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# Murphy-Larsen Ranch Owners' Clubhouse Conditional Use Permit

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**ACTIVITY #:** PP2013-006

**HEARING DATES:** Planning Commission (PC): 3/7/2013 at 6:00pm

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**PETITIONER:** Alex Bork

**PETITION:** Condition Use Permit for Recreational Facility  
(replaces PP2011-046)

**LOCATION:** Lot 2 Murphy-Larsen Ranch Subdivision  
56015 Hannah's Way, Clark, CO

**ZONE DISTRICT:** Agriculture and Forestry (AF)

**AREA:** Lot 2: 50.22 acres  
Murphy-Larsen Ranch Subdivision: 666 acres  
Open space/conservation easement to east of CR 62 deeded  
to Murphy-Larsen Ranch Owners Association: 875 acres

**STAFF CONTACT:** Jake Rosenberg

**ATTACHMENTS:**

- Petition Narrative
- Site Plan
- Elevations and floor plans
- Plat (see Lot 2)

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**History:** The Murphy-Larsen Ranch Subdivision was recorded in 2009. The subdivision consists of twelve, 50+ acres lots and one 44 acre outlot located on approximately 666 acres of land located west of CR 62. The subdivision has building envelopes clustered near Hannah's Way, the subdivision's main private road. The 875 acres of land located to the east side of CR 62, adjacent to the subdivision, is under a conservation easement and deeded to the Murphy-Larsen Ranch Owners Association. In 2011, a CUP was issued for the Owners' Clubhouse on Lot 2 near the Recreational Staging Area located in the NW corner of the lot. The new petition features an expanded clubhouse, kids' cabin, outdoor riding arena, and other equestrian amenities that were not included in the original proposal.

**Site Description:** The Murphy Larsen Ranch Subdivision is located approximately three miles northwest of Clark on CR 62. The subdivision consists generally of pine and aspen

groves situated on hills ascending to the west. The proposed Owners' Clubhouse will be built on Lot 2 in the vicinity of the proposed building envelope. The site will be accessed via Hannah's Way, a private road bisecting Lot 2.

**Project Description:** The proposed project requires a CUP for a Recreational Facility. The proposal includes a clubhouse (called Owen's Cabin), kids' cabin, tack shed, holding pen, barn, and outdoor riding arena. The proposal requires the construction of a 590 ft driveway, a turnaround, parking area, landscaping as well as water lines, electric lines, and a septic leech field.

The Clubhouse is to be held under the ownership of the Murphy-Larsen Ranch Owners Association and is to be used as a private facility for social gatherings, recreation, and meetings of Murphy-Larsen Ranch homeowners, their families, and guests. The applicant states that the Clubhouse is not for public or commercial use.

The applicants has stated that if the new permit is issued the owner, Entelco Corporation, will transfer the ownership of Lot 2 and the improvement thereon to the Murphy-Larsen Ranch Owners Association as common property of the association. The issued permit or a recorded agreement shall state that for as long as the CUP is in effect, Lot 2 will not be used for residential purposes.

**Staff Comment:** The new proposal includes several facilities that were not included in the previously approved CUP PP2011-046. Because the proposal centers primarily on community equestrian facilities and other uses/structures that are normally seen in the AF zone, the new proposal does not appear to significantly increase the intensity of use within the context of the Lot, subdivision, and conservation area.

Staff has received comments back from Road and Bridge and the Building Department regarding specifications on the proposed improvements. The applicant will submit any additional information or obtain permits from these agencies in accordance with Condition of Approval #7.

The Routt County Master Plan and Sub Area plans contain dozens of policies regarding land use. The following checklist was developed by Planning Staff to highlight the policies most directly applicable to this petition. Interested parties are encouraged to review the Master Plan and Sub Area plans to determine if there are other policies that may be applicable to the review of this petition.

## Compliance with the Routt County Master Plan

### Chapter 4- Rural Development

Complies		Section	Policies (staff comments in bold)
Yes	No		
_____	_____	4.3.B	<p>Use Permits that significantly alter the historical use, intensity of use, or character of an area may be deemed incompatible with this plan</p> <p><b>Staff finds that the proposed clubhouse will have no significant impact on the historical use or character of the area. The proposed clubhouse and associated structures will replace the residential development potential of the lot which is large enough to allow a primary residence and detached secondary unit.</b></p>
_____	_____	4.3.C	<p>Use permits for projects located on traditional ranch lands may be approved when the petitioner has demonstrated that the historic agricultural operation and stewardship of the land will be maintained or enhanced.</p> <p><b>Along with the adjacent 875 acres deeded to the homeowners associated, the majority of the Subdivision is under an open space easement. Staff suggests that the amount of land impacted under the proposed improvements will not negatively impact the stewardship of the land.</b></p>

### Chapter 6- Recreation and Tourism

Complies		Section	Policies (staff comments in bold)
Yes	No		
_____	_____	6.3.A	<p>Recreation and Tourism-based development and use intensity should be comparable to traditional agriculture use intensity. Intensity of the permitted use should be proportional to the permitted acreage.</p> <p><b>The permit boundary is 50.22 acres and the total land deeded to the Murphy Larsen Ranch Owners Association totals 1,541 acres. Staff finds that the intensity of use is proportional to the permitted acreage.</b></p>
_____	_____	6.3.J	<p>New permitted recreational uses should avoid the construction of new, permanent structures.</p> <p><b>The clubhouse is a new permanent structure serving private recreational uses.</b></p>

## Compliance with the Upper Elk River Valley Community Plan

Staff reviewed the Upper Elk River Valley Community Plan and finds the proposal to be in general compliance with the policies stated in the Plan. No specific policies are relevant to the applicant's proposal, however Staff finds no conflict with the Plan's stated goals or general intent.

## Compliance with Routt County Zoning Resolution

The following checklist was developed by Planning Staff to highlight the sections of the Routt County Zoning Regulations most directly applicable to this petition. The following section contains a list of the applicable sections of the Routt County Zoning Regulations. Staff Comments are included in italics where the public, referral agencies, or planning staff have questions/comments regarding the proposal.

### Section 5- General Performance and Development Standards

These standards are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties. These standards shall apply in all Zone Districts and to all land uses unless otherwise noted:

Complies Yes	No	Section	Regulations (staff comments in bold)
_____	_____	5.1.1	Every use shall be operated so that it does not pose a danger to public health, safety or welfare.  <b>The use does not pose a danger to public health, safety, or welfare.</b>
_____	_____	5.1.2A	Every use shall be operated in conformance with all applicable federal, state and local regulations and standards. Failure to comply with any and all applicable federal, state and local regulations and standards may be cause for review and/or revocation of any Land Use Approval granted pursuant to these Regulations.
_____	_____	5.1.4	Outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards is prohibited unless such storage is within enclosed containers or unless a determination is made that such use will not have a detrimental impact on the environment  <b>The applicant is proposing a 1000 gallon buried propane tank to serve the clubhouse. No outdoor storage is proposed.</b>
_____	_____	5.2	Dimensional Standards  <b>The proposed structures meet the 50 foot side setback required of the AF Zone District as well as all other applicable standards.</b>



Complies Yes	No	Section	Regulations (staff comments in bold)
_____	_____	5.3	Secondary Dwelling Unit Standards <b>Not applicable.</b>
_____	_____	5.4	Parking Standards <b>Eleven parking spaces are shown on the site plan. Staff suggests that parking is sufficient based on the floor area of the proposed clubhouse. The RCZR does not include a parking standard for this type of use.</b>
_____	_____	5.8	Road Construction Standards <b>Staff received no comment from Emergency Services or the North Routt Fire District. Staff recommends that driveway be built to a standard that allows access for emergency services. The Road and Bridge Department comments the applicant will need Grading and Erosion Control Permit and a Driveway Permit.</b>

### **Section 6 - General Standards & Mitigation Techniques for Land Use Approvals**

The following standards shall apply to all Minor, Administrative, Conditional or Special uses allowed by permit only, PUD plans, Site plans, and Subdivisions:

Complies Yes	No	Section	Regulations (staff comments in bold)
_____	_____	6.1.2	The proposal shall be consistent with applicable Master Plans and sub-area plans. <b>Staff finds the proposal to be consistent with applicable Master Plans and sub-area plans.</b>
_____	_____	6.1.4	Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations. <b>Hannah's Way is a private, internal road and will not impact the County Road System. The clubhouse could reduce road impacts by providing a local venue for recreation that might otherwise take place across CR 62 on the conservation easement parcel.</b>
_____	_____	6.1.6	Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations. <b>Downcast and opaquely shielded lighting is a standard condition of approval for all land use approvals.</b>

### **Section 6.1.7 – Significant Negative Impacts**

The proposal shall not create any significant negative impact in surrounding areas. Significant negative impacts are generally considered to be impacts that do not meet regulatory and/or generally accepted performance and environmental standards. If the Planning Director, Planning Commission or County Commissioners determine a proposed Land Use Change has the potential

to create a significant negative impact in the surrounding area mitigation may be required, any such mitigation shall meet the Standards of Sections 6.4 through 6.13. If adequate mitigation cannot be accomplished, the use shall not be permitted.

