

/Users/jeffreyw/Documents/Cloud Hill Design/0041 Rainbow Lane/Mason RL\_02062022.pjn

A.F.F. ABOVE FINISH FLOOR  
ADJ. ADJUSTABLE  
ALT. ALTERNATE  
A.B. ANCHOR BOLTS  
ARCH. ARCHITECTURAL  
@ AT  
BM. BEAM  
BM. PKT. BEAM POCKET  
BRG. BEARING  
BLK'G. BLOCKING  
BOT. BOTTOM  
B.F. BOTTOM OF FOOTING  
BLDG. BUILDING  
B.O. BY OWNER  
CAB. CABINET  
CLG. CEILING  
CL. CENTER LINE  
C.T. CERAMIC TILE  
CLR. CLEAR  
COL. COLUMN  
CONC. CONCRETE  
CONN. CONNECTION  
CONT. CONTINUOUS  
DTL. DETAIL  
DBL. DOUBLE  
DWL. DOWEL  
E.W. EACH WAY  
ELEV. OR EL. ELEVATION  
EXIST'G EXISTING  
EXT. EXTERIOR  
F.F. FINISHED FLOOR  
F.D. FLOOR DRAIN  
FLR. FLOOR  
FTG. FOOTING  
FND. FOUNDATION  
GA. GAUGE  
G.L. GYPSUM WALL BOARD  
G.W.B. GYPSUM WALL BOARD  
G.S. GAS STUB  
HB. HOSE BIB  
HT. HEIGHT  
HK. HOOK  
HORIZ. HORIZONTAL  
HYD. HYDRANT

INFO. INSUL.  
JST. JOIST  
L.L. LIVE LOAD  
LONGINT. LONGITUDINAL  
N.I.C. NOT IN CONTRACT  
O.C. ON CENTER  
OPP. OPPOSITE  
OF OVER  
PTD. PAINTED  
PERF. PERFORATED  
PL. PLATE  
PLY. PLYWOOD  
PROP. LINE PROPERTY LINE  
REINF. REINFORCEMENT  
RDWD. REDWOOD  
REQ'D. REQUIRED  
RESIL. RESILIENT  
REV. REVISED  
S.M. SHEET METAL  
SIM. SIMILAR  
S.F. OR SQ. FT. SQUARE FEET  
STD. STANDARD  
STL. STEEL  
STDS. STUDS  
THK. THICK  
TLET. TOILET  
T.F. TOP OF FOOTING  
T.P. TOP OF PLATE  
T.L. TOP OF LEDGE  
T.W. TOP OF WALL  
TOT. TOTAL  
T.B. TOWEL BAR  
TRANSV. TRANSVERSE  
TYP. TYPICAL  
U.N.O. UNLESS NOTED OTHERWISE  
V.I.F. VERIFY IN FIELD  
VERT. VERTICAL  
W.C. WATER CLOSET  
W.C. WATER CLOSET  
W.H. WATER HEATER  
W.P. WATERPROOF  
W.R. WATER RESISTANT  
WIN. WINDOW  
W. WITH  
WD. WOOD

PLANNING  
PROJECT DESCRIPTION: EXTERIOR/  
INTERIOR REMODEL SINGLE-FAMILY  
RESIDENCE

ACRES: 2.03  
ZONING: AR-10 (EASTERN),  
ZONING: RS-20 (WESTERN PORTION)  
CONSTRUCTION TYPE: V8  
OCCUPANCY GROUP: RESIDENTIAL  
FIRE PROTECTION: NONE  
NUMBER OF STORIES: TWO STORY  
RESIDENCE, FINISHED BASEMENT, ONE  
STORY GARAGE

SETBACKS AS PER PITKIN COUNTY, SEE  
PLANNING SHEET

#### BUILDING

Pitkin County Currently Adopted Codes. The client will conform with 2018  
IECC (Assemblies and Fenestration) and the updated land use code for  
Energy Efficiency on Earth Day 2020.

2015 International Building Code  
2015 International Residential Code  
2015 International Mechanical Code  
2015 International Plumbing Code  
2015 International Fuel & Gas Code  
2015 International Energy Conservation Code  
Pitkin County Efficient Building Code  
Most Current National Electrical Code

Snow-load: 40 PSF, Up to 7000' Elevation, Elevation is TBC'

100' as per Civil = TBC'

Roof Duration = 1.0

Seismic Design Category = B or C, as per Figure R301.2 (2) As per soil design  
category

Weathering probability for Concrete = Severe

Termite Infestation Probability = None to slight

Wind Speed = 115 mph (ultimate design)

Wind Exposure = B or C, Section R301.2.1.4

Frost Depth = 36" (up to 7000' Elevation)

Air Freezing Index = 2500° F Days – Up to 7000 ft. elevation

Ice Barrier Underlayment = Required

Mean Annual Temp = variable

Insulation = as per Minimum R-Values per 2009 IECC, Table 402.1.1, Client chooses to  
utilize stricter minimums as per 2018 IECC for thermal comfort and energy efficiency.

As per State House Bill 09-1091, CO alarms are required within 15 feet of all sleeping  
rooms



Rainbow pencil study exterior front

G1

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design. llc

Cloud Hill Design, LLC  
Snowmass CO 81654 USA

#### INTEGRATED DESIGN TEAM

General Contractor  
David Griesser

Design  
Travis Terry Design, Terry I Mc Manamon  
Travis Terry

Structural Engineer  
Brian Rossitor, PE

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Jeffrey Woodruff

041 Rainbow Lane

41 Rainbow Lane Woody Creek  
CO 81656 M/B Woody Creek

Jennifer and Joseph Mason

Parcel ID 264308100010  
Account # R003195

Date: Issue:  
11/18/2021 Planning Pre-Application  
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PROJECT NO: Project No. 210

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#### SHEET TITLE

Cover Sheet

G1

SHEET 1

TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD <sup>a,1</sup>																
CLIMATE ZONE	1		2		3		4 EXCEPT MARINE		5 AND MARINE 4		6		7		8	
	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R
Roofs																
Insulation entirely above roof deck	R-20ci	R-25ci	R-25ci	R-25ci	R-25ci	R-25ci	R-30ci	R-30ci	R-30ci	R-30ci	R-30ci	R-35ci	R-35ci	R-35ci	R-35ci	R-35ci
Metal buildings <sup>b</sup>	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-25 + R-11 LS	R-25 + R-11 LS	R-30 + R-11 LS	R-30 + R-11 LS	R-30 + R-11 LS	R-30 + R-11 LS
Attic and other	R-38	R-38	R-38	R-38	R-38	R-38	R-38	R-38	R-38	R-38	R-49	R-49	R-49	R-49	R-49	R-49
Walls, above grade																
Mass <sup>a</sup>	R-5.7ci <sup>c</sup>	R-5.7ci <sup>c</sup>	R-5.7ci <sup>c</sup>	R-7.6ci	R-7.6ci	R-9.5ci	R-9.5ci	R-11.4ci	R-11.4ci	R-13.3ci	R-13.3ci	R-15.2ci	R-15.2ci	R-15.2ci	R-25ci	R-25ci
Metal building	R-13 + R-6.5ci	R-13 + R-6.5ci	R-13 + R-6.5ci	R-13 + R-13ci	R-13 + R-6.5ci	R-13 + R-13ci	R-13 + R-13ci	R-13 + R-13ci	R-13 + R-13ci	R-13 + R-13ci	R-13 + R-13ci	R-13 + R-13ci	R-13 + R-13ci	R-13 + R-19.5ci	R-13 + R-13ci	R-13 + R-19.5ci
Metal framed	R-13 + R-5ci	R-13 + R-5ci	R-13 + R-5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-15.6ci	R-13 + R-7.5ci	R-13 + R-17.5ci
Wood framed and other	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-7.5ci or R-20 + R-3.8ci	R-13 + R-7.5ci or R-20 + R-3.8ci	R-13 + R-7.5ci or R-20 + R-3.8ci	R-13 + R-7.5ci or R-20 + R-3.8ci	R-13 + R-15.6ci or R-20 + R-10ci	R-13 + R-15.6ci or R-20 + R-10ci
Walls, below grade																
Below-grade wall <sup>d</sup>	NR	NR	NR	NR	NR	NR	R-7.5ci	R-7.5ci	R-7.5ci	R-7.5ci	R-7.5ci	R-7.5ci	R-10ci	R-10ci	R-10ci	R-12.5ci
Floors																
Mass <sup>a</sup>	NR	NR	R-6.3ci	R-6.3ci	R-10ci	R-10ci	R-10ci	R-10.4ci	R-10ci	R-12.5ci	R-12.5ci	R-12.5ci	R-15ci	R-16.7ci	R-15ci	R-16.7ci
Joist/framing	NR	NR	R-30	R-30	R-30	R-30	R-30	R-30	R-30	R-30	R-30	R-30	R-30 <sup>f</sup>	R-30 <sup>f</sup>	R-30 <sup>f</sup>	R-30 <sup>f</sup>
Slab-on-grade floors																
Unheated slabs	NR	NR	NR	NR	NR	NR	R-10 for 24" below	R-10 for 24" below	R-10 for 24" below	R-10 for 24" below	R-10 for 24" below	R-15 for 24" below	R-15 for 24" below	R-15 for 24" below	R-15 for 24" below	R-20 for 24" below
Heated slabs <sup>b</sup>	R-7.5 for 12" below + R-5 full slab	R-7.5 for 12" below + R-5 full slab	R-7.5 for 12" below + R-5 full slab	R-7.5 for 12" below + R-5 full slab	R-10 for 24" below + R-5 full slab	R-10 for 24" below + R-5 full slab	R-15 for 24" below + R-5 full slab	R-15 for 24" below + R-5 full slab	R-15 for 36" below + R-5 full slab	R-15 for 36" below + R-5 full slab	R-15 for 36" below + R-5 full slab	R-15 for 48" below + R-5 full slab	R-20 for 48" below + R-5 full slab	R-20 for 48" below + R-5 full slab	R-20 for 48" below + R-5 full slab	R-20 for 48" below + R-5 full slab

G1

IECC 2018 Taable C402.1.3

IECC C402.4

Client to meet IECC 2018 Table 402.4 Building Envelope and Fenestration Maximum U-Factor and SHGC Requirements. (As per table below, C402.4)  
for Climate Zone 7

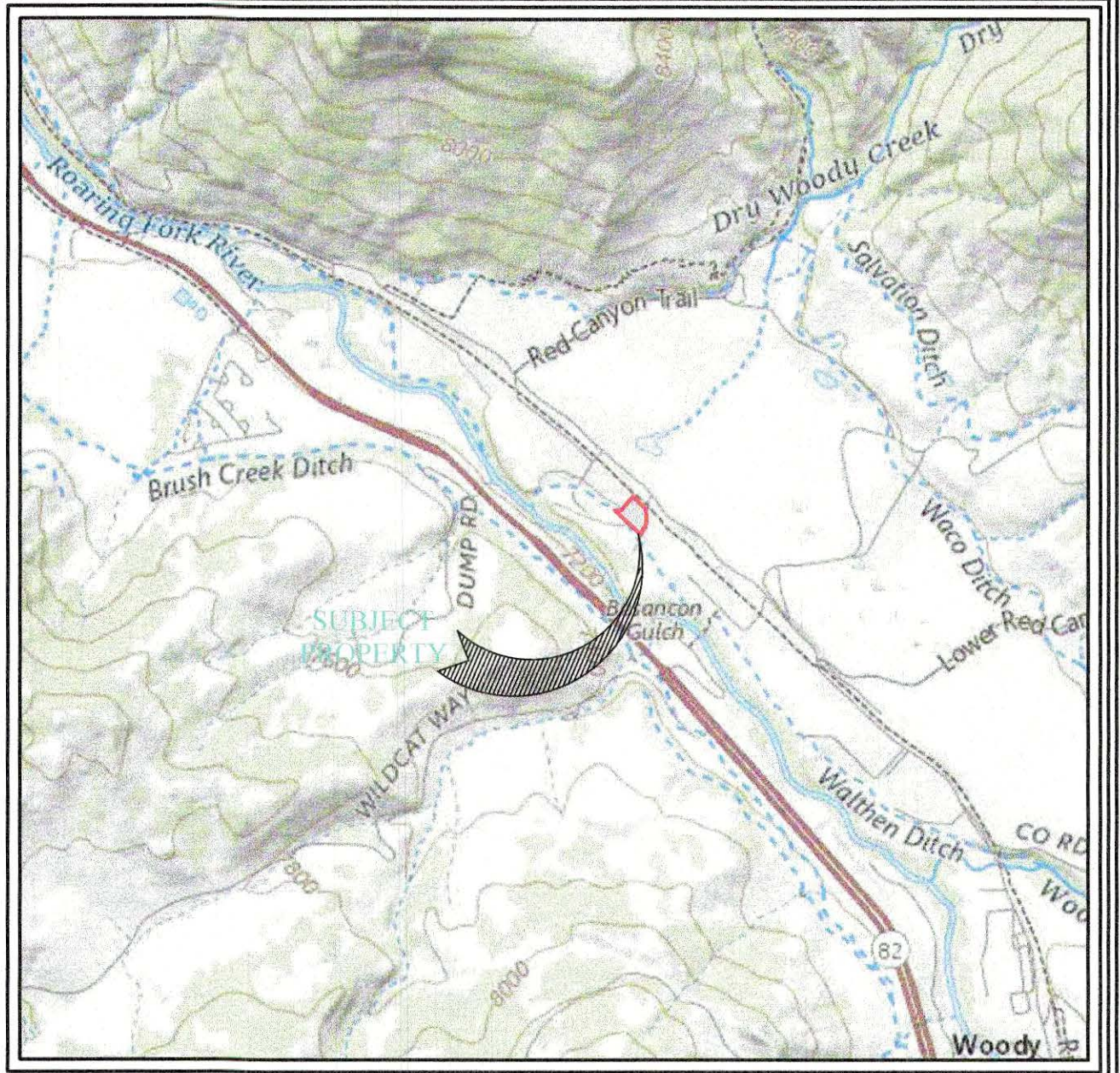
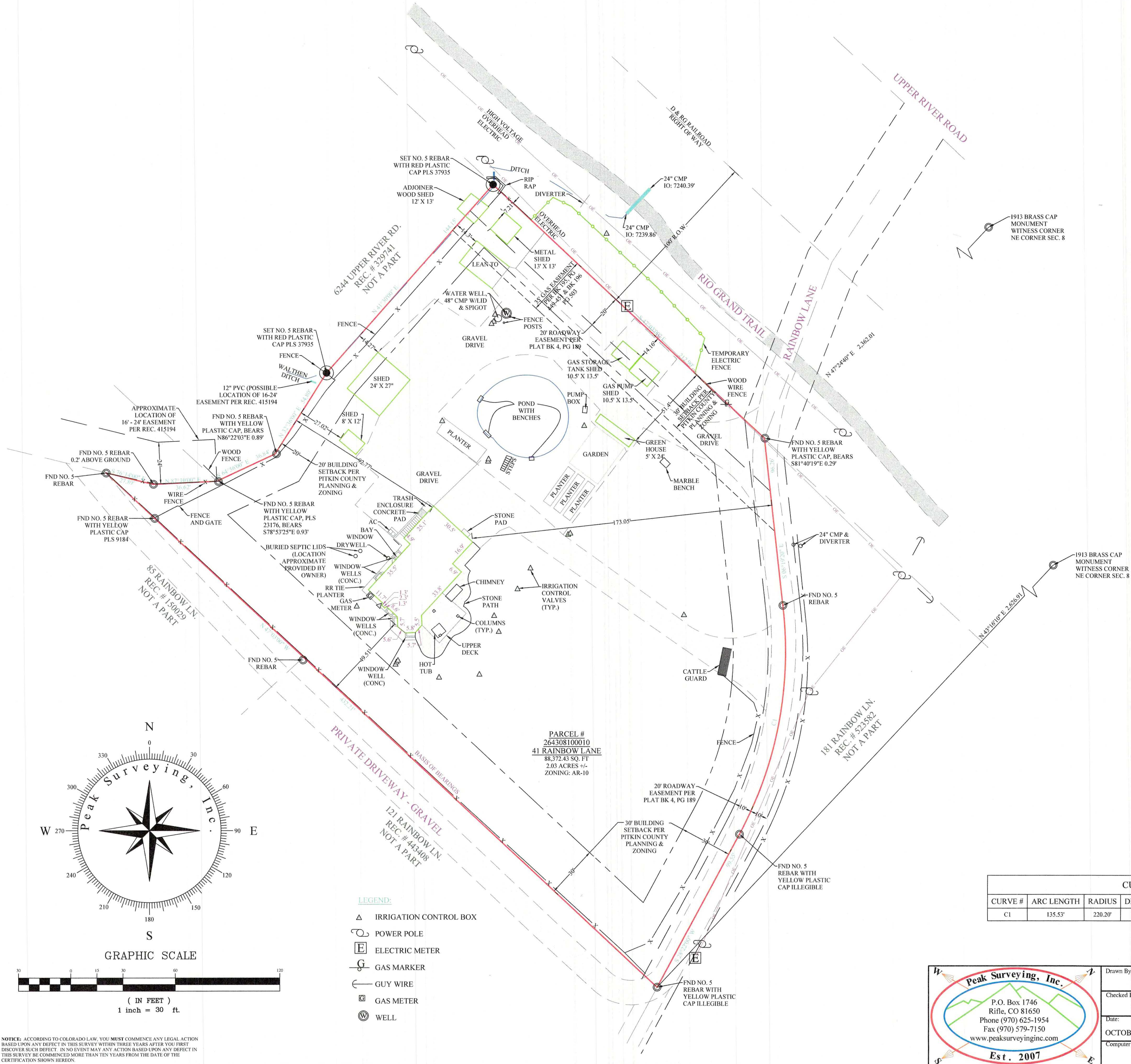
Client to meet Insulation = as per Minimum R-Values per 2018 IECC, Table 402.1.3, client chooses to utilize stricter minimums as per 2018 IECC for  
Climate Zone 7. Attic and other R-Value method = R-49

G1



# IMPROVEMENT SURVEY PLAT

A TRACT OF LAND SITUATED IN LOTS 6 AND 7, SECTION 8,  
TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF PITKIN, STATE OF COLORADO



## PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN LOTS 6 AND 7, SECTION 8, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF A 20 FOOT ROAD EASEMENT WHEN THE WITNESS CORNER OF THE NORTHEAST CORNER OF SECTION 8 (A 1913 BRASS CAP MONUMENT) BEARS NORTH 43°16'10" EAST, 2,626.91 FEET; THENCE NORTH 47°03'03" WEST, 432.21 FEET TO A FENCE LINE; THENCE SOUTH 76°03'14" EAST, 27.89 FEET ALONG A FENCE LINE; THENCE NORTH 87°03'10" EAST, 36.62 FEET ALONG A FENCE LINE; THENCE NORTH 64°03'50" EAST, 36.84 FEET ALONG A FENCE LINE; THENCE NORTH 32°03'26" EAST, 54.80 FEET ALONG A FENCE LINE; THENCE NORTH 41°03'30" EAST, 144.15 FEET ALONG A FENCE LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE D&RG RAILROAD; THENCE SOUTH 47°03'03" EAST, 212.90 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE D&RG RAILROAD TO THE CENTER LINE OF A 20 FOOT ROAD EASEMENT WHEN THE WITNESS CORNER FOR THE NORTHEAST CORNER SAID SECTION 8 BEARS NORTH 47°03'10" EAST, 2,362.01 FEET; THENCE SOUTH 06°03'03" EAST, 96.26 FEET ALONG THE CENTER LINE OF A 20 FOOT ROAD EASEMENT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 220.20 FEET - ARC 135.50 FEET) THE CHORD OF WHICH BEARS SOUTH 10°03'44" WEST, 133.40 FEET ALONG THE CENTER LINE OF A 20 FOOT ROAD EASEMENT; THENCE SOUTH 28°03'22" WEST, 99.55 FEET ALONG THE CENTER LINE OF A 20 FOOT ROAD EASEMENT TO THE POINT OF BEGINNING.

