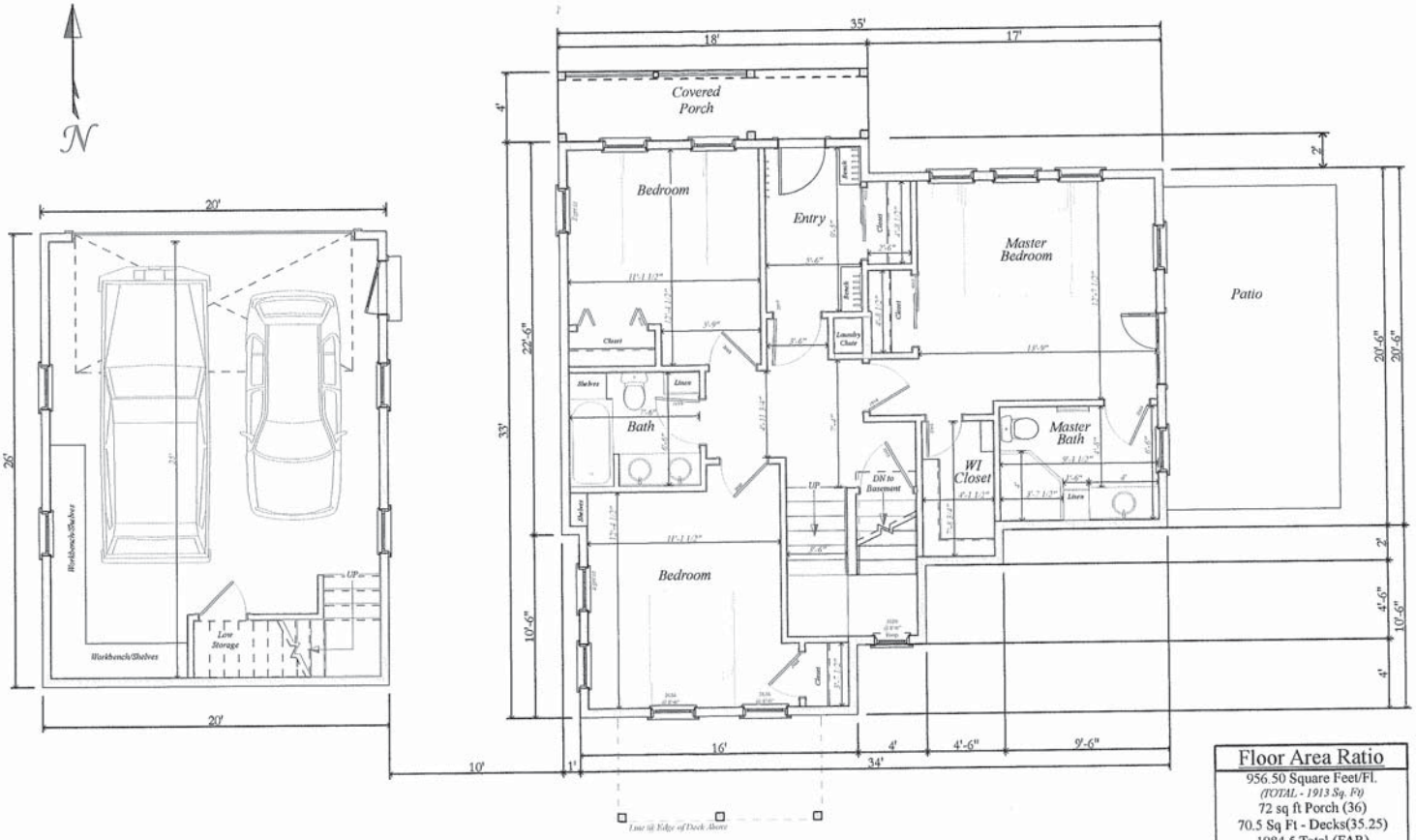
Date: 8/24/2011
Revision: Issue Set File Name: K_Ins.pln
Description:
Scale: 1/8" = 1'-0"
Sheet: A-1.0a

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-1.0a



A-1.1a	Jean Keet & Hank Deroche 404 Gothic Avenue Crested Butte, Colorado 81224	Date: 8/24/2011	Revision: Issue Set, File Name: #: K_Dis.pln	Description: Basement Plan Scale: 3/16" = 1'-0" Sheet: A-1.1a	Red Ridge Design, LLC redridgedesign@msn.com David Ochs Po Box 2562 (970)349-7324 Crested Butte, CO 81224



