

LEGAL DESCRIPTION

PL PARCEL ONE (PART OF PIN 919274001):  
A PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF ROUTT COUNTY ROAD 60: TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO TH P.M., COUNTY OF ROUTT, STATE OF COLORADO  
SECTION 27: E1/2E1/2 TRACT 86  
SECTION 27: S1/2NW1/4, NE1/4NW1/4, NW1/4NE1/4 TRACT 87  
SECTION 27: SW1/4NE1/4, W1/2SE1/4, SE1/4SW1/4 TRACT 88  
SECTION 27: N1/2SW1/4 TRACT 89  
SECTION 34: NE1/4NE1/4 TRACT 122  
EXCEPTING AND EXCLUDING THEREFROM:  
THOSE TRACTS OF LAND CONVEYED BY DEEDS RECORDED IN BOOK 216 AT PAGE 437; BOOK 264 AT PAGE 385; BOOK 329 AT PAGE 94; AND BOOK 341 AT PAGE 484.  
A TRACT OF LAND LOCATED IN TRACTS 86, 87 AND 88 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT FROM WHICH AP 3 TRACT 87 BEARS N 73°53'54" W, 2845.64 FEET;  
THENCE N 01°13'00" E, 1320.00 FEET;  
THENCE N 88°47'00" W, 1316.70 FEET;  
THENCE S 01°13'00" W, 1320.00 FEET;  
THENCE S 88°47'00" E, 1316.70 FEET TO THE POINT OF BEGINNING.

PARCEL TWO (PIN 919271001):  
PARCEL A:  
A TRACT OF LAND LOCATED IN TRACTS 86, 87 AND 88 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT FROM WHICH AP 3 TRACT 87 BEARS N 73°53'54" W, 2845.64 FEET;  
THENCE N 01°13'00" E, 1320.00 FEET;  
THENCE N 88°47'00" W, 1316.70 FEET;  
THENCE S 01°13'00" W, 1320.00 FEET;  
THENCE S 88°47'00" E, 1316.70 FEET TO THE POINT OF BEGINNING.

EXISTING  
P.U.D. AREA  
(SEE SURVEY  
FOR PROPOSED)

PARCEL B:  
A 40 FOOT WIDE INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENT BEING 20 FEET ON EACH SIDE OF THE EXISTING ROAD CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER OF COUNTY ROAD NO. 129 (ELK RIVER ROAD) FROM WHICH AP 2 TRACT 89 BEARS S 21°35'43" W, 481.81 FEET;  
THENCE N 64°49'07" E, 50.85 FEET;  
THENCE N 45°01'24" E, 276.48 FEET;  
THENCE N 46°47'31" E, 90.99 FEET;  
THENCE N 54°12'52" E, 67.50 FEET;  
THENCE N 66°33'42" E, 91.55 FEET;  
THENCE N 76°58'42" E, 131.51 FEET;  
THENCE N 71°26'20" E, 83.68 FEET;  
THENCE N 68°06'37" E, 121.84 FEET;  
THENCE N 61°56'09" E, 89.72 FEET;  
THENCE N 44°19'23" E, 55.28 FEET;  
THENCE N 28°02'00" E, 102.42 FEET;  
THENCE N 38°23'50" E, 80.75 FEET;  
THENCE N 43°16'11" E, 85.27 FEET;  
THENCE N 46°35'18" E, 154.39 FEET;  
THENCE N 35°41'34" E, 74.64 FEET;  
THENCE N 38°10'33" E, 80.83 FEET;  
THENCE N 44°35'54" E, 218.58 FEET;  
THENCE N 51°28'05" E, 48.70 FEET;  
THENCE N 72°35'36" E, 59.30 FEET;  
THENCE N 80°27'45" E, 313.00 FEET;  
THENCE N 82°25'40" E, 115.28 FEET;  
THENCE N 56°47'36" E, 74.28 FEET;  
THENCE N 55°39'47" E, 118.43 FEET;  
THENCE N 62°00'22" E, 58.40 FEET;  
THENCE N 81°38'20" E, 48.20 FEET;  
THENCE S 81°29'14" E, 54.60 FEET;  
THENCE S 65°43'59" E, 142.07 FEET;  
THENCE S 73°03'43" E, 225.34 FEET TO THE POINT OF TERMINATION AT A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED TRACT FROM WHICH THE SW CORNER OF SAID TRACT BEARS S 01°13'00" W, 1137.03 FEET.  
BEARINGS ARE BASED UPON THE MONUMENTED LINE BETWEEN THE GOVERNMENT BRASS CAPS FOUND FOR AP 4 AND AP 5 OF TRACT 87 BEING N 00°06'52" W.  
COUNTY OF ROUTT, STATE OF COLORADO