Issues that may be reviewed for potentially significant negative impacts include, but are not limited to:

Complies Yes	No	Section	Issue (staff comments in bold)
_____	_____	6.1.7 A	Public Roads, Services and Infrastructure <b>No impact to public roads anticipated. Underground electric and water service will be extended to the building from the existing pump house. Wastewater will be disposed of by an on-site leach field.</b>
_____	_____	6.1.7 B	Road Capacity, traffic, and traffic safety <b>The Road and Bridge Department will require the driveway to be built to appropriate standards as well as a turnout with a minimum 35' inside radius- the turnout shown in the site plan appears to meet that standard.</b>
_____	_____	6.1.7 C	Natural Hazards <b>No geologic hazards present in the vicinity.</b>
_____	_____	6.1.7 D	Wildlife and Wildlife Habitat <b>No comment from the DOW. The area is an identified overall range for mule deer and elk but is not classified as a severe winter range or winter concentration area for either species.</b>
_____	_____	6.1.7 E	Water Quality and Quantity <b>Central water is provided.</b>
_____	_____	6.1.7 F	Air Quality <b>No anticipated impacts on air quality.</b>
_____	_____	6.1.7 G	Visual Amenities and Scenic Qualities <b>Upon inspection, it appears that the clubhouse will only be visible from certain areas within the subdivision and on the adjacent hillside to the north. The site is partially treed.</b>
_____	_____	6.1.7 H	Wildland fire <b>The area is deemed a low risk for wildfires.</b>
_____	_____	6.1.7 I	Noise <b>The applicant previously stated that the Clubhouse would generally be open to owners from 8:00 am to 11:00 pm.</b>
_____	_____	6.1.7 J	Wetlands

Complies Yes      No		Section	Issue (staff comments in bold)
_____	_____		<b>Wetlands are not present on or near the proposed building site.</b>
_____	_____	6.1.7 K	Land Use Compatibility  <b>The proposed land use is deemed compatible with the surrounding area in terms of intensity and activity.</b>
_____	_____	6.1.7 L	Odors <b>NA</b>
_____	_____	6.1.7 M	Vibration <b>NA</b>
_____	_____	6.1.7 N	Snow Storage <b>On-site snow storage is available.</b>
_____	_____	6.1.7 O	Historical Significance <b>NA</b>
_____	_____	6.1.7 P	Reclamation and Restoration <b>Should the Clubhouse be removed, the disturbed site shall be reclaimed with native vegetation.</b>
_____	_____	6.1.7 Q	Noxious Weeds <b>Re-seeding and noxious weed mitigation should take place for disturbed areas in accordance with the County Weed Control Program.</b>

**PLANNING COMMISSION OPTIONS:**

1. **Approve the Conditional Use Permit request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Conditional Use Permit request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning Regulations and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.
3. **Table the Conditional Use Permit request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Conditional Use Permit request with conditions and/or performance standards** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with

immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning Regulations and Routt County Master Plan.

**FINDINGS OF FACT** that may be appropriate if the Conditional Use Permit is approved:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and is in compliance with Sections 4, 5, 6 of the Routt County Zoning Regulations.

**CONDITIONS** that may be appropriate may include the following:

**General Conditions:**

1. The Conditional Use Permit (CUP) is valid for the life of the use provided it is acted upon within one year of approval. The CUP shall be deemed to have automatically lapsed if the uses permitted herein are discontinued for a period of one (1) year. This permit replaces the existing permit, PP2011-046.
2. The CUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5, and 6.
3. The CUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application. Accessory structures/uses associated with this permit can be administratively approved by the Planning Director without public notice.
4. Any complaints or concerns which may arise from this operation may be cause for review of the CUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
5. In the event that Routt County commences an action to enforce or interpret this CUP, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
6. No junk, trash, or inoperative vehicles shall be stored on the property.
7. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to operations.
8. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
9. All exterior lighting shall be downcast and opaquely shielded.
10. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy. Activity number must be listed on policy.
11. Permits/Approvals shall not be issued until all fees have been paid. Failure to pay fees may result in revocation of this permit. Permits/Approvals that require an ongoing review will be assessed an Annual Fee. Additional fees for mitigation monitoring will be charged on an hourly basis for staff time required to review and/or implement conditions of approval.

12. Revegetation of disturbed areas with a seed mix that avoids the use of aggressive grass seed mixes shall occur within one growing season. See the Colorado State University Extension Office for appropriate grass seed mixes.

**Specific Conditions:**

13. Hours of operation shall be limited to 8 a.m. to 11 p.m., seven (7) days a week.
14. Construction of a residential dwelling on Lot 2 shall not be permitted.
15. The facilities presented in this application are to be used exclusively by Murphy-Larsen Ranch homeowners, their families, and guests. The facility shall not be open to public or commercial use.

**Alex Bork**  
Murphy-Larsen Ranch  
PO Box 822  
Clark, CO 80428

October 29, 2012

**Alan Goldich**  
*Routt County Planning*  
Box 773749  
Steamboat Springs, CO 80477

Dear Alan Goldich:

The Murphy-Larsen Ranch Development would like to change locations of a proposed Owner's Cabin from what has previously been approved by Routt County Planning. The proposed change would move the Owner's Cabin from the North side of Hannah's Way to the South side while still remaining on Lot 2 of the Murphy-Larsen Ranch Subdivision.

The main reason for the change is that the soils at the original location made the foundation design very difficult to construct as well as drove costs above the budget. The soils at the new location are better suited to a tradition foundation design. The second reason for the change is the need to add an equestrian element to the site. A small tack room with a round pen and some hitching posts will be the start of the equestrian area. A barn and outdoor riding arena are options that the ML Homeowner's may pursue in the future. The third reason for the change is the new location allows for a more central access from the Homeowner's property. The Homeowner's will have better access to hiking, riding and ski trails as well as an easier access for trucks and trailers.

Please let me know if you require any additional information or have any questions or comments.

Thank You,

**Alex Bork**  
*Project Manager*





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CONSULTANTS

# Owen's Cabin

for the  
**Murphy-Larsen**  
Homeowner's  
Association

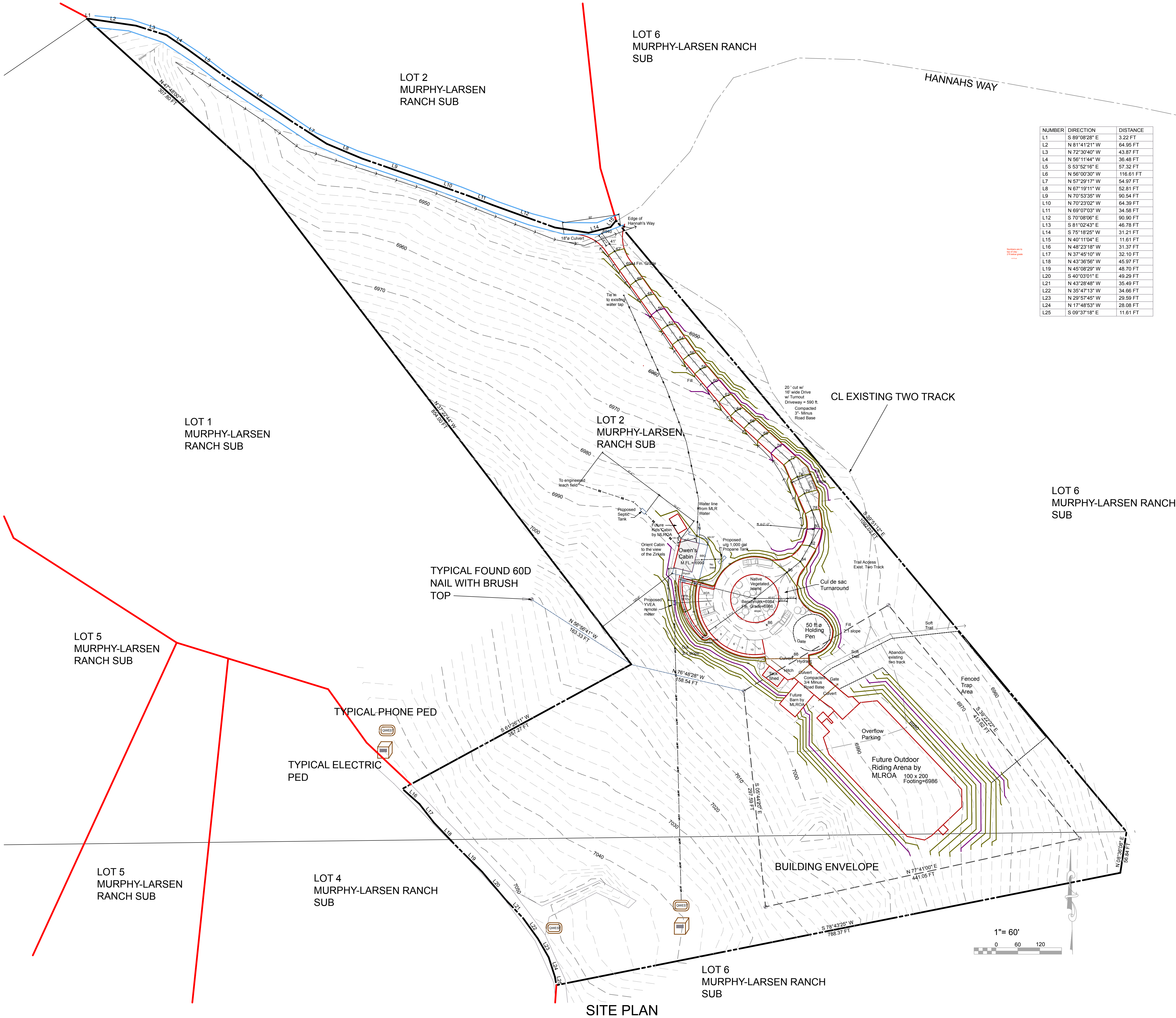
LOT 2  
Murphy-Larsen  
Subdivision  
56060 HANNAHS WAY  
Routt County, CO  
80477  
PIN 286800002

MARK	DATE	DESCRIPTION
SD	09/12/12	Prelim Site Plan
SD	09/25/12	Conceptual Cabin Design
SD	10/03/12	Revised Site Plan
CD	01/23/13	CUP Permit

PROJECT NO:  
MODEL FILE:  
DRAWN BY: RH  
CHK'D BY:

SHEET TITLE  
SITE PLAN

C-1.0



NUMBER	DIRECTION	DISTANCE
L1	S 89°08'28" E	3.22 FT
L2	N 81°41'21" W	64.95 FT
L3	N 72°30'40" W	43.87 FT
L4	N 56°11'44" W	36.48 FT
L5	S 53°52'16" E	57.32 FT
L6	N 56°00'30" W	116.61 FT
L7	N 57°29'17" W	54.97 FT
L8	N 67°19'11" W	52.81 FT
L9	N 70°53'35" W	90.54 FT
L10	N 70°23'02" W	64.39 FT
L11	N 69°07'03" W	34.58 FT
L12	S 70°08'06" E	90.90 FT
L13	S 81°02'43" E	46.78 FT
L14	S 75°18'25" W	31.21 FT
L15	N 40°11'04" E	11.61 FT
L16	N 48°23'18" W	31.37 FT
L17	N 37°45'10" W	32.10 FT
L18	N 43°36'56" W	45.97 FT
L19	N 45°08'29" W	48.70 FT
L20	S 40°03'01" E	49.29 FT
L21	N 43°28'48" W	35.49 FT
L22	N 35°47'13" W	34.66 FT
L23	N 29°57'45" W	29.99 FT
L24	N 17°46'53" W	28.08 FT
L25	S 09°37'18" E	11.61 FT