Floor Area Ratio

956.50 Square Feet/Fl.
(TOTAL - 1913 Sq. Ft)
72 sq ft Porch (36)
70.5 Sq Ft - Decks(35.25)
1984.5 Total (FAR)

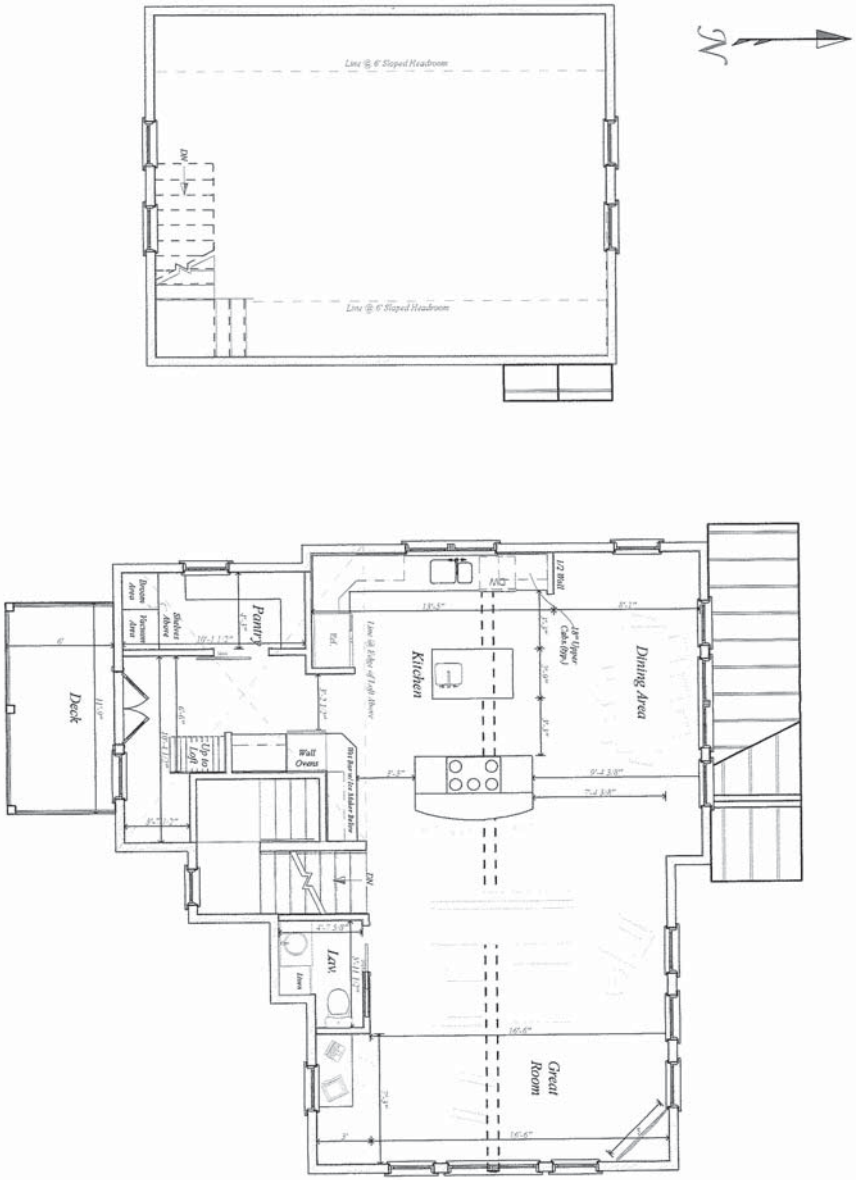
- Soundboard All First Floor Ceilings

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Date: 8/21/2011
Revisions, Tenure Act Title Name: K_Dr.Dwg
Description:
First Floor Plan
Scale: 3/16" = 1'-0"
Sheet: A-1.1

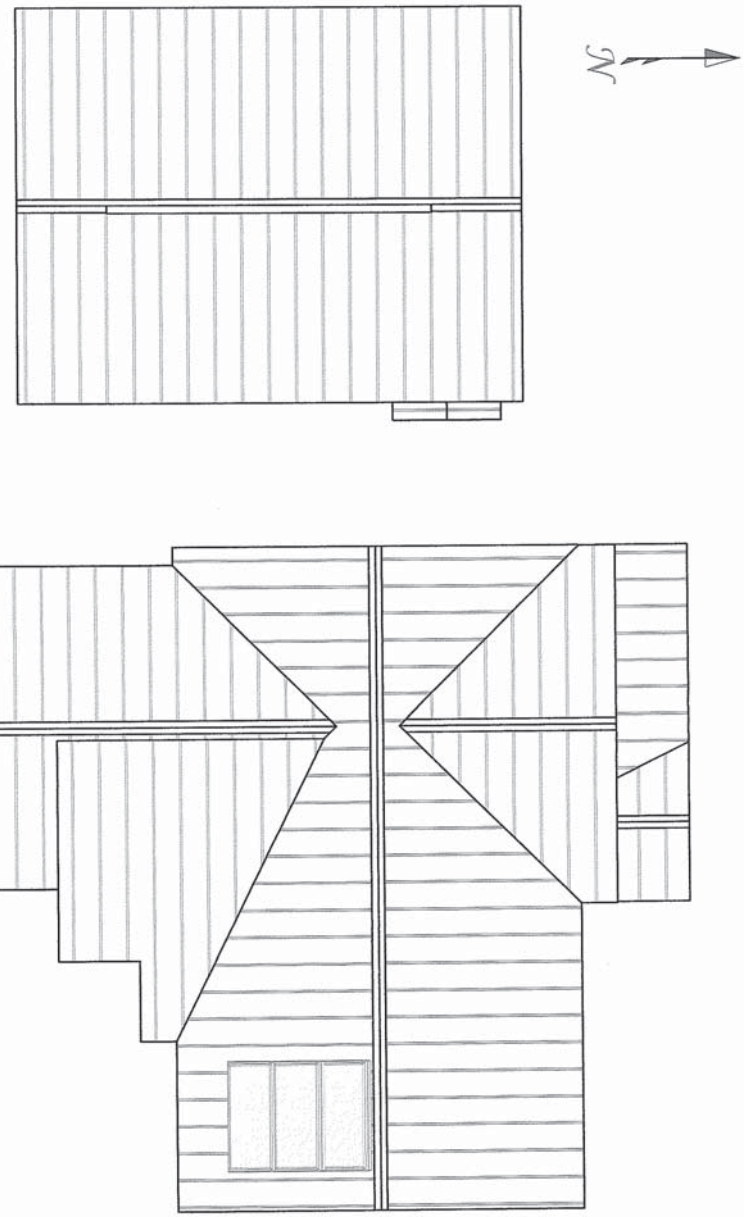
Red Ridge Design, LLC
redridgedesign@msn.com
David Ochs
(970)349-7324
Po Box 2362
Crested Butte, CO 81224

A-1.1



A-1.2	Jean Keet & Hank Deroche 404 Gothic Avenue Crested Butte, Colorado 81224	Date: 3/24/2011	Revision, Issue Set, File Name: #:	K_D21.pln	Description: Second Floor Plans Scale: 3/16" = 1'-0" Sheet: A-1.2

Red Ridge Design, LLC
redridgedesign@msn.com
David Ocha (970)349-7524
Po Box 2562 Crested Butte, CO 81224



A-1.3	Jean Keet & Hank Deroche 404 Gothic Avenue Crested Butte, Colorado 81224	Date: 3/22/2011	Revision: Issue Set, File Name, etc.	K_D2.pln	Description: Roof Plan Scale: 3/16" = 1'-0" Sheet: A-1.3

Red Ridge Design, LLC
redridgedesign@msn.com
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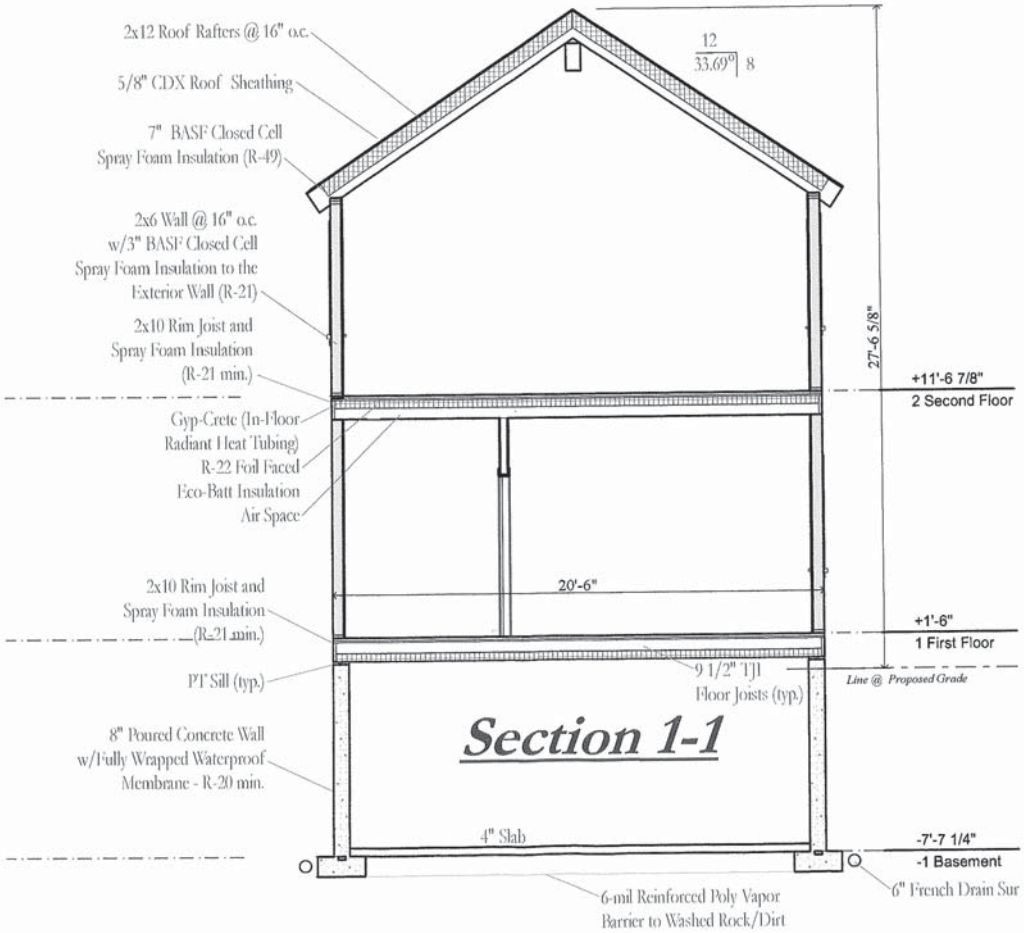
(970)349-7324
Po Box 2562
Crested Butte, CO 81224

