



**TOWN OF WINTER PARK  
PLANNING COMMISSION  
Tuesday, September 28, 2021 8:00 AM  
Online and In-Person Meeting**

**A G E N D A**

- I. **Meeting Call to Order**
- II. **Roll Call of Commission Members**
- III. **Town Hall Meeting** (time for anyone from the public to speak about items not on the agenda)
- IV. **Minutes** – September 14, 2021
- V. **Conflicts of Interest**
- VI. **Action Items:**
  - A. Design Review Single-Family Detached – Block 1, Lot 3, Hideaway Pines Subdivision – 123 Pine Cone Lane
- VII. **Planning Commission Items for Discussion:**
  - A. Unified Development Code (UDC) – Chapter 7
  - B. High-Impact Short-Term Rental Requirements
  - C. Planning Commission Training – October 12<sup>th</sup> with Town Legal Counsel
  - D. Annual Fall Field Visit
- VIII: **Director’s Report**

**Online Meeting Log-In Instructions – See next page**

### **Computer Log-In Instructions**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85723122052?pwd=WXd6Z2tRnpwb1haTDU4SDJxOVhqZz09>

Passcode: 742862

### **Phone Log-In Instructions**

Dial In Numbers

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 857 2312 2052

Passcode: 742862

You can log into the Zoom meeting through the link above to view what is projected on the screen. You can use either your computer audio or the number above. Everyone will be muted upon entry into the meeting to ensure that we have manageable background noise and limited interruptions.

### **Public Hearing Process**

If you would like to participate in the public hearing, please follow these instructions so we can make sure everyone that wants to speak has the opportunity. When you log into Zoom you will be automatically muted to limit background noise. When the public hearing is opened for public comment, please use the “raise your hand” feature and staff will unmute citizens in the order they were received. To enable “raise your hand” feature, click on the “Participants” button the bottom of the screen.



**TOWN OF WINTER PARK  
PLANNING COMMISSION  
Tuesday, September 14, 2021 8:00 AM**

**MINUTE**

- I. **Meeting Call to Order.** The Planning Commission meeting starts at 8:00 am.
- II. **Roll Call of Commission Members.** Roll Call indicated present Chairman Brad Holzwarth, Commissioners Angela Sandstrom, Doug Robbins and Dave Barker are present. Community Development Director James Shockey and Town Planner Hugh Bell are also present. Commissioners Roger Kish, George Stevens and Jonathan Larson are not present today.
- III. **Town Hall Meeting** (time for anyone from the public to speak about items not on the agenda). No one comes forward.
- IV. **Minutes** – August 24, 2021. Commissioner Robbins makes a motion to approve the minute. Commissioner Barker seconds. The minute is approved 4, 0.
- V. **Conflicts of Interest.** No one comes forward.
- VI **Action Items:**
  - A. Design Review Single-Family Detached – Lot 27, Elk Run Subdivision Filing 2 – 420 Moose Trail

Town Planner Hugh Bell begins his presentation by explaining the items that need attention briefly. Planner Bell shows on the screen these items. He mentions the possibility of two variance requests which will be administrative. Finally, Planner Bell says that the Staff recommends approval of this Residential Design Review with seven (7) conditions.

The Planning Commission discusses the restrictions for ADU under the Code definition for this property. There is also mention of the zoning. The idea is to encourage ADU but the owners must follow the rules to be able to have one.

The applicant, Ms. Lynne Wasinger comes forward. She says that the ADU will be use by the owners' family members. Mr. Daniel Drews, the owner of the property, also comes forward and says that this property will be their primary residence. They would like to use the ADU as a short, long term rental or for their family members. Director James Shockey explains the restrictions and what the owners can do with this ADU (deed restrictions). There is a short conversation about this among the Commission members. Mr. Drews says that they will be occupying the main house and the ADU will be for guests. There is a discussion about what the rules are if the owners want to sell this property in the future.

Commissioner Barker makes a motion to approve the Residential Design Review with the conditions outlined in the staff report. Commissioner Sandstrom seconds. The Residential Design Review is approved 4,0.

- B. Design Review Single-Family Attached – Lot 99-N, Reserve at Lakota Park Subdivision – 300 and 302 Reserve Way

Town Planner Hugh Bell begins his presentation by going through the conditions for approval. Planner Bell shows on the screen these items to the Commission and the public. Finally, Planner Bell says that the Staff recommends approval of this Residential Design Review with four (4) conditions.

The applicant, Mr. Todd Mohr, is present. Mr. Mohr talks about the footprint. Mr. Mohr wants to make sure that what it is presented today is accurate. Planner Bell explains the content shown on the screen. Mr. Mohr agrees.

The Planning Commission asks about the retaining walls close to the hot tubs. Mr. Mohr explains in more detail how the retaining walls are designed and how they will be built. Then, the Commission asks Mr. Mohr about the material for the wall below the hot tub. Mr. Mohr replies that he will send a copy that has the details of the material for that wall. Mr. Mohr says this wall will be a boulder retaining wall.

Commissioner Robbins makes a motion to approve the Residential Design Review with the conditions outlined in the staff report. Commissioner Barker seconds. The Residential Design Review is approved 4,0.

- C. Design Review Single-Family Attached – Unit G1, G2, H1, H2, I1, I2, J1, J2, K1, and K2, Whistlestop Townhomes, Subdivision Exemption No. 3 – 105, 115, 125, 135, 145, 155, 165, 175, 185, 195 Whistlestop Circle

Town Planner Hugh Bell begins his presentation by talking briefly about what this project is about. Then, Planner Bell mentions that some conditions still need to be met. Planner Bell also mentions parking requirements, site plan, building elevations and some other items in order to grant approval. Finally, Planner Bell says that the applicant submitted an update late the day before this Planning Commission meeting and that the Staff will take a look at it right after this meeting. The applicant also submitted a variance request. The Town engineer is also reviewing some information submitted by the applicant. Staff recommends approval of this Residential Design Review with thirteen (13) conditions.

The applicant, Mr. Steven White comes forward. Mr. White states that he understands the Staff conditions.

Mr. White says that he will submit the information the Commission needs regarding elevations and site plan. There is also a short conversation about the trash enclosures and their material. Mr. White says that this will be a communal trash enclosure. The idea is to make this trash enclosure big enough for all townhomes. There is a conversation about if the size will be enough to accommodate the ten (10) units. Mr. White elaborates more about the design and the size. Director Shockey and the Commission have a short discussion about the trash scenarios. Mr. White says that he did some research about the size of the trash enclosures. The Commission requires an enclosure (screening) for the trash container(s). Mr. White describes how this enclosure will be. A roof is not required. The Commission recommends a roof so the snow can be handled properly. Mr. White says that they will look into it.

There is also a brief conversation about the siding and its relation to the overall design. Mr. White replies that a rough siding would be more appropriate.

Commissioner Sandstrom makes a motion to approve the Residential Design Review with the conditions outlined in the staff report adding the elevations and materials for the trash enclosure. Commissioner Barker seconds. The Residential Design Review is approved 4,0.

## VIII. Planning Commission Items for Discussion:

- A. Planning Commission Training – October 12<sup>th</sup> with Town Legal Counsel

Director Shockey and the Commission talks about briefly about the logistics for this training session. They also discuss about the questions and topics that might come up such as easements and setbacks. Director Shockey says that the Commissioners can email him the questions they might have and he will add them to the agenda.

- B. Annual Fall Field Visit

Director Shockey, Planner Bell and the Commission briefly discuss about the projects they will be visiting.

The Commission also talks about Commissioner's Robbins replacement. The Town Council is working on this item. Director Shockey informs the Commission that there is not a timeline yet.

### **VIII: Director's Report**

#### **A. UDC Chapter 7 – September 28<sup>th</sup>**

Director Shockey says that they hope to make a presentation on September 28<sup>th</sup>, 2021 and they also hope to present the UDC around late October.

The Commission discusses Kings Crossing Road. Director Shockey explains the Commission the Town Fraser role in this item. The Commission also discusses if there is a deadline. The Commission also discusses the Town of Winter Park involvement in this project. There is also mention of the IBC and IRC about this topic.

The Commission also discusses the Arrow project on US Highway 40. There is mention of finishing the stage and remove the fence and finishing the landscaping.

The Commission then talks about cattle in Town regulations. It is mentioned that some cattle were roaming with Town limits.

The Commission and the Staff discuss the short term rentals and the role of the Planning Commission in terms of guidelines for items such as smoke detectors, egress, sprinklers, maximum number of occupants, compliance, deed regulations and safety in general. The members of the Commission also discuss inspections and Special Use permits. There is also a short discussion about the role of the Assistant Town Manager, Alisha Janes, in the short term rental topic. The Commission discuss possible scenarios (i.e. noise complaints) for the short term rental including the HOAs response to those.

The Commission also talks about how tourist sometimes trespass private property to watch wildlife.

Upon a previously approved motion, the Planning Commission meeting is adjourned at 9:17 am.



**MEMO**

**TO** Planning Commission  
**FROM** Hugh Bell, Planner  
**THROUGH** James Shockey, Community Development Director  
**DATE** September 28, 2021  
**RE** Design Review – Block 1, Lot 3, Hideaway Pines Subdivision – 123 Pine Cone Lane

**Applicant:** Matthew and Ellen Cowman

**Architect:** Brian P Dornbusch Architect LLC

**Zoning:** R-1 (Single Family Residential)

**Authority:** Pursuant to Section 2-1-4 of the Winter Park Town Code (the "Code"), the Planning Commission considers building configurations, colors, materials and general compatibility of proposed structures and outdoor advertising within the Town of Winter Park. Design approval is required before issuance of a building permit.

**Variance:** N/A

**Architectural:** New single-family detached home with two garage spaces and a building footprint of 1,489 sq. ft.

**Title Commitment:**  
Satisfactory.

**Homeowner’s Association Review:** N/A

**Material and Color:**  
Satisfactory. See material board for details.

**Exterior Lighting:**  
Satisfactory. One exterior luminaire is proposed. Per the Residential Design Guidelines, luminaires shall be task-oriented areas. Photometric plans are not required for single-family homes.

