



Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School

Date: 8/26/2020

Address: 27315 HOME RANCH RD, CLARK	Property Use: COMM
Owner: HOME RANCH LLC	Lot Area: 39.9
Parcel ID: 919271001	Year Built: 0
Zoning: OR	Book Page: SPECIAL



Building

TB-20-799

To: Paul Stoll

Design information:

Occupancy Classification: R3, U
Character and Use: Addition/Remodel to SFR
Number of Stories: 2
Type of Construction: VB
Occupant Load: N/A

**RCRBD Record Set
T.A.**

09/02/2020

The following items and questions below apply to permit referenced above and will need to be addressed prior to the Building Permit being issued as applicable. Please respond by email or phone to the items below:

1. This project is in the concurrent review process with the other Departments. Review comments in Viewpermit, as applicable, when available.
2. The insulation value of walls provided under paragraph B of DIVISION 7 - THERMAL AND MOISTURE PROTECTION shows R-21 while the Table PRESCRIPTIVE PATH METHOD TO BE USED FOR I.E.C.C. COMPLIANCE provides the correct R-20 +5 continuous. Please show how this is installed in the wall and show how the conditioned crawl space is insulated.

(Corrections have been made and approved. Date_____By_____)

✓ **Items noted below do not require a response or comment back during the Plan Review in order for us to approve this permit. The Items below are required and will be checked by field inspectors. Please take time to review these items in advance of starting any work to ensure your project is ready for inspection.**

Routt County Regional Building Department

136 Sixth Street, PO Box 773840 Steamboat Springs, CO 80477 PH: 970-870-5566 Fax 970-870-5489

1. R321.1 Premises identification. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
2. Separate Permits must be applied for and obtained prior to any work in Electrical trades as applicable.

3. SECTION R314 SMOKE ALARMS

R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314.

R314.1.1 Listings. Smoke alarms shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

R314.2 Where required. Smoke alarms shall be provided in accordance with this section.

R314.2.1 New construction. Smoke alarms shall be provided in dwelling units.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and 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.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

SECTION R315

CARBON MONOXIDE ALARMS

R315.1 General. Carbon monoxide alarms shall comply with Section R315.

R315.1.1 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

R315.2 Where required. Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

R315.2.1 New construction. For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R315.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

R315.5 Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.



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2. Carbon monoxide alarms installed in accordance with Section R315.2.2 shall be permitted to be battery powered.

Reviewed by: Ted Allen



~SHEET INDEX~

COVER

CIVIL

- C-10 MASTER SITE PLAN & VICINITY MAP - 1"=400'
- C-11 SITE PLAN ENLARGEMENT - 1"=50'
- C-12 SITE PLAN ENLARGEMENT - 1/8"=1'

OUTLINE SPECIFICATIONS

- OS-10 OUTLINE SPECIFICATIONS & CODE COMPLIANCE INFO

ARCHITECTURAL

- A-10 MAIN LEVEL - KEY PLAN - 3/16"=1'
- A-11 MAIN LEVEL - PLAN ENLARGEMENT - 1/4"=1'
- A-12 MAIN LEVEL - PLAN ENLARGEMENT - 1/4"=1'
- A-13 MAIN LEVEL - EXISTING AND DEMOLITION PLAN - 1/4"=1'
- A-20 UPPER LEVEL/LOWER ROOF KEY PLAN - 3/16"=1'
- A-21 UPPER FLOOR/LOWER ROOF PLAN ENLARGEMENT - 1/4"=1'
- A-30 UPPER ROOF PLANS - 1/4"=1'
- A-40 BUILDING ELEVATIONS - 1/4"=1'
- A-41 BUILDING ELEVATIONS - 1/4"=1'
- A-50 BUILDING SECTIONS - 1/4"=1'

STRUCTURAL

- S-10 FOUNDATION KEY PLAN - 3/16"=1'
- S-11 FOUNDATION PLAN ENLARGEMENT - 1/4"=1'
- S-12 FOUNDATION DETAILS
- S-20 MAIN FLOOR FRAMING PLAN - 1/4"=1'
- S-30 UPPER FLOOR/LOWER ROOF FRAMING KEY PLAN - 1/4"=1'
- S-40 UPPER ROOF FRAMING PLAN - 1/4"=1'

~PROJECT DESCRIPTION~

- REMODEL AND ADDITION OF SINGLE FAMILY HOME WITH ATTACHED GARAGE
- TYPE V CONSTRUCTION
- OCCUPANCY TYPE: RESIDENTIAL GROUP R-3

~USE BREAKDOWN~

- PRINCIPLE USE: SINGLE FAMILY RESIDENCE, 1 UNIT
- ACCESSORY USE(S): NONE

~ZONING DISTRICT ~

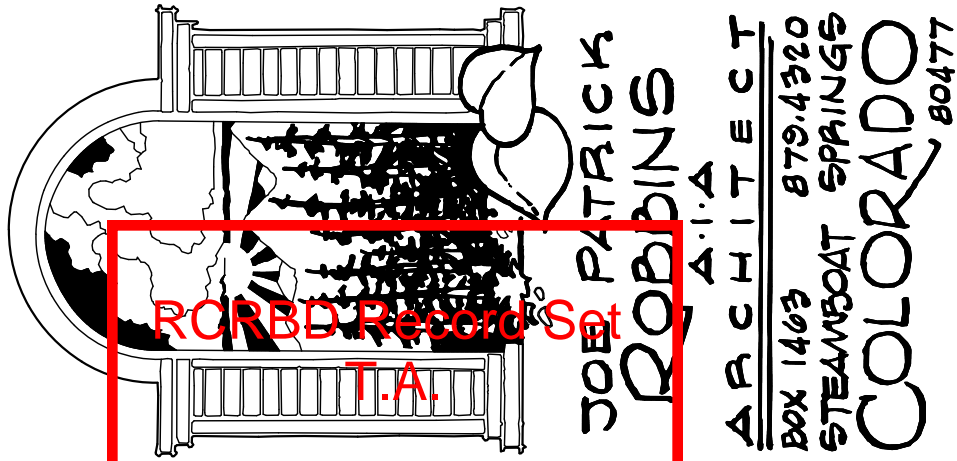
- OUTDOOR RECREATION - PLANNED UNIT DEVELOPMENT

~PROPOSED ADDITIONAL SQUARE FOOTAGE~

- MAIN LEVEL -
LIVING - 572 SQ. FT. NEW
PORCH - 532 SQ. FT. NEW
GARAGE - 784 SQ. FT. NEW
- UPPER LEVEL -
PARTIAL FINISH/STORAGE - 691 SQ. FT.
- TOTAL ALL PROPOSED -
2579 SQ. FT.

~CODE COMPLIANCE~

- 2015 INTERNATIONAL RESIDENTIAL CODE
- SEE SHEET OS-10 FOR IECC CODE COMPLIANCE



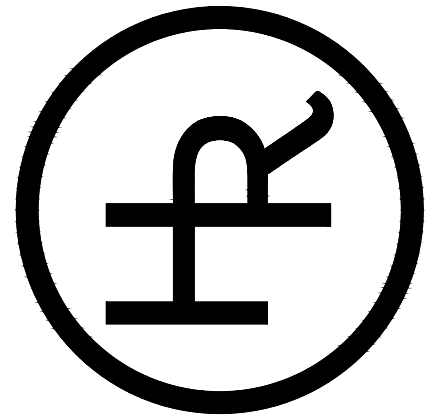
DWN 09/02/2020
JFR / BWR

P.U.D SUBMITTAL

- 11/04/19 INITIAL
- 1/28/20 2ND SUBMITTAL
- 3/03/20 3RD SUBMITTAL
- 4/08/20 4TH SUBMITTAL
- 6/10/20 5TH SUB.

BUILDING PERMIT ISSUE:
08/13/2020

A NEW PLAN FOR THE
HOME RANCH
27315 HOME RANCH ROAD
ROUTT COUNTY, COLORADO



COLUMBINE CABIN

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 F 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.

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

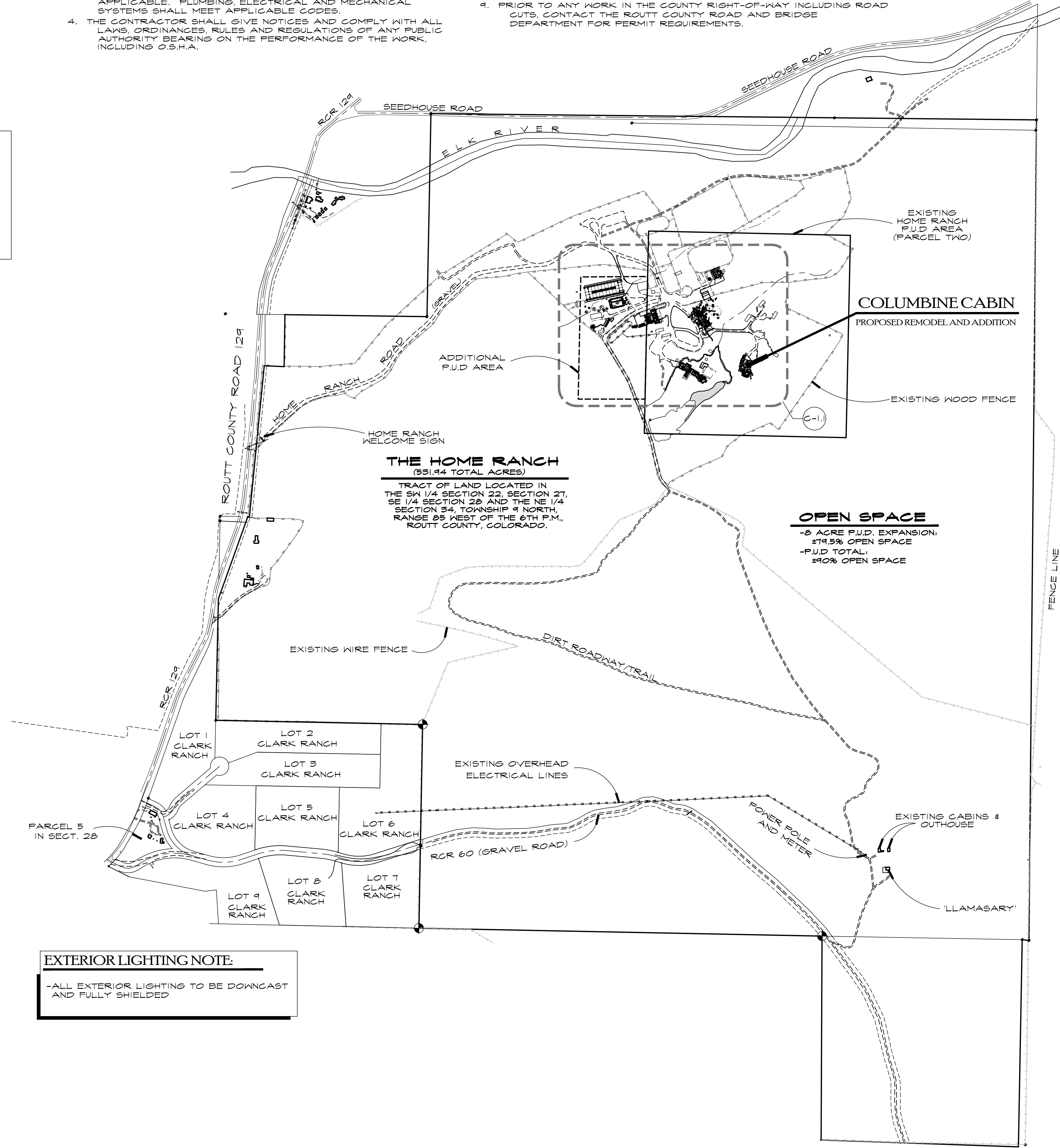
PARCEL THREE (PIN 919221001): A TRACT OF LAND LOCATED IN A PORTION OF TRACT 87 OF SECTION 22 AND SECTION 27 AND IN A PORTION OF TRACT 78, SECTION 22, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 87 LYING 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

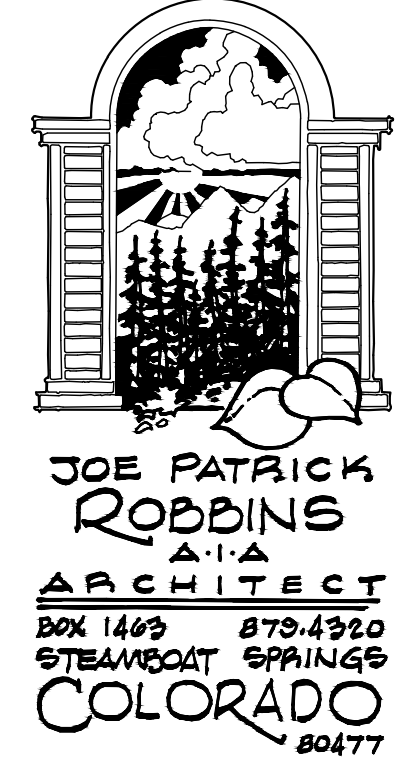
1. ACTUAL SITE CONDITIONS MAY REQUIRE THAT SOME OF THE COMPONENTS OF THE WORK SHOULD BE DONE DIFFERENTLY THAN SHOWN ON THESE DRAWINGS. VERIFY WITH ARCHITECT AND ENGINEER.
2. ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE OF THE HIGHEST QUALITY ATTAINABLE IN ACCORDANCE WITH THE PROFESSIONAL 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.



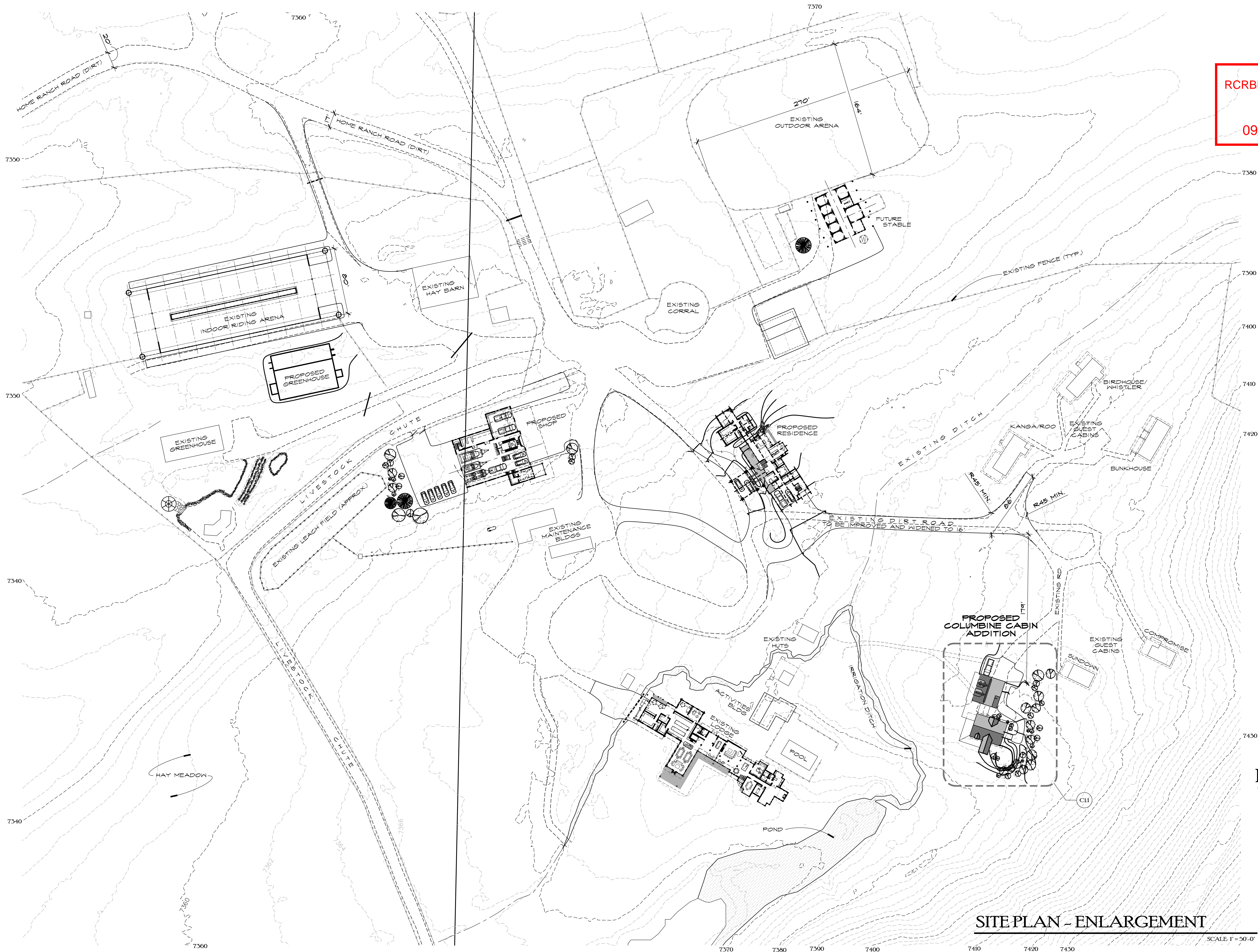
EXTERIOR LIGHTING NOTE:
-ALL EXTERIOR LIGHTING TO BE DOWNCAST AND FULLY SHIELDED

RCRBD Record Set
T.A.
09/02/2020

DWN BY:
JPR / BWR
P.U.D SUBMITTAL
11/04/19 INITIAL
1/28/20 2ND SUBMITTAL
3/03/20 3RD SUBMITTAL
4/02/204TH SUBMITTAL
6/10/20 5TH SUB.
BUILDING PERMIT ISSUE:
08/13/2020

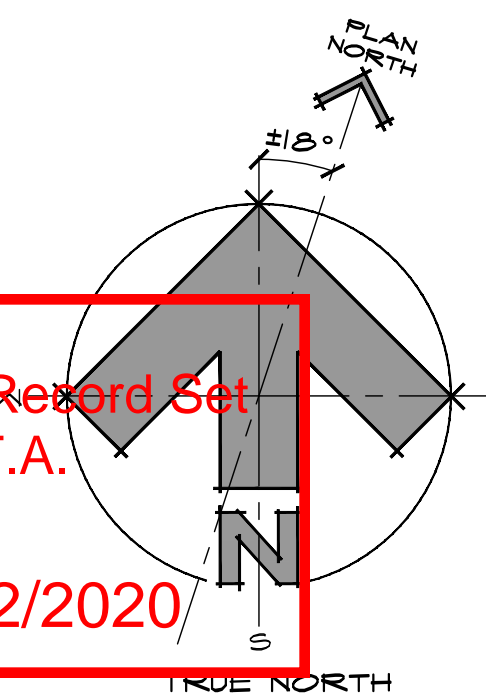


A NEW PLAN FOR THE
HOME RANCH
COLUMBINE CABIN
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER



RCRBD Record Set
T.A.

09/02/2020



DWN BY:
JPR / BWR
P.U.D. SUBMITTAL
11/04/19 INITIAL
1/28/20 2ND SUBMITTAL
3/03/20 3RD SUBMITTAL
4/02/20 4TH SUBMITTAL
6/10/20 5TH SUB.
BUILDING PERMIT ISSUE:
08/13/2020



JOE PATRICK
ROBBINS
ARCHITECT
BOX 1463 870.4320
STEAMBOAT SPRINGS
COLORADO 80477

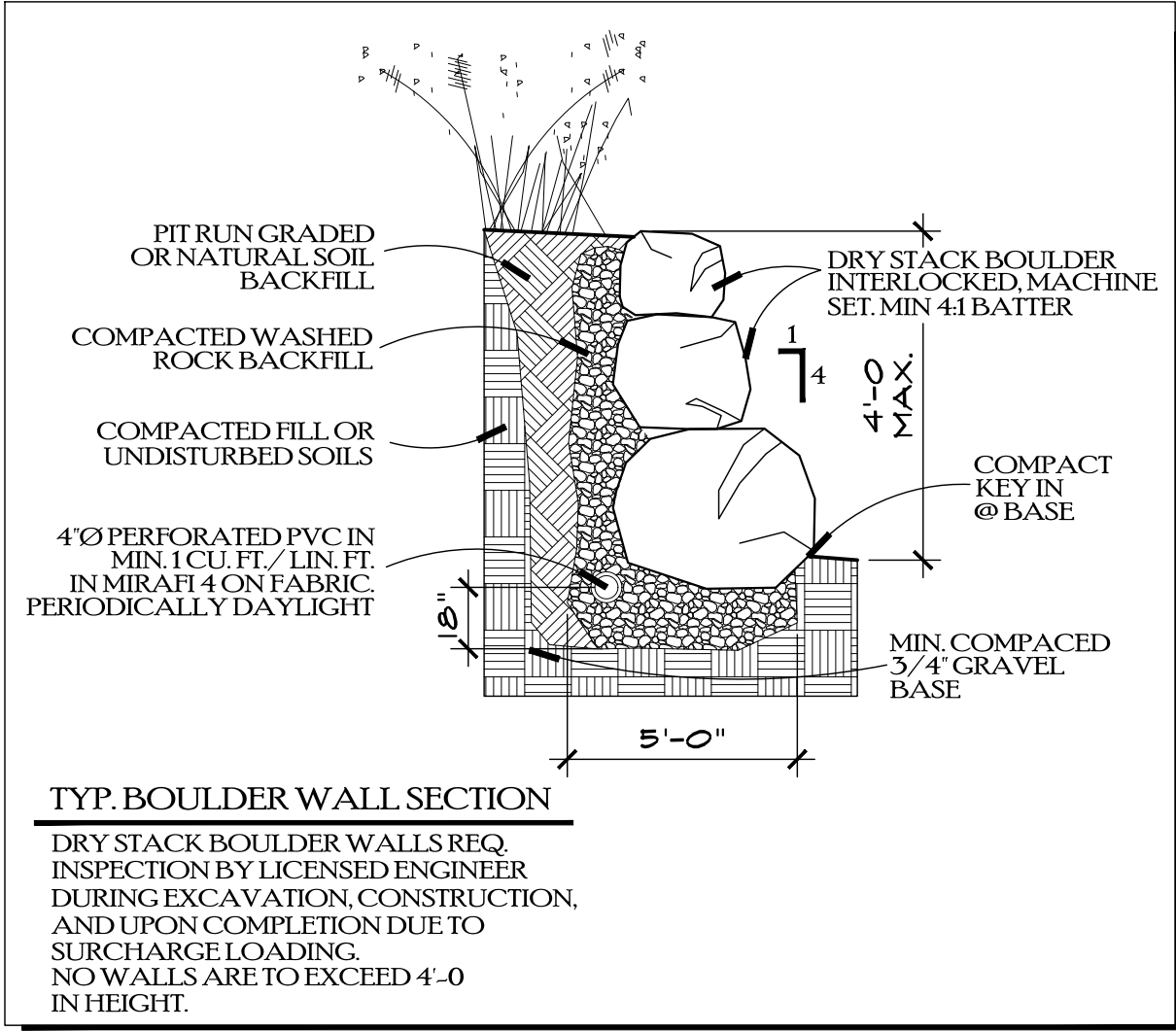
A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

SITE PLAN - ENLARGEMENT

SCALE: 1" = 50'-0"

C - 1.1



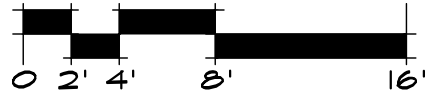
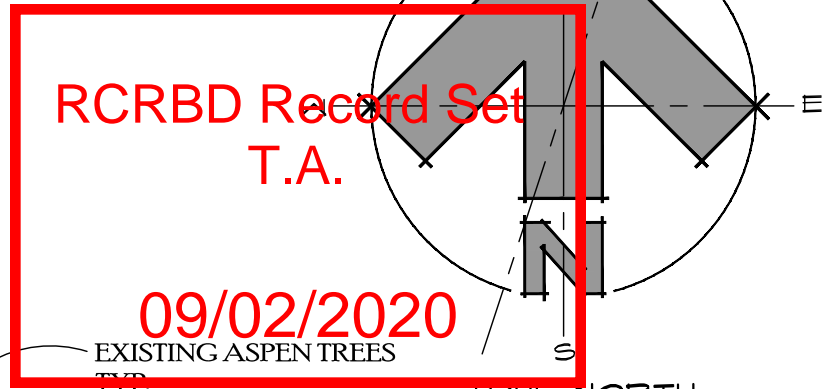
MINIMUM REQ. DEPTH FOR UTILITIES:
-GAS: 5 FEET
-WATER: 7 FEET
-ELECTRIC: 4 FEET
-TELEPHONE/CABLE/FIBER: 3 FEET

NOTE:
-EXISTING VEGETATION TO BE DISTURBED AS MINIMALLY AS REASONABLY POSSIBLE.
-ALL DISTURBED AREAS TO BE RESTORED TO NATURAL VEGETATION. SEE GENERAL SITE NOTES.