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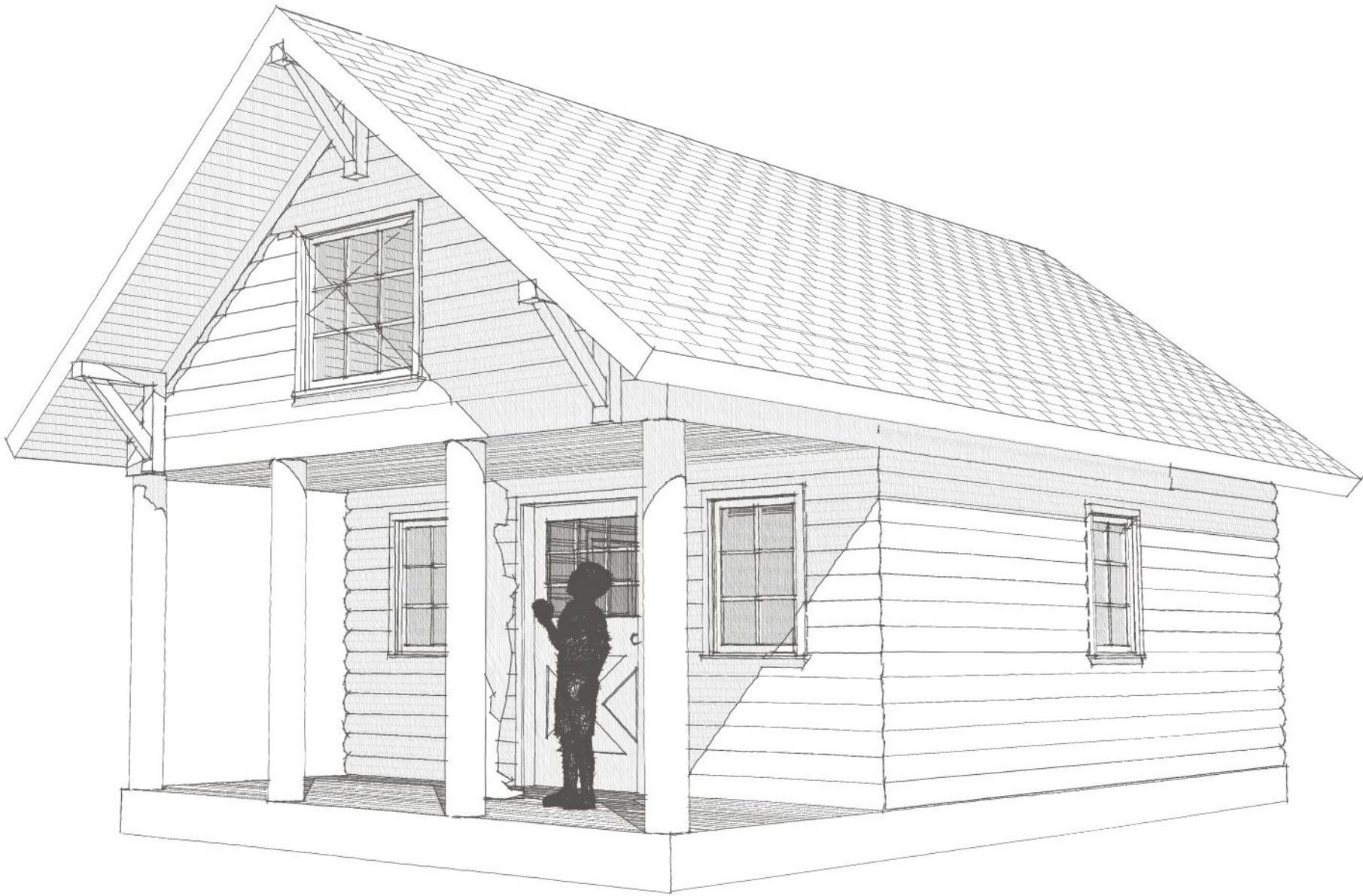
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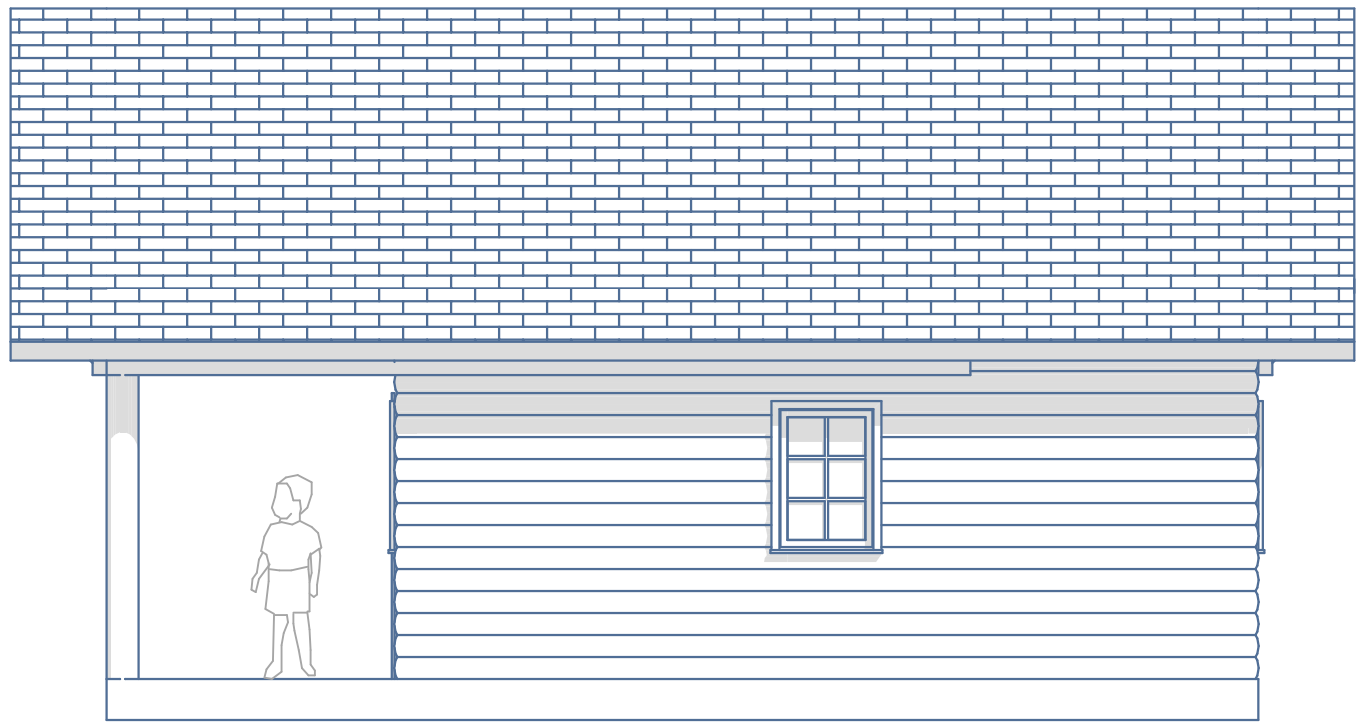
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MODEL FILE:
DRAWN BY: RH
CHK'D BY:

SHEET TITLE
KIDS CABIN PLANS

A-1.0



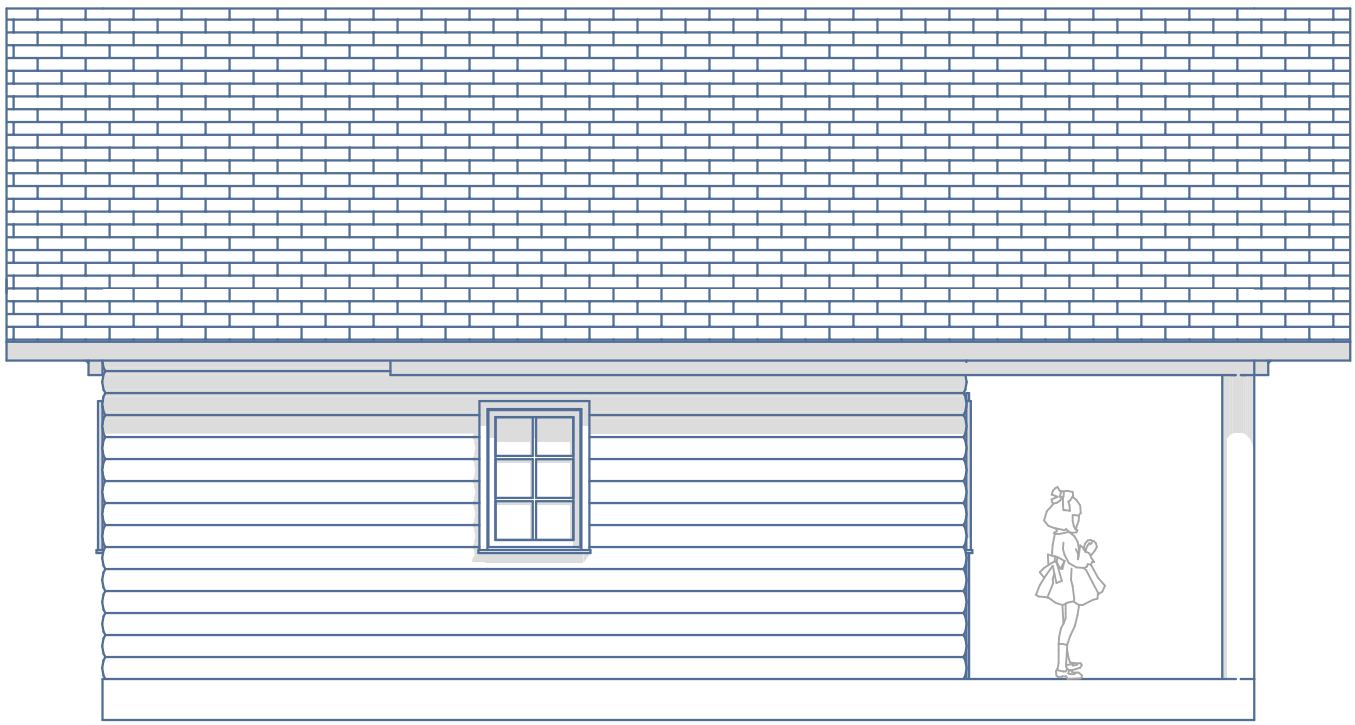
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NOT TO SCALE