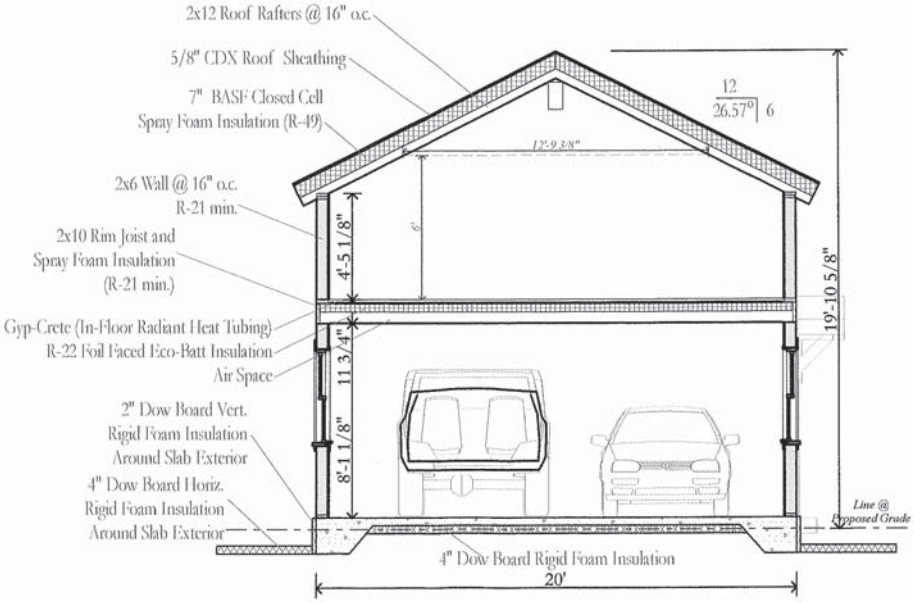


Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Section 1-1 Main House
Scale: 1/4" = 1'-0"
Sheet: A-3.1

Red Ridge Design, LLC
redridgedesign@mn.com
David Ochs
(970)349-7524
Pro Box 2562
Crested Butte, CO 81224

A-3.1



Section 2-2

Red Ridge Design, LLC
redridgedesign@mm.com
David Cobb
(970)349-7334
Crested Butte, CO 81224

Section 2-2 Garage Section
Scale: 1/4" = 1'-0"
Sheet: A-3.2

Date: 3/24/2011
Revision Name Set File Name: a
K_Dataprojects

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

A-3.2

Limited Power of Attorney

I, Jean E. Keet Po Box 2247 Crested Butte, Colorado 81224 [insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint David Ochs PO Box 2562 Crested Butte, CO 81224 [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff) with the Town of Crested Butte with respect to the following real property:

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

Jean E Keet 4.1.11

Signature of Owner(s) Date

Jean E Keet

Owner(s)

STATE OF COLORADO)
)
COUNTY OF Gunnison)

The foregoing instrument was acknowledged before me by Jean E Keet on April 1, 2011.

Witness my hand and official seal.

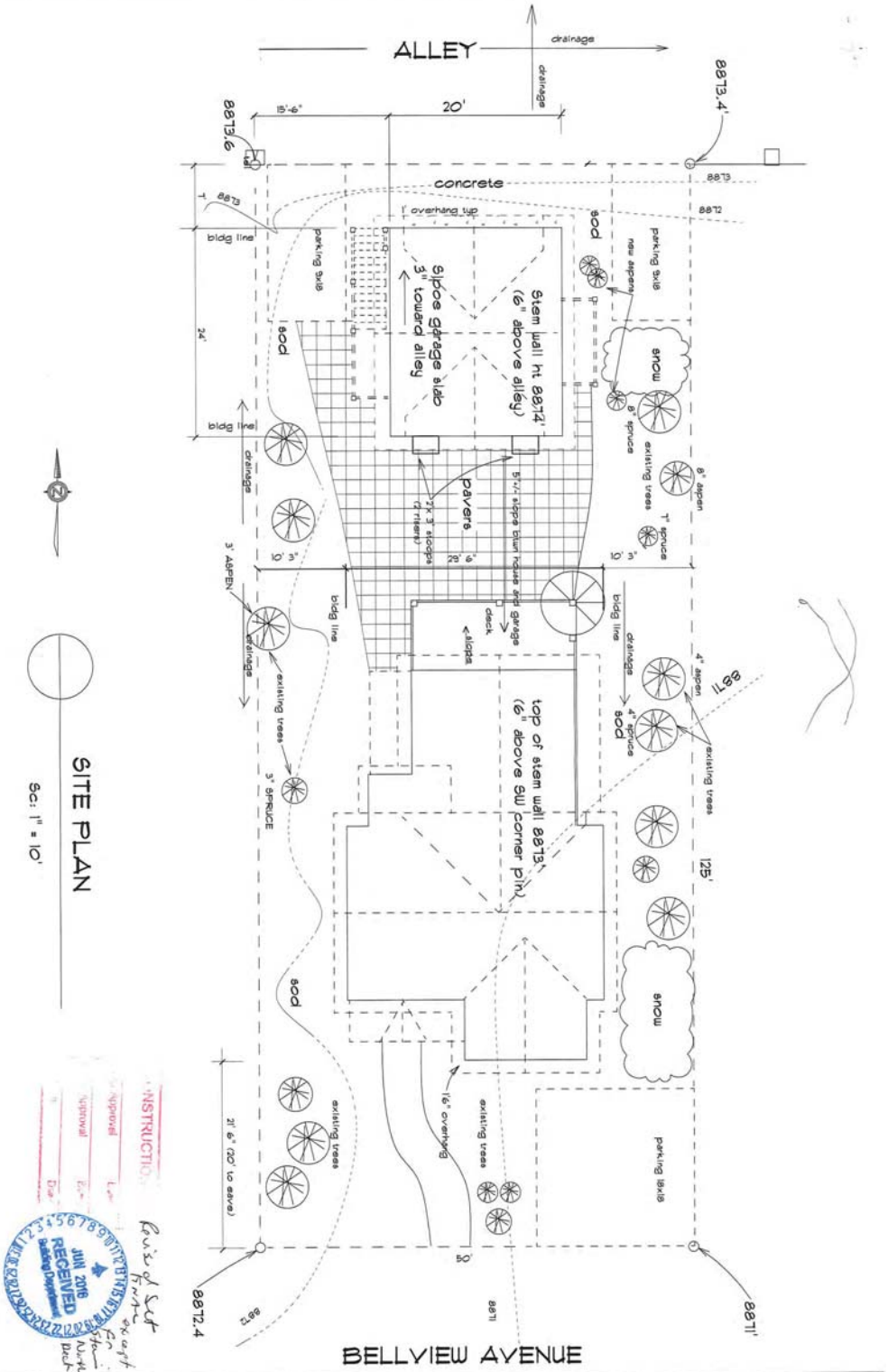
My commission expires:

Lucasa Lashae

[SEAL] Notary Public

LINDSAY R LAWHON
Notary Public
State of Colorado

My Commission Expires FEB 0 5 2012



PROJECT:	Single Family Residence	Drafting: Swift Construction Inc. 209-5570	
OWNER:	Faust Mountain Properties	Location Lots 21 & 22 block 63, 709 & 711 Bellview, Crested Butte	Sht. No: 1
DATE:	revised:		

EXTERIOR FINISH NOTES NOTES

1. 1x10 wd fascia with 1x4 frieze trim. T&G wd soffits.
2. 2x4 wd corner and window trim. Crown mould at window heads
3. 2x10 transition bds btwn all horizontal to vertical transitions.
4. random width 2x10 +/_ chinked siding at horizontal areas.
5. 8" rough wd board and batten siding at all vertical areas
6. galvanized dull sheen roofing
7. stone masonry wainscot where shown
8. 8x8 distressed deck posts with metal " hog wire" btwn, metal top and bottom rails
9. all exterior woodwork to be natural stain
10. all exterior lights to be downshining
11. exterior recessed can lights @ all covered entry doors

FAR

First floor	1136 SF
Second floor	1060 SF
Front and rear entry	121SF x .5 = 60.5SF
Garage	960SF
Garage Credit	- 100 SF
TOTAL	3116.5SF

2
A-3

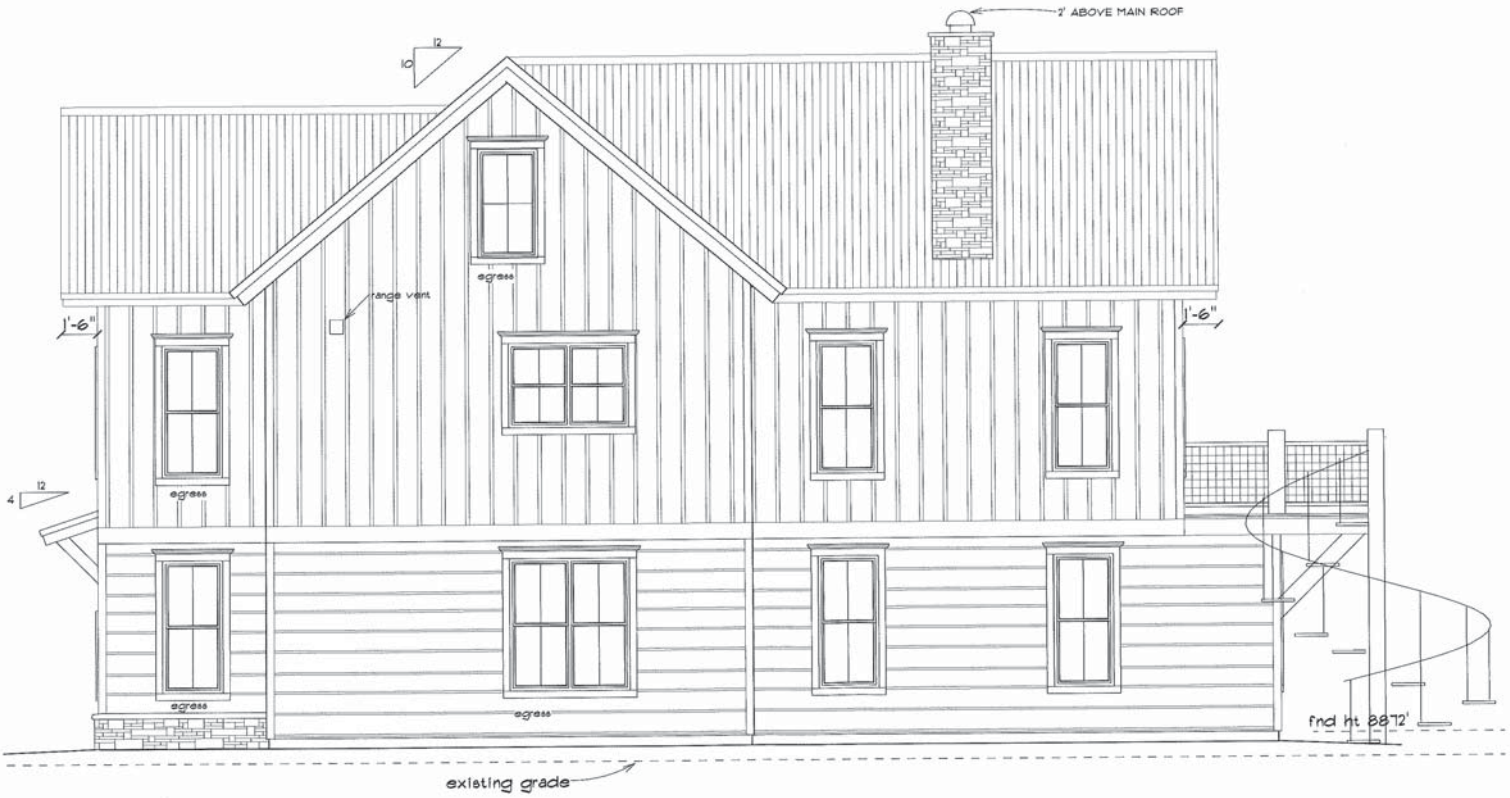
SOUTH ELEVATION

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

Drafting: Swift Construction Inc. 209-5510
Location: Lots 21 & 22 block 63, Crested Butte

Sht. No: 2

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
revised:



EAST ELEVATION

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

PROJECT: Single Family Residence
Faust Mountain Properties
OWNER:
DATE:
revised:

Drafting: Swift Construction Inc. 209-5510
Location: Lots 21 & 22 block 63, Crested Butte

Sht. No: 3

WEST ELEVATION

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

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE: revised:

Drafting: Swift Construction Inc. 209-5510
Location Lots 21 & 22 block 63, Crested Butte