	Proposed # of Fixtures	Proposed Lumens	Proposed CCT
Progress Lighting Decorative Luminaire	10	357	3025K

**Accessory Dwelling Unit (ADU):** N/A

**Site Plan:**

Satisfactory.

**Building Elevations:**

Satisfactory.

**Setbacks:**

Satisfactory. Since this lot is zoned R-1, setbacks are as follows: 25' front yard; 20' rear yard; and 10' side yard.

**Building Coverage:**

Satisfactory. Proposed building coverage is ~39.3%. Building coverage is limited to 40% in the R-1 zone district.

**Building Height:**

Satisfactory. Maximum midpoint height is ~33'-11" and maximum overall height is ~36'-9". Maximum permitted midpoint building height is 35' for R-1.

**Parking:**

Satisfactory. Two garage spaces and two driveway spaces are provided.

**Land Use Transition Zones and Revegetation:**

Satisfactory. LTZs are not required for the R-1 zone district. Snow storage does not encroach into landscaping.

- No site clearing shall be permitted until the Building Division has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.

**Snow Storage:**

Satisfactory. 478 sq. ft. are required and 574 sq. ft. are provided. 3.11 of the Standards requires that a minimum of 25% of all driving surfaces (including gravel shoulders), parking areas, and pedestrian walkways is provided as snow storage.

**Erosion Control / Drainage Plan / Drainage Report / Grading / Engineer Review:**

Satisfactory.

- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.

**Driveway:**

Satisfactory. Maximum driveway slope is 5%.

- A stabilized construction entrance shall be installed prior to ground disturbance.

**Utility Review:** N/A

**Wetlands:** N/A

**Inspection:**

Building Division Staff have not performed a Pre-Disturbance inspection of the property.

- No site clearing shall be permitted until the Building Division has verified the Pre-Disturbance Checklist has been implemented on the site.

**Staff Recommendation:**

Staff recommends the Planning Commission approve the Single-Family Detached Design Review application for Block 1, Lot 3, Hideaway Pines Subdivision – 123 Pine Cone Lane with the following conditions:

1. No site clearing shall be permitted until the Building Division has verified the Pre-Disturbance Checklist has been implemented on the site.
2. Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.
3. Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.
4. A stabilized construction entrance shall be installed prior to ground disturbance.

**Required Permits:**

- ✓ Building Permit
- ✓ Driveway Permit
- ✓ SFD/Duplex Deposit Agreement



SINGLE-FAMILY/TWO-FAMILY ATTACHED (DUPLEX)
DESIGN REVIEW SUBMITTAL CHECKLIST

This application lists the content and format of the submittal requirements to initiate the Design Review process. An incomplete application will not be accepted. A meeting with the Planning Commission is part of the design review process.

ABSOLUTELY NO WORK, INCLUDING TREE REMOVAL, IS TO COMMENCE ON A SITE/LOT UNTIL YOU HAVE RECEIVED APPROVAL FROM THE TOWN PLANNER.

Applications must be received by Town staff no later than two weeks prior to the Planning Commission meeting. The Commission meets on the second and fourth Tuesday of the month at 8 a.m.

Property Address &/or Legal Description: 123 Pine Cone Ln Hideaway Pines Winter Park, CO/ Lot 3 Block 1

Property Owner: Matthew & Ellen Cowman

Applicant (if other than property owner):

Phone: 970-531-0951 Phone 2: 303-229-6696 Email: ellencowman@gmail.com

Applicant's Certification Statement: I, Matthew & Ellen Cowman, as Applicant and duly representative of the owner, hereby certify that the information included upon the attached Elevation, Landscape, Site, and Grading Plans are true and accurate; and that the development of the site will occur in accordance with the Plan.

Signature (handwritten)

Date: 8-26-21

Staff Use Only

Approval Statement: The attached Elevation, Landscape, Site, and Grading Plans have been reviewed by the Planning Division who find that:

- Design Review Fee, \$100: Check # Date Rec'd Initials
Deposit Agreement, \$2,000 deposit: Check # Date Rec'd Initials
Driveway Permit Deposit, \$1,000 deposit: Check # Date Rec'd Initials
Driveway Permit Fee, \$50: Check # Date Rec'd Initials

- The Applicant is permitted to proceed to Building Permit review.
Subject to the following conditions the Applicant is permitted to proceed to Building Permit review:

DENIED, based upon the following reasons:

Town Staff

Date

If you have questions, please call the Planning Division at (970)726-8081, ext. 5



970-887-3003, P.O. Box 1543, Granby, CO 80446

August 25, 2021

Dear Town of Winter Park Building Department,

123 Pine Cone Ln  
Hideaway Pines  
Winter Park, CO 80482

Owner/Applicant: Matthew & Ellen Cowman 970-531-0951  
123 Pine Cone LN  
P.O. Box 573 Winter Park, CO.  
[ellencowman@gmail.com](mailto:ellencowman@gmail.com)

Project Manager: Brad Wikoff, Fraser Valley Carpentry 970-531-3289  
[bwikoff37@msn.com](mailto:bwikoff37@msn.com)

Architect: Brian P Dornbusch Architect LLC 970-887-3003  
P.O. Box 1543, Granby, Colorado 80446  
[brian@abc-architect.com](mailto:brian@abc-architect.com)

Surveyor: David Lutz Mountain States Surveying 970-531-4490  
P.O. Box 1381 Fraser, CO.  
[mtstatesllc@gmail.com](mailto:mtstatesllc@gmail.com)

Legal Description: 123 Pine Cone Ln  
Hideaway Pines  
City of Winter Park, County of Grand, State of Colorado

Variances: N/A

Zoning: R-1

Setbacks: Front Setback is 25'-0"  
Side Setback is 10'-0"  
Rear Setback is 20'-0"

Parking: 2 off street parking areas

Calculated Building Coverage:

Site Total:	0.22 Acres (9,375 +/- sq. ft.)
Building Footprint:	2,647 sq. ft.
Drive, Walkways & Parking:	1,278 sq. ft.
Building & Driveway Space:	3,688 sq. ft. (39.33 %)
Open Space:	5,687 sq. ft. (60.66%)

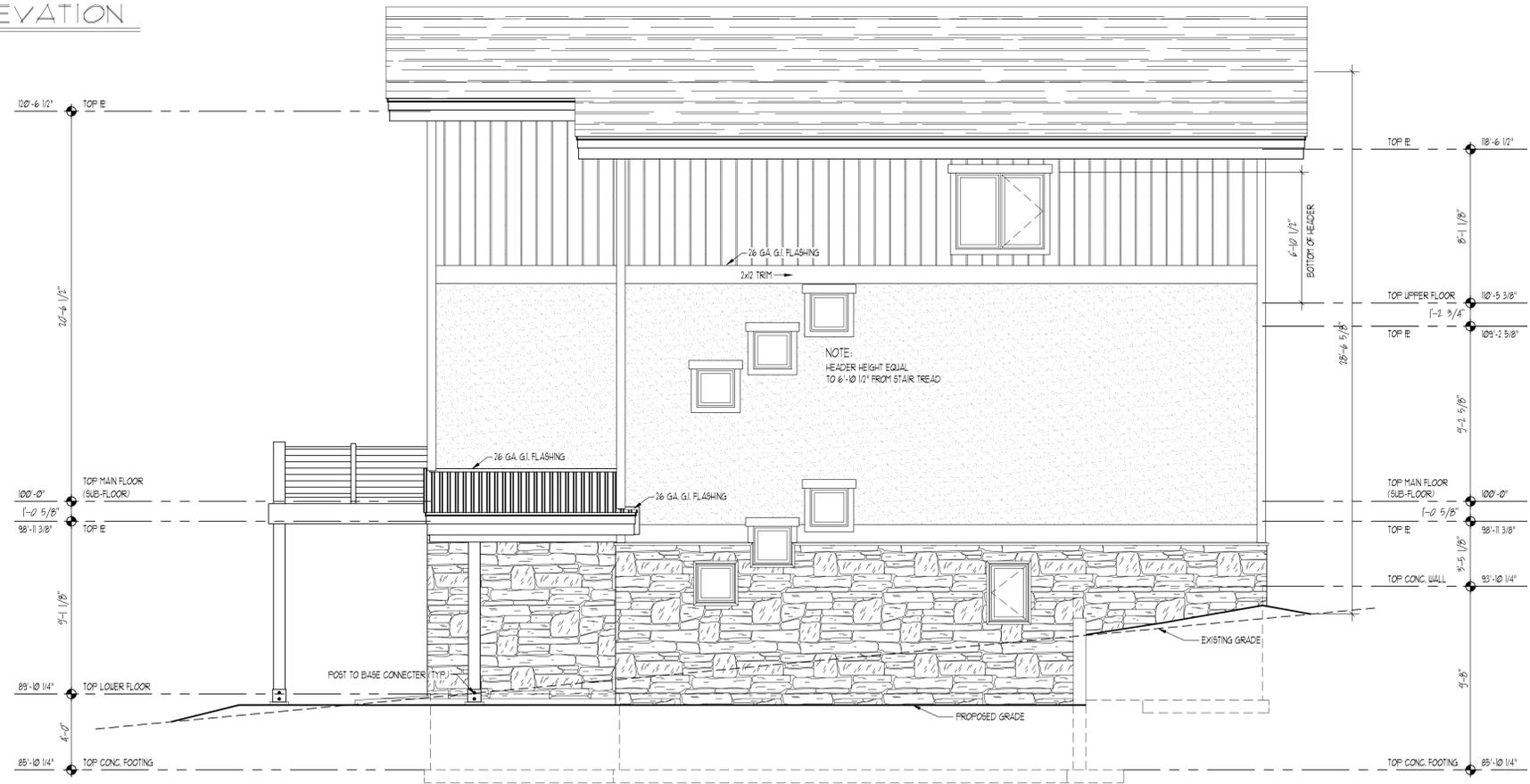
Building Height: Building Maximum Height = 36'-9 1/8"

Building Exterior: The exterior of the building will contain a mix of masonry, stucco, wood, metal and other textures as described on color board.

