

# HOME RANCH HEADQUATERS BUILDING



## HEADQUARTERS BUILDING

54880 Co Rd 129  
Clark, CO 80428  
AN ADDITION TO:  
HOME RANCH

### ISSUE DATES

PERMIT SET  
7. 21. 22

DESIGNED BY: MVS  
REVIEWED BY: CWM  
PROJECT #: 21125

COVER SHEET

## A-0



ARCHITECTURAL NOTES:

**GENERAL**  
All work must comply with state and local codes, based on the Routt County Zoning Regulations, the 2018 International Building Code, the 2018 International Plumbing Code, the 2018 International Mechanical Code, the 2018 Energy Conservation Code and the 2018 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.

All exterior walls are nominal 2x6 stud construction, U.N.O. All interior walls are nominal 2x4 stud construction, U.N.O.

Do not scale drawings.

The water closet stool shall be located in a clear space of not less than 30" in width. The clear space in front of the water closet stool shall be not less than 21".

Crawl space access shall be provided w/ min. 18"x24" through the floor & min. 16"x24" through the wall.

Minimum clear ceiling height is 7'-6" for habitable space & hallways & 6'-8" for bathrooms, laundry rooms & stairs. Exceptions apply for sloped ceilings and basements per IBC 1003.2

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

**STAIRWAYS:**  
Stairs shall have a minimum 48" clear width on stairs per Routt County resolution to IBC 1011.2. The surface of stairs shall be slip resistant. Minimum vertical headroom is 6'-8" from the nosing. Maximum riser height is 7", and minimum tread depth is 11".

Landings shall be provided at the top and bottom of each stairway with a length no less than the width of the stairway served. Landings are not required at the top of interior stairs provided that a door does not swing over the stairs.

Handrails shall be provided on at least one side of each continuous stair flight with four or more risers, and shall be 42" tall, measured vertically from the sloped plane of the tread nosings. Handrails shall comply with section IBC Section 1014.

Open sides of stairways, landings, ramps, balconies and porches which are more than 30" above grade shall be protected by a guardrail. All guardrails must be 36" above finished floor and shall allow no more than a 4" diameter sphere to pass through any portion of the railing per IBC 1015.

Walls and ceilings of enclosed usable space under stairs requires 1/2" gypsum wallboard. The door to access such spaces need not be rated.

**ROOF ASSEMBLIES**  
Unvented roof assemblies shall comply with section IBC 1202.3 and shall be completely within the thermal envelope. The roof shall dry to the inside, thus Class I vapor retarder shall NOT be installed on the ceiling. If air-impermeable insulation is used, it shall be Class II vapor retarder, min. R-49, and be applied directly to the underside of sheathing. If air-permeable insulation is used in the cavity, it shall be min. R-19 applied to underside of sheathing & shall be accompanied by min. R-30 continuous rigid board insulation above the sheathing. Alternatively, R-30 air-impermeable insulation can be applied to the underside of sheathing, w/ min. R-19 air-permeable beneath.

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

Asphalt shingles shall comply with Chapter 15 & require double underlayment when applied on 2:12 to 4:12 roof pitches. Standing seam metal roofing shall have min. 1/4:12 slope.

Attic access shall be provided if attic is more than 30" tall (measured from top of ceiling framing to underside of roof framing members for more than 30 sq. ft. Access shall have a rough-framed opening of min. 22"x30" with min. 30" clear headroom.

**MECHANICAL/ENERGY SYSTEMS:**  
Appliances located in garages and having an ignition source shall be elevated such that the source of ignition less than 18" above the floor.

Dryer exhaust systems shall be independent of all other systems, shall transport the moisture to the outdoors and shall terminate on the outside of the building in accordance with IMC section M501 and M502.

Heating and Cooling equipment appliances shall be installed per manufacturers instructions and in accordance with the IBC Chapter 28.

Meter location must be approved by an Atmos Energy Corporation employee during a mandatory site visit to be scheduled after foundation is in place. Meters will not be allowed under a shedding roofline or where overhanging snow is a danger to the meter set.

The building or dwelling unit shall be tested and verified in accordance with the IECC.

Heating load calculations and equipment sizing shall be submitted for review and approval when applying for a mechanical permit. Do not install or inspect mechanical equipment or HVAC until submitted to RCRBD and approved.

Lighting shall be provided per IBC section 1204 and ventilation shall be provided per IBC section 1202.5

ABBREVIATIONS LIST

ABV	ABOVE
ALT	ALTERNATE/ALTERNATING
ALUM	ALUMINUM
ARCH	ARCHITECT/ARCHITECTURAL
BO	BOTTOM OF
BOT	BOTTOM
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DF	DOUGLAS FIR
DIA	DIAMETER
Ø	DIMATER
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
EOR	ENGINEER OF RECORD
EW	EACH WAY
EXT	EXTERIOR
FTG	FOOTING
GL	GLUE-LAMINATED BEAM
GT	GIRDER TRUSS
HF	HEM-FIR
IBC	INTERNATIONAL BUILDING CODE
IRC	INTERNATIONAL RESIDENTIAL CODE
INT	INTERIOR
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
OC	ON CENTER
OSB	ORIENTED STRAND LUMBER
PERP	PERPENDICULAR
PL	PLATE
PLUM	PLUMBING
PLYWD	PLYWOOD
PSL	PARALLEL STRAND LUMBER
PT	PRESERVATIVE TREATED/POST TENSIONED
REINF	REINFORCEMENT/REINFORCING
REQ	REQUIRED
SBW	STEP BOTTOM OF WALL
SCH	SCHEDULE
SCHED	SCHEDULE
SIM	SIMILAR
SPF	SPRUCE-PINE-FIR
STRUCT	STRUCTURE/STRUCTURAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THRU	THROUGH
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
w/	WITH
WD	WOOD
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC

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SQUARE FOOTAGE SUMMARY TABLE

LEVEL	USE	NET (SQ. FT.)	IBC BUILDING AREA (SQ. FT.)
FLOOR LEVEL	OFFICE	243	290
	CONFERENCE ROOM	323	346
	BATHROOM	54	76
	TOTAL	620	712

**DEFINITIONS:**  
IBC BUILDING AREA PER CH. 2: AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS.

**NOTE:**  
PROVIDED BUILDING INSULATION WAS CHECKED USING "COMcheck" SOFTWARE TO ENSURE COMPLIANCE WITH MINIMUM INSULATION REQUIREMENTS PER 2018 IECC CODE. BUILDING ENVELOPE DESIGN 2% BETTER THAN MINIMUM CODE REQUIREMENTS PER ATTACHED ENVELOPE COMPLIANCE CERTIFICATE.

LEGAL DESCRIPTION

PT OF TR 87 & PT OF TR 88 27-9-85

CODE STUDY

Re: 2018 IBC	
ZONING	OR - (OUTDOOR RESIDENTIAL)
OCCUPANCY CLASSIFICATION	BUSINESS (B)
TYPE OF CONSTRUCTION	V-B
NON-SPRINKLERED	(NOT REQUIRED PER IBC FIG. 903.2, ALL OCCUPANCIES < 30 OCCUPANTS)
ALLOWABLE NUMBER OF STORIES	2 (TBL. 504.4)
ALLOWABLE HEIGHT OF BUILDING	40 FT. (TBL. 504.3)
ALLOWABLE AREA	9,000 S.F.(TBL. 506.2)
MIN. # OF EXISTS	(1) TBL. (TBL. 1006.3.3(2))
MAX. TRAVEL DISTANCE	75 FT. (TBL. 1006.3.3(2))
MAX. OCCUPANCY:	49 (TBL. 1006.3.3(2))
OCCUPANCY LOAD:	BUSINESS AREAS: 712 S.F./150 = 5 # OF OCCUPANTS
	TOTAL = 5
ACCESSIBILITY:	ONLY ACCESSIBLE MEANS OF EGRESS (PER IBC 1009) REQUIRED PER IBC 1103.2.2 (EMPLOYEE WORK AREAS) 1104.3.1 EXCEPTION 1.

**NOTE:**  
REFER TO AMENDED PLANNED UNIT DEVELOPMENT DOCUMENT FOR PHASING PLAN, MASTER SITE PLAN (P.U.D. AREA), CONDITIONS OF APPROVAL & DETAILED LEGAL DESCRIPTION (PREPARED BY FOUR POINTS SURVEYING AND ENGINEERING).

THERMAL ENVELOPE NOTES

THE BUILDING ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED WITH A BARRIER MATERIAL, SUITABLE FILM, OR SOLID MATERIAL:

1. ALL JOINTS, SEAMS, AND PENETRATIONS
2. SITE-BUILT WINDOWS, DOORS, & SKYLIGHTS
3. OPENINGS BETWEEN WINDOW & DOOR ASSEMBLIES
4. UTILITY PENETRATIONS
5. DROPPED CEILINGS & CHASES ADJACENT TO THE THERMAL ENVELOPE
6. KNEE WALLS
7. WALLS & CEILING SEPARATING A GARAGE FROM CONDITIONED SPACES
8. BEHIND TUBS & SHOWERS OF EXTERIOR WALLS
9. BEHIND FIREPLACE INSERTS
10. ANY OTHER SOURCE OF INFILTRATION

WINDOWS, SKYLIGHTS, & SLIDING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 cfm PER SQUARE FOOT. SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.5 cfm PER SQUARE FOOT.

RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED & UNCONDITIONED SPACES BY BEING:

- IC RATED & LABELED WITH ENCLOSURES THAT ARE SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO THE CEILING CAVITY OR UNCONDITIONED SPACE

ABOVE GRADE FRAME WALLS, FLOORS, & CEILINGS NOT VENTILATED TO ALLOW MOISTURE TO ESCAPE SHALL BE PROTECTED WITH LATEX PAINT OR 6 MIL. POLY OVERLAPPED & TAPERED AT ALL JOINTS. THE VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE THERMAL ENVELOPE.

COMMERCIAL PRESCRIPTIVE ENERGY CODE STANDARDS

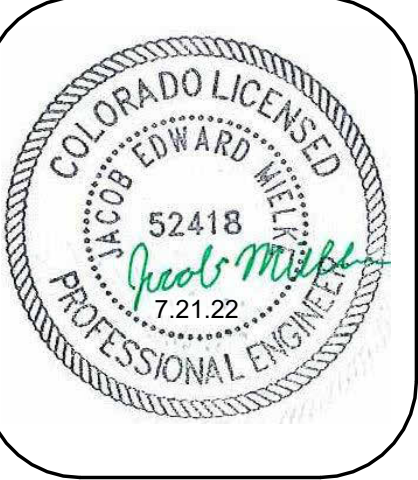
Re: 2018 International Energy Conservation Code Table C402.1.3 & C402.4

