

## Architectural Drawings - Planning Applications

For Planning Applications that require Architectural Drawings, include the following, and any information necessary to demonstrate how applicable standards are met. Any signs shown on architectural drawings are required to obtain separate approval in accordance with Article 7 of the CDC as applicable. This is not an exhaustive list, and additional items may be required.

### Plan Elements

- Scale. Please use architectural scale and a scale no less than 1/16" = 1"
- Building Height. Include:
  - Plate height at each wall
  - Average Plate Height calculations for each elevation
  - Overall height
- Ground Floor Height
- Roof Pitch
- Grade. Show existing and proposed grade on each elevation
- Façade Offsets. Show dimensions of all façade offsets
- Dimension of all fenestration and other wall or roof mounted architectural features and appurtenances. Include transparency calculations per the CDC.
  - Window placement and rating
  - Awnings
  - Canopies
  - Balconies
  - Pilasters
  - Bays
  - Wall mounted fixtures
  - Wall or roof mounted equipment
- 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)

### Drawings

- Floorplans. All levels of each building plus roof plan
- Building Elevations. All sides of each building
- Perspective Sketch. Including front façade
- Site Sections. As necessary to show variations in topography relative to proposed structures
  - Building Code Analysis. Only applicable for changes of use or changes in occupancy in existing structures.

- Provide list of adopted codes used for the analysis of the project. 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.
  - ❖ 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.
- Massing Model. Should be an accurate depiction of topography, proposed development with major site improvements, and color schemes to be used on the finished product