COUNTY OF PITKIN, STATE OF COLORADO.

## NOTES:

- 1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY IN COMMITMENT NO. BAR 64003467-2 DATED AUGUST 14, 2020.
- 2) THE DATE OF THIS SURVEY WAS SEPTEMBER 29, 2020.
- 3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N47°03'00"W BETWEEN A 3/4" REBAR WITH A 1/2" YELLOW PLASTIC CAP P.L.S. # ILLEGIBLE AT THE SOUTHERN PROPERTY CORNER, FOUND IN PLACE, AND A 3/4" REBAR AND YELLOW PLASTIC CAP P.L.S. #9184, FLUSH AT THE NORTHERN PROPERTY CORNER, FOUND IN PLACE.
- 4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
- 5) THIS SURVEY IS BASED ON THE WARRANTY DEED RECORDED OCTOBER 12, 1971 AS RECEPTION NO. 147916, THE STERLING SUBDIVISION PLAT RECORDED FEBRUARY 15, 1972 IN PLAT BOOK 4 AT PAGE 250, THE WARRANTY DEED RECORDED JANUARY 23, 1991 AS RECEPTION NO. 329741, THE WARRANTY DEED RECORDED MAY 02, 2006 AS RECEPTION NO. 523582 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

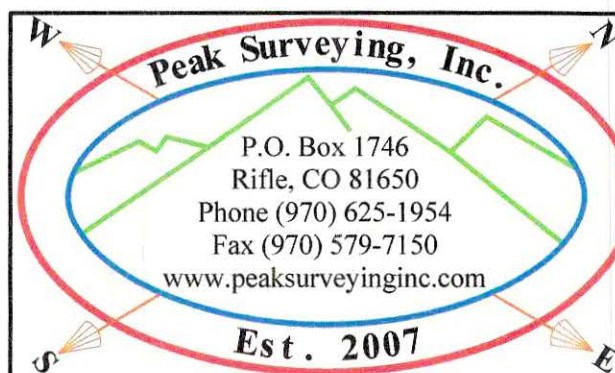
## IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO JOSEPH R. MASON, JENNIFER RIVERS MASON, ALFRED K. BRAUN, VALERIE JANE BRAUN AND TO LAND TITLE GUARANTEE COMPANY, THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON SEPTEMBER 29, 2020; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. BAR64003467-2, DATED EFFECTIVE AUGUST 14, 2020; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: OCTOBER 9, 2020

BY: JASON R. NEIL, P.L.S. NO. 37925 FOR AND ON BEHALF OF PEAK SURVEYING, INC.

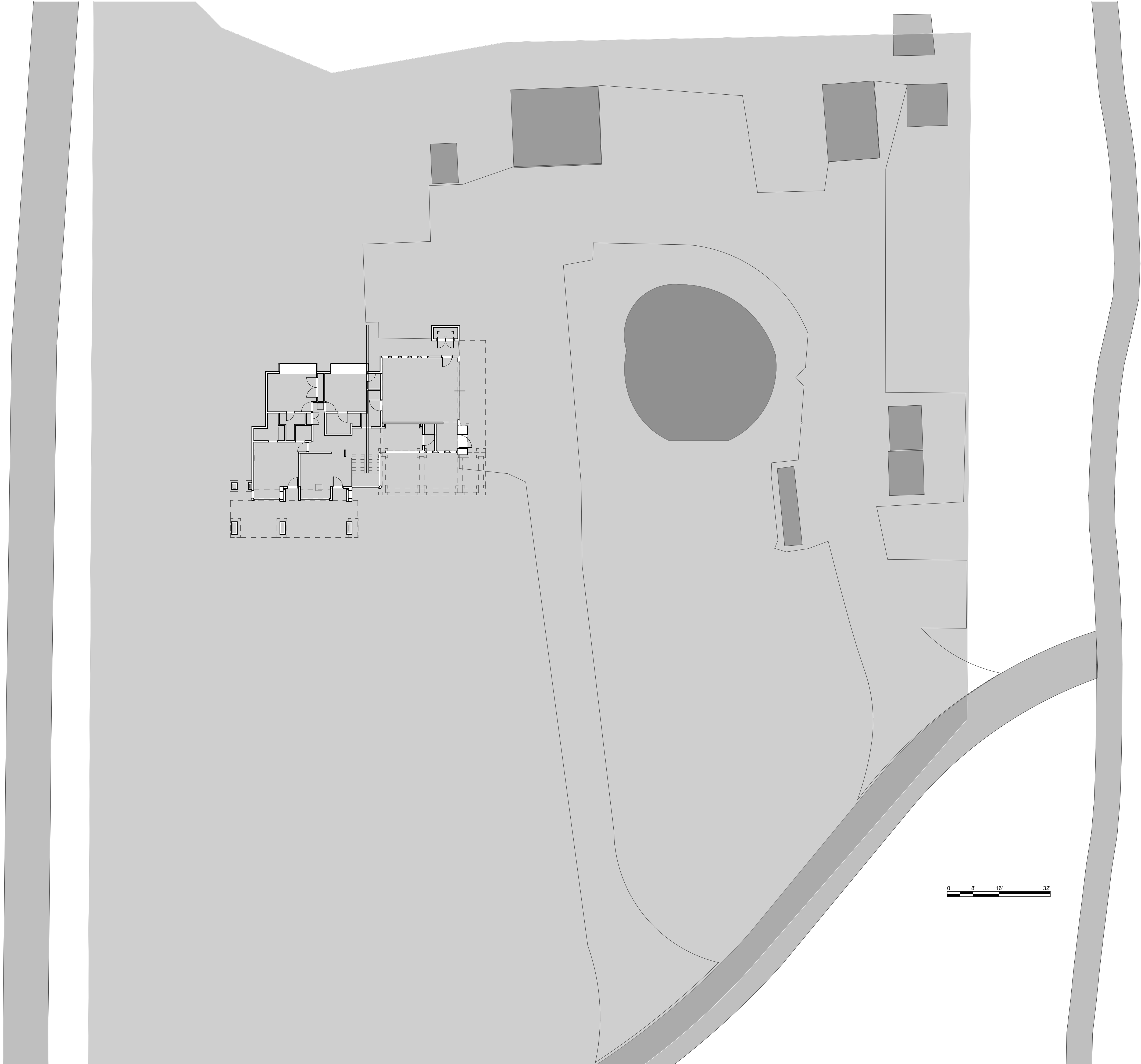
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	135.53'	220.20'	35°15'52"	S10°44'00"W	133.40'



Drawn By:	NO.	Date	Revision	By	Project NO.
JG					20095
Checked By:	JRN				
Date:	OCTOBER 09, 2020				
Computer File:	095				
ALFRED K. & VALERIE J. BRAUN PITKIN COUNTY, COLORADO IMPROVEMENT SURVEY PLAT SIT. IN LOTS 6&7, S8, T9S, R85W 41 RAINBOW LANE					1 OF 1



/Users/jeffreyw/Documents/Cloud Hill Design/0041 Rainbow Lane/Mason RL\_02062022.pln



1  
A100

architectural site  
SCALE: 1/16" = 1'-0"

**cloud hill  
design. llc**

Cloud Hill Design, LLC  
Snowmass CO 81654 USA

INTEGRATED DESIGN TEAM

General Contractor  
David Griesser  
  
Design  
Travis Terry Design, Terry I Mc Manamon  
Travis Terry  
  
Structural Engineer  
Brian Rossitor, PE  
  
Survey  
Peak Surveying Inc.  
Jason R. Neil, P.L.S.  
  
Planning and Design  
Cloud Hill Design, LLC  
Jeffrey Woodruff

041 Rainbow Lane

41 Rainbow Lane Woody Creek  
CO 81656 M/B Woody Creek

Jennifer and Joseph Mason

Parcel ID 264308100010  
Account # R003195

Date:	Issue:
11/18/2021	Planning Pre-Application
01/14/2022	Schematic/Pricing
01/18/2022	Building Pre-Application

PROJECT NO: Project No. 210

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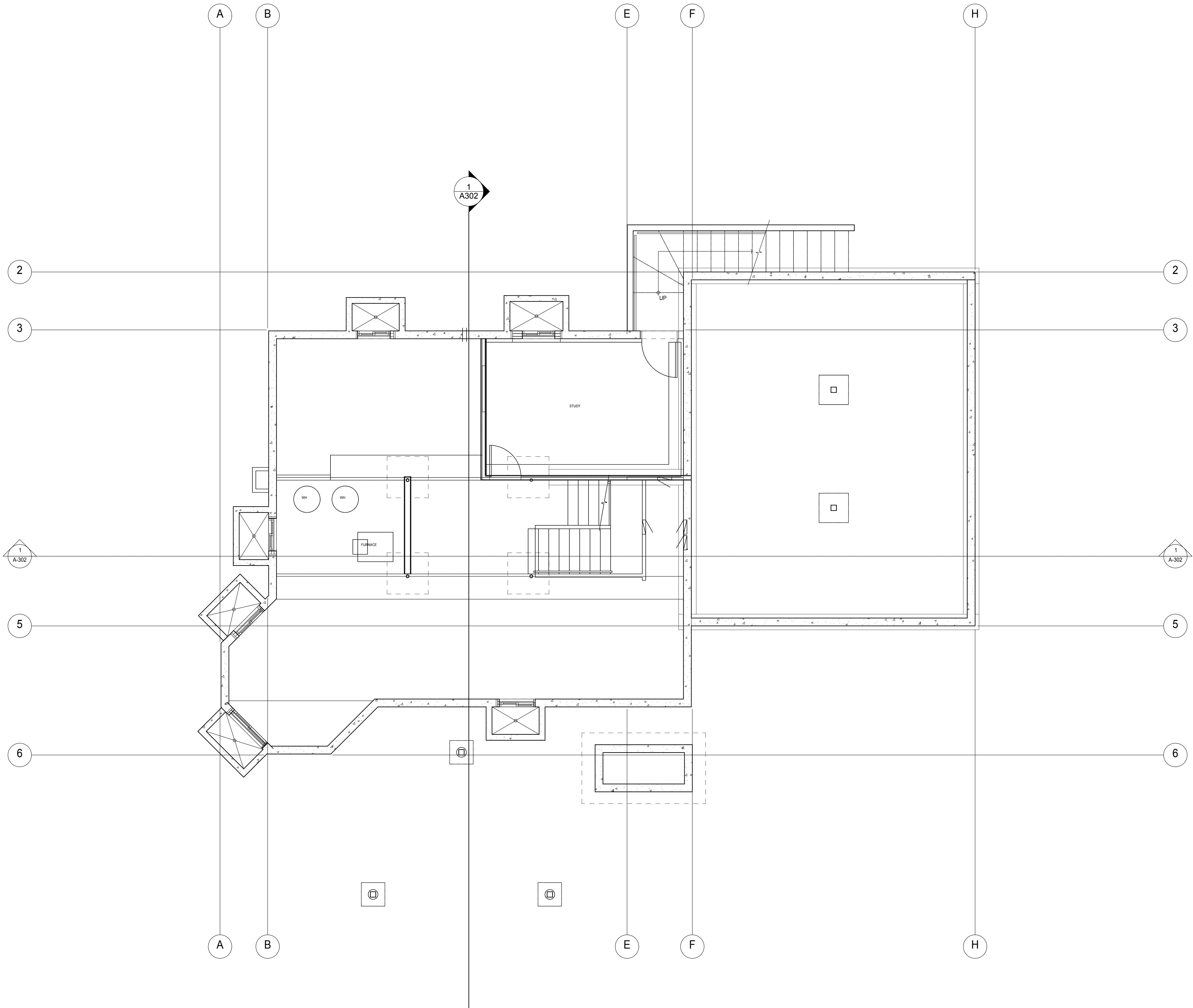
SHEET TITLE

Architectural Site Plan

A100

SHEET 3

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1  
A101  
Basement Existing  
SCALE: 1/4" = 1'-0"

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design. llc**

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Snowmass CO 81654 USA

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**SHEET TITLE**

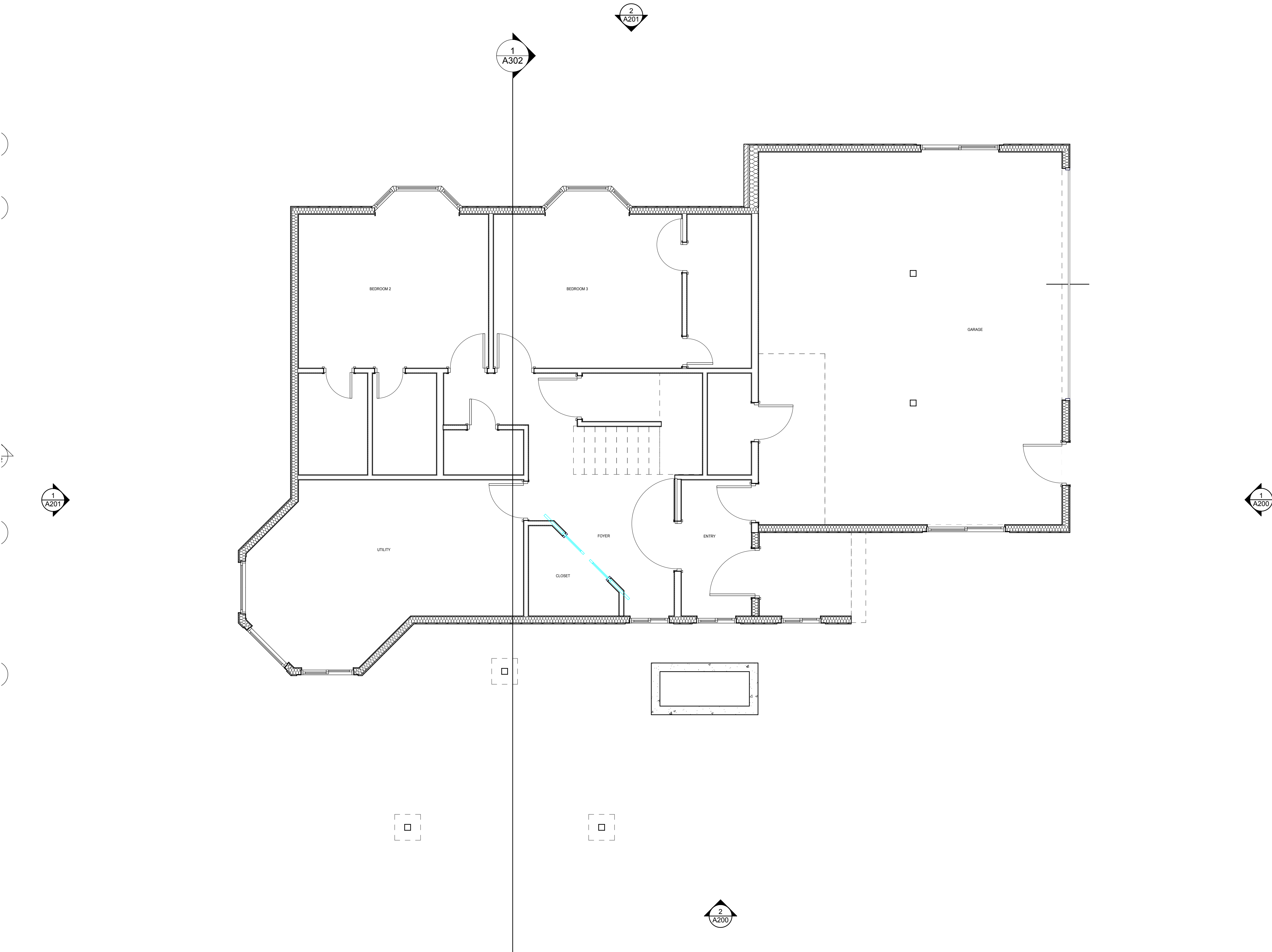
Existing Basement

**A101**

SHEET 4



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1  
A102 Main/Mid Floor Existing  
SCALE: 1/4" = 1'-0"