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



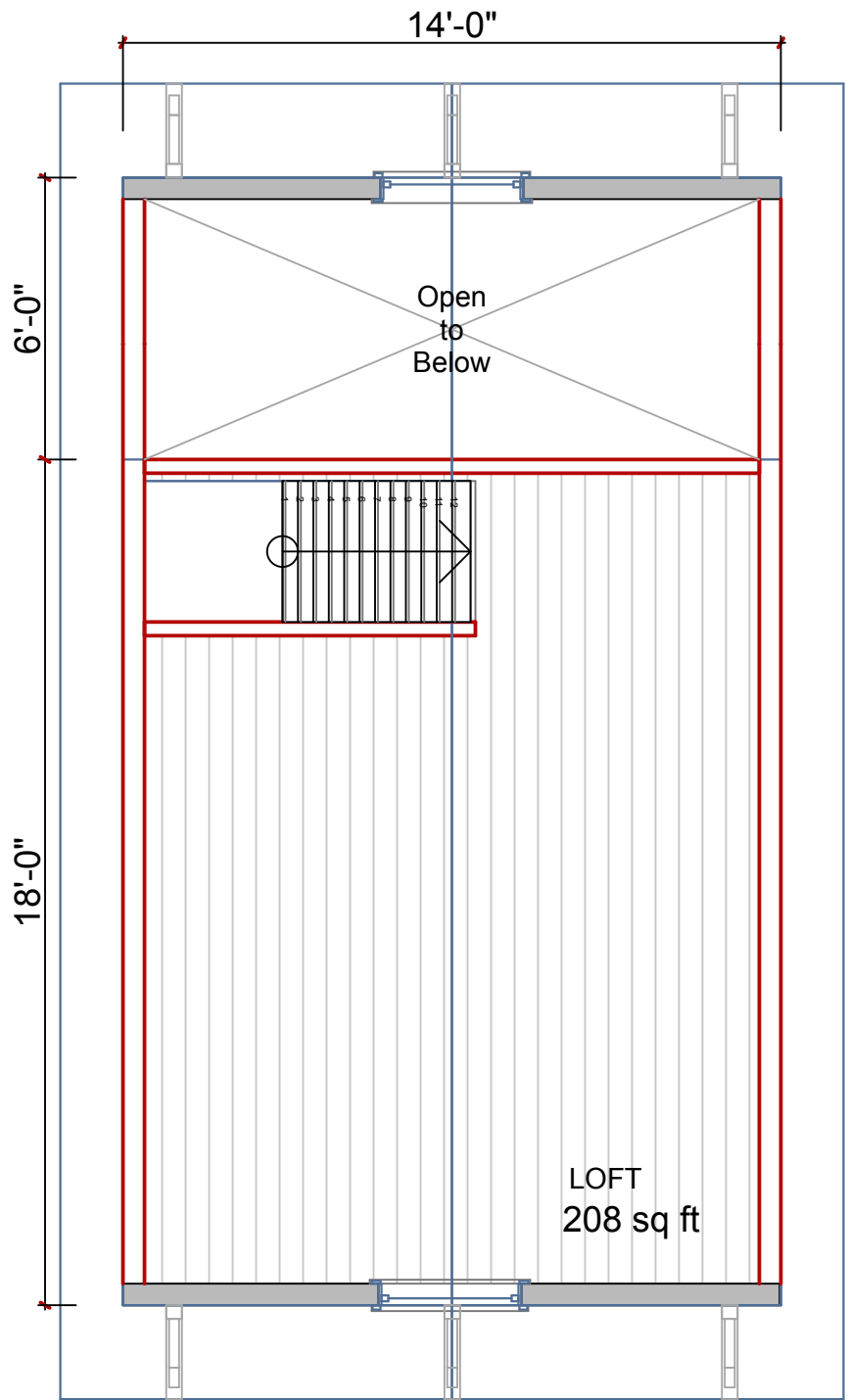
NORTH ELEVATION  
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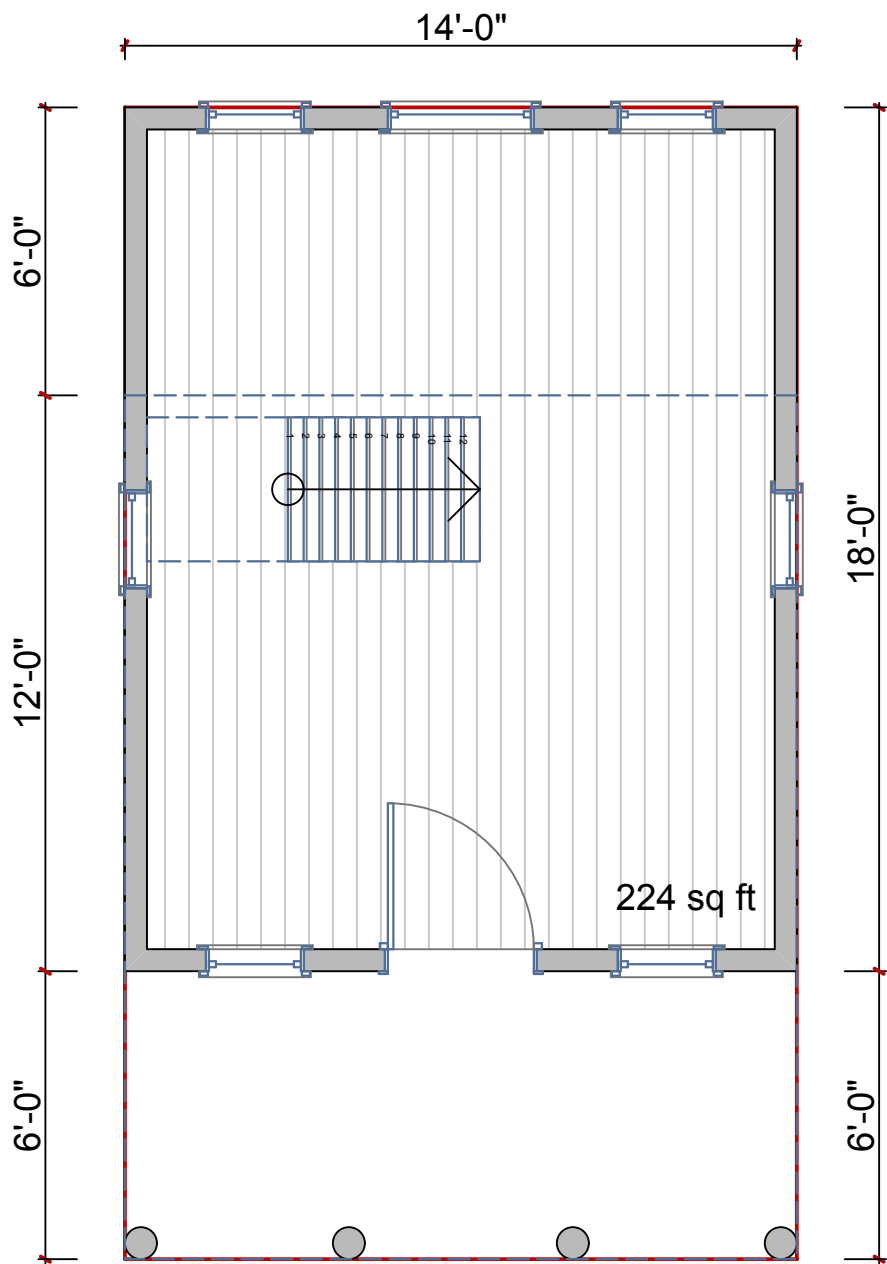
WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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





M-L Owen Cabin SE



M-L Owen Cabin NE

SHEET INDEX	
ID	Name
+CS	COVER SHEET
C-1.0	SITE PLAN
C-1.1	GRADING PLAN
A-1.0	FLOOR PLANS
A-1.1	IBC CODE
A-1.2	SCHEDULES
A-2.0	ELEVATIONS
A-3.0	CROSS SECTIONS
A-3.1	CROSS SECTIONS
S-1.0	FOUNDATION PLAN
S-1.1	FOUNDATION DETAILS
S-2.0	MAIN FLOOR FRAMING PLAN
S-2.1	UPPER FLOOR FRAMING
S-3.0	ROOF FRAMING PLAN
S-3.1	ROOF FRAMING DETAILS
S-3.2	ROOF FRAMING DETAILS
S-4.0	GENERAL NOTES
M-1.0	MECH LEGEND
M-2.0	MECH PLANS MAIN
M-2.1	MECH PLANS UPPER
M-1.4	MECH DETAILS
E-1.0	CRAWLSPACE ELECT PLAN
E-1.1	MAIN LEVEL ELECT PLAN
E-1.2	UPPER LEVEL ELECT PLAN



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CD	01/15/13	Client Review
CD	01/31/13	PRICING SET

PROJECT NO:

MODEL FILE:

DRAWN BY:

CHK'D BY:

SHEET TITLE

COVER SHEET

PRICING SET  
NOT FOR  
CONSTRUCTION

+CS





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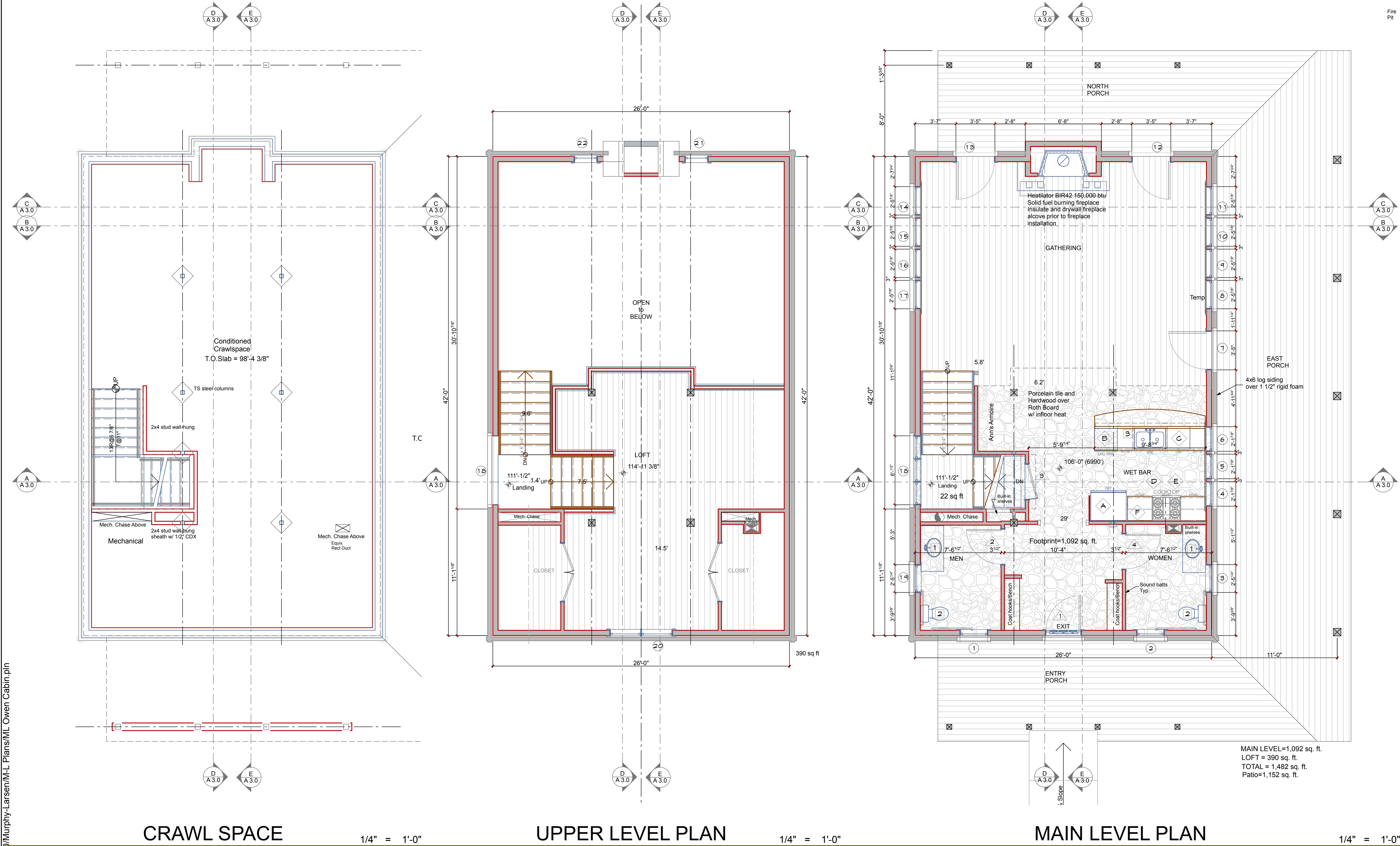
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SHEET TITLE

FLOOR PLANS

PRICING SET  
NOT FOR  
CONSTRUCTION

A-1.0





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(970)879-3866  
PO BOX 772393 STEAMBOAT SPRINGS, CO

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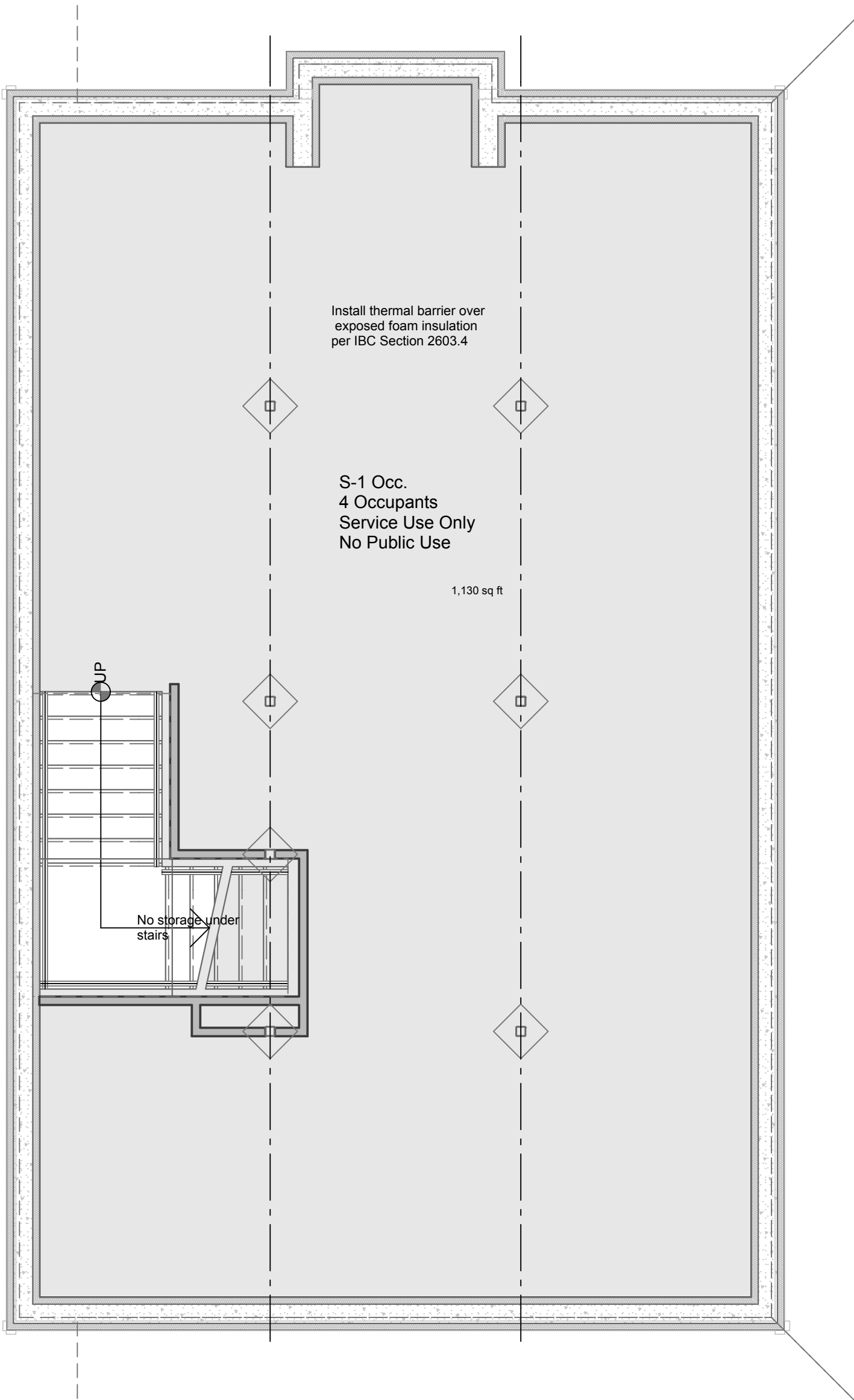
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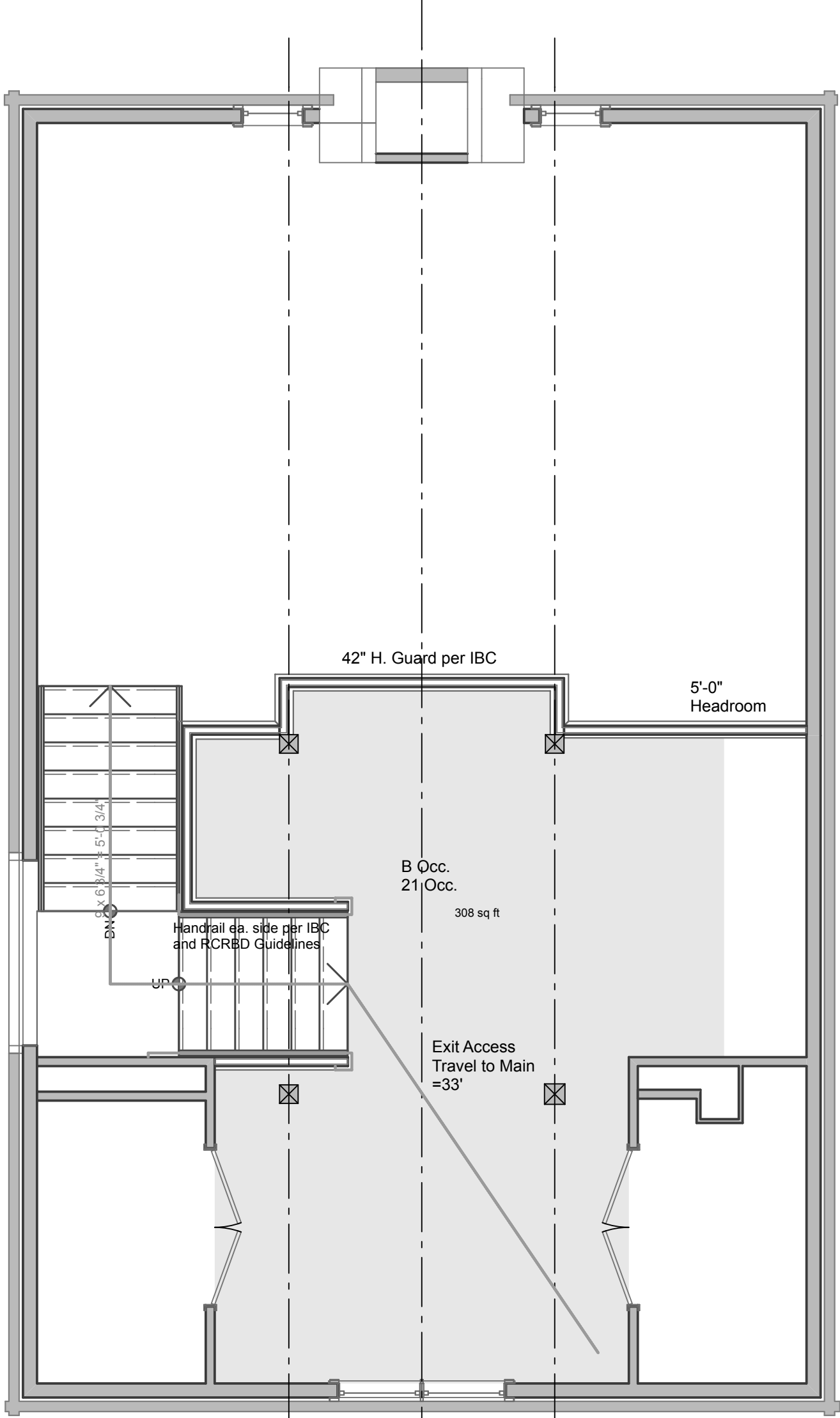
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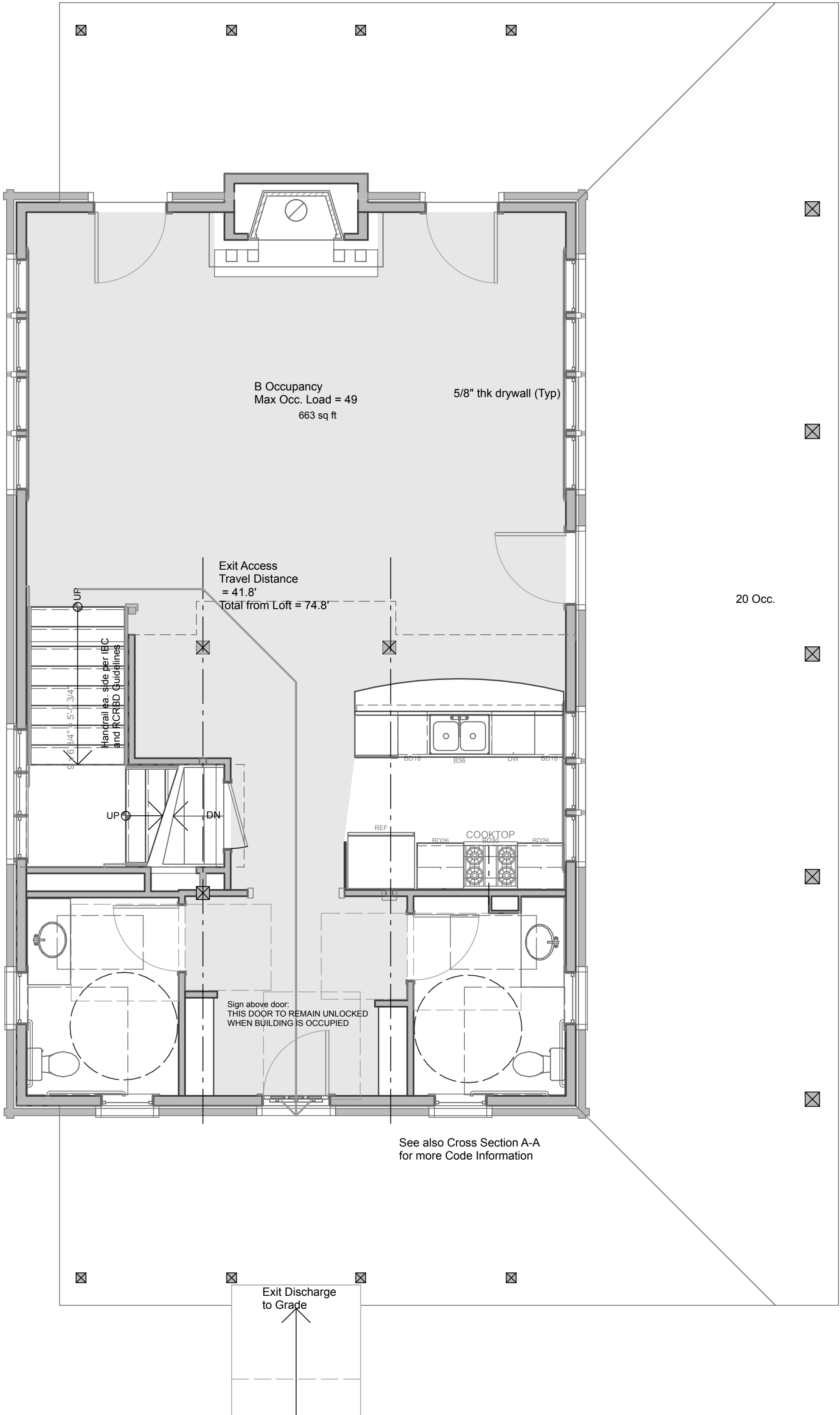
A-1.1