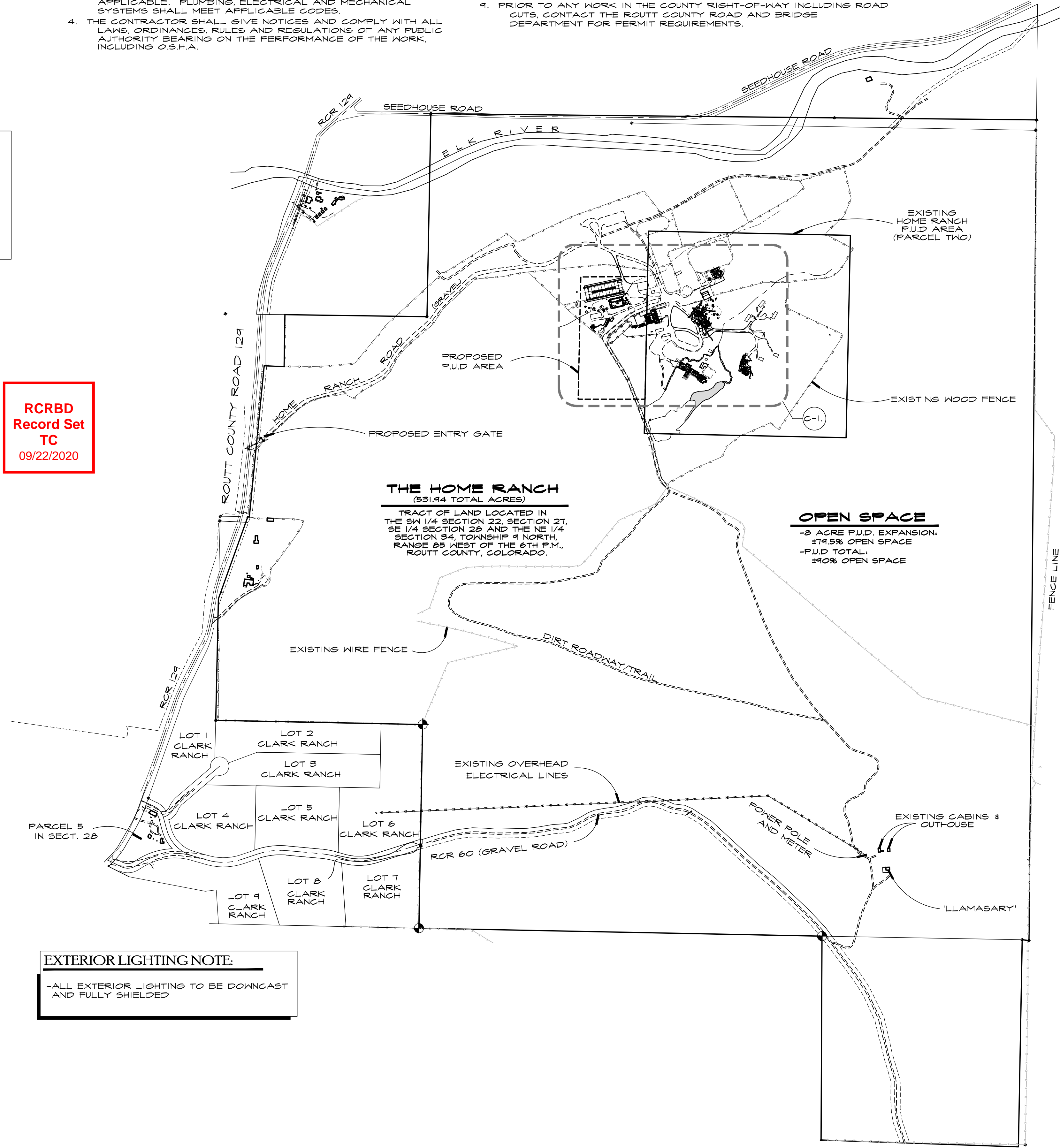
PARCEL THREE (PIN 919221001): A TRACT OF LAND LOCATED IN A PORTION OF TRACT 87 OF SECTION 22 AND SECTION 27 AND IN A PORTION OF TRACT 78, SECTION 22, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 87 LYING NORTH OF THE CENTERLINE OF ELK RIVER (MORE PARTICULARLY DEFINED IN THAT CERTAIN AFFIDAVIT AND AGREEMENT RECORDED IN BOOK 455 AT PAGE 582, (ROUTT COUNTY RECORDS), AND THAT PORTION OF TRACT 78 LYING SOUTH OF THE CENTERLINE OF SEED HOUSE ROAD. EXCEPTION AND EXCLUDING THEREFROM:  
THAT CERTAIN TRACT OF LAND CONVEYED BY DEED RECORDED IN BOOK 338 AT PAGE 130.