Sht. No: 4

NORTH ELEVATION

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

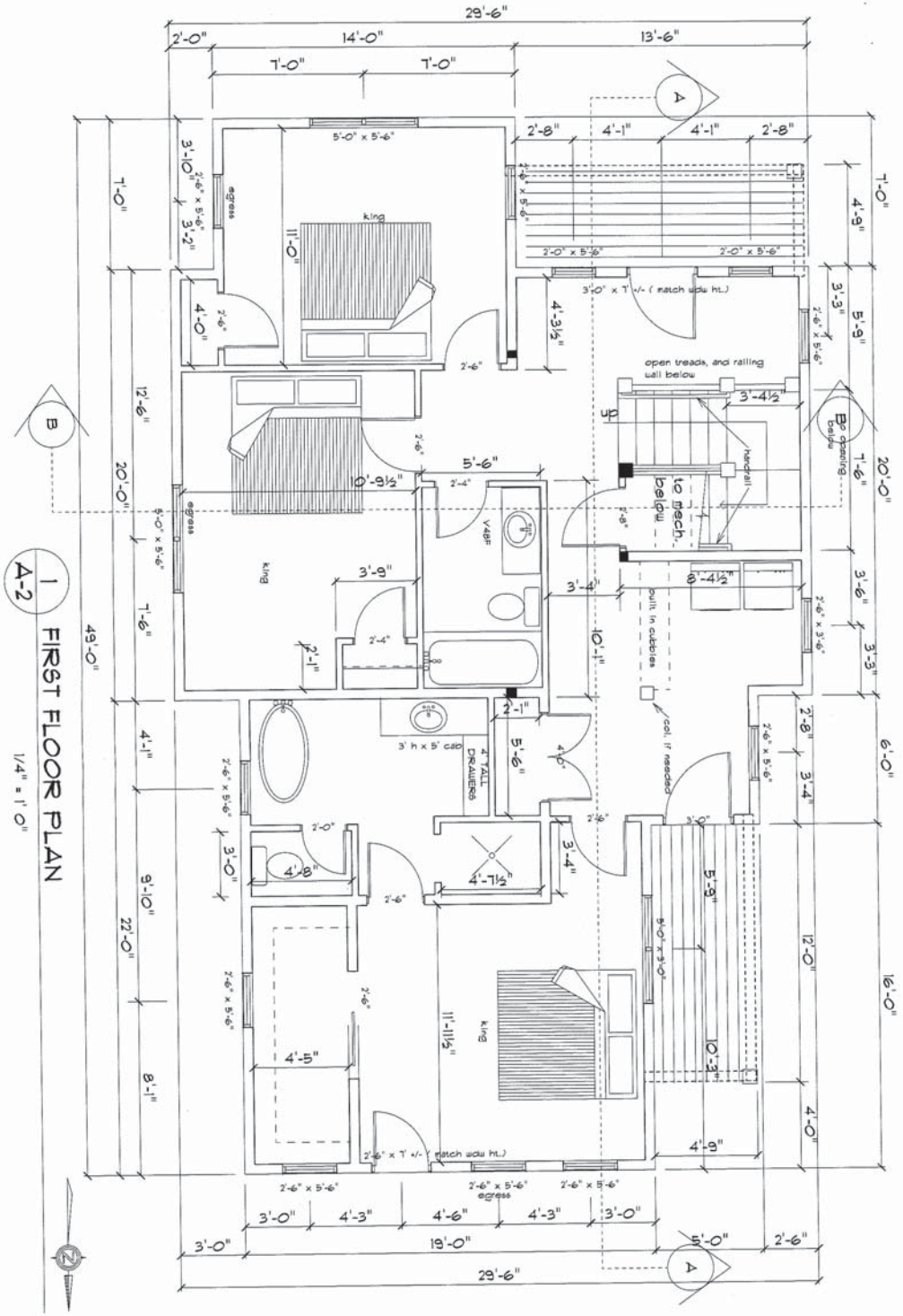
NOTE: recessed can lights over exterior doors

PROJECT: Single Family Residence
Faust Mountain Properties
revised:

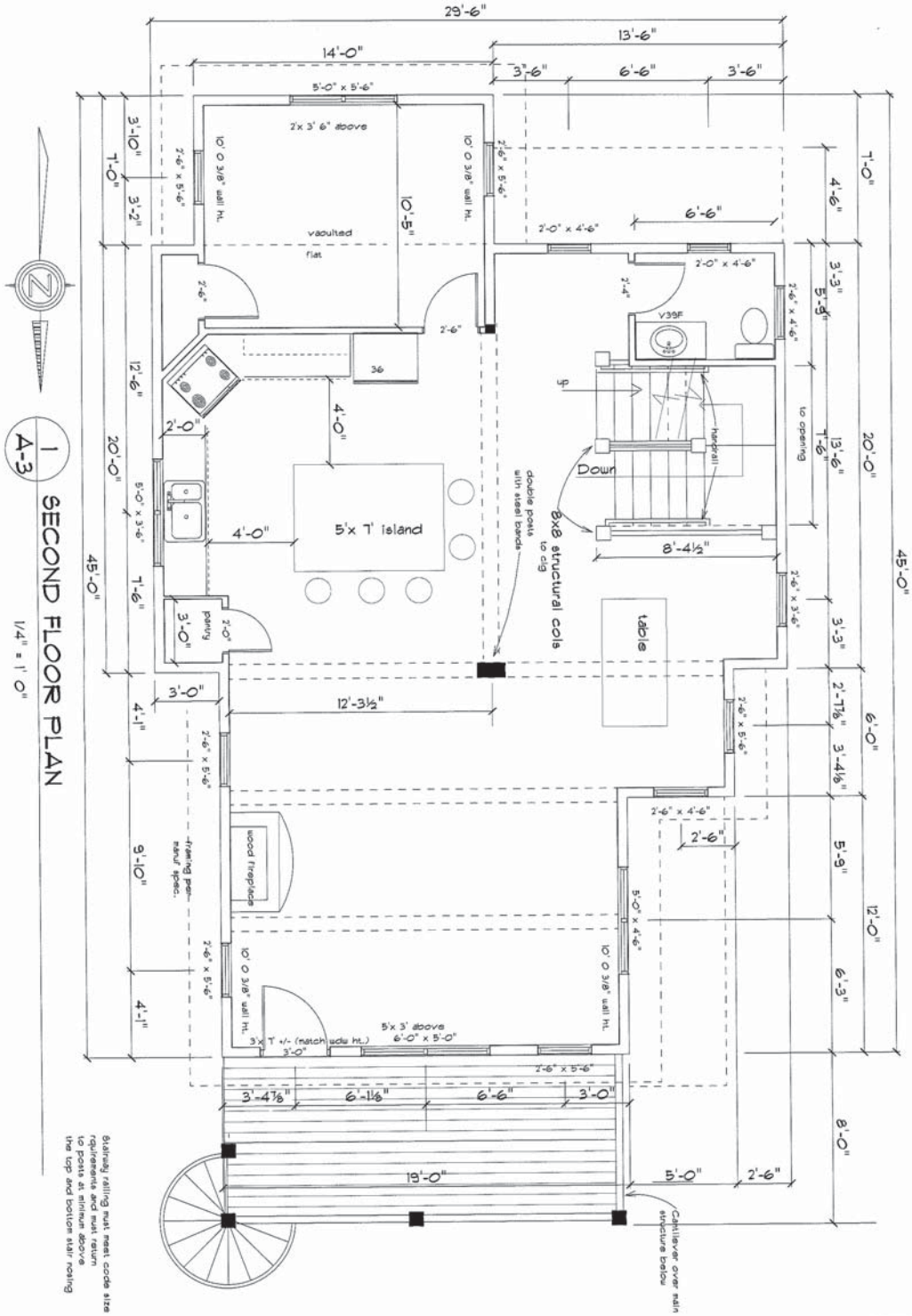
OWNER:
DATE:

Drafting: Swift Construction Inc. 209-5570
Location Lots 21 & 22 block 63, Crested Butte

Sht. No: 5

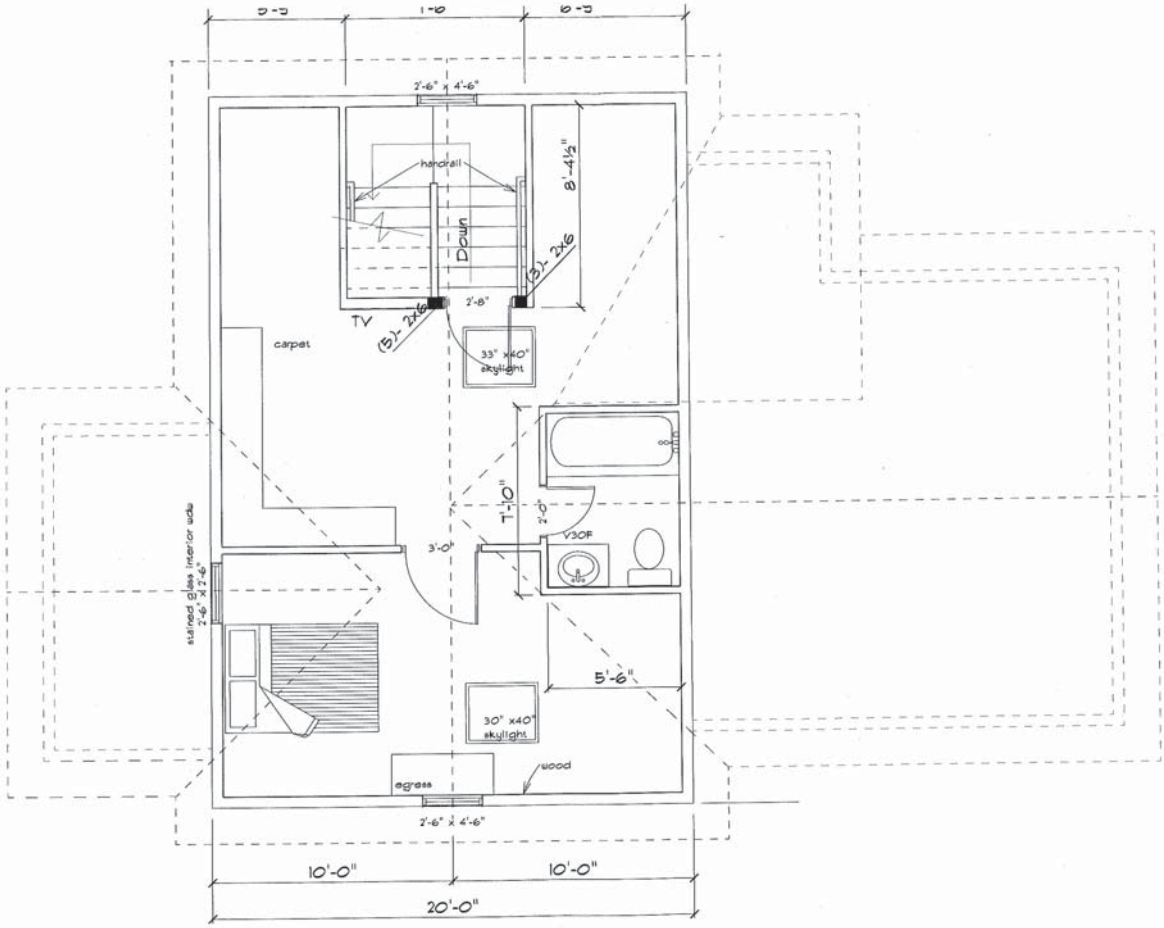


PROJECT: Single Family Residence	Drafting: Swift Construction Inc. 209-5570	
OWNER: Faust Mountain Properties	Location Lots 21 & 22 block 63, 709 & 711 Bellview , Crested Butte	Sht. No: 6
DATE: revised:		



1
A-3
SECOND FLOOR PLAN
1/4" = 1' 0"

PROJECT: Single Family Residence		Drafting: Swift Construction Inc. 209-5570	
OWNER: Faust Mountain Properties		Location Lots 21 & 22 block 63 Crested Butte	
DATE: revised:			SHT. No: 7



THIRD FLOOR PLAN

1/4" = 1' 0"