CRAWLSPACE CODE ANALYSIS



LOFT CODE ANALYSIS



MAIN LEVEL CODE ANALYSIS





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CD	01/31/13	PRICING SET

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:

SHEET TITLE

SCHEDULES

PRICING SET  
NOT FOR  
CONSTRUCTION

A-1.2

### Window Schedule - Owen's Cabin

Notes: MFG. to be Semco SemClad-Std. Finish White

Standard window hardware w/ bronze screens.

Rustic Umber door lever and hinges + DB

White jamb liner on double hungs

Insul LoE 366/EA  
5/8" U-Value SHGC VT  
Sup. 0.30 0.19 0.42

ID.	Location	Manufact. No.	Rough Opening		Bot. of Hdr.	Jamb Thick.	Func.	Glaze	Egress	Temp.	SD
			Width	Height							
1	Men	AMN2824-11	2'-5 1/4"	2'-0 1/2"	86"	8 3/16"	▲	LoE 366/EA	NO	NO	4 lte
2	Women	AMN2824-11	2'-5 1/4"	2'-0 1/2"	86"		▲	LoE 366/EA	NO	NO	4 lte
3	Women	AMN2824-11	2'-5 1/4"	2'-0 1/2"	86"		▲	LoE 366/EA	NO	NO	4 lte
4	Kitchen	DGS2016	2'-1 7/8"	3'-5"	86"		DH	LoE 366/EA	NO	NO	2X2H upper
5	Kitchen	DGS2016	2'-1 7/8"	3'-5"	86"		DH	LoE 366/EA	NO	NO	2X2H upper
6	Kitchen	DGS2016	2'-1 7/8"	3'-5"	86"		DH	LoE 366/EA	NO	NO	2X2H upper
7	Gathering	CFID3080	3'-5"	8'-0 1/2"	96 1/2"	8 3/16"	RH	LoE 366/EA	YES	YES	12 lte
8	Gathering	DGS2824	2'-5 7/8"	5'-5"	96 1/2"		DH	LoE 366/EA	NO	NO	2X2H upper
9	Gathering	DGS2824	2'-5 7/8"	5'-5"	96 1/2"		DH	LoE 366/EA	NO	YES	2X2H upper
10	Gathering	DGS2824	2'-5 7/8"	5'-5"	96 1/2"		DH	LoE 366/EA	NO	NO	2X2H upper
11	Gathering	DGS2824	2'-5 7/8"	5'-5"	96 1/2"		DH	LoE 366/EA	NO	NO	2X2H upper
12	Gathering	CFID3080	3'-5"	8'-0 1/2"	96 1/2"	8 3/16"	LH	LoE 366/EA	YES	YES	12 lte
13	Gathering	CFID3080	3'-5"	8'-0 1/2"	96 1/2"	8 3/16"	RH	LoE 366/EA	YES	YES	12 lte
14	Gathering	DGS2824	2'-5 7/8"	5'-5"	96 1/2"		DH	LoE 366/EA	NO	NO	2X2H upper
15	Gathering	DGS2824	2'-5 7/8"	5'-5"	96 1/2"		DH	LoE 366/EA	NO	NO	2X2H upper
16	Gathering	DGS2824	2'-5 7/8"	5'-5"	96 1/2"		DH	LoE 366/EA	NO	NO	2X2H upper
17	Gathering	DGS2824	2'-5 7/8"	5'-5"	96 1/2"		DH	LoE 366/EA	NO	NO	2X2H upper
18	Stair Landing	AMN2824-31	6'-0 1/2"	2'-0 1/2"			▲F▲	LoE 366/EA	NO	YES	4 lte
19	Men	AMN2824-11	2'-5 1/4"	2'-0 1/2"	86"		▲	LoE 366/EA	NO	NO	4 lte
20	Loft	CG3260-2	5'-5 7/8"	5'-0 1/2"	102"	8 11/16"	◇	LoE 366/EA	Yes	NO	8 lte
21	Gathering	CCP2448-1	2'-0 1/2"	4'-0 1/2"	198"	8 11/16"		LoE 366/EA	NO	NO	8 lte
22	Gathering	CCP2448-1	2'-0 1/2"	4'-0 1/2"	198"	8 11/16"		LoE 366/EA	NO	NO	8 lte
23											
24											

6 lte upper

### Plumbing Fixture Schedule - Owen's Cabin

Key	Location	Fixture	Manufact.	Model #	Color	Trim	Finish	Notes
1	Restroom	Lavatory	Amer. Std.		White			
	Restroom	Faucet Set	Delta	B3596LF-OB			Oil Rubbed Bronze	Foundations Windermere Two handle widespread Lavatory Faucet
2	Restroom	Toilet	Amer. Std.	Cadet Flowise Right Height Elongated Toilet	White	Handle	Oil Rubbed Bronze	ADA
3	Kitchen	Kit. Sink						
		Faucet Set	Delta	9197-RB-DST			Venetian Bronze	Cassidy Single Handle Pull Down Kitchen Faucet
4								

Appliance Schedule - Owen's Cabin					
Key	Unit	Manufacturer	Model #	Finish	Notes:
A	Refrigerator	Kenmore	51103	Stainless	Side by side w/ water & ice dispenser
B	Microwave	KitchenAid	KBMS1454BSS	Stainless	Under counter drawer
C	Dishwasher	Kenmore	12093	Stainless	
D	Warming Drawer	Kenmore	48003	Stainless	Under counter warming drawer
E	Cooktop	Whirlpool	W3C69014XS	Stainless	4 burner gas
F	Range Hood	Broan	APE130SS	Stainless	Fan TBD by Mech. Engineer
G					
H					

### Door Schedule- Owen's Cabin

		Rough Opening		Door Size	5/8" Sgs.		Fire Rating	Frame	Door Hand	Latch	Notes
No.	Location	Width	Height		Jamb Thick.	Bot. of Hdr.					
1	Entry Exit	3'-2"	7'-2"	3' 0"	8 3/16"		No Req.	pre hung st. grade	RH	Entry w/ Lock	Simpson-Torrance III 6663 Clear 16 Entek 3300 CRB -IBC & ADA compliant
2	Men Restroom	3'-2"	6'-11"	3' 0"	4 11/16"		No Req.	pre hung st. grade	RH	Privacy	Simpson 55 Entek 3200 Cortina US 10B
3	Stair	3'-2"	6'-11"	3' 0"	4 11/16"		No Req.	pre hung st. grade	LH	Passage	Simpson 55 Entek 3200 Cortina US 10B
4	Women Rest.	3'-2"	6'-11"	3' 0"	4 11/16"		No Req.		LH	Privacy	Simpson 55 Entek 3200 Cortina US 10B

## SCHEDULES

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



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Owen's Cabin  
for the  
Murphy-Larsen  
Homeowner's Association

LOT 2  
Murphy-Larsen  
Subdivision  
56060 HANNAHS WAY  
Routt County, CO  
80477  
PIN 286800002