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SHEET TITLE

Existing Main Level

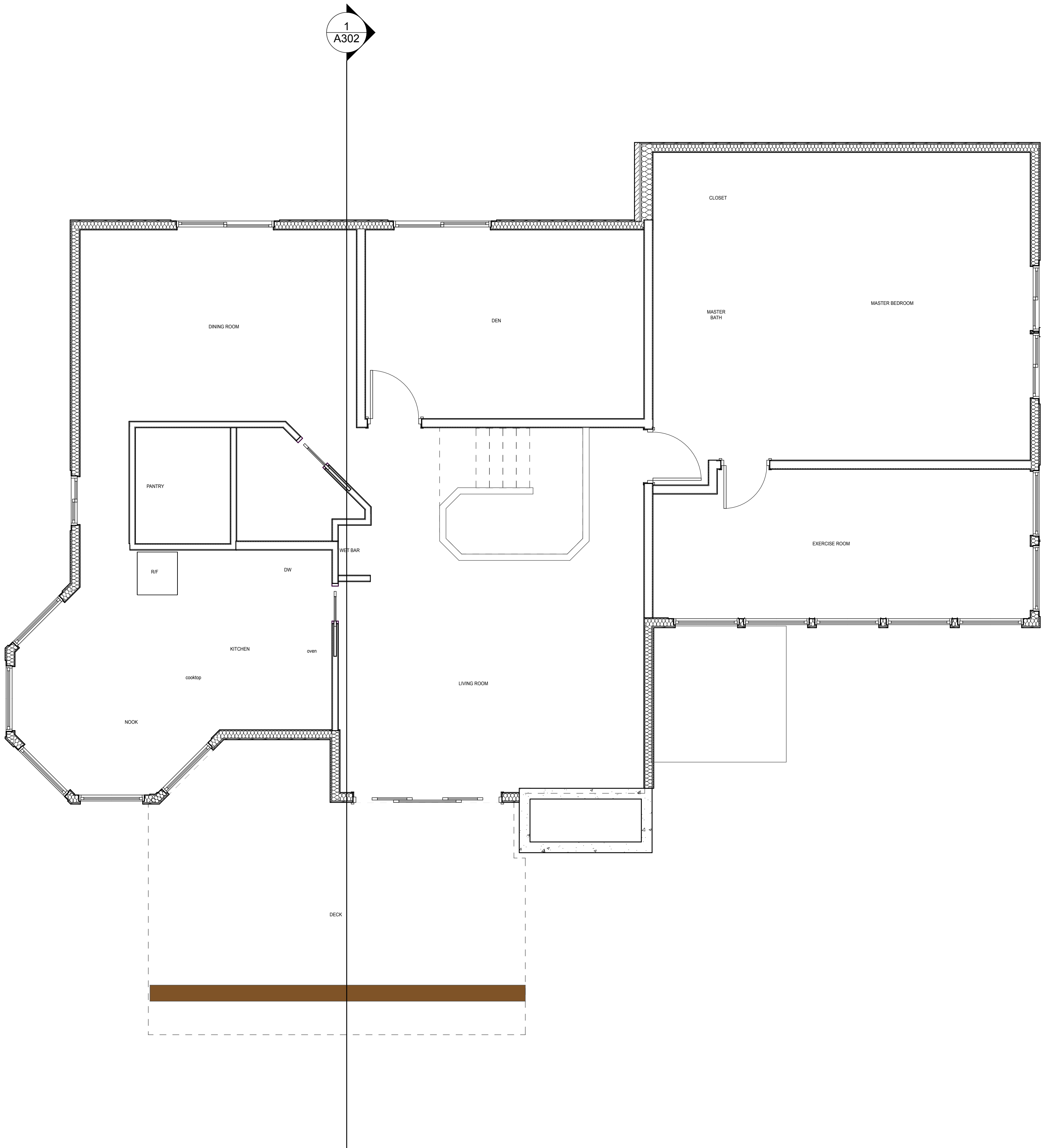
A102

SHEET 5



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D1  
D2  
D3  
D4  
D5  
D6  
D7  
D8



1  
A103 Upper Level Plan Existing  
SCALE: 1/4" = 1'-0"

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design. llc

Cloud Hill Design, LLC  
Snowmass CO 81654 USA

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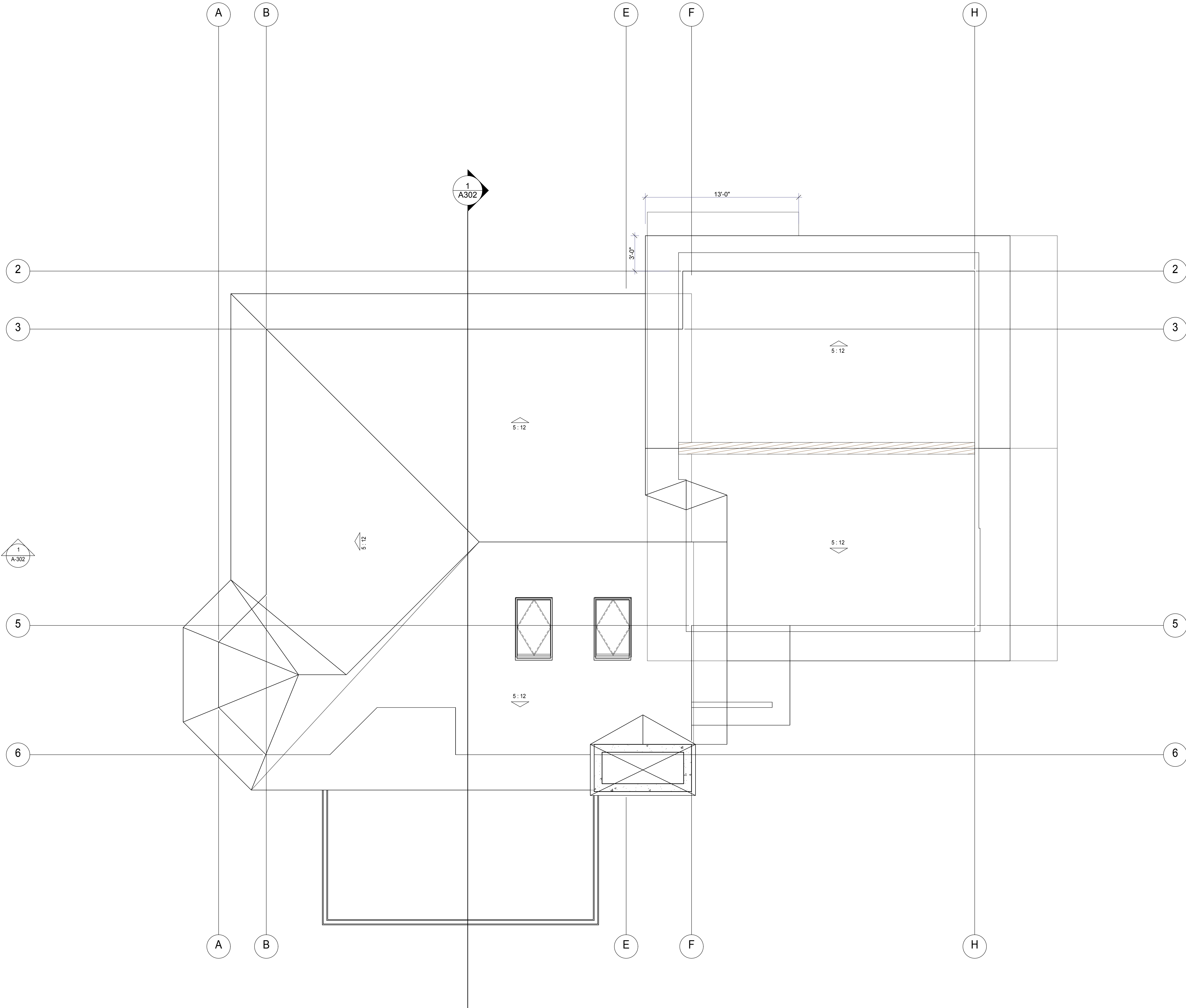
Existing Upper Level

A103

SHEET 6



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1  
A105  
Roof Existing  
SCALE: 1/4" = 1'-0"

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Cloud Hill Design, LLC  
Snowmass CO 81654 USA

INTEGRATED DESIGN TEAM

General Contractor  
David Griesser  
  
Design  
Travis Terry Design, Terry I Mc Manamon  
Travis Terry  
  
Structural Engineer  
Brian Rossitor, PE  
  
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Peak Surveying Inc.  
Jason R. Neil, P.L.S.  
  
Planning and Design  
Cloud Hill Design, LLC  
Jeffrey Woodruff

041 Rainbow Lane

41 Rainbow Lane Woody Creek  
CO 81656 M/B Woody Creek

Jennifer and Joseph Mason

Parcel ID 264308100010  
Account # R003195

Date:	Issue:
11/18/2021	Planning Pre-Application
01/14/2022	Schematic/Pricing
01/18/2022	Building Pre-Application

PROJECT NO: Project No. 210

MODEL FILE:  
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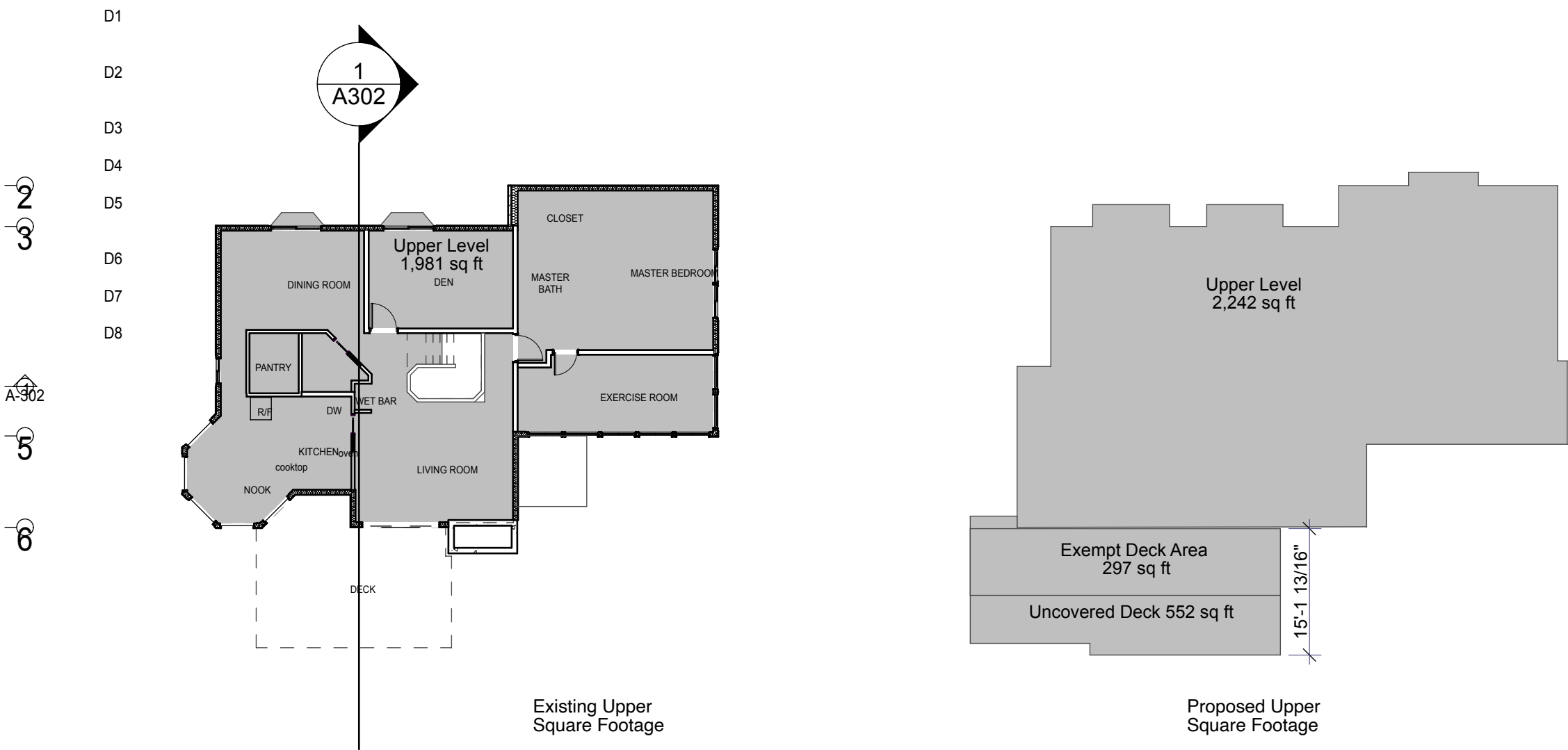
Roof Plan

A105

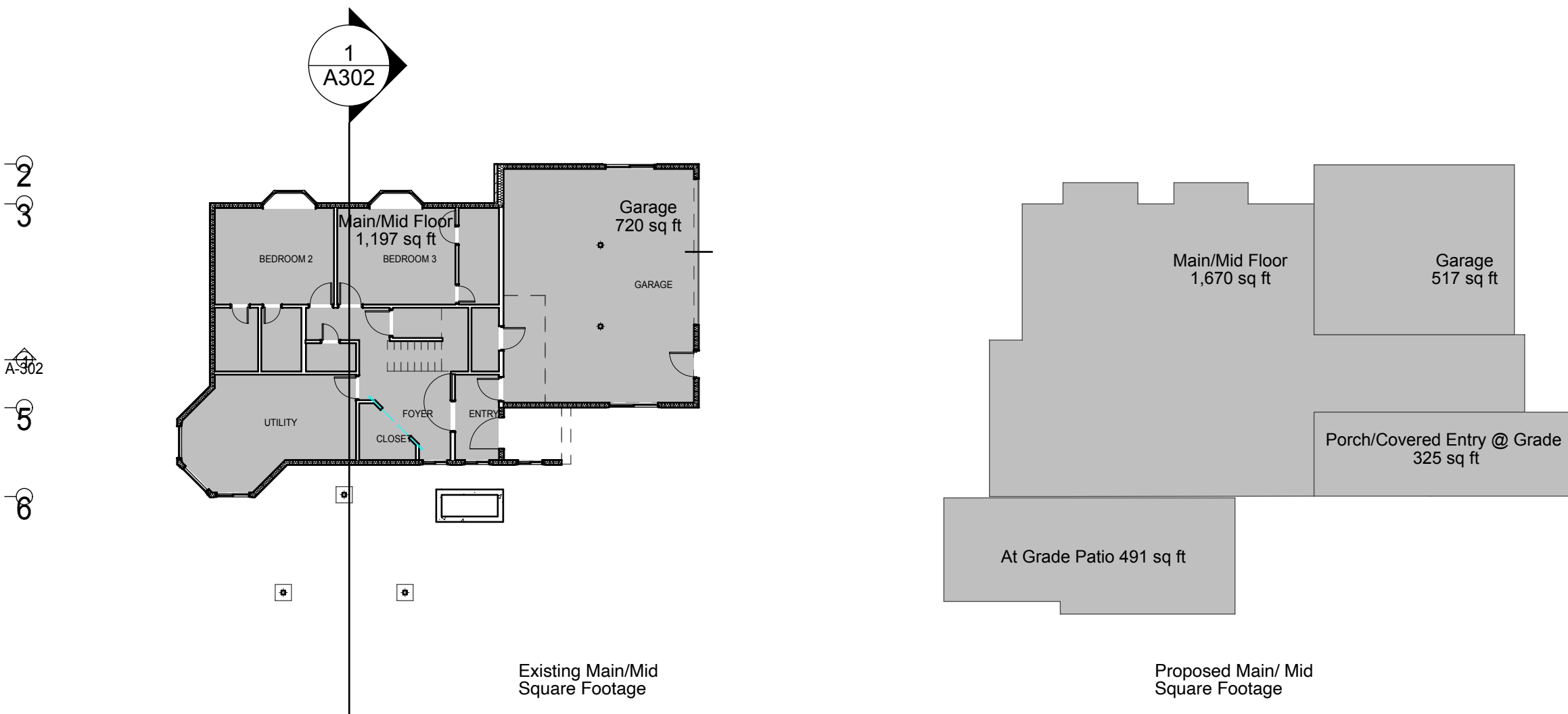
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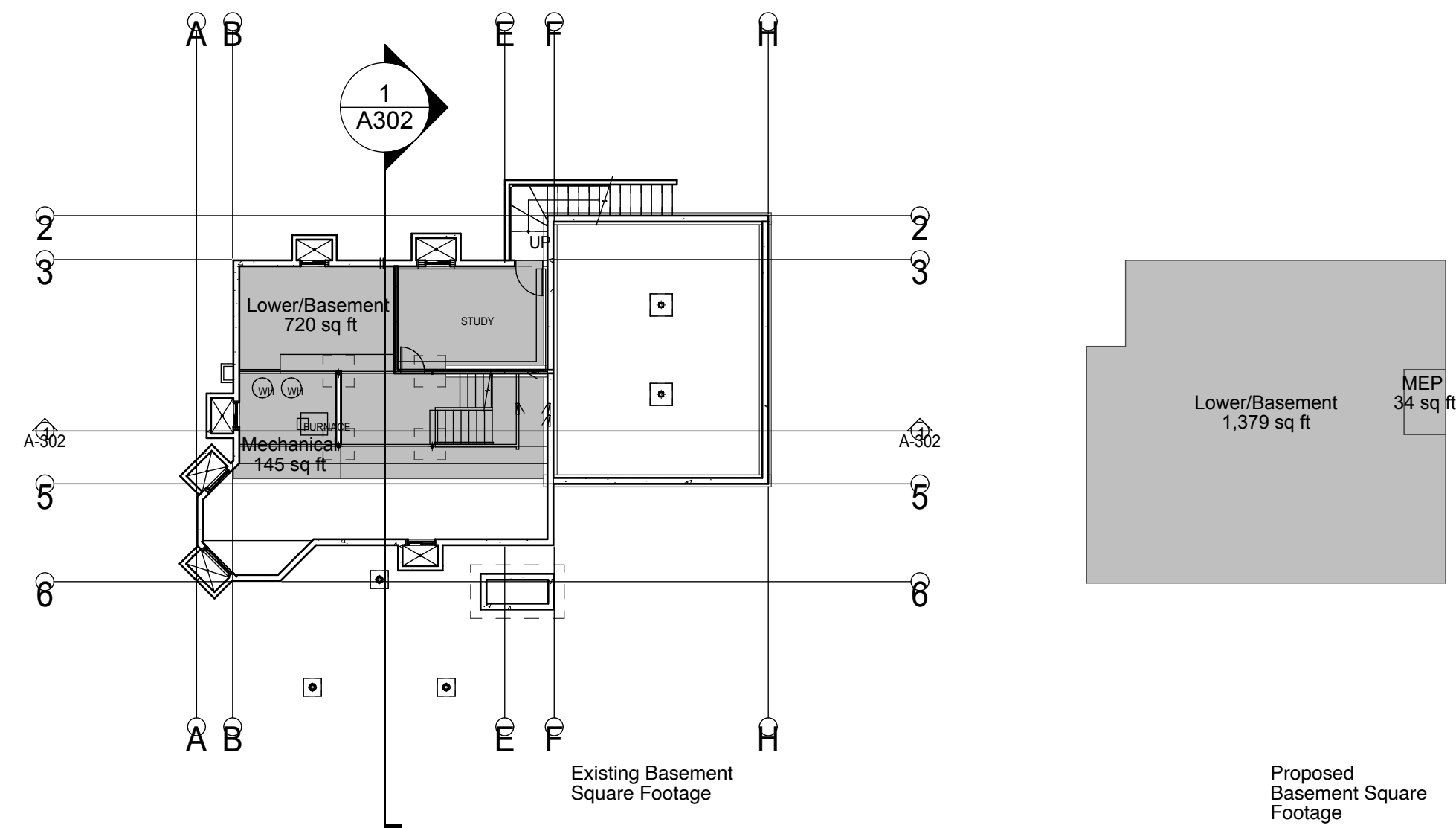
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5 Upper Level Plan Floor Area  
SCALE: 1/16" = 1'-0"



4 Main/Mid Floor Floor Area  
SCALE: 1/16" = 1'-0"



3 Basement Floor Area  
SCALE: 1/16" = 1'-0"

Our application for a remodel of 41 Rainbow Rd is made in compliance with Pitkin County Land Use Code as adopted in 2006. This application is for a remodel of an existing residence built in 1989 and in receipt of a Certificate of Occupancy in 1990.