Insulation & Fenestration Requirements By Component *									
Climate Zone	Fixed Fenestration	Operable Fenestration	Entrance Doors	Ceiling R-Value	Wood Framing R-Value	Mass Wall R-Value <sup>f</sup>	Floor <sup>b</sup> R-Value	Heated Slab <sup>b</sup> Perimeter & Under Slab R-Values	Slab <sup>b</sup> Perimeter R-Value
7	.29	.37	.77	49	20+3.8c.i. <sup>c</sup> (2X6 WALL) 13+7.5c.i. <sup>c</sup> (2X4 WALL)	15. c.i. <sup>c</sup>	30	R-20 for 48" deep @ perimeter & R-5 under slab	R-15 (Around perimeter wall)
a	R-Values are minimums. U-factors & SGHC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.								
b	Steel floor joist system shall be insulated to min. R-38.								
c	c.i. = continuous insulation								
d	Where heated slabs are below grade, below-grade walls shall comply with the perimeter insulation requirements for heated slabs								
e	The insulation around the perimeter of slab-on-grade shall extend downward from the top of the slab for the min. distance shown in the table or the top of the footing, whichever is less, or downward to not less than the bottom of the slab and then horizontally to the interior or exterior for min. 48". Insulation extending away from the building shall be protected by pavement or by not less than 10" of soil. Where the slab-on-grade floor is greater than 24" below finished grade, perimeter insulation is not required								
f	"Mass walls" shall be in accordance with Section C402.2.2								

MINIMUM PLUMBING FACILITIES

(Re: IPC CHAPTER 4)

PER IPC, TABLE 403.1 - CLASSIFICATION: BUSINESS				
	WATER CLOSETS TOTAL	LAVATORIES TOTAL	DRINKING FOUNTAIN	SERVICE SINK
REQUIREMENTS	(1) PER 25 OCCUPANTS	(1) PER 40 OCC.	(1) PER 100 OCC.	(1)
REQUIRED FACILITIES	<sup>5</sup> / <sub>25</sub> = (0.2 USE 1.0)	<sup>5</sup> / <sub>40</sub> = (0.125 USE 1.0)	<sup>5</sup> / <sub>100</sub> = 0.05 (USE 1.0)	(1)
PROVIDED FACILITIES	TOTAL (1)	TOTAL (2)	(1)	(1)
EXCEPTION: PER IPC 403.1.1, THE TOTAL OCCUPANT LOAD SHALL NOT BE REQUIRED TO BE DIVIDED IN HALF WHERE APPROVED STATISTICAL DATA INDICATES A DISTRIBUTION OF THE SEXES OF OTHER THAN 50 PERCENT OF EACH SEX.				



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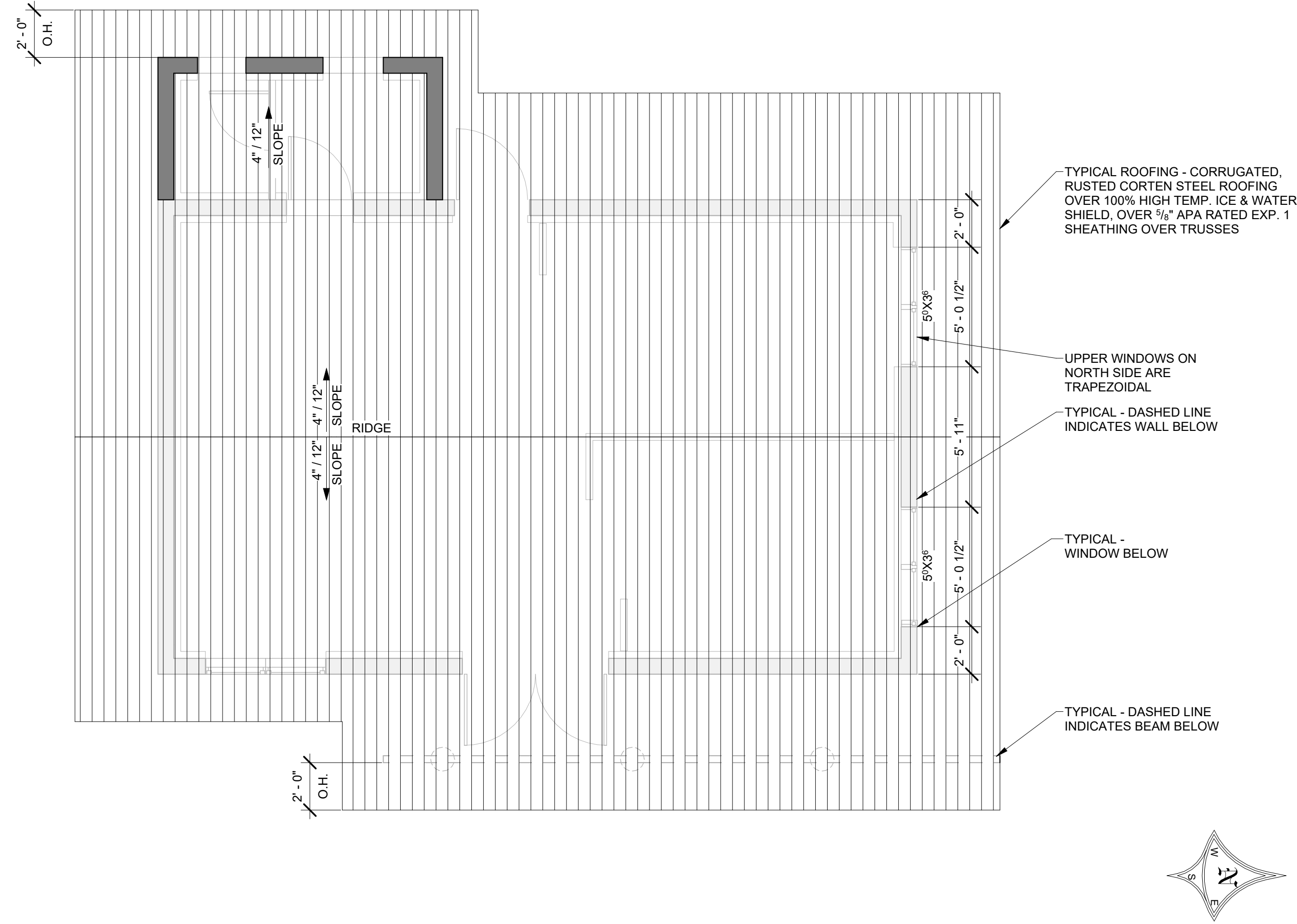
DESIGNED BY: MVS  
REVIEWED BY: CWM  
PROJECT #: 21125