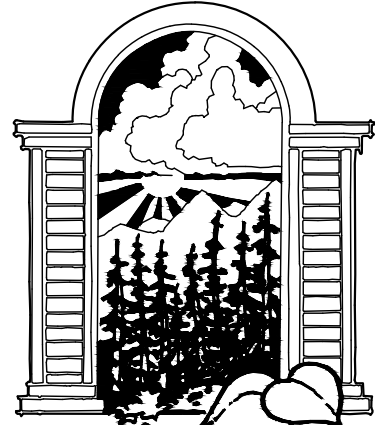
REVEGETATION NOTES:
AGGRESSIVE DRY LAND MIX PLS
-WESTERN WHEATGRASS 10%
-INTERMEDIATE WHEATGRASS 20%
-RUSSIAN WILDRYE 20%
-SLENDER WHEATGRASS 40%
-GREEN NEEDLEGRASS 10%

GENERAL SITE NOTES

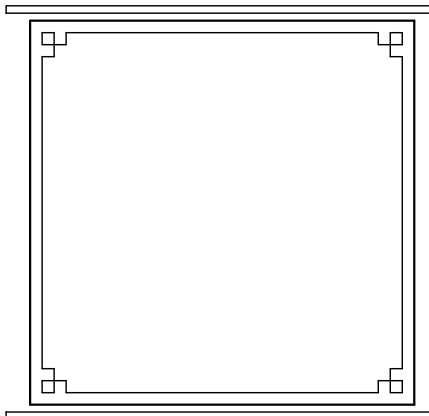
1. ACTUAL SITE CONDITIONS MAY REQUIRE THAT SOME OF THE COMPONENTS OF THE WORK SHOULD BE DONE DIFFERENTLY THAN SHOWN ON THESE DRAWINGS. VERIFY WITH ARCHITECT AND ENGINEER.
2. ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE OF THE HIGHEST QUALITY ATTAINABLE IN ACCORDANCE WITH THE PROFESSIONAL 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. 1' IN 12' FOR 10' AWAY FROM BUILDING MIN.
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.



DWN BY:
JPR / BWR
P.U.D. SUBMITTAL
11/04/19 INITIAL
1/28/20 2ND SUBMITTAL
5/08/20 3RD SUBMITTAL
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6/10/20 5TH SUB.
BUILDING PERMIT ISSUE:
08/13/2020



BOX 1469 870-4320
STEAMBOAT SPRINGS
COLORADO 80477



HOME RANCH

COLUMBINE CABIN

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER

C - 1.2

SITE PLAN - ENLARGEMENT

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

OUTLINE SPECIFICATIONS

NOTHING WRITTEN IN THESE NOTES SHALL HAVE PRECEDENCE OVER THE GENERAL STRUCTURAL NOTES.

DIVISION 1 - GENERAL REQUIREMENTS

PROJECT CLOSE OUT

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHEN THE PROJECT IS READY FOR FINAL INSPECTION. THE FOLLOWING WILL BE REQUIRED PRIOR TO FINAL PAYMENT:

- (A) COMPLETE CLEANING OF BUILDING SITE.
- (B) COMPLETION OF ITEMS ON PUNCH LIST AT FINAL INSPECTION.
- (C) PROVIDE THE OWNER WITH ONE COPY OF ALL MANUALS AND WARRANTIES ON ALL EQUIPMENT AND APPLIANCES INSTALLED IN THE BUILDING.
- (D) PROVIDE THE OWNER WITH A ONE YEAR WRITTEN GUARANTEE FOR THE ENTIRE PROJECT.
- (E) EVIDENCE THAT NO LIENS OF CLAIMS EXIST OR ARE PENDING AGAINST THIS PROJECT OR AGAINST THE CONTRACTORS OR SUBCONTRACTORS IN RELATION TO THIS PROJECT.
- (F) PRIOR TO ONE YEAR FROM THE PROJECT CLOSE OUT DATE, THE OWNER AND ARCHITECT SHALL MAKE A FINAL INSPECTION AND SHALL PRESENT TO THE CONTRACTOR ANY FINAL REQUIREMENTS TO COMPLETE THE WARRANTY OF CONSTRUCTION.

DIVISION 2 - SITE WORK

GENERAL NOTES:

ALL VEHICULAR AND FOOT TRAFFIC NECESSARY FOR COMPLETION OF THIS PROJECT SHALL BE CONFINED TO THE IMMEDIATE BUILDING SITE. ANY DAMAGE TO AREAS OR OBJECTS OUTSIDE THE PROJECT AREA SHALL BE FULLY RESTORED TO ITS NATURAL STATE BEFORE FINAL PAYMENT WILL BE MADE TO THE CONTRACTOR. GENERALLY, THE CONTRACTOR SHALL BE EXTREMELY SENSITIVE TO THE WELL BEING OF THE INDIGENOUS PLANTS AND WILDLIFE IN THIS AREA.

EARTHWORK

- (A) SITE INSPECTION IS NECESSARY PRIOR TO BIDDING OR COMMENCING WORK.
- (B) SECURE ALL PERMITS NECESSARY FOR ALL SITE WORK.
- (C) UTILITY LINE EXCAVATIONS AND BACK FILL WILL CONFORM TO THIS DIVISION. ALSO SEE DIVISIONS 15 AND 16 AND THE DRAWINGS FOR SPECIFIC LOCATIONS AND REQUIREMENTS.
- (D) SOILS ENGINEER SHALL EXAMINE THE EXCAVATION PRIOR TO PLACEMENT OF FOOTINGS.
- (E) BACK FILL AND FILL MATERIAL ARE TO BE IMPORTED OR EXISTING MATERIAL FROM THE SITE, FREE OF DEBRIS, TOPSOIL AND VEGETATION.
- (F) TOPSOIL FOR PLANTED AREAS TO BE CLEAN, ORGANIC MATERIAL LOCALLY AVAILABLE, OR STORED FROM ON-SITE EXCAVATION.
- (G) ALL FOUNDATION WALLS EXCEPT THOSE NOTED ON DRAWINGS AS "NO FOUNDATION DRAIN" SHALL BE DRAINED WITH 4" PVC PERFORATED FOUNDATION DRAIN PIPE, POSITIVELY SLOPED TO DAYLIGHT, AND LOCATED LOWER THAN THE TOP OF FOOTINGS. PIPE SHALL BE PACKED IN AND COVERED WITH 2" MINUS WASHED RIVER GRAVEL. GRAVEL SURFACE SHALL BE PROTECTED FROM SILT WITH A COVER OF MIRAF 500X CLOTH BEFORE BACK FILL - SEE DETAILS.
- (H) BRACE BUILDING WALL STRUCTURE ADEQUATELY TO WITHSTAND THE STRESSES CAUSED BY BACK FILLING AND COMPACTING.
- (I) MOISTURE CONTENT OF FILL SHALL BE MAINTAINED TO ACHIEVE OPTIMUM COMPACTION. DO NOT PERMIT THE USE OF ANY FROZEN MATERIALS IN THE FILL.
- (J) FINE GRADE ALL CUT AND FILLED AREAS TO ACHIEVE THE SURFACE GRADING SHOWN ON THE DRAWINGS, OR AS SPECIFIED BY THE OWNER. SLOPE BACK FILL AWAY FROM BUILDING AT 1" IN 12" FOR A MINIMUM OF 10 FEET FROM WALL LINE.
- (K) RETAIN ALL BOULDERS FROM EXCAVATION FOR LANDSCAPE WALLS.

DIVISION 3 - CONCRETE

CAST IN PLACE CONCRETE

- (A) CONCRETE SHALL BE ULTIMATE STRENGTH TYPE FOR THIS PROJECT, UNLESS NOTED OTHERWISE. PROJECT CONCRETE SHALL DEVELOP A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH. AGGREGATE SIZE NOT TO EXCEED 1 1/2" FOR FOOTINGS AND 3/4" FOR ALL OTHER ELEMENTS. MINIMUM CEMENT FACTOR FOR ALL CONCRETE IS FIVE AND ONE HALF (5 1/2) SACKS PER CUBIC YARD OF CONCRETE, OR AS SPECIFIED IN THE ENGINEER'S STRUCTURAL NOTES. APPROVAL OF THE DESIGN MIX BY THE ARCHITECT/ENGINEER IN NO WAY RELIEVES THE SUPPLIER OF THE RESPONSIBILITY FOR THE PERFORMANCE OF THE CONCRETE.
- (B) ALL REINFORCING BARS SHALL BE ASTM A615-GRADE 60 EXCEPT COLUMN TIES, WHICH SHALL BE ASTM A615-GRADE 40. WELDED WIRE FABRIC (WWF) SHALL BE ASTM A185. LAP ALL REBAR JOINTS 36 DIAMETERS.
- (C) STRUCTURAL NOTES TAKE PRECEDENCE OVER THESE SPECIFICATIONS.

DIVISION 4 - MASONRY

- (A) STONE VENEER MASONRY AT FIREPLACE AND EXTERIOR SHALL BE ADEQUATELY SUPPORTED WITH NOT LESS THAN ONE MASONRY TIE PER TWO SQUARE FEET OF MASONRY. MORTAR JOINTS ARE TO BE TIGHT, DEEP STRUCK TYPE. FINAL STONE TYPE TO BE DETERMINED BY CLIENT / ARCHITECT / BUILDER.
- (B) ANY MASONRY SUPPORTED BY WOOD SHALL BE VENEER, MAXIMUM 40 P.S.F., INSTALLED PER I.R.C. R703.7.2 AND R703.7.2.2.
- (C) ALL STRUCTURAL MEMBERS SHALL BE SEPARATED FROM MASONRY BY 1/2" MINIMUM.
- (D) ALL FULL THICKNESS STONE VENEER OVER 5 FEET IN HEIGHT SHALL HAVE CONTINUOUS SUPPORT TO FOUNDATION OR FOOTINGS, SEE CROSS SECTIONS FOR OTHER SUPPORT DETAILS. REFER TO I.R.C. SEC. 703.

DIVISION 5 - METALS

FRAMING CONNECTIONS

- (A) ALL FRAMING CONNECTORS INDICATED ON PLAN ARE TO BE SIMPSON, SPECIAL SHOP FABRICATION OR AS SPECIFIED BY ARCHITECT OR ENGINEER.
- (B) ALL METAL WORK SHALL BE PERFORMED USING HIGHEST PROFESSIONAL STANDARDS AND ALL STEEL EXPOSED TO WEATHER IS TO BE PRIMED AND PAINTED PRIOR TO INSTALLATION. CONSULT ARCHITECT FOR COLOR CHOICE.

DIVISION 6 - WOOD AND PLASTICS

ROUGH CARPENTRY

- (A) WOOD FOR STRUCTURAL FRAMING SHALL BE VISUALLY STRESS-GRADED, "NO 2", DRIED, DOUGLAS FIR, LARCH, CONFORMING TO NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, THE I.R.C. OR OTHERWISE NOTED.
- (B) ALL MICRO LAM MEMBERS ARE DENOTED "ML" OR "LVL" ON THE DRAWINGS, AND SHALL BE STANDARD SIZES AS FABRICATED BY "TRUSJOIST CORPORATION". OTHER SIMILAR MEMBERS OF EQUAL SIZE AND STRENGTH MAY BE SUBSTITUTED FOR MICRO LAM MEMBERS, IF APPROVED BY THE ARCHITECT OR ENGINEER.
- (C) SHOP FABRICATED JOISTS AND RAFTERS SHALL BE "T" TYPE MEMBERS FABRICATED BY "TRUSJOIST CORPORATION" OR AN APPROVED EQUAL.
- (D) PROVIDE CROSS-BRIDGING AT CENTER OF ANY SPAN OVER 8'-0" FOR ALL WOOD JOISTS AND RAFTERS, AND SOLID 2X BLOCKING BETWEEN JOISTS AND RAFTERS AT SUPPORTS.
- (E) PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BETWEEN JOISTS UNDER ALL PARTITIONS RUNNING PERPENDICULAR.
- (F) TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY SIMPSON CO. CONNECTORS BY OTHER MANUFACTURERS MAY BE USED IN THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED, IF APPROVED BY THE ARCHITECT OR ENGINEER.
- (G) FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO THE I.R.C. SCHEDULE UNLESS OTHERWISE NOTED. SEE GENERAL STRUCTURAL NOTES.
- (H) PLYWOOD FOR ROOF AND FLOOR SHEATHING SHALL BE DFP-A GRADE-TRADEMARKED C-D EXTERIOR AND SHALL CONFORM TO STANDARD PS1-66 OF THE ENGINEERED WOOD ASSOCIATION, OR AS SPECIFIED BY THE ENGINEER. SEE GENERAL STRUCTURAL NOTES. FLOOR SHEATHING: 3/4" T.G. ROOF: 5/8" MIN. CDX.
- (I) ROUGH FLOOR TO BE 3/4" T-G PLYWOOD OR APPROVED EQUAL. INSTALL PLYWOOD FLOOR WITH ADHESIVE APPLIED TO JOISTS AND WITH 10D RING-SHANKED NAILS SPACED 6" O.C. AT PANEL EDGES AND 10" O.C. OVER INTERMEDIATE SUPPORTS. STAGGER ALL ADJACENT PLYWOOD PANELS.
- (J) ADHESIVE FOR INSTALLING PLYWOOD FLOOR SHALL BE OF TYPE APPROVED BY ENGINEERED WOOD ASSOCIATION AND APPLIED AS RECOMMENDED BY THE MANUFACTURER.
- (K) WALL SHEATHING TO BE 1/2" PLYWOOD, OR AS SPECIFIED ON DRAWINGS.
- (L) ARCHITECT IS TO BE CONSULTED FOR REQUIRED CORNER BRACING: 1/2" CDX PLYWOOD OR METAL SHEAR BRACES.

- (M) INSTALL BRIDGING AND BLOCKING AS WORK PROGRESSES. FRAME OPENINGS FOR PIPES OR DUCTS SO AS NOT TO CUT OR DAMAGE ANY STRUCTURAL MEMBER.
- (N) INSTALL PLATES, BLOCKING, FIRE STOPS, HEADERS, ETC., WITH ADEQUATE SPIKES AND NAILS TO PROVIDE A RIGID INSTALLATION. NOTCH AND FRAME AROUND PLUMBING, HEATING, ELECTRICAL INSTALLATIONS AND REQUIRED RECESSES. PROVIDE BLOCKING AND BACKING AS REQUIRED FOR CABINETS, ACCESSORIES, SHELVING, ETC.

- (O) ATTACH ALL EXTERIOR SIDING WITH APPROPRIATE STAINLESS STEEL NAILS OR SCREWS.
- (P) NOTHING WRITTEN IN THESE NOTES SHALL HAVE PRECEDENCE OVER THE GENERAL STRUCTURAL NOTES.

FINISH CARPENTRY

- (A) EXTERIOR SHALL BE AS FOLLOWS: TO BE DETERMINED. APPEARANCE TO MATCH EXISTING CABIN EXTERIOR SHEATHING TO BE COVERED W/ 30# FELT PAPER.

- (B) FASCIA BOARD TO BE DETERMINED. APPEARANCE TO MATCH EXISTING CABIN
- (C) SOFFIT MATERIAL TO BE DETERMINED. APPEARANCE TO MATCH EXISTING CABIN
- (D) INTERIOR TRIM SHALL BE ALDER, AS FOLLOWS. (VERIFY)
 - WINDOWS AND DOORS 1X6, WITH 1X8 HEAD AND SILL, BASE 1X8 WITH EASED EDGES, SANDED, FILLED, STAINED AND SEALED. ALTERNATE: SQ CORNER D.W. RETURNS (VERIFY)
 - INTERIOR TRIM SHALL BE NEATLY FINISHED WITH GLUED CORNERS AND A TIGHT FIT. ALL WORK SHALL BE OF PROFESSIONAL QUALITY USING APPROPRIATE CONNECTORS, NAILS, SCREWS, ETC. ALL NAILS TO BE COUNTER SUNK AND FILLED.
- (E) CABINETS SHALL BE SECURELY FASTENED TO WALLS USING APPROPRIATE METHODS. PROVIDE NECESSARY BACKING, BLOCKING, ANCHORS, BASES, CLEATS, ETC.
- (F) ALL RAILINGS, HANDRAILS, ETC. TO HAVE RECESSED AND FILLED
- (G) NAILS OR SCREWS AND TO HAVE EASED EDGES. SAND SMOOTH BEFORE FINISHING.
- (G) SHELVING AS SHOWN ON DRAWINGS TO BE 3/4" FIR PLYWOOD, PRIMER GRADE WITH CLEAR FIR OR ALDER EDGING. SHELVING AND ALL TRIM SHALL BE FINISHED, FILLED AND READY FOR STAIN.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

GENERAL

STANDARDS FOR THIS WORK WILL BE MANUFACTURER'S STANDARDS AND RECOMMENDED PROCEDURES. ALL MATERIALS WILL BE STORED OUT OF THE WEATHER AND KEPT COMPLETELY DRY. ANY MATERIALS DAMAGED WILL BE REJECTED.

- (A) ALL INSULATION PRODUCTS SHALL HAVE SHOWN ON THE PRODUCT OR PACKAGING: "R" OR "U" VALUE, FIRE CLASSIFICATION. SEE REQUIRED VALUES IN THE INTERNATIONAL ENERGY CONSERVATION CODE CHART BELOW.
- (B) INSULATION TYPES REQUIRED: "CORBOND" OR APPROVED BLOWN FIBERGLASS FOR WALLS, FLOORS AND ROOF. ROOF SHALL BE R-49 MINIMUM, WALLS R-21, CANTILEVERED FLOORS R-49.
- (C) 6 MIL CLEAR POLYETHYLENE SHEETING IS TO BE CAREFULLY APPLIED WITH ALL SEAMS SEALED WITH DUCT TAPE ON ALL INTERIOR SURFACES OF ALL EXTERIOR WALLS AND CEILING. TAPE ALL PENETRATIONS. ALL WOOD PANELS ON INTERIOR SURFACES SHALL BE BACKED WITH WOOD SHEATHING PRODUCT OR GYP. BOARD, TAPED EDGES.
- (D) ALL WINDOW AND DOOR FRAMES TO BE FOAM SEALED.

ROOFING

- (A) ROOF TO INCLUDE COMPLETE FINISHED APPLICATION FROM CLEAN PLYWOOD DECK, APPLICATION OF COPPER FLASHING AND ROOFING MATERIAL.
- (B) THE ROOF IS TO BE COLD SURFACE TYPE WITH 3" MINIMUM CIRCULATING AIR SPACE. UTILIZE ADEQUATE VENTS AT TOP AND BOTTOM OF ALL COLD AIR SPACES TO MAKE CERTAIN THAT ALL AREAS OF THE ROOF ARE KEPT WELL VENTED.
- (C) ALL VALLEY SLEEPERS SHALL BE CUT SHORT OF VALLEYS. ALL AIR SPACES SHALL BE VENTED TO DOGHOUSE OR GABLE END VENT.
- (D) ENTIRE ROOF UNDERLAYMENT TO BE ICE AND WATER SHIELD AS MANUFACTURED BY W.R. GRACE CO. OR EQUAL BUTITANE.
- (E) ROOF SHINGLES AND ICE AND WATER SHIELD TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, AND APPLICABLE COUNTY CODE REQUIREMENTS.
- (F) SEE DIVISION 10, LOUVER AND VENTS (D), FOR PLUMBING VENT NOTE.
- (G) SEE ROOF PLAN FOR MATERIAL AND LOCATION.

SEALANTS

- (A) SEALANT TO BE GENERAL ELECTRIC SILICONE CONSTRUCTION SEALANT, MANUFACTURED BY GENERAL ELECTRIC CO., WATERFORD N.Y., OR APPROVED EQUAL.
- (B) COLOR TO MATCH ADJACENT SURFACES AND AS SELECTED BY THE ARCHITECT.
- (C) PREPARE ALL SURFACES TO RECEIVE SEALANT SO THEY ARE CLEAN AND FREE OF FROST, DIRT AND OTHER DEBRIS. APPLY SEALANT PER MANUFACTURER'S CURRENT INSTRUCTIONS LEAVING A SMOOTH AND WEATHER TIGHT JOINT. APPLY SEALANT TO ALL EDGES OF WINDOWS, CORNER TRIMS, ETC. SILICONE SEAL UNDER ALL EXTERIOR DOOR THRESHOLDS AS THEY ARE INSTALLED.
- (D) ALL SPACES TOO SMALL FOR BATT OR BLOWN INSULATION SHALL BE FILLED W/ FOAM AND OR CAULK.