PARCEL FOUR (PIN 919272002): A TRACT OF LAND LOCATED IN THE NW1/4NW1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M.  
(DESCRIBED UNDER THE RESURVEY AS TRACT 90) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT ANGLE POINT #3 OF SAID TRACT 90,  
THENCE N 89°15'00" E 203.93 FEET ALONG THE SOUTH LINE OF SAID TRACT 90,  
THENCE N 03°02'00" E 68.98 FEET TO A POINT OF CURVATURE,  
THENCE ON A CURVE TO THE RIGHT A DISTANCE OF 96.63 FEET AND WHOSE CHORD BEARS N 06°27'32" E 96.57 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NE CORNER OF GLEN EDEN TOWNHOUSES, PHASE I;  
THENCE ALONG A CURVE TO THE RIGHT (WHOSE RADIUS POINT BEARS S 80°06'57" E 808.15 FEET) A DISTANCE OF 150.67 FEET AND WHOSE CHORD BEARS N 15°13'31" E 150.45 FEET;  
THENCE N 20°34'00" E 175.05 FEET;  
THENCE N 13°59'16" E 174.57 FEET;  
THENCE N 20°34'09" E 169.53 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 66.39 FEET AND WHOSE CHORD BEARS N 18°31'09" E 66.38 FEET;  
THENCE N 16°28'00" E 43.65 FEET TO THE CENTER OF ELK RIVER;  
THENCE ALONG THE CENTERLINE OF SAID ELK. RIVER FOR THE FOLLOWING 5 COURSES,  
S80°25'00" E 37.09 FEET,  
S76°34'00" E 254.00 FEET,  
S84°43'00" E 226.0 FEET,  
N78°57'00" E 120.0 FEET,  
N64°21'14" E 251.10 FEET TO THE EAST LINE OF SAID TRACT 90;  
THENCE S00°27'40" E. 938.00 FEET ALONG SAID EAST LINE TO ANGLE POINT #4 OF SAID TRACT 90;  
THENCE S89°15'00" W 1111.17 FEET ALONG THE SOUTH LINE OF SAID TRACT 90;  
THENCE N03°02'00" E 68.98 FEET TO A POINT OF CURVATURE;  
THENCE ON A CURVE TO THE RIGHT A DISTANCE OF 96.63 FEET AND WHOSE CHORD BEARS N06°27'32" E 96.57 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ROUTT, STATE OF COLORADO

PARCEL FIVE (PIN 919284006):  
THAT PART OF TRACT 92, SECTION 28, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO WHICH LIES SOUTHEASTERLY OF COUNTY ROAD NO. 129, SOUTHWESTERLY OF COUNTY ROAD NO. 60, AND  
NORTHWESTERLY OF "FUTURE COUNTY ROAD NO. 60" AS SHOWN ON THE PLAT OF CLARK RANCH  
AS SHOWN ON THE PLAT OF CLARK RANCH RECORDED JUNE 26, 1978 AT FILE NO. 8184 AND DESIGNATED AS "NOT A PART".

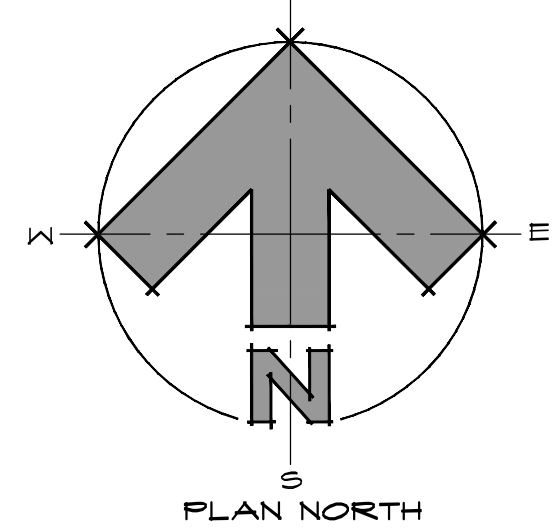
GENERAL SITE NOTES

1. ACTUAL SITE CONDITIONS MAY REQUIRE THAT SOME OF THE COMPONENTS OF THE WORK SHOULD BE DONE DIFFERENTLY THAN SHOWN ON THESE DRAWINGS. VERIFY WITH ARCHITECT AND ENGINEER.
2. ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE OF THE HIGHEST QUALITY ATTAINABLE IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE OF THAT TRADE.
3. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES AS APPLICABLE. PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS SHALL MEET APPLICABLE CODES.
4. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, INCLUDING O.S.H.A.
5. PROVIDE FOR POSITIVE DRAINAGE AWAY FROM SITE.
6. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD.
7. ALL ON SITE CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THERE IS NO IMPLICATION OF THE CONSTRUCTION SAFETY REQUIREMENTS OR BUILDING METHODS CONTAINED IN THESE DOCUMENTS.
8. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED NO MORE THAN 30 DAYS AFTER COMPLETION OF GRADING WORK.
9. PRIOR TO ANY WORK IN THE COUNTY RIGHT-OF-WAY INCLUDING ROAD CUTS, CONTACT THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT FOR PERMIT REQUIREMENTS.



RCRBD  
Record Set  
TC  
09/22/2020

EXTERIOR LIGHTING NOTE:  
-ALL EXTERIOR LIGHTING TO BE DOWNCAST AND FULLY SHIELDED



DWN BY:  
JPR/BWR  
P.U.D. SUBMITTAL  
11/04/19 INITIAL  
1/28/20 2ND SUBMITTAL  
3/03/20 3RD SUBMITTAL  
4/08/20 4TH SUBMITTAL  
5/6/10/20 5TH SUB.  
08/10/2020 GATE PERMIT