MARK	DATE	DESCRIPTION
SD	09/12/12	Prelim Site Plan
SD	09/25/12	Conceptual Cabin Design
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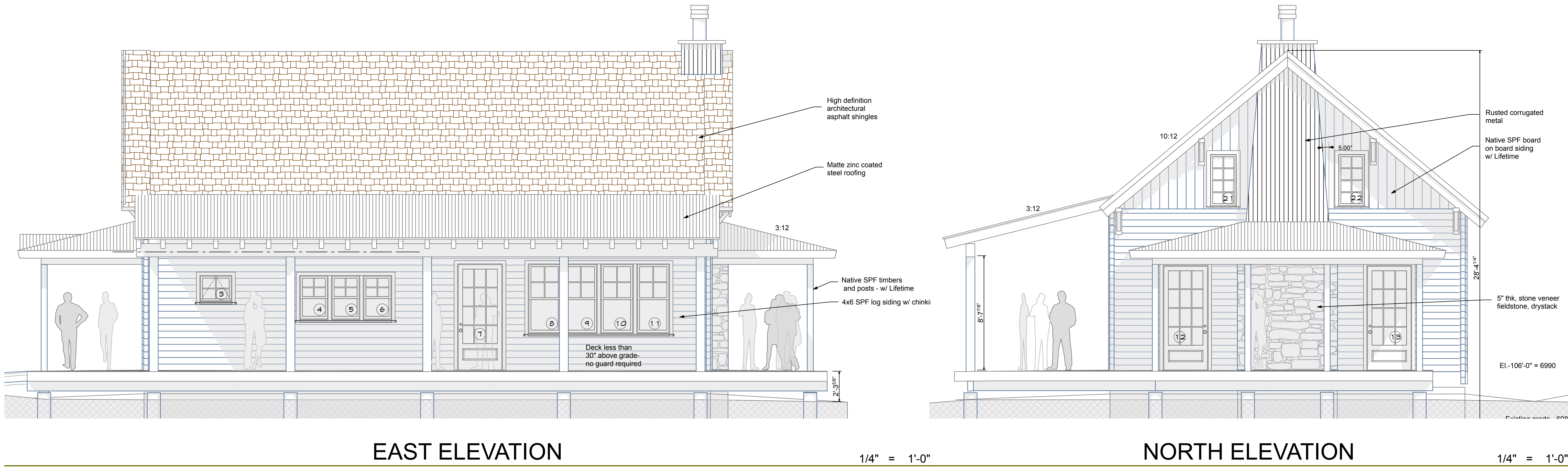
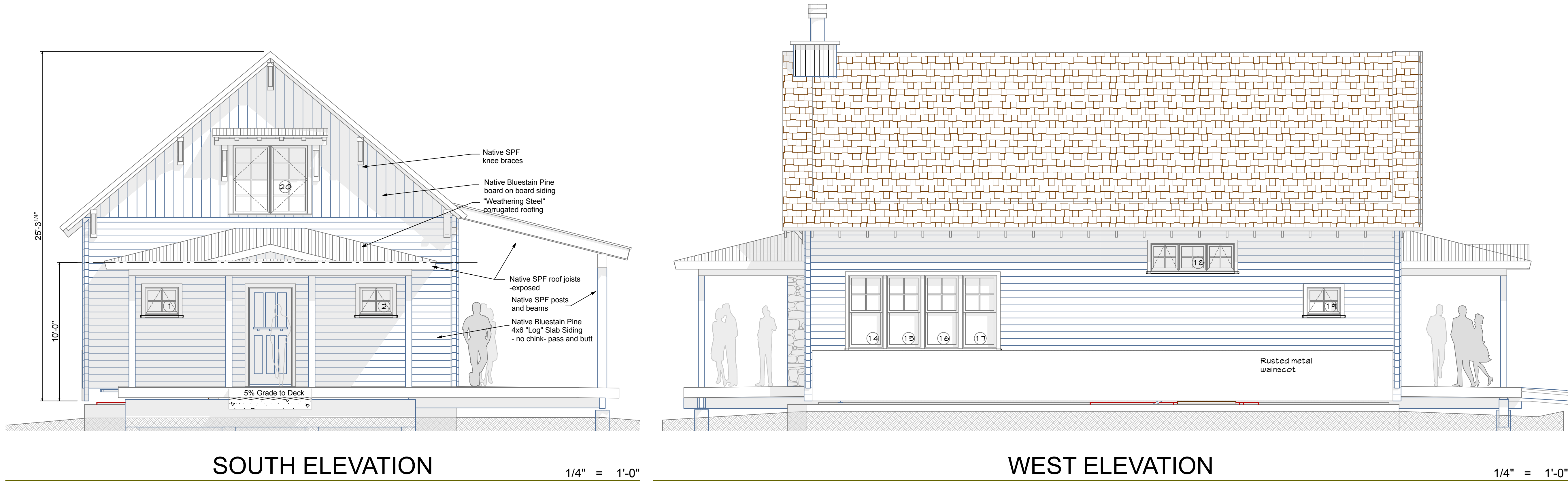
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SHEET TITLE

ELEVATIONS

PRICING SET  
NOT FOR  
CONSTRUCTION

A-2.0







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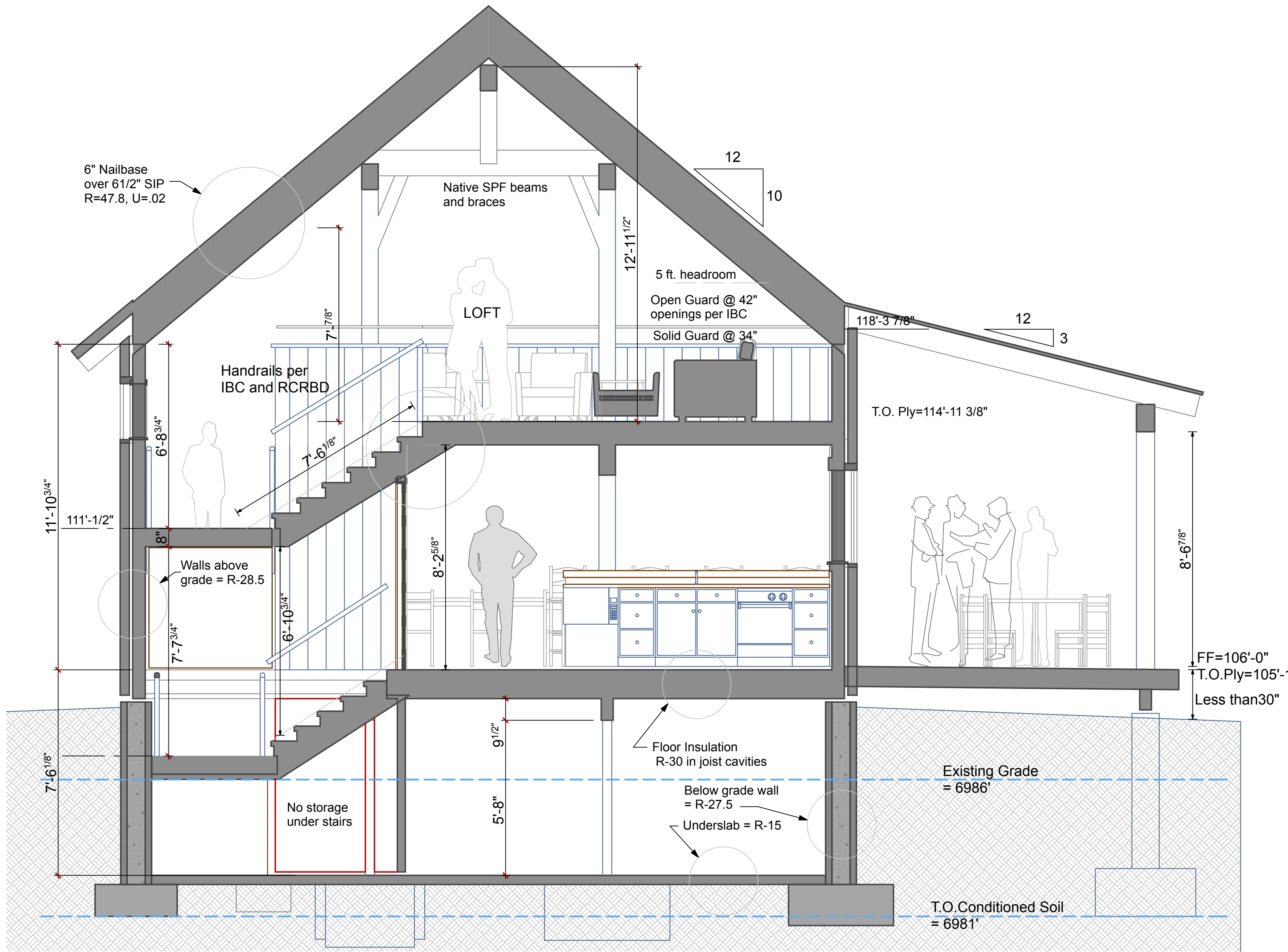
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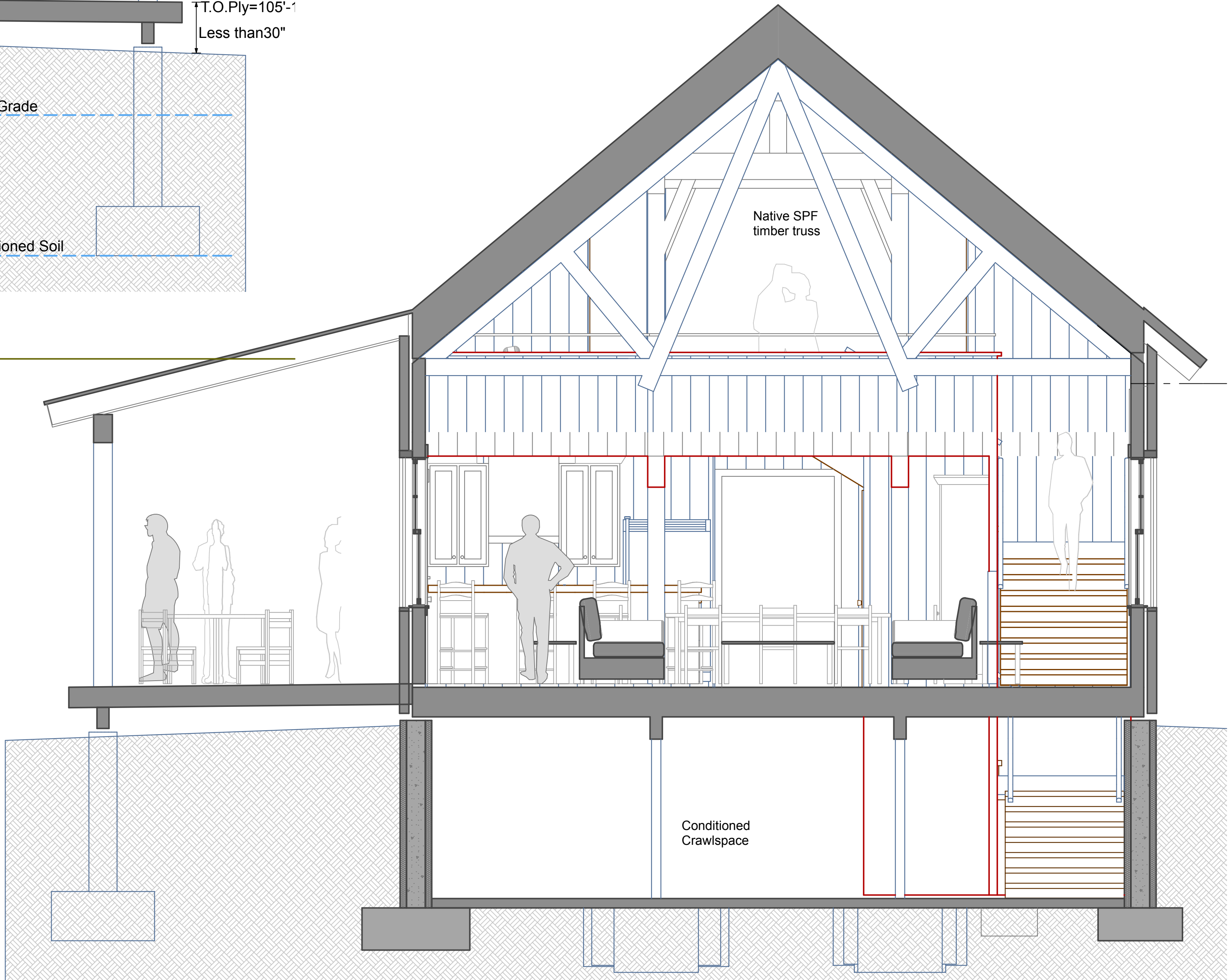
CROSS SECTIONS