Foundation:	Concrete, Not exposed
Siding:	Stucco w/ corrugated metal accents
Rock/Masonry:	Telluride Stone Biltmore
Roofing:	Tamko Rustic Black asphalt shingles
Window/Door Trims:	Ebony Metal Cladding
Glass Type:	Low-E/non-reflective
Exterior Lighting:	Down Directed "soft lighting" as per code



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



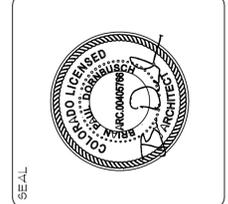
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES:**

- 1) SIDING TO BE STUCCO (PER OWNER) W/ CORRUGATED METAL ACCENTS & STONE WAINSCOT (PER OWNER)
- 2) FASCIA TO BE 1/2" CEDAR OVER 2x10 CEDAR
- 3) CORNER TRIM TO BE 2x6 CEDAR
- 4) WINDOW AND DOOR TRIM TO BE 2x4 CEDAR W/ 2x6 HEAD DETAIL
- 5) SHINGLES TO BE 40 YR. ARCHITECTURAL GRADE SHINGLES
- 6) ACCENT ROOFING TO BE STANDING BEAM METAL (PER OWNER)
- 7) EXTERIOR LIGHTING TO BE (PER OWNER)
- 8) SEE BUILDING SECTIONS FOR SPECIFIC DETAILS

**NOTE:**

- STANDARD HEADER HEIGHT FOR WINDOWS & DOORS SHALL BE 82 1/2" TO BOTTOM OF HEADER OR AS INDICATED. IF QUESTIONS ARISE, CONTACT ARCHITECT.



**THE CARTER GROUP**  
ARCHITECTURE & DESIGN

P.O. BOX 1543  
GRANBY, COLORADO 80446  
PHONE: (303) 891-1300  
WWW.CARTER-ARCHITECT.COM    E-MAIL: CONTACT@CARTER-ARCHITECT.COM

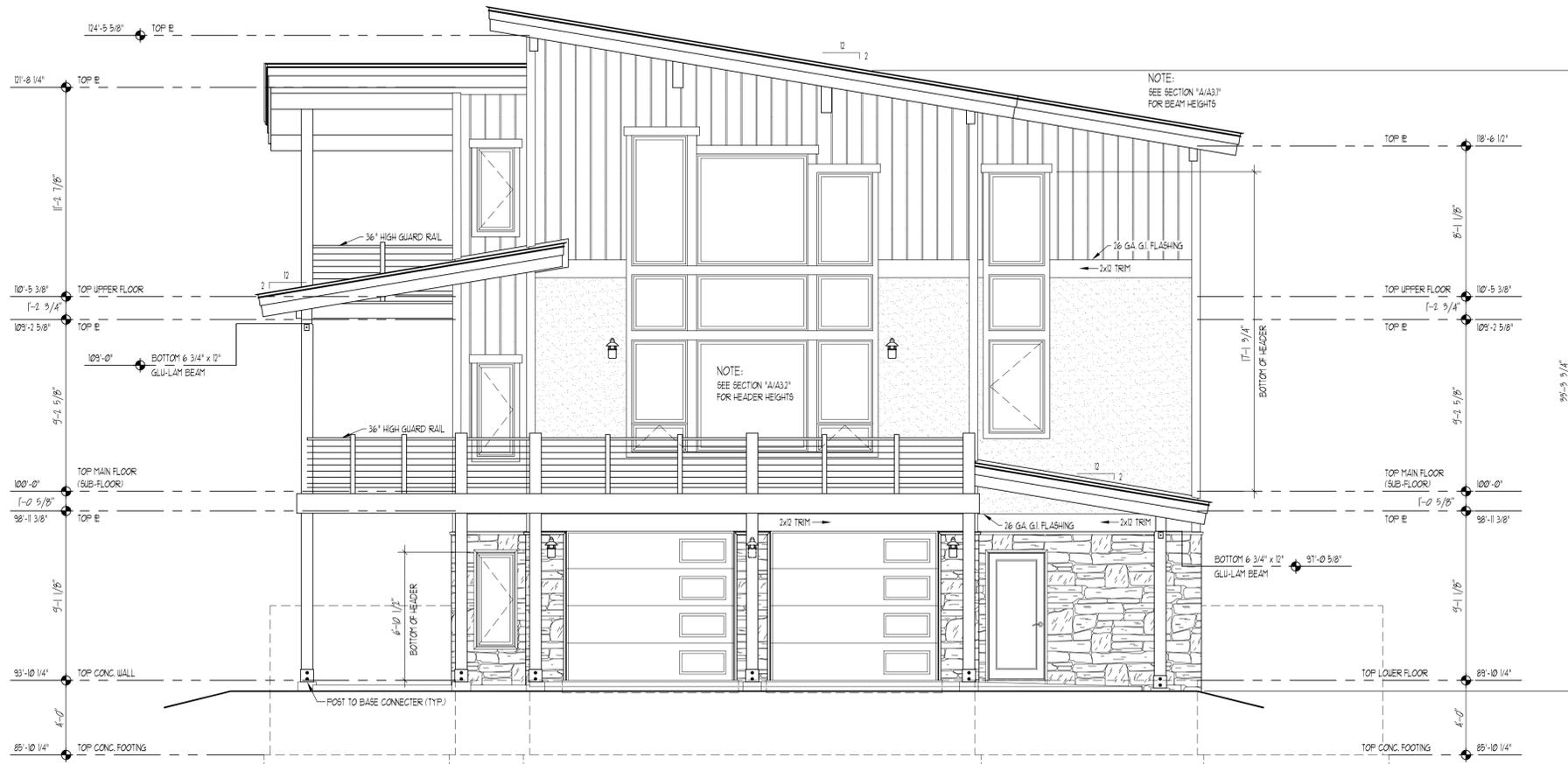
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<input checked="" type="checkbox"/> PERMIT SET DRAWINGS	8/30/2021

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**A NEW RESIDENCE FOR  
THE COWMAN FAMILY  
LOT 3, BLOCK 1  
HIDEAWAY PINES  
GRAND COUNTY, COLORADO**

SHEET  
**A2.1**

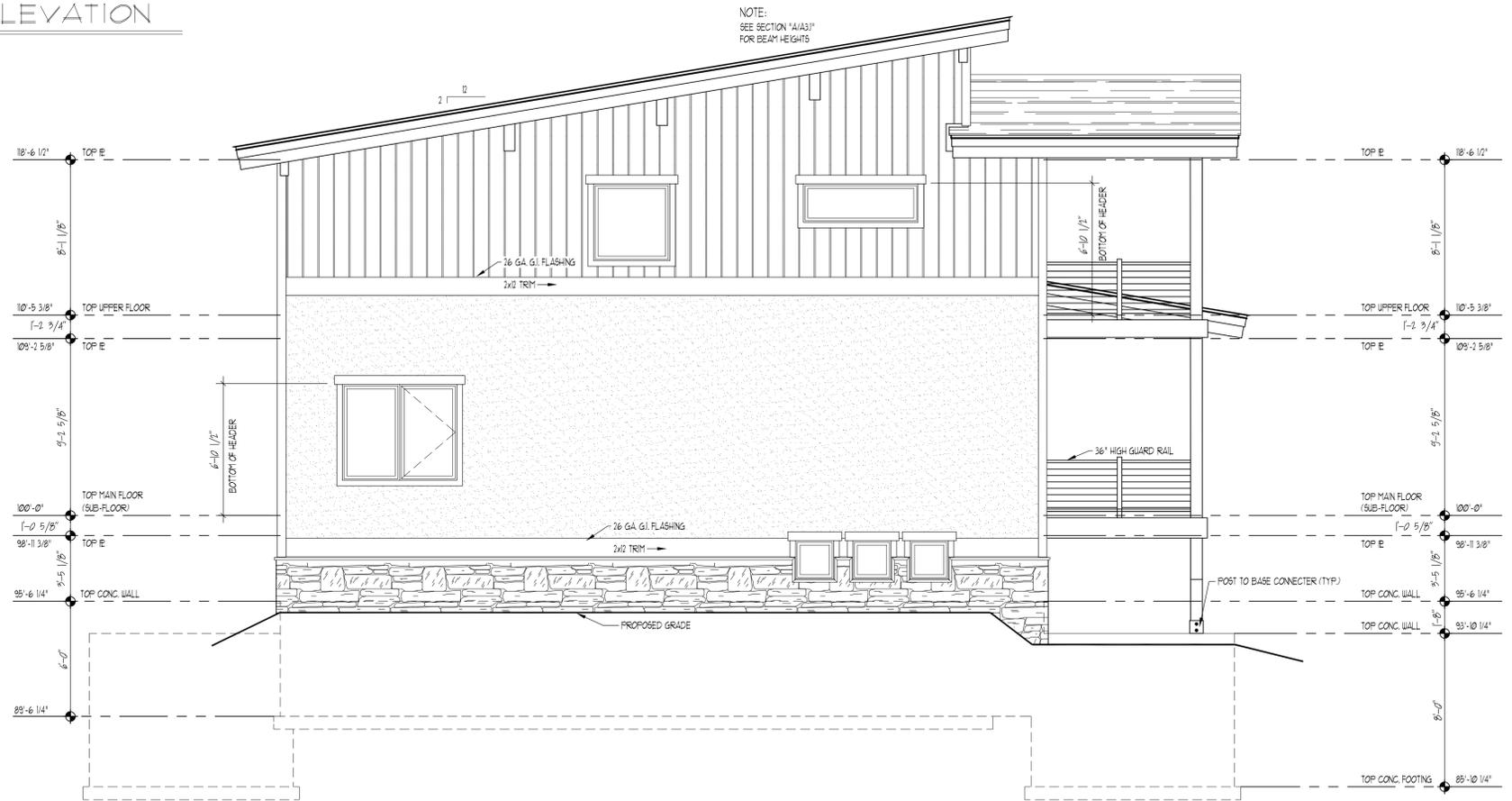
CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES



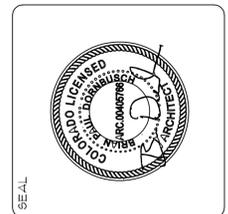
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NOTE:  
 - STANDARD HEADER HEIGHT FOR WINDOWS + DOORS SHALL BE 82 1/2" TO BOTTOM OF HEADER OR AS INDICATED. IF QUESTIONS ARISE, CONTACT ARCHITECT.