The applicant is seeking approval from:

1. Pitkin County Planning for a remodel of an existing residence.
2. Permitting of the non-permitted structures on site
3. Removal of the remaining (selected) non-permitted structures on site

Pitkin County Land Use

4. The existing and proposed structure complies with site setbacks
5. The existing and proposed remodel complies with height requirements for the zone district
6. The residence is in conformance with Pitkin County Land use, using earth tone materials, minimal site clearing, and using existing disturbance patterns
7. The residence is in conformance with Pitkin County lighting ordinances and is dark sky compliant. The residence will comply with full dark sky compliant lighting and cut sheets for the exterior lighting is included with the application. There is minimal outdoor lighting planned at the garage and breezeway. The cylindrical lighting is all down lighting with a controlled beam spread, minimizing light pollution and observes LUC required full site cut-off.
8. The existing residence is constructed of Class A roofing materials (asphalt shingle). The proposed new roofs are rusty metal roofs (for added fire resistance)
9. We do not exceed the maximum floor area for the principal dwelling. The accessory structures are a greenhouse for agricultural purposes and a fuel storage shed. We have performed height and square footage calculations as per Pitkin County Land Use Code 5-20-60 and 5-20-70.
10. Our residence and access are in conformance with the existing site plan.
11. We will maintain defensible space around the perimeter of the residence in accordance with the Rural Fire Department guidelines, Firewise Construction (NFPA guidelines are strictly adhered to) and the recommendations of Pitkin County.
12. As part of our construction management plan we will maintain ABC fire extinguisher both on site during construction and at occupancy.

Applicable Land Use Code, Pitkin County Planning

Our existing building meets the 2006 Pitkin County Land Use Code. Our addition will meet the updated building codes as adopted by Pitkin County Building Department. Our site plan maximizes open space, leaves in place the mature (state) trees, and maximizes undisturbed land on the parcel.

5-20-60 Measurement of Building Height

Our building height as calculated by (a) pitched roofs, is taken at the mid-point of the roof (halfway between the top ridge and the eave-point. Our measurement vertically is from existing grade vertically. The existing residence building height measured from bottom of slab to mid-point of the roof is under 28' (Peak x Mid Point of the roof y.)

5-20-70 Measurement of Floor Area

Our square footage as calculated by Pitkin County 5-20-70 is less than allowed under the GMQS exemption

Current and Proposed Floor area of 41 Rainbow:

	EXISTING	PROPOSED
BASEMENT AREA	720	720 to 1,379, TBC
OPEN PORCH	49	325 + 491 (Both at Grade, stone)
WOOD BALCONY	240	552 (1st 8' Exempt, so 297' is exempt)
FIRST FLOOR	1,197	1,670
SECOND FLOOR	1,981	2,242
TOTAL HEATED SQ FT	3,178	3,912
GARAGE BUILT INTO BASEMENT	720	517
BEDROOMS	3	4
BATHS	4.5	5.5

Existing sheds (largely in set-backs)

Adjoiner Wood Shed	12' x 13'	156 SF
Metal Shed	13' x 13'	169 SF
Shed	24' x 27'	648 SF
Shed	8' x 12'	96 SF
		1,069 SF

Exempt Sheds (Agricultural) and Greenhouse (Food Production)

Gas Storage Shed	10.5 x 13.5'	141.75 SF
Gas Pump Shed	10.5 x 13.5'	141.75 SF
Greenhouse	5' x 24'	120.00 SF
		403.50 SF

So potential buildout, if no structures are removed

WOOD BALCONY	255 SF
TOTAL HEATED SQ FT	3,912
	4,167 SF

Existing Sheds	1,069
Potential Exempt Sheds	503.50 SF

Potential SF	5,739.50
--------------	----------

Floor Area Notes:

- (A) Our MEP room does not exceed 2% of the total floor area. The MEP room is 34 SF which is xx% of the floor area (excluding the garage)
- (B) Our upper level deck overhangs exceed 8', so the decks were included in the square footage calculations, after our exempt 8'.
- (C) Crawl spaces were not included in our square footage calculations. There are no crawl spaces.
- (D) Attic spaces were not included in our square footage calculations.
- (E) 5-20-70(2) Garages and Carports where the principal use is a single family residence we are exempted up to a maximum of seven hundred fifty (750) square feet.

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Planning Analysis

A110

SHEET 8



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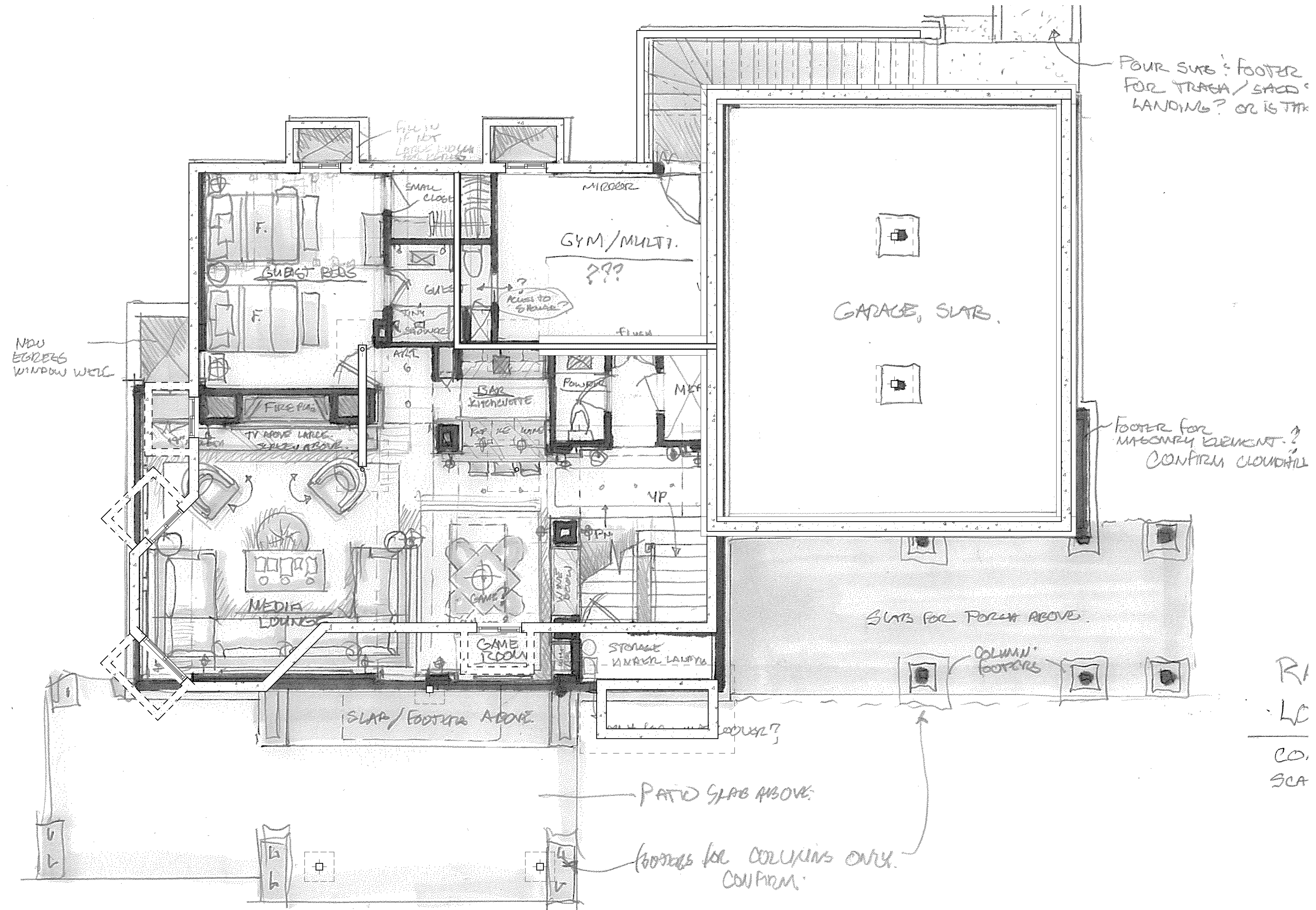
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## SHEET TITLE

## Demo Basement

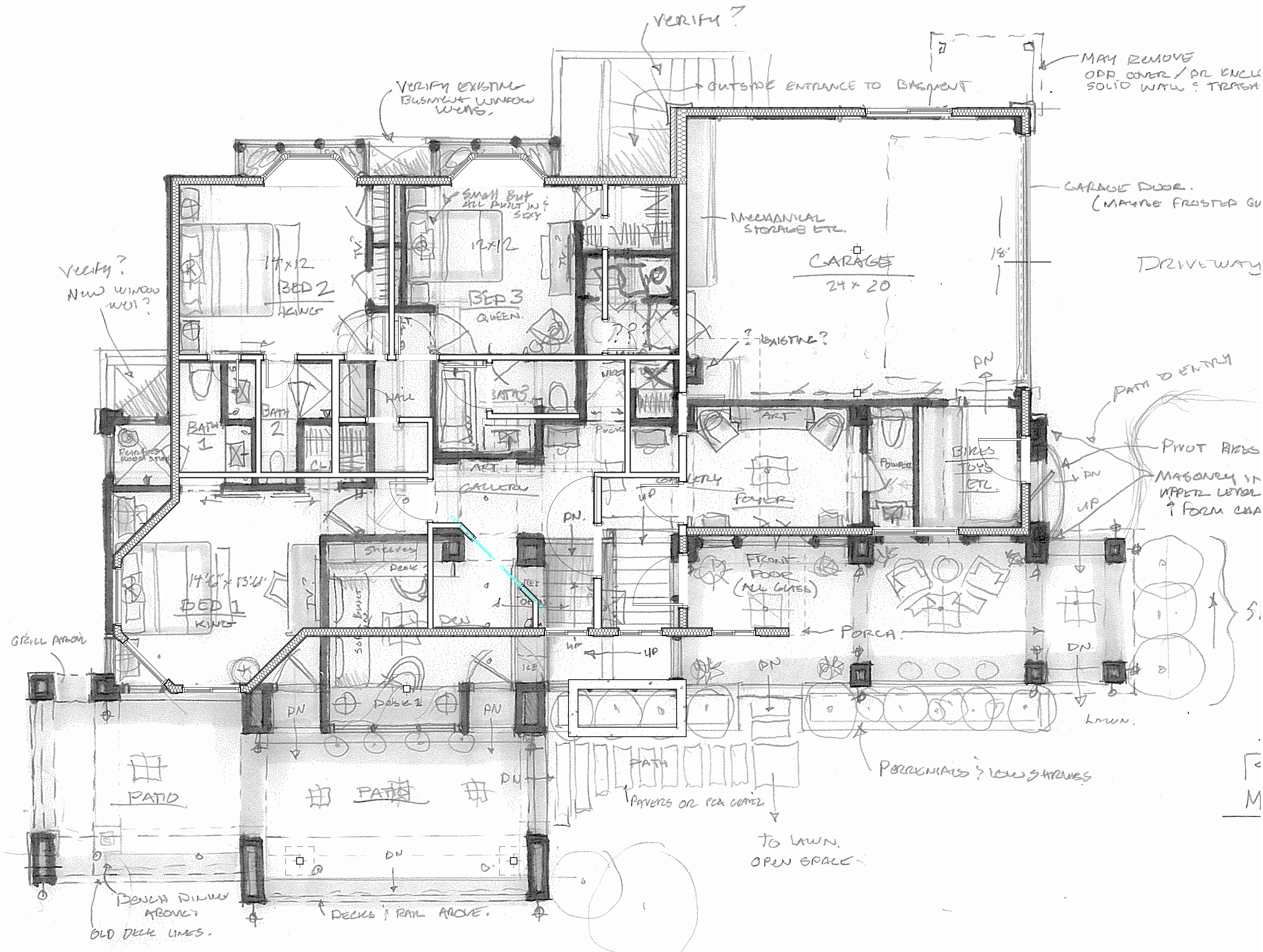
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SHEET 9





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1 Main/Mid Floor Demo  
A112 SCALE: 1/4" = 1'-0"

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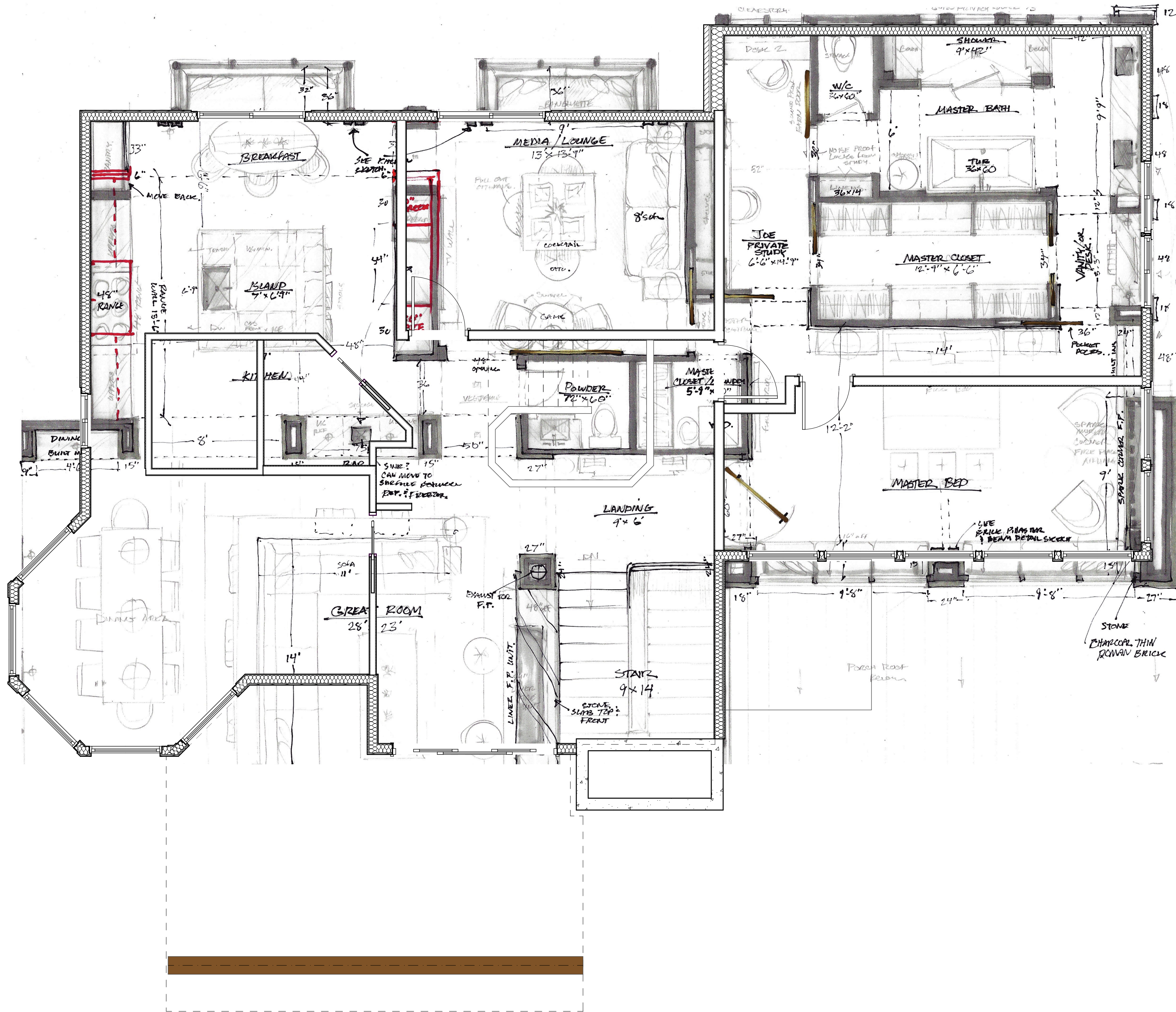
Demo Main Level

A112

SHEET 10



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1  
A114

Demo Upper Level Plan  
SCALE: 1/4" = 1'-0"