DIVISION 8 - DOORS AND WINDOWS

DOORS

- (A) ANY DOOR SEPARATING THE GARAGE AREA FROM ANY LIVING AREA SHALL BE A SOLID CORE 1 3/8" OR THICKER, OR RATED 20 MINUTES. SEE PLANS FOR DOOR LOCATIONS.

WINDOWS

- (A) METAL CLAD WOOD WINDOWS TO BE "LINCOLN" OR APPROVED EQUAL AND TO BE OF SIZES AS INDICATED IN MANUFACTURER'S REPRESENTATIVE'S WINDOW SCHEDULE. INSTALL ALL WINDOWS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. ALL WINDOWS TO BE PROPERLY AND TIGHT, WITH ALL EDGES OF FRAME PACKED WITH FIBERGLASS OR FOAM INSULATION. ALL EDGES CAULKED.
- (B) ALL WINDOWS TO BE DOUBLE-GLAZED WITH INSULATED GLASS (U VALUE OF 0.32 OR LESS). PROVIDE WINDOWS WITH ALL NECESSARY HARDWARE AND SCREENS. BID ALL WINDOWS W/ LOW E GLASS, COLOR TO BE DETERMINED BY OWNER.
- (C) NO WINDOWS ARE TO BE ORDERED BEFORE ROUGH OPENINGS ARE CONFIRMED IN FIELD.
- (D) ALL WINDOWS ARE TO BE INSTALLED PER SPECIFIC MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

HARDWARE

- (A) ALL DOOR HARDWARE CHOSEN BY OWNER AND INSTALLED BY CONTRACTOR.

DIVISION 9 - FINISHES

SCOPE

STANDARDS FOR THIS WORK WILL BE MANUFACTURER'S STANDARDS AND RECOMMENDED PROCEDURES. ALL MATERIALS WILL BE STORED OUT OF THE WEATHER AND KEPT COMPLETELY DRY. ANY DAMAGED MATERIAL WILL BE REJECTED. CONSULT ROOM FINISH SCHEDULE, THE FLOOR PLANS, AND THE OWNER FOR EACH ROOM'S FINISH. GYPSUM WALLBOARD

- (A) REGULAR GYPSUM WALLBOARD SHALL BE 5/8" THICK. LONG EDGES SHALL BE TAPERED. ALL GYPSUM BOARD IS TO BE SCREWED, NOT NAILED. GYPSUM BOARD IS TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS INCLUDING PROPER TEMPERATURE AND VENTILATION FOR INSTALLATION.
- (B) FIRE-SHIELD 5/8" LONG EDGES SHALL BE TAPERED. WALLBOARD SHALL BE DELIVERED TO JOB BUNDLED AND BEARING IDENTIFICATION AS TO THE CORRECT DESIGN NUMBER FOR THESE DRAWINGS AND SPECIFICATIONS.
- (C) CORNER BEADS SHALL BE GALVANIZED STEEL. CASING BEADS AND TRIM SHALL BE GALVANIZED STEEL.
- (D) TEXTURE REFER TO ROOM FINISH SCHEDULE, AND OWNERS FOR WALLBOARD FINISHES. FRAMING SHALL ASSUME SMOOTH FINISH.

FLOORING

- (A) PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SUPPLIES TO PERFORM THE COMPLETE TILE WORK AS SHOWN ON DRAWINGS AND DESCRIBED HEREIN. THIS INCLUDES THE TILE AND ADHESIVE. INSTALL ALL FLOOR TILE MATERIALS PER MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS. PREPARE SURFACES OF FLOORS FOR TILE INSTALLATION BY SANDING JOINTS SMOOTH AND CLEANING FLOOR OF ALL DEBRIS AND DUST. ALL TILE FLOORS SHALL HAVE ADEQUATE UNDERLAYMENT.
- (B) CLEAN ADJACENT SURFACES STAINED BY CARPET INSTALLATION.

- (C) ALL TILE IS TO BE INSTALLED IN FULL COMPLIANCE WITH RECOMMENDATIONS PRESENTED IN THE LATEST EDITION OF "THE HANDBOOK FOR CERAMIC TILE INSTALLATION" PUBLISHED BY THE TILE COUNCIL OF NORTH AMERICA, INC. "SCHLUTER DITRA" UNDERLAYMENT TO BE INSTALLED UNDER ALL TILE FLOORS.
- (E) WOOD FLOORS SHALL BE 3/4" NOMINAL T/G #2 BLIND NAILED OVER ONE LAYER OF RED ROSIN PAPER, SAND, FILL AND FINISH WITH 2 COATS EGGSHELL POLY-URETHANE. STAIN AND MATERIAL PER OWNER'S SPECIFICATIONS.

PAINTING

- (A) SUBMIT SAMPLES OF FINISH COLORS FOR WOOD, AND NAMES OF PAINT MANUFACTURERS PRODUCTS TO BE USED TO THE OWNER FOR APPROVAL. DELIVER MATERIALS TO THE JOB SITE IN ORIGINAL CONTAINERS THAT IDENTIFY THE PRODUCT, MANUFACTURER AND QUALITY. STORE MATERIALS IN A WELL VENTILATED ROOM, AND REMOVE SOILED RAGS AND MATERIALS DAILY.
- (B) INSPECT WORK DONE BY OTHERS PRIOR TO START OF PAINTING WORK. RECTIFY ANY DAMAGE TO SURFACES SUCH AS SCRATCHES, ABRASIONS, CHECKS, BURRS, DENTS, SOIL MARKS, ETC. IN A MANNER THAT WILL MAKE THE SURFACE ACCEPTABLE FOR FIELD PAINTING AND FINISH. REPLACE ANY SURFACES THAT ARE DAMAGED BEYOND REPAIR.
- (C) SKILLED WORKMEN WILL BE REQUIRED TO PROVIDE A NEAT AND EVEN APPLICATION OF PAINT AND STAIN WORK. SURFACES (INTERIOR AND EXTERIOR) TO BE UNDER ADEQUATE HUMIDITY, HAVE ADEQUATE VENTILATION AND SATISFACTORY TEMPERATURE TO ASSURE AN EVEN APPLICATION AND SUITABLE DRYING CONDITIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR APPLICATION OF EACH PRODUCT. REFLECT SURFACES ADJACENT TO PAINT AREAS FROM DAMAGE DUE TO SPRAYING, DRIPPING OR SPILLING. MASK AS NECESSARY AND USE DROP CLOTHES AS NEEDED. CLEAN UP ALL PAINT SPOTS ON OTHER SURFACES AT THE COMPLETION OF THE PAINT WORK. WASH METAL SURFACES WITH MINERAL SPIRITS TO REMOVE OIL, GREASE, OR RUST. REPAIR DAMAGE TO PAINTED SURFACES CAUSED BY SUBSEQUENT CONSTRUCTION ACTIVITY AND RESTORE TO ACCEPTABLE FINISH CONDITION.
- (D) BACK PRIME BUILT-IN MILL WORK, TRIM, SIDING, ETC. PRIOR TO INSTALLATION AT EXTERIOR LOCATIONS. REMOVE FITTING DOORS FROM FRAMES FOR SEALING AND REHANG WHEN DRY.
- (E) SAND WOOD SURFACES SMOOTH AND REMOVE ANY STAINS PRIOR TO THE APPLICATION OF SEALERS OR PRIMERS TO THE WOOD SURFACES. ON "PAINTED" WOOD SURFACES, FILL HOLES, CHECKS AND JOINTS WITH WOOD SPACKLE AND SAND SMOOTH WITH ADJACENT SURFACES. SAND PAINTED SURFACES BETWEEN COATS TO ASSURE GOOD BOND AND ELIMINATE BUILDUP AND BLEMISHES. APPLY WALL AND CEILING PAINTS WITH A BRUSH, ROLLER OR SPRAYER. TWO COATS MINIMUM. ON "NATURAL" WOOD SURFACES, FILL HOLES, CHECKS, ETC. WITH COLOR MATCHING PUTTY AFTER STAIN AND SEAL APPLICATION TO THE WOOD SURFACE. WIPE WOOD STAIN APPLICATION UNIFORMLY, SAND LIGHTLY AFTER FIRST COAT OF VARNISH FINISH.

DIVISION 10 - SPECIALTIES

LOUVERS AND VENTS

- (A) BATH EXHAUST FAN VENTS TO BE NUTONE, BROAN OR EQUAL. LOW SONE TYPE.
- (B) ALL VENTS SHOULD BE INSTALLED AS FULLY OPERABLE, OF MATERIAL AND TYPE APPROVED BY THE I.R.C. PRIME AND PAINT VENTS TO MATCH SIDING.
- (C) ALL ROOFS ARE TO BE COLD SURFACE TYPE. IT IS CRITICAL THAT THE CONTRACTOR INSURES ADEQUATE AIR SPACE AND VENTING TO PROVIDE A FUNCTIONAL COLD ROOF SYSTEM. SEE DIVISION 7, ROOFING, FOR SPECIFICATIONS, AND CONSULT ARCHITECT FOR ADDITIONAL DETAILS IF NECESSARY.
- (D) ALL PLUMBING VENTS ARE TO BE COMBINED INTO MINIMUM ROOF PENETRATIONS. USE COPPER FLASHING, CUT VENT LENGTHS TO MINIMUM AND SEATH WHITE PVC WITH COPPER OR SWITCH TO COPPER VENT PIPE WHERE EXPOSED ABOVE ROOF LINE.
- (E) ALL HVAC SUPPLIES TO BE WRAPPED W/ R-8 INSULATION, RETURNS WRAPPED W/ R-6, UNLESS COMPLETELY INSIDE INSULATED ENVELOPE PER IECC SECTION 403. SEAL ALL JOINTS W/ DUCT TAPE.

TOILET AND BATH ACCESSORIES

- (A) PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SUPPLIES REQUIRED FOR THE COMPLETE BATH ACCESSORIES PORTION OF THE WORK AS SHOWN ON THE DRAWINGS, AND SPECIFIED BY THE OWNERS, (TOWEL BARS, MEDICINE CABINETS, ETC).

DIVISION 11 - EQUIPMENT

- PRE-WIRE / ROUGH-IN FOR ESSENTIAL SYSTEMS GENERATOR, AND PROVIDE CONDUIT TO SUITABLE LOCATION.

DIVISION 12 - FURNISHINGS

NOT APPLICABLE

DIVISION 13 - SPECIAL CONSTRUCTION

VERIFY FIRE SUPPRESSION REQUIREMENTS.

DIVISION 14 - CONVEYING SYSTEMS

NOT APPLICABLE

DIVISION 15 - MECHANICAL

- (A) SEE EM SHEETS FOR GENERAL NOTES CONCERNING THIS DIVISION.
- (B) HOT & COLD WATER SUPPLIES TO BE WRAPPED W/ R-3 MINIMUM INSULATION.
- (C) INSTALL BALANCED HRV SYSTEM PER CODES AND QUALITY BUILDING STANDARDS.

DIVISION 16 - ELECTRICAL

- (A) SEE EM SHEETS FOR GENERAL NOTES CONCERNING THIS DIVISION.
- (B) VERIFY LOCATIONS OF ALL FIXTURES AND OUTLETS BEFORE WORK COMMENCES. ALL FIXTURES SHALL BE CHOSEN BY THE OWNER.
- (C) ALL SMOKE DETECTORS SHALL BE LINE VOLTAGE INTERCONNECTED, WITH BATTERY BACKUP. A SMOKE DETECTOR SHALL BE LOCATED IN EACH BEDROOM, THE ACCESS TO EACH BEDROOM (IE HALLWAY) AND ON EACH FLOOR, INCLUDING THE BASEMENT. SEE LATEST I.R.C. FOR FURTHER REQUIREMENTS AND SPECIAL CONDITIONS.
- (D) IT IS THE RESPONSIBILITY OF THE ELECTRICAL, MECHANICAL AND PLUMBING CONTRACTORS TO ADHERE TO ALL NATIONAL AND LOCAL CODES.

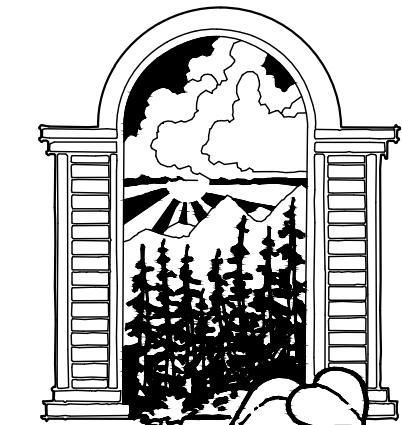
PRESCRIPTIVE PATH METHOD TO BE USED FOR IECC COMPLIANCE:

INTERNATIONAL ENERGY CONSERVATION CODE COMPLIANCE	
IECC, CLIMATE ZONE 7, DRY	
	WINDOW U FACTOR: .32 OR LESS. WOOD FRAME R VALUE: R20 (+5 CONT. SEE NOTES BELOW) CRAWL SPACE R VALUE: R15 CONTINUOUS OR R19 CAVITY FLOOR R VALUE: .58 BASEMENT WALL R VALUE: 19 SLAB R VALUE: 15 (FROST DEPTH: 4 FEET) CEILING R VALUE: 49 MINIMUM.
NOTES:	STRUCTURAL SHEATHING MUST BE SUPPLEMENTED WITH CONTINUOUS INSULATION. MINIMUM R VALUE: 5. SUPPLY AND RETURN DUCTS SHALL BE INSULATED WITH R8 MINIMUM. MECHANICAL CONTRACTOR SHALL INSTALL DUCTS AND DEVICES PER IECC SECTION 403. SEE ALSO, DIVISION 10 ABOVE. HVAC CONTRACTOR MUST SUBMIT HEAT LOAD CALCULATIONS PRIOR TO PERMIT.

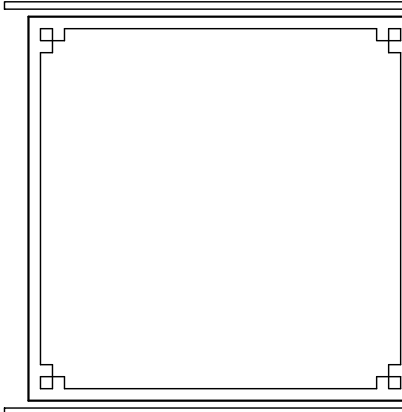
DWN BY:
JFR / BWR
P.U.D SUBMITTAL
11/24/19 INITIAL
1/28/20 2ND SUBMITTAL
3/25/20 3RD SUBMITTAL
11/28/20 4TH SUBMITTAL
BUILDING PERMIT ISSUE:
T.A.
08/13/2020

RCRBD Record 2681

09/02/2020



JOE PATRICK
ARCHITECT
BOX 1463 870-4320
STEAMBOAT SPRINGS
COLORADO 80477

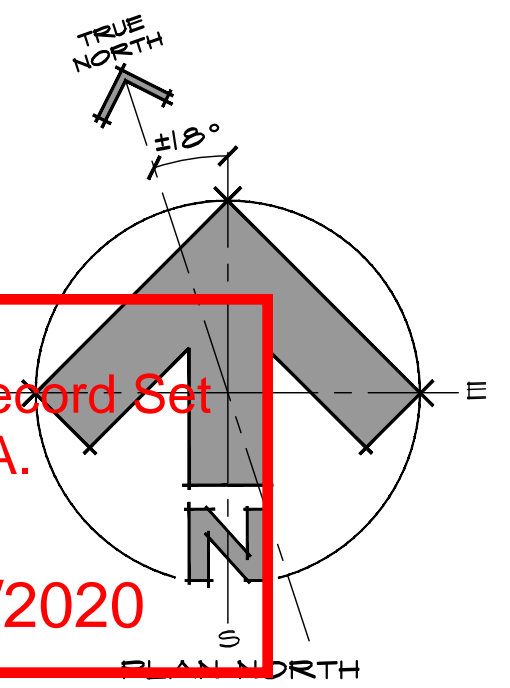


A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

OS-1.0

RCRBD Record Set
T.A.

09/02/2020



DWN BY:

JPR / BWR

P.U.D. SUBMITTAL

11/04/19 INITIAL

1/28/20 2ND SUBMITTAL

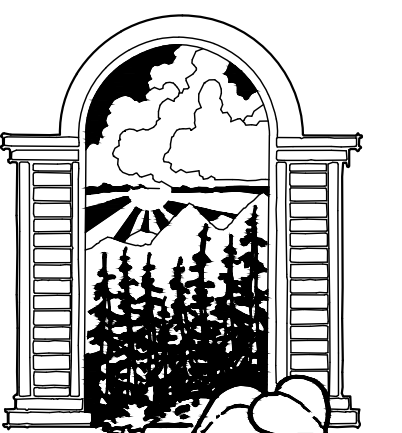
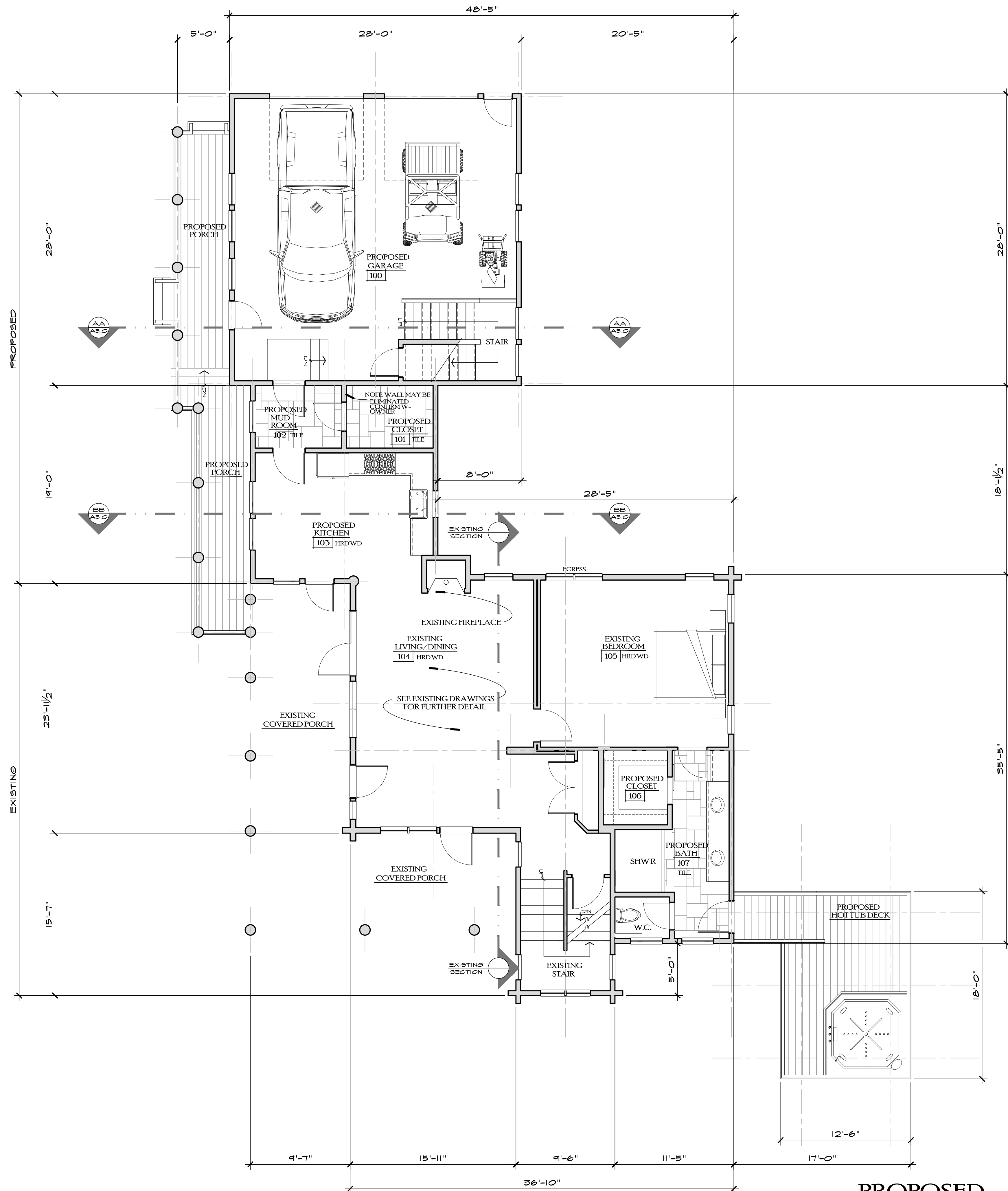
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4/08/20 4TH SUBMITTAL

6/10/20 5TH SUB.