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



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



THE CARTER GROUP  
 ARCHITECTURE + DESIGN

P.O. BOX 1543  
 GRANBY, COLORADO 80446  
 PHONE: (303) 891-1303  
 WWW.CTG-ARCHITECT.COM E-MAIL: CONTACT@CTG-ARCHITECT.COM

TYPE OF DOCUMENT	DATE
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<input type="checkbox"/> NOT FOR CONSTRUCTION	
<input checked="" type="checkbox"/> PERMIT SET DRAWINGS	8/30/2021

JOB #	21-021	COUMAN	
DRAWN BY:	SMS	CHECKED BY:	BPD

A NEW RESIDENCE FOR  
**THE COWMAN FAMILY**  
 LOT 3, BLOCK 1  
 HIDEAWAY PINES  
 GRAND COUNTY, COLORADO

SHEET  
**A2.2**

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES

# A NEW RESIDENCE FOR THE COWMAN FAMILY

LOT 3 BLOCK 1 HIDEAWAY PINES  
123 PINE CONE LN  
GRANBY, COLORADO

- A. Roofing to be "Tamko Heritage" asphalt shingles, Rustic Black in color.
- B. Windows and doors to be "MARVIN" Ebony in color.
- C. Stucco siding to be medium grey in color.
- D. Accent siding to be dark grey corrugated metal.
- E. Fascia, window/door trim, and timbers to be stained with "Sherwin Williams" Black Alder.
- F. Exterior Lighting to be black and downlit with frosted glass.
- G. Stone to be "Telluride" Heritage Series Biltmore.
- H. Accent roofing to dark grey standing seam.
- I. Garage door to be metal insulated and dark grey in color.
- J. Decking to be "Trex" Clam Shell.



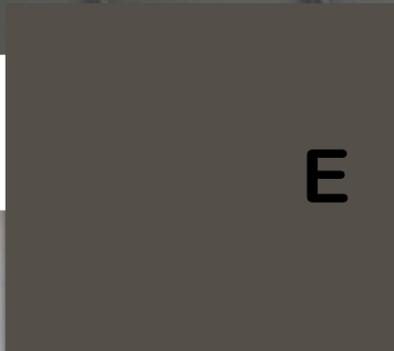
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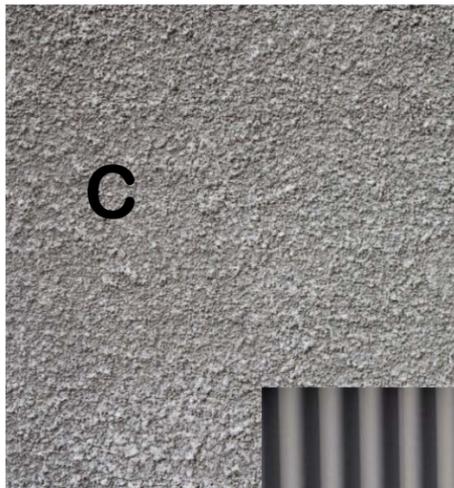
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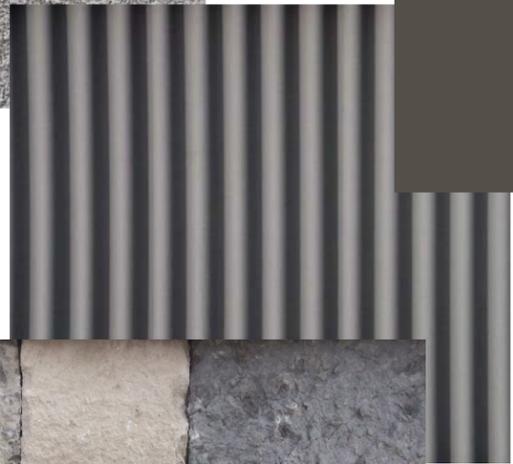
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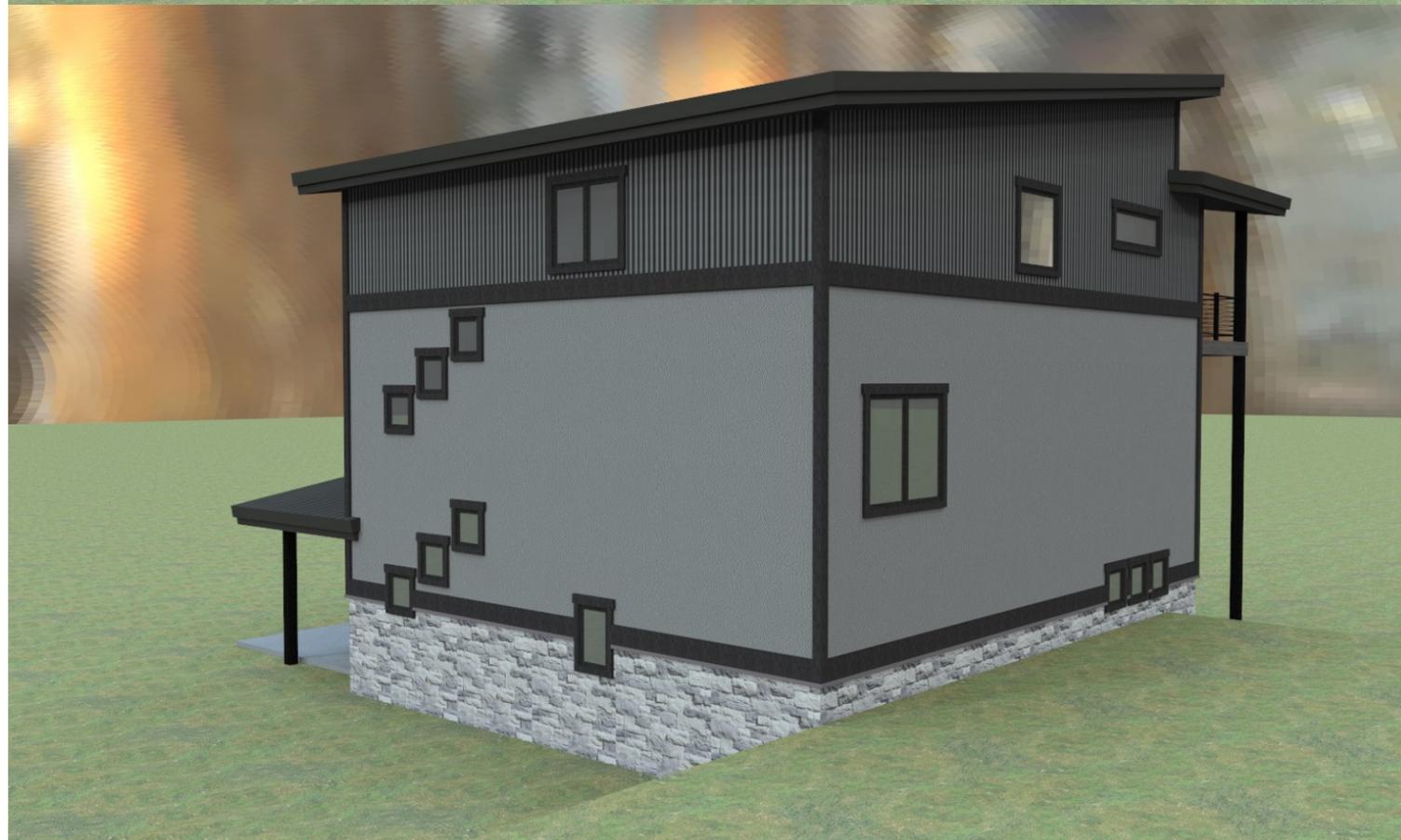


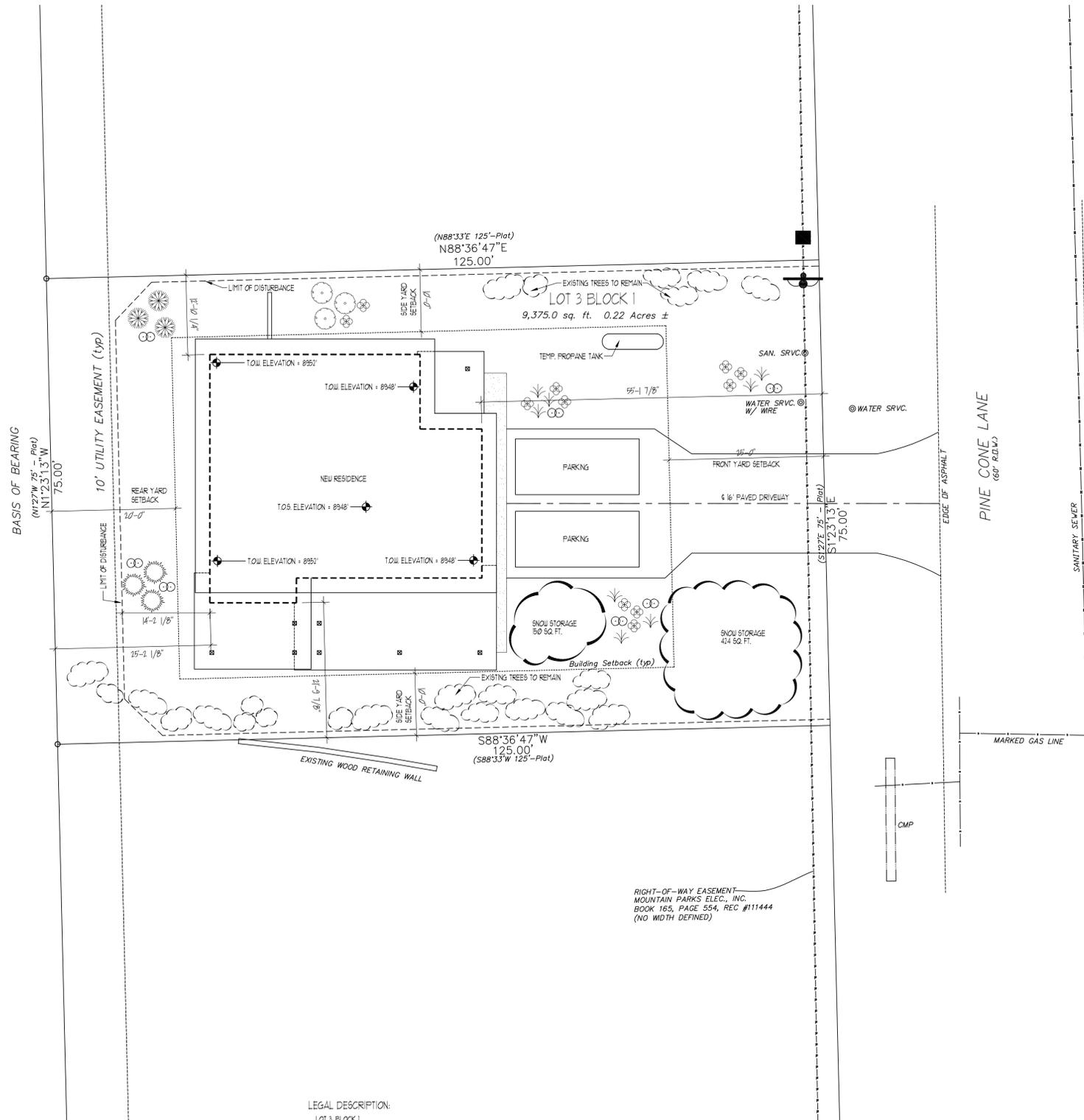
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NOTE:  
NO DISTURBANCE, GRADING, OR REMOVAL OF SIGNIFICANT NATURAL FEATURES AND VEGETATION WILL OCCUR BEYOND THE 'LIMITS OF DISTURBANCE' LINE AS SHOWN ON THIS PLAN.