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Demo Upper Level

A114

SHEET 11



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Demo Roof

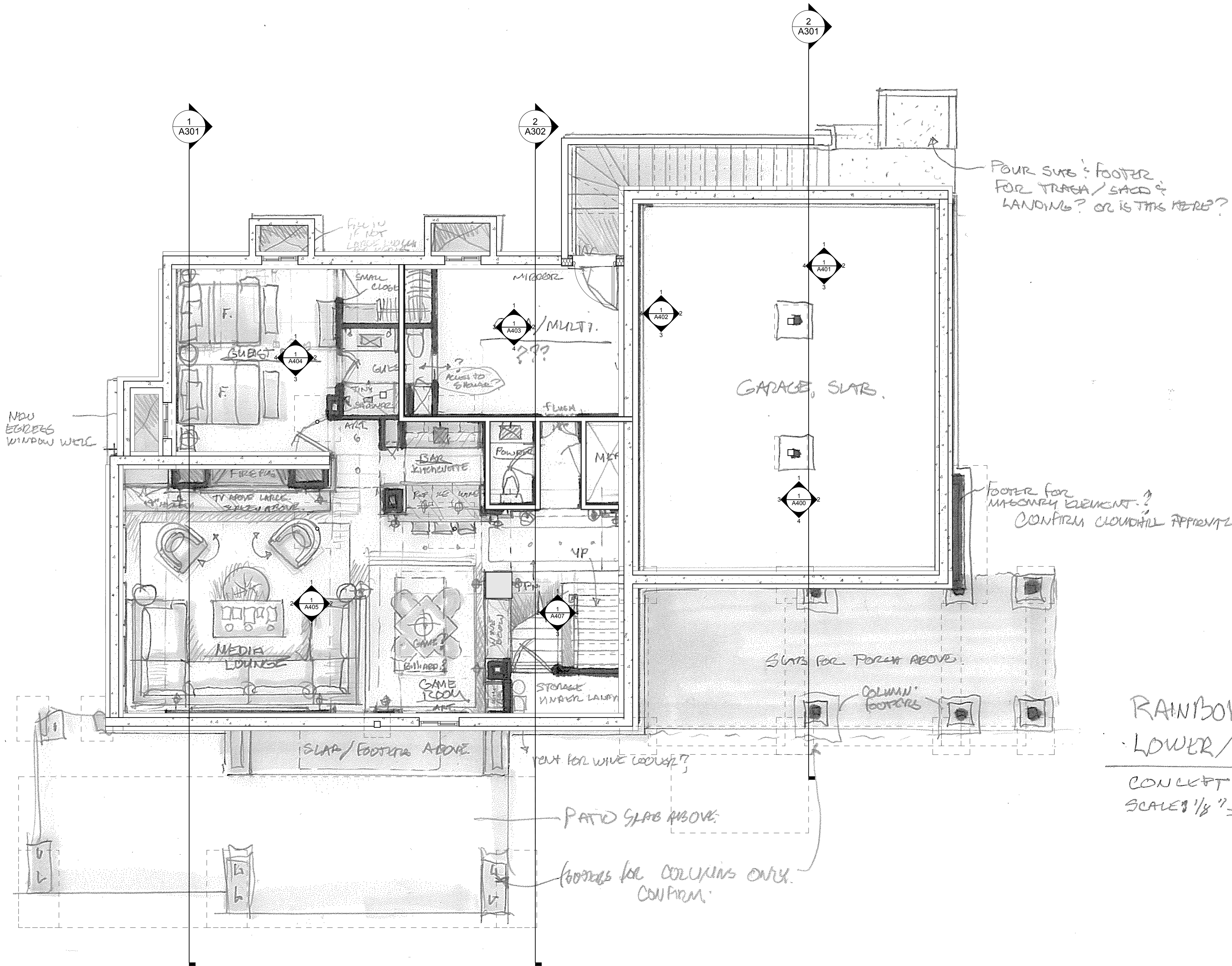
A115

SHEET 12



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1  
A120  
Basement Travis  
SCALE: 1/4" = 1'-0"



RAINBOW.  
LOWER/BASMENT PLAN.  
CONCEPT ONLY.  
SCALE 1/8" = 1'-0".

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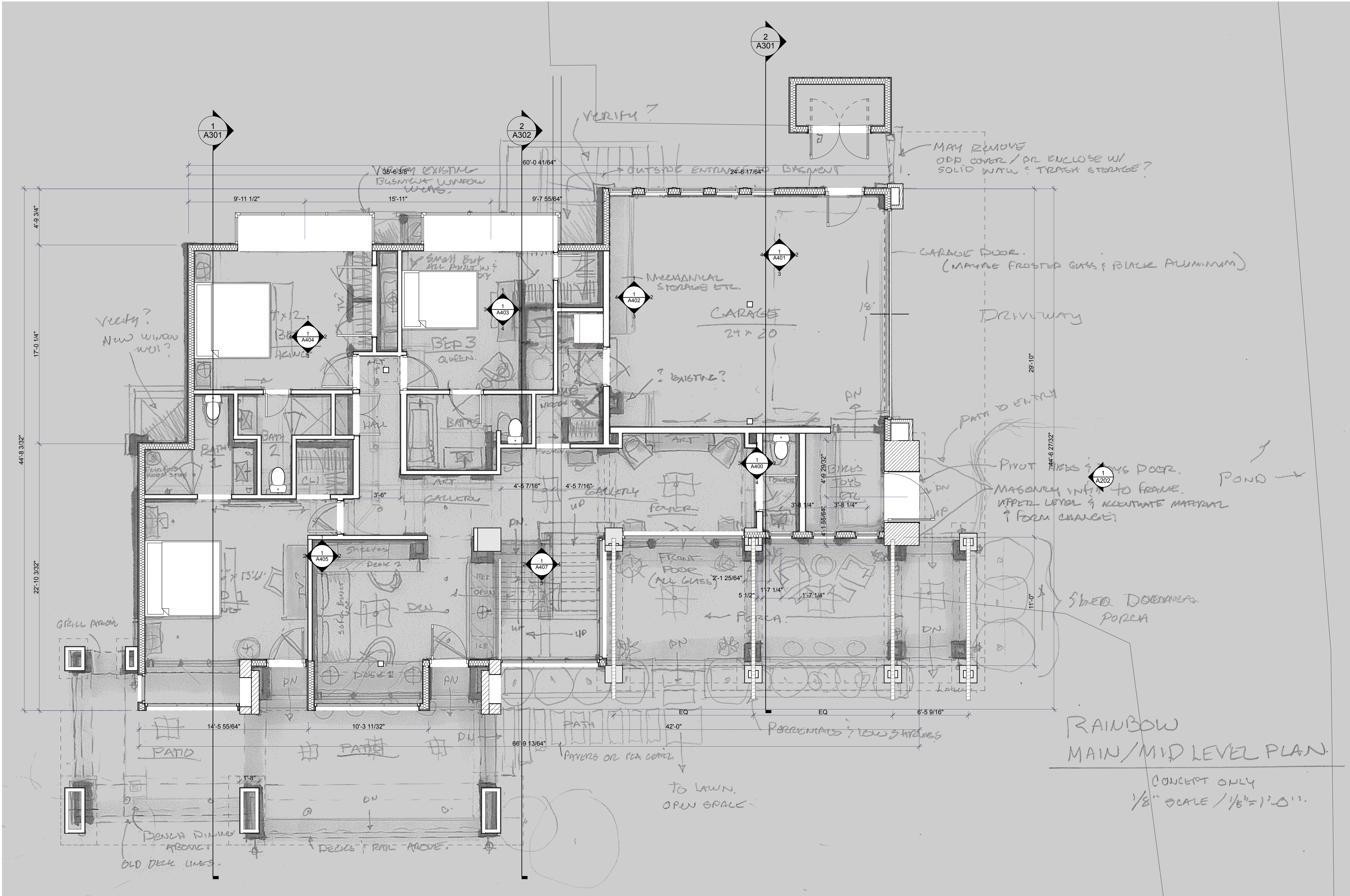
Proposed Basement

A120

SHEET 13



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1  
A121 Main/Mid Floor Travis  
SCALE: 1/4" = 1'-0"

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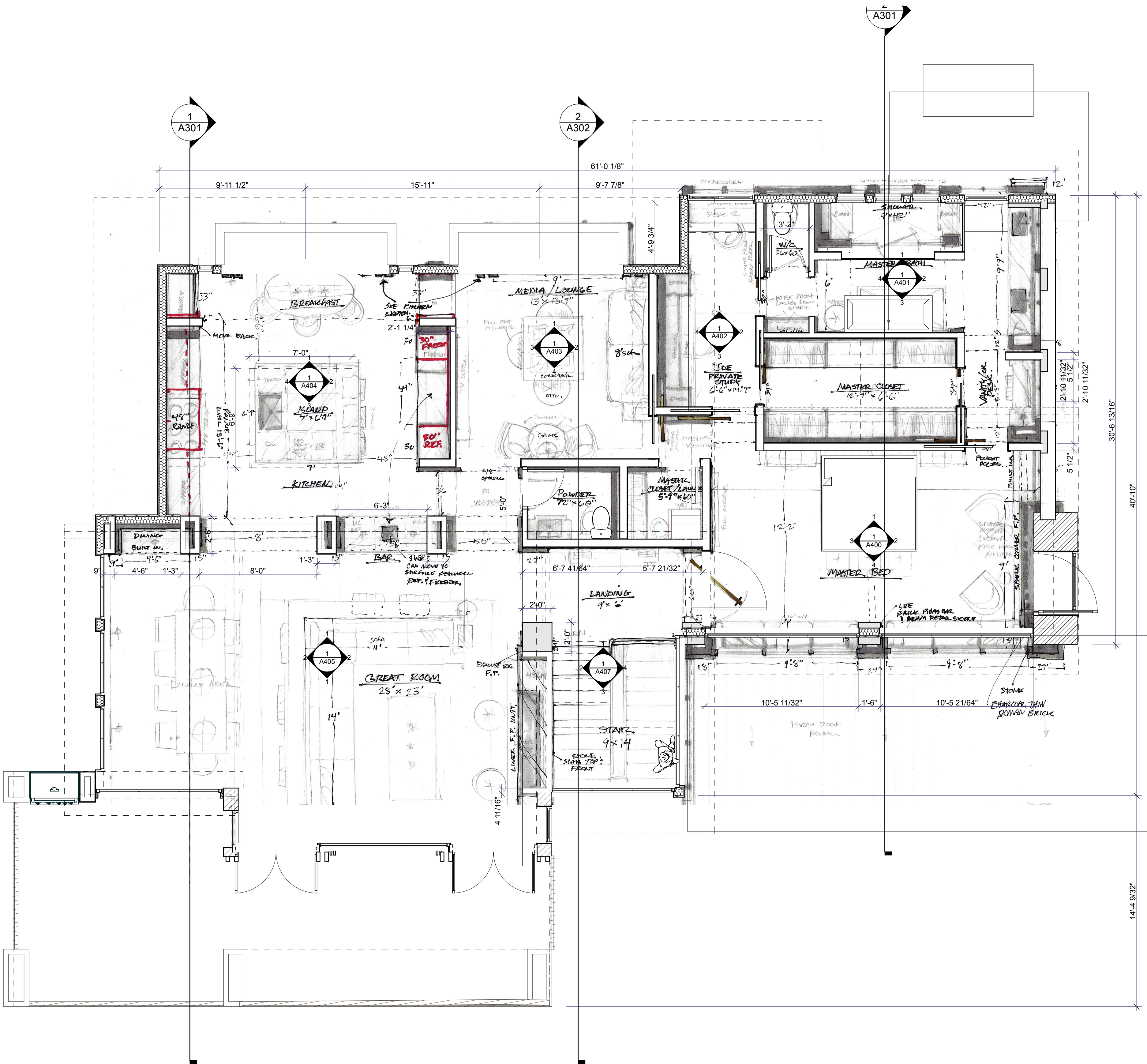
Proposed Main Level

A121

SHEET 14



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1 Upper Level Plan Travis  
A122 SCALE: 1/4" = 1'-0"

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Proposed Upper Level

A122

SHEET 15



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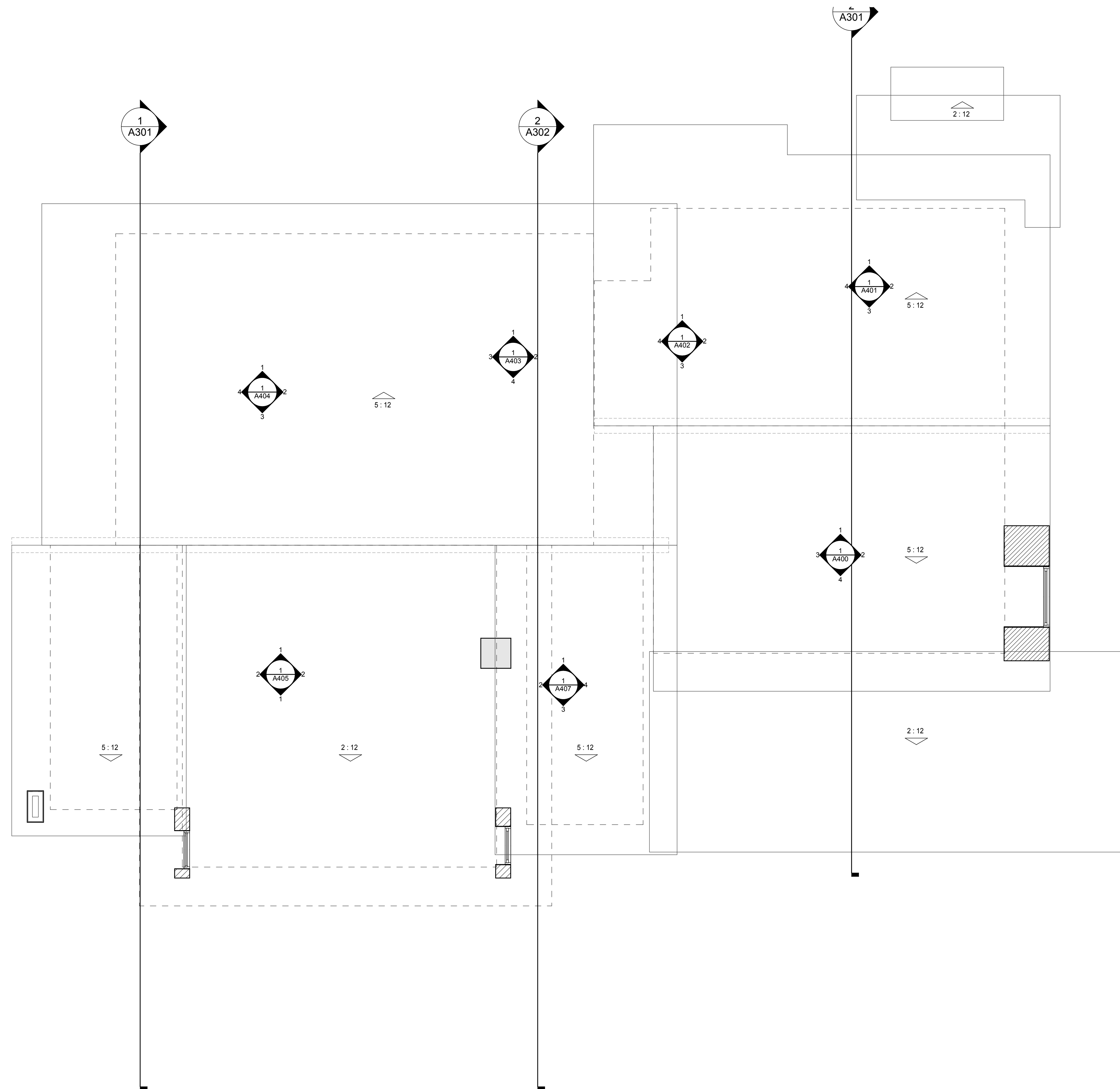
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### Proposed Roof