ARCHITECTURAL  
NOTES & CODE  
STUDY

A-0.1

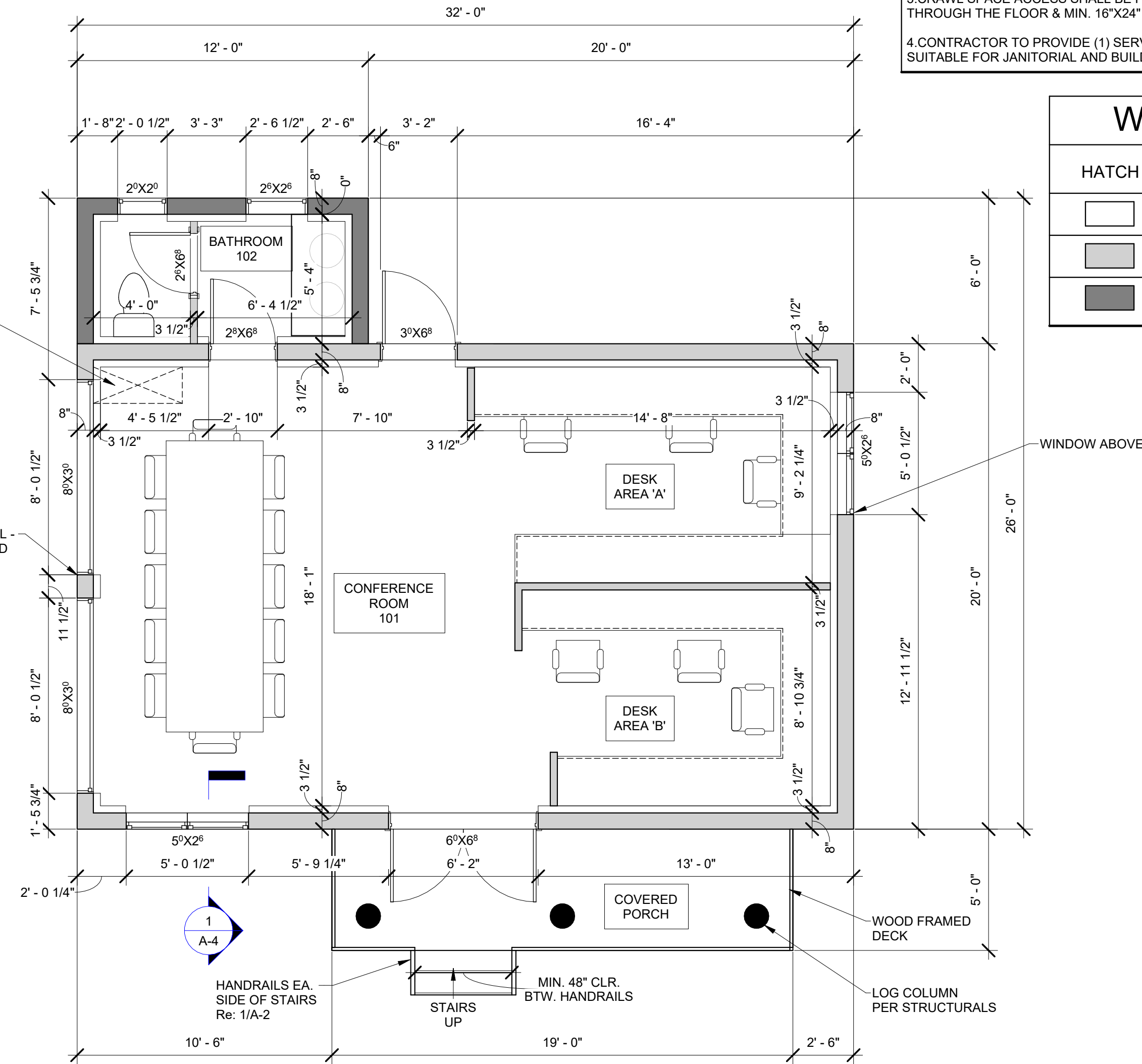





2 ROOF PLAN  
1/4" = 1'-0"



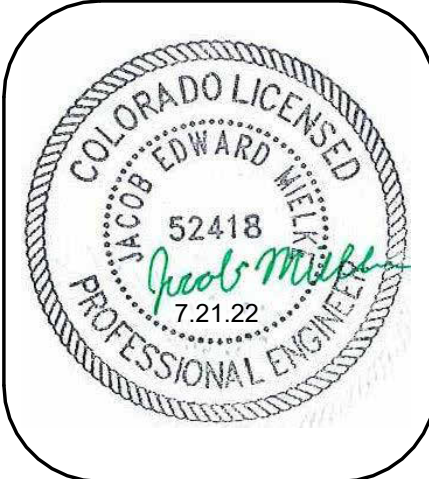
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1 FLOOR PLAN  
1/4" = 1'-0"



WALL KEY	
HATCH	DESCRIPTION
	PROPOSED 2X4 STUD WALL
	EXISTING 8"Ø LOG WALL
	PROPOSED 8"Ø LOG WALL

1. PROVIDE MAX 7" RISERS & MIN 11" TREADS AT ALL STAIRS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ERECTION OF STAIRS. MAX. TOLERANCE BETWEEN THE LARGEST AND SMALLEST FOR STAIR RISERS AND TREADS ON ALL FLIGHTS OF STAIRS SHALL BE 1/8" PER IBC SEC. 1011.5.4.
2. PROVIDE GRASPABLE HANDRAILS PER IBC SEC. 1014 AT ALL STAIRS AND DECKS HIGHER THAN 30" ABOVE GRADE OR FLOOR.
3. CRAWL SPACE ACCESS SHALL BE PROVIDED W/ MIN. 16"x24" THROUGH THE FLOOR & MIN. 16"x24" THROUGH THE WALL.
4. CONTRACTOR TO PROVIDE (1) SERVICE SINK PER IPC TABLE 403.1 SUITABLE FOR JANITORIAL AND BUILDING MAINTENANCE PURPOSES.