NOTE:  
THE 'LIMITS OF DISTURBANCE' LINE SHALL BE DELINEATED PRIOR TO CONSTRUCTION WITH FLAGS, ROPING, FOUR FOOT (4') TALL ORANGE CONSTRUCTION FENCING, OR OTHER ACCEPTABLE MEANS.

SITE CALCULATIONS:  
TOTAL SITE = 0.22 ACRES (9375 +/- SQ. FT.)  
BUILDING FOOTPRINT = 2641 SQ. FT. (INCLUDING ROOF OVERHANGS + PATIOS)  
DRIVEWAY, WALKWAYS + PARKING = 1719 SQ. FT. (GROSS)  
BUILDING + DRIVEWAY SPACE = 3660 SQ. FT. (9333%)  
OPEN SPACE = 5681 SQ. FT. (60.66%)  
DRIVEWAY SLOPE = 3% FROM STREET TO GARAGE SLAB.

LANDSCAPING NOTE:  
THIS SITE CONTAINS SOME SPRUCE + PINE TREES NATIVE TO THE WINTER PARK AREA. A CERTAIN AMOUNT OF IMMATURE TREES WILL BE REMOVED FOR THE CONSTRUCTION OF THE NEW RESIDENCE. DISTURBED GROUND COVER WILL BE RE-VEGETATED WITH NATIVE GRASSES AND TREES AS INDICATED.

LEGEND:

- NATIVE GRASS
- PERENNIAL FLOWERS
- NATIVE SHRUB
- HERB
- BLUE SPRUCE
- PINE
- ASPEN
- EXISTING EVERGREENS

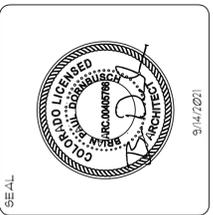
NOTE:  
THIS IS A SITE PLAN ONLY. IT IS NOT INTENDED AS A SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY IMPROVEMENTS.

LEGAL DESCRIPTION:  
LOT 3, BLOCK 1  
HIDEAWAY PINES  
GRAND COUNTY, COLORADO

NOTE:  
RE-VEGETATION PLAN:  
RE-SEED DISTURBED AREA  
① MANICUR SMOOTH BROADW  
② MIXED ③ LUNA PUBESCENT HEAT GRASS

DRIVEWAY NOTE:  
INSTALL DRIVEWAY PER SUBDIVISION + GRAND COUNTY ROAD + BRIDGE DEPARTMENT STANDARDS + REGULATIONS.

SITE PLAN/ LANDSCAPE PLAN  
1" = 10'-0"



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ARCHITECTURE + DESIGN  
P.O. BOX 1543  
GRAND COUNTY, COLORADO 80446  
www.cartergroup.com e-mail: contact@cartergroup.com

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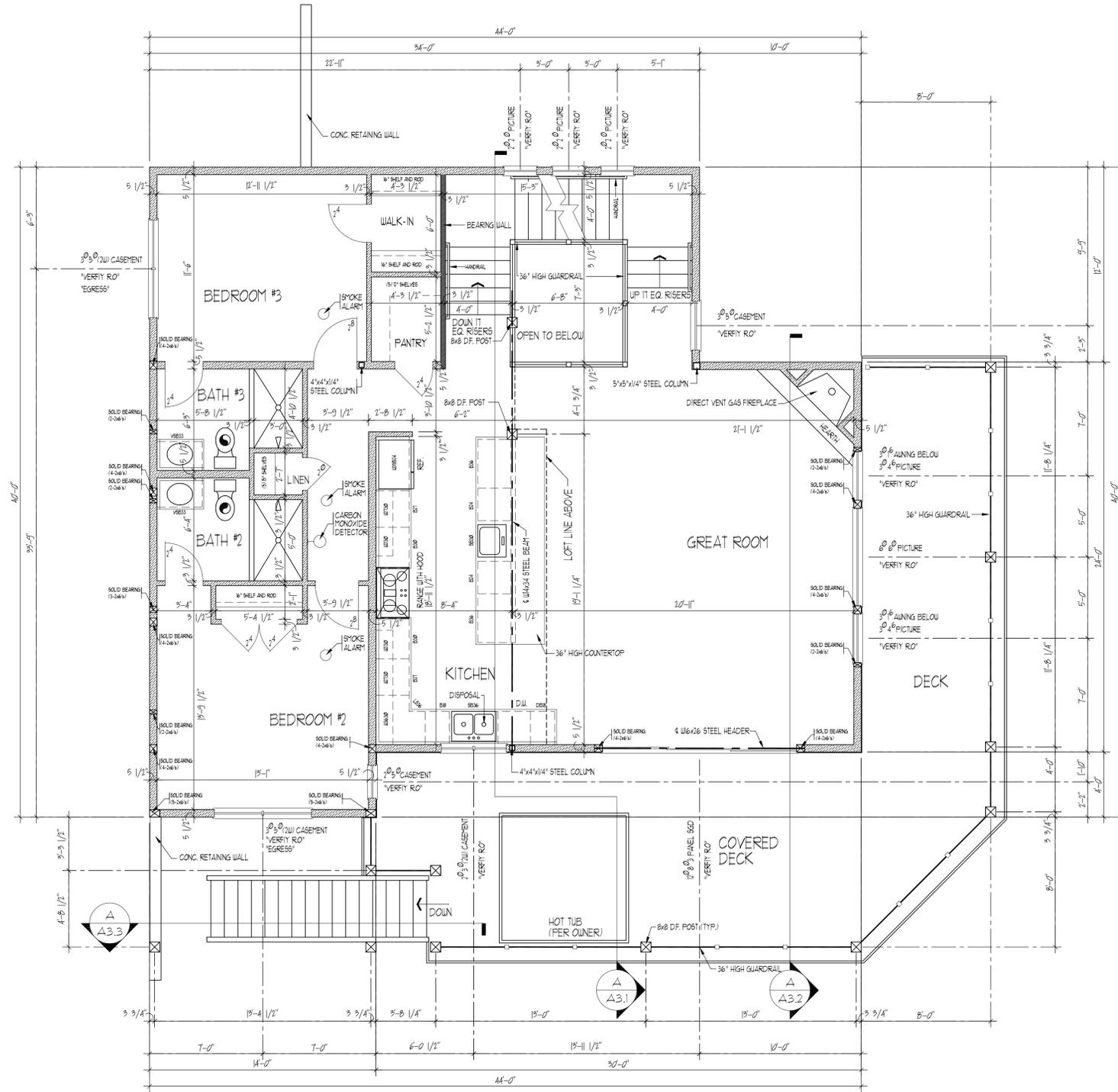
A NEW RESIDENCE FOR  
**THE COWMAN FAMILY**  
LOT 3, BLOCK 1  
HIDEAWAY PINES  
GRAND COUNTY, COLORADO

SHEET  
**SP1.1**

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.







**MAIN FLOOR PLAN** MAIN FLOOR • 1472 SQ. FT.  
SCALE: 1/4" = 1'-0"

NOTE:  
 • THIS PROJECT SHALL COMPLY WITH ICC 2015 EDITION THE TOWNS OF WINTER PARK, FRASER, AND GRANBY, COLORADO. MINIMUM EXTERIOR WALL INSULATION SHALL BE R-7.4. MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-49. ALL WINDOWS SHALL MEET OR EXCEED A U-VALUE OF 0.31. REFER TO TABLE 401.13 FOR MORE INFORMATION.

NOTE:  
 • CONTRACTOR TO VERIFY ALL DIMENSIONS, SPECIFICATIONS & DETAILS. IF QUESTIONS ARISE, CONTACT ARCHITECT.

NOTE:  
 • CONTRACTOR/OWNER TO PROVIDE ARCHITECT WITH COPY OF GRAND COUNTY BUILDING DEPARTMENT PLAN CORRECTION SHEET.

NOTE:  
 • VERIFY WINDOW BRAND NAME & ROUGH OPENINGS.  
 • WINDOWS NOTED ARE TO BE "LOW-E" AS MANUFACTURED AS "PER OWNER".  
 • ALL WINDOWS W/ GLAZING LESS THAN 18" ABOVE THE FLOOR, CLOSER THAN 24" FROM A DOOR OR LOCATED IN ANY STAIRWELL SHALL BE SAFETY GLASS.  
 • ALL WINDOWS TO BE INSTALLED W/ FLEXIBLE ADHESIVE BACKED FLASHING AT ALL SILLS, SIDES AND HEADS. ALL WINDOWS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.