**JOE PATRICK  
ROBBINS**  
ARCHITECT  
BOX 1449 879-4320  
STEAMBOAT SPRINGS  
COLORADO 80477

A NEW PLAN FOR THE

# HOME RANCH

27315  
HOME RANCH ROAD  
ROUTT COUNTY  
COLORADO

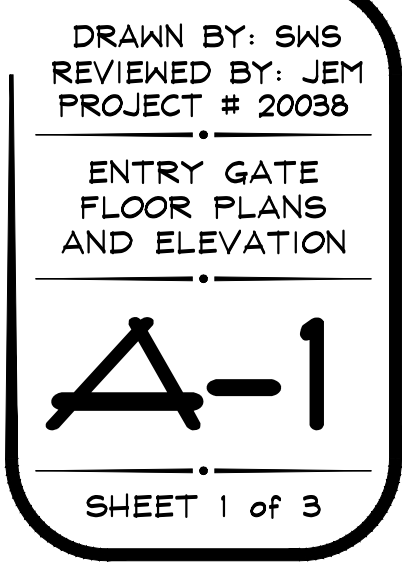
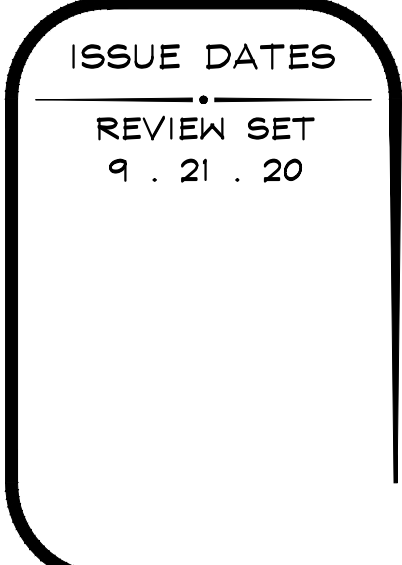
SHEET NUMBER

MASTER SITE PLAN & VICINITY MAP

SCALE: 1" = 400'-0"

C - 1.0





## ARCHITECTURAL NOTES

### GENERAL

All work must comply with state and local codes, based on the Routt County Zoning Regulations, the 2015 International Building Code, the 2015 International Residential Code, the International Plumbing Code, the International Mechanical Code, the Energy Conservation Code and the International Electric code. The contractor shall comply with all laws, ordinances, rules and regulations of any public authority bearing on the performance of the work, including O.S.H.A.

Location of the utilities (electrical, telephone, cable TV, gas, water, sewer) shall be verified before construction begins.

All on site construction safety and construction means and methods are the responsibility of the contractor. There is no implication of the construction safety requirements or building methods contained in these drawings.

Actual site conditions may require that some of the components of the work should be done differently than shown on these drawings. All dimensions and conditions to be verified by the contractor prior to construction. Verify changes with the designer and engineer.

These drawings represent a simplified builder's set of plans. Additional detailing may be required of the engineer during construction.

Any variation which requires a physical change from these plans must be brought to the attention of the designer and engineer in order to maintain the design intent of the project.

All work connected with this project by any trade involved shall be of the highest quality attainable in accordance with the professional practice of the trade.

### DIMENSIONS

All interior and exterior dimensions are to face of stud or face of concrete, U.N.O.

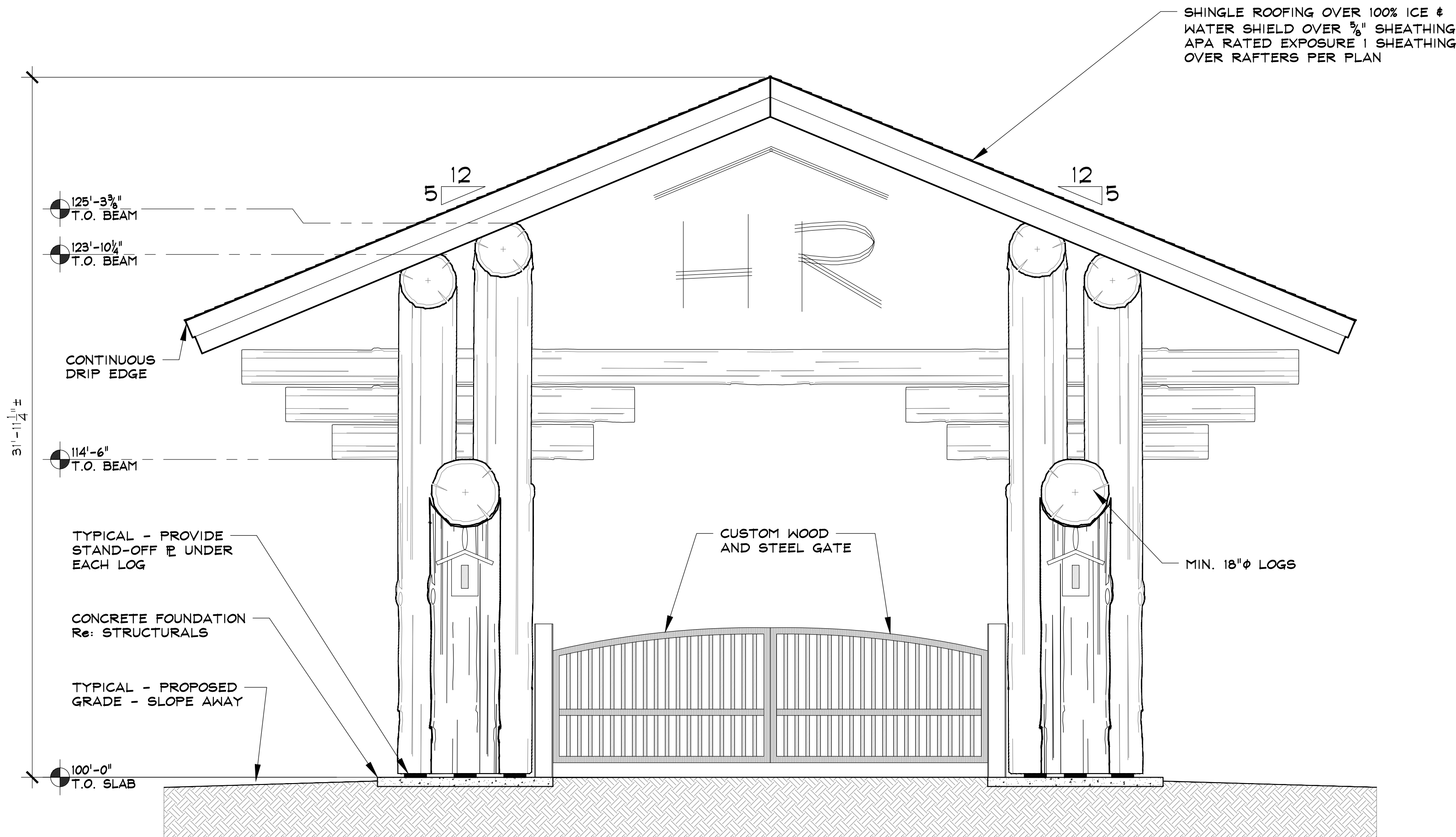
Do not scale drawings.