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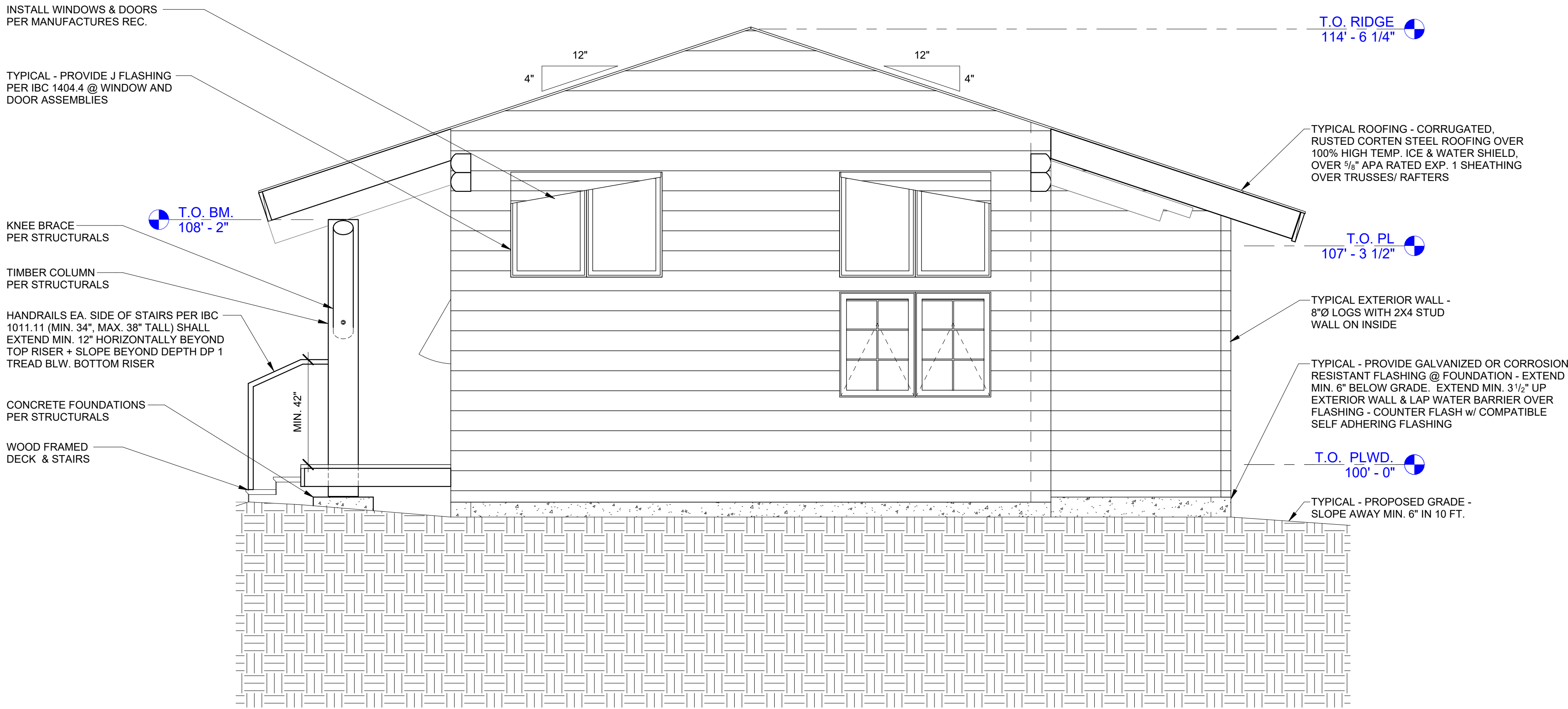
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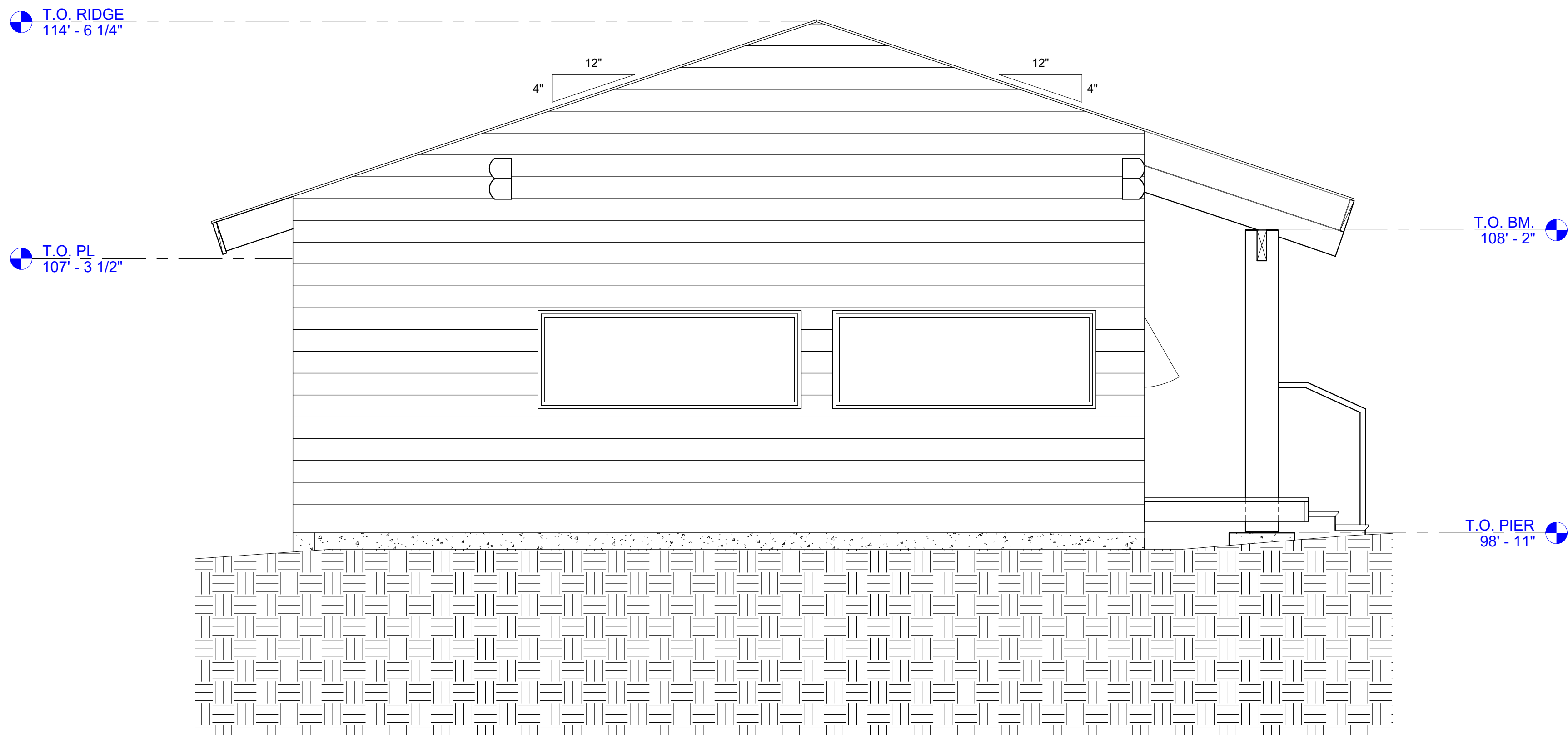
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## FLOOR & ROOF PLANS