NOTE:  
 • INSTALL SOUND INSULATION IN ALL WALLS AND FLOORS OF ALL BATHROOMS.  
 • ALL BATH #1 DRYER VENTS TO BE VENTED TO OUTSIDE.

NOTE:  
 • INSTALL MIRROR TP HOLDER, TOILET BARS & TOILET RINGS PER OWNERS REQUEST IN EACH BATH.

NOTE:  
 • INSTALL 1/2" CEMENT BOARD  
 • ALL UET LOCATIONS.

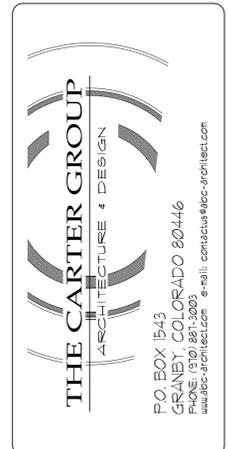
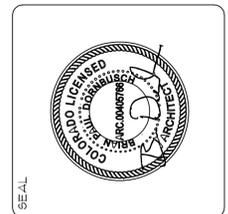
NOTE:  
 • INSTALL ELECTRICAL OUTLETS IN SOFFITS & ALL VALLEYS FOR FUTURE USE OF HEAT TAPE.

NOTE:  
 • ALL DECK MEMBERS TO BE 2S ACC TREATED MATERIAL.

NOTE:  
 • STANDARD HEADER HEIGHT FOR WINDOWS & DOORS SHALL BE 62 1/2" TO BOTTOM OF HEADER OR AS INDICATED. IF QUESTIONS ARISE, CONTACT ARCHITECT.

NOTE:  
 • INSTALL STAIR SYSTEM PER 2015-IRC.  
 • INSTALL HANDRAILS PER 2015-IRC. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR SYSTEM. ENDS OF HANDRAILS SHALL BE RETURNED TO WALL OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS.  
 • HANDRAIL GRIP SIZE = 1 1/2" MAX.  
 • MAX. RISE = 7 3/4"  
 • MIN. RUN = 10"

HEADER SCHEDULE: (MINIMUM REQUIREMENTS)  
 • WINDOW & DOOR OPENINGS UP TO 4'-0" WIDE: USE MINIMUM (1) 3/4"x3 1/2" "LVL" W/ (1) TRIMMERS OR MINIMUM (2) 2x4's W/ (1) TRIMMER.  
 • WINDOW & DOOR OPENINGS UP TO 1'-0" WIDE: USE MINIMUM (2) 3/4"x3 1/2" "LVL" W/ (2) TRIMMERS.  
 • WINDOW & DOOR OPENINGS 1'-0" AND WIDER: AS INDICATED.  
 • GARAGE DOOR HEADERS: AS INDICATED.



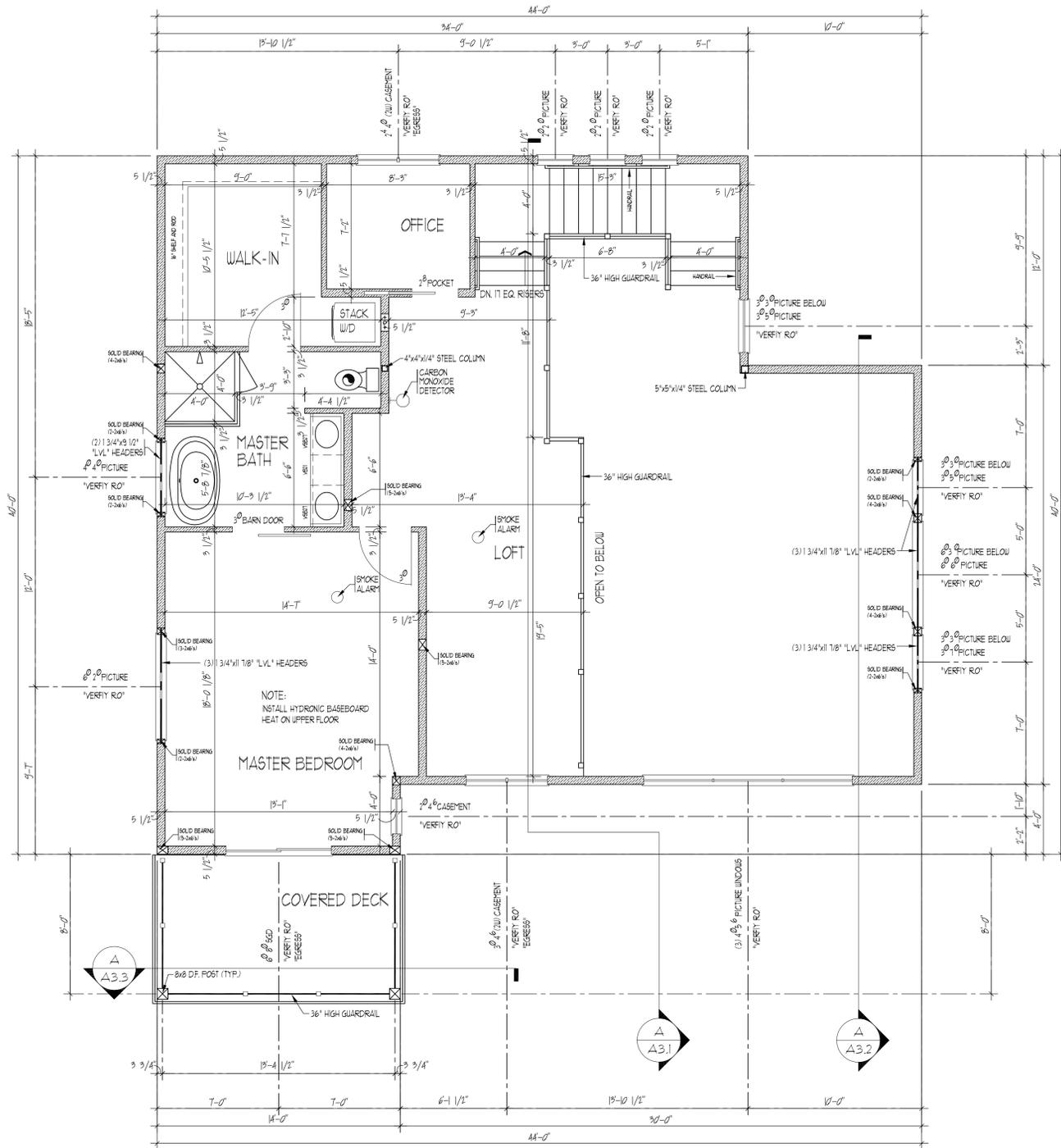
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JOB # 21-021 COUMAN	
DRAWN BY: SMS	CHECKED BY: BPD

A NEW RESIDENCE FOR  
**THE COWMAN FAMILY**  
 LOT 3, BLOCK 1  
 HIDEAWAY PINES  
 GRAND COUNTY, COLORADO

6 SHEET  
**A1.1**

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.



UPPER FLOOR PLAN UPPER FLOOR = 816 SQ. FT.

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

NOTE:  
 • THIS PROJECT SHALL COMPLY WITH ICC 2015 EDITION THE TOWNS OF WINTER PARK, FRASER AND GRANBY, COLORADO. MINIMUM EXTERIOR WALL INSULATION SHALL BE R-7.4. MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-49. ALL WINDOWS SHALL MEET OR EXCEED A U-VALUE OF 0.31. REFER TO TABLE 401.1 FOR MORE INFORMATION.

NOTE:  
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NOTE:  
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 • ALL WINDOWS TO BE INSTALLED W/ FLEXIBLE ADHESIVE BACKED FLASHING AT ALL SILLS, SIDES AND HEADS. ALL WINDOWS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.

NOTE:  
 • INSTALL SOUND INSULATION IN ALL WALLS AND FLOORS OF ALL BATHROOMS.  
 • ALL BATH & DRYER VENTS TO BE VENTED TO OUTSIDE.

NOTE:  
 • INSTALL MIRROR TP HOLDER, TOILET BARS & TOILET RINGS PER OWNERS REQUEST IN EACH BATH.

NOTE:  
 • INSTALL 1/2" CEMENT BOARD  
 • ALL WET LOCATIONS.

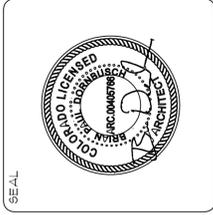
NOTE:  
 • INSTALL ELECTRICAL OUTLETS IN SOFFITS & ALL VALLEYS FOR FUTURE USE OF HEAT TAPE.

NOTE:  
 • ALL DECK MEMBERS TO BE 2S ACC TREATED MATERIAL.

NOTE:  
 • STANDARD HEADER HEIGHT FOR WINDOWS & DOORS SHALL BE 62 1/2" TO BOTTOM OF HEADER OR AS INDICATED. IF QUESTIONS ARISE, CONTACT ARCHITECT.

NOTE:  
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 • HANDRAIL GRIP SIZE = 1 1/2" MAX.  
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 • WINDOW & DOOR OPENINGS UP TO 1'-0" WIDE: USE MINIMUM (2) 3/4"x3 1/2" "LVL" W/ (2) TRIMMERS.  
 • WINDOW & DOOR OPENINGS 1'-0" AND WIDER: AS INDICATED.  
 • GARAGE DOOR HEADERS: AS INDICATED.