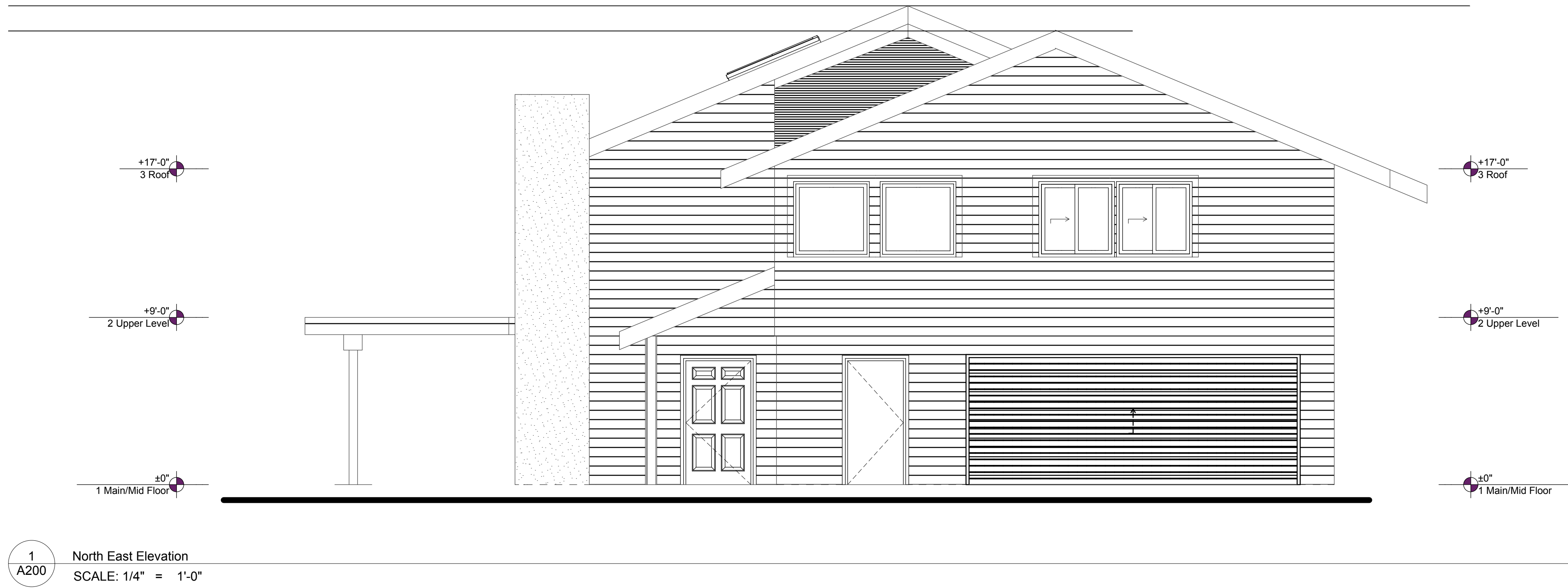
SHEET 16



1 Roof travis  
A123 SCALE: 1/4" = 1'-0"



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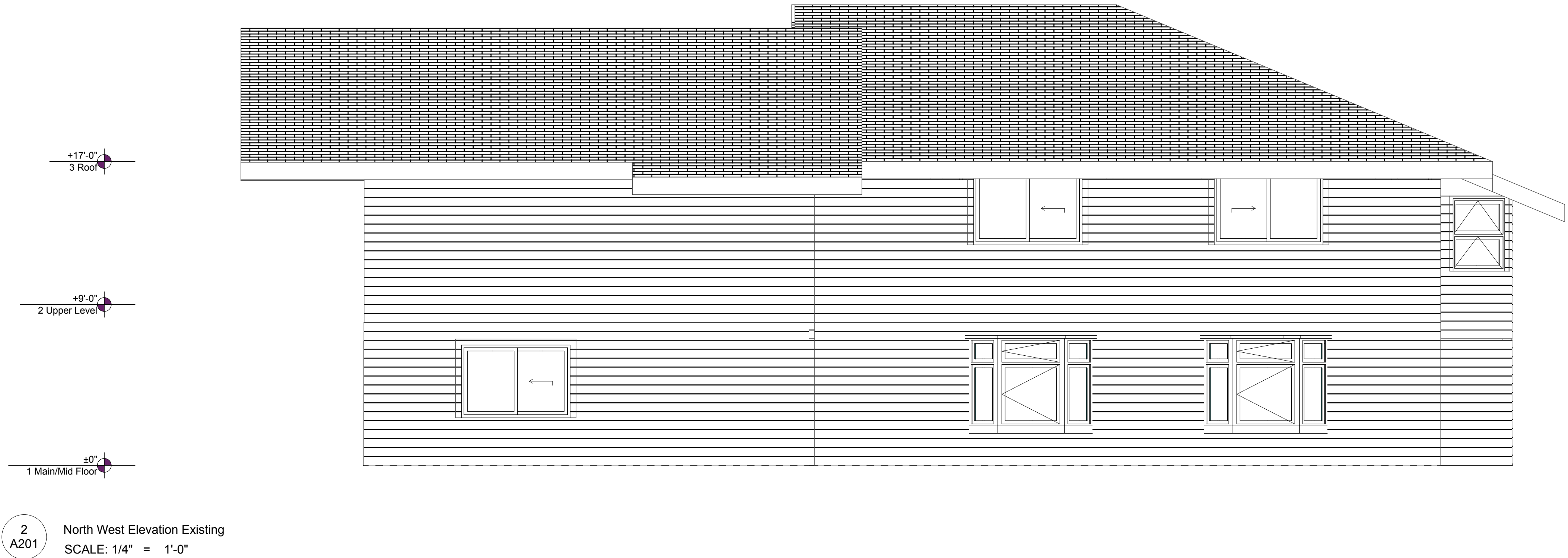
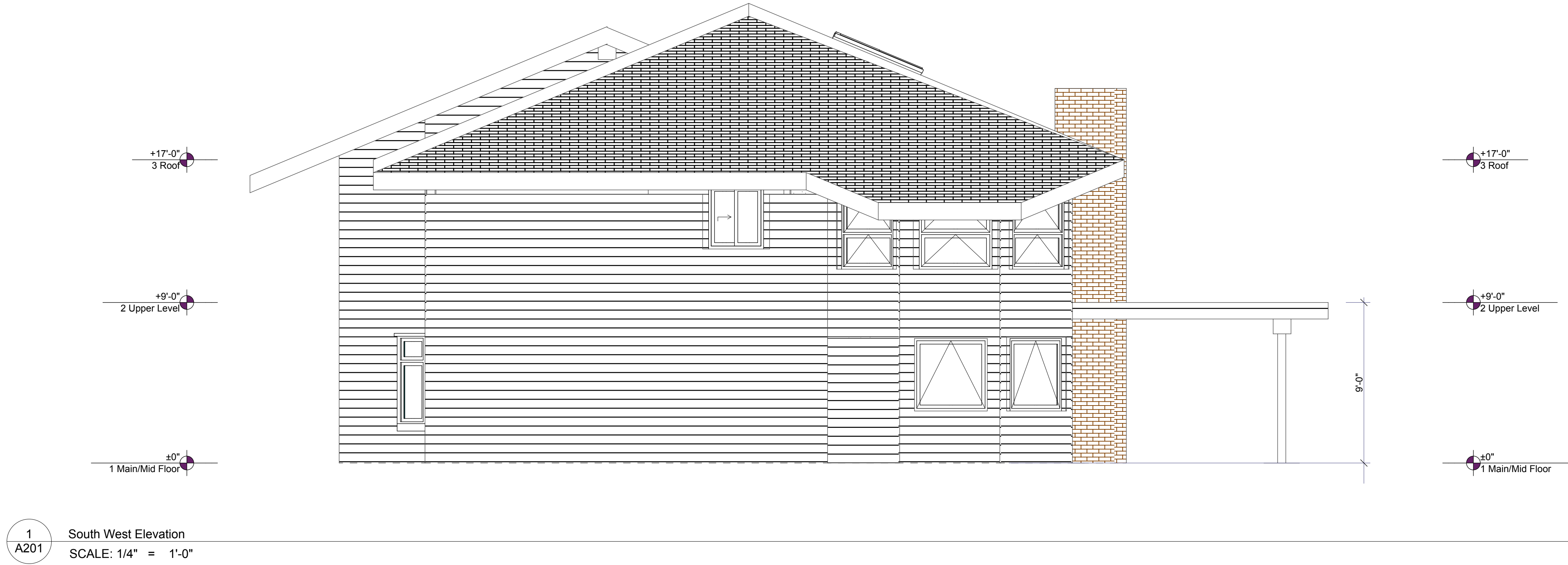
Elevations Existing

A200

SHEET 17



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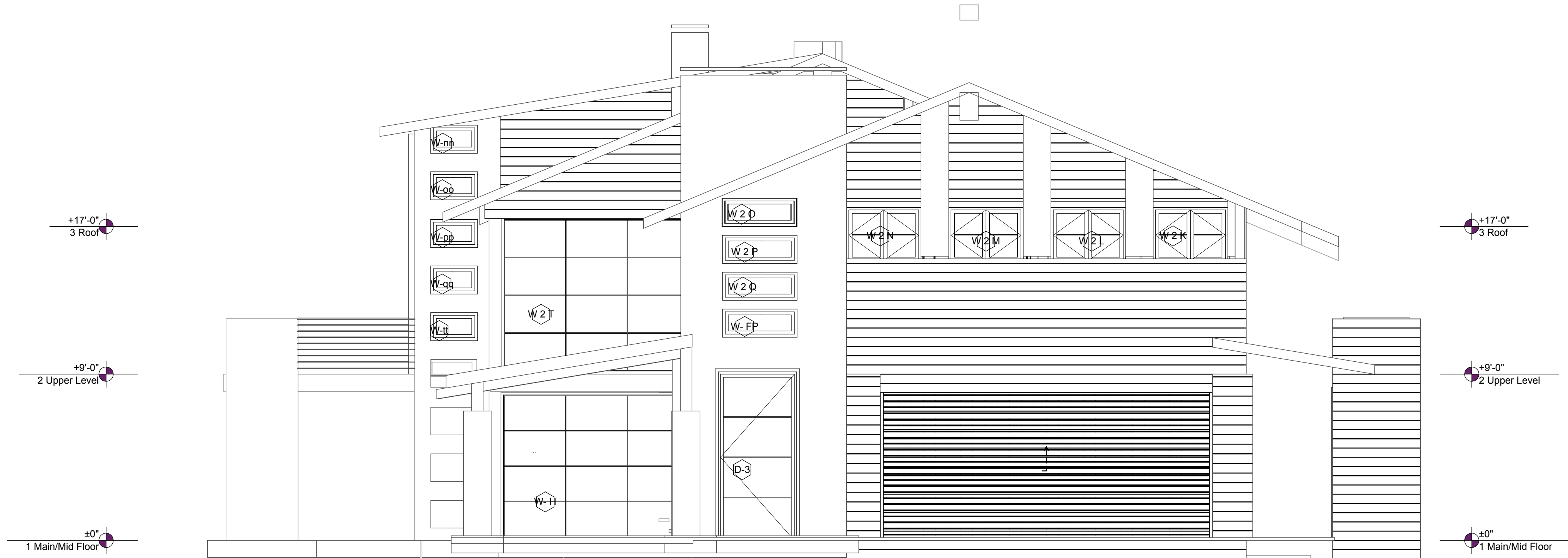
Elevations Existing

A201

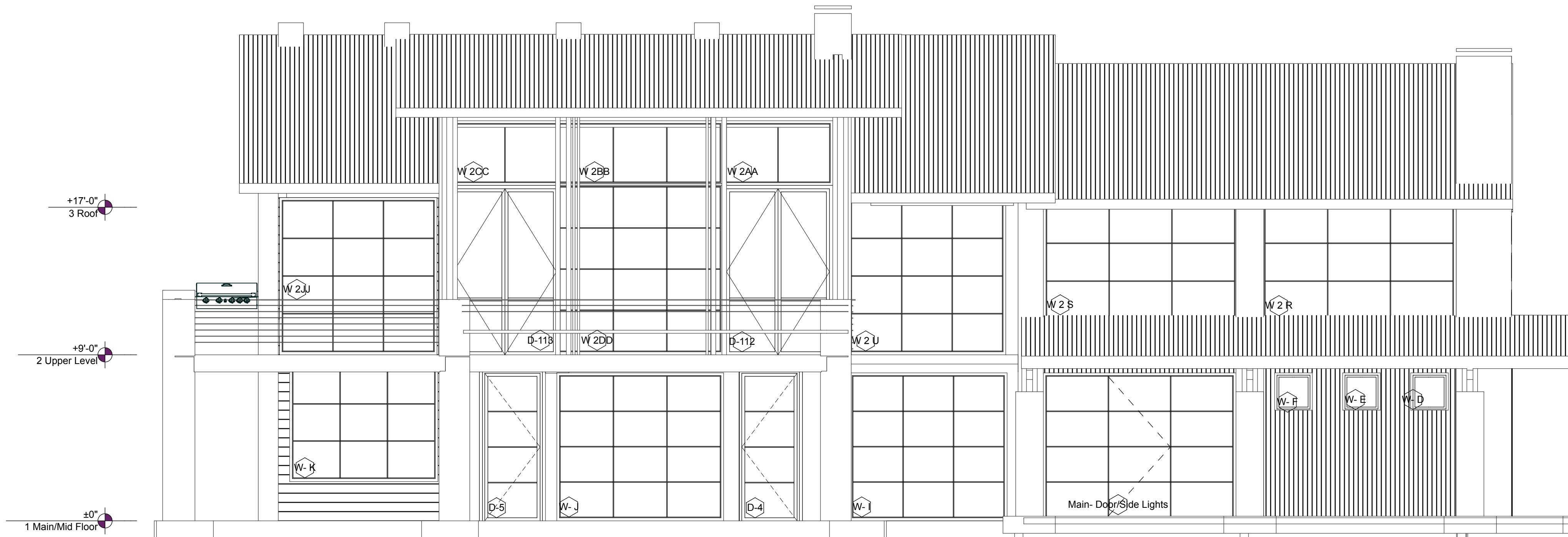
SHEET 18



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1 North East Elevation  
SCALE: 1/4" = 1'-0"



2 South East Elevation  
SCALE: 1/4" = 1'-0"

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Elevations New

A202

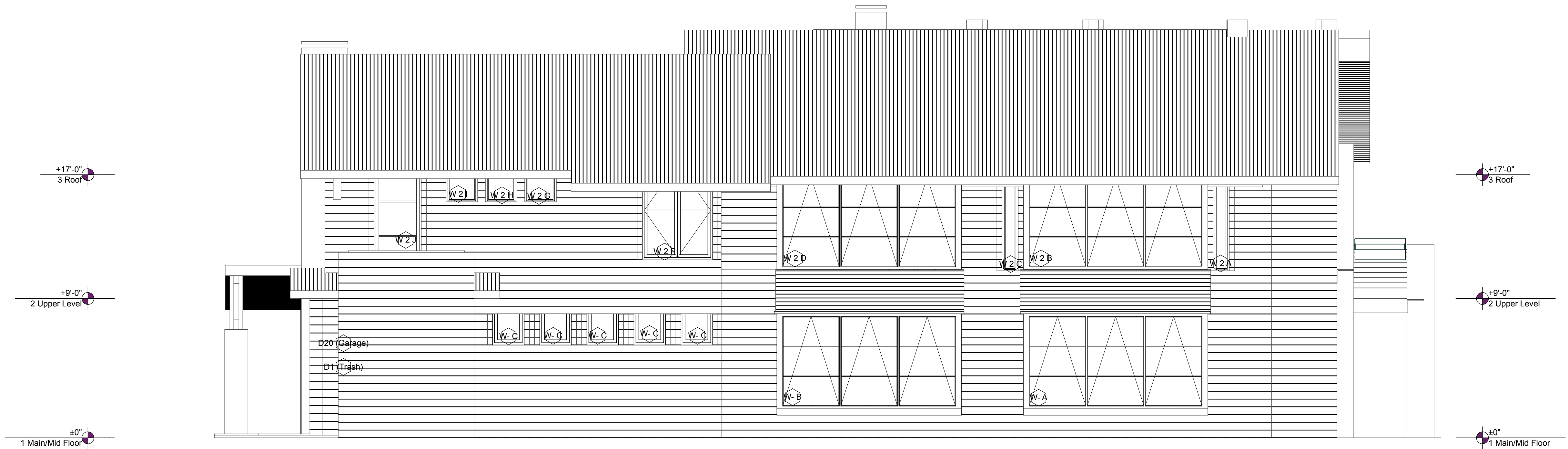
SHEET 19



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1 South West Elevation  
A203 SCALE: 1/4" = 1'-0"



2 North West Elevation  
A203 SCALE: 1/4" = 1'-0"

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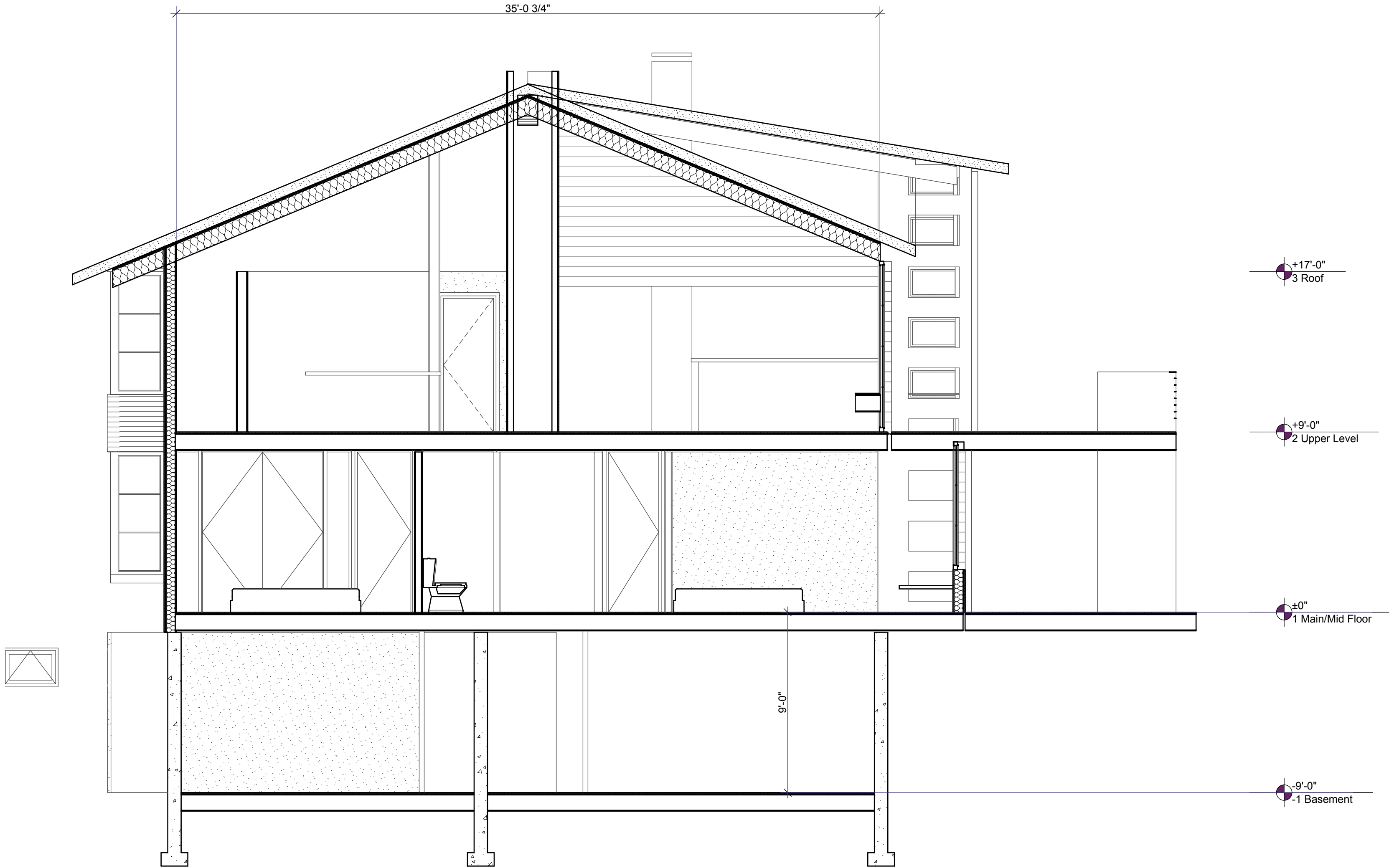
Elevations New