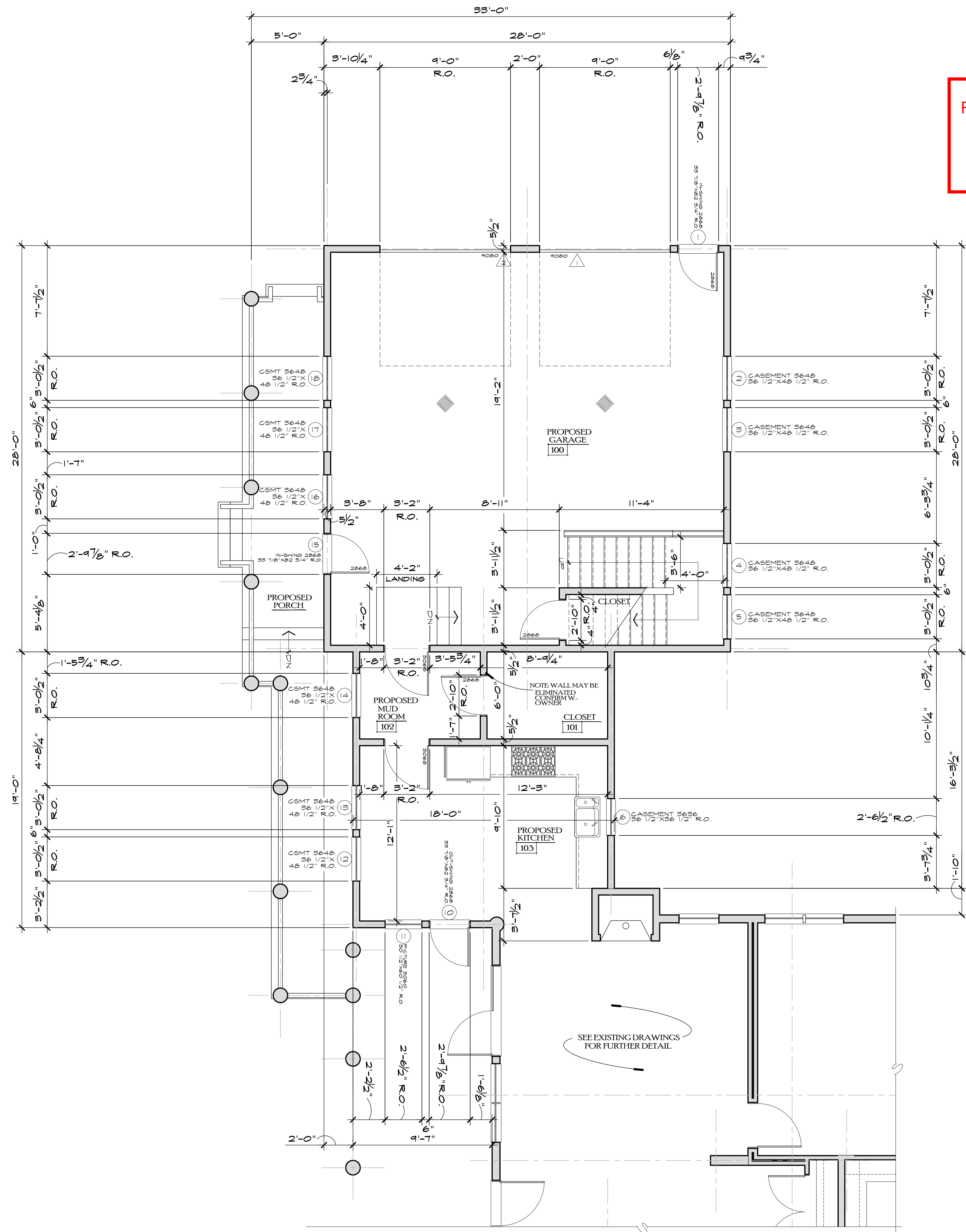
BUILDING PERMIT ISSUE:

08/13/2020



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COLORADO 80477

A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

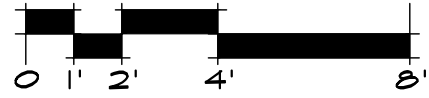


NOTE:
-CONFIRM ALL ROUGH OPENINGS IN
FIELD PRIOR TO ORDERING WINDOWS AND DOORS.

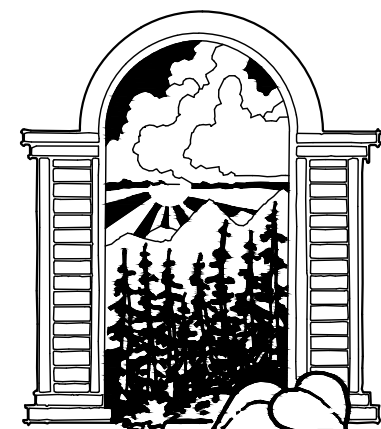
~ PROPOSED ~
MAIN LEVEL FLOOR PLAN ENLARGEMENT

SCALE 1/4"=1'-0"

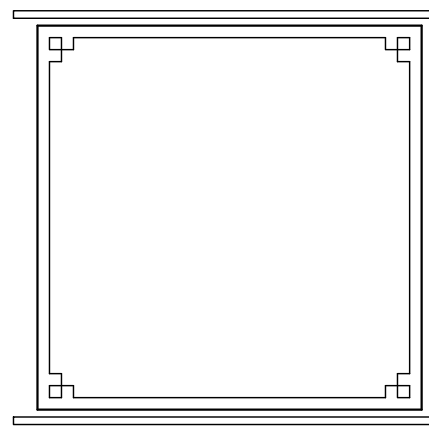
RCRBD Record Set
T.A.
09/02/2020



DWN BY:
JPR / BWR
P.U.D. SUBMITTAL
11/04/19 INITIAL
1/29/20 2ND SUBMITTAL
3/03/20 3RD SUBMITTAL
4/08/20 4TH SUBMITTAL
6/10/20 5TH SUB.
BUILDING PERMIT ISSUE:
08/13/2020

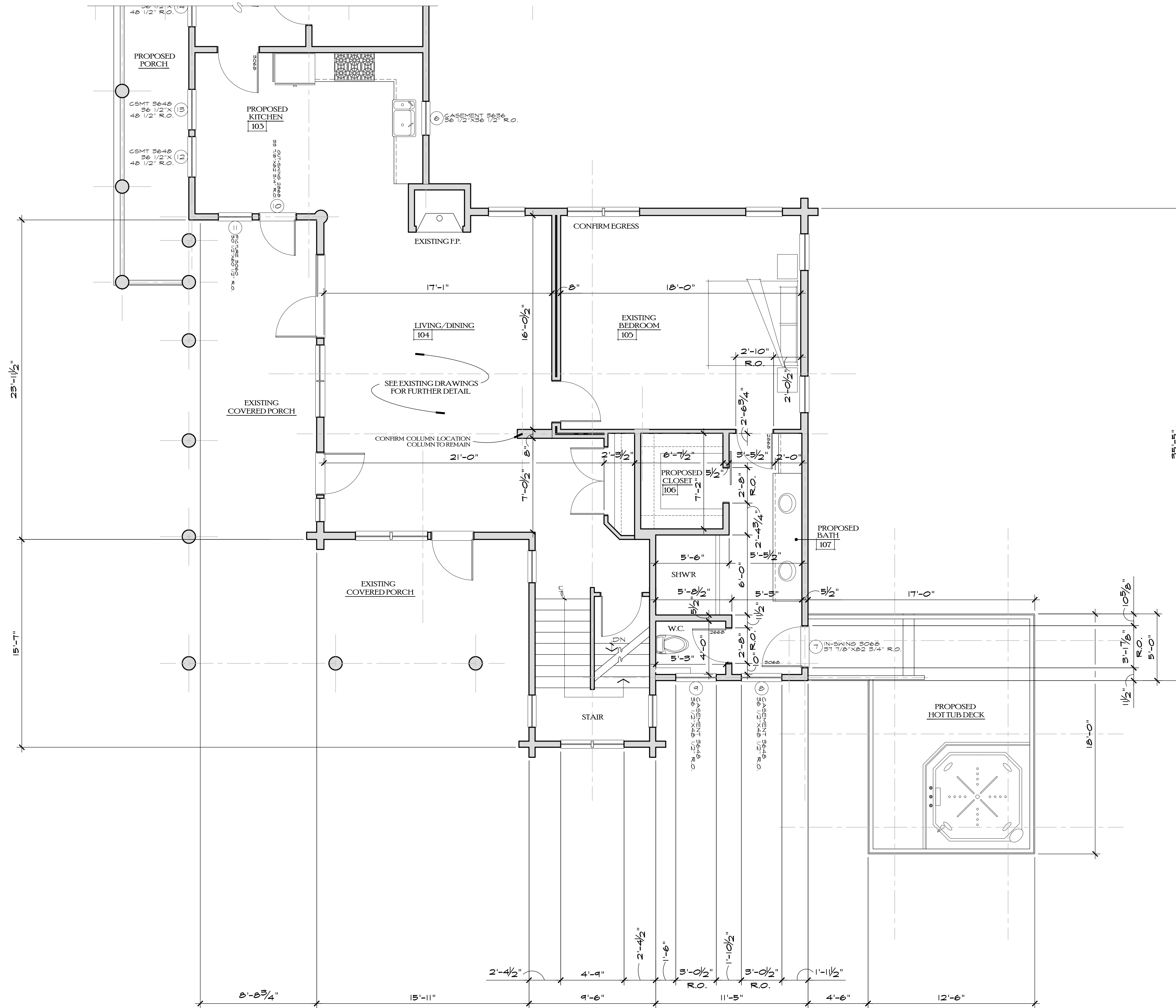


JOE PATRICK
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STEAMBOAT SPRINGS
COLORADO 80477



A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

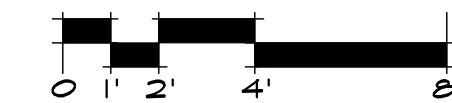
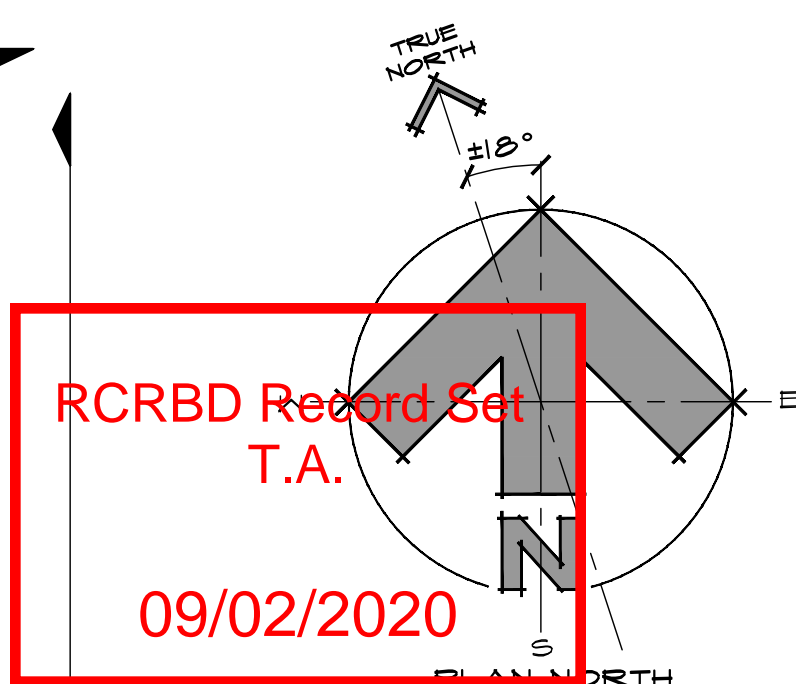
A-11



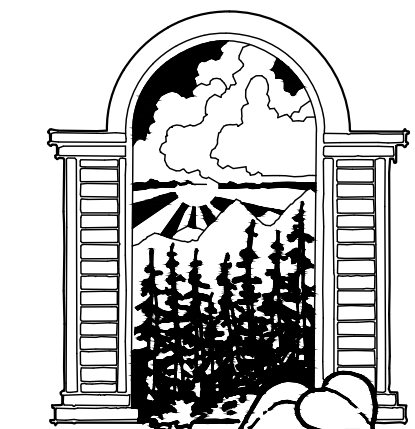
NOTE:
-CONFIRM ALL ROUGH OPENINGS IN
FIELD PRIOR TO ORDERING WINDOWS AND DOORS.

- PROPOSED -
MAIN LEVEL FLOOR PLAN ENLARGEMENT

SCALE 1/4" = 1'-0"



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A NEW PLAN FOR THE
HOME RANCH

COLUMBINE
CABIN

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER

A-1.2

TRUE NORTH

218°

PLAN NORTH

N

S

E

W

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0' 1' 2' 4' 8'

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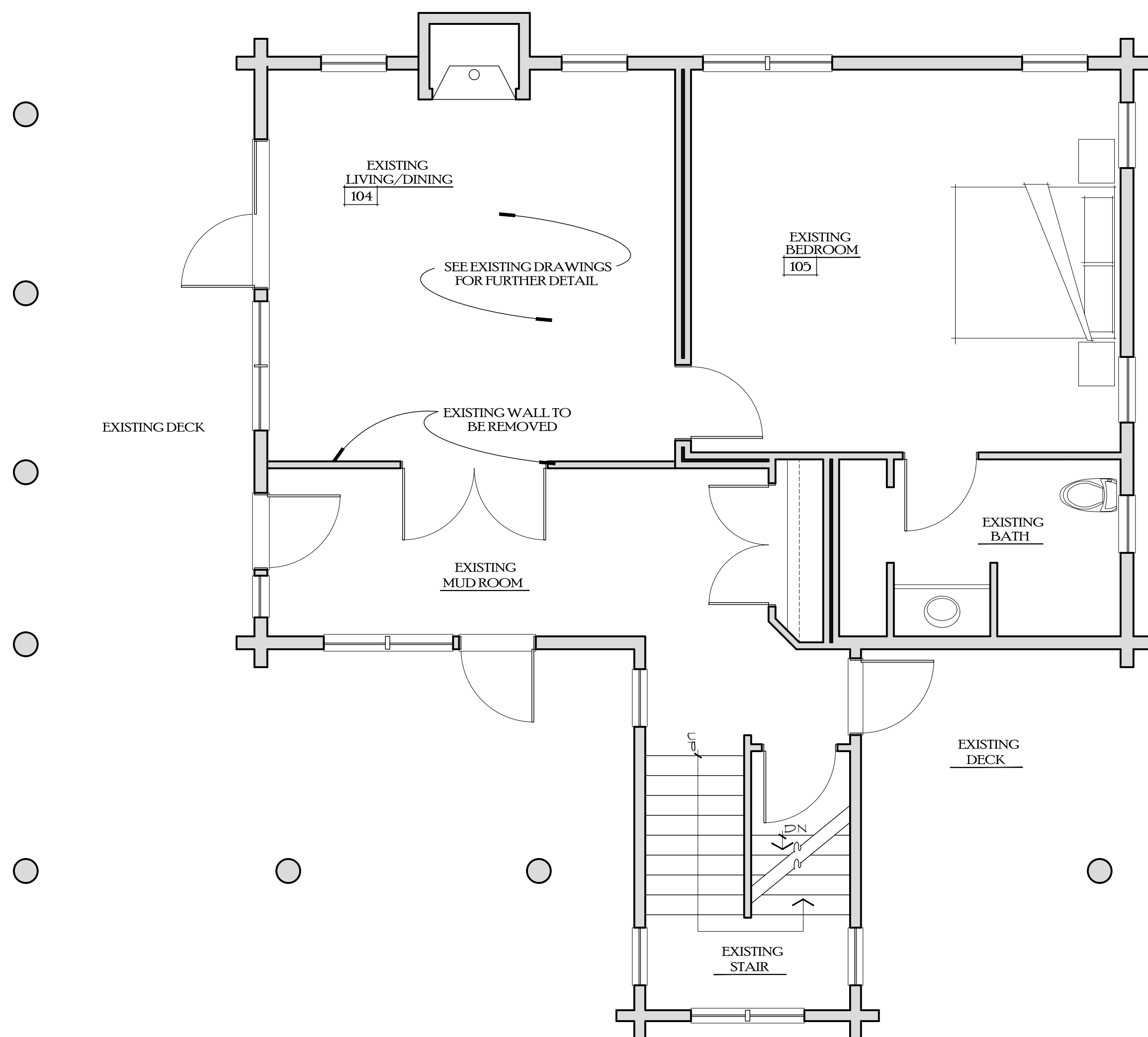
3/03/20 3RD SUBMITTAL

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6/10/20 5TH SUB

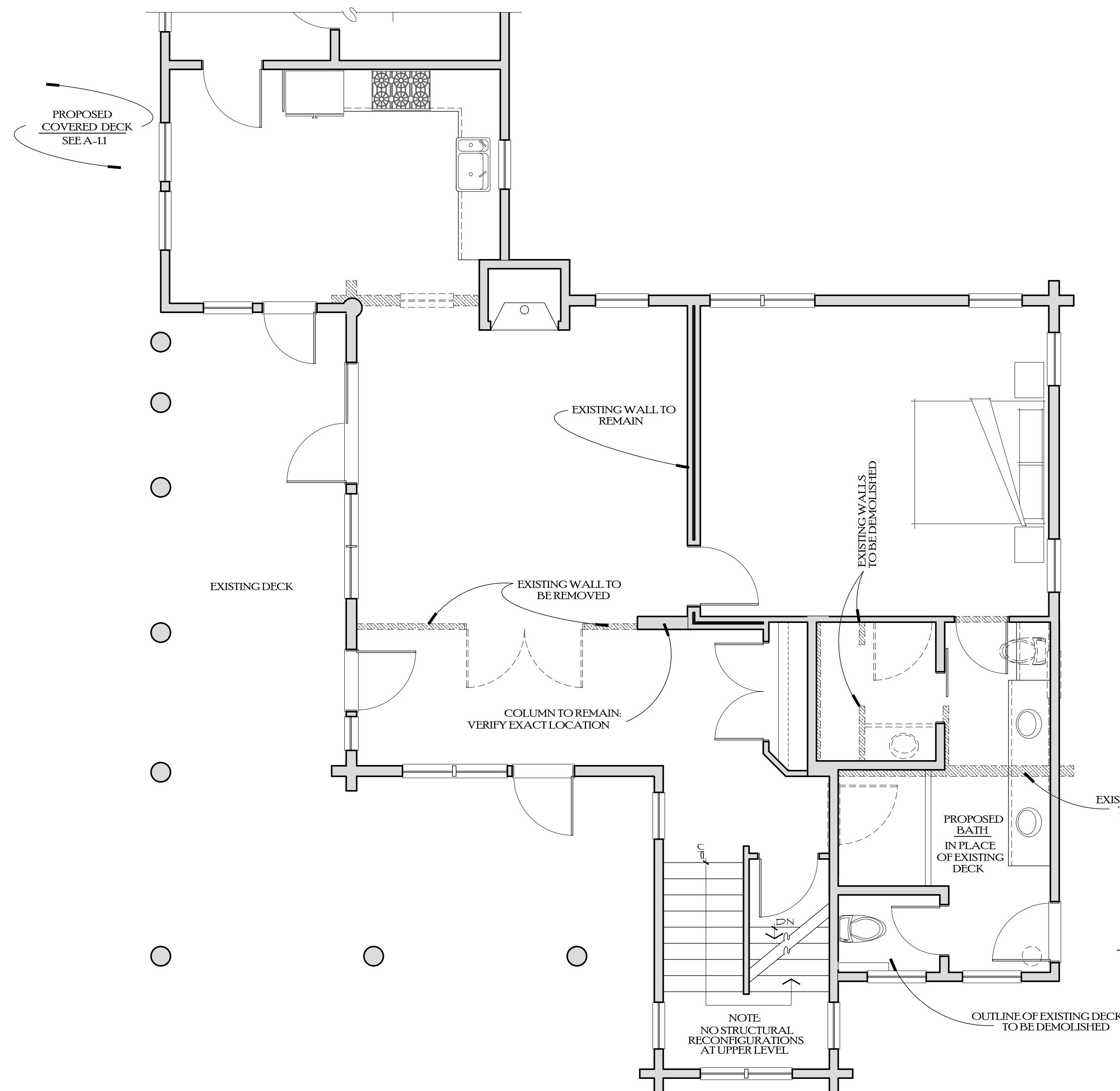
BUILDING PERMIT ISSUE:

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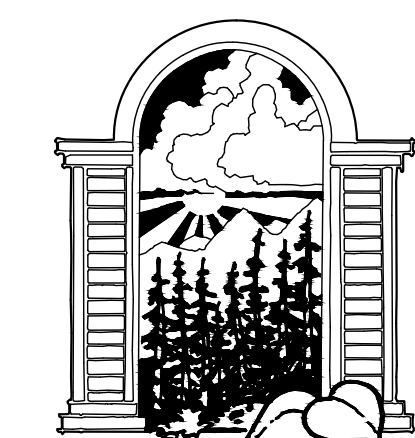
~EXISTING~
MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



~PROPOSED~
MAIN LEVEL FLOOR PLAN WITH DEMOLITION PLAN

SCALE 1/4" = 1'-0"



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COLORADO 80477

A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER

A-1.3

TRUE NORTH
21.8°
PLAN NORTH
N
S
E
W

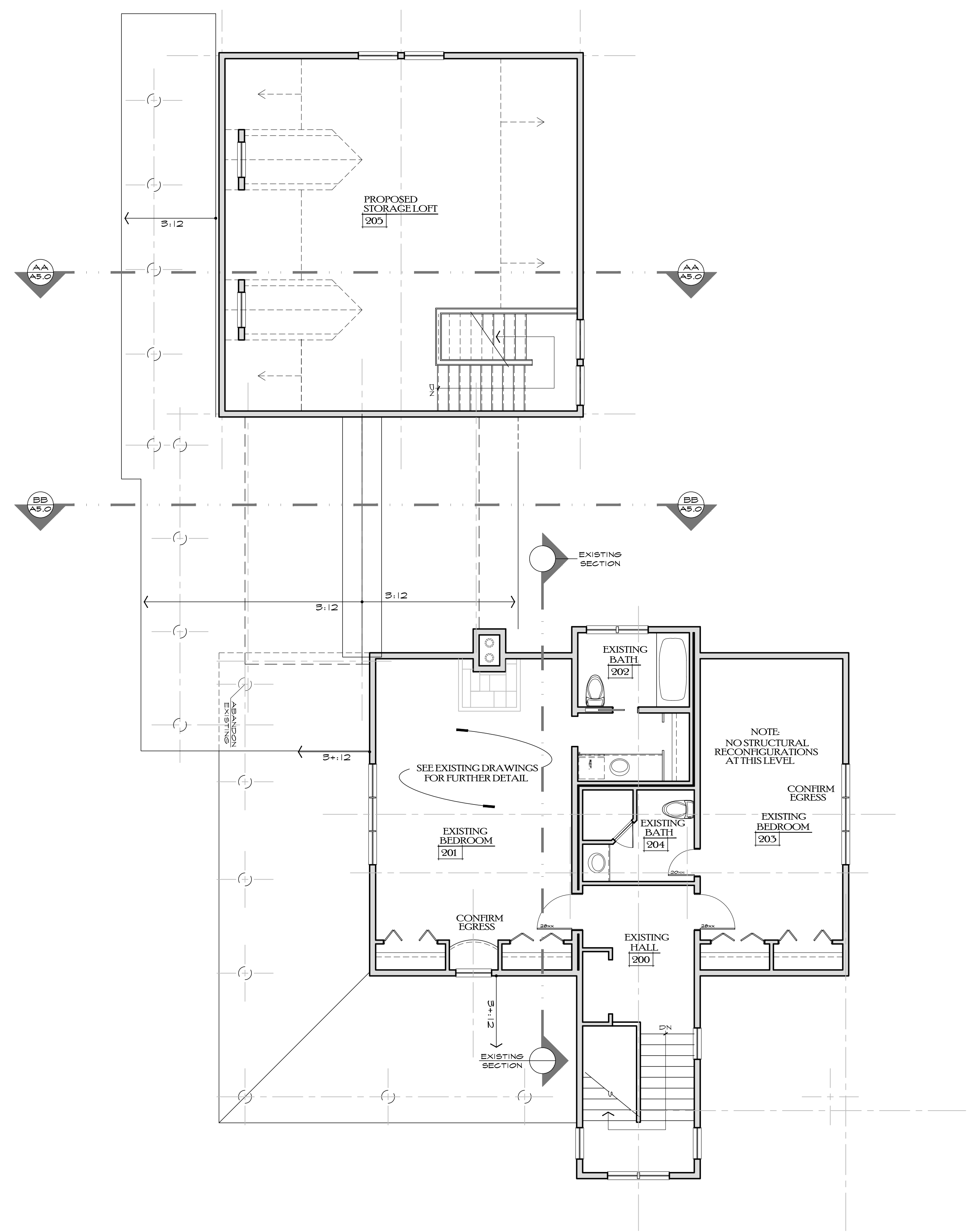
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0' 1' 2' 4' 10'