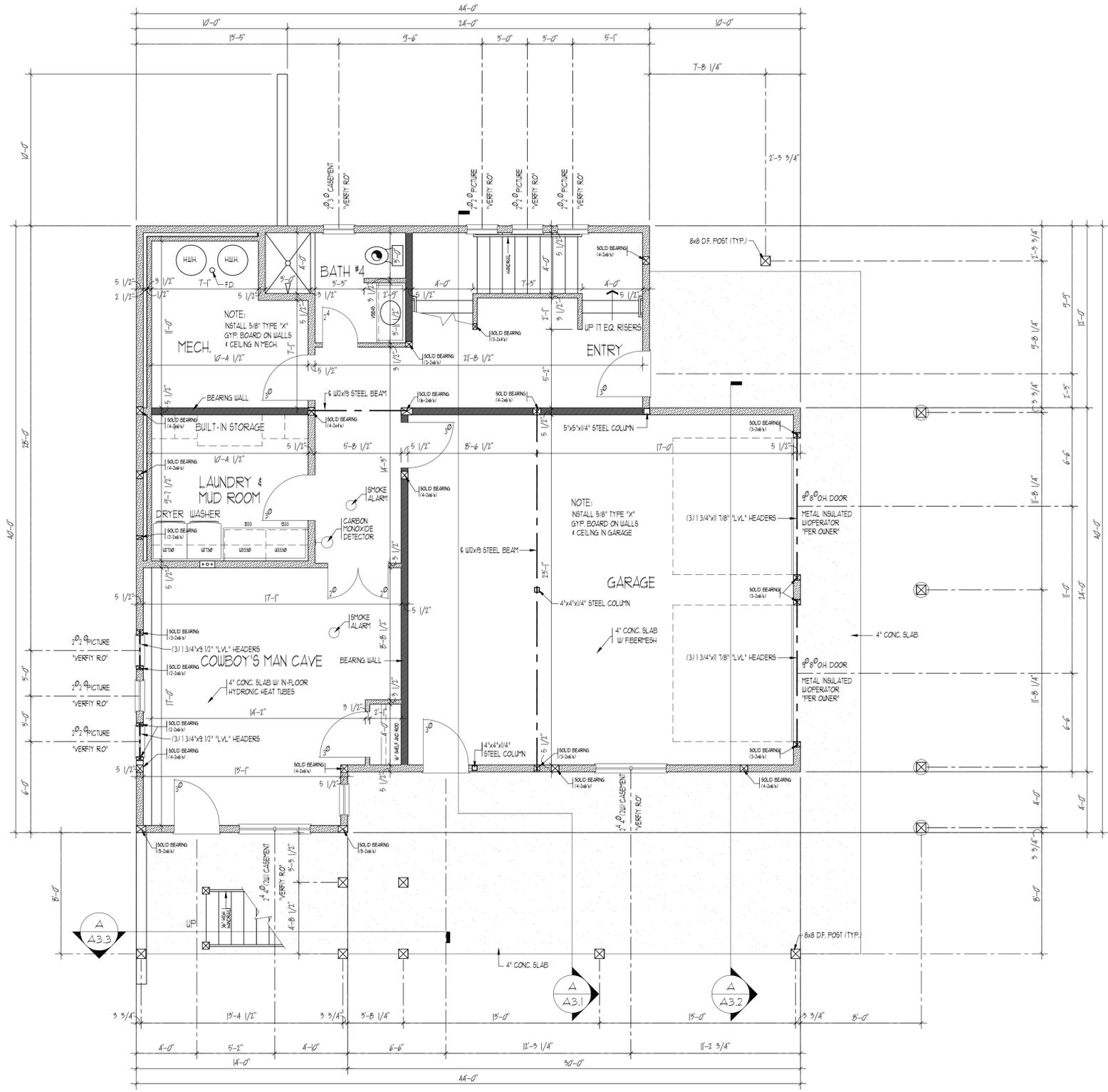
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JOB # 21-021 COUMAN  
 DRAWN BY: SMS  
 CHECKED BY: BPD

A NEW RESIDENCE FOR  
**THE COWMAN FAMILY**  
 LOT 3, BLOCK 1  
 HIDEAWAY PINES  
 GRAND COUNTY, COLORADO

6 SHEET  
**A1.2**

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL BE THE ARCHITECT'S RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.



**LOWER FLOOR PLAN**  
 LOWER FLOOR = 885 SQ. FT.  
 GARAGE = 635 SQ. FT.  
 SCALE: 1/4" = 1'-0"

NOTE:  
 • THIS PROJECT SHALL COMPLY WITH ICC 2015 EDITION THE TOWNS OF WINTER PARK, FRASER AND GRANBY, COLORADO. MINIMUM EXTERIOR WALL INSULATION SHALL BE R-7.4. MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-49. ALL WINDOWS SHALL MEET OR EXCEED A U-VALUE OF 0.31. REFER TO TABLE 401.1 FOR MORE INFORMATION.

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NOTE:  
 • INSTALL SOUND INSULATION IN ALL WALLS AND FLOORS OF ALL BATHROOMS.  
 • ALL BATH & DRYER VENTS TO BE VENTED TO OUTSIDE.

NOTE:  
 • INSTALL MIRROR TP HOLDER, TOILET BARS & TOILET RINGS PER OWNER'S REQUEST IN EACH BATH.

NOTE:  
 • INSTALL 1/2" CEMENT BOARD  
 • ALL UET LOCATIONS.

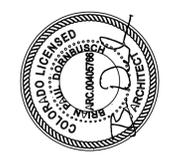
NOTE:  
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NOTE:  
 • ALL DECK MEMBERS TO BE 2S ACC TREATED MATERIAL.

NOTE:  
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 • WINDOW & DOOR OPENINGS UP TO 1'-0" WIDE: USE MINIMUM (2) 1 3/4"x 1/2" 'LVL' W/ (2) TRIMMERS.  
 • WINDOW & DOOR OPENINGS 1'-0" AND WIDER: AS INDICATED.  
 • GARAGE DOOR HEADERS: AS INDICATED.



**THE CARTER GROUP**  
 ARCHITECTURE & DESIGN  
 P.O. BOX 1543  
 GRANBY, COLORADO 80446  
 PHONE: (303) 891-3203  
 WWW.THECARTERGROUP.COM E-MAIL: CONTACT@TGC-ARCHITECT.COM

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JOB # 21-021 COUMAN  
 DRAWN BY: SMS  
 CHECKED BY: BPD

**A NEW RESIDENCE FOR  
 THE COWMAN FAMILY  
 LOT 3, BLOCK 1  
 HIDEAWAY PINES  
 GRAND COUNTY, COLORADO**

6 SHEET  
**A1.3**

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL BE THE ARCHITECT'S RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.

**LED**

# lighting facts<sup>®</sup>

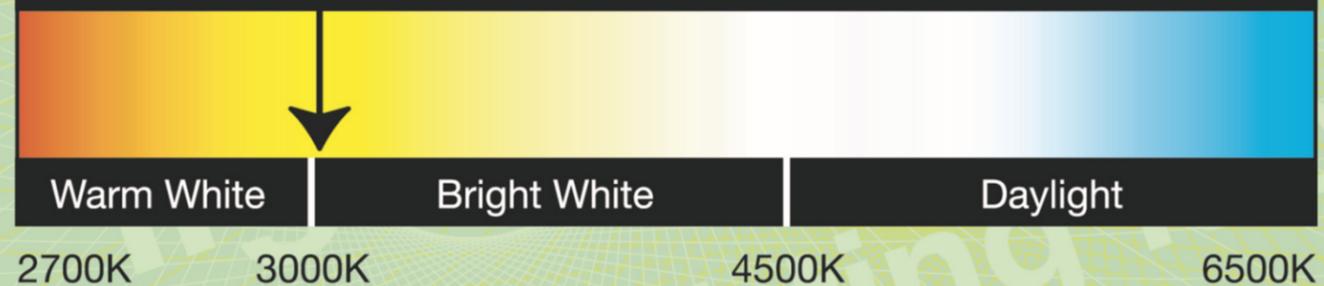
A Program of the U.S. DOE



<b>Light Output (Lumens)</b>	<b>357</b>
<b>Watts</b>	<b>7.8</b>
<b>Lumens per Watt (Efficacy)</b>	<b>45.77</b>

<b>Color Accuracy</b> Color Rendering Index (CRI)	<b>90</b>
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<b>Light Color</b> Correlated Color Temperature (CCT)	<b>3025 (Bright White)</b>
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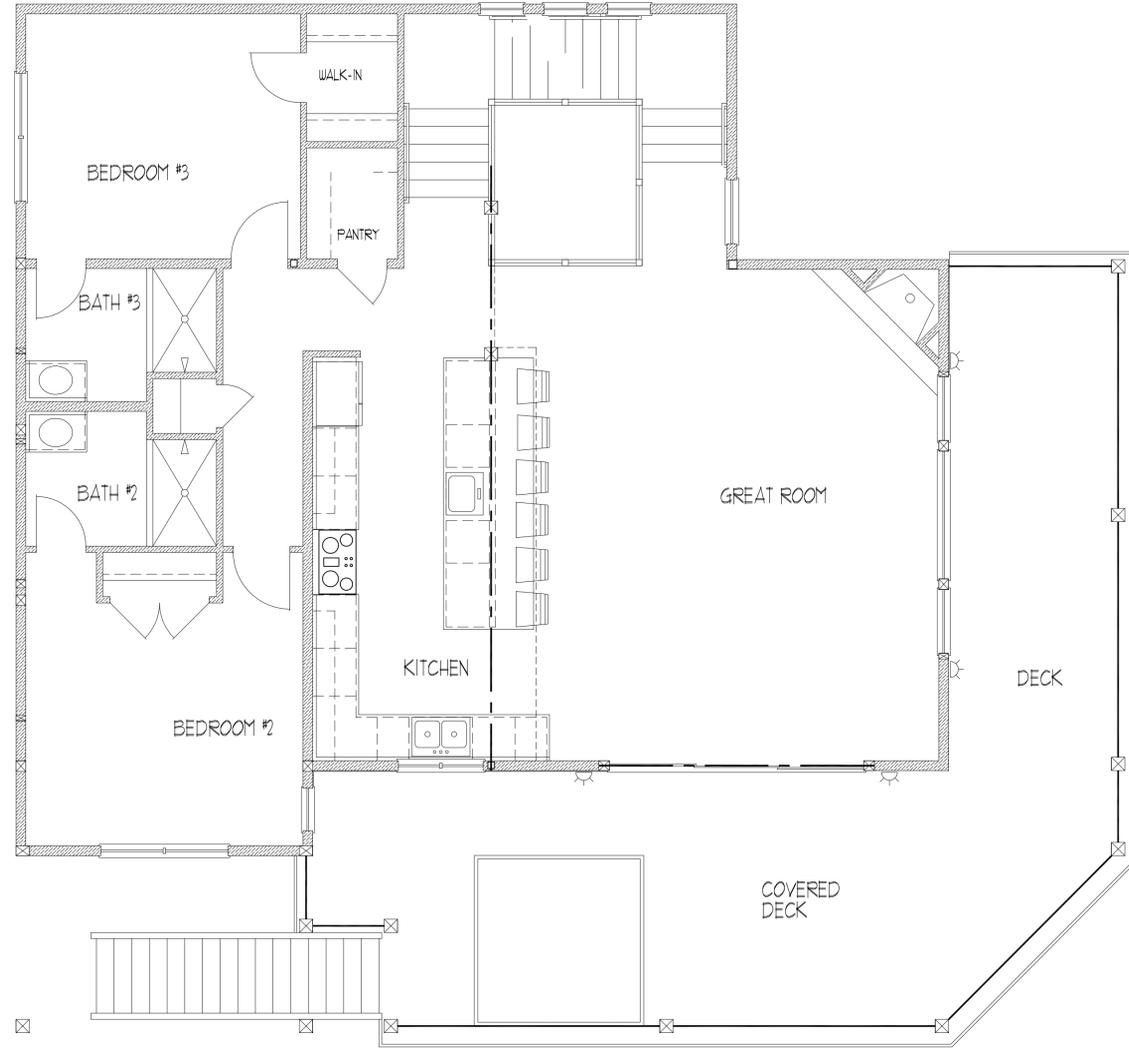
All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the *Label Reference Guide*.