PROJECT: Single Family Residence

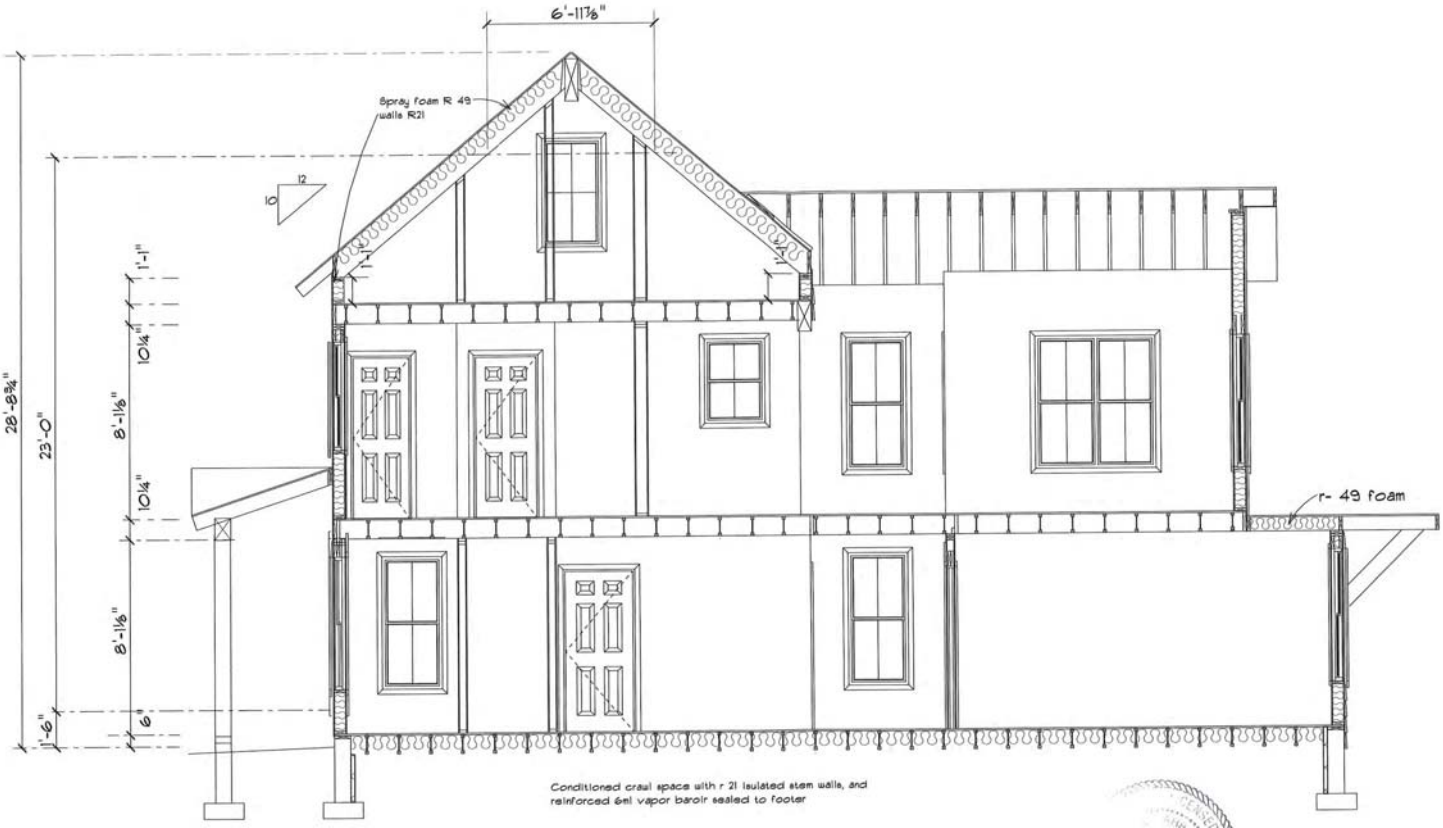
OWNER: Faust Mountain Properties

DATE: revised:

Drafting: Swift Construction Inc. 209-5570

Location Lots 21 & 22 block 63, Crested Butte

SHL. No: 8



SECTION "A"

1/4" = 1' 0"

LICENSED
38815
PROFESSIONAL ENGINEER

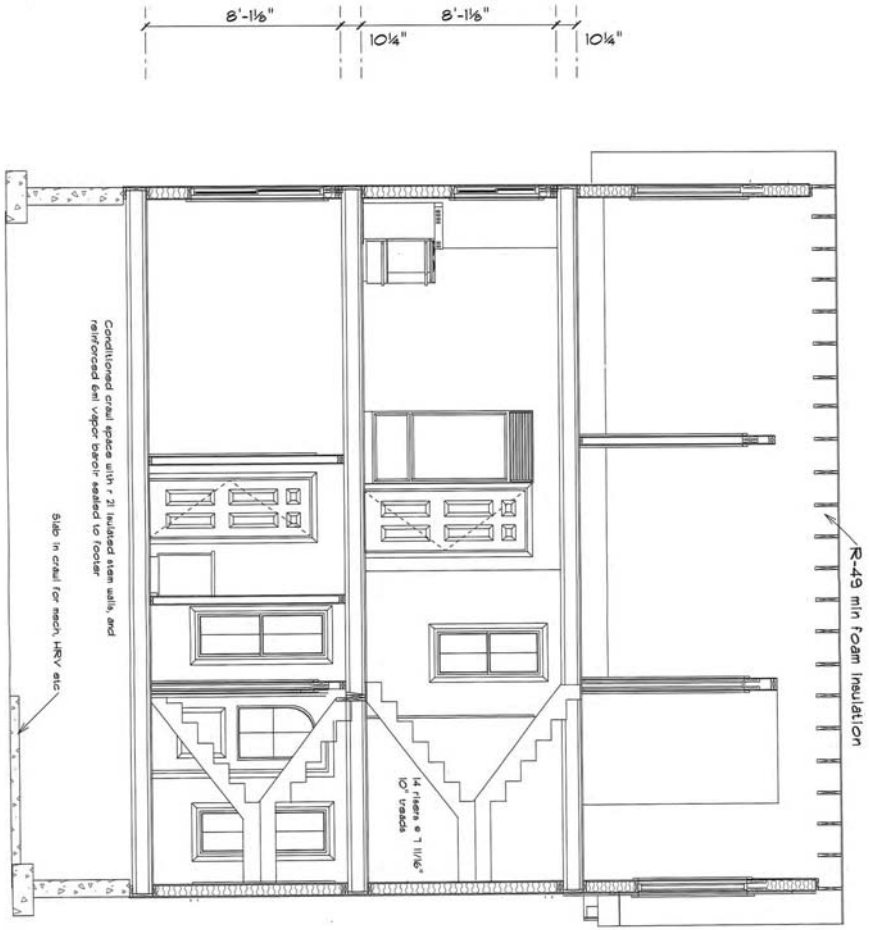
6/13/16

PROJECT: Single Family Residence
Faust Mountain Properties
revised:

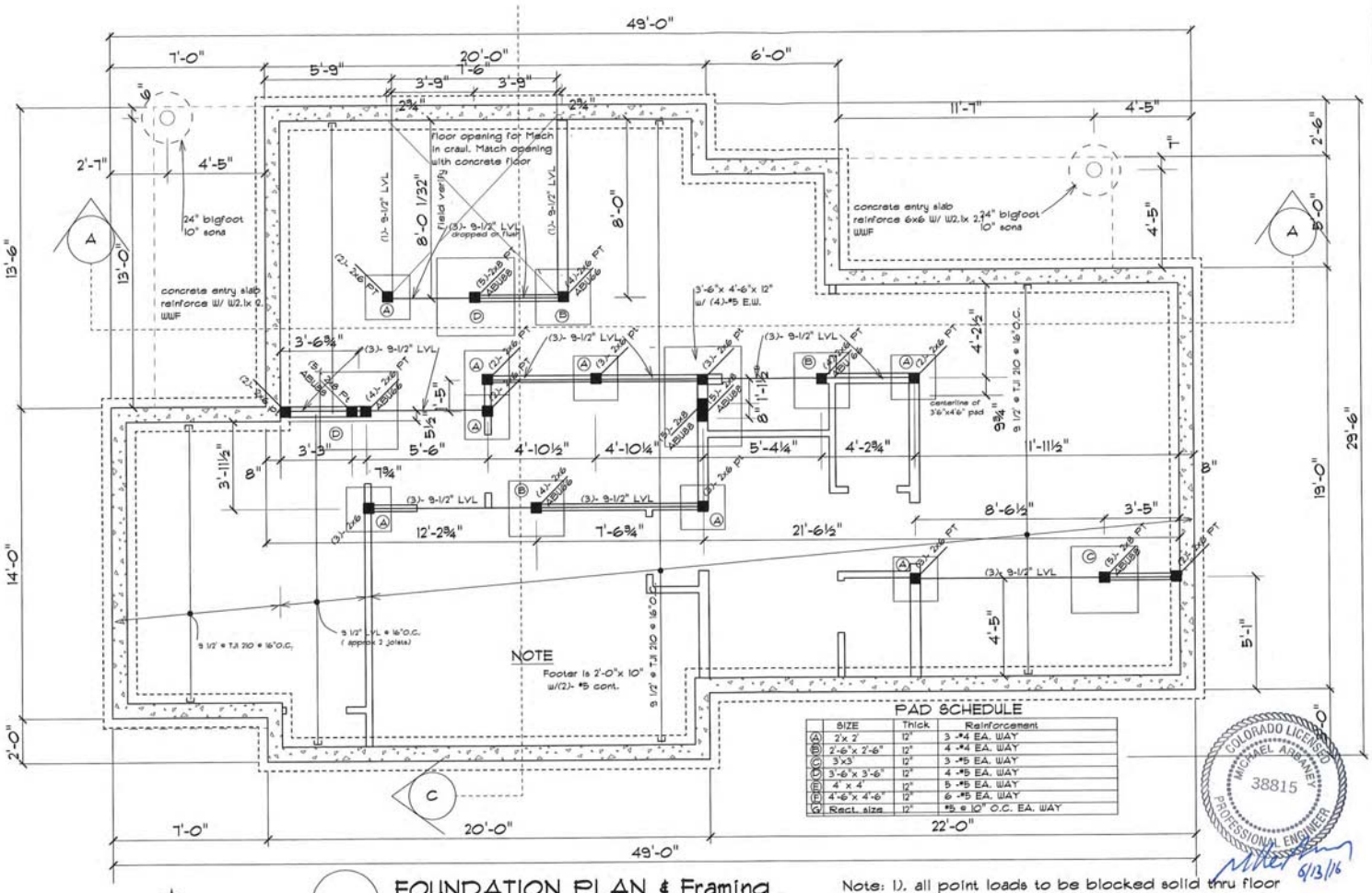
OWNER:
DATE:

Drafting: Built Construction Inc. 209-5570
Location: Lots 21 & 22 block 63, Crested Butte

SHL No: 9



PROJECT: Single Family Residence		Drafting: Swift Construction Inc. 209-5570	
OWNER: Faust Mountain Properties		Location Lots 21 & 22 block 63, Crested Butte	Sht. No: 9A
DATE: revised:			



PAD SCHEDULE

	SIZE	Thick	Reinforcement
A	2'x 2'	12"	3 -#4 EA. WAY
B	2'-6"x 2'-6"	12"	4 -#4 EA. WAY
C	3'x3'	12"	3 -#5 EA. WAY
D	3'-6"x 3'-6"	12"	4 -#5 EA. WAY
E	4' x 4'	12"	5 -#5 EA. WAY
F	4'-6"x 4'-6"	12"	6 -#5 EA. WAY
G	Rect. size	12"	#5 @ 10" O.C. EA. WAY

COLORADO LICENSED
MICHAEL ARBANEY
38815
PROFESSIONAL ENGINEER
6/13/16

FOUNDATION PLAN & Framing

1/4" = 1' 0"

Note: 1). all point loads to be blocked solid thru floor
2). all (3)- LVL's in crawlspace to be dropped (below floor joists) U.N.O.

PROJECT: Single Family Residence
OWNER: Faust Mountain Properties
DATE:
revised:

Drafting: Swift Construction Inc. 209-5570
Location: Lots 21 & 22 block 63, 711 Bellview, Crested Butte

Sht. No: S-1

SEWER & WATER CORRECTION FORM

DATE: 3/21/17 TCO

ACCOUNT # _____ PREPARED BY: Ashd Mutison

NAME: Jimmy Faust POSTED BY: _____

TYPE OF CORRECTION

1. ADDRESS/NAME CHANGE: 709 Belleview Avenue MAIN HOUSE

2. REDUCTION IN BALANCE OWED:
   - Sewer Charges: 1.17
   - Water Charges: 1.17
   - Refuse Charges: 1.17
   - Penalty Interest Credit: _____
3. INCREASE IN BALANCE OWED:
   - Sewer Charges: _____
   - Water Charges: _____
   - Refuge Charges: _____
   - Penalty Interest: _____
   - Payment Correction: _____
   - NSF Fee: _____
   - NSF Charge Back: _____
4. OTHER: _____

ASON FOR ACTION: _____

BOZAR
5-31-11

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Jean E. Keet

LEGAL LOT 1A Corners SUB AKA Portions OF LOTS 9-12 BLK 14 PLAT 7-28-92 bearing reception No 485709 **ZONE** RIC

ADDRESS 404 Gothic Ave CB Co 81224

TYPE OF STRUCTURE

___Single Family ___Accessory Building

___Multi Family ___Addition

✓Accessory dwelling ___Other___

ROOFING TYPE

___Shake Shingle ___Pro Panel ___Galvanized Corrugated Metal

___Asphalt ✓Other 5 Ribbed metal Panel

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

___Siding Board & Bat / ~~Light Brown~~ / 10" Board 3" Bat / Typ.
3-6-12 change to Cinnamon Toast ok choice

___Stucco___

___Trim cedar 2x4 / Brown / 2x4 / around windows & doors - change color to Beige Gray 2-6-12 ok choice

___Facia cedar / Brown / 2x12 / Along roof line

DOORS

MATERIAL / STYLE / FINISH

___Primary door Metal clad / single Panel / dark red

___Secondary door Same

WINDOWS

TYPE / COLOR

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	✓ Aluminum clad	___Vinyl clad
✓ Low E	___Heat mirror	___Other

Describe locations if a mix is used Dark Red

Other Exterior Features Steel grate stairs to upstairs entry. Back South facing deck

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 4.1.11

Revise

BOZAR
5-31-11

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Jean E. Keet

LEGAL LOT A Cortness SUB AKA Portions of Lots 9-12 BLK 14 PLAT 2-28-92 bearing reception No 485209 **ZONE** R1C

ADDRESS 404 Gothic Ave CB, Co. 81224

TYPE OF STRUCTURE

✓ Single Family — Accessory Building

Multi Family — Addition

Accessory dwelling — Other

ROOFING TYPE

Shake Shingle — Pro Panel — Galvanized Corrugated Metal

Asphalt — ✓ Other 5 Ribbed metal panel - Dark grey

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

Siding Clapboard Cedar / 1 x 8 / Main body of house / Dark Brown
Cedar board & bat / 1 x 10 board, 1x3 bat / upper gables & ~~South east corner of house~~ 5-23-11 DRC

Stucco Moss Green

Trim Cedar / 2 x 6 / Around windows & doors / Light Brown Beige Gray
Cinnamon Toast Windows

Facia Cedar / 2 x 12 / Along Edge of Roof / Light Brown