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SEE SHEET A-4.0 FOR ELEVATION "A-A"
WEST ELEVATION

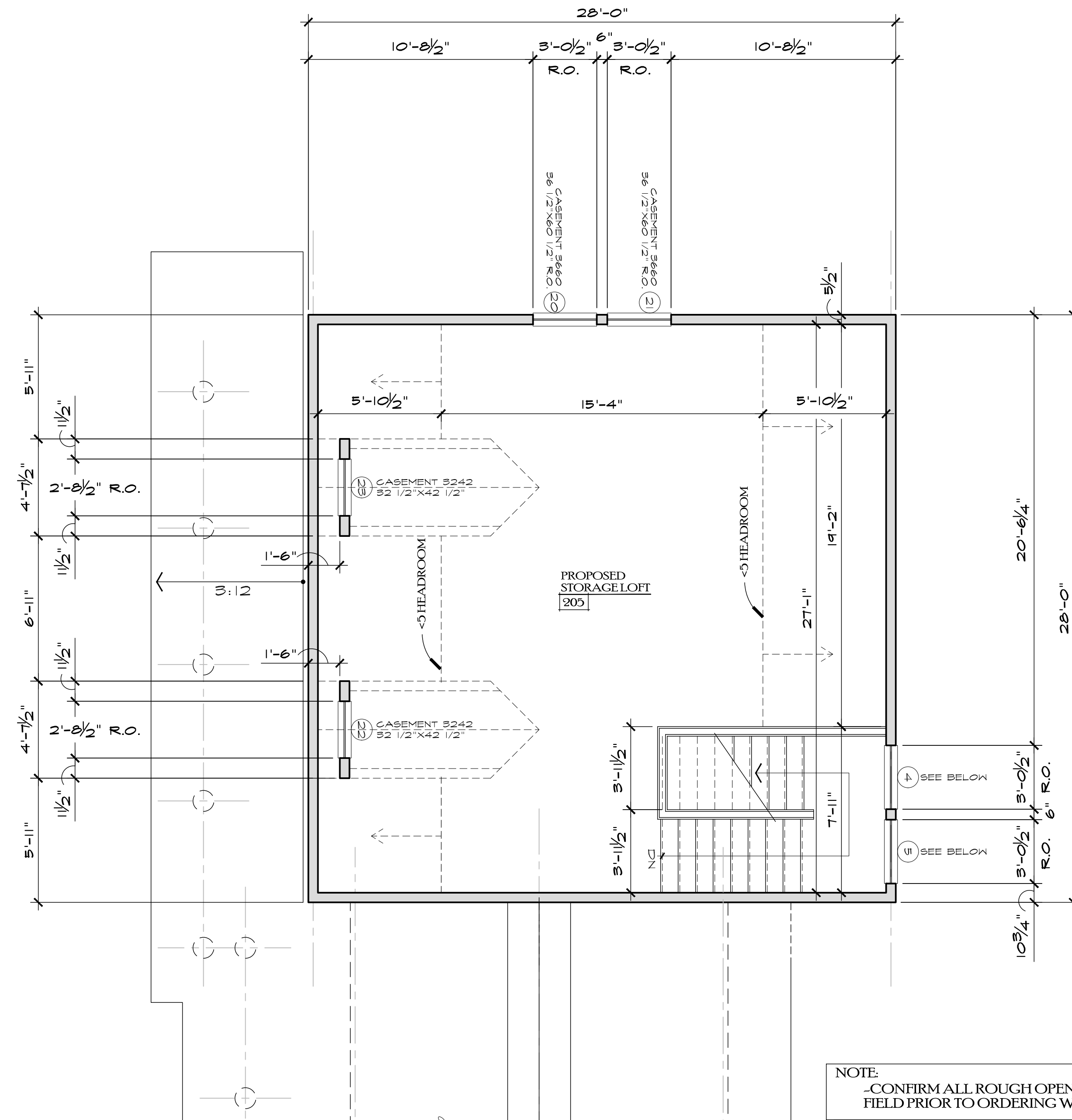
SEE SHEET A-4.1 FOR ELEVATION "C-C"
EAST ELEVATION



Snake River
CONSTRUCTION, INC.
970.846.2301

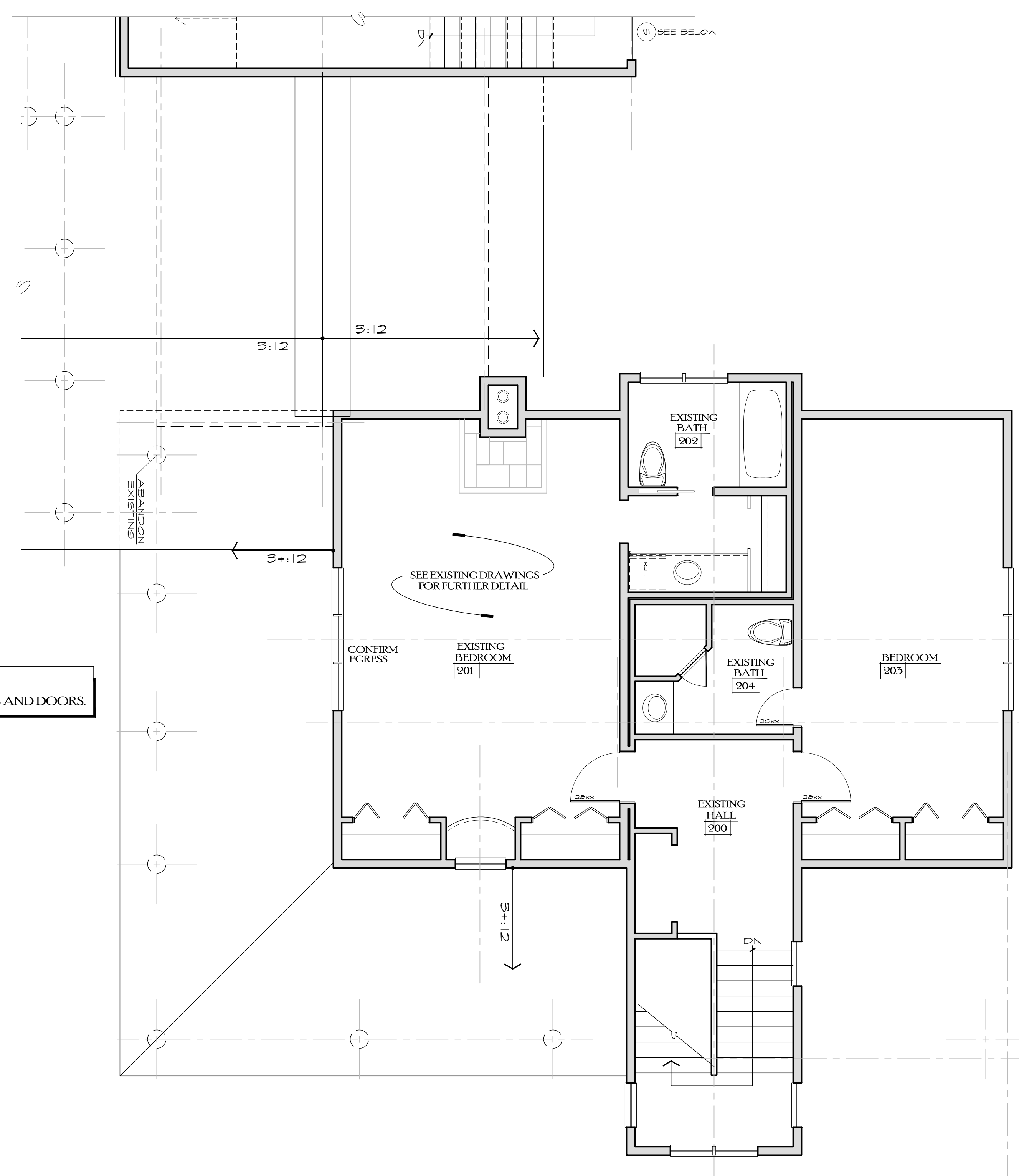
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BOX 1443 878.4320
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COLORADO 80477

A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER
A-2.0



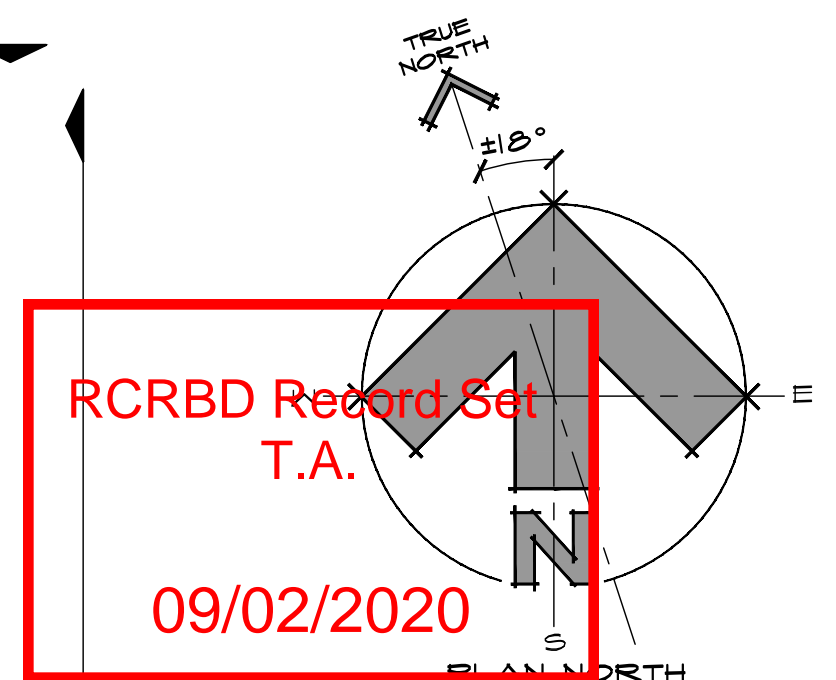
-PROPOSED-
UPPER LEVEL /LOWER ROOF PLAN ENLARGEMENT

SCALE 1/4" = 1'-0"

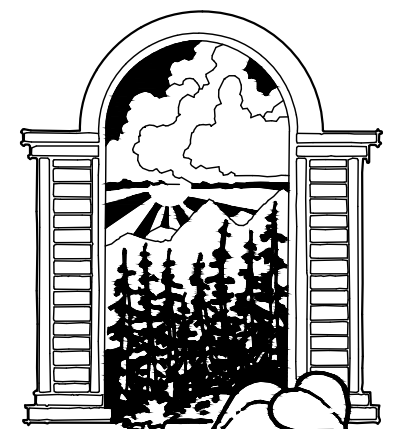


-PROPOSED-
UPPER LEVEL /LOWER ROOF PLAN ENLARGEMENT

SCALE 1/4" = 1'-0"



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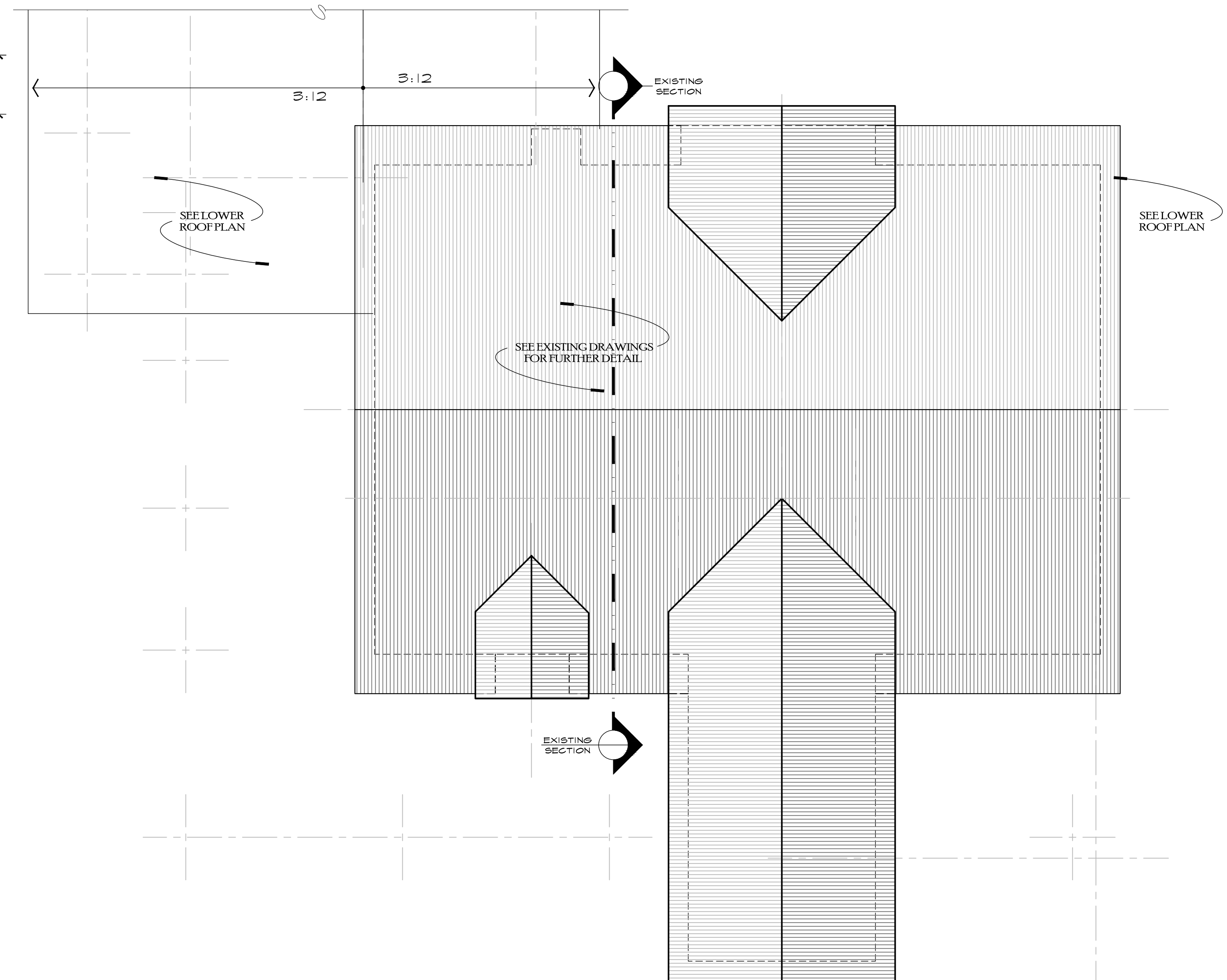
ARCHITECT
BOX 1443 870.4320
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COLORADO 80477

A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER

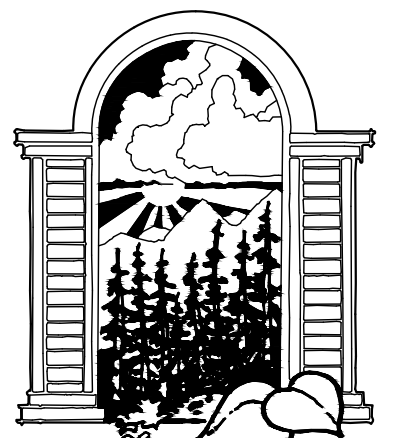
A-2.1



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ROBBINS
A.I.A.
ARCHITECT
BOX 1463 875-4320
STEAMBOAT SPRINGS
COLORADO 80477

A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

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

A-3.0



ELEVATION 'B-B' SOUTH ELEVATION

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

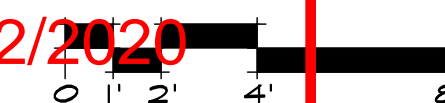


ELEVATION 'A-A' WEST ELEVATION

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

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A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

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A-4.0



ELEVATION 'D-D' NORTH ELEVATION

SCALE 1/4" = 1'-0"



ELEVATION 'C-C' EAST ELEVATION

SCALE 1/4" = 1'-0"

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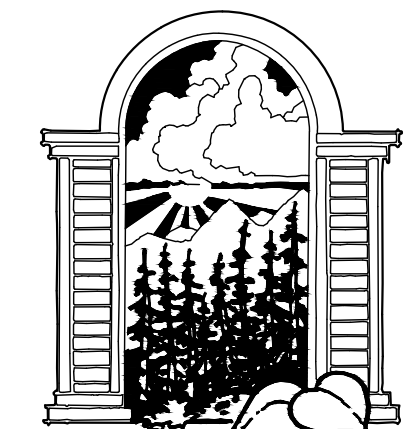
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4/08/20 4TH SUBMITTAL

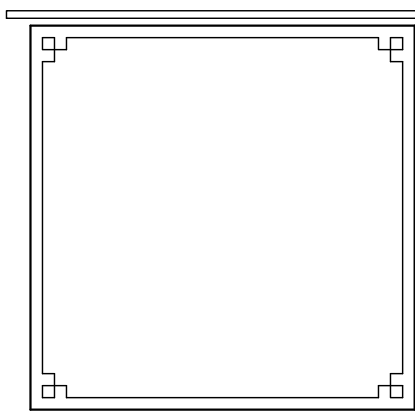
6/10/20 5TH SUB.

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COLORADO 80477



A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN

27315
HOME RANCH ROAD
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COLORADO

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ELEV. 124'-6 3/8"
T.O. PLATE
(EXISTING)

ELEV. 119'-6 3/8"
T.O. PLY
(EXISTING)
ELEV. 118'-3 1/2"
T.O. LOG STACK
(EXISTING)
ELEV. 115'-10 3/8"
B.O. HDR
(EXISTING)

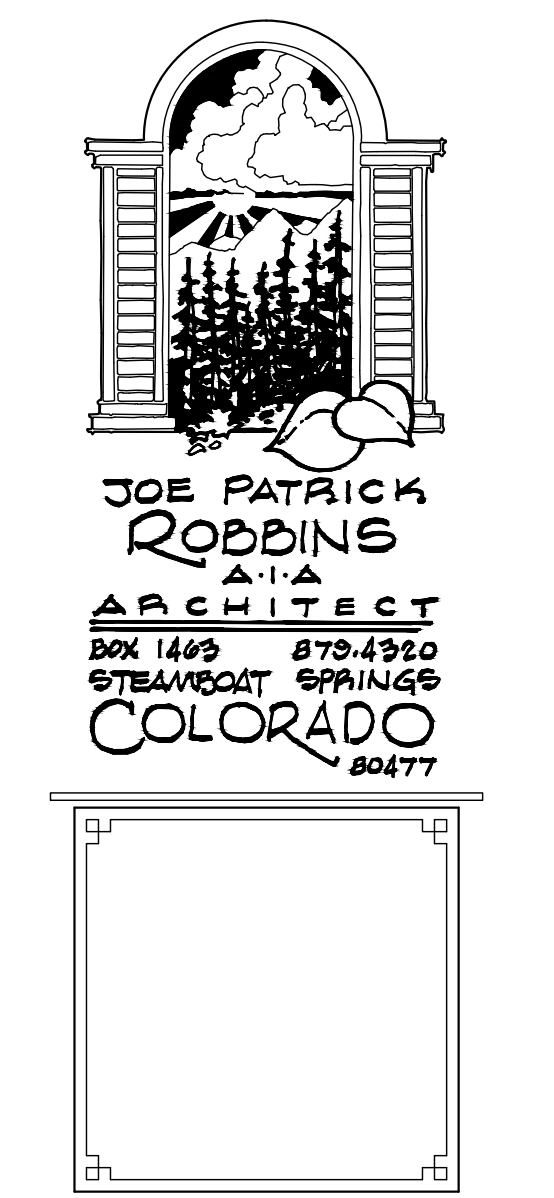
ELEV. 109'-3 3/8"
T.O. PLY
(EXISTING)
ELEV. 107'-8"
T.O. CONCRETE
(EXISTING)

ELEV. 100'-0"
T.O. SLAB
(EXISTING)
ELEV. 99'-8"
T.O. FOOTING
(EXISTING)

NOTE:
-VERIFY ALL EXISTING ELEVATIONS
-CONSULT WITH ARCHITECT IF SIGNIFICANT
DISCREPANCIES EXIST.