PRICING SET  
NOT FOR  
CONSTRUCTION

A-3.0



CROSS SECTION A-A



CROSS SECTION B-B





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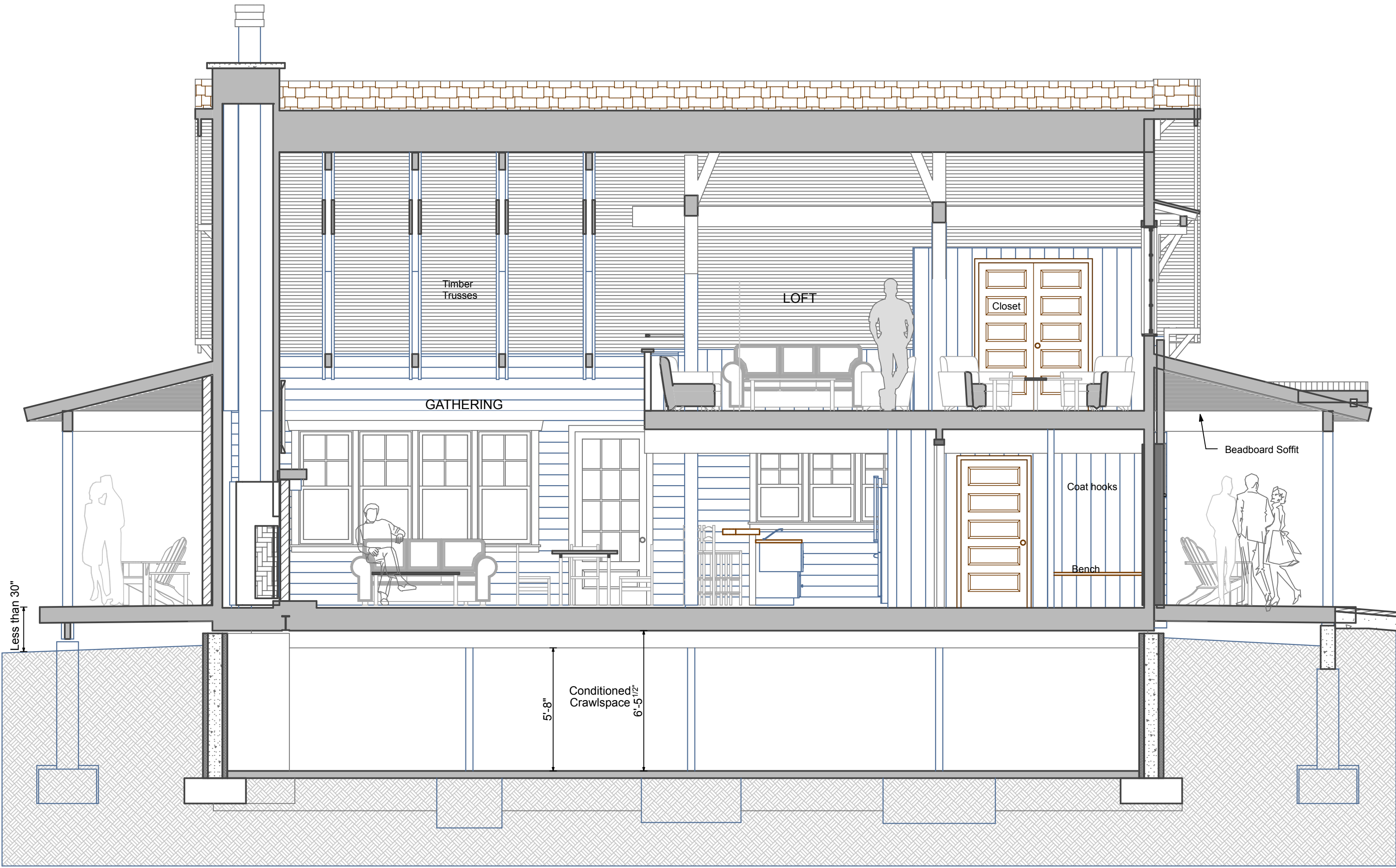
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CROSS SECTIONS

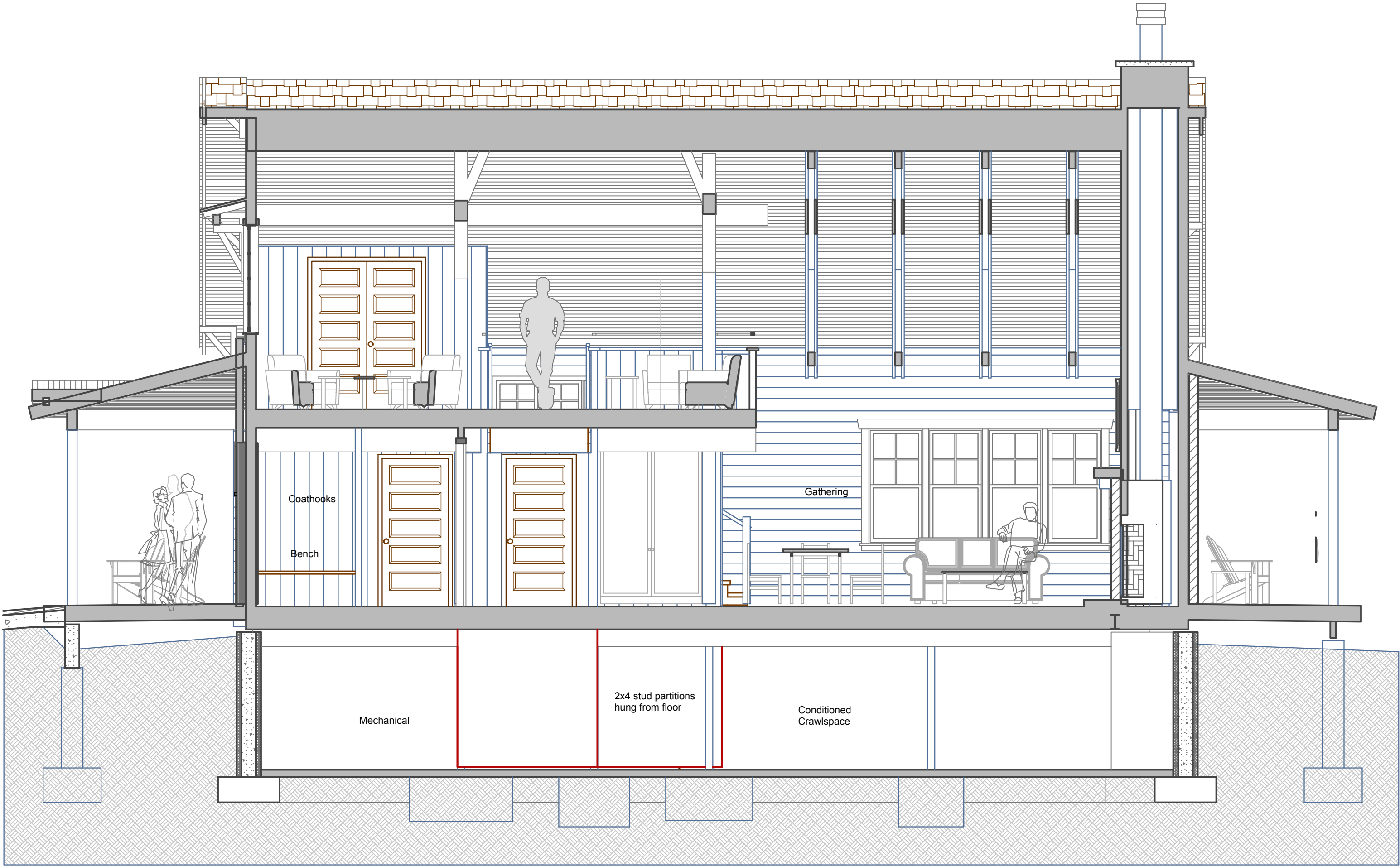
PRICING SET  
NOT FOR  
CONSTRUCTION

A-3.1



CROSS SECTION C-C

1/4" = 1'-0"



CROSS SECTION D-D

1/4" = 1'-0"