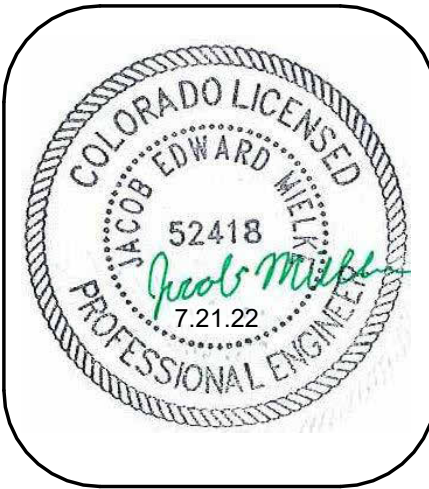
**A-1**



1 NORTH ELEVATION  
3/8" = 1'-0"



2 SOUTH ELEVATION  
3/8" = 1'-0"



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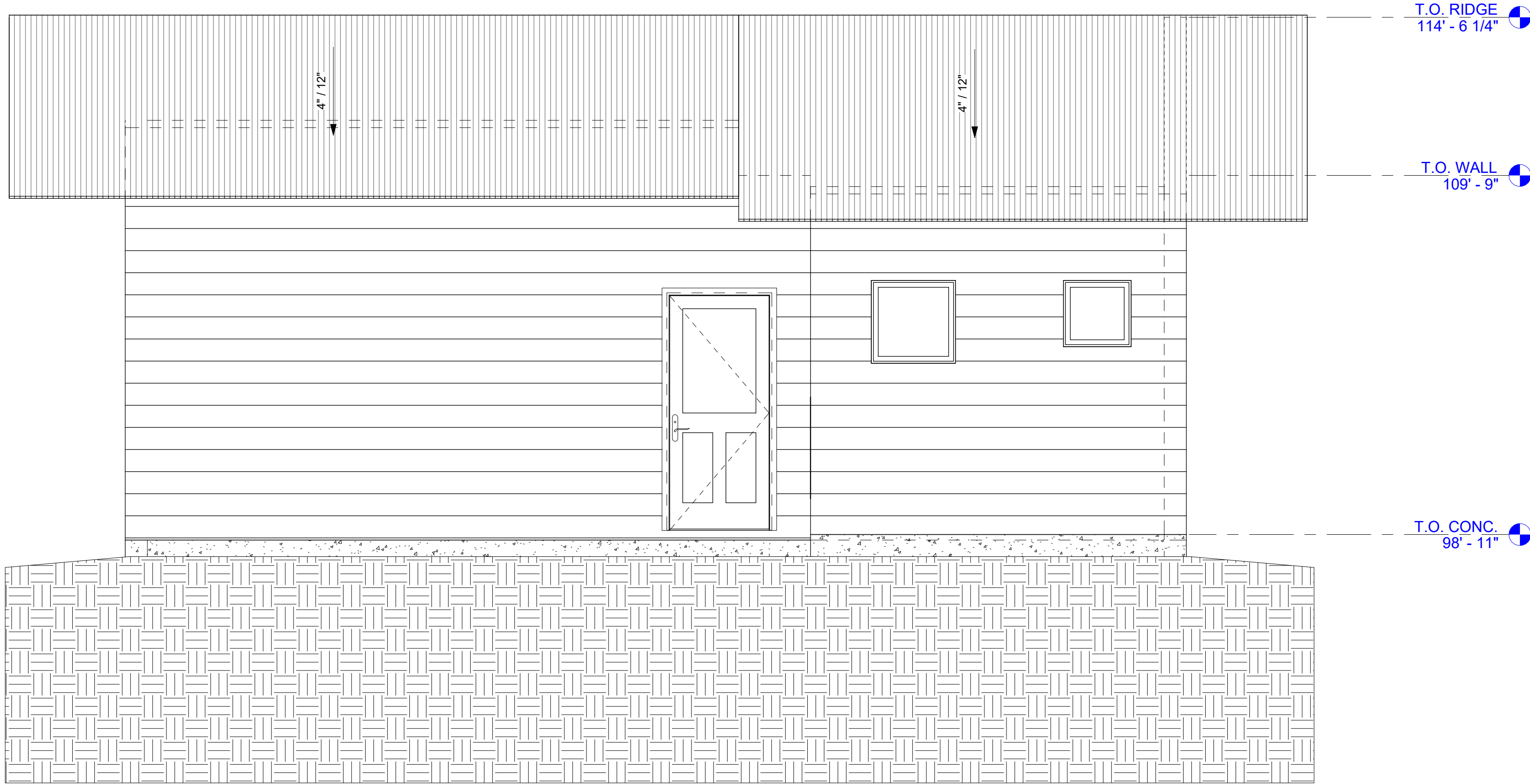
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NORTH & SOUTH  
ELEVATIONS