EXISTING SECTION

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



NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

A-5.0

ELEV. 121'-2"
T.O. BEAM
ELEV. 119'-0 3/8"
T.O. WALL

ELEV. 115'-10 3/8"
B.O. HEADER

ELEV. 109'-1 1/8"
T.O. FIN. FLR.
ELEV. 109'-0 3/8"
T.O. PLYWOOD

ELEV. 107'-8"
T.O. CONCRETE

ELEV. 103'-10"
T.O. CONCRETE

ELEV. 100'-0"
T.O. SLAB
(EXISTING)

ELEV. 119'-0 3/8"
T.O. WALL
ELEV. 117'-8"
BRG @ NEW PORCH
ELEV. 117'-0"
BRG @ PORCH BEYOND
(EXISTING)

ELEV. 120'-11 7/8"
T.O. BEAM
ELEV. 118'-2"
T.O. PLYWOOD
ELEV. 117'-4 1/2"
T.O. STEEL

ELEV. 115'-8"
B.O. HEADER @
OVRHEAD DOORS
ELEV. 114'-6"
B.O. HEADER

ELEV. 109'-1 1/8"
T.O. FIN. FLR.
BEYOND
ELEV. 109'-0 3/8"
T.O. PLYWOOD
BEYOND

ELEV. 107'-8"
T.O. SLAB

ELEV. 103'-10"
T.O. FOOTING

ELEV. 100'-0"
T.O. SLAB
(EXISTING)

ELEV. 129'-6 1/8"
T.O. BEAM

ELEV. 125'-0"
B.O. HEADER

ELEV. 118'-2 3/4"
BEARING

ELEV. 118'-2"
T.O. PLYWOOD

ELEV. 117'-1 1/2"
TOP OF WALL

ELEV. 116'-10 3/8"
BEARING @ PORCH

ELEV. 114'-6"
B.O. HEADER

SECTION 'B-B'

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

SECTION 'A-A'

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

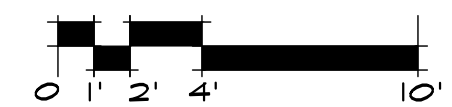
1. LIVE LOADS USED IN DESIGN:

A. ROOF.....	100 PSF
B. WIND.....	I.R.C. 115 MPH - EXPOSURE B, (ASD DESIGN)
C. FLOORS.....	40 PSF + 10 PSF PARTITIONS.

2. FOUNDATIONS:

A. SOIL DATA WAS TAKEN FROM RECOMMENDATIONS SET FORTH IN THE REPORT FOR JOB NO. 96-2566 BY NNCC DATED MARCH 13, 1946

B. MAX. SOIL BEARING PRESSURE USED IN DESIGN.....	3,000 PSF
C. MIN. DEAD LOAD PRESSURE MAINTAINED IN DESIGN.....	650 PSF
D. LIVE EARTH PRESSURE (IMPORTED MATERIAL).....	250 PSF
E. PASSIVE EARTH PRESSURE.....	250 PSF
F. COEFFICIENT OF FRICTION.....	0.30



P.U.D SUBMITTAL

110418 INITIAL

11/04/19 INITIAL
1/00/00 SUB SUB1728/20 2ND SUB
3/03/20 3RD SUB

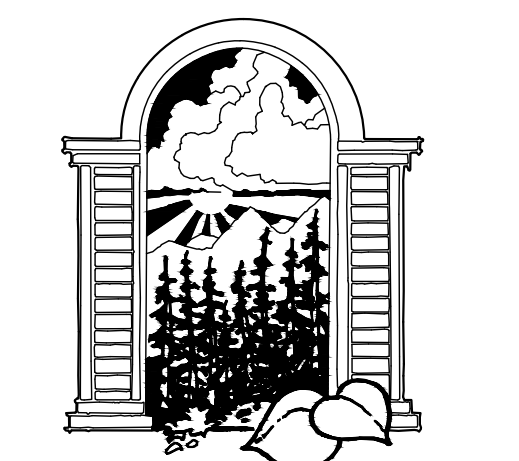
4/08/2014TH FURN

6/10/2025 THU SUB

0710/20 STA SUB.

BUILDING PERMIT

08/13/2020



A diagram of a square frame with a double-line border and four corner brackets.

COLUMBINE CABIN

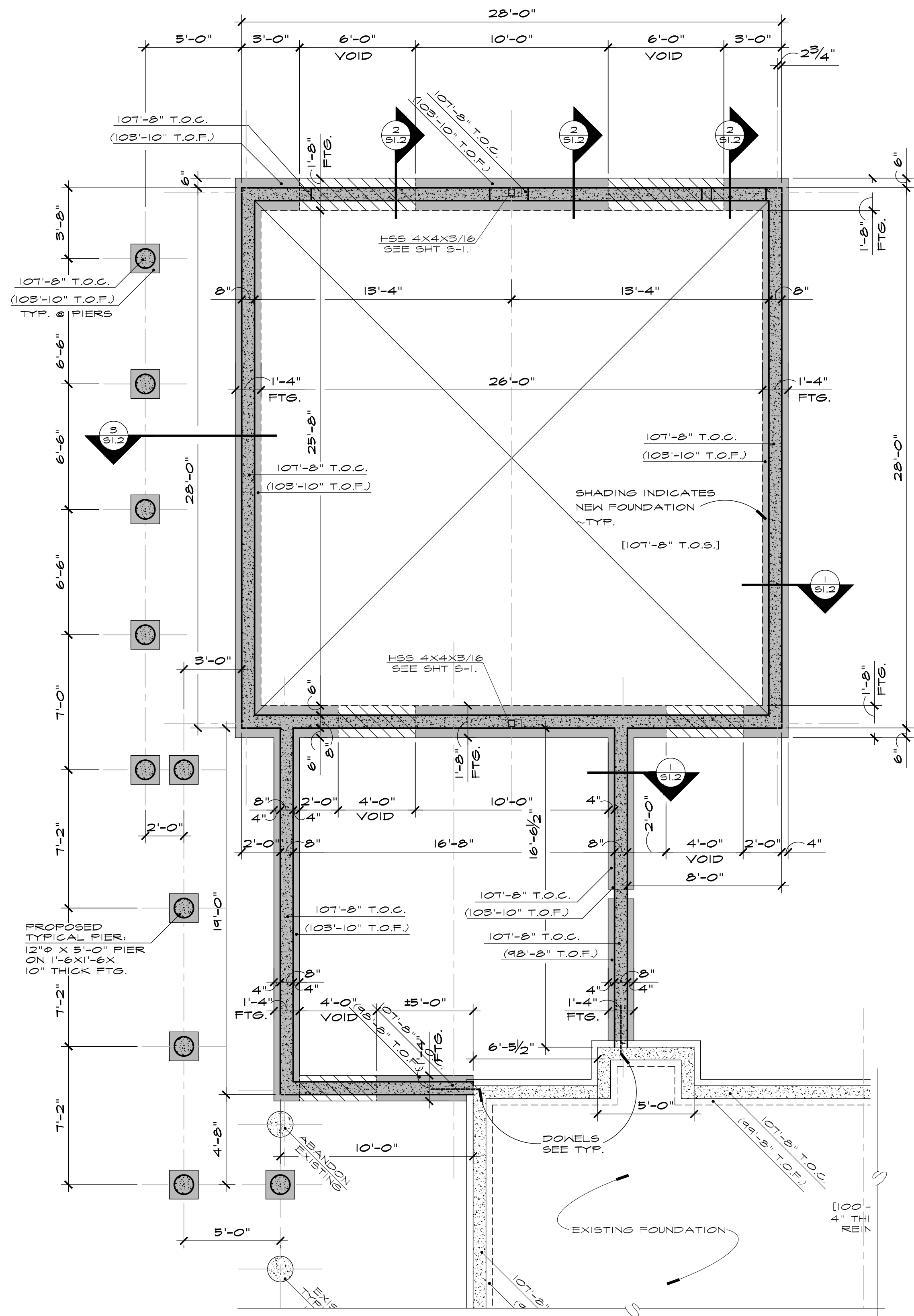
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

S-1.0



SCALE: 3/16" = 1'-0"

MARK	DESCRIPTION
①	INCLUDES EXTERIOR WALLS NOT OTHERWISE NOTED. 1/2" SHEATHING NAILED WITH 8d @ 4" AND 12". SOLE PLATE NAILED WITH 16d BOX @ 6". 5/8"x10" ANCHOR BOLTS @ 4'-0".
②	1/2" SHEATHING NAILED WITH 8d @ 4" AND 12". SOLE PLATE NAILED WITH 16d BOX @ 4". 5/8"x10" ANCHOR BOLTS @ 3'-0" O.C.
③	1/2" SHEATHING EA. SIDE NAILED WITH 8d @ 4" AND 12". LAGGER JOINTS EA. SIDE. SOLE PLATE NAILED WITH 16d BOX @ 5". 5/8"x10" ANCHOR BOLTS @ 1'-4" O.C.
SHEAR WALL NOTES:	
1. SEE GENERAL NOTE 5.E. ON THIS SHEET FOR OTHER REQUIREMENTS.	
2. SEE PLAN FOR COLUMNS AND HOLDDOWN REQUIRED IN SHEAR WALLS.	
ANCHOR BOLT OR HOLDDOWN SHALL BE 7/8" Ø A507 ANCHOR BOLT EMBEDDED A MINIMUM 6" USING THIS SIMPSON SYSTEM ANCHORING SYSTEM. HOLD DOWN SHALL BE "HD98" UNLESS OTHERWISE NOTED.	



FOUNDATION PLAN ENLARGEMENT

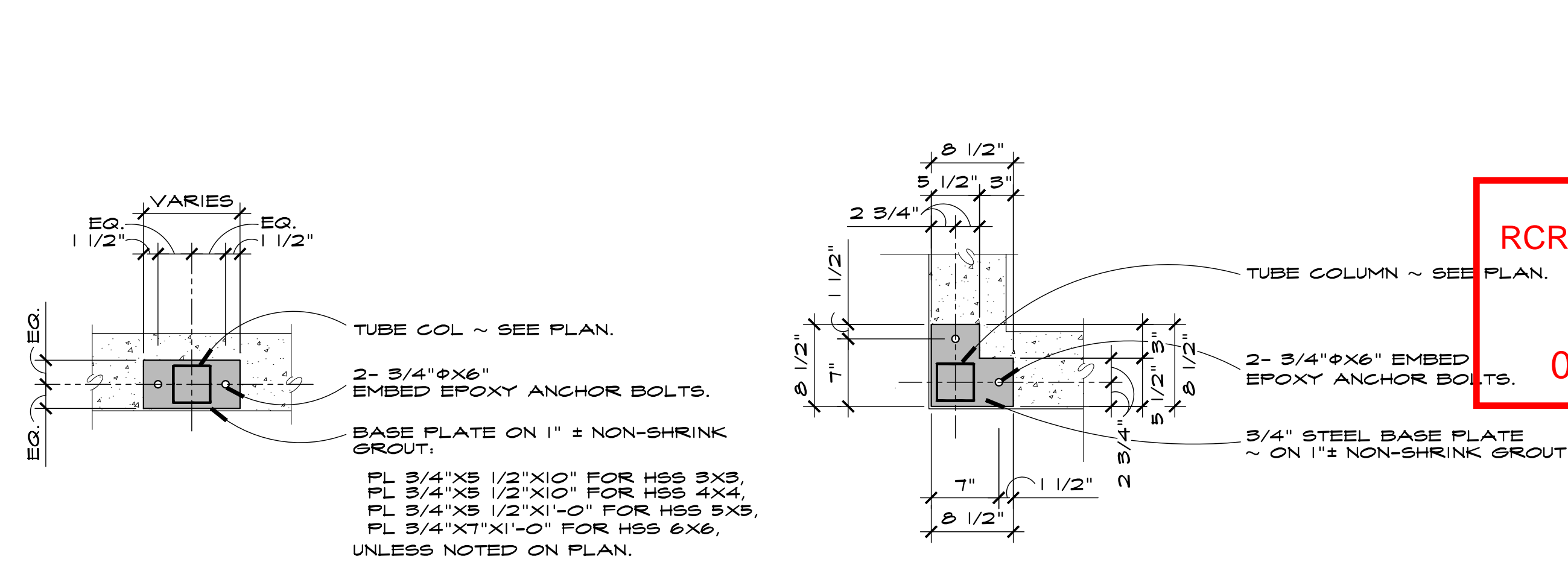
SCALE: 1/4" = 1'-0"

LEGEND

	SHEAR WALL		VOID FORM		4\" CMU STONE LEDGE		COLUMN ABOVE
	BEARING WALL						

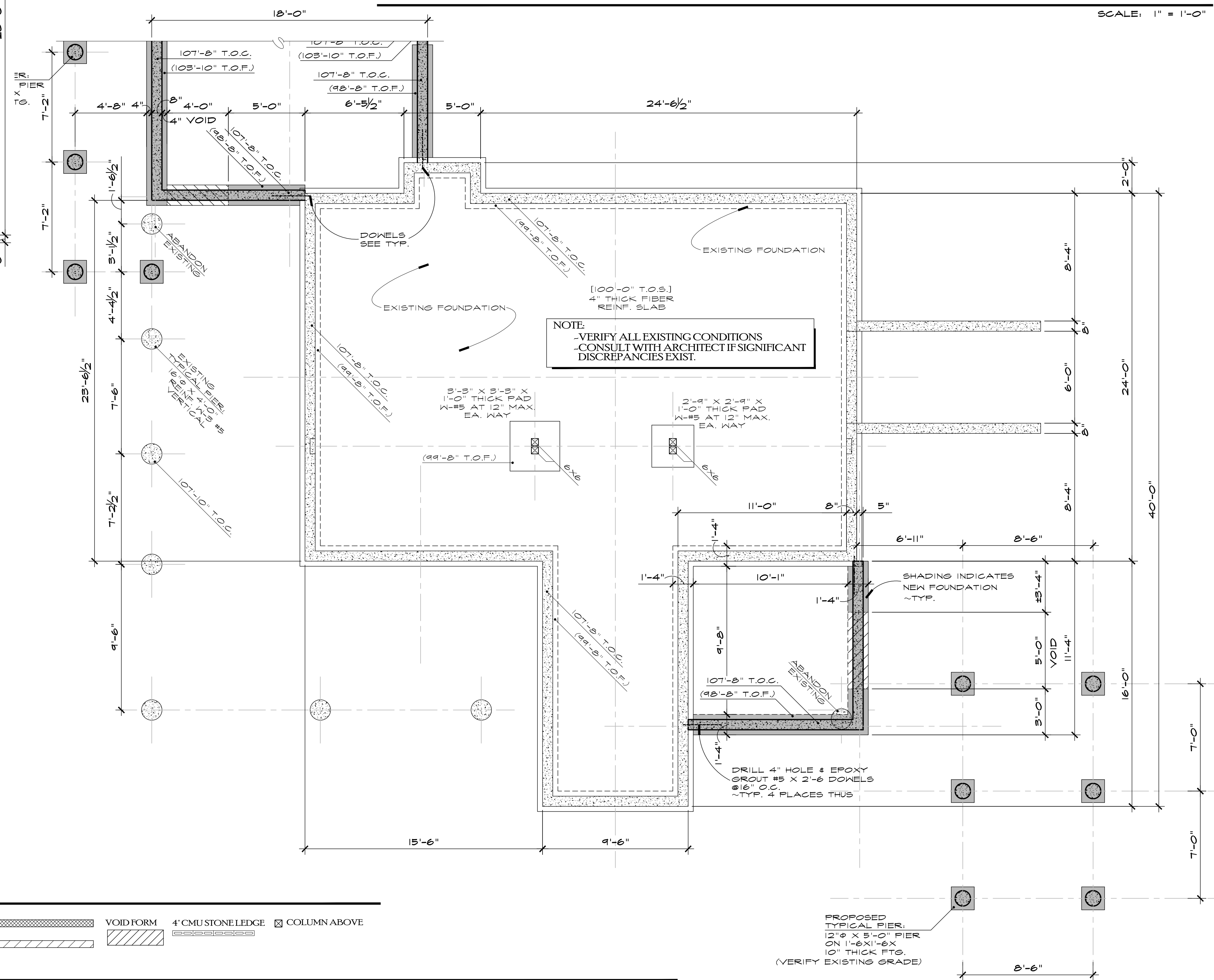
PLAN NOTES

1. TOP OF CONCRETE ELEVATION = 100'-0", UNLESS NOTED ON PLAN THUS: [XX'-X"]
TOP OF FOOTING ELEVATION = 96'-2", UNLESS NOTED ON PLAN THUS: [XXXX"]
TOP OF SLAB ELEVATION = 100'-0", UNLESS NOTED ON PLAN THUS: [XX'-X"]
2. FLOOR SHALL BE 5" CONCRETE SLAB REINFORCED WITH 6X6-WL4XWL4 W.W.F. TOP OVER 6" MINIMUM GRAVEL, OVER 2'-0" MINIMUM NON-EXPANSIVE BACKFILL.
3. ALL FOOTINGS SHALL BE FORMED TO EXACT SIZES NOTED. CONTINUOUS FOOTINGS SHALL BE 1'-4" WIDE X 10" THICK UNLESS NOTED OTHERWISE.
4. PROVIDE 1 1/4" DEEP CONTROL JOINTS A MAX OF 12' O.C. EA. WAY, TOOLED INTO CONCRETE OR SAW-CUT WITHIN 8 HOURS OF FINISHING SLAB.



STANDARD COLUMN BASES

SCALE: 1" = 1'-0"



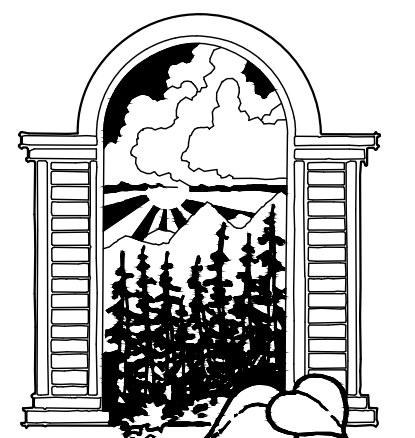
FOUNDATION PLAN ENLARGEMENT

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

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KRAMER and BROWN
Consulting Structural Engineers
143 Fourth Street, P.O. Box 774229
Steamboat Springs, Colorado
80477 Phone: 970-879-2018



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COLORADO 80477

A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

S-1.1

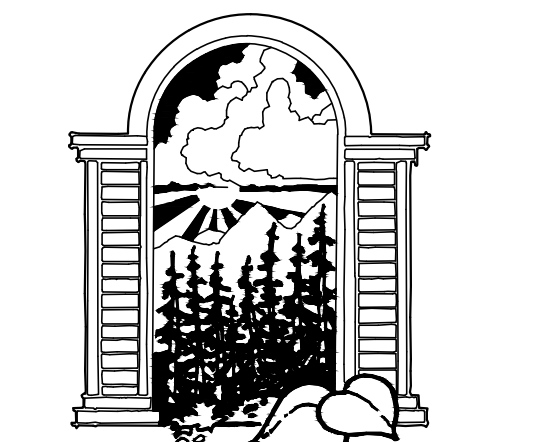
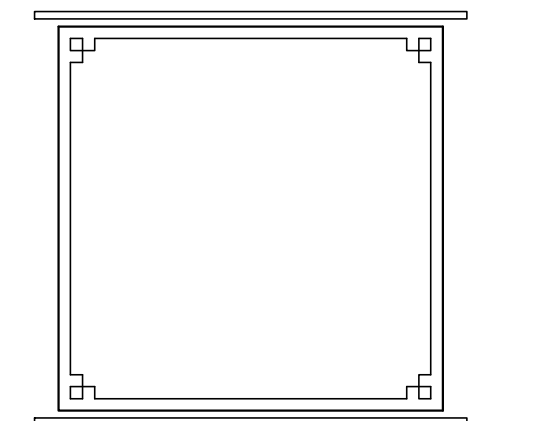
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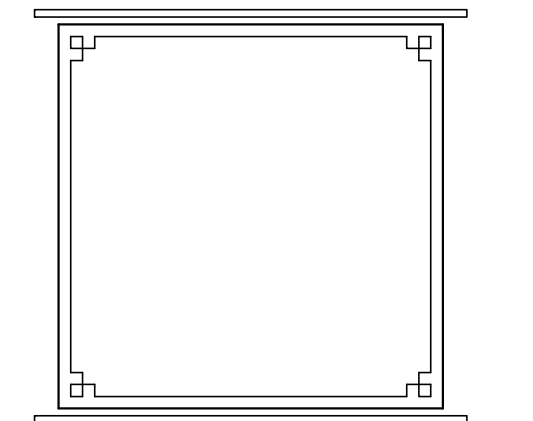
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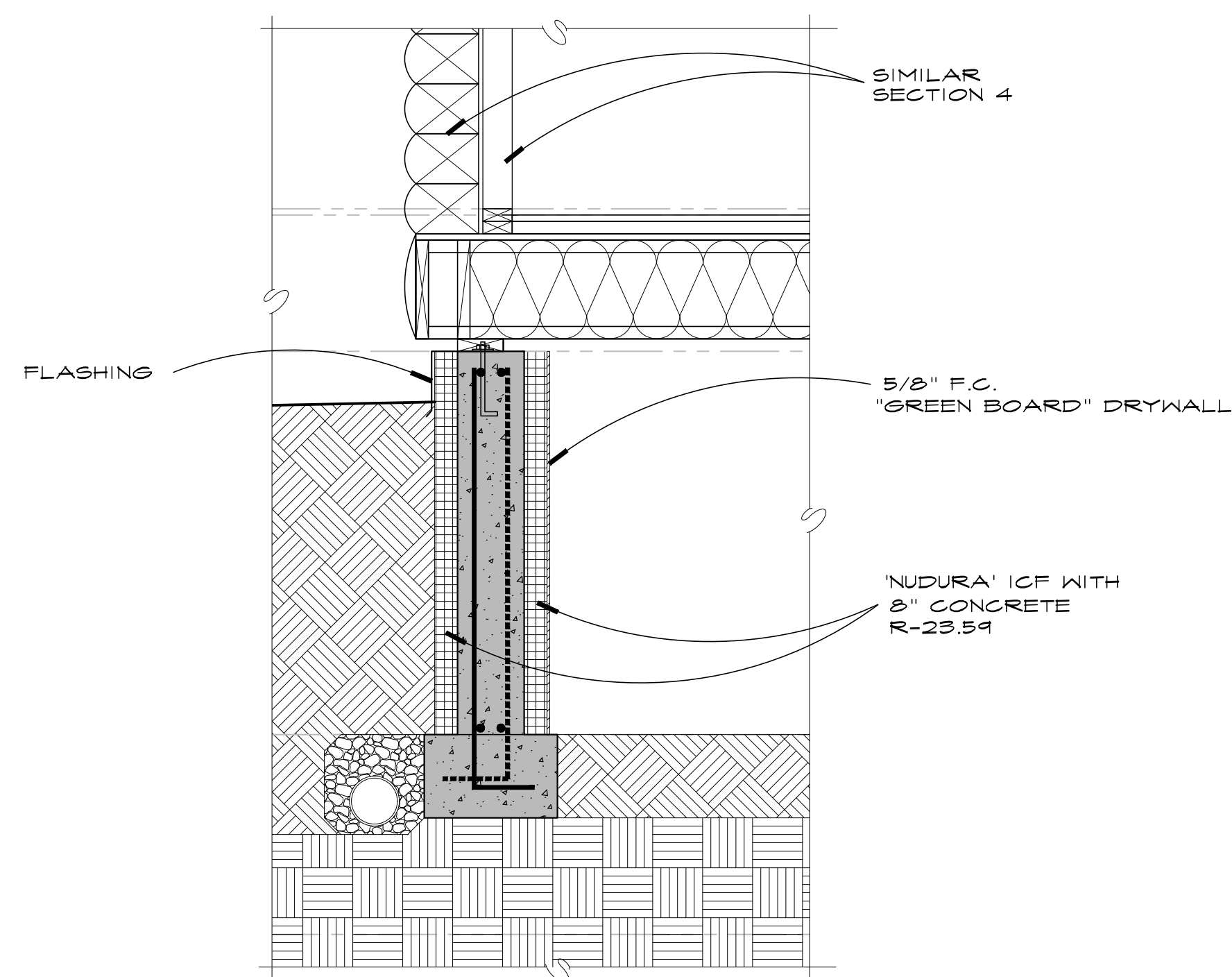
**JOE PATRICK
ROBBINS**
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COLORADO 80477