A203

SHEET 20



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1  
A301 Transverse @ Kitchen  
SCALE: 1/4" = 1'-0"



2  
A301 Wall Section 2 (1)  
SCALE: 1/4" = 1'-0"

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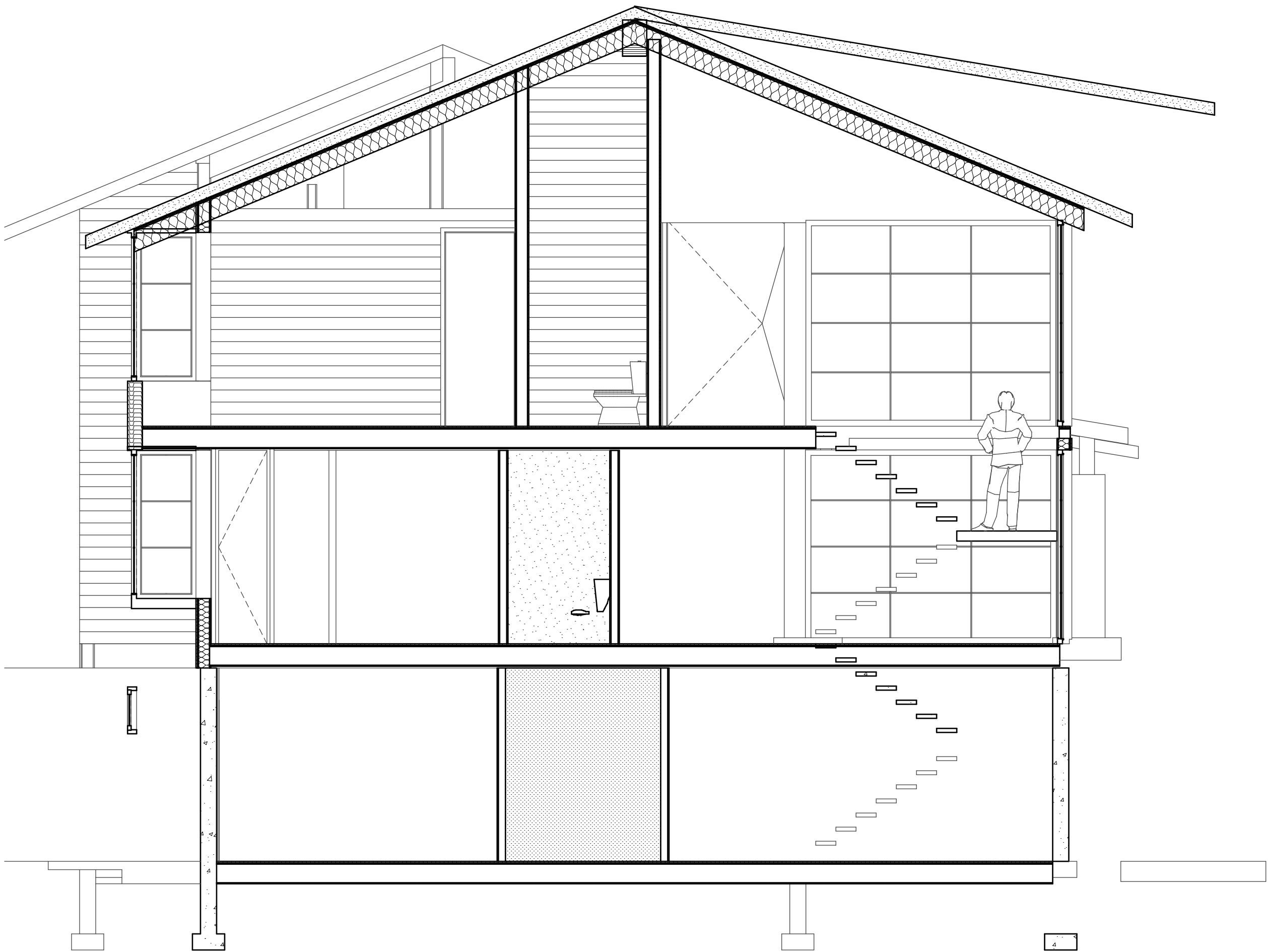
Sections- Transverse

A301

SHEET 22



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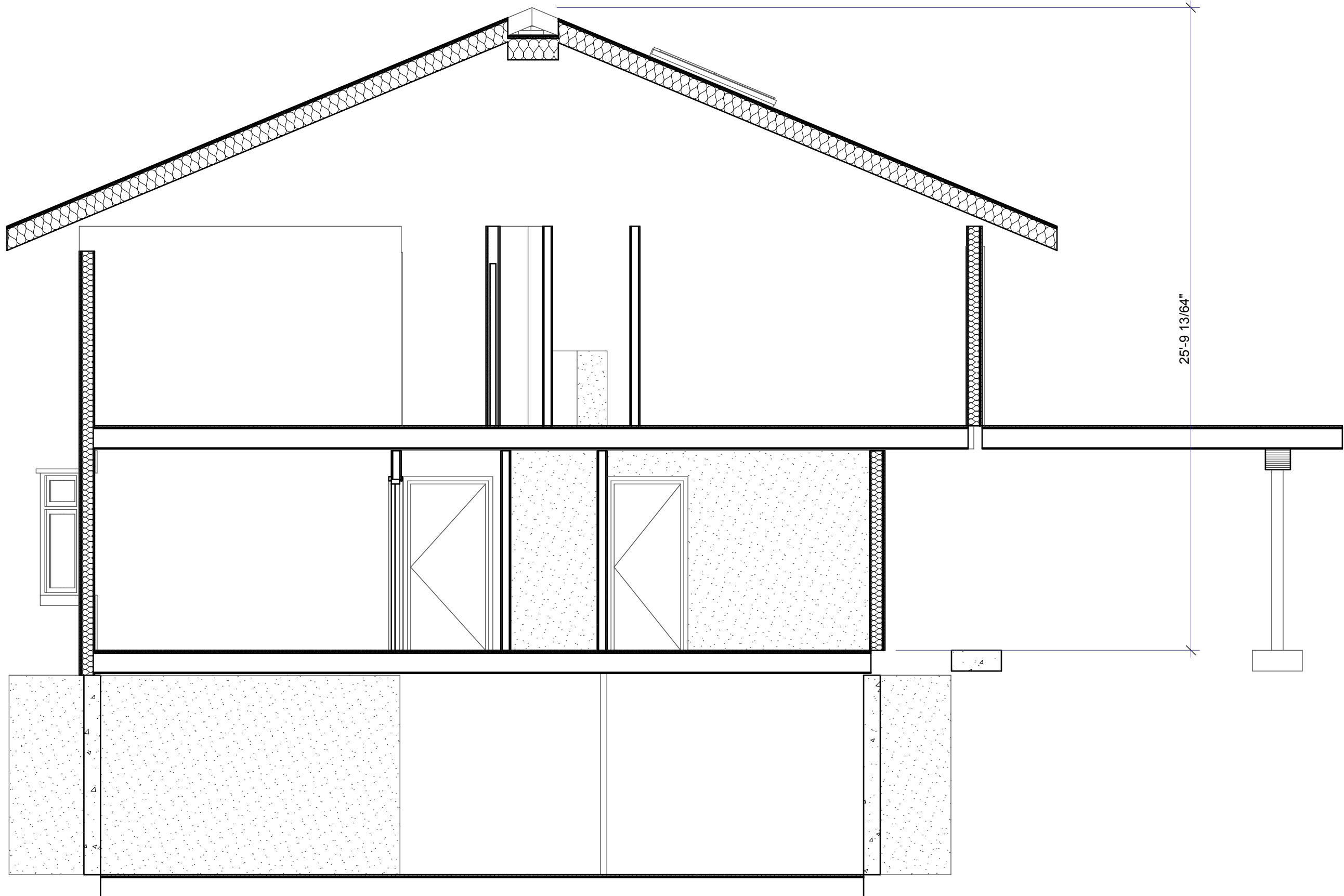
+17'-0"  
3 Roof

+9'-0"  
2 Upper Level

±0"  
1 Main/Mid Floor

-9'-0"  
.1 Basement

2  
A302 Transverse @ Stairs  
SCALE: 1/4" = 1'-0"



+17'-0"  
3 Roof

+9'-0"  
2 Upper Level

±0"  
1 Main/Mid Floor

-9'-0"  
.1 Basement

1  
A302 Transverse @ Existing  
SCALE: 1/4" = 1'-0"

cloud hill  
design. llc

Cloud Hill Design, LLC  
Snowmass CO 81654 USA

INTEGRATED DESIGN TEAM

General Contractor  
David Griesser  
  
Design  
Travis Terry Design, Terry I Mc Manamon  
Travis Terry  
  
Structural Engineer  
Brian Rossitor, PE  
  
Survey  
Peak Surveying Inc.  
Jason R. Neil, P.L.S.  
  
Planning and Design  
Cloud Hill Design, LLC  
Jeffrey Woodruff

041 Rainbow Lane

41 Rainbow Lane Woody Creek  
CO 81656 M/B Woody Creek

Jennifer and Joseph Mason

Parcel ID 264308100010  
Account # R003195

Date:	Issue:
11/18/2021	Planning Pre-Application
01/14/2022	Schematic/Pricing
01/18/2022	Building Pre-Application

PROJECT NO: Project No. 210

MODEL FILE:  
Mason RL\_02062022.pln

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SHEET TITLE

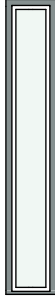
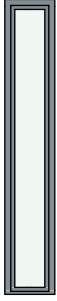
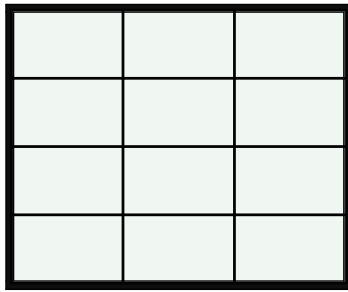
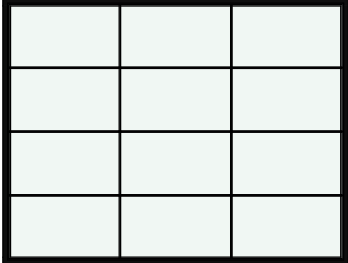
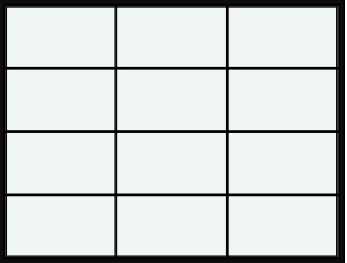
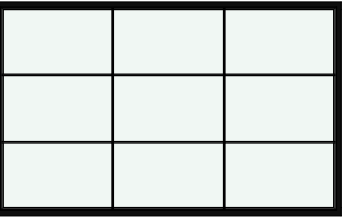
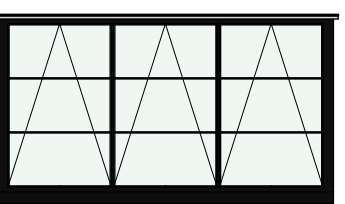
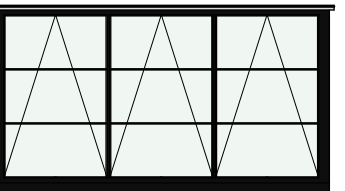



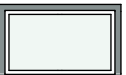
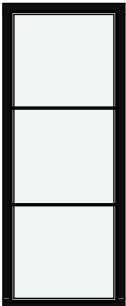
Sections- Transverse

A302

SHEET 23



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WINDOW TYPE	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
VIEW													
DIMENSIONS	1'-0"×6'-1 1/2"	1'-0"×6'-1 1/2"	10'-3 1/2"×8'-6"	10'-4"×8'-0"	10'-5"×8'-0"	10'-6"×6'-6"	11'-6"×6'-1 1/2"	11'-6"×6'-1 1/2"	2'-0"×2'-0"	2'-0"×2'-6"	2'-6"×1'-6"	2'-6"×1'-6"	2'-6"×6'-4 1/2"
NOTES	Awning	Awning or fixed	Fixed	Fixed	Door with sidelights/tra...	Fixed with casement, ...	Bay with Egress	Fixed with awnings	Awning	Awning	Awning	Fixed or awning	Casement, egress

1  
A500

Window Legend  
SCALE: 1' = 1'-0"

WINDOW SCHEDULE												
WINDOW NUMBER		ROOM NAME	WIDOW SIZE		Window Type Details	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	ACCESORIES	STC	U-VALUE	
ROOM	ID		NOMINAL WIDTH	NOMINAL HEIGHT								
	Main- Door/Side Lights		10'-5"	8'-0"	Door with sidelights/transom						IECC 2018	<input type="checkbox"/>
	Opening		2'-6"	1'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W 2 A		1'-0"	6'-1 1/2"	Awning or fixed						IECC 2018	<input type="checkbox"/>
	W 2 B		11'-6"	6'-1 1/2"	Fixed with awnings						IECC 2018	<input type="checkbox"/>
	W 2 C		1'-0"	6'-1 1/2"	Awning						IECC 2018	<input type="checkbox"/>
	W 2 D		11'-6"	6'-1 1/2"	Fixed with awnings						IECC 2018	<input type="checkbox"/>
	W 2 F		4'-6"	6'-4"	Casement						IECC 2018	<input type="checkbox"/>
	W 2 G		2'-0"	2'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W 2 H		2'-0"	2'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W 2 I		2'-0"	2'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W 2 J		3'-0"	7'-3"	Fixed						IECC 2018	<input type="checkbox"/>
	W 2 K		4'-0"	3'-0"	Awning or Casement						IECC 2018	<input type="checkbox"/>
	W 2 L		4'-0"	3'-0"	Awning or Casement						IECC 2018	<input type="checkbox"/>
	W 2 M		4'-0"	3'-0"	Awning or Casement						IECC 2018	<input type="checkbox"/>
	W 2 N		4'-0"	3'-0"	Awning or Casement						IECC 2018	<input type="checkbox"/>
	W 2 O		4'-0"	1'-6"	Fixed						IECC 2018	<input type="checkbox"/>
	W 2 P		4'-0"	1'-6"	Fixed						IECC 2018	<input type="checkbox"/>
	W 2 Q		4'-0"	1'-6"	Fixed						IECC 2018	<input type="checkbox"/>
	W 2 R		10'-6"	6'-6"	Fixed with casement, egress						IECC 2018	<input type="checkbox"/>
	W 2 S		10'-6"	6'-6"	Fixed with casement, egress						IECC 2018	<input type="checkbox"/>
	W 2 T		10'-3 1/2"	8'-6"	Fixed						IECC 2018	<input type="checkbox"/>
	W 2 U		8'-6"	8'-6"	Fixed or awning						IECC 2018	<input type="checkbox"/>
	W 2AA		5'-11"	3'-6"	Transom						IECC 2018	<input type="checkbox"/>
	W 2BB		9'-0"	3'-6"	Transom						IECC 2018	<input type="checkbox"/>
	W 2CC		5'-11"	3'-6"	Transom						IECC 2018	<input type="checkbox"/>
	W 2DD		9'-0"	9'-3"	Fixed						IECC 2018	<input type="checkbox"/>
	W 2EE		2'-6"	1'-6"	Fixed or awning						IECC 2018	<input type="checkbox"/>
	W 2FF		2'-6"	1'-6"	Fixed or awning						IECC 2018	<input type="checkbox"/>
	W 2GG		2'-6"	1'-6"	Fixed or awning						IECC 2018	<input type="checkbox"/>
	W 2HH		2'-6"	1'-6"	Fixed or awning						IECC 2018	<input type="checkbox"/>
	W 2II		2'-6"	1'-6"	Fixed or awning						IECC 2018	<input type="checkbox"/>
	W 2JJ		8'-6"	8'-6"	Fixed						IECC 2018	<input type="checkbox"/>
	W 2KK		4'-5"	8'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W 2LL		4'-5"	8'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W 2MM		4'-5"	8'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W- A		11'-6"	6'-1 1/2"	Bay with Egress						IECC 2018	<input type="checkbox"/>
	W- B		11'-6"	6'-1 1/2"	Bay with Egress						IECC 2018	<input type="checkbox"/>
	W- C		2'-0"	2'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W- C		2'-0"	2'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W- C		2'-0"	2'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W- C		2'-0"	2'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W- C		2'-0"	2'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W- D		2'-0"	2'-0"	Awning						IECC 2018	<input type="checkbox"/>
	W- E		2'-0"	2'-0"	Awning						IECC 2018	<input type="checkbox"/>
	W- F		2'-0"	2'-0"	Awning						IECC 2018	<input type="checkbox"/>
	W- FP		4'-0"	1'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W- H		10'-4"	8'-0"	Fixed						IECC 2018	<input type="checkbox"/>
	W- I		8'-6"	8'-0"	Fixed						IECC 2018	<input type="checkbox"/>
	W- J		9'-0"	8'-0"	Fixed with Awnings						IECC 2018	<input type="checkbox"/>
	W- K		8'-0"	6'-4 1/2"	Fixed with Casement						IECC 2018	<input type="checkbox"/>
	W- L		2'-6"	6'-4 1/2"	Casement, egress						IECC 2018	<input type="checkbox"/>
	W-nn		2'-6"	1'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W-oo		2'-6"	1'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W-pp		2'-6"	1'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W-qq		2'-6"	1'-6"	Awning						IECC 2018	<input type="checkbox"/>
	W-tt		2'-6"	1'-6"	Awning						IECC 2018	<input type="checkbox"/>

2  
A500

Window Schedule  
SCALE: 1' = 1'-0"

EGRESS- Required from Casement at lower level

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Cloud Hill Design, LLC  
Snowmass CO 81654 USA

INTEGRATED DESIGN TEAM

General Contractor  
David Griesser

Design  
Travis Terry Design, Terry I Mc Manamon  
Travis Terry

Structural Engineer  
Brian Rossitor, PE

Survey  
Peak Surveying Inc.  
Jason R. Neil, P.L.S.