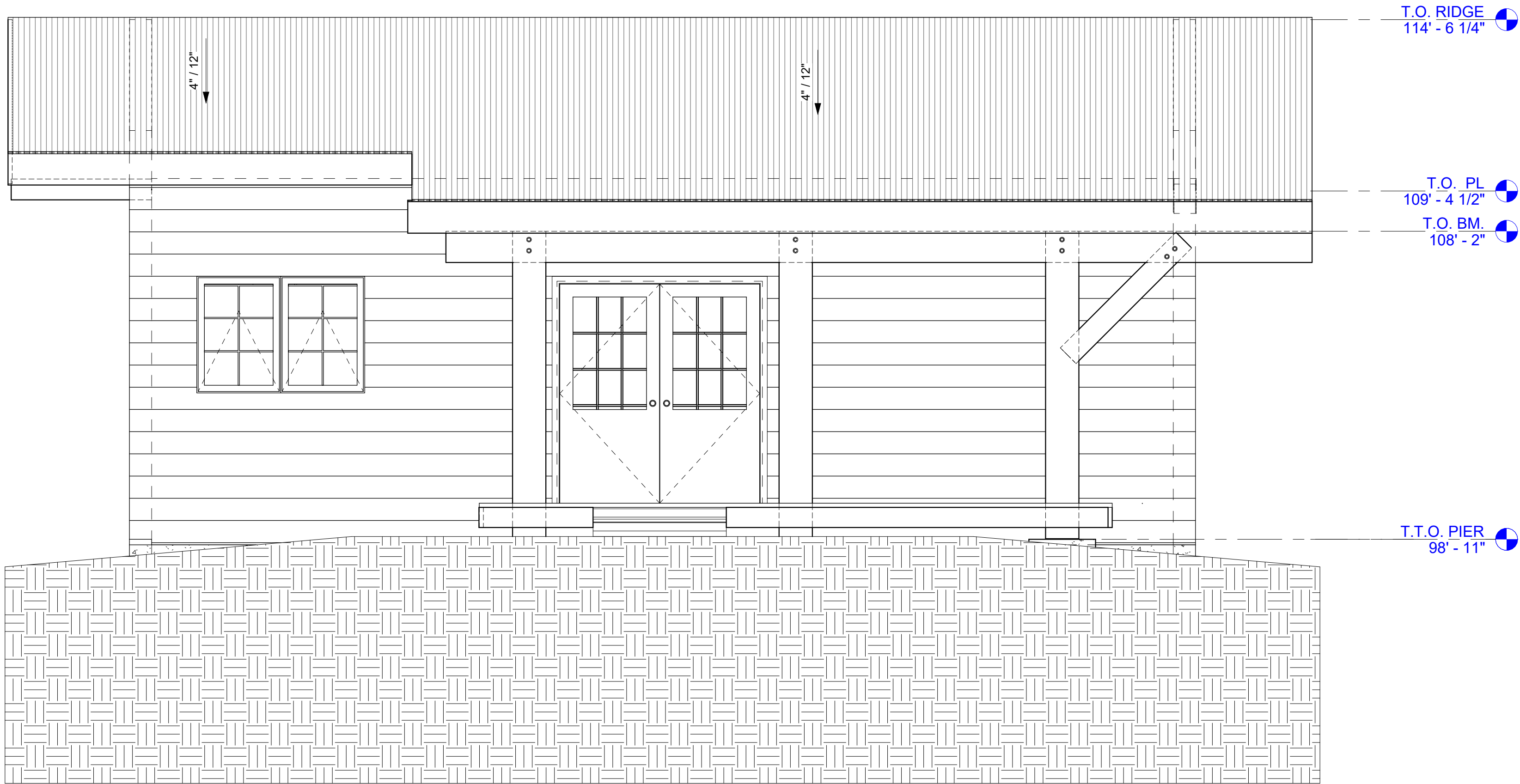
A-2



2 WEST ELEVATION  
3/8" = 1'-0"



1 EAST ELEVATION  
3/8" = 1'-0"



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EAST & WEST  
ELEVATIONS

A-3

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HEADQUARTERS BUILDING

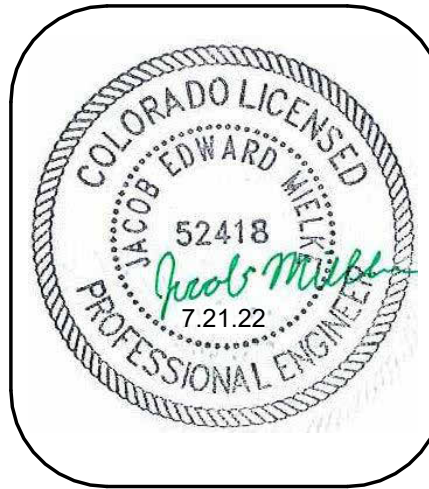
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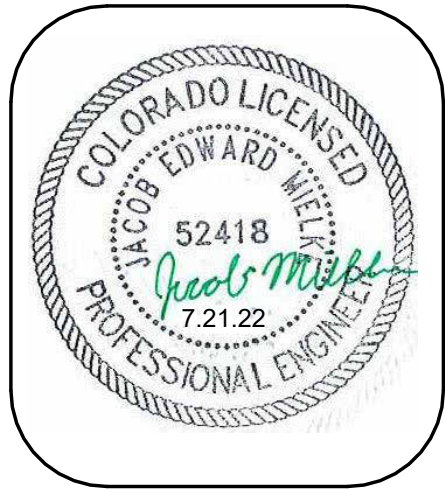