A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN

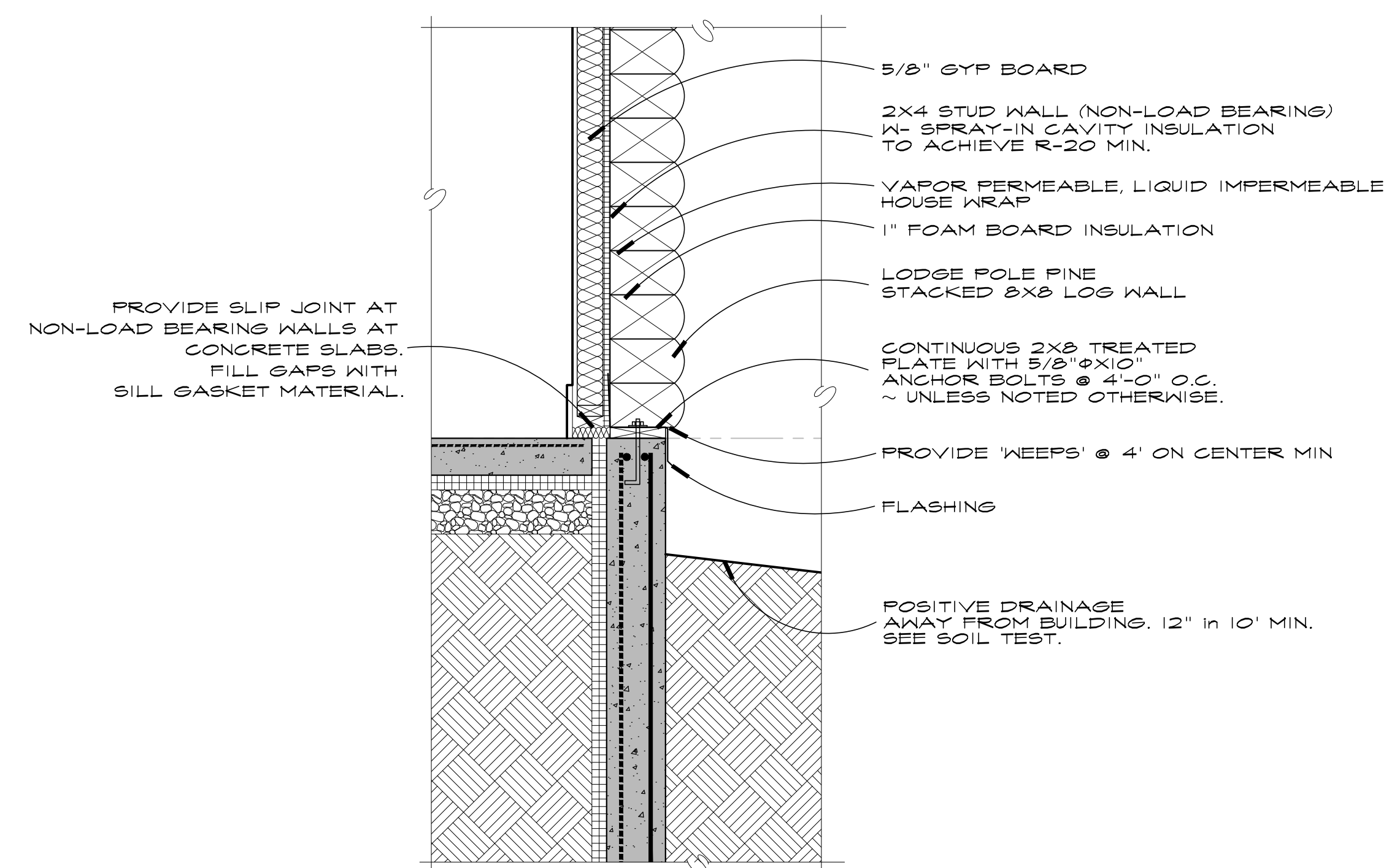
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HOME RANCH ROAD
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S-1.3



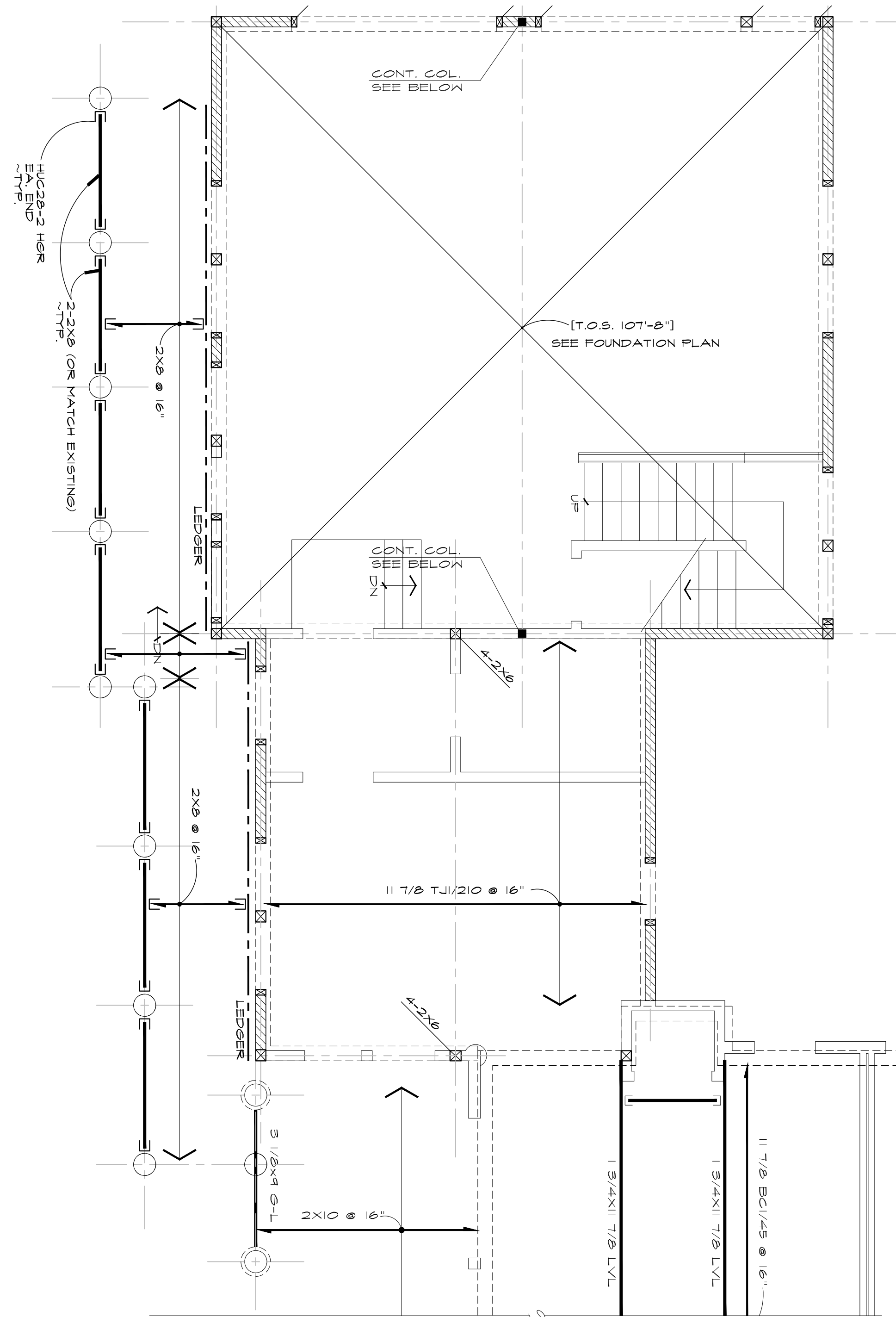
SECTION 5 TYPICAL AT NEW CRAWL SPACE

SCALE: 3/4" = 1'-0"



SECTION 4 TYPICAL AT NEW STACKED LOG WALLS

SCALE: 3/4" = 1'-0"



NORTH PARTIAL
MAIN FLOOR FRAMING PLAN

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

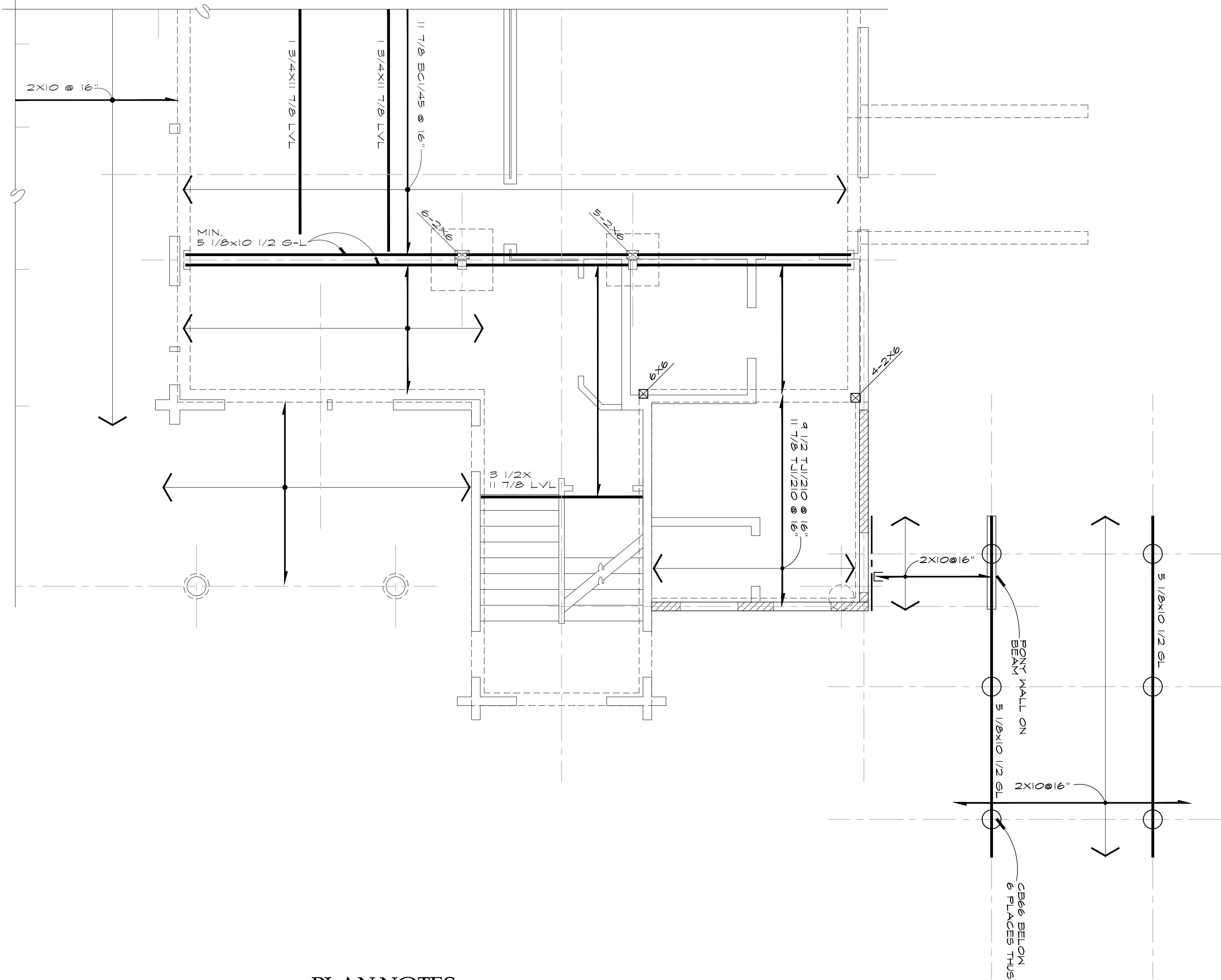
LEGEND

HGR	RAFTER	HEADER	COLUMN BELOW
HGR	JOIST	BEAM	COLUMN ABOVE
	BEARING WALL	LEDGER	
	SHEAR WALL		

PLAN NOTES

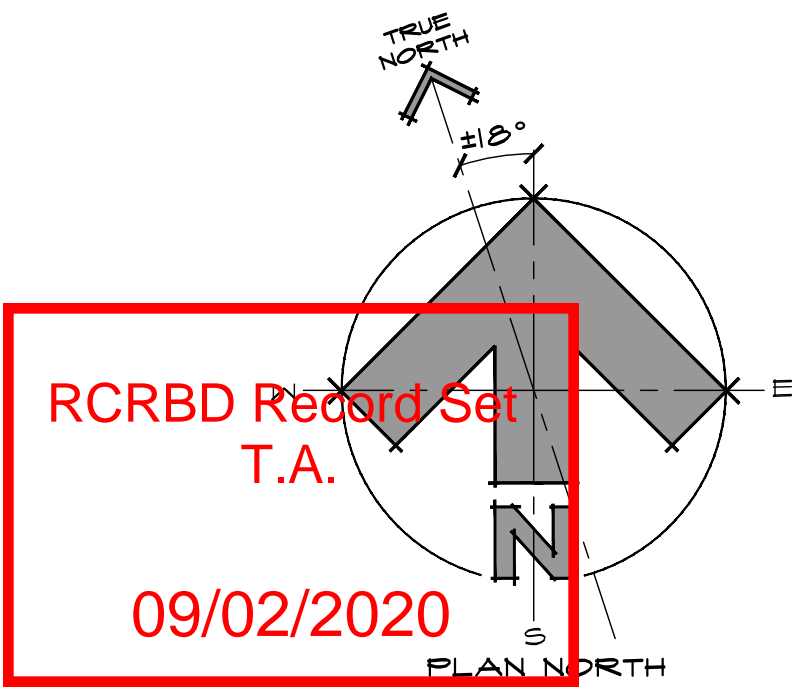
- FLOOR SHALL BE 1 1/2" CONCRETE TOPPING ON 3/4" SHEATHING ON 11 7/8" TJI / 210 JOISTS @ 16" O.C., UNLESS OTHERWISE NOTED. TOP OF SHEATHING ELEVATION: XXX-XX.
- TOP OF BEAM ELEVATION NOTED ON PLAN THUS: (___'-___").
- TYPICAL HEADER SHALL BE 3- 2X8 OR 2- 2X10 WITH 1- 2X6 BEARING STUD EACH END, UNLESS OTHERWISE NOTED.

NOTE:
-VERIFY ALL EXISTING CONDITIONS
-CONSULT WITH ARCHITECT IF SIGNIFICANT
DISCREPANCIES EXIST.



SOUTH PARTIAL
MAIN FLOOR FRAMING PLAN

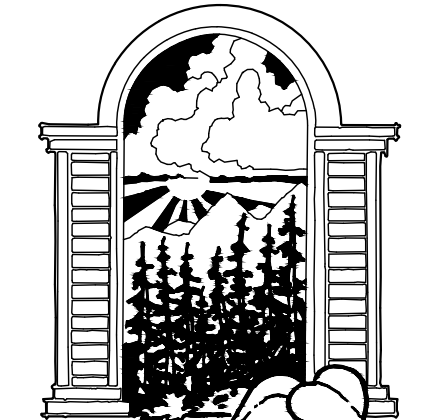
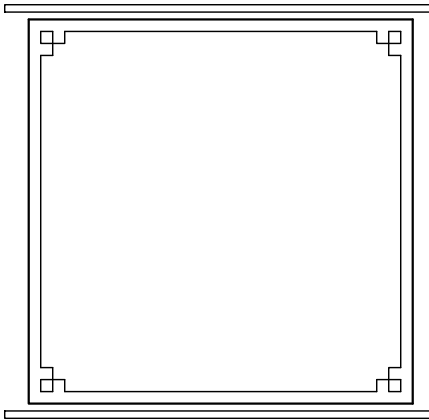
SCALE: 1/4"=1'-0"



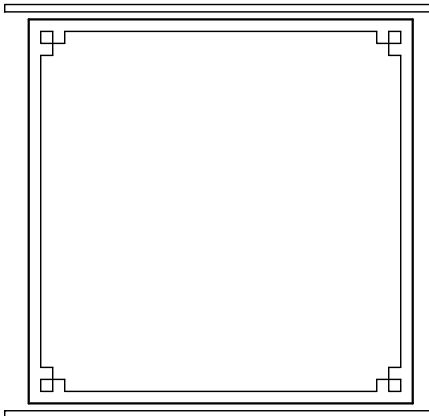
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Steamboat Springs, Colorado
80477 Phone: 970-879-2018



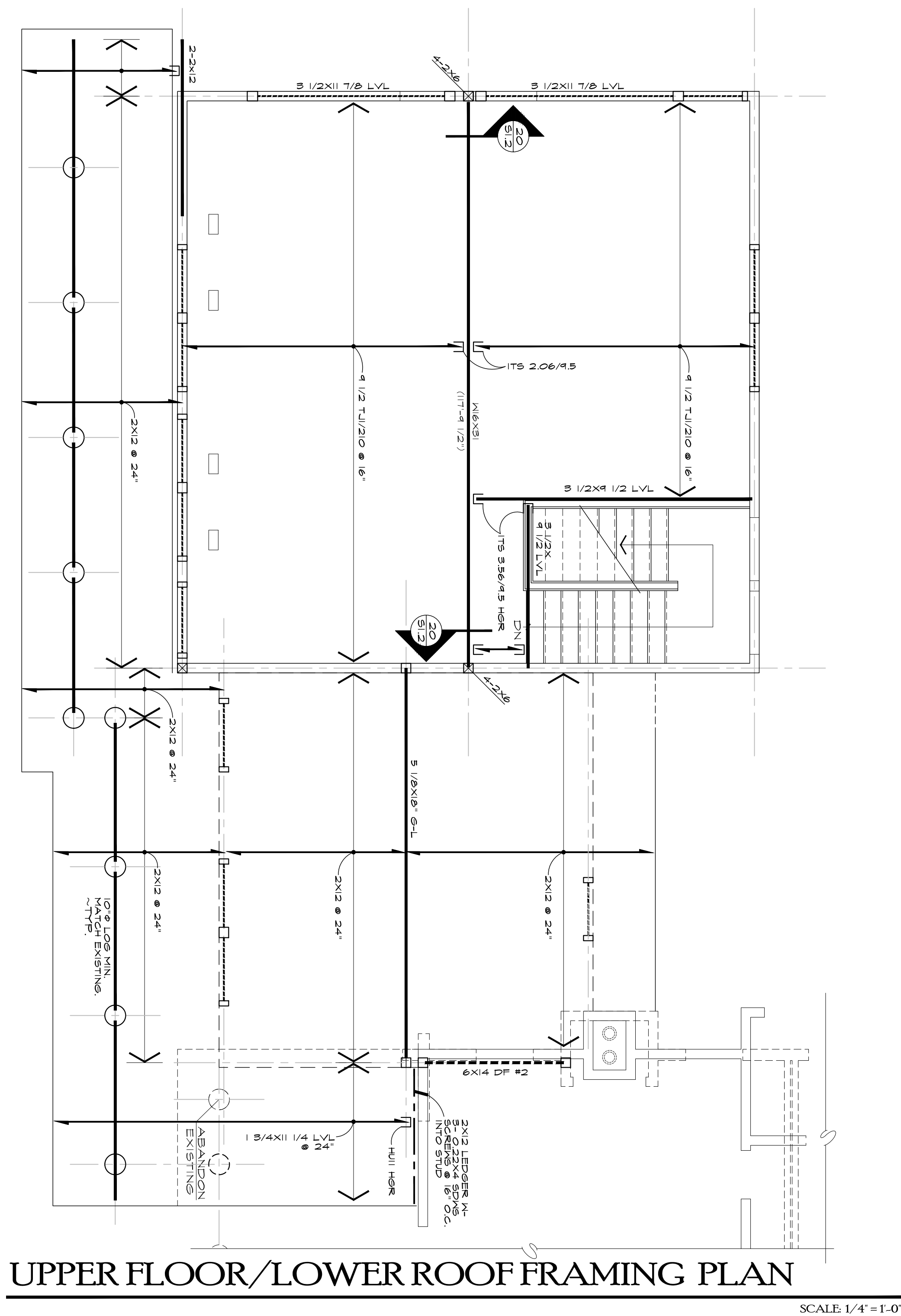
JOE PATRICK
ROBBINS
ARCHITECT
BOX 1403 879.4320
STEAMBOAT SPRINGS
COLORADO 80477



A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN

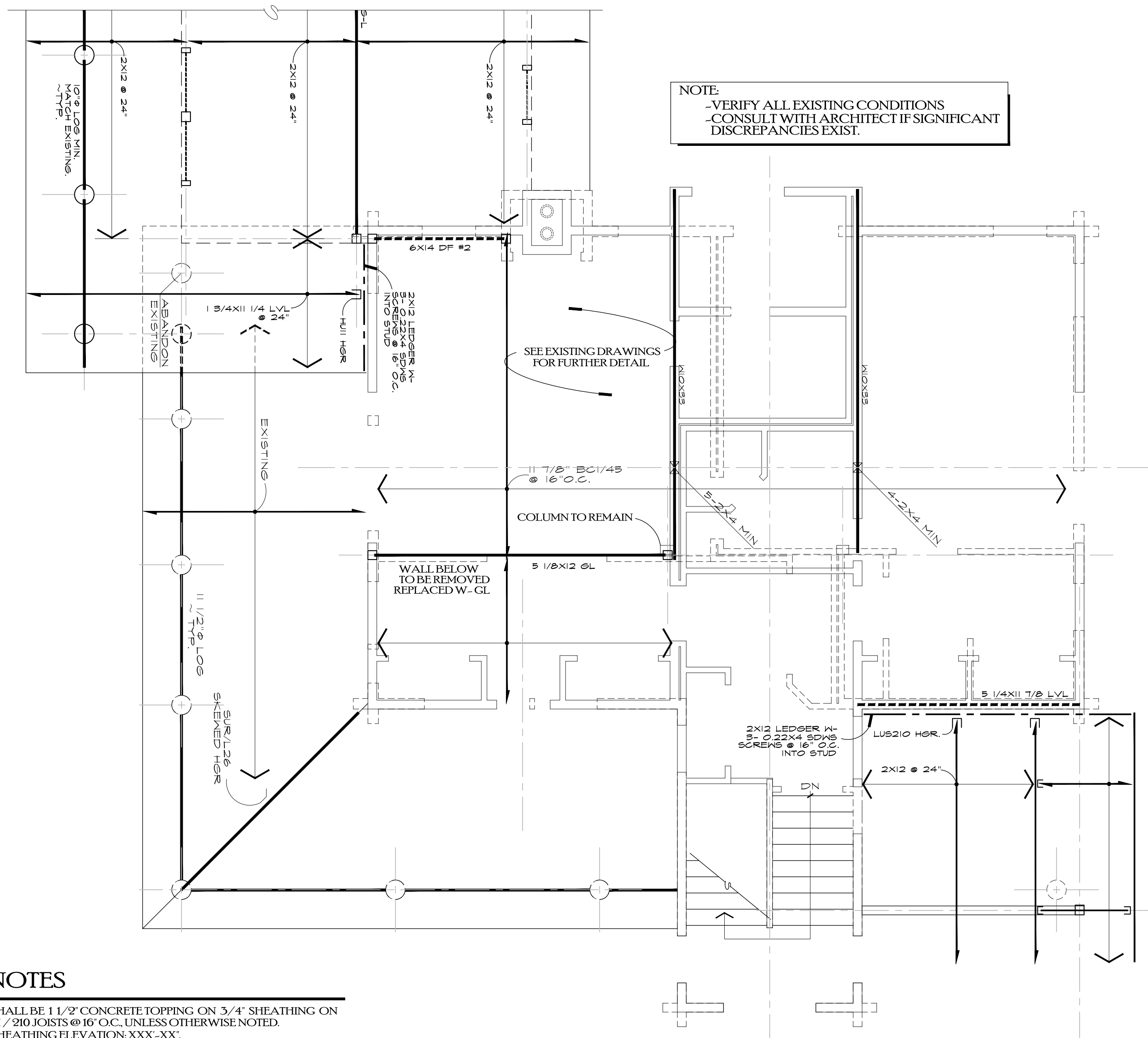
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

S-2.0



LEGEND			
HGR.	RAFTER	HEADER	□ COLUMN BELOW
HGR.	JOIST	BEAM	☒ COLUMN ABOVE
	BEARING WALL	LEDGER	
	SHEAR WALL		

- PLAN NOTES
- FLOOR SHALL BE 1 1/2" CONCRETE TOPPING ON 3/4" SHEATHING ON 1 1/2" TJI / 210 JOISTS @ 16" O.C., UNLESS OTHERWISE NOTED. TOP OF SHEATHING ELEVATION: XXX-XX.
 - TOP OF BEAM ELEVATION NOTED ON PLAN THUS (_ ' _)
 - TYPICAL HEADER SHALL BE 3- 2X8 OR 2- 2X10 WITH 1- 2X6 BEARING STUD EACH END, UNLESS OTHERWISE NOTED.