Registration Number: TH64-33HRVK (6/14/2016)

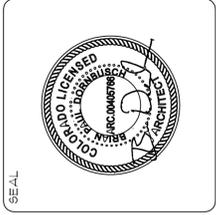
Model Number: P6088-3130K9DI

Type: Luminaire - Decorative



ELECTRICAL LEGEND:  
 OUTDOOR WALL SCONCE

MAIN FLOOR EXTERIOR LIGHTING PLAN MAIN FLOOR = 1472 SQ. FT.  
 SCALE: 1/4" = 1'-0"



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 PHONE: (303) 891-1003  
 www.tcg-architect.com e-mail: contact@tcg-architect.com

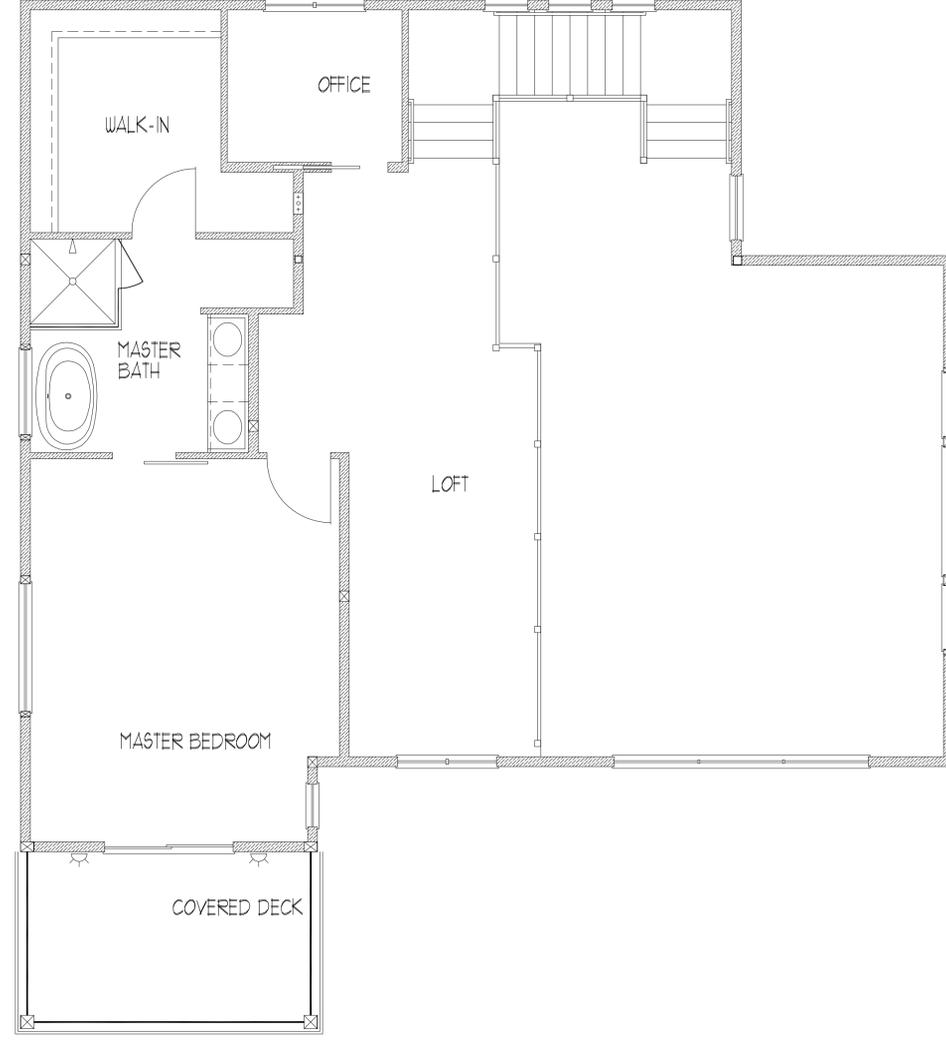
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JOB # 21-021 COWMAN	
DRAWN BY: SMS	CHECKED BY: BPD

A NEW RESIDENCE FOR  
**THE COWMAN FAMILY**  
 LOT 3, BLOCK 1  
 HIDEAWAY PINES  
 GRAND COUNTY, COLORADO

4 SHEET  
**E1.1**

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ELECTRICAL LEGEND:  
 OUTDOOR WALL SCONCE

UPPER FLOOR EXTERIOR LIGHTING PLAN UPPER FLOOR = 816 SQ. FT.  
 SCALE: 1/4" = 1'-0"

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL BE THE ARCHITECT'S RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.

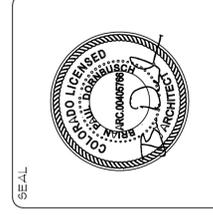
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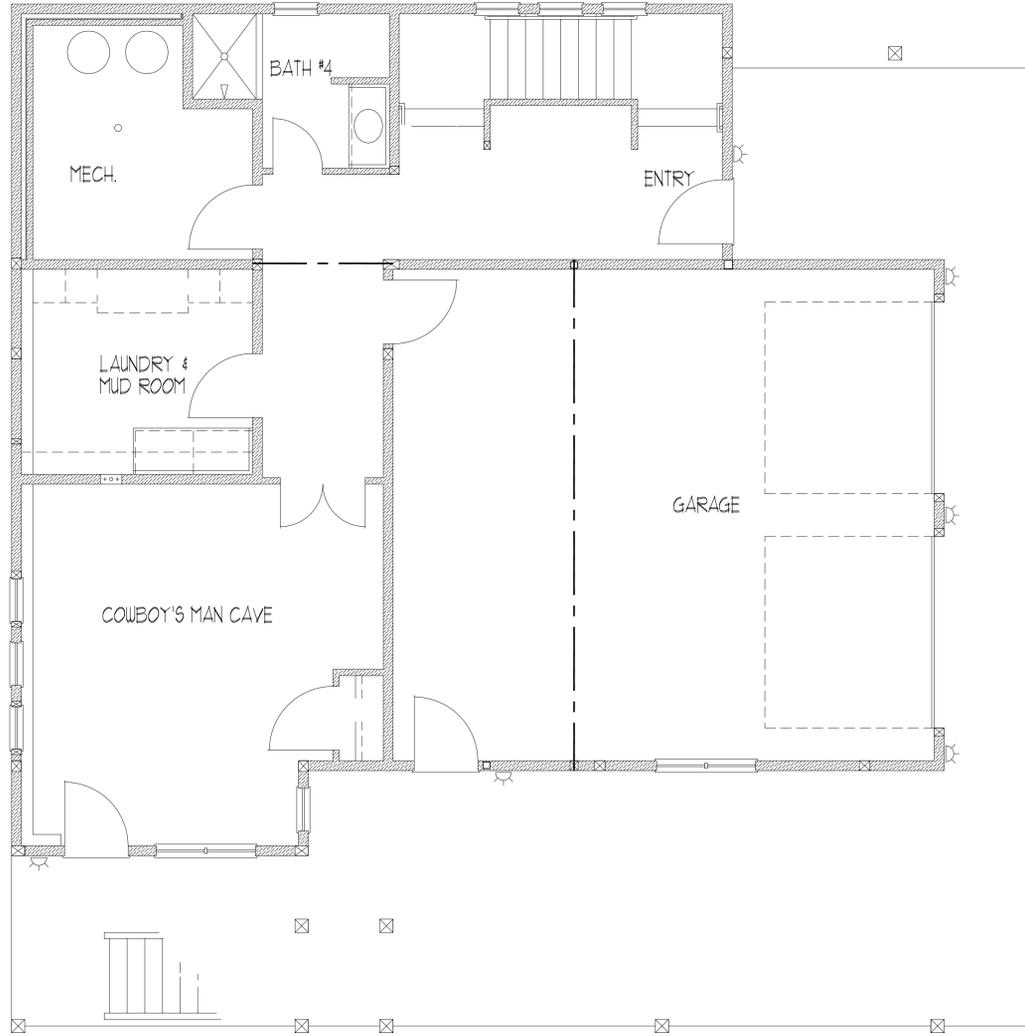
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A NEW RESIDENCE FOR  
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 HIDEAWAY PINES  
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4 SHEET  
**E1.2**

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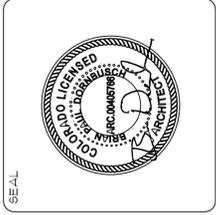


ELECTRICAL LEGEND:  
 OUTDOOR WALL SCONCE

LOWER FLOOR EXTERIOR LIGHTING PLAN

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

LOWER FLOOR = 885 SQ. FT.  
 GARAGE = 635 SQ. FT.



TYPE OF DOCUMENT	DATE
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A NEW RESIDENCE FOR  
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4 SHEET  
**E1.3**

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