

Complete Plan Set: Architectural Drawings

To be considered complete, architectural drawings should include the information below to the extent it is applicable. Any signs shown on architectural drawings are required to obtain separate approval in accordance with Section 711 or Section 712 as applicable. This is not an exhaustive list, and additional items may be required at a pre-submittal meeting.

Architectural Drawings:		
1	Floorplans	All levels plus roof plan
2	Building Elevations	Include elevations of all sides of each building
3	Perspective Sketch	Including front façade
4	Building Section(s)	As necessary to show floor and roof relationship to grade
5	Site Section(s)	As necessary to show variations in topography relative to proposed structures
6	Building Code Analysis	<p>Only applicable for changes of use or changes in occupancy in existing structures.</p> <p>Provide list of adopted codes used for the analysis of the project:</p> <ul style="list-style-type: none"> • IBC Chapters 3-4: Use and Occupancy Classification • IBC Chapter 5: Building Heights and Areas (Square footage breakdown for each individual use, include mixed occupancy calculations per IBC 506 f applicable.) • IBC Chapter 6: Type of Construction • IBC Chapter 7-9: Fire Prevention • IBC Chapter 10: Means of Egress • IBC Chapter 11: Accessibility • IBC Chapter 17: Special Inspection(s) Required • Design loads used in structural design i.e. snow load, floor load etc. <p>It is recommended applicants contact the Routt County Regional Building Department for a meeting when a building code analysis is required per the applicability above.</p>
7	Massing Model (may be digital)	<p>Only applicable for development exceeding 10,000 square feet or four residential units. A massing model should be an accurate depiction of:</p> <ul style="list-style-type: none"> • Topography • Proposed development with major site improvements • Color schemes to be used on the finished product
Plan Elements to Include on Architectural Drawings:		
1	Scale	Please use architectural scale and a scale no less than 1/16" = 1"
2	Building Height	Include plate height at each wall as well as overall height
3	First floor ceiling height	
4	Roof pitch	
5	Grade	Show existing and proposed grade on each elevation for the purpose of building height measurement
6	Façade Offsets	Show dimensions of all façade offsets
7	Dimension of all fenestration and other wall or roof mounted architectural features and appurtenances	<ul style="list-style-type: none"> • Window placement and rating • Transparency calculations • Awnings • Canopies • Balconies • Pilasters • Bays • Wall mounted light fixtures • Wall or roof mounted equipment
8	Materials/colors	Show typical materials and colors to be used on all structures (include the name, manufacturer and model number for each color/material shown)