If any discrepancies are found in these drawings notify engineer and/or designer immediately.

### ROOF ASSEMBLIES (IRC CHAPTER 8 & 9)

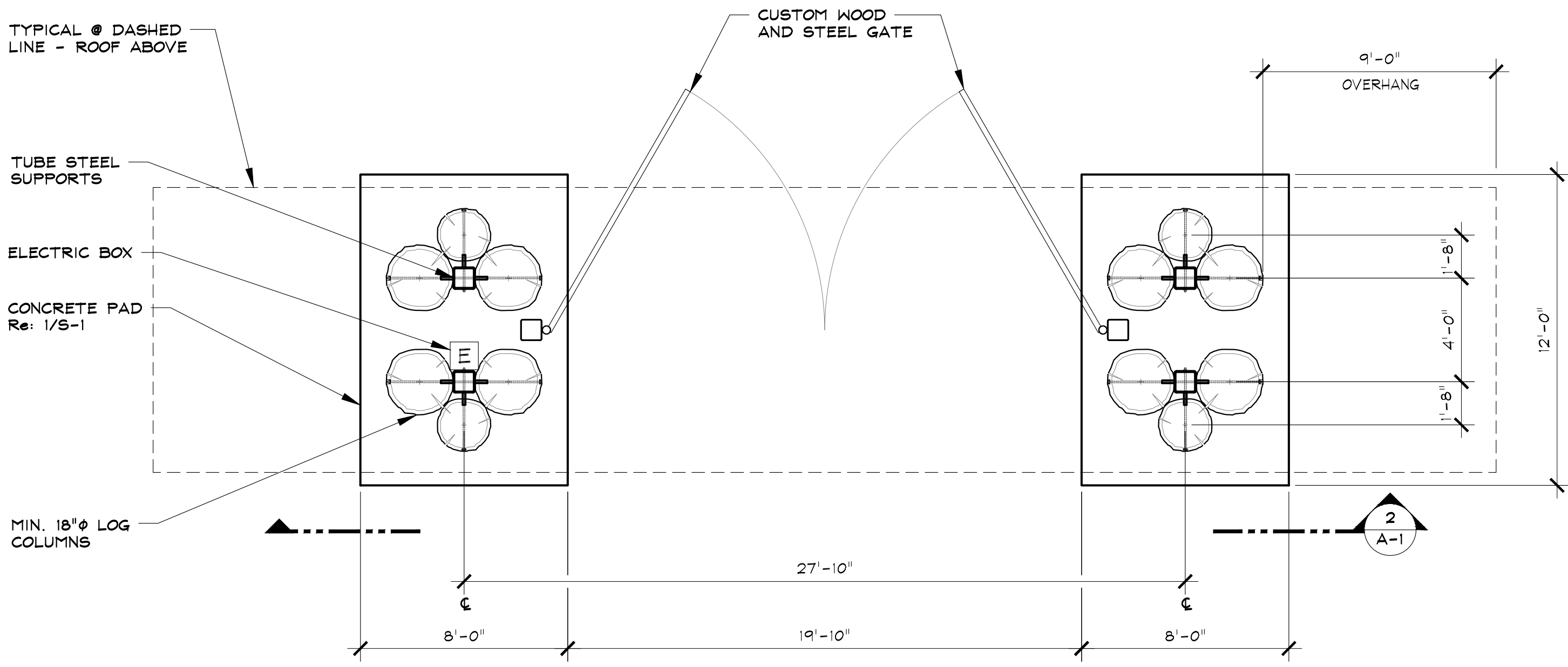
Provide Grace 'Ice and water shield', or equivalent product, from the edge of roof overhangs to the ridge.