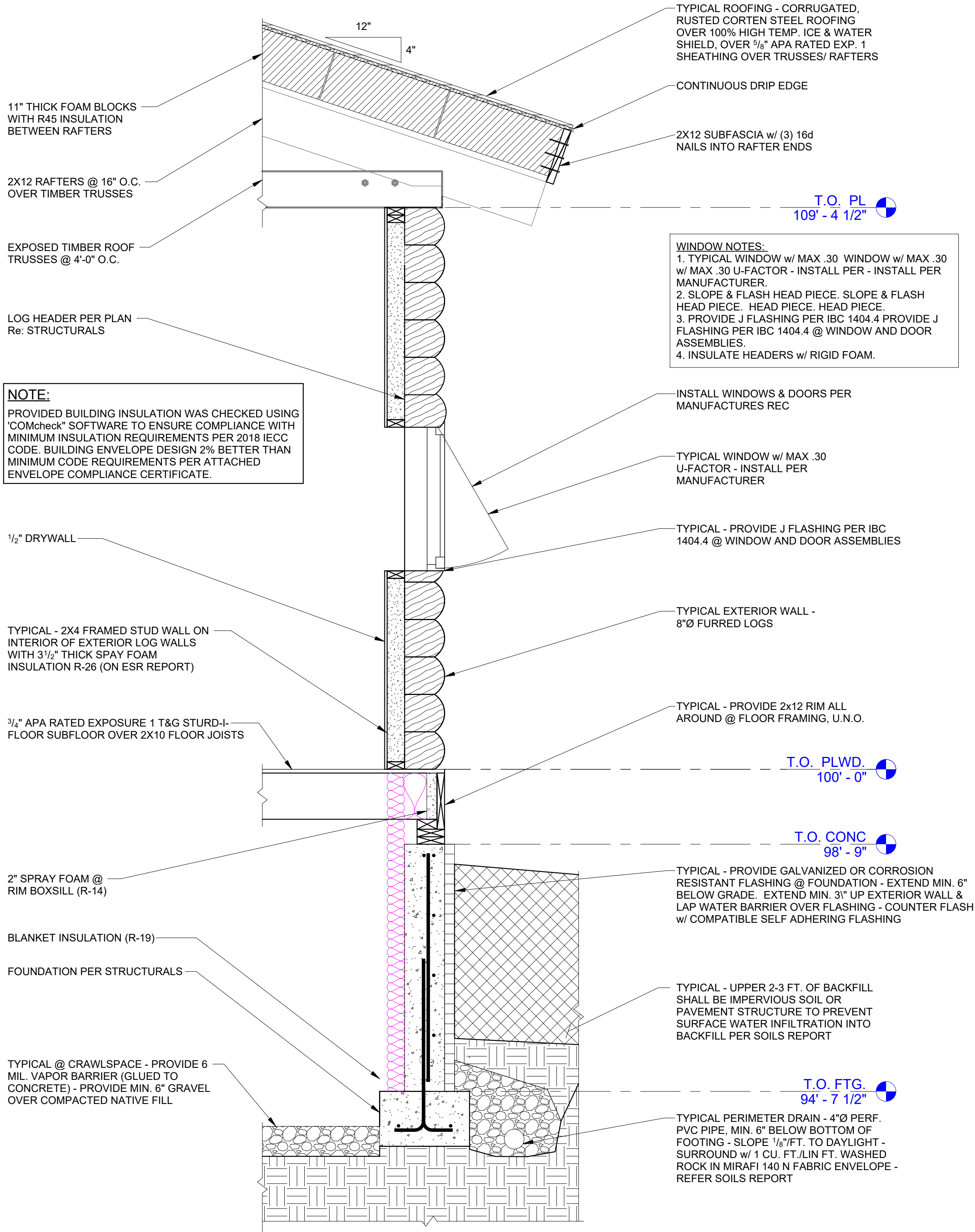


STEAMBOAT ENGINEERING AND DESIGN, INC.

2740 ACRE LANE SUITE E, STEAMBOAT SPRINGS, CO 80487  
PH: 970.871.9101  
EMAIL: JAKE@SEADINC.COM



1 TYPICAL WALL SECTIONS  
3/4" = 1'-0"



**SEAD**  
STEAMBOAT ENGINEERING AND DESIGN, INC.

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TYPICAL WALL SECTION

**A-4**

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