Planning and Design  
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041 Rainbow Lane

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Date:	Issue:
11/18/2021	Planning Pre-Application
01/14/2022	Schematic/Pricing
01/18/2022	Building Pre-Application

PROJECT NO: Project No. 210

MODEL FILE:  
Mason RL\_02062022.pln

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SHEET TITLE

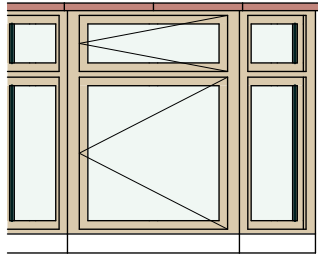
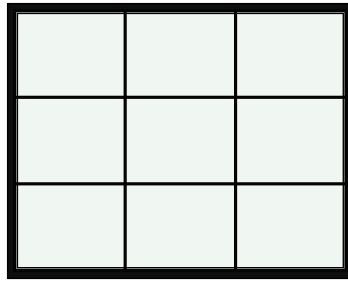
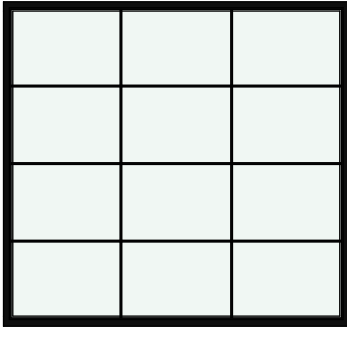
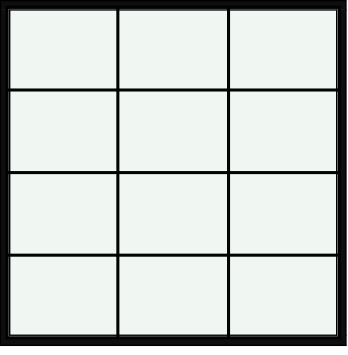
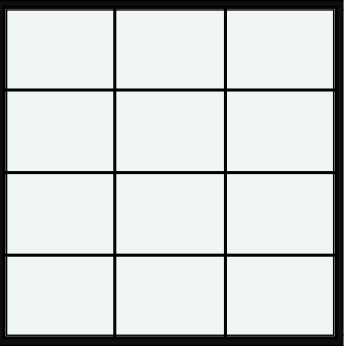
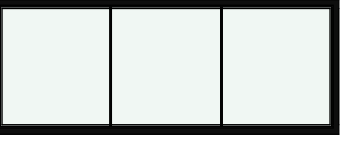
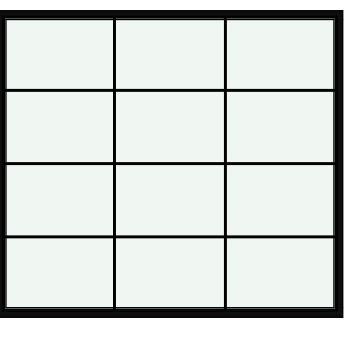
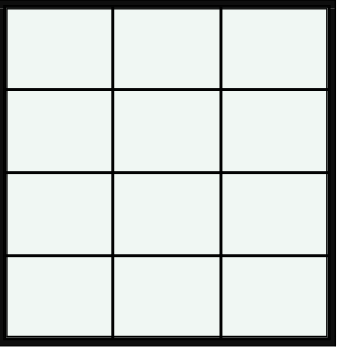
Schedules

A500

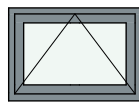
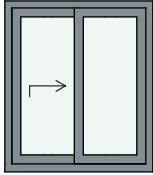
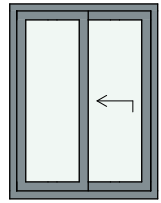
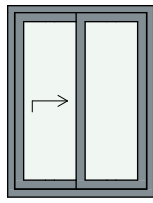
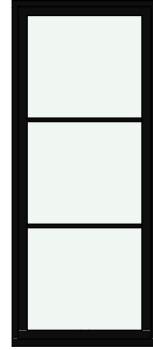
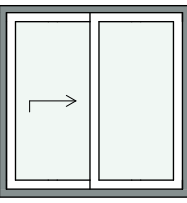
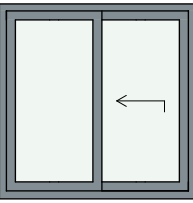
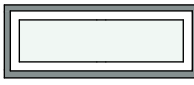
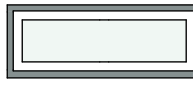
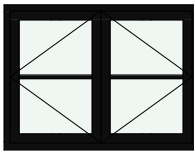
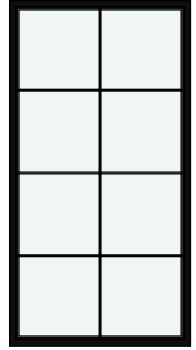
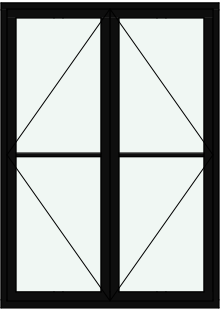
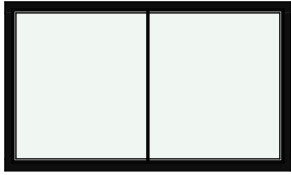
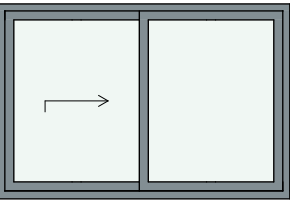
SHEET 32




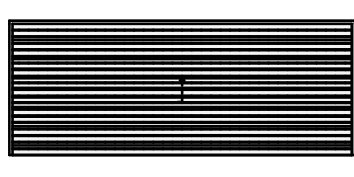
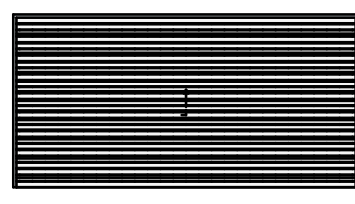
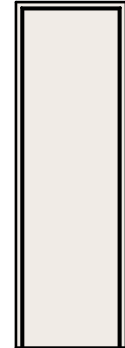
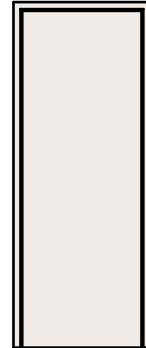
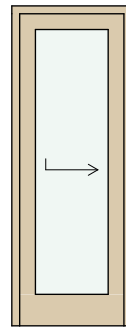
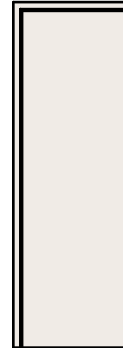
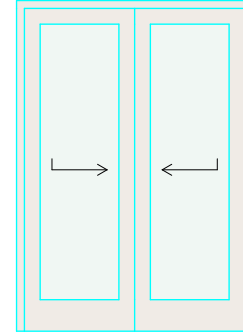
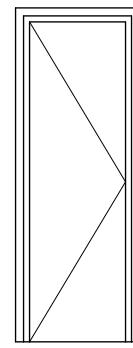
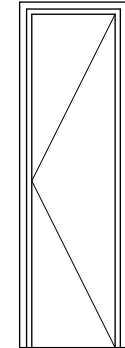
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Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
							
6'-6 7/8"×4'-10 3/4"	8'-0"×6'-4 1/2"	8'-6"×8'-0"	8'-6"×8'-6"	8'-6"×8'-6"	9'-0"×3'-6"	9'-0"×8'-0"	9'-0"×9'-3"
Awning	Fixed with Casement	Fixed	Fixed	Fixed or awning	Transom	Fixed with Awnings	Fixed

5  
A501 Window Legend  
SCALE: 1' = 1'-0"

Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
													
2'-8 5/8"×1'-11"	3'-0 1/2"×3'-6 1/2"	3'-0 1/2"×4'-0 1/2"	3'-0"×3'-11 5/8"	3'-0"×7'-3"	3'-11"×3'-11 5/8"	4'-0 1/2"×4'-0 1/2"	4'-0"×1'-6"	4'-0"×1'-6"	4'-0"×3'-0"	4'-5"×8'-6"	4'-6"×6'-4"	5'-11"×3'-6"	6'-0 1/2"×4'-0 1/2"
Awning	Awning	Awning	Awning	Fixed	Awning	Awning	Awning	Fixed	Awning or Casement	Awning	Casement	Transom	Awning

4  
A501 Window Legend  
SCALE: 1' = 1'-0"

TYPE	---	---	---	---	---	---	---	---	Flush	Flush
VIEW										
DIMENSIONS	---	17'-8 1/16"×6'-10 1/32"	17'-8 1/16"×8'-10 1/32"	2'-10"×10'-0"	2'-10"×8'-0"	2'-2 1/16"×6'-6 1/32"	2'-6"×8'-0"	4'-7 1/8"×6'-8 45/64"	2'-0"×6'-8"	2'-0"×8'-0"
NOTES										

1  
A501 Door Legend  
SCALE: 1' = 1'-0"

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design. llc

Cloud Hill Design, LLC  
Snowmass CO 81654 USA

INTEGRATED DESIGN TEAM

General Contractor  
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Design  
Travis Terry Design, Terry I Mc Manamon  
Travis Terry  
  
Structural Engineer  
Brian Rossitor, PE  
  
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PROJECT NO: Project No. 210

MODEL FILE:  
Mason RL\_02062022.pln

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SHEET TITLE

Schedules

A501

SHEET 33



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DOOR NUMBER		ROOM NAME	DOOR LEAF					DOOR SCHEDULE					RATINGS		REMARKS
ROOM	ID		NOMINAL WIDTH	NOMINAL HEIGHT	LEAF THICKNESS	MATERIAL	TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	HARD WARE SET	ACCESORIES	FIRE	STC	
	Barn		3'-0"	8'-0"	1 3/64"	SC WOOD	---						<Undefined>	---	
	Barn		3'-0"	8'-0"	1 3/64"	SC WOOD	---						<Undefined>	---	
	D - 1		5'-0"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-2 Garage		18'-0"	9'-0"	1 3/64"	SC WOOD							<Undefined>		
	D-3		4'-0"	9'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-4		3'-0"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-5		3'-0"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-10		2'-6"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-11		2'-0"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-12		3'-6"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-13		2'-6"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-14		2'-8"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-15		2'-8"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-16		6'-0"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-17		2'-0"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-18		3'-0"	6'-8"	1 3/4"	SC WOOD							<Undefined>		
	D-19		3'-0"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-20		3'-0"	7'-3"	1 3/4"	SC WOOD							<Undefined>		
	D-100		2'-6"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-101		2'-6"	8'-0"	1 1/4"	SC WOOD							<Undefined>	None	
	D-102		2'-6"	8'-0"	1 1/4"	SC WOOD							<Undefined>	None	
	D-103		2'-6"	8'-0"	1 1/4"	SC WOOD							<Undefined>	None	
	D-104		2'-10"	10'-0"	1 1/4"	SC WOOD							<Undefined>	None	
	D-105		2'-10"	10'-0"	1 1/4"	SC WOOD							<Undefined>	None	
	D-106		5'-1 1/2"	8'-6"	1 3/4"	SC WOOD							<Undefined>		
	D-107		2'-6"	8'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-109		2'-10"	8'-0"	1 1/4"	SC WOOD							<Undefined>	None	
	D-112		5'-7"	9'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-112		5'-0"	6'-8"	1 3/4"	SC WOOD							<Undefined>		
	D-113		3'-0"	8'-0"	1 3/64"	SC WOOD	---						<Undefined>	---	
	D-113		5'-7"	9'-0"	1 3/4"	SC WOOD							<Undefined>		
	D-114		2'-6"	6'-8"	1 3/4"	SC WOOD							<Undefined>		
	D-115		4'-11 1/16"	6'-10 43/64"	1 3/64"	SC WOOD							<Undefined>		
	D-118		2'-8"	6'-8"	1 3/4"	SC WOOD							<Undefined>		
	D-121		3'-0"	6'-8"	1 3/4"	SC WOOD							<Undefined>		

1  
A502

Door Schedule  
SCALE: 1' = 1'-0"

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Cloud Hill Design, LLC  
Snowmass CO 81654 USA

INTEGRATED DESIGN TEAM

General Contractor  
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Travis Terry Design, Terry I Mc Manamon  
Travis Terry

Structural Engineer  
Brian Rossitor, PE

Survey  
Peak Surveying Inc.  
Jason R. Neil, P.L.S.

Planning and Design  
Cloud Hill Design, LLC  
Jeffrey Woodruff

041 Rainbow Lane

41 Rainbow Lane Woody Creek  
CO 81656 M/B Woody Creek

Jennifer and Joseph Mason

Parcel ID 264308100010  
Account # R003195

Date:	Issue:
11/18/2021	Planning Pre-Application
01/14/2022	Schematic/Pricing
01/18/2022	Building Pre-Application

PROJECT NO: Project No. 210

MODEL FILE:  
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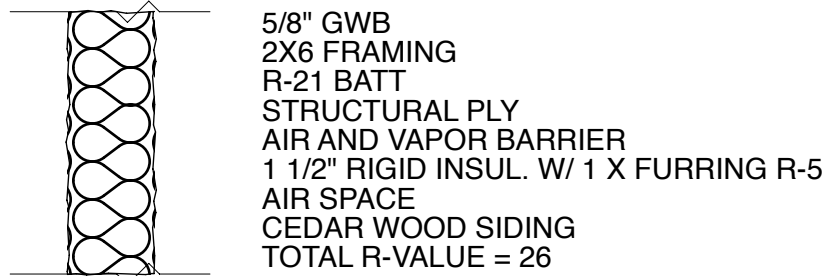
Door Schedules

A502

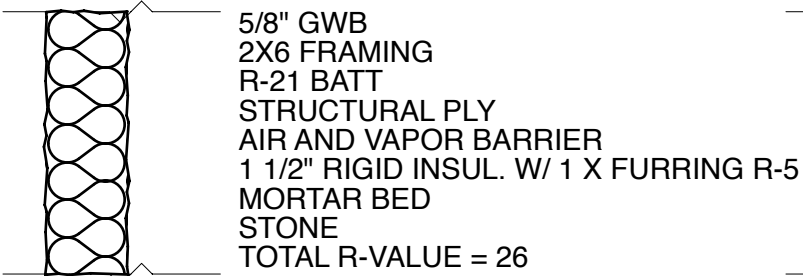
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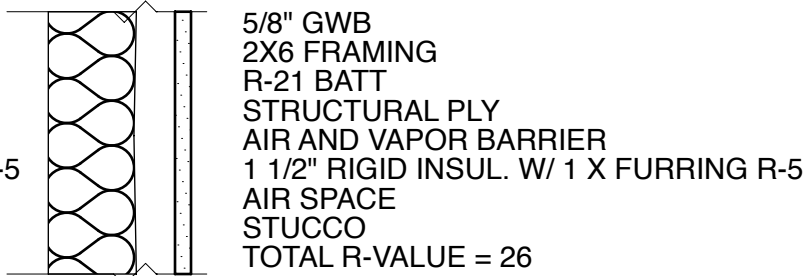
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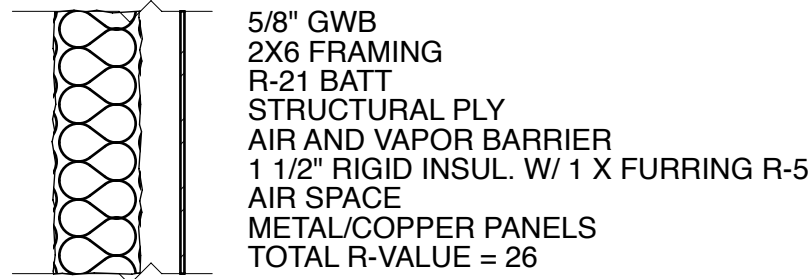
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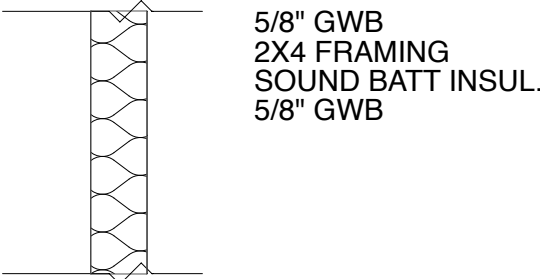
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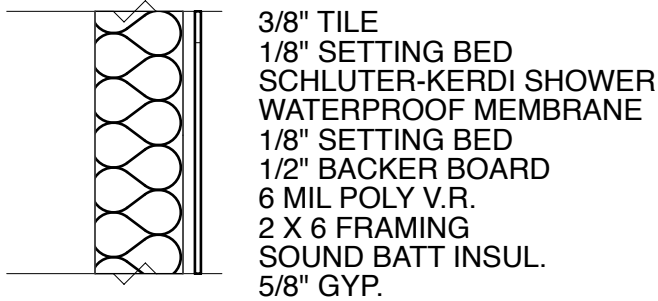
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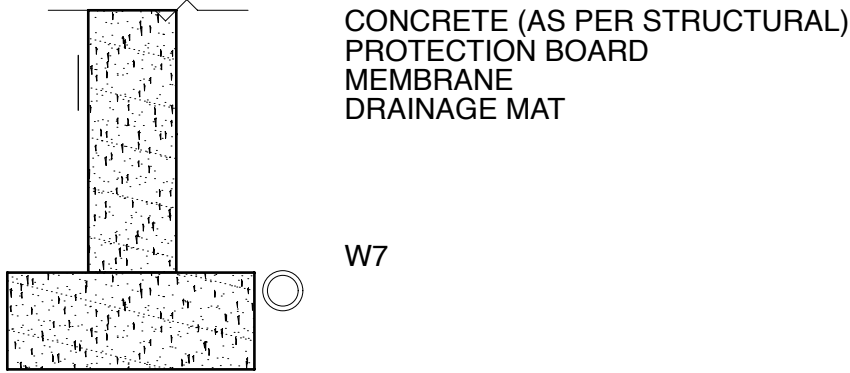
W4



W5



W6



W7

1  
A600

DRAFT ASSEMBLIES  
SCALE: 1" = 1'-0"

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Assemblies and Energy  
Use

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