Asphalt shingles shall comply with R905.2 & require double underlayment when applied on 2:12 to 4:12 roof pitches. Standing seam metal roofing shall have min. ¼:12 slope & comply w/ R905.10



2 ENTRY GATE ELEVATION

SCALE: ¼" = 1'-0"



1 ENTRY GATE FLOOR PLAN

SCALE: ¼" = 1'-0"



Applicable Codes and Standards:

- A. 2015 International Building Code (including all local adoptions)
- B. 2015 International Residential code (including all local adoptions)
- C. Routt County Zoning Regulations
- D. "Minimum Design Loads for Buildings and Other Structures" - ASCE 7-10
- E. "Building Code Requirements for Structural Concrete" - ACI318
- F. "Steel Construction Manual" - AISC fourteenth edition
- G. "National Design Specification for Wood Construction" - ANSI/APFA-NDS 2015

Design Live Loads:

- A. Roofs: 110 psf Ground Snow Load, 85 psf Roof Snow Load  
B. Wind: 115 mph, Exposure C  
C. Seismic Design: Category B, Soil Type D

Foundation Criteria:

- A. Design of continuous and individual footings is based on a maximum allowable soil bearing pressure of 3,000 psf dead load plus full live load and no minimum dead load placed on the natural undisturbed soils below frost depth per recommendations by NAWCC.

Reinforced Concrete:

- A. Structural concrete shall be Type 1, and have a minimum 28 day strength of 3,000 psi. Exterior concrete slabs shall be Type 1 and have a minimum 28 day strength of 4,000 psi. All concrete shall have a min 6% (+/- 1.5%) entrained air for durability and a 4" (+/- 1") slump. The maximum aggregate size shall be 3/4". Concrete shall not be placed on frozen ground and shall be protected from freezing for a minimum of 7 days. During cold weather the methods and specifications set forth in ACI 306R-88 shall be followed to prevent frost damage.
- B. All concrete work shall conform to the requirements of ACI318 and 301, latest edition.
- C. All exposed edges shall have a 3/4" chamfer.
- D. Reinforcing bars shall conform to ASTM spec. A615-79 and shall be Grade 60.
- E. At splices, lap bars a minimum of 38 diameters. At corners and intersections, make horizontal continuous or provide matching corner bars. Around openings in walls and slabs, provide (2) #5 bars extending a minimum of 2 feet beyond the edge of the opening. Continuous top bars in walls shall be spliced at mid-span. Continuous bottom bars in walls shall be spliced at supports.
- F. Concrete cover shall conform to ACI 308-08, 7.7. Unless a greater cover is required, concrete cast against earth shall have 3in. min. cover; concrete exposed to earth or weather shall have 2in. min. cover for No. 6 bars & greater, & 1 1/2in. min. cover for No. 5 bars & smaller. Concrete not exposed to weather shall have 3/4in. min. cover for No. 11 bars & smaller.
- G. Welded wire fabric shall conform to ASTM 185 and shall be lapped one full mesh at splices and tied together.
- H. Concrete shall be adequately consolidated/vibrated during placement to ensure it is thoroughly placed around all reinforcing steel and embedded fixtures.
- I. Unless noted otherwise, slabs, footings and walls shall not have any horizontal 'cold joints.' All construction joints shall be detailed or reviewed by the Engineer of Record.
- J. Interior concrete slab finish shall be steel trowel finished and exterior concrete slabs shall be broom finished.











**Structural Steel:**

- A. Structural steel shall be detailed and fabricated in accordance with the latest version of the AISC Manual of Steel Construction.
- B. All bolts, including anchor bolts, shall conform to ASTM spec. A307.
- C. Structural steel rolled shapes, including plates and angles, shall be ASTM spec. A570, gr. 50ksi.
- D. Expansion bolts called for on the drawings shall be Simpson "Neg-All", "Strong-Bolt 2" or approved wedge type anchors with the following minimum embedments: 3/4" diameter bolts - 3", 5/8" diameter bolts - 2 3/4", 1/2" diameter bolts - 2 1/4".
- E. All epoxy shall be Simpson "Set-XP" and shall be installed per the "Anchoring and Fastening Systems For Concrete and Masonry" Simpson catalog #C-SAS-2012 by a qualified personnel.
- F. Field welded connections must be inspected by the Engineer of Record.
- G. Fillet welds indicated on the plans shall be E70XX electrodes and shall be the minimum size specified in the AISC Manual of Steel Construction, Table J2.4.
- H. All welds shall be performed by a certified welder.