UPPER FLOOR/LOWER ROOF FRAMING PLAN

RCRBD Record Set
T.A.
09/02/2020

TRUE NORTH
PLAN NORTH

0 1' 2' 4' 8'

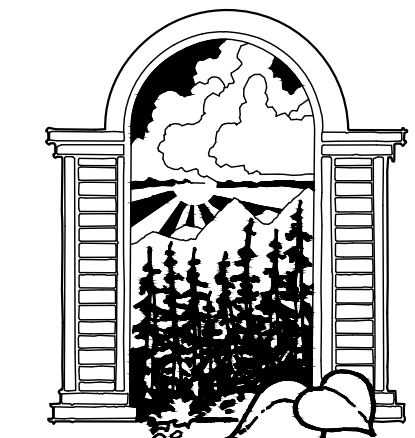
DWN BY:
JPR / BWR

P.U.D. SUBMITTAL

11/04/19 INITIAL
1/28/20 2ND SUBMITTAL
3/03/20 3RD SUBMITTAL
4/08/20 4TH SUBMITTAL
6/10/20 5TH SUB.
BUILDING PERMIT ISSUE:
08/13/2020



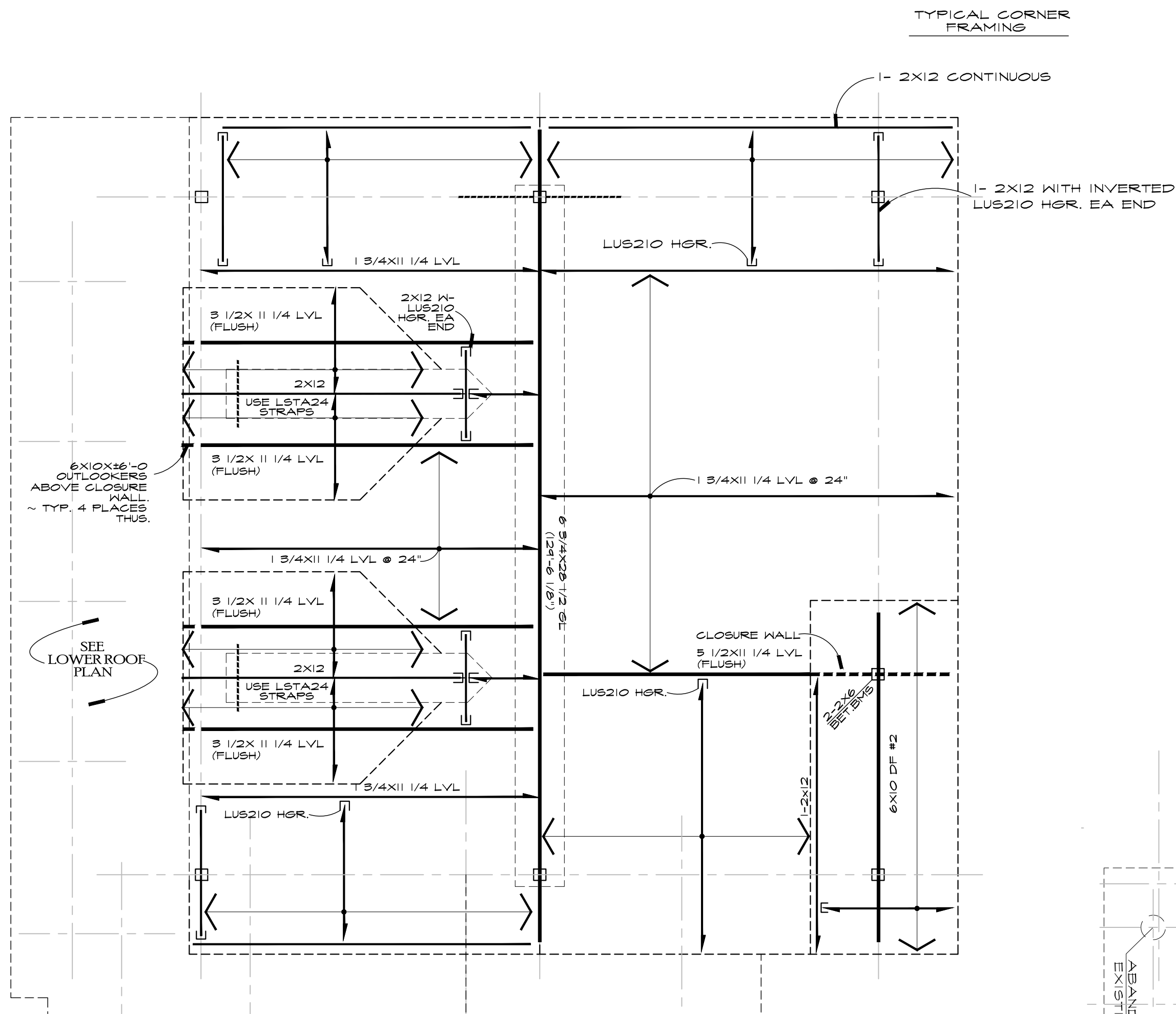
KRAMER and BROWN
Consulting Structural Engineers
143 Fourth Street, P.O. Box 774229
Steamboat Springs, Colorado
80477 Phone: 970-879-2018



**JOE PATRICK
ROBBINS**
ARCHITECT
BOX 1403 870-4320
STEAMBOAT SPRINGS
COLORADO 80477

A NEW PLAN FOR THE
HOME RANCH
COLUMBINE
CABIN
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

S-3.0



PROPOSED UPPER ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

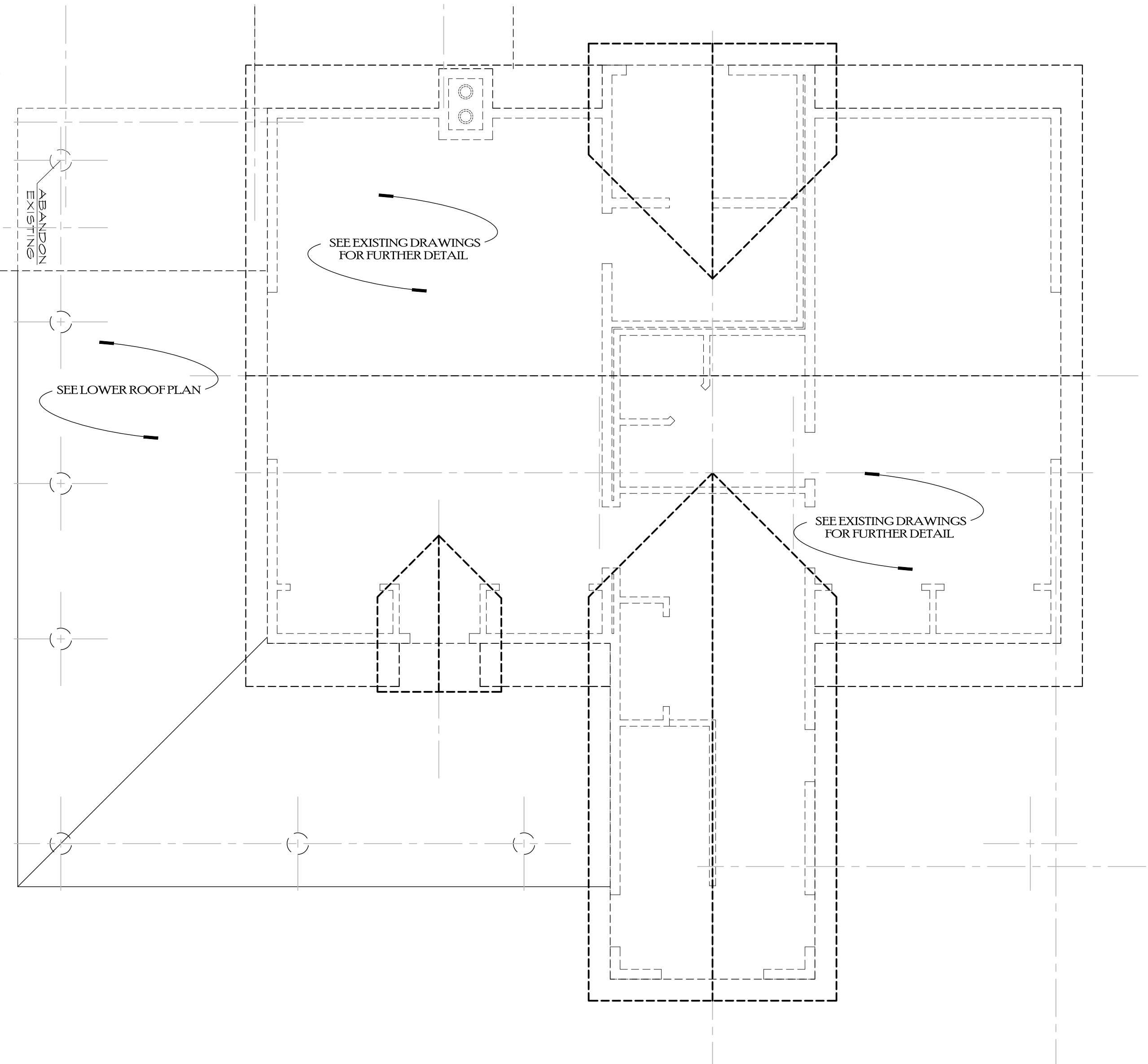
PLAN NOTES

1. ROOF SHALL BE 5/8" SHEATHING (40/20 RATING) ON 2x12 RAFTERS @ 24" UNLESS OTHERWISE NOTED. ALL RAFTERS SHALL BE NOTCHED FOR HORIZONTAL BEARING.
2. TOP OF BEAM ELEVATION NOTED ON PLAN THUS: (_'-_").
3. TYPICAL HEADER SHALL BE 2 - 1 3/4x5 1/2 LVL WITH 1- 2x6 BEARING STUD EACH END, UNLESS OTHERWISE NOTED.
4. EXTEND WALL TO UNDERSIDE OF ROOF SHEATHING AND NAIL SHEATHING TO TOP PLATE WITH 10d @ 6" AS NOTED ON PLAN.

LEGEND

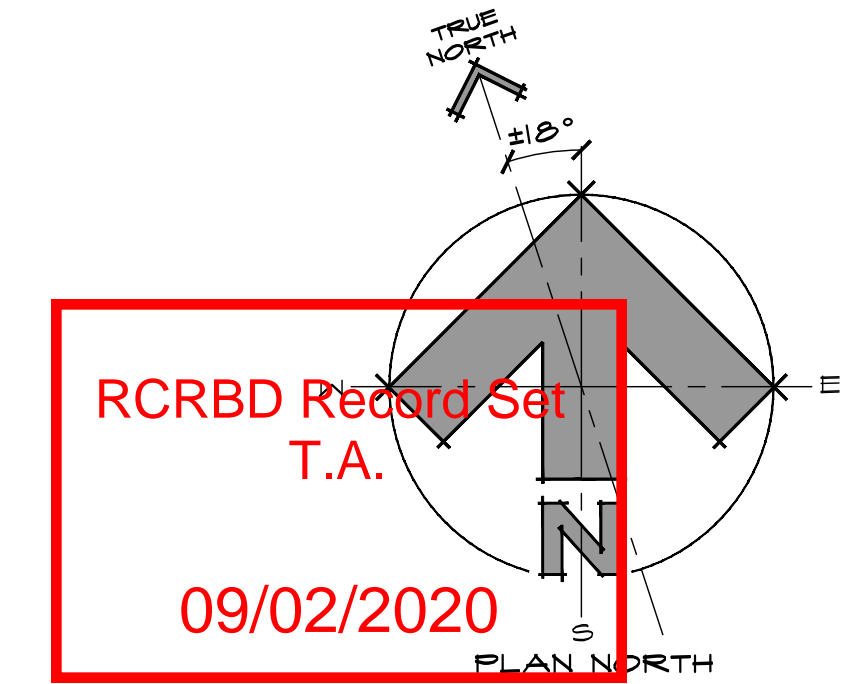
HGR. →	RAFTER	→	HEADER	□	COLUMN BELOW
HGR. →	JOIST	→	BEAM	☒	COLUMN ABOVE
	BEARING WALL		LEDGER		
	SHEAR WALL				

NOTE:
-VERIFY ALL EXISTING CONDITIONS
-CONSULT WITH ARCHITECT IF SIGNIFICANT DISCREPANCIES EXIST.



EXISTING UPPER ROOF FRAMING PLAN

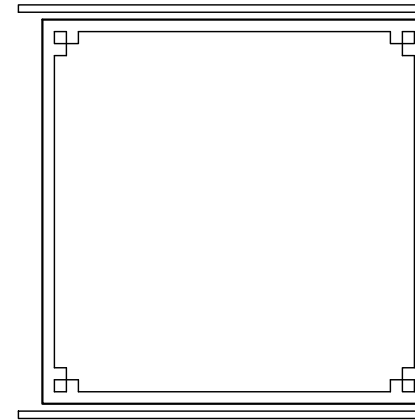
SEE EXISTING DRAWINGS FOR FURTHER DETAIL.



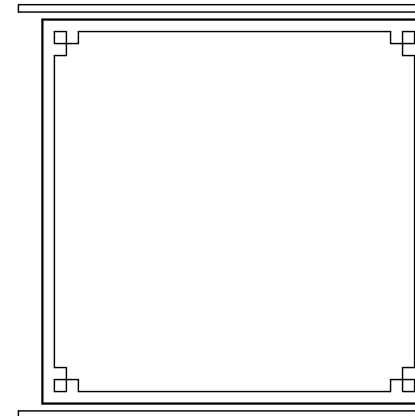
DWN BY:
JFR / BWR
P.U.D SUBMITTAL
11/04/19 INITIAL
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4/08/20 4TH SUBMITTAL
6/10/20 5TH SUB.
BUILDING PERMIT ISSUE:
08/13/2020



KRAMER and BROWN
Consulting Structural Engineers
143 Fourth Street, P.O. Box 724229
Steamboat Springs, Colorado
80477 Phone: 970-879-2018



JOE PATRICK ROBBINS
ARCHITECT
BOX 1403 879.4320
STEAMBOAT SPRINGS
COLORADO 80477



A NEW PLAN FOR THE
HOME RANCH
COLUMBINE CABIN

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

S-4.0

SCALE 1/4"=1'-0"



RCRBD Record Set T.A.

09/02/2020

Ted Allen, P.E., C.B.C.O.
Assistant Building Official
Routt County Regional Building Dept.
136 6th Street/POB 773840
Steamboat Springs, Colorado
80477

April 28, 2020

2015 IECC Code Checklist for Prescriptive Method

Project: Columbine Cabin Addition
Address: 27315 Home Ranch Road
Routt County
Colorado, 80487

This is an addition to a cabin that was built to existing codes at the time of construction. The owners will strive to update and improve the existing portion of the building. All new construction will conform to the current code requirements.

Programmable Thermostats are specified
HRV and/or ERV ducts will be insulated to R-8 in attics and dropped ceilings
All duct penetrations will be sealed with spray foam
The hot water boiler shall be programmed with outdoor temperature setback and the existing heat system will be upgraded.
All mechanical system piping shall be jacketed with R-3 minimum insulation
There will be no recirculation or heat trace systems in this building
Hot water piping to be jacketed as specced above (R-3 min.)
HRV or ERV ventilation must be provided
No multiple dwelling units
No snowmelt
No pool, but a freestanding hot tub will be installed
All equipment is to be efficiently sized per Section R403.7 and M1401.3
Vapor retarder is to be achieved with "Zip system" exterior and spray foam at the interior of new exterior walls to a minimum of 2"

2015 IECC Code Checklist for Prescriptive Method, Columbine Cabin, Continued

Windows and exterior doors shall be certified U-0.32 or better

No skylights

Ceiling insulation at new roof R-49 minimum

Framed new exterior walls shall be insulated with R-21 and R-5 min thermal break

No 2X4 exterior walls

New concrete walls at lower level to be insulated with R-15 minimum

Concrete slab at garage is to be on 6 mil poly vapor barrier and insulated with rigid foam: R-10 minimum

Crawlspaces to be insulated with R-15 foil faced rigid foam board

All windows and exterior doors are to be spray foam sealed

Air leakage will be blower door tested and mitigated before final acceptance

Fireplaces are self-contained, sealed gas manufactured units

All light fixtures in this structure shall be LED or other high efficiency or low voltage products

Boiler and or any other gas burning appliances in this building will not have continuously burning pilot lights.

It is mandatory that all Electrical, Mechanical and other Contractors employed on this project procure proper permits and conform to all current Code requirements.

**RCRBD Record Set
T.A.**

09/02/2020





Ted Allen, P.E., C.B.C.O.
Assistant Building Official
Routt County Regional Building Dept.
136 6th Street/POB 773840
Steamboat Springs, Colorado
80477

August 31, 2020

Project: Home Ranch Columbine Cabin TB-20-799
Address: 27315 Home Ranch Road
Routt County
Colorado

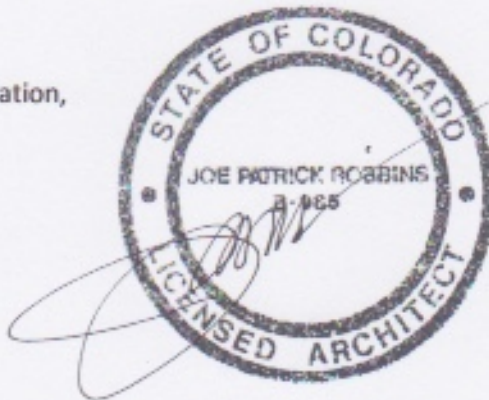
Dear Ted,

We are submitting additional sheet number S-1.3 to clarify insulation requirements for the Columbine Cabin addition as requested in your plan review comments.

The Contractor for this project is Paul Stoll, Snake River Construction.

Thank you for your consideration,

Joe Patrick Robbins, A.I.A.



**RCRBD Record Set
T.A.**

09/02/2020



RCRBD Record Set T.A.

09/02/2020

Ted Allen, P.E., C.B.C.O.
Assistant Building Official
Routt County Regional Building Dept.
136 6th Street/POB 773840
Steamboat Springs, Colorado
80477

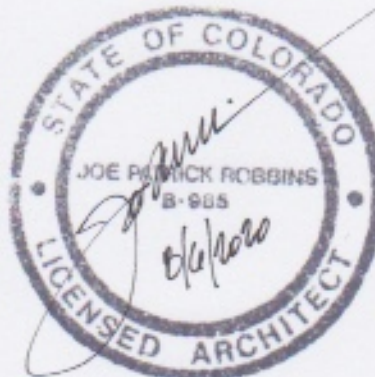
August 6, 2020

We are applying for a permit for the Columbine Cabin Remodel at The Home Ranch, 27315 Home Ranch Road in Routt County.
The Contractor will be Paul Stoll, Snake River Construction. Mr. Stoll will complete the application details.
These seals reference Drawings for the Permit. A sealed set of plans will be on site for the inspections.

Project: Columbine Cabin
Address: 27315 Home Ranch Road
Routt County
Colorado, 80487

Drawings:

Cover	A-1.2	A-5.0
C-1.0	A-1.3	S-1.0
C-1.1	A-2.0	S-1.1
C-1.2	A-2.1	S-1.2
OS-1.0	A-3.0	S-2.0
A-1.0	A-4.0	S-3.0
A-1.1	A-4.1	S-4.0



Joe Patrick Robbins, A.I.A.



Lynn E. Kramer, P.E.



RCRBD Record Set T.A.

09/02/2020

Ted Allen, P.E., C.B.C.O.
Assistant Building Official
Routt County Regional Building Dept.
136 6th Street/POB 773840
Steamboat Springs, Colorado
80477

August 13, 2020

Project: Home Ranch Columbine Cabin TBD
Address: 27315 Home Ranch Road
Routt County
Colorado

Dear Ted,

We are submitting required materials for a building permit application for the above listed project.
Attached please find:

IECC Checklist

Wet Stamped Letter

New Homes Checklist

Soils Test To Follow

OSWT Design To Follow

Pdfs of the drawings

The Contractor for this project is Paul Stoll, Snake River Construction. He will be in to register, apply, and deliver heat loss calculations.

Thank you for your consideration,

Joe Patrick Robbins, A.I.A.

BOX 771463 828 LINCOLN AVENUE STEAMBOAT SPRINGS, COLORADO 80477



970-879-4320