### Structural Wood Framing:

- A. Unless noted otherwise, all 2" lumber shall be Douglas Fir S4S No. 2 and better. All solid timber beams and posts shall be DF-L No. 1 or better.
- B. Unless noted otherwise, minimum nailing shall be provided as specified in Table No. 230A.9.1, "Fastening Schedule", of the 2015 IBC or Table No. R602.3(1), "Fastener Schedule For Structural Members", of the 2015 IRC.
- C. Wall and floor sheathing shall be APA rated with exterior glue and graded in accordance with APA standards. Panel identification and thickness shall be as noted on the drawings.
- D. Where light gauge framing anchors are shown or required, they shall be Simpson "Strong Tie" (or equal approved by ICBQ). They shall be installed with the number and type of fasteners recommended by the manufacturer to develop full capacity.
- E. Laminated Veneer Lumber shall be of such stress grade to provide an allowable bending stress of 2,600 psi, allowable shear stress parallel to the glue line of 285 psi and a modulus of elasticity of 1,900,000 psi.
- F. Glue laminated timber shall be stress grade marked 24F-V4 unless noted otherwise.
- G. Roof trusses shall be designed by a Colorado Registered Professional Engineer to support the full live load and dead loads of the roof, ceiling, and any other superimposed loads. Calculations and shop drawings, including member sizes, lumber species, and grade and substantiating data for connector capacities and truss bearing, shall be submitted to the Architect or Engineer for review and approval prior to fabrication.
- H. Floor Joists shall be plant fabricated series with            or solid wood flanges and plywood or OSB webs, and shall carry ICBQ approval for a complete section. Joists shall be designed to carry full live and dead loads of the roof(s), floor(s), and any superimposed loads.
- I. Roof overframing shall be 2x6 rafters @ 24" O.C. w/ 2x6 studs @ 24" O.C. to stack over rafters or purlins below.

### STRUCTURE LEGEND

- ☐ = COLUMN BELOW
- ☒ = COLUMN ABOVE
- ☒ = COLUMN CONTINUOUS THIS LEVEL
-  = BEARING ARROW
-  = RAFTER
-  = JOIST
-  = BEAM
-  = RIM
-  = LEDGER
-  = TYPICAL HEADER
-  = CLOSURE WALL
-  = HANGER
-  = CLIP

NOTE: COLUMNS SHOWN —  
IN THIS SECTION ONLY  
TAKE DEAD LOAD OF  
DECORATIVE LOG BEAMS  
ABOVE AND NO ROOF  
LIVE LOAD

TYPICAL - PROVIDE STEEL -  
SLEEVE AND FASTEN HSS  
COLUMN TO LOG w/  $\frac{7}{8}$ "  $\phi$   
ALL-THREAD BOLT - OK TO  
COUNTERSINK INTO LOG

TYPICAL - #4 DOWELS X ———  
1'-6" X 2'-0" @ 18" O.C.  
ALL AROUND PILASTER

TYPICAL - 6" THICK CONC.  
SLAB REINF. w/ #4 BARS @ 18"  
O.C., EA. WAY, CENTERED

PROVIDE FULLY \_\_\_\_\_  
COMPACTED STRUCTURAL  
BACKFILL

- TYPICAL - PROVIDE  
STAND-OFF  $\frac{1}{2}$  UNDER  
EACH LOG

TYPICAL - #4 DOWELS X  
2'-0" X 3'-0" @ 18" O.C.  
ALL AROUND PILASTER

REINF. 10'-0"x20'-0"x1'-6" -  
THICK CONCRETE FOOTING  
w/ #4 BARS @ 8" O.C.,  
EA. WAY

TYPICAL - 1/2" ØX10" GALV.  
ANCHOR BOLTS IN 3/4" THICK  
STEEL BASE P

COMPACTED  
GRAVEL SOILS

SCALE:  $\frac{3}{4}" = 1'-0"$

② FOUNDATION SECTION

② ROOF FRAMING PLAN

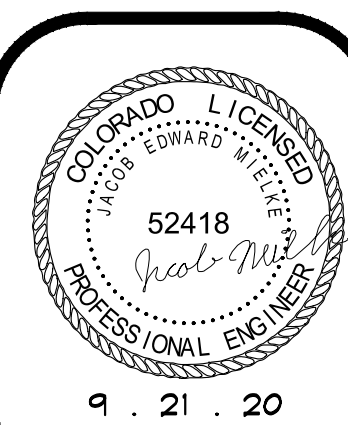
- 2 TYPICAL - 5/8" APA RATED EXPOSURE 1 40/20 SHEATHING  
TYPICAL - ELEVATION @ TOP OF BEAMS INDICATED THUS: (ELEV.)

SCALE:  $\frac{1}{4}" = 1'-0"$

## 1 FOUNDATION PLAN

- TYPICAL - ELEVATION @ TOP OF CONCRETE FOOTING INDICATED THUS: (ELEV)/  
TYPICAL - COLUMNS THAT BEGIN THIS LEVEL ARE INDICATED ON PLAN

SCALE:  $\frac{1}{4}" = 1'-0"$



# THE HOME RANCH ENTRY GATE

STEAMBOAT SPRINGS, COLORADO

A NEW ENTRY GATE FOR:

THE HOME RANCH

## ISSUE DATES

REVIEW SET  
9 . 21 . 20

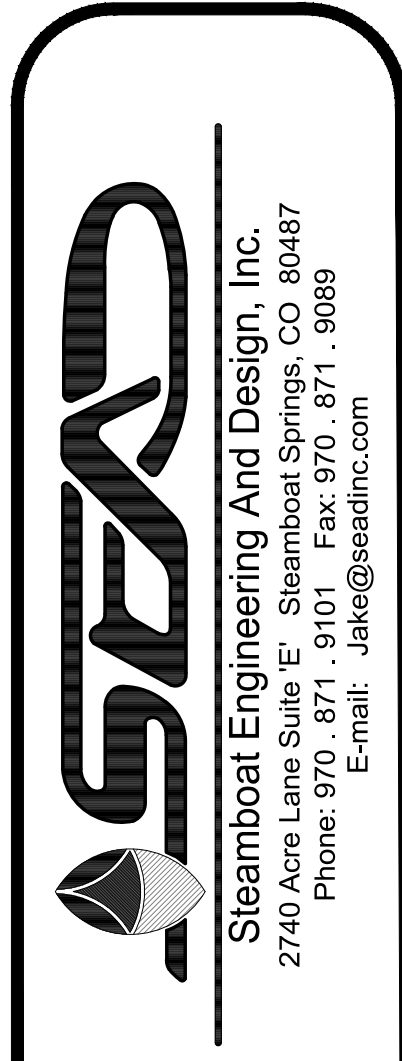
DRAWN BY: SWS  
REVIEWED BY: JEM  
PROJECT # 20038

FOUNDATION  
PLAN & ROOF  
FRAMING PLAN

S-1

SHEET 2 of 3





THE HOME RANCH ENTRY GATE  
54420 COUNTY ROAD 129  
STEAMBOAT SPRINGS, COLORADO  
A NEW ENTRY GATE FOR:  
THE HOME RANCH

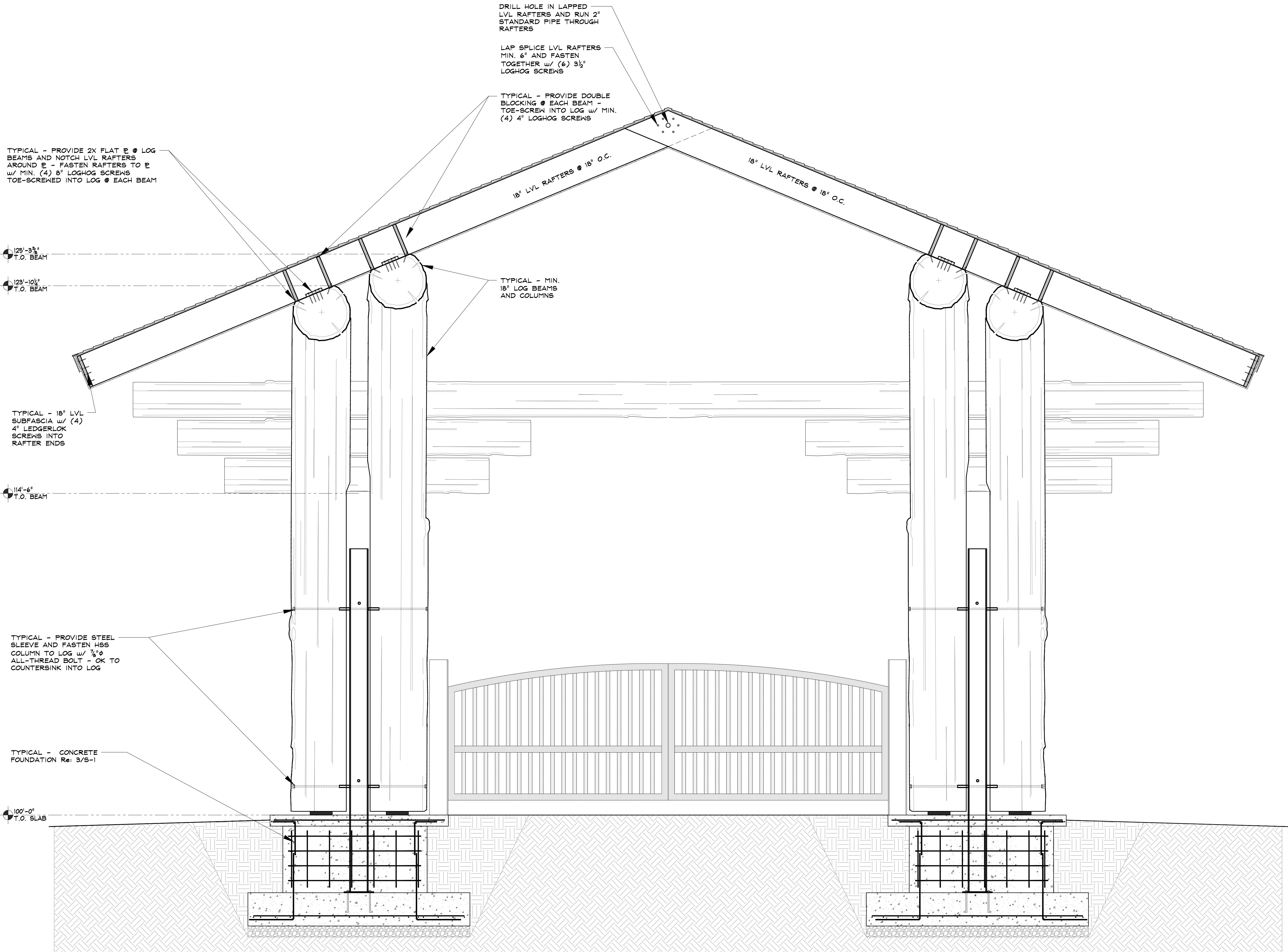
ISSUE DATES
REVIEW SET
9.21.20

DRAWN BY: SMS  
REVIEWED BY: JEM  
PROJECT # 20038

ENTRY GATE  
SECTION

**S-2**

SHEET 3 of 3



1 ENTRY GATE FRAMING